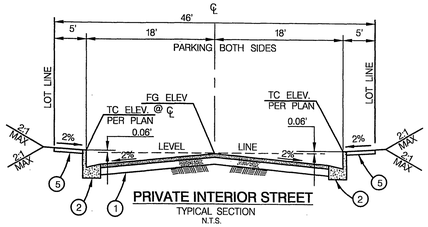
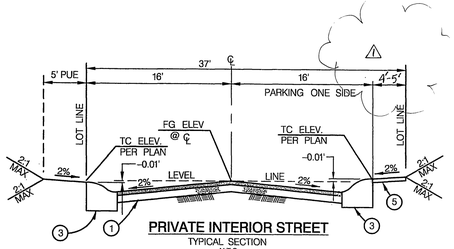


PRIVATE INTERIOR STREET
TYPICAL SECTION
N.T.S.
PARK TRAILS STREET

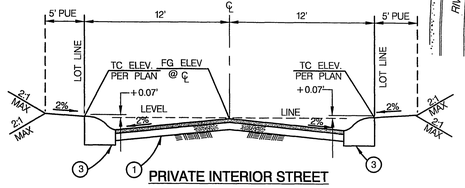
CONSTRUCT ____ A.C. OVER ____ C.A.B.
PER S.R.____ R=_____, T.I.= 5.0



PRIVATE INTERIOR STREET
TYPICAL SECTION
N.T.S

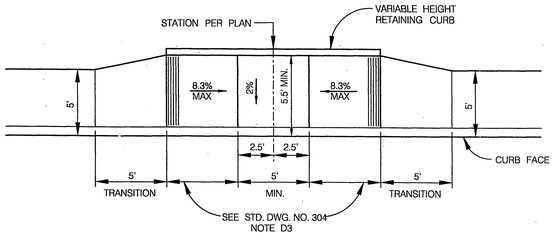
BRIDGECOURT DRIVE – PONDMOOR DRIVE
RIVERSCAPE DRIVE – STREAMPORT DRIVE

CONSTRUCT ____ A.C. OVER ____ C.A.B.
PER S.R. ____, R= __, T.I.= 5.0

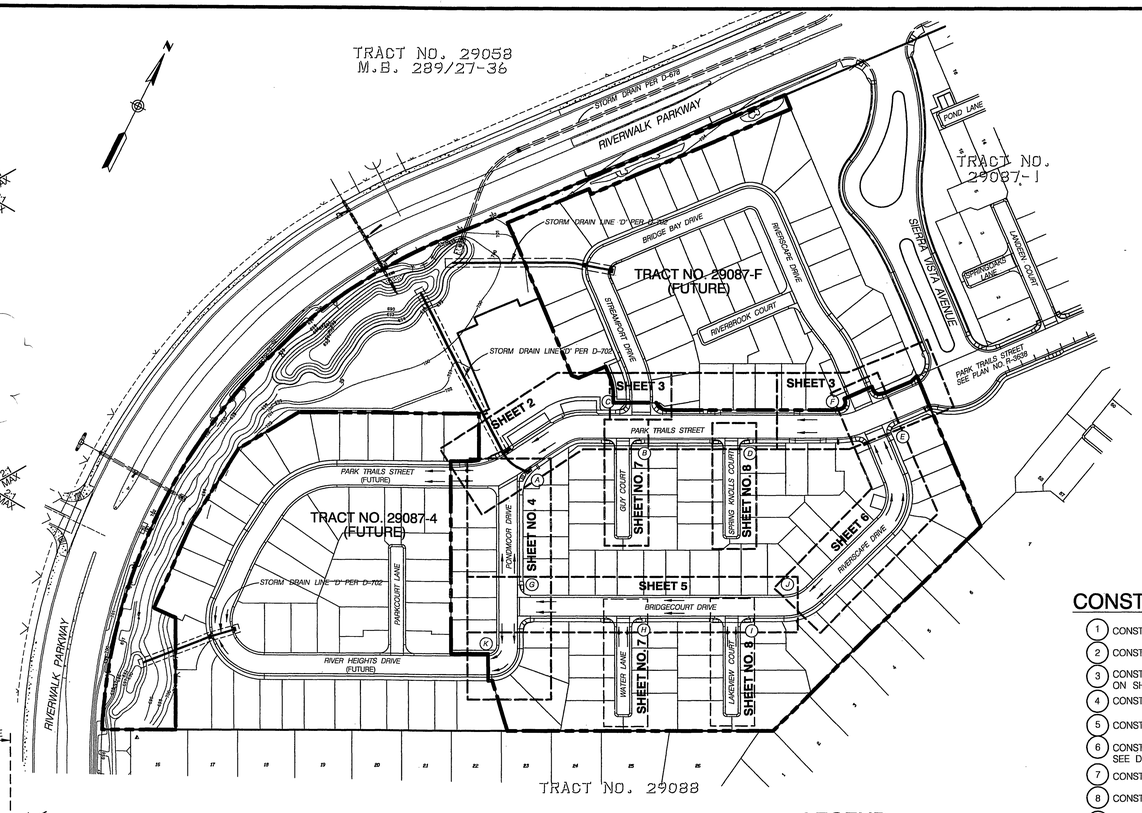


PRIVATE INTERIOR STREET
TYPICAL SECTION
N.T.S
GUY COURT – SPRING KNOLLS DRIVE
WATER LANE – LAKEVIEW COURT

CONSTRUCT ____ A.C. OVER ____ C.A.B.
PER S.R. ____, R= __, T.I.= 5.0



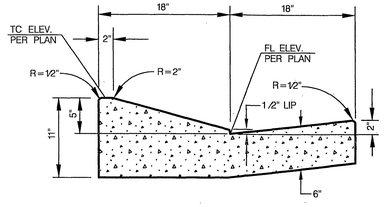
6 WHEELCHAIR RAMP AT "T" INTERSECTIONS
DRAWING NO. 304 TYPE II MODIFIED
N.T.S.



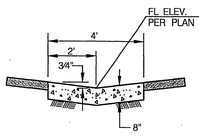
INDEX MAP
NOT TO SCALE

LEGEND

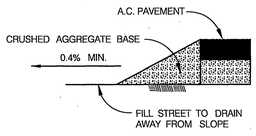
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AHD	AHEAD
BK	BACK
CL	CENTER LINE
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
LT	LEFT
P.U.E.	PUBLIC UTILITY EASEMENT
RT	RIGHT
TC	TOP OF CURB
TG	TOP OF GRATE



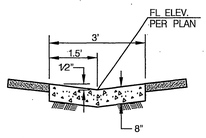
3 5" ROLL CURB AND GUTTER
MODIFIED CITY OF RIVERSIDE STD DWG. 200
N.T.S.



4 4' WIDE CROSS GUTTER
MODIFIED CITY STANDARD 220
N.T.S.



11 DETAIL
CRUSHED AGGREGATE SLOPE
N.T.S.



17 3' WIDE CROSS GUTTER
MODIFIED CITY STANDARD 220
N.T.S.

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

1	CONSTRUCT ____ A.C. PAVEMENT OVER __" C.L. II A.B. PER S.R. ____ R=_____	58,596 S.F.
2	CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200	1,411 L.F.
3	CONSTRUCT 5" ROLL CURB & GUTTER (MODIFIED TYPE C2) PER DETAIL ON SHEET NO. 1	2,742 L.F.
4	CONSTRUCT CROSS GUTTER (W=4') PER DETAIL ON SHEET NO. 1	2,010 S.F.
5	CONSTRUCT CURB LINE SIDEWALK PER CITY STD. 325 – WIDTH PER PLAN	10,430 S.F.
6	CONSTRUCT WHEELCHAIR RAMP AT "T" INTERSECTION TYPE II PER CITY STD. 304 SEE DETAIL SHEET NO. 1	2 EA.
7	CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304, TYPE AS PER PLAN	8 EA.
8	CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY STD 304	9 EA.
9	CONSTRUCT CURB TRANSITION TYPE I TO TYPE C2 PER CITY STD. 210	56 L.F.
10	INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) ON STOP SIGN POLE UNLESS OTHERWISE SHOWN. (SEE STREET NAME SIGN SCHEDULE)	11 EA.
11	CONSTRUCT AGGREGATE SLOPE AT END OF PAVEMENT PER DETAIL SHEET NO. 1	592 S.F.
12	CONSTRUCT STREET BARRICADE PER CITY STD. 180	4 EA.
13	CONSTRUCT 20' LONG X 2' WIDE X 2 1/2" THICK A.C. DRAINAGE APRON	120 L.F.
14	INSTALL R1 "STOP" SIGN PER CITY STD. 662	9 EA.
15	REMOVE EXISTING BARRICADE	1 EA.
16	REMOVE EXISTING AGGREGATE SLOPE AND AC APRON	1 EA.
17	CONSTRUCT CROSS GUTTER (W=3') PER DETAIL ON SHEET NO. 1	996 S.F.
18	CONSTRUCT PARKWAY DRAIN PER APWA STD. PLAN 151-1, TYPE 2 INLET, 'S' PER PLAN	2 EA.

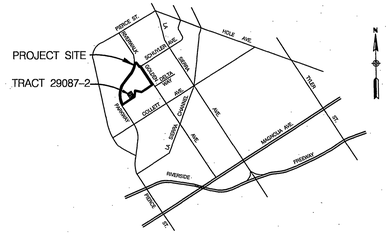
GENERAL NOTES:

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 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
7 ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8 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.
9 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.
10 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.
11 ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
12 SEE THE CITY OF RIVERSIDE PUBLIC UTILITIES APPROVED DWG. FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
13 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
14 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.
15 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.
16 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.
17 QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
18 IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
19 THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.
20 FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
21 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.
22 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	PONDMOOR DRIVE PARK TRAILS STREET	4400 11500
B	GUY COURT PARK TRAILS STREET	4400 11400
C	STREAMPORT DRIVE PARK TRAILS STREET	4500 11400
D	SPRING KNOLLS COURT PARK TRAILS STREET	4400 11400
E	RIVERSCAPE DRIVE PARK TRAILS STREET	4400 11400
F	RIVERSCAPE DRIVE PARK TRAILS STREET	4500 11400
G	BRIDGECOURT DRIVE PONDMOOR DRIVE	11500 4400
H	WATER LANE BRIDGECOURT DRIVE	4400 11500
I	LAKEVIEW COURT BRIDGECOURT DRIVE	4400 11400
J	RIVERSCAPE DRIVE BRIDGECOURT DRIVE	4400 11400
K	PONDMOOR DRIVE RIVER HEIGHTS DRIVE	4400 11500
R1	"STOP" 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

THE GAS COMPANY	CITY OF RIVERSIDE PUBLIC UTILITIES DEPT.-ELECTRIC DEPT. OVERHEAD & UNDERGROUND	CITY OF RIVERSIDE WATER DIVISION (For Shts. 1-8)	PACIFIC BELL TELEPHONE	CHARTER COMMUNICATIONS
APPROVED BY: 12/18/02 DATE	APPROVED BY: 12/18/02 DATE	APPROVED BY: 12/24/02 DATE VOID ONE YEAR FROM THIS DATE	APPROVED BY: 12/18/02 DATE	APPROVED BY: 01/6/03 DATE

WATER DEPARTMENT NOTE:
DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK.
(909) 351-6368

*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
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, 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, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE 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. 35955 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 — 12-18-02 DATE

MARK	REVISIONS	APPR.	DATE
1	REVISE SIDEWALK WIDTH	RVZ	5-28-04

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]	1/30/03
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	[illegible]	1/30/03
DEPUTY P.W. DIRECTOR		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 1/30/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-2
TITLE SHEET

PROJECT NO. GRIF0001
R-3685
SHEET 1 OF 8
FILE NO.:
SCALE: AS NOTED

INDEXED 3-12-03 GH

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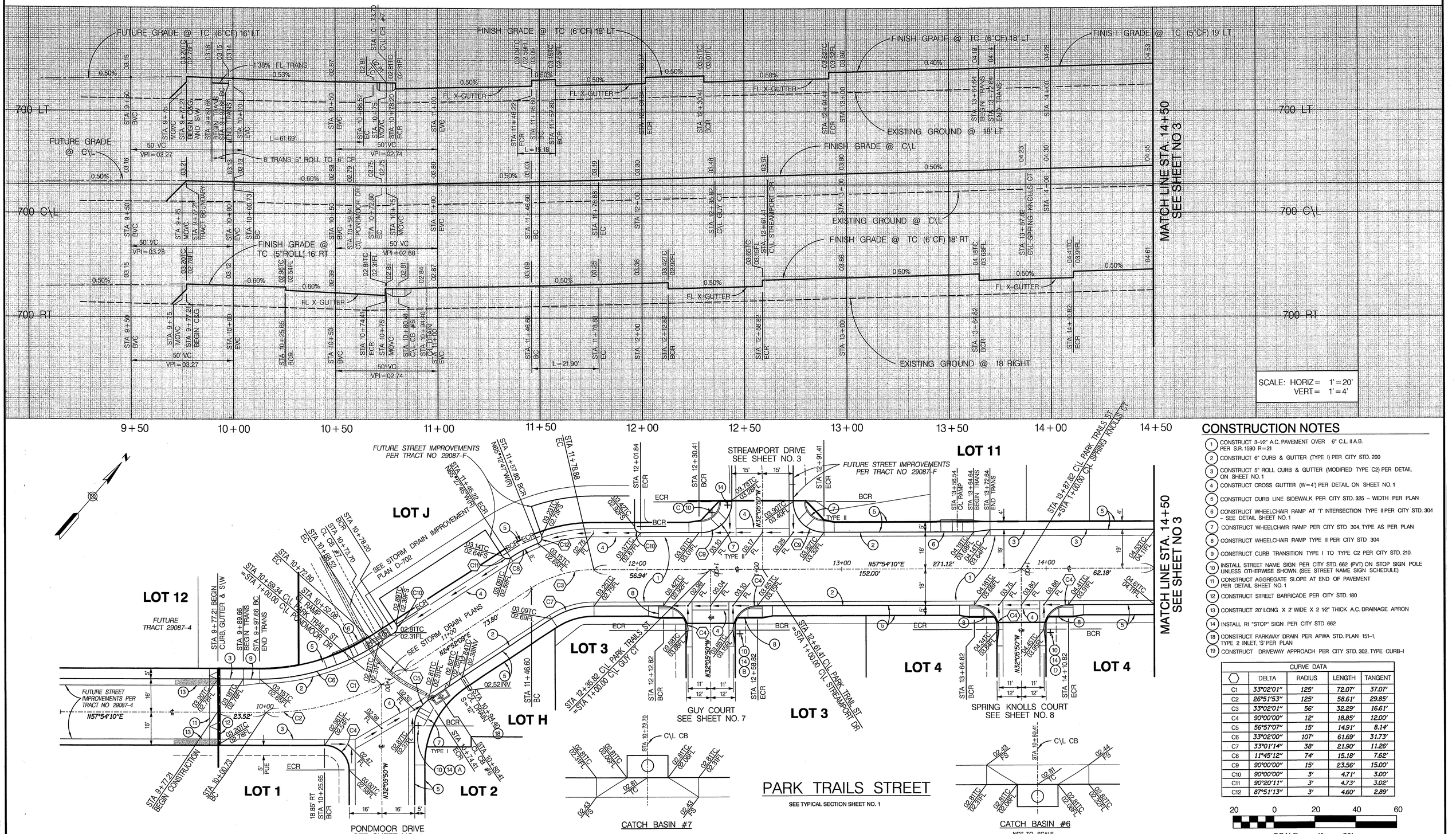
PC-4376-S1



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
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 AT 'T' INTERSECTION TYPE II PER CITY STD. 304 – SEE DETAIL SHEET NO. 1
7. CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304, TYPE AS PER PLAN
8. CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY STD 304
9. CONSTRUCT CURB TRANSITION TYPE I TO TYPE C2 PER CITY STD. 210.
10. INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) ON STOP SIGN POLE UNLESS OTHERWISE SHOWN. (SEE STREET NAME SIGN SCHEDULE)
11. CONSTRUCT AGGREGATE SLOPE AT END OF PAVEMENT PER DETAIL SHEET NO. 1
12. CONSTRUCT STREET BARRICADE PER CITY STD. 180
13. CONSTRUCT 20' LONG X 2' WIDE X 2 1/2" THICK A.C. DRAINAGE APRON
14. INSTALL R1 "STOP" SIGN PER CITY STD. 662
18. CONSTRUCT PARKWAY DRAIN PER APWA STD. PLAN 151-1, TYPE 2 INLET, 'S' PER PLAN
19. CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 302, TYPE CURB-I

CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
C1	33°02'01"	125'	72.07'	37.07'
C2	26°51'53"	125'	58.61'	29.85'
C3	33°02'01"	56'	32.29'	16.61'
C4	90°00'00"	12'	18.85'	12.00'
C5	56°57'07"	15'	14.91'	8.14'
C6	33°02'00"	107'	61.69'	31.73'
C7	33°01'14"	38'	21.90'	11.26'
C8	11°45'12"	74'	15.18'	7.62'
C9	90°00'00"	15'	23.56'	15.00'
C10	90°00'00"	3'	4.71'	3.00'
C11	90°20'11"	3'	4.73'	3.02'
C12	87°51'13"	3'	4.60'	2.89'

20 0 20 40 60

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

INDEXED 3-12-03 GH

P:\G\GRIF0001\DGN\SHEETS\STREETS\PHASE2\ST_02.SHT

PC-4376-S1

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227-2600
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PRIVATE ENGINEERING NOTE

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PLANS PREPARED UNDER THE SUPERVISION OF:
JEFFREY K. RUPP R.C.E. 42868
12-18-02
DATE

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.		1/29/03
PARK DEPARTMENT		
TRAFFIC DIVISION		1/28/03
DEP. P.W. DIRECTOR		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 1/28/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-2

PARK TRAILS STREET

(PRIVATE STREET)

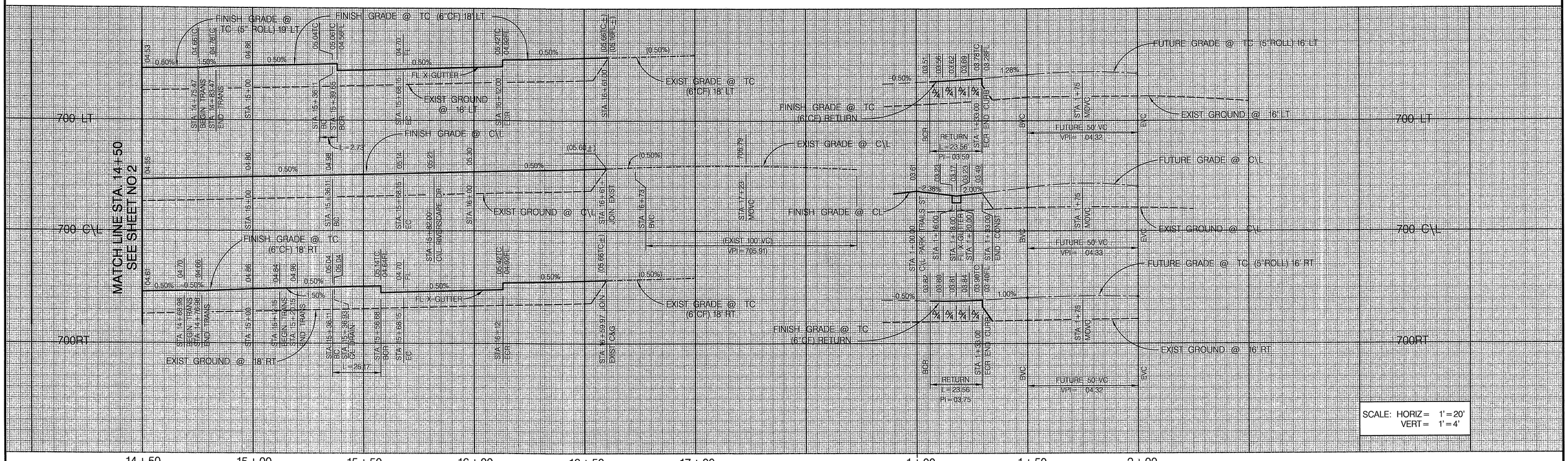
SCALE: HORIZ: 1"=20' VERT: 1"=4'

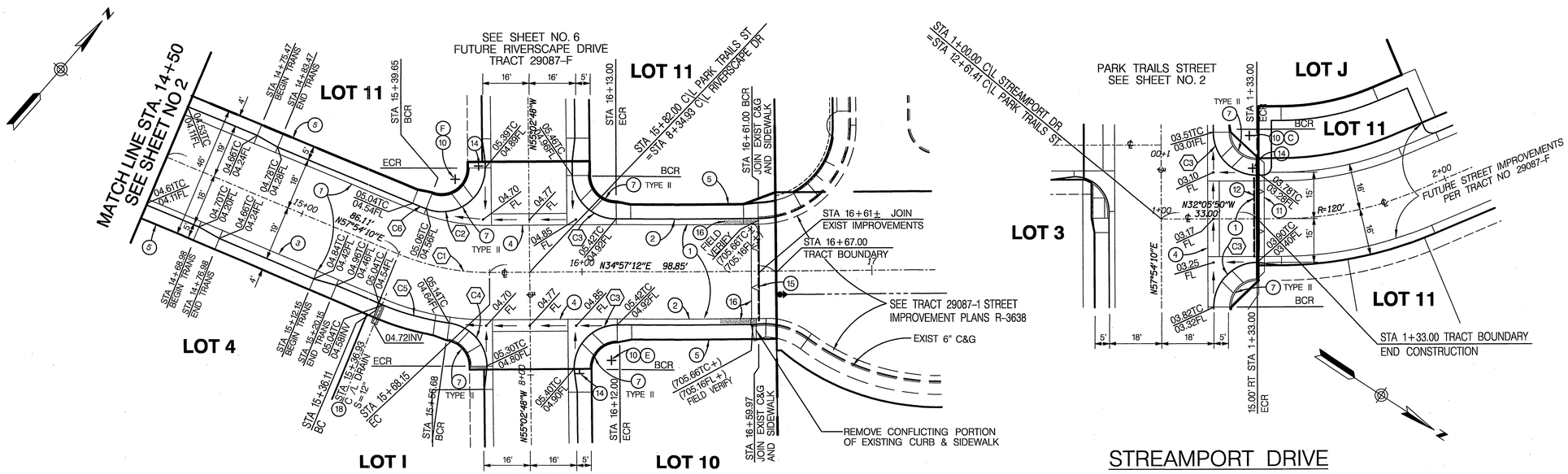
PROJECT NO. GRIF0001

R-3685

SHEET 2 OF 8

FILE NO.:





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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
7. CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304, TYPE AS PER PLAN
10. INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) ON STOP SIGN POLE UNLESS OTHERWISE SHOWN. (SEE STREET NAME SIGN SCHEDULE)
11. CONSTRUCT AGGREGATE SLOPE AT END OF PAVEMENT PER DETAIL SHEET NO. 1
12. CONSTRUCT STREET BARRICADE PER CITY STD. 180
14. INSTALL R1 "STOP" SIGN PER CITY STD. 662
15. REMOVE EXISTING BARRICADE
16. REMOVE EXISTING AGGREGATE SLOPE AND AC APRON
18. CONSTRUCT PARKWAY DRAIN PER APWA STD. PLAN 151-1, TYPE 2 INLET, 'S' PER PLAN

CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
C1	22°56'58"	80'	32.04'	16.24'
C2	111°24'21"	15'	29.17'	21.99'
C3	90°00'00"	15'	23.56'	15.00'
C4	81°45'57"	15'	21.41'	12.99'
C5	14°42'56"	98'	25.17'	12.65'
C6	02°31'22"	62'	2.73'	1.37'

20 0 20 40 60
SCALE: 1" = 20'

3-20-06 HI
*AS-BUILT PER PLANS
INDEXED 3-12-03 HI

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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
12-18-02
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.	[signature]	1/30/03
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	[signature]	1/31/03
DEP. P.W. DIRECTOR		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 1/30/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-2
PARK TRAILS STREET
STREAMPORT DRIVE
(PRIVATE STREETS)

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

PROJECT NO. GRIF0001

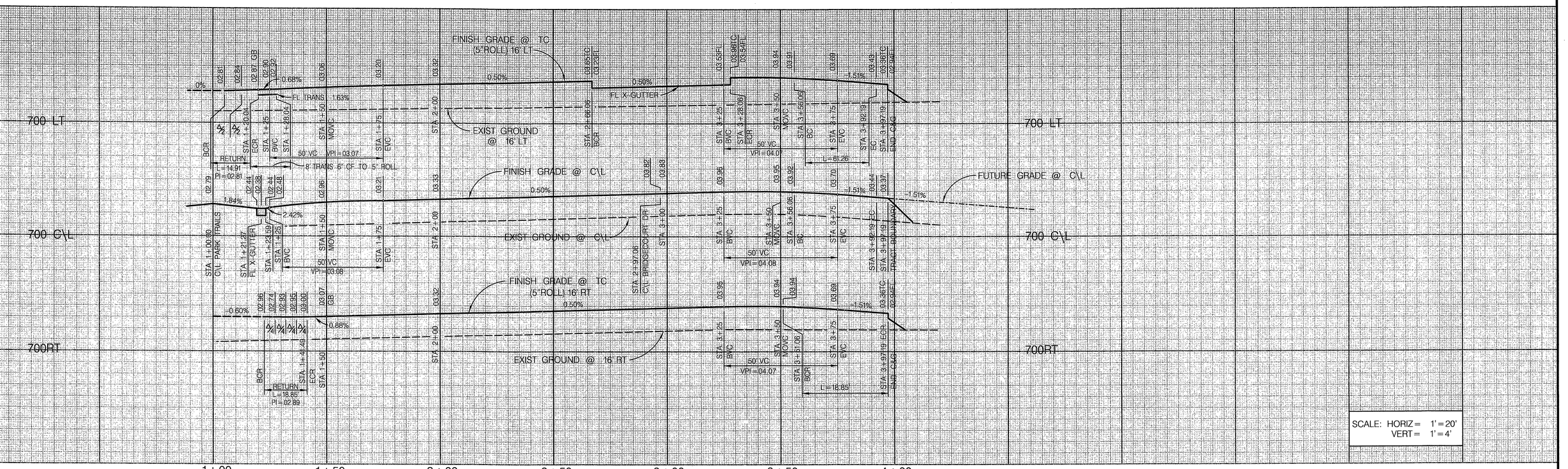
R-3685

SHEET 3 OF 8

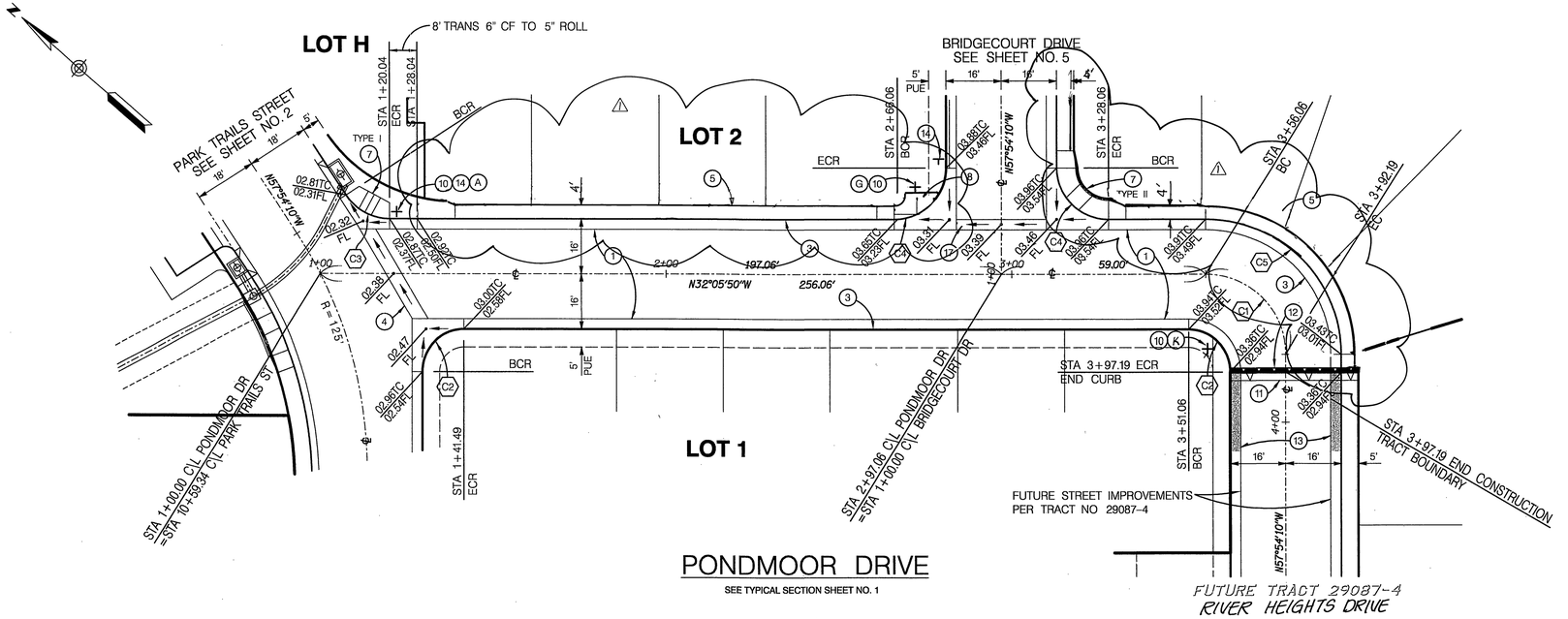
FILE NO.:

P:\GV\GRIF0001\DGN\SHEETS\STREETS\PHASE2\ST_03.SHT

PC-4.376-S1



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



PONDMOOR DRIVE

SEE TYPICAL SECTION SHEET NO. 1

CONSTRUCTION NOTES

1. CONSTRUCT 3-½" 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
4. CONSTRUCT CROSS GUTTER (W=4') PER DETAIL ON SHEET NO. 1
5. CONSTRUCT CURB LINE SIDEWALK PER CITY STD. 325 – WIDTH PER PLAN
7. CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304, TYPE AS PER PLAN
8. CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY STD 304
10. INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) ON STOP SIGN POLE UNLESS OTHERWISE SHOWN. (SEE STREET NAME SIGN SCHEDULE)
11. CONSTRUCT AGGREGATE SLOPE AT END OF PAVEMENT PER DETAIL SHEET NO. 1
12. CONSTRUCT STREET BARRICADE PER CITY STD. 180
13. CONSTRUCT 20' LONG X 2' WIDE X 2 1/2" THICK A.C. DRAINAGE APRON
14. INSTALL R1 "STOP" SIGN PER CITY STD. 662
17. CONSTRUCT CROSS GUTTER (W=3') PER DETAIL ON SHEET NO. 1

CURVE DATA				
⬡	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	23'	36.13'	23.00'
C2	90°00'00"	12'	18.85'	12.00'
C3	56°57'07"	15'	14.91'	8.14'
C4	90°00'00"	15'	23.56'	15.00'
C5	90°00'00"	39'	61.26'	39.00'

20 0 20 40 60

SCALE: 1" = 20'

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

INDEXED 3-12-03 LH

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 PRACTICE, 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 RESPONSIBILITY SHALL BE MADE TO FULLY CONTRACTUALLY 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 FOR 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
12-18-02
DATE

MARK	REVISIONS	APPR.	DATE
1	REVISED SIDEWALK WIDTH TO 4'- AS BUILT	RVZ	5.28.03

DESIGNED BY KFS DRAWN BY KFS/SLB CHECKED BY JKR

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY:	BY	DATE
PRINCIPAL ENGR.	[illegible]	6/4/03
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	[illegible]	6/4/03
Exp. P.W. DIRECTOR		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 11/30/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-2
PONDMOOR DRIVE
(PRIVATE STREET)

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

PROJECT NO. GRIF0001

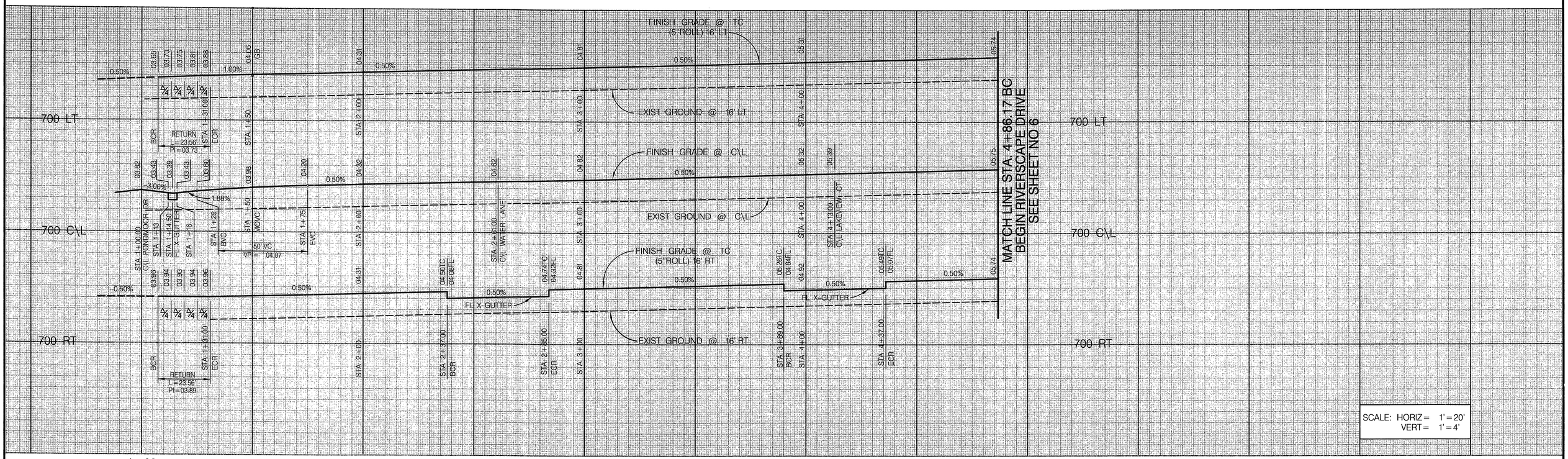
R-3685

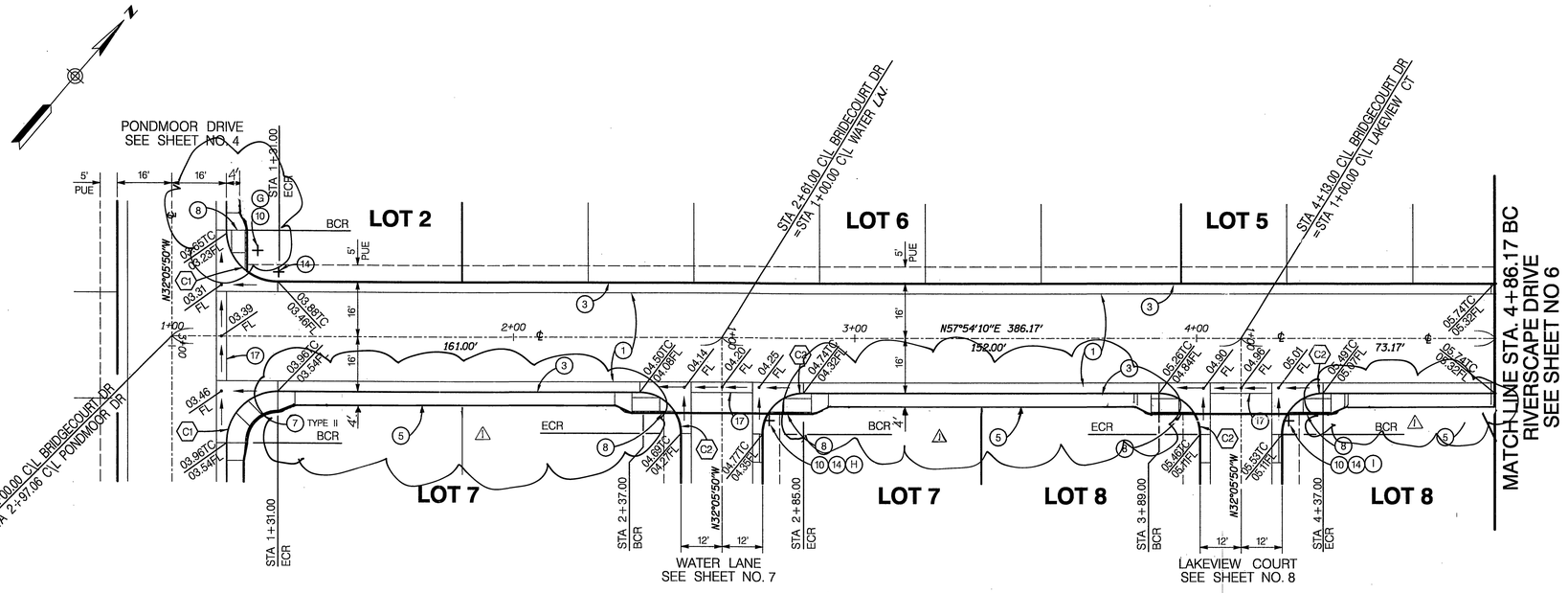
SHEET 4 OF 8

FILE NO.:

P:\GV\GRIF0001\DGN\SHEET'S\STREET'S\PHASE2\ST_04.SHT

PC-4.76-S1





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
4. CONSTRUCT CROSS GUTTER (W=4') PER DETAIL ON SHEET NO. 1
5. CONSTRUCT CURB LINE SIDEWALK PER CITY STD. 325 – WIDTH PER PLAN
7. CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304, TYPE AS PER PLAN
8. CONSTRUCT WHEELCHAIR RAMP TYPE III AS PER CITY STD 304
10. INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) ON STOP SIGN POLE UNLESS OTHERWISE SHOWN. (SEE STREET NAME SIGN SCHEDULE)
14. INSTALL R1 "STOP" SIGN PER CITY STD. 662
17. CONSTRUCT CROSS GUTTER (W=3') PER DETAIL ON SHEET NO. 1

CURVE DATA				
⬡	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	15'	23.56'	15.00'
C2	90°00'00"	12'	18.85'	12.00'

BRIDGECOURT DRIVE

SEE TYPICAL SECTION SHEET NO. 1

20 0 20 40 60

SCALE: 1" = 20'

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

INDEXED 3-12-03 KH

Underground Service Alert
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227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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BENCH MARK DESCRIPTION

CITY OF RIVERSIDE BENCH MARK NO. E9-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
12-18-02
DATE

MARK	REVISIONS	APPR.	DATE
1	REVISED SIDEWALK WIDTH TO 4'-AS BUILT	KVZ	5-29-03

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]	4-29-03
PARK DEPARTMENT	——	——
TRAFFIC DIVISION	[illegible]	5-28-03
DEP. P.W. DIRECTOR		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 6/30/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-2
BRIDGECOURT DRIVE
(PRIVATE STREET)

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

PROJECT NO. GRIF0001

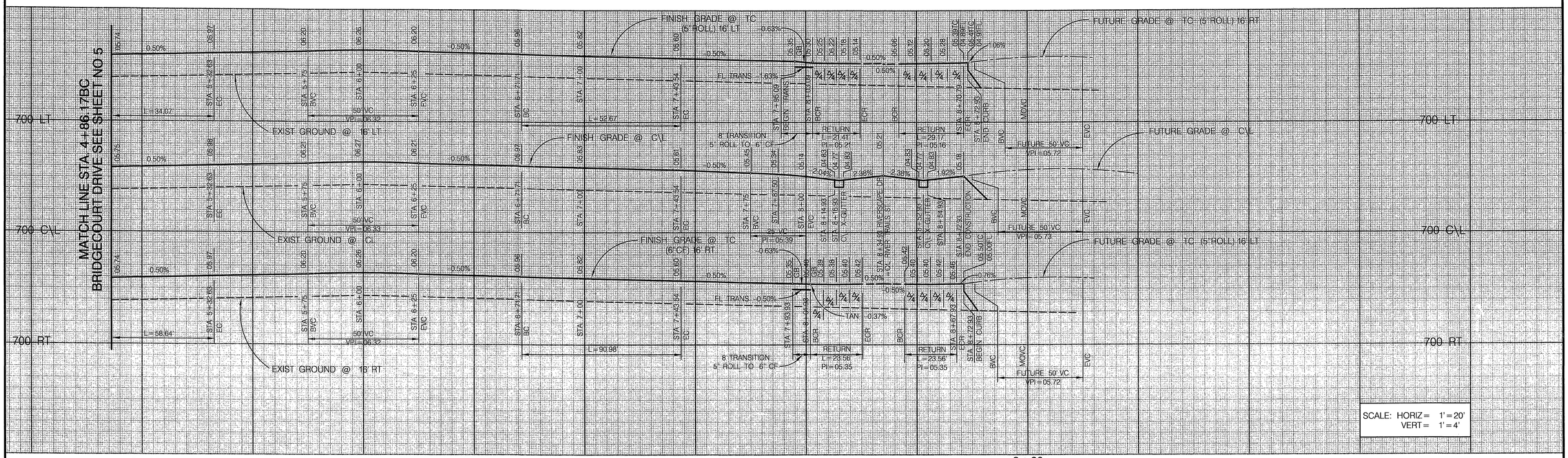
R-3685

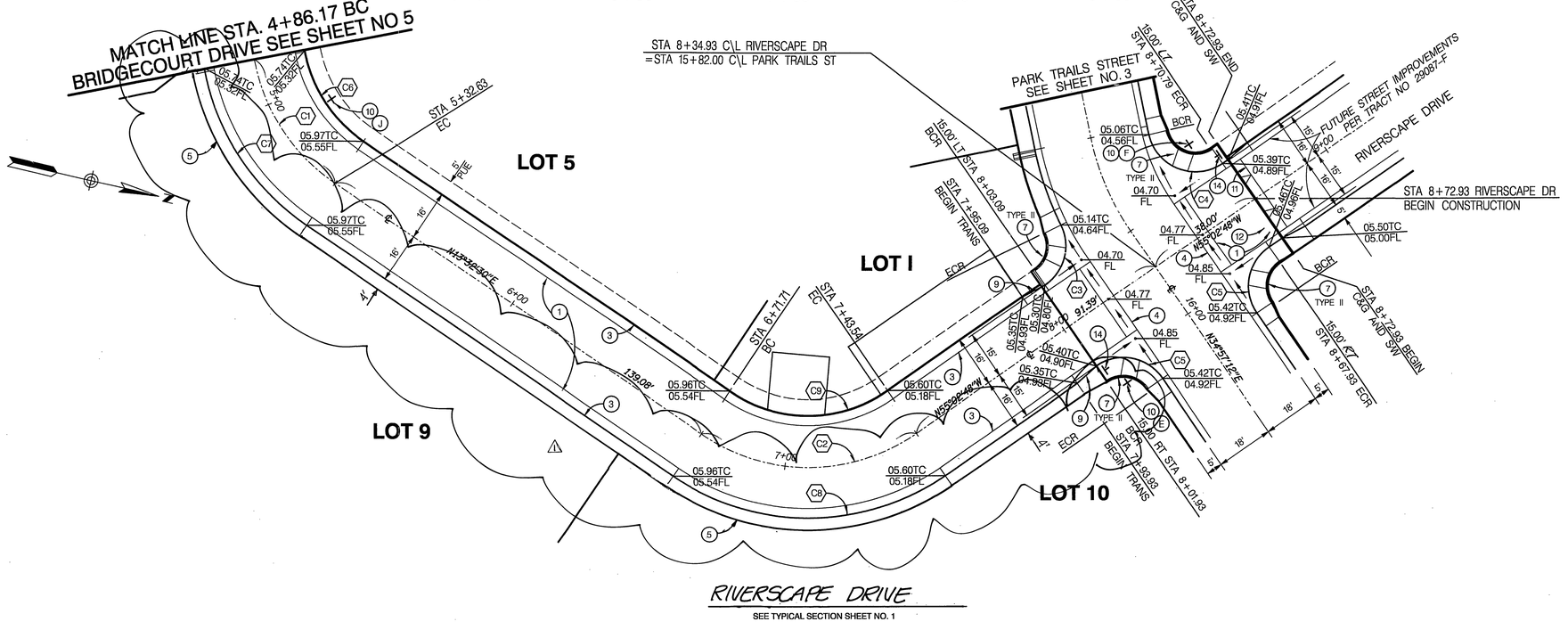
SHEET 5 OF 8

FILE NO.:

P:\GV\GRIF0001\DGN\SHEET'S\STREET'S\PHASE2\ST_05.SHT

PC-4376-S1





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
4. CONSTRUCT CROSS GUTTER (W=4') PER DETAIL ON SHEET NO. 1
5. CONSTRUCT CURB LINE SIDEWALK PER CITY STD. 325 – WIDTH PER PLAN
7. CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304, TYPE AS PER PLAN
9. CONSTRUCT CURB TRANSITION TYPE I TO TYPE C2 PER CITY STD. 210
11. CONSTRUCT AGGREGATE SLOPE AT END OF PAVEMENT PER DETAIL SHEET NO. 1
12. CONSTRUCT STREET BARRICADE PER CITY STD. 180
13. CONSTRUCT 20' LONG X 2' WIDE X 2 1/2" THICK A.C. DRAINAGE APRON
14. INSTALL R1 "STOP" SIGN PER CITY STD 662.

CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
C1	44°21'40"	60'	46.45'	24.46'
C2	68°35'18"	60'	71.83'	40.92'
C3	81°45'57"	15'	21.41'	12.99'
C4	111°24'21"	15'	29.17'	21.99'
C5	90°00'00"	15'	23.56'	15.00'
C6	44°21'40"	44'	34.07'	17.94'
C7	44°21'40"	76'	58.84'	30.98'
C8	68°35'18"	76'	90.98'	51.83'
C9	68°35'18"	44'	52.67'	30.01'

20 0 20 40 60
SCALE: 1" = 20'

* AS-BUILT PER PLANS 3-20-06 LFH INDEXED 3-12-03 LFH

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
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 12-18-02

MARK	REVISIONS	APPR.	DATE
1	REVISED SIDEWALK WIDTH TO 4'-AS BUILT	RVZ	5.24.04

DESIGNED BY KFS DRAWN BY KFS/SLB CHECKED BY JKH

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY:		
PRINCIPAL ENGR.	[signature]	1/30/03
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	[signature]	1/30/03
DEP. P.W. DIRECTOR		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 1/30/03

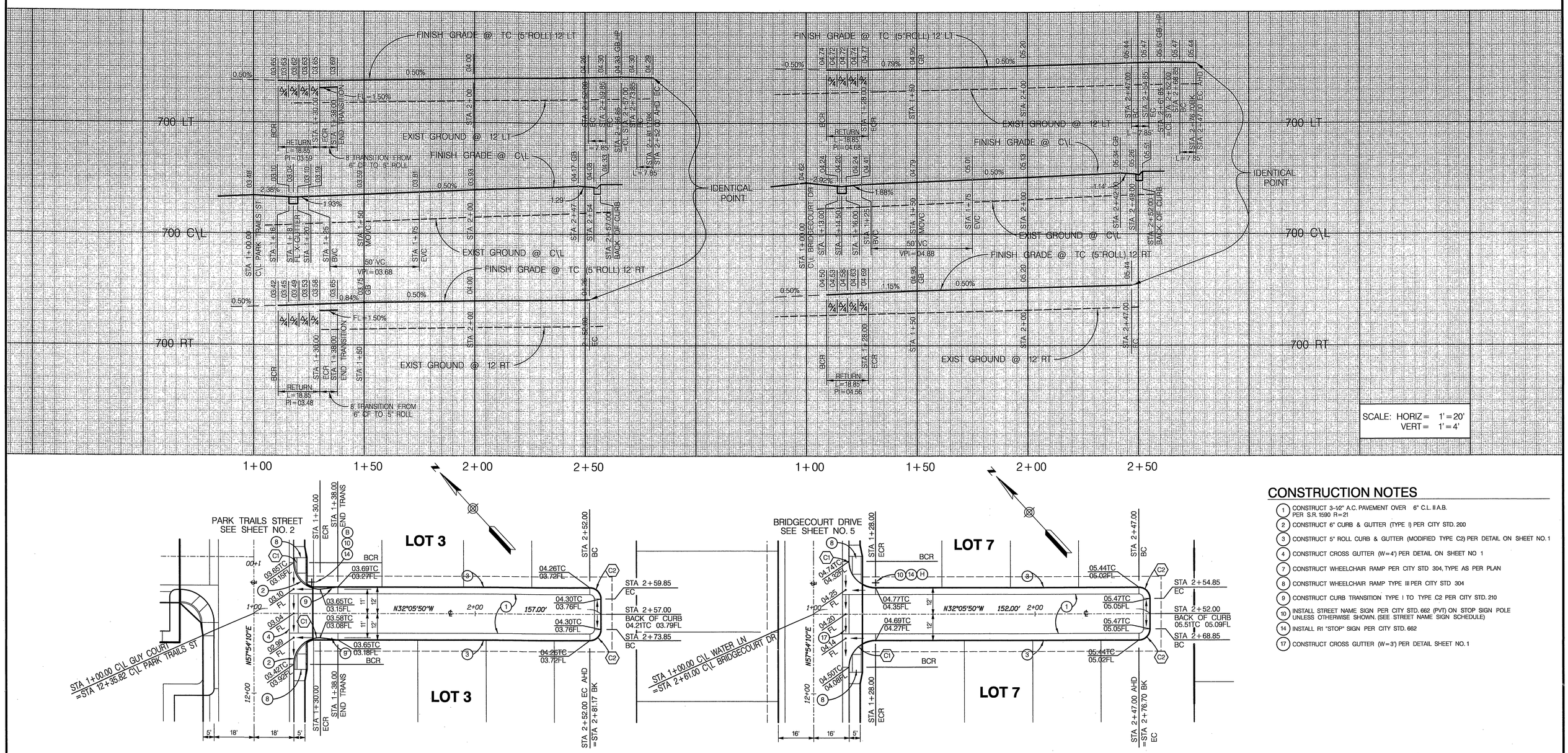
STREET IMPROVEMENT PLAN

TRACT NO. 29087–2
RIVERSCAPE DRIVE
(PRIVATE STREET)

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

PROJECT NO. GRIF0001
R–3685
SHEET 6 OF 8
FILE NO.:

P:\GV\GRIF0001\DGN\SHEETS\STREETS\PHASE2\ST_06.SHT
RC-4376-S1



GUY COURT

SEE TYPICAL SECTION SHEET NO. 1

WATER LANE

SEE TYPICAL SECTION SHEET NO. 1

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
4. CONSTRUCT CROSS GUTTER (W=4') PER DETAIL ON SHEET NO 1
7. CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304, TYPE AS PER PLAN
8. CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY STD 304
9. CONSTRUCT CURB TRANSITION TYPE I TO TYPE C2 PER CITY STD. 210
10. INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) ON STOP SIGN POLE UNLESS OTHERWISE SHOWN. (SEE STREET NAME SIGN SCHEDULE)
14. INSTALL R1 "STOP" SIGN PER CITY STD. 662
17. CONSTRUCT CROSS GUTTER (W=3') PER DETAIL 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'

20 0 20 40 60

SCALE: 1" = 20'

*AS-BUILT PER PLANS 3-20-06 LH INDEXED 3-12-03 LH

Underground Service Alert
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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
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
12-18-02
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]	1/21/03
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	[illegible]	1-24-03
DEP. P.W. DIRECTOR		

APPROVED BY: [signature]
DIRECTOR OF PUBLIC WORKS
DATE 1/30/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-2

GUY COURT – WATER LANE

(PRIVATE STREETS)

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

PROJECT NO. GRIF0001

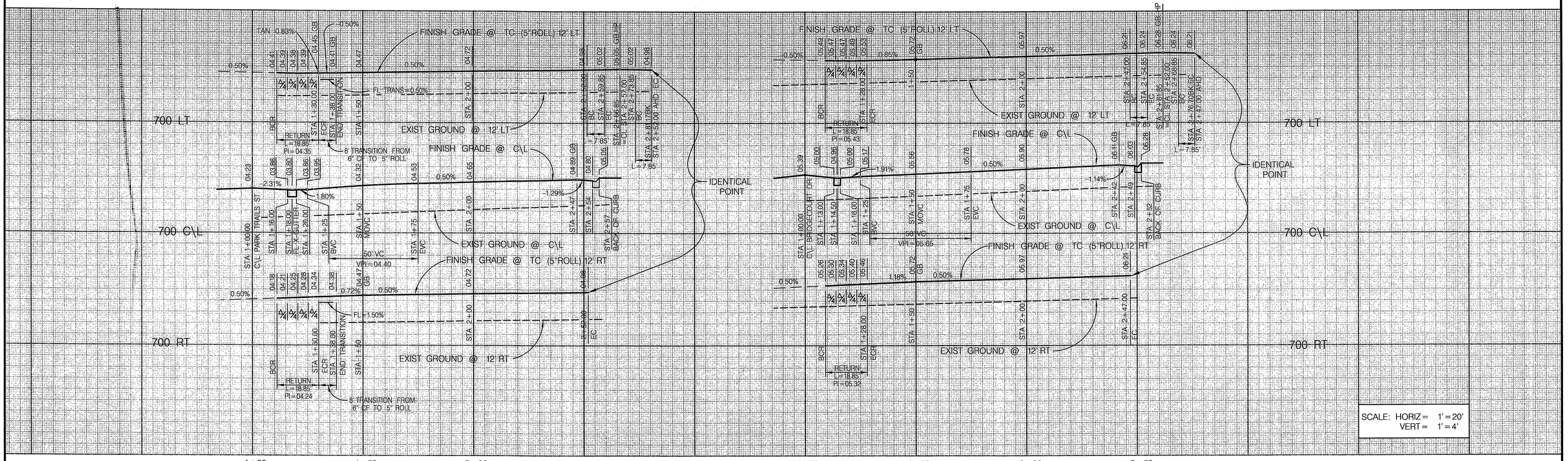
R-3685

SHEET 7 OF 8

FILE NO.:

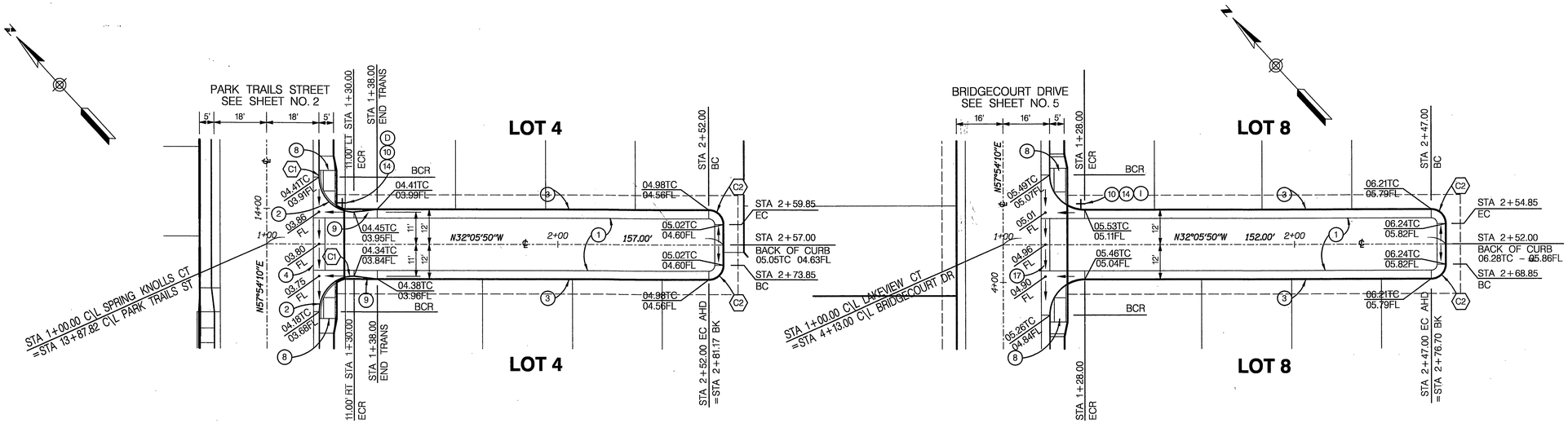
P:\GVGRIF0001\DGN\SHEETS\STREETS\PHASE2\ST_07.SHT

PC-4376-S1



CONSTRUCTION NOTES

1. CONSTRUCT 3-½" 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
4. CONSTRUCT CROSS GUTTER (W=4') PER DETAIL ON SHEET NO. 1
8. CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY STD 304
9. CONSTRUCT CURB TRANSITION TYPE PER PLAN PER CITY STD 304
10. INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) ON STOP SIGN POLE UNLESS OTHERWISE SHOWN. (SEE STREET NAME SIGN SCHEDULE)
14. INSTALL R1 "STOP" SIGN PER CITY STD. 662



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

SPRING KNOLLS COURT

SEE TYPICAL SECTION SHEET NO. 1

LAKEVIEW COURT

SEE TYPICAL SECTION SHEET NO. 1

20 0 20 40 60

SCALE: 1" = 20'

*AS-BUILT PER PLANS 3-20-06 LH INDEXED 3-12-03 LH

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Call: TOll FREE
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TWO WORKING DAYS BEFORE YOU DIG.

PRIVATE ENGINEERING NOTE

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BENCH MARK DESCRIPTION

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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
12-18-02
DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KFS DRAWN BY KFS/SLB CHECKED BY KFS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY:		
PRINCIPAL ENGR.	EZ	1/28/03
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	EZ	1/28/03
DEP. P.W. DIRECTOR		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 1/30/03

STREET IMPROVEMENT PLAN

TRACT NO. 29087-2
SPRING KNOLLS COURT
LAKEVIEW COURT
(PRIVATE STREETS)

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

PROJECT NO. GRIF0001

R-3685

SHEET 8 OF 8

FILE NO.:

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PC-4376-S1