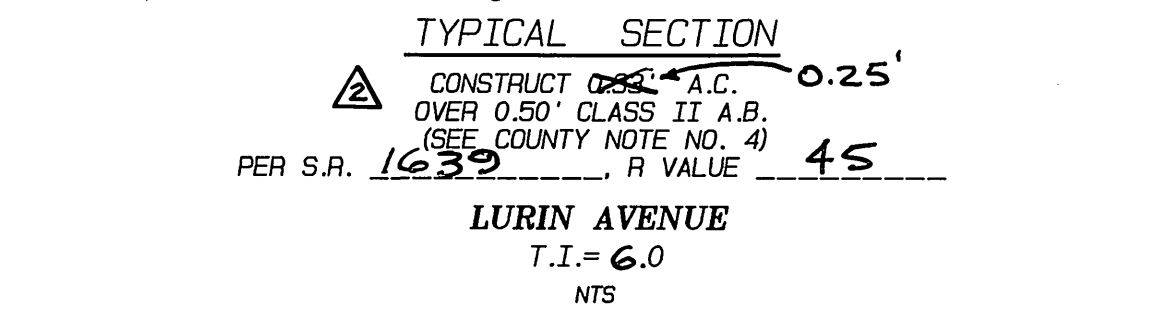
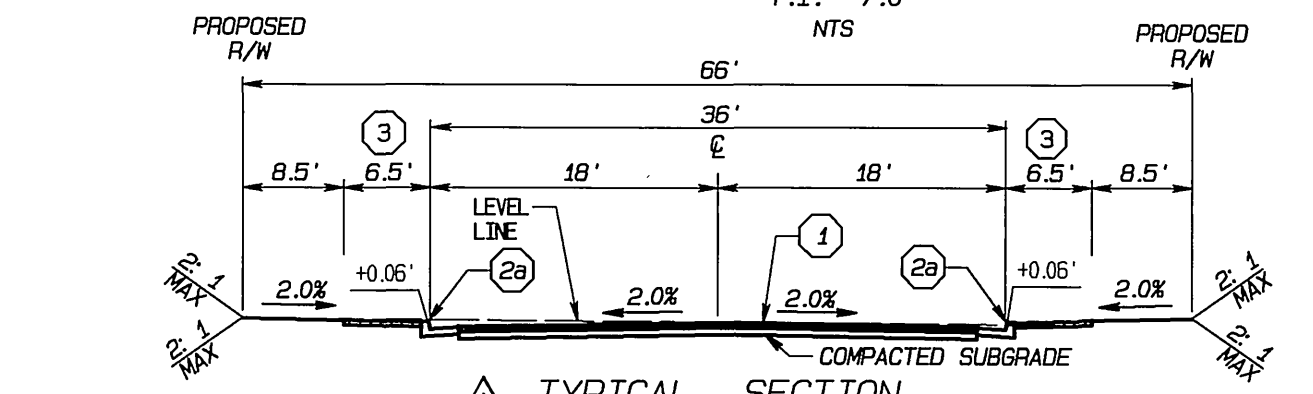


**GENERAL NOTES**

- 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 UTILIZATION 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 (5) 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 # 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- SEE PUBLIC LANDSCAPE PLAN NO. R-3790-L AS PREPARED BY HERMANN & ASSOCIATES FOR LANDSCAPE IMPROVEMENTS ALONG COLE AVENUE.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.



**NOTICE TO CONTRACTOR**

ACCORDING TO INFORMATION PROVIDED BY UNDERGROUND SERVICE ALERT (U.S.A.) DATED SEPTEMBER 2, 2003, THE FOLLOWING ORGANIZATIONS ARE U.S.A. MEMBERS WITHIN THE PROJECT AREA:

UTI FOR CHARTER COMMUNICATIONS  
SBC / PACIFIC BELL  
SOUTHERN CALIFORNIA GAS COMPANY  
UTI FOR VERIZON - PERRIS  
UTI FOR SC EDISON  
WESTERN MUNICIPAL WATER DISTRICT  
ADELPHIA - RIVERSIDE  
UTI FOR CITY OF RIVERSIDE - ELECTRIC  
CITY OF RIVERSIDE - TRAFFIC ENGINEERING  
MARCH JOINT POWERS AUTHORITY

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.

CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION.

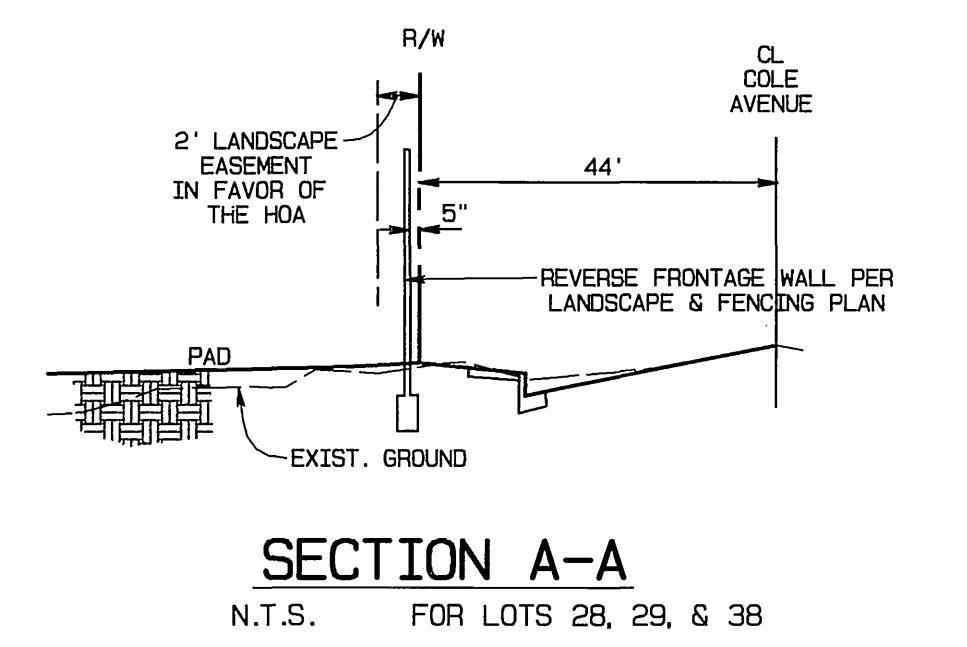
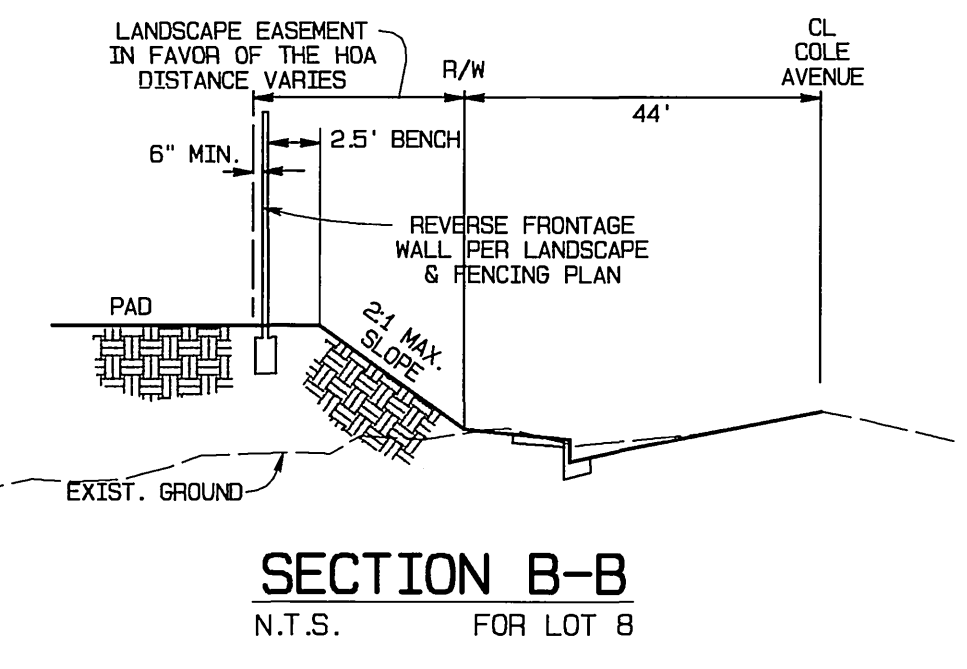
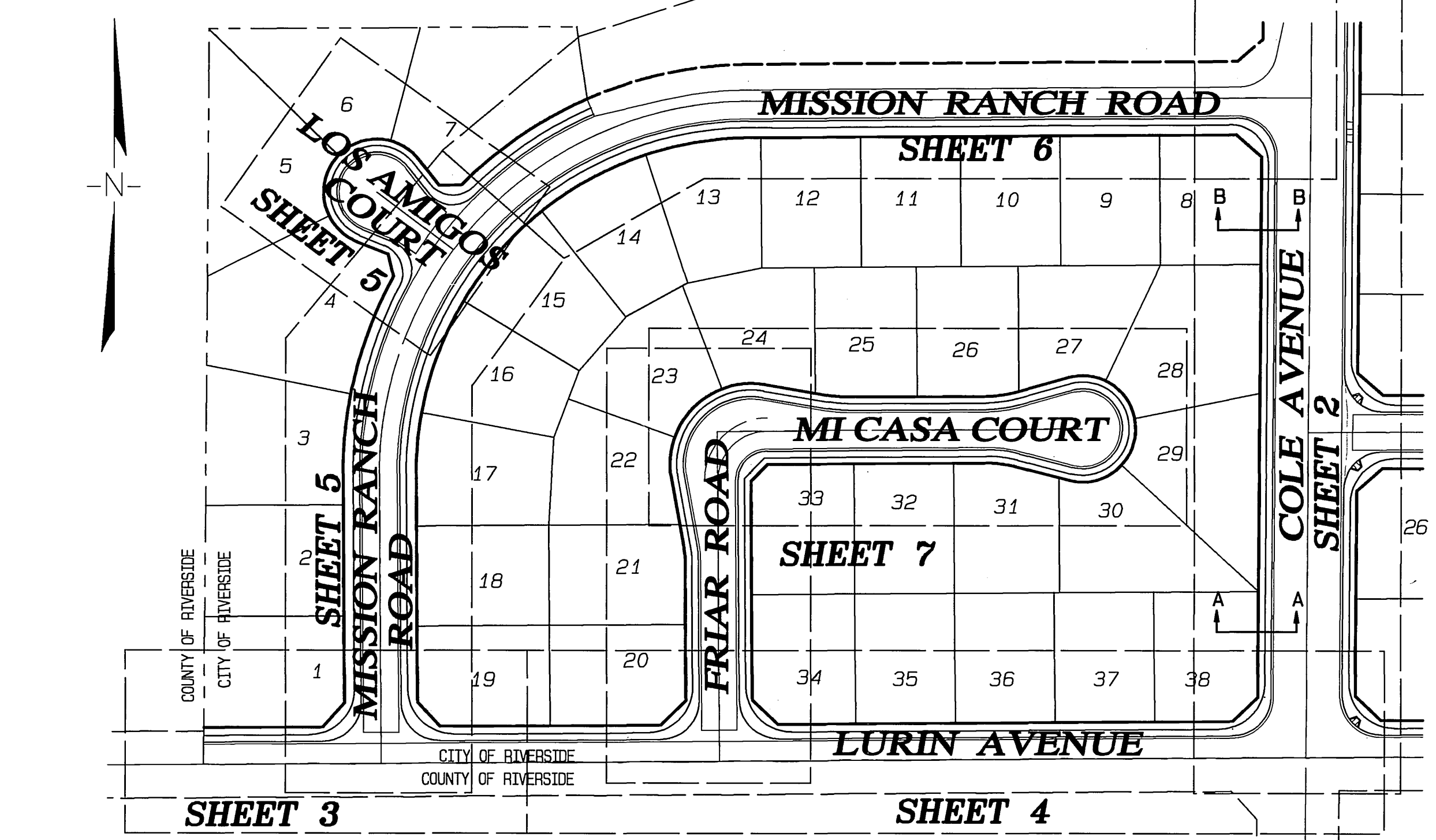
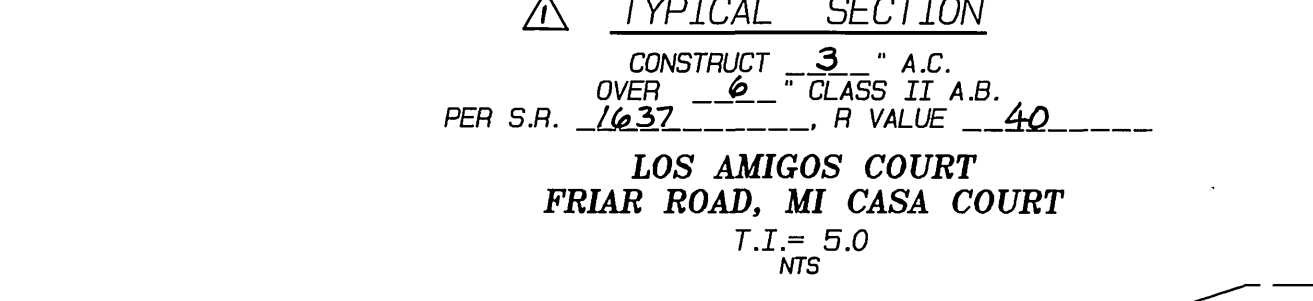
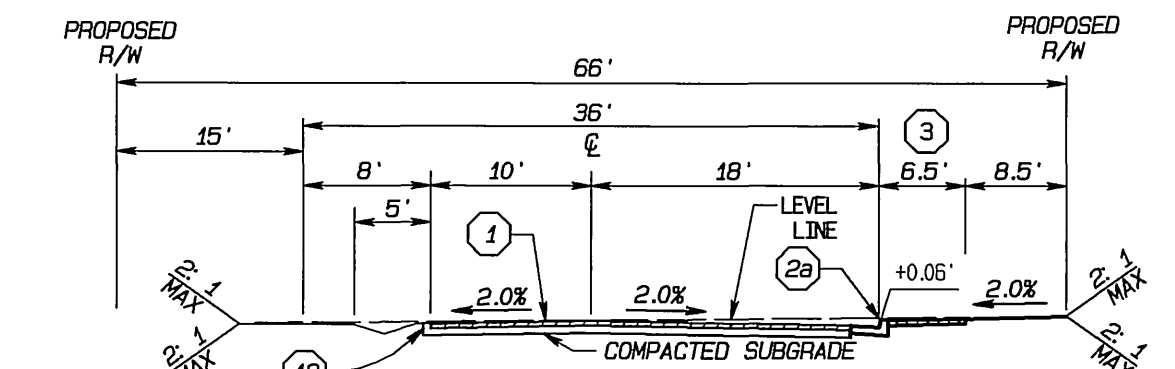
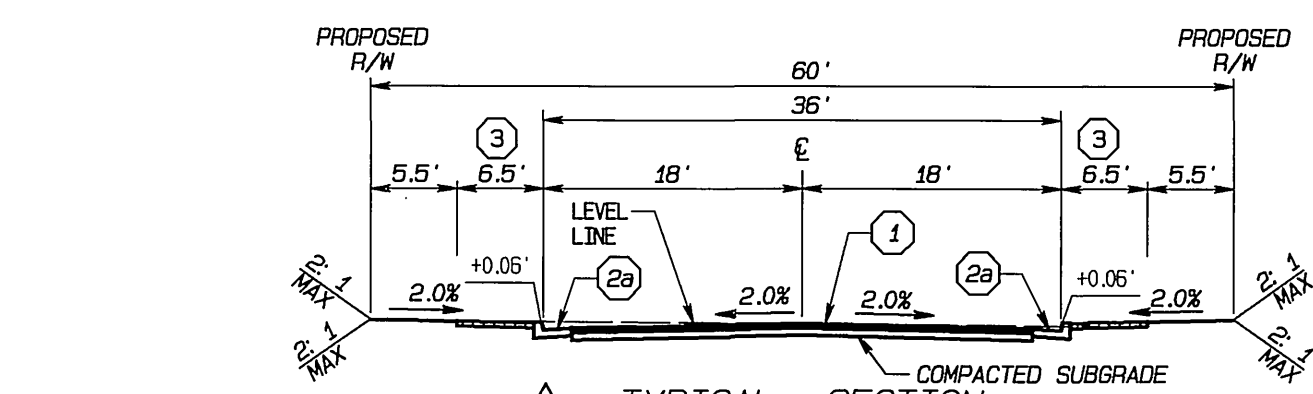
THE QUANTITY ESTIMATE FILED IN THE CITY IS FOR THE USE OF GOVERNING AGENCIES IN DETERMINING BOND AMOUNTS AND/OR FEES AND IS NOT TO BE USED FOR BID PURPOSES.

**VICINITY MAP**

**STREET NAME AND TRAFFIC SIGN SCHEDULE**

NAME	BLOCK NO.
A R-1 (STOP SIGN - 30")	
COLE AVENUE	9500
LURIN AVENUE	19400
COLE AVENUE	9500
MISSION RANCH RD.	19400
LURIN AVENUE	19400
FRIAR ROAD	9500
LURIN AVENUE	19300
MISSION RANCH RD.	9500
MISSION RANCH RD.	19300
LOS AMIGOS COURT	9500
FRIAR ROAD	9500
MI CASA COURT	19400

INSTALL SIGNS PER C/R STD. 662; C/R STD. 662A AND STD. 666.



**CONSTRUCTION NOTES**

- CONSTRUCT A.C. PAVING OVER CLASS II AGGREGATE BASE, PER TYPICAL SECTION
- CONSTRUCT 4" A.C. PAVING OVER 6" CLASS II AGGREGATE BASE, PER TYPICAL SECTION
- CONSTRUCT TYPE 1 CURB & GUTTER, 6" C.F., PER CITY OF RIVERSIDE STD. NO. 200
- CONSTRUCT TYPE 1 CURB & GUTTER, 8" C.F., PER CITY OF RIVERSIDE STD. NO. 200
- CONSTRUCT CURB SIDEWALK, PER CITY OF RIVERSIDE STD. NO. 325
- CONSTRUCT CROSS GUTTER, PER CITY OF RIVERSIDE STD. NO. 220
- CONSTRUCT WHEELCHAIR RAMP, TYPE I, PER CITY OF RIVERSIDE STD. NO. 304
- CONSTRUCT MID BLOCK WHEELCHAIR RAMP, TYPE II-A, PER CITY OF RIVERSIDE STD. NO. 304
- CONSTRUCT WHEELCHAIR RAMP, TYPE VII W/ CURB SIDE SW, PER CITY OF RIVERSIDE STD. NO. 304
- CONSTRUCT STREET NAME SIGN, PER CITY OF RIVERSIDE STD. NO. 662 OR 662A
- CONSTRUCT BARRICADE, WITH 2 x 4 HEADER, PER CITY OF RIVERSIDE STD. NO. 180
- REMOVE 2 x 4 REDWOOD HEADER AND JOIN EXISTING PAVEMENT
- INSTALL CLASS I TYPE F DELINEATORS PER CALTRANS STD. PLAN A73C (20' O.C. TYP.)
- PROTECT IN PLACE
- TO BE RELOCATED BY OTHERS
- CONSTRUCT BLOCK WALL PER CITY STD. 704, OR APPROVED DESIGNS (SEE PLAN FOR HEIGHT(S)) TYPE / COLOR OF BLOCK: 6"x8"x16" SPLIT FACE, "TAN", MORTAR COLOR: "TAN" SIZE/ TYPE / COLOR CAP: 4"x10"x16" BEVELED CAP, "NATURAL GREY" THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.
- SAWCUT MINIMUM 1' AND JOIN EXISTING PAVEMENT PER DETAIL ON SHEET 3
- CONSTRUCT REINF. CONC. DEL. BOX CULVERT NO. 2 PER CITY OF RANCHO CUCAMONGA STD. PLAN 315 - DETAIL AS SHOWN ON SHEET 4; "S"= 6'-0", "V"= 0'-8"
- INSTALL LIGHT CLASS NATURAL ROCK RIP-RAP W/ 6" FILTER (DIMENSION PER PLAN)
- INSTALL 3.5'X1' CUTOFF WALL (DIMENSION PER PLAN)
- CONSTRUCT 2 x 4 REDWOOD HEADER ALONG EDGE OF PAVEMENT
- CONSTRUCT STEEL GUARD RAIL PER CITY OF RIVERSIDE STD. DWG. NO. 650
- REMOVE EXISTING PAVEMENT
- CONSTRUCT 12" PARKWAY DRAIN PER A.P.W.A. STD. PLAN 151
- ROADWAY EXCAVATION
- ASPHALT EMULSION

**QUANTITIES**  
(WITHIN COUNTY RIGHT-OF-WAY ONLY)

13888 S.F.
26 L.F.
17 C.Y.
30 C.Y.
4 C.Y.
25 L.F.
13888 S.F.
248 C.Y.
0.5 TON

**RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT GENERAL NOTES**

- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE, AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTES MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. PHONE (909) 955-6885
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
- ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOILS TESTS SHALL BE TAKEN BY THE COUNTY AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
- ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN 14 DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.06 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39, AND 94 OF THE STATE STANDARD SPECIFICATIONS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF TRANSPORTATION OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.

NOTE: THESE PLANS INCLUDE RIVERSIDE CO. TRANSPORTATION DEPARTMENT HALF WIDTH IMPROVEMENTS FOR LURIN AVENUE.

**RIV. CO. # MS 3938 IP. 040013**

**STREET IMPROVEMENT PLANS**

**TRACT NO. 31362**

**INDEX SHEET**

SCALE: AS SHOWN

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

SEAL-COUNTY

CITY OF RIVERSIDE

**TRANSPORTATION DEPARTMENT**

APPROVED BY: *[Signature]* DATE: 7/20/04

RECOMMENDED: WILL DAN DATE: 7/20/04

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS

3788 McCRAE STREET RIVERSIDE, CA 92506 (909) 686-1070

APPROVED BY: *[Signature]* DATE: 6-14-04

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-04

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS

3788 McCRAE STREET RIVERSIDE, CA 92506 (909) 686-1070

APPROVED BY: *[Signature]* DATE: 6-14-04

MARK	REVISIONS	DATE	APPR.	DATE
Δ	ADDED PAVEMENT SECTIONS	2/12	J.M.	2-3-04
Δ	ADD INTERIOR STREET SECTIONS	10/18/04	R.V.	10/18/04

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 8/26/04

TRAFFIC DIVISION

STREET SERVICES

PLANNING DEPT.

ACCOUNT NO. 03-0269

DRAWING NUMBER **R-3790**

INCLUDES RIV. CO. TRANS. DEPT. MS # 3938

**INDEX SHEET**

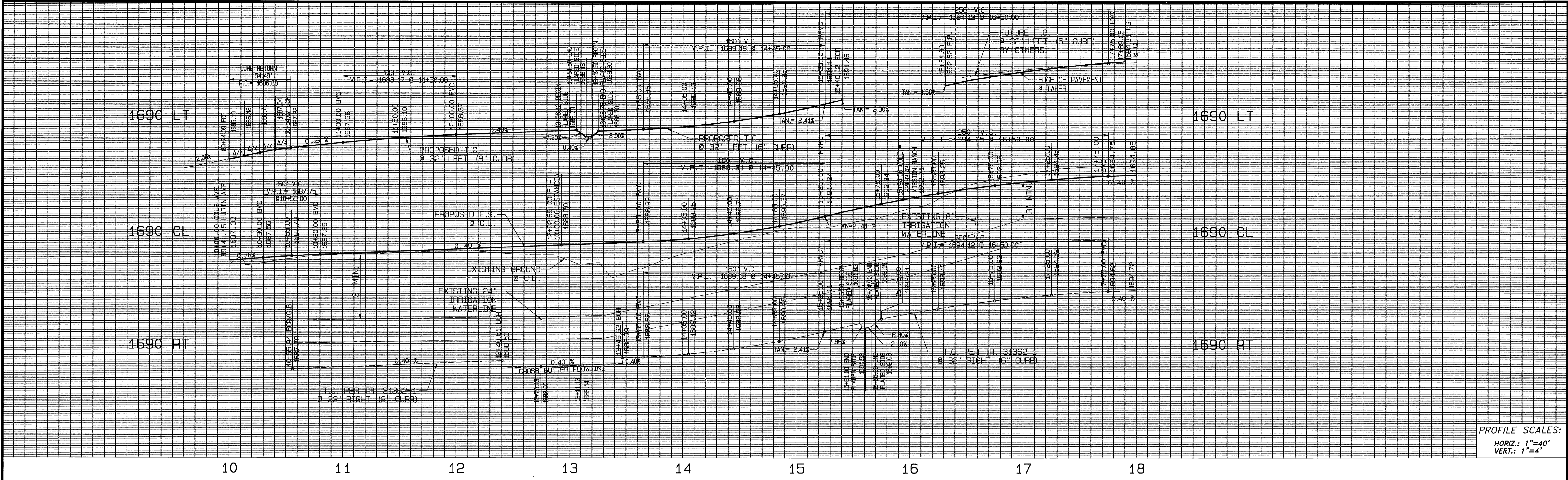
SHEET **1** OF **7**

DATE: 8/26/04

SCALE: AS SHOWN

PW 03-0504

INDEXED 9-08-04

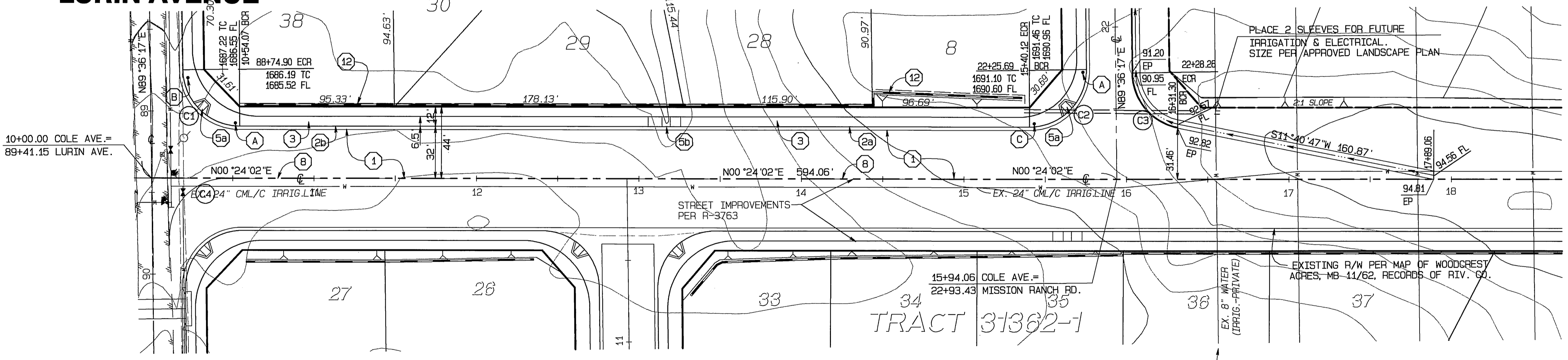


PROFILE SCALES:  
 HORIZ.: 1"=40'  
 VERT.: 1"=4'

NOTE:  
 PRIVATE WATER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. NO PUBLIC RECORDS HAVE BEEN FOUND TO DETERMINE OWNERSHIP, OR RIGHTS THERETO. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES TO, OR REMOVAL OF, ANY PRIVATE WATER LINES.

SEE SHEET 4  
**LURIN AVENUE**

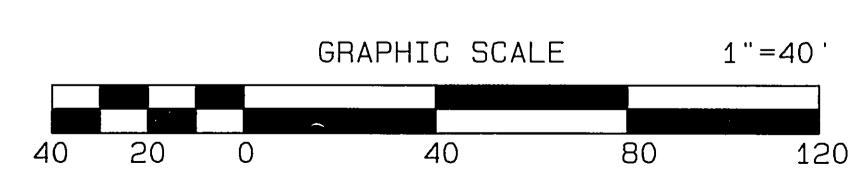
SEE SHEET 6  
**MISSION RANCH RD.**



# COLE AVENUE

**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	TANGENT
C1	89°12'15"	35.00'	54.49'	34.52'
C2	90°47'45"	35.00'	55.46'	35.49'
C3	77°55'30"	35.00'	47.80'	28.30'
C4	88°45'15"	35.00'	54.21'	34.24'



**BENCH MARK:**  
 CITY OF RIVERSIDE BENCH MARK GPS-67  
 1-1/4" BRASS CAP IN A WELL MONUMENT,  
 5" DEEP IN THE CENTER OF BARTON STREET,  
 230 FEET SOUTHERLY OF THE INTERSECTION  
 OF BARTON AND VAN BUREN BLVD.  
 ELEVATION: 1757.219

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



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-04  
**ALBERT A. WEBB ASSOCIATES**  
 CIVIL ENGINEERS  
 3788 McCRAY STREET RIVERSIDE, CA 92506  
 (909) 686-1070  
 APPROVED BY: *[Signature]* DATE: 6-14-04  
 R.C.E. NO. C49405

MARK	REVISIONS	APPR.	DATE

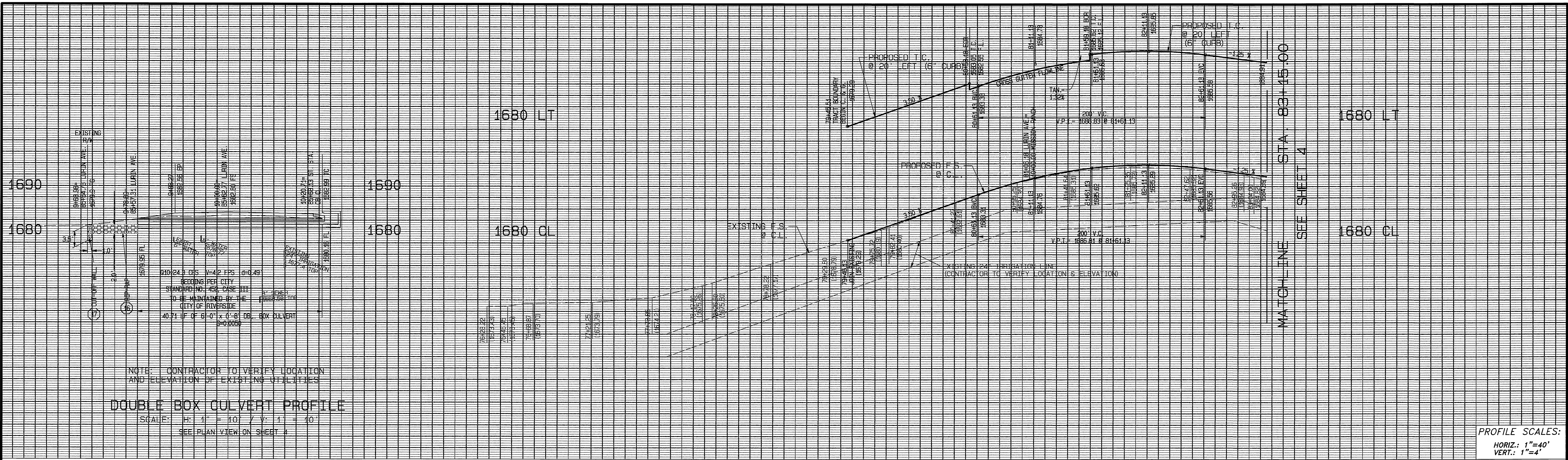
**CITY OF RIVERSIDE, CALIFORNIA**  
**PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: *[Signature]* DATE: 8/26/04  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT: *[Signature]* DATE: 8/17/04  
 TRAFFIC DIVISION: *[Signature]* DATE: 8/17/04  
 STREET SERVICES: *[Signature]* DATE: 8/17/04  
 PLANNING DEPT. DATE: 8/26/04

**STREET IMPROVEMENT PLANS**  
**TRACT NO. 31362**  
**COLE AVENUE**  
 SCALE: HORIZ.: 1"=40' VERT.: 1"=4'  
**ACCOUNT NO. 03-0269**  
**DRAWING NUMBER R-3790**  
**SHEET 2 OF 7**  
 PW 03-00504

INDEXED 9-08-04 LFH

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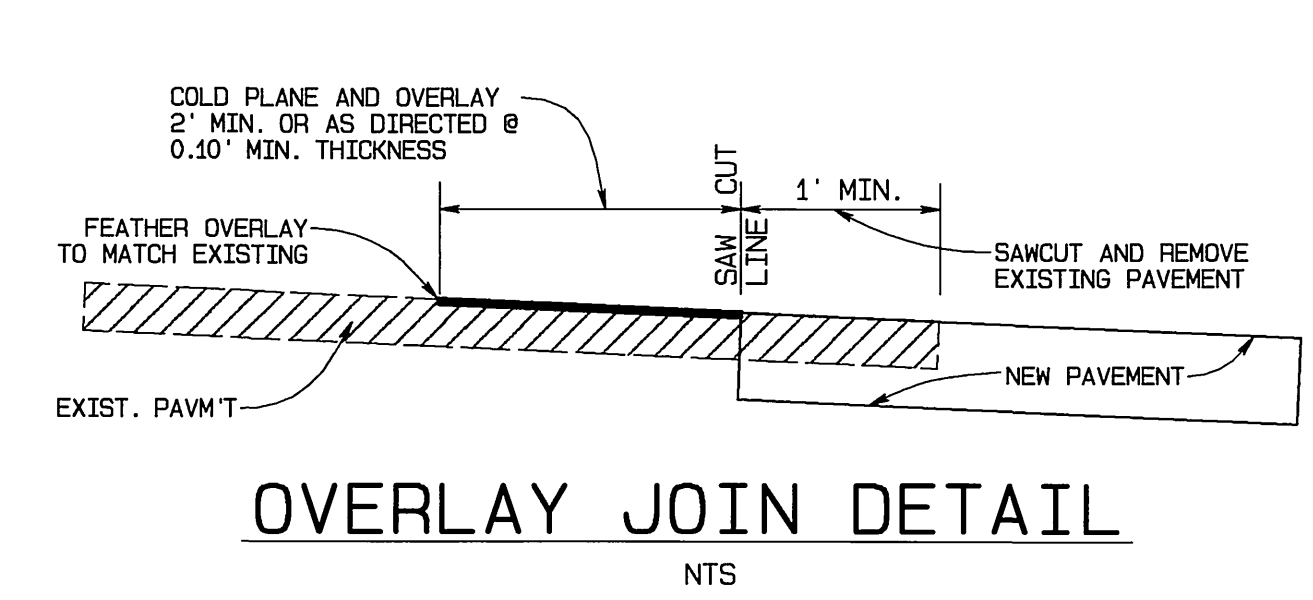
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**DOUBLE BOX CULVERT PROFILE**  
 SCALE: H: 1" = 40' V: 1" = 4'  
 SEE PLAN VIEW ON SHEET 4

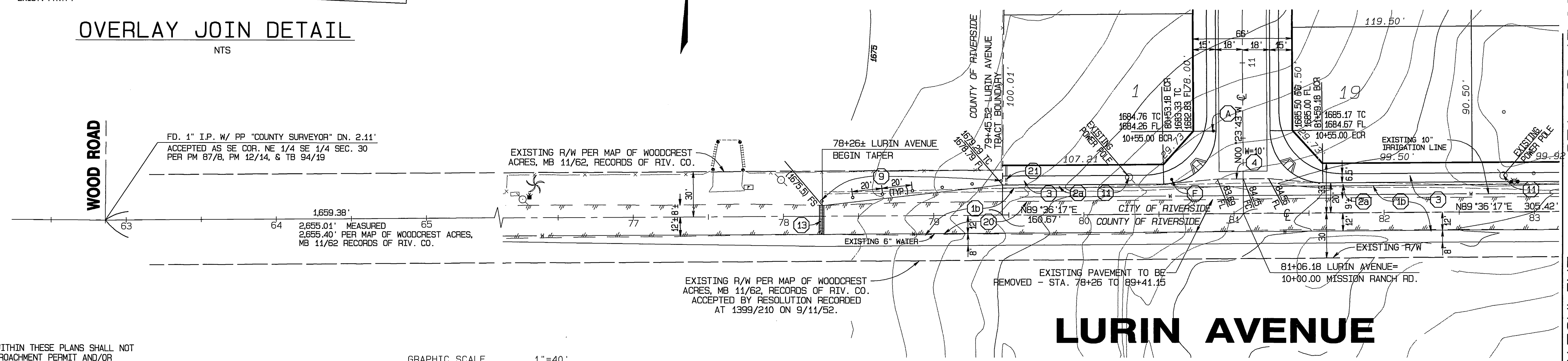
PROFILE SCALES:  
 HORIZ.: 1"=40'  
 VERT.: 1"=4'

9+75 10+00 10+25 76 77 78 79 80 81 82 83 84



**OVERLAY JOIN DETAIL**  
 NTS

SEE SHEET 5  
**MISSION RANCH RD.**

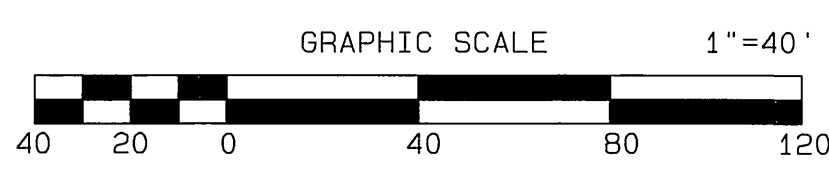


MATCHLINE STA. 83+15.00  
 SEE SHEET 4

- CONSTRUCTION NOTES**
- (16) CONSTRUCT 0.33' A.C. PAVING OVER 0.50' CLASS II AGGREGATE BASE, PER TYPICAL SECTION
  - (20) CONSTRUCT TYPE 1 CURB & GUTTER, 6" C.F., PER CITY OF RIVERSIDE STD. NO. 200
  - (3) CONSTRUCT CURB SIDEWALK, PER CITY OF RIVERSIDE STD. NO. 325
  - (4) CONSTRUCT CROSS GUTTER, PER CITY OF RIVERSIDE STD. NO. 220
  - (9) INSTALL CLASS I, TYPE F DELINEATORS PER CALTRANS STD. PLAN A73C TO BE RELOCATED BY OTHERS
  - (12) CONSTRUCT BLOCK WALL PER CITY STD. 704, OR APPROVED DESIGNS
  - (15) SALVAGE MIN. 1' AND JOIN EXISTING PAVEMENT PER DETAIL ON THIS SHEET
  - (16) INSTALL LIGHT CLASS NATURAL ROCK RIP-RAP W/ 6" FILTER
  - (17) INSTALL 3.5'x1' CUTOFF WALL (DIMENSION PER PLAN)
  - (20) REMOVE EXISTING PAVEMENT
  - (21) CONSTRUCT 12" PARKWAY DRAIN PER A.P.W.A. STD. PLAN 151

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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NOTE: APPROVED FOR CONSTRUCTION WITHIN UNINCORPORATED AREA OF RIVERSIDE COUNTY ONLY.

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

**BENCH MARK:**  
 CITY OF RIVERSIDE BENCH MARK GPS-67  
 1-1/4" BRASS CAP IN A WELL MONUMENT, 5" DEEP IN THE CENTER OF BARTON STREET, 230 FEET SOUTHERLY OF THE INTERSECTION OF BARTON AND VAN BUREN BLVD.  
 ELEVATION: 1757.219

SEAL-COUNTY  
 COUNTY OF RIVERSIDE  
**TRANSPORTATION DEPARTMENT**  
 APPROVED BY: *[Signature]* DATE: 7/20/04  
 KHALID A. BITHMAN, P.E.  
 R.C.E. NO. 33950 EXP. 9-30-06  
 RECOMMENDED: WILL LIDAN DATE: 7/20/04

REGISTERED PROFESSIONAL ENGINEER  
 WIL LIDAN  
 NO. C49405  
 EXP. 9-30-04  
 CIVIL  
 STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-04  
**ALBERT A. WEBB ASSOCIATES**  
 CIVIL ENGINEERS  
 3788 McCRAY STREET RIVERSIDE, CA 92506  
 (909) 686-1070  
 APPROVED BY: *[Signature]* DATE: 6-14-04  
 R.C.E. NO. 710405

MARK	REVISIONS	APPR. DATE

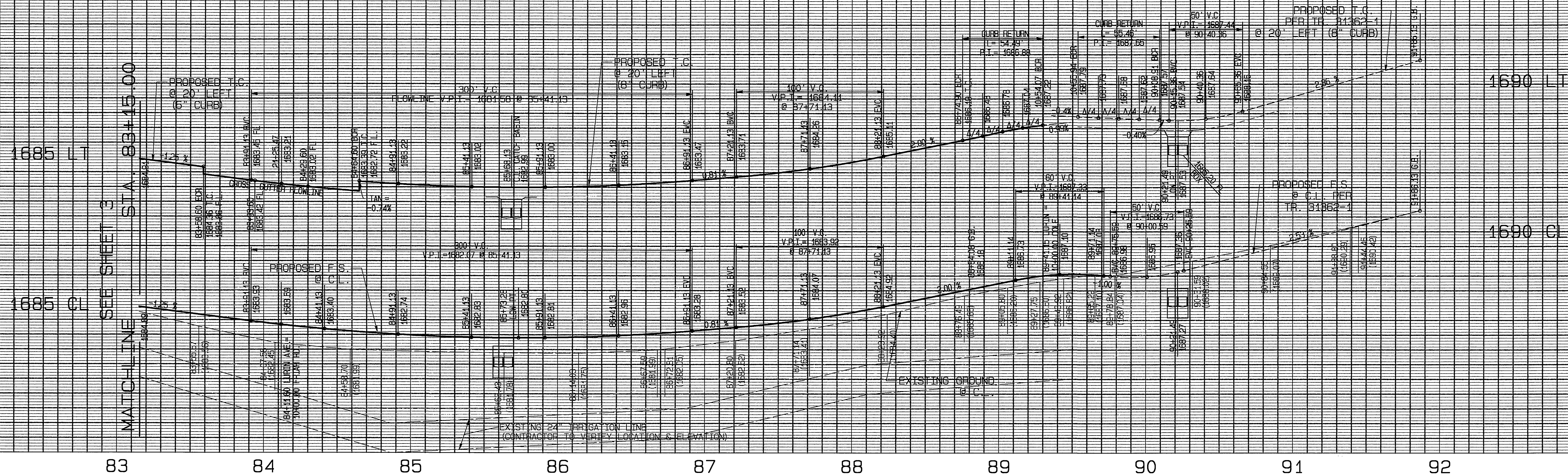
CITY OF RIVERSIDE, CALIFORNIA  
**PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: *[Signature]* DATE: 8/26/04  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 STREET SERVICES  
 APPROVED BY: *[Signature]* DATE: 8/26/04  
 CITY ENGINEER

RIV. CO. # MS 3938 IP. 040013  
**STREET IMPROVEMENT PLANS**  
 ACCOUNT NO. 03-0269  
 DRAWING NUMBER  
**TRACT NO. 31362**  
 INCLUDES RIV. CO. TRANS. DEPT. MS # 3938  
**LURIN AVENUE**  
 SHEET 3 OF 7  
 SCALE: HORIZ.: 1"=40' VERT.: 1"=4'  
 PW 03-00504

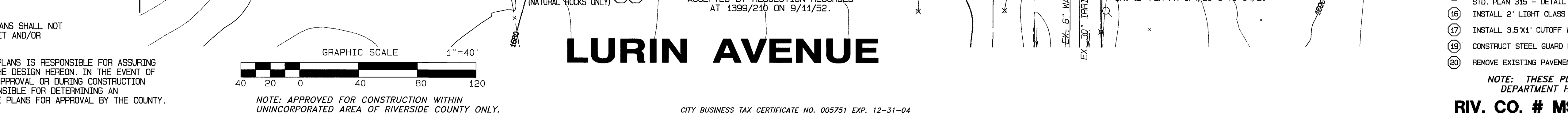
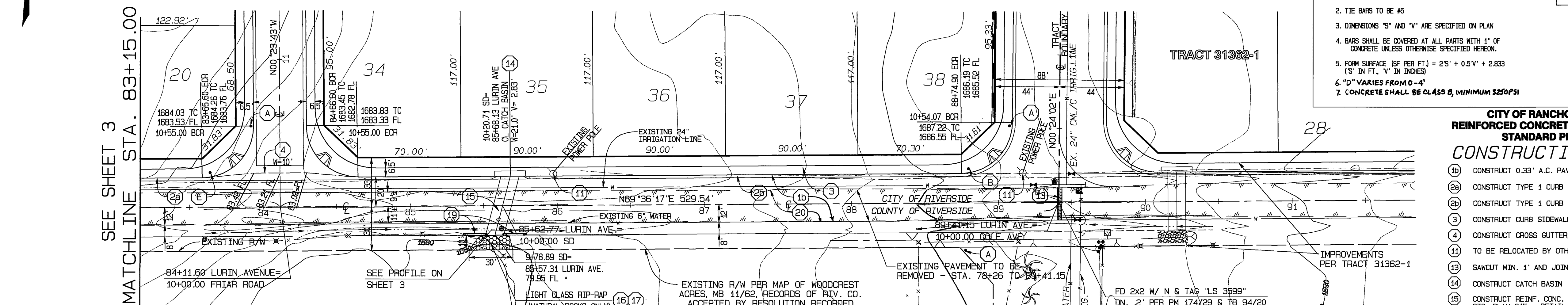
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PC 4404 52



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



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**NOTE:** APPROVED FOR CONSTRUCTION WITHIN UNINCORPORATED AREA OF RIVERSIDE COUNTY ONLY.

**CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-04**

**REGISTERED PROFESSIONAL ENGINEER**  
 HUI LIN MCCAFFREY  
 NO. C49405  
 EXP. 9-30-04  
 CIVIL  
 STATE OF CALIFORNIA

**REGISTERED PROFESSIONAL ENGINEER**  
 WILLIAM A. OTHMAN  
 NO. 33950  
 EXP. 6-30-08  
 CIVIL  
 STATE OF CALIFORNIA

**REGISTERED PROFESSIONAL ENGINEER**  
 ALBERT A. WEBB  
 NO. C49405  
 EXP. 9-30-04  
 CIVIL  
 STATE OF CALIFORNIA

**APPROVED BY:** *[Signature]* DATE: 6-14-04  
 R.C.E. NO. 29405

**APPROVED BY:** *[Signature]* DATE: 7/21/04  
 WILLIAM A. OTHMAN, P.E.  
 NO. 33950  
 EXP. 6-30-08  
 CIVIL  
 STATE OF CALIFORNIA

**APPROVED BY:** *[Signature]* DATE: 7/21/04  
 WILLIAM A. OTHMAN, P.E.  
 NO. 33950  
 EXP. 6-30-08  
 CIVIL  
 STATE OF CALIFORNIA

**APPROVED BY:** *[Signature]* DATE: 9/25/04  
 CITY ENGINEER

**DESIGNED BY:** J.M. **CHECKED BY:** L.M.

**REVISIONS:**

MARK	REVISIONS	APPR. DATE

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

APPROVED BY: *[Signature]* DATE: 9/25/04  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 STREET SERVICES  
 PLANNING DEPT.

**STREET IMPROVEMENT PLANS**

**TRACT NO. 31362**  
 INCLUDES RIV. CO. TRANS. DEPT. MS # 3938  
**LURIN AVENUE**

ACCOUNT NO. 03-0269  
 DRAWING NUMBER  
**R-3790**  
 SHEET 4 OF 7  
 PW 03-00504

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

INDEXED 9-08-04 LHM

**BENCH MARK:**  
 CITY OF RIVERSIDE BENCH MARK GPS-67  
 1-1/4" BRASS CAP IN A WELL MONUMENT,  
 3" DEEP IN THE CENTER OF BARTON STREET,  
 230 FEET SOUTHERLY OF THE INTERSECTION  
 OF BARTON AND VAN BUREN BLVD.  
 ELEVATION: 1757.219

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

**NOTE:** SEE SHEET 7 FRIAR RD.  
 SEE SHEET 2 COLE AVENUE

**STANDARD REINFORCING**

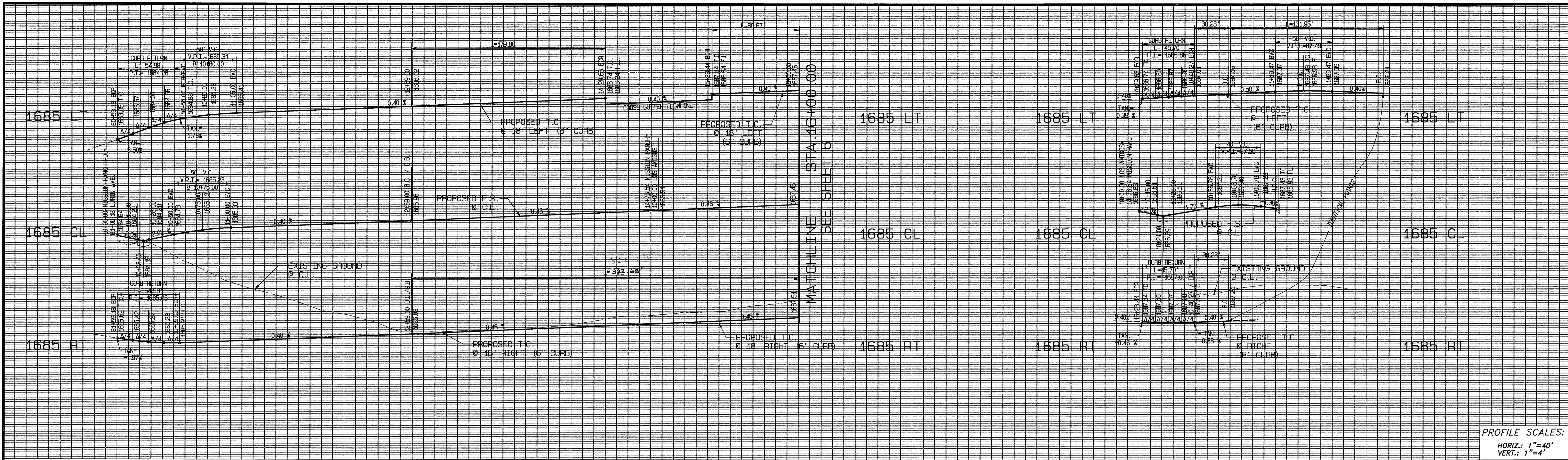
SPAN (S)	SIZE	SPACING	LENGTH	SIZE	B BARS	LENGTH
3' 6"	# 5	14"	8' 10"	# 5	14"	22' 10" 8 1/2"
4' 0"	# 5	12"	9' 10"	# 5	12"	24' 11" 8 1/2"
4' 6"	# 5	11"	10' 10"	# 5	11"	26' 12" 8 1/2"
5' 0"	# 5	10"	11' 10"	# 5	10"	28' 13" 8 1/2"
5' 6"	# 5	10"	12' 10"	# 5	10"	30' 14" 8 1/2"
6' 0"	# 5	10"	13' 10"	# 5	10"	32' 15" 8 1/2"

**QUANTITIES PER 40 FT. LENGTH**

SPAN (S)	CONCRETE (CY) FOR VARYING DEPTHS	STEEL POUNDS
3' 6"	5.54 5.60 5.66 5.79 5.91 6.03 6.16 742	
4' 0"	6.11 6.17 6.23 6.36 6.48 6.60 6.73 845	
4' 6"	6.67 6.73 6.79 6.92 7.04 7.16 7.29 998	
5' 0"	7.23 7.29 7.35 7.48 7.60 7.72 7.85 1118	
5' 6"	7.80 7.86 7.92 8.05 8.17 8.29 8.42 1231	
6' 0"	8.36 8.42 8.48 8.64 8.73 8.85 8.98 1303	

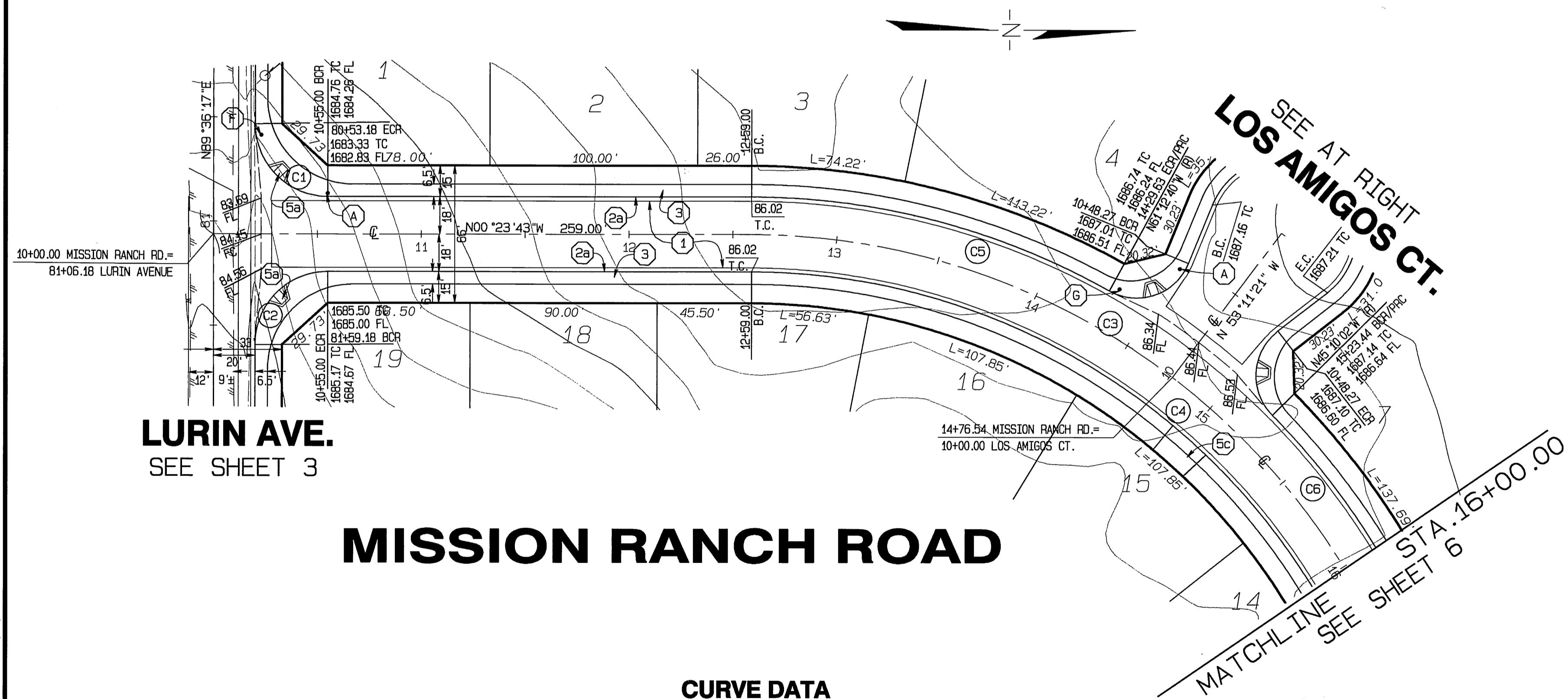
**GENERAL NOTES**

- ALL BARS SHALL BE ROUND AND DEFORMED, AND SHALL BE LAPPED 20 DIAMETERS AT ALL SPLICES.
- TIE BARS TO BE #5
- DIMENSIONS "S" AND "V" ARE SPECIFIED ON PLAN
- BARS SHALL BE COVERED AT ALL PARTS WITH 1" OF CONCRETE UNLESS OTHERWISE SPECIFIED HEREON.
- FORM SURFACE (SF PER FT.) = 2'S + 0.5'V + 2.833 ('S' IN FT., 'V' IN INCHES)
- "D" VARIES FROM 0'-4'
- CONCRETE SHALL BE CLASS B, MINIMUM 3250 PSI



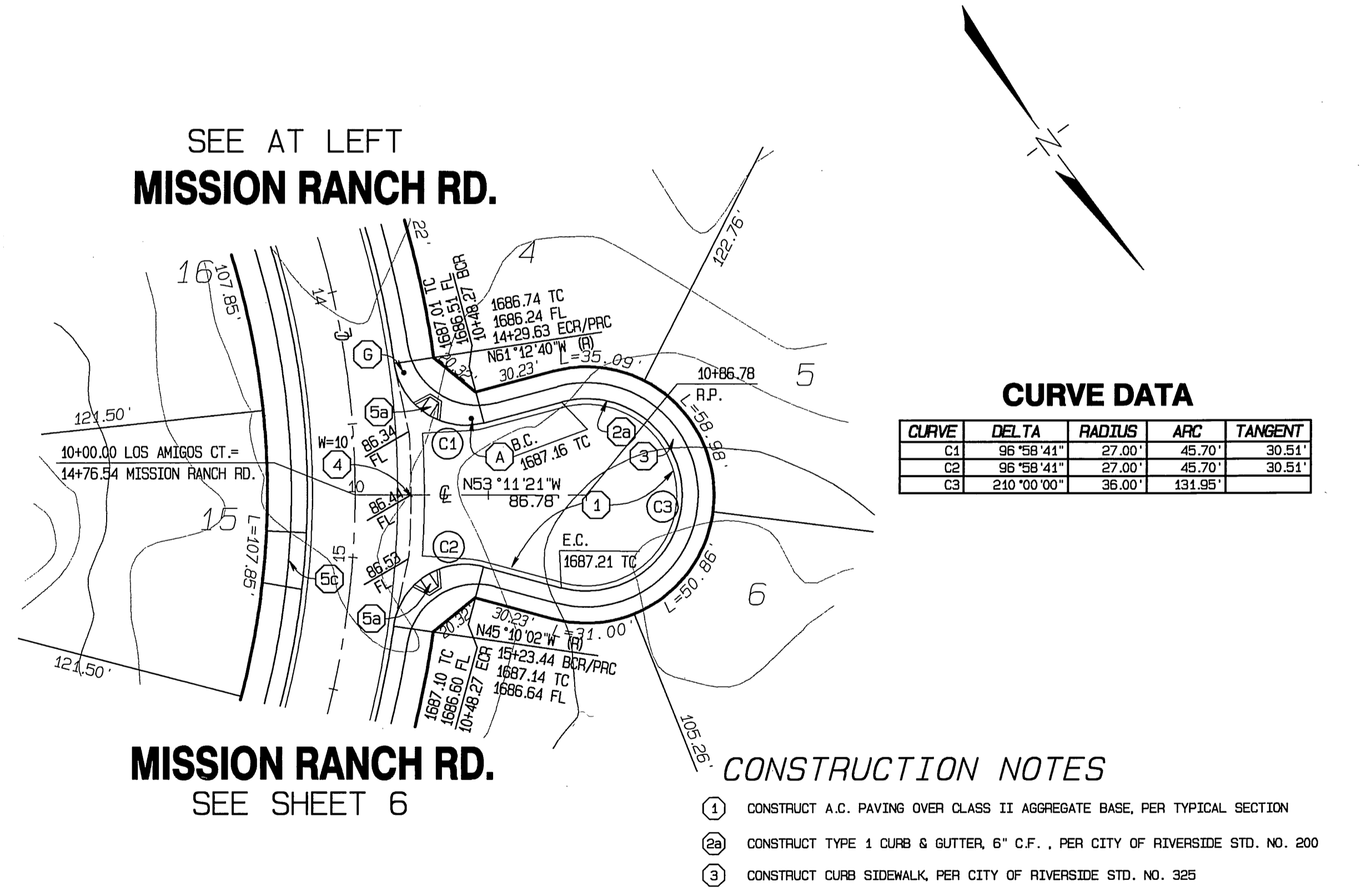
PROFILE SCALES:  
 HORIZ.: 1"=40'  
 VERT.: 1"=4'

10 11 12 13 14 15 16 17 10 11 12



LURIN AVE.  
 SEE SHEET 3

# MISSION RANCH ROAD



SEE AT LEFT  
 MISSION RANCH RD.

MISSION RANCH RD.  
 SEE SHEET 6

# LOS AMIGOS COURT

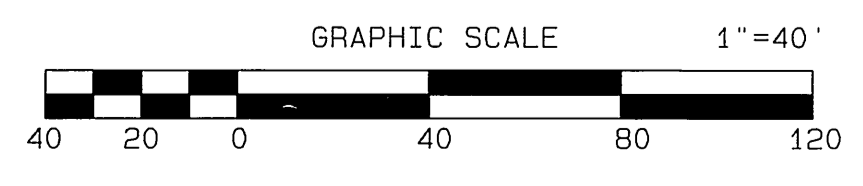
**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	TANGENT
C1	96°58'41"	27.00'	45.70'	30.51'
C2	96°58'41"	27.00'	45.70'	30.51'
C3	210°00'00"	36.00'	131.95'	

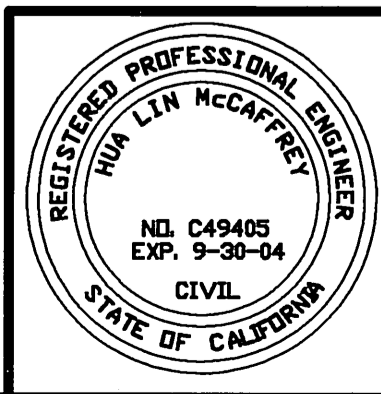
- CONSTRUCTION NOTES**
- CONSTRUCT A.C. PAVING OVER CLASS II AGGREGATE BASE, PER TYPICAL SECTION
  - CONSTRUCT TYPE 1 CURB & GUTTER, 6" C.F., PER CITY OF RIVERSIDE STD. NO. 200
  - CONSTRUCT CURB SIDEWALK, PER CITY OF RIVERSIDE STD. NO. 325
  - CONSTRUCT CROSS GUTTER, PER CITY OF RIVERSIDE STD. NO. 220
  - CONSTRUCT WHEELCHAIR RAMP, TYPE I, PER CITY OF RIVERSIDE STD. NO. 304
  - CONSTRUCT WHEELCHAIR RAMP, TYPE VII W/ CURB SIDE SW, PER CITY OF RIVERSIDE STD. NO. 304

**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	TANGENT
C1	90°00'00"	35.00'	54.98'	35.00'
C2	90°00'00"	35.00'	54.98'	35.00'
C3	58°19'19"	335.00'	341.00'	186.93'
C4	58°19'19"	317.00'	322.68'	176.88'
C5	29°11'02"	353.00'	179.80'	91.90'
C6	13°05'38"	353.00'	80.67'	40.51'



**BENCH MARK:**  
 CITY OF RIVERSIDE BENCH MARK GPS-67  
 1-1/4" BRASS CAP IN A WELL MONUMENT,  
 5" DEEP IN THE CENTER OF BARTON STREET,  
 230 FEET SOUTHERLY OF THE INTERSECTION  
 OF BARTON AND VAN BUREN BLVD.  
 ELEVATION: 1757.219



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-04

**ALBERT A. WEBB ASSOCIATES  
 CIVIL ENGINEERS**  
 3788 McCray Street, Riverside, CA 92506  
 (909) 686-1070

APPROVED BY: *[Signature]* DATE: 6/14/04  
 R.C.E. No. C49405

MARK	REVISIONS	APPR.	DATE

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

APPROVED BY: *[Signature]* DATE: 6/14/04  
 PRINCIPAL ENGINEER

APPROVED BY: *[Signature]* DATE: 9/26/04  
 CITY ENGINEER

**STREET IMPROVEMENT PLANS**

**TRACT NO. 31362  
 MISSION RANCH RD.  
 LOS AMIGOS CT.**

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

ACCOUNT NO. 03-0269  
 DRAWING NUMBER  
**R-3790**  
 SHEET **5** OF **7**  
 PW 03-00504

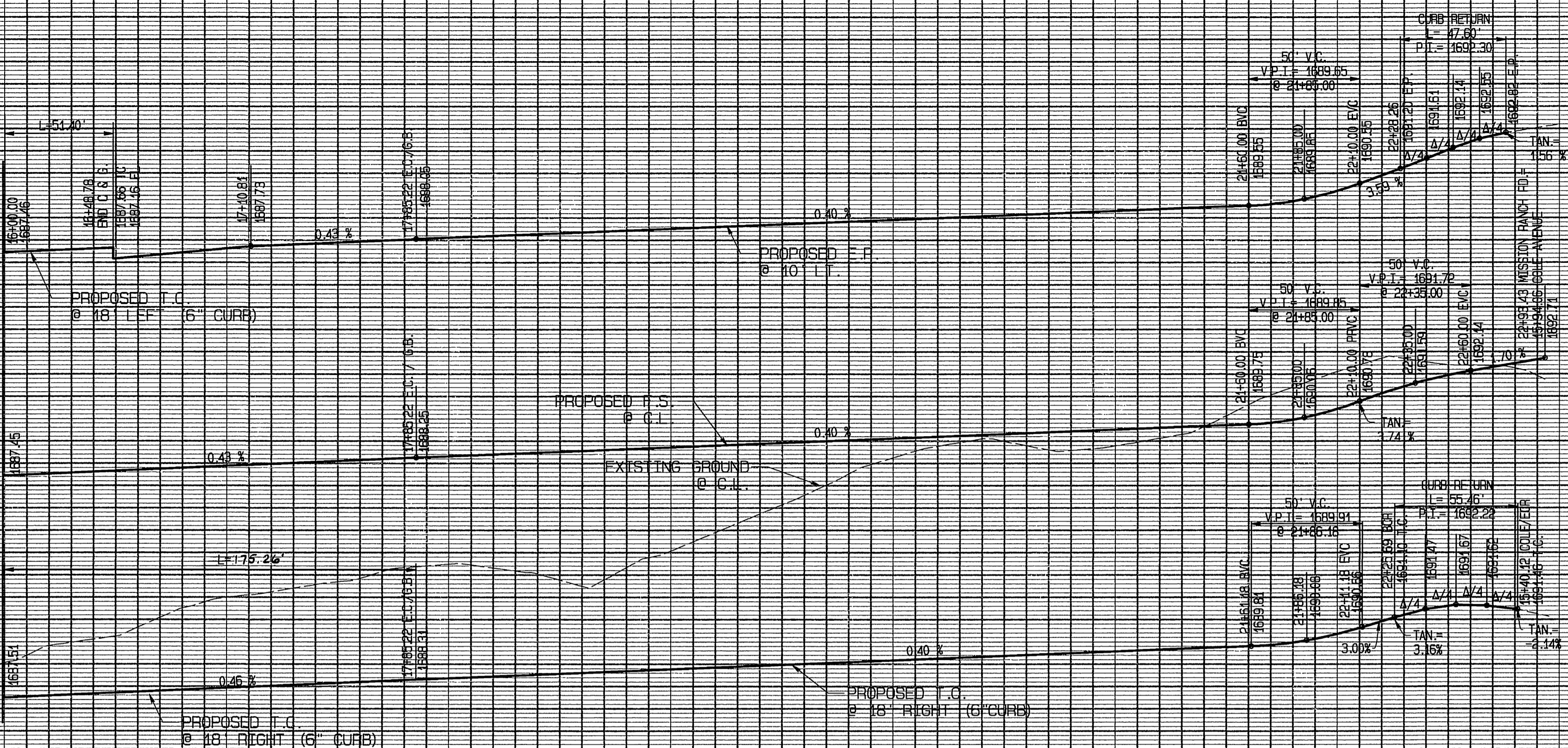
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PC 4404 S2

INDEXED 9-08-04 LHM

1690 LT  
1690 CL  
1690 RT

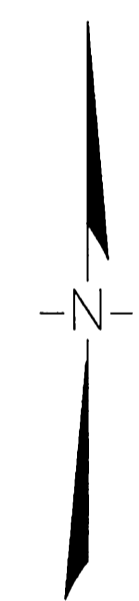
SEE SHEET 5  
MATCHLINE STA. 16+00.00



1690 LT  
1690 CL  
1690 RT

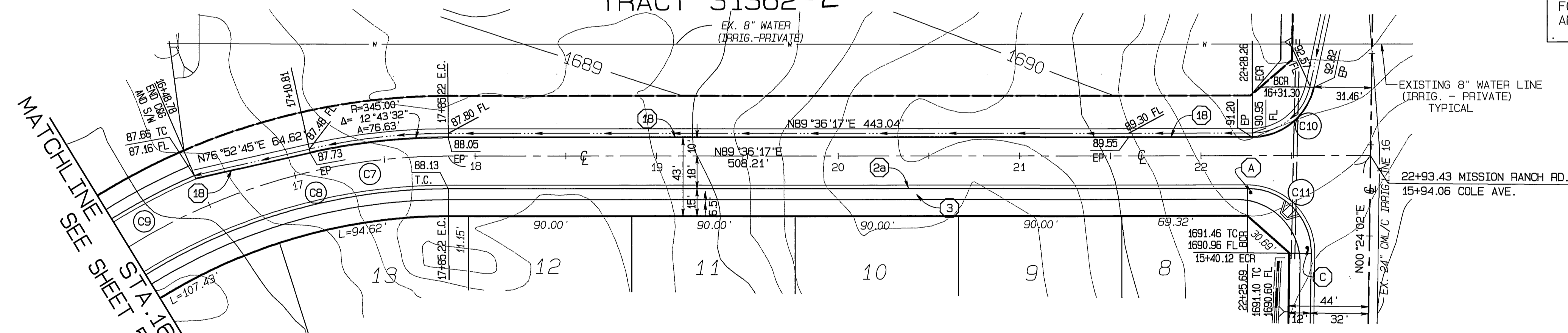
PROFILE SCALES:  
HORIZ.: 1"=40'  
VERT.: 1"=4'

16 17 18 19 20 21 22 23



INTERIM GRADING OF  
TRACT 31362-2

SEE SHEET 2  
**COLE AVE.**



NOTE:  
PRIVATE WATER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. NO PUBLIC RECORDS HAVE BEEN FOUND TO DETERMINE OWNERSHIP, OR RIGHTS THERETO. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES TO, OR REMOVAL OF, ANY PRIVATE WATER LINES.

**MISSION RANCH ROAD**

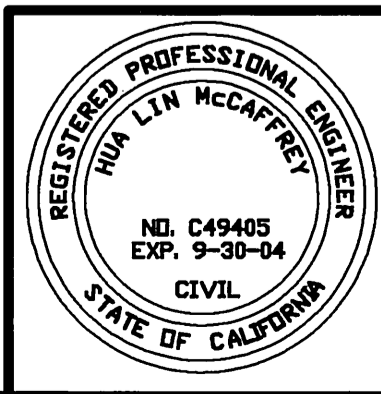
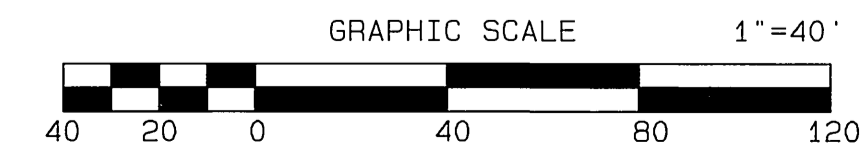
**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	TANGENT
C7	317.8641°	335.00'	183.22'	95.04'
C8	31.40411°	317.00'	173.25'	89.94'
C9	8.2036°	353.00'	51.40'	25.75'
C10	77.8530°	35.00'	47.60'	28.30'
C11	90.4748°	35.00'	55.48'	35.49'

**CONSTRUCTION NOTES**

- ① CONSTRUCT A.C. PAVING OVER CLASS II AGGREGATE BASE, PER TYPICAL SECTION
- ② CONSTRUCT TYPE 1 CURB & GUTTER, 6" C.F., PER CITY OF RIVERSIDE STD. NO. 200
- ③ CONSTRUCT CURB SIDEWALK, PER CITY OF RIVERSIDE STD. NO. 325
- ④ CONSTRUCT CROSS GUTTER, PER CITY OF RIVERSIDE STD. NO. 220
- ⑤ CONSTRUCT 2 x 4 REDWOOD HEADER ALONG EDGE OF PAVEMENT

**BENCH MARK:**  
CITY OF RIVERSIDE BENCH MARK GPS-67  
1-1/4" BRASS CAP IN A WELL MONUMENT,  
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ELEVATION: 1757.219



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-04  
**ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS**  
3788 McCray Street, Riverside, CA 92506  
(909) 686-1070  
APPROVED BY: [Signature] DATE: 6.14.04  
R.C.E. NO. C68405

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: J.M. CHECKED BY: L.M.

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: [Signature] DATE: 8/26/04  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
STREET SERVICES

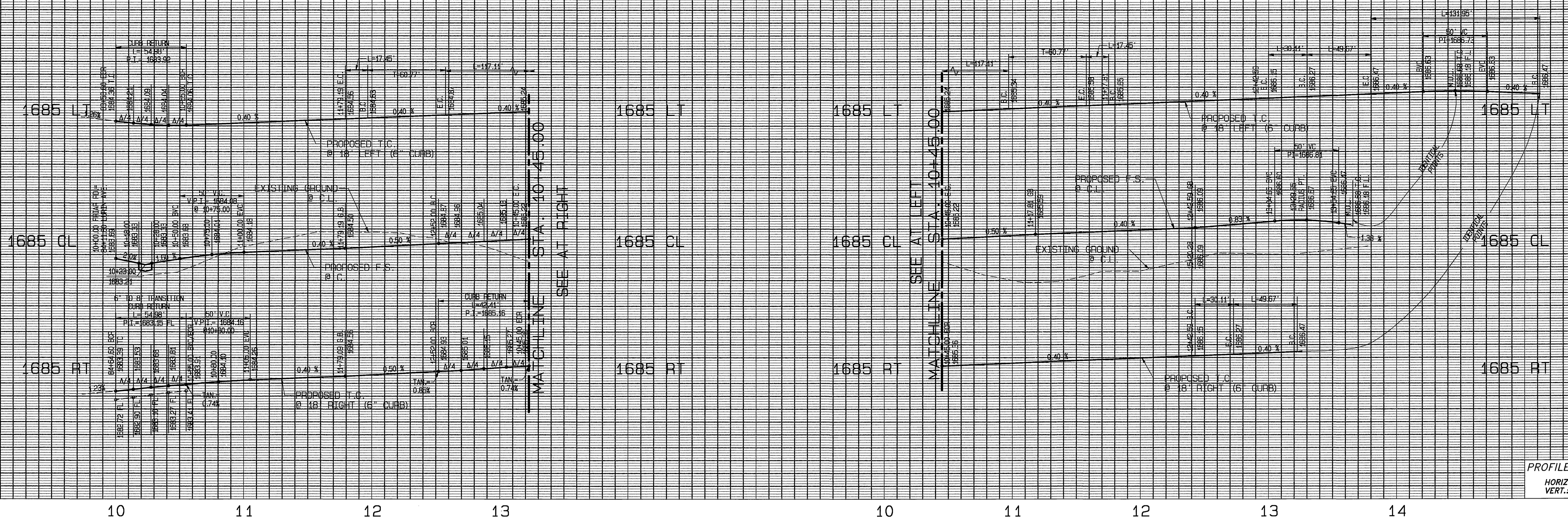
**STREET IMPROVEMENT PLANS**  
**TRACT NO. 31362**  
**MISSION RANCH RD.**  
SCALE: HORIZ.: 1"=40' VERT.: 1"=4'

ACCOUNT NO. 03-0269  
DRAWING NUMBER  
**R-3790**  
SHEET **6** OF **7**  
PW 03-00504

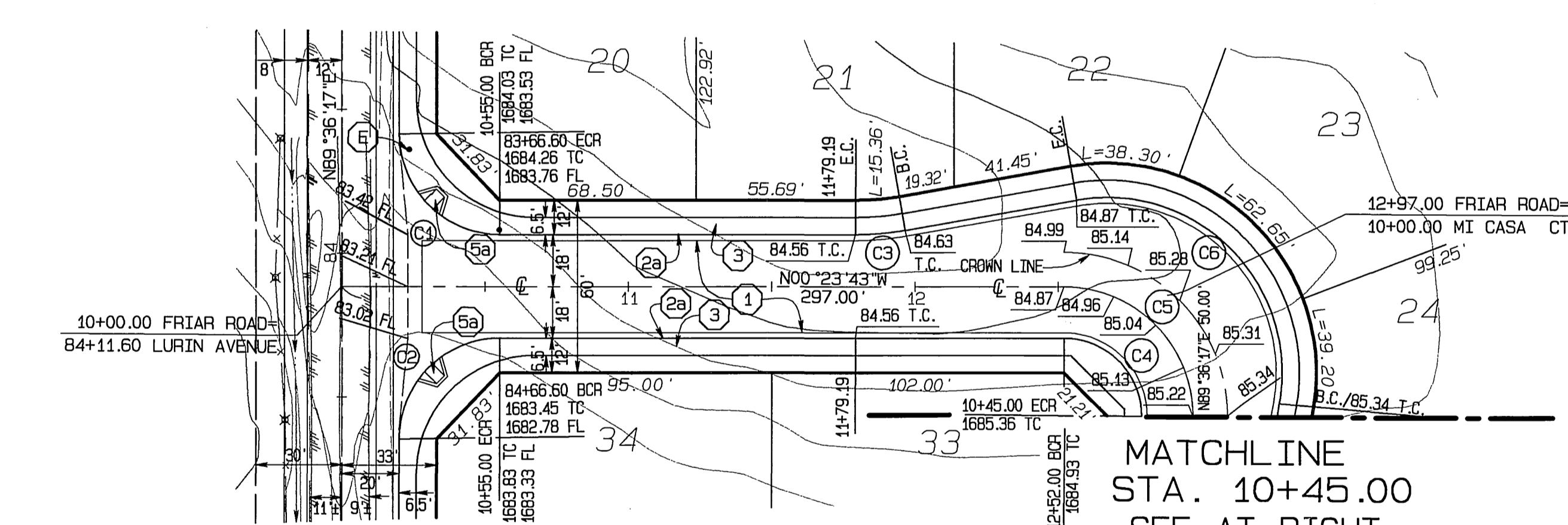
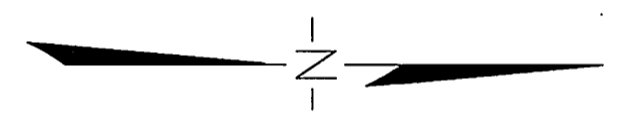
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PC 4404 S2

INDEXED 9-08-04 fH



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

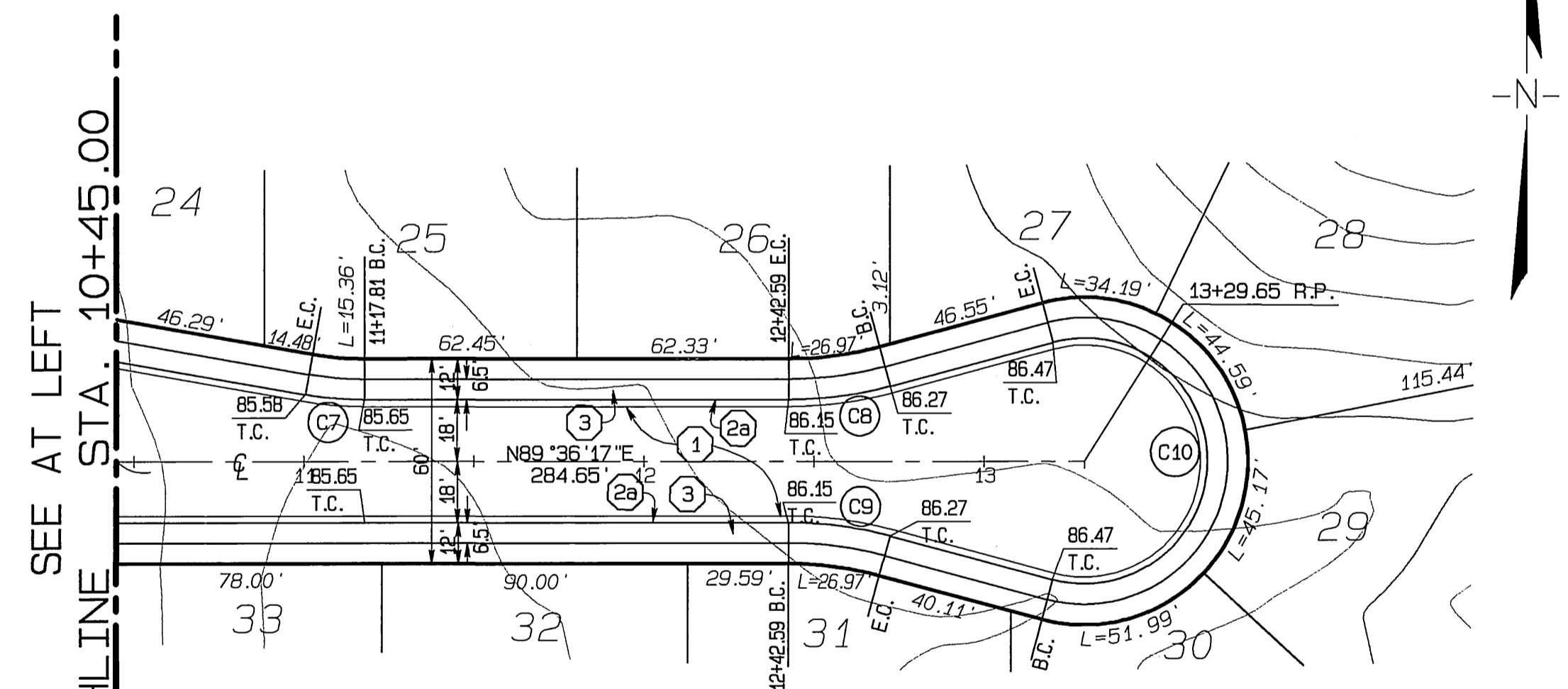


LURIN AVE.  
SEE SHEET 4

### FRIAR ROAD

**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	TANGENT
C1	90°00'00"	35.00'	54.98'	35.00'
C2	90°00'00"	35.00'	54.98'	35.00'
C3	10°00'00"	400.00'	17.45'	8.75'
C4	90°00'00"	27.00'	42.41'	27.00'
C5	90°00'00"	45.00'	70.69'	45.00'
C6	110°00'00"	61.00'	117.11'	87.12'



### MI CASA COURT

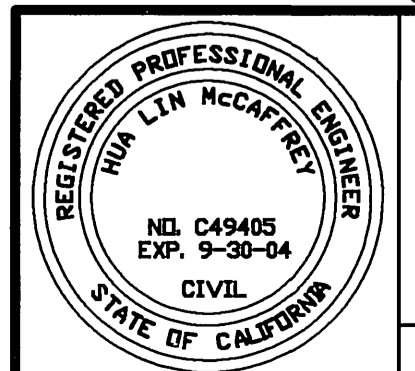
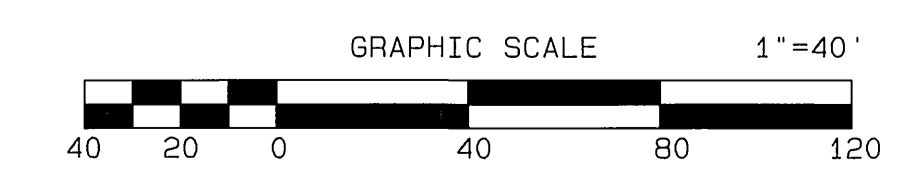
**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	TANGENT
C7	10°00'00"	100.00'	17.45'	8.75'
C8	15°00'00"	115.00'	30.11'	15.14'
C9	15°00'00"	115.00'	30.11'	15.14'
C10	210°00'00"	35.00'	131.95'	

#### CONSTRUCTION NOTES

- ① CONSTRUCT A.C. PAVING OVER CLASS II AGGREGATE BASE, PER TYPICAL SECTION
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CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-04

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

APPROVED BY: *[Signature]* DATE: 6-14-04  
R.C.E. NO. C49405

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 6/14/04  
PRINCIPAL ENGINEER

APPROVED BY: *[Signature]* DATE: 6/14/04  
CITY ENGINEER

**STREET IMPROVEMENT PLANS**

**TRACT NO. 31362  
FRIAR ROAD  
MI CASA COURT**

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

ACCOUNT NO. 03-0269  
DRAWING NUMBER  
**R-3790**  
SHEET **7** OF **7**  
PW 03-00504

FILE: G:\2003\03-0269\Streets\03-0269-SP.dwg PLOT DATE: 6/14/2004

PC 4404 52

INDEXED 9-08-04 LFH