GENERAL NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
8. THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
9. ON ALL AREAS WITHIN PUBLIC RIGHT-OF-WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
10. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
11. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
12. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
14. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
15. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
16. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

PARK DEPARTMENT NOTES

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

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D.
BROOKSTONE COURT	PRIVATE STREET - NO STREET TREES REQUIRED			
PARKSCAPE DRIVE	PRIVATE STREET - NO STREET TREES REQUIRED			
RIVERFALL COURT	PRIVATE STREET - NO STREET TREES REQUIRED			
SPRINGWAY COURT	PRIVATE STREET - NO STREET TREES REQUIRED			
TRAILHILL COURT	PRIVATE STREET - NO STREET TREES REQUIRED			
WATERVIEW COURT	PRIVATE STREET - NO STREET TREES REQUIRED			

STREET NAME AND TRAFFIC SIGN SCHEDULE

	NAME	BLOCK NO.
A	R-1 (STOP SIGN - 30")	
B	PARKSCAPE DRIVE	4700
	WATERVIEW COURT	11200
C	PARKSCAPE DRIVE	4800
	SPRINGWAY COURT	11200
D	PARKSCAPE DRIVE	4800
	BROOKSTONE COURT	4800
E	PARKSCAPE DRIVE	4800
	TRAILHILL COURT	4800
F	PARKSCAPE DRIVE	4700
	RIVERFALL COURT	11200

INSTALL SIGNS PER C/R STD. 662 (PRIVATE) AND STD. 666

NOTICE TO CONTRACTOR

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

CHARTER COMMUNICATIONS	MEDIA-ONE CORONA
PACIFIC BELL MOBILE SERVICE	PACIFIC BELL
QUESTAR LINE 90 COMPANY	CITY OF RIVERSIDE
SANTA ANA WATERSHED PROJECT AUTH.	THE GAS COMPANY

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

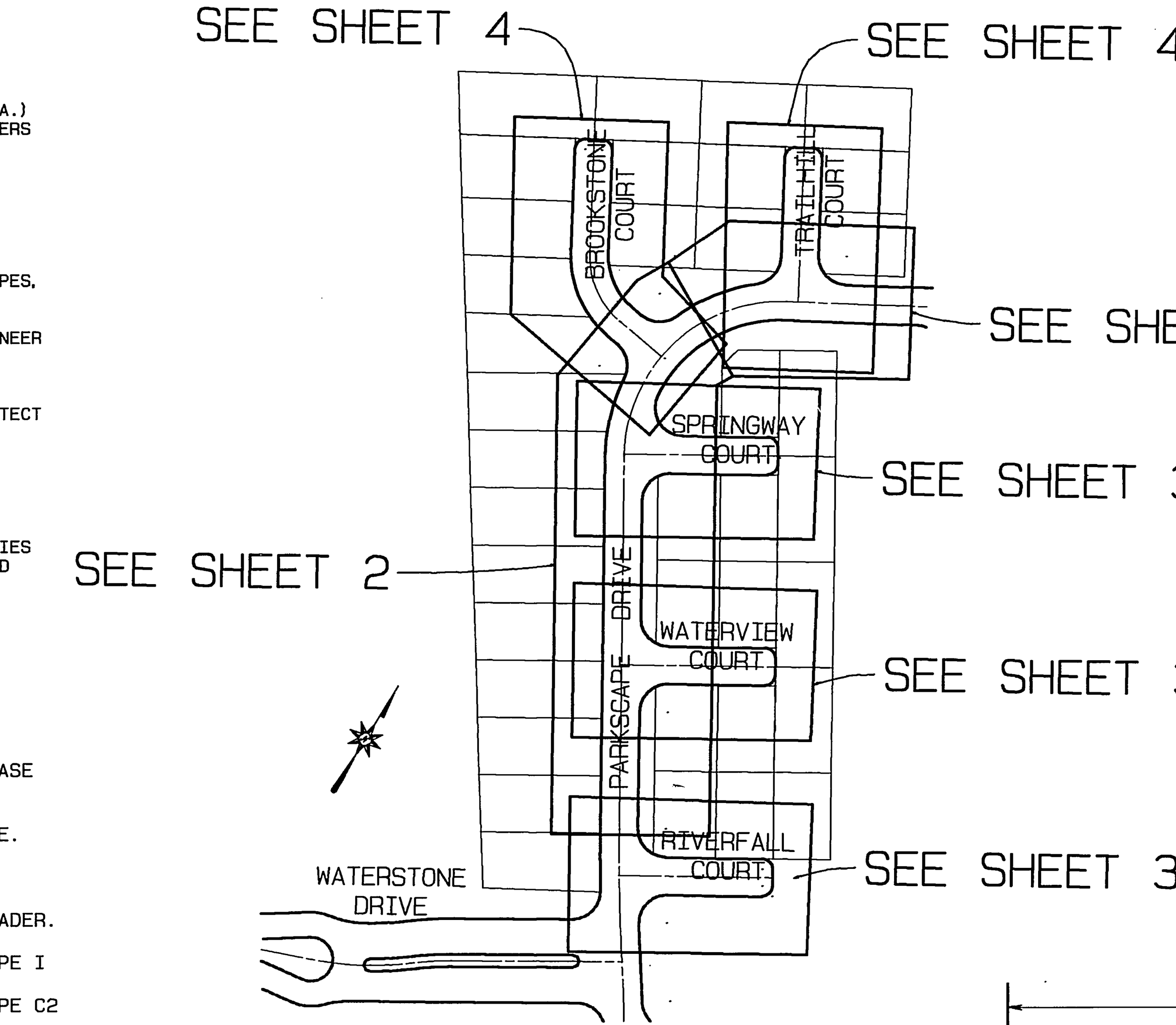
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

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

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

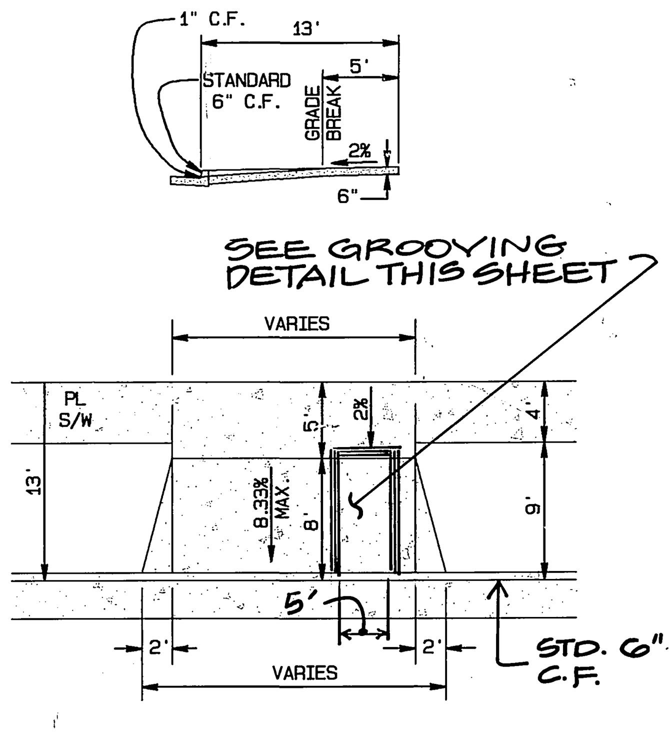
CONSTRUCTION NOTES

- △1 (1) CONSTRUCT 3.5" A.C. PAVING 4" CRUSHED AGGREGATE BASE PER S.R. 1576 , R-VALUE= 49 .
- (2) DEPRESS LIP OF GUTTER IN HANDICAP PATH AREA TO 5% SLOPE.
- (3) EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
- (180) CONSTRUCT STANDARD 180 BARRICADE W/ 2" X 4" REDWOOD HEADER.
- (200 I) CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- (200 C2) CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2
- (220) CONSTRUCT STANDARD 220, CROSS GUTTER (6 FT. WIDE)
- (302) CONSTRUCT STANDARD 302, DRIVEWAY APPROACH, MODIFIED PER DETAIL SHOWN HEREON. (TYPE PL-II)
- (304) CONSTRUCT STANDARD 304, WHEELCHAIR RAMP, TYPE II (MODIFIED) UNLESS OTHERWISE NOTED AS TYPE VI (MODIFIED) PER DETAILS SHOWN HEREON
- (325) CONSTRUCT STANDARD 325, 4 FT. SIDEWALK, MEANDERS FROM BACK OF CURB TO 7 FT., EXACT LOCATION AS SHOWN ON PLANS
- △2 (4) REMOVE EXISTING CURB
- (5) CONSTRUCT 5" ROLL CURB & GUTTER PER DETAIL HEREON.
- (6) CONSTRUCT UNDER SIDEWALK DRAIN PER APWA 151-1 S=12"



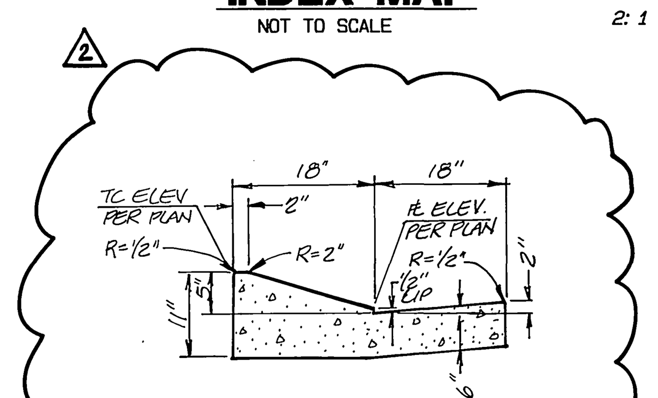
INDEX MAP

NOT TO SCALE

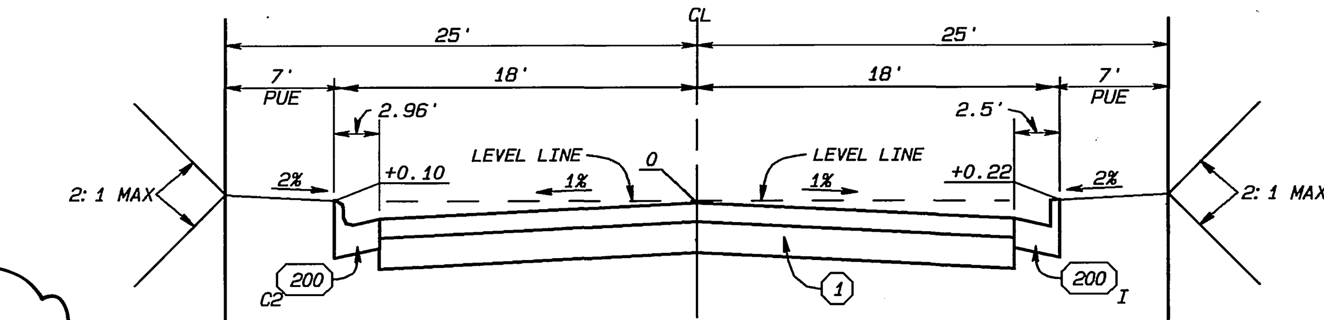


DRIVEWAY APPROACH DETAIL

NOT TO SCALE

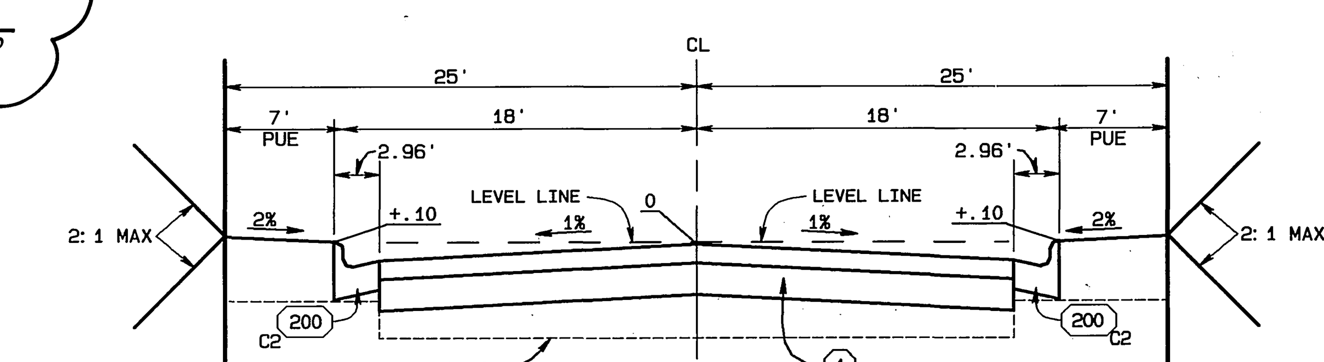


(5) 5" ROLL CURB & GUTTER
MODIFIED CITY OF RIVERSIDE STD DWG NO. 200 N.T.S.



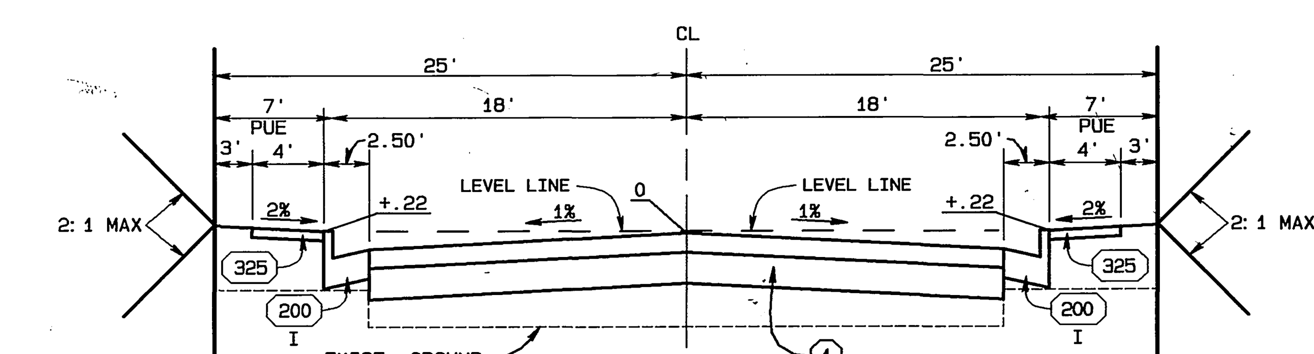
TYPICAL SECTION
NOT TO SCALE
T.I.=5.0

RIVERFALL COURT
(PRIVATE STREETS)



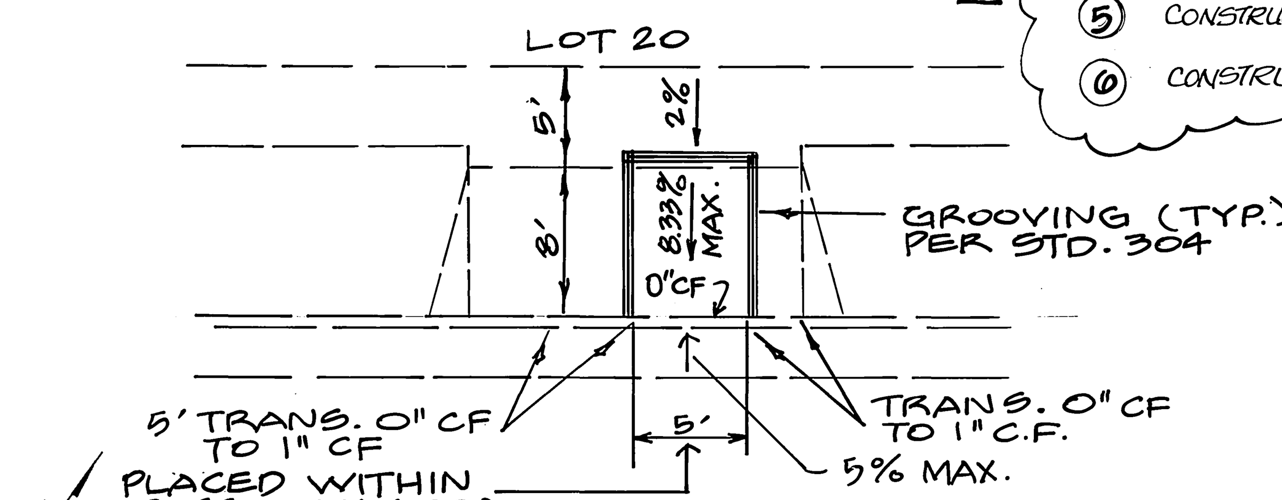
TYPICAL SECTION
NOT TO SCALE
T.I.=5.0

WATERVIEW COURT, SPRINGWAY COURT, BROOKSTONE COURT AND TRAILHILL COURT
(PRIVATE STREET)

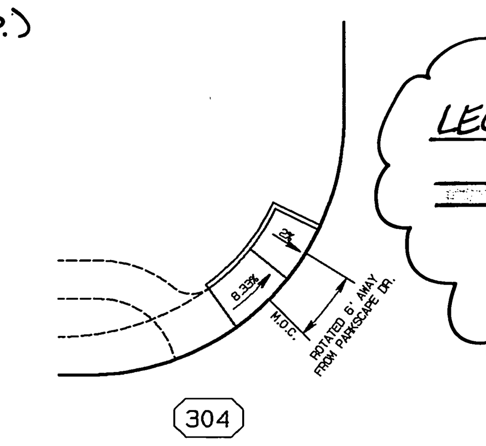


TYPICAL SECTION
NOT TO SCALE
T.I.=6.0

PARKSCAPE DRIVE
(PRIVATE STREET)



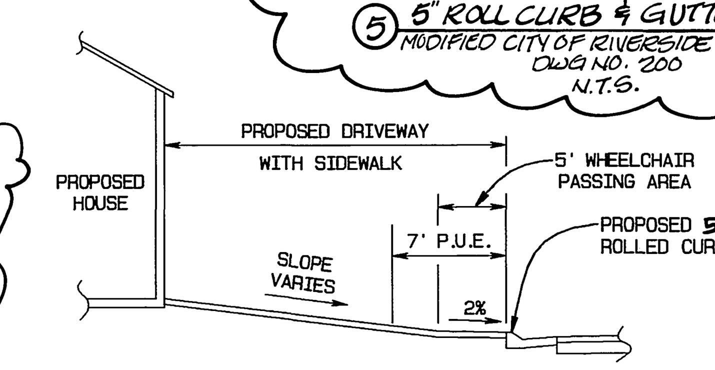
HANDICAP GROOVING DETAIL AT DRIVE FOR LOT 20
N.T.S.



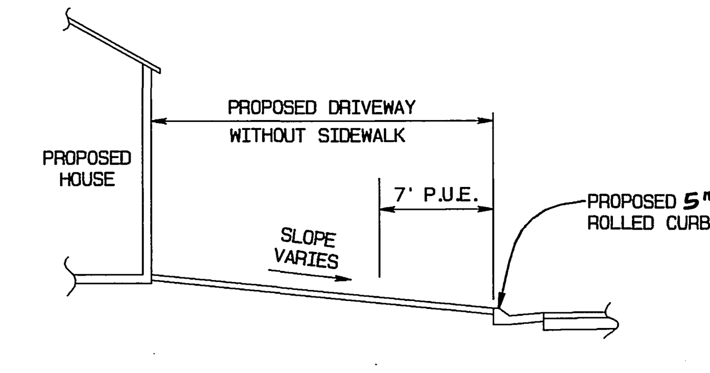
WHEELCHAIR RAMP STANDARD DRAWING NO. 304, TYPE II (MODIFIED)
2: 1 MAX
NOT TO SCALE

LEGEND
LIMITS OF REMOVE & REPLACE (R&R)

△2



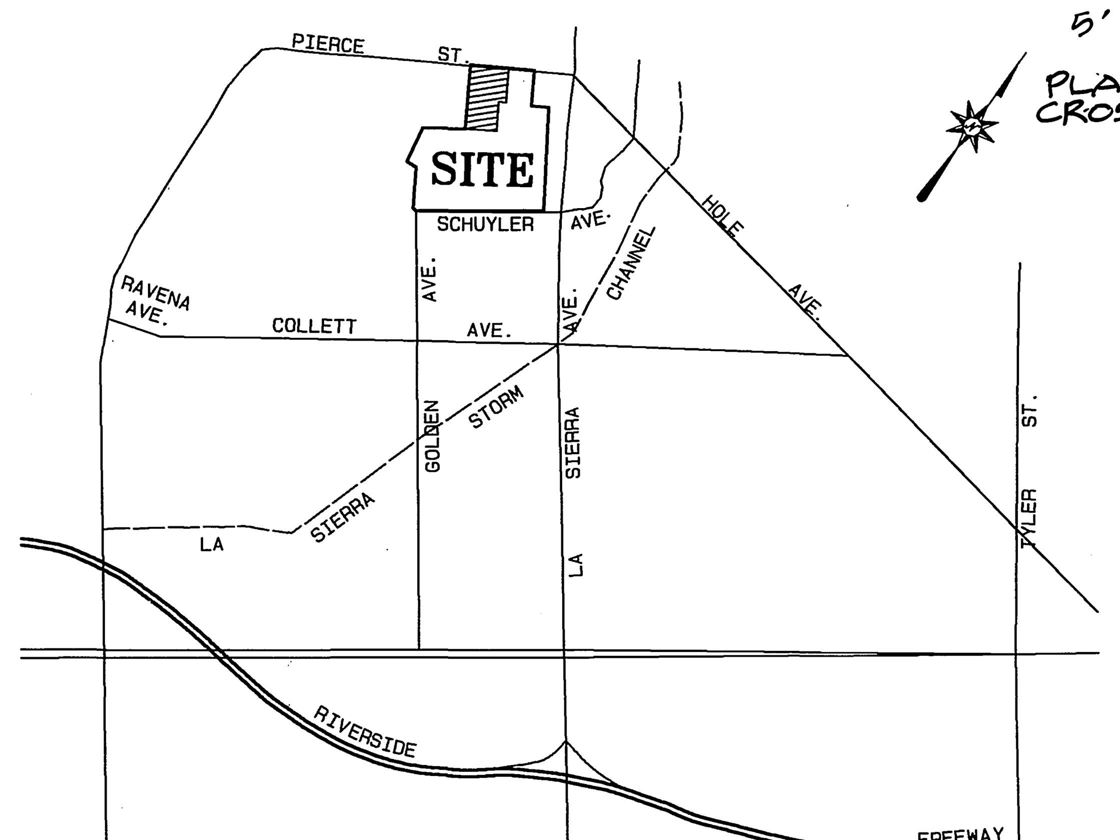
PROPOSED DRIVEWAY WITH SIDEWALK
NOT TO SCALE



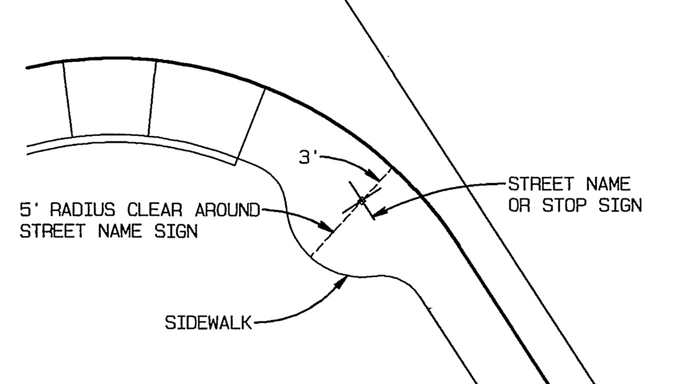
PROPOSED DRIVEWAY WITHOUT SIDEWALK
NOT TO SCALE

NOTE : ALL DRIVEWAYS TO BE CONSTRUCTED PER THIS DETAIL.

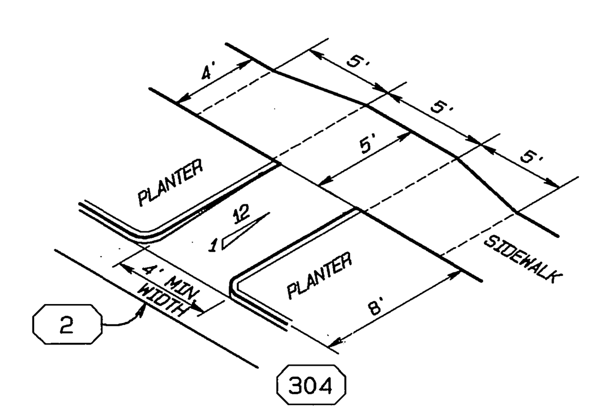
PROPOSED DRIVEWAY DETAIL
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



SIGN LOCATION DETAIL
NOT TO SCALE



WHEELCHAIR RAMP STANDARD DRAWING NO. 304, TYPE VI (MODIFIED)
NOT TO SCALE

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:
CITY OF RIVERSIDE BENCH MARK NO. F2-03 P.K. NAIL AND TAG IN THE MOST SOUTHERLY CURB RETURN AT PIERCE STREET AND GOLDEN AVENUE.

ELEVATION: 722.756

CITY OF RIVERSIDE ELECTRIC PUBLIC UTILITIES OVERHEAD AND UNDERGROUND
APPROVED BY [signature] DATE 4-9-01

SO. CALIFORNIA GAS COMPANY
APPROVED BY Geri Lee DATE 3/27/01

REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FAGHIHI NO. C39530 EXP. 12-31-01 CIVIL STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-01

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRAY STREET RIVERSIDE, CA 92506
(909) 686-1070
APPROVED BY [signature] DATE 3/2/01
R.C.E. NO. C39530
W.O. 99-312 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
△2	ADDED CONST. NOTES, DETAIL + R&R LIMITS MF 7/12/02	RVZ	4.9.03
△1	Added paving section, S.R.-1576 R-49	RVZ	8.30.02

DESIGNED BY: CRT CHECKED BY: [signature] PLN CHK REF [initials]

REGISTERED PROFESSIONAL ENGINEER JEFFREY KARL RUPP No. 42868 CIVIL STATE OF CALIFORNIA

REVISIONS BY:
DAVID EVANS & ASSOC.
800 N. HAVEN AVE #300
ONTARIO, CA 91764
(909) 481-5750
JEFFREY K. RUPP 3-20-03
DATE

*AS-BUILT PER PLANS 7-08-05 LH

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	4/20/01
PARK DEPARTMENT	[initials]	03/23/01
TRAFFIC DIVISION	[initials]	4/19/01
DEP. PUB. WKS. DIR.	[initials]	4/23/01
STREET SERVICES	[initials]	3/21/01

APPROVED BY R. McGrath
DIRECTOR OF PUBLIC WORKS
DATE 4-24-2001

STREET IMPROVEMENT PLAN

TRACT NO. 29090-2

INDEX MAP

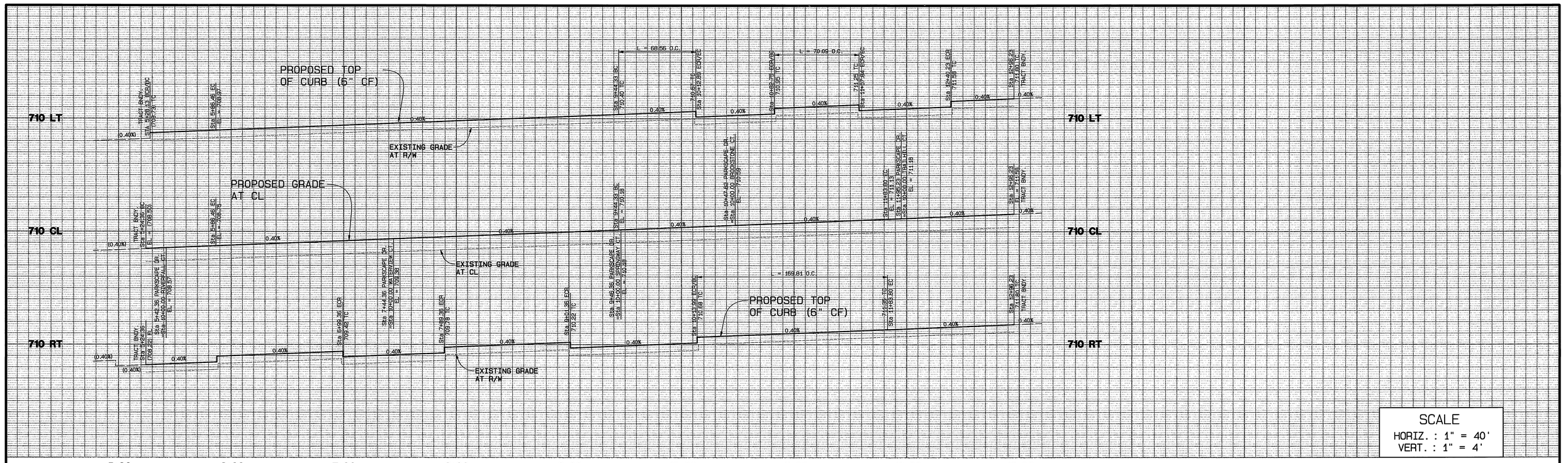
SCALE: AS SHOWN

ACCOUNT NO. 99-0312
DRAWING NUMBER
R-3615
SHEET 1 OF 4
99-0312A

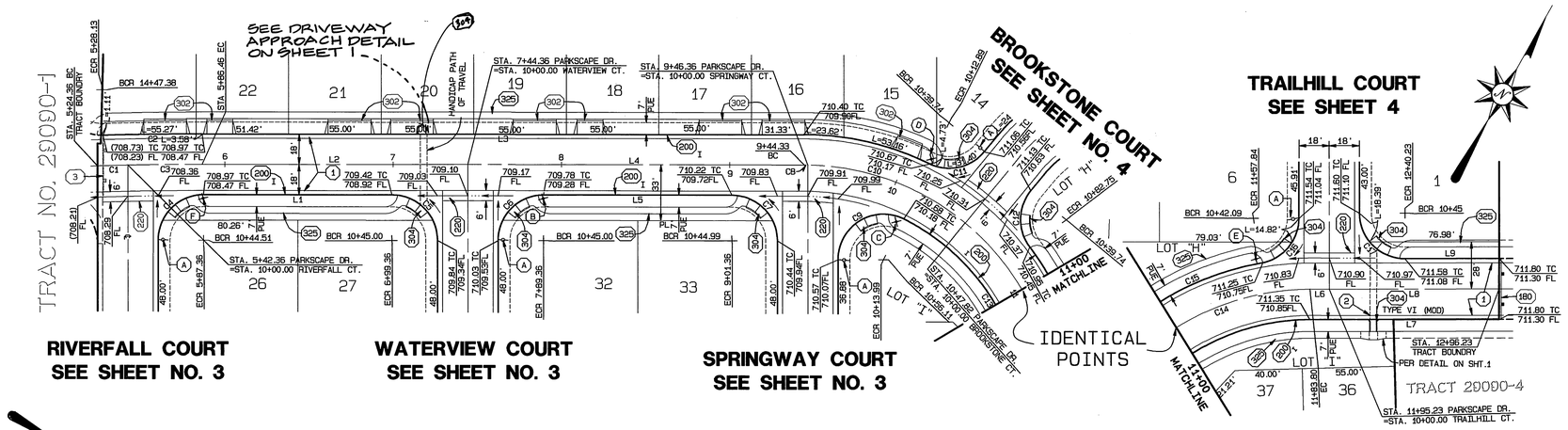
FILE: G:\1999\99-0312\990312st.pro PLOT DATE: 3/2/2001

PC-4367-92

INDEXED 6-13-01 LH



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



RIVERFALL COURT
SEE SHEET NO. 3

WATERVIEW COURT
SEE SHEET NO. 3

SPRINGWAY COURT
SEE SHEET NO. 3

TRAILHILL COURT
SEE SHEET 4

PARKSCAPE DRIVE

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	18.00'	2000.00'	00°30'57"	9.00'
C2	58.85'	2018.00'	01°40'16"	29.43'
C3	44.10'	2000.00'	01°15'48"	22.05'
C4	42.41'	27.00'	90°00'00"	27.00'
C5	42.41'	27.00'	90°00'00"	27.00'
C6	42.41'	27.00'	90°00'00"	27.00'
C7	42.41'	27.00'	90°00'00"	27.00'
C8	2.03'	150.00'	00°46'31"	1.01'
C9	54.85'	27.00'	116°36'33"	43.72'
C10	101.46'	150.00'	38°45'20"	52.76'
C11	36.12'	27.00'	76°39'27"	21.35'
C12	36.12'	27.00'	76°39'27"	21.35'
C13	149.43'	132.00'	64°51'44"	83.87'
C14	135.98'	150.00'	51°56'26"	73.05'
C15	84.10'	168.00'	28°41'00"	42.95'
C16	37.74'	27.00'	80°05'06"	22.69'
C17	42.41'	27.00'	90°00'00"	27.00'

LINE DATA

LINE	BEARING	DISTANCE
L1	N30°51'16"W	112.00'
L2	N30°51'16"W	157.90'
L3	N30°51'16"W	357.87'
L4	N30°51'16"W	199.97'
L5	N30°51'16"W	112.00'
L6	N60°37'00"E	11.42'
L7	N60°37'00"E	104.42'
L8	N60°37'00"E	101.00'
L9	N60°37'00"E	56.00'

CONSTRUCTION NOTES

(1) CONSTRUCT 3.0" A.C. PAVING, 4" CRUSHED AGGREGATE BASE PER S.R. 1976, R-VALUE= 44.

(2) DEPRESS LIP OF GUTTER IN HANDICAP PATH AREA TO 5% SLOPE.

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

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

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

(200 C2) CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2

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

(302) CONSTRUCT STANDARD 302, DRIVEWAY APPROACH, MODIFIED PER DETAIL SHOWN ON SHEET 2. (TYPE PL-II)

(304) CONSTRUCT STANDARD 304, WHEELCHAIR RAMP, TYPE II (MODIFIED) UNLESS OTHERWISE NOTED AS TYPE VI (MODIFIED) PER DETAILS SHOWN ON SHEET 2.

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

FILE: G:\1999\99-0312\99031st.pro PLOT DATE: 3/2/2001

*AS-BUILT PER PLANS 7-08-05 HH

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO. F2-03 P.K. NAIL AND TAG IN THE MOST SOUTHERLY CURB RETURN AT PIERCE STREET AND GOLDEN AVENUE.

ELEVATION: 722.756

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

REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FAGHIH ND. C39530 EXP. 12-31-01 CIVIL STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-01

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

APPROVED BY Mohammad Faghih DATE 3/12/01
R.C.E. NO. C39530

W.O. 99-311 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
1	Added paving section, S.R.-1976 R=44	MF	7/12/02
2		RW	8-30-02

DESIGNED BY: CRT CHECKED BY: MM PLN CHK REF

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		4/6/01
PARK DEPARTMENT		4/19/01
TRAFFIC DIVISION		4/10/01
DEP. PUB. WKS. DIR.		4/10/01
STREET SERVICES		4/11/01

APPROVED BY R. The Scott
DIRECTOR OF PUBLIC WORKS
DATE 4-24-2001

STREET IMPROVEMENT PLAN

TRACT NO. 29090-2

PARKSCAPE DRIVE

STA. 5+24.36 TO STA. 12+96.23

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

ACCOUNT NO. 99-0312

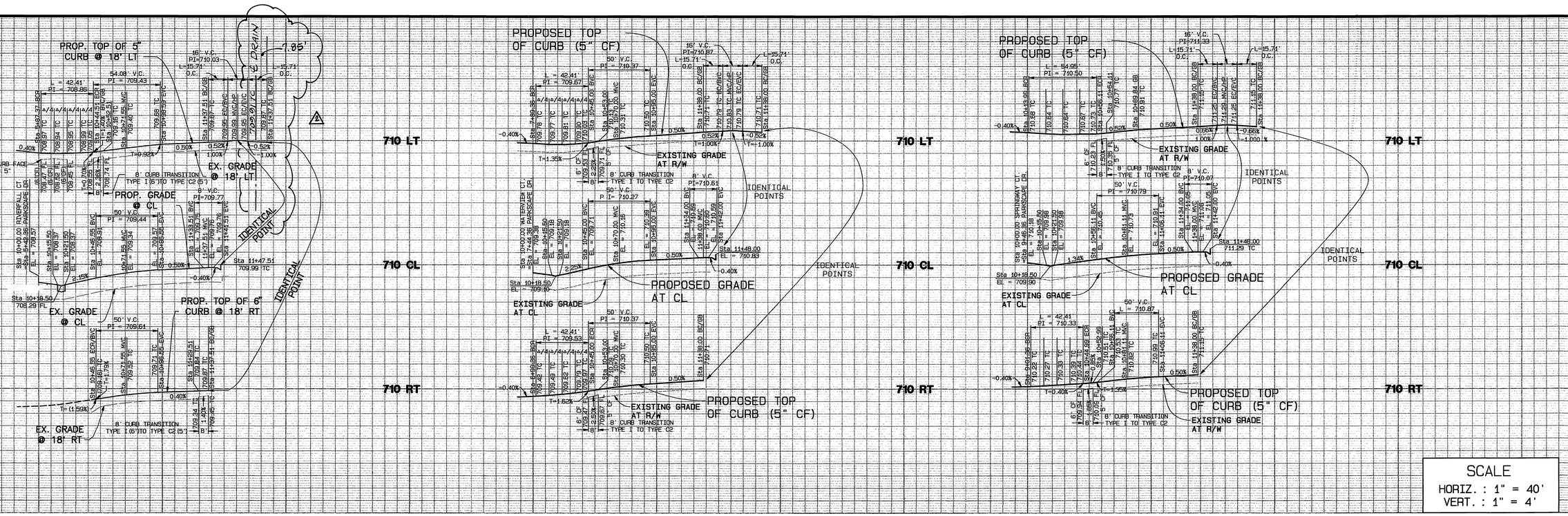
DRAWING NUMBER
R-3615

SHEET 2 OF 4

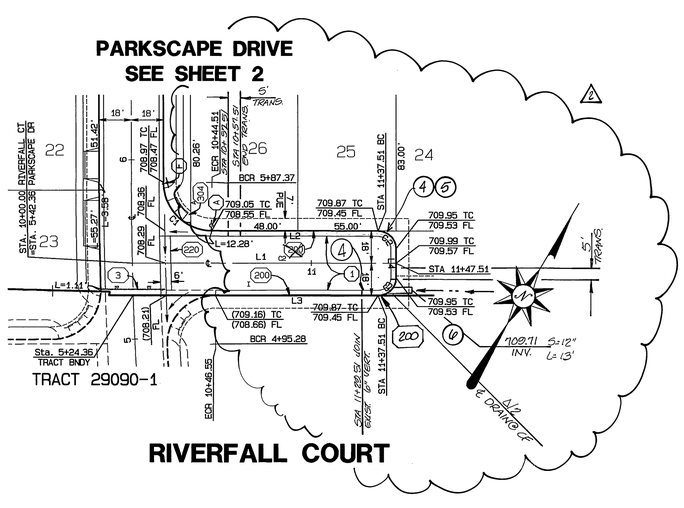
99-0312A

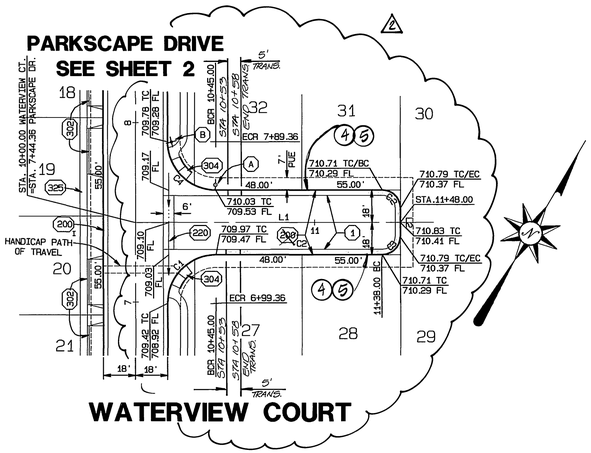
INDEXED 6-13-01 HH

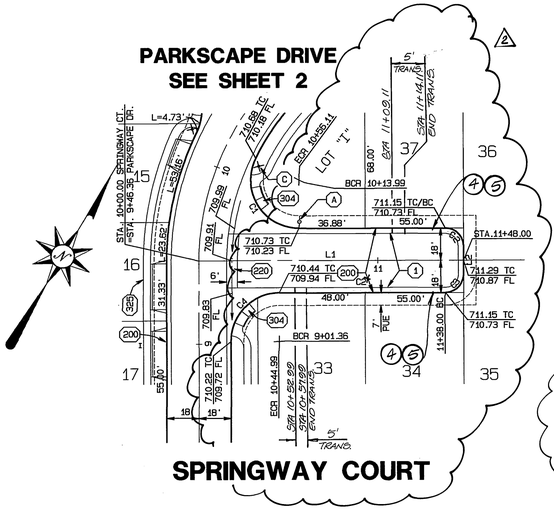
PC-41967-52



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







CONSTRUCTION NOTES

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

4. REMOVE EXISTING CURB
5. CONSTRUCT 5" ROLL CURB AND GUTTER PER DETAIL ON SHEET NO. 1
6. CONSTRUCT UNDER SIDEWALK DRAIN PER APWA 131-1 S=12"

CURVE DATA

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

LINE DATA

LINE	BEARING	DISTANCE
L1	N59°08'44"E	147.51'
L2	N59°08'44"E	93.00'
L3	N59°08'44"E	90.96'
L4	N30°51'16"W	16.00'

CURVE DATA

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

LINE DATA

LINE	BEARING	DISTANCE
L1	N15°18'39"W	361.78'
L2	N30°51'16"W	16.00'

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	54.95'	27.00'	116°36'32"	43.72'
C2	15.71'	10.00'	90°00'00"	10.00'
C3	15.71'	10.00'	90°00'00"	10.00'
C4	42.41'	27.00'	90°00'00"	27.00'

LINE DATA

LINE	BEARING	DISTANCE
L1	N59°08'44"E	148.00'
L2	N30°51'16"W	16.00'

REVISIONS BY:
DAVID EVANS & ASSOC.
800 N. HAVEN AVE. #300
ONTARIO, CA 91764
(909) 481-5750
JEFFREY K. RUPP — 3-20-03 DATE

REGISTERED PROFESSIONAL ENGINEER — JEFFREY KARL RUPP No. 42868 — CIVIL — STATE OF CALIFORNIA

FILE: G:\1999\99-0312\99031dst.pro PLOT DATE: 3/2/2001

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:
CITY OF RIVERSIDE BENCH MARK NO. F2-03 P.K. NAIL AND TAG IN THE MOST SOUTHERLY CURB RETURN AT PIERCE STREET AND GOLDEN AVENUE.
ELEVATION: 722.756

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

REGISTERED PROFESSIONAL ENGINEER — MOHAMMAD FAGHIH — NO. C39530 EXP. 12-31-01 — CIVIL — STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-01

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

APPROVED BY [signature] DATE 3/2/01
R.C.E. NO. C39530

W.O. 99-311 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
2	ADDED CONST. NOTES AND R/W LIMITS	RVZ	4-9-03
1	ADDED PAVING SECTION, S.R. 1570 R=49	RVZ	8-30-07

DESIGNED BY: CRT CHECKED BY: PLN CHK REF

*AS-BUILT PER PLANS 7-08-05 GH

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		4/9/03
PARK DEPARTMENT		4/9/03
TRAFFIC DIVISION		9/5/07
DEP. PUB. WKS. DIR.		9/30/07
STREET SERVICES		10/10/07

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 9-24-2001

STREET IMPROVEMENT PLAN

TRACT NO. 29090-2

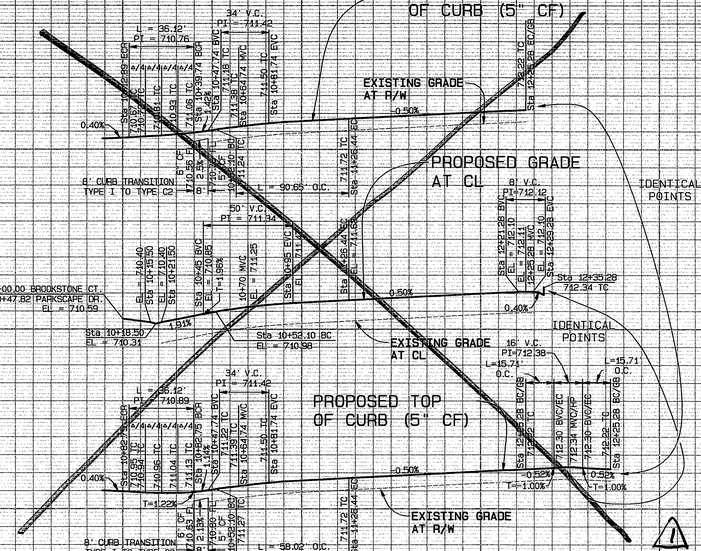
RIVERFALL COURT STA.10+00 TO STA. 11+47.51
WATERVIEW COURT STA.10+00 TO STA. 11+48
SPRINGWAY COURT STA.10+00 TO STA. 11+48

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

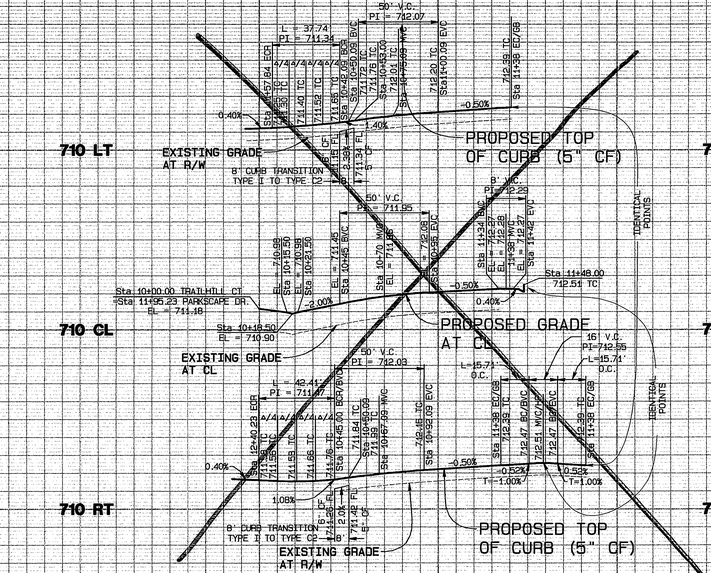
ACCOUNT NO. 99-0312
DRAWING NUMBER
R-3615
SHEET 3 OF 4
99-0312A

PC-4361-S2

INDEXED 6-13-01 GH

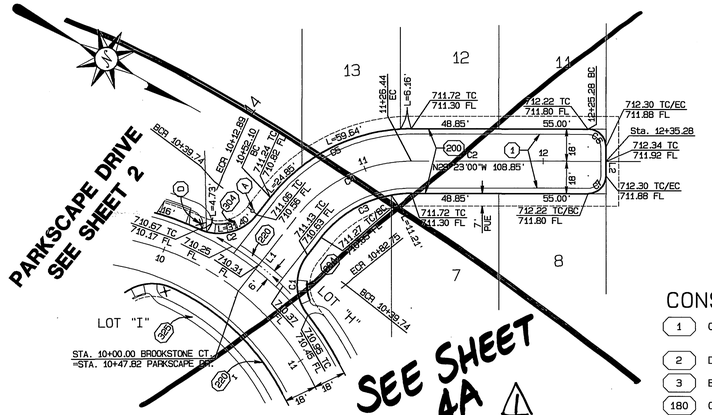


SEE SHEET 4A ⚠



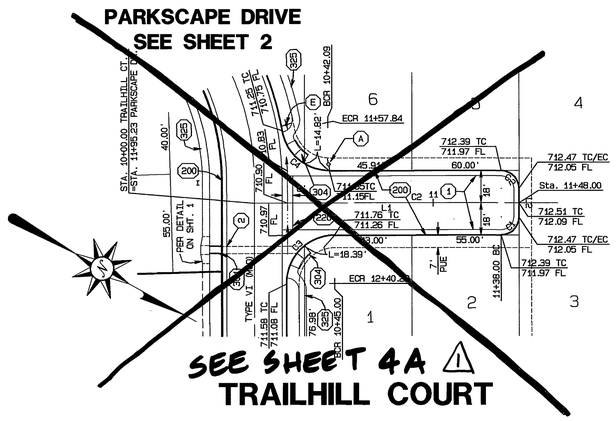
SEE SHEET 4A ⚠

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



SEE SHEET 4A ⚠

BROOKSTONE COURT



SEE SHEET 4A ⚠

TRAILHILL COURT

CONSTRUCTION NOTES

1. CONSTRUCT _____ A.C. PAVING_____ CRUSHED AGGREGATE BASE PER S.R. _____, R-VALUE= _____.
2. DEPRESS LIP OF GUTTER IN HANDICAP PATH AREA TO 5% SLOPE.
3. EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
180. CONSTRUCT STANDARD 180 BARRICADE W/ 2" X 4" REDWOOD HEADER.
200. CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
200 I. CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2
220. CONSTRUCT STANDARD 220, CROSS GUTTER (6 FT. WIDE)
302. CONSTRUCT STANDARD 302, DRIVEWAY APPROACH, MODIFIED PER DETAIL SHOWN ON SHEET 2. (TYPE PL-II)
304. CONSTRUCT STANDARD 304, WHEELCHAIR RAMP, TYPE II (MODIFIED) UNLESS OTHERWISE NOTED AS TYPE VI (MODIFIED) PER DETAILS SHOWN ON SHEET 2.
325. CONSTRUCT STANDARD 325, 4 FT. SIDEWALK, MEANDERS FROM BACK OF CURB TO 7 FT., EXACT LOCATION AS SHOWN ON PLANS

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	36.12'	27.00'	76°39'28"	21.35'
C2	36.12'	27.00'	76°39'27"	21.35'
C3	58.02'	64.00'	51°56'26"	31.17'
C4	74.34'	82.00'	51°56'26"	39.94'
C5	90.65'	100.00'	51°56'26"	48.71'
C6	15.71'	10.00'	90°00'00"	10.00'
C7	15.71'	10.00'	90°00'00"	10.00'

LINE DATA

LINE	BEARING	DISTANCE
L1	N81°19'26"W	52.10'
L2	N60°37'00"E	16.00'

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	15.71'	10.00'	90°00'00"	10.00'
C2	15.71'	10.00'	90°00'00"	10.00'
C3	42.41'	27.00'	90°00'00"	27.00'
C4	37.74'	27.00'	80°05'05"	22.69'

LINE DATA

LINE	BEARING	DISTANCE
L1	N29°23'00"W	148.00'
L2	N60°37'00"E	16.00'

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO. F2-03 P.K. NAIL AND TAG IN THE MOST SOUTHERLY CURB RETURN AT PIERCE STREET AND GOLDEN AVENUE.

ELEVATION: 722.756

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

REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD FAGHIH
NO. C39530
EXP. 12-31-01
CIVIL
STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-01

*AS-BUILT PER PLANS 7-08-03 4H

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

APPROVED BY [signature] DATE 3/2/01
R.C.E. NO. C39530

W.O. 99-311 FOR: GRIFFIN INDUSTRIES F.B. 1999

DESIGNED BY: C.E.T. CHECKED BY: [signature] PLN CHK REF\

MARK	REVISIONS	BY	DATE
1	Revised, replace with Sht 4A	MF	9/12/02
		RVZ	9-17-02

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	11/16/01
PARK DEPARTMENT	[signature]	11/16/01
TRAFFIC DIVISION	[signature]	11/16/01
DEP. PUB. WKS. DIR.	[signature]	11/30/01
STREET SERVICES	[signature]	12/31/01

APPROVED BY
[signature]
DIRECTOR OF PUBLIC WORKS
DATE 4-29-2001

STREET IMPROVEMENT PLAN

TRACT NO. 29090-2

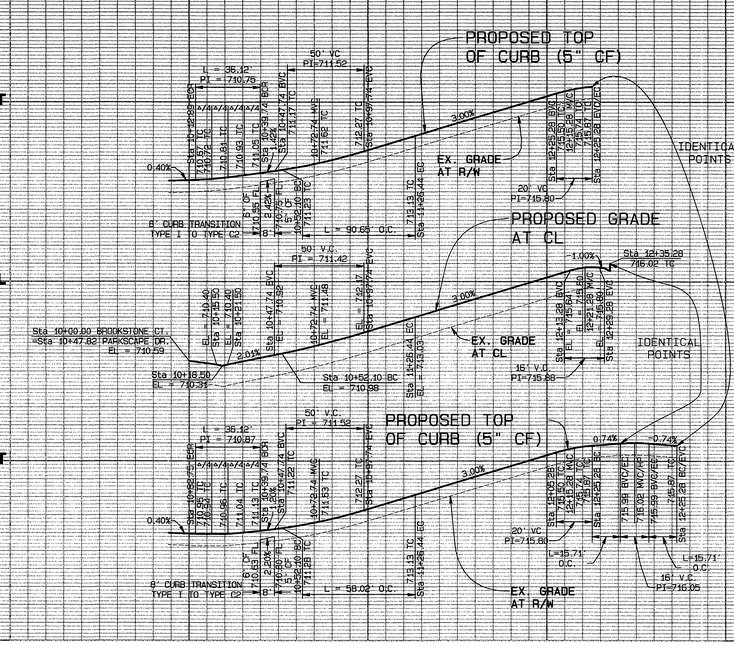
BROOKSTONE COURT STA.10+00 TO STA. 12+35.28
TRAILHILL COURT STA.10+00 TO STA. 11+42.00

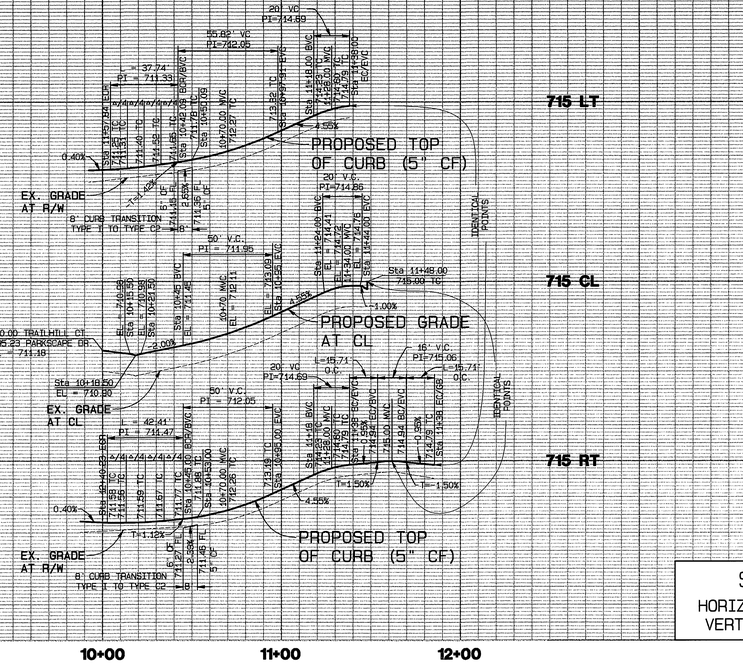
SCALE: HORIZ.: 1"=40' VERT.: 1"=4'

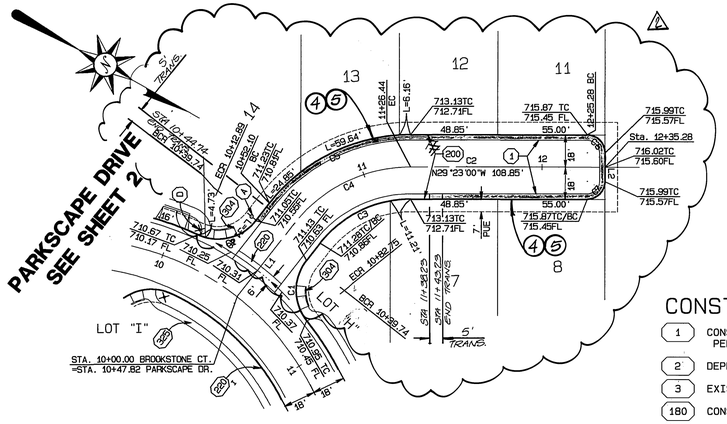
ACCOUNT NO. 99-0312
DRAWING NUMBER
R-3615
SHEET 4 OF 4
99-0312A

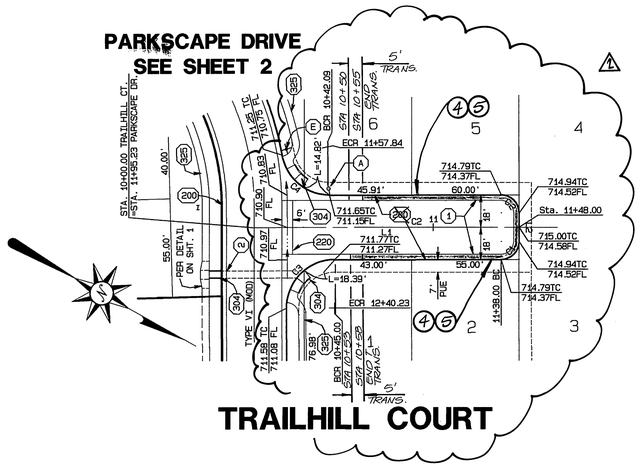
INDEXED 6-13-01 4H

FILE: G:\1999\99-0312\9903plan.dgn PLOT DATE: 3/2/2001









CONSTRUCTION NOTES

1. CONSTRUCT 3.5" A.C. PAVING 4" CRUSHED AGGREGATE BASE PER S.R. 1576, R-VALUE= 49.
2. DEPRESS LIP OF GUTTER IN HANDICAP PATH AREA TO 5% SLOPE.
3. EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
180. CONSTRUCT STANDARD 180 BARRICADE W/ 2" X 4" REDWOOD HEADER.
200. CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
200 C2. CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2,
220. CONSTRUCT STANDARD 220, CROSS GUTTER (6 FT. WIDE)
302. CONSTRUCT STANDARD 302, DRIVEWAY APPROACH, MODIFIED PER DETAIL SHOWN ON SHEET 2. (TYPE PL-II)
304. CONSTRUCT STANDARD 304, WHEELCHAIR RAMP, TYPE II (MODIFIED) UNLESS OTHERWISE NOTED AS TYPE VI (MODIFIED) PER DETAILS SHOWN ON SHEET 2.
325. CONSTRUCT STANDARD 325, 4 FT. SIDEWALK, MEANDERS FROM BACK OF CURB TO 7 FT., EXACT LOCATION AS SHOWN ON PLANS
4. REMOVE EXISTING CURB
5. CONSTRUCT 5" ROLL CURB & GUTTER PER DETAIL ON SHEET NO. 1.

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	36.12'	27.00'	76°39'28"	21.35'
C2	36.12'	27.00'	76°39'27"	21.35'
C3	58.02'	64.00'	51°56'26"	31.17'
C4	74.34'	82.00'	51°56'26"	39.94'
C5	90.65'	100.00'	51°56'26"	48.71'
C6	15.71'	10.00'	90°00'00"	10.00'
C7	15.71'	10.00'	90°00'00"	10.00'

LINE DATA

LINE	BEARING	DISTANCE
L1	N81°19'26"W	52.10'
L2	N60°37'00"E	16.00'

CURVE DATA

LINE	LENGTH	RADIUS	DELTA	TANGENT
C1	15.71'	10.00'	90°00'00"	10.00'
C2	15.71'	10.00'	90°00'00"	10.00'
C3	42.41'	27.00'	90°00'00"	27.00'
C4	37.74'	27.00'	80°05'06"	22.69'

LINE DATA

LINE	BEARING	DISTANCE
L1	N29°23'00"W	148.00'
L2	N60°37'00"E	16.00'

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

REVISIONS BY:
DAVID EVANS & ASSOC.
800 N. HAVEN AVE #300
ONTARIO, CA 91764
(909) 481-5750
JEFFREY K. RUPP — 3-20-03 DATE

JEFFREY KARL RUPP No. 42855 — REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO. F2-03 P.K. NAIL AND TAG IN THE MOST SOUTHERLY CURB RETURN AT PIERCE STREET AND GOLDEN AVENUE.

ELEVATION: 722.756

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

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

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-01

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

APPROVED BY [signature] DATE 7/12/02
R.C.E. NO. C39530

W.O. 99-311 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
2	ADDED CONST. NOTES AND R+R LIMITS	RR	4.9.03
1			

DESIGNED BY: MW CHECKED BY: DK PLN CHK REF

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
DEP. PUB. WKS. DIR.		
STREET SERVICES		

APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 10/18/02

STREET IMPROVEMENT PLAN

TRACT NO. 29090-2

BROOKSTONE COURT STA.10+00 TO STA. 12+35.28
TRAILHILL COURT STA.10+00 TO STA. 11+42.00

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

ACCOUNT NO. 99-0312
DRAWING NUMBER
R-3615
SHEET 4A OF 4
99-0312A

* AS-BUILT PER PLANS 7-08-05 4A NOTE: THIS SHEET SUPERCEDES SHEET 4 OF 4

FILE: G:\1999\99-0312\99031202.pro PLOT DATE: 1/8/2002