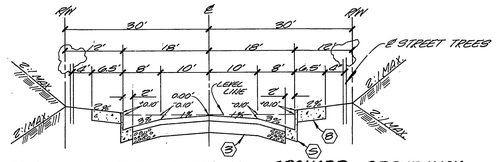
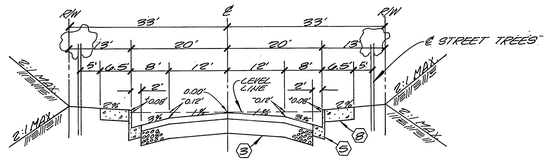
TRACT NO. 22108
STREET PLANS



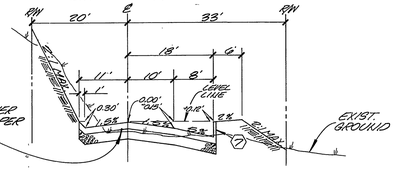
PARKHAVEN WAY, SUNHAVEN WAY, ORCHARD GROVE WAY, GOLDEN TERRACE DRIVE (FROM STA. 16+79± TO 19+80±)

N.T.S. —— T.I. = 5



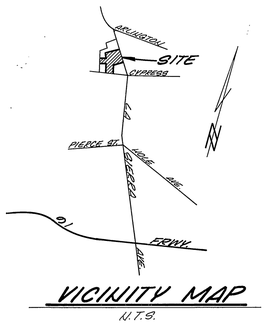
CORAL RIDGE DRIVE, FRANCISCO DRIVE, GOLDEN TERRACE DRIVE (FROM STA. 10+00.00 TO 16+79±)

N.T.S. —— T.I. = 5



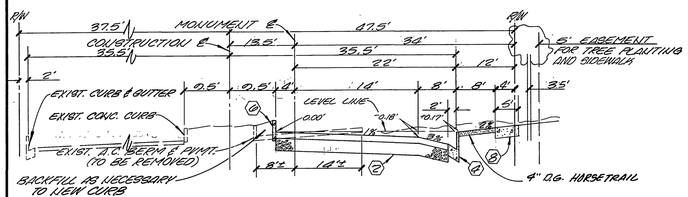
ALHAMBRA AVE.

N.T.S. —— T.I. = 5



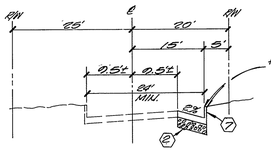
VICINITY MAP

N.T.S.



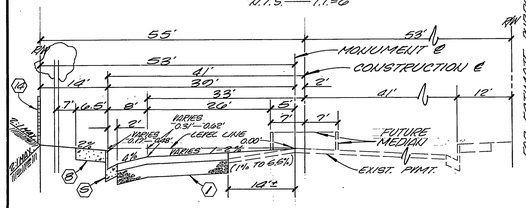
CYPRESS AVE. (FROM STA. 13+18± TO 19+16±)

N.T.S. —— T.I. = 6



CYPRESS AVE. (FROM STA. 6+50± TO 13+70±)

N.T.S. —— T.I. = 6



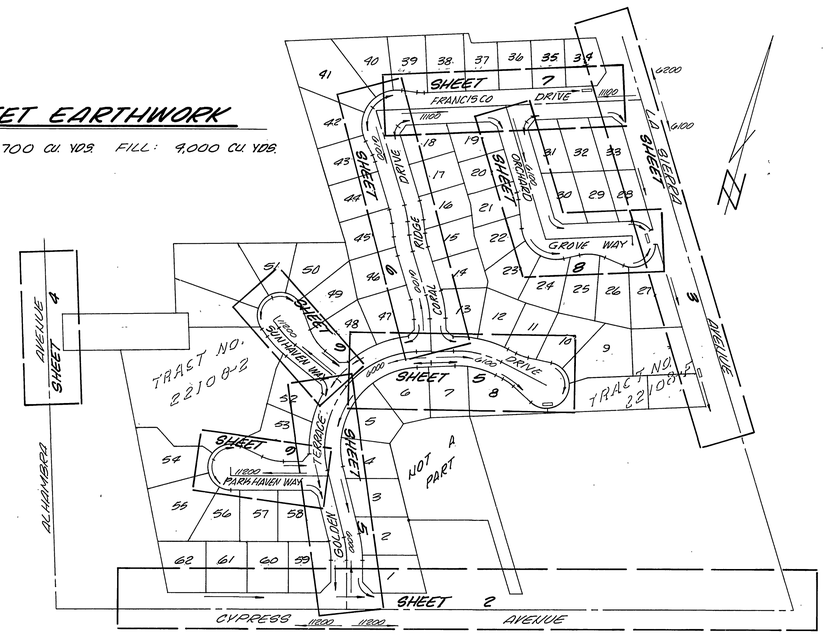
LA SIERRA AVE.

N.T.S. —— T.I. = 7.5

FOR ESTIMATE PURPOSES ONLY REFER TO GENERAL NOTE 10

STREET EARTHWORK

CUT: 10,700 CU. YDS. FILL: 9,000 CU. YDS.



INDEX MAP

N.T.S.

CONSTRUCTION NOTE & QUANTITIES

1	CONSTRUCT "A.C. OVER "CRUSHED A.B. OR "A.C. OVER COMPACTED NATIVE SOIL	20,388	S.F.
2	CONSTRUCT "A.C. OVER "CRUSHED A.B. OR "A.C. OVER COMPACTED NATIVE SOIL	18,342	S.F.
3	CONSTRUCT "A.C. OVER "CRUSHED A.B. OR "A.C. OVER COMPACTED NATIVE SOIL	114,284	S.F.
4	CONSTRUCT 8" CURB & GUTTER PER STD. DWG. # 200 (TYPE I)	561	L.F.
5	CONSTRUCT 6" CURB & GUTTER PER STD. DWG. # 200 (TYPE I)	6350	L.F.
6	CONSTRUCT 8" CURB ONLY PER STD. DWG. # 200 (TYPE II)	405	L.F.
7	CONSTRUCT 8" A.C. BERM PER STD. DWG. # 250 (TYPE I)	870	L.F.
8	CONSTRUCT SIDEWALK PER STD. DWG. # 325	29,887	S.F.
9	CONSTRUCT WHEELCHAIR RAMP PER STD. DWG. # 304	12	EA.
10	CONSTRUCT X-GUTTER & APRONS PER STD. DWG. # 220	2310	S.F.
11	CONSTRUCT CATCH BASIN PER STD. DWG. # 405 (WIDTH NOTED ON PLAN)	2	EA.
12	INSTALL 18" Ø R.C.P. PER PROFILES SHOWN	111	L.F.
13	REMOVE OR RELOCATE POWER POLE (BY CITY FORCES)	13	EA.
14	CONSTRUCT BLOCK WALL (PER GENERAL NOTE 17) (PRIVATE)	545	L.F.
15	PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARKS & RECREATION DEPARTMENT	130	EA.
16	CONSTRUCT DROP INLET PER DETAIL ON SHEET 3	1	EA.
17	CONSTRUCT JUNCTION STRUCTURE PER STD. DWG. # 421	2	EA.
18	TO BE RELOCATED AND/OR ADJUSTED TO GRADE (BY CITY FORCES)	10	EA.

TYPICAL SECTIONS

N.T.S.

NOTIFICATIONS

1. THE EXISTENCE, LOCATION & DEPTH OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE 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 LOCATE & PROTECT ALL UNDERGROUND FACILITIES SHOWN & ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

SIGN SCHEDULE

A	CYPRESS AVENUE	11200	E	FRANCISCO DRIVE	11100
	GOLDEN TERRACE DRIVE	6000		ORCHARD GROVE WAY	6100
B	GOLDEN TERRACE DRIVE	6000	B	FRANCISCO DRIVE	11100
	PARKHAVEN WAY	11200		LA SIERRA AVENUE	6100
C	GOLDEN TERRACE DRIVE	6000	H	R1 (STOP SIGN)	36"
	SUNHAVEN WAY	11200			
D	GOLDEN TERRACE DRIVE	6000	J	R1 (STOP SIGN)	30"
	CORAL RIDGE DRIVE	6100			
E	CORAL RIDGE DRIVE	6100	K	W 53 (NOT A THROUGH STREET)	24"
	FRANCISCO DRIVE	11100			

INSTALL PER STD. DWGS. 662-A & 666

STREET TREE PLANTING CONTINUED:

FRANCISCO DRIVE	PODOCARPUS PRACILIO / FERN PINE	15 GAL.	45'	16
GOLDEN TERRACE DRIVE	LIQUIDAMBER STYRACIFLUA / AMERICAN SWEET GUM	15 GAL.	45'	32

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF THE 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 DRAWING 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 REVISING 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. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 12.5' INTERVALS AND TWO ROWS OF NUMBER 3 RE-BAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.4%. PLACE 3/4" DOWEL PINS AT ALL EXPANSION JOINTS.
9. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
10. THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
11. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BODILY WORK DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
12. 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.
13. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
14. 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.
15. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKINGS TO BE THE RESPONSIBILITY OF THE DEVELOPER.
16. 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. (351-6168)
17. CONSTRUCT BLOCK WALL PER RIVERSIDE CITY STANDARD 704 OR APPROVED DESIGNS (SEE PLAN FOR HEIGHTS)
TYPE/COLOR OF BLOCK TAN MORTAR COLOR TAN OTHER ——
SIZE 6"x8"x16" OR 8"x8"x16" TYPE/COLOR CAP TAN SLUMPSTONE
18. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
19. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
20. DEVELOPER AND/OR CONTRACTOR TO GIVE R.C.F.C. 5 DAYS WRITTEN NOTICE PRIOR TO STARTING WORK ON STORM DRAIN. R.C.F.C. ENCROACHMENT PERMIT NO. ——

TREE PLANTING GENERAL NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 351-6126 TO SCHEDULE INSPECTIONS. THE INSPECTIONS SHALL BE REQUIRED: (A) WHEN PLANT LOCATIONS HAVE BEEN STAKED 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. PUBLIC WORKS & PARKS & RECREATION DEPARTMENT PERMITS ARE 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.
5. STREET TREE PLANTING SHALL BE:

STREET NAME	BOTANICAL NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
CYPRESS	MAGNOLIA GRADIFLARA / MAGNOLIA-MAJESTIC BEAUTY	15 GAL.	45'	9
LA SIERRA AVE.	JACARANDA MIMOSIFOLIA / JACARANDA	15 GAL.	45'	14
ALHAMBRA AVE.	PINUS CANARIENSIS / CANARY ISLAND PINE	15 GAL.	AS SHOWN	1
PARKHAVEN WAY	CUPANIA PSIS ANACARDIOIDES / CARROTWOOD	15 GAL.	45'	10
SUNHAVEN WAY	CUPANIA PSIS ANACARDIOIDES / CARROTWOOD	15 GAL.	45'	10
CORAL RIDGE DRIVE	ALBIGIA JULIBRISSIN / SILK TREE	15 GAL.	45'	19
ORCHARD GROVE WAY	PINUS ELDARCIA / MANDEL PINE	15 GAL.	45'	19

PACIFIC BELL TELEPHONE CO.	SOUTHERN CALIFORNIA GAS CO.	L A WAINSCOTT & ASSOCIATES	BENCH MARK: 62-M.
REVIEWED BY [signature] 1-21-88 DATE	REVIEWED BY [signature] 12-11-87 DATE	22400 BARTOLI RD. SUITE 200 CIVIL ENGINEERS GRAND TERRACE, CALIFORNIA (714) 824-1735	P.K. NAIL & CITY ELEV. TAG, NW EASTERLY CORNER OF LA SIERRA AVE., 20'± NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.
CITY OF RIVERSIDE - PUBLIC UTILITIES ELECTRIC	CITY OF RIVERSIDE - WATER SYSTEM	APPROVED BY [signature] R.C.E. 16058 DATE 12/1/87	ELEV. = 770.743
CHIEF UTILITIES ENGINEER-ELECTRIC 12/11/87 DATE	APPROVED BY [signature] 7/22/88 DATE	W.O. 527.01 FOR EMBLEM DEVELOPMENT F.B. ——	DESIGNED BY RICK DRAWN BY RICK CHECKED BY M.C.

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENG.		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PW. ENG.		
PLANNING DEPT.		

APPROVED BY: [signature] DIRECTOR OF PUBLIC WORKS
DATE 10/26/88

STREET PLAN AND PROFILE
TRACT NO. 22108-1
INDEX SHEET

R-2987
SHT. 1 OF 10
SCALE: HORIZ.: N.A. VERT.: N.A.
W.O. 527.01

R-2987

820 ℄ | 810 ℄ | 800 ℄ | 800 RT. | 810 RT. | 820 RT. | 830 ℄ | 830 RT.

6'A.C. BERM TRANSITION

TOP OF 8" MEDIAN CURB @ 35' RIGHT OF CONST ℄

4.24%

EXIST. SURFACE @ CENTERLINE (MONUMENT)

TOP OF 8" CURB AND GUTTER 35.5' RIGHT OF CONST ℄

EXIST. E.P.I.E. VARIES 29.3'-35.5' RIGHT OF CONST ℄

EXIST. GROUND @ R/W 41.5' RIGHT OF CONST ℄

TOP OF 8" CURB AND GUTTER 22' RIGHT OF MONUMENT ℄

TOP OF 8" MEDIAN CURB @ 3' LEFT

TOP OF EXIST. MEDIAN CURB

TOP OF EXIST. 8" CURB

EXIST. GROUND @ 21.4' RIGHT OF CONST ℄

TOP OF 8" CURB AND GUTTER 35.5' RIGHT OF CONST ℄

EXIST. E.P.I.E. VARIES 29.3'-35.5' RIGHT OF CONST ℄

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

13+01.22 CYPRESS AVE. (CONST) = 25+13.50 SANTA ANA AVE.

13+01.01 CYPRESS AVE. (MON) = 25+00.00 SANTA ANA AVE.

SANTA ANA AVE.

15+45.32 ℄ CYPRESS AVE. (MON) = 10+00.00 ℄ GOLDEN TERRACE DR.

15+46.32 ℄ CYPRESS AVE. (CONST) = 9+96.50 ℄ GOLDEN TERRACE DR.

GOLDEN AVE.

20+00.00 ℄ CYPRESS AVE. (MON) = 25+98.28 ℄ GOLDEN AVE.

0+10.82 ℄ CYPRESS AVE. (MON) = 189+07.35 ℄ LA SIERRA AVE. (MON)

PROVIDE 4" SEWER LATERAL FOR N.A.P. PARCEL ℄ STA. 11+87±

REMOVE & REPLACE EXISTING BERM

OVERLAY AS DIRECTED BY CITY INSPECTOR

CONSTRUCTION ℄ MONUMENT ℄

EX. SEWER PER 9-1193

REMOVE & REPLACE EX. A.C. PAVEMENT PER TYPICAL SECTION

EXIST. IMPROVEMENTS PER R-2039

EXIST. IMPROVEMENTS PER R-2247

TRANSITION S/W TO MEET EXIST.

P.M. 10467

EXIST. METAL LID UNDERGROUND VAULT

CONSTRUCT 3' A.C. SWALE TO DRAIN INTO I.D.#3 = 90 c.f.s. SEE SWALE DETAIL BELOW

SCALE 1"=40'

LA SIERRA AVE.

ALHAMBRA AVENUE

SEE SHEET 5
GOLDEN TERRACE DRIVE

NOTE: PROVIDE ROUGH BROOM FINISH ON SIDEWALKS, RAMPS, SQUARES & X-GUTTER.

CYPRESS AVENUE

* NOTE: PAVE EXISTING G/W'S FOR 5' TO MEET EXISTING GRADES (TOTAL OF 9)

NOTE: FROM STA. 0+70± TO STA. 1+20± CONTRACTOR IS TO GAINCUT A.C. PAVEMENT 19' NORTH OF EXISTING "SOUTH BERM" AND CONSTRUCT NEW 6" HIGH "NORTH BERM" WITH TOP OF BERM AT 0.65' ABOVE GAINCUT LINE AND MAINTAIN 24' MIN. BETWEEN BERMS, PER TYPICAL SECTION ON SHEET 1.

CONST. V.D.D. ℄ W. APPROACH PER STD. # 802 (TYPE I) A=16' B=28'

CURVE DATA

#	DELTA	RADIUS	LENGTH	TANGENT
1	90°00'00"	35.00'	54.98'	35.00'
2	180°00'00"	9.50'	29.85'	———

A.C. SWALE
N.T.S.

SECTION A-A
N.T.S.

PACIFIC BELL TELEPHONE CO.
REVIEWED BY — 1-26-88 DATE

SOUTHERN CALIFORNIA GAS COMPANY
REVIEWED BY — 12-11-87 DATE

CITY OF RIVERSIDE – PUBLIC UTILITIES ELECTRIC
for John Johnson
CHIEF UTILITIES ENGINEER – ELECTRIC — 12/11/87 DATE

CITY OF RIVERSIDE – WATER SYSTEM
APPROVED BY — 7/27/88 DATE

L A WAINSCOTT & ASSOCIATES
CIVIL ENGINEERS
10260 BARTOU RD. SUITE 200
GRAND TERRACE, CALIFORNIA
(714) 824-1775
APPROVED BY L.A. Wainscott R.C.E. 16062 DATE 12/4/87
W.O. 527.01 FOR EMBLEM DEVELOPMENT F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RICE DRAWN BY RICK CHECKED BY M.C.

BENCH MARK: 62-M
P.K. NAIL AND CITY ENG. TAG, IN EASTERLY CURB OF LA SIERRA AVE, 40'± NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.
ELEV. = 779.749

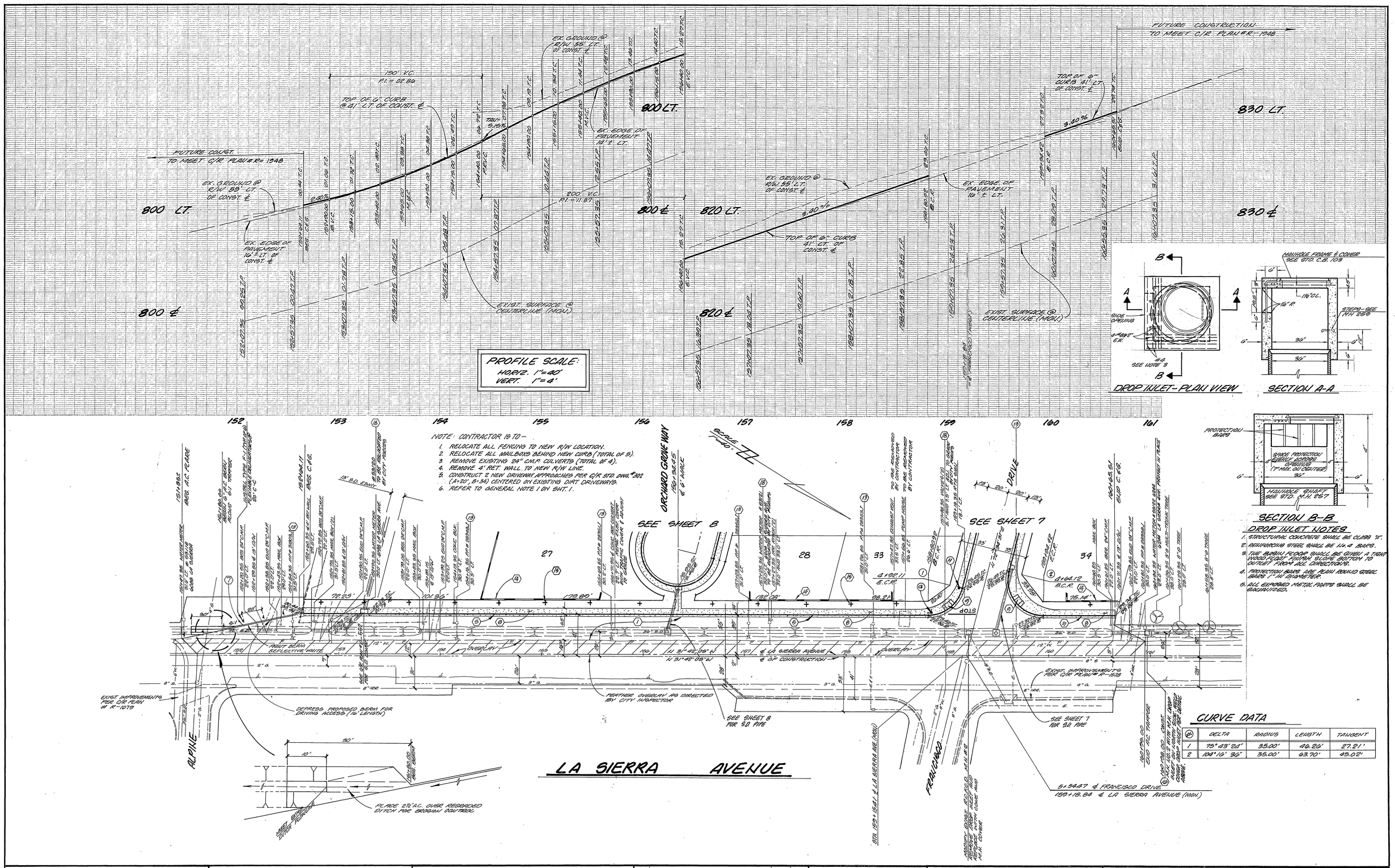
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE	APPROVED BY:
PRINCIPAL ENG.			
PARK DEPARTMENT			
TRAFFIC DIVISION			DIRECTOR OF PUBLIC WORKS
CHIEF: P.W. ENG.			DATE

STREET PLAN AND PROFILE
TRACT NO. 22108-1
CYPRESS AVENUE
FROM LA SIERRA AVE. TO ALHAMBRA AVE.

R-2987
SHT. 2 OF 10
SCALE: HORIZ. 1"=40' VERT. 1"=4'
W.O. 527.01

PC 2950



DROP INLET NOTES

1. STRUCTURAL CONCRETE SHALL BE CLASS "A".
2. REINFORCING STEEL SHALL BE No. 4 BARS.
3. THE BASIN FLOOR SHALL BE GIVEN A TIGHT WOOD FLOAT FINISH. SLOPE BOTTOM TO OUTLET FROM ALL DIRECTIONS.
4. PROTECTION BARS ARE PLAIN ROUND STEEL BARS 1" IN DIAMETER.
5. ALL EXPOSED METAL PARTS SHALL BE GALVANIZED.

CURVE DATA

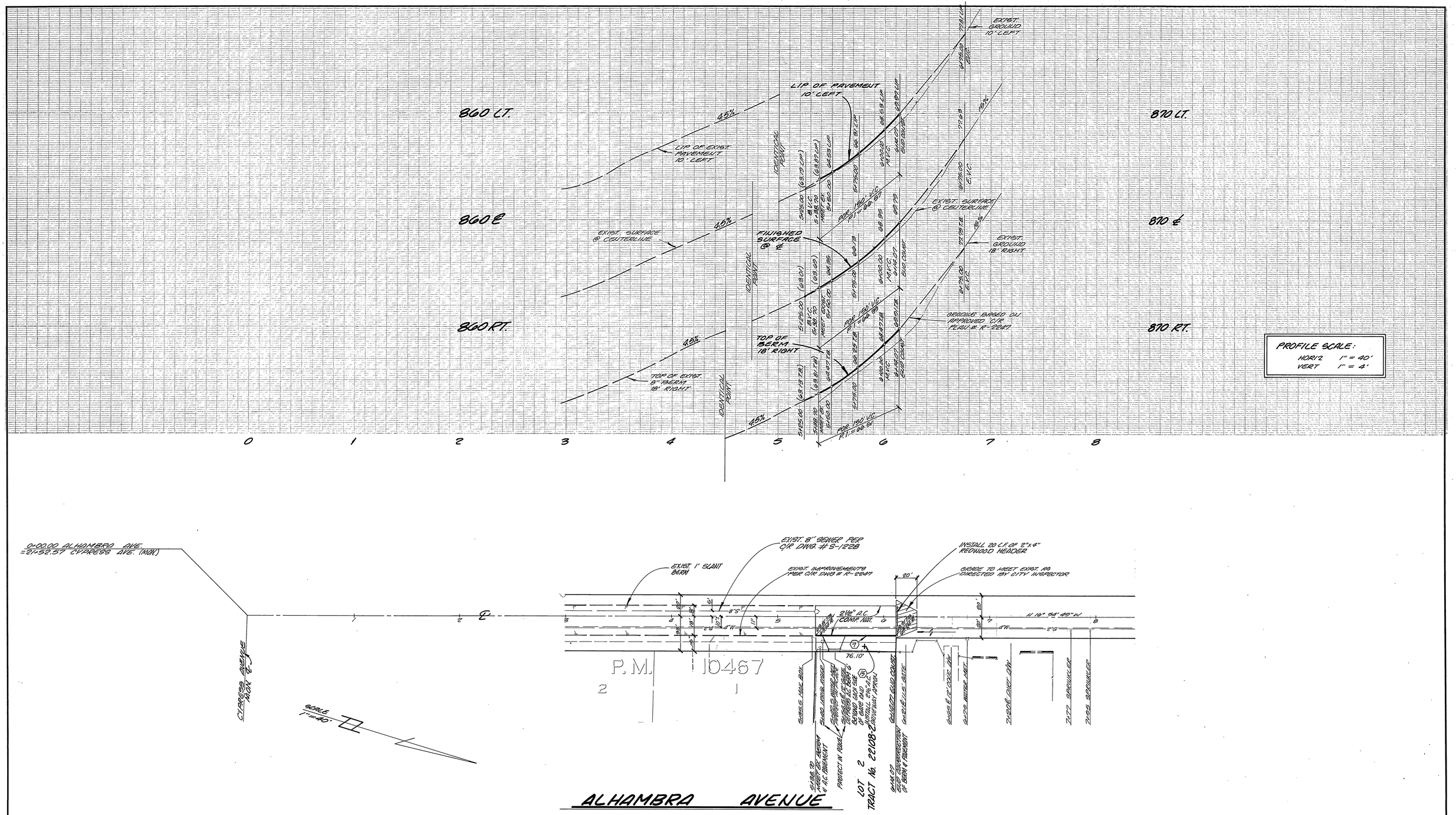
#	DELTA	RADIUS	LENGTH	TANGENT
1	75° 43' 24"	35.00'	46.26'	27.21'
2	104° 16' 36"	35.00'	63.70'	45.02'

PACIFIC BELL TELEPHONE CO. — REVIEWED BY — DATE 1-26-88	SOUTHERN CALIFORNIA GAS COMPANY — REVIEWED BY — DATE 12-11-87	L. A. WAINSCOTT & ASSOCIATES, CIVIL ENGINEERS, GRAND TERRACE, CALIFORNIA (714) 824-1775 — 22400 BARTON RD. SUITE 200 — APPROVED BY L. A. Wainscott — DATE 12/1/87 — R.C.E. 16056 — W.O. 527.01 FOR EMBLEM DEVELOPMENT — F.B.	BENCH MARK: G2-M — P.K. NAIL AND CITY ENG. TAG, IN EASTERLY CURB OF LA SIERRA AVE., 40' ± NORTHERLY OF CENTERLINE OF PALM TERRACE LANE. — ELEV. = 779.743
CITY OF RIVERSIDE - PUBLIC UTILITIES ELECTRIC — CHIEF UTILITIES ENGINEER - ELECTRIC — DATE 12/11/87	CITY OF RIVERSIDE - WATER SYSTEM — APPROVED BY — DATE 7/27/88	MARK / REVISIONS / APPR. / DATE — DESIGNED BY RICK DRAWN BY BOB CHECKED BY M.C.	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS — APPROVED BY / BY / DATE — PRINCIPAL ENG. / PARK DEPARTMENT / TRAFFIC DIVISION / CHIEF RW. ENG. / PLANNING DEPT. — APPROVED BY: DIRECTOR OF PUBLIC WORKS — DATE

STREET PLAN AND PROFILE
TRACT NO. 22108-1
LA SIERRA AVENUE
WEST SIDE FROM ALPINE DR. TO 200' NORTH OF FRANCISCO DR.
SCALE: HORIZ.: 1"=40' VERT. 1"=4'

R-2987
SHT. 3 OF 10
W.O. 527.01

PC 2456



PACIFIC BELL TELEPHONE CO.	SOUTHERN CALIFORNIA GAS COMPANY	LA WAINSCOTT & ASSOCIATES	BENCH MARK: G2-M
B. A. Wagoner 1-26-88	R.R. Baughman 12-11-87	22400 BARTON RD. SUITE 200 CIVIL ENGINEERS GRAND TERRACE, CALIFORNIA (714) 824-1775	P.K. NAIL AND CITY ENG. TAG, IN EASTERLY CURB OF LA SIERRA AVE., 40'± NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.
REVIEWED BY DATE	REVIEWED BY DATE	APPROVED BY L. A. Wainscott DATE 12/1/87	ELEV. = 779.743
CITY OF RIVERSIDE – PUBLIC UTILITIES ELECTRIC	CITY OF RIVERSIDE – WATER SYSTEM	R.C.E. 16056	
for John Wilson 12/11/87	Carl Weingartner 7/27/88	W.O. 527.01 FOR EMBLEM DEVELOPMENT F.B.	
CHIEF UTILITIES ENGINEER – ELECTRIC DATE	APPROVED BY DATE		

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RICK DRAWN BY RICK CHECKED BY M.C.R.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE	APPROVED BY:
PRINCIPAL ENG.			Barry Beck
PARK DEPARTMENT			DIRECTOR OF PUBLIC WORKS
TRAFFIC DIVISION			
CHIEF PW. ENG.			DATE 10/28/88

STREET PLAN AND PROFILE
TRACT NO. 22108-1
ALHAMBRA AVENUE
FROM 539'± TO 614' NORTH OF CYPRESS AVE.

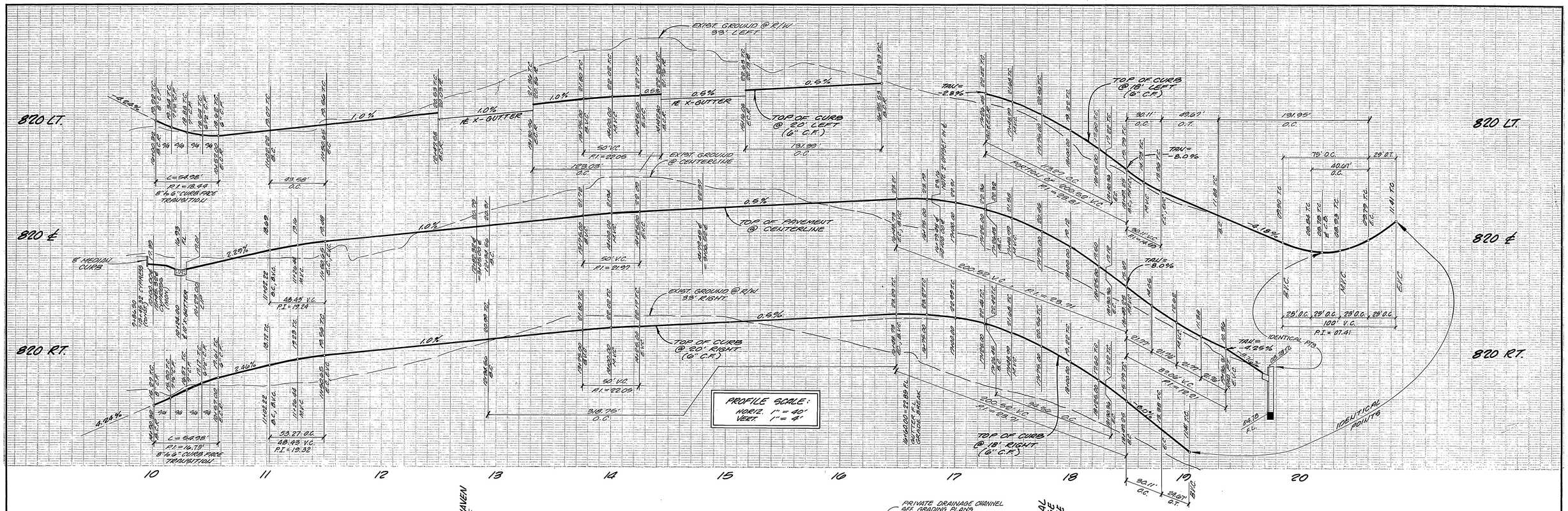
R-2987

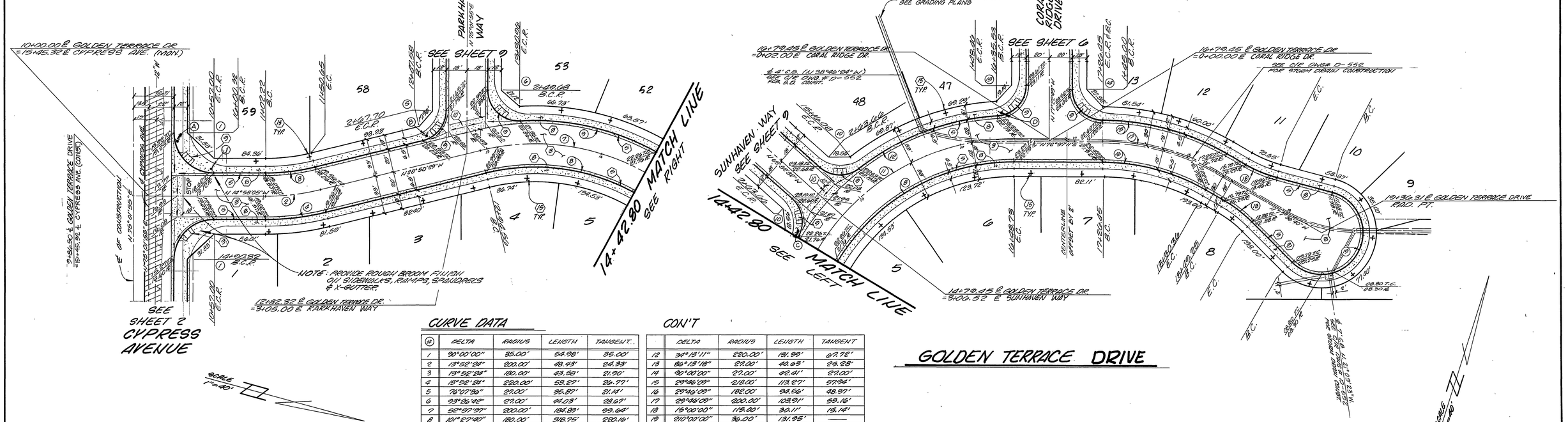
SHT. 4 OF 10

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

W.O. 527.01

PC 2456





CURVE DATA

#	DELTA	RADIUS	LENGTH	TANGENT
1	90°00'00"	35.00'	54.98'	35.00'
2	13°52'24"	200.00'	48.43'	24.33'
3	13°52'24"	180.00'	43.58'	21.90'
4	13°52'24"	220.00'	53.27'	26.77'
5	76°07'36"	27.00'	35.87'	21.14'
6	93°26'42"	27.00'	44.03'	28.67'
7	52°57'57"	200.00'	184.89'	99.64'
8	101°27'40"	180.00'	318.75'	220.16'
9	32°02'25"	220.00'	123.03'	63.17'
10	79°30'10"	27.00'	37.46'	22.46'
11	48°29'43"	200.00'	169.28'	90.08'

CON'T

	DELTA	RADIUS	LENGTH	TANGENT
12	34°13'11"	220.00'	131.39'	67.72'
13	86°13'18"	27.00'	40.63'	25.28'
14	90°00'00"	27.00'	42.41'	27.00'
15	29°46'09"	218.00'	113.27'	57.94'
16	29°46'09"	182.00'	94.56'	48.37'
17	29°46'09"	200.00'	103.91'	53.16'
18	15°00'00"	115.00'	30.11'	15.14'
19	210°00'00"	36.00'	131.95'	——

GOLDEN TERRACE DRIVE

L A WAINSCOTT & ASSOCIATES
22400 BARTON RD. SUITE 200
CIVIL ENGINEERS
GRAND TERRACE, CALIFORNIA
(714) 824-1775
APPROVED BY L.A. Wainscott DATE 12/1/87
R.C.E. 16066
W.O. 527.01 FOR EMBLEM DEVELOPMENT F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RICK DRAWN BY BOB HO RICK CHECKED BY M.C. Rick

BENCH MARK: G2-M
P.K. NAIL AND CITY ENGINEER TAG, IN EASTERLY CURB OF LA SIERRA AVENUE, 40'± NORTHERLY OF CENTER LINE OF PALM TERRACE LANE.
ELEV. = 779.743

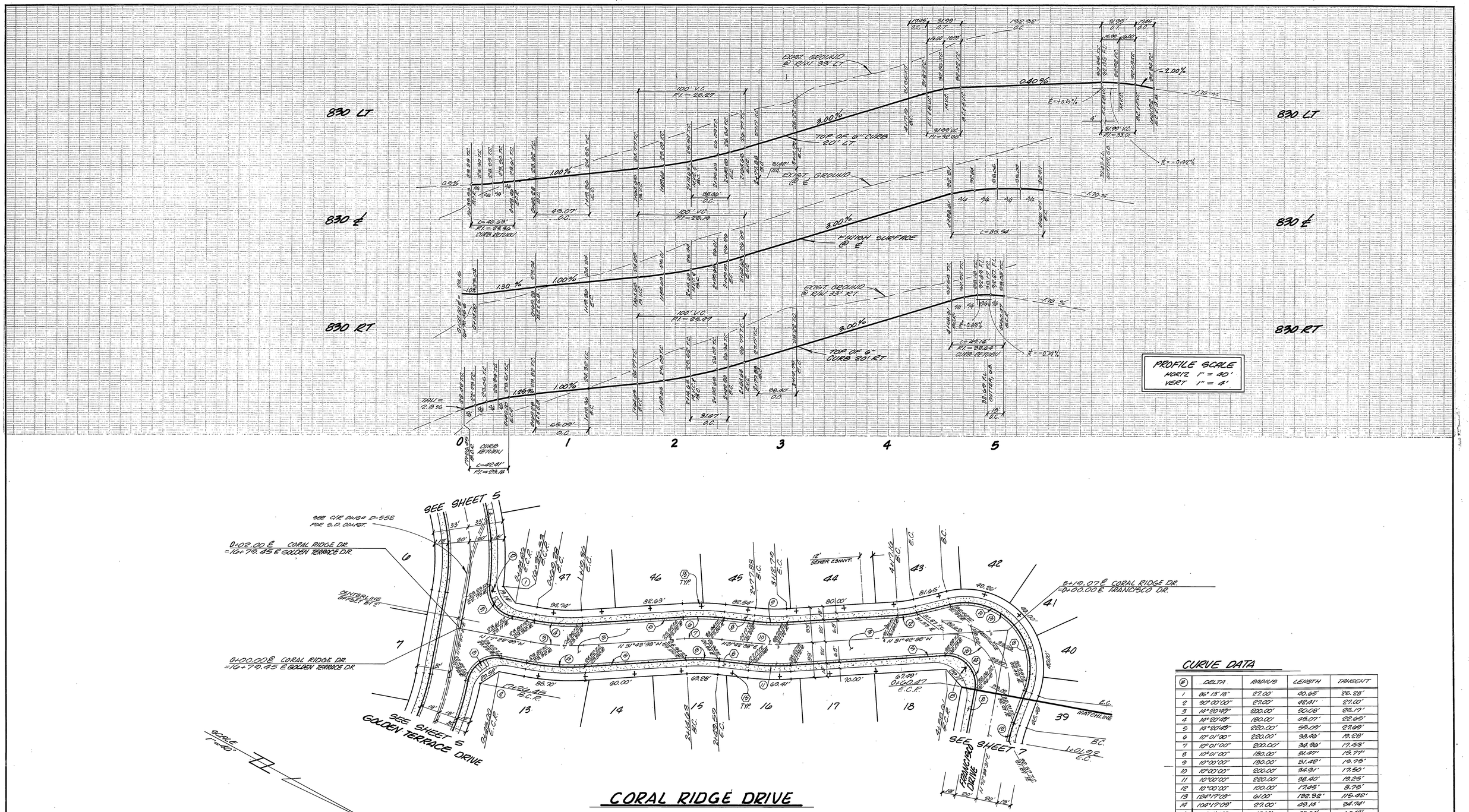
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE	APPROVED BY:
PRINCIPAL ENG.			Barry Beck
PARK DEPARTMENT			DIRECTOR OF PUBLIC WORKS
TRAFFIC DIVISION			
CHIEF PW. ENG.			DATE 10/28/88

STREET PLAN AND PROFILE
TRACT NO. 22108-1
GOLDEN TERRACE DRIVE
FROM CYPRESS AVE. TO 936'± N'LY.
SCALE: HORIZ.: 1"=40' VERT. 1"=4'

R-2987
SHT. 5 OF 10
W.O. 527.01

PC 2456



CORAL RIDGE DRIVE

CURVE DATA

#	DELTA	RADIUS	LENGTH	TANGENT
1	86° 13' 18"	27.00'	40.63'	25.28'
2	90° 00' 00"	27.00'	42.41'	27.00'
3	14° 20' 49"	200.00'	50.08'	25.17'
4	14° 20' 49"	180.00'	45.07'	22.65'
5	14° 20' 49"	220.00'	55.09'	27.69'
6	10° 01' 00"	220.00'	38.46'	19.28'
7	10° 01' 00"	200.00'	34.96'	17.53'
8	10° 01' 00"	180.00'	31.47'	15.77'
9	10° 00' 00"	180.00'	31.42'	15.75'
10	10° 00' 00"	200.00'	34.91'	17.50'
11	10° 00' 00"	220.00'	38.40'	19.25'
12	10° 00' 00"	100.00'	17.45'	8.75'
13	124° 17' 09"	61.00'	132.32'	115.42'
14	104° 17' 09"	27.00'	49.14'	34.74'
15	104° 17' 09"	47.00'	85.54'	60.47'

L A WAINSCOTT & ASSOCIATES
22400 BARTON RD. SUITE 200
CIVIL ENGINEERS
GRAND TERRACE, CALIFORNIA
(714) 824-1775
APPROVED BY L.A. Wainscott DATE 12/1/87
R.C.E. 16058 Exp. 6-30-89 CIVIL STATE OF CALIFORNIA
W.O. 527.01 FOR EMBLEM DEVELOPMENT F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RICK DRAWN BY RICK CHECKED BY M.C.

BENCH MARK: G2-M
P.K. NAIL AND CITY ENGINEER TAG, IN EASTERLY CURB OF LA SIERRA AVENUE, 40'± NORTHERLY OF CENTER LINE OF PALM TERRACE LANE.
ELEV. = 779.743

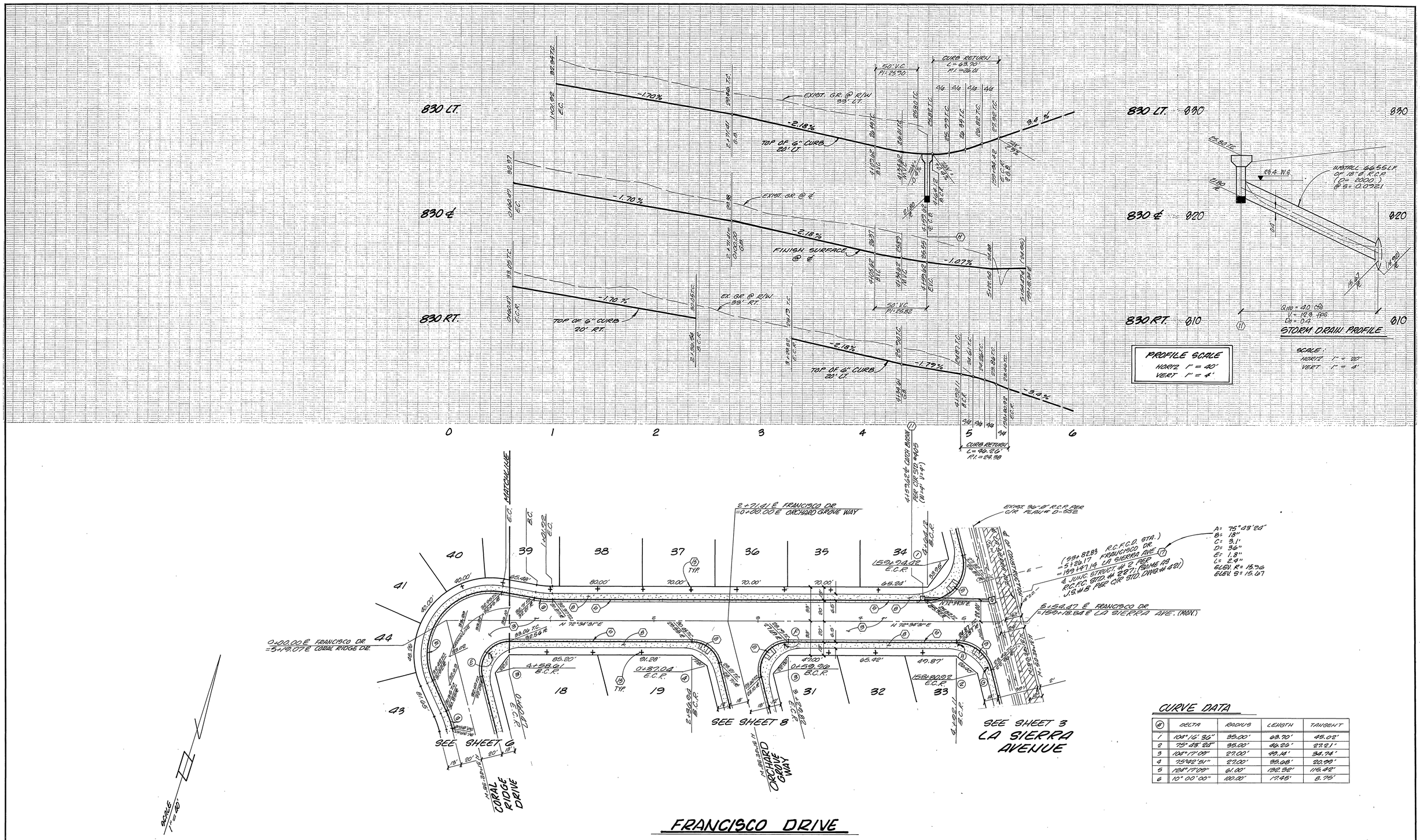
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENG.		1-31-89
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PN. ENG.		10-25

APPROVED BY: Barry Beck
DIRECTOR OF PUBLIC WORKS
DATE 10/28/88

STREET PLAN AND PROFILE
TRACT NO. 22108-1
CORAL RIDGE DRIVE
FROM GOLDEN TERRACE DRIVE TO 517'± NLY
SCALE: HORIZ.: 1"=40' VERT. 1"=4'
R-2987
SHT. 6 OF 10
W.O. 527.01

PC 2456



CURVE DATA

#	DELTA	RADIUS	LENGTH	TANGENT
1	104°16'36"	35.00'	63.70'	45.02'
2	75°43'24"	35.00'	46.26'	27.21'
3	104°17'09"	27.00'	49.14'	34.74'
4	75°42'51"	27.00'	35.68'	20.99'
5	124°17'09"	61.00'	132.32'	115.42'
6	10°00'00"	100.00'	17.45'	8.75'

FRANCISCO DRIVE

L A WAINSCOTT & ASSOCIATES
CIVIL ENGINEERS
GRAND TERRACE, CALIFORNIA
22400 BARTON RD. SUITE 200
(714) 824-1775
APPROVED BY L.A. Wainscott DATE 12/1/87
R.C.E. 16056
W.O. 527.01 FOR EMBLEM DEVELOPMENT F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RICK DRAWN BY RICK CHECKED BY M.C.

BENCH MARK: G2-M
P.K. NAIL AND CITY ENGINEER TAG, IN EASTERLY CURB OF LA SIERRA AVE., 40'± NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.
ELEV. = 779.743

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

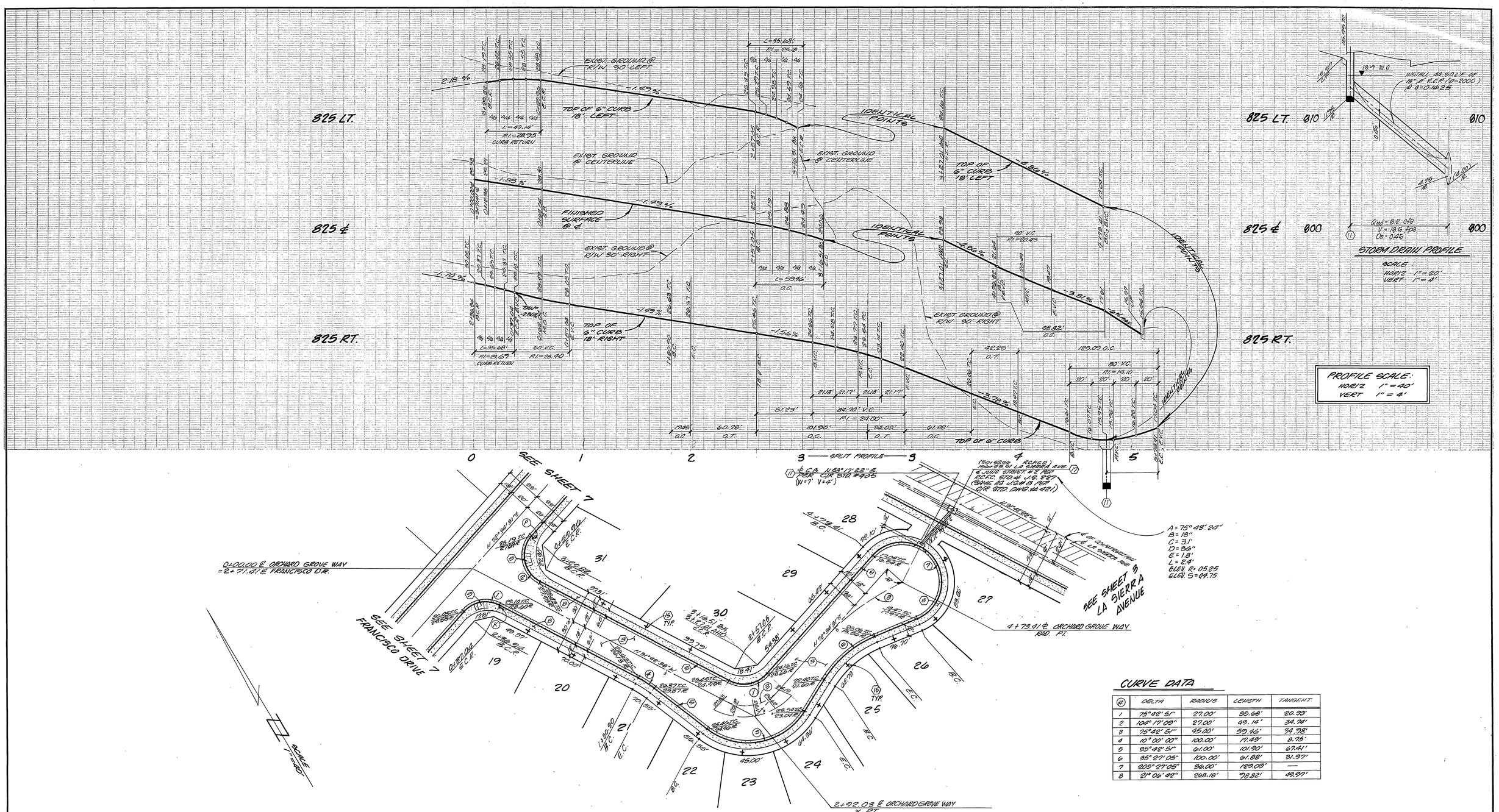
APPROVED BY	BY	DATE
PRINCIPAL ENG.		8-31-87
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P.W. ENG.		

APPROVED BY: Barry Beal
DIRECTOR OF PUBLIC WORKS
DATE 10/28/88

STREET PLAN AND PROFILE
TRACT NO. 22108-1
FRANCISCO DRIVE
FROM 545'± N'LY. OF CORAL RIDGE DR. TO 346'± N'LY. TO LA SIERRA AVE.
SCALE: HORIZ.: 1" = 40' VERT. 1" = 4'

R-2987
SHT. 7 OF 10
W.O. 527.01

PC 2456



CURVE DATA

(#)	DELTA	RADIUS	LENGTH	TANGENT
1	75° 42' 51"	27.00'	35.68'	20.99'
2	108° 17' 09"	27.00'	49.14'	34.78'
3	75° 42' 51"	45.00'	59.46'	34.98'
4	10° 00' 00"	100.00'	17.45'	8.75'
5	95° 42' 51"	61.00'	101.90'	67.41'
6	35° 27' 05"	100.00'	61.88'	31.97'
7	205° 27' 05"	36.00'	129.09'	—
8	21° 06' 42"	268.18'	98.82'	49.97'

ORCHARD GROVE WAY

L A WAINSCOTT & ASSOCIATES
22400 BARTON RD
SUITE 200
CIVIL ENGINEERS
GRAND TERRACE, CALIFORNIA
(714) 824-1253

APPROVED BY L.A. Wainscott DATE 12/1/87
R.C.E. 16056 Exp. 6-30-89
W.O. 527.01 FOR EMBLEM DEVELOPMENT F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RICK DRAWN BY RICK CHECKED BY M.C.

BENCH MARK: 62-M
R.K. NAIL AND CITY ENG. TAG, IN EASTERLY CURB OF LA SIERRA AVENUE, 40'± SOUTHERLY OF CENTERLINE OF PALM TERRACE LANE
ELEV. = 779.743

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENG.		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PLAN. ENG.		10/26/88

APPROVED BY: Barry Bal
DIRECTOR OF PUBLIC WORKS
DATE 10/26/88

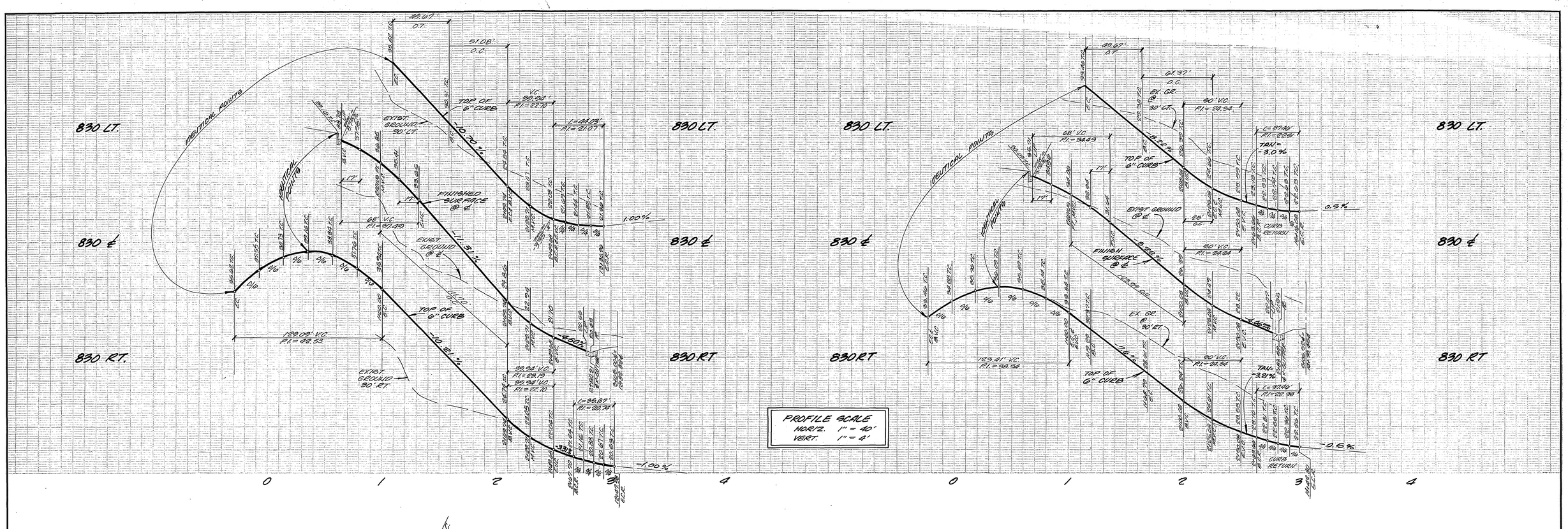
STREET PLAN AND PROFILE
TRACT NO. 22108-1
ORCHARD GROVE WAY
FROM 271'± N'LY. OF FRANCISCO DR. TO 473'± N'LY.

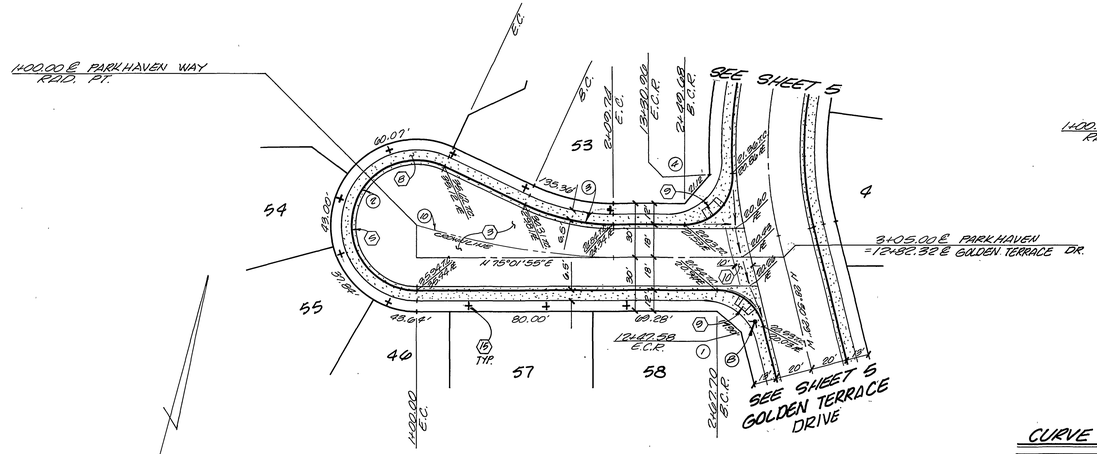
SCALE: HORIZ. 1"= 40' VERT. 1"= 4'

R-2987
SHT. 8 OF 10
W.O. 527.01

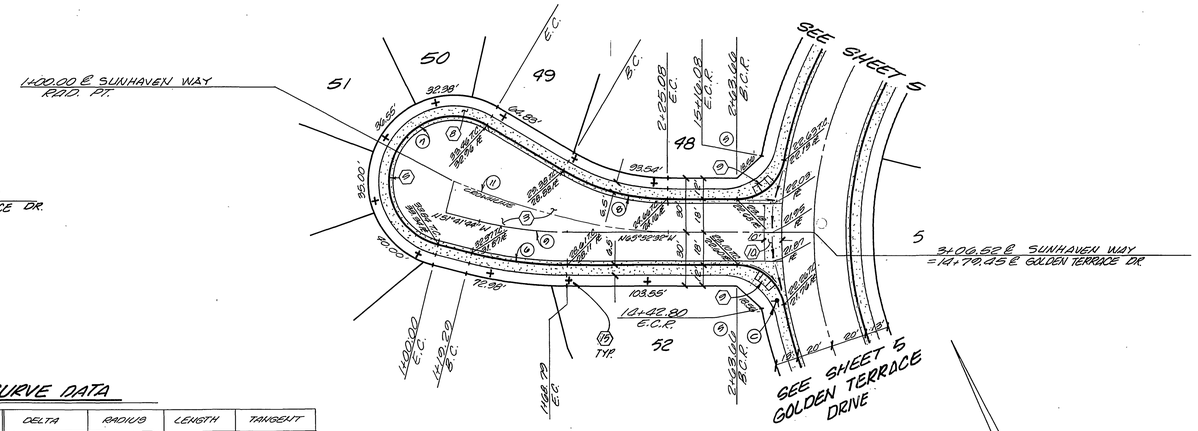
INDEXED 11-17-88 LH

PC 2456





PARKHAVEN WAY



SUNHAVEN WAY

CURVE DATA

#	DELTA	RADIUS	LENGTH	TANGENT
1	76° 07' 36"	27.00'	35.87'	21.14'
2	205° 27' 05"	36.00'	129.09'	—
3	25° 27' 05"	115.00'	51.08'	25.97'
4	98° 26' 42"	27.00'	44.03'	28.67'
5	79° 30' 10"	27.00'	37.46'	22.46'
6	14° 10' 48"	218.00'	53.95'	27.11'
7	196° 24' 01"	36.00'	123.40'	—
8	30° 34' 49"	115.00'	61.38'	31.44'
9	14° 10' 48"	200.00'	49.50'	24.88'
10	18° 37' 47"	343.53'	111.70'	56.35'
11	26° 36' 10"	267.04'	123.99'	63.13'

SCALE 1" = 40'

SCALE 1" = 40'

L A WAINSCOTT & ASSOCIATES
22400 BARTON RD. SUITE 200
CIVIL ENGINEERS
GRAND TERRACE, CALIFORNIA
(714) 824-1775
APPROVED BY L. A. Wainscott DATE 12/1/87
R.C.E. 16056
W.O. 527.01 FOR EMBLEM DEVELOPMENT F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BERNIE DRAWN BY RICK CHECKED BY M.C.R.

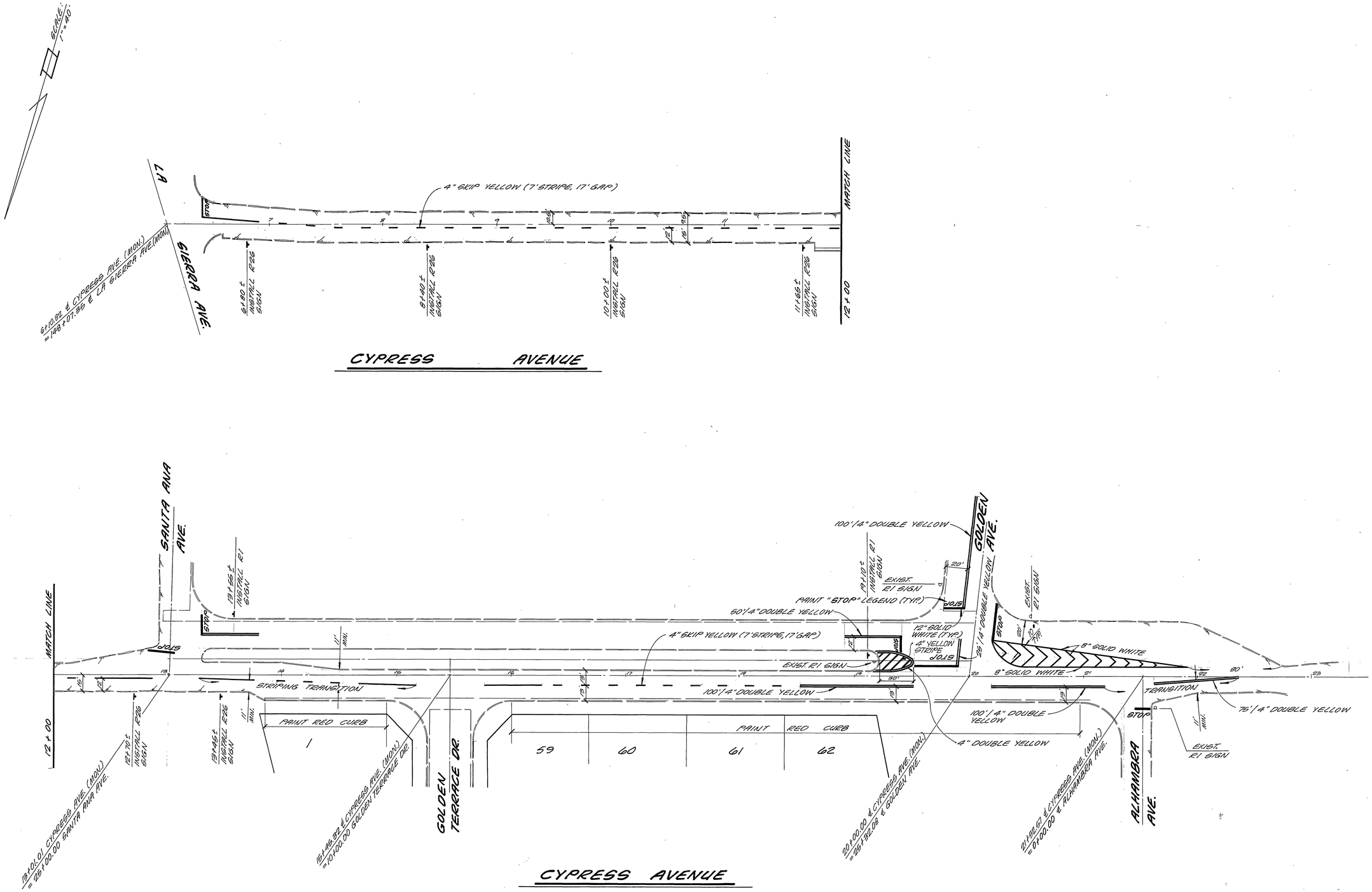
BENCH MARK: G2-M
P.K. NAIL AND CITY ENG. TAG, IN EASTERLY CURB OF LA SIERRA AVENUE, 40'± NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.
ELEV. = 779.743

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE	APPROVED BY:
PRINCIPAL ENG.			Barry Beal
PARK DEPARTMENT			DIRECTOR OF PUBLIC WORKS
TRAFFIC DIVISION			
CHIEF P.W. ENG.			DATE 10/28/86

STREET PLAN AND PROFILE
TRACT NO. 22108-1
PARKHAVEN WAY
FROM 282'± N'LY. OF SIERRA DEL ORO DR. TO 295'± N'LY.
SUNHAVEN WAY
FROM 479'± N'LY. OF GOLDEN TERRACE DR. TO 207'± N'LY.
SCALE: HORIZ.: 1" = 40' VERT. 1" = 4'

R-2987
SHT. 9 OF 10
W.O. 527.01



I A WAINSCOTT & ASSOCIATES
22400 BARTON RD. SUITE 200
CIVIL ENGINEERS
GRAND TERRACE, CALIFORNIA
(714) 824-1775

APPROVED BY _____ DATE _____
R.C.E. 16056
W.O. 527.01 FOR EMBLEM DEVELOPMENT F.B. _____

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BERN DRAWN BY NICK CHECKED BY [signature]

BENCH MARK: ELEV. = 779.743
G2-M
P.K. NAIL AND CITY ENG. TAG, IN EASTERLY CURB OF LA SIERRA AVE., 40' ± NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE	APPROVED BY:
PRINCIPAL ENG.	[signature]	8-31-88	[signature]
PARK DEPARTMENT			DIRECTOR OF PUBLIC WORKS
TRAFFIC DIVISION			
CHIEF P.W. ENG.			DATE 10/28/88

STREET STRIPING PLAN
TRACT No 22108-1
CYPRESS AVENUE
FROM LA SIERRA AVE TO ALHAMBRA AVE.
SCALE: HORIZ.: 1" = 40' VERT. N/A

R-2987
SHT. 10 OF 10
W.O. 527.01