STREET IMPROVEMENT PLANS
FOR
TRACT 22238

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. 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.
4. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
5. 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.
6. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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.
9. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
10. 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.

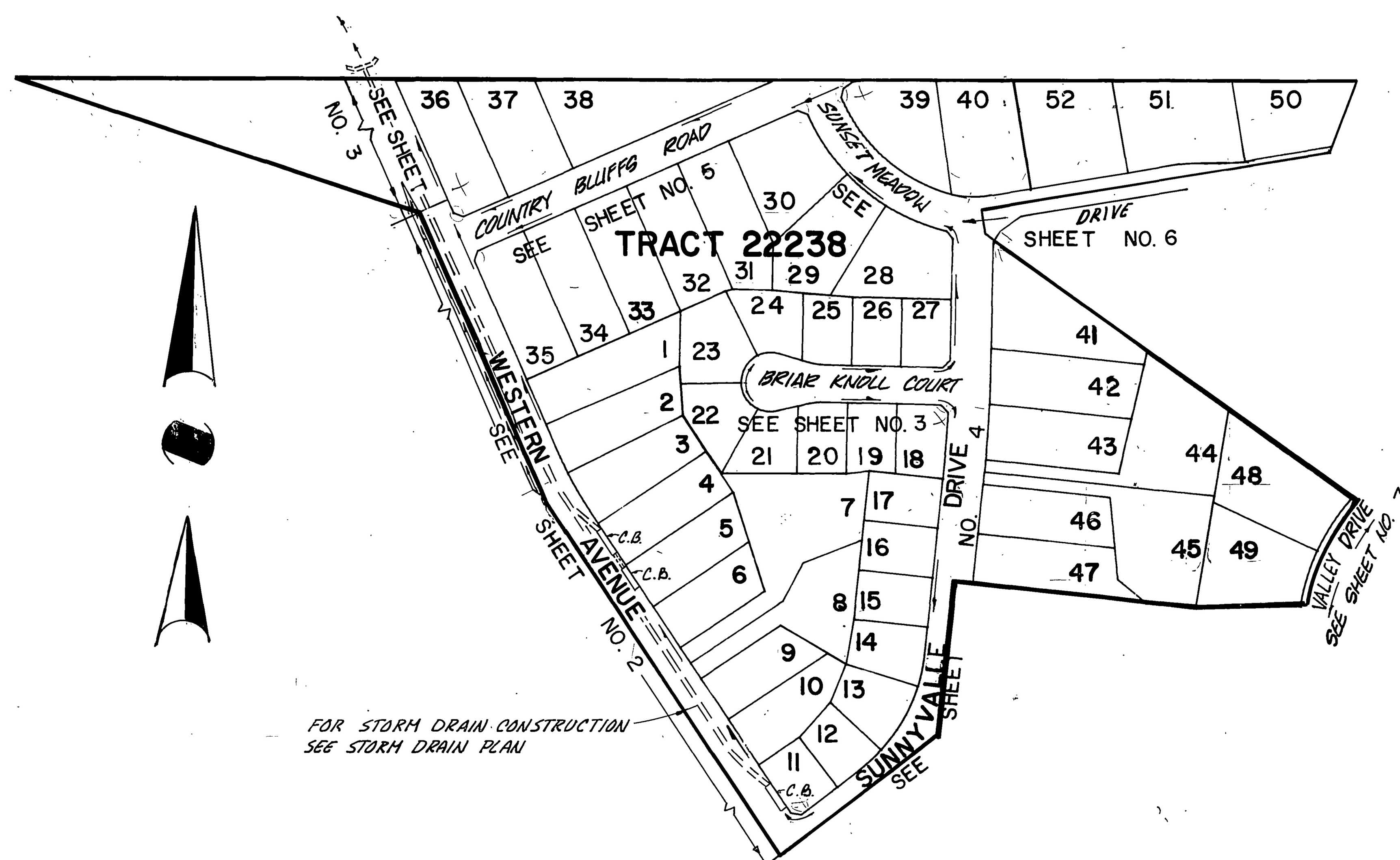
...TOR SHALL CONTACT THE STREET ... ISTING ST... 180 ... TOR ... NATI

11. 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.
12. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
13. 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.
14. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
15. 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 INDENTIFICATION NUMBER BY U.S.A.
16. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

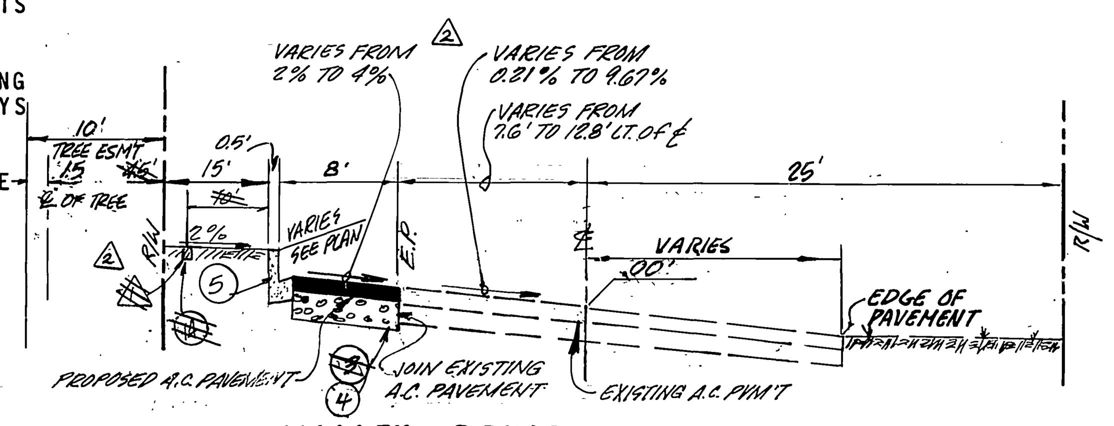
*CONSTRUCTION NOTES & ESTIMATED QUANTITIES

		TRACT 22238	
1	CONST. 2½" A.C. OVER 5½" A.B. (WESTERN AVENUE) PER S.R. #1351, R=38 (2)	30,103	S.F.
2	CONST. 2½" A.C. OVER – "A.B. (SUNNYVALE DRIVE) NATIVE	26,244	S.F.
(2) 3	CONST. 2½" A.C. OVER – "A.B. (INTERIOR STREETS) ~~AND VALLEY DRIVE~~ NATIVE } SR# 1351, R=73	60,381	S.F.
4	CONST. 2½" A.C. OVER 4 "A.B. ~~(CUL-DE-SAC)~~ (VALLEY DR.) S.R. # 1351, R=55	12,051	S.F.
5	CONST. 6" P.C.C. CURB & GUTTER, TYPE I, PER CITY OF RIVERSIDE STD DWG. NO. 200.	4,873	L.F.
6	CONST. 8" P.C.C. CURB & GUTTER, TYPE I, PER CITY OF RIVERSIDE STD. DWG. NO. 200.	1,269	L.F.
7	CONST. 6" to 8" CURB TRANSITION	129	L.F.
8	CONST. P.C.C. CROSS-GUTTER PER CITY OF RIVERSIDE STD DWG NO. 220.	2,910	S.F.
9	CONST. P.C.C. WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304	6	EA.
(1) 10	CONST. P.C.C. CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325	24,451	S.F.
11	CONST. 1" A.C. CAP OVER EXISTING PAVEMENT	1,871	S.F.
(2) 12	CONST. A.C. OVERLAY	5,396	S.F.
(2) 13	REMOVE EXISTING A.C. PAVEMENT	7,066	S.F.
(1) 14	INSTALL REDWOOD HEADER	3,693	L.F.
15	INSTALL BARRICADE PER CITY OF RIVERSIDE STD. DWG. NO. 180.	91	L.F.
16	INSTALL ¼ TON GROUTED RIP RAP (2' DEEP)	600	C.F.
17			EA.
18			EA.
(2) 19	INSTALL TYPE F-1 DELINEATOR @ 20.' O C	39	EA.
20	CONST "A.C. OVER "A.B.	868	S.F.
21	CONST 8'×8' A.C. PAD	192	S.F.
22	PLANT STREET TREES PER CITY OF RIVERSIDE PARKS AND RECREATION DEPARTMENT STANDARDS	123	EA.

* DENOTES QUANTITIES SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY, AND SHALL NOT BE USED FOR BIDDING. CONTRACTOR SHALL DETERMINE HIS OWN QUANTITIES AND BID A COMPLETE JOB.

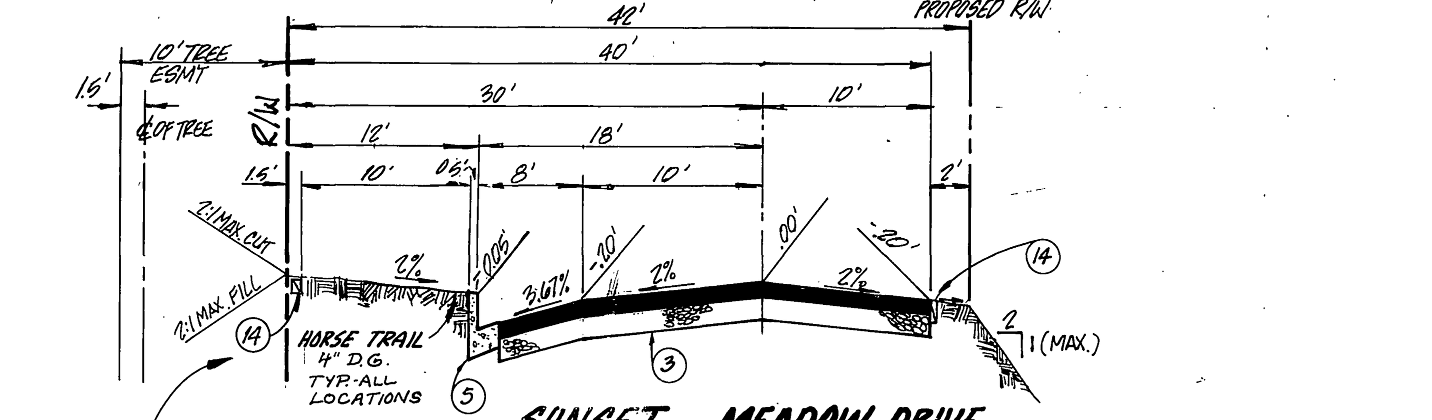


INDEX MAP
SCALE 1" = 200

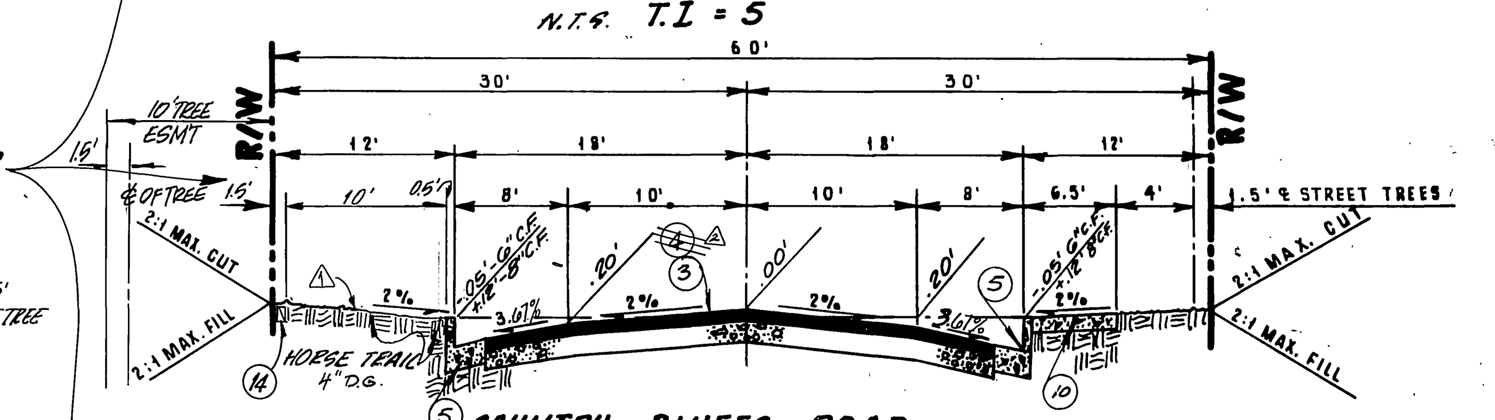


VALLEY DRIVE (2)
N.T.S.
T.I. = 5

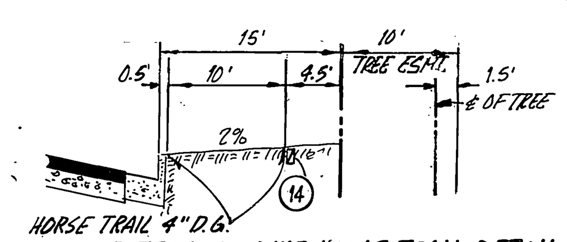
TYPICAL SECTIONS



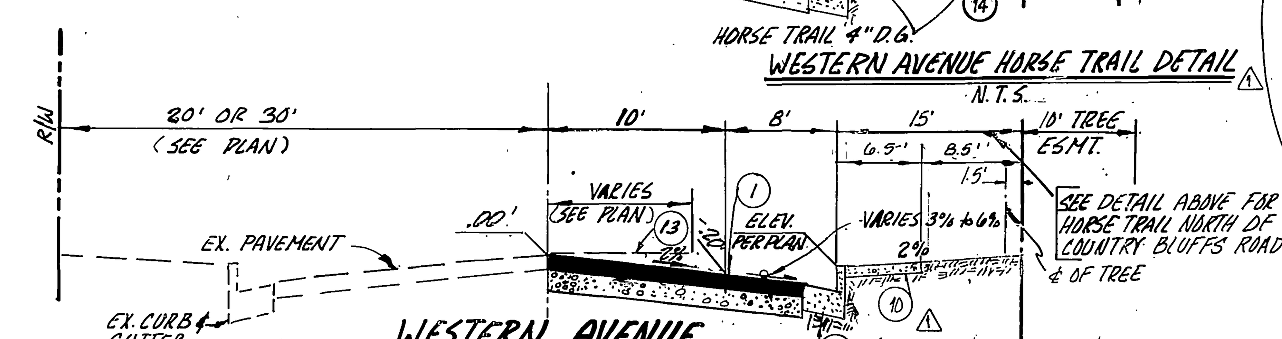
SUNSET MEADOW DRIVE
STA. 3+93.36 TO STA 6+70.00
N.T.S. T.I = 5



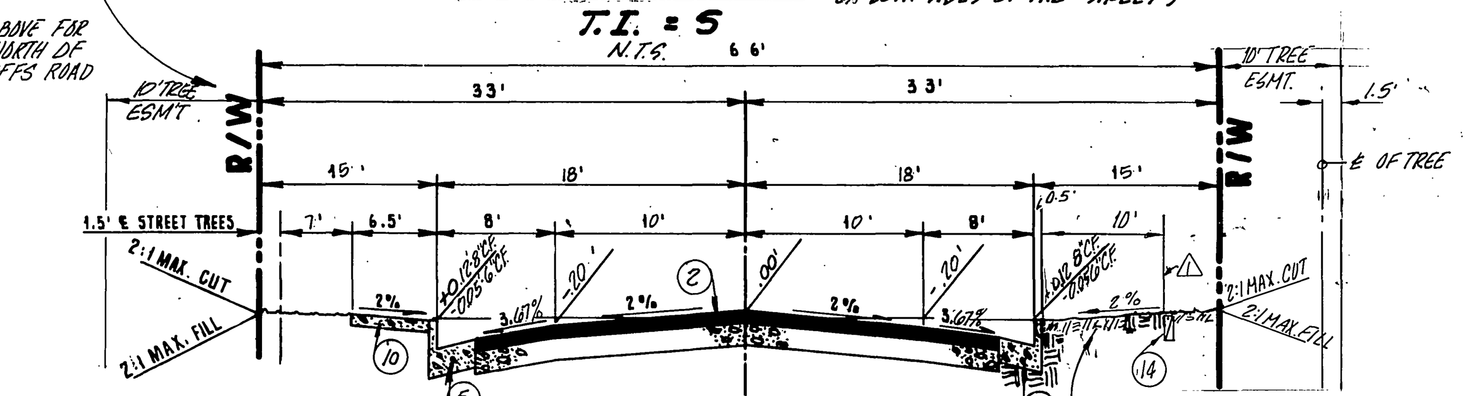
COUNTRY BLUFFS ROAD
SUNSET MEADOW DRIVE (STA. 0+00.00 TO STA. 3+93.36)
BRIAR KNOLL COURT (TO BE CONSTRUCTED WITH SIDEWALK ON BOTH SIDES OF THE STREET)
T.I. = 5
N.T.S.



WESTERN AVENUE HORSE TRAIL DETAIL (1)
N.T.S.



WESTERN AVENUE
N.T.S.
STA. 0+00.00 TO STA. 6+89.00
T.I. = 5



SUNNYVALLE DRIVE
N.T.S.
T.I. = 5

INSTALL PER CITY OF RIVERSIDE STD. DWG. NO. 662A & 666

STREET NAME & TRAFFIC SIGN SCHEDULE

A	WESTERN AVENUE	6800	H		
	COUNTRY BLUFFS DRIVE	11000			
B	WESTERN AVENUE	6700	I		
	SUNNYVALLE DRIVE	6700			
C	SUNNYVALLE DRIVE	6700	J		
	BRIAR KNOLL COURT	11000			
D	SUNNYVALLE DRIVE	6800	K		
	SUNSET MEADOW DRIVE	10900			
E	COUNTRY BLUFFS DRIVE	11000	L		
	SUNSET MEADOW DRIVE	11000			
F			M		
G			N	R1 (STOP SIGN) 30" OCTAGON	

TREE PLANTING 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/FIELD ACCEPTANCE (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. STREET TREE PLANTING SHALL BE AS FOLLOWS:

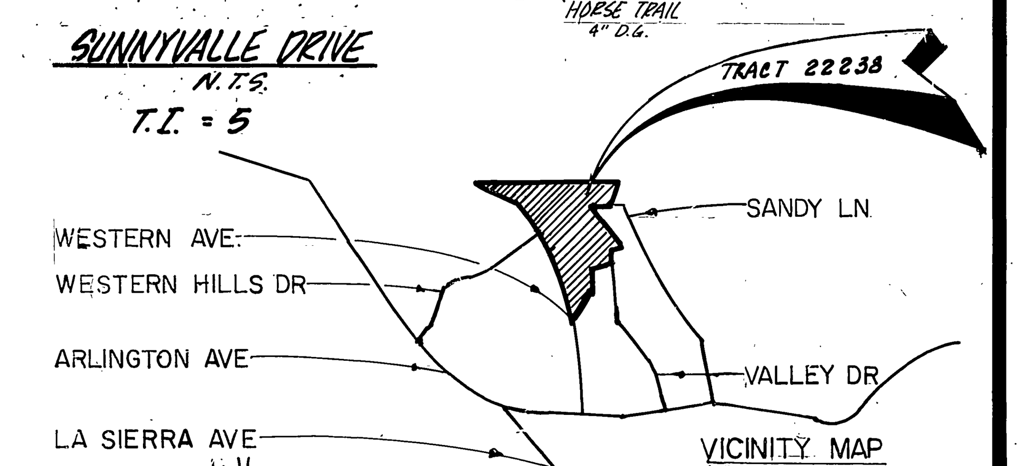
STREET NAME	BOTANICAL NAME/COMMON NAME	MIN SIZE	APPROX. SPACING	NO. REQ.
WESTERN AVENUE	ALBIZIA JULIBRISSIN / SILK TREE	15 GAL	45'	20
SUNSET MEADOW DRIVE	PYRUS CALLERGANA / BRADFORD PEAR	15 GAL	45'	26
COUNTRY BLUFFS ROAD	PITTOSPORUM UNDULATUM / VICTORIAN BOT	15 GAL	45'	23
BRIAR KNOLL COURT	PINOS CANARIENSIS / CANARY ISLAND PINE	15 GAL	45'	15
SUNNYVALE DRIVE	PINOS CANARIENSIS / CANARY ISLAND PINE	15 GAL	45'	29
VALLEY DRIVE	ALBIZIA JULIBRISSIN / SILK TREE	15 GAL.	45'	5

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

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 APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO, DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL AND OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.



VICINITY MAP
NO SCALE

REGISTERED PROFESSIONAL ENGINEER RICHARD A. SCIANNI 25917 EXPIRES 12/31/89 CIVIL STATE OF CALIFORNIA

INDEXED 12-22-87 4H

BENCH MARK:
BENCH MARK NO. G2-A
BRASS DISC. STAMPED (G2-A) IN CONC. IN MOST W'LY TRAFFIC ISLAND AT ARLINGTON AVE. AND LA SIERRA AVE. (FB735/58A
ELEV. = 865.079

CSL ENGINEERING, INC.
1307 W. Sixth Street Suite 216-B Corona, CA 91720 (714) 737-8190
PREPARED UNDER THE SUPERVISION OF:
Richard A. Scianni 7-13-87
RICHARD A. SCIANNI R.C.E. 25917 DATE:

MARK	REVISIONS	APPR.	DATE
1	TYPICAL SECTIONS CHANGE ON WESTERN AVE, VALLEY DR. SUNNYVALE DR. COUNTRY BLUFFS RD. & ADJUST QUANTITIES FOR HORSE TRAIL/SIDEWALK	WUE	2/9/88
2	REV'D VALLEY DRIVE X-SECTION & QUANTITIES AND ADD STRUCTURAL SECTIONS	WUE	7/29/88

DESIGNED BY R.W.A. DRAWN BY D.L.S. CHECKED BY J.J.L.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	10-22-87	
TRAFFIC DIVISION	11-17-87	
CHIEF P. W. ENGINEER	12-10 / 11/16/87	WUE

APPROVED BY Barry Beck
PUBLIC WORKS DIRECTOR
DATE 12/14/87

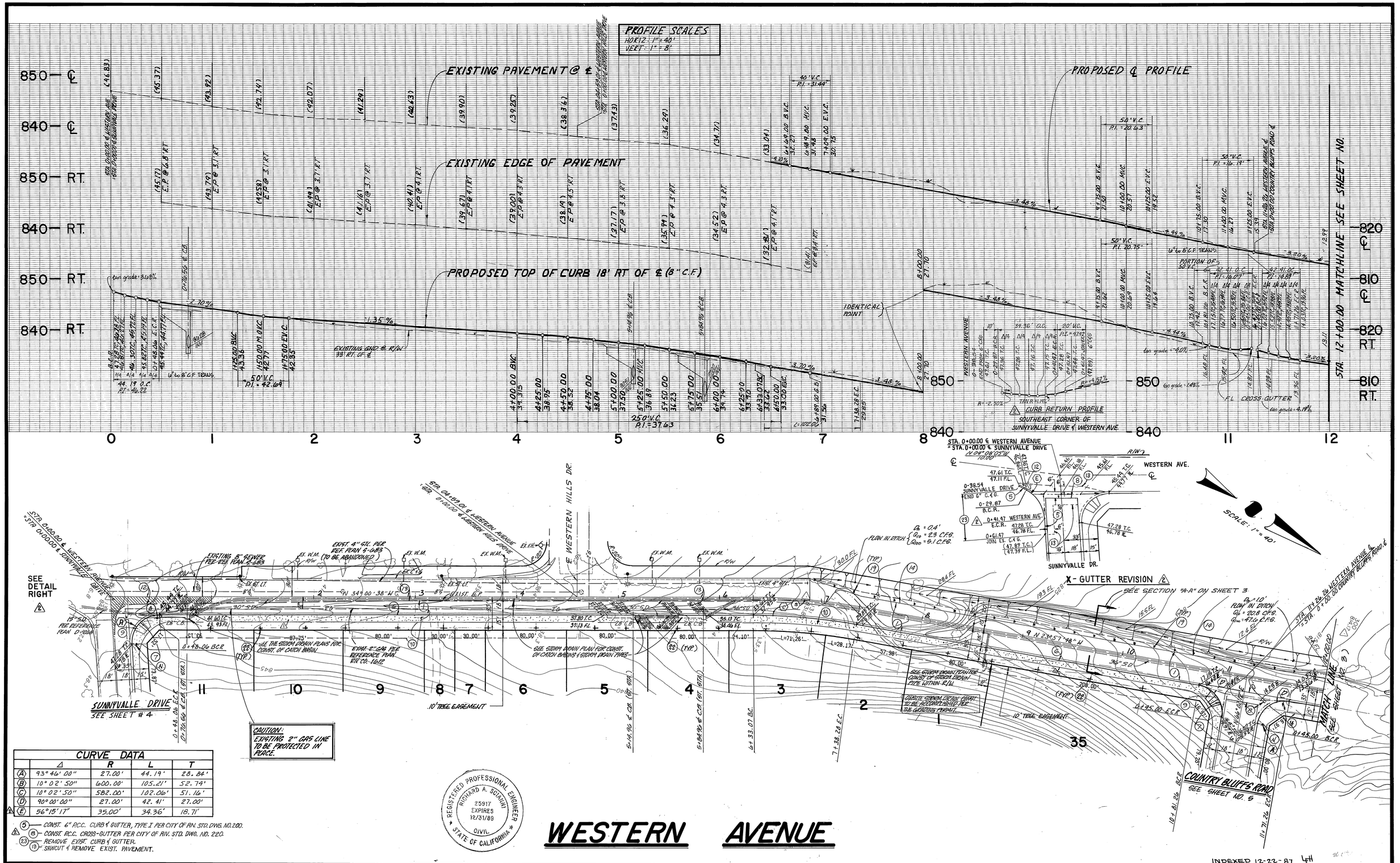
TITLE SHEET
STREET IMPROVEMENT PLANS
FOR
TRACT 22238

HORIZ. SCALE: 1" = VERT. SCALE: 1" =

ACCOUNT NO. R-2929

SHEET 1 OF 7

J.N. 113



CURVE DATA				
	Δ	R	L	T
(A)	93° 46' 00"	27.00'	44.19'	28.84'
(B)	10° 02' 50"	600.00'	105.21'	52.74'
(C)	10° 02' 50"	582.00'	102.06'	51.16'
(D)	90° 00' 00"	27.00'	42.41'	27.00'
(E)	56° 15' 17"	35.00'	34.36'	18.71'

(5) — CONST. 6" P.C.C. CURB & GUTTER, TYPE I PER CITY OF RIV. STD. DWG. NO. 200.
(8) — CONST. P.C.C. CROSS-GUTTER PER CITY OF RIV. STD. DWG. NO. 220.
(23) — REMOVE EXIST. CURB & GUTTER.
(19) — SAWCUT & REMOVE EXIST. PAVEMENT.

WESTERN AVENUE

INDEXED 12-22-87 LH

CITY OF RIVERSIDE WATER DEPT.
Carl Wungastrow 10/22/87
APPROVED BY DATE

BENCH MARK:
BENCH MARK NO. G2-A
BRASS DISC. STAMPED (G2-A)
IN CONC. IN MOST W'LY TRAFFIC ISLAND AT ARLINGTON AVE. AND LA SIERRA AVE. (FB735/58A)
ELEV. = 865.079

CSL ENGINEERING, INC.
1307 W. Sixth Street Suite 216-B Corona, CA 91720 (714) 737-8190
PREPARED UNDER THE SUPERVISION OF
Richard A. Scianni 7-13-87
RICHARD A. SCIANNI R.C.E. NO. 25917 DATE:

MARK	REVISIONS	APPR.	DATE
1	REMOVED HORSETRAIL, ADDED SIDEWALK		
	MOVED TREES INTO PARKWAY		
2	REV. SE CORNER WESTERN & SUNNYVALLE		6/15/89

DESIGNED BY RWA DRAWN BY RWA CHECKED BY

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT	10-27-87	
TRAFFIC DIVISION	11-17-87	
CHIEF P. W. ENGINEER	12-10	
	11/18/87	

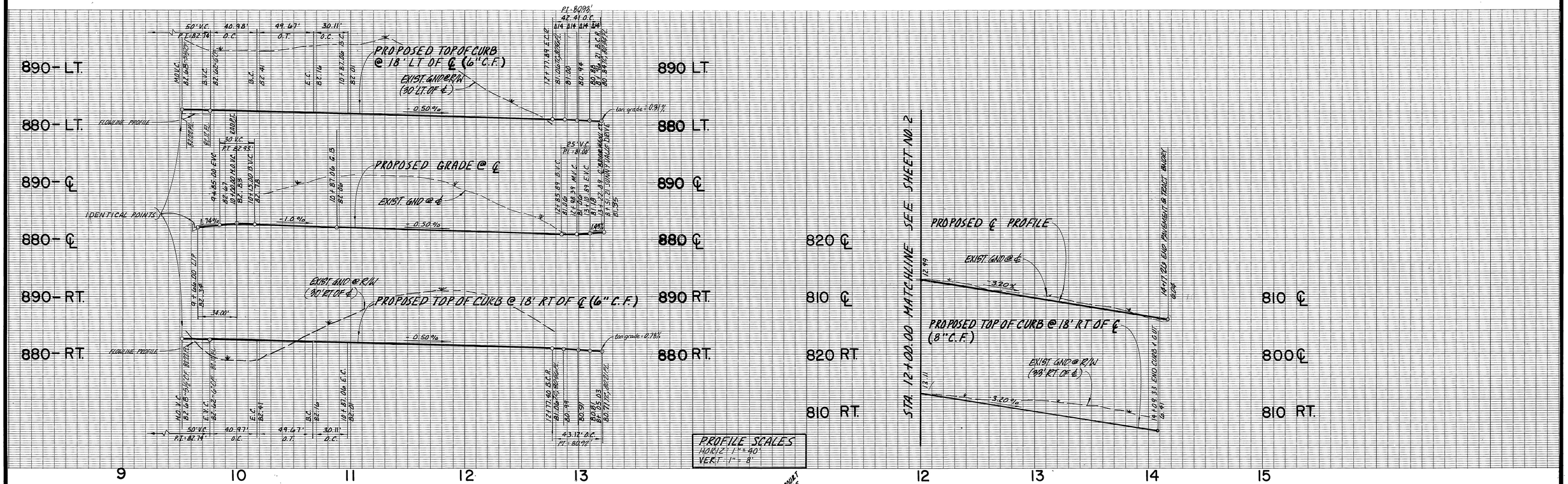
APPROVED BY Barry Ford
PUBLIC WORKS DIRECTOR
DATE 12/14/87

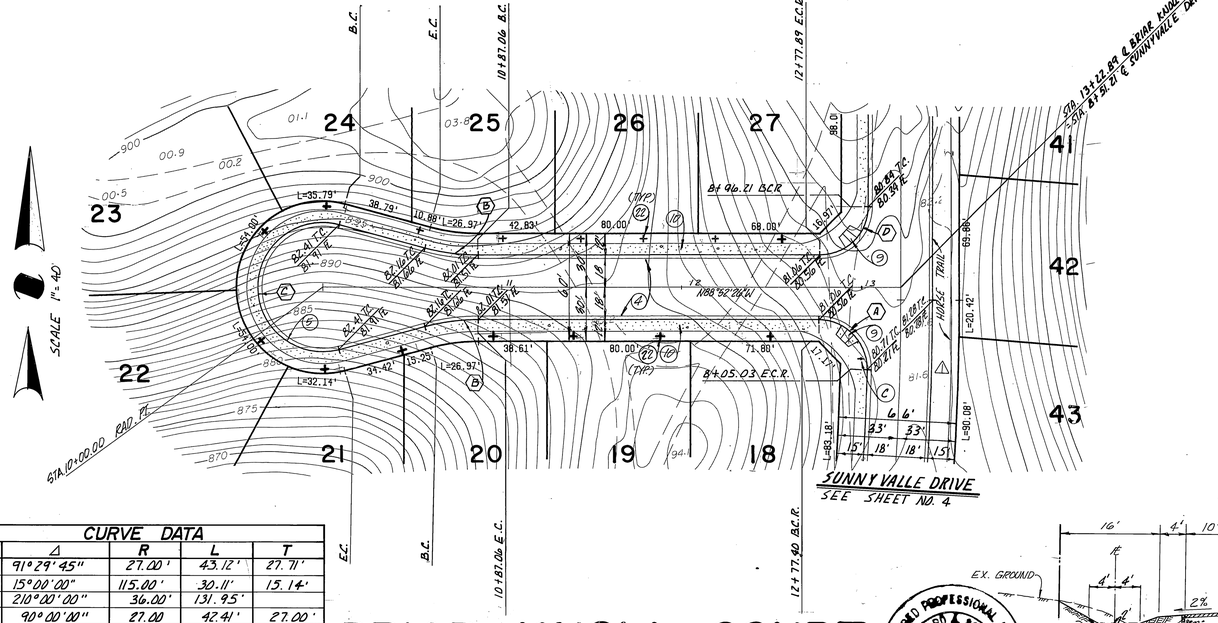
STREET IMPROVEMENT PLANS FOR
TRACT 22238
WESTERN AVENUE

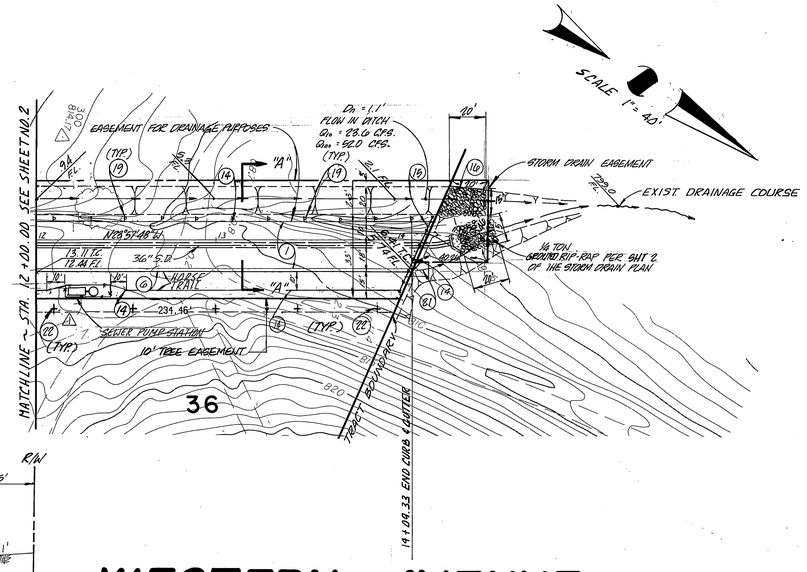
ACCOUNT NO. R-2929
SHEET 2 OF 7

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

JN. 113

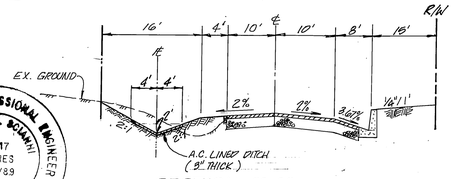






CURVE DATA				
	Δ	R	L	T
Ⓐ	91°29'45"	27.00'	43.12'	27.71'
Ⓑ	15°00'00"	115.00'	30.11'	15.14'
Ⓒ	210°00'00"	36.00'	131.95'	
Ⓓ	90°00'00"	27.00	42.41'	27.00'

BRIAR KNOLL COURT



SECTION "A-A"
NOT TO SCALE

WESTERN AVENUE

REGISTERED PROFESSIONAL ENGINEER RICHARD A. SCIANNI 25917 EXPIRES 12/31/89 CIVIL STATE OF CALIFORNIA

INDEXED 12-22-87 LH

BENCH MARK:
BENCH MARK NO. G2-A
BRASS DISC. STAMPED (G2-A)
IN CONC. IN MOST W'LY TRAFFIC
ISLAND AT ARLINGTON AVE. AND
LA SIERRA AVE. (FB735/58A)
ELEV. = 865.079

CSL ENGINEERING, INC.
1307 W. Sixth Street Suite 216-B Corona, CA 91720 (714) 737-8190
PREPARED UNDER THE SUPERVISION OF
Richard A. Scianni 7-13-87
RICHARD A. SCIANNI R.C.E. NO. 25917 DATE:

MARK	REVISIONS	APPR.	DATE
1	ADDED HORSETRAIL SUNNYVALLE DRIVE, ADDED SEWER PUMP STATION		2/4/88

DESIGNED BY RWA DRAWN BY DS CHECKED BY JJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

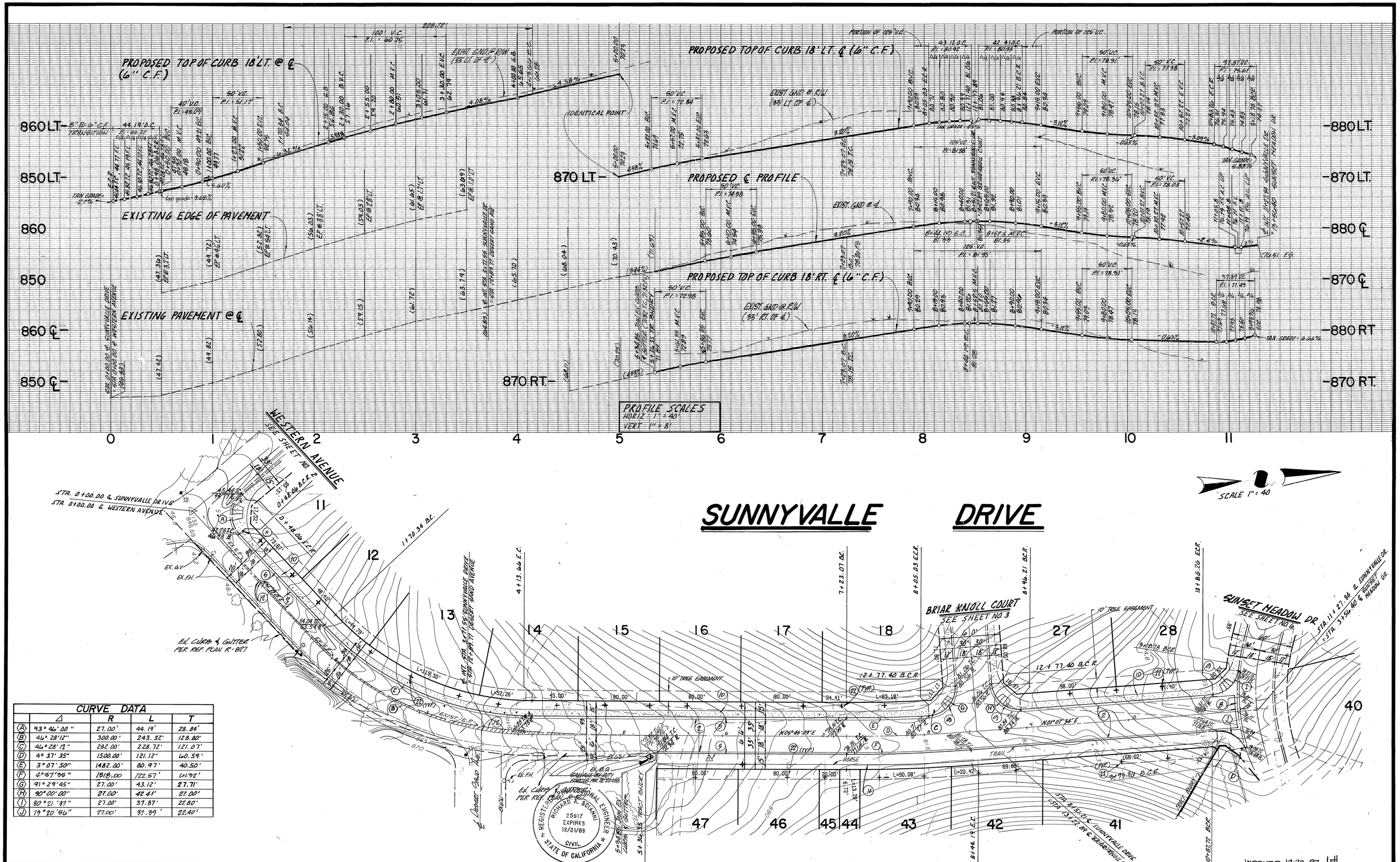
APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT	10-22-87	
TRAFFIC DIVISION	11-17-87	
CHIEF P. W. ENGINEER	12-10	
	11/18/87	

APPROVED BY Barry Beck
PUBLIC WORKS DIRECTOR
DATE 12/14/87

STREET IMPROVEMENT PLANS FOR
TRACT 22238
BRIAR KNOLL COURT
& WESTERN AVENUE
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO. R-2929
SHEET 3 OF 7

JN 113



CURVE DATA				
	Δ	R	L	T
A	93° 46' 00"	27.00'	44.19'	28.84'
B	46° 28' 12"	300.00'	243.32'	128.80'
C	46° 28' 12"	282.00'	228.72'	121.07'
D	4° 37' 35"	1500.00'	121.12'	60.59'
E	3° 07' 50"	1482.00'	80.97'	40.50'
F	4° 37' 35"	1518.00	122.57'	61.32'
G	91° 29' 45"	27.00'	43.12'	27.71'
H	90° 00' 00"	27.00'	42.41'	27.00'
I	80° 21' 37"	27.00'	37.87'	22.80'
J	79° 20' 56"	27.00'	37.39'	22.40'

INDEXED 12-22-87 LH

CITY OF RIVERSIDE WATER DEPT.

Carl Weingartner 10/22/87
APPROVED BY DATE

BENCH MARK:
BENCH MARK NO. G2-A
BRASS DISC. STAMPED (G2-A)
IN CONC. IN MOST W'LY TRAFFIC ISLAND AT ARLINGTON AVE. AND LA SIERRA AVE. (FB735/58A)
ELEV. = 865.079

CSL ENGINEERING, INC.
1307 W. Sixth Street Suite 216-B Corona, CA 91720 (714) 737-8190

PREPARED UNDER THE SUPERVISION OF
Richard A. Scianni 7-13-87
RICHARD A. SCIANNI R.C.E. NO. 25917 DATE:

MARK	REVISIONS	APPR.	DATE
1	REMOVED SIDEWALK, ADDED HORSE TRAIL, MOVED TREES OUTSIDE OF PARKWAY INTO TREE ESMT. (EAST SIDE OF STREET)		2/4/88

DESIGNED BY E.W.A. DRAWN BY E.W.A. CHECKED BY

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT	10-22-87	
TRAFFIC DIVISION	11-17-87	
CHIEF P. W. ENGINEER	12-10	
	11/18/87	

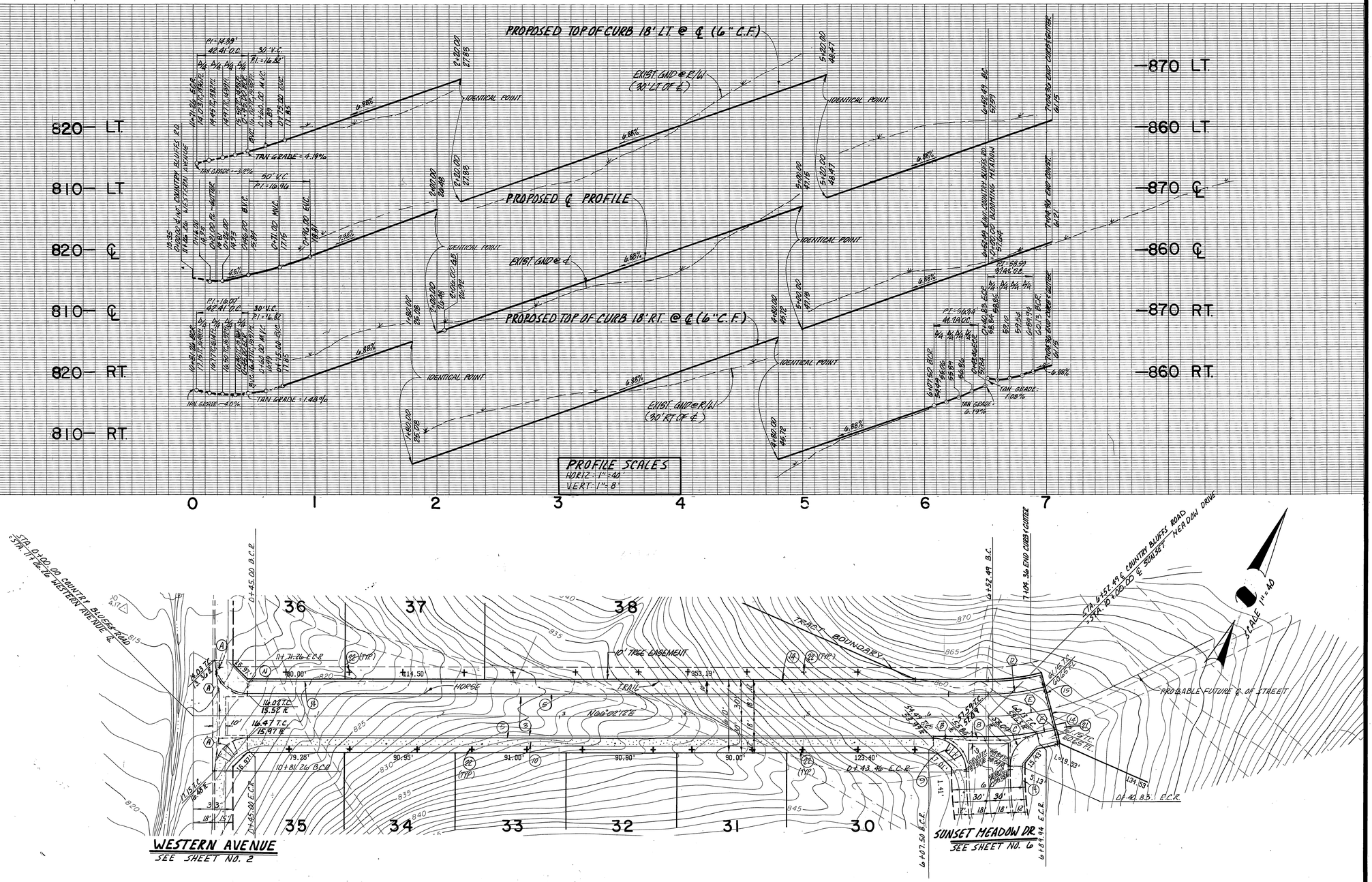
APPROVED BY Barry Beal
PUBLIC WORKS DIRECTOR
DATE 12/14/87

STREET IMPROVEMENT PLANS FOR
TRACT 22238
SUNNYVALLE DRIVE

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO. R-2929
SHEET 4 OF 7

JN 113



CURVE DATA				
	Δ	R	L	T
(A)	90° 00' 00"	27.00'	42.41'	27.00'
(B)	89° 44' 38"	27.00'	42.29'	26.88'
(C)	79° 24' 58"	27.00'	37.42'	22.42'
(D)	14° 51' 34"	182.00'	47.20'	23.73'
(E)	14° 51' 34"	200.00'	51.87	26.08'
(F)	4° 07' 52"	218.00'	15.72'	7.86'

COUNTRY BLUFFS ROAD

INDEXED 12-22-87 GH

BENCH MARK:
BENCH MARK NO. G2-A
BRASS DISC. STAMPED (G2-A) IN CONC. IN MOST W'LY TRAFFIC ISLAND AT ARLINGTON AVE. AND LA SIERRA AVE. (FB735/58A)
ELEV. = 865.079

CSL ENGINEERING, INC.
1307 W. Sixth Street Suite 216-B Corona, CA 91720 (714) 737-8190
PREPARED UNDER THE SUPERVISION OF
Richard A. Scianni 7-13-87
RICHARD A. SCIANNI R.C.E. NO. 25917 DATE:

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RAIA DRAWN BY RAIA CHECKED BY J.J.L.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	6-22-87	[illegible]
TRAFFIC DIVISION	11-17-87	[illegible]
CHIEF P. W. ENGINEER	12-10 11/18/87	[illegible]

APPROVED BY Barry Bell
PUBLIC WORKS DIRECTOR
DATE 12/14/87

STREET IMPROVEMENT PLANS FOR
TRACT 22238
COUNTRY BLUFFS ROAD

ACCOUNT NO. R-2929
SHEET 5 OF 7

HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

JN. 113

SUNSET MEADOW DRIVE

STA. 0+00.00 @ SUNSET MEADOW DR.
STA. 6+52.46 @ COUNTRY BLUFFS ROAD

PROFILE SCALES
HORIZ - 1" = 40'
VERT - 1" = 8'

SCALE 1" = 40'

SECTION 'A-A'
NOT TO SCALE

CURVE DATA				
	Δ	R	L	T
(A)	89° 44' 38"	27.00'	42.29'	26.88'
(B)	79° 24' 58"	27.00'	37.42'	22.42'
(C)	78° 39' 42"	900.00'	946.04'	582.64'
(D)	52° 57' 35"	318.00'	293.93'	158.41'
(E)	75° 33' 42"	282.00'	371.90'	218.59'
(F)	80° 21' 37"	27.00'	37.87'	22.80'
(G)	28° 21' 27"	200.00'	98.99'	50.53'
(H)	28° 21' 27"	182.00'	90.08'	46.98'
(I)	79° 20' 96"	27.00'	37.39'	22.40'
(J)	8° 36' 49"	200.00'	90.07'	16.06'
(K)	8° 36' 49"	218.00'	98.17'	16.42'
(L)	8° 36' 49"	200.00'	90.07'	15.04'
(M)	8° 36' 49"	182.00'	27.36'	13.71'

Note:
Ex. fire hydrant, water service line & water meter to be relocated during installation of new water system for T.T. 22238

CAUTION:
EXISTING 2" GAS LINE TO BE PROTECTED IN PLACE.

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. SCIANNI
25917
EXPIRES 12/31/89
CIVIL
STATE OF CALIFORNIA

INDEXED 12-22-87 GH

CITY OF RIVERSIDE WATER DEPT.
Carl Wiengarten 10/22/87
APPROVED BY DATE

BENCH MARK:
BENCH MARK NO. G2-A
BRASS DISC. STAMPED (G2-A) IN CONC. IN MOST W'LY TRAFFIC ISLAND AT ARLINGTON AVE. AND LA SIERRA AVE. (FB735/58A)
ELEV. = 865.079

CSL ENGINEERING, INC.
1307 W. Sixth Street Suite 216-B Corona, CA 91720 (714) 737-8190
PREPARED UNDER THE SUPERVISION OF
Richard A. Scianni 7-13-87
RICHARD A. SCIANNI R.C.E. NO. 25917 DATE:

MARK	REVISIONS	APPR.	DATE

DESIGNED BY E.W.A. DRAWN BY E.W.A. CHECKED BY J.J.L.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

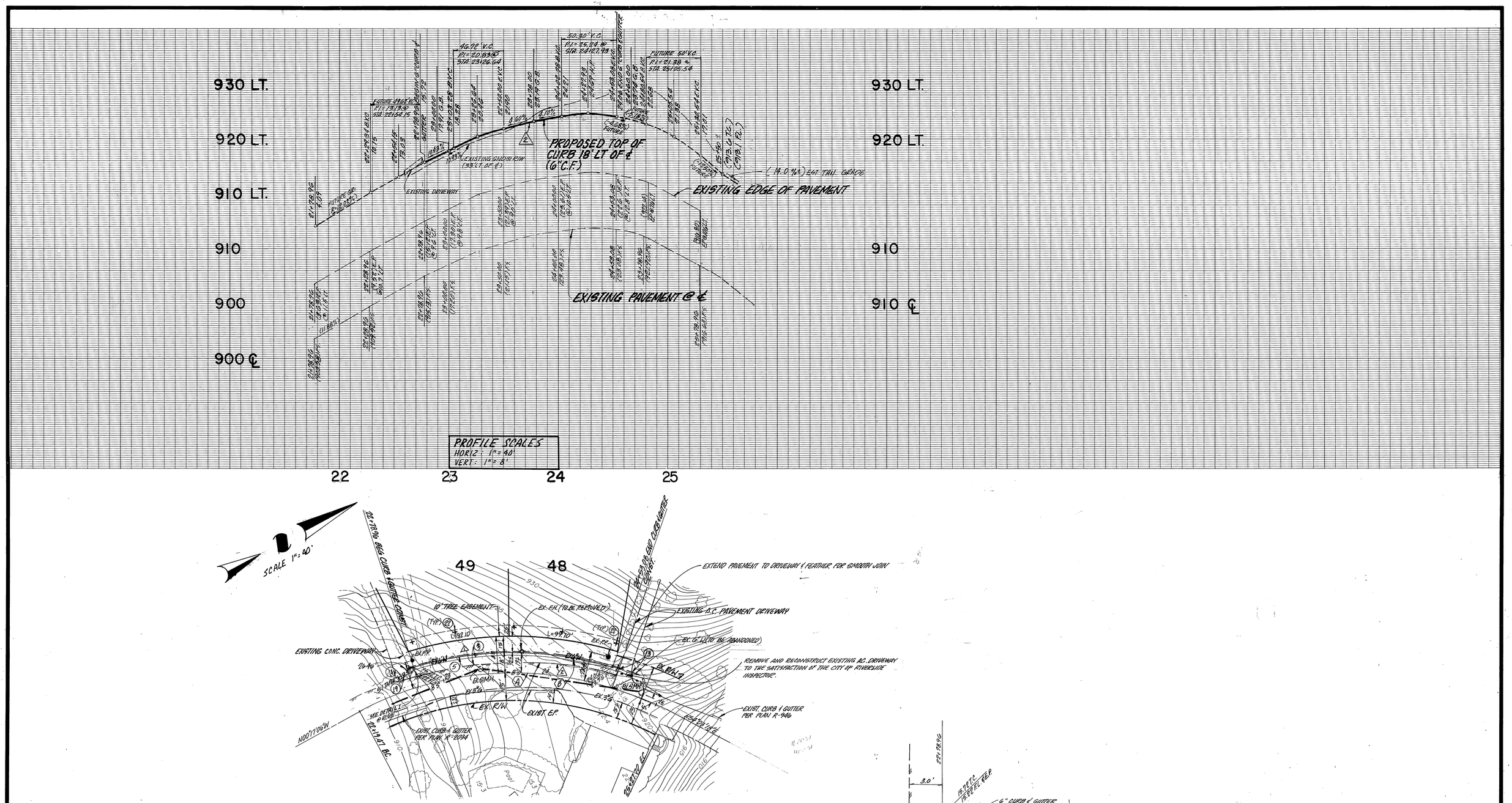
APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	10-22-87	PD
TRAFFIC DIVISION	11-17-87	
CHIEF P. W. ENGINEER	12-10	
	12/16/87	

APPROVED BY Barry Beck
PUBLIC WORKS DIRECTOR
DATE 12/16/87

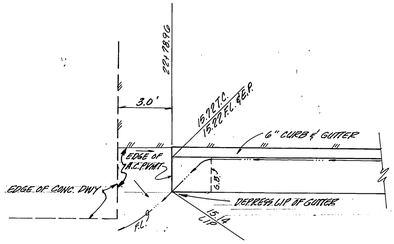
STREET IMPROVEMENT PLANS FOR
TRACT 22238
SUNSET MEADOW DRIVE

ACCOUNT NO. R-2929
SHEET 6 OF 7

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'



CURVE DATA				
	Δ	R	L	T
Ⓐ	30°41'45"	325.00'	174.12'	89.20'
Ⓑ	30°41'45"	343.00'	183.76'	94.14'



DETAIL 1 △2
N.T.S.

VALLEY DRIVE

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. SCIANNI
25917
EXPIRES 12/31/89
CIVIL
STATE OF CALIFORNIA

INDEXED 12-22-87 4H

CITY OF RIVERSIDE WATER DEPT.
Carl Wungartner 10/22/87
APPROVED BY DATE

BENCH MARK:
BENCH MARK NO. G2-A
BRASS DISC. STAMPED (G2-A)
IN CONC. IN MOST W'LY TRAFFIC ISLAND AT ARLINGTON AVE. AND LA SIERRA AVE. (FB735/58A)
ELEV. = 865.079

CSL ENGINEERING, INC.
1307 W. Sixth Street Suite 216-B Corona, CA 91720 (714) 737-8190
PREPARED UNDER THE SUPERVISION OF
Richard A. Scianni 7-13-87
RICHARD A. SCIANNI R.C.E. NO. 25917 DATE:

MARK	REVISIONS	APPR.	DATE
2	REVISED TOP OF CURB PROFILE & E.P. LOCATION	WW	7/29/88
1	REMOVED HORSETRAIL PER CITY INST.	WW	2-25-88

DESIGNED BY RWA DRAWN BY RWA CHECKED BY JJL

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	10-22-87	
TRAFFIC DIVISION	11-17-87	
CHIEF P. W. ENGINEER	12-10	
	11/18/87	

APPROVED BY Barry Beck
PUBLIC WORKS DIRECTOR
DATE 12/14/87

STREET IMPROVEMENT PLANS FOR
TRACT 22238
VALLEY DRIVE

ACCOUNT NO. R-2929
SHEET 7 OF 7

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

JN. 1183