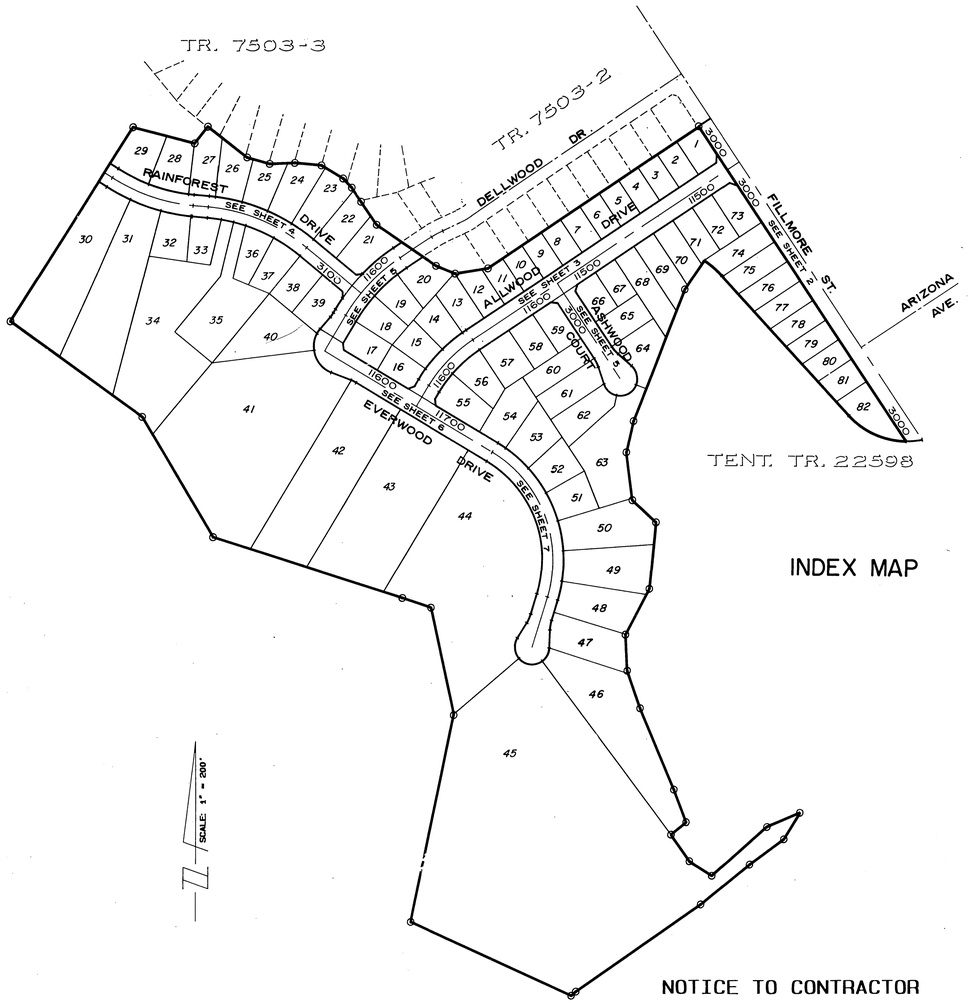
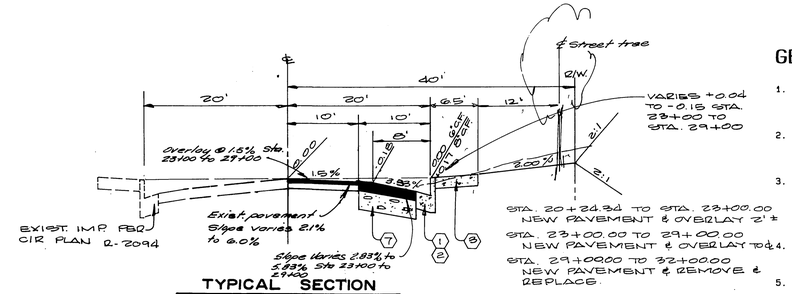


SCALE: 1" = 200'

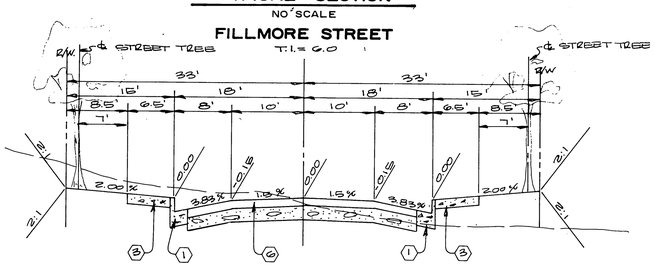


TYPICAL SECTION

NO SCALE

FILLMORE STREET

T.I. = 6.0

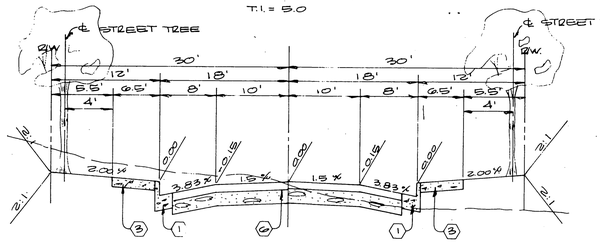


TYPICAL SECTION

NO SCALE

ALLWOOD DRIVE
DELLWOOD DRIVE

T.I. = 5.0



TYPICAL SECTION

NO SCALE

ASHWOOD DRIVE
EVERWOOD DRIVE
RAINFOREST DRIVE

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, 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. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
5. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. 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.
8. 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.
9. 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.
10. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
11. 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.
12. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
13. 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 FIELD TO PRODUCE A SMOOTH SECTION.
14. 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.
15. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP 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.
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.
17. *Developer to give City Water Divison five (5) working days written notice prior to start of construction and to allow ten (10) working days for completion of work (351-6126).*

BENCH MARK

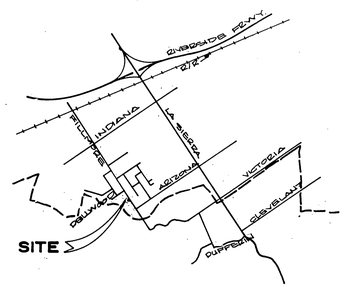
D3-D
P.K. NAIL AND TAG IN N'LY CEMENT BANK OF R.W.C. CANAL ON E'LY. SIDE OF FILLMORE ST. F.B. 739-55
ELEV. 797.286

NOTICE TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY 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 THOSE SHOWN ON THESE PLANS.
2. 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.
3. CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

STREET NAME & TRAFFIC SIGN SCHEDULE		
(A)	FILLMORE ST.	3000'
	ALLWOOD DR.	11500
(B)	ALLWOOD DR.	11500
	ASHWOOD CT.	3000
(C)	ALLWOOD DR.	11600
	EVERWOOD DR.	11600
(D)	DELLWOOD DR.	11600
	RAINFOREST DR.	3100
(E)	R1 (STOP SIGN 30")	
(F)	W 53 (NOT A THROUGH ST. 24")	
(G)	DELLWOOD DR.	11600
	EVERWOOD DR.	11600

INSTALL ALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS 602 A & 666.



LOCATION MAP

NO SCALE

CONSTRUCTION NOTES

1. CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
2. CONSTRUCT STANDARD 200 CURB AND GUTTER-8" CURB FACE TYPE I
3. CONSTRUCT STANDARD 325 CURBLINE SIDEWALK
4. CONSTRUCT STANDARD 220, 6' WIDE CROSS GUTTER
5. CONSTRUCT STANDARD 304 WHEELCHAIR RAMP
6. CONSTRUCT 2 1/2" A.C. PAVING OVER " CRUSHED AGGREGATE OR " A.C. OVER COMPACTED NATIVE PER S.R. R=
7. CONSTRUCT " A.C. PAVING OVER " CRUSHED AGGREGATE OR " A.C. OVER COMPACTED NATIVE PER S.R. R=
8. *overlay existing paving as required*
9. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
10. *Construct Standard 180 Barricade.*
11. INSTALL 2"X4" REDWOOD HEADER

PARKS DEPARTMENT 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. 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.
   - 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.
Fillmore St.	Cinnamomum camphora/ Camphor	15gal	45'	19
Dellwood Dr.	Prunus cerasifera-Krauter Vesuvius/Purple leaf Plum	15gal	45'	14
Allwood Dr.	Pyrus calleryana/ Bradford Pear	15gal	45'	41
Ashwood Dr.	Cinnamomum Camphora/ Camphor	15gal	45'	15
Rainforest Dr.	Pittosporum undulatum/ Victorian Box	15gal	45'	34
Everwood Dr.	Prunus cerasifera-Krauter Vesuvius/Purple Leaf Plum	15gal	45'	51

INDEXED F.H.C. F.B. 411

TRACT NO. 22291

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY [signature] DATE 8-88
R.E. No. 27983
W.O. 87-3 FOR: CONCORDIA DEV. CORP. F.B.

REGISTERED PROFESSIONAL ENGINEER No. 27983 Exp. 3-31-90 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.P. DRAWN BY R.H. CHECKED BY R.L.T.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	1/4/88
PARK DEPARTMENT	[signature]	1/87
TRAFFIC DIVISION	[signature]	12-31-87
CHIEF PUB. WKS. INSP.	[signature]	1-5-87
	[signature]	1/11/88

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 2/1/88

STREET IMPROVEMENT PLAN & PROFILE INDEX SHEET

SCALE: AS NOTED

ACCOUNT No.
DRAWING NUMBER R 2938
SHEET 1 OF 7
87-3.A

CURVE DATA				
NO	Δ	R.	L.	T.
①	90°00'00"	35.00'	54.98'	35.00'

SCALE: 1" = 40'

TRACT NO. 8898-1

TRACT NO. 7503-2

SEE SHEET 3

FILLMORE STREET

ALLWOOD DRIVE

ARIZONA AVENUE

NOTE
AT THE TIME OF CONSTRUCTION IF IMPROVEMENTS PER TRACT NO. 21077-2 (COUNTY) HAVE BEEN DONE, THEN MATCH UP IS ALL THAT HAS TO BE DONE. IF IMP HAVE NOT BEEN DONE THE REMOVAL OF A.C. PAVEMENT AND BRIDGE IS TO BE DONE.

BENCH MARK

D3-D

P.K. NAIL AND TAG IN N'LY. CEMENT BANK OF R.W.C. CANAL ON ELY. SIDE OF FILLMORE ST. F.B. 729-55 ELEV. 797.280

TRACT NO. 22291 INDEXED 5-10-88 HH

CITY OF RIVERSIDE WATER SYSTEM	PACIFIC BELL TELEPHONE CO.	SOUTHERN CALIFORNIA GAS COMPANY	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND ELECTRIC
Carl Wiengartner 11/4/87 APPROVED DATE	B. D. Dragoon 10/21/87 APPROVED DATE	W. R. Lanshe 10/21/87 APPROVED DATE	Michael J. Scott 11/2/87 APPROVED DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 8-3-87
R.E. No. 27983
W.O. 87-3 FOR: CONCORDIA DEV. CORP. F.B.

No. 27983 Exp. 3-31-90 Civil STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.P. DRAWN BY R.H. CHECKED BY R.L.T.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	1/9/88
PARK DEPARTMENT	[illegible]	11/1/87
TRAFFIC DIVISION	[illegible]	2-26-88
CHIEF PUB. WKS. ENGR.	[illegible]	3-2-88
	[illegible]	11/18/87

APPROVED BY Barry Foster
DIRECTOR OF PUBLIC WORKS
DATE 3/7/88

STREET IMPROVEMENT PLAN & PROFILE

FILLMORE STREET

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

ACCOUNT No.
DRAWING NUMBER R-2938
SHEET 2 OF 7
87-3.A

PC 2935

CURVE DATA				
NO.	Δ	R.	L.	T.
①	90°00'00"	35.00'	54.98'	35.00'
②	90°00'00"	27.00'	42.41'	27.00'
③	25°30'00"	382.00'	170.01'	86.44'
④	25°30'00"	418.00'	186.03'	94.50'

SEE SHEET 2

SEE SHEET 5

SEE SHEET 6

FILLMORE STREET

ASHWOOD COURT

EVERWOOD DRIVE

ALLWOOD DRIVE

BENCH MARK:
D3-0
P.K. NAIL AND TAG IN N'LY CEMENT BANK OF R.W.C. CANAL ON E'LY SIDE OF FILLMORE ST. RB. 739-55 ELEV. 797.286

TRACT NO. 22291 INDEXED 5-10-88 HH

CITY OF RIVERSIDE WATER SYSTEM Carl Wenzgartner 11/2/87 APPROVED DATE	PACIFIC BELL TELEPHONE CO. B. D. Hagaman 10/21/87 APPROVED DATE	SOUTHERN CALIFORNIA GAS COMPANY W. R. Lamarke 10/21/87 APPROVED DATE	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND ELECTRIC Michael J. Galli 11/2/87 APPROVED DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [illegible] DATE 3-3-88
R.E. No. 27983
W.O. 87-3 FOR: CONCORDIA DEV. CORP. F.B.

REGISTERED JOHN JOSEPH PROFESSIONAL ENGINEER No. 27983 Exp. 3-31-90 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.P. DRAWN BY R.H. CHECKED BY R.L.T.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	1/17/88
PARK DEPARTMENT	[illegible]	1/14/88
TRAFFIC DIVISION	[illegible]	1-31-88
CHIEF PUB. WKS. ENGR.	[illegible]	3.2
	[illegible]	1/19/88

APPROVED BY Barry Bed
DIRECTOR OF PUBLIC WORKS
DATE 3/7/88

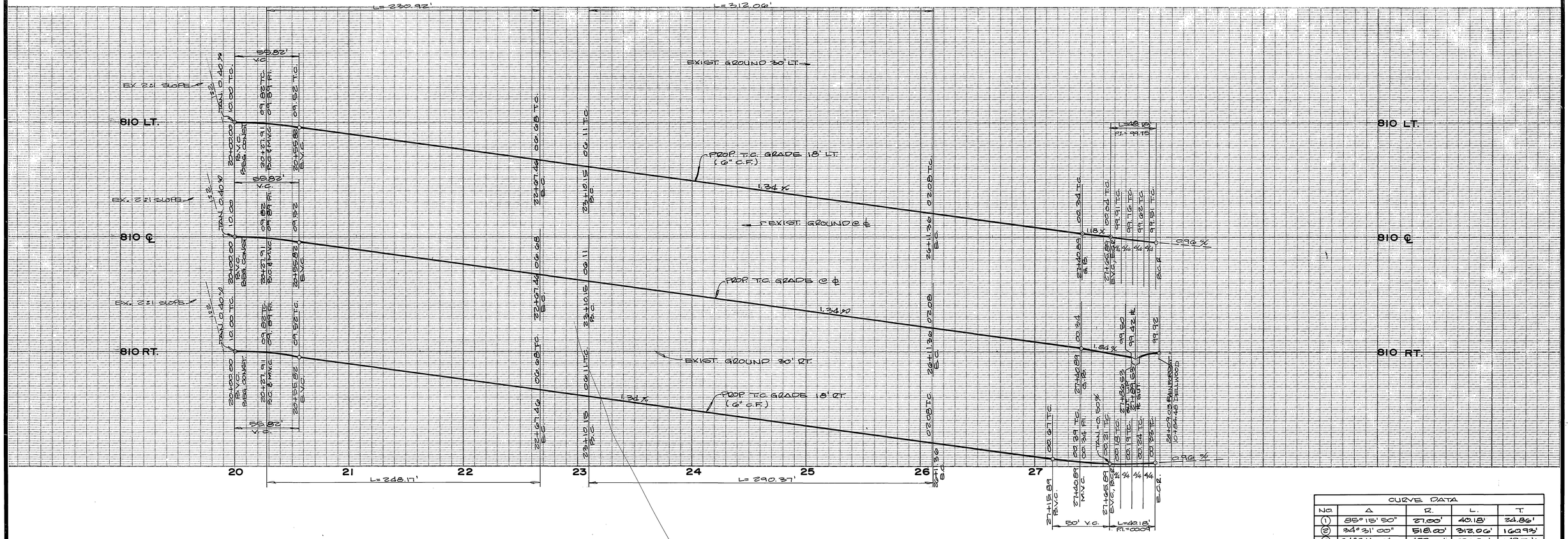
STREET IMPROVEMENT PLAN & PROFILE
ALLWOOD DRIVE

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

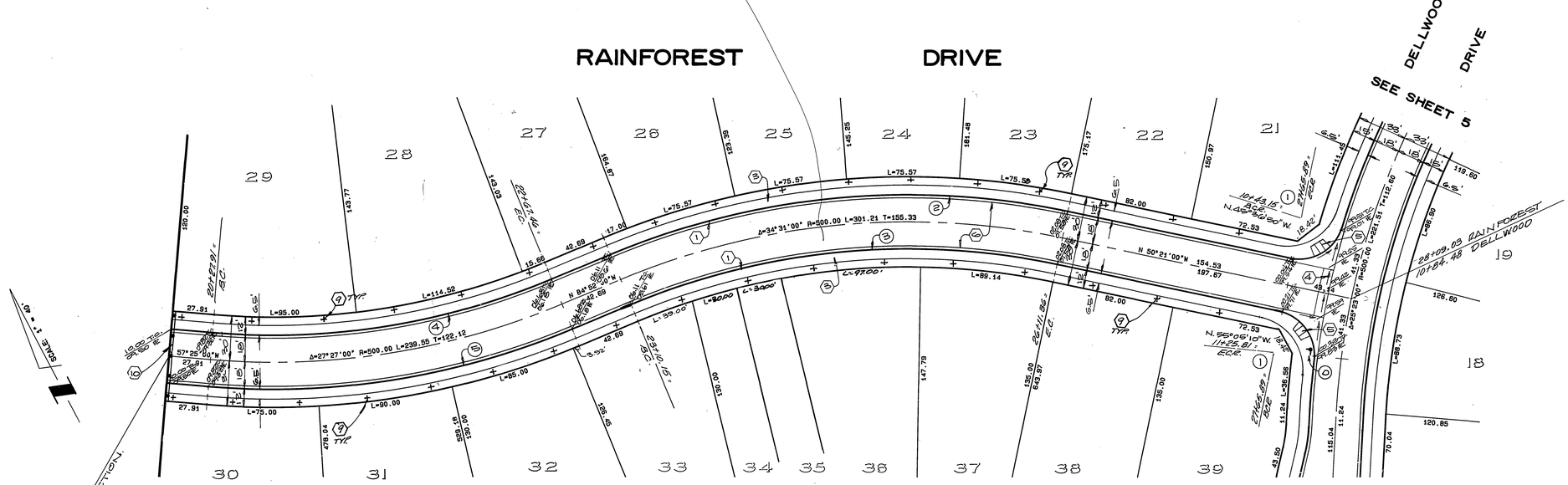
ACCOUNT No.
DRAWING NUMBER R-2938
SHEET 3 OF 7
87-3.A

FEED

PC2333



CURVE DATA				
No	Δ	R.	L.	T.
①	85° 15' 50"	27.00'	40.18'	24.86'
②	34° 31' 00"	518.00'	312.06'	160.93'
③	34° 31' 00"	482.00'	290.37'	149.74'
④	27° 27' 00"	482.00'	230.92'	117.72'
⑤	27° 27' 00"	518.00'	248.17'	126.51'



BENCH MARK

D3-D

P.K. NAIL AND TAG IN N'LY CEMENT BANK OF R.W.C. CANAL ON E'LY SIDE OF FILLMORE ST. P.B. 739-58

ELEV. 797.286

2400.00 BASIN CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER No. 27983 exp. 3-31-90 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY [signature] DATE 8-3-87

R.E. No. 27983

W.O. 87-3 FOR: CONCORDIA DEV. CORP. F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.P. DRAWN BY R.H. CHECKED BY R.L.T.

FEED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	1/4/88
PARK DEPARTMENT	[illegible]	2/25/87
TRAFFIC DIVISION	[illegible]	12-31-87
CHIEF PUB. WKS. ENGR.	[illegible]	3-7-88

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 3/7/88

STREET IMPROVEMENT PLAN & PROFILE

RAINFOREST DRIVE

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

ACCOUNT No.

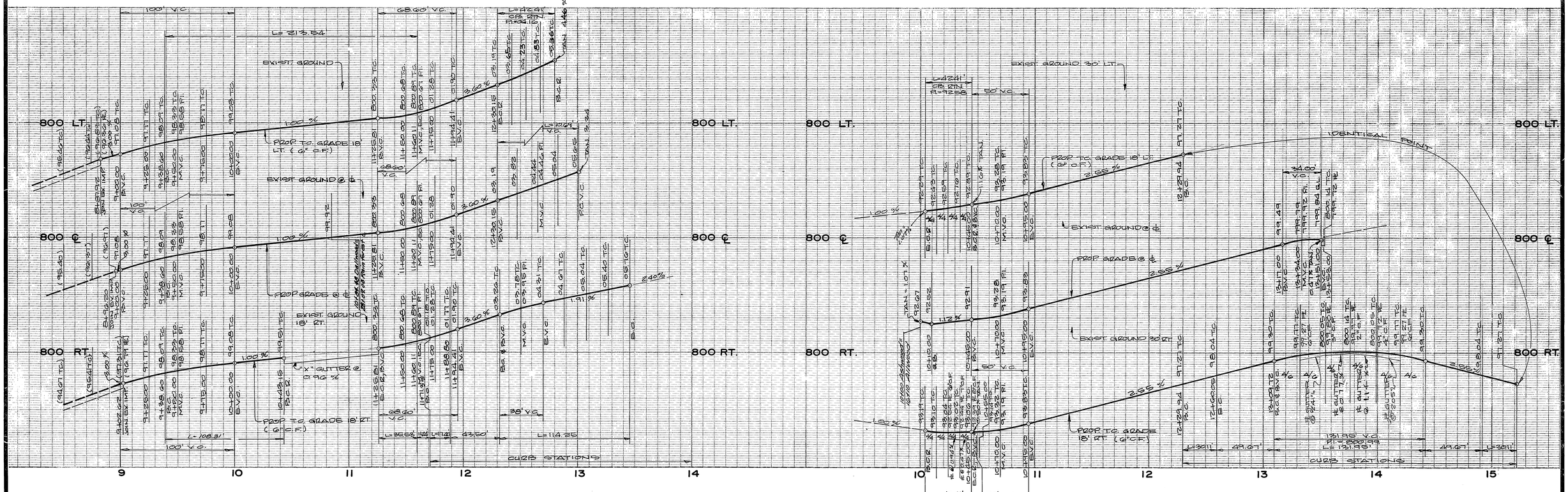
DRAWING NUMBER R-2938

SHEET 4 OF 7

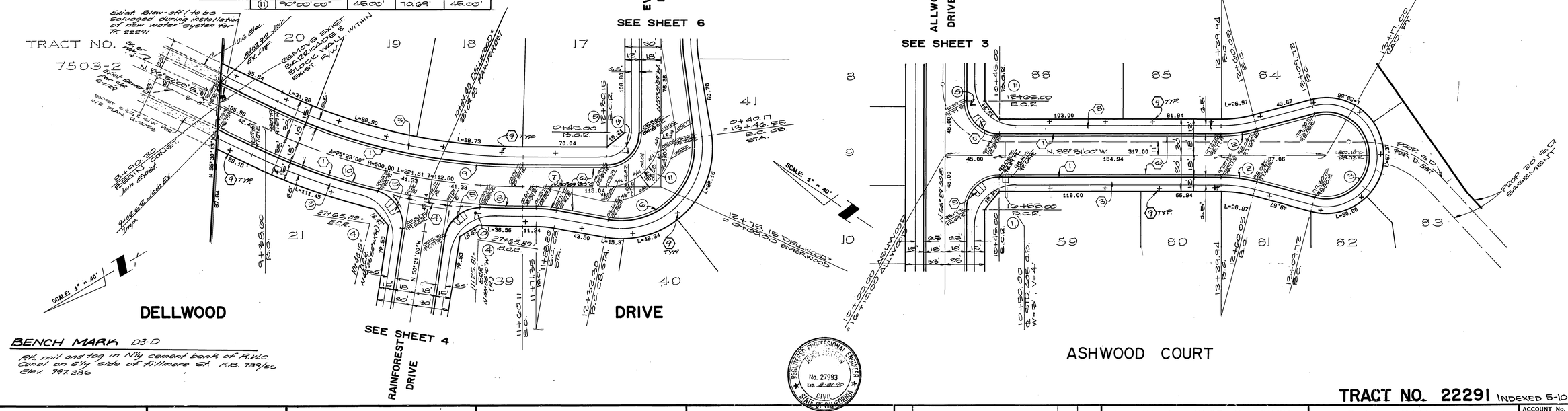
87-3.A

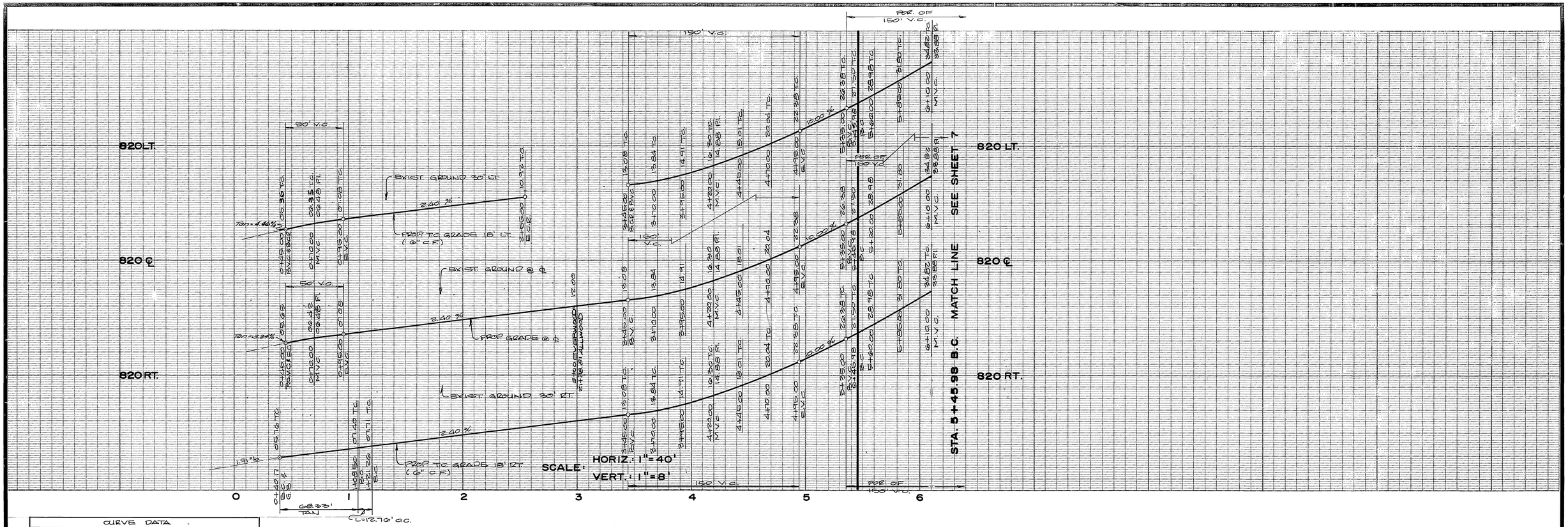
TRACT NO. 22291 INDEXED 5-10-88 4H

PC 2939

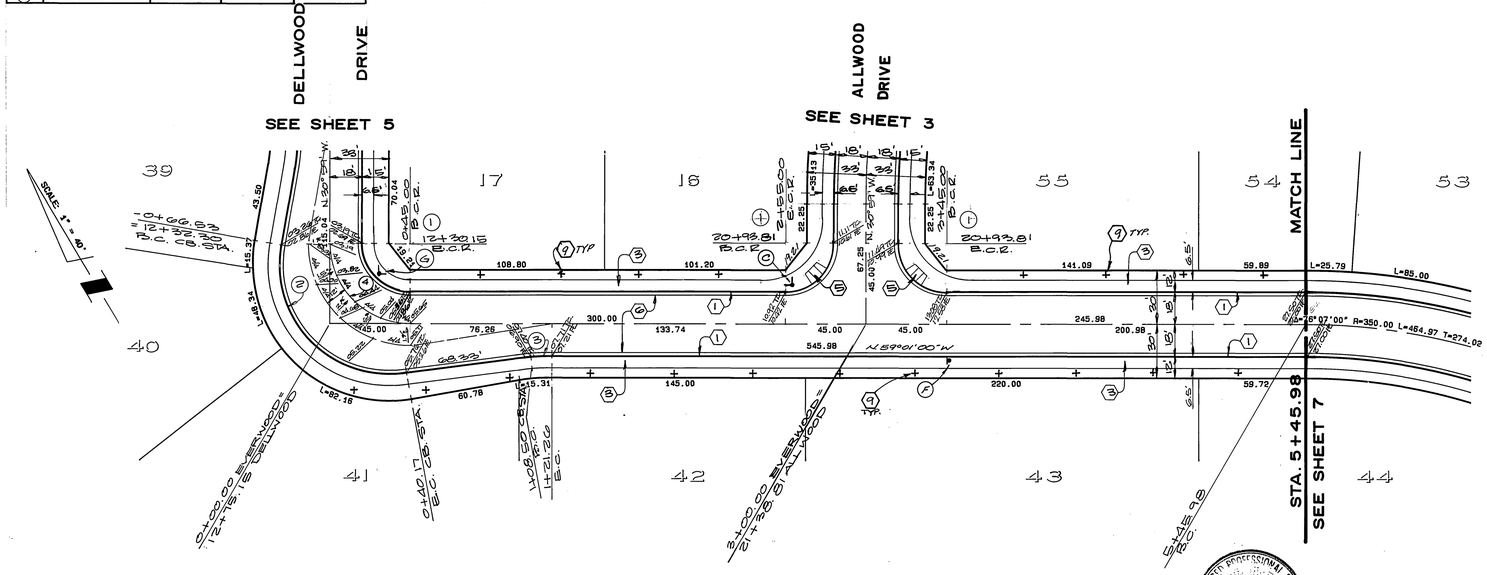


CURVE DATA								
NO.	Δ.	R.	L.	T.	NO.	Δ.	R.	L.	T.
①	90°00'00"	27.00'	42.41'	27.00'	⑥	107°18'30"	61.00'	114.25'	82.90'
②	15°00'00"	118.00'	30.11'	15.14'	⑦	10°00'00"	100.00'	17.45'	8.75'
③	210°00'00"	36.00'	131.95'	---	⑧	03°55'50"	518.00'	35.53'	17.77'
④	85°15'50"	27.00'	40.18'	24.86'	⑨	25°23'00"	482.00'	213.54'	108.55'
⑤	90°00'00"	27.00'	42.41'	27.00'	⑩	11°58'50"	518.00'	108.31'	54.35'
					⑪	90°00'00"	45.00'	70.69'	45.00'





CURVE DATA				
NO	Δ	R.	L.	T.
①	90°00'00"	27.00'	42.41'	27.00'
②	107°18'30"	61.00'	114.25'	82.90'
③	07°18'30"	100.00'	12.76'	6.39'
④	90°00'00"	45.00'	70.69'	45.00'



BENCH MARK 0-3-D
P.K. nail and tag in N'ly cement bank of R.I.V.C. canal on E'ly side of Fillmore St. C/L F.B. 739/66 Elev. 797.206

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 3-3-87
R.E. No. 27983
W.O. 87-3 FOR: CONCORDIA DEV. CORP. F.B.

REGISTERED PROFESSIONAL ENGINEER JOSEPH JUNKER No. 27983 Exp. 3-31-89 CIVIL STATE OF CALIFORNIA

DESIGNED BY J.P. DRAWN BY R.H. CHECKED BY R.L.T.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	11/78
PARK DEPARTMENT	[signature]	5/79
TRAFFIC DIVISION	[signature]	3-2-87
CHIEF PUB. WKS. ENGR.	[signature]	3/2/87

APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 3/7/87

STREET IMPROVEMENT PLAN & PROFILE
EVERWOOD DRIVE

SCALE: HORIZ. 1"=40', VERT. 1"=8'

TRACT NO. 22291 INDEXED 5-10-88 JH

ACCOUNT No.
DRAWING NUMBER R-2938
SHEET 6 OF 7
87-3.A

FRED

RE 2933

STA. 5+45.98 B.C. MATCH LINE SEE SHEET 6

840 LT.
840 ℄
840 RT.

880 LT.
880 ℄
880 RT.

IDENTICAL CONTOURS

EXIST GROUND 30' LT.
EXIST. GROUND @ ℄
EXIST GROUND 30' RT.

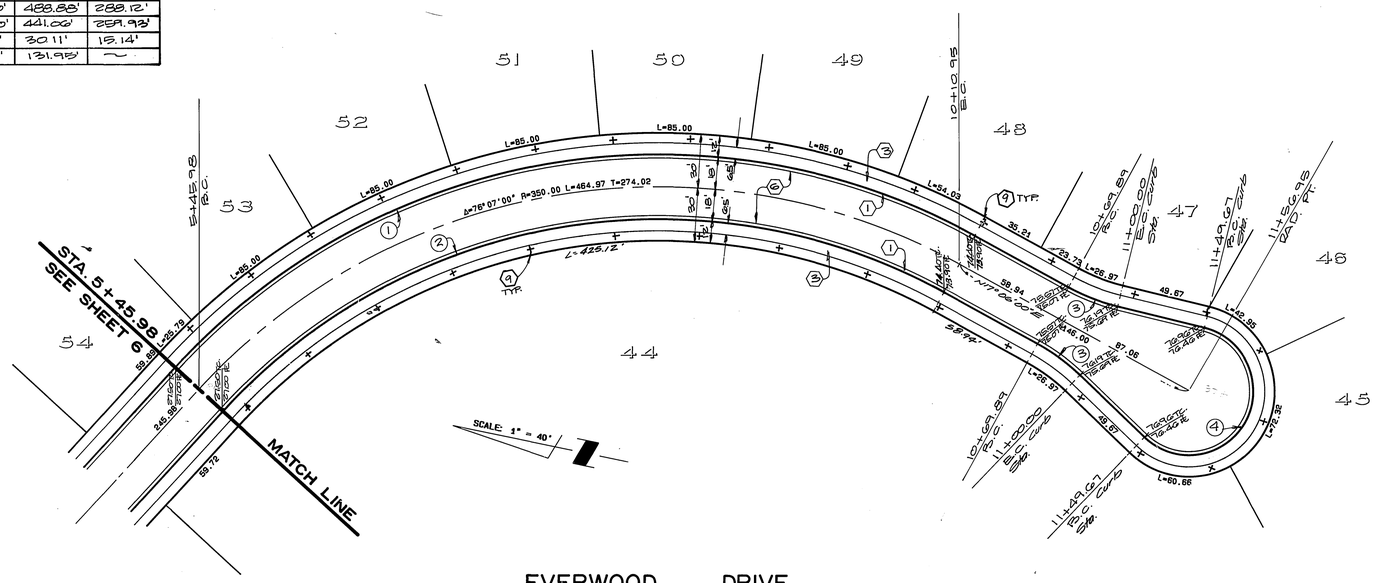
PROP GRADE @ ℄
PROP T.C. GRADE 18' LT. (6" C.F.)
PROP T.C. GRADE 18' RT. (6" C.F.)

150' V.C.
200' V.C.
50' V.C.
25' V.C.

CURB STATIONS

HORIZ.: 1"=40'
SCALE:
VERT.: 1"=8'

CURVE DATA				
NO.	Δ	R.	L.	T.
①	76°07'00"	368.00'	488.88'	288.12'
②	76°07'00"	332.00'	441.00'	259.93'
③	15°00'00"	115.00'	30.11'	15.14'
④	210°00'00"	36.00'	131.95'	~



EVERWOOD DRIVE

BENCH MARK 03-D

R.R. nail and tag in N'ly cement bank of R.N.C. canal on E'ly side of Fillmore St. R.R. 739/56 Elev. 797.266

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY _____ DATE 8-3-87
R.E. No. 27983
W.O. 87-3 FOR: CONCORDIA DEV. CORP. F.B.

REGISTERED PROFESSIONAL ENGINEER No. 27983 Exp. 3-31-90 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.P. DRAWN BY R.H. CHECKED BY R.L.T.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		1/6/88
PARK DEPARTMENT		1/6/88
TRAFFIC DIVISION		3-1-88
CHIEF PUB. WKS. ENGR.		3-2
		11/1/88

APPROVED BY _____
DIRECTOR OF PUBLIC WORKS
DATE 3/7/88

STREET IMPROVEMENT PLAN & PROFILE

EVERWOOD DRIVE

SCALE: HORIZ. 1"= 40', VERT. 1"= 8'

TRACT NO. 22291 INDEXED 5-10-88 FH

ACCOUNT No.
DRAWING NUMBER
R-2938
SHEET 7 OF 7
87-3.A

Rec. 2333