

GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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 CONTRACTOR SHALL CALL IN A LOCATIONS 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 PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER, OR AS STATIONED AND DIMENSIONS SHOWN ON THESE PLANS.
- 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 DEVELOPER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE. 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 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 THAT COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- SEE TRAFFIC SIGNAL PLAN X-_____ FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.
- 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.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- 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.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- INSTALLATION OF IRRIGATION SYSTEM SLEEVES SHALL BE SUBJECT TO PARK & RECREATION DEPARTMENT INSPECTIONS & PUBLIC LANDSCAPE PERMIT PROCESS. CONTACT PUBLIC LANDSCAPE INSPECTOR @ 951-351-6149.

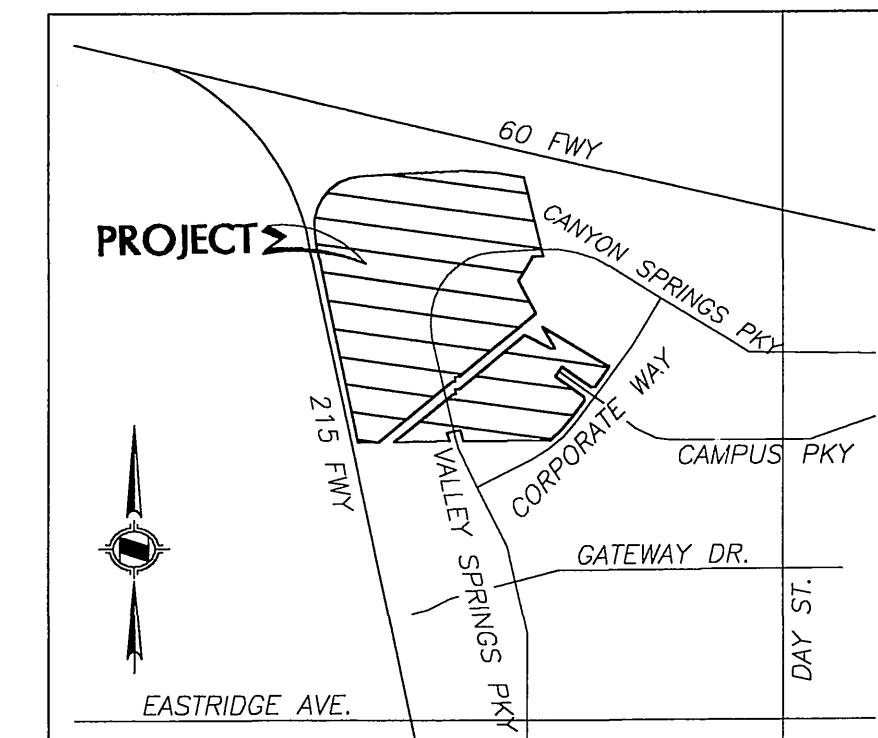
NOTICE TO CONTRACTORS

- 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.
- THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL SIDEWALKS, RAMPS, RAILS, CLEARANCES AND APPURTENANCES MEET OR EXCEED THE MOST STRINGENT REQUIREMENTS OF THE CITY, STATE OR FEDERAL GOVERNMENT FOR ACCESSIBILITY.
- A PERMIT SHALL BE OBTAINED AND FEES PAID FOR CONSTRUCTION INSPECTION TO THE DEPARTMENT OF PUBLIC WORKS AT THE PERMIT COUNTER, CITY OF RIVERSIDE, AT LEAST 72 HOURS PRIOR TO STARTING WORK UNDER THIS CONTRACT.
- THE CONTRACTOR MUST CONTACT THE DEPARTMENT OF PUBLIC WORKS OF THE CITY TO OBTAIN AN ENCROACHMENT PERMIT FOR WORK ON OUTSIDE OF PROJECT BOUNDARY.
- WORK IN THE PUBLIC STREET RIGHT OF WAY, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY, SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE GENERAL PUBLIC. FAILURE TO COMPLY WITH THIS REQUIREMENT IS A VIOLATION OF CITY OF RIVERSIDE MUNICIPAL CODE.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS OR SEDIMENT, RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION OF THESE IMPROVEMENTS.
- THERE SHALL BE NO ABOVE-GROUND OBSTRUCTION IN ANY PORTION OF THE SIDEWALK EXCEPT WHERE THE WIDTH, EXCLUSIVE OF TOP OF CURB, IS 4 FEET OR GREATER.
- CONSTRUCT WALK RETURNS AND TRANSITIONS PER APWA STANDARD PLAN NO. 111-2.
- PROVIDE A STREET LIGHTING SYSTEM APPROVED BY THE CITY OF RIVERSIDE ENGINEERING & PUBLIC WORKS DEPT. AND PROVIDE FOR THE TEMPORARY OPERATIONS OF THE STREET LIGHTING SYSTEM.
- THICKNESS OF BASE MATERIALS SHALL BE DETERMINED BY SOIL TEST, PERFORMED BY APPROVED SOILS ENGINEER. THICKNESS OF ENTIRE STRUCTURAL SECTION, INCLUDING PAVEMENT & BASE, MUST BE GIVEN IN TEST REPORT & SUPPLIED TO THE CITY OF RIVERSIDE PUBLIC WORKS DEPT. "STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION".

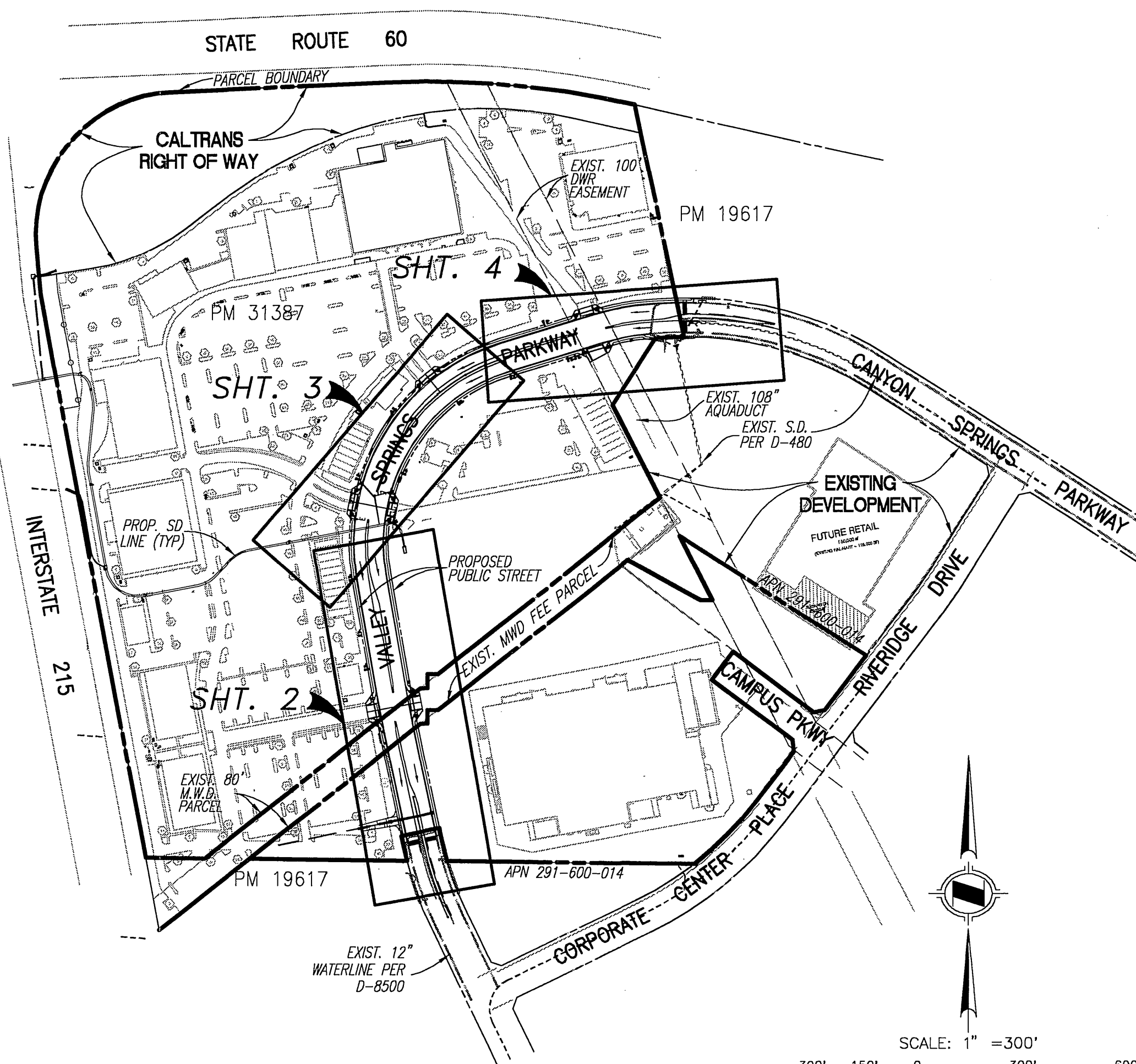
- PROCESSED MISCELLANEOUS BASE OR SELECT MATERIAL WITH EXPANSION OF 3% OR LESS, DETERMINED BY SOIL TEST, MAY BE USED IN LIEU OF CRUSHED AGGREGATE BASE UNDER WALKS.
- ALL PIPE IN OPEN TRENCH SHALL BE BEDDED ACCORDING TO CITY OF RIVERSIDE STANDARD PLAN NO. 452, CASE II. EXCEPT BELL AND SPIGOT PIPE WHICH SHALL BE CASE 2 BEDDING, UNLESS OTHERWISE SHOWN. "W" VALUES SHALL BE AS SPECIFIED ON STANDARD PLAN NO. 452, IF THE "W" VALUE AT THE TOP OF THE PIPE IS EXCEEDED, THE BEDDING SHALL BE MODIFIED, AND/OR PIPE OF ADDITIONAL STRENGTH SHALL BE PROVIDED. THE PROPOSED MODIFICATION SHALL BE APPROVED BY THE DEPARTMENT.
- ALL CONSTRUCTION JOINTS FOR P.C.C. CURBS, GUTTERS, AND SIDEWALKS SHALL BE CONSTRUCTED AND SPACED IN ACCORDANCE WITH APWA STANDARD PLAN NO. 112-1.
- ALL MAN-HOLE COVERS, AND VALVE STACKS WITHIN AREAS OF NEW CONSTRUCTION SHALL BE ADJUSTED TO FINISHED GRADE.
- AREAS OF REMOVAL AND REPLACEMENT OF EXISTING PAVEMENT SHALL BE MARKED IN THE FIELD BY CITY INSPECTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PREPARE AND SUBMIT A "WORK AREA TRAFFIC CONTROL PLAN" (WATCH) TO THE CITY OF RIVERSIDE FOR APPROVAL PRIOR TO COMMENCING WORK.
- SEE SIGNING AND STRIPING PLANS FOR ALL STREET NAME AND REGULATORY SIGNS.
- ASPHALT CONCRETE PAVEMENT SHALL BE C2-AR-400 HOT MIX AS PER SECTION 600 "F" "STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION".

CITY OF RIVERSIDE

**CANYON SPRINGS DEVELOPMENT - P.M. 31387
STREET IMPROVEMENTS PLAN**

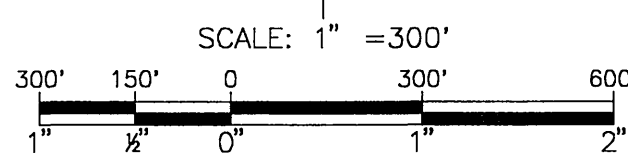


VICINITY MAP
NOT TO SCALE



INDEX MAP

SCALE: 1"=300'



LEGEND

- SMH SANITARY SEWER MANHOLE
- P.P. POWER POLE
- C.L. CENTER LINE
- T.C. TOP OF CURB
- F.S. FINISH SURFACE
- F.L. FLOW LINE
- E.P. EDGE OF PAVEMENT
- (-) EXISTING ELEVATION
- EX. EXISTING
- P.C.C. PORTLAND CONCRETE CEMENT
- C.F. CURB FACE
- PT. POINT
- O.C. ON CURVE
- STA. STATION
- CONST. CONSTRUCTION
- D.R. HANDICAP RAMP
- B.C.R. BEGIN CURB RETURN
- E.C.R. END CURB RETURN
- SHT. SHEET
- NO. NUMBER
- G.B. GRADE BREAK
- CD. CURVE DETECTOR
- FD. FIRE HYDRANT
- ST. STREET SIGN
- WV. WATER VALVE
- GV. GAS VALVE
- PP. POWER POLE
- P. PAVEMENT ELEVATION
- SIGL. SIGNAL

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 1A - TYPICAL STREET SECTIONS AND DETAILS
- SHEET 2 - VALLEY SPRINGS PARKWAY - STA 24+33 TO STA 33+00
- SHEET 3 - VALLEY SPRINGS PARKWAY - STA 33+00 TO STA 39+50
- SHEET 4 - VALLEY SPRINGS PARKWAY - STA 39+50 TO STA 45+45
- SHEET 5 - VALLEY SPRINGS PARKWAY - STORM DRAIN

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

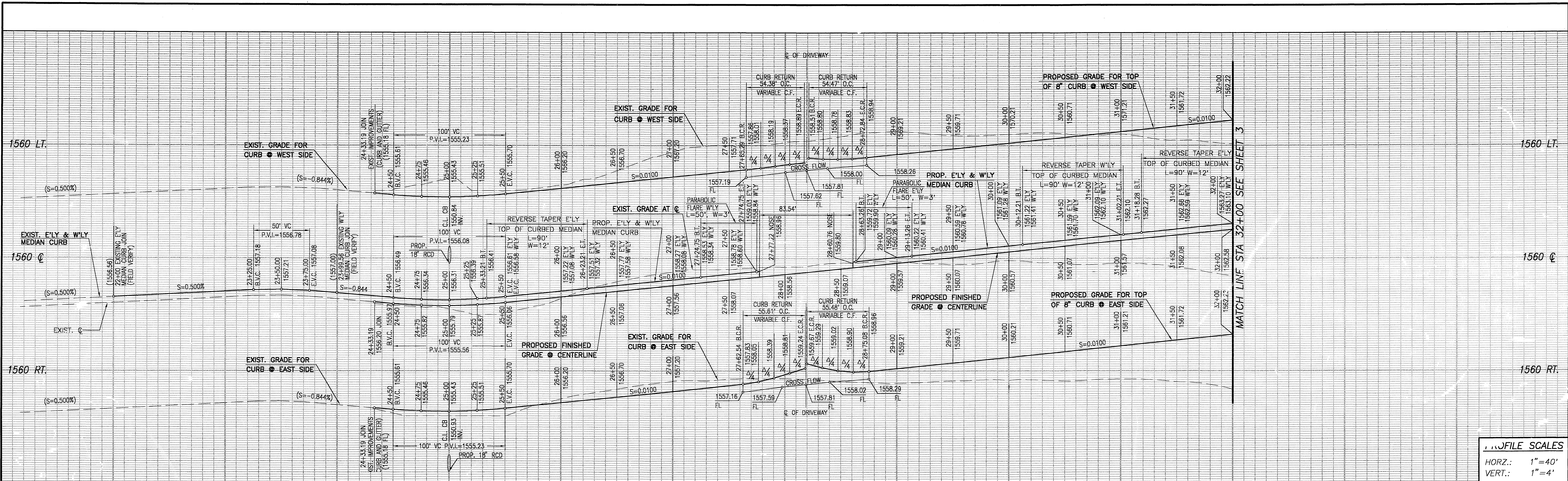
ITEM DESCRIPTION	QUANTITY	ESTIMATE
1 REMOVE EXISTING CURB & GUTTER.	(LF)	160
2 JOIN EXISTING PAVEMENT AND SIDEWALK.		-
3 CONSTRUCT MIN. 4" OF ASPHALT CONCRETE PAVEMENT	(SF)	161610
4 INSTALL MIN. 4" OF CRUSHED AGGREGATE BASE (CAB) MATERIAL	(CY)	4160
5 COLDPLANE EXISTING AC PAVEMENT	(SF)	1200
6 CONSTRUCT CROSS GUTTER	(SF)	6790
7 CONSTRUCT CATCH BASIN W/ 2" LOCAL DEPRESSION PER PLAN	(EA)	4
8 REMOVE EXISTING AC PAVEMENT AND BASE	(SF)	13780
9 CONSTRUCT CONCRETE DRIVEWAY	(SF)	240
10 CONSTRUCT 6" CONCRETE CURB SIDEWALK-4" THICK	(SF)	24770
11 CONSTRUCT CURB ACCESS RAMP	(EA)	14
12 CONSTRUCT 8" P.C.C. CURB & GUTTER (TYPE I)	(LF)	3440
13 CONSTRUCT 8" P.C.C. CURB ONLY (TYPE II)	(LF)	436
14 REMOVE EXISTING CONCRETE SIDEWALK	(SF)	65
15 GRADE ONLY	(SF)	66000
16 ADJUST MANHOLE SHAFT AND COVER TO GRADE	(EA)	6
17 INSTALL 18" RCP STORM DRAIN	(LF)	110
18 REMOVE EXISTING MEDIAN CURB	(LF)	605
19 1.5" PVC SLEEVES 18" MIN. COVER, PER IRRIGATION PLANS & CITY STDS.		-
20 PROP. OUTLET STRUCTURE	(EA)	1
21 5'x5'x18" GROUTED RIP RAP DISPERSAL PAD	(EA)	1
22 INSTALL 12" PVC STORM DRAIN (36" MIN. COVER)	(LF)	1110
23 INSTALL 12"x12" DRAIN INLET PER BROOKS OR APPROVED EQUAL (EA)		10

VALLEY SPRINGS/CANYON SPRINGS PAVEMENT SECTION TABLE (T.I.=9.0)

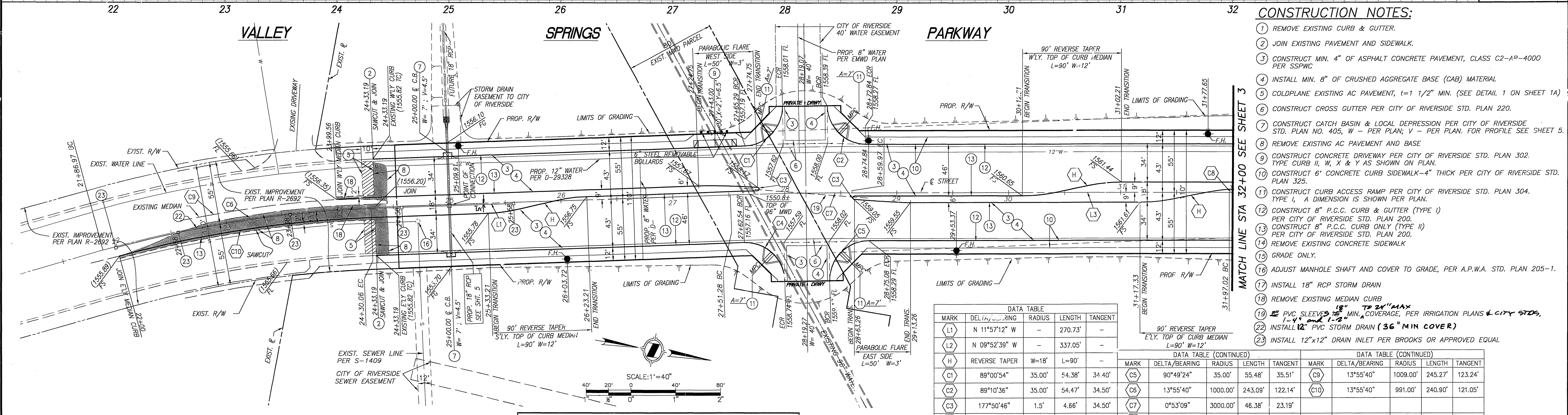
STATION	AC/in	CRUSHED AGGREGATE BASE/in
22+00 TO 29+00	4"	4" (CUT)
36+00 TO 44+50	4"	4" (CUT)
29+00 TO 36+00	4"	4" (FILL)
44+50 TO 48+00	4"	4" (FILL)

ACTUAL PAVEMENT SECTIONS TO BE PROVIDED BY THE GEOTECHNICAL ENGINEER, BASED OF FIELD TESTING AND ACTUAL "R" VALUES OF THE COMPACTED SUBGRADE. CUT/FILL TRANSITION LOCATIONS TO BE VERIFIED IN FIELD BY SOILS ENGINEER. PAVEMENT SECTION TRANSITION TO BE ADJUSTED BASED ON FIELD LOCATION OF CUT/FILL LINE.

Don't Dig...Until You Call U.S.A. Toll Free 1-800-227-2600 for the location of buried utility lines. Don't disrupt vital services. TWO WORKING DAYS BEFORE YOU DIG	OWNER / DEVELOPER TRANSCAN DEVELOPMENT, LLC 3189 DANVILLE BLVD, SUITE 245 ALAMO, CA 94507 PH: 925-552-9742 FAX: 925-552-9748	BENCHMARK: CITY OF RIVERSIDE B.M. GPS-66 ELEVATION: 1594.281 DATE LVLD: 1991 DATUM: 1929 ADJUSTMENT YEAR: 1971 DESCRIPTION: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 66 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY SIDE OF CANYON SPRINGS PKWY 0.3 MILES WEST OF DAY STREET. ADJUSTED ELEV. PER NAVD 88: 1596.679	CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE # 115576 EXP: 04/01/05 H&SA HUNSAKER & ASSOCIATES LLC ANGELES, INC. PLANNING • ENGINEERING • SURVEYING • GOVERNMENT RELATIONS 28074 AVENUE HALL, SUITE 22 VALENCIA, CA 91355 (861) 294-2211 FAX (861) 294-9890 No. C56393 EXP. 6-30-05 JOHN J. ALAJOV RCE# C56393 1-19-05 DATE	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: [Signature] DATE: 2/2/05 PRINCIPAL ENGINEER: [Signature] DATE: 2/2/05 SURVEYOR: [Signature] DATE: 2/2/05 STREET DIVISION: [Signature] DATE: 2/2/05 PARKS DEPARTMENT: [Signature] DATE: 2/2/05	CANYON CROSSINGS PARCEL MAP NO. 31387 VALLEY SPRINGS AND CANYON SPRINGS PARKWAY TITLE SHEET PW 04-0166 R-3825 SHEET 1 OF 5
	DESIGNED BY B.C.R. DRAWN BY B.C.R. CHECKED BY J.J.A.		HORIZ. SCALE: AS SHOWN VERT. SCALE: AS SHOWN		INDEXED 3-9-05 Lft



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



CONSTRUCTION NOTES:

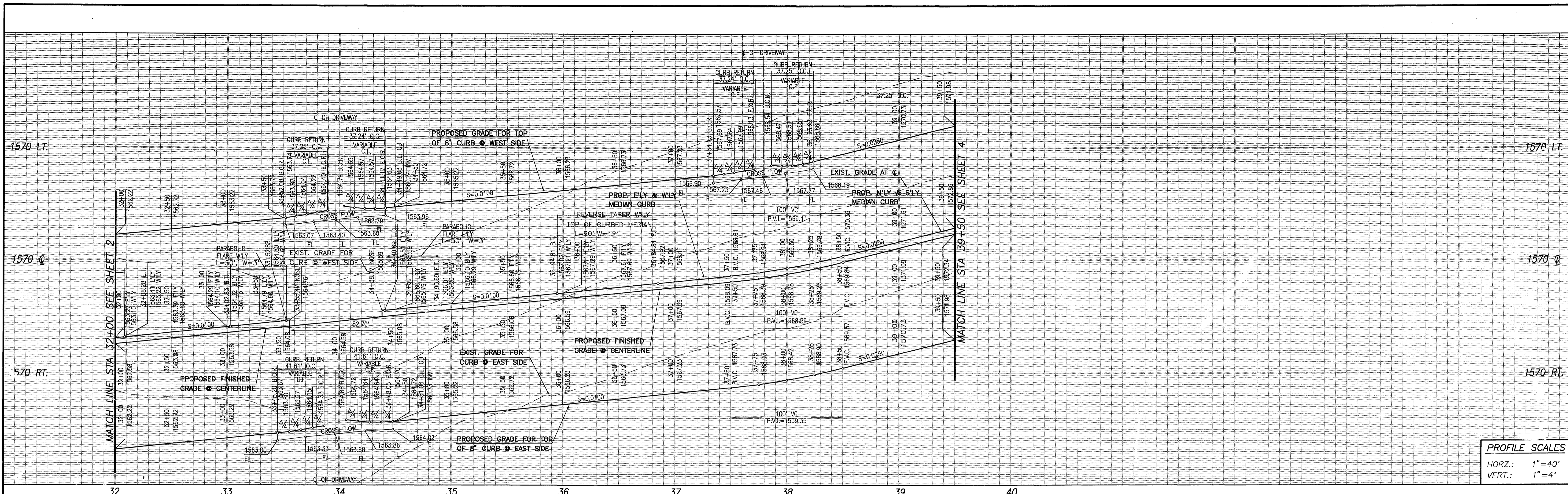
- 1 REMOVE EXISTING CURB & GUTTER.
- 2 JOIN EXISTING PAVEMENT AND SIDEWALK.
- 3 CONSTRUCT MIN. 4" OF ASPHALT CONCRETE PAVEMENT, CLASS C2-AP-4000 PER SSPWC.
- 4 INSTALL MIN. 8" OF CRUSHED AGGREGATE BASE (CAB) MATERIAL.
- 5 COLDPLANE EXISTING AC PAVEMENT, t=1 1/2" MIN. (SEE DETAIL 1 ON SHEET 1A).
- 6 CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220.
- 7 CONSTRUCT CATCH BASIN & LOCAL DEPRESSION PER CITY OF RIVERSIDE STD. PLAN NO. 405, W - PER PLAN; V - PER PLAN. FOR PROFILE SEE SHEET 5.
- 8 REMOVE EXISTING AC PAVEMENT AND BASE.
- 9 CONSTRUCT CONCRETE DRIVEWAY PER CITY OF RIVERSIDE STD. PLAN 302. TYPE CURB II, W, X & Y AS SHOWN ON PLAN.
- 10 CONSTRUCT 6" CONCRETE CURB SIDEWALK-4" THICK PER CITY OF RIVERSIDE STD. PLAN 325.
- 11 CONSTRUCT CURB ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304. TYPE I, A DIMENSION IS SHOWN PER PLAN.
- 12 CONSTRUCT 8" P.C.C. CURB & GUTTER (TYPE I) PER CITY OF RIVERSIDE STD. PLAN 200.
- 13 CONSTRUCT 8" P.C.C. CURB ONLY (TYPE II) PER CITY OF RIVERSIDE STD. PLAN 200.
- 14 REMOVE EXISTING CONCRETE SIDEWALK.
- 15 GRADE ONLY.
- 16 ADJUST MANHOLE SHAFT AND COVER TO GRADE, PER A.P.W.A. STD. PLAN 205-1.
- 17 INSTALL 18" RCP STORM DRAIN.
- 18 REMOVE EXISTING MEDIAN CURB.
- 19 ^{TO 24" MAX} PVC SLEEVES 18" MIN. COVERAGE, PER IRRIGATION PLANS & CITY STDS.
- 20 INSTALL 12" PVC STORM DRAIN (36" MIN COVER)
- 21 INSTALL 12"x12" DRAIN INLET PER BROOKS OR APPROVED EQUAL.

DATA TABLE					DATA TABLE (CONTINUED)					DATA TABLE (CONTINUED)				
MARK	DELTA/BEARING	RADIUS	LENGTH	TANGENT	MARK	DELTA/BEARING	RADIUS	LENGTH	TANGENT	MARK	DELTA/BEARING	RADIUS	LENGTH	TANGENT
L1	N 11°57'12" W	-	270.73'	-	C5	90°49'24"	35.00'	55.48'	35.51'	C9	13°55'40"	1009.00'	245.27'	123.24'
L2	N 09°52'39" W	-	337.05'	-	C6	13°55'40"	1000.00'	243.09'	122.14'	C10	13°55'40"	991.00'	240.90'	121.05'
H	REVERSE TAPER	W=18'	L=90'	-	C7	0°53'09"	3000.00'	46.38'	23.19'					
C1	89°00'54"	35.00'	54.38'	34.40'	C8	82°48'20"	550.00'	794.88'	484.94'					
C2	89°10'36"	35.00'	54.47'	34.50'										
C3	177°50'46"	1.5'	4.66'	34.50'										
C4	91°02'15"	35.00'	55.81'	79.78'										

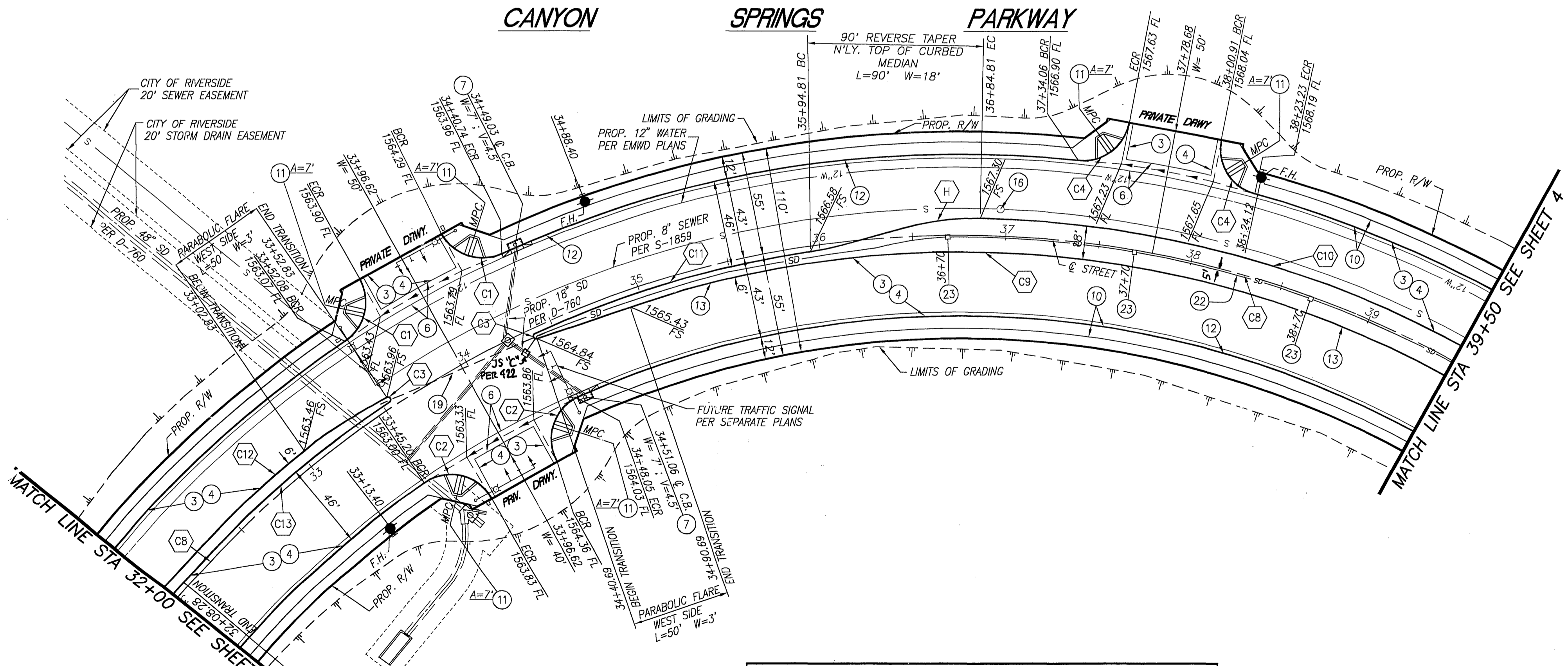
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE # 115576 EXP: 04/01/05

<p>Don't Dig...Until You Call U.S.A. Toll Free 1-800-227-2600 for the location of buried utility lines. Don't dig until vital services.</p> <p>OWNER / DEVELOPER TRANSCAN DEVELOPMENT, LLC 3189 DANVILLE BLVD., SUITE 245, ALAMO, CA 94507 PH: 925-552-9742 FAX: 925-552-9748</p>	<p>BENCHMARK: CITY OF RIVERSIDE B.M. GPS-86 ELEVATION: 1594.281 DATE LVD: 1991 DATUM: 1929 ADJUSTMENT YEAR: 1971</p> <p>DESCRIPTION: 2 1/2" GRADE DISK STAMPED "CITY OF RIVERSIDE GPS STATION 66 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY SIDE OF CANYON SPRINGS PKWY 0.3 MILES WEST OF DAY STREET. ADJUSTED ELEV. PER NAVD 88: 1596.679</p>	<p>HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING • ENGINEERING • SURVEYING • GOVERNMENT RELATIONS 26074 AVENUE HALL, SUITE 22 VALENCIA, CA 91355 (661) 294-2211 FAX: (661) 294-9890</p> <p>JOHN A. ALAJOV RCE# C56393 DATE: 1-19-06</p>	<p>CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: [Signature] PRINCIPAL ENGINEER: [Signature] SURVEYOR: [Signature] TRAFFIC DIVISION: [Signature] PARKS DEPARTMENT: [Signature]</p>	<p>CANYON CROSSINGS PARCEL MAP NO. 31387 VALLEY SPRINGS PARKWAY STA 24+33 TO STA 33+00</p> <p>PW 04-0166 R-3825 SHEET 2 OF 5</p>

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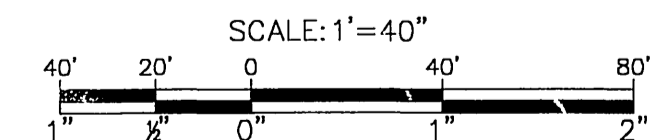


PROFILE SCALES
 HORZ.: 1"=40'
 VERT.: 1"=4'



DATA TABLE				
MARK	DELTA/BEARING	RADIUS	LENGTH	TANGENT
H	REVERSE TAPER	W=18'	L=90'	-
C1	85°21'34"	25.00'	37.25'	23.05'
C2	95°21'25"	25.00'	41.61'	27.45'
C3	177°50'46"	1.5'	4.66'	79.78
C4	85°21'34"	25.00'	37.25'	23.05'
C8	82°48'20"	550.00'	794.88'	484.94'
C9	49°50'25"	541.00'	470.60'	251.36'
C10	31°51'22"	559.00'	310.80'	159.53'
C11	16°09'26"	547.00'	154.25'	77.64'
C12	11°37'46"	559.00'	113.48'	56.93'
C13	15°11'37"	553.00'	146.75'	73.60'

- CONSTRUCTION NOTES:**
- CONSTRUCT MIN. 4" OF ASPHALT CONCRETE PAVEMENT
 - INSTALL MIN. 8" OF CRUSHED AGGREGATE BASE (CAB) MATERIAL.
 - CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220.
 - CONSTRUCT CATCH BASIN & LOCAL DEPRESSION PER CITY OF RIVERSIDE STD. PLAN NO. 405, W - PER PLAN; V - PER PLAN. FOR PROFILE SEE SHEET 5.
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 - INSTALL 18" RCP STORM DRAIN
 - PVC SLEEVES 18" MIN. COVERAGE, PER IRRIGATION PLANS & PER CITY STDS. 1.4" & 1.2"
 - INSTALL 12" PVC STORM DRAIN (36" MIN COVER)
 - INSTALL 12"x12" DRAIN INLET PER BROOKS OR APPROVED EQUAL



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OWNER / DEVELOPER
TRANSCAPE DEVELOPMENT, LLC
 3189 DANVILLE BLVD., SUITE 245
 ALAMO, CA 94507
 PH: 925-552-9742 FAX: 925-552-9748

BENCHMARK:
 CITY OF RIVERSIDE B.M. GPS-66
 ELEVATION: 1594.281 DATE LVLD: 1991
 DATUM: 1929 ADJUSTMENT YEAR: 1971
DESCRIPTION:
 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 66 1991 CADM" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY SIDE OF CANYON SPRINGS PKWY 0.3 MILES WEST OF DAY STREET.
 ADJUSTED ELEV. PER NAVD 88: 1596.679

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE # 115576 EXP: 04/01/05
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
 PLANNING • ENGINEERING • SURVEYING • GOVERNMENT RELATIONS
 26074 AVENUE HALL, SUITE 22
 VALENCIA, CA 91355
 (661) 294-2211 FAX (661) 294-9880
 JOHN J. ALAJOUV 1-19-05
 JOHN J. ALAJOUV RCE# C56393 DATE



MARK	REVISIONS	APPR.	DATE

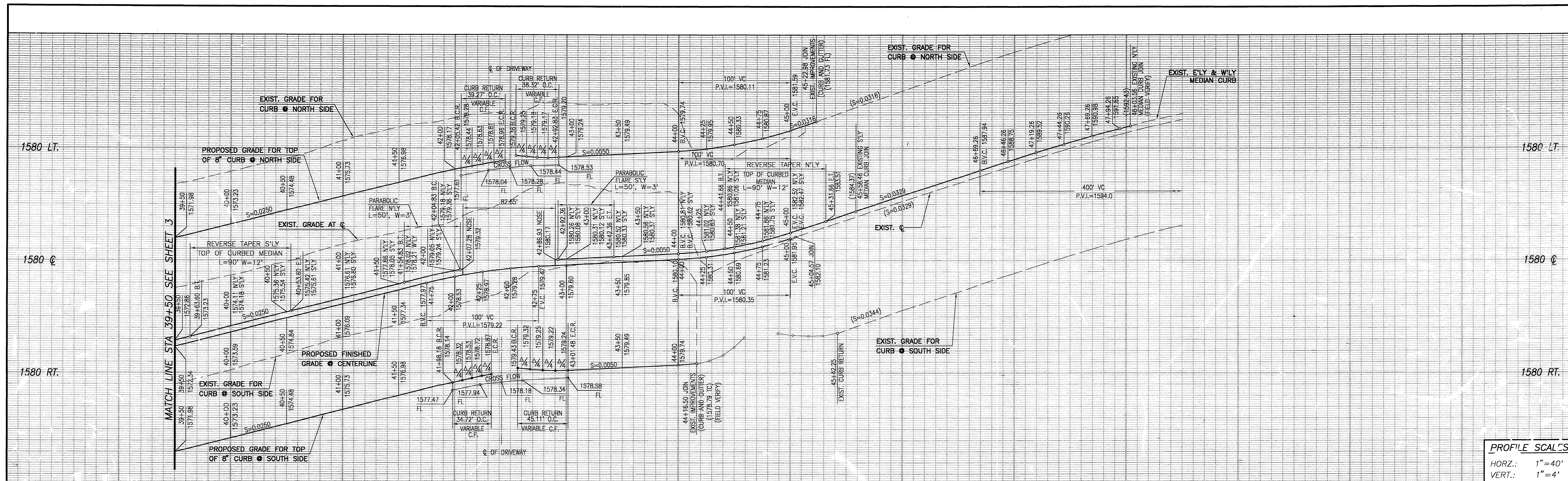
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 1/19/05
 PRINCIPAL ENGINEER: [Signature] DATE: 1/19/05
 SURVEYOR: [Signature] DATE: 1/19/05
 TRAFFIC DIVISION: [Signature] DATE: 1/19/05
 PARKS DEPARTMENT: [Signature] DATE: 1/19/05

CANYON CROSSINGS
 PARCEL MAP NO. 31387
VALLEY SPRINGS AND
CANYON SPRINGS PARKWAY
 STA 33+00 TO STA 39+50
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

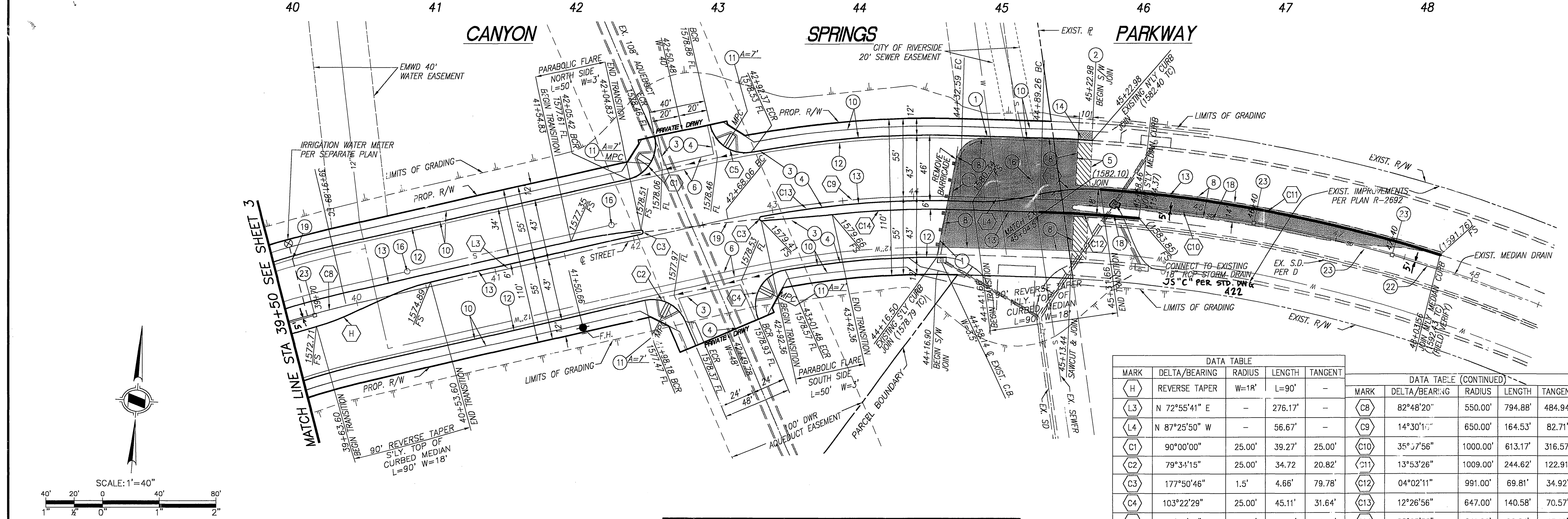
PW 04-0166
R-3825
 SHEET 3 OF 5

INDEXED 3-9-05 LH

PC-444-M/PLW



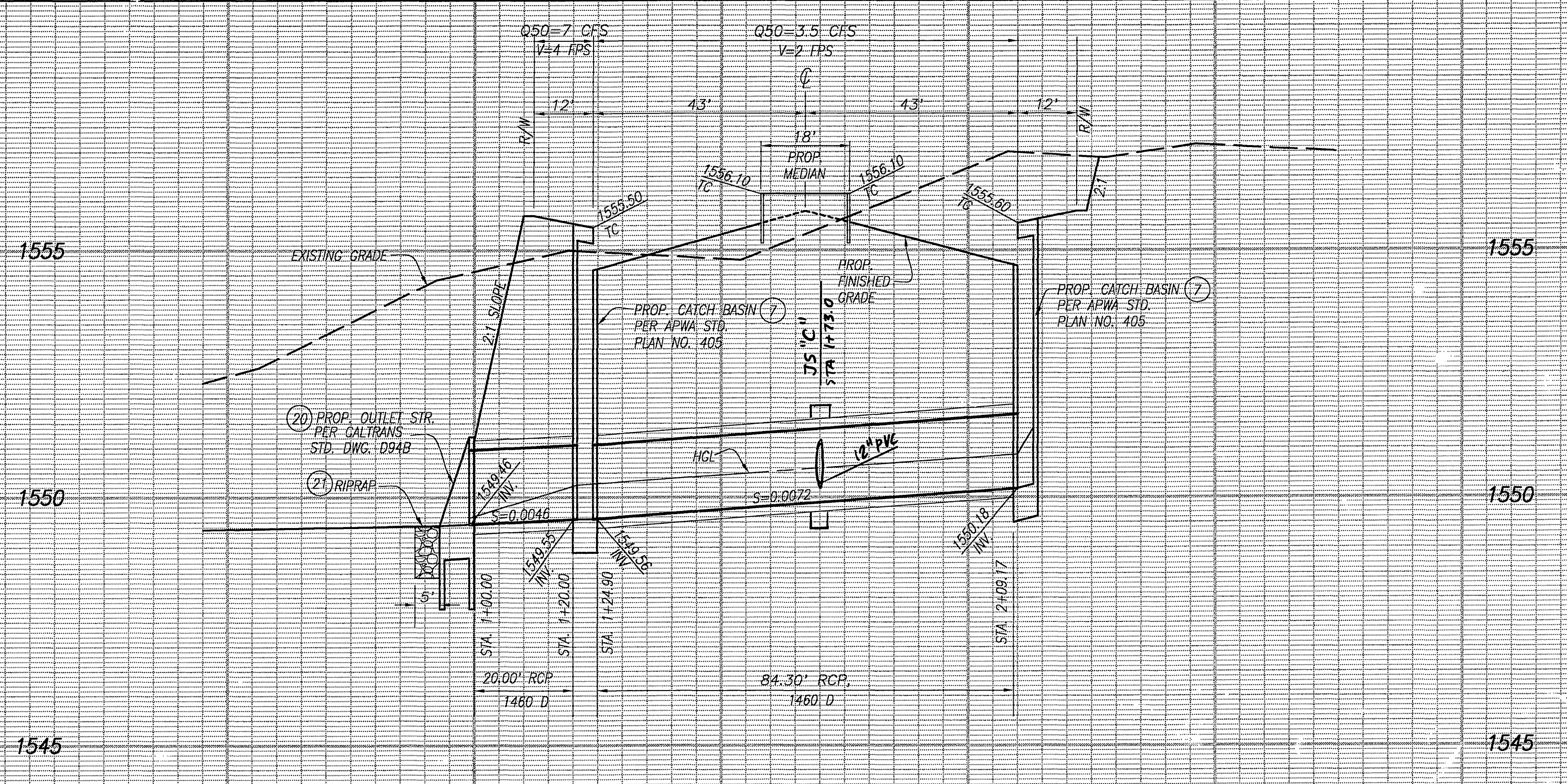
PROFILE SCAL'S
 HORZ.: 1"=40'
 VERT.: 1"=4'



- CONSTRUCTION NOTES:**
- REMOVE EXISTING CURB & GUTTER.
 - JOIN EXISTING PAVEMENT AND SIDEWALK.
 - CONSTRUCT MIN. 4" OF ASPHALT CONCRETE PAVEMENT
 - INSTALL MIN. 8" OF CRUSHED AGGREGATE BASE (CAB) MATERIAL.
 - COLDPLANE EXISTING AC PAVEMENT, t=1 1/2" MIN. (SEE DETAIL 1 ON SHEET 1A)
 - CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220.
 - REMOVE EXISTING AC PAVEMENT AND BASE
 - CONSTRUCT 6" CONCRETE CURB SIDEWALK-4" THICK PER CITY OF RIVERSIDE STD. PLAN 325.
 - CONSTRUCT CURB ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304. TYPE II, A DIMENSION IS SHOWN PER PLAN.
 - CONSTRUCT 8" P.C.C. CURB & GUTTER (TYPE I) PER CITY OF RIVERSIDE STD. PLAN 200.
 - CONSTRUCT 8" P.C.C. CURB ONLY (TYPE II) PER CITY OF RIVERSIDE STD. PLAN 200.
 - REMOVE EXISTING CONCRETE SIDEWALK
 - GRADE ONLY.
 - ADJUST MANHOLE SHAFT AND COVER TO GRADE, PER A.P.W.A. STD. PLAN 205-1.
 - INSTALL 18" RCP STORM DRAIN
 - REMOVE EXISTING MEDIAN CURB
 - 2" PVC SLEEVES 18" to 24" MAX MIN. COVERAGE, PER IRRIGATION PLANS & CITY STD'S
 - INSTALL 12" PVC STORM DRAIN (36" MIN COVER)
 - INSTALL 12"x12" DRAIN INLET PER BROOKS OR APPROVED EQUAL

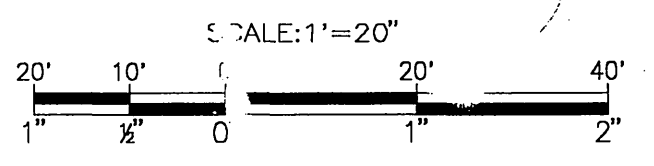
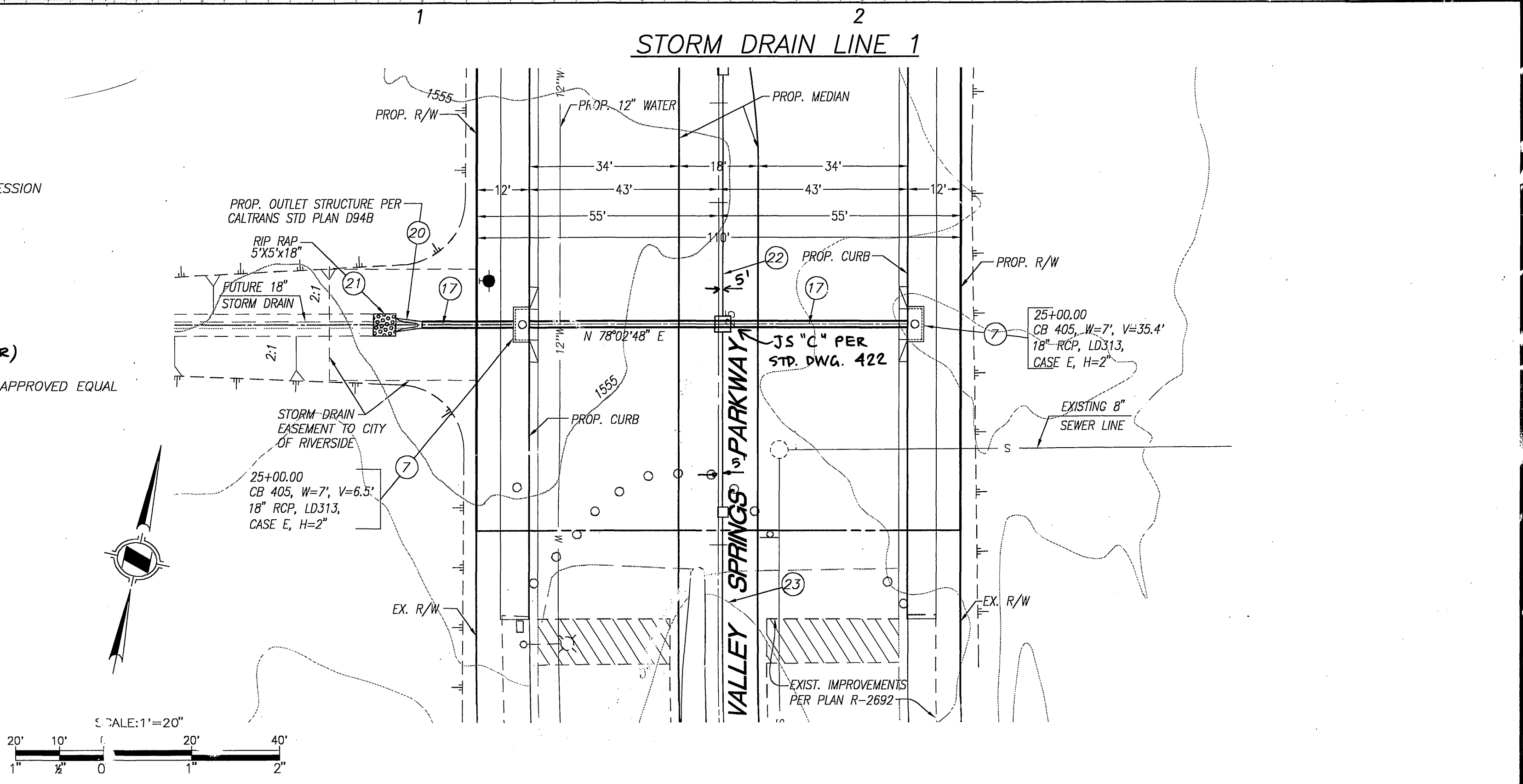
DATA TABLE				DATA TABLE (CONTINUED)					
MARK	DELTA/BEARING	RADIUS	LENGTH	TANGENT	MARK	DELTA/BEARING	RADIUS	LENGTH	TANGENT
H	REVERSE TAPER	W=18'	L=90'	-	CB	82°48'20"	550.00'	794.88'	484.94'
L3	N 72°55'41" E	-	276.17'	-	C8	14°30'11"	650.00'	164.53'	82.71'
L4	N 87°25'50" W	-	56.67'	-	C9	35°37'56"	1000.00'	613.17'	316.57'
C1	90°00'00"	25.00'	39.27'	25.00'	C10	13°53'26"	1009.00'	244.62'	122.91'
C2	79°33'15"	25.00'	34.72'	20.82'	C11	04°02'11"	991.00'	69.81'	34.92'
C3	177°50'46"	1.5'	4.66'	79.78'	C12	12°26'56"	647.00'	140.58'	70.57'
C4	103°22'29"	25.00'	45.11'	31.64'	C13	08°03'58"	641.00'	90.24'	45.19'
C5	87°49'00"	25.00'	38.32'	24.07'	C14				

<p>Don't Dig...Until You Call U.S.A. Toll Free 1-800-227-2600</p> <p>for the location of buried utility lines. Don't disrupt vital services. TWO WORKING DAYS BEFORE YOU DIG</p>	<p>OWNER / DEVELOPER</p> <p>TRANSCAN DEVELOPMENT, L.L.C.</p> <p>3189 DANVILLE BLVD., SUITE 245, ALAMO, CA 94507</p> <p>PH: 925-552-9742 FAX: 925-552-9748</p>	<p>BENCHMARK:</p> <p>CITY OF RIVERSIDE B.M. GPS-66</p> <p>ELEVATION: 1594.281 DATE L.A.D.: 1991 ADJUSTMENT YEAR: 19...</p> <p>DESCRIPTION:</p> <p>2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 66 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY SIDE OF CANYON SPRINGS PKWY 0.3 MILES WEST OF DAY STREET.</p> <p>ADJUSTED ELEV. PER NAVD 88: 1596.679</p>	<p>HUNSAKER & ASSOCIATES LOS ANGELES, INC.</p> <p>PLANNING • ENGINEERING • SURVEYING • GOVERNMENT RELATIONS</p> <p>26074 AVENUE HALL, SUITE 22 VALENCIA, CA 91355</p> <p>(661) 294-2211 FAX (661) 294-9890</p> <p>JOHN J. ALAJOU RCE# C56393 DATE 1-19-05</p>	<p>CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: [Signature] DATE: 2/22/05</p> <p>PRINCIPAL ENGINEER: [Signature] DATE: 2/22/05</p> <p>TRAFFIC DIVISION: [Signature] DATE: 2/22/05</p>	<p>CANYON CROSSINGS PARCEL MAP NO. 31387</p> <p>CANYON SPRINGS PARKWAY STA 39+50 TO STA 45+45</p> <p>PW 04-0166</p> <p>R-3825</p> <p>SHEET 4 OF 5</p>
	<p>SCALE: 1"=40'</p> <p>40' 20' 0' 20' 40'</p>		<p>CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE # 115576 EXP: 04/01/05</p>		<p>HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'</p> <p>INDEXED 3-9-05 LHL</p>



PROFIL SCALES
 HORZ.: 1"=20'
 VERT.: 1"=5'

- CONSTRUCTION NOTES:**
- (7) CONSTRUCT CATCH BASIN WITH 2" LOCAL DEPRESSION PER STD. CB PLAN 405
 - (17) INSTALL 18" RCP STORM DRAIN
 - (20) PROP. OUTLET STRUCTURE PER CALTRANS STD. PLAN D94B
 - (21) 5'x5'x18" GROUTED RIP RAP DISPERSAL PAD, ROCK SIZE EQUALS 8" MIN. (3" EXPOSED)
 - (22) INSTALL 12" PVC STORM DRAIN (36" MIN COVER)
 - (23) INSTALL 12"x12" DRAIN INLET PER BROOKS OR APPROVED EQUAL



Don't Dig...Until You Call U.S.A. Toll Free 1-800-227-2600 for the location of buried utility lines. Don't disrupt vital services. TWO WORKING DAYS BEFORE YOU DIG

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TRANSCAN DEVELOPMENT, LLC
 3189 DANVILLE BLVD., SUITE 245,
 ALAMO, CA 94507
 PH: 925-552-9742 FAX: 925-552-9748

BENCHMARK:
 NATIONAL GEODETIC SURVEY BENCH MARK NO. MP 106
 FROM THE INT. OF INTERSTATE 215 & ALESSANDRO BL
 OFF RAMP, PROCEED 0.6 MI (1.1 KM) W ALONG
 ALESSANDRO BL FROM 215 FWY TO ALEXANDER ST 44
 FT (13.4 M) SO. OF ALESSANDRO & 50 FT (15.2 M) E.
 OF ALEXANDER TO A 4 FT (1.2 M) BY 3 FT (0.9 M) E.
 CORNER OF SD SIDE OF BL FOUND A WOODEN 4 IN
 BRASS DISK STAMPED MP 106 1994 FLUSH ON TOP OF
 THE NE COR OF CB & 1.5 FT (0.5 M) BACK OF CURB
 FACE & 6 IN ABOVE RD SURFACE.
 ELEV: 1598.41 DATUM: NAVD 88

H&A
 HUNSAKER & ASSOCIATES LOS ANGELES, INC.
 PLANNING • ENGINEERING • SURVEYING • GOVERNMENT RELATIONS
 26074 AVENUE HALL, SUITE 22
 VALENCIA, CA 91355
 (861) 294-2111 FAX (861) 294-9890
 John Majou 1-19-05
 ORLANDO MORENO RCE# 065405
 JOHN A. F. 858393 DATE

REGISTERED PROFESSIONAL ENGINEER
 No. C56393
 EXP. 9-30-05
 State of California

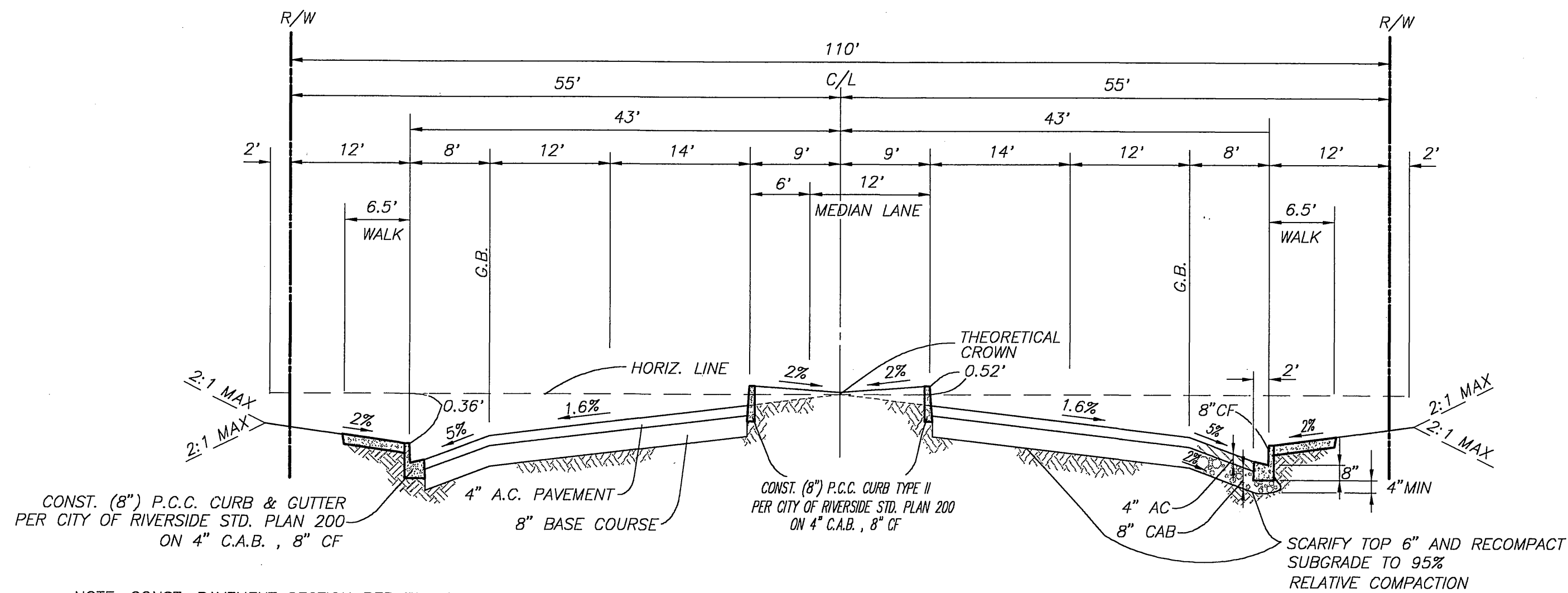
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: [Date]
 PRINCIPAL ENGINEER: [Signature] DATE: [Date]
 STREET SERVICES SURVEYOR: [Signature] DATE: [Date]
 TRAFFIC DIVISION: [Signature] DATE: [Date]
 PARKS DEPARTMENT: [Signature] DATE: [Date]

CANYON SPRINGS
PARCEL MAP NO. 31387
VALLEY SPRINGS PARKWAY
STORM DRAIN
 HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

PW 04-0166
R-3825
 SHEET 5 OF 5

INDEXED 3-9-05 LfH

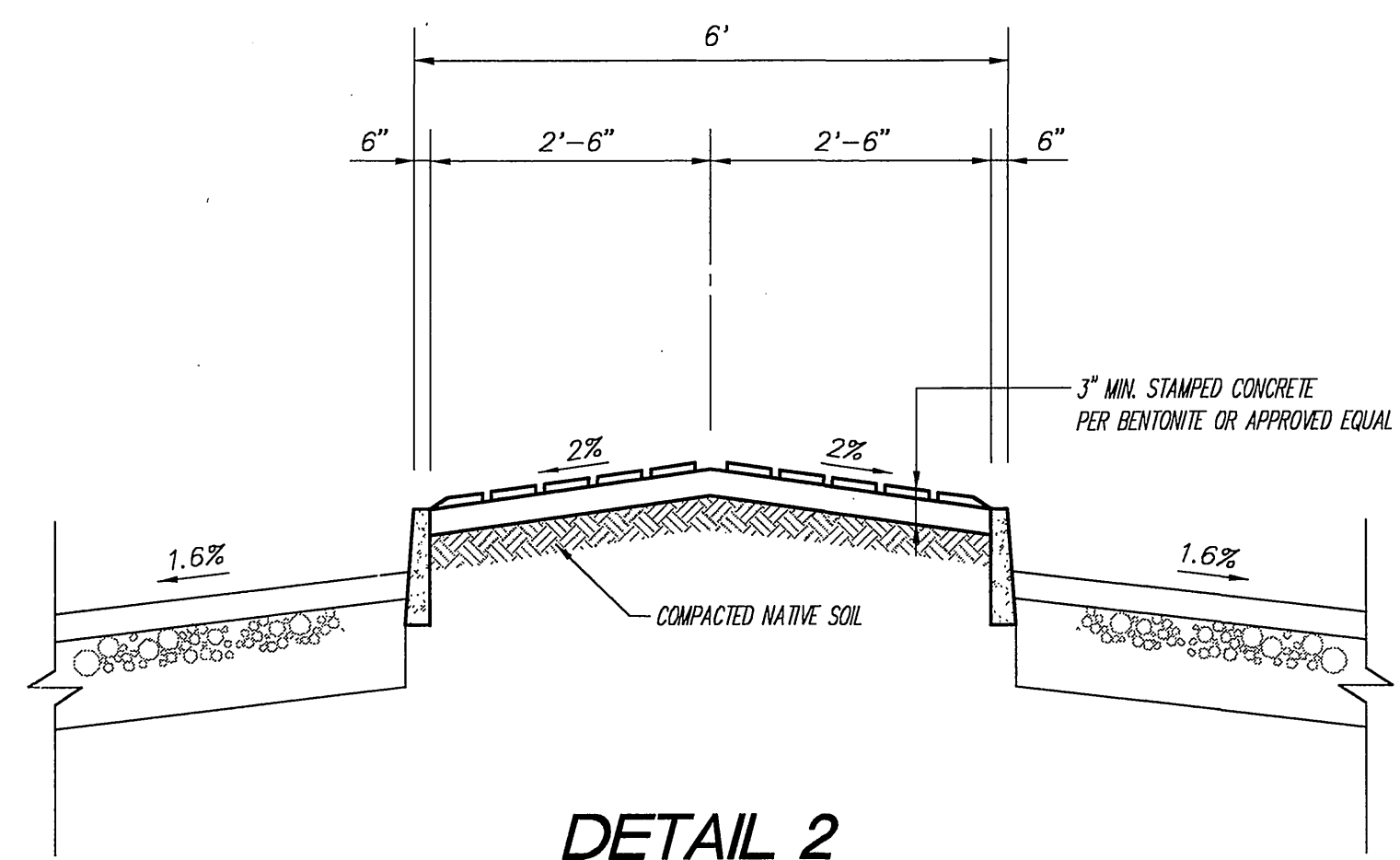
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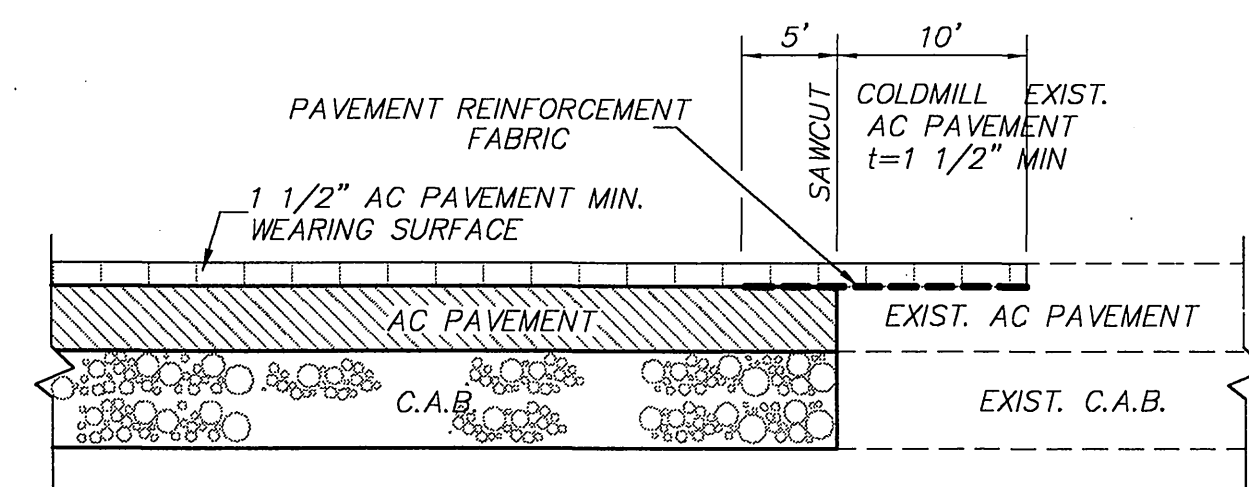
CONST. (8") P.C.C. CURB & GUTTER
PER CITY OF RIVERSIDE STD. PLAN 200
ON 4" C.A.B., 8" CF

NOTE: CONST. PAVEMENT SECTION PER TABLE ON
SHEET 1 OF 5 OR PER RECOMMENDATIONS OF
THE GEOTECHNICAL ENGINEER. SUBGRADE
PREPARATION IN ACCORDANCE WITH SOILS REPORT.

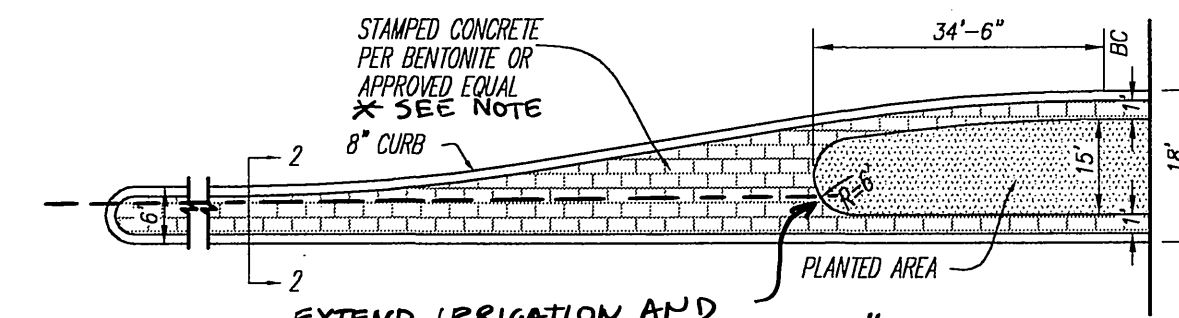
TYPICAL STREET SECTION
(VALLEY SPRINGS PARKWAY AND CANYON SPRINGS PARKWAY)
NOT TO SCALE



DETAIL 2
HARDESCAPED MEDIAN DETAIL
NOT TO SCALE

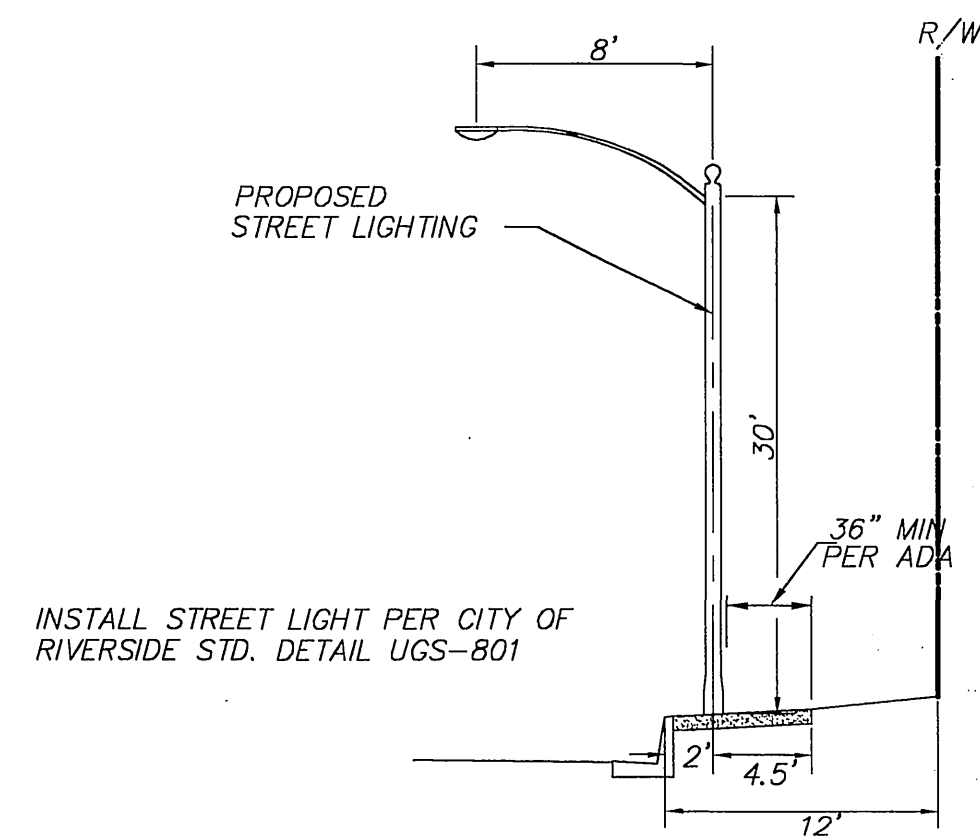


DETAIL 1
ASPHALT CONCRETE OVERLAY JOIN DETAIL
NOT TO SCALE



DETAIL 3
HARDESCAPED MEDIAN PLAN
NOT TO SCALE

* NOTE: COLOR AND PATTERN TO MATCH
ADJACENT IMPROVEMENTS.
(INTEGRAL COLOR)



INSTALL STREET LIGHT PER CITY OF
RIVERSIDE STD. DETAIL UCS-801

STREET LIGHT DETAIL
NOT TO SCALE

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vital services.
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BENCHMARK:
CITY OF RIVERSIDE B.M. GPS-66
ELEVATION: 1594.281 DATE LVL'D: 1991
DATUM: 1929 ADJUSTMENT YEAR: 1971
DESCRIPTION:
2" 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS
STATION 66 1991 CADME" SET IN THE TOP OF A
CATCH BASIN ALONG THE NORTHERLY SIDE OF CANYON
SPRINGS PKWY 0.3 MILES WEST OF DAY STREET.
ADJUSTED ELEV. PER NAVD 88: 1596.679

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE # 115576 EXP: 04/01/05

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John J. Alajou 1-19-05
JOHN J. ALAJOU RCE# C56393 DATE



DESIGNED BY B.S.R.	DRAWN BY B.S.R.	CHECKED BY S.J.A.
MARK	REVISIONS	APPR. DATE

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	DA	7/1/05	John Bud
STREET SERVICES			CITY ENGINEER
SURVEYOR			
TRAFFIC DIVISION			
PARKS DEPARTMENT			

CANYON CROSSINGS
PARCEL MAP NO. 31387
VALLEY SPRINGS AND
CANYON SPRINGS PARKWAY
TITLE SHEET

PW 04-0166
R-3825
SHEET 1A OF 5

HORIZ. SCALE: AS SHOWN VERT. SCALE: AS SHOWN

INDEXED 3-9-05 4H