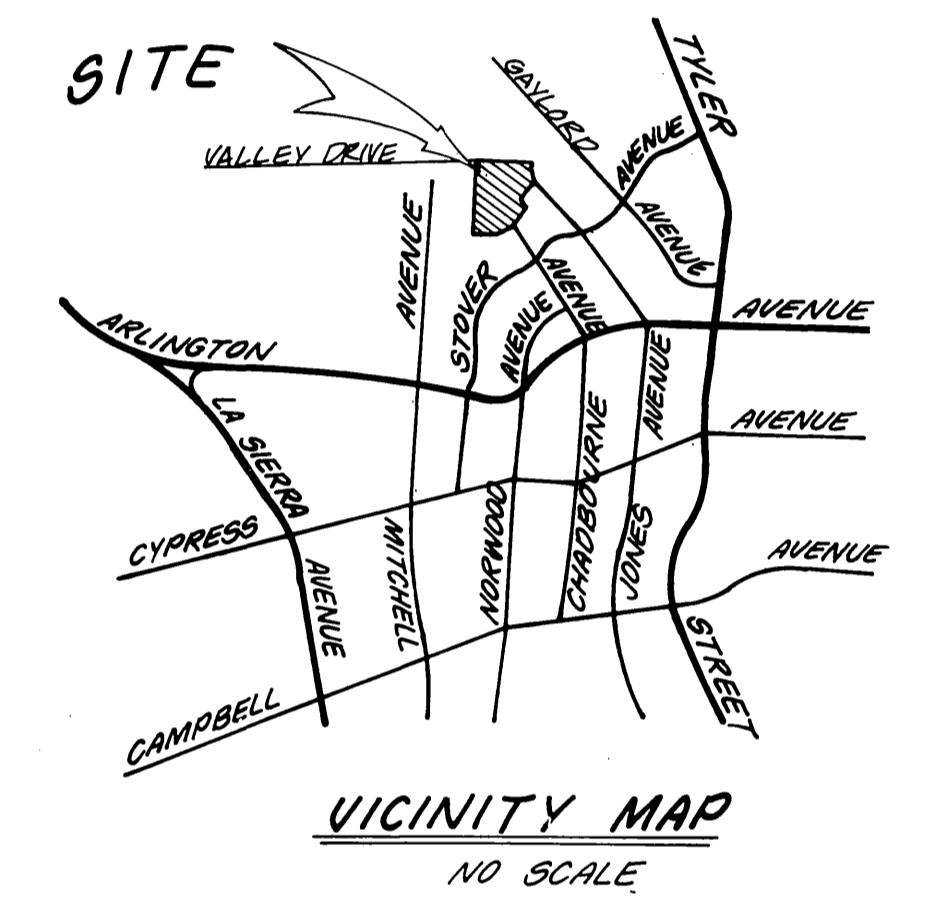
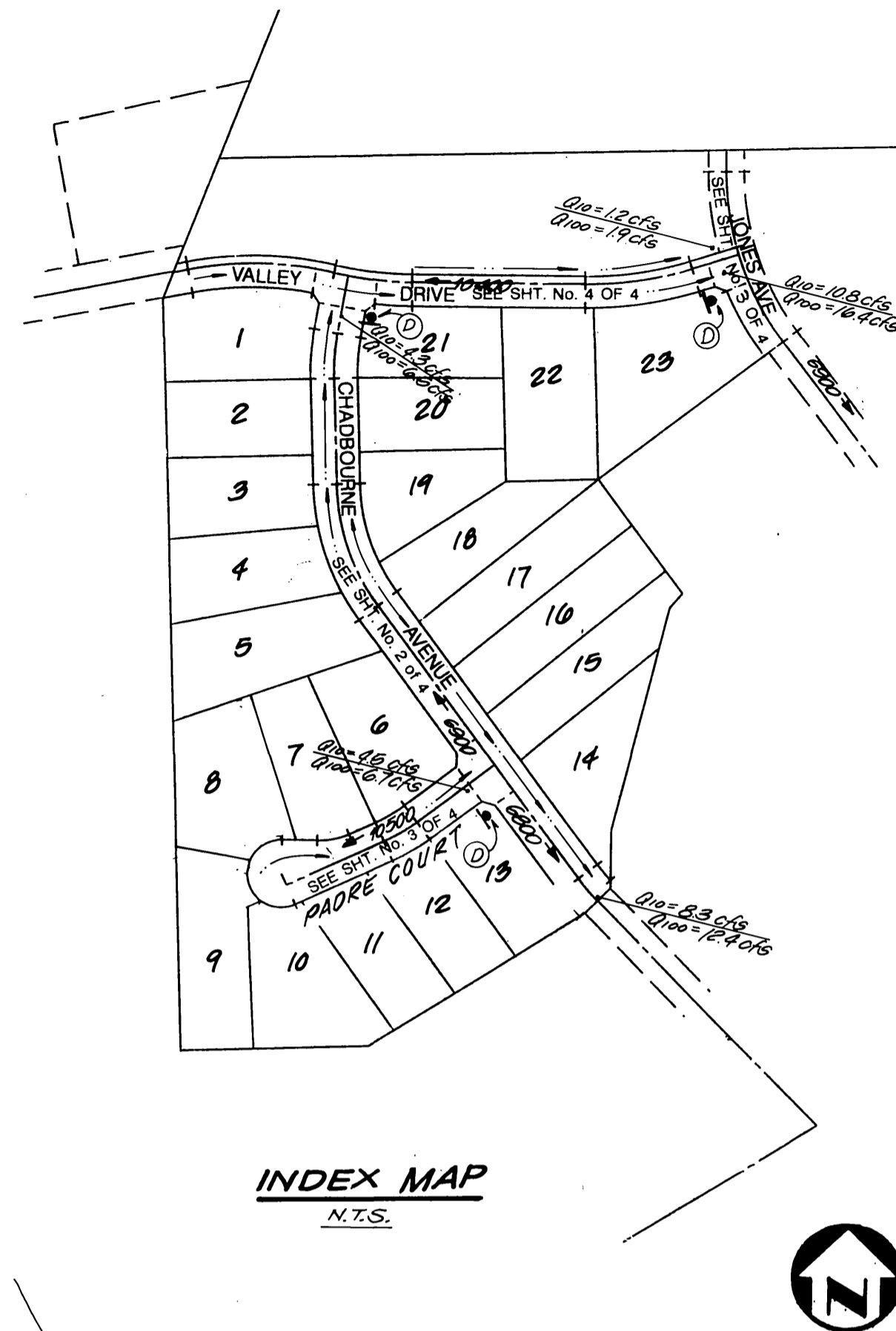
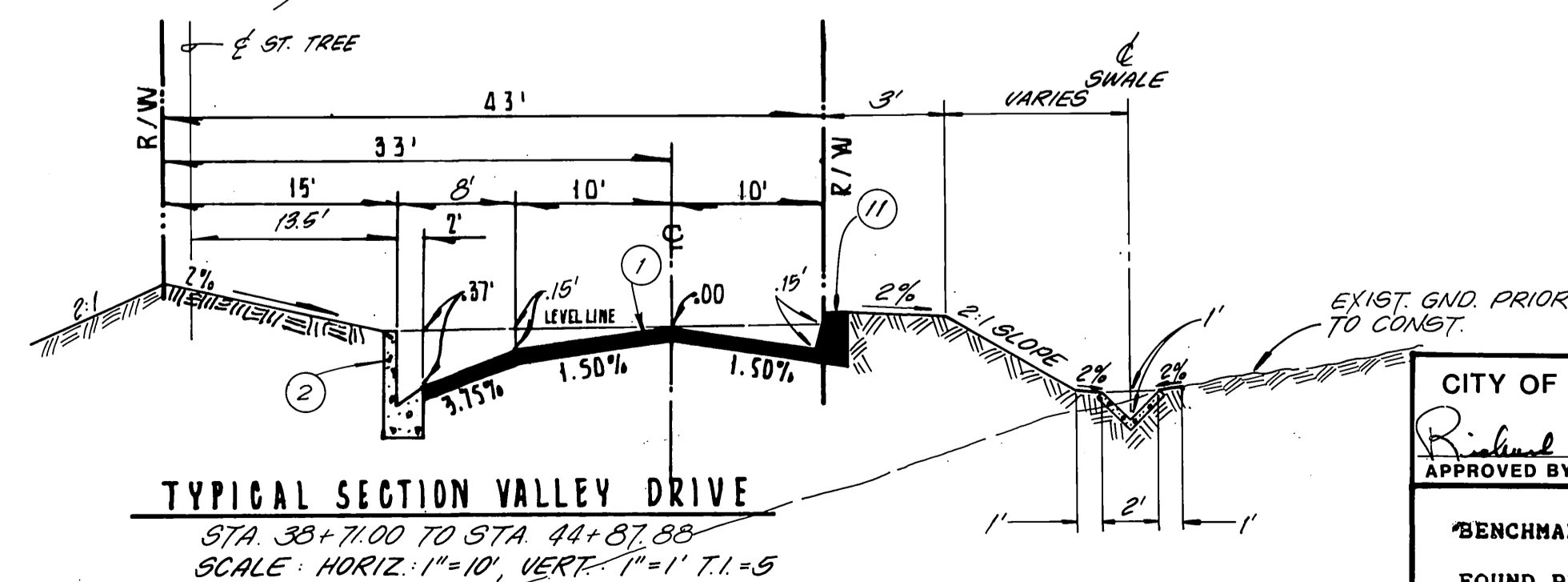
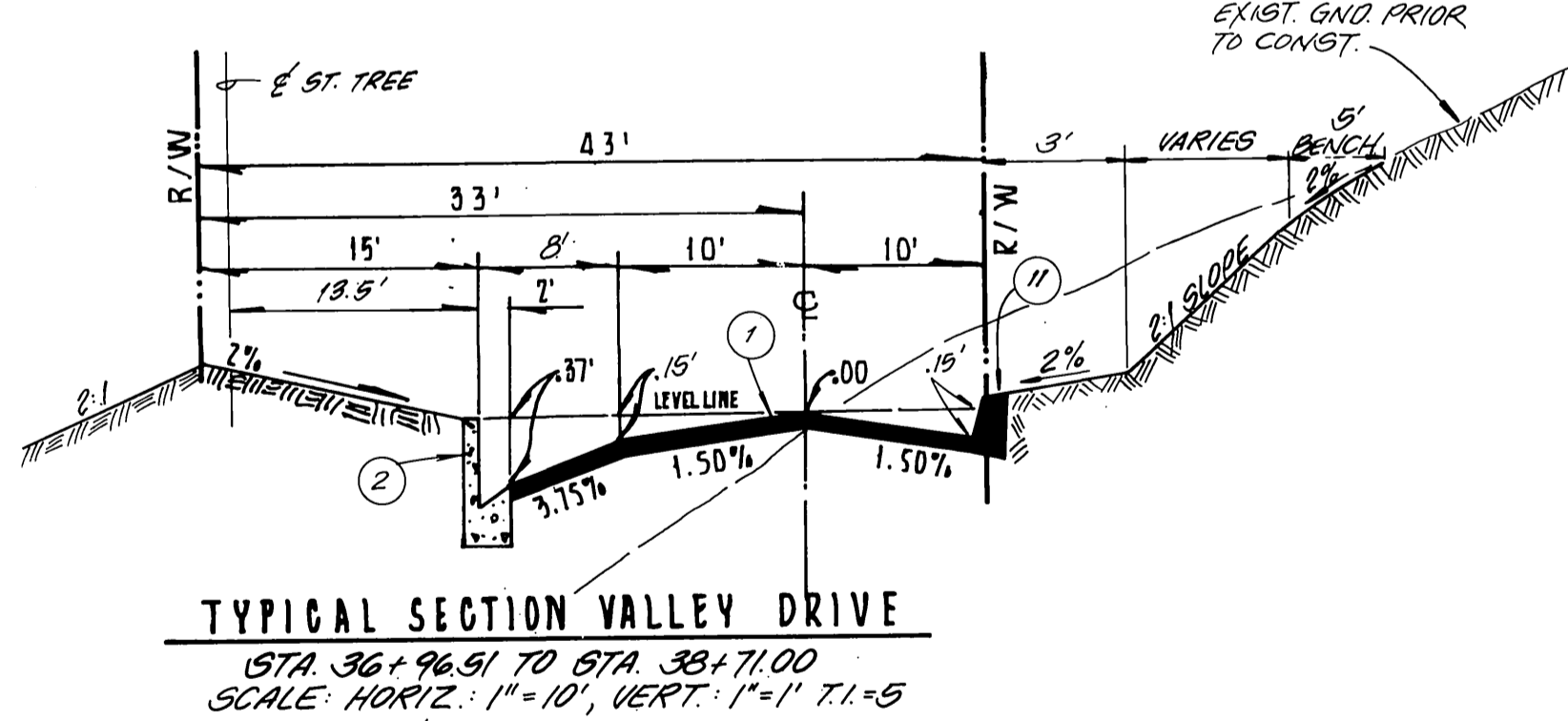
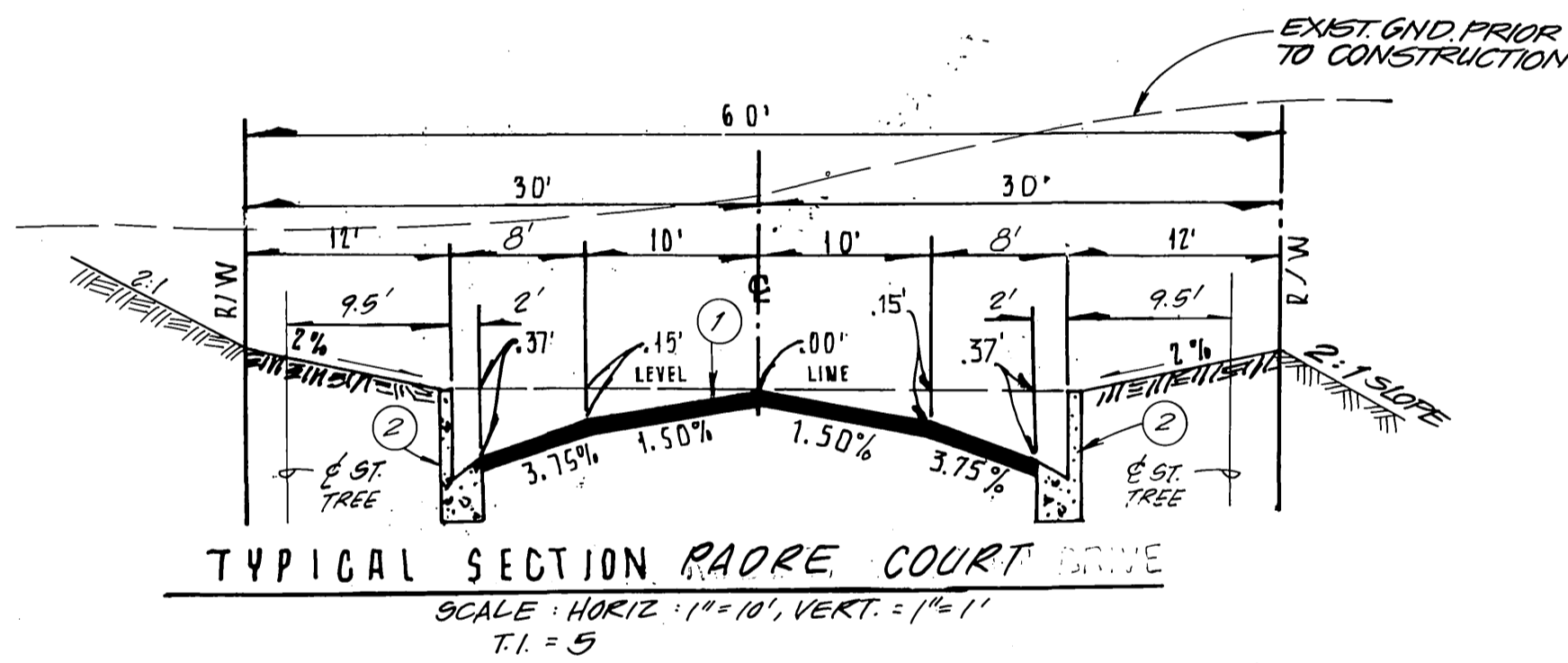
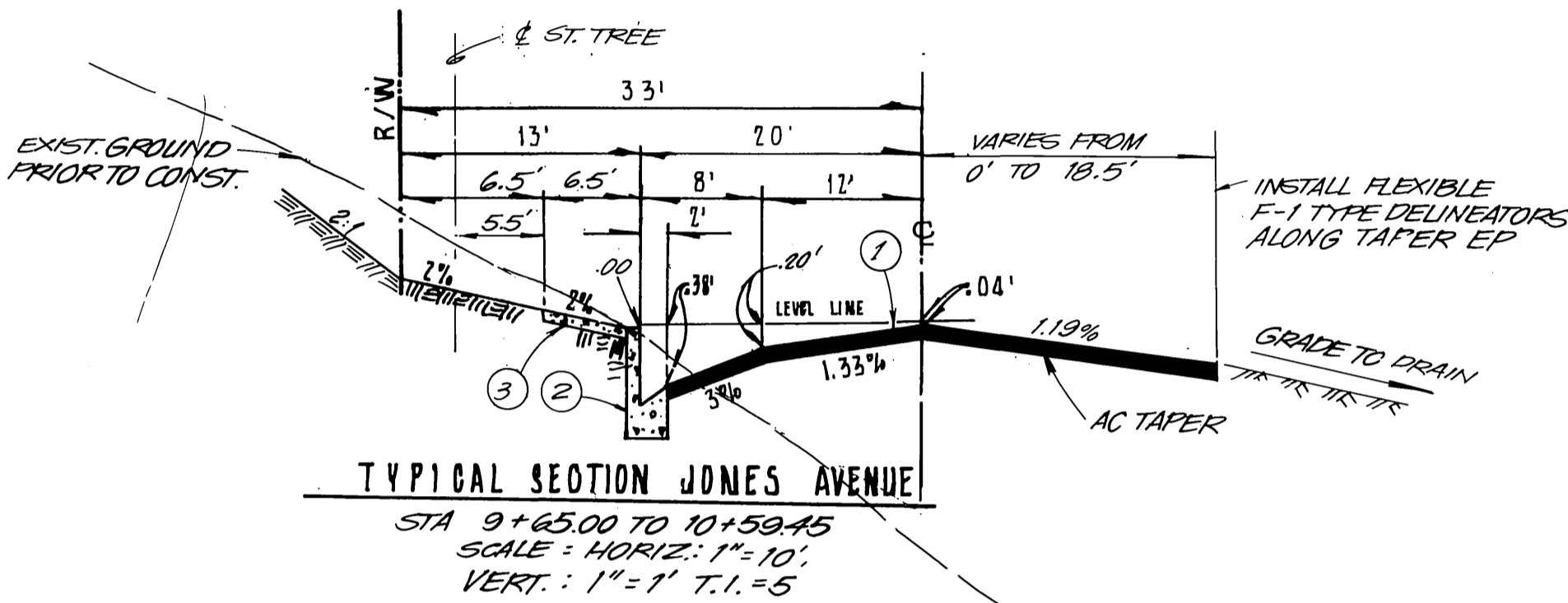
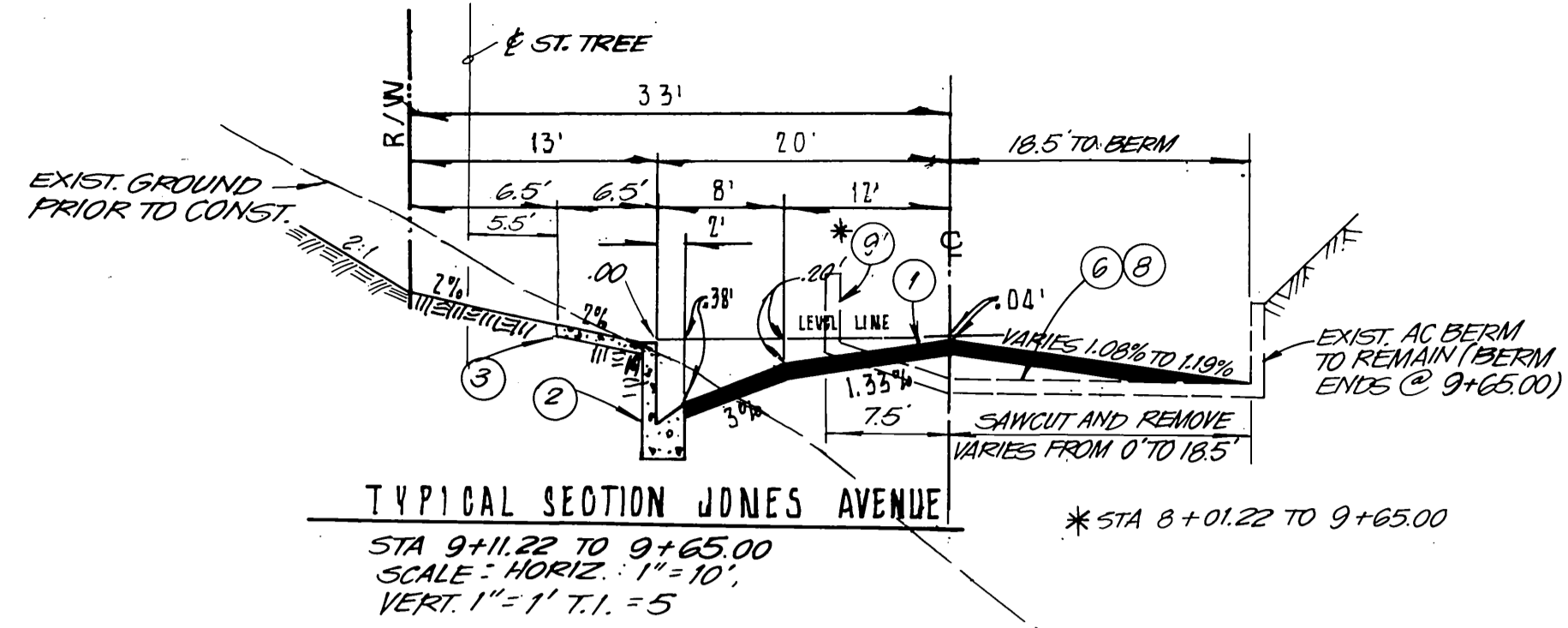


# STREET IMPROVEMENT PLANS

TRACT No. 23587



STREET NAME AND TRAFFIC SIGN SCHEDULE		
A	CHADBOURNE AVENUE	6800
	PADRE COURT	10500
B	CHADBOURNE AVENUE	6900
	VALLEY DRIVE	10400
C	JONES AVENUE	6900
	VALLEY DRIVE	10400
D	RI (STOP SIGN) 30" OCTAGONAL	INSTALL SIGNS PER STD 662-A

- CONSTRUCTION NOTES**
- CONSTRUCT.....A.C. OVER.....CRUSHED AGG. BASE PER G.R. R=.....
  - CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE 1.
  - CONSTRUCT 6' SIDEWALK PER CITY OF RIVERSIDE STD. 325
  - CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
  - CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304
  - SAWCUT & JOIN EXISTING PAVEMENT
  - INSTALL 9500 LUMEN STREET LIGHT PER CITY OF RIVERSIDE STD.
  - REMOVE AND REPLACE A.C. PAVING
  - REMOVE EXISTING A.C. BERM
  - CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. 411
  - CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. 250
  - PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
  - INSTALL 2" X 4" REDWOOD HEADER
  - CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STANDARD 180

- GENERAL NOTES:**
- Developer to give City Water Division Five (5) working days written notice prior to start of construction and to allow City Len (10) working days for completion of work. (714-351-6150)
  - 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.
  - 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 301. 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. (For Tracts only - see check list item 25 for other plans.)
  - 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.
  - 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 contractor shall call in a location request to Underground Service Alert (USA), phone number 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 provided an inquiry identification number by USA.
  - In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the Inspector prior to overlaying with A.C. paving.
  - Before the rip rap is accepted, as placed, at the outlet of any drainage structure, it shall be tested under flow as close as possible to design conditions with water obtained from fire hydrants in the immediate area.
  - 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 (714) 351-6126 to schedule inspection. Inspection 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 of specified work has been completed for start of maintenance.
    - At end of maintenance/final acceptance (contractor and developer will be released from maintenance only upon receipt or written notification from the City that the Park and Recreation Department is assuming maintenance responsibilities).
  - STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
  - The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year. Street tree planting shall be as follows;

Street Name	Botanical Name/Common Name	Min. Size	Approx. No.	No. Spacing	Reg.
Chadbourne Ave.	JPrunus C. 'Krauter Vesuvius' / Red Leaf Plum	15 gal.	45'	40	
Jones Ave.	Liquidambar styraciflua / Sweet Gum	15 gal.	45'	2	
ROBERT PRESLEY DR.	Prunus C. 'Krauter Vesuvius' / Red Leaf Plum	15 gal.	45'	16	
Valley Dr.	Albizia julibrissin / Silk Tree	15 gal.	42'-45'	15	

\* NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE NUMBERS AND LOCATIONS AS SHOWN ON APPROVED PLANS.

CITY OF RIVERSIDE WATER DEPT. APPROVED BY: *Ronald J. Deike* 1/16/90 DATE  
CITY OF RIVERSIDE ELECTRICAL DEPT. APPROVED BY: *W. Whitten* 12/26/89 DATE



BENCHMARK: G2-W  
FOUND PK NAIL IN NORTHWEST C.B. RET. AT ARLINGTON AVENUE AND CHADBOURNE AVENUE  
ELEVATION: 815.252

**ADKAN ENGINEERS**  
CIVIL ENGINEERING, PLANNING, LAND SURVEYING  
6830 AIRPORT DRIVE RIVERSIDE, CA 92504 (714) 880-0241  
*William E. Snell* 10/23/89  
WILLIAM E. SNELL R.C.E. No. 19452 DATE

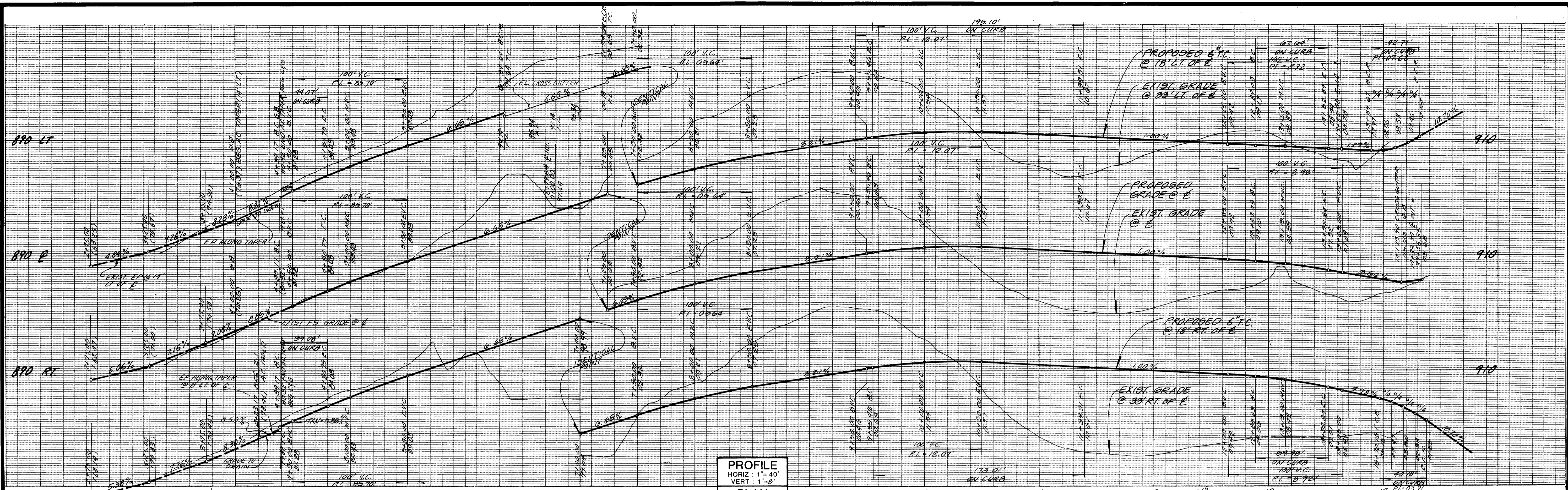
**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

APPROVED BY: *Barry Bell* DATE: 5/2/90  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
CHIEF P.W. ENGINEER

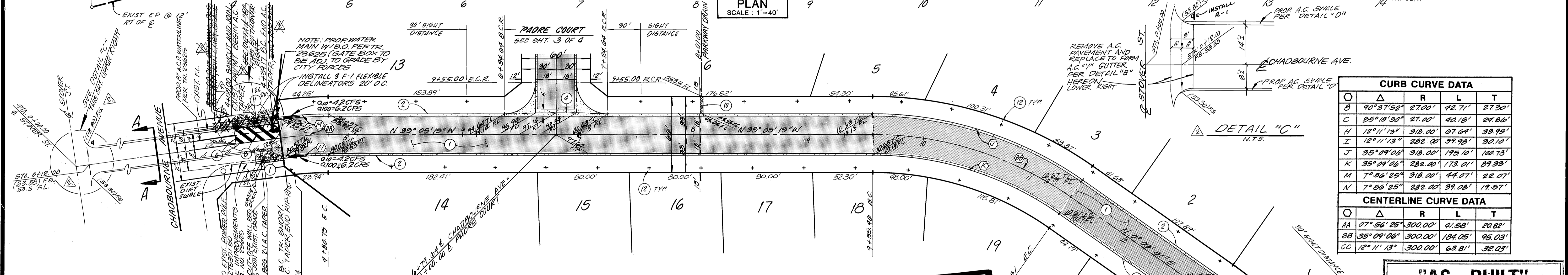
**STREET IMPROVEMENT PLANS TRACT NO. 23587 TITLE SHEET**

ACCOUNT NO. **R-3103**  
SHEET **1** OF **4**  
HORIZ. SCALE: 1"=N/A VERT. SCALE: 1"=N/A  
J.N. 3318





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

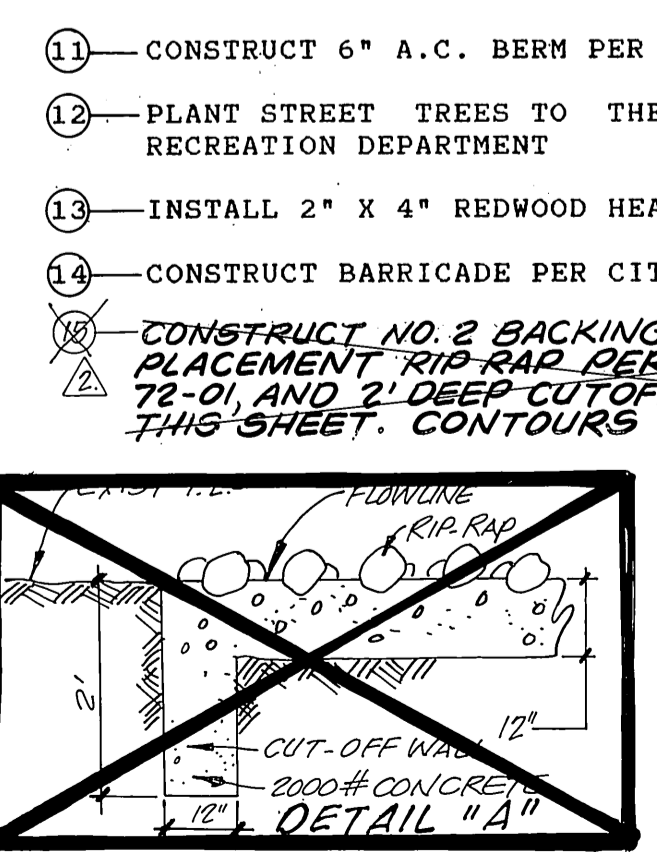


CURB CURVE DATA				
O	Δ	R	L	T
C	90°37'52"	27.00'	42.71'	27.30'
B	25°15'50"	27.00'	42.18'	24.86'
H	12°11'13"	318.00'	87.64'	33.95'
J	12°11'13"	282.00'	99.98'	30.10'
I	35°09'06"	318.00'	195.10'	102.75'
K	35°09'06"	282.00'	173.01'	89.33'
M	7°56'25"	318.00'	44.07'	22.07'
N	7°56'25"	282.00'	39.08'	19.57'

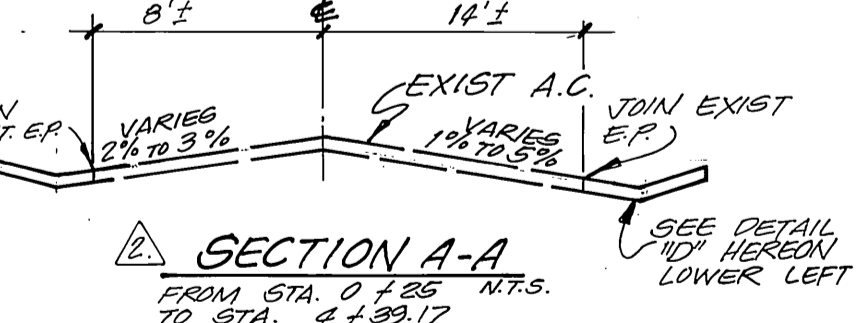
CENTERLINE CURVE DATA				
O	Δ	R	L	T
AA	07°56'25"	300.00'	41.58'	20.82'
BB	35°09'06"	300.00'	184.05'	95.03'
CC	12°11'13"	300.00'	63.81'	32.03'

- CONSTRUCTION NOTES:
- CONSTRUCT ..... A.C. OVER ..... CRUSHED AGGREGATE BASE PER S.R. ...., R = .....
  - CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE I
  - CONSTRUCT 6' SIDEWALK PER CITY OF RIVERSIDE STD. 325
  - CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
  - CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304
  - SAWCUT AND JOIN EXISTING PAVEMENT
  - INSTALL 9500 LUMEN STREET LIGHT PER CITY OF RIVERSIDE STD
  - REMOVE AND REPLACE A.C. PAVING
  - REMOVE EXISTING A.C. BERM
  - CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. 411



## CHADBOURNE AVENUE

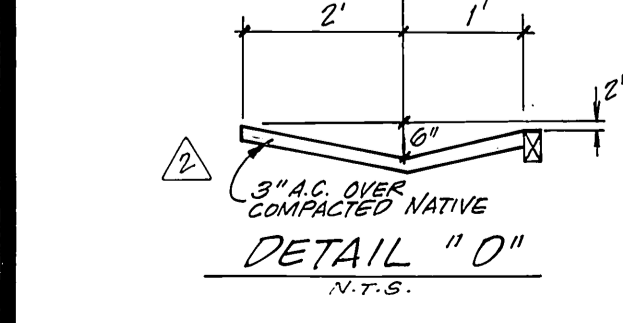
- CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. 250
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- INSTALL 2" X 4" REDWOOD HEADER
- CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STANDARD 180



LEGEND  
 CONST. \_\_\_\_\_ A.C. PAVING  
 OVER \_\_\_\_\_ A.B.  
 REMOVE & REPLACE A.C. PAVING



**"AS - BUILT"**  
 ADKAN ENGINEERS  
 CIVIL ENGINEERING, PLANNING, LAND SURVEYING  
 6830 AIRPORT DRIVE  
 RIVERSIDE, CA 92504 (714) 941-9241  
 John W. Snell  
 CIVIL ENGINEER  
 No. 47857  
 Exp. 12/31/91  
 11-08-91  
 DATE



CITY OF RIVERSIDE WATER DEPT.  
 Richard S. Dade  
 1-16-90  
 APPROVED BY DATE

CITY OF RIVERSIDE ELECTRICAL DEPT.  
 Wm. Whitten  
 12/26/89  
 APPROVED BY DATE

BENCHMARK: G2-W  
 FOUND PK NAIL IN NORTHWEST  
 C.B. RET. AT ARLINGTON AVENUE  
 AND CHADBOURNE AVENUE  
 ELEVATION: 815.252

ADKAN ENGINEERS  
 CIVIL ENGINEERING, PLANNING, LAND SURVEYING  
 6830 AIRPORT DRIVE  
 RIVERSIDE, CA 92504 (714) 988-0241  
 William E. Snell  
 10/31/89  
 WILLIAM E. SNELL R.C.E. No. 19452 DATE

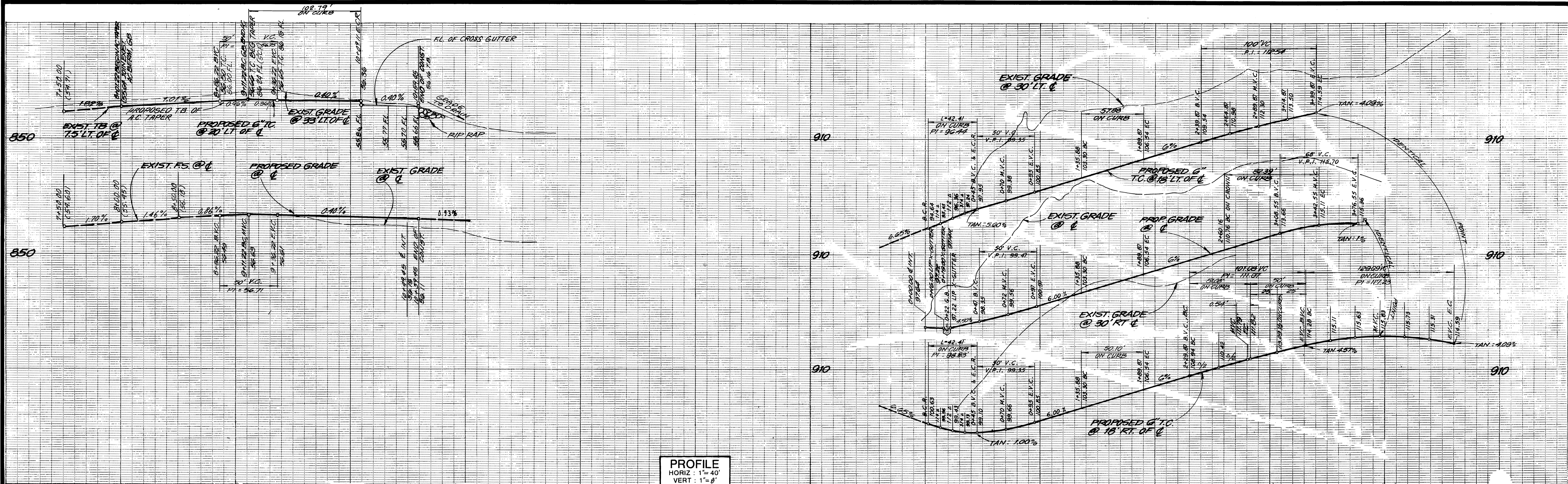
NO.	REVISIONS	APPR.	DATE
18	ADD AC SWALE & A.G. GUTTER TO EXISTING PLAN	WJS	11/14/89
19	REMOVE RIP RAP & ADD 6" AC BERM	WJS	3-8-90

CITY OF RIVERSIDE  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: [Signature]  
 DATE: 5/7/90  
 PUBLIC WORKS DIRECTOR

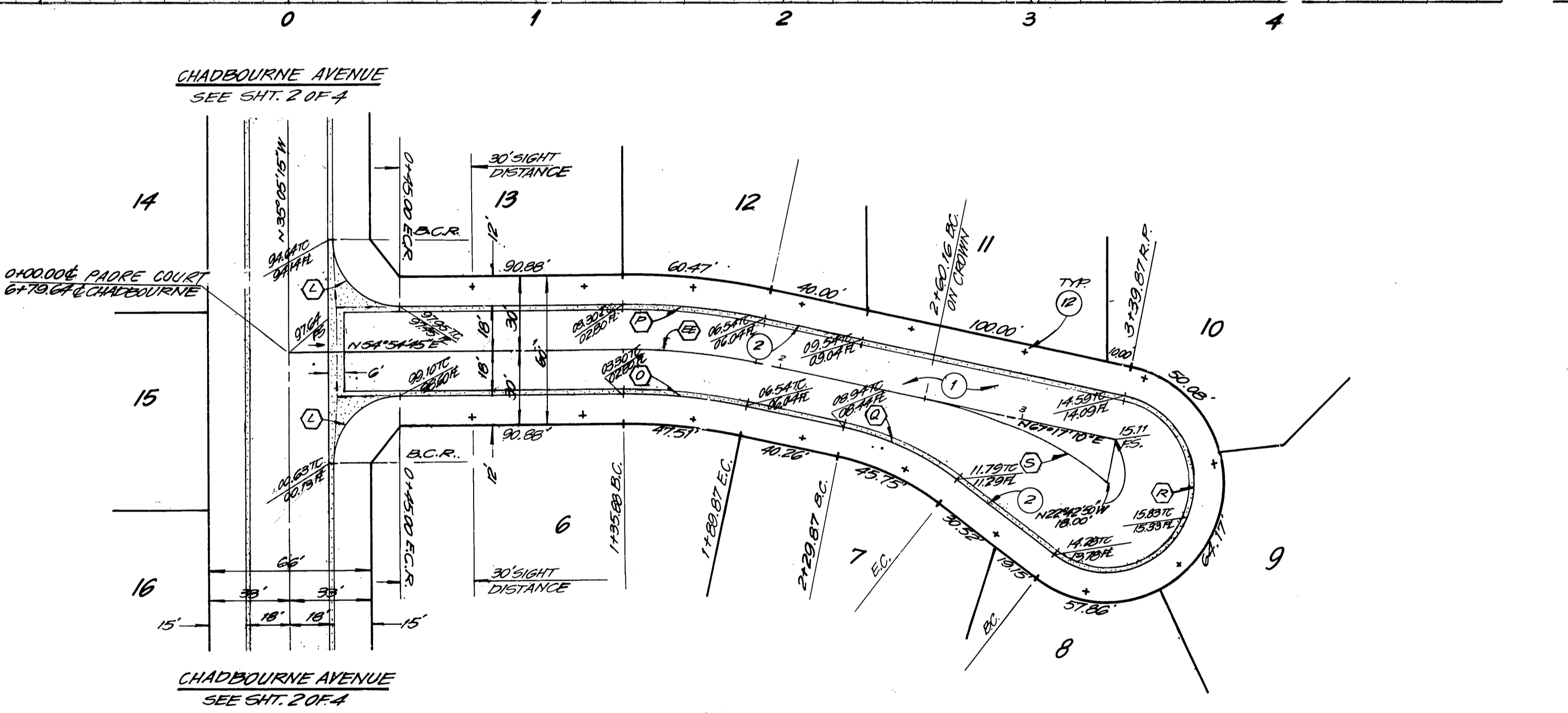
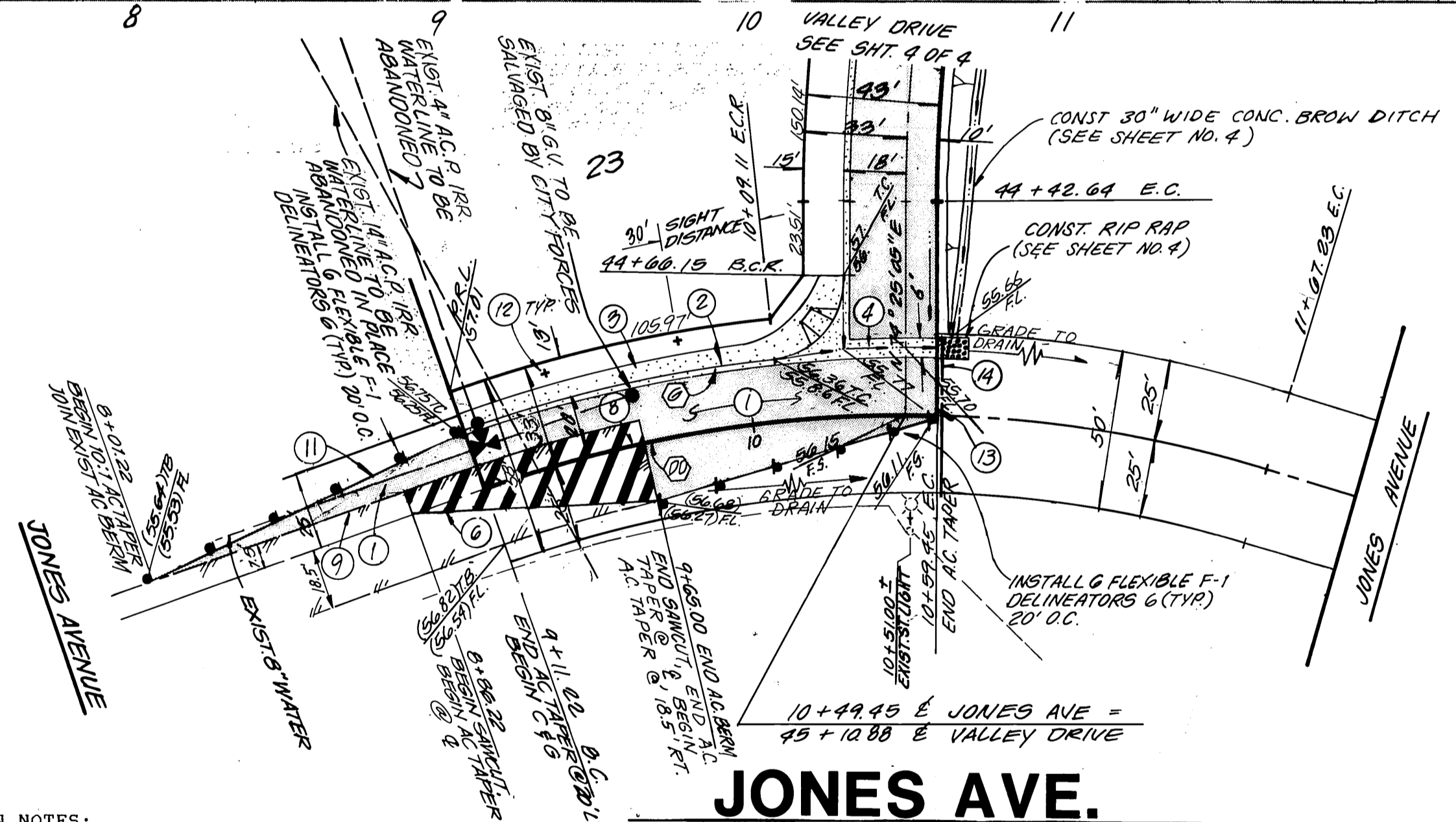
STREET IMPROVEMENT PLANS  
 TRACT NO. 23587  
 CHADBOURNE AVENUE  
 STA. 4+39.17 TO STA. 14+33.90  
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO.  
 R-3103  
 SHEET 2 OF 4  
 J.N. 3318  
 INDEXED 7-17-90 JH  
 PC-2860





**PROFILE**  
 HORIZ : 1" = 40'  
 VERT : 1" = 8'  
**PLAN**  
 SCALE : 1" = 40'



**CONSTRUCTION NOTES:**

- 1 - CONSTRUCT ..... A.C. OVER ..... CRUSHED AGGREGATE BASE PER S.R. \_\_\_\_\_, R = \_\_\_\_\_
- 2 - CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE I
- 3 - CONSTRUCT 6' SIDEWALK PER CITY OF RIVERSIDE STD. 325
- 4 - CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
- 5 - CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304
- 6 - SAWCUT AND JOIN EXISTING PAVEMENT
- 7 - INSTALL 9500 LUMEN STREET LIGHT PER CITY OF RIVERSIDE STD.
- 8 - REMOVE AND REPLACE A.C. PAVING
- 9 - REMOVE EXISTING A.C. BERM
- 10 - CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. 411

- 11 - CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. 250
- 12 - PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- 13 - INSTALL 2" X 4" REDWOOD HEADER
- 14 - CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STANDARD 180



**LEGEND**

- CONST. \_\_\_\_\_ A.C. PAVING
- OVER \_\_\_\_\_ A.B.
- REMOVE & REPLACE A.C. PAVING



**PAORE COURT**



**CURB CURVE DATA**

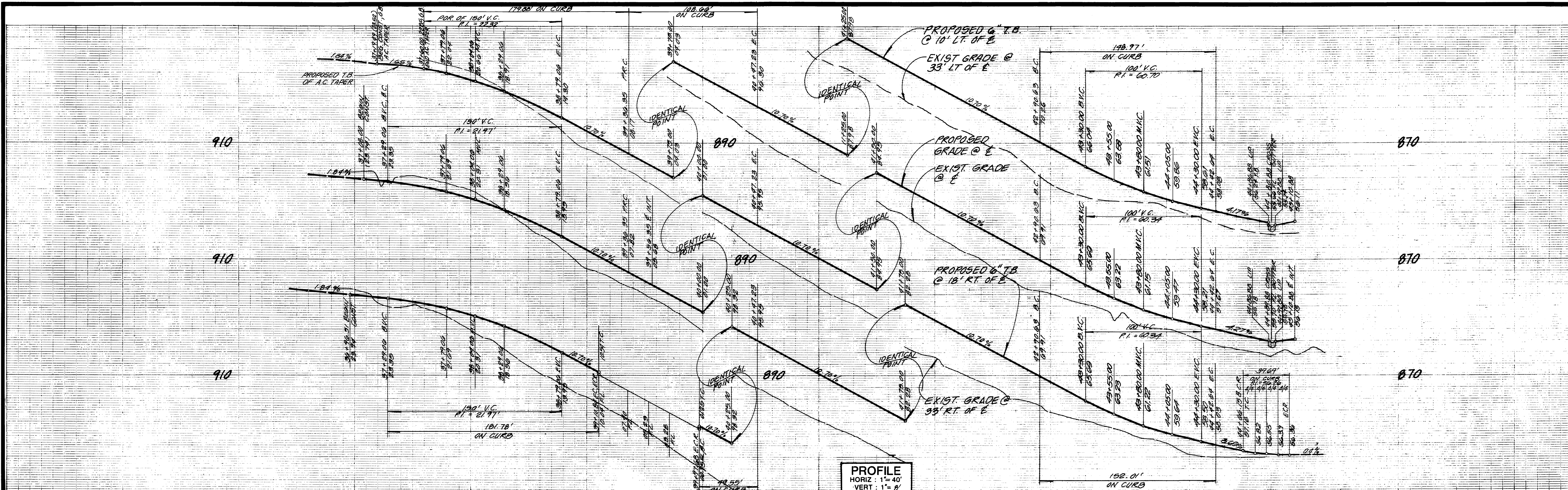
Δ	R	L	T	
6	14°01'20"	920.00'	102.79'	51.00'
L	90°00'00"	27.00'	42.41'	27.00'
O	12°22'25"	292.00'	50.10'	25.15'
P	12°22'25"	268.00'	57.88'	29.05'
Q	25°27'05"	118.00'	51.08'	28.97'
R	205°27'25"	30.00'	129.09'	-19.94'
S	25°27'05"	182.41'	82.39'	41.89'
EE	12°22'25"	250.00'	53.99'	27.10'

**CENTERLINE CURVE DATA**

Δ	R	L	T	
DD	21°13'57"	400.00'	148.23'	74.98'
EE	12°22'25"	250.00'	53.99'	27.10'

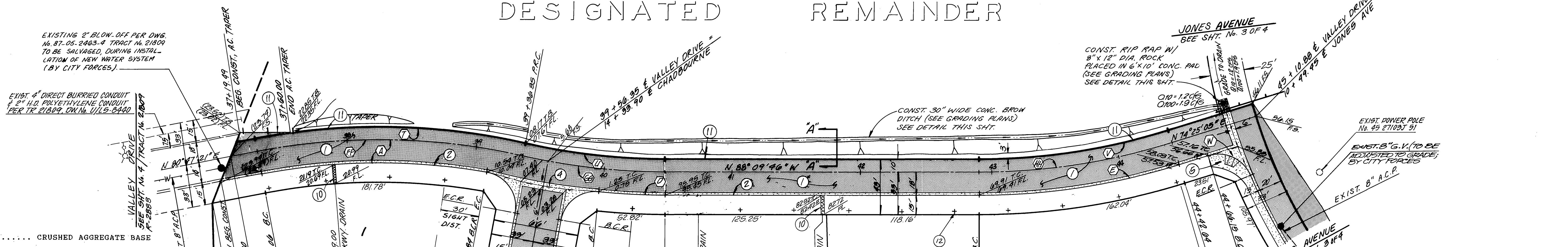
BENCHMARK: G2-W FOUND PK NAIL IN NORTHWEST C.B. RET. AT ARLINGTON AVENUE AND CHADBOURNE AVENUE ELEVATION: 915.252	<b>ADKAN ENGINEERS</b> CIVIL ENGINEERING, PLANNING, LAND SURVEYING 6830 AIRPORT DRIVE RIVERSIDE, CA 92504 (914) 688-0241 <i>William Wright</i> 10/31/89 WILLIAM E. SNELL R.C.E. No. 19242 DATE	<b>CITY OF RIVERSIDE</b> PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 11/14/90 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGINEER DATE: 11/14/90	<b>STREET IMPROVEMENT PLANS</b> ACCOUNT NO. <b>TRACT NO. 23587</b> <b>JONES AVENUE</b> STA. 9+11.22 TO STA. 10+59.45 <b>PAORE COURT</b> STA. 0+00.00 TO STA. 03+39.87 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8' <b>R-3103</b> SHEET <b>3</b> OF <b>4</b> <b>J.N. 3318</b> INDEXED 7-17-90 411 PC-2860
CITY OF RIVERSIDE WATER DEPT. <i>Richard L. Deibel</i> 2-6-90 APPROVED BY DATE	CITY OF RIVERSIDE ELECTRICAL DEPT. <i>William Wright</i> 12/26/89 APPROVED BY DATE	DESIGNED BY: F.M. DRAWN BY: C.M.V. CHECKED BY: R.E.L.	DATE: 11/14/90



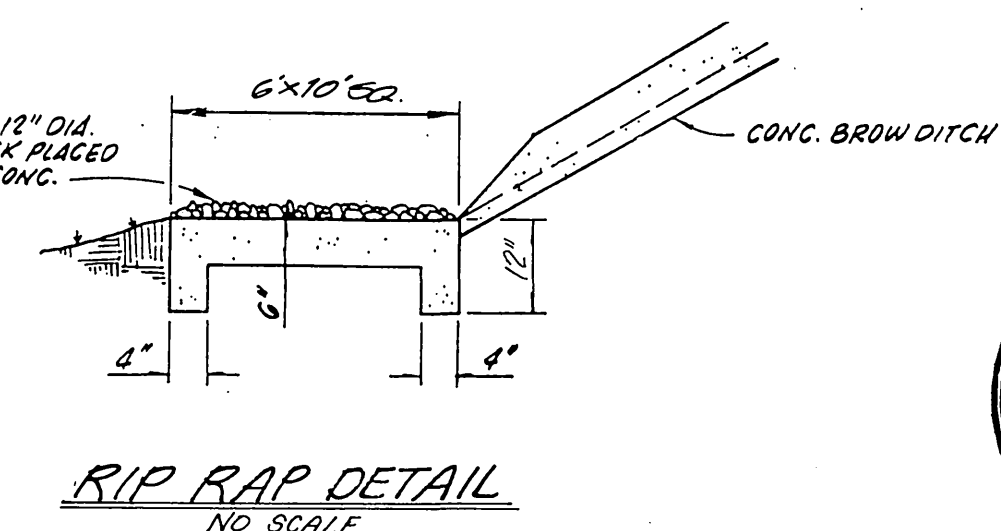


PROFILE  
 HORIZ. 1" = 40'  
 VERT. 1" = 8'  
 PLAN  
 SCALE: 1" = 40'

DESIGNATED REMAINDER



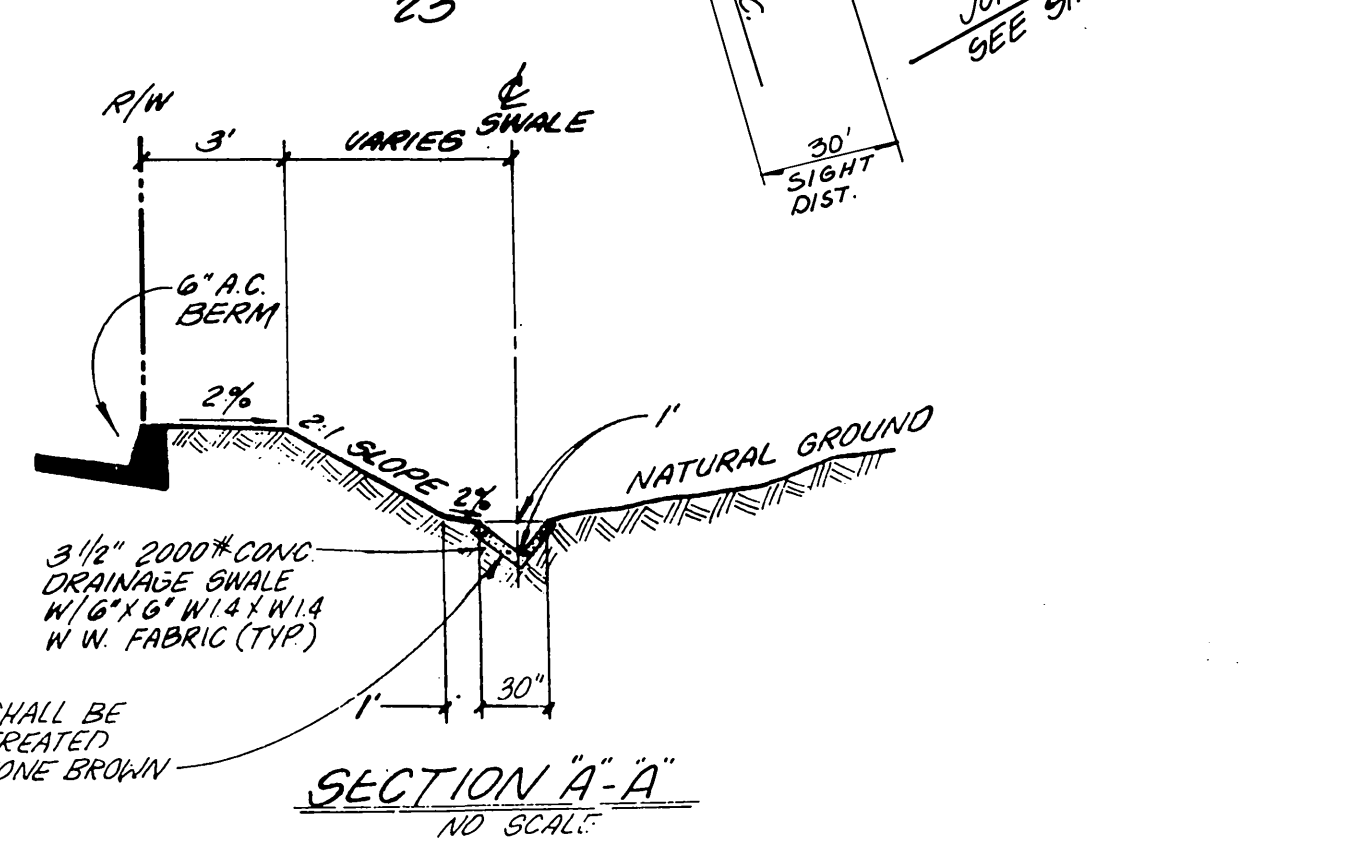
- CONSTRUCTION NOTES:
- CONSTRUCT ..... A.C. OVER ..... CRUSHED AGGREGATE BASE PER S.R. .... R = .....
  - CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE I
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  - SAWCUT AND JOIN EXISTING PAVEMENT
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  - REMOVE AND REPLACE A.C. PAVING
  - REMOVE EXISTING A.C. BERM
  - CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. 411
  - CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. 250
  - PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
  - INSTALL 2" X 4" REDWOOD HEADER
  - CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STANDARD 180



CURB CURVE DATA				
Δ	R	L	T	
A 20°49'51"	500.00'	181.78'	91.91'	
D 5°40'39"	500.00'	49.55'	24.79'	
E 17°25'09"	500.00'	152.01'	76.60'	
T 20°12'30"	510.00'	179.88'	90.88'	
U 12°48'20"	490.00'	108.06'	54.55'	
V 17°25'09"	490.00'	148.97'	75.06'	
W 84°13'20"	27.00'	39.69'	24.41'	

CENTERLINE CURVE DATA				
Δ	R	L	T	
FF 23°45'13"	500.00'	207.29'	105.26'	
GG 12°42'20"	500.00'	110.88'	55.67'	
HH 17°25'09"	500.00'	152.01'	76.60'	



CITY OF RIVERSIDE WATER DEPT.  
 APPROVED BY: [Signature] DATE: 1/16/90

CITY OF RIVERSIDE ELECTRICAL DEPT.  
 APPROVED BY: [Signature] DATE: 1/26/89

BENCHMARK: G2-W  
 FOUND PK NAIL IN NORTHWEST C.B. RET. AT ARLINGTON AVENUE AND CHADBOURNE AVENUE  
 ELEVATION: 815.252

ADKAN ENGINEERS  
 CIVIL ENGINEERING, PLANNING, LAND SURVEYING  
 8830 AIRPORT DRIVE  
 RIVERSIDE, CA 92504 (714) 888-0241  
 WILLIAM E. SNELL R.G.E. No. 19452 DATE: 10/24/89

REVISIONS  
 DESIGNED BY: FM DRAWN BY: C.W.V. CHECKED BY: R.E.L.

CITY OF RIVERSIDE  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: [Signature] DATE: 3/12/90  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 CHIEF P.W. ENGINEER

STREET IMPROVEMENT PLANS  
 TRACT NO. 23587  
 VALLEY DRIVE  
 STA. 36+86.94 TO STA. 45+10.88

ACCOUNT NO.  
 R-3103  
 SHEET 4 OF 4  
 J.N. 3318