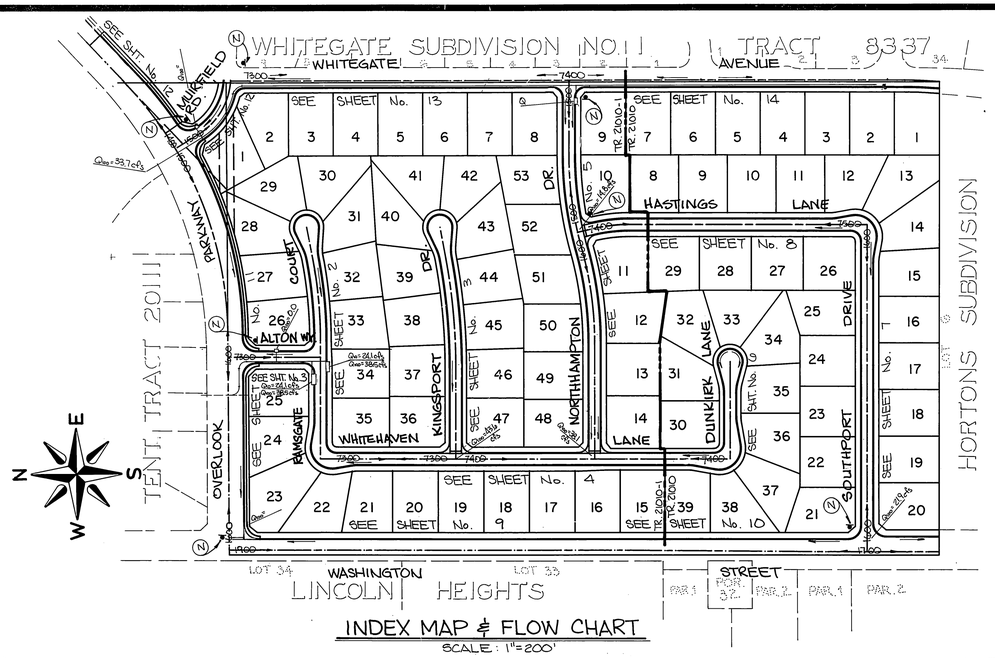
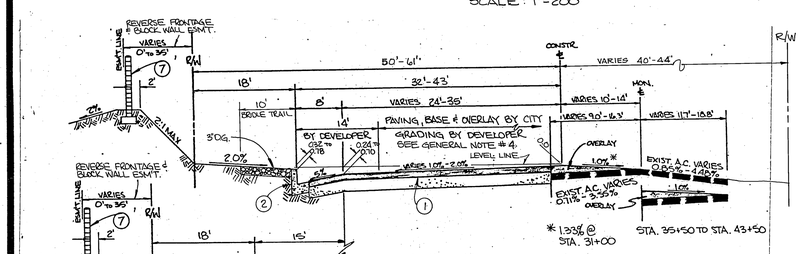


INDEX MAP & FLOW CHART

SCALE: 1"=200'

TRAFFIC & STREET NAME SIGN SCHEDULE		
A	OVERLOOK PARKWAY	1500
	MUIRFIELD ROAD	1500
B	OVERLOOK PARKWAY	1600
	WASHINGTON STREET	1900
C	OVERLOOK PARKWAY	1600
	ALTON WAY	7300
D	MUIRFIELD ROAD	1500
	WHITEGATE AVENUE	7300
E	WHITEGATE AVENUE	7400
	NORTHHAMPTON DRIVE	1500
F	WASHINGTON STREET	1700
	SOUTHPORT DRIVE	1600
G	SOUTHPORT DRIVE	1600
	HASTINGS LANE	7800
H	HASTINGS LANE	7400
	NORTHHAMPTON DRIVE	1600
I	NORTHHAMPTON DRIVE	1600
	WHITEHAVEN LANE	7400
J	WHITEHAVEN LANE	7400
	DUNKIRK LANE	1600
K	WHITEHAVEN LANE	7400
	KINGSPORT DRIVE	1600
L	WHITEHAVEN LANE	7300
	RAMSGATE COURT	1600
M	RAMSGATE COURT	1600
	ALTON WAY	7300
N	R1 STOP SIGN 36"	7 EA.
O	W88 NOT A THROUGH STREET	1 EA.
P	R7 KEEP RIGHT	1 EA.
Q	W2 (LT) ARROW	1 EA
R	W17	1 EA.

CONST. PER C/R STD'S 6662A & 6666



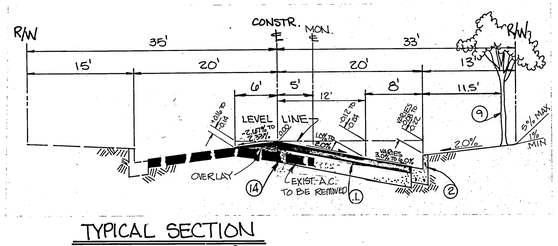
TYPICAL SECTION

N.T.S.

⚠ CONSTRUCT 0.25 A.C. OVER 0.83 CRUSHED A.B. PER S.R. 1299 R= 30

T.I.= 7.0

"WASHINGTON STREET"



TYPICAL SECTION

N.T.S.

⚠ CONSTRUCT 0.25 A.C. OVER 0.64 CRUSHED A.B. PER S.R. 1299 R= 30

T.I.= 6.0

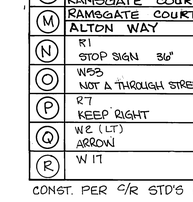
"WHITEGATE AVENUE"

DETAIL "A"

N.T.S.

VICINITY MAP

N.T.S.



RETAINING WALL DETAIL "B"

N.T.S.

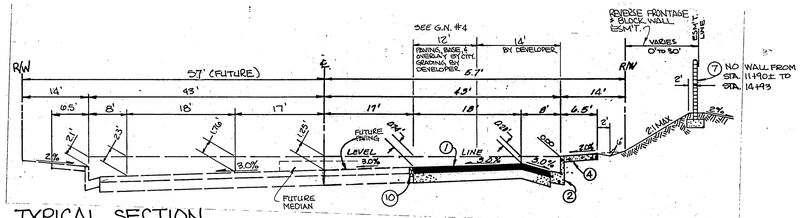
TYPICAL SECTION

N.T.S.

⚠ CONSTRUCT 0.25 A.C. OVER 0.83 CRUSHED A.B. PER S.R. 1299 R= 30

T.I.= 7.0

STA. 48+64.42 TO STA. 50+12.12



TYPICAL SECTION

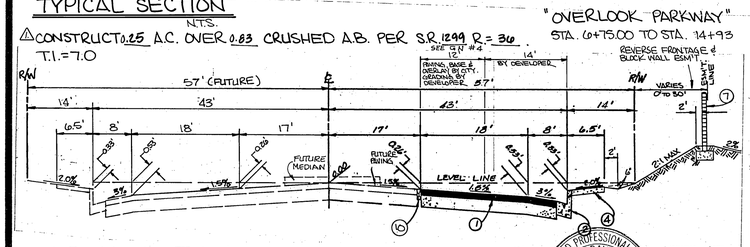
N.T.S.

⚠ CONSTRUCT 0.25 A.C. OVER 0.83 CRUSHED A.B. PER S.R. 1299 R= 30

T.I.= 7.0

"OVERLOOK PARKWAY"

STA. 0+00 TO STA. 4+00.00
STA. 4+00 TO STA. 6+75 WILL BE TRANSITIONAL AREA BETWEEN SECTIONS THAT ARE SHOWN.



TYPICAL SECTION

N.T.S.

⚠ CONSTRUCT 0.25 A.C. OVER 0.83 CRUSHED A.B. PER S.R. 1299 R= 30

T.I.= 7.0

"OVERLOOK PARKWAY"

STA. 6+75 TO STA. 14+93

REGISTERED PROFESSIONAL ENGINEER
WILLIAM DAVID GABEL
No. 21740
Exp. 9/30/89
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND ELECTRIC

John Johnson
APPROVED

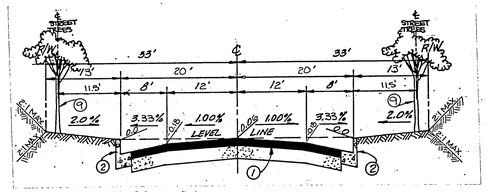
6/20/86
DATE

STREET TREE GENERAL NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE PARKS PROJECT INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: (A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS, (B) WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES, (C) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND (D) AT END OF MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR/DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES).
3. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
4. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
A. OVERLOOK PARKWAY /SEE REVERSE FRONTAGE PLAN NO. PC-1951 PREPARED				
B. WASHINGTON ST. / BY; RANDOLH HLUBIK ASSOCIATES, INC. (714) 781-1930.				
C. WHITEGATE AVE.	FRAXINUS VELUTINA / MODESTO ASH	15 GAL.	45'	40
D. MUIRFIELD RD.	FRAXINUS VELUTINA / MODESTO ASH	15 GAL.	45'	3
E. WHITEHAVEN LANE	CINAMOMUM CAMPHORA / CAMPHOR	15 GAL.	45'	44
F. RAMSGATE COURT	PLATANUS ACERIFOLIA / LONDON PLANE TREE	15 GAL.	45'	29
G. KINGSPORT DRIVE	CINAMOMUM CAMPHORA / CAMPHOR	15 GAL.	45'	30
H. NORTHHAMPTON DR.	PLATANUS ACERIFOLIA / LONDON PLANE TREE	15 GAL.	45'	40
I. SOUTHPORT DRIVE	PLATANUS ACERIFOLIA / LONDON PLANE TREE	15 GAL.	45'	37
J. HASTINGS DRIVE	CINAMOMUM CAMPHORA / CAMPHOR	15 GAL.	45'	33
K. DUNKIRK LANE	PLATANUS ACERIFOLIA / LONDON PLANE TREE	15 GAL.	45'	15
L. ALTON WAY	PINUS CANARIENSIS / CANARY ISLAND PINE	15 GAL.	45'	6

5. A PUBLIC WORKS AND PARKS AND RECREATION DEPARTMENT PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.



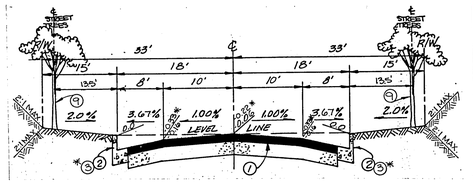
TYPICAL SECTION

N.T.S.

⚠ CONSTRUCT 0.25 A.C. OVER 0.64 CRUSHED A.B. PER S.R. 1299 R= 30

T.I.= 6.0

"MUIRFIELD ROAD"



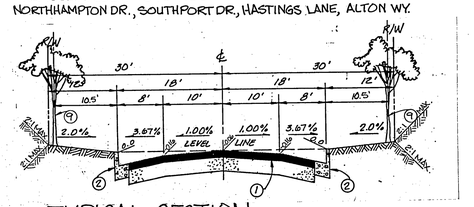
TYPICAL SECTION

N.T.S.

⚠ CONSTRUCT 0.21 A.C. OVER 0.50 CRUSHED A.B. PER S.R. 1299 R= 30

T.I.= 5.0

* WHITEHAVEN LANE STA. 1+03.80 TO STA. 7+21.00
* RAMSGATE COURT STA. 1+03.80 TO STA 2+37.46
NORTHHAMPTON DR., SOUTHPORT DR., HASTINGS LANE, ALTON WY.



TYPICAL SECTION

N.T.S.

⚠ CONSTRUCT 0.21 A.C. OVER 0.50 CRUSHED A.B. PER S.R. 1299 R= 30

T.I.= 5.0

WHITEHAVEN LANE STA. 8+11.00 TO STA. 10+27.08
RAMSGATE COURT STA. 3+27.46 TO STA. 5+59.46
KINGSPORT DRIVE, DUNKIRK LANE

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
3. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
4. IN ORDER TO COORDINATE THE CITY'S PORTION OF THE WORK, THE DEVELOPER AND/OR CONTRACTOR SHAL GIVE THE CITY 60 DAYS' NOTICE IN ORDER THAT THE DEVELOPER'S AND THE CITY'S WORK MAY BE INSTALLED CONCURRENTLY. THE DEVELOPER SHALL PREPARE AND COMPACT ROUGH SUBGRADE (.1') AND IS RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY AND UNTIL THE CITY'S CONTRACTOR STARTS WORKING. THE DEVELOPER IS ALSO RESPONSIBLE FOR BARRICADING DURING THIS TIME.
5. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE CITY'S PORTION OF THE WORK.
6. 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.
7. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. 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.
10. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
11. THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE 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.
12. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ACCESS PAVING. SHOULD THE DEVELOPER AND/OR CONTRACTOR DECIDE TO INSTALL THE ACCESS PAVING PRIOR TO THE CITY COMMENCING ITS PAVING WORK, THE DEVELOPER SHALL COORDINATE HIS INSTALLATION OF ACCESS PAVING ON OVERLOOK PARKWAY WITH THE CITY INSPECTOR. FINAL COURSE OF PAVING IN ACCESS AREA TO BE PAID FOR BY DEVELOPER PRIOR TO THE CITY COMMENCING ITS PAVING OPERATION. DEVELOPER WILL ALSO INSTALL TYPE F-1 FLEXIBLE DELINEATORS AT 20' ON CENTERS ON OUTGOING TAPER.
13. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (787-7251) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
14. 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.
15. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
16. 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.
17. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
18. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO THE UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WIL 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.
19. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
20. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
21. NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4' ABOVE THE SEWER FLOW LINE AT POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
22. 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, PHONE 787-7611.

CONSTRUCTION NOTES

1. CONSTRUCT A.C. OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
2. CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I.
3. CONSTRUCT 8" CURB AND GUTTER PER CITY STD. 200 TYPE I.
4. CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
5. CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220. W= 10'
6. CONSTRUCT WHEELCHAIR RAMPS PER CITY STD. 304.
7. CONSTRUCT BLOCK WALL PER RIVERSIDE CITY STD. 704 OR APPROVED DESIGNS (SEE PLAN FOR HEIGHT) TYPE/COLOR OF BLOCK TAN SPLIT FACE BLOCK ONESIDE WITH SPLIT FACE FACING THE STREET MORTAR COLOR TAN OTHER N/A SIZE ⚠2 8"X8"X16" TYPE/COLOR CAP TAN PRECISION 6"X2"X16" THIS WALL REQUIRES A ⚠2 PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION. ⚠2 TYPE OF BLOCK ON CORNER, FLUTED BLOCK. (SEE PLANS FOR LIMITS).
8. CONSTRUCT CATCH BASIN PER CITY STD. 405; W AND V DIMENSIONS WILL BE SHOWN ON PLAN.
9. PLANT STREET TREES PER PARKS AND RECREATION'S STANDARDS.
10. CONSTRUCT REDWOOD HEADER.
11. CONSTRUCT 4" V.C.P. SEWER LATERAL.
12. EXISTING POWER POLE AND/OR LIGHT STD. TO BE RELOCATED BY OTHERS.
13. CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. 180.
14. SAWCUT EXISTING A.C.
15. ~~CONSTRUCT CONCRETE PILASTER PER DETAIL "A".~~
16. CONSTRUCT RETAINING WALL PER DETAIL "B".
17. ADJUST VALVE COVER TO FINISHED GRADE BY CITY FORCES.
18. STOP LIMIT LINE AND "STOP" LEGEND.
19. SOLID DOUBLE YELLOW LINE.
20. PAINTED RED CURB.

INDEXED BY CD

GABEL, COOK & BECKLUND
647 North Main Street, Suite 1-B, Riverside, Calif. 92501
Telephone 714 788-8092

APPROVED BY: [signature]
DATE 11 AUG 86
R.C.E. 21740 EXPIRES 30 SEPT. 1989

BENCH MARK: P.K. nail & tag in top of conc. vault on West side of Washington St. 15± North of ℄ Muirfield Rd. projected. C/R B.M. F6-G
Elevation: 1029.593

MARK	REVISIONS	APPR.	DATE
⚠	DELETED PILASTER & ADDED FLUTED BLK. TO WALL	[illegible]	8-19-87
⚠2	REVISED CONSTR. NOTE #7 W89	WLL	8/13/87
⚠1	ADDED PAVING SECTIONS [illegible]	WLL	11/5/86

DESIGNED BY JLE. DRAWN BY JWM. CHECKED BY WDG.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	9/22/86	
PARK DEPARTMENT	8-4-86	SB
TRAFFIC DIVISION	9-22-86	BB
CHIEF P. W. ENGINEER	9/22/86	WLL
PLANNING	8-7-86	CMD

APPROVED BY William D. Gardner
PUBLIC WORKS DIRECTOR
DATE 8-26-86

STREET IMPROVEMENTS
INDEX MAP
TRACT 21010-1 & 21010
TITLE SHEET

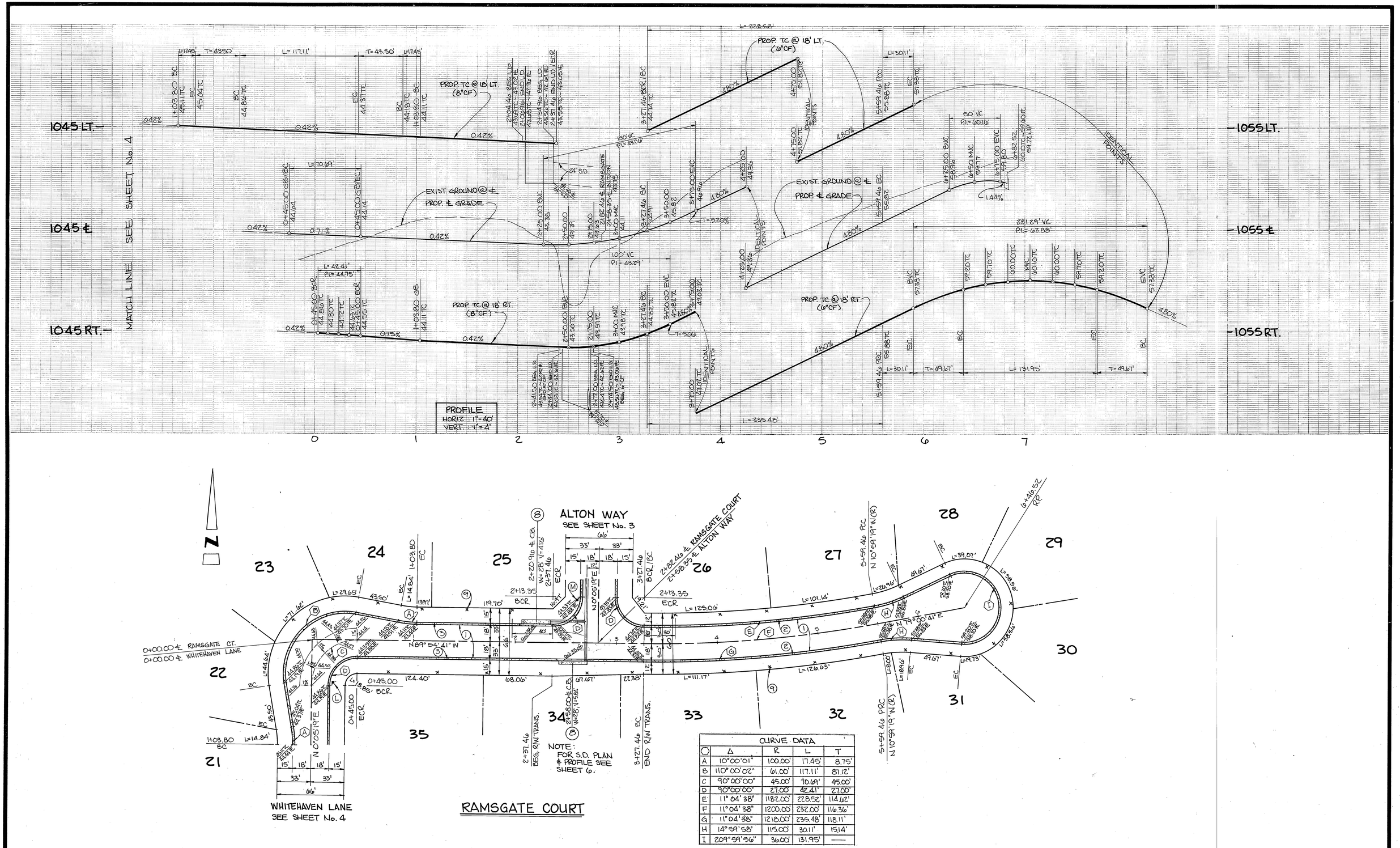
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'

ACCOUNT NO. R-2791

SHEET 1 OF 14

86-602

PC 1951



RAMSGATE COURT

CURVE DATA				
⬡	Δ	R	L	T
A	10°00'01"	100.00'	17.45'	8.75'
B	110°00'02"	61.00'	117.11'	87.12'
C	90°00'00"	45.00'	70.69'	45.00'
D	90°00'00"	27.00'	42.41'	27.00'
E	11°04'38"	1182.00'	228.52'	114.62'
F	11°04'38"	1200.00'	232.00'	116.36'
G	11°04'38"	1218.00'	235.48'	118.11'
H	14°59'58"	115.00'	30.11'	15.14'
I	209°59'56"	36.00'	131.95'	—

REGISTERED PROFESSIONAL ENGINEER WILLIAM DAVID GABEL No. 21740 Exp. 9-30-89 CIVIL STATE OF CALIFORNIA

GABEL, COOK & BECKLUND
647 North Main Street, Suite 1-B, Riverside, Calif. 92501
Telephone (714) 788-8092
APPROVED BY: 11 AUG 86 DATE
R.C.E. 21740 EXPIRES 30 SEPT. 1989
BENCH MARK: P.K. nail & tag in top of conc. vault on West side of Washington St. 15'± North of ℄ Muirfield Rd. projected. C/R B.M. F6-G Elevation: 1029.593

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.L.E. DRAWN BY T.W.M. CHECKED BY W.D.G.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	8-4-86	CJB
TRAFFIC DIVISION	8-22-86	BAL
CHIEF P. W. ENGINEER	8/22/86	

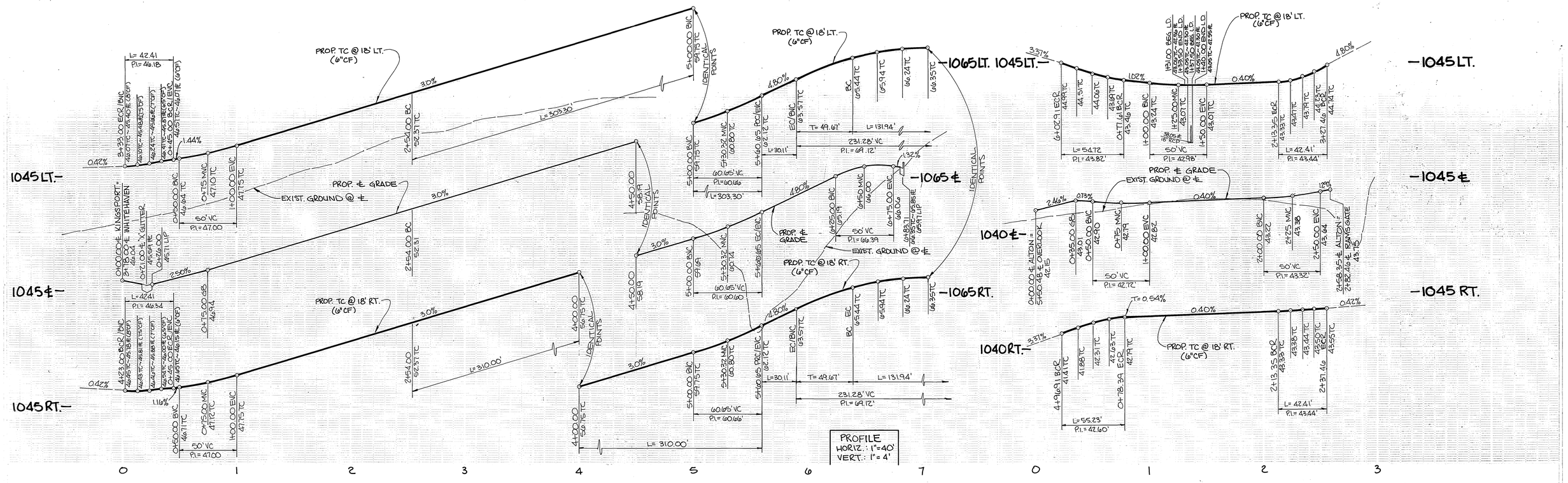
APPROVED BY William D. Gardner
PUBLIC WORKS DIRECTOR
DATE 8-26-86

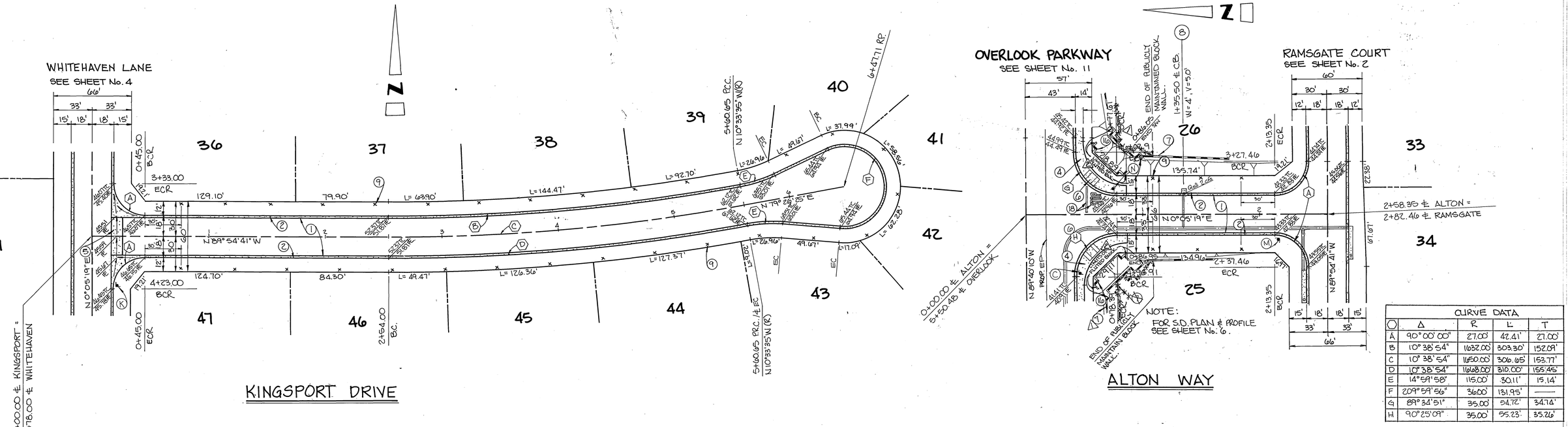
STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 21010-1
RAMSGATE COURT

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

INDEXED BY CD.
ACCOUNT NO. R-2791
SHEET 2 OF 14
86-662

PC 1951





CURVE DATA				
○	Δ	R	L	T
A	90°00'00"	27.00'	42.41'	27.00'
B	10°38'54"	1632.00'	303.30'	152.09'
C	10°38'54"	1650.00'	306.65'	153.77'
D	10°38'54"	1668.00'	310.00'	155.45'
E	14°59'58"	115.00'	30.11'	15.14'
F	209°59'56"	36.00'	131.95'	——
G	89°34'51"	35.00'	54.72'	34.74'
H	90°25'09"	35.00'	55.23'	35.26'

REGISTERED PROFESSIONAL ENGINEER WILLIAM DAVID GABEL No. 21740 Exp. 9-30-89 CIVIL STATE OF CALIFORNIA

GABEL, COOK & BECKLUND
647 North Main Street, Suite 1-B, Riverside, Calif. 92501
Telephone 0714 788-8092

APPROVED BY: 11 AUG 86 DATE R.C.E. 21740 EXPIRES 30 SEPT. 1989

BENCH MARK: P.K. nail & tag in top of conc. vault on West side of Washington St. 15± North of ℄ Muirfield Rd. projected. C/R B.M. F6-G Elevation: 1029.593

MARK	REVISIONS	DATE	APPROVED BY
2	ADDED FLUTED BLOCK.	8-10-87	
1	REVISED BLK. WALL LOCATION & TOP OF SLOPE	8/11/87	

DESIGNED BY J.L.E. DRAWN BY T.W.M. CHECKED BY W.D.G. PLANNING

DATE 8/22/86 8-4-86 8-22-86 8/22/86 8-15-86 CMD

William D. Gardner 8-26-86

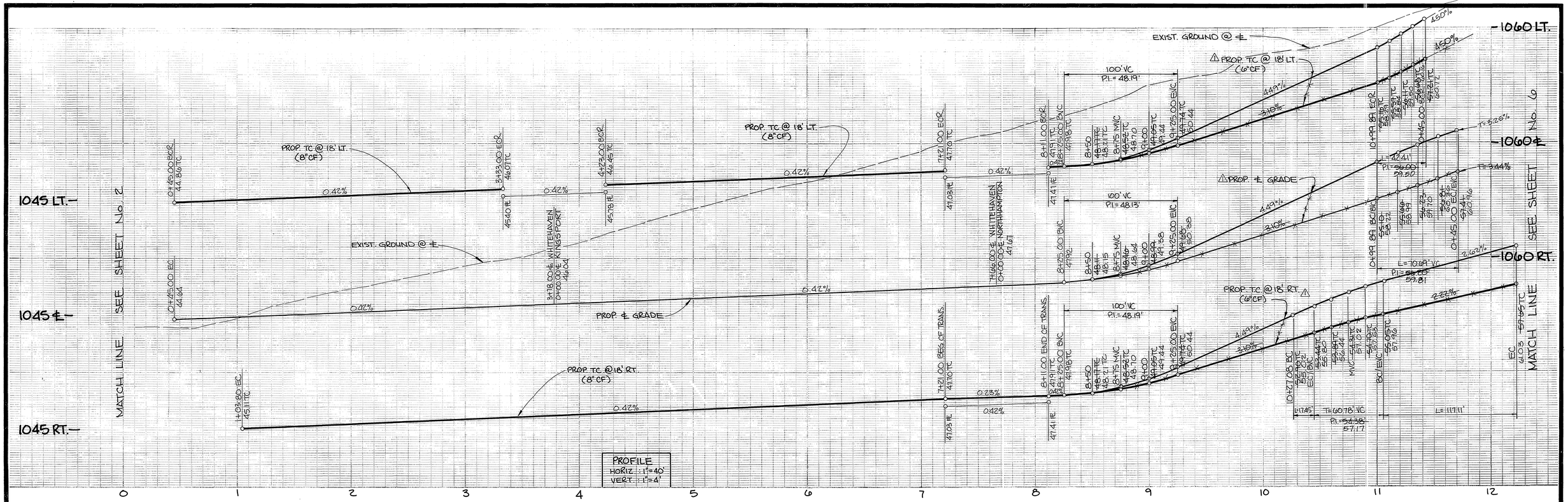
STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 21010-1

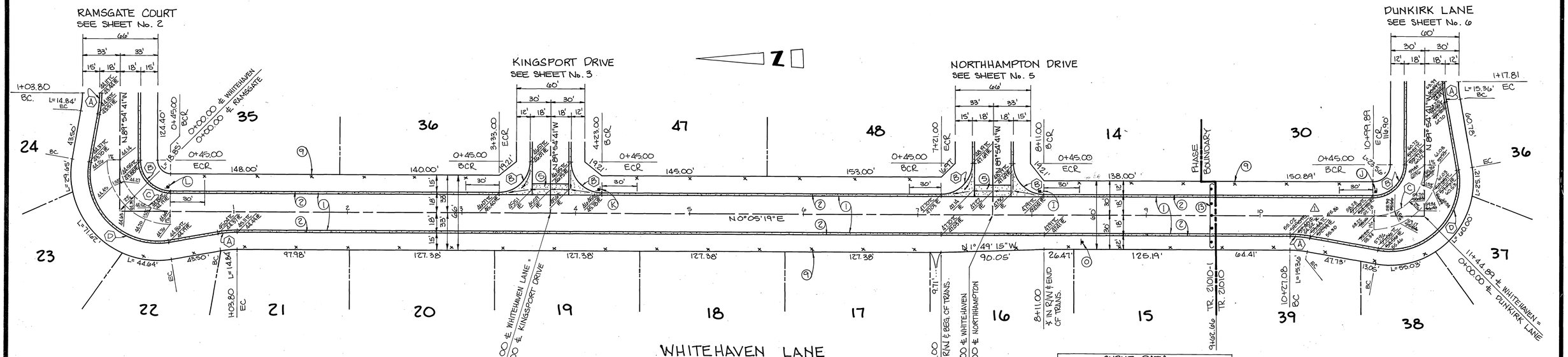
KINGSPORT DRIVE & ALTON WAY

= 40' = 4'

INDEXED BY CD.
ACCOUNT NO.
R-2791
3 14
86-662

PC 1951





CURVE DATA				
	Δ	R	L	T
A	10° 00' 01"	100.00'	17.45	8.75'
B	90° 00' 00"	27.00'	42.41'	27.00'
C	90° 00' 00"	45.00'	70.69'	45.00'
D	110° 00' 02"	61.00'	117.11'	87.12'

REGISTERED PROFESSIONAL ENGINEER — WILLIAM DAVID GABEL — No. 21740 — Exp. 9-30-89 — CIVIL — STATE OF CALIFORNIA

GABEL, COOK & BECKLUND
647 North Main Street, Suite 1-B, Riverside, Calif. 92501
Telephone (714) 788-8092

APPROVED BY: 11 Aug 86 — DATE — R.C.E. 21740 EXPIRES 30 SEPT. 1989

BENCH MARK: P.K. nail & tag in top of conc. vault on West side of Washington St. 15½ North of ℄ Muirfield Rd. projected. Elevation: 1029.593
C/R B.M. F6-6

MARK	REVISIONS	APPR.	DATE
1	RAISED PROFILE FROM STA. 8+50 TO STA. 11+44.89	WDG	8/19/86

DESIGNED BY J.L.E. — DRAWN BY T.W.M. — CHECKED BY W.D.G.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY PRINCIPAL ENGINEER	8-22-86	
PARK DEPARTMENT	8-22-86	
TRAFFIC DIVISION	8-22-86	
CHIEF P. W. ENGINEER	8/22/86	

APPROVED BY: William D. Gardner — PUBLIC WORKS DIRECTOR — DATE 8-26-86

STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 21010-1 & 21010

WHITEHAVEN LANE

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

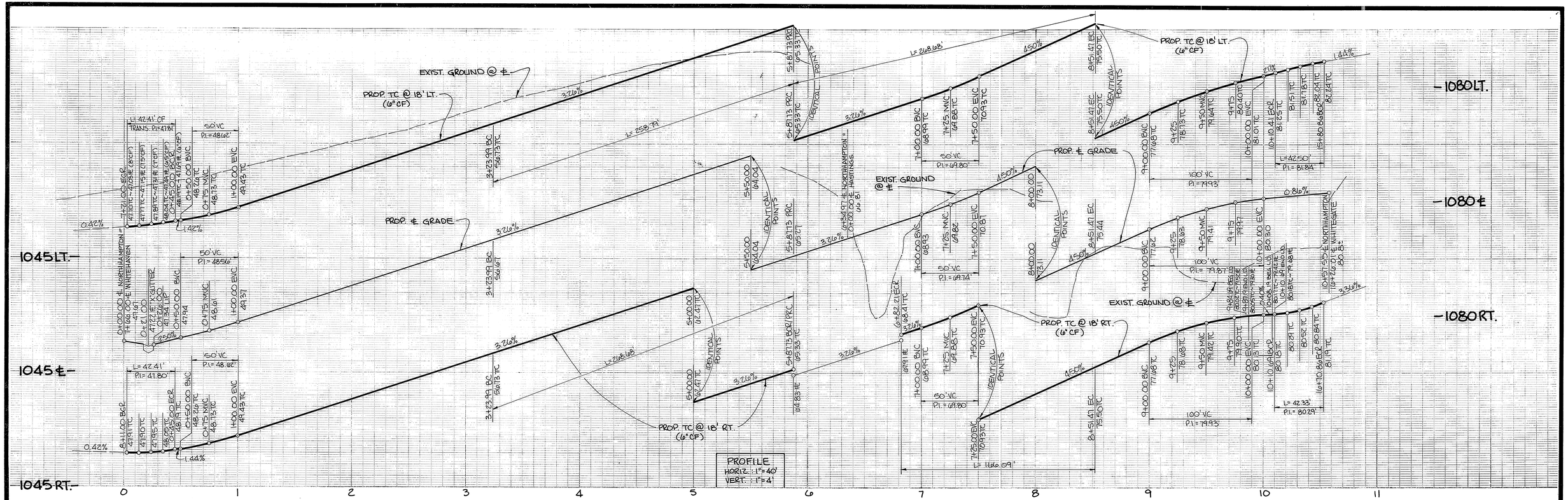
INDEXED BY CD

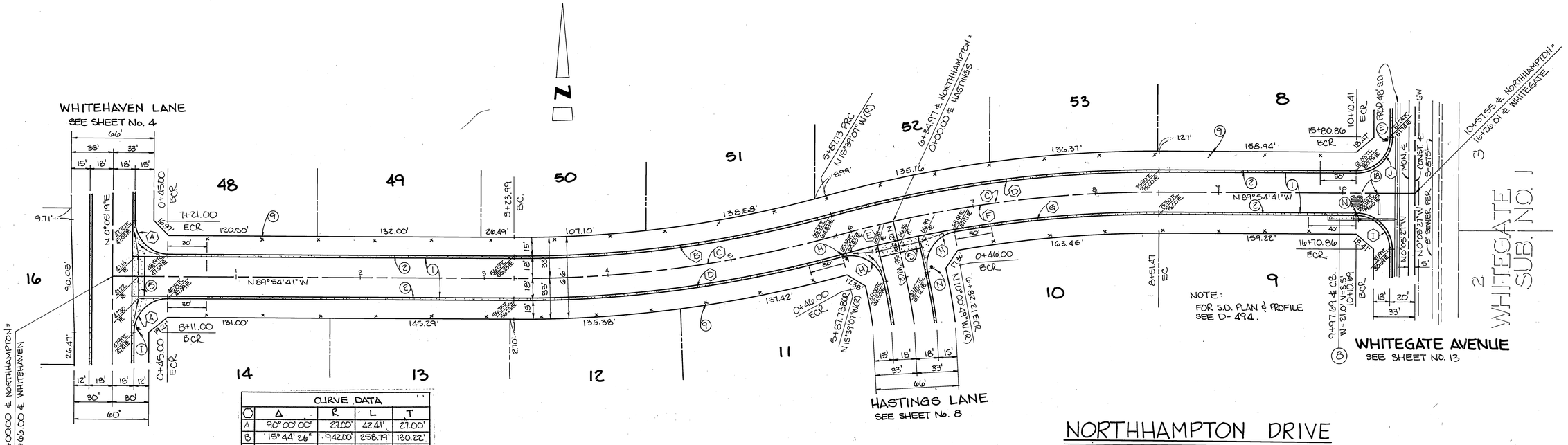
ACCOUNT NO. R-2791

SHEET 4 OF 14

80-662

PC 1951





CURVE DATA				
◯	Δ	R	L	T
A	90° 00' 00"	27.00'	42.41'	27.00'
B	15° 44' 26"	942.00'	258.79'	130.22'
C	15° 44' 26"	960.00'	263.74'	132.70'
D	15° 44' 26"	978.00'	268.68'	135.19'
E	2° 49' 09"	960.00'	47.24'	23.62'
F	12° 55' 17"	960.00'	216.50'	108.71'
G	10° 06' 08"	942.00'	166.09'	83.26'
H	92° 49' 09"	27.00'	43.74'	28.36'
I	89° 49' 12"	27.00'	42.33'	26.92'
J	90° 10' 46"	27.00'	42.50'	27.08'

REGISTERED PROFESSIONAL ENGINEER WILLIAM DAVID GABEL No. 21740 Exp. 9-30-89 CIVIL STATE OF CALIFORNIA

GABEL, COOK & BECKLUND
647 North Main Street, Suite 1-B, Riverside, Calif. 92501
Telephone (714) 788-8092

APPROVED BY: [signature] DATE 11 AUG 86
R.C.E. 21740 EXPIRES 30 SEPT. 89

BENCH MARK: P.K. nail & tag in top of conc. vault on West side of Washington St. 15'± North of ℄ Muirfield Rd. projected. C/R B.M. FB-G Elevation: 1029.593

MARK	REVISIONS	APPR.	DATE

DESIGNED BY JLE DRAWN BY TWM CHECKED BY WDG

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	8/22/86	
PARK DEPARTMENT	8-4-86	DB
TRAFFIC DIVISION	8-22-86	BBS
CHIEF P. W. ENGINEER	8/22/86	

APPROVED BY William D. Harbine
PUBLIC WORKS DIRECTOR
DATE 8-26-86

STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 21010-1
NORTHHAMPTON DRIVE

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

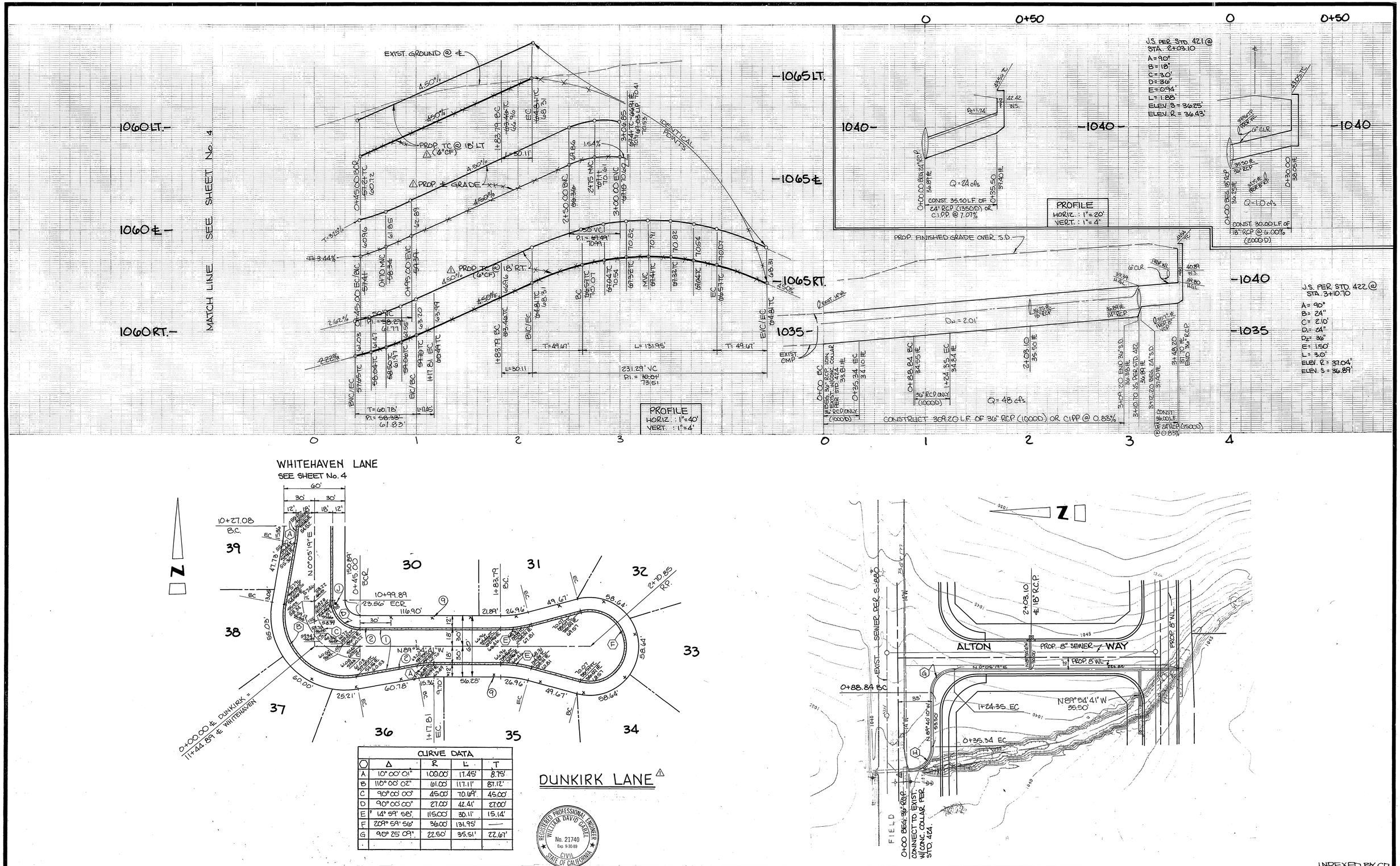
INDEXED BY GD

ACCOUNT NO. R-2791

SHEET 5 OF 14

86-662

PC 1951



CURVE DATA				
○	Δ	R	L	T
A	10° 00' 01"	100.00'	17.45'	8.75'
B	110° 00' 02"	61.00'	117.11'	87.12'
C	90° 00' 00"	45.00'	70.69'	45.00'
D	90° 00' 00"	27.00'	42.41'	27.00'
E	14° 59' 58"	115.00'	30.11'	15.14'
F	209° 59' 56"	36.00'	131.95'	—
G	90° 25' 09"	22.50'	35.51'	22.67'

REGISTERED PROFESSIONAL ENGINEER WILLIAM DAVID GABEL No. 21740 Exp. 9-30-89 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE WATER SYSTEM

David V. Garcia — APPROVED — 8-15-86 DATED

GABEL, COOK & BECKLUND
647 North Main Street, Suite 1-B, Riverside, Calif. 92501
Telephone (714) 788-8092
APPROVED BY: 11 AUG 86 DATE — R.C.E. 21740 EXPIRES 30 SEPT. 1989

BENCH MARK: P.K. nail & tag in top of conc. vault on West side of Washington St. 15± North of ℄ Muirfield Rd. projected. C/R B.M. F6-G Elevation: 1029.593

MARK	REVISIONS	APPR.	DATE
1	RAISED PROFILE IN DUNKIRK LANE		10/29/86

DESIGNED BY J.L.E. DRAWN BY T.W.M. CHECKED BY W.D.G.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	8-4-86	
TRAFFIC DIVISION	8-22-86	
CHIEF P.W. ENGINEER	8/22/86	

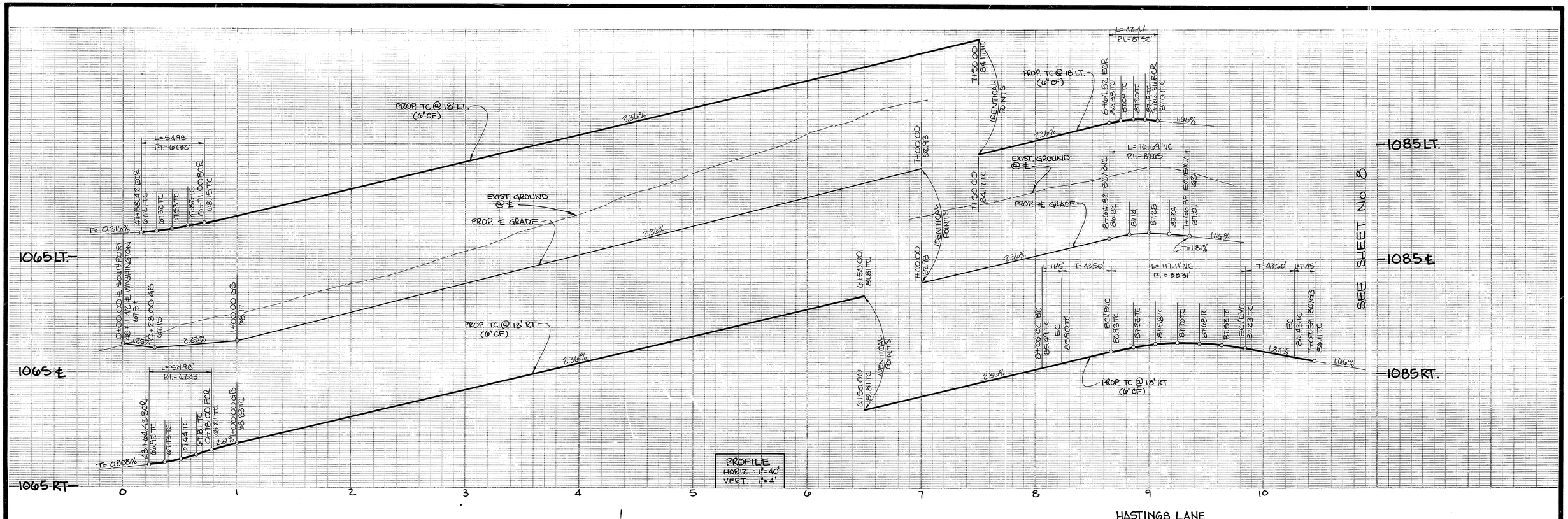
APPROVED BY William D. Gardner
PUBLIC WORKS DIRECTOR
DATE 8-26-86

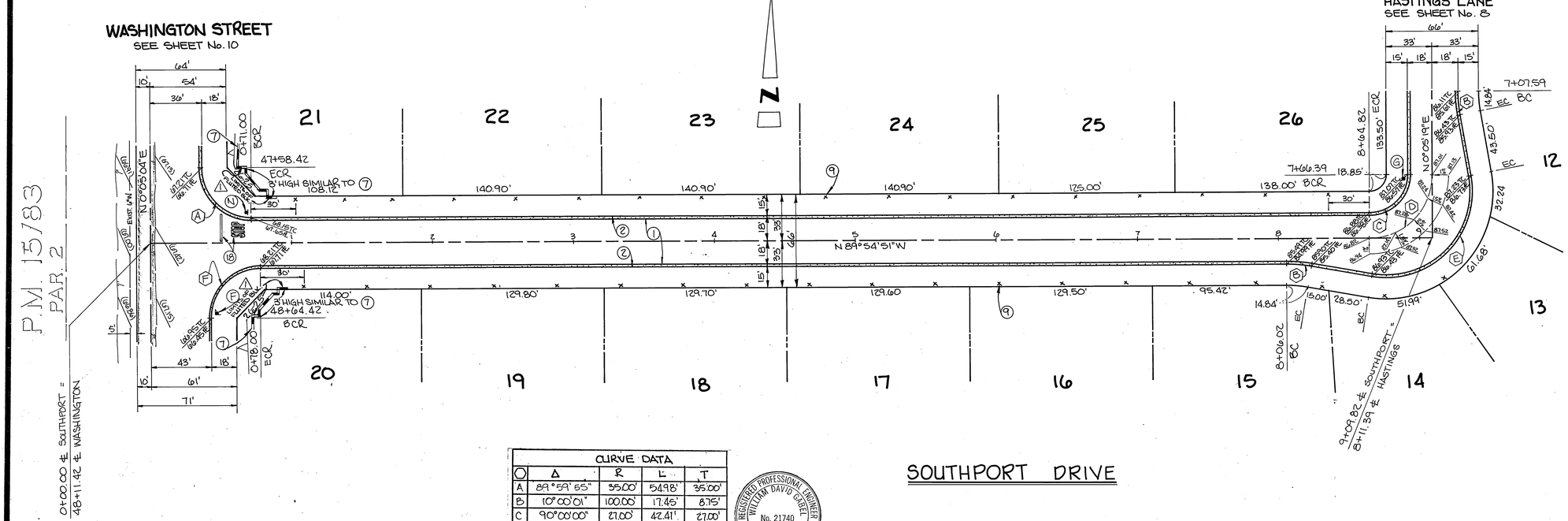
STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 21010-1 & 21010
DUNKIRK LANE

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

INDEXED BY CD.
ACCOUNT NO. R-2791
SHEET 6 OF 14
86-662

PC 1951





SOUTHPORT DRIVE

CURVE DATA				
○	Δ	R	L	T
A	89°59'55"	35.00'	54.98'	35.00'
B	10°00'01"	100.00'	17.45'	8.75'
C	90°00'00"	27.00'	42.41'	27.00'
D	90°00'00"	45.00'	70.69'	45.00'
E	110°00'02"	61.00'	117.11'	87.12'
F	90°00'05"	35.00'	54.98'	35.00'

REGISTERED PROFESSIONAL ENGINEER WILLIAM DAVID GABEL No. 21740 Exp. 9-30-89 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE WATER SYSTEM

David V. Garcia — APPROVED — 8-15-86 DATED

GABEL, COOK & BECKLUND
647 North Main Street, Suite 1-B, Riverside, Calif. 92501
Telephone (714) 788-8092
APPROVED BY: 11 AUG 86 DATE — R.C.E. 21740 EXPIRES 30 SEPT. 1989

BENCH MARK: P.K. nail & tag in top of conc. vault on West side of Washington St. 15± North of ℄ Muirfield Rd. projected. C/R B.M. F6-G Elevation: 1029.593

MARK	REVISIONS	APPR.	DATE
1	ADDED FLUTED BLOCK.		8-10-87

DESIGNED BY J.L.E. DRAWN BY T.W.M. CHECKED BY W.D.G.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	8-4-86	
TRAFFIC DIVISION	8-22-86	
P. W. ENGINEER	8/22/86	
PLANNING	8-11-86	CMD

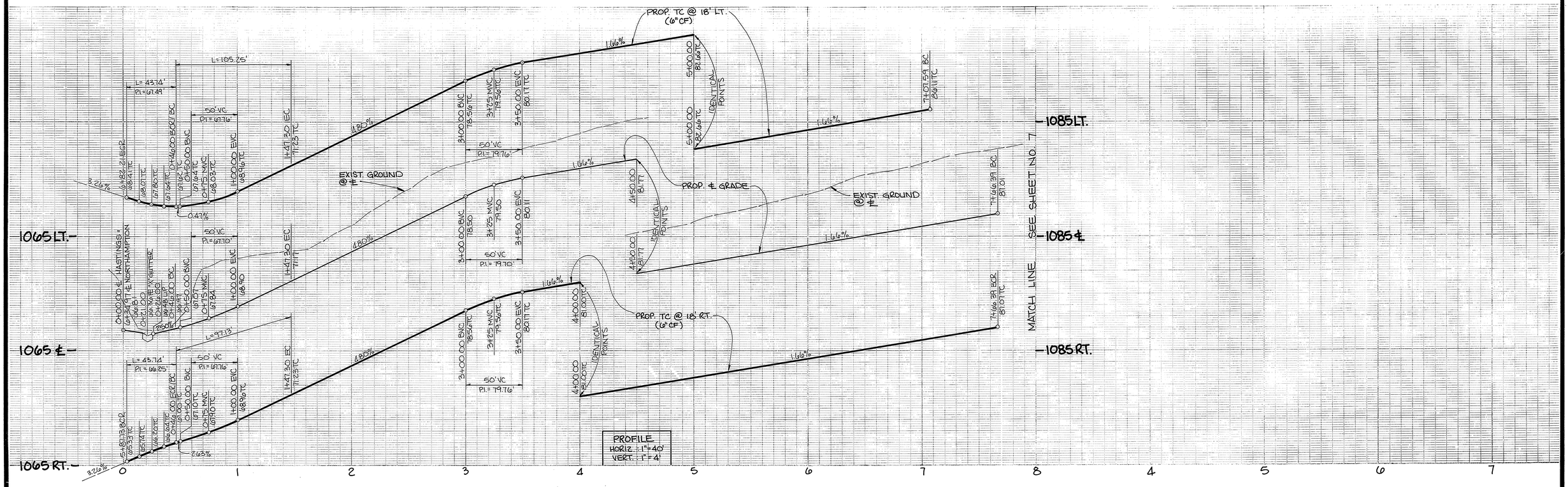
APPROVED BY William D. Gardner
PUBLIC WORKS DIRECTOR
DATE 8-26-86

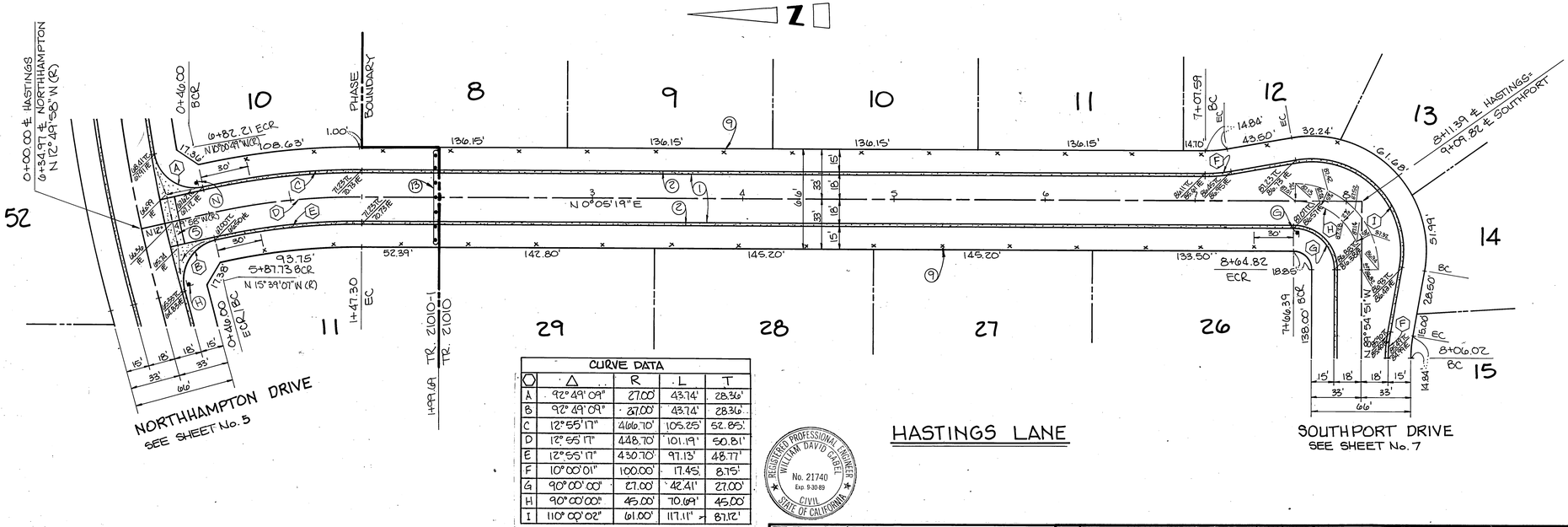
STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 21010
SOUTHPORT DRIVE

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

INDEXED BY CD
ACCOUNT NO. R-2791
SHEET 7 OF 14
86-662

PC 1951





CURVE DATA				
	Δ	R	L	T
A	92° 49' 09"	27.00'	43.74'	28.36'
B	92° 49' 09"	27.00'	43.74'	28.36'
C	12° 55' 17"	466.70'	105.25'	52.85'
D	12° 55' 17"	448.70'	101.19'	50.81'
E	12° 55' 17"	430.70'	97.13'	48.77'
F	10° 00' 01"	100.00'	17.45'	8.75'
G	90° 00' 00"	27.00'	42.41'	27.00'
H	90° 00' 00"	45.00'	70.69'	45.00'
I	110° 00' 02"	61.00'	117.11'	87.12'

REGISTERED PROFESSIONAL ENGINEER
WILLIAM DAVID GABEL
No. 21740
Exp. 9-30-89
CIVIL
STATE OF CALIFORNIA

GABEL, COOK & BECKLUND
647 North Main Street, Suite 1-A, Riverside, Calif. 92501
Telephone (714) 788-8092
APPROVED BY:
DATE
R.C.E. 21740 EXPIRES 30 SEPT. 1989

BENCH MARK: P.K. nail & tag in top of conc. vault on West side of Washington St. 15½ North of ℄ Muirfield Rd. projected. C/R B.M. F6-G Elevation: 1029.593

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.L.E. DRAWN BY T.W.M. CHECKED BY N.D.G.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	8-22-86	
PARK DEPARTMENT	8-26-86	
TRAFFIC DIVISION	8-22-86	
CHIEF P. W. ENGINEER	8/22/86	

APPROVED BY William D. Gardner
PUBLIC WORKS DIRECTOR
DATE 8-26-86

STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 21010-1 & 21010
HASTINGS LANE

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

INDEXED BY CD

ACCOUNT NO. R-2791

SHEET 8 OF 14

80-6602

PC 1951

30 LT

30 ℄

50 LT.

50 ℄

SEE SHEET NO. 10

EXIST. GROUND @ R/W

PROP. T.C. (6" C.F.) @ 32' LT. OF CONST. ℄

PROPOSED GRADES @ CONSTR ℄ 14' LT.

PROP. IMPR.

31+04.80 BCR/43

32.01 TC

31.51 TF

32+30 34.95 TC

IDENTICAL POINTS

PROPOSED GRADE @ CONSTRUCTION ℄ 14' LT.

36+00 43.61 TC

PROPOSED GRADES @ CONSTRUCTION ℄ 14' LT.

40+00.00 52.97 TG

30+29.23 ℄ WASHINGTON 0+14.00 ℄ OVERLOOK

EXIST. ELEVATIONS @ MONUMENT ℄

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

1020-

28 29 30 31 32 33 34 35 36 37 38 39 40

OVERLOOK PARKWAY
SEE SHEET NO. 11

TENT. TRACT 20111

STREET EASEMENT INSTR. # 176499 REC. 7-25-86

REMOVE EXIST. A.C. & BERM

INSTALL F-1 DELINEATORS @ 20' O.C.

GRADE TO DRAIN

EXIST. 8" SEWER PER S-880

EXIST. PALM TREE TO BE RELOCATED AS DIRECTED BY CITY PARKS DEPT.

EXIST. 18"W

EXIST. 6"W

EXIST. R/W

30+29.23 ℄ WASHINGTON 0+14.00 ℄ OVERLOOK

SEE DETAIL "A"

LIMITS OF FLUTED GUTTER

31+06.80 BCR

0+80.43 ECR

58.50

VARIES 2:1 MAX.

177.49'

142.40'

127.38'

10' WIDE BRIDLE TRAIL PER TYPICAL SECTION

MATCH LINE: SEE SHEET NO 10

GRADING BY DEVELOPER

BY DEVELOPER

CONST. BY DEVELOPER

EXIST. 6"W

PROTECT IN PLACE

LINCOLN HEIGHTS

WASHINGTON STREET

DETAIL "A"
N.T.S.

MUIRFIELD RD.

WASHINGTON ST.

RELOCATE EXIST. 8Ø TO BEHIND CURB AT E.C. OF RETURN (BY CITY FORCES) - DEVELOPER TO PROVIDE CURB STAKING.

CUT & PLUG EXIST. 2" WATER SERVICE @ MAIN; EXIST. WATER METER AND BOX TO BE SALVAGED; ALL WORK BY CITY FORCES.

INDICATES BASE, PAVING & OVERLAY TO BE DONE BY CITY.

INDICATES OVERLAY

INDICATES DG. BRIDLE TRAIL PER TYPICAL SECTION.

CURVE DATA				
	Δ	R	L	T
A	89°34'51"	35.00'	54.72'	34.74'

PACIFIC BELL TELEPHONE CO

APPROVED 7-8-86 DATED

SOUTHERN CALIF. GAS CO.

APPROVED 6-26-86 DATED

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND ELECTRIC

APPROVED 6/20/86 DATE

CITY OF RIVERSIDE WATER SYSTEM

APPROVED 8-15-86 DATED

GABEL, COOK & BECKLUND
647 North Main Street, Suite 1-B, Riverside, Calif. 92501
Telephone 714 788-8092

APPROVED BY: 11 Aug 86 DATE

R.C.E. 21740 EXPIRES 30 SEPT 1989

BENCH MARK: P.K. nail & tag in top of conc. vault on West side of Washington St. 15' ± North of ℄ Muirfield Rd. projected. C/R B.M. F6-G Elevation: 1029.593

	REVISIONS	BY	DATE
4	ADDED FLUTED GUTTER & DELETED PILASTERS	JLE	8-10-87
3	REVISED BLK. WALL LOCATION & TOP OF SLOPE	WDG	9/14/87
2	LOWERED X-GUTTER @ WASH. & OVERLOOK	WDG	9/14/87
1	ADDED BRIDLE TRAIL ADA	WDG	10/14/87

DESIGNED BY JLE DRAWN BY TWM CHECKED WDG

APPROVED BY: PRIVATE FAC. ENGINEER — DATE 8-4-86

APPROVED BY: PUBLIC WORKS DEPARTMENT — DATE 8-22-86

TRAFFIC DIVISION — DATE 8-26-86

PLANNING — DATE 8-15-86

William D. Gardner — 8-26-86

STREET IMPROVEMENTS
PLAN & PROFILE
TRACT 21010-1
WASHINGTON STREET
STA 34+00 TO STA 40+00

HORIZONTAL 1" = 40' VERTICAL 1" = 4'

INDEXED BY

ACCOUNT NO. R-2791

SHEET 9 OF 14

WO 86662

PC 1951