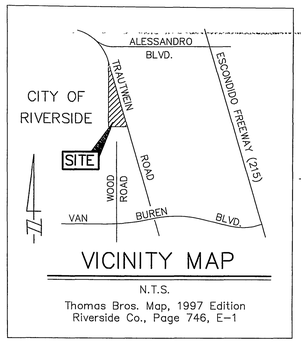
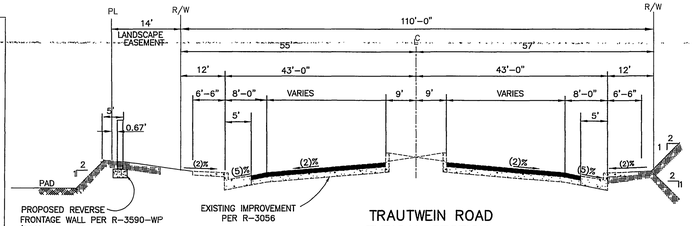


VICINITY MAP

N.T.S.

Thomas Bros. Map, 1997 Edition
Riverside Co., Page 746, E-1

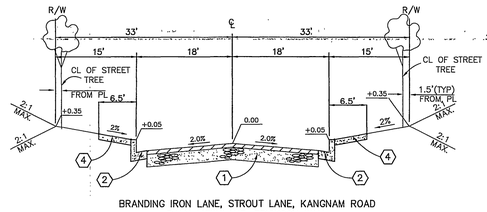
POR. OF T3S, R4W SEC 17



TRAUTWEIN ROAD TYPICAL SECTION

N.T.S.

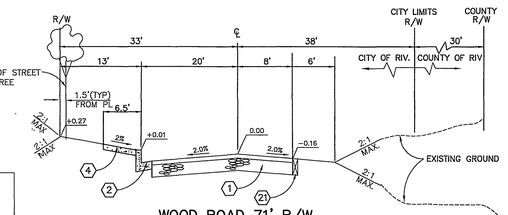
⚠1 CONSTRUCT ____ "A.C. OVER ____ " C.A.B. PER S.R. ____ R= ____ T.I.= 8.5



BRANDING IRON LANE, STROUT LANE, KANGNAM ROAD
PALM VIEW LANE, ERICKSON WAY

CONSTRUCT ⅜ "A.C. OVER ⅜ " C.A.B.
PER S.R. 1560 R= ⅜ T.I.= 5.0
⅜ BRANDING IRON LANE CONST. 0.25' AC OVER 0.55'AB, R=23

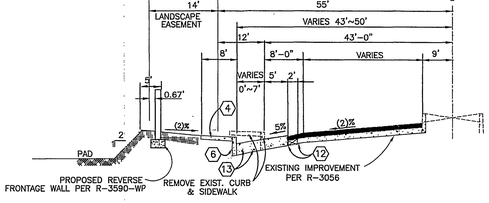
⚠1 STROUT LANE : CONST. 0.25' AC OVER 0.65' AB, R=21
KANGNAM ROAD : CONST. 0.25' AC OVER 0.35' AB, R=48
PALM VIEW LANE : CONST. 0.25' AC OVER 0.55' AB, R=21
ERICKSON WAY : CONST. 0.25' AC OVER 0.45' AB, R=31



WOOD ROAD 71' R/W TYPICAL SECTION

N.T.S.

⚠1 CONSTRUCT 0.30 'A.C. OVER 0.65 ' C.A.B. PER S.R. 1560 R= 26 T.I.= 6.0



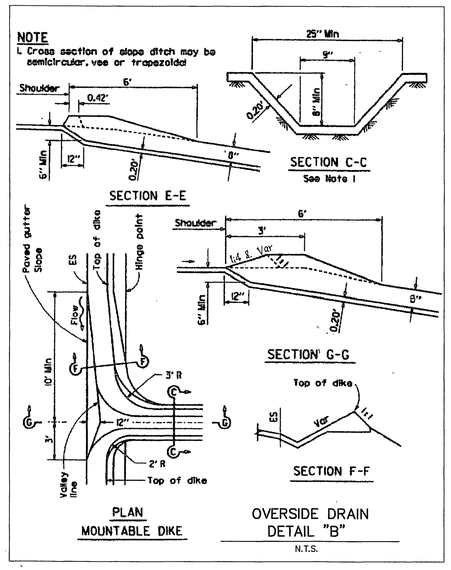
TRAUTWEIN ROAD TYPICAL SECTION

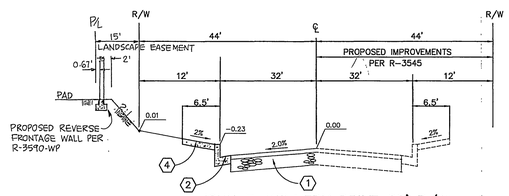
STA 56+29.69 TO STA 58+09.69

N.T.S.

⚠1 CONSTRUCT 4 "A.C. OVER 8 " C.A.B. PER S.R. ⅜ R= 52 T.I.=8.5

⅜ PER STREET IMP. PLANS R-3056



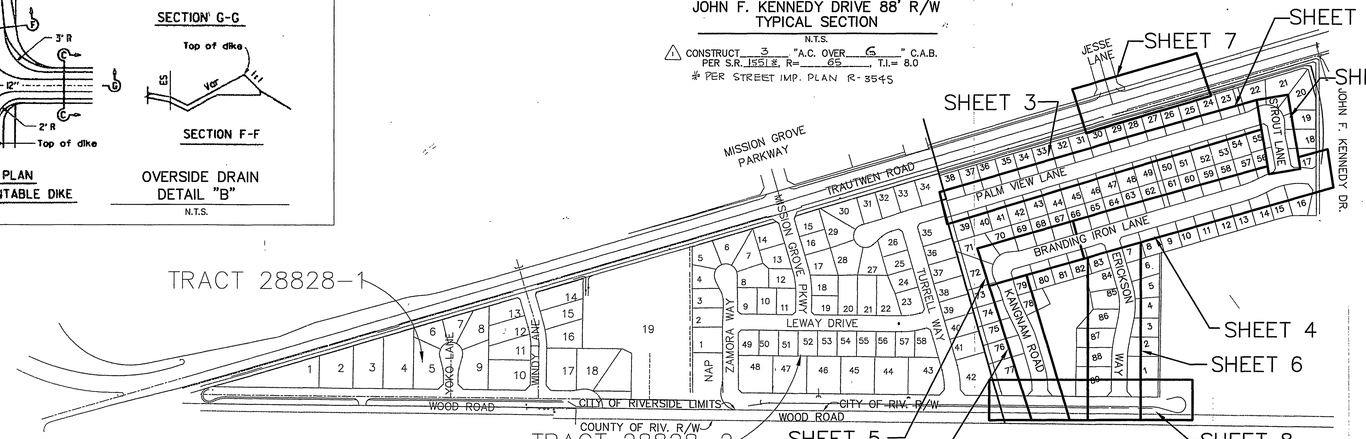


JOHN F. KENNEDY DRIVE 88' R/W TYPICAL SECTION

N.T.S.

⚠3 CONSTRUCT 3 "A.C. OVER 6 " C.A.B. PER S.R. 1515 R= 65 T.I.= 8.0

⅜ PER STREET IMP. PLAN R-3545



INDEX MAP

SCALE: 1"=300'

⚠2 ㉕ INSTALL METAL BEAM GUARD RAILING (WOOD POST) WITH WOOD BLOCK PER CALTRANS STD. DWG A 77A

㉖ INSTALL METAL BEAM GUARD RAILING AND SINGLE FACE BARRIER RAILING TERMINAL SYSTEM, END TREATMENT PER CALTRANS STD. DWG. A 77M

GENERAL NOTES FOR STREET TREE PLANTING

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 (909) 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 street 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 (909) 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 Name/ Common Name	Minimum Size	Approximate Spacing	# Required
Branding Iron Lane	Jacaranda acutifolia/ Jacaranda	15 gal.	45' o.c.	27 ea.
Erickson Way	Koelreuteria paniculata/ Chinese Lantern	15 gal.	45' o.c.	27 ea.
J. F. Kennedy Dr	See Reverse Frontage Landscape Plans #R-3590-L as prepared by David Neault & Associates dated			
Kangnam Road	Cercis canadensis/ Eastern Redbud	15 gal.	45' o.c.	23 ea.
Palm View Lane	Geijera parviflola/ Australian Willow	15 gal.	45' o.c.	52 ea.
Strout Lane	Chionanthus retusas/ No Common name.	15 gal.	45' o.c.	13 ea.
Trautwein Road	See Reverse Frontage Landscape Plans #R-3590-L as prepared by David Neault & Associates dated 9-19-00			
Wood Road	Liquidamba styraciflua/ American Sweet Gum	15 gal.	45' o.c.	23 ea.

* 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.

TRAFFIC & STREET NAME SIGN SCHEDULE

A	JOHN F. KENNEDY DRIVE	19100
	BRANDING IRON LANE	8200
B	BRANDING IRON LANE	8100
	STROUT LANE	19200
C	PALM VIEW LANE	8100
	STROUT LANE	19200
D	BRANDING IRON LANE	8100
	ERICKSON WAY	19100
E	R-1 STOP SIGN	
F	BRANDING IRON LANE	8000
	KANGNAM ROAD	19100
G	DIEBENKOHN COURT	18800
	WOOD ROAD	8000
H	PAINT 8" WHITE REFLECTIVE EDGELINE	
I	ERICKSON WAY	19100
	WOOD ROAD	8000
J	KANGNAM ROAD	19100
	WOOD ROAD	8000
K	INSTALL STRIPING DETAIL PER CALTRANS STD PLAN A-20A-A20D	
L	R-63 "DO NOT PASS"	
	INSTALL PER CITY OF RIV. STDS. 662 & 666.	

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. CONSTRUCT CURB SIDEWALK PER CITY STD. 325
5. CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY STD. 304
6. CONSTRUCT 8" CURB ONLY (TYPE II) PER CITY STD. 200
7. CONSTRUCT CALTRANS D-87B (TYPE-A) OVERSIDE DRAIN PER CALTRANS STD (DETAIL B) ON THIS SHEET
8. PROTECT IN PLACE EXISTING POWER POLE
9. RELOCATE EXISTING POWER POLE THROUGH S.C.E
10. CONSTRUCT AC BERM PER CITY STD. 250
11. INSTALL F-1 DELINEATORS PER CALTRANS STD. ON 20" CENTER
12. SAWCUT & REMOVE EXISTING PAVEMENT
13. PLACE 6" CONCRETE OVER 6" CLASS II AGGREGATE BASE REINFORCED WITH #4 BAR AT 18" O/C BOTH DIRECTION (TENTATIVE SECTION, R=40)
14. MODIFIED PROPOSED CURB (R=15') TO AVOID EXISTING SEWER MANHOLE
15. INSTALL BUS SHELTER PER RIVERSIDE TRANSIT AUTHORITY STD. (CHECK WITH PLANNING DEPT. FOR DETAILS PRIOR TO INSTALLATION)
16. INSTALL R-26 "NO PARKING ANYTIME" WITH R-26E "BUS STOP" PER CALTRANS STD.
17. INSTALL G-66 "BUS STOP" SIGN PER CALTRANS STD. AND RIVERSIDE TRANSIT AUTHORITY STD.
18. CONSTRUCT WHEELCHAIR RAMP TYPE II PER CITY STD. 304
19. REMOVE AND SALVAGE EXISTING BARRICADE
20. CONSTRUCT 2.5" THICK AC DRAINAGE APRONS
21. CONSTRUCT 2"x4" REDWOOD HEADER
22. MODIFIED PROPOSED CROSS GUTTER (POUR R=15' AROUND MH) TO AVOID EXISTING ELECTRIC MANHOLE. ADJUST MANHOLE RINGS AS NECESSARY TO MATCH PROPOSED GRADE. CONTRACTOR TO COORDINATE CONSTRUCTION WITH CITY PUBLIC UTILITIES DEPT - ELECTRIC PRIOR TO CONSTRUCTION.
23. PROTECT IN PLACE EXISTING STREET LIGHT
24. CONSTRUCT C.S.P. INLET PER CITY STD. 412

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, its supplemental notes, 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 engineer, 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 City of Riverside Public Utilities Dwg. U/L5-694360 for location & quantity 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. 1-800-227-2600, 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 WMWD five (5) working days written notice prior to the start of construction and to allow 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.
21. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
22. No person shall perform any construction activity or install any objects within the public rights-of way or easements of the City of Riverside without a valid Construction Permit or, a Street Opening Permit or an Encroachment Permit issued by City's Public Works Department.
23. County of Riverside Note:
    Work contained within these plans for county right of way shall not commence until an encroachment permit or grading permit is obtained.
24. The contractor will contact QUESTAR SOUTHERN TRAILS PIPELINE Bill Lamb at (909) 849-9396) and Underground Service Alert (USA) at least 48 hours prior to any type of work within any pipeline easement.

RIVERSIDE TRANSIT AUTHORITY
SHEET 1 & 7 ONLY

APPROVED BY ____ DATE 10/2/00

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

APPROVED BY ____ DATE 10/10/00

PACIFIC BELL TELEPHONE

APPROVED BY ____ DATE 10/11/00

CHARTER COMMUNICATIONS
SHEET 8 ONLY

APPROVED BY ____ DATE 10-17-00

QUESTAR PIPELINE

APPROVED BY ____ DATE 10/20/00

REVIEWED BY W.M.W.D. SHEETS 1-8
FOR NON-INTERFERENCE COMPLIANCE ONLY

CIVIL ENGINEER #46212 DATE 12/7/00

CITY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
MS 3791 (IP 000055)

APPROVED BY ____ DATE 10/26/00
SHEETS 1 & 8 ONLY

CITY OF RIVERSIDE
PLANNING DEPT.

APPROVED BY ____ DATE 11/13/00

APPROVAL BY TRANSPORTATION DEPT. IS FOR THE AREA WITHIN THE COUNTY ROAD R/W ONLY.

Underground Service Alert
Call: TOLL FREE 1 - 800 227-2600
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
TECK C. LOH
No. 50293
Exp. 6-30-01
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6-30-01 DATE: 10/10/00

CBG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 - 5234 FAX (909) 683 - 5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE: 4/07/01

SCALE: AS SHOWN
DATE: JAN. 2000

BENCH MARK CITY OF RIVERSIDE BENCH MARK: E8-A2
P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' W'LY OF TRAUTWEIN ROAD AND 500 FEET N'LY OF JESSE LANE. FB 735\74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE
3	ADD PRIVATE DRAIN FOR LOT 66 PW03-0524 (SHTS 6&8)	SE	10/26/00
2	ADDED METAL BEAM GUARD RAILING	SE	10/20/00
1	ADDED PAVEMENT DESIGN SECTIONS	[illegible]	10/13/00

DESIGNED BY C.W. DRAWN BY T.L. CHECKED BY J.W.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGR.	[illegible]	10/31/00
PARK DEPARTMENT	[illegible]	10/30/00
TRAFFIC DIVISION	[illegible]	10/26/00
DEPUTY P.W. DIRECTOR	[illegible]	10/27/00
STREET SERVICES	[illegible]	10/27/00

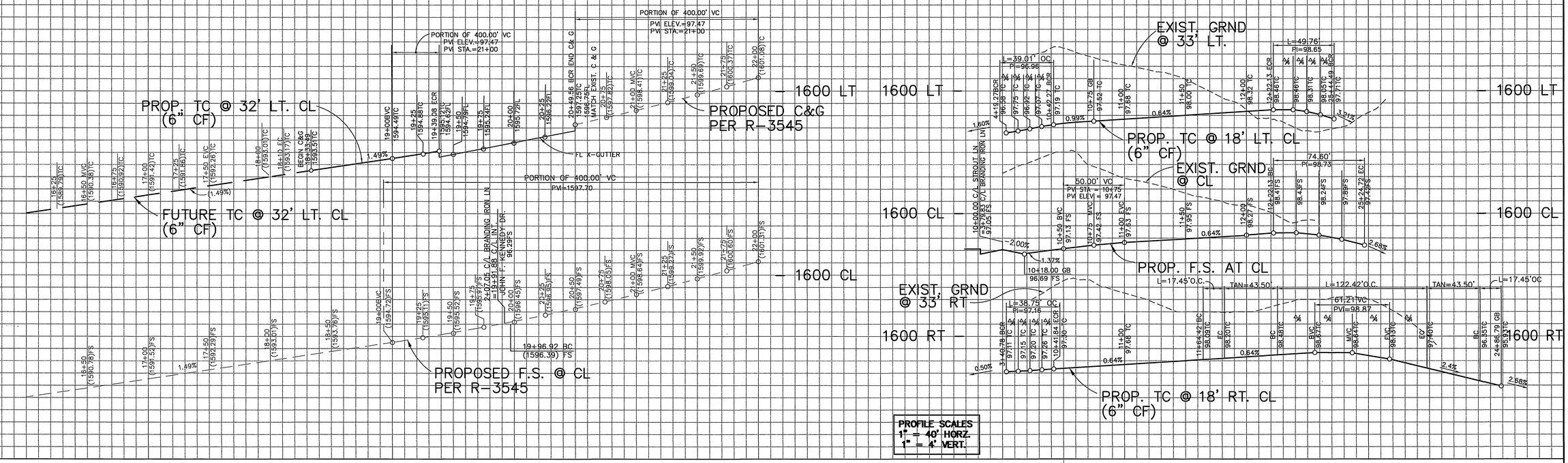
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 12-27-00

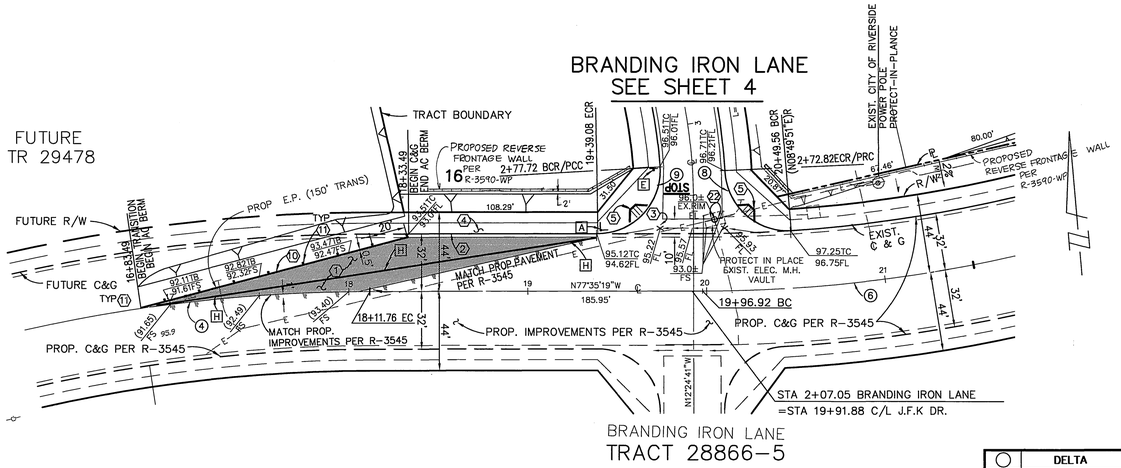
TRACT No. 28828
STREET IMPROVEMENT PLAN
TITLE SHEET

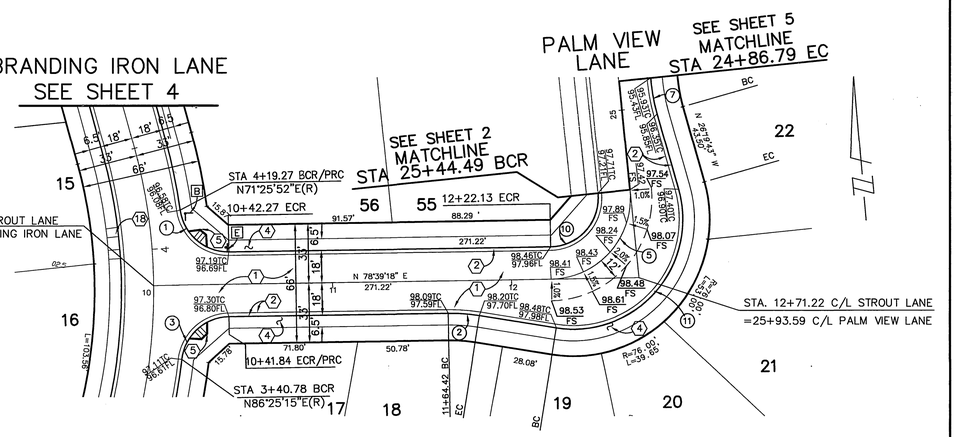
FOR: SHEFFIELD HOMES

PROJECT NO. R-3590
SHEET 1 OF 8
FILE NO.: 1022-002

PC-4260-S3







DATA

◯	DELTA	RADIUS	LEN.	TANGENT
1	82°46'54"	27.00'	39.01'	23.79'
2	10°00'00"	100.00'	17.45'	8.75'
3	82°14'03"	27.00'	38.75'	23.57'
4	08°21'05"	880.00'	128.27'	64.25'
5	94°59'01"	45.00'	74.60'	49.09'
6	28°44'59"	800.00'	401.42'	205.03'
7	10°00'00"	100.00'	17.45'	8.75'
8	90°42'10"	35.00'	55.41'	35.43'
9	93°56'48"	35.00'	57.39'	37.50'
10	94°59'01"	27.00'	44.76'	29.46'
11	114°59'01"	61.00'	122.42'	95.72'

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

APPROVED BY _____ DATE 11/1/00

PROPOSED A.C. PAVING

SCALE IN FEET (40 20 0 40 80 120)

Underground Service Alert
Call: TOLL FREE 1 – 800 227–2600
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 — TECK C. LOH No. 50293 Exp. 6-30-01 CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: T. Loh
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6-30-01 DATE: 10/10/00

CBG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING – PLANNING – SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 – 5234 FAX (909) 683 – 5301

SCALE: 1"=40'
DATE: JAN. 2000

BENCH MARK CITY OF RIVERSIDE BENCH MARK: E8-A2
P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' W'LY OF TRAUTWIEN ROAD AND 500 FEET N'LY OF JESSE LANE. FB 735\74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE

DESIGNED BY K.W. DRAWN BY T.L. CHECKED BY J.W.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGR.		11/1/00
PARK DEPARTMENT		10/31/00
TRAFFIC DIVISION		10/26/00
DEPUTY P.W. DIRECTOR		11/7/00
STREET SERVICES		11/1/00

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 12-27-00

TRACT No. 28828
STREET IMPROVEMENT PLAN
JOHN F. KENNEDY DRIVE
STROUT LANE
FOR: SHEFFIELD HOMES

PROJECT NO. R-3590
SHEET 2 OF 8
FILE NO.: 1022-002

PC-4260-S3

INDEXED 1-8-01 LH

TRACT BOUNDARY SEE TRACT 28828–2 IMPROVEMENTS

1572LT — 1572LT — 1585LT

1572CL — 1572CL — 1585CL

1572RT — 1572RT — 1585 RT

EXIST. GRND @ 33' LT.

PROP. TC @ 18' LT. CL (6" CF)

EXIST. GRND @ CL

PROP. F.S. AT CL

EXIST. GRND @ CL

EXIST. GRND @ 33' RT

PROP. TC @ 18' RT. CL (6" CF)

EXIST. GRND @ 33' RT

IDENTICAL POINT

150.00' VC
PVI STA = 17+50
PVI ELEV = 87.32

150.00' VC
PVI STA = 17+50
PVI ELEV = 87.27

100.00' VC
PVI STA = 21+00
PVI ELEV = 85.56
LOW POINT STA = 20+62.73

100.00' VC
PVI STA = 21+00
PVI ELEV = 85.51
LOW POINT STA = 20+62.73

PROP. TC @ 18' LT. CL (6" CF)

PROP. F.S. AT CL

PROP. TC @ 18' RT. CL (6" CF)

PROFILE SCALES
1" = 40' HORZ.
1" = 4' VERT.

23+50.00 MATCH LINE SEE SHEET 5

12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00 24+00

TRACT BOUNDARY SEE TRACT 28828–2 IMPROVEMENTS PER R–3592

38 37 36 35 34 33 32 31 30 29 28 27 26 25 24

20+62.50 C/L C. BASIN
W=7', V=4'
Q_{10} =4.0cfs
Q_{50} =5.3cfs

65.41TC 64.91FL

65.41TC 64.91FL

85.79TC 85.29FL

85.78TC 85.28FL

85.79TC 85.29FL

85.78TC 85.28FL

92.26TC 91.76FL

92.26TC 91.76FL

N 16°19'43" W 1415.58'

PROPOSED S. DRAIN PER D–684

86.1 FL

PROPOSED 22' STORM DRAIN EASEMENT

20+62.50 C/L C.BASIN
W=7', V=4'
Q_{10} =3.6cfs
Q_{50} =4.9cfs

CAUTION!! EXIST. POWER POLE TO BE REMOVED

EXIST. CITY OF RIV P.U. ESM'T TO BE VACATED

39 40 41 42 43 44 45 46 47 48 49 50 51 52 53

PALM VIEW LANE

40 20 0 40 80 120
SCALE IN FEET

Underground Service Alert
Call: TOLL FREE 1 – 800 227–2600
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 — TECK C. LOH No. 50293 — Exp. 6-30-01 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

REGISTERED CIVIL ENGINEER NO. 50293

EXPIRATION DATE: 6-30-01 DATE: 10/10/00

CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING – PLANNING – SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 – 5234 FAX (909) 683 – 5301

SCALE: 1"=40'

DATE: JAN. 2000

BENCH MARK CITY OF RIVERSIDE BENCH MARK: E8–A2
P.K. NAIL AND TAG IN TOP OF 36" X 50" X 20" GRANITE BOULDER, 100' W'LY OF TRAUTWEIN ROAD AND 500 FEET N'LY OF JESSE LANE. FB 735\74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE

DESIGNED BY K.W. DRAWN BY T.L. CHECKED BY J.W.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGR.		11/16/00
PARK DEPARTMENT		11/16/00
TRAFFIC DIVISION		12/4/00
DEPUTY P.W. DIRECTOR		12/7/00
STREET SERVICES		12/7/00

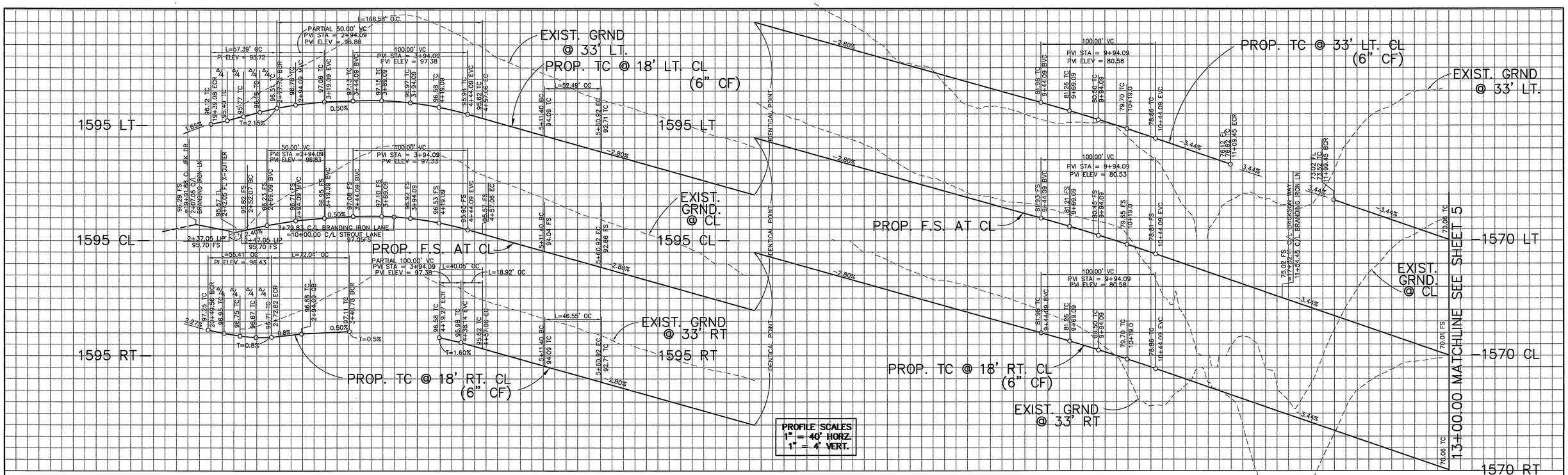
APPROVED BY
Richard McBratt
DIRECTOR OF PUBLIC WORKS
DATE 12-27-00

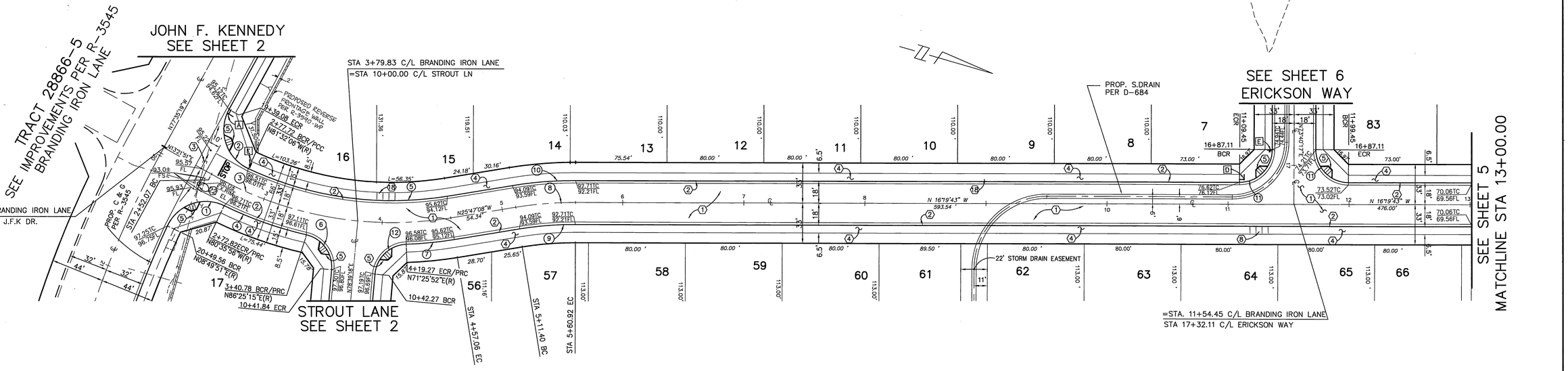
TRACT No. 28828
STREET IMPROVEMENT PLAN
PALM VIEW LANE
STA. 11+50.00 TO STA. 22+94.00
FOR: SHEFFIELD HOMES

PROJECT NO. R-3590
SHEET 3 OF 8
FILE NO.: 1022-002

PC-4260-S3

INDEXED 1-8-01 LFH





DATA

	DELTA	RADIUS	LEN.	TANGENT
1	90°42'10"	35.00'	55.41'	35.43'
2	93°56'48"	35.00'	57.39'	37.50'
3	39°09'00"	300.00'	204.99'	106.88'
4	12°58'49"	318.00'	72.04'	36.18'
5	34°15'02"	282.00'	168.58'	86.89'
6	82°14'03"	27.00'	38.75'	23.57'
7	07°13'01"	318.00'	40.05'	20.05'

DATA

	DELTA	RADIUS	LEN.	TANGENT
8	09°27'25"	300.00'	49.52'	24.81'
9	09°27'25"	282.00'	46.55'	23.33'
10	09°27'25"	318.00'	52.49'	26.30'
11	90°00'00"	27.00'	42.41'	27.00'
12	82°46'54"	27.00'	39.01'	23.79'

40 20 0 40 80 120
SCALE IN FEET

BRANDING IRON LANE

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

APPROVED BY _____ DATE 11/1/00

Underground Service Alert
Call: TOLL FREE 1 – 800 227–2600
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 THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE BINDING ON CONTRACTOR 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
TECK C. LOH No. 50293
Exp. 6-30-01
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6-30-01 DATE: 10/10/00

CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING – PLANNING – SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 – 5234 FAX (909) 683 – 5301

SCALE: 1"=40' DATE: OCT. 1999

BENCH MARK CITY OF RIVERSIDE BENCH MARK: E8-A2
P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' W'LY OF TRAUTWIEN ROAD AND 500 FEET N'LY OF JESSE LANE. FB 735\74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE

DESIGNED BY K.W. DRAWN BY T.L. CHECKED BY J.W.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGR.		11/1/00
PARK DEPARTMENT		10/31/00
TRAFFIC DIVISION		11/1/00
DEPUTY P.W. DIRECTOR		11/2/00
STREET SERVICES		11/1/00

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 12-27-00

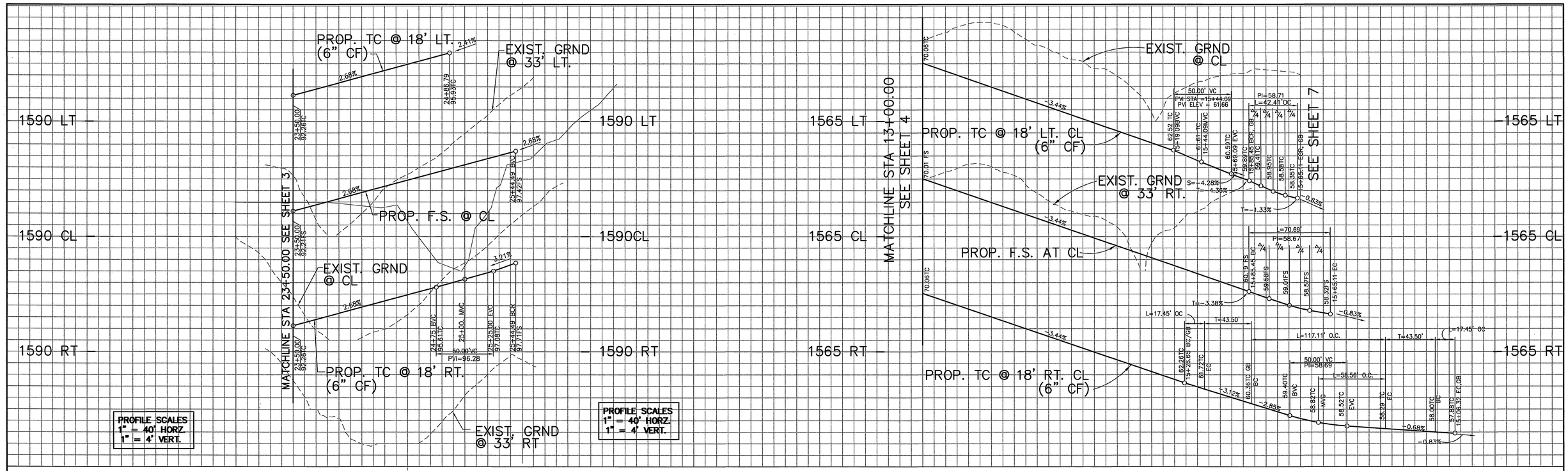
TRACT No. 28828
STREET IMPROVEMENT PLAN
BRANDING IRON LANE

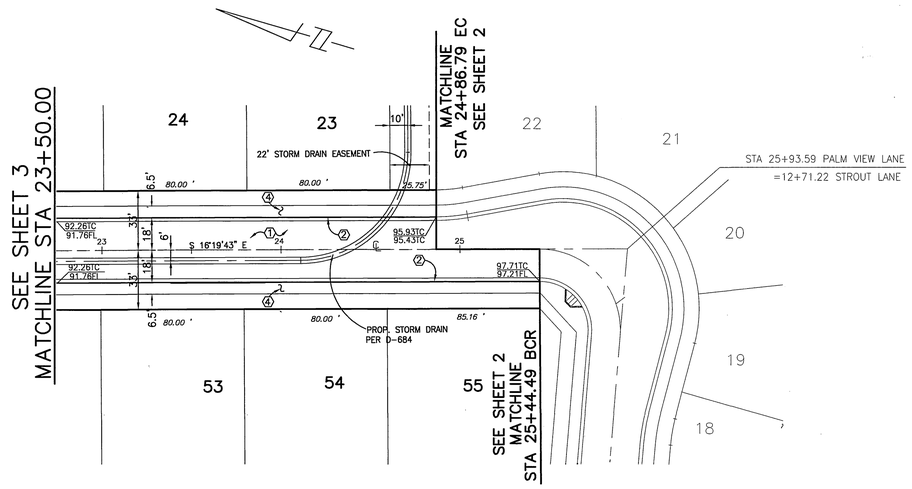
FOR: SHEFFIELD HOMES

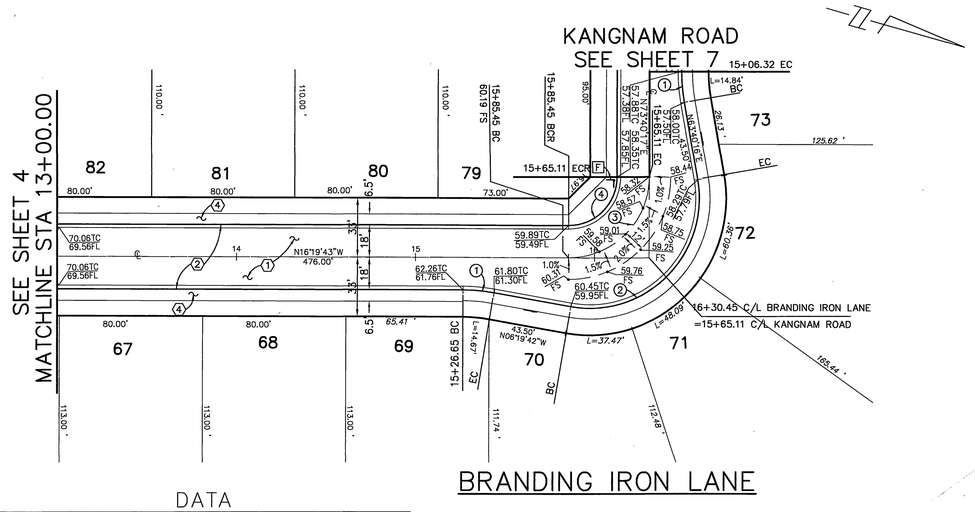
PROJECT NO. R-3590
SHEET 4 OF 8
FILE NO.: 1022-002

PC-4260-S3

INDEXED 1-8-01 FH







DATA

	DELTA	RADIUS	LEN.	TANGENT
1	10°00'00"	100.00'	17.45'	8.75'
2	110°00'00"	61.00'	117.11'	87.12'
3	90°00'00"	45.00'	70.69'	45.00'
4	90°00'00"	27.00'	42.41'	27.00'

40 20 0 40 80 120
SCALE IN FEET

Underground Service Alert
Call: TOLL FREE 1 – 800 227–2600
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 — TECK C. LOH No. 50293 Exp. 6-30-01 CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6-30-01 DATE: 10/10/00

CBG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING – PLANNING – SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 – 5234 FAX (909) 683 – 5301

SCALE: 1"=40'
DATE: OCT. 1999

BENCH MARK CITY OF RIVERSIDE BENCH MARK: E8-A2
P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' W'LY OF TRAUTWIEN ROAD AND 500 FEET N'LY OF JESSE LANE. FB 735\74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE

DESIGNED BY K.W. DRAWN BY T.L. CHECKED BY J.W.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGR.		12/26/00
PARK DEPARTMENT		12/26/00
TRAFFIC DIVISION		12/26/00
DEPUTY P.W. DIRECTOR		12/27/00
STREET SERVICES		12/27/00

APPROVED BY Richard W. Beatty
DIRECTOR OF PUBLIC WORKS
DATE 12-27-00

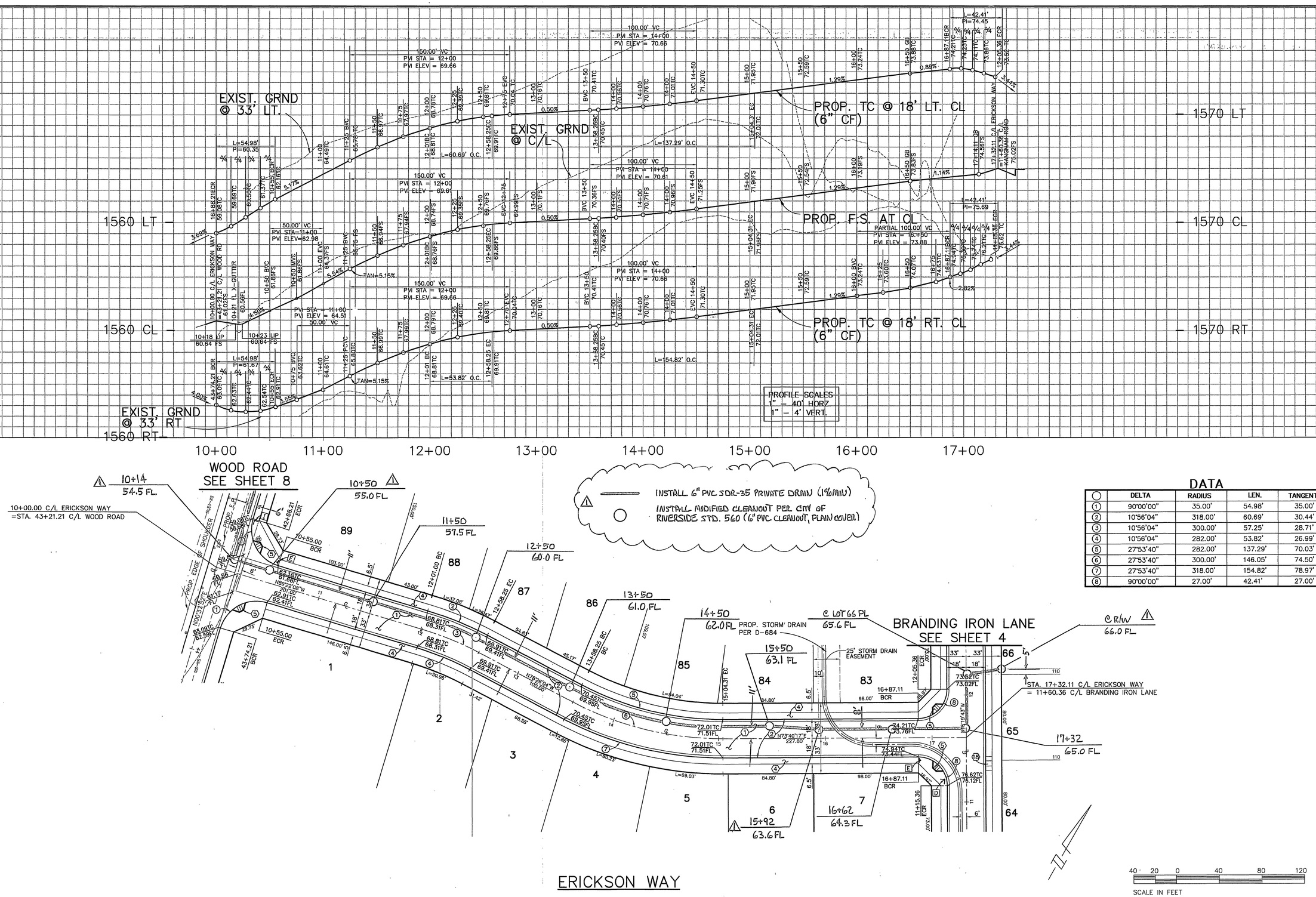
TRACT No. 28828
STREET IMPROVEMENT PLAN
PALM VIEW LANE & BRANDING IRON LANE

FOR: SHEFFIELD HOMES

PROJECT NO. R-3590
SHEET 5 OF 8
FILE NO.: 1022-002

PC-4260-S3

INDEXED 1-8-01 LFH



DATA

	DELTA	RADIUS	LEN.	TANGENT
1	90°00'00"	35.00'	54.98'	35.00'
2	10°56'04"	318.00'	60.69'	30.44'
3	10°56'04"	300.00'	57.25'	28.71'
4	10°56'04"	282.00'	53.82'	26.99'
5	27°53'40"	282.00'	137.29'	70.03'
6	27°53'40"	300.00'	146.05'	74.50'
7	27°53'40"	318.00'	154.82'	78.97'
8	90°00'00"	27.00'	42.41'	27.00'

Underground Service Alert
Call: TOLL FREE 1 – 800 227–2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 50293
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CBG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING – PLANNING – SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 – 5234 FAX (909) 683 – 5301

SCALE: 1"=40'
DATE: JAN. 2000

BENCH MARK CITY OF RIVERSIDE BENCH MARK: E8-A2 P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' W'LY OF TRAUTWEIN ROAD AND 500 FEET N'LY OF JESSE LANE. FB 735\74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE
1	ADD PRIVATE DRAIN FOR LOT 66 PW03-0524		10/26/00

DESIGNED BY K.W. DRAWN BY T.L. CHECKED BY J.W.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGR.		12/26/00
PARK DEPARTMENT		
TRAFFIC DIVISION		12/26/00
DEPUTY P.W. DIRECTOR		12/26/00
STREET SERVICES		12/26/00

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 12-27-00

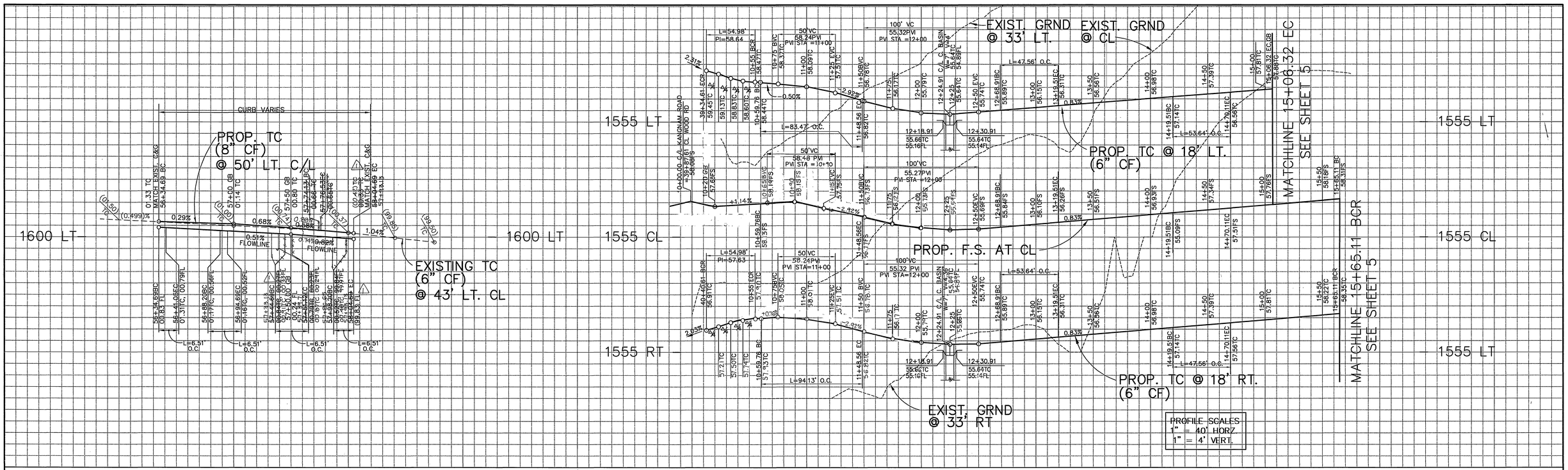
TRACT No. 28828
STREET IMPROVEMENT PLAN
ERICKSON WAY

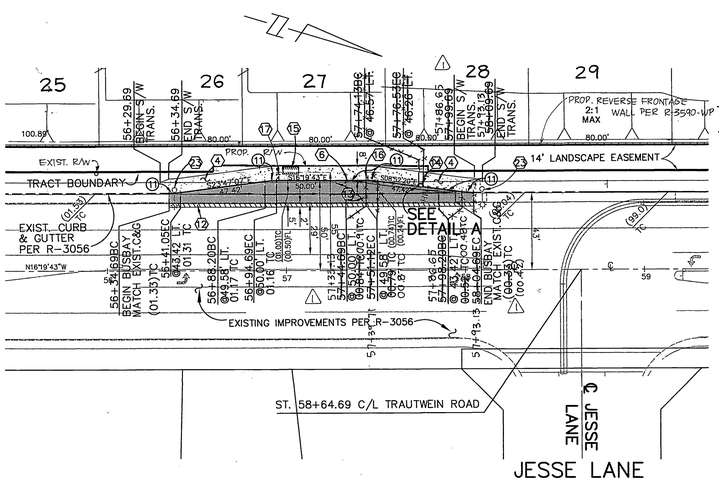
FOR: SHEFFIELD HOMES

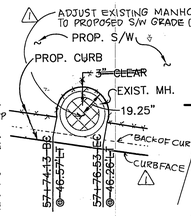
PROJECT NO. R-3590
SHEET 6 OF 8
FILE NO.: 1022-002

PC-4260-S3

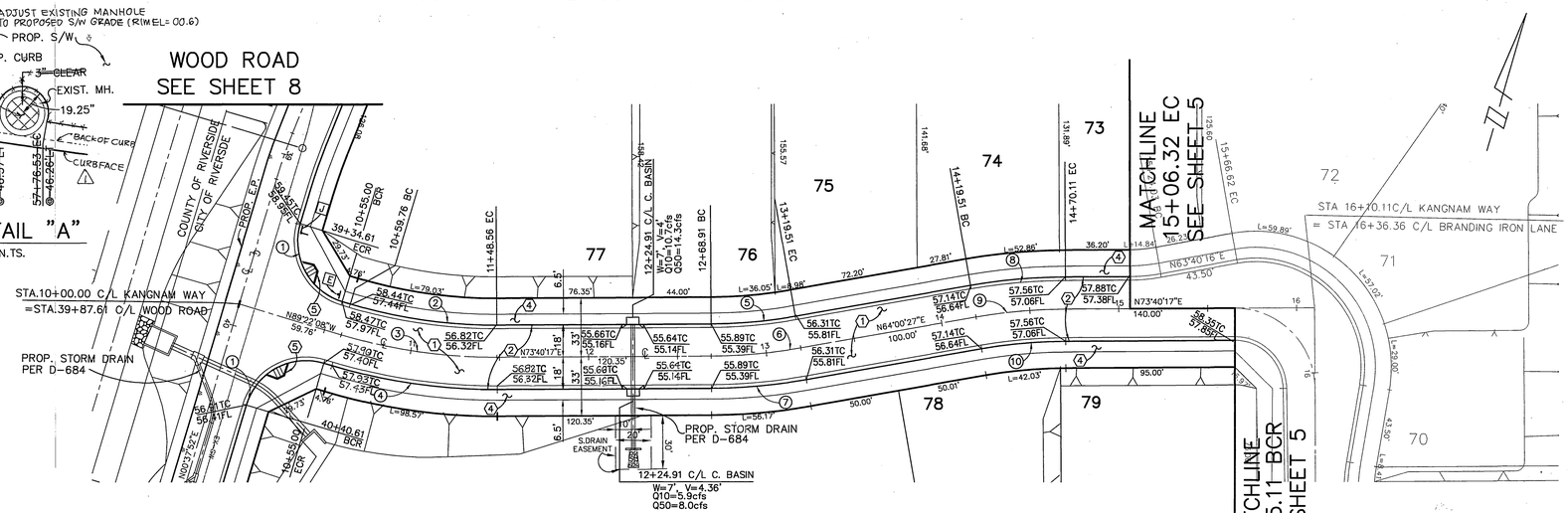
INDEXED 1-8-01 LH







DETAIL "A"
N.TS.



DATA

	DELTA	RADIUS	LEN.	TANGENT
1	90°00'00"	35.00'	54.98'	35.00'
2	16°57'35"	282.00'	83.47'	42.04'
3	16°57'35"	300.00'	88.80'	44.73'
4	16°57'35"	318.00'	94.13'	47.41'
5	09°39'50"	282.00'	47.56'	23.84'
6	09°39'50"	300.00'	50.60'	25.36'
7	09°39'50"	318.00'	53.64'	26.88'
8	09°39'50"	318.00'	53.64'	26.88'

DATA

	DELTA	RADIUS	LEN.	TANGENT
9	09°39'50"	300.00'	50.60'	25.36'
10	09°39'50"	282.00'	47.56'	23.84'
11	07°27'24"	50.00'	6.51'	3.26'

RIVERSIDE TRANSIT AGENCY

APPROVED BY _____ DATE 12/26/01

LEGEND

SAWCUT & REMOVE AC PAVING

CONSTRUCT CONCRETE OVER BASE

40 20 0 40 80 120

SCALE IN FEET

Underground Service Alert
Call: TOLL FREE 1 – 800 227–2600
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 — TECK C. LOH No. 50293 Exp. 6-30-01 CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6-30-01 DATE: 10/10/00

CBG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING – PLANNING – SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 – 5234 FAX (909) 683 – 5301

SCALE: 1"=40'
DATE: JAN. 2000

BENCH MARK CITY OF RIVERSIDE BENCH MARK: E8–A2 P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' W'LY OF TRAUTWEIN ROAD AND 500 FEET N'LY OF JESSE LANE. FB 735\74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE
1	REVISED BUS TURN OUT LANE TO AVOID MANHOLE		12/26/01

DESIGNED BY C.W. DRAWN BY T.L. CHECKED BY J.W.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGR.		12/26/01
PARK DEPARTMENT		12/26/01
TRAFFIC DIVISION		12/26/01
DEPUTY P.W. DIRECTOR		12/26/01
STREET SERVICES		12/26/01

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 12-27-00

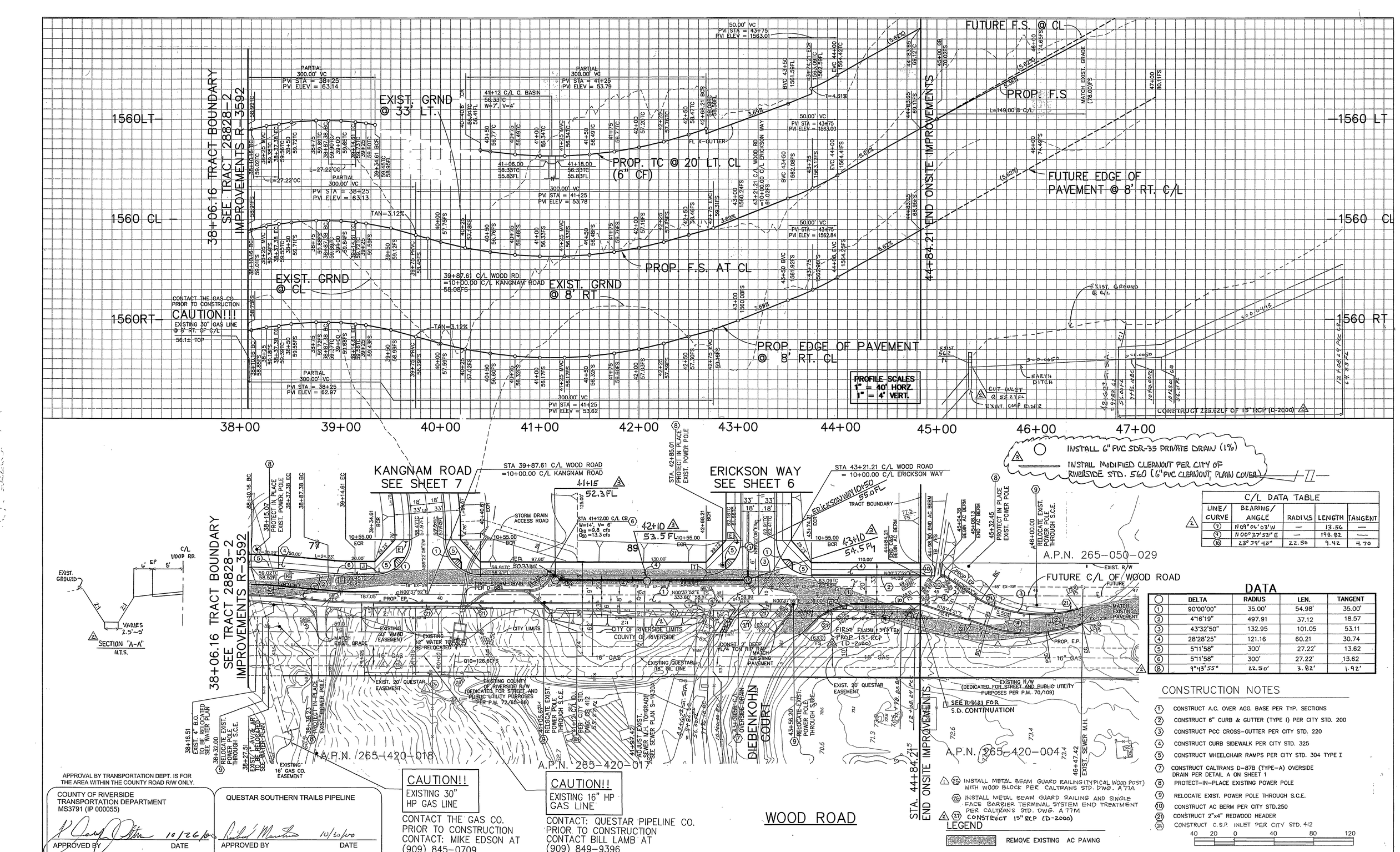
TRACT No. 28828
STREET IMPROVEMENT PLAN
TRAUTWEIN ROAD
STA: 55+99.69 TO STA: 58+09.69
KANGNAM ROAD
STA: 10+00.00 TO STA: 16+36.36

FOR: SHEFFIELD HOMES

PROJECT NO. R-3590
SHEET 7 OF 8
FILE NO.: 1022-002

PC-4260-S3

INDEXED 1-8-01 LH



C/L DATA TABLE				
LINE/CURVE	BEARING/ANGLE	RADIUS	LENGTH	TANGENT
(7)	N 09°06'03"W	—	13.56	—
(9)	N 00°37'52"E	—	198.82	—
(10)	23°39'42"	22.50	9.42	4.70

DATA

	DELTA	RADIUS	LEN.	TANGENT
(1)	90°00'00"	35.00'	54.98'	35.00'
(2)	4°16'19"	497.91	37.12	18.57
(3)	43°32'50"	132.95	101.05	53.11
(4)	28°28'25"	121.16	60.21	30.74
(5)	5°11'58"	300'	27.22'	13.62
(6)	5°11'58"	300'	27.22'	13.62
(8)	9°43'55"	22.50'	3.82'	1.92'

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. CONSTRUCT CURB SIDEWALK PER CITY STD. 325
5. CONSTRUCT WHEELCHAIR RAMPS PER CITY STD. 304 TYPE I
7. CONSTRUCT CALTRANS D-87B (TYPE-A) OVERSIDE DRAIN PER DETAIL A ON SHEET 1
8. PROTECT-IN-PLACE EXISTING POWER POLE
9. RELOCATE EXIST. POWER POLE THROUGH S.C.E.
10. CONSTRUCT AC BERM PER CITY STD.250
21. CONSTRUCT 2"x4" REDWOOD HEADER
24. CONSTRUCT C.S.P. INLET PER CITY STD. 412

22. INSTALL METAL BEAM GUARD RAILING (TYPICAL WOOD POST) WITH WOOD BLOCK PER CALTRANS STD. DWG. A77A
26. INSTALL METAL BEAM GUARD RAILING AND SINGLE FACE BARRIER TERMINAL SYSTEM END TREATMENT PER CALTRANS STD. DWG. A77M
27. CONSTRUCT 15" RCP (D-2000)

1. INSTALL 6" PVC SDR-35 PRIVATE DRAIN (1%)
2. INSTALL MODIFIED CLEANOUT PER CITY OF RIVERSIDE STD. 560 (6" PVC CLEANOUT, PLAIN COVER)

LEGEND
REMOVE EXISTING AC PAVING

APPROVAL BY TRANSPORTATION DEPT. IS FOR THE AREA WITHIN THE COUNTY ROAD R/W ONLY.

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT MS3791 (IP 000055)
APPROVED BY _____ DATE 10/26/00

QUESTAR SOUTHERN TRAILS PIPELINE
APPROVED BY _____ DATE 10/30/00

Underground Service Alert
Call: TOLL FREE 1 - 800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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REGISTERED PROFESSIONAL ENGINEER TECK C. LON No. 50293 Exp. 6-30-01 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6-30-01 DATE: 10/19/00

SCALE: 1"=40'
DATE: JAN. 2000.

CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING – PLANNING – SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 - 5234 FAX (909) 683 - 5301

BENCH MARK CITY OF RIVERSIDE BENCH MARK: EB-A2
P.K. NAIL AND TAG IN TOP OF 35" X 50" X 20" GRANITE BOULDER, 100' W'LY OF TRAUTWEIN ROAD AND 500 FEET N'LY OF JESSE LANE. FB 735\74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE
3	ADD PRIVATE DRAIN FOR LOT 66 PW03-0524	RVZ	10/25/00
2	ADD S.D. & EARTH DITCH	RVZ	10/25/00
1	ADDED METAL BEAM GUARD RAILING	JC	10/25/00

DESIGNED BY K.W. DRAWN BY T.L. CHECKED BY J.W.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	APPROVED BY	DATE
PRINCIPAL ENGR.	[illegible]	10/26/00
PARK DEPARTMENT	[illegible]	10/26/00
TRAFFIC DIVISION	[illegible]	10/26/00
DEPUTY P.W. DIRECTOR	[illegible]	10/27/00
STREET SERVICES	[illegible]	10/27/00

APPROVED BY Richard W. Brady
DIRECTOR OF PUBLIC WORKS
DATE 12-27-00

TRACT No. 28828
STREET IMPROVEMENT PLAN
WOOD ROAD
STA. 38+07.97 TO STA. 44+83.65
FOR: CENTEX HOMES

PROJECT NO. R-3590
SHEET 8 OF 8
FILE NO.: 1090-007

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