

STREET NAME & SIGN SCHEDULE

(A)	COLLETT AVENUE	11 000
(B)	SUNROSE DRIVE	4200
(C)	ARROWWOOD DRIVE	11 000
(D)	ARROWWOOD DRIVE	4200
(E)	ARROWWOOD DRIVE	10 900
(F)	TORREY PINES DRIVE	4200
(G)	TORREY PINES DRIVE	10 900
(H)	COLLETT AVENUE	10 900
(I)	2-1 (STOP SIGN - 36")	
(J)	R 10 (RT)	

PARKS DEPT. 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 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 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).
- THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- 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 TREE WORK SHALL BE COMPLETED PRIOR TO OCCUPANCY.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

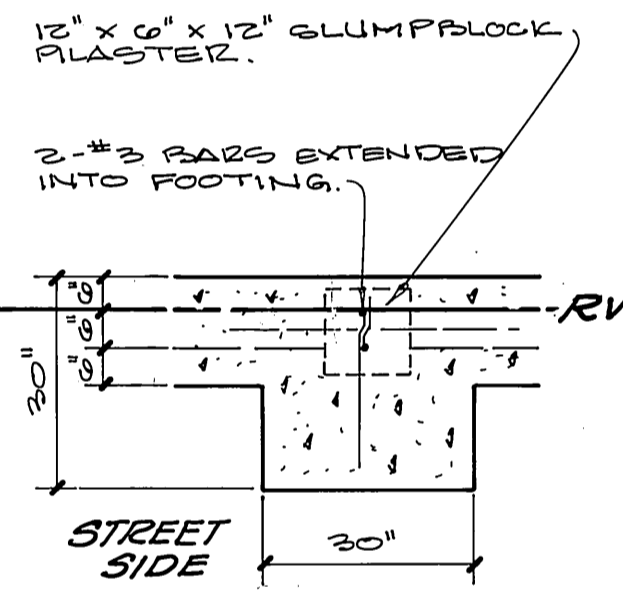
STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D
A. LA SIERRA	SEE REVERSE FRONTAGE LANDSCAPE PLANS PREPARED BY S.T.B. LANDSCAPE ARCH. PHONE NO. 798-1430 PC 2986 R			
B. COLLETT	LAGERSTROEMIA INDICA / PINE	15 GAL.	60'	18
C. SUNROSE	JACARANDA MIMOSIFOLIA / JACARANDA	15 GAL.	60'	18
D. ARROWWOOD	JACARANDA MIMOSIFOLIA / JACARANDA	15 GAL.	60'	23
E. CEDARPINE	PINUS CANARIENSIS / CANARY ISLAND PINE	15 GAL.	60'	18
F. TORREY PINES	PINUS CANARIENSIS / CANARY ISLAND PINE	15 GAL.	60'	8
- ALL STREET TREES IN ALL ZONES, EXCEPT RESIDENTIAL MUST AUTOMATICALLY BE IRRIGATED. IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT TIME OF INSTALLATION OF THE TREES.

GENERAL NOTES

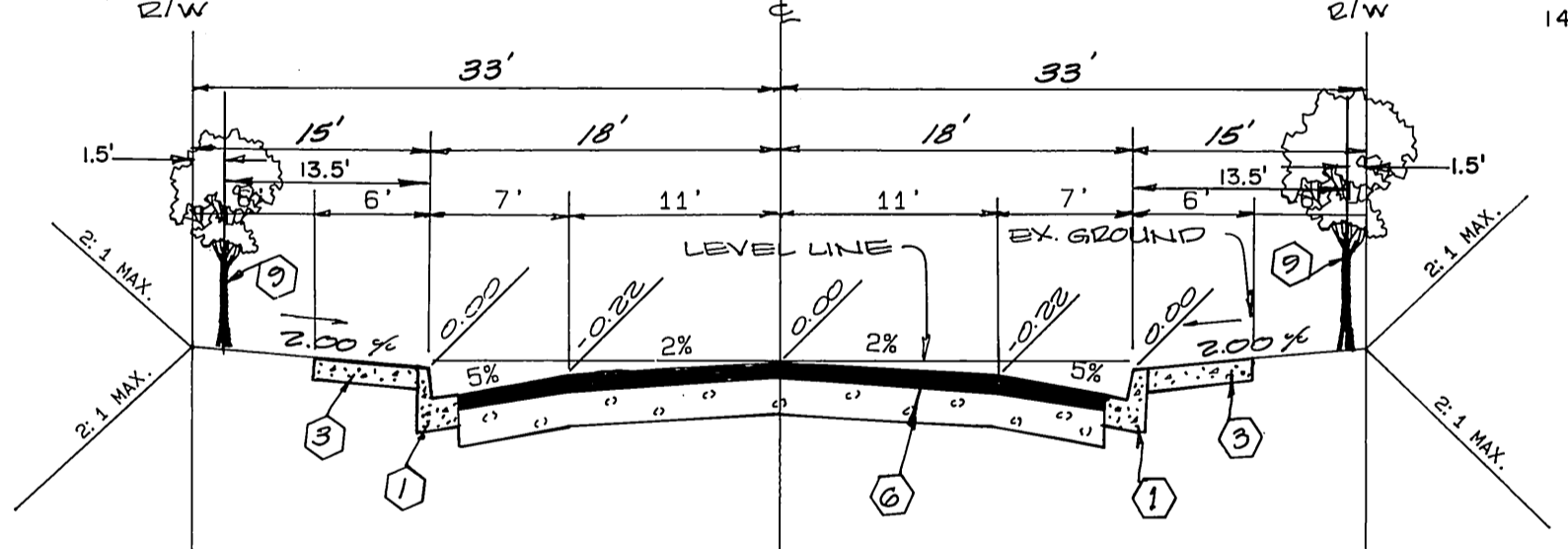
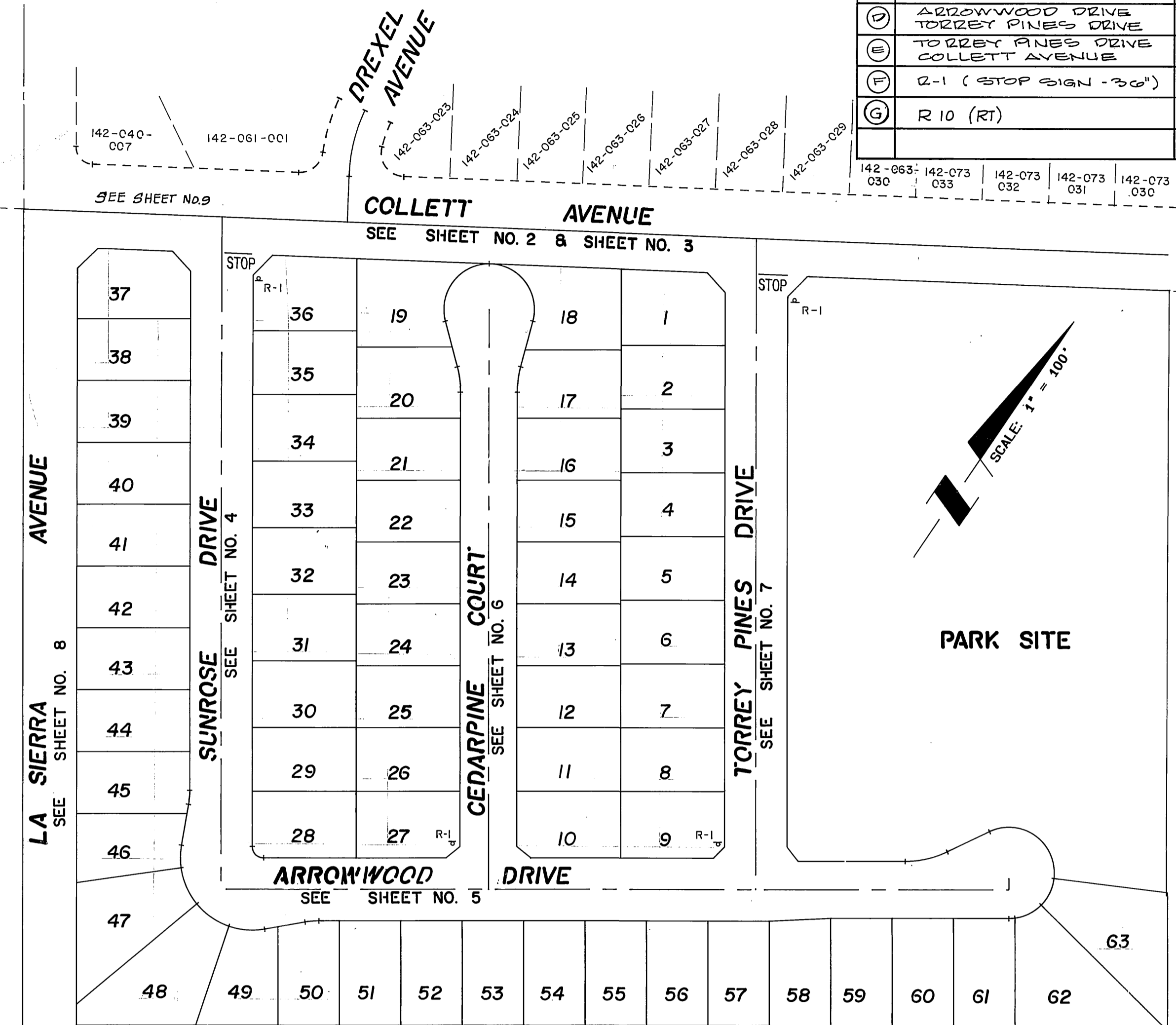
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING 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.
- 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 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 U.S.A.
- 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.
- 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 REPAIRED 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.
- 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 FIELD TO PRODUCE A SMOOTH SECTION.
- 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.
- CONSTRUCT BLOCK WALL PER RIVERSIDE CITY STANDARD 704 OR APPROVED DESIGNS (SEE PLANS FOR HEIGHT (S)) TYPE/COLOR OF BLOCK TAN SLUMBLOCK MORTAR COLOR TO MATCH WALL SIZE 8" X 8" X 16" TYPE/COLOR CAP TAN SLUMBLOCK CAP 2" X 6" X 16" OTHER 12" X 6" X 12" PILASTERS AT APPROX. 40' O.C. AND AT ALL DIRECTIONAL CHANGES THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- 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.
- BEFORE THE RIP RAP IS ACCEPTED, AS PLACED, AT THE OUTLET OF ANY DRAINAGE STRUCTURE, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
- DEVELOPER TO GIVE CITY DIVISION FIVE(5) WORKING DAYS WRITTEN NOTICE PRIOR TO CONSTRUCTION AND TO ALLOW CITY TEN (10) DAYS FOR COMPLETION OF WORK (351-6150).
- 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOPS SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENT MADE TO MAINTAIN SIGNAL OPERATION.
- SEE TRAFFIC SIGNAL PLAN X-456A FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.

CONSTRUCTION NOTES

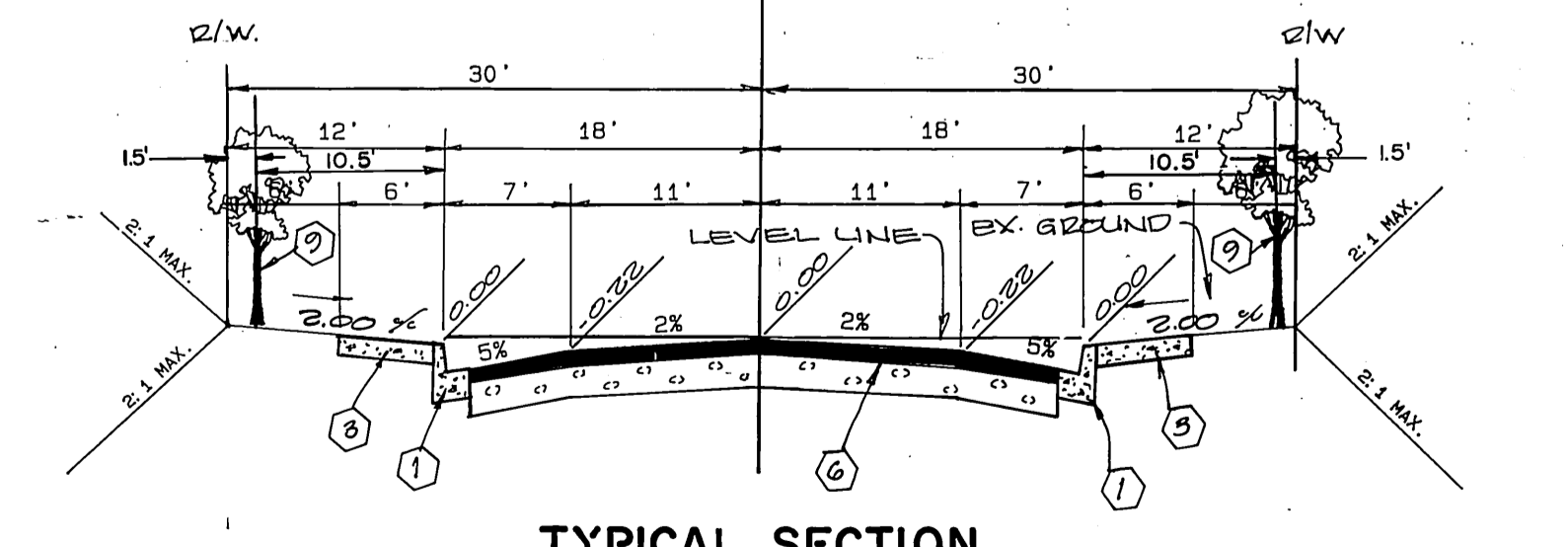
- CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- CONSTRUCT STANDARD 200 CURB AND GUTTER-8" CURB FACE TYPE I
- CONSTRUCT STANDARD 325 CURBLINE SIDEWALK
- CONSTRUCT STANDARD 220, 6" WIDE CROSS GUTTER
- CONSTRUCT STANDARD 304 WHEELCHAIR RAMP
- CONSTRUCT 5" A.C. PAVING OVER 10" CRUSHED AGGREGATE OR 7 1/2" A.C. OVER COMPACTED NATIVE PER S.R. 1415 R=4
- CONSTRUCT 4" A.C. PAVING OVER 22" CRUSHED AGGREGATE OR 13" A.C. OVER COMPACTED NATIVE PER S.R. 1415 R=4
- REMOVE EXISTING PAVING AS SHOWN
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
- CONSTRUCT STANDARD 704, 6" BLOCK WALL (THIS WALL REQUIRES A PERMIT AND INSPECTION FROM PUBLIC WORKS ENGINEERING DIVISION) SEE NOTE 15
- CONSTRUCT 6" PILASTER PER DETAIL ON SHEET SEE GENERAL NOTE
- INSTALL 2"x4" REDWOOD HEADER
- OVERLAY EXISTING PAVING AS REQUIRED
- REMOVE EXISTING A.C. BERM
- REMOVE EXISTING CURB AND GUTTER
- CONSTRUCT A.C. BERM PER STANDARD 280



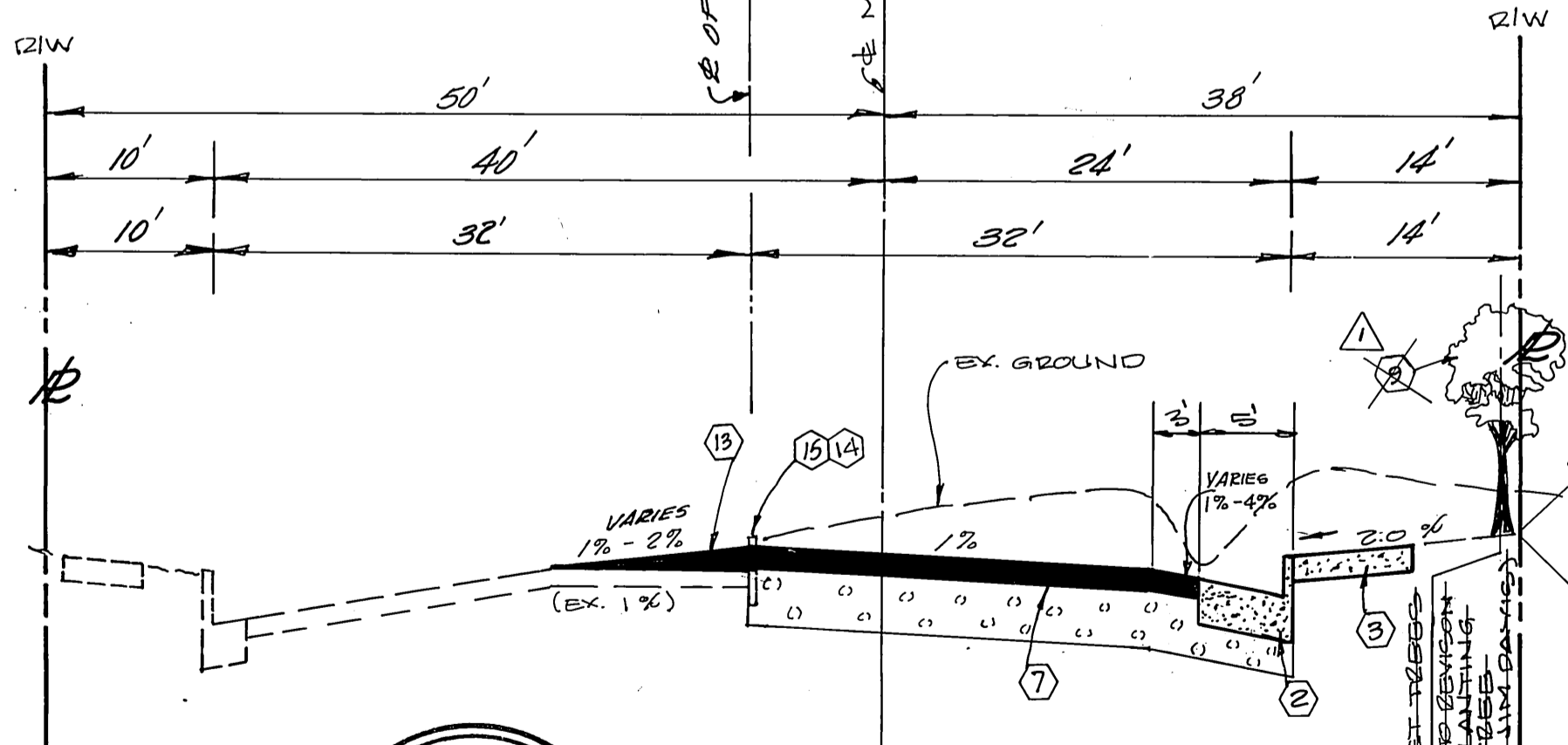
PILASTER FOOTING DETAIL
NO SCALE



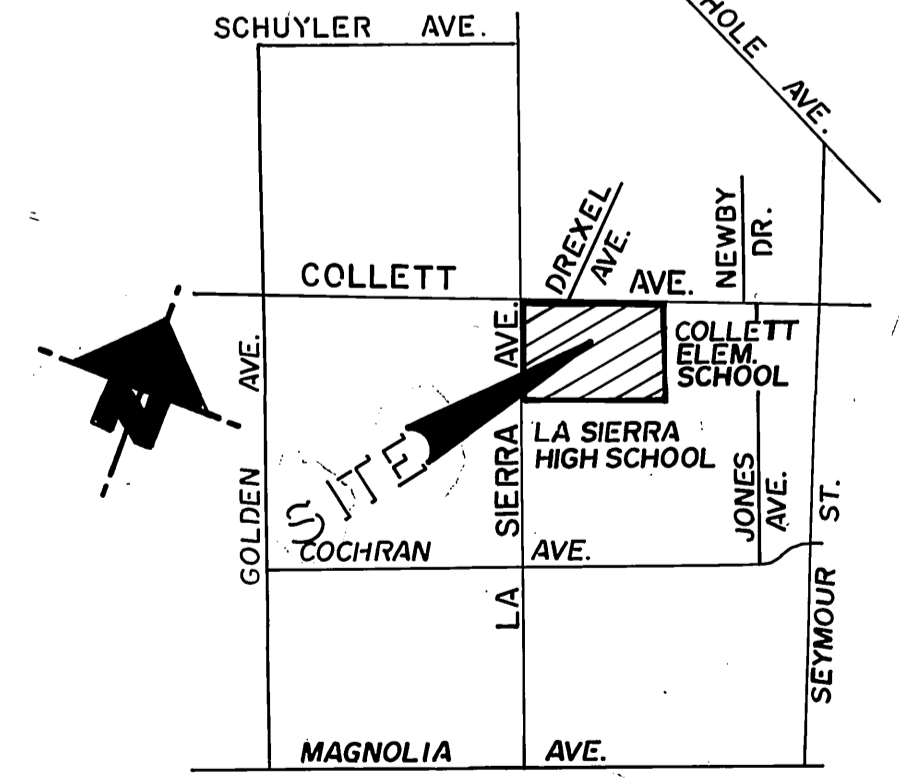
TYPICAL SECTION
SUNROSE DRIVE
ARROWWOOD DRIVE
TORREY PINES DRIVE
T.I. = 5.0



TYPICAL SECTION
CEDARPINE COURT
T.I. = 5.0



TYPICAL SECTION
COLLETT AVENUE
T.I. = 8.5



VICINITY MAP
N.T.S.



ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY *Matthew E. Webb* DATE 0/8/99
R.E. No. 37385

DESIGNED BY J.V.P. DRAWN BY D.R.Z. CHECKED BY M.E.W.
CITY BUSINESS TAX CERTIFICATE NO. 63006 EXP. DATE 12-31-89

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY *Barry Bed* DATE 5/14/90
DIRECTOR OF PUBLIC WORKS

STREET IMPROVEMENT PLAN & PROFILE
TRACT NO. 23407
INDEX SHEET
SCALE: NOT TO SCALE

ACCOUNT No. DRAWING NUMBER
R-3088
SHEET 1 OF 9
86-32.A

BENCH MARK :
CITY OF RIVERSIDE BENCH MARK NUMBER F-2 - U. P.K. NAIL AND CITY ENGINEER TAG IN CATCH BASIN WING IN THE NORTHERLY CURB OF COLLETT AVENUE, 475' ± LINEAL FEET WESTERLY OF NEWBY DRIVE. (VIC. OF RESIDENCE NUMBER 10907 COLLETT AVENUE)
ELEVATION : 702.865

INDEXED 8-17-90

700 LT

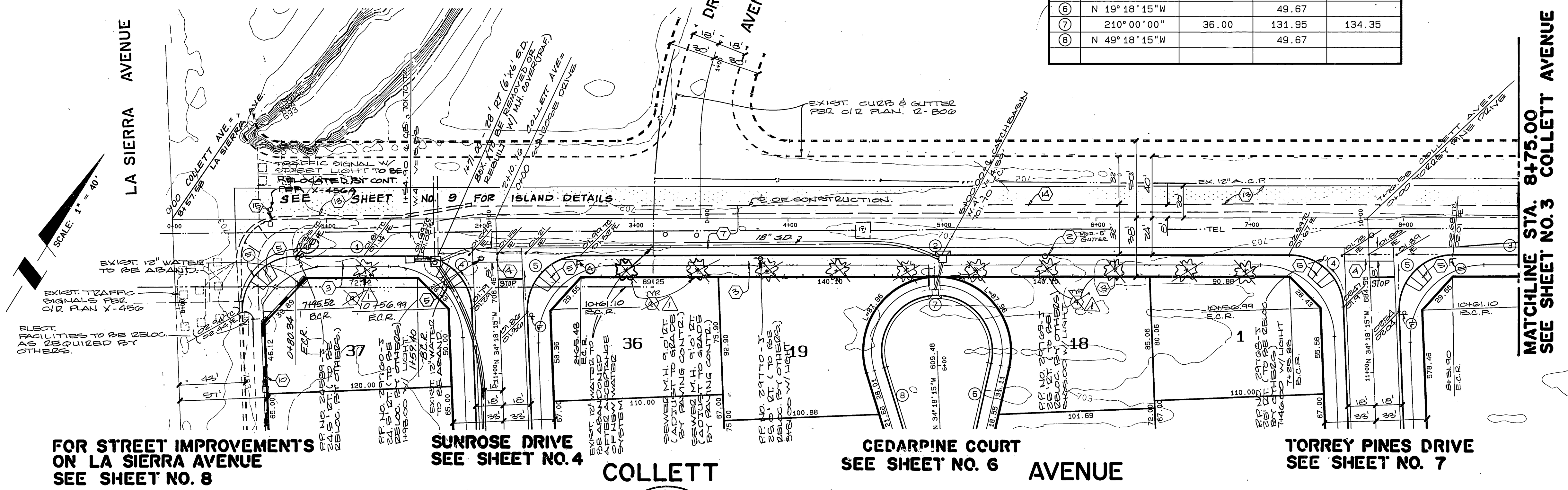
700 C

700 RT

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00

MATCHLINE SEE SHEET NO. 3

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



DATA

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 57° 54' 45" E		79.06	
2	N 57° 54' 45" E		460.34	
3	N 57° 54' 45" E		381.93	
4	87° 47' 00" W	35.00	53.62	33.67
5	92° 13' 00" W	35.00	56.33	36.38
6	N 19° 18' 15" W		49.67	
7	210° 00' 00" W	36.00	131.95	134.35
8	N 49° 18' 15" W		49.67	

BENCH MARK :

CITY OF RIVERSIDE BENCH MARK NUMBER F-2 - J. P.K. NAIL AND CITY ENGINEER TAG IN CATCH BASIN RING IN THE NORTHERLY CURB OF COLLETT AVENUE, 475 + LINEAL FEET WESTERLY OF NEWBY DRIVE. (VIC. OF RESIDENCE NUMBER 10997 COLLETT AVENUE)

CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: <i>Richard L. Dolek</i> DATE: 12-22-89	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND ELECT. APPROVED BY: <i>Paul Hansen</i> DATE: 12-22-89
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ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY: *Matthew E. Webb* DATE: 8/3/89
R.E. No. 37385

W.O. 86-32 FOR: CONCORDIA DEV. CORP. F.B. 1018

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/89	REVISED ST. TREE PLANTING

DESIGNED BY: J.V.P. DRAWN BY: D.R.Z. CHECKED BY: MEW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Danny Bell*
DATE: 5/7/90
DIRECTOR OF PUBLIC WORKS

STREET IMPROVEMENT
PLAN & PROFILE
TRACT NO. 23407
COLLETT AVE.
STA. 0+00 TO STA. 8+75.00

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

ACCOUNT No.
DRAWING NUMBER
R-3088
SHEET 2 OF 9
86-32.A

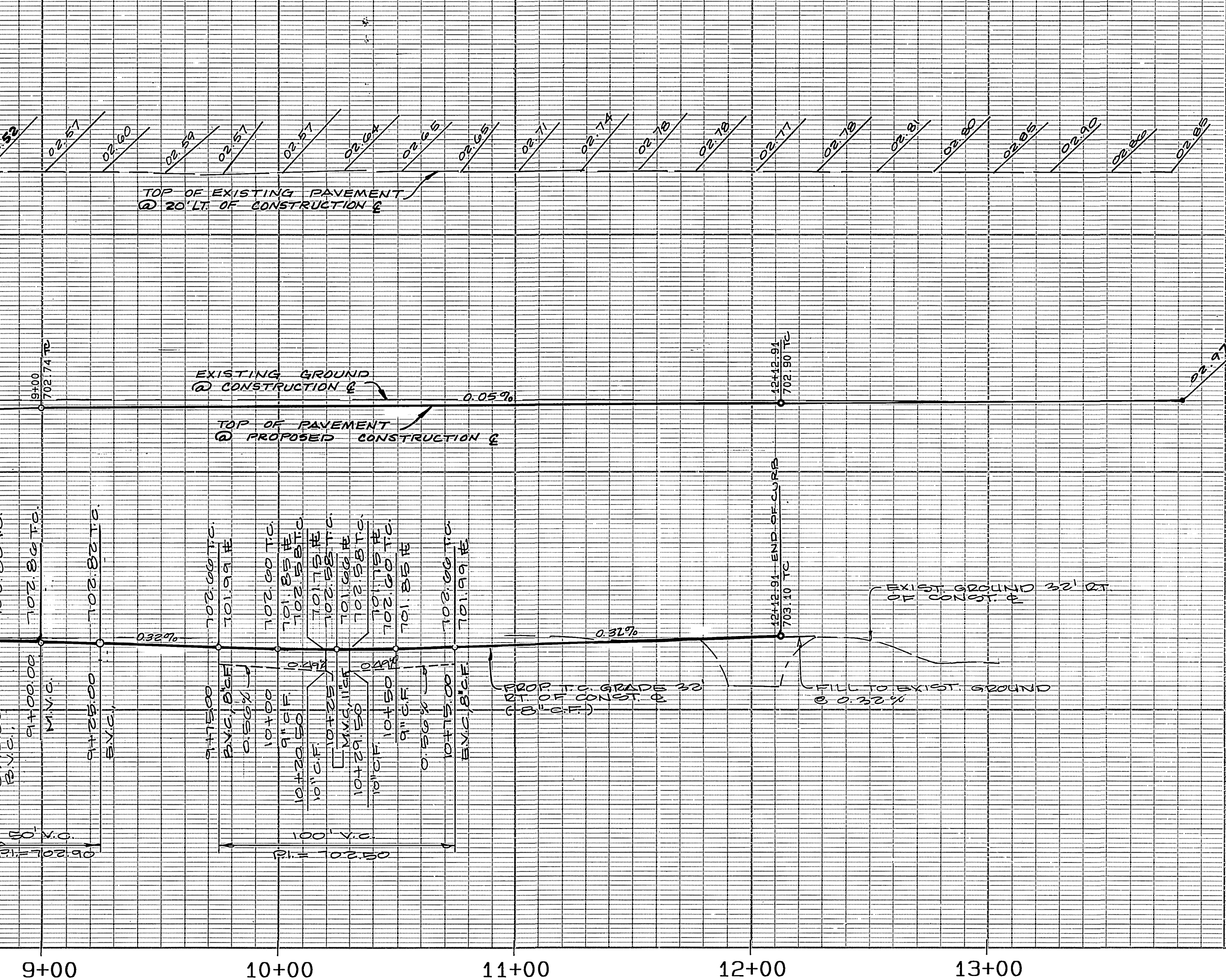
700LT.

700C

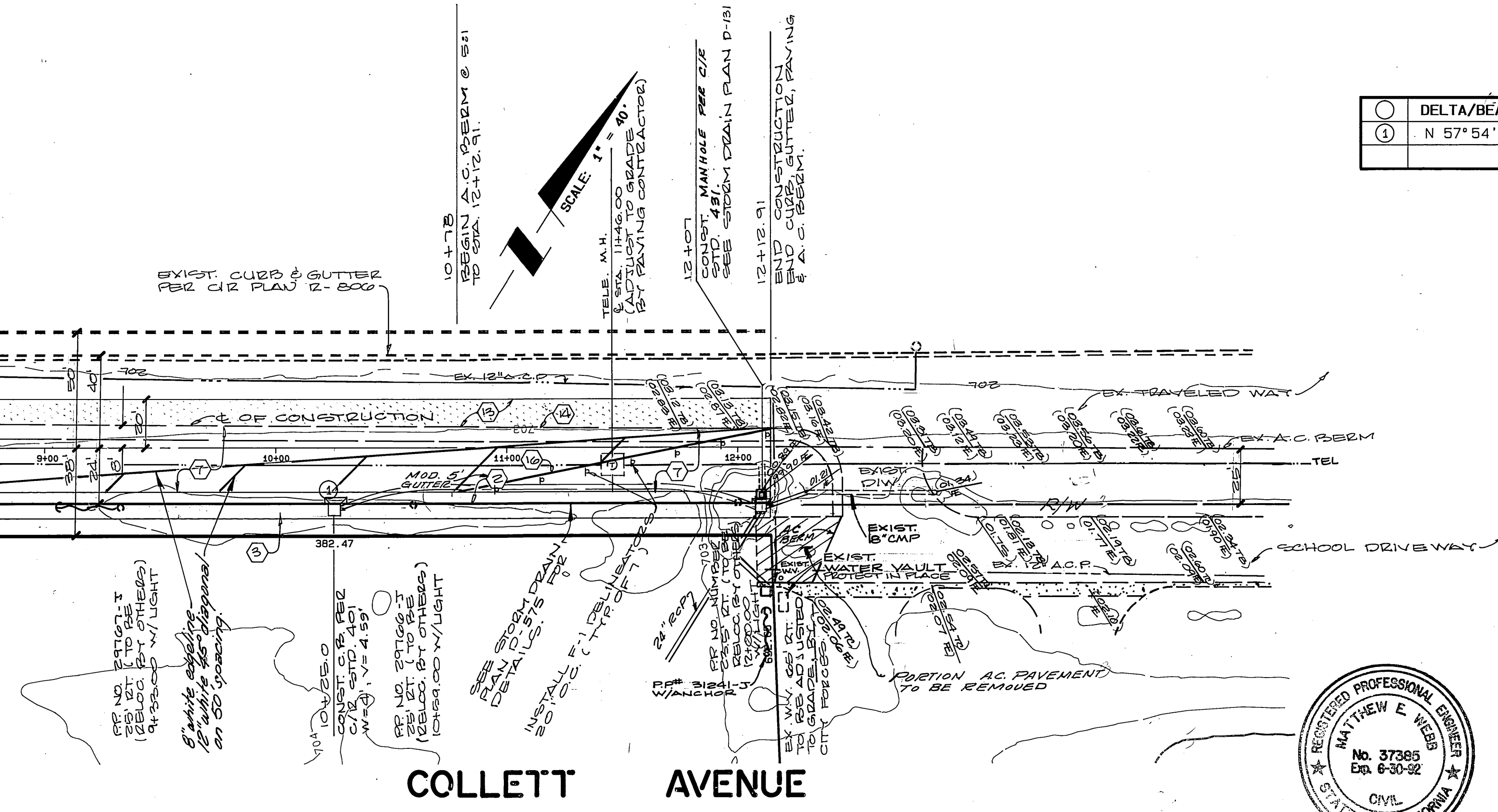
700RT.

MATCHLINE SEE SHEET NO. 2

MATCHLINE STA. 8+75.00 SEE SHEET NO. 2

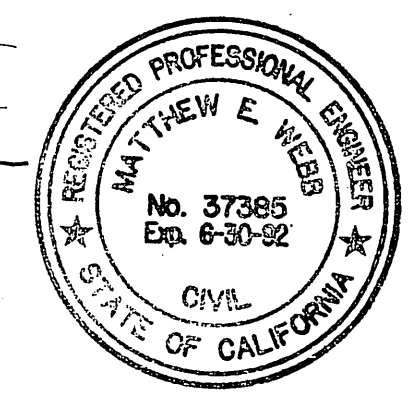


PROFILE
 HORIZONTAL: 1"=40'
 VERTICAL: 1"=4'



DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① N 57° 54' 45" E		381.93	



BENCH MARK :

CITY OF RIVERSIDE BENCH MARK NUMBER F-2 - J, P.K. NAIL AND CITY ENGINEER TAG IN CATCH BASIN WING IN THE NORTHERLY CURB OF COLLETT AVENUE, 475 + LINEAL FEET WESTERLY OF NEWBY DRIVE, (VIC. OF RESIDENCE NUMBER 10907 COLLETT AVENUE)

CITY OF RIVERSIDE WATER SYSTEM
 APPROVED BY: *Richard D. Doherty*
 DATE: 12-22-89

PACIFIC BELL TELE. CO.
 APPROVED BY: *James Agones*
 DATE: 1-3-90

CITY OF RIVERSIDE OVERHEAD & UNDER-GROUND.
 APPROVED BY: *Ken Hays*
 DATE: 12-22-89

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA
 APPROVED BY: *Matthew E. Webb* DATE: 2/8/90
 R.E. No. 37388
 W.O. 86-32 FOR CONCORDIA DEV. CORP F.B. 1018

REVISIONS
 APPR. DATE
 DESIGNED BY J.V.P. DRAWN BY D.R.Z. CHECKED BY MEW

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY: *Matthew E. Webb* DATE: 3/9/90
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR. *M.E.W.*

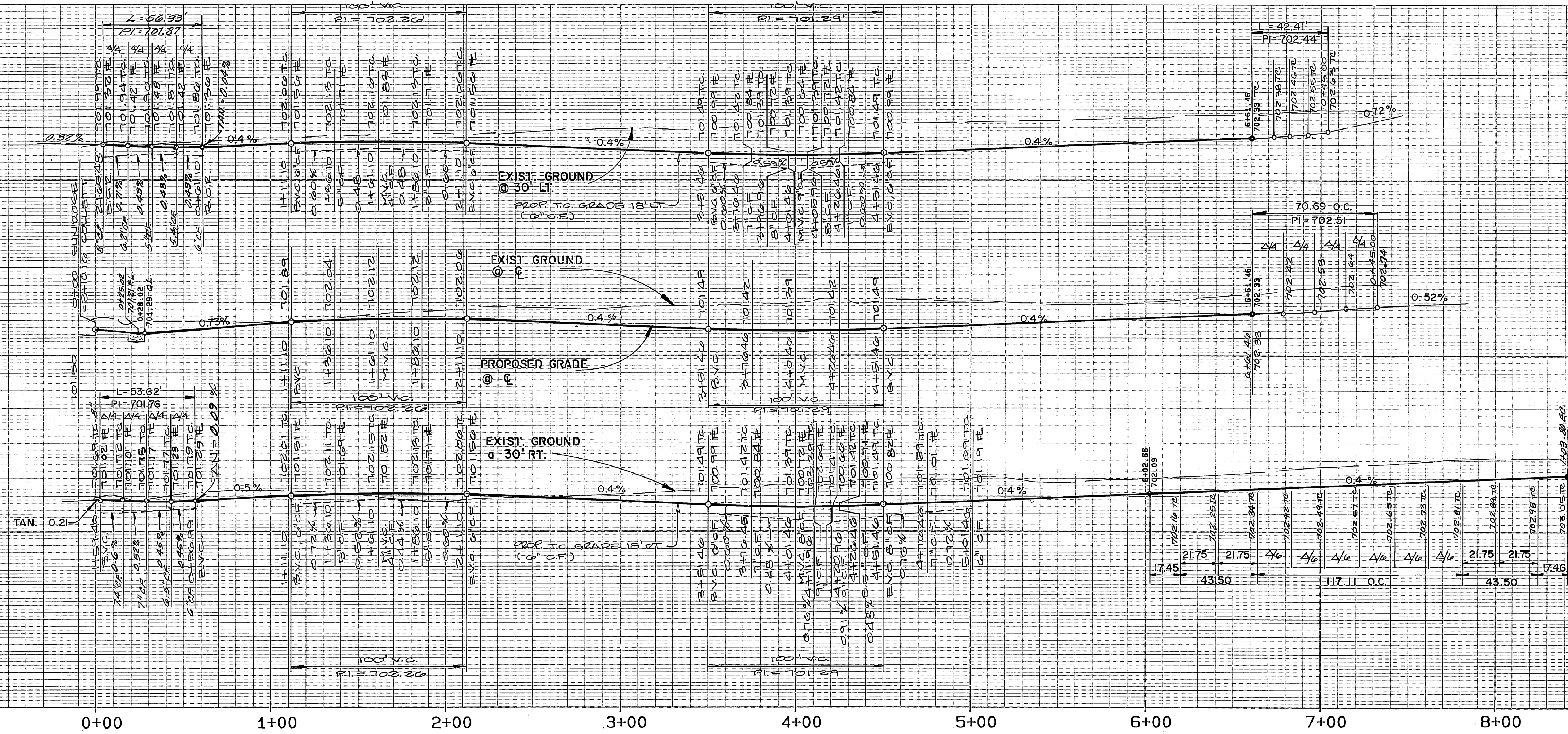
STREET IMPROVEMENT PLAN & PROFILE TRACT NO. 23407 COLLETT AVE. STA. 8+75 TO STA. 12+12

ACCOUNT No. DRAWING NUMBER
R- 3088
 SHEET 3 OF 9
86-32.A

700 LT.

700 C.

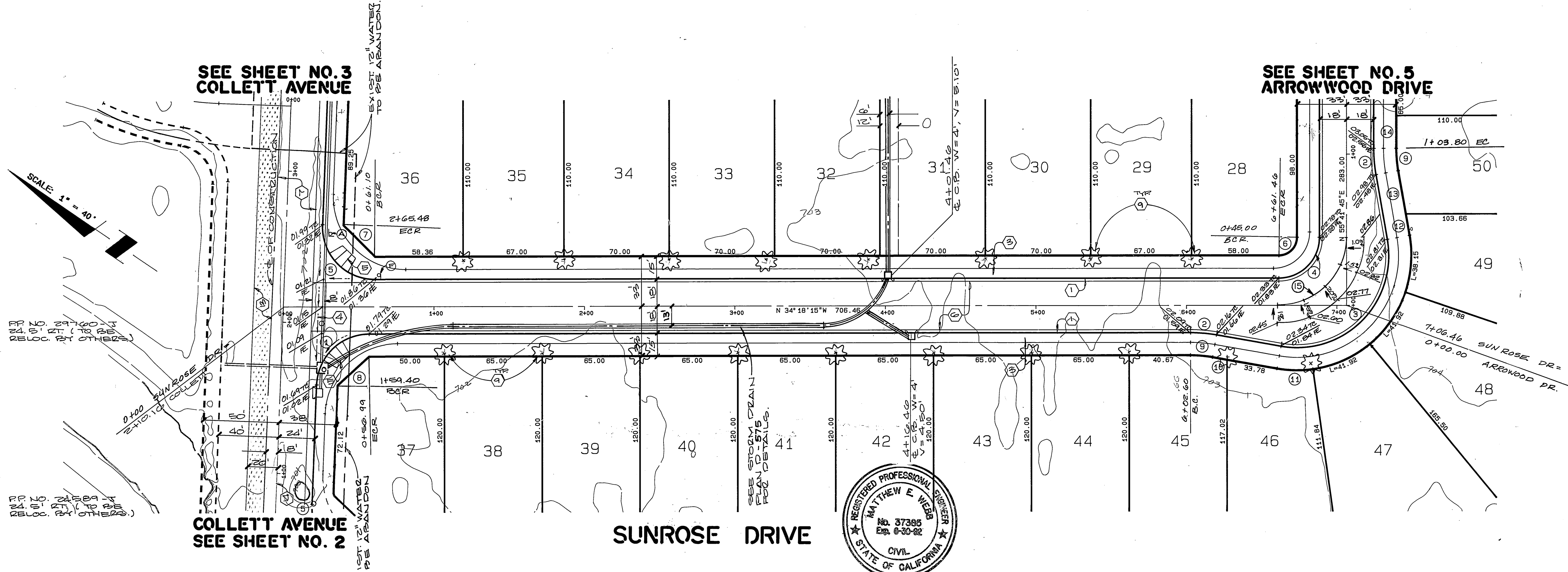
700 RT.



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

SEE SHEET NO. 3
 COLLETT AVENUE

SEE SHEET NO. 5
 ARROWWOOD DRIVE



DATA

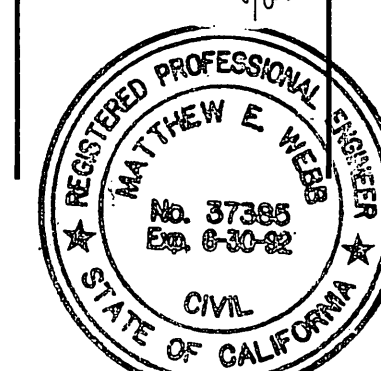
NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	87° 47' 00"	35.00	53.62	33.67
2	10° 00' 00"	100.00	17.45	8.75
3	110° 00' 00"	61.00	117.11	87.12
4	90° 00' 00"	27.00	42.41	27.00
5	92° 13' 00"	35.00	56.33	36.36
6	90° 00' 00"	12.00	18.85	12.00
7	N 10° 27' 36"E		29.55	
8	N 76° 44' 37"W		28.43	
9	10° 00' 00"	85.00	14.84	7.44
10	N 24° 18' 15"W		9.72	
11	18° 01' 30"	76.00	23.91	12.05
12	N 45° 41' 45"E		14.41	
13	N 45° 41' 45"E		29.09	
14	N 55° 41' 45"E		21.59	
15	90° 00' 00"	45.00	70.69	45.00

BENCH MARK :

CITY OF RIVERSIDE BENCH MARK NUMBER F-2-J, P.K. NAIL AND CITY ENGINEER TAG IN CATCH BASIN KING IN THE NORTHERLY CURB OF COLLETT AVENUE, 475 ± LINEAL FEET WESTERLY OF HENRY DRIVE, (V.T.C. OF RESIDENCE NUMBER 10807 COLLETT AVENUE) ELEVATION : 702.855

CITY OF RIVERSIDE
 OVERHEAD & UNDERGROUND ELECT.
 APPROVED BY: *[Signature]*
 DATE 12-22-89

CITY OF RIVERSIDE
 WATER SYSTEM
 APPROVED BY: *[Signature]*
 DATE 12-22-89



ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *[Signature]* DATE 8/8/89
 R.E. NO. 37385
 W.O. 86-32 FOR CONCORDIA DEV. CORP. F.B. 1018

MARK	REVISIONS	APPR.	DATE

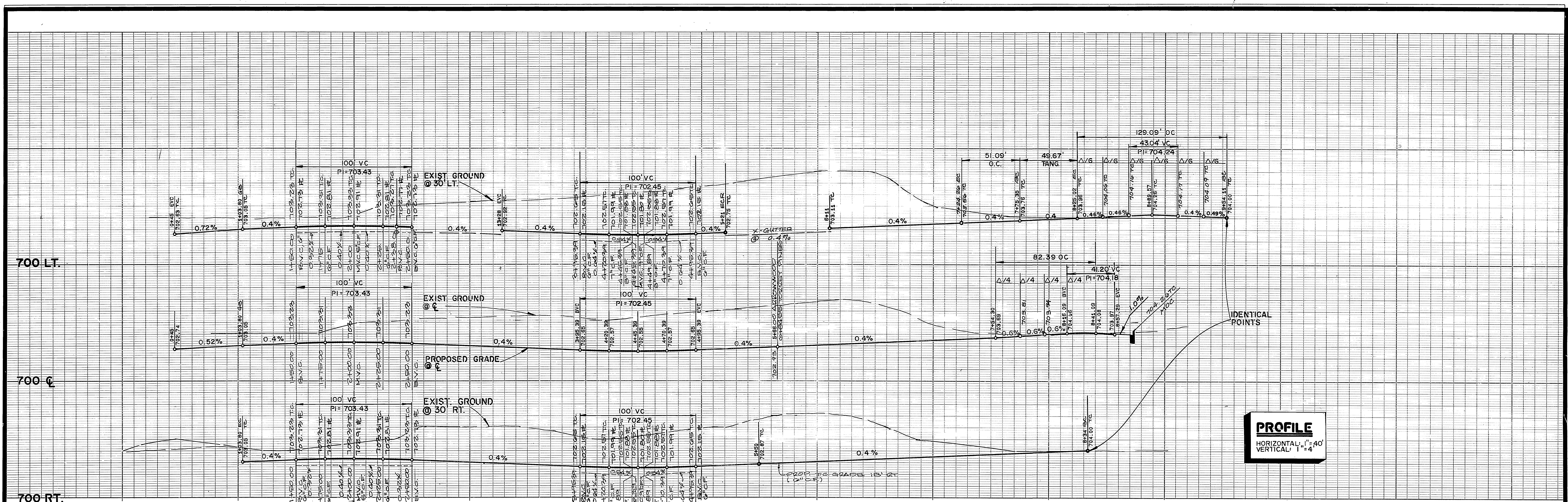
CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE 5/4/90
 DIRECTOR OF PUBLIC WORKS

STREET IMPROVEMENT
 PLAN & PROFILE
 TRACT NO. 23407
SUNROSE DR.
 STA. 0+00 TO STA. 7+06.46
 SCALE: HORIZ: 1"=40' VERT: 1"=4'

AS BUILT 1/1/93 RUM
 ACCOUNT No.
 DRAWING NUMBER
R-3088
 SHEET 4 OF 9
86-32.A

INDEXED 8-17-90 LHM

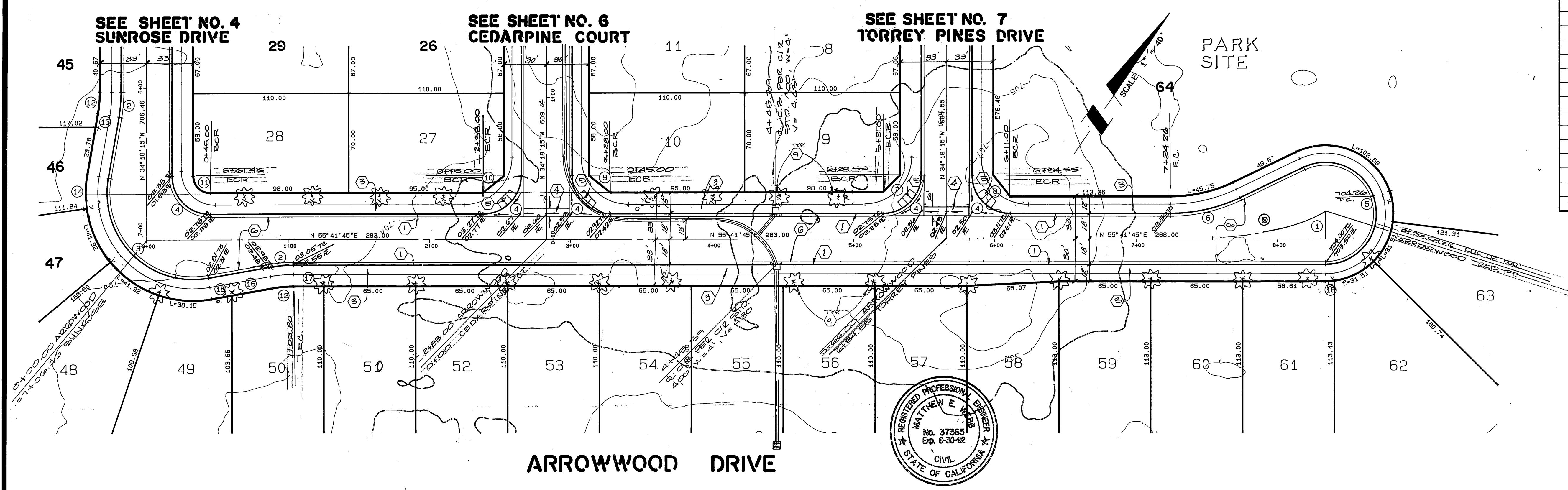
PC 2986-5



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

DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 34° 18' 15" W	18.00	18.00	
2	10° 00' 00"	100.00	17.45	8.75
3	110° 00' 00"	61.00	117.11	87.12
4	90° 00' 00"	27.00	42.41	27.00
5	205° 27' 07"	36.00	129.09	159.41
6	25° 27' 07"	115.00	51.09	25.97
7	N 10° 41' 45" E		16.97	
8	N 72° 57' 50" W		19.21	
9	N 85° 38' 40" W		19.21	
10	N 17° 02' 10" E		19.21	
11	90° 00' 00"	12.00	18.85	12.00
12	10° 00' 00"	85.00	14.84	7.44
13	N 24° 18' 15" W		9.72	
14	18° 01' 30"	76.00	23.91	12.05
15	N 45° 41' 45" E		14.41	
16	N 45° 41' 45" E		29.09	
17	N 55° 41' 45" E		21.59	
18	07° 38' 45"	48.00	6.41	3.21
19	25° 27' 07"	185.46	82.39	41.88



BENCH MARK :

CITY OF RIVERSIDE BENCH MARK NUMBER F-2 - J.P.K. NAIL AND CITY ENGINEER TAG IN CATCH BASIN WING IN THE NORTHERLY CURB OF COLLETT AVENUE, 475 + LINEAL FEET WESTERLY OF NEWBY DRIVE, (VIC. OF RESIDENCE NUMBER 10907 COLLETT AVENUE)

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *Matthew E. Webb* DATE: 2/8/93
 R.E. No. 37385
 W.O. 86-32 FOR CONCORDIA DEV. CORP. F.B. 1018

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *Matthew E. Webb* DATE: 2/8/93
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR.
 DESIGNED BY: J.V.P. DRAWN BY: D.R.Z. CHECKED BY: R.L.T.

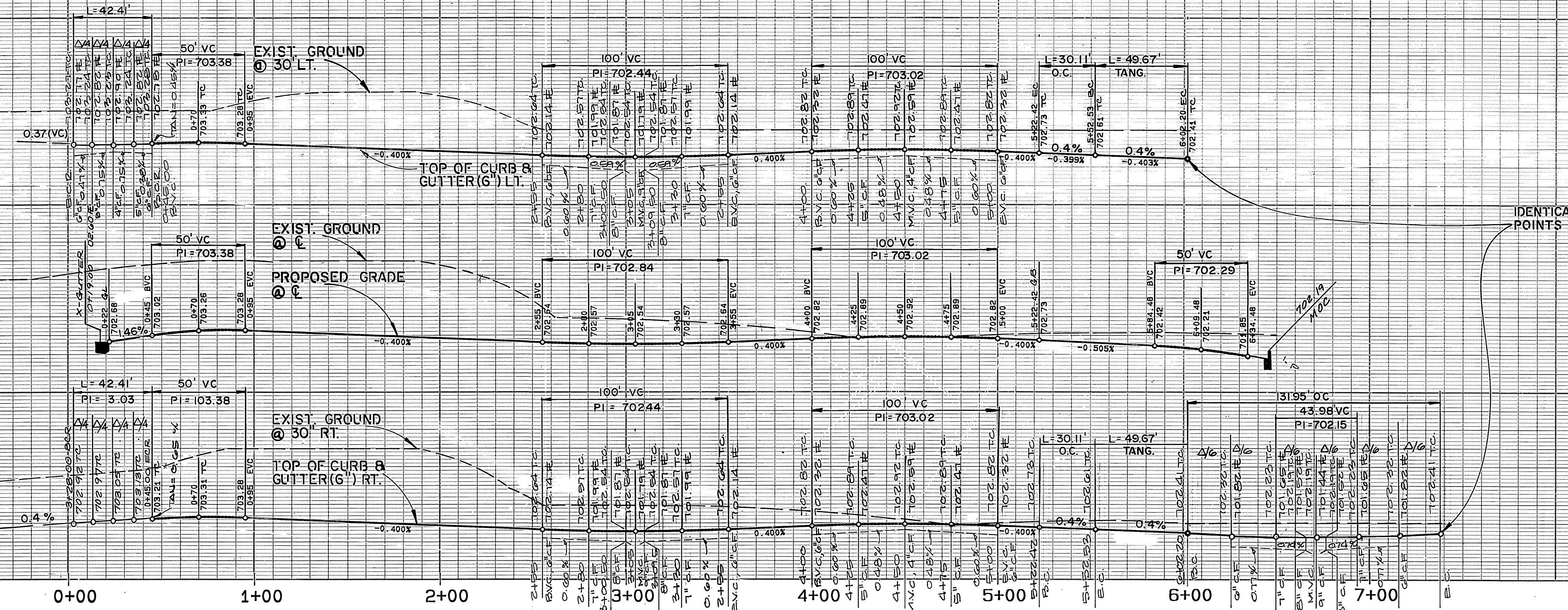
STREET IMPROVEMENT
 PLAN & PROFILE
 TRACT NO. 23407
 ARROWWOOD DRIVE
 STA. 0+00 TO STA. 8+00±
 SCALE: HORIZ: 1"=40' VERT: 1"=4'

ACCOUNT No.
 DRAWING NUMBER
R-3088
 SHEET 5 OF 9
86-32.A

700 LT.

700 C.

700 RT.

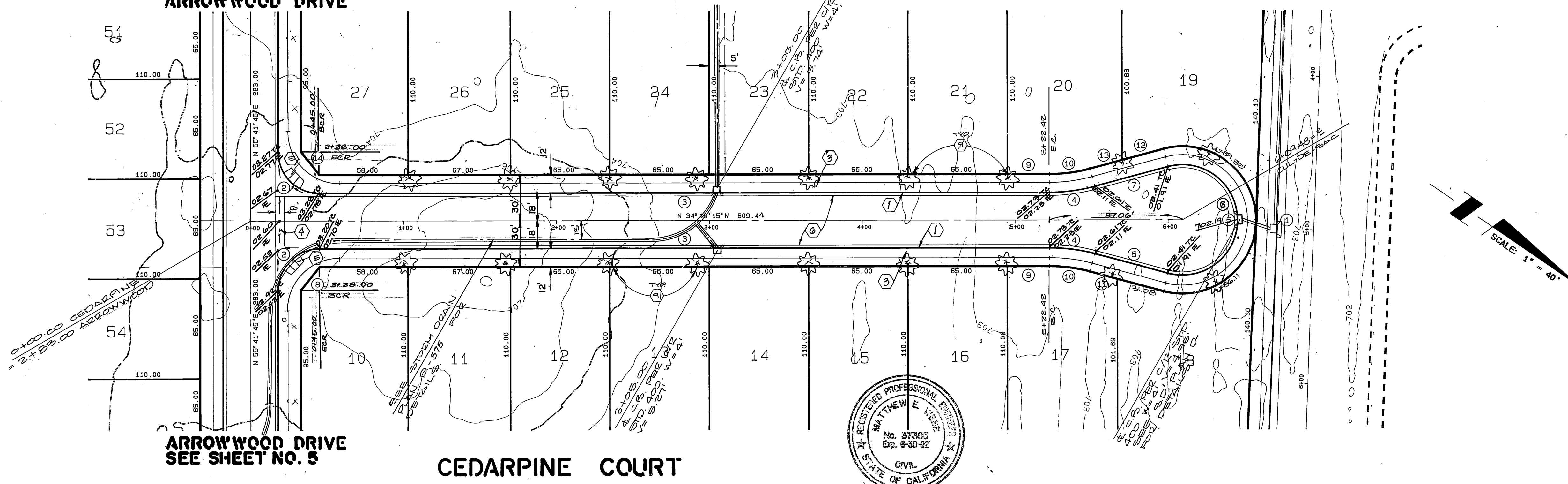


PROFILE
 HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 4'

DATA

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 57° 54' 45" E		460.34	
2	90° 00' 00"	27.00	42.41	27.00
3	N 34° 18' 15" W		477.42	
4	15° 00' 00"	115.00	30.11	15.14
5	N 19° 18' 15" W		49.67	
6	210° 00' 00"	36.00	131.95	134.35
7	N 49° 18' 15" W		49.67	
8	N 85° 38' 40" W		19.21	
9	N 34° 18' 15" W		27.28	
10	15° 00' 00"	103.00	26.97	13.56
11	N 19° 18' 15" W		18.57	
12	N 49° 18' 15" W		27.97	
13	N 49° 18' 15" W		21.70	
14	N 17° 02' 10" E		19.21	

SEE SHEET NO. 5
 ARROWWOOD DRIVE



ARROWWOOD DRIVE
 SEE SHEET NO. 5

CEDARPINE COURT



BENCH MARK :

CITY OF RIVERSIDE BENCH MARK NUMBER F-2-J, P.K. NAIL AND CITY ENGINEER TAG IN CATCH BASIN WING IN THE NORTHERLY CURB OF COLLETT AVENUE, 475 ± LINEAL FEET WESTERLY OF HENRY DRIVE, (VIC. OF RESIDENCE NUMBER 10907 COLLETT AVENUE)
 ELEVATION : 702.865

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *Matthew E. Webb* DATE: 8/8/83
 R.E. No. 37385
 W.O. 86-32 FOR CONCORDIA DEV. CORP F.B. 1018

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 5/4/80
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR.

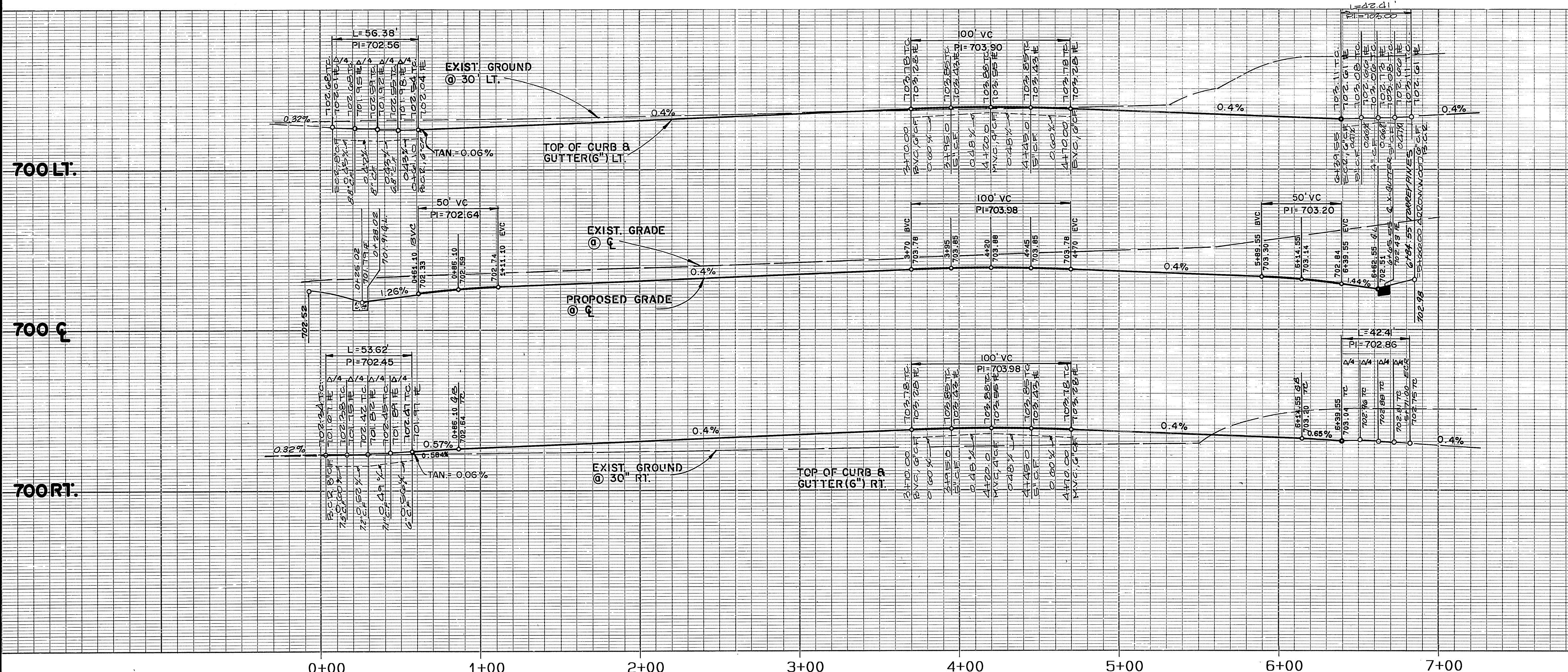
STREET IMPROVEMENT
 PLAN & PROFILE
 TRACT NO. 23407
 CEDARPINE COURT
 STA. 0+00 TO STA. 6+00±

AS BUILT 4/1/83 RM
 ACCOUNT No.
 DRAWING NUMBER
R-3088
 SHEET 6 OF 9
86-32.A

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

INDEXED 8-17-90

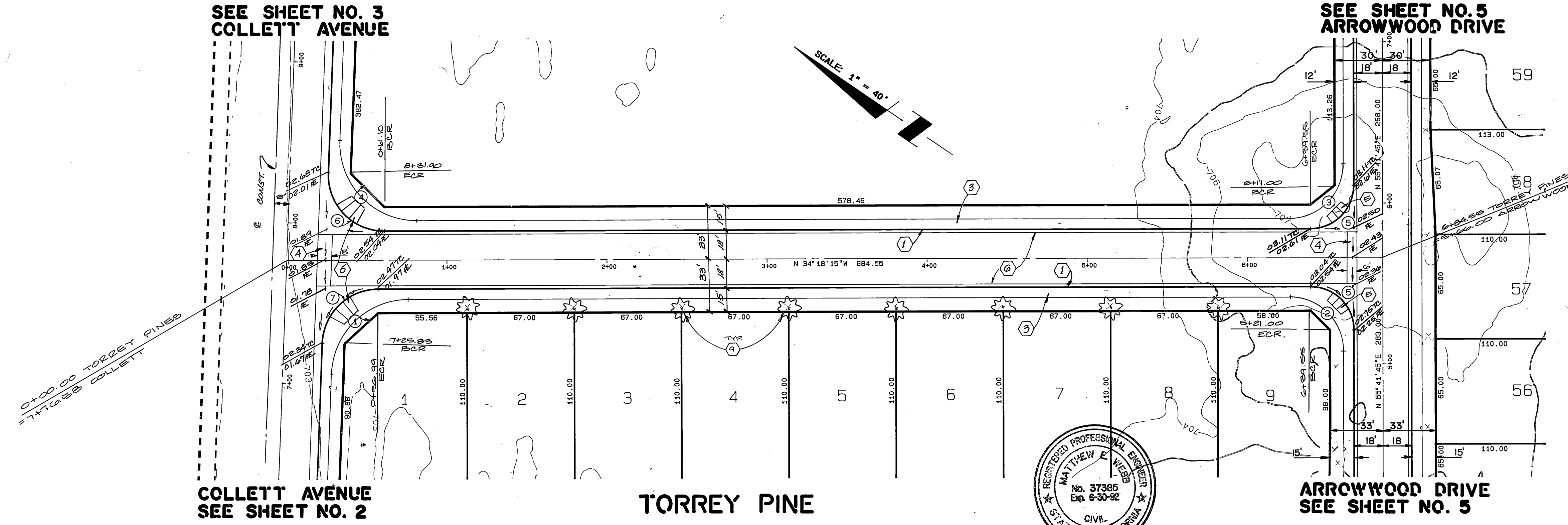
PC 2086-S



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

DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 76° 44' 37" W		28.43	
2	N 10° 41' 45" E		16.97	
3	N 72° 57' 50" W		19.21	
4	N 10° 27' 36" E		29.55	
5	90° 00' 00"	27.00	42.41	27.00
6	92° 13' 00"	35.00	56.33	36.38
7	87° 47' 00"	35.00	53.62	33.67



BENCH MARK :
 CITY OF RIVERSIDE BENCH MARK NUMBER F-2-J, P.K. NAIL
 AND CITY ENGINEER TAG IN CATCH BASIN WING IN THE NORTHERLY
 CURB OF COLLETT AVENUE, 475 ± LINEAL FEET WESTERLY OF
 NEWBY DRIVE. (VIC. OF RESIDENCE NUMBER 10907 COLLETT AVENUE)
 ELEVATION : 702.865

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *Matthew E. Webb* DATE: 8/8/82
 R.E. No. 37385

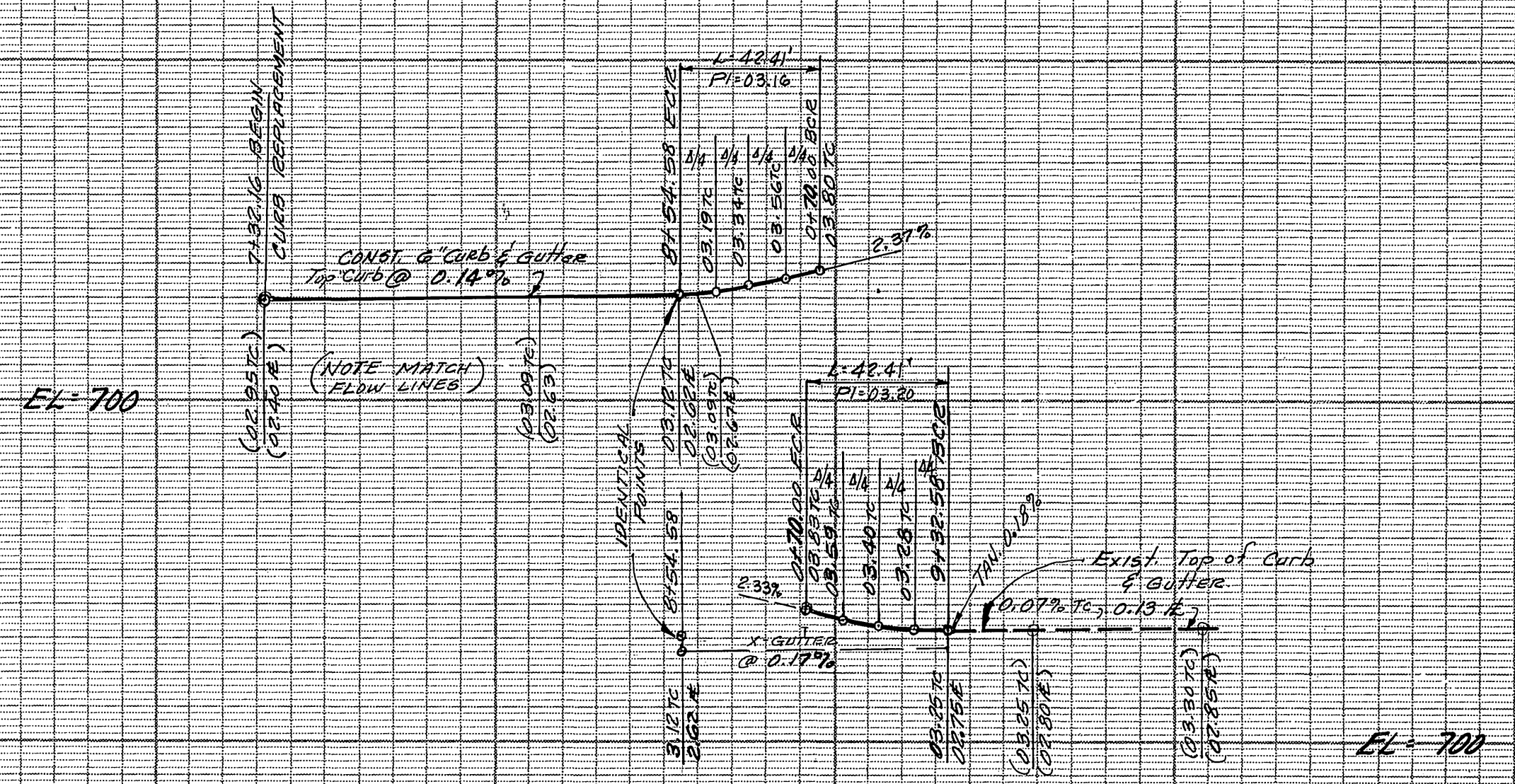
CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *Ray Bol* DATE: 3/4/90
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR.

STREET IMPROVEMENT
 PLAN & PROFILE
 TRACT NO. 23407
 TORREY PINES DRIVE
 STA. 10+00 TO STA. 16+84.55

ACCOUNT NO.
 DRAWING NUMBER
R-3088
 SHEET 7 OF 9
86-32.A

PC 2986-S

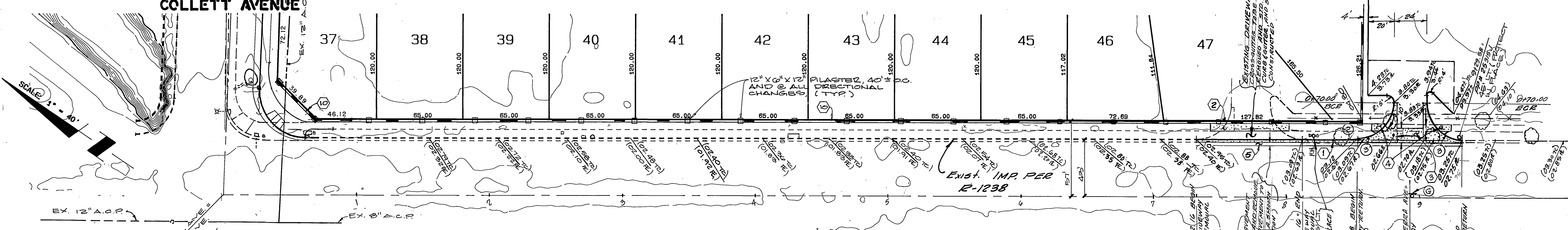
INDEXED 8-17-90



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

DATA			
DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 92° 13' 00"	35.00	56.33	36.38
② N 34° 18' 15"W		21.96	
③ 90° 00' 00"	27.00'	42.41'	27.00'

SEE SHEET NO. 2
 COLLETT AVENUE



- CONSTRUCTION NOTES (FOR THIS SHT. ONLY)**
1. CONSTRUCT STD. 200 CURB & GUTTER (6") TYPE I
 2. CONSTRUCT STD. 325 SIDEWALK
 3. CONSTRUCT STD. 220 (10' WIDE) CROSS GUTTER
 4. CONSTRUCT STD. 304 WHEEL CHAIR RAMP
 5. CONSTRUCT 4" AC, OVER 16" CRUSHED AGGREGATE
 6. REMOVE EXISTING CURB & GUTTER

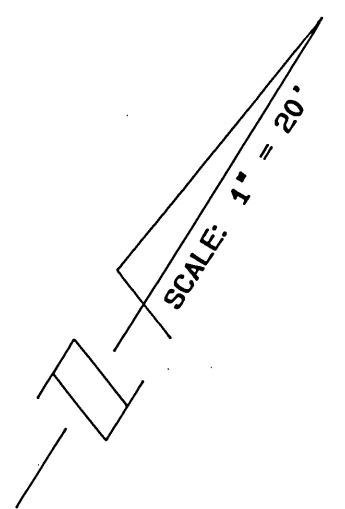
LA SIERRA AVENUE



BENCH MARK :

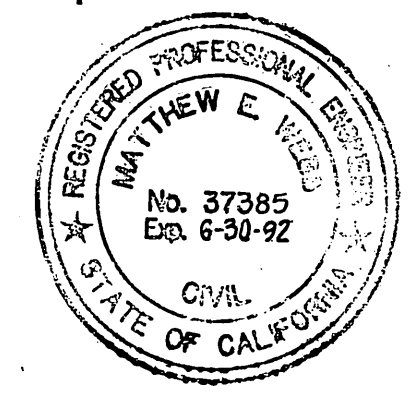
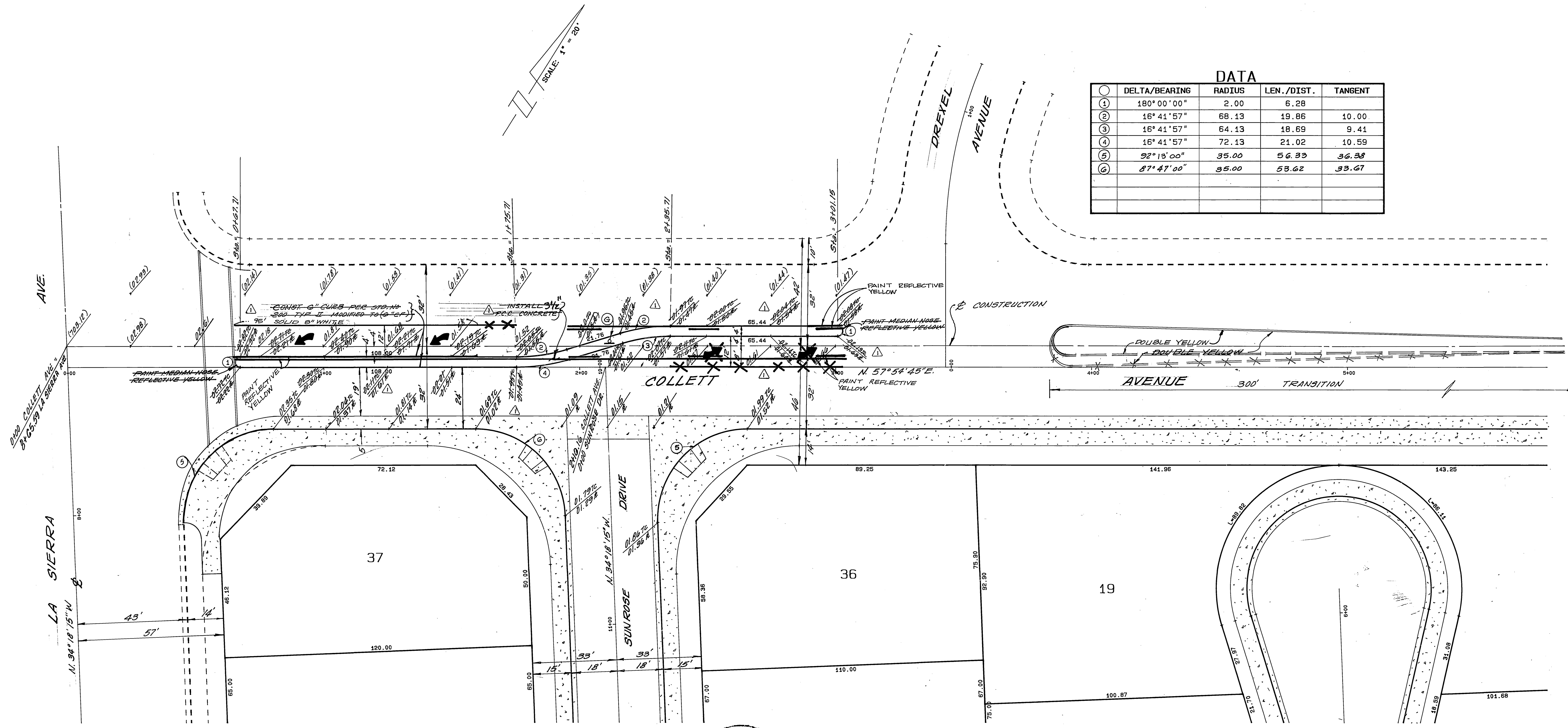
CITY OF RIVERSIDE BENCH MARK NUMBER F-2-J, P.K. NAIL AND CITY ENGINEER TAG IN CATCH BASIN KING IN THE NORTHERLY CURB OF COLLETT AVENUE, 475 ± LINEAL FEET WESTERLY OF NEWBY DRIVE, (VIC. OF RESIDENCE NUMBER 10907 COLLETT AVENUE)
 ELEVATION : 702.865

CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: <i>Richard D. Deleh</i> DATE: 12-22-89	CITY OF RIVERSIDE OVERHEAD & UNDER-GROUND ELECTRIC APPROVED BY: <i>Michael A. Pauli</i> DATE: 2-23-89	ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>Matthew E. Webb</i> DATE: 3/6/89 R.E. No. 37385	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>Kay Bell</i> DATE: 5/4/90	STREET IMPROVEMENT PLAN & PROFILE TRACT NO. 23407 LA SIERRA AVENUE SCALE: HORIZ: 1"=40' VERT: 1"=4' AS BUILT 4/1/93 RLVZ	ACCOUNT NO. DRAWING NUMBER R-3088 SHEET 8 OF 9 86-32. A



DATA

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	180° 00' 00"	2.00	6.28	
2	16° 41' 57"	68.13	19.86	10.00
3	16° 41' 57"	64.13	18.69	9.41
4	16° 41' 57"	72.13	21.02	10.59
5	92° 19' 00"	35.00	56.39	36.38
6	87° 47' 00"	35.00	53.62	33.67



BENCH MARK :
 CITY OF RIVERSIDE BENCH MARK NUMBER F-2 - J. P. K. NAIL AND CITY ENGINEER TAG IN CATCH BASIN KING IN THE NORTHERLY CURB OF COLLETT AVENUE, 475 ± LINEAL FEET WESTERLY OF NEWBY DRIVE. (VIC. OF RESIDENCE NUMBER 10907 COLLETT AVENUE)
 ELEVATION : 702.865

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY *Matthew E. Webb* DATE 3/8/90
 R.E. No. 37385

REVISIONS PER TRAFFIC DEPT. COMMENTS
 MARK REVISIONS APPR. DATE
 DESIGNED BY JVP DRAWN BY JVP CHECKED BY ET

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY *Bruce Bel* DATE 5/7/90
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR.

STREET IMPROVEMENT PLAN
 TRACT NO. 23407
 SCALE: HORIZ: 1"=20'

ACCOUNT No. **R-3088**
 DRAWING NUMBER
 SHEET 9 OF 9
86-32.A