GENERAL NOTES

1. 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 THE CITY'S PUBLIC WORKS DEPARTMENT.
2. 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.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. 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.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
8. 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 PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
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 CONTRACTOR.
13. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 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.
14. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
15. ALL DRIVEWAYS TO BE CONSTRUCTED PER DETAIL HEREON.

CONSTRUCTION NOTES

(1) CONSTRUCT _____ A.C. PAVING_____ CRUSHED AGGREGATE BASE PER S.R. _____. R-VALUE= _____.

(2) EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.

(180) CONSTRUCT STANDARD 180 BARRICADE W/ 2" X 4" REDWOOD HEADER.

(200) CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I

(200) CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2, AS MODIFIED PER DETAIL "A" ON SHEET 1

(220) CONSTRUCT STANDARD 220, CROSS GUTTER (6 FT. WIDE)

(304) CONSTRUCT STANDARD 304, WHEELCHAIR RAMP, TYPE II (MODIFIED) PER DETAILS SHOWN ON SHEET 1.

(325) CONSTRUCT STANDARD 325, 4 FT. SIDEWALK, MEANDERS FROM BACK OF CURB TO 7 FT., EXACT LOCATION AS SHOWN ON PLANS

PARKS DEPARTMENT NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
2. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D.
PARKSCAPE DRIVE	PRIVATE STREET - NO STREET TREES REQUIRED.			
BROOKTRAIL COURT	PRIVATE STREET - NO STREET TREES REQUIRED.			
CREEKPOINT COURT	PRIVATE STREET - NO STREET TREES REQUIRED.			
SPRINGDALE COURT	PRIVATE STREET - NO STREET TREES REQUIRED.			
BAYVIEW COURT	PRIVATE STREET - NO STREET TREES REQUIRED.			
BROOKPASS WAY	PRIVATE STREET - NO STREET TREES REQUIRED.			
ROCKMORE COURT	PRIVATE STREET - NO STREET TREES REQUIRED.			
CREEKWAY LANE	PRIVATE STREET - NO STREET TREES REQUIRED.			

NOTICE TO CONTRACTOR

ACCORDING TO INFORMATION PROVIDED BY UNDERGROUND SERVICE ALERT (U.S.A.) DATED FEBRUARY 18, 1999, THE FOLLOWING ORGANIZATIONS ARE U.S.A. MEMBERS WITHIN THE PROJECT AREA:

CHARTER COMMUNICATIONS
PACIFIC BELL
SOUTHERN CALIFORNIA GAS COMPANY
SANTA ANA WATERSHED PROJECT AUTHORITY
MEDIA ONE
CITY OF RIVERSIDE

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION.

THE QUANTITY ESTIMATE SHOWN HEREON IS FOR THE USE OF GOVERNING AGENCIES IN DETERMINING BOND AMOUNTS AND/OR FEES AND IS NOT TO BE USED FOR BID PURPOSES.

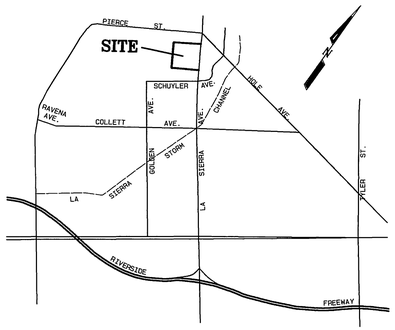
THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL SIDEWALKS, RAMPS, RAILS, CLEARANCES AND APPURTENANCES MEET OR EXCEED THE MOST STRINGENT REQUIREMENTS OF CITY, STATE OR FEDERAL GOVERNMENT FOR ACCESSIBILITY.

ADDITIONALLY ALL SIDEWALK FORMS SHALL BE INSPECTED AND APPROVED BY CITY, STATE OR GOVERNING AGENCY FOR CONFORMANCE WITH ACCESSIBILITY REQUIREMENTS PRIOR TO POURING OF CONCRETE TO FINAL GRADE.

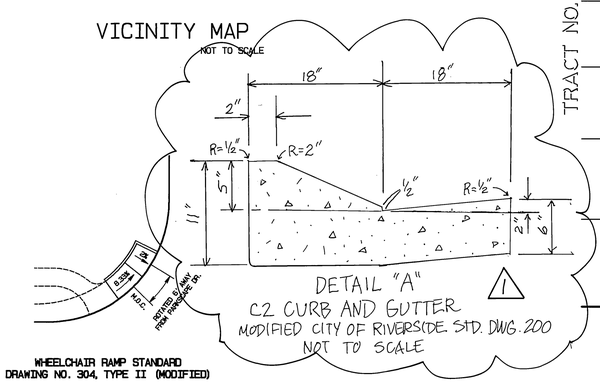
STREET NAME AND TRAFFIC SIGN SCHEDULE

	STREET NAME	BLOCK NO.
(A)	BROOKTRAIL COURT & PARKSCAPE DRIVE	11100 4700
(B)	CREEKPOINT COURT & PARKSCAPE DRIVE	11100 4700
(C)	SPRINGDALE COURT & PARKSCAPE DRIVE	11100 4700
(D)	BAYVIEW COURT & PARKSCAPE DRIVE	11100 4700
(E)	BROOKPASS WAY & PARKSCAPE DRIVE	11100 4700
(F)	ROCKMORE COURT & PARKSCAPE DRIVE	11100 4800
(G)	BROOKPASS WAY & CREEKWAY LANE	11100 4700
(H)	R-1 (STOP SIGN - 30")	

INSTALL SIGNS PER C/R STD. 662 (PVT), C/R STD. 666

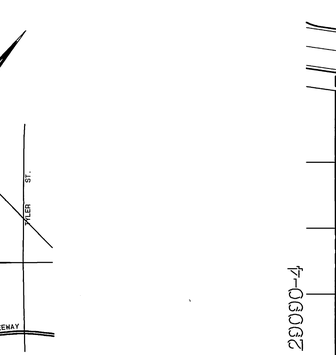


VICINITY MAP
NOT TO SCALE

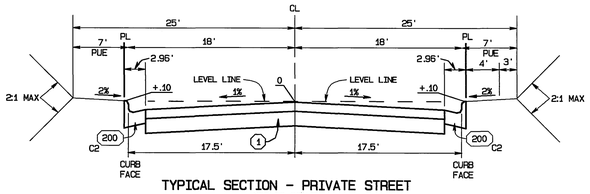


DETAIL "A"
C2 CURB AND GUTTER
MODIFIED CITY OF RIVERSIDE STD. DWG. 200
NOT TO SCALE

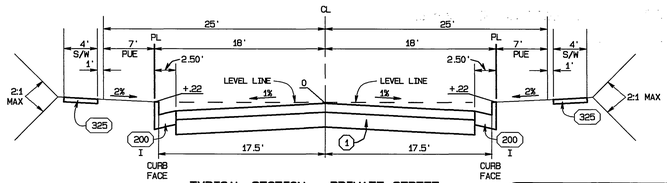
WHEELCHAIR RAMP STANDARD
DRAWING NO. 304, TYPE II (MODIFIED)



INDEX MAP
SCALE: 1" = 60'



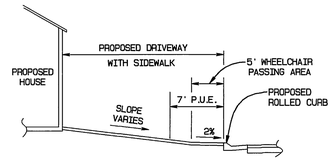
TYPICAL SECTION - PRIVATE STREET
NOT TO SCALE
T.I.=5.0



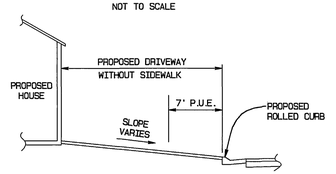
TYPICAL SECTION - PRIVATE STREET
NOT TO SCALE
T.I.=5.0

BROOKTRAIL COURT - STA. 10+00.00 TO STA. 12+25.92
CREEKPOINT COURT - STA. 10+00.00 TO STA. 11+48.00
SPRINGDALE COURT - STA. 10+00.00 TO STA. 12+18.00
BAYVIEW COURT - STA. 10+00.00 TO STA. 11+48.00
ROCKMORE COURT - STA. 10+00.00 TO STA. 11+44.58
BROOKPASS WAY - STA. 10+00.00 TO STA. 11+57.00
CREEKWAY LANE - STA. 9+39.00 TO STA. 11+39.00

PARKSCAPE DRIVE - STA. 15+64.12 TO STA. 22+19.32



PROPOSED DRIVEWAY
WITH SIDEWALK
NOT TO SCALE



PROPOSED DRIVEWAY
WITHOUT SIDEWALK
NOT TO SCALE

NOTE : ALL DRIVEWAYS TO BE CONSTRUCTED PER THIS DETAIL.

PROPOSED DRIVEWAY DETAIL
NOT TO SCALE

⚠ REVISIONS BY: DAVID EVANS & ASSOC.
800 N. HAVEN AVE., #300
ONTARIO, CA 91764

PREPARED UNDER THE SUPERVISION OF:
JEFFREY KARL RUPP EXP.3-31-04

REGISTERED PROFESSIONAL ENGINEER
JEFFREY KARL RUPP
No. 42868
EXP. 3-31-04
CIVIL
STATE OF CALIFORNIA

DIGALERT
DIAL BEFORE YOU DIG
DIAL BEFORE YOU DIG TOLL FREE
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT
1-800-227-2600

BENCH MARK:
CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD FAGHIH
NO. C39530
EXP: 12-31-05
CIVIL
STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
CIVIL ENGINEERS
3788 McCRAY STREET
RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY mac → Fagih DATE 6/28/02
R.C.E. NO. C39530

⚠ ADDED MODIFIED C2 CURB
MARK REVISIONS APPR. DATE

W.O. 99-0316 FOR: GRIFFIN INDUSTRIES F.B. 1999
DESIGNED BY: R.L. CHECKED BY: C.R.T. CHECKED BY: ——

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		8/1/02
PARK DEPARTMENT		—
TRAFFIC DIVISION		7/31/02
DEP. P.W. DIRECTOR		
STREET SERVICES		7/9/02

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 8/9/02

STREET IMPROVEMENT PLANS

TRACT NO. 29090-6

SCALE: AS SHOWN

ACCOUNT NO.
DRAWING NUMBER R-3668
SHEET 1 OF 5
99-0316

*AS-BUILT PER PLAN 11-03-05 GH

INDEXED 9-4-02 GH

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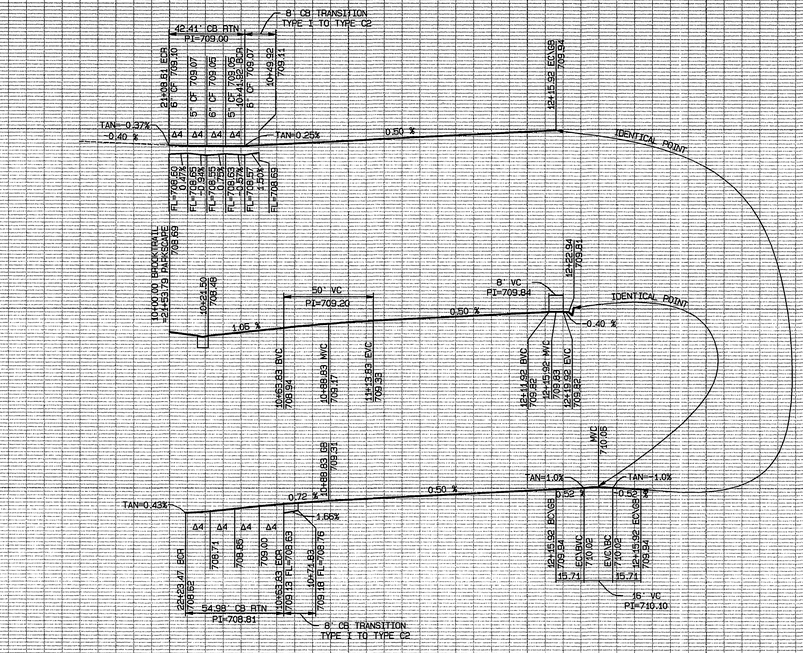

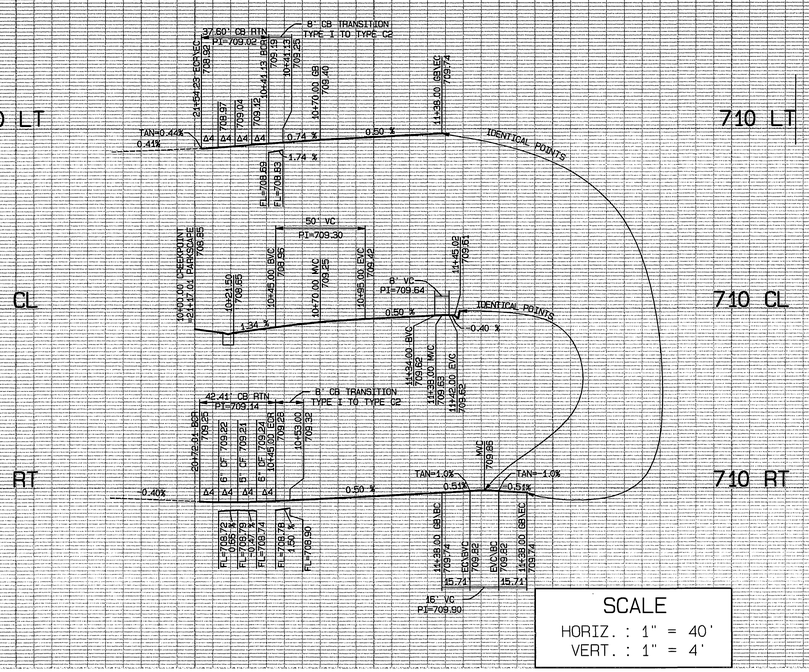

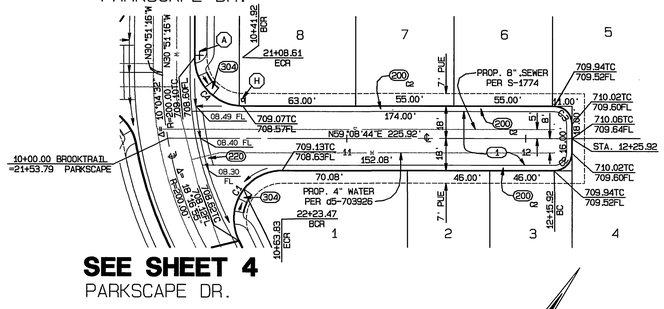

CONSTRUCTION NOTES

1. CONSTRUCT _____ A.C. PAVING_____ CRUSHED AGGREGATE BASE PER S.R. _____, R-VALUE= _____.
2. EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
180. CONSTRUCT STANDARD 180 BARRICADE W/ 2" X 4" REDWOOD HEADER.
200. CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
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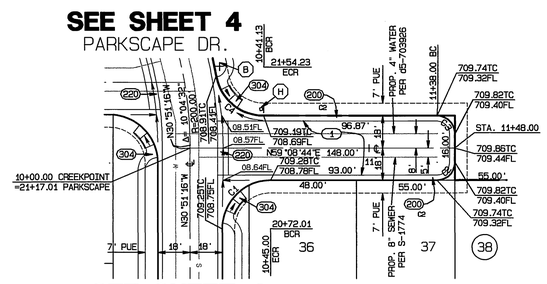


CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	116°40'42"	27.00'	54.98'	43.78'
C2	90°00'00"	10.00'	15.71'	10.00'
C3	90°00'00"	10.00'	15.71'	10.00'
C4	90°00'00"	27.00'	42.41'	27.00'

BROOKTRAIL COURT

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	27.00'	42.41'	27.00'
C2	90°00'00"	10.00'	15.71'	10.00'
C3	90°00'00"	10.00'	15.71'	10.00'
C4	79°47'57"	27.00'	37.60'	22.58'

CREEKPOINT COURT

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

GRAPHIC SCALE 1"=40'
40 20 0 40 80 120

FILE: G:\1999\99-0316\99031697.pro 6/28/2002

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT
1-800-227-2600

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD FAGHIHI
NO. C39530
EXP. 12-31-05
CIVIL
STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
CIVIL ENGINEERS
3788 McCRAY STREET
RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY MOL DATE 6/28/02
R.C.E. NO. C39530

MARK	REVISIONS	APPR.	DATE
1	REVISED CONST. NOTE		

W.O. 99-0316 FOR: GRIFFIN INDUSTRIES F.B. 1999
DESIGNED BY: K.L. CHECKED BY: C.R.T. CHECKED BY

*AS-BUILT PER PLAN 11-03-05 GH

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

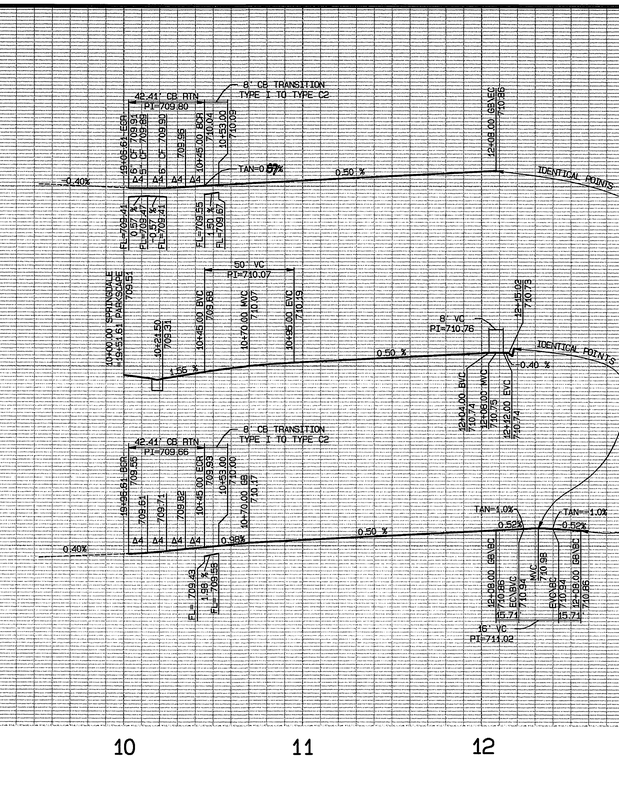
	APPROVED BY	BY	DATE
PRINCIPAL ENGINEER			
PARK DEPARTMENT			
TRAFFIC DIVISION			
DEP. P.W. DIRECTOR			
STREET SERVICES			

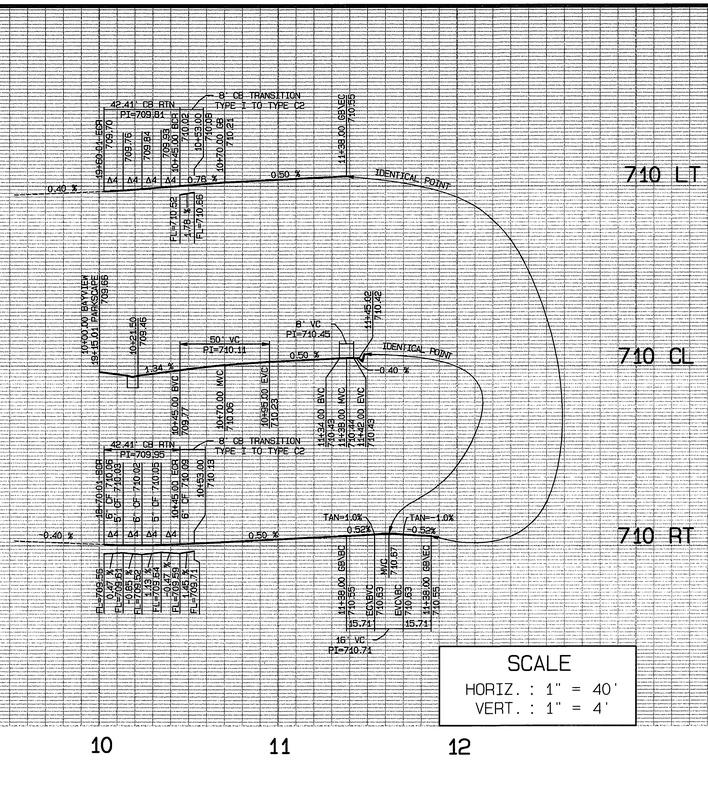
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 8/6/02

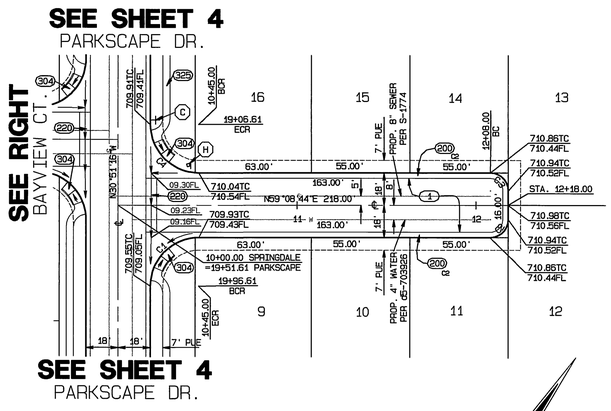
STREET IMPROVEMENT PLANS
TRACT NO. 29090-6
BROOKTRAIL COURT
STA. 10+00.00 TO STA. 12+25.92
CREEKPOINT COURT
STA. 10+00.00 TO STA. 11+48.00
SCALE: HORIZ.: 1" = 40' VERT.: 1" = 4'

ACCOUNT NO.
DRAWING NUMBER
R-3668
SHEET 2 OF 5
99-0316

INDEXED 9-4-02 GH







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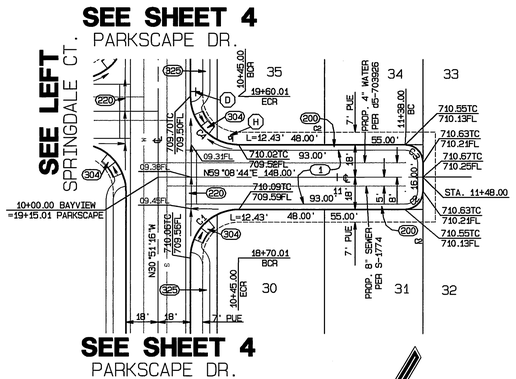

SPRINGDALE COURT

BAYVIEW COURT

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	27.00'	42.41'	27.00'
C2	90°00'00"	10.00'	15.71'	10.00'
C3	90°00'00"	10.00'	15.71'	10.00'
C4	90°00'00"	27.00'	42.41'	27.00'

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GRAPHIC SCALE 1"=40'
40 20 0 40 80 120

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT 1-800-227-2600

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER — MOHAMMAD FAGHIH — NO. C39530 EXP. 12-31-05 — CIVIL — STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

* AS-BUILT PER PLAN 11-03-05 GH

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
CIVIL ENGINEERS
3788 McCRAY STREET
RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY [signature] DATE 6/28/02
R.C.E. NO. C39530

W.O. 99-0316 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
1	REVISED CONST. NOTE		

DESIGNED BY: RL CHECKED BY: CRT CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
DEP. P.W. DIRECTOR		
STREET SERVICES		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 8/6/02

STREET IMPROVEMENT PLANS

TRACT NO. 29090-6
SPRINGDALE COURT
STA. 10+00.00 TO STA. 12+18.00
BAYVIEW COURT
STA. 10+00.00 TO STA. 11+48.00

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

ACCOUNT NO.
DRAWING NUMBER R-3668
SHEET 3 OF 5
99-0316

INDEXED 9-4-02 GH

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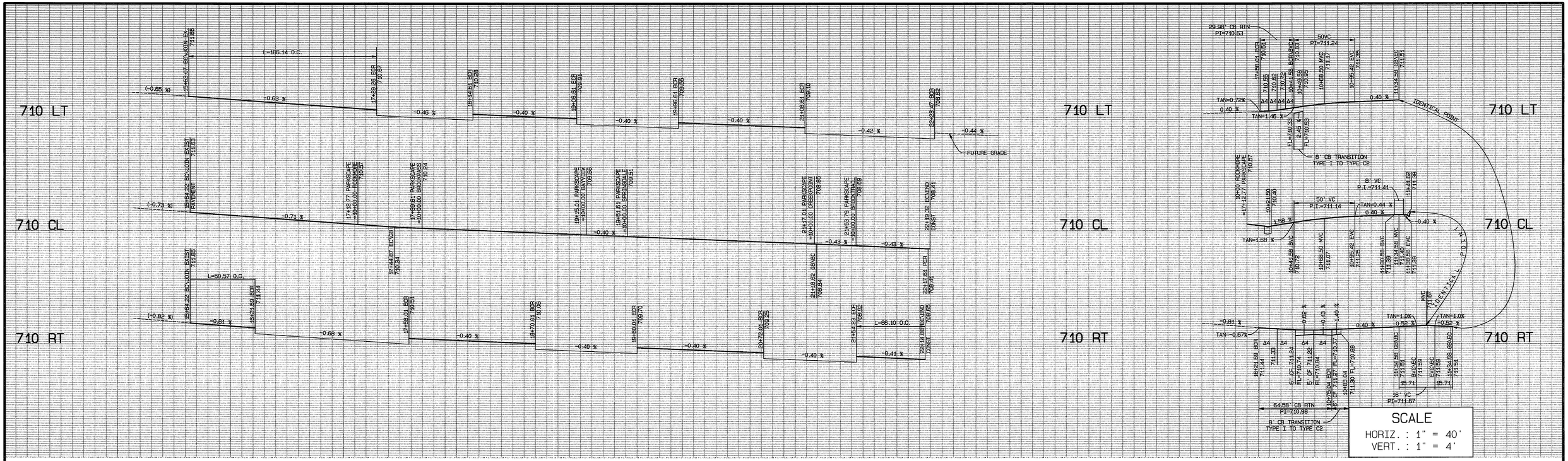
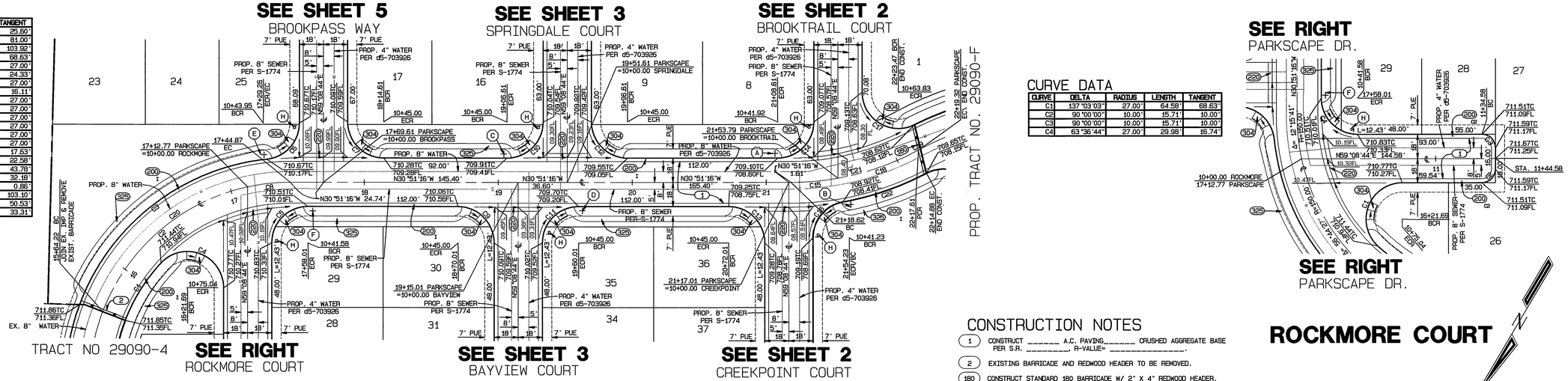


CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	21°57'04"	132.00'	50.57'	25.60'
C2	55°44'27"	150.00'	146.55'	81.00'
C3	63°28'52"	168.00'	186.14'	103.92'
C4	137°03'03"	27.00'	64.58'	68.63'
C5	90°00'00"	27.00'	42.41'	27.00'
C6	84°02'16"	27.00'	39.60'	24.33'
C7	90°00'00"	27.00'	42.41'	27.00'
C8	12°15'41"	150.00'	32.10'	16.11'
C9	90°00'00"	27.00'	42.41'	27.00'
C10	90°00'00"	27.00'	42.41'	27.00'
C11	90°00'00"	27.00'	42.41'	27.00'
C12	90°00'00"	27.00'	42.41'	27.00'
C13	90°00'00"	27.00'	42.41'	27.00'
C14	90°00'00"	27.00'	42.41'	27.00'
C15	10°04'32"	200.00'	35.17'	17.63'
C16	79°47'57"	27.00'	37.60'	22.58'
C17	116°40'42"	27.00'	54.98'	43.78'
C18	18°16'55"	200.00'	63.82'	32.18'
C19	0°59'26"	200.00'	1.71'	0.86'
C20	69°00'08"	150.00'	180.65'	103.90'
C21	28°21'27"	200.00'	98.99'	50.53'
C22	17°22'25"	218.00'	66.10'	33.31'



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	137°03'03"	27.00'	64.58'	68.63'
C2	90°00'00"	10.00'	15.71'	10.00'
C3	90°00'00"	10.00'	15.71'	10.00'
C4	63°36'44"	27.00'	29.98'	15.74'

CONSTRUCTION NOTES

1. CONSTRUCT _____ A.C. PAVING_____ CRUSHED AGGREGATE BASE PER S.R. _____ R-VALUE= _____.
2. EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
180. CONSTRUCT STANDARD 180 BARRICADE W/ 2" X 4" REDWOOD HEADER.
200. CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
200. CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2 AS MODIFIED PER DETAIL "A" ON SHEET 4
220. CONSTRUCT STANDARD 220, CROSS GUTTER 16 FT. WIDE
304. CONSTRUCT STANDARD 304, WHEELCHAIR RAMP, TYPE II (MODIFIED) PER DETAILS SHOWN ON SHEET 1.
325. CONSTRUCT STANDARD 325, 4 FT. SIDEWALK, MEANDERS FROM BACK OF CURB TO 7 FT., EXACT LOCATION AS SHOWN ON PLANS

GRAPHIC SCALE 1"=40'
40 20 0 40 80 120

*AS-BUILT PER PLANS 11-03-05 HH

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT 1-800-227-2600

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER NOMAHMAD FAGHIH NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
CIVIL ENGINEERS
3788 McCRAY STREET
RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY [illegible] DATE 6/28/02
R.C.E. NO. C39530

W.O. 99-0316 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
1	REVISED CONST. NOTE		

DESIGNED BY: LL CHECKED BY: CRM CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		7/1/02
DEP. P.W. DIRECTOR		
STREET SERVICES		7/9/02

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3/9/04

STREET IMPROVEMENT PLANS

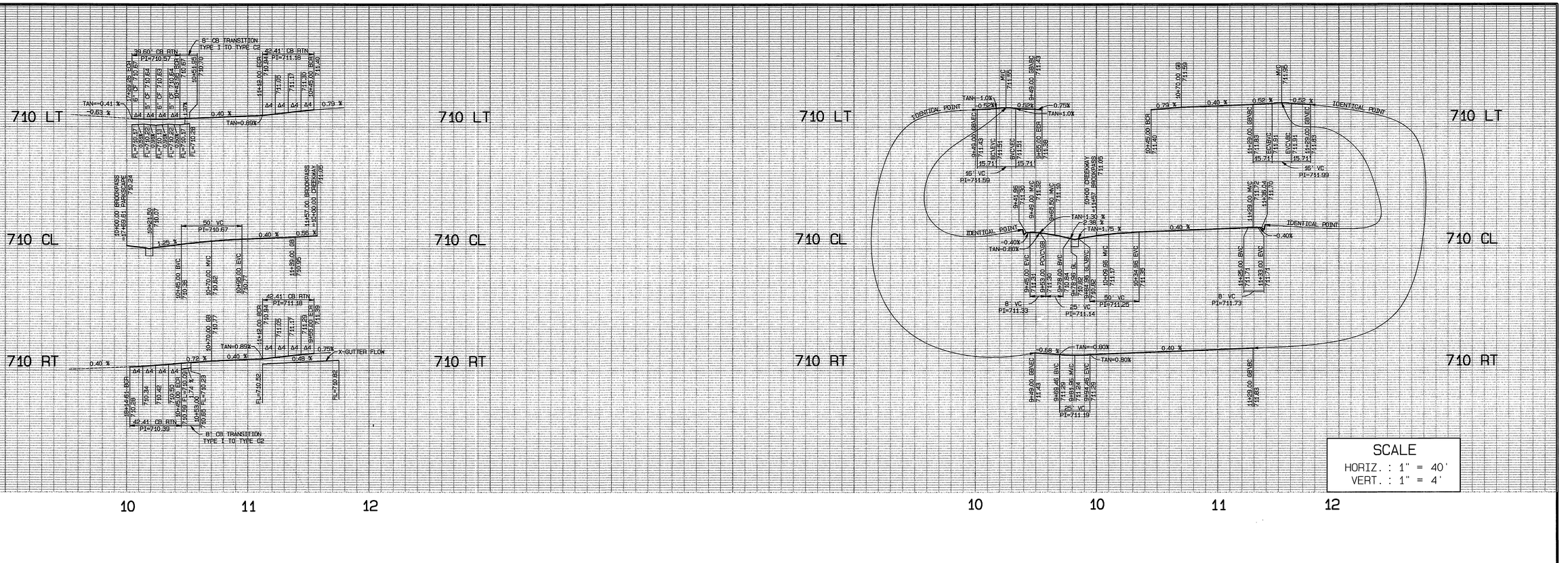
TRACT NO. 29090-6
PARKSCAPE COURT
STA. 15+64.12 TO STA. 22+19.32
ROCKMORE COURT
STA. 10+00.00 TO STA. 11+44.58

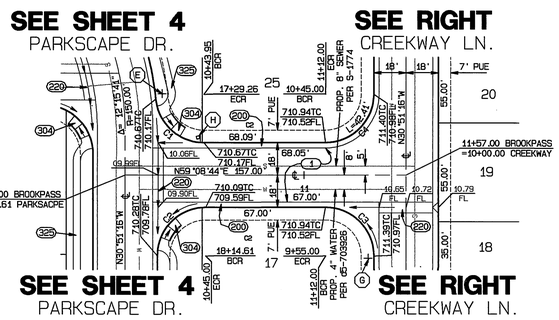
SCALE: HORIZ.: 1" = 40' VERT.: 1" = 4'

ACCOUNT NO.
DRAWING NUMBER
R-3668
SHEET 4 OF 5
99-0316

INDEXED 9-4-02 HH

FILE: G:\1999\99-0316\99031ST.prn 6/28/2002





CONSTRUCTION NOTES

BROOKPASS WY.

1. CONSTRUCT _____ A.C. PAVING_____ CRUSHED AGGREGATE BASE PER S.R. _____, R-VALUE= _____.
2. EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
180. CONSTRUCT STANDARD 180 BARRICADE W/ 2" X 4" REDWOOD HEADER.
200. CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
200. CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2, AS MODIFIED PER DETAIL "A" ON SHEET 4
220. CONSTRUCT STANDARD 220 CROSS GUTTER (6 FT. WIDE)
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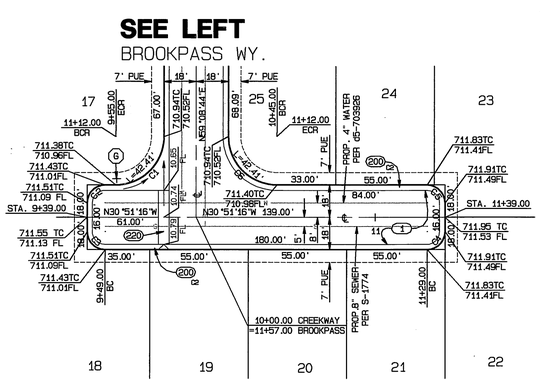
325. CONSTRUCT STANDARD 325, 4 FT. SIDEWALK, MEANDERS FROM BACK OF CURB TO 7 FT., EXACT LOCATION AS SHOWN ON PLANS



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	84°02'15"	27.00'	39.60'	24.33'
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CURVE DATA

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C5	90°00'00"	10.00'	15.71'	10.00'
C6	90°00'00"	27.00'	42.41'	27.00'

GRAPHIC SCALE 1"=40'
40 20 0 40 80 120

* AS-BUILT PER PLAN 11-03-05 YH

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

DIGALERT — DIAL BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER — MOHAMMAD FAGHIH — NO. C39530 EXP. 12-31-05 — CIVIL — STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

ALBERT A. WEBB ASSOCIATES — ENGINEERING CONSULTANTS
CIVIL ENGINEERS
3788 McCRAY STREET
RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY Mohammad Faghih DATE 1/28/02
R.C.E. NO. C39530

W.O. 99-0316 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
1	REVISED CONST. NOTE		

DESIGNED BY: M.L. CHECKED BY: C.R.H. CHECKED BY: MF

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
DEP. P.W. DIRECTOR		
STREET SERVICES		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 8/9/02

STREET IMPROVEMENT PLANS

TRACT NO. 29090-6

BROOKPASS WAY
STA. 10+00.00 TO STA. 11+57.00
CREEKWAY LANE
STA. 9+39.00 TO STA. 11+39.00

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

ACCOUNT NO.
DRAWING NUMBER R-3668
SHEET 5 OF 5
99-0316

INDEXED 9-4-02 YH

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