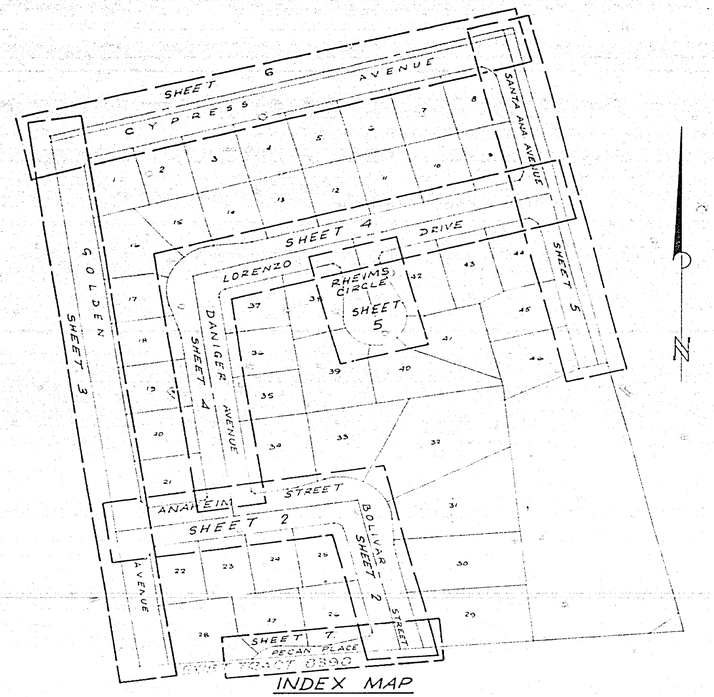
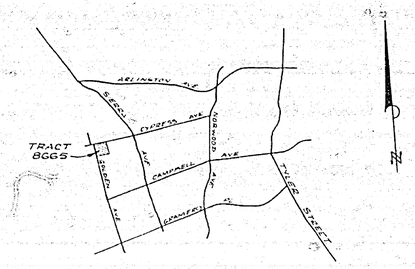
TRACT- 8665



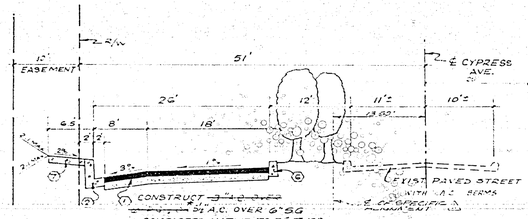
INDEX MAP

TRACT 8665
NO SCALE.



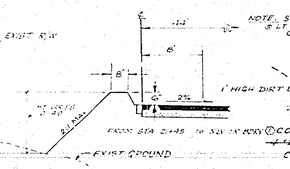
VICINITY MAP

NOT TO SCALE

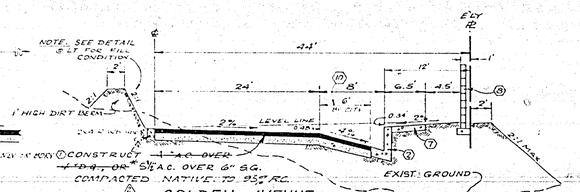


CYPRESS AVENUE
TYPICAL SECTION

NO SCALE
T.I. = 6.0

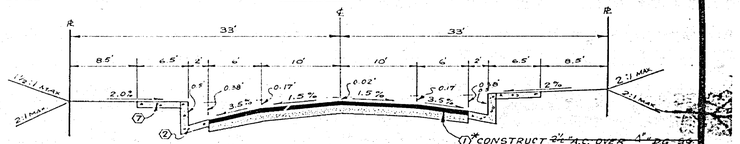


GOLDEN AVENUE
BERM DETAIL - FILL CONDITION
NO SCALE



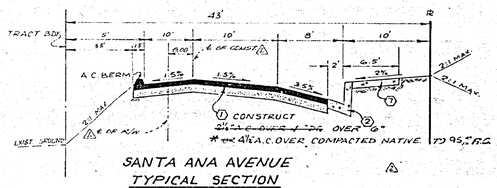
GOLDEN AVENUE
TYPICAL SECTION

NO SCALE
T.I. = 7.0



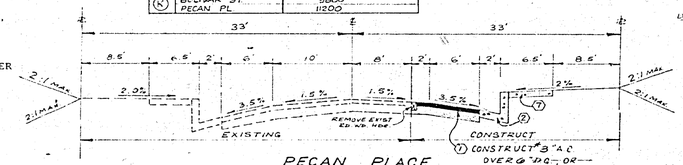
ANAHEIM STREET, DANIGER AVENUE
LORENZO DRIVE & BOLIVAR STREET
TYPICAL SECTION

NO SCALE
T.I. = 5.0



SANTA ANA AVENUE
TYPICAL SECTION

NO SCALE
T.I. = 5.0



PECAN PLACE
TYPICAL SECTION

NO SCALE
T.I. = 5.0

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. ENGINEER ESTIMATES OVERLAY TO BE 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 BY THE PRIVATE ENGINEER WITH 3.0 FOOT OFF-SETS AT 25.0 FOOT INTERVALS, AND ALL FLAGGED ELEVATIONS SHOWN ON PLANS SHALL ALSO BE STAKED.
6. NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
7. TRAFFIC CONTROL SIGNS SHALL BE IN PLACE PRIOR TO OPENING THE STREETS TO TRAFFIC.
9. 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.
10. SEE "STREET LIGHTING PLAN" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
11. 4"x4" BLOCKOUTS FOR MAIL BOXES REQUIRED IN CURB SIDEWALK.
12. SEE LANDSCAPING AND SPRINKLER SYSTEM PLANS FOR PARKWAY ON GOLDEN AND INTERIOR STREETS WHERE REQUIRED.
13. 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.
14. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION THE PRIVATE ENGINEER SIGNING THE PLANS SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
15. THE DEVELOPER IS TO COORDINATE THE INSTALLATION OF ACCESS PAVING ON GOLDEN WITH THE CITY CONSTRUCTION INSPECTOR.
16. THE CONTRACTOR SHALL CONTACT THE PUBLIC SERVICE DEPT. (787-7251) TO PICK UP ANY EXIST STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.

CONSTRUCTION NOTES

1. PLACE ASPHALTIC CONCRETE (A.C.) OVER BASE AS PER TYPICAL SECTION.
2. CONSTRUCT CONCRETE CURB AND GUTTER, TYPE "I" WITH 6-INCH CURB FACE PER CITY OF RIVERSIDE STD. #200.
3. CONSTRUCT CONCRETE CROSS GUTTERS PER CITY OF RIVERSIDE STD. #220. (WIDTH AS NOTED ON PLANS)
4. CONSTRUCT ASPHALTIC CONCRETE BERM, TYPE "I" TRAPEZOIDAL PER CITY OF RIVERSIDE STD. #250.
5. CONSTRUCT WHEELCHAIR RAMPS PER CITY OF RIVERSIDE STD. #304.
6. CONSTRUCT CURB TYPE II WITH 6 INCH CURB FACE PER CITY OF RIVERSIDE STD. #200.
7. CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. # 325.
8. CONSTRUCT BLOCKWALL PER CITY OF RIVERSIDE STD. #704. 6' HIGH EXCEPT AS SHOWN. SEE LANDSCAPE PLAN FOR TYPE, BLOCK, COLOR, ETC.
9. PLACE TYPE "L" MARKERS AT 20 FEET, CTR. TO CTR.
10. A.C. PAVING AND BASE BY CITY (SEE NOTE # 13) DEVELOPER TO PROVIDE GRADING TO SUB GRADE.
11. REMOVE EXISTING REDWOOD HEADER.

STREET & T.C. SIGN SCH.		
(A)	CYPRESS AVE.	11100
	SANTA ANA AVE.	5900
(B)	R-1 "STOP" SIGN	30" OCT.
(C)	SANTA ANA AVE.	5900
	LORENZO DRIVE	11200
(D)	W-53 "NOT A THROUGH STREET"	24"x24"
(E)	LORENZO DR.	11200
	DANIGER AVE.	5900
(F)	DANIGER AVE.	5900
	ANAHEIM ST.	11200
(G)	ANAHEIM ST.	11200
	BOLIVAR ST.	5900
(H)	GOLDEN AVE.	5900
	ANAHEIM ST.	11200
(I)	LORENZO DR.	11200
	RHEIMS CIR	5900
(J)	CYPRESS AVE.	11200
	GOLDEN AVE.	5900
(K)	BOLIVAR ST.	5800
	PECAN PL	11200

BENCH MARK

P.K. NAIL IN CENTER OF S.W. CURB RETURN AT CAMPBELL ST & LA SIERRA AVENUE PER CITY OF RIVERSIDE PRECISE DATUM G2-8 ELEV 771.132'

T.B.M. AERIAL CONTROL POINT "A" 5'±' ON ℄ CYPRESS 50'± E'LY GOLDEN AVE.

ELEV 836.86'

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION THE PRIVATE ENGINEER SIGNING THE PLANS SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this Project; excepting for liability arising from the sole negligence of the Owner or the Engineer.

AS BUILT 5-79 KPT

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS SURVEYORS PLANNERS
3426 TENTH ST. RIVERSIDE, CALIFORNIA

APPROVED BY: ROBERT S. KIPPER R.C.E. 13359 DATE: 5-17-77

WO. 4919 | FOR: KENT LAND CO. | FB 1104/40'S

MARK	REVISIONS	APPR	DATE
1	REVISED STREET NAMES (GL 9/79)		
2	REVISED STREET NAMES & R.W.		

DESIGNED BY | DRAWN BY | CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
RR. & R.R. ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CITY R. & R. ENGINEER		
PLANNING DIVISION		

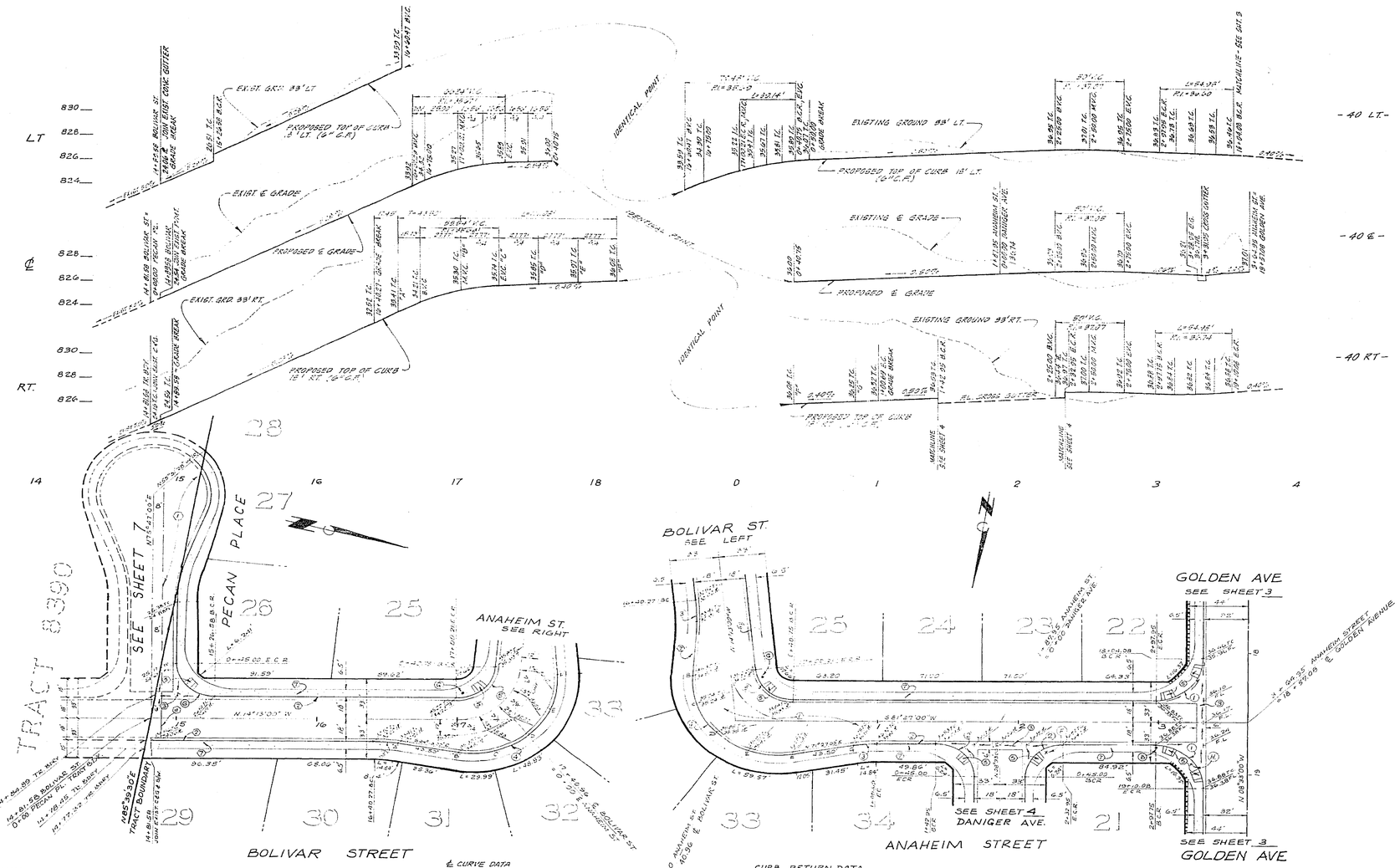
APPROVED BY: DIRECTOR OF PUBLIC WORKS
DATE:

TITLE SHEET
TRACT-8665
STREET PLAN
INDEX & NOTES.

PROJECT NO. R-2033

SHEET 1 OF 2

FILE NO. 5523



NOTE :-
FOR DETAILS OF PECAN PLACE PAVING & CONC., SEE SHEET 7 OF 7

℄ CURVE DATA
L = 84.92 ± 0.00'
R = 45.00'
L = 53.04'
T = 40.75'

CURB RETURN DATA

①	R = 35.00'	②	R = 27.00'
	Δ = 90°00'00"		Δ = 90°00'00"
	L = 54.98'		L = 42.41'
	T = 35.00'		T = 27.00'

CURB CURVE DATA

③	R = 100.00'	④	R = 61.00'
	Δ = 10°00'00"		Δ = 104°20'00"
	L = 17.45'		L = 111.08'
	T = 8.75'		T = 78.55'
⑤	R = 27.00'	⑥	R = 27.00'
	Δ = 84°20'00"		Δ = 90°00'00"
	L = 39.74'		L = 42.41'
	T = 24.45'		T = 27.00'

NOTE
FOR GENERAL NOTES & CONSTRUCTION NOTES SEE SHEET 1 OF 7

BENCH MARK
P.K. NAIL IN CENTER OF S.W. CURB RETURN AT CAMPBELL ST & LA SIERRA AVENUE, PER CITY OF RIVERSIDE PRECISE DATUM G2-B. ELEV = 771.134'

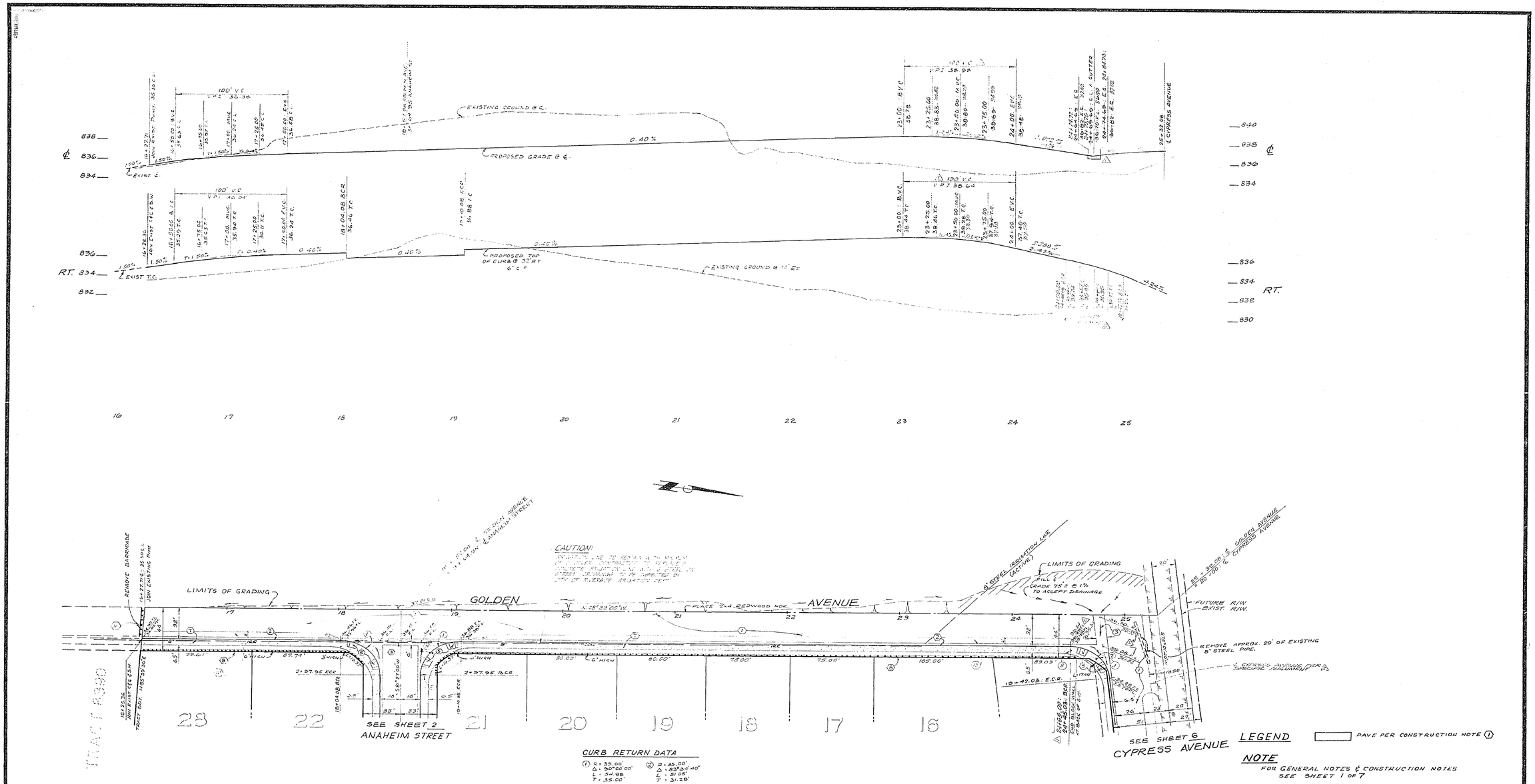
J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS SURVEYORS PLANNERS
3426 TENTH STREET RIVERSIDE, CALIFORNIA
APPROVED BY: ROBERT S. KARPER R.C.E. 13205 DATE
W.O. 4919 FOR: KENT LAND CO. F.B. 1104/140

MARK REVISIONS APPR. DATE
DESIGNED BY A.W. DRAWN BY MTB CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: PRINCIPAL ENGINEER, PARK DEPARTMENT, TRAFFIC DIVISION, CHIEF P. W. ENGR.
APPROVED BY: DIRECTOR OF PUBLIC WORKS
DATE 3/26/77

STREET IMPROVEMENT PLAN & PROFILE
BOLIVAR STREET
ANAHEIM STREET
TRACT 8665
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2033
SHEET 2 OF 7
FILE NO. 5523



CURB RETURN DATA

① R = 35.00' Δ = 90°00'00" L = 54.98 T = 35.00'

② R = 35.00' Δ = 83°34'40" L = 51.05' T = 31.28'

LEGEND

PAVE PER CONSTRUCTION NOTE ①

NOTE

FOR GENERAL NOTES & CONSTRUCTION NOTES SEE SHEET 1 OF 7

BENCH MARK

P.K. NAIL IN CENTER OF SW CURB RETURN AT CAMPBELL ST & LA SIERRA AVENUE PER CITY OF RIVERSIDE PRECISE DATUM G2-B. ELEV. 771.134'

CITY OF RIVERSIDE DOMESTIC SYSTEM & IRRIGATION SYSTEM

By: [signature] 9-24-77

CHIEF UTILITIES ENGINEER, WATER DATE

J. F. DAVIDSON ASSOCIATES

CIVIL ENGINEERS SURVEYORS PLANNERS

3426 TENTH STREET RIVERSIDE, CALIFORNIA

APPROVED BY [signature] 3-17-77

ROBERT S. KIPPER, R.C.E. 13699 DATE

W.O. 4919 FOR: KENT LAND CO. F.B. 1104/140

DESIGNED BY AW. DRAWN BY M.B. CHECKED BY AW.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: PRINCIPAL ENGINEER, PARK DEPARTMENT, TRAFFIC DIVISION, CHIEF P.W. ENGR., PLANNING DEPT.

APPROVED BY: DIRECTOR OF PUBLIC WORKS

DATE 3/26/77

STREET IMPROVEMENT PLAN & PROFILE

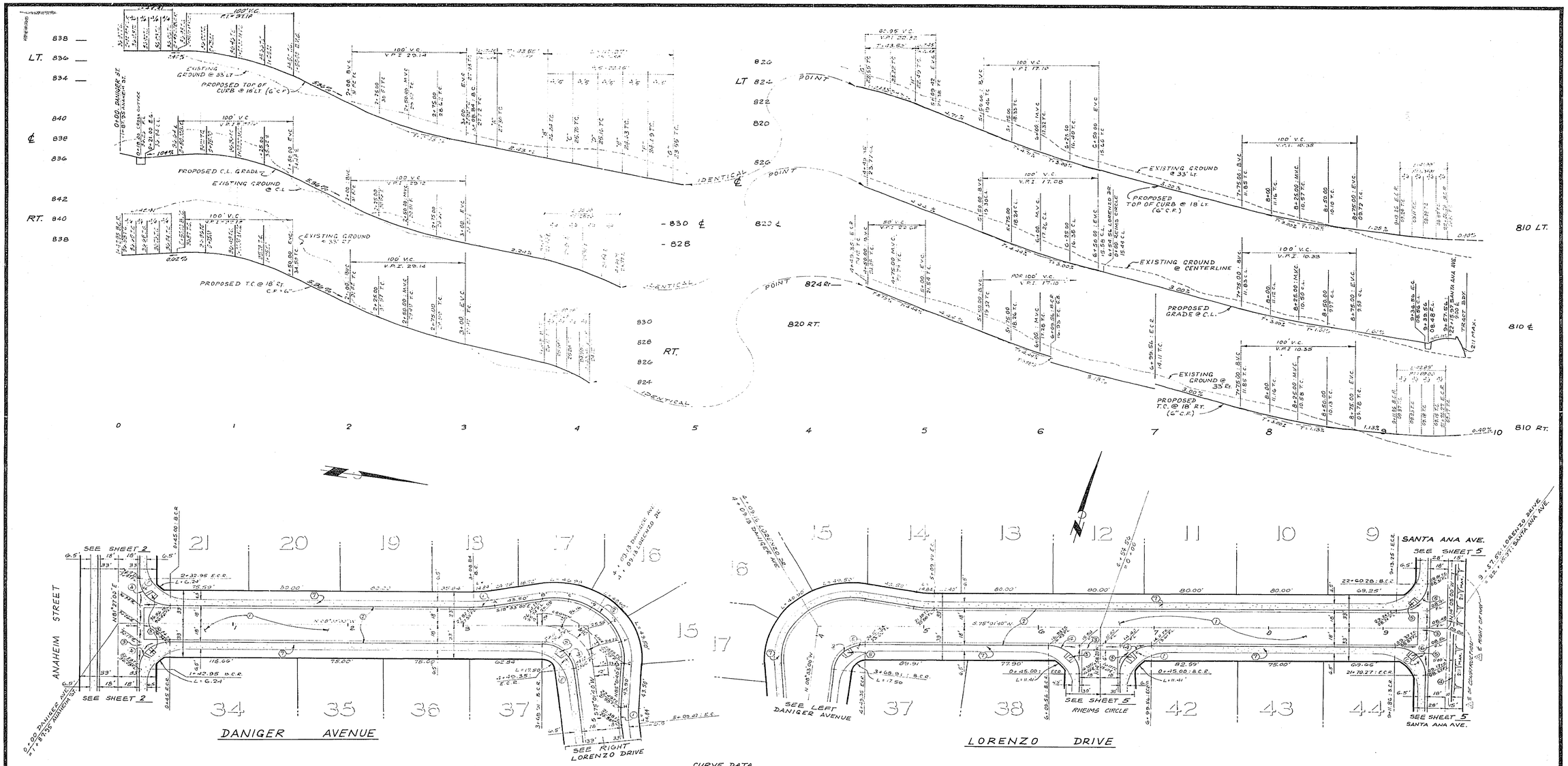
GOLDEN AVENUE
EAST SIDE
CYPRESS AVE. TO 904'± S'LY
TRACT 8665

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

PROJECT NO. R-2033

SHEET 3 OF 7

FILE NO. 5523



℄ CURVE DATA
Δ = 83°34'40"
R = 48.00'
L = 58.34'
T = 40.22'

CURVE DATA

① R = 100'	② R = 61.00'	③ R = 27.00'
Δ = [illegible]	Δ = 103°34'40"	Δ = 83°34'40"
L = 17.45'	L = 110.27'	L = 39.38'
T = 5.75'	T = 77.49'	T = 24.13'

CURB RETURN DATA.

④ R = 27.00'	⑤ R = 27.00'	⑥ R = 27.00'
Δ = 90°00'00"	Δ = 89°06'40"	Δ = 90°53'20"
L = 42.41'	L = 41.99'	L = 42.83'
T = 27.00'	T = 26.58'	T = 27.42'

NOTE

FOR GENERAL NOTES & CONSTRUCTION NOTES SEE SHEET 1 OF 7

BENCH MARK

FD. P.K. NAIL IN CENTER OF SW CURB RETURN AT CAMPBELL ST. & LA SIERRA AVENUE PER CITY OF RIVERSIDE PRECISE DATUM 62-B ELEV. 771.134'

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS SURVEYORS PLANNERS
3426 TENTH STREET RIVERSIDE, CALIFORNIA

APPROVED BY: Robert S. Kipper 3-17-77
ROBERT S. KIPPER R.E. 13699 DATE

W.O. 4919 FOR: KENT LAND CO. F.B. 1104/140

MARK REVISIONS APPR. DATE

DESIGNED BY A.W. DRAWN BY M.B. CHECKED BY A.W.

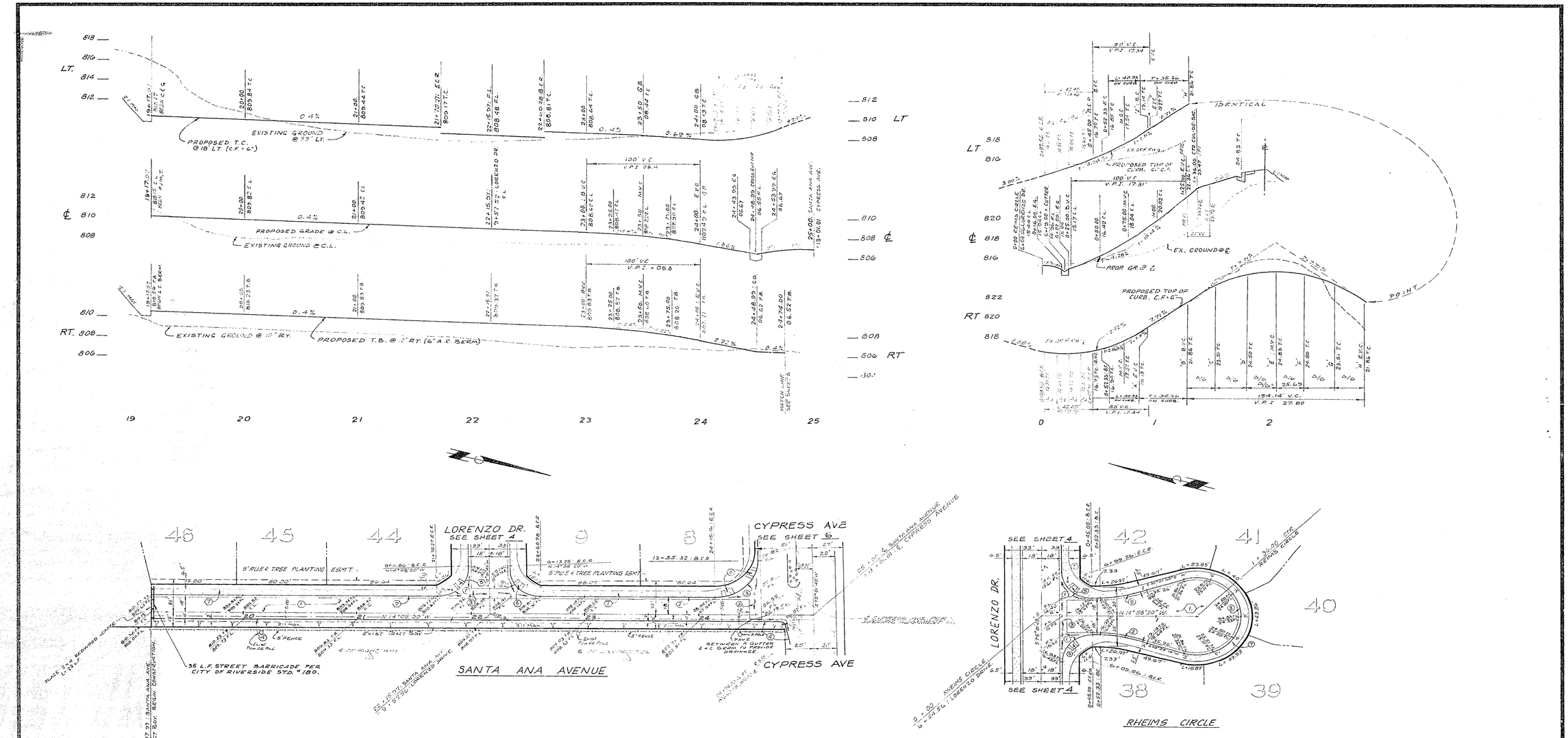
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [signature] DIRECTOR OF PUBLIC WORKS
DATE 3/26/77

STREET IMPROVEMENT PLAN & PROFILE
DANIGER AVENUE & LORENZO DRIVE
TRACT 8665

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

PROJECT NO. R-2033
SHEET 4 OF 7
FILE NO. 5523



CURB RETURN DATA

① R = 27.00' Δ = 90°53'20" L = 42.83' T = 27.42'

② R = 27.00' Δ = 89°06'40" L = 41.98' T = 26.58'

③ R = 35.00' Δ = 90°53'20" L = 55.52' T = 35.55'

CURB RETURN DATA

① R = 27.00' Δ = 90°00'00" L = 42.45' T = 27.00'

② R = 115.00' Δ = 20°23'30" L = 40.93' T = 20.68'

CURVE DATA

③ R = 40.00' Δ = 220°47'00" L = 154.14'

NOTE.

FOR GENERAL NOTES & CONSTRUCTION NOTES SEE SHEET 1 OF 7

BENCH MARK

P.K. NAIL IN CENTER OF SW. CURB RETURN AT CAMPBELL ST. & LA SIERRA AVENUE PER CITY OF RIVERSIDE PRECISE DATUM G2-B. ELEV. 771.134'

INDEXED

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS SURVEYORS PLANNERS
3426 TENTH STREET RIVERSIDE, CALIFORNIA

APPROVED BY Robert S. Kipper 3-17-77
ROBERT S. KIPPER R.C.E. 13699 DATE

W.O. 4919 FOR: KENT LAND CO. F.B. 1104/140

REVISIONS

DESIGNED BY A.W. DRAWN BY M.B. CHECKED BY A.W.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

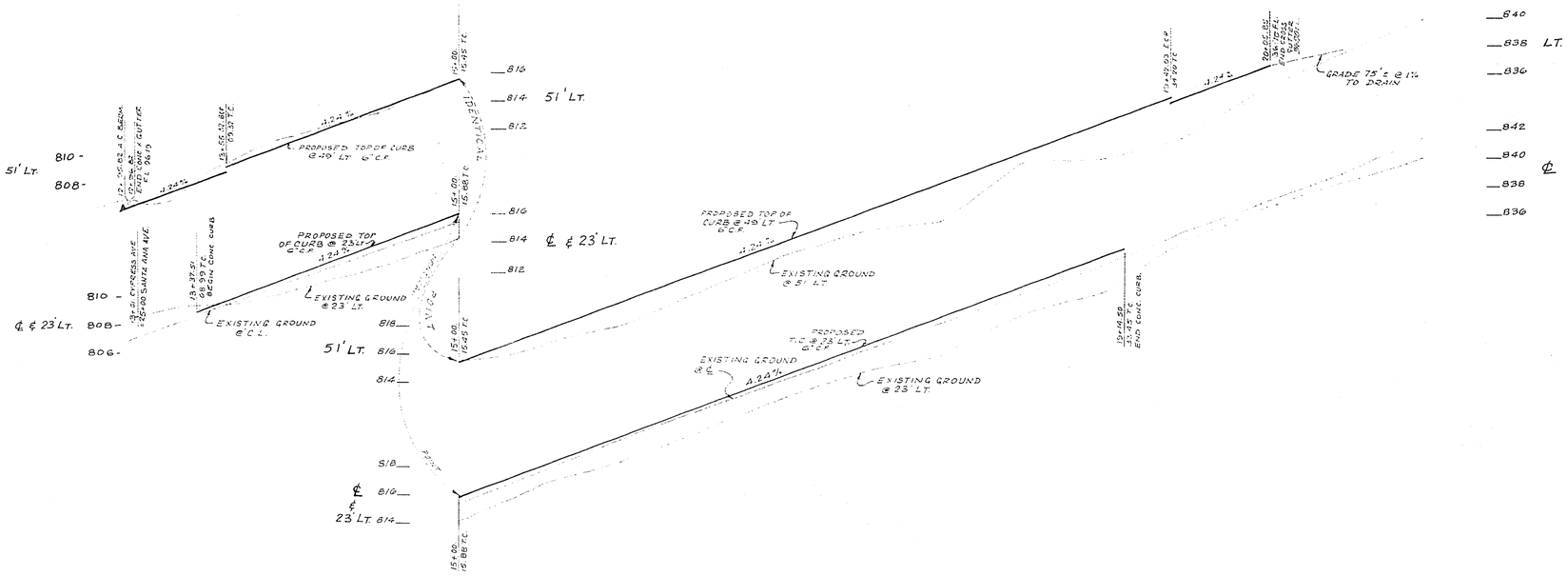
APPROVED BY PRINCIPAL ENGINEER, PARK DEPARTMENT, TRAFFIC DIVISION, CHIEF P. W. ENGR.

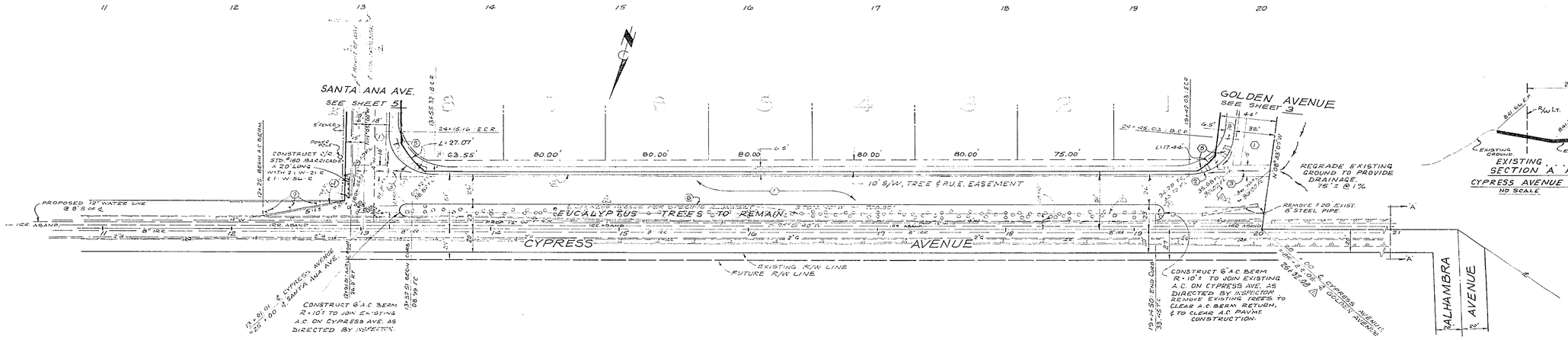
APPROVED BY DIRECTOR OF PUBLIC WORKS
DATE 9/26/77

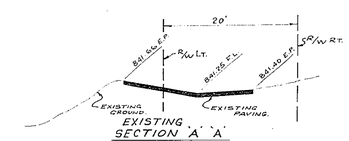
STREET IMPROVEMENT PLAN & PROFILE
SANTA ANA AVENUE & RHEIMS CIRCLE
TRACT 8665

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

PROJECT NO. R-2033
SHEET 5 OF 7
FILE NO. 5523







CURB RETURN DATA

① R = 35.00' Δ = 90°53'20" L = 55.52' T = 35.54'

② R = 35.00' Δ = 83°34'40" L = 51.05' T = 31.28'

LEGEND ▭ PAVE PER CONSTRUCTION NOTE ①

NOTE

FOR GENERAL NOTES & CONSTRUCTION NOTES SEE SHEET 1 OF 7

BENCH MARK

P.K. NAIL IN CENTER OF S.W. CURB RETURN AT CAMPBELL ST. & LA SIERRA AVENUE PER CITY OF RIVERSIDE PRECISE DATUM G2-B. ELEV. 771.134'

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS SURVEYORS PLANNERS
3426 TENTH STREET RIVERSIDE, CALIFORNIA

APPROVED BY Robert S. Kipper ROBERT S. KIPPER, R.C.E. 13299 — 5-17-77 DATE

W.O. 1919 FOR: RENT LAND CO. — F.B. 1104 / 140

MARK REVISIONS APPR. DATE

DESIGNED BY A.W. DRAWN BY M.B. CHECKED BY A.W.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF R/W ENGR.		

APPROVED BY DIRECTOR OF PUBLIC WORKS
DATE 9/26/77

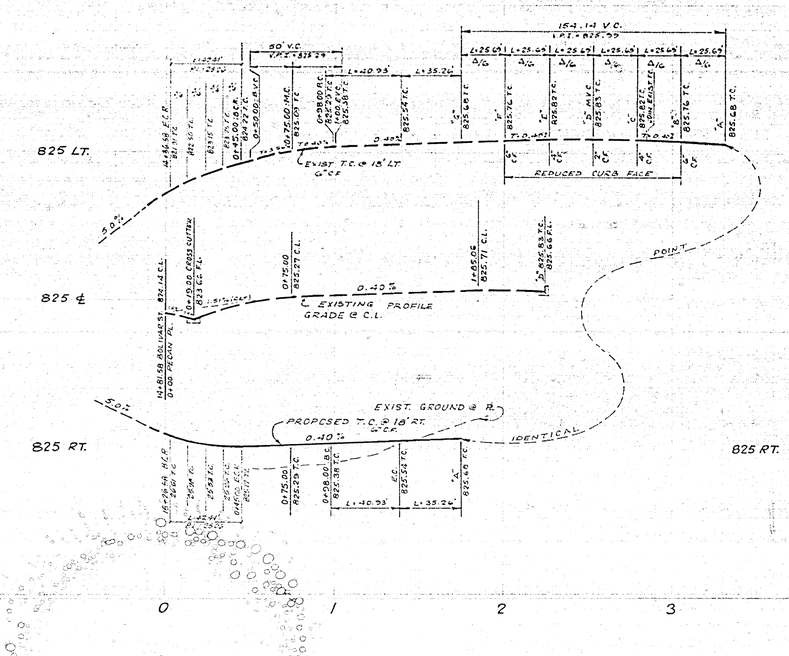
STREET IMPROVEMENT PLAN & PROFILE
CYPRESS AVENUE
TRACT 8665

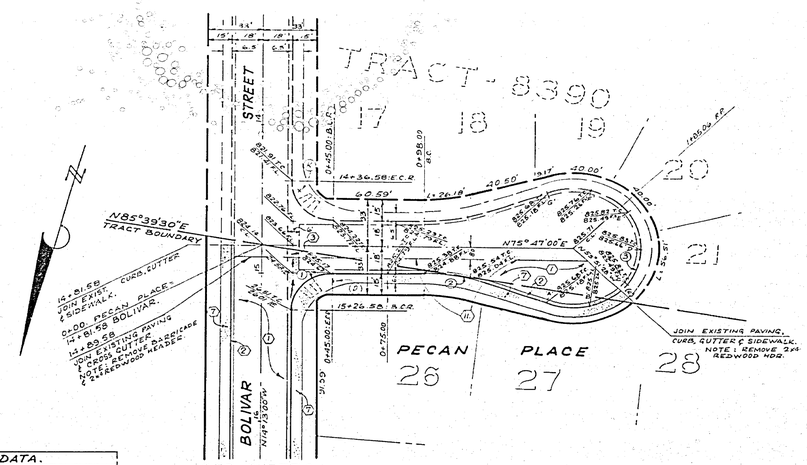
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 5'

PROJECT NO. R-2033

SHEET 6 OF 7

FILE NO. 5523





SEE SHEET 2

LEGEND

EXISTING PAVING

CURVE DATA.				
CURVE	Δ	R	L	T
1	90°00'00"	27.00'	42.41'	27.00'
2	20°23'30"	116.00'	40.93'	20.68'
3	220°47'00"	40.00'	154.14'	107.60'

NOTE

FOR GENERAL NOTES & CONSTRUCTION NOTES SEE SHEET 1 OF 7

BENCH MARK

P.K. NAIL IN CENTER OF S.W. CURB RETURN AT CAMPBELL ST. & LA SIERRA AVENUE PER CITY OF RIVERSIDE PRECISE DATUM G2-B. ELEV. 771.134'

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 3-17-77
R.E. No. 13594
W.O. 4919 FOR KENT LAND CO. F.D.

MARK | REVISIONS | APPR. | DATE
DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER	[signature]	9/26
PARK DEPARTMENT	[signature]	9/26
TRAFFIC DIVISION	[signature]	9-23
ASSISTANT CITY ENG.	[signature]	

APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 9/26/77

PLAN & PROFILE.
TRACT - 8665
PECAN PLACE
0+00. TO 1+85.06

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

PROJECT NO. R-2033
SHEET 7 OF 7
FILE NO. 5523