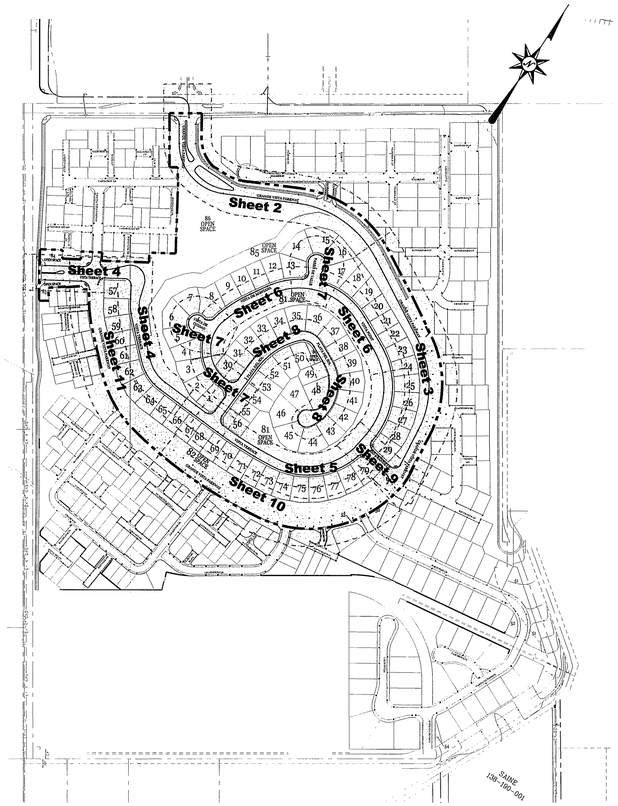
IN THE CITY OF RIVERSIDE, CALIFORNIA

TR 32772-1

STREET IMPROVEMENT PLANS

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 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. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
6. 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.
7. 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.
8. 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.
9. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
10. SEE CITY OF RIVERSIDE PUBLIC UTILITIES DWG. UOL5-604780 FOR LOCATION & QUANTITY OF REQUIRED STREET LIGHTS.
11. NOTICE TO CONTRACTOR. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES 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 OF RECORD OR NOT SHOWN ON THESE PLANS.
12. CONTRACTOR AGREES THAT HE SHALL 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 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.
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. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 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.
15. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
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.
17. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
18. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
19. 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 CITY'S PUBLIC WORKS DEPARTMENT.



STREET SIGN SCHEDULE

IDENTIFIER	TYPE		QNTY
A	STREET NAME SIGN (TYPE HA)		
A1	GRANDE VISTA PKWY. / SEABREEZE	*	1
A2	GRANDE VISTA PKWY. / CALLE LA PAZ (3300BLK)		1
A3	GRANDE VISTA PKWY. / OTAGO PL.	*	1
A4	GRANDE VISTA PKWY. / RIO GRANDE LN.	*	2
A5	GRANDE VISTA PKWY. / CAPETOWN DR.	*	1
A6	GRANDE VISTA PKWY. / PORTOFINO LN.	*	1
A7	GRANDE VISTA PKWY. / LIMBERG DR.	*	1
A8	GRANDE VISTA PKWY. / LIGHTHOUSE LN.	*	1
A9	GRANDE VISTA PKWY. / LAKEMOOR DR.	*	1
A10	GRANDE VISTA PKWY. / SONGBIRD LN.	*	1
A11	GRANDE VISTA PKWY. / ELKWOOD LN.	*	1
A12	GRANDE VISTA PKWY. / SPLINTERWOOD LN.	*	1
A13	GRANDE VISTA PKWY. / (3000BLK) VISTA TERRACE		2
A14	(3000BLK) VISTA TERRACE / PLAYA DEL SOL (10900BLK)		1
A15	← (3000BLK) VISTA TERRACE / RIO GRANDE LN.		1
A16	(3000BLK) VISTA POINTE → / RIO GRANDE LN.		1
A17	← (3000BLK) VISTA POINTE / PASEO DE VALLE (3300BLK)		1
A18	(10900BLK) VISTA LOOP RD. →/PASEO DE VALLE (3300BLK)		1
A19	(10900BLK) VISTA LOOP RD./VISTA DE CIUDAD (3300BLK)		1
A20	(10900BLK) VISTA LOOP RD./PLAYA DEL SOL (10900BLK)		1
A21	←(3200BLK) DEL SOL POINTE/PLAYA DEL SOL (10900BLK) →		1

* SIGN TO BE UPDATED BY FUTURE PHASE DEVELOPEMENT

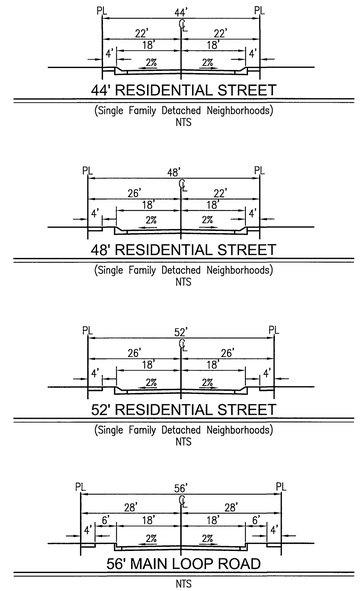
STREET SIGN SCHEDULE

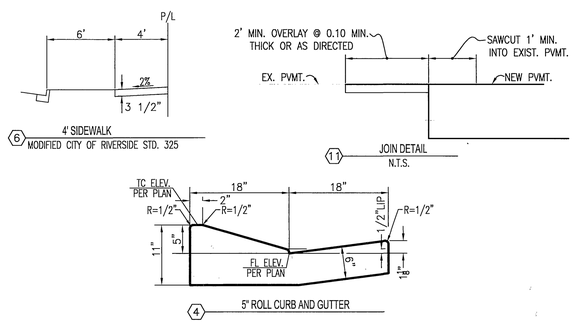
IDENTIFIER	TYPE	QNTY
B	STOP SIGN (R1)	23
C	THERMOPLASTIC "STOP"	15
D	12" THERMOPLASTIC WHITE STRIPE	300 LF.
E	THERMOPLASTIC ARROW TYPE IV(R)	3
F	THERMOPLASTIC ARROW TYPE IV(L)	3
G	THERMOPLASTIC ARROW TYPE IV(S)	2
H	8" THERMOPLASTIC WHITE STRIPE (DASHED)	100 LF.
J	12" THERMOPLASTIC WHITE STRIPE (45' ANGLE)	360 LF.
K	MODIFIED R61 SIGN	2
L	R7A SIGN	1
M	TYPE II BARRISCADE	2
N	NOT A THROUGH STREET (W53)	1

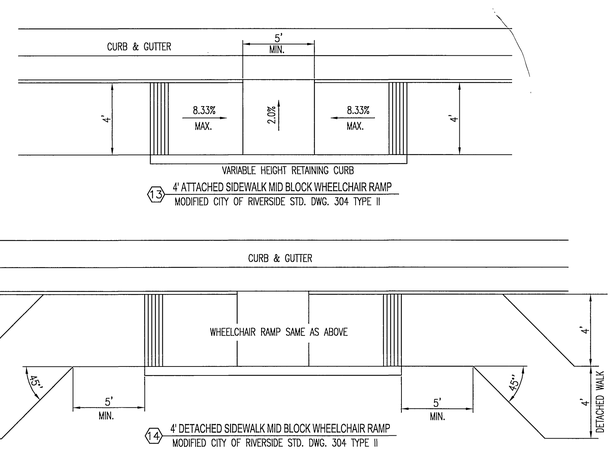
INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #662(PVT)

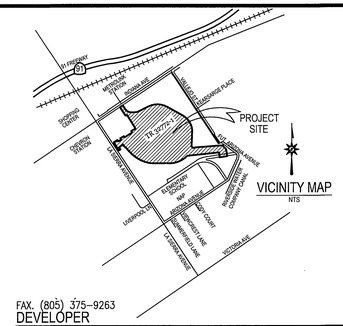
STREET CONSTRUCTION NOTES

		QNTY	UNITS
1	CONSTRUCT _" A.C. PAVING OVER _" AGGREGATE BASE PER SR#	270,056	SF
2	CONSTRUCT _" AC PAVING OVER _" AGGREGATE BASE PER SR#	18,780	SF
3	CONSTRUCT 6" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.	8,567	LF
4	CONSTRUCT 5" ROLL CURB AND GUTTER PER DETAIL ON SHT. 1 HEREON	8,985	LF
5	CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. NO. 220. (W=6', UNLESS OTHERWISE NOTED)	14,360	SF
6	CONSTRUCT 4' SIDEWALK PER DETAIL ON SHT. 1 HEREON	76,840	SF
7	CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE I.	12	EA
8	CONSTRUCT STREET NAME SIGN PER CITY OF RIV. STD. NO. 662A	23	EA
9	CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE II	22	EA
10	CONSTRUCT SIDEWALK ACCES RAMP PER CITY OF RIV. STD. 304 TYPE III	4	EA
11	SAWCUT & JOIN EXISTING PAVEMENT PER JOIN DETAIL ON SHT 1 HEREON	122	LF
12	CONSTRUCT CURB OUTLET PER APWA STD. NO. 151-1	2	EA
13	CONSTRUCT MODIFIED CITY OF RIVERSIDE MID BLOCK WHEELCHAIR RAMP (TYPE IIADWG. 304) PER DETAIL ON SHT. 1	3	EA
14	CONSTRUCT MODIFIED CITY OF RIVERSIDE MID BLOCK WHEELCHAIR RAMP (TYPE II, DWG. 304) PER DETAIL ON SHT. 1	2	EA
15	CONSTRUCT 6" TYPE II CURB ONLY PER C.O.R. STD. DWG. NO. 200	1,100	LF









FAX. (805) 375-9263

DEVELOPER

GRIFFIN INDUSTRIES, INC.
4710 RIVERWALK PARKWAY
RIVERSIDE, CA 92505
PHONE: (951) 509-8622

OWNER

LA SIERRA UNIVERSITY
4500 RIVERWALK PARKWAY
RIVERSIDE, CA 92515-8247
PHONE: (951) 785-2002
FAX: (951) 785-2911

ENGINEER

PSOMAS
2010 IOWA AVENUE, SUITE 101
RIVERSIDE, CA 92507
PHONE: (951) 787-8421
FAX: (951) 682-3379

SOURCE OF TOPOGRAPHY

INLAND AERIAL SURVEYS INC. DATE: 07/07/2006

PROJECT AREA:

TOTAL = 25.55 ACRES DISTURBED ACREAGE = 25.55

BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF LA SIERRA AVE AS BEING N33°37'19"W, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 80 AT PAGES 72 THROUGH 77 THERE OF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOTS 1 THROUGH 3, 8 THROUGH 29, A PORTION OF LOTS 4 THROUGH 7 AND LOTS A,C,D,E AND F OF VALLEY VIEW FARMS PER M.B.11/58, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO A PORTION OF LOTS 5,9 THROUGH 12, 15 AND 16 IN BLOCK 38 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY PER M.B. 1/70 SAN BERNARDINO COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL No:

141-350-002, 141-350-003

24 HOUR EMERGENCY CONTACT:

MICHAEL MOORE (818) 822-9282

WDID NUMBER:

8 33C344773

ZONING & LAND USE

LA SIERRA SPECIFIC PLAN

EXISTING LAND USE

VACANT

PROPOSED LAND USE

MIXED USE APARTMENT SITES

SITE ADDRESS:

PIERCE STREET, SIERRA VISTA & RIVERWALK PARKWAY

THOMAS BROTHERS

PAGE 714, GRID C7 (2006 EDITION)

FLOOD PLAIN DESIGNATION

FLOOD INSURANCE RATE MAP (FIRM)

SCHOOL DISTRICT

ALVORD UNIFIED SCHOOL DISTRICT

UTILITIES

WATER: CITY OF RIVERSIDE
SEWER: CITY OF RIVERSIDE
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: CITY OF RIVERSIDE
TELEPHONE: SBC

BENCHMARK: E2-P2

CHISELED SQUARE ON THE TOP OF CURB AT THE WESTERLY END OF A CATCH BASIN FRONTING THE SOUTHERLY CURB OF INDIANA AVE AT THE SOUTHEAST CORNER OF INDIANA AVENUE AND FILLMORE STREET.
ELEV=738.410

WDID: 8 33C334294

PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND	PUBLIC UTILITIES DEPARTMENT WATER DIVISION
APPROVED BY 3-1-07 DATE	APPROVED BY 3/1/07 DATE

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, 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 REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER
DAVID L. DRAKE
No. C 64193
Exp. 06-30-07
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. C 64193
EXPIRATION DATE:06\30\07 DATE:2-28-07

PLANS PREPARED BY:
PSOMAS
2010 Iowa Avenue Suite 101 Riverside, CA 92507
(951) 787-8421 Fax (951) 682-3379
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-07-07

SCALE: AS SHOWN
DATE: NOVEMBER 2006
SEE ABOVE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY DD DRAWN BY MW CHECKED BY DLD

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

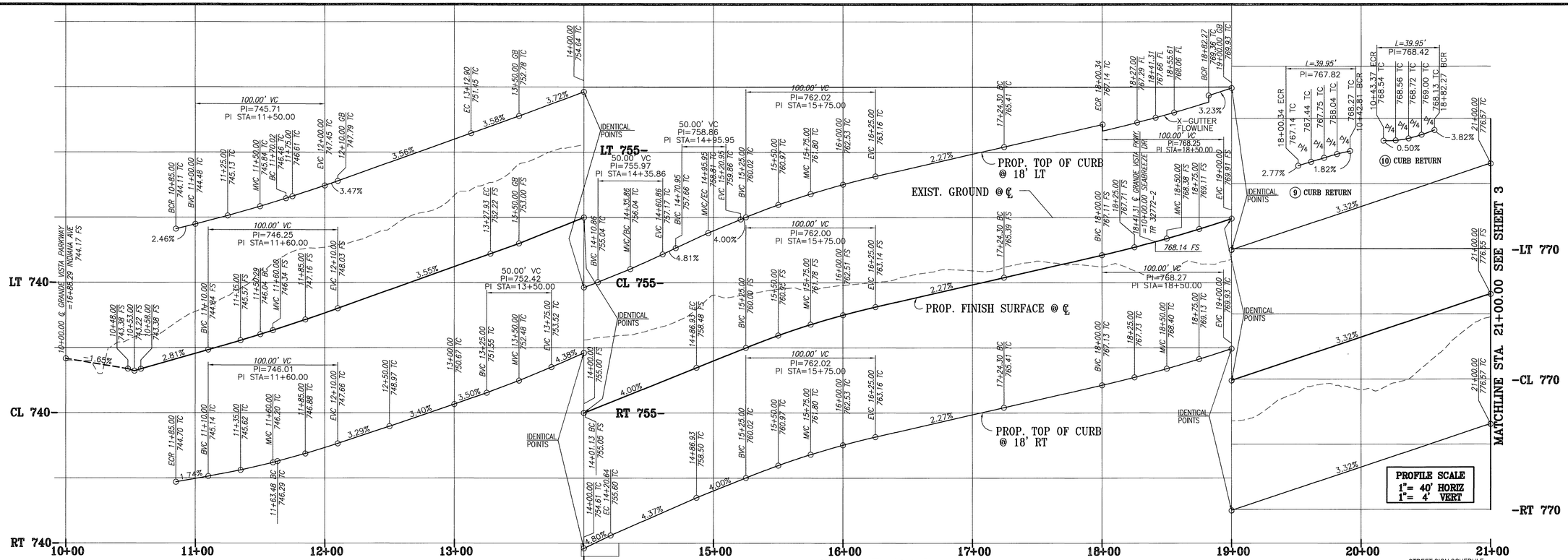
APPROVED BY	BY	DATE
PRINCIPAL ENGR.		3-22-07
TRAFFIC DIVISION		3-21-07

APPROVED BY:
CITY ENGINEER
DATE 4/6/07

IN THE CITY OF RIVERSIDE, CALIFORNIA
TR 32772-1
STREET IMPROVEMENT PLANS
TITLE SHEET
FOR: GRIFFIN INDUSTRIES

PW06-0326
R-3989
SHEET 1 OF 11
FILE NO. 1104-007

INDEXED 4-27-07 GH



CURVE DATA

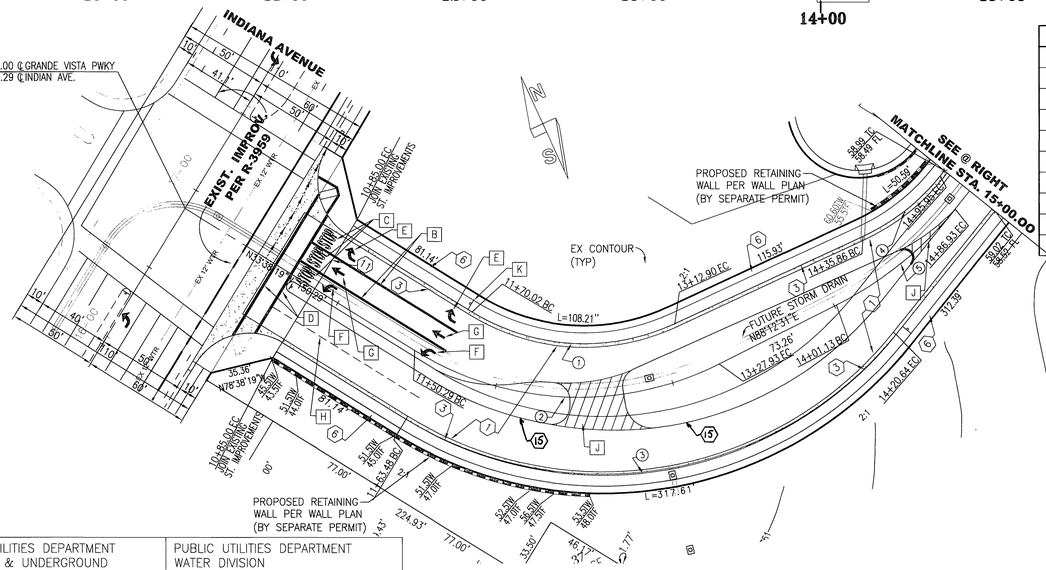
No.	DELTA	RADIUS	LENGTH	TANGENT
1	56°21'41"	120.00'	118.04'	64.29'
2	56°21'41"	120.00'	118.04'	64.29'
3	82°43'00"	210.00'	303.17'	184.87'
4	26°21'19"	120.00'	55.20'	28.10'
5	24°34'05"	200.00'	85.76'	43.56'
6	9°40'56"	468.00'	79.09'	39.64'
7	55°14'43"	450.00'	433.90'	235.48'
8	55°14'43"	432.00'	416.54'	226.06'
9	84°47'03"	27.00'	39.95'	24.65'
10	35°07'53"	468.00'	286.96'	148.15'

STREET CONSTRUCTION NOTES

1. CONSTRUCT _" A.C. PAVING OVER _" AGGREGATE BASE PER SR#
3. CONSTRUCT 6" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.
5. CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. NO. 220. (W=6', UNLESS OTHERWISE NOTED)
6. CONSTRUCT 4' SIDEWALK PER DETAIL ON SHT. 1
7. CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE I.
8. CONSTRUCT STREET NAME SIGN PER CITY OF RIV. STD. NO. 662A
11. SAWCUT & JOIN EXISTING PAVEMENT PER JOIN DETAIL ON SHT 1
12. CONSTRUCT CURB OUTLET PER APWA STD. NO. 151-1
15. CONSTRUCT 6" TYPE II CURB ONLY PER C.O.R. STD. DWG NO. 200

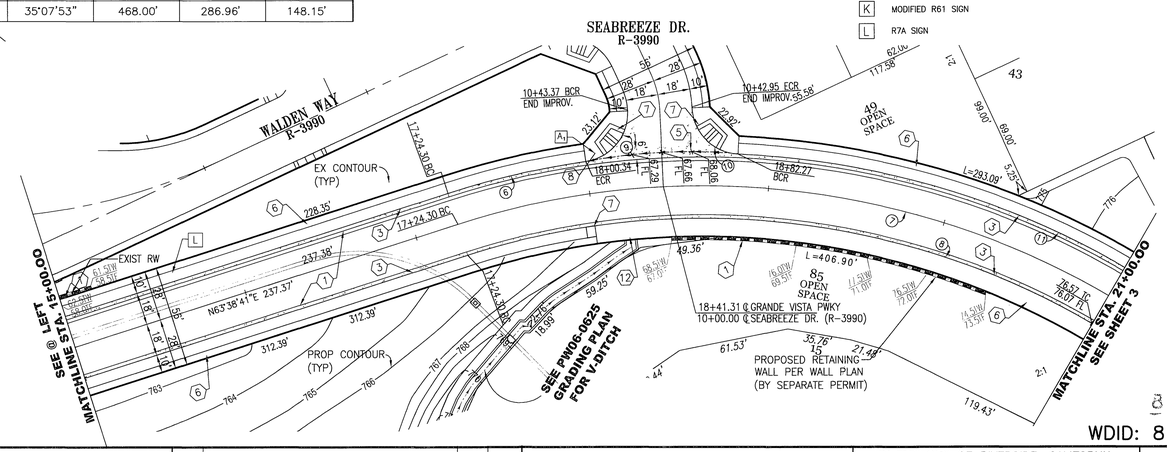
STREET SIGN SCHEDULE

- A1 GRANDE VISTA PWKY / SEABREEZE DR.
- B STOP SIGN (R1)
- C THERMOPLASTIC "STOP"
- D 12" THERMOPLASTIC WHITE STRIPE
- E THERMOPLASTIC ARROW TYPE IV(R)
- F THERMOPLASTIC ARROW TYPE IV(L)
- G THERMOPLASTIC ARROW TYPE IV(S)
- H 8" THERMOPLASTIC WHITE STRIPE (DASHED)
- J 12" THERMOPLASTIC WHITE STRIPE (45° ANGLE)
- K MODIFIED R61 SIGN
- L R7A SIGN



GRANDE VISTA PWKY

SCALE 1"= 40'



WDID: 8 33C334294

PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND	PUBLIC UTILITIES DEPARTMENT WATER DIVISION
APPROVED BY 3-1-07 DATE	APPROVED BY 3/1/07 DATE

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PRIVATE ENGINEERING NOTE

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 THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER — DAVID L. DRAKE — No. C 64193 — Exp. 06-30-07 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. C 64193
EXPIRATION DATE: 06\30\07 DATE: 2-28-07

PLANS PREPARED BY:
PSOMAS
2010 Iowa Avenue Suite 101 Riverside, CA 92507
(951) 787-8421 Fax (951) 682-3379
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-07-07

SCALE: AS SHOWN
DATE: NOVEMBER 2006

MARK	REVISIONS	APPR.	DATE

DESIGNED BY DD DRAWN BY MW CHECKED BY DLD

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

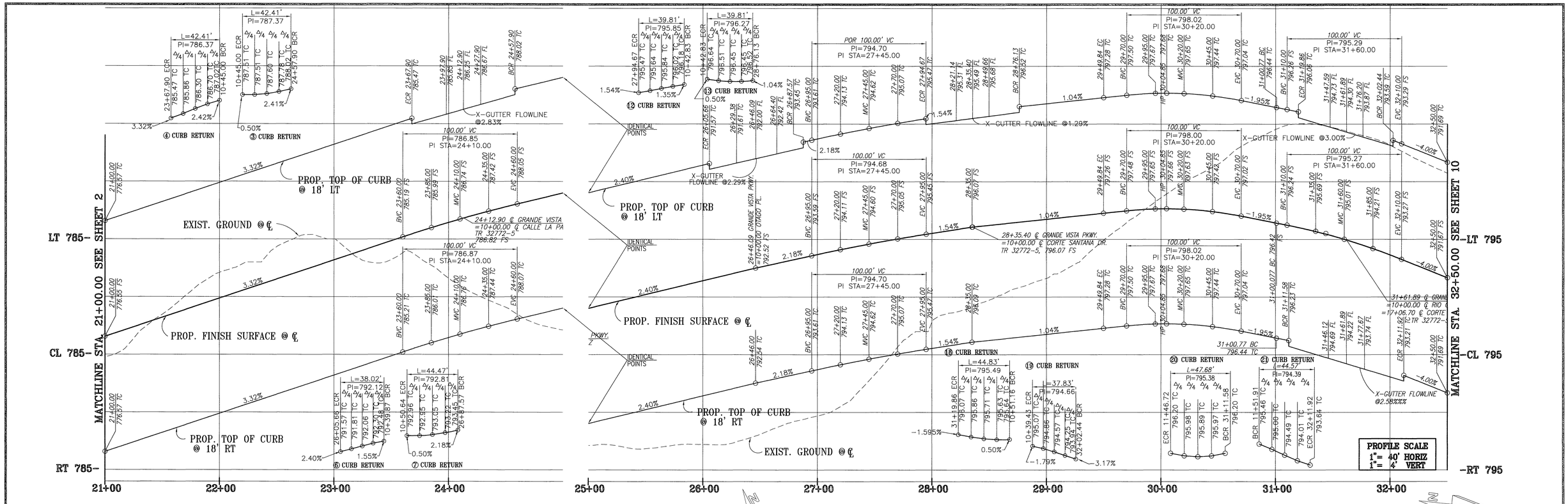
APPROVED BY	BY	DATE
PRINCIPAL ENGR.		3-22-07
TRAFFIC DIVISION		3-21-07

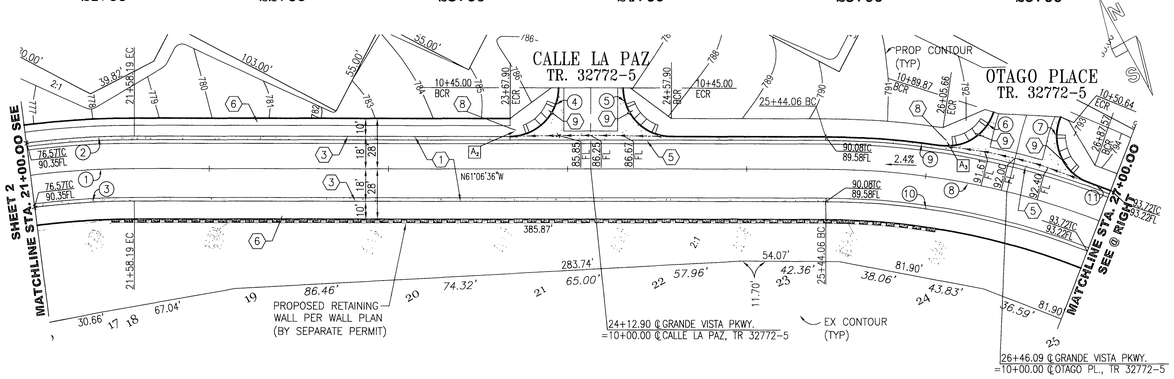
APPROVED BY: CITY ENGINEER
DATE 4/6/07

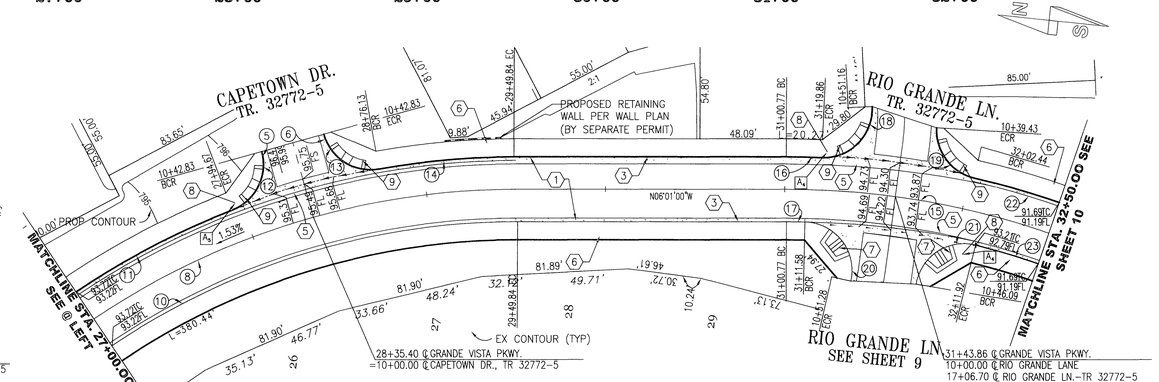
IN THE CITY OF RIVERSIDE, CALIFORNIA
TR 32772-1
STREET IMPROVEMENT PLANS
FOR: GRIFFIN INDUSTRIES

PW06-0326
R-3989
SHEET 2 OF 11
FILE NO.: 1104-007

INDEXED 4-27-07 LH







CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
1	55°14'43"	450.00'	433.90'	235.48'
2	35°07'53"	468.00'	286.96'	148.15'
3	55°14'43"	432.00'	416.54'	226.06'
4	90°00'00"	27.00'	42.41'	27.00'
5	90°00'00"	27.00'	42.41'	27.00'
6	80°41'26"	27.00'	38.02'	22.93'
7	94°21'47"	27.00'	44.47'	29.14'
8	55°05'36"	422.00'	405.78'	220.12'
9	8°21'45"	440.00'	64.22'	32.17'
10	55°14'21"	404'	389.50'	211.38'
11	14°32'28"	440.00'	111.67'	56.13'
12	84°28'13"	27.00'	39.81'	24.51'

CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
13	84°28'13"	27.00'	39.81'	24.51'
14	9°52'17"	440.00'	75.81'	38.00'
15	18°59'57"	450.00'	149.22'	75.30'
16	2°25'52"	468.00'	19.86'	9.93'
17	1°22'36"	432.00'	10.38'	5.19'
18	95°07'51"	27.00'	44.83'	29.53'
19	80°17'01"	27.00'	37.83'	22.77'
20	101°10'34"	27.00'	47.68'	32.86'
21	94°34'24"	27.00'	44.57'	29.25'
22	6°03'20"	468.00'	49.46'	24.75'
23	4°54'00"	432.00'	36.95'	18.48'

GRANDE VISTA PKWY.

STREET SIGN SCHEDULE

- A_3 GRANDE VISTA PKWY. / CALLE LA PAZ (3300BLK)
- A_5 GRANDE VISTA PKWY. / OTAGO PL.
- A_4 GRANDE VISTA PKWY. / RIO GRANDE LN.
- A_6 GRANDE VISTA PKWY. / CAPETOWN DR.

STREET CONSTRUCTION NOTES

1. CONSTRUCT _" A.C. PAVING OVER _" AGGREGATE BASE PER SR#
3. CONSTRUCT 6" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.
5. CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. NO. 220. (W=6', UNLESS OTHERWISE NOTED)
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7. CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE I.
8. CONSTRUCT STREET NAME SIGN PER CITY OF RIV. STD. NO. 662A
9. CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE II

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

WDID: 8 33C334294

PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND	PUBLIC UTILITIES DEPARTMENT WATER DIVISION
APPROVED BY 3-1-07 DATE	APPROVED BY 3/1/07 DATE

Underground Service Alert
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PRIVATE ENGINEERING NOTE

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 THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER — DAVID L. DRAKE — No. C 64193 Exp. 06-30-07 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. C 64193
EXPIRATION DATE: 06\30\07 DATE: 2-28-07

PLANS PREPARED BY:
PSOMAS
2010 Iowa Avenue Suite 101 Riverside, CA 92507
(951) 787-8421 Fax (951) 682-3379
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-07-07

SCALE: AS SHOWN
DATE: NOVEMBER 2006

MARK	REVISIONS	APPR.	DATE

DESIGNED BY DD DRAWN BY MW CHECKED BY DLD

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGR.	MW	3-22-07
TRAFFIC DIVISION		2-21-07

APPROVED BY: CITY ENGINEER
DATE 4/8/07

IN THE CITY OF RIVERSIDE, CALIFORNIA

TR 32772-1
STREET IMPROVEMENT PLANS

FOR: GRIFFIN INDUSTRIES

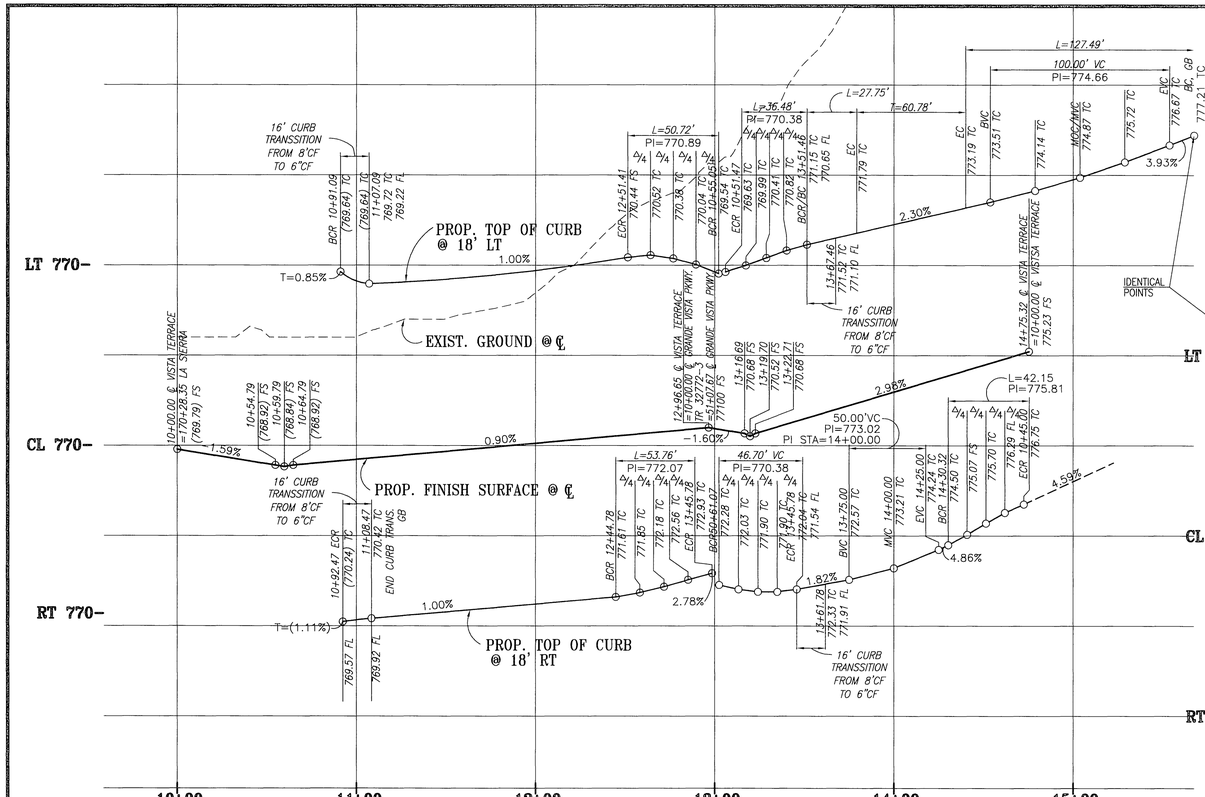
PW06-0326

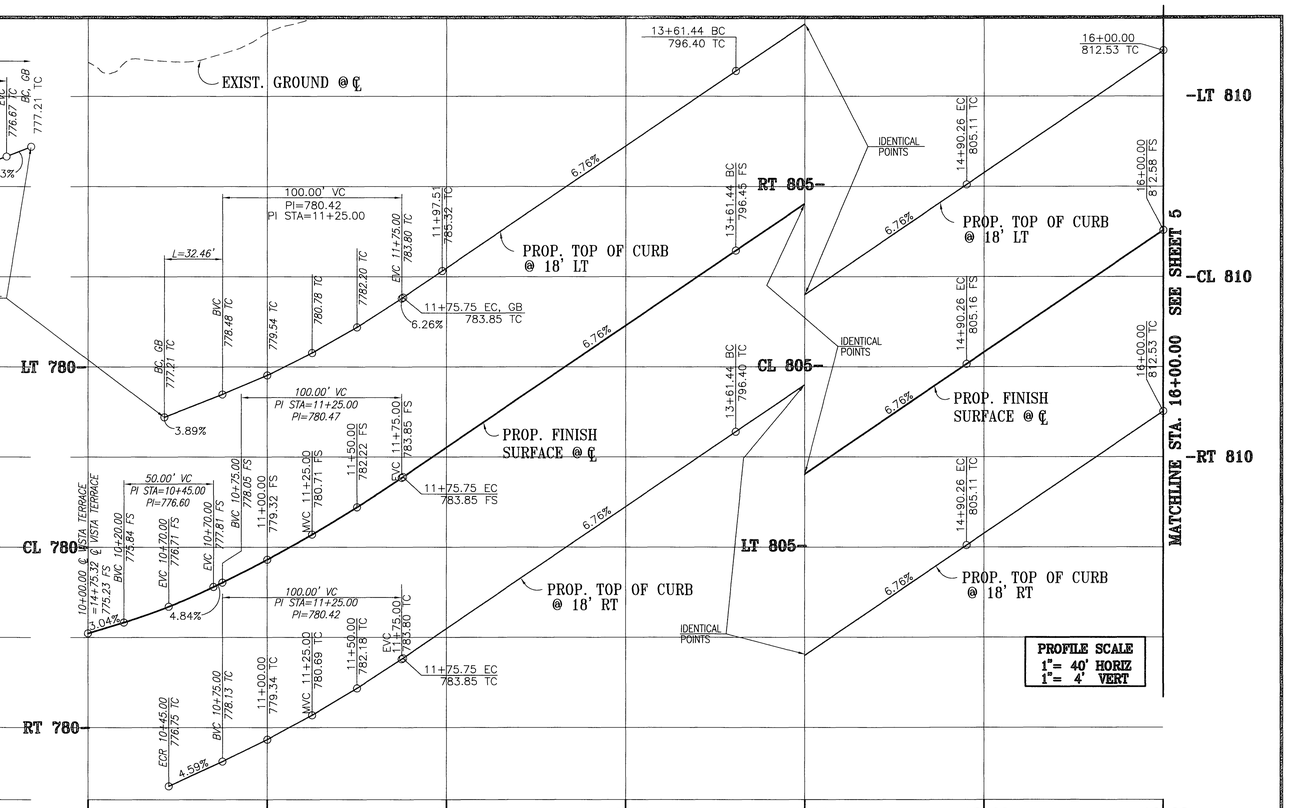
R-3989

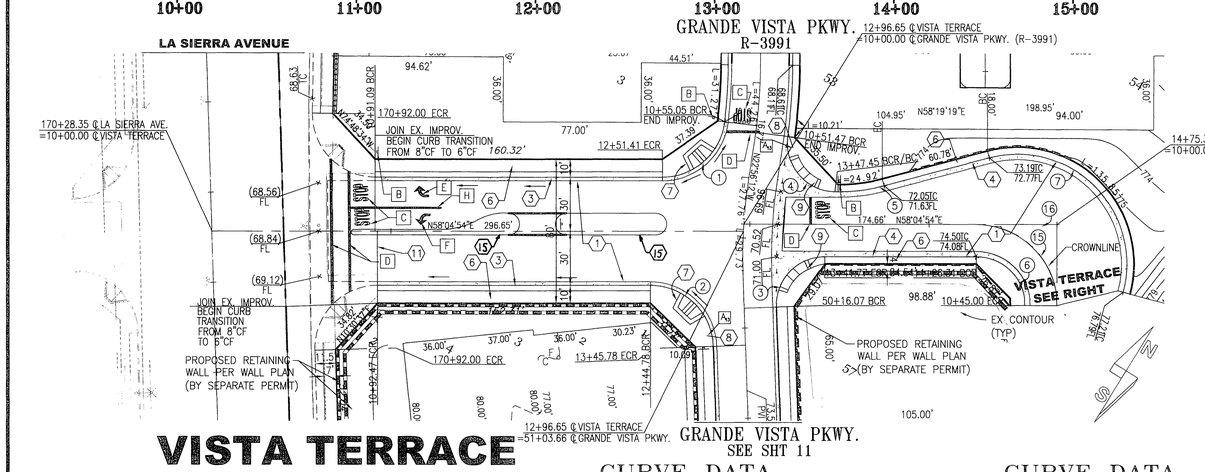
SHEET 3 OF 11

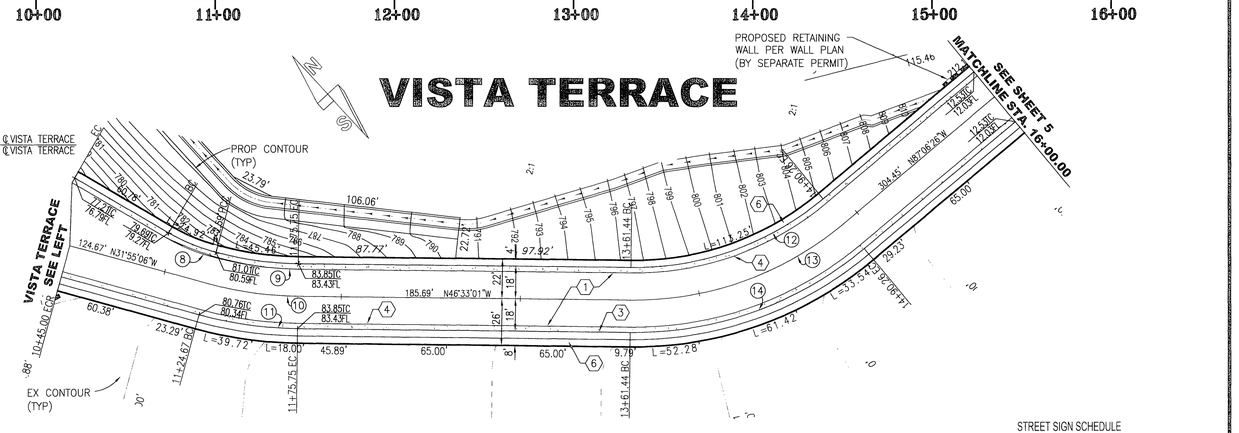
FILE NO.: 1104-007

INDEXED 4-27-07









CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
1	83°01'38"	35.00'	50.72'	30.98'
2	88°00'08"	35.00'	53.76'	33.80'
3	91°59'52"	27.00'	43.35'	27.96'
4	100°31'51"	27.00'	47.37'	32.48'
5	15°53'58"	100.00'	27.75'	13.96'
6	89°59'59"	27.00'	42.41'	27.00'
7	119°45'07"	61.00'	127.49'	105.13'

CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
8	14°52'33"	100.00'	25.96'	13.06'
9	14°37'44"	182.00'	46.47'	23.36'
10	14°38'06"	200.00'	51.09'	25.68'
11	14°38'06"	218.00'	55.68'	27.99'
12	40°33'14"	164.00'	116.08'	60.59'
13	40°33'14"	182.00'	128.82'	67.24'
14	40°33'14"	200.00'	141.56'	73.89'

CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
15	83°06'49"	44.94'	65.19'	39.84'
16	83°06'49"	56.94'	82.60'	50.48'

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

(15) CONSTRUCT 6" TYPE II CURB ONLY PER C.O.R. STD. DWG 200.

STREET CONSTRUCTION NOTES

1. CONSTRUCT _" A.C. PAVING OVER _" AGGREGATE BASE PER SR#
3. CONSTRUCT 6" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.
4. CONSTRUCT 5" ROLL CURB AND GUTTER PER DETAIL ON SHT. 1
5. CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. NO. 220. (W=6', UNLESS OTHERWISE NOTED)
6. CONSTRUCT 4' SIDEWALK PER DETAIL ON SHT. 1
7. CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE I.
8. CONSTRUCT STREET NAME SIGN PER CITY OF RIV. STD. NO. 662A
9. CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE II
11. SAWCUT & JOIN EXISTING PAVEMENT PER JOIN DETAIL ON SHT 1
12. CONSTRUCT CURB OUTLET PER APWA STD. NO. 151-1

STREET SIGN SCHEDULE

- A2 GRANDE VISTA PKWY. / (3000BLK) VISTA TERRACE
- B STOP SIGN (R1)
- C THERMOPLASTIC "STOP"
- D 12" THERMOPLASTIC WHITE STRIPE
- E THERMOPLASTIC ARROW TYPE IV(R)
- F THERMOPLASTIC ARROW TYPE IV(L)
- J 12" THERMOPLASTIC WHITE STRIPE (45° ANGLE)
- K MODIFIED R61 SIGN

WDID: 8 33C334294

PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND
APPROVED BY DATE 3-1-07

PUBLIC UTILITIES DEPARTMENT WATER DIVISION
APPROVED BY DATE 3/1/07

Underground Service Alert
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PRIVATE ENGINEERING NOTE

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 BE DEEMED TO APPLY CONTINUOUSLY 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER DAVID L. DRAKE No. C 64193 Exp. 06-30-07 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. C 64193
EXPIRATION DATE: 06\30\07 DATE: 2-28-07

PLANS PREPARED BY:
PSOMAS
2010 Iowa Avenue Suite 101 Riverside, CA 92507
(951) 787-8421 Fax (951) 682-3379
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-07-07

SCALE: AS SHOWN
DATE: NOVEMBER 2006

MARK	REVISIONS	APPR.	DATE

DESIGNED BY DD DRAWN BY MW CHECKED BY DLD

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

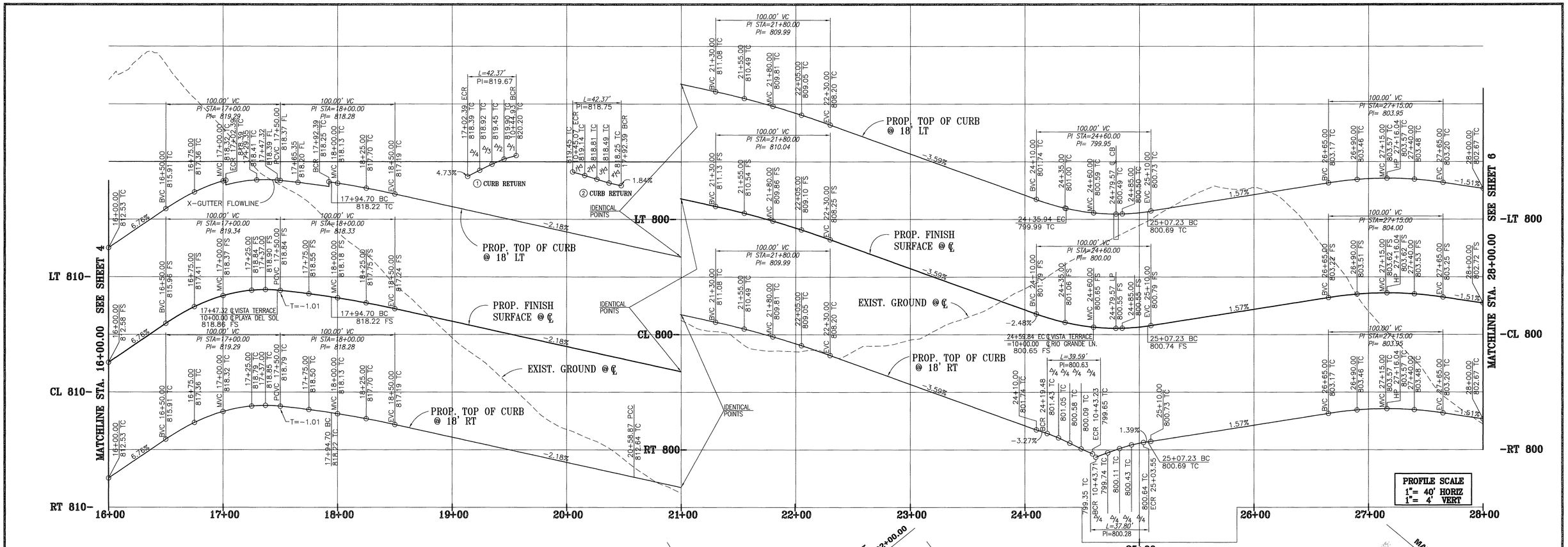
APPROVED BY	BY	DATE
PRINCIPAL ENGR.		3-22-07
TRAFFIC DIVISION		3-21-07

APPROVED BY: CITY ENGINEER
DATE 4/4/07

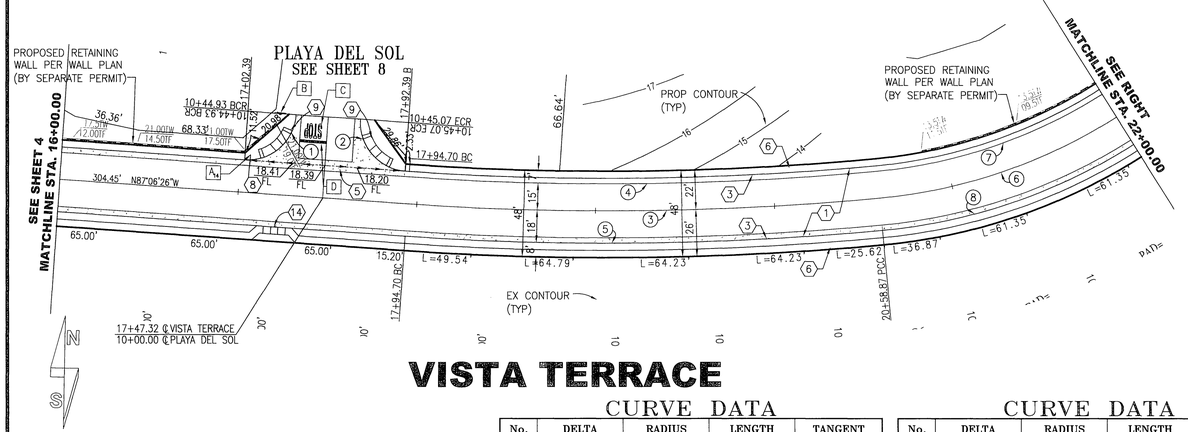
IN THE CITY OF RIVERSIDE, CALIFORNIA
TR 32772-1
STREET IMPROVEMENT PLANS
FOR: GRIFFIN INDUSTRIES

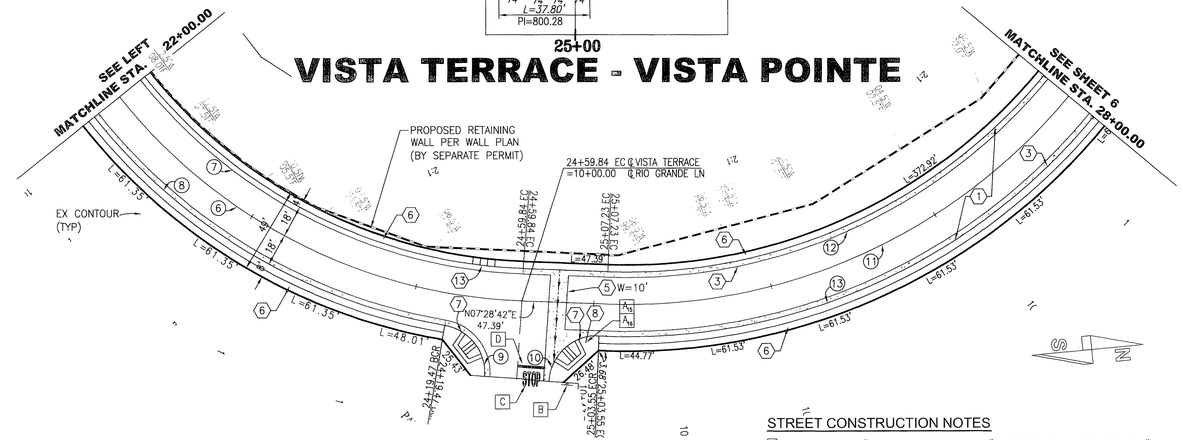
PW06-0326
R-3989
SHEET 4 OF 11
FILE NO.: 1104-007

INDEXED 4-27-07 LH



VISTA TERRACE - VISTA POINTE





VISTA TERRACE

CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
1	89°54'42"	27.00'	42.37'	26.96'
2	90°05'18"	27.00'	42.45'	27.04'
3	09°20'36"	1620.00'	264.17'	132.38'
4	09°20'36"	1602.00'	261.24'	130.91'
5	09°20'36"	1638.00'	267.11'	133.85'
6	76°04'18"	302.00'	400.97'	236.25'
7	76°04'18"	284.00'	377.07'	222.17'

CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
8	68°24'50"	320.00'	382.10'	217.53'
9	84°00'39"	27.00'	39.59'	24.32'
10	88°19'54"	27.00'	41.63'	26.23'
11	71°42'02"	320.00'	400.45'	231.22'
12	71°42'02"	302.00'	377.93'	218.21'
13	71°42'02"	338.00'	422.98'	244.22'

STREET SIGN SCHEDULE

- A16 (3000BLK) VISTA TERRACE / PLAYA DEL SOL (10900BLK)
- A18 ← (3000BLK) VISTA TERRACE / RIO GRANDE LN.
- A19 (3000BLK) VISTA POINTE → / RIO GRANDE LN.
- B STOP SIGN (R1)
- C THERMOPLASTIC "STOP"
- D 12" THERMOPLASTIC WHITE STRIPE

RIO GRANDE LN
SEE SHEET 9

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

STREET CONSTRUCTION NOTES

1. CONSTRUCT _" A.C. PAVING OVER _" AGGREGATE BASE PER SR#
3. CONSTRUCT 6" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.
5. CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. NO. 220. (W=6', UNLESS OTHERWISE NOTED)
6. CONSTRUCT 4' SIDEWALK PER DETAIL ON SHT. 1
7. CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE I.
8. CONSTRUCT STREET NAME SIGN PER CITY OF RIV. STD. NO. 662A
9. CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE II
13. CONSTRUCT MODIFIED CITY OF RIVERSIDE MID BLOCK WHEELCHAIR RAMP (TYPE II, DWG. 304) PER DETAIL ON SHT. 1
14. CONSTRUCT MODIFIED CITY OF RIVERSIDE MID BLOCK WHEELCHAIR RAMP (TYPE II, DWG. 304) PER DETAIL ON SHT. 1

WDID: 8 33C334294

PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND	PUBLIC UTILITIES DEPARTMENT WATER DIVISION
APPROVED BY 3-1-07 DATE	APPROVED BY 3/1/07 DATE

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REGISTERED PROFESSIONAL ENGINEER
DAVID L. DRAKE
No. C 64193
Exp. 06-30-07
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. C 64193
EXPIRATION DATE: 06\30\07 DATE: 2-20-07

PLANS PREPARED BY:
PSOMAS
2010 Iowa Avenue Suite 101 Riverside, CA 92507
(951) 787-8421 Fax (951) 682-3379
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-07-07

SCALE: AS SHOWN
DATE: NOVEMBER 2006

MARK	REVISIONS	APPR.	DATE

DESIGNED BY DD DRAWN BY MW CHECKED BY DLD

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGR.		3-22-07
TRAFFIC DIVISION		3-26-07

APPROVED BY:
CITY ENGINEER
DATE 4/6/07

IN THE CITY OF RIVERSIDE, CALIFORNIA

TR 32772-1
STREET IMPROVEMENT PLANS

FOR: GRIFFIN INDUSTRIES

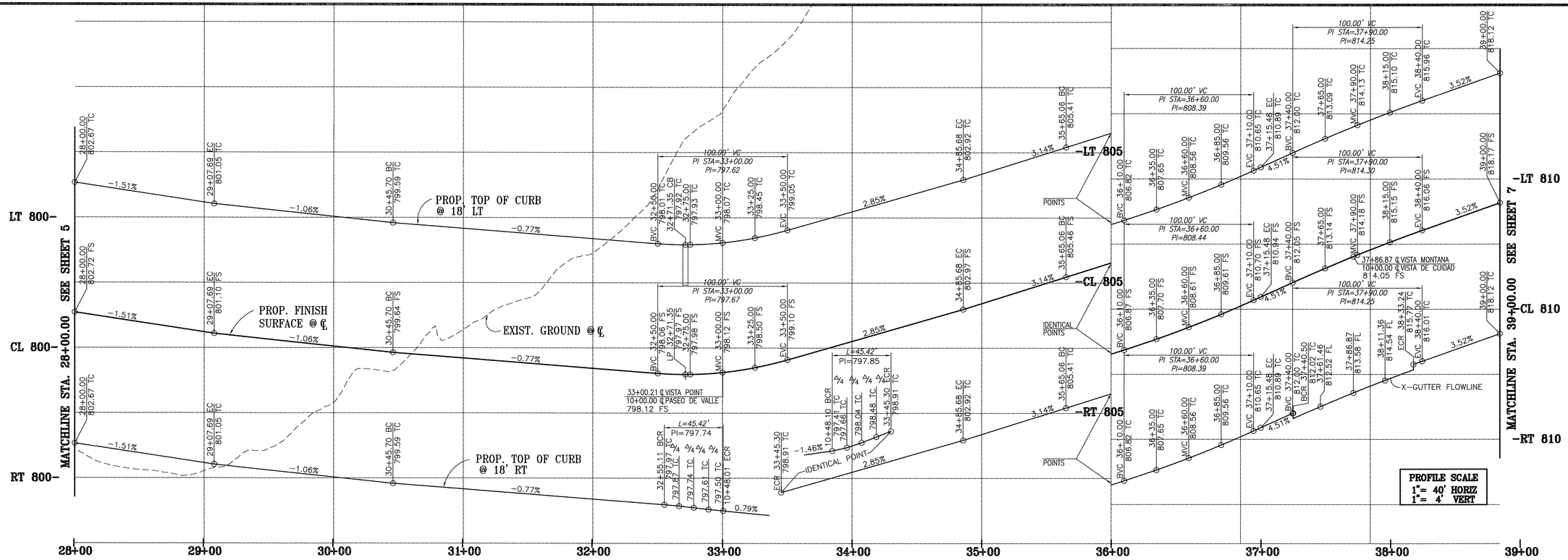
PW06-0326

R-3989

SHEET 5 OF 11

FILE NO.: 1104-007

INDEXED 4-27-07 LH



CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
1	71°42'02"	320.00'	400.45'	231.22'
2	71°42'02"	302.00'	377.93'	218.22'
3	71°42'02"	338.00'	422.98'	244.22'
4	84°01'49"	300.00'	439.98'	270.26'
5	84°01'49"	282.00'	413.58'	254.05'
6	39°59'41"	318.00'	221.98'	115.73'
7	260°48'34"	318.00'	148.80'	75.79'
8	14°36'27"	590.00'	150.42'	75.62'

CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
9	14°36'27"	572.00'	145.83'	73.31'
10	14°36'27"	608.00'	155.01'	77.93'
11	104°09'38"	172.00'	312.69'	220.79'
12	08°20'03"	190.00'	27.64'	13.84'
13	104°09'38"	154.00'	279.96'	197.68'
14	64°56'05"	190.00'	215.33'	120.89'
15	96°23'13"	27.00'	45.42'	30.19'
16	96°23'13"	27.00'	45.42'	30.19'

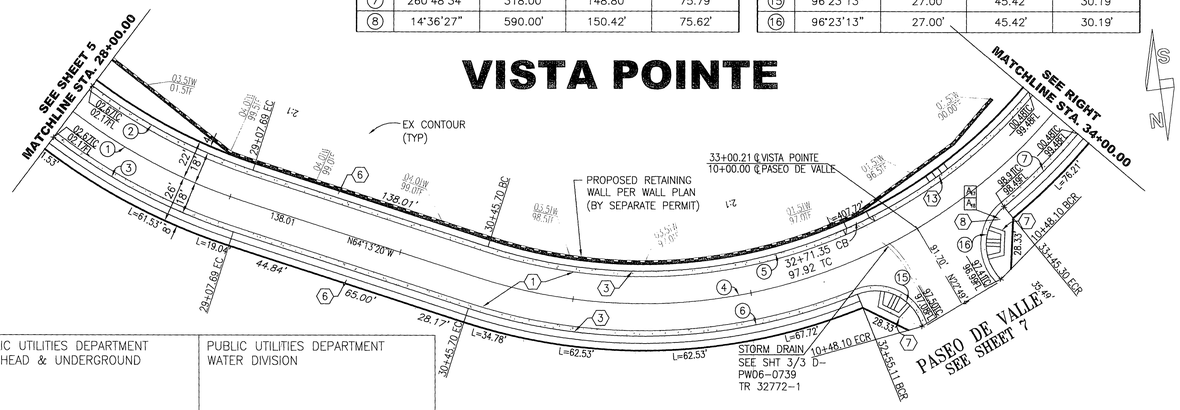
STREET SIGN SCHEDULE

A2 ← (3000BLK) VISTA POINTE / PASEO DE VALLE (3300BLK)
A4 (10900BLK) VISTA LOOP RD. → /PASEO DE VALLE (3300BLK)
A4 (10900BLK) VISTA LOOP RD./VISTA DE CIUDAD (3300BLK)

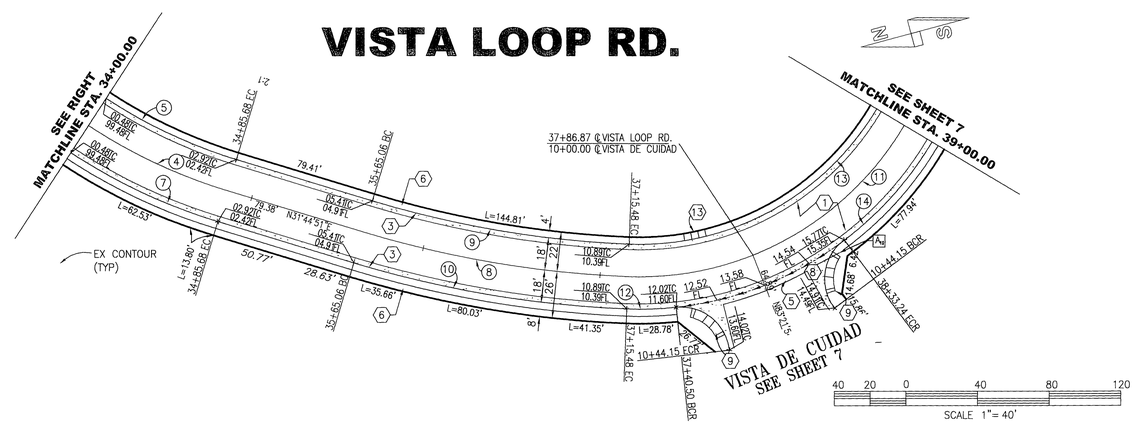
STREET CONSTRUCTION NOTES

1. CONSTRUCT _" A.C. PAVING OVER _" AGGREGATE BASE PER SR#
3. CONSTRUCT 6" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.
5. CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. NO. 220. (W=6', UNLESS OTHERWISE NOTED)
6. CONSTRUCT 4' SIDEWALK PER DETAIL ON SHT. 1
7. CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE I.
8. CONSTRUCT STREET NAME SIGN PER CITY OF RIV. STD. NO. 662A
9. CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE II
13. CONSTRUCT MODIFIED CITY OF RIVERSIDE MID BLOCK WHEELCHAIR RAMP (TYPE II, DWG. 304) PER DETAIL ON SHT. 1

VISTA POINTE



VISTA LOOP RD.



WDID: 8 33C334294

PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND	PUBLIC UTILITIES DEPARTMENT WATER DIVISION
APPROVED BY 3-1-07 DATE	APPROVED BY 3/1/07 DATE

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227-2600
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PRIVATE ENGINEERING NOTE

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REGISTERED PROFESSIONAL ENGINEER DAVID L. DRAWE No. C 64193 Exp. 06-30-07 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. C 64193
EXPIRATION DATE: 06\30\07 DATE: 2-28-07

PLANS PREPARED BY:
PSOMAS
2010 Iowa Avenue Suite 101 Riverside, CA 92507
(951) 787-8421 Fax (951) 682-3379
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-07-07

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DESIGNED BY DD DRAWN BY MW CHECKED BY DLD

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGR.		3-22-07
TRAFFIC DIVISION		3-21-07

APPROVED BY: CITY ENGINEER
DATE 4/4/07

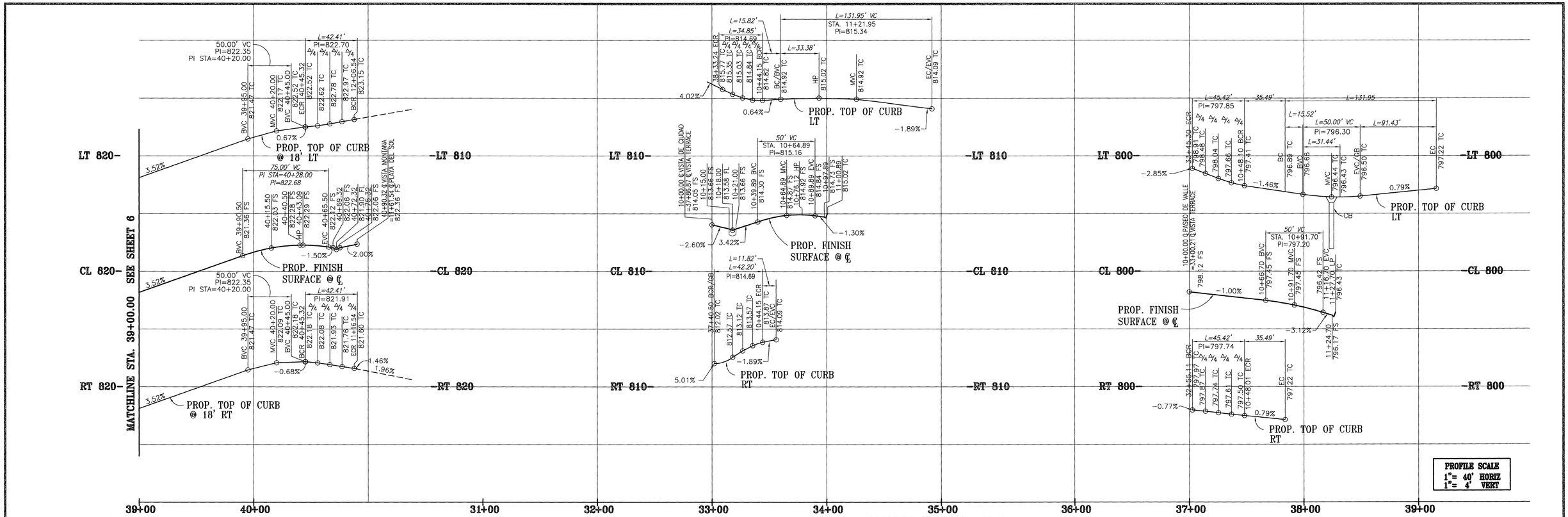
IN THE CITY OF RIVERSIDE, CALIFORNIA

TR 32772-1
STREET IMPROVEMENT PLANS

FOR: GRIFFIN INDUSTRIES

PW06-0326
R-3989
SHEET 6 OF 11
FILE NO.: 1104-007

INDEXED 4-27-07 GH



STREET SIGN SCHEDULE

- A1 (10900BLK) VISTA LOOP RD. ⟶ /PASEO DE VALLE (3300BLK)
- A2 (10900BLK) VISTA LOOP RD./VISTA DE CIUDAD (3300BLK)
- A3 (10900BLK) VISTA LOOP RD./PLAYA DEL SOL (10900BLK)
- B STOP SIGN (R1)
- C THERMOPLASTIC "STOP"
- D 12" THERMOPLASTIC WHITE STRIPE

CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
1	104°09'32"	154.00'	279.96'	197.68'
2	104°09'32"	172.00'	312.68'	220.78'
3	104°09'32"	187.00'	339.95'	240.03'
4	90°00'00"	27.00'	42.41'	27.00'
5	90°00'00"	27.00'	42.41'	27.00'
6	73°57'30"	27.00'	34.85'	20.33'
7	89°33'14"	27.00'	42.20'	26.79'
8	210°00'00"	36.00'	131.95'	134.35'
9	96°23'27"	26.99'	45.41'	30.18'
10	96°23'13"	27.00'	45.42'	30.19'
11	210°00'00"	36.00'	131.95'	134.35'

STREET CONSTRUCTION NOTES

1. CONSTRUCT _" A.C. PAVING OVER _" AGGREGATE BASE PER SR#
2. CONSTRUCT _" AC PAVING OVER _" AGGREGATE BASE PER SR#
3. CONSTRUCT 6" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.
4. CONSTRUCT 5" ROLL CURB AND GUTTER PER DETAIL ON SHT. 1
5. CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. NO. 220. (W=6', UNLESS OTHERWISE NOTED)
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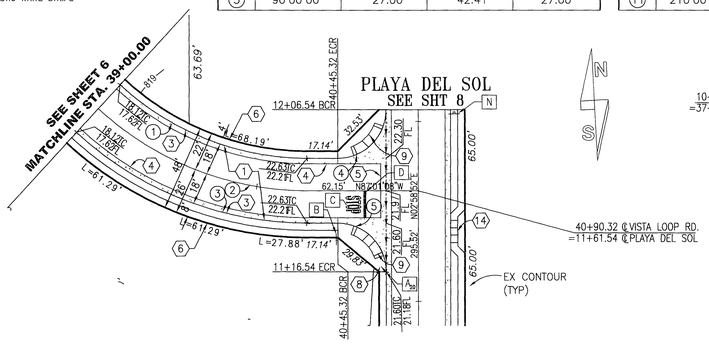

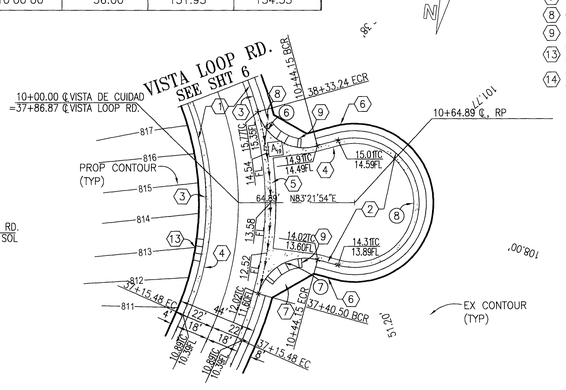

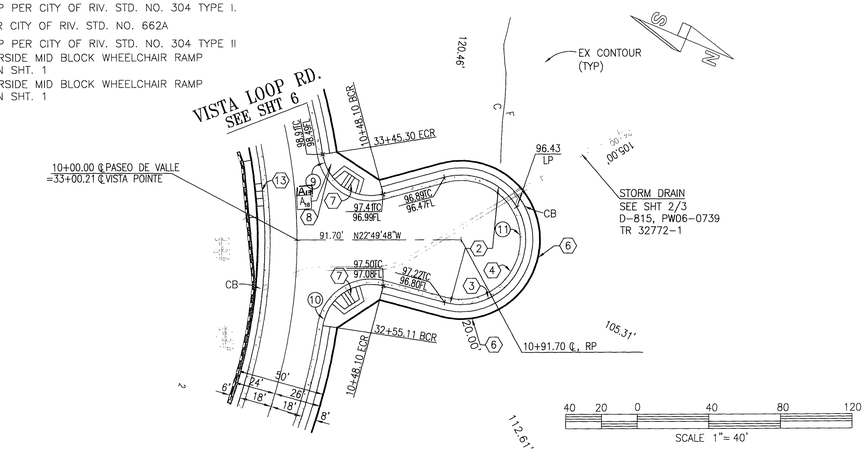

PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND	PUBLIC UTILITIES DEPARTMENT WATER DIVISION
APPROVED BY DATE 3-1-07	APPROVED BY DATE 3/1/07

VISTA LOOP RD.

VISTA DE CUIDAD

PASEO DE VALLE

WDID: 8 33C334294

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TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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 THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER DAVID L. DRAKE No. C 64193 Exp. 06-30-07 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. C 64193
EXPIRATION DATE: 06\30\07 DATE: 2-28-07

PLANS PREPARED BY:
PSOMAS
2010 Iowa Avenue Suite 101 Riverside, CA 92507
(951) 787-8421 Fax (951) 682-3379
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-07-07

SCALE: AS SHOWN
DATE: NOVEMBER 2006

MARK	REVISIONS	APPR.	DATE

DESIGNED BY DD DRAWN BY MW CHECKED BY DLD

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

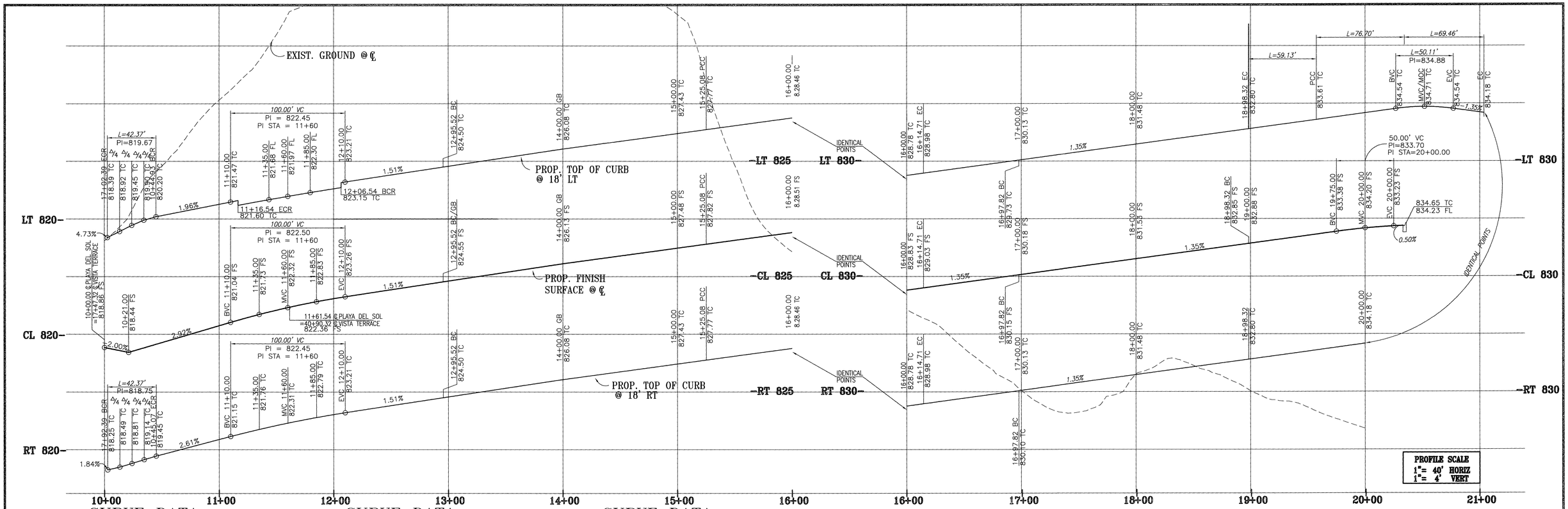
APPROVED BY	BY	DATE
PRINCIPAL ENGR.	MW	3-22-07
TRAFFIC DIVISION		3-21-07

APPROVED BY: CITY ENGINEER
DATE 4/6/07

IN THE CITY OF RIVERSIDE, CALIFORNIA
TR 32772-1
STREET IMPROVEMENT PLANS
FOR: GRIFFIN INDUSTRIES

PW06-0326
R-3989
SHEET 7 OF 11
FILE NO.: 1104-007

INDEXED 4-27-07 LH



CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
1	89°54'42"	27.00'	42.37'	26.96'
2	89°55'19"	27.00'	42.37'	26.96'
3	90°00'00"	27.00'	42.41'	27.00'
4	90°00'00"	27.00'	42.41'	27.00'
5	41°06'11"	338.00'	242.48'	126.72'

CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
6	41°06'11"	320.00'	229.56'	119.97'
7	41°06'11"	302.00'	216.65'	113.22'
8	71°19'23"	90.00'	112.03'	64.58'
9	71°19'23"	72.00'	89.63'	51.66'
10	71°19'14"	53.99'	67.21'	38.74'

CURVE DATA

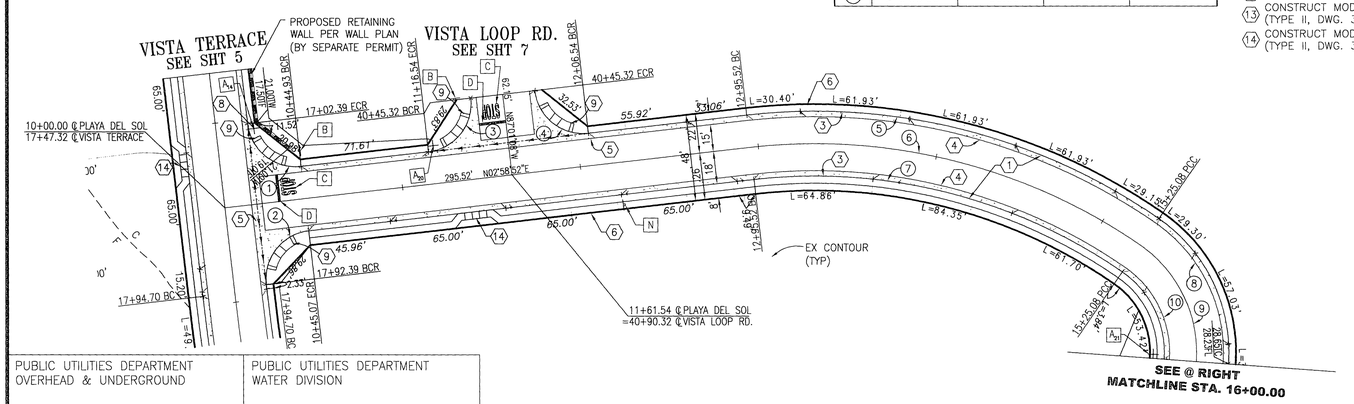
No.	DELTA	RADIUS	LENGTH	TANGENT
11	97°16'12"	196.00'	332.75'	222.59'
12	97°16'12"	178.00'	302.19'	202.15'
13	64°32'16"	160.00'	180.22'	101.03'
14	62°43'56"	54.00'	59.12 '	32.92'
15	53°17'19"	107.92'	100.37'	54.15'
16	210°00'00"	36.00'	131.95'	134.35'

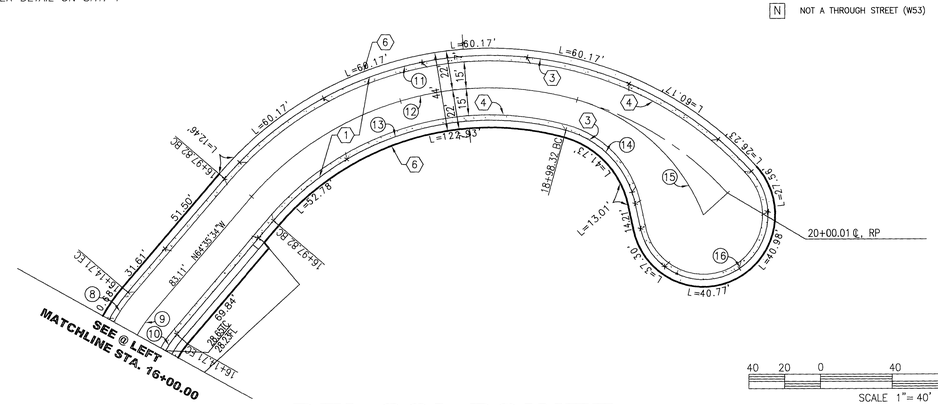
STREET CONSTRUCTION NOTES

1. CONSTRUCT _" A.C. PAVING OVER _" AGGREGATE BASE PER SR#
3. CONSTRUCT 6" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.
4. CONSTRUCT 5" ROLL CURB AND GUTTER PER DETAIL ON SHT. 1
5. CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. NO. 220. (W=6', UNLESS OTHERWISE NOTED)
6. CONSTRUCT 4' SIDEWALK PER DETAIL ON SHT. 1
8. CONSTRUCT STREET NAME SIGN PER CITY OF RIV. STD. NO. 662A
9. CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE II
13. CONSTRUCT MODIFIED CITY OF RIVERSIDE MID BLOCK WHEELCHAIR RAMP (TYPE II, DWG. 304) PER DETAIL ON SHT. 1
14. CONSTRUCT MODIFIED CITY OF RIVERSIDE MID BLOCK WHEELCHAIR RAMP (TYPE II, DWG. 304) PER DETAIL ON SHT. 1

STREET SIGN SCHEDULE

- A_{3B} (3000BLK) VISTA TERRACE / PLAYA DEL SOL (10900BLK)
- A_{2B} (10900BLK) VISTA LOOP RD./PLAYA DEL SOL (10900BLK)
- A_{3B} (3200BLK) DEL SOL POINTE/PLAYA DEL SOL (10900BLK)
- B STOP SIGN (R1)
- C THERMOPLASTIC "STOP"
- D 12" THERMOPLASTIC WHITE STRIPE
- N NOT A THROUGH STREET (W53)





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

PUBLIC UTILITIES DEPARTMENT
OVERHEAD & UNDERGROUND
APPROVED BY 3-1-07 DATE

PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY 3/1/07 DATE

PLAYA DEL SOL

DEL SOL POINTE

WDID: 8 33C334294

Underground Service Alert
Call: TOLL FREE
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227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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MARK	REVISIONS	APPR.	DATE

DESIGNED BY DD DRAWN BY MW CHECKED BY DLD

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

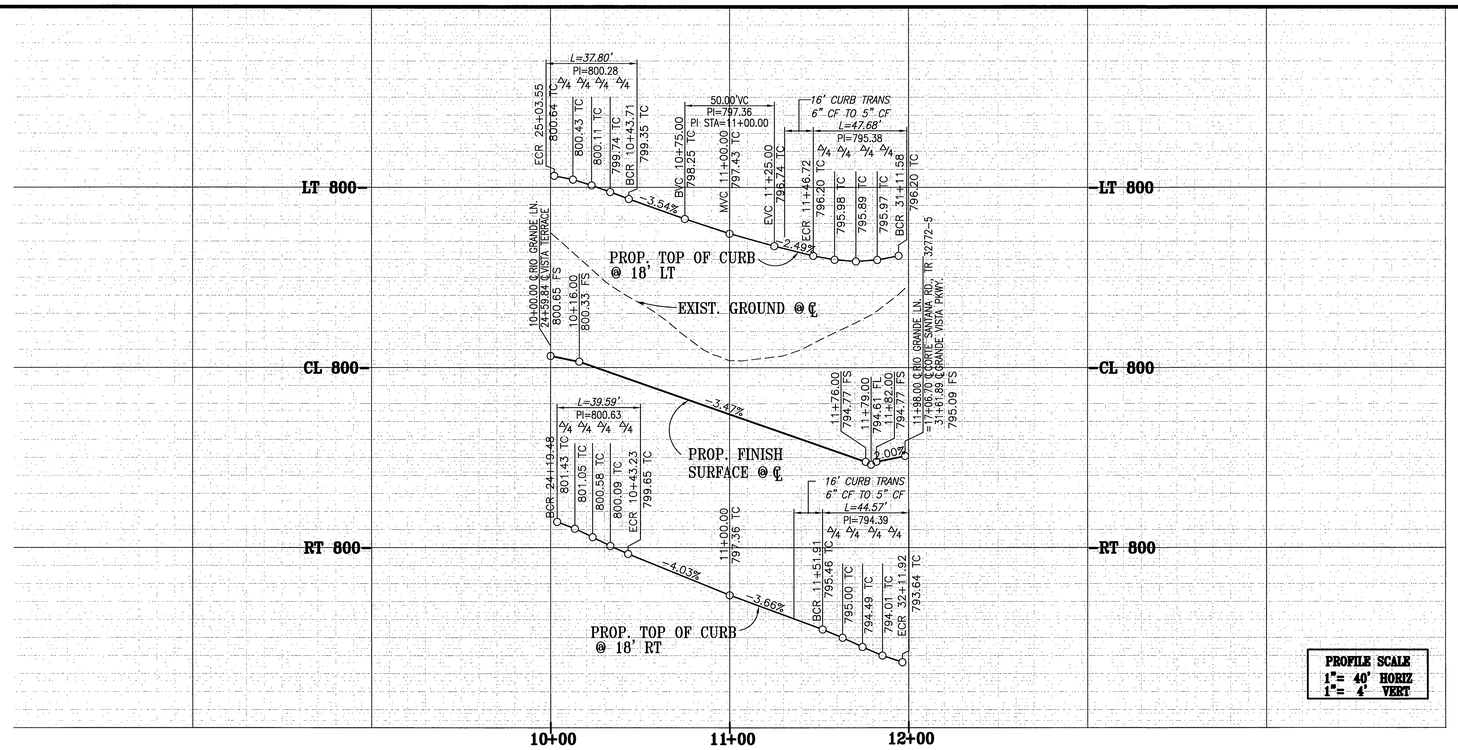
APPROVED BY	BY	DATE
PRINCIPAL ENGR.		3-22-07
TRAFFIC DIVISION		3-21-07

APPROVED BY:
CITY ENGINEER
DATE 4/6/07

IN THE CITY OF RIVERSIDE, CALIFORNIA
TR 32772-1
STREET IMPROVEMENT PLANS
FOR: GRIFFIN INDUSTRIES

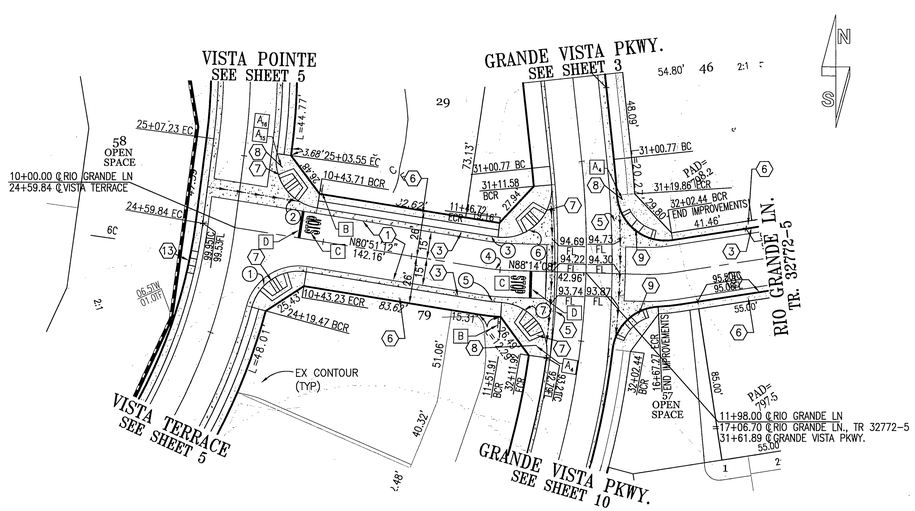
PW06-0326
R-3989
SHEET 8 OF 11
FILE NO.: 1104-007

INDEXED 4-27-07 LH



CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
1	83°58'32"	27.00'	39.57'	24.30'
2	80°12'56"	27.00'	37.80'	22.74'
3	02°36'51"	82.00'	3.74'	1.87'
4	07°22'56"	100.00'	12.88'	6.45'
5	05°35'11"	118.00'	11.51'	5.76'
6	101°10'34"	27.00'	47.68'	32.86'
7	94°34'24"	27.00'	44.57'	29.25'



RIO GRANDE LN

STREET CONSTRUCTION NOTES

1. CONSTRUCT _" A.C. PAVING OVER _" AGGREGATE BASE PER SR#
3. CONSTRUCT 6" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.
5. CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. NO. 220. (W=6', UNLESS OTHERWISE NOTED)
6. CONSTRUCT 4' SIDEWALK PER DETAIL ON SHT. 1
7. CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE I.
8. CONSTRUCT STREET NAME SIGN PER CITY OF RIV. STD. NO. 662A
11. SAWCUT & JOIN EXISTING PAVEMENT PER JOIN DETAIL ON SHT 1
12. CONSTRUCT CURB OUTLET PER APWA STD. NO. 151-1

STREET SIGN SCHEDULE

- A_1 GRANDE VISTA PKWY. / RIO GRANDE LN.
- A_2 ← (3000BLK) VISTA TERRACE / RIO GRANDE LN.
- A_3 (3000BLK) VISTA POINTE → / RIO GRANDE LN.
- B STOP SIGN (R1)
- C THERMOPLASTIC "STOP"
- D 12" THERMOPLASTIC WHITE STRIPE

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

WDID: 8 33C334294

PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND	PUBLIC UTILITIES DEPARTMENT WATER DIVISION
APPROVED BY 3-1-07 DATE	APPROVED BY 3/1/07 DATE

Underground Service Alert
Call: TOLL FREE
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227-2600
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REGISTERED PROFESSIONAL ENGINEER
DAVID L. DRAKE
No. C 64193
Exp. 06-30-07
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
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EXPIRATION DATE: 06\30\07 DATE: 2-28-07

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(951) 787-8421 Fax (951) 682-3379
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-07-07

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DESIGNED BY DD DRAWN BY MW CHECKED BY DLD

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGR.		3-22-07
TRAFFIC DIVISION		3-21-07

APPROVED BY:
CITY ENGINEER
DATE

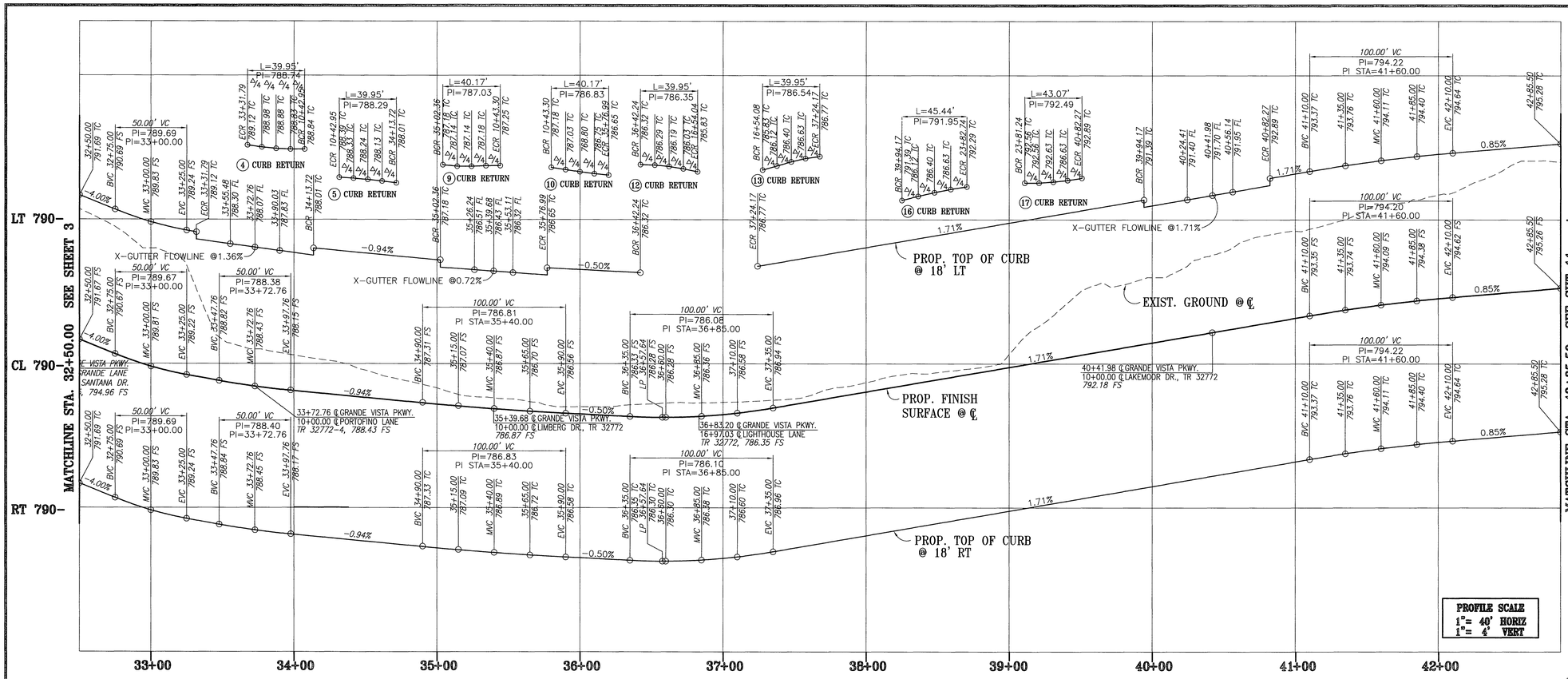
IN THE CITY OF RIVERSIDE, CALIFORNIA

TR 32772-1
STREET IMPROVEMENT PLANS

FOR: GRIFFIN INDUSTRIES

PW06-0326
R-3989
SHEET 9 OF 11
FILE NO.: 1104-007

INDEXED 4-27-07



CURVE DATA

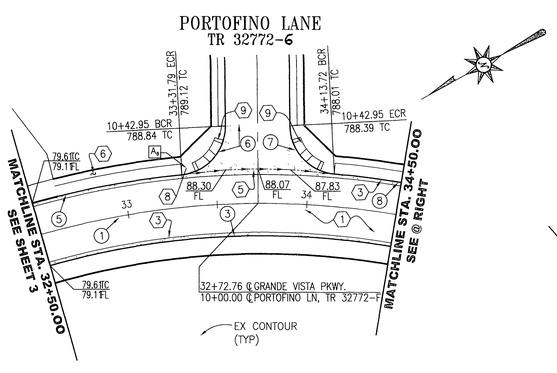
No.	DELTA	RADIUS	LENGTH	TANGENT
1	69°23'46"	450.00'	545.04'	311.57'
2	13°39'38"	2000.00'	476.84'	239.56'
3	69°23'46"	432.00'	523.23'	299.11'
4	13°40'25"	1982.00'	473.01'	237.63'
5	10°24'51"	468.00'	85.06'	42.65'
6	84°47'03"	27.00'	39.95'	24.65'
7	84°47'03"	27.00'	39.95'	24.65'
8	11°17'10"	468.00'	92.19'	46.24'
9	85°14'56"	27.00'	40.17'	24.85'
10	85°14'56"	27.00'	40.17'	24.85'
11	8°18'25"	468.00'	67.85'	33.99'
12	84°47'03"	27.00'	39.95'	24.65'
13	84°47'03"	27.00'	39.95'	24.65'
14	9°01'24"	468.00'	73.70'	36.93'
15	5°18'52"	2018.00'	187.18'	93.66'
16	83°59'20"	31.00'	45.44'	27.91'
17	91°23'52"	27.00'	43.07'	27.67'
18	5°49'32"	2018.00'	205.19'	102.68'

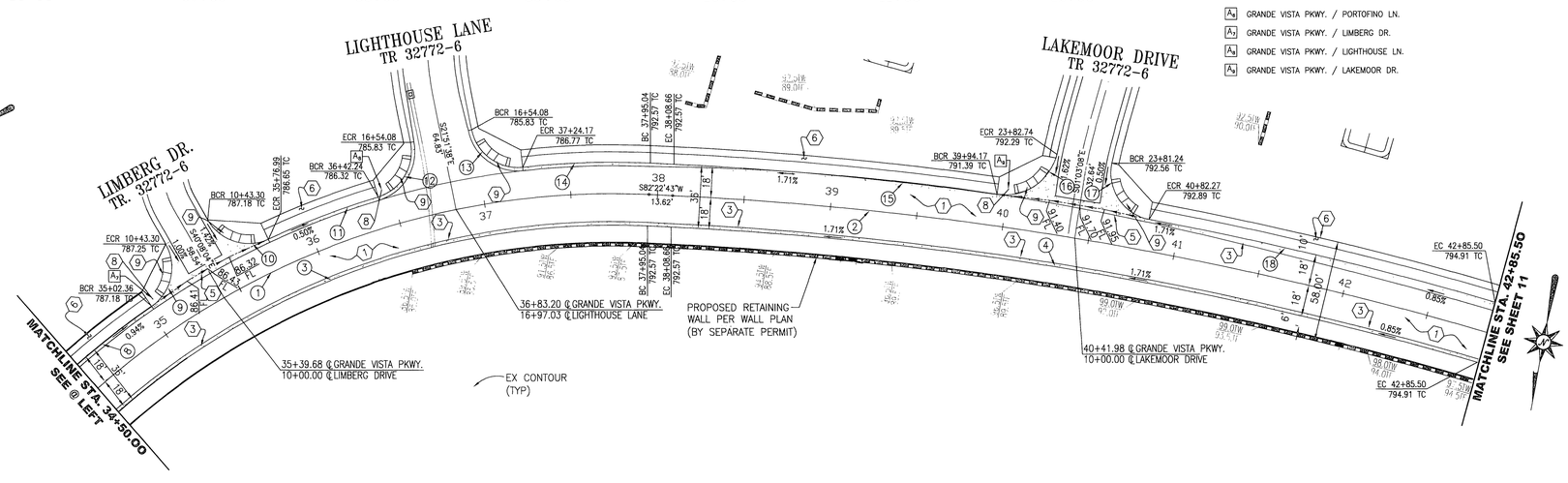
STREET CONSTRUCTION NOTES

1. CONSTRUCT _" A.C. PAVING OVER _" AGGREGATE BASE PER SR#
3. CONSTRUCT 6" TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.
4. CONSTRUCT 5" ROLL CURB AND GUTTER PER DETAIL ON SHT. 1
5. CONSTRUCT CROSS GUTTER PER CITY OF RIV. STD. NO. 220. (W=6', UNLESS OTHERWISE NOTED)
6. CONSTRUCT 4' SIDEWALK PER DETAIL ON SHT. 1
9. CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE II

STREET SIGN SCHEDULE

- A_4 GRANDE VISTA PKWY. / PORTOFINO LN.
- A_5 GRANDE VISTA PKWY. / LIMBERG DR.
- A_8 GRANDE VISTA PKWY. / LIGHTHOUSE LN.
- A_9 GRANDE VISTA PKWY. / LAKEMOOR DR.





SCALE 1"= 40'

GRANDE VISTA PKWY.

WDID: 8 33C334294

PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND	PUBLIC UTILITIES DEPARTMENT WATER DIVISION
APPROVED BY 3-1-07 DATE	APPROVED BY 3/1/07 DATE

Underground Service Alert
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REGISTERED PROFESSIONAL ENGINEER — DAVID L. DRAKE — No. C 64193 Exp. 06-30-07 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. C 64193
EXPIRATION DATE: 06\30\07 DATE: 2-28-07

PLANS PREPARED BY:
PSOMAS
2010 Iowa Avenue Suite 101 Riverside, CA 92507
(951) 787-8421 Fax (951) 682-3379
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-07-07

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CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

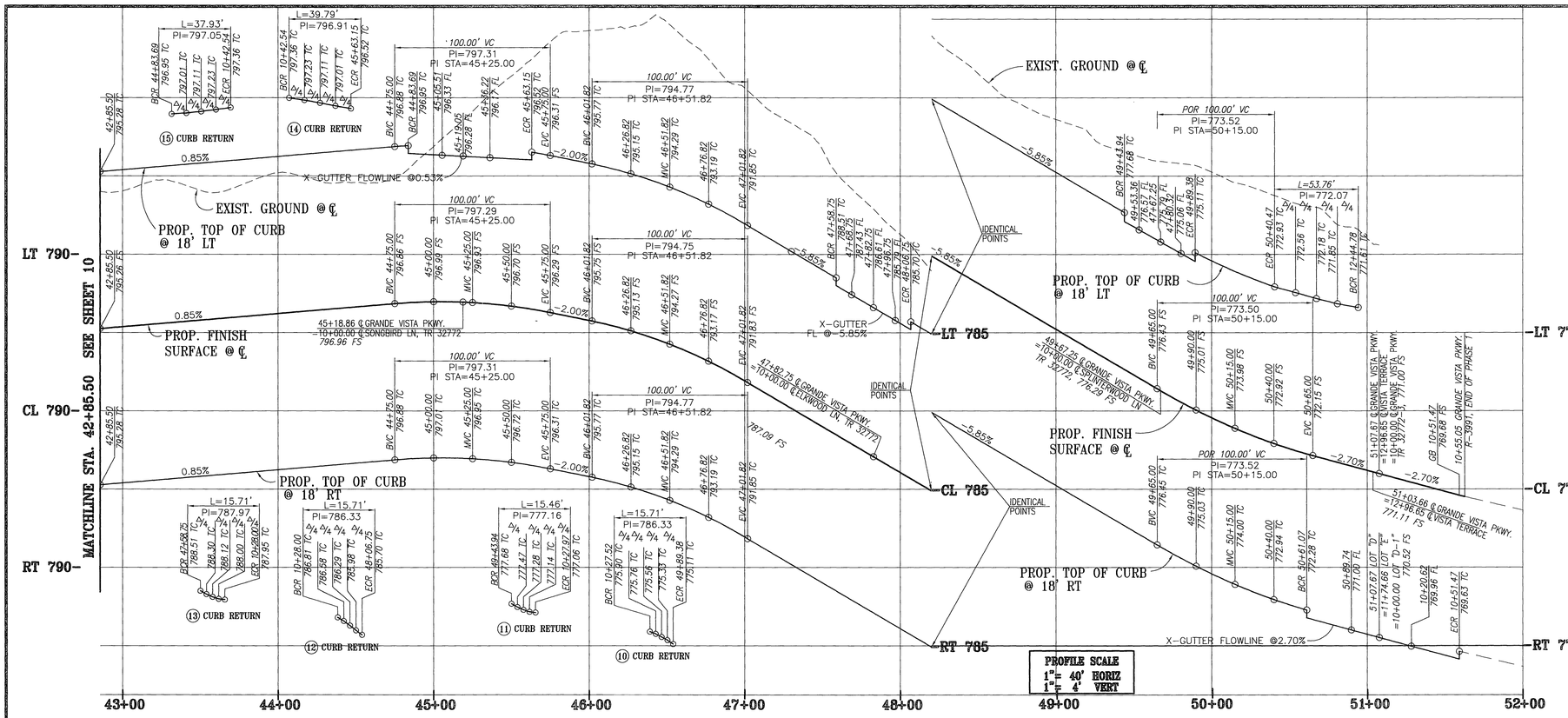
APPROVED BY	BY	DATE
PRINCIPAL ENGR.		3-22-07
TRAFFIC DIVISION		3-21-07

APPROVED BY: CITY ENGINEER
DATE 4/18/07

IN THE CITY OF RIVERSIDE, CALIFORNIA
TR 32772-1
STREET IMPROVEMENT PLANS
FOR: GRIFFIN INDUSTRIES

PW06-0326
R-3989
SHEET 10 OF 11
FILE NO.: 1104-007

INDEXED 4-27-07 HI



CURVE DATA

No.	DELTA	RADIUS	LENGTH	TANGENT
1	4°47'17"	2000.00'	167.13'	83.61'
2	4°47'02"	1982.00'	165.48'	82.79'
3	4°47'36"	2018.00'	168.83'	84.46'
4	32°37'14"	378.00'	215.21'	110.61'
5	18°31'26"	396.00'	128.03'	64.58'
6	32°37'14"	360.00'	204.96'	105.34'
7	12°38'06"	492.00'	108.50'	54.47'
8	12°38'06"	474.00'	104.53'	52.48'
9	7°12'56"	510.00'	64.23'	32.16'
10	86°07'11"	10.00'	15.03'	9.34'
11	88°35'18"	10.00'	15.46'	9.76'
12	90°00'00"	10.00'	15.71'	10.00'
13	90°00'00"	10.00'	15.71'	10.00'
14	84°38'04"	26.94'	39.79'	24.53'
15	80°29'33"	27.00'	37.93'	22.85'
16	10°58'46"	300.00'	57.49'	28.83'
17	8°27'14"	300.00'	44.26'	22.17'
18	91°59'52"	27.00'	43.35'	27.96'
19	88°00'08"	35.00'	53.76'	33.80'
20	100°31'51"	27.00'	47.37'	32.48'
21	83°01'38"	35.00'	50.72'	30.98'

STREET CONSTRUCTION NOTES

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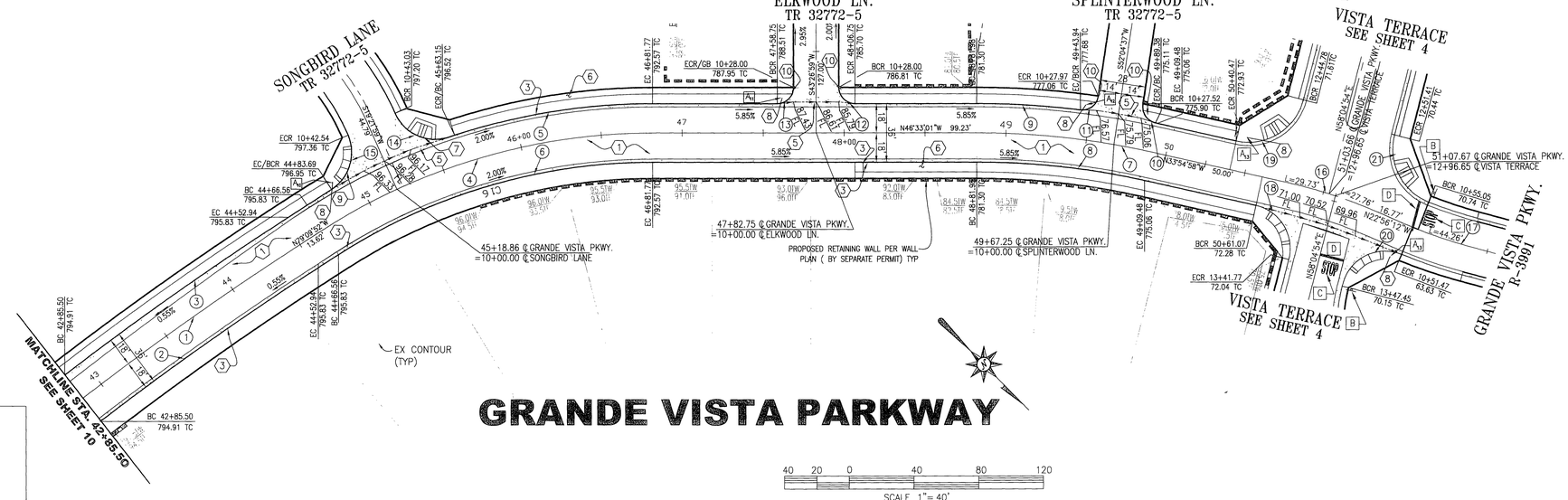
9. CONSTRUCT SIDEWALK ACCESS RAMP PER CITY OF RIV. STD. NO. 304 TYPE II
10. CONSTRUCT SIDEWALK ACCES RAMP PER CITY OF RIV. STD. 304 TYPE III



STREET SIGN SCHEDULE

- A1 GRANDE VISTA PKWY. / SONGBIRD LN.
- A2 GRANDE VISTA PKWY. / ELKWOOD LN.
- A3 GRANDE VISTA PKWY. / SPLINTERWOOD LN.
- A4 GRANDE VISTA PKWY. / (3000BLK) VISTA TERRACE
- B STOP SIGN (R1)
- C THERMOPLASTIC "STOP"
- D 12" THERMOPLASTIC WHITE STRIPE

GRANDE VISTA PARKWAY

40 20 0 40 80 120

SCALE 1"= 40'

WDID: 8 33C334294

PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND	PUBLIC UTILITIES DEPARTMENT WATER DIVISION
3-1-07	3/1/07
APPROVED BY DATE	APPROVED BY DATE

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EXPIRATION DATE: 06\30\07 DATE: 2-20-07

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IN THE CITY OF RIVERSIDE, CALIFORNIA
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