

GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING 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 DRAWN FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL, BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- ALL DRIVEWAYS TO BE CONSTRUCTED PER DETAIL HEREON.
- 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.

PARKS DEPARTMENT NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:
- | STREET NAME | BOTANICAL NAME/
COMMON NAME | MIN. SIZE | APPROX. SPACING | NO. REQ'D. |
|-----------------------|--|-----------|-----------------|------------|
| PARKSCAPE DRIVE | PRIVATE STREET - NO STREET TREES REQUIRED. | | | |
| LAKEPARK COURT | PRIVATE STREET - NO STREET TREES REQUIRED. | | | |
| LAKECREEK COURT | PRIVATE STREET - NO STREET TREES REQUIRED. | | | |
| COUNTRYGATE COURT (S) | PRIVATE STREET - NO STREET TREES REQUIRED. | | | |
| COUNTRYGATE COURT (N) | PRIVATE STREET - NO STREET TREES REQUIRED. | | | |
| RIVERPOINT DRIVE | PRIVATE STREET - NO STREET TREES REQUIRED. | | | |

NOTICE TO CONTRACTOR

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

- CHARTER COMMUNICATIONS
- PACIFIC BELL
- SOUTHERN CALIFORNIA GAS COMPANY
- SANTA ANA WATERSHED PROJECT AUTHORITY
- MEDIA ONE
- CITY OF RIVERSIDE

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.

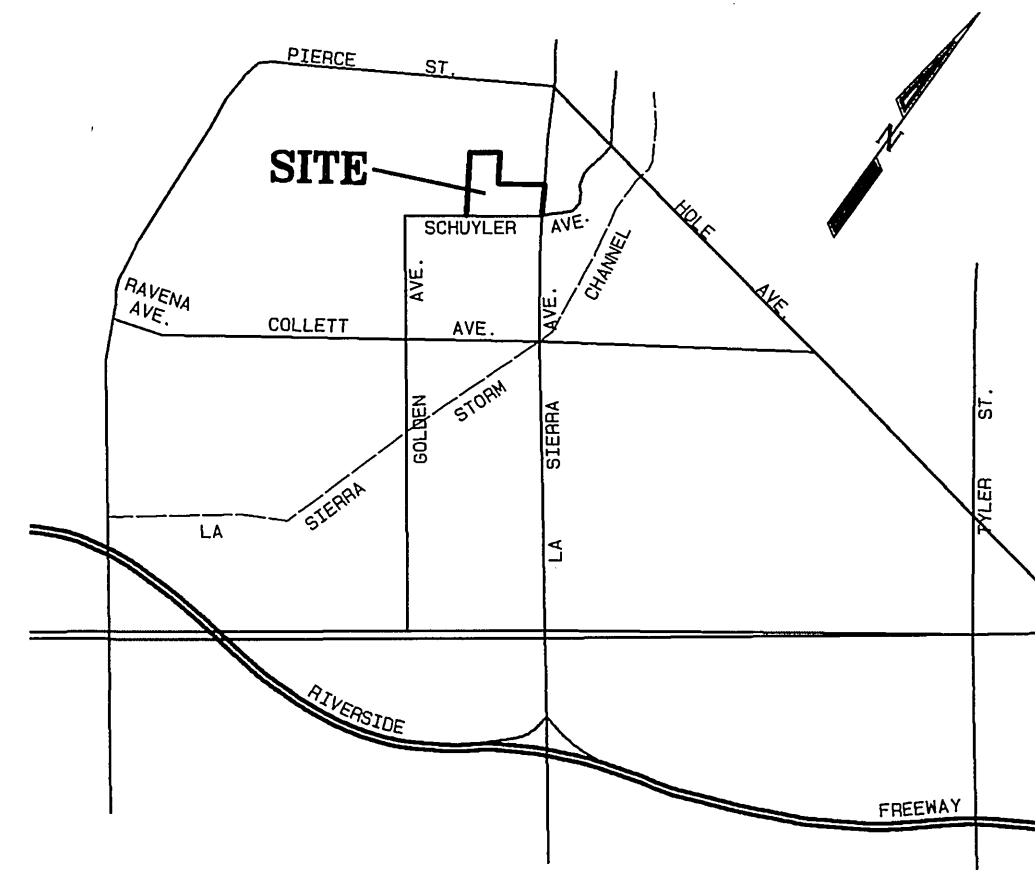
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

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

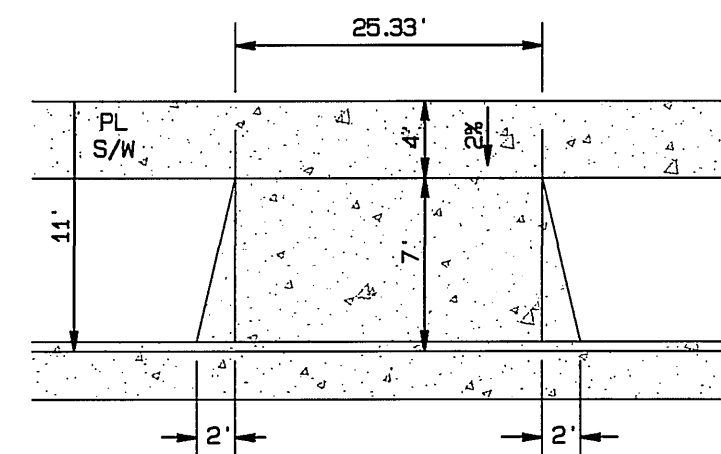
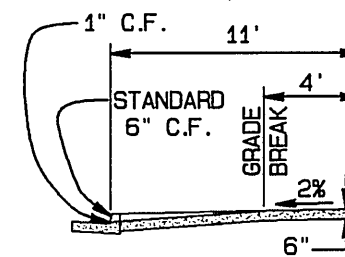
THE QUANTITY ESTIMATE SHOWN HEREON IS FOR THE USE OF GOVERNING AGENCIES IN DETERMINING BOND AMOUNTS AND/OR FEES AND IS NOT TO BE USED FOR BID PURPOSES.

THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL SIDEWALKS, RAMPS, RAILS, CLEARANCES AND APPURTENANCES MEET OR EXCEED THE MOST STRINGENT REQUIREMENTS OF CITY, STATE OR FEDERAL GOVERNMENT FOR ACCESSIBILITY.

ADDITIONALLY ALL SIDEWALK FORMS SHALL BE INSPECTED AND APPROVED BY CITY, STATE OR GOVERNING AGENCY FOR CONFORMANCE WITH ACCESSIBILITY REQUIREMENTS PRIOR TO POURING OF CONCRETE TO FINAL GRADE.



VICINITY MAP
NOT TO SCALE

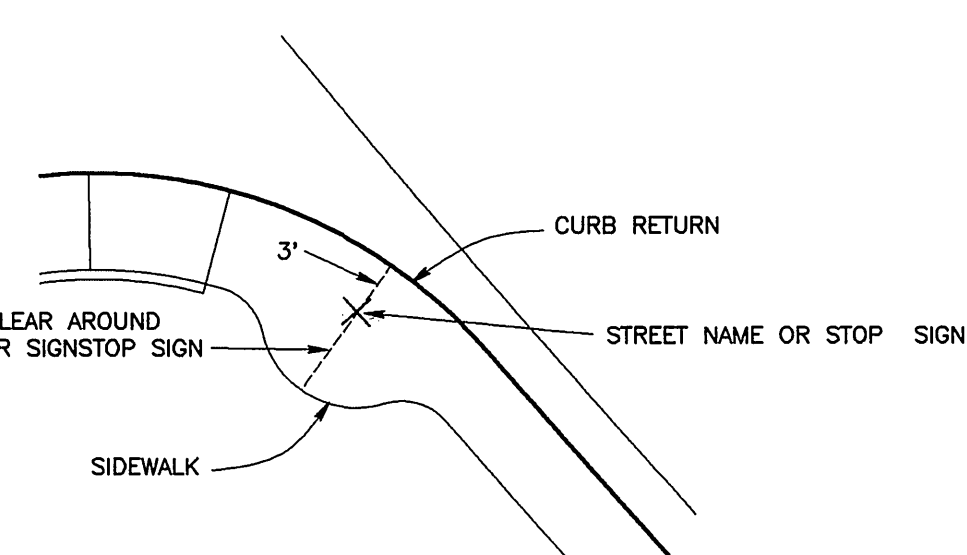
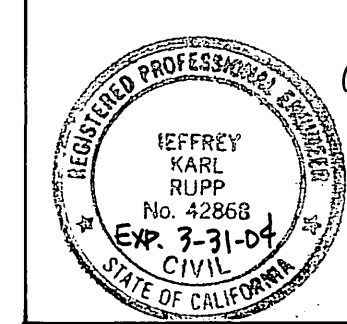


STREET NAME AND TRAFFIC SIGN SCHEDULE

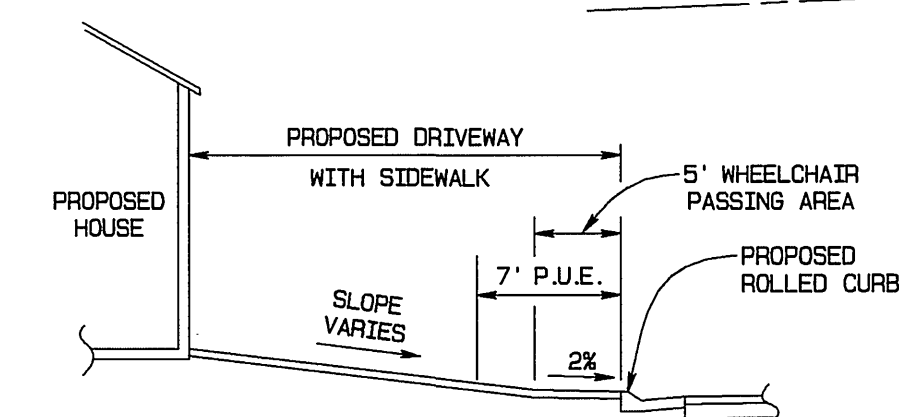
STREET NAME	BLOCK NO.
(A) COUNTRYGATE COURT (N) & PARKSCAPE DRIVE	4000 1100
(B) COUNTRYGATE COURT (S) & PARKSCAPE DRIVE	4600 1100
(C) LAKEPARK COURT & PARKSCAPE DRIVE	4000 1100
(D) RIVERPOINT DRIVE & PARKSCAPE DRIVE	4600 1100
(E) LAKECREEK COURT & RIVERPOINT DRIVE	1100 4600
(F) R-1 (STOP SIGN - 30')	

INSTALL SIGNS PER C/R STD. 662 (P.V.T.) STD. 666

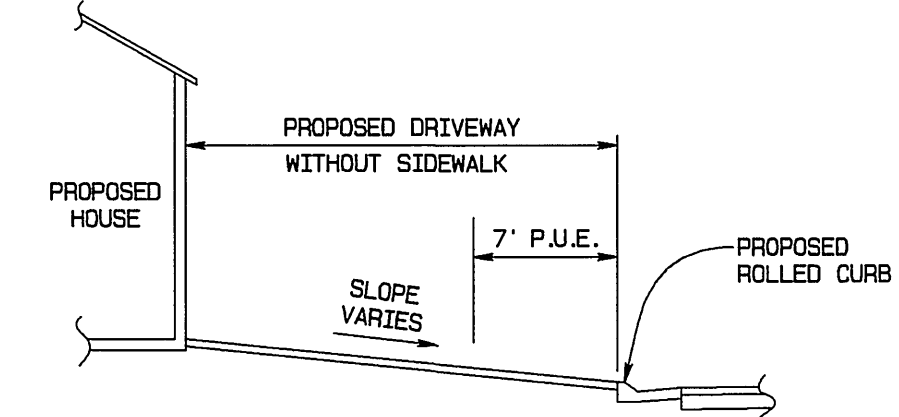
REVISIONS BY: DAVID EVANS & ASSOC.
800 N. HAVEN AVE., #300
ONTARIO, CA 91764
PREPARED UNDER THE SUPERVISION OF:
Jeffrey Karl Rupp
JEFFREY KARL RUPP EXP. 3-31-04



SIGN LOCATION DETAIL
NOT TO SCALE



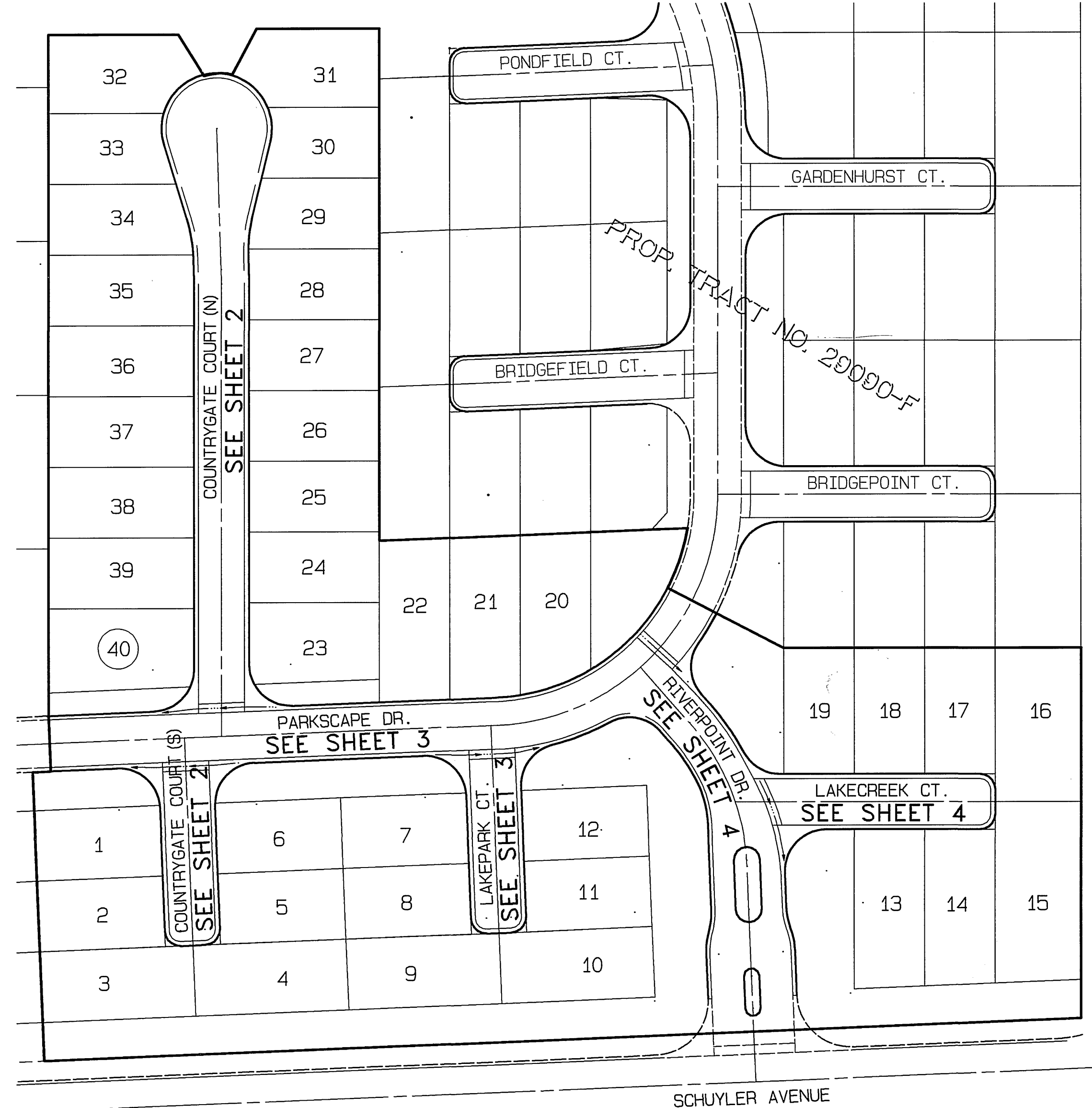
PROPOSED DRIVEWAY WITH SIDEWALK
NOT TO SCALE



PROPOSED DRIVEWAY WITHOUT SIDEWALK
NOT TO SCALE

NOTE: ALL DRIVEWAYS TO BE CONSTRUCTED PER THIS DETAIL.

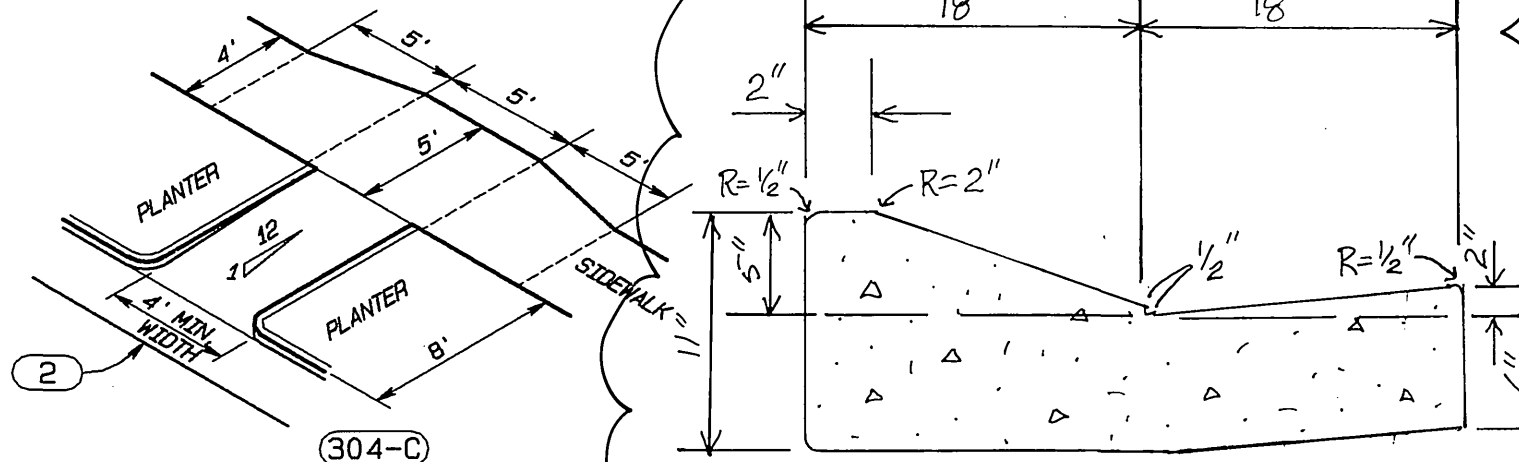
PROPOSED DRIVEWAY DETAIL
NOT TO SCALE



INDEX MAP
SCALE: 1" = 60'

WHEELCHAIR RAMP STANDARD DRAWING NO. 304, TYPE II (MODIFIED)

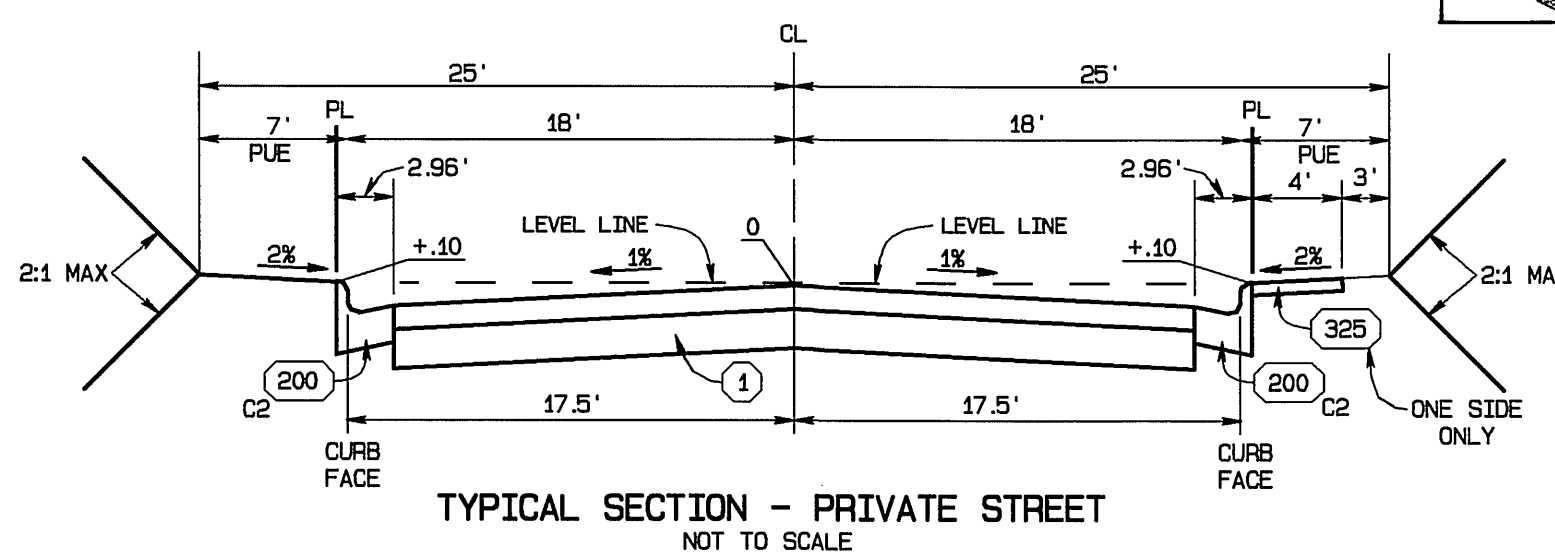
WHEELCHAIR RAMP STANDARD DRAWING NO. 304, TYPE II (MODIFIED)



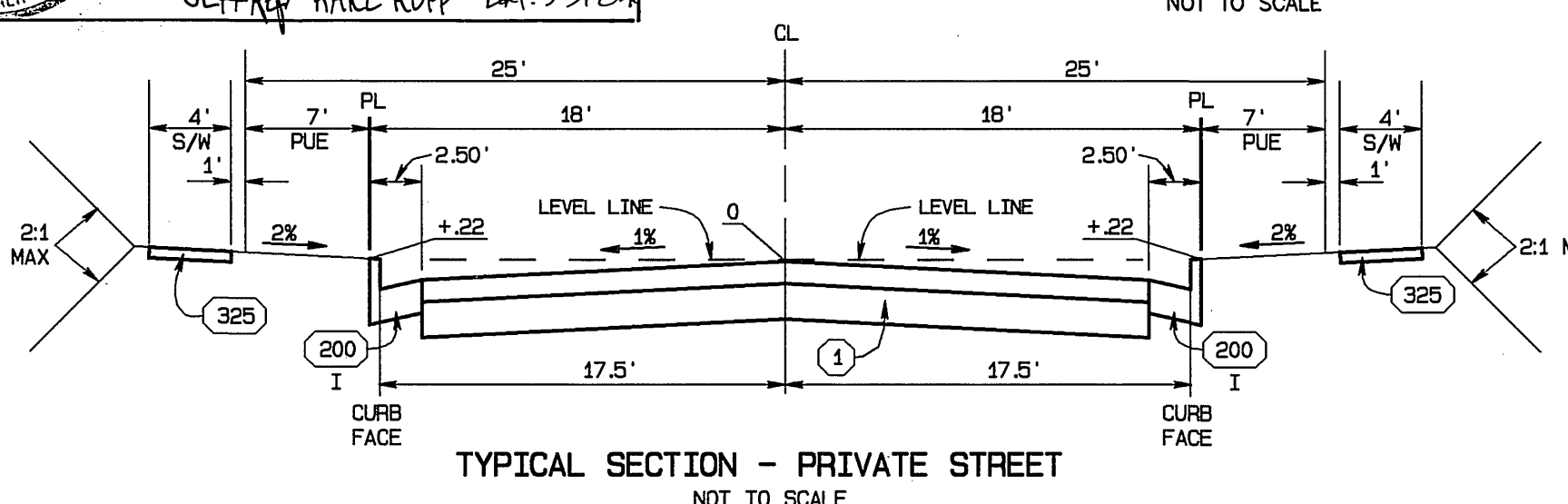
DETAIL 'A'
C2 CURB AND GUTTER
MODIFIED CITY OF RIVERSIDE STD. DWG. 200
NOT TO SCALE

CONSTRUCTION NOTES

- CONSTRUCT _____ A.C. PAVING _____ CRUSHED AGGREGATE BASE PER S.R. _____ R-VALUE _____
- EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
- CONSTRUCT STANDARD 180 BARRICADE W/ 2" X 4" REDWOOD HEADER.
- CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2, C2 A3 MODIFIED PER DETAIL 'A' ON SHEET 1
- CONSTRUCT STANDARD 200 CROSS GUTTER 16 FT. WIDE
- CONSTRUCT STANDARD 302 DRIVEWAY APPROACH, MODIFIED PER DETAIL SHOWN ON SHEET 1 (TYPE PL-II)
- CONSTRUCT STANDARD 304 WHEELCHAIR RAMP, TYPE II, UNLESS OTHERWISE NOTED AS TYPE II (MODIFIED) PER DETAILS SHOWN ON SHEET 1.
- CONSTRUCT STANDARD 325, 4 FT. SIDEWALK, MEANDERS FROM BACK OF CURB TO 7 FT., EXACT LOCATION AS SHOWN ON PLANS



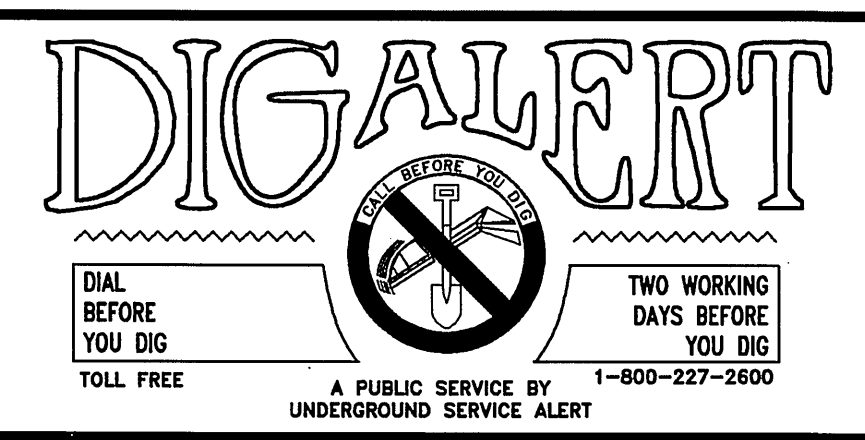
TYPICAL SECTION - PRIVATE STREET
NOT TO SCALE
T.I.=5.0



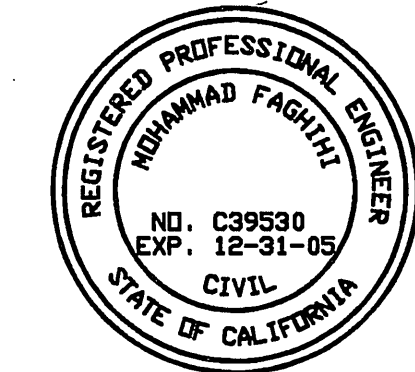
TYPICAL SECTION - PRIVATE STREET
NOT TO SCALE
T.I.=5.0

COUNTRYGATE COURT (N) STA. 10+00.00 TO STA. 13+95.19
COUNTRYGATE COURT (S) STA. 10+00.00 TO STA. 11+35.15
LAKECREEK COURT STA. 10+00.00 TO STA. 11+69.66
LAKEPARK COURT STA. 10+00.00 TO STA. 11+35.06

PARKSCAPE DRIVE STA. 26+33.32 TO STA. 30+84.50
RIVERPOINT DRIVE STA. 10+00.00 TO STA. 12+91.18



BENCH MARK:
CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE
ELEVATION: 697.978



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02

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

APPROVED BY *me + Fog* DATE 5/2/02
R.C.E. NO. C39530

W.O. 99-0315 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK: *me + Fog* REVISIONS: *me + Fog* APPR. DATE: *me + Fog*

DESIGNED BY: *me + Fog* CHECKED BY: *C.R.T.* CHECKED BY: *me + Fog*

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *me + Fog* BY DATE: *me + Fog*
PRINCIPAL ENGINEER: *me + Fog*
PARK DEPARTMENT: *me + Fog*
TRAFFIC DIVISION: *me + Fog*
DEP. P.W. DIRECTOR: *me + Fog*
STREET SERVICES: *me + Fog*

APPROVED BY: *me + Fog* BY DATE: *me + Fog*
DIRECTOR OF PUBLIC WORKS: *me + Fog*

DATE: 5/2/02

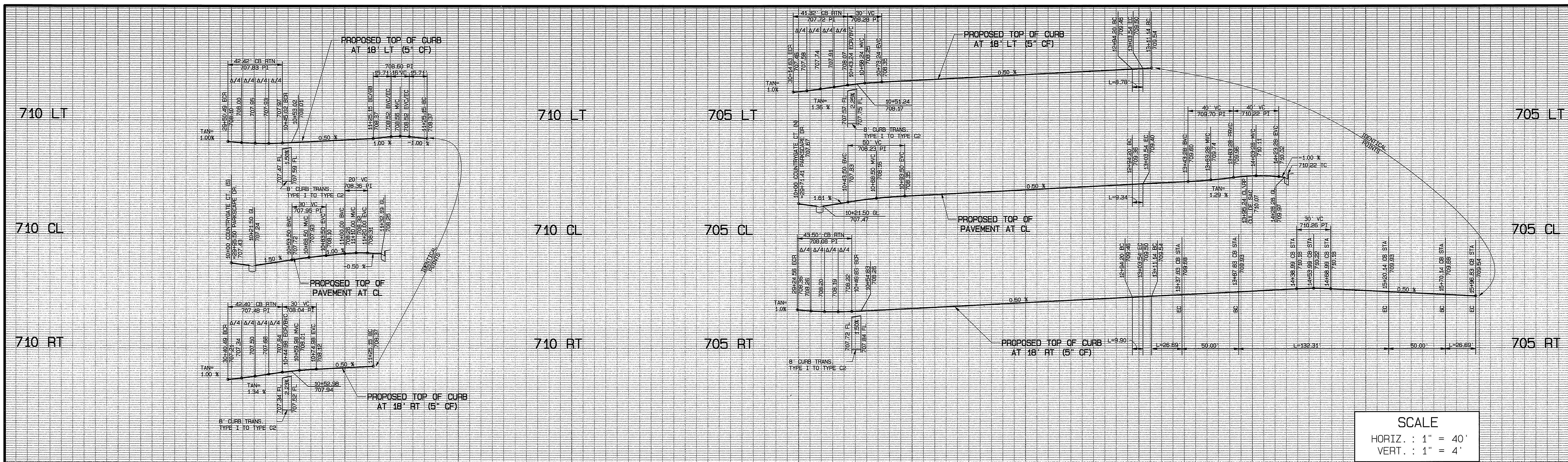
STREET IMPROVEMENT PLANS

TRACT NO. 29090-5
INDEX MAP

SCALE: AS SHOWN

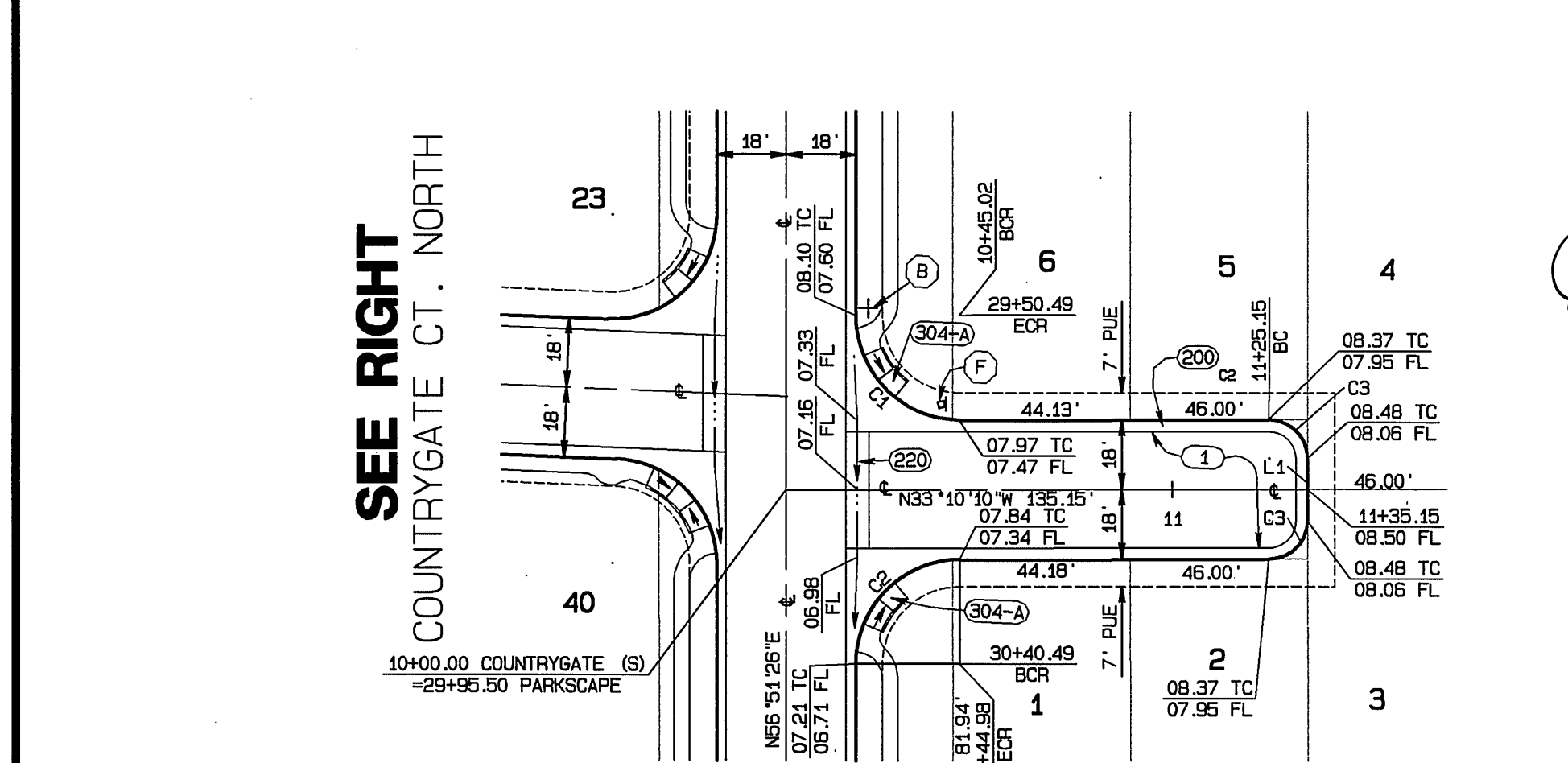
ACCOUNT NO. _____
DRAWING NUMBER: **R-3655**
SHEET: **1** OF **4**
99-0315

INDEXED 7/22/02



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

BENCH MARK:
 CITY OF RIVERSIDE BENCH MARK NO E2-H3
 P.K. NAIL AND TAG IN THE CENTER OF THE
 MOST NORTHERLY CURB RETURN OF COLLETT
 AVENUE AND GOLDEN AVENUE
 ELEVATION: 697.978



SEE SHEET 3
 PARKSCAPE DR.
COUNTRYGATE COURT (SOUTH)

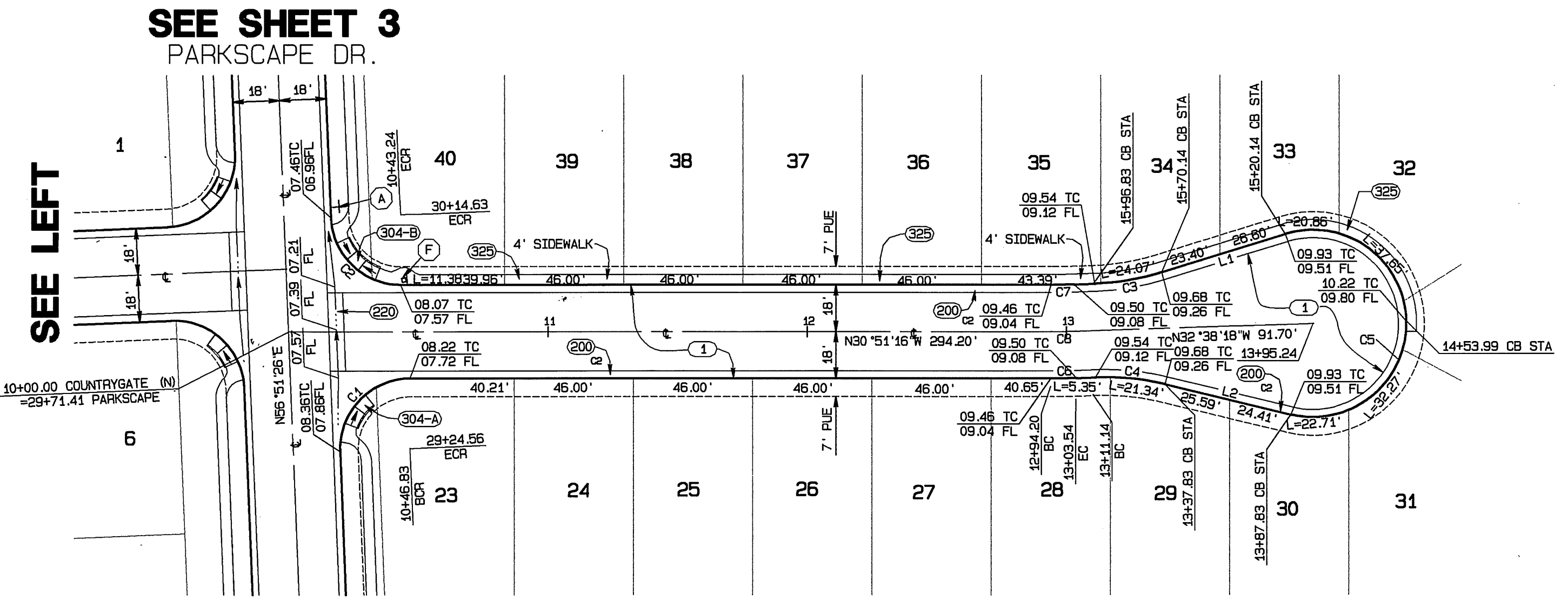
- CONSTRUCTION NOTES**
- 1 CONSTRUCT _____ A.C. PAVING _____ CRUSHED AGGREGATE BASE PER S.R. _____ R-VALUE=_____
 - 2 EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
 - 180 CONSTRUCT STANDARD 180 BARRICADE W/ 2" X 4" REDWOOD HEADER.
 - 200 CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE I
 - 200 CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2, C2 AS MODIFIED PER DETAIL 'A' ON SHEET 1.
 - 220 CONSTRUCT STANDARD 220 CROSS BARRIER (6 FT. WIDE)
 - 302 CONSTRUCT STANDARD 302 DRIVEWAY APPROACH, MODIFIED PER DETAIL SHOWN ON SHEET 1 (TYPE PL-II)
 - 304 CONSTRUCT STANDARD 304 WHEELCHAIR RAMP, TYPE II, UNLESS OTHERWISE NOTED AS TYPE II (MODIFIED) PER DETAILS SHOWN ON SHEET 1.
 - 325 CONSTRUCT STANDARD 325, 4 FT. SIDEWALK, MEANDERS FROM BACK OF CURB TO 7 FT., EXACT LOCATION AS SHOWN ON PLANS

CURVE DATA

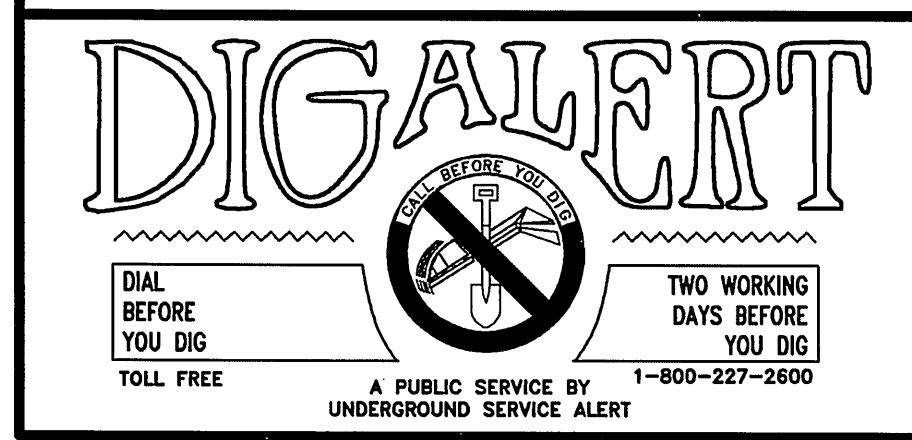
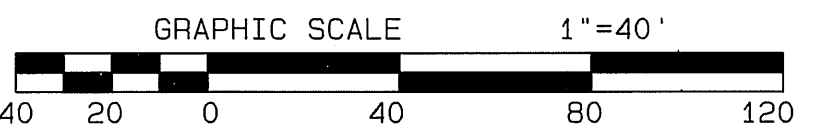
LINE/CURVE	DELTA	RADIUS	CHORD BEARING	LENGTH	TANGENT
C1	92°18'54"	27.00'	N77°00'43"W	43.50'	28.11'
C2	87°41'06"	27.00'	S12°59'17"W	43.33'	28.09'
C3	15°17'26"	100.00'	S40°17'01"E	26.69'	13.42'
C4	15°17'26"	100.00'	N24°59'36"W	26.69'	13.42'
L1			S47°55'44"E	50.00'	
L2			N17°20'52"W	50.00'	
C5	210°34'52"	36.00'	S67°21'42"W	132.31'	
C6	1°47'02"	318.00'	N31°44'47"W	9.90'	4.95'
C7	1°47'02"	282.00'	S31°44'47"E	8.781'	4.39'
C8	1°47'02"	300.00'	S31°44'47"E	9.341'	4.67'

CURVE DATA

LINE/CURVE	DELTA	RADIUS	CHORD BEARING	LENGTH	TANGENT
C1	90°01'36"	27.00'	N11°50'38"E	42.42'	27.01'
C2	89°58'24"	27.00'	S78°09'22"E	42.40'	26.99'
C3	90°00'00"	10.00'	N11°49'50"E	15.71'	10.00'
L1			N56°49'50"E	16.00'	



SEE SHEET 3
 PARKSCAPE DR.
COUNTRYGATE COURT (NORTH)



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02
ALBERT A. WEBB
 CIVIL ENGINEERS
 3788 McCRAY STREET
 RIVERSIDE, CA 92506
 (909) 686-1070
 APPROVED BY: *[Signature]* DATE: 5/2/02
 R.C.E. NO. C39530

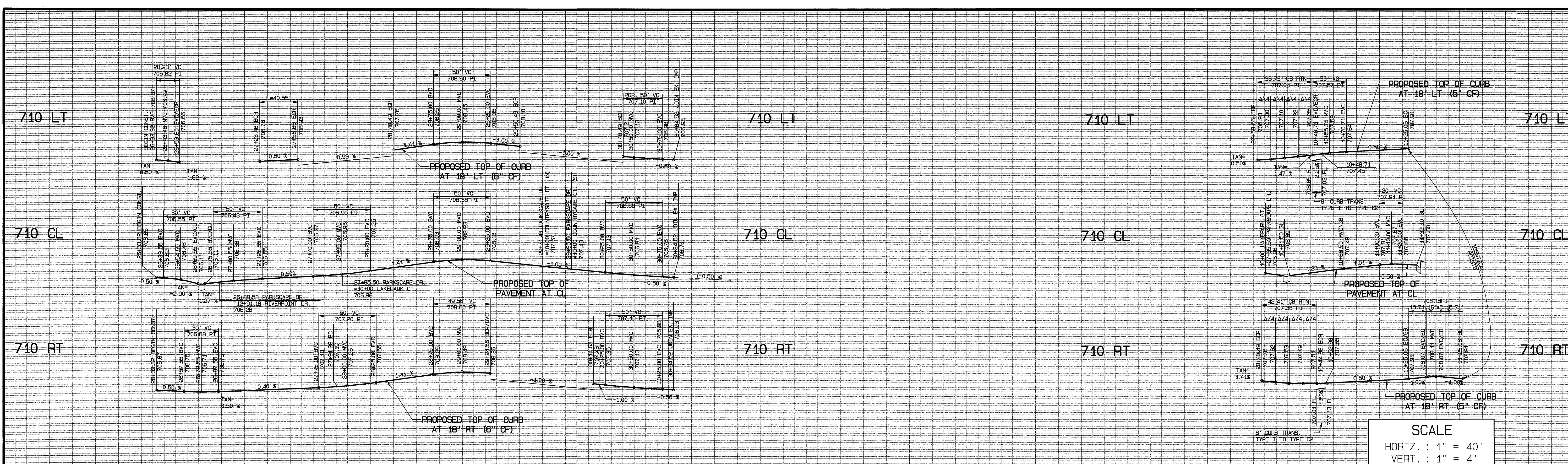
REVISOR'S NOTE
 MARK REVISIONS APPR. DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: *[Date]*
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEP. P.N. DIRECTOR
 STREET SERVICES

STREET IMPROVEMENT PLANS
 TRACT NO. 29090-5
 COUNTRYGATE COURT (S)
 STA. 10+00.00 TO STA. 11+35.15
 COUNTRYGATE COURT (N)
 STA. 10+00.00 TO STA. 13+95.24
 SCALE: HORIZ.: 1" = 40' VERT.: 1" = 4'

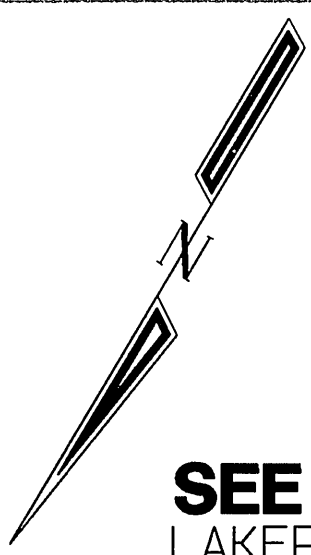
ACCOUNT NO.
 DRAWING NUMBER
R-3655
 SHEET 2 OF 4
 99-0315

INDEXED 7-22-02 LFH



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

BENCH MARK:
 CITY OF RIVERSIDE BENCH MARK NO E2-H3
 P.K. NAIL AND TAG IN THE CENTER OF THE
 MOST NORTHERLY CURB RETURN OF COLLETT
 AVENUE AND GOLDEN AVENUE
 ELEVATION: 697.978



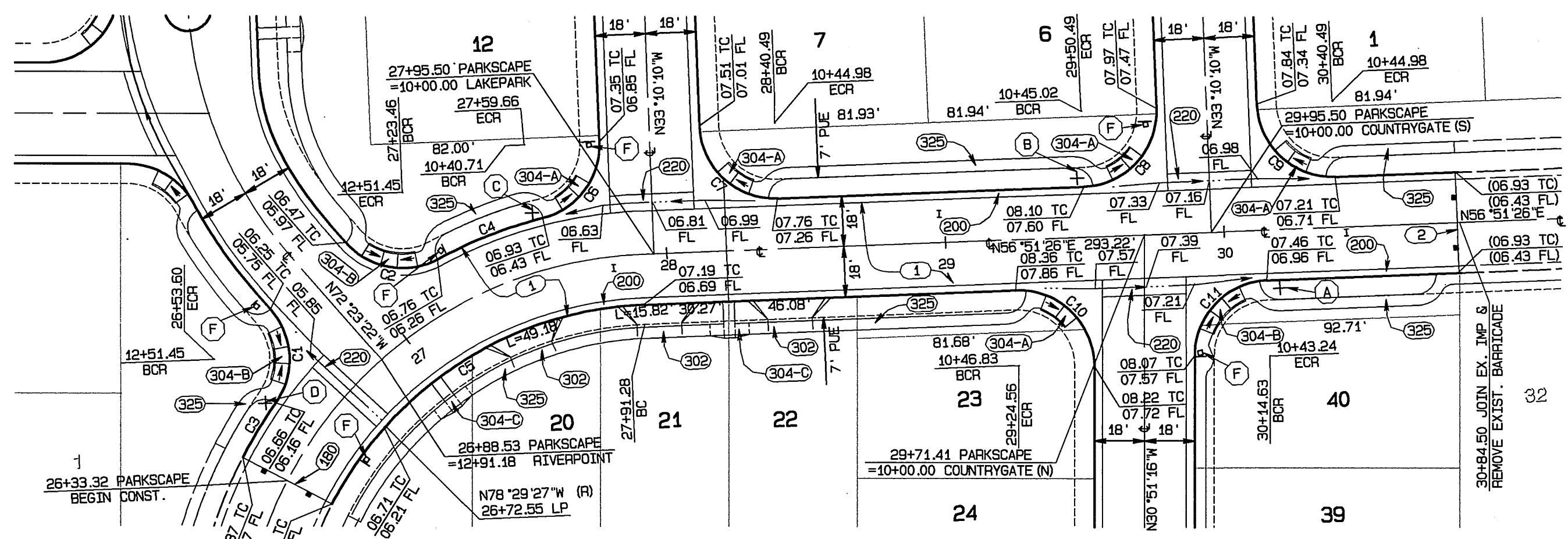
SEE SHEET 4
 RIVERPOINT DR.

SEE RIGHT
 LAKEPARK CT.

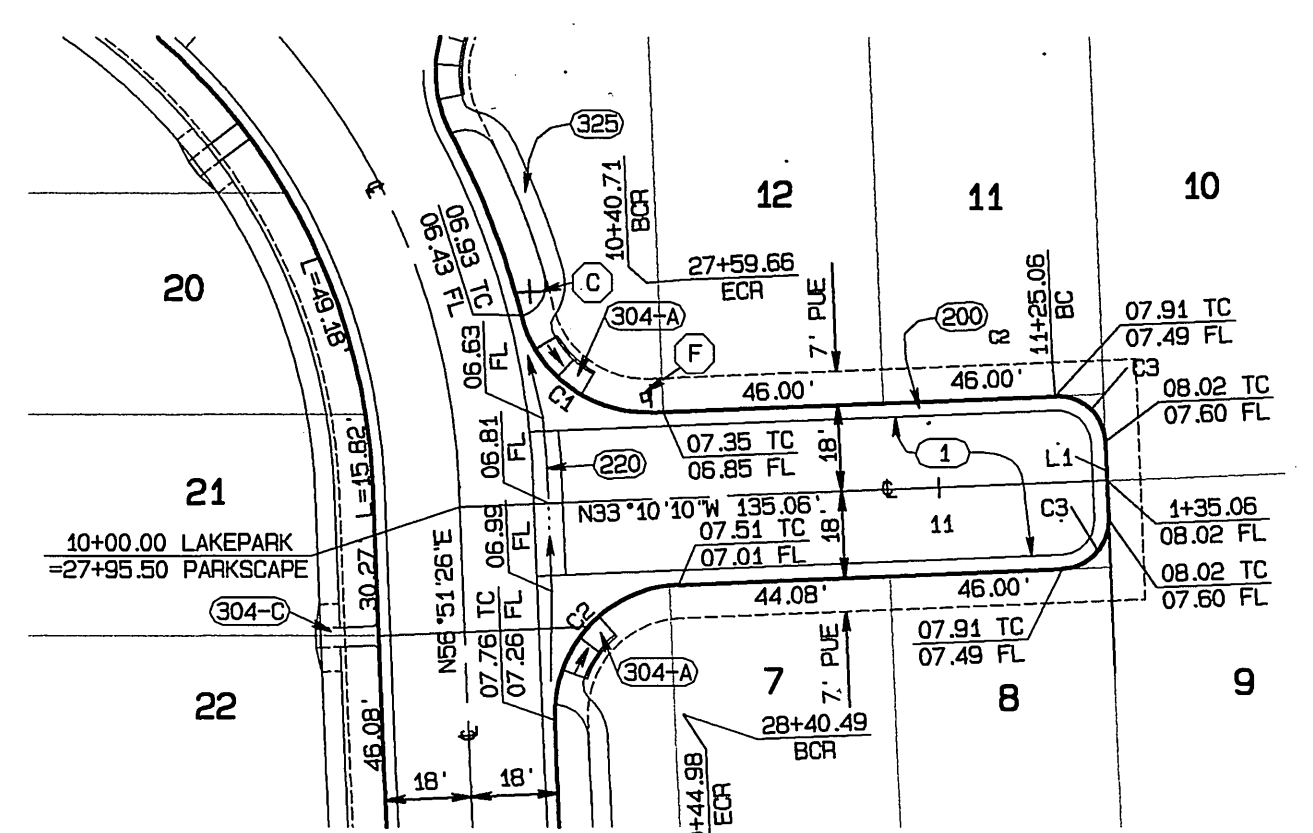
SEE SHEET 2
 COUNTRYGATE CT. SOUTH

SEE SHEET 2
 COUNTRYGATE CT. NORTH

SEE SHEET 4
 LAKECREK CT.

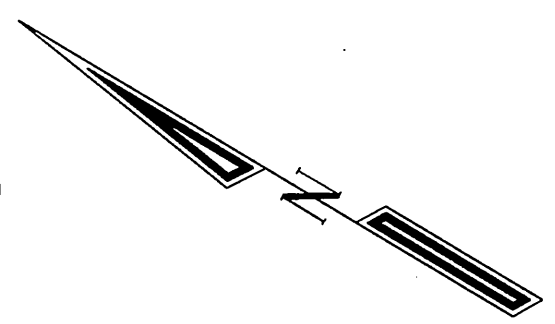


- CONSTRUCTION NOTES**
- CONSTRUCT _____ A.C. PAVING _____ CRUSHED AGGREGATE BASE PER S.R. _____ R-VALUE _____
 - EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
 - CONSTRUCT STANDARD 180 BARRICADE W/ 2" X 4" REDWOOD HEADER.
 - CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE I
 - CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2, C2 AS MODIFIED PER DETAIL "A" ON SHEET 1.
 - CONSTRUCT STANDARD 220 CROSS GUTTER 6 FT. WIDE
 - CONSTRUCT STANDARD 302 DRIVEWAY APPROACH MODIFIED PER DETAIL SHOWN ON SHEET 1 (TYPE PL-II)
 - CONSTRUCT STANDARD 304 WHEELCHAIR RAMP, TYPE II, UNLESS OTHERWISE NOTED AS TYPE II (MODIFIED) PER DETAILS SHOWN ON SHEET 1.
 - CONSTRUCT STANDARD 325, 4 FT. SIDEWALK, MEANDERS FROM BACK OF CURB TO 7 FT., EXACT LOCATION AS SHOWN ON PLANS



SEE LEFT
 PARKSCAPE DR.

LAKEPARK COURT



PROP. TRACT NO. 29090-F

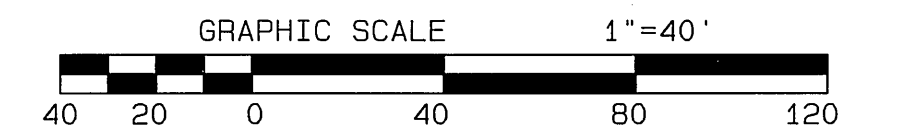
PARKSCAPE DRIVE

CURVE DATA

LINE/CURVE	DELTA	RADIUS	CHORD BEARING	LENGTH	TANGENT
C1	76°39'27"	27.00'	N34°03'38"W	36.32'	21.36'
C2	76°39'28"	27.00'	N69°16'55"E	36.32'	21.36'
C3	7°44'43"	168.00'	S00°23'44"W	22.71'	11.37'
C4	13°49'43"	168.00'	S37°52'02"W	40.85'	20.37'
C5	60°20'04"	132.00'	N25°14'24"E	139.00'	78.72'
C6	77°57'01"	27.00'	N05°48'20"E	36.73'	21.84'
C7	89°58'24"	27.00'	S78°09'22"E	42.40'	26.99'
C8	90°04'36"	27.00'	N11°50'38"E	42.42'	27.01'
C9	89°58'24"	27.00'	S78°09'22"E	42.40'	26.99'
C10	92°18'54"	27.00'	N77°00'43"W	43.50'	28.11'
C11	87°41'06"	27.00'	S12°59'17"W	41.32'	25.93'

CURVE DATA

LINE/CURVE	DELTA	RADIUS	CHORD BEARING	LENGTH	TANGENT
C1	77°57'01"	27.00'	N05°48'20"E	36.73'	21.84'
C2	89°58'24"	27.00'	S78°09'22"E	42.40'	26.99'
C3	90°00'00"	10.00'	N11°49'50"E	15.71'	10.00'
L1			N56°49'50"E	15.00'	



DIGALERT
 CALL BEFORE YOU DIG
 TWO WORKING DAYS BEFORE YOU DIG
 A PUBLIC SERVICE BY 1-800-227-2600
 UNDERGROUND SERVICE ALERT



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02
ALBERT A. WEBB
 CIVIL ENGINEERS
 3788 McCRA Y STREET
 RIVERSIDE, CA 92506
 (909) 686-1070
 APPROVED BY: [Signature] DATE: 5/2/02
 R.C.E. NO. C39530

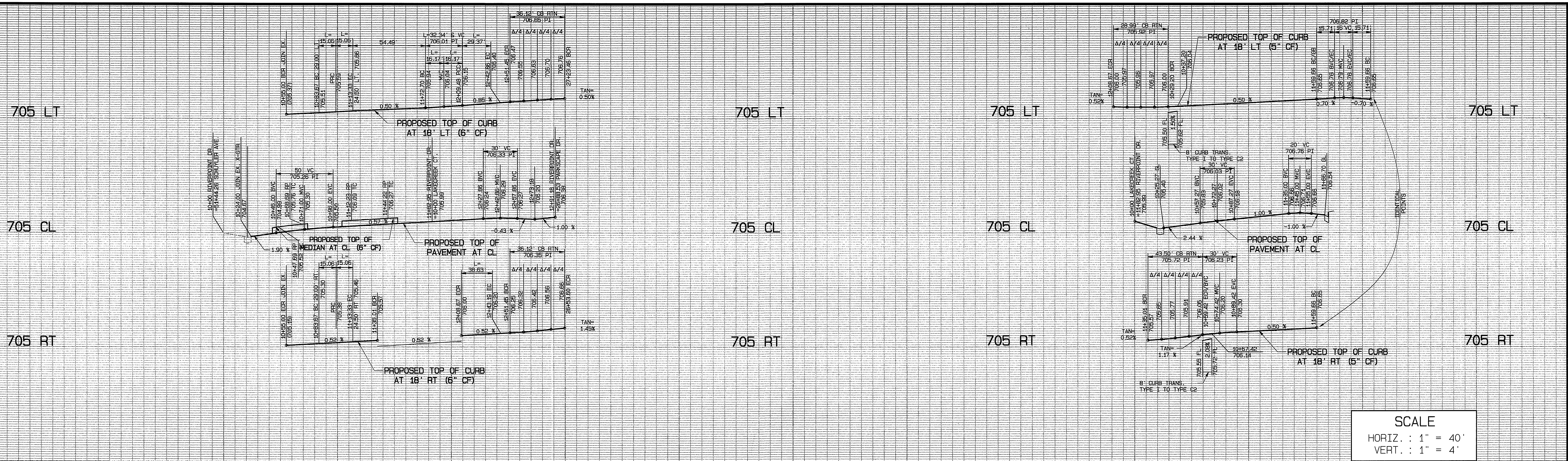
REVISIED CONST. NOTE
 MARK REVISIONS APPR. DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 6/2/02
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEP. P.M. DIRECTOR
 STREET SERVICES

STREET IMPROVEMENT PLANS
 TRACT NO. 29090-5
 PARKSCAPE DRIVE
 STA. 26+33.32 TO STA. 30+84.50
 LAKEPARK COURT
 STA. 10+00.00 TO STA. 11+35.05
 SCALE: HORIZ.: 1" = 40' VERT.: 1" = 4'

ACCOUNT NO.
 DRAWING NUMBER
R-3655
 SHEET 3 OF 4
 99-0315

INDEXED 7-22-02 LHM

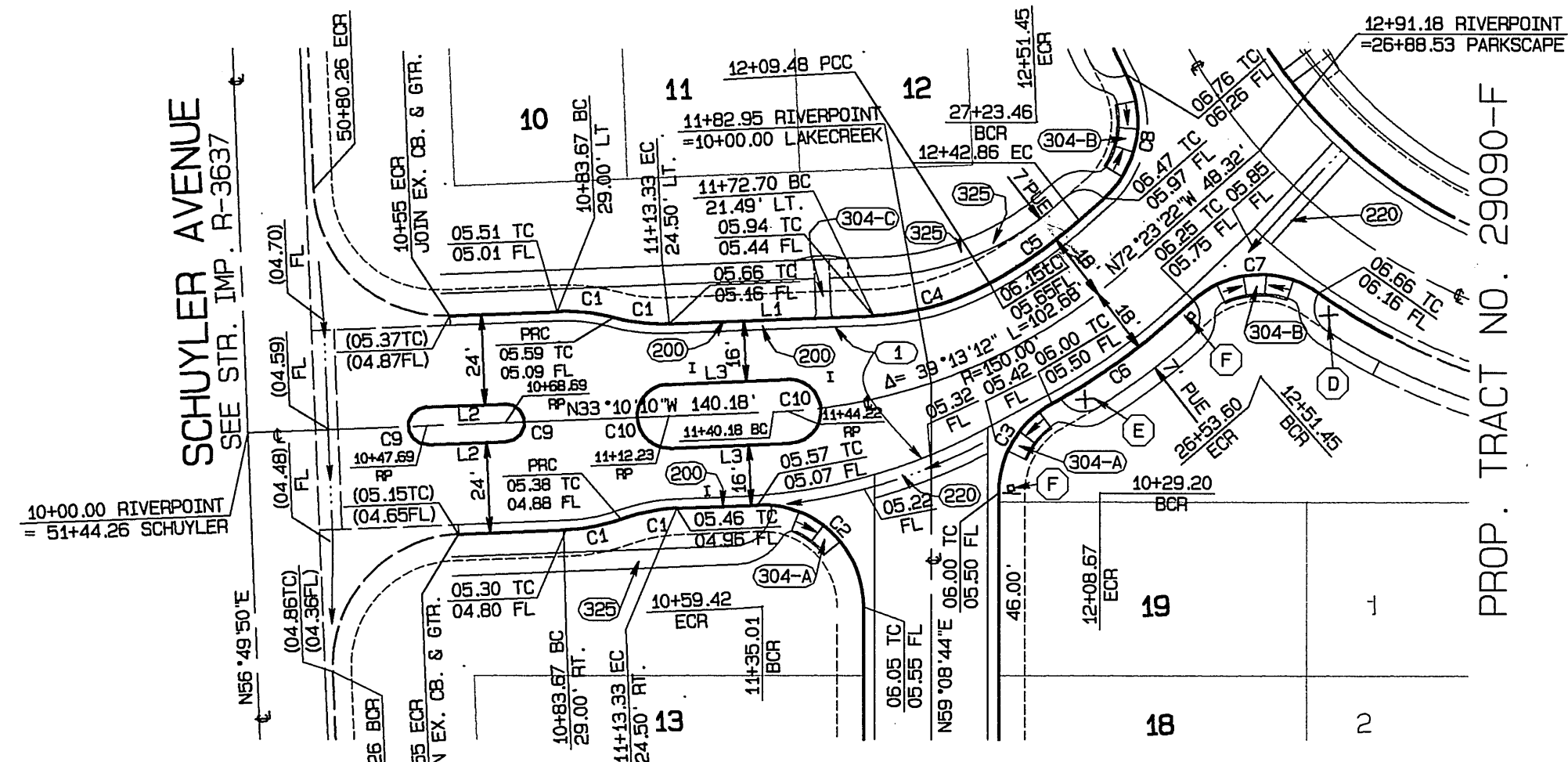


SCALE
 HORIZ. : 1" = 40'
 VERT. : 1" = 4'

BENCH MARK:
 CITY OF RIVERSIDE BENCH MARK NO E2-H3
 P.K. NAIL AND TAG IN THE CENTER OF THE
 MOST NORTHERLY CURB RETURN OF COLLETT
 AVENUE AND GOLDEN AVENUE
 ELEVATION: 697.978

10 11 12 13

SEE SHEET 3
 PARKSCAPE DR.



SEE RIGHT
 LAKECREEK CT.
RIVERPOINT DRIVE

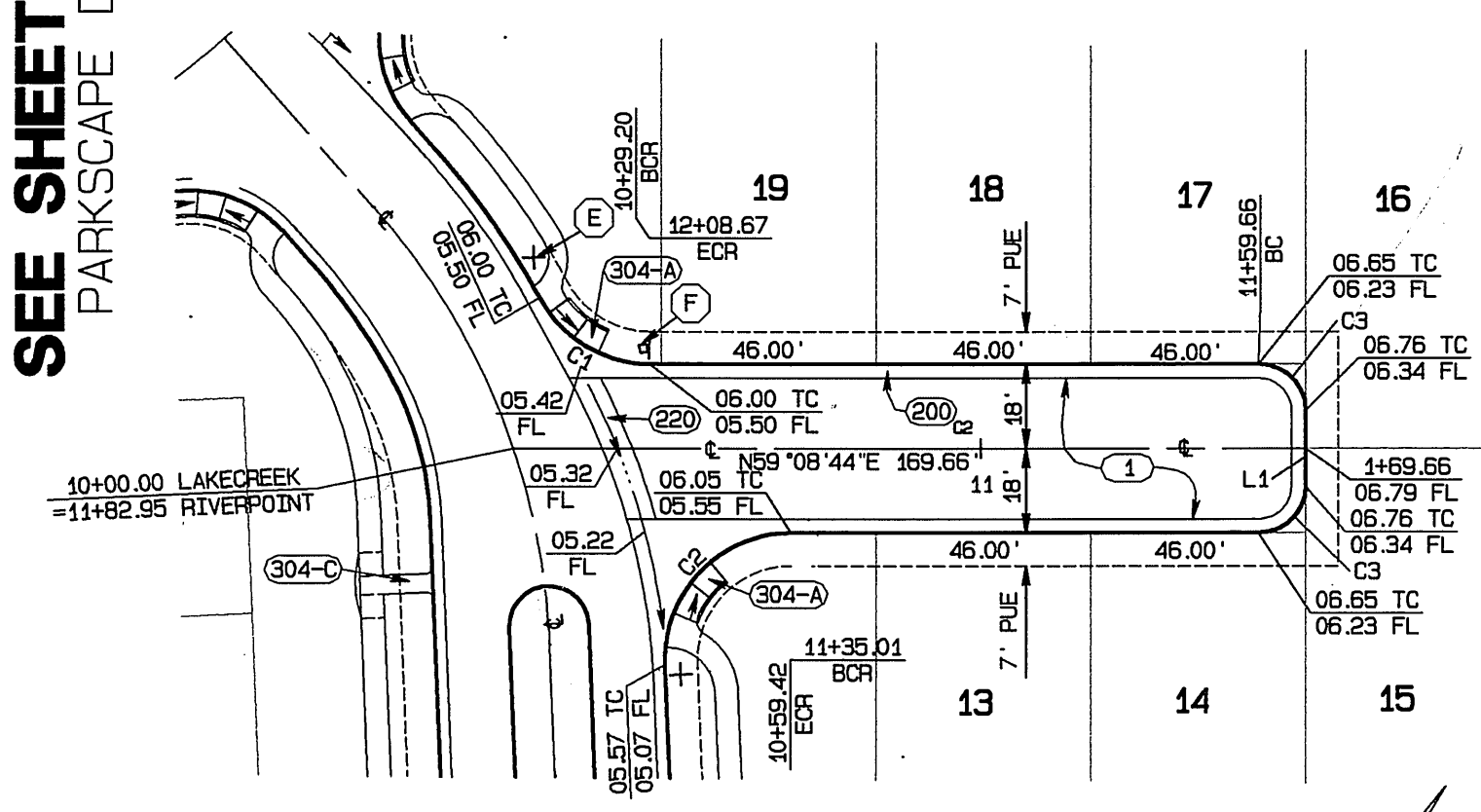
CURVE DATA

LINE/CURVE	DELTA	RADIUS	CHORD BEARING	LENGTH	TANGENT
C1	17°15'14"	50.00'	S41°47'47"E	15.06'	7.59'
C2	92°18'54"	27.00'	N12°59'17"E	43.50'	26.11'
C3	61°31'36"	27.00'	S89°54'31"W	26.99'	16.07'
C4	26°28'15"	70.00'	N45°24'17"W	32.34'	16.46'
C5	12°44'56"	132.00'	N56°00'53"W	29.37'	14.75'
C6	13°10'26"	168.00'	S95°54'52"E	36.63'	19.40'
C7	76°39'27"	27.00'	N34°03'36"W	36.12'	21.36'
C8	76°39'28"	27.00'	S89°16'55"E	36.12'	21.36'
L1			N33°10'10"W	54.49'	
C9	180°00'00"	5.00'	N56°49'50"E	15.71'	
C10	180°00'00"	8.50'	N56°49'50"E	26.70'	
L2			S33°10'10"E	21.00'	
L3			S33°10'10"E	32.00'	

CONSTRUCTION NOTES

- 1 CONSTRUCT _____ A.C. PAVING _____ CRUSHED AGGREGATE BASE PER S.R. _____ R-VALUE _____
- 2 EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
- 180 CONSTRUCT STANDARD 180 BARRICADE W/ 2" x 4" REDWOOD HEADER.
- 300 CONSTRUCT STANDARD 300 CURB AND GUTTER-6" CURB FACE TYPE I
- 200 CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE I, AS MODIFIED PER DETAIL "A" ON SHEET 1.
- 220 CONSTRUCT STANDARD 220 CROSS CURB (6 FT. WIDE)
- 302 CONSTRUCT STANDARD 302 DRIVEWAY APPROACH, MODIFIED PER DETAIL SHOWN ON SHEET 1 (TYPE PL-1)
- 304 CONSTRUCT STANDARD 304 WHEELCHAIR RAMP, TYPE II, UNLESS OTHERWISE NOTED AS TYPE II (MODIFIED) PER DETAILS SHOWN ON SHEET 1.
- 325 CONSTRUCT STANDARD 325, 4 FT. SIDEWALK, MEANDERS FROM BACK OF CURB TO 7 FT., EXACT LOCATION AS SHOWN ON PLANS

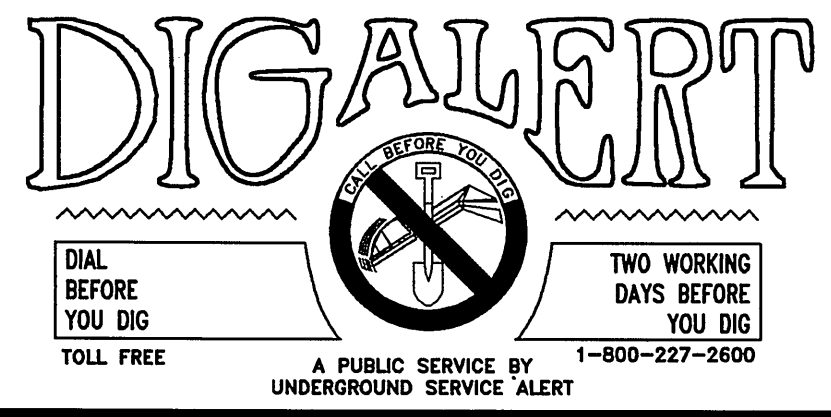
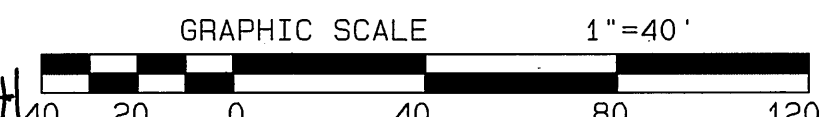
SEE SHEET 3
 PARKSCAPE DR.



SEE LEFT
 RIVERPOINT DR.
LAKECREEK COURT

CURVE DATA

LINE/CURVE	DELTA	RADIUS	CHORD BEARING	LENGTH	TANGENT
C1	61°31'36"	27.00'	S89°54'31"W	26.99'	16.07'
C2	92°18'54"	27.00'	N12°59'17"E	43.50'	26.11'
C3	90°00'00"	10.00'	S75°51'16"E	15.71'	10.00'
L1			N30°51'16"W	16.00'	



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-02
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
 3788 MCCRAY STREET
 RIVERSIDE, CA 92506
 (909) 686-1070
 APPROVED BY *[Signature]* DATE 5/21/02
 R.C.E. NO. C39530

DESIGNED BY: *[Signature]* CHECKED BY: *[Signature]*
 MARK REVISIONS APPR. DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 6/2/02
 PRINCIPAL ENGINEER: *[Signature]*
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEP. P.M. DIRECTOR
 STREET SERVICES

STREET IMPROVEMENT PLANS
 TRACT NO. 29090-5
 RIVERPOINT DRIVE
 STA. 10+00.00 TO STA. 12+91.18
 LAKECREEK COURT
 STA. 10+00.00 TO STA. 11+69.66
 SCALE: HORIZ. : 1" = 40' VERT. : 1" = 4'

ACCOUNT NO.
 DRAWING NUMBER
R-3655
 SHEET 4 OF 4
 99-0315