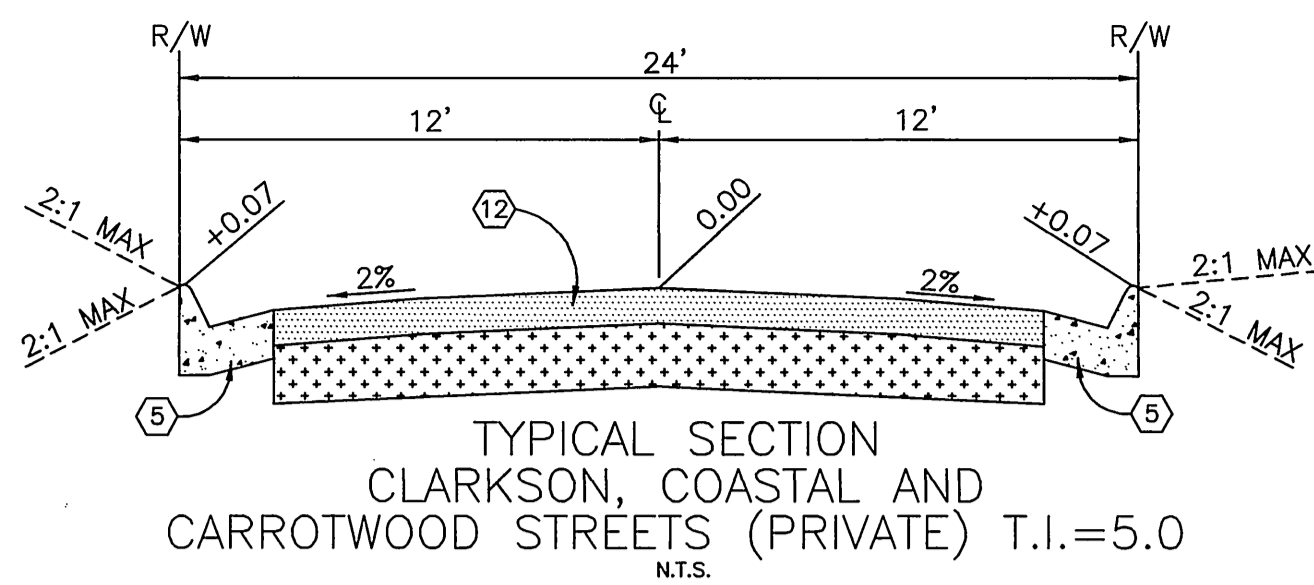


STREET IMPROVEMENT PLAN TRACT NO. 31512

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 PRIVATE ENGINEER.
 - 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.
 - 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 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..
 - IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE PRIVATE ENGINEER WITH A.C. PAVING.
 - DEVELOPER/CONTRACTOR TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (909) 351-6150.
 - ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
 - 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.
 - THE DEVELOPER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
 - ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUB GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
 - THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
 - QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
 - ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
 - SEE CITY OF RIVERSIDE DRAWING NO. VOL5-694274 FOR QUANTITY AND LOCATION OF REQUIRED STREETLIGHTS.
- IF THIS PROJECT IS STAKED BY A SURVEY CREW THAT IS NOT UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER IS NO LONGER THE ENGINEER OF RECORD AND IS NOT RESPONSIBLE FOR THE FINAL OUTCOME OF THE PROJECT. THE SIGNATORY ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS AND OMISSIONS THAT COULD HAVE BEEN CORRECTED IF THE PROJECT HAD BEEN STAKED BY A SURVEY CREW UNDER HIS DIRECT SUPERVISION.



BENCHMARK

CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF MAIN ST., AS SHOWN ON TRACT 3960 FILED IN MAP BOOK 64 AT PAGE 3 THOUGH 4 RECORDS OF RIVERSIDE COUNTY. SAID LINE BEARS N 04°09'33" E

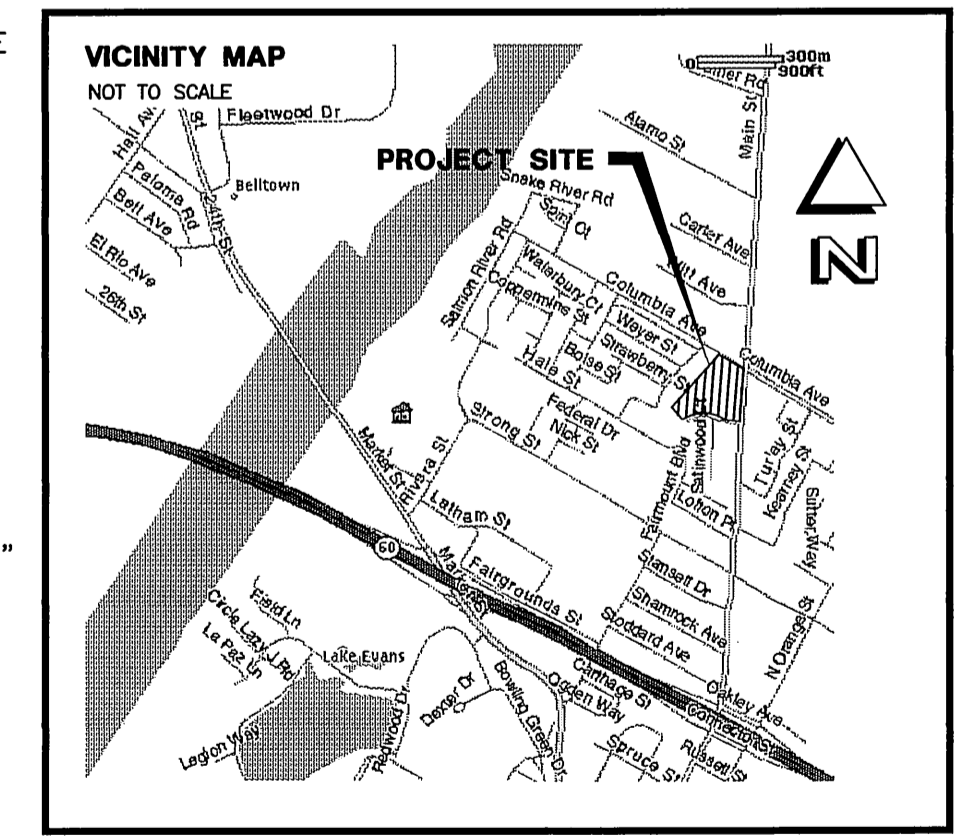
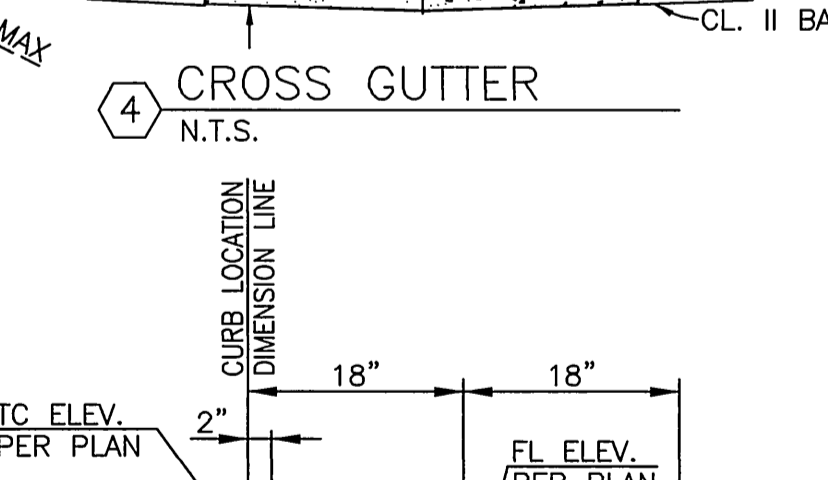
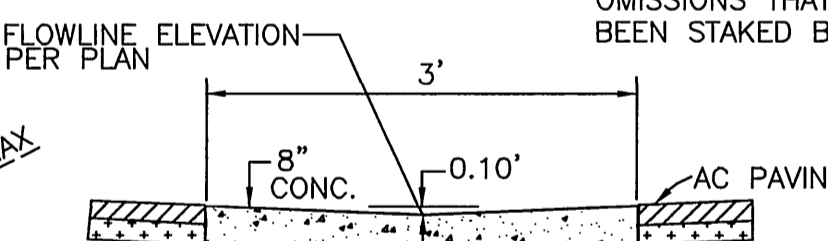
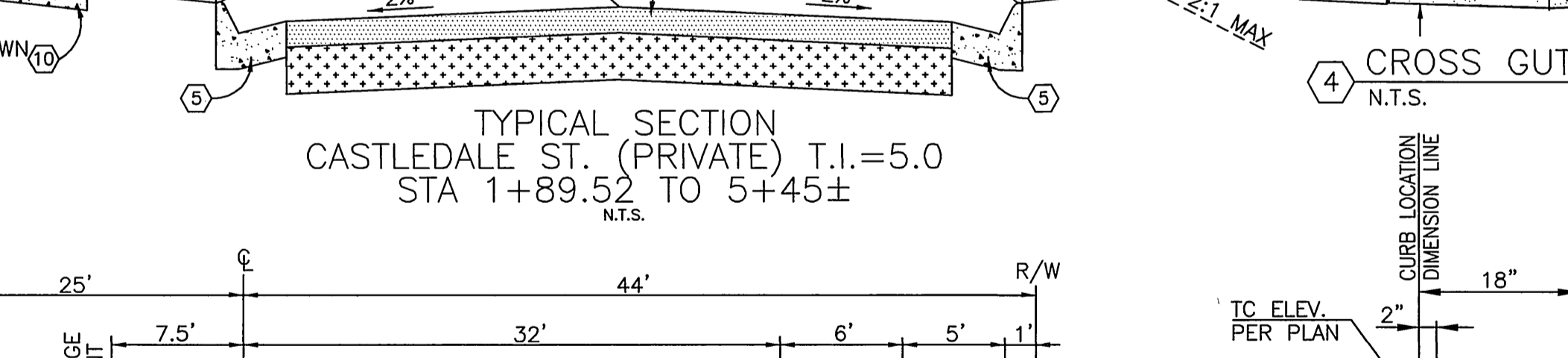
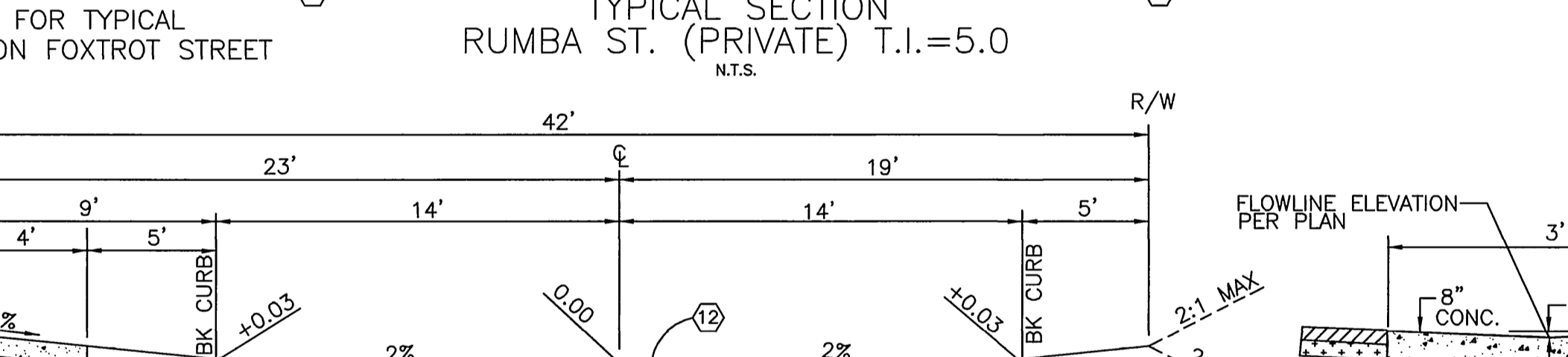
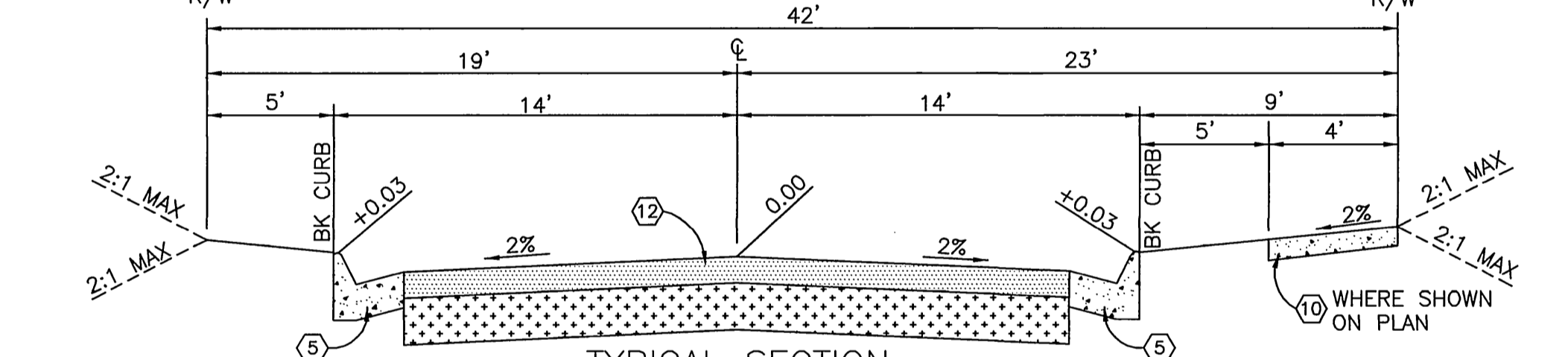
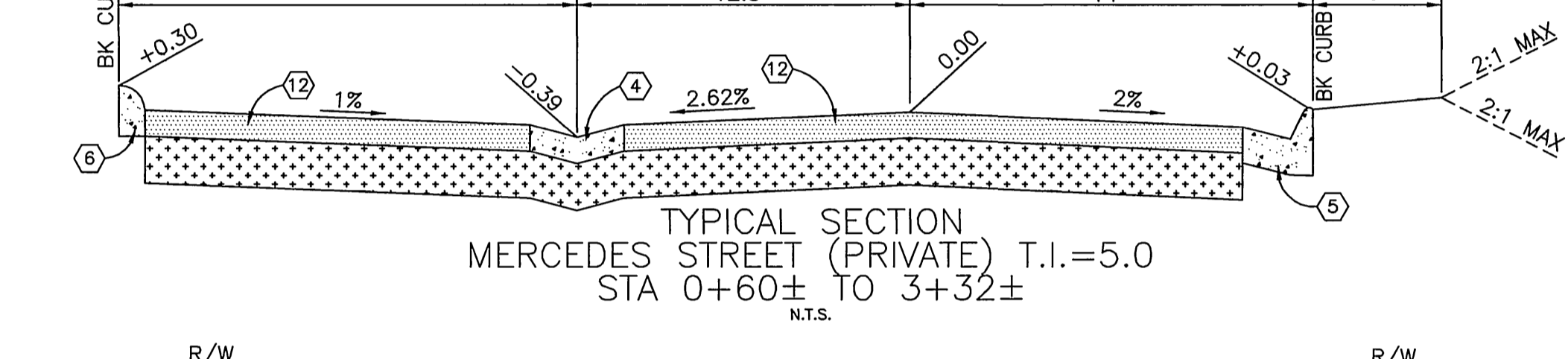
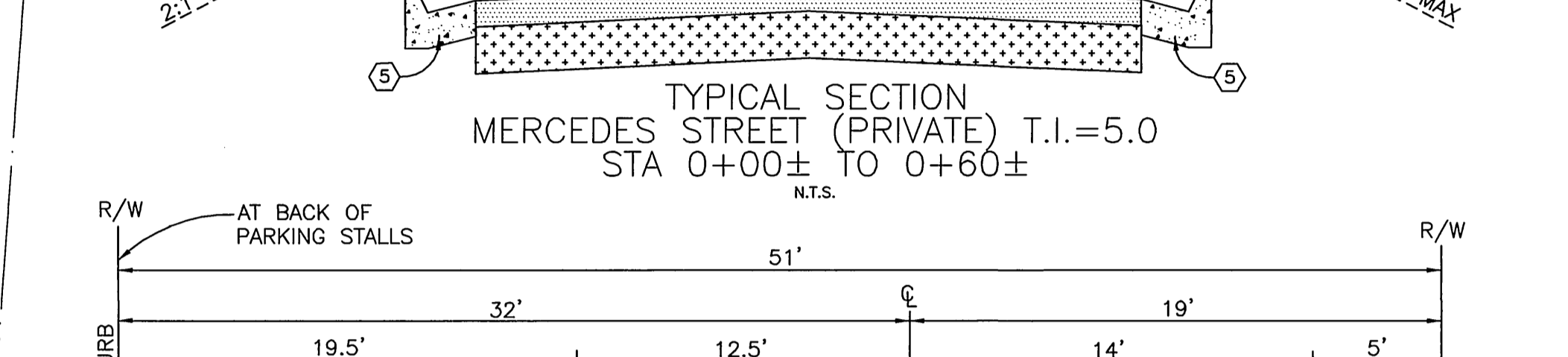
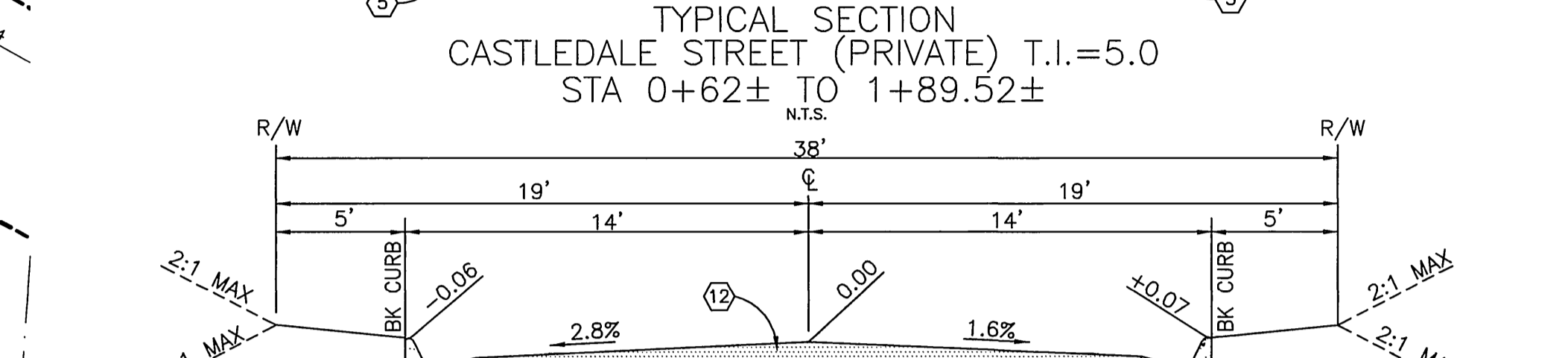
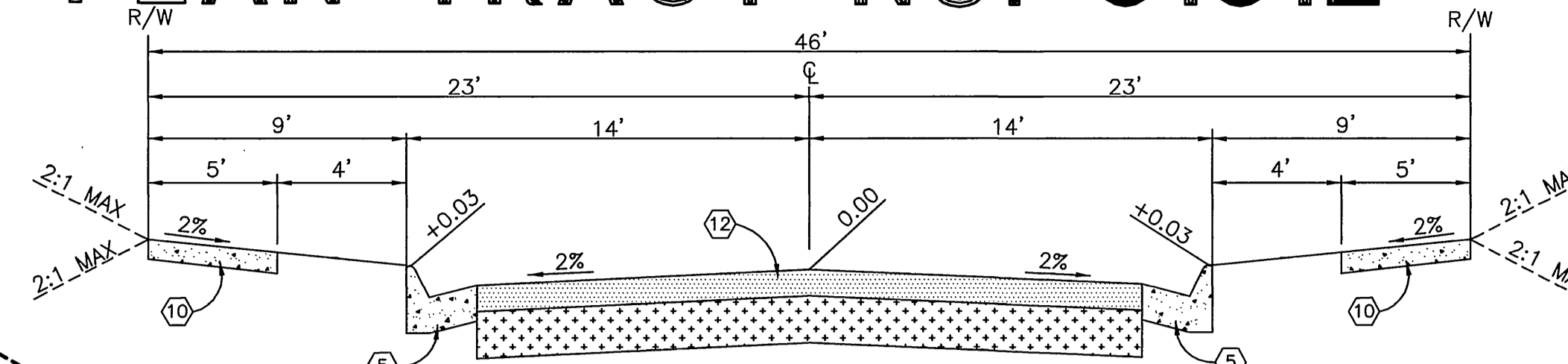
TRAFFIC & STREET NAME SIGN SCHEDULE

| Symbol | Street Name | Quantity |
|--------|-------------------------------------------------------------------------------------|----------|
| A | CASTLEDALE STREET | 1200 |
| B | MERCEDES STREET | 1200 |
| B | FOXROT STREET | 3800 |
| C | MERCEDES STREET | 1200 |
| C | CLARKSON STREET | 3800 |
| D | MERCEDES STREET | 1200 |
| D | COASTAL STREET | 3800 |
| D | MERCEDES STREET | 1200 |
| E | RUMBA STREET | 3800 |
| F | MERCEDES STREET | 1300 |
| F | CARROTWOOD STREET | 3800 |
| F | MERCEDES STREET | 1300 |
| G | CASTLEDALE STREET | 1200 |
| G | RUMBA STREET | 3800 |
| H | CASTLEDALE STREET | 1200 |
| H | COLUMBIA AVE. | 3800 |
| R1 | "STOP" SIGN PER CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS. | |
| NP | "NO PARKING ANY TIME" SIGN PER CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS. | |

NOTE: INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS 682 (PVT) & 666.

CONSTRUCTION NOTES

| No. | DESCRIPTION | QUANTITIES |
|-----|--------------------------------------------------------------------------------------------------------|------------|
| 1 | CONSTRUCT CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 - TYPE I (6" CF) | 284 LF |
| 2 | TRANSITION FROM VERTICAL FACE CURB TO ROLLED CURB PER CITY OF RIVERSIDE STD. 210 | 20 LF |
| 3 | CONSTRUCT 6" CROSS GUTTER PER CITY OF RIVERSIDE STD. 220 | 56 LF |
| 4 | CONSTRUCT 3" CROSS GUTTER PER DETAIL SHEET 1. | 134 LF |
| 5 | CONSTRUCT CURB & GUTTER PER DETAIL SHEET 1. | 2,934 LF |
| 6 | CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200 - TYPE C1 | 318 LF |
| 7 | CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 - TYPE I | 2 EA |
| 8 | CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 - TYPE III | 2 EA |
| 10 | CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325 | 4,812 SF |
| 11 | CONSTRUCT CURB DRAIN WITH TWO 4" CAST IRON PIPES PER APWA STD. DWG. NO. 150-1, CASE I | 3 EA |
| 12 | CONSTRUCT _ A.C. OVER _ C.A.B. PER SR _____; R-VALUE; _____ | 40,028 SF |
| 13 | COLD PLANE (WHERE REQUIRED) AND OVERLAY EXISTING AC PAVEMENT WITH VARIABLE THICKNESS A.C. (0.1'-0.5'). | 5,400 SF |
| 14 | RE-LOCATE EXISTING POWER POLE BY CITY FORCES | L.S. |
| 15 | CONSTRUCT _ A.C. OVER _ C.A.B. PER SR _____; R-VALUE; _____ | SF |
| 20 | SAW CUT AND REMOVE EXISTING A.C. PAVEMENT | 1,080 SF |
| 21 | REMOVE EXISTING CURB & GUTTER | 68 LF |
| 22 | PROTECT IN PLACE | L.S. |
| 23 | CONSTRUCT LOCAL DEPRESSION PER DETAIL SHEET 2 | 1 EA. |
| 24 | TRANSITION FROM ROLLED CURB TO VERTICAL CURB PER DETAIL SHEET 2 | 5 L.F. |



Underground Service Alert
Call: TOLL FREE
1-800-227-2600
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

Prepared Under The Supervision Of:
Vincent G. Kleppe
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
REGISTRATION EXPIRES: 12/31/04
Date: 11-9-04

REGISTERED PROFESSIONAL ENGINEER
VINCENT G. KLEPPE
No. 55750
Exp. 12/31/04
CIVIL
STATE OF CALIFORNIA

PRIZM GROUP
310 N. COTA ST. SUITE 1, CORONA, CA 92680
PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpg@the-prizm-group.com

CYRAX 3-D LASER SCANNING
GPS & ROBOTIC SURVEYING
GEOMATIC ENGINEERING
CIVIL ENGINEERING
LAND PLANNING

Bench Mark:
GPS-51
(SEE THIS SHEET)

Scale:
N.T.S.

Date:
11-9-04

COURTYARD VILLAGE

REVISIONS:
REMARK DESCRIPTION APR. DATE

DESIGNED: VGK DRAWN: BM CHECKED: VGK

CITY OF RIVERSIDE
WATER DEPT. (SHEETS 1-4)

APPROVED BY: *[Signature]* 11/16/04

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By: BY: Date: *[Signature]* 12/6/04

APPROVED BY: *[Signature]*
CITY ENGINEER
DATE: 12/7/04

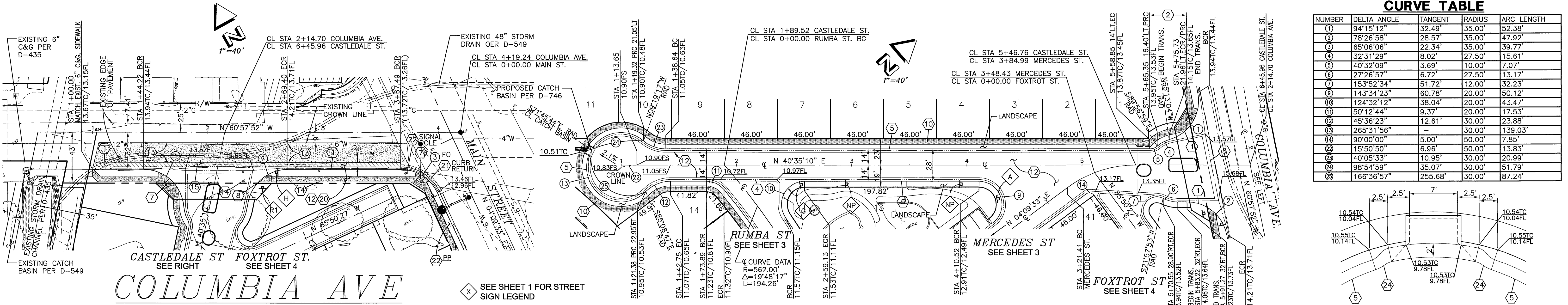
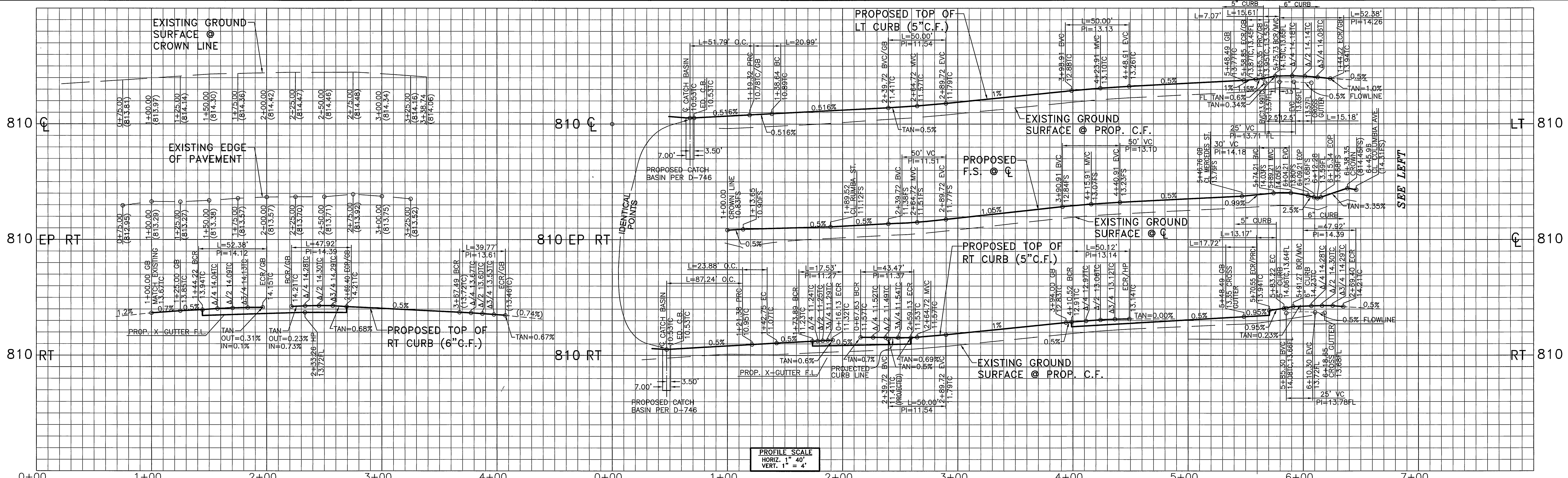
TRACT 31512
STREET IMPROVEMENT
PLANS
TITLE SHEET

RIVERSIDE CITY BUSINESS TAX CERTIFICATE # 75296 EXP. 6/10/05 PW04-0146

R-3779
Sheet 1
OF 4 SHEETS
FILE NO.
03-061

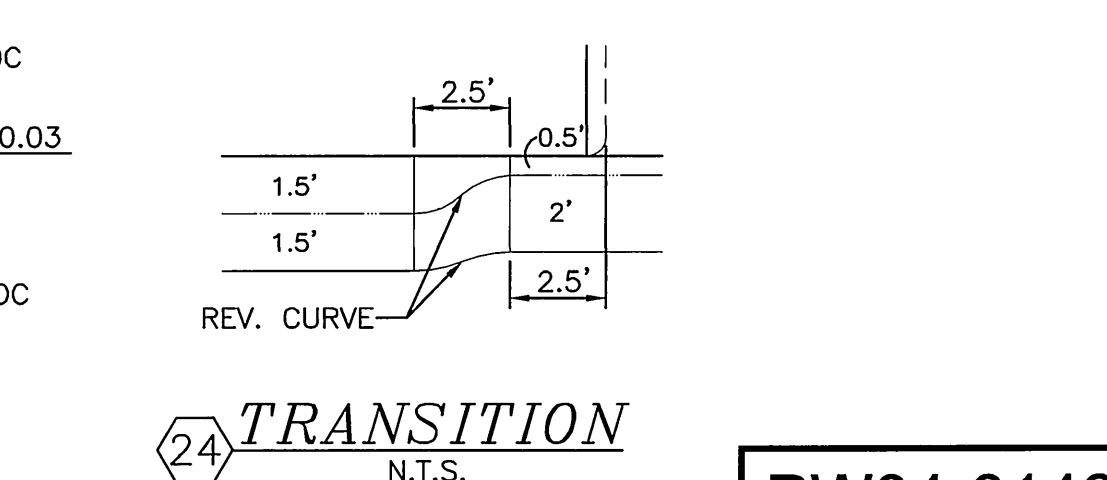
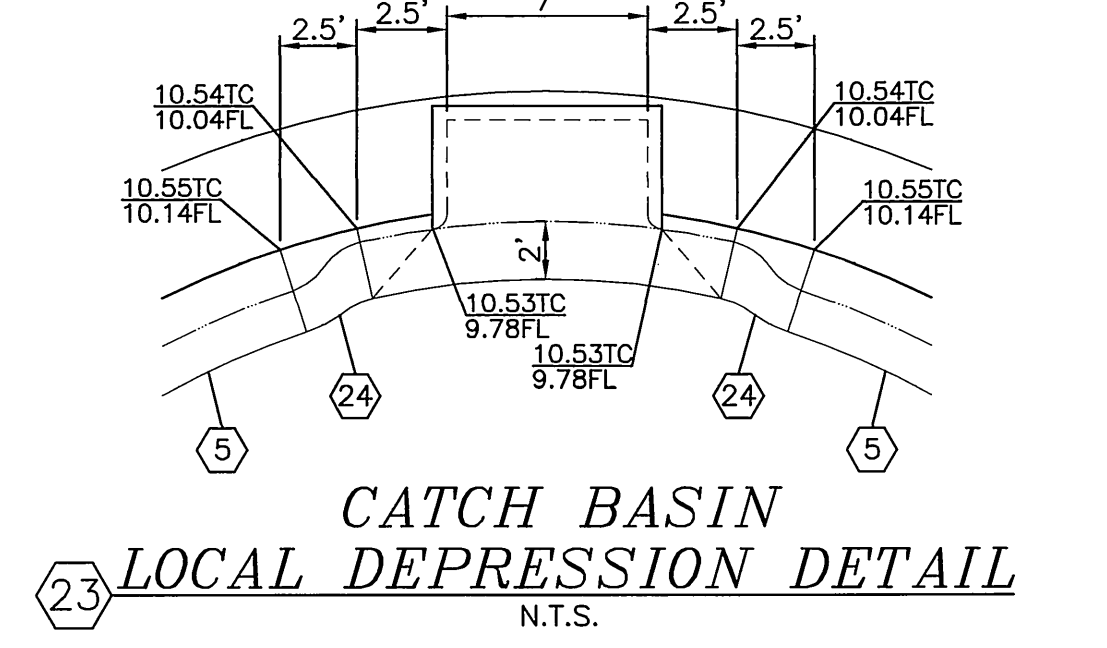
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INDEXED 12-14-04 LPH



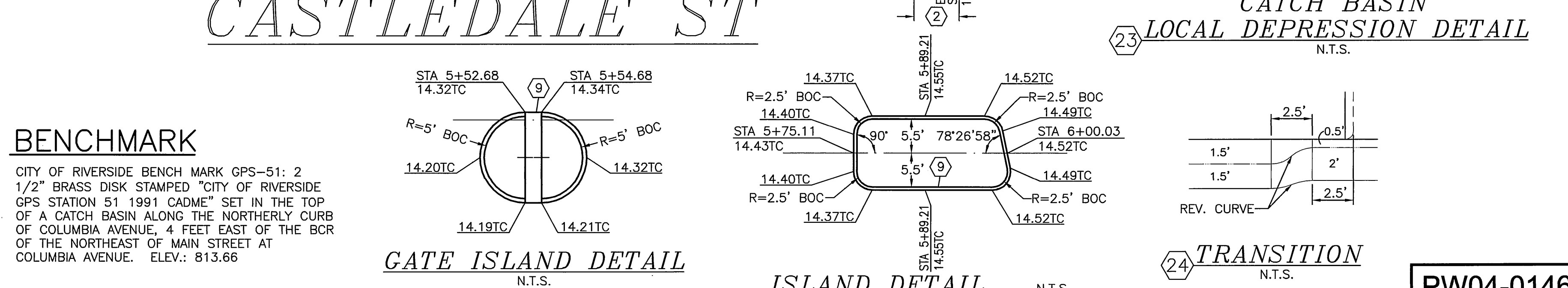
CURVE TABLE

| NUMBER | DELTA ANGLE | TANGENT | RADIUS | ARC LENGTH |
|--------|-------------|---------|--------|------------|
| ① | 94°15'12" | 32.49' | 35.00' | 52.38' |
| ② | 78°26'58" | 28.57' | 35.00' | 47.92' |
| ③ | 65°06'06" | 22.34' | 35.00' | 39.77' |
| ④ | 32°31'29" | 8.02' | 27.50' | 15.61' |
| ⑤ | 40°32'09" | 3.69' | 10.00' | 7.07' |
| ⑥ | 27°26'57" | 6.72' | 27.50' | 13.17' |
| ⑦ | 15°35'23" | 51.72' | 12.00' | 32.23' |
| ⑧ | 14°33'23" | 60.78' | 20.00' | 50.12' |
| ⑨ | 124°32'12" | 38.04' | 20.00' | 43.47' |
| ⑩ | 50°12'44" | 9.37' | 20.00' | 17.53' |
| ⑪ | 45°36'23" | 12.61' | 30.00' | 23.88' |
| ⑫ | 26°51'56" | - | 30.00' | 139.03' |
| ⑬ | 90°00'00" | 5.00' | 50.00' | 7.85' |
| ⑭ | 15°50'50" | 6.96' | 50.00' | 13.83' |
| ⑮ | 40°05'33" | 10.95' | 30.00' | 20.99' |
| ⑯ | 98°54'59" | 35.07' | 30.00' | 51.79' |
| ⑰ | 166°36'57" | 255.68' | 30.00' | 87.24' |



CONSTRUCTION NOTES

| No. | DESCRIPTION | No. | DESCRIPTION |
|-----|----------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------------|
| ① | CONSTRUCT CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 - TYPE I (6" CF) | ⑩ | CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325 |
| ② | TRANSITION FROM VERTICAL FACE CURB TO ROLLED CURB PER CITY OF RIVERSIDE STD. 210 | ⑪ | CONSTRUCT A.C. OVER C.A.B. PER SR _____; R-VALUE; _____ |
| ③ | CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220 | ⑫ | COLD PLANE (WHERE REQUIRED) AND OVERLAY EXISTING AC PAVEMENT WITH VARIABLE THICKNESS A.C. (0.1"-0.5"). |
| ④ | CONSTRUCT 3' CROSS GUTTER PER DETAIL SHEET 1. | ⑬ | RE-LOCATE EXISTING POWER POLE BY CITY FORCES |
| ⑤ | CONSTRUCT ROLLED CURB & GUTTER PER DETAIL SHEET 1. | ⑭ | SAW CUT AND REMOVE EXISTING A.C. PAVEMENT |
| ⑥ | CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200 - TYPE C1 | ⑮ | REMOVE EXISTING CURB & GUTTER |
| ⑦ | CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 - TYPE I | ⑯ | PROTECT IN PLACE |
| ⑧ | CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 - TYPE III | ⑰ | CONSTRUCT LOCAL DEPRESSION PER DETAIL THIS SHEET |
| ⑨ | CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. 200 - TYPE II | ⑱ | TRANSITION FROM ROLLED CURB TO VERTICAL CURB PER DETAIL THIS SHEET |



Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600
 DIAL BEFORE YOU DIG
 TWO WORKING DAYS BEFORE YOU DIG
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

Prepared Under The Supervision Of:
 Vincent G. Kleppe
 REGISTERED CIVIL ENGINEER NO. 55750
 REGISTRATION EXPIRES: 12/31/04
 Date: 11-9-04

THE PRIZM GROUP
 310 N. COTTA ST. SUITE 1, CORONA, CA 92689
 PHONE: (951) 737-4406 FAX: (951) 737-4407
 Scale: 1" = 40'
 Date: 11-9-04

REVISIONS:

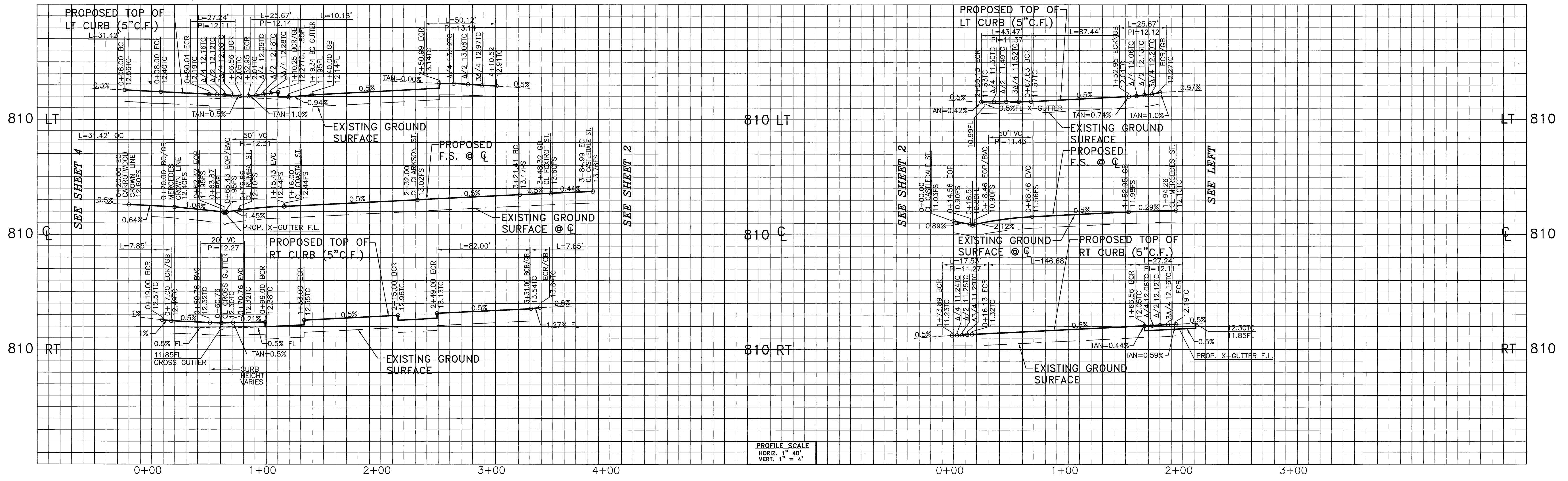
| REMARK | DESCRIPTION | APR. | DATE |
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DESIGNED: VGK DRAWN: BM CHECKED: VGK

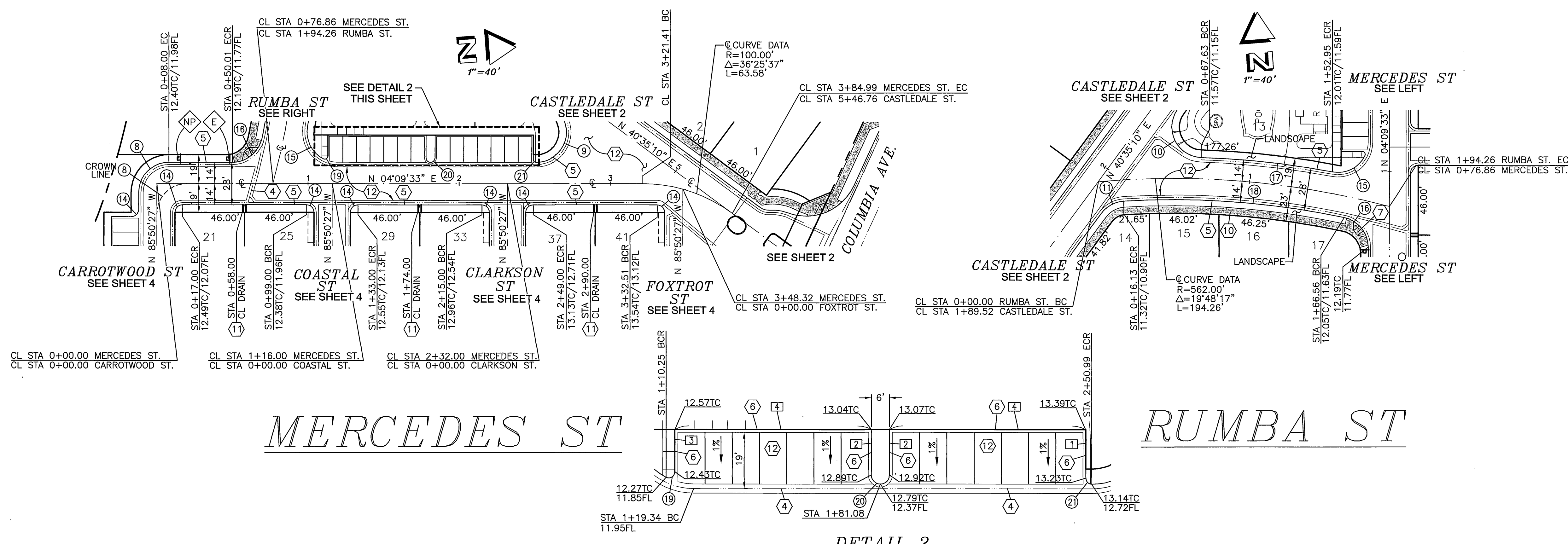
CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 Approved By: BY: Date: 12/6/04
 APPROVED BY: [Signature] DATE: 12/7/04

TRACT 31512
 STREET IMPROVEMENT PLANS
 COLUMBIA AVENUE & CASTLEDALE STREET (PRIVATE)
 R-3779
 Sheet 2 OF 4 SHEETS
 FILE NO. 03-061
 File name: P:\TPG\03\03-061\ST\31512ST02.dwg

INDEXED 12-14-04



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



MERCEDES ST

RUMBA ST

DETAIL 2
 SCALE: 1" = 20'

| CONSTRUCTION NOTES | |
|--------------------|---------------------------------------------------------------------------------------|
| No. | DESCRIPTION |
| 4 | CONSTRUCT 3' CROSS GUTTER PER DETAIL SHEET 1. |
| 5 | CONSTRUCT CURB & GUTTER PER DETAIL SHEET 1. |
| 6 | CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200 - TYPE C1 |
| 7 | CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 - TYPE I |
| 10 | CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325 |
| 11 | CONSTRUCT CURB DRAIN WITH TWO 4" CAST IRON PIPES PER APWA STD. DWG. NO. 150-1, CASE I |
| 12 | CONSTRUCT _ A.C. OVER _ C.A.B. PER SR _____; R-VALUE; _____ |

SEE SHEET 1 FOR STREET SIGN LEGEND

BENCHMARK

CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66

CURVE TABLE

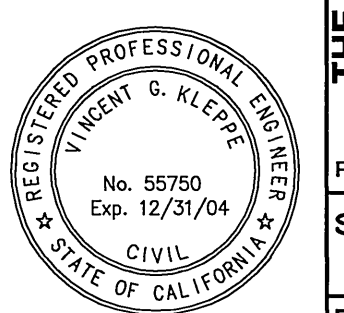
| NUMBER | DELTA ANGLE | TANGENT | RADIUS | ARC LENGTH |
|--------|-------------|---------|---------|------------|
| 8 | 90°00'00" | 20.00' | 20.00' | 31.42' |
| 9 | 143°34'23" | 60.78' | 20.00' | 50.12' |
| 10 | 124°32'12" | 38.04' | 20.00' | 43.47' |
| 11 | 50°12'44" | 9.37' | 20.00' | 17.53' |
| 14 | 90°00'00" | 5.00' | 5.00' | 7.85' |
| 15 | 73°31'44" | 14.94' | 20.00' | 25.67' |
| 16 | 78°01'28" | 16.20' | 20.00' | 27.24' |
| 17 | 08°41'53" | 43.81' | 576.00' | 87.44' |
| 18 | 10°05'07" | 48.35' | 548.00' | 96.46' |
| 19 | 11°7'03"34" | 3.27' | 2.00' | 4.09' |
| 20 | 180°00'00" | - | 3.00' | 9.42' |
| 21 | 90°00'00" | 2.00' | 2.00' | 3.14' |

LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| 1 | S 85°50'27" E | 16.00' |
| 2 | S 85°50'27" E | 15.00' |
| 3 | S 85°50'27" E | 13.99' |
| 4 | N 04°09'33" E | 64.92' |

Underground Service Alert
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 DIAL BEFORE YOU DIG
 TWO WORKING DAYS BEFORE YOU DIG
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

Prepared Under The Supervision Of:
Vincent Kloppe
 VINCENT G. KLEPPE
 REGISTERED CIVIL ENGINEER NO. 55750
 REGISTRATION EXPIRES: 12/31/04
 Date: 11-9-04



THE PRIZM GROUP
 310 N. COTA ST. SUITE 1, CORONA, CA 92880
 PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tp@the-prizm-group.com
 Scale: 1" = 40'
 Date: 11-9-04

REVISIONS:

| REMARK | DESCRIPTION | APP. | DATE |
|--------|-------------|------|------|
| | | | |

DESIGNED: VGK DRAWN: BM CHECKED: VGK

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

Approved By: *BY* Date: *12/6/04*

PRINCIPAL ENG. *BY*
 PARK DEPARTMENT *BY*
 TRAFFIC DIVISION *BY* 12/7/04

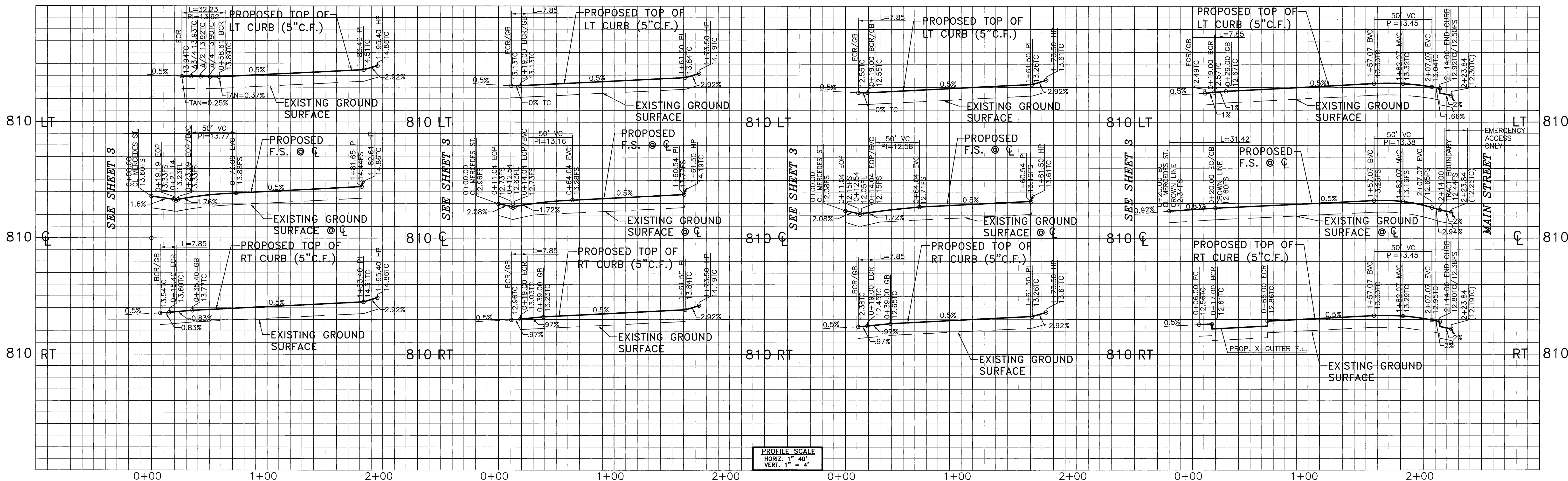
APPROVED BY: *Tom Bell*
 CITY ENGINEER
 DATE: 12/7/04

TRACT 31512
STREET IMPROVEMENT PLANS
MERCEDES & RUMBA STREETS (PRIVATE)

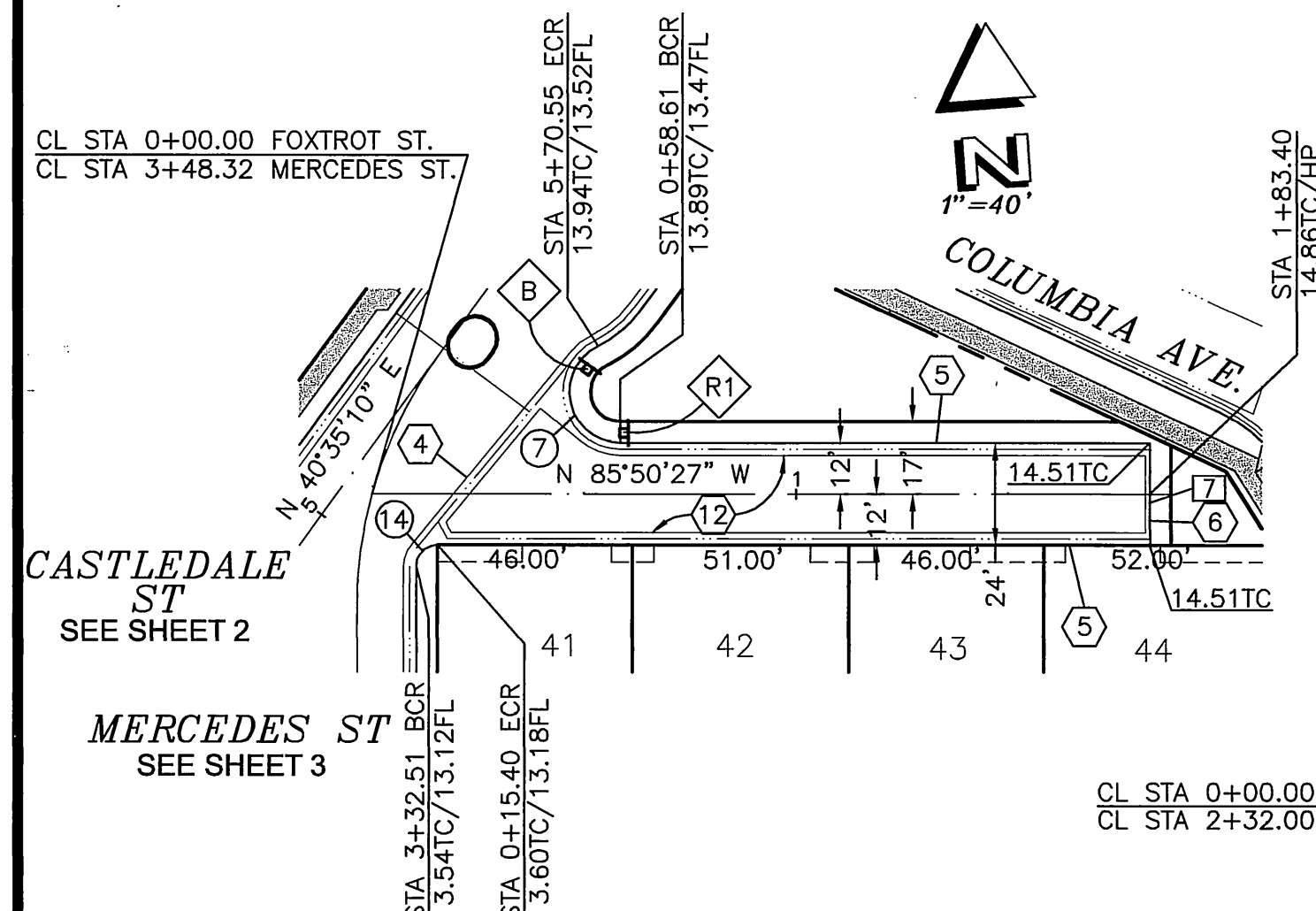
R-3779
 Sheet 3
 4 SHEETS
 FILE NO. 03-061

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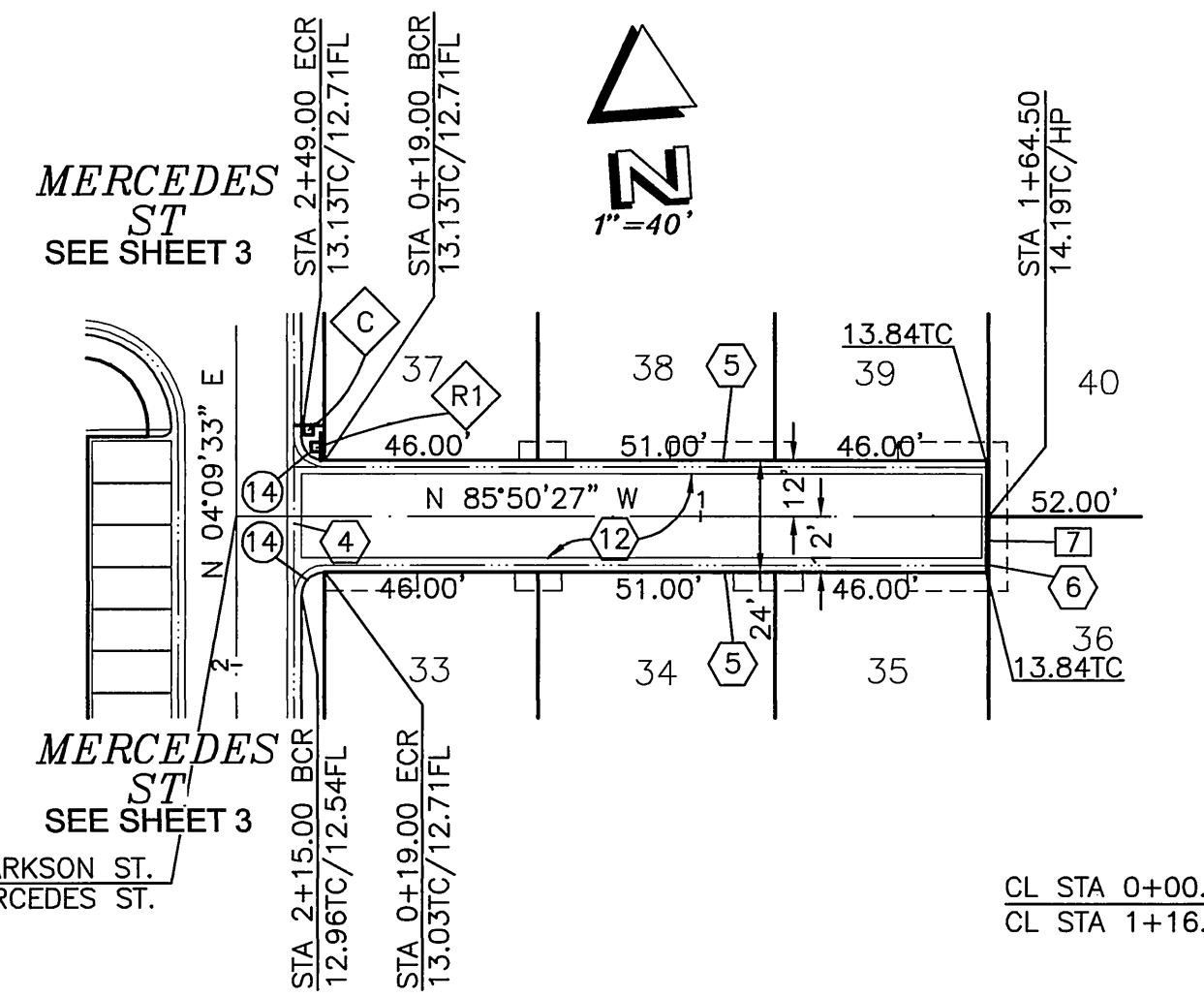
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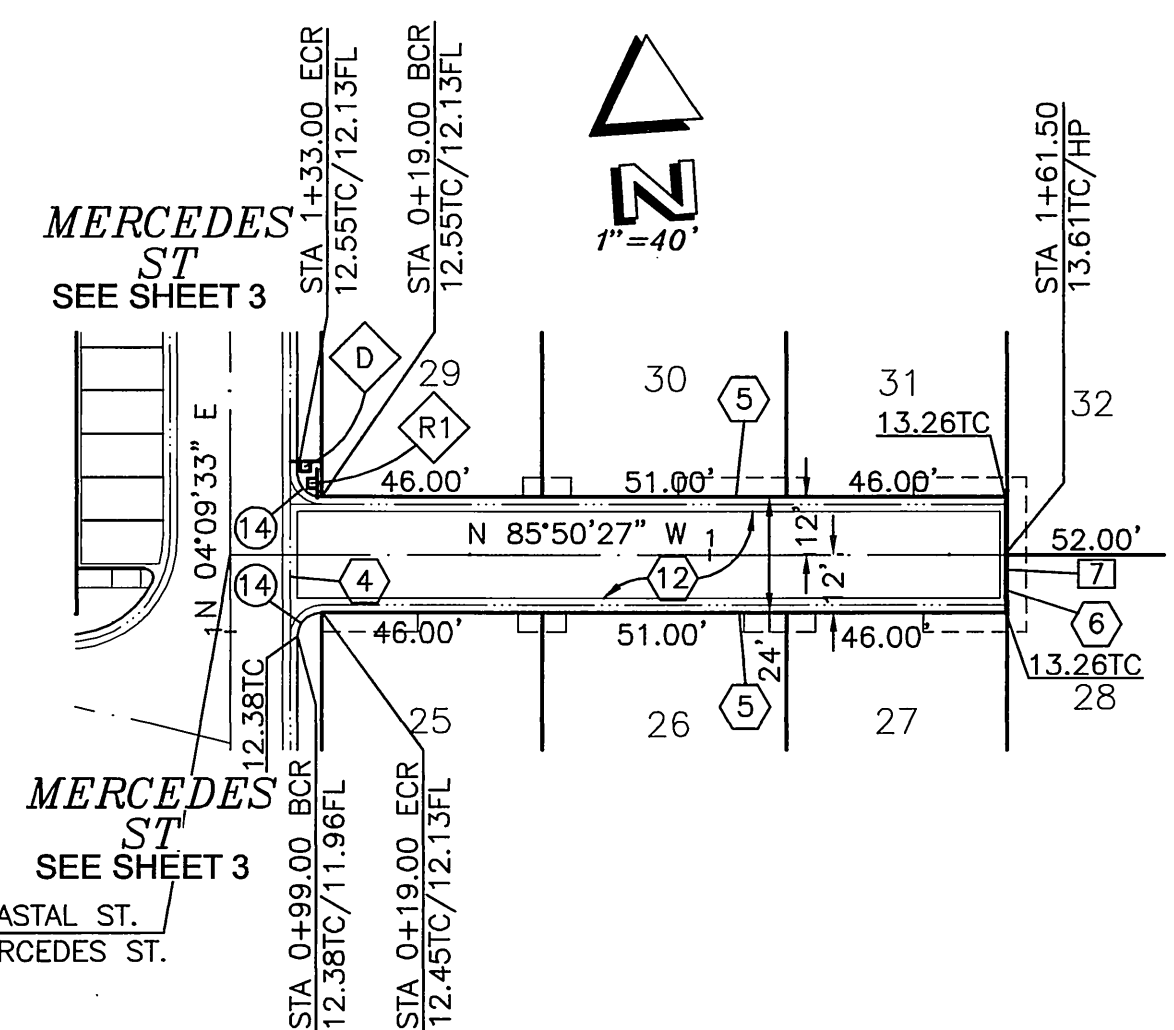
PROFILE SCALE
HORIZ. 1" = 40'
VERT. 1" = 4'



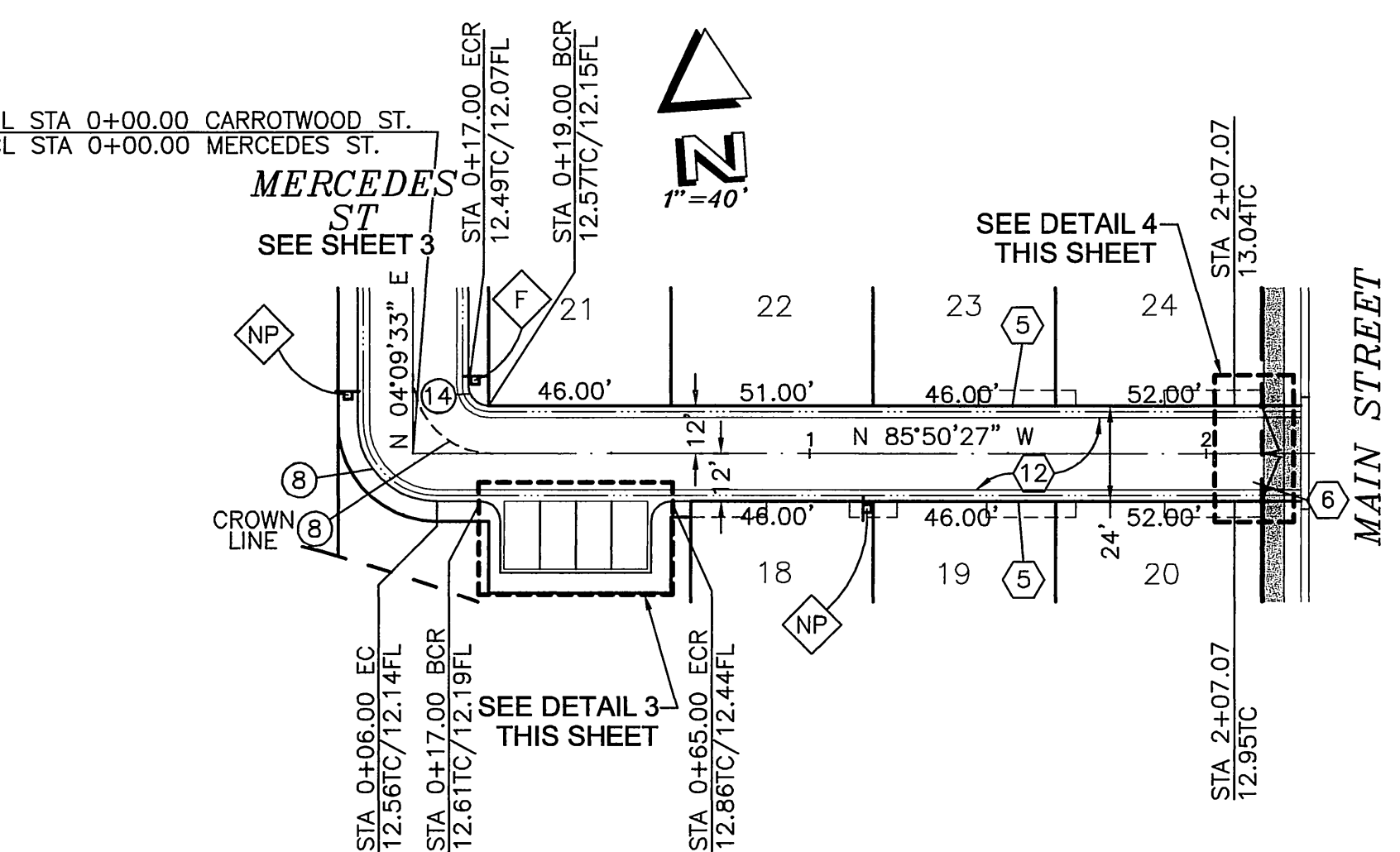
FOXTROT ST



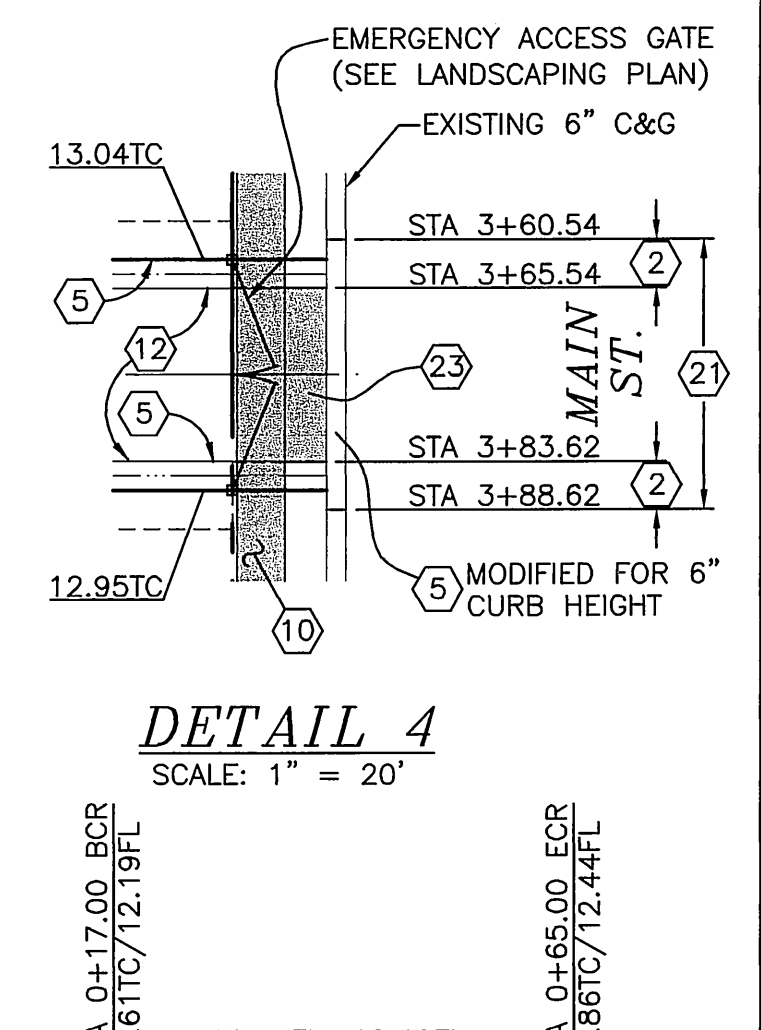
CLARKSON ST



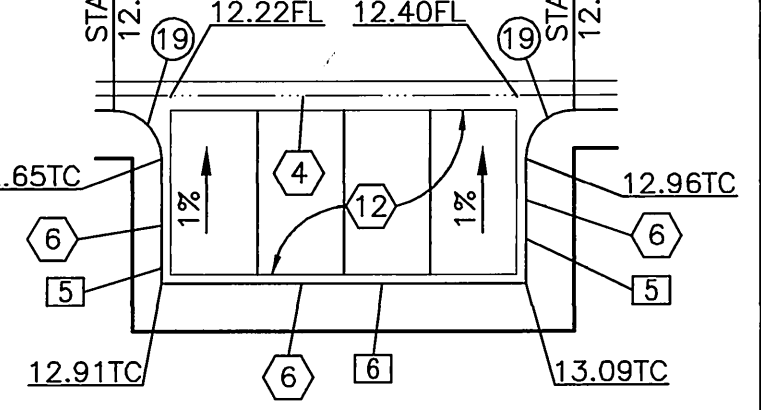
COASTAL ST



CARROTWOOD ST



DETAIL 4
SCALE: 1" = 20'



DETAIL 3
SCALE: 1" = 20'

| CONSTRUCTION NOTES | |
|--------------------|-----------------------------------------------------------------------------|
| No. | DESCRIPTION |
| (2) | TRANSITION FROM VERTICAL CURB TO ROLLED CURB PER CITY OF RIVERSIDE STD. 210 |
| (4) | CONSTRUCT 3" CROSS GUTTER PER DETAIL SHEET 1. |
| (5) | CONSTRUCT CURB & GUTTER PER DETAIL SHEET 1. |
| (6) | CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200 - TYPE C1 |
| (10) | CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325 |
| (12) | CONSTRUCT - A.C. OVER - C.A.B. PER SR _____; R-VALUE: _____ |
| (21) | REMOVE EXISTING CURB & GUTTER |
| (23) | CONSTRUCT 6" PCC DRIVEWAY |

SEE SHEET 1 FOR STREET SIGN LEGEND

BENCHMARK

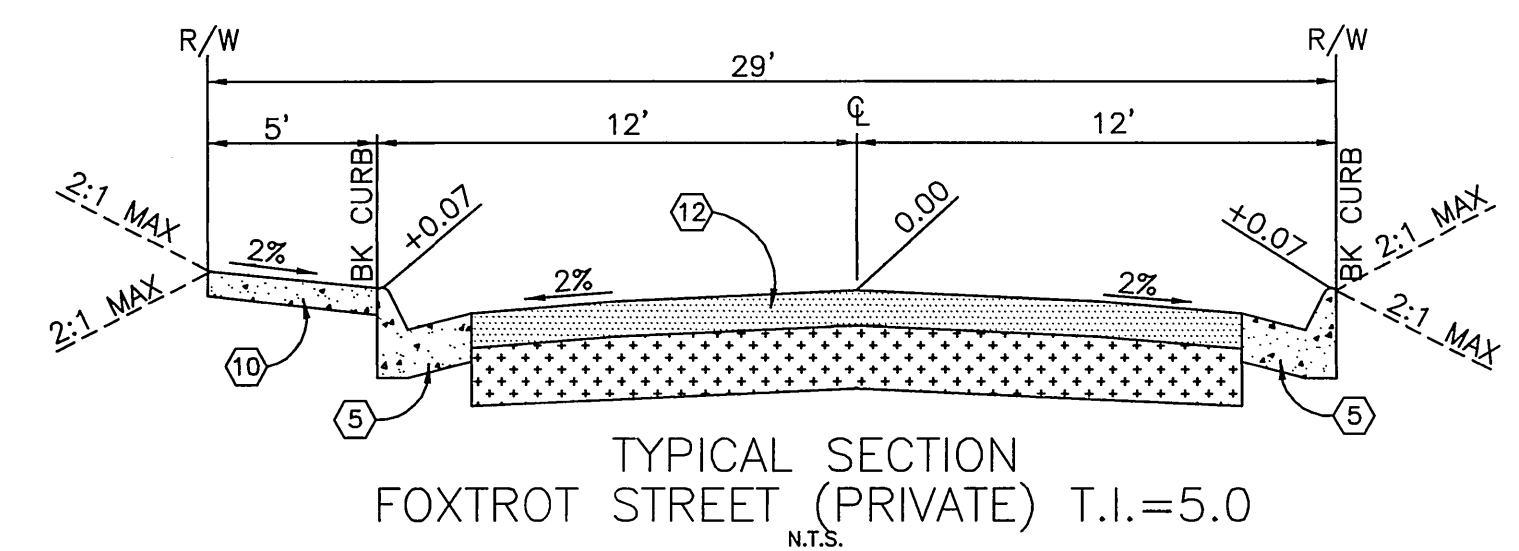
CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66

LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| (5) | S 04°09'33" W | 13.00' |
| (6) | S 85°50'27" E | 38.00' |
| (7) | N 04°09'33" E | 24.00' |

CURVE TABLE

| NUMBER | DELTA ANGLE | TANGENT | RADIUS | ARC LENGTH |
|--------|-------------|---------|--------|------------|
| (7) | 153°52'34" | 51.72' | 12.00' | 32.23' |
| (8) | 90°00'00" | 20.00' | 20.00' | 31.42' |
| (9) | 90°00'00" | 5.00' | 5.00' | 7.85' |
| (10) | 117°03'34" | 3.27' | 2.00' | 4.09' |



TYPICAL SECTION
FOXTROT STREET (PRIVATE) T.I.=5.0
N.T.S.

PW04-0146

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

Prepared Under The Supervision Of:
Vincent G. Kleppe
Date: 11-9-04
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
REGISTRATION EXPIRES: 12/31/04

THE PRIZM GROUP
310 N. COTA ST. SUITE 1, CORONA, CA 92880
PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpg@the-prizm-group.com

Bench Mark: GPS-51 (SEE THIS SHEET)
Scale: 1" = 40'
Date: 11-9-04
COURTYARD VILLAGE

| REVISIONS: | REMARK DESCRIPTION: | APR. DATE: |
|---------------|---------------------|--------------|
| DESIGNED: VGK | DRAWN: BM | CHECKED: VGK |

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
Approved By: BY: Date: 11/9/04
APPROVED BY: *Steve Bond*
CITY ENGINEER
DATE: 11/9/04

TRACT 31512
STREET IMPROVEMENT
PLANS
FOXTROT, CLARKSON,
COASTAL & CARROTWOOD
STREETS (PRIVATE)
R-3779
Sheet 4
4 SHEETS
FILE NO. 03-061
File name: P:\TPG\03\03-061\ST\31512ST04.dwg

INDEXED 12-14-04 LFH