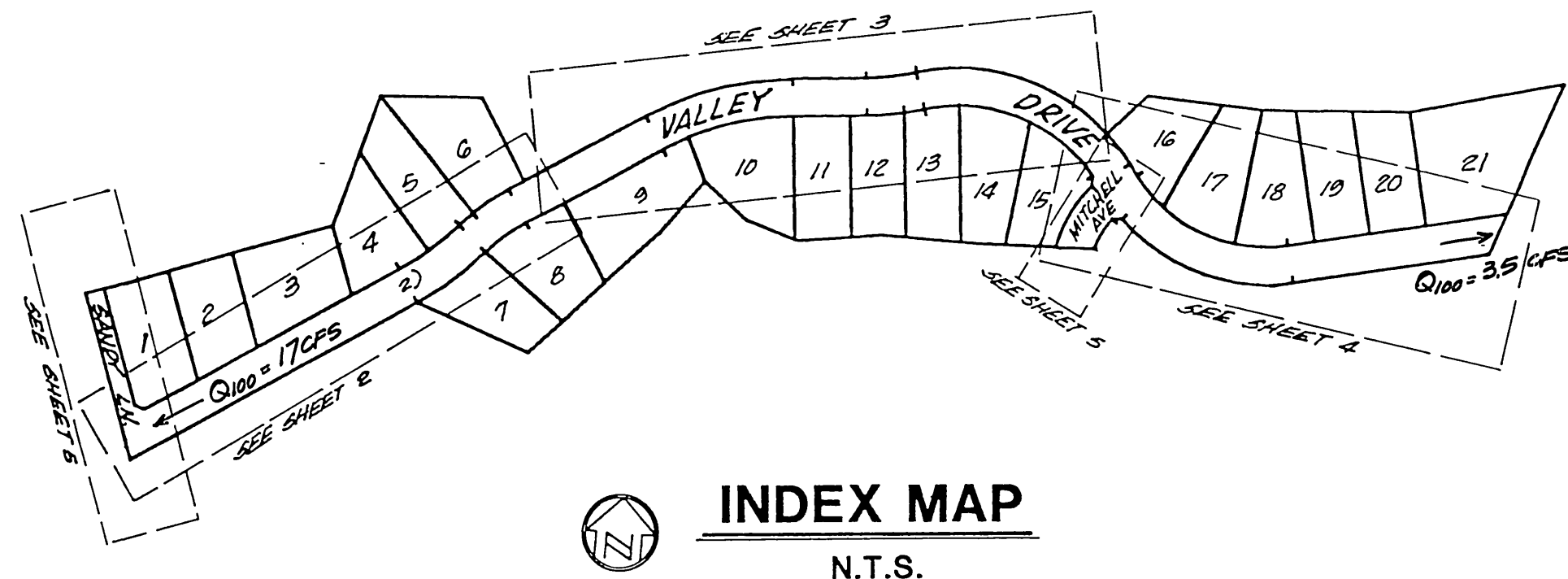
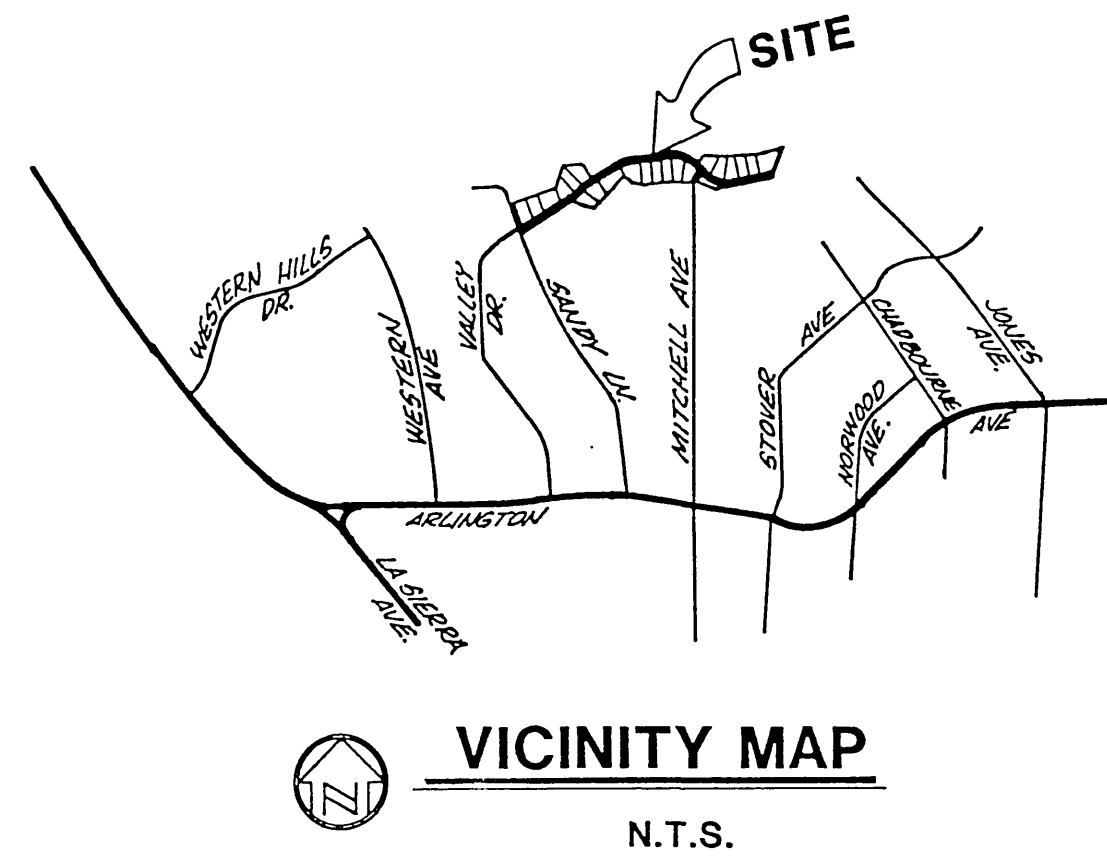


STREET IMPROVEMENT PLANS

TRACT NO. 21809



INDEX OF SHEETS

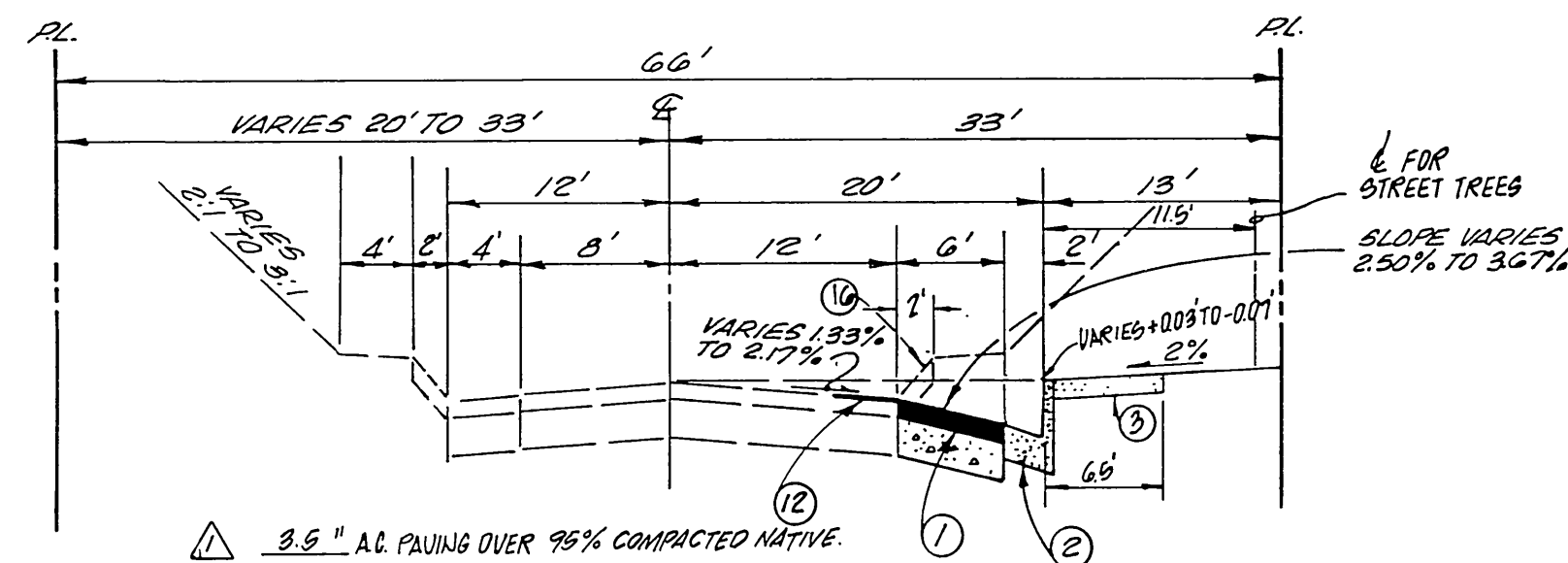
SHEET	DESCRIPTION
1	TITLE SHEET
2	VALLEY DRIVE STA 10-00.00 TO STA 18-77.80
3	VALLEY DRIVE STA 18-77.80 TO STA 29-00.00
4	VALLEY DRIVE STA 29-00.00 TO STA 37-37.00
5	SANDY LN. & MITCHELL AVE. TO REMAIN NATURAL

GENERAL NOTES

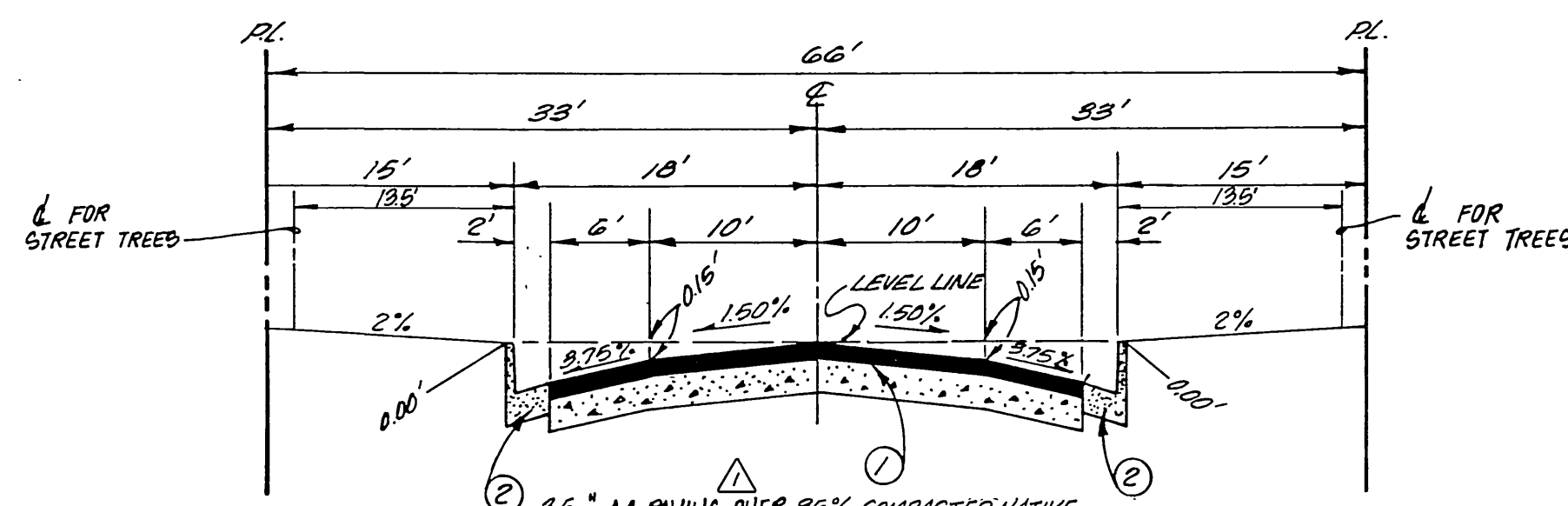
- It shall be the responsibility of the contractor to clear the right-of-way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at cost to the City.
- Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, Standard Drawing No. 10 and the Standard Specifications for Public Works Construction, current edition.
- 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.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- 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.
- All flagged elevations shall be staked in the field by the private engineer.
- Trim edge of existing pavement where new pavement joins to a smooth straight line. Construct matching paving as shown on plan and overlay paving as directed in the field to produce a smooth section.
- See "Street Lighting Plan" for quantity and location of required street lights.
- Construct driveway approaches per Standard Drawing 302. Exact size and location as shown.
- 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.
- All overhanging tree limbs that are less than 14' above the street grade shall be trimmed back.
- 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.
- 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.
- All related work shall conform to the City of Riverside, Parks and Recreation Department Standards.
- Contract the Parks Project Inspector a minimum of 48 hours in advance at 787-7223 to schedule inspections. Inspections shall be required:
 - When plant locations have been spotted in the field prior to digging plant pits.
 - While digging plant pits and planting/relocating trees.
 - After planting and all other indicated or specified work has been completed for start of maintenance.
 - At the end of maintenance/final acceptance (contractor/developer will be released from maintenance only upon receipt of written notification from the City that the Parks and Recreation Department is assuming maintenance responsibilities).
- The Contractor/Developer shall maintain all planting a minimum period of (1) year.
- Street Trees planting shall be as follows:

Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Req.
a. Sandy Lane	PRUNUS CERASIFERA/RED LEAF PLUM	15 Gal.	45'	4
b. Valley View	CELEBRA PARYIFLORA/AUSTRALIAN WILLOW	15 Gal.	45'	112
c. Mitchell Ave.	PYRUS CALLERYANA/BRADFORD PEAR	15 Gal.	45'	4
- PARK AND RECREATION DEPARTMENT AND PUBLIC WORKS DEPARTMENT PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE LOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE TRUSSEY AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- FINAL STRIPING FOR TRAFFIC CONTROL/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) PHONE NO. 1-800-422-4133, 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 THE USA.

STREET NAME & TRAFFIC SIGN SCHEDULE		
A	SANDY LANE	6800
	VALLEY DRIVE	10800
B	VALLEY DRIVE	10700
	MITCHELL AVENUE	6800
C	R1 (STOP SIGN) 30" OCTAGON	
D	W53A 30"	
INSTALL SIGNS PER STD 662-A		



**TYPICAL SECTION
SANDY LANE**
N.T.S.
T.I. 6.0



**TYPICAL SECTION
VALLEY DRIVE
MITCHELL AVENUE**
N.T.S.
T.I. 5.0

CONSTRUCTION NOTES:

- 1 CONSTRUCT 3.5" A.C. PAVING OVER 95% COMPACTED NATIVE PER TYPICAL SECTIONS 91,403 SF
- 2 CONSTRUCT 6" CURB AND GUTTER PER STD. NO. 200..... 5584 LF
- 3 CONSTRUCT 6' SIDEWALK PER STD. NO. 325..... 1350 SF
- 4 CONSTRUCT CROSS GUTTER PER STD. NO. 220..... 1440 SF
- 5 CONSTRUCT WHEELCHAIR RAMP PER STD. NO. 304..... 2 EA
- 6 SAWCUT AND JOIN EXISTING PAVEMENT..... NA
- 7 INSTALL BARRICADE PER STD. NO. 180..... 2 EA
- 8 FEATHER A.C. OVERLAY TO JOIN - 3' MIN..... 900 SF
- 9 INSTALL CONC. DRIVE APPROACH PER STD. NO. 302..... 21 EA
- 10 TYPE F-1 DELINEATORS AT 20' O.C..... 2 EA
- 11 6" A.C. BERM..... 40 LF
- 12 REMOVE A.C. PAVING SF
- 13 REMOVE EXISTING TREES CONFLICTING WITH CONSTRUCTION EA
- 14 PLANT STREET TREES TO CITY PARK AND RECREATION DEPT. SPECIFICATIONS..... 120 EA

BENCH MARK

P. K. NAIL IN N.W. CURB RETURN AT ARINGTON AVENUE AND SANDY LANE, PER PRECISE B.M. BOOK BM 62-T.
ELEV. = 812.930

INDEXED 4-15-88 LH



ADKAN ENGINEERS
CIVIL ENGINEERING, PLANNING, LAND SURVEYING
8889 AIRPORT DRIVE, SUITE 302
RIVERSIDE, CA 92504 (714) 888-0241

DESIGNED BY: *JLB* DATE: 6-2-87
DRAWN BY: _____ CHECKED BY: *RL*

MARK	REVISIONS	DATE
ADDED STRUCTURAL SECTION PER 58-132A		5-3-89

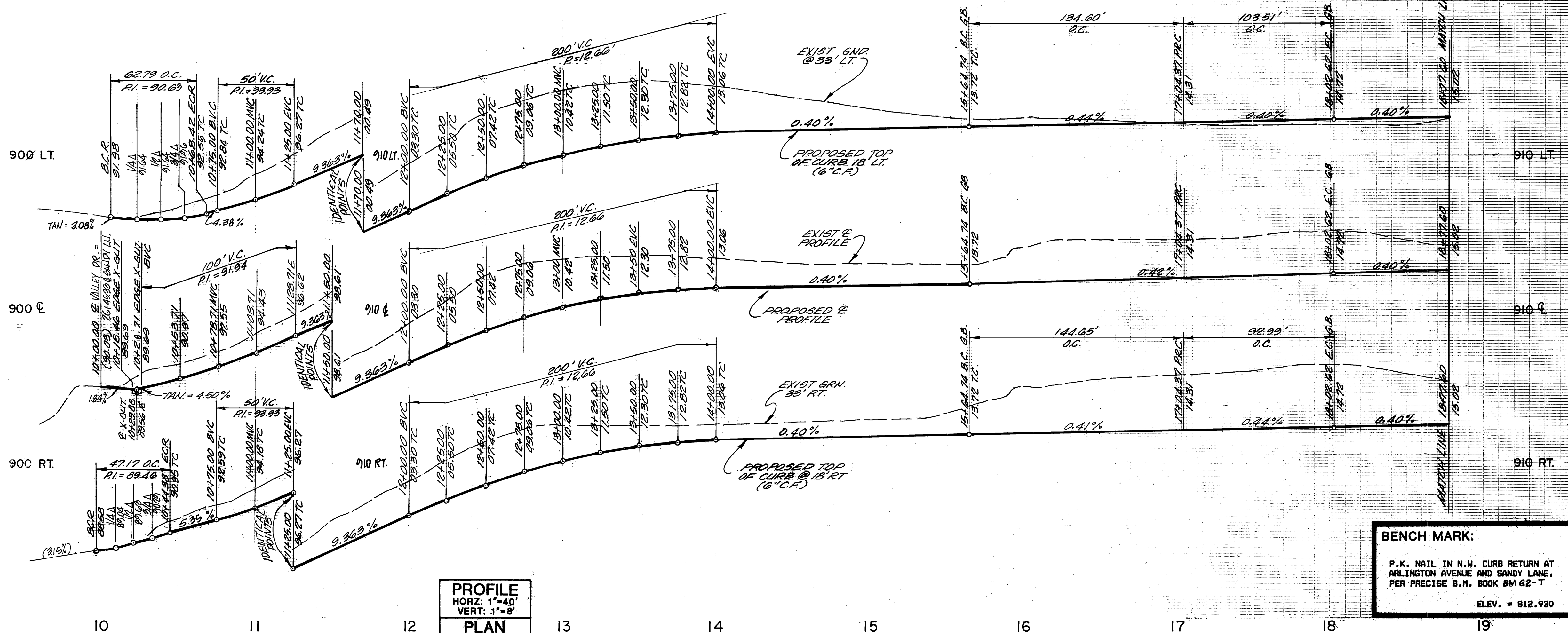
**CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT**

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7-28-87	<i>RL</i>
PARK DEPARTMENT	6-28-87	<i>RL</i>
TRAFFIC DIVISION	7-28-87	<i>RL</i>
CHIEF P.W. ENGINEER	8-7	<i>RL</i>

APPROVED BY: *Raymond*
PUBLIC WORKS DIRECTOR
DATE: Mar. 9, 1988

STREET IMPROVEMENT PLANS TRACT NO. 21809	ACCOUNT NO. R-2883
	SHEET 1 OF 5

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

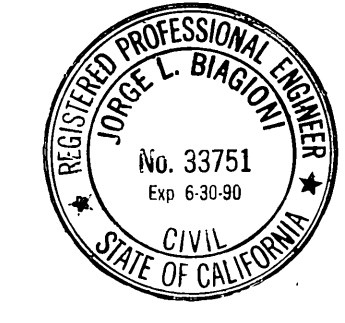
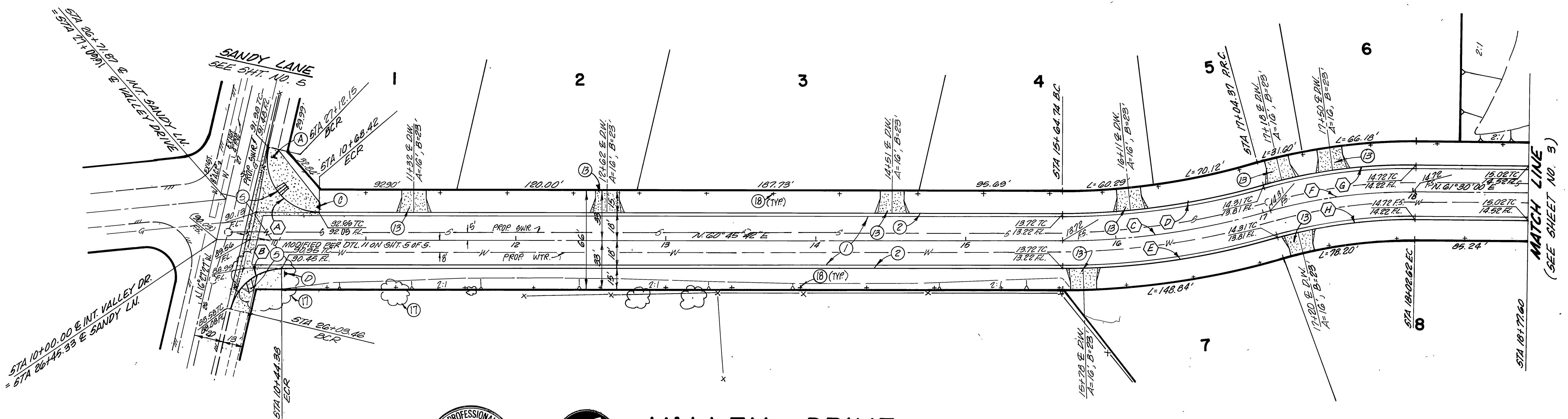


PROFILE
 HORZ: 1"=40'
 VERT: 1"=8'
PLAN
 SCALE: 1"=40'

BENCH MARK:
 P.K. NAIL IN N.W. CURB RETURN AT
 ARLINGTON AVENUE AND SANDY LANE,
 PER PRECISE B.M. BOOK BM 62-T
 ELEV. = 812.930

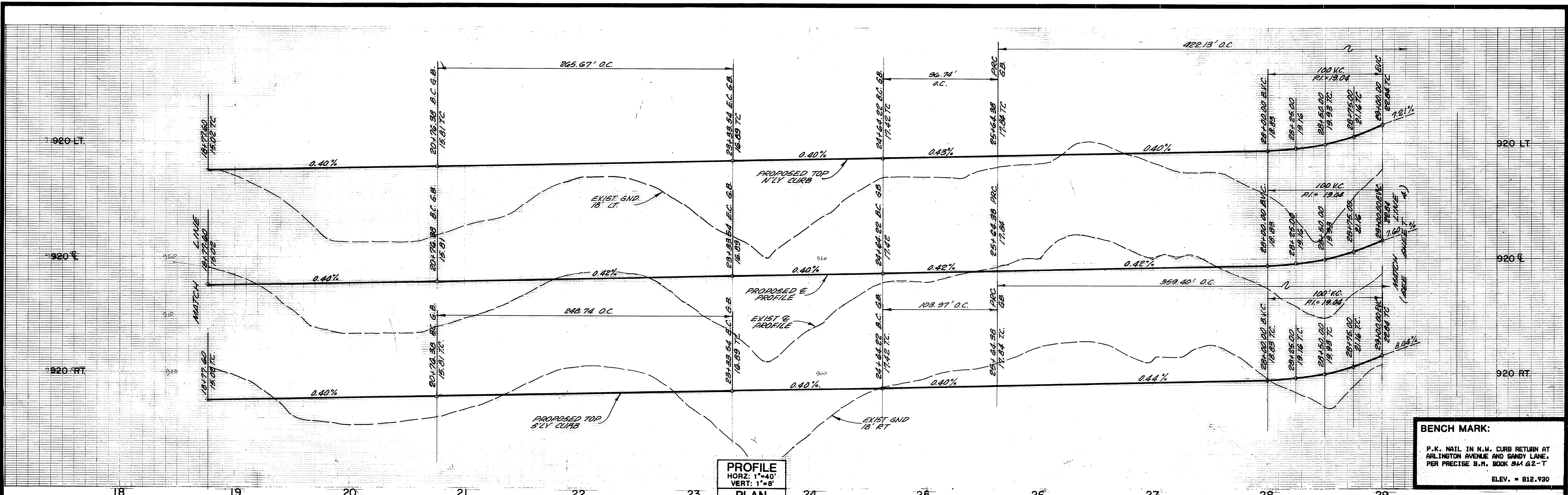
CURVE DATA				
Δ	R	L	T	
A 102°46'50"	35.00'	62.79'	43.83'	
B 77°13'10"	35.00'	47.17'	27.95'	
C 16°20'00"	500.00'	139.63'	70.27'	
D 16°20'00"	482.00'	134.60'	67.74'	
E 16°20'00"	513.00'	144.65'	76.80'	
F 16°44'18"	336.31'	98.25'	49.48'	
G 16°44'18"	354.31'	103.51'	52.13'	
H 16°44'18"	318.31'	92.99'	46.83'	

- CONSTRUCTION NOTES:**
- CONSTRUCT 2" A.C. PAVING OVER 95% COMPACTED NATIVE 27,187 SF
 - CONSTRUCT 6" CURB AND GUTTER PER STD. NO. 200.....1638 LF
 - CONSTRUCT 6" SIDEWALK PER STD. NO. 325.....0 SF
 - CONSTRUCT CROSS GUTTER PER STD. NO. 220.....720 SF
 - CONSTRUCT WHEELCHAIR RAMP PER STD. N° 304.....2 EA
 - SAWCUT AND JOIN EXISTING PAVEMENT.....NA
 - INSTALL BARRICADE PER STD. NO.180.....1 EA
 - INSTALL GUIDE MARKER, TYPE L, PER STD. NO. 665.....0 EA
 - FEATHER A.C. OVERLAY TO JOIN - 3' MIN.....0 SF
 - INSTALL CONC. DRIVE APPROACH PER STD. NO. 302.....8 EA
 - TYPE F-1 DELINEATORS AT 20' O.C.....0 EA
 - 6" A.C. BERM.....0 LF
 - REMOVE A.C. PAVING.....SF
 - REMOVE EXISTING TREES CONFLICTING WITH CONSTRUCTION.....EA
 - PLANT STREET TREES TO CITY PARK AND RECREATION DEPT. SPECIFICATIONS.....36 NA



VALLEY DRIVE

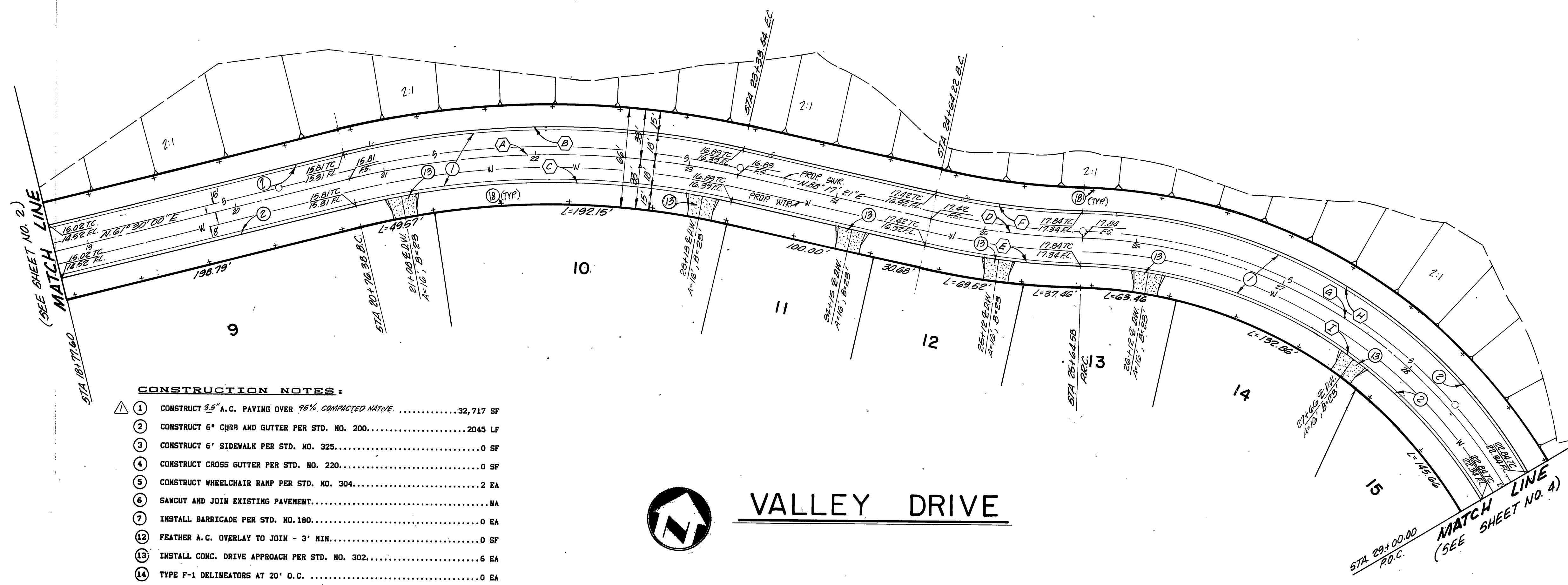
SOUTHERN CALIFORNIA GAS COMPANY <i>E. H. Huko</i> APPROVED BY DATE 7-6-87 CITY OF RIVERSIDE WATER DEPT. <i>Carl W. Wengert</i> APPROVED BY DATE 7/2/87	ADKAN ENGINEERS <i>civil engineering & planning • surveying</i> 888 AIRPORT DRIVE - SUITE 302 RIVERSIDE, CALIFORNIA 92504 TELEPHONE (714) 941-0241 FAX (714) 941-0242 JORGE BIAGIONI P.E. NO. 33751	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY DATE 7-28-87 PRINCIPAL ENGINEER APPROVED BY DATE 7-28-87 TRAFFIC DIVISION CHIEF P.W. ENGINEER DATE Mar. 9, 1988	STREET IMPROVEMENT PLANS TRACT NO. 21809 VALLEY DRIVE STA 10+00.00 TO STA 18+77.60 ACCOUNT NO. R-2883 SHEET 2 of 5



PROFILE
 HORZ: 1"=40'
 VERT: 1"=8'
 PLAN
 SCALE: 1"=40'

BENCH MARK:
 P. N. NAIL IN N.W. CURB RETURN AT
 ARLINGTON AVENUE AND SANDY LANE,
 PER PRECISE B.M. BOOK 814 62-1
 ELEV. = 812.930

CURVE DATA				
Station	A	R	L	T
A	26'47"21"	550.00'	257.16'	130.97'
B	26'47"21"	568.00'	265.57'	135.26'
C	26'47"21"	532.00'	248.74'	126.69'
D	11'30"00"	520.00'	100.36'	60.35'
E	11'30"00"	518.00'	103.97'	52.16'
F	11'30"00"	492.00'	96.74'	48.53'
G	69'30"00"	390.00'	400.29'	228.93'
H	69'30"00"	348.00'	422.13'	221.42'
I	65'59"59"	312.00'	359.40'	202.61'



- CONSTRUCTION NOTES:**
- 1 CONSTRUCT 3.5" A.C. PAVING OVER 95% COMPACTED NATIVE 32,717 SF
 - 2 CONSTRUCT 6" CURB AND GUTTER PER STD. NO. 200..... 2045 LF
 - 3 CONSTRUCT 6" SIDEWALK PER STD. NO. 325..... 0 SF
 - 4 CONSTRUCT CROSS GUTTER PER STD. NO. 220..... 0 SF
 - 5 CONSTRUCT WHEELCHAIR RAMP PER STD. NO. 304..... 2 EA
 - 6 SAWCUT AND JOIN EXISTING PAVEMENT..... NA
 - 7 INSTALL BARRICADE PER STD. NO. 100..... 0 EA
 - 12 FEATHER A.C. OVERLAY TO JOIN - 3' MIN..... 0 SF
 - 13 INSTALL CONC. DRIVE APPROACH PER STD. NO. 302..... 6 EA
 - 14 TYPE F-1 DELINEATORS AT 20' O.C. 0 EA
 - 15 6" A.C. BERM..... 0 LF
 - 16 REMOVE A.C. PAVING SF
 - 17 REMOVE EXISTING TREES CONFLICTING WITH CONSTRUCTION EA
 - 18 PLANT STREET TREES TO CITY PARK AND RECREATION DEPT. SPECIFICATIONS..... 44

VALLEY DRIVE



ADKAN ENGINEERS
 civil engineering & planning • surveying
 8888 AIRPORT DRIVE - SUITE 302
 RIVERSIDE, CALIFORNIA 92504
 TELEPHONE (714) 938-0241
 FAX (714) 938-0242
 JORGE BIONDINI R.C.E. NO. 33751 DATE 6-2-87

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

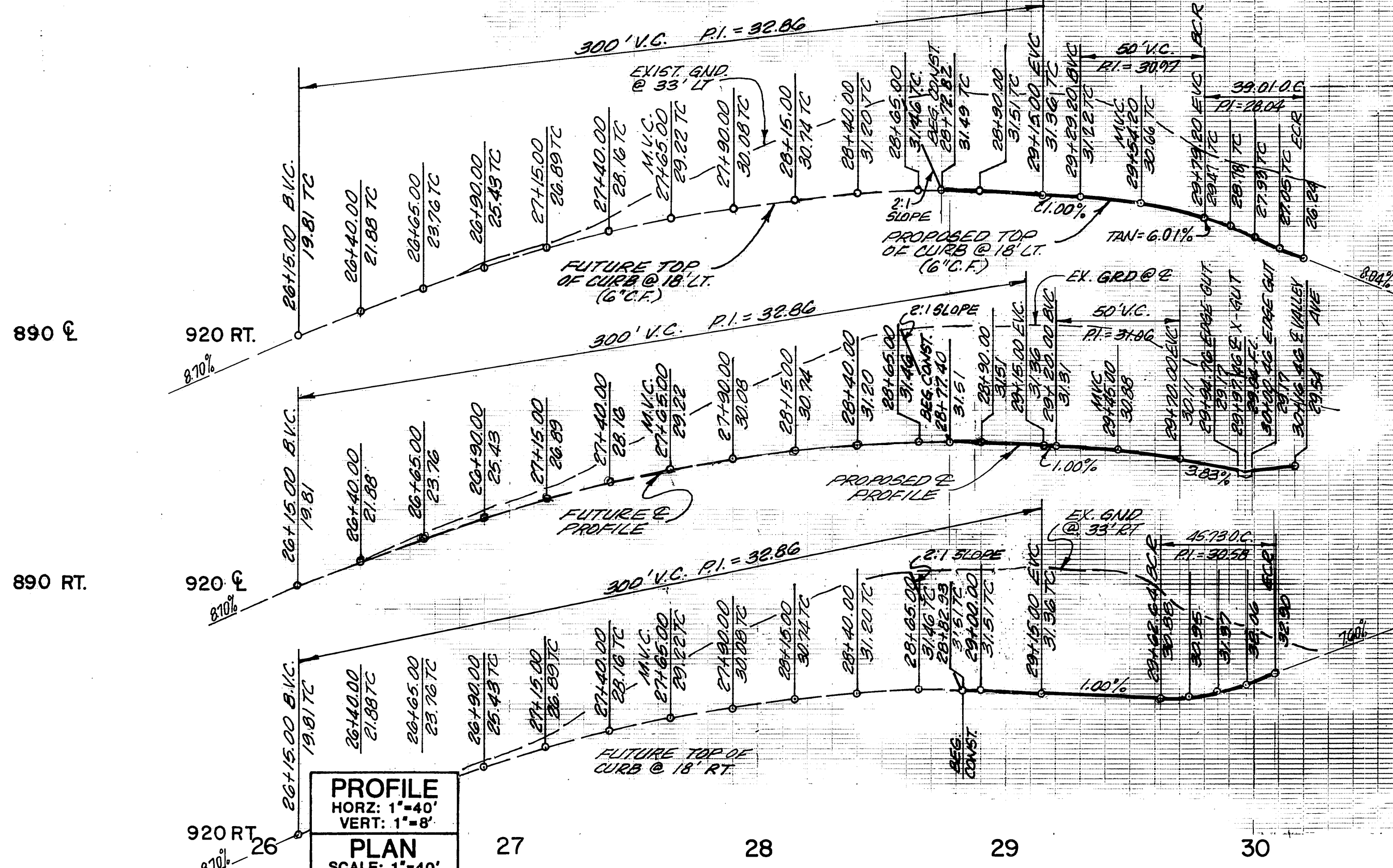
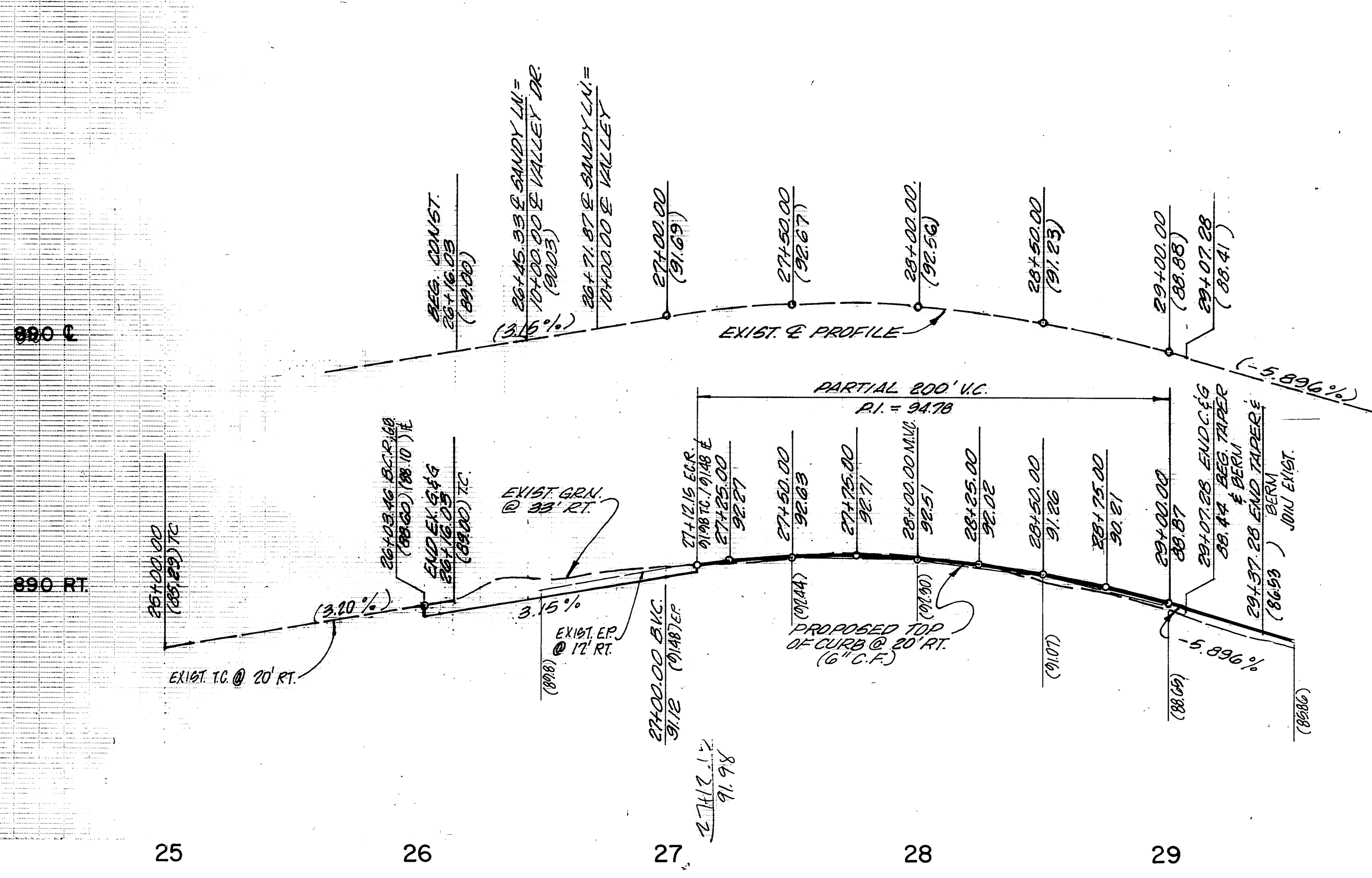
APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7-28-87	[Signature]
PARK DEPARTMENT	6-15-87	[Signature]
TRAFFIC DIVISION	7-28-87	[Signature]
CHIEF P.W. ENGINEER	8-7-87	[Signature]

DATE Mar. 9, 1988

INDEXED 4-15-88 Lft
STREET IMPROVEMENT PLANS
TRACT NO. 21809
VALLEY DRIVE
 STA 18+77.60 TO STA 29+00.00

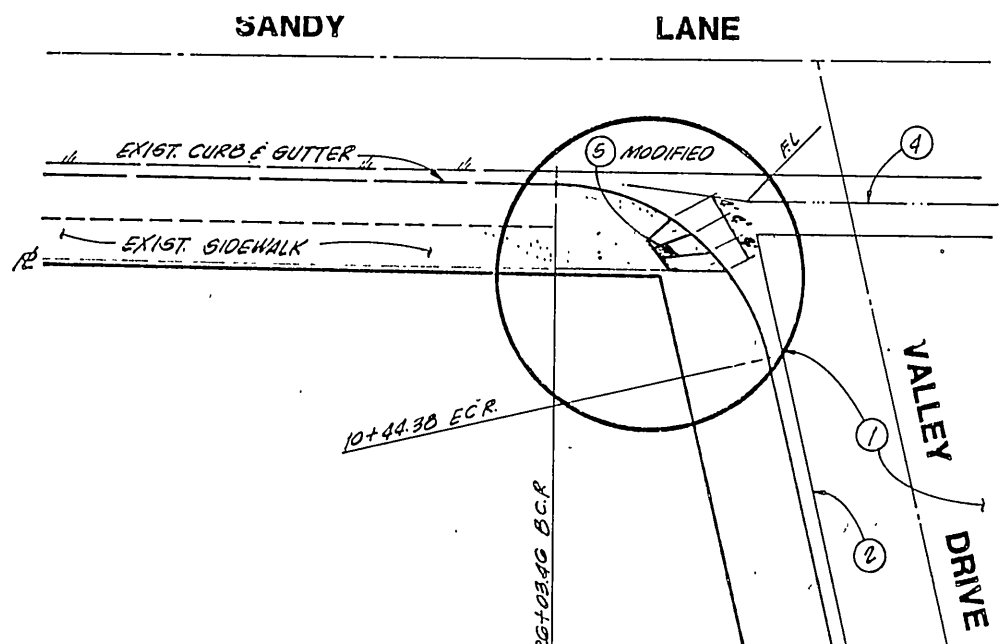
ACCOUNT NO. R-2883-
 SHEET 3 of 5

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

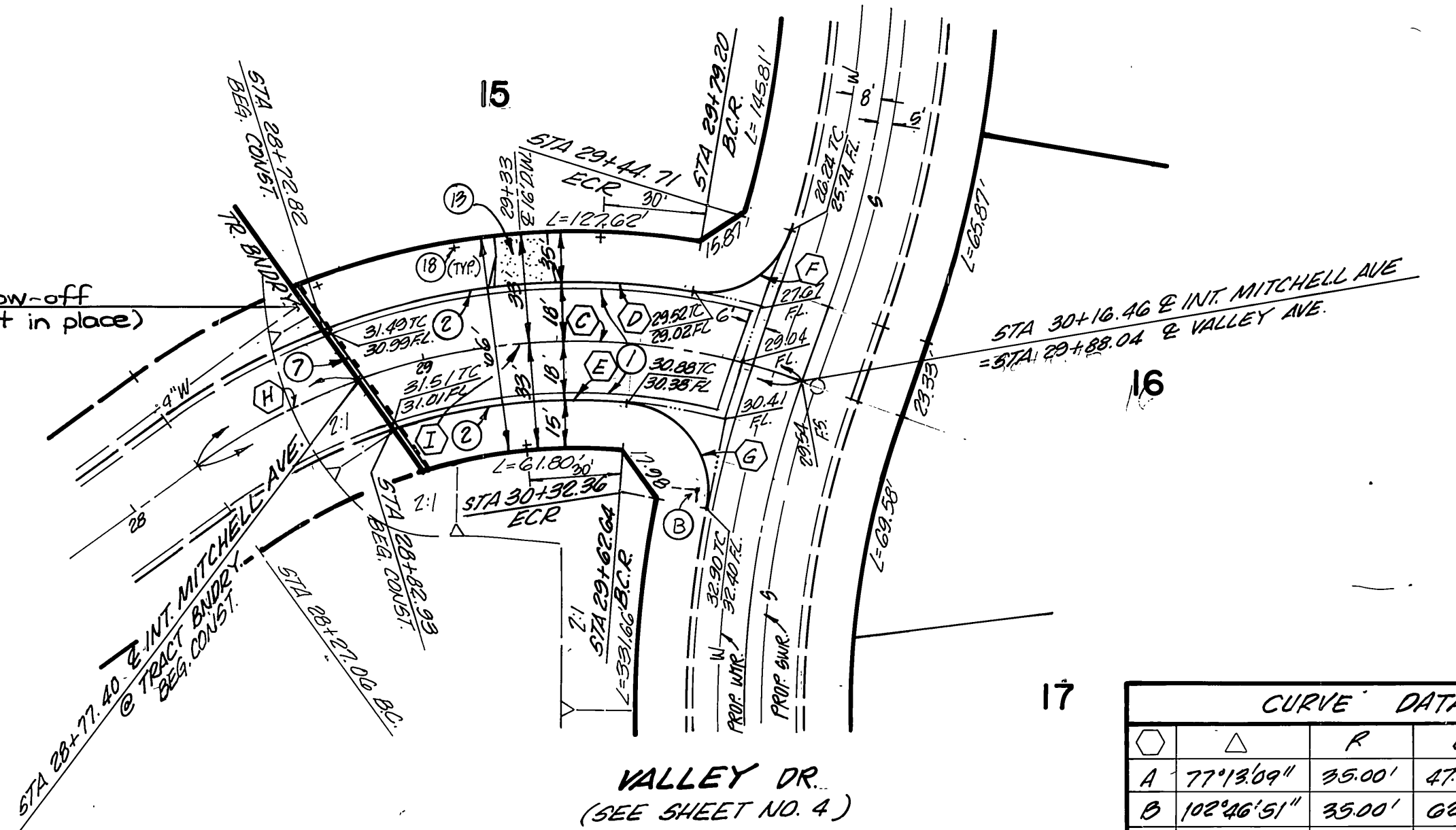


BENCH MARK:
 P.K. NAIL IN N.W. CURB RETURN AT
 ARLINGTON AVENUE AND SANDY LANE,
 PER PRECISE B.M. BOOK BM 42-T
 ELEV. = 812.930

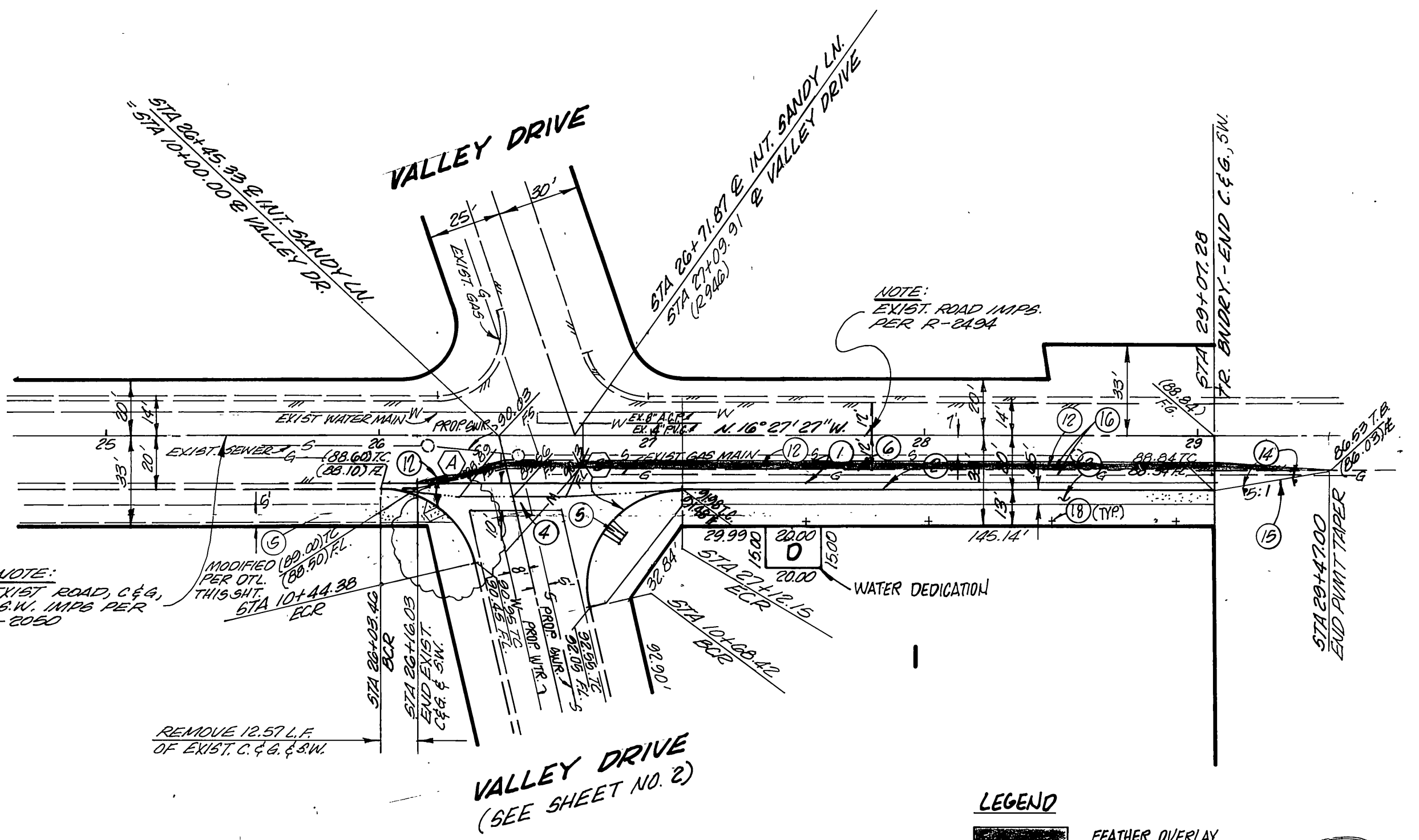
PROFILE
 HORZ: 1"=40'
 VERT: 1"=8'
PLAN
 SCALE: 1"=40'



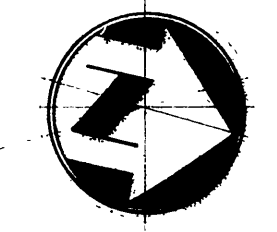
- CONSTRUCTION NOTES:**
- 1 CONSTRUCT 2.5" A.C. PAVING OVER 95% COMPACTED NATIVE 5643 SF
 - 2 CONSTRUCT 6" CURB AND GUTTER PER STD. NO. 200..... 374 LF
 - 3 CONSTRUCT 6" SIDEWALK PER STD. NO. 325..... 1350 SF
 - 4 CONSTRUCT CROSS GUTTER PER STD. NO. 220..... 0 SF
 - 5 CONSTRUCT WHEELCHAIR RAMP PER STD. NO. 304..... 0 EA
 - 6 SANCUT AND JOIN EXISTING PAVEMENT..... NA
 - 7 INSTALL BARRICADE PER STD. NO. 180..... 1 EA
 - 8 FEATHER A.C. OVERLAY TO JOIN - 3' MIN..... 900 SF
 - 9 INSTALL CONC. DRIVE APPROACH PER STD. NO. 302..... 1 EA
 - 10 TYPE F-1 DELINEATORS AT 20' O.C..... 2 EA
 - 11 REMOVE A.C. PAVING..... SF
 - 12 REMOVE EXISTING TREES CONFLICTING WITH CONSTRUCTION..... EA
 - 13 PLANT STREET TREES TO CITY PARK AND RECREATION DEPT. SPECIFICATIONS..... 8 EA



CURVE DATA				
Station	Δ	R	L	T
A 77°13'09"	35.00'	47.17'	27.98'	
B 102°46'51"	35.00'	62.79'	43.83'	
C 39°54'22"	199.65'	139.06'	72.43'	
D 30°29'40"	217.65'	115.84'	59.93'	
E 22°50'49"	131.65'	72.43'	36.70'	
F 82°46'24"	27.00'	39.01'	23.79'	
G 97°02'30"	27.00'	45.73'	30.94'	
H 14°26'54"	199.65'	50.95'	25.31'	
I 54°21'16"	199.65'	187.40'	102.06'	



SANDY LANE



SOUTHERN CALIFORNIA GAS COMPANY
 APPROVED BY *[Signature]* DATE 7-6-87
 CITY OF RIVERSIDE WATER DEPT.
 APPROVED BY *[Signature]* DATE 7/2/87

ADKAN ENGINEERS
 civil engineering • planning • surveying
 888 AIRPORT DRIVE - SUITE 302
 RIVERSIDE, CALIFORNIA 92504
 TELEPHONE (951) 518-0241
 JORGE BIANCHI R.C.E. No. 33751 DATE 6-2-87

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY *[Signature]* DATE 7-28-87
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGINEER
 DATE 7/9/87

STREET IMPROVEMENT PLANS
 TRACT NO. 21809
 SANDY LANE
 STA 28+73.36 TO STA 30+16.46
 VALLEY DRIVE
 STA 26+45.33 TO STA 29+37.28
 HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 8'

ACCOUNT NO. R-2883
 SHEET 5 of 5
 J.N. 2852

