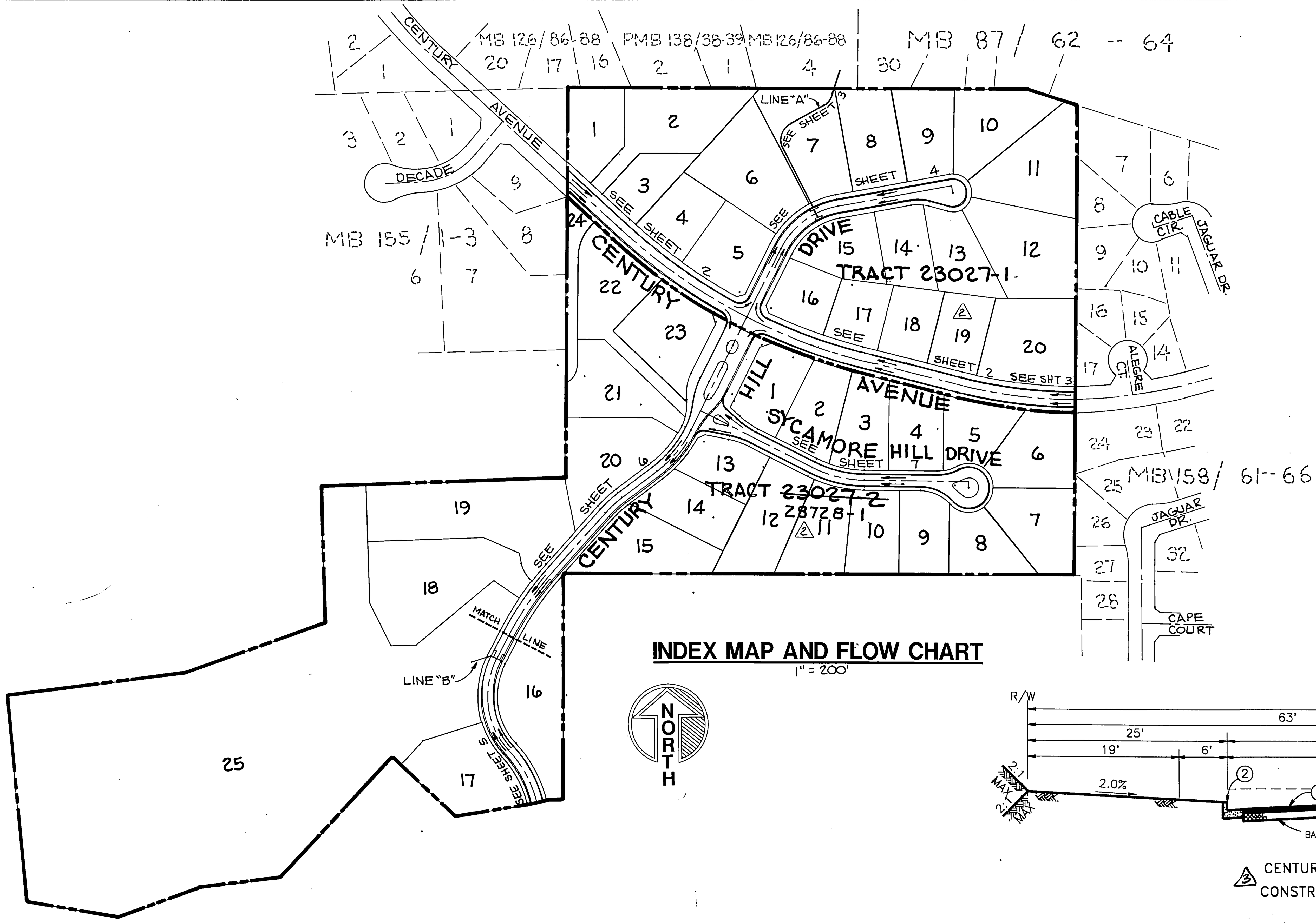
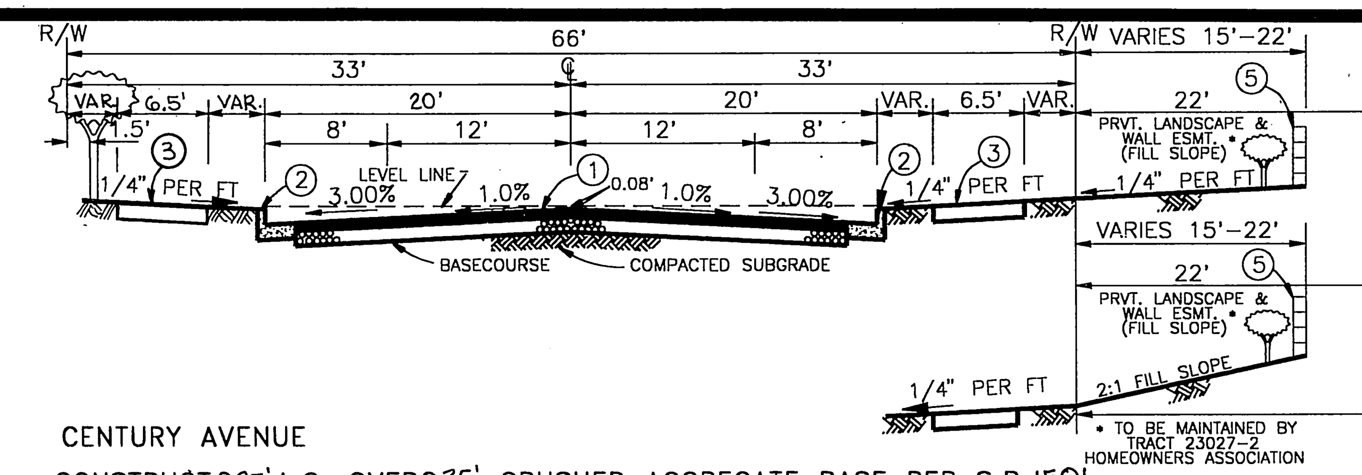


INDEX MAP AND FLOW CHART

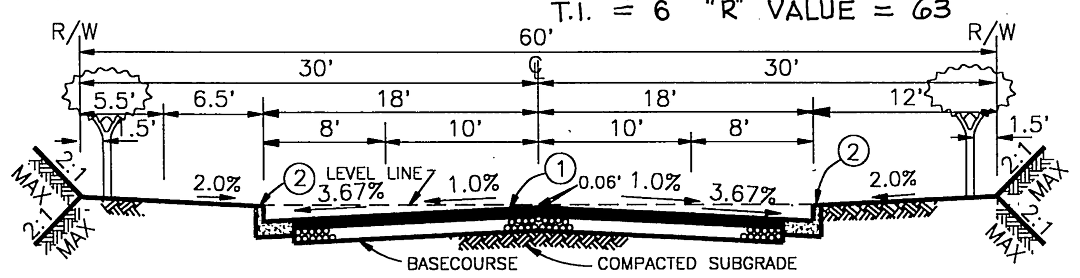
1" = 200'



CENTURY AVENUE

CONSTRUCT 0.25' A.C. OVER 0.35' CRUSHED AGGREGATE BASE PER S.R. 1501
△1 OR CONSTRUCT 0.30' A.C. OVER COMPACTED NATIVE
T.I. = 6 "R" VALUE = 63

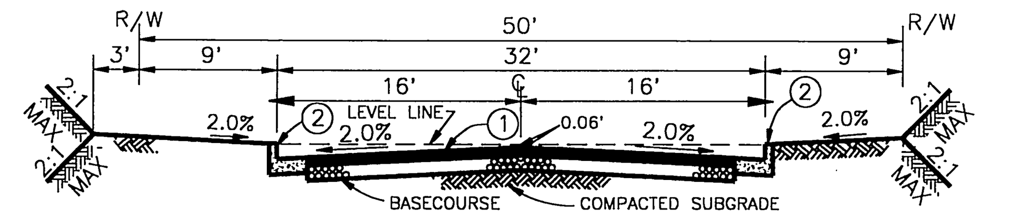
998



CENTURY HILL DRIVE 50+47.75 TO 55+59.60

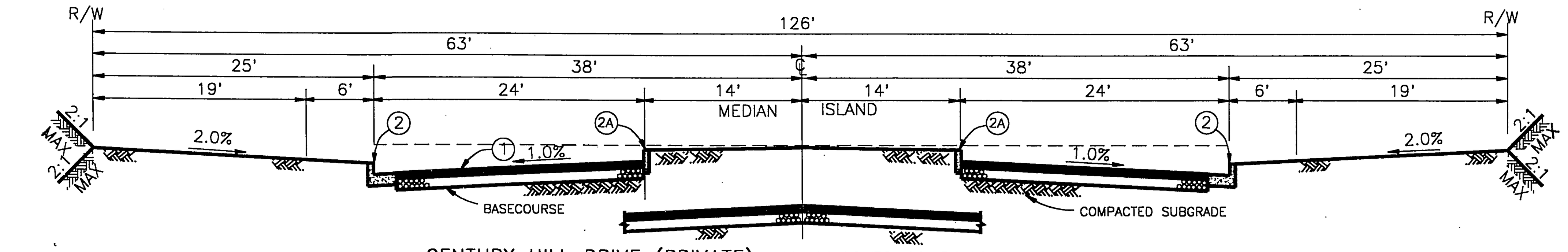
CONSTRUCT 0.25' A.C. OVER 0.35' CRUSHED AGGREGATE BASE PER S.R. 1501
△1 OR CONSTRUCT 0.25' AC OVER COMPACTED NATIVE
T.I. = 5 "R" VALUE = 63

998



SYCAMORE HILL DRIVE (PRIVATE)
CENTURY HILL DRIVE (PRIVATE) 35+17.74 TO 46+72.66
△3 CONSTRUCT 0.25' A.C. OVER 0.35' CRUSHED AGGREGATE BASE PER S.R. 95298-1
T.I. = 5 "R" VALUE = 63
△4 OR CONSTRUCT 0.25' A.C. OVER COMPACTED NATIVE

998



△3 CENTURY HILL DRIVE (PRIVATE) 48+10.16 TO 46+54.46
CONSTRUCT 0.25' A.C. OVER 0.35' CRUSHED AGGREGATE BASE PER S.R. 95298-1
T.I. = 5 "R" VALUE = 63

998

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. 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.
5. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. 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.
8. 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.
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 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.
10. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
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 IDENTIFICATION NUMBER BY U.S.A.
16. BEFORE THE RIP RAP IS ACCEPTED, AS PLACED, AT THE OUTLET OF ANY DRAINAGE STRUCTURE, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
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 SUBDIVISION.

GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK & RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
2. WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
   a. AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
   b. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
   c. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
   d. AT END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES;
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBILITY TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
a. CENTURY AVE. (SOUTHERLY)	SEE REVERSE FRONTAGE PLAN NO. PC-3735-R PREPARED BY T. I. MALONEY, INC. (909)369-0700			
b. CENTURY AVE. (NORTHERLY)	CUPANIOPSIS ANACARDIOIDES CARROTWOOD	15 GAL	45'	29
c. CENTURY HILL DRIVE	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	15 GAL	45'	30

6. BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
7. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.

*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

TRAFFIC & STREET NAME SIGN SCHEDULE

A	CENTURY AVENUE	2000
	CENTURY HILL DRIVE	6200
B	CENTURY HILL DRIVE	6300
	SYCAMORE HILL DRIVE	2000
C	R-1 STOP SIGN 36"	2 EA
D	W53 NOT A THROUGH STREET	1 EA

CONSTRUCT PER C/R STD'S 662A & 666

CONSTRUCTION NOTES

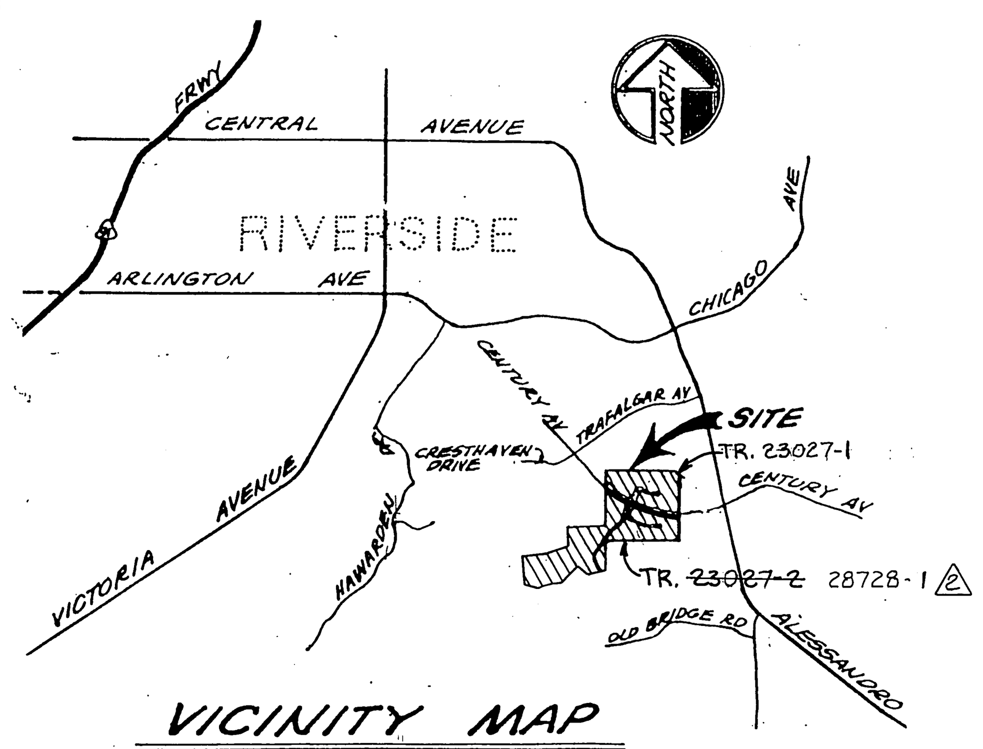
- (1) CONSTRUCT A.C. OVER A.B. PER TYPICAL SECTION
- (2) CONSTRUCT 6" C & G PER CITY STD 200 TYPE I
- (2A) CONSTRUCT 6" CURB ONLY PER STD 200 TYPE II (MODIFIED)
- (3) CONSTRUCT SIDEWALK PER CITY STD 325
- (4) CONSTRUCT CROSS GUTTER PER CITY STD 220
- (5) CONSTRUCT BLOCK WALLS PER REVERSE FRONTAGE PLAN NO. PC-3735-R PREPARED BY T.I. MALONEY, INC. (909) 369-0700. ANY RETAINING WALLS THAT ARE UNDER 3 FEET IN HEIGHT AND SUPPORT A SURCHARGE OR THAT ARE OVER 3 FEET IN HEIGHT REQUIRE SEPARATE APPPROVAL AND A BUILDING PERMIT FROM THE BUILDING DIVISION AND PLANNING DEPARTMENT.
- (6) CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304
- (7) REMOVE BARRICADE (IF EXISTING)
- (7A) CONSTRUCT BARRICADE PER CITY STD 180
- (8) CONSTRUCT 24" RCP (SEE PLAN FOR D-LOAD AND BEDDING)
- (8A) CONSTRUCT 18" RCP (SEE PLAN FOR D-LOAD AND BEDDING)
- (9) CONSTRUCT CATCH BASIN PER CITY STD 405. V & W PER PLAN
- (10) PLANT TREE PER PARKS & RECREATION STD
- (11) PAINT 12" SOLID WHITE STOP BAR PER CALTRANS STD A-24D
- (12) PAINT "STOP" LETTER PER CALTRANS STD A-24D
- (13) CONSTRUCT CSP INLET PER CITY STD 412. V PER PLAN
- (14) CONSTRUCT JUNCTION STRUCTURE C PER CITY STD 422
  A = 90°
  B = 18"
  C = 2.5'
  D = 24"
  E = 2.12'
  L = 4.25'
  EL R = 27.16
  EL S = 26.96
- (15) CONSTRUCT CONCRETE COLLAR PER CITY STD 424
- (16) PAINT CURB WITH YELLOW REFLECTIVE PAINT.
- (17) PAINT 50 L.F. OF DOUBLE YELLOW STRIPE PER CALTRANS STD A20-A DETAIL 21

BENCH MARK

F8-D P.K. NAIL AND TAG IN TOP OF 5' X 15' X 3' HIGH GRANITE ROCK 48' W'LY OF TRAUTWEIN RD. AND 0.4 MI. S'LY OF ALESSANDRO BLVD. FB735/73 (DESTROYED) ELEV. 1566.731

TEMPORARY BENCH MARK

CHISELED " " @ THE SE'LY CURB RETURN @ THE INTERSECTION OF CENTURY AVE. & ALEGRE CT. ELEV. 1283.04



VICINITY MAP

SCALE 1" = 1/2 MILE

REGISTERED PROFESSIONAL ENGINEER WILLIAM DAVID GABEL No. 21740 Exp. 09-30-97 CIVIL STATE OF CALIFORNIA

Underground Service Alert
Call: TOLL FREE 1-800 422-4133
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TWO WORKING DAYS BEFORE YOU DIG

GABEL, COOK & BECKLUND
CIVIL ENGINEERS · LAND SURVEYORS
LAND PLANNERS
125 West La Cadena Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8092 Facsimile (909) 788-5184

APPROVED BY:
DATE 1 OCT 94
RCE 21740 EXPIRES 30 SEPT. 1997

MARK	REVISIONS	APPR.	DATE
△1	ADDED STRUCTURAL SECTIONS FOR PHASE I WDG		2/20/96
△2	REVISED TRACT NUMBERS	RHC	3/18/98
△3	ADDED STRUCTURAL SECTIONS FOR PHASE I TR. 28728-1 GWB	RVZ	5.15.03
△4	ADDED ALTERNATIVE SECTION GWB	RVZ	5.19.03

DESIGNED BY JLE DRAWN BY CLL CHECKED BY WDG

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7/20/95	
PARK DEPARTMENT	7.26.94	
TRAFFIC DIVISION	7-20-95	
DEPUTY P.W. DIRECTOR	8-17-95	
	8/16/95	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 8/19/95

STREET IMPROVEMENTS
PLAN AND PROFILE
TRACTS 23027-1 & ~~23027-2~~ 28728-1 △2
TITLE SHEET

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

ACCOUNT NO.

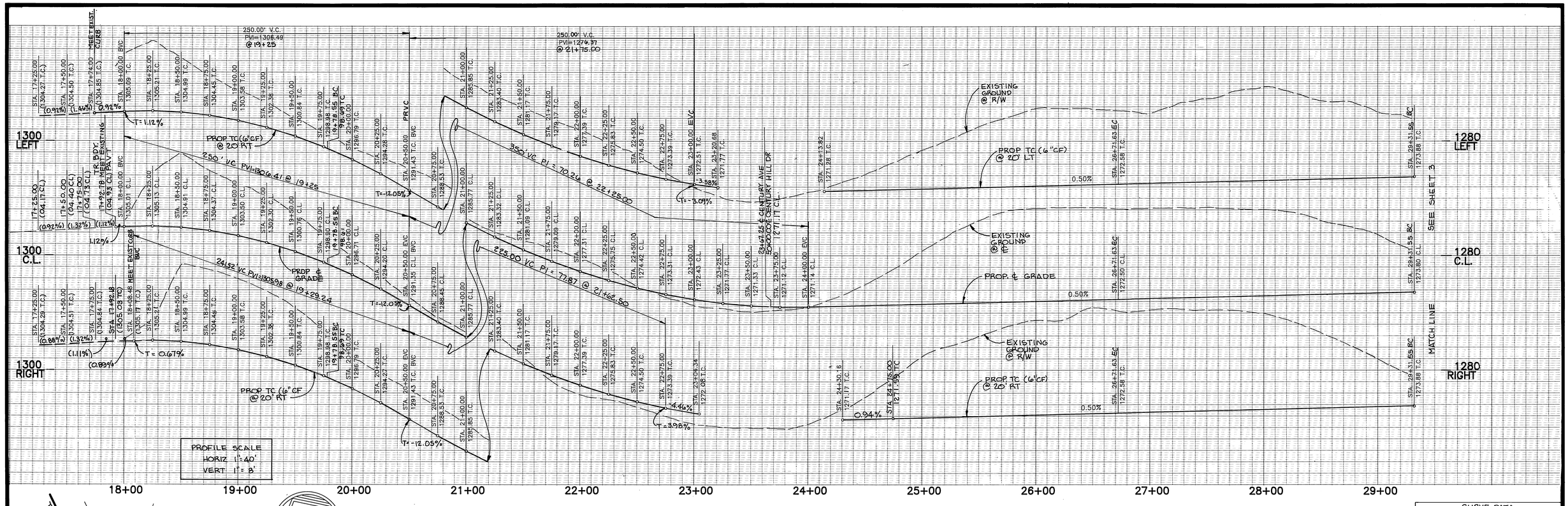
R-3378

SHEET 1 OF 7

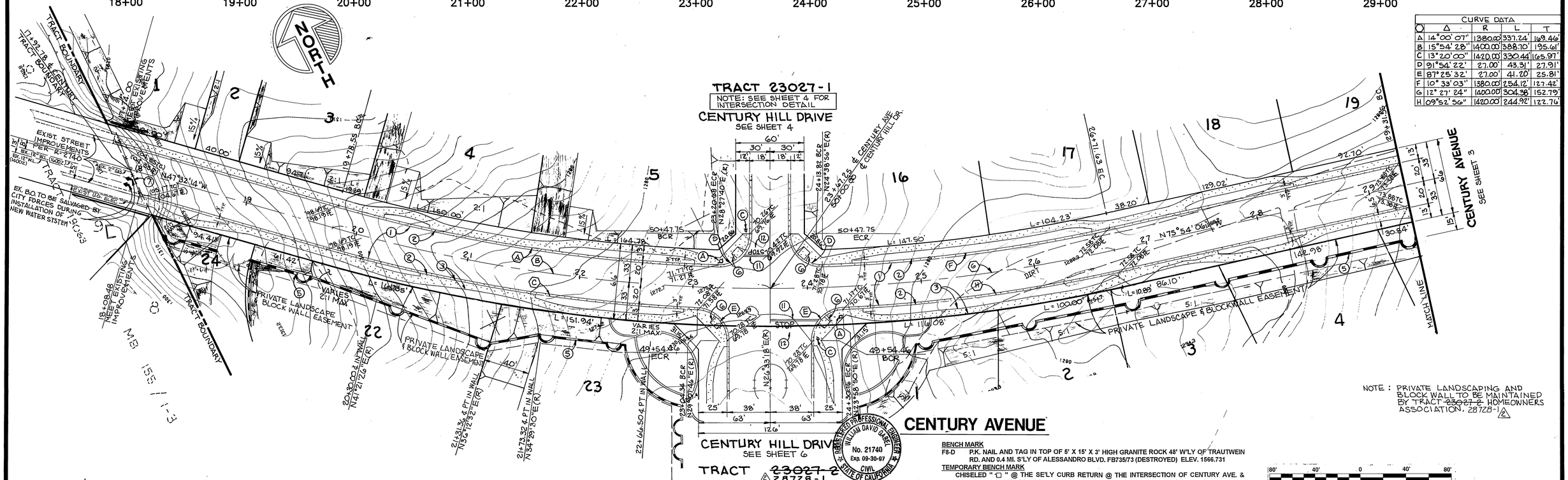
WO 998

CITY BUSINESS TAX CERTIFICATION NO. 012144 EXP. DATE 12-31-95 KARLA

INDEXED 10-31-95 GH PC 3735-S



CURVE DATA				
○	Δ	R	L	T
A	14°00'07"	1380.00'	337.24'	169.46'
B	15°54'28"	1400.00'	388.70'	195.61'
C	13°20'00"	1420.00'	330.44'	165.97'
D	91°54'22"	27.00'	43.31'	27.91'
E	87°25'32"	27.00'	41.20'	25.81'
F	10°33'03"	1380.00'	254.12'	127.42'
G	12°27'24"	1400.00'	304.38'	152.79'
H	09°52'56"	1420.00'	244.92'	122.76'



NOTE: PRIVATE LANDSCAPING AND BLOCK WALL TO BE MAINTAINED BY TRACT ~~23027-2~~ HOMEOWNERS ASSOCIATION. 28728-1

REGISTERED PROFESSIONAL ENGINEER
WILLIAM DAVID GABEL
No. 21740
Exp. 09-30-97
CIVIL
STATE OF CALIFORNIA

BENCH MARK

F8-D P.K. NAIL AND TAG IN TOP OF 5' X 15' X 3' HIGH GRANITE ROCK 48' W'LY OF TRAUTWEIN RD. AND 0.4 MI. S'LY OF ALESSANDRO BLVD. FB735/73 (DESTROYED) ELEV. 1566.731

TEMPORARY BENCH MARK

CHISELED "□" @ THE SE'LY CURB RETURN @ THE INTERSECTION OF CENTURY AVE. & ALEGRE CT. ELEV. 1283.04

80' 40' 0 40' 80'

Underground Service Alert
Call: TOLL FREE
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422-4133
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM
VOID ONE YEAR AFTER THIS DATE
APPROVED 10-5-94 DATED

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
APPROVED DATED

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED
DATE

GABEL, COOK & BECKLUND
CIVIL ENGINEERS · LAND SURVEYORS
LAND PLANNERS
125 West La Cadena Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8092 Facsimile (909) 788-5184
APPROVED BY:
DATE
RCE 21740 EXPIRES 30 SEPT. 1997

MARK	REVISIONS	APPR.	DATE
△	REVISED TRACT NUMBERS	FEED RMC	3/18/95

DESIGNED BY JLE DRAWN BY CLL CHECKED BY WDG

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7/24/95	
PARK DEPARTMENT		
TRAFFIC DIVISION	7-20-95	
DEPUTY P.W. DIRECTOR	8-16-95	RMC
	8/16/95	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 8/18/95

STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 23027-1 & ~~2~~ 28728-1
CENTURY AVENUE

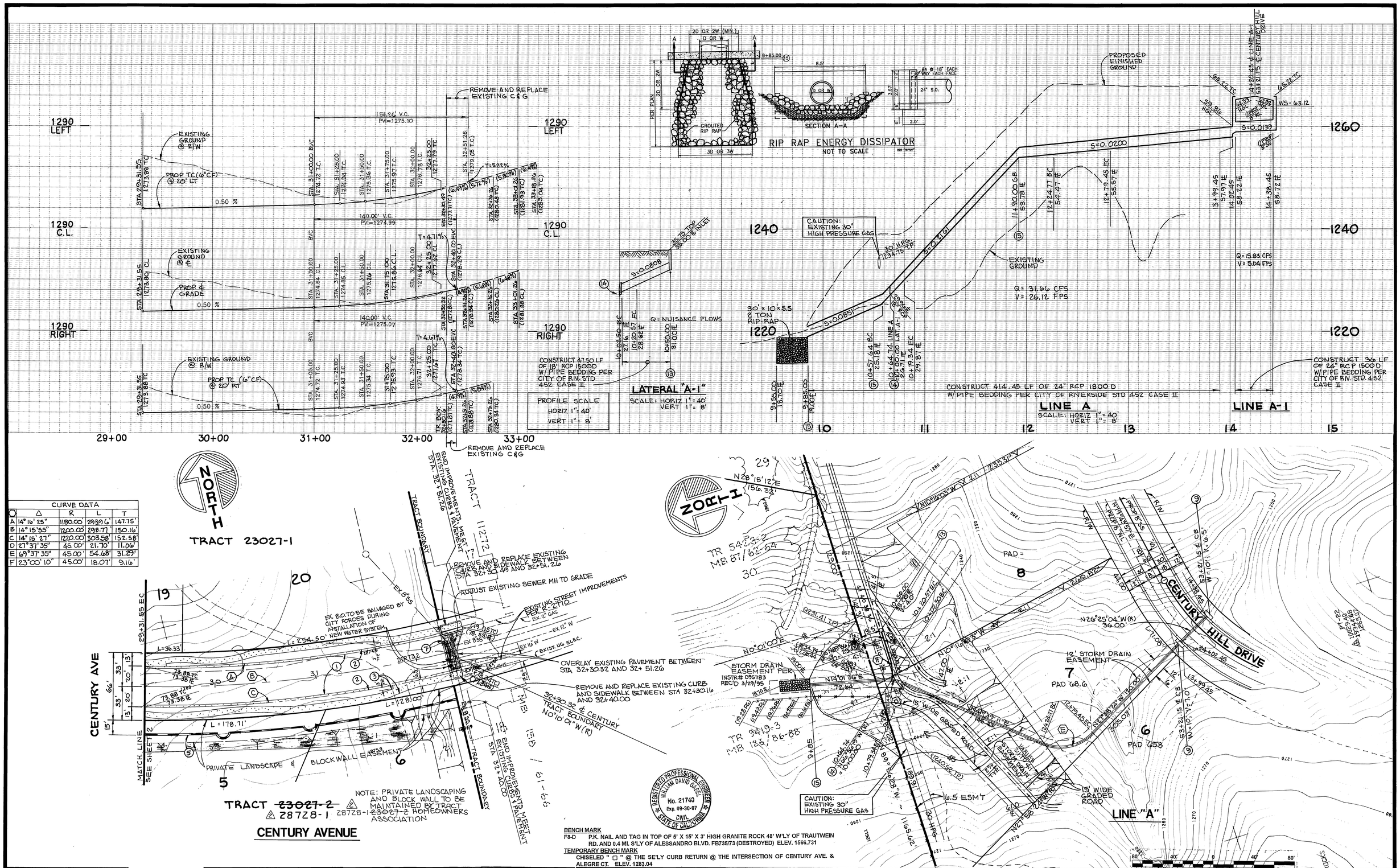
ACCOUNT NO.
R-3378
SHEET 2 OF 7

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

WO 998

INDEXED 10-31-95 GH

PC 3735-S



BENCH MARK

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TEMPORARY BENCH MARK

CHISELED " □ " @ THE SE'LY CURB RETURN @ THE INTERSECTION OF CENTURY AVE. & ALEGRE CT. ELEV. 1283.04

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM
VOID ONE YEAR AFTER THIS DATE
Richard L. Nichols 10-5-94
APPROVED DATED

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
APPROVED DATED

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED
DATE 6-15-94

GABEL, COOK & BECKLUND
CIVIL ENGINEERS · LAND SURVEYORS
LAND PLANNERS
125 West La Cadena Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8092 Facsimile (909) 788-5184
APPROVED BY: 6-6-94
DATE
RCE 21740 EXPIRES 30 SEPT. 1997

MARK	REVISIONS	APPR.	DATE
A	REVISED TRACT NUMBERS		3/18/96

DESIGNED BY JLE DRAWN BY CLL CHECKED BY WDG

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7/14/95	
PARK DEPARTMENT	7-21-95	
TRAFFIC DIVISION	7-20-95	
DEPUTY P.W. DIRECTOR	8-11-95	
STREET SERVICES	7-16-95	

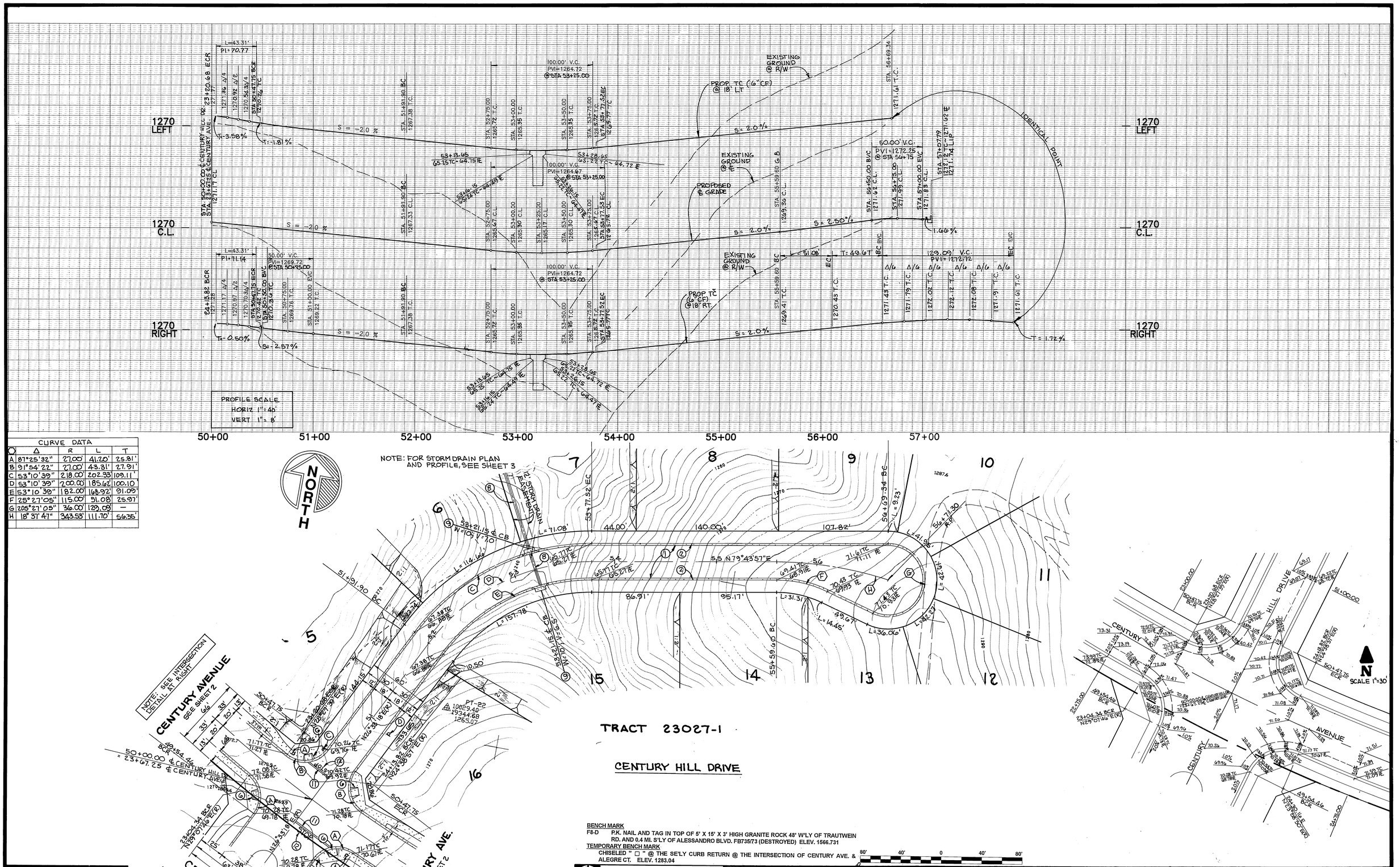
APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 8/18/95

STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 23027-1 & ~~-2~~ 28728-1
CENTURY AVENUE
LINE A & LINE A-1

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

ACCOUNT NO.
R-3378
SHEET 3 OF 7
WO 998

INDEXED 10-31-95 GH PC 3735-S



CURVE DATA				
	Δ	R	L	T
A	87°25'32"	27.00'	41.20'	25.81'
B	91°54'22"	27.00'	43.31'	27.91'
C	53°10'39"	218.00'	202.33	109.11'
D	53°10'39"	200.00'	185.62'	100.10
E	53°10'39"	182.00'	168.92'	91.09'
F	25°27'05"	115.00'	51.08'	25.97'
G	205°27'09"	36.00'	129.09'	—
H	18°37'47"	343.53'	111.70'	56.35'

BENCH MARK
F8-D P.K. NAIL AND TAG IN TOP OF 5' X 15' X 3' HIGH GRANITE ROCK 48' W'LY OF TRAUTWEIN RD. AND 0.4 MI. S'LY OF ALESSANDRO BLVD. FB735/73 (DESTROYED) ELEV. 1566.731

TEMPORARY BENCH MARK
CHISELED " □ " @ THE SE'LY CURB RETURN @ THE INTERSECTION OF CENTURY AVE. & ALEGRE CT. ELEV. 1283.04

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REGISTERED PROFESSIONAL ENGINEER WILLIAM DAVID GABEL No. 21740 Exp. 09-30-97 CIVIL STATE OF CALIFORNIA

GABEL, COOK & BECKLUND
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LAND PLANNERS
125 West La Codena Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8092 Facsimile (909) 788-5184

APPROVED BY: 4 Oct 94 DATE
RCE 21740 EXPIRES 30 SEPT. 1997

MARK	REVISIONS	APPR.	DATE
A	REVISED TRACT NUMBERS	RMG	3/14/95

DESIGNED BY JLE DRAWN BY CLL CHECKED BY WDG

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

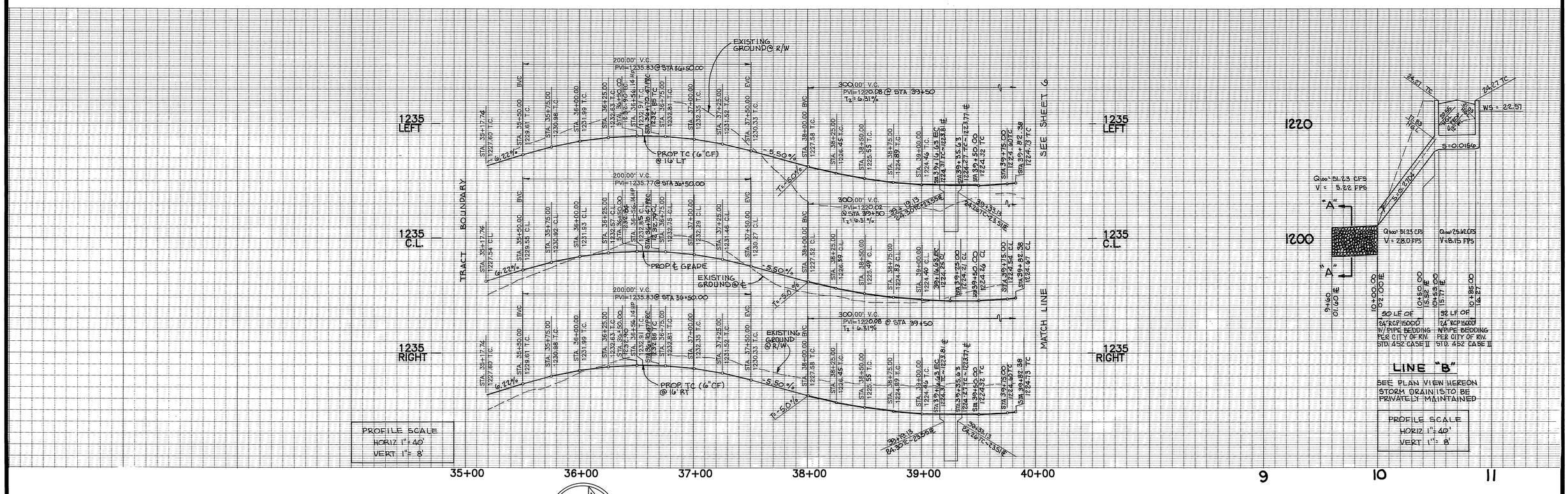
APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7/26/95	
PARK DEPARTMENT	4/26/94	
TRAFFIC DIVISION	7-20-95	
DEPUTY ENG. DIRECTOR	8-17-95	RMG
STREET SERVICES	8-16-95	

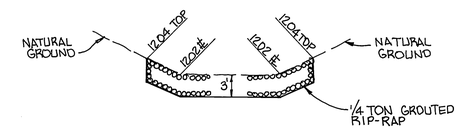
APPROVED BY Dave Bell
PUBLIC WORKS DIRECTOR
DATE 8/18/95

STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 23027-1 & ~~-2~~ 28728-1
CENTURY HILL DRIVE

ACCOUNT NO. R-3378
SHEET 4 OF 7
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'
WO 998

INDEXED 10-31-95 GH PC 3735-5

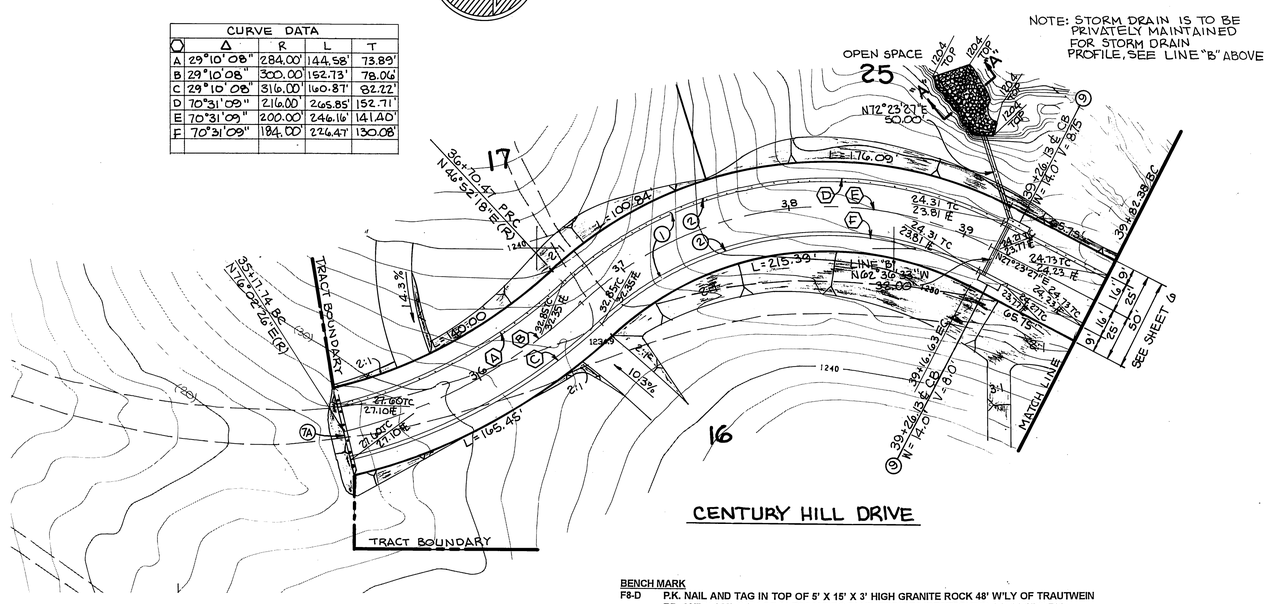




SECTION "A"-"A"
N.T.S.

NORTH

CURVE DATA				
	Δ	R	L	T
A	29°10'08"	284.00'	144.58'	73.89'
B	29°10'08"	300.00'	152.73'	78.06'
C	29°10'08"	316.00'	160.87'	82.22'
D	70°31'09"	216.00'	265.85'	152.71'
E	70°31'09"	200.00'	246.16'	141.40'
F	70°31'09"	184.00'	226.47'	130.08'



CENTURY HILL DRIVE

BENCH MARK
F8-D P.K. NAIL AND TAG IN TOP OF 5' X 15' X 3' HIGH GRANITE ROCK 48' W'LY OF TRAUTWEIN RD. AND 0.4 MI. S'LY OF ALESSANDRO BLVD. FB735/73 (DESTROYED) ELEV. 1566.731

TEMPORARY BENCH MARK
CHISELED " □ " @ THE SE'LY CURB RETURN @ THE INTERSECTION OF CENTURY AVE. & ALEGRE CT. ELEV. 1283.04

Underground Service Alert
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REGISTERED PROFESSIONAL ENGINEER
WILLIAM DAVID GABEL
No. 21740
Exp. 09-30-97
CIVIL
STATE OF CALIFORNIA

GABEL, COOK & BECKLUND
CIVIL ENGINEERS · LAND SURVEYORS
LAND PLANNERS
125 West La Cadena Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8092 Facsimile (909) 788-5184

APPROVED BY:
6-6-94
DATE
RCE 21740 EXPIRES 30 SEPT. 1997

MARK	REVISIONS	APPR.	DATE
2	REVISED TRACT NUMBERS	RHG	3-10-95

DESIGNED BY JLE DRAWN BY CLL CHECKED BY WDG

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7/26/95	
PARK DEPARTMENT	9-26-94	
TRAFFIC DIVISION	7-20-95	
DEPUTY P.W. DIRECTOR	8-17-95	RHG
	8/16/95	

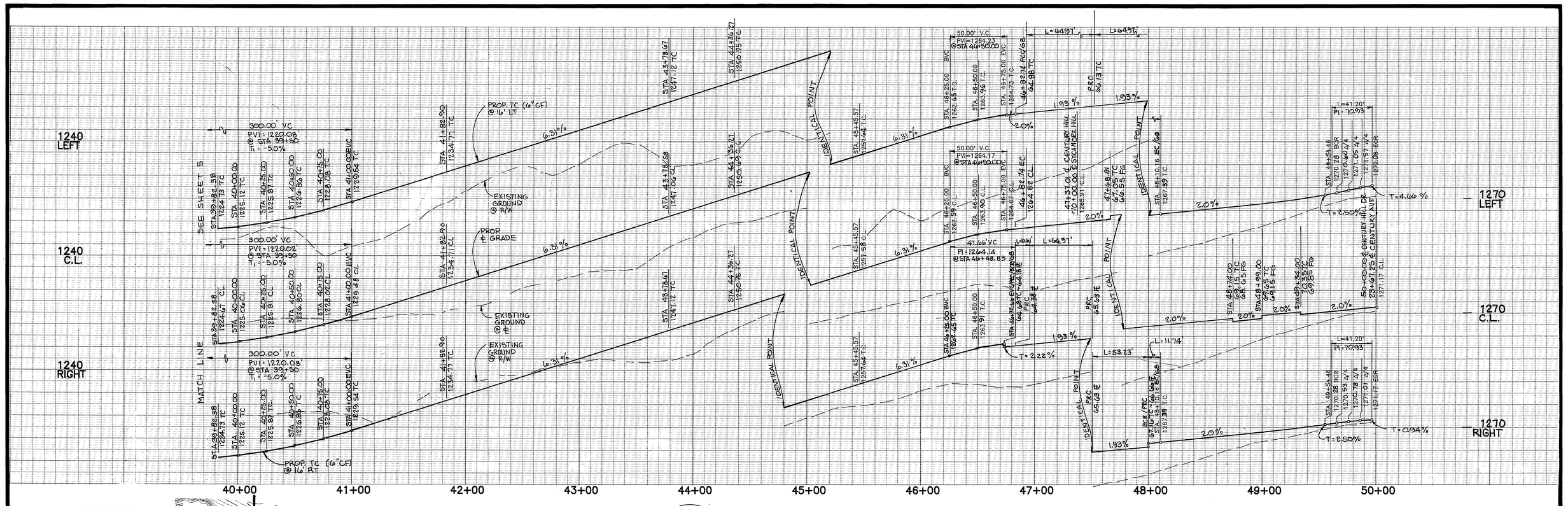
APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 8/18/95

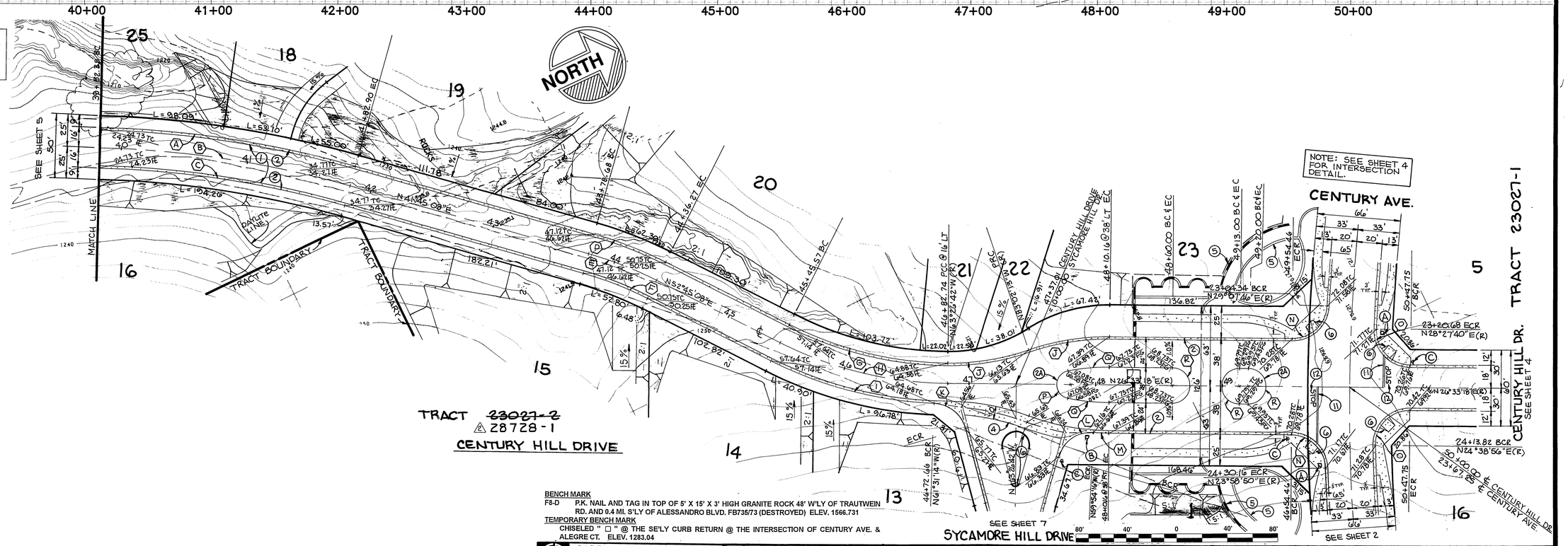
STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 23027-1 & ~~-2~~ 2 △
28728-1
CENTURY HILL DRIVE

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

ACCOUNT NO.
R-3378
SHEET 5 OF 7
WO 998
PC 3735-S

INDEXED 10-31-95 KH





PROFILE SCALE
VERT: 1 in = 8 ft
HORZ: 1 in = 40 ft

CURVE DATA				
	Δ	R	L	T
A	14°21'41"	816.00'	204.53'	102.81'
B	14°21'41"	800.00'	200.52'	100.79
C	14°21'41"	784.00	196.51'	98.77'
D	11°00'00"	316.00'	60.67'	30.43'
E	11°00'00"	300.00	57.59'	28.89'
F	11°00'00"	284.00'	54.52'	27.35'
G	26°11'50"	284.00'	129.85'	66.08
H	26°11'50"	300.00	137.17'	69.80
I	24°16'22"	316.00'	133.00	67.95'
J	19°35'31"	190.00'	64.97'	32.80'
K	72°35'31"	27.00'	34.21'	19.83
L	78°03'25"	27.00'	36.78	21.89'
M	03°32'26"	190.00	11.74'	5.87'
N	87°25'32"	27.00'	41.20	25.81'
O	91°54'22"	27.00'	43.31'	27.91'
P	157°25'04"	11.00'	30.22'	55.03
Q	11°17'28"	166.00'	32.71'	16.41'
R	180°00'00"	14.00'	43.98	—

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BENCH MARK
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TEMPORARY BENCH MARK
CHISELED " □ " @ THE SE'LY CURB RETURN @ THE INTERSECTION OF CENTURY AVE. & ALEGRE CT. ELEV. 1283.04

REGISTERED PROFESSIONAL ENGINEER
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Telephone (909) 788-8092 Facsimile (909) 788-5184

APPROVED BY:
4-20-94
DATE
RCE 21740 EXPIRES 30 SEPT. 1997

MARK	REVISIONS	APPR.	DATE
△	REVISED TRACT NUMBERS	RLG	3-18-95

DESIGNED BY JLE DRAWN BY CLL CHECKED BY WOG

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7/14/95	
PARK DEPARTMENT	7-26-95	
TRAFFIC DIVISION	7-20-95	
DEPUTY P.W. DIRECTOR	8-17-95	
	8/16/95	

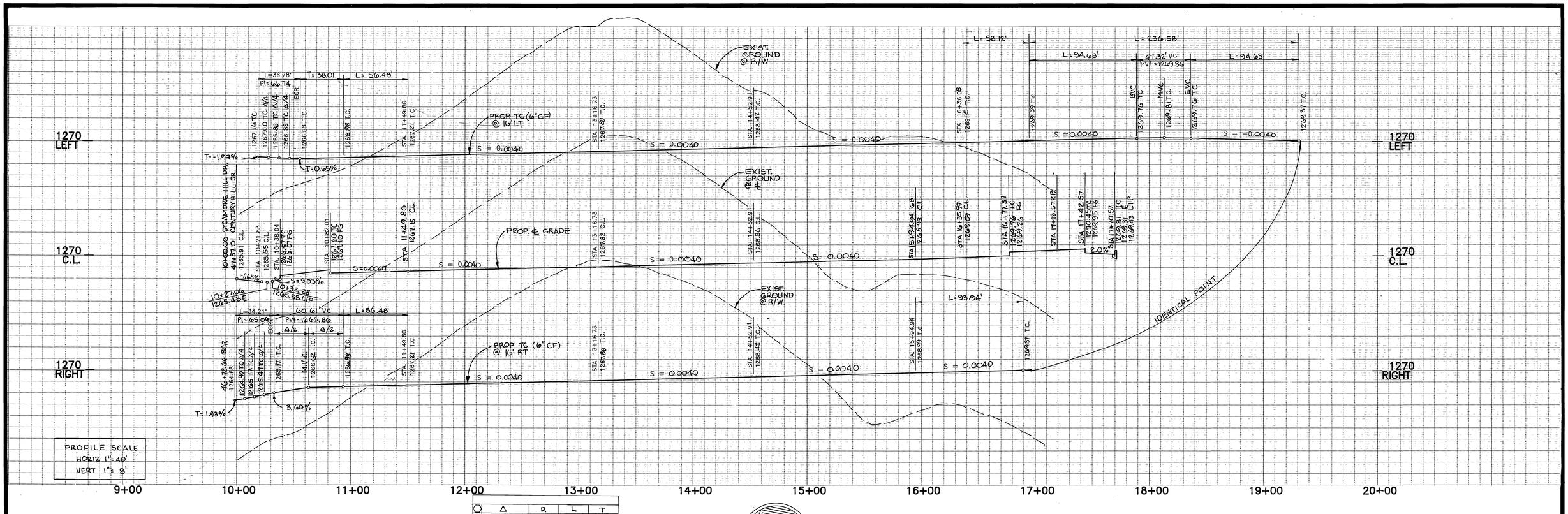
APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 8/18/95

STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 23027-1 & ~~-2~~ △ 28728-1
CENTURY HILL DRIVE

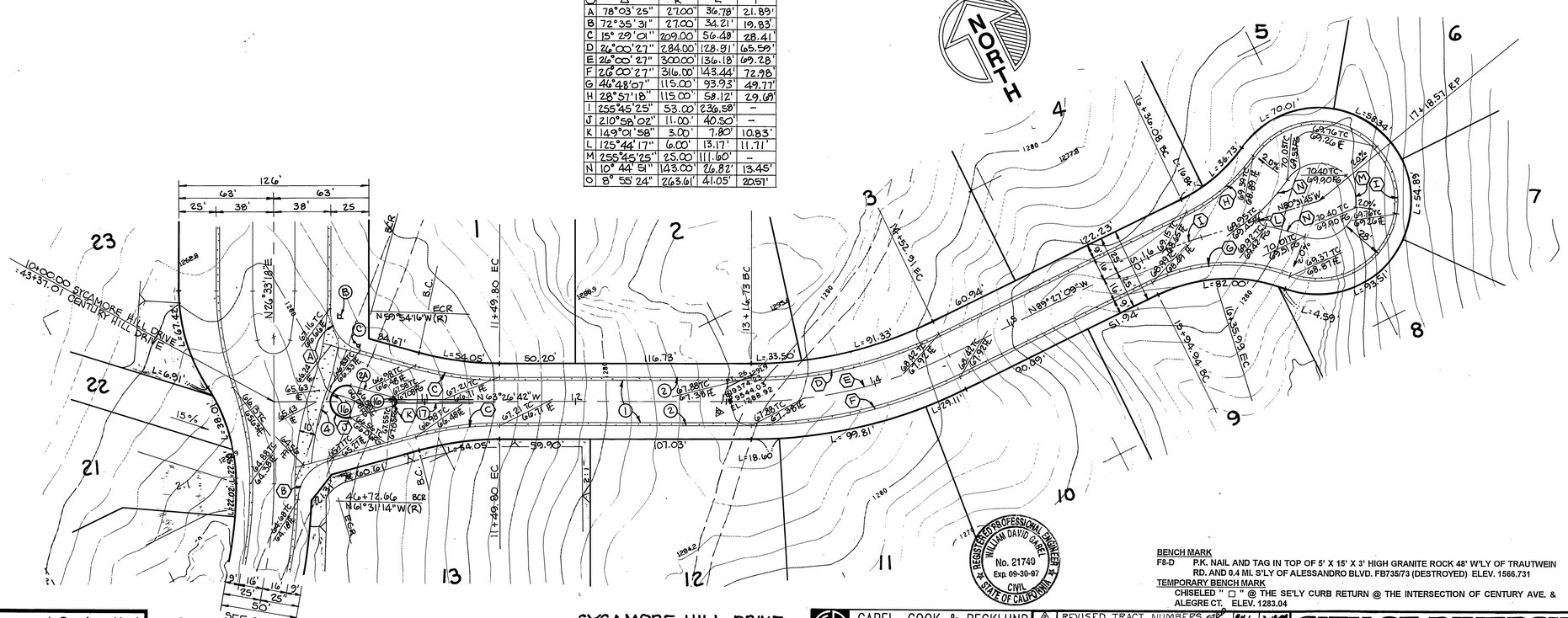
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO.
R-3378
SHEET 6 OF 7
WO 998

INDEXED 10-31-95
PC 3735-S



	Δ	R	L	T
A	78°03'25"	27.00'	36.78'	21.89'
B	72°35'31"	27.00'	34.21'	19.83'
C	15°29'01"	209.00	56.48'	28.41'
D	26°00'27"	284.00'	128.91'	65.59'
E	26°00'27"	300.00'	136.18'	69.28'
F	26°00'27"	316.00'	143.44'	72.98'
G	46°48'07"	115.00'	93.93'	49.77'
H	28°57'18"	115.00'	58.12'	29.69'
I	255°45'25"	53.00'	236.58'	–
J	210°58'02"	11.00'	40.50'	–
K	149°01'58"	3.00'	7.80'	10.83'
L	125°44'17"	6.00'	13.17'	11.71'
M	255°45'25"	25.00'	111.60'	–
N	10°44'51"	143.00'	26.82'	13.45'
O	8°55'24"	263.61'	41.05'	20.51'



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TEMPORARY BENCH MARK
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REGISTERED PROFESSIONAL ENGINEER WILLIAM DAVID GABEL No. 21740 Exp. 09-30-97 CIVIL STATE OF CALIFORNIA

80' 40' 0 40' 80'

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APPROVED BY: 4 Nov 94
DATE
RCE 21740 EXPIRES 30 SEPT. 1997

MARK	REVISIONS	APPR.	DATE
A	REVISED TRACT NUMBERS	RMG	3-18-96

DESIGNED BY JLE DRAWN BY CLL CHECKED BY WDG

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7/26/95	
PARK DEPARTMENT	7/26/95	
TRAFFIC DIVISION	7-20-95	
DEPUTY P.W. DIRECTOR	8-17-95	RMG
	8/14/95	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 8/18/95

STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 23027-1 & ~~-2~~ 28728-1
SYCAMORE HILL DRIVE

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

ACCOUNT NO.
R-3378
SHEET 7 OF 7
WO 998

INDEXED 10-31-95 GH PC 3735-S