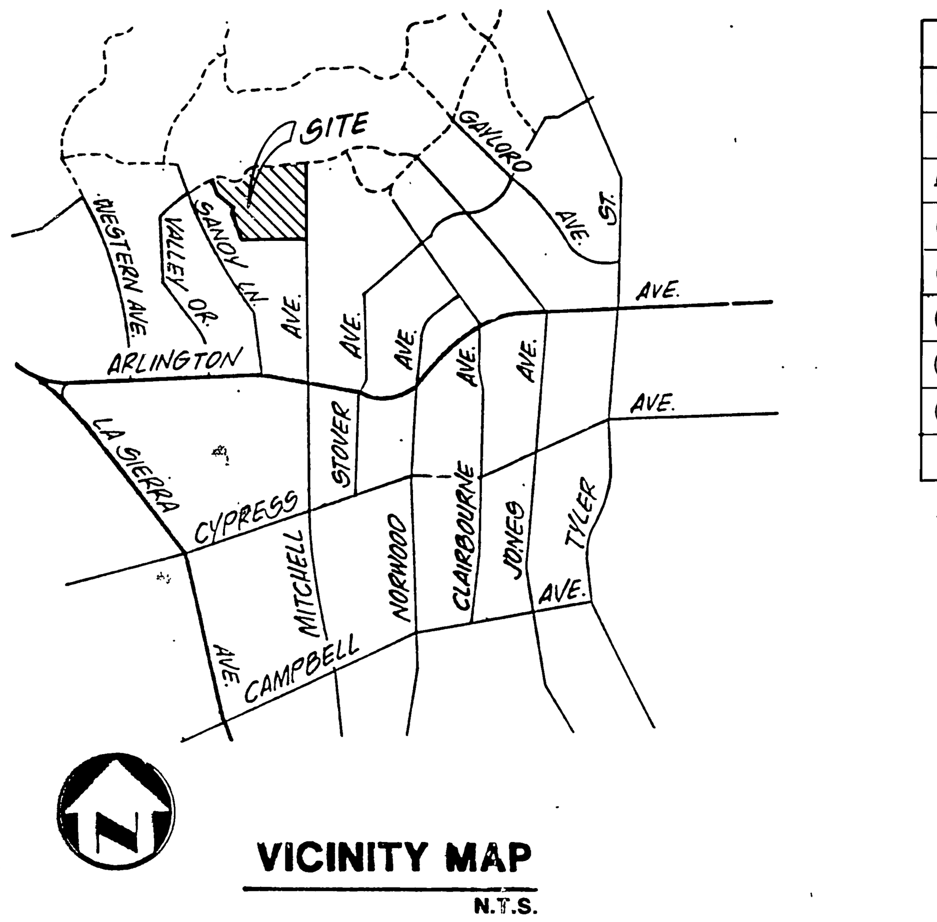
STREET IMPROVEMENT PLANS

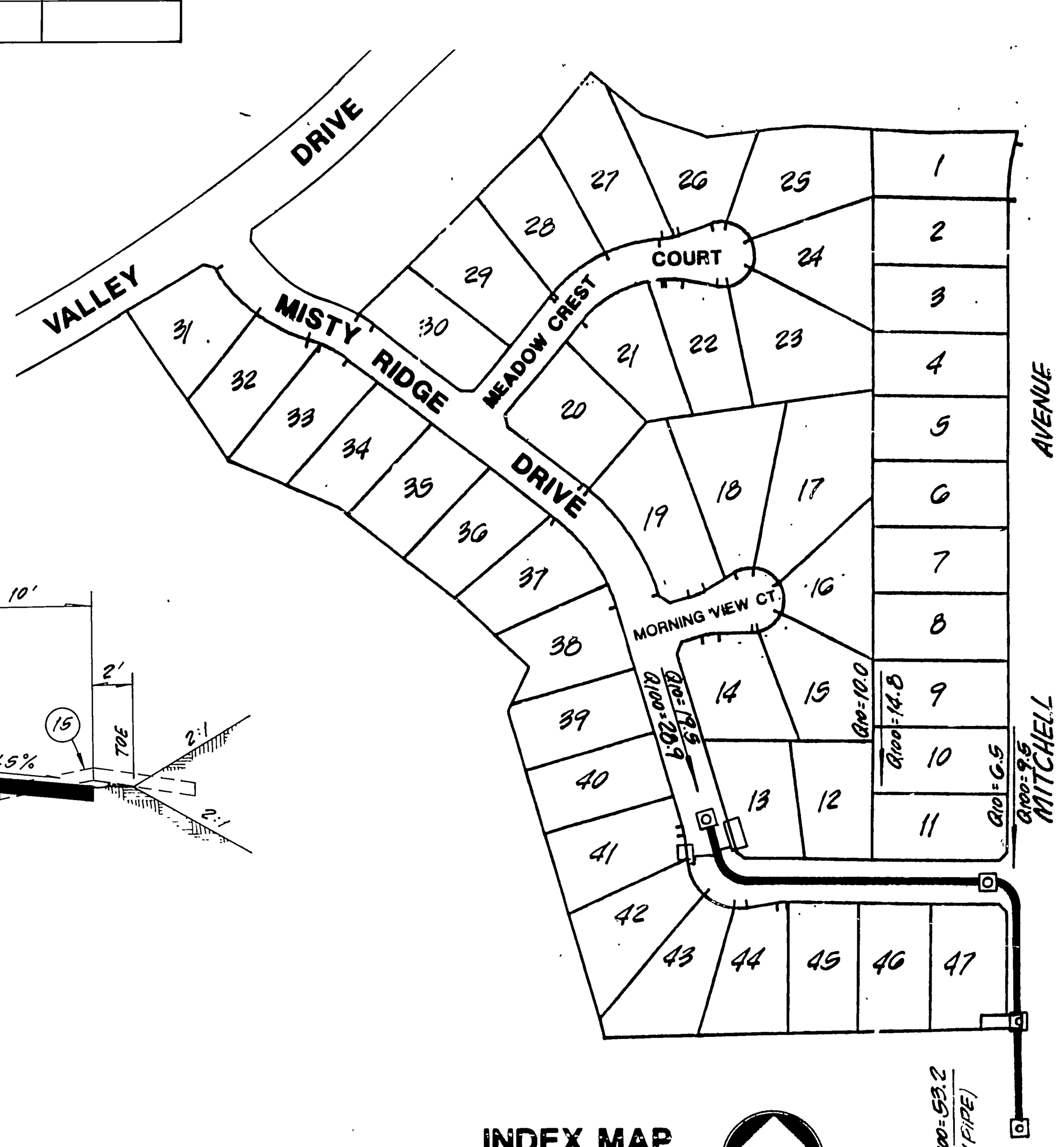
TRACT NO. 23154



VICINITY MAP
N.T.S.

STREET NAME and TRAFFIC SIGN SCHEDULE		
(A)	MISTY RIDGE DRIVE	10800
(A)	MISTY RIDGE DRIVE	6700
(B)	MORNING VIEW COURT	10800
(C)	MEADOW CREST COURT	10800
(D)	MITCHELL AVENUE	6600
(D)	MITCHELL AVENUE	6700
(E)	R1 (STOP SIGN-30")	
(F)	VALLEY DRIVE	10700

INSTALL PER CIR STDS. 662A & 666



INDEX MAP
SCALE: 1" = 200'

CONSTRUCTION NOTES

1. CONSTRUCT ____" A.C. PAVING O/ CRUSHED A.B. PER TYPICAL SECTIONS
2. CONSTRUCT 6" CURB & GUTTER PER STD. № 200, TYPE I
3. CONSTRUCT CROSS GUTTER PER STD. № 220
4. PROVIDE CURB DEPRESSION AS SHOWN ON STD. № 304 (3b)
5. SAWCUT AND JOIN EXIST. PAVEMENT
6. FEATHER A.C. OVERLAY TO JOIN - 3' MIN.
7. INSTALL CONC. DRIVE APPROACH PER STD. № 302
8. INSTALL TYPE F-1 DELINEATORS @ 20' O.C.
9. CONSTRUCT A.C. BERM PER STD. № 250

11. PLANT STREET TREES TO CITY PARK AND RECREATION DEPT. SPECIFICATIONS
12. REMOVE & RECONSTRUCT ASPHALT DWY. APPROACH
13. PLACE 2"x4" REDWOOD HEADER AT EDGE OF PAVING
14. INSTALL STREET NAME SIGNS AND POSTS PER STD. № 662a.
15. REMOVE EXIST. PAVEMENT
16. CONSTRUCT BARRICADE PER CITY OF RIV. STD № 180 (DOUBLE SIDED)

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 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. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING THE REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
8. SEE "STREET LIGHTING PLAN" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
9. 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.
10. 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 THE BASE MATERIAL AND AC PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
11. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
12. 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 CONSTRUCTION PERMIT/CUT SHEETS.
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. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREET TO TRAFFIC.
15. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
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. 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. (351-6150)

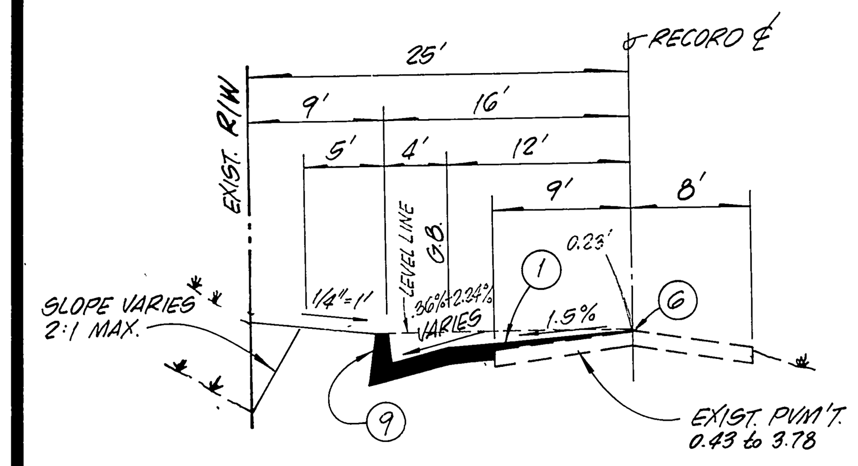
STREET TREE NOTES

1. All related work shall conform to the City of Riverside Park and Recreation Department Standards.
2. Contact the Street Tree Inspector a minimum of 48 hours in advance at (714) 351-6126 to schedule inspection. 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.
   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. STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
4. The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
5. Street tree planting shall be as follows:

Street Name	Botanical Name/Common Names	Min. Size	Approx. Spacing	No. Req.
Mitchell Ave.	Pinus Canariensis/Canary Island Pine	15 gal	35'-45'	28
Misty Ridge Drive	Liquidambar Styraciflua/ Liquidamibar	15 gal	35'-45'	65
Morning View Court	Lagerstroemia Indica/Crape Myrtle	15 gal	35'-45'	8
Meadow Crest Court	Pinus Canariensis/ Canary Island Pine	15 gal	35'-45'	24
Valley Drive	Albizia Julibrissin/Silk Tree	15 gal	35'-45'	3

* In the interest of public safety and maintenance, the street tree inspector shall have the authority to revise street tree numbers and lcoations as shown on the approved plans.

6. Park and Recreation Department and Public Works 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.
7. All Street Trees to be automatically irrigated.



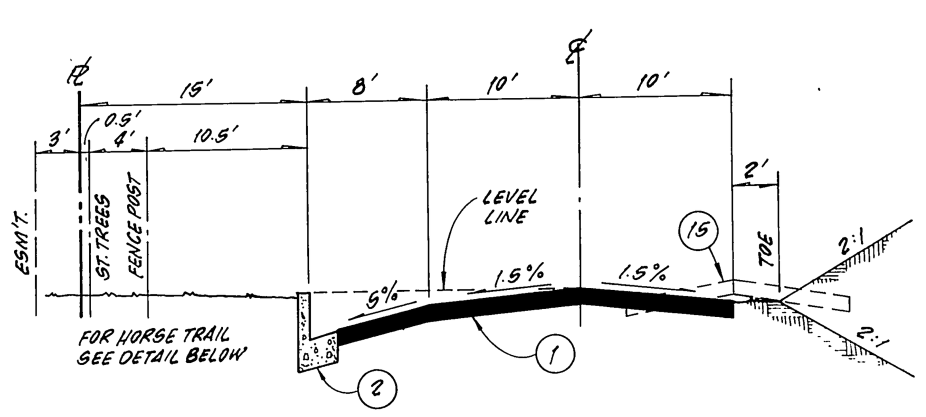
____" A.C. PAVING O/____" CRUSHED A.B.

T.I. 6

TYPICAL SECTION

MITCHELL AVENUE

STA. 0 + 73 to STA. 15+48.06



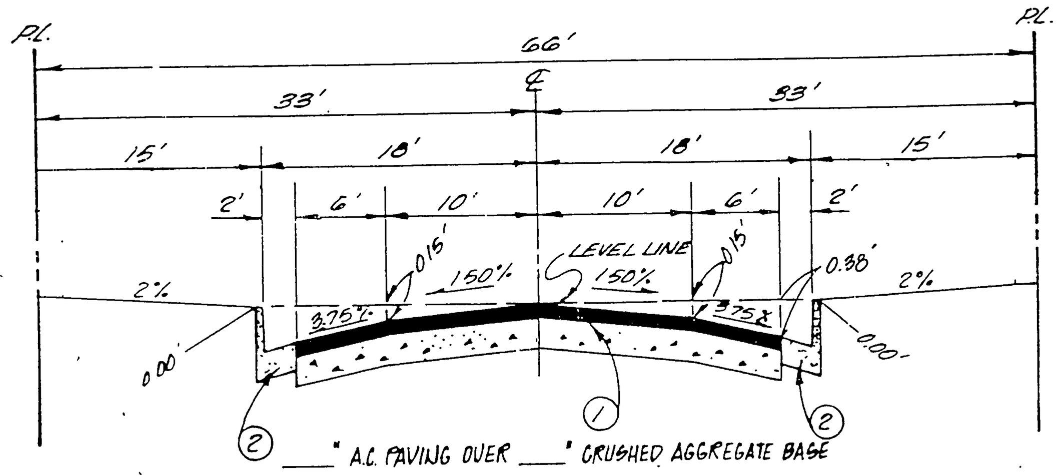
____" A.C. PAVING O/____" CRUSHED A.B.

T.I. 6

TYPICAL SECTION

MITCHELL AVENUE

STA. 16 + 16.12 to TERMINUS



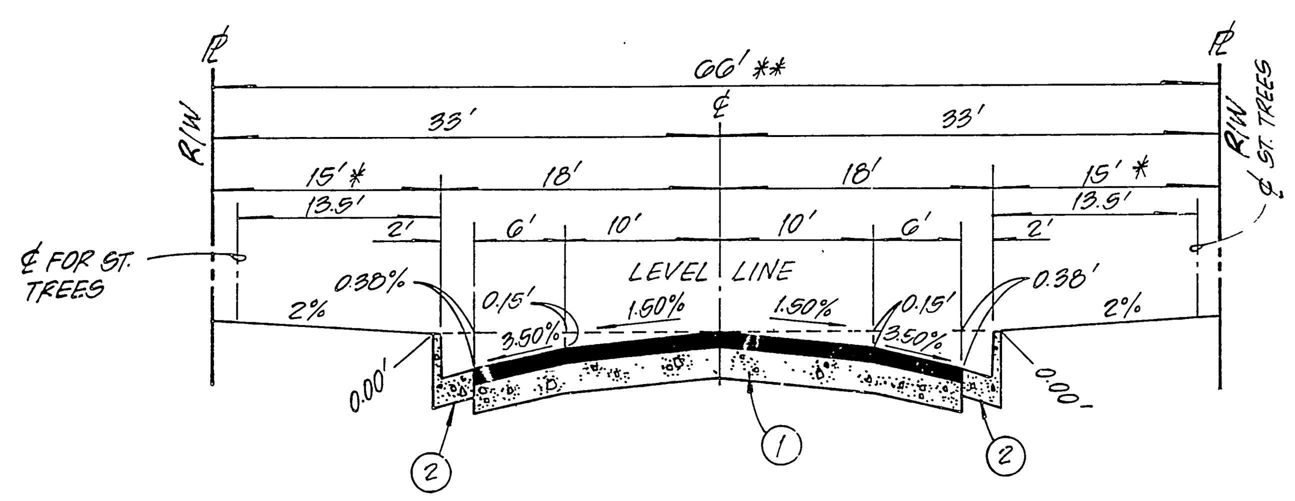
____" A.C. PAVING OVER ____" CRUSHED AGGREGATE BASE

NOTE:
THIS SECTION IS FOR REFERENCE INFORMATION ONLY.

TYPICAL SECTION

VALLEY DRIVE
MITCHELL AVENUE

N.T.S.
T.I. 6

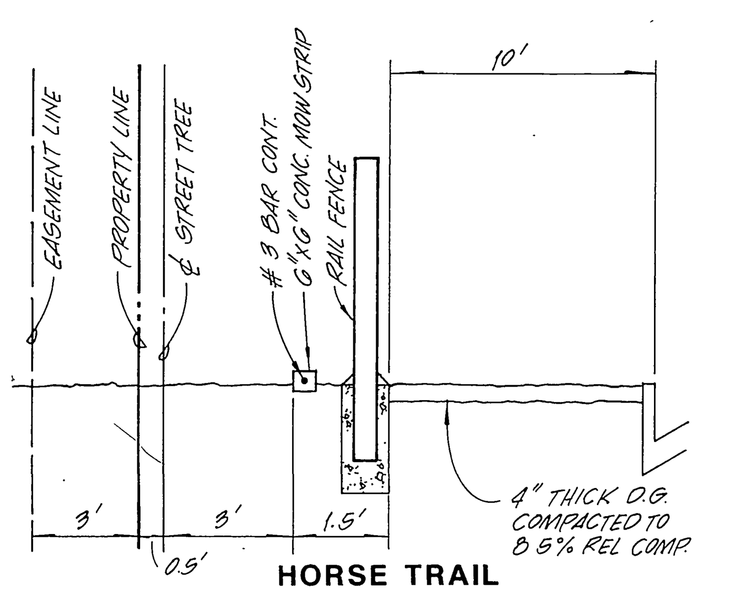


____" A.C. PAVING O/____" CRUSHED A.B.
* - 12' @ CUL-DE-SACS
** - 60' @ CUL-DE-SACS

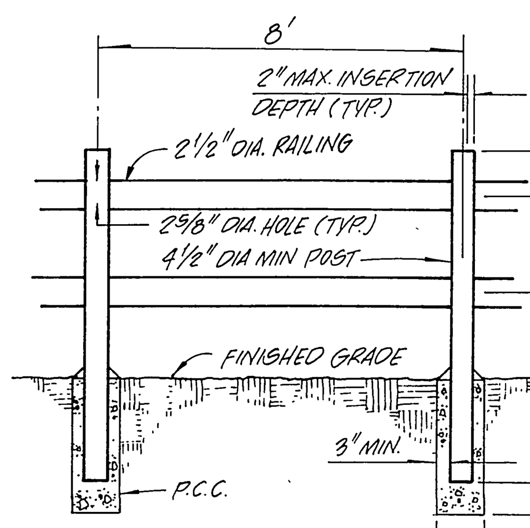
TYPICAL SECTION

INTERIOR STREETS

T.I. 5



HORSE TRAIL
MITCHELL AVE.
NO SCALE



FENCE DETAIL
FOR HORSE TRAIL
NO SCALE

NOTES:
1. THE TOP OF POST SHALL NOT EXCEED 6" ABOVE TOP OF RAIL.
2. THE HEIGHT ABOVE THE GROUND OF THE TOP RAIL SHALL BE 30" ± 3" MAX.
3. THE CENTER TO CENTER DISTANCE BETWEEN THE TOP & BOTTOM RAILS SHALL BE 15" ± 3".
4. ALL POSTS SHALL BE TREATED 4 INCHES ABOVE GROUND LEVEL, PLUS WHAT IS REQUIRED FOR INSTALLATION, WITH CREOSOTE OR OTHER SUBSTANCE APPROVED BY PUBLIC WORKS DEPT. POSTS SHALL EXHIBIT A MINIMUM PENETRATION OF 1/8" ON ALL TREATED SURFACES.
5. NOTCHING OF BOTH THE RAIL AND POST SHALL BE A MAXIMUM OF 1 1/2". NAILS SHALL BE 16d, GALVANIZED AND SERRATED, AND 2 NAILS PER EACH RAIL JOINT SIDE.
6. CONCRETE SHALL BE 500-C-2500.
7. POLE FENCING MATERIAL SHALL BE EITHER CEDAR OR LODGE POLE PINE.

INDEX of SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2	MITCHELL AVENUE STA. 0+00 to STA. 6+00
3	MITCHELL AVENUE STA. 6+00 to STA. 18+00
4	MITCHELL AVENUE STA. 18+00 to STA. 30+16.46
5	MISTY RIDGE DRIVE STA. 0+00 to STA. 4+55.37 STA. 0+00 to STA. 5+00
6	MISTY RIDGE DRIVE STA. 5+00 to STA. 12+95.91
7	MORNING VIEW CT./MEADOW CREST CT. STA. 0+00 to STA. 4+85.28 STA. 0+00 to STA. 1+62.06

REGISTERED PROFESSIONAL ENGINEER WILLIAM EDWARD SNELL No. 19452 Ex. 9-30-?? STATE OF CAL.

* AS BUILT 6-7-90 B.M.

CHOICE CABLE TV	City of Riverside ELECTRICAL DEPT.	Pac. Bell
APPROVED BY [signature] 4-26-89 DATE	APPROVED BY: John Johnson 4/7/89 DATE	APROVED BY: J.A. Bradley 4/17/89 DATE

So. Cal. Gas Co.	City of Riverside WATER DEPT.	BENCH MARK
APPROVED BY: [signature] DATE 4-17-89	APPROVED BY. R. McGrath 5-2-89 DATE	P.K. NAIL IN N.W. CURB RETURN @ ARLINGTON AVE. and SANDY LN., PER PRECISE B.M. BOOK B.M. 62-T ELEV. = 812.930

ADKAN ENGINEERS
CIVIL ENGINEERING, PLANNING, LAND SURVEYING
6830 AIRPORT DRIVE
RIVERSIDE, CA 92504. (714) 688-0241
WILLIAM E. SNELL R.C.E. 19452 5/1/89 DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.E.R. DRAWN BY J.C.K. CHECKED BY G.T.L.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	5-16-89	
PARK DEPARTMENT	5-4-89	
TRAFFIC DIVISION	5-16-89	
CHIEF P. W. ENGINEER	5-18	
	5/17/89	

APPROVED BY Barry Beck
PUBLIC WORKS DIRECTOR
DATE 5/18/89

STREET IMPROVEMENT PLANS
TRACT NO. 23154
TITLE SHEET

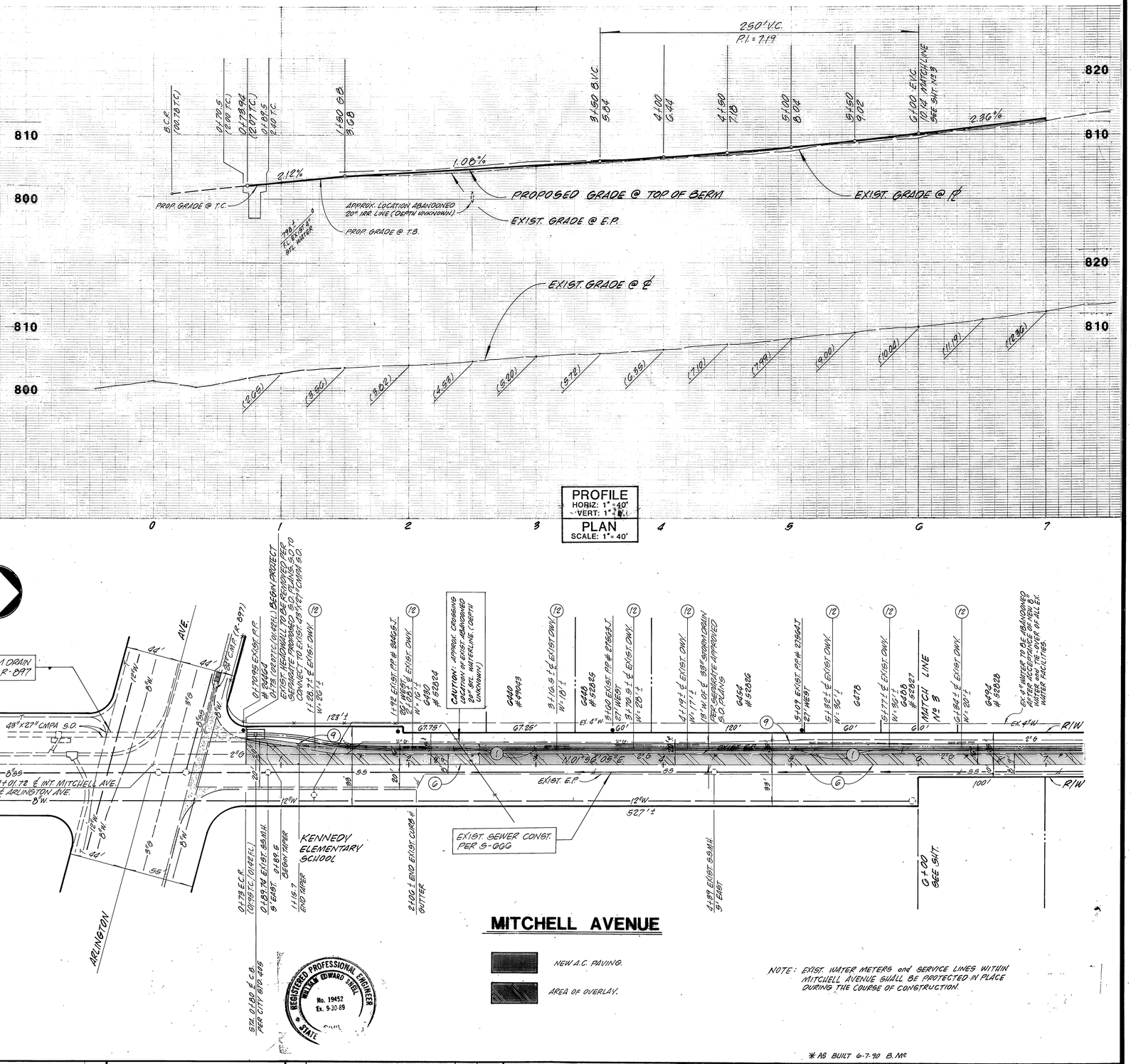
HORIZ. SCALE: 1" = VERT. SCALE: 1" =

ACCOUNT NO.
R- 3043
SHEET 1 OF 7
J.N. [illegible]

KARL

INDEXED 8-7-89

PC 2771



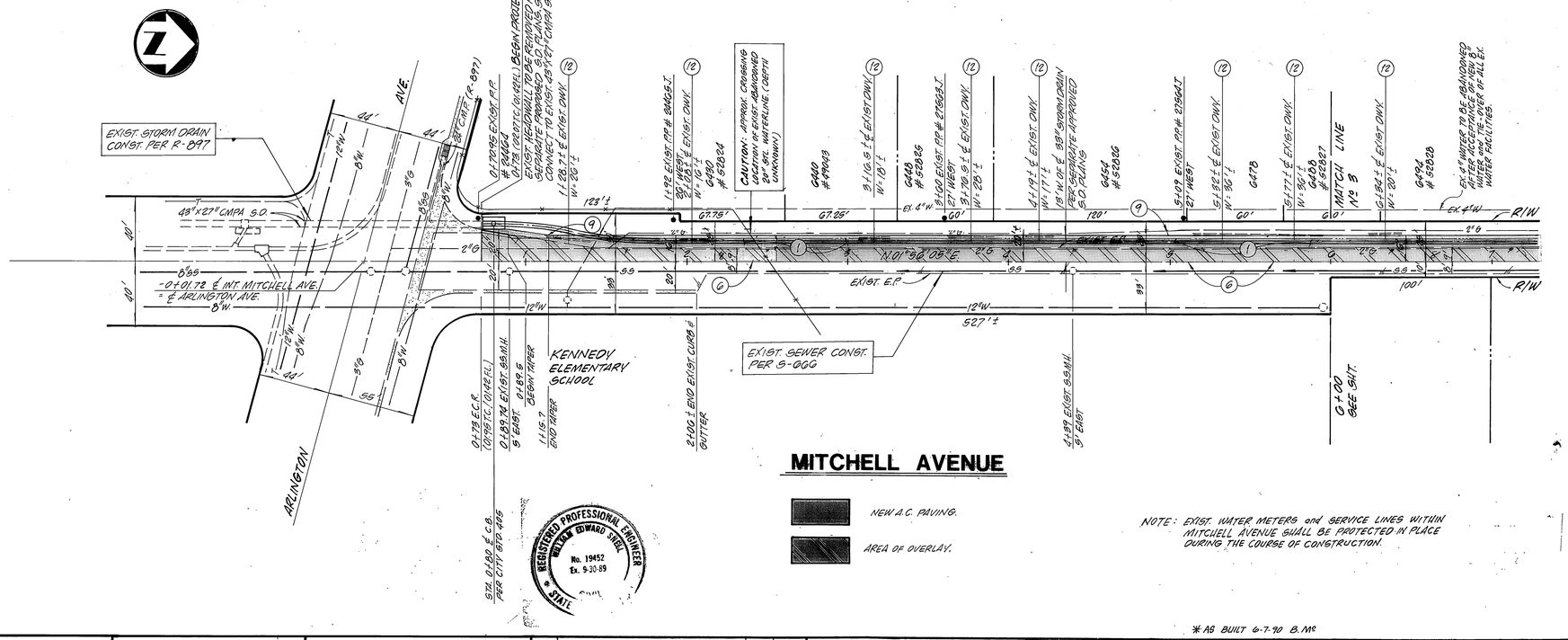
CONSTRUCTION NOTES

(1) CONSTRUCT ____" A.C. PAVING O/ CRUSHED AGG. BASE PER TYPICAL SECTIONS.

(6) FEATHER A.C. OVERLAY TO JOIN - 3' MIN.

(9) CONSTRUCT A.C. BERM PER STD. No. 250 DEPRESS BERM @ DWYS.

(12) REMOVE and RECONSTRUCT A.C. DWY. APPROACH



MITCHELL AVENUE

NEW A.C. PAVING.

AREA OF OVERLAY.

NOTE: EXIST. WATER METERS and SERVICE LINES WITHIN MITCHELL AVENUE SHALL BE PROTECTED IN PLACE DURING THE COURSE OF CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER — WILLIAM EDWARD SNELL — No. 19452 Ex. 9-30-89 — STATE — CIVIL

So. Col. Gas Co.	CHOICE CABLE TV	City of Riverside WATER DEPT.	BENCH MARK
approved by: [signature] date 4-17-89	APPROVED BY [signature] DATE 4-26-89	APPROVED BY: R. McGrath DATE 5-2-89	PK. NAIL IN N.W. CURB RETURN @ ARLINGTON AVE. and EMWD L.N., PER PRECISE B.M. BOOK B.M. 62-T ELEV.= 812.980

ADKAN ENGINEERS
CIVIL ENGINEERING, PLANNING, LAND SURVEYING
6830 AIRPORT DRIVE
RIVERSIDE, CA 92504 (714) 688-0241
WILLIAM E. SNELL R.C.E. 19452 — DATE 5/1/89

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.E.R. DRAWN BY J.C.K. CHECKED BY J.E.R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	5-16-89	[illegible]
PARK DEPARTMENT	5-4-89	[illegible]
TRAFFIC DIVISION	5-16-89	[illegible]
CHIEF P. W. ENGINEER	5-18-89	[illegible]

APPROVED BY [signature] PUBLIC WORKS DIRECTOR
DATE 5/18/89

* AS BUILT 6-7-90 B.Mc

STREET IMPROVEMENT PLANS
MITCHELL AVENUE
STA. 0+00 to STA. 6+00
TRACT No. 23154
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO. R- 3043
SHEET ___ OF ___

INDEXED 8-7-89 [illegible]

PC 2771

PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

PLAN
SCALE: 1" = 40'

CONSTRUCTION NOTES

(1)—CONSTRUCT ___" A.C. PAVING O/ CRUSHED A.B. PER TYPICAL SECTIONS ______

(2)—CONSTRUCT 6" CURB & GUTTER PER STD. Nº 200 ______

(3)—CONSTRUCT CROSS GUTTER PER STD. Nº 220 ______

(4)—PROVIDE CURB DEPRESSION AS SHOWN ON STD. Nº 304 (3b) ______

(5)—SAWCUT AND JOIN EXIST. PAVEMENT ______

(6)—FEATHER A.C. OVERLAY TO JOIN - 3' MIN. ______

(8)—INSTALL TYPE F-1 DELINEATORS @ 20' O.C. ______

(9)—CONSTRUCT A.C. BERM PER STD. 250 DEPRESS @ DWY. ______

(11)—PLANT STREET TREES TO CITY PARK AND RECREATION DEPT. SPECIFICATIONS ______

(12)—REMOVE & RECONSTRUCT ASPHALT DWY. APPROACH ______

(13)—PLACE 2"X4" REDWOOD HEADER AT EDGE OF PAVING ______

(14)—INSTALL STREET NAME SIGNS AND POSTS PER STD. Nº 662a. & 666 (SEE SHT 1 FOR SCHEDULE) ______

REGISTERED PROFESSIONAL ENGINEER
WILLIAM EDWARD SNELL
No. 19452
Ex. 9-30-89
CIVIL
STATE OF CALIFORNIA

MITCHELL AVENUE

NEW A.C. PAVING.

AREA OF OVERLAY.

So. Cal. Gas Co.
approved by: Jan [signature]
date 4-17-89

CHOICE CABLE TV
[signature] 4-26-89
APPROVED BY DATE

CURVE DATA

	Δ	R	L	T
(3)	8°06'35"	500'	70.77'	35.44'
(4)	90°	27'	42.41'	27.00'

* AS BUILT 6-7-90 B.Mc

City of Riverside
WATER DEPT.
APPROVED BY:
R. McGrath 5-2-89
DATE

BENCH MARK
P.K. NAIL IN N.W. CURB RETURN @ ARLINGTON AVE. and SANDY LN., PER PRECISE B.M. BOOK B.M. 62-T
ELEV. = 812.930

ADKAN ENGINEERS
CIVIL ENGINEERING, PLANNING, LAND SURVEYING
6830 AIRPORT DRIVE
RIVERSIDE, CA 92504. (714) 688-0241
WILLIAM E. SNELL R.C.E. 19452 5/1/89
DATE

MARK	REVISIONS	APPR.	DATE
△1	Added Install W53	WES	5/18/89

DESIGNED BY JER DRAWN BY J.C.K. CHECKED BY GTN

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	5-16-89	
PARK DEPARTMENT	5-4-89	
TRAFFIC DIVISION	5-16-89	
CHIEF P. W. ENGINEER	5-18	
	5/17/89	

APPROVED BY
Barry Beck
PUBLIC WORKS DIRECTOR
DATE 5/18/89

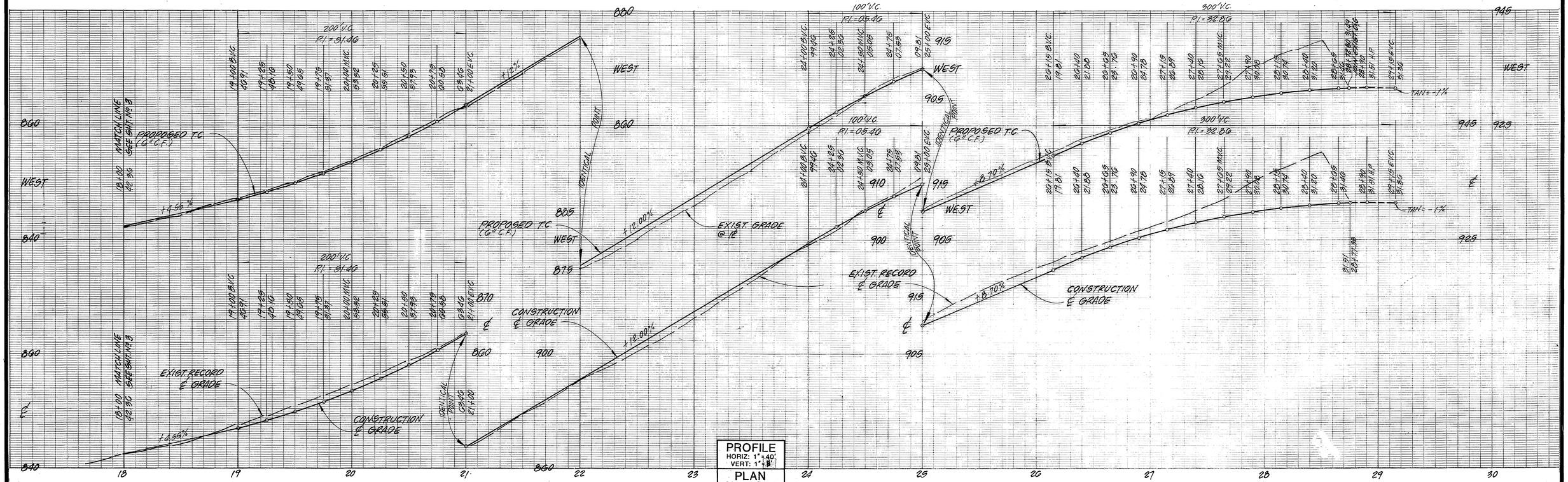
STREET IMPROVEMENT PLANS
MITCHELL AVENUE
STA. 6+00 to STA. 18+00
TRACT No. 23154
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

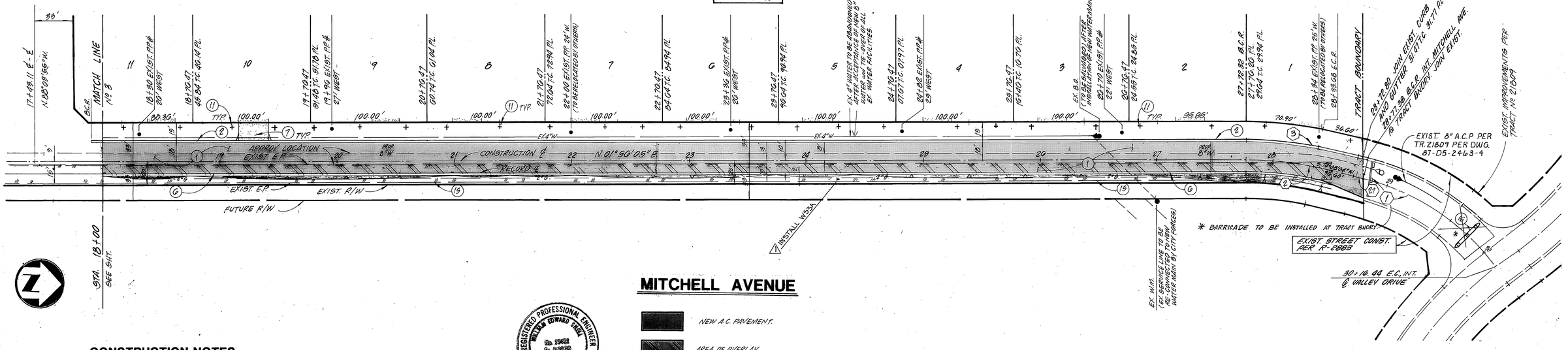
ACCOUNT NO.
R- 3043
SHEET 3 OF 7

PC 2771

KARL4

INDEXED 8-7-89 GH





MITCHELL AVENUE

NEW A.C. PAVEMENT.

AREA OF OVERLAY.

CONSTRUCTION NOTES

(1)—CONSTRUCT ____" A.C. PAVING O/ CRUSHED A.B. PER TYPICAL SECTION'S

(2)—CONSTRUCT 6" CURB & GUTTER PER STD. Nº 200, TYPE I.

(3)—SAWCUT AND JOIN EXIST. PAVEMENT

(6)—FEATHER A.C. OVERLAY TO JOIN - 3' MIN.

(7)—INSTALL CONC. DRIVE APPROACH PER STD. Nº 302

(9)—REMOVE A.C. PAVING AS NECESSARY

(11)—PLANT STREET TREES TO CITY PARK AND RECREATION DEPT. SPECIFICATIONS

(15)—REMOVE EXIST. PVMT. E'LY OF RECORD ℄ MITCHELL AS REQUIRED.

(16)—CONSTRUCT BARRICADE PER CITY OF RIV. STD Nº 180. (DOUBLE SIDED)

REGISTERED PROFESSIONAL ENGINEER — WILLIAM EDWARD SNELL — No. 10452 — Exp. 6-30-90 — CIVIL — STATE OF CALIFORNIA

CHOICE CABLE TV	City of Riverside ELECTRICAL DEPT.	So. Cal. Gas Co.
APPROVED BY _____ DATE 4-26-89	APPROVED BY: _____ DATE 5/26/89	approved by: _____ date 4-17-89

CURVE DATA				
	Δ	R	L	T
(1)	39°54'23"	199.66	139.00'	72.40'
(2)	12°11'59"	300.00'	63.80'	32.00'
(3)	12°11'59"	318.00'	67.71'	33.98'
(67)	2°14'56"	199.66'	7.84'	3.92'

* AS BUILT 6-7-90 B.M.

City of Riverside WATER DEPT.	BENCH MARK	ADKAN ENGINEERS
APPROVED BY: _____ DATE 5-2-89	P.K. NAIL IN N.W. CURB RETURN @ ARLINGTON AVE. and GANDY LN., PER PRECISE B.M. BOOK B.M. G2-T	CIVIL ENGINEERING, PLANNING, LAND SURVEYING 6830 AIRPORT DRIVE RIVERSIDE, CA 92504. (714) 688-0241
	ELEV.= 812.930	WILLIAM E. SNELL R.C.E. 10452 DATE 5/1/89

MARK	REVISIONS	APPR.	DATE
⚠	Added Install W53A	WES	5/10/89

DESIGNED BY J.E.R. DRAWN BY J.C.K. CHECKED BY J.E.R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY		
PRINCIPAL ENGINEER	5-16-89	
PARK DEPARTMENT	5-4-89	
TRAFFIC DIVISION	5-4-89	
CHIEF P.W. ENGINEER	5-9-89	
	5/17/89	

APPROVED BY _____ PUBLIC WORKS DIRECTOR

DATE 5/18/89

STREET IMPROVEMENT PLANS

MITCHELL AVENUE

STA. 18+00 to STA. 30+16.46

TRACT No. 23154

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

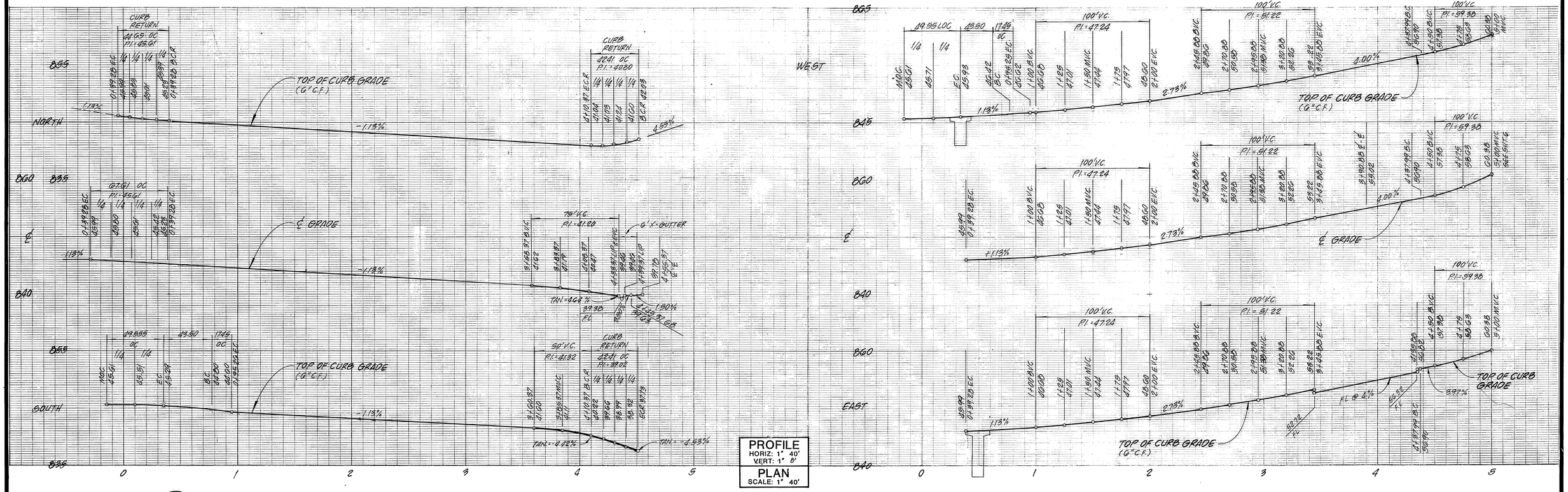
ACCOUNT NO. R- 3043

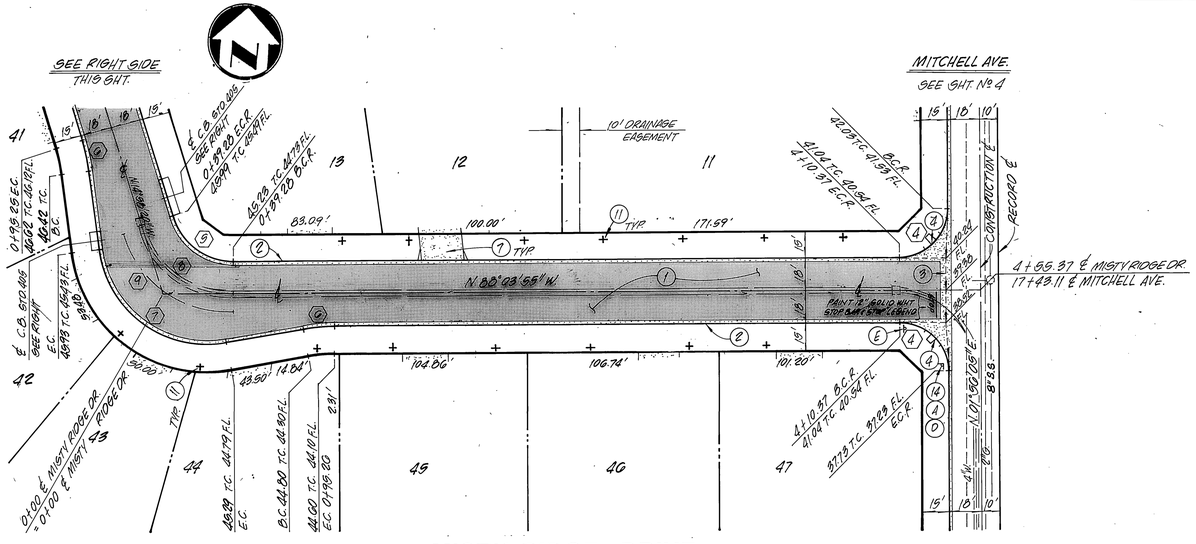
SHEET 4 OF 7

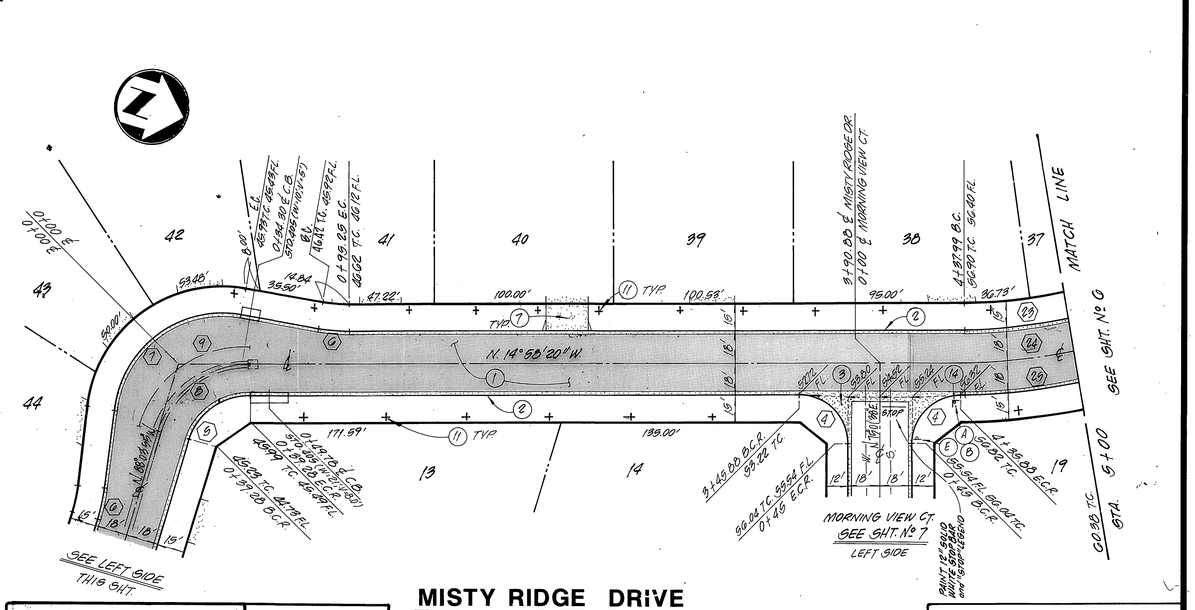
J.N. 3810

PC 2771

INDEXED 8-7-89 GH







CURVE DATA				
	Δ	R	L	T
4	90°	27'	42.41'	27.00'
5	73°09'39"	39'	44.65'	25.94'
6	10°00'00"	100'	17.45'	17.45'
7	93°05'33"	61'	99.11'	64.38'
8	73°05'39"	53'	67.01'	39.20'
9	73°05'39"	65'	82.92'	48.18'
29	35°	282'	172.26'	88.91'
24	35°	300'	183.26'	94.99'
25	35°	318'	194.20'	100.26'

MISTY RIDGE DRIVE

CONSTRUCTION NOTES

1. CONSTRUCT ____" A.C. PAVING O/ CRUSHED A.B. PER TYPICAL SECTIONS
2. CONSTRUCT G" CURB & GUTTER PER STD. Nº 200, TYPE I
3. CONSTRUCT CROSS GUTTER PER STD. Nº 220
4. PROVIDE CURB DEPRESSION AS SHOWN ON STD. Nº 304 (36")
7. INSTALL CONC. DRIVE APPROACH PER STD. Nº 302
11. PLANT STREET TREES TO CITY PARK AND RECREATION DEPT. SPECIFICATIONS
14. INSTALL STREET NAME SIGNS AND POSTS PER STD. Nº GG2a, & GGG (SEE SHT. 1 FOR SCHEDULE)

REGISTERED PROFESSIONAL ENGINEER WILLIAM EDWARD SNELL No. 19452 Exp. 6-30-89 CIVIL STATE OF CALIFORNIA

PROFILE HORIZ: 1" 40' VERT: 1" 8'

PLAN SCALE: 1" 40'

BENCHMARK: P.K. NAIL IN N.W. CURB RETURN AT ARLINGTON AVENUE AND SANDY LANE, PER PRECISE BM. BOOK BM.62-T

ELEVATION = 812.6730

ADKAN ENGINEERS
CIVIL ENGINEERING, PLANNING, LAND SURVEYING
6830 AIRPORT DRIVE RIVERSIDE, CA 92504. (714) 688-0241
WILLIAM E. SNELL R.C.E. 10452 — DATE 5/11/89

MARK	REVISIONS	APPR.	DATE

DESIGNED BY JER DRAWN BY JCK CHECKED BY JER

City of Riverside WATER DEPT.
APPROVED BY: R. McGrath DATE 5-2-89

So. Col. Gas Co.
approved by: [signature] date 4-17-89

*AS BUILT 6-7-90 B.Mc.

CHOICE CABLE TV
APPROVED BY [signature] DATE 4-26-89

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	5-16-89	
PARK DEPARTMENT	5-4-89	
TRAFFIC DIVISION	5-16-89	
CHIEF P.W. ENGINEER	5-18-89	
	5/7/89	

APPROVED BY [signature] PUBLIC WORKS DIRECTOR
DATE 5/16/89

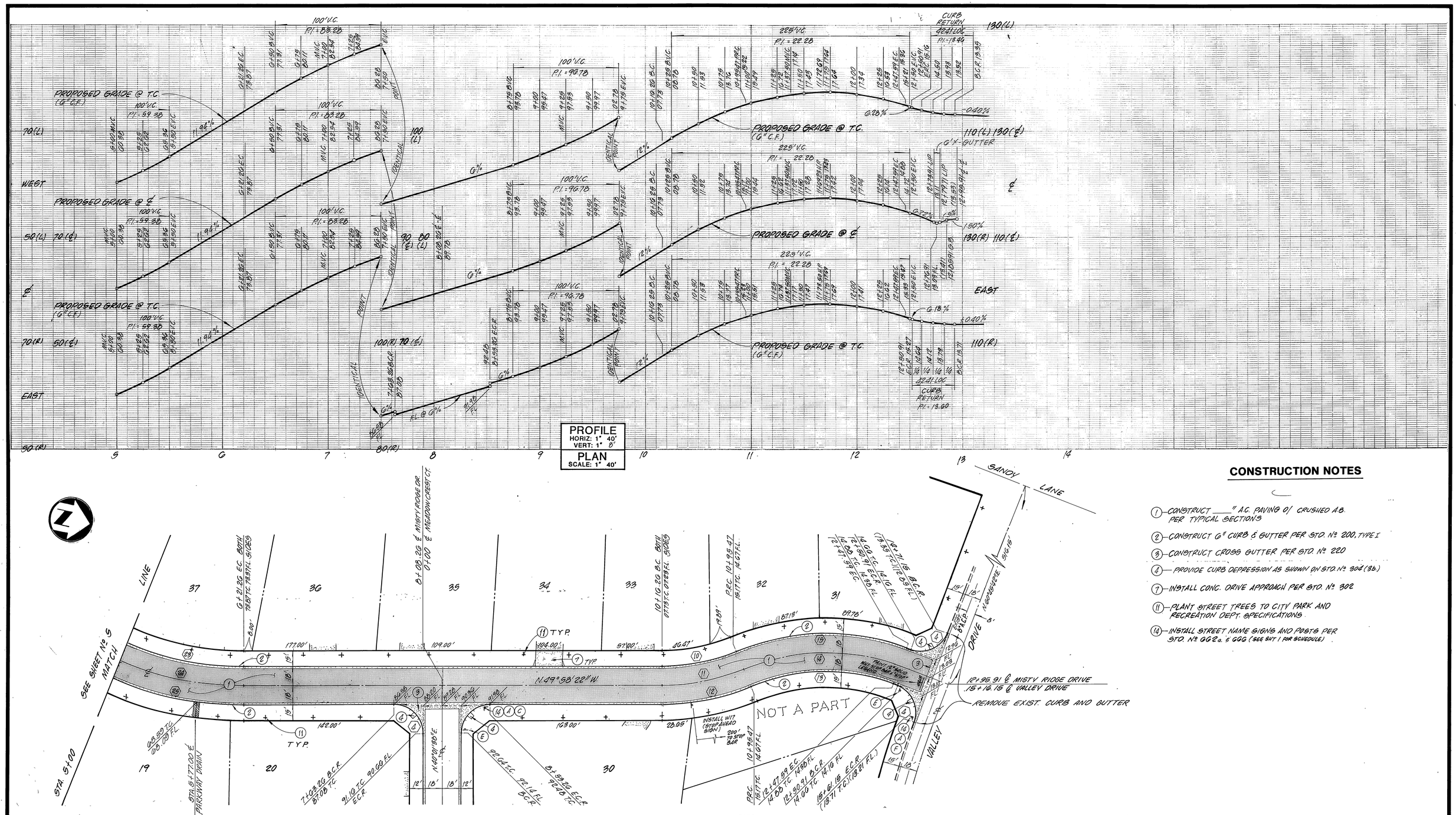
STREET IMPROVEMENT PLANS
MISTY RIDGE DR.
STA. 0+00 to STA. 4+55.37
MISTY RIDGE DR.
STA. 0+00 to STA. 5+00
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 8'

ACCOUNT NO. R- 3043
SHEET 5 OF 7
J.N. 3043

PC 2771

KARL 4

INDEXED 8-7-89 GH



CONSTRUCTION NOTES

1. CONSTRUCT ____" A.C. PAVING O/ CRUSHED A.B. PER TYPICAL SECTIONS
2. CONSTRUCT G" CURB & GUTTER PER STD. Nº 200, TYPE I
3. CONSTRUCT CROSS GUTTER PER STD. Nº 220
4. PROVIDE CURB DEPRESSION AS SHOWN ON STD. Nº 302 (3b)
7. INSTALL CONC. DRIVE APPROACH PER STD. Nº 302
11. PLANT STREET TREES TO CITY PARK AND RECREATION DEPT. SPECIFICATIONS
14. INSTALL STREET NAME SIGNS AND POSTS PER STD. Nº 9G2a & 9GG (SEE SHT 1 FOR SCHEDULE)

CURVE DATA

	Δ	R	L	T
⬡				
⬡				
(4)	90°	27'	42.41'	27.00'
(10)	22°46'05"	182'	72.32'	36.66'
(11)	22°46'05"	200'	79.48'	40.27'
(12)	22°46'05"	218'	86.63'	43.89'
(13)	43°30'09"	182'	138.19'	72.62'
(14)	43°30'09"	200'	151.89'	79.80'
(15)	43°30'09"	218'	165.92'	86.98'
(22)	35°	282'	172.26'	88.91'
(24)	35°	300'	183.26'	94.59'
(25)	35°	318'	194.25'	100.26'

PROFILE HORIZ: 1" 40' VERT: 1" 8'

PLAN SCALE: 1" 40'

MISTY RIDGE DRIVE

REGISTERED PROFESSIONAL ENGINEER — WILLIAM E. SNELL — No. 19452 — Exp. 6-30-89 — CIVIL — STATE OF CALIFORNIA

* AS BUILT 6-7-90 B.MS

So. Cal. Gas Co. approved by: date 4-17-89

CHOICE CABLE TV — APPROVED BY — DATE 4-26-89

City of Riverside. WATER DEPT. APPROVED BY: R. McGrath 5-2-89 DATE

BENCHMARK: PK. NAIL IN N.W. CURB RETURN AT ARLINGTON AVENUE AND SANDY LANE, PER PREDIGE B.M. BOOK B.M. 62-T ELEVATION: 812.9790

ADKAN ENGINEERS — CIVIL ENGINEERING/PLANNING/LAND SURVEYING — 8830 AIRPORT DRIVE RIVERSIDE, CA 92504. (714) 688-0241 — WILLIAM E. SNELL R.C.E. 19452 — DATE 5/1/89

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.E.R. DRAWN BY J.C.K. CHECKED BY J.E.R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		5-16-89	
PARK DEPARTMENT		5-4-89	
TRAFFIC DIVISION		5-16-89	
CHIEF P. W. ENGINEER		5-16-89	
		8/11/89	

APPROVED BY: PUBLIC WORKS DIRECTOR — DATE 5/16/89

STREET IMPROVEMENT PLANS

MISTY RIDGE DR.

STA. 5+00 to STA. 12+95.91

TRACT No. 23154

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

ACCOUNT NO. R- 3043

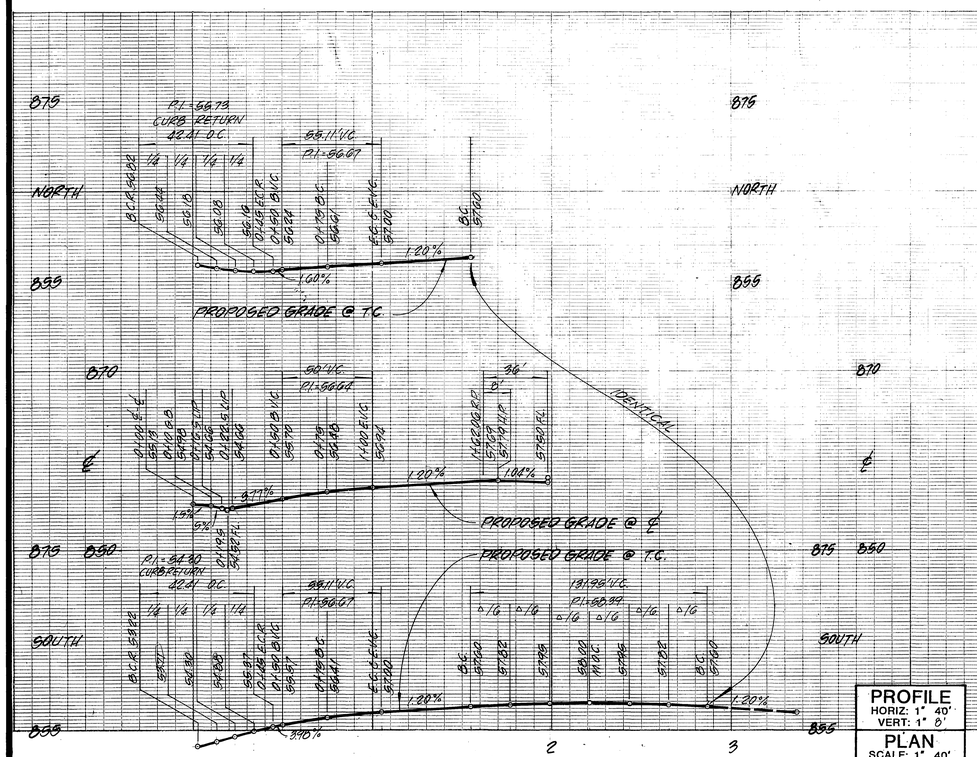
SHEET 6 OF 7

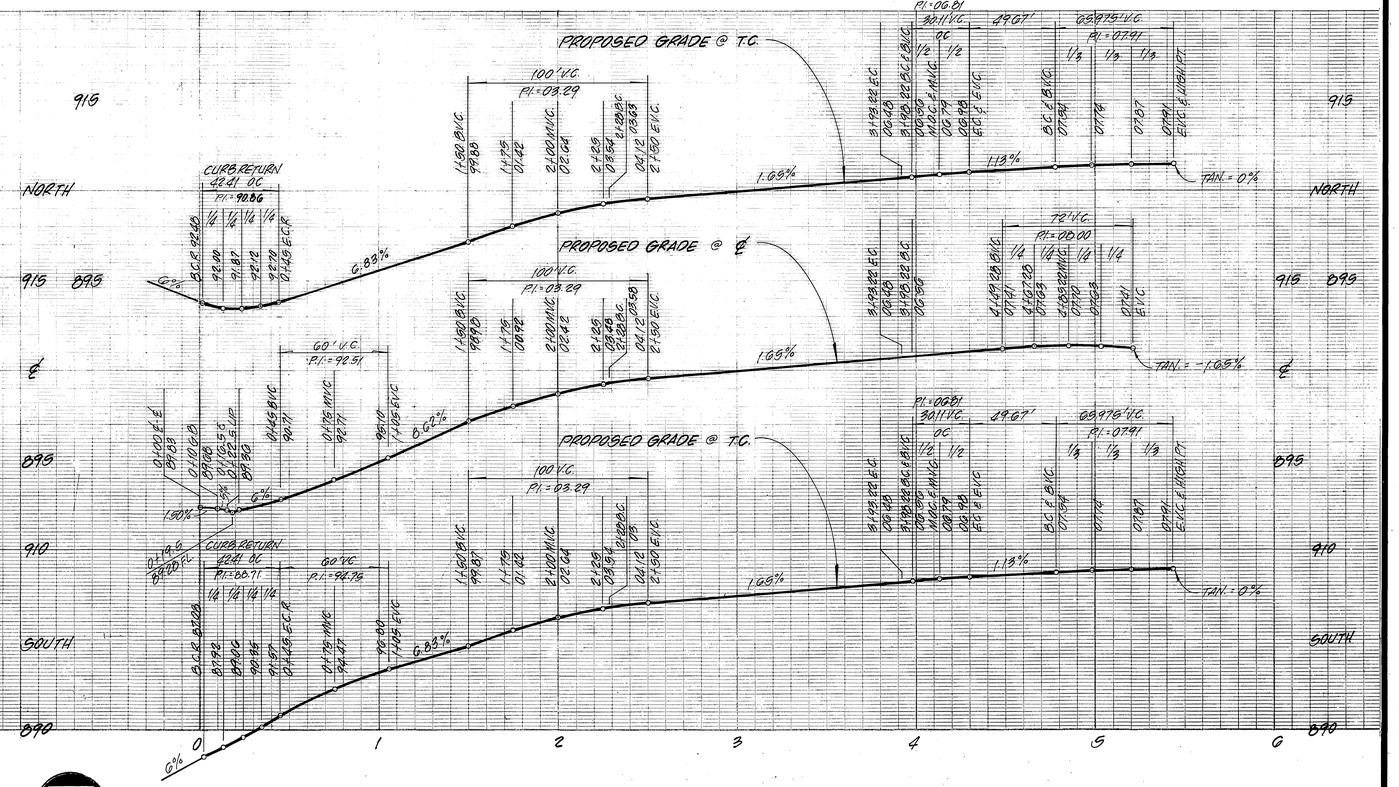
J.O. 8014

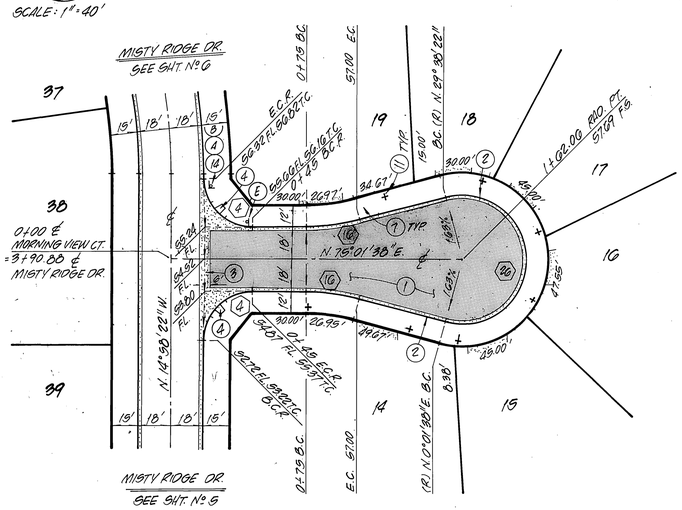
PC 2771

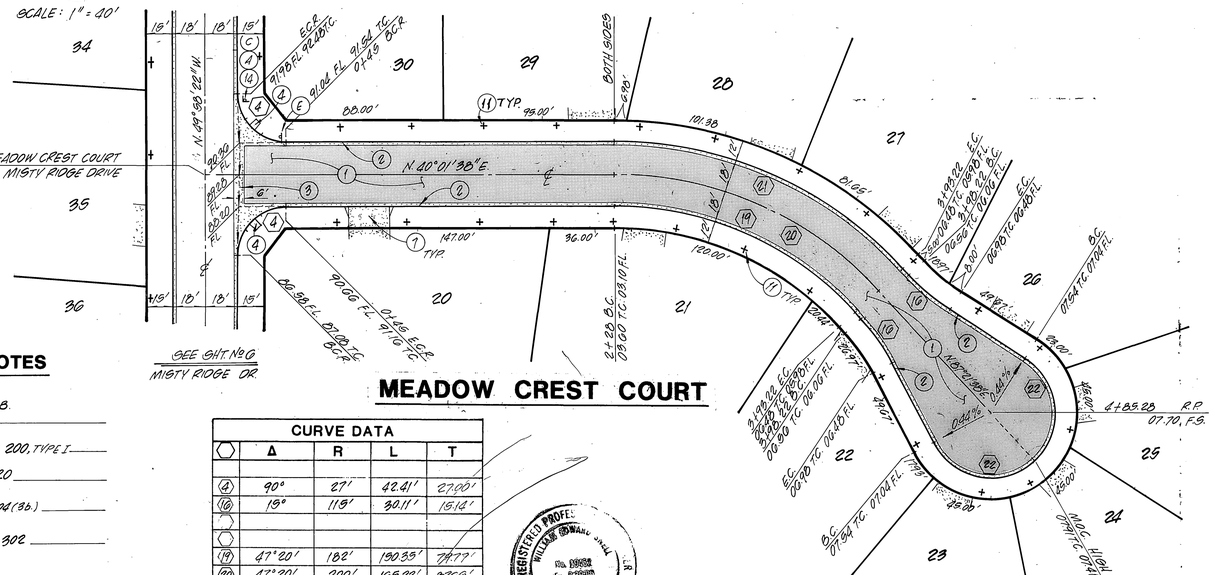
EARLY

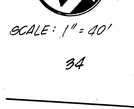
INDEXED 8-7-89 LH











CONSTRUCTION NOTES

1. CONSTRUCT ____" A.C. PAVING O/ CRUSHED A.B. PER TYPICAL SECTIONS
2. CONSTRUCT 6" CURB & GUTTER PER STD. Nº 200, TYPE I
3. CONSTRUCT CROSS GUTTER PER STD. Nº 220
4. PROVIDE CURB DEPRESSION AS SHOWN ON STD Nº 304 (3b.)
7. INSTALL CONC. DRIVE APPROACH PER STD. Nº 302
11. PLANT STREET TREES TO CITY PARK AND RECREATION DEPT. SPECIFICATIONS
14. INSTALL STREET NAME SIGNS AND POSTS PER STD. Nº 662a & 666 (SEE SHT. 1 FOR SCHEDULE)

CURVE DATA				
	Δ	R	L	T
(4)	90°	27'	42.41'	27.00'
(16)	19°	115'	30.11'	15.18'
(19)	47°20'	182'	150.35'	79.77'
(20)	47°20'	200'	165.22'	87.66'
(21)	47°20'	218'	180.09'	95.54'
(22)	105°	36'	65.97'	46.92'
(26)	210°	36'	131.95'	

REGISTERED PROFESSIONAL ENGINEER WILLIAM E. SNELL No. 10452 Exp. 12/31/89 CIVIL STATE OF CALIFORNIA

*AS BUILT 6-7-90 B.M.

So. Cal. Gas Co.
approved by
date 4-17-89

CHOICE CABLE TV
APPROVED BY: 4-26-89 DATE

BENCHMARK:
P.K. NAIL IN N.W. CURB RETURN AT ARLINGTON AVENUE AND SANDY LANE, PER PRECISE B.M. BOOK B.M. 62-T
ELEVATION: 812.930

ADKAN ENGINEERS
CIVIL ENGINEERING, PLANNING, LAND SURVEYING
6830 AIRPORT DRIVE
RIVERSIDE, CA 92504. (714) 688-0241
WILLIAM E. SNELL R.C.E. 10452 5/1/89 DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.E.R. DRAWN BY J.C.K. CHECKED BY JER

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	5-16-89	
PARK DEPARTMENT	5-9-89	
TRAFFIC DIVISION	5-4-89	
CHIEF P. W. ENGINEER	5-18	
	5/2/89	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 5/16/89

STREET IMPROVEMENT PLANS
MEADOW CREST CT.
STA. 0+00 to STA. 4+85.28
MORNING VIEW CT.
STA. 0+00 to STA. 1+62.00

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

ACCOUNT NO.
R- 3043
SHEET 7 OF 7
J.N. 8818

PC 2771

INDEXED 8-7-89 (H)