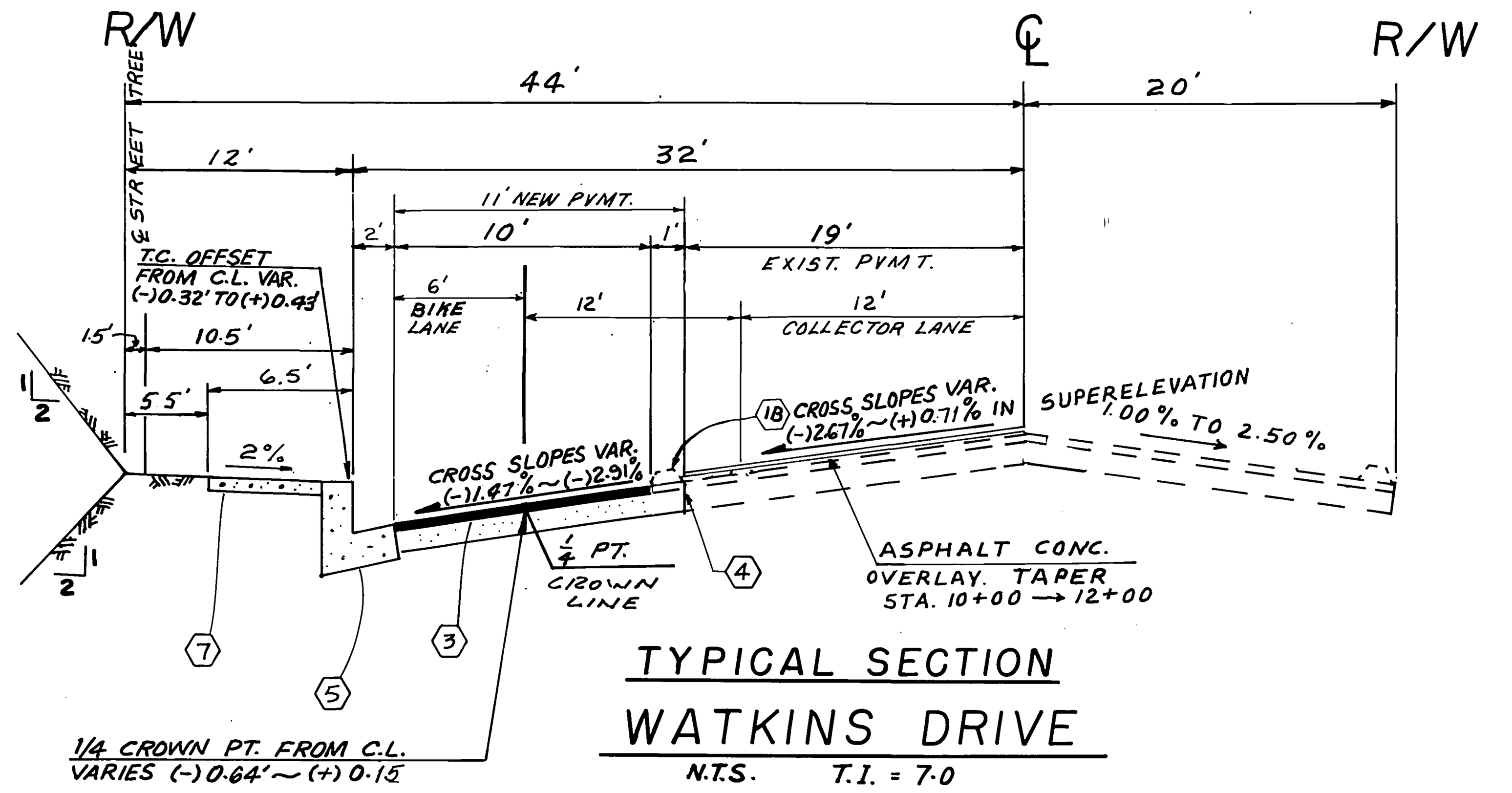
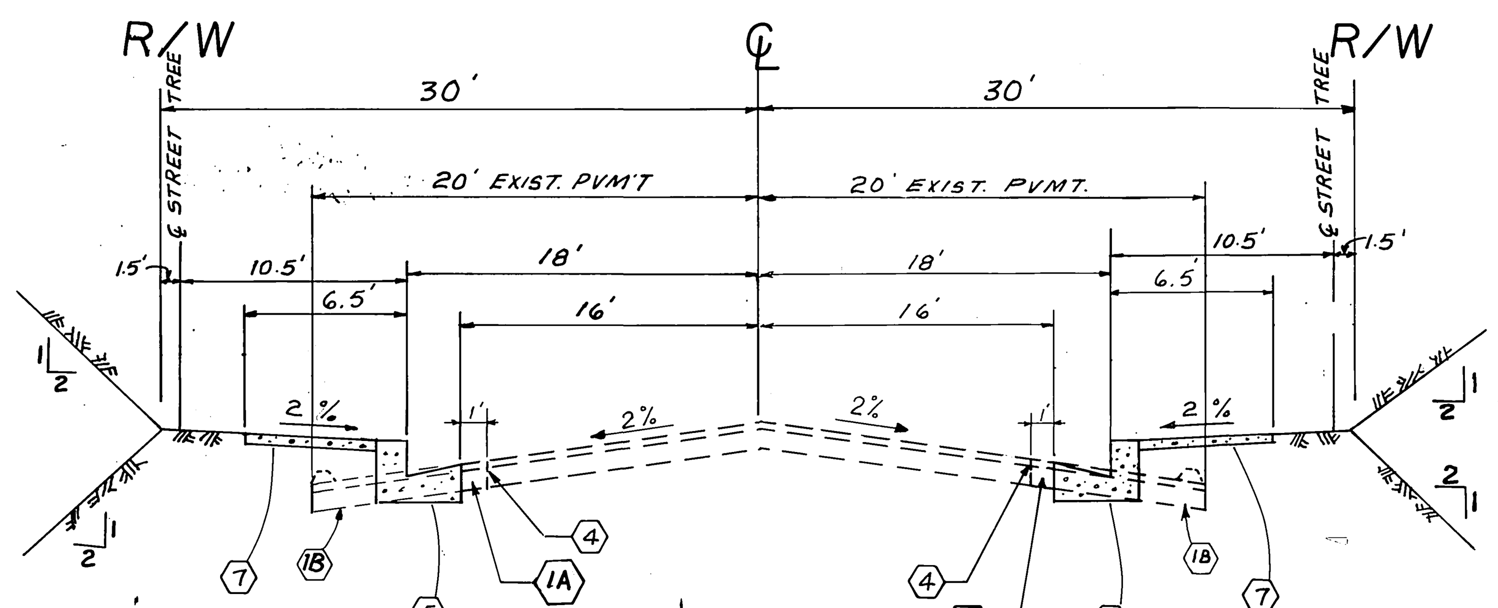
RIVERSIDE BLUEPRINT - RIVERSIDE, CALIF.



TYPICAL SECTION
WATKINS DRIVE

N.T.S. T.I. = 7.0

NOTES: CONST. 4.0" A.C. OVER 8.0" C.A.B. PER S.R. 858, R = 39.0



TYPICAL SECTION
MT. VERNON AVE.

N.T.S. T.I. = 5.0

FIRE DEPT. HYDRANT LOCATION	
(signature)	2-6-90
APPROVED	DATE

CHOICE CABLE T.V. CO.
SIGNED BY *Mark Dickinson* 1/5/90
DATE

CITY OF RIVERSIDE ELECTRIC DEPT.
BY *Wm Whitler*
11/14/89
DATE

PACIFIC BELL TEL. CO.
PLANS COORDINATION APPROVAL DATED Nov. 21, 1989
SIGNED BY *(signature)*

SO. CALIF. GAS CO.
PLANS COORDINATION APPROVAL DATED 11/17/89
SIGNED BY *(signature)*

CITY OF RIVERSIDE WATER SYSTEM
SIGNED BY *Richard I. Drobuk*
3-8-90
DATE

Registered Professional Engineer — Ghassan Farah — C 42031 — Exp 3-31-92 — Civil — State of California

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours; and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional. — California Council of Civil Engineers & Land Surveyors

UNAUTHORIZED CHANGES & USES
CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans. — California Council of Civil Engineers & Land Surveyors

PRIVATE ENGINEER'S NOTES TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS 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 PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE 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 COUNTY, 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
BUS. TAX LIC. NO 039344
EXP. 07-13-91

ACREAGE LAND SYSTEMS Inc.
102 E. GRAND BLVD.
CORONA, CA 91719
(714) 734-0152

Land Development Section
782-5341 G.P.

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. 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 to be as Shown
10. All overhanging tree limbs that are less than 14' above the street grade shall be trimmed back.
11. 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.
12. All traffic signs shall be installed prior to opening the streets to traffic.
13. See Traffic Plan X4-232 for necessary signing, striping, & pavement markings.
14. 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.
15. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
16. 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.

    Contractor is to verify existing sewer elevation prior to construction.
17. No finished 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.
18. A plug shall be installed and will remain in place where the new sewer connects with the existing sewer until the new sewer is accepted by the City.
19. The sewer contractor shall adjust manholes to final grade after paving is completed.
20. 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.
21. In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the Inspector prior to overlaying with A.C. paving.
22. 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. City Water Division Phone No. (714) 351-6168.

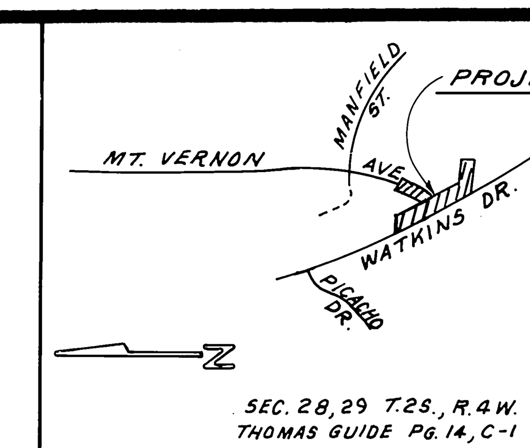
CONSTRUCTION NOTES

No.	Description	QUANTITY	UNIT
1A	CONSTRUCT 6" FULL DEPTH ASPHALT CONC.	21	TONS
1B	REMOVE EXIST. ASPHALT CONCRETE CURB & ASPHALT PAVEMENT	4,015	SF
2	CONSTRUCT 6" A.C. BERM PER CITY OF RIV. STD. PLAN 250, TYPE I	95	L.F.
3A	CONSTRUCT ASPHALT CONC. OVERLAY TAPER	4	TONS
3	CONSTRUCT PAVEMENT & BASE PER TYPICAL SECT. - WATKINS DRIVE	AC - 655 C.A.B. - 735	TONS CY
4	SAWCUT EXIST. PAVEMENT	1855	LF
5	CONSTRUCT 6" C.F. CURB & GUTTER PER CITY OF RIV. STD. PLAN 200, TYPE I	1855	LF
6	CONSTRUCT DRIVEWAY APPROACHES PER CITY OF RIV. STD. PLAN 302 (A-20' / B-27')	1648	SF
7	CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. PLAN DWG. -325	10,722	SF
8	RELOCATE STREET NAME SIGN PER CITY OF RIV. STD. PLAN 662-A	1	EA
9	RELOCATE R-1- STOP SIGN (30") ON 2" GALV. STEEL PIPE PER CITY OF RIV. PER STD. PLAN DWG 662A & STD. PLAN DWG. 666	1	EA
10	CONSTRUCT WHEELCHAIR RAMPS PER CITY OF RIV. STD PLAN 304	2	EA
11	INSTALL FIRE HYDRANTS PER CWD 610-1	3	EA
	STORM DRAINS		
20	CONSTRUCT 30" DIA. ~ R.C.P. STORM DRAIN - 1350 D	255	LF.
21	CONSTRUCT 24" DIA. ~ R.C.P. STORM DRAIN - 1350 D	187	LF.
⊛22	CONSTRUCT 30" DIA. ~ CONC. FLARED END SECTION - CALTRANS D-94	TYPE "A" - 1	EA.
⊛23	CONSTRUCT 24" DIA. ~ CONC. FLARED END SECTION - CALTRANS D-94 - TYPE	"A" - 1	EA.
24	CONSTRUCT STORM DRAIN MAN HOLE PER CITY OF RIVERSIDE STD. PLAN DWG. 431	2	EA.
	MISCELLANEOUS		
30	INSTALL STREET TREES (40' O.C.) PER CITY OF RIV. PARK DEPT.	25	EA
31	ADJUST WATER VALVE COVERS TO GRADE BY CITY FORCES	2	EA.
	STREET LIGHTS		
50	INSTALL STREET LIGHTS PER CITY OF RIV. ELECTRIC DEPT. PLAN	10	EA.
⊛	CONTRACTOR HAS THE OPTION OF USING CALTRANS STD. DET. D-94 TYPE "A" OR TYPE "B" PRECAST CONCRETE FLARED END SECTION. SEE DETAILS SHT. NO. 4.		

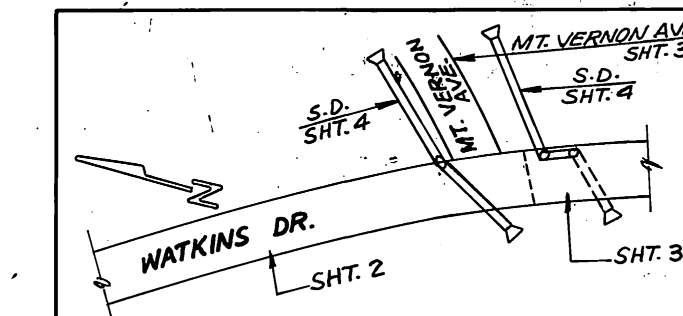
BENCH MARK
DWR BRASS DISC. SET IN CONC., N.W. COR., WATKINS DR. & PICACHO DR., E.C.R. ELEV. 1191.25 MSL

MARK	REVISIONS	APPR.	DATE
⚠	REVISED TRACT NUMBER	*(initials)*	11/8/91

DESIGNED BY N.P. DRAWN BY G.A.H. CHECKED BY G.F.



VICINITY MAP



SHEET INDEX MAP
N.T.S.

GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

1. All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
2. When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (714)351-6126 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required:
   a. After completion of final grading of the lots and when all utility services and sewer lateral have been marked, but prior to digging plant pits, all final tree locations are to be spotted in the field by the street tree inspector;
   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 the maintenance period, the contractor/developer shall call the Street Tree Inspector at (714) 351-6126 for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the trees pass final inspection and the Park and Recreation department is assuming maintenance responsibilities;
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. The Developer shall be responsible to acceptably maintain all plantings for a minimum period of one(1) year.
5. Street tree planting shall be as follows:

Street Name	Botanical/ Common Name	Min. Size	Approx. Spacing	No. Required
a. WATKINS Dr.	Pinus Canariensis / CANARY ISLAND PINE	15 GAL	45'±	21
b. MT. VERNON	Lagerstroemia Indica / CRAPE MYRTLE	15 GAL.	45'±	4

6. Both a Street tree Relocation/Removal permit as issued by the Park and Recreation Department and a Street Opening as issued by the Public Works Department are required prior to commencement of tree relocation and /or removal work. For all existing trees within what will ultimately be the Public Right-Of-Way pavement area, backfill of all holes must be inspected by the Public Works Inspector for proper compaction.
7. All Street Trees must be automatically irrigated, except where adjacent to single family or duplex residential uses.

*NOTE: In the interest of public safety and maintenance the Street Tree Inspector shall have the authority to revise the street tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.

CALIF. DEPT. OF WATER RESOURCES PIPELINE NOTES TO CONTRACTOR

A SEVEN (7) DAY ADVANCE NOTIFICATION IS REQUIRED PRIOR TO STARTING WORK WITHIN THE DEPARTMENT OF WATER RESOURCES' RIGHT OF WAY OR EASEMENT. CONTACT THE DIVISION OF LAND AND RIGHT OF WAY, ENCROACHMENT PERMIT SECTION, SACRAMENTO, CALIFORNIA AT (916) 445-7360.

ALL TRENCHES SHALL BE EXCAVATED TO COMPLY WITH FEDERAL OCCUPAATIONAL SAFETY AND HEALTH ADMINISTRATION STANDARDS NO. 2207. TRENCH BACKFILL SHALL BE PLACED IN NO GREATER THAN 4-INCH LIFTS IF HAND COMPACTED OR NO GREATER THAN 8-INCH LIFTS IF POWER COMPACTED. BACKFILL COMPACTION WITHIN DWR'S EASEMENT SHALL BE COMPACTED TO 90 PERCENT RELATIVE COMPACTION (ASTM D698).

EARTHWORK QUANTITY

5400 CY CUT
120 CY FILL
EXPORT 5280 FOR FILL ON LOTS

LEGEND

Symbol	Meaning
— — —	EX. CONTOUR LINES
———	PROPERTY LINES
(xxx.xx)	EXIST. ELEVATION
xxx.xx	PROPOSED ELEV.
FF	FINISH FLOOR
FS	FINISH SURFACE
FL	FLOW LINE
FG	FINISH GRADE
TC	TOP OF CURB
(symbol)	EXTENDED FOOTING
HP	HIGH POINT
INV	INVERT ELEV.
(symbol)	RETAINING WALL
—x—x—x—	CHAIN LINK FENCE
→ → →	FLOW LINE.
(1200.11)	EXISTING ELEV.
1200.11	PROPOSED ELEV.

LEGAL DESCRIPTION

A PORTION OF SECTIONS 28 & 29 T.2S., R.4W. S.B.B.&M. BOUNDED BY WATKINS DRIVE & INTERSECTED BY MT. VERNON AVE. AS SHOWN BY MAP ON FILE IN BOOK 64, PAGES 7 & 8 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CONTAINING 10.54 ± ACRES.

AS BUILT 6/10/96 RJM

REFERENCE PLANS: CITY OF RIVERSIDE R-1528 (SHTS. 2-4) ⚠ WATKINS DR. EXTENSION

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4/9/90	*(initials)*
PARK DEPARTMENT	12/20/89	*(initials)*
TRAFFIC DIVISION	11/17/89	*(initials)*
CHIEF P.W. ENGINEER	11-21-90	RM.G
	11/19/90	*(initials)*

APPROVED BY *Barry Beck*
PUBLIC WORKS DIRECTOR
DATE 11/20/90

TRACT NO. ~~23061~~ 27171 (AKA TR 23061) STREET IMPROVEMENT PLANS OF WATKINS DR. & MT. VERNON

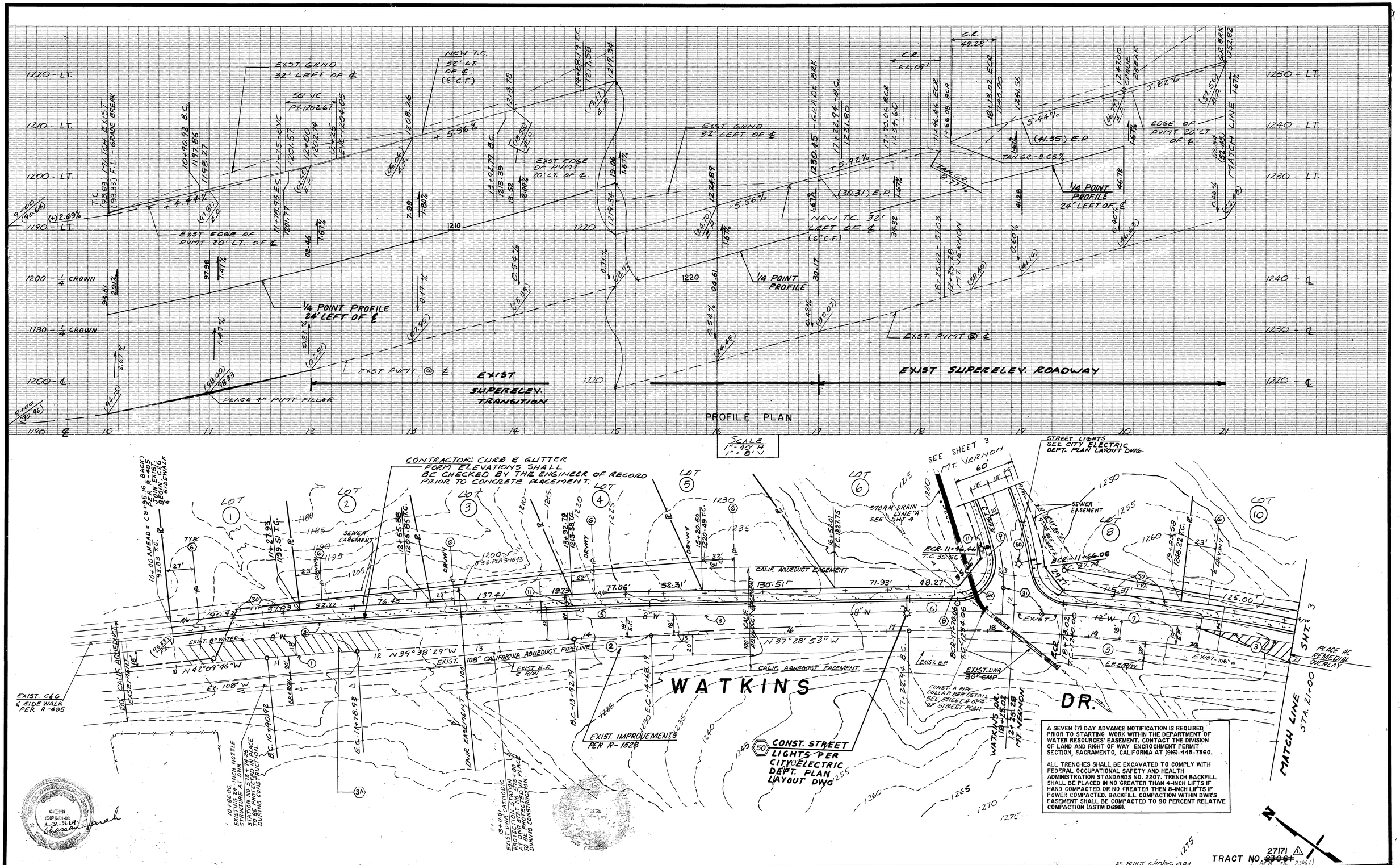
HORIZ. SCALE 1" = 40' VERT. SCALE 1" = 8'

R-3055

SHEET 1 OF 4

PC 3019-5

INDEXED 12-19-90 FH 07-12-90



A SEVEN (7) DAY ADVANCE NOTIFICATION IS REQUIRED PRIOR TO STARTING WORK WITHIN THE DEPARTMENT OF WATER RESOURCES' EASEMENT. CONTACT THE DIVISION OF LAND AND RIGHT OF WAY ENCROCHMENT PERMIT SECTION, SACRAMENTO, CALIFORNIA AT (916)-445-7360.

ALL TRENCHES SHALL BE EXCAVATED TO COMPLY WITH FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION STANDARDS NO. 2207. TRENCH BACKFILL SHALL BE PLACED IN NO GREATER THAN 4-INCH LIFTS IF HAND COMPACTED OR NO GREATER THEN 8-INCH LIFTS IF POWER COMPACTED. BACKFILL COMPACTION WITHIN DWR'S EASEMENT SHALL BE COMPACTED TO 90 PERCENT RELATIVE COMPACTION (ASTM D698).

TRACT NO. 27171 ~~23061~~ (AKA TR. 23061)

AS BUILT 6/10/96 RJM

CITY OF RIVERSIDE WATER SYSTEM
Richard S. Drobek
APPROVED
DATE 3-8-90

BENCH MARK
DWR BRASS DISC SET IN CONCRETE N.W. CORNER, WATKINS DR. & PICACHO DR. E.C.R. ELEV. 1191.25 MSL

ACREAGE LAND SYSTEMS Inc.
102 E. GRAND BLVD.
CORONA, CA 91719
(714) 734-0152

○	DELTA	R	L	T
1	2° 31' 17"	2000'	88.01'	44.01'
2	2° 09' 36"	2000'	75.40'	37.70'
3	12° 00' 08"	1800'	377.06	189.22'
4	2° 31' 17"	2032'	89.42	44.72'
5	2° 09' 36"	2032'	76.61'	38.31'
6	1° 30' 00"	1832'	47.96'	23.98'
7	7° 13' 31"	1832'	231.02'	115.61'

OWNER
WICKSTROM & FARAH LAND SYSTEMS
607 EAST SIXTH ST.
CORONA, CA. 91719
(714) 734-0152

MARK	REVISIONS	APPR.	DATE
1	REVISED TRACT NUMBER		11/8/91

DESIGNED BY NWP DRAWN BY D.T. CHECKED BY G.F.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		11/9/90
PARK DEPARTMENT		12/28/89
TRAFFIC DIVISION		11/17/89
CHIEF PUB. WKS. ENGR.	R.M.C.	11/21/90

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 11/20/90

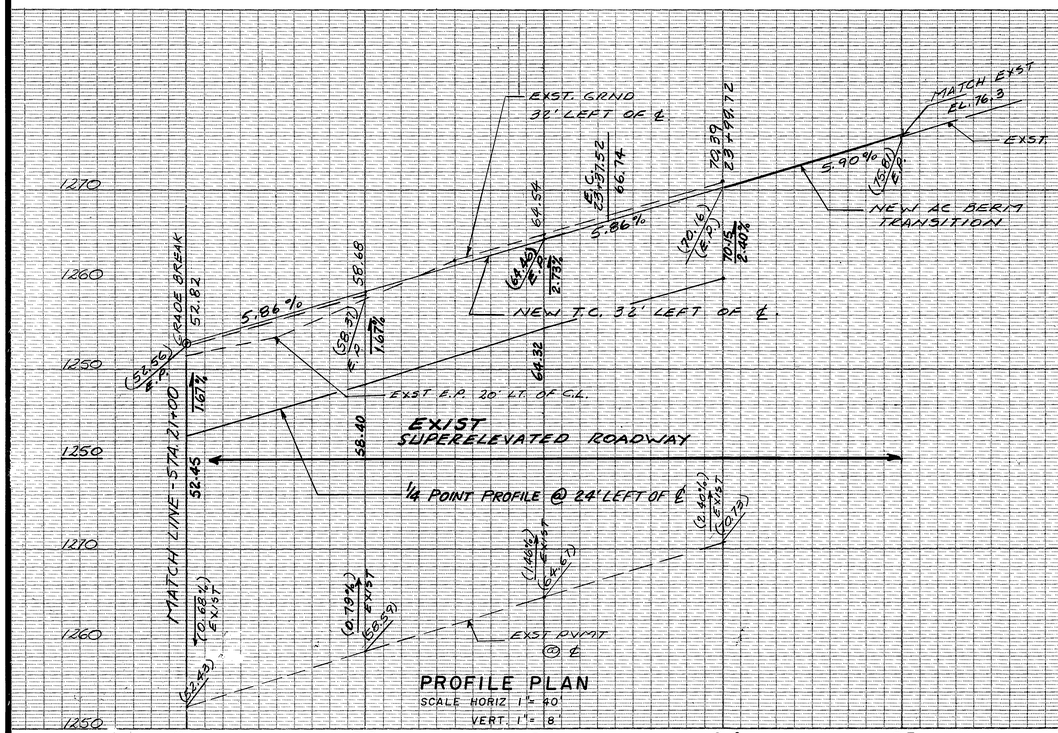
STREET IMPROVEMENT PLANS OF WATKINS DR. & MT. VERNON

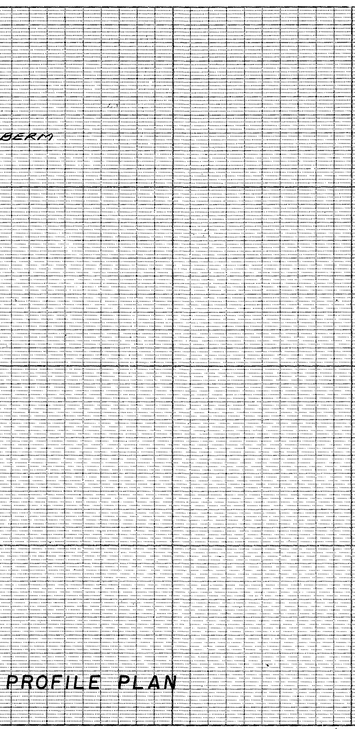
SCALE: 1" = 40' H. 1" = 8' V.

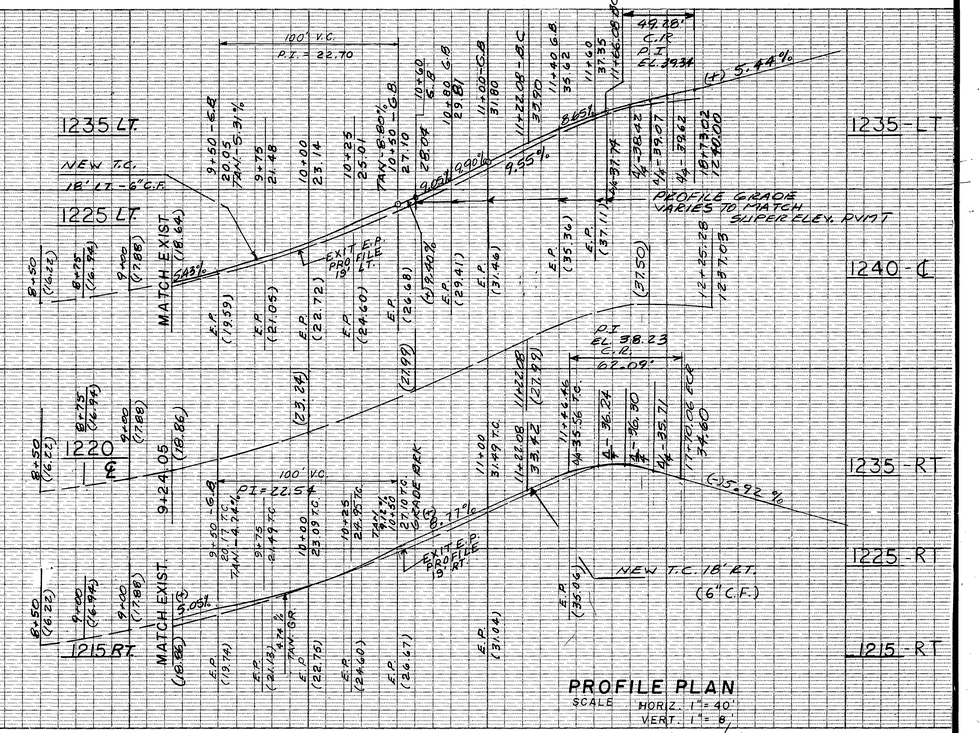
ACCOUNT No.
DRAWING NUMBER R-3055
SHEET 2 OF 4

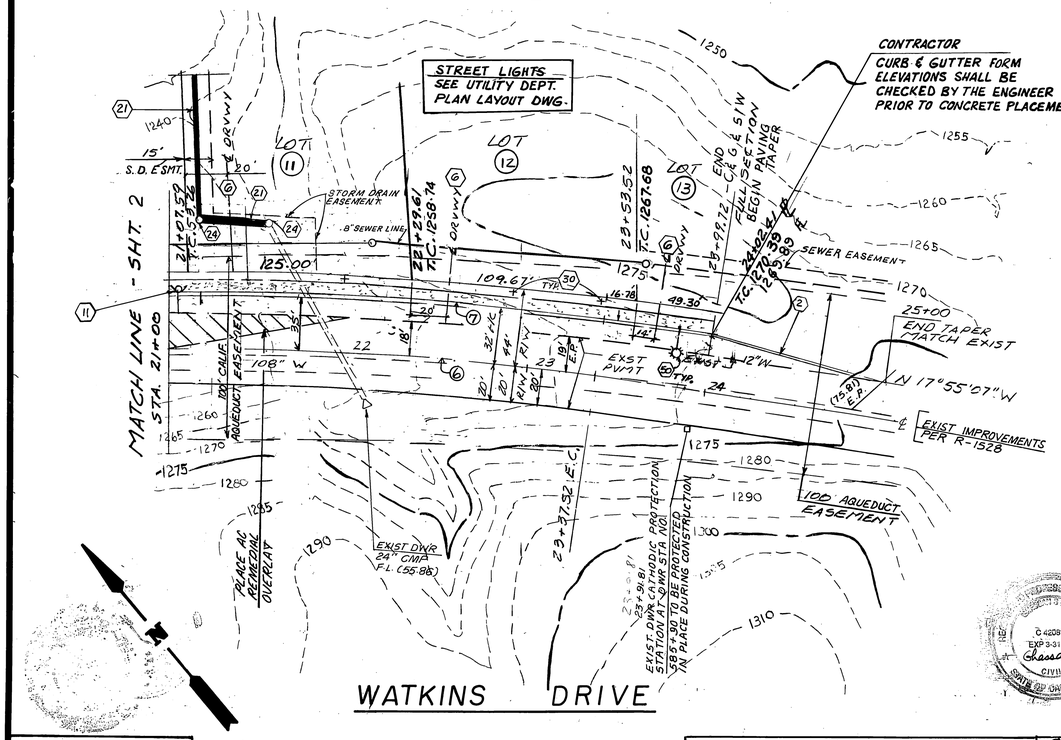
PC 3019-5

INDEXED 12-19-90 KH 07-12-90









A SEVEN (7) DAY ADVANCE NOTIFICATION IS REQUIRED PRIOR TO STARTING WORK WITHIN THE DEPARTMENT OF WATER RESOURCES' EASEMENT. CONTACT THE DIVISION OF LAND AND RIGHT OF WAY, ENCROACHMENT PERMIT SECTION, SACRAMENTO, CALIFORNIA AT (916)-445-7360.

ALL TRENCHES SHALL BE EXCAVATED TO COMPLY WITH FEDERAL OCUPATIONAL SAFETY AND HEALTH ADMINISTRATION STANDARDS NO. 2207. TRENCH BACKFILL SHALL BE PLACED IN NO GRETER THEN 4-INCH LIFTS IF HAND COMPACTED OR NO GREATER THEN 8-INCH LIFTS IF POWER COMPACTED. BACKFILL COMPACTION WITHIN DWR'S EASEMENT SHALL BE COMPACTED TO 90 PERCENT RELATIVE COMPACTON (ASTM D698).

PIPE DATA
Δ = 19°12'01"
R = 188.00'
L = 63.00'
T = 31.80', C = 62.70'

○	DELTA	R	L	T
1	20°23'03"	200	71.15	35.96
2	12°36'20"	218	47.96	24.08
3	6°59'13"	182	22.19	11.11
4	101°38'51"	35	62.09	42.95
5	80°39'58"	35	49.28	29.72
6	7°33'38"	1800	237.52	118.93
7	7°33'38"	1832	241.74	121.04

CITY OF RIVERSIDE WATER SYSTEM
SIGNED BY Richard L Dodek
3-8-90
DATE

BENCH MARK
W. BRASS DISC SET IN CONCRETE N.W. CORNER, WATKINS DR. & PICACHO DR. E.C.R. ELEV. 1191.25 MSL

ACREAGE LAND SYSTEMS Inc.
102 E. GRAND BLVD.
CORONA, CA 91719
(714) 734-0152

REVISED TRACT NUMBER — WLE 11/9/91
MARK — REVISIONS — APPR. — DATE
DESIGNED BY N.P. DRAWN BY GUL CHECKED BY G.F.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		11/9/90
PARK DEPARTMENT		11/9/90
TRAFFIC DIVISION		11-7-90
CHIEF PUB. WKS. ENGR.		11-21-90

APPROVED BY Barry Bark
DIRECTOR OF PUBLIC WORKS
DATE 11/20/90

STREET IMPROVEMENT PLANS OF WATKINS DR. & MT. VERNON

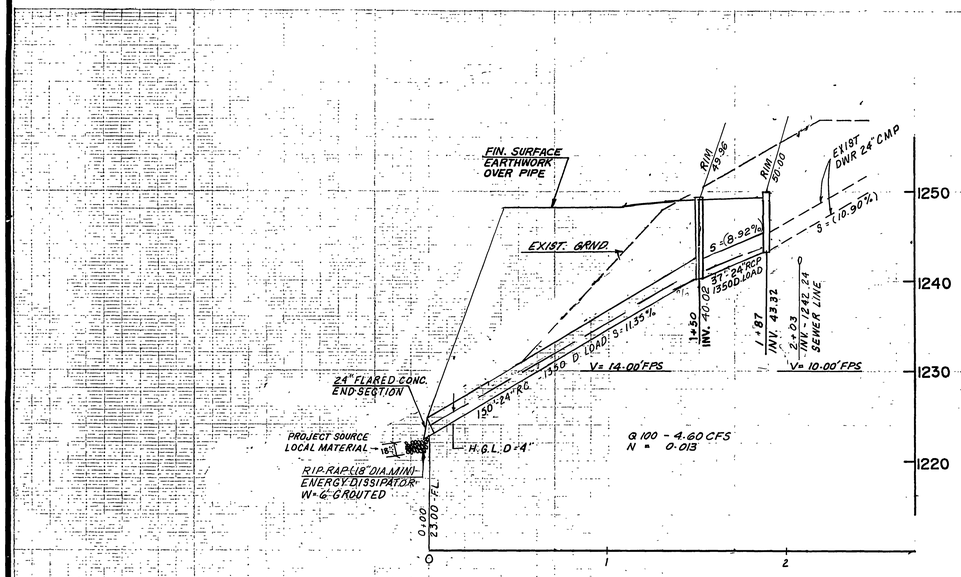
SCALE: HORIZ. 1"= 40' VERT. SCALE 1"= 8'

ACCOUNT No.
DRAWING NUMBER R-3055
SHEET 3 OF 4

⚠ 27171
TRACT NO ~~23081~~
AS BUILT 6/10/96 RJM APA (Yp. 23061)

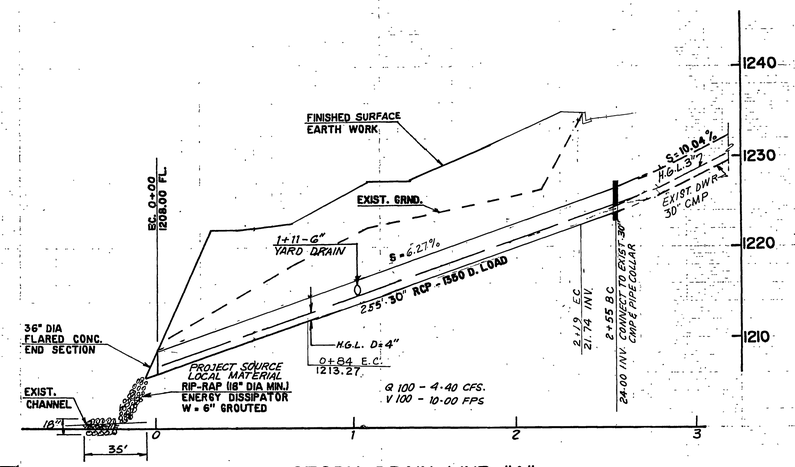
PC 3019-5

INDEXED 12-19-90 GH 07-11-90



STORM DRAIN LINE "B"

SCALE 1" : 40' H
1" : 8' V



STORM DRAIN LINE "A"

SCALE 1":40'H
1": 8' V

A SEVEN (7) DAY ADVANCE NOTIFICATION IS REQUIRED PRIOR TO STARTING WORK WITHIN THE DEPARTMENT OF WATER RESOURCES EASEMENT. CONTACT THE DIVISON OF LAND AND RIGHT OF WAY ENCROCHMENT PERMENT SECTION SACRAMENTO CALIFORNIA AT (916)-445-7360

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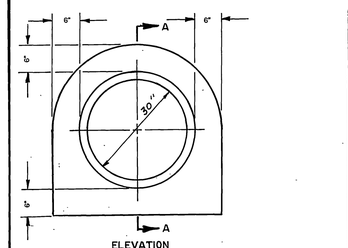
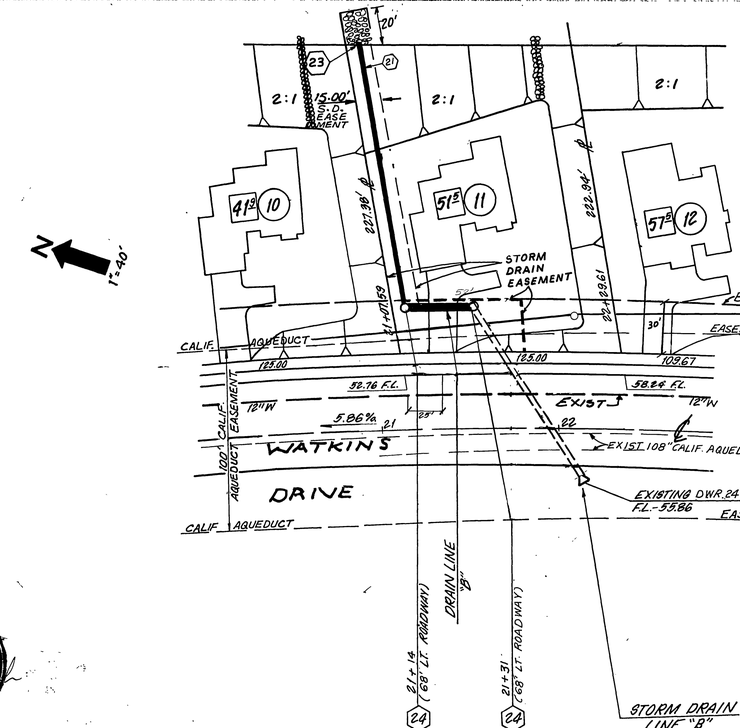
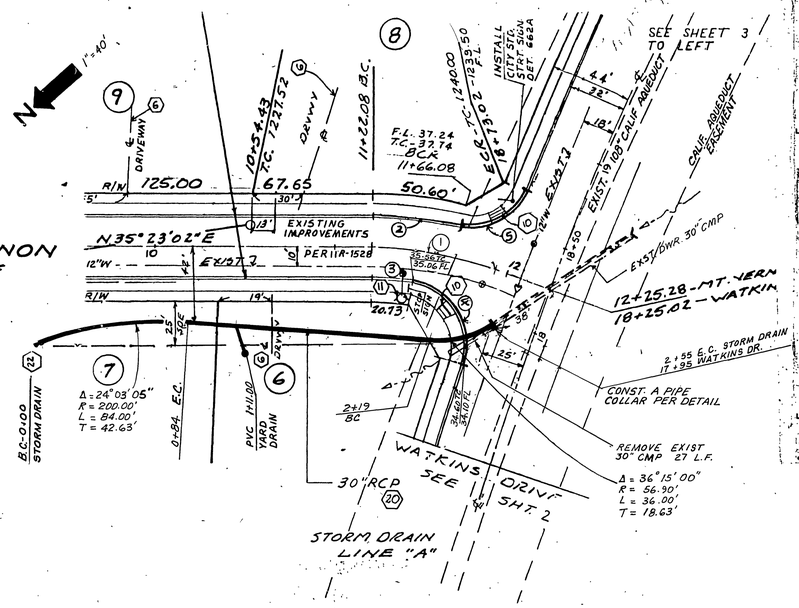


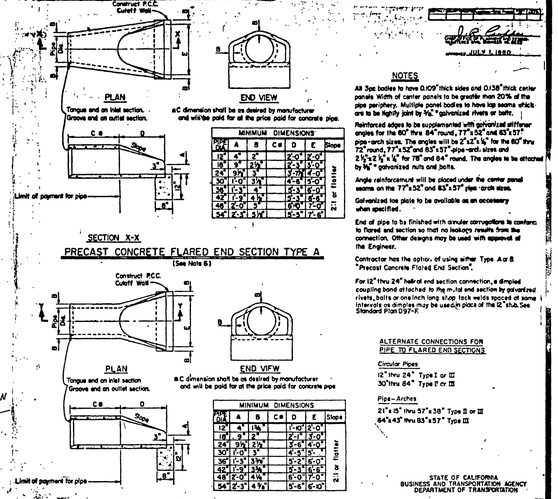
NOTES:
1. PIPE COLLAR DOES NOT HAVE TO BE FINISHED
2. CONCRETE SHALL BE 564-C-3000

PIPE COLLAR

N.T.S.







NOTES

All Type bodies to have 0.109" thick sides and 0.138" thick center panels. Width of center panels to be greater than 50% of the pipe periphery. Multiple panel bodies to have lap seams which are to be tightly joint by ¾" galvanized rivets or bolts.

Reinforced edges to be supplemented with galvanized stiffener angles for the 60" thru 84" round, 77"x52" and 83"x57" pipe-arch sizes. The angles will be 2"x2"x¼" for the 60" thru 72" round, 77"x52" and 83"x57" pipe-arch sizes and 2½"x2½"x¼" for 78" and 84" round. The angles to be attached by ¾" galvanized nuts and bolts.

Angle reinforcement will be placed under the center panel seams on the 77"x52" and 83"x57" pipe-arch sizes.

Galvanized toe plate to be available as an accessory when specified.

End of pipe to be finished with annular corrugations to conform to flared end section so that no leakage results from the connection. Other designs may be used with approval of the Engineer.

Contractor has the option of using either Type A or B "Precast Concrete Flared End Section".

For 12" thru 24" helical end section connection, a dimpled coupling band attached to the m.tal end section by galvanized rivets, bolts or one inch long stop lock welds spaced at some intervals on annulus may be used.In place of the 12" thru.See Standard Plan D97-F.

ALTERNATE CONNECTIONS FOR PIPE TO FLARED END SECTIONS

Circular Pipes
12" thru 24" Type I or III
30" thru 84" Type II or III

Pipe-Arches
21"x15" thru 57"x38" Type II or III
64"x48" thru 83"x57" Type III

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

FLARED END SECTIONS

REGISTERED PROFESSIONAL ENGINEER
HASSAN T. ISTEPH
C 42081
EXP 3-31-92
CIVIL
STATE OF CALIFORNIA

CURVE DATA

	Δ	R	L	T		NOTE
1	20°23'03"	200.00	71.15'	35.96'		

MARK	REVISIONS	APPR.	DATE
1	REVISED TRACT NUMBER	FRED	11/8/91

DESIGNED BY NWP DRAWN BY G.A.H. CHECKED BY G.F.

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	11/1/90	
PARK DEPARTMENT	11/28/89	
TRAFFIC DIVISION	11/7/89	
CHIEF P. W. ENGINEER	11-21-90	
	11/19/90	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 11/20/90

AS BUILT 6/10/96 RM

AKA (TR. 23061)

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

TRACT NO. 27171 ~~23061~~

STREET IMPROVEMENT PLANS
STORM DRAIN PLAN

HORIZ. SCALE: AS SHOWN VERT. SCALE: AS SHOWN

ACCOUNT NO. R-3055

SHEET 4 OF 4

ACREAGE LAND SYSTEMS Inc.
102 E. GRAND BLVD.
CORONA, CA 91719
(714) 734-0152

BENCH MARK

DWR BRASS DISC SET IN CONCRETE N.W. CORNER WATKINS DR. & PICACHO DR. E.C.R. ELEV. 1191.25 MSL

INDEXED 12-19-90 LH