

STREET IMPROVEMENT PLANS

TRACT 31415

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.
- 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 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.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS
- 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- 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.
- IRRIGATION SLEEVES BENEATH PUBLIC RIGHT OF WAY ARE SUBJECT TO PARKS AND RECREATION DEPT. PERMIT AND INSPECTIONS PRIOR TO INSTALLATION.
- FOR LANDSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SEE PUBLIC LANDSCAPE PLAN NO. R-3861-L AS PREPARED BY DILALLO LANDSCAPE DATED...

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

NO.	STREET NAME	BLOCK NO.
A	INDIANA AVE	8700
B	CHAUMONT DR	3400
C	SELLES WAY	8700
D	NOGENT WAY	3300
E	CHAUMONT DR	3300
F	CHOLET WAY	8700
G	MONTOIR DR	8700
H	CANDE WAY	3300
I	CANDE WAY	3300
J	CHOLET WAY	8700
K	CHOLET WAY	8700
L	CHOLET WAY	8700
M	CHOLET WAY	8700
N	CHOLET WAY	8700
O	CHOLET WAY	8700
P	CHOLET WAY	8700
Q	CHOLET WAY	8700
R	CHOLET WAY	8700
S	CHOLET WAY	8700
T	CHOLET WAY	8700
U	CHOLET WAY	8700
V	CHOLET WAY	8700
W	CHOLET WAY	8700
X	CHOLET WAY	8700
Y	CHOLET WAY	8700

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

INSTALL FIRE LANE SIGN PER CITY OF RIVERSIDE
FIRE DEPARTMENT

NO.	SIGN TYPE	QUANTITY
AA	R1 - STOP SIGN	1 EA
BB	W53A - NO OUTLET	1 EA
CC	R26 - NO PARKING ANY TIME (8300' SPACING)	2 EA
DD	FIRE LANE NO PARKING SIGN	2 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 WORK CONSTRUCTION ("GREEN BOOK").

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN 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 CONTRACTOR'S AND SUBCONTRACTOR'S 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 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 LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION TO THESE LINES.

DEVELOPER/OWNER

D. R. HORTON LOS ANGELES HOLDING CO., INC.
119 N. MAPLE STREET, SUITE A
CORONA, CALIFORNIA 92880
TEL: (951) 272-9000 FAX: (951) 272-9797

ENGINEER

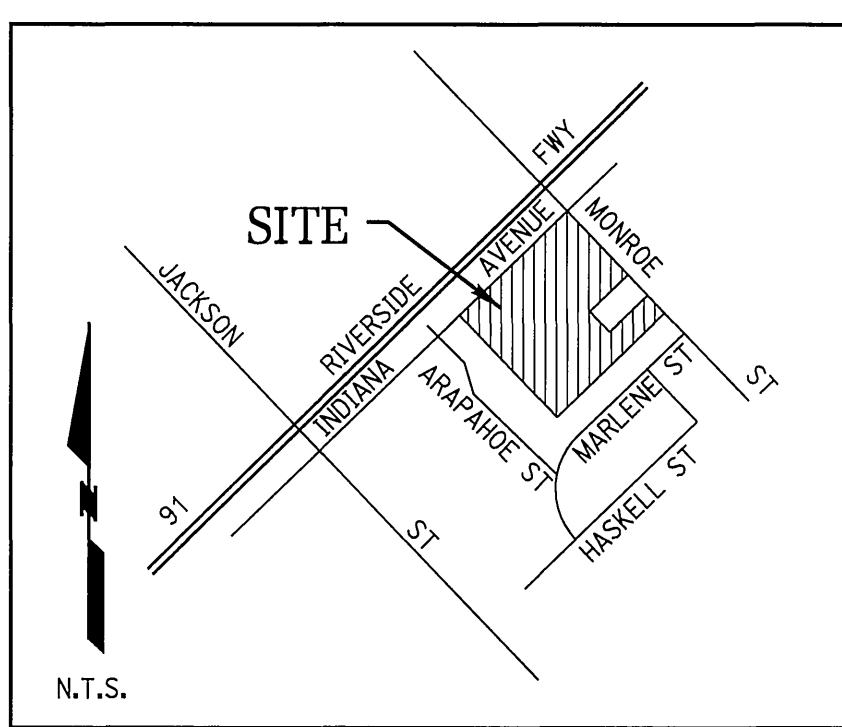
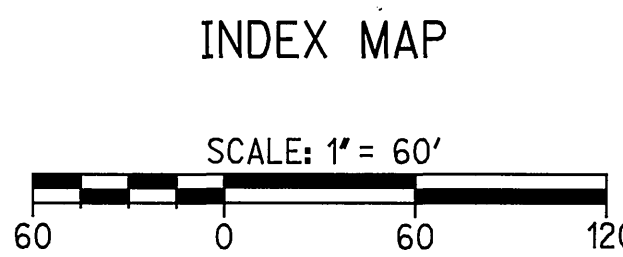
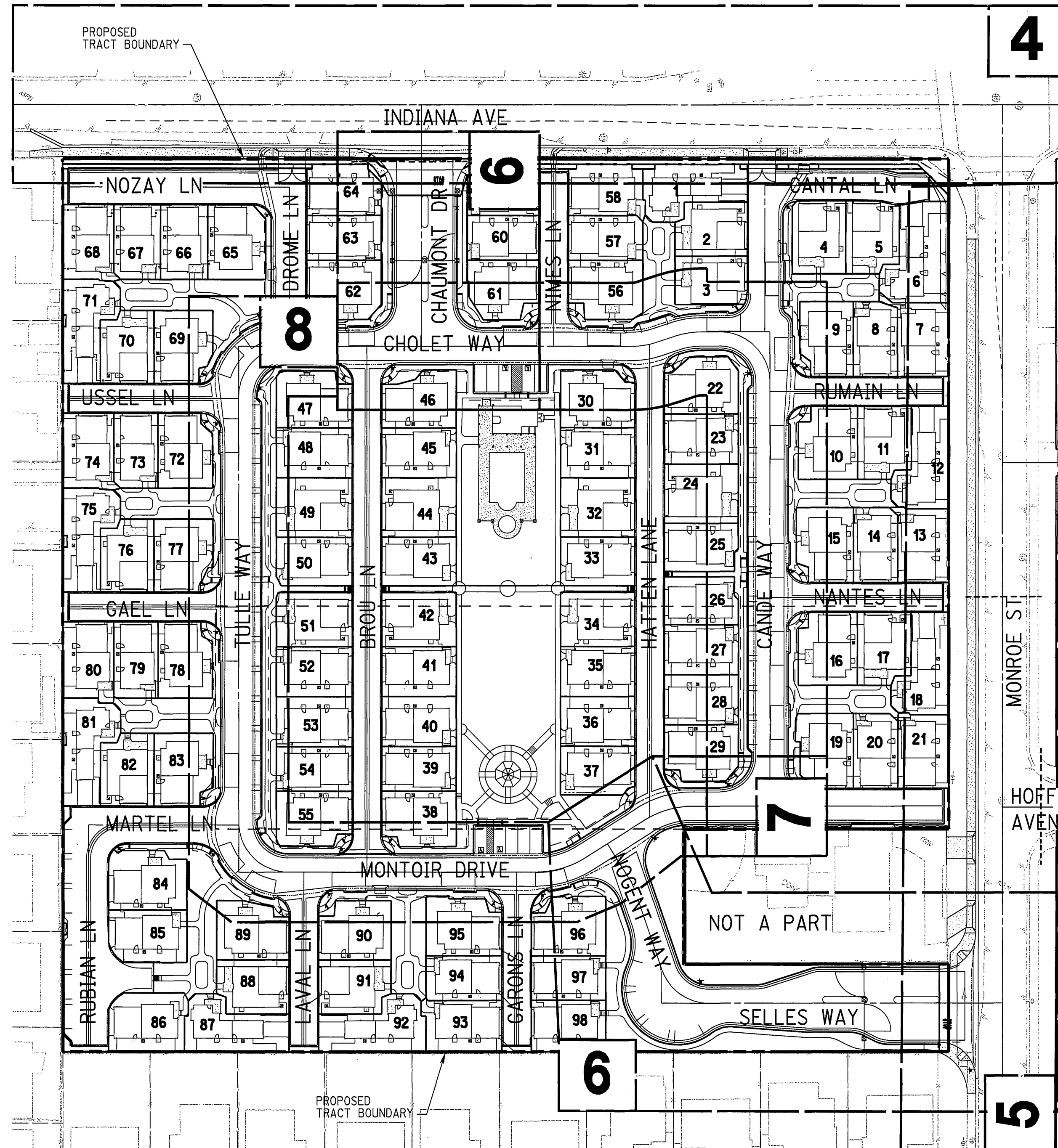
RICK ENGINEERING COMPANY
1223 UNIVERSITY AVE., SUITE 240
RIVERSIDE, CA. 92507
TEL: (951) 782-0707 FAX: (951) 782-0723
CONTACT: MARTEN L. ANDERSON

GEOTECHNICAL ENGINEER

GEOSOLS, INC.
26590 MADISON AVENUE
MURRIETA, CA. 92562
(951) 677-9651 FAX: (951) 677-9301
CONTACT: PAUL McCLAY

UTILITIES

POWER: CITY OF RIVERSIDE 951-826-5393
WATER: CITY OF RIVERSIDE 951-351-6368 951-826-5393
TELEPHONE: PACIFIC TELEPHONE CO. 909-666-5454
SEWER: CITY OF RIVERSIDE 951-351-6140
GAS: SOUTHERN CALIFORNIA GAS COMPANY 909-335-3919



WATER DIVISION NOTE:
DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY FIFTEEN (15) WORKING DAYS FOR COMPLETION OF WORK.
(951) 351-6368.

SHEET INDEX

SHT NO	DESCRIPTION
1	TITLE SHEET
2,3	NOTES AND DETAILS
4	INDIANA AVENUE 74+67.80 TO 80+07.64
5	MONROE STREET 10+99.40 TO 17+31.99
6	NOGENT WAY, SELLES WAY AND CHAUMONT DRIVE
7	CANDE WAY, CHOLET WAY
8	TULLE WAY, MONTOIR DRIVE
9	NANTES, RUMAIN AND CENTAL LANE AND CANDE WAY
10	NIMES, DROME, NOZAY AND USSEL LANE
11	OAL, MARTEL, RUBIAN AND LAVAL LANE
12	GAROUS AND BROU LANE
13	HATTEN LANE
14	SIGNING AND STRIPING

DIG ALERT
CALL BEFORE YOU DIG!
1-800-227-2600
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

RICK ENGINEERING COMPANY
San Diego Riverside Orange Phoenix Tucson
1223 University Ave., Ste. 240 - Riverside, CA 92507-3418 • (951) 782-0707 • FAX (951) 782-0723 • www.rickeng.com
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE, No. 35225 EXP. DATE: 07/20/2005

BENCH MARK POINT ID: F4-A1 ELEVATIONS: 810.933 REF: FB73577 DATUM: 1929
CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK STAMPED "C/L MONROE" IN WELL AT 40 FEET NORTHERLY ALONG THE CENTERLINE OF MONROE STREET FROM THE INTERSECTION OF MONROE STREET AND INDIANA AVENUE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
DATE: 7/1/05
PRINCIPAL ENGINEER
TRAFFIC DIVISION
PLANNING DEPT.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
DATE: 7/1/05
PRINCIPAL ENGINEER
TRAFFIC DIVISION
PLANNING DEPT.

STREET PLANS
TRACT 31415
TITLE SHEET

PC4435S
PW05-0085
R-3861

SHEET 1 OF 14

SCALE: HORIZ: 1" = 60'

LEGEND

CONTOUR (EXISTING)..... 216
CENTERLINE.....	-----
CUT OR FILL SLOPE (RATIO PER PLAN).....	-----
EDGE OF PAVEMENT AND REDWOOD HEADER.....	-----
A.C. PAVEMENT.....	-----
CURB AND GUTTER.....	-----
PROPOSED STORM DRAIN.....	-----
CATCH BASIN AND LOCAL DEPRESSION.....	-----
TRACT BOUNDARY.....	-----
REMOVE EXISTING AC.....	-----
GRIND AND OVERLAY.....	-----

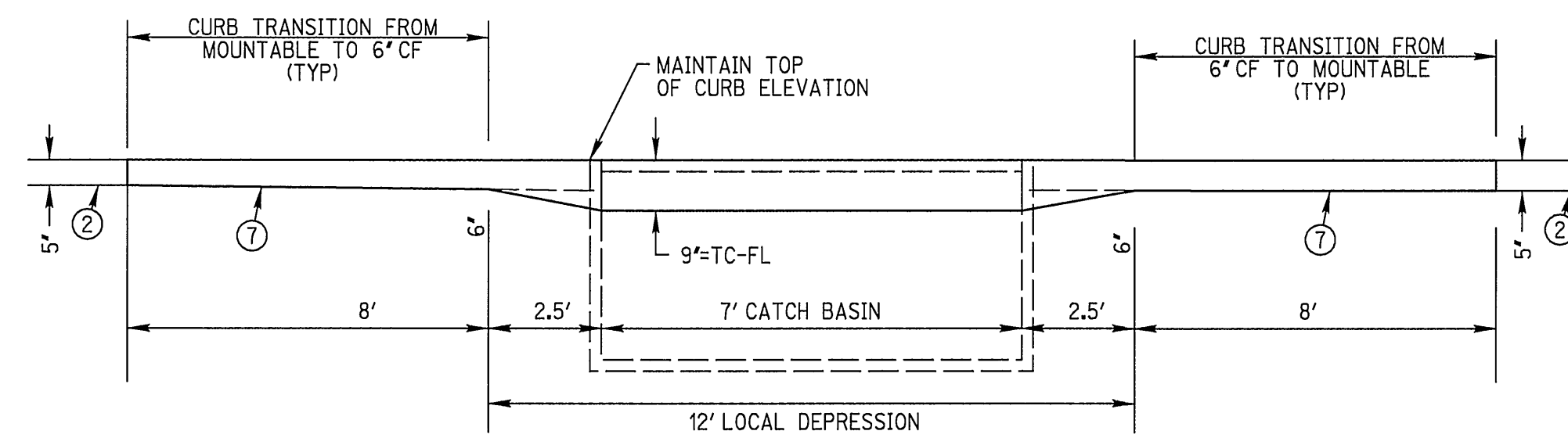
ABBREVIATIONS

PAD ELEVATION.....	PE
TOP OF CURB ELEVATION.....	TC
TOP OF BERM ELEVATION.....	TB
FLOW LINE ELEVATION.....	FL
FINISHED SURFACE ELEVATION.....	FS
FINISHED GRADE ELEVATION.....	FG
GRADE BREAK.....	GB
INVERT ELEVATION.....	IE
HIGH POINT.....	HP
LOW POINT.....	LP
CATCH BASIN.....	CB
TRASH CONTAINER PICK UP AREA.....	TA

CONSTRUCTION NOTES AND QUANTITIES

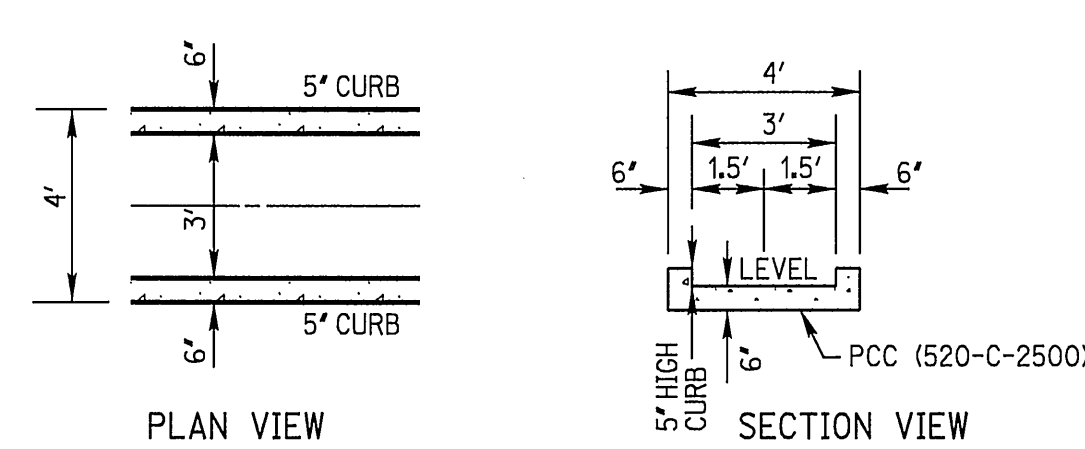
① CONSTRUCT 6' CURB AND GUTTER TYPE 1 PER CITY OF RIVERSIDE STD DWG 200.....	1139 LF
② CONSTRUCT 5' CURB AND GUTTER TYPE C2 PER CITY OF RIVERSIDE STD DWG 200.....	3329 LF
③ CONSTRUCT 5' CURB TYPE C1 PER CITY OF RIVERSIDE STD DWG 200.....	2831 LF
④ CONSTRUCT 3' PCC VALLEY GUTTER PER DETAIL ON SHEET 2.....	1713 LF
⑤ CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD DWG 220, (W PER PLAN), W/3/8" AC LIP.....	3800 SF
⑥ CONSTRUCT 4' AC OVER 4" CLASS II AGGREGATE BASE PER SR 1654, R VALUE = .25.....	47768 SF
⑦ CONSTRUCT CURB TRANSITION 6' CF TYPE 1 TO 5' CURB AND GUTTER TYPE C2 AT CATCH.....	142 LF
⑧ CONSTRUCT 4' AC OVER 5" CLASS II AGGREGATE BASE PER SR 1654, R VALUE = .19.....	45896 SF
⑨ CONSTRUCT 4" AC OVER 6" CLASS II AGGREGATE BASE PER SR 1654, R VALUE = .13.....	-
⑩ CONSTRUCT 4' AC OVER 10" CLASS II AGGREGATE BASE WITH TENSAR BX-1200 PER SR 1654, R VALUE = .19.....	4844 SF
⑪ NOT USED.....	-
⑫ CONSTRUCT WHEEL CHAIR RAMP TYPE 1 PER CITY OF RIVERSIDE STD DWG 304.....	2 EA
⑬ NOT USED.....	-
⑭ CONSTRUCT 3' WIDE PCC CHANNEL PER DETAIL ON SHEET 2.....	12 LF
⑮ CONSTRUCT 6" PCC PAVEMENT (520-C-2500) WITH BASE AS REQUIRED PER SOILS REPORT.....	4411 SF
⑯ CONSTRUCT CURB OUTLET PER CITY OF RIVERSIDE DWG NO 410.....	28 LF
⑰ SAWCUT, GRIND AND OVERLAY PER DETAIL ON SHEET 2.....	3262 LF
⑱ REMOVE EXISTING SIDEWALK.....	515 LF
⑲ CONSTRUCT 4" AC OVER 4" CLASS II AGGREGATE BASE PER SR....., R-VALUE.....	25143 SF
⑳ REMOVE EXISTING CURB AND GUTTER.....	151 LF
㉑ REMOVE EXISTING AC BERM.....	390 LF
㉒ REMOVE EXISTING AC.....	20150 SF
㉓ CONSTRUCT 6.5' SIDEWALK PER CITY OF RIVERSIDE STD DWG 325.....	1046 LF
㉔ NOT USED.....	-
㉕ CONSTRUCT WHEELCHAIR RAMP TYPE V PER CITY OF RIVERSIDE STD DWG 304.....	2 EA
㉖ CONSTRUCT DRIVEWAY APPROACH TYPE CURB 1 PER CITY OF RIVERSIDE STD DWG 302 'A AND B' PER PLAN..	4 EA
㉗ NOT USED.....	-
㉘ CONSTRUCT CURB TRANSITION 6' CF TYPE 1 TO 5' CURB AND GUTTER TYPE C2.....	32 LF
㉙ PER CITY OF RIVERSIDE STD DWG 210.....	-

- ㉚ APPLY CATCH BASIN STENCILING PER DETAIL ON SHEET 2..... 9 EA
- ㉛ APPLY 4" SOLID BLUE HANDICAP PARKING STALL STRIPE.
- ㉜ APPLY HANDICAP SYMBOL AND SIGN/POST PER CITY STANDARDS.
- ㉝ APPLY 4" YELLOW CENTERLINE PER CALTRANS STD PLAN A20A (DETAIL 1).
- ㉞ APPLY *STOP* PAVEMENT MARKINGS PER CALTRANS STD PLAN A420
- ㉟ APPLY 12" SOLID WHITE CROSSWALK/ LIMIT LINE PER CALTRANS STD PLAN A42E & CITY OF RIVERSIDE STD 120 & 304.
- ㊱ APPLY 4" SOLID WHITE PARKING STALL STRIPE.
- ㊲ APPLY 4" WHITE LANELINE PER CALTRANS STD PLAN A20A (DETAIL 12).
- ㊳ APPLY RED CURB IDENTIFICATION WITH STENCILING PER CITY FIRE DEPT.
- ㊴ INSTALL IRRIGATION SLEEVES PER CITY STD SUBJECT TO PUBLIC LANDSCAPE PERMIT ISSUED BY PARKS AND RECREATION DEPT.



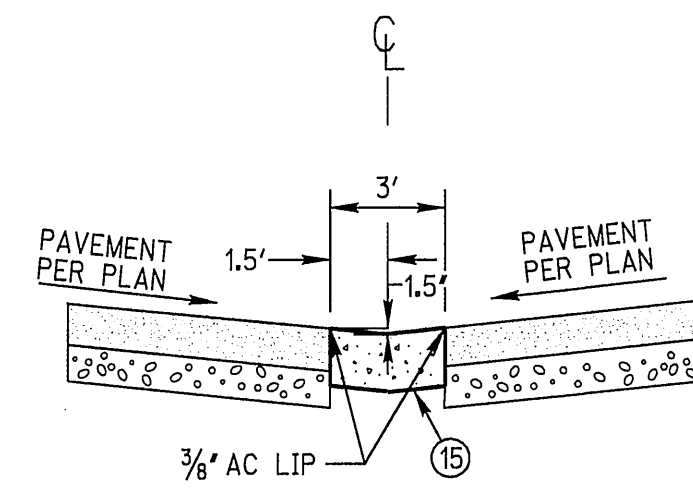
CURB TRANSITION AT CATCH SECTION BASIN DETAIL

NTS



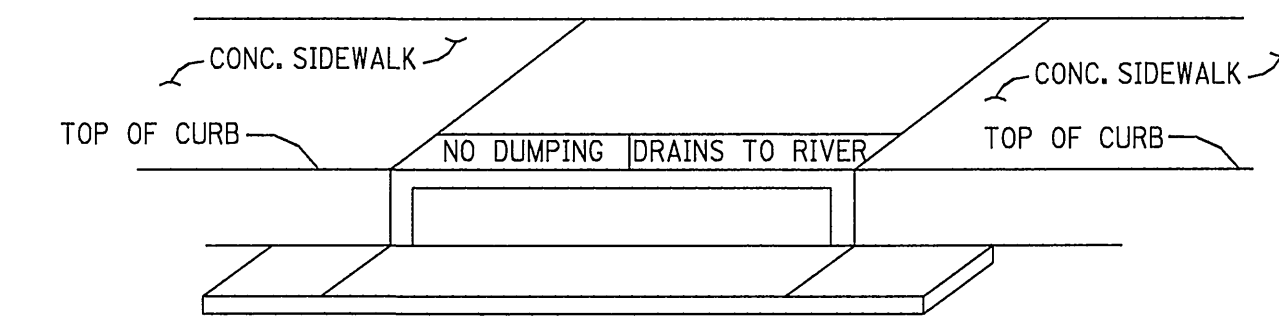
3' PCC CHANNEL

NTS



3' VALLEY GUTTER DETAIL

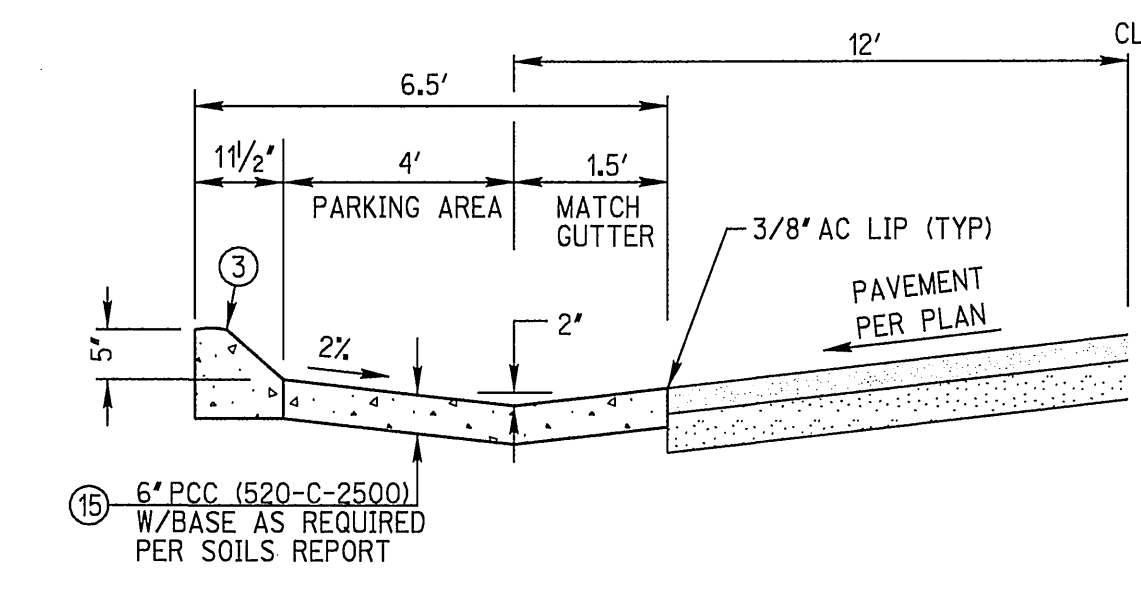
NTS



CATCH BASIN STENCILING DETAIL

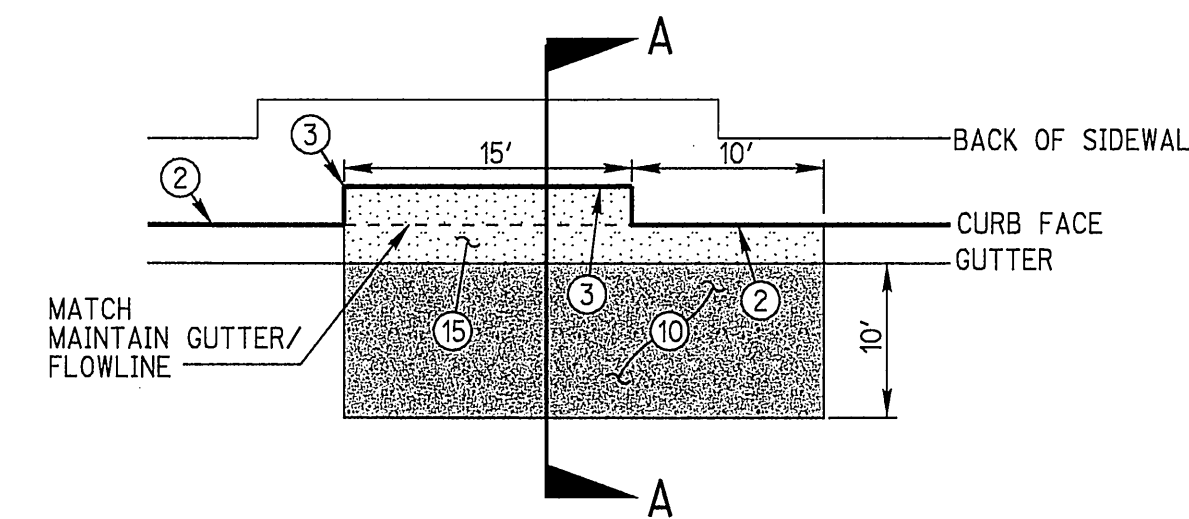
NTS

- ④ STENCILS TO HAVE 2" LETTERS AS FOLLOWS: NO DUMPING DRAINS TO RIVER
- ⑤ PLACE BOTH STENCILS CENTERED WITHIN THE CATCHBASIN OPENING AND WITHIN THE TOP OF CURB
- ⑥ SPRAY BOTH STENCILS WITH WHITE PAINT
- ⑦ REMOVE STENCILS WHEN PAINT IS DRY



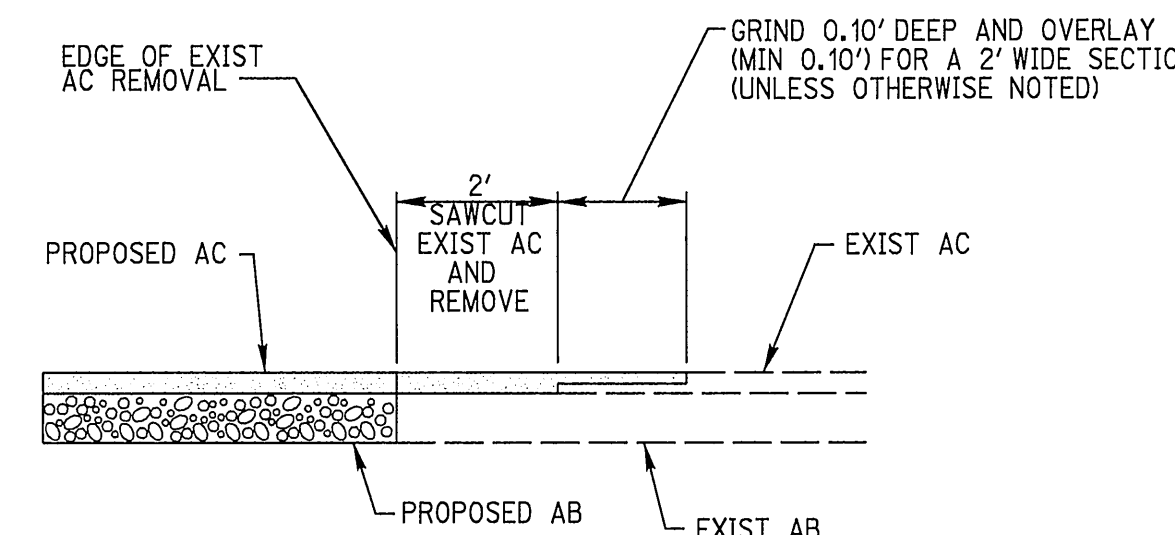
PARALLEL PARKING BAY DETAIL

NTS



TYPICAL TRASH CONTAINER PICK UP AREA DETAIL

NTS



GRIND AND OVERLAY DETAIL

NTS

ELECTRIC NOTES

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.

OVERHEAD AND UNDERGROUND POWER FACILITIES SHALL BE RELOCATED BY THE DEVELOPER AND CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF UNDERGROUND POWER FACILITIES.

CONTACT: BILL MAINORD, P.E.
NUMBER (951) 826-5393
3900 MAIN STR. 4TH FLOOR
RIVERSIDE CA. 92522

DIG ALERT

CALL BEFORE YOU DIG!

1-800-227-2600

UNDERGROUND SERVICE ALERT

Call at least 2 working days prior to excavating.

REGISTERED PROFESSIONAL ENGINEER

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No. 51313

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MARK	REVISIONS	APPR DATE
DESIGNED BY	SGS	DRAWN BY
CHECKED BY	MA	

CITY OF RIVERSIDE

PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]

DATE: 8/12/05

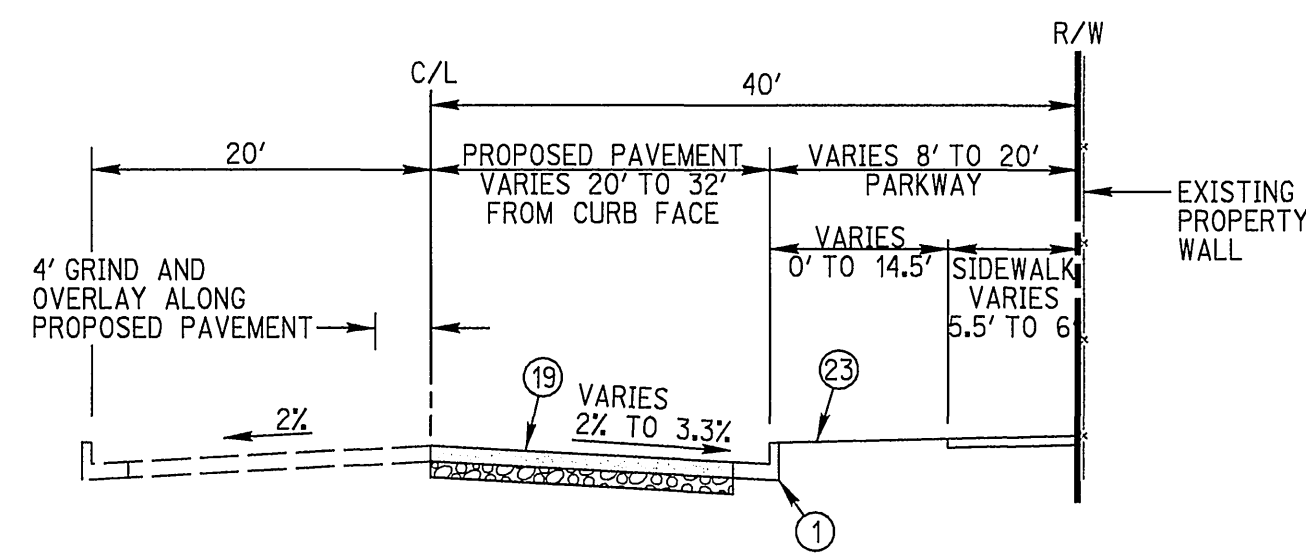
PRINCIPAL ENGINEER: [Signature]

PARK DEPARTMENT: [Signature]

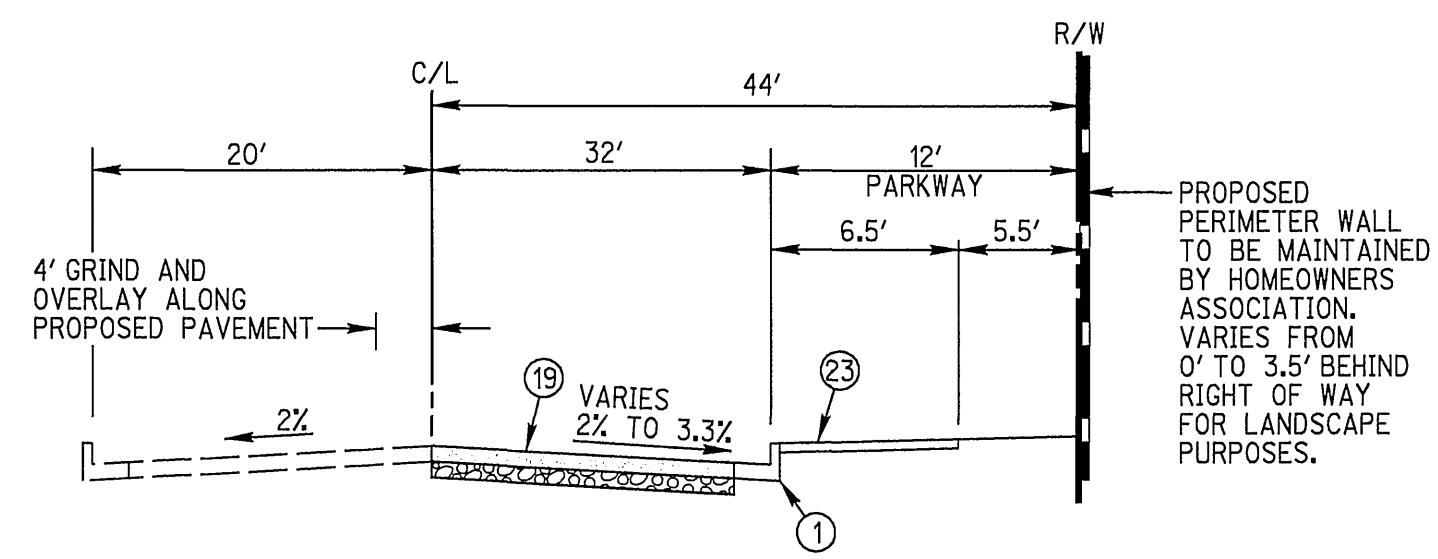
TRAFFIC DIVISION: [Signature]

PLANNING DEPT.: [Signature]

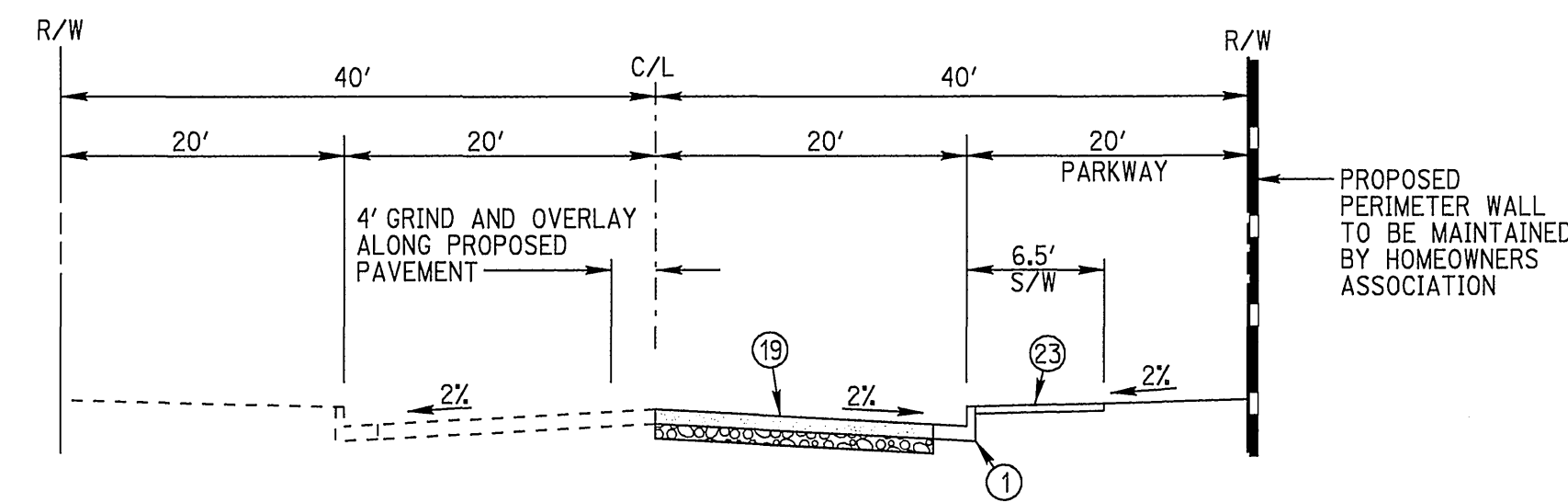
STREET PLANS	PC4435S
TRACT 31415	PW05-0085
NOTES AND DETAILS	R-3861
SCALE: NONE	SHEET 2 OF 14
FILE NO.	



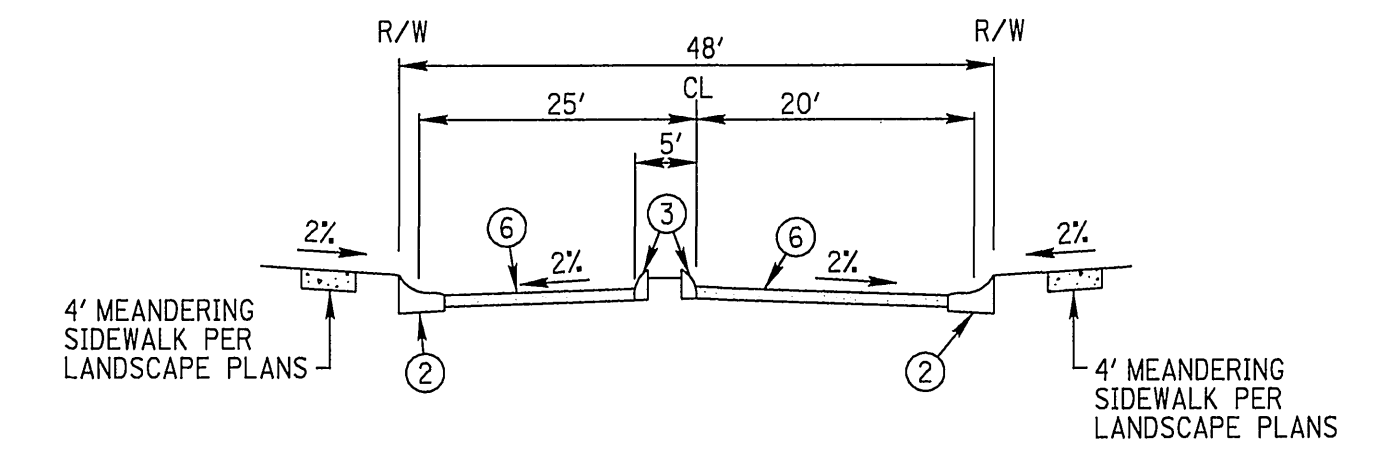
INDIANA AVENUE
74+43.80 TO 74+67.80
NTS
(PUBLIC) T.I.=9.5



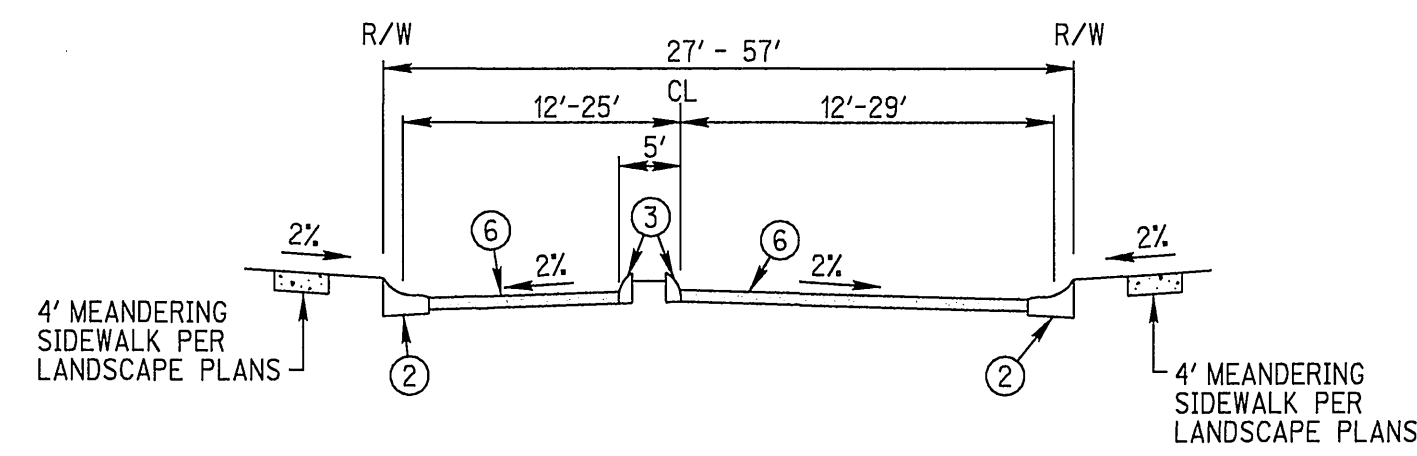
INDIANA AVENUE
74+67.80 TO 80+07.64
NTS
(PUBLIC) T.I.=9.5



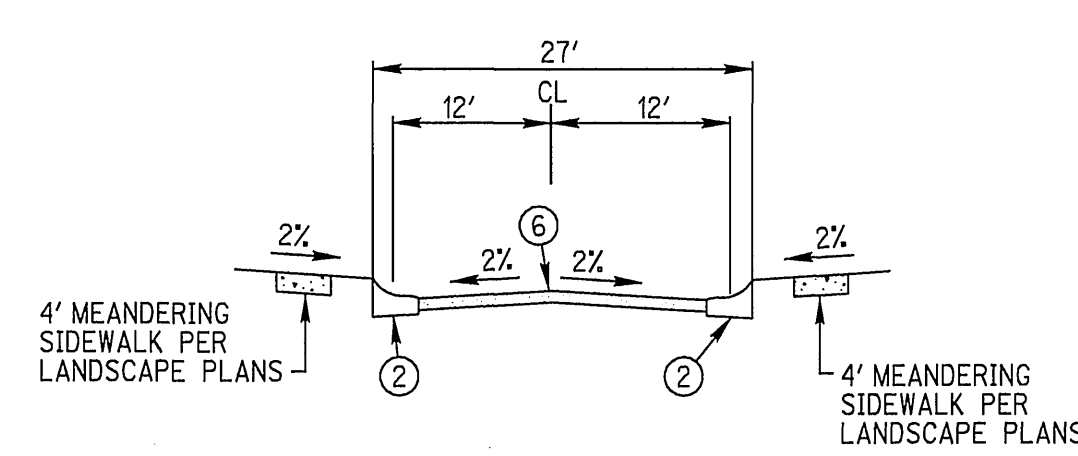
MONROE STREET
10+99.40 TO 17+31.99
NTS
(PUBLIC) T.I.=7.0



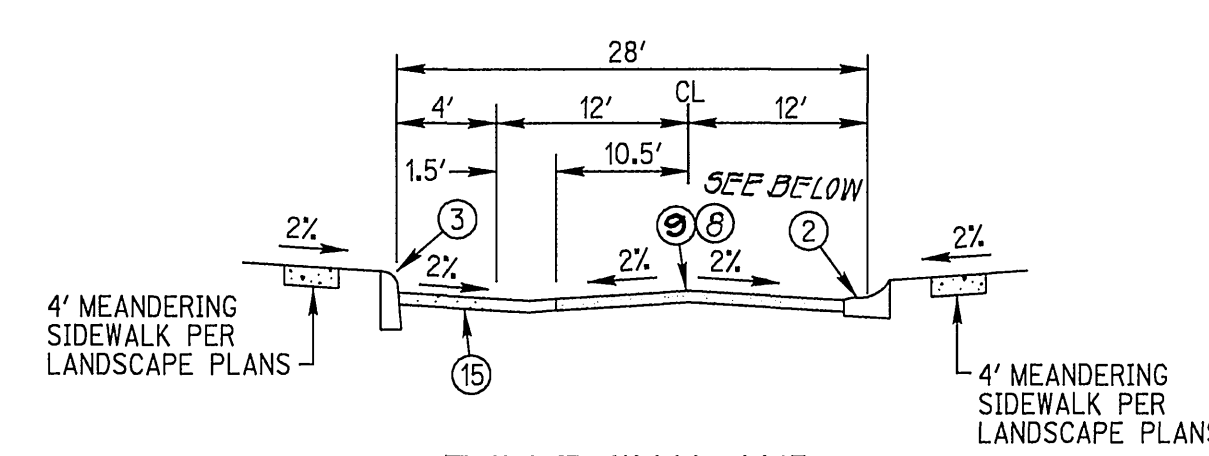
CHAUMONT DRIVE
NTS
(PRIVATE) T.I.=5.0



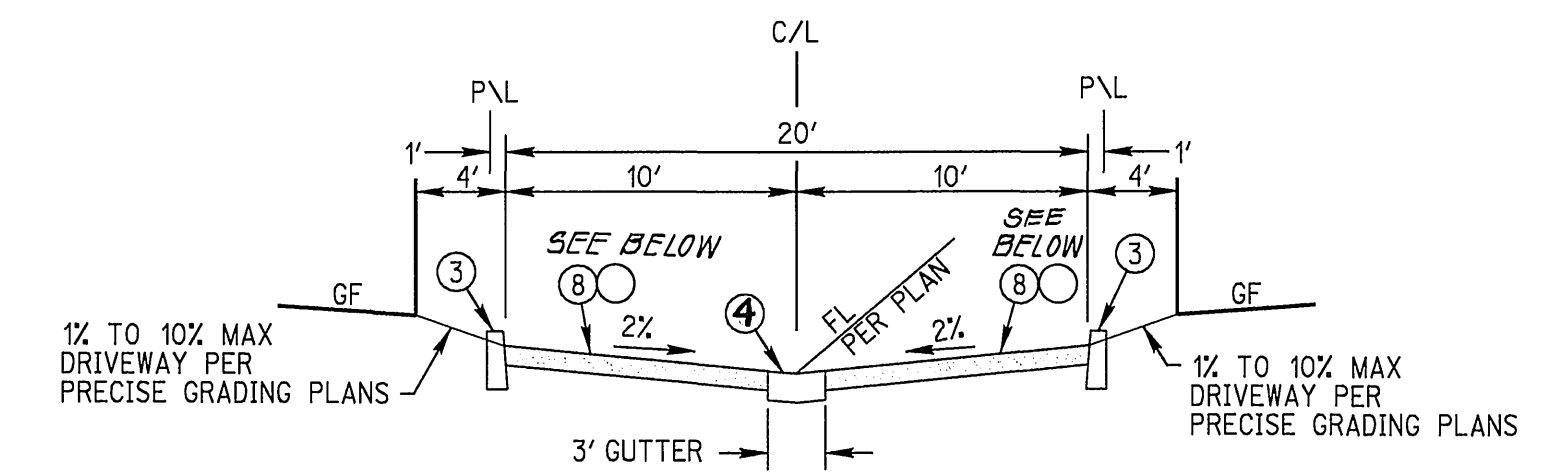
NOGENT AND SELLES WAY
NTS
(PRIVATE) T.I.=5.0



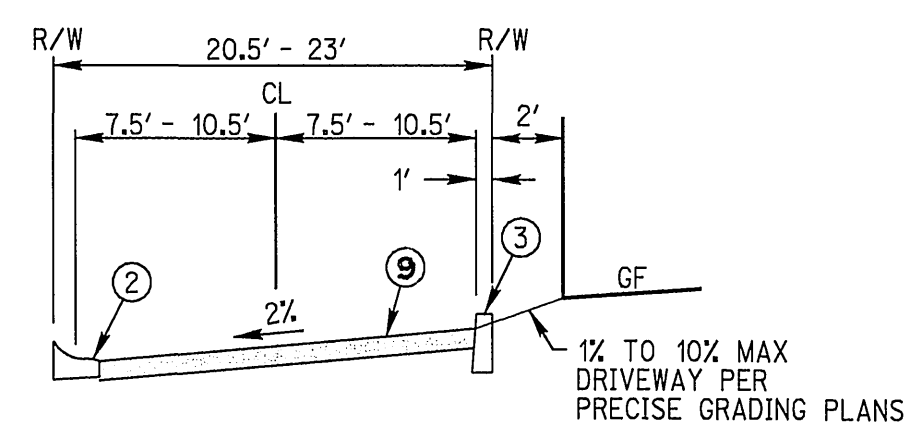
CHOLET WAY AND MONTOIR DR
NTS
(PRIVATE) T.I.=5.0



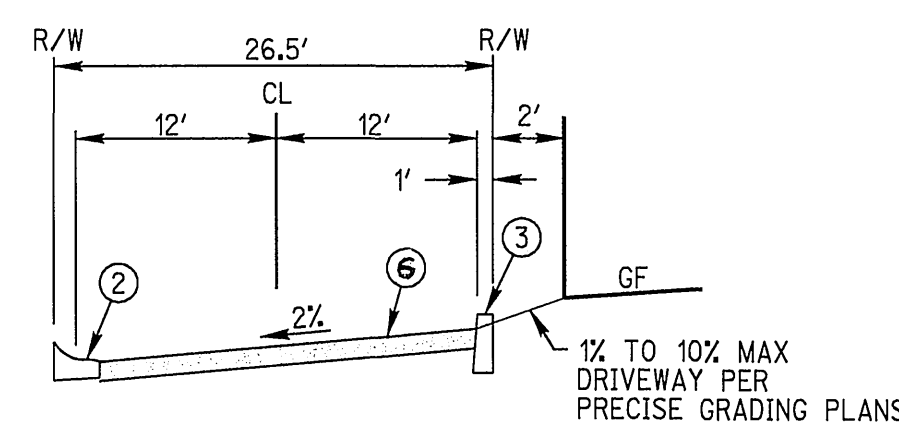
TULLE WAY AND CANDE WAY STA. 10+00.00 TO 13+51.19
NTS
(PRIVATE) T.I.=5.0
USE (B) FOR CANDE WAY
USE (C) FOR TULLE WAY



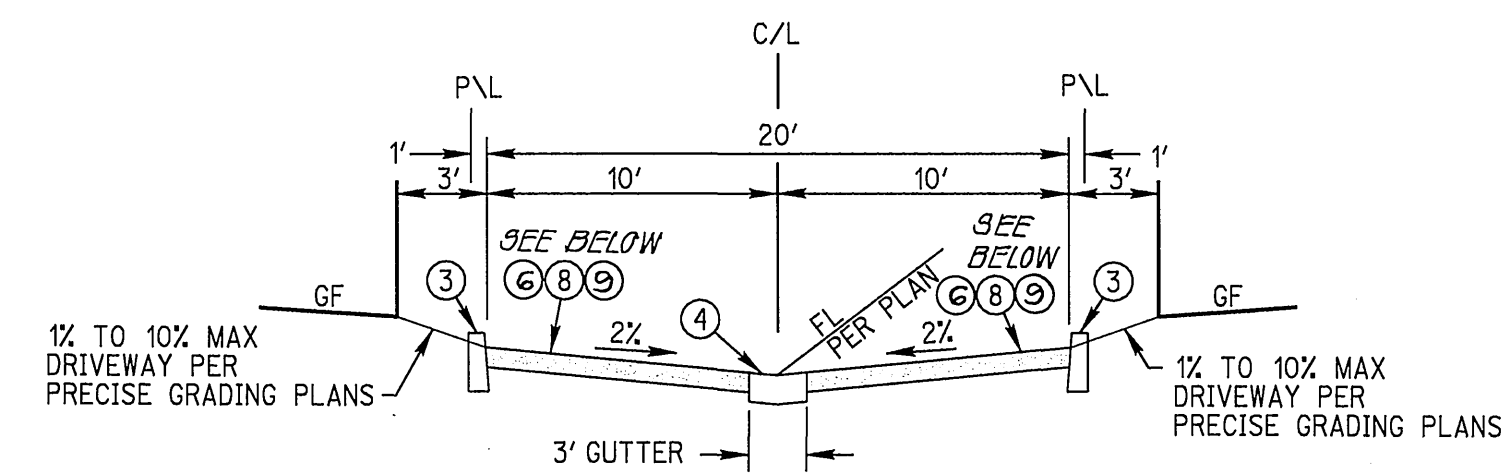
HATTEN LANE AND BROU LANE
NTS
(PRIVATE) T.I.=5.0
USE (B) FOR HATTEN LANE
USE (C) FOR BROU LANE



CANTAL LANE
NTS
(PRIVATE) T.I.=5.0

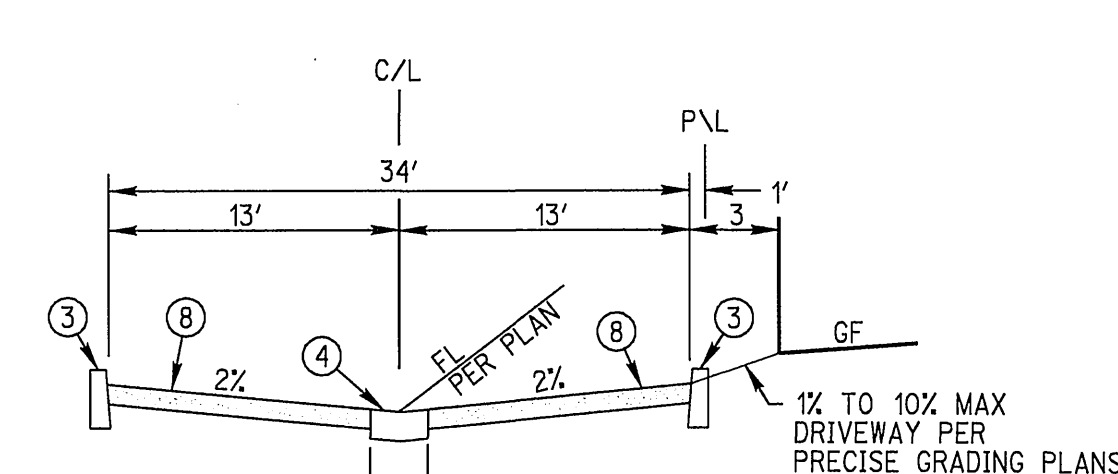


DROME LANE
NTS
(PRIVATE) T.I.=5.0

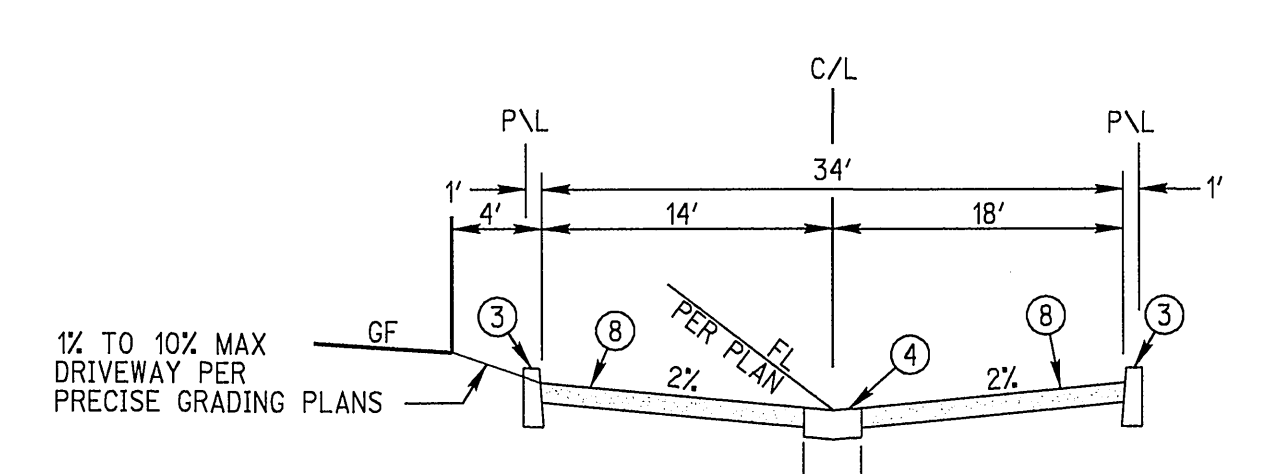


RUMAIN, NANTES, GARONS, LAVAL GAE, USSEL, AND NIMES LANE
NTS
(PRIVATE) T.I.=5.0

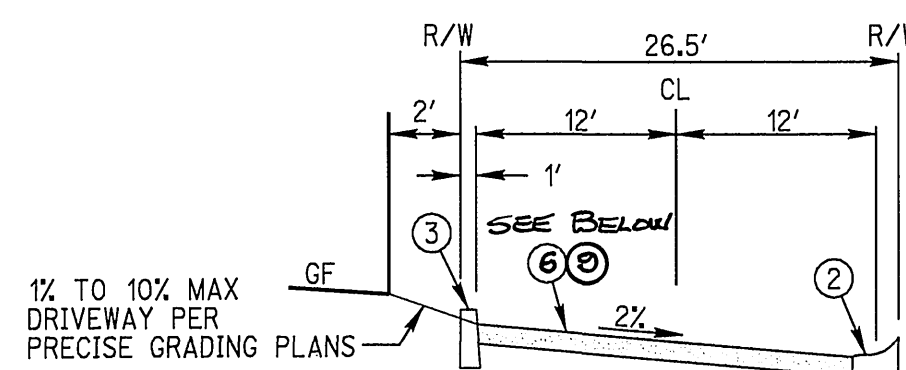
USE (B) FOR GARONS, LAVAL AND NIMES LANE
USE (C) FOR GAE AND USSEL LANES
USE (D) FOR RUMAIN AND NANTES LANE



MARTEL LANE
NTS
(PRIVATE) T.I.=5.0



RUBIAN LANE
NTS
(PRIVATE) T.I.=5.0



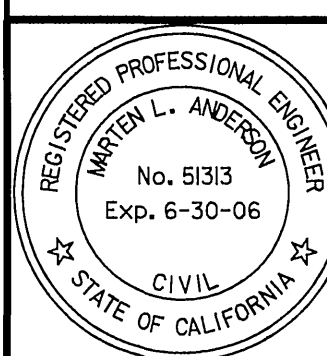
NOZAY LANE AND CANDE WAY (NORTH) STA. 10+00.00 TO 11+08.50
NTS
(PRIVATE) T.I.=5.0
USE (B) FOR NOZAY
USE (C) FOR CANDE

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



RICK ENGINEERING COMPANY

San Diego Riverside Orange Phoenix Tucson
1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (951)782-0707 • FAX (951)782-0723 • www.rickeng.com
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE, No. 35225 EXP. DATE: 07/20/2005

BENCH MARK POINT ID: F4-AT ELEVATION: 810.933 REF: FB73577 DATUM: 1929
CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK STAMPED 'C/L MONROE' IN WELL AT 40 FEET NORTHERLY ALONG THE CENTERLINE OF MONROE STREET FROM THE INTERSECTION OF MONROE STREET AND INDIANA AVENUE

DESIGNED BY	SGS	DRAWN BY	ME	CHECKED BY	MA
APPROVED BY		DATE			
PRINCIPAL ENGINEER		DATE			
PARK DEPARTMENT					
TRAFFIC DIVISION					
PLANNING DEPT.					

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY DATE
PRINCIPAL ENGINEER	8/2/05
PARK DEPARTMENT	
TRAFFIC DIVISION	
PLANNING DEPT.	

STREET PLANS
TRACT 3145

NOTES AND DETAILS
SCALE NONE

PC4435S
PW05-0085
R-3861
SHEET 3 OF 14
FILE NO.

INDEXED 8-11-05 4H

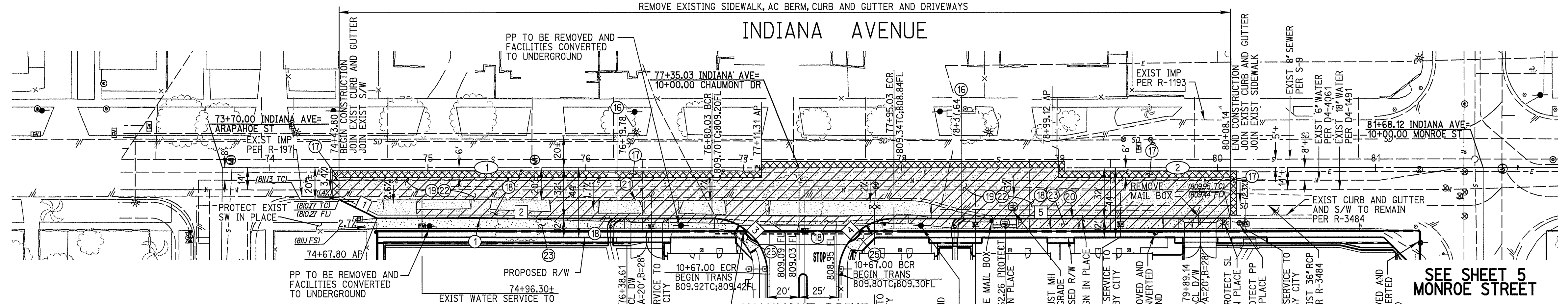
PLANT DATE: 19-JUL-2005 JUN 14635A



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

NOT APPROVED FOR CONSTRUCTION

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	TANGENT
1	N 56°22'40" E		291.23'	
2	N 56°22'40" E		273.11'	



CONSTRUCTION NOTES

- 1 CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD DWG 200
- 16 CONSTRUCT CURB OUTLET PER CITY OF RIVERSIDE DWG NO 410
- 17 SAWCUT, GRIND AND OVERLAY PER DETAIL ON SHEET 2
- 18 REMOVE EXISTING SIDEWALK
- 19 CONSTRUCT 1/2" AC OVER 1/2" CLASS II AGGREGATE BASE PER SR....., R-VALUE.....
- 20 REMOVE EXISTING CURB AND GUTTER
- 21 REMOVE EXISTING AC BERM
- 22 REMOVE EXISTING AC
- 23 CONSTRUCT 6.5" SIDEWALK PER CITY OF RIVERSIDE STD DWG 325
- 25 CONSTRUCT WHEELCHAIR RAMP TYPE II PER CITY OF RIVERSIDE STD DWG 304
- 26 CONSTRUCT DRIVEWAY APPROACH TYPE CURB I PER CITY OF RIVERSIDE STD DWG 302, 'A AND B' PER PLAN
- 29 APPLY CATCH BASIN STENCILING PER DETAIL ON SHEET 2

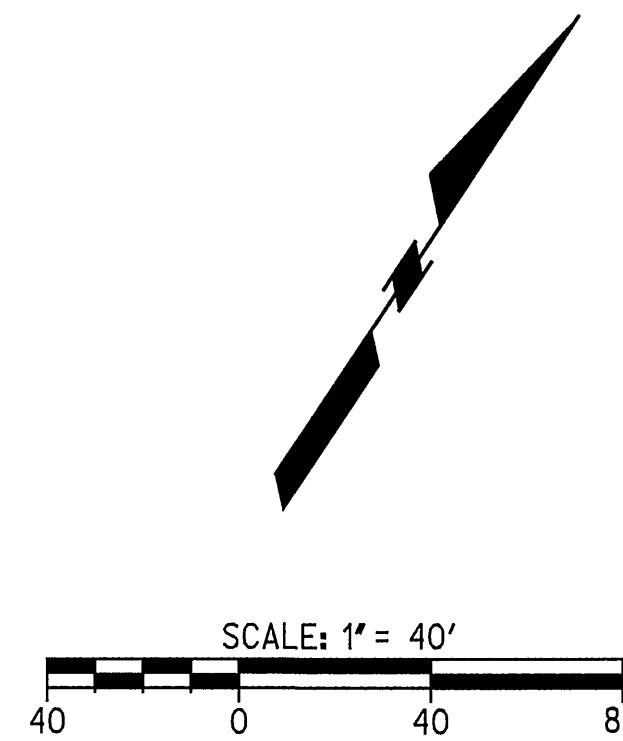
CHAUMONT DRIVE SEE SHEET 6

SEE SHEET 5 MONROE STREET

CURB DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	TANGENT
1	N 82°48'13" E		26.81'	
2	N 56°22'40" E		212.23'	
3	90°00'00"	35.00'	54.98'	35.00'
4	90°00'00"	35.00'	54.98'	35.00'
5	N 56°22'40" E		213.11'	

IRRIGATION NOTE:

PROVIDE 2 EACH 6" DIA. & 2 EACH 4" DIA. PVC SCHEDULE 40 SLEEVES FOR FUTURE IRRIGATION. SLEEVES TO EXTEND MINIMUM 12" BEYOND THE EDGE OF SIDEWALK AT CURB RETURNS AND ALIGN 24" BEHIND THE BACK OF SIDEWALK. PROVIDE MIN. 18" TO 24" COVER BENEATH PAVEMENT/BASE SUBGRADE.



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

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

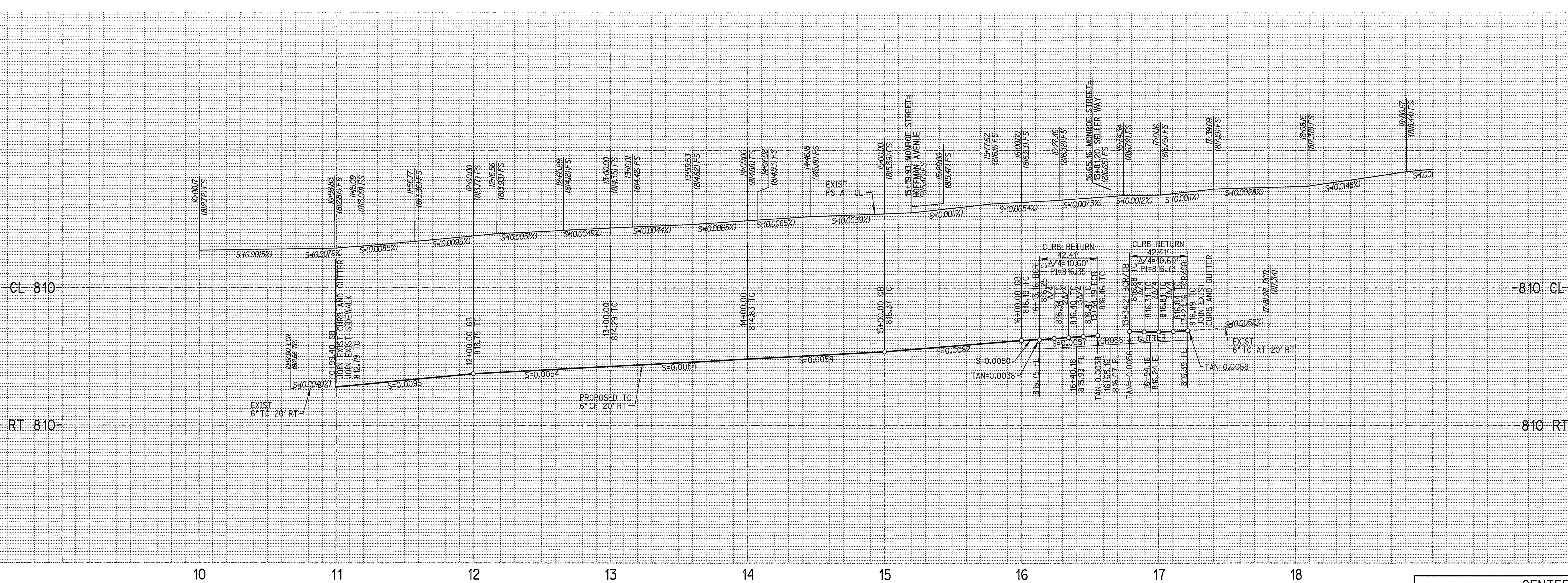
RICK ENGINEERING COMPANY
San Diego Riverside Orange Phoenix Tucson
1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • FAX (951)782-0707 • www.rickeng.com
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE No. 35225 EXP. DATE 07/20/2005
BENCH MARK POINT ID: F4-A1 ELEVATION: 810.933 REF: FB7357/ DATUM: 1929
CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK STAMPED "C/L MONROE" IN WELL AT 40 FEET NORTHERLY ALONG THE CENTERLINE OF MONROE STREET FROM THE INTERSECTION OF MONROE STREET AND INDIANA AVENUE

APPROVED FOR CONSTRUCTION
DESIGNED BY: SGS DRAWN BY: ME CHECKED BY: MA

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 8/19/05
PRINCIPAL ENGINEER
TRAFFIC DIVISION: [Signature] DATE: 8/19/05
PLANNING DEPT. DATE: 8/19/05

STREET PLANS
TRACT 31415
INDIANA AVENUE
(PUBLIC STREET)
74+67.80 TO 80+07.64
SCALE: HORIZ: 1"=40' VERT: 1"=4'

PC4435S
PW05-0085
R-3861
SHEET 4 OF 14
FILE NO.

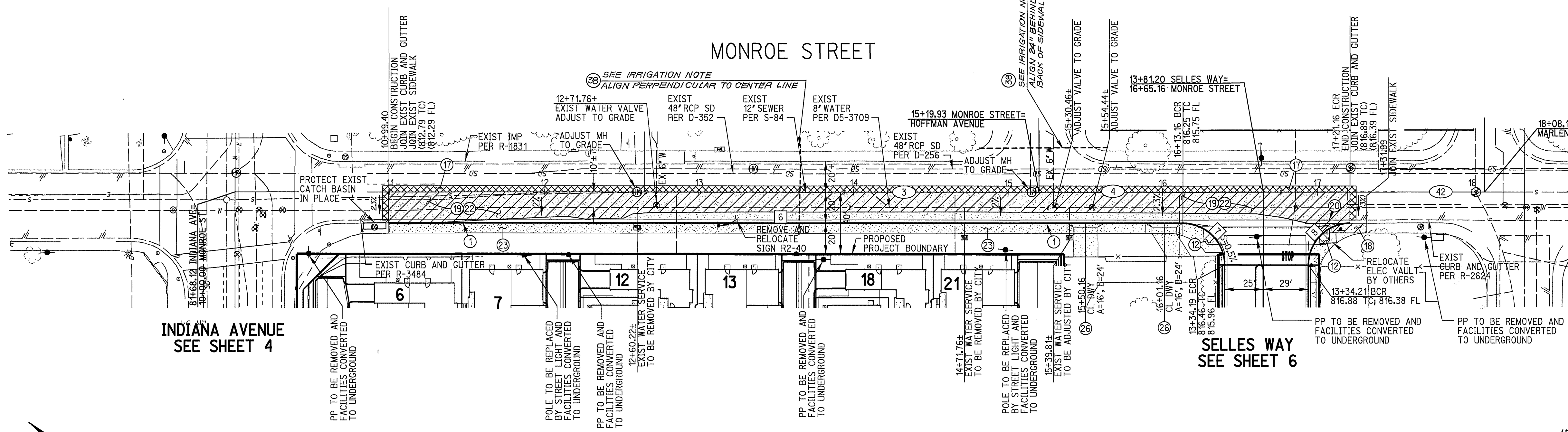


PROFILE SCALE:
 HORIZ: 1"=40'
 VERT: 1"=4'

NOT APPROVED FOR CONSTRUCTION

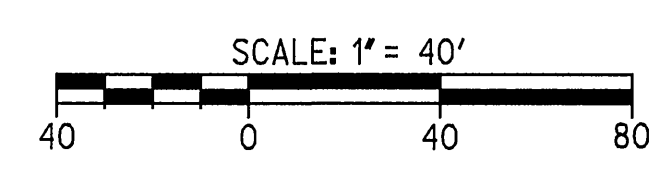
CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	TANGENT
3	N 33°38'35" W		519.93'	
4	N 33°38'35" W		181.19'	
42	N 33°38'35" W		107.04'	

CURB DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	TANGENT
6	N 33°38'35" W		513.76'	
7	90°00'42"	27.00'	42.42'	27.00'
8	89°59'18"	27.00'	42.41'	27.00'



- CONSTRUCTION NOTES**
- CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD DWG 200
 - CONSTRUCT WHEELCHAIR RAMP TYPE I PER CITY OF RIVERSIDE STD DWG 304
 - SAWCUT, GRIND AND OVERLAY PER DETAIL ON SHEET 2
 - REMOVE EXISTING SIDEWALK
 - CONSTRUCT " AC OVER " CLASS II AGGREGATE BASE PER SR..... R VALUE=.....
 - REMOVE EXISTING CURB AND GUTTER
 - REMOVE EXISTING AC
 - CONSTRUCT 6.5' SIDEWALK PER CITY OF RIVERSIDE STD DWG 325
 - CONSTRUCT DRIVEWAY APPROACH TYPE CURB I CITY OF RIVERSIDE STD DWG 302 'A' AND 'B' PER PLAN
 - INSTALL IRRIGATION SLEEVES PER CITY STD. SUBJECT TO PUBLIC LANDSCAPE PERMIT AS ISSUED BY PARKS AND RECREATION DEPT.

IRRIGATION NOTE:
 PROVIDE 2 EACH 6" DIA. & 2 EACH 4" DIA. PVC SCHEDULE 40 SLEEVES FOR FUTURE IRRIGATION. SLEEVES TO EXTEND MINIMUM 12" BEYOND THE EDGE OF SIDEWALK AT CURB RETURNS AND PROVIDE MIN. 18" TO 24" COVER BENEATH PAVEMENT/BASE SUBGRADE.



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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

RICK ENGINEERING COMPANY

San Diego Riverside Orange Phoenix Tucson
 1223 University Ave., Ste. 210 • Riverside, CA 92507-2418 • (951) 782-0707 • FAX (951) 782-0723 • www.rickeng.com
 CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 35225 EXP. DATE: 07/20/2005

BENCH MARK POINT ID: F-4 AT ELEVATION: 810.933' REF: FB73577 DATUM: 1929
 CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK STAMPED 'CL MONROE' IN WELL AT 40 FEET NORTHERLY ALONG THE CENTERLINE OF MONROE STREET FROM THE INTERSECTION OF MONROE STREET AND INDIANA AVENUE

APPROVED FOR CONSTRUCTION

DESIGNED BY SGS DRAWN BY ME CHECKED BY MA

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 8/10/05
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 PLANNING DEPT.

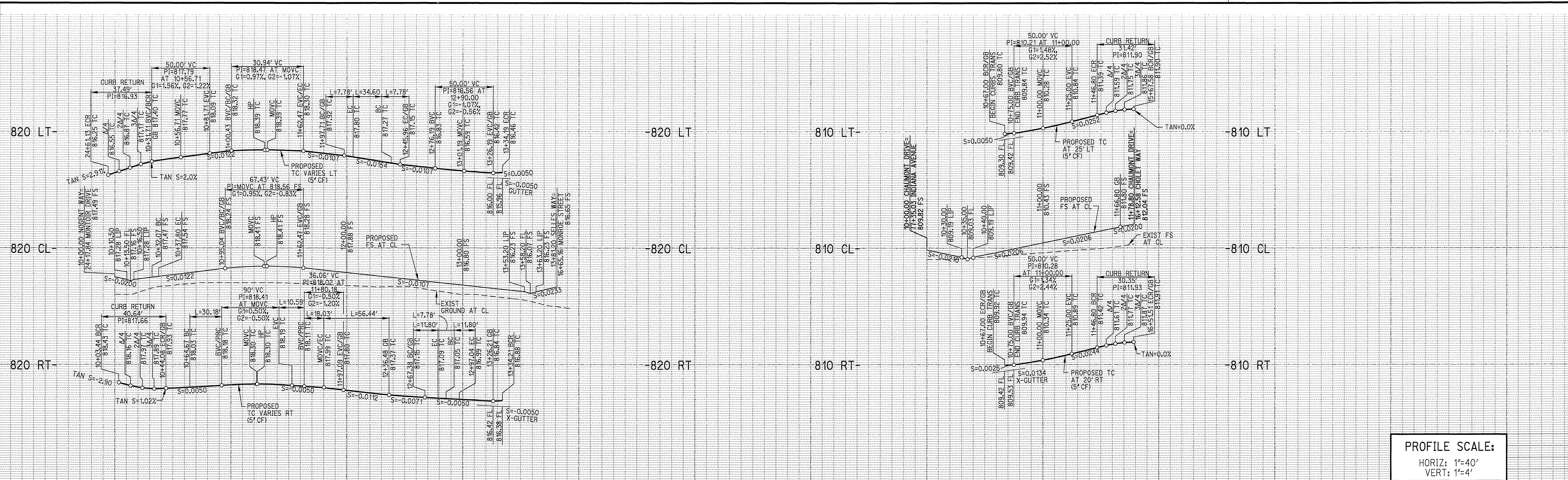
PC4435S
 PW05-0085
 R-3861

STREET PLANS
 TRACT 31415
 MONROE STREET
 (PUBLIC STREET)
 10+99.40 TO 17+31.99

SHEET 5 OF 14

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

FILE NO.



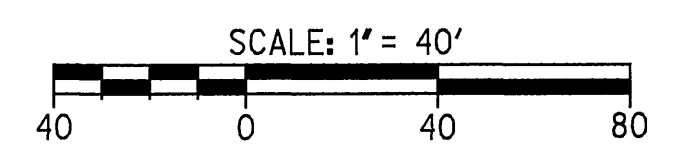
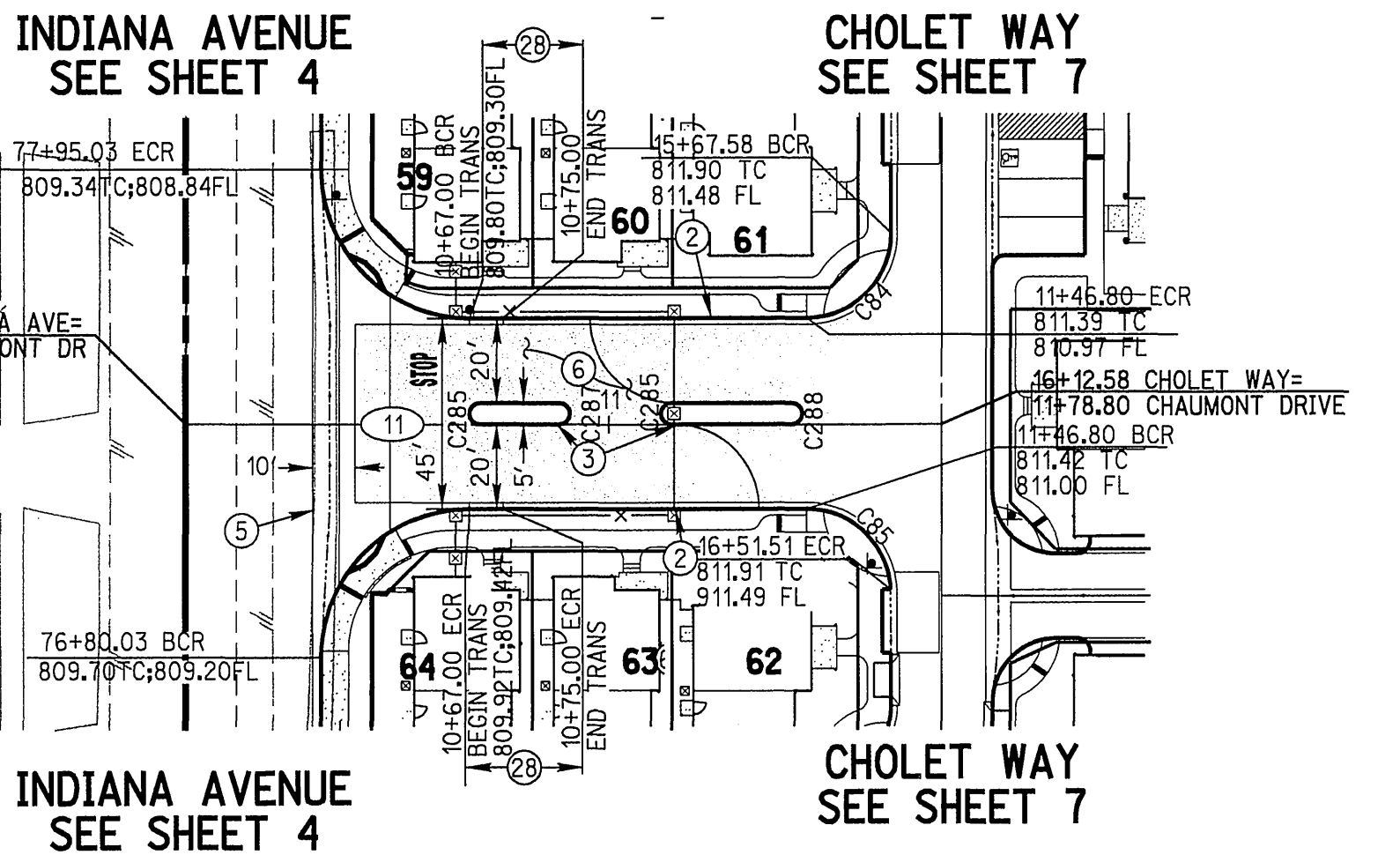
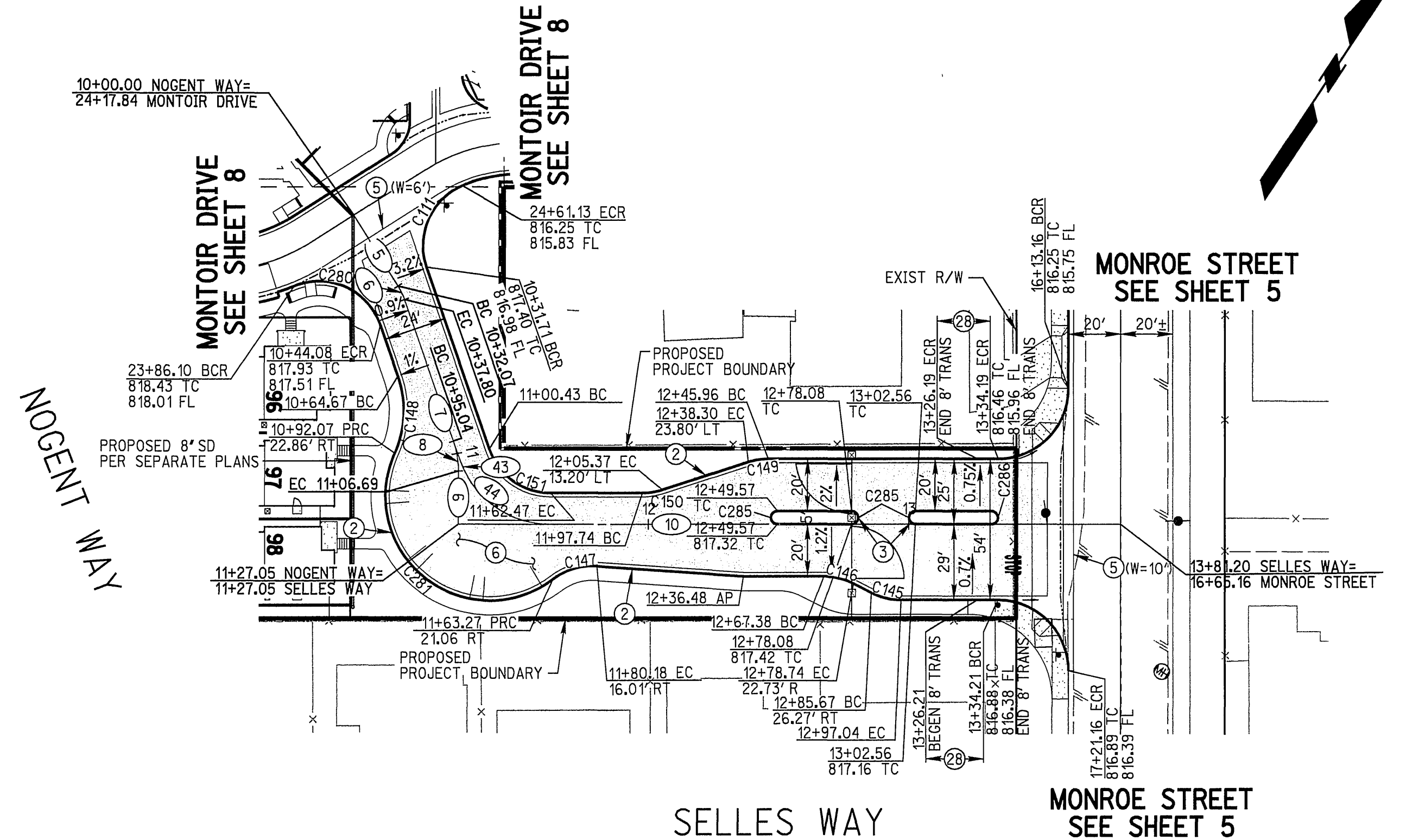
PROFILE SCALE:
 HORIZ: 1"=40'
 VERT: 1"=4'

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	TANGENT
5	N 65°51'11" W		32.07'	
6	13°07'37"	25.00'	5.73'	2.88'
7	N 52°43'34" W		57.24'	
8	19°03'59"	35.00'	11.65'	5.88'
9	N 33°39'35" W		20.36'	
10	N 56°22'07" E		254.15'	
11	N 33°37'20" W		178.80'	
43	N 52°43'34" W		7.30'	
44	70°54'20"	37.00'	45.79'	26.35'

CONSTRUCTION NOTES

- 2) CONSTRUCT 5' CURB AND GUTTER TYPE C2 PER CITY OF RIVERSIDE STD DWG 200
- 3) CONSTRUCT 5' CURB TYPE C1 PER CITY OF RIVERSIDE STD DWG 200
- 5) CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD DWG 220, (W=PER PLAN), W/3/4" AC LIP
- 6) CONSTRUCT 4" AC OVER 4" CLASS II AGGREGATE BASE PER SR1654, R-VALUE .25...
- 28) CONSTRUCT CURB TRANSITION 6" CF TYPE I TO 5" CURB AND GUTTER TYPE C2 PER CITY OF RIVERSIDE STD DWG 210

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C84	90°00'00"	20.00'	31.42'	20.00'
C85	86°56'59"	20.00'	30.35'	18.96'
C111	85°54'59"	25.00'	37.49'	23.28'
C145	27°02'11"	25.00'	11.80'	6.01'
C146	27°02'11"	25.00'	11.80'	6.01'
C147	41°19'23"	25.00'	18.03'	9.43'
C148	43°13'57"	40.00'	30.18'	15.85'
C149	17°50'09"	25.00'	7.78'	3.92'
C150	17°50'09"	25.00'	7.78'	3.92'
C151	70°54'20"	25.00'	30.94'	17.80'
C280	93°07'57"	25.00'	40.64'	26.41'
C281	151°24'45"	40.00'	105.71'	157.00'
C285	180°00'00"	2.50'	7.85'	
C286	181°57'50"	2.50'	7.92'	
C287	180°00'02"	2.50'	7.85'	
C288	180°00'02"	2.50'	7.85'	



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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

RICK ENGINEERING COMPANY
 San Diego Riverside Orange Phoenix Tucson
 1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (951)782-0707 • FAX (951)782-0733 • www.rickeng.com
 CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE, No. 352225 EXP. DATE: 07/20/2005

BENCH MARK POINT ID: F4-A1 ELEVATION: 810.933 REF: FB73577 DATUM: 1929
 CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK STAMPED "C/L MONROE" IN WELL AT 40 FEET NORTHERLY ALONG THE CENTERLINE OF MONROE STREET FROM THE INTERSECTION OF MONROE STREET AND INDIANA AVENUE.

MARK	REVISIONS	APPR	DATE

DESIGNED BY: SGS DRAWN BY: ME CHECKED BY: MA

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 PLANNING DEPT.

DATE: 8/2/05
 CITY ENGINEER

PC4435S
 STREET PLANS
 TRACT 31415
 NOGENT WAY, SELLES WAY
 AND CHAUMONT DRIVE
 (PRIVATE STREETS)

PW05-0085
 R-3861
 SHEET 6 OF 14
 FILE NO.

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



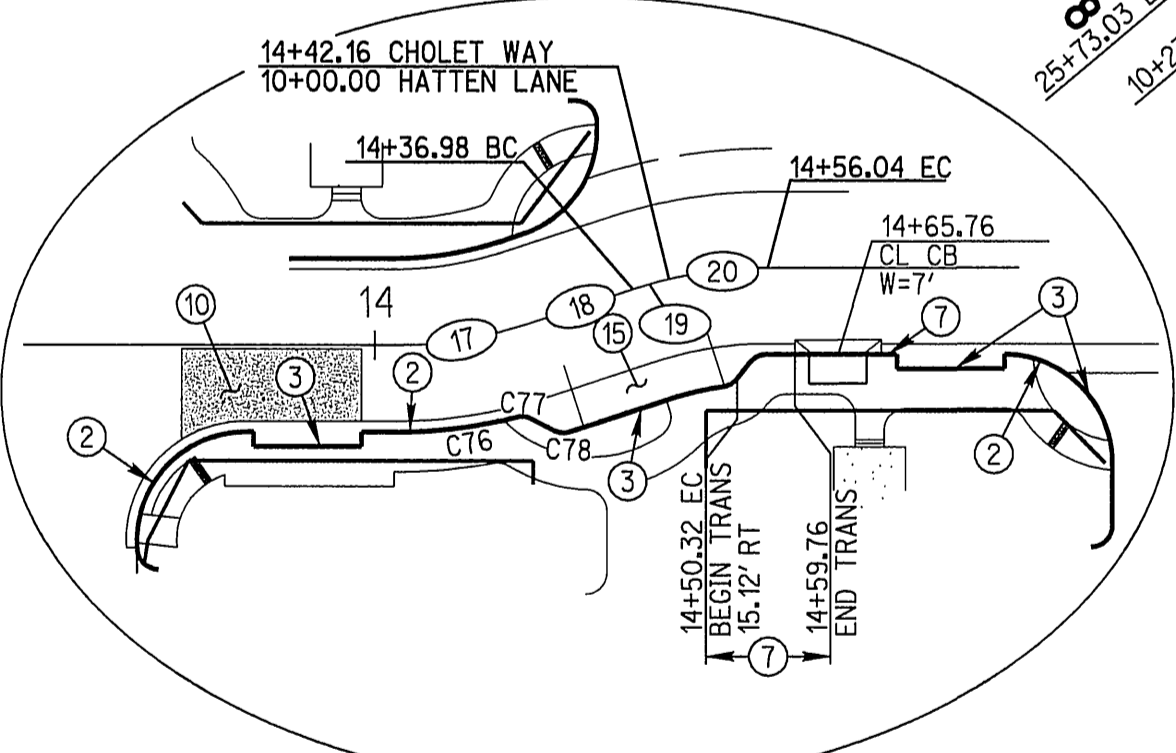
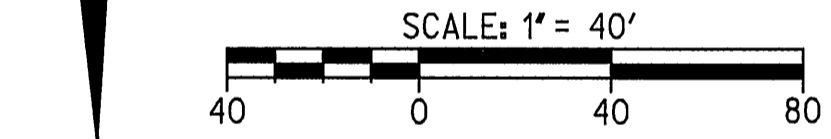
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	TANGENT
12	N 33°38'45" W		154.50'	
13	N 33°38'45" W		152.50'	
14	N 33°38'45" W		44.19'	
15	N 56°22'40" E		3.81'	
16	N 56°22'40" E		47.56'	
17	18°11'56"	60.00'	19.06'	9.61'
18	N 38°10'43" E		15.36'	
19	4°56'52"	60.00'	5.18'	2.59'
20	13°15'04"	60.00'	13.88'	6.97'
21	N 56°22'40" E		57.87'	
22	N 56°22'40" E		98.67'	
23	N 56°22'40" E		40.52'	
24	N 56°22'40" E		21.91'	
45	89°58'35"	37.00'	58.10'	36.98'

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C40	46°55'14"	3.00'	2.46'	1.30'
C41	46°55'14"	3.00'	2.46'	1.30'
C42	46°09'20"	3.00'	2.42'	1.28'
C43	46°09'20"	3.00'	2.42'	1.28'
C44	18°11'56"	48.00'	15.25'	7.69'
C47	90°01'25"	3.00'	4.71'	3.00'
C48	89°58'35"	3.00'	4.71'	3.00'
C68	89°59'09"	15.00'	23.56'	15.00'
C73	60°00'03"	7.00'	7.33'	4.04'
C74	90°00'00"	3.00'	4.71'	3.00'
C75	90°01'25"	15.00'	23.57'	15.01'
C76	13°46'14"	72.00'	17.30'	8.69'
C77	40°34'17"	3.00'	2.12'	1.11'
C78	45°00'00"	3.00'	2.36'	1.24'
C79	10°05'29"	44.00'	7.75'	3.89'
C80	43°41'28"	3.00'	2.29'	1.20'
C81	51°52'39"	3.00'	2.72'	1.46'
C282	90°00'00"	25.00'	39.28'	25.00'

CONSTRUCTION NOTES

- ② CONSTRUCT 5" CURB AND GUTTER TYPE C2 PER CITY OF RIVERSIDE STD DWG 200
- ③ CONSTRUCT 5" CURB TYPE C1 PER CITY OF RIVERSIDE STD DWG 200
- ④ CONSTRUCT 3" PCC VALLEY GUTTER PER DETAIL ON SHEET 2
- ⑤ CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD DWG 220, (W PER PLAN, W 3/8" AC LIP
- ⑥ CONSTRUCT 4" AC OVER 4" CLASS II AGGREGATE BASE PER SR 1654, R-VALUE 25...
- ⑦ CONSTRUCT CURB TRANSITION 6" OF TYPE I TO 5" CURB AND GUTTER TYPE C2 AT CATCH BASIN PER CITY OF RIVERSIDE STD DWG 210 AND DETAIL ON SHEET 2
- ⑩ CONSTRUCT 4" AC OVER 4" CLASS II AGGREGATE BASE WITH TENSAR BX-1200 PER SR 1654, R-VALUE 25...
- ⑪ CONSTRUCT 6" PCC PAVEMENT (520-C-2500) WITH BASIN AS REQUIRED PER SOILS REPORT
- ⑫ APPLY CATCH BASIN STENCILING PER DETAIL ON SHEET 2
- ⑬ CONSTRUCT 4" AC OVER 4" CLASS II AGGREGATE BASE PER SR 1654, R-VALUE 13



SEE DETAIL 'A'

- ① 10+37.01 BCR
12.00' LT
- ② 10+37.88 BC
12.00' LT
- ③ 10+40.07 EC
12.95' LT
- ④ 10+42.04 BC
15.05' LT
- ⑤ 13+06.89 BC
16.00' LT
- ⑥ 13+09.05 EC
15.08' LT
- ⑦ 13+11.12 BC
12.92' LT
- ⑧ 13+13.28 EC
12.00' LT
- ⑨ 14+17.29 PRC
12.00' RT
- ⑩ 14+18.37 EC
12.50' RT
- ⑪ 14+20.66 BC
15.13' RT
- ⑫ 14+22.54 EC
16.00' RT
- ⑬ 14+36.98 BC
12.95' LT
- ⑭ 14+47.55 PRC
16.00' RT
- ⑮ 14+50.32 EC
16.00' LT
- ⑯ 14+52.76 BC
13.07' RT
- ⑰ 14+55.78 EC
13.07' RT
- ⑱ 14+73.27 CL CB (W=7')
- ⑲ 14+67.28 BCR
END TRANS
- ⑳ 13+14.21 BCR

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UNDERGROUND SERVICE ALERT
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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

RICK ENGINEERING COMPANY
San Diego Riverside Orange Phoenix Tucson
1223 University Ave., Ste. 240 • Riverside, CA 92507-9418 • (951)788-0707 • FAX (951)782-0723 • www.rickeng.com
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE No. 35225 EXP. DATE 07/20/2005

BENCH MARK POINT ID: P4-A1 ELEVATION: 810.933 REF: FB7357/1 DATUM: 1929
CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK STAMPED "C/L MONROE" IN WELL AT 40 FEET NORTHERLY ALONG THE CENTERLINE OF MONROE STREET FROM THE INTERSECTION OF MONROE STREET AND INDIANA AVENUE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
PRINCIPAL ENGINEER
TRAFFIC DIVISION
PLANNING DEPT.

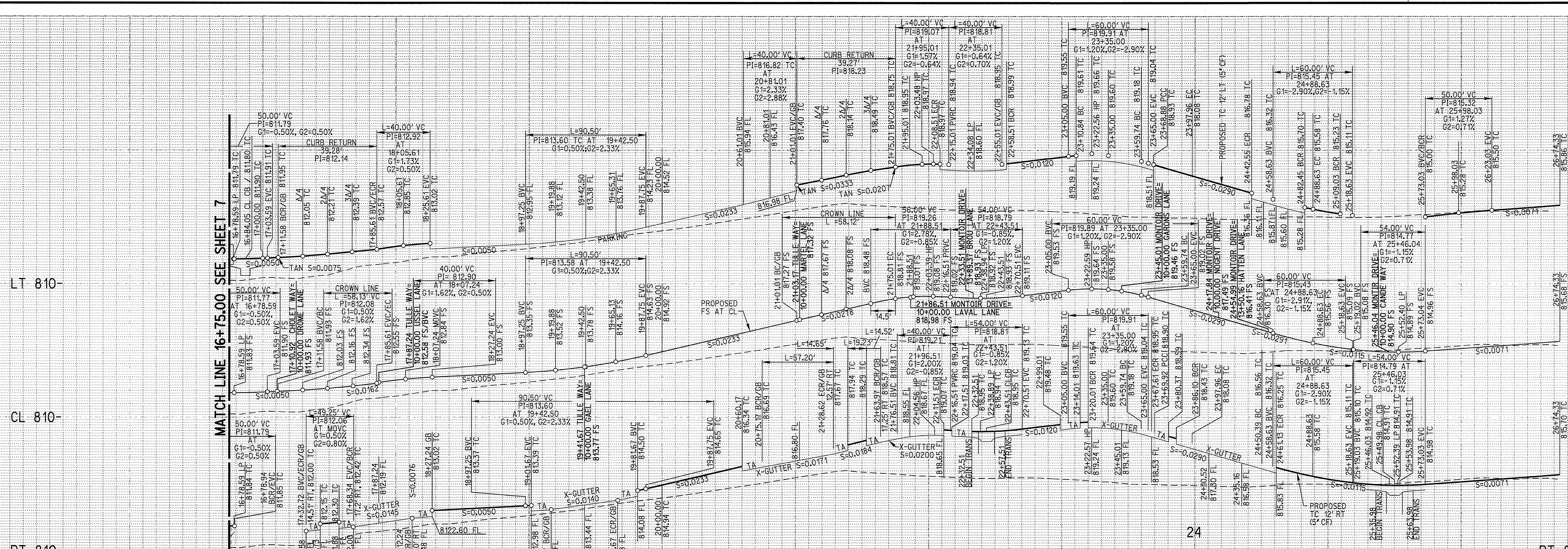
DESIGNED BY: SCS
DRAWN BY: ME
CHECKED BY: MA

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
CITY ENGINEER

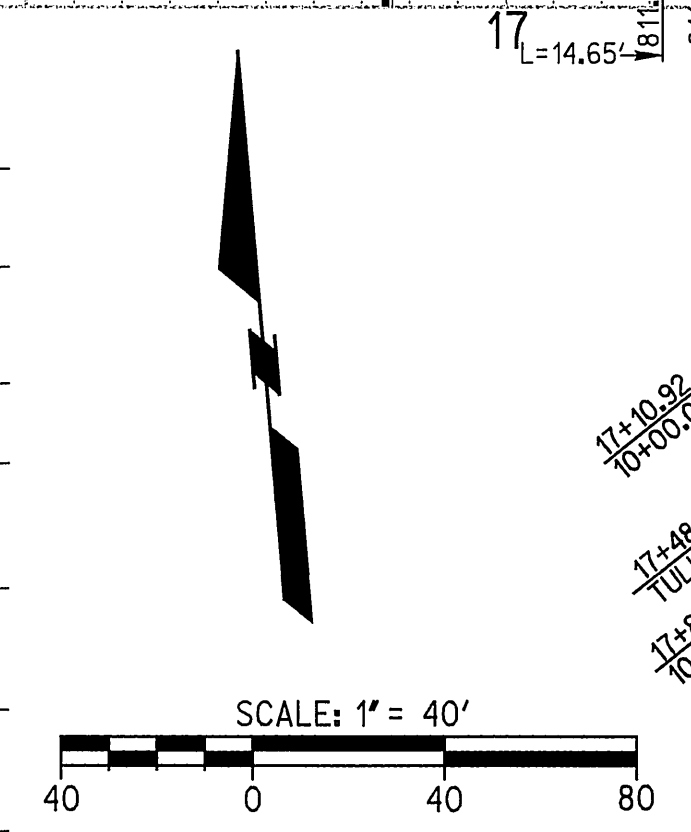
DATE: 7/11/05

PC4435S
PW05-0085
STREET PLANS
TRACT 31415
CANDE WAY / CHOLET WAY
(PRIVATE STREETS)
10+00.00 TO 16+75.00
R-3861
SHEET 7 OF 14
SCALE: HORIZ: 1"=40' VERT: 1"=4'
FILE NO.



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

- 20 16+78.94 BCR BEGIN TRANS
- 21 16+86.78 END TRANS
- 22 10+31.99 ECR
- 23 16+78.04 END TRANS
- 24 16+84.05 CL CB (W=7')
- 25 16+90.04 BEGIN TRANS
- 26 16+98.04 END TRANS
- 27 17+11.58 ECR
- 28 21+75.01 ECR



CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C51	48°01'18"	3.00'	2.51'	1.33'
C52	48°01'18"	3.00'	2.51'	1.33'
C53	47°41'24"	3.00'	2.50'	1.33'
C54	47°41'24"	3.00'	2.50'	1.33'
C55	90°00'02"	25.00'	39.27'	25.00'
C58	90°00'48"	3.00'	4.71'	3.00'
C59	97°41'05"	3.00'	5.11'	3.43'
C60	24°30'31"	56.00'	23.95'	12.16'
C62	90°00'00"	3.00'	4.71'	3.00'
C63	89°56'03"	3.00'	4.71'	3.00'
C64	90°00'00"	3.00'	4.71'	3.00'
C65	90°00'00"	3.00'	4.71'	3.00'
C66	90°00'00"	3.00'	4.71'	3.00'
C67	90°00'00"	3.00'	4.71'	3.00'
C88	15°15'27"	57.00'	15.18'	7.64'
C89	20°21'59"	55.00'	19.55'	9.88'
C90	15°40'30"	57.00'	15.59'	7.84'
C96	32°08'37"	15.00'	8.42'	4.32'
C101	15°15'27"	57.00'	15.18'	7.64'
C102	20°02'01"	55.00'	19.23'	9.71'
C103	15°07'18"	57.00'	15.04'	7.56'
C108	8°39'29"	18.00'	2.72'	1.36'
C109	8°35'57"	82.00'	12.31'	6.17'
C110	4°49'55"	80.00'	6.75'	3.38'
C112	23°10'41"	56.00'	22.65'	11.48'
C284	90°01'25"	25.00'	39.28'	25.01'

CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	TANGENT
25	N 56°22'40" E		35.92'	
26	N 56°22'40" E		37.67'	
27	N 33°38'45" W		38.65'	
28	N 33°38'45" W		154.42'	
29	N 33°38'45" W		161.50'	
30	N 33°38'45" W		34.84'	
31	N 56°21'13" E		48.50'	
32	N 56°21'13" E		47.00'	
33	N 56°21'13" E		111.50'	
34	N 56°21'13" E		14.73'	
35	32°12'24"	68.00'	38.22'	19.63'
36	N 24°08'49" E		19.88'	
37	N 24°08'49" E		32.55'	
38	3°52'35"	68.00'	4.60'	2.30'
39	28°20'42"	68.00'	33.64'	17.17'
40	N 56°22'06" E		57.40'	
41	N 56°22'06" E		128.29'	
46	90°01'25"	37.00'	58.13'	37.02'
47	90°00'02"	37.00'	58.12'	37.00'

- CONSTRUCTION NOTES**
- 2) CONSTRUCT 5" CURB AND GUTTER TYPE C2 PER CITY OF RIVERSIDE STD DWG 200
 - 3) CONSTRUCT 5" CURB TYPE C1 PER CITY OF RIVERSIDE STD DWG 200
 - 4) CONSTRUCT 3" PCC VALLEY GUTTER PER DETAIL ON SHEET 2
 - 5) CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD DWG 220 (W PER PLAN), W 3/4" AC LIP
 - 6) CONSTRUCT 4" AC OVER 4" CLASS II AGGREGATE BASE PER SR1554, R-VALUE 25
 - 7) CONSTRUCT CURB TRANSITION 6" CF TYPE I TO 5" CURB AND GUTTER AT CATCH BASIN PER CITY OF RIVERSIDE STD DWG 210 AND DETAIL ON SHEET 2
 - 8) CONSTRUCT 4" AC OVER 4" CLASS II AGGREGATE BASE PER SR1554, R-VALUE 25
 - 10) CONSTRUCT 4" AC OVER 10" CLASS II AGGREGATE BASE WITH TENSAR BX-1200 PER SR1654, R-VALUE 45
 - 15) CONSTRUCT 6" PCC PAVEMENT (520-C-2500) WITH BASE AS REQUIRED PER SOIL REPT
 - 29) APPLY CATCH BASIN STENCILING PER DETAIL ON SHEET 2

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 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

RICK ENGINEERING COMPANY
 San Diego Riverside Orange Phoenix Tucson
 1223 University Ave., Ste. 240 • Riverside, CA 92507-9418 • (951)782-0707 • FAX (951)782-0723 • www.rickeng.com
 CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 352225 EXP. DATE: 07/20/2005
 BENCH MARK POINT ID: F4-A1 ELEVATION: 810.933 REF: FB73577 DATUM: 1929
 CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK STAMPED 'C/L MONROE' IN WELL AT 40 FEET NORTHERLY ALONG THE CENTERLINE OF MONROE STREET FROM THE INTERSECTION OF MONROE STREET AND INDIANA AVENUE

MARK	REVISIONS	APPR DATE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION: [Signature]
 PLANNING DEPT.: [Signature]

STREET PLANS
 TRACT 31415
 TULLE WAY / MONTOIR DR
 16+75.00 TO 25+74.33
 (PRIVATE STREETS)

PC44355
 PW05-0085
 R-3861
 SHEET 8 OF 14
 SCALE: HORIZ: 1"=40' VERT: 1"=4'
 FILE NO.

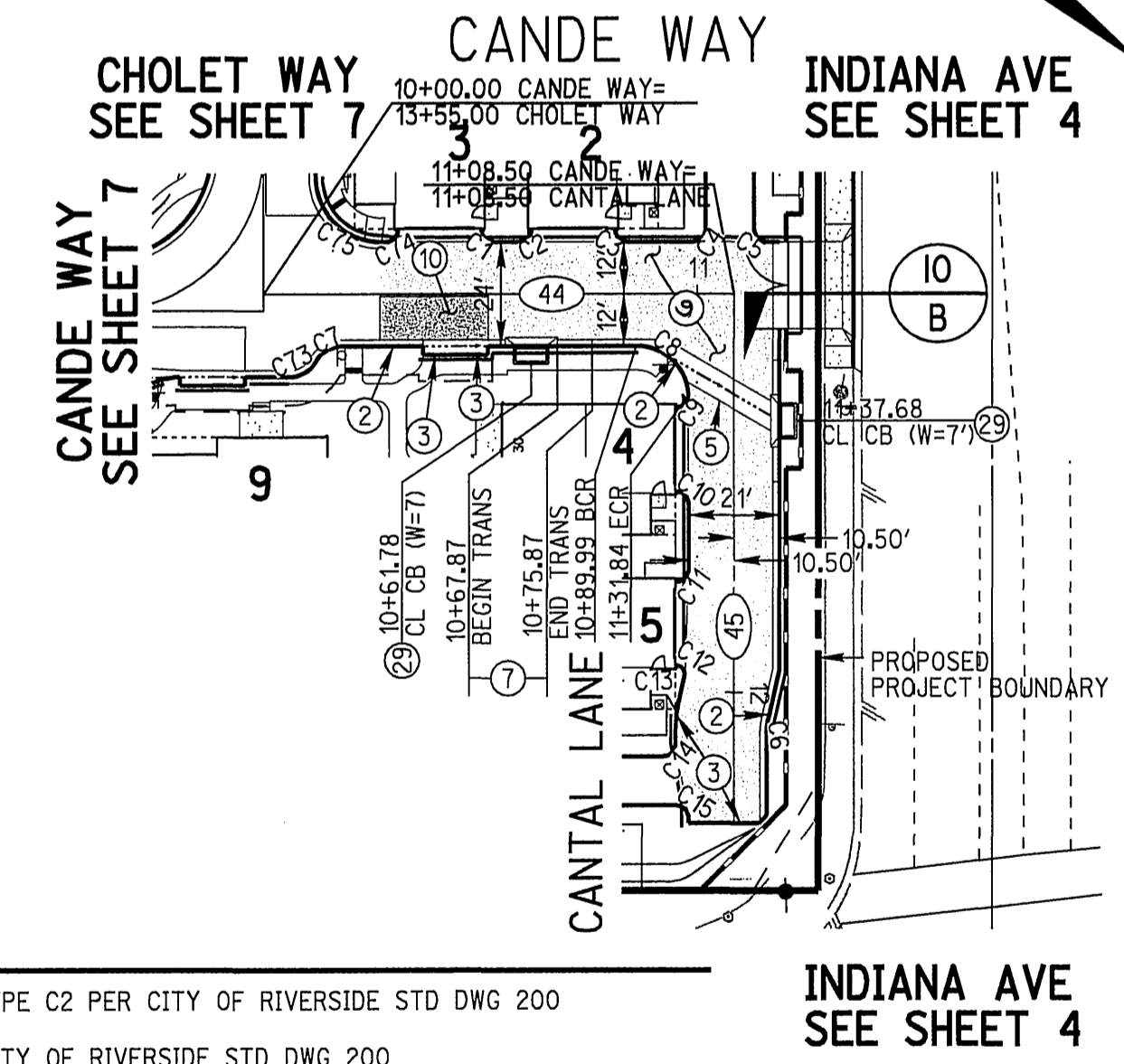
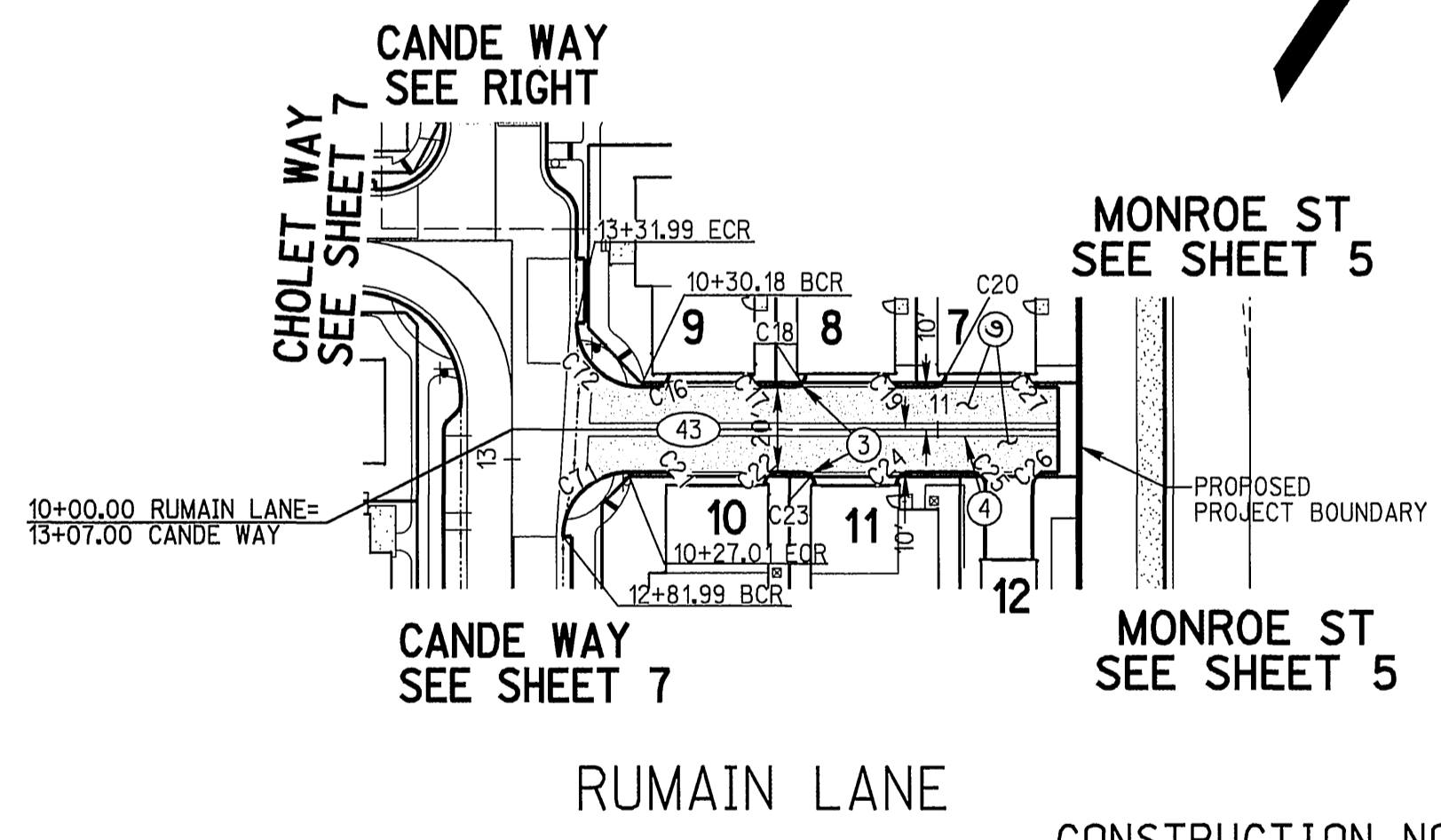
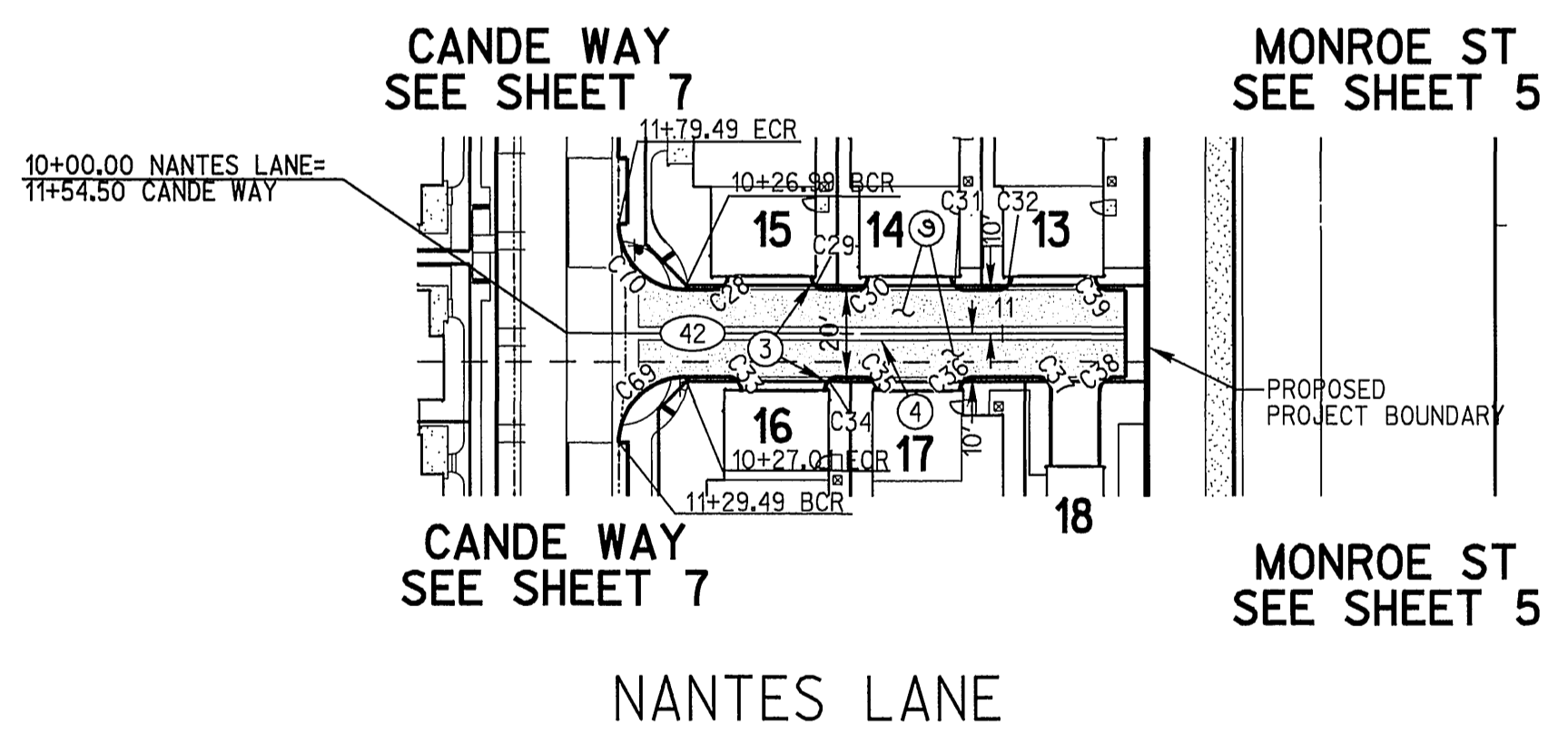


PROFILE SCALE:
 HORIZ: 1"=40'
 VERT: 1"=4'

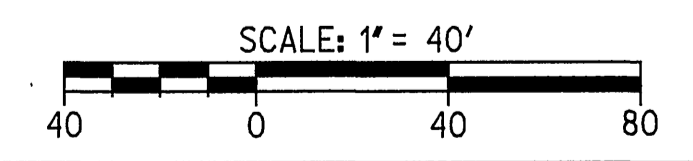
CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARK
42	N 56°22'06" E		128.15'	
43	N 56°22'06" E		128.16'	
44	N 33°38'45" W		108.50'	
45	N 56°22'40" E		121.51'	

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	3.00'	4.71'	3.00'
C2	90°00'00"	3.00'	4.71'	3.00'
C3	90°00'00"	3.00'	4.71'	3.00'
C4	90°00'00"	3.00'	4.71'	3.00'
C5	90°00'00"	3.00'	4.71'	3.00'
C6	13°01'39"	15.00'	3.41'	1.71'
C7	59°59'51"	7.00'	7.33'	4.04'
C8	88°52'46"	11.50'	17.84'	11.28'
C9	91°08'30"	3.00'	4.77'	3.06'
C10	90°00'00"	3.00'	4.71'	3.00'
C11	90°00'00"	3.00'	4.71'	3.00'
C12	103°01'39"	2.25'	4.05'	2.84'
C13	13°01'39"	36.00'	8.19'	4.11'
C14	90°00'16"	3.00'	4.71'	3.00'
C15	90°00'00"	3.00'	4.71'	3.00'
C16	90°00'00"	3.00'	4.71'	3.00'
C17	90°00'00"	3.00'	4.71'	3.00'
C18	90°00'00"	3.00'	4.71'	3.00'
C19	90°00'00"	3.00'	4.71'	3.00'
C20	90°00'00"	3.00'	4.71'	3.00'
C21	90°00'00"	3.00'	4.71'	3.00'
C22	90°00'00"	3.00'	4.71'	3.00'
C23	90°00'00"	3.00'	4.71'	3.00'
C24	90°00'00"	3.00'	4.71'	3.00'
C25	90°00'00"	3.00'	4.71'	3.00'
C26	90°00'00"	3.00'	4.71'	3.00'
C27	90°00'00"	3.00'	4.71'	3.00'
C28	90°00'00"	3.00'	4.71'	3.00'
C29	90°00'00"	3.00'	4.71'	3.00'
C30	90°00'00"	3.00'	4.71'	3.00'
C31	90°00'00"	3.00'	4.71'	3.00'
C32	90°00'00"	3.00'	4.71'	3.00'
C33	90°00'00"	3.00'	4.71'	3.00'
C34	90°00'00"	3.00'	4.71'	3.00'
C35	90°00'00"	3.00'	4.71'	3.00'

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C36	90°00'00"	3.00'	4.71'	3.00'
C37	90°00'00"	3.00'	4.71'	3.00'
C38	90°00'00"	3.00'	4.71'	3.00'
C39	90°00'00"	3.00'	4.71'	3.00'
C69	90°00'51"	15.00'	23.57'	15.01'
C70	89°59'09"	15.00'	23.56'	15.00'
C71	90°00'51"	15.00'	23.57'	15.01'
C72	89°59'09"	15.00'	23.56'	15.00'
C73	60°00'03"	7.00'	7.33'	4.04'
C74	90°00'00"	3.00'	4.71'	3.00'
C75	90°01'25"	15.00'	23.57'	15.01'



- CONSTRUCTION NOTES**
- CONSTRUCT 5" CURB AND GUTTER TYPE C2 PER CITY OF RIVERSIDE STD DWG 200
 - CONSTRUCT 5" CURB TYPE C1 PER CITY OF RIVERSIDE STD DWG 200
 - CONSTRUCT 3" PCC VALLEY GUTTER PER DETAIL ON SHEET 2
 - CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD DWG 220, (W PER PLAN), W/3/8" AC LIP
 - CONSTRUCT CURB TRANSITION 6" CF TYPE I TO 5" CURB AND GUTTER TYPE C2 AT CATCH BASIN PER CITY OF RIVERSIDE STD DWG 210 AND DETAIL ON SHEET 2
 - CONSTRUCT 4" AC OVER 2" CLASS II AGGREGATE BASE PER SR1654, R VALUE=1.3...
 - CONSTRUCT 4" AC OVER 12" CLASS II AGGREGATE BASE WITH TENSAR BX-1200 PER SR1654, R VALUE=1.3...
 - APPLY CATCH BASIN STENCILING PER DETAIL ON SHEET 2



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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

RICK ENGINEERING COMPANY
 San Diego Riverside Orange Phoenix Tucson
 1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (951)782-0707 • FAX (951)782-0723 • www.rickeng.com
 CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE, No. 35225 EXP. DATE: 07/20/2005
 BENCH MARK POINT ID: F4-A1 ELEVATION: 810.933 REF: FB735/77 DATUM: 1929
 CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK STAMPED 'C/L MONROE' IN WELL AT 40 FEET NORTHERLY ALONG THE CENTERLINE OF MONROE STREET FROM THE INTERSECTION OF MONROE STREET AND INDIANA AVENUE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 8/2/05
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 PLANNING DEPT.

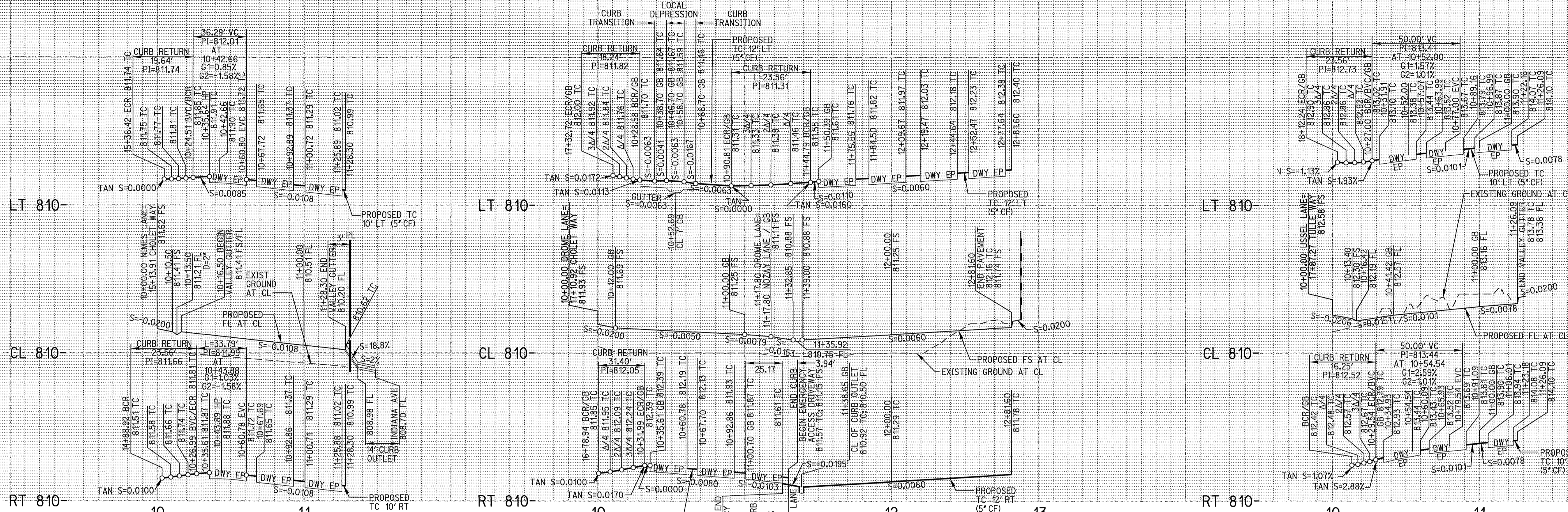
DESIGNED BY: SGS DRAWN BY: ME CHECKED BY: MA

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

STREET PLANS
 TRACT 31415
 NANTES LANE, RUMAIN LANE
 CANDE WAY, CANTAL LANE
 (PRIVATE STREETS)

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

PW05-0085
 R-3861
 SHEET 9 OF 14
 FILE NO.

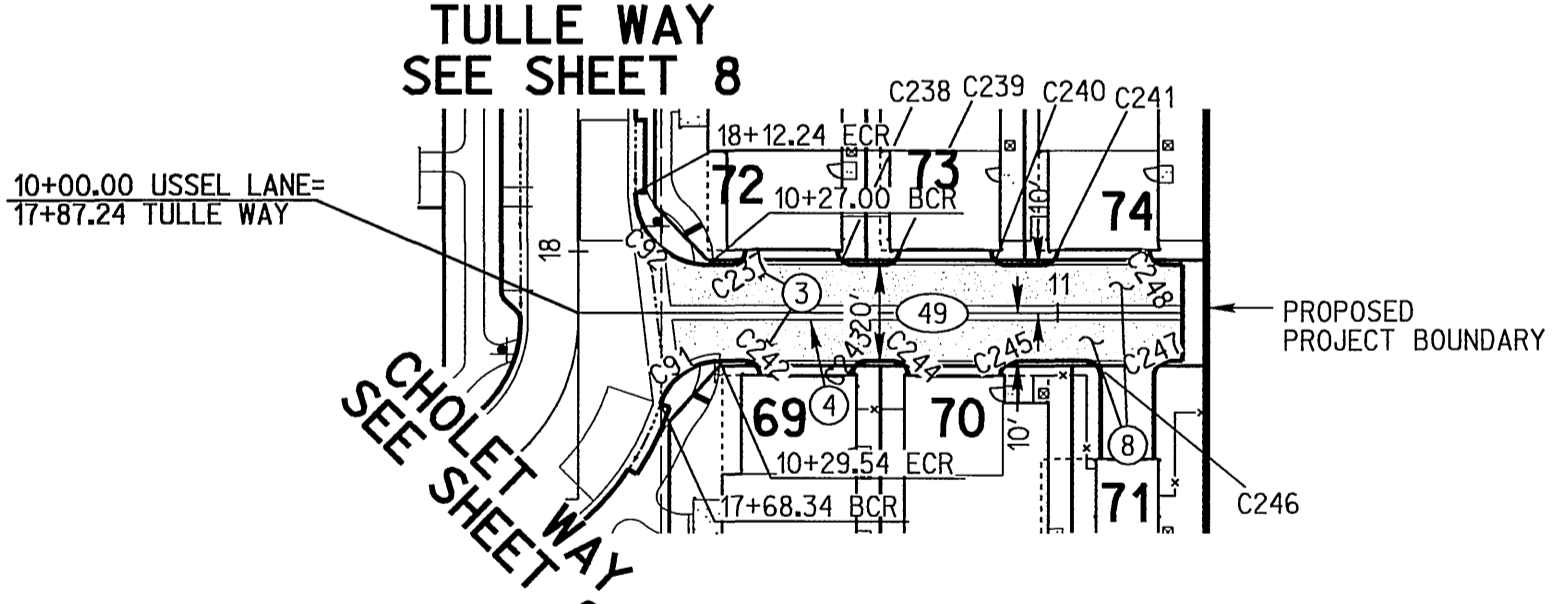
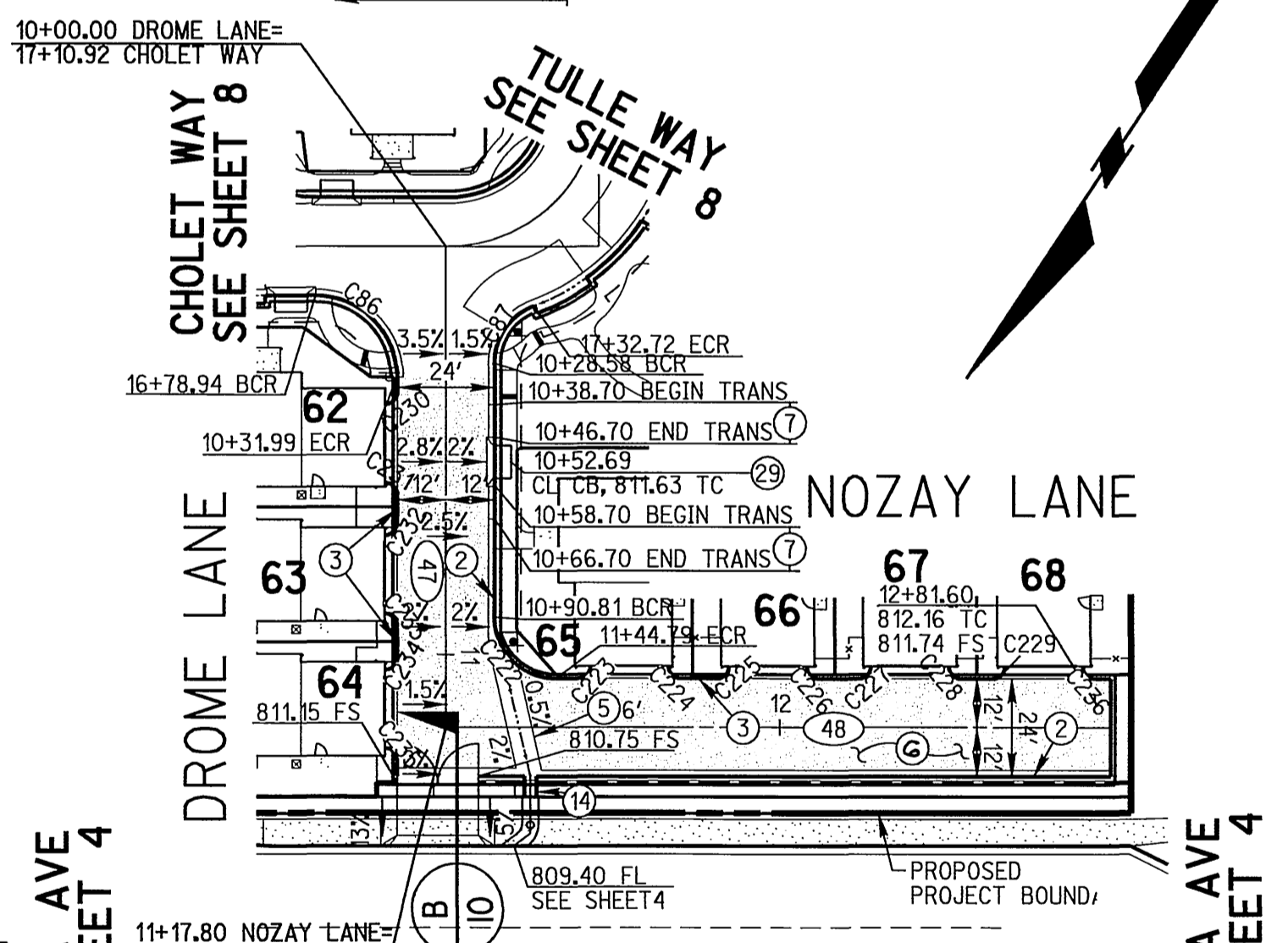
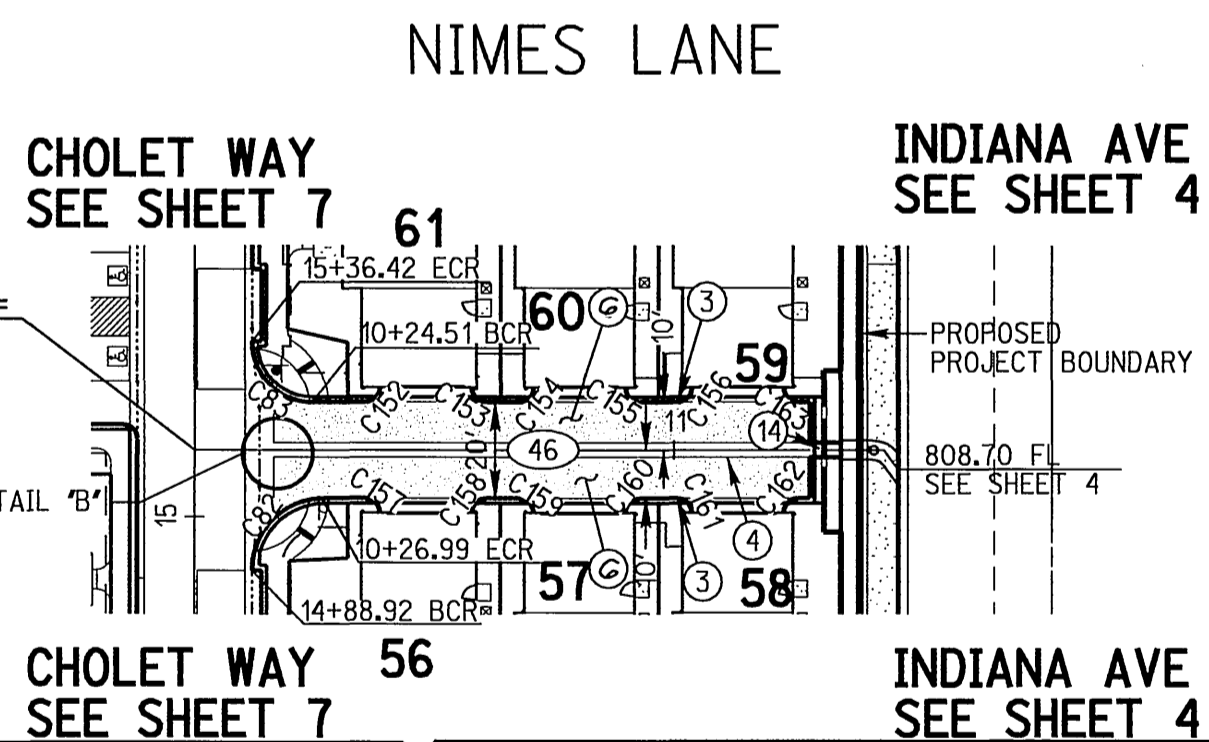


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

CENTERLINE DATA				
NO.	BRG.	RADIUS	LENGTH	REMARK
46	N 33°38'38" W		128.30'	
47	N 33°38'45" W		117.80'	
48	N 56°22'40" E		163.80'	
49	N 56°21'15" E		126.09'	

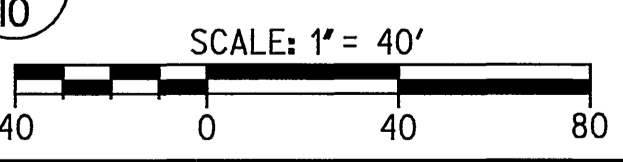
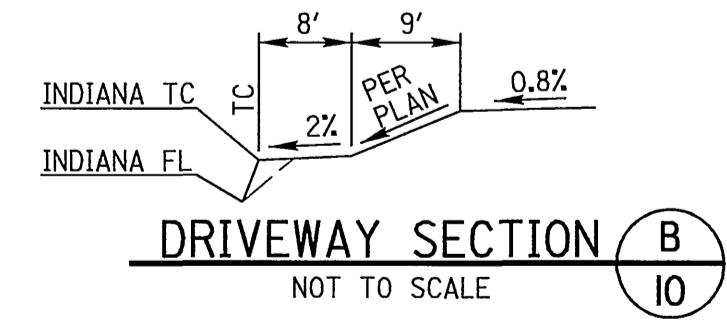
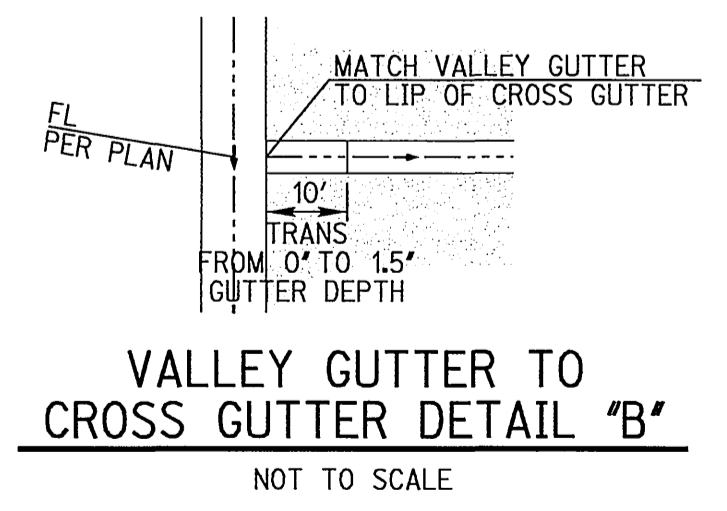
CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C233	90°00'00"	3.00'	4.71'	3.00'
C234	90°00'00"	3.00'	4.71'	3.00'
C235	90°00'00"	3.00'	4.71'	3.00'
C236	90°00'00"	3.00'	4.71'	3.00'
C237	90°00'00"	3.00'	4.71'	3.00'
C238	90°00'00"	3.00'	4.71'	3.00'
C239	90°00'00"	3.00'	4.71'	3.00'
C240	90°00'00"	3.00'	4.71'	3.00'
C241	90°00'00"	3.00'	4.71'	3.00'
C242	90°00'00"	3.00'	4.71'	3.00'

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C243	89°59'35"	3.00'	4.71'	3.00'
C244	90°00'25"	3.00'	4.71'	3.00'
C245	89°59'38"	3.00'	4.71'	3.00'
C246	90°00'00"	3.00'	4.71'	3.00'
C247	90°00'00"	3.00'	4.71'	3.00'
C248	90°00'00"	3.00'	4.71'	3.00'



CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C82	89°58'43"	15.00'	23.56'	15.00'
C83	90°01'17"	12.50'	19.64'	12.51'
C86	89°58'34"	20.00'	31.41'	19.99'
C87	69°39'40"	15.00'	18.24'	10.44'
C88	15°15'27"	57.00'	15.18'	7.64'
C89	20°21'59"	55.00'	19.55'	9.88'
C90	15°40'30"	57.00'	15.59'	7.84'
C91	71°38'15"	13.00'	16.25'	9.38'
C92	90°00'00"	15.00'	23.56'	15.00'
C152	89°59'57"	3.00'	4.71'	3.00'
C153	90°00'00"	3.00'	4.71'	3.00'
C154	89°59'59"	3.00'	4.71'	3.00'
C155	89°59'58"	3.00'	4.71'	3.00'
C156	90°00'00"	3.00'	4.71'	3.00'
C157	89°59'57"	3.00'	4.71'	3.00'
C158	89°59'58"	3.00'	4.71'	3.00'
C159	89°59'59"	3.00'	4.71'	3.00'
C160	89°59'59"	3.00'	4.71'	3.00'
C161	89°59'58"	3.00'	4.71'	3.00'
C162	90°00'00"	3.00'	4.71'	3.00'

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C163	90°00'00"	3.00'	4.71'	3.00'
C222	89°58'36"	15.00'	23.56'	15.00'
C223	90°00'00"	3.00'	4.71'	3.00'
C224	90°00'00"	3.00'	4.71'	3.00'
C225	90°00'00"	3.00'	4.71'	3.00'
C226	90°00'00"	3.00'	4.71'	3.00'
C227	90°00'00"	3.00'	4.71'	3.00'
C228	90°00'00"	3.00'	4.71'	3.00'
C229	90°00'00"	3.00'	4.71'	3.00'
C230	90°00'00"	3.00'	4.71'	3.00'
C231	90°00'00"	3.00'	4.71'	3.00'
C232	90°00'00"	3.00'	4.71'	3.00'



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No. 51313
Exp. 6-30-06
CIVIL
STATE OF CALIFORNIA

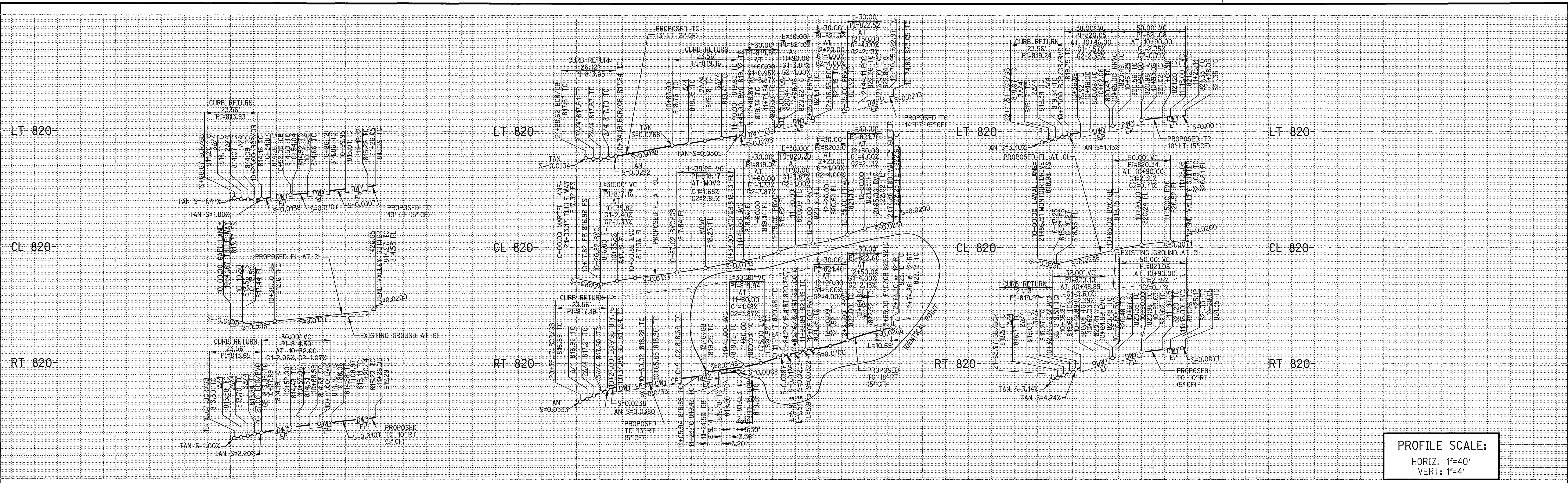
PREPARED UNDER THE DIRECTION OF
MARTEN L. ANDERSON
REGISTERED CIVIL ENGINEER NO. 51313
EXPIRATION DATE 6-30-06

RICK ENGINEERING COMPANY
San Diego Riverside Orange Phoenix Tucson
1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (951)782-6707 • FAX (951)782-0723 • www.rickeng.com
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE No. 35225 EXP. DATE: 07/20/2005
BENCH MARK POINT ID: F4-A1 ELEVATION: 810.933 REF: FB73577 DATUM: 1929
CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK STAMPED 'C/L MONROE' IN WELL AT 40 FEET NORTHERLY ALONG THE CENTERLINE OF MONROE STREET FROM THE INTERSECTION OF MONROE STREET AND INDIANA AVENUE

MARK REVISIONS APPR. DATE
DESIGNED BY: SGS DRAWN BY: ME CHECKED BY: MA

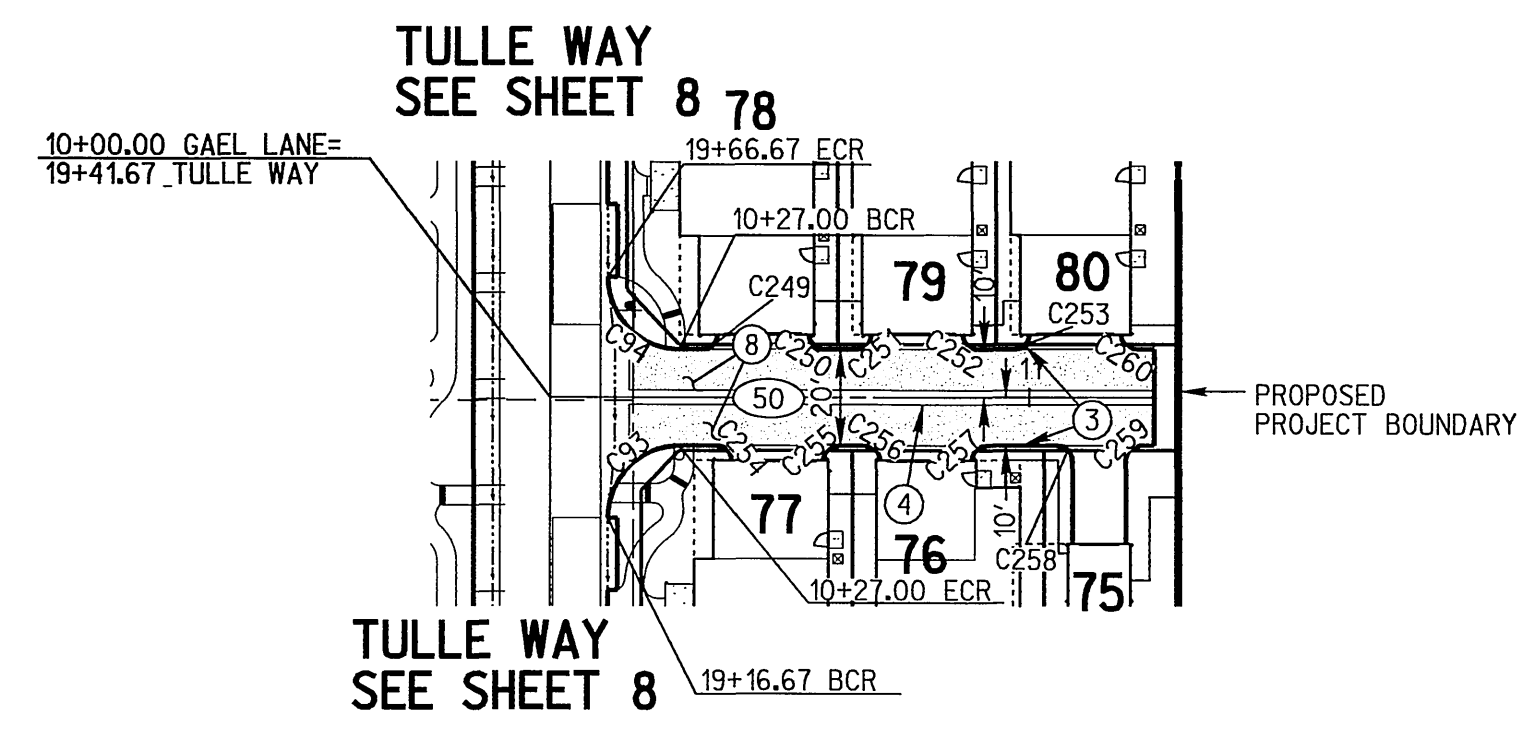
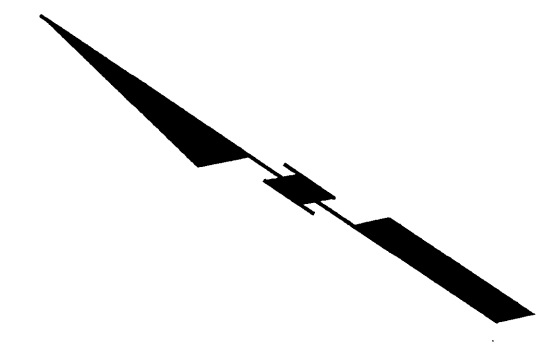
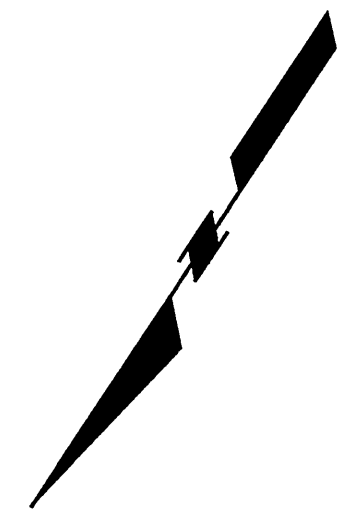
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 8/10/05
TRAFFIC DIVISION: [Signature] CITY ENGINEER
PLANNING DEPT. DATE: 8/2/05

STREET PLANS
TRACT 31415
NIMES LANE, DROME LANE
NOZAY LN AND USSEL LN
(PRIVATE STREETS)
SCALE: HORIZ: 1"=40' VERT: 1"=4'
FILE NO. PW05-0085 R-3861 SHEET 10 OF 14

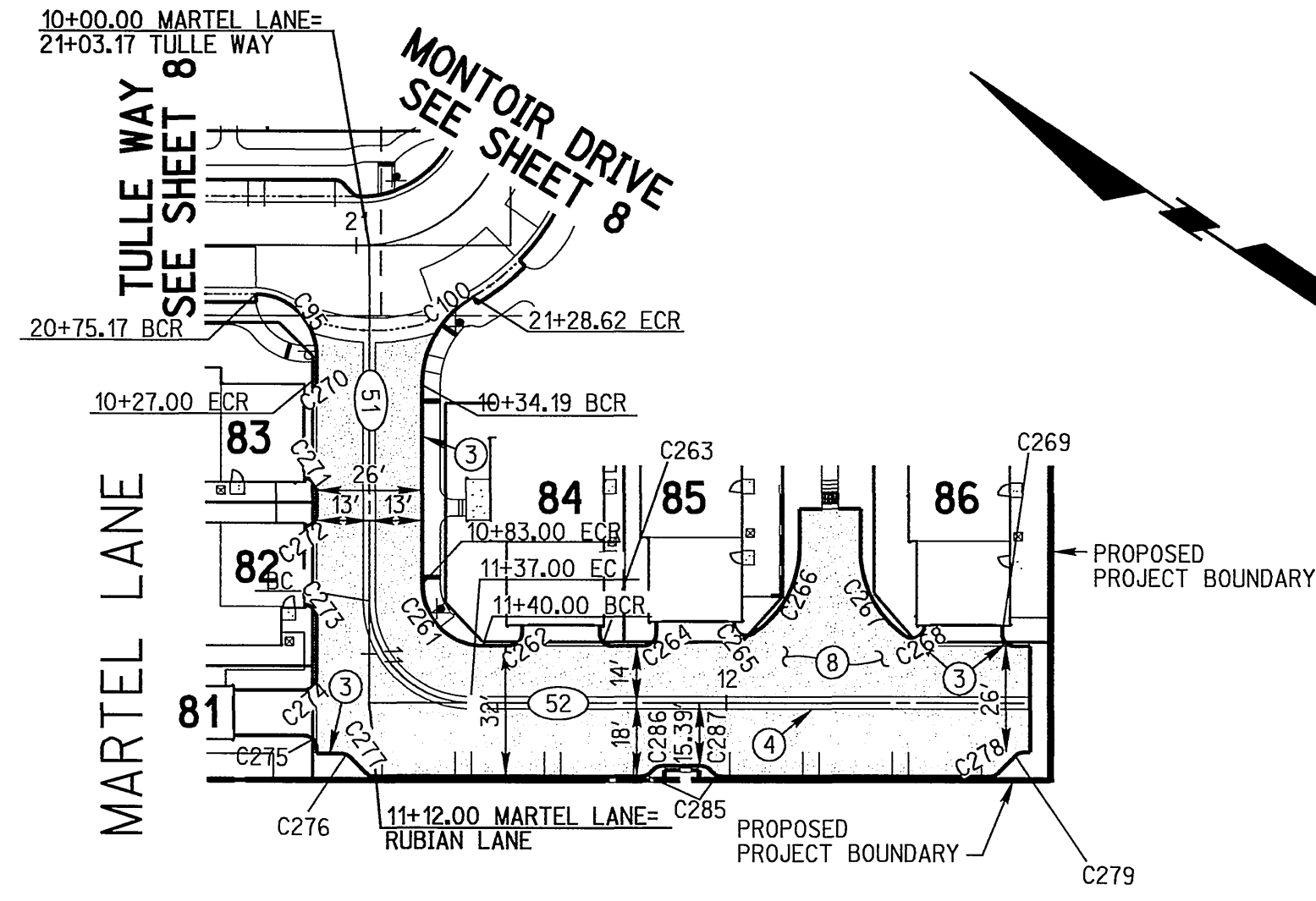


PROFILE SCALE:
 HORIZ: 1"=40'
 VERT: 1"=4'

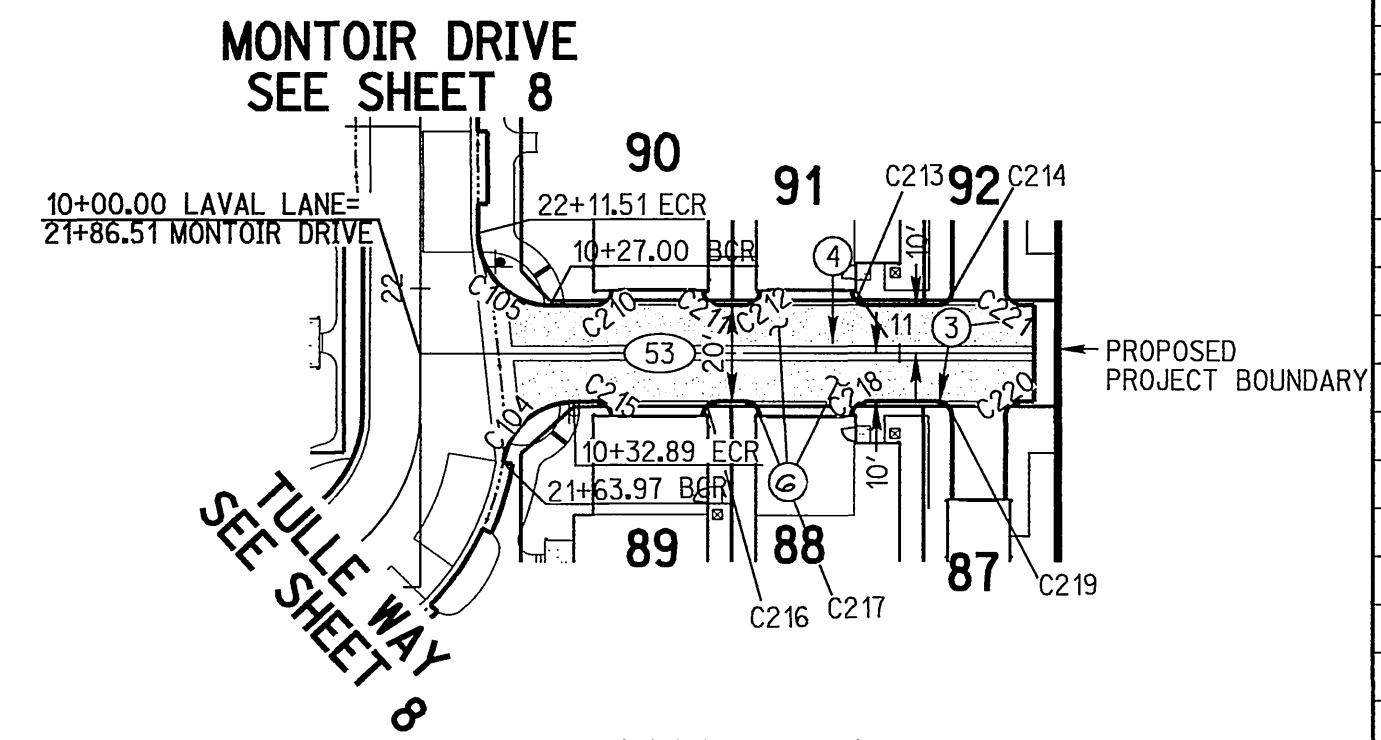
CENTERLINE DATA				
NO.	BRG.	RADIUS	LENGTH	REMARK
50	N 56°21'15" E		126.05'	
51	N 56°21'15" E		112.00'	
52	N 33°38'45" W		162.86'	
53	N 33°38'45" W		128.05'	



Gael Lane



Rubian Lane

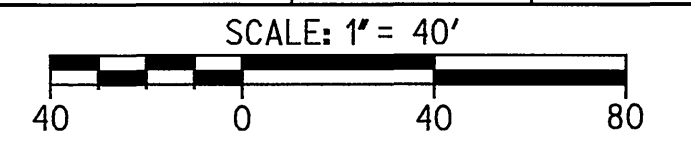


Laval Lane

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C93	90°00'00"	15.00'	23.56'	15.00'
C94	89°59'59"	15.00'	23.56'	15.00'
C95	90°00'00"	15.00'	23.56'	15.00'
C100	59°52'07"	25.00'	26.12'	14.39'
C104	80°41'40"	15.00'	21.13'	12.75'
C105	89°59'58"	15.00'	23.56'	15.00'
C210	89°59'36"	3.00'	4.71'	3.00'
C211	90°00'50"	3.00'	4.71'	3.00'
C212	89°59'36"	3.00'	4.71'	3.00'
C213	90°00'24"	3.00'	4.71'	3.00'
C214	90°00'00"	3.00'	4.71'	3.00'
C215	89°59'18"	3.00'	4.71'	3.00'
C216	89°59'34"	3.00'	4.71'	3.00'
C217	90°00'24"	3.00'	4.71'	3.00'
C218	89°59'33"	3.00'	4.71'	3.00'
C219	90°00'00"	3.00'	4.71'	3.00'
C220	90°00'00"	3.00'	4.71'	3.00'
C221	90°00'00"	3.00'	4.71'	3.00'
C249	89°59'57"	3.00'	4.71'	3.00'
C250	89°59'59"	3.00'	4.71'	3.00'
C251	89°59'59"	3.00'	4.71'	3.00'
C252	89°59'59"	3.00'	4.71'	3.00'
C253	89°59'59"	3.00'	4.71'	3.00'
C254	89°59'56"	3.00'	4.71'	3.00'
C255	89°59'58"	3.00'	4.71'	3.00'
C256	90°00'00"	3.00'	4.71'	3.00'
C257	89°59'35"	3.00'	4.71'	3.00'
C258	90°00'00"	3.00'	4.71'	3.00'
C259	90°00'00"	3.00'	4.71'	3.00'
C260	90°00'01"	3.00'	4.71'	3.00'
C261	90°00'00"	15.00'	23.56'	15.00'
C262	90°00'00"	3.00'	4.71'	3.00'
C263	90°00'02"	3.00'	4.71'	3.00'
C264	89°59'58"	3.00'	4.71'	3.00'
C265	122°47'50"	3.00'	6.43'	5.50'
C266	57°12'09"	25.00'	24.96'	13.63'

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C267	56°13'26"	25.00'	24.53'	13.35'
C268	125°05'30"	3.00'	6.55'	5.77'
C269	90°00'00"	3.00'	4.71'	3.00'
C270	90°00'00"	3.00'	4.71'	3.00'
C271	90°00'00"	3.00'	4.71'	3.00'
C272	90°00'00"	3.00'	4.71'	3.00'
C273	90°00'00"	3.00'	4.71'	3.00'
C274	90°00'00"	3.00'	4.71'	3.00'
C275	90°00'00"	3.00'	4.71'	3.00'
C276	44°59'10"	3.00'	2.36'	1.24'
C277	44°59'10"	3.00'	2.36'	1.24'
C278	45°00'00"	3.00'	2.36'	1.24'
C279	45°00'00"	3.00'	2.36'	1.24'
C285	45°00'00"	3.00'	2.36'	1.24'
C286	44°59'10"	3.00'	2.36'	1.24'
C287	45°00'50"	3.00'	2.36'	1.24'

- CONSTRUCTION NOTES**
- ③ CONSTRUCT 5" CURB TYPE C1 PER CITY OF RIVERSIDE STD DWG 200
 - ④ CONSTRUCT 3" PCC VALLEY GUTTER PER DETAIL ON SHEET 2
 - ⑧ CONSTRUCT 4" AC OVER 6" CLASS II AGGREGATE BASE PER SR 1054, R VALUE = 1.0
 - ⑩ CONSTRUCT 4" AC OVER 4" CLASS II AGGREGATE BASE PER SR 1054, R VALUE = 2.5



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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

RICK ENGINEERING COMPANY

San Diego Riverside Orange Phoenix Tucson
 1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (951)782-6707 • FAX (951)782-0723 • www.rickeng.com
 CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE No. 35225 EXP. DATE: 07/20/2005

BENCH MARK POINT ID: F-4 AT ELEVATION: 810.933 REF: FB7357/1 DATUM: 1929
 CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK STAMPED "C/L MONROE" IN WELL AT 40 FEET NORTHERLY ALONG THE CENTERLINE OF MONROE STREET FROM THE INTERSECTION OF MONROE STREET AND INDIANA AVENUE

MARK	REVISIONS	APPR	DATE

DESIGNED BY: SCS DRAWN BY: ME CHECKED BY: MA

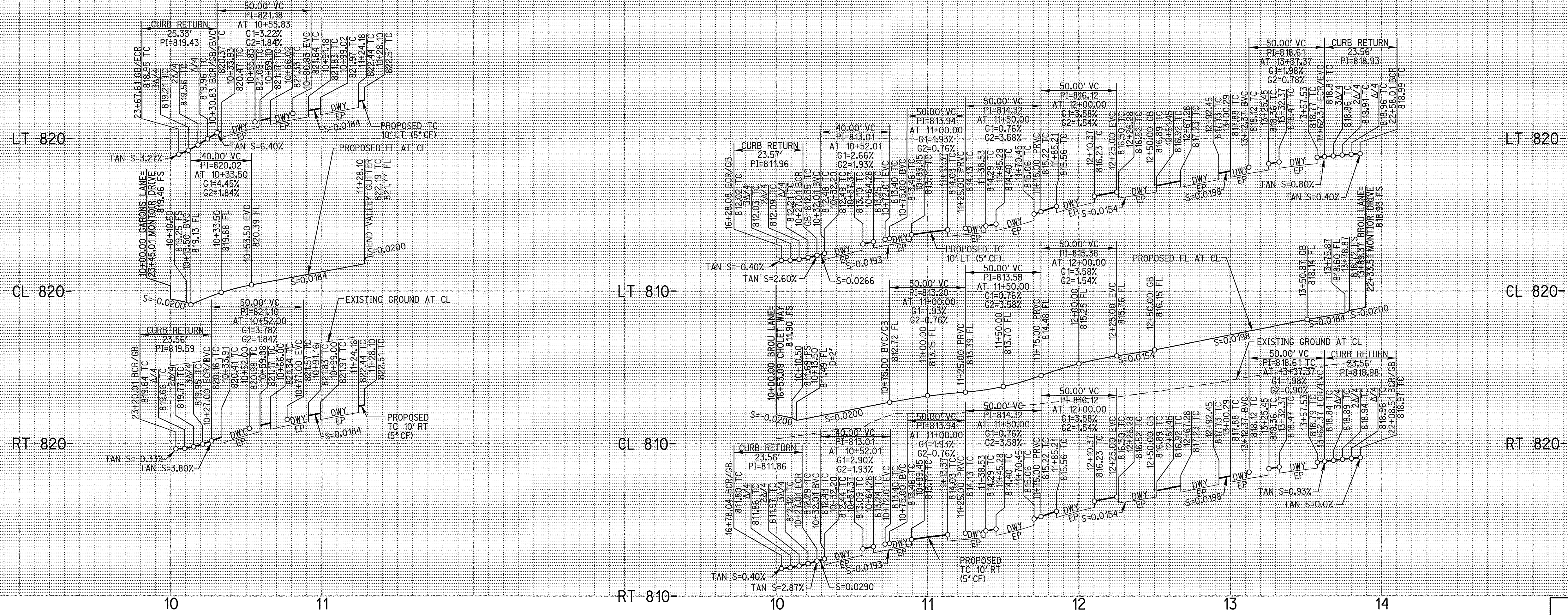
CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 8/2/05
 TRAFFIC DIVISION: [Signature] DATE: 8/1/05
 PLANNING DEPT.: [Signature] DATE: 8/2/05

STREET PLANS
 TRACT 31415
 GAEL LANE, MARTEL LANE
 RUBIAN LN AND LAVAL LN
 (PRIVATE STREETS)

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

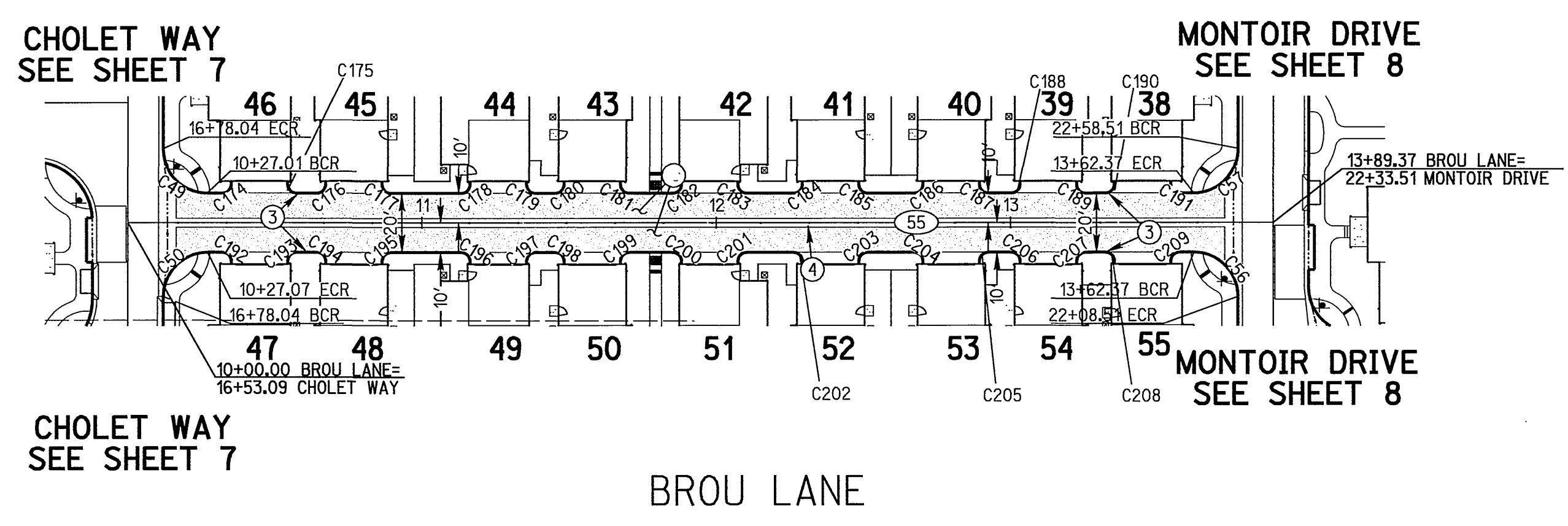
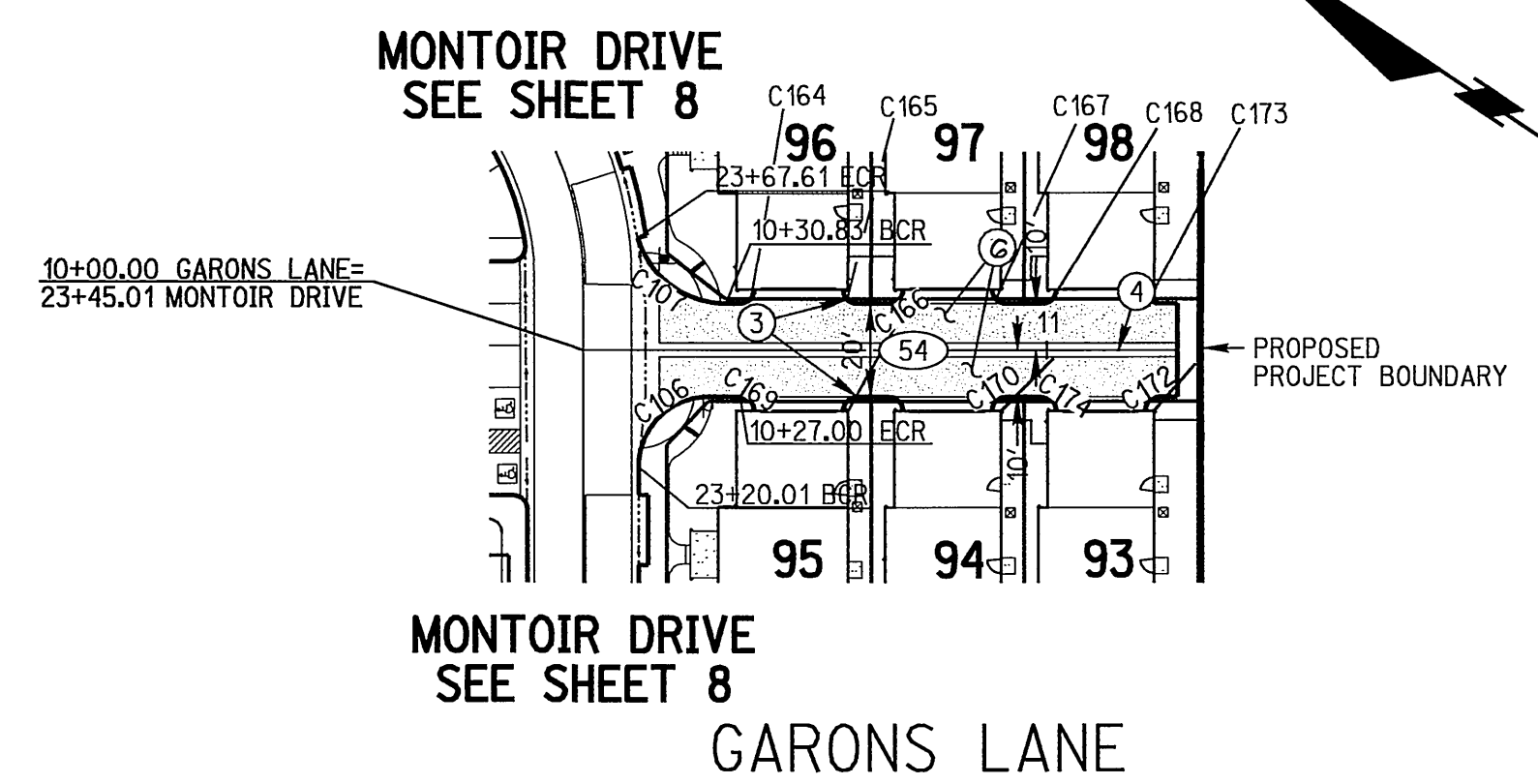
Pc44355
 PW05-0085
 R-3861
 SHEET 11 OF 14
 FILE NO.



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

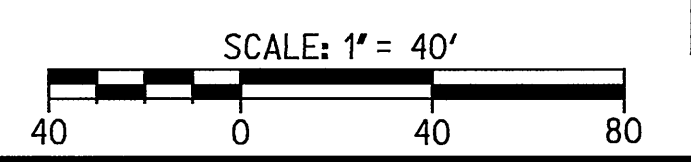
CENTERLINE DATA				
NO.	BRG.	RADIUS	LENGTH	REMARK
54	N 33° 38' 46" W		128.10'	
55	N 33° 38' 45" W		389.37'	

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C49	90° 01' 24"	15.00'	23.57'	15.01'
C50	89° 58' 36"	15.00'	23.56'	15.00'
C56	89° 59' 58"	15.00'	23.56'	15.00'
C57	90° 00' 02"	15.00'	23.56'	15.00'
C106	90° 00' 01"	15.00'	23.56'	15.00'
C107	72° 33' 36"	20.00'	25.33'	14.68'
C164	90° 00' 00"	3.00'	4.71'	3.00'
C165	90° 00' 00"	3.00'	4.71'	3.00'
C166	90° 00' 00"	3.00'	4.71'	3.00'
C167	90° 00' 00"	3.00'	4.71'	3.00'
C168	90° 00' 00"	3.00'	4.71'	3.00'
C169	90° 00' 00"	3.00'	4.71'	3.00'
C170	90° 00' 00"	3.00'	4.71'	3.00'
C171	90° 00' 00"	3.00'	4.71'	3.00'
C172	90° 00' 00"	3.00'	4.71'	3.00'
C173	90° 00' 00"	3.00'	4.71'	3.00'
C174	90° 00' 00"	3.00'	4.71'	3.00'
C175	90° 00' 00"	3.00'	4.71'	3.00'
C176	90° 00' 00"	3.00'	4.71'	3.00'
C177	90° 00' 00"	3.00'	4.71'	3.00'
C178	90° 00' 00"	3.00'	4.71'	3.00'
C179	90° 00' 00"	3.00'	4.71'	3.00'
C180	90° 00' 00"	3.00'	4.71'	3.00'
C181	90° 00' 00"	3.00'	4.71'	3.00'
C182	90° 00' 00"	3.00'	4.71'	3.00'
C183	90° 00' 00"	3.00'	4.71'	3.00'
C184	90° 00' 00"	3.00'	4.71'	3.00'
C185	90° 00' 00"	3.00'	4.71'	3.00'
C186	90° 00' 00"	3.00'	4.71'	3.00'
C187	90° 00' 00"	3.00'	4.71'	3.00'
C188	90° 00' 00"	3.00'	4.71'	3.00'
C189	90° 00' 00"	3.00'	4.71'	3.00'
C190	90° 00' 00"	3.00'	4.71'	3.00'
C191	90° 00' 00"	3.00'	4.71'	3.00'
C192	90° 00' 00"	3.00'	4.71'	3.00'
C193	90° 00' 00"	3.00'	4.71'	3.00'
C194	90° 00' 00"	3.00'	4.71'	3.00'
C195	90° 00' 00"	3.00'	4.71'	3.00'



CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C196	90° 00' 00"	3.00'	4.71'	3.00'
C197	90° 00' 00"	3.00'	4.71'	3.00'
C198	90° 00' 00"	3.00'	4.71'	3.00'
C199	90° 00' 00"	3.00'	4.71'	3.00'
C200	90° 00' 00"	3.00'	4.71'	3.00'
C201	90° 00' 00"	3.00'	4.71'	3.00'
C202	90° 00' 00"	3.00'	4.71'	3.00'
C203	90° 00' 00"	3.00'	4.71'	3.00'
C204	90° 00' 00"	3.00'	4.71'	3.00'
C205	90° 00' 00"	3.00'	4.71'	3.00'
C206	90° 00' 00"	3.00'	4.71'	3.00'
C207	90° 00' 00"	3.00'	4.71'	3.00'
C208	90° 00' 00"	3.00'	4.71'	3.00'
C209	90° 00' 00"	3.00'	4.71'	3.00'

- CONSTRUCTION NOTES**
- ③ CONSTRUCT 5" CURB TYPE C1 PER CITY OF RIVERSIDE STD DWG 200
 - ④ CONSTRUCT 3" PCC VALLEY GUTTER PER DETAIL ON SHEET 2
 - ① CONSTRUCT "AC OVER " CLASS II AGGREGATE BASE PER SR _____, R VALUE=_____
 - ② CONSTRUCT 4" AC OVER 4" CLASS II AGGREGATE BASE PER SR 1654, R VALUE = 25



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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

RICK ENGINEERING COMPANY

San Diego Riverside Orange Phoenix Tucson
 1222 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (951)782-0707 • FAX (951)782-0723 • www.rickeng.com
 CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE, No. 35225 EXP. DATE: 07/20/2005

BENCH MARK POINT ID: F4-A1 ELEVATION: 810.933 REF: FB735/77 DATUM: 1929
 CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK STAMPED "CL MONROE" IN WELL AT 40 FEET NORTHERLY ALONG THE CENTERLINE OF MONROE STREET FROM THE INTERSECTION OF MONROE STREET AND INDIANA AVENUE.

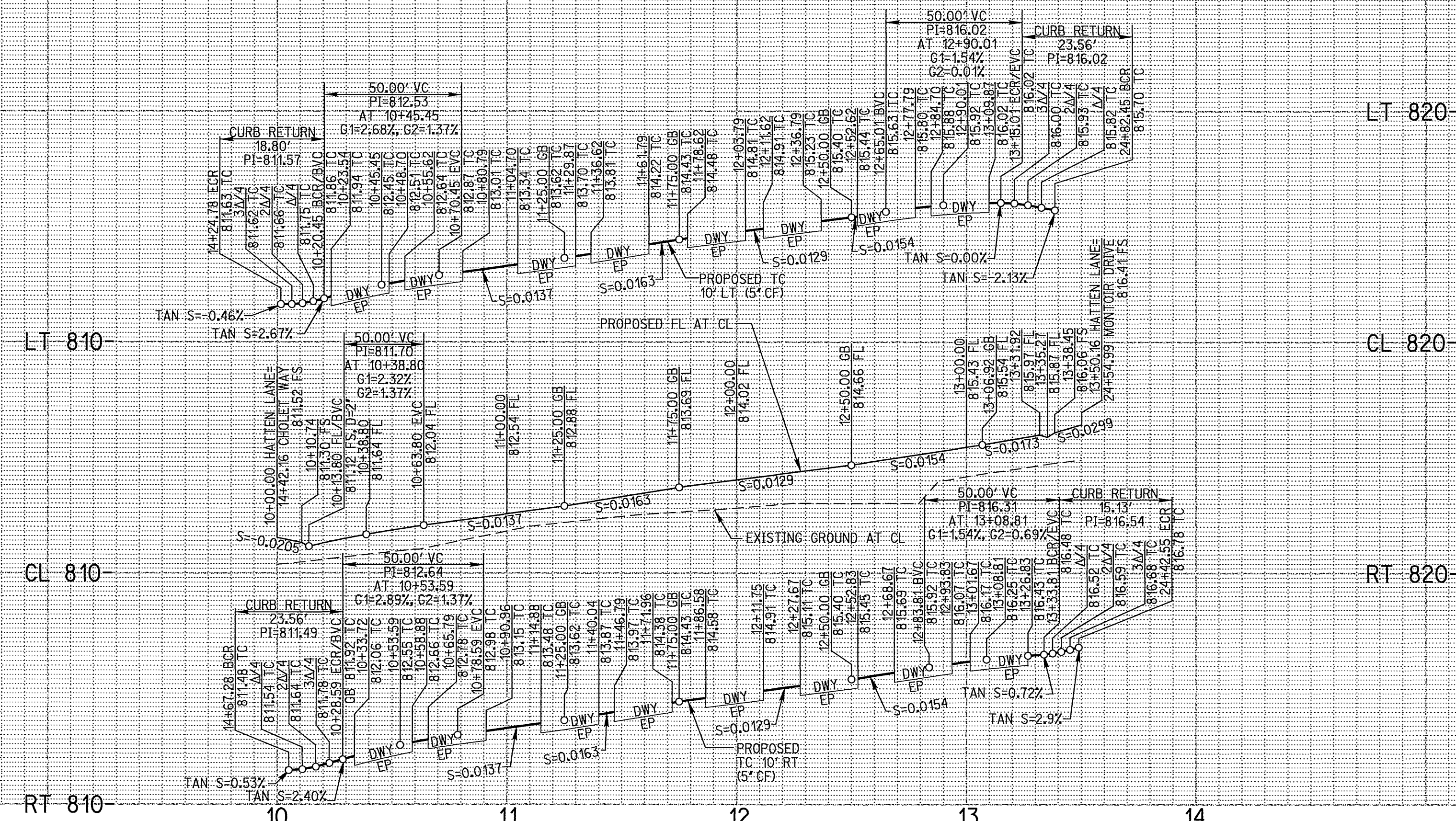
MARK	REVISIONS	APPR	DATE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 8/2/05
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 PLANNING DEPT.

STREET PLANS
 TRACT 31415
 GARONS LANE
 AND BROU LANE
 (PRIVATE STREETS)

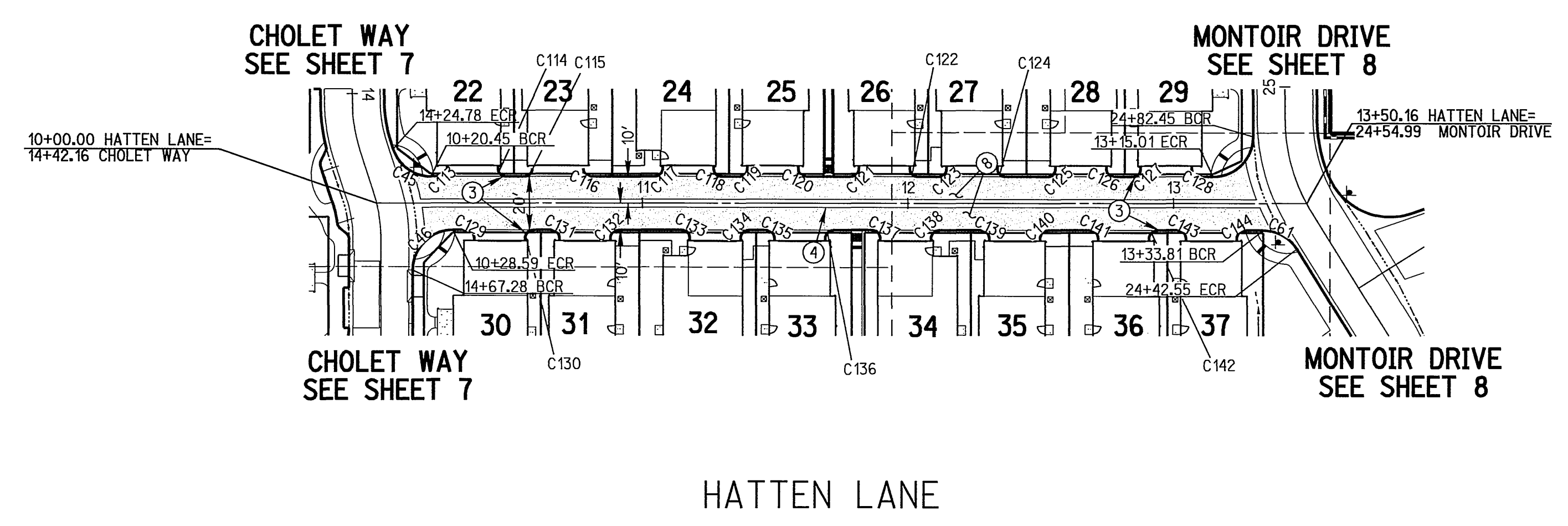
PC4435S
 PW05-0085
 R-3861
 SHEET 12 OF 14
 SCALE: HORIZ: 1"=40' VERT: 1"=4'
 FILE NO.



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

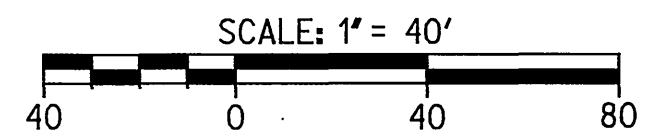
CENTERLINE DATA				
NO.	BRG.	RADIUS	LENGTH	REMARK
66	N 33°38'46" W		350.16'	

CURB DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C45	71°49'29"	15.00'	18.86'	10.86'
C46	89°58'34"	15.00'	23.56'	15.00'
C61	57°47'35"	15.00'	15.13'	8.28'
C113	90°00'00"	3.00'	4.71'	3.00'
C114	90°00'00"	3.00'	4.71'	3.00'
C115	90°00'00"	3.00'	4.71'	3.00'
C116	90°00'00"	3.00'	4.71'	3.00'
C117	90°00'00"	3.00'	4.71'	3.00'
C118	90°00'00"	3.00'	4.71'	3.00'
C119	90°00'00"	3.00'	4.71'	3.00'
C120	90°00'00"	3.00'	4.71'	3.00'
C121	90°00'00"	3.00'	4.71'	3.00'
C122	90°00'00"	3.00'	4.71'	3.00'
C123	90°00'00"	3.00'	4.71'	3.00'
C124	90°00'00"	3.00'	4.71'	3.00'
C125	90°00'00"	3.00'	4.71'	3.00'
C126	90°00'00"	3.00'	4.71'	3.00'
C127	90°00'00"	3.00'	4.71'	3.00'
C128	90°00'00"	3.00'	4.71'	3.00'
C129	90°00'00"	3.00'	4.71'	3.00'
C130	90°00'00"	3.00'	4.71'	3.00'
C131	90°00'00"	3.00'	4.71'	3.00'
C132	90°00'00"	3.00'	4.71'	3.00'
C133	90°00'00"	3.00'	4.71'	3.00'
C134	90°00'00"	3.00'	4.71'	3.00'
C135	90°00'00"	3.00'	4.71'	3.00'
C136	90°00'00"	3.00'	4.71'	3.00'
C137	90°00'00"	3.00'	4.71'	3.00'
C138	90°00'00"	3.00'	4.71'	3.00'
C139	90°00'00"	3.00'	4.71'	3.00'
C140	90°00'00"	3.00'	4.71'	3.00'
C141	90°00'00"	3.00'	4.71'	3.00'
C142	90°00'00"	3.00'	4.71'	3.00'
C143	90°00'00"	3.00'	4.71'	3.00'
C144	90°00'00"	3.00'	4.71'	3.00'



CONSTRUCTION NOTES

- ③ CONSTRUCT 5" CURB TYPE C1 PER CITY OF RIVERSIDE STD DWG 200
- ④ CONSTRUCT 3" PCC VALLEY GUTTER PER DETAIL ON SHEET 2
- ⑧ CONSTRUCT 4" AC OVER 5" CLASS II AGGREGATE BASE PER SR 1054, R VALUE= 1.0



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

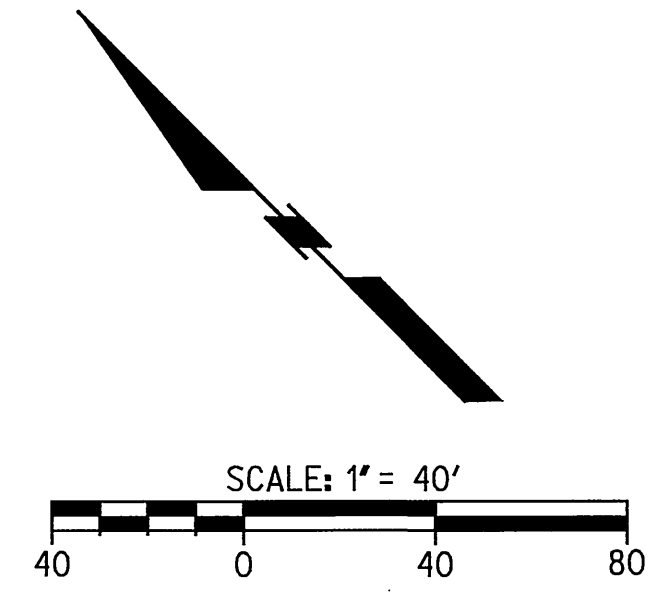
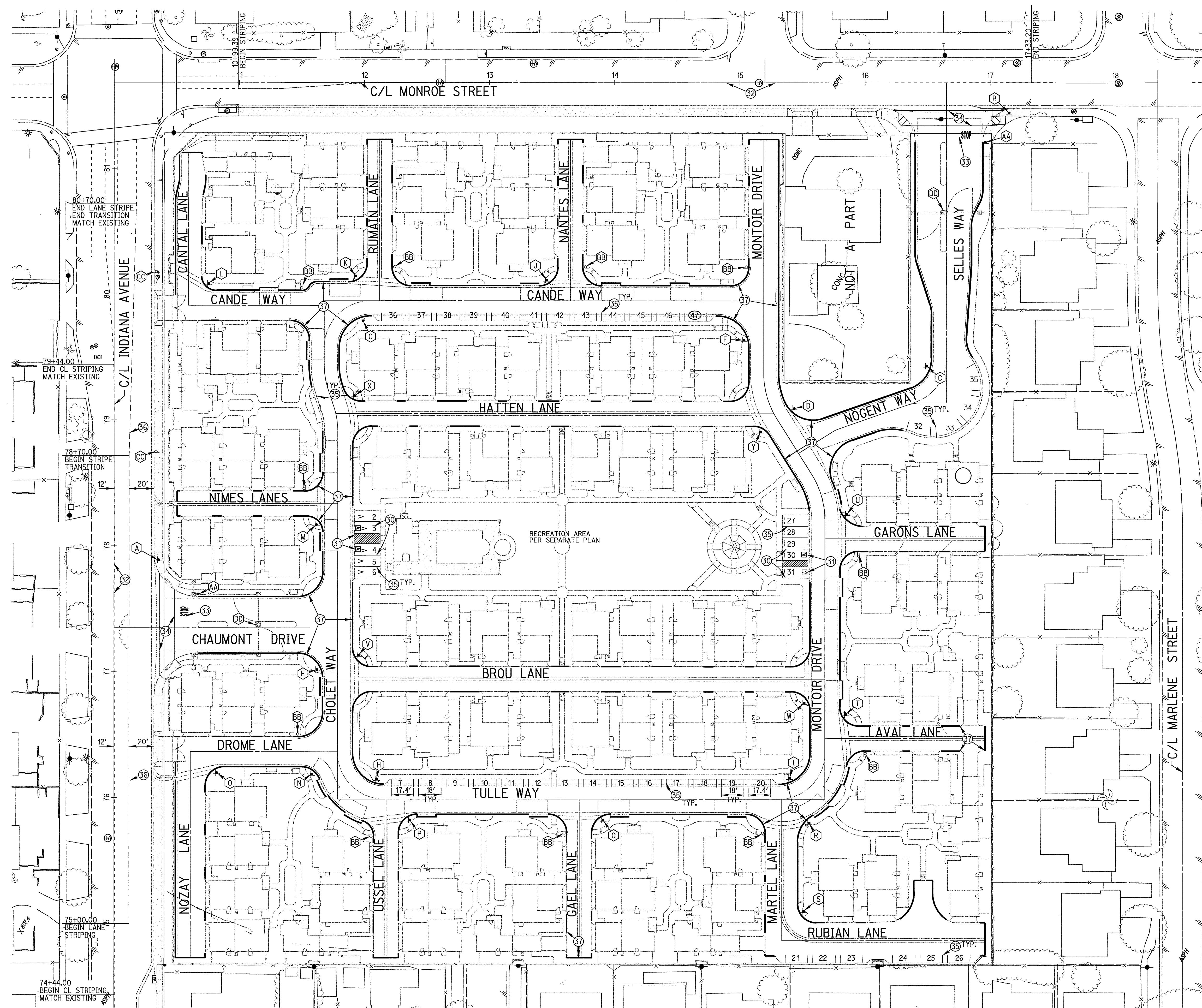
PREPARED UNDER THE DIRECTION OF
 MARTEN L. ANDERSON
 REGISTERED CIVIL ENGINEER NO. 51313
 EXPIRATION DATE 6-30-06

RICK ENGINEERING COMPANY
 San Diego Riverside Orange Phoenix Tucson
 1233 University Ave., Ste. 240 - Riverside, CA 92507-9418 • (951)782-6707 • FAX (951)782-0723 • www.rickeng.com
 CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 35225 EXP. DATE: 07/20/2005
 BENCH MARK POINT ID: F4-A1 ELEVATION: 810.933 REF: FB735/7 DATUM: 1929
 CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK STAMPED "C/L MONROE" IN WELL AT 40 FEET NORTHERLY ALONG THE CENTERLINE OF MONROE STREET FROM THE INTERSECTION OF MONROE STREET AND INDIANA AVENUE

MARK REVISIONS APPR DATE
 DESIGNED BY: SGS DRAWN BY: ME CHECKED BY: MA

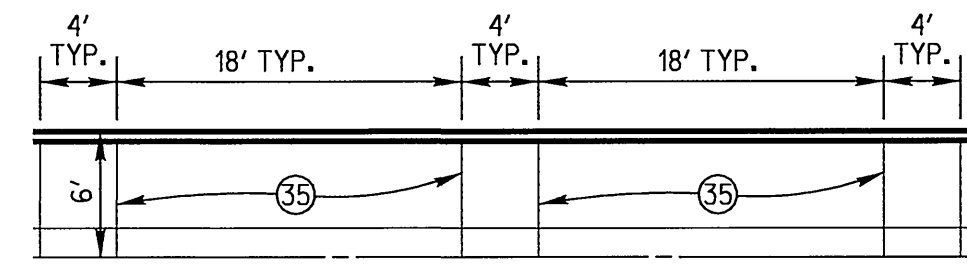
CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 8/2/05
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 PLANNING DEPT. [Signature] DATE: 8/2/05
 CITY ENGINEER

STREET PLANS
 TRACT 31415
 HATTEN LANE
 10+00.00 TO 13+50.16
 (PRIVATE STREETS)
 SCALE: HORIZ: 1"=40' VERT: 1"=4'
 PW05-0085
 R-3861
 SHEET 13 OF 14
 FILE NO.

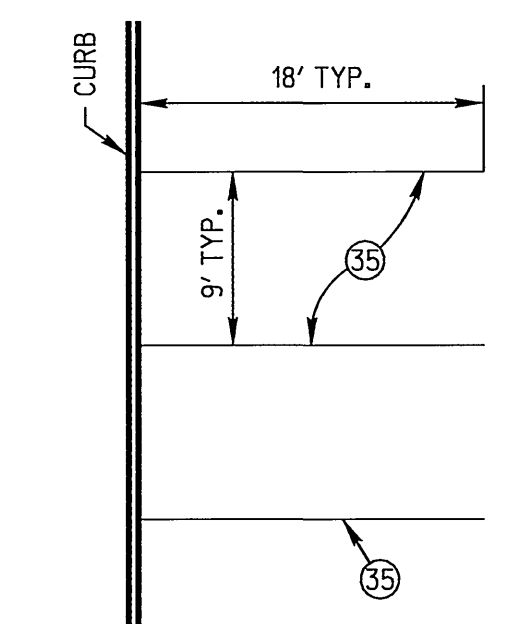


STRIPING LEGEND

- V INDICATES STALL SHALL BE PAINTED "VISITOR"
- 4 STALL NUMBER (FOR REFERENCE ONLY)
- (47) LAST STALL NUMBER



PARALLEL PARKING



90° PARKING

TYPICAL PARKING DIMENSIONS
NOT TO SCALE

CONSTRUCTION NOTES

- 30 APPLY 4" SOLID BLUE HANDICAP PARKING STALL STRIPE.
- 31 APPLY HANDICAP SYMBOL AND SIGN/POST PER CITY STANDARDS.
- 32 APPLY 4" YELLOW CENTERLINE PER CALTRANS STD PLAN A20A (DETAIL 1).
- 33 APPLY "STOP" PAVEMENT MARKINGS PER CALTRANS STD PLAN A42D
- 34 APPLY 12" SOLID WHITE CROSSWALK/ LIMIT LINE PER CALTRANS STD PLAN A42E & CITY OF RIVERSIDE STD 120 & 304.
- 35 APPLY 4" SOLID WHITE PARKING STALL STRIPE.
- 36 APPLY 4" WHITE LANELINE PER CALTRANS STD PLAN A20A (DETAIL 12).
- 37 APPLY RED CURB IDENTIFICATION WITH STENCILING PER CITY FIRE DEPT.

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Exp. 6-30-06
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EXPIRATION DATE 6-30-06

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1223 University Ave., Ste. 240 • Riverside, CA 92507-9418 • (951)783-6707 • FAX (951)783-0793 • www.rickeng.com
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE No. 35225 EXP. DATE: 07/20/2005
BENCH MARK POINT ID: F-4-A1 ELEVATION: 810.933 REF: FB73577 DATUM: 1929
CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK STAMPED "C/L MONROE" IN WELL AT 40 FEET NORTHERLY ALONG THE CENTERLINE OF MONROE STREET FROM THE INTERSECTION OF MONROE STREET AND INDIANA AVENUE

MARK	REVISIONS	APPR	DATE
DESIGNED BY	SGS	DRAWN BY	ME
CHECKED BY	MA		

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	AM	8/2/05
PARK DEPARTMENT		
TRAFFIC DIVISION	PC	8/1/05
PLANNING DEPT.	200	8/2/05

STREET PLANS
TRACT 31415
SIGNING AND STRIPING

PC44365
PW05-0085
R-3861
SHEET 14 OF 14
FILE NO.