INDEX MAP
NO SCALE

LOCATION MAP
NO SCALE

PARKS DEPT - GENERAL NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS, 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, AND D) AT END OF MAINTENANCE/FINAL ACCEPTANCE THE DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
4. A PUBLIC WORKS AND PARK AND RECREATION DEPARTMENT PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS.

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	SPACING	NO. REQ.
RANCHO POCONO DR.	PRUNUS CERASIFERA / RED LEAF PLUM	15 GAL.	45'	25
RANCHO DEL ORO DR.	PYRUS CALLERYANA / BRADFORD PEAR	15 GAL.	45'	14
RANCHO NINOS CT.	PRUNUS CERASIFERA / RED LEAF PLUM	15 GAL.	45'	7
RANCHO REINA CT.	PYRUS CALLERYANA / BRADFORD PEAR	15 GAL.	45'	13

6. ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.

STREET SIGN SCHEDULE		BLK. Nº
(A)	RANCHO POCONO DR	11400
	RANCHO REINA CT	3900
(B)	RANCHO POCONO DR	11500
	RANCHO NINOS CT	3900
(C)	RANCHO DEL ORO DR	3900
	RANCHO POCONO DR	11500
(D)	R1 (30"X30" STOP SIGN)	

INSTALL PER CITY OF RIVERSIDE STANDARD DWG NO. 662A AND STANDARD DWG NO. 665.

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
3. 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 DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
5. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
6. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
7. 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.
8. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
9. THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE. DEPTH OF BASE MATERAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
10. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
11. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
12. 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.
13. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
14. IN RESIDENTIAL AREAS 6" X 6" OR 6" DIAMETER BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK 10" TO 14" FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES.
15. THE PRIVATE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
16. ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IN 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.
17. CONSTRUCT BLOCK WALL PER RIVERSIDE CITY STANDARD 704 OR APPROVED DESIGNS (SEE PLAN FOR HEIGHT) TYPE/COLOR OF BLOCK TAN PRECISION. SIZE 8X6X16 MORTAR COLOR NATURAL OTHER USE 1 COURSE OF SPLIT FACE BLOCK (2 SIDED TAN) 1 COURSE DOWN FROM TOP SIZE 8X8X16 TYPE/COLOR 8X2X16 TAN PRECISION THIS WALL REQUIRES A PERMIT AND INSPECTION FROM PUBLIC WORKS ENGINEERING DIVISION.
18. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
19. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.

SECTION A-A
NO SCALE

CONSTRUCTION NOTES

(1) CONSTRUCT STANDARD 200, CURB AND GUTTER (8" & 6" CF) TYPE I
(2) CONSTRUCT STANDARD 325, CURB SIDEWALK
(3) CONSTRUCT STANDARD 220 CROSS GUTTER
(4) CONSTRUCT STANDARD 304 WHEELCHAIR RAMP
(5) CONSTRUCT 2 1/2" A.C. PAVEMENT OVER 9 1/2" CRUSHED AGGREGATE BASE OR 3" A.C. OVER 8 1/2" CRUSHED AGGREGATE BASE PER S.R. # 1291, R = 12.
(6) CONSTRUCT 2"X4" REDWOOD HEADER
(7) CONSTRUCT BARRICADE STANDARD NO. 180
(8) PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.

TYPICAL SECTION

T.I. = 5.0

RANCHO POCONO DRIVE
RANCHO DEL ORO DRIVE
RANCHO NINOS COURT
RANCHO REINA COURT

NOTICE TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
2. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
3. CALL UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO EXCAVATION

REGISTERED PROFESSIONAL ENGINEER JOHN JORDAN EXPIRES 3-31-90 No. 27983 CIVIL STATE OF CALIFORNIA

BENCH MARK ELEV. 697.682
BRASS DISK SET IN CONC. HEADWALL 1200'± W'LY FROM ℄ PIERCE 13'± N'LY FROM ℄ A.T. & S.F. R/R STAMPED U.S.C.&G.S. B.M. J38. 1924. RIV. B.M. 601-30-69

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRAY STREET
RIVERSIDE, CALIFORNIA
(714) 686-1070
APPROVED BY John Jordan DATE 11-25-85
R.E. No. 27983
W.O. FOR: CONCORDIA DEV. F.B. 1053

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BEL DRAWN BY BEL CHECKED BY Bel

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT		7-25
TRAFFIC DIVISION	Bel	8-26-86
CHIEF PUB. WKS. ENGR.		
PLANNING		7-29-86

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 8-26-86

* As built 6-7-88

STREET PLAN AND PROFILE
TRACT 20866-3
INDEX
SCALE: NONE

INDEXED BY C.S.
ACCOUNT No.
DRAWING NUMBER
R-2795
SHEET 1 OF 4
85-64-A

695 LT.

695 ℄

695 RT.

L=146.54'

L=453.20'

L=122.34'

L=72.21'

L=172.47'

L=53.06'

L=79.57'
R1. 91.62

L=72.57'
R1. 91.60

EXIST. GROUND 33' LT.

EXIST. GROUND @ ℄

EXIST. GROUND 33' RT.

0.90% TAN

0.58% TAN

0.50% TAN

0.40%

0.41%

0.44%

0.48%

TOP CURB GRADE 18' LT. (8" CF)

℄ GRADE

CROSS GUTTER GRADE

TOP CURB GRADE 18' RT. (8" CF)

40'VC
PI. 91.74

1.60%

0.90%

CURB RETURN DATA
RADIUS 27'
DELTA 83°57'52"
TANGENT 24.30'
CURVE 39.57'
EXTERNAL 13.62'
MID-ORD 11.17'
CHORD 36.16'
CHORD BEARING S 41°41'09" E

CURB RETURN DATA
RADIUS 27'
DELTA 83°57'52"
TANGENT 24.30'
CURVE 39.57'
EXTERNAL 13.62'
MID-ORD 11.17'
CHORD 36.16'
CHORD BEARING N 42°16'43" E

SCHOOL DRIVE CONCRETE PAVING

SCHOOL DRIVE CONCRETE PAVING

0 1 2 3 4 5 6 7 8 9

SEE SHT. 3

SEE SHT. 4

SEE SHT. 4

DEL ORO DRIVE

RANCHO POCONO DRIVE

RANCHO REINOSO CT.

TRACT 20866-2

TRACT 20866-4

0+00 RANCHO POCONO
E.T. 42.18 RANCHO DEL ORO

2+37.07 P.R.C.

3+51.46 RANCHO POCONO
= 0+00 RANCHO REINOSO

6+07.88 RANCHO POCONO
= 0+00 RANCHO REINOSO

7+03.42 E.C. TR. B/DY.

EXIST. 8" SEWER PER S-1419

REMOVE BARRICADE AND DRAINAGE APRONS IF EXISTING AT TIME OF CONST.

N 29° 39' 30" E 463.00'

N 08° 54' 20" E

Δ 22° 46' 45" R=1173.04' L=466.35'

Δ 83° 28' 30" R= 200' T= 69.89' L=139.44'

CURB CURVE DATA				
NO	Δ	R	T	L
(1)	87° 53' 10"	27'	26.02'	41.42'
(2)	02° 33' 10"	1191'	26.54'	53.06'
(3)	08° 17' 50"	1191'	86.39'	172.47'
(4)	03° 28' 25"	1197'	36.11'	72.21'
(5)	39° 30' 55"	182'	69.58'	122.34'
(6)	39° 30' 55"	218'	76.16'	146.54'
(7)	22° 46' 45"	1158'	232.67'	459.20'
(8)	83° 57' 52"	27'	24.30'	39.57'

REGISTERED PROFESSIONAL ENGINEER
JOHN JORDAN
EXPIRES 3-31-90
No. 27983
CIVIL
STATE OF CALIFORNIA

BENCH MARK ELEV. 697.682
BRASS DISK SET IN CONC. HEADWALL 1200'± W/W FROM ℄ RIVERSIDE DR. 13'± N'LY FROM ℄ A.T. & S.F. R/R STAMPED U.S.C.&G.S. B.M. J38 1924, R.I.V. B.M. 601-30-69

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRAY STREET
RIVERSIDE, CALIFORNIA
(714) 686-1070
APPROVED BY [signature] DATE 11-25-85
R.E. No. 27983
W.O. FOR: CONCORDIA DEV F.B. 1053

MARK	REVISIONS	APPR.	DATE

DESIGNED BY B.E.L. DRAWN BY B.E.L. CHECKED BY B.E.L.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT	[signature]	7-25-88
TRAFFIC DIVISION	[signature]	8-26-86
CHIEF PUB. WKS. ENGR.	[signature]	8/4/86

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 8-26-86

* As built 6.7.88 TE

INDEXED BY C.S.

STREET PLAN AND PROFILE
TRACT 20866-3
RANCHO POCONO DRIVE

ACCOUNT No.
DRAWING NUMBER R-2795
SHEET 2 OF 4
SCALE: 1"=40' HORIZ. - 1"=4' VERT
85-64-A

CURB CURVE DATA				
NO	Δ	R	T	L
(1)	83° 57' 52"	27'	24.30'	39.57'
(2)	15° 52' 14"	418'	58.26'	115.78'
(3)	15° 00' 00"	115'	15.14'	30.11
(4)	210° 00' 00"	36'	—	131.95'
(5)	27° 58' 13"	382'	95.14'	186.48'

REGISTERED PROFESSIONAL ENGINEER
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No. 27983
CIVIL
STATE OF CALIFORNIA

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3788 McCRAY STREET
RIVERSIDE, CALIFORNIA
(714) 686-1070
APPROVED BY [signature] DATE 11-25-85
R.E. No. 27983
W.O. FOR: CONCORDIA DEV. F.B. 1053

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BEL DRAWN BY BEL CHECKED BY BEL

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT	GB	7-25-86
TRAFFIC DIVISION	Bd	8-20-86
CHIEF PUB. WKS. ENGR.	KMA	8/21/86

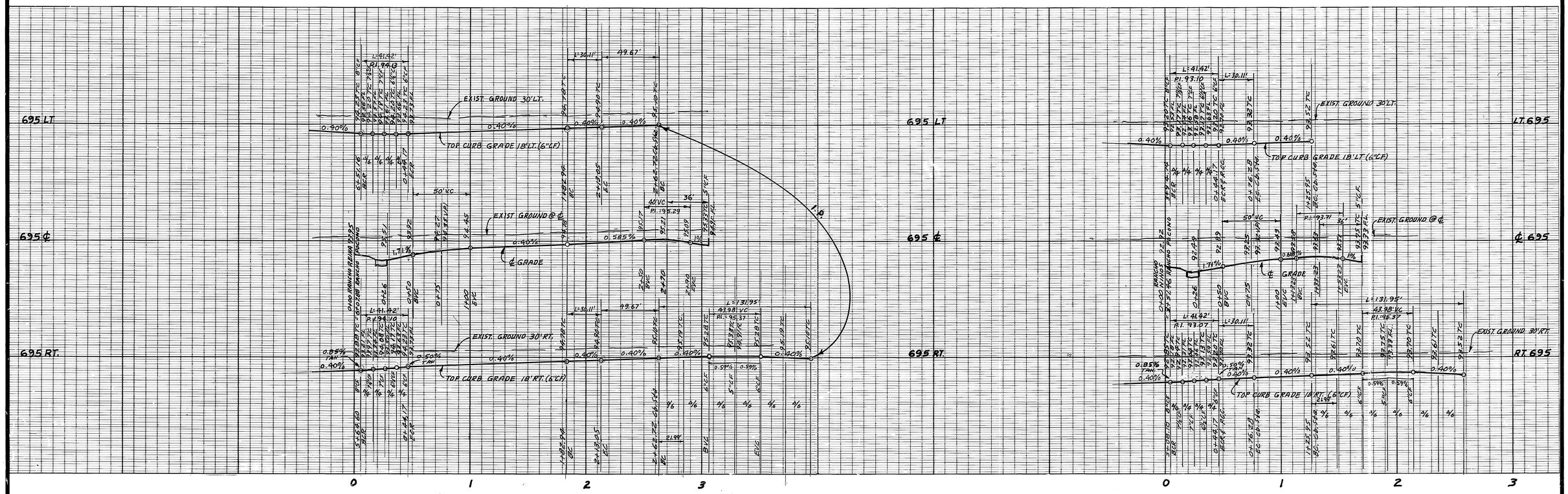
APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 8-26-86

* As built 6-7-88 TG

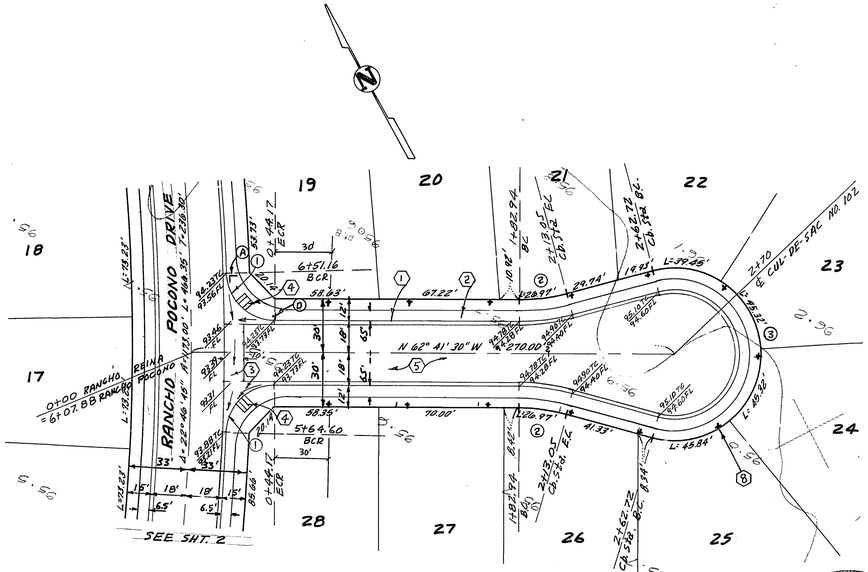
STREET PLAN AND PROFILE
TRACT 20866-3
RANCHO DEL ORO DRIVE
SCALE: 1"=40' HORIZ – 1"=4' VERT.

INDEXED BY C.S.
ACCOUNT No. —
DRAWING NUMBER
R-2795
SHEET 3 OF 4
85-64-A

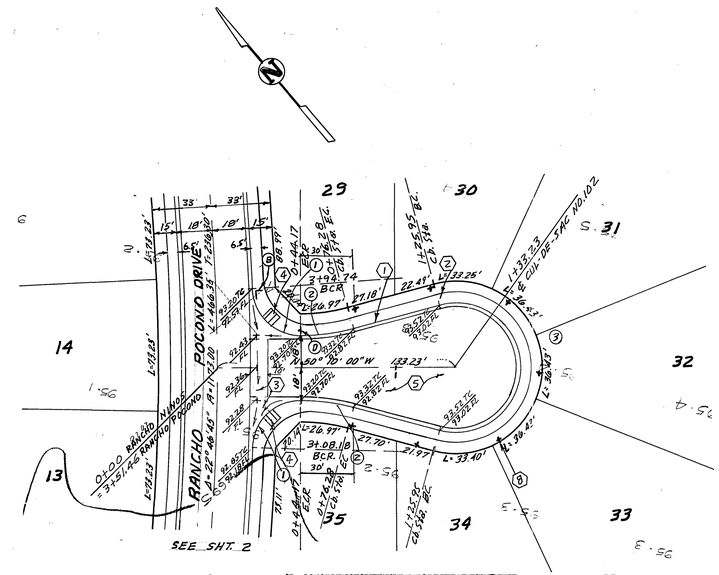
(3)



CURB CURVE DATA				
NO	Δ	R	T	L
1	87°53'10"	27'	26.02'	41.42'
2	15°00'00"	115'	15.14'	30.11'
3	210°00'00"	36'	—	131.95'



RANCHO REINA COURT



RANCHO NINOS COURT

REGISTERED PROFESSIONAL ENGINEER
JOHN JORDAN
EXPIRES 3-31-90
No. 27983
CIVIL
STATE OF CALIFORNIA

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APPROVED BY [signature] DATE 11-25-85
R.E. No. 27983
W.O. FOR: CONCORDIA DEV. F.B. 1053

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BEL DRAWN BY BEL CHECKED BY Bell

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	[signature]	7-25-86
TRAFFIC DIVISION	[signature]	8-20-86
CHIEF PUB. WKS. ENGR.		8/24/86

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 8-26-86

*As built 6-7-88 INDEXED BY C.S.

STREET PLAN AND PROFILE
TRACT 20866-3
RANCHO NINOS COURT
RANCHO REINA COURT

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

ACCOUNT No.
DRAWING NUMBER R-2795
SHEET 4 OF 4
85-64-A