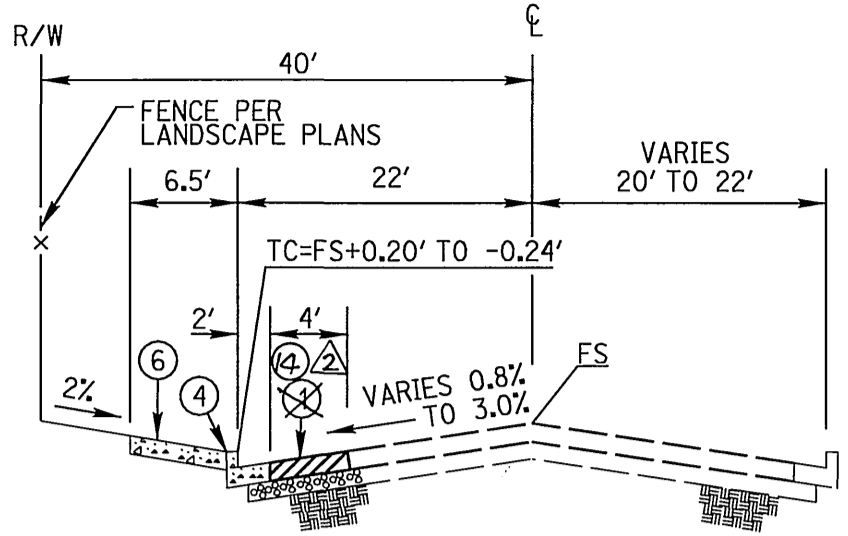


STREET IMPROVEMENT PLANS

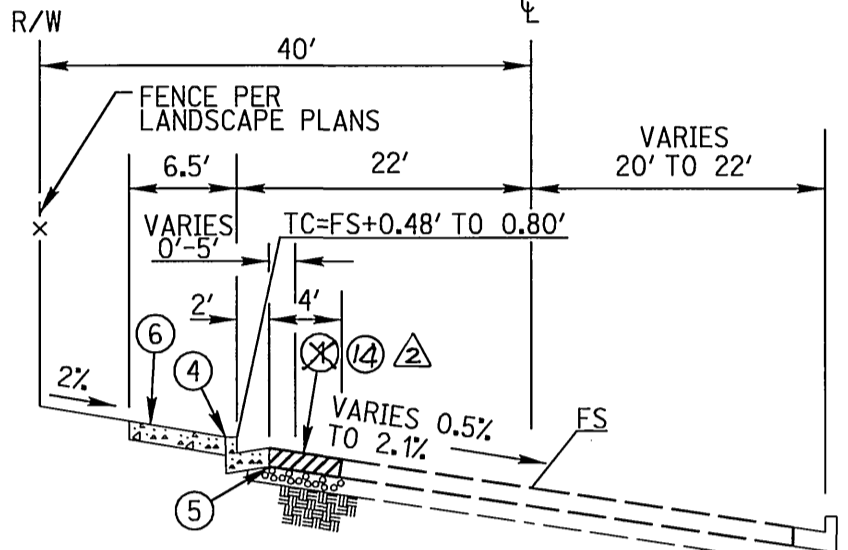
TRACT NO. 31553

GENERAL NOTES

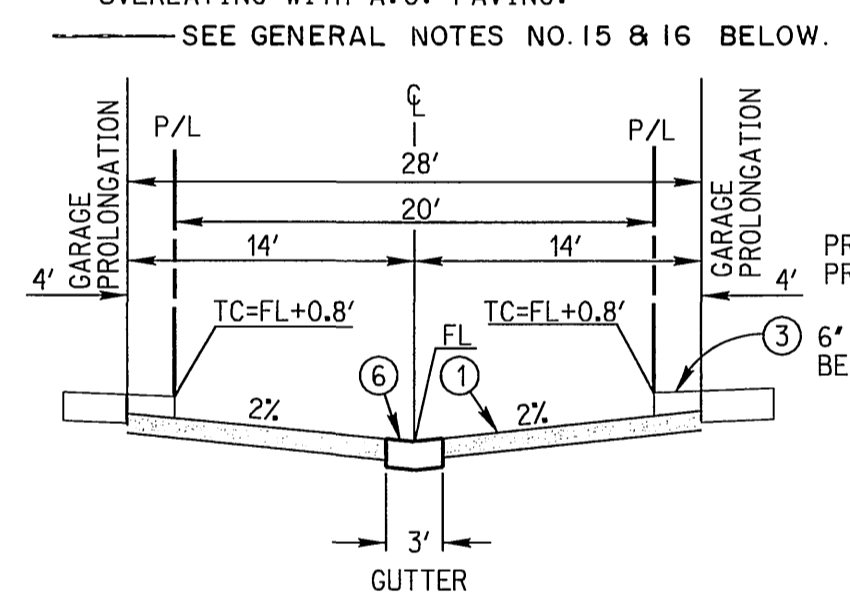
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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 RE-ESTABLISHING 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.
- 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 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.



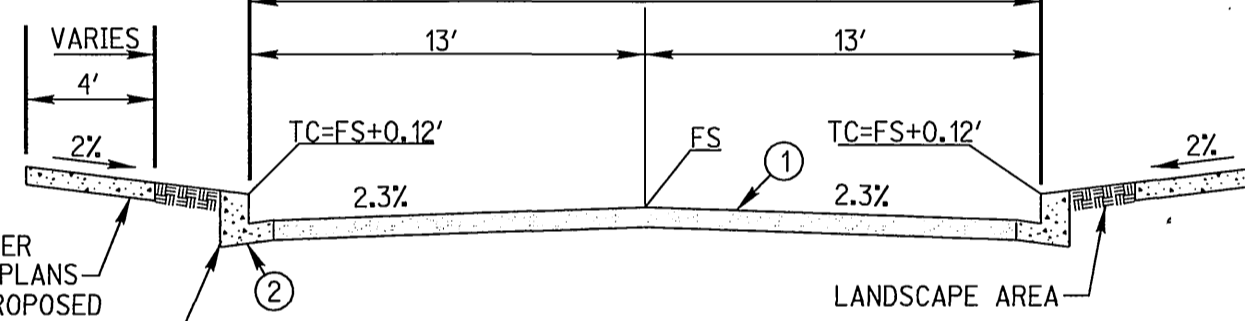
TYPICAL SECTION CHALLENG AVENUE
TI = 6.0
STATION 4+16.61 TO 5+40.00
NOT TO SCALE



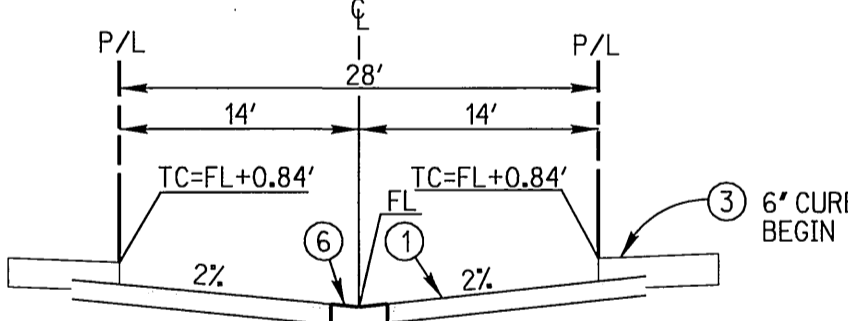
TYPICAL SECTION CHALLENG AVENUE
TI = 6.0
STATION 5+40.00 TO 7+27.07
NOT TO SCALE



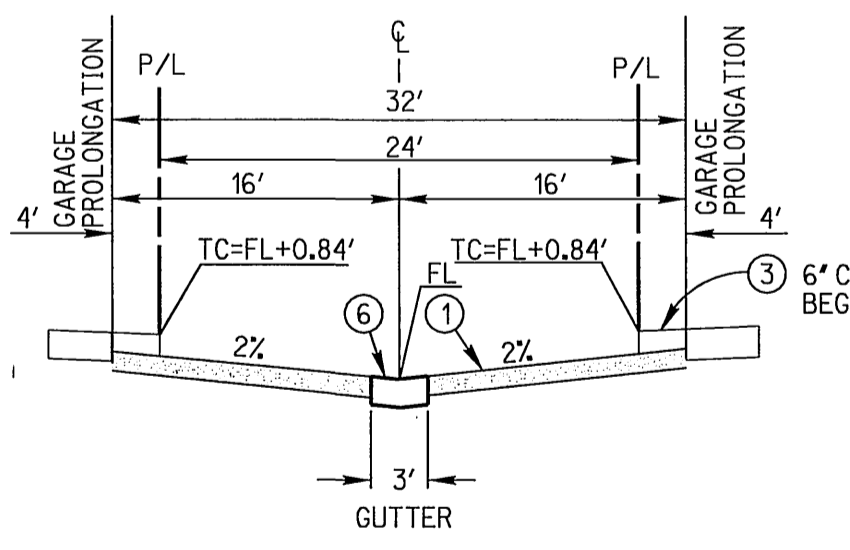
TYPICAL SECTION
BRIAR ROSE PL., FOXGLOVE DR.,
ROMERO CT., WINTERBERRY DR. (E),
STREAMWOOD CT., AND EDENBROOK DR. (E)
TI = 5.0
PRIVATE STREET
NTS



TYPICAL SECTION
GARDENGATE LANE
TI = 5.0
PRIVATE STREET
NTS

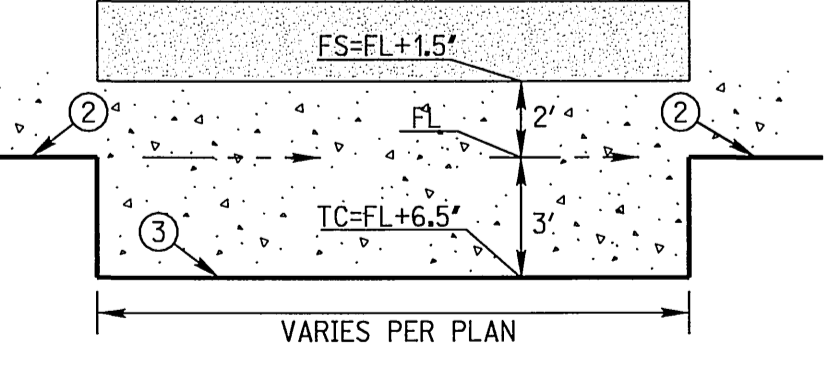


TYPICAL SECTION
HEIRLOOM PL.
TI = 5.0
PRIVATE STREET
NTS

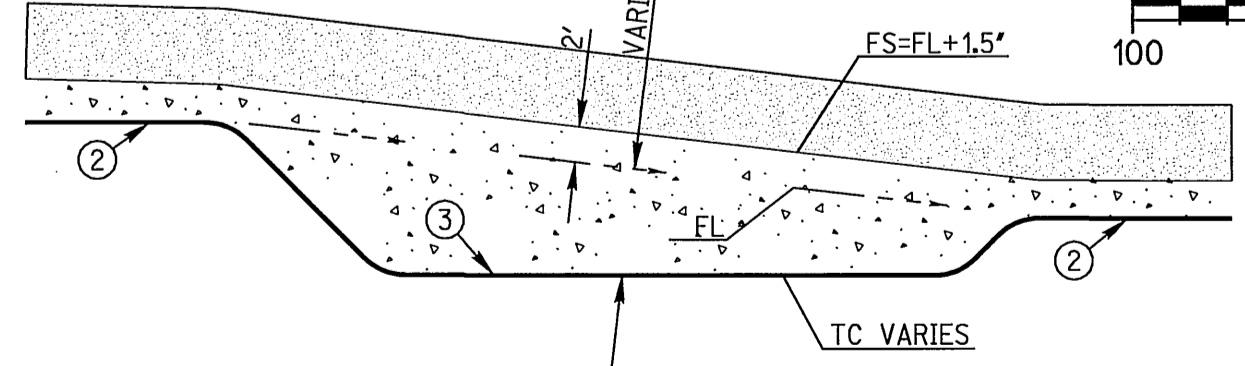


TYPICAL SECTION
WINTERBERRY DR. (W)
AND EDENBROOK DR. (W)
TI = 5.0
PRIVATE STREET
NTS

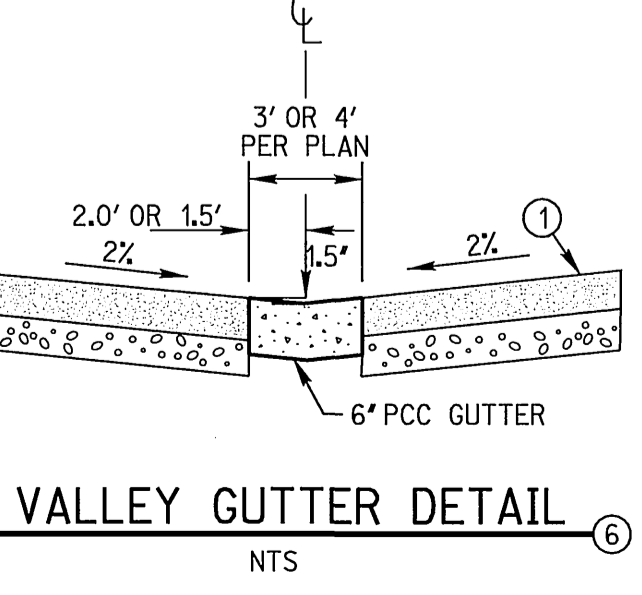
- ### GENERAL NOTES
- STREET LIGHTS SHALL BE INSTALLED PER RIVERSIDE PUBLIC UTILITIES ELECTRIC PLANS AND SPECS.
 - RELOCATION OF EXISTING POWER POLES SHALL BE PER RIVERSIDE PUBLIC UTILITIES ELECTRIC PLANS AND SPECS.



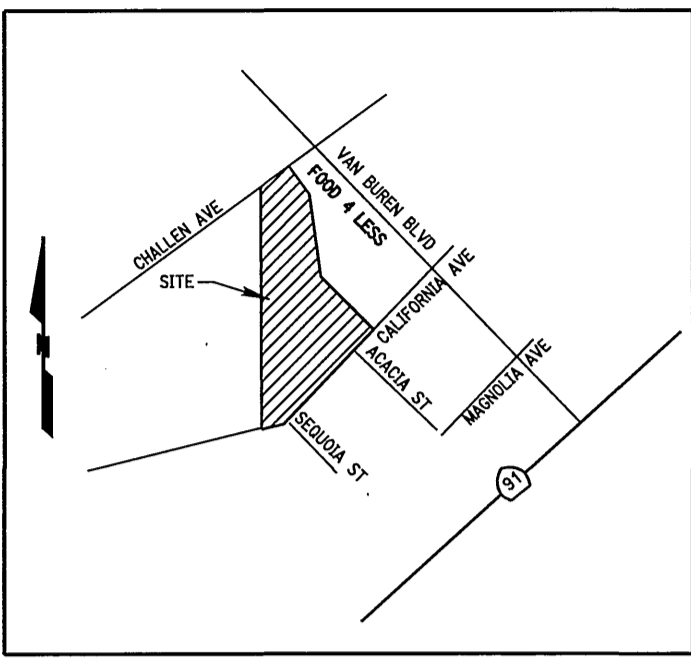
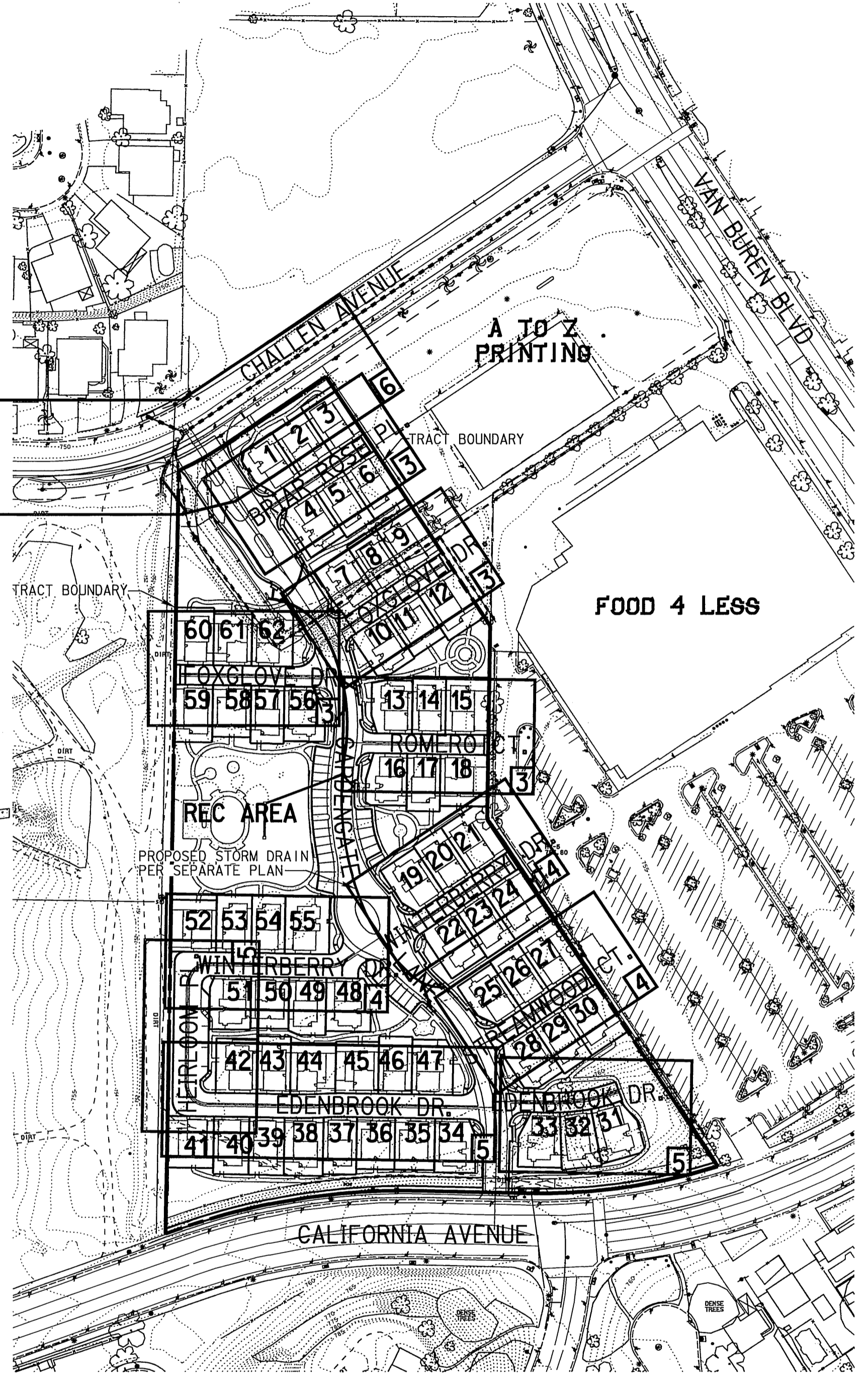
TRASH CAN TURNOUT DETAIL
NTS



PARALLEL PARKING STALL DETAIL
NTS



VALLEY GUTTER DETAIL
NTS



VICINITY MAP
N.T.S.

NOTE:
INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE
STANDARD DWG. 662 AND 662(PVT)

STREET NAME SIGN SCHEDULE		
NO.	STREET NAME	BLOCK NO.
A	GARDENGATE LANE	4400
A	BRIAR ROSE PLACE	9600
B	GARDENGATE LANE	4400
B	FOXGLOVE DRIVE	9600
C	GARDENGATE LANE	4400
C	FOXGLOVE DRIVE	9600
D	GARDENGATE LANE	4300
D	ROMERO COURT	9600
E	GARDENGATE LANE	4300
E	WINTERBERRY DRIVE	9600
F	GARDENGATE LANE	4300
F	WINTERBERRY DRIVE	9600
G	GARDENGATE LANE	4200
G	STREAMWOOD COURT	9600
H	GARDENGATE LANE	4200
H	EDENBROOK DRIVE	9600
I	GARDENGATE LANE	4200
I	EDENBROOK DRIVE	9600
J	GARDENGATE LANE	4200
J	EDENBROOK DRIVE	9600
K	GARDENGATE LANE	4200
K	HEIRLOOM PLACE	9600
L	GARDENGATE LANE	4400
L	CALIFORNIA AVENUE	9600
M	GARDENGATE LANE	4200

NOTE:
INSTALL TRAFFIC CONTROL SIGNS PER CITY OF RIVERSIDE
STANDARD DWG. 666

TRAFFIC SIGN SCHEDULE		
NO.	SIGN TYPE	QUANTITY
N	R1 - STOP SIGN	1 EA
O	W53A - NO OUTLET	1 EA
P	R26 - NO PARKING ANY TIME (at 300' SPACING TYP)	15 EA

WORK TO BE DONE

THESE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT CITY OF RIVERSIDE STANDARDS AND SPECIFICATIONS AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK").

PRIVATE ENGINEER'S NOTE

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE 'OCCUPATIONAL SAFETY AND HEALTH REGULATIONS' OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS 'CONSTRUCTION SAFETY ORDERS.' THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATION OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION TO THESE LINES.

OWNER/DEVELOPER

MBK HOMES
175 TECHNOLOGY DRIVE
IRVINE, CA 92618
ATTN: RUSS KHOURI
(949) 789-8372

CIVIL ENGINEER

RICK ENGINEERING COMPANY
1223 UNIVERSITY AVENUE, SUITE 240
RIVERSIDE, CA 92507
ATTN: MARTEN L. ANDERSON, RCE 51313
(951) 782-0707

GEOTECHNICAL ENGINEER

LOR GEOTECHNICAL GROUP, INC.
6121 QUAIL VALLEY COURT
RIVERSIDE, CA 92507
ATTN: ANDREW A. TARDIE
(951) 653-1760

LEGEND

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED AC PAVEMENT
- PROPOSED CURB AND GUTTER

CONSTRUCTION NOTES AND QUANTITY ESTIMATES

CONSTRUCTION NOTE	QUANTITY
1 PLACE 0.25' AC PAVEMENT OVER 0.5' CLASS II AGGREGATE BASE PER SR 1053, R-VALUE = 39	G2485 +63620 SF
2 CONSTRUCT 6' CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200	880 LF
3 CONSTRUCT 6' CURB TYPE II PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200	2900 LF
4 CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220 (D=1.5')	4320 SF
5 CONSTRUCT DRIVEWAY APPROACH TYPE CURB-I PER CITY OF RIVERSIDE STANDARD DRAWINGS NOS. 302 AND 303	1 EA
6 CONSTRUCT VALLEY GUTTER PER DETAIL ON THIS SHEET (W PER PLAN)	4485 SF
8 CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304	23 EA
9 CONSTRUCT 5' WIDE TRASH CAN TURNOUT (TT) PER DETAIL ON THIS SHEET	550 SF
10 CONSTRUCT PARALLEL PARKING STALL PER DETAIL ON THIS SHEET	165 SF
11 SAWCUT EXISTING AC PAVEMENT, GRIND, AND OVERLAY PER DETAIL ON THIS SHEET	980 SF
12 REMOVE EXISTING CURB AND GUTTER	94 LF
13 PLACE 6.5' SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325	1010 SF

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GARDENGATE LANE
3	GARDENGATE LANE
4	BRIAR ROSE PLACE, FOXGLOVE DRIVE, AND ROMERO COURT
5	WINTERBERRY DRIVE AND STREAMWOOD COURT
6	EDENBROOK DRIVE AND HEIRLOOM PLACE
7	CHALLENG AVENUE

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UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

REGISTERED PROFESSIONAL ENGINEER
MARTEN L. ANDERSON
No. 51313
Exp. 6-30-06
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
MARTEN L. ANDERSON
REGISTERED CIVIL ENGINEER NO. 51313
EXPIRATION DATE 6-30-06

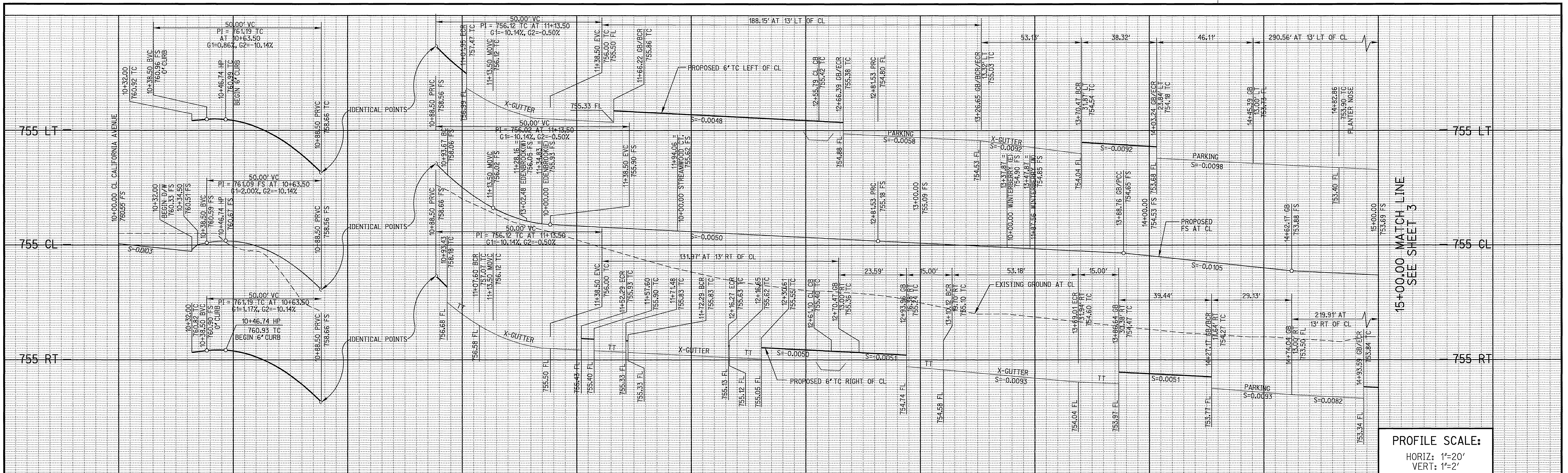
CITY OF RIVERSIDE
WATER DEPARTMENT
APPROVED BY MW McLen
DATE 5/12/05

RICK ENGINEERING COMPANY
1223 UNIVERSITY AVENUE - SUITE 240
RIVERSIDE, CA 92507
951.782.0707
FAX 951.782.0723
CITY BUSINESS TAX CERTIFICATE NO. 35225 EXP. DATE 1/20/05

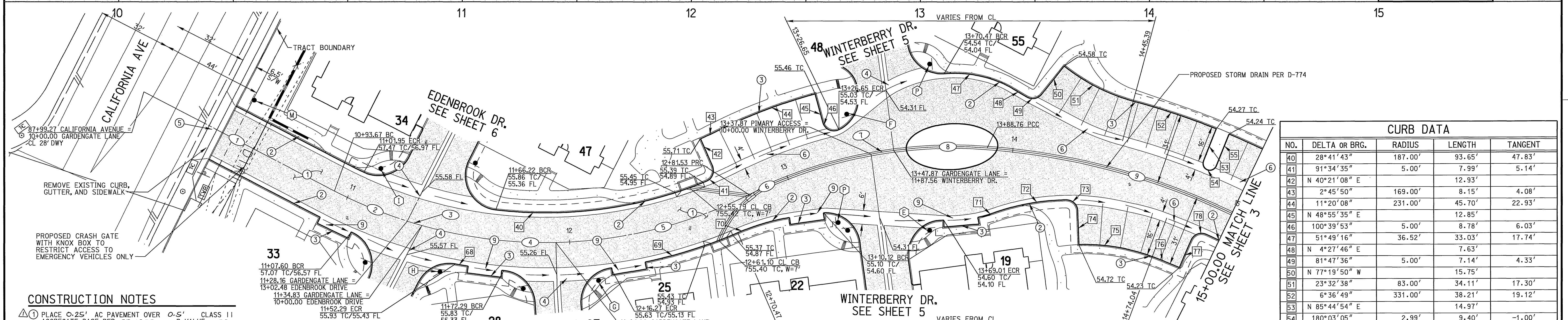
CITY OF RIVERSIDE
ELECTRIC DEPARTMENT
APPROVED BY
DATE 5/20/05

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY
DATE 6/26/05

STREET IMPROVEMENT PLANS
TRACT NO. 31553
TITLE SHEET
PROJECT NO. R-3838
SHEET 1 OF 7
FILE NO.



PROFILE SCALE:
 HORIZ: 1"=20'
 VERT: 1"=2'



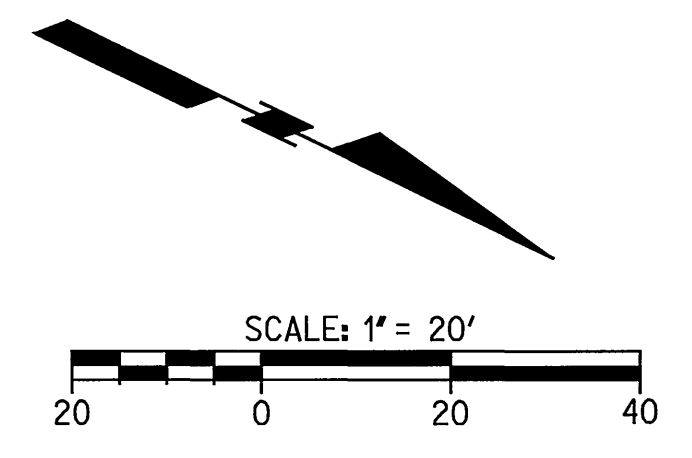
- CONSTRUCTION NOTES**
- PLACE 0.25' AC PAVEMENT OVER 0.5' CLASS II AGGREGATE BASE PER SR 1653, R-VALUE = 33
 - CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200
 - CONSTRUCT 6" CURB TYPE II PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200
 - CONSTRUCT 6" CROSS GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220 (D=1.5')
 - CONSTRUCT DRIVEWAY APPROACH TYPE CURB-I PER CITY OF RIVERSIDE STANDARD DRAWINGS NOS. 302 AND 303
 - CONSTRUCT VALLEY GUTTER PER DETAIL ON SHEET I (W PER PLAN)
 - CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304
 - CONSTRUCT 5' WIDE TRASH CAN TURNOUT (TT) PER DETAIL ON SHEET I
 - CONSTRUCT PARALLEL PARKING STALL PER DETAIL ON SHEET I

CURB DATA

NO.	DELTA OR BRG.	RADIUS	LENGTH	TANGENT
40	28°41'43"	187.00'	93.65'	47.83'
41	91°34'35"	5.00'	7.99'	5.14'
42	N 40°21'08" E		12.93'	
43	2°45'50"	169.00'	8.15'	4.08'
44	11°20'08"	231.00'	45.70'	22.93'
45	N 48°55'35" E		12.85'	
46	100°39'53"	5.00'	8.78'	6.03'
47	51°49'16"	36.52'	33.03'	17.74'
48	N 4°27'46" E		7.63'	
49	81°47'36"	5.00'	7.14'	4.33'
50	N 77°19'50" W		15.75'	
51	23°32'38"	83.00'	34.11'	17.30'
52	6°36'49"	331.00'	38.21'	19.12'
53	N 85°44'54" E		14.97'	
54	180°03'05"	2.99'	9.40'	-1.00'
55	N 86°08'55" E		15.00'	
68	1°31'22"	213.00'	5.66'	2.83'
69	11°25'12"	213.00'	42.45'	21.30'
70	13°30'56"	100.00'	23.59'	11.85'
71	7°26'28"	54.37'	7.06'	3.53'
72	18°33'02"	100.00'	32.38'	16.33'
73	88°53'01"	5.00'	7.76'	4.90'
74	N 62°01'31" E		14.67'	
75	22°34'16"	83.00'	32.70'	16.56'
76	2°43'05"	269.00'	12.76'	6.38'
77	N 87°18'55" E		12.96'	
78	91°00'57"	5.00'	7.94'	5.09'

CENTERLINE DATA

NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARK
1	N 1°24'28" E		93.67'	
2	9°52'44"	200.00'	34.48'	
3	1°54'44"	200.00'	6.68'	
4	16°58'04"	200.00'	59.23'	
5	25°03'29"	200.00'	87.47'	
6	16°08'23"	200.00'	56.34'	
7	2°51'54"	200.00'	10.00'	
8	11°42'56"	200.00'	40.89'	
9	30°33'39"	300.00'	160.02'	



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REGISTERED PROFESSIONAL ENGINEER
 MARTIN L. ANDERSON
 No. 51313
 Exp. 6-30-06
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
 MARTIN L. ANDERSON
 REGISTERED CIVIL ENGINEER NO. 51313
 EXPIRATION DATE 6-30-06

CITY OF RIVERSIDE
 WATER DEPARTMENT
 APPROVED BY: *MW McLeod*
 DATE: 5/12/05

CITY OF RIVERSIDE
 ELECTRIC DEPARTMENT
 APPROVED BY: *[Signature]*
 DATE: 5/20/05

RICK
 ENGINEERING COMPANY
 1223 UNIVERSITY AVENUE - SUITE 240
 RIVERSIDE, CA 92507
 951.782.0707
 (760) 954.7622 (7723)
 San Diego Orange Sacramento Phoenix Tucson

CITY BUSINESS TAX CERTIFICATE NO. 35225 EXP. DATE 7/20/05

BENCH MARK: F3-D2
 PK NAIL IN THE NORTHERLY CURB RETURN OF VAN BUREN BOULEVARD
 AND CALIFORNIA AVENUE. ELEVATION = 758.317

ADDED PAVEMENT SECTION TO CONSTRUCTION NOTE 1

DESIGNED BY: JRG DRAWN BY: JRG CHECKED BY: M.L.A.

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]*
 DATE: 6/19/05

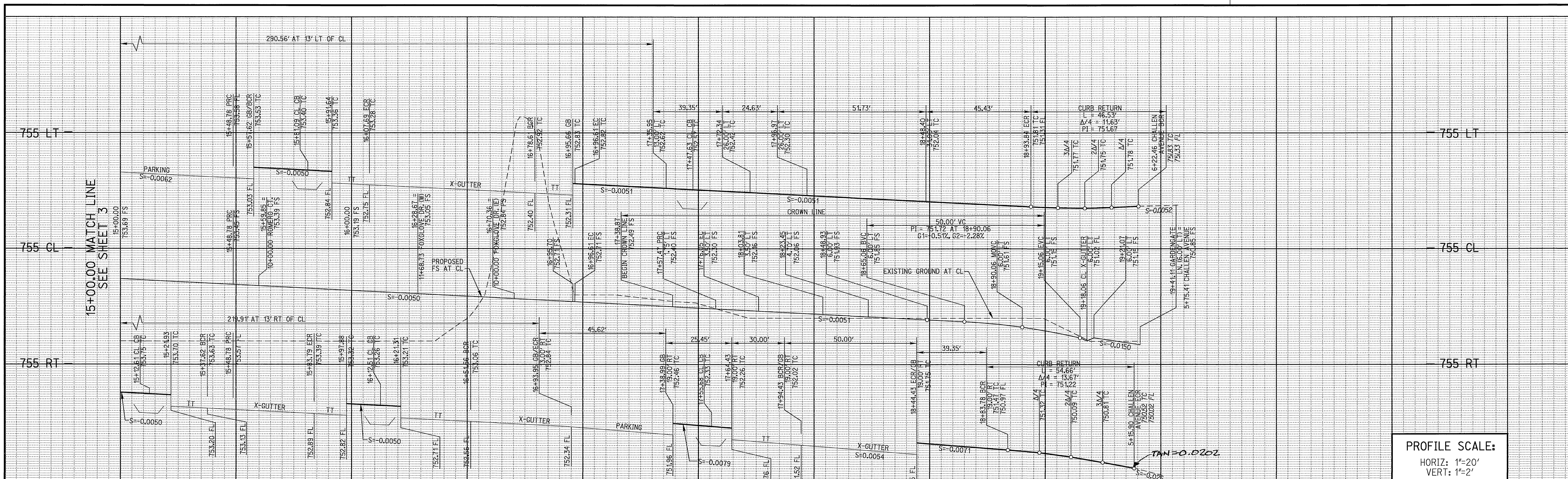
STREET IMPROVEMENT PLANS
 TRACT NO. 31553
 GARDENGATE LANE

PROJECT NO. PW04-0883
 R-3838
 SHEET 2 OF 7

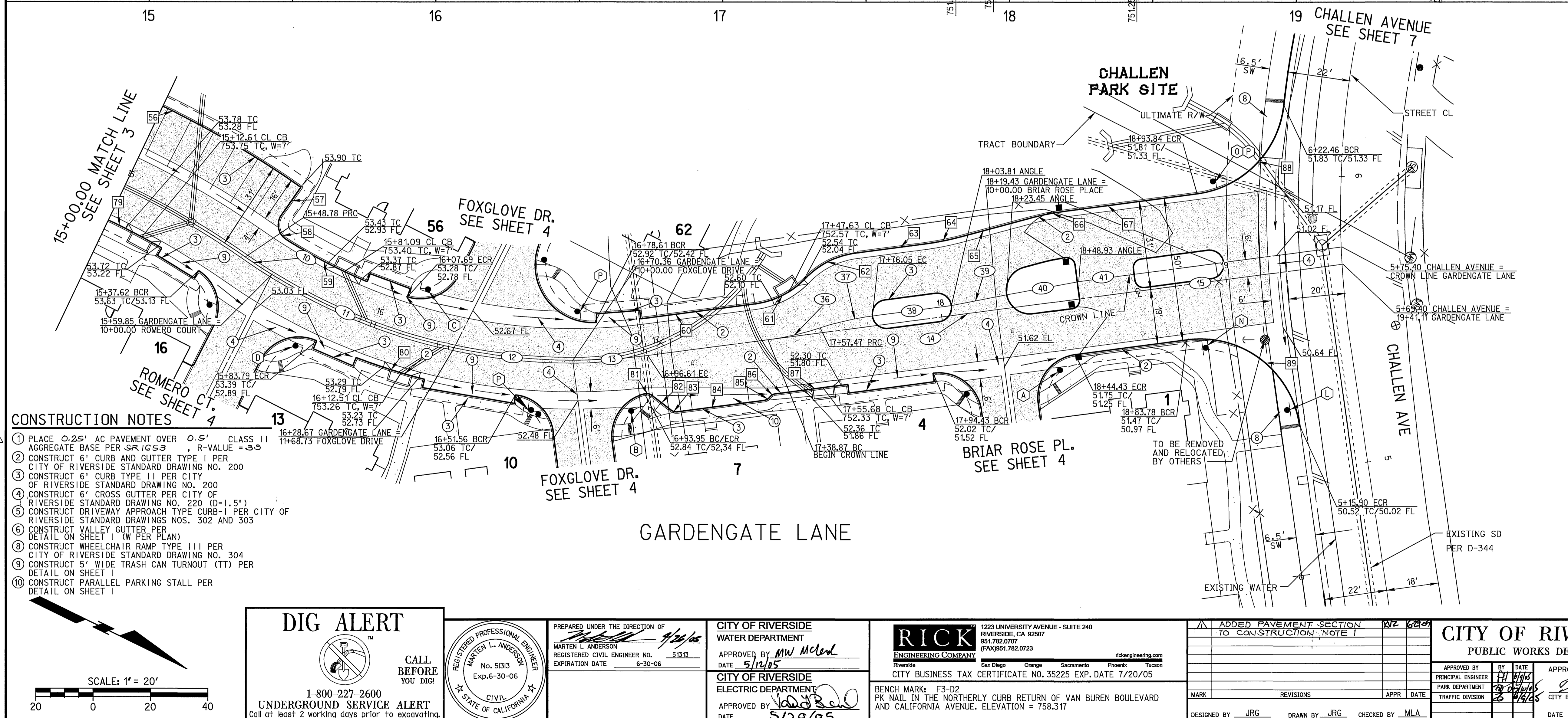
HORIZ. SCALE 1"=20' VERT. SCALE 1"=2'

INDEXED 7-11-05 Lfh

DATE: 6/19/05



PROFILE SCALE:
 HORIZ: 1"=20'
 VERT: 1"=2'



CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARK
10	3° 10' 22"	200.00'	11.08'	
11	19° 42' 52"	200.00'	68.82'	
12	11° 56' 35"	200.00'	41.69'	
13	7° 31' 10"	200.00'	26.25'	
14	N 33° 28' 42" W		122.83'	
15	N 33° 28' 42" W		121.67'	
36	10° 04' 22"	100.00'	18.72'	
37	10° 42' 24"	100.00'	18.69'	
38	N 33° 29' 40" W		27.76'	
39	N 36° 57' 51" W		19.67'	
40	N 36° 24' 28" W		25.51'	
41	N 33° 28' 42" W		92.63'	

CURB DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	TANGENT
56	12° 25' 30"	331.00'	71.78'	36.03'
57	N 81° 07' 43" W		11.82'	
58	92° 32' 00"	6.00'	9.69'	6.27'
59	9° 44' 48"	187.00'	31.81'	15.94'
60	N 33° 28' 42" W		39.34'	
61	38° 27' 23"	30.00'	20.14'	10.46'
62	36° 41' 02"	30.00'	19.21'	9.95'
63	N 33° 28' 41" W		24.63'	
64	7° 35' 46"	105.00'	13.92'	6.97'
65	N 41° 04' 27" W		23.89'	
66	7° 35' 45"	105.00'	13.92'	6.97'
67	N 33° 28' 42" W		45.43'	
79	5° 24' 48"	287.00'	27.12'	13.57'
80	6° 42' 45"	213.00'	24.95'	12.49'
81	51° 20' 54"	3.00'	2.69'	1.44'
82	N 11° 31' 17" E		8.39'	
83	44° 59' 59"	3.00'	2.36'	1.24'
84	N 33° 28' 42" W		30.49'	
85	45° 00' 01"	3.00'	2.36'	1.24'
86	45° 00' 00"	3.00'	2.36'	1.24'
87	N 33° 28' 43" W		25.45'	
88	76° 09' 52"	35.00'	46.53'	27.43'
89	89° 28' 35"	35.00'	54.66'	34.68'

- CONSTRUCTION NOTES**
- PLACE 0.25' AC PAVEMENT OVER 0.5' CLASS II AGGREGATE BASE PER SR 1653. R-VALUE = 30
 - CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200
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 Exp. 6-30-06
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
 MARTIN L. ANDERSON
 REGISTERED CIVIL ENGINEER NO. 51313
 DATE 6-30-06

CITY OF RIVERSIDE
 WATER DEPARTMENT
 APPROVED BY *MW McLean*
 DATE 5/12/05

CITY OF RIVERSIDE
 ELECTRIC DEPARTMENT
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 DATE 5/20/05

RICK
 ENGINEERING COMPANY
 1223 UNIVERSITY AVENUE - SUITE 240
 RIVERSIDE, CA 92507
 951.782.0700
 FAX 951.782.0723
 rickengineering.com

CITY BUSINESS TAX CERTIFICATE NO. 35225 EXP. DATE 7/20/05

BENCH MARK: F3-D2
 PK NAIL IN THE NORTHERLY CURB RETURN OF VAN BUREN BOULEVARD AND CALIFORNIA AVENUE. ELEVATION = 758.317

ADDED PAVEMENT SECTION TO CONSTRUCTION NOTE 1

MARK	REVISIONS	APPR	DATE

DESIGNED BY JRG DRAWN BY JRG CHECKED BY MLA

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

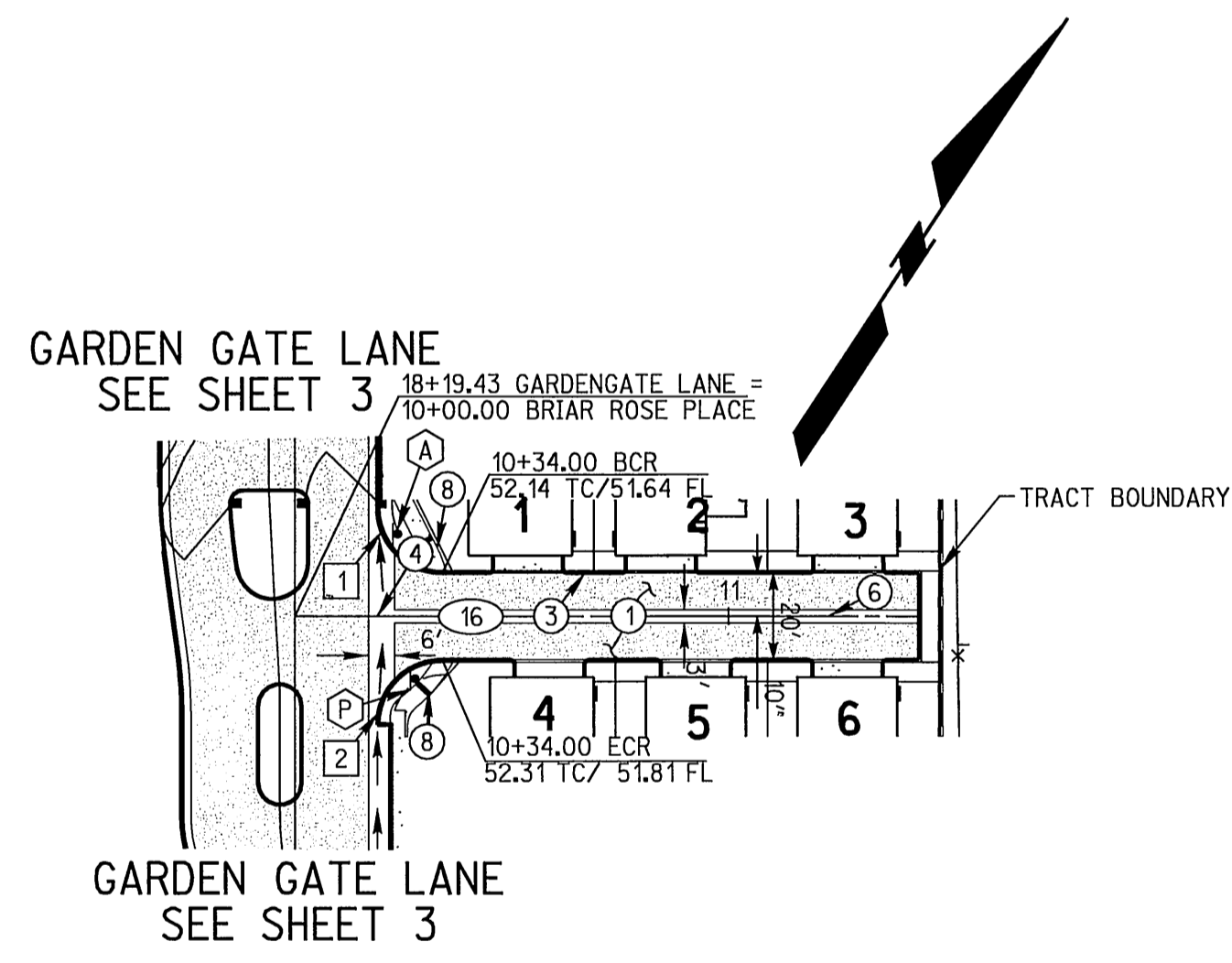
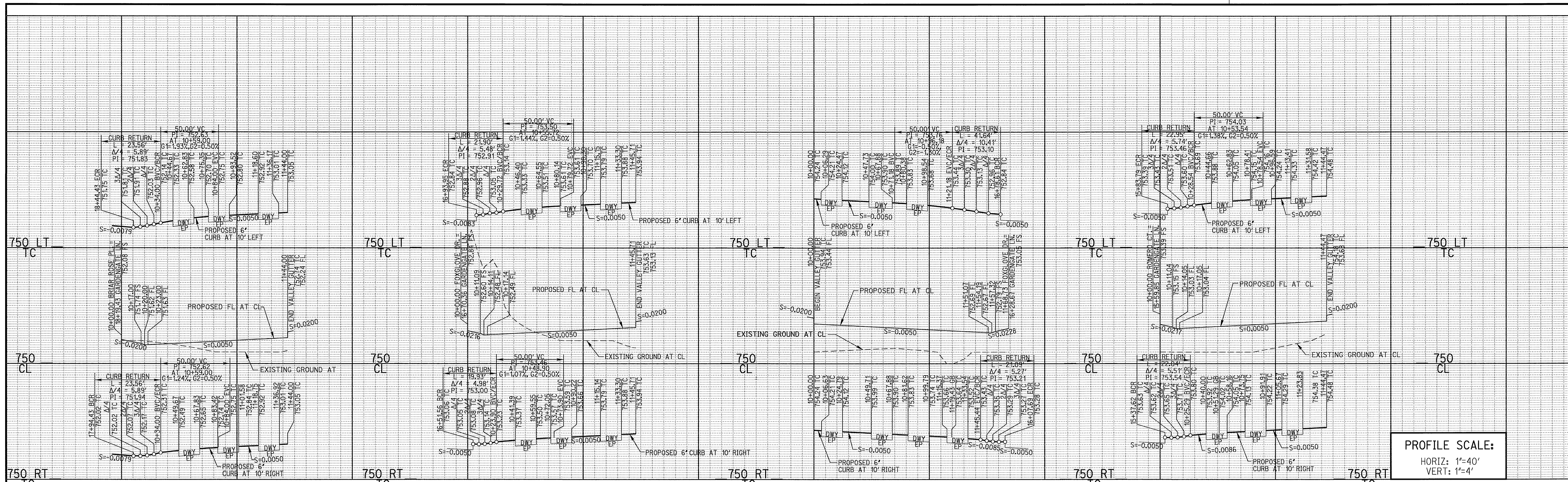
APPROVED BY *[Signature]*
 DATE 6/9/05

STREET IMPROVEMENT PLANS
 TRACT NO. 31553
 GARDENGATE LANE

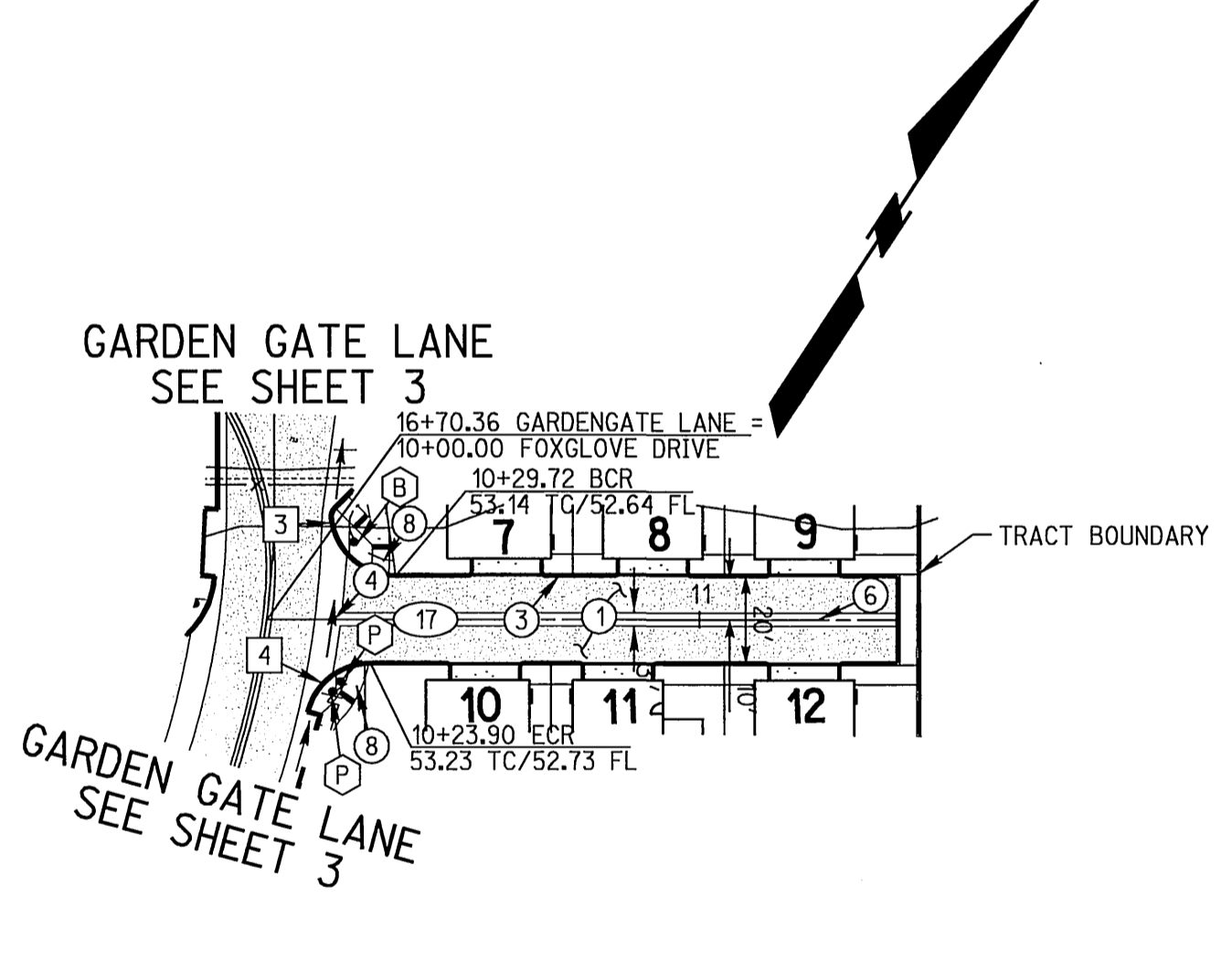
PROJECT NO. R-3838
 SHEET 3 of 7

HORIZ. SCALE 1"=20' VERT. SCALE 1"=2'

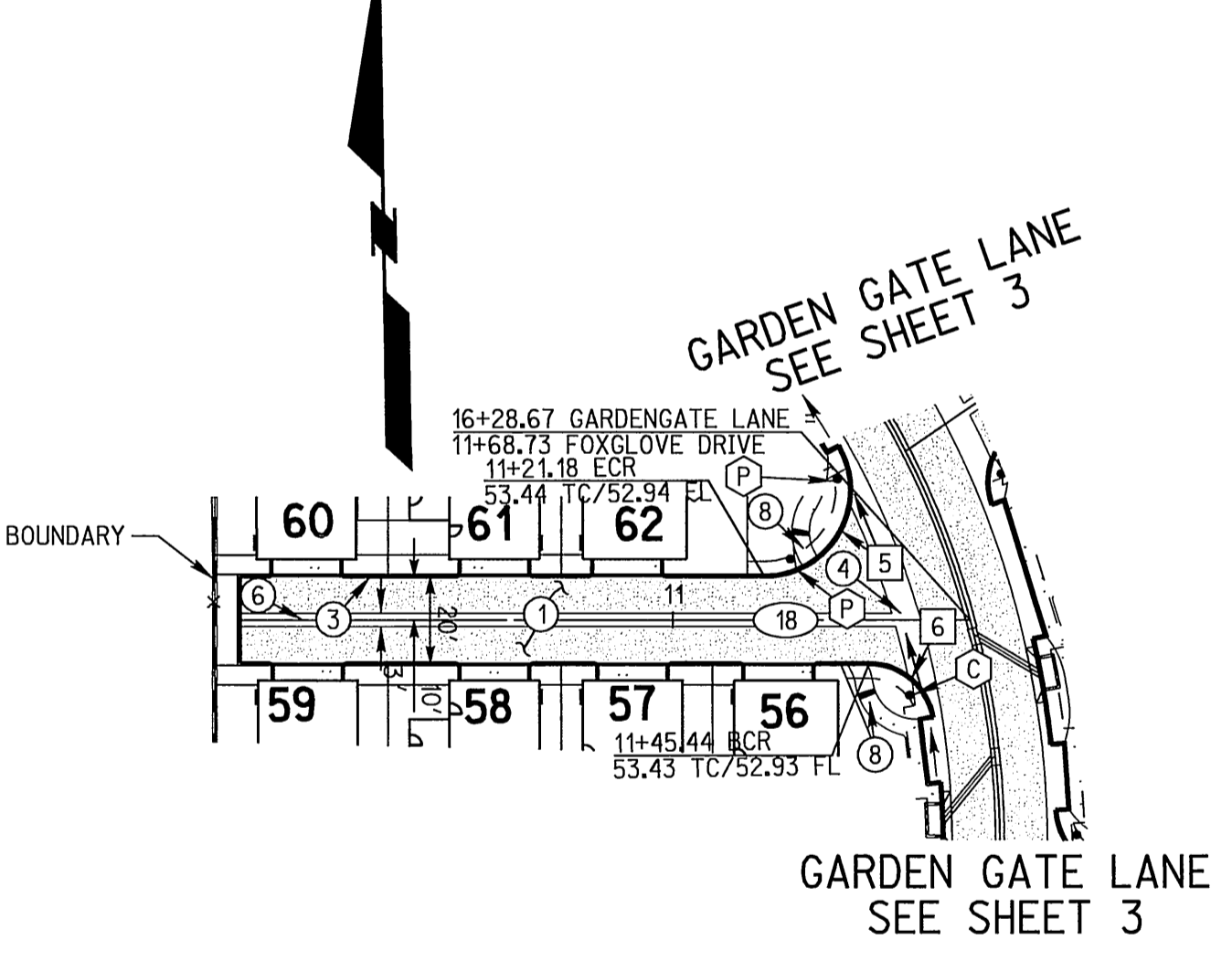
INDEXED 7-11-05 Lfh



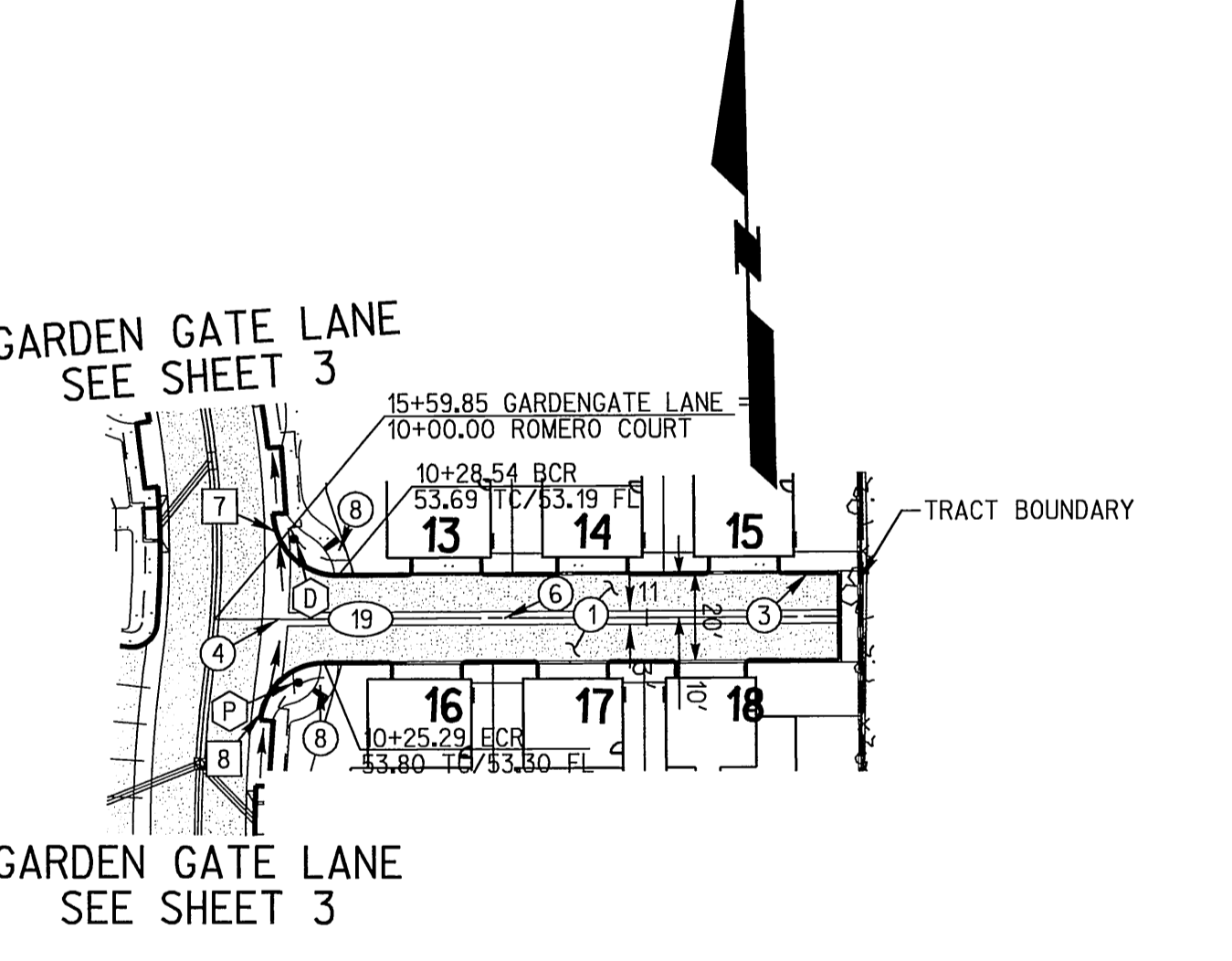
BRIAR ROSE PLACE



FOXGLOVE DRIVE (E)



FOXGLOVE DRIVE (W)



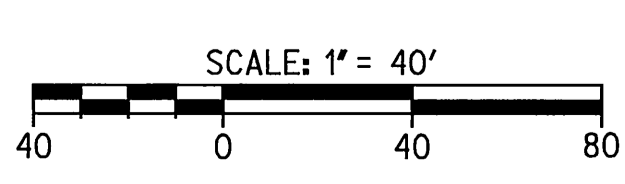
ROMERO COURT

CONSTRUCTION NOTES

- ① PLACE 0.25' AC PAVEMENT OVER 0.5' CLASS II AGGREGATE BASE PER SR/CS 3, R-VALUE = 33
- ③ CONSTRUCT 6" CURB TYPE II PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200
- ④ CONSTRUCT 6" CROSS GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220 (D=1.5')
- ⑥ CONSTRUCT VALLEY GUTTER PER DETAIL ON SHEET 1 (W PER PLAN)
- ⑧ CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304

CURB DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	TANGENT
1	89° 59' 59"	15.00'	23.56'	15.00'
2	90° 00' 00"	15.00'	23.56'	15.00'
3	83° 39' 07"	15.00'	21.90'	13.42'
4	76° 07' 00"	15.00'	19.93'	11.74'
5	119° 17' 27"	20.00'	41.64'	34.15'
6	80° 33' 13"	15.00'	21.09'	12.71'
7	87° 39' 22"	15.00'	22.95'	14.40'
8	83° 53' 41"	15.00'	21.96'	13.48'

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARK
16	N 56° 31' 17" E		144.00'	
17	N 56° 31' 18" E		145.71'	
18	N 89° 02' 11" W		168.73'	
19	N 89° 04' 21" W		144.47'	



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 UNDERGROUND SERVICE ALERT
 Call at least 2 working days prior to excavating.

REGISTERED PROFESSIONAL ENGINEER
 MATTHEW L. ANDERSON
 No. 5133
 Exp. 6-30-06
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
 MARTIN L. ANDERSON
 REGISTERED CIVIL ENGINEER NO. 5133
 DATE 6/12/05
 EXPIRATION DATE 6-30-06

CITY OF RIVERSIDE
 WATER DEPARTMENT
 APPROVED BY MW [Signature]
 DATE 6/12/05
 CITY OF RIVERSIDE
 ELECTRIC DEPARTMENT
 APPROVED BY [Signature]
 DATE 5/20/05

RICK
 ENGINEERING COMPANY
 1223 UNIVERSITY AVENUE - SUITE 240
 RIVERSIDE, CA 92507
 951.782.0707
 (PAX)951.782.0723
 San Diego Orange Sacramento Phoenix Tucson
 CITY BUSINESS TAX CERTIFICATE NO. 35225 EXP. DATE 7/20/05
 BENCH MARK: F3-D2
 PK NAIL IN THE NORTHERLY CURB RETURN OF VAN BUREN BOULEVARD AND CALIFORNIA AVENUE. ELEVATION = 758.317

ADDED PAVEMENT SECTION TO [Signature] CONSTRUCTION NOTE 1
 MARK REVISIONS
 DESIGNED BY JRG DRAWN BY JRG CHECKED BY MLA

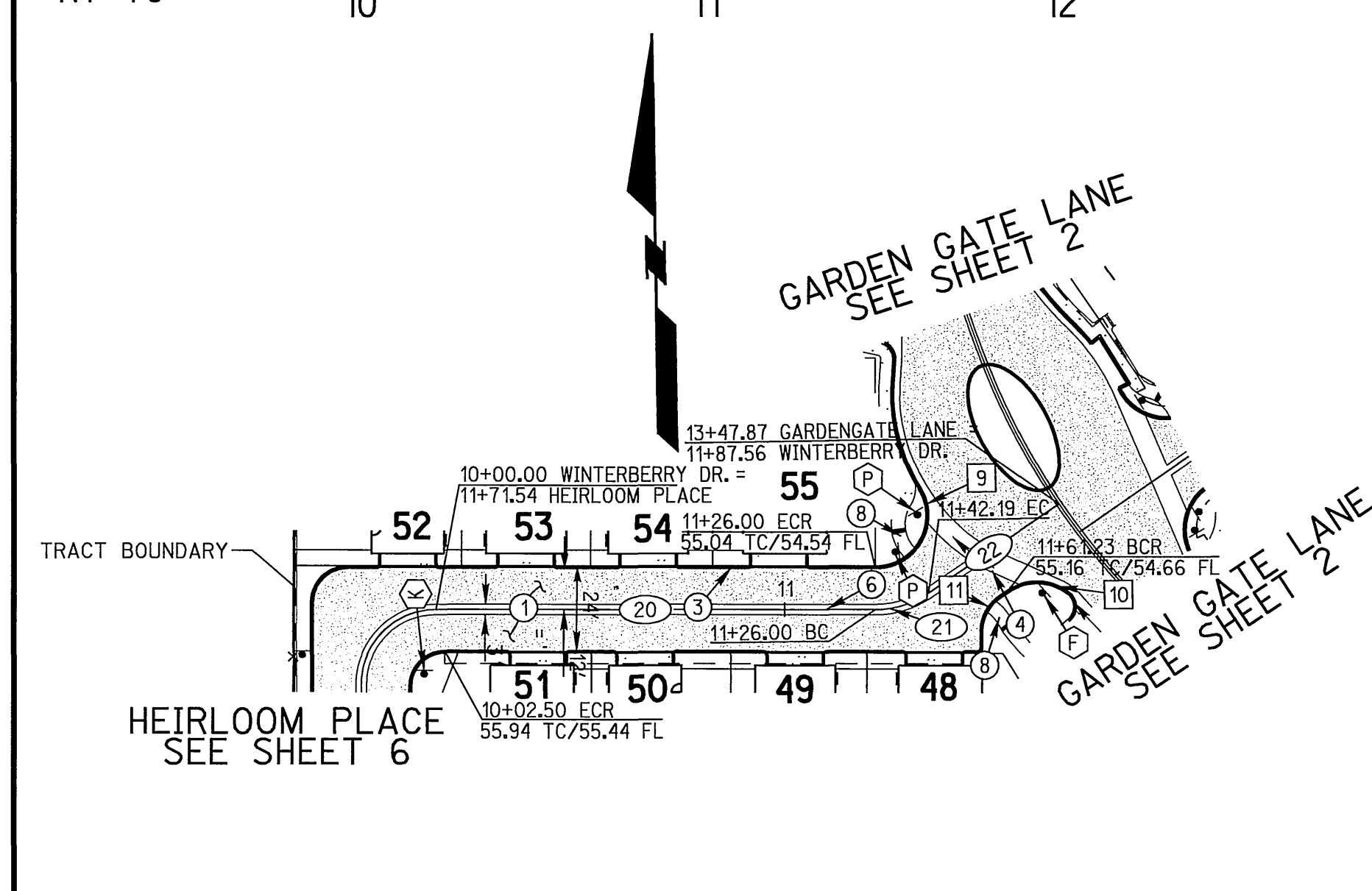
CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY [Signature]
 DATE 6/9/05

STREET IMPROVEMENT PLANS
 TRACT NO. 31553
 BRIAR ROSE PLACE, FOXGLOVE DRIVE, AND ROMERO COURT
 PROJECT NO. R-3838
 SHEET 4 OF 7
 HORIZ. SCALE 1"=40' VERT. SCALE 1"=4'

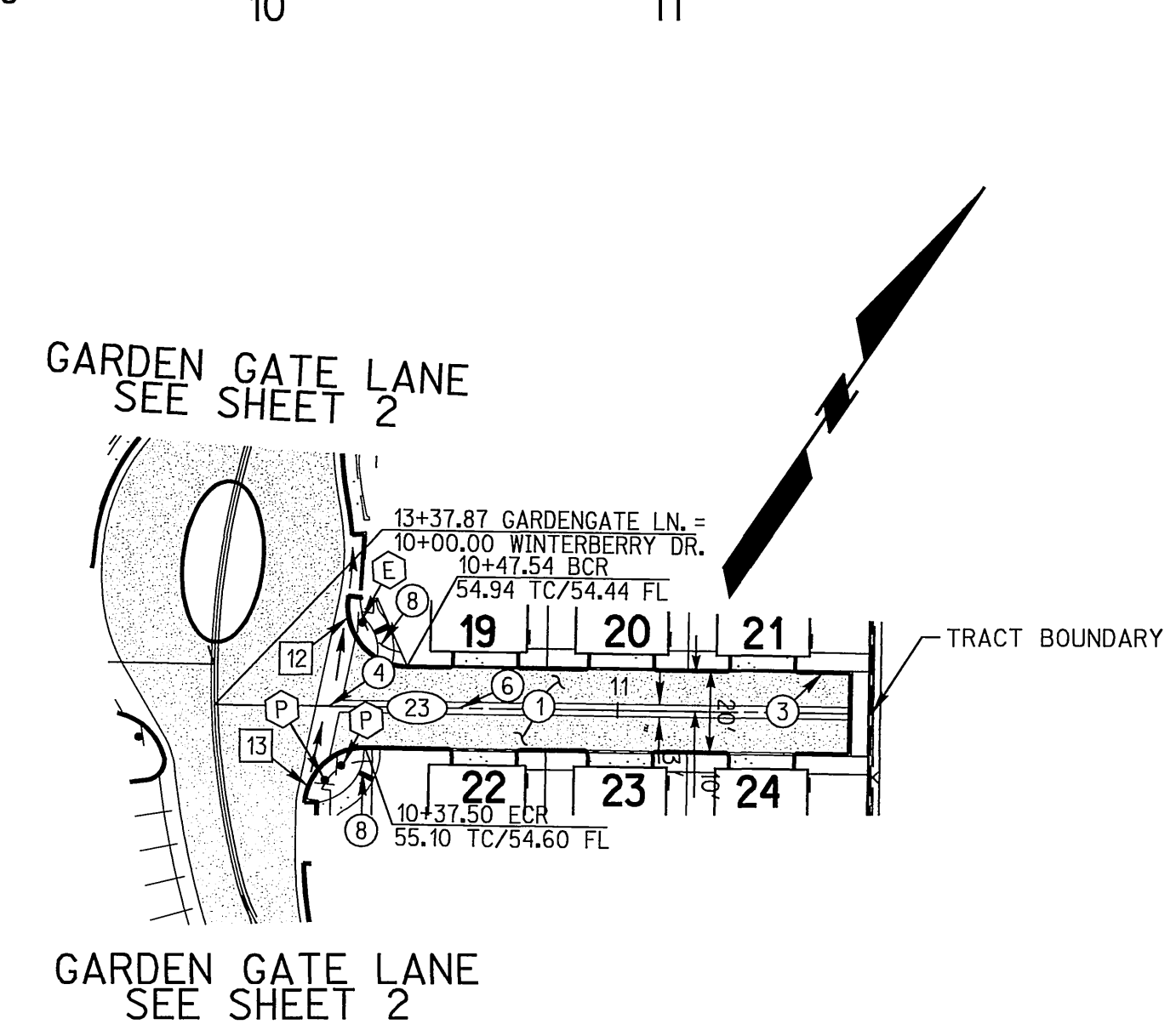
PC-4422-5



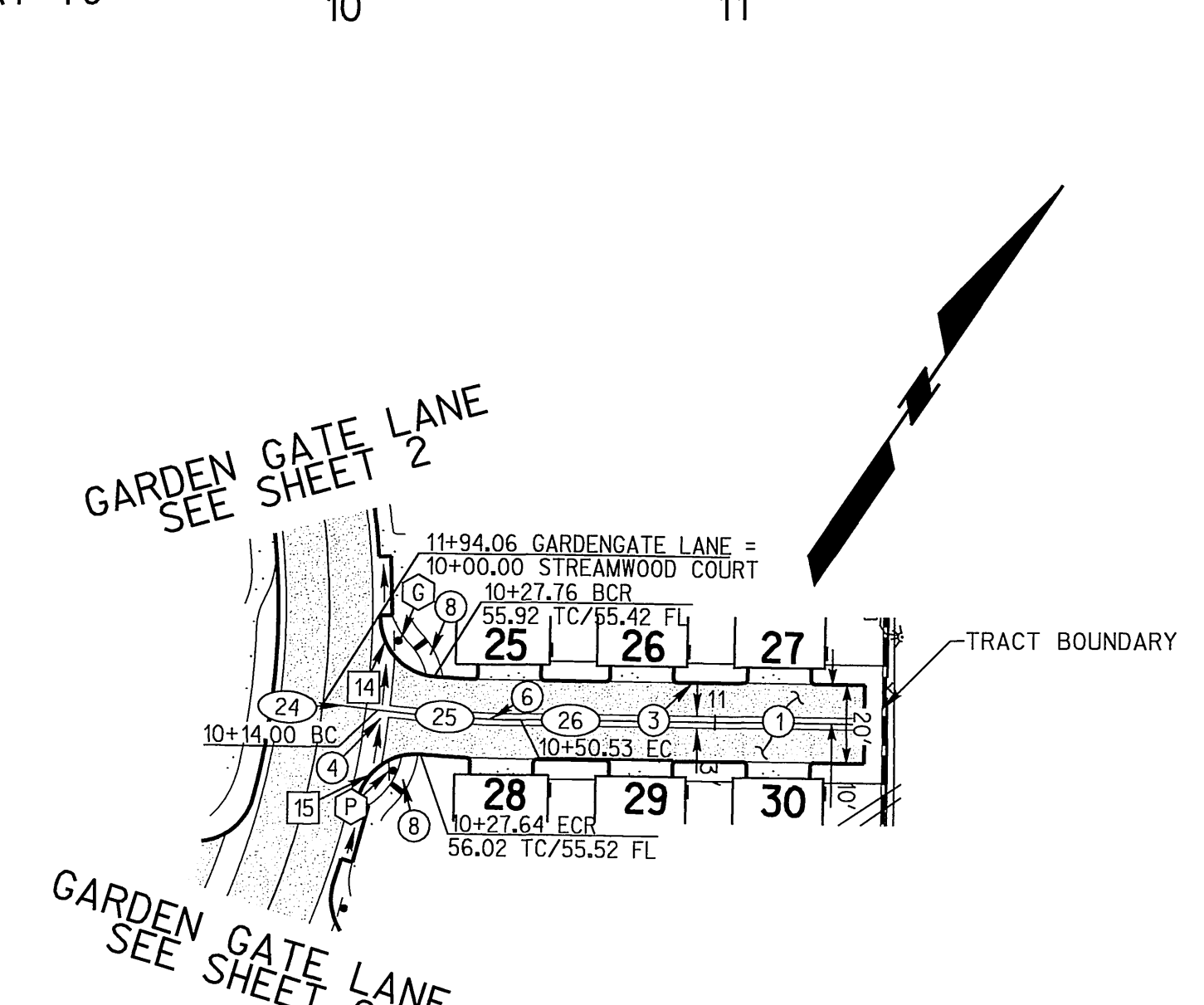
PROFILE SCALE:
 HORIZ: 1"=40'
 VERT: 1"=4'



WINTERBERRY DRIVE (W)



WINTERBERRY DRIVE (E)



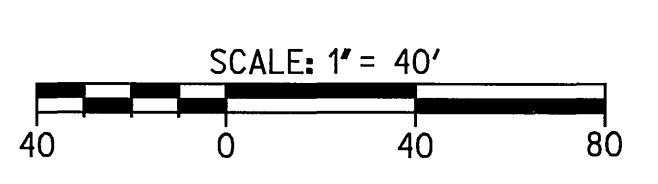
STREAMWOOD COURT

CONSTRUCTION NOTES

- ① PLACE 0.25' AC PAVEMENT OVER 0.5' CLASS II AGGREGATE BASE PER SR 1053, R-VALUE = 39
- ③ CONSTRUCT 6" CURB TYPE 11 PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200
- ④ CONSTRUCT 6" CROSS GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220 (D=1.5")
- ⑤ CONSTRUCT VALLEY GUTTER PER DETAIL ON SHEET 1 (W PER PLAN)
- ⑥ CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304

CURB DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	TANGENT
9	121°06'25"	15.00'	31.71'	26.57'
10	71°34'29"	15.00'	18.74'	10.81'
11	55°43'19"	12.00'	11.67'	6.34'
12	99°51'47"	15.00'	26.14'	17.83'
13	85°56'32"	15.00'	22.50'	13.97'
14	86°00'45"	15.00'	22.52'	13.99'
15	81°42'45"	15.00'	21.39'	12.97'

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARK
20	N 89°02'10" W		126.00'	
21	34°22'09"	27.00'	16.20'	
22	N 56°35'43" E		45.37'	
23	N 56°19'21" E		157.58'	
24	N 62°38'55" E		14.00'	
25	6°18'17"	331.99'	36.53'	
26	N 56°19'23" E		87.44'	



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 CALL BEFORE YOU DIG!
 1-800-227-2600
 UNDERGROUND SERVICE ALERT
 Call at least 2 working days prior to excavating.

REGISTERED PROFESSIONAL ENGINEER
 MARTIN L. ANDERSON
 No. 51313
 Exp. 6-30-06
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
 MARTIN L. ANDERSON
 REGISTERED CIVIL ENGINEER NO. 51313
 EXPIRATION DATE 6-30-06

CITY OF RIVERSIDE
 WATER DEPARTMENT
 APPROVED BY: *MW McNeil*
 DATE: 5/12/05

CITY OF RIVERSIDE
 ELECTRIC DEPARTMENT
 APPROVED BY: *[Signature]*
 DATE: 5/20/05

RICK ENGINEERING COMPANY
 1223 UNIVERSITY AVENUE - SUITE 240
 RIVERSIDE, CA 92507
 951.782.0700
 (760)951.782.0723
 rickengineering.com

CITY BUSINESS TAX CERTIFICATE NO. 35225 EXP. DATE 7/20/05

BENCH MARK: F3-D2
 PK NAIL IN THE NORTHERLY CURB RETURN OF VAN BUREN BOULEVARD AND CALIFORNIA AVENUE. ELEVATION = 758.317

ADDED PAVEMENT SECTION TO CONSTRUCTION NOTE 1

MARK	REVISIONS	APPR	DATE

DESIGNED BY: JRG DRAWN BY: JRG CHECKED BY: MIA

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 4/19/05
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION

APPROVED BY: *[Signature]* DATE: 4/19/05
 CITY ENGINEER

STREET IMPROVEMENT PLANS
 TRACT NO. 31553
 WINTERBERRY DRIVE AND STREAMWOOD COURT

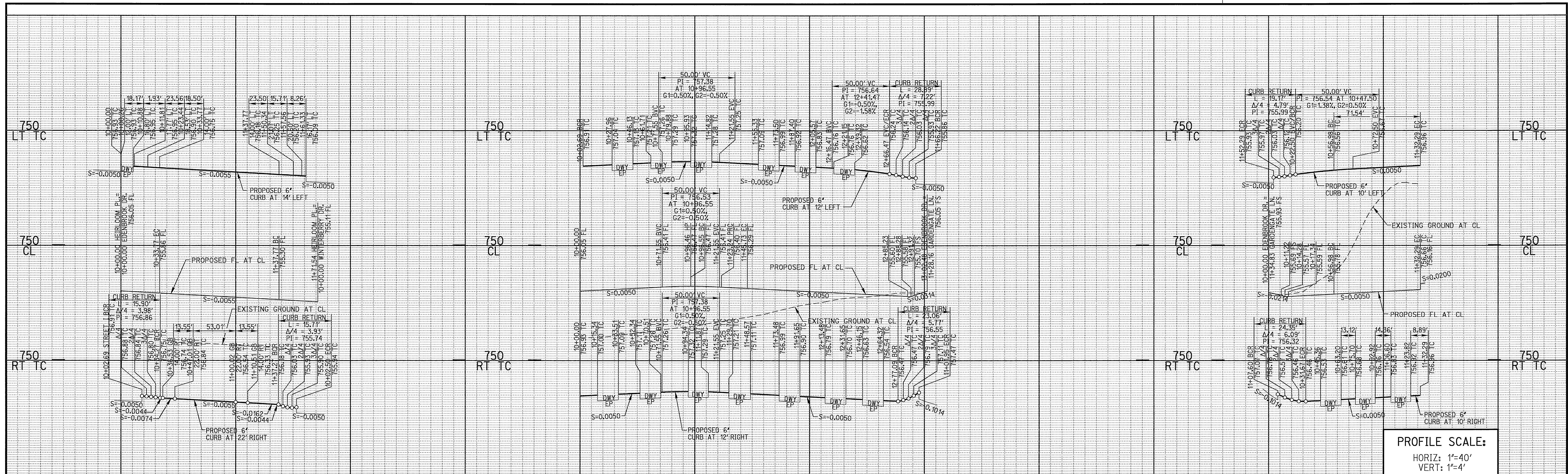
PROJECT NO. R-3838
 SHEET 5 of 7

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

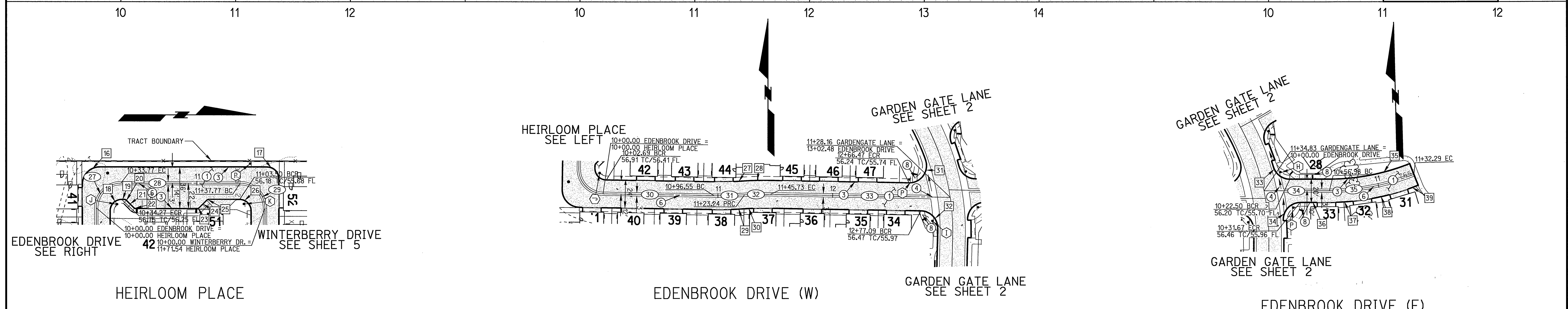
FILE NO.

PW04-0883

INDEXED 7-11-05 LHM



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

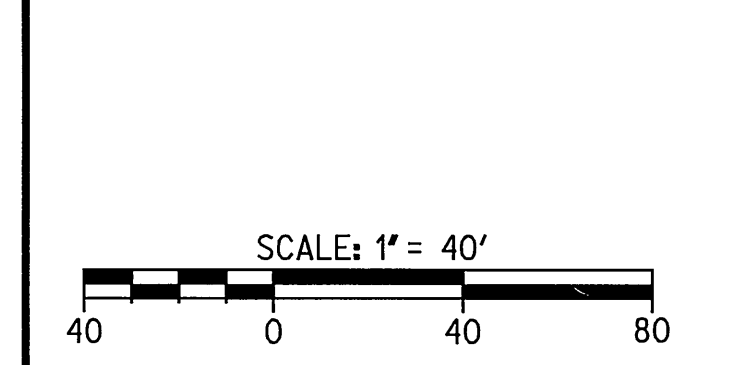


- CONSTRUCTION NOTES**
- 1 PLACE 0.25' AC PAVEMENT OVER 0.5' CLASS II AGGREGATE BASE PER SR 1053, R-VALUE = 33
 - 3 CONSTRUCT 6" CURB TYPE 11 PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200
 - 4 CONSTRUCT 6" CROSS GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220 (D=1.5")
 - 6 CONSTRUCT VALLEY GUTTER PER DETAIL ON SHEET 1 (W PER PLAN)
 - 8 CONSTRUCT WHEELCHAIR RAMP TYPE III PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304

CURB DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	TANGENT
16	89°59'57"	15.00'	23.56'	15.00'
17	90°00'00"	10.00'	15.71'	10.00'
18	91°04'53"	10.00'	15.90'	10.19'
19	N 0°57'50" E		2.26'	
20	45°00'00"	3.00'	2.36'	1.24'
21	N 45°57'52" E		8.83'	
22	45°00'02"	3.00'	2.36'	1.24'
23	44°59'57"	3.00'	2.36'	1.24'
24	N 44°02'08" W		8.83'	
25	45°00'00"	3.00'	2.36'	1.24'
26	89°59'59"	10.00'	15.71'	10.00'
27	1°36'42"	288.00'	8.10'	4.05'

CURB DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	TANGENT
28	4°21'24"	312.00'	23.72'	11.87'
29	2°10'20"	312.00'	11.83'	5.92'
30	1°17'53"	288.00'	6.52'	3.26'
31	110°20'25"	15.00'	28.89'	21.56'
32	88°04'03"	15.00'	23.06'	14.50'
33	73°12'28"	15.00'	19.17'	11.14'
34	93°59'28"	15.00'	24.61'	16.08'
35	21°34'28"	190.00'	71.54'	36.20'
36	N 88°35'32" W		13.70'	
37	3°34'50"	210.00'	13.12'	6.56'
38	3°55'06"	210.00'	14.36'	7.18'
39	2°25'32"	210.00'	8.89'	4.45'

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARK
27	90°00'00"	21.50'	33.77'	
28	N 0°57'50" E		104.00'	
29	90°00'00"	21.50'	33.77'	
30	N 89°02'10" W		96.55'	
31	5°05'55"	300.00'	26.70'	
32	4°17'43"	300.00'	22.49'	
33	N 89°02'10" W		156.75'	
34	N 88°35'32" W		56.98'	
35	21°34'28"	200.00'	75.31'	



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UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

PREPARED UNDER THE DIRECTION OF

MARTEN L. ANDERSON
REGISTERED CIVIL ENGINEER NO. 51313
EXPIRATION DATE 6-30-06

CITY OF RIVERSIDE
WATER DEPARTMENT
APPROVED BY *MW McLeod*
DATE 5/12/05

CITY OF RIVERSIDE
ELECTRIC DEPARTMENT
APPROVED BY *Vol...*
DATE 5/12/05

1223 UNIVERSITY AVENUE - SUITE 240
RIVERSIDE, CA 92507
951.782.0707
RICK ENGINEERING COMPANY

ADDED PAVEMENT SECTION TO CONSTRUCTION NOTE 1

CITY BUSINESS TAX CERTIFICATE NO. 35225 EXP. DATE 1/20/05

BENCH MARK: F3-02
PK NAIL IN THE NORTHERLY CURB RETURN OF VAN BUREN BOULEVARD AND CALIFORNIA AVENUE. ELEVATION = 758.317

DESIGNED BY JRG DRAWN BY JRG CHECKED BY MLA

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

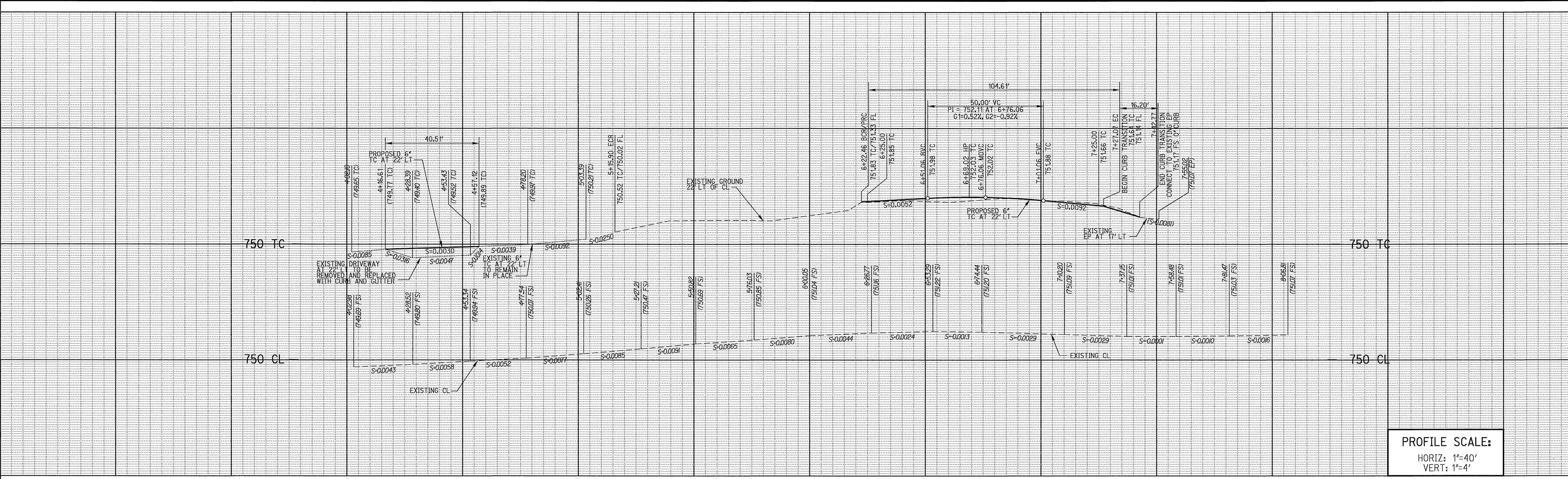
APPROVED BY *Tom Bagel*
DATE 6/6/05

APPROVED BY *Tom Bagel*
DATE 6/6/05

STREET IMPROVEMENT PLANS
TRACT NO. 31553
HEIRLOOM PLACE
AND EDENBROOK DRIVE

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

PROJECT NO. R-3838
SHEET 6 OF 7
FILE NO.

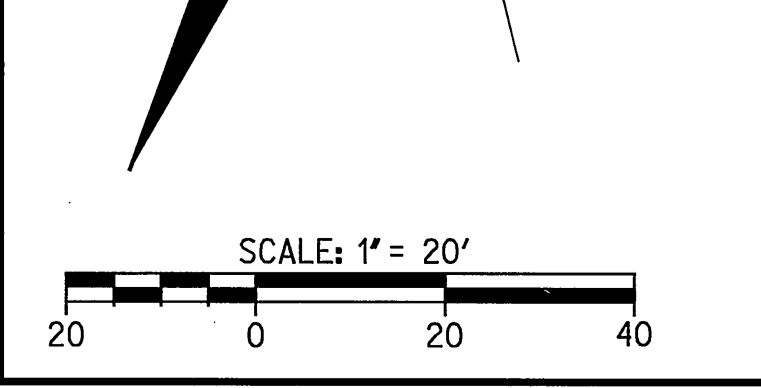
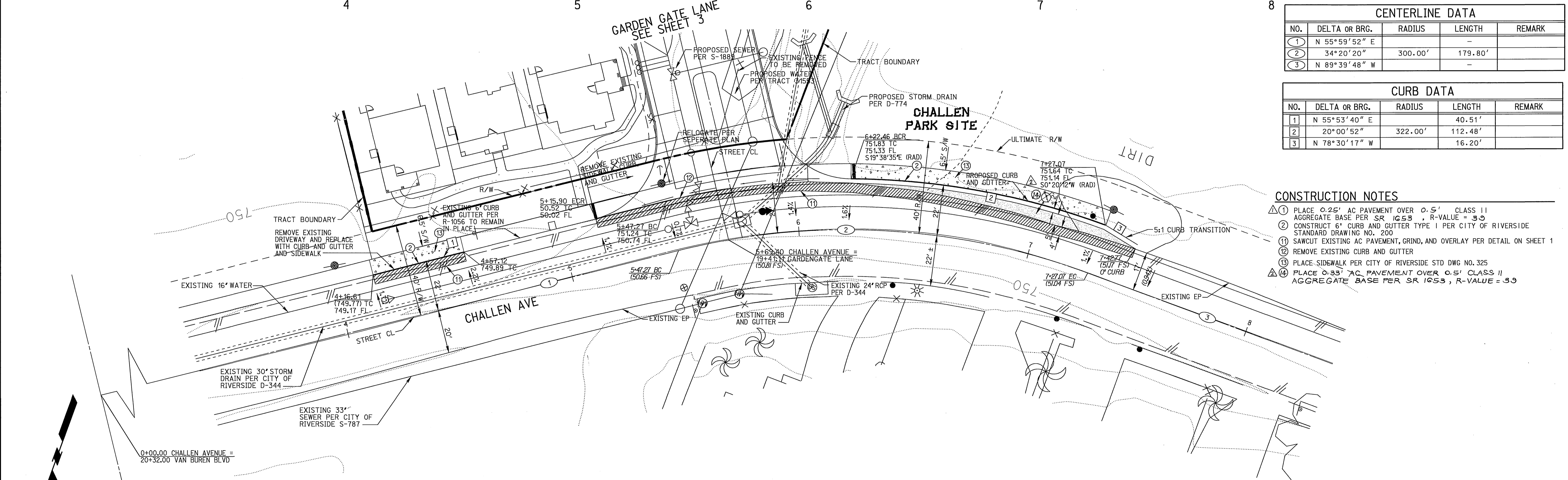


PROFILE SCALE:
 HORIZ: 1"=40'
 VERT: 1"=4'

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARK
1	N 55°59'52" E	-	-	
2	34°20'20"	300.00'	179.80'	
3	N 89°39'48" W	-	-	

CURB DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARK
1	N 55°53'40" E	-	40.51'	
2	20°00'52"	322.00'	112.48'	
3	N 78°30'17" W	-	16.20'	

- CONSTRUCTION NOTES**
- ① PLACE 0.25' AC PAVEMENT OVER 0.5' CLASS II AGGREGATE BASE PER SR 1253, R-VALUE = 3.3
 - ② CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200
 - ③ SAWCUT EXISTING AC PAVEMENT, GRIND, AND OVERLAY PER DETAIL ON SHEET 1
 - ④ REMOVE EXISTING CURB AND GUTTER
 - ⑤ PLACE SIDEWALK PER CITY OF RIVERSIDE STD DWG NO. 325
 - ⑥ PLACE 0.33' AC PAVEMENT OVER 0.5' CLASS II AGGREGATE BASE PER SR 1253, R-VALUE = 3.3



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REGISTERED PROFESSIONAL ENGINEER
 MARTEN L. ANDERSON
 No. 51313
 Exp. 6-30-06
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
 MARTEN L. ANDERSON
 REGISTERED CIVIL ENGINEER NO. 51313
 EXPIRATION DATE 6-30-06

CITY OF RIVERSIDE
 WATER DEPARTMENT
 APPROVED BY: *MW M...nd*
 DATE: 5/12/05

CITY OF RIVERSIDE
 ELECTRIC DEPARTMENT
 APPROVED BY: *[Signature]*
 DATE: 5/20/05

RICK
 ENGINEERING COMPANY
 1223 UNIVERSITY AVENUE - SUITE 240
 RIVERSIDE, CA 92507
 951.782.0707
 (FAX) 951.782.0723
 rickengr.com

CITY BUSINESS TAX CERTIFICATE NO. 35225 EXP. DATE 7/20/05

BENCH MARK: F3-02
 PK NAIL IN THE NORTHERLY CURB RETURN OF VAN BUREN BOULEVARD
 AND CALIFORNIA AVENUE. ELEVATION = 758.317

ADDED PAVEMENT SECTION TO CONSTRUCTION NOTE 1
 ADDED CONSTRUCTION NOTE 14 FOR CHALLENGE AVENUE PAVEMENT SECTION

DESIGNED BY: JRG
 DRAWN BY: JRG
 CHECKED BY: MLA

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]*
 DATE: 6/1/05

APPROVED BY: *[Signature]*
 DATE: 6/1/05

STREET IMPROVEMENT PLANS
 TRACT NO. 31553
 CHALLENGE AVENUE

PROJECT NO. R-3838
 SHEET 7 OF 7

HORIZ. SCALE 1"=20' VERT. SCALE 1"=2'

FILE NO.

PC-4422-S