GENERAL NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
8. THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
9. ON ALL AREAS WITHIN PUBLIC RIGHT-OF-WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
10. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
11. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
12. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
14. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
15. SEE CITY OF RIVERSIDE PUBLIC UTILITIES DWG. U/L5-604740, FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
16. ALL DRIVEWAYS CONSTRUCTED PER PROPOSED DRIVEWAY DETAIL HEREON.

PARKS DEPARTMENT NOTES

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

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D.
COLLETT AVENUE	SEE REVEERSE FRONTAGE LANDSCAPE PLANS # R-3572 - L AS PREPARED BY Collaborative West DATED ______.			
CLIFFWOOD COURT	PRIVATE STREET - NO STREET TREES REQUIRED.			
COUNTRYRISE LANE	PRIVATE STREET - NO STREET TREES REQUIRED.			
CRESTPOINT COURT	PRIVATE STREET - NO STREET TREES REQUIRED.			
GARDENDALE COURT	PRIVATE STREET - NO STREET TREES REQUIRED.			
LAKEFALL COURT	PRIVATE STREET - NO STREET TREES REQUIRED.			
PARKWELL COURT	PRIVATE STREET - NO STREET TREES REQUIRED.			
RIVERGLEN DRIVE	PRIVATE STREET - NO STREET TREES REQUIRED.			
RIVERWALK PKWY	SEE REVERSE FRONTAGE LANDSCAPE PLANS # R-3561 - L AS PREPARED BY COLLABORATIVE WEST. DATED JUNE 2000.			
RIVERWALK PKWY	SEE MEDIAN LANDSCAPE PLAN # R-3561 -L AS PREPARED BY COLLABORATIVE WEST. DATED JUNE 2000.			

NOTICE TO CONTRACTOR

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

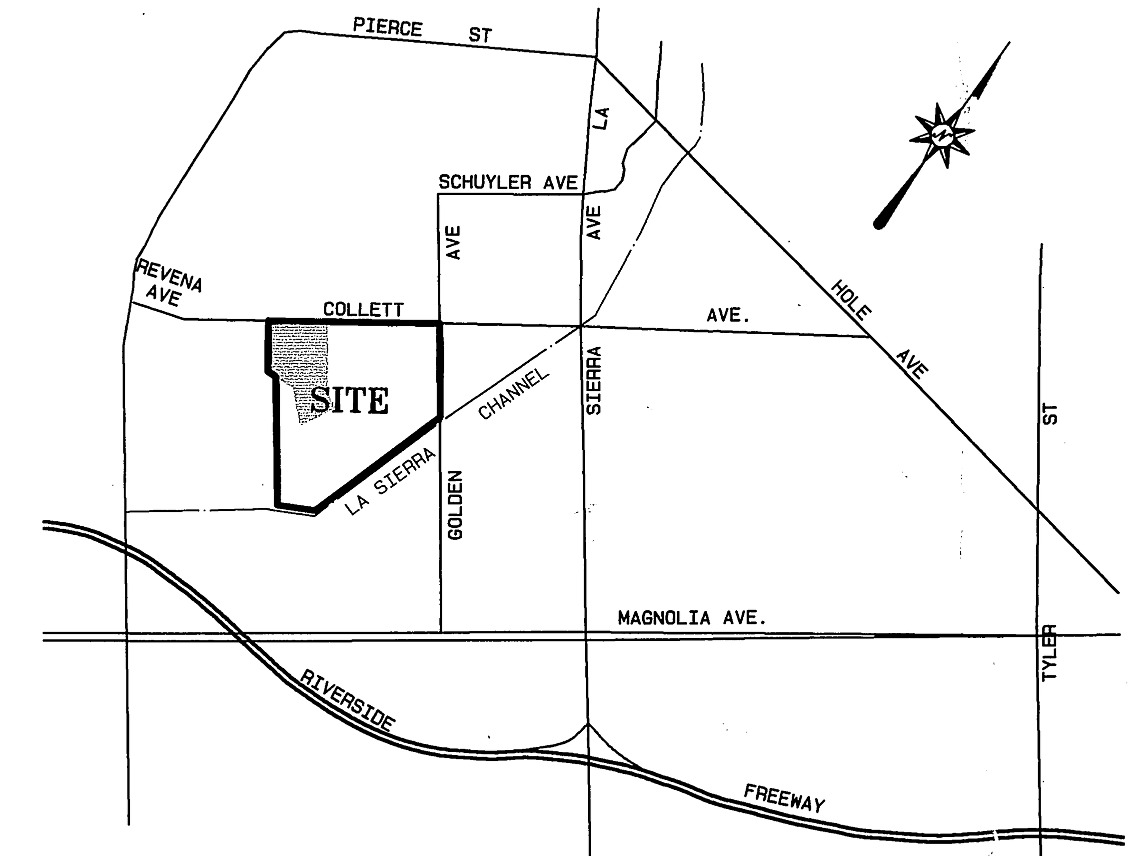
CHARTER COMMUNICATIONS
PACIFIC BELL MOBILE SERVICE
QUESTAR LINE 90 COMPANY
SANTA ANA WATERSHED PROJECT AUTHORITY
WESTERN MUNICIPAL WATER DISTRICT
MEDIA ONE
PACIFIC BELL
CITY OF RIVERSIDE
SOUTHERN CALIFORNIA GAS COMPANY

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

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

THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL SIDEWALKS, RAMPS, RAILS, CLEARANCES AND APPURTENANCES MEET OR EXCEED THE MOST STRINGENT REQUIREMENTS OF CITY, STATE OR FEDERAL GOVERNMENT FOR ACCESSIBILITY.

ADDITIONALLY ALL SIDEWALK FORMS SHALL BE INSPECTED AND APPROVED BY CITY, STATE OR GOVERNING AGENCY FOR CONFORMANCE WITH ACCESSIBILITY REQUIREMENTS PRIOR TO POURING OF CONCRETE TO FINAL GRADE.



VICINITY MAP

NOT TO SCALE

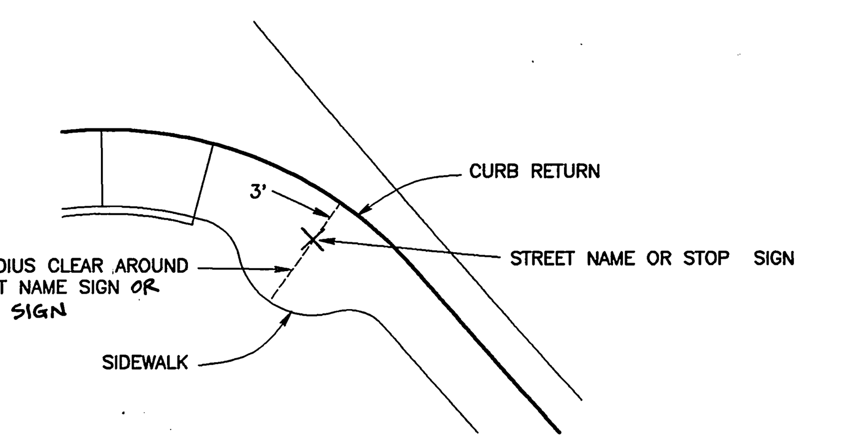
STREET NAME AND TRAFFIC SIGN SCHEDULE

	NAME	BLOCK NO.
A	RIVERGLEN DRIVE	11500
	GARDENDALE CT.	4200
B	RIVERGLEN DRIVE	11500
	COUNTRYRISE LANE	11500
C	RIVERGLEN DRIVE	11500
	CLIFFWOOD COURT	11500
D	RIVERGLEN DRIVE	11500
	PARKWELL COURT	11500
E	COUNTRYRISE LANE	11500
	LAKEFALL COURT	4200
F	COUNTRYRISE LANE	11500
	CRESTPOINT COURT	4200
G	30" R1 - STOP SIGN	

INSTALL SIGNS PER C/R STD. 662(PVT.) AND C/R STD. 666 AND PER SIGN LOCATION DETAIL SHOWN ON THIS SHEET

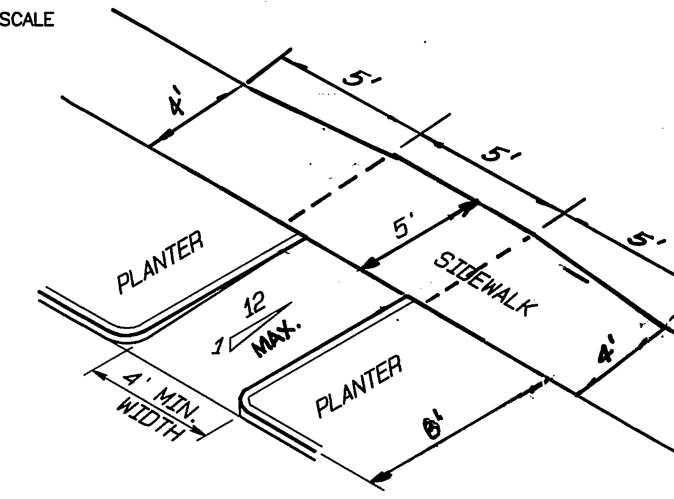
CONSTRUCTION NOTES

(1) CONSTRUCT ______ A.C. PAVING OVER ______ CRUSHED AGGREGATE BASE PER S.R. ______, R-VALUE= ______. See pavement schedule ⚠ hereon.
(2) REMOVE AND DISPOSE EXISTING BARRICADE
(3) CONSTRUCT WHEELCHAIR RAMP PER DETAIL SHOWN ON THIS SHEET
(4) DEPRESS LIP OF GUTTER IN HANDICAP PATH AREA TO 5% SLOPE
(180) CONSTRUCT STANDARD 180, BARRICADE W/ 2X4 REDWOOD HEADER
(200 I) CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
(200 II) CONSTRUCT STANDARD 200 CURB ONLY-6" CURB FACE TYPE II
(200 C2) CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2
(220) CONSTRUCT STANDARD 220, CROSS GUTTER (WIDTH AS NOTED ON PLANS)
(304 I) CONSTRUCT STANDARD 304, WHEELCHAIR RAMP (TYPE I)
(304 II) CONSTRUCT STANDARD 304, WHEELCHAIR RAMP (TYPE II)
(325) CONSTRUCT SIDEWALK PER STANDARD 325 (WIDTH AS NOTED ON PLANS)



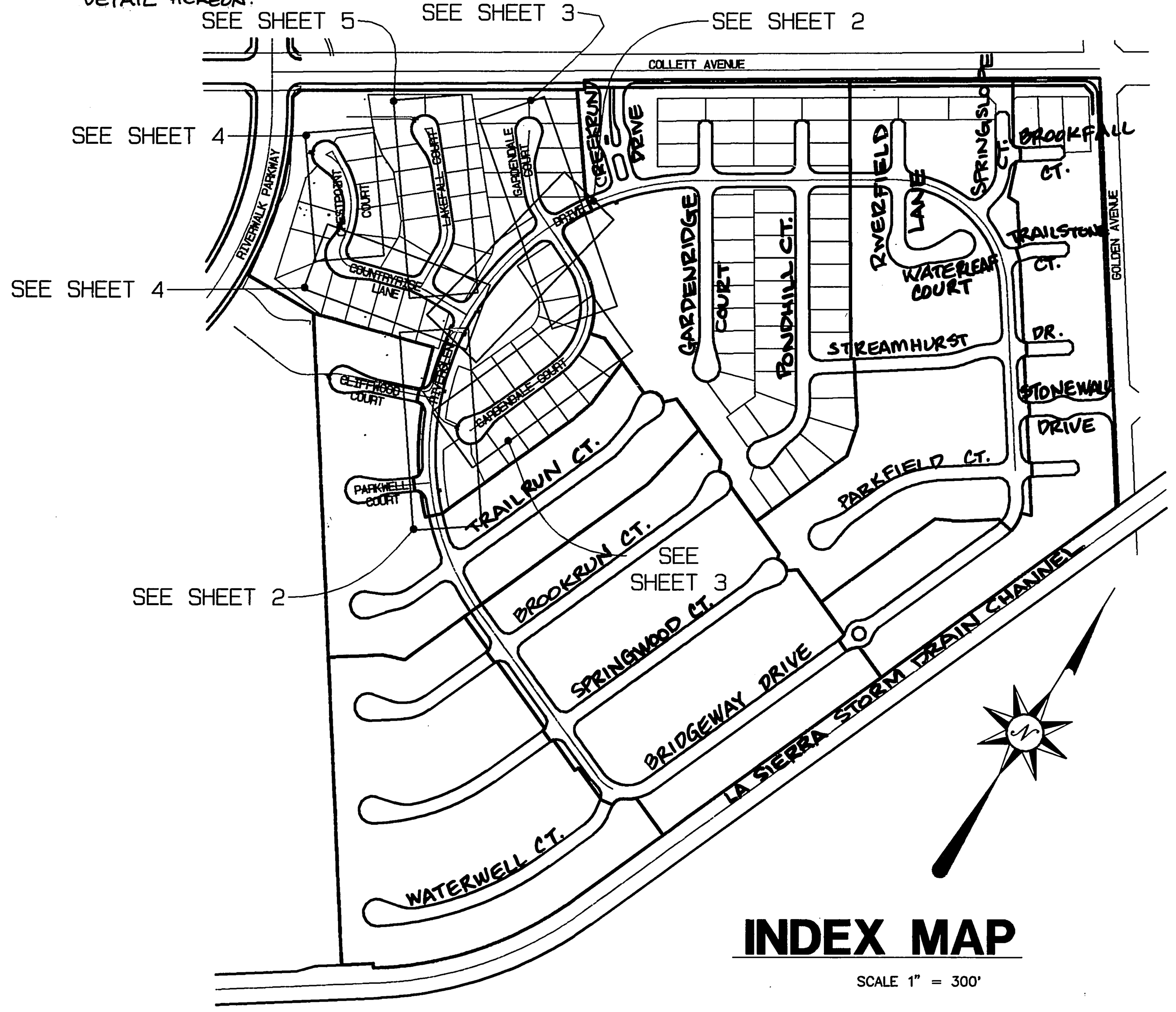
SIGN LOCATION DETAIL

NOT TO SCALE



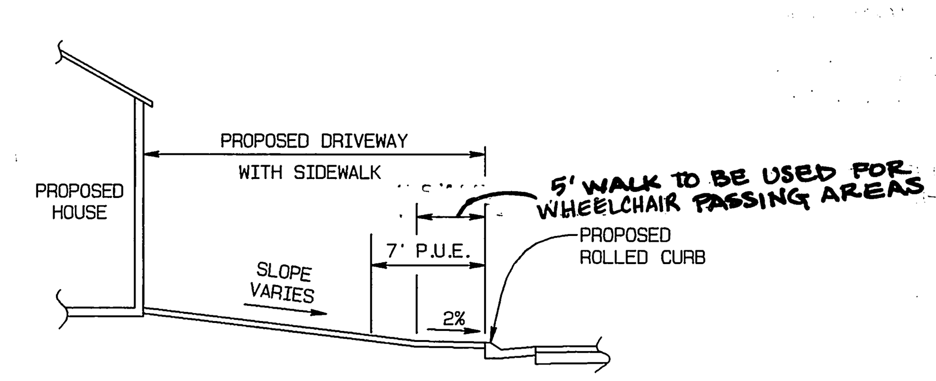
(3) WHEELCHAIR RAMP DETAIL

NOT TO SCALE



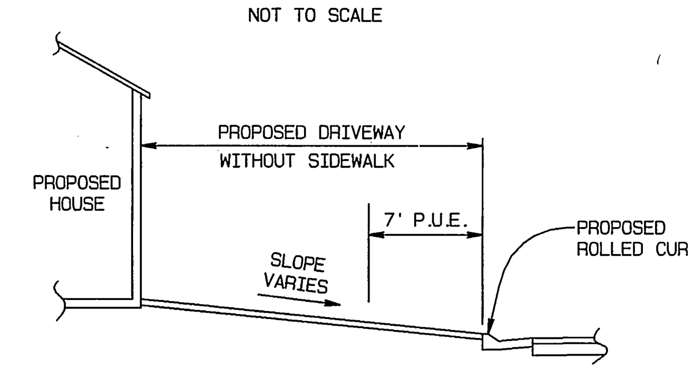
INDEX MAP

SCALE 1" = 300'



PROPOSED DRIVEWAY WITH SIDEWALK

NOT TO SCALE



PROPOSED DRIVEWAY WITHOUT SIDEWALK

NOT TO SCALE

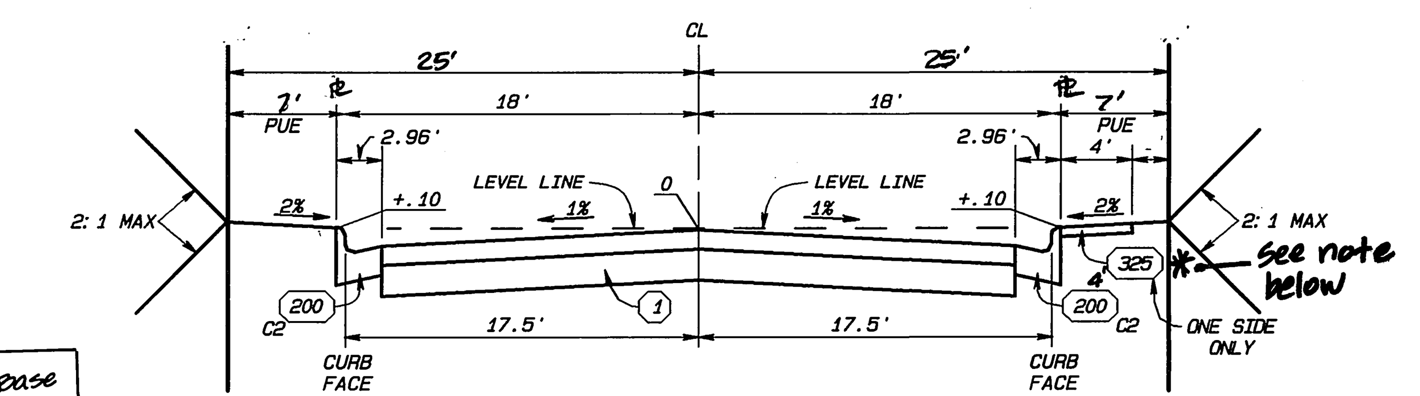
NOTE : ALL DRIVEWAYS TO BE CONSTRUCTED PER THIS DETAIL.

PROPOSED DRIVEWAY DETAIL

NOT TO SCALE

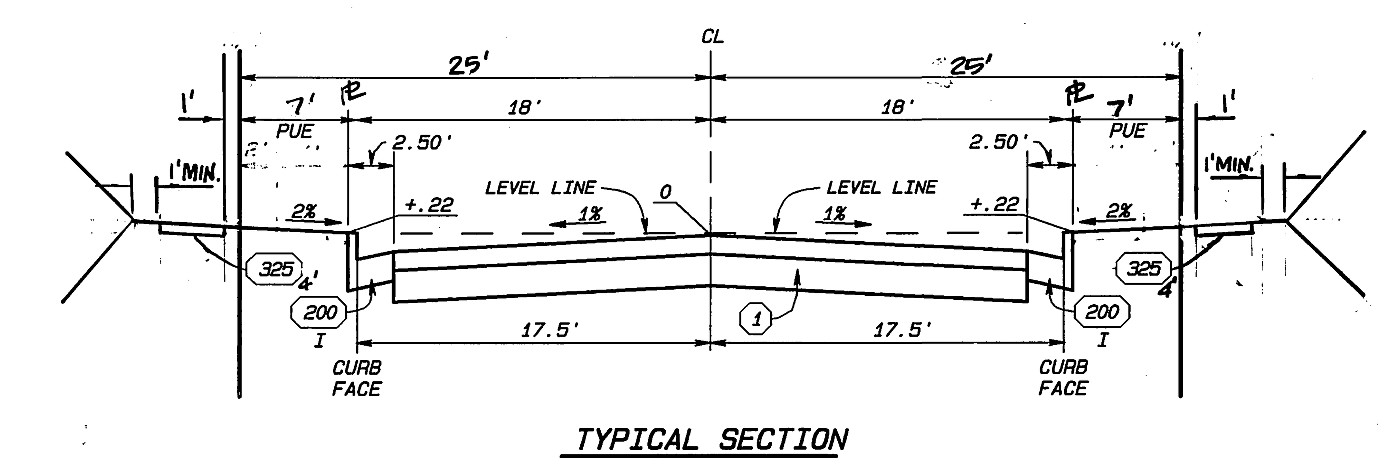
Pavement Schedule ⚠

Street Name	Location	"R"- Value	A.C.	Class II Base
Countryrise Lane	Sta. 6+40 to 10+00	30	3"	5.5"
Crestpoint Court	Sta. 3+00 to 6+00	30	3"	5.5"
Gardendale Court	Sta. 7+00 to 17+40	14	3"	8"
Lakefall Court	Sta. 5+20 to 10+00	30	3"	5.5"
Riverglen Drive	Sta. 9+00 to 14+00	66	3"	4"
	Sta. 14+00 to 18+75	28	3"	5.5"



TYPICAL SECTION
NOT TO SCALE
T.I.=5.0
GARDENDALE COURT, LAKEFALL COURT, CRESTPOINT COURT, COUNTRYRISE COURT, CLIFFORD COURT, PARKWELL COURT
(PRIVATE STREETS)

*⚠ Note: Crestpoint Court has no sidewalk.



TYPICAL SECTION
NOT TO SCALE
T.I.=5.0
RIVERGLEN DRIVE
(PRIVATE STREET)* AS-BUILT PER PLANS 2-12-04 4H

FILE: G:\1999\99-0202\990202st.pro PLOT DATE: 10/2/2000

CHARTER COMMUNICATIONS	
[signature] APPROVED BY	12-8-00 DATE
CITY OF RIVERSIDE PUBLIC UTILITIES OVERHEAD AND UNDERGROUND	
[signature] REVIEWED BY	10-13-00 DATE

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

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

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

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00

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

APPROVED BY [signature] DATE 10/3/00
R.C.E. NO. C39530

W.O. 99-202 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS		APPR.	DATE
⚠2	Eliminated sidewalk	FED	TTB	6/20/01
⚠1	Added Pavement Schedule	FED	TTB	2/26/01

DESIGNED BY: MN CHECKED BY: [initials] CHECKED BY: —

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	1/11/2001
PARK DEPARTMENT	[initials]	11/22/00
TRAFFIC DIVISION	[initials]	12/27/00
DEPT. P.W. DIRECTOR	TTB	1/18/01
STREET SERVICES	[initials]	10/10/00

APPROVED BY R. McGrath
DIRECTOR OF PUBLIC WORKS
DATE 1-19-01

STREET IMPROVEMENT PLANS

TRACT NO. 29089-2

INDEX SHEET

SCALE: AS SHOWN

ACCOUNT NO. 99-0202
DRAWING NUMBER
R-3597
SHEET 1 OF 5
99-0202

PC-4277-52

INDEXED 1-25-2001 4H

RIVERGLEN DRIVE

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	45.23'	743.00'	03°29'17"	22.62'
C2	40.83'	27.00'	86°38'59"	25.47'
C3	40.83'	27.00'	86°38'58"	25.47'
C4	142.95'	743.00'	11°01'24"	71.70'
C5	40.83'	27.00'	86°38'59"	25.47'
C6	40.83'	27.00'	86°38'59"	25.47'
C7	157.82'	743.00'	12°10'11"	79.21'
C8	40.83'	27.00'	86°38'59"	25.47'
C9	40.83'	27.00'	86°38'59"	25.47'
C10	243.91'	743.00'	18°48'31"	123.06'
C11	40.83'	27.00'	86°38'59"	25.47'
C12	40.83'	27.00'	86°38'59"	25.47'
C13	81.56'	743.00'	06°17'22"	40.82'
C14	121.98'	725.00'	09°38'23"	61.13'
C15	72.13'	707.00'	05°50'43"	36.10'
C16	44.20'	27.00'	93°47'40"	28.85'
C17	44.20'	27.00'	93°47'40"	28.85'
C18	803.89'	707.00'	65°08'52"	451.69'

GRAPHIC SCALE 1"=40'

0 40 80 120

978'± OF 2' EARTH SWALE (0.5' DEEP) @ 0.11% ALONG ℄ OF RIVERGLEN DRIVE. FOR TEMPORARY DRAINAGE.

SIDEWALK DETAIL N.T.S.

CURB RETURN (C2) Sta 9+17.64

CURB RETURN (C3) Sta 10+02.43

CURB RETURN (C5) Sta 11+41.77

CURB RETURN (C6) Sta 12+27.58

SIDEWALK DETAIL "A" NOT TO SCALE

* AS-BUILT PER PLANS 2-12-04 HH

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

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

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

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00

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

APPROVED BY [illegible] DATE 10/3/00
R.C.E. NO. C39530

W.O. 99-202 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK REVISIONS APPR. DATE

DESIGNED BY: MHH CHECKED BY: MF CHECKED BY: —

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
DEPT. P.W. DIRECTOR		
STREET SERVICES		

APPROVED BY R. Mc Booth
DIRECTOR OF PUBLIC WORKS
DATE 1-19-01

SCALE: HORIZ.: 1"=40' VERT.: 1"= 2'

STREET IMPROVEMENT PLANS

TRACT NO. 29089-2
PRIVATE STREET
RIVERGLEN DRIVE
Sta 8+73.50 To Sta 18+67.85

ACCOUNT NO. 99-0202

DRAWING NUMBER
R- 3597

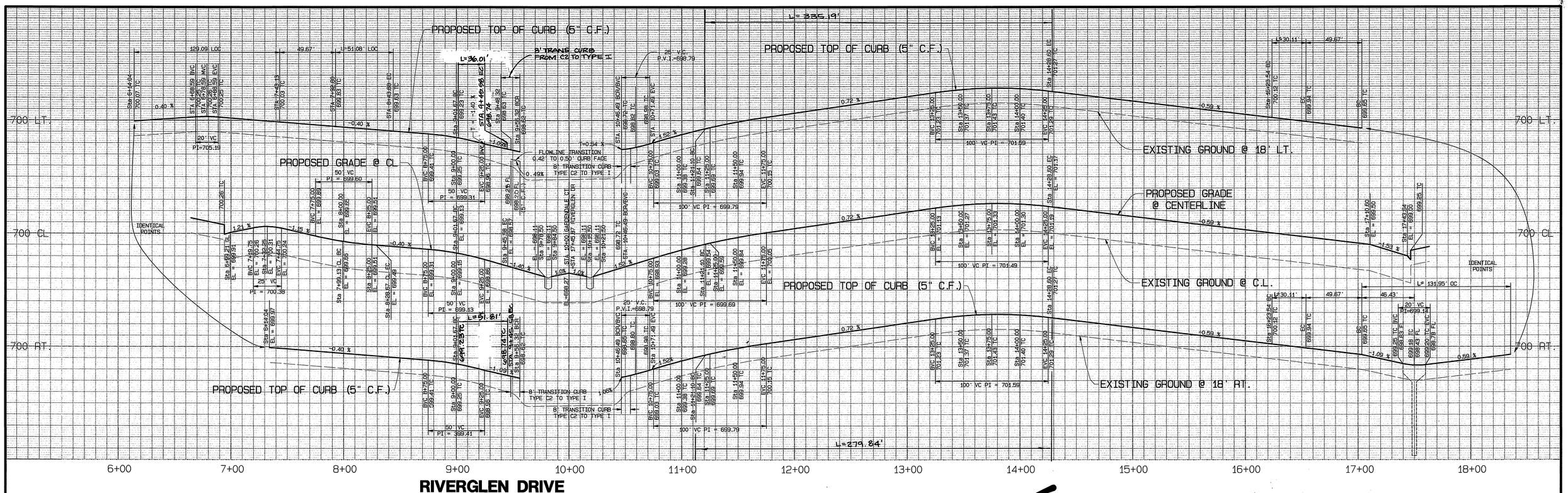
SHEET 2 OF 5

99-0202

INDEXED 1-25-2001 HH

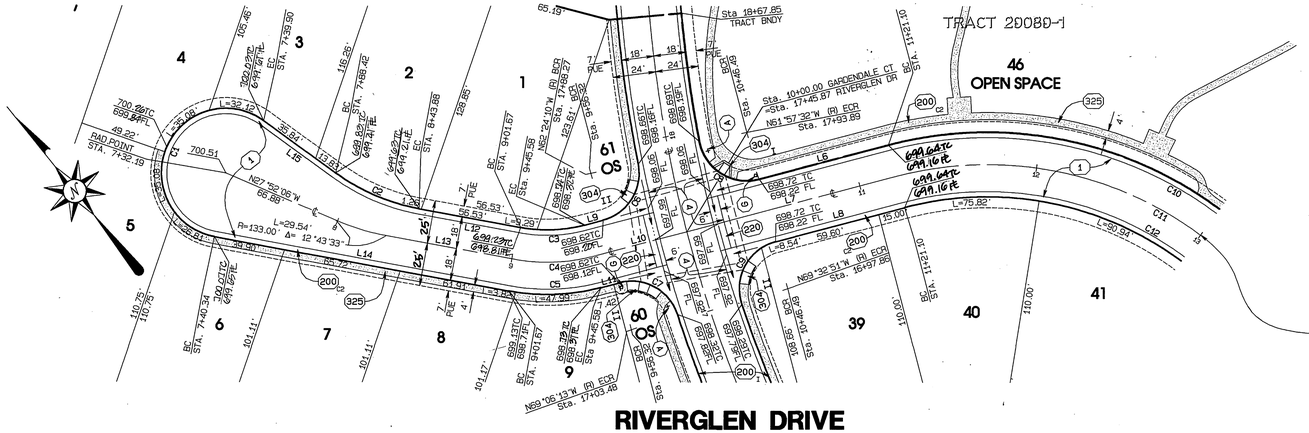
PC-4277-S2

FILE: G:\1999\99-0202\1999202at.pro PLOT DATE: 9/26/2000



RIVERGLEN DRIVE

SEE SHEET 2

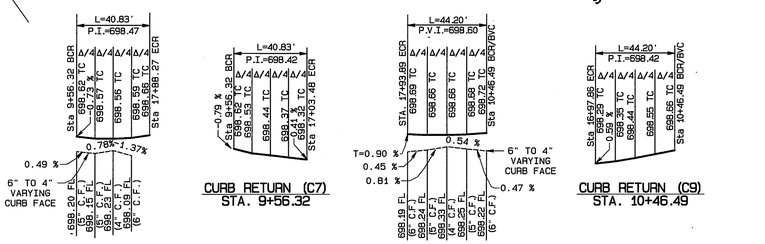


RIVERGLEN DRIVE

SEE SHEET 2

LINE	BEARING	DISTANCE
L1	N07°20'33"E	49.67'
L2	N37°20'33"E	49.67'
L3	N22°20'33"E	194.93'
L4	N22°20'33"E	281.99'
L5	N22°20'33"E	175.81'
L6	N65°45'12"W	74.60'
L7	N65°45'12"W	121.09'
L8	N65°45'12"W	74.60'
L9	N65°45'12"W	10.74'
L10	N65°45'12"W	54.43'
L11	N65°45'12"W	10.74'
L12	N40°35'39"W	57.79'
L13	N40°35'39"W	72.99'
L14	N40°35'39"W	167.53'
L15	N15°08'34"W	49.67'

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	129.09'	36.00'	205°27'05"	
C2	51.08'	115.00'	25°27'05"	25.97'
C3	36.01'	82.00'	25°09'33"	18.30'
C4	43.91'	100.00'	25°09'33"	22.32'
C5	51.81'	118.00'	25°09'33"	26.33'
C6	40.83'	27.00'	86°38'59"	25.47'
C7	40.83'	27.00'	86°38'59"	25.47'
C8	44.20'	27.00'	93°47'40"	28.85'
C9	44.20'	27.00'	93°47'40"	28.85'
C10	335.19'	218.00'	88°05'45"	210.87'
C11	307.51'	200.00'	88°05'45"	193.46'
C12	279.84'	182.00'	88°05'45"	176.05'
C13	30.11'	115.00'	15°00'00"	15.14'
C14	30.11'	115.00'	15°00'00"	15.14'
C15	131.95'	36.00'	210°00'00"	



GARDENDALE COURT

AS-BUILT PER PLANS 2-12-04 GH

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

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

GRAPHIC SCALE 1"=40'
0 40 80 120

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

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00

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

APPROVED BY Mohammad Faghihi DATE 10/3/00
R.C.E. NO. C39530

W.O. 99-202 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: MW CHECKED BY: JJ CHECKED BY:

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		10/30/00
PARK DEPARTMENT		12/26/00
TRAFFIC DIVISION		12/14/00
DEPT. P.W. DIRECTOR		12/14/00
STREET SERVICES		10/30/00

APPROVED BY R. McGrath DIRECTOR OF PUBLIC WORKS
DATE 1-19-01

STREET IMPROVEMENT PLANS

TRACT NO. 29089-2
PRIVATE STREET
GARDENDALE COURT
Sta 7+32.19 TO Sta 17+10.60

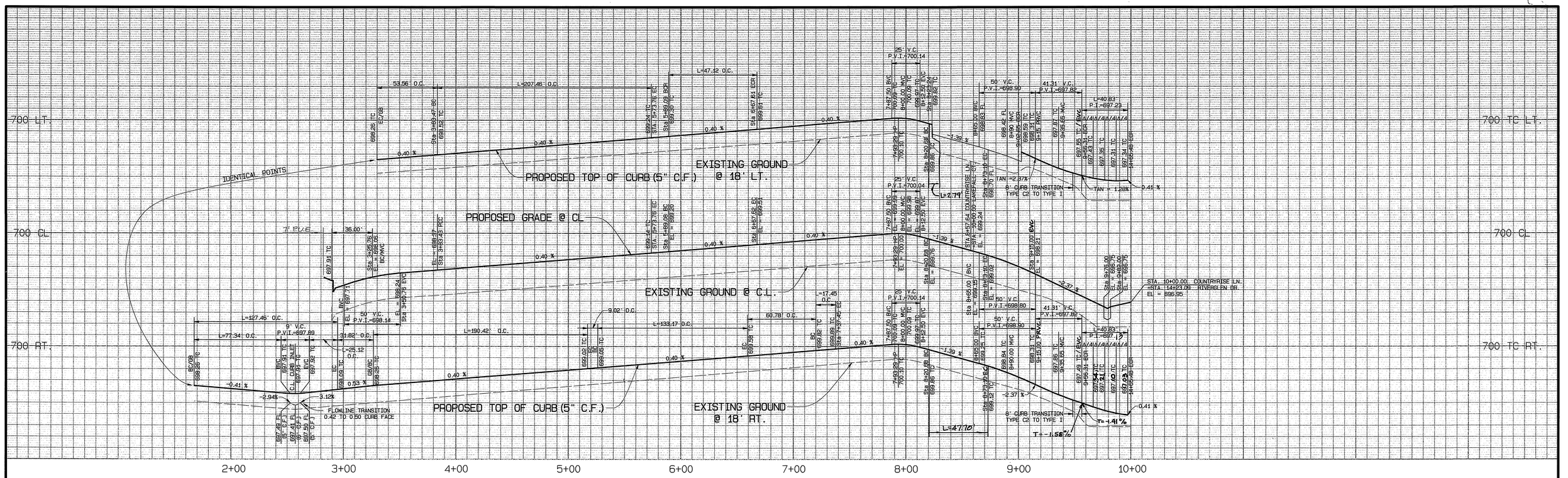
SCALE: HORIZ.: 1"=40' VERT.: 1"= 2'

ACCOUNT NO. 99-0202
DRAWING NUMBER R-3591
SHEET 3 OF 5
99-0202

FILE: G:\1999\99-0202\99020st.pro PLOT DATE: 9/26/2000

PC-4277-S2

INDEXED 1-25-2001 GH

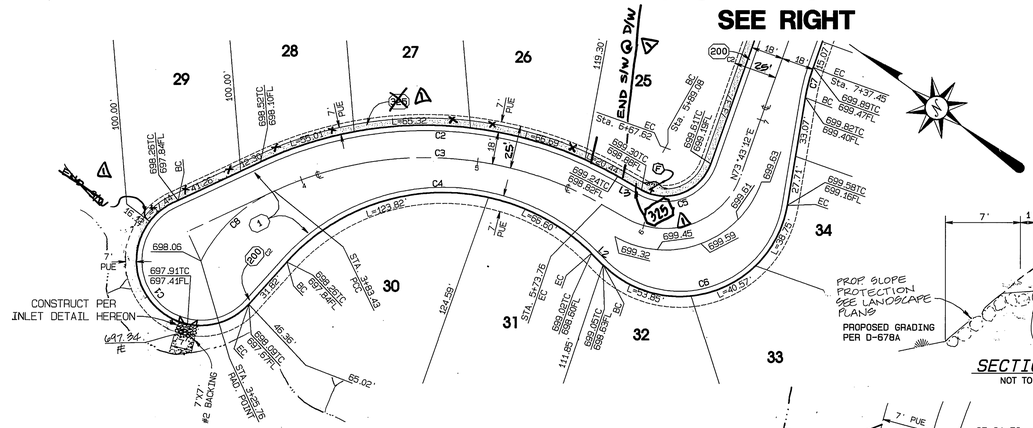


COUNTRYRISE LANE
SEE RIGHT

CRESTPOINT COURT
SEE LEFT

LAKEFALL COURT
SEE SHEET 5

RIVERGLEN DRIVE
SEE SHEET 2



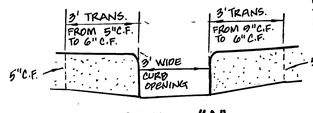
CRESTPOINT COURT

CURVE DATA

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	202°50'47"	36.00'	127.45'	
C2	54°31'37"	218.00'	207.46'	112.34'
C3	54°31'37"	200.00'	190.33'	103.07'
C4	92°27'46"	118.00'	190.43'	123.18'
C5	100°00'00"	27.00'	47.12'	32.18'
C6	125°04'51"	61.00'	133.17'	117.38'
C7	10°00'01"	100.00'	17.45'	8.75'
C8	40°03'40"	82.48'	57.67'	30.07'

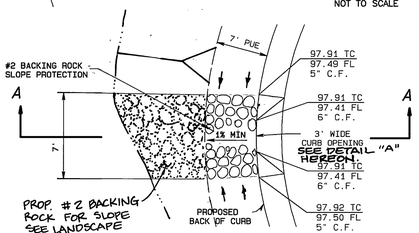
LINE DATA

LINE	BEARING	DISTANCE
L1	N06°16'48"W	15.32'
L2	N08°48'03"E	9.02'
L3	N60°10'48"W	15.92'



DETAIL "A"
N.T.S.

GRAPHIC SCALE 1"=40'
0 40 80 120



INLET DETAIL
NOT TO SCALE

COUNTRYRISE LANE

CURVE DATA

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	125°04'51"	61.00'	133.17'	117.38'
C2	100°00'00"	27.00'	47.12'	32.18'
C3	10°00'01"	100.00'	17.45'	8.75'
C4	00°43'58"	218.00'	2.79'	1.39'
C5	75°42'56"	27.00'	35.68'	20.99'
C6	10°35'12"	200.00'	36.95'	18.53'
C7	15°01'02"	182.00'	47.70'	23.99'
C8	04°25'50"	200.00'	15.47'	7.74'
C9	90°00'01"	27.00'	42.41'	27.00'
C10	86°38'59"	27.00'	40.83'	25.47'
C11	86°38'59"	27.00'	40.83'	25.47'
C12	100°00'00"	45.00'	78.54'	53.63'

LINE DATA

LINE	BEARING	DISTANCE
L1	N88°44'14"E	126.90'
L2	N88°44'14"E	53.66'
L3	N88°44'14"E	83.21'
L4	N73°43'12"E	83.23'
L5	N73°43'12"E	153.06'
L6	N45°00'50"W	360.18'
L7	N63°43'11"E	60.78'
L8	N06°16'48"W	15.32'
L9	N08°48'03"E	9.02'
L10	N06°16'48"W	15.32'

* AS-BUILT PER PLANS 2-12-04 HH

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

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

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

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00

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

APPROVED BY Mo Fag DATE 10/3/00
R.C.E. NO. C39530

W.O. 99-202 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
1	Eliminate sidewalk	MAW	7/13/2010

DESIGNED BY: MAW CHECKED BY: CHECKED BY:

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		11/14/00
PARK DEPARTMENT		11/22/00
TRAFFIC DIVISION		11/27/00
DEPT. P.W. DIRECTOR		11/28/00
STREET SERVICES		11/01/01

APPROVED BY R. M. Smith DIRECTOR OF PUBLIC WORKS
DATE 1-19-01

STREET IMPROVEMENT PLANS

TRACT NO. 29089-2

PRIVATE STREETS

CRESTPOINT COURT & COUNTRYRISE LANE

Sta 3+25.76 TO Sta 6+67.62 / Sta 6+67.62 TO Sta 10+00

SCALE: HORIZ.: 1"=40' VERT.: 1"= 2'

ACCOUNT NO. 99-0202

DRAWING NUMBER R-3597

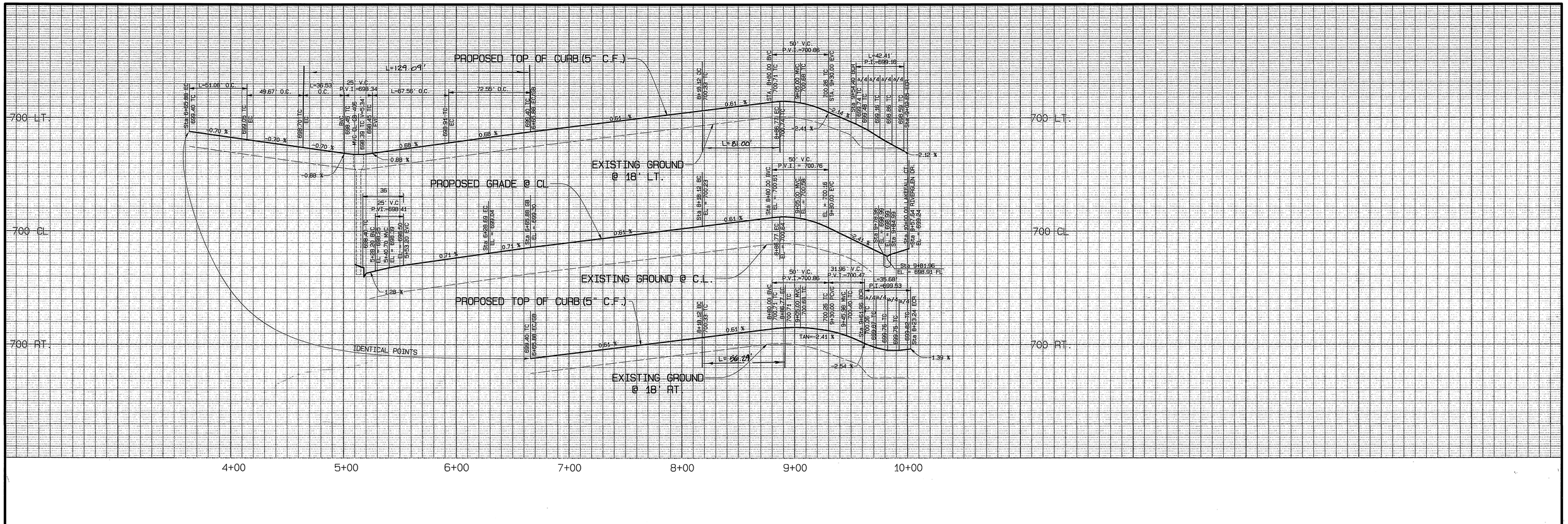
SHEET 4 OF 5

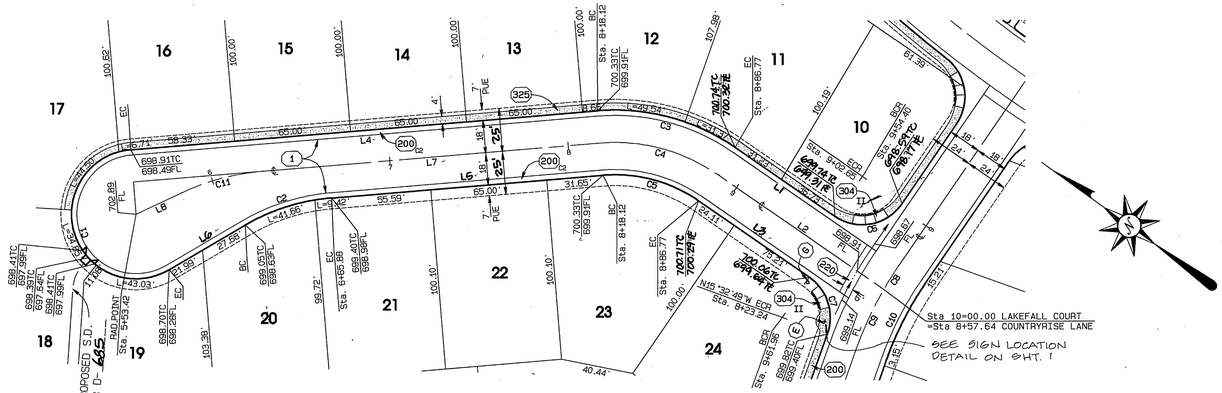
99-0202

FILE: G:\99\99-0202\99020sht.prn PLOT DATE: 9/26/2000

PC-4277-S2

INDEXED 1-25-2001 HH





COUNTRYRISE LANE
SEE SHEET 4

LAKEFALL COURT

CURVE DATA

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	205°27'05"	36.00'	129.09'	
C2	25°27'05"	115.00'	51.08'	25.97'
C3	39°19'54"	118.00'	81.00'	42.17'
C4	39°19'54"	100.00'	68.65'	35.74'
C5	39°19'54"	82.00'	56.29'	29.31'
C6	90°00'01"	27.00'	42.41'	27.00'
C7	75°42'56"	27.00'	35.68'	20.99'
C8	04°25'50"	200.00'	15.47'	7.74'
C9	10°35'12"	200.00'	36.95'	18.53'
C10	15°01'02"	182.00'	47.70'	23.99'
C11	20°14'44"	133.00'	47.00'	23.75'

LINE DATA

LINE	BEARING	DISTANCE
L1	N01°15'45"W	67.63'
L2	N01°15'45"W	113.23'
L3	N01°15'45"W	75.21'
L4	N40°35'39"W	261.98'
L5	N40°35'39"W	152.24'
L6	N68°02'44"W	49.67'
L7	S40°35'39"E	189.43'
L8	S60°50'22"E	28.27'

*AS-BUILT PER PLANS 2-12-04 4H

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

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

GRAPHIC SCALE 1"=40'
0 40 80 120

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

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00

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

APPROVED BY Mohammad Faghih DATE 10/31/00
R.C.E. NO. C39530

W.O. 99-202 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: MAW CHECKED BY: CHECKED BY:

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		11/1/00
PARK DEPARTMENT		11/2/00
TRAFFIC DIVISION		10/31/00
DEPT. P.W. DIRECTOR		11/22/00
STREET SERVICES		11/1/00

APPROVED BY R. McDonald DIRECTOR OF PUBLIC WORKS
DATE 1-19-01

STREET IMPROVEMENT PLANS

TRACT NO. 29089-2
PRIVATE STREET
LAKEFALL COURT
Sta 5+53.42 TO Sta 10+00.00

SCALE: HORIZ.: 1"=40' VERT.: 1"= 2'

ACCOUNT NO. 99-0202
DRAWING NUMBER
R-3597
SHEET 5 OF 5
99-0202

INDEXED 1-25-2001 4H

FILE: G:\1999\99-0202\1592\02st.prn PLOT DATE: 9/26/2000

PC-4277-S2