

GENERAL NOTE:

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.

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.

ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.

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.

FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

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.

SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.

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 MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.

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.

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.

THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) 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.

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.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

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 APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL AND OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.

STREET IMPROVEMENT PLAN

TRACT 21631

INSTALL PER CITY STD. DRAWINGS 66624 & 66666

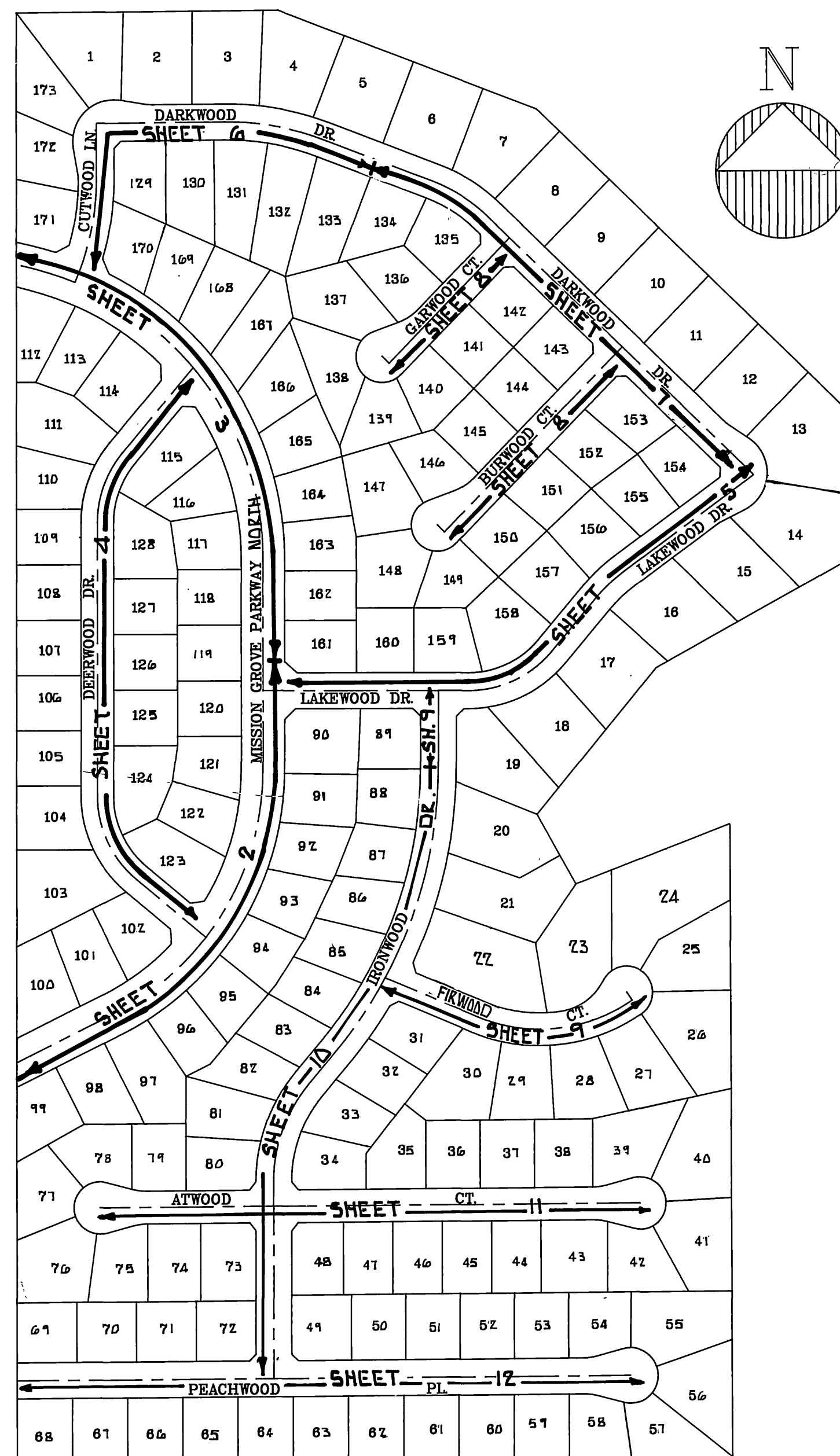
STREET NAME & TRAFFIC SIGN SCHEDULE			
(A)	R-1 (STOP SIGN 30")	(H)	DARKWOOD DRIVE 6700 BURWOOD COURT 600
(B)	MISSION GROVE PARKWAY NORTH 6800 DEERWOOD DRIVE 6800	(I)	LAKEWOOD DRIVE 600 DARKWOOD DRIVE 6700
(C)	MISSION GROVE PARKWAY NORTH 6700 LAKEWOOD DRIVE 600	(J)	CUTWOOD LANE 6600 DARKWOOD DRIVE 6600
(D)	MISSION GROVE PARKWAY NORTH 6700 DEERWOOD DRIVE 6700	(K)	IRONWOOD DRIVE 6800 FIRWOOD COURT 600
(E)	MISSION GROVE PARKWAY NORTH 6700 CUTWOOD LANE 6600	(L)	ATWOOD COURT 500 IRONWOOD DRIVE 6700
(F)	LAKEWOOD DRIVE 600 IRONWOOD DRIVE 6800	(M)	PEACHWOOD PLACE 500 IRONWOOD DRIVE 6700
(G)	DARKWOOD DRIVE 6700 GARWOOD COURT 600	(N)	ATWOOD COURT 600 IRONWOOD DRIVE 6800
		(O)	W 53 (NOT A THROUGH STREET) 24"

TREE PLANTING NOTES:

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
- CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48-HOURS IN ADVANCE AT 351-6126 TO SCHEDULE INSPECTION. INSPECTIONS SHALL BE REQUIRED: A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT FITS, B) WHILE DIGGING PLANT FITS AND PLANTING/RELOCATING TREES, C) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND D) AT THE END OF MAINTENANCE/FIELD ACCEPTANCE (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).
- STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
- THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- STREET PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL	NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
MEDIAN MISSION GROVE	SEE MEDIAN ISLAND LANDSCAPE PLAN #2720 PREPARED BY CONCEPTUAL LANDSCAPE DESIGN TEL: (714) 846-0395				
MISSION GROVE PKWY. NORTH	PINUS CANARIENSIS	CANARY ISLAND PINE	15' GAL.	45'	70'
DEERWOOD DR.	MAGNOLIA GRANDIFLORA	"MAJESTIC BEAUTY"/MAGNOLIA	15' GAL.	45'	45'
OUTWOOD LN.	CINNAMOMUM CAMPHORA	CAMPHOR	15' GAL.	45'	11'
DARKWOOD DR.	CINNAMOMUM CAMPHORA	CAMPHOR	15' GAL.	45'	55'
LAKEWOOD DR.	CINNAMOMUM CAMPHORA	CAMPHOR	15' GAL.	45'	40'
GARWOOD CT.	KOELREUTERIA BIPINNATA	CHINESE LANTERN	15' GAL.	45'	15'
BURWOOD CT.	KOELREUTERIA BIPINNATA	CHINESE LANTERN	15' GAL.	45'	22'
IRONWOOD DR.	LIQUIDAMBER STRYACIFLUA	AMERICAN SWEETGUM	15' GAL.	45'	48'
FIRWOOD CT.	CUPANOPSIS ANACARDIODES	CARROT WOOD	15' GAL.	45'	22'
ATWOOD CT.	PISTACIA CHINENSIS	CHINESE PISTACHIO	15' GAL.	45'	45'
PEACHWOOD PL.	CUPANOPSIS ANACARDIODES	CARROT WOOD	15' GAL.	45'	51'

- 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.
- ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.

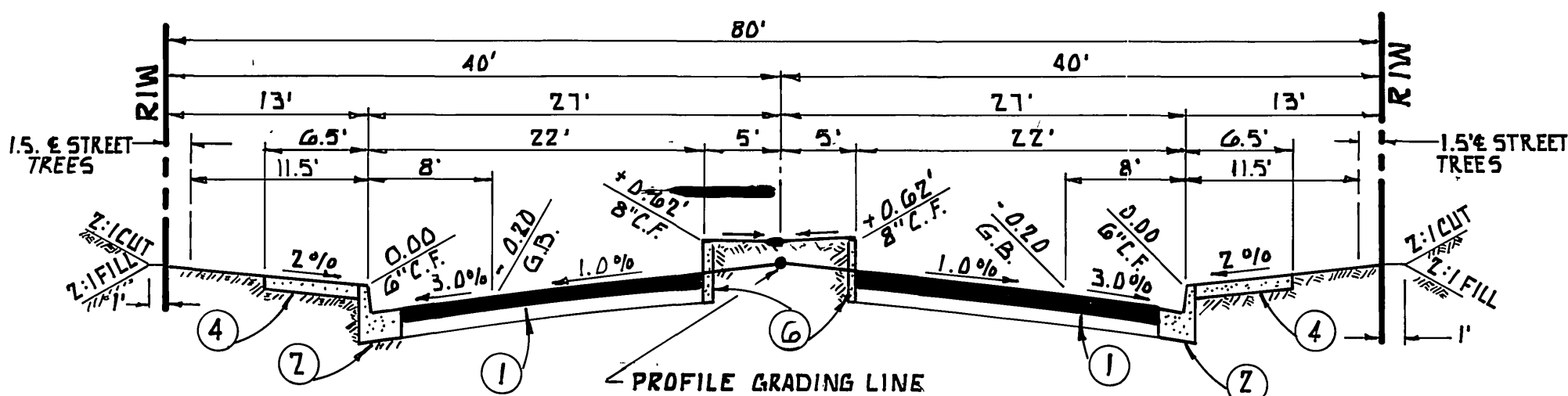
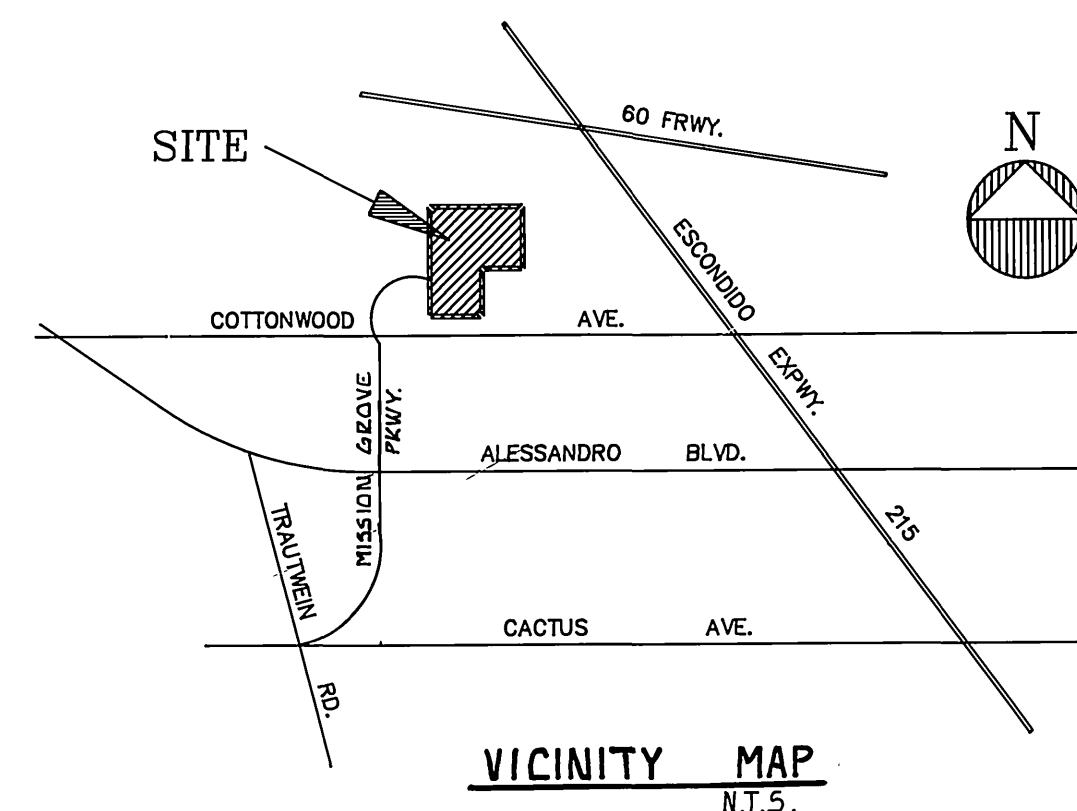
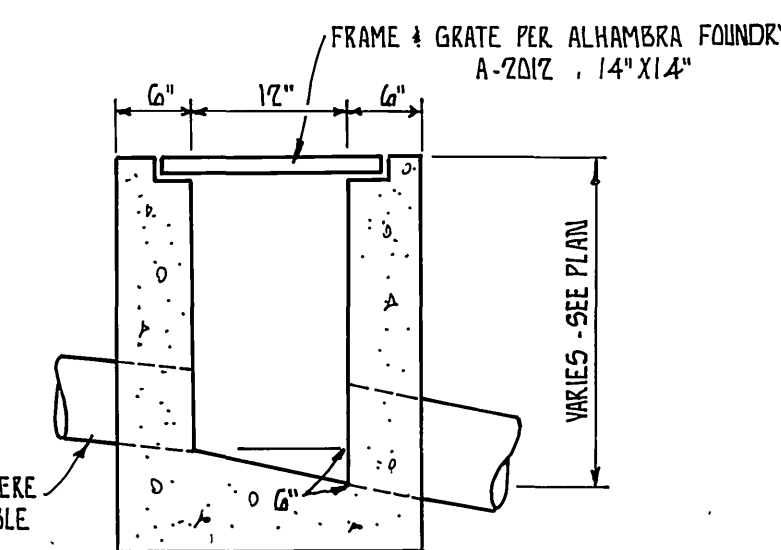


INDEX MAP
SCALE 1" = 200'

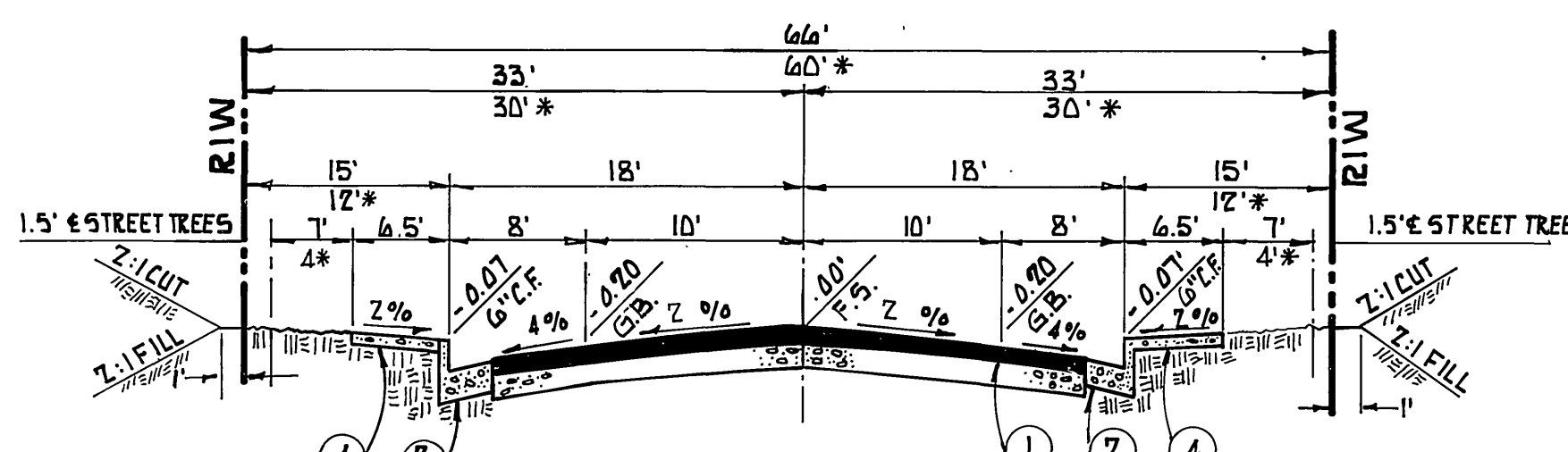
CONSTRUCTION NOTES & QUANTITIES*

- CONSTRUCT A.C. PAVEMENT OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION. 375,201 S.F.
- CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. DRAWING NO.200.(TYPE I) 16,591 L.F.
- CONSTRUCT P.C.C. CROSS GUTTER PER CITY OF RIVERSIDE STD. DRAWING NO.220. 7,280 S.F.
- CONSTRUCT P.C.C. CURB SIDEWALK PER CITY OF RIVERSIDE STD. DRAWING NO.325. 141,864 S.F.
- CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DRAWING NO.304. 2.4 EA.
- CONSTRUCT 8" CURB (ONLY) PER CITY OF RIVERSIDE STD. DRAWING NO.200. (TYPE II) 5,910 L.F.
- CONSTRUCT UNDERSIDEWALK DRAIN PER CITY OF RIVERSIDE STD. DRAWING NO. 411 1 EA
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE CITY OF RIVERSIDE PARK & RECREATION DEPT. 484 EA.
- REMOVE EXISTING BARRICADE (AS SHOWN ON PLAN). 2 EA.
- PAINT NOSE OF MEDIAN REFLECTIVE YELLOW AS SHOWN ON PLAN. 376 L.F.
- CONSTRUCT 8" CURB AND GUTTER PER CITY OF RIVERSIDE STD. DRAWING NO.200 (TYPE I) 725 L.F.
- CONSTRUCT PARABOLIC FLARE PER RIVERSIDE STD. DRAWING NO. 123 376 L.F.
- CONSTRUCT 6" TO 8" CURB TRANSITION. 25 L.F.
- CONSTRUCT GRATE INLET PER DETAIL HEREON 8 EA.
- PAINT 12" SOLID WHITE STOP BAR & "STOP" LEGEND 14 EA.
- CONSTRUCT 8" D.I.P. DRAIN 480 L.F.
- CONSTRUCT CURB OUTLET PER CITY OF RIVERSIDE STD. DRAWING NO. 410 2 EA.
- REMOVE EXIST. CURB & GUTTER. 14 L.F.

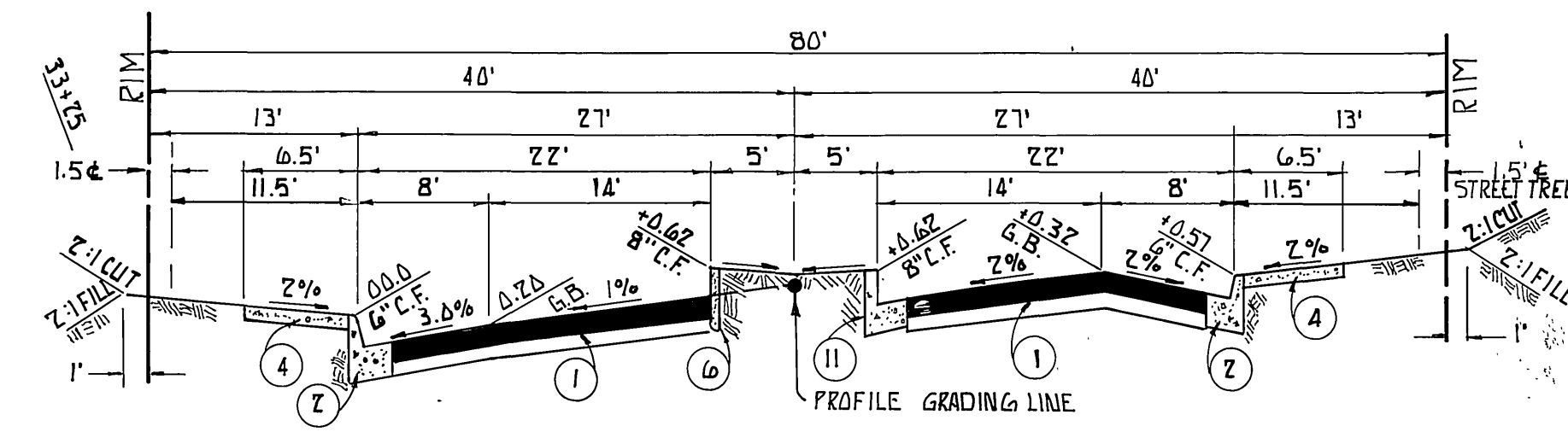
NOTE: QUANTITIES SHOWN ARE FOR PERMIT OR BONDING PURPOSES ONLY AND ARE NOT TO BE USED FOR PAY PURPOSES. CONTRACTOR IS TO DETERMINE HIS OWN QUANTITIES AND BID A COMPLETE JOB.



TYPICAL SECTION
MISSION GROVE PARKWAY NORTH
T.I. = 6.0
CONST. 0.25' A.C. S.R. # 1456
OVER 0.33' C.A.B. R-VALUE = 64



TYPICAL SECTION
DARKWOOD DRIVE LAKEWOOD DRIVE
CUTWOOD LANE *GARWOOD COURT
*BURWOOD COURT *DEERWOOD DRIVE
IRONWOOD DRIVE *FIRWOOD COURT
*ATWOOD COURT PEACHWOOD PLACE S.R.# 1456
CONST. 0.21' A.C. OVER 0.33' C.A.B. R-VALUE = 64



TYPICAL SUPERELEVATED SECTION
MISSION GROVE PARKWAY NORTH
T.I. = 6.0
CONST. 0.25' A.C.
OVER 0.33' C.A.B.
R-VALUE = 64
S.R. # 1456

BENCH MARK:
CITY OF RIVERSIDE B.M. F8-B P.K. NAIL AND TAG IN CONC. RETAINING WALL 6E'11" OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD.
ELEVATION = 1407.635

B.E. BLANK CIVIL ENGINEERS
P.O. BOX 6307 ANAHEIM, CA. 92816
(714) 838-9070
PREPARED UNDER THE SUPERVISION OF:
Bruce E. Blank
DATE 5-31-92

CITY OF RIVERSIDE
PUBLIC WORK DEPARTMENT
APPROVED BY: *Fanny Bed*
DATE 6/9/89
PRINCIPAL ENGINEER 3-1-89
TRAFFIC DIVISION 3-1-89
CHIEF P.W. ENGINEER 3/3/89

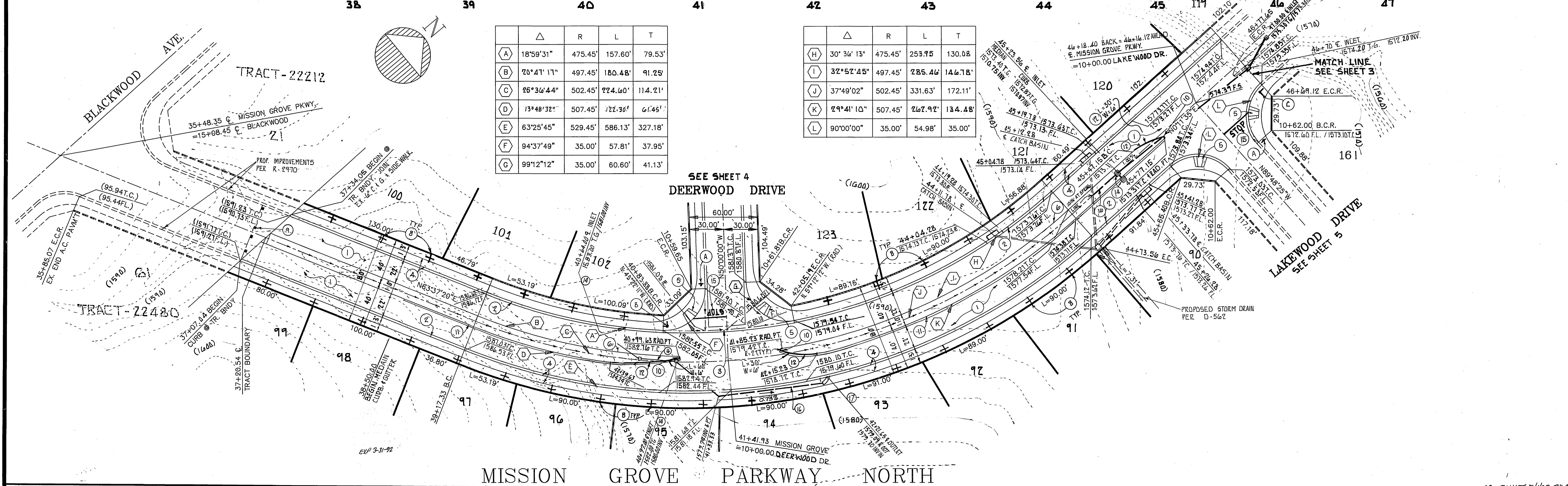
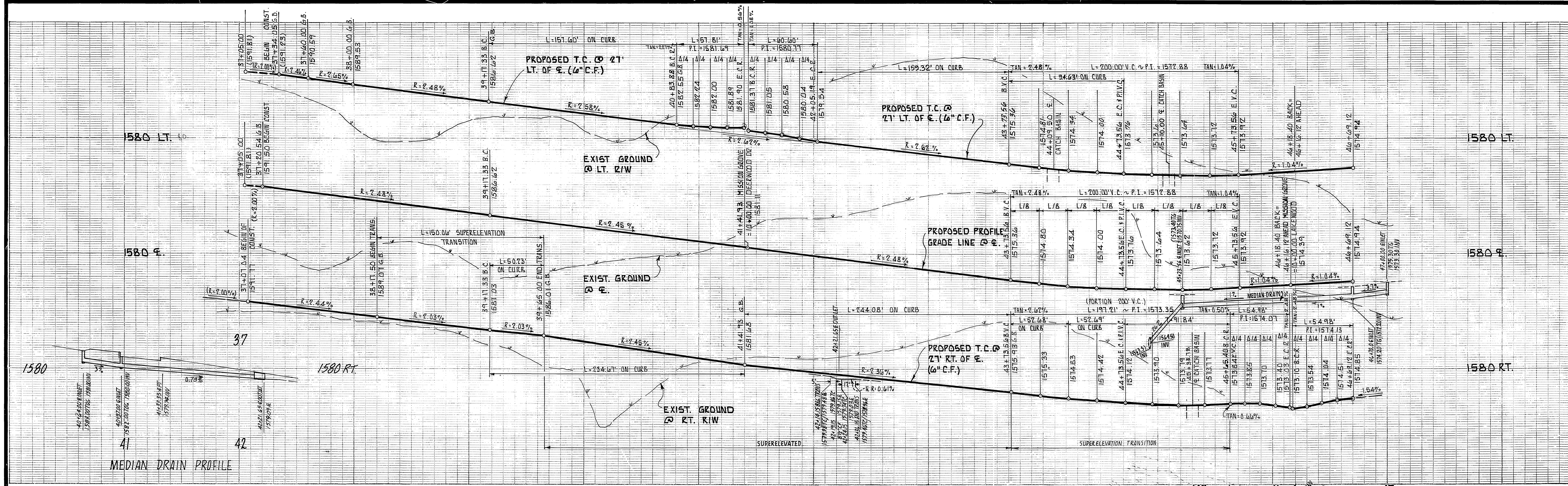
TITLE SHEET
STREET IMPROVEMENT PLAN
FOR
TRACT 21631

AS BUILT 7/4/93 RJM
ACCOUNT NO.

R-3024

SHEET 1 OF 12

INDEXED 8/11/89 4th JN274



	Δ	R	L	T
(A)	18°59'31"	475.45'	157.60'	79.53'
(B)	70°41'17"	497.45'	180.48'	91.25'
(C)	25°36'44"	502.45'	224.60'	114.21'
(D)	13°48'32"	507.45'	222.30'	61.45'
(E)	63°25'45"	529.45'	586.13'	327.18'
(F)	94°37'49"	35.00'	57.81'	37.95'
(G)	99°12'12"	35.00'	60.60'	41.13'

	Δ	R	L	T
(H)	30°34'13"	475.45'	253.95'	130.08'
(I)	32°52'45"	497.45'	285.46'	146.78'
(J)	37°49'02"	502.45'	331.63'	172.11'
(K)	29°41'10"	507.45'	267.92'	134.48'
(L)	90°00'00"	35.00'	54.98'	35.00'

BENCH MARK:
CITY OF RIVERSIDE B.M. F&B P.K. NAIL
AND TAG IN CONC. RETAINING WALL S'E'LY OF
INTERSECTION OF ALESSANDRO BLVD. AND
TRAUTWEIN RD.
ELEVATION = 1607.135

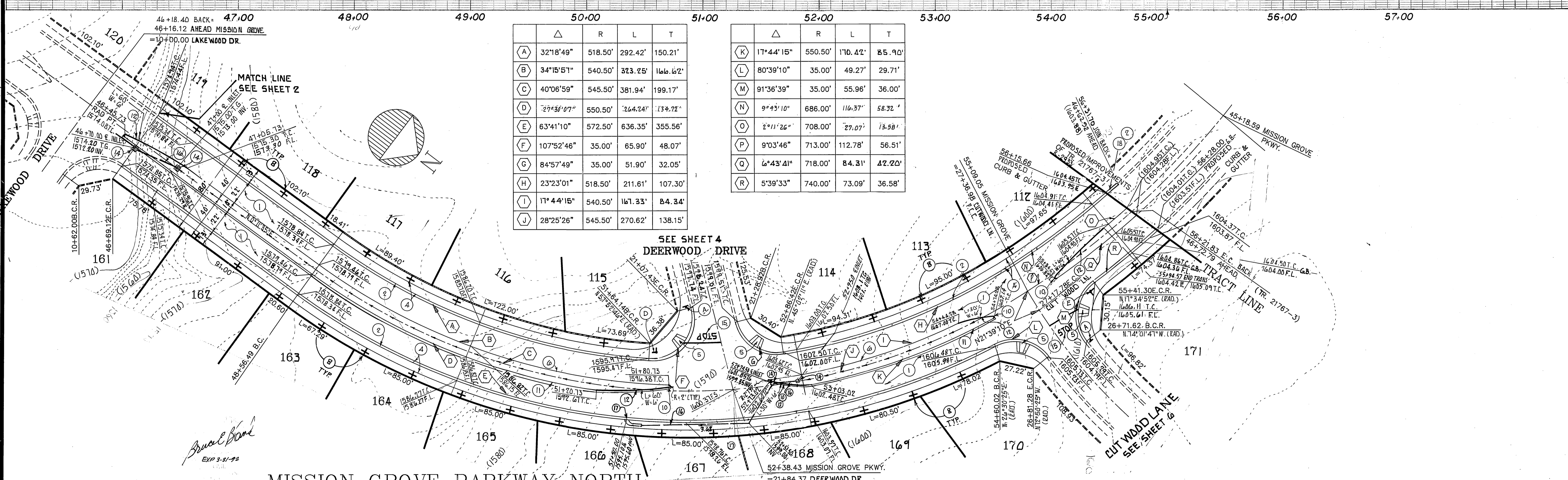
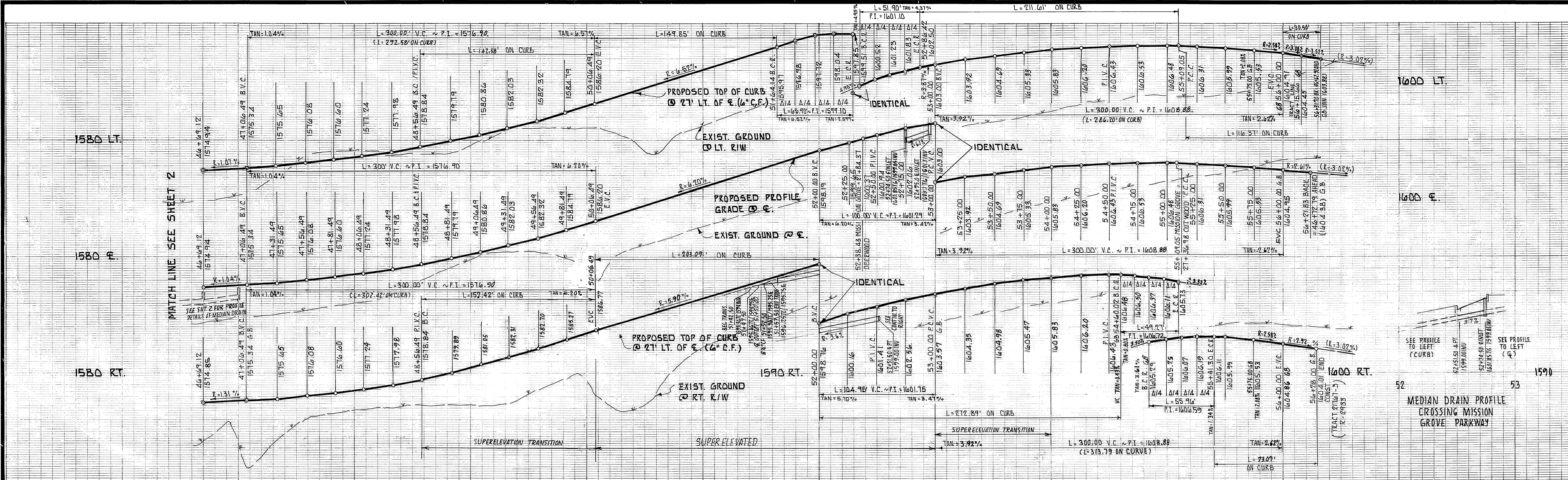
B.E. BLANK CIVIL ENGINEERS
P.O. BOX 6302 ANAHEIM, CA. 92810
(714) 639-9070
PREPARED UNDER THE SUPERVISION OF
Sue E. Blank 5-31-88
BRUCE E. BLANK R.C.E. 2649Z DATE

DESIGNED BY B.E.B. DRAWN BY CAD CHECKED BY B.E.B.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY *[Signature]* DATE 6/9/89
PRINCIPAL ENGINEER 5-7-89
TRAFFIC DIVISION 3-17-89
CHIEF P.W. ENGINEER 3/3/89

STREET IMPROVEMENT PLANS
FOR
TRACT 21031
MISSION GROVE PARKWAY NORTH
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO.
R = 3024
SHEET 2 OF 12
INDEXED 8-11-89



	Δ	R	L	T
A	32°18'49"	518.50'	292.42'	150.21'
B	34°15'51"	540.50'	323.25'	116.62'
C	40°06'59"	545.50'	381.94'	199.17'
D	29°34'07"	550.50'	264.24'	134.72'
E	63°41'10"	572.50'	636.35'	355.56'
F	107°52'46"	35.00'	65.90'	48.07'
G	84°57'49"	35.00'	51.90'	32.05'
H	23°23'01"	518.50'	211.61'	107.30'
I	11°44'15"	540.50'	161.33'	84.34'
J	28°25'26"	545.50'	270.62'	138.15'
K	17°44'15"	550.50'	170.42'	85.90'
L	80°39'10"	35.00'	49.27'	29.71'
M	91°36'39"	35.00'	55.96'	36.00'
N	9°43'10"	686.00'	116.37'	58.32'
O	2°11'26"	708.00'	27.07'	13.58'
P	9°03'46"	713.00'	112.78'	56.51'
Q	6°43'41"	718.00'	84.31'	42.20'
R	5°39'33"	740.00'	73.09'	36.58'

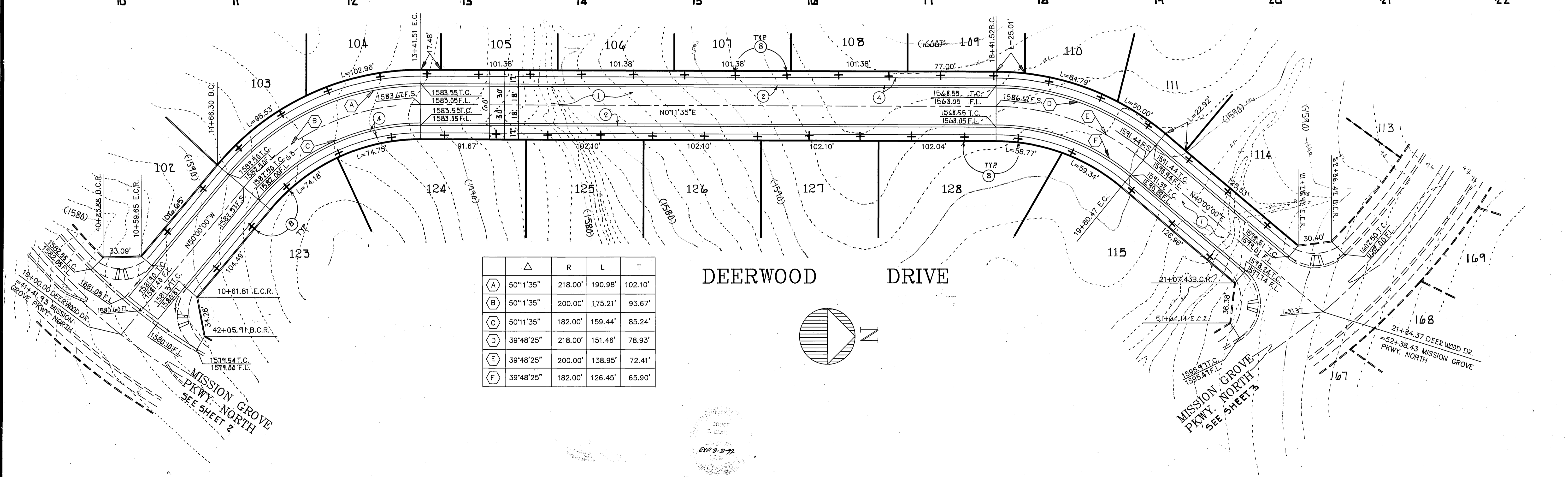
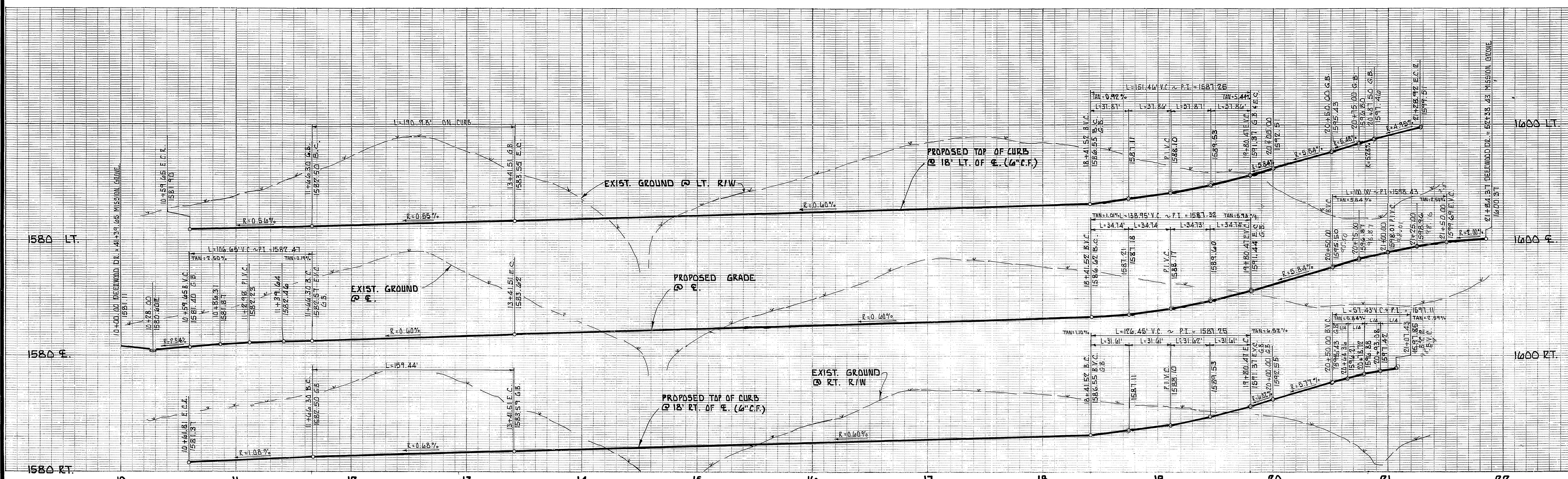
MISSION GROVE PARKWAY NORTH

BENCH MARK:
CITY OF RIVERSIDE B.M. F8-B P.K. NAIL AND TAG IN CONC. RETAINING WALL 56'LY OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWINE RD.
ELEVATION = 116.07.635

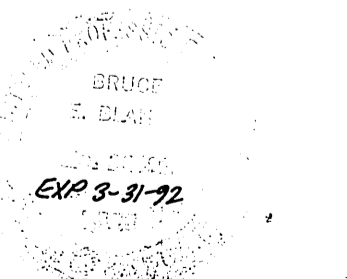
B.E. BLANK CIVIL ENGINEERS
P.O. BOX 6302 ANAHEIM, CA. 92816
714 639-9070
PREPARED UNDER THE SUPERVISION OF
Bruce E. Blank
BRUCE E. BLANK E.C.E. 26492 DATE 5-31-89

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *Darryl Bed*
DATE: 6/9/89
PRINCIPAL ENGINEER: 3-7-89
TRAFFIC DIVISION: 3-7-89
CHIEF P.W. ENGINEER: 3/3/84

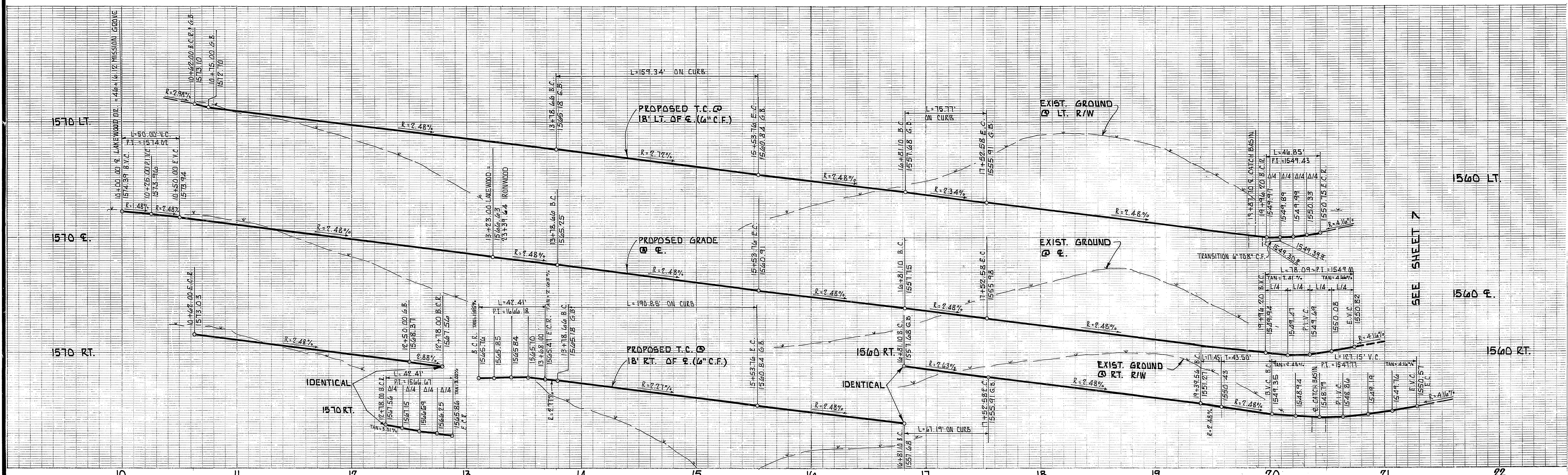
STREET IMPROVEMENT PLANS FOR TRACT 21631 MISSION GROVE PARKWAY NORTH SHEET 3 OF 12
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'
ACCOUNT NO. R-3024



	Δ	R	L	T
A	50°11'35"	218.00'	190.98'	102.10'
B	50°11'35"	200.00'	175.21'	93.67'
C	50°11'35"	182.00'	159.44'	85.24'
D	39°48'25"	218.00'	151.46'	78.93'
E	39°48'25"	200.00'	138.95'	72.41'
F	39°48'25"	182.00'	126.45'	65.90'

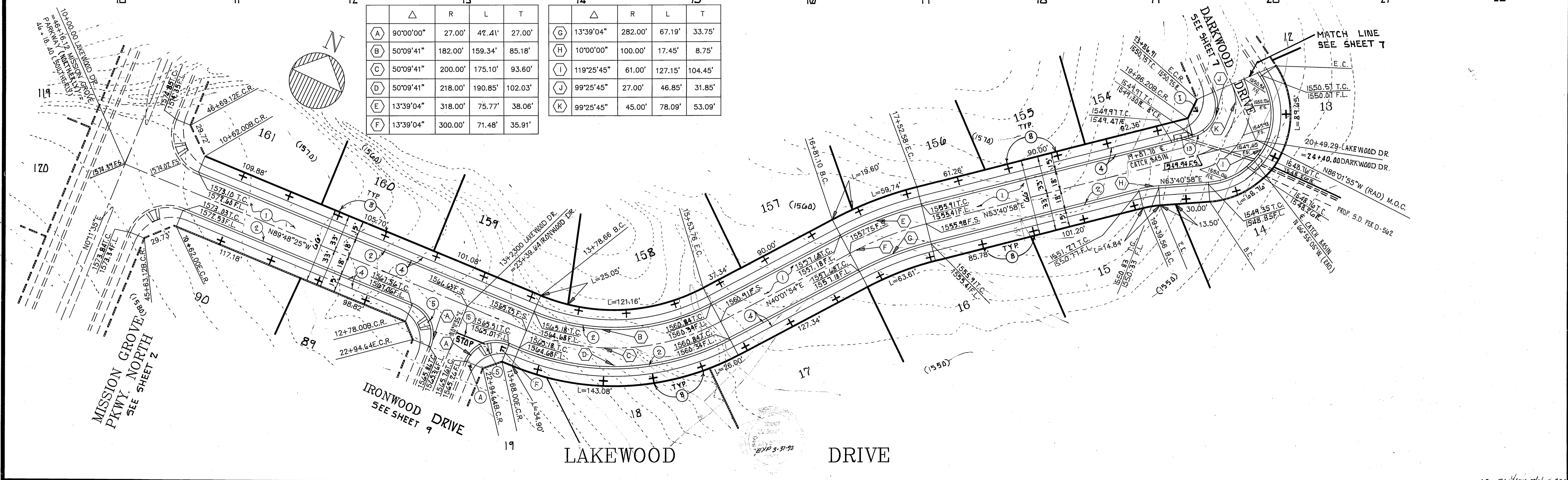


BENCH MARK: CITY OF RIVERSIDE B.M. F8-B P.K. NAIL AND TAG IN CONC. RETAINING WALL S.E. LY. OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD. ELEVATION = 1607.635	B.E. BLANK CIVIL ENGINEERS P.O. BOX 6302 ANAHEIM, CA. 92816 (714) 639-9070 PREPARED UNDER THE SUPERVISION OF <i>Bruce E. Blank</i> BRUCE E. BLANK R.C.E. 26492 DATE 5-31-89	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>Bruce E. Blank</i> DATE 5-31-89 PRINCIPAL ENGINEER TRAFFIC DIVISION DESIGNED BY: B.E.B. DRAWN BY: CAD. CHECKED BY: B.E.B.	STREET IMPROVEMENT PLANS FOR TRACT 21631 DEERWOOD DRIVE HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8"	ACCOUNT NO. R-3024 SHEET 4 OF 12



	Δ	R	L	T
(A)	90°00'00"	27.00'	42.41'	27.00'
(B)	50°09'41"	182.00'	159.34'	85.18'
(C)	50°09'41"	200.00'	175.10'	93.60'
(D)	50°09'41"	218.00'	190.85'	102.03'
(E)	13°39'04"	318.00'	75.77'	38.06'
(F)	13°39'04"	300.00'	71.48'	35.91'

	Δ	R	L	T
(G)	13°39'04"	282.00'	67.19'	33.75'
(H)	10°00'00"	100.00'	17.45'	8.75'
(I)	119°25'45"	61.00'	127.15'	104.45'
(J)	99°25'45"	27.00'	46.85'	31.85'
(K)	99°25'45"	45.00'	78.09'	53.09'



BENCH MARK:
 CITY OF RIVERSIDE B.M. F8-B P.K. MAIL AND
 TAG IN CONC. RETAINING WALL 96'LY OF
 INTERSECTION OF ALESSANDRO BLVD. AND
 TRAUTWEIN RD.
 ELEVATION = 1607.635

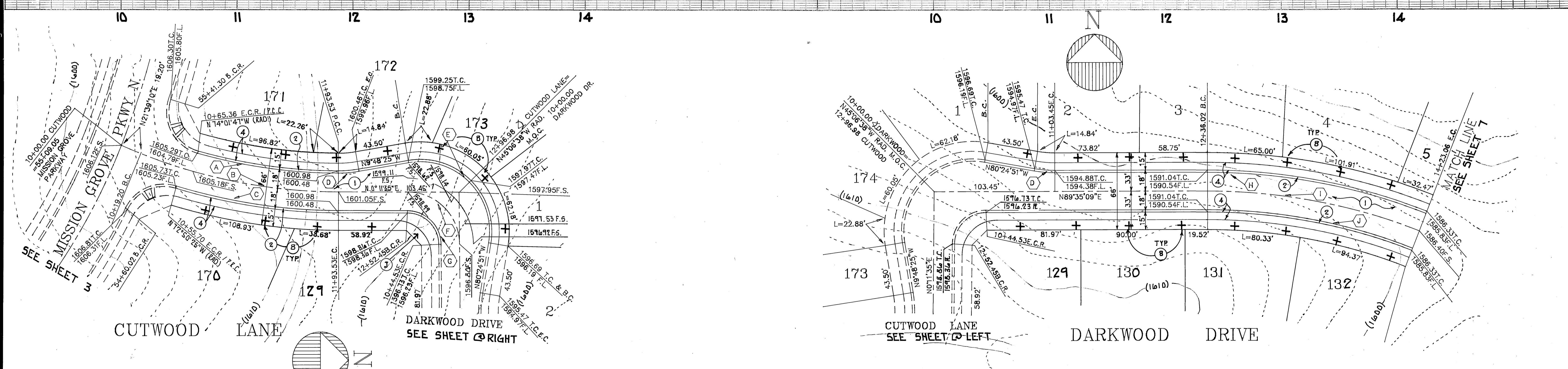
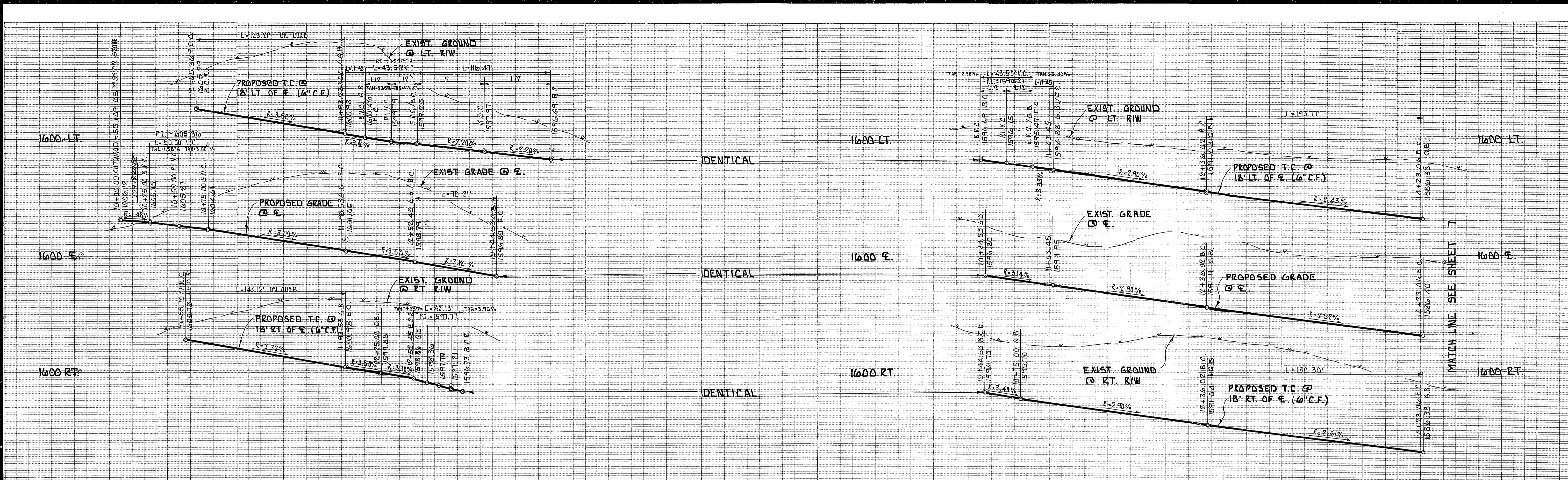
B.E. BLANK CIVIL ENGINEERS
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 (714) 639.9070
 PREPARED UNDER THE SUPERVISION OF
Bruce E. Blank
 BRUCE E. BLANK R.C.E. 26492 DATE 5-31-88

MARK	REVISIONS	APPR. DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 6/9/89
 PRINCIPAL ENGINEER: *[Signature]* DATE: 12/1/88
 PARK DEPARTMENT: *[Signature]* DATE: 12/1/88
 TRAFFIC DIVISION: *[Signature]* DATE: 12/1/88
 CHIEF P.W. ENGINEER: *[Signature]* DATE: 12/1/88

STREET IMPROVEMENT PLANS
 FOR
TRACT 21631
LAKEWOOD DRIVE
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO.
 R-3024
 SHEET 5 OF 12



△	R	L	T	
A	15'46"38"	447.46'	123.21'	62.00'
B	21'27"35"	465.46'	174.33'	88.20'
C	16'58"00"	483.46'	143.16'	72.11'
D	10'00"00"	100.00'	17.45'	8.75'
E	109'23"34"	61.00'	116.47'	86.14'

△	R	L	T	
F	89'23"34"	45.00'	70.21'	44.53'
G	89'23"34"	27.00'	42.13'	26.72'
H	21'25"58"	518.00'	193.77'	98.03'
I	21'25"58"	500.00'	187.04'	94.62'
J	21'25"58"	482.00'	180.30'	91.22'

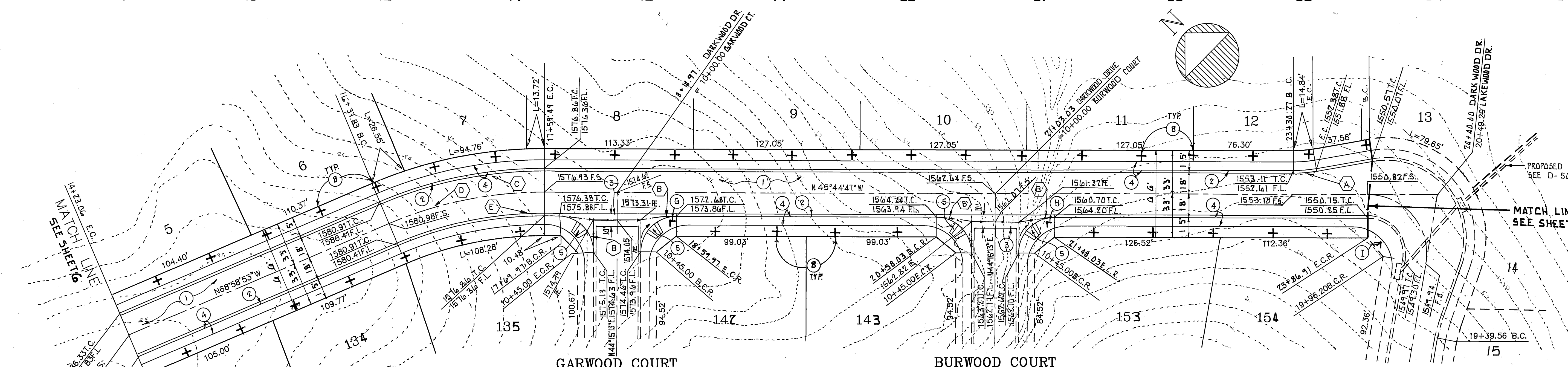
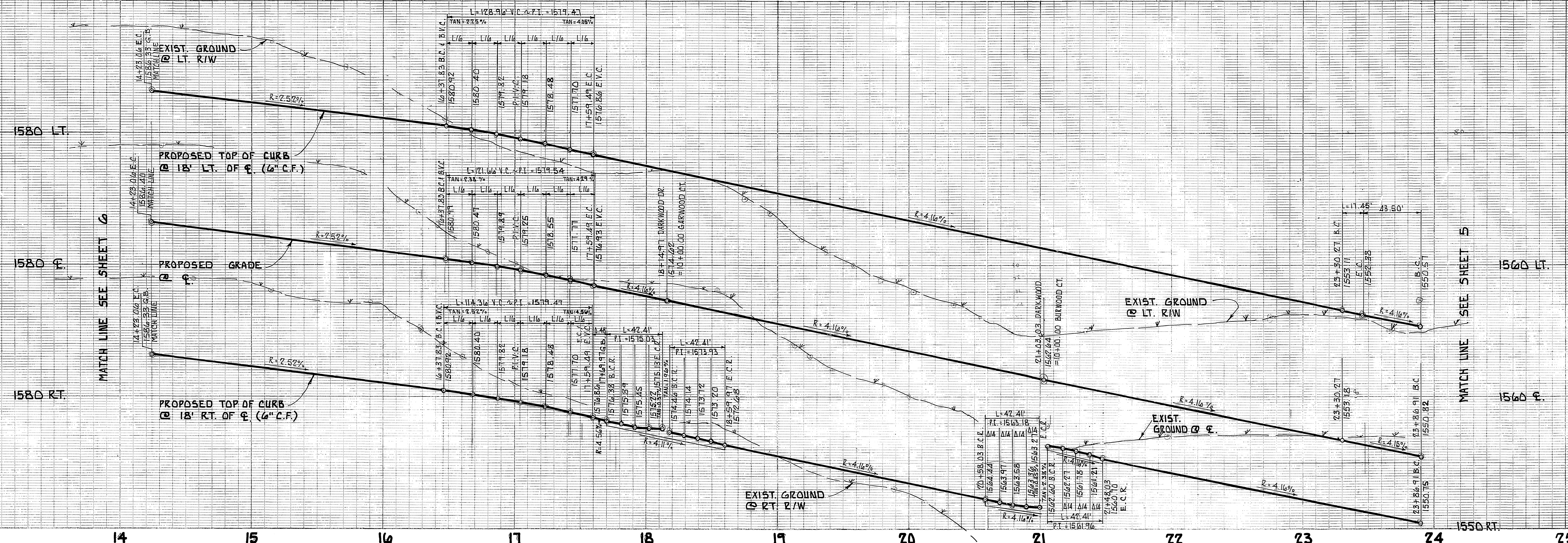
BENCH MARK:
CITY OF RIVERSIDE B.M. FB-B P.K. NAIL AND TAG IN CONC. RETAINING WALL 6E'LY OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD.
ELEVATION: 1607.635

B.E. BLANK CIVIL ENGINEERS
P.O. BOX 6302 ANAHEIM, CA. 92816
(714) 639-9010
PREPARED UNDER THE SUPERVISION OF
Bruce E. Blank
BRUCE E. BLANK R.C.E. 70492 DATE 5-31-89

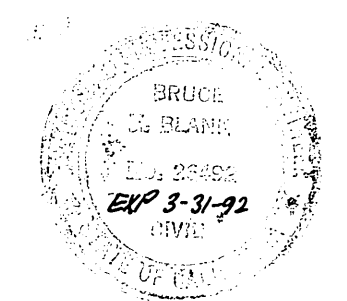
MARK REVISIONS APPR. DATE
DESIGNED BY B.E.B. DRAWN BY CAD CHECKED BY B.E.B.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY DATE BY
PRINCIPAL ENGINEER 3-1-89
PARK DEPARTMENT 12/1/89
TRAFFIC DIVISION 3-1-89
CHIEF P.W. ENGINEER 3/3/89
APPROVED BY DATE BY
BARRY BOEL
PUBLIC WORKS DIRECTOR
DATE 6/9/89

STREET IMPROVEMENT PLANS
FOR
TRACT 21031
CUTWOOD LANE AND DARKWOOD DRIVE
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'
ACCOUNT NO. R-3024
SHEET 6 OF 12
INDEXED 8-11-89 44 JN274



	Δ	R	L	T
A	10°00'00"	100.00'	17.45'	8.75'
B	90°00'00"	27.00'	42.41'	27.00'
C	23°14'06"	318.00'	128.96'	65.38'
D	23°14'06"	300.00'	121.66'	61.68'
E	23°14'06"	282.00'	114.36'	57.98'



BENCH MARK:
CITY OF RIVERSIDE B.M. F8-B. P.K. NAIL
AND TAG IN CONC. RETAINING WALL S.E. 1/4 OF
INTERSECTION OF ALESSANDRO BLVD AND
TRAUTWEIN RD.
ELEVATION = 1607.635

B.E. BLANK CIVIL ENGINEERS
P.O. BOX 6302 ANAHEIM, CA. 92816
(714) 639-9070
PREPARED UNDER THE SUPERVISION OF
Bruce E. Blank
BRUCE E. BLANK R.C.E. 26492 DATE 5-31-89

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Bruce E. Blank*
DATE: 5/31/89
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

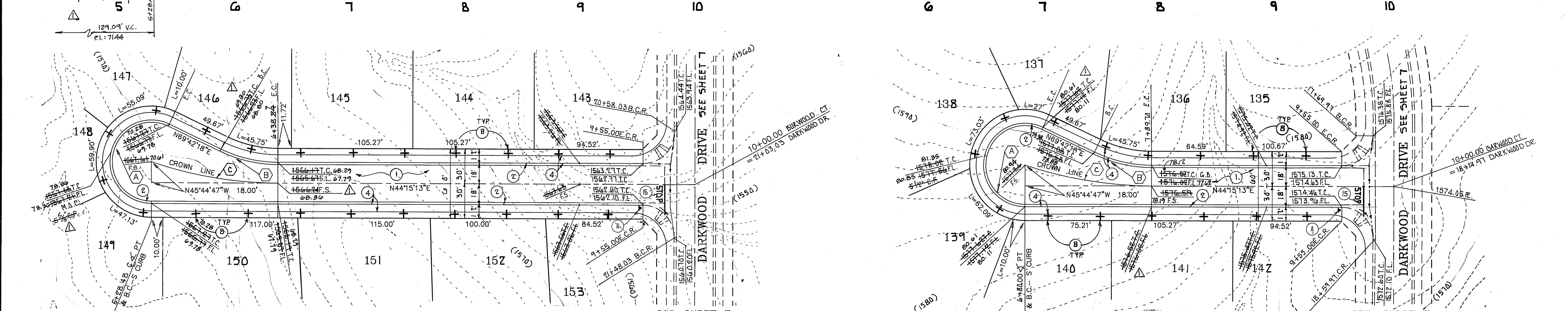
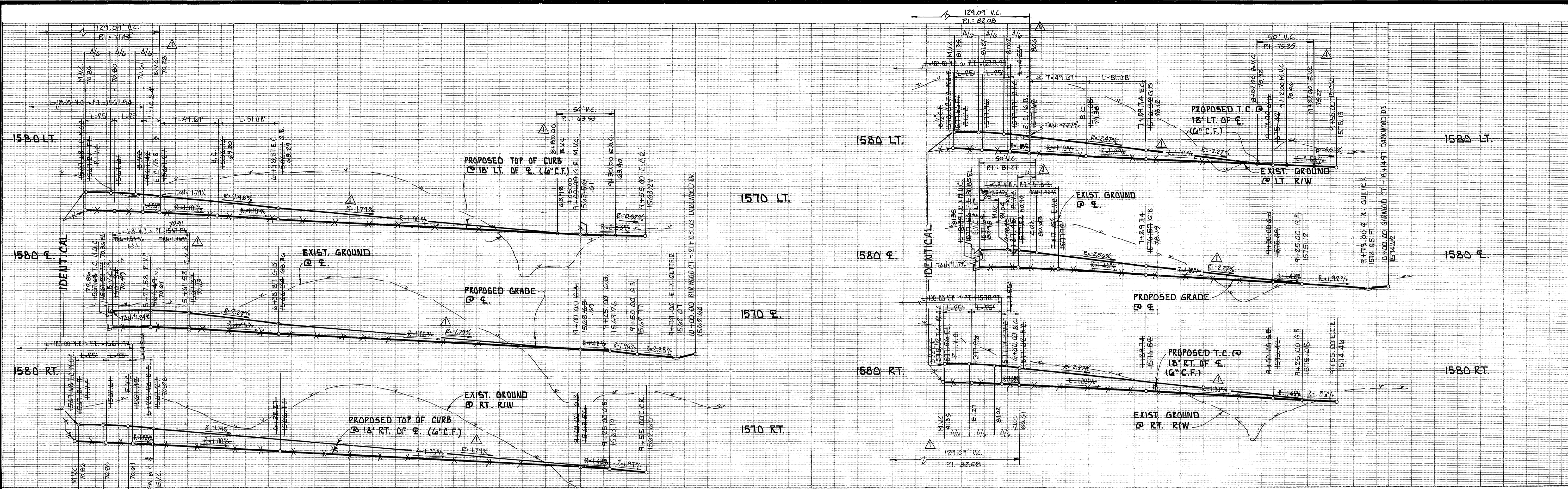
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Bruce E. Blank*
DATE: 6/9/89
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

STREET IMPROVEMENT PLANS
FOR
TRACT 21631
DARKWOOD DRIVE
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO. R-3024
SHEET 7 OF 12
INDEXED 8-11-89 JN 274

Sheet 9 of 12

PC 2720



BURWOOD COURT

GARWOOD COURT

	Δ	R	L	T
(A)	205°27'05"	36.00'	129.09'	---
(B)	25°27'05"	115.00'	51.08'	25.97'
(C)	12°43'32"	501.67'	111.29'	55.87'

FOR REVISION

BY:
CSL ENGINEERING, INC.
 2900 ADAMS STREET SUITE A25
 RIVERSIDE, CALIFORNIA 92504
 PH. (714) 785-5122

Richard A. Scianni
 RICHARD A. SCIANNI R.C.E. NO. 25917 DATE 5-28-91



BENCH MARK:
 CITY OF RIVERSIDE B.M. F8-B . . . F.K. NAIL
 AND TAG-IN CONC. RETAINING WALL S'ELY
 OF INTERSECTION OF ALEJANDRO BLVD. AND
 TRAUTWEIN RD.
 ELEVATION = 16.07.639

B.E. BLANK CIVIL ENGINEERS
 P.O. BOX 6302 ANAHEIM, CA. 92816
 (714) 639-9070
 PREPARED UNDER THE SUPERVISION OF
Bruce E. Blank
 BRUCE E. BLANK R.C.E. 26492 DATE 5-31-88

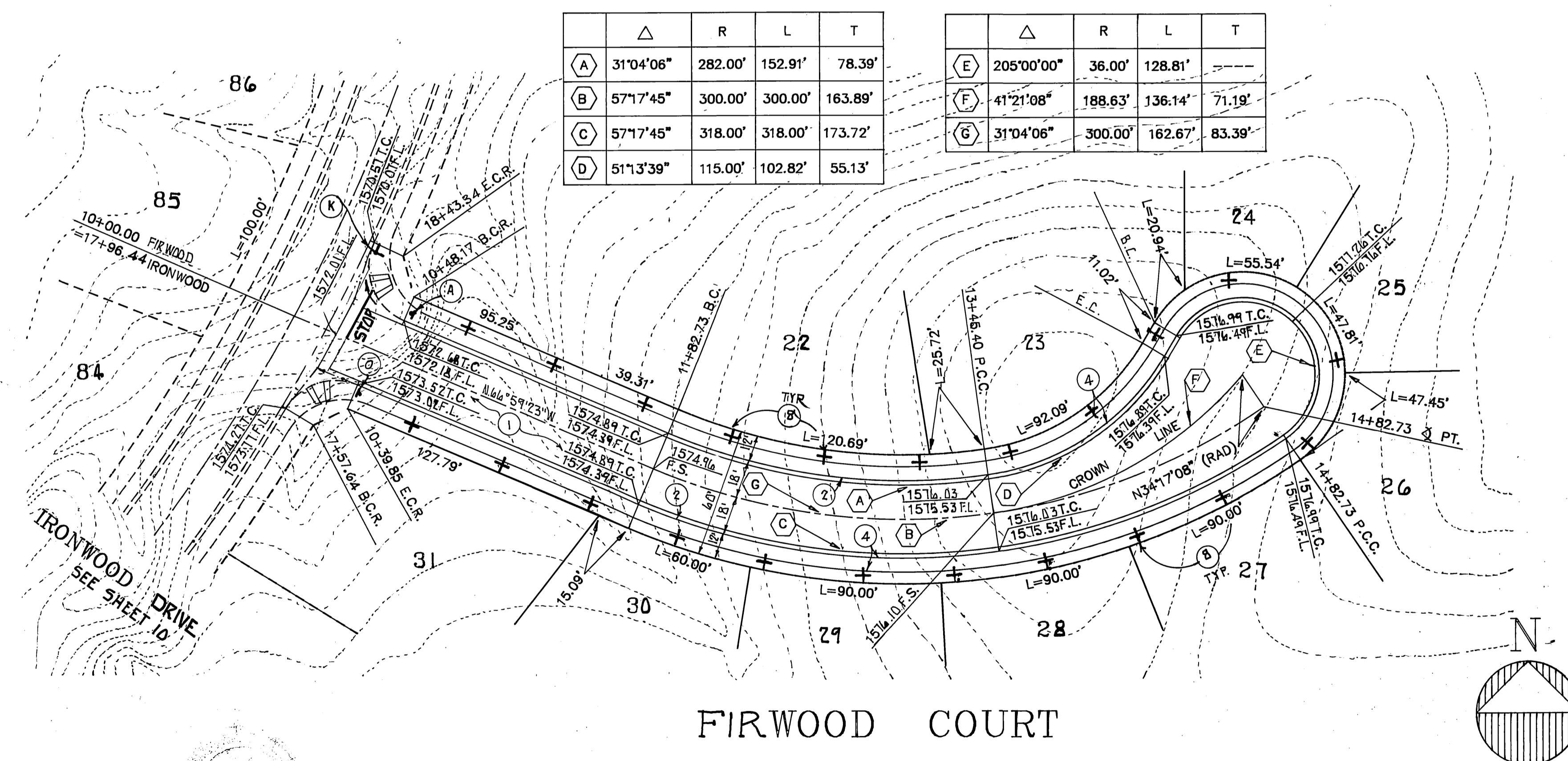
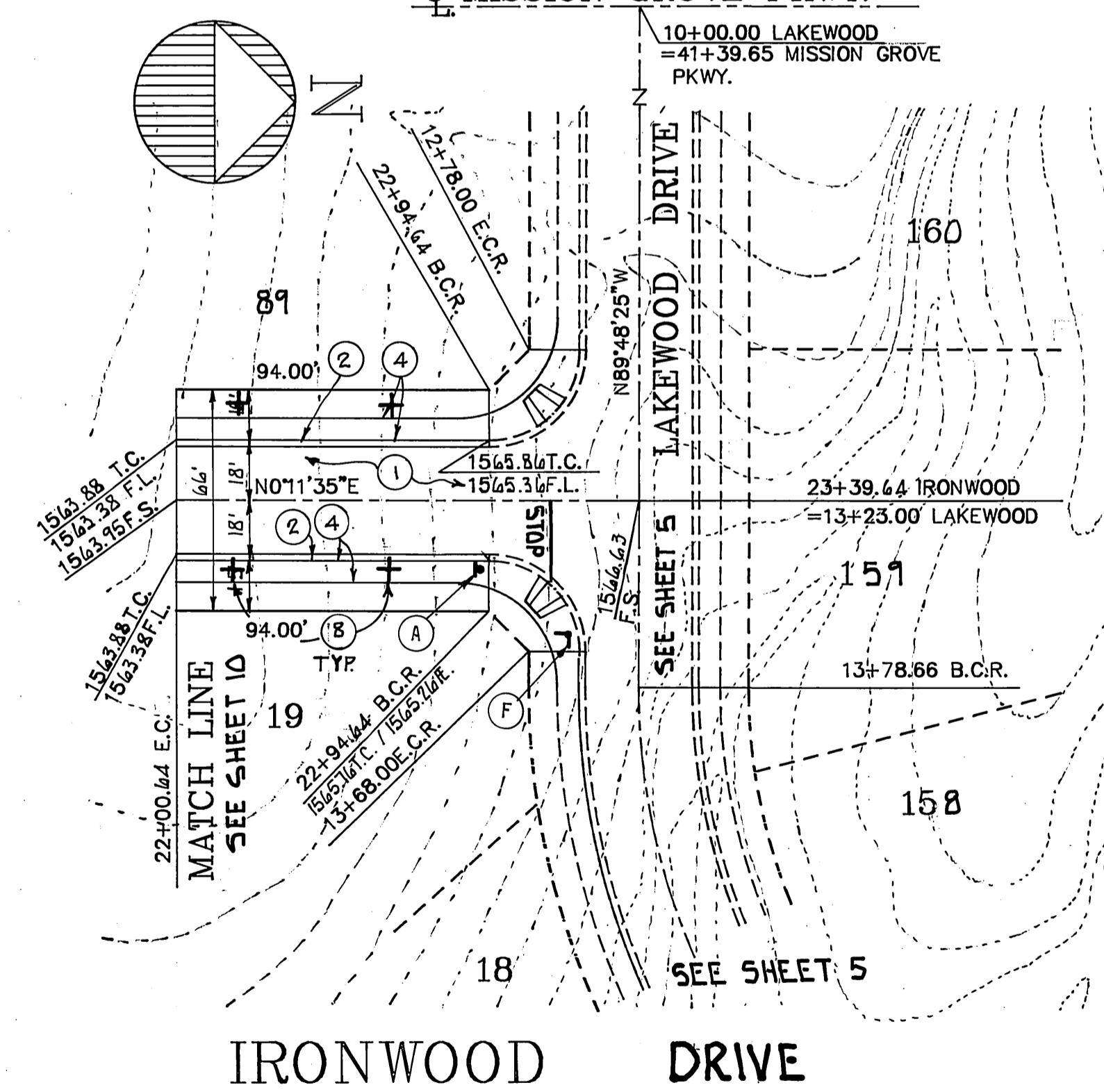
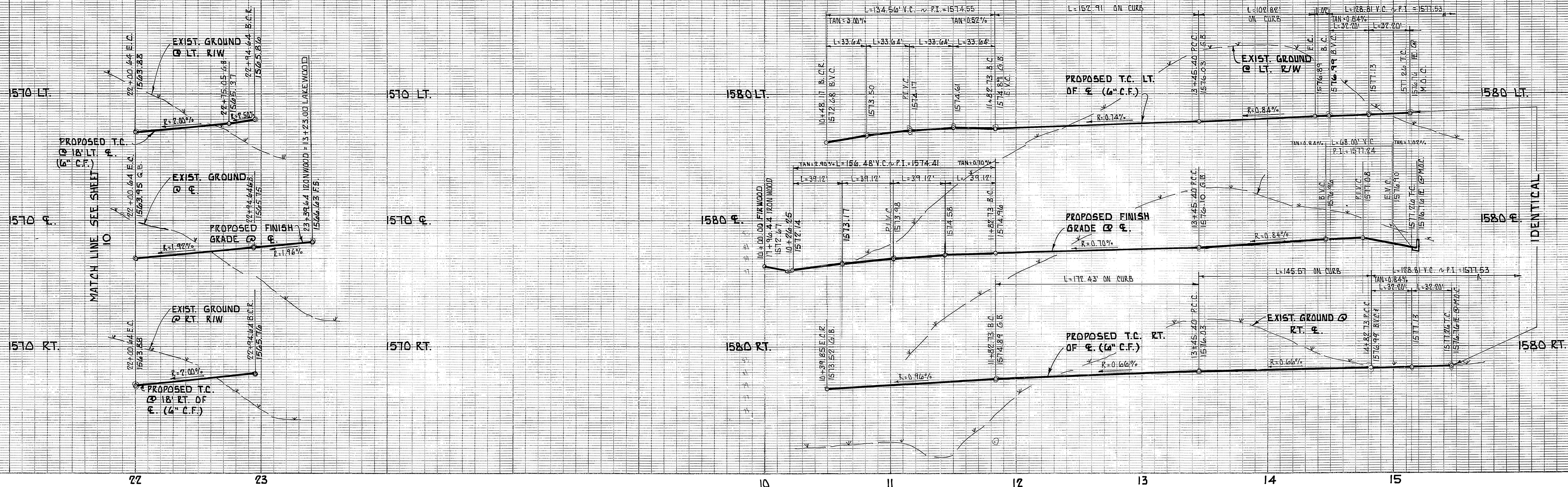
CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *Bary Paul*
 BARY PAUL
 PUBLIC WORKS DIRECTOR
 DATE 6/9/89

STREET IMPROVEMENT PLANS
 FOR
TRACT 21631
 BURWOOD COURT AND GARWOOD COURT
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO. R-3024
 SHEET 8 OF 12

INDEXED 8-11-89 JN274



	Δ	R	L	T
A	31°04'06"	282.00'	152.91'	78.39'
B	57°17'45"	300.00'	300.00'	163.89'
C	57°17'45"	318.00'	318.00'	173.72'
D	51°13'39"	115.00'	102.82'	55.13'

	Δ	R	L	T
E	205°00'00"	36.00'	128.81'	---
F	41°21'08"	188.63'	136.14'	71.19'
G	31°04'06"	300.00'	162.67'	83.39'

BENCH MARK:
 CITY OF RIVERSIDE B.M. F8-B P.K. NAIL
 AND TAG IN CONC. RETAINING WALL SE'EY OF
 INTERSECTION OF ALESSANDRO BLVD. AND
 TRAUTWEIN RD.
 ELEVATION = 1607.435

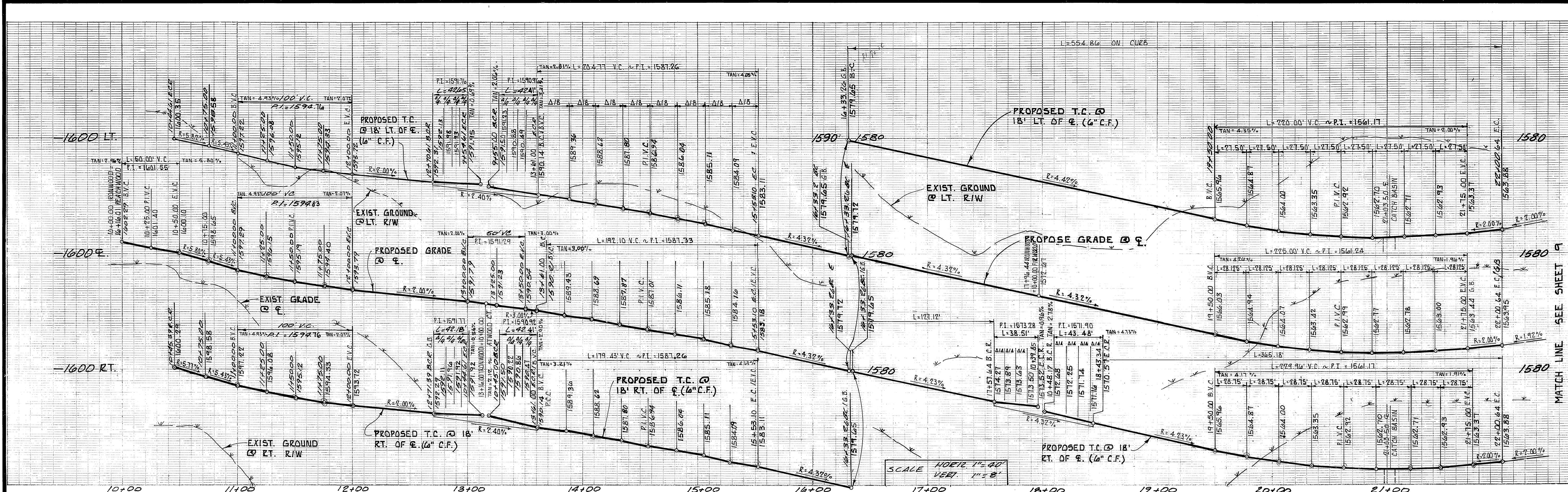
B.E. BLANK CIVIL ENGINEERS
 P.O. BOX 6302 ANAHEIM, CA. 92810
 (714) 639-9010
 PREPARED UNDER THE SUPERVISION OF
Bruce E. Blank
 BRUCE E. BLANK R.C.E. 76492 DATE 5-31-89

DESIGNED BY B.E.B. DRAWN BY CAD CHECKED BY B.E.B.
 REVISIONS
 APPR. DATE
 DATE 6/9/89

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
 APPROVED BY *Darryl Bed*
 PUBLIC WORKS DIRECTOR
 DATE 6/9/89

STREET IMPROVEMENT PLANS
 FOR
TRACT 21031
IRONWOOD DRIVE AND FIRWOOD COURT
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 5'

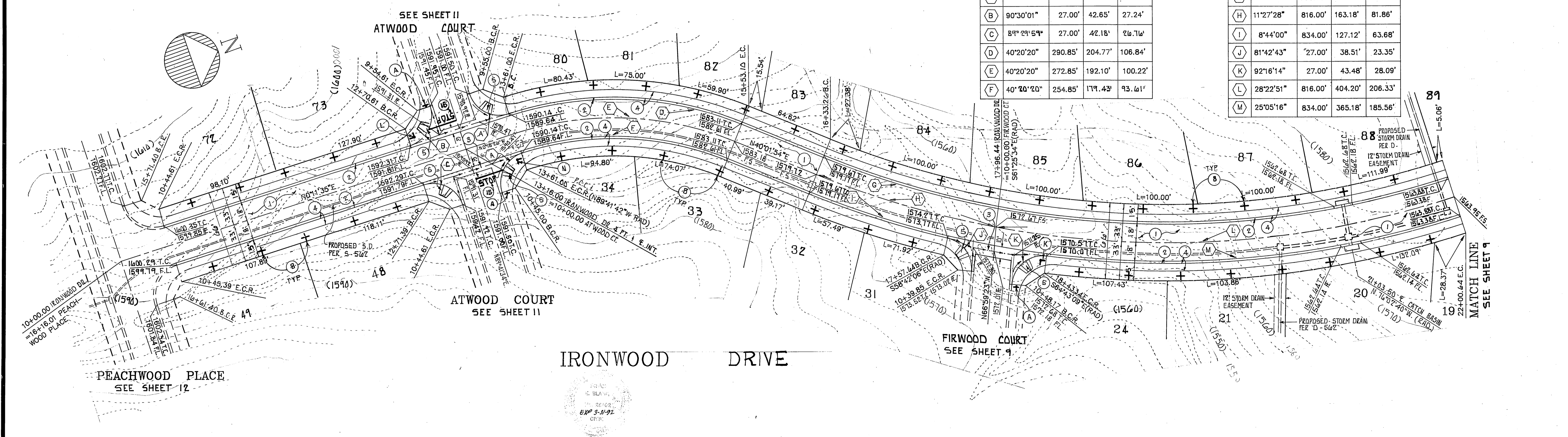
ACCOUNT NO.
 R=3024
 SHEET 9 OF 12
 INDEXED 8-11-89 JN 274



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

Δ	R	L	T	
A	90°00'00"	27.00'	42.41'	27.00'
B	90°30'01"	27.00'	42.65'	27.24'
C	89°29'59"	27.00'	42.18'	26.76'
D	40°20'20"	290.85'	204.77'	106.84'
E	40°20'20"	272.85'	192.10'	100.22'
F	40°20'20"	254.85'	179.43'	93.61'

Δ	R	L	T	
G	39°50'19"	798.00'	554.86'	289.18'
H	11°27'28"	816.00'	163.18'	81.86'
I	8°44'00"	834.00'	127.12'	63.68'
J	81°42'43"	27.00'	38.51'	23.35'
K	92°16'14"	27.00'	43.48'	28.09'
L	28°22'51"	816.00'	404.20'	206.33'
M	25°05'16"	834.00'	365.18'	185.56'



BENCH MARK:
CITY OF RIVERSIDE B.M. F8-8 P.K. NAIL AND TAG IN CONC. RETAINING WALL SE'LY OF INTERSECTION OF ALEXANDRA BLVD. AND TRAUTWEIN RD.
ELEVATION = 1607.635

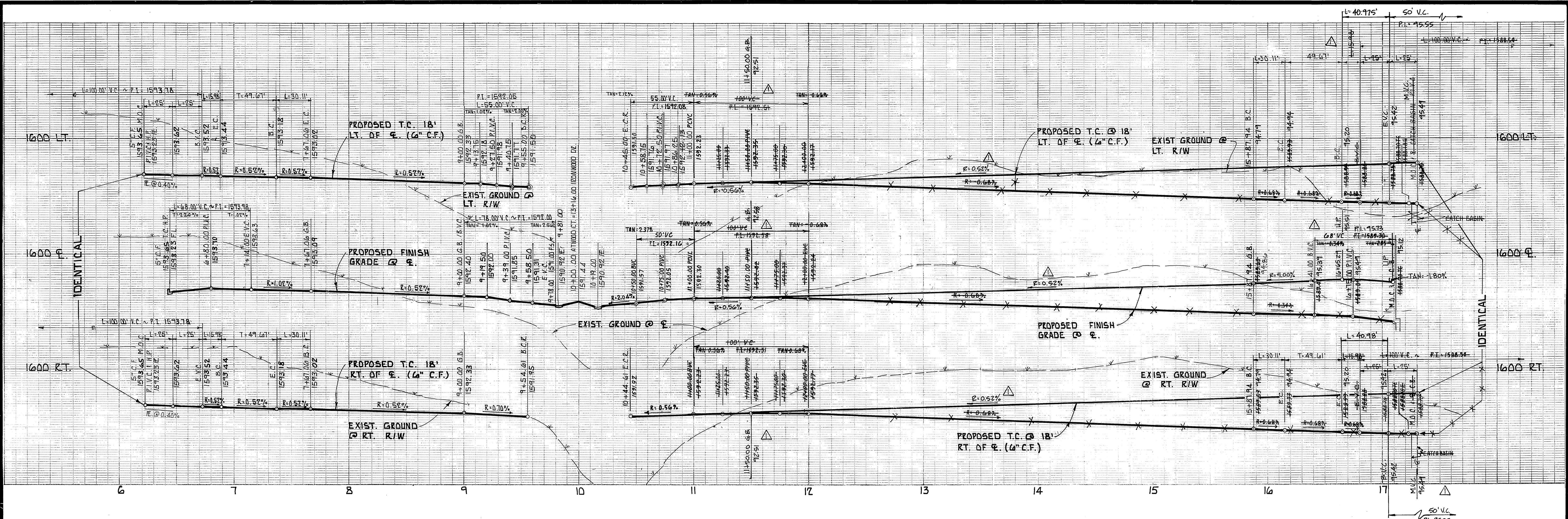
B.E. BLANK CIVIL ENGINEERS
P.O. BOX 6307 ANAHEIM, CA. 92816
(714) 639-9070
PREPARED UNDER THE SUPERVISION OF
Bruce E. Blank
BRUCE E. BLANK R.C.E. 24492 DATE 5-31-88

DESIGNED BY B.E.B. DRAWN BY CAD CHECKED BY B.E.B.
REVISIONS
APPR. DATE
DATE 6/2/89

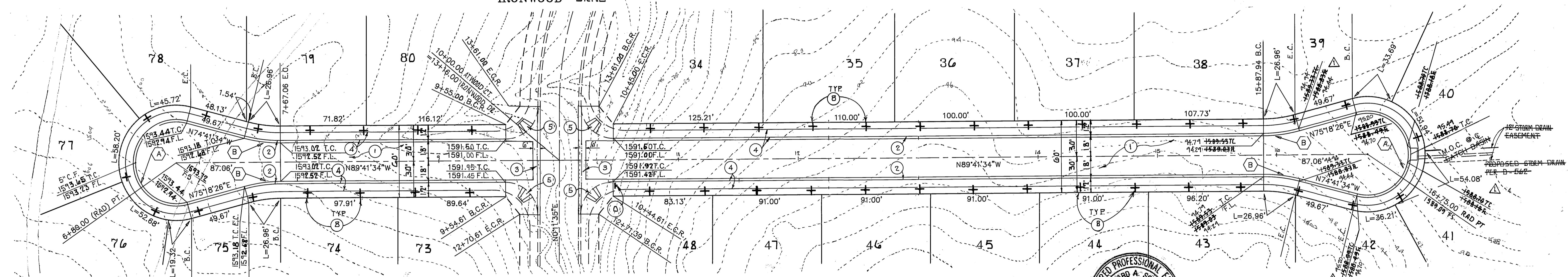
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY DATE BY
PRINCIPAL ENGINEER 8/2/89
TRAFFIC DIVISION 12/11/88
CHIEF P.W. ENGINEER 6-3-89

STREET IMPROVEMENT PLANS
FOR
TRACT 21031
IRONWOOD DRIVE
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO.
R-3024
SHEET 10 OF 12



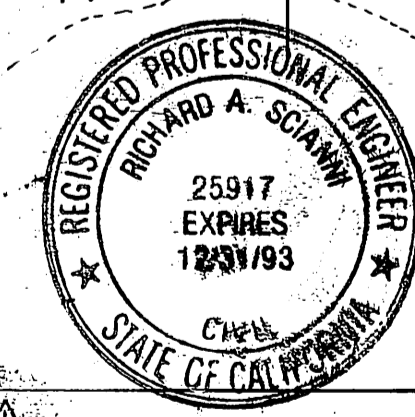
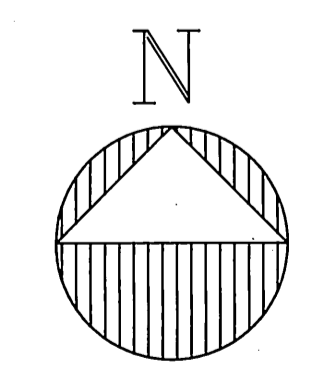
SEE SHEET 10
IRONWOOD DRIVE



IRONWOOD DRIVE
SEE SHEET 10

	Δ	R	L	T
(A)	210°00'00"	36.00'	131.95'	---
(B)	15°00'00"	115.00'	30.11'	15.14'

ATWOOD COURT



FOR REVISIONS

BY:
CSL ENGINEERING, INC.
2900 ADAMS STREET SUITE A25
RIVERSIDE, CALIFORNIA 92504
PH. (714) 785-5122

Richard A. Scianiti R.C.E. NO. 25917 DATE 5-28-91

BENCH MARK:
CITY OF RIVERSIDE B.M. F8-B P.K. NAIL
AND TAG IN CONC. RETAINING WALL SE'LY OF
INTERSECTION OF ALEXANDER BLVD. AND
TRAUTWEIN RD.

ELEVATION = 14.07.635

B.E. BLANK CIVIL ENGINEERS
P.O. BOX 6502 ANAHEIM, CA. 92816
(714) 639-9070

PREPARED UNDER THE SUPERVISION OF
Bruce E. Blank
BRUCE E. BLANK R.C.E. 26492 DATE 5-31-88

REVISIONS

REVISOR DATE

DESIGNED BY B.E.B. DRAWN BY CAD CHECKED BY B.E.B.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

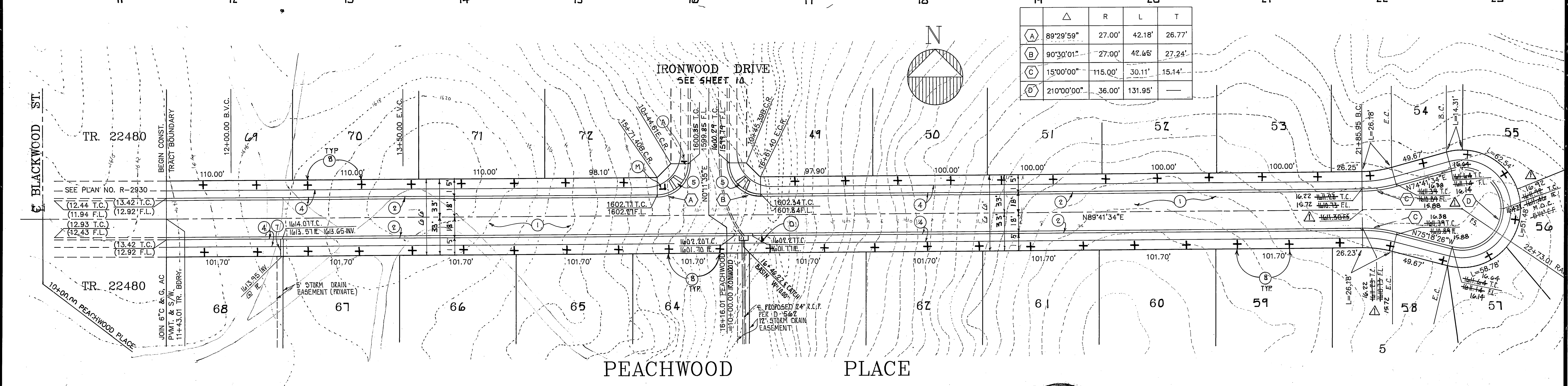
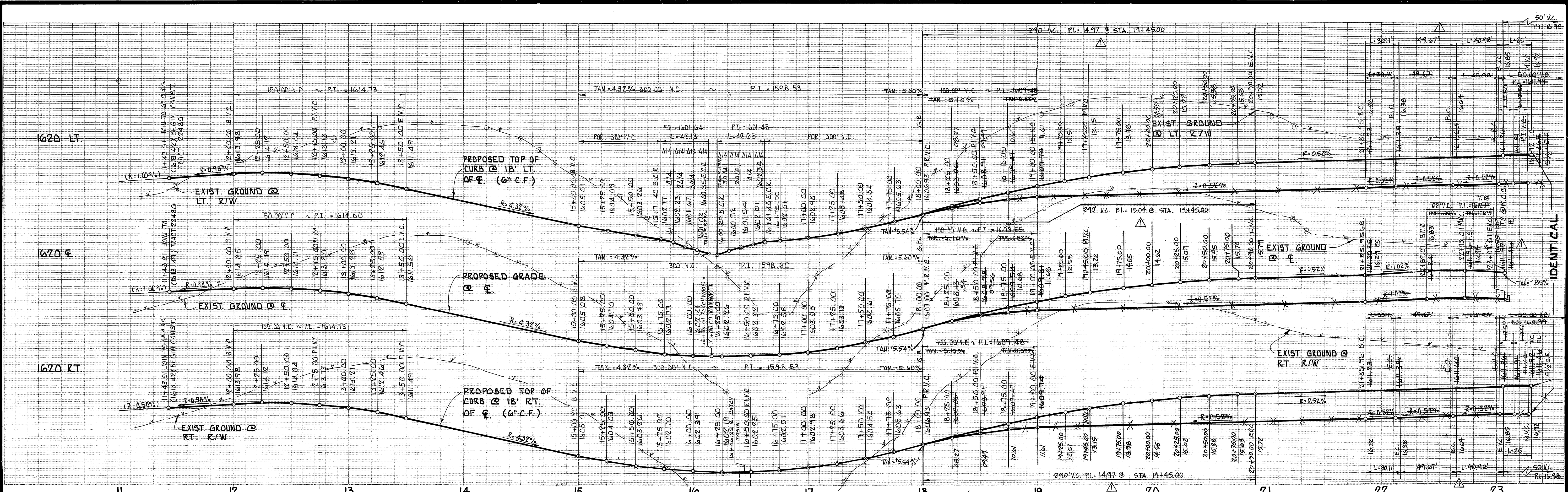
APPROVED BY: *Carry Pool*
PRINCIPAL ENGINEER DATE 6/9/89
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

STREET IMPROVEMENT PLANS FOR TRACT 21631 ATWOOD COURT SHEET 11 OF 12

ACCOUNT NO. R=3024

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 5'

INDEXED 8-11-89 Lft JN 274



BENCH MARK:
CITY OF RIVERSIDE B.M. FB-B P.K. NAIL
AND TAG IN CONC. RETAINING WALL SE'LY OF
INTERSECTION OF ALEXANDRA BLVD. AND
TRAUTWEIN RD.
ELEVATION = 1607.435

B.E. BLANK CIVIL ENGINEERS
P.O. BOX 6302 ANAHEIM, CA. 92816
(714) 639-9070
PREPARED UNDER THE SUPERVISION OF
Bruce E. Blank
BRUCE E. BLANK R.C.E. 26492 DATE 5-31-88

FOR REVISION

BY:
CSLENGEERING, INC.
2900 ADAMS STREET SUITE A25
RIVERSIDE, CALIFORNIA 92504
PH. (714) 785-5122

Richard A. Scianni 5-28-91
RICHARD A. SCIANNI RCE NO. 25917 DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Darryl Ford*
DATE: 6/9/89
PUBLIC WORKS DIRECTOR

DESIGNED BY: B.E.B. DRAWN BY: CAD CHECKED BY: B.E.B.

STREET IMPROVEMENT PLANS
FOR
TRACT 21631
PEACHWOOD PLACE

ACCOUNT NO.
R=3024
SHEET 12 OF 12

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

INDEXED 8-11-89

STC 54 0.6, 3.2

INDEXED 8-11-89 JN274