

**GENERAL NOTES**

- 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 THE CITY'S PUBLIC WORKS DEPARTMENT.
- 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, ITS SUPPLEMENTAL NOTES 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 RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE 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.
- 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 CONTRACTOR.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 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 INDUSTRY IDENTIFICATION NUMBER BY U.S.A.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

**PARKS DEPARTMENT NOTES**

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:  

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D
COLLETT AVE.	SEE REVERSE FRONTAGE LANDSCAPE PLAN R-29028-1L AS PREPARED BY THE COLLABORATIVE WEST DATED 02/14/00			
COUNTRYDALE RD	PRIVATE STREET - NO STREET TREES REQUIRED.			
GARDENWOOD LANE	PRIVATE STREET - NO STREET TREES REQUIRED.			
TRAILWAY DRIVE	PRIVATE STREET - NO STREET TREES REQUIRED.			
LAKEPORT DRIVE	PRIVATE STREET - NO STREET TREES REQUIRED.			
PONDHURST WAY	PRIVATE STREET - NO STREET TREES REQUIRED.			
- ALL STREET TREES ARE TO BE AUTOMATICALLY IRRIGATED.

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 THE APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

**STREET NAME AND TRAFFIC SIGN SCHEDULE**

NAME	BLOCK NO.
(A) R-1 (STOP SIGN - 30")	
(B) W-53A (NO OUTLET)	
(C) TRAILWAY DRIVE, 4300	
(D) COUNTRYDALE ROAD, 4300	
(E) LAKEPORT DRIVE, 11300	
(F) LAKEPORT DRIVE, 11300	
(G) GARDENWOOD LANE, 4300	
(H) GARDENWOOD LANE, 4300	
(I) PONDHURST WAY, 11400	
(J) COLLETT AVENUE, 11500	
(K) CREEKRUN DRIVE, 4300	
(L) R-1 (STOP SIGN - 36")	
(M) R-7 (KEEP RIGHT)	

INSTALL SIGNS PER C/A STD. 662 (PVT) C/A STD. 662A AND STD. 666 AND PER SIGN LOCATION DETAIL SHOWN ON THIS SHEET.

**NOTICE TO CONTRACTOR**

ACCORDING TO INFORMATION PROVIDED BY UNDERGROUND SERVICE ALERT (U.S.A.) DATED FEBRUARY 18 1999, THE FOLLOWING ORGANIZATIONS ARE U.S.A. MEMBERS WITHIN THE PROJECT AREA:

- CHARTER COMMUNICATIONS
- PACIFIC BELL MOBILE SERVICE
- QUESTAR LINE 90 COMPANY
- SANTA ANA WATERSHED PROJECT AUTH.
- MEDIA ONE
- PACIFIC BELL
- CITY OF RIVERSIDE
- THE GAS COMPANY

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

**CONSTRUCTION NOTES**

- CONSTRUCT 0.25' A.C. PAVING OVER 0.67' CRUSHED AGGREGATE BASE PER S.R. 1572, R-VALUE=15
- CONSTRUCT WHEELCHAIR RAMP PER DETAIL SHOWN ON SHEET 1
- CONSTRUCT PARKWAY DRAIN PER DETAIL ON SHEET 1
- CONSTRUCT STANDARD 180, BARRICADE, W/ 2 X 4 REDWOOD HEADER
- CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2
- CONSTRUCT STANDARD 200 CURB ONLY-6" CURB FACE TYPE II
- CONSTRUCT STANDARD 220, CROSS GUTTER (WIDTH AS NOTED ON PLANS)
- CONSTRUCT STANDARD 304, WHEELCHAIR RAMP (TYPE AS SHOWN ON PLAN)
- CONSTRUCT STANDARD 325, CURB SIDEWALK

**PARKWAY DRAIN NOTES**

- FLOOR OF BOX SHALL BE TROWEL SMOOTH.
- IF THE TOE OF SLOPE IS ALLOWED WITHIN THE R/W INLET TYPE1 BEGINS AT THE TOE RATHER THAN THE R/W LINE.
- FOR OPEN DITCH (TYPE 2) THE 600mm (24") EXTENSION BEYOND THE R/W LINE IS NOT REQUIRED WHEN BACK OF WALK IS 600mm (24") OR MORE FROM THE R/W LINE; HOWEVER, THE PIPE SHALL EXTEND TO THE R/W LINE IN ANY EVENT.
- TOP OF INLET STRUCTURE (TYPE 1 & 2) SHALL BE FLUSH WITH ADJACENT SURFACE WHERE PRACTICAL.
- A HEADED STEEL STUD 16mm x 160mm WITH A 25mm HEAD (5/8" x 6 3/8", 1 HEAD) ATTACHED BY A FULL PENETRATION BUTT WELD MAY BE USED AS AN ALTERNATE ANCHOR.
- NORMAL CURB FACE AT POINT M AND Q. CURB FACE IS B + 125 mm (5") AT POINT N AND P.
- THE 75mm (3") LEG OF THE 16mm (5/8") DIA. ANCHORS SHALL BE PARALLEL TO THE TOP OF SIDEWALK.
- SLOPE=2.0%
- DIMENSIONS SHOWN ON THIS PLAN FOR METRIC AND ENGLISH UNITS ARE NOT EXACTLY EQUAL VALUES. IF METRIC UNITS ARE USED, ALL VALUES USED FOR CONSTRUCTION SHALL BE METRIC VALUES. IF ENGLISH UNITS ARE USED, ALL VALUES USED FOR CONSTRUCTION SHALL BE ENGLISH VALUES. HOWEVER, ASTM 615 REINFORCING STEEL MAY BE SUBSTITUTED FOR ASTM 615M STEEL.

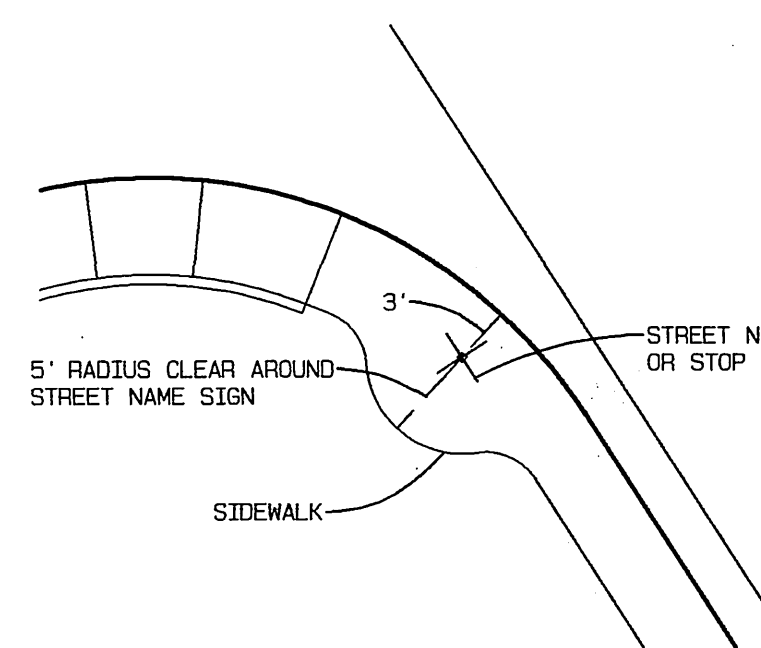
S, mm	J BAR SPACING, mm
300(12")	240(7")
450(18")	240(7")
600(24")	240(7")
750(30")	240(7")
900(36")	240(7")
1050(42")	210(6")
1200(48")	180(5")
1350(54")	225(6 1/2")
1500(60")	180(5")
1650(66")	180(4")
1800(72")	120(3 1/2")

FOR S=750mm (30") AND LESS, USE 2 ANCHORS. OTHERWISE, USE 3 ANCHORS

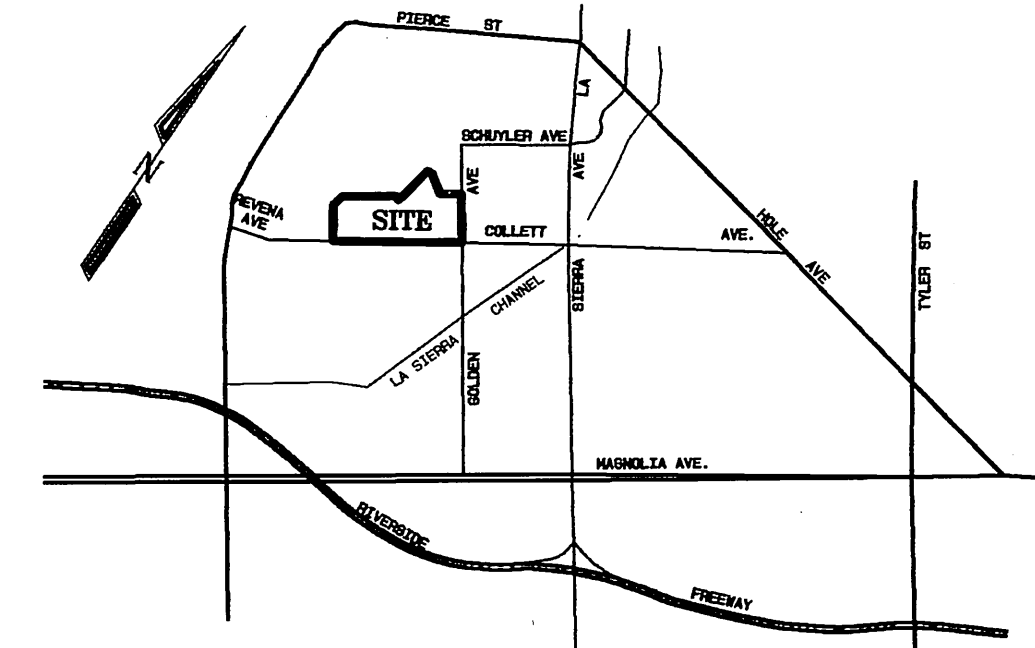
FOR S=1200mm (48") AND LESS  
 B=75mm (3")  
 USE 64x51x9.5 (2 1/2"x2"x3/8") GALVANIZED STEEL ANGLE

OTHERWISE, B = 100mm (4"). USE 89x76x12.7 (3 1/2"x3"x1/2") GALVANIZED STEEL ANGLE.

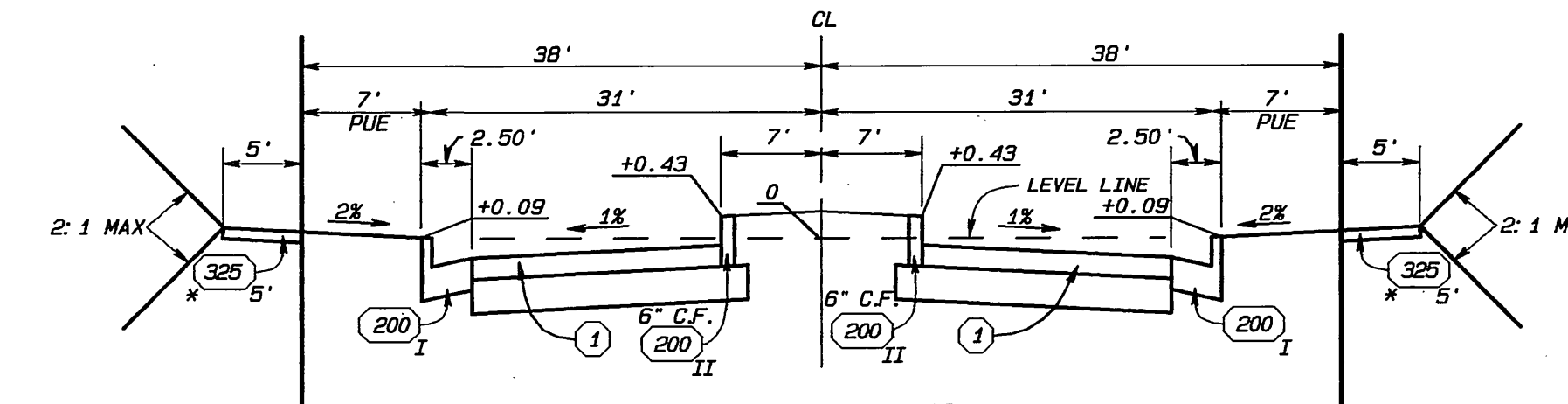
J BARS ARE #10M (#3)



**SIGN LOCATION DETAIL**  
NOT TO SCALE

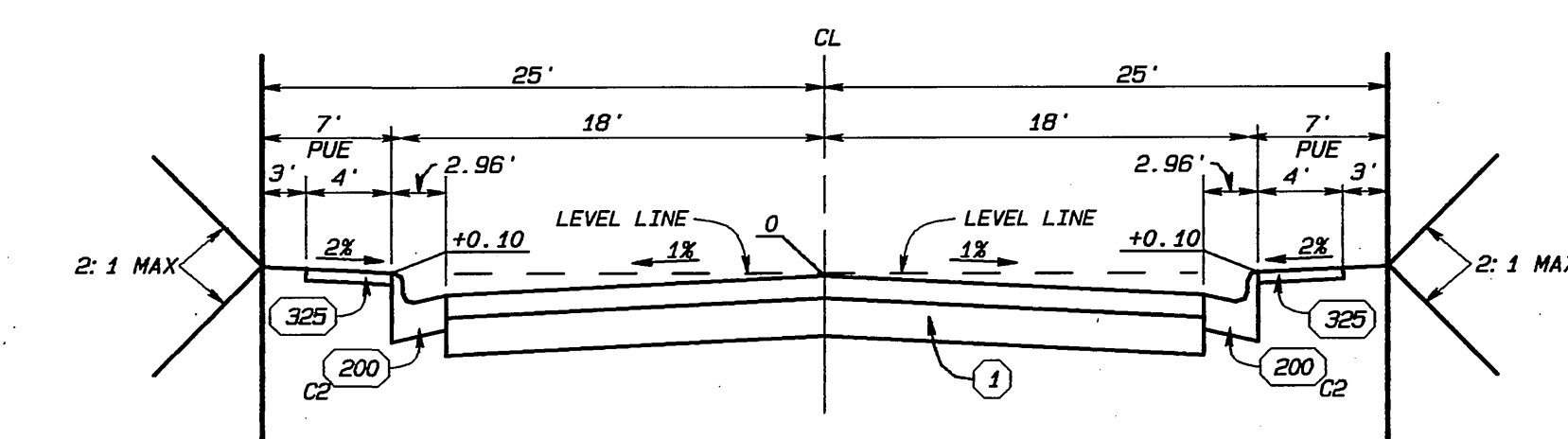


**VICINITY MAP**  
NOT TO SCALE



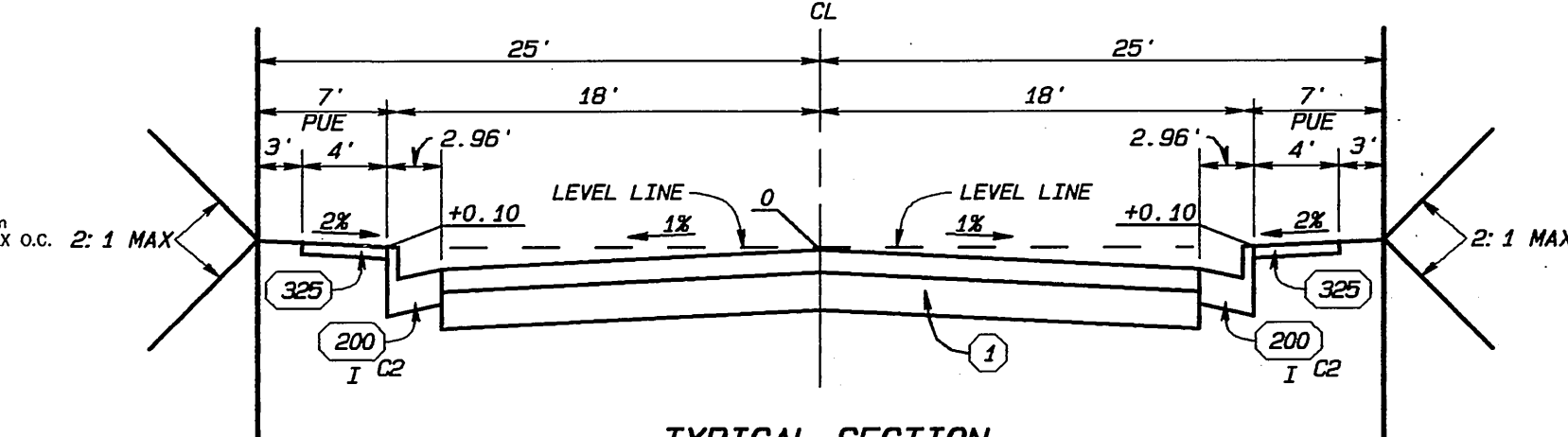
**TYPICAL SECTION**  
NOT TO SCALE  
T.I.=5.0  
\*NOTE-SIDEWALK IS MEANDERING 4' TO 30' FROM BACK OF CURB.

CREEKRUN DRIVE STA. 8+47.84 TO STA. 11+84.73 (PRIVATE STREET)



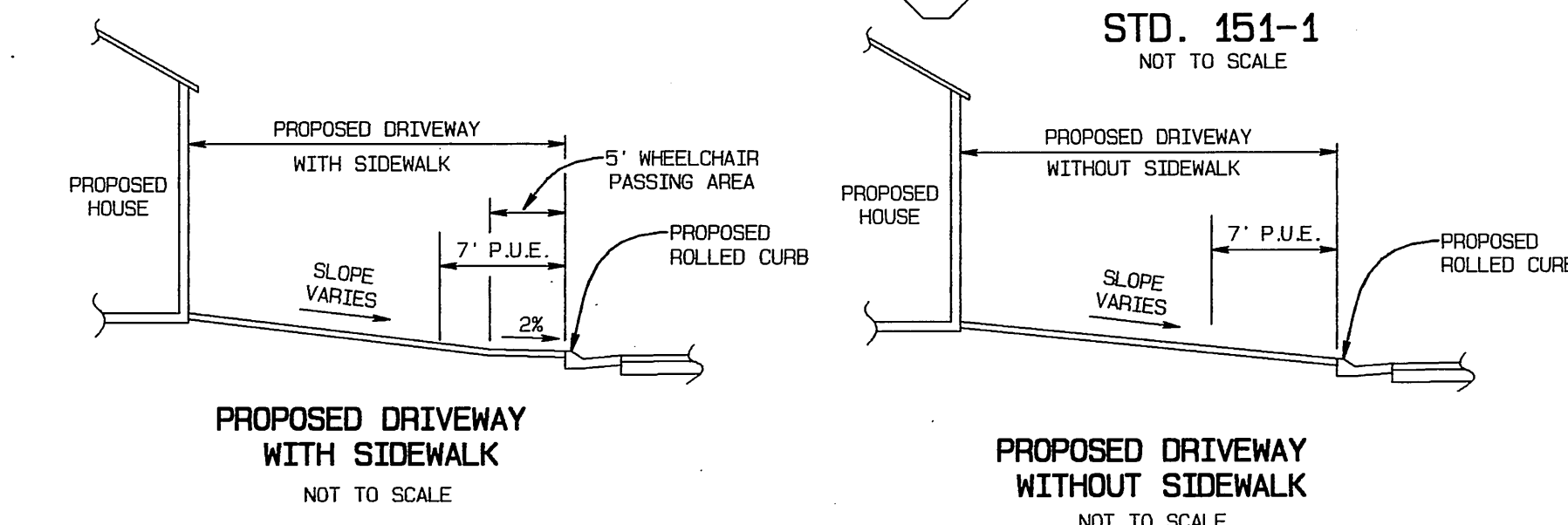
**TYPICAL SECTION**  
NOT TO SCALE  
T.I.=5.0

COUNTRYDALE ROAD STA. 0+00.00 TO STA. 5+97.84  
 LAKEPORT DRIVE STA. 0+00.00 TO STA. 5+10.24  
 GARDENWOOD LANE STA. 0+00.00 TO STA. 5+14.46  
 PONDHURST WAY STA. 0+00.00 TO STA. 3+75.00 (PRIVATE STREETS)



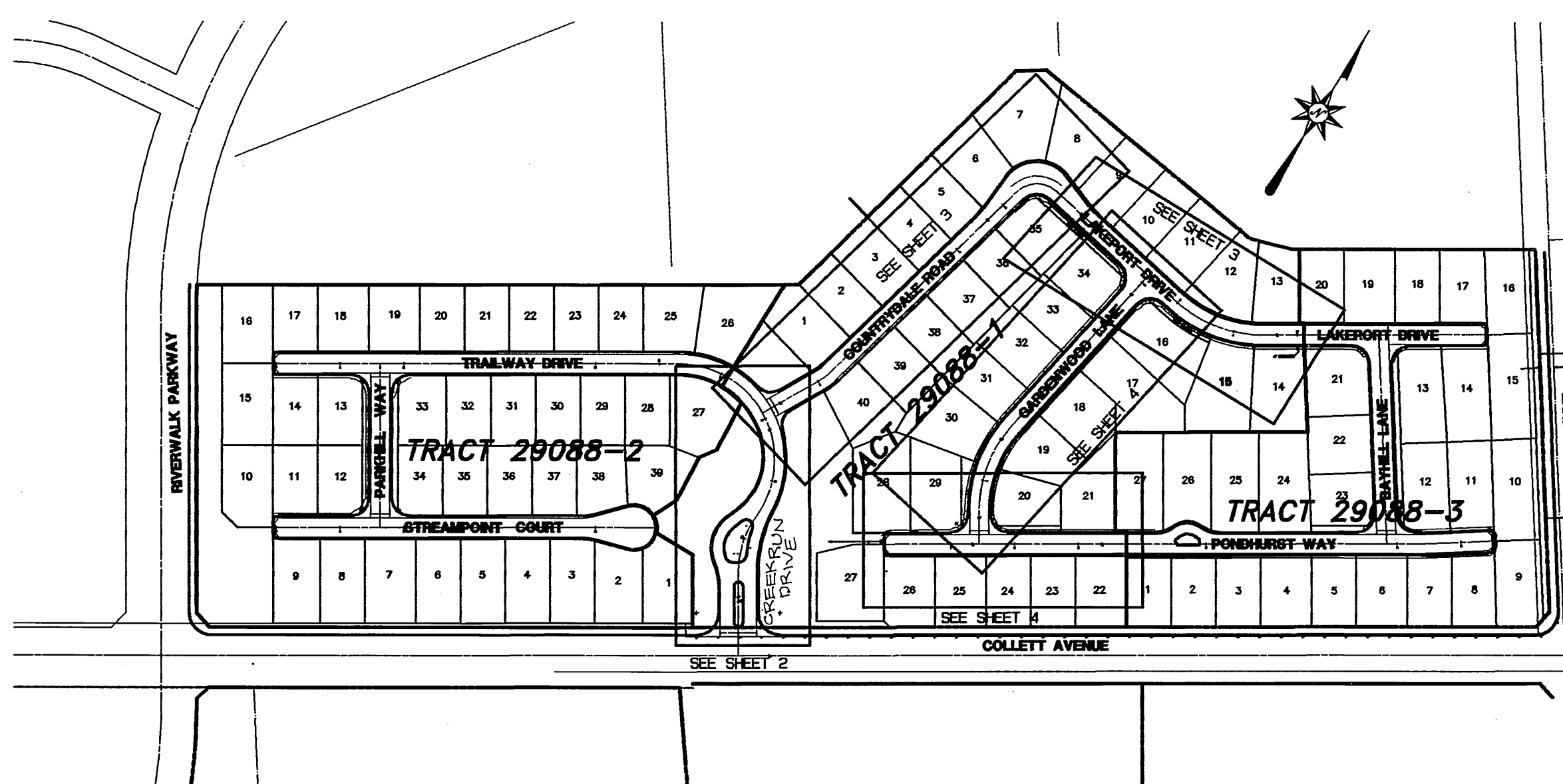
**TYPICAL SECTION**  
NOT TO SCALE  
T.I.=5.0

TRAILWAY DRIVE STA. 7+10.69 TO STA. 8+47.84 (PRIVATE STREET)



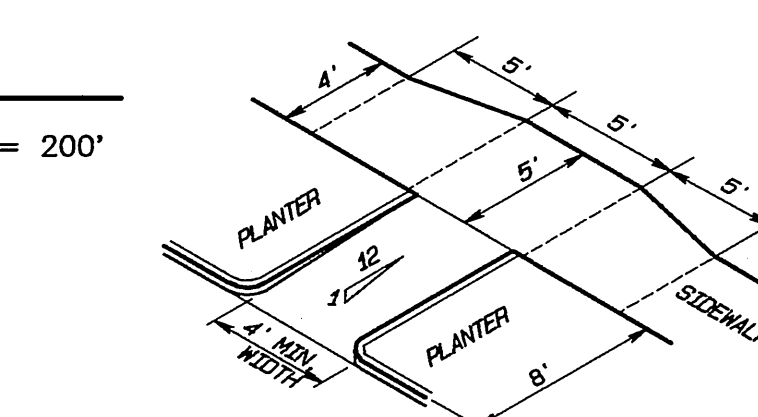
NOTE: ALL DRIVEWAYS TO BE CONSTRUCTED PER THIS DETAIL.

**PROPOSED DRIVEWAY DETAIL**  
NOT TO SCALE



**INDEX MAP**

SCALE: 1" = 200'



**WHEELCHAIR RAMP DETAIL**  
NOT TO SCALE



**ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS**  
 3788 McCRAE STREET RIVERSIDE, CA 92506  
 (909) 686-1070

APPROVED BY: *[Signature]* DATE: 12/22/00  
 R.C.E. NO. C39530

W.O. 99-381 FOR: GRIFFIN INDUSTRIES F.B. 1999

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**

APPROVED BY: *[Signature]* BY DATE: *[Signature]* DATE: 3-7-01

TRAFFIC DIVISION: *[Signature]* DATE: 3/7/01

DEP. P.W. ENGINEER: *[Signature]* DATE: 3/7/01

STREET SERVICES: *[Signature]* DATE: 3/7/01

**STREET IMPROVEMENT PLANS**

**TRACT NO. 29088-1**

**INDEX SHEET**

SCALE: AS SHOWN

ACCOUNT NO. 99-0381

DRAWING NUMBER **R-3608**

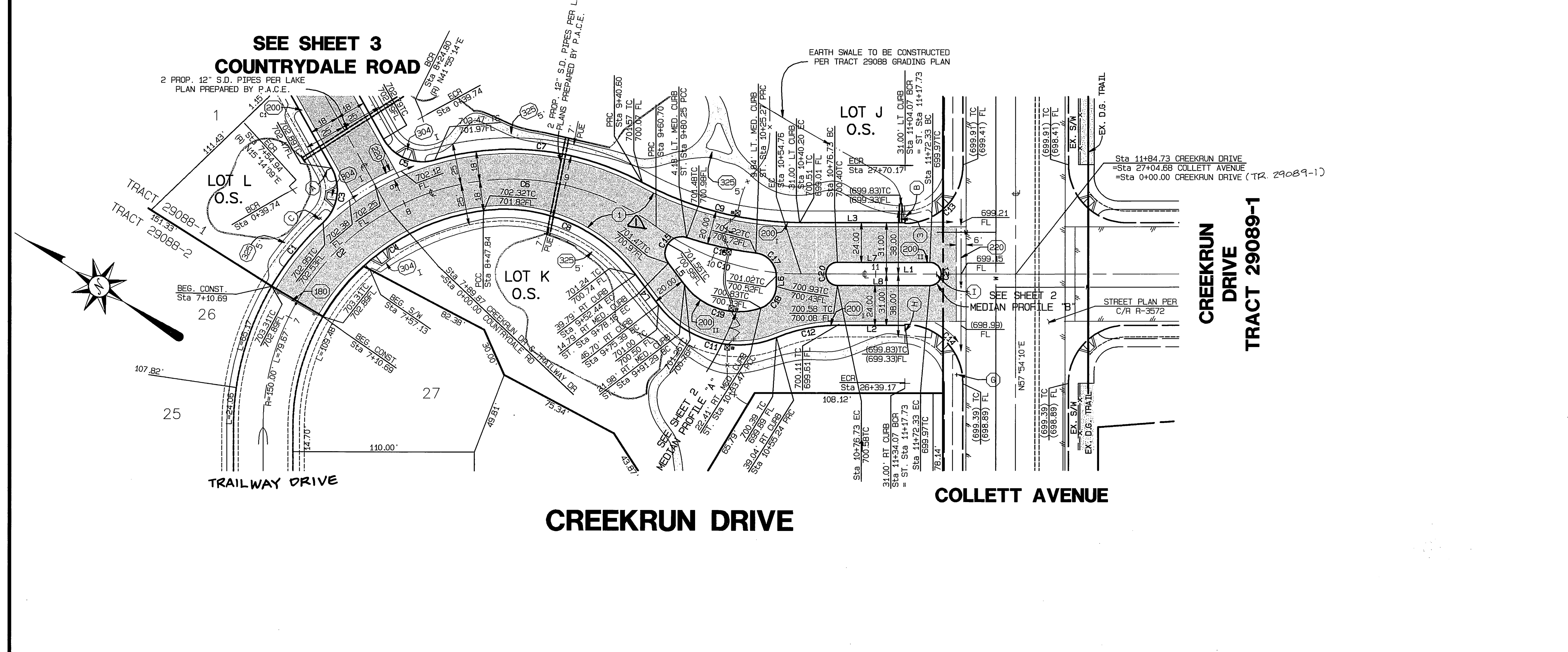
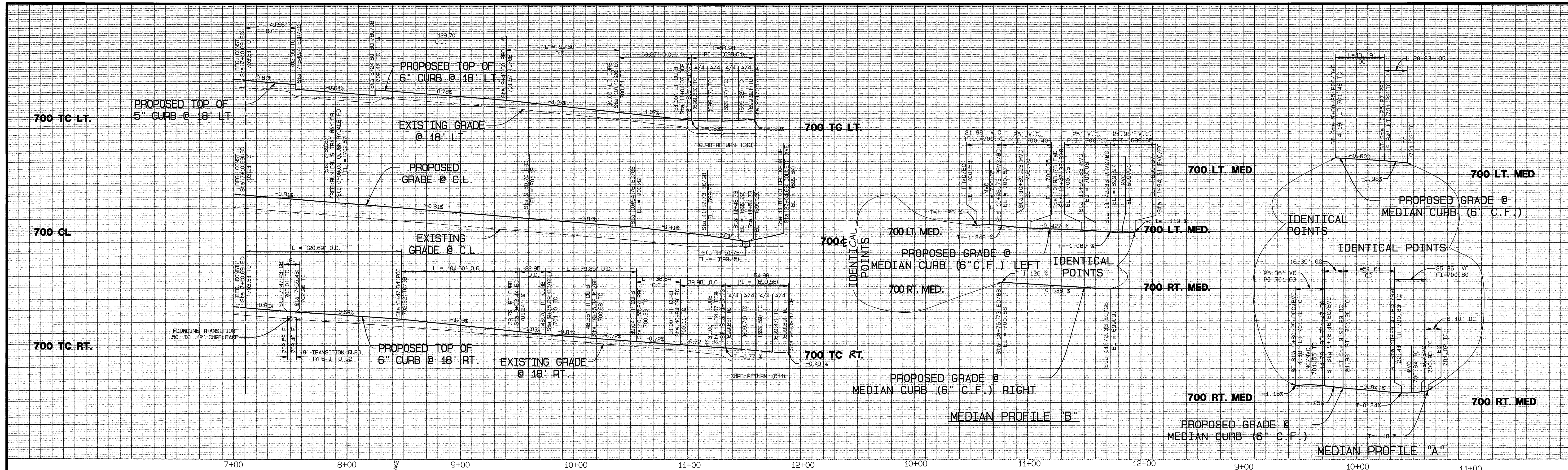
SHEET **1** OF **4**

DATE: 3-7-01

**UNDERGROUND SERVICE ALERT**  
 CALL: TOLL FREE 1-800-227-2600  
 TWO WORKING DAYS BEFORE YOU DIG

**BENCH MARK:**  
 CITY OF RIVERSIDE BENCH MARK NO. F2-03 P.K. NAIL AND TAG IN THE MOST SOUTHERLY CURB RETURN AT PIERCE STREET AND GOLDEN AVENUE.  
 ELEVATION: 722.756

INDEXED 3-12-2001 kH



**CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	49.56'	168.00'	16°54'04"	24.96'
C2	79.18'	150.00'	30°14'37"	40.53'
C3	36.12'	27.00'	76°39'28"	21.35'
C4	120.69'	132.00'	52°23'05"	64.93'
C5	36.12'	27.00'	76°39'28"	21.35'
C6	170.83'	150.00'	65°15'07"	96.02'
C7	129.70'	168.00'	44°13'57"	68.27'
C8	104.60'	100.00'	59°55'57"	57.66'
C9	99.60'	202.00'	28°15'01"	50.83'
C10	94.06'	150.00'	35°55'39"	48.63'
C11	79.85'	61.00'	75°00'14"	46.81'
C12	38.84'	100.00'	22°15'17"	19.67'
C13	54.98'	35.00'	90°00'00"	35.00'
C14	54.98'	35.00'	90°00'00"	35.00'
C15	25.36'	10.00'	145°16'42"	31.99'
C16	43.19'	220.00'	11°14'52"	21.66'
C17	20.33'	14.00'	83°13'12"	12.43'
C18	17.26'	14.00'	70°37'47"	9.92'
C19	51.61'	41.00'	72°07'11"	29.85'
C20	21.99'	7.00'	180°00'00"	
C21	21.99'	7.00'	180°00'00"	

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N32°05'50"W	129.97'
L2	N32°05'50"W	39.98'
L3	N32°05'50"W	63.87'
L4	N20°39'07"E	22.95'
L5	N20°39'07"E	16.39'
L6	N57°54'10"E	6.10'
L7	N32°05'12"W	56.00'
L8	N32°05'12"W	56.00'

**CONSTRUCTION NOTES**

- 1 CONSTRUCT 0.25' A.C. PAVING OVER 0.07' CRUSHED AGGREGATE BASE PER S.R. 1572 R-VALUE= 15
- 2 CONSTRUCT WHEELCHAIR RAMP PER DETAIL SHOWN ON SHEET 1
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- 325 CONSTRUCT STANDARD 325, CURB SIDEWALK

\* AS-BUILT 1-9-06 LFF

**UNDERGROUND SERVICE ALERT**  
CALL: TOLL FREE  
1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

**BENCH MARK:**  
CITY OF RIVERSIDE BENCH MARK NO. F2-03 P.K. NAIL AND TAG IN THE MOST SOUTHERLY CURB RETURN AT PIERCE STREET AND GOLDEN AVENUE.  
ELEVATION: 722.756



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00  
**ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS**  
3788 McCRAE STREET RIVERSIDE, CA 92506 (909) 686-1070  
APPROVED BY: [Signature] DATE: 1-25-01  
R.C.E. NO. C39530  
W.D. 99-0381 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
1	Added pvt section	[Signature]	6/15/01

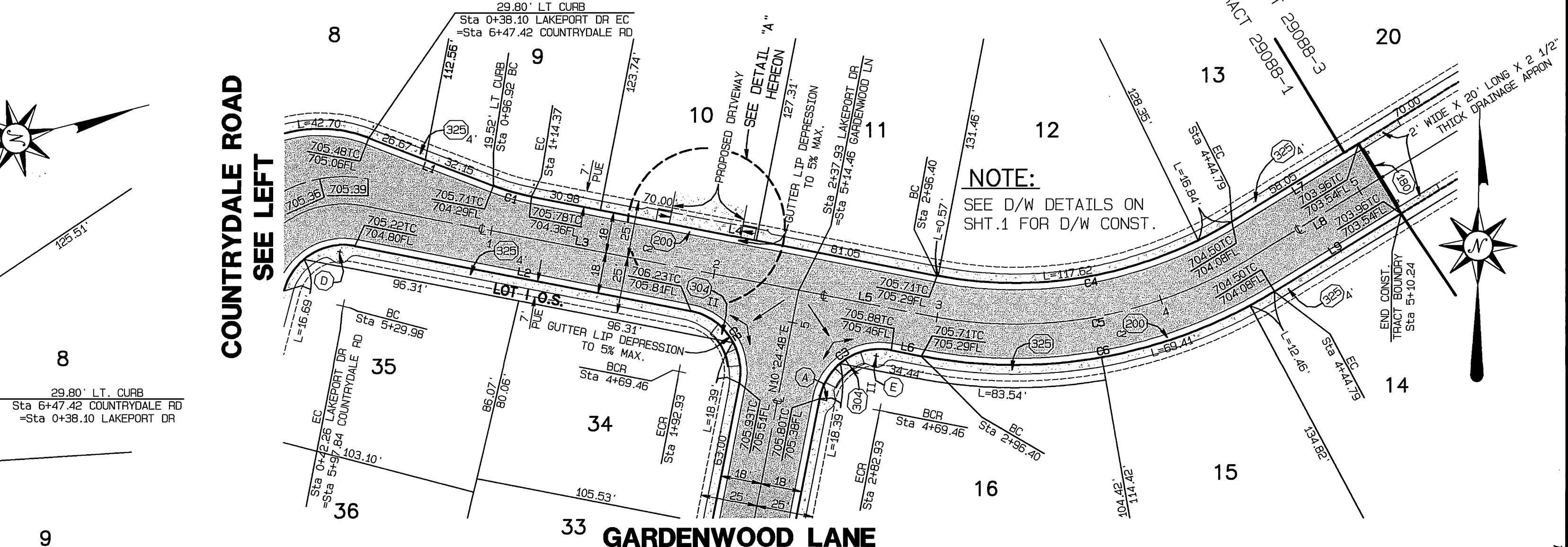
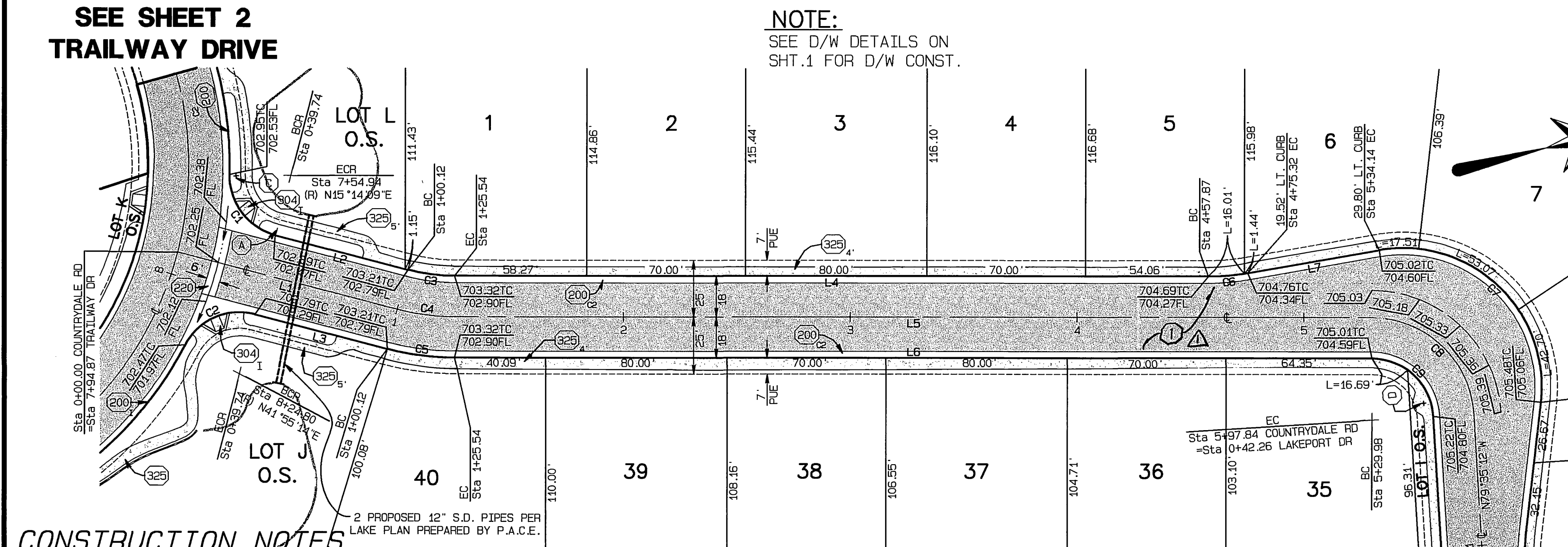
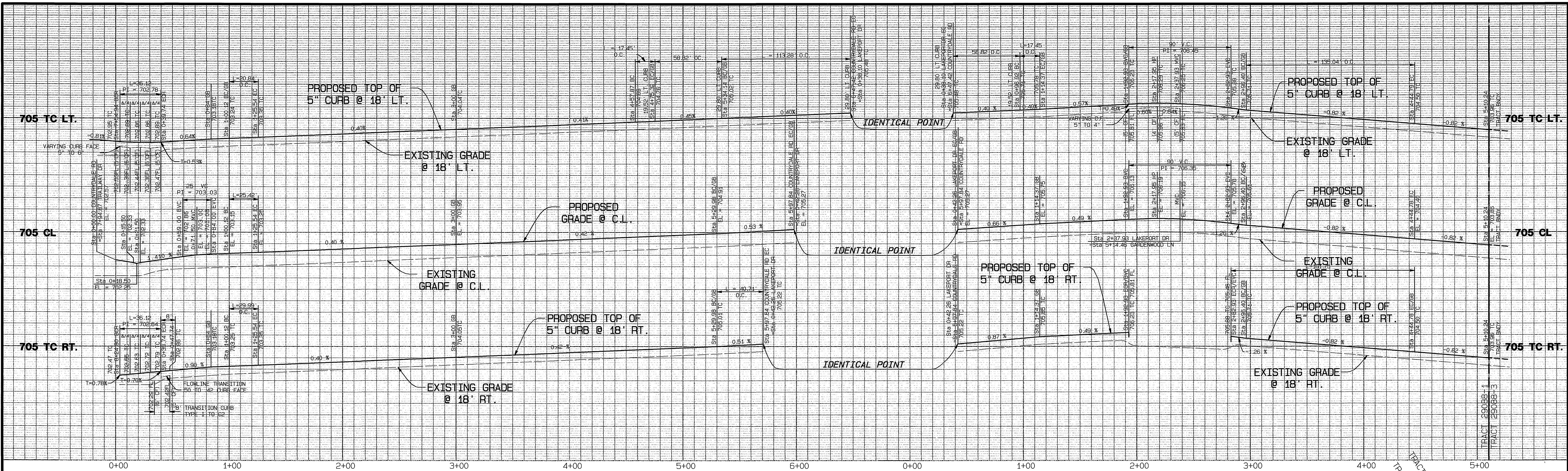
**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 3-7-01  
PRINCIPAL ENGINEER: [Signature]  
TRAFFIC DIVISION: [Signature]  
DEP. P.W. ENGINEER: [Signature]  
STREET SERVICES: [Signature]

**STREET IMPROVEMENT PLANS**  
**TRACT NO. 29088-1**  
PRIVATE STREET  
CREEKRUN DR. / TRAILWAY DR.  
STA. 07+00.00 TO STA. 11+60.00  
SCALE: HORIZ.: 1"=40' VERT.: 1"=4'

ACCOUNT NO. 99-0381  
DRAWING NUMBER  
**R-3608**  
SHEET 2 OF 4  
99-0381

INDEXED 3-12-2001 LFF

FILE: S:\15590-08-08\15590-08-08-01.DWG PLOT DATE: 1/24/2001



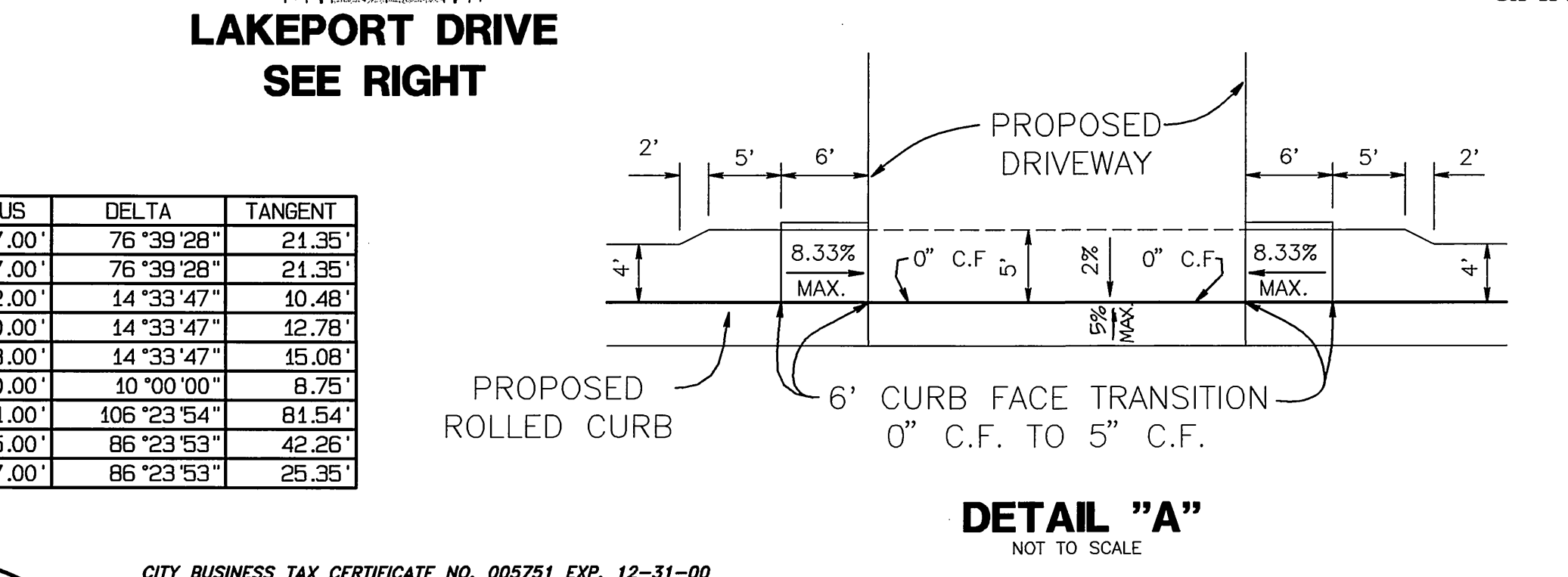
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  - 325 CONSTRUCT STANDARD 325, CURB SIDEWALK

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N28°34'42"E	100.12'
L2	N28°34'42"E	60.38'
L3	N28°34'42"E	60.38'
L4	N14°00'54"E	332.33'
L5	N14°00'54"E	404.44'
L6	N14°00'54"E	404.44'
L7	N04°00'54"E	58.82'

**CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	36.12'	27.00'	76°39'28"	21.35'
C2	36.12'	27.00'	76°39'28"	21.35'
C3	20.84'	82.00'	14°33'47"	10.48'
C4	25.42'	100.00'	14°33'47"	12.78'
C5	29.99'	118.00'	14°33'47"	15.08'
C6	17.45'	100.00'	10°00'00"	8.75'
C7	113.28'	61.00'	106°23'54"	81.54'
C8	67.86'	45.00'	86°23'53"	42.26'
C9	40.71'	27.00'	86°23'53"	25.35'



**LINE DATA**

LINE	BEARING	DISTANCE
L1	N69°35'12"W	58.82'
L2	N79°35'12"W	150.67'
L3	N79°35'12"W	195.67'
L4	N79°35'12"W	182.02'
L5	N79°35'12"W	58.47'
L6	N79°35'12"W	13.47'
L7	N57°54'10"E	65.48'
L8	N57°54'10"E	65.48'
L9	N57°54'10"E	65.48'

**CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	17.45'	100.00'	10°00'00"	8.75'
C2	42.41'	27.00'	90°00'00"	27.00'
C3	42.41'	27.00'	90°00'00"	27.00'
C4	135.04'	182.00'	42°30'38"	70.80'
C5	148.39'	200.00'	42°30'38"	77.80'
C6	161.75'	218.00'	42°30'38"	84.80'

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**BENCH MARK:**  
CITY OF RIVERSIDE BENCH MARK NO. F2-03 P.K. NAIL AND TAG IN THE MOST SOUTHERLY CURB RETURN AT PIERCE STREET AND GOLDEN AVENUE.  
ELEVATION: 722.756



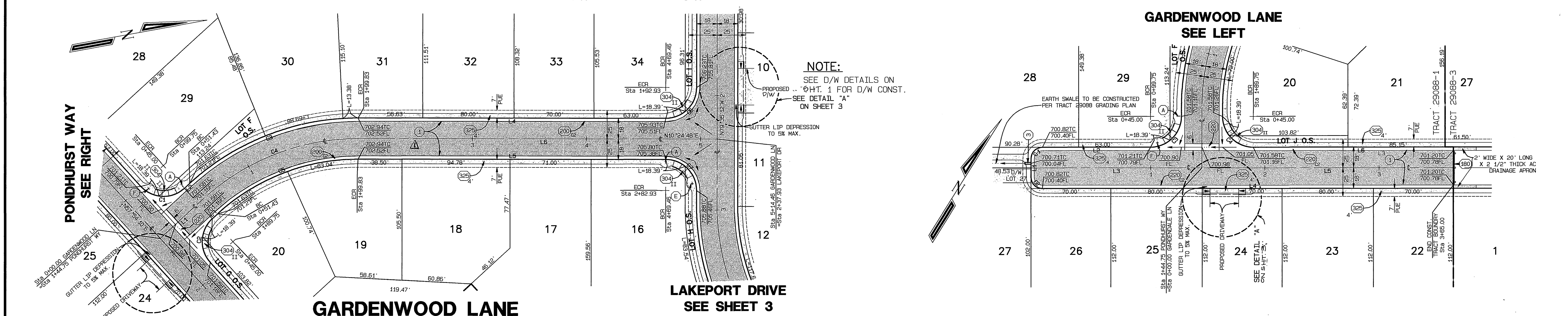
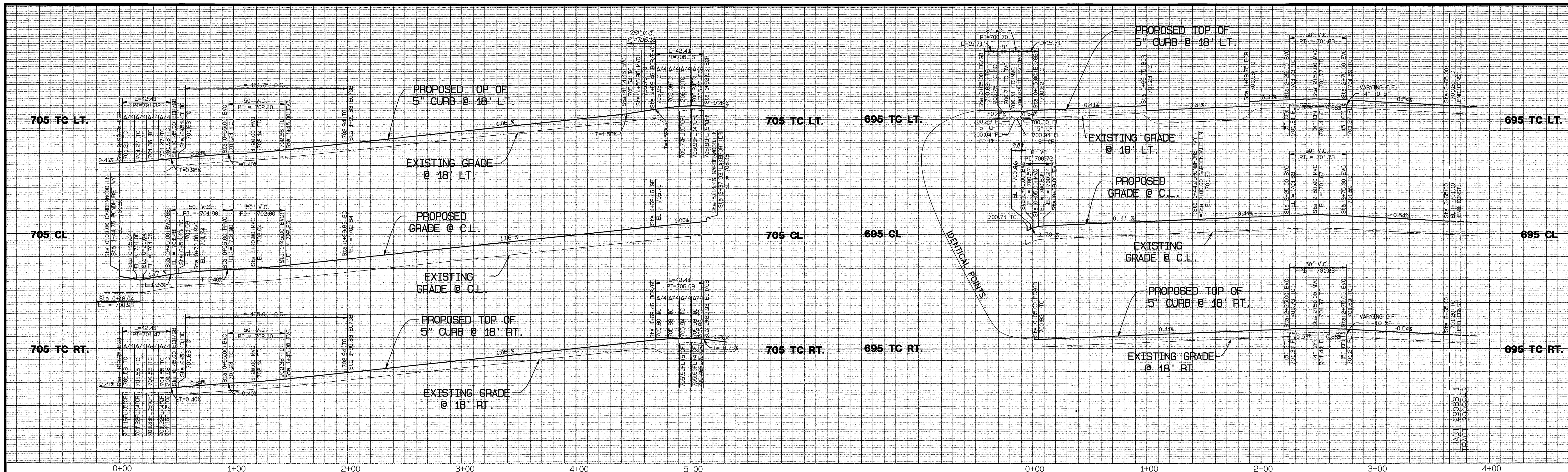
CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00  
**ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS**  
3788 McCRAY STREET RIVERSIDE, CA 92506  
(909) 686-1070  
APPROVED BY: *Mo L. Ego* DATE: 12-25-01  
R.C.E. NO. C39530  
W.O. 99-0381 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
Δ	Added pmt. section	<i>ab</i>	1/10/01

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: *R.M. Sault*  
R.M. SAULT  
DIRECTOR OF PUBLIC WORKS  
DATE: 3-7-01

**STREET IMPROVEMENT PLANS**  
TRACT NO. 29088-1  
PRIVATE STREET  
COUNTRYDALE ROAD & LAKEPORT DRIVE  
STA. 0+00.00 TO STA. 5+97.84 & STA. 0+42.26 TO STA. 5+10.24  
SCALE: HORIZ.: 1"=40' VERT.: 1"=4'  
ACCOUNT NO. 99-0381  
DRAWING NUMBER  
**R-3608**  
SHEET 3 OF 4  
99-0381

INDEXED 3-12-2001 *lfh*



**CONSTRUCTION NOTES**

- 1 CONSTRUCT 0.25' A.C. PAVING OVER 0.07' CRUSHED AGGREGATE BASE PER S.R. 1572 R-VALUE=13
- 2 CONSTRUCT WHEELCHAIR RAMP PER DETAIL SHOWN ON SHEET 1
- 3 CONSTRUCT PARKWAY DRAIN PER DETAIL ON SHEET 1
- 180 CONSTRUCT STANDARD 180, BARRICADE, W/ 2 X 4 REDWOOD HEADER
- 200 CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- 200 CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2
- 200 CONSTRUCT STANDARD 200 CURB ONLY-6" CURB FACE TYPE II
- 220 CONSTRUCT STANDARD 220, CROSS GUTTER (WIDTH AS NOTED ON PLANS)
- 304 CONSTRUCT STANDARD 304, WHEELCHAIR RAMP (TYPE AS SHOWN ON PLAN)
- 325 CONSTRUCT STANDARD 325, CURB SIDEWALK

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N32°05'50"W	51.43'
L2	N32°05'50"W	6.43'
L3	N32°05'50"W	6.43'
L4	N10°24'48"E	269.63'
L5	N10°24'48"E	269.63'
L6	N10°24'48"E	303.72'

**CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	42.41'	27.00'	90°00'00"	27.00'
C2	42.41'	27.00'	90°00'00"	27.00'
C3	161.75'	218.00'	42°30'38"	84.80'
C4	148.39'	200.00'	42°30'38"	77.80'
C5	135.04'	182.00'	42°30'38"	70.80'
C6	42.41'	27.00'	90°00'00"	27.00'
C7	42.41'	27.00'	90°00'00"	27.00'

**PONDHURST WAY**

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N32°05'50"W	16.00'
L2	N57°54'10"E	94.75'
L3	N57°54'10"E	149.75'
L4	N57°54'10"E	360.00'
L5	N57°54'10"E	220.25'
L6	N57°54'10"E	161.77'

**CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	15.71'	10.00'	90°00'00"	10.00'
C2	15.71'	10.00'	90°00'00"	10.00'
C3	42.41'	27.00'	90°00'00"	27.00'
C4	42.41'	27.00'	90°00'00"	27.00'

\*AS-BUILT 1-9-06 Lft

UNDERGROUND SERVICE ALERT  
CALL: TOLL FREE  
1-800  
227-2600  
TWO WORKING DAYS BEFORE YOU DIG

**BENCH MARK:**  
CITY OF RIVERSIDE BENCH MARK NO. F2-03 P.K. NAIL AND TAG IN THE MOST SOUTHERLY CURB RETURN AT PIERCE STREET AND GOLDEN AVENUE.  
ELEVATION: 722.756



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00

**ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS**  
3788 McCRAE STREET RIVERSIDE, CA 92506  
(909) 686-1070

APPROVED BY: *Mo L. Faghih* DATE: 1/25/01  
R.C.E. NO. C39530

W.O. 99-0381 FOR: GRIFFIN INDUSTRIES

F.B. 1999

MARK	REVISIONS	APPR.	DATE
Δ	Added print section		

DESIGNED BY: *MM* CHECKED BY: *MM* CHECKED BY: *MM*

**CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT**  
APPROVED BY: *[Signature]* DATE: *1/25/01*  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
DEP. P.W. ENGINEER  
STREET SERVICES

DATE: 3-7-01

**STREET IMPROVEMENT PLANS**

**TRACT NO. 29088-1**  
PRIVATE STREET  
GARDENWOOD ROAD & PONDHURST WAY  
STA. 0+00.00 TO STA. 5+45.14 &  
STA. 0+00.00 TO STA. 3+75.00

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

ACCOUNT NO. 99-0381

DRAWING NUMBER

**R-3608**

SHEET 4 OF 4

99-0381

INDEXED 3-12-2001 Lft

FILE: G:\1999\05-08\19990505.dwg PLOT DATE: 1/24/2001

PC-4359-S1