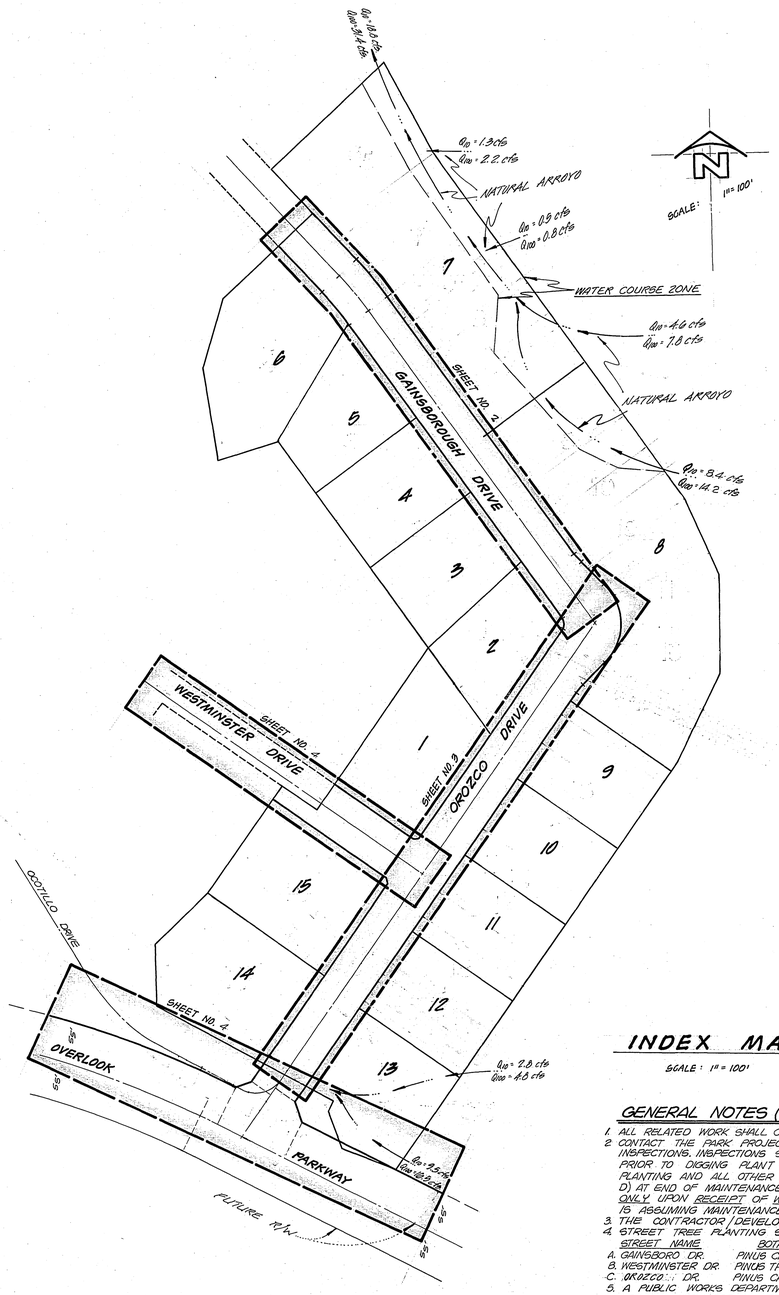


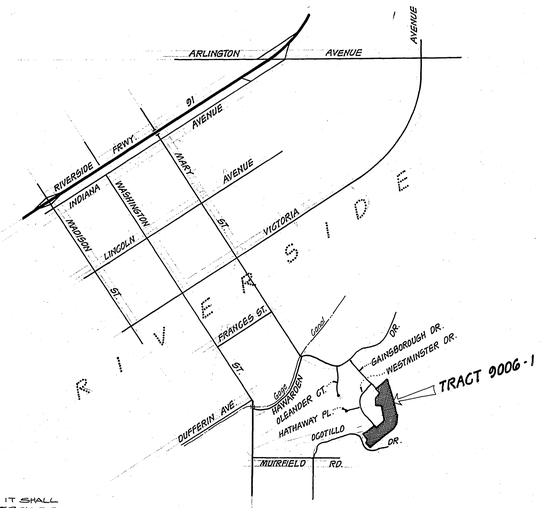
STREET NAME & TRAFFIC SIGN SCHEDULE		
A	OROZCO DR.	6900
	GAINSBOROUGH DR	2000
B	OROZCO DR.	6900
	WESTMINSTER DR	2000
C	OROZCO DR.	6900
	OVERLOOK PKWY.	2000
	W-19 (PAVEMENT ENDS) 30" SQUARE	
	R-1 (STOP SIGN) 30" OCTAGON	
	W-59 (NOT A THROUGH STREET) 24" SQUARE	

DRAINAGE NOTE

GRADING ON THE LOTS WHERE THIS NATURAL ARROYO EXISTS SHALL BE LIMITED IN SUCH A MANNER THAT THE NATURAL DRAINAGE WILL NOT BE AFFECTED OR BLOCKED IN ANY WAY.

GENERAL NOTES CONT.

15. BEFORE THE RIP RAP IS ACCEPTED, AS PLACED, AT THE OUTLET OF ANY DRAINAGE STRUCTURE, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
16. IN RESIDENTIAL AREAS 6"X6" OR 6" DIAMETER BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK 10" TO 14" FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES. FOR MAILBOXES FOR BUSINESS, MOBILEHOME PARKS OR APARTMENT HOUSES, DEVELOPER TO CHECK WITH THE U.S.P.S. FOR THE NUMBER AND LOCATION OF MAILBOXES.
17. THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
18. 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.



VICINITY MAP

NO SCALE

CONSTRUCTION NOTES

1. CONSTRUCT 2½" A.C. OVER 4" CRUSHED AGGREGATE BASE PER STD. # 1218 (FOR OVERLOOK PKWY CONSTRUCTION 2½" A.C. OVER 5½" A.B.
2. CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING 200 (TYPE I) 6" C.F".
3. CONSTRUCT CURB SIDEWALK PER STANDARD DRAWING 325.
4. CONSTRUCT WHEELCHAIR RAMPS PER STANDARD DRAWING 304.
5. REMOVE 2" X 4" REDWOOD HEADER.
6. CONSTRUCT 2"X4" REDWOOD HEADER.
7. CONSTRUCT CONCRETE CROSS-GUTTER PER STD. DWG. #220.
8. CONSTRUCT 3'-6" HIGH CONCRETE BLOCK WALL PER CITY OF RIVERSIDE STD. D DWG. # 704 (SEE PLAN FOR HEIGHTS); TO MATCH WALL CONSTRUCTED FOR TR. #10859 TO THE WEST.

   NOTE: THIS WALL REQUIRES PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.
9. PLANT STREET TREES PER CITY OF RIVERSIDE PARKS AND RECREATION STANDARDS.

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 AT NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE, DEPARTMENT OF PUBLIC WORK; STANDARD DRAWINGS AND SPECIFICATIONS FOR PUBLIC WORKS, CONSTRUCTION, 1988 EDITION.
3. FINAL STRIPING FOR TRAFFIC CONTROL TO BE THE RESPONSIBILITY OF THE DEVELOPER.
4. 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 PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES, NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
5. CURB AND GUTTER SHALL BE STAKED WITH 3.0 FOOT OFF-SETS AT 25.00 FOOT INTERVALS.
6. TRAFFIC CONTROL SIGNS SHALL BE IN PLACE PRIOR TO OPENING THE STREETS TO TRAFFIC.
7. DRIVEWAY APPROACHES SHALL BE CONSTRUCTED PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION AS APPROVED BY THE CITY TRAFFIC ENGINEER.
8. 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 BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
9. SEE "STREET LIGHTING PLAN" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
10. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
11. 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 SIGNING THESE PLANS SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
12. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
13. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC SERVICE DEPT. (787-7284) TO PICK UP ANY EXISTING STD. 100 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
14. DEVELOPER 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. (787-7811)

INDEX MAP

SCALE: 1" = 100'

INDEX 10

GENERAL NOTES (STREET TREES)

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 787-7228 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 (CONTRACTOR/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/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'D.
A. GAINSBORO DR.	PINUS CANARIENSIS/CANARY ISLAND PINE	15 GAL.	50'	28
B. WESTMINSTER DR.	PINUS THUNBERGII/JAPANESE BLACK PINE	15 GAL.	50'	5
C. OROZCO DR.	PINUS CANARIENSIS/CANARY ISLAND PINE	15 GAL.	50'	26

5. A PUBLIC WORKS DEPARTMENT PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.

BENCH MARK

CITY BENCH MARK NO. F7-B BRASS DISC IN CONCRETE MONUMENT ON SELY SIDE OF MUIRFIELD ROAD, 10' E'LY OF P.P. (NO #) AND 300' E'LY OF P.P.# 166614-J. P.B. 847/18.

ELEVATION = 1294.788

CITY OF RIVERSIDE
DOMESTIC SYSTEM

BY Fred Lantz 3/28/83
WATER SYSTEM MANAGER DATE

L. A. WAINSCOTT & ASSOCIATES
LAND PLANNERS · CIVIL ENGINEERS · LAND SURVEYORS
GRAND TERRACE, CALIFORNIA
(714) 824-1775

APPROVED L.A. Wainscott DATE 7-21-82
R.C.E. 16056

W.O. 181.01 FOR J.C. CASHMAN F.B. 4

*As built 6-16-87 TC

MARK	REVISIONS	APPR.	DATE
2	REVISE CONST. NOTE	WLE	11/28/86
1	ADDED PAVING SECTIONS, SR 1278	WLE	5/29/86

DESIGNED BY [illegible] DRAWN BY [illegible] CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER	[illegible]	4/15/87
PARK DEPARTMENT	[illegible]	4/15/87
TRAFFIC DIVISION	[illegible]	9-9-83
ASSISTANT CITY ENG.	[illegible]	9-9-83
PLANNING DEPT.	[illegible]	9-21-83

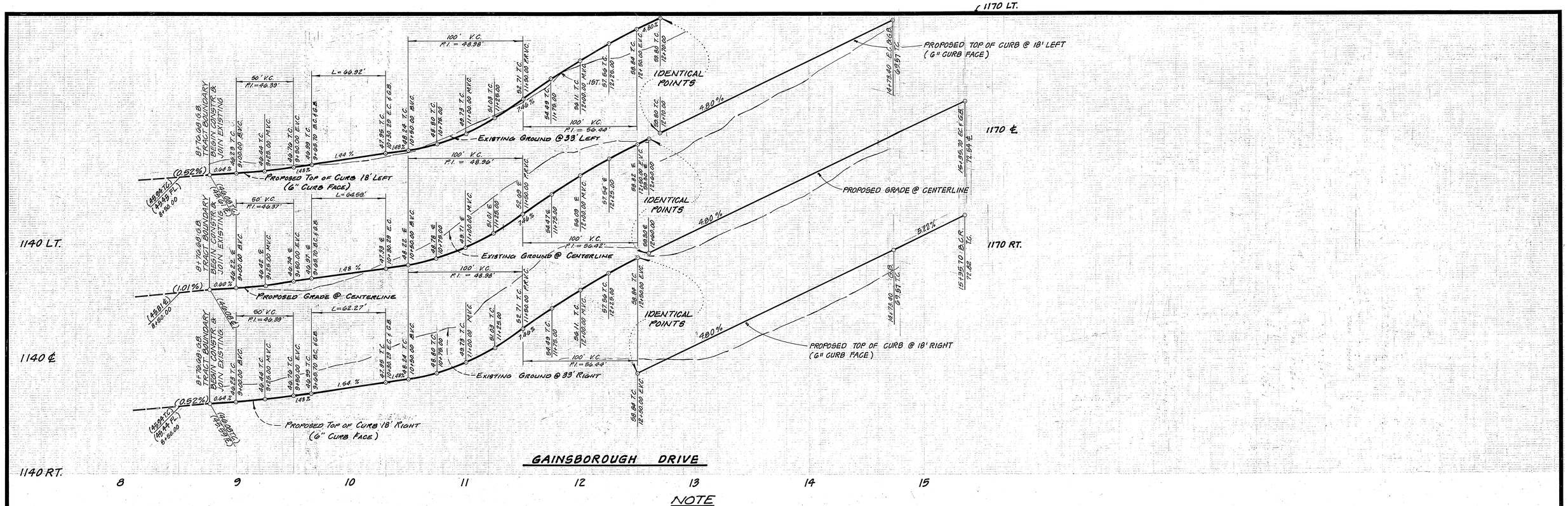
APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 4/15/87

TITLE SHEET
TRACT 9006-1
STREET PLAN INDEX & NOTES

HORIZ. SCALE: AS SHOWN

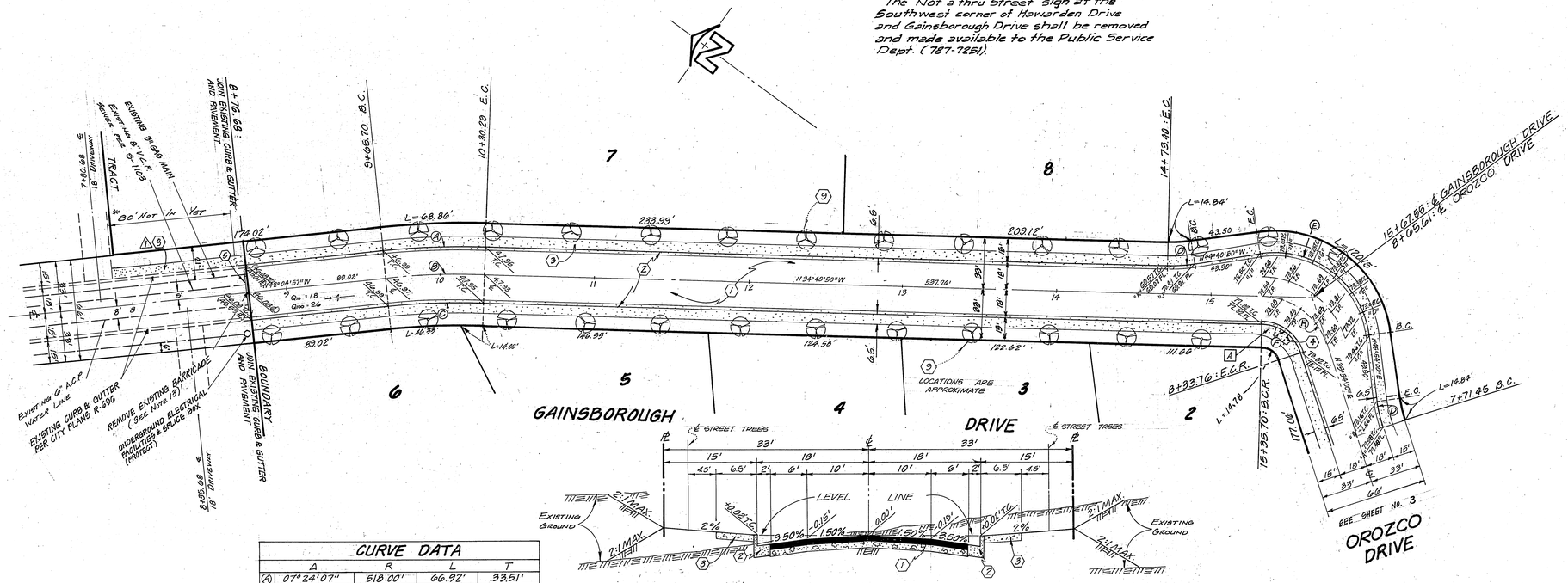
PROJECT NO. R-2488
SHEET 1 OF 5
W.O. 181.01-A

PC 12350



NOTE

The "Not a thru Street" sign at the Southwest corner of Hawarden Drive and Gainsborough Drive shall be removed and made available to the Public Service Dept. (787-7251).



TYPICAL SECTION

GAINSBOROUGH DRIVE

T.I.=5 NO SCALE

NOTE: SEE SHEET 1 OF 5 FOR GENERAL AND CONSTRUCTION NOTES.

CURVE DATA

	Δ	R	L	T
(A)	07°24'07"	518.00'	66.92'	33.51'
(B)	07°24'07"	500.00'	64.59'	32.34'
(C)	07°24'07"	482.00'	62.27'	31.18
(D)	10°00'00"	100.00'	17.45'	8.75'
(E)	90°34'50"	61.00'	96.44'	61.62'
(F)	70°34'50"	27.00'	33.26'	19.11'
(G)	90°00'00"	27.00'	42.41'	27.00'
(H)	70°34'50"	45.00'	55.43'	31.85'

BENCH MARK

CITY BENCH MARK No F7-B. BRASS DISC IN CONCRETE MON. ON S'LY SIDE OF MUIRFIELD RD. 10' E'LY OF PP(NO#) AND 300' E'LY OF PP#16614J. F.B. 847/18

ELEV.=1294.788

L A WAINSCOTT & ASSOCIATES
LAND PLANNERS · CIVIL ENGINEERS · LAND SURVEYORS
GRAND TERRACE, CALIFORNIA
(714) 824-1775

APPROVED BY L. A. Wainscott DATE 7-21-82
R.C.E. 16056
W.O. 181.01 FOR J. C. CASHMAN F.B. 4

*As built 6-16-87 INDEX UP

CITY OF RIVERSIDE
DOMESTIC SYSTEM
BY Fred Kantz 3/28/83
WATER SYSTEM MANAGER DATE

MARK	REVISIONS	APPR.	DATE
1	ADDED S/N REQ'D TO TRACT BDRY.		2/9/83

DESIGNED BY PH & ES DRAWN BY PH & FB CHECKED BY ES

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

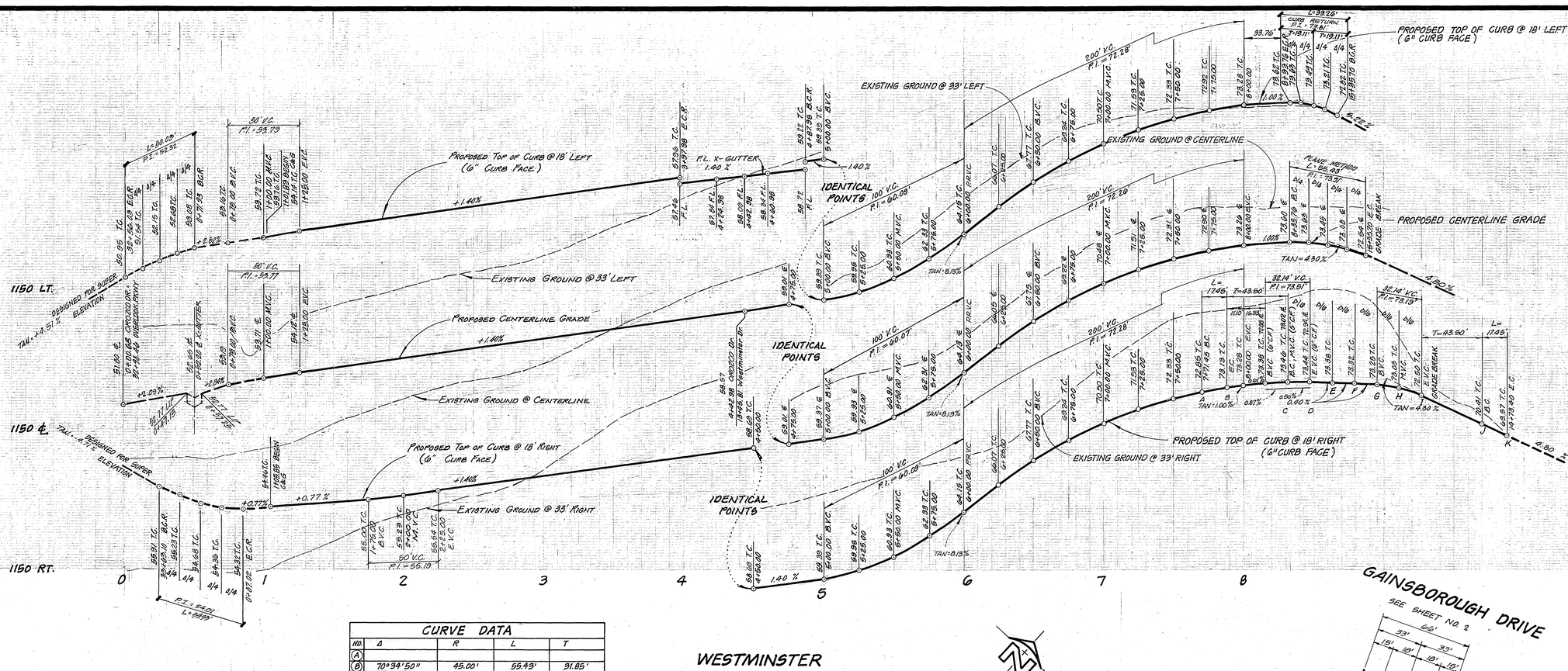
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		12/13/82
TRAFFIC DIVISION		9-9-83
CHIEF P. W. ENGR.		9-9

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 9/9/83

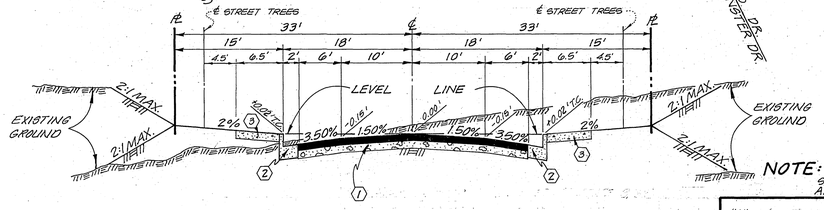
STREET PLAN & PROFILE
TRACT 9006-1
GAINSBOROUGH DRIVE

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

PROJECT NO. R-2488
SHEET 2 OF 5
W.O. 181.01-A



CURVE DATA				
NO.	Δ	R	L	T
(A)				
(B)	70°34'50"	45.00'	55.43'	31.85'
(C)	90°00'00"	27.00'	42.41'	27.00'
(D)	10°00'00"	100.00'	17.45'	8.75'
(E)	90°34'50"	61.00'	96.44'	61.82'
(F)	70°34'50"	27.00'	33.26	19.11'
(G)	81°83'46"	35.00'	50.03'	30.37'
(H)	23°06'14"	35.00'	69.93'	40.34'



TYPICAL SECTION

OROZCO DRIVE
T.I.=5
NO SCALE

NOTE: SEE SHEET 1 OF 5 FOR GENERAL AND CONSTRUCTION NOTES.

BENCH MARK

CITY BENCH MARK № FT-B BRASS DISC IN CONCRETE MON. ON S'LY SIDE OF MUIRFIELD RD. 10' E'LY OF PP(№?) AND 300' E'LY OF PP#16614J F.B. 847/18

ELEV.=1294.788

CITY OF RIVERSIDE
DOMESTIC SYSTEM

BY Fred Lantz
WATER SYSTEM MANAGER
3/21/83
DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: C.H. & E.G. DRAWN BY: C.H. & E.G. CHECKED BY: E.G.

* As built 6-16-87 TE

INSERT

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT	[illegible]	9/13/83
TRAFFIC DIVISION	[illegible]	9-9-83
CHIEF P. W. ENGR.	[illegible]	9-9-83

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 9/9/83

L A WAINSCOTT & ASSOCIATES
LAND PLANNERS · CIVIL ENGINEERS · LAND SURVEYORS
GRAND TERRACE, CALIFORNIA
(714) 824-1775

APPROVED BY L. A. Wainscott DATE 7-21-82
R.C.E. 16056
W.O. 181.01 FOR J. A. CASHMAN F.B. 4

STREET PLAN & PROFILE

TRACT 9006-1

OROZCO DRIVE

PROJECT NO. R-2488

SHEET 3 OF 5

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

W.O. 181.01

NOTE:
PLACE FACING CLASS ROCK SLOPE PROTECTION PER STATE OF CALIFORNIA BUSINESS & TRANSPORTATION DEPT. OF TRANSPORTATION SECTION 72 (METHOD "B" PLACEMENT)

TYPICAL SECTION
OVERLOOK PARKWAY

NO SCALE T.I. = 7.0

NOTE: TYPICAL SECTION FOR OVERLOOK PARKWAY APPLIES ONLY TO THOSE PORTIONS THAT ARE OUTSIDE THE SUPERELEVATED AREA.
PAVING SECTION:
Construct ___" A.C. over ___" Crushed Aggregate Base per S.R. ___ R= ___

BASIS FOR STATIONING ON OVERLOOK PARKWAY PER CITY PLAN R-2228

CURVE DATA				
NO.	DELTA	RADIUS	TANGENT	LENGTH
(A)	81°53'46"	35.00'	30.37'	50.03'
(B)	98°06'14"	35.00'	40.34'	59.93'
(C)	90°00'00"	27.00'	27.00'	42.41'

OVERLOOK PARKWAY

No Scale
TYPICAL SECTION
WESTMINSTER DRIVE
STA. 9+11.00 TO STA. 11+72.81
T.I. = 5

No Scale
TYPICAL SECTION
WESTMINSTER DRIVE
STA. 11+72.81 TO STA. 13+00.79
T.I. = 5

SEE SHEET 1 OF 5 FOR GENERAL & CONSTRUCTION NOTES

* As built 6-16-87

INDEX

PACIFIC TELEPHONE
Walter R. Dunman 3/23/83 DATE

PUBLIC UTILITIES DEPT - C/RIVERSIDE
Don Campbell 1/6/83
ELECTRIC SYSTEM MANAGER DATE

CITY OF RIVERSIDE
DOMESTIC SYSTEM
BY Fred Lantz 3/28/83
WATER SYSTEM MANAGER DATE

L A WAINSCOTT & ASSOCIATES
LAND PLANNERS CIVIL ENGINEERS LAND SURVEYORS
GRAND TERRACE, CALIFORNIA
(714) 824 1775
APPROVED BY L. A. Wainscott DATE 7-21-82
R.C.E. 16056
W.O. 181.01 FOR J. A. CASHMAN F.B. 4

MARK	REVISIONS	APPR.	DATE
2	REVISE CONC. BLOCK WALL		6/13/86
1	ELIMINATED ACCESS ROAD & SHOWED COMPLETION OF IMPROVEMENTS		1/22/86

DESIGNED BY P.H. DRAWN BY B. Ho CHECKED BY E.S.

BENCH MARK:
CITY BENCH MARK Nº F7-B BRASS DISC IN CONCRETE MONUMENT ON S'LY SIDE OF MUIRFIELD ROAD, 10' E'LY OF P.P. (NO #) AND 300' E'LY OF P.P. #16614J F.B. 847/18.
ELEV. = 1294.788

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER		9/9/83
PARK DEPARTMENT		12/13/82
TRAFFIC DIVISION		
ASSISTANT CITY ENG.		9-9
PLANNING DEPT.		7-31-8

APPROVED BY: DIRECTOR OF PUBLIC WORKS
DATE 9/9/83

STREET PLAN AND PROFILE
OVERLOOK PARKWAY (FUTURE)
WESTMINSTER DRIVE
TR. 9006-1

SCALE: HORIZ.: 40 VERT. 4

R-2488
SHT. 4 OF 5
W.O. 181.01

NOTES:
1. PROFILE MAY BE VARIED TO MAINTAIN ADEQUATE COVER OVER WATERLINES
2. THERE SHALL BE NO HORIZONTAL ALIGNMENT OR WIDTH CHANGE MADE TO CLEAR TREES UNTIL CLEARANCE IS OBTAINED FROM THE ENGINEER AND CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT.

NOTE: CUT AND FILL SLOPES 1' OR LESS ARE NOT SHOWN.

℄ CURVE DATA

№	RADIUS	DELTA	LENGTH	TANGENT
①	140.00'	46°08'40"	112.75'	59.63'
②	160.00'	45°47'35"	115.89'	63.35'
③	306.00'	24°02'09"	128.37'	64.14'
④	150.00'	23°14'08"	60.83'	30.84'
⑤	150.00'	25°04'06"	65.63'	33.35'

NOTE:
Place facing class rock slope protection per state of California Business & Transportation, Dept. of Transportation, Section 72 (Method "B" Placement)
* As built 6.16.87

NOTE:
ALL TRAFFIC SIGNS ARE TO BE ERECTED ON 4"x4" WOOD POSTS.

CITY OF RIVERSIDE - PUBLIC UTILITIES DEPT.
ELECTRIC DIVISION
BY: Don Campbell 1-6-83
ELECTRIC SYSTEM MANAGER DATE

CITY OF RIVERSIDE - PUBLIC UTILITIES DEPT.
DOMESTIC SYSTEM
BY: Fred Lantz 3/28/83
WATER SYSTEM MANAGER DATE

L. A WAINSCOTT & ASSOCIATES
LAND PLANNERS CIVIL ENGINEERS LAND SURVEYORS
GRAND TERRACE, CALIFORNIA
(714) 824 1775
APPROVED BY L. A. Wainscott DATE 7-29-82
R.C.E. 16056
W.O. 181.01 FOR CASHMAN F.B. 4

MARK	REVISIONS	APPR.	DATE
1	ELIMINATED ACCESS ROAD		1/22/86

DESIGNED BY EBS/BERNIE DRAWN BY BERNIE CHECKED BY EBS

BENCH MARK:
CITY BENCH MARK NO. F7-B BRASS DISC IN CONCRETE MONUMENT ON S'LY SIDE OF MUIRFIELD ROAD, 10' E'LY OF P.P. (NO #) AND 300' E'LY OF P.P. # 16614J. F.B. 847/18
ELEV. = 1294.788

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER		9/9/83
PARK DEPARTMENT		12/13/82
TRAFFIC DIVISION		9-9-83
ASSISTANT CITY ENG.		9-9

APPROVED BY: Robert C. Wales
DIRECTOR OF PUBLIC WORKS
DATE 9/9/83

STREET PLAN & PROFILE
OCOTILLO DRIVE
CONSTRUCTION ACCESS ROAD
TR. 9006-1
SCALE: HORIZ.: 1"=40' VERT. 1"=4'

R-2488
SHT. 5 OF 5
W.O. 181.01-A

PC 1256