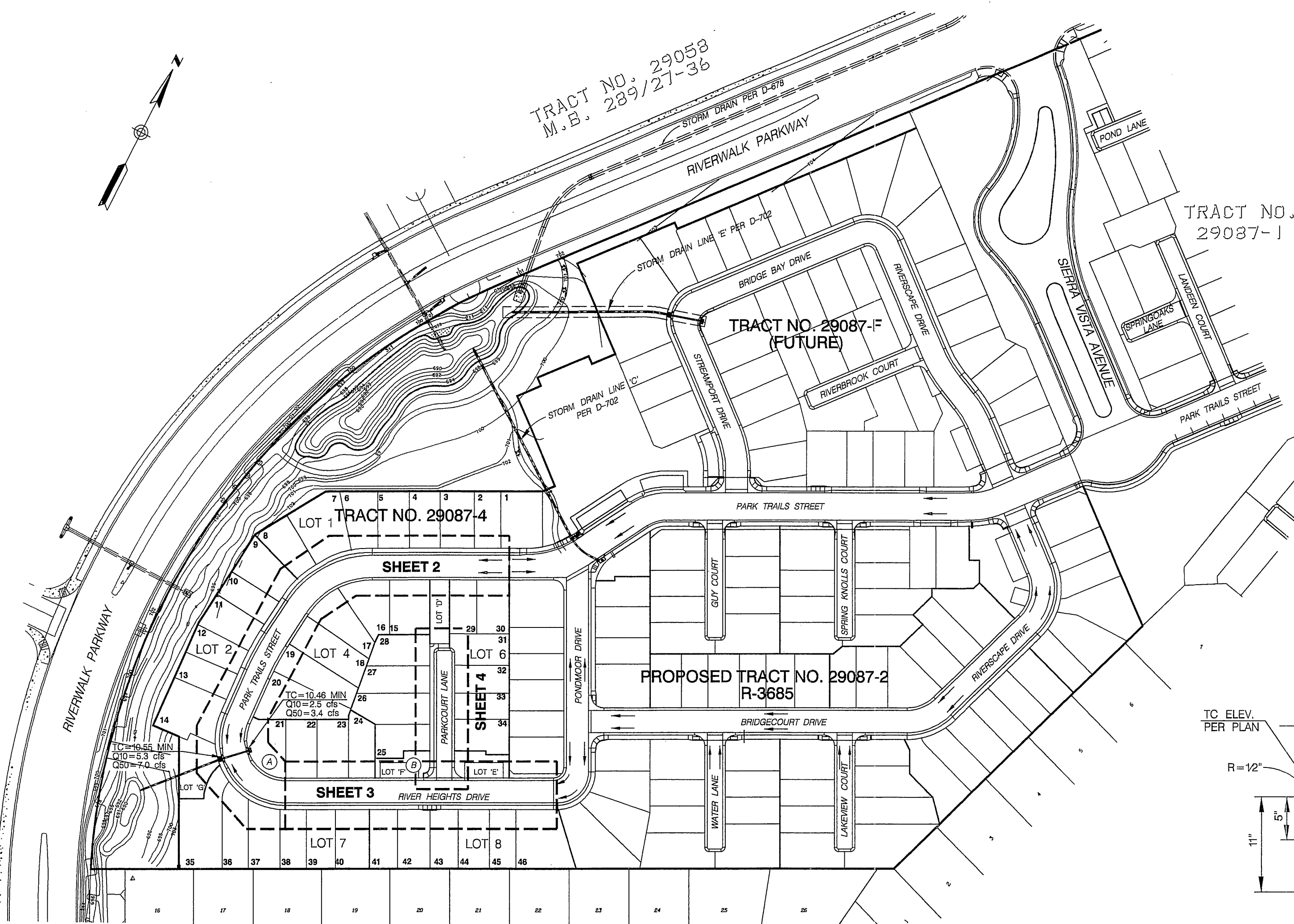
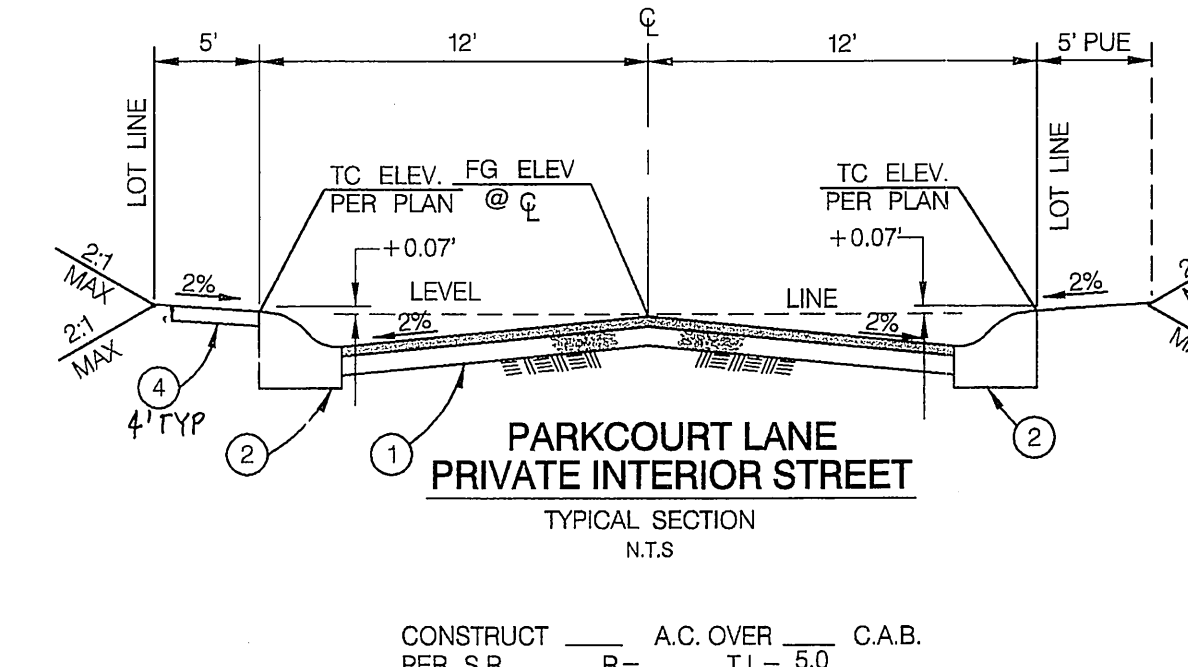
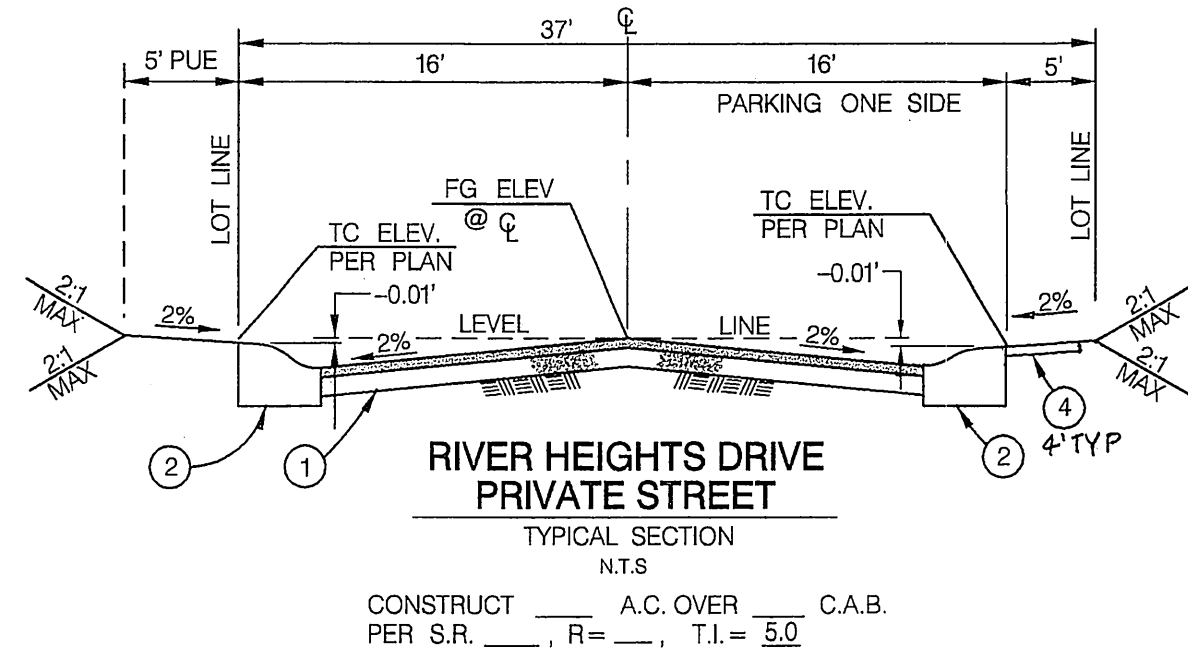
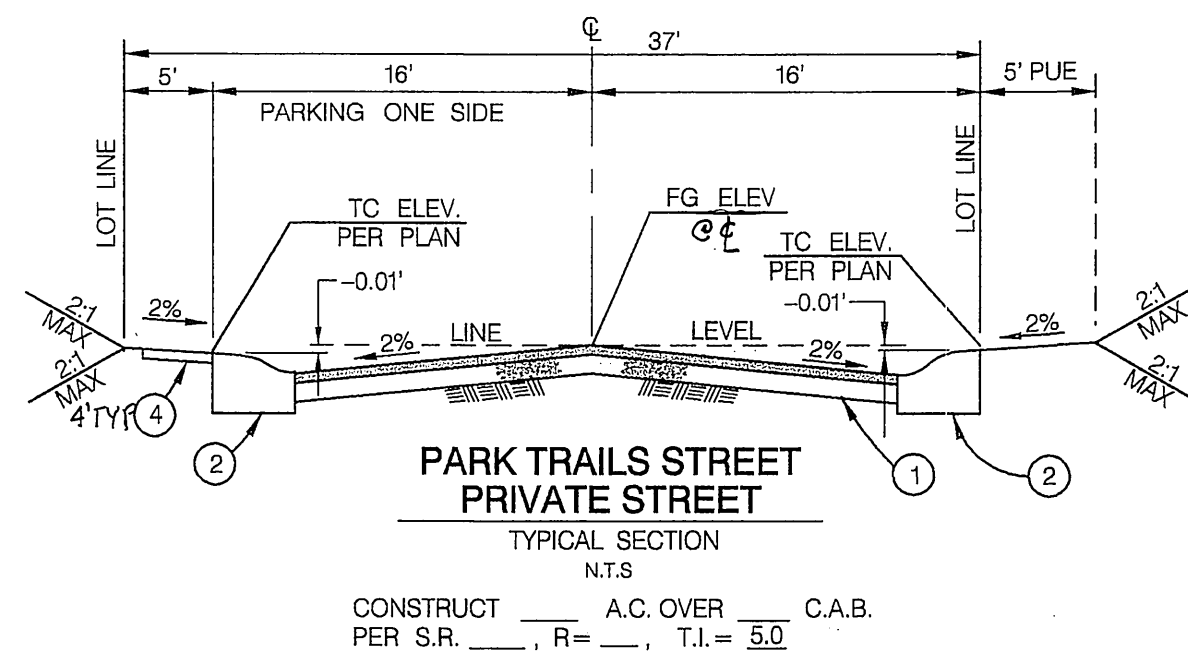


TRACT 29087-4 STREET IMPROVEMENT PLAN



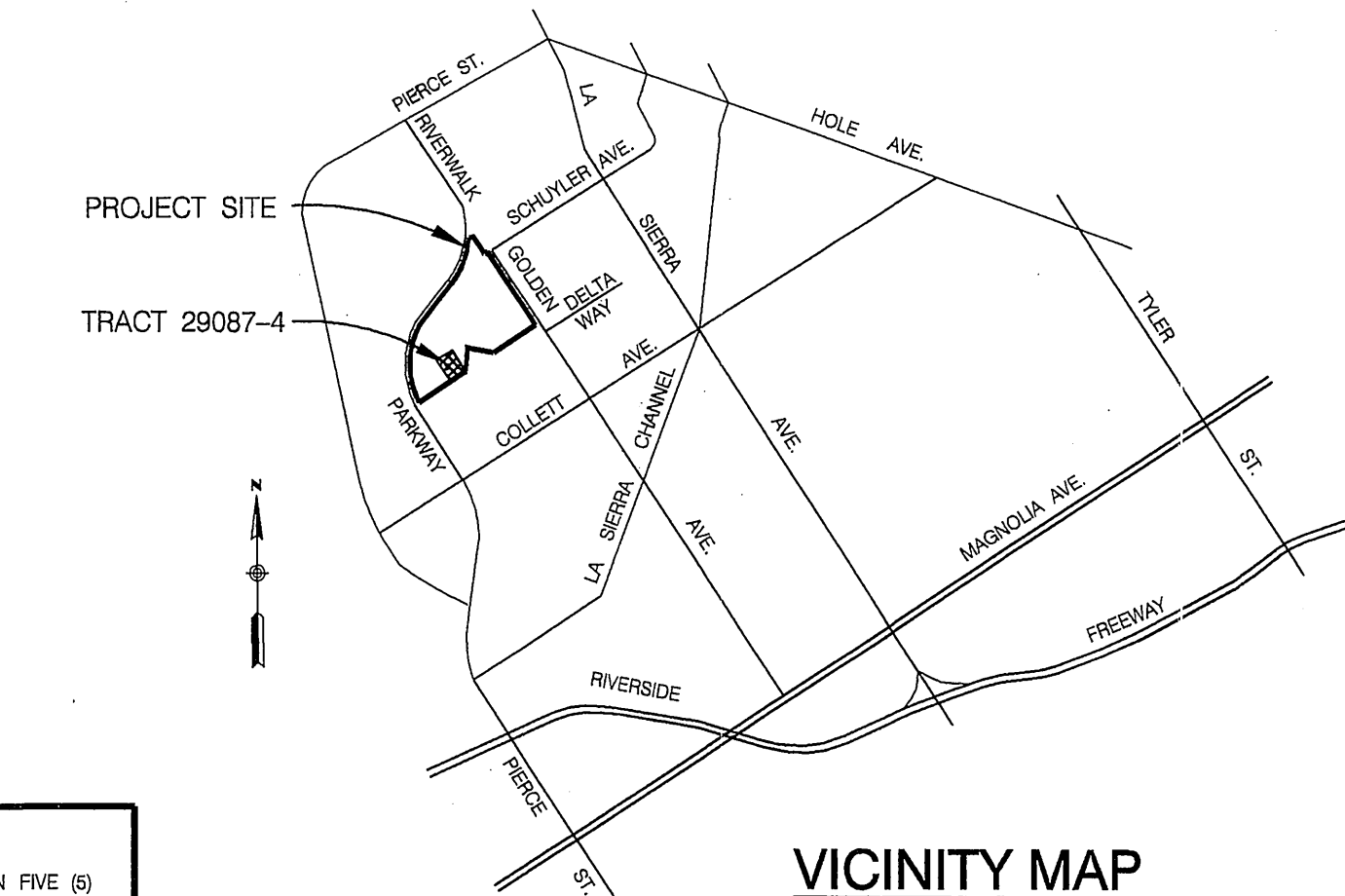
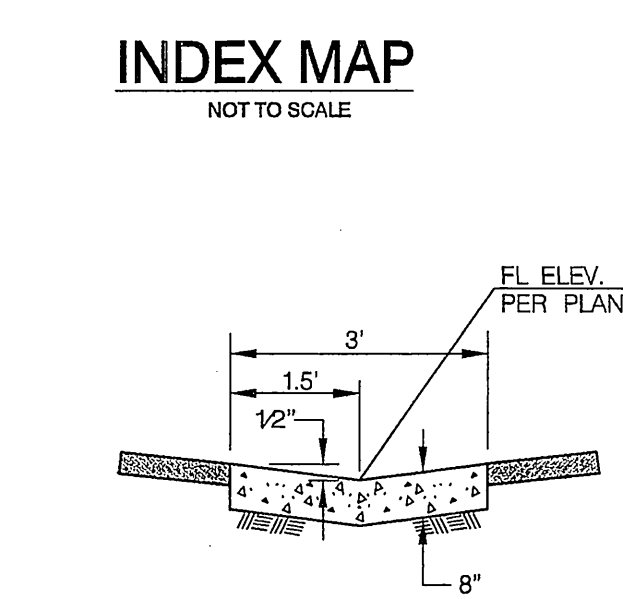
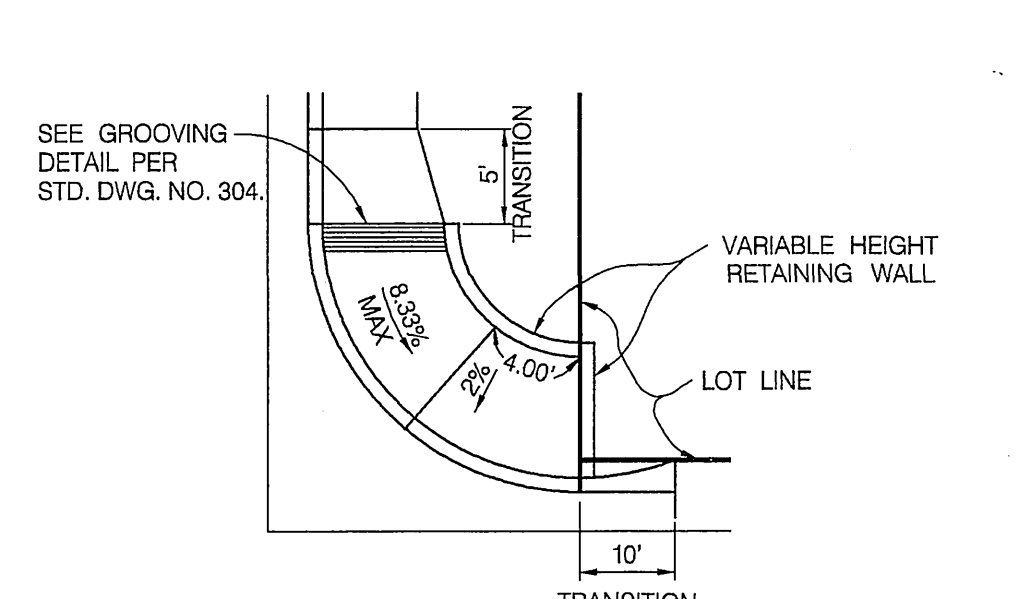
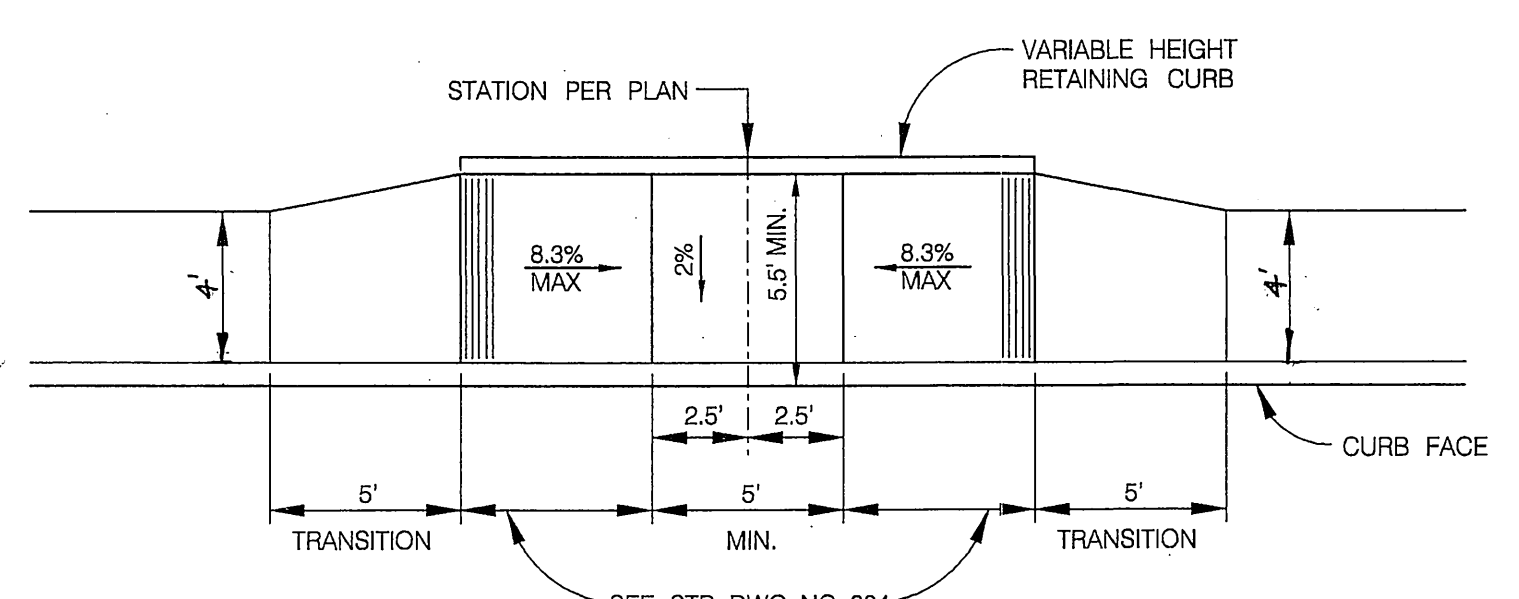
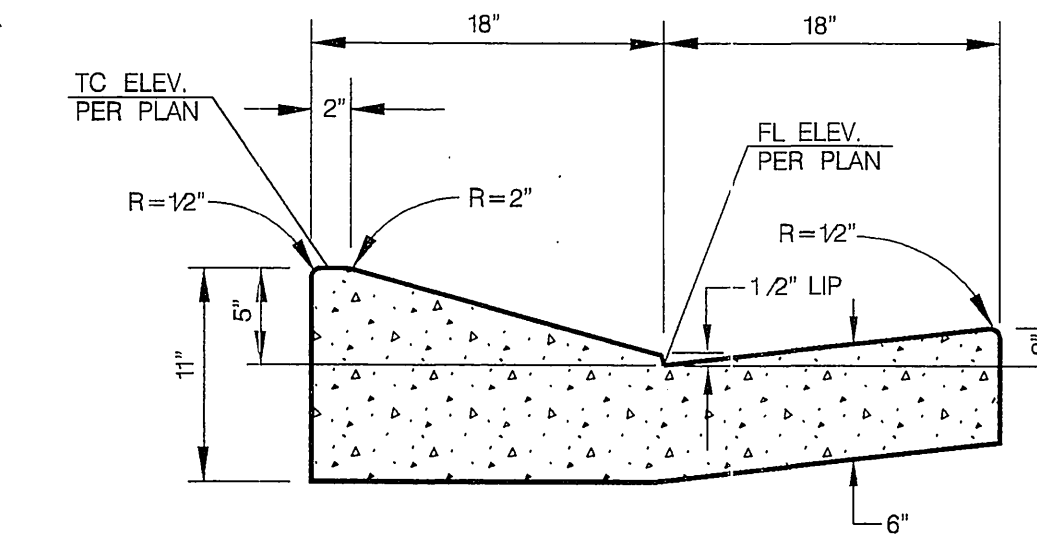
LEGEND

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AHD	AHEAD
BK	BACK
CL	CENTER LINE
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
LT	LEFT
P.U.E.	PUBLIC UTILITY EASEMENT
RT	RIGHT
TC	TOP OF CURB
TG	TOP OF GRATE
C.A.B.	CRUSHED AGGREGATE BASE
TI	TRAFFIC INDEX
N.T.S.	NOT TO SCALE

TRAFFIC & STREET NAME SIGN SCHEDULE

(A)	PARK TRAILS STREET	4400
(A)	RIVER HEIGHTS DRIVE	11500
(B)	RIVER HEIGHTS DRIVE	11500
(B)	PARKCOURT LANE	4400
(R1)	*STOP SIGN PER CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS.	

NOTE: INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS 662 (PVT) & 666.

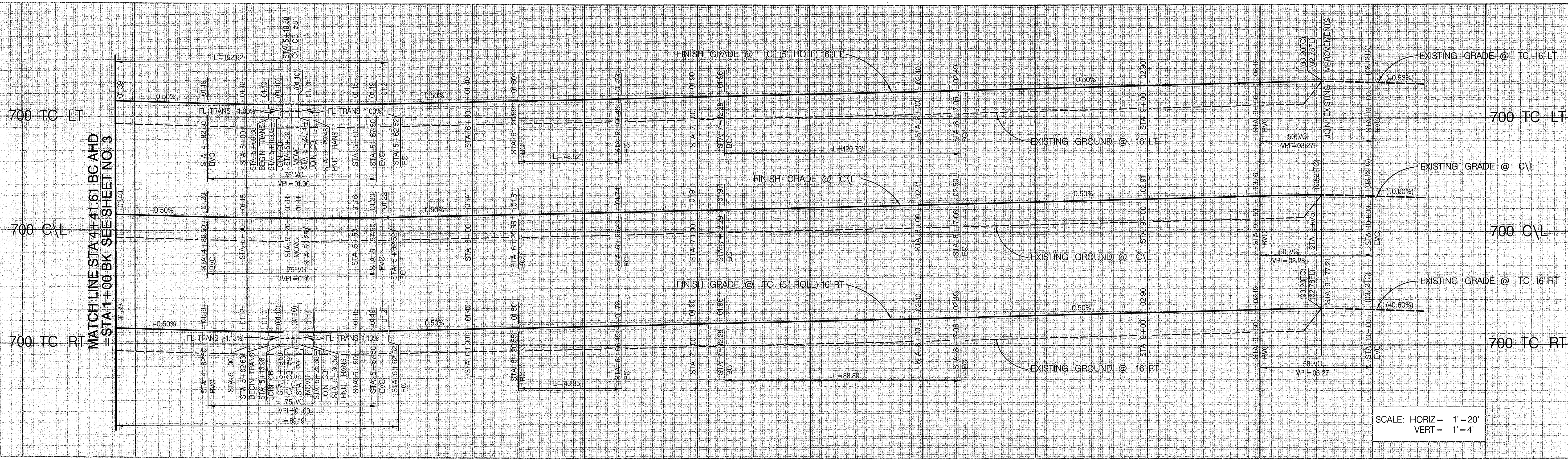


CONSTRUCTION NOTES AND QUANTITY ESTIMATE

1	CONSTRUCT 2 1/2" A.C. PAVEMENT OVER 7" C.A.B. PER S.R. STD. R=20	24,795 S.F.
2	CONSTRUCT 5" ROLL CURB & GUTTER (MODIFIED TYPE C2) PER DETAIL ON SHEET NO. 1	1,957 L.F.
3	CONSTRUCT CROSS GUTTER (W=3') PER DETAIL ON SHEET NO. 1	220 S.F.
4	CONSTRUCT CURB LINE SIDEWALK PER CITY STD. 325 - WIDTH: 4' TYP.	4,010 S.F.
5	CONSTRUCT WHEELCHAIR RAMP AT "T" INTERSECTION TYPE II PER CITY STD. 304	1 EA.
6	SEE DETAIL SHEET NO. 1	
7	NOT USED	
8	CONSTRUCT WHEELCHAIR RAMP STANDARD TYPE II PER CITY STD 304 SEE DETAIL HEREON	1 EA.
9	CONSTRUCT CURB TRANSITION TYPE I TO TYPE C2 PER CITY STD. 210	36 L.F.
10	INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) ON STOP SIGN POLE UNLESS OTHERWISE SHOWN. (SEE STREET NAME SIGN SCHEDULE)	2 EA.
11	INSTALL R1 "STOP" SIGN PER CITY STD. 662 AND 666	1 EA.
12	REMOVE EXISTING BARRICADE	1 EA.
13	REMOVE EXISTING AGGREGATE SLOPE AND AC APRON	480 LF

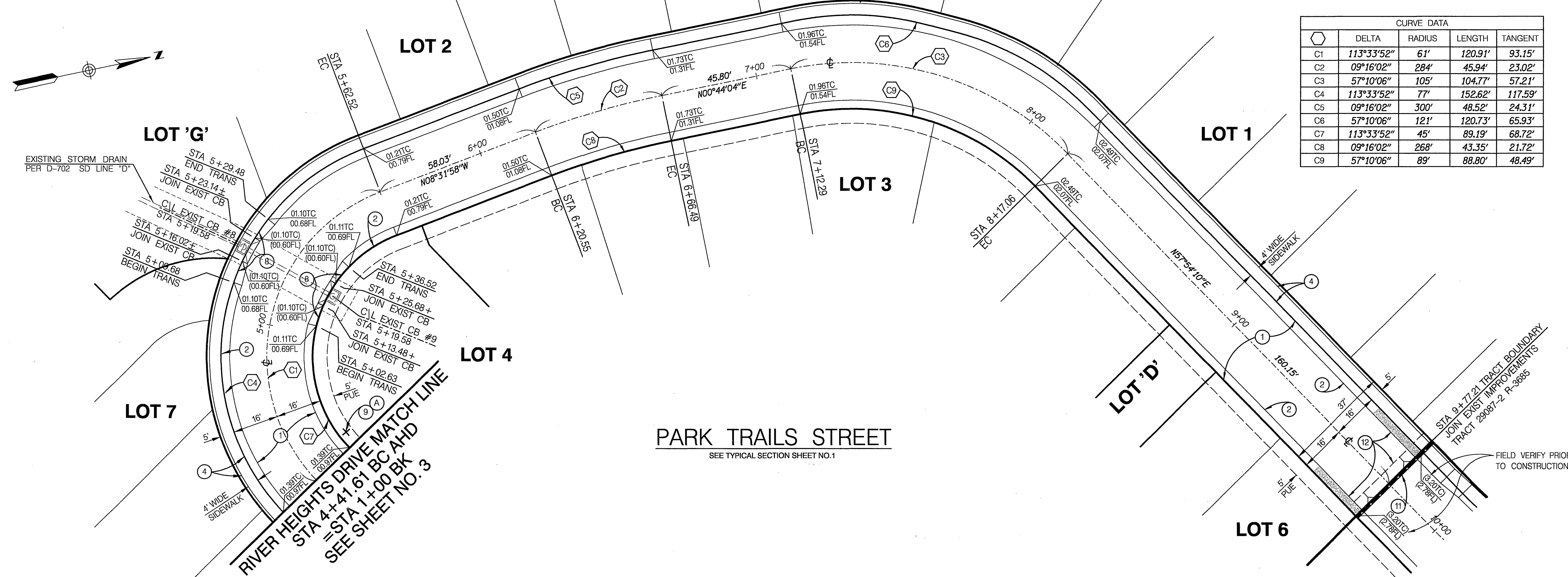
THE GAS COMPANY	CITY OF RIVERSIDE PUBLIC UTILITIES DEPT.-ELECTRIC DEPT. OVERHEAD & UNDERGROUND	CITY OF RIVERSIDE WATER DIVISION (5415 1-4)	PACIFIC BELL TELEPHONE	CHARTER COMMUNICATIONS
APPROVED BY: <i>[Signature]</i> DATE: 5-1-03	APPROVED BY: <i>[Signature]</i> DATE: 5/5/03	APPROVED BY: <i>[Signature]</i> DATE: 5/6/03	APPROVED BY: <i>[Signature]</i> DATE: 5/6/03	APPROVED BY: <i>[Signature]</i> DATE: 5/1/03
VOID ONE YEAR FROM THIS DATE				

Underground Service Alert Call: TOLL FREE 1-800-227-2600	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT, MAINTAIN AND RESTORE ALL UTILITIES AND STRUCTURES EXISTING ON THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND ALL AFFECTED AGENCIES.	BENCH MARK DESCRIPTION CITY OF RIVERSIDE BENCH MARK NO. E2-H3 P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVE. AND GOLDEN AVE. ELEVATION: 697.978	CITY OF RIVERSIDE BUSINESS TAX ACCT. NO. 36995 EXPIRES 4-13-04	DAVID EVANS AND ASSOCIATES INC. 800 North Haven Avenue, Suite 300 Ontario California 91764 Phone: 909.481.5750	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS	STREET IMPROVEMENT PLAN TRACT NO. 29087-4 TITLE SHEET (PRIVATE STREETS)	PROJECT NO. GRIF001 R-3709 SHEET 1 OF 4 FILE NO.:
APPROVED BY: <i>[Signature]</i> DATE: 5/1/03	APPROVED BY: <i>[Signature]</i> DATE: 5/1/03	APPROVED BY: <i>[Signature]</i> DATE: 5/1/03	PLANS PREPARED UNDER THE SUPERVISION OF: <i>[Signature]</i> JEFFREY K. RUPP R.C.E. 4888	DESIGNED BY: KFS DRAWN BY: SLB CHECKED BY: KFS	APPROVED BY: <i>[Signature]</i> DATE: 5/1/03	APPROVED BY: <i>[Signature]</i> DATE: 5/1/03	INDEXED 7-10-03 <i>[Signature]</i>



SCALE: HORIZ = 1" = 20'
VERT = 1" = 4'

5+00 6+00 7+00 8+00 9+00 10+00



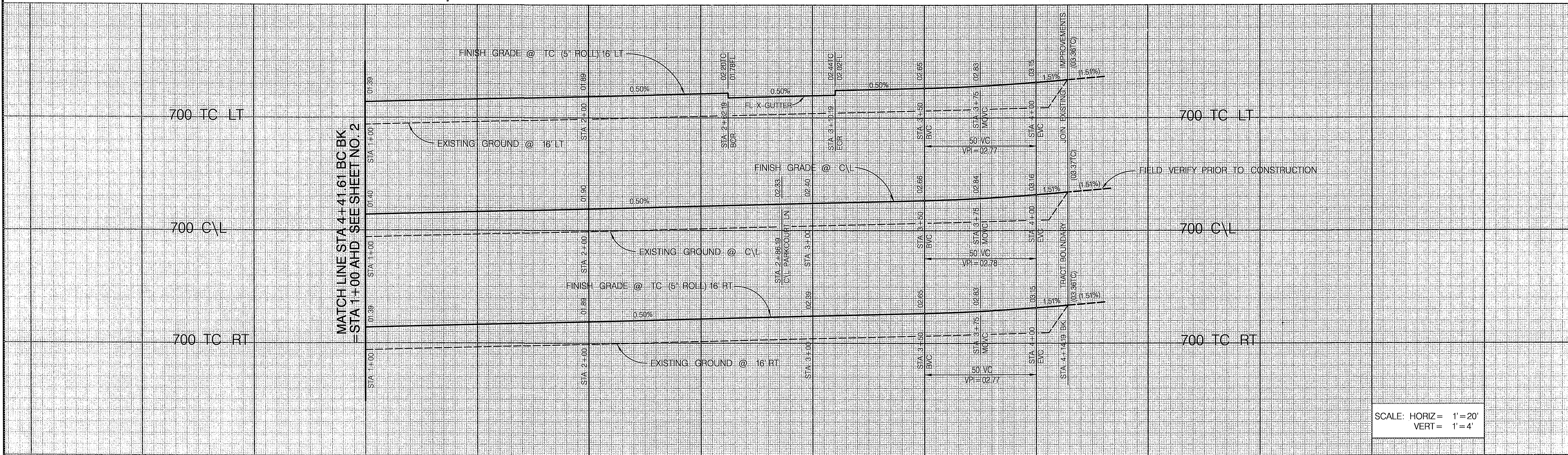
- CONSTRUCTION NOTES**
- CONSTRUCT 3 1/2" A.C. PAVEMENT OVER 7" C.A.B. PER S.R. 1628R=20
 - CONSTRUCT 5" ROLL CURB & GUTTER (MODIFIED TYPE C2) PER DETAIL ON SHEET NO. 1
 - CONSTRUCT CURB LINE SIDEWALK PER CITY STD. 325 - WIDTH=4' TYPICAL
 - CONSTRUCT CURB TRANSITION TYPE 1 TO TYPE C2 PER CITY STD. 210
 - INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) ON STOP SIGN POLE UNLESS OTHERWISE SHOWN. (SEE STREET NAME SIGN SCHEDULE)
 - REMOVE EXISTING BARRICADE
 - REMOVE EXISTING AGGREGATE SLOPE AND AC APRON



SCALE: 1" = 20'
*AS-BUILT PER PLAN 2-20-06 411

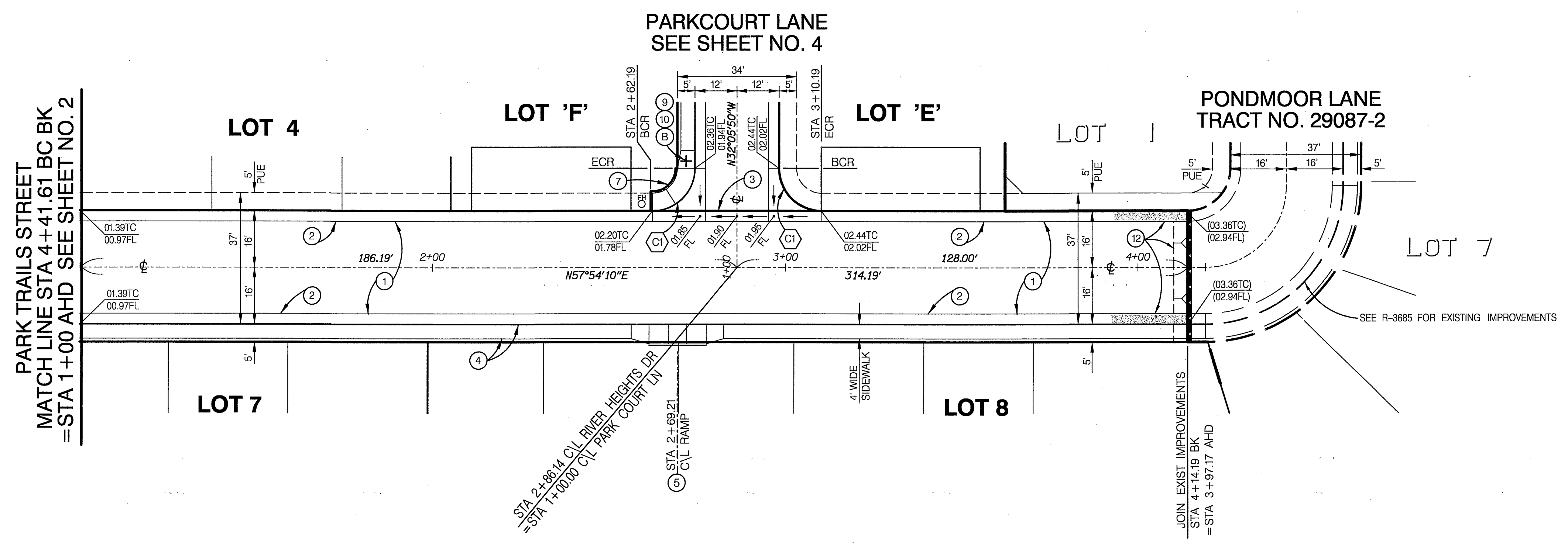
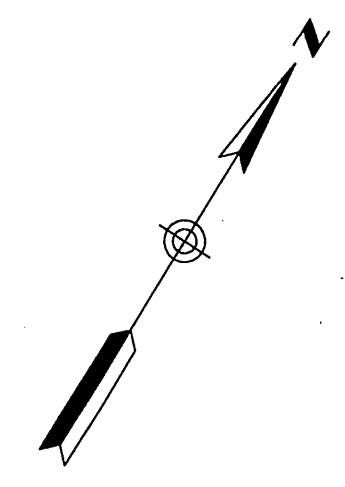
<p>Underground Service Alert</p> <p>Call: TOLL FREE</p> <p>1-800</p> <p>227-2600</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT, MAINTAIN AND OPERATE ALL UTILITIES LOCATED ON OR ADJACENT TO THE PROJECT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED ON OR ADJACENT TO THE PROJECT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED ON OR ADJACENT TO THE PROJECT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED ON OR ADJACENT TO THE PROJECT PROPERTY.</p>	<p>BENCH MARK DESCRIPTION</p> <p>CITY OF RIVERSIDE BENCH MARK NO. E2-H3 R3 K NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVE. AND GOLDEN AVE.</p> <p>ELEVATION: 697.978</p>	<p>CITY OF RIVERSIDE BUSINESS</p> <p>TAX ACT. NO. 38955</p> <p>EXPIRES 4-13-04</p> <p>JEFFREY KARL RUPP</p> <p>NO. 42868</p> <p>Exp. 3/31/2004</p> <p>STATE OF CALIFORNIA</p>	<p>DAVID EVANS AND ASSOCIATES INC.</p> <p>800 North Haven Avenue, Suite 300</p> <p>Ontario California 91764</p> <p>Phone: 909.481.5750</p> <p>PLANS PREPARED UNDER THE SUPERVISION OF:</p> <p>JEFFREY K. RUPP P.E. 42868</p> <p>5-14-03</p> <p>DATE</p>	<p>CITY OF RIVERSIDE, CALIFORNIA</p> <p>DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED BY: [Signature]</p> <p>PRINCIPAL ENGR. [Signature]</p> <p>PARK DEPARTMENT [Signature]</p> <p>TRAFFIC DIVISION [Signature]</p> <p>DATE 6/2/03</p>	<p>STREET IMPROVEMENT PLAN</p> <p>TRACT NO. 29087-4</p> <p>PARK TRAILS STREET (PRIVATE STREET)</p> <p>SCALE: HORIZ: 1" = 20' VERT: 1" = 4'</p>	<p>PROJECT NO. GRIF001</p> <p>R-3709</p> <p>SHEET 2 OF 4</p> <p>FILE NO.:</p>
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INDEXED 7-10-03 411



SCALE: HORIZ = 1" = 20'
VERT = 1" = 4'

1+00 2+00 3+00 4+00



- CONSTRUCTION NOTES**
1. CONSTRUCT 3 1/2" A.C. PAVEMENT OVER 7" C.A.B. PER S.R. 123R-20
 2. CONSTRUCT 5" ROLL CURB & GUTTER (MODIFIED TYPE C2) PER DETAIL ON SHEET NO. 1
 3. CONSTRUCT CROSS GUTTER (W=3") PER DETAIL ON SHEET NO. 1
 4. CONSTRUCT CURB LINE SIDEWALK PER CITY STD. 325 - WIDTH=4" TYPICAL
 5. CONSTRUCT WHEELCHAIR RAMP AT 'T' INTERSECTION TYPE II PER CITY STD. 304 SEE DETAIL SHEET NO. 1
 6. CONSTRUCT WHEELCHAIR RAMP STANDARD II PER CITY STD 304 SEE DETAIL ON SHEET NO. 1
 7. INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) ON STOP SIGN POLE UNLESS OTHERWISE SHOWN. (SEE STREET NAME SIGN SCHEDULE)
 8. INSTALL R1 "STOP" SIGN PER CITY STD. 662 AND 666
 9. REMOVE EXISTING BARRICADE
 10. REMOVE EXISTING AGGREGATE SLOPE AND AC APRON

CURVE DATA				
DELTA	RADIUS	LENGTH	TANGENT	
C1	90°00'00"	12'	18.85'	12.00'

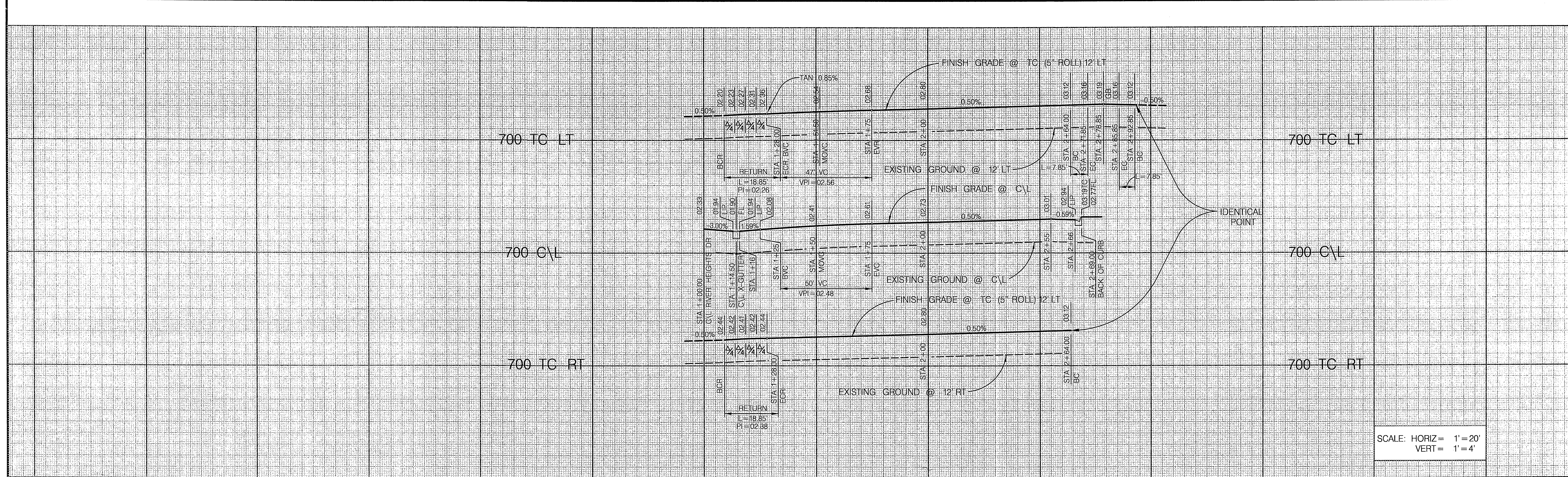


SCALE: 1" = 20'
*AS-BUILT PER PLAN 3-20-06 Lft

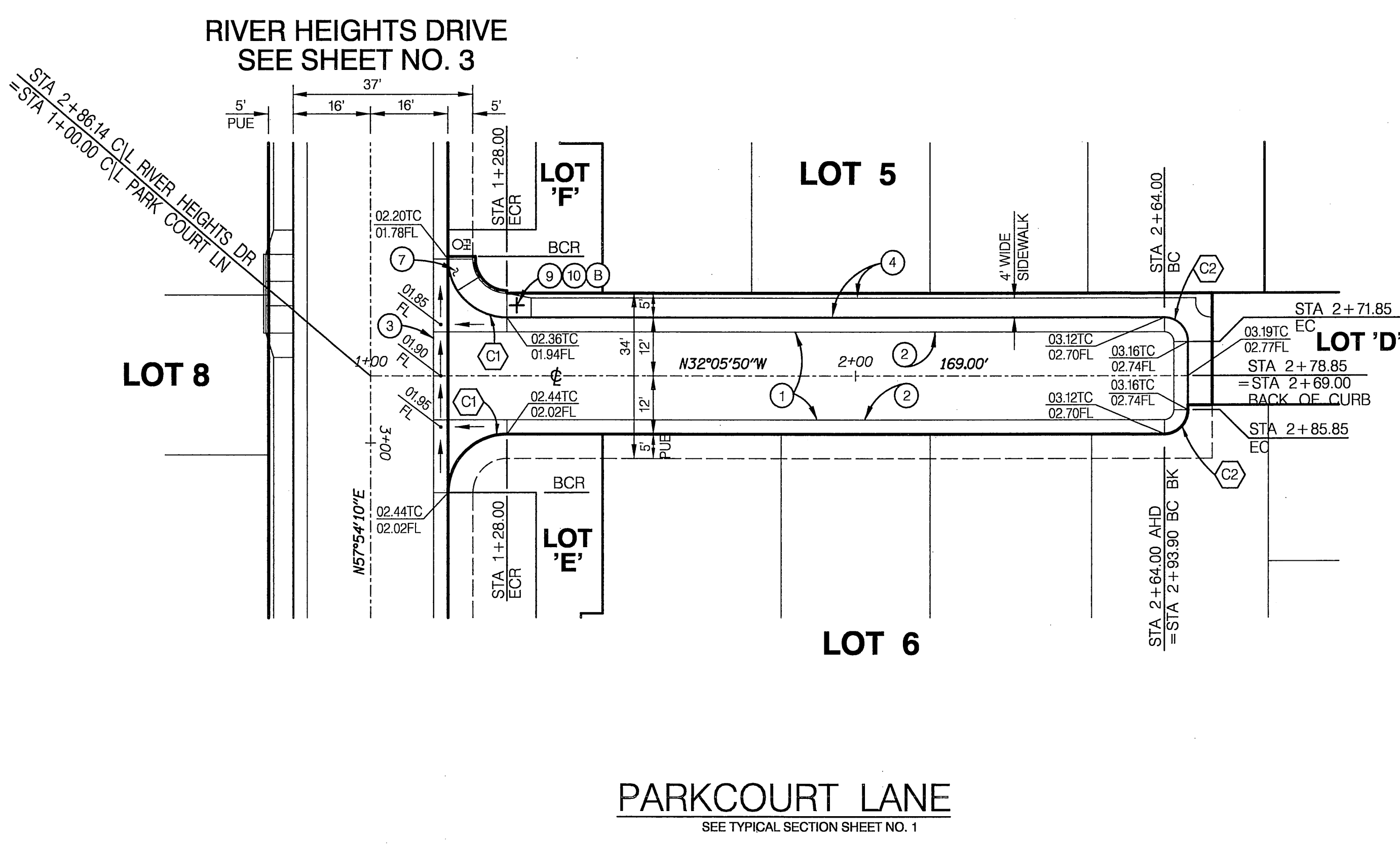
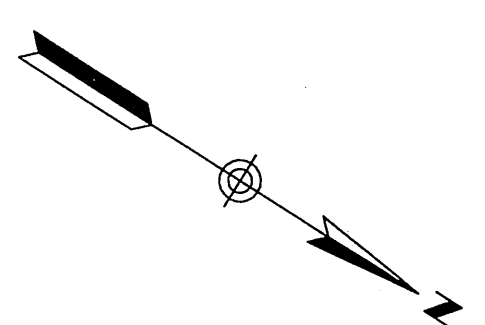
RIVER HEIGHTS DRIVE
SEE TYPICAL SECTION SHEET NO. 1

<p>Underground Service Alert</p> <p>Call: TOLL FREE</p> <p>1-800-227-2600</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE SOLE AND COMPLETE RESPONSIBILITY FOR THE PROPER DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO, THE PROVISION OF ALL NECESSARY PERMITS, EASEMENTS, AND RIGHTS OF WAY, AND TO HOLD DESIGN PROFESSIONAL LIABILITY FROM ANY AND ALL DEFICIENCIES OR OMISSIONS IN THE DESIGN OR CONSTRUCTION ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>	<p>BENCH MARK DESCRIPTION</p> <p>CITY OF RIVERSIDE BENCH MARK NO. E2-H3 P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVE. AND GOLDEN AVE.</p> <p>ELEVATION: 697.978</p>	<p>CITY OF RIVERSIDE BUSINESS</p> <p>TAX ACCT. NO. 36955</p> <p>EXPIRES 4-13-04</p> <p>DAVID EVANS AND ASSOCIATES INC.</p> <p>800 North Haven Avenue, Suite 300</p> <p>Ontario California 91764</p> <p>Phone: 909.481.5750</p>	<p>APPROVED BY: [Signature]</p> <p>PRINCIPAL ENGR. [Signature]</p> <p>PARK DEPARTMENT [Signature]</p> <p>TRAFFIC DIVISION [Signature]</p> <p>DATE: 6/2/03</p>	<p>CITY OF RIVERSIDE, CALIFORNIA</p> <p>DEPARTMENT OF PUBLIC WORKS</p>	<p>STREET IMPROVEMENT PLAN</p> <p>TRACT NO. 29087-4</p> <p>RIVER HEIGHTS DRIVE (PRIVATE STREET)</p> <p>SCALE: HORIZ: 1" = 20' VERT: 1" = 4'</p>	<p>PROJECT NO. GRIF001</p> <p>R-3709</p> <p>SHEET 3 OF 4</p> <p>FILE NO.:</p>

INDEXED 7-10-03 Lft

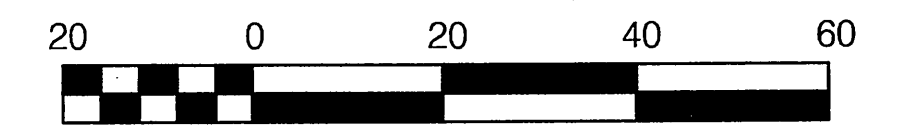


SCALE: HORIZ = 1" = 20'
VERT = 1" = 4'



- CONSTRUCTION NOTES**
1. CONSTRUCT 3/4" A.C. PAVEMENT OVER 7" C.A.B. PER S.R. 1628 R=20
 2. CONSTRUCT 5" ROLL CURB & GUTTER (MODIFIED TYPE C2) PER DETAIL ON SHEET NO. 1
 3. CONSTRUCT CROSS GUTTER (W=3") PER DETAIL ON SHEET NO. 1
 4. CONSTRUCT CURB LINE SIDEWALK PER CITY STD. 325 - WIDTH=4' TYPICAL
 7. CONSTRUCT WHEELCHAIR RAMP STANDARD II PER CITY STD 304 SEE DETAIL ON SHEET NO 1
 9. INSTALL STREET NAME SIGN PER CITY STD. 662 (PVT) ON STOP SIGN POLE UNLESS OTHERWISE SHOWN, (SEE STREET NAME SIGN SCHEDULE)
 10. INSTALL R1 "STOP" SIGN PER CITY STD. 662 AND 666

CURVE DATA			
DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	12'	18.85'
C2	90°00'00"	5'	7.85'



SCALE: 1" = 20' 4H

Underground Service Alert Call: TOIFREE 1-800 227-2600 	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO INSURE, FILE AND COMPLETELY RESPONSIBILITY FOR ALL SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING ALL PROPERTY AND PROPERTIES OF THE NEIGHBORHOOD SHALL BE MADE TO AVOID CONTAMINATION AND NOT BE LIMITED TO NORMAL WORKING DAYS AND HOURS. DESIGN PROFESSIONAL LIABILITY SHALL BE LIMITED TO THE PERFORMANCE OF THE PROFESSIONAL SERVICES PROVIDED BY THE DESIGN PROFESSIONAL IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT AND ALL APPLICABLE LAWS AND REGULATIONS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE PROJECT OR THE LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.	BENCH MARK DESCRIPTION CITY OF RIVERSIDE BENCH MARK NO. E2-H3 P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVE. AND GOLDEN AVE. ELEVATION: 697.978		CITY OF RIVERSIDE BUSINESS TAX ACCT. NO. 36955 EXPIRES 4-13-04 	DAVID EVANS AND ASSOCIATES INC. 800 North Haven Avenue, Suite 300 Ontario California 91764 Phone: 909.481.5750	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: PRINCIPAL ENGR. <i>David Evans</i> PARK DEPARTMENT: <i>David Evans</i> TRAFFIC DIVISION: <i>David Evans</i> DATE: 6/2/03	STREET IMPROVEMENT PLAN TRACT NO. 29087-4 PARKCOURT LANE (PRIVATE STREET) SCALE: HORIZ: 1" = 20' VERT: 1" = 4'	PROJECT NO. GRIF001 R-3709 SHEET 4 OF 4 FILE NO.: