

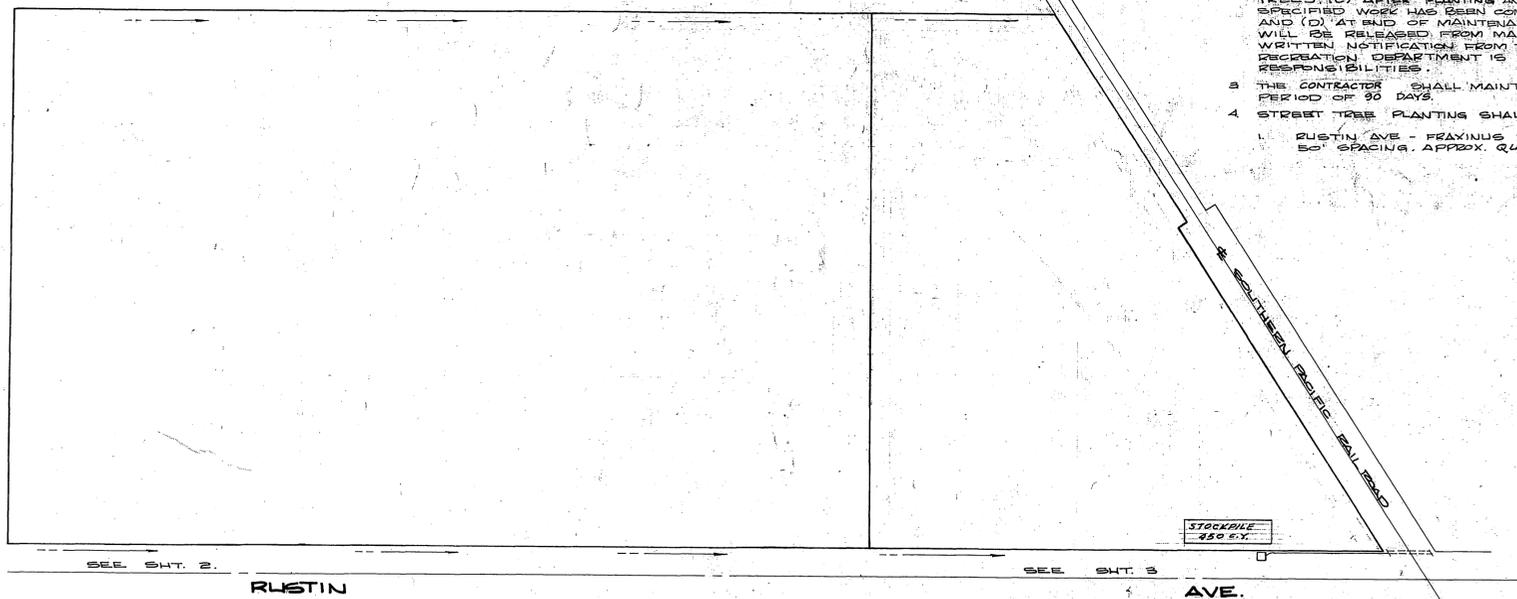


PARKS DEPARTMENT NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARKS AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 2 WORKING DAYS 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 / FINAL 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 CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF 90 DAYS.
4. STREET TREE PLANTINGS SHALL BE AS FOLLOWS:
 1. RUSTIN AVE - PRAXINUS MOOOSTO / MOOOSTO ASH - 15 GAL. 50' SPACING. APPROX. QUANTITY 25 TREES.

GENERAL NOTES :

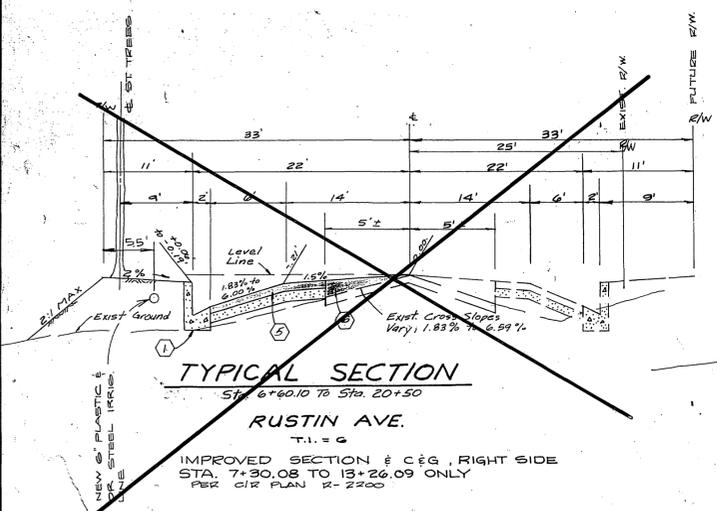
1. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION, AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1982 EDITION, AND THE CITY OF RIVERSIDE STANDARD DRAWINGS.
3. 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 AFFLICTIONS AND AT NO COST TO THE CITY.
4. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
5. TRAFFIC CONTROL SIGNS MUST BE IN PLACE PRIOR TO OPENING STREETS TO TRAFFIC.
6. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH STRAIGHT LINE CONSTRUCT MATCH UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SURFACE. ENGINEER ESTIMATES OVERLAY TO BE 110 TONS.
7. SEE ELECTRICAL PLAN PREPARED BY THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT FOR NUMBERS AND LOCATION OF REQUIRED STREET LIGHTS.
8. CURBS SHALL BE STAKED AT 25' INTERVALS AND 3' OFFSET.
9. CONTRACTOR TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. TEL. - 787-7611



INDEX MAP
NO SCALE

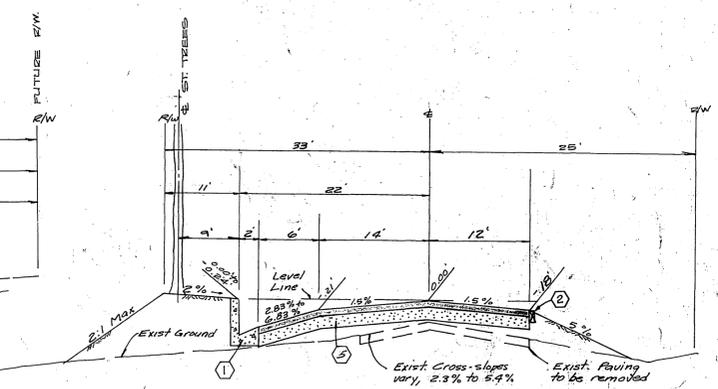
CONSTRUCTION NOTES :

1. CONSTRUCT STANDARD 200 CURB & GUTTER - C.F. AS NOTED IN PROFILE. (6' C.F.)
2. INSTALL 2" X 4" REDWOOD HEADER
3. CONSTRUCT STANDARD 220 CROSS-GUTTER WITH AS NOTED
4. CONSTRUCT 2 1/8" A.C. PAVING OVER 4" CRUSHED AGGREGATE SAND OR 4 1/2" A.C. OVER COMPACTED NATIVE. PER S.P. 1032
5. CONSTRUCT VARIABLE A.C. OVERLAY SEE GEN. NOTE 6 ABOVE
6. WATER VALVE BOX TO BE ADJUSTED TO GRADE BY CITY WATER DEPT. AFTER FINAL PAVING SEE GEN. NOTE 9
7. PLANT STREET TREES PER PARK & REC DEPT. STDS.



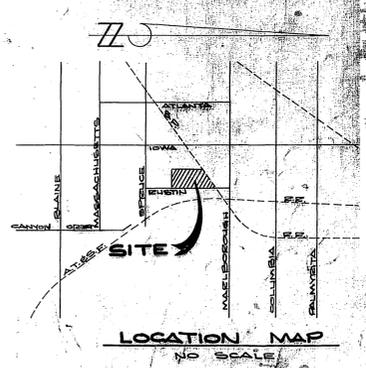
TYPICAL SECTION
Sta. 6+50.10 to Sta. 20+50

RUSTIN AVE.
T.I. = 0
IMPROVED SECTION & C&G, RIGHT SIDE
STA. 7+30.08 TO 13+26.09 ONLY
PER CIR PLAN R-2200



TYPICAL SECTION
Sta. 21+75 to RR. Tracks

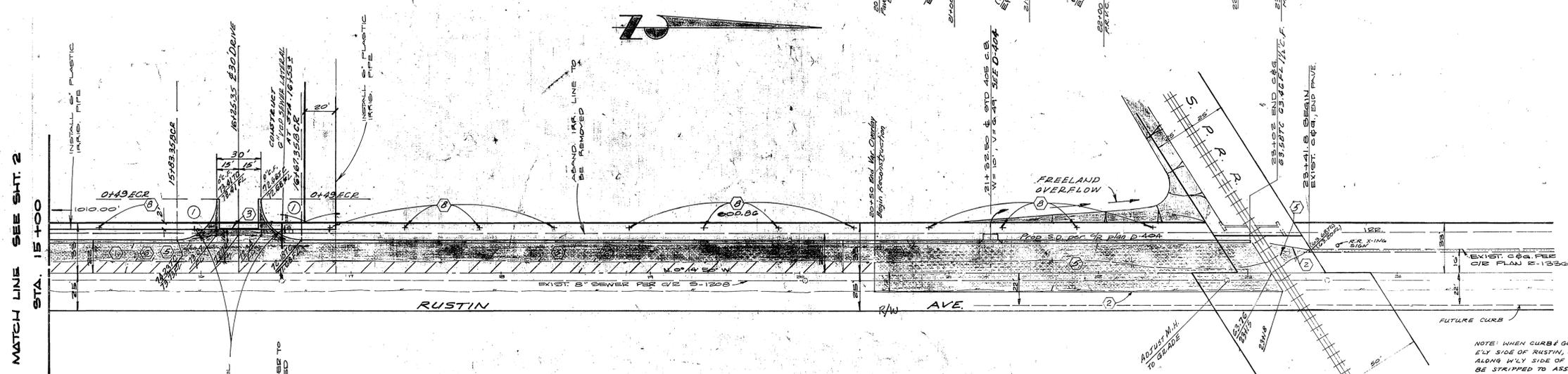
RUSTIN AVE.
T.I. = 0



LOCATION MAP
NO SCALE

BENCH MARK : ELEV. 972.94
60" O.D. SPIKE IN PP # 22805 T 25' NELY & W 1/4 SECTION 10 T 12 S R 12 E
S 1/4 FB. 1094 / 57

CITY OF RIVERSIDE DOMESTIC SYSTEMS	ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA	APPROVED BY: <i>[Signature]</i> DATE: <i>[Date]</i> R.E. No. 30200	MARK	REVISIONS	APPR. DATE	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		STREET PLAN & PROFILE		ACCOUNT NO.
						APPROVED BY: <i>[Signature]</i> DATE: <i>[Date]</i>	PRINCIPAL ENGINEER	ZONING CASE M.P. 9-812		DRAWING NUMBER
DESIGNED BY: <i>[Signature]</i> DRAWN BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i>						TRAFFIC DIVISION	CHIEF PUB. WKS. ENGR.	INDEX SHEET RUSTIN AVENUE		R-2401 A
WATER SYSTEMS PAGE DATE						DATE: <i>[Date]</i>	SCALE: NO SCALE		SHEET 1 OF 2 82-44-A	



① CURVE DATA
 A = 90°00'00"
 E = 27.00
 L = 42.41
 T = 27.00

NOTE:
 SEE SHEET 1 FOR GENERAL AND CONSTRUCTION NOTES

NOTE:
 ALL FLAGGED ELEVATIONS TO BE STAKED BY THE PRIVATE ENGINEER.

BENCH MARK: ELEV. 912.94
 GO-D SPIKE IN PP # 32085-J 25' NLY & MARLBOROUGH TO ELY OF S.F.R.R. SPUR C/R P.C. 1034-ST

CITY OF RIVERSIDE DOMESTIC & IRRIGATION WATER SYSTEMS MAP DATA	ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY <i>[Signature]</i> DATE <i>11/17/82</i> R.E. No. 30599	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY <i>[Signature]</i> DATE <i>11/17/82</i> DIRECTOR OF PUBLIC WORKS	STREET PLAN & PROFILE ZONING CASE M.P. 9-812 RUSTIN AVENUE STA. 15+00 TO S.P.R.R.	ACCOUNT No. DRAWING NUMBER R-2401 A SHEET 2 OF 2 SCALE HORIZ. 1"=40' VERT. 1"=4' 82-44-A
	DESIGNED BY MC DRAWN BY ESH CHECKED BY MC	REVISIONS APPR. DATE	DATE <i>11/17/82</i>	INVOICED UP

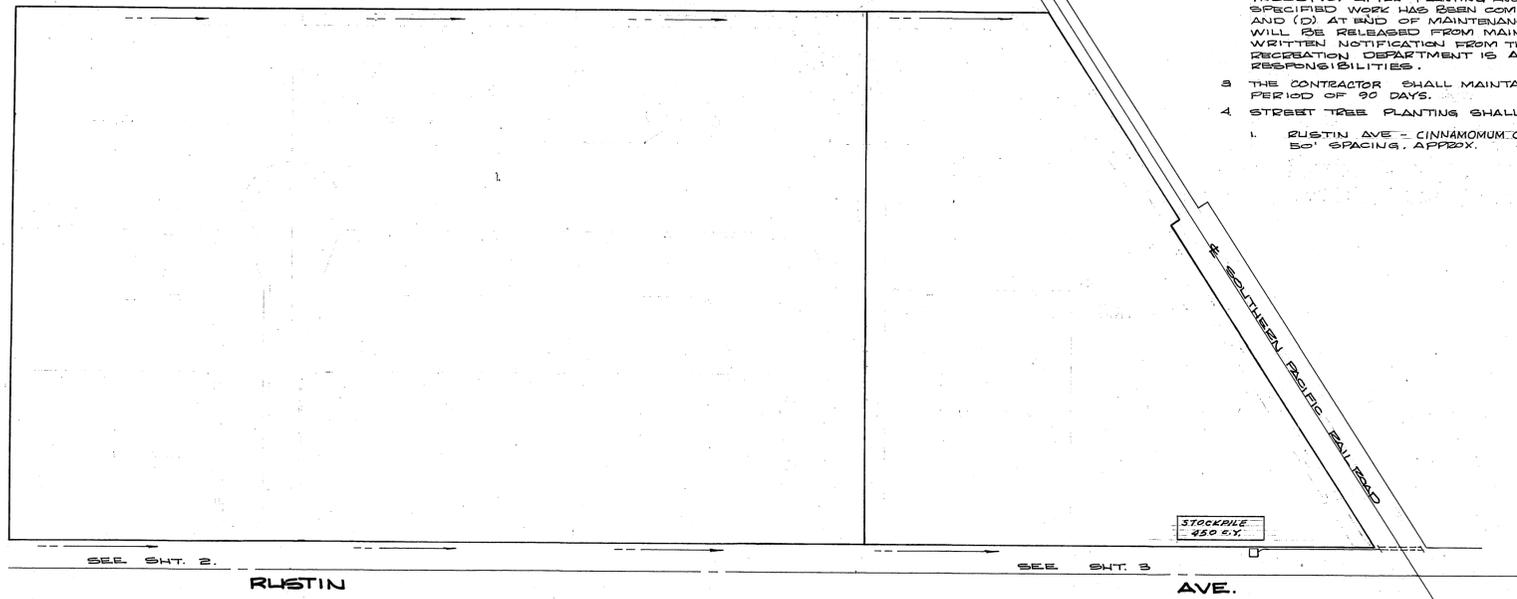


PARKS DEPARTMENT NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARKS AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 2 WORKING DAYS IN ADVANCE AT 787-7228 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 / FINAL ACCEPTANCE DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARKS AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF 90 DAYS.
4. STREET TREE PLANTING SHALL BE AS FOLLOWS:
 1. RUSTIN AVE - CINNAMOMUM CAMPHORA/CAMPHOR TREE - 15 GAL. 50' SPACING, APPROX.

GENERAL NOTES:

1. 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 SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1982 EDITION, AND THE CITY OF RIVERSIDE STANDARD DRAWINGS.
 3. 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.
 4. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
5. TRAFFIC CONTROL SIGNS MUST BE IN PLACE PRIOR TO OPENING STREETS TO TRAFFIC.
 6. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SURFACE. ESTIMATE OVERLAY TO BE 110 TONS.
 7. SEE ELECTRICAL PLAN PREPARED BY THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT FOR NUMBER AND LOCATION OF REQUIRED STREET LIGHTS.
 8. CURBS SHALL BE STAKED AT 25' INTERVALS AND 3' OFFSET.
 9. CONTRACTOR TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. TEL. - 787-7611



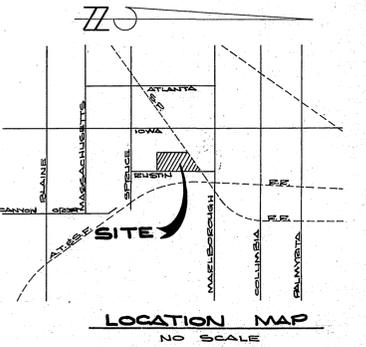
CONSTRUCTION NOTES:

1. CONSTRUCT STANDARD 200 CURB & GUTTER - C.F. AS NOTED IN PROFILE. (6' C.F.)
2. INSTALL 2" X 4" REDWOOD HEADER.
3. CONSTRUCT STANDARD 220 CROSS-GUTTER, WIDTH AS NOTED
5. CONSTRUCT 2 1/2" A.C. PAVING OVER 4" CRUSHED AGGREGATE BASE OR 4 1/2" A.C. OVER COMPACTED NATIVE. PER S.R. 1092.
6. CONSTRUCT VARIABLE A.C. OVERLAY. SEE GEN. NOTE #6 ABOVE
7. WATER VALVE BOX TO BE ADJUSTED TO GRADE BY CITY WATER DEPT AFTER FINAL PAVING SEE GEN. NOTE NO. 9
8. PLANT STREET TREES PER PARK & REC. DEPT. STD.
9. CONSTRUCT DRIVEWAY APPROACH PER CITY STANDARD NO. 302.

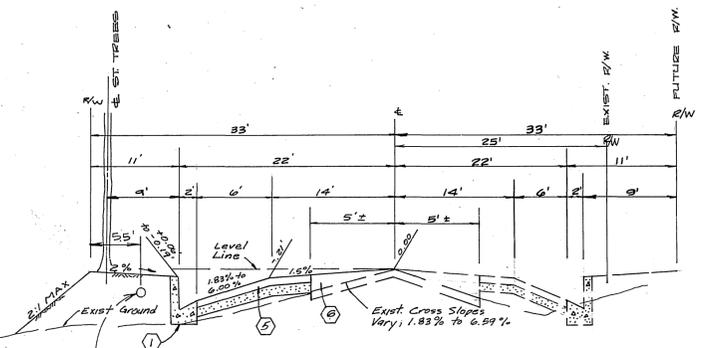
INDEX MAP
NO SCALE

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, STANDARD NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
3. 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 REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.
4. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
5. 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.
6. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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.
9. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION AS SHOWN.
10. ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE 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.
11. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
12. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
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 (U.S.A.) PHONE NO. 1-800-422-4133, 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 GIVEN AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
15. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATIONS PRIOR TO CONSTRUCTION.
16. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

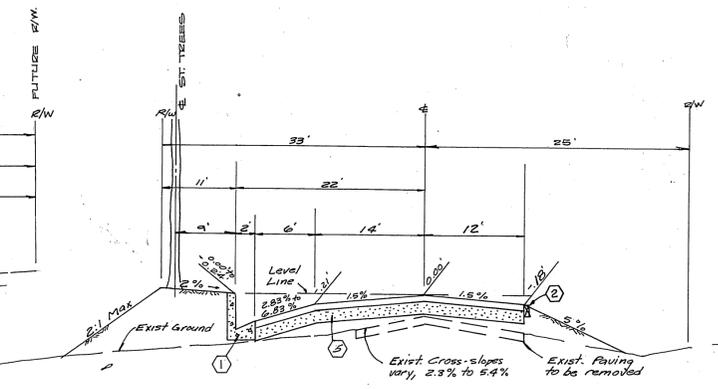


LOCATION MAP
NO SCALE



TYPICAL SECTION
Sta. 6+60.10 to Sta. 20+50

RUSTIN AVE.
T.I. = 0
IMPROVED SECTION & C & G, RIGHT SIDE
STA. 7+30.08 TO 13+26.09 ONLY
PER CIR PLAN 2-2300



TYPICAL SECTION
Sta. 20+150 to Sta. 22+79

RUSTIN AVE.
T.I. = 0

GENERAL NOTES: (CONT.)

17. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICTS WITH PROPOSED AND/OR EXISTING FACILITIES.
18. NO FINISH 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.

BENCH MARK: ELEV. 972.94
60 - 0 SPIKE IN FF # 32885-3 35' N/WLY & MARLBOROUGH - TO' E/LY OF S.F.P.R. SPUR
5/2' FB 1094/87



REVISION Δ PREPARED BY:
R.B. ENGINEERING
661 N. RAYMOND, SUITE 200A
ANAHEIM, CA. 92801
(714) 870-1500

CITY OF RIVERSIDE
DOMESTIC SYSTEMS

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY: *R. Michael Call* DATE: 12/29/82
R.E. No. 30200

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

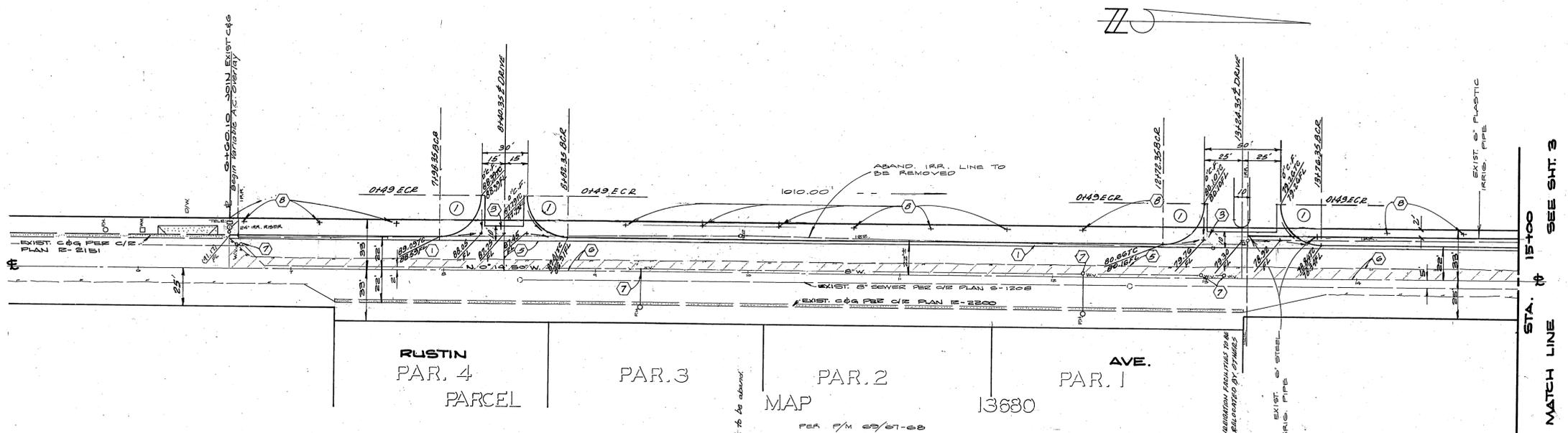
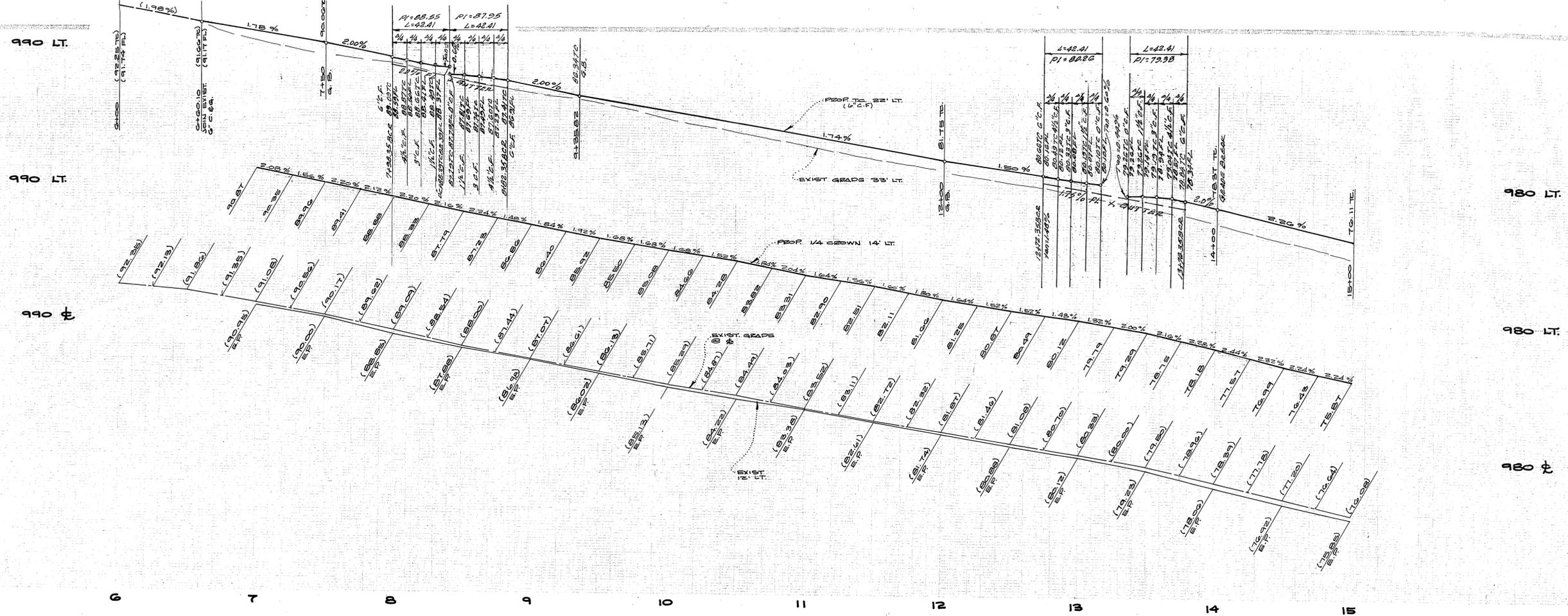
STREET PLAN & PROFILE
ZONING CASE M.P. 9-812
INDEX SHEET
RUSTIN AVENUE

ACCOUNT NO.
DRAWING NUMBER
R-2401
SHEET 1 OF 3
82-44-A

* AS BUILT 3.16.84 BRET

INDEXED UP

PC 1044



① CUEVE DATA
 A = 90° 00' 00"
 LE = 27.00
 LI = 42.41
 TE = 27.00

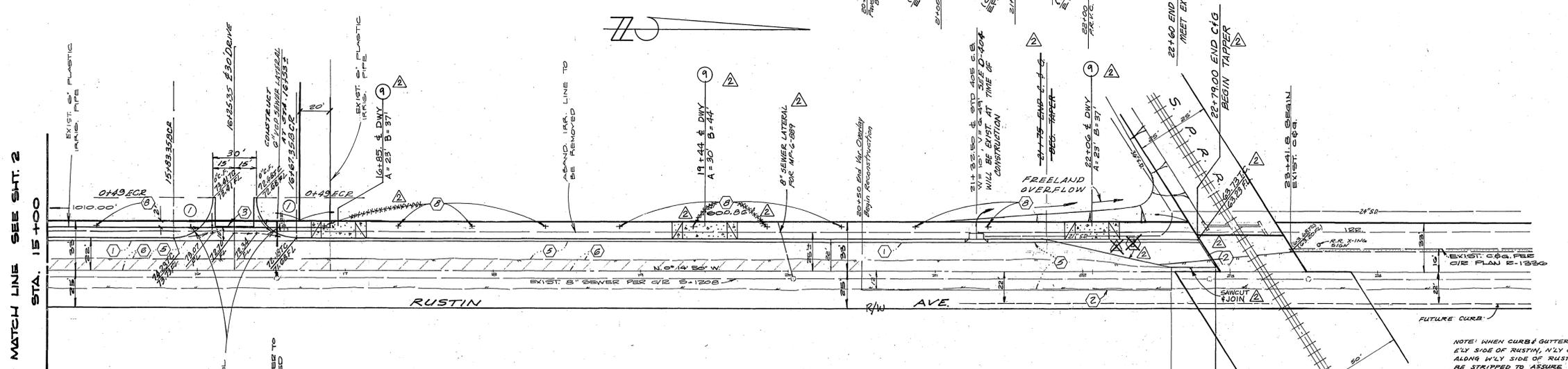
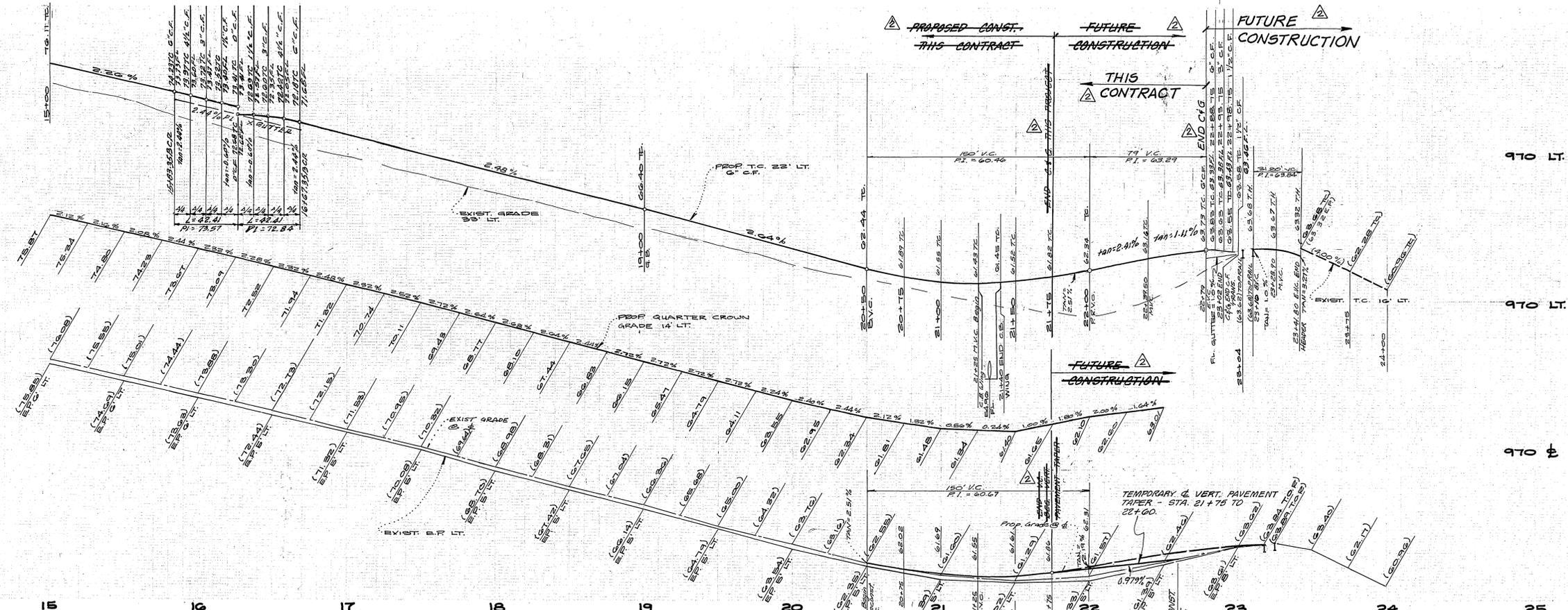
Irr. Standpipes 9" x 9" 26' Lt. to be added.

NOTE:
 SEE SHT. 1 FOR GENERAL AND CONSTRUCTION NOTES.

NOTE:
 ALL FINISHED ELEVATIONS TO BE STAKED BY THE PRIVATE ENGINEER.

BENCH MARK: ELEV. 972.94
 60" O.D. SPIKE IN RR # 22025-3 25' N'LY & MARLBOROUGH TO E'LY OF ST. P.R. SPLE C/E. RE-1024/01

CITY OF RIVERSIDE DOMESTIC SYSTEMS APPROVED BY: <i>Fred Lent</i> 4/10/82 WATER SYSTEMS MGR. DATE	ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>R. Michel Lent</i> DATE: 4/20/82 R.E. No. 20260	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>Paul Webb</i> PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. STAFF DATE: 11/3/82	ACCOUNT No. DRAWING NUMBER R-2401 SHEET 2 OF 3 82-44-A
	W.O. 8244 FOR DEAR MEDICAL GROUP P. 1046 DESIGNED BY M.C. DRAWN BY R.H. CHECKED BY M.C.	REVISIONS APPR. DATE	INDEXED BY SCALE: HORIZ. 1" = 40' VERT. 1" = 4' * AS BUILT 3-16-84 BRET!



① CHEVIE DATA
 Δ = 90° 00' 00"
 E = 27.00
 L = 42.41
 T = 27.00

▨ INDICATES AREA TO RECEIVE VARIABLE OVERLAY

NOTE: WHEN CURB & GUTTER IS CONSTRUCTED ON ELY SIDE OF RUSTIN, NLY OF TRACKS, PARKING ALONG WLY SIDE OF RUSTIN, NLY OF TRACKS, TO BE STRIPPED TO ASSURE A STRAIGHT ALIGNMENT OF DRIVING LANES ACROSS TRACKS.

* AS BUILT 3-16-84 BRET!

NOTE: SEE SHEET 1 FOR GENERAL AND CONSTRUCTION NOTES

NOTE: ALL FLAGGED ELEVATIONS TO BE STAKED BY THE PRIVATE ENGINEER.

BENCH MARK: ELEV. 972.94
 60-D SPIKE IN RR # 22885-J 25' NLY & MARLBOROUGH - TO ELY OF S.F.R.R. SPUR. C/R FS - 1094-87.



REVISION PREPARED BY:
R.B. ENGINEERING
 1661 N. RAYMOND, SUITE 200A
 ANAHEIM, CA. 92801
 (714) 870-1500

CITY OF RIVERSIDE
 DOMESTIC & IRRIGATION
 APPROVED BY: *Robert J. Bell* 2-9-89
 ROBERT J. BELL PCE 37888 DATE

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *Robert J. Bell* DATE 2/9/89
 R.E. No. 30266

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *Robert J. Bell* DATE 1/13/89
 DIRECTOR OF PUBLIC WORKS

STREET PLAN & PROFILE
ZONING CASE M.P. 9-812
RUSTIN AVENUE
 STA. 15+00 TO S.F.R.R.

ACCOUNT No. DRAWING NUMBER
R-2401
 SHEET 3 OF 3
 SCALE: HORIZ. 1"=40' VERT. 1"=4'
 82-44-A