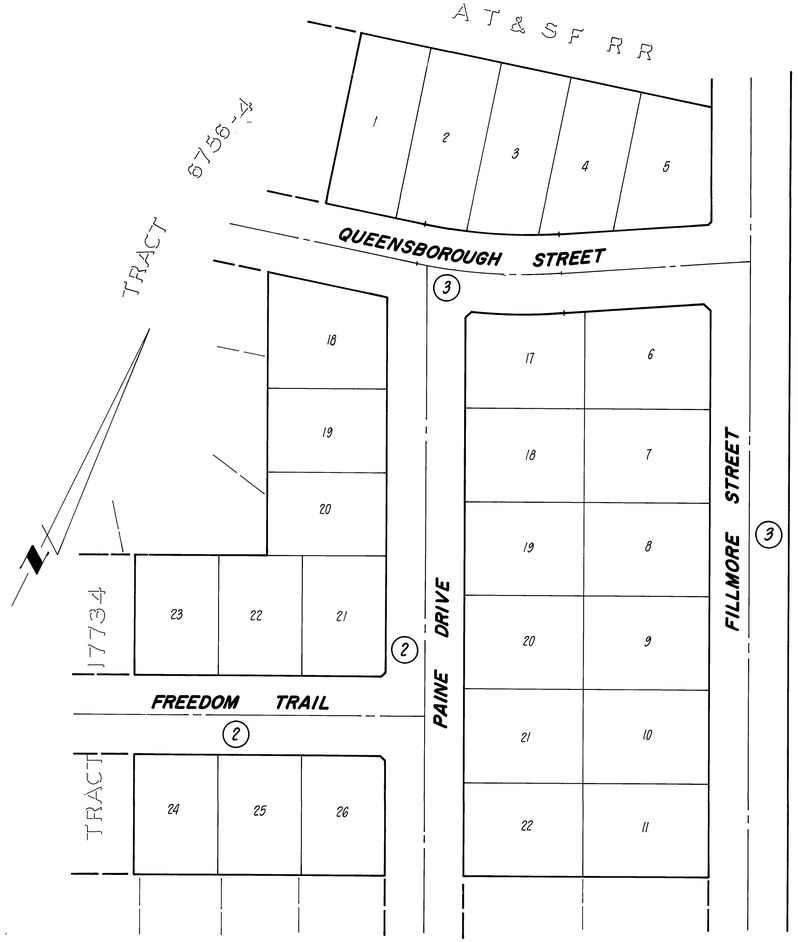
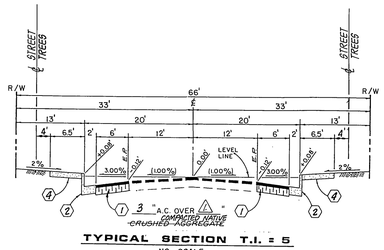
TRACT 18502



TRACT 6909

INDEX MAP

1" = 60'



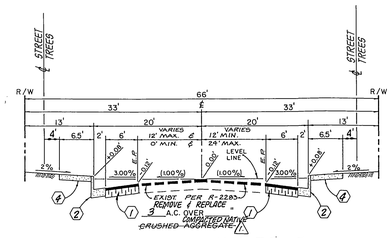
TYPICAL SECTION T.I. = 5

NO SCALE

QUEENSBOROUGH STREET

STA. 8+16 TO STA. 9+75

FREEDOM TRAIL

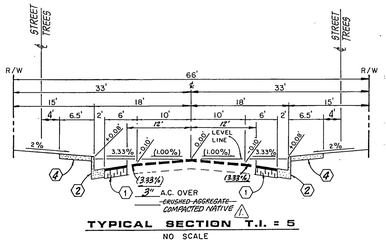


TYPICAL SECTION T.I. = 5

NO SCALE

QUEENSBOROUGH STREET

STA. 9+75 TO STA. 11+55 ±

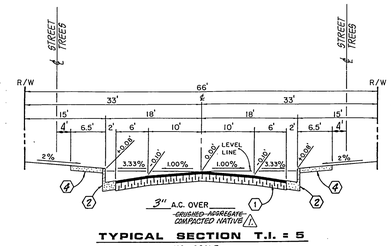


TYPICAL SECTION T.I. = 5

NO SCALE

PAINE DRIVE

STA. 4+00 TO STA. 5+09 ±

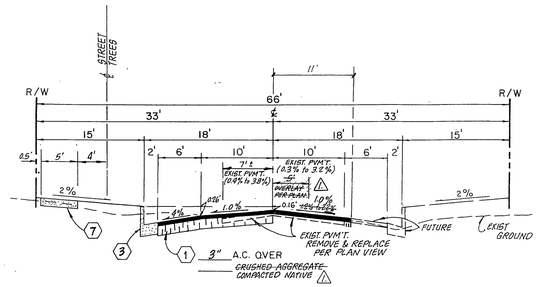


TYPICAL SECTION T.I. = 5

NO SCALE

PAINE DRIVE

STA. 0+25 ± TO STA. 4+00



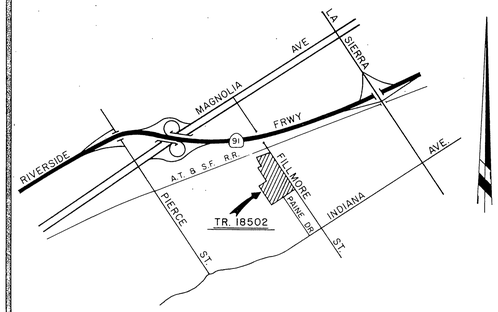
TYPICAL SECTION T.I. = 5

NO SCALE

FILLMORE STREET

STREET NAME & TRAFFIC SIGN SCHEDULE		
A	QUEENSBOROUGH ST.	11500
	PAINE DR.	3500
B	FILLMORE ST.	3500
	QUEENSBOROUGH ST.	11500
C	R-1 STOP SIGN, 30" OCTAGON	
D	W 57 (LT.), WARNING SIGN	

INSTALL PER STD. DWG. N° 662 A & 666



VICINITY MAP

NO SCALE

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

California Council of Civil Engineers & Land Surveyors

CONSTRUCTION NOTES

1. Construct A.C. pavement over crushed aggregate base per typical section and per General Note No. 13.
2. Construct curb and gutter per Standard Drawing 200 (Type I) 6" C.F.
3. Construct curb and gutter per Standard Drawing 200 (Type I) 8" C.F.
4. Construct curb sidewalk per Standard Drawing 325.
5. Construct wheelchair ramps per Standard Drawing 304.
6. Construct cross-gutter per Standard Drawing 200.
7. Construct property line sidewalk per Standard Drawing 325.
8. Construct 4" V.C.P. sewer lateral per Standard Drawing 562.
9. PLANT STREET TREES PER CITY OF RIVERSIDE PARKS AND RECREATION DEPARTMENT

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, 1982 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. Private Engineer estimates overlay to be 10 tons.
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. Location of laterals to be determined in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
7. Contractor is to verify existing sewer elevation prior to construction.
8. No finished floor elevation shall be less than 4' above the sewer flow line at point of connection without having a proper backwater valve installed in the lateral.
9. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
10. All traffic signs shall be installed prior to opening the streets to traffic.
11. Any traffic control striping obliterated during construction shall be restored by the contractor within five days after notification from the City Inspectors.
12. Final striping for traffic control to be the responsibility of the developer.
13. The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade. Depth of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
14. See "Street Lighting Plans" for quantity and location of required street lights.
15. All flagged elevations shall be staked in the field by the private engineer.
16. The developer and/or 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.
17. All testing and certification of the treated base will be at the developer's cost.
18. 6"x6" or 6" diameter blockouts for mailboxes required in curb sidewalk.
19. 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.
20. The developer is to give the City Water Division five (5) working days written notice prior to start of construction and to allow the City ten (10) working days for completion of work. (787-7611).

TREE PLANTING NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48-HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS, B) WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES, C) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND D) AT END OF MAINTENANCE/FIELD ACCEPTANCE (DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES).
3. THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
4. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
FILLMORE ST.	CUPANIOPSIS ANACARDIOIDES/ CARROTWOOD	15 GAL.	50'	9
PAINE DRIVE	PINUS CANARIENSIS/ CANARY ISLAND PINE	15 GAL.	50'	15
FREEDOM TRAIL	PINUS CANARIENSIS/ CANARY ISLAND PINE	15 GAL.	50'	6
QUEENSBOROUGH ST.	LIQUIDAMBER STYRACIFLUA SWEET GUM	15 GAL.	50'	10

BENCH MARK

U.S.C. & G.S. B.M. K-38 1924 DISC IN HEADWALL ON N.W. CORNER FILLMORE & A.T. & S.F. R.R. TRACKS

ELEV. 722.010

INDEX 1/

PACIFIC TELEPHONE
APPROVED BY:
Raymond J. Gunther 5-2-83

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS o SURVEYORS o PLANNERS
3426 TENTH STREET, RIVERSIDE, CAL. — 11200 S. MT. VERNON AVE., COLTON, CAL.
APPROVED BY: Jack W Canty 3/8/83
R.E. No. 17660 DATE
W.O. & F.B. 82-7823 FOR: KAUFMAN & BROAD

MARK	REVISIONS	APPR.	DATE
1	REV. FILLMORE ST. TYP SEC.; DRY'T. R&R VARIOUSNOTES AND NOTES PER SECTION Revised Q AND 10-4-83 FSD	WLK	10-4-83

DESIGNED BY E.B. DRAWN BY T.T. CHECKED BY E.B./WLK

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT	FSD	9/10/83
TRAFFIC DIVISION	[illegible]	9-16-83
CHIEF P. W. ENGR.	—	—

APPROVED BY: William D. Davidson DIRECTOR OF PUBLIC WORKS
DATE June 1, 1983

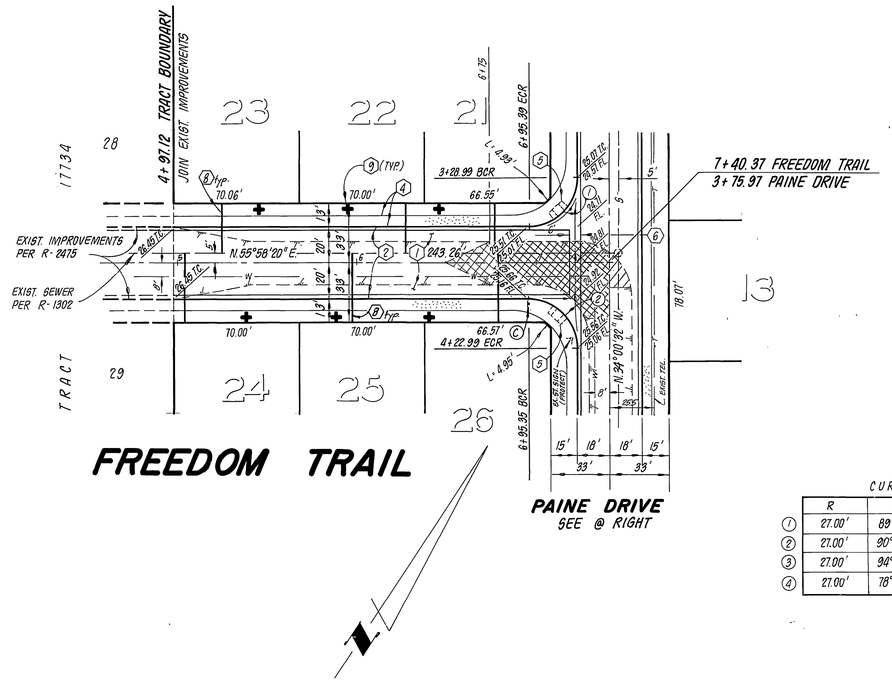
"TITLE SHEET"
STREET IMPROVEMENT PLANS
TRACT 18502
SCALE AS SHOWN

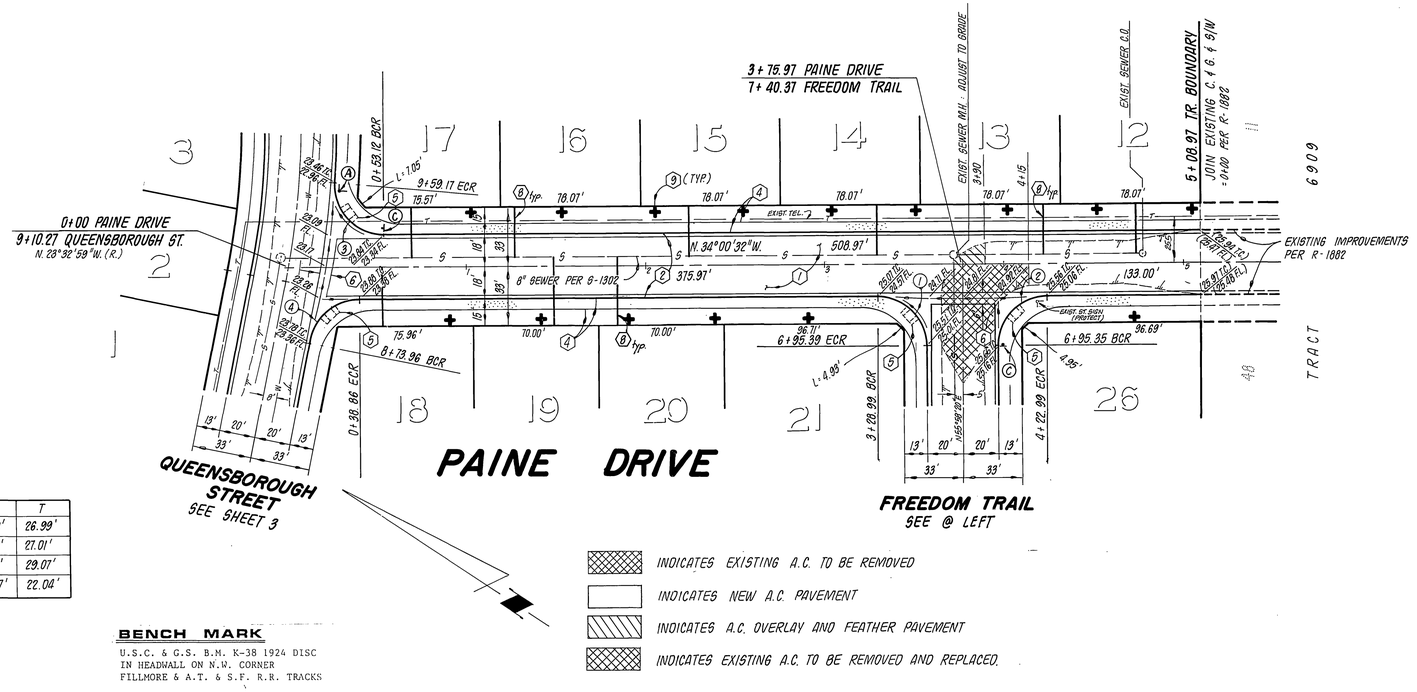
PROJECT NO. R-2513
SHEET 1 OF 3
FILE NO.

* AS BUILT 7-23-84 BIET!

P.D. 1944

725 LT.
725 ℄
725 RT.
EXISTING GROUND @ R/W
PROP. T.C. 20' LT. OF ℄ (6" C.F.)
EXIST. PVM'T. GRADE @ ℄
PROP. FINISHED GRADE @ ℄
EXISTING GROUND @ R/W
PROP. T.C. 20' RT. OF ℄ (6" C.F.)
4+97.12 TRACT BOUNDARY
(26.46 R.D.)
(26.45 F.D.)
(26.37')
(26.40 R.D.)
(26.40' T.D.)
(0.40%)
0.40%
1.12%
1.63%
T=0.89%
0.52%
6+60 B.V.C.
6+90 E.V.C.
30' V.C.
PI.= 25.70
40' V.C.
25.68 V.P.I.
7+18.97
24.89 E.B.
7+40.37 FREEDOM TRAIL
3+75.97 PAINE DRIVE
25.23
L=42.40'
PI.= 25.21
6+95.39 E.C.R.
25.57 T.C.= 25.60 F.F.
M.H.
25.28 T.C.
25.15 T.C.
3+28.99 B.C.R.
25.07 T.C.
24.97 F.L.
25.57 T.C.
25.07 F.L.
6+60 B.V.C.
6+90 E.V.C.
25.57 T.C.
25.07 F.L.
6+50 B.V.C.
6+70 M.V.C.
6+90 E.V.C.
25.35
25.62
25.76
6+95.35 B.C.R.
25.66 T.C.
25.16 F.L.
25.50 T.C.
M.H.
25.53 T.C.
25.52 T.C.
4+22.99 E.C.R.
25.56 T.C.
L=42.42'
PI.= 25.42
725 LT.
725 ℄
725 RT.
L=44.41'
PI.= 23.61
9+59.17 E.C.R.
23.46 T.C.
22.96 F.L.
23.53 T.C.
23.63 T.C.
23.79 T.C.
0+53.12 B.C.R.
23.86 T.C.
23.36 F.L.
0+75 C.B.
24.02 T.C.
3+00 C.B.
24.92 T.C.
0.50%
0.82%
0.40%
0.52%
0.33%
(0.40%)
FL.@ 0.61%
0+00 PAINE DRIVE
9+10.27 QUEENSBOROUGH ST.
50' V.C.
PI.= 23.04
0+50 B.V.C.
0+80 M.V.C.
1+00 E.V.C.
23.60
23.38
24.00
3+00 C.B.
24.84
3+75.97 PAINE DRIVE
7+40.37 FREEDOM TRAIL
EXISTING PVM'T. GRADE @ ℄
EXISTING GROUND @ ℄
(25.96)
(25.42)
(25.48)
(25.43)
(25.30)
3.90
JOHN EXIST.
5+08.97 TR. BDY.
(25.33)
(26.03)
CURB TRANSITION
6" C.F.
5" C.F.
5%
T=0.54%
PROP. T.C. 18' RT. OF ℄ (6" C.F.)
EXISTING GROUND @ R/W
0.41%
(0.36%)
FL.@ 0.44%
FL. @ X-GUTTER
0+00 B.C.R.
23.78 T.C.
23.36 F.L.
23.92 T.C.
23.93 T.C.
23.94 T.C.
23.97 T.C.
23.33 F.L.
0+38.86 E.C.R.
23.83 T.C.
23.33 F.L.
6.8
23.88 T.C.
23.38 F.L.
L=36.97'
PI.= 23.16
3+00 6.8
24.92 T.C.
3+09.99 B.C.R.
25.07 T.C. 24.57 F.L.
4+22.99 E.C.R.
25.56 T.C. 25.06 F.L.
41.70 6.8
25.81 T.C.
5+08.97 TRACT BOUNDARY
(25.94 T.C.) (25.47 F.L.)
JOHN EXISTING
(26.04 R.D.)
(25.40 F.L.)
JOHN EXIST.
PROFILE SCALE
HORZ. 1"= 40'
VERT. 1"= 4'
5
6
7
8
0
1
2
3
4
5





CURVE DATA				
	R	Δ	L	T
(1)	27.00'	89°58'52"	42.40'	26.99'
(2)	27.00'	90°01'08"	42.42'	27.01'
(3)	27.00'	94°14'02"	44.41'	29.07'
(4)	27.00'	78°27'12"	36.97'	22.04'

INDICATES EXISTING A.C. TO BE REMOVED

INDICATES NEW A.C. PAVEMENT

INDICATES A.C. OVERLAY AND FEATHER PAVEMENT

INDICATES EXISTING A.C. TO BE REMOVED AND REPLACED.

BENCH MARK

U.S.C. & G.S. B.M. K-38 1924 DISC
IN HEADWALL ON N.W. CORNER
FILLMORE & A.T. & S.F. R.R. TRACKS

ELEV. 722.010

PACIFIC TELEPHONE
APPROVED BY:
Reynold J. Smith 5-2-83

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS ○ SURVEYORS ○ PLANNERS
3426 TENTH STREET 11200 S. MT. VERNON AVE.
RIVERSIDE, CAL. 686-0848 COLTON, CAL.
APPROVED BY:
DATE 3/8/83 Jack W Canty REGISTERED CIVIL ENGINEER/RCE 17550

W.O. 82-7833 · KAUFMAN & BROAD

MARK	REVISIONS	APPR.	DATE
	* AS BUILT 7-23-84 (BEST)		

DESIGNED BY E.B. DRAWN BY T.T. CHECKED BY E.B./WLK

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	APPROVED BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	[illegible]	5/10/83
TRAFFIC DIVISION	[illegible]	7-24-84
CHIEF P. W. ENGR.	WLK	

APPROVED BY William D. Gardiner DIRECTOR OF PUBLIC WORKS
DATE June 1, 1983

STREET PLAN & PROFILE

TRACT 18502
FREEDOM TRAIL
PAINE DRIVE

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

INDEX LF

PROJECT NO. R-2513

SHEET 2 OF 3

FILE NO. 82-7833 (M)

F.C. 13824

725 LT.

725 ℄

725 RT.

720 LT.

720 ℄

PROFILE SCALE
HORZ. 1" = 40'
VERT. 1" = 4'

QUEENSBOROUGH STREET

SEE 66' AT LEFT

PAINE DRIVE
SEE SHEET 2

FILLMORE STREET
SEE AT RIGHT

QUEENSBOROUGH STREET

FILLMORE STREET

CURVE DATA

	R	Δ	L	T
1	430.00'	15°30'00"	116.33'	58.52'
2	450.00'	15°30'00"	121.74'	61.24'
3	470.00'	8°11'14"	67.16'	33.64'
4	35.00'	99°57'12"	57.39'	37.50'
5	27.00'	93°57'12"	44.27'	28.93'
6	27.00'	78°21'12"	36.97'	22.04'
7	27.00'	94°14'02"	44.41'	29.07'

INDICATES EXISTING A.C. TO BE REMOVED

INDICATES NEW A.C. PAVEMENT

~~INDICATES A.C. OVERLAY AND FEATHER PAVEMENT~~ 2

INDICATES EXISTING A.C. TO BE REMOVED AND REPLACED

Note: Irrigation Line Replacement
Remove and replace existing concrete irrigation line from Sta. 11+65 to Sta. 12+50 with 12" I.D., 12 ga. dipped and wrapped steel pipe. Provide backfill of slurry sand (1/2 sack cement per c.y. of sand). Construct concrete junction collar at connection, both ends, per detail hereon. Contractor is to contact Dan Parks at 787-7425, five days prior to inspection of CONSTRUCTION

CONCRETE COLLAR
no scale

DETAIL 9
MODIFIED WHEELCHAIR RAMP
NO SCALE

SECTION "A-A"
no scale

BENCH MARK
U.S.C. & G.S. B.M. K-38 1924 DISC IN HEADWALL ON N.W. CORNER FILLMORE & A.T. & S.F. R.R. TRACKS
ELEV. 722.010

W.O. 82-7833 KAUFMAN & BROAD

PACIFIC TELEPHONE
APPROVED BY:
Raynd J. Smith 12-2-83

CITY OF RIVERSIDE
DOMESTIC SYSTEM & IRRIGATION SYSTEM
Fred Lantz 5/13/83
WATER SYSTEMS MANAGER DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS ○ SURVEYORS ○ PLANNERS
3426 TENTH STREET 11200 S. MT. VERNON AVE.
RIVERSIDE, CAL. 686-0044 COLTON, CAL.
APPROVED BY:
DATE 3/8/83 REGISTERED CIVIL ENGINEER RCE 17550

MARK	REVISIONS	APPR.	DATE
2	ADD BLOCK WALL AND RATE TAPER PER REQUIREMENTS OF SPC 10-1983	WLK	1/14/85
1	REVISED PILASTER DET.; PAINT R.R.R. THROUGHOUT	WLK	4-6-83
1	ADDED EXIST. CULVERTS W/ EALVAGE NOTE, PILASTER DET.	WLK	6-10-83

DESIGNED BY E.B. DRAWN BY T.T. CHECKED BY E.B.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

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

APPROVED BY
William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE June 1, 1983

STREET PLAN & PROFILE
TRACT 18502
QUEENSBOROUGH STREET
FILLMORE STREET

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

PROJECT NO. R-2513
SHEET 3 OF 3
FILE NO. 82-7833 (M)

INDEX LF

* AS BUILT 7.23.84 BMT!

F.C. 13.24