

**GENERAL NOTES**

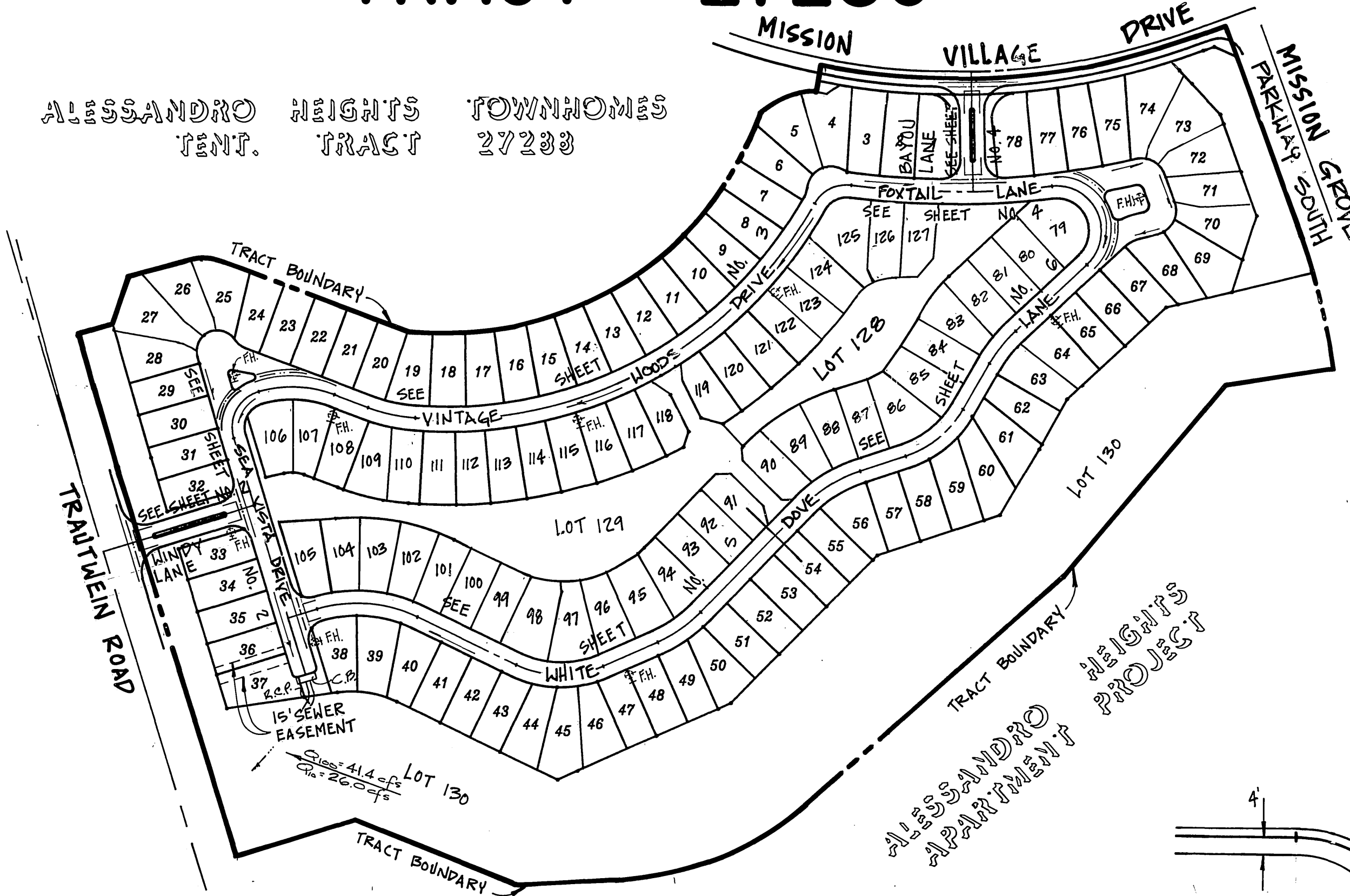
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC 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.
- 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 STD. DWG. 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF CURBS & GUTTER AND 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.
- 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 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.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED THE BY INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVINGS.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- RELOCATION FEE TO BE PAID BY DEVELOPER TO PUBLIC UTILITIES DEPT. PRIOR TO RELOCATION OF ELECTRICAL FACILITIES.

# STREET IMPROVEMENT PLANS

FOR

## TRACT 27289

ALESSANDRO HEIGHTS TOWNHOMES TRACT 27289



### INDEX MAP

SCALE: 1" = 150'

**\* CONSTRUCTION NOTES AND QUANTITY ESTIMATES**

ITEM	DESCRIPTION	QUANTITY
1	CONSTRUCT A.C. OVER A.B. PER TYPICAL SECTION	126,630 S.F.
2	CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 (TYPE I)	7,263 L.F.
3	CONSTRUCT P.C.C. CURB SIDEWALK PER TYPICAL SECTION (.33" THICK)	29,758 S.F.
4	CONSTRUCT DRIVEWAY PER DETAIL HEREON	128 EA.
5	CONSTRUCT WHEELCHAIR RAMP PER CAL TRANS STD. DWG. NO. NB-9, CASE "C" SEE DET. HEREON	6 EA.
6	INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. DWG. NO. 662 & 662A	8 EA.
7	INSTALL RI STOP SIGN PER CITY OF RIV. STD. DWG. NO. 662A & 666 SIZE PER PLAN	4 EA.
8	CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. DWG. NO. 200 (TYPE II)	412 L.F.
9	CONSTRUCT X-GUTTER & APPROX PER CITY OF RIVERSIDE STD. DWG. NO. 220 (WIDTH PER PLAN)	3457 S.F.
10	CONSTRUCT 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 (TYPE I)	176 L.F.
11	CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIV. STD. DWG. NO. 411	2 EA.
12	RELOCATE EXIST. STREET LIGHT	1 EA.
13	RELOCATE EXIST. FIRE HYDRANT	1 EA.
14	SAWCUT & REMOVE EXIST. CURB	106 L.F.
15	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304	2 EA.
16	INSTALL RT SIGN "KEEP RIGHT SYMBOL" PER CALTRANS STD.	4 EA.
17	INSTALL TYPE F1 DELINEATOR	7 EA.
18	CONSTRUCT DECORATIVE INTERLOCKING PAVING PER DETAIL ON SHEET 7	2 EA.
19	CONSTRUCT 6" REVERSE FRONTAGE WALL PER DETAIL ON SHEET 7	112 L.F.
20	CONSTRUCT 2" BLOCK 4" TUBULAR STEEL WALL PER DETAIL ON SHEET 7	144 L.F.

\* QUANTITIES SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING. CONTRACTOR SHALL DETERMINE HIS OWN QUANTITIES AND BID A COMPLETE JOB.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE 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 DUE 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.

BENCHMARK: E8-A  
SET 3" NAIL AND TAP ON TOP OF 36" x 6" x 20" GRANITE BOLLARD, 100' W/LY OF TRAUTWEIN RD. AND 0.3' MI. N/LY OF WOOD RD. FB735/174

**Underground Service Alert**  
Call: TOLL FREE  
1-800-422-4133

ELEV. = 1588.453

TWO WORKING DAYS BEFORE YOU DIG

PACIFIC BELL TELEPHONE CO.  
SOUTHERN CALIFORNIA GAS COMPANY  
WESTERN MUNICIPAL WATER DISTRICT

REVIEWED BY: *[Signature]* DATE: 8/24/92  
REVIEWED BY: *[Signature]* DATE: 8-20-92  
CITY OF RIVERSIDE - PUBLIC UTILITIES ELECTRIC  
REVIEWED BY: *[Signature]* DATE: 10/1/92

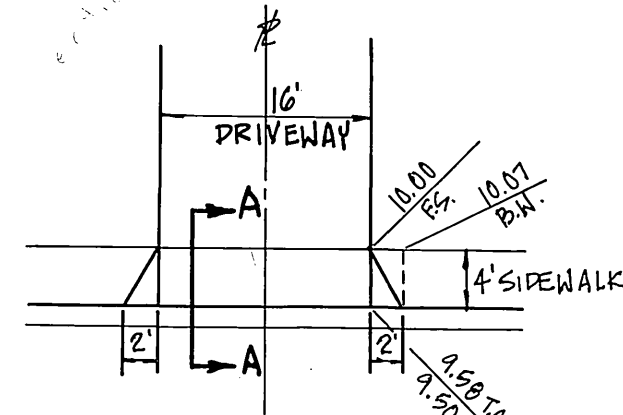
REVIEWED BY: *[Signature]* DATE: 11/5/92  
PRINCIPAL ENGINEER, R.C.E. 21643  
DATE: 11/5/92

**CSL ENGINEERING, INC.**  
2900 ADAMS STREET, SUITE A25  
RIVERSIDE, CA. 92504 (714) 785-5122  
PREPARED UNDER THE SUPERVISION OF:  
*[Signature]* 5-19-92  
RICHARD A. SCIANNI R.C.E. 25917 DATE



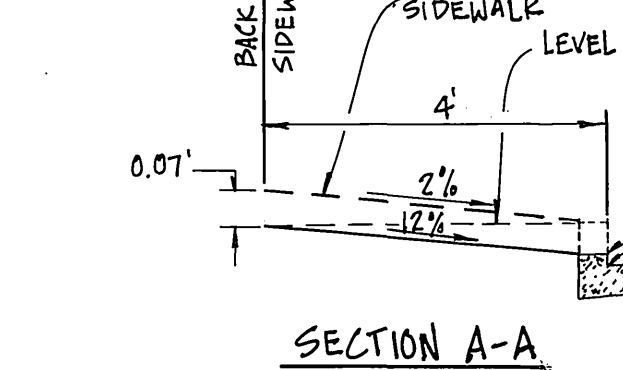
**5 WHEELCHAIR RAMP DETAIL**

PER CALTRANS STD. NO. NB-9, CASE "C"  
N.T.S.



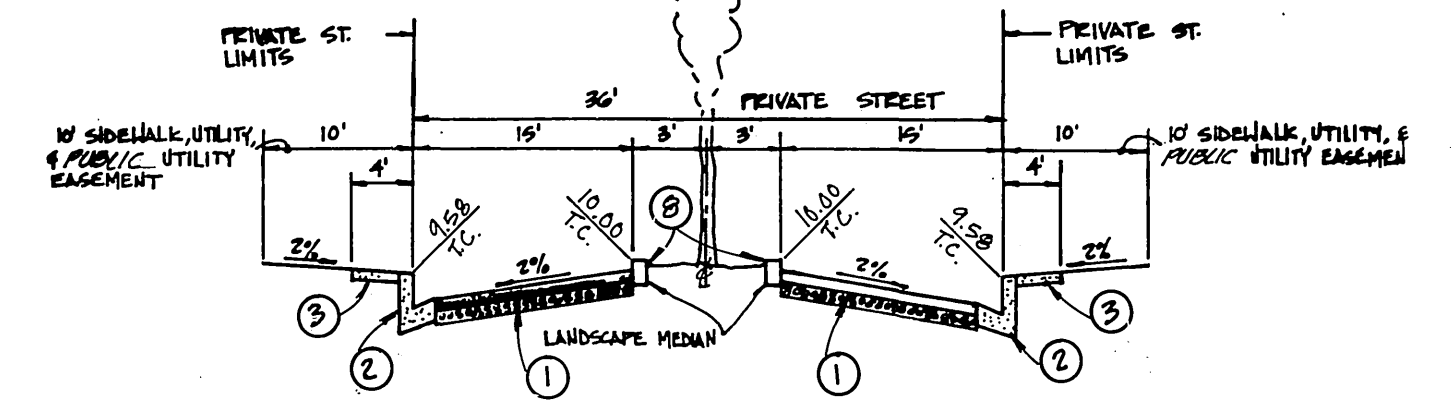
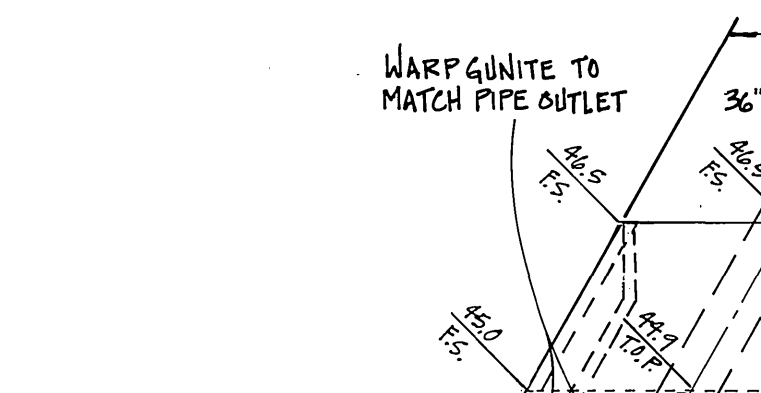
**MODIFIED DRIVEWAY DETAIL**

N.T.S.



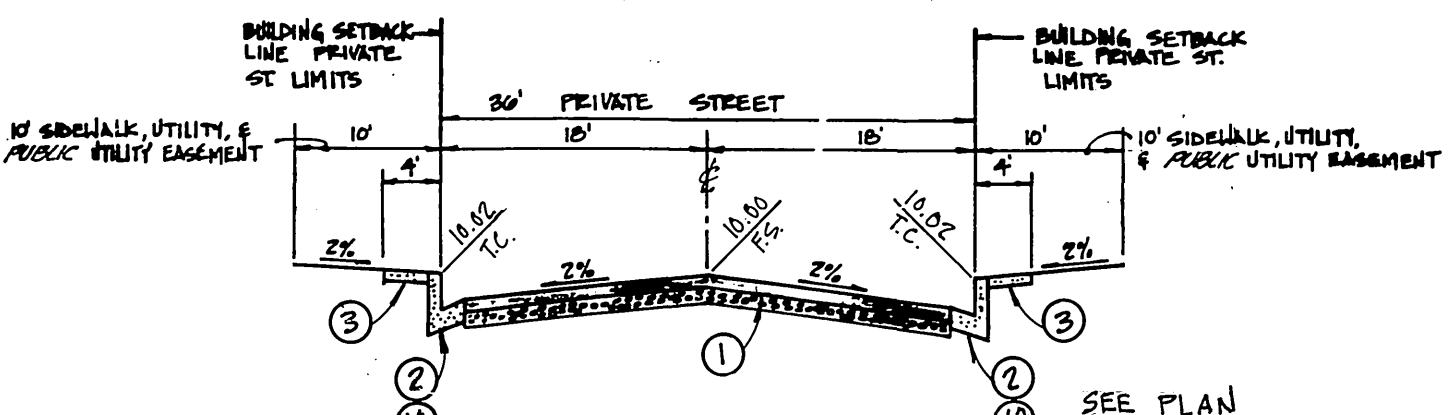
**MODIFIED SIDEWALK JOG DETAIL**

N.T.S.



**ENTRY WAY TYPICAL SECTION**

N.T.S.  
T.I. = 5.0  
CONST. 0.21' AC / 0.47' CAB PER SR 1477, R=34

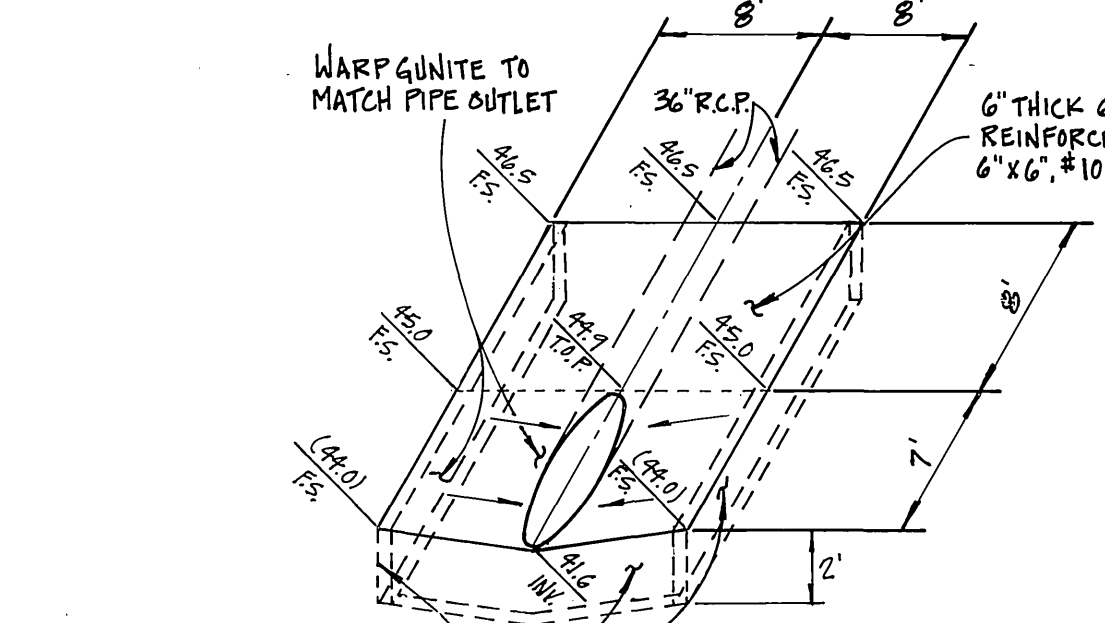


**PRIVATE STREET TYPICAL SECTION**

N.T.S.  
T.I. = 5.0  
FOXTAIL LANE: CONST. 0.21' AC / 0.47' CAB PER SR 1477, R=34  
ALL OTHERS: CONST. 0.21' AC / 0.33' CAB PER SR 1477, R=44

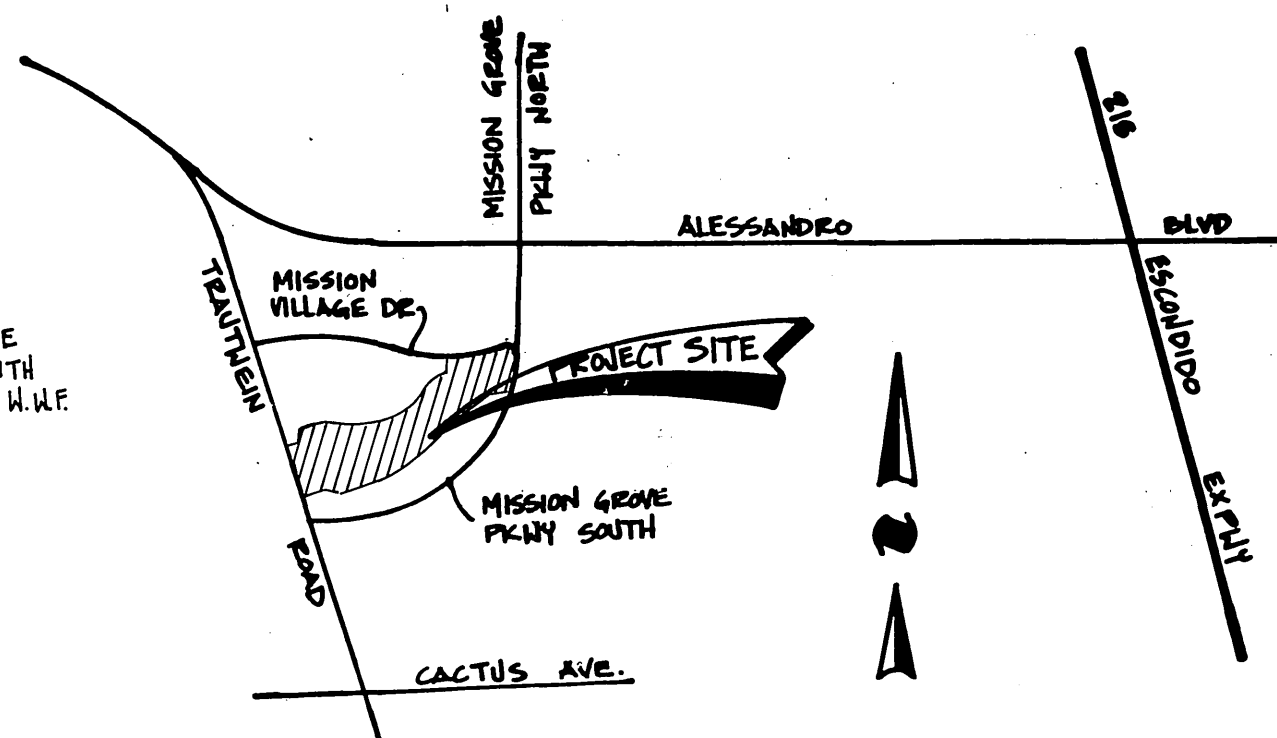
**OUTLET STRUCTURE DETAIL**

N.T.S.  
8" WIDE X 24" DEEP CONCRETE CUTOFF WALLS (3 SIDES)  
REINF. 4" x 6" #10 x 10 W.W.F.



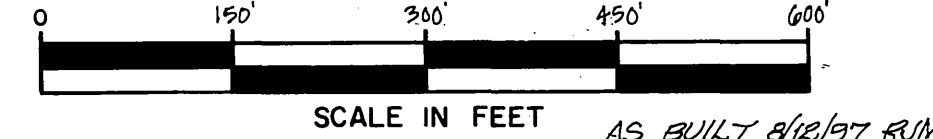
**STREET NAME & TRAFFIC SIGN SCHEDULE**

INSTALL PER CITY OF RIVERSIDE STD. DWG. NO. 662 & 662A & STD. DWG. NO. 666					
A	TRAUTWEIN ROAD	7700	E	FOXTAIL LANE	19260
B	WINDY LANE	19100	F	BAYOU LANE	7600
C	SEA VISTA DRIVE	7700	G	WHITE DOVE LANE	19300
D	WINDY LANE	19100	H	FOXTAIL LANE	19300
E	VINTAGE WOODS DRIVE	19100	I	SEA VISTA DRIVE	7800
F	SEA VISTA DRIVE	7600	J	WHITE DOVE LANE	19100
G	FOXTAIL LANE	19300			
H	VINTAGE WOODS DRIVE	19200			



**VICINITY MAP**

N.T.S.



REVIEWED BY: *[Signature]* DATE: 8/24/92  
REVIEWED BY: *[Signature]* DATE: 10/1/92

REVIEWED BY: *[Signature]* DATE: 8-20-92  
REVIEWED BY: *[Signature]* DATE: 10/1/92

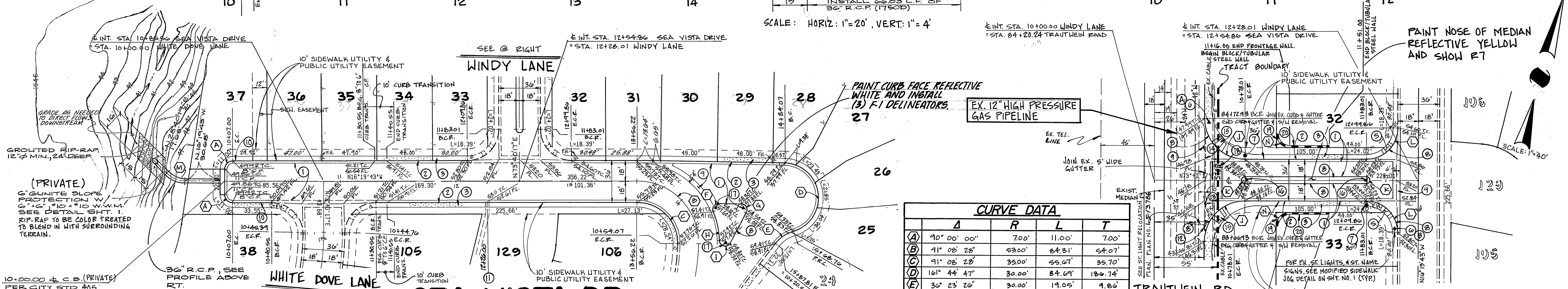
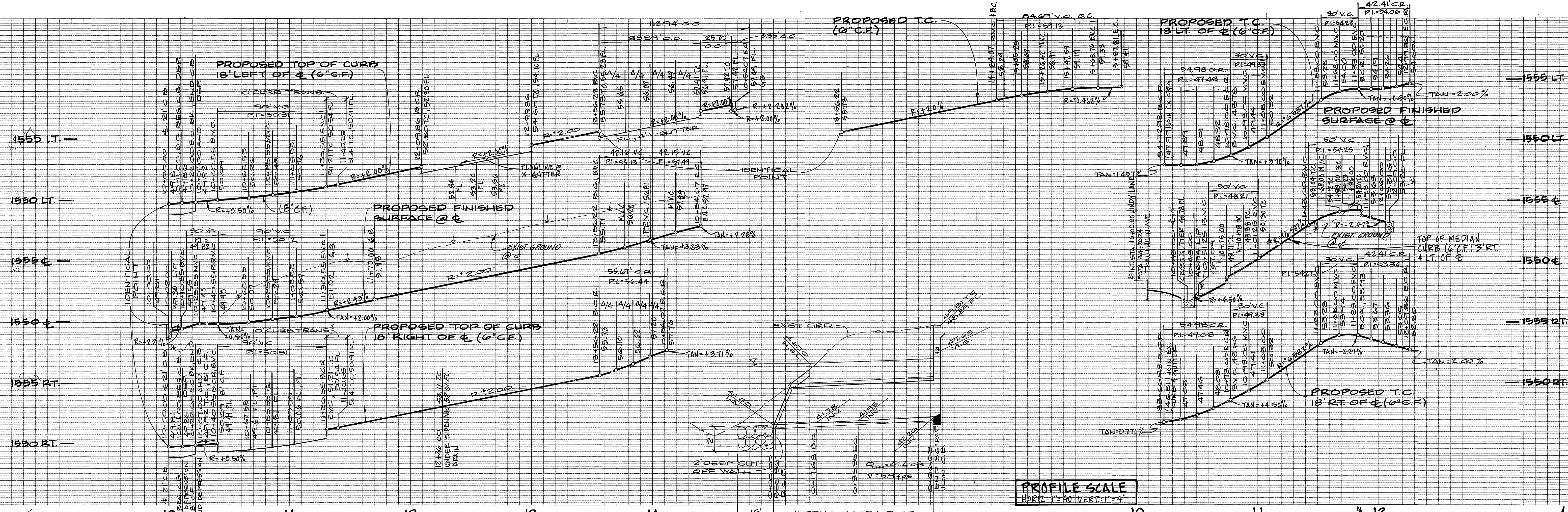
REVIEWED BY: *[Signature]* DATE: 11/5/92  
PRINCIPAL ENGINEER, R.C.E. 21643  
DATE: 11/5/92

**CSL ENGINEERING, INC.**  
2900 ADAMS STREET, SUITE A25  
RIVERSIDE, CA. 92504 (714) 785-5122  
PREPARED UNDER THE SUPERVISION OF:  
*[Signature]* 5-19-92  
RICHARD A. SCIANNI R.C.E. 25917 DATE

APPROVED BY: *[Signature]* DATE: 12/15/92  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
CHIEF P.W. ENGINEER

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: *[Signature]* DATE: 12/23/92  
PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLANS FOR  
**TRACT 27289**  
TITLE SHEET  
PRIVATE STREETS  
ACCOUNT NO. **P-3303**  
SHEET **1** OF **7**  
HORIZ. SCALE: 1" = 150'



**BENCHMARK: E8-2**  
SET PK. NAIL AND TAP ON TOP OF 36" X 50" X 20" GRANITE BOULDER, 100' NLY OF TRAUTWEIN RD. AND 0.3' NLY OF WOOD RD. FB 736/74

**Underground Service Alert!**  
Call: TOLL FREE 1-800-422-4133  
TWO WORKING DAYS BEFORE YOU DIG

**CSL ENGINEERING, INC.**  
2900 ADAMS STREET, SUITE A25  
RIVERSIDE, CA. 92504 (714) 785-5122  
PREPARED UNDER THE SUPERVISION OF:  
Richard A. Scanni, R.C.E. 25917  
DATE: 5-19-92

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature]  
DATE: 12/23/92

**STREET IMPROVEMENT PLANS FOR TRACT 27289**  
SEA VISTA DRIVE (PRIVATE ST.)  
WINDY LANE (PRIVATE ST.)  
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

**PACIFIC BELL TELEPHONE CO.**  
REVIEWED BY: [Signature] DATE: 8-24-92

**SOUTHERN CALIFORNIA GAS COMPANY**  
REVIEWED BY: [Signature] DATE: 8-20-92

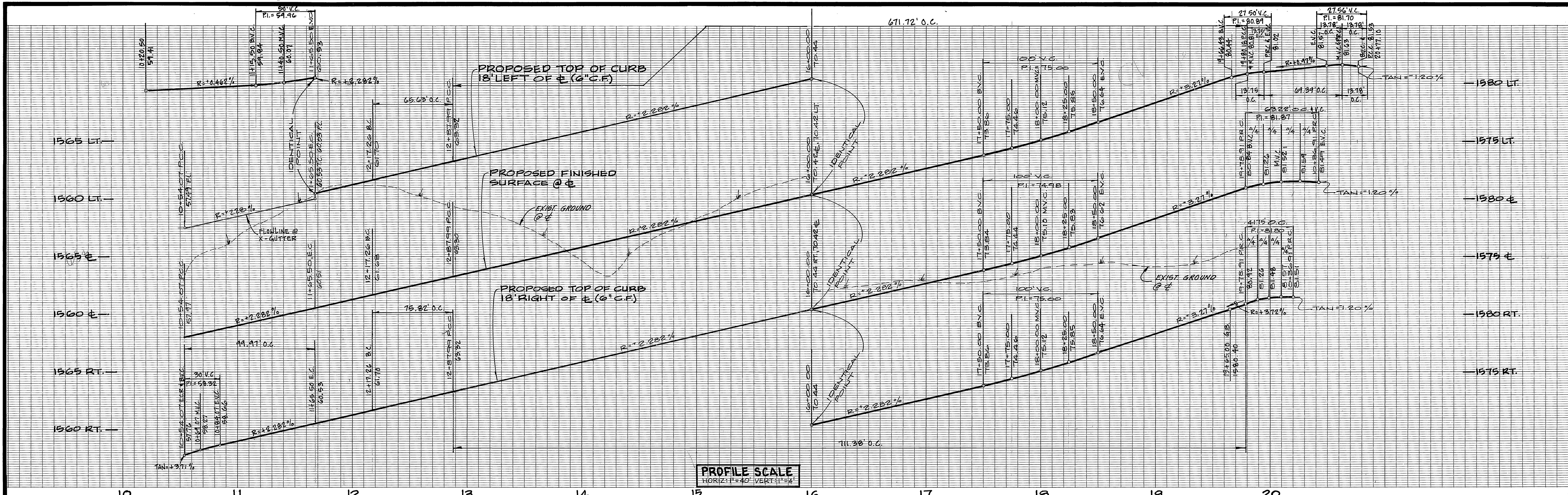
**CITY OF RIVERSIDE - PUBLIC UTILITIES ELECTRIC**  
REVIEWED BY: [Signature] DATE: 11/26/92

**APPROVED BY: [Signature] DATE: 12/23/92**

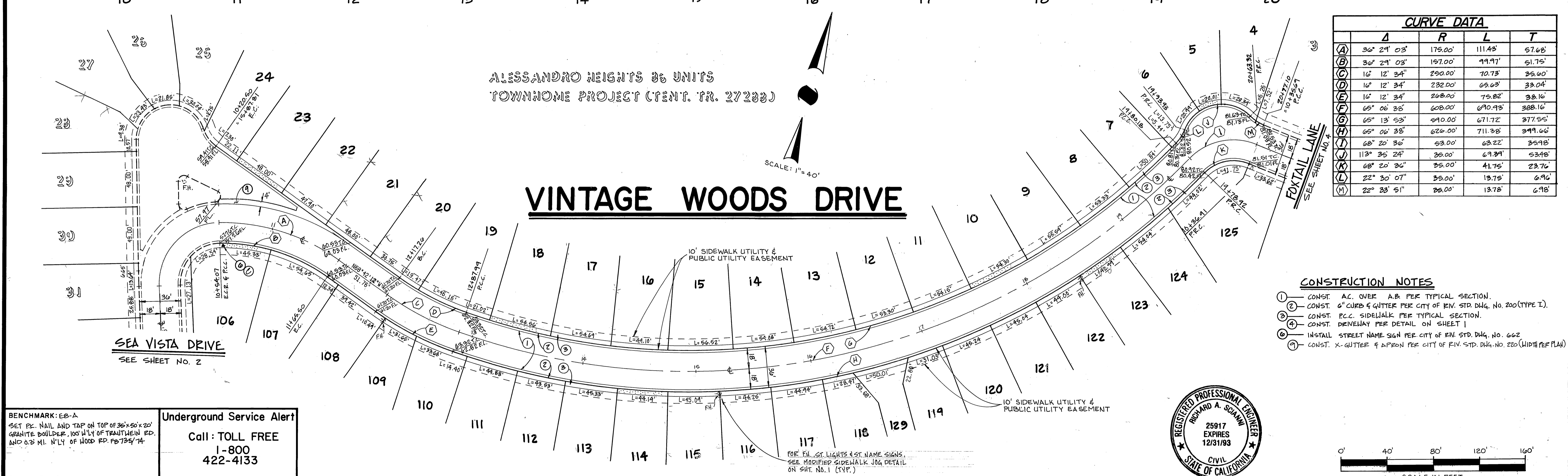
**DESIGNED BY: V.M.S. DRAWN BY: R.L.M. CHECKED BY: J.L.L.**

**ACCOUNT NO. R-3303**  
SHEET 2 OF 7

INDEXED 1-14-93 JN 307



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

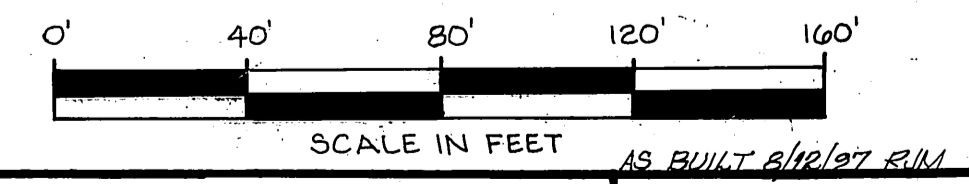


ALESSANDRO HEIGHTS 36 UNITS  
TOWNHOME PROJECT (ENT. TR. 27288)

# VINTAGE WOODS DRIVE

CURVE DATA				
	Δ	R	L	T
(A)	36° 29' 03"	175.00'	111.43'	57.68'
(B)	36° 29' 03"	197.00'	99.97'	51.75'
(C)	16° 12' 34"	250.00'	70.73'	35.00'
(D)	16° 12' 34"	232.00'	69.63'	33.04'
(E)	16° 12' 34"	208.00'	75.82'	38.16'
(F)	65° 06' 38"	608.00'	690.93'	388.16'
(G)	65° 13' 53"	590.00'	671.72'	377.55'
(H)	65° 06' 38"	626.00'	711.38'	399.66'
(I)	68° 20' 36"	53.00'	63.22'	35.98'
(J)	113° 35' 24"	35.00'	69.39'	53.48'
(K)	68° 20' 36"	35.00'	41.75'	23.76'
(L)	22° 30' 07"	35.00'	13.75'	6.96'
(M)	22° 33' 51"	25.00'	13.78'	6.98'

- CONSTRUCTION NOTES**
- CONST. AC. OVER A.B. PER TYPICAL SECTION.
  - CONST. 6" CURB & GUTTER PER CITY OF RIV. STD. Dwg. No. 200 (TYPE I).
  - CONST. P.C.C. SIDEWALK PER TYPICAL SECTION.
  - CONST. DRIVEWAY PER DETAIL ON SHEET 1
  - INSTALL STREET NAME SIGN PER CITY OF RIV. STD. Dwg. No. 662
  - CONST. X-GUTTER & APRON PER CITY OF RIV. STD. Dwg. No. 220 (WIDTH PER PLAN)



BENCHMARK: EB-A  
SET PK. NAIL AND TAP ON TOP OF 36"x50"x20" GRANITE BOULDER, 100' WLY OF TRAUTHEIN RD. AND 0.3 MI. N'LY OF WOOD RD. FB 735/74

ELEV. = 1588.453

**Underground Service Alert**  
Call: TOLL FREE 1-800-422-4133  
TWO WORKING DAYS BEFORE YOU DIG.

PACIFIC BELL TELEPHONE CO. REVIEWED BY: *[Signature]* DATE: 8/21/92

SOUTHERN CALIFORNIA GAS COMPANY REVIEWED BY: *[Signature]* DATE: 8-20-92

CITY OF RIVERSIDE - PUBLIC UTILITIES ELECTRIC REVIEWED BY: *[Signature]* DATE: 10/1/92

CSL ENGINEERING, INC.  
2900 ADAMS STREET, SUITE A25  
RIVERSIDE, CA, 92504 (714) 785-5122  
PREPARED UNDER THE SUPERVISION OF:  
*[Signature]* RICHARD A. SCIANNI R.C.E. 25917 DATE: 5-19-92

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 12/15/92

PRINCIPAL ENGINEER: *[Signature]* DATE: 12/15/92

PARK DEPARTMENT: *[Signature]* DATE: 12/15/92

TRAFFIC DIVISION: *[Signature]* DATE: 12/15/92

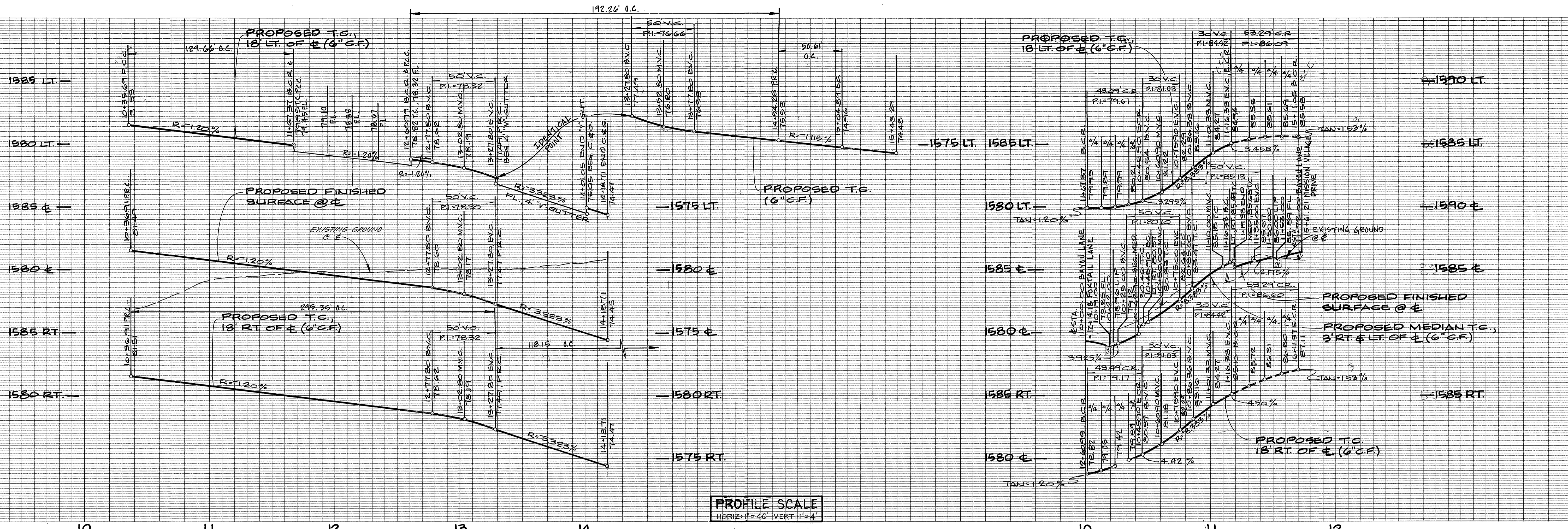
CHIEF P.W. ENGINEER: *[Signature]* DATE: 12/15/92

STREET IMPROVEMENT PLANS FOR TRACT 27289 VINTAGE WOODS DRIVE (PRIVATE ST.)

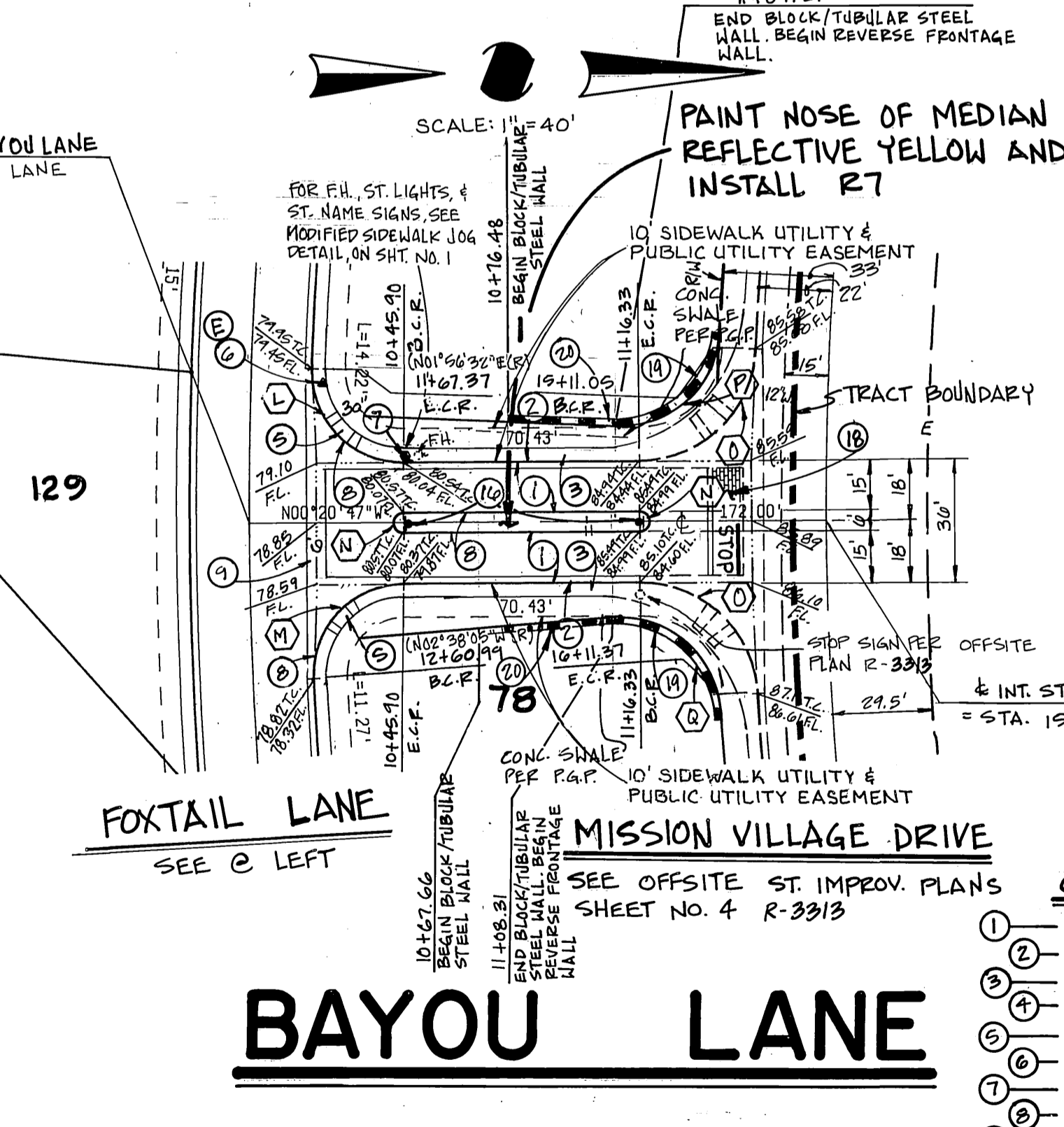
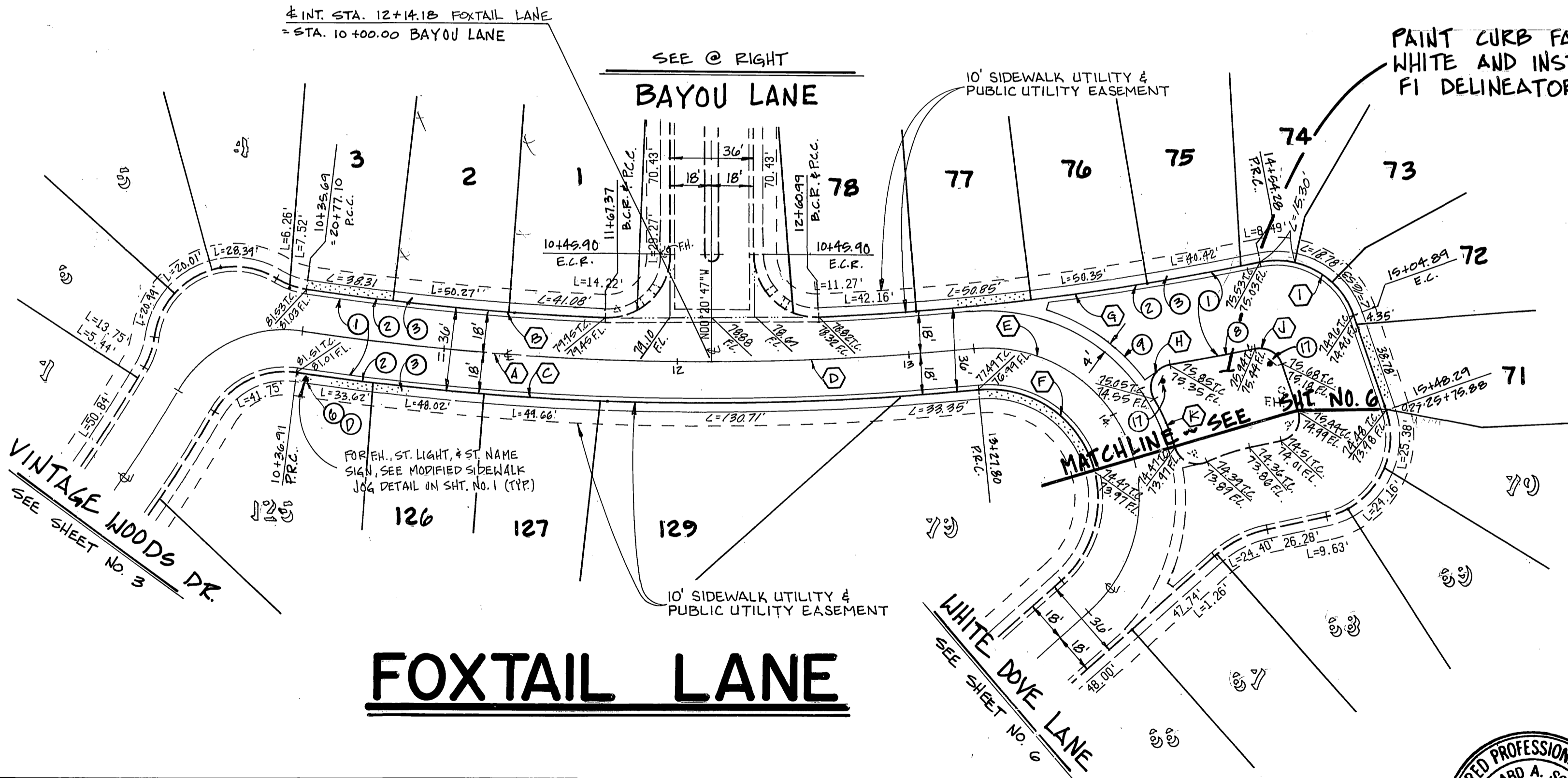
ACCOUNT NO. R-3303

SHEET 3 OF 7

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



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



CURVE DATA				
	Δ	R	L	T
(A)	8° 39' 59"	1172.00'	177.27'	88.21'
(B)	6° 26' 16"	1164.00'	129.66'	64.90'
(C)	14° 13' 14"	1190.00'	295.35'	146.44'
(D)	5° 33' 15"	1172.00'	113.61'	56.25'
(E)	144° 02' 05"	69.00'	163.40'	200.26'
(F)	144° 02' 05"	47.00'	118.16'	144.80'
(G)	9° 32' 45"	1154.00'	192.26'	96.35'
(H)	111° 25' 19"	10.00'	19.45'	14.67'
(I)	82° 51' 07"	35.00'	50.61'	30.68'
(J)	82° 23' 16"	10.00'	14.36'	8.75'
(K)	15° 34' 07"	83.00'	22.95'	11.35'
(L)	92° 17' 19"	27.00'	43.49'	28.10'
(M)	92° 17' 18"	27.00'	43.49'	28.10'
(N)	180° 00' 00"	3.00'	9.42'	—
(O)	87° 07' 34"	35.00'	53.22'	33.21'
(P)	89° 30' 31"	30.00'	46.87'	29.74'
(Q)	91° 14' 24"	30.00'	47.77'	30.66'

- CONSTRUCTION NOTES**
- CONST. A.C. OVER A.B. PER TYPICAL SECTION.
  - CONST. 6" CURBS & GUTTER PER CITY OF RIV. STD. DWG. NO. 200 (TYPE I).
  - CONST. P.C.C. SIDEWALK PER TYPICAL SECTION.
  - CONST. DRIVEWAY PER DETAIL ON SHEET 1.
  - CONST. WHEELCHAIR RAMP PER CAL TRANS STD NO. B-CASE C ON SHT. NO. 1.
  - INSTALL STREET NAME SIGN PER CITY OF RIV. STD. DWG. NO. 602.
  - INSTALL R1 STOP SIGN PER CITY OF RIV. STD. DWG. NO. 602A, 606, 606A PER PLAN.
  - CONST. 6" CURB ONLY PER CITY OF RIV. STD. DWG. NO. 200 (TYPE II).
  - CONST. CROSS GUTTER PER CITY OF RIV. STD. DWG. NO. 220 (WIDTH PER PLAN).
  - CONST. UNDER SIDEWALK DRAIN PER CITY OF RIV. STD. DWG. NO. 411.
  - INSTALL R7 SIGN "KEEP RIGHT SYMBOL" PER CALTRANS STD.
  - INSTALL TYPE FI DELINEATOR.

BENCHMARK: E8-A  
SET P.C. NAIL AND TAP ON TOP OF 35"X50"X20"  
GRANITE BOULDER, 100' N'LY OF TRANSMISSION PD.  
AND 0.3' MI. N'LY OF WOOD RD. FB 735/74

**Underground Service Alert**  
Call: TOLL FREE  
1-800  
422-4133  
TWO WORKING DAYS BEFORE YOU DIG



PACIFIC BELL TELEPHONE CO.  
SOUTHERN CALIFORNIA GAS COMPANY

REVIEWED BY: [Signature]  
DATE: 8/24/92  
CITY OF RIVERSIDE - PUBLIC UTILITIES  
ELECTRIC  
APPROVED BY: [Signature]  
DATE: 10/12/92

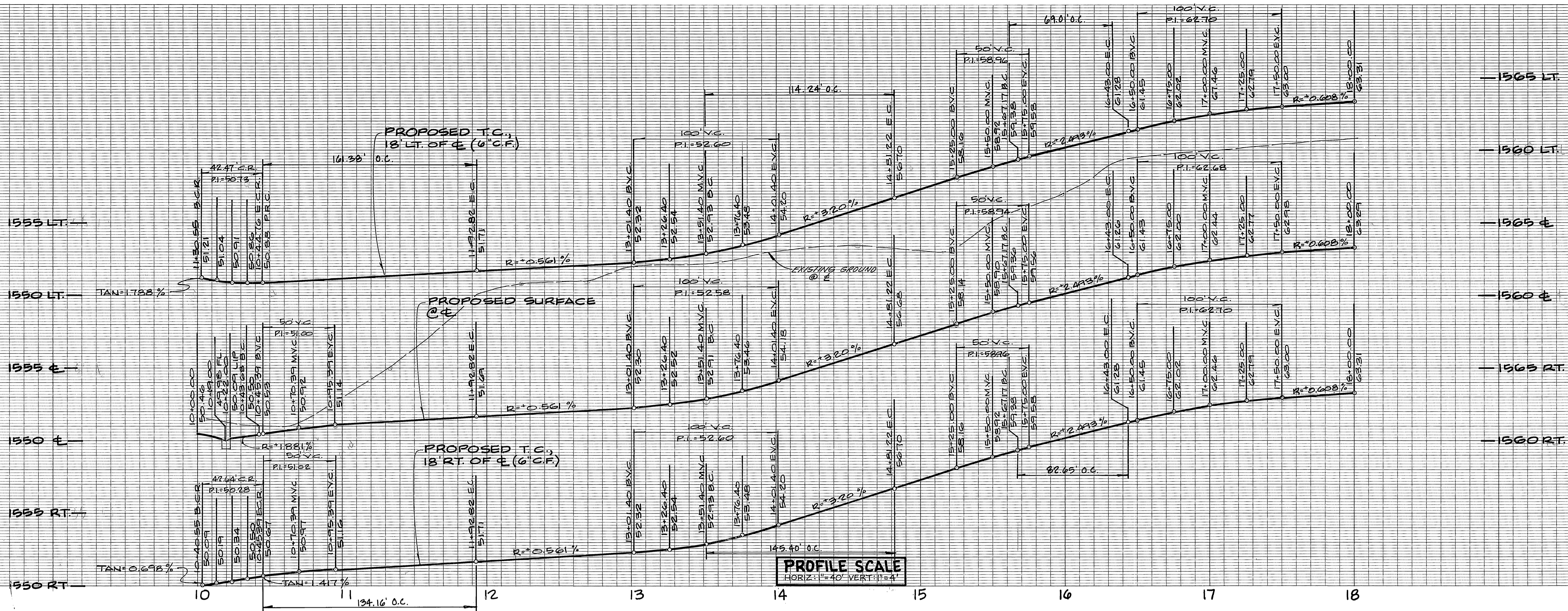
**CSL ENGINEERING, INC.**  
2900 ADAMS STREET, SUITE A25  
RIVERSIDE, CA. 92504 (714)785-5122  
PREPARED UNDER THE SUPERVISION OF:  
Richard A. Sciami 5-19-92  
RICHARD A. SCIAMI R.C.E. 25917 DATE

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: [Signature]  
DATE: 12/23/92  
PUBLIC WORKS DIRECTOR

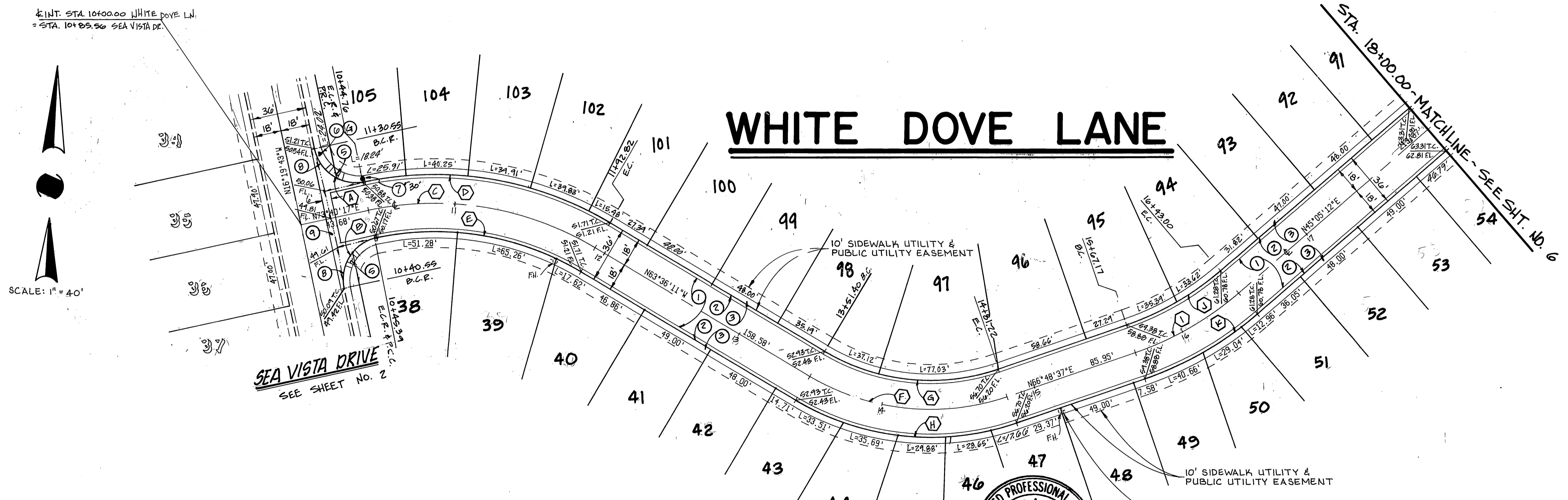
MARK REVISIONS  
APPR. DATE  
DESIGNED BY V.M.S. DRAWN BY R.L.M. CHECKED BY J.D.L.

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT  
STREET IMPROVEMENT PLANS  
FOR  
**TRACT 27289**  
FOXTAIL LANE (PRIVATE ST.)  
BAYOU LANE (PRIVATE ST.)  
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

ACCOUNT NO.  
R-3303  
SHEET 4 OF 7  
INDEXED 1-11-93 JH  
JN 307



CURVE DATA			
	Δ	R	T
(A)	89° 41' 25"	2700'	42.27'
(B)	90° 29' 23"	2700'	42.64'
(C)	42° 43' 32"	200.00'	149.14'
(D)	42° 43' 32"	218.00'	161.38'
(E)	42° 43' 32"	182.00'	134.16'
(F)	49° 35' 12"	150.00'	129.82'
(G)	49° 35' 12"	132.00'	114.24'
(H)	49° 35' 12"	168.00'	145.40'
(I)	21° 43' 25"	200.00'	75.83'
(J)	21° 43' 25"	182.00'	69.01'
(K)	21° 43' 25"	218.00'	82.65'



- CONSTRUCTION NOTES**
- CONST. A.C. OVER A.B. PER TYPICAL SECTION.
  - CONST. 6" CURB & GUTTER PER CITY OF RIV. STD. DWG. NO. 200 (TYPE I).
  - CONST. P.C. SIDEWALK PER TYPICAL SECTION.
  - CONST. DREWHAY PER DETAIL ON SHEET 1.
  - CONST. WHEELCHAIR RAMP PER CAL TRANS. STD. NO. 8-B. SEE DETAIL ON SHT. 1.
  - INSTALL STREET NAME SIGN PER CITY OF RIV. STD. DWG. NO. 602.
  - CONST. 6" CURB ONLY PER CITY OF RIV. STD. DWG. NO. 200 (TYPE II).
  - CONST. CROSS GUTTER PER CITY OF RIV. STD. DWG. NO. 220 (WIDTH PER PLAN).
  - INSTALL R1 STOP SIGN PER CITY OF RIV. STD. DWG. 602A, 602B, SEE PLAN.

BENCHMARK: E2-A  
SET PK. NAIL AND TAP ON TOP OF 36"x50"x20"  
GRANITE BOULDER, 100' NLY OF TRAIT WEN RD.  
AND 0.3' MI. NLY OF WOOD RD. FB735/74

ELEV. = 1528.453

**Underground Service Alert**  
Call: TOLL FREE  
1-800  
422-4133  
TWO WORKING DAYS BEFORE YOU DIG

PACIFIC BELL TELEPHONE CO.  
REVIEWED BY: *L.P. Hallgren* 8/24/93  
DATE: 8/24/93

SOUTHERN CALIFORNIA GAS COMPANY  
REVIEWED BY: *H.D. Saha* 8/20/93  
DATE: 8/20/93

CITY OF RIVERSIDE - PUBLIC UTILITIES  
ELECTRIC  
REVIEWED BY: *William J. Munson* 10/1/92  
DATE: 10/1/92

**CSL ENGINEERING, INC.**  
2900 ADAMS STREET, SUITE A25  
RIVERSIDE, CA. 92504 (714) 785-5122  
PREPARED UNDER THE SUPERVISION OF:  
*Richard A. Scianni* 5-19-92  
RICHARD A. SCIANNI R.C.E. 25917 DATE: 5-19-92

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 12/23/92  
PRINCIPAL ENGINEER: *[Signature]*  
TRAFFIC DIVISION: *[Signature]*  
CHIEF P.W. ENGINEER: *[Signature]*

APPROVED BY: *[Signature]* DATE: 12/23/92  
PUBLIC WORKS DIRECTOR

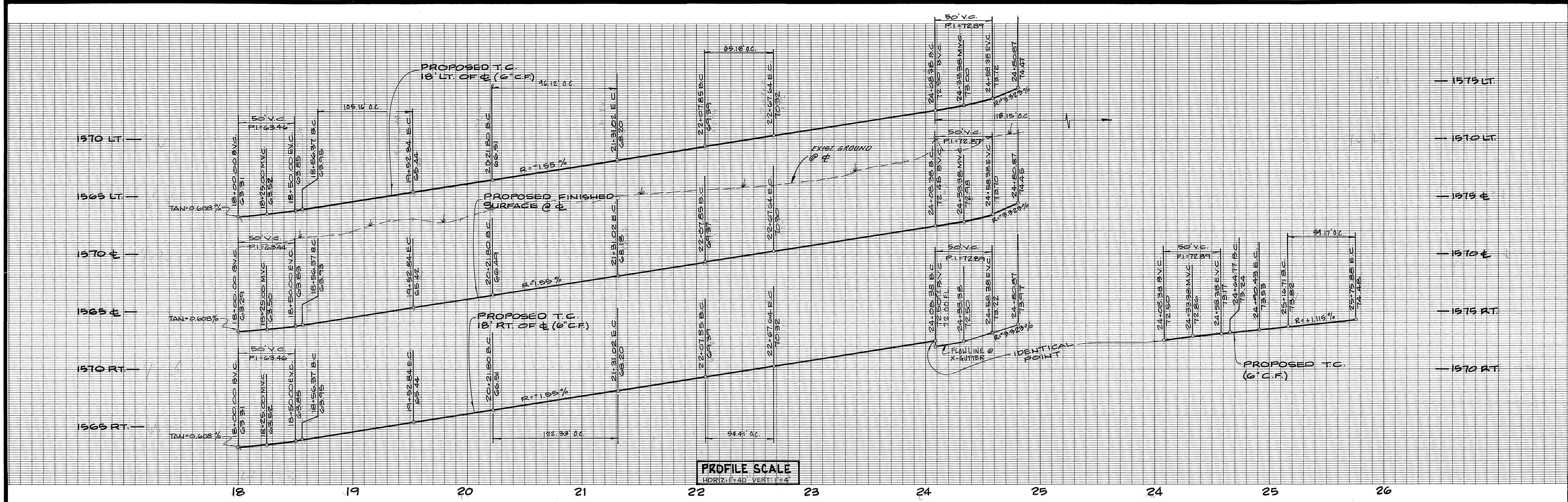
DESIGNED BY: V.M.S. DRAWN BY: R.L.M. CHECKED BY: J.J.L.

STREET IMPROVEMENT PLANS  
FOR  
**TRACT 27289**  
WHITE DOVE LANE (PRIVATE ST.)

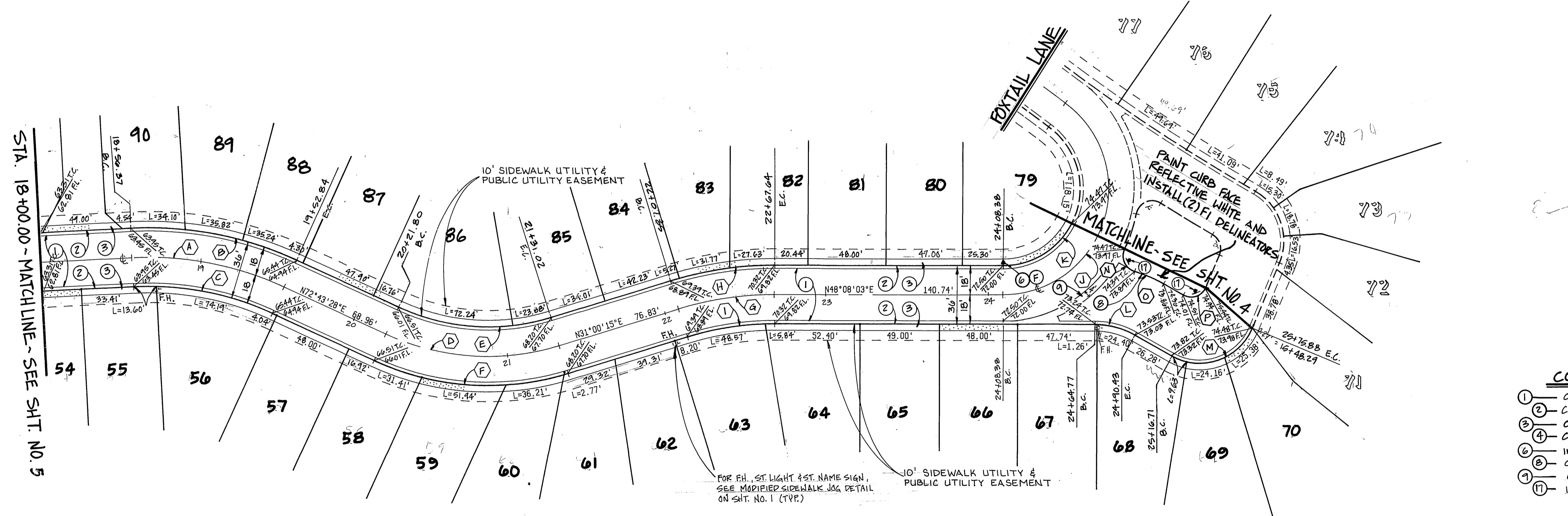
ACCOUNT NO. P-3303  
SHEET 5 OF 7

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

INDEXED 1-1-93 JN 307



CURVE DATA				
	Δ	R	L	T
A	27° 38' 16"	200.00'	96.47'	49.19'
B	27° 38' 16"	218.00'	105.16'	53.62'
C	27° 38' 16"	182.00'	87.79'	44.77'
D	41° 43' 13"	150.00'	109.22'	57.16'
E	41° 43' 13"	132.00'	96.12'	50.30'
F	41° 43' 13"	168.00'	122.33'	64.02'
G	17° 07' 48"	200.00'	59.79'	30.12'
H	17° 07' 48"	218.00'	69.18'	32.83'
J	17° 07' 48"	182.00'	54.41'	27.41'
K	144° 02' 05"	65.00'	163.40'	200.26'
L	144° 02' 05"	47.00'	118.15'	144.80'
M	24° 24' 15"	50.00'	25.66'	13.12'
N	96° 52' 01"	35.00'	59.17'	39.47'
O	99° 41' 05"	10.00'	17.40'	11.85'
P	12° 54' 25"	86.00'	19.50'	9.79'
Q	96° 52' 01"	10.00'	16.91'	11.28'



- CONSTRUCTION NOTES**
- CONST. AC. OVER. A.B. PER TYPICAL SECTION.
  - CONST. 6" CURB & GUTTER PER CITY OF RIV. STD. DWG. NO. 200 (TYPE I).
  - CONST. P.C.C. SIDEWALK PER TYPICAL SECTION.
  - CONST. DRIVEWAY PER DETAIL ON SHEET 1.
  - INSTALL STREET NAME SIGN PER CITY OF RIV. STD. DWG. NO. 662.
  - CONST. 6" CURB ONLY PER CITY OF RIV. STD. DWG. NO. 200 (TYPE II).
  - CONST. CROSS GUTTER PER CITY OF RIV. STD. DWG. NO. 220 (WIDTH PER PLAN).
  - INSTALL TYPE FI DELINEATOR.

BENCHMARK: E8-A  
 SET PK. NAIL AND TAP ON TOP OF 36" x 60" x 20"  
 GRANITE BOULDER, 100' WLY OF TRANTHEIM RD.  
 AND 0.3' MI. N'LY OF WOOD RD. F0735/74

**Underground Service Alert**  
 Call: TOLL FREE  
 1-800  
 422-4133  
 TWO WORKING DAYS BEFORE YOU DIG.

# WHITE DOVE LANE



PACIFIC BELL TELEPHONE CO.  
 REVIEWED BY: *[Signature]* DATE: 8/24/92  
 CENCOM CABLE

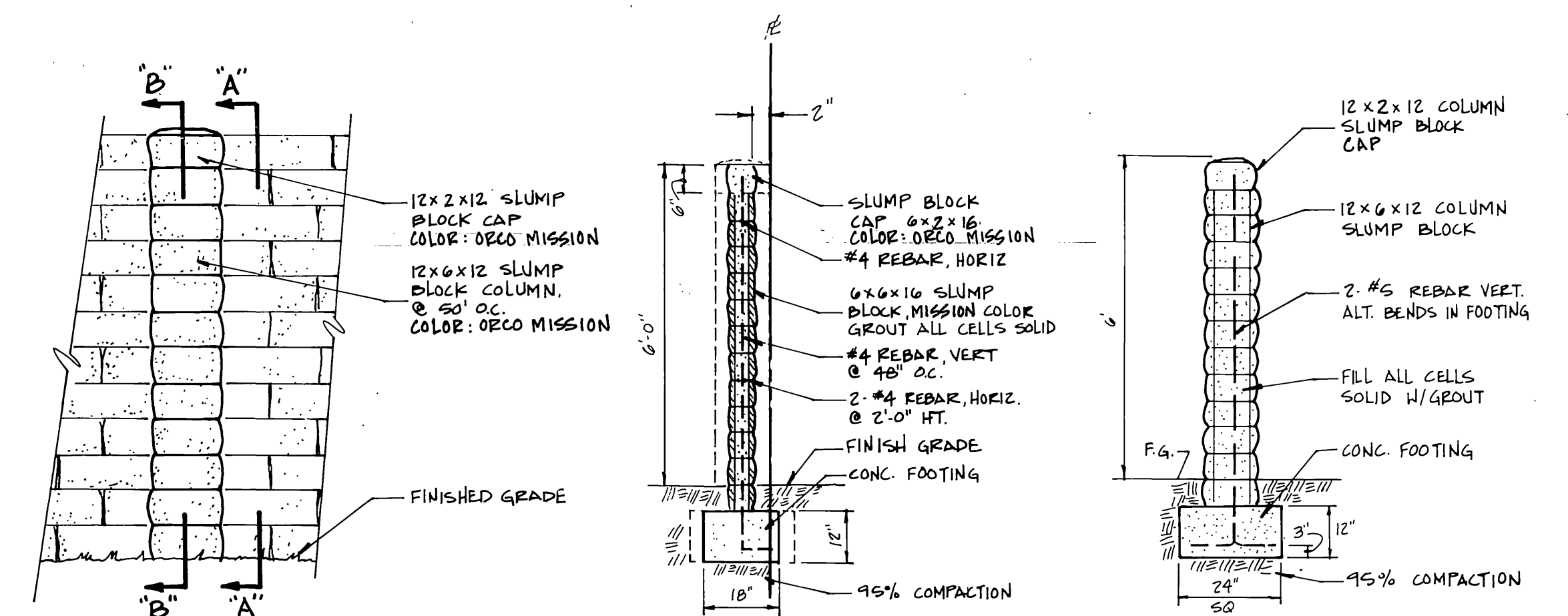
SOUTHERN CALIFORNIA GAS COMPANY  
 REVIEWED BY: *[Signature]* DATE: 8/20/92  
 CITY OF RIVERSIDE - PUBLIC UTILITIES  
 ELECTRIC  
 APPROVED BY: *[Signature]* DATE: 10/1/92

CSL ENGINEERING, INC.  
 2900 ADAMS STREET, SUITE A25  
 RIVERSIDE, CA. 92504 (714) 785-5122  
 PREPARED UNDER THE SUPERVISION OF:  
*[Signature]* 5-19-92  
 RICHARD A. SCIANNI R.C.E. 25917 DATE

CITY OF RIVERSIDE  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: *[Signature]* DATE: 12/15/92  
 PUBLIC WORKS DIRECTOR  
 CHIEF P.W. ENGINEER  
 DATE: 12/23/92

STREET IMPROVEMENT PLANS  
 FOR  
**TRACT 27289**  
 WHITE DOVE LANE (PRIVATE ST.)  
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

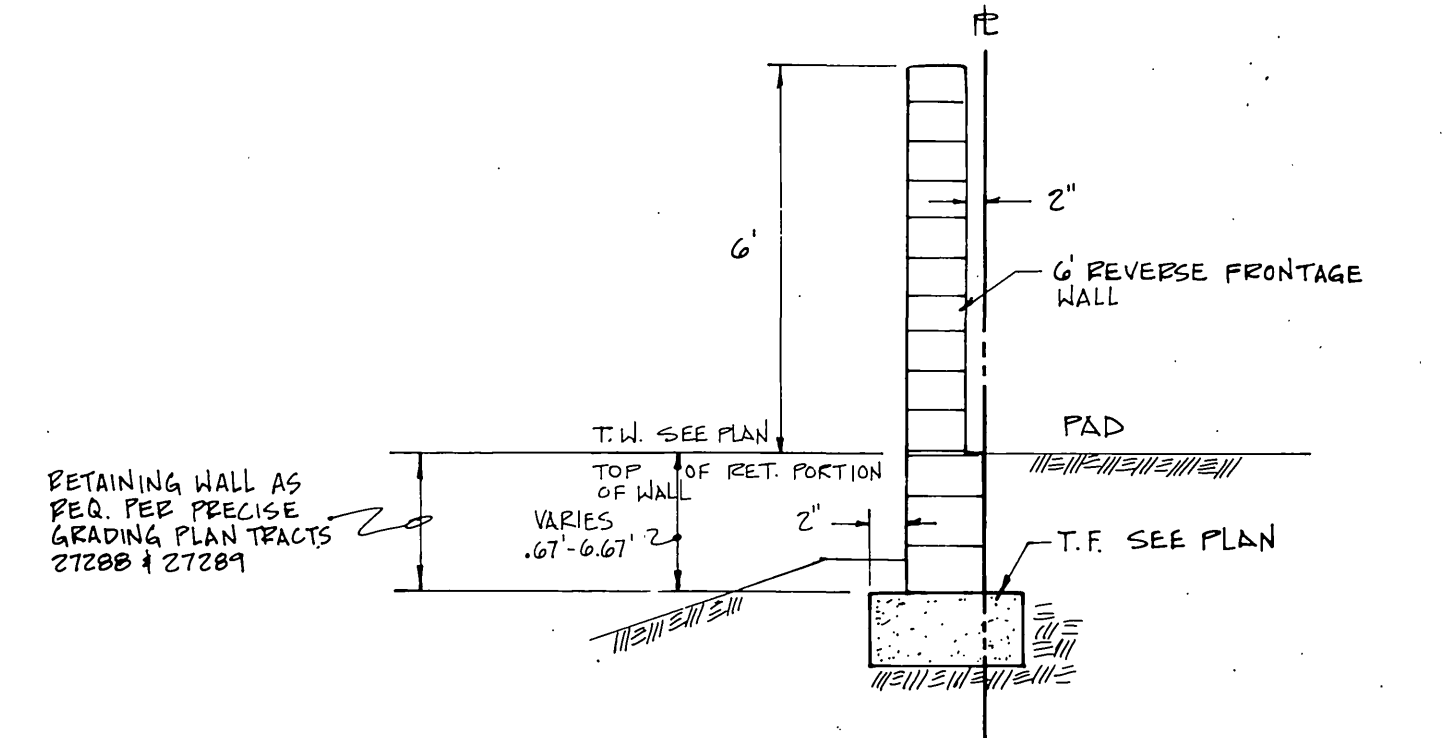
ACCOUNT NO.  
 R-3303  
 SHEET **6** OF 7  
 INDEXED 1-14-93 LH JN 307



PER CITY STD. 704  
**19 REVERSE FRONTAGE WALL DETAIL**  
 N.T.S.

**SECTION "A-A"**  
 N.T.S.

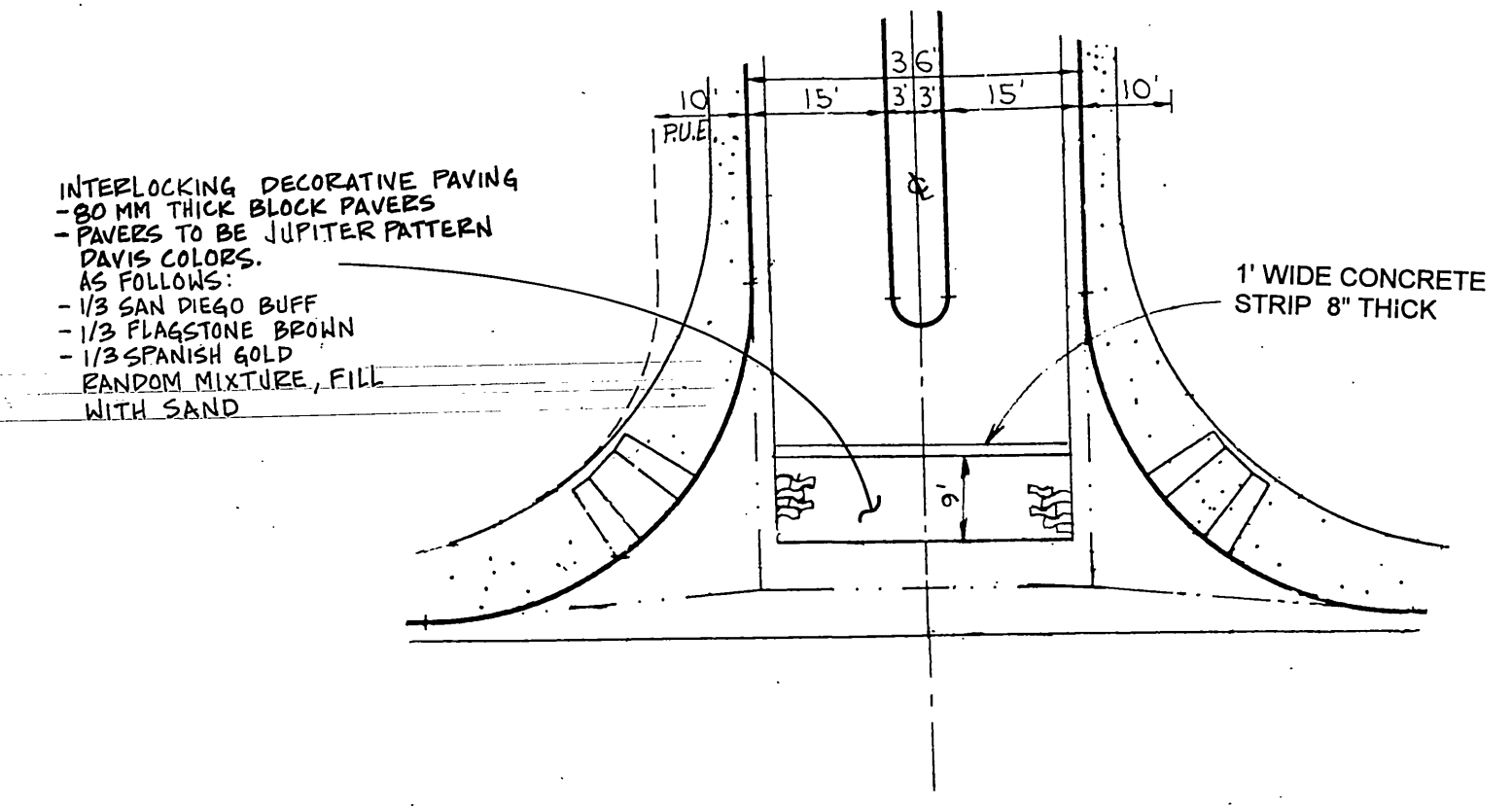
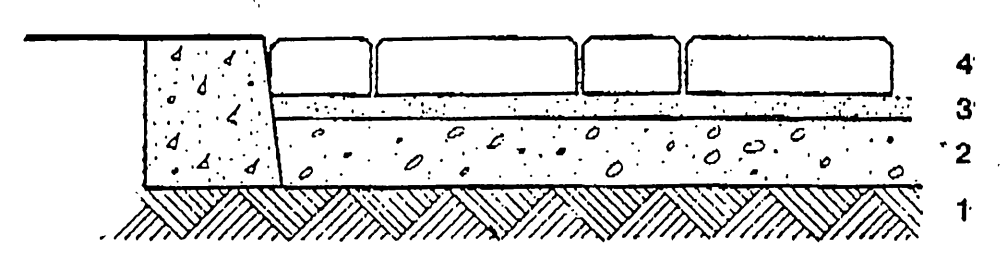
**SECTION "B-B"**  
 N.T.S.



**SECTION "C-C"**  
 N.T.S.

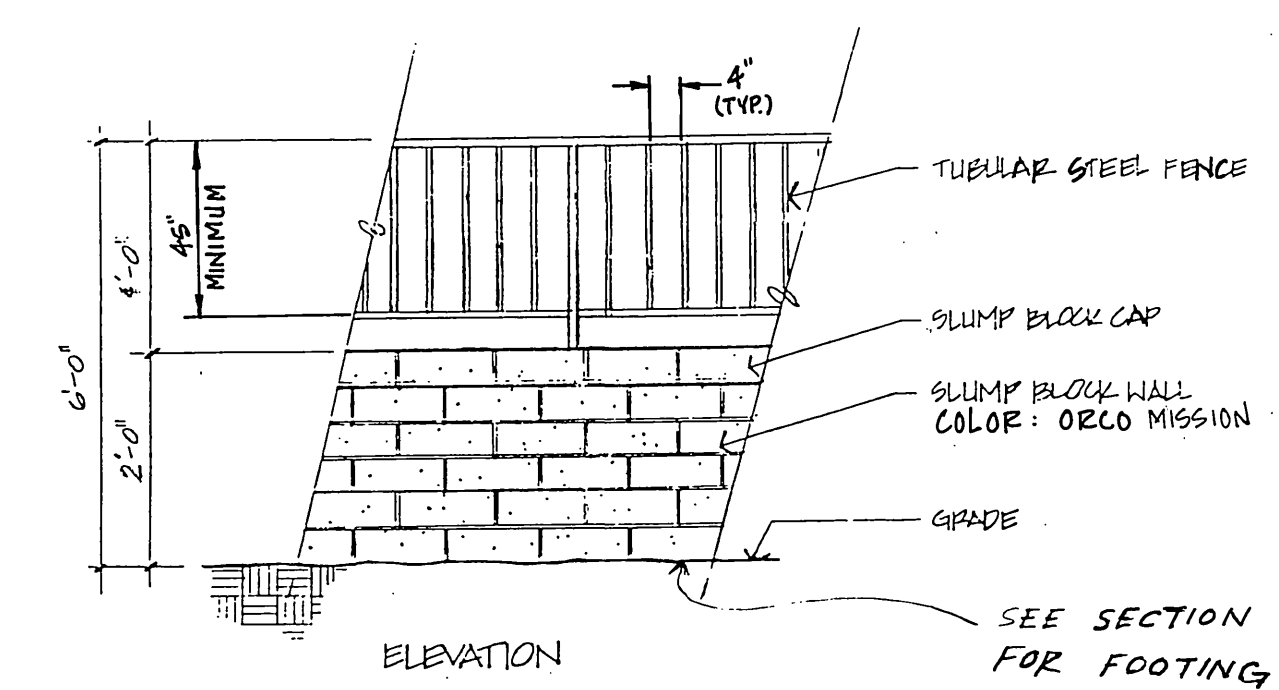
**FIVE KEY ELEMENTS MAKE UP PAVING**

- Five key elements make up paving.
1. Sub-grade - the natural earth material found on site.
  2. Sub-base - a layer of gravel.
  3. Sand bedding - a layer of graded sand. 1" MAX
  4. Pavers - the surface wearing course. 80mm BLOCK (3 1/8")
  5. Edge restraint - the support used around the perimeter of the paving.



**18 ENTRY DECORATIVE PAVING DETAIL**  
 N.T.S.

AREA OF DECORATIVE PAVING TO BE MAINTAINED BY HOME OWNERS ASSOCIATION



**20 TUBULAR STEEL & SLUMP BLOCK WALL**  
 N.T.S.

BENCHMARK: E8-A PK. NAIL AND TAG ON TOP OF 35' x 50' x 20' HIGH GRANITE BOULDER, 100' N.W. LY OF TRAUTWEIN RD. AND 0.3' MI. N.W. LY OF WOOD RD. FB735/74 ELEV: 1588.453	Underground Service Alert Call: TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG	<b>CSL ENGINEERING, INC.</b> 2800 ADAMS STREET SUITE A25 RIVERSIDE, CA. 92504 (714) 785-5122 PREPARED UNDER THE SUPERVISION OF: <i>Richard A. Scianni</i> 11-30-92 DATE RICHARD A. SCIANNI R.C.E. 25917	<b>CITY OF RIVERSIDE</b> PUBLIC WORKS DEPARTMENT		STREET IMPROVEMENT PLANS FOR <b>TRACT 27289</b> DETAIL SHEET PRIVATE STREETS HORIZ. SCALE: 1" = AS SHOWN VERT. SCALE: 1" =	ACCOUNT NO. R-3303 SHEET <u>7</u> OF <u>7</u>
			APPROVED BY: <i>[Signature]</i> DATE: 12/15/92 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGINEER PLANNING	APPROVED BY: <i>[Signature]</i> DATE: 12/23/92 PUBLIC WORKS DIRECTOR		