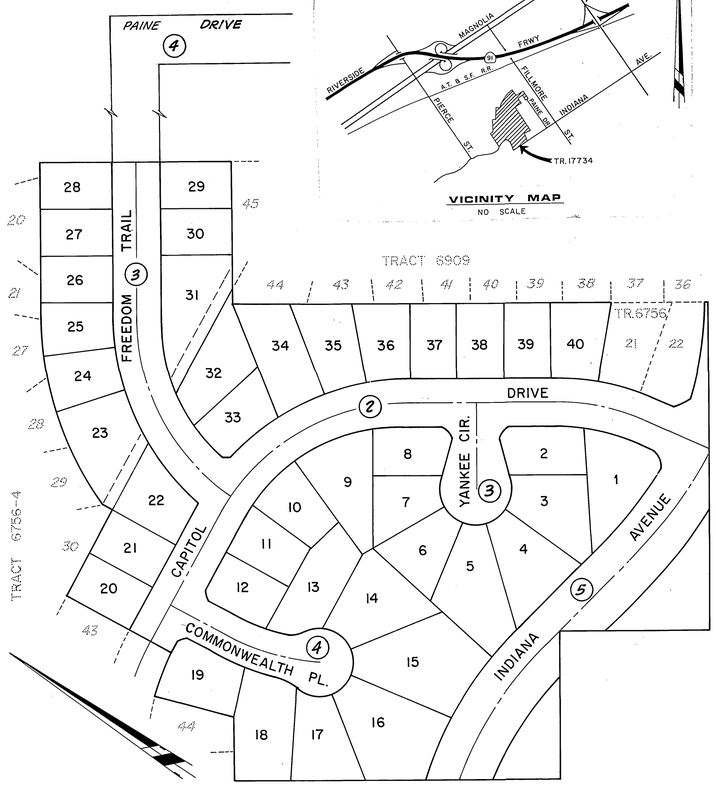
TRACT 17734

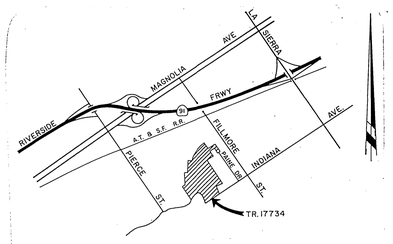
GENERAL NOTES

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, 1982 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.
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 with 3' offsets at 25' intervals.
6. All traffic signs shall be installed prior to opening the streets to traffic.
7. 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.
8. See "Street Lighting Plans" for quantity and location of required street lights.
9. All flagged elevations shall be staked in the field by the private engineer.
10. The sewer contractor shall adjust manholes to final grade after paving is completed.
11. The contractor shall contact the Public Works Department two weeks prior to beginning construction to negotiate the cost of the city's portion of the work.
12. In order to coordinate the City's portion of the work, the developer shall give the City 60 days' notice in order that the developer's and the City's work may be installed concurrently. The developer shall prepare and compact rough subgrade (± .1') and is responsible for the condition of the subgrade until accepted by the City and until the City's contractor starts working. The developer is also responsible for barricading during this time.
13. The contractor shall contact the Public Service Department (787-7251) to pickup any existing Std. 180 barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.
14. See Landscaping and Sprinkler System Plans for parkway on Indiana Avenue.
15. All testing and certification of the treated base will be at the developer's cost.
16. 6" x 6" blockouts for mailboxes required in curb s/w.
17. 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 as a result of errors or omissions, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
18. 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.
19. 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.
20. All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
21. Contact the Park Projects Inspector a minimum or 48-hours 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/field acceptance (developer will be releaased from maintenance only upon receipt of written notification from the city that the Park and Recreation Department is assuming maintenance responsibilities).
22. The Developer shall maintain all plantings for a minimum period of one (1) year
23. Street Tree planting shall be as follows:

	Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Req.
a.	Freedom Trail	Pinus Canariensis/Canary Island Pine	15 gal.	50' ±	17
b.	Capitol Drive	Pinus Canariensis/Canary Island Pine	15 gal.	50' ±	25
c.	Commonwealth Drive	Pinus Canariensis/Canary Island Pine	15 gal.	50' ±	9
d.	Yankee Circle	Pinus Canariensis/Canary Island Pine	15 gal.	50' ±	5
e.	Indiana Avenue	See Reverse Frontage Plans # A-1118 as prepared by: T.R. WEBB			

24. 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 property compaction.
25. Contractor is to give the City Water Division 24 hrs. notice prior to irrigation pipeline inspection. Contact Dan Parks at 787-7428.





VICINITY MAP
NO SCALE

TRAFFIC SIGN SCHEDULE		
A	Freedom Tr.	11500
	Paine Dr.	3500
B	Capitol Dr.	11600
	Commonwealth Pl.	3400
C	Capitol Dr.	11600
	Freedom Tr.	11600
D	Capitol Dr.	11600
	Yankee Cir.	3400
E	Indiana Ave.	11600
	Capitol Dr.	11600
F	R-1 Stop Sign, 30" Octagon	
G	W-57 Warning Sign	
H	W- 3 Warning Sign / W-6 (15)	
I	NOT A THROUGH STREET 24"x24"	

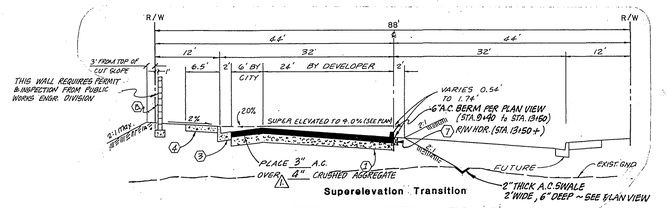
CONSTRUCTION NOTES

1. Construct A.C. pavement over crushed aggregate base per typical section and per General Note No. 7.
2. Construct curb and gutter per Standard Drawing 200 (Type I) 6" C.F.
3. Construct curb and gutter per Standard Drawing 200 (Type I) 8" C.F.
4. Construct curb sidewalk per Standard Drawing 325.
5. Construct wheelchair ramps per Standard Drawing 304.
6. Construct cross-gutter per Standard Drawing 220.
7. Place 2" x 4" redwood header.
8. Construct 6' concrete block wall per Standard Drawing 704. (Tan slump block w/capstone, treated with anti-graffiti coating).
9. Construct Outlet Structure per Standard Drawing 410.
10. Construct C.M.P. Inlet per Standard Drawing 412.
11. Remove and replace exist. concrete irrigation line with 12" I.D., 12 gauge, dipped and wrapped steel pipe with backfill of slurry sand (1/2 sack cement per c.y. of sand). Const. concrete junction collar at connection, both ends.
12. Plant street trees per City of Riverside Parks & Recreation Dept. Standards.
13. Construct 6" A.C. berm

BENCH MARK

U.S.C. & G.S. B.M. K-38 1924 DISC IN HEADWALL ON N.W. CORNER FILLMORE & A.T. & S.F. R.R. TRACKS

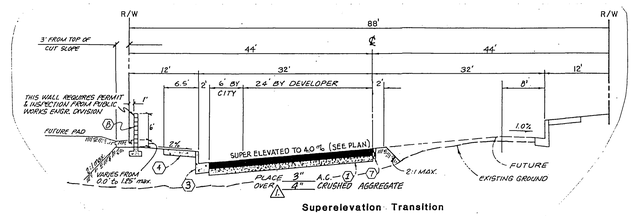
ELEV. 722.010



Superelevation Transition

TYPICAL SECTION T.I. = 7
NO SCALE

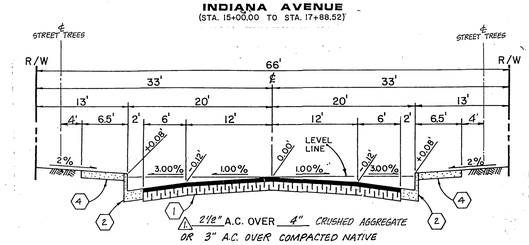
INDIANA AVENUE
(STA. 9+76.46 TO STA. 15+00.00)



Superelevation Transition

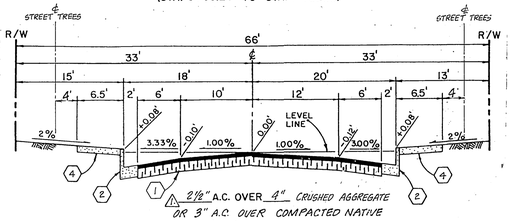
TYPICAL SECTION T.I. = 7
NO SCALE

INDIANA AVENUE
(STA. 15+00.00 TO STA. 17+88.52)



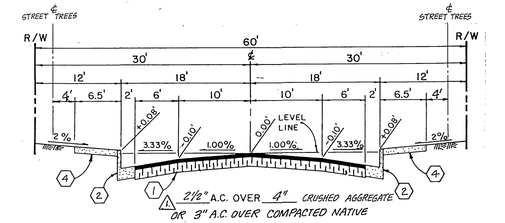
TYPICAL SECTION T.I. = 5
NO SCALE

FREEDOM TRAIL
CAPITOL DRIVE
(STA. 5+05.24 TO STA. 11+00.00)



TYPICAL SECTION T.I. = 5
NO SCALE

CAPITOL DRIVE
(STA. 4+18.59 TO STA. 5+05.24)



TYPICAL SECTION T.I. = 5
NO SCALE

COMMONWEALTH PLACE
YANKEE CIRCLE

* AS BUILT 7.23.86 SHEET

INDEXED MB

CITY of RIVERSIDE
Domestic System & Irrigation System
Fred Lantz, Water Systems Manager — 4/2/83 Date

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS
3426 TENTH STREET, RIVERSIDE, CAL. — 11200 S. MT. VERNON AVE., COLTON, CAL.
APPROVED BY: _____ Registered Civil Engineer No. 17960
DATE: 5/27/82

MARK	REVISIONS	APPR.	DATE
1	Added Pum't Sections per S.R. 1150; R-value = 60	WLK	5-6-83

DESIGNED BY S.R.H. DRAWN BY S.R.H. CHECKED BY E.B.M.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY PRINCIPAL ENGINEER		7/27/83
PARK DEPARTMENT		6/16/83
TRAFFIC DIVISION		6/24/83
CHIEF P. W. ENGR.		7-7-83
PLANNING		8-17-83

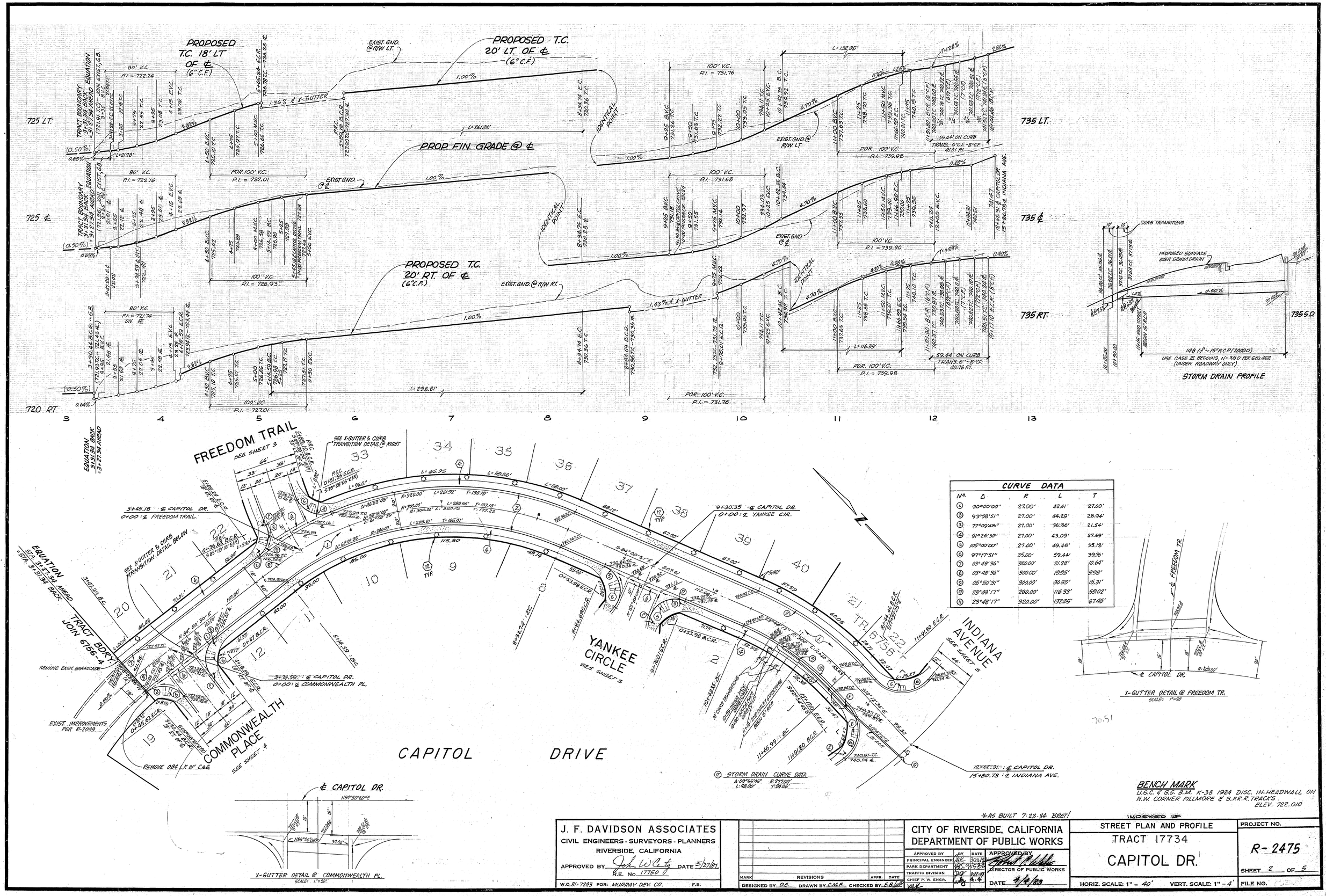
APPROVED BY DIRECTOR OF PUBLIC WORKS
DATE 1/4/83

"TITLE SHEET"
STREET IMPROVEMENT PLANS
TRACT 17734

SCALE AS SHOWN — FOR: MURRAY DEV. — W.O. & FILE NO. 81-7243(M)

PROJECT NO. R-2475
SHEET 1 OF 5

PC 1234



CURVE DATA				
No.	Δ	R	L	T
1	90°00'00"	27.00'	42.41'	27.00'
2	93°58'51"	27.00'	44.29'	28.94'
3	77°09'48"	27.00'	36.36'	21.54'
4	91°26'30"	27.00'	43.09'	27.69'
5	105°00'00"	27.00'	49.48'	35.18'
6	97°17'51"	35.00'	59.44'	39.76'
7	03°48'36"	320.00'	21.28'	10.64'
8	03°48'36"	300.00'	19.95'	9.98'
9	05°50'31"	300.00'	30.59'	15.31'
10	23°48'17"	280.00'	116.33'	59.02'
11	23°48'17"	320.00'	132.95'	67.45'

BENCH MARK
U.S.C. & G.S. B.M. K-38 1924 DISC. IN HEADWALL ON N.W. CORNER FILLMORE & S.F.R.R. TRACKS.
ELEV. 722.010

*AS BUILT 7-23-84 BRET!

INDEXED IF

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY John W Cety DATE 5/27/87
R.E. No. 17750
W.O. 81-7243 FOR: MURRAY DEV. CO. F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY D.E. DRAWN BY C.M.F. CHECKED BY E.B.

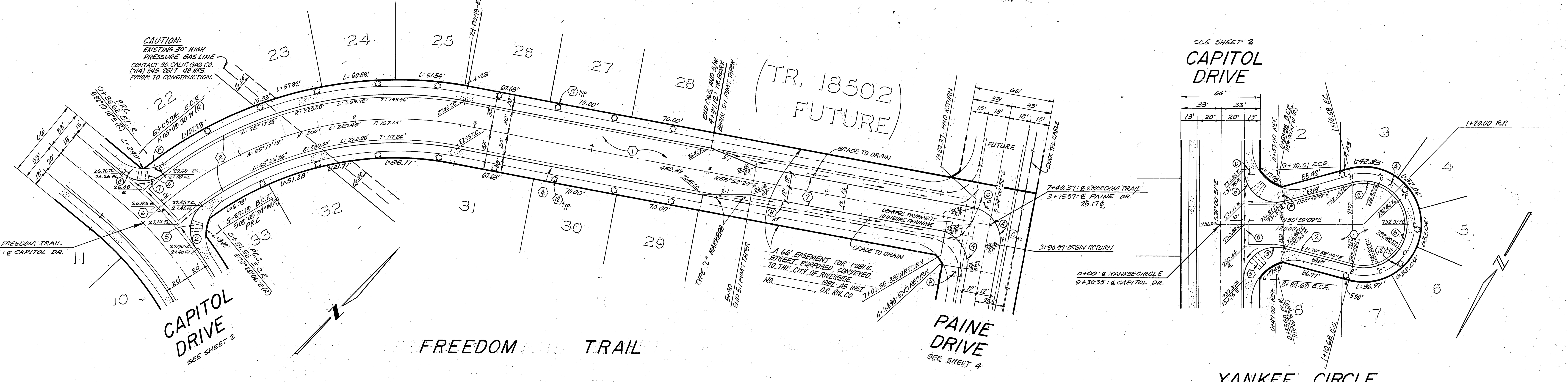
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	JAK	3/22/83
PARK DEPARTMENT	[illegible]	4/16/83
TRAFFIC DIVISION	[illegible]	3/22/83
CHIEF P. W. ENGR.	[illegible]	4.4

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 4/4/83

STREET PLAN AND PROFILE
TRACT 17734
CAPITOL DR.
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2475
SHEET 2 OF 5
FILE NO.



CURVE DATA				
NO.	Δ	R	L	T
①	77°09'48"	27.00'	36.36'	21.54'
②	91°26'30"	27.00'	43.09'	27.69'
③	210°00'00"	36.00'	131.95'	—
④	90°01'08"	27.00'	42.42'	27.01'
⑤	105°00'00"	27.00'	49.48'	35.18'

BENCH MARK
U.S.C. & G.S. BM. K-38 1924 DISC. IN HEADWALL ON N.W. CORNER FILLMORE & S.F.R.R. TRACKS
ELEV. 722.010

* AS BUILT 7-23-84 [signature]

INDEXED

APPROVED FOR SOUTHERN CALIF GAS CO.
BY [signature] 7/28/82
DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 5/27/82
R.E. No. 17,550
W.O. 81-7243 FOR: MURRAY DEV. CO. F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY D.E. DRAWN BY S.R.H. CHECKED BY E.B.

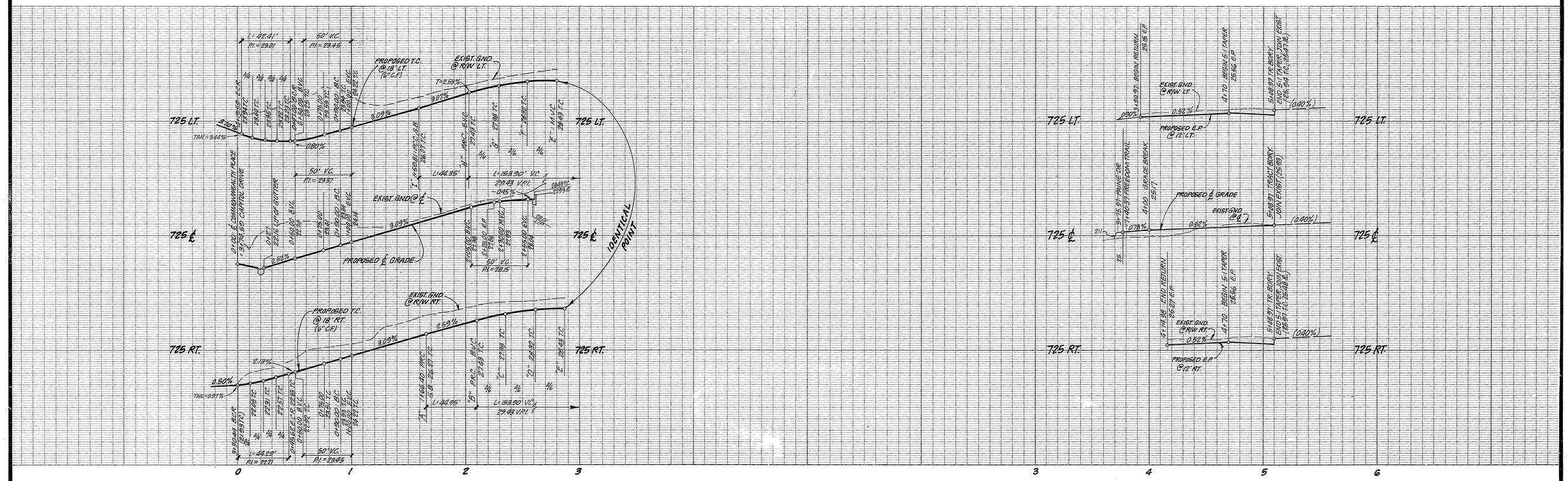
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

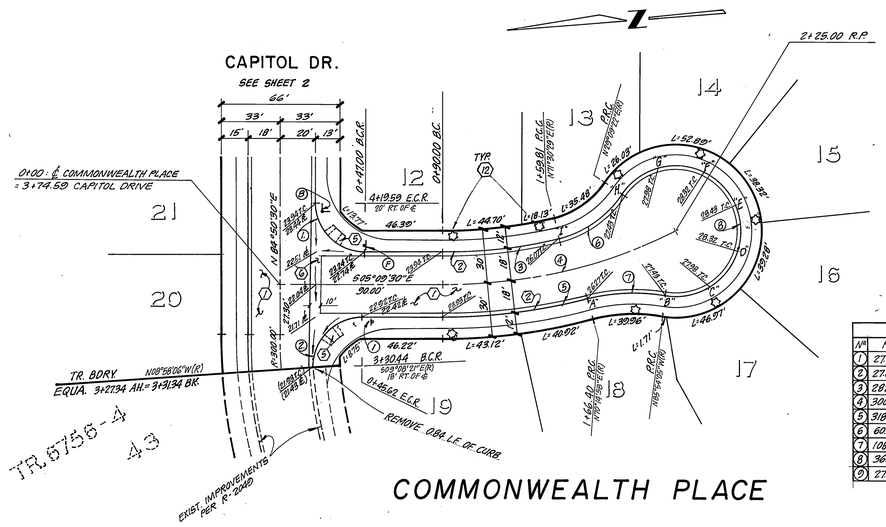
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P. W. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 4/4/83

STREET PLAN AND PROFILE
TRACT 17734
FREEDOM TRAIL
YANKEE CIRCLE
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

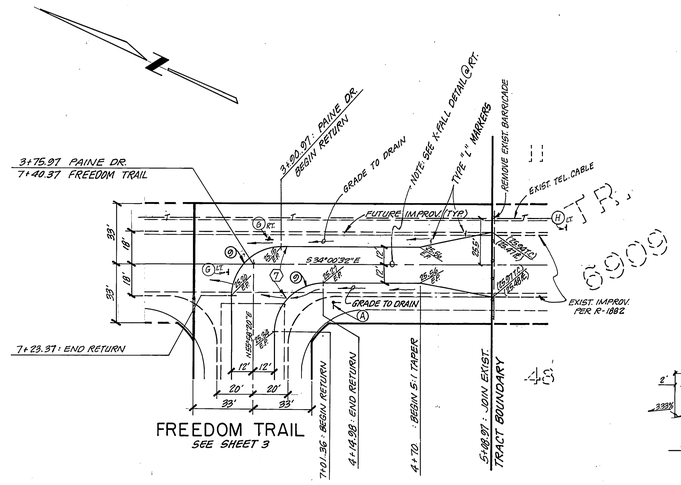
PROJECT NO.
R-2475
SHEET 3 OF 5
FILE NO. 81-7243 (M)

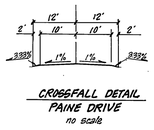




COMMONWEALTH PLACE

CURVE DATA				
Nº	R	Δ	L	T
1	27.00'	90°00'00"	42.41'	27.00'
2	27.00'	93°58'51"	44.29'	28.94'
3	282.00'	13°20'01"	65.63'	32.96'
4	300.00'	25°46'59"	135.00'	68.66'
5	318.00'	14°35'32"	80.99'	40.71'
6	60.00'	42°21'07"	44.35'	23.24'
7	108.00'	23°50'57"	44.95'	22.81'
8	36.00'	244°56'34"	153.90'	—
9	27.00'	90°01'08"	42.42'	27.01'





CROSSFALL DETAIL
PAINE DRIVE
no scale

PAINE DRIVE

BENCH MARK:

U.S.C. & G.S. B.M. K-38 1924 DISC IN HEADWALL ON N.W. CORNER FILLMORE & S.F.R.R. TRACKS

ELEV. 722.010

* AS BUILT 7-23-84 BIET!

INDEXED WF

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA

APPROVED BY John W Caty DATE 5/27/82
R.E. No. 17750

W.O. 81-7243 FOR: MURRAY DEVELOPMENT F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY E.B. DRAWN BY E.B. CHECKED BY C.H.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	7/22/83
PARK DEPARTMENT	[illegible]	[illegible]
TRAFFIC DIVISION	[illegible]	3-22-83
CHIEF PUB. WKS. ENGR.	[illegible]	[illegible]

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 4/4/83

STREET PLAN & PROFILE
TRACT 17734
COMMONWEALTH PLACE
PAINE DRIVE

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

ACCOUNT No.
DRAWING NUMBER
R-2475
SHEET 4 OF 5
81-7243 (M)

PC 1244

L = 340.30' (on curb)

SUPERELEVATION TRANSITION

SUPERELEVATION RUNOFF

SUPERELEVATION RUNOFF

SUPERELEVATION TRANSITION

SUPERELEVATION RUNOFF

L = 357.96'

134.83'

113.33'

PROPOSED E.P.

EXIST. E.P.

750 LT.

745 LT.

750 ℄

745 ℄

740 ℄

740 RT.

PROPOSED T.C. (8"C.F.) @ 32' LT.

PROPOSED F.G. 24' LT. OF ℄

EXIST. GR. @ ℄

EXIST. GR. @ LT. R/W

MATCH ℄ EXIST.

100' V.C. P.I. = 753.40

100' V.C. P.I. = 751.50

200' V.C. P.I. = 746.04

100' V.C. P.I. = 746.89

100' V.C. P.I. = 741.84

100' V.C. P.I. = 741.24

50' V.C. P.I. = 745.78

50' V.C. P.I. = 749.82

CROWN PROFILE @ 24' LT.

EXIST. GROUND @ ℄

PROPOSED ℄ GRADE

EXIST. T.C.

EXIST. ℄ GRADE

EXIST. T.C. GRADE

EXIST. GR. @ LT. R/W

FUTURE T.C. (8"C.F.) @ 32' RT.

FUTURE CURB REMOVAL

PROFILE SCALE

HORIZ. 1" = 40'

VER. 1" = 4'

8 9 10 11 12 13 14 15 16 17 18

Future C.O.

3 - #4 Circular Ties

#4 @ 12

#4 @ 12

DETAIL ~ CONCRETE COLLAR

no scale

LEGEND:

BY DEVELOPER

PAVING & BASE BY CITY
GRADING & SUBGRADE PREPARATION BY DEVELOPER

NOTE: FOR STREET TREE PLANTING & LANDSCAPE CONST. IN REVERSE FRONTAGE AREA, SEE PLAN # A- 1118 AS PREPARED BY: T.R. WEBB

CONSTRUCT 689 ± L.F. OF 6' HIGH BLOCK WALL PER CITY STD. DWG. NO. 704. (THIS WALL REQUIRES PERMIT & INSPECTION BY PUBLIC WORKS ENGINEERING DIVISION)
(TAN SLUMP BLOCK W/CAPSTONE TREATED W/ANTI-GRAFFITI COATING)

CAPITOL DRIVE

SEE SHEET NO. 2

INDIANA AVENUE

SAYWARD CIRCLE

LOCATION OF 12" A.C.P. PER 09-3/96-3

TRANSITION FOR 54'00 TH DRIVING

TYPE "L" MARKERS 10' ON CENTER ALONG TAPER

INSTALLED A.C. BERM BACK TO STA. 8+00. ALSO CITY INSTALLED TYPE "L" MARKERS.

REMOVE EXIST. TREE

REMOVE EXIST. A.C. PAVEMENT

REMOVE EXIST. A.C. & REPLACE W/ 4" A.C. OVER COMPACTED NATIVE SOIL TO CREATE SMOOTH DRIVING TRANSITION.

SUPER ELEVATED SECTION = 4.0 %

GRADE TO DRAIN @ 1.0 %

GRADE TO DRAIN @ 2.0 %

FUTURE IMPROVEMENTS

FILL AREA

CONST. 6" THICK A.C. SWALE 8' WIDE x 6" DEEP "V" SHAPE

EXISTING FENCE

EXIST. A.C. PVMT.

CONST. 6' HIGH BLOCK WALL

CONST. 6' HIGH FENCE TO MATCH EXIST.

REMOVE EXIST. 6' HIGH BLOCK WALL

PROPOSED R/W & IMPROVEMENTS PER TRACT. 15031 R-2385

INDIAN ACCESS CLOSED AND HEAD WALL SO. SIDE OF ROADWAY WOULD NOT INVISH OUT.

EXIST. 12" W.L.

EXISTING IRRIGATION

MEET EXIST. CONC. IRRIG. LINE & CONSTR. CONC. COLLAR. SEE DETAIL ABOVE RIGHT.

EXIST. IRRIG. LINE PER C/R R-1882

EXIST. IMP. PER C/R S-1043

EXIST. 12" W.L.

EXIST. IMP. PER C/R R-2080

CONST. CONCRETE COLLAR. SEE DETAIL ABOVE RIGHT

CONST. CONCRETE COLLAR SEE DETAIL ABOVE RIGHT

CONST. 180 L.F. 12" I.D., 12 wage, dipped & wrapped, STEEL PIPE. Backfill with slurry sand (1½ sack cement per cy. sand)

CONST. 340 L.F. 12" A.C.P. CONST-80-L.F. CONCRETE-IRRIGATION LINE.

NOTE: IRRIGATION LINE
NEW CONSTRUCTION TO INSURE GRAVITY FLOW, WITH NO LOW POINTS IN SYSTEM.

EXIST. 2:1 FLARE

17+25: BEGIN 2:1 FLARE

17+52: JOIN EXIST. P.V.M.T. @ 2:1 FLARE

TYPICAL SECTION
STA. 8+25 CO. STA. 9+76.46

R/W 44' ℄ 10' 24' 2.0' 2:1 2:1 VARIES -1.0% TO +6.0% SEE PLAN 2.1 2.1

CURVE DATA

① TOTAL ℄ CURVE
Δ = 49°43'46"
R = 500.00'
L = 433.97'
T = 231.72

CURB RETURN DATA
③ Δ = 97°17'51"
R = 35.00'
L = 59.44'
T = 39.77'

⑥ Δ = 25°52'48"
R = 532.00'
L = 240.30'
T = 122.24'

⑧ Δ = 154°55'38"
R = 20.00'
L = 54.08'
T = 89.94'

⑨ Δ = 86°46'08"
R = 20.00'
L = 30.30'
T = 18.91'

⑪ Δ = 68°07'30"
R = 29.00'
L = 34.48'
T = 19.61'

② TOTAL ℄ CURVE
Δ = 44°58'37"
R = 500.00'
L = 392.50'
T = 208.99'

④ Δ = 16°30'26"
R = 468.00'
L = 134.83'
T = 67.89'

⑤ Δ = 13°52'29"
R = 468.00'
L = 113.33'
T = 56.94'

⑦ Δ = 47°44'47"
R = 90.00'
L = 75.00'
T = 39.53

⑩ Δ = 68°07'28"
R = 58.00'
L = 45.18'
T = 25.69

NOTE & LEGEND

INTERSECTION ¼ CROWN LINE TO BE STAKED IN FIELD BY ENGINEER.

INDICATES EXISTING PAVEMENT TO BE REMOVED.

INDICATES AREA TO BE FILLED

BENCH MARK

U.S.C. & G.S. B.M. K-38 1924 DISC. IN HEADWALL ON N.W. CORNER FILLMORE & S.F.R.R. TRACKS
ELEV. 722.010.

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.

CITY OF RIVERSIDE
DOMESTIC SYSTEM & IRRIGATION SYSTEM
Fred Lantz 3/2/83
WATER SYSTEMS MANAGER DATE

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS.
Approved by: Max Sloan RCE 10354 6-3-80
BERRYMAN & STEPHENSON INC. date

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 2/24/77
R.E. No. 17,550
W.O. 81-7243 FOR: MURRAY DEV. CO. F.B.

MARK	REVISIONS	APPR.	DATE
1	REVISED IRRIGATION LINE RELOCATION		3/1/83
2	* AS BUILT		7-23-84

DESIGNED BY D.E. DRAWN BY A.J.M. CHECKED BY E.B.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	4/4/83
PARK DEPARTMENT	[signature]	4-15-83
TRAFFIC DIVISION	[signature]	4-5-83
CHIEF P. W. ENGR.	[signature]	4-4-83
PLANNING DEPT.	[signature]	2/24/83

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 4/4/83

STREET PLAN AND PROFILE
TRACT 17734
INDIANA AVE.
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2475
SHEET 5 OF 5
FILE NO. 81-7243(M)

INDEXED UP INDEXED RE