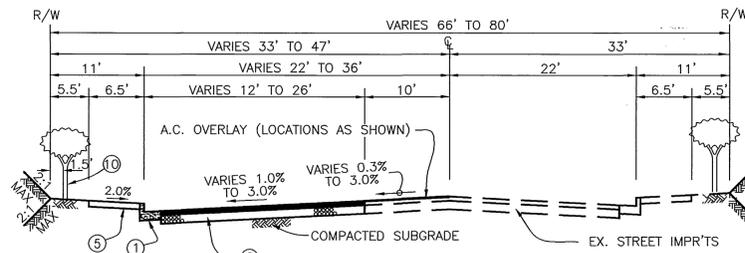
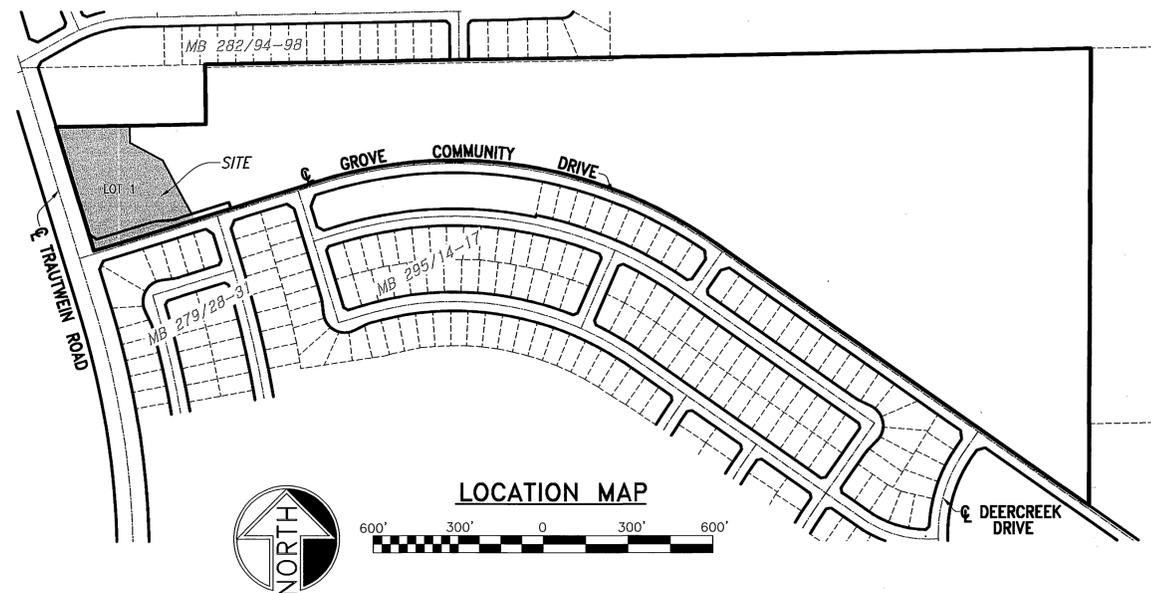


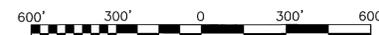
VICINITY MAP
NOT TO SCALE



GROVE COMMUNITY DRIVE Class 2
CONSTRUCT 3" A.C. OVER 7.5" CRUSHED AGGREGATE BASE PER S.R.1609
T.I. = 6 "R" VALUE = 35 BY EXUDATION
STA. 48+33.06 TO STA. 53+18.06



LOCATION MAP



CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE I Class 2
2. CONSTRUCT A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
3. CONSTRUCT P.C.C. CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220
4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304
5. CONSTRUCT P.C.C. CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
6. CONSTRUCT A.C. BERM PER CITY OF RIVERSIDE STD. DWG. NO. 260 TYPE I
7. CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. DWG. 405, "V" & "W" PER PLAN
8. CONSTRUCT 18" R.C.P., CLASS IV
9. CONSTRUCT JUNCTION STRUCTURE NO. 4 PER CITY OF RIVERSIDE STD. DWG. NO. 423
10. PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
11. CONSTRUCT DRIVEWAY APPROACH WITH CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. S 303 & 302. A=30°, B=44°
12. CONSTRUCT 4" SEWER LATERAL WITH PL. C.O. PER CITY OF RIVERSIDE STD. DWG. NO. 562A
13. CONSTRUCT VARIABLE THICKNESS A.C. PAVING OVERLAY AND FEATHER
14. ADJUST ELECTRIC VAULT COVER PER CITY OF RIVERSIDE PUBLIC UTILITIES REQUIREMENTS
15. SEE CITY OF RIVERSIDE PUBLIC UTILITIES DWG. FOR EXACT RELOCATION OF EXIST. STREET LIGHT
16. RELOCATE EXIST. ELECTRICAL VAULT VENTS PER CITY OF RIVERSIDE PUBLIC UTILITIES REQUIREMENTS.
17. INSTALL NO PARKING SIGN PER CALTRANS STD. NO. R26
18. INSTALL TURN ARROW PER CALTRANS STANDARDS
19. INSTALL STOP BAR AND LEGEND PER CALTRANS STANDARDS
20. INSTALL 4" SOLID WHITE LINE PER CALTRANS STANDARDS
21. INSTALL 4" SOLID YELLOW LINE PER CALTRANS STANDARDS
22. INSTALL 4" DASHED YELLOW LINE PER CALTRANS STANDARDS
23. INSTALL FLEXIBLE BASE, SURFACE MOUNTED CHANNELIZER DELINEATORS, POST HEIGHT = 700mm MIN. PER CALTRANS STANDARDS

GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

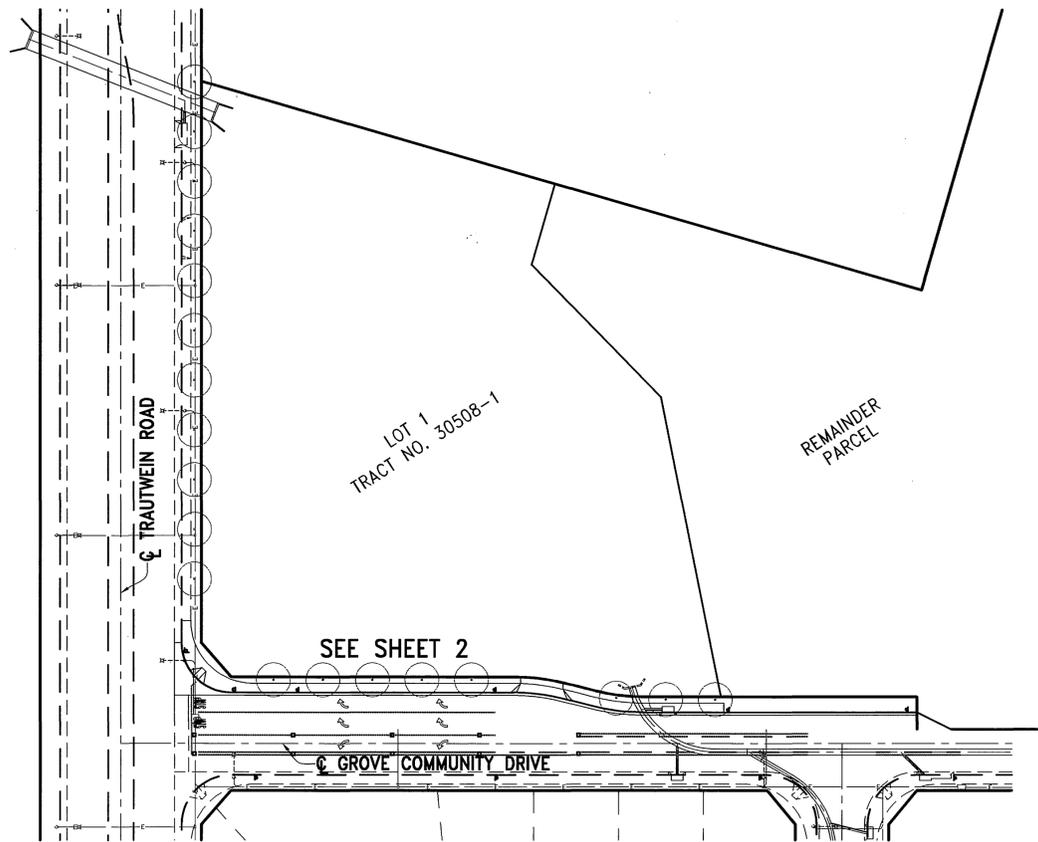
1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
2. WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - a. AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS. ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
 - 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;
 - d. AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER'S BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	"NO. REQ'D.
a. TRAUTWEIN RD	PLANTANUS ACERFOLIA LONDON PLANE TREE	24" BOX	35'	11
b. GROVE COMMUNITY DR.	PLANTANUS ACERFOLIA LONDON PLANE TREE	24" BOX	35'	8
6. BOTH A "STREET TREE RELOCATION/REMOVAL PERMIT" AS ISSUED BY THE PARK AND RECREATION DEPARTMENT, AND A "STREET OPENING PERMIT" AS ISSUED BY THE PUBLIC WORKS DEPARTMENT, ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
7. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED.

* NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. 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.
7. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. 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.
10. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION AS SHOWN, TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
11. 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.
12. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
13. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
14. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2800, 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.
15. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
16. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
17. NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKFLOW VALVE INSTALLED IN THE LATERAL.
18. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
19. 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.



INDEX MAP



ABBREVIATIONS

T.C.	TOP OF CURB
F.L.	FLOWLINE
C.L.	CENTERLINE
BC	BEGIN CURVE
EC	END CURVE
PRC	POINT OF REVERSE CURVE
BCR	BEGIN CURB RETURN
ECR	END CURB RETURN
A.C.	ASPHALT CONCRETE
A.B.	AGGREGATE BASE
C.B.	CATCH BASIN
D/W	DRIVEWAY
S/W	SEWER
R/W	RIGHT OF WAY
S.D.	STORM DRAIN
EX.	EXISTING
PROP.	PROPOSED
C&G	CURB AND GUTTER
TR. BDY.	TRACT BOUNDARY

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

APPROVED BY: *But Mainard* DATE: 8-11-03

Underground Service Alert
Call: TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

REVISED BASE SPEC.

DESIGNED BY: WDC DRAWN BY: RAV CHECKED BY: WDC

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Ther Bud* DATE: 8/2/03

PRINCIPAL ENGINEER: *Stable 3*

STREET SERVICES: *8/2/03*

TRAFFIC DIVISION: *8/2/03*

PARKS DEPARTMENT: *8/2/03*

GABEL, COOK & BECKLUND
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS
125 West Lo Cuyama Drive, Suite A, Riverside, CA 92501
Telephone: (951) 788-8899 Facsimile: (951) 788-5184

25 July 03 *Craig O. Cook*

DATE PREPARED: AUGUST 2002 W.O. NO.: 1842

CITY OF RIVERSIDE
STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT NO. 30508-1

SCALE: AS-NOTED

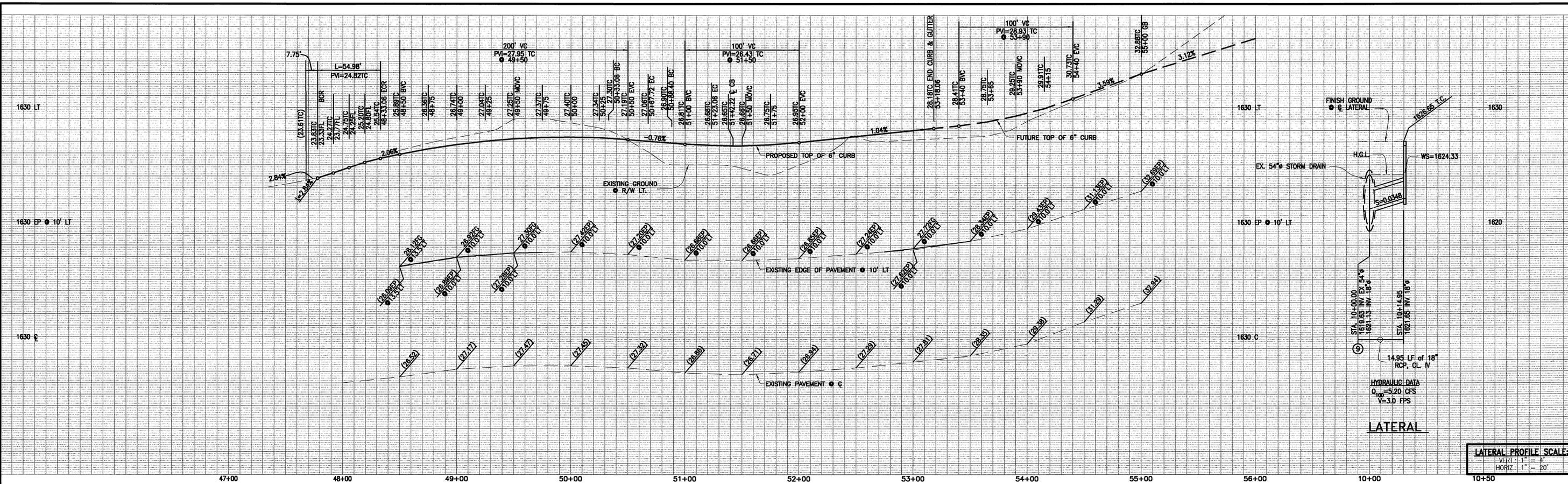
REVIEWED BY: *[Signature]* DATE: 7-28-03

WESTERN MUNICIPAL WATER DISTRICT
for Non-Interference Compliance
Sheet 1 Through 2

R-3699
SHEET 1 OF 2
FILE NO.

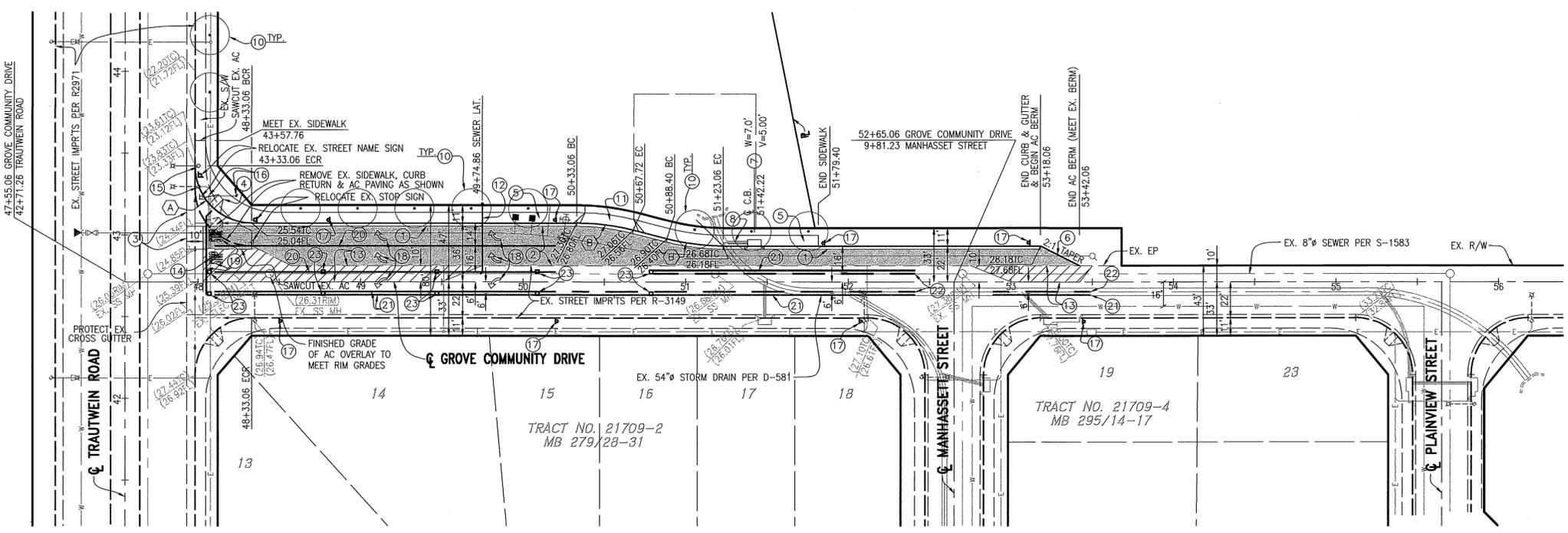
INDEXED 11-03-03 LFT

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Thursday, July 24, 2003 01:44pm
JOB FOLDER
DRAWING NAME
DATE PRINTED



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

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



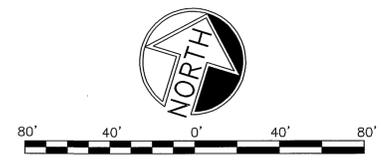
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GROVE COMMUNITY DRIVE

BENCHMARK: P.K. NAIL & CITY ENGINEER TAG IN SIDEWALK OVER N'LY WALL OF A C.B. ALONG THE ELY CURB OF TRAUTWEIN RD, 250' S'LY OF THE S'LY DRIVE TO THE ORANGECREST ELECTRICAL SUBSTATION. ELEV=1613.520 (E8-E3)



CURVE TABLE				
	DELTA	R	L	T
(A)	90°00'00"	35.00'	54.98'	35.00'
(B)	14°19'55"	140.00'	35.02'	17.60'



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

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 8/2/03
 PRINCIPAL ENGINEER: [Signature] DATE: 8/2/03
 STREET SERVICES: [Signature] DATE: 8/2/03
 TRAFFIC DIVISION: [Signature] DATE: 8/2/03
 PARKS DEPARTMENT: [Signature] DATE: 8/2/03

Revised Base Spec. 8/2/03

GABEL, COOK & BECKLUND
 CIVIL ENGINEERS LAND SURVEYORS
 125 West La Croya Drive, Suite A, Riverside, CA 92501
 Telephone: (951) 788-8908 Facsimile: (951) 788-5184

25 July 03 [Signature]
 DATE: 8/2/03 RCE

DATE PREPARED: AUGUST 2002 W.O. NO.: 1842

CITY OF RIVERSIDE STREET IMPROVEMENTS PLAN AND PROFILE
 TRACT 30508-1

R-3699
 SHEET 2 OF 2
 FILE NO.

JOB FOLDER: N:\1842\Land Development\dwg\ST-3672.dwg
 DRAWING NAME: Thursday, July 24, 2003 02:13pm
 DATE PRINTED:

INDEXED 11-03-03 lft