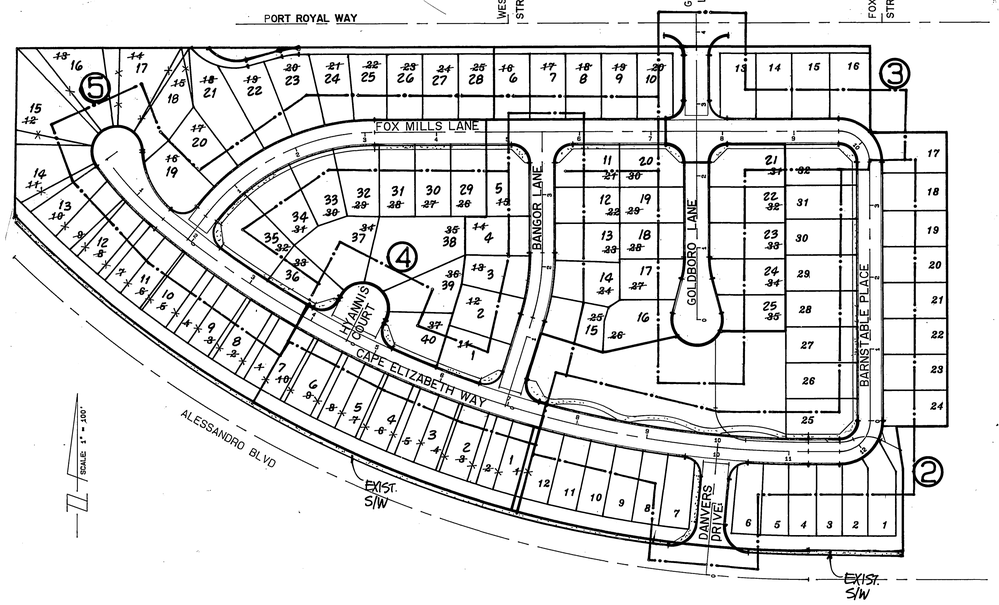
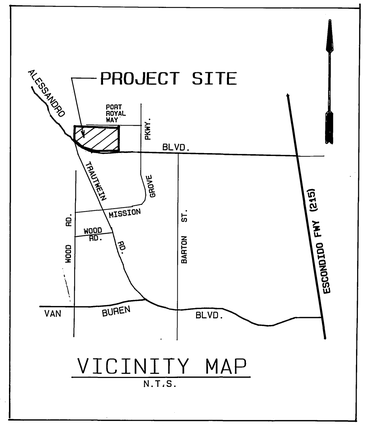
# TRACT 27653 STREET IMPROVEMENT PLAN




3 INDEX MAP SCALE: 1" = 100'




VICINITY MAP
N.T.S.

## CONSTRUCTION NOTES

1. CONSTRUCT A.C. OVER AGG. BASE PER TYP. SECTIONS
2. CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
3. CONSTRUCT PCC CROSS-GUTTER PER CITY STD. 220
4. REMOVE EXISTING CURB & GUTTER PER PLAN
5. REMOVE & RELOCATE EXISTING STREET LIGHT
6. CONSTRUCT CURB SIDEWALK PER CITY STD. 325
7. CONSTRUCT WHEELCHAIR RAMPS PER CITY STD. 304
8. CONTRUCT 4" SEWER LATERAL W / CLEANOUT PER CITY STD. 562
9. *ADJUST MANHOLE RIM TO GRADE*
10. CONSTRUCT CURB ONLY PER CITY STD. 200 TYPE II
11. CONSTRUCT 6" THICK PCC APRON.
12. CONSTRUCT RET. WALL PER CITY STD. NO. 708 MODIFIED PER DETAIL ON SHT. 2
13. *CONSTRUCT CURB TRANSITION PER CITY STD NO. 210, TRANS. L = 20.19'*
14. *CONSTRUCT TYPE "C2" CURB & GUTTER PER CITY STD. 200*

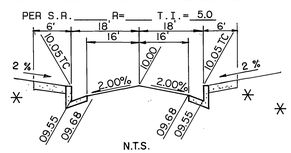
## TYPICAL STREET SECTIONS

DANVERS DRIVE

PORT ROYAL WAY

** CONSTRUCT S/W ALONG PROJECT FRONTAGE

CONSTRUCT__ A.C. OVER __ CRUSHED A.B.
PER S.R._____ R=____ T.I.= 5.0




CAPE ELIZABETH WAY
FOX MILLS LANE
BANGOR LANE
GOLDBORO LANE
BARNSTABLE PLACE

CONSTRUCT__ A.C. OVER __ CRUSHED A.B.
PER S.R._____ R=____ T.I.= 5.0

* SEE PLAN SHEETS FOR PROPOSED SIDEWALK CONSTRUCTION [2]

| TRAFFIC & STREET NAME SIGN SCHEDULE | | | |
|---|---|---|---|
| A | R-1 ( STOP SIGN ) 36" | | |
| B | DANVERS DRIVE | ( PVT. ) | 7000 |
| | ALESSANDRO BLVD. | | 200 |
| C | DANVERS DRIVE | ( PVT. ) | 7000 |
| | CAPE ELIZABETH WAY | ( PVT. ) | 200 |
| D | CAPE ELIZABETH WAY | ( PVT. ) | 100 |
| | FOX MILLS LANE | ( PVT. ) | 100 |
| E | CAPE ELIZABETH WAY | ( PVT. ) | 100 |
| | BANGOR LANE | ( PVT. ) | 7000 |
| F | CAPE ELIZABETH WAY | ( PVT. ) | 200 |
| | BARNSTABLE PLACE | ( PVT. ) | 7000 |
| G | CAPE ELIZABETH WAY | ( PVT. ) | 100 |
| | HYANNIS COURT | | 7000 |
| H | FOX MILLS LANE | ( PVT. ) | 2000 |
| | BANGOR LANE | ( PVT. ) | 7000 |
| I | FOX MILLS LANE | ( PVT. ) | 200 |
| | GOLDBORO LANE | ( PVT. ) | 7000 |
| J | FOX MILLS LANE | ( PVT. ) | 200 |
| | BARNSTABLE PLACE | ( PVT. ) | 7000 |
| K | GOLDBORO LANE | ( PVT. ) | 7000 |
| | PORT ROYAL WAY | | 200 |
| L | R - 10 RT. | | |
| M | R - 41 | | |

INSTALL PER C/R STD.'S 662, 662A, & 666

## 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 Dept. of Public Works, Standard Drawings, Std. Dwg. No. 10, and the Standard Specifications for Public Works Construction, Current 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 staked by the Private Engineer prior to construction of the curb and gutter and as approved by the Traffic Engineer.
5. The developer and/or contractor shall contact the street division (351-6127) to pick up any existing standard 180 barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.
6. 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.
7. All flagged elevations shall be staked in the field by the private engineer.
8. 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.
9. 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.
10. 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 engineeer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.
11. All traffic signs shall be installed prior to opening the streets to traffic.
12. See "Street Lighting Plans" for quantity and location of required street lights.
13. 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.
14. 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 engineer.
15. 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.
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.
17. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
18. The developer shall give the Western Municipal Water District five (5) working days written notice prior to the start of construction and to allow the WMWD ten (10) working days for completion of work. phone: (909) 780-4170.
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. The contractor shall coordinate trenching for cable television with other trenching within the subdivision.

NOTE:

FOR PUBLIC STREET TREES AND LANDSCAPING INSTALLATION ALONG ALESSANDRO BLVD. AND PORT ROYAL WAY, SEE APPROVED LANDSCAPING PLANS (R-3327-L) PREPARED BY ARCHITERRA DESIGN STUDIO, CRESTLINE, CALIF.

| CITY OF RIVERSIDE OVERHEAD & UNDERGROUND | SOUTHERN CALIFORNIA GAS CO. | PACIFIC BELL TELEPHONE | CROWN CABLE TELEVISION |
|---|---|---|---|
| William F. Marnard 7/8/93 | K.D. Sanchez 6-23-93 | Steve Hallgren 5-19-93 | Donald Bubbenbach 6/30/93 |
| APPROVED BY DATE | APPROVED BY DATE | APPROVED BY DATE | APPROVED BY DATE |

**Underground Service Alert**
CALL BEFORE YOU DIG
Call: TOLL FREE
**1-800 422-4133**
TWO WORKING DAYS BEFORE YOU DIG

*PRIVATE ENGINEERING NOTE*

*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.*

REGISTERED PROFESSIONAL ENGINEER JOHN W. CANTY No. 17550 Exp. 6/30/93 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W. Canty 17550
REGISTERED CIVIL ENGINEER NO.
EXPIRATION DATE: 6-30-93 DATE: 11/8/93

APPROVED BY:

SCALE: AS SHOWN
DATE: DEC. 1992

BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35'x50'x20' HIGH GRANITE BOULDER, 100' W'LY OF TRAUTWEIN ROAD AND 0.3 MILE N'LY OF WOOD ROAD. FB 735/74 EL= 1588.453

CITY BUSINESS TAX CERT. NO. 4994 EXP. DATE 12-31-93

**J.F. Davidson Associates, Inc.**
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300
P.O. Box 493
Riverside, CA 92502
(951) 686-0844
FAX (909) 686-5954

| MARK | REVISIONS | APPR | DATE |
|---|---|---|---|
| 2 | REV. INDEX MAP/PH. II & FINAL | FDED | 11/9/93 |
| 1 | ADDED CONST. NOTE #10, 11 & 12 | FDED | 11/8/93 |

DESIGNED BY TJS DRAWN BY JAA/CMF CHECKED BY JMF

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | | 9/16/93 |
| PARK DEPARTMENT | | 9-1-93 |
| TRAFFIC DIVISION | | 9/24/93 |
| CHIEF P.W. ENGR. | | 9/30/93 |
| | | 9/29/93 |

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/4/93

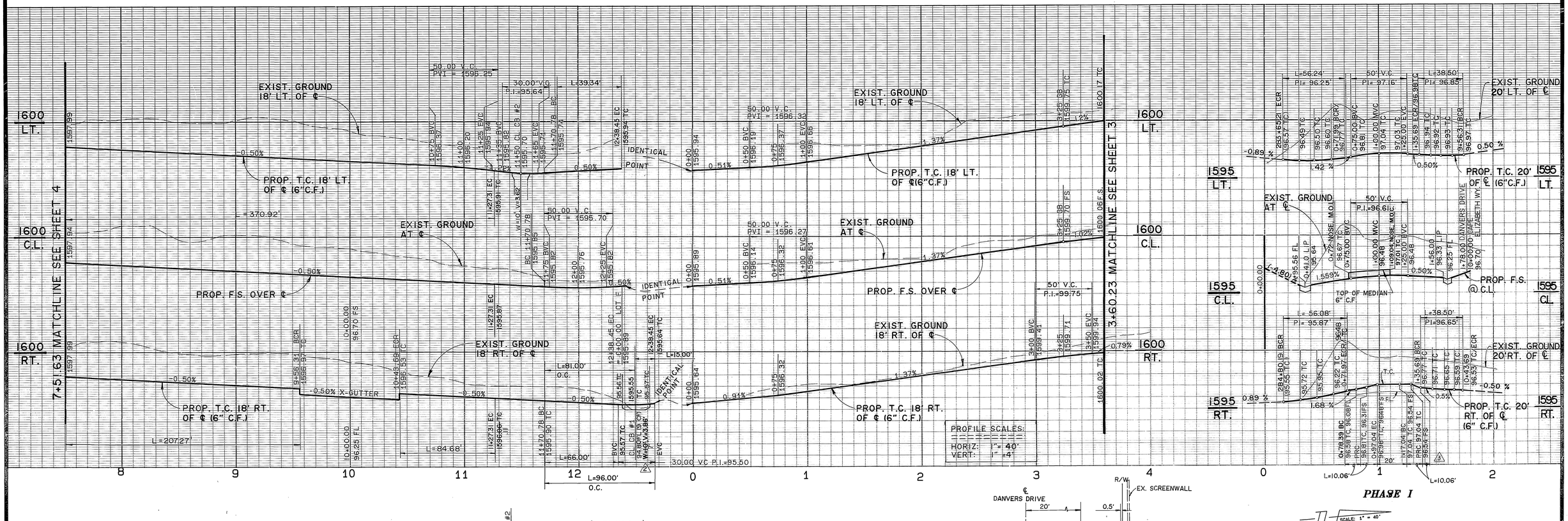
TRACT 27653
STREET IMPROVEMENT PLAN
TITLE SHEET

FOR: REGIONAL PROP

PROJECT NO. R-3327
SHEET 1 OF 5
FILE NO.: 9212730

PC 3633-S

INDEXED 11-19-93 GH




## DATA

| ○ | DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---|---|---|---|---|
| ① | 10°00'26" | 1422.00 | 248.37 | 124.50 |
| ② | 5°07'46" | 1422.00 | 127.31 | 63.70 |
| ③ | 88°14'23" | 25.00 | 38.50 | 24.24 |
| ④ | 03° 22' 09" | 1440.00' | 84.68' | 42.35' |
| ⑤ | 18°47'07" | 61.00 | 20.00 | 10.09 |
| ⑥ | 90°10'01" | 25.00 | 39.34 | 25.07 |
| ⑦ | 90°10'01" | 43.00 | 67.67 | 43.13 |
| ⑧ | 90°10'01" | 61.00 | 96.00 | 61.18 |
| ⑨ | 8°14'49" | 1440.00 | 207.27 | 103.81 |
| ⑩ | 15°08'12" | 1404.00 | 370.92 | 186.54 |

## DATA

| ○ | DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---|---|---|---|---|
| ① | 92°03'41" | 35.00 | 56.24 | 36.28 |
| ② | 91°48'20" | 35.00 | 56.08 | 36.12 |
| ③ | 88°14'23" | 25.00 | 38.50 | 24.24 |
| ④ | 38°26'00" | 15.00' | 10.06' | 5.23' |
| ⑤ | 180°00'00" | 4.00' | 12.57' | —— |

SCALE FEET
40 30 20 10 0 40 80

Underground Service Alert
Call: TOLL FREE
1 - 800
422 - 4133
TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**

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REGISTERED PROFESSIONAL ENGINEER JOHN W. CANTY No. 17550 Exp. 6/30/93 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-93 DATE: 11/8/93
APPROVED BY:


J.F.DAVIDSON ASSOCIATES, INC.
-CIVIL ENGINEERS - SURVEYORS - PLANNERS-
P.O.BOX 493 RIVERSIDE CA 92501 (909) 686-0844 FAX 909-686-5954
3350 SHELBY ST. #100 ONTARIO, CA 91764 (909) 944-2851 FAX 909-944-7761
77-564 COUNTRY CLUB DR.#400-B PALM DESERT CA 92260 (619) 360-3780 FAX 619-360-3789
27349 JEFFERSON ST. #115 TEMECULA CA 92390 (909) 676-7710 FAX 909-699-1981


SCALE: 1"=40'
DATE: DEC. 1992

BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35'x50'x20' HIGH GRANITE BOULDER, 100' W'LY OF TRAUTWEIN ROAD AND 0.3 MILE W'LY OF WOOD ROAD. FB 735/74 EL.: 1888.453

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| 4 | AS-BUILT SHR. LAT. STA(*) PER S-1430A | FRED | 2/16/94 |
| 3 | ADDED CURB POCKET; MEDIAN AT DANVERS DR. | FRED | 5/16/94 |
| 2 | FOR GATED ENTRY | FRED | 1/25/94 |
| 1 | REV. CATCH BASIN WIDTH | FRED | 11/15/93 |
| | REV. DIM. LOTS 31 & 32, ADD IRR. SLEEVES | FRED | 11/8/93 |

DESIGNED BY TJS DRAWN BY JAA/CME CHECKED BY JMF

**CITY OF RIVERSIDE, CALIFORNIA**
**DEPARTMENT OF PUBLIC WORKS**

| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | | 9/24/93 |
| PARK DEPARTMENT | | 9/24/93 |
| TRAFFIC DIVISION | | 9/24/93 |
| CHIEF P.W.ENGR. | | 9/24/93 |

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/4/93

# TRACT 27653
# STREET IMPROVEMENT PLAN
DANVERS DRIVE
BARNSTABLE PLACE (PRIVATE)
CAPE ELIZABETH WAY. (7+51.63-12+38.45)

FOR: REGIONAL PROPERTIES

PROJECT NO. R-3327
SHEET 2 OF 5
FILE NO 9212730

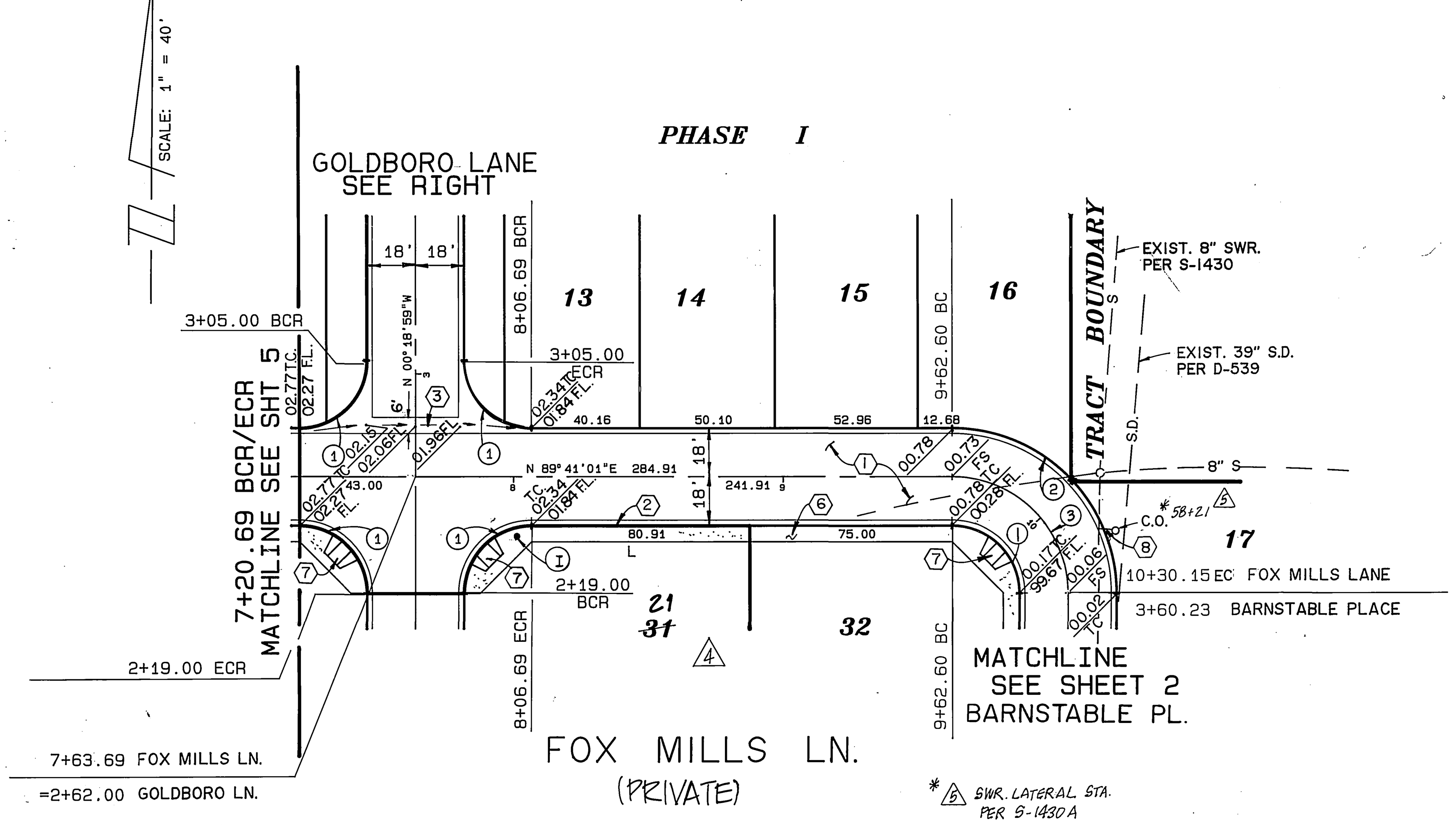
PC 3633-S

INDEXED 11-19-93 KH

RIVERSIDE BLUEPRINT - RIVERSIDE, CALIF.

| PROFILE SCALES: | |
|---|---|
| HORIZ: | 1" = 40' |
| VERT: | 1" = 4' |

*PHASE I*

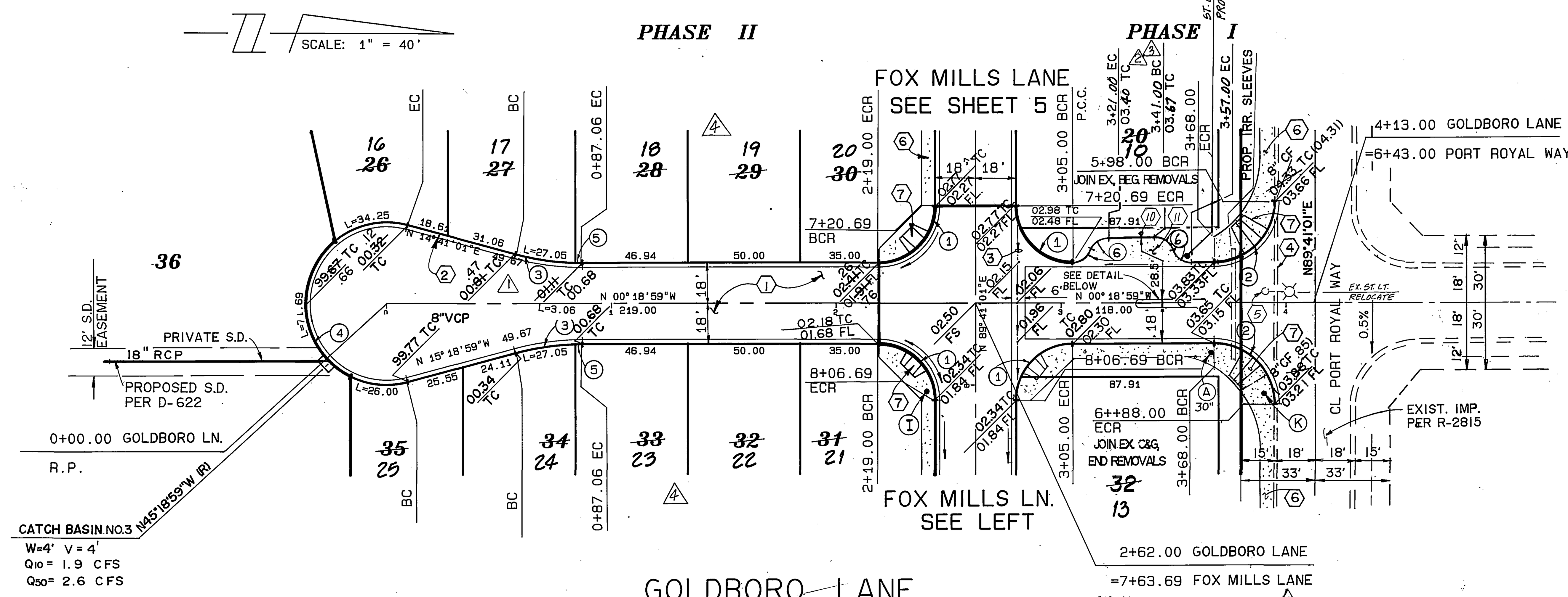



* 5 SWR. LATERAL STA. PER S-1430A

## DATA

| ◯ | DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---|---|---|---|---|
| 1 | 90°00'00" | 25.00 | 39.27 | 25.00 |
| 2 | 90°00'00" | 61.00 | 95.82 | 61.00 |
| 3 | 90°00'00" | 43.00 | 67.54 | 43.00 |
| | | | | |
| | | | | |

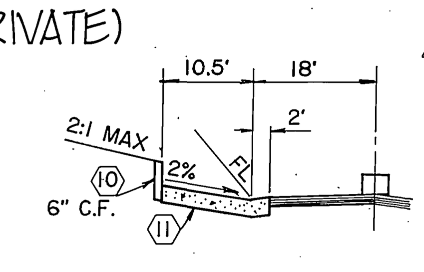
*PHASE II* *PHASE I*



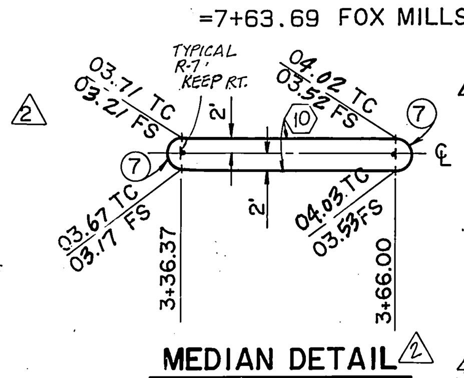

GOLDBORO LANE
(PRIVATE)

## DATA

| ◯ | DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---|---|---|---|---|
| 1 | 90°00'00" | 25.00 | 39.27 | 25.00 |
| 2 | 90°00'00" | 27.00 | 42.41 | 27.00 |
| 3 | 15°00'00" | 115.00 | 30.11 | 15.14 |
| 4 | 210°00'00" | 36.00 | 131.95 | —— |
| 5 | 01°31' 23" | 115.00 | 3.06 | 1.53 |
| 6 | 66°33' 00" | 8.72' | 10.13' | 5.72' |
| 7 | 180°00'00" | 2.00' | 6.28' | —— |




SEC. @ CURB POCKET GOLDBORD LT. SIDE 2
N.T.S.




MEDIAN DETAIL 2
N.T.S.

2 3 MEDIAN NOTES:
1. INSTALL R-7 "KEEP RIGHT" @ NOSES
2. PAINT NOSES REFLECTIVE YELLOW

SCALE FEET 40 30 20 10 0 40 80

Underground Service Alert
Call: TOLL FREE
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422 - 4133
TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:
John W Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-93 DATE: 1/8/93
APPROVED BY:

J.F.DAVIDSON ASSOCIATES, INC.
-CIVIL ENGINEERS - SURVEYORS - PLANNERS-

P.O.BOX 493 RIVERSIDE CA 92501 (909) 686-0844 FAX 909-686-5954
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SCALE: 1"=40'
DATE: DEC. 1992
BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35'x50'x20' HIGH GRANITE BOULDER, 100' W'LY OF TRAUTWEIN ROAD AND 0.3 MILE N'LY OF WOOD ROAD. FB 735/74 EL.: 1588.453

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| 5 | AS BUILT SWR. LAT. STA. PER S-1430A FRED | MC | 2/26/96 |
| 4 | REVISED PH. II & FINAL LOT No.'S FRED | MC | 4/9/96 |
| 3 | REVISED CURB POCKET & MEDIAN @ GOLDBORO LN. | MC | 5/24/94 |
| 2 | ADDED CURB POCKET & MEDIAN AT GOLDBORO LN. FOR GATED ENTRY FRED | MC | 5/6/94 |
| 1 | REV. GOLDBORO PROFILE, ADD IRR. SLEEVE FRED | MC | 11/5/93 |

DESIGNED BY TJS DRAWN BY JAA/CMF CHECKED BY JMF

**CITY OF RIVERSIDE, CALIFORNIA**
**DEPARTMENT OF PUBLIC WORKS**

| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | | 9/27/93 |
| PARK DEPARTMENT | | 7-1-93 |
| TRAFFIC DIVISION | | 9/24/93 |
| CHIEF P.W. ENGR. | | 9/30/93 |
| | JK | 9/27/93 |

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/4/93

# TRACT 27653
# STREET IMPROVEMENT PLAN

GOLDBORO LANE, FOX MILLS LANE (PRIVATE)
(7+20.69 TO 10+30.15)

FOR: REGIONAL PROPERTIES

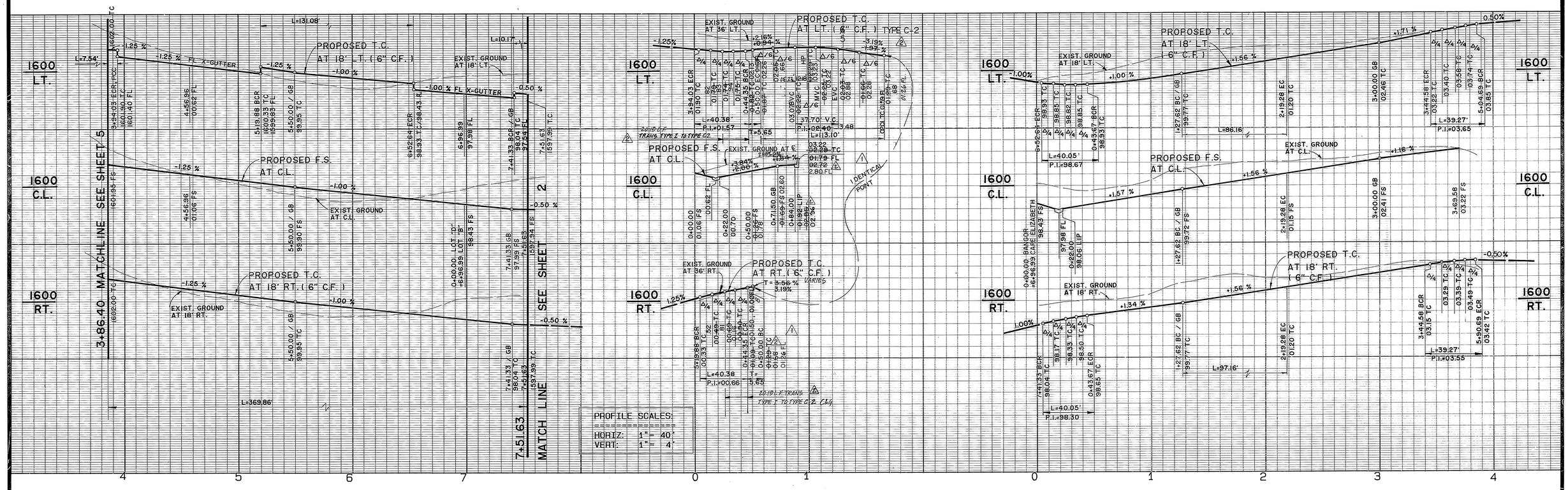
PROJECT NO. R-3327
SHEET 3 OF 5
FILE NO.: 9212730

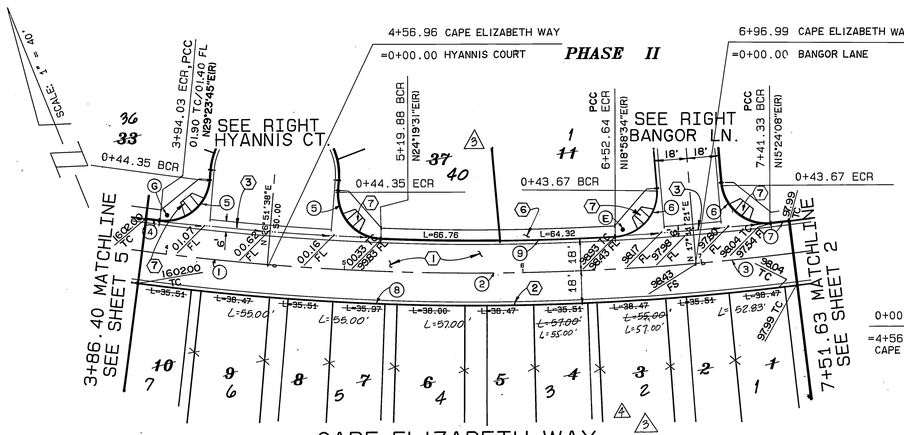
PC 3633-S

RIVERSIDE BLUEPRINT - RIVERSIDE, CALIF.

FRED

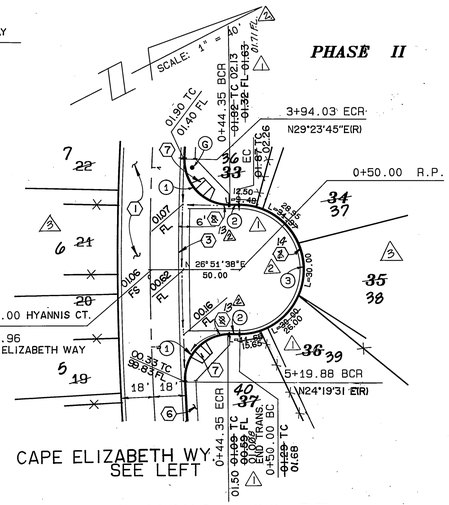
INDEXED 11-19-93 GH



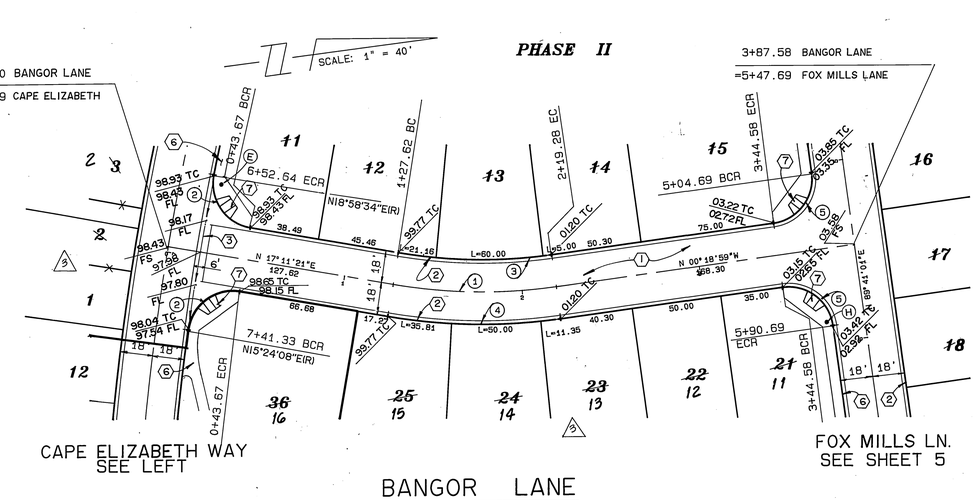

DATA

| | DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---|---|---|---|---|
| 1 | 2°50'35" | 1422.00 | 70.56 | 35.29 |
| 2 | 9°40'17" | 1422.00 | 240.03 | 120.30 |
| 3 | 2°12'07" | 1422.00 | 54.65 | 27.33 |
| 4 | 0°18'28" | 1404.00 | 7.54 | 3.77 |
| 5 | 92°32'07" | 25.00 | 40.38 | 26.13 |
| 6 | 91°47'13" | 25.00 | 40.05 | 25.79 |
| 7 | 0°24'54" | 1404.00 | 10.17 | 5.08 |
| 8 | 14°42'59" | 1440.00 | 369.86 | 185.96 |
| 9 | 5°20'57" | 1404.00 | 131.08 | 65.59 |




DATA

| | DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---|---|---|---|---|
| 1 | 92°32'07" | 25.00 | 40.38 | 26.13 |
| 2 | N 26°51'38"E | | 5.65 | |
| 3 | 180°00'00" | 36.00 | 113.10 | |




DATA

| | DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---|---|---|---|---|
| 1 | 17°30'20" | 300.00 | 91.66 | 46.19 |
| 2 | 91°47'13" | 25.00 | 40.05 | 25.79 |
| 3 | 17°30'20" | 282.00 | 86.16 | 43.42 |
| 4 | 17°30'20" | 318.00 | 97.16 | 48.96 |
| 5 | 90°00'00" | 25.00 | 39.27 | 25.00 |

SCALE FEET
40 30 20 10 0 40 80

Underground Service Alert
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1 - 800
422 - 4133
TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**

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.

REGISTERED PROFESSIONAL ENGINEER JOHN W. CANTY No. 17550 Exp. 6/30/93 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-93 DATE: 11/8/93
APPROVED BY:

SCALE: 1"=40'
DATE: DEC. 1992

J.F.DAVIDSON ASSOCIATES, INC.
-CIVIL ENGINEERS - SURVEYORS - PLANNERS-
P.O.BOX 493 RIVERSIDE CA 92501 (909) 686-0844 FAX 909-686-5954
3350 SHELBY ST. #100 ONTARIO, CA 91764 (909) 944-2861 FAX 909-944-7761
77-564 COUNTRY CLUB DR.#400-B PALM DESERT CA 92260 (619) 360-3789 FAX 619-360-3789
27349 JEFFERSON ST. #115 TEMECULA, CA 92390 (909) 676-7710 FAX 909-699-1981

BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35'x50'x20' HIGH GRANITE BOULDER, 100' W'LY OF TRAUTWEIN ROAD AND 0.3 MILE N'LY OF WOOD ROAD. FB 735/74 EL.: 1586.453

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| 4 | REV. LOT 2 & 3 FINAL PHASE LOT DIMENSION | JMF | 11/8/93 |
| 3 | REV. PHASE II & FINAL LOT NOS. | JMF | 11/8/93 |
| 2 | REV. HYANNIS CT. CURB & GUTTER | JMF | 11/8/93 |
| 1 | REV. HYANNIS PROFILE & LOTS 33,34,36 & 37 DIM. | JMF | 11/8/93 |

DESIGNED BY TJS DRAWN BY JAA/CMF CHECKED BY JMF

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

| | BY | DATE |
|---|---|---|
| APPROVED BY | | |
| PRINCIPAL ENGINEER | JD | 10/14/93 |
| PARK DEPARTMENT | MM | 10/14/93 |
| TRAFFIC DIVISION | JS | 10/14/93 |
| CHIEF P.W.ENGR. | [illegible] | 10/14/93 |

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 10/4/93

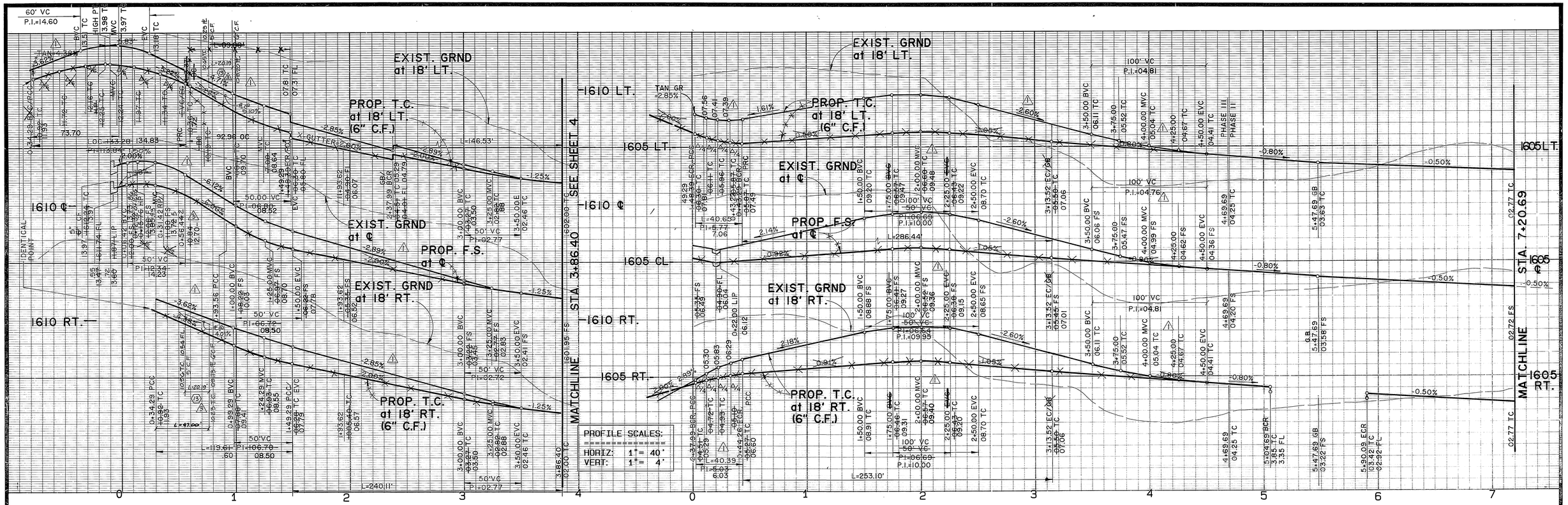
# TRACT 27653
# STREET IMPROVEMENT PLAN
BANGOR LANE, HYANNIS COURT, CAPE ELIZABETH WAY (3+86.40 TO 7+51.63)
(PRIVATE)
FOR: REGIONAL PROPERTIES

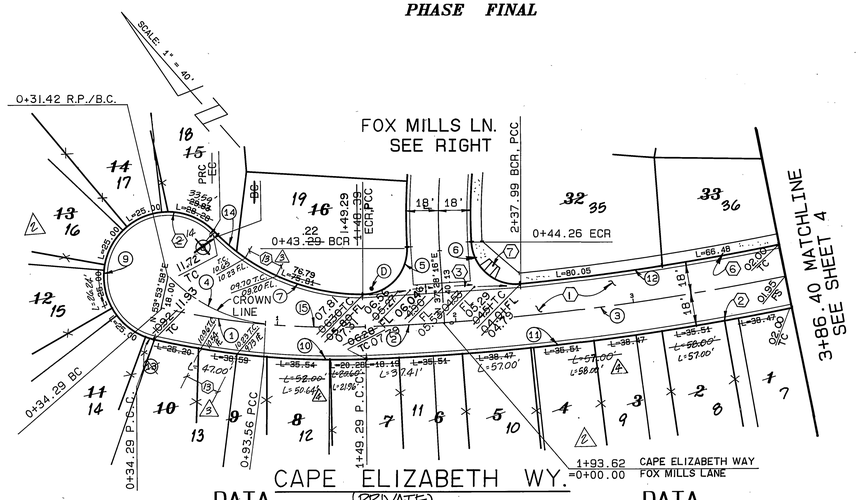
PROJECT NO. R-3327
SHEET 4 OF 5
FILE NO.: 9212730

PC 3633-S

RIVERSIDE BLUEPRINT - RIVERSIDE, CALIF.

INDEXED 11-19-93 GH



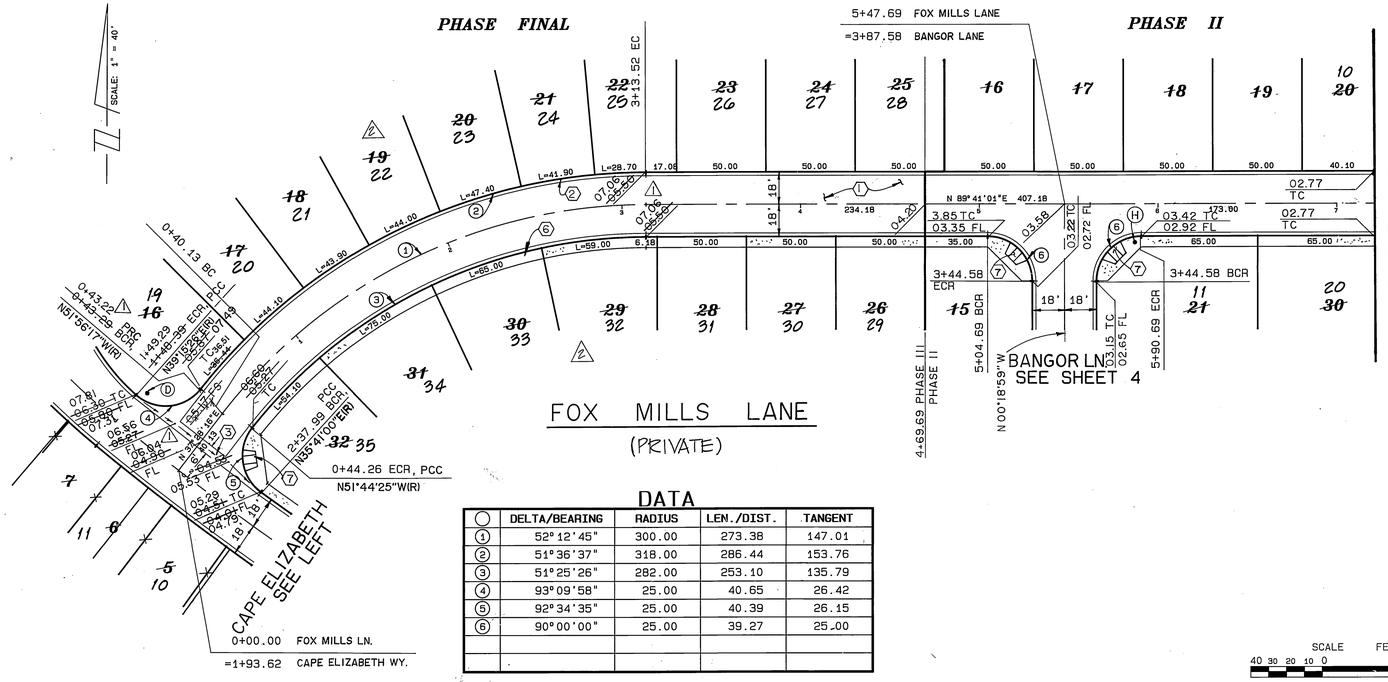




DATA

| | DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---|---|---|---|---|
| 1 | 14°38'32" | 450.00 | 115.00 | 57.81 |
| 2 | 1°47'10" | 1422.00 | 44.33 | 22.17 |
| 3 | 7°46'03" | 1422.00 | 192.78 | 96.54 |
| 4 | 41°56'04" | 84.90 | 62.14 | 32.53 |
| 5 | 93°09'58" | 25.00 | 40.65 | 26.42 |
| 6 | 92°34'35" | 25.00 | 40.39 | 26.15 |
| ⚠ 7 | 49°13'44" | ~~40°46'43"~~ 108.15 | ~~115.00~~ 92.96 | ~~89.00~~ 49.57 | ~~47.37~~ |
| ⚠ 8 | ~~N 03°58'55"W~~ | | ~~3.37~~ | |

DATA

| | DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---|---|---|---|---|
| ⚠ 9 | ~~212°35'12"~~ 212°07'07" | 36.00 | ~~242.28~~ 134.83 | ~~——~~ |
| 10 | 14°38'32" | 468.00 | 119.~~61~~60 | 60.13 |
| 11 | 9°33'13" | 1440.00 | 240.11 | 120.33 |
| 12 | 5°58'47" | 1404.00 | 146.53 | 73.33 |
| ⚠ 13 | ~~7°57'28"~~ | ~~36.00~~ | ~~5.00~~ | ~~2.50~~ |
| ⚠ 14 | 08°33'42" | ~~7°00'26"~~ 108.15 | ~~115.00~~ 16.17 | ~~14.06~~ 8.10 | ~~7.04~~ |
| 15 | 2°14'44" | 1422.00 | 55.73 | 27.87 |




DATA

| | DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---|---|---|---|---|
| 1 | 52°12'45" | 300.00 | 273.38 | 147.01 |
| 2 | 51°36'37" | 318.00 | 286.44 | 153.76 |
| 3 | 51°25'26" | 282.00 | 253.10 | 135.79 |
| 4 | 93°09'58" | 25.00 | 40.65 | 26.42 |
| 5 | 92°34'35" | 25.00 | 40.39 | 26.15 |
| 6 | 90°00'00" | 25.00 | 39.27 | 25.00 |

SCALE FEET
40 30 20 10 0 40 80

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REGISTERED PROFESSIONAL ENGINEER JOHN W. CANTY No. 17550 Exp. 6/30/93 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-93 DATE: 10/93
APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
-CIVIL ENGINEERS - SURVEYORS - PLANNERS-
P.O.BOX 493 RIVERSIDE CA 92501 (909) 686-0844 FAX 909-686-6954
3350 SHELBY ST. #100 ONTARIO, CA 91764 (909) 944-2881 FAX 909-944-7761
77-564 COUNTRY CLUB DR.#400-B PALM DESERT, CA 92260 (619) 360-3789 FAX 619-360-3789
27349 JEFFERSON ST. #115 TEMECULA, CA 92590 (909) 676-7710 FAX 909-699-1981

SCALE: 1"=40'
DATE: DEC. 1992

BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35"x50"x20" HIGH GRANITE BOULDER, 100' W'LY OF TRAUTWEIN ROAD AND 0.3 MILE N'LY OF WOOD ROAD. FB 735/74 EL: 1588.453

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| ⚠ 4 | REV. FINAL PHASE LOTS 8,9,11&12 | FRED | 10/19/93 |
| ⚠ 3 | REV. CAPE ELIZ. C℄s @ BULB | FRED | 10/19/93 |
| ⚠ 2 | REV. PH. II & FINAL LOTS | FRED | 10/19/93 |
| ⚠ 1 | REV. PROFILE CAPE ELIZ. & FOX MILLS | FRED | 11/19/93 |

DESIGNED BY TJS DRAWN BY JAA/CMF CHECKED BY JMF

**CITY OF RIVERSIDE, CALIFORNIA**
**DEPARTMENT OF PUBLIC WORKS**

| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | | 9/7/93 |
| PARK DEPARTMENT | | 9/7/93 |
| TRAFFIC DIVISION | | 9/7/93 |
| CHIEF P.W.ENGR. | | 9/10/93 |

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/4/93

# TRACT 27653
# STREET IMPROVEMENT PLAN
FOX MILLS LN.(0+00 TO 3+86.40)
CAPE ELIZ WY.(0+00 TO 7+20.69)
(PRIVATE)
FOR: REGIONAL PROPERTIES

PROJECT NO. R-3327
SHEET 5 OF 5
FILE NO.: 9212730

PC 3633-S

RIVERSIDE BLUEPRINT - RIVERSIDE, CALIF.

INDEXED 11-19-93 GH