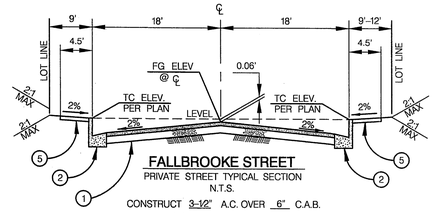


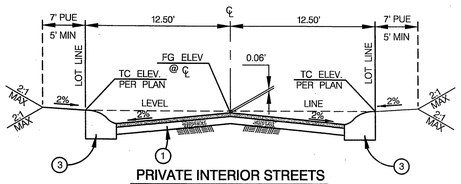
FALLBROOKE STREET

PRIVATE STREET TYPICAL SECTION

N.T.S.

CONSTRUCT 3-1/2" A.C. OVER 6" C.A.B.

PER S.R. 1590, R= 21, T.I.= 5.0



PRIVATE INTERIOR STREETS

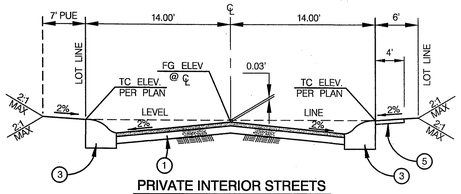
TYPICAL SECTION

N.T.S

STREAM VALLEY LANE – PARKDALE DRIVE – RIVERGATE COURT – RIVER KNOLL DRIVE
COUNTRY GLEN COURT – RIVER TRAIL COURT – RIVERPARK COURT

CONSTRUCT 3-1/2" A.C. OVER 6" C.A.B.

PER S.R. 1590, R= 21, T.I.= 5.0



PRIVATE INTERIOR STREETS

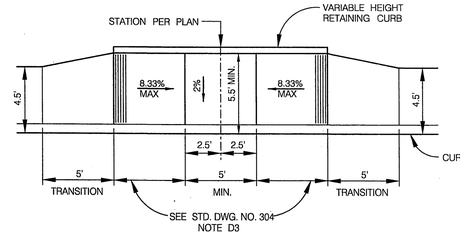
TYPICAL SECTION

N.T.S

WATER GLEN LANE – COSSENYINE COURT

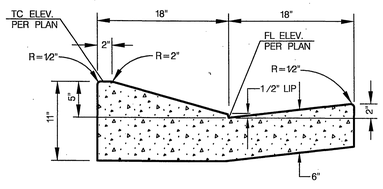
CONSTRUCT 3-1/2" A.C. OVER 6" C.A.B.

PER S.R. 1590, R= 21, T.I.= 5.0



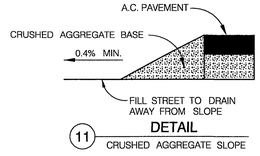
6 WHEELCHAIR RAMP AT "T" INTERSECTIONS

DRAWING NO. 304 TYPE II MODIFIED



5 5" ROLL CURB AND GUTTER

MODIFIED CITY OF RIVERSIDE STD DWG. 200



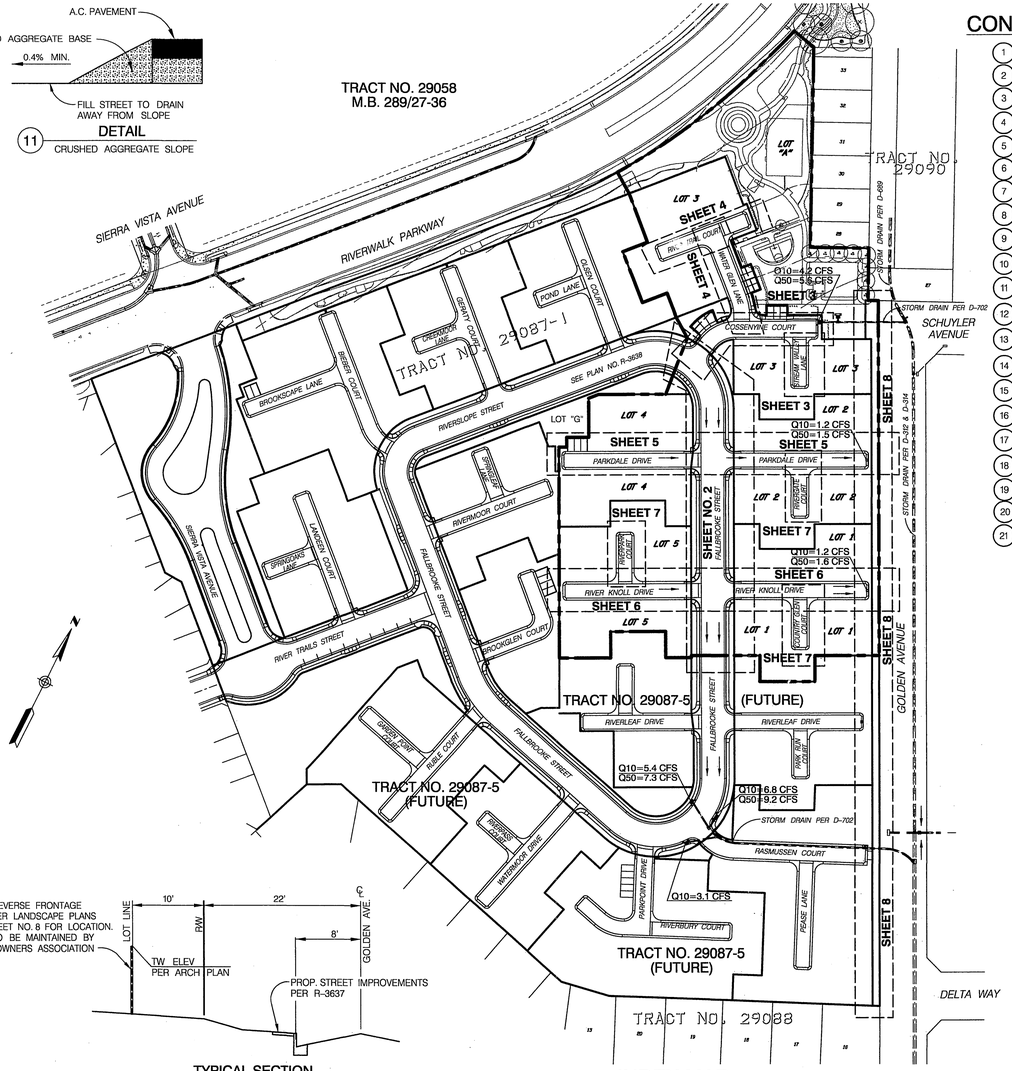
11 DETAIL

CRUSHED AGGREGATE SLOPE

TYPICAL SECTION

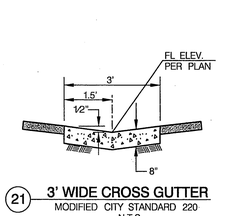
GOLDEN AVENUE

NOT TO SCALE



INDEX MAP

NOT TO SCALE



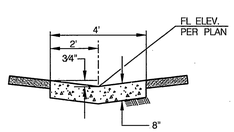
8 WHEELCHAIR RAMP STANDARD

DRAWING NO. 304, TYPE II MODIFIED

21 3' WIDE CROSS GUTTER

MODIFIED CITY STANDARD 220

N.T.S.



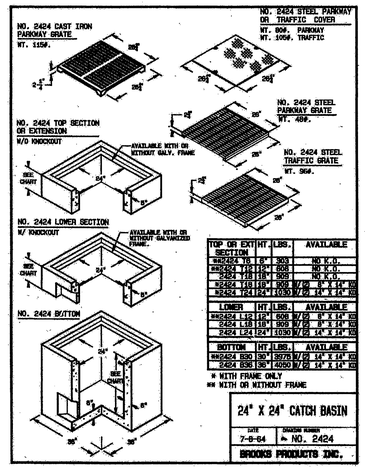
4 4' WIDE CROSS GUTTER

MODIFIED CITY STANDARD 220

N.T.S.

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

1	CONSTRUCT 3-1/2" A.C. PAVEMENT OVER 6" C.L. II A.B. PER S.R. 1590 R=21	43,003 S.F.
2	CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200	870 L.F.
3	CONSTRUCT 5" ROLL CURB & GUTTER (MODIFIED TYPE C2) PER DETAIL ON SHEET NO. 1	2772 L.F.
4	CONSTRUCT CROSS GUTTER (W=4') PER DETAIL ON SHEET NO. 1	900 S.F.
5	CONSTRUCT CURB LINE SIDEWALK PER CITY STD. 325 – WIDTH PER PLAN	3971 S.F.
6	CONSTRUCT WHEELCHAIR RAMP("T" INTERSECTION) TYPE II PER CITY STD. 304 – SEE DETAIL ON SHEET NO. 1	1 EA.
7	REMOVE EXISTING AGGREGATE SLOPE AND A.C.	240 S.F.
8	CONSTRUCT WHEELCHAIR RAMP STANDARD AS MODIFIED PER DETAIL SHEET NO. 1	10 EA.
9	CONSTRUCT CURB TRANSITION TYPE I TO TYPE C2 PER CITY STD. 210 (MODIFY TO 10' LENGTH)	100 L.F.
10	CONSTRUCT BROOKS PRODUCTS NO. 2424 CATCH BASIN WITH TRAFFIC GRATE OR APPROVED EQUAL – SEE DETAIL ON SHEET NO. 1	2 EA.
11	CONSTRUCT AGGREGATE SLOPE AT END OF PAVEMENT PER DETAIL SHEET NO. 1	240 S.F.
12	CONSTRUCT STREET BARRICADE PER CITY STD. 180	1 EA.
13	CONSTRUCT 8" CPP DRAIN PIPE	27 LF
14	CONSTRUCT 20' LONG X 2' WIDE X 2 1/2" THICK A.C. DRAINAGE APRON	40 L.F.
15	CONSTRUCT INLET TYPE 1 PARKWAY DRAIN PER APWA STD PLAN 151-1	2 EA
16	REMOVE EXISTING BARRICADE	1 EA.
17	INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) (SEE STREET NAME SIGN SCHEDULE) ON STOP SIGN POLE UNLESS OTHERWISE NOTED	10 EA.
18	ADJUST SEWER MANHOLE TO GRADE AS DIRECTED BY CITY	4 EA.
19	INSTALL R1 "STOP" SIGN PER CITY STD. 662	11 EA.
20	CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304 – TYPE PER PLAN	1 EA.
21	CONSTRUCT CROSS GUTTER (W=3') PER DETAIL ON SHEET NO. 1	850 S.F.



TOP OR EXT	HT.	LBS.	AVAILABLE
SECTION			
2424T4	4"	303	NO K.O.
2424T6	6"	305	NO K.O.
2424T8	8"	308	NO K.O.
2424T12	12"	308	W/ OR W/O GALV. FRAME
2424T12*	12"	305	W/O GALV. FRAME

LOWER	HT.	LBS.	AVAILABLE
2424L12	12"	505	W/ OR W/O GALV. FRAME
2424L18	18"	308	W/ OR W/O GALV. FRAME
2424L18*	18"	305	W/O GALV. FRAME

BOTTOM	HT.	LBS.	AVAILABLE
2424B	6"	327	W/O GALV. FRAME
2424B	18"	405	W/O GALV. FRAME

24" X 24" CATCH BASIN

DATE 7-8-04 DRAWING NUMBER NO. 2424

BROOKS PRODUCTS INC.

10 CATCH BASIN WITH TRAFFIC GRATE

BROOKS PRODUCTS NO. 2424

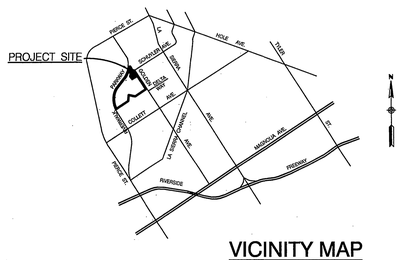
N.T.S.

GENERAL NOTES:

1 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE SPECIAL 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 ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7 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.
8 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.
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 SEE THE CITY OF RIVERSIDE PUBLIC UTILITIES APPROVED DWG. UOL5-604745 FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
12 NOTICE TO CONTRACTOR. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURE 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 SHOWN ON THESE PLANS
13 CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COARSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO 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.
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 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.
16 QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
17 IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
18 THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.
19 FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
20 NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC-RIGHT-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.
21 CONTACT THE PUBLIC UTILITIES ELECTRIC DEPARTMENT NINETY (90) DAYS PRIOR TO CONSTRUCTION TO ALLOW DEPARTMENT TO PREPARE ELECTRIC UTILITY RELOCATION & DESIGN PLANS FOR BIDDING AND CONSTRUCTION PURPOSES. CONTACT JULIAN CARDENAS AT (909) 826-5937.

TRAFFIC & STREET NAME SIGN SCHEDULE

A	COSSENYINE COURT FALLBROOKE STREET	11300 4500
B	WATER GLEN LANE COSSENYINE COURT	4600 11300
C	STREAM VALLEY LANE COSSENYINE COURT	4500 11300
D	PARKDALE DRIVE FALLBROOKE STREET	11300 4500
F	RIVERGATE COURT PARKDALE DRIVE	4500 11300
G	RIVERPARK COURT RIVER KNOLL DRIVE	4500 11300
H	RIVER KNOLL DRIVE FALLBROOKE STREET	11300 4500
I	COUNTRY GLEN COURT RIVER KNOLL DRIVE	4500 11300
J	RIVER TRAIL COURT WATER GLEN LANE	11300 4600
R1	"STOP" SIGN PER CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS.	
R7	"KEEP RIGHT" SIGN PER CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS.	
NOTE: INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS 662 (PVT) & 666.		



VICINITY MAP

NOT TO SCALE

LEGEND

FL.....FLOW LINE
FS.....FINISH SURFACE
TC.....TOP OF CURB
EX. GRD.....EXISTING GROUND
T.G.....TOP OF GRATE
F.G.....FINISH GRADE
P.U.E.....PUBLIC UTILITIES EASEMENT
CL.....CENTER LINE

GENERAL NOTES FOR STREET TREE PLANTING

COSSENYINE COURT _____ PRIVATE STREET – NO STREET TREE REQUIRED.
COUNTRY GLEN COURT _____ PRIVATE STREET – NO STREET TREE REQUIRED.
FALLBROOKE STREET _____ PRIVATE STREET – NO STREET TREE REQUIRED.
RIVER KNOLL DRIVE _____ PRIVATE STREET – NO STREET TREE REQUIRED.
RIVERGATE COURT _____ PRIVATE STREET – NO STREET TREE REQUIRED.
RIVER TRAIL COURT _____ PRIVATE STREET – NO STREET TREE REQUIRED.
RIVERPARK COURT _____ PRIVATE STREET – NO STREET TREE REQUIRED.
STREAM VALLEY LANE _____ PRIVATE STREET – NO STREET TREE REQUIRED.
WATER GLEN LANE _____ PRIVATE STREET – NO STREET TREE REQUIRED.
PARKDALE DRIVE _____ PRIVATE STREET – NO STREET TREE REQUIRED.

* AS-BUILT PER PLANS 3-20-06 GH

THE GAS COMPANY	CITY OF RIVERSIDE PUBLIC UTILITIES DEPT.–ELECTRIC DEPT. OVERHEAD & UNDERGROUND	CITY OF RIVERSIDE WATER DIVISION (FOR SHEETS 1, 2 AND 3)
APPROVED BY: Tony Valdez / Weston Mantz — DATE 11/27/02	APPROVED BY: — DATE 12/3/02	APPROVED BY: — DATE 12/4/02 VOID ONE YEAR FROM THIS DATE

PACIFIC BELL TELEPHONE	CHARTER COMMUNICATIONS
APPROVED BY: — DATE 11/27/02	APPROVED BY: — DATE 11-27-02

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 THE OWNER AND ENGINEER 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.

BENCH MARK DESCRIPTION

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

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER
JEFFREY KARL RUPP
No. 42868
Exp. 3/31/2004
Civil
STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX ACCT. NO. 56955 EXPIRES 4-13-03

DAVID EVANS AND ASSOCIATES INC.
800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

PLANS PREPARED UNDER THE SUPERVISION OF:
JEFFREY K. RUPP R.C.E. 42868 — DATE 12-3-02

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KFS DRAWN BY KFS/SLB CHECKED BY JKR

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY:		
PRINCIPAL ENGR.		
PARK DEPARTMENT		
TRAFFIC DIVISION		
DEPUTY P.W. DIRECTOR		
PLANNING DEPT.		

APPROVED BY — DIRECTOR OF PUBLIC WORKS — DATE 1/6/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-3
TITLE SHEET

SCALE: AS NOTED

PROJECT NO. GRIF0001

R– 3681

SHEET 1 OF 8

FILE NO.:

INDEXED 1-10-03 GH

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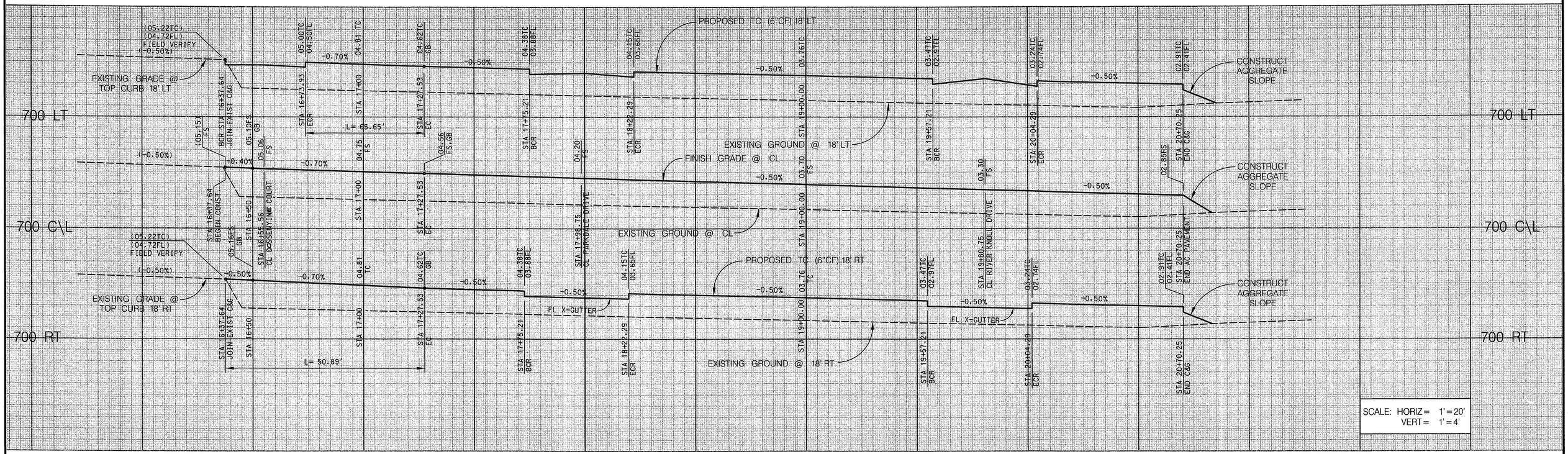

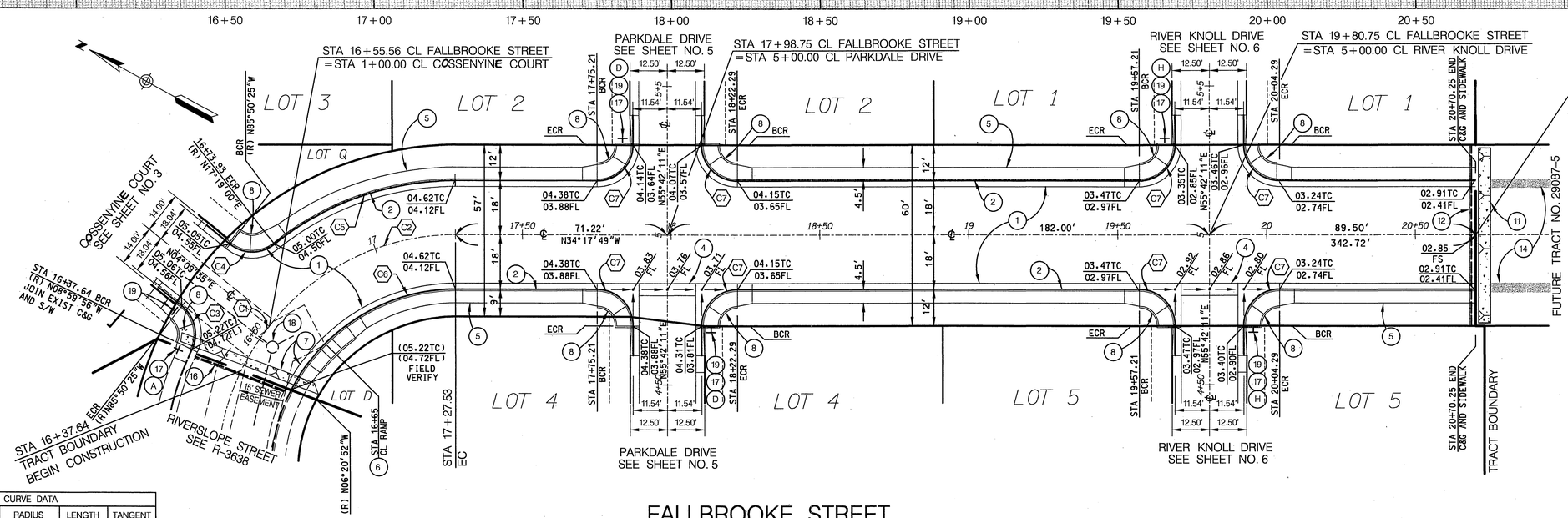

CONSTRUCTION NOTES:

1. CONSTRUCT 3-1/2" A.C. PAVEMENT OVER 6" C.L. II A.B. PER S.R. 1590 R=21
2. CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
4. CONSTRUCT CROSS GUTTER (W=4') PER DETAIL ON SHEET NO. 1
5. CONSTRUCT CURB LINE SIDEWALK PER CITY STD. 325 - WIDTH PER PLAN
6. CONSTRUCT WHEELCHAIR RAMP ('T' INTERSECTION) TYPE II PER CITY STD. 304 SEE DETAIL ON SHEET NO. 1
7. REMOVE EXISTING AGGREGATE SLOPE AND A.C.
8. CONSTRUCT WHEELCHAIR RAMP AS MODIFIED PER DETAIL SHEET NO. 1
11. CONSTRUCT AGGREGATE SLOPE AT END OF PAVEMENT PER DETAIL SHEET NO. 1
12. CONSTRUCT STREET BARRICADE PER CITY STD. 180
14. CONSTRUCT 20' LONG X 2' WIDE X 2 1/2" THICK A.C. DRAINAGE APRON
16. REMOVE EXISTING BARRICADE.
17. INSTALL STREET NAME SIGN PER STD 662 (PVT) (SEE STREET NAME SIGN SCHEDULE) ON STOP SIGN POLE UNLESS OTHERWISE NOTED.
18. ADJUST SEWER MANHOLE TO GRADE AS DIRECTED BY CITY
19. INSTALL R1 "STOP" SIGN PER CITY STD. 662

CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
C1	12°50'08"	80'	17.92'	9.00'
C2	51°32'38"	80'	71.97'	38.63'
C3	76°50'29"	12'	16.09'	9.52'
C4	76°50'35"	12'	16.09'	9.52'
C5	38°23'11"	98'	65.65'	34.11'
C6	47°01'38"	62'	50.89'	26.98'
C7	90°00'00"	12'	18.85'	12.00'

FALLBROOKE STREET

SEE TYPICAL SECTION SHEET NO. 1

20 0 20 40 60

SCALE: 1" = 20'

*AS-BUILT PER PLANS 3-20-06 GH

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

PRIVATE ENGINEERING NOTE

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BENCH MARK DESCRIPTION

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

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER
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PLANS PREPARED UNDER THE SUPERVISION OF:
JEFFREY K. RUPP R.C.E. 42868
12-3-02
DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KFS DRAWN BY KFS/SLB CHECKED BY JKR

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY:		
PRINCIPAL ENGR.	[illegible]	12/10/03
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	[illegible]	12/31/03
DEP. P.W. DIRECTOR		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 1/6/04

STREET IMPROVEMENT PLAN

TRACT NO. 29087-3
FALLBROOKE STREET
(PRIVATE STREET)

SCALE: HORIZ: 1"=20' VERT: 1"=4'

PROJECT NO. GRIF0001

R- 3681

SHEET 2 OF 8

FILE NO.:

INDEXED 1-10-03 GH

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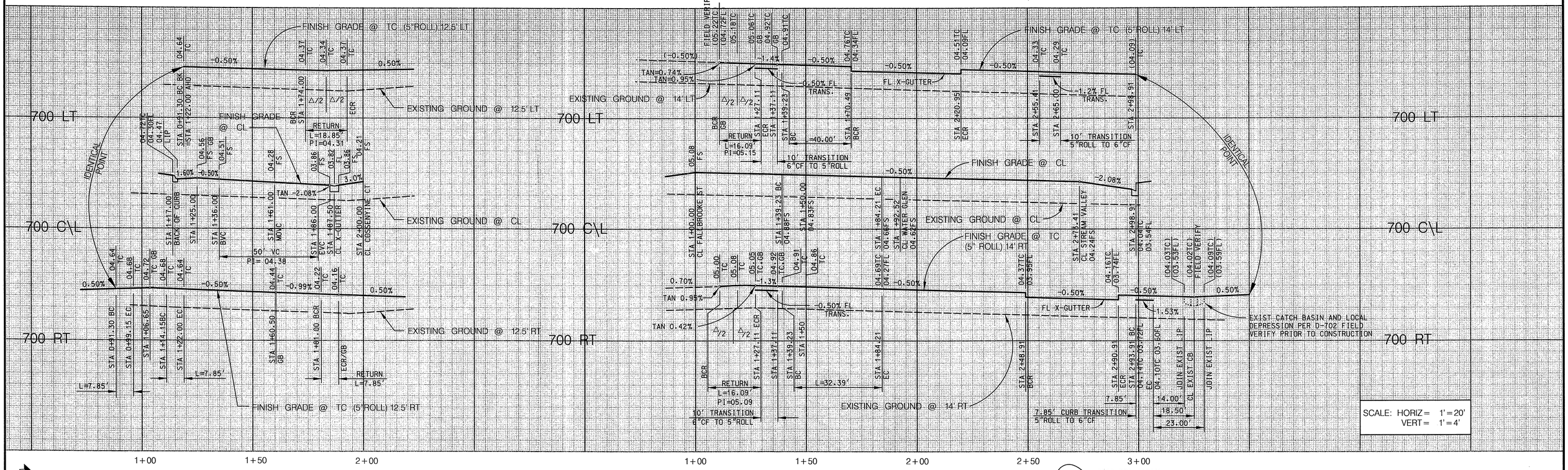

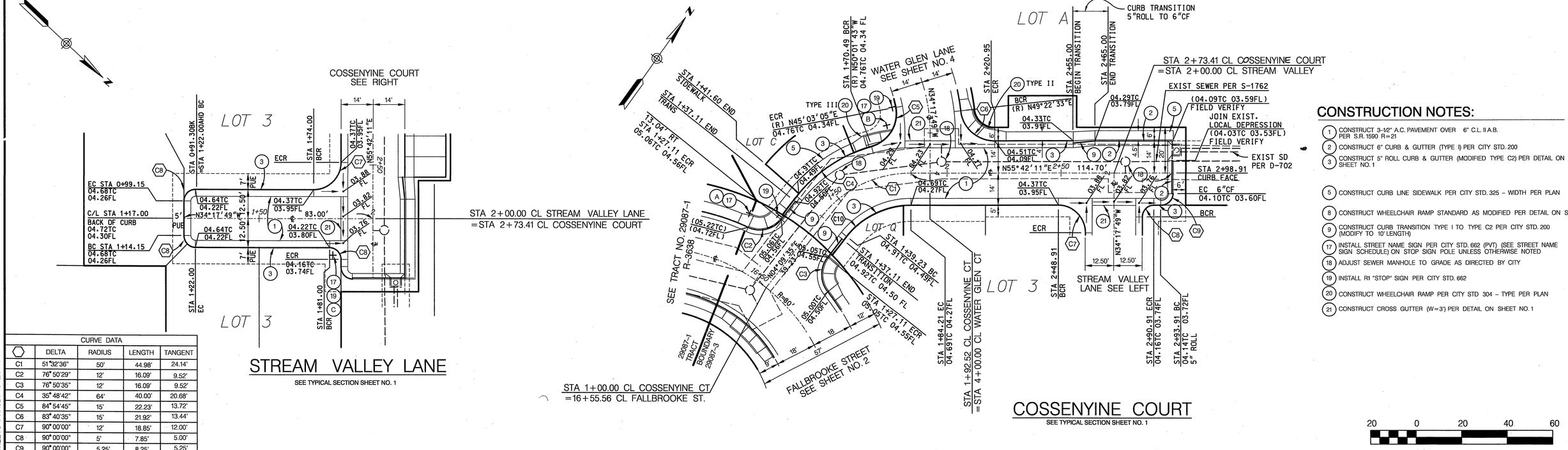

CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
C1	51°32'36"	50'	44.98'	24.14'
C2	76°50'29"	12'	16.09'	9.52'
C3	76°50'35"	12'	16.09'	9.52'
C4	35°48'42"	64'	40.00'	20.68'
C5	84°54'45"	15'	22.23'	13.72'
C6	83°40'35"	15'	21.92'	13.44'
C7	90°00'00"	12'	18.85'	12.00'
C8	90°00'00"	5'	7.85'	5.00'
C9	90°00'00"	5.25'	8.25'	5.25'
C10	51°32'36"	36'	32.39'	17.38'

CONSTRUCTION NOTES:

1. CONSTRUCT 3-1/2" A.C. PAVEMENT OVER 6" C.L. II A.B. PER S.R. 1590 R=21
2. CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
3. CONSTRUCT 5" ROLL CURB & GUTTER (MODIFIED TYPE C2) PER DETAIL ON SHEET NO. 1
5. CONSTRUCT CURB LINE SIDEWALK PER CITY STD. 325 – WIDTH PER PLAN
8. CONSTRUCT WHEELCHAIR RAMP STANDARD AS MODIFIED PER DETAIL ON SHEET NO. 1
9. CONSTRUCT CURB TRANSITION TYPE I TO TYPE C2 PER CITY STD. 200 (MODIFY TO 10' LENGTH)
17. INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) (SEE STREET NAME SIGN SCHEDULE) ON STOP SIGN POLE UNLESS OTHERWISE NOTED
18. ADJUST SEWER MANHOLE TO GRADE AS DIRECTED BY CITY
19. INSTALL R1 "STOP" SIGN PER CITY STD. 662
20. CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304 – TYPE PER PLAN
21. CONSTRUCT CROSS GUTTER (W=3') PER DETAIL ON SHEET NO. 1

STREET VALLEY LANE

SEE TYPICAL SECTION SHEET NO. 1

COSSENYINE COURT

SEE TYPICAL SECTION SHEET NO. 1

20 0 20 40 60

SCALE: 1" = 20'

*AS-BUILT PER PLANS 3-20-06 GH

Underground Service Alert
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TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE RESPONSIBLE 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 CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER 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.

BENCH MARK DESCRIPTION

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

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER JEFFREY KARL RUPP NO. 42868 Exp. 3/31/2004 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX ACCT. NO. 36955 EXPIRES 4-13-03

DAVID EVANS AND ASSOCIATES INC.
800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

PLANS PREPARED UNDER THE SUPERVISION OF:
JEFFREY K. RUPP RCE 42868
12-3-02
DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KFS DRAWN BY KFS/LB CHECKED BY JKR

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY:		
PRINCIPAL ENGR.	RL	1/14/03
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	CS	1/13/03
DEP. P.W. DIRECTOR		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 1/14/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-3
COSSENYINE COURT
STREAM VALLEY LANE
(PRIVATE STREETS)

SCALE: HORIZ: 1"=20' VERT: 1"=4'

PROJECT NO. GRIF0001

R- 3681

SHEET 3 OF 8

FILE NO.:

INDEXED 1-10-03 GH

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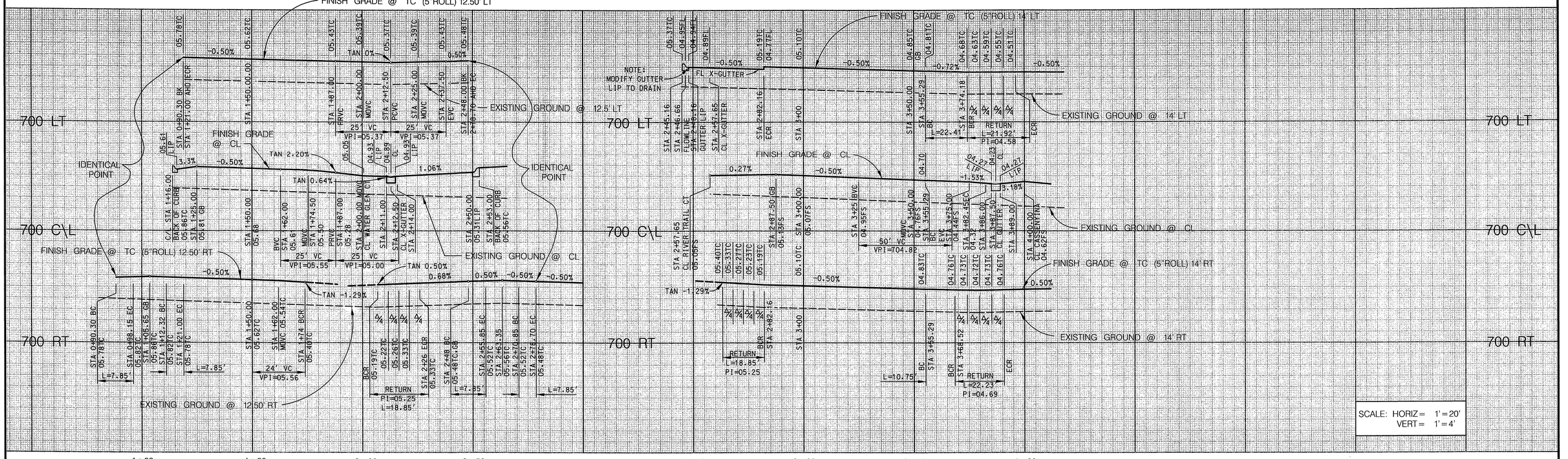

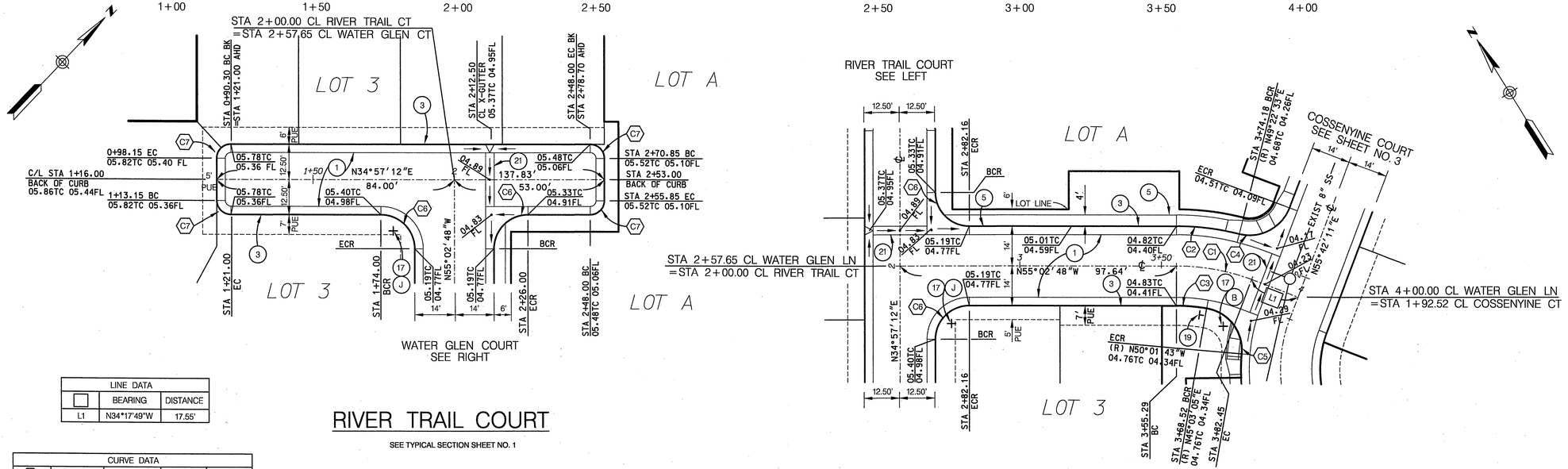

LINE DATA		
	BEARING	DISTANCE
L1	N34°17'49"W	17.55'

RIVER TRAIL COURT

SEE TYPICAL SECTION SHEET NO. 1

WATER GLEN LANE

SEE TYPICAL SECTION SHEET NO. 1

CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
C1	20°44'59"	75'	27.16'	13.73'
C2	14°25'34"	89'	22.41'	11.26'
C3	10°06'23"	61'	10.75'	5.39'
C4	83°40'35"	15'	21.92'	13.44'
C5	84°54'45"	15'	22.23'	13.72'
C6	90°00'00"	12'	18.85'	12.00'
C7	90°00'00"	5'	7.85'	5.00'

CONSTRUCTION NOTES:

1. CONSTRUCT 3-1/2" A.C. PAVEMENT OVER 6" C.L. II A.B. PER S.R. 1590 R=21
3. CONSTRUCT 5" ROLL CURB & GUTTER (MODIFIED TYPE C2) PER DETAIL ON SHEET NO. 1
5. CONSTRUCT CURB LINE SIDEWALK PER CITY STD 325 – WIDTH PER PLAN
17. INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) (SEE STREET NAME SIGN SCHEDULE) ON STOP SIGN POLE UNLESS NOTHING NOTED
19. INSTALL R1 "STOP" SIGN PER CITY STD. 662
21. CONSTRUCT CROSS GUTTER (3' WIDE) PER DETAIL ON SHEET NO. 1

20 0 20 40 60

SCALE: 1" = 20'

*AS-BUILT PER PLANS 3-20-06 GH

Underground Service Alert
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TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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BENCH MARK DESCRIPTION

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

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER
JEFFREY KARL RUPP
NO. 42868
Exp. 3/31/2004
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX ACCT. NO. 36955 EXPIRES 4-13-03

DAVID EVANS AND ASSOCIATES INC.
800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

PLANS PREPARED UNDER THE SUPERVISION OF:
JEFFREY K. RUPP R.C.E. 42868
12-3-02
DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KFS DRAWN BY KFS/SLB CHECKED BY JKR

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY:		
PRINCIPAL ENGR.	JE	4/4/03
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	JS	4/3/03
DEP. P.W. DIRECTOR		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 4/4/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-3
WATERGLEN COURT
RIVERTRAIL COURT
(PRIVATE STREETS)

SCALE: HORIZ: 1"=20' VERT: 1"=4'

PROJECT NO. GRIF0001

R– 3681

SHEET 4 OF 8

FILE NO.:

INDEXED 1-10-03 GH

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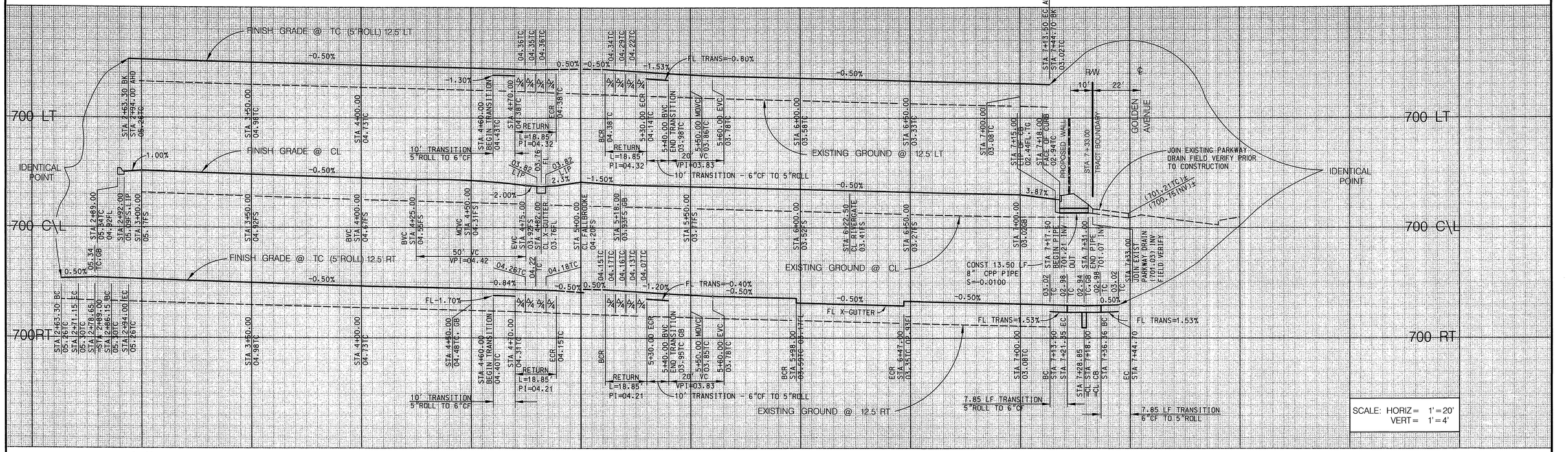

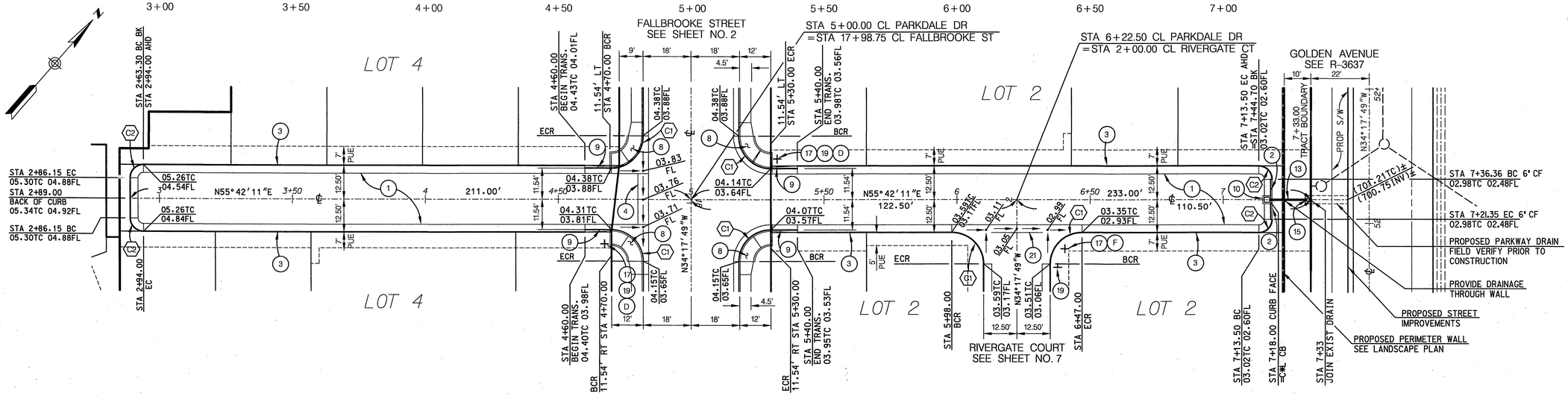

CONSTRUCTION NOTES:

1. CONSTRUCT 3-1/2" A.C. PAVEMENT OVER 6" C.L. II A.B. PER S.R. 1590 R=21
2. CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
3. CONSTRUCT 5" ROLL CURB & GUTTER (MODIFIEDTYPE C2) PER DETAIL ON SHEET NO. 1
4. CONSTRUCT CROSS GUTTER (W=4') PER DETAIL ON SHEET NO. 1
8. CONSTRUCT WHEELCHAIR RAMP STANDARD AS MODIFIED PER DETAIL ON SHEET NO. 1
9. CONSTRUCT CURB TRANSITION TYPE I TO TYPE C2 PER CITY STD. 200 (MODIFY TO 10' LENGTH)
10. CONSTRUCT BROOKS PRODUCTS NO 2424 CATCH BASIN WITH TRAFFIC GRATE OR APPROVED EQUAL – SEE DETAIL ON SHEET NO. 1
13. CONSTRUCT 8" CPP DRAIN PIPE
15. CONSTRUCT INLET TYPE 1 PARKWAY DRAIN PER APWA STD PALN 151-1
17. INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) (SEE STREET NAME SIGN SCHEDULE) ON STOP SIGN POLE UNLESS OTHERWISE NOTED
19. INSTALL R1 "STOP" SIGN PER CITY STD. 662
21. CONSTRUCT CROSS GUTTER (3' WIDE) PER DETAIL ON SHEET NO. 1

CURVE DATA				
⬡	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	12'	18.85'	12.00'
C2	90°00'00"	5'	7.85'	5.00'

PARKDALE DRIVE

SEE TYPICAL SECTION SHEET NO. 1

20 0 20 40 60

SCALE: 1" = 20'

*AS-BUILT PER PLANS 3-20-06 YH

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TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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BENCH MARK DESCRIPTION

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

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER JEFFREY KARL RUPP NO. 42868 Exp. 3/31/2004 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX ACCT. NO. 36955 EXPIRES 4-13-03

DAVID EVANS AND ASSOCIATES INC.
800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

PLANS PREPARED UNDER THE SUPERVISION OF:
JEFFREY K. RUPP R.C.E. 42868 — DATE 12-3-02

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KFS DRAWN BY KFS/SLB CHECKED BY JKR

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY:		
PRINCIPAL ENGR.		1/31/03
PARK DEPARTMENT		
TRAFFIC DIVISION		1/31/03
DEP. P.W. DIRECTOR		

APPROVED BY _____ DIRECTOR OF PUBLIC WORKS
DATE 1/6/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-3
PARKDALE DRIVE
(PRIVATE STREET)

SCALE: HORIZ: 1"=20' VERT: 1"=4'

PROJECT NO. GRIF0001
R- 3681
SHEET 5 OF 8
FILE NO.:

INDEXED 1-10-03 YH

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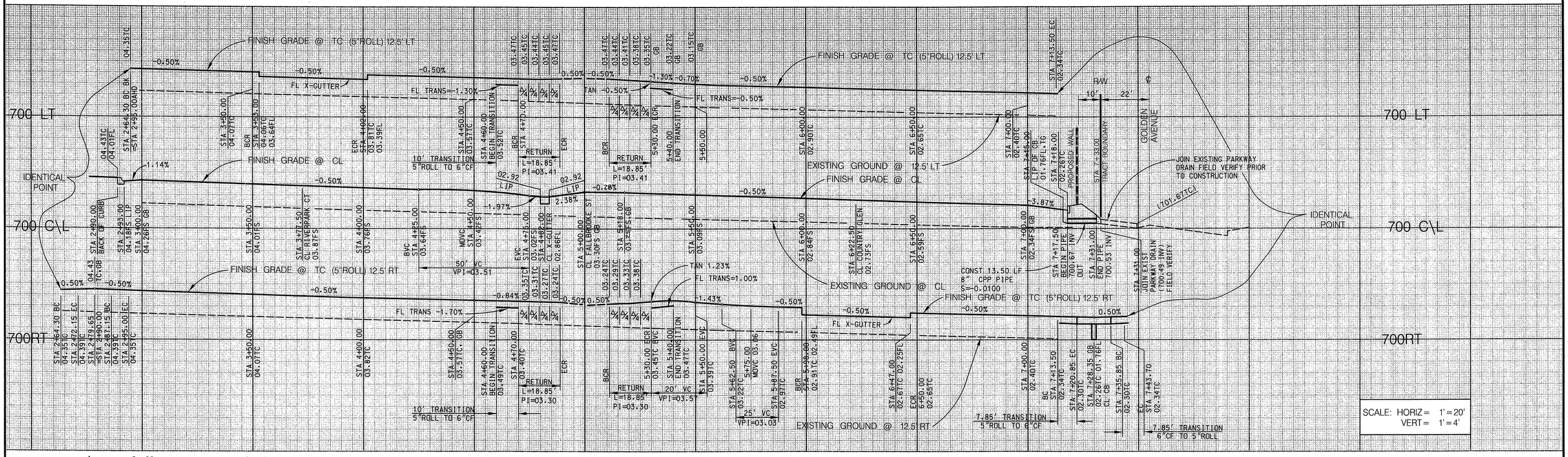

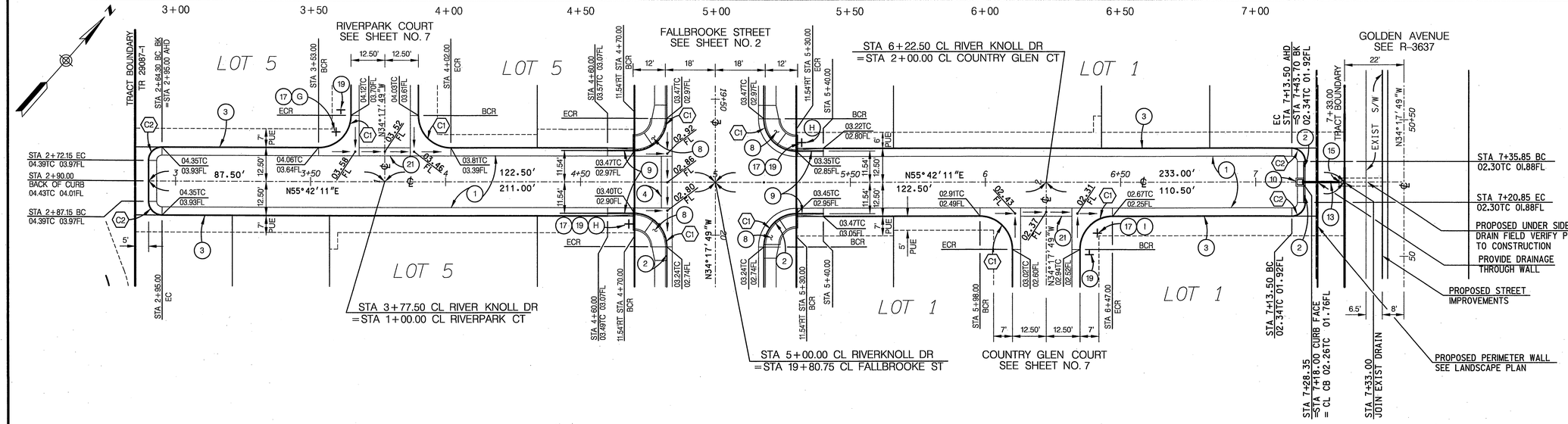

CONSTRUCTION NOTES:

1. CONSTRUCT 3-1/2" A.C. PAVEMENT OVER 6" C.L. II A.B. PER S.R. 1590 R=21
2. CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
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4. CONSTRUCT CROSS GUTTER (W=4') PER DETAIL ON SHEET NO. 1
9. CONSTRUCT CURB TRANSITION TYPE I TO TYPE C2 PER CITY STD. 200 (MODIFY TO 10' LENGTH)
10. CONSTRUCT BROOKS PRODUCTS NO. 2424 CATCH BASIN WITH TRAFFIC GRATE OR APPROVED EQUAL – SEE DETAIL ON SHEET NO. 1
13. CONSTRUCT 8" CPP DRAIN PIPE
15. CONSTRUCT INLET TYPE 1 PARKWAY DRAIN PER APWA STD PLAN 151-1
17. INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) (SEE STREET NAME SIGN SCHEDULE) ON STOP SIGN POLE UNLESS OTHERWISE NOTED
19. INSTALL R1 "STOP" SIGN PER CITY STD. 662
21. CONSTRUCT CROSS GUTTER (3' WIDE) PER DETAIL ON SHEET NO. 1

CURVE DATA				
⬡	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	12'	18.85'	12.00'
C2	90°00'00"	5'	7.85'	5.00'

RIVER KNOLL DRIVE

SEE TYPICAL SECTION SHEET NO. 1

20 0 20 40 60

SCALE: 1" = 20'

*AS-BUILT PER PLANS 3-20-06 4H

Underground Service Alert
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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 SPECIFIC 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 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.

BENCH MARK DESCRIPTION

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

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER
JEFFREY KARL RUPP
No. 42868
Exp. 3/31/2004
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX ACCT. NO. 36955 EXPIRES 4-13-03

DAVID EVANS AND ASSOCIATES INC.
800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

PLANS PREPARED UNDER THE SUPERVISION OF:
JEFFREY K. RUPP R.C.E. 42868 — DATE 12-3-02

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KFS DRAWN BY KFS/SLB CHECKED BY JKR

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY:	BY	DATE
PRINCIPAL ENGR.		11/6/03
PARK DEPARTMENT	—	—
TRAFFIC DIVISION		12/31/02
DEP. P.W. DIRECTOR		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 11/6/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-3
RIVER KNOLL DRIVE
(PRIVATE STREET)

SCALE: HORIZ: 1"=20' VERT: 1"=4'

PROJECT NO. GRIF0001
R- 3681
SHEET 6 OF 8
FILE NO.:

INDEXED 1-10-03 4H

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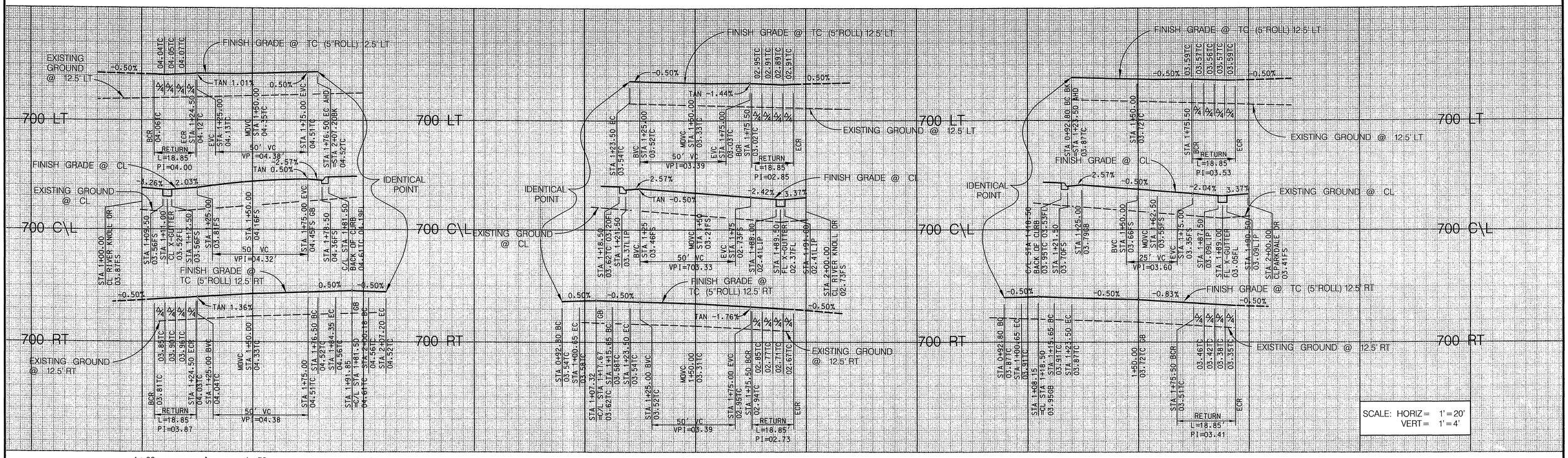

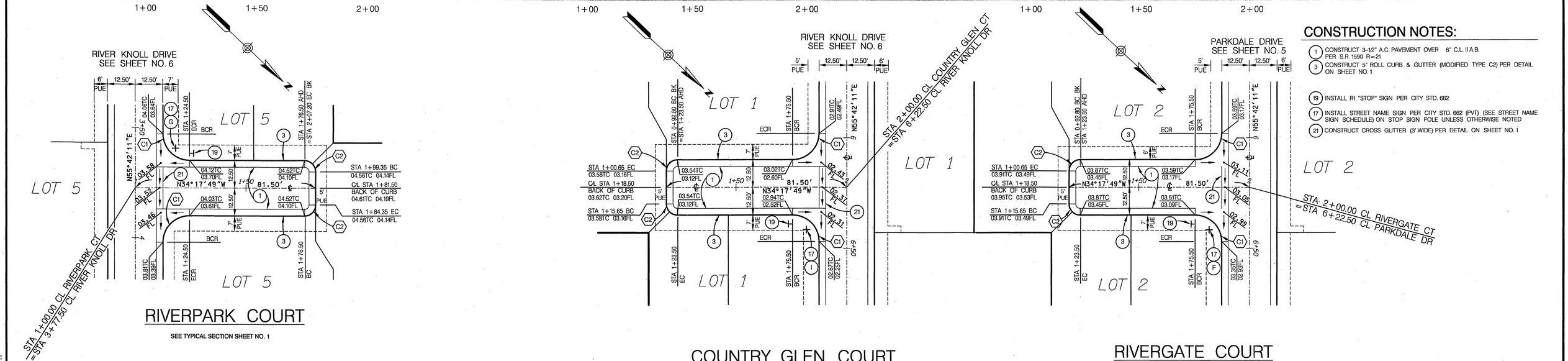

CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	12'	18.85'	12.00'
C2	90°00'00"	5'	7.85'	5.00'

CONSTRUCTION NOTES:

1. CONSTRUCT 3-1/2" A.C. PAVEMENT OVER 6" C.L. II A.B. PER S.R. 1590 R=21
3. CONSTRUCT 5" ROLL CURB & GUTTER (MODIFIED TYPE C2) PER DETAIL ON SHEET NO. 1
19. INSTALL R1 "STOP" SIGN PER CITY STD. 662
17. INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) (SEE STREET NAME SIGN SCHEDULE) ON STOP SIGN POLE UNLESS OTHERWISE NOTED
21. CONSTRUCT CROSS GUTTER (3' WIDE) PER DETAIL ON SHEET NO. 1

20 0 20 40 60

SCALE: 1" = 20'

*AS-BUILT PER PLANS 3-20-06 GH

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TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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BENCH MARK DESCRIPTION

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

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER
JEFFREY KARL RUPP
No. 42868
Exp. 3/31/2004
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX ACCT. NO. 36955 EXPIRES 4-13-03

DAVID EVANS AND ASSOCIATES INC.
800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

PLANS PREPARED UNDER THE SUPERVISION OF:
JEFFREY K. RUPP R.C.E. 42868
12-3-02 DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KFS DRAWN BY KFS/SLB CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY:	BY	DATE
PRINCIPAL ENGR.		
PARK DEPARTMENT		
TRAFFIC DIVISION		
DEP. P.W. DIRECTOR		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 1/16/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-3
RIVERGATE COURT
COUNTRY GLEN COURT
RIVERPARK COURT
(PRIVATE STREETS)

SCALE: HORIZ: 1"=20' VERT: 1"=4'

PROJECT NO. GRIF0001

R- 3681

SHEET 7 OF 8

FILE NO.:

INDEXED 1-10-03 GH

P:\GRIF0001\DGN\SHEETS\STREETS\PHASE3\ST_07.SHT

PC-4376-S1

GENERAL NOTES:

1. SEE PERIMETER WALL PLANS DATED 7/22/02 PREPARED BY "MITCHELL & ASSOCIATES" FOR CONSTRUCTION SPECIFICATIONS.

CONSTRUCTION NOTES:

PER MITCHELL & ASSOCIATES PERIMETER WALL PLANS - REFER TO SHEETS L-1 THROUGH L-6 FOR ADDITIONAL INFORMATION

(4) 24 INCH SQ. SLUMPROCK PILASTER WITH A MORTARWASH FINISH AND A SOLID PRECISION BLOCK RELIEF CAP PER DETAIL "D" ON SHEET L-5.

(5) 24 INCH SQ. SLUMPBLOCK PILASTER AT TOP OF SLOPE WITH A MORTARWASH FINISH AND A SOLID PRECISION BLOCK RELIEF CAP PER DETAILS "E" & "F" ON SHEET L-5.

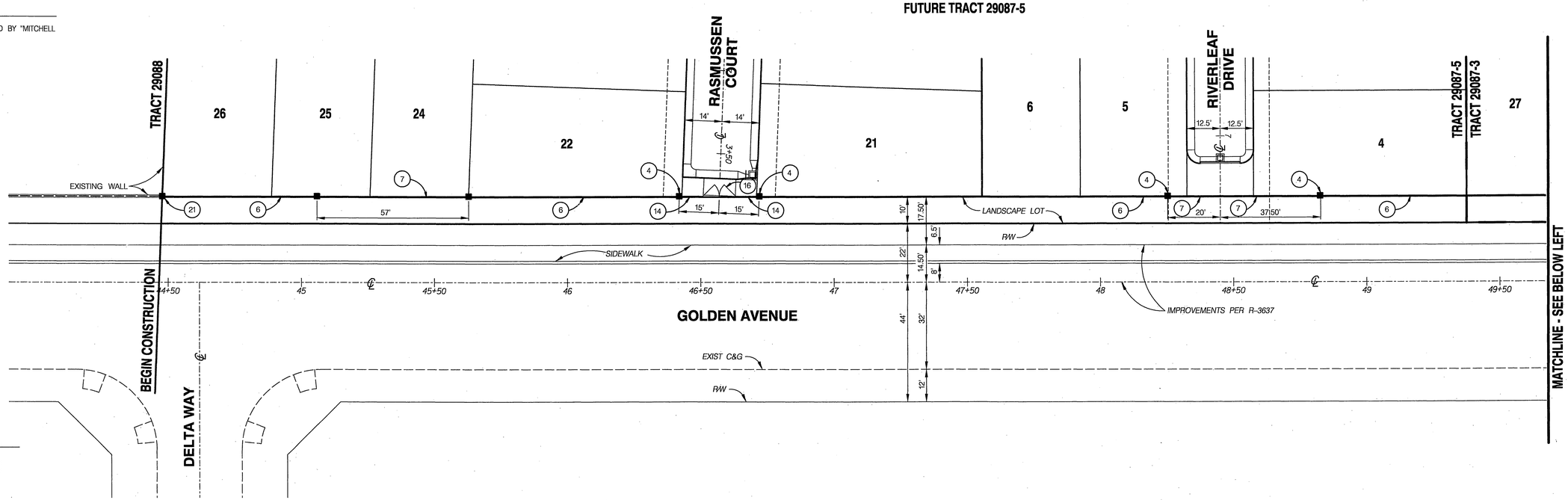
(6) 6 FT HIGH MAX. (FROM FINISH GRADE) PROTO II PRECISION BLOCK PRODUCTION SCREEN WALL WITH AN 8X4X16 SOLID PRECISION BLOCK RELIEF CAP (BY OTHERS). CAP TO BE SET ON WALL WITH A 1/2 INCH OVERHANG ON INSIDE FACE OF WALL AND A 1 1/2 INCH OVERHANG ON OUTSIDE FACE OF WALL. REFER TO DETAIL "G" ON SHEET L-5.

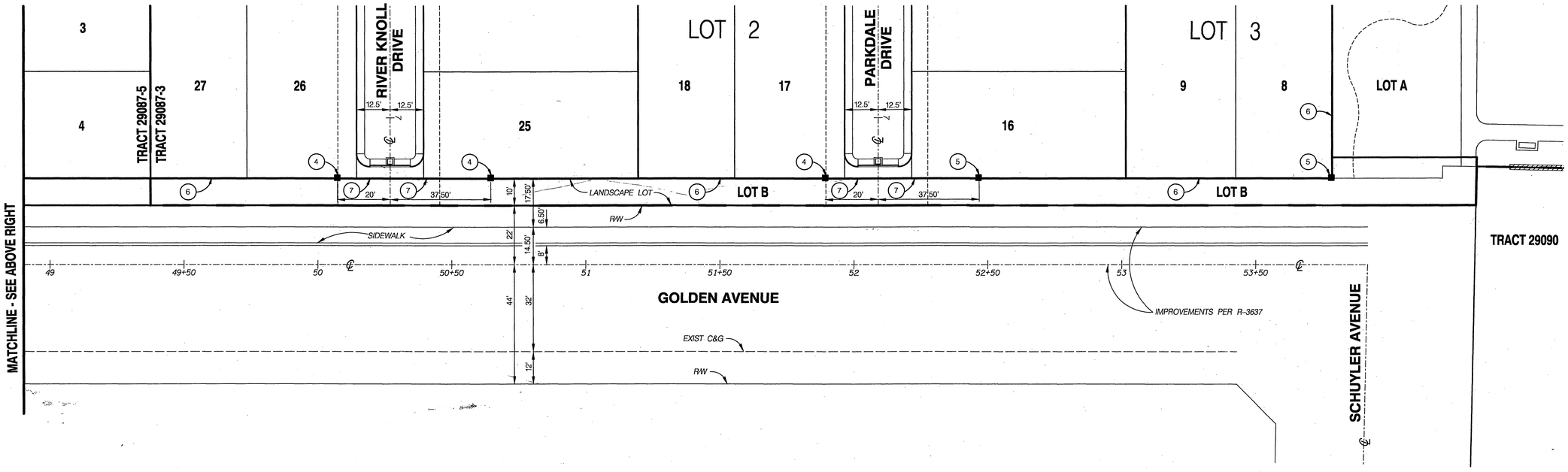
(7) 6 FT. HIGH (FROM FINISH GRADE) PROTO II SLUMPBLOCK ACCENT SCREEN WALL WITH AN 8X4X16 SOLID PRECISION BLOCK RELIEF CAP (BY OTHERS) AND A MORTARWASH FINISH APPLIED TO THE OUTSIDE FACE OF THE WALL (PROJECT PERIMETER SIDE ONLY). CAP TO BE OFFSET ON WALL WITH A 1/2" OVERHANG ON INSIDE FACE OF WALL AND A 1 1/2" OVERHANG ON OUTSIDE FACE OF WALL. REFER TO DETAIL "H" ON SHEET L-5.

(14) TUBULAR STEEL FENCE PER DETAIL "A" ON SHEET L-6. PROVIDE CONCRETE MOW CURB BELOW (TURF AREAS AND AT TRACT BOUNDARY FENCE ONLY) PER DETAIL "D" ON SHEET L-6

(16) TUBULAR STEEL FIRE ACCESS DOUBLE GATE PER DETAIL "C" ON SHEET L-6

(21) EXISTING PROTO II WALLS AND PILASTERS. REFER TO PARCEL 8 LANDSCAPE PLANS PREPARED BY "ROBERT MITCHELL & ASSOCIATES", JOB #663P





*AS-BUILT PER PLANS 3-20-06 GH

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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.

BENCH MARK DESCRIPTION

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

ELEVATION: 697.978

REGISTERED PROFESSIONAL ENGINEER
JEFFREY KARL RUPP
NO. 42868
Exp. 3/31/2004
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX ACCT. NO. 363555 EXPIRES 4-13-03

PLANS PREPARED UNDER THE SUPERVISION OF:
JEFFREY K. RUPP R.C.E. 42868
12-3-02
DATE

DAVID EVANS AND ASSOCIATES INC.
800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KFS DRAWN BY KFS/SLB CHECKED BY JKR

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY:		
PRINCIPAL ENGR.	[illegible]	11/10/03
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	[illegible]	11/31/02
DEPUTY P.W. DIRECTOR		
PLANNING DEPARTMENT	[illegible]	12/4/02

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 1/11/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-3
REVERSE FRONTAGE WALL
GOLDEN AVENUE

SCALE: AS NOTED

PROJECT NO. GRIF0001

R- 3681

SHEET 8 OF 8

FILE NO.:

INDEXED 1-10-03 GH

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