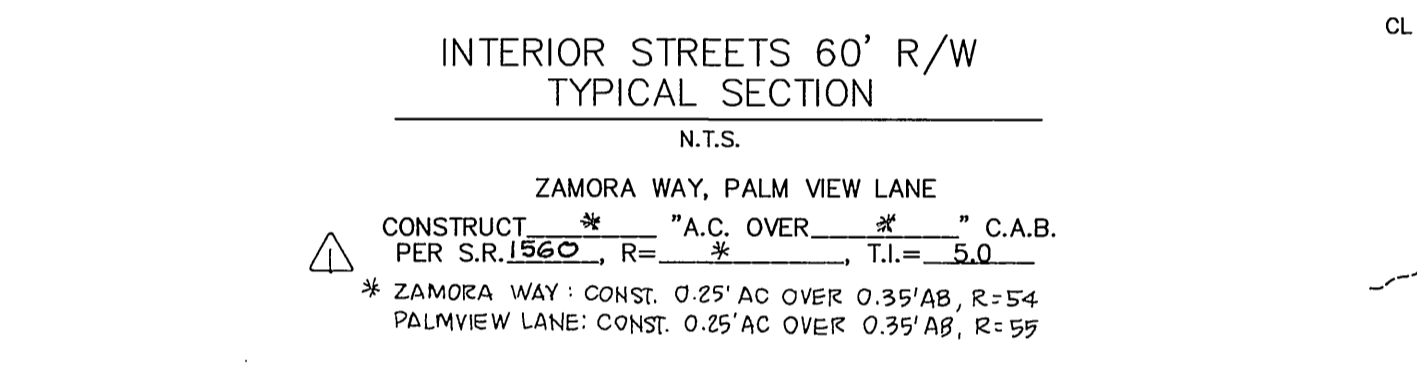
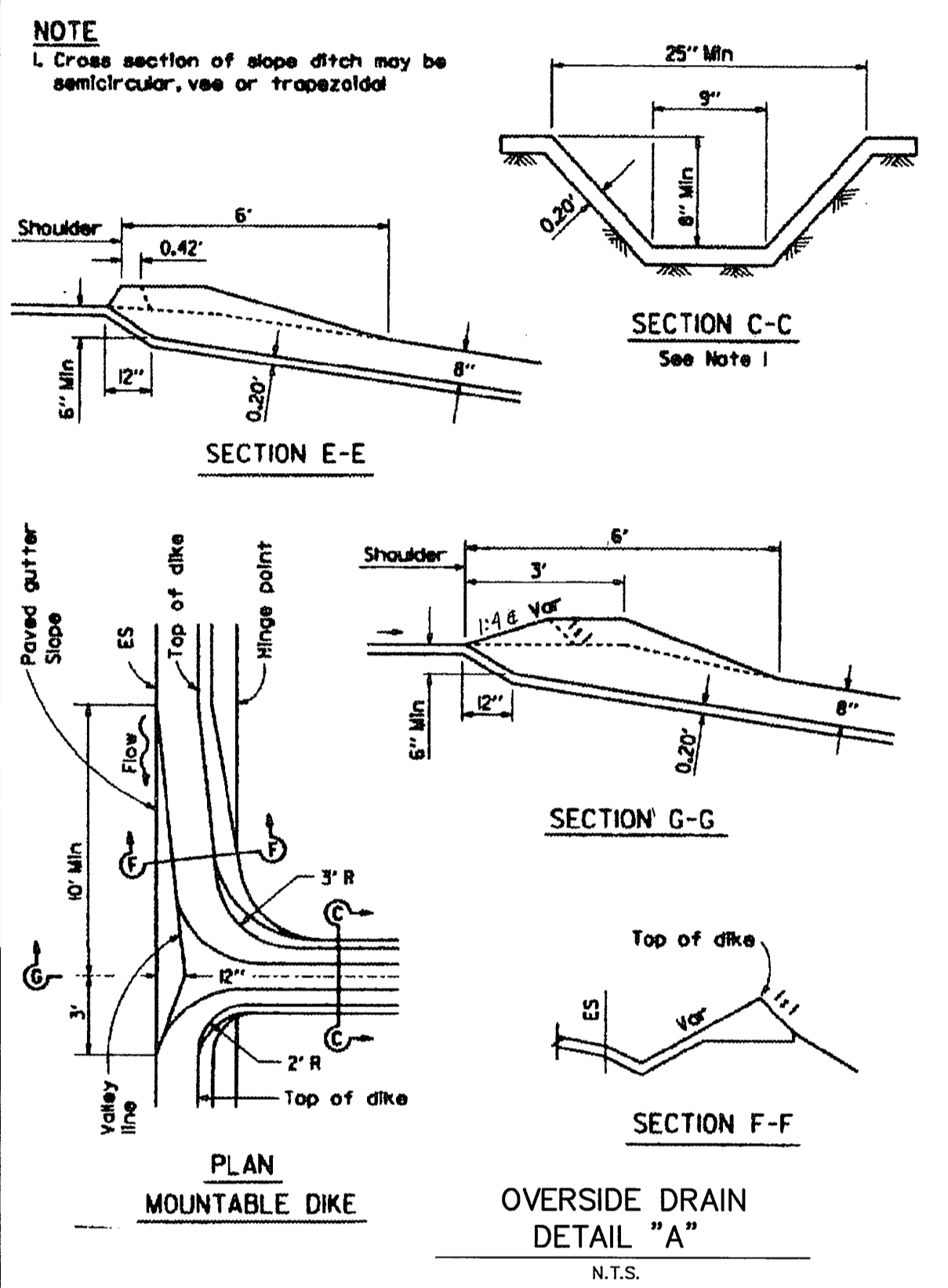
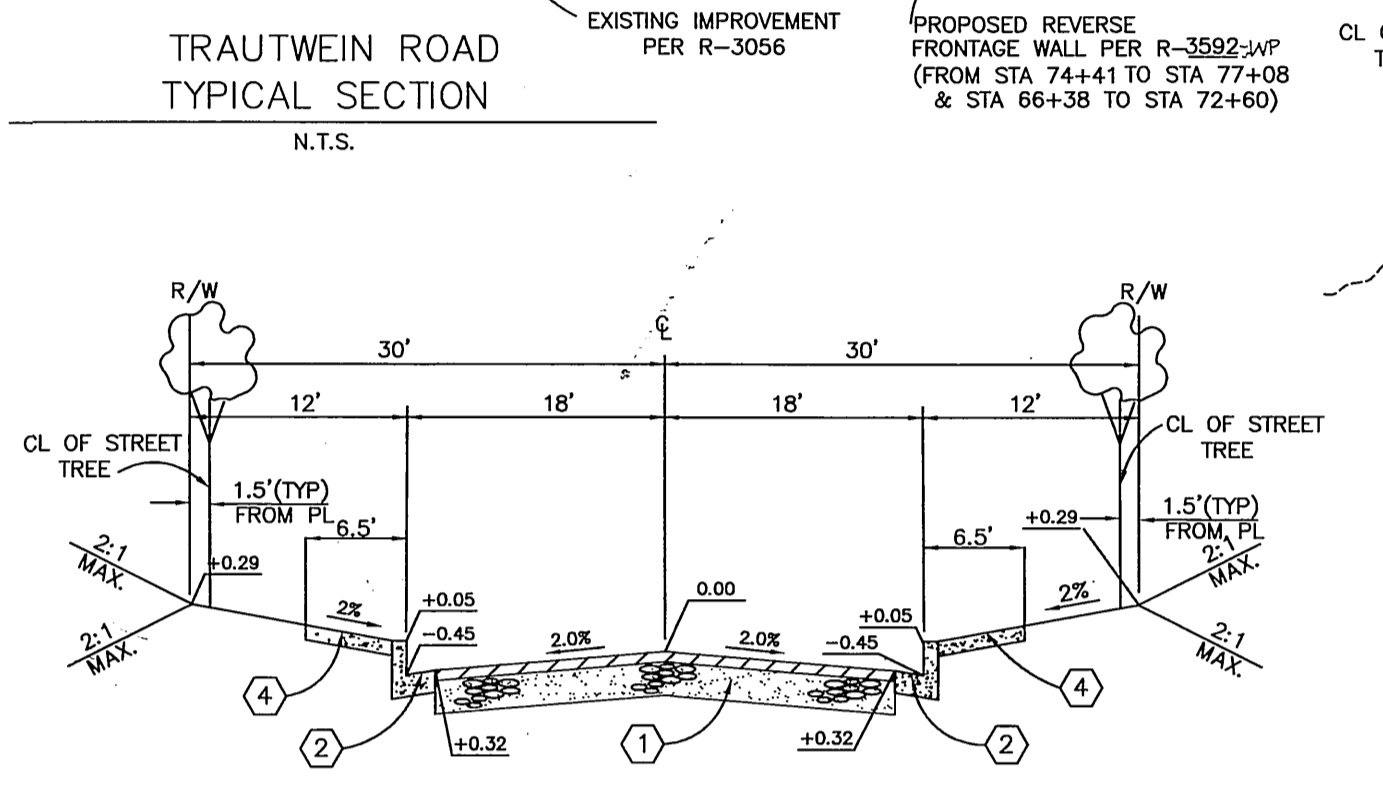
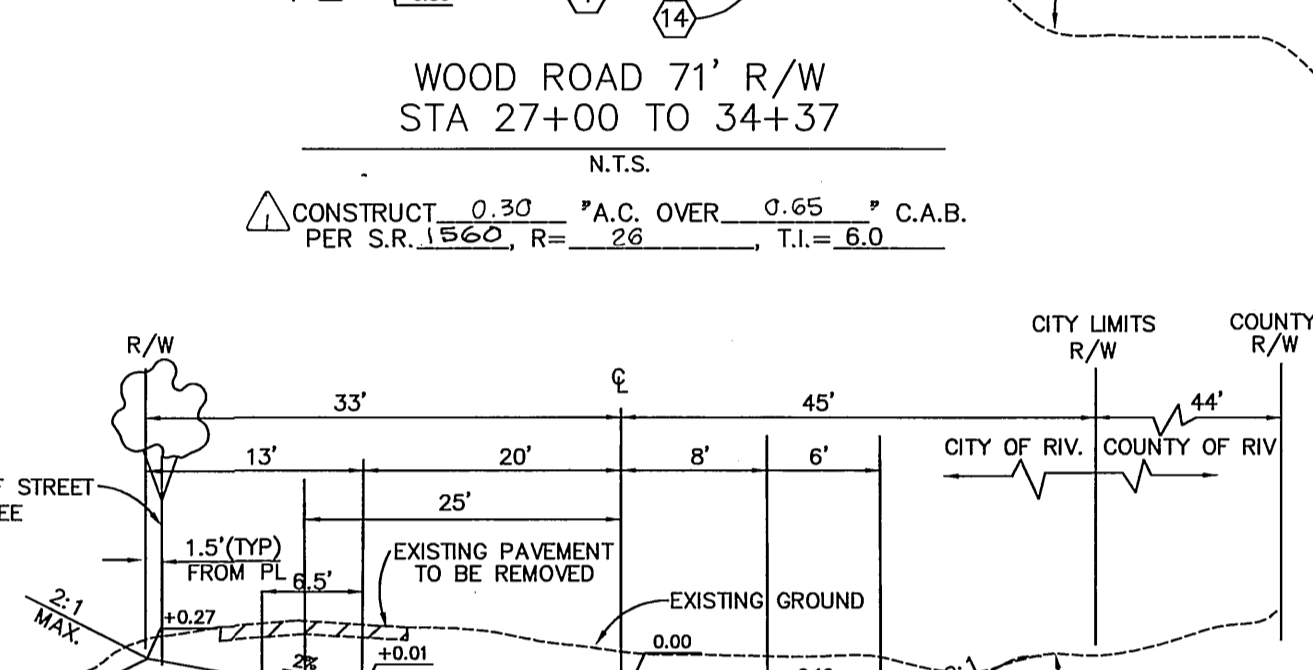
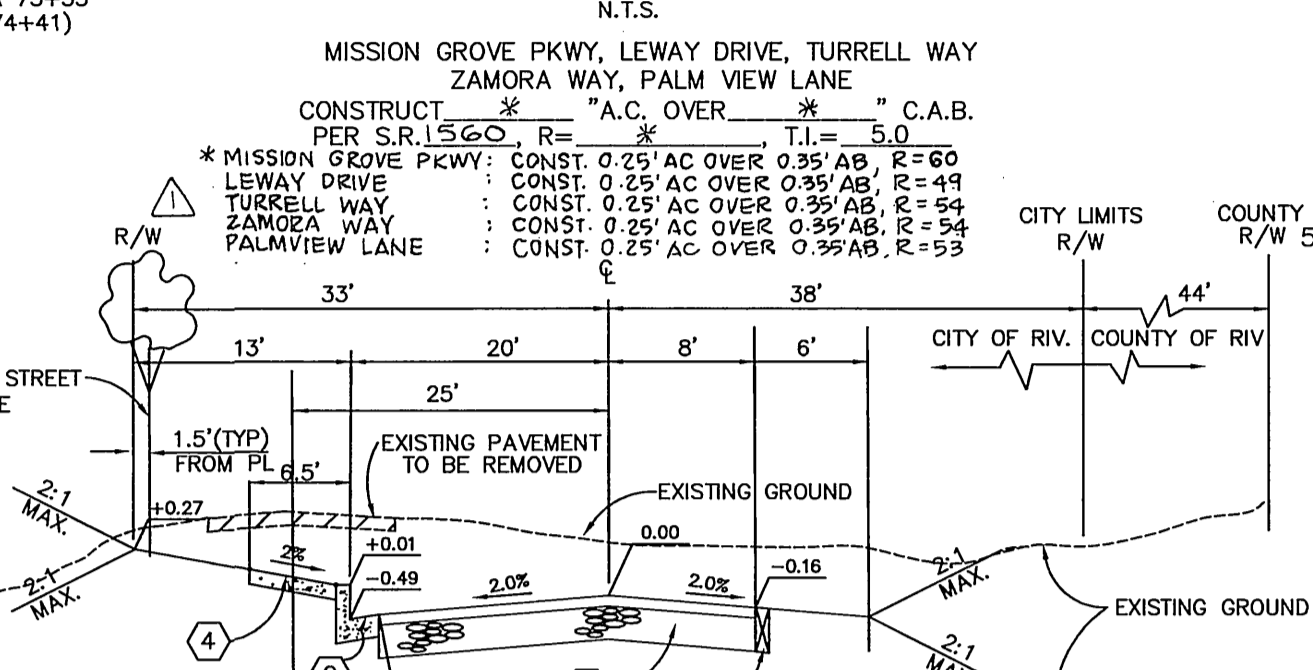
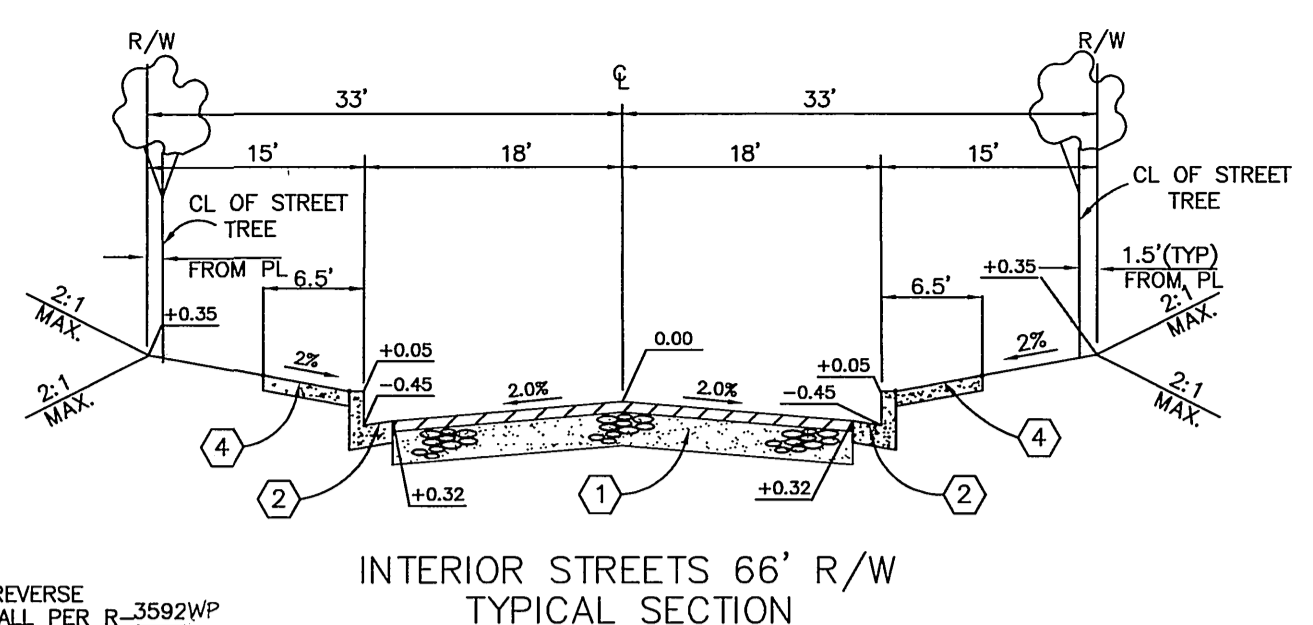
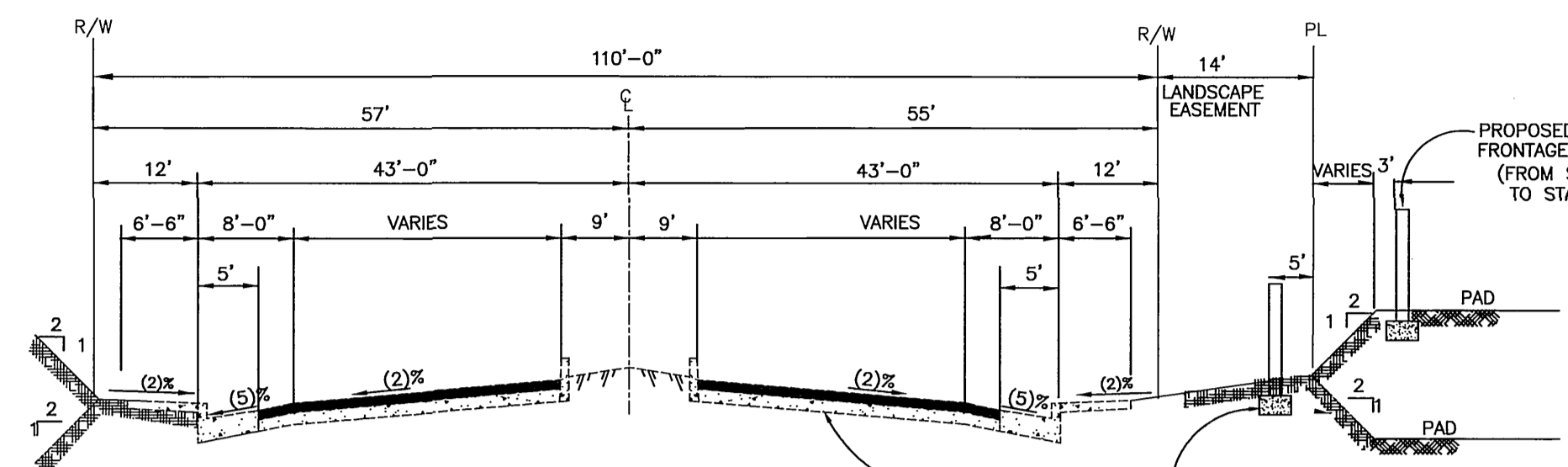
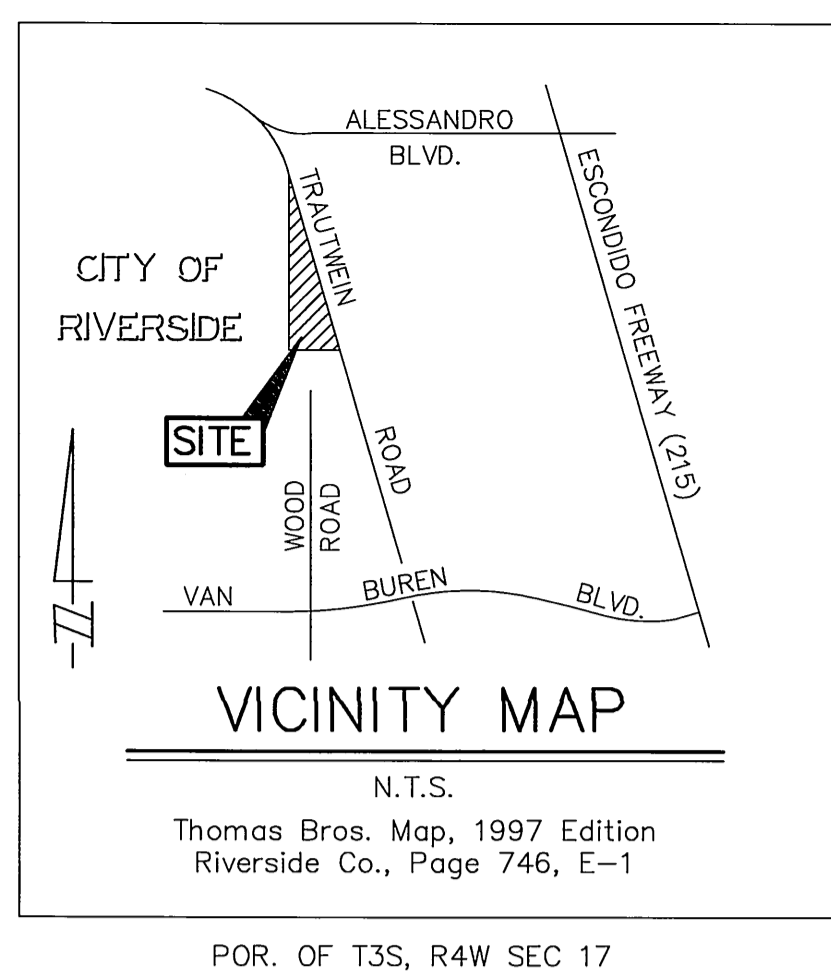


# TRACT 28828-2 STREET IMPROVEMENT PLANS



## GENERAL NOTES FOR STREET TREE PLANTING

- All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
- When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (909) 351-6126 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required:
  - After completion of final grading of the lots and when all utility services and sewer lateral have been marked, but prior to digging plant pits, all final street tree locations are to be spotted in the field by the Street Tree Inspector;
  - 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 the maintenance period, the contractor/developer shall call the Street Tree Inspector at (909) 351-6126 for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the trees pass final inspection and the Park and Recreation Department is assuming maintenance responsibilities;
- All STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- The developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.

Street tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Minimum Size	Approximate Spacing	# Required
Leway Street	Quercus virginiana/Southern Oak	15 gal.	45' o.c.	31 ea.
Mission Grove Pkwy	Cercis c. Oklahama/Oklahoma Redbud	15 gal.	45' o.c.	17 ea.
Palm View Lane	Gelera parvifolia/Australian Willow	15 gal.	45' o.c.	16 ea.
Turrell Way	Pistacia chinensis/Chinese Pistache	15 gal.	45' o.c.	27 ea.
Wood Road	Liquidamba styraciflua/American Sweet Gum	15 gal.	45' o.c.	23 ea.
Zamora Way	Jacaranda acutifolia/Jacaranda	15 gal.	45' o.c.	23 ea.

\* NOTE: 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 the time of installation of the trees.

## TRAFFIC & STREET NAME SIGN SCHEDULE

A	ZAMORA WAY	19100
	LEWAY DRIVE	7800
B	PALM VIEW LANE	8000
	TURRELL WAY	19100
C	LEWAY DRIVE	7800
	MISSION GROVE PARKWAY	19100
D	LEWAY DRIVE	7900
	TURRELL WAY	19100
E	R-1 STOP SIGN	
F	WOOD ROAD	7900
	TURRELL WAY	19100
G	R-63 DO NOT PASS	
H	WOOD ROAD	7800
	ZAMORA WAY	19100
J	F-1 DELINEATORS	

INSTALL PER CITY OF RIV. STDS. 662 & 666.

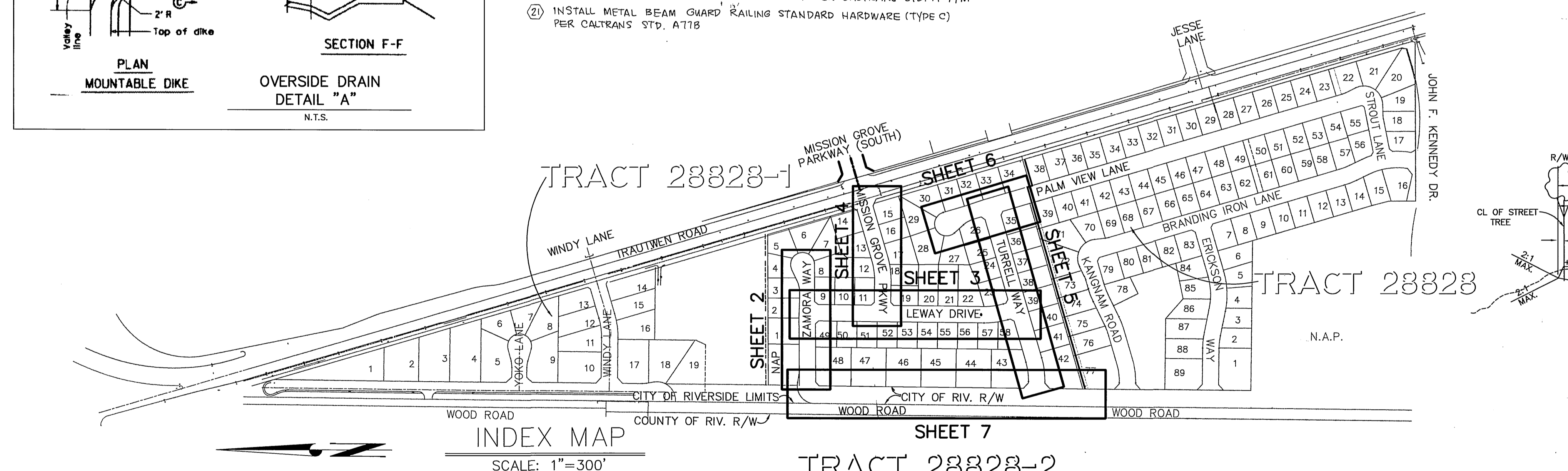
INSTALL STRIPING DETAIL PER CALTRANS STD. PLAN A20A-A20D

## 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 Dept. of Public Works, Standard Drawings, its supplemental notes, and the Standard Specifications for Public Works Construction, Current Edition.
- 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 surface.
- Construct driveway approaches per Std. Dwg. 302. Exact size and location to be staked by the Private Engineer prior to construction of the curb and 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.
- All flagged elevations shall be staked in the field by the private engineer.
- 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 re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
- 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/Out Sheets.
- All traffic signs shall be installed prior to opening the streets to traffic.
- See City of Riverside Public Utilities Dwg. UOUL5-604780 for location & quantity of required street lights.
- Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.
- Contractor agrees that he shall 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 that the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or engineer.
- 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.
- The contractor shall call in a location request to Underground Service Alert (U.S.A.), Phone No. 1-800-227-2600, 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.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- The developer shall give MMWD five (5) working days written notice prior to the start of construction and to allow MMWD ten (10) working days for completion of work. Phone: (909) 780-4170.
- In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the inspector prior to overlaying with A.C. paving.
- The contractor shall coordinate trenching for cable television with other trenching within the subdivision.
- Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
- No person shall perform any construction activity or install any objects within the public rights-of way or easements of the City of Riverside without a valid Construction Permit or, a Street Opening Permit or an Encroachment Permit issued by City's Public Works Department.
- The contractor will contact QUESTAR SOUTHERN TRAILS PIPELINE Bill Lamb at (909) 849-9396 and Underground Service Alert (USA) at least 48 hours prior to any type of work within any pipeline easement.
- County of Riverside Note:  
Work contained within these plans for county right of way shall not commence until an encroachment permit or grading permit is obtained.
- See Traffic Signal Plan X-336B for traffic signal facilities and striping.

## CONSTRUCTION NOTES

- CONSTRUCT A.C. OVER AGG. BASE PER TYP. SECTIONS
- CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
- CONSTRUCT PCC CROSS-GUTTER PER CITY STD. 220
- CONSTRUCT CURB SIDEWALK PER CITY STD. 325
- CONSTRUCT WHEELCHAIR RAMPS PER CITY STD. 304 - TYPE 1
- CONSTRUCT 8" CURB & GUTTER (TYPE I) PER CITY STD 200
- CONSTRUCT CALTRANS D-87B MOUNTABLE DIKE OVERSIDE DRAIN PER DETAIL "A"
- PROTECT IN PLACE EXISTING POWER POLE
- RELOCATE EXISTING POWER POLE THROUGH S.C.E.
- CONSTRUCT 6" CURB & 5' WIDE GUTTER (TYPE I) PER CITY STD. 200
- RELOCATE EXISTING TRAFFIC SIGNAL
- CONSTRUCT TYPE II WHEELCHAIR RAMP PER CITY STD. 304
- CONSTRUCT BARRICADE PER CITY STD. 180
- CONSTRUCT 2"x4" REDWOOD HEADER
- SAWCUT AND REMOVE EXISTING PAVEMENT
- CONSTRUCT DRIVEWAY APPROACHES PER CITY STD. 302
- CONSTRUCT ILLUMINATED SIGN PER CITY STD. 662B
- CONSTRUCT RETAINING WALL PER CALTRANS STD. B3-11 (TYPE 6B WALL) WITH SLOPE SURCHARGE. SEE DETAIL ON SHEET 6.



CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT-ELECTRIC  
OVERHEAD & UNDERGROUND

APPROVED BY: *Bill Mainord* 10/10/00  
DATE

PACIFIC BELL TELEPHONE

APPROVED BY: *Lee Crosby* 10/11/00  
DATE

CHARTER COMMUNICATIONS

APPROVED BY: *Jim S. Full* 10-17-00  
DATE

QUESTAR SOUTHERN TRAILS PIPELINE

APPROVED BY: *R. M. ...* 10/20/00  
DATE

REVIEWED BY W.M.W.D  
SHEETS 1-7  
FOR NON-INTERFERENCE COMPLIANCE ONLY

APPROVED BY: *J.P.S.* 11/3/00  
DATE  
CIVIL ENGINEER #46212

CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE  
TRANSPORTATION DEPARTMENT  
MS 3791 (IP 000055)

APPROVED BY: *P. ...* 10/20/00  
DATE  
SHEET 1 & 7 ONLY

CITY OF RIVERSIDE  
PLANNING DEPARTMENT

APPROVED BY: *...* 11/13/00  
DATE

Underground Service Alert  
Call: TOLL FREE  
1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE  
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 THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE APPLIED CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

PREPARED UNDER THE DIRECTION OF:  
*John ...*  
REGISTERED CIVIL ENGINEER No. 50293  
EXPIRATION DATE: 6-30-01 DATE: 10-9-00

**CEG** CANTY ENGINEERING GROUP, INC.  
CIVIL ENGINEERING - PLANNING - SURVEYING  
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517  
TEL (909) 683-5234 FAX (909) 683-5301  
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE: 4/07/01  
SCALE: AS SHOWN BENCH MARK CITY OF RIVERSIDE BENCH MARK: E8-A2  
DATE: JAN. 2000 P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 500 FEET N'LY OF JESSE LANE. FB 735/74. ELEV: 1588.453

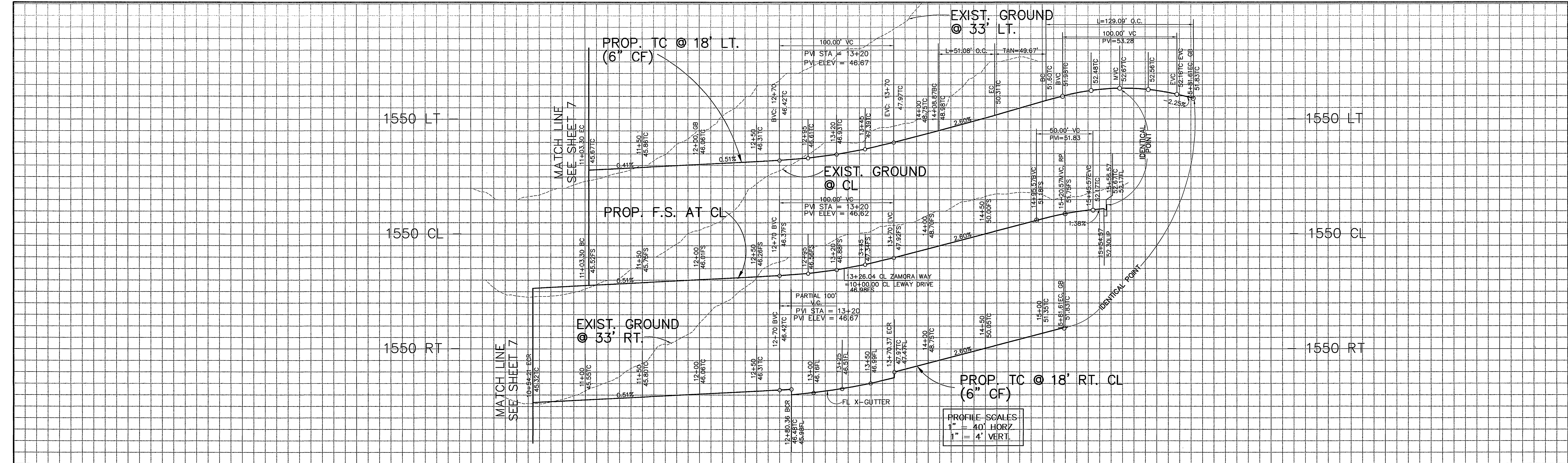
APPROVED BY: *K.T.O.* BY: *T.L.* DATE: *1-25-01*  
DESIGNED BY: *K.T.O.* DRAWN BY: *T.L.* CHECKED BY: *J.W.C.*

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *R.M. ...* BY: *...* DATE: *1-25-01*  
PRINCIPAL ENGR. PARK DEPARTMENT  
TRAFFIC DIVISION  
DEPUTY P.W. DIRECTOR  
STREET SERVICES

TRACT No. 28828-2  
STREET IMPROVEMENT PLAN  
TITLE SHEET  
FOR: SHEFFIELD HOMES  
PROJECT NO. R-3592  
SHEET 1 OF 7  
FILE NO.: 1046-001  
INDEXED 1-31-01 left

PC-4260-S2 \*AS-BUILT 8-26-03 JFH



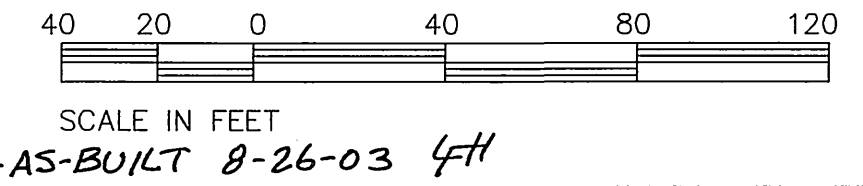
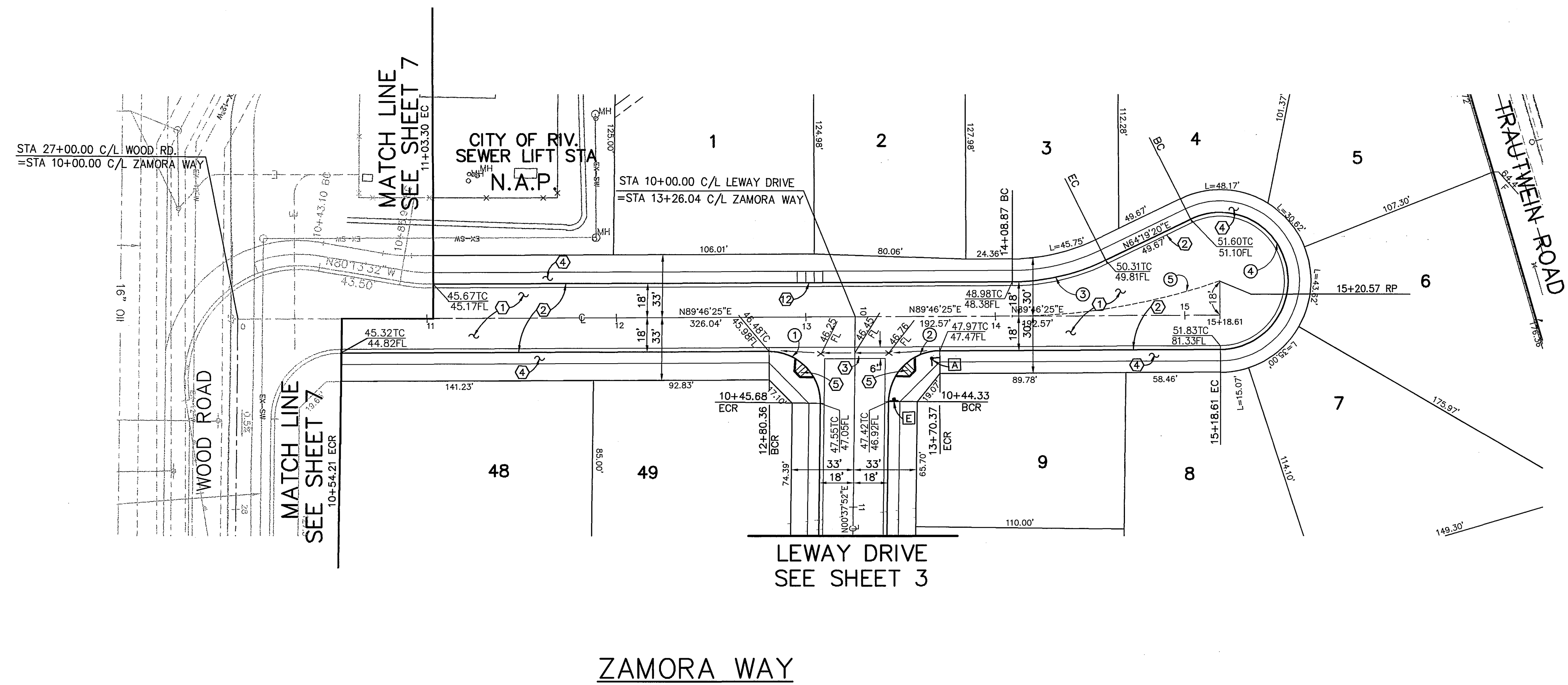
10+00 11+00 12+00 13+00 14+00 15+00

**DATA**

Δ	DELTA	RADIUS	LEN.	TANGENT
1	90°51'27"	27.00'	42.82'	27.41'
2	89°08'33"	27.00'	42.01'	26.60'
3	25°27'05"	115.00'	51.08'	25.97'
4	205°27'05"	36.00'	129.09'	-
5	18°37'47"	343.53'	111.70'	56.35'

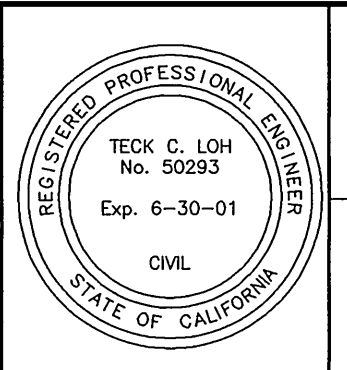
**CONSTRUCTION NOTES**

- ① CONSTRUCT A.C. OVER AGG. BASE PER TYP. SECTIONS
- ② CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
- ③ CONSTRUCT PCC CROSS-GUTTER PER CITY STD. 220
- ④ CONSTRUCT CURB SIDEWALK PER CITY STD. 325
- ⑤ CONSTRUCT TYPE I WHEELCHAIR RAMP PER CITY STD. 304
- ⑥ CONSTRUCT TYPE II WHEELCHAIR RAMP PER CITY STD. 304



Underground Service Alert  
Call: TOLL FREE  
1 - 800  
227-2600  
TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**  
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 THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:  
*Teck C. Loh*  
REGISTERED CIVIL ENGINEER NO. 50293  
EXPIRATION DATE: 6-30-01 DATE: 07-4-01

**CEG** CANTY ENGINEERING GROUP, INC.  
CIVIL ENGINEERING - PLANNING - SURVEYING  
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517  
TEL (909) 683 - 5234 FAX (909) 683 - 5301

SCALE: 1" = 40'  
DATE: JAN. 2000

BENCH MARK CITY OF RIVERSIDE BENCH MARK: E8-A2  
P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20' GRANITE  
BOULDER, 100' WLY OF TRAUTWIEN ROAD AND 500 FEET N'LY  
OF JESSE LANE. FB 735174 ELEV: 1586.453

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	K.W.	DRAWN BY	T.L.
CHECKED BY	J.W.C.		

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *R. McCreath*  
PRINCIPAL ENGR.  
PARK DEPARTMENT  
TRAFFIC DIVISION  
DEPUTY P.W. DIRECTOR  
STREET SERVICES

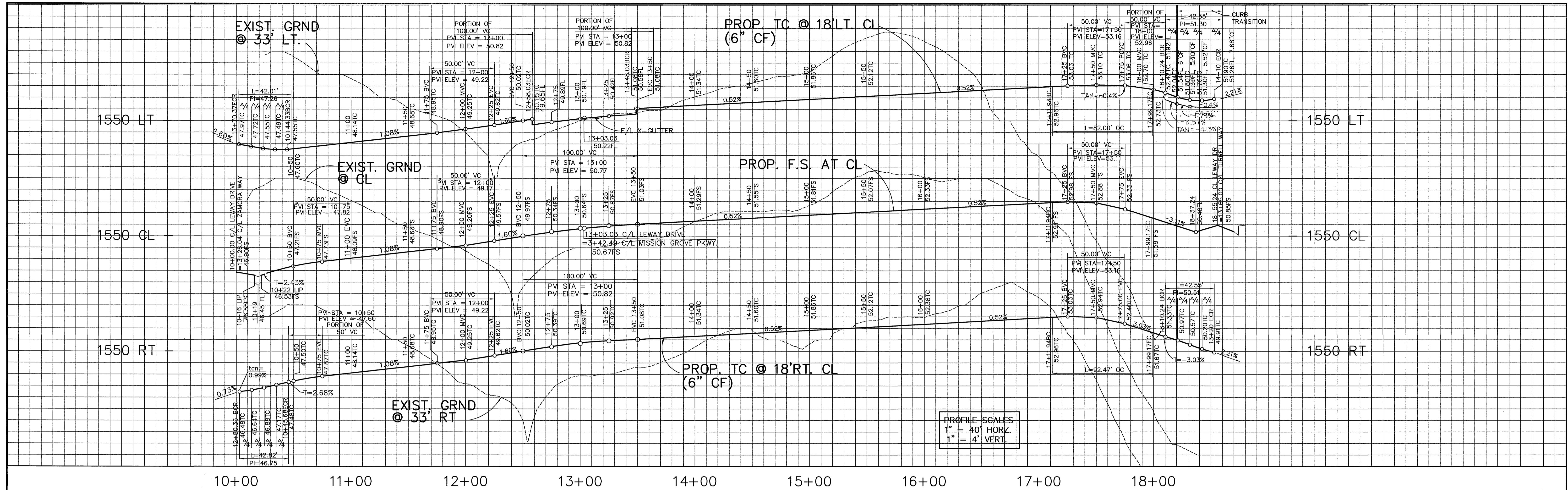
DATE: 1-25-01

PROJECT NO. R-3592  
TRACT No. 28828-2  
STREET IMPROVEMENT PLAN  
ZAMORA WAY  
STA 10+00.00 TO 15+18.61  
FOR: SHEFFIELD HOMES

SHEET 2 OF 7  
FILE NO.: 1022-002

PC-4260-S2

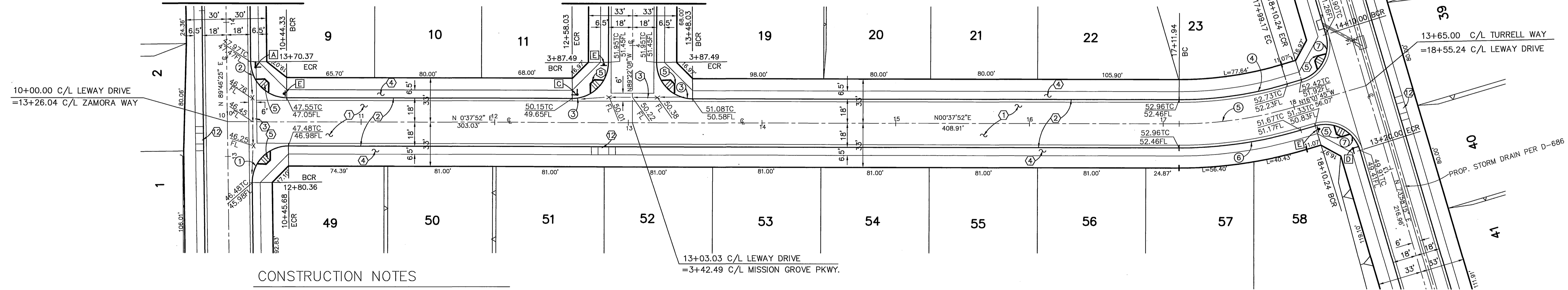
INDEXED 1-31-01 LHM



ZAMORA WAY  
SEE SHEET 2

MISSION GROVE PKWY.  
SEE SHEET 4

TURRELL WAY  
SEE SHEET 5



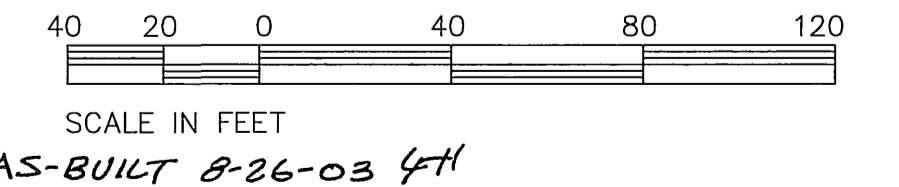
CONSTRUCTION NOTES

- ① CONSTRUCT A.C. OVER AGG. BASE PER TYP. SECTIONS
- ② CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
- ③ CONSTRUCT PCC CROSS-GUTTER PER CITY STD. 220
- ④ CONSTRUCT CURB SIDEWALK PER CITY STD. 325
- ⑤ CONSTRUCT TYPE I WHEELCHAIR RAMP PER CITY STD. 304
- ⑥ CONSTRUCT TYPE II WHEELCHAIR RAMP PER CITY STD. 304

LEWAY DRIVE

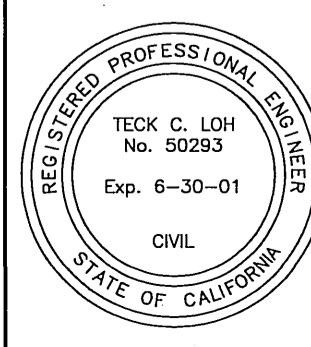
DATA

Δ	DELTA	RADIUS	LEN.	TANGENT
①	90°51'27"	27.00'	42.82'	27.41'
②	89°08'33"	27.00'	42.01'	26.60'
③	90°00'00"	27.00'	42.41'	27.00'
④	16°39'37"	282.00'	82.00'	41.29'
⑤	16°39'37"	300.00'	87.23'	43.93'
⑥	16°39'37"	318.00'	92.47'	46.56'
⑦	90°17'58"	27.00'	42.55'	27.14'



Underground Service Alert  
Call: TOLL FREE  
1 - 800  
227-2600  
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE  
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:  
*Teck C. Loh*  
REGISTERED CIVIL ENGINEER No. 50293  
EXPIRATION DATE: 6-30-01 DATE: 10/10/00

**CEG** CANTY ENGINEERING GROUP, INC.  
CIVIL ENGINEERING - PLANNING - SURVEYING  
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517  
TEL (909) 683 - 5234 FAX (909) 683 - 5301

SCALE: 1"=40'  
DATE: JAN. 2000  
BENCH MARK CITY OF RIVERSIDE BENCH MARK: EB-A2  
P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20' GRANITE  
BOULDER, 100' W/LY OF TRAUTWEIN ROAD AND 500 FEET N'LY  
OF JESSE LANE. FB. 735174 ELEV. 1588.453

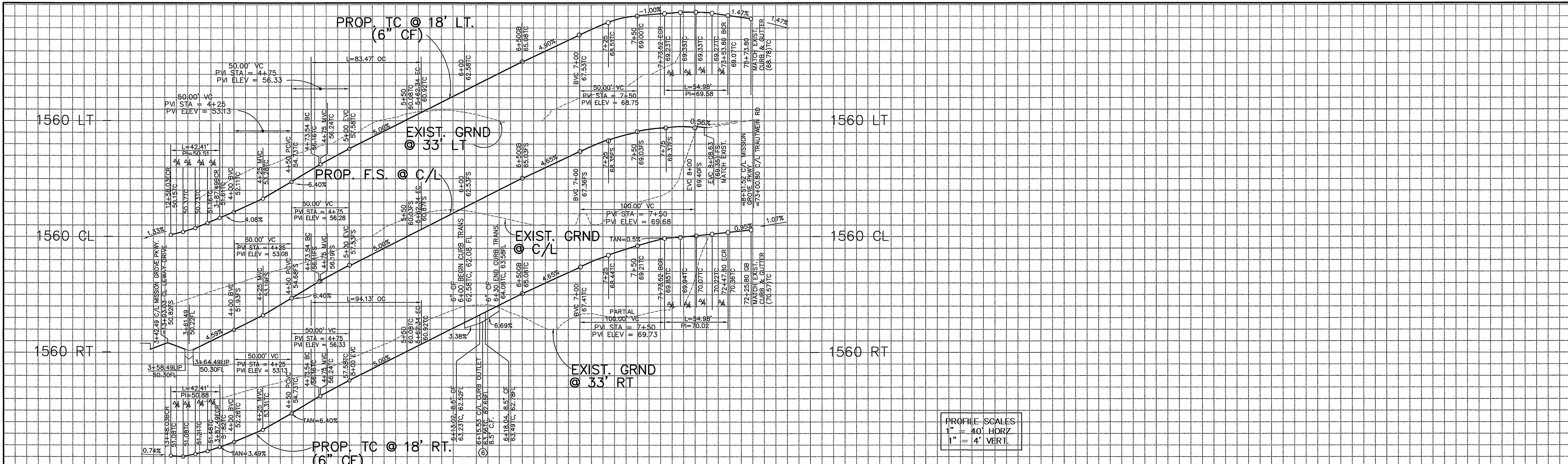
MARK REVISIONS APPR. DATE  
DESIGNED BY: K.W. DRAWN BY: C.C. CHECKED BY: J.W.C.

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: [Signature]  
PRINCIPAL ENGR. DATE: 1/25/01  
PARK DEPARTMENT DATE: 1/25/01  
TRAFFIC DIVISION DATE: 1/25/01  
DEPUTY P.W. DIRECTOR DATE: 1/25/01  
STREET SERVICES

PROJECT NO. R-3592  
TRACT No. 28828-2  
STREET IMPROVEMENT PLAN  
LEWAY DRIVE  
STA 10+00.00 TO STA 18+55.24  
FOR: SHEFFIELD HOMES  
SHEET 3 OF 7  
FILE NO.: 1022-002

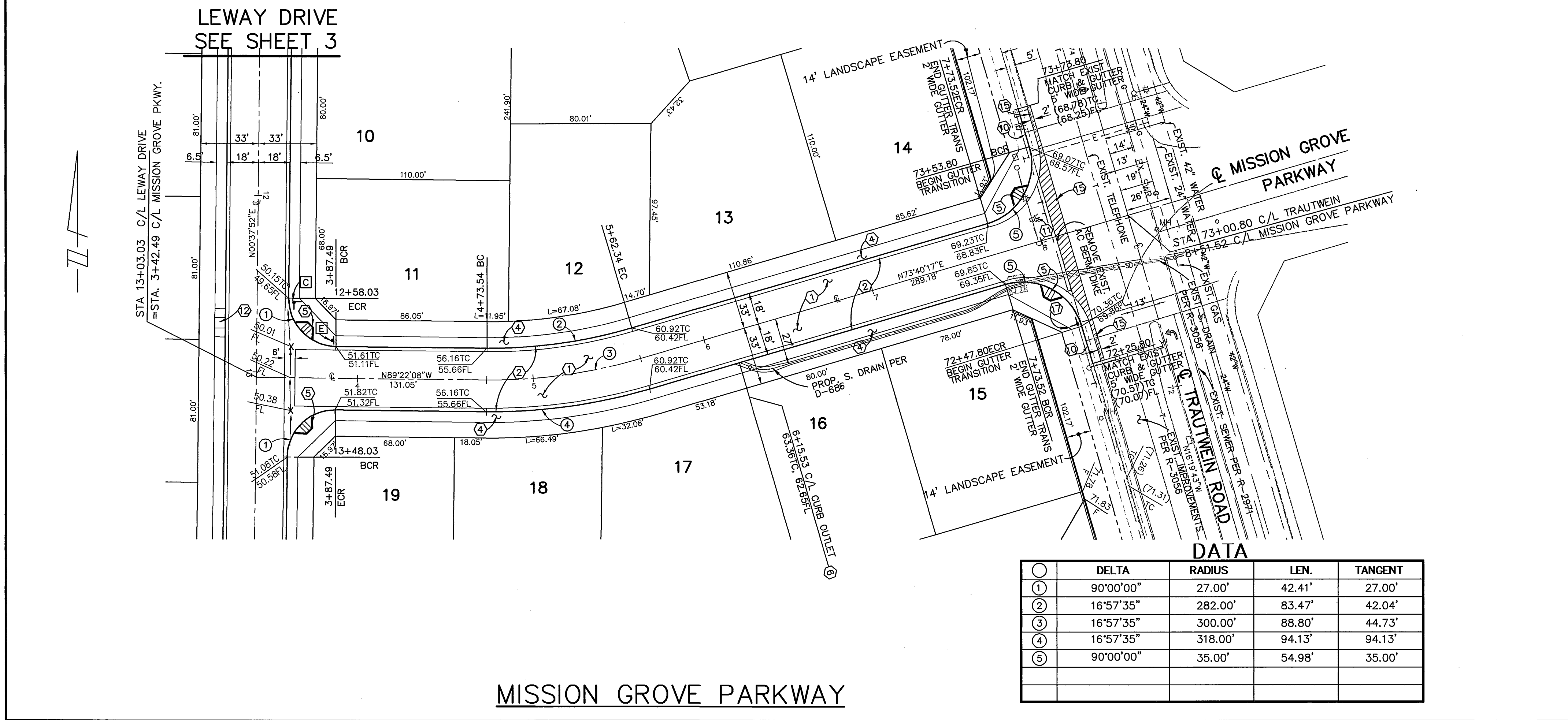
INDEXED 1-31-01 JH

PC-4260-S2



PROFILE SCALES  
 1" = 40' HORIZ.  
 1" = 4' VERT.

3+00      4+00      5+00      6+00      7+00      8+00



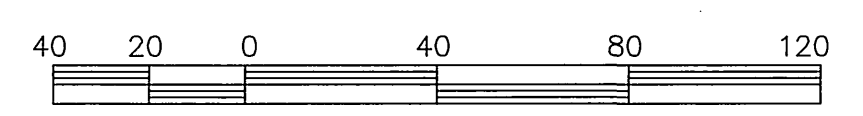
CONSTRUCTION NOTES

- ① CONSTRUCT A.C. OVER AGG. BASE PER TYP. SECTIONS
- ② CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
- ③ CONSTRUCT PCC CROSS-GUTTER PER CITY STD. 220
- ④ CONSTRUCT CURB SIDEWALK PER CITY STD. 325
- ⑤ CONSTRUCT TYPE I WHEELCHAIR RAMP PER CITY STD. 304
- ⑥ CONSTRUCT CURB OUTLET PER CITY STD. 410.
- ⑪ RELOCATE EXISTING TRAFFIC SIGNAL
- ⑫ CONSTRUCT TYPE II WHEELCHAIR RAMP PER CITY STD. 304
- ⑬ SAWCUT & REMOVE EXISTING PAVEMENT
- ⑭ CONSTRUCT ILLUMINATED SIGN PER CITY STD. 662B

LEGEND

SAWCUT & REMOVE EXISTING PAVEMENT

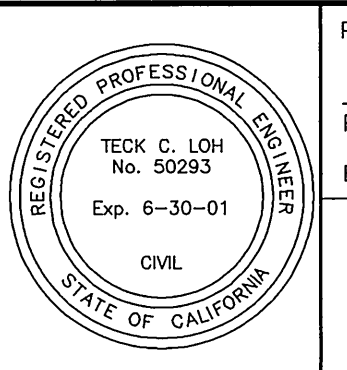
DELTA	RADIUS	LEN.	TANGENT
① 90°00'00"	27.00'	42.41'	27.00'
② 16°57'35"	282.00'	83.47'	42.04'
③ 16°57'35"	300.00'	88.80'	44.73'
④ 16°57'35"	318.00'	94.13'	94.13'
⑤ 90°00'00"	35.00'	54.98'	35.00'



SCALE IN FEET  
 \*AS-BUILT 8-26-03 LHM

Underground Service Alert  
 Call: TOLL FREE  
 1-800-227-2600  
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE  
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DESIGN, IDENTIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:  
 REGISTERED CIVIL ENGINEER No. 50293  
 EXPIRATION DATE: 6-30-01 DATE: 10/1/00

**CEG** CANTY ENGINEERING GROUP, INC.  
 CIVIL ENGINEERING - PLANNING - SURVEYING  
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92571  
 TEL (909) 683 - 5234 FAX (909) 683 - 5301

SCALE: 1"=40'  
 DATE: JAN. 2000

BENCH MARK CITY OF RIVERSIDE BENCH MARK: E8-A2  
 P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 500 FEET N'LY OF JESSE LANE. FB 735.174 ELEV. 1588.453

MARK REVISIONS APPR. DATE  
 DESIGNED BY K.W. DRAWN BY T.L. CHECKED BY J.W.C.

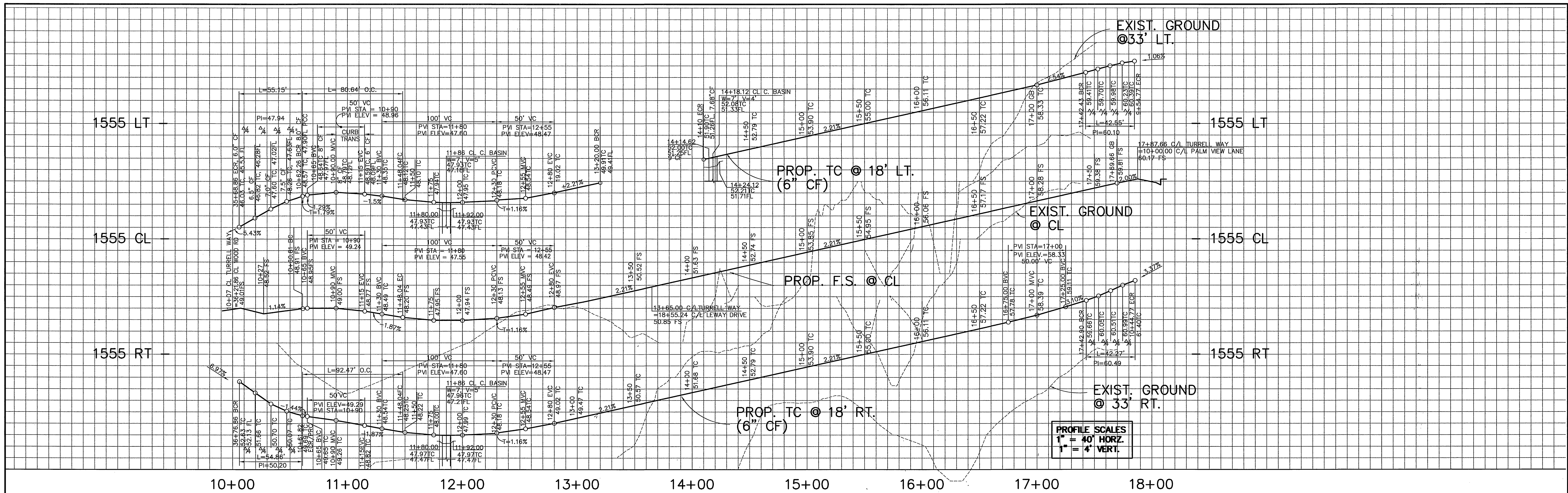
CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] DATE: 1-25-01  
 DEPUTY P.W. DIRECTOR

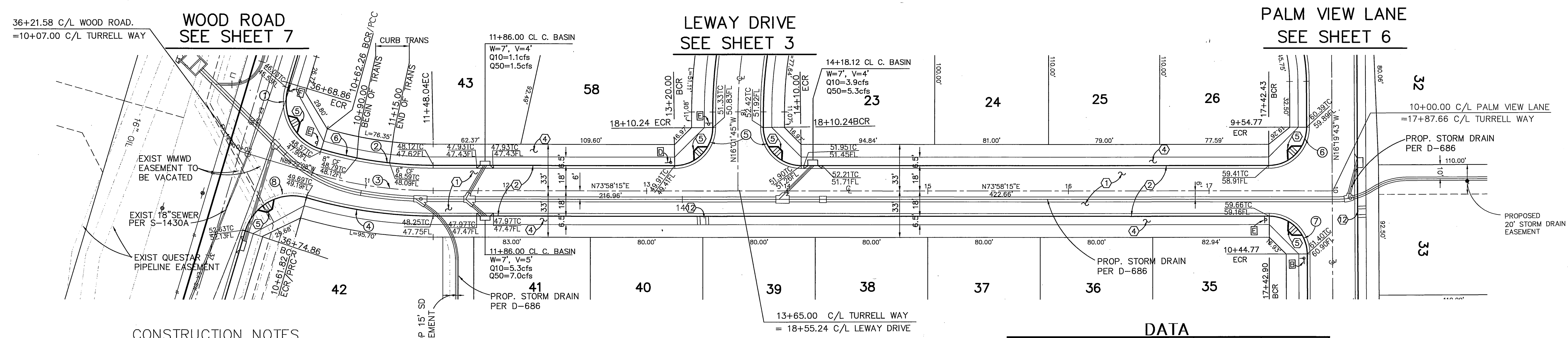
PROJECT NO. R-3592  
 TRACT No. 28828-2  
 STREET IMPROVEMENT PLAN  
 MISSION GROVE PARKWAY  
 STA. 3+42.49 TO STA. 8+51.52  
 SHEET 4 OF 7  
 FOR: SHEFFIELD HOMES  
 FILE NO.: 1022-002

INDEXED 1-31-01 LHM

PC-4260-S2



PROFILE SCALES  
 1" = 40' HORIZ  
 1" = 4' VERT.

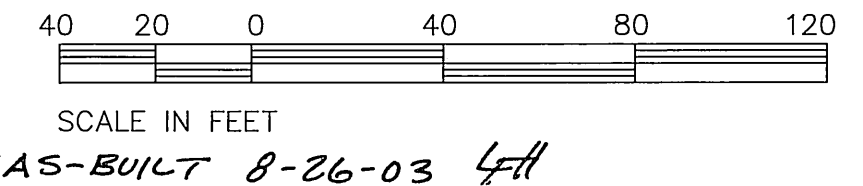


CONSTRUCTION NOTES

- ① CONSTRUCT A.C. OVER AGG. BASE PER TYP. SECTIONS
- ② CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
- ④ CONSTRUCT CURB SIDEWALK PER CITY STD. 325
- ⑤ CONSTRUCT TYPE I WHEELCHAIR RAMP PER CITY STD. 304
- ⑫ CONSTRUCT TYPE II WHEELCHAIR RAMP PER CITY STD. 304

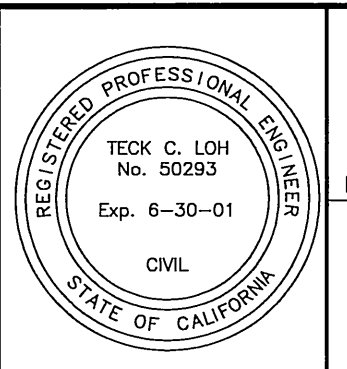
DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT
①	90°16'36"	35.00'	55.15'	35.17'
②	16°23'00"	282.00'	80.64'	40.60'
③	16°39'37"	300.00'	87.23'	43.93'
④	16°28'00"	318.00'	91.39'	46.01'
⑤	90°00'00"	27.00'	42.41'	27.00'
⑥	90°17'58"	27.00'	42.55'	27.14'
⑦	89°42'02"	27.00'	42.27'	26.86'
⑧	89°48'23"	35.00'	54.86'	34.88'



Underground Service Alert  
 Call: TOLL FREE  
 1 - 800  
 227-2600  
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE  
 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 THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:  
*Teck C. Loh*  
 REGISTERED CIVIL ENGINEER No. 50293  
 EXPIRATION DATE: 6-30-01 DATE: 10/10/00

**CEC** CANTY ENGINEERING GROUP, INC.  
 CIVIL ENGINEERING - PLANNING - SURVEYING  
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517  
 TEL (909) 683 - 5234 FAX (909) 683 - 5301

SCALE: 1"=40'  
 DATE: JAN. 2000

BENCH MARK CITY OF RIVERSIDE BENCH MARK: EB-A2  
 P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20" GRANITE  
 BOULDER, 100' WLY OF TRAUTWIEN ROAD AND 500 FEET NLY  
 OF JESSE LANE. FB 735.74 ELEV. 1588.453

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *R. Mc Brath*  
 PRINCIPAL ENGR.  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 DEPUTY P.U.W. DIRECTOR  
 STREET SERVICES

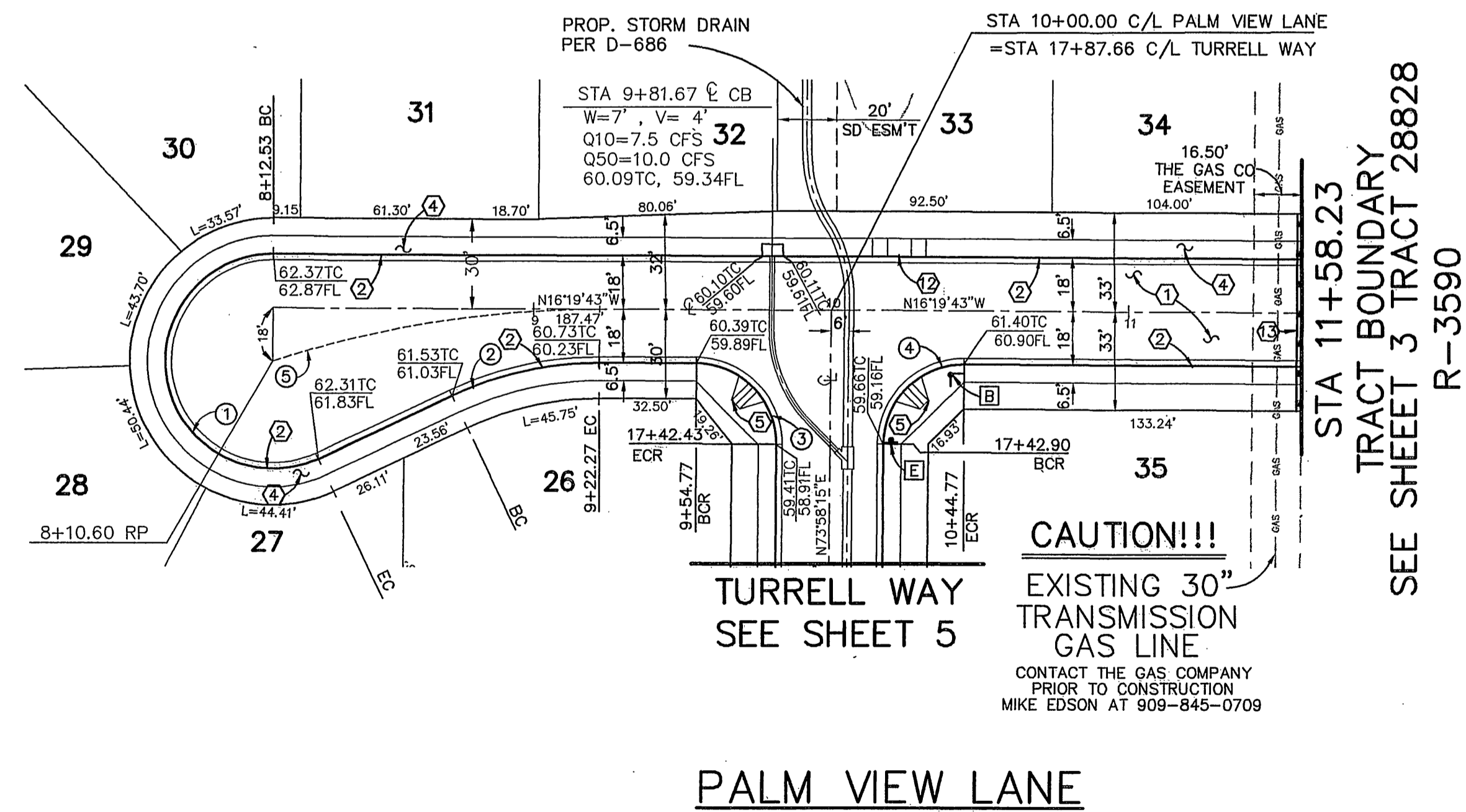
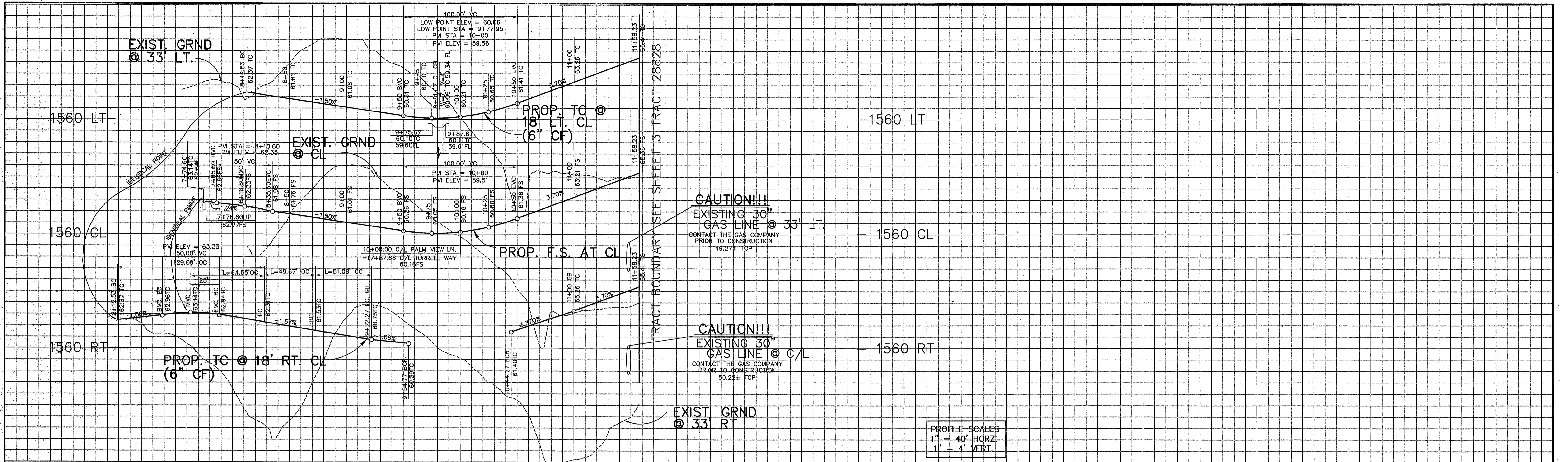
DATE: 1-25-01

TRACT No. 28828-2  
 STREET IMPROVEMENT PLAN  
 TURRELL WAY  
 STA. 10+00.00 TO STA. 17+87.66  
 FOR: SHEFFIELD HOMES

PROJECT NO.  
**R-3592**  
 SHEET **5** OF **7**  
 FILE NO.: 1022-002

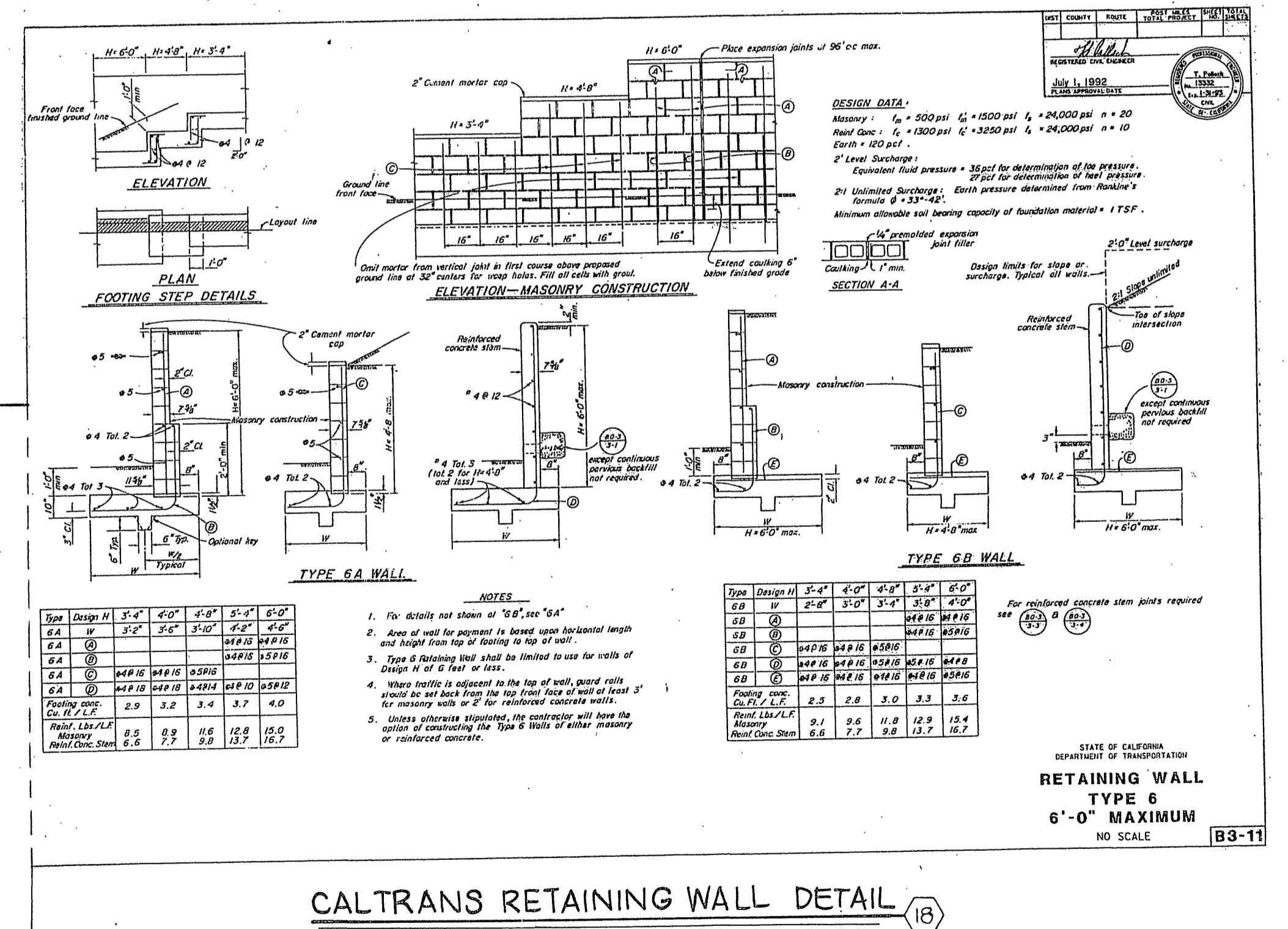
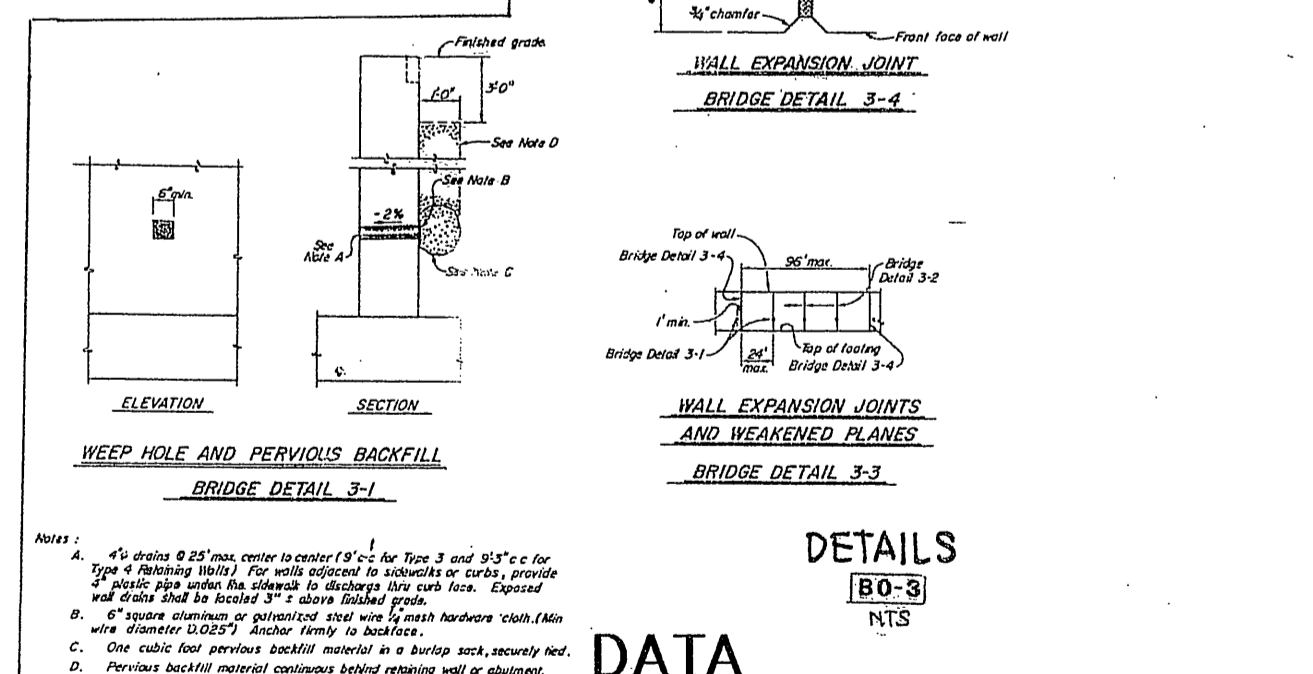
INDEXED 1-31-01 JFH

PC-4260-52



CONSTRUCTION NOTES

- CONSTRUCT A.C. OVER AGG. BASE PER TYP. SECTIONS
- CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
- CONSTRUCT PCC CROSS-GUTTER PER CITY STD. 220
- CONSTRUCT CURB SIDEWALK PER CITY STD. 325
- CONSTRUCT TYPE I WHEELCHAIR RAMP PER CITY STD. 304
- CONSTRUCT TYPE II WHEELCHAIR RAMP PER CITY STD. 304
- CONSTRUCT BARRICADE PER CITY STD. 180



Underground Service Alert  
Call: TOLL FREE  
1 - 800  
227-2600  
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE  
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, ACCURATE CONSTRUCTION WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

PREPARED UNDER THE DIRECTION OF:  
REGISTERED CIVIL ENGINEER No. 50293  
EXPIRATION DATE: 6-30-01 DATE: 10/10/00

**CEG** CANTY ENGINEERING GROUP, INC.  
CIVIL ENGINEERING - PLANNING - SURVEYING  
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92571  
TEL (909) 683 - 5234 FAX (909) 683 - 5301

SCALE: 1"=40'  
BENCH MARK CITY OF RIVERSIDE BENCH MARK: EB-A2  
P.K. NAIL AND TAG IN TOP OF 35" X 50" X 20' GRANITE  
BOULDER, 100' WLY OF TRAUTWEN ROAD AND 500 FEET NLY  
OF JESSE LANE. FB 735\74 ELEV: 1588.453

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]  
PRINCIPAL ENGR.  
TRAFFIC DIVISION  
DEPUTY P.W. DIRECTOR  
STREET SERVICES

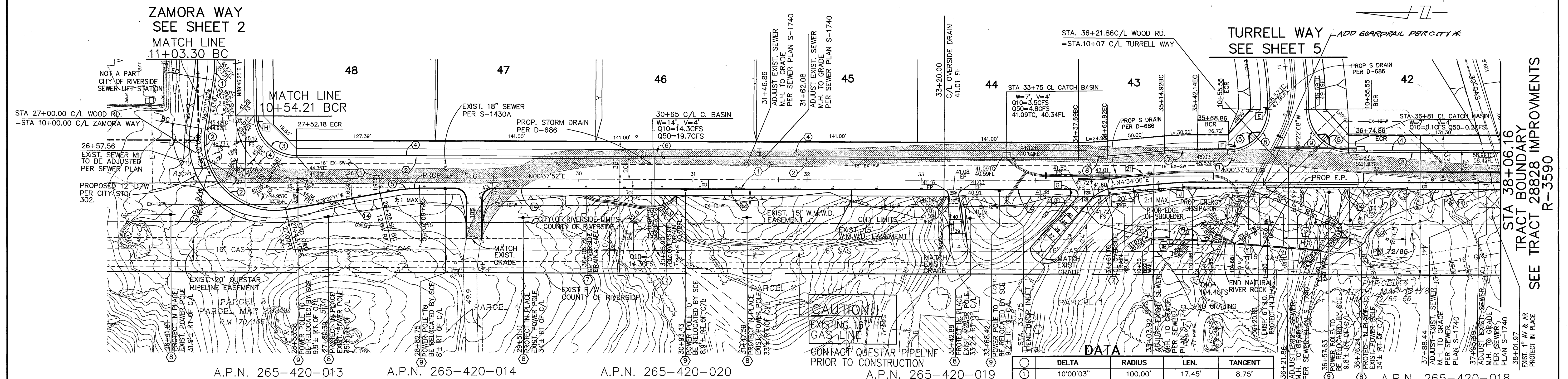
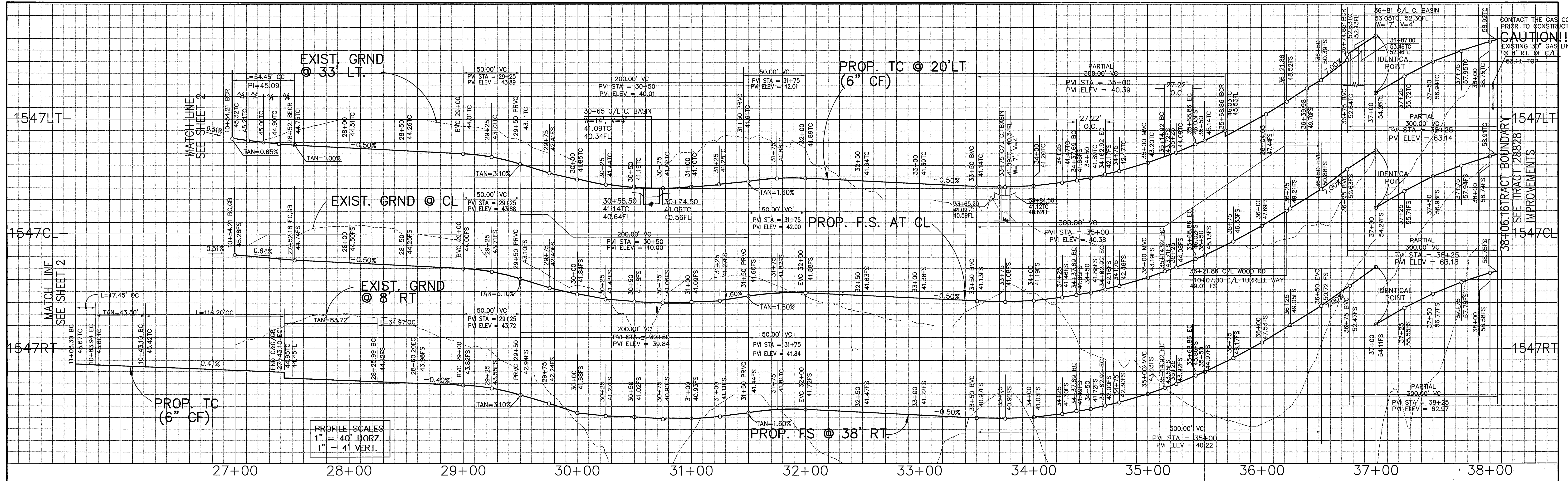
APPROVED BY: [Signature]  
R. M. Bratt  
DIRECTOR OF PUBLIC WORKS  
DATE: 1-25-01

TRACT No. 28828-2  
STREET IMPROVEMENT PLAN  
PALM VIEW LANE  
STA. 8+12.53 TO STA. 11+50.00

PROJECT NO. R-3592  
SHEET 6 OF 7  
FOR: SHEFFIELD HOMES  
FILE NO.: 1022-002

INDEXED 1-31-01 LHM

PC-4260-S2



**CONSTRUCTION NOTES**

- 1) CONSTRUCT A.C. OVER AGG. BASE PER TYP. SECTIONS
- 2) CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
- 3) CONSTRUCT CURB SIDEWALK PER CITY STD. 325
- 4) CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304
- 5) CONSTRUCT RETAINING WALL PER CALTRANS STD. B3-II (TYPE 6B WALL) WITH SLOPE SURCHARGE. SEE DETAIL ON SHT. 6
- 6) CONSTRUCT CALTRANS D-87B MOUNTABLE DIKE OVERSIDE DRAIN PER DETAIL "A" ON SHEET 1
- 7) PROTECT-IN-PLACE EXISTING POWER POLE
- 8) RELOCATE EXIST. POWER POLE THROUGH S.C.E.
- 9) CONSTRUCT 2"x4" REDWOOD HEADER
- 10) CONSTRUCT DRIVEWAY APPROACHES PER CITY STD. 302
- 11) INSTALL METAL BEAM GUARD RAILING (WOOD POST) WITH WOOD BLOCK PER CALTRANS STD. DWG. A71A.
- 12) INSTALL METAL BEAM GUARD RAILING AND SINGLE FACE BARRIER RAILING TERMINAL SYSTEM END TREATMENT PER CALTRANS STD. A71M
- 13) INSTALL METAL BEAM GUARD RAILING STANDARD HARDWARE (TYPE C) PER CALTRANS STD. A71P.

**WOOD ROAD**

QUESTAR SOUTHERN TRAILS PIPELINE  
 COUNTY OF RIVERSIDE  
 TRANSPORTATION DEPARTMENT  
 MS 3791 (IP 000055)

**CONSTRUCTION NOTES**

- 1) DELTA
- 2) RADIUS
- 3) LEN.
- 4) TANGENT

**LEGEND**

- 1) REMOVE EXISTING AC PAVING

Underground Service Alert  
 Call: TOLL FREE 1-800-227-2600  
 TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**  
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES...  
 TECK C. LOH  
 No. 50293  
 Exp. 6-30-01  
 CIVIL  
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:  
 REGISTERED CIVIL ENGINEER No. 50293  
 EXPIRATION DATE: 6-30-01 DATE: 10-4-00

**CEC** COUNTY ENGINEERING GROUP, INC.  
 CIVIL ENGINEERING - PLANNING - SURVEYING  
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517  
 TEL (909) 683 - 5234 FAX (909) 683 - 5301  
 SCALE: 1"=40'  
 DATE: JAN. 2000  
 BENCH MARK: EB-A2  
 P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' W/LY OF TRAUTMANN ROAD AND 0.3 MILE N'LY OF WOOD ROAD. FB 73574 ELEV. 1588.453

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: [Signature]  
 PRINCIPAL ENGR.  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 DEPUTY P.W. DIRECTOR  
 STREET SERVICES  
 DATE: 1-25-01

**TRACT No. 28828-2**  
**STREET IMPROVEMENT PLAN**  
**WOOD ROAD**  
 27+00.00 TO 38+00.00  
 SHEET 7 OF 7  
 FOR: SHEFFIELD HOMES  
 FILE NO.: 1022-002

**TRACT R-3592**  
 PROJECT NO.  
 SHEET 7 OF 7  
 FILE NO.: 1022-002  
 INOEXED 1-31-01