

**STREET CONSTRUCTION GENERAL NOTES**

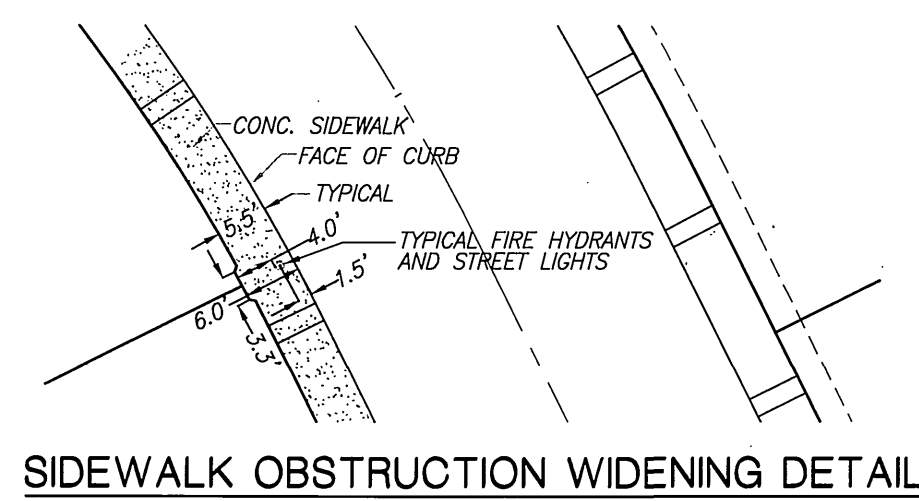
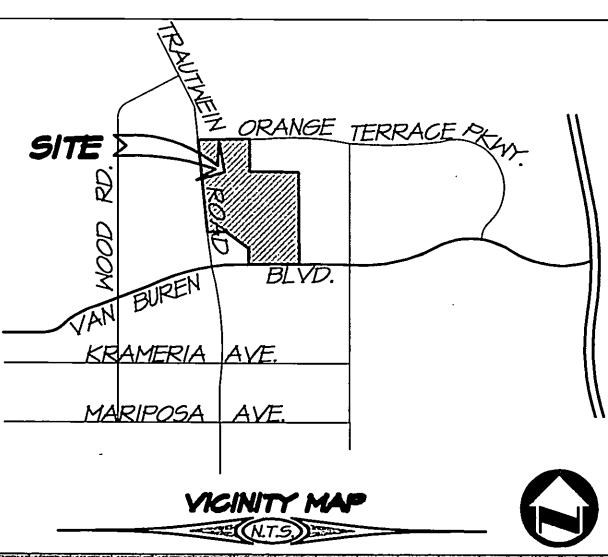
- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside, Department of Public Works, Standard Drawings, 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 herein. In the event of discrepancies arising during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- The developer shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown herein.
- All flagged elevations shall be staked in the field by the private engineer.
- 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.
- Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct match-up paving as shown on plan and overlay paving as directed in the field to produce a smooth section.
- All traffic signs shall be installed prior to opening the streets to traffic.
- The contractor shall call in a location request to Underground Service Alert (USA), phone number 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 inventory identification number by USA.
- In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the Inspector prior to overlaying with A.C. paving. Refer to plan X-158A for modification work related to existing traffic signal.
- Contact the Public Utilities Electric Department Sixty (60) Days prior to construction to allow the Department to prepare Electric Utility Design and Street Light relocation for bidding and construction purposes. Contact Julian Cardenas at (909) 926-5337.
- Construction work that will cause damage to the detector loop(s) shall not be performed until traffic signal maintenance personnel have been notified at (909) 351-6096 and the necessary timing adjustments made to maintain signal operation.
- 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.
- Developer to give Western Municipal Water Dist. five (5) working days written notice prior to start of construction and to allow W.M.W.D. ten (10) working days for completion of work (909-780-9764).
- 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 City of Riverside Public Utilities Drawing U/LS-694378 for quantity & location of required street lights.

**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. City Street trees are not required on private streets.
  - Street tree planting shall be as follows:
- | Street Name         | Botanical Name/Common Name   | Min. Size | Approx. Spacing | Number Req. |
|---------------------|--|-----------|-----------------|-------------|
| ASPEN COURT         | PRIVATE STREET - STREET TREES NOT REQUIRED.  |           |                 |             |
| CAPITAL PEAK LANE   | PRIVATE STREET - STREET TREES NOT REQUIRED.  |           |                 |             |
| CASTLE PEAK DRIVE   | PRIVATE STREET - STREET TREES NOT REQUIRED.  |           |                 |             |
| FLATIRON COURT      | PRIVATE STREET - STREET TREES NOT REQUIRED.  |           |                 |             |
| MAROON PEAK WAY     | PRIVATE STREET - STREET TREES NOT REQUIRED.  |           |                 |             |
| MT. WASATCH DRIVE   | PRIVATE STREET - STREET TREES NOT REQUIRED.  |           |                 |             |
| ORANGE TERRACE PKWY | SEE REVERSE FRONTAGE LANDSCAPE PLAN # R-3567-L AS PREPARED BY ARCHITERRA DESIGN GROUP, INC., DATED 4/10/00 |           |                 |             |
| REDCLIFF PLACE      | PRIVATE STREET - STREET TREES NOT REQUIRED.  |           |                 |             |
| SILK OAK DRIVE      | SEE REVERSE FRONTAGE LANDSCAPE PLAN # R-3567-L AS PREPARED BY ARCHITERRA DESIGN GROUP, INC., DATED 4/10/00 |           |                 |             |
| SNOWMASS PEAK WAY   | PRIVATE STREET - STREET TREES NOT REQUIRED.  |           |                 |             |
| TRAUTWEIN ROAD      | SEE REVERSE FRONTAGE LANDSCAPE PLAN # R-3567-L AS PREPARED BY ARCHITERRA DESIGN GROUP, INC., DATED 4/10/00 |           |                 |             |
| VAN BUREN BOULEVARD | SEE REVERSE FRONTAGE LANDSCAPE PLAN # R-3567-L AS PREPARED BY ARCHITERRA DESIGN GROUP, INC., DATED 4/10/00 |           |                 |             |

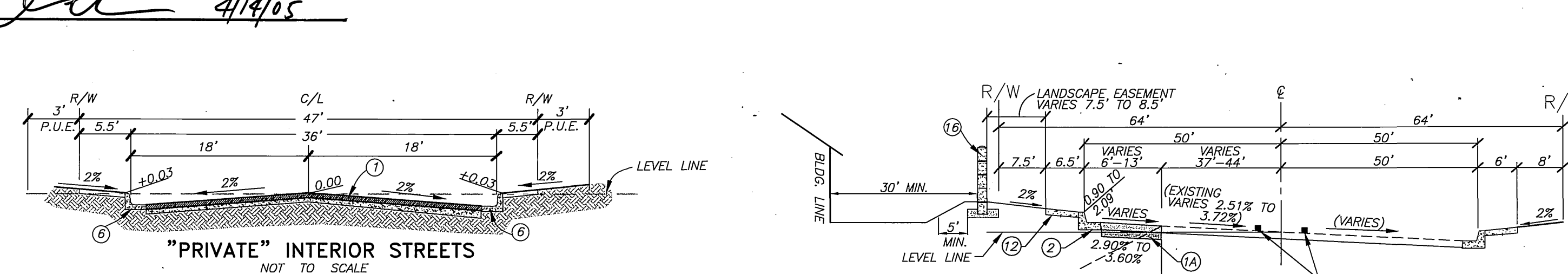
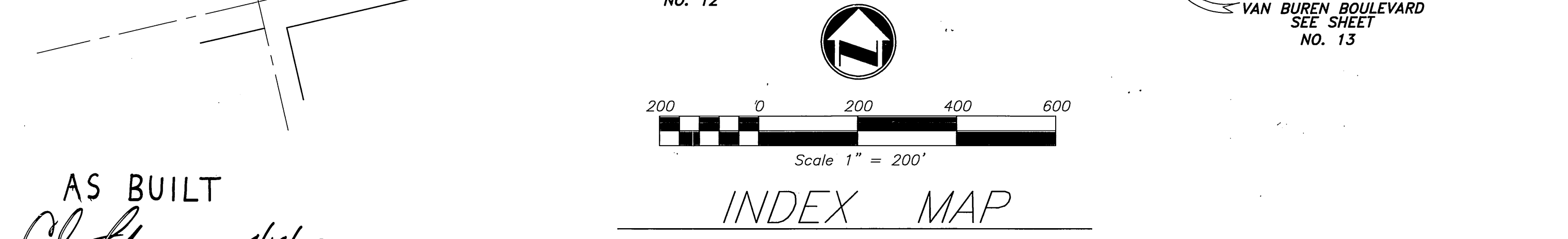
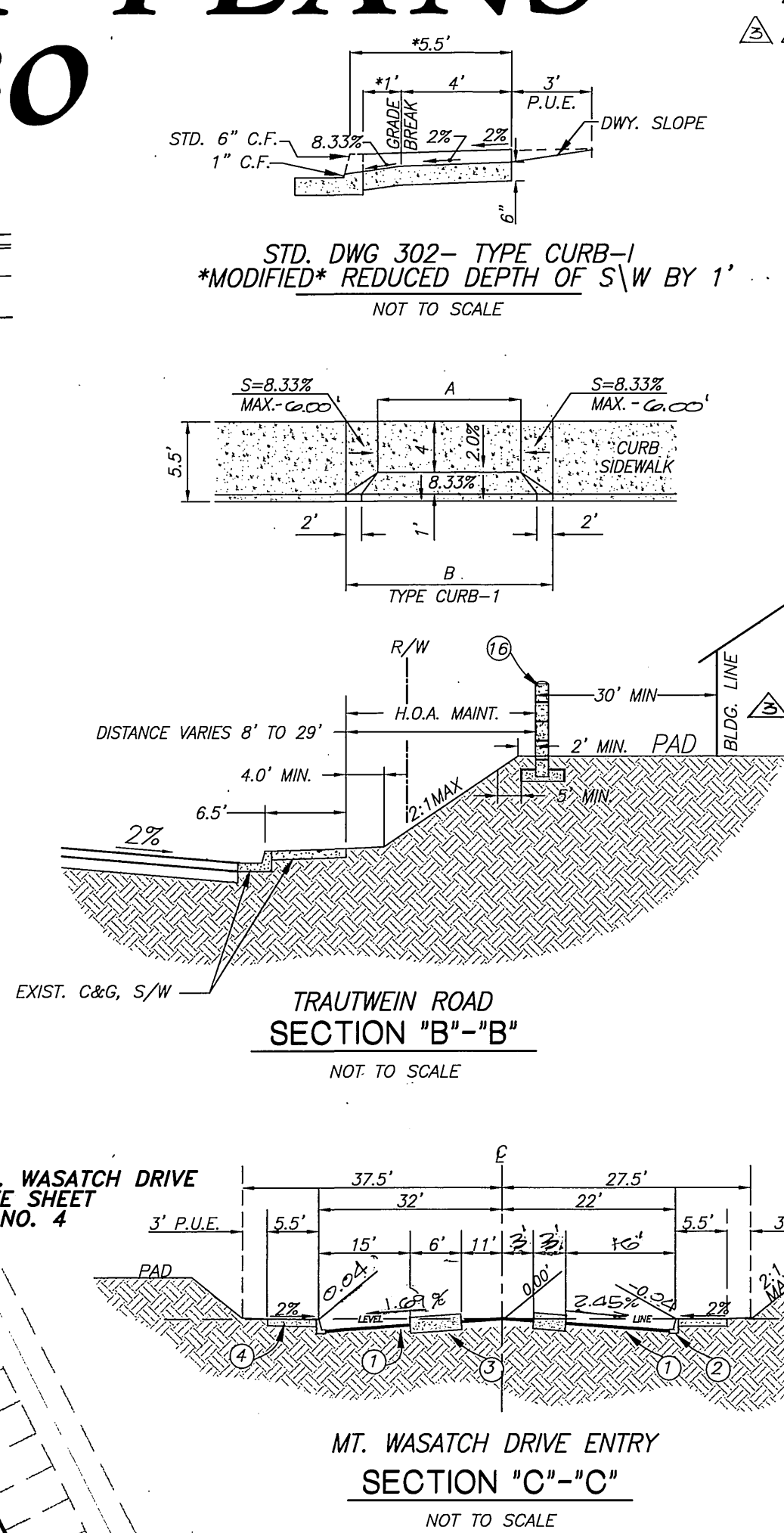
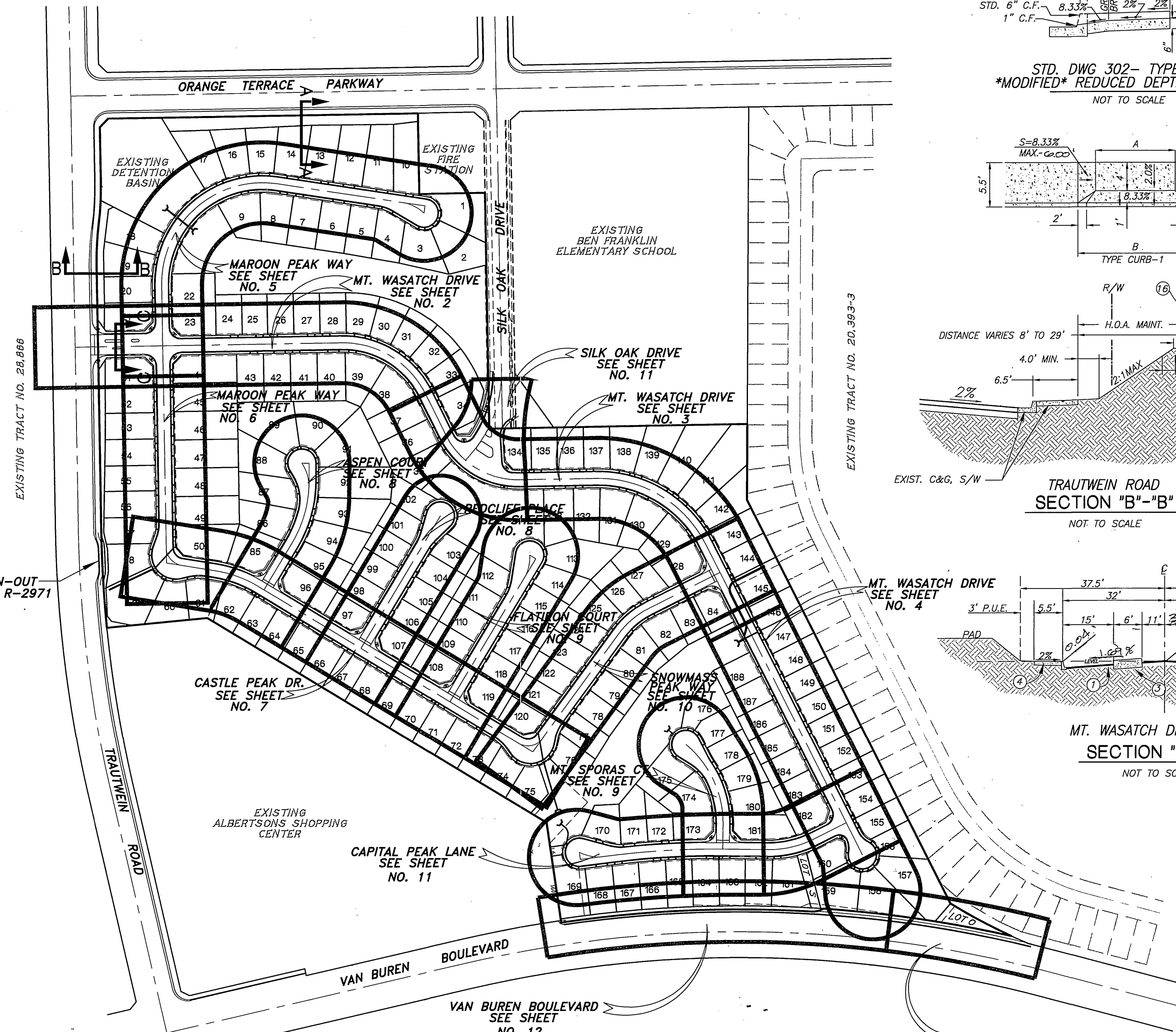
STREET NAME	BLOCK NO.
A TRAUTWEIN ROAD	8600
B MT. WASATCH DRIVE	19000
C MAROON PEAK WAY	8700
D MT. WASATCH DRIVE	19000
E SILK OAK DRIVE	8600
F MT. WASATCH DRIVE	19000
G CASTLE PEAK DRIVE	19000
H CASTLE PEAK DRIVE	8700
I CASTLE PEAK DRIVE	19000
J FLATIRON COURT	8700
K CAPITAL PEAK LANE	19000
L CASTLE PEAK LANE	8800
M CASTLE PEAK LANE	19000
N SNOWMASS PEAK WAY	8700
O MAROON PEAK WAY	8600
P CASTLE PEAK LANE	19000

INSTALL SIGNS PER STD. 662, 662A & 666



# STREET IMPROVEMENT PLANS

## TRACT NO. 28930



**CONSTRUCTION NOTES**

- PLACE 3" A.C. OVER 4" CRUSHED AGG. BASE
- PLACE 6" A.C. OVER 2 1/2" CRUSHED AGG. BASE
- CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD #200, TYPE I
- CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. #200, TYPE II
- CONSTRUCT 5.5" WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325
- CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE I
- CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE II
- CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE III
- CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STANDARD #220
- CONSTRUCT DRIVE APPROACHES PER CITY OF RIVERSIDE STD. DWG #302 (TYPE CURB I)
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #405
- INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD #662
- INSTALL STOP SIGN
- INSTALL "NO OUTLET" SIGN PER CAL TRANS. STD. NO. W-53
- CONSTRUCT 6.5" WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325
- SAW CUT AND REMOVE EXIST. AC PAVT.
- PLACE VARIABLE THICKNESS AC OVERLAY (MATCH GRADE)
- EXISTING STREET LIGHT STANDARDS TO BE RELOCATED. SEE CITY OF RIVERSIDE PUBLIC UTILITIES DRAWING U/LS-694378 FOR NEW LOCATION.
- CONSTRUCT BLOCK WALL PER WALL PLAN (R-3567 WP) AND SEPARATE LANDSCAPE PLAN
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #407 MODIFIED.
- PLACE 6" A.C. OVER 2 1/2" CRUSHED AGG. BASE
- PLACE 3" A.C. OVER 5.5" CRUSHED AGG. BASE
- PLACE 3" A.C. OVER 6.5" CRUSHED AGG. BASE
- PLACE 3" A.C. OVER 6.5" CRUSHED AGG. BASE OR 4" A.C. OVER 6" CRUSHED AGG. BASE
- PLACE 3" A.C. OVER 9" CRUSHED AGG. BASE OR 4" A.C. OVER 7" CRUSHED AGG. BASE
- PLACE 6" A.C. OVER 16" CRUSHED AGG. BASE

REVIEWED BY: WESTERN MUNICIPAL WATER DIST. FOR NON-INTERFERENCE COMPLIANCE SHEET THROUGH 13

CIVIL ENGINEER REC 46212 DATE: 8/11/00

CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. ELECTRICAL OVERHEAD & UNDERGROUND ELECTRICAL OVERHEAD & UNDERGROUND

APPROVED BY: [Signature] DATE: 6-8-00

SO. CA. GAS CO. APPROVED BY: [Signature] DATE: 6-8-00

PACIFIC BELL APPROVED BY: [Signature] DATE: 6-8-00

CHARTER COMMUNICATIONS APPROVED BY: [Signature] DATE: 6-8-00

**Underground Service Alert**

Call: TOLL FREE 1-800-227-2600

**adkan ENGINEERS**

CIVIL ENGINEERING SURVEYING PLANNING 6820 AIRPORT DRIVE, RIVERSIDE, CA 92504 TEL: (951) 958-0241 FAX: (951) 958-0599 DATE: 10/11/00

BENCHMARK: E8-C3

ELEVATION: 1674.947

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

APPROVED BY: [Signature] DATE: 7-28-00

DESIGNED BY: R.H. DRAWN BY: R.H. CHECKED BY: C-

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 058833. EXPIRATION DATE 01-01-01

**STREET IMPROVEMENT PLAN**

**TRACT NO. 28930**

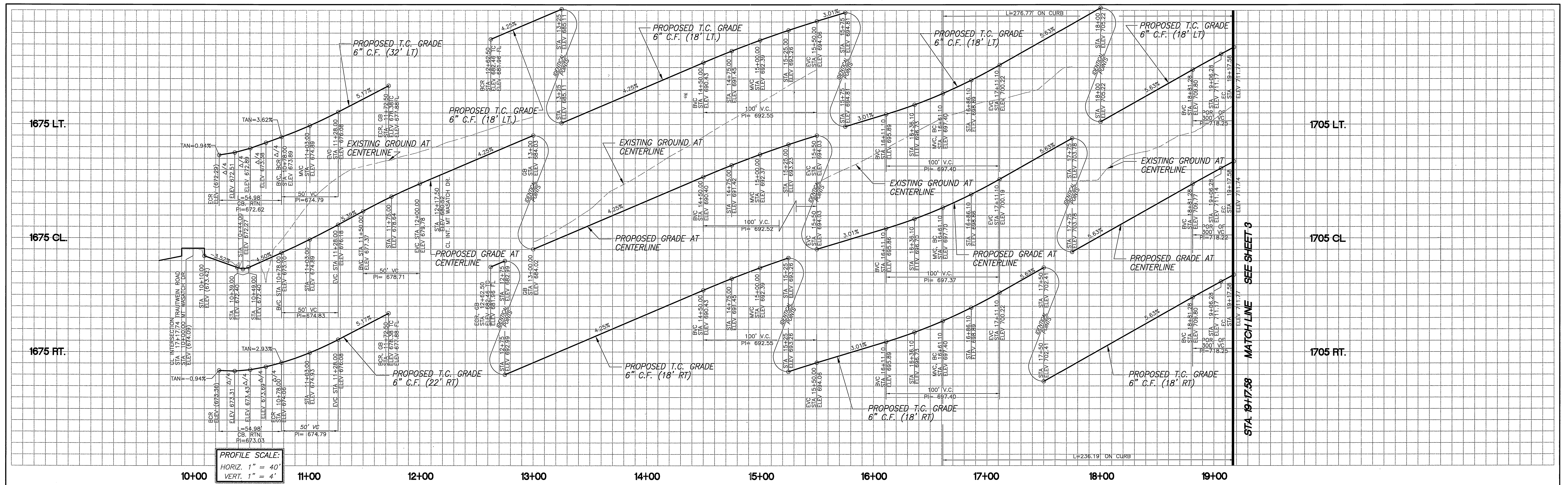
**INDEX MAP**

ACCOUNT NO. R - 3567 SHEET 1 OF 13

J.N. 5643

INDEXED 8-15-2000 4/1





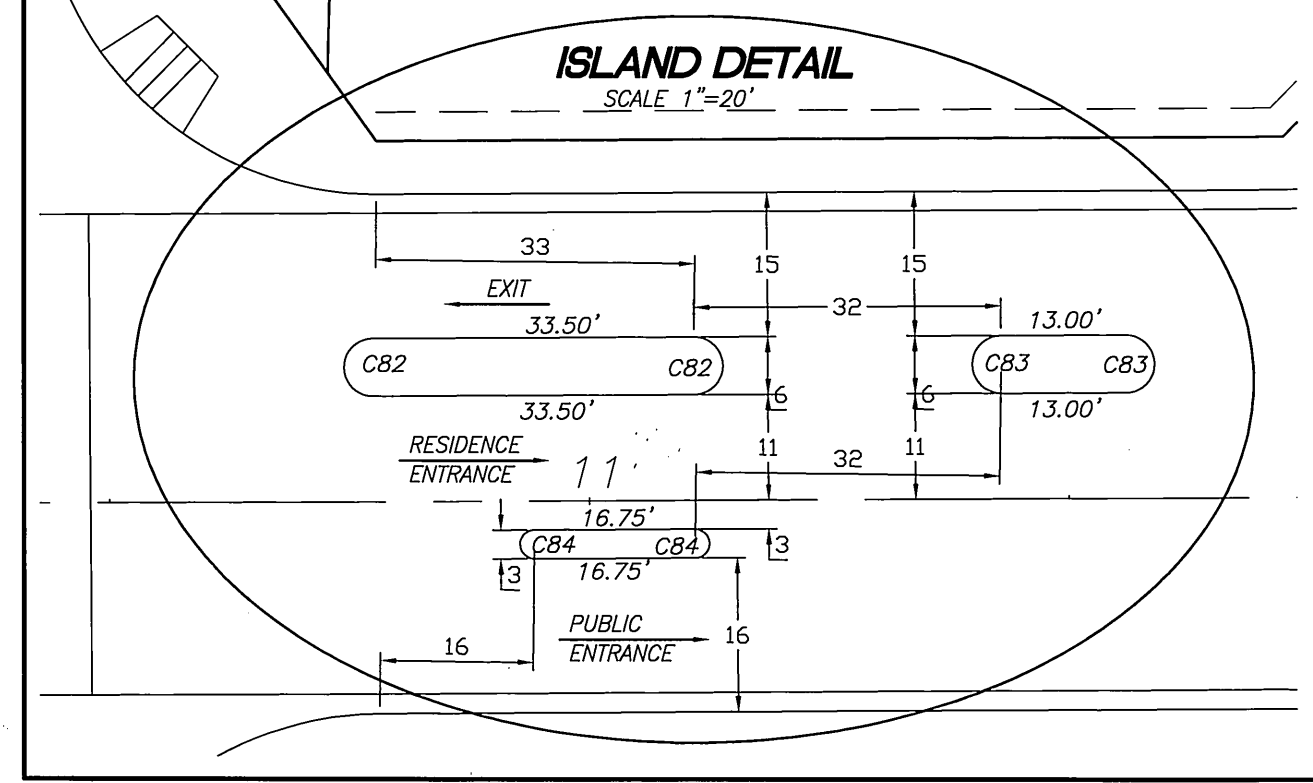
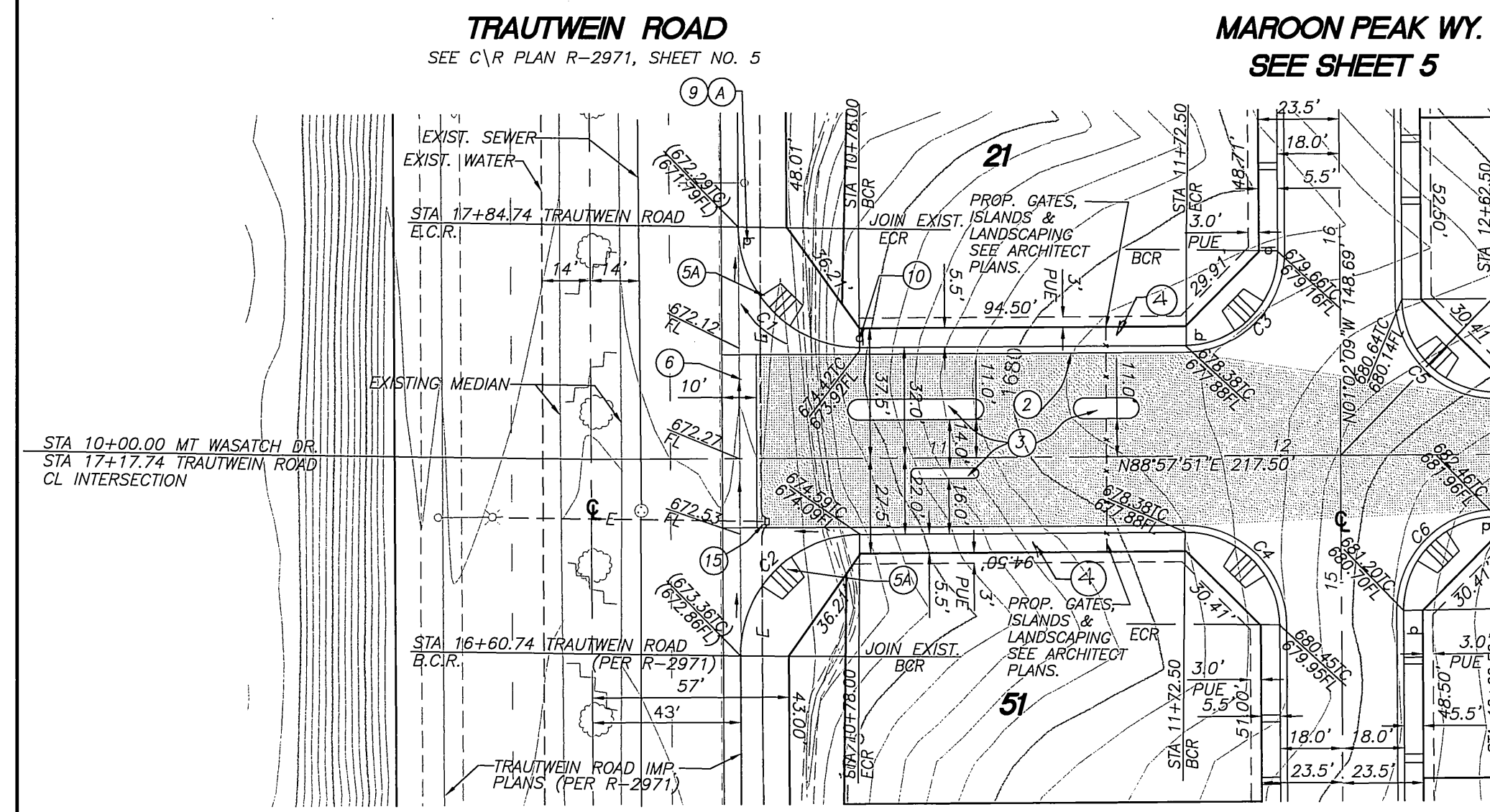
PROFILE SCALE:  
HORIZ. 1" = 40'  
VERT. 1" = 4'

**CONSTRUCTION NOTES**

- PLACE 3" A.C. OVER 4" CRUSHED AGG. BASE ----- 30,539 SF
- PLACE " A.C. OVER " CRUSHED AGG. BASE ----- 1,612 LF
- CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD #200, TYPE I ----- 150 LF
- CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STANDARD #200, TYPE II ----- 7,125 SF
- CONSTRUCT 5.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 ----- 2 EA
- CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE I ----- 0 EA
- CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE II ----- 0 EA
- CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE III ----- 663 SF
- CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STANDARD #220 ----- 1,760 SF
- CONSTRUCT DRIVE APPROACHES PER CITY OF RIVERSIDE STD. DWG #302 (TYPE CURB I) ----- 0 EA
- MODIFIED PER "MODIFIED DWY. DETAIL" SHEET 1 OF 13 ----- 1 EA
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #405 ----- 1 EA
- INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD #662 ----- 0 EA
- INSTALL STOP SIGN ----- 0 EA
- INSTALL "NO OUTLET" SIGN PER CAL TRANS. STD. NO. W-53 ----- 0 EA
- CONSTRUCT 6.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 ----- 0 EA
- SAW CUT AND REMOVE EXIST. AC PAVT. ----- 0 EA
- PLACE VARIABLE THICKNESS AC OVERLAY (MATCH GRADE) ----- 0 EA
- EXISTING STREET LIGHT STANDARDS TO BE RELOCATED, SEE CITY OF RIVERSIDE PUBLIC UTILITIES DRAWING U/LS-694378 FOR NEW LOCATION. ----- 0 EA
- CONSTRUCT BLOCK WALL PER WALL PLAN (R-35667 WP) AND SEPARATE LANDSCAPE PLAN ----- 0 LF
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #407 MODIFIED, SEE DETAIL ON STORM DRAIN PLAN D-677, SHEET 1. ----- 0 EA

**CURVE TABLE**

NUMBER	Δ	R=	L=	T=
C1	90°00'00"	35.00	54.98	35.00
C2	90°00'00"	35.00	54.98	35.00
C3	90°00'00"	27.00	42.41	27.00
C4	90°00'00"	27.00	42.41	27.00
C5	90°00'00"	27.00	42.41	27.00
C6	90°00'00"	27.00	42.41	27.00
C7	64°35'38"	245.50	276.77	155.18
C8	64°35'38"	209.50	236.19	132.42
C7A	180°00'00"	3.00	9.42	
C82	180°00'00"	3.00	9.42	
C83	180°00'00"	3.00	9.42	
C84	180°00'00"	1.50	4.71	



AS BUILT  
*Clb* 4/14/05



**MT. WASATCH DRIVE**

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

PLANS PREPARED BY  
**adkan ENGINEERS**  
CIVIL ENGINEERING SURVEYING PLANNING  
6820 AIRPORT DRIVE RIVERSIDE CA 92504  
TEL: (951) 588-0241 FAX: (951) 588-0599  
DATE: 1/11/05 FILE: E-33590 6/30/03

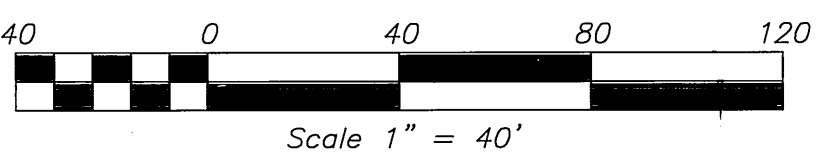
BENCHMARK: EB-C3  
P.K. NAIL AND TAG IN THE NORTHERLY WALL OF A CATCH BASIN 2 FEET EASTERLY OF THE EASTERLY CURB OF TRAUTWEIN ROAD, 100 FEET NORTHERLY OF VAN BUREN BLVD. TRANSFER FROM VG-10-2.  
ELEVATION: 1674.947

DESIGNED BY: R.H. DRAWN BY: R.H. CHECKED BY: C-  
ADDED PAVING SECTIONS  
MARK REVISIONS APPR. DATE

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 7-28-00  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
P.W. ENGINEER MANAGER  
STREET SERVICES

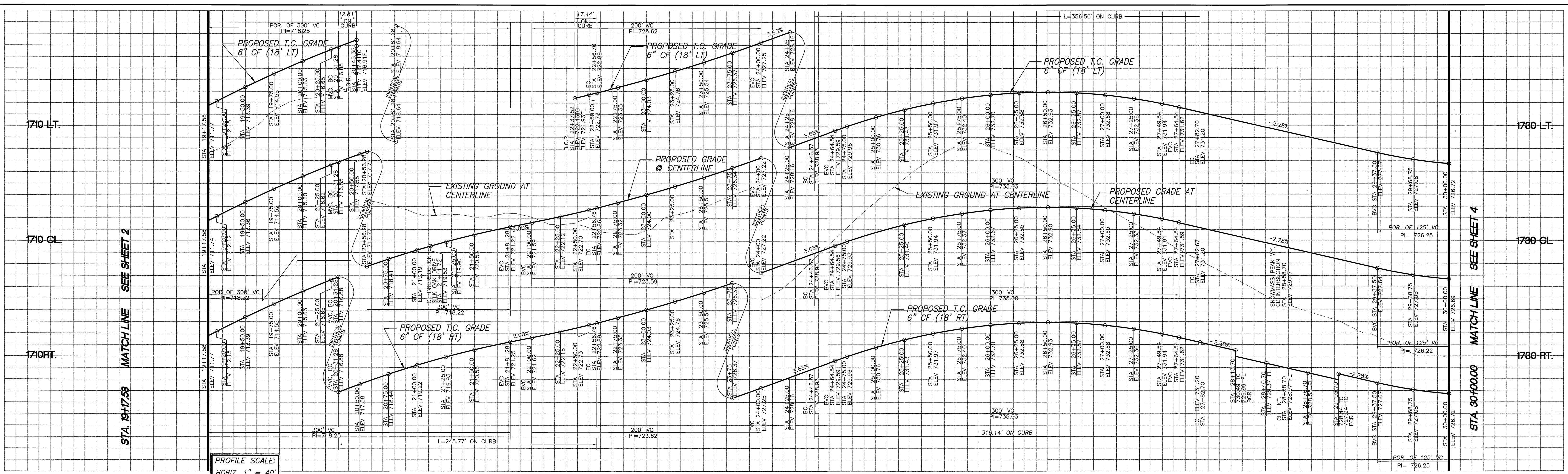
STREET IMPROVEMENT PLAN  
**TRACT NO. 28930**  
**MT. WASATCH DRIVE**  
STATION 10+00.00 TO STATION 19+17.58  
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO.  
**R - 3567**  
SHEET **2** OF **13**  
J.N. 5643  
FILE NAME: U:\DRAWING\PORTAL\STR02



INDEXED 8-15-2000



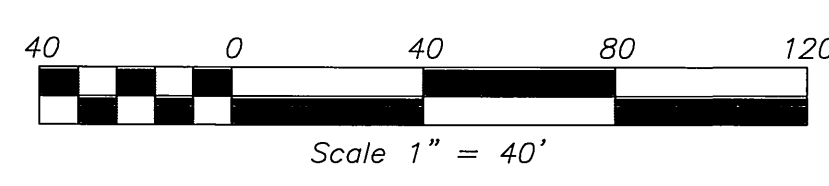
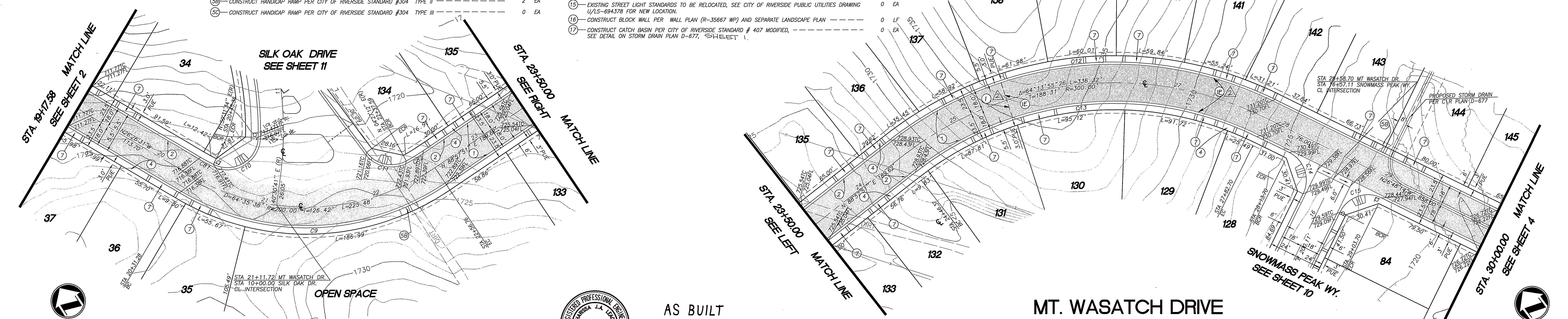


PROFILE SCALE:  
HORIZ. 1" = 40'  
VERT. 1" = 4'

**CONSTRUCTION NOTES**

- 1 PLACE 3" A.C. OVER 4" CRUSHED AGG. BASE 20,250 SF
- 2 PLACE 3" A.C. OVER 2.5" CRUSHED AGG. BASE OR 4" A.C. OVER 6" CRUSHED AGG. BASE 14,400 SF
- 3 CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD #200, TYPE I 1,967 LF
- 4 CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. #200, TYPE II 0 LF
- 5 CONSTRUCT 5.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 8,825 SF
- 6 CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE I 0 EA
- 7 CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE II 2 EA
- 8 CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE III 0 EA

- 9 CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STANDARD #220 0 SF
- 10 CONSTRUCT DRIVE APPROACHES PER CITY OF RIVERSIDE STD. DWG #302 (TYPE CURB I) 2,024 SF
- 11 MODIFIED PER "MODIFIED DWG. DETAIL" SHEET 1 OF 13
- 12 CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #405 0 EA
- 13 INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD #662 0 EA
- 14 INSTALL STOP SIGN 0 EA
- 15 INSTALL "NO OUTLET" SIGN PER CAL TRANS. STD. NO. W-53 0 EA
- 16 CONSTRUCT 6.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 0 EA
- 17 SAW CUT AND REMOVE EXIST. AC PAVT. 0 EA
- 18 PLACE VARIABLE THICKNESS AC OVERLAY (MATCH GRADE) 0 EA
- 19 EXISTING STREET LIGHT STANDARDS TO BE RELOCATED, SEE CITY OF RIVERSIDE PUBLIC UTILITIES DRAWING U/LS-894378 FOR NEW LOCATION. 0 EA
- 20 CONSTRUCT BLOCK WALL PER WALL PLAN (R-35867 WP) AND SEPARATE LANDSCAPE PLAN 0 LF
- 21 CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD # 407 MODIFIED, SEE DETAIL ON STORM DRAIN PLAN D-677, SHEET 1. 0 EA



**MT. WASATCH DRIVE**

**CURVE TABLE**

NUMBER	Δ	R'	L'	T'
C9	64°35'38"	218.00	245.77	137.80
C10	115°16'59"	27.00	54.33	42.61
C11	84°29'22"	27.00	39.81	24.52
C12	64°13'55"	318.00	356.50	199.60
C13	64°13'55"	282.00	316.14	177.01
C14	90°00'00"	27.00	42.41	27.00
C15	90°00'00"	27.00	42.41	27.00
C81	04°01'55"	182.00	12.81	6.41
C82	05°29'21"	182.00	17.44	8.72

**Underground Service Alert**  
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TWO WORKING DAYS BEFORE YOU DIG



AS BUILT  
*Chh* 4/14/05

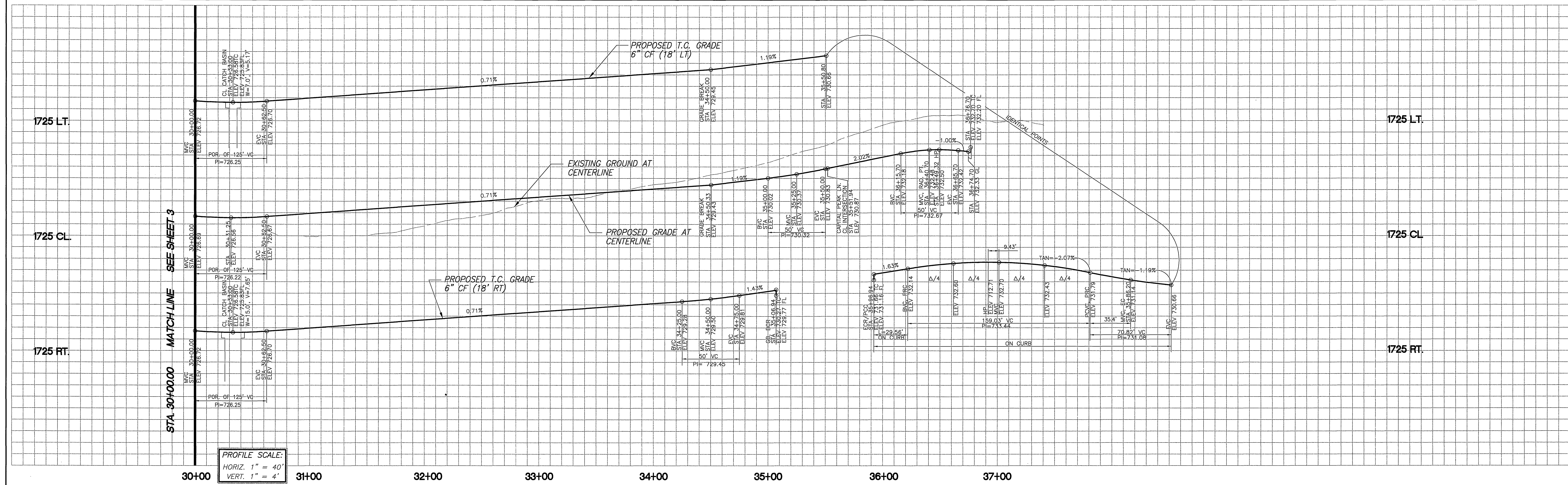
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ELEVATION: 1674.947

**CITY OF RIVERSIDE**  
**PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 7-28-00  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
P.W. ENGINEER MANAGER  
STREET SERVICES

STREET IMPROVEMENT PLAN  
**TRACT NO. 28930**  
**MT. WASATCH DRIVE**  
STATION 19+17.58 TO STATION 30+00.00  
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'  
ACCOUNT NO. **R - 3567**  
SHEET **3** OF **13**  
J.N. 5643  
DATE: 7-28-00

INDEXED 8-13-2000 *GH*





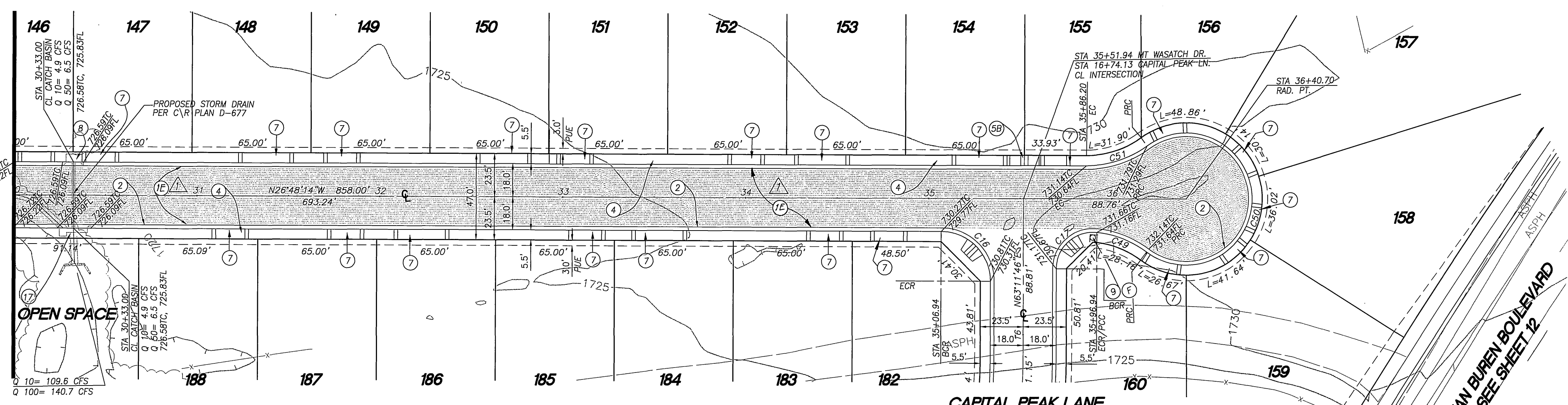
PROFILE SCALE:  
 HORIZ. 1" = 40'  
 VERT. 1" = 4'

**CONSTRUCTION NOTES**

- ① PLACE 3" A.C. OVER 2.5" CRUSHED AGG. BASE OR 4" A.C. OVER 6" CRUSHED AGG. BASE ----- 23,335 SF
- ② CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD #200, TYPE I ----- 1,341 LF
- ③ CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. #200, TYPE II ----- 0 LF
- ④ CONSTRUCT 5.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 ----- 5,350 SF
- ⑤ CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE I ----- 0 EA
- ⑥ CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE II ----- 1 EA
- ⑦ CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE III ----- 0 EA
- ⑧ CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STANDARD #220 ----- 2,024 SF
- ⑨ CONSTRUCT DRIVE APPROACHES PER CITY OF RIVERSIDE STD. NO. W-53 (TYPE CURB I) ----- 2 EA
- ⑩ MODIFIED PER "MODIFIED DWY. DETAIL" SHEET 1 OF 13 ----- 1 EA
- ⑪ CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #405 ----- 0 EA
- ⑫ INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD #662 ----- 0 EA
- ⑬ INSTALL STOP SIGN ----- 0 EA
- ⑭ INSTALL "NO OUTLET" SIGN PER CAL TRANS. STD. NO. W-53 ----- 0 EA
- ⑮ CONSTRUCT 6.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 ----- 0 EA
- ⑯ SAW CUT AND REMOVE EXIST. AC PAV'T. ----- 0 EA
- ⑰ PLACE VARIABLE THICKNESS AC OVERLAY (MATCH GRADE) ----- 0 EA
- ⑱ EXISTING STREET LIGHT STANDARDS TO BE RELOCATED, SEE CITY OF RIVERSIDE PUBLIC UTILITIES DRAWING U/AS-694378 FOR NEW LOCATION. ----- 0 EA
- ⑲ CONSTRUCT BLOCK WALL PER WALL PLAN (R-35667 WP) AND SEPARATE LANDSCAPE PLAN ----- 0 LF
- ⑳ CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #407 MODIFIED, SEE DETAIL ON STORM DRAIN PLAN D-677, SHEET 1. ----- 1 EA

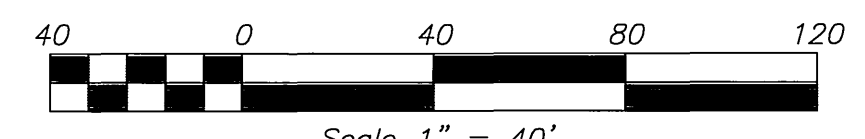
**CURVE TABLE**

NUMBER	L	R	L	T
C16	90°00'00"	27.00	42.41	27.00
C17	96°02'10"	20.00	33.52	22.23
C49	30°31'10"	55.50	29.56	15.14
C90	25°3'06"41"	36.00	159.03	48.55
C51	36°33'20"	55.50	35.41	18.33



MT WASATCH DRIVE

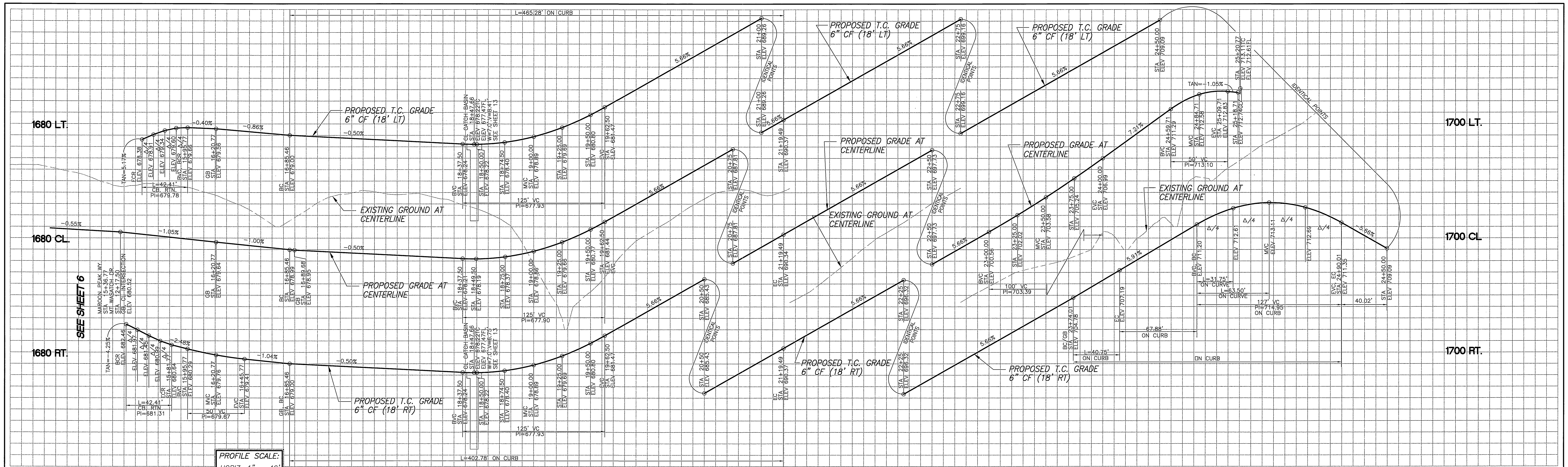
AS BUILT  
*Ch* 4/14/05



<b>Underground Service Alert</b>  Call: TOLL FREE <b>1-800-227-2600</b> TWO WORKING DAYS BEFORE YOU DIG	PLANS PREPARED BY <b>adkan ENGINEERS</b> CIVIL ENGINEERING SURVEYING PLANNING 6820 AIRPORT DRIVE, RIVERSIDE, CA 92504 TEL: (951) 538-0241 FAX: (951) 538-0599 DATE: 11/13/03 UNDER THE SUPERVISION OF: [Signature]	BENCHMARK: EB-C3 P.K. NAIL AND TAG IN THE NORTHERLY WALL OF A CATCH BASIN 2 FEET EASTERLY OF THE EASTERLY CURB OF TRAUTWEN ROAD, 100 FEET NORTHERLY OF VAN BUREN BLVD. TRANSFER FROM VB-10-2. ELEVATION: 1674.947	<b>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</b> APPROVED BY: [Signature] DATE: 7-28-00 PRINCIPAL ENGINEER: [Signature] DATE: 7-28-00 PARK DEPARTMENT: [Signature] DATE: 7-28-00 TRAFFIC DIVISION: [Signature] DATE: 7-28-00 P.W. ENGINEER MANAGER: [Signature] DATE: 7-28-00 STREET SERVICES: [Signature] DATE: 7-28-00		STREET IMPROVEMENT PLAN <b>TRACT NO. 28930</b> <b>MT WASATCH DRIVE</b> STATION 30+00.00 TO STATION 36+50± HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' ACCOUNT NO. <b>R - 3567</b> SHEET <b>4</b> OF <b>13</b> J.N. 5643
			DESIGNED BY: R.H. DRAWN BY: R.H. CHECKED BY: C-		FILE NAME: U:\DRAWING\PORTOLA\STR04

INDEXED 8-15-2000 Lft



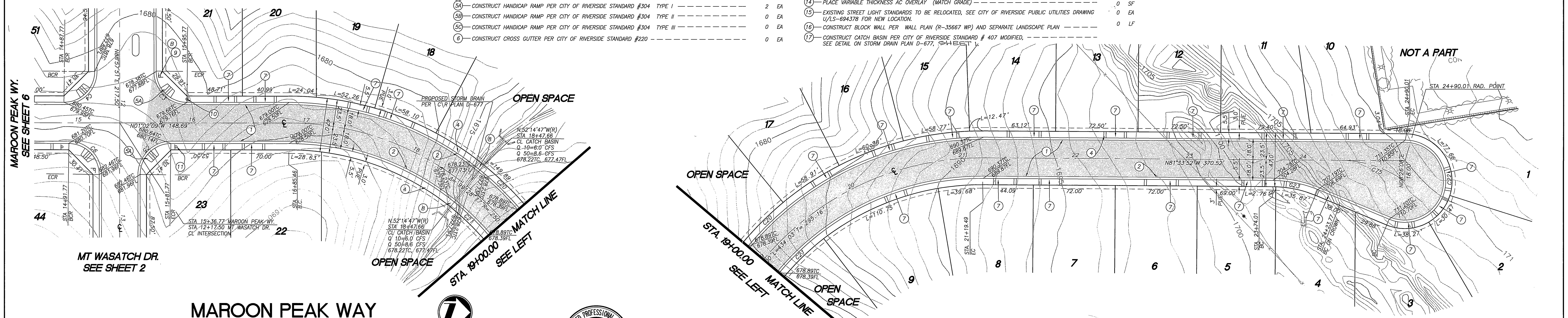


PROFILE SCALE:  
HORIZ. 1" = 40'  
VERT. 1" = 4'

**CONSTRUCTION NOTES**

- 1 PLACE 3" A.C. OVER 4" CRUSHED AGG. BASE ----- 33,797 SF
- 2 PLACE 2" A.C. OVER 4" CRUSHED AGG. BASE ----- 0 SF
- 3 CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD #200, TYPE I ----- 1,908 LF
- 4 CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. #200, TYPE II ----- 0 LF
- 5 CONSTRUCT 5.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 ----- 8,525 SF
- 6 CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE I ----- 2 EA
- 7 CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE II ----- 0 EA
- 8 CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE III ----- 0 EA
- 9 CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STANDARD #220 ----- 0 EA

- 7 CONSTRUCT DRIVE APPROACHES PER CITY OF RIVERSIDE STD. DWG #302 (TYPE CURB I) ----- 2,024 SF
- 8 MODIFIED PER "MODIFIED DWY. DETAIL" SHEET 1 OF 13
- 9 CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #405 ----- 2 EA
- 10 INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD #662 ----- 1 EA
- 11 INSTALL STOP SIGN ----- 1 EA
- 12 INSTALL "NO OUTLET" SIGN PER CAL TRANS. STD. NO. W-53 ----- 1 EA
- 13 CONSTRUCT 6.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 ----- 0 SF
- 14 SAW CUT AND REMOVE EXIST. AC PAV'T. ----- 0 SF
- 15 PLACE VARIABLE THICKNESS AC OVERLAY (MATCH GRADE) ----- 0 SF
- 16 EXISTING STREET LIGHT STANDARDS TO BE RELOCATED, SEE CITY OF RIVERSIDE PUBLIC UTILITIES DRAWING U/LS-694378 FOR NEW LOCATION. ----- 0 EA
- 17 CONSTRUCT BLOCK WALL PER WALL PLAN (R-35867 WP) AND SEPARATE LANDSCAPE PLAN ----- 0 LF
- 18 CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #407 MODIFIED, SEE DETAIL ON STORM DRAIN PLAN D-677, SHEET 1.



**MAROON PEAK WAY**

**MAROON PEAK WAY**

**CURVE TABLE**

NUMBER	Δ	R=	L=	T=
C3	90°00'00"	27.00	42.41	27.00
C4	90°00'00"	27.00	42.41	27.00
C5	90°00'00"	27.00	42.41	27.00
C6	90°00'00"	27.00	42.41	27.00
C20	99°28'17"	268.00	465.28	316.41
C21	99°28'17"	232.00	402.78	273.91
C22	202°07'55"	36.00	127.00	184.07
C23	22°07'55"	105.50	40.75	20.63
C75	34°54'55"	100.00	60.94	31.45

**Underground Service Alert**  
Call: TOLL FREE  
**1-800-227-2600**



AS BUILT  
*clb 4/14/05*

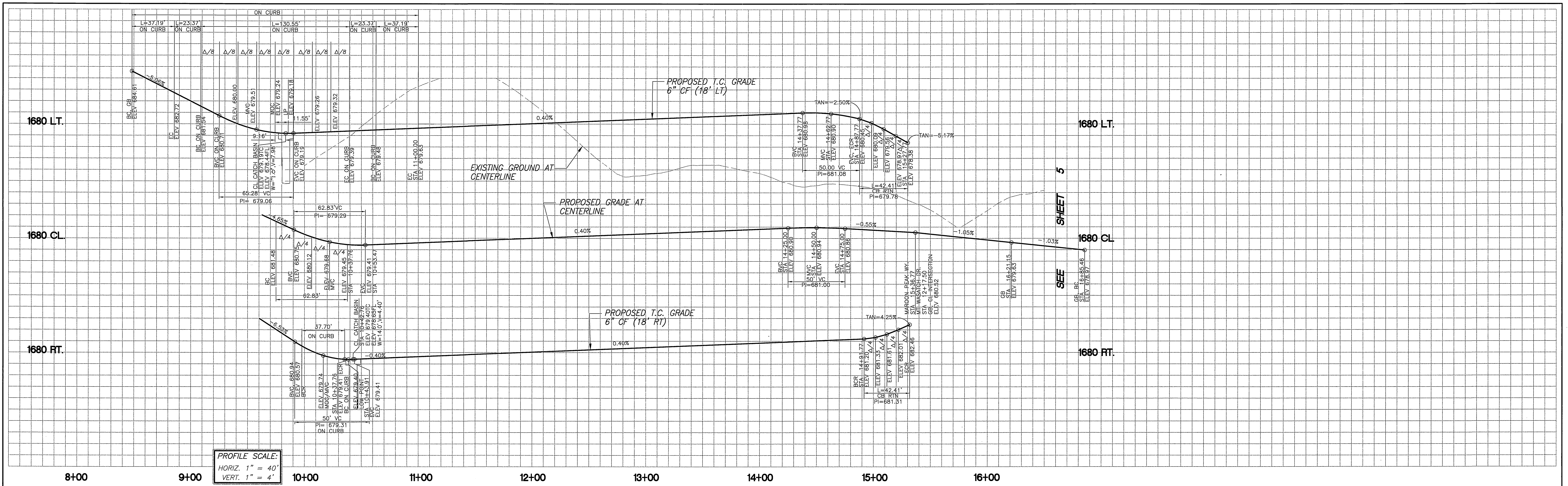
BENCHMARK: EB-C3  
P.K. NAIL AND TAG IN THE NORTHERLY WALL OF A CATCH BASIN 2 FEET EASTERLY OF THE EASTERLY CURB OF TRAUTMANN ROAD, 100 FEET NORTHERLY OF VAN BUREN BLVD. TRANSFER FROM VEG-10-2.  
ELEVATION: 1674.947

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 7-28-00  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
P.W. ENGINEER MANAGER  
STREET SERVICES

STREET IMPROVEMENT PLAN  
**TRACT NO. 28930**  
**MAROON PEAK WAY**  
ACCOUNT NO. **R - 3567**  
SHEET **5** OF **13**  
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'  
J.N. 5643

INDEXED 8-15-2000 fth





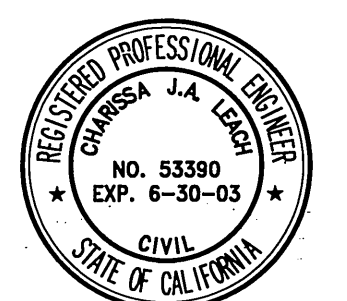
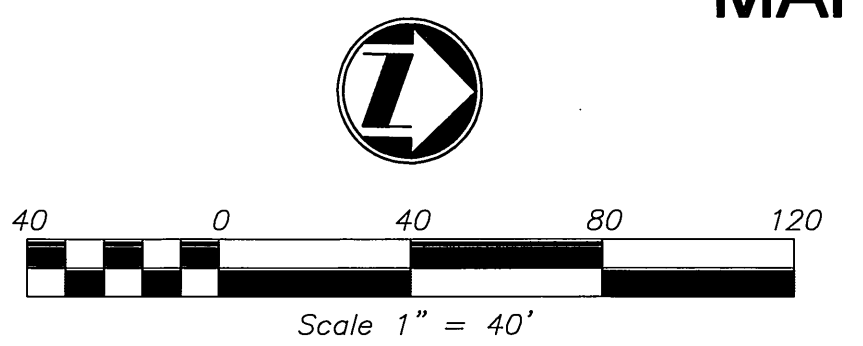
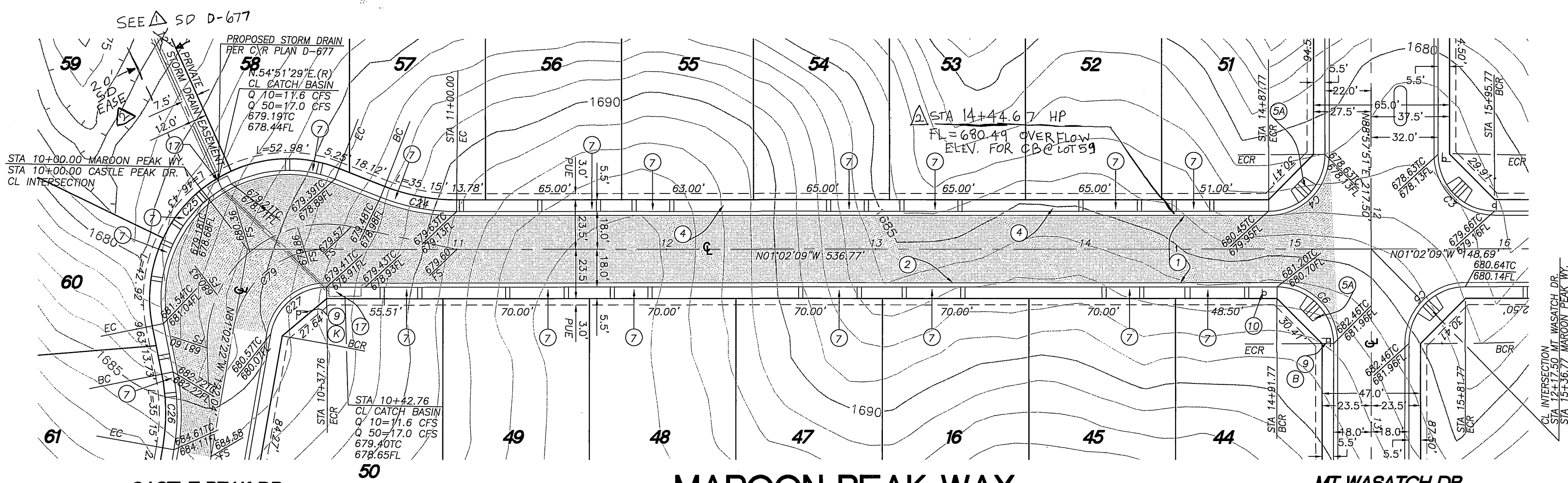
PROFILE SCALE:  
 HORIZ. 1" = 40'  
 VERT. 1" = 4'

**CONSTRUCTION NOTES**

- 1 PLACE 3" A.C. OVER 4" CRUSHED AGG. BASE ----- 22,818 SF
- 2 CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD #200, TYPE I ----- 1,235 LF
- 3 CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. #200, TYPE II ----- 0 LF
- 4 CONSTRUCT 5.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 ----- 5,425 SF
- 5 CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE I ----- 2 EA
- 6 CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE II ----- 0 EA
- 7 CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE III ----- 0 EA
- 8 CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STANDARD #220 ----- 1,408 SF
- 9 CONSTRUCT DRIVE APPROACHES PER CITY OF RIVERSIDE STD. DWG #302 (TYPE CURB I) ----- 2 EA
- 10 MODIFIED PER "MODIFIED DWY. DETAIL" SHEET 1 OF 13
- 11 CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #405 ----- 2 EA
- 12 INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD #662 ----- 2 EA
- 13 INSTALL STOP SIGN ----- 1 EA
- 14 INSTALL "NO OUTLET" SIGN PER CAL TRANS. STD. NO. W-53 ----- 0 EA
- 15 CONSTRUCT 6.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 ----- 0 EA
- 16 SAW CUT AND REMOVE EXIST. AC PAVT. ----- 0 EA
- 17 PLACE VARIABLE THICKNESS AC OVERLAY (MATCH GRADE) ----- 0 EA
- 18 EXISTING STREET LIGHT STANDARDS TO BE RELOCATED, SEE CITY OF RIVERSIDE PUBLIC UTILITIES DRAWING U/S-684378 FOR NEW LOCATION. ----- 0 EA
- 19 CONSTRUCT BLOCK WALL PER WALL PLAN (R-35667 WP) AND SEPARATE LANDSCAPE PLAN ----- 0 EA
- 20 CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD # 407 MODIFIED, SEE DETAIL ON STORM DRAIN PLAN D-677, SHEET 1. ----- 0 EA

**CURVE TABLE**

NUMBER	A=	R=	L=	T=
C3	90°00'00"	27.00	42.41	27.00
C4	90°00'00"	27.00	42.41	27.00
C5	90°00'00"	27.00	42.41	27.00
C6	90°00'00"	27.00	42.41	27.00
C24	21°18'35"	100.00	37.19	18.81
C25	122°37'23"	61.00	130.55	111.47
C26	21°18'35"	100.00	37.19	18.81
C27	80°00'13"	27.00	37.70	22.66
C79	80°00'13"	45.00	62.83	37.76



AS BUILT  
*Chh* 4/1/05

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

PLANS PREPARED BY  
**adkan ENGINEERS**  
 CIVIL ENGINEERING SURVEYING PLANNING  
 6820 AIRPORT DRIVE, RIVERSIDE, CA 92504  
 TEL: (951) 988-0241 FAX: (951) 988-0599  
 DATE: 1/1/00 UNDER THE SUPERVISION OF: P.C.E. 53390 6/30/03

BENCHMARK: EB-C3  
 P.K. NAIL AND TAG IN THE NORTHERLY WALL OF A CATCH BASIN 2 FEET EASTERLY OF THE EASTERLY CURB OF TRAUTWEIN ROAD, 100 FEET NORTHERLY OF VAN BUREN BLVD. TRANSFER FROM VB-10-2.  
 ELEVATION: 1674.947

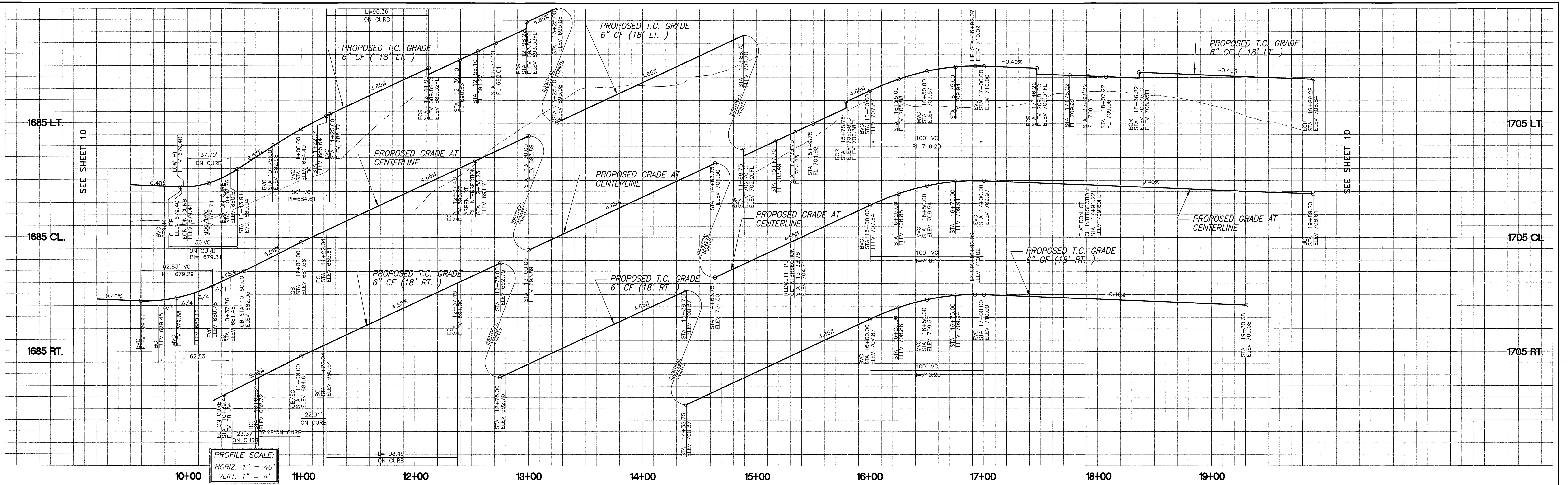
DESIGNED BY: R.H.	DRAWN BY: R.H.	CHECKED BY: C-
APPROVED BY: R.H.	DATE: 1/1/00	APPROVED BY: R.H.

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] DATE: 7-28-00  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 P.W. ENGINEER MANAGER  
 STREET SERVICES

STREET IMPROVEMENT PLAN  
**TRACT NO. 28930**  
**MAROON PEAK WAY**  
 ACCOUNT NO. R - 3567  
 SHEET 6 OF 13  
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'  
 J.N. 5643  
 INDEXED 8-15-2000 Lff

PC -4233-5





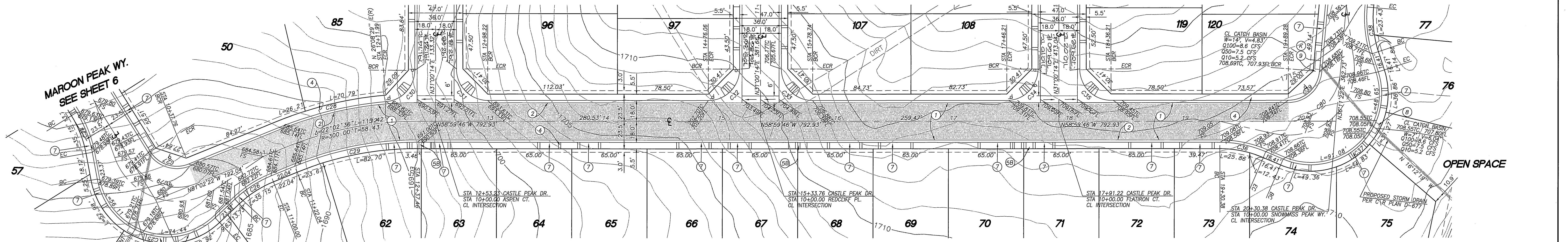
PROFILE SCALE:  
HORIZ. 1" = 40'  
VERT. 1" = 4'

ASPEN CT.  
SEE SHEET 8

REDCLIFF PL.  
SEE SHEET 8

FLATRION CT.  
SEE SHEET 9

SNOWMASS PEAK WY.  
SEE SHEET 10



### CASTLE PEAK DRIVE

AS BUILT  
*cll* 4/16/05

NUMBER	R	L	T
C25	122'37"23"	61.00	130.55
C26	211'18"35"	100.00	37.19
C27	80'00"13"	27.00	37.70
C28	17'10"52"	318.00	95.36
C29	22'02"36"	282.00	108.49
C30	85'08"15"	27.00	40.12
C31	90'00"00"	27.00	42.41
C32	90'00"00"	27.00	42.41
C33	90'00"00"	27.00	42.41
C34	90'00"00"	27.00	42.41
C35	90'00"00"	27.00	42.41
C36	23'12"46"	100.00	40.51
C37	131'14"25"	61.00	139.72
C39	84'48"52"	27.00	39.57
C79	80'00"13"	45.00	62.83
C80	84'48"52"	45.00	66.81



#### CONSTRUCTION NOTES

- PLACE 3" A.C. OVER 4" CRUSHED AGG. BASE --- 35,688 SF
- PLACE 2" A.C. OVER 4" CRUSHED AGG. BASE --- 0 SF
- CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD #200, TYPE I --- 1,754 LF
- CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. #200, TYPE II --- 0 LF
- CONSTRUCT 5.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 --- 7,900 SF
- CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE I --- 0 EA
- CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE II --- 3 EA
- CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE III --- 0 EA
- CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STANDARD #220 --- 0 SF
- CONSTRUCT DRIVE APPROACHES PER CITY OF RIVERSIDE STD. DWG #302 (TYPE CURB I) --- 2,204 SF
- MODIFIED PER "MODIFIED DWG. DETAIL" SHEET 1 OF 13
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #405 --- 0 EA
- INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD #662 --- 0 EA
- INSTALL STOP SIGN --- 0 EA
- INSTALL "NO OUTLET" SIGN PER CAL TRANS. STD. NO. W-53 --- 0 EA
- CONSTRUCT 6.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 --- 0 EA
- SAW CUT AND REMOVE EXIST. AC PAVMT. --- 0 EA
- PLACE VARIABLE THICKNESS AC OVERLAY (MATCH GRADE) --- 0 EA
- EXISTING STREET LIGHT STANDARDS TO BE RELOCATED, SEE CITY OF RIVERSIDE PUBLIC UTILITIES DRAWING U/LS-694379 FOR NEW LOCATION. --- 0 EA
- CONSTRUCT BLOCK WALL PER WALL PLAN (R-35667 WP) AND SEPARATE LANDSCAPE PLAN --- 0 LF
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD # 407 MODIFIED, SEE DETAIL ON STORM DRAIN PLAN D-677, SHEET 1 --- 0 EA

**Underground Service Alert**  
Call: TOLL FREE  
**1-800-227-2600**  
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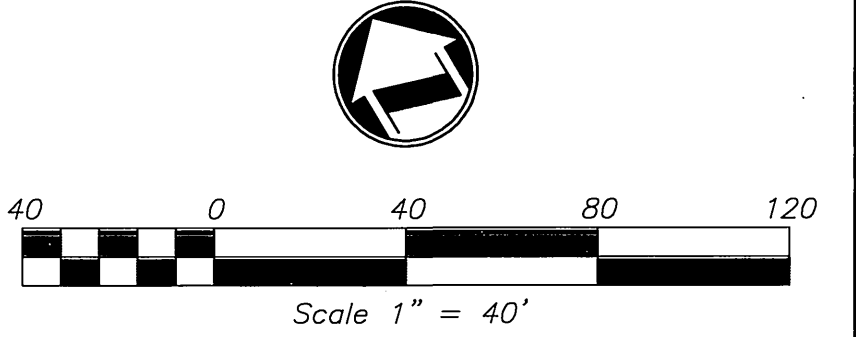
PLANS PREPARED BY  
**adkan ENGINEERS**  
CIVIL ENGINEERING SURVEYING PLANNING  
6820 AIRPORT DRIVE, RIVERSIDE, CA 92504  
TEL: (951) 988-0241 FAX: (951) 988-0599  
DATE: 10/1/00 UNDER THE SUPERVISION OF: R.C.E. 53390 6/7/03/05

BENCHMARK: EB-C3  
P.K. NAIL AND TAG IN THE NORTHERLY WALL OF A CATCH BASIN 2 FEET EASTERLY OF THE EXISTING CURB OF TRAUTWEIN ROAD, 100 FEET NORTHERLY OF VAN BUREN BLVD. TRANSFER FROM V8-10-2.  
ELEVATION: 1674.947

ADDED PAVING SECTIONS  
REVISIONS  
APPROVED BY: R.H. DRAWN BY: R.H. CHECKED BY: C-  
DATE: 7/28/00

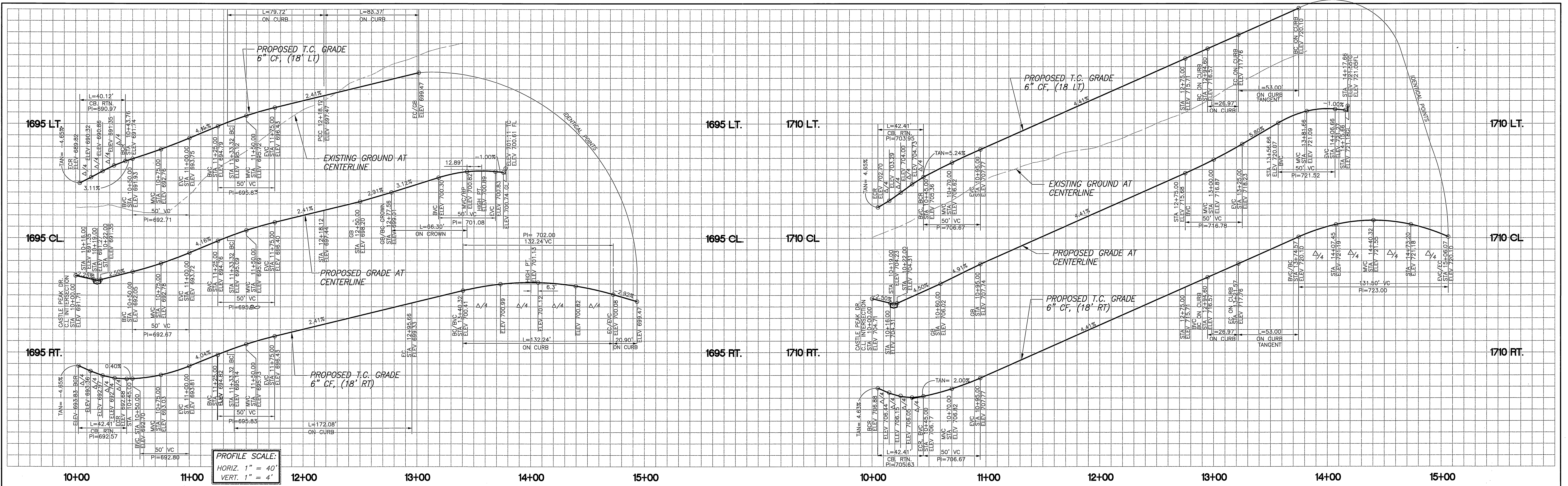
**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 7/28/00  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
P.W. ENGINEER MANAGER  
STREET SERVICES

STREET IMPROVEMENT PLAN  
**TRACT NO. 28930**  
**CASTLE PEAK DRIVE**  
ACCOUNT NO. R-3567  
SHEET 7 OF 13  
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'  
DATE: 7-28-00



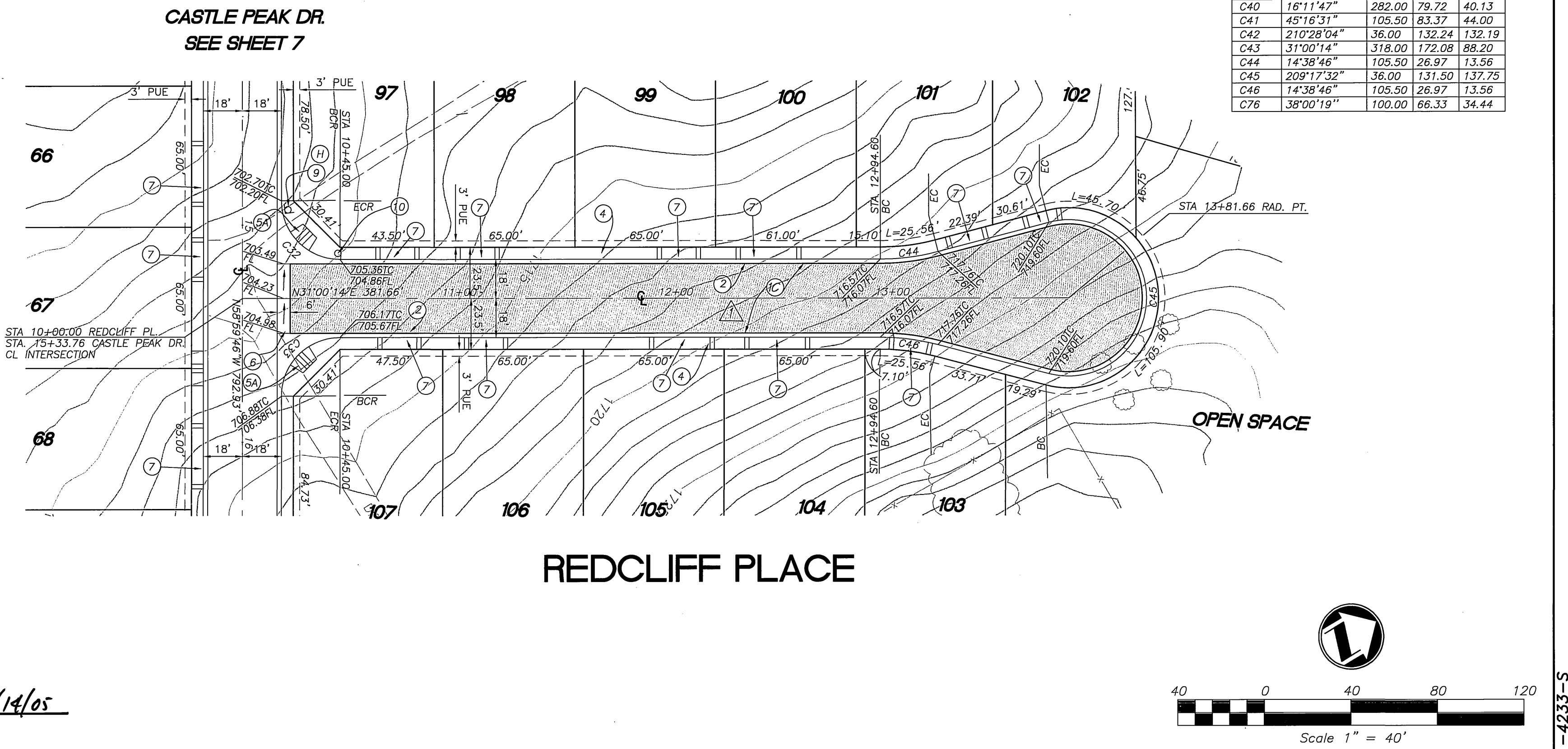
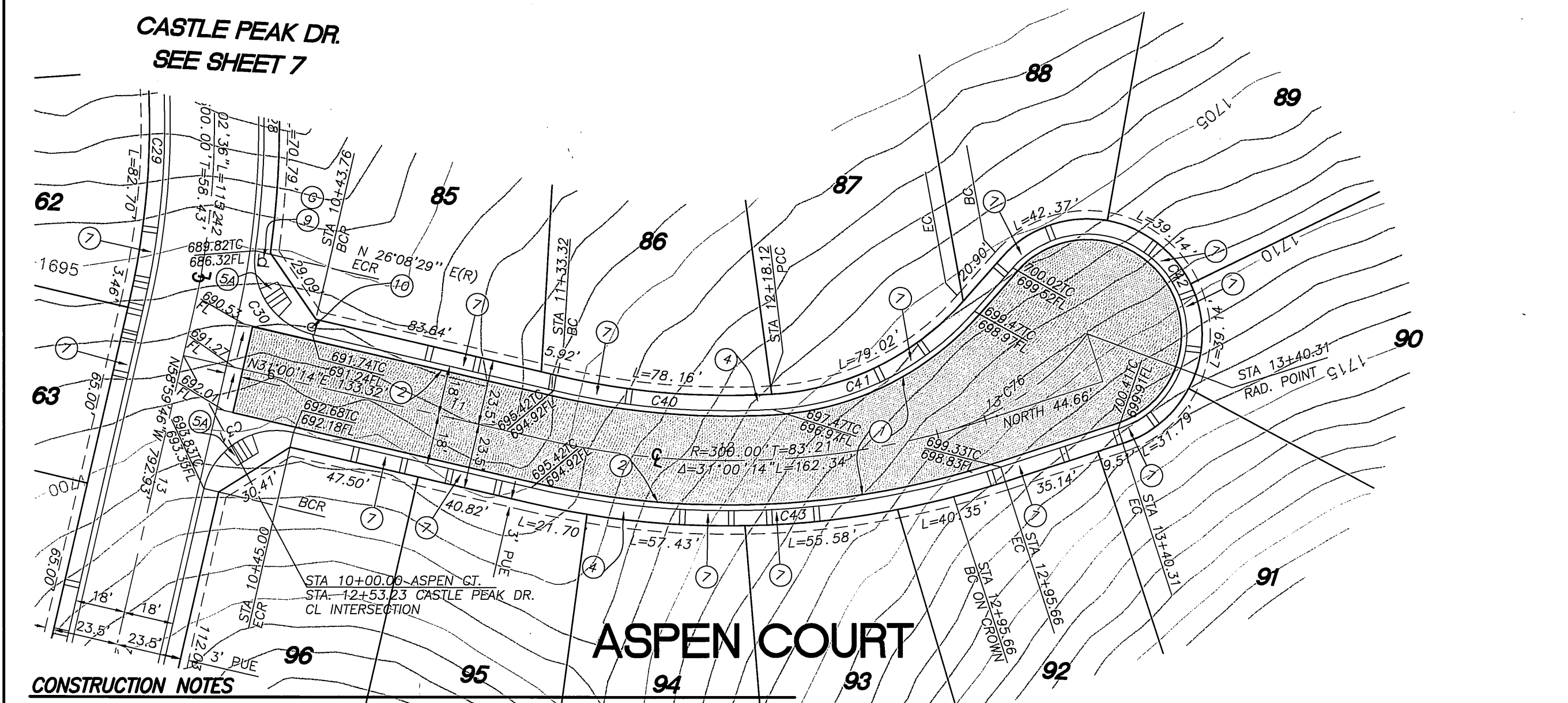
INDEXED 8-15-2000





**CURVE TABLE**

NUMBER	Δ =	R =	L =	T =
C30	85°08'15"	27.00	40.12	24.80
C31	90°00'00"	27.00	42.41	27.00
C32	90°00'00"	27.00	42.41	27.00
C33	90°00'00"	27.00	42.41	27.00
C40	16°11'47"	282.00	79.72	40.13
C41	45°16'31"	105.50	83.37	44.00
C42	21°02'04"	306.00	132.24	132.19
C43	31°00'14"	318.00	172.08	88.20
C44	14°38'46"	105.50	26.97	13.56
C45	209°17'32"	36.00	131.50	137.75
C46	14°38'46"	105.50	26.97	13.56
C76	38°00'19"	100.00	66.33	34.44



**AS BUILT**  
*Chh 4/14/05*

Scale 1" = 40'

**adkan ENGINEERS**  
CIVIL ENGINEERING SURVEYING PLANNING  
6820 AIRPORT DRIVE RIVERSIDE, CA 92504  
TEL: (909) 938-0241 FAX: (909) 938-0599  
DATE: 1/10/05 UNDER THE SUPERVISION OF: REG. 53390 6/30/03

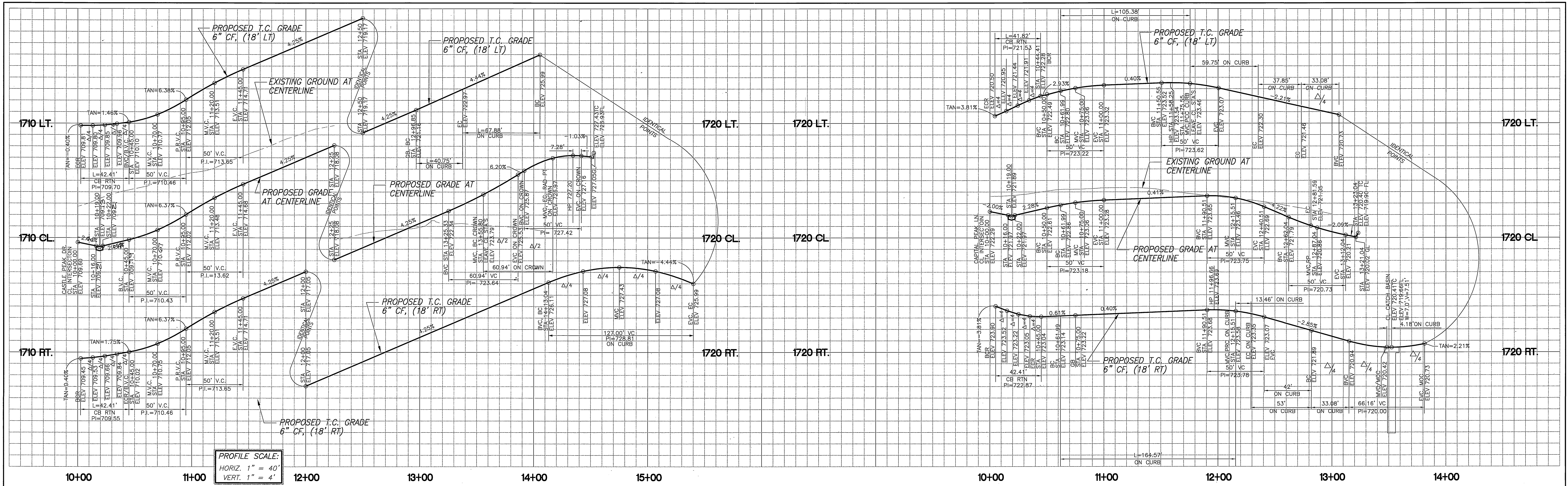
**Underground Service Alert**  
Call: TOLL FREE 1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 7/28/00  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
P.W. ENGINEER MANAGER  
STREET SERVICES

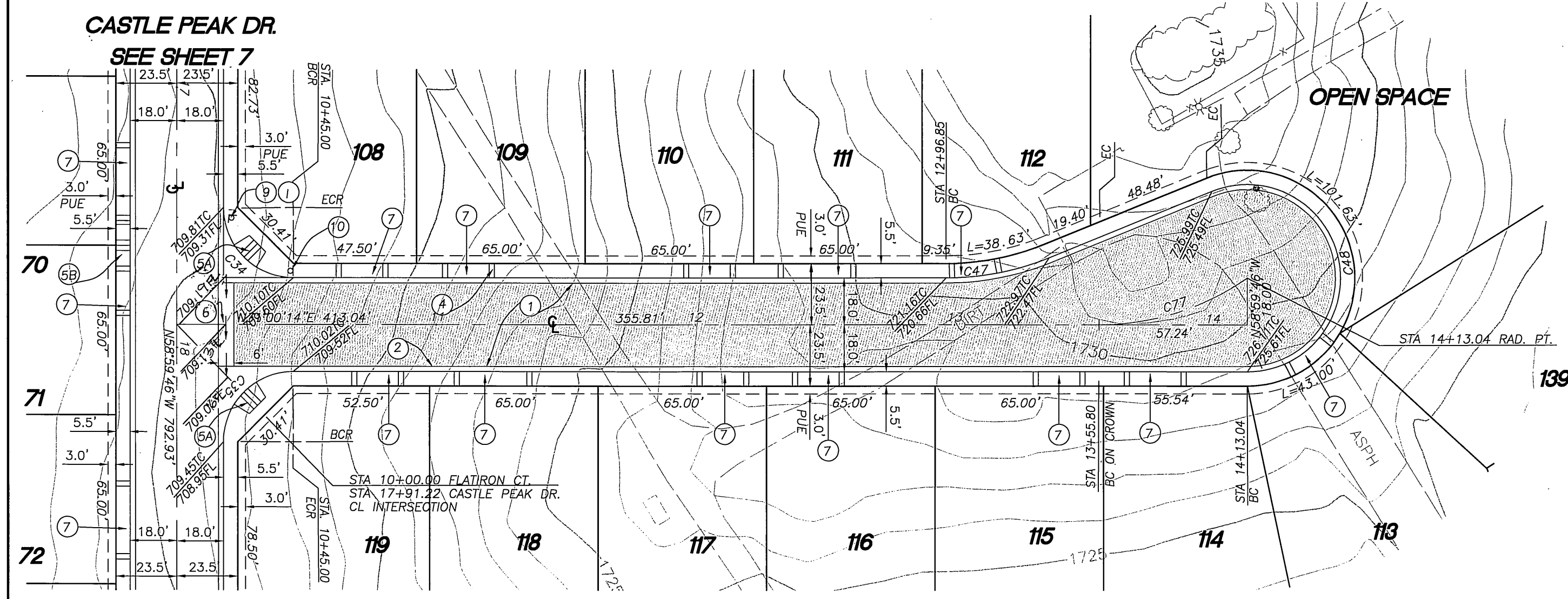
**STREET IMPROVEMENT PLAN**  
TRACT NO. 28930  
ASPEN COURT  
REDCLIFF PLACE  
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. R - 3567  
SHEET 8 OF 13  
J.N. 5643



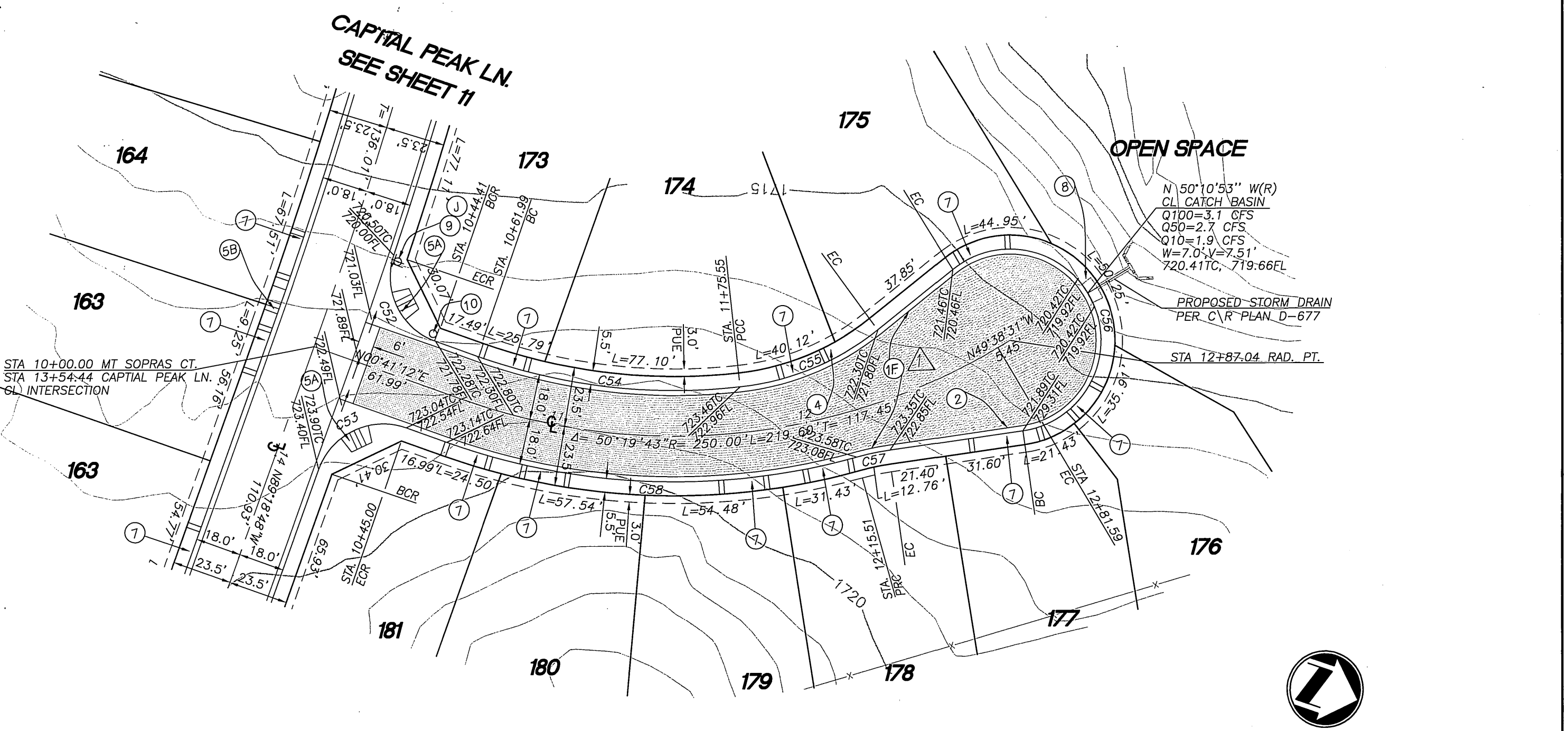


PROFILE SCALE:  
HORIZ. 1" = 40'  
VERT. 1" = 4'



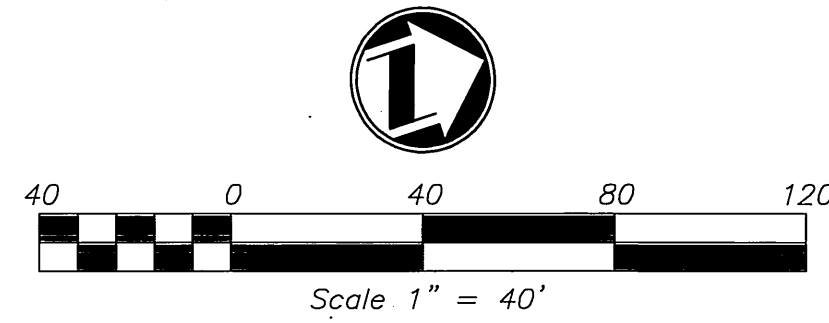
SEE DETAIL ON STORM DRAIN PLAN D-677, SHEET 1.

NUMBER	Δ	R	L	T
C34	90°00'00"	27.00	42.41	27.00
C35	90°00'00"	27.00	42.41	27.00
C47	22°07'55"	105.50	40.75	20.63
C48	202°07'55"	36.00	127.00	184.07
C52	85°44'21"	27.00	41.82	26.41
C53	90°00'00"	27.00	42.41	27.00
C54	26°01'31"	232.00	105.38	53.62
C55	32°26'54"	105.50	59.75	30.70
C56	210°35'57"	36.00	132.32	131.60
C57	07°18'37"	105.50	13.46	6.74
C58	35°11'04"	268.00	164.57	84.97
C77	34°54'55"	100.00	60.94	31.45



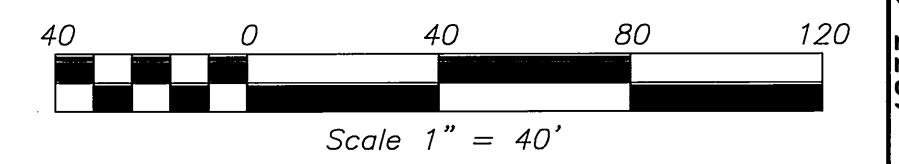
- CONSTRUCTION NOTES**
- PLACE 3" A.C. OVER 4" CRUSHED AGG. BASE
  - PLACE 3" A.C. OVER 9" CRUSHED AGG. BASE OR 4" A.C. OVER 7" CRUSHED AGG. BASE
  - CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD #200, TYPE I
  - CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. #200, TYPE II
  - CONSTRUCT 5.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325
  - CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE I
  - CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE II
  - CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE III
  - CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STANDARD #220
  - CONSTRUCT DRIVE APPROACHES PER CITY OF RIVERSIDE STD. DWG #302 (TYPE CURB I) MODIFIED PER "MODIFIED DWG. DETAIL" SHEET 1 OF 13
  - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #405
  - INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD #662
  - INSTALL STOP SIGN
  - INSTALL "NO OUTLET" SIGN PER CAL TRANS STD. NO. W-53
  - CONSTRUCT 6.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325
  - SAW CUT AND REMOVE EXIST. AC PAYMT.
  - PLACE VARIABLE THICKNESS AC OVERLAY (MATCH GRADE)
  - EXISTING STREET LIGHT STANDARDS TO BE RELOCATED, SEE CITY OF RIVERSIDE PUBLIC UTILITIES DRAWING U/L5-694378 FOR NEW LOCATION.
  - CONSTRUCT BLOCK WALL PER WALL PLAN (R-35667 WP) AND SEPARATE LANDSCAPE PLAN
  - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD # 407 MODIFIED, SEE DETAIL ON STORM DRAIN PLAN D-677, SHEET 1.

**FLATIRON COURT**



AS BUILT  
*Chh 4/14/05*

**MT. SOPRAS CT.**



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PLANS PREPARED BY  
**adkan ENGINEERS**  
CIVIL ENGINEERING SURVEYING PLANNING  
6820 AIRPORT DRIVE, RIVERSIDE, CA 92504  
TEL: (951) 988-0241 FAX: (951) 988-0599  
DATE: 10/10/04 UNDER THE SUPERVISION OF: R.H. 6/30/03

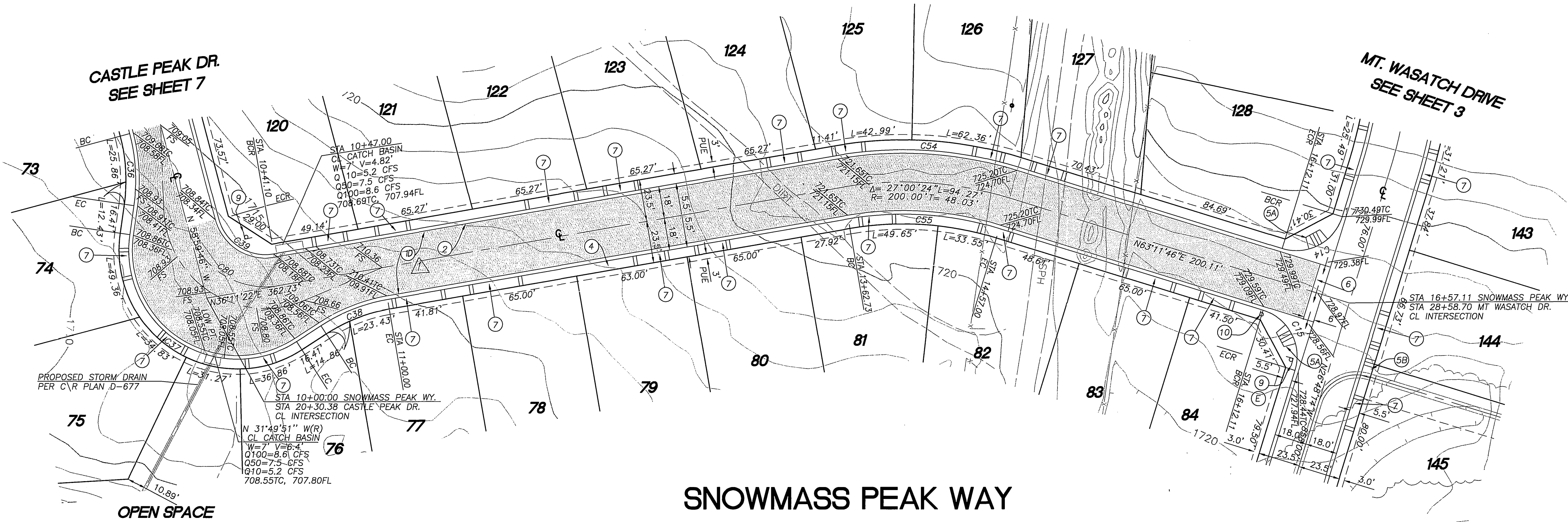
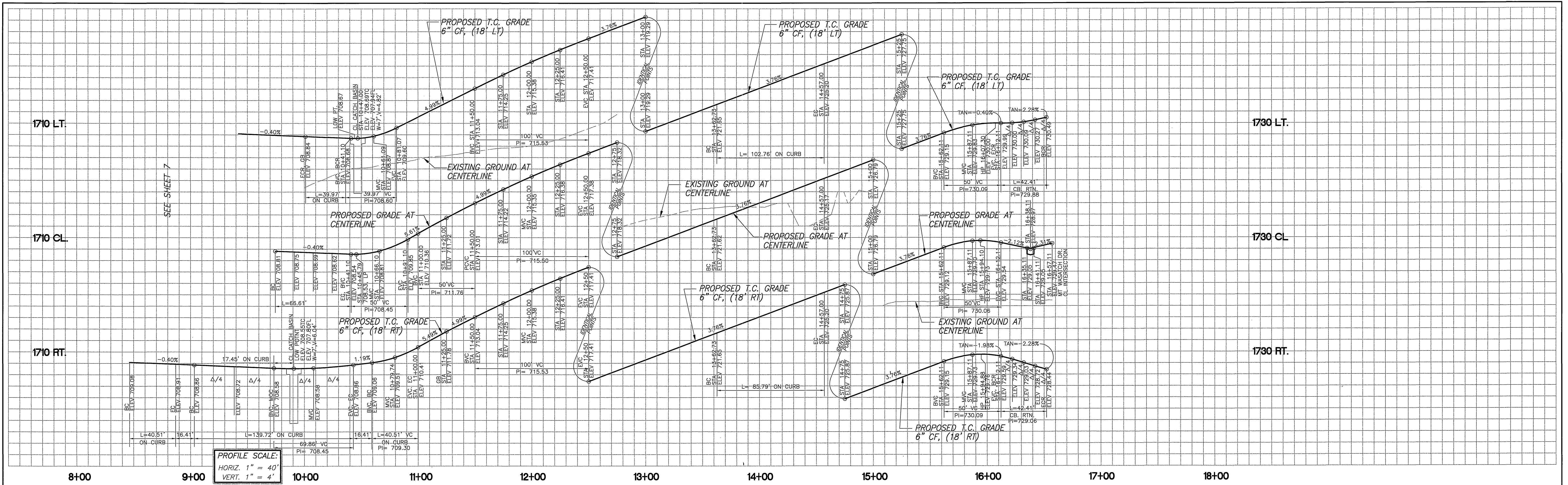
BENCHMARK: EB-C3  
P.K. NAIL AND TAG IN THE NORTHERLY WALL OF A CATCH BASIN 2 FEET EASTERLY OF THE EASTERLY CURB OF TRAUTWEIN ROAD, 100 FEET NORTHERLY OF VAN BUREN BLVD. TRANSFER FROM VB-10-2.  
ELEVATION: 1674.947

DESIGNED BY: R.H. DRAWN BY: R.H. CHECKED BY: C-  
APPROVED BY: [Signature] DATE: 7/28/00

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 7/28/00  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
P.W. ENGINEER MANAGER  
STREET SERVICES

STREET IMPROVEMENT PLAN  
**TRACT NO. 28930**  
**FLATIRON COURT**  
**MT. SOPRAS CT.**  
ACCOUNT NO. **R - 3567**  
SHEET **9** OF **13**  
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'  
J.N. 5643  
INDEXED 8-15-2000 LFT





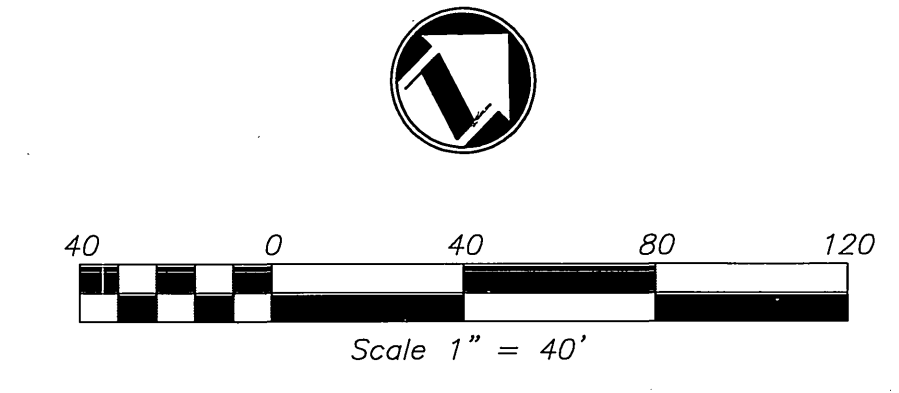
- CONSTRUCTION NOTES**
- PLACE 3" A.C. OVER 6.5" CRUSHED AGG. BASE - 16,943 SF
  - PLACE 1" A.C. OVER 6.5" CRUSHED AGG. BASE - 0 SF
  - CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD #200, TYPE I - 1,119 LF
  - CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. #200, TYPE II - 0 LF
  - CONSTRUCT 5.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 - 5,000 SF
  - CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE I - 2 EA
  - CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE II - 0 EA
  - CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE III - 0 EA
  - CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STANDARD #220 - 681 SF
  - CONSTRUCT DRIVE APPROACHES PER CITY OF RIVERSIDE STD. DWG #302 (TYPE CURB I) MODIFIED PER "MODIFIED DWY. DETAIL" SHEET 1 OF 13 - 1,232 SF
  - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #405 - 0 EA
  - INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD #662 - 1 EA
  - INSTALL STOP SIGN - 1 EA
  - INSTALL "NO OUTLET" SIGN PER CAL TRANS. STD. NO. W-53 - 0 EA
  - CONSTRUCT 6.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 - 0 SF
  - SAW CUT AND REMOVE EXIST. AC PAVT. - 0 SF
  - PLACE VARIABLE THICKNESS AC OVERLAY (MATCH GRADE) - 0 SF
  - EXISTING STREET LIGHT STANDARDS TO BE RELOCATED, SEE CITY OF RIVERSIDE PUBLIC UTILITIES DRAWING U/LS-694378 FOR NEW LOCATION. - 0 EA
  - CONSTRUCT BLOCK WALL PER WALL PLAN (R-35667 WP) AND SEPARATE LANDSCAPE PLAN - 0 LF
  - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD # 407 MODIFIED, - 0 EA  
SEE DETAIL ON STORM DRAIN PLAN D-677, SHEET 1.

**CURVE TABLE**

CURVE	Δ	R	L	T
C14	90°00'00"	27.00	42.41	27.00
C15	90°00'00"	27.00	42.41	27.00
C36	23°12'46"	100.00	40.51	20.54
C37	131°14'25"	61.00	139.72	134.60
C38	23°12'46"	100.00	40.51	20.54
C39	84°48'52"	27.00	39.97	24.66
C54	27°00'24"	218.00	102.76	52.35
C55	27°00'24"	182.00	85.79	43.71
C80	84°48'52"	45.00	66.61	41.10

AS BUILT  
*Ch* 4/10/00

REGISTERED PROFESSIONAL ENGINEER  
 CALIFORNIA J.A. LEACH  
 NO. 53390  
 EXP. 6-30-03  
 CIVIL  
 STATE OF CALIFORNIA



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

PLANS PREPARED BY:  
**adkan ENGINEERS**  
 CIVIL ENGINEERING SURVEYING PLANNING  
 6820 AIRPORT DRIVE, RIVERSIDE, CA 92504  
 TEL: (951) 938-0241 FAX: (951) 938-0599  
 DATE: 4/10/00  
 UNDER THE SUPERVISION OF: J.C. 63390 6/30/03

BENCHMARK: EB-03  
 P.K. NAIL AND TAG IN THE NORTHERLY WALL OF A CATCH BASIN 2 FEET EASTERLY OF THE EASTERLY CURB OF TRAUTWEIN ROAD, 100 FEET NORTHERLY OF VAN BUREN BLVD. TRANSFER FROM VS-10-2.  
 ELEVATION: 1674.947

DESIGNED BY: R.H. DRAWN BY: R.H. CHECKED BY: C-  
 MARK:  ADDED PAVING SECTION  REVISIONS  
 APRR. DATE: 4/10/00

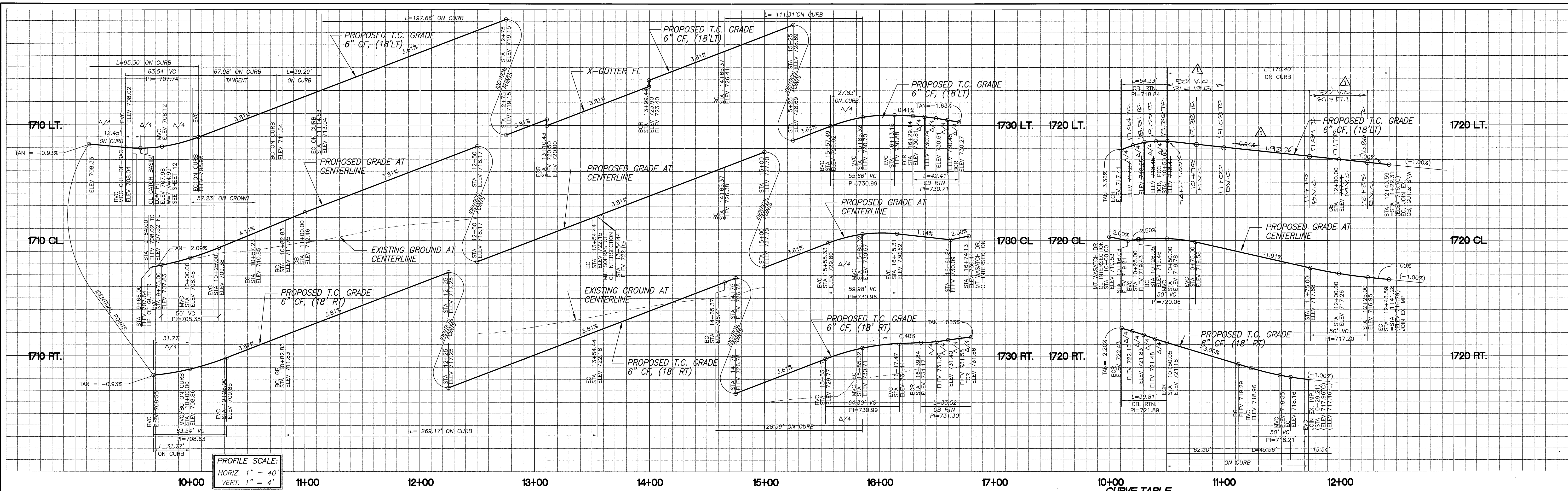
**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] DATE: 7/28/00  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 P.W. ENGINEER MANAGER  
 STREET SERVICES

STREET IMPROVEMENT PLAN  
 TRACT NO. 28930  
**SNOWMASS PEAK WAY**  
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO.  
**R - 3567**  
 SHEET 10 OF 13  
 J.N. 5643

INDEXED 8-15-2000 *lft*

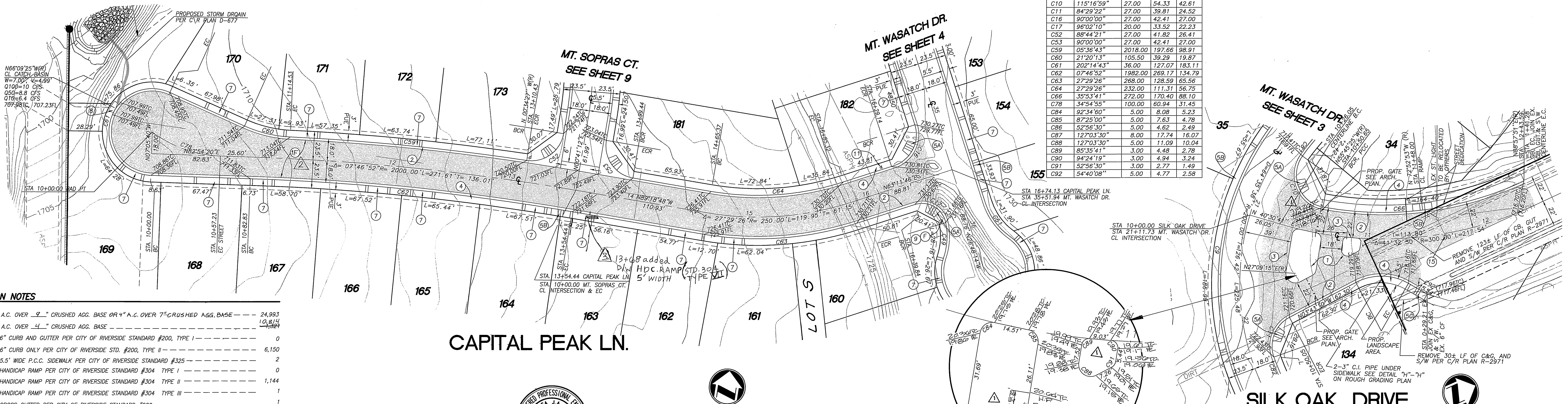




PROFILE SCALE:  
 HORIZ. 1" = 40'  
 VERT. 1" = 4'

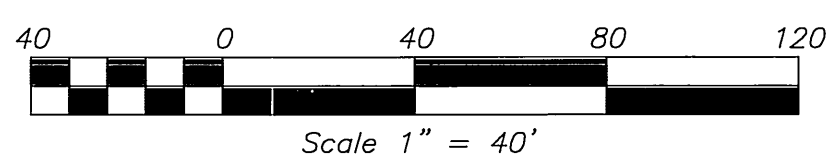
CURVE TABLE

NUMBER	Δ	R=	L=	T=
C10	115°16'59"	27.00	54.33	42.61
C11	84°29'22"	27.00	39.81	24.52
C16	90°00'00"	27.00	42.41	27.00
C17	96°02'10"	20.00	13.52	22.23
C52	88°44'21"	27.00	41.82	26.41
C53	90°00'00"	27.00	42.41	27.00
C59	05°36'43"	2018.00	197.66	98.91
C60	21°20'13"	105.50	39.29	19.87
C61	202°14'43"	36.00	127.07	183.11
C62	07°46'52"	1892.00	269.17	134.79
C63	27°29'26"	268.00	128.59	65.56
C64	27°29'26"	232.00	111.31	56.75
C66	35°53'41"	272.00	170.40	88.10
C78	34°54'55"	100.00	60.94	31.45
C84	92°34'80"	5.00	8.08	5.23
C85	87°25'00"	5.00	7.63	4.78
C86	52°56'30"	5.00	4.62	2.49
C87	127°03'30"	8.00	17.74	16.07
C88	127°03'30"	5.00	11.09	10.04
C89	85°35'41"	3.00	4.48	2.78
C90	94°24'19"	3.00	4.94	3.24
C91	52°56'30"	3.00	2.77	1.49
C92	54°40'08"	5.00	4.77	2.58



- CONSTRUCTION NOTES**
- PLACE 3" A.C. OVER 9" CRUSHED AGG. BASE OR 4" A.C. OVER 7" CRUSHED AGG. BASE --- 24,993
  - PLACE 3" A.C. OVER 4" CRUSHED AGG. BASE --- 10,814
  - CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD #200, TYPE I --- 0
  - CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. #200, TYPE II --- 6,150
  - CONSTRUCT 5.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 --- 2
  - CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE I --- 0
  - CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE II --- 1,144
  - CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE III --- 1
  - CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STANDARD #220 --- 1
  - CONSTRUCT DRIVE APPROACHES PER CITY OF RIVERSIDE STD. DWG #302 (TYPE CURB I) --- 1
  - MODIFIED PER "MODIFIED DWG DETAIL" SHEET 1 OF 13 --- 1
  - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #405 --- 1
  - INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD #662 --- 1
  - INSTALL STOP SIGN --- 1
  - INSTALL "NO OUTLET" SIGN PER CAL TRANS. STD. NO. W-53 --- 1
  - CONSTRUCT 6.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 --- 1
  - SAW CUT AND REMOVE EXIST. AC PAYM. --- 1
  - PLACE VARIABLE THICKNESS AC OVERLAY (MATCH GRADE) --- 1
  - EXISTING STREET LIGHT STANDARDS TO BE RELOCATED, SEE CITY OF RIVERSIDE PUBLIC UTILITIES DRAWING W/LS-694378 FOR NEW LOCATION --- 1
  - CONSTRUCT BLOCK WALL PER WALL PLAN (R-35667 WP) AND SEPARATE LANDSCAPE PLAN --- 1
  - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD # 407 MODIFIED, SEE DETAIL ON STORM DRAIN PLAN D-677, SHEET 1. --- 1

AS BUILT  
 Cld 4/14/05



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PLANS PREPARED BY:  
**adkan ENGINEERS**  
 CIVIL ENGINEERING SURVEYING PLANNING  
 6820 AIRPORT DRIVE, RIVERSIDE, CA 92504  
 TEL: (909) 938-0241 FAX: (909) 938-0599  
 DATE: 4/14/05 UNDER THE SUPERVISION OF: R.C.E. 59360 67/307/03

BENCHMARK: EB-C3  
 P.K. MAIL AND TAG IN THE NORTHERLY WALL OF A CATCH BASIN 2 FEET EASTERLY OF THE EASTERLY CURB OF TRAUTWEIN ROAD, 100 FEET NORTHERLY OF VAN BUREN BLVD. TRANSFER FROM V8-10-2.  
 ELEVATION: 1674.947

MARK	REVISIONS	APPR.	DATE
▲	Added HdC ramp at Lot 163 Sh	RJZ	4/9/04
▲	ADDED PAVING SECTIONS	RJZ	4/9/04
▲	REV. T.C. LT SILK OAK DR. & T.C. ELEV. TO MEDIAN'S 811/00	RJZ	8/16/00

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] DATE: 7/28/00  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 P.W. ENGINEER MANAGER  
 STREET SERVICES

STREET IMPROVEMENT PLAN  
**TRACT NO. 28930**  
**CAPITAL PEAK LANE**  
**SILK OAK DRIVE**  
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'  
 ACCOUNT NO. R - 3567  
 SHEET 11 OF 13  
 J.N. 5643

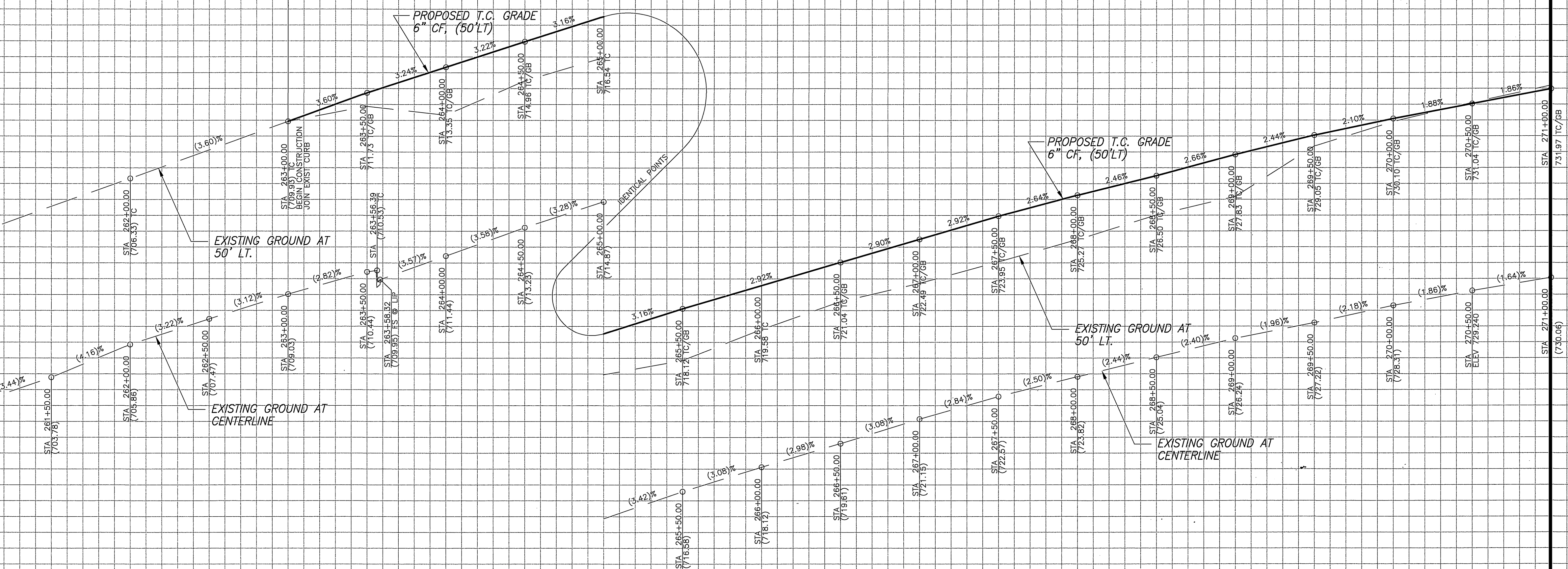


710 LT.

710 CL.

730 LT.

730 CL.



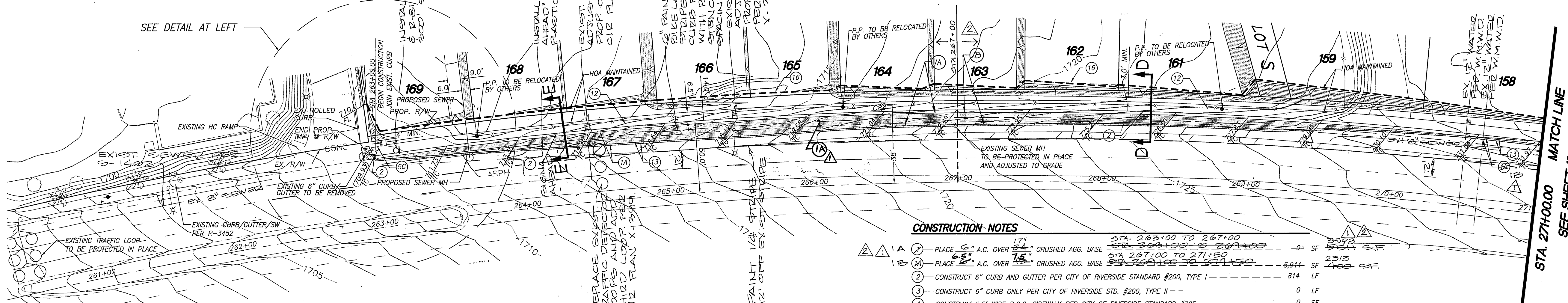
PROFILE SCALE:  
 HORIZ. 1" = 40'  
 VERT. 1" = 4'

261+00 262+00 263+00 264+00 265+00 266+00 267+00 268+00 269+00 270+00 271+00.00

**CURVE TABLE**

NUMBER	Δ	R=	L=	T=
CB3	80°17'43"	12.00	16.82	10.12
CB4	21°53'56"	3050.00	1165.73	590.07

SEE DETAIL AT LEFT



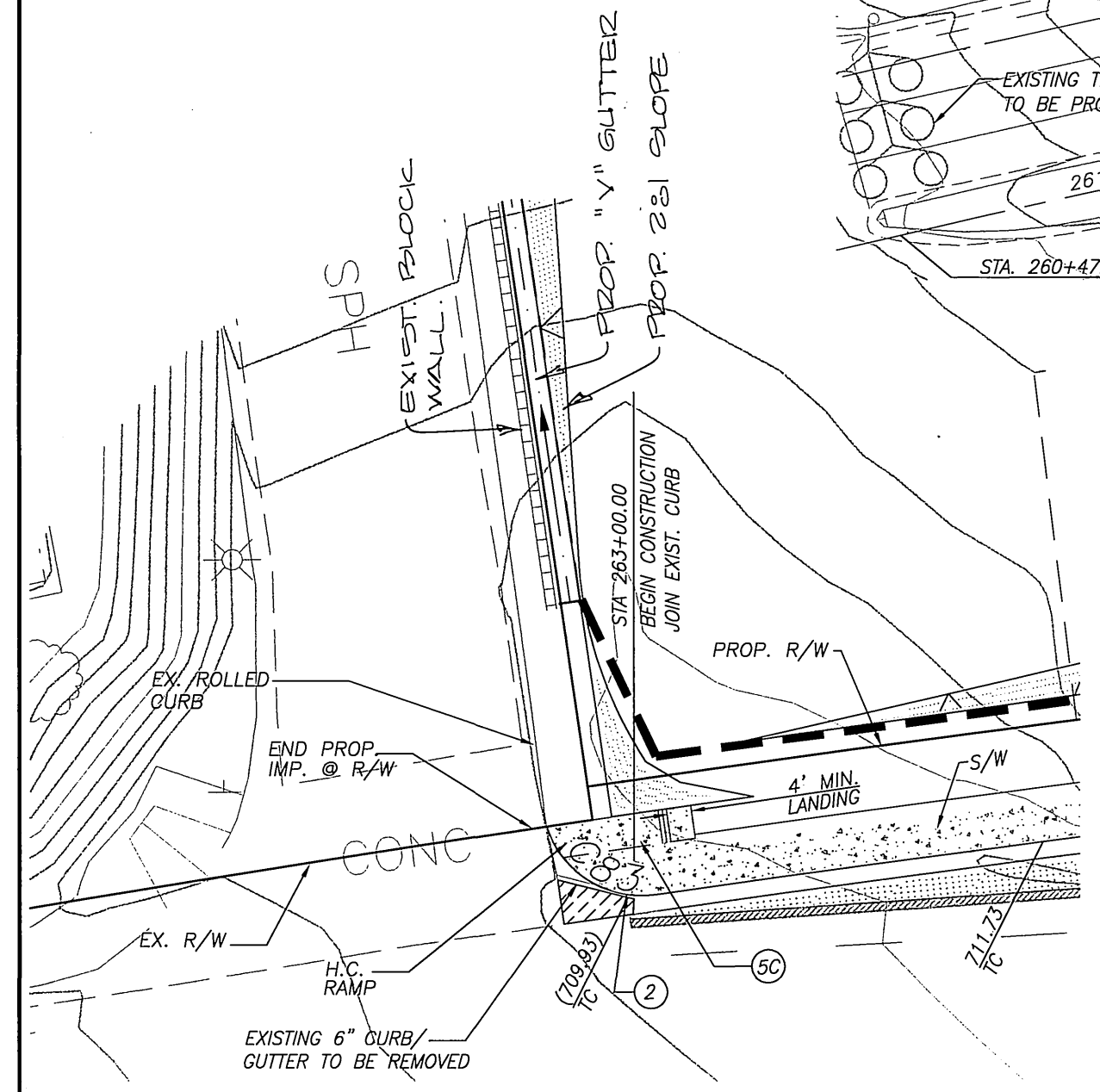
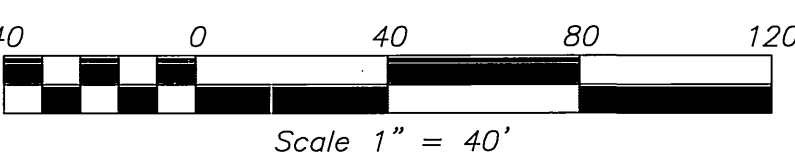
**CONSTRUCTION NOTES**

- 1) PLACE 6" A.C. OVER 2" CRUSHED AGG. BASE STA. 265+00 TO 267+00 --- 814 SF
- 2) PLACE 6.5" A.C. OVER 1.5" CRUSHED AGG. BASE STA. 267+00 TO 271+50 --- 5,811 SF
- 3) CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD #200, TYPE I --- 814 LF
- 4) CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. #200, TYPE II --- 0 LF
- 5) CONSTRUCT 5.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 --- 0 SF
- 6) CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE I --- 0 EA
- 7) CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE II --- 0 EA
- 8) CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STANDARD #304 TYPE III --- 1 EA
- 9) CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STANDARD #220 --- 0 SF
- 10) CONSTRUCT DRIVE APPROACHES PER CITY OF RIVERSIDE STD. DWG #302 (TYPE CURB I) --- 0 SF
- 11) MODIFIED PER "MODIFIED DWY. DETAIL" SHEET 1 OF 13 --- 0 SF
- 12) CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #405 --- 0 SF
- 13) CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #405 --- 0 EA
- 14) INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD #662 --- 0 EA
- 15) INSTALL STOP SIGN --- 0 EA
- 16) INSTALL "NO OUTLET" SIGN PER CAL TRANS STD. NO. W-53 --- 0 EA
- 17) CONSTRUCT 6.5' WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 --- 5,291 SF
- 18) SAW CUT AND REMOVE EXIST. AC PAV'T. --- 864 SF
- 19) PLACE VARIABLE THICKNESS AC OVERLAY (MATCH GRADE) --- 0 SF
- 20) EXISTING STREET LIGHT STANDARDS TO BE RELOCATED, SEE CITY OF RIVERSIDE PUBLIC UTILITIES DRAWING U/L5-694378 FOR NEW LOCATION. --- 0 EA
- 21) CONSTRUCT BLOCK WALL PER WALL PLAN (R-35667 WF) AND SEPARATE LANDSCAPE PLAN --- 0 SF
- 22) CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD #407 MODIFIED, SEE DETAIL ON STORM DRAIN PLAN D-677, SHEET 1. --- 0 EA

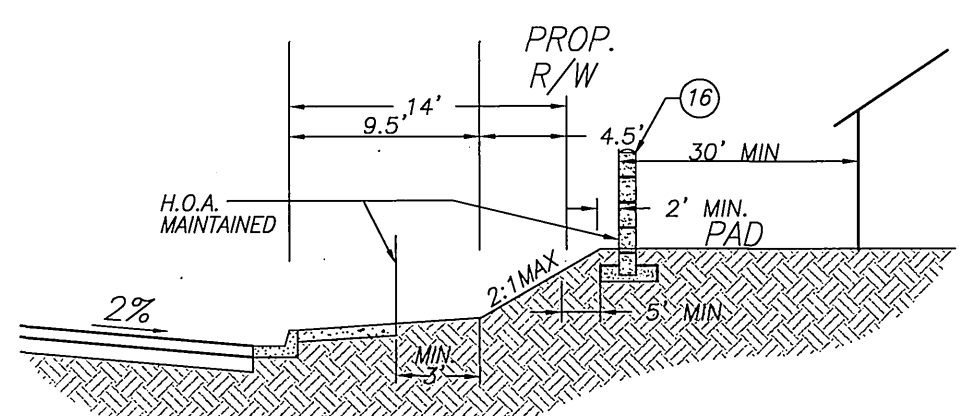
**VAN BUREN BLVD**

AS BUILT

*Chh 4/14/05*



VAN BUREN BLVD.  
SECTION "E"-E"  
NOT TO SCALE



VAN BUREN BLVD.  
SECTION "D"-D"  
NOT TO SCALE

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PLANS PREPARED BY  
**adkan ENGINEERS**  
 CIVIL ENGINEERING SURVEYING PLANNING  
 6820 AIRPORT DRIVE, RIVERSIDE, CA 92504  
 TEL: (909) 988-0241 FAX: (909) 988-0599  
 DATE: 04/14/05

BENCHMARK: EB-C3  
 P.K. NAIL AND TAG IN THE NORTHERLY WALL OF A CATCH BASIN 2 FEET EASTERLY OF THE EASTERLY CURB OF TRAUTWEIN ROAD, 100 FEET NORTHERLY OF VAN BUREN BLVD. TRANSFER FROM VB-10-2.  
 ELEVATION: 1674.947

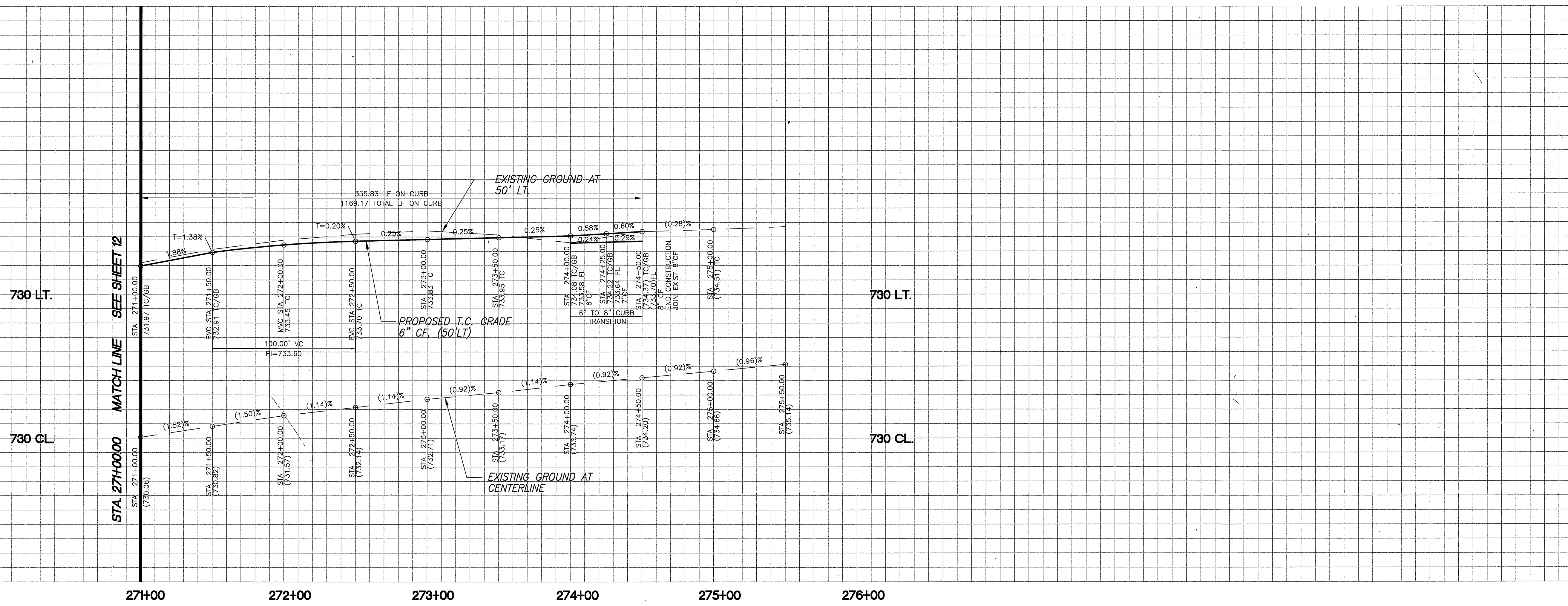
DESIGNED BY: R.H. DRAWN BY: R.H. CHECKED BY: C-  
 REVISIONS: REVISED PAVING SECTIONS PER SR#1688 (D) 12/21/04, REVISED PAVING SECTIONS 1/28/05  
 DATE: 7/28/00

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] DATE: 7-28-00  
 APPROVED BY: [Signature] DATE: 7-28-00  
 P.W. ENGINEER MANAGER  
 STREET SERVICES

STREET IMPROVEMENT PLAN  
**TRACT NO. 28930**  
**VAN BUREN BLVD.**  
 STATION 263+00.00 TO STATION 271+00.00  
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO.  
**R - 3567**  
 SHEET **12** OF **13**  
 J.N. 5643

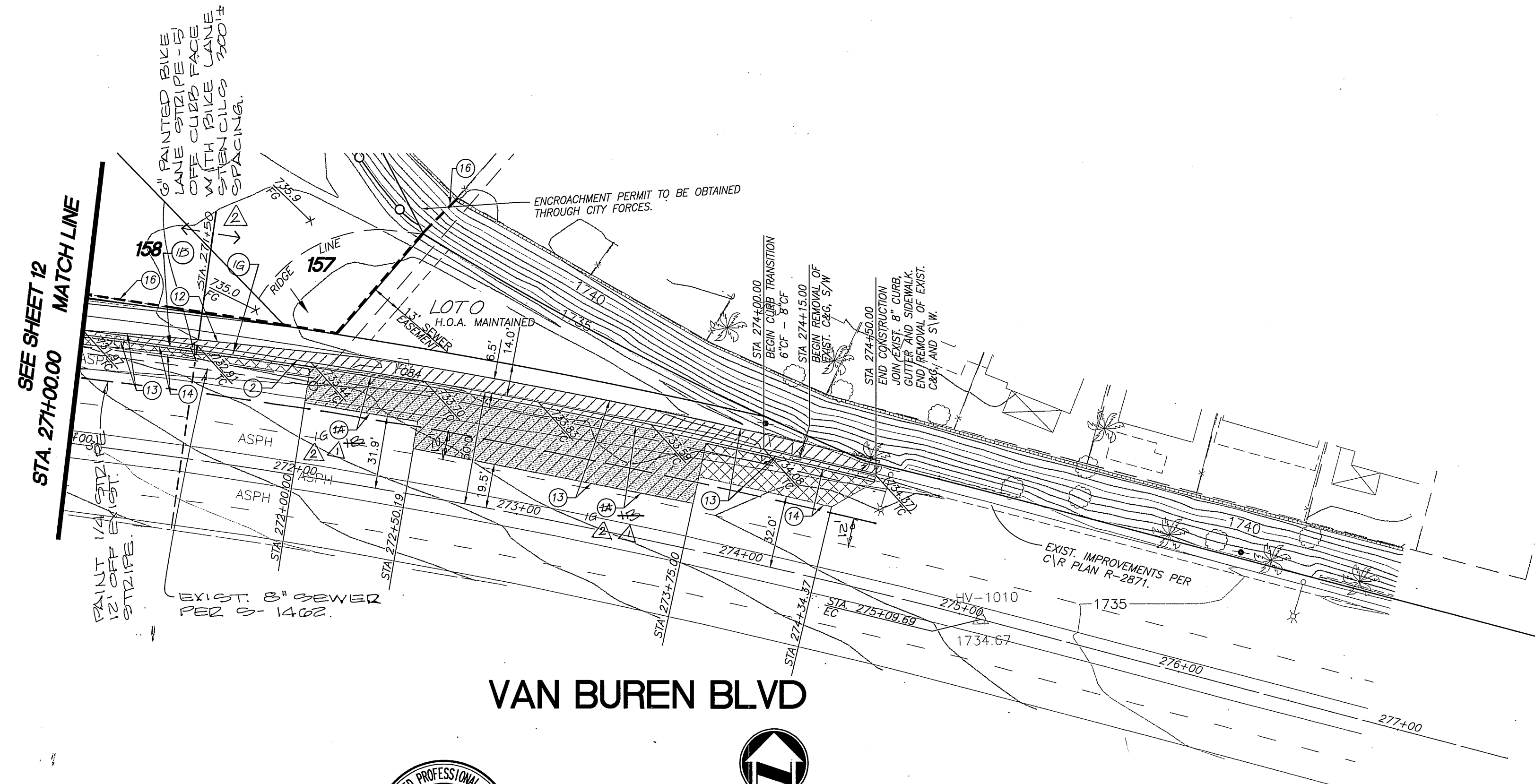




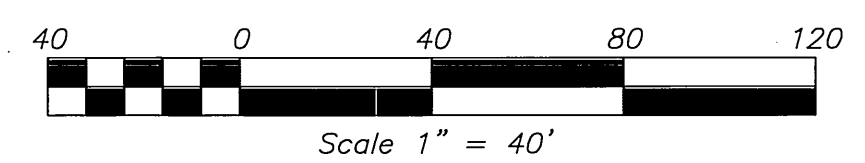
PROFILE SCALE:  
 HORIZ. 1" = 40'  
 VERT. 1" = 4'

**CURVE TABLE**

NUMBER	Δ=	R=	L=	T=
CB4	21°53'56"	3050.00	1165.73	590.07



AS BUILT  
*Chh* 4/14/05



**CONSTRUCTION NOTES**

- ① - PLACE 6.5" A.C. OVER 1.5" CRUSHED AGG. BASE. STA. 267+00 TO 271+50 4,587 SF
- ② - CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD #200, TYPE 1 . . . . . 356 LF
- ③ - CONSTRUCT 6.5' P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD #325 . . . . . 2,314 SF
- ④ - SAW-CUT AND REMOVE . . . . . 7,180 SF
- ⑤ - PLACE AC OVERLAY . . . . . 1,327 SF
- ⑥ - CONSTRUCT BLOCK WALL PER SEPARATE LANDSCAPE PLAN . . . . .
- ⑦ - PLACE 6" A.C. OVER 16" CRUSHED AGG. BASE. STA. 271+50 TO 274+50 4,536 SF

<b>Underground Service Alert</b>  Call: TOLL FREE <b>1-800-227-2600</b> TWO WORKING DAYS BEFORE YOU DIG	PLANS PREPARED BY: <b>adkan ENGINEERS</b> CIVIL ENGINEERING SURVEYING PLANNING 6820 AIRPORT DRIVE, RIVERSIDE, CA 92504 TEL: (951) 988-0241 FAX: (951) 988-0399 DATE: 12/10/04	BENCHMARK: EB-C3 P.K. NAIL AND TAG IN THE NORTHERLY WALL OF A CATCH BASIN 2 FEET EASTERLY OF THE EASTERLY CURB OF TRAUTWEIN ROAD, 100 FEET NORTHERLY OF VAN BUREN BLVD. TRANSFER FROM VB-10-2. ELEVATION: 1674.947	<b>CITY OF RIVERSIDE</b> PUBLIC WORKS DEPARTMENT		STREET IMPROVEMENT PLAN <b>TRACT NO. 28930</b> <b>VAN BUREN</b> STATION 271+00.00 TO STATION 274+50.00	ACCOUNT NO. <b>R - 3567</b> SHEET <b>13</b> OF <b>13</b>
			DESIGNED BY: R.H. DRAWN BY: R.H. CHECKED BY: C-	APPROVED BY: <i>R. Mc Grath</i> PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION P.W. ENGINEER MANAGER STREET SERVICES	DATE: 7-28-00	HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PC - 4233-S