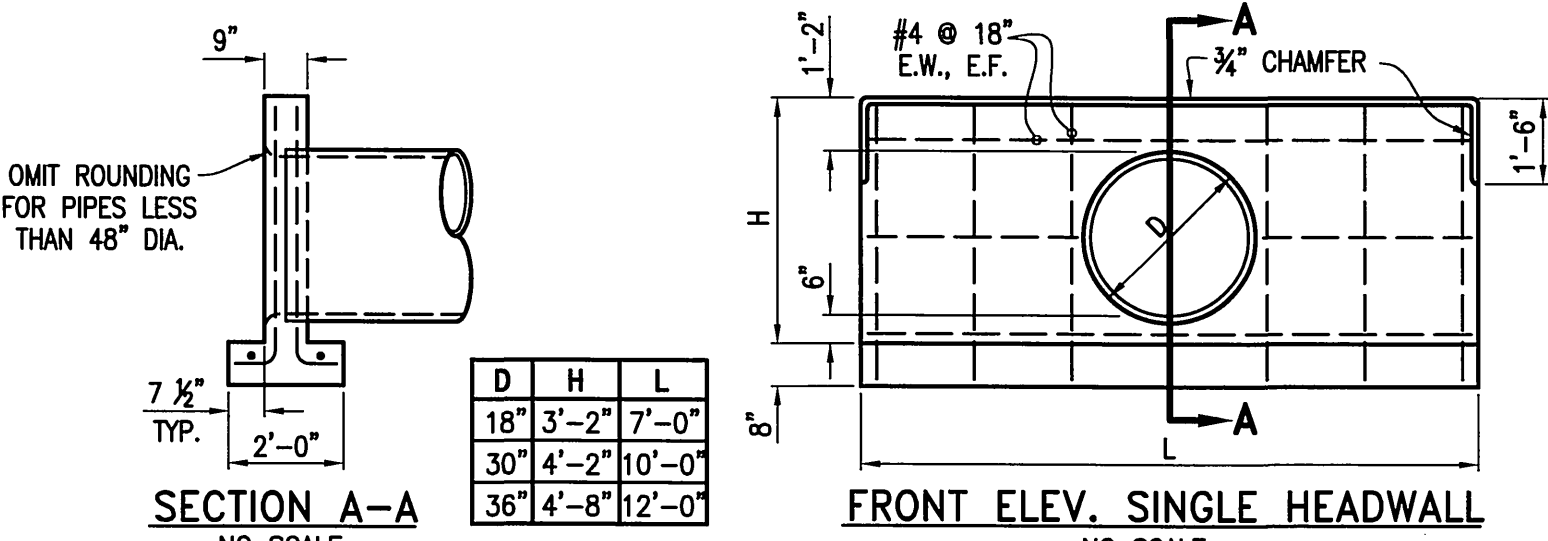
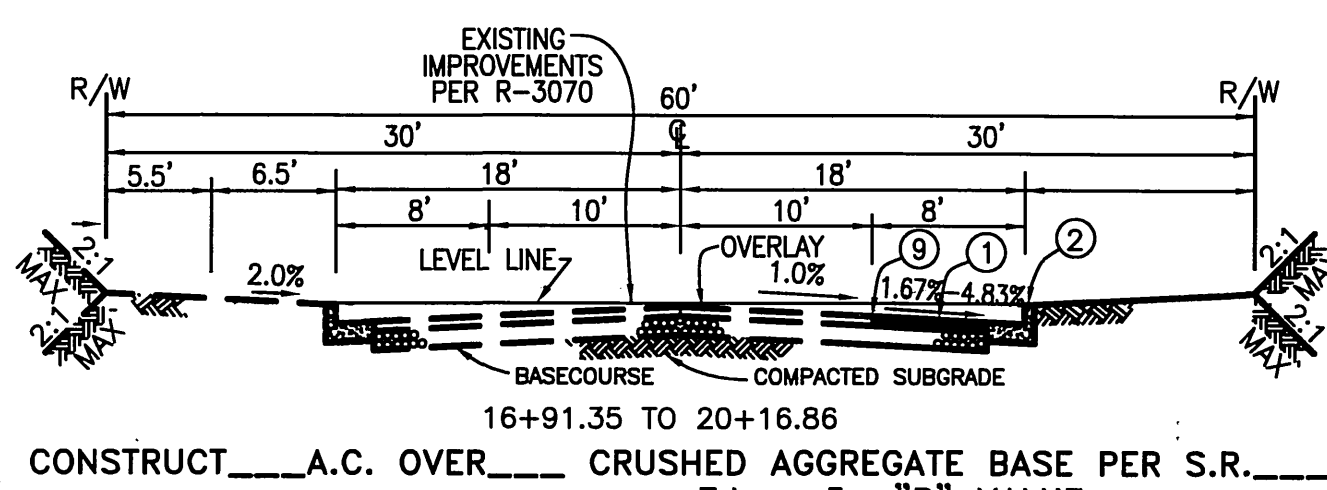


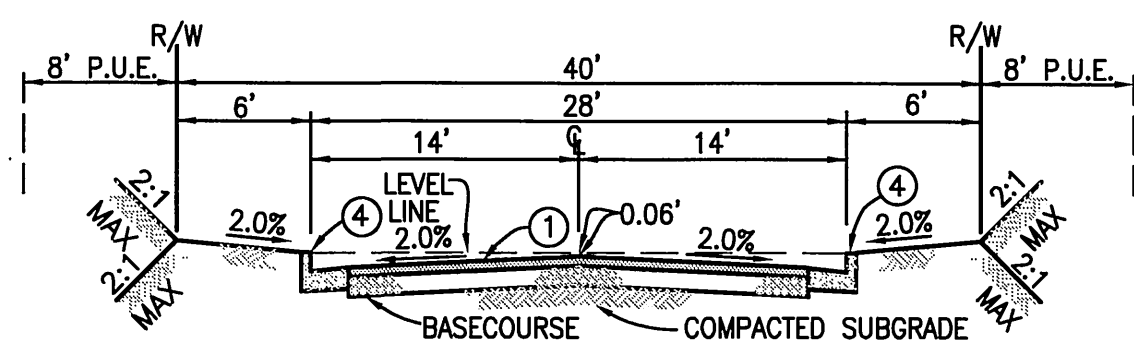
VICINITY MAP
NOT TO SCALE



7 HEADWALL DETAIL
NO SCALE



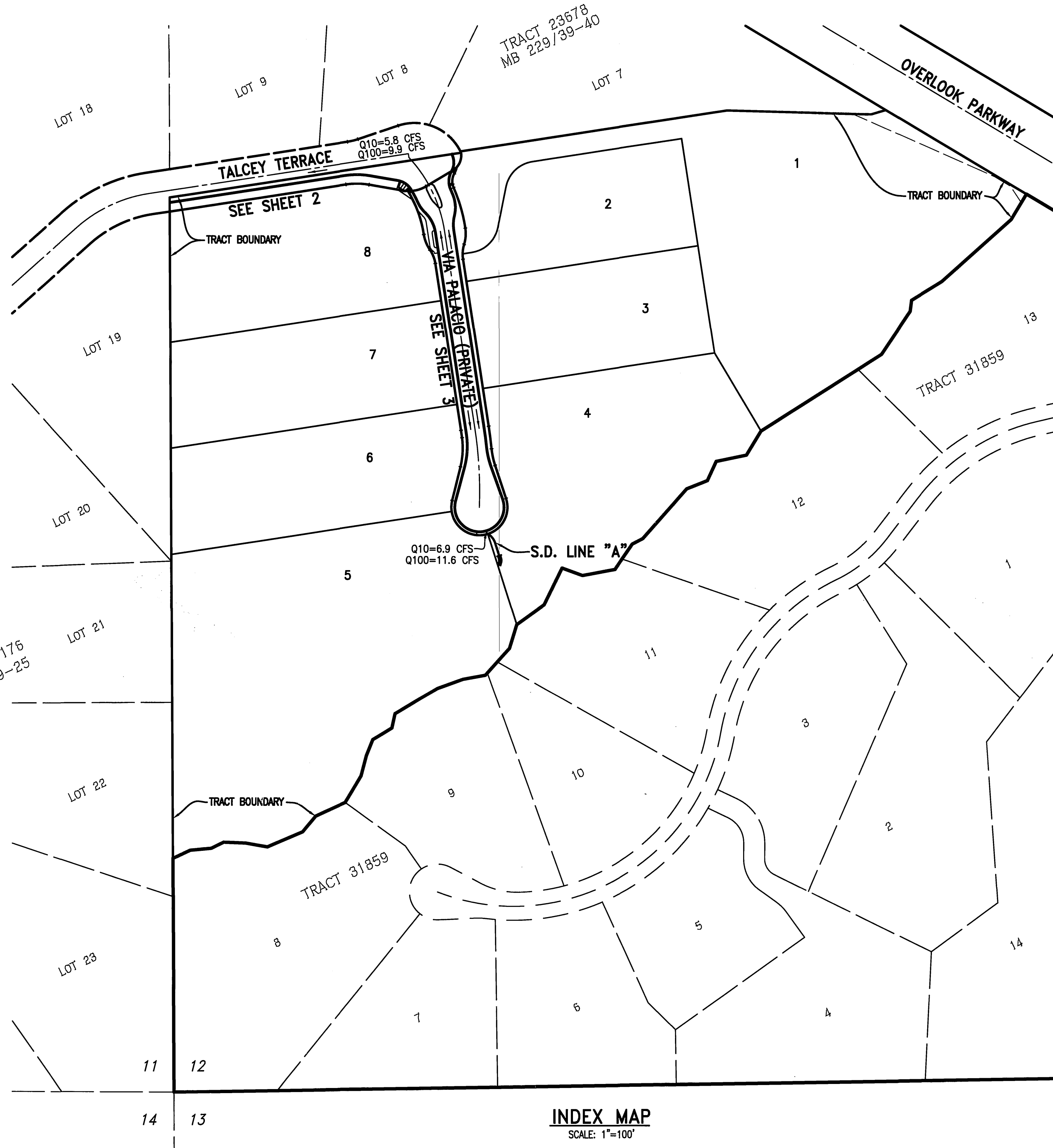
TALCEY TERRACE
N.T.S.



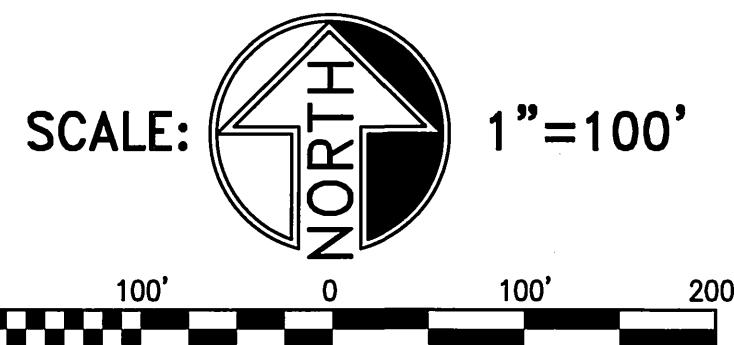
VIA PALACIO (PRIVATE)
N.T.S.

TRACT 19176
MB 178/19-25

TRACT 23678
MB 229/39-40



INDEX MAP
SCALE: 1"=100'



GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER, SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A. C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (951-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- BEFORE THE RIP-RAP AT THE OUTLET OF ANY DRAINAGE STRUCTURE IS ACCEPTED BY THE CITY, IT SHALL BE TESTED UNDER FLOW AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

CONSTRUCTION NOTES

- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION. 20,907 S.F.
- CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200 TYPE I. 423 L.F.
- CONSTRUCT 6" CURB ONLY PER CITY STD 200 TYPE II. 85 L.F.
- CONSTRUCT "ROLLED" CURB & GUTTER PER CITY STD 200 TYPE C2. 1026 L.F.
- CONSTRUCT CATCH BASIN PER CITY STD 405 V & W PER PLAN. 1 EA.
- CONSTRUCT 18" RCP W/ PIPE BEDDING PER CITY STD.452. (SEE PROFILE FOR D-LOAD). 37 L.F.
- CONSTRUCT HEADWALL PER DETAIL SHOWN ON SHEET 1 W/ TRASH RACK PER A.P.W.A. STD 361-0; CASE B. 1 EA.
- CONSTRUCT 20' x 8.5' x 2.5' 1/2 TON RIP-RAP. 30 TON
- SAWCUT AND FEATHER OVERLAY 0.1' TO MEET EXISTING. 406 L.F./4060 S.F.
- EXISTING VALVE CAN TO BE ADJUSTED TO GRADE BY CONTRACTOR. 5 EA.

TRAFFIC & STREET NAME SIGN SCHEDULE		
(A)	TALCEY TERRACE	800
(A)	VIA PALACIO (PRIVATE)	7200
(B)	R-1	1 EA
(B)	STOP SIGN 36"	1 EA
CONSTRUCT PER CITY STANDARD DRAWINGS 662A AND 666		

N:\2165\Land Development\dwg\STREET\ST-SHT1.dwg 17 February 2005 04:28pm
 JOB FOLDER: Development\dwg\STREET\
 DRAWING NAME: ST-SHT1.dwg
 DATE PRINTED: Thursday, 17 February 2005 04:28pm

Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM
 VOID ONE YEAR FROM THIS DATE (FOR SHEETS 1-3)
 APPROVED DATE: 2/11/05
 MM

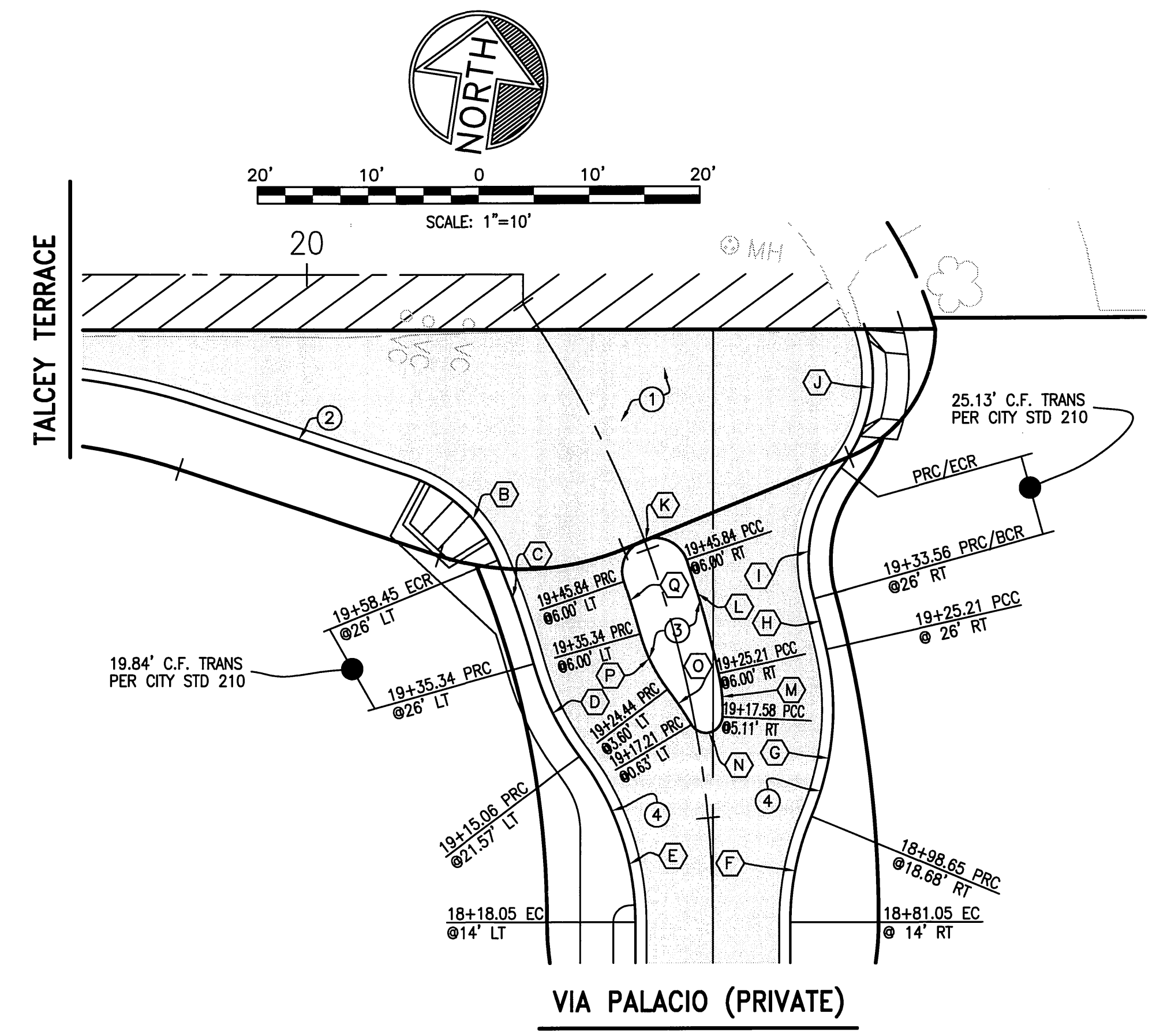
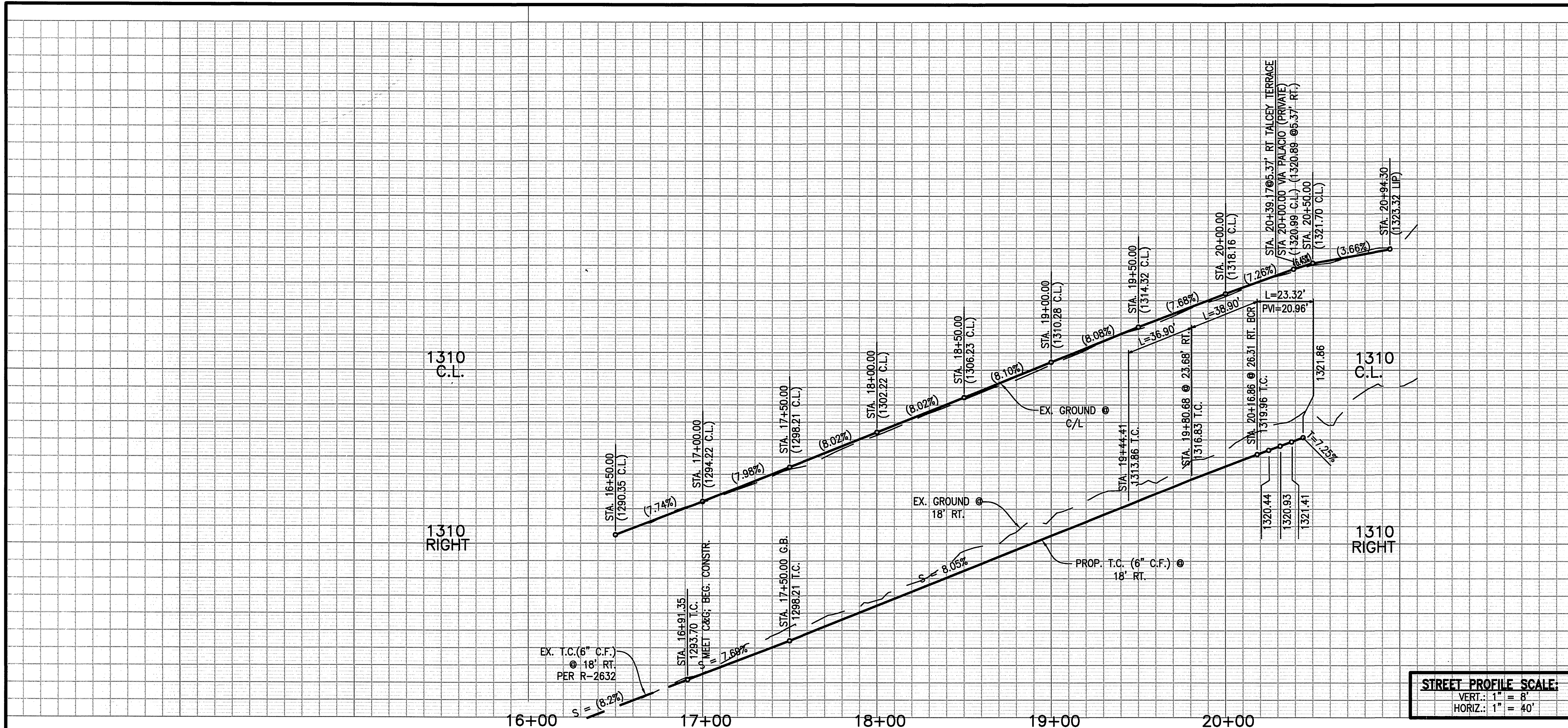
MARK REVISIONS APPR. DATE
 DESIGNED BY: JLE DRAWN BY: SIG CHECKED BY: JLE

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 DATE: 4/1/05

CRAIG A. COOK PROFESSIONAL ENGINEER
 No. 23323
 Exp. 12/31/05
 CIVIL ENGINEER STATE OF CALIFORNIA

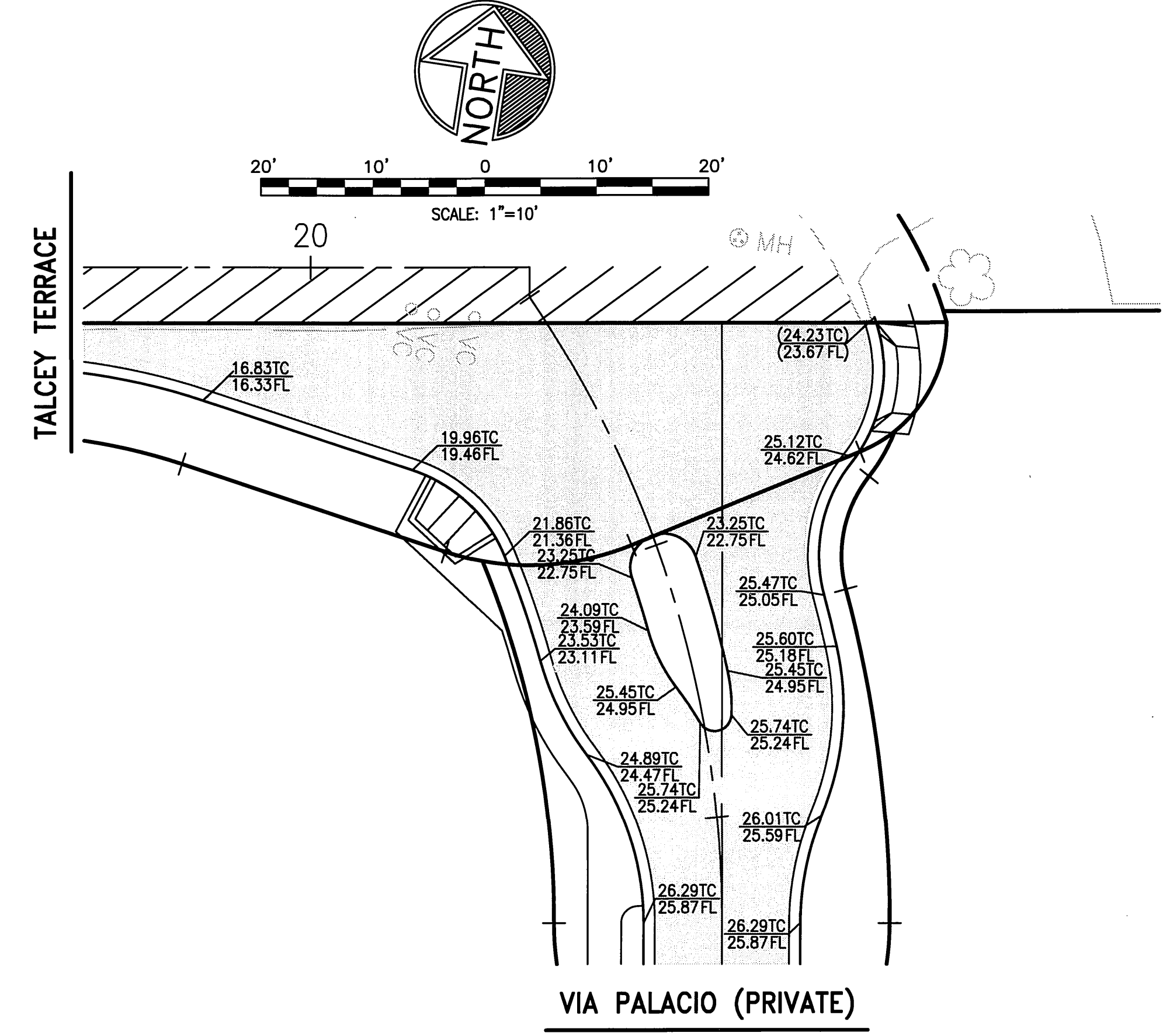
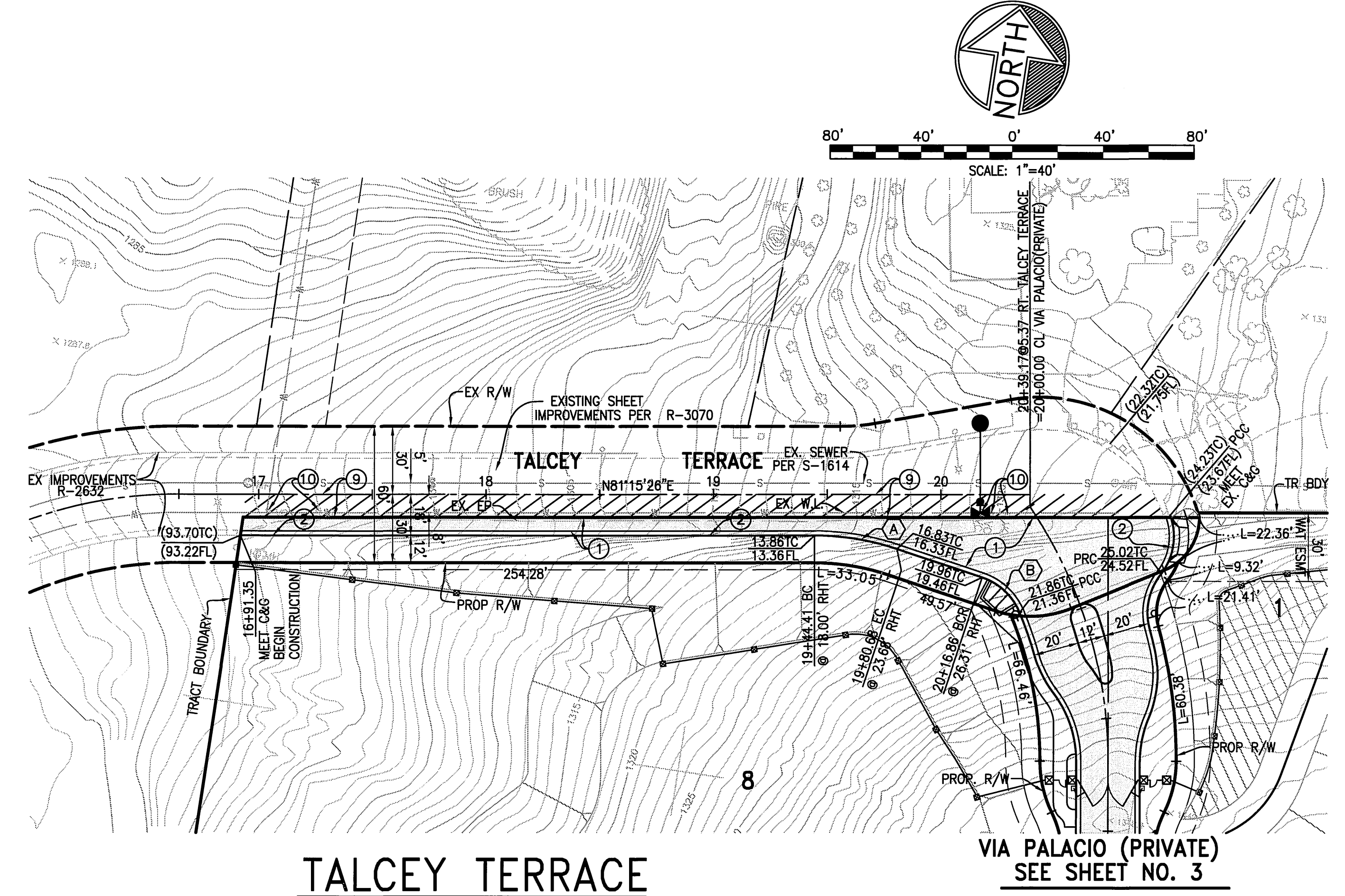
GABEL, COOK & ASSOCIATES INC.
 CIVIL ENGINEERS LAND SURVEYORS
 LAND PLANNERS
 125 West La Caden Drive, Suite A, Riverside, CA 92501
 Telephone: (951) 788-8092 Facsimile: (951) 788-5184
 CRAIG A. COOK RERC#23323 EXP. 12/31/05 DATE: 1/18/05

CITY OF RIVERSIDE STREET IMPROVEMENTS TRACT 32042
 BUSINESS TAX CERTIFICATE NO. 012144 EXP. DATE 12-31-05 PW04-0337
 R-3830
 SHEET 1 OF 3
 SCALE: HORIZ.: AS SHOWN VERT.: AS SHOWN
 FILE NO.: INDEXED 4-20-05 JH



- CONSTRUCTION NOTES**
1. CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 2. CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200 TYPE I.
 3. CONSTRUCT 6" CURB ONLY PER CITY STD 200 TYPE II.
 4. CONSTRUCT "ROLLED" CURB & GUTTER PER CITY STD 200 TYPE C2.
 5. SAWCUT AND FEATHER OVERLAY 0.1" TO MEET EXISTING.
 6. EXISTING VALVE CAN TO BE ADJUSTED TO GRADE BY CONTRACTOR.

Δ	DELTA	R	L	T
A	18°23'03"	115.00'	36.90'	18.61'
B	49°28'38"	27.00'	23.32'	12.44'
C	6°31'59"	174.00'	19.84'	9.93'
D	21°30'34"	50.00'	18.77'	9.50'
E	37°08'59"	50.00'	32.42'	16.80'
F	22°35'43"	50.00'	19.72'	9.99'
G	35°23'57"	50.00'	30.89'	15.96'
H	2°23'28"	226.00'	9.43'	4.72'
I	53°19'40"	27.00'	25.13'	13.56'
J	58°22'59"	27.00'	27.51'	15.08'
K	180°00'00"	6.00'	18.85'	
L	5°54'31"	206.00'	21.24'	10.63'
M	15°07'11"	30.00'	7.92'	3.98'
N	146°43'42"	3.00'	7.68'	10.04'
O	6°20'49"	70.00'	7.75'	3.88'
P	21°30'34"	30.00'	11.26'	5.70'
Q	2°55'08"	194.00'	9.88'	4.94'



N:\2165\Land Development\dwg\STREET\ST-5812.dwg
 Thursday, 17 February 2005 04:35pm
 JOB FOLDER
 DRAWING NAME
 DATE PRINTED

BENCH MARK
 CITY OF RIVERSIDE BENCHMARK NO. F6-12, P.K. NAII
 AND TAG AT THE S.E. CURB RETURN AT MUIRFIELD ROAD
 AND LAURIE DRIVE, CITY FIELD BOOK NO. 854, PAGE 10.
 ELEVATION: 1110.839

Underground Service Alert

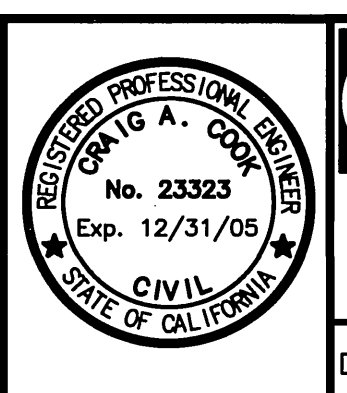
Call: TOLL FREE
 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT**

APPROVED BY: *[Signature]* DATE: 4/16/05
 CITY ENGINEER



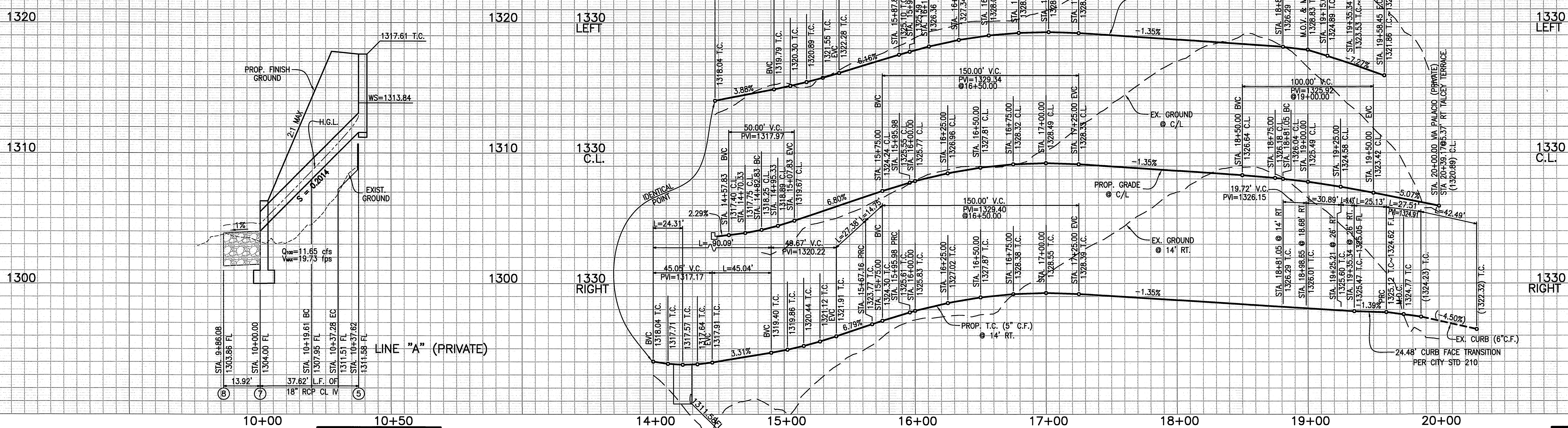
GABEL, COOK & ASSOCIATES INC.
 CIVIL ENGINEERS LAND SURVEYORS
 LAND PLANNERS
 125 West La Cadena Drive, Suite A, Riverside, CA 92501
 Telephone (951) 788-8092 Facsimile (951) 788-5184
 CRAIG A. COOK RCE 23323 EXP 12/31/05 DATE: 4/16/05

**CITY OF RIVERSIDE
 STREET IMPROVEMENTS
 TRACT 32042
 TALCEY TERRACE**

R-3830
 SHEET 2 OF 3
 FILE NO.:

BUSINESS TAX CERTIFICATE NO. 012144 EXP. DATE 12-31-05 PW04-0337

INDEXED 4-20-05 lft

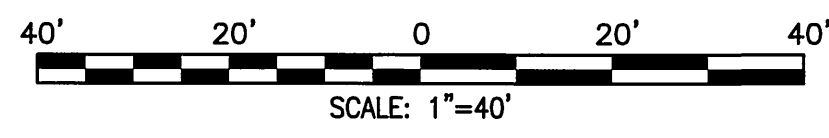


STREET PROFILE SCALE:
 VERT. 1" = 4'
 HORIZ. 1" = 20'

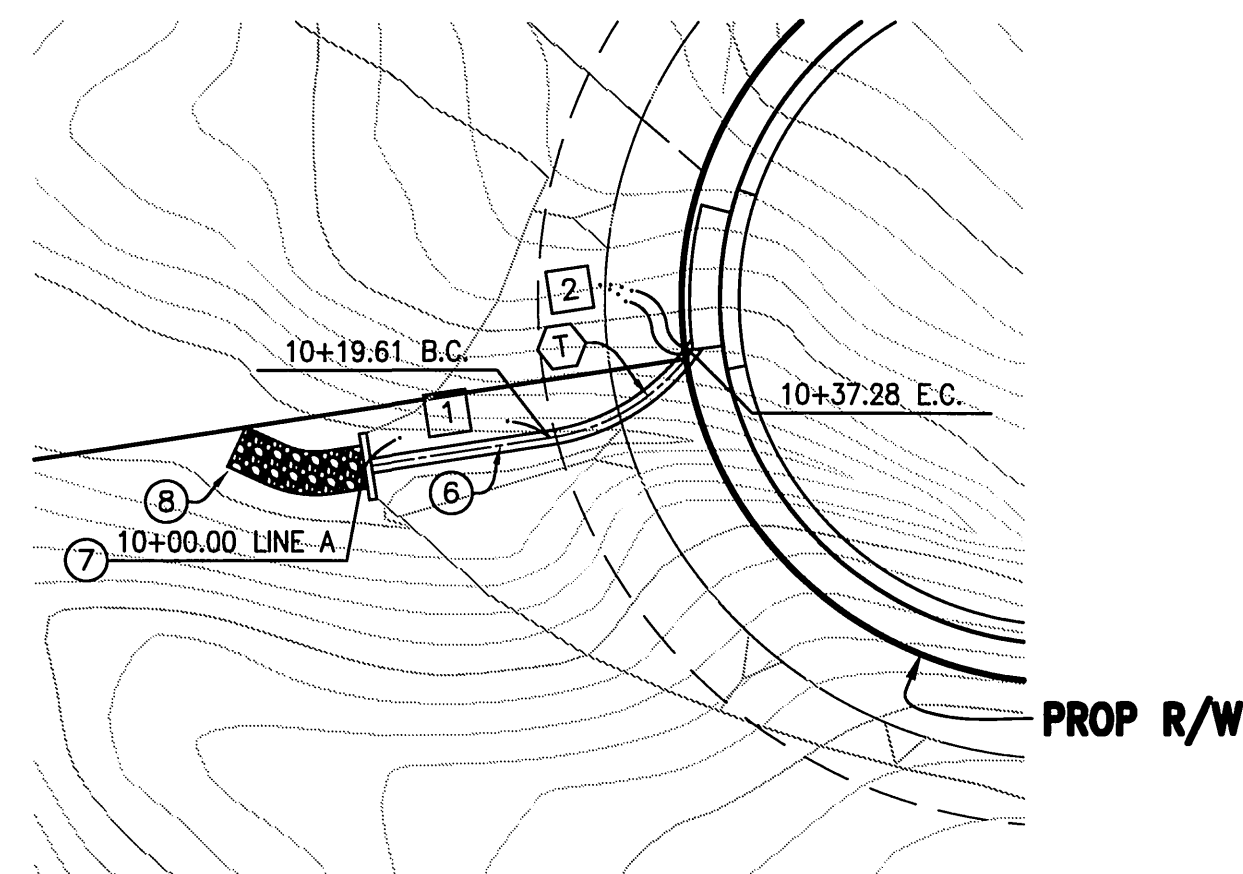
STREET PROFILE SCALE:
 VERT. 1" = 8'
 HORIZ. 1" = 40'

CONSTRUCTION NOTES

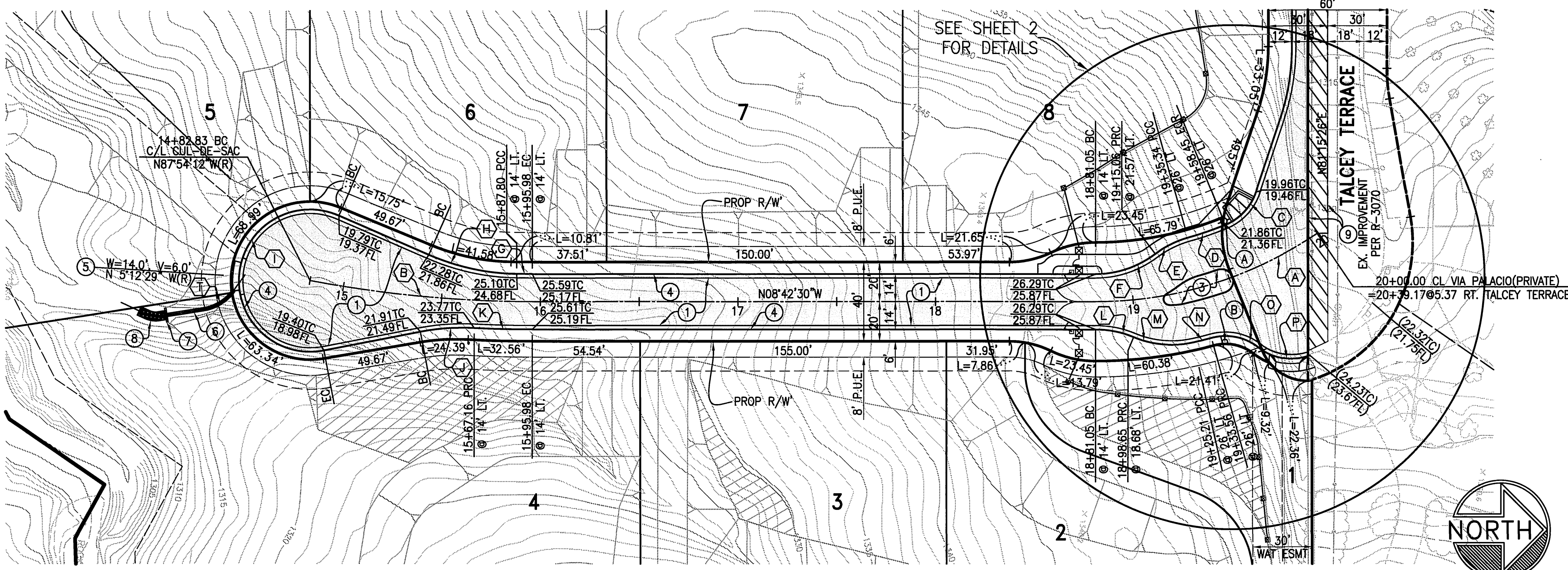
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- 8 CONSTRUCT 20' x 8.5' x 2.5' 1/4 TON RIP-RAP.
- 9 SAWCUT AND FEATHER OVERLAY 0.1" TO MEET EXISTING.



CURVE TABLE				
Δ	DELTA	R	L	T
A	34°04'36"	200.00'	118.95'	61.29'
B	10°48'18"	600.00'	113.15'	56.74'
C	49°28'38"	27.00'	23.32'	12.44'
D	6°31'59"	174.00'	19.84'	9.93'
E	21°30'34"	50.00'	18.77'	9.50'
F	37°08'59"	50.00'	32.42'	16.80'
G	0°48'53"	586.00'	7.99'	4.00'
H	22°47'20"	115.00'	45.74'	23.18'
I	215°04'10"	36.00'	135.13'	113.94'
J	13°38'35"	115.00'	27.38'	13.76'
K	2°45'06"	614.00'	29.49'	14.75'
L	22°35'43"	50.00'	19.72'	9.99'
M	35°23'57"	50.00'	30.89'	15.96'
N	2°23'28"	228.00'	9.43'	4.72'
O	53°19'40"	27.00'	25.13'	13.56'
P	58°22'59"	27.00'	27.51'	15.08'



SD LINE "A" (PRIVATE)



BENCH MARK
 CITY OF RIVERSIDE BENCHMARK NO. F6-12, P.K. NAIL AND TAG AT THE S.E. CURB RETURN AT MUIRFIELD ROAD AND LAURIE DRIVE, CITY FIELD BOOK NO. 854, PAGE 10. ELEVATION: 1110.839

VIA PALACIO (PRIVATE)

BUSINESS TAX CERTIFICATE NO. 012144 EXP. DATE 12-31-05 PW04-0337

LINE TABLE		
BEARING	DISTANCE	
1	N17°33'32"W	20.36'
2	N62°33'32"W	0.34'

Underground Service Alert

Call: TOLL FREE
 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: JLE DRAWN BY: SIG CHECKED BY: JLE

**CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT**

APPROVED BY: *[Signature]*
 DATE: 4/6/05

REGISTERED PROFESSIONAL ENGINEER
 No. 23323
 Exp. 12/31/05
 CIVIL
 STATE OF CALIFORNIA

GABEL, COOK & ASSOCIATES INC.
 CIVIL ENGINEERS LAND SURVEYORS
 LAND PLANNERS
 125 West La Cadena Drive, Suite A, Riverside, CA 92501
 Telephone (951) 88-8092 Facsimile (951) 788-5184
 CRAIG A. COOK RCE 23323 EXP 12/31/05 DATE: 12/28/05

**CITY OF RIVERSIDE
 STREET IMPROVEMENTS
 TRACT 32042**

VIA PALACIO (PRIVATE)

R-3830
 SHEET 3 OF 3
 FILE NO.:

INDEXED 4-20-05 LHH

N:\2165\Land Development\dwg\STREET\ST-3813.dwg
 Thursday, 17 February 2005 04:37pm
 JOB FOLDER
 DRAWING NAME
 DATE PRINTED