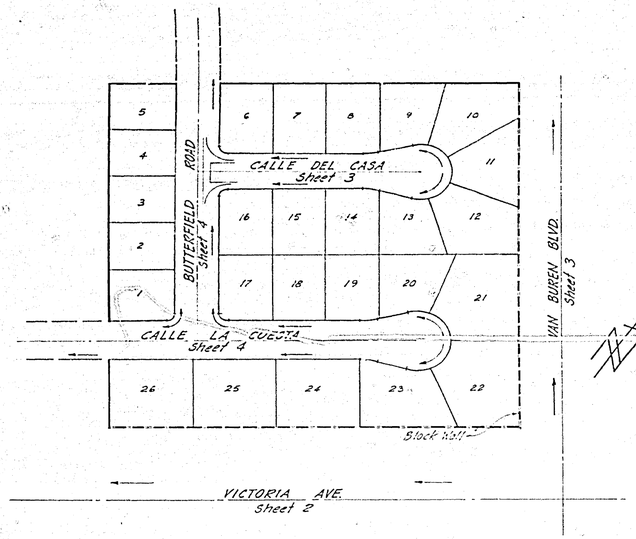
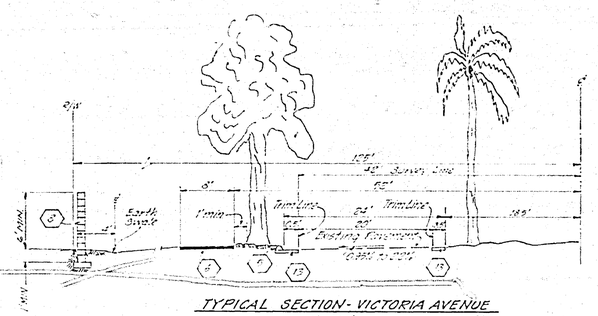
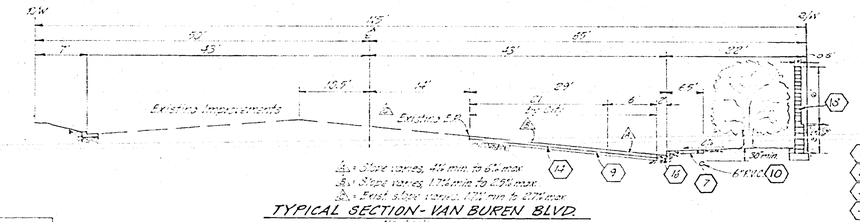


INDEX MAP
Scale: 1"=100'

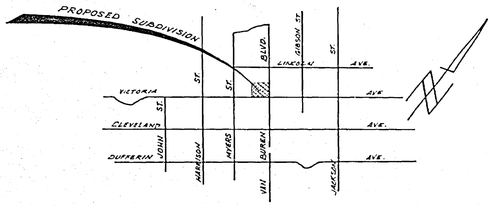


TYPICAL SECTION- VICTORIA AVENUE
No Scale
T.I.=7



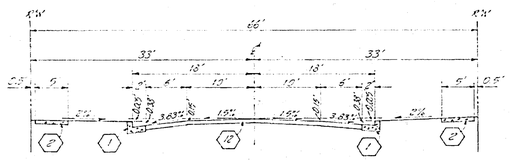
TYPICAL SECTION- VAN BUREN BLVD.
No Scale
T.I.=7

TRAFFIC & STREET NAME SIGN SCHEDULE		
SYMBOL	DESIGNATION	BLOCK NO.
(A)	BUTTERFIELD RD.	2700
	CALLE LA CUESTA	9500
(B)	CALLE DEL CASA	9500
	BUTTERFIELD RD.	2700
(C)	W-53(NOT A THROUGH STREET) 24"x 24"	

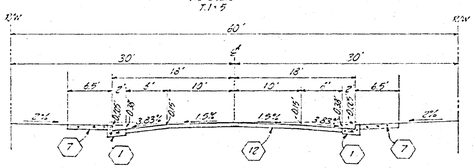


LOCATION MAP

BENCH MARK
E4-5 : Brass disc stamped E4-5 in capped well at intersection of Van Buren Blvd and Victoria Ave.
Elev. 881.950



TYPICAL SECTION
CALLE LA CUESTA
BUTTERFIELD ROAD
No Scale
T.I.=5



TYPICAL SECTION
CALLE DEL CASA
No Scale
T.I.=5

GENERAL NOTES

1. 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.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE, DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1976 EDITION.
3. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
4. CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
5. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
6. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STEETS TO TRAFFIC.
7. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
8. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 15' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK. (THIS NOTE IS FOR VICTORIA AVE., BUT WILL BE USED FOR OTHER STREETS WHEN APPLICABLE.)
9. IN ORDER TO COORDINATE THE CITY'S PORTION OF THE WORK, THE DEVELOPER SHALL GIVE THE CITY 45 DAYS NOTICE IN ORDER THAT THE DEVELOPER'S AND CITY'S WORK MAY BE INSTALLED CONCURRENTLY.
10. THE CONTRACTOR SHALL CONTACT THE PUBLIC SERVICE DEPARTMENT (787-7251) 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.
11. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
12. SEE LANDSCAPING & SPRINKLER SYSTEM PLANS FOR PARKWAY ON VICTORIA AVENUE.

CONSTRUCTION NOTES

(1) CONSTRUCT P.C.C. CURB, GUTTER PER RIVERSIDE CITY STD. DWG. 200.(6" C.F.)
(2) CONSTRUCT 5' P.C.C. PROPERTY LINE SIDEWALK PER RIVERSIDE CITY STD. DWG. 325
(3) CONSTRUCT P.C.C. CROSS GUTTER PER RIVERSIDE CITY STD. DWG. 220 6' WIDE.
(4) CONSTRUCT WHEEL CHAIR RAMP PER RIVERSIDE CITY STD. DWG. 304
(5) CONSTRUCT TYPE I A.C. BERM PER RIVERSIDE CITY STD. DWG. 250. (6"C.F.)
(6) CONSTRUCT 8' WIDE A.C. BIKE TRAIL 2" THICK, STERILIZE SUBGRADE.
(7) CONSTRUCT 6.5' P.C.C. CURB SIDEWALK PER RIVERSIDE CITY STD. DWG. 325.
(8) CONSTRUCT 6' HIGH TAN SLUMP BLOCK WALL PER RIVERSIDE CITY STD. DWG. 704, WITH LAPAZ BLOCK PILASTERS AT PROPERTY LINES 62' ON CENTER. THE REVERSE FRONTAGE WALL SHALL HAVE AN ANTI-GRAFFITTI COATING ON THE EXTERIOR SIDE.
(9) BASE & A.C. PAVING BY CITY. GRADING & TREE RELOCATION BY DEVELOPER.
(10) CONSTRUCT SCHEDULE 100 6" P.V.C. IRRIGATION LINE 2½' BENEATH SIDEWALK.
(11) CONTACT GAGE CANAL CO. AT LEAST 48 HRS. PRIOR TO DOING ANY WORK ON IRRIGATION LINE. PH. 683-8228
(12) CONSTRUCT 2½" A.C. PAVING OVER 4" D.G. BASE OR 2½" A.C. PAVING OVER COMPACTED NATIVE MATERIAL.
(13) CONSTRUCT 4" A.C. PAVING OVER 4" D.G. BASE OR 4" A.C. PAVING OVER COMPACTED NATIVE MATERIAL.
(14) CONSTRUCT 4" A.C. PAVING OVER 4" D.G. BASE OR 4" A.C. PAVING OVER COMPACTED NATIVE MATERIAL.
~~(15) INSTALL CURB OUTLET PER RIVERSIDE CITY STD. DWG. 410.~~
(16) CONSTRUCT P.C.C. CURB & GUTTER PER RIVERSIDE CITY STD. DWG. 200 (8" C.F.)
(17) CONSTRUCT INTERSECTION LAYOUT PER RIVERSIDE CITY STD. DWG. 120 (TYPE I).
(18) CONSTRUCT 3' HIGH RETAINING & 6' HIGH FREESTANDING TAN SLUMP BLOCK WALL PER RIVERSIDE CITY STD. DRG. 708, WITH LAPAZ BLOCK PILASTERS AT PROPERTY LINES 62' ON CENTER. THE REVERSE FRONTAGE WALL SHALL HAVE AN ANTI-GRAFFITTI COATING ON THE EXTERIOR SIDE.

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 as a result of errors or omissions, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.

INDEXED RR

ENGINEER: WILLIAM J. BLACK & ASSOCIATES
6333 SIERRA COURT
DUBLIN, CALIFORNIA 94566
(415) 828-6755

DEVELOPER: VOLK DEVELOPMENTS INC.
94 SOUTH LOS ROBLES AVENUE
PASADENA, CALIFORNIA 91101
(213) 795-3324 681-6731

WILLIAM J. BLACK & ASSOCIATES
CONSULTING ENGINEERS
APPROVED BY: William J. Black
REGISTERED CIVIL ENGINEER NO. 6939
DATE 11-(-77)

MARK	REVISIONS	INIT.	APPR	DATE
1	DELETED CONST. NOTE NO. 15			10-5-78
2	ADDED CONST. NOTE NO. 18			12-1-78

DESIGNED BY D.S. DRAWN BY PED CHECKED BY D.C.

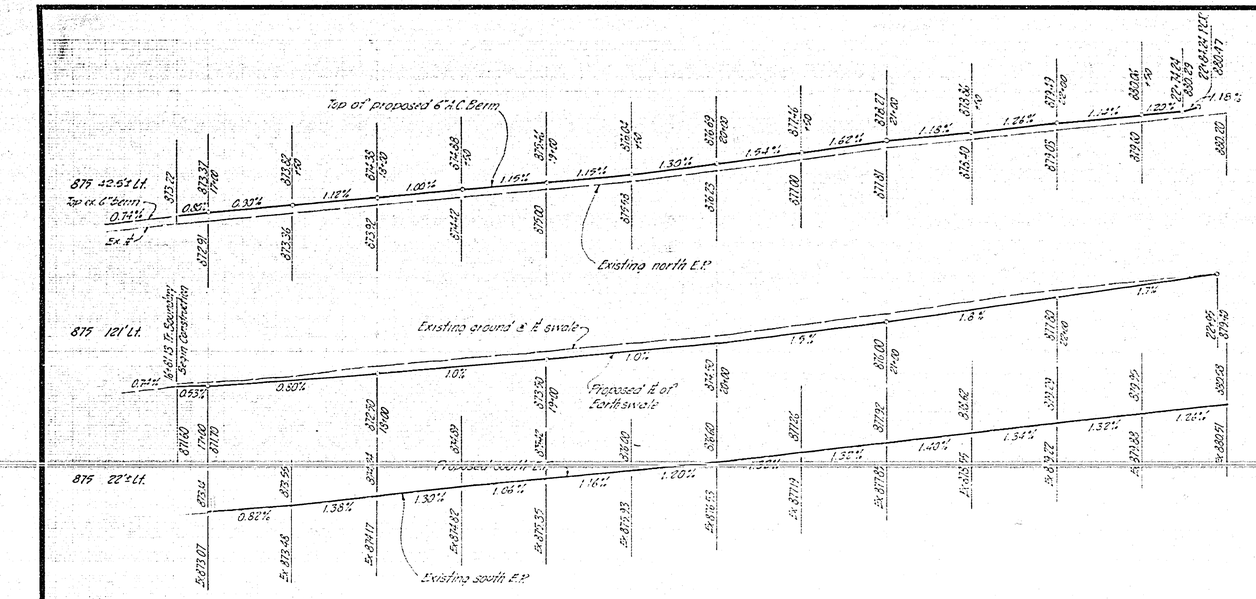
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	12-6-78
PARK DEPARTMENT	[illegible]	11-7
TRAFFIC DIVISION	[illegible]	11-17
CHIEF P.W. ENGR.	[illegible]	12-1-78
PLANNING DEPT.	[illegible]	11-1

APPROVED BY: Richard T. Talbot
DIRECTOR OF PUBLIC WORKS
DATE 12/4/78

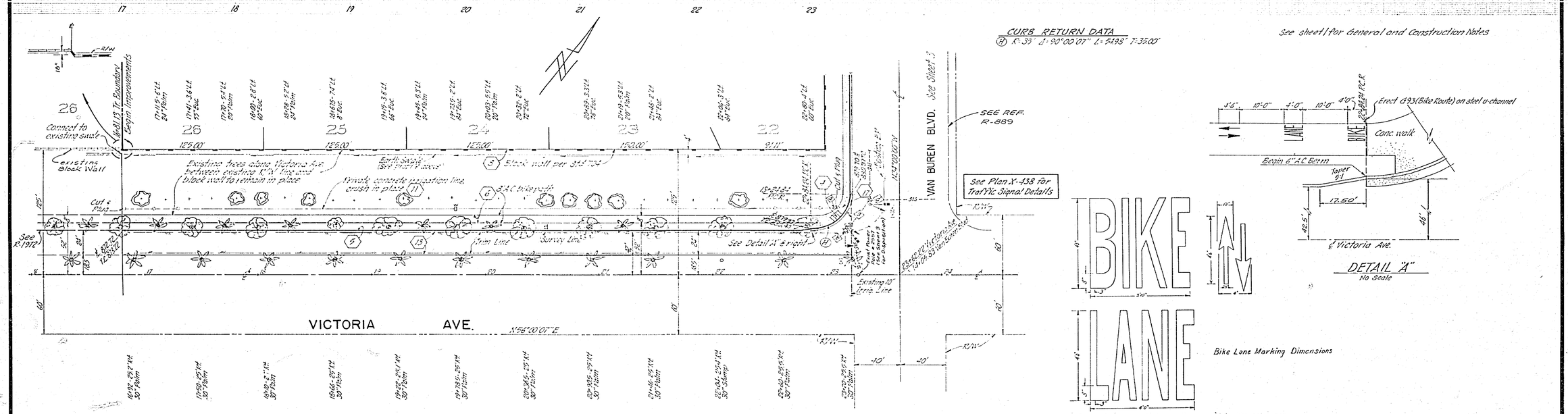
STREET PLAN AND PROFILE
TRACT 8684
R-82-767
INDEX MAP

PROJECT NO. R-2107
SHEET 1 OF 4
HORIZ. SCALE: 1"= Noted VERT. SCALE: 1"=Noted
FILE NO.



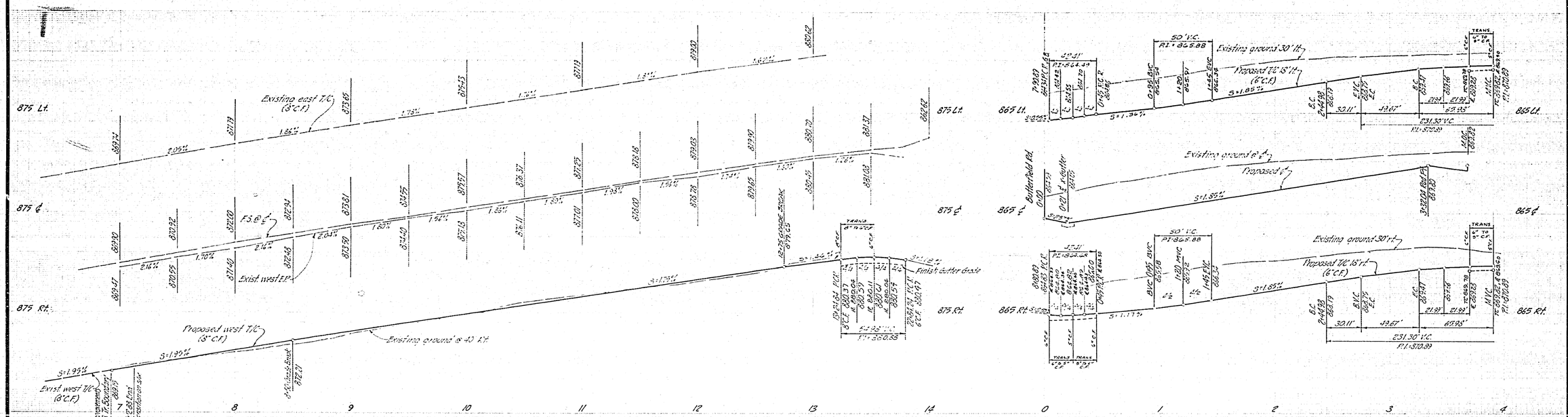
(TRAFFIC SIGNALS)
General Notes

1. All work shall conform to the current provisions of Section 86 of the State Standard Specifications, applicable special provisions, the State Standard Plans, the City of Riverside applicable standard drawings and the Street Light Specifications No. 119.
2. All standards, pull boxes, and detector loops will be located in the field by the Traffic Engineer or his representative.
3. Installation of loop detectors shall be in the presence of the Traffic Engineer or his representative.



BENCH MARK
E4-B: Brass disc stamped E4-B in capped well at intersection of Van Buren Blvd. and Victoria Ave. Elev. 881.950

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND For CHIEF UTILITIES ENGINEER, ELECTRIC 6-7-78 DATE	CITY OF RIVERSIDE DOMESTIC SYSTEM. GAGE CANAL 11-1-77 CHIEF UTILITIES ENGINEER WATER DATE:	WILLIAM J. BLACK & ASSOCIATES CONSULTING ENGINEERS APPROVED BY: REGISTERED CIVIL ENGINEER NO. 6939 DATE 11-1-77	MARK / REVISIONS / APPR. / DATE DESIGNED BY DS DRAWN BY RED CHECKED BY F.C.	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY / BY / DATE PRINCIPAL ENGINEER / PARK DEPARTMENT / TRAFFIC DIVISION / CHIEF P. W. ENGR. / PLANNING APPROVED BY DIRECTOR OF PUBLIC WORKS DATE 7/14/78	STREET PLAN AND PROFILE TRACT 8684 VICTORIA AVE. R-82-767 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'	INDEXED BY PROJECT NO. R-2107 SHEET 2 OF 4 FILE NO.



NOTE: Paint and its application shall be in accordance with Sect. 210 and Sect. 210.6.5 B. of the Standard Specifications for Public Works Construction, 1973 Edition.

Item	Disposition
(1) Irrigation Standpipe	Remove
(2) Traffic Signal (Mastarm & Shield Arm)	Relocate as shown
(3) Event Relay - # 2591 Type; # 1553 & # 2557	Relocate as shown
(4) Type 1A Service Cabinet	Relocate as shown
(5) Street Sign	Relocate as shown
(6) Traffic Detector	Relocate to lots fronting on Victoria Ave. Remove only those within future pavement area
(7) Pull Box	Remove
(8) Orange Tree	Replace and add one as shown
(9) Vehicle Detector	
(10) Detector Loop	

CURB RETURN DATA

(1) R=27' Δ=90°00'00" L=47.12' T=30.00'
(2) R=35' Δ=90°00'00" L=54.98' T=35.00'
(3) R=15' Δ=90°00'00" L=23.56' T=15.00'
(4) R=35' Δ=60°00'00" L=36.39'

See sheet 1 for General and Construction notes.

BENCH MARK

E4-5 : Brass disc stamped E4-5 in capped well at intersection of Van Buren Blvd. and Victoria Ave. Elev. 851.950

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
For CHIEF UTILITIES ENGINEER, ELECTRIC
6-6-78 DATE

CITY OF RIVERSIDE
DOMESTIC SYSTEM.
GAGE CANAL
11-1-77
CHIEF UTILITIES ENGINEER WATER
DATE

WILLIAM J. BLACK & ASSOCIATES
CONSULTING ENGINEERS
APPROVED BY:
REGISTERED CIVIL ENGINEER NO 6939
DATE 11-1-77

MARK	REVISIONS	BY	APPR.	DATE

DESIGNED BY DS DRAWN BY RED CHECKED BY E.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	APPROVED BY	BY	DATE
PRINCIPAL ENGINEER			
PARK DEPARTMENT			
TRAFFIC DIVISION			
CHIEF P. W. ENGR.			
PLANNING			

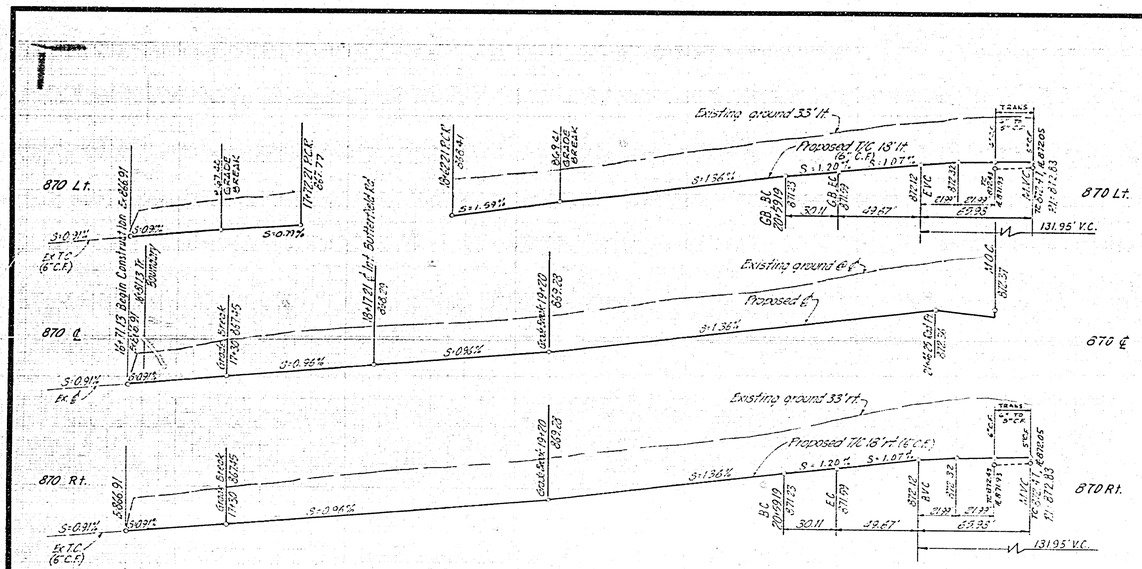
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 11/14/77

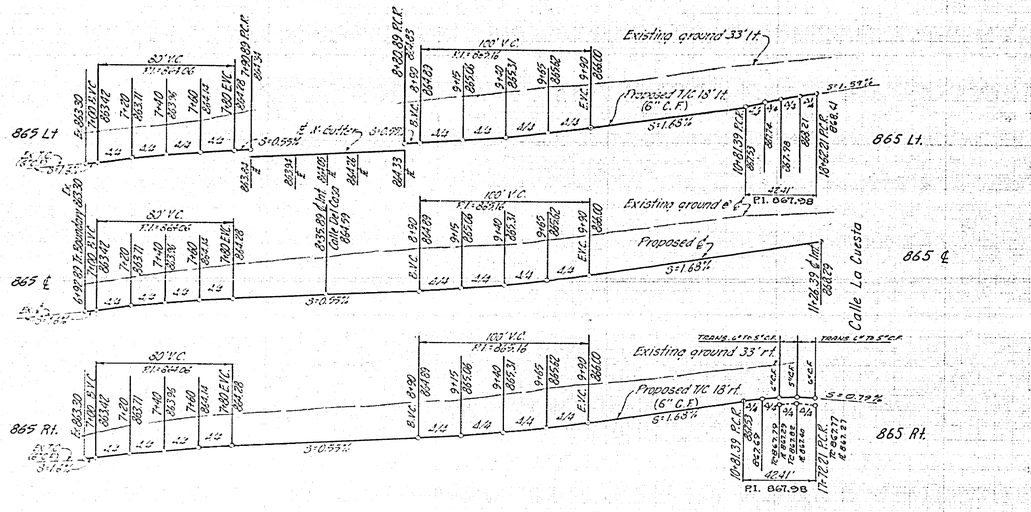
STREET PLAN AND PROFILE
TRACT 8684
VAN BUREN BLVD.
CALLE DEL CASA
R-82-767

INDEXED R.D.

PROJECT NO. R-2107
SHEET 3 OF 4
FILE NO.

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'



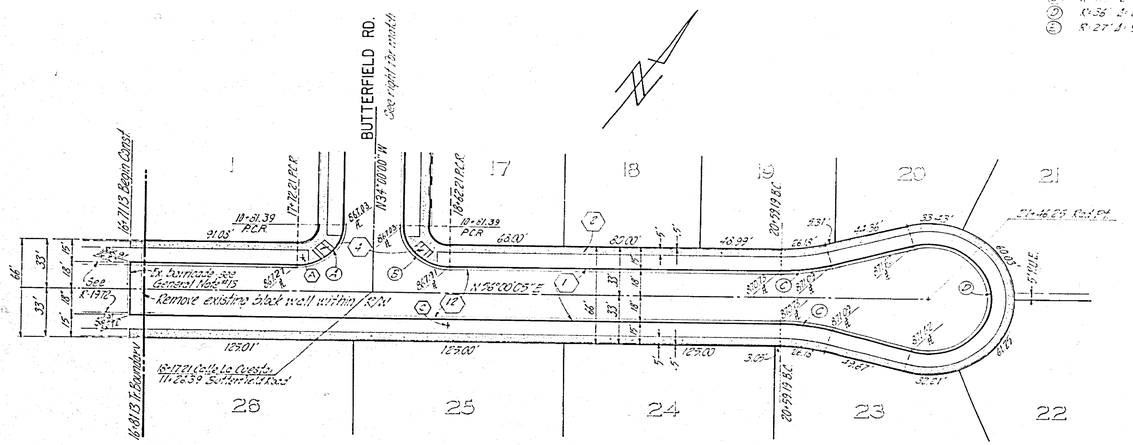


17 18 19 20 21 22 7 8 9 10 11

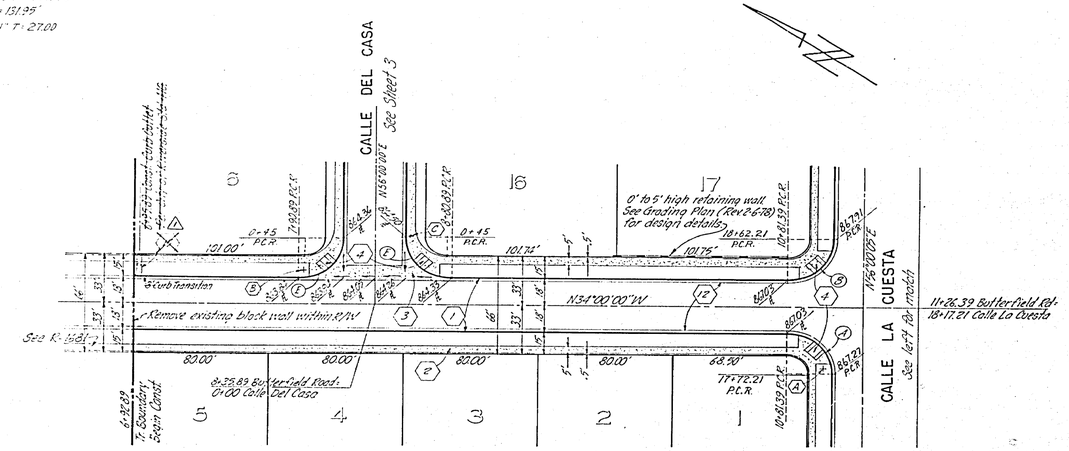
See sheet 1 for General and Construction notes

CURB RETURN DATA

1. R=27' Δ=87°53'30" L=42.41' T=27.00'
2. R=27' Δ=90°00'00" L=42.41' T=27.00'
3. R=27' Δ=90°06'30" L=42.44' T=27.02'
4. R=56' Δ=21°00'00" L=151.95'
5. R=27' Δ=90° L=42.41' T=27.00



CALLE LA CUESTA



BUTTERFIELD ROAD

BENCH MARK

E-4-5 : Brass disc stamped 54-5 in capped wall at intersection of Van Buren Blvd and Victoria Ave. Elev. 881.950

WILLIAM J. BLACK & ASSOCIATES CONSULTING ENGINEERS APPROVED BY: William Black REGISTERED CIVIL ENGINEER NO. 6939 DATE 11-1-77	1 REMOVED CURB OUTLET 10-5-78 MARK REVISIONS ENGR APPR DATE DESIGNED BY D.S. DRAWN BY P.E.D. CHECKED BY R.C.	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY / DATE PRINCIPAL ENGINEER 6/29 PARK DEPARTMENT 10-25 11-1 TRAFFIC DIVISION 11-11 11-27 CHIEF P. W. ENGR. 7-11-78 APPROVED BY Robert Nichols DIRECTOR OF PUBLIC WORKS DATE 7/18/78	STREET PLAN AND PROFILE TRACT 8684 CALLE LA CUESTA BUTTERFIELD RD. R-82-767 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'	ADDED R/W PROJECT NO. R-2107 SHEET 4 OF 4 FILE NO.