

STREET IMPROVEMENT PLANS IN THE CITY OF RIVERSIDE FOR TRACT No. 26109

GENERAL STREET NOTES

- 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 STANDARD DRAWING NO. 10 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. (THIS NOTE REQUIRED ON ALL PLANS.)
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED 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.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- CONSTRUCT BLOCK WALL PER O.R.B. APPROVED DESIGN. SEE PLAN NO. R-3268-2 FOR DETAILS.

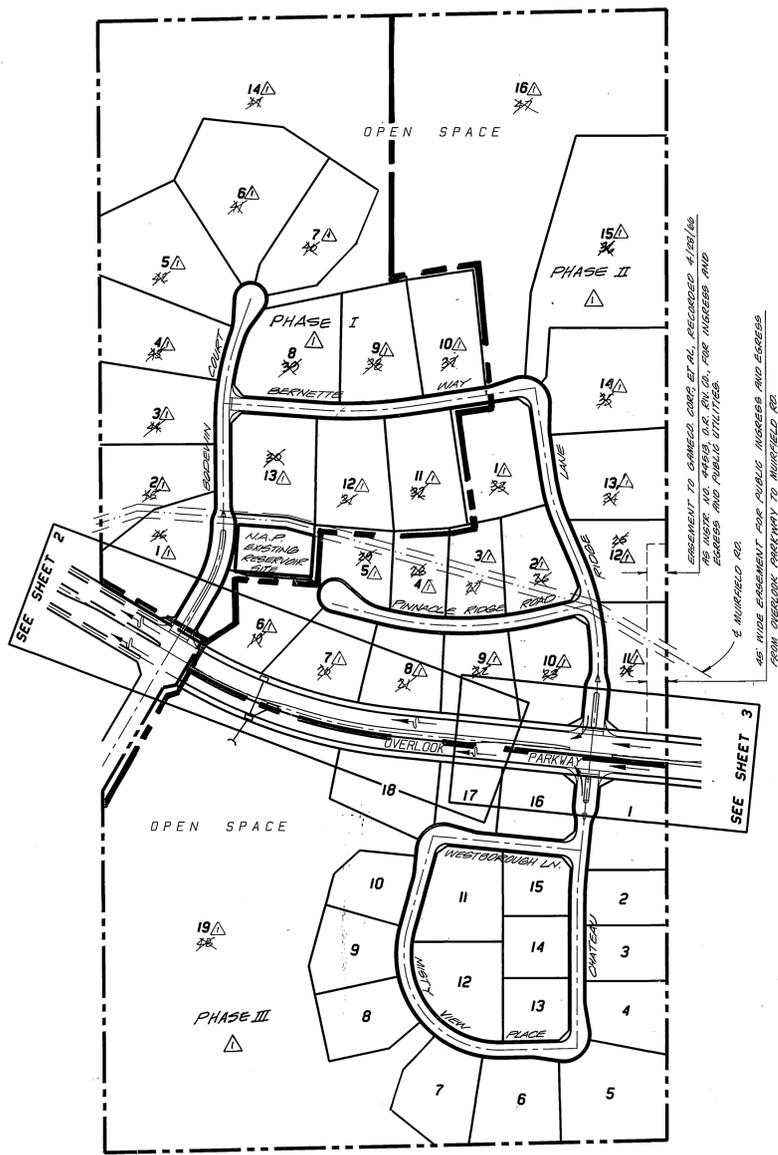
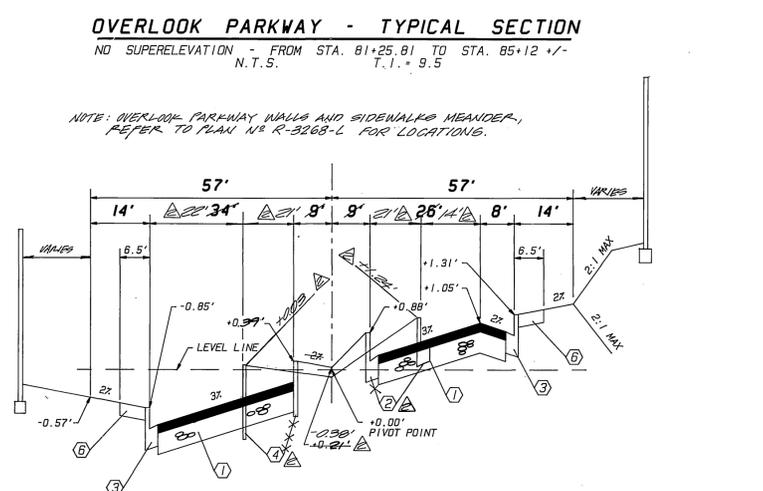
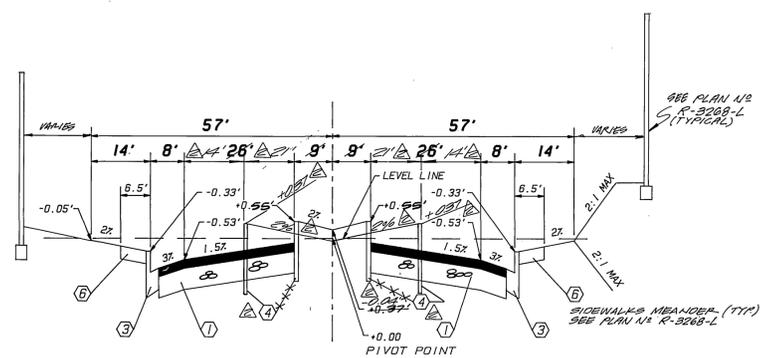
STREET TREE PLANTING NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
- WHEN CALLING FOR INSPECTIONS, CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6128 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS. ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR.
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE.
 - AT END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6128 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- ALL STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
- THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE LOCATION AND/OR REMOVAL WORK FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA. BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
- ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.
- STREET TREE PLANTING SHALL BE, AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQUIRED
OVERLOOK PARKWAY	SEE REVERSE FRONTAGE AND MEDIUM LANDSCAPE PLAN R-3268-1 PREPARED BY LAND DESIGN STUDIO - ROGER BECK 33666 FELITO DR. DANA POINT, CA. 92629			

* NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

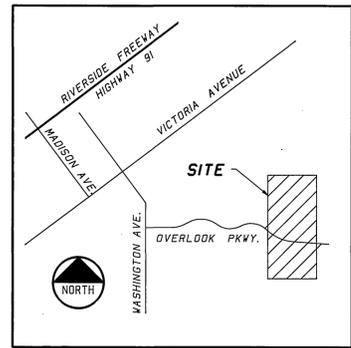
- THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER AND PRIOR TO CERTIFYING THE CONSTRUCTION OF THE FILL, SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
 - 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 NO. 1-800-422-4133, 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.
 - BEFORE THE RIP RAP IS ACCEPTED, AS PLACED, AT THE OUTLET OF ANY DRAINAGE STRUCTURE, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
 - IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
 - ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
 - ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BARELY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTOR.
 - THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
 - DEVELOPER 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. (714) 351-6150.



SIGN SCHEDULE	
(A) OVERLOOK PARKWAY	700
BODDWIN COURT	7500
OVERLOOK PARKWAY	600
CHATEAU RIDGE LANE	7500
OVERLOOK PARKWAY	600
CHATEAU RIDGE LANE	7400
(D) W314 (600) NOT A THROUGH STREET	
(E) W314 (600) NOT A THROUGH STREET	
(F) R1 (36" x 36") STOP	
(G) R1 KEEP RIGHT	

CONSTRUCTION NOTES/QUANTITY ESTIMATE

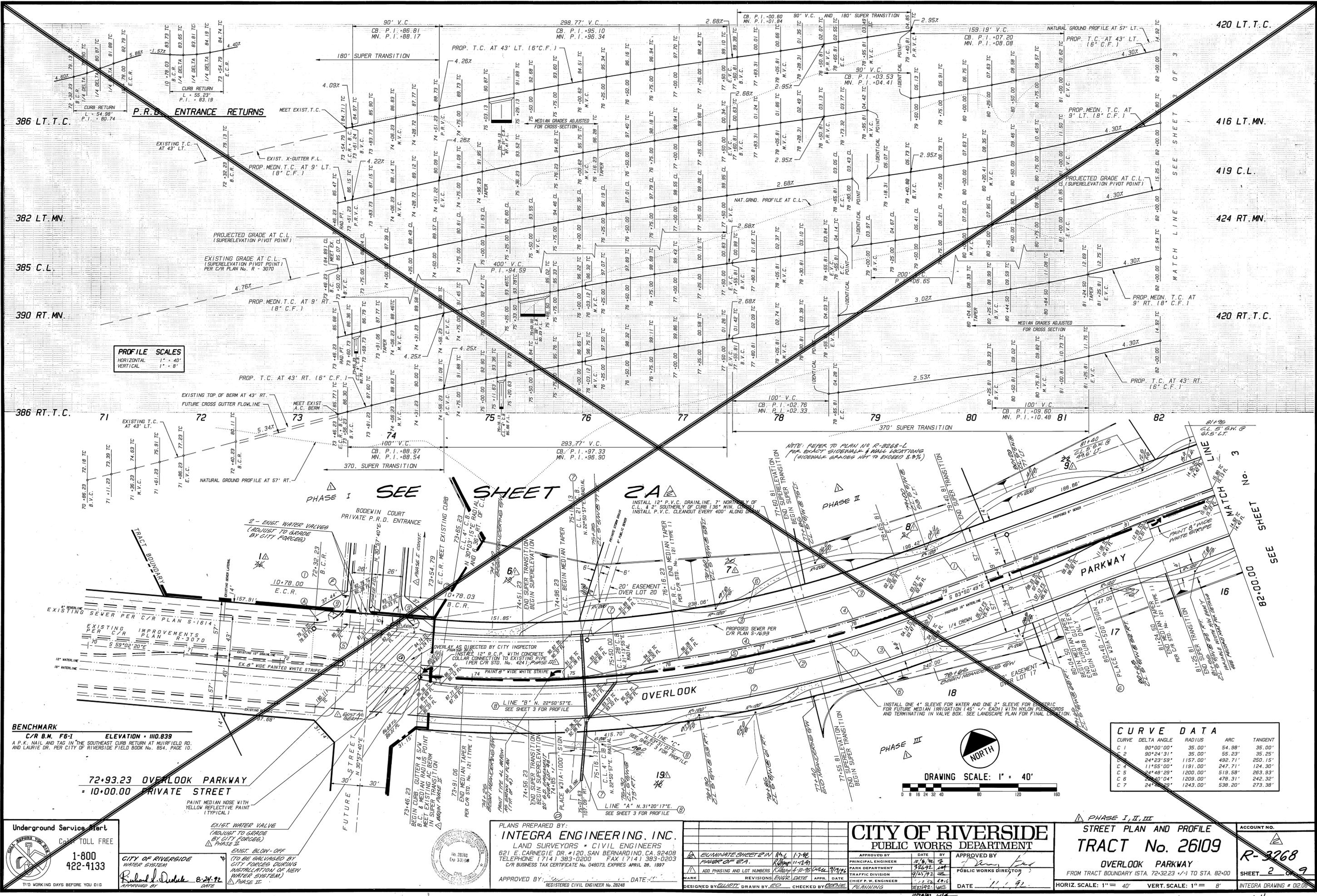
CONSTRUCT A.C. PAVING OVER A.B. OR A.C. OVER COMPACTED NATIVE SOIL (PER S.R. NO. 200)	80,905 S.F.
CONSTRUCT 8" CURB AND GUTTER (TYPE I) (PER C/R STD. NO. 200)	610 L.F.
CONSTRUCT 6" CURB AND GUTTER (TYPE I) (PER C/R STD. NO. 200)	2,364 L.F.
CONSTRUCT 8" CURB ONLY (TYPE II) (PER C/R STD. NO. 200)	1,229 L.F.
CONSTRUCT CROSS GUTTER (16" WIDE) (PER C/R STD. NO. 220)	2,688 S.F.
CONSTRUCT CURB SIDEWALK (16.5" WIDE) (PER C/R STD. NO. 325)	42,137 S.F.
CONSTRUCT CATCH BASIN (WIDTHS AS NOTED ON PLANS) (PER C/R STD. NO. 405)	4 EA.
INSTALL 24" DIAMETER R.C.P. (1500 D) (PER PROFILES ON SHEET 3)	203 L.F.
INSTALL 12" DIAMETER R.C.P. (1500 D) (FOR TRAFFIC AREAS BETWEEN MEDIANS)	130 L.F.
INSTALL 12" DIAMETER P.V.C. MEDIAN DRAIN (FOR USE BEHIND MEDIAN CURB ONLY)	710 L.F.
INSTALL 12" P.V.C. DRAINLINE CLEANOUT (PLACE AT 400' INTERVALS ALONG MAINLINE)	2 EA.
CONSTRUCT CONCRETE COLLAR (PER C/R STD. NO. 424)	1 EA.
CONSTRUCT WHEELCHAIR RAMP (PER C/R STD. NO. 304 AS MODIFIED PER DETAIL ON SHEET 3)	6 EA.
RELOCATE EXISTING BARRICADE (PER C/R STD. NO. 30)	104 L.F.
CONSTRUCT TEMPORARY DRIVEWAY APPROACH (PER C/R STD. NO. 321)	1 EA.
INSTALL 4" DIAMETER & 2" DIAMETER SLEEVES (FOR FUTURE MEDIAN IRRIGATION WATER/ELECTRIC SERVICE)	45 L.F.



BENCHMARK
C/R B.M. F6-1 ELEVATION - 110.839
A P.K. NAIL AND TAG IN THE SOUTHEAST CURB RETURN AT MUIRFIELD RD. AND LAURIE DR. PER CITY OF RIVERSIDE FIELD BOOK No. 854, PAGE 10.

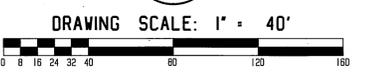
Underground Service Alert Call: TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG	CITY OF RIVERSIDE WATER SYSTEM Approved by: <i>Richard Doble</i> DATE: 8/24/92 PAC-TEL TELEPHONE REVIEWED FOR CONFLICTS Approved by: <i>Cheryl Pool</i> DATE: 11/27/91	CITY OF RIVERSIDE ELECTRIC DEPARTMENT Approved by: <i>Wm Whitten</i> DATE: 12/17/91 SD. CA. GAS COMPANY REVIEWED FOR CONFLICTS Approved by: <i>H.D. Sochy</i> DATE: 11-27-91	CITY OF RIVERSIDE PLANNING DEPARTMENT Approved by: <i>Robert's Shellenbarger</i> DATE: 12/19/91	INTEGRA ENGINEERING, INC. LAND SURVEYORS * CIVIL ENGINEERS 621 E. CARNEGIE DR #120 SAN BERNARDINO, CA 92408 TELEPHONE (714) 383-0200 FAX (714) 383-0203 C/R BUSINESS TAX CERTIFICATE No. 046073, EXPIRES APRIL 28, 1997 APPROVED BY: <i>James E. Sharp</i> DATE: 7/3/91 REGISTERED CIVIL ENGINEER No. 26248	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 11/1/92 PRINCIPAL ENGINEER: <i>[Signature]</i> DATE: 10/18/92 TRAFFIC DIVISION: <i>[Signature]</i> DATE: 10/16/92 CHIEF P.W. ENGINEER: <i>[Signature]</i> DATE: 10/23/92	STREET IMPROVEMENT PLANS TRACT No. 26109 OVERLOOK PARKWAY INDEX SHEET AND TYPICAL SECTIONS HORIZ. SCALE: 1" = N/A VERT. SCALE: 1" = N/A ACCOUNT NO. R-3268 SHEET 1 OF 9 INTEGRATED DRAWING # 02.06
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INDEXED 1-8-97 4:11



PROFILE SCALES
 HORIZONTAL 1" = 40'
 VERTICAL 1" = 8'

CURVE DATA			
CURVE	DELTA ANGLE	RADIUS	TANGENT
C 1	90°00'00"	35.00'	35.00'
C 2	90°24'31"	35.00'	55.23'
C 3	24°23'59"	1157.00'	492.71'
C 4	11°55'00"	1191.00'	247.71'
C 5	24°48'29"	1200.00'	519.58'
C 6	40°04'04"	1209.00'	478.31'
C 7	24°23'23"	1243.00'	539.20'



BENCHMARK
 C/R B.M. F6-1 ELEVATION = 110.839
 A P.K. NAIL AND TAG IN THE SOUTHEAST CURB RETURN AT MURFIELD RD. AND LAURIE DR. PER CITY OF RIVERSIDE FIELD BOOK No. 854, PAGE 10.

72+93.23 OVERLOOK PARKWAY
 = 10+00.00 PRIVATE STREET

PLANS PREPARED BY:
INTEGRA ENGINEERING, INC.
 LAND SURVEYORS * CIVIL ENGINEERS
 621 E. CARNEGIE DR. #120, SAN BERNARDINO, CA. 92408
 TELEPHONE (714) 383-0200 FAX (714) 383-0203
 C/R BUSINESS TAX CERTIFICATE No. 048073, EXPIRES APRIL 28, 1997

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
 DATE: 11/92

STREET PLAN AND PROFILE
TRACT No. 26109
 OVERLOOK PARKWAY
 FROM TRACT BOUNDARY STA. 72+32.23 (+/-) TO STA. 82+00

ACCOUNT NO. **R-3268**
 SHEET **2** OF **9**

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

Underground Service Start
 CALL TOLL FREE
1-800-422-4133

CITY OF RIVERSIDE
 WATER SYSTEM
 Richard J. Duda 8-24-92
 DATE

EXIST. WATER VALVE
 (ADJUST TO GRADE BY CITY FORCES)
 PHASE I

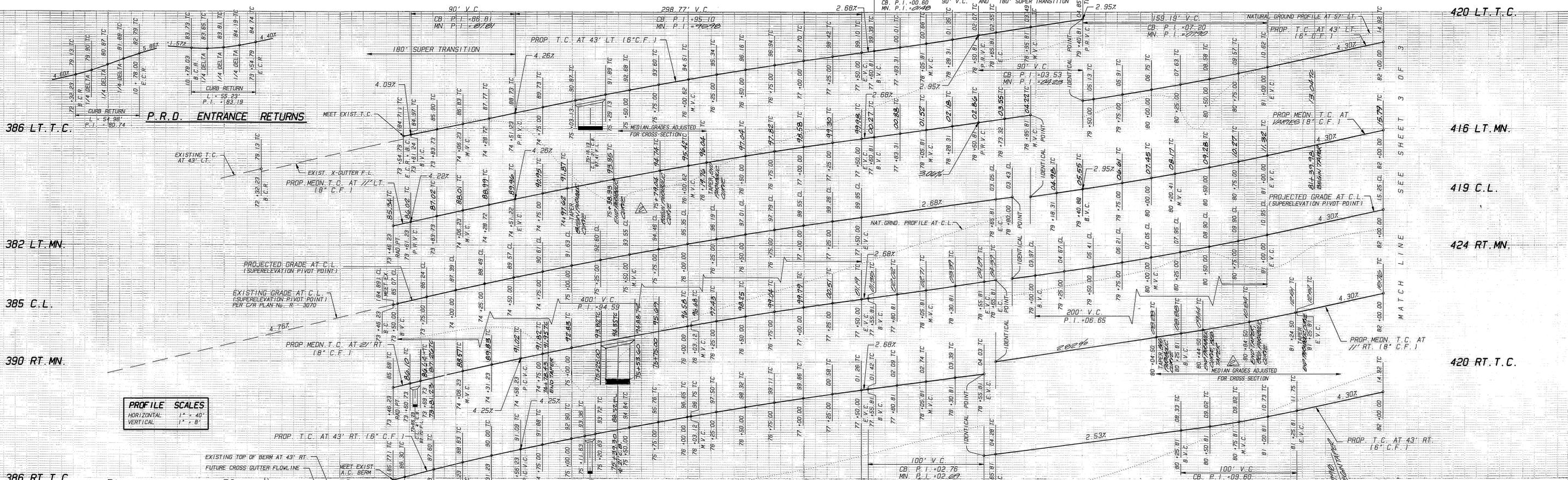
EXIST. BLOW-OFF
 (TO BE CALLED BY CITY DURING INSTALLATION OF NEW WATER SYSTEM)
 PHASE II



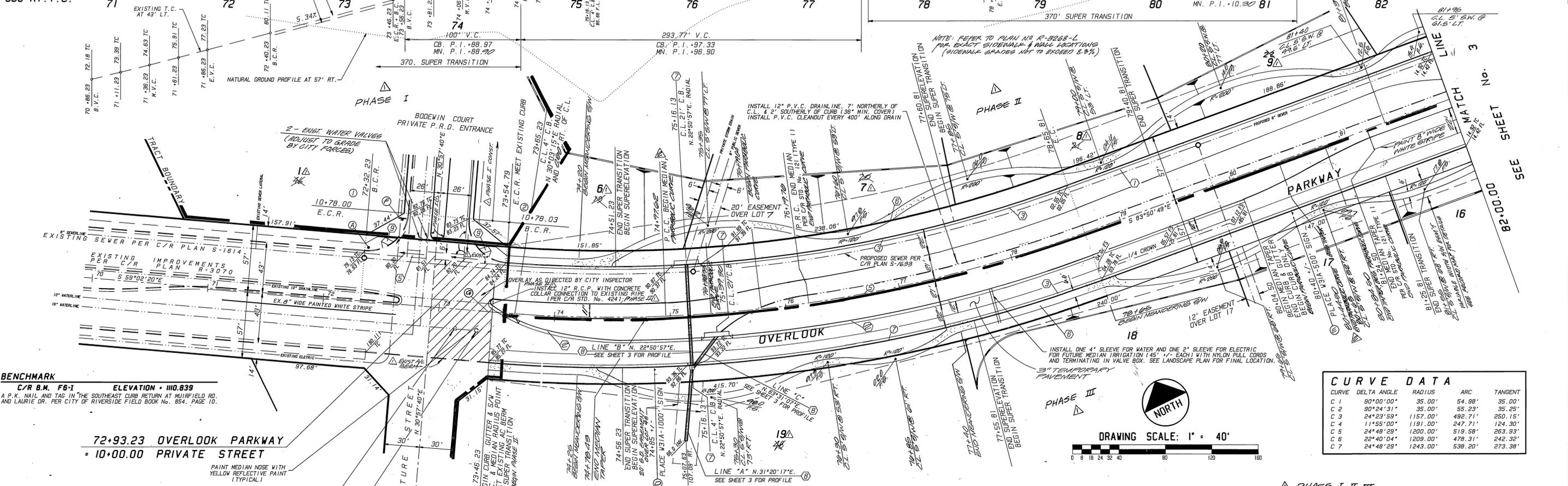
APPROVED BY: [Signature]
 DATE: 11-92

DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]

NOEXED 1-8-97 FH



PROFILE SCALES
 HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 8'



BENCHMARK
 C/R B.M. F6-1 ELEVATION = 110.839
 A P.K. NAIL AND TAG IN THE SOUTHEAST CURB RETURN AT MURFIELD RD. AND LAURIE DR. PER CITY OF RIVERSIDE FIELD BOOK No. 854, PAGE 10.

72+93.23 OVERLOOK PARKWAY
 = 10+00.00 PRIVATE STREET

CURVE DATA				
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
C 1	90°00'00"	35.00'	54.98'	35.00'
C 2	90°24'31"	35.00'	55.23'	35.25'
C 3	24°23'59"	1157.00'	492.71'	250.15'
C 4	11°55'00"	1151.00'	247.71'	124.30'
C 5	24°48'29"	1200.00'	519.58'	263.93'
C 6	22°40'04"	1209.00'	478.31'	242.32'
C 7	24°48'29"	1243.00'	539.20'	273.38'

DRAWING SCALE: 1" = 40'

Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133

CITY OF RIVERSIDE WATER SYSTEM
 Richard L. Durdick 8-24-92
 APPROVED BY DATE



PLANS PREPARED BY:
INTEGRA ENGINEERING, INC.
 LAND SURVEYORS • CIVIL ENGINEERS
 621 E. CARMELITE DR. #120, SAN BERNARDINO, CA 92408
 TELEPHONE (714) 383-0200 FAX (714) 383-0203
 C/R BUSINESS TAX CERTIFICATE No. 048073, EXPIRES APRIL 26, 1997

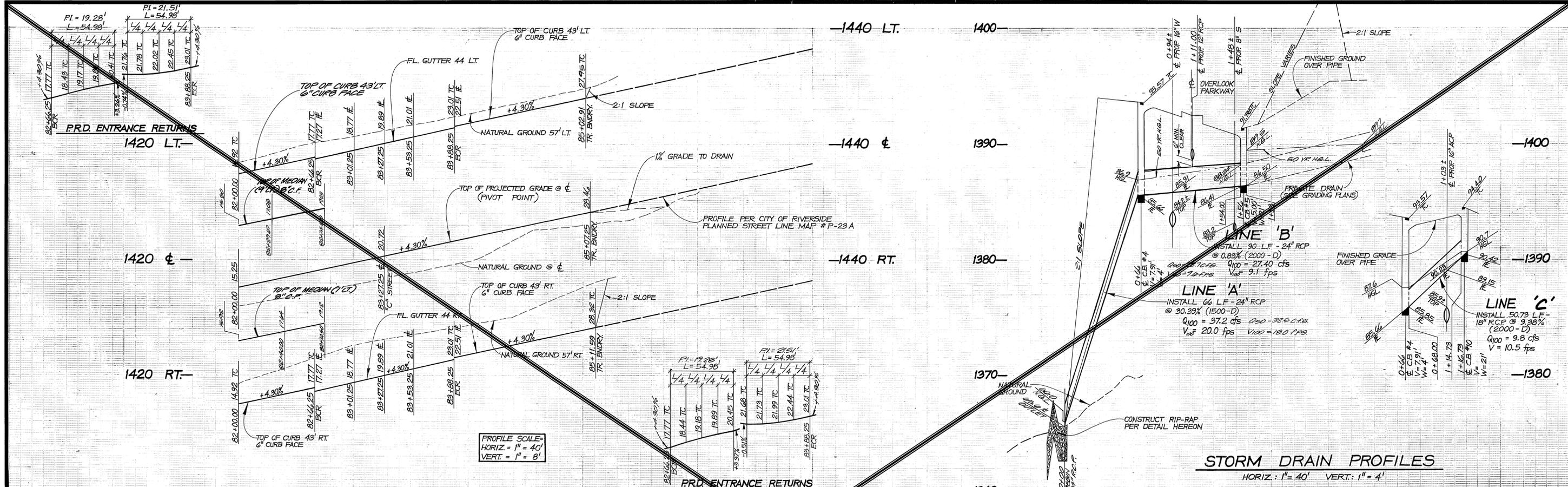
APPROVED BY: [Signature]
 REGISTERED CIVIL ENGINEER No. 28248

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

STREET PLAN AND PROFILE
TRACT No. 26109
 OVERLOOK PARKWAY
 FROM TRACT BOUNDARY 1STA. 72+32.23 +/- TO STA. 82+00

ACCOUNT NO.
R-3268
 SHEET 2A OF 9
 INTEGRAL DRAWING # 02.06

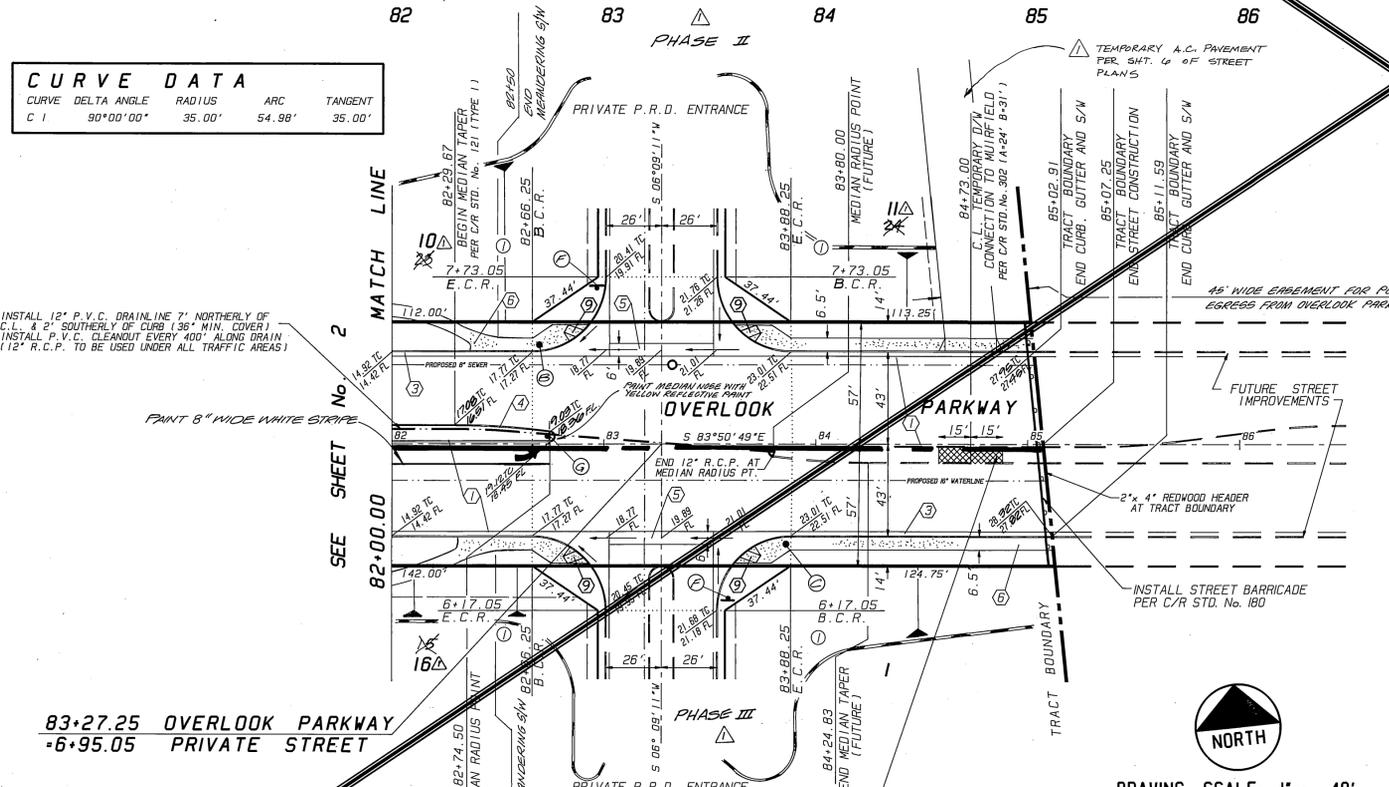
INDEXED 1-8-97 4-11



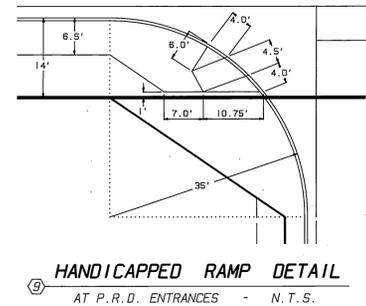
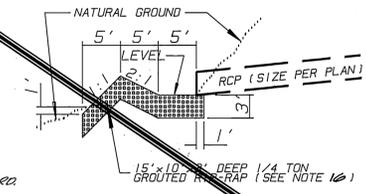
STORM DRAIN PROFILES
 HORIZ. : 1" = 40' VERT. : 1" = 4'

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
C 1	90°00'00"	35.00'	54.98'	35.00'



SEE SHEET 3A



BENCHMARK
 C/R B.M. F6-1 ELEVATION = 110.839
 A P.K. NAIL AND TAG IN THE SOUTHEAST CORNER RETURN AT MUIRFIELD RD. AND LAURIE DR. PER CITY OF RIVERSIDE FIELD BOOK No. 854, PAGE 10.

Underground Service Alert
 CALL TOLL FREE 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM
 Richard J. Dinkel 8-24-92
 APPROVED BY DATE



PLANS PREPARED BY:
INTEGRA ENGINEERING, INC.
 LAND SURVEYORS * CIVIL ENGINEERS
 621 E. CARNEGIE DR. #120, SAN BERNARDINO, CA 92408
 TELEPHONE (714) 383-0200 FAX (714) 383-0203
 C/R BUSINESS TAX CERTIFICATE No. 048073, EXPIRES APRIL 28, 1997
 APPROVED BY: *Daniel J. Shroy* DATE: 7/3/91
 REGISTERED CIVIL ENGINEER No. 26248

ELIMINATE SHEET 3A IN R/C 1-7-92 FAVOR OF 3A. (R/way 11-12-92)	APPROVED BY	DATE	BY
ADD PHASING AND LOT NUMBERS (R/way 1-10-92)	PRINCIPAL ENGINEER	4-8-93	W
REVISIONS	TRAFFIC DIVISION	4-25-92	W
DESIGNED BY: ELLIOTT	CHIEF P.W. ENGINEER	4-25-92	W
DRAWN BY: WAYNE	PLANNING	4-25-92	W
CHECKED BY: BERNIE	DATE		

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

PHASE II & III
STREET PLAN AND PROFILE
TRACT No. 26109
 OVERLOOK PARKWAY
 FROM STA. 82+00 TO TRACT BOUNDARY (STA. 85+07.25 +/-)
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'
 ACCOUNT NO. R-2268
 SHEET 3 OF 9
 INTEGRATED DRAWING # 012.00



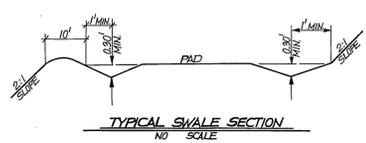
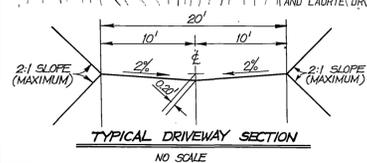
SEE SHEET NO. 0

APPROXIMATE LIMITS OF 100-YEAR FLOODING ALONG 'BLUELINE' STREAM



DRAWING SCALE: 1" = 40'

BENCHMARK
C/R B.M. F6-1 ELEVATION = 110.839
A P.K. NAIL AND TAP IN THE SOUTHEAST CORNER RETURN AT HUNTERFIELD RD. AND LAURIE DR. PER CITY OF RIVERSIDE FIELD BOOK No. 18541 PAGE 110.



PLANS PREPARED BY:
INTEGRA ENGINEERING, INC.
LAND SURVEYORS • CIVIL ENGINEERS
621 E. CARNEGIE DR. #120, SAN BERNARDINO, CA 92408
TELEPHONE (714) 383-0200 FAX (714) 383-0203
C/R BUSINESS TAX CERTIFICATE No. 048073, EXPIRES APRIL 28, 1997.
APPROVED BY: *David E. Sherry* DATE: 7/11/91
REGISTERED CIVIL ENGINEER No. 26248

FIRE DEPARTMENT
DRIVEWAYS & APPROACHES ONLY
APPROVED: *[Signature]* DATE: 5-11-91

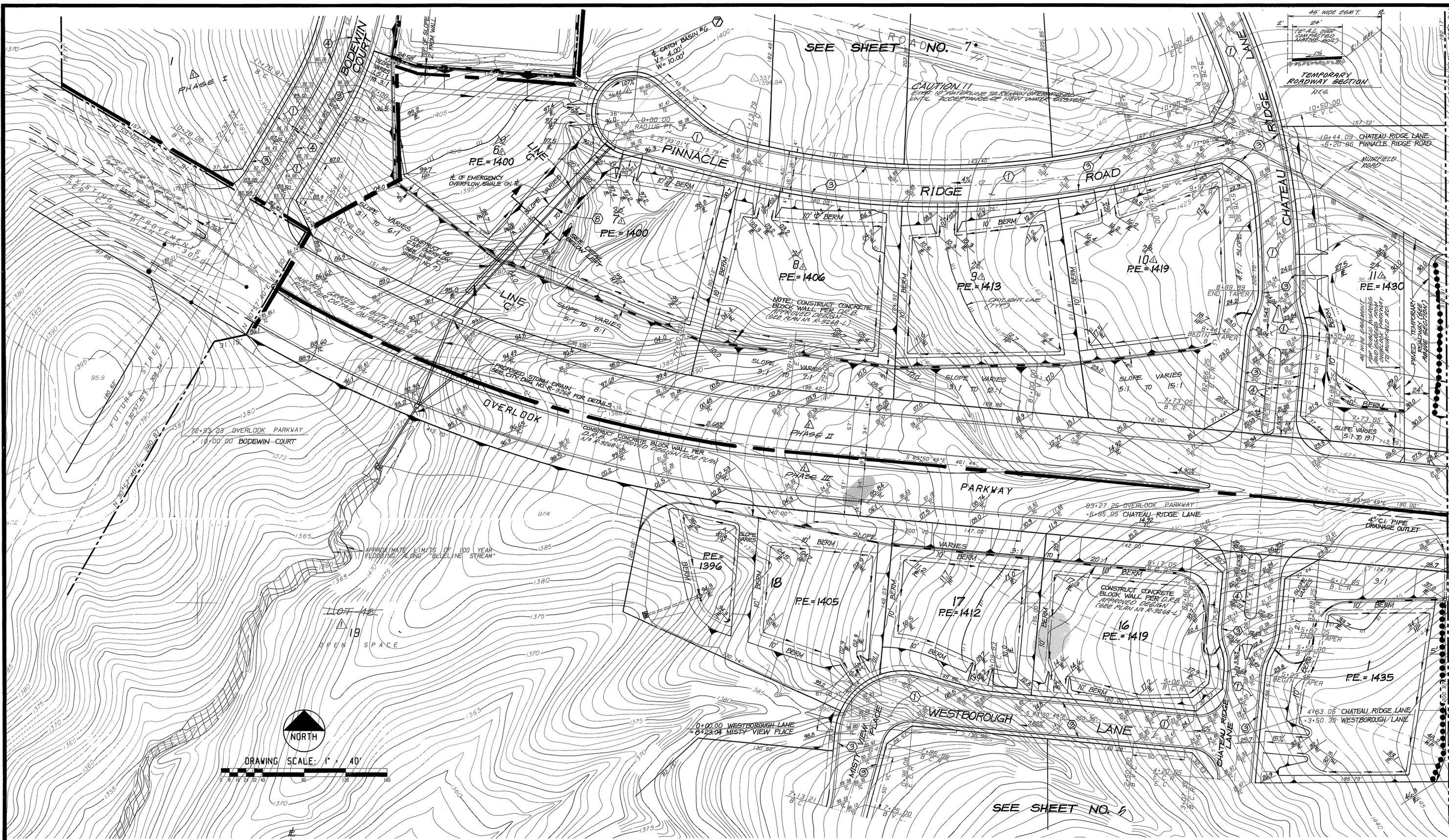
MARK	REVISIONS	ENG'R	DATE	APPR.	DATE
Δ	REV 180' C&S E13	RES	11-29-90	DS	11/29/90
Δ	ADD PHASING AND LOT NUMBERS	RES	4-10-91	DS	4/10/91

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 10/6/91
PRINCIPAL ENGINEER
TRAFFIC DIVISION
DESIGNED BY: *ES* DRAWN BY: *TS & VMW* CHECKED BY: *ES*

PRIVATE STREETS - REFERENCE ONLY
TRACT No. 26109
MISTY VIEW PLACE / CHATEAU RIDGE LANE
1/3 WESTBOROUGH LANE
ACCOUNT NO. **R-3268**
SHEET **5** OF **9**
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = N/A
INTEGRA DWG. 012.06

NOTE: SEE SHEET 9 FOR STORM DRAIN PROFILES.
IN PHASE III

INDEXED 1-8-97 4/1

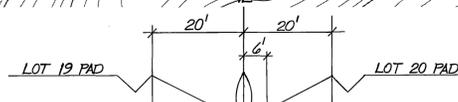
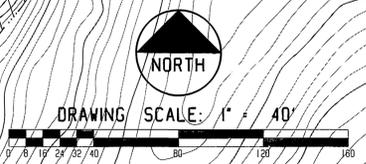


SEE SHEET NO. 7

CAUTION !!
 EXISTING WATERLINE TO REMAIN OPERATIONAL
 UNTIL ACCEPTANCE OF NEW WATER SYSTEM

TEMPORARY
 ROADWAY SECTION

SEE SHEET NO. 6



BENCHMARK
 C/R B.M. F6-I ELEVATION • 110.839
 A P.K. NAIL AND TAG IN THE SOUTHEAST CURB RETURN AT MURFIELD RD.
 AND LAURIE DR. PER CITY OF RIVERSIDE FIELD BOOK No. 854, PAGE 10.

EMERGENCY OVERFLOW SWALE DETAIL
 N.T.S.



CITY OF RIVERSIDE WATER SYSTEM
Russell E. Shays 8-24-92
 APPROVED BY DATE

PLANS PREPARED BY:
INTEGRA ENGINEERING, INC.
 LAND SURVEYORS • CIVIL ENGINEERS
 621 E. CARNEGIE DR. #120, SAN BERNARDINO, CA. 92408
 TELEPHONE (714) 383-0200 FAX (714) 383-0203
 C/R BUSINESS TAX CERTIFICATE No. 048073, EXPIRES APRIL 28, 1997
 APPROVED BY: *Russell E. Shays* DATE: 7/11/91
 REGISTERED CIVIL ENGINEER No. 26548

FIRE DEPARTMENT
 DRIVEWAYS & APPROACHES ONLY
 APPROVED DATE: 5-11-91

NO.	ADD PHASING AND LOT NUMBERS	DATE	BY	APPROVED
1		10/1/91	W.M. WILSON	
2		9/15/91		
3		10/24/91		

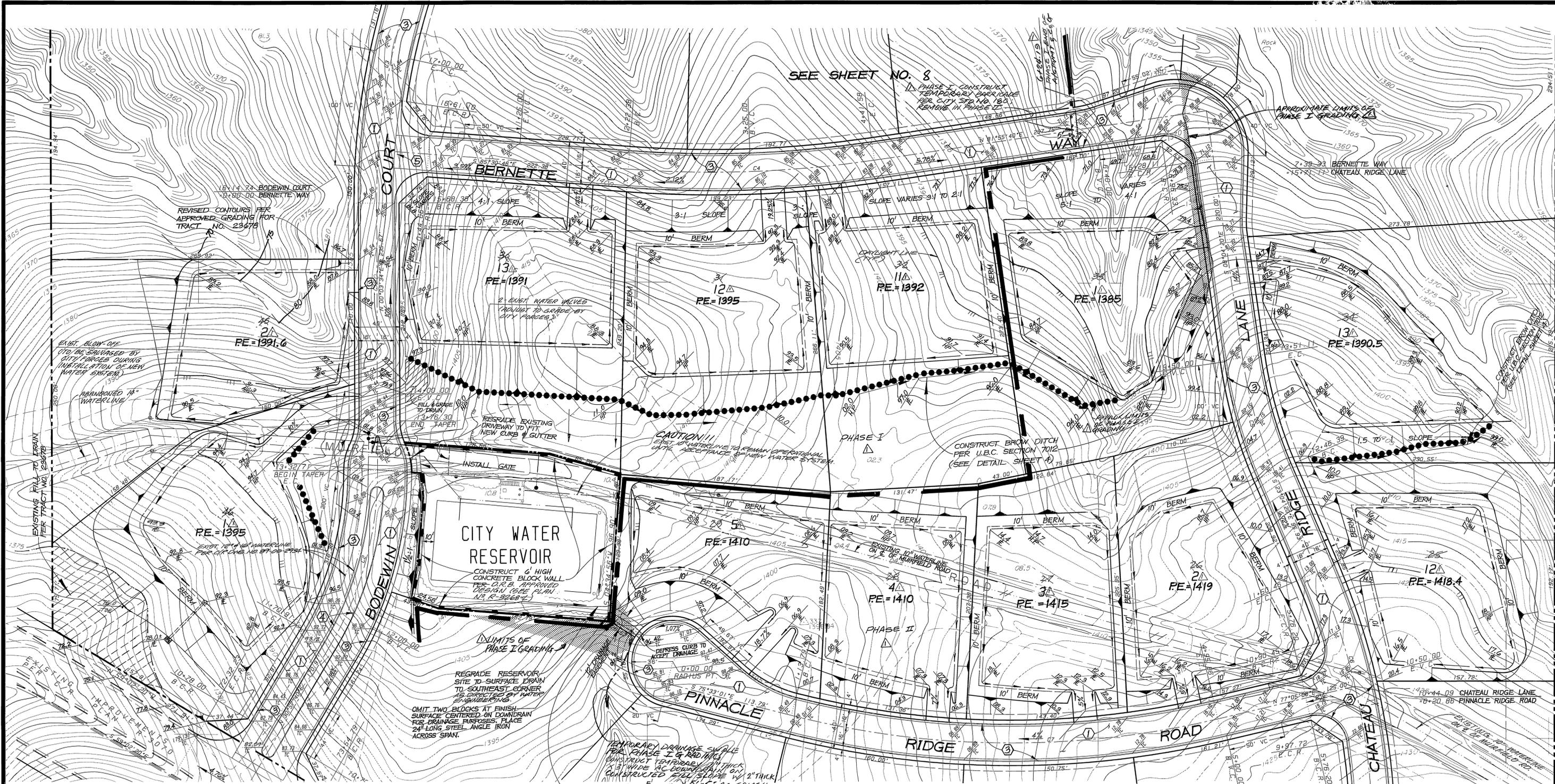
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY DATE BY
 PRINCIPAL ENGINEER 10/1/91
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGINEER
 DATE: 11/1/92

NOTE: SEE SHEET 9 FOR STORM DRAIN PROFILES.

△ PHASE I, II & III
 PRIVATE STREETS - REFERENCE ONLY
TRACT No. 26109
 WESTBOROUGH LANE / PINNACLE RIDGE ROAD
 CHATEAU RIDGE LANE

ACCOUNT NO.
R-3268
 SHEET **6** OF **9**
 INTEGRATED DVG. 012.06

INDEXED 1-8-97 4-1



SEE SHEET NO. 8

APPROXIMATE LIMITS OF PHASE I GRADING

REVISED CONTOURS PER APPROVED GRADING FOR TRACT NO. 23678

PE=1391.6

PE=1391

PE=1395

PE=1392

PE=1395

PE=1390.5

PE=1395

CITY WATER RESERVOIR
CONSTRUCT 6" HIGH CONCRETE BLOCK WALL PER C.R.B. APPROVED PERmits CASE #144 N.Y.R. 3068-1

PE=1410

PE=1410

PE=1415

PE=1419

PE=1418.4

LIMITS OF PHASE I GRADING

REGRADE RESERVOIR SITE TO SURFACE DRAIN TO SOUTHEAST CORNER AS DIRECTED BY WATER DEPARTMENT

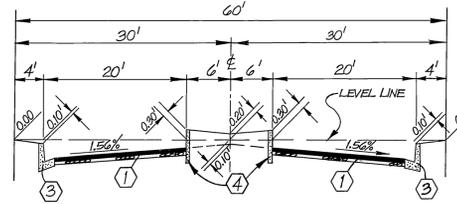
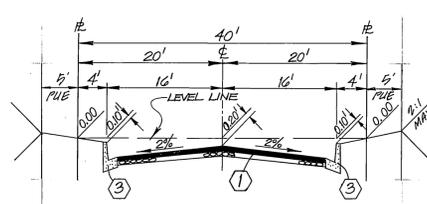
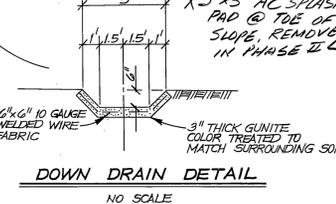
OMIT TWO BLOCKS AT FINISH SURFACE CENTERED ON DOWNDRAIN FOR DRAINAGE PURPOSES. PLACE 24" LONG STEEL ANGLE IRON ACROSS SPAN.

TEMPORARY DRAINAGE SWALE FOR PHASE I & RAD. M.C. CONSTRUCT 12" DEEP SWALE WITH 3" WIDE AC-COARSE SAND ON CONSTRUCTED FILL SLOPE. 1" THICK X 5' X 5' AC SPLASH PAD @ T.O.E. OF SLOPE. REMOVE IN PHASE II

SEE SHEET NO. 6



DRAWING SCALE: 1" = 40'



NOTE: SEE SHEET 9 FOR STORM DRAIN PROFILES. PHASE I & II

BENCHMARK
C/R B.M. F6-I ELEVATION • 110.839
A P.M. WALL AND TAG IN THE SOUTHEAST CURB RETURN AT MURFIELD RD. AND LAURIE DR. PER CITY OF RIVERSIDE FIELD BOOK NO. 854, PAGE 10.

CITY OF RIVERSIDE WATER SYSTEM
Richard D. DeLuzo 8/24/92
APPROVED BY DATE



PLANS PREPARED BY:
INTEGRA ENGINEERING, INC.
LAND SURVEYORS • CIVIL ENGINEERS
621 E. CARNEGIE DR. #120 SAN BERNARDINO, CA 92408
TELEPHONE (714) 383-0200 FAX (714) 383-0203
C/R BUSINESS TAX CERTIFICATE No. 048073, EXPIRES APRIL 28, 1997

APPROVED BY: Susan E. Sany DATE: 7/11/91
REGISTERED CIVIL ENGINEER No. 28248

FIRE DEPARTMENT
DRIVEWAYS & APPROACHES ONLY

APPROVED DATE

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY DATE BY APPROVED BY DATE BY
PRINCIPAL ENGINEER 10/22/92
TRAFFIC DIVISION 9/25/92
CHIEF P.W. ENGINEER 10/12/92

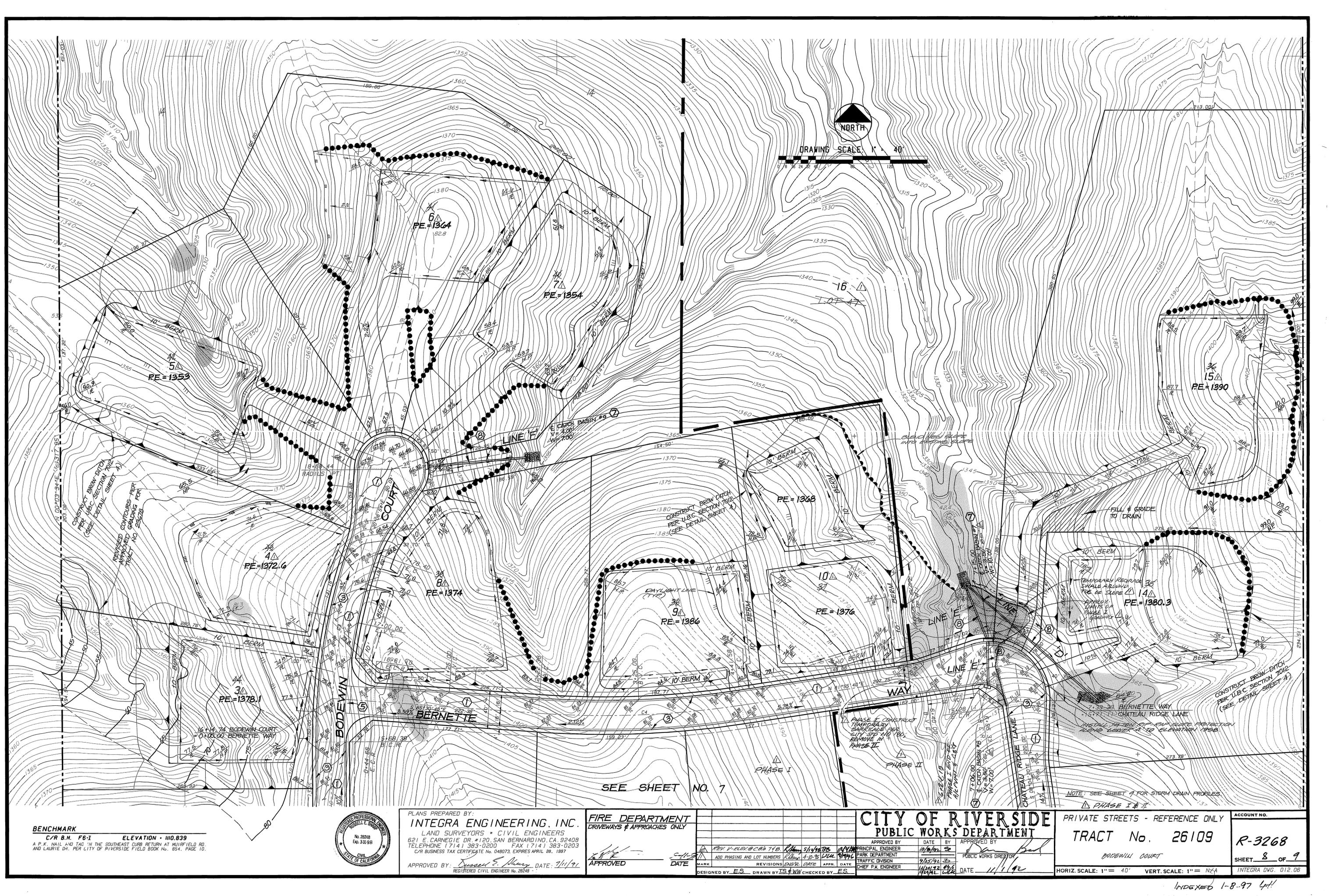
DATE: 11/1/92

PRIVATE STREETS - REFERENCE ONLY
TRACT No. 26109
BODEWIN COURT / BERNETTE WAY / CHATEAU RIDGE LANE / PINNACLE RIDGE ROAD

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = N/A

ACCOUNT NO.
R-3268
SHEET **7** OF **9**
INTEGRA DWG. 012.06

INDEXED 1-8-97 4H



BENCHMARK
 C/R B.M. F6-1 ELEVATION = 110.839
 A P.K. NAIL AND TAG IN THE SOUTHEAST CORNER RETURN AT MUIRFIELD RD.
 AND LAURIE DR. PER CITY OF RIVERSIDE FIELD BOOK No. 854, PAGE 10.



PLANS PREPARED BY:
INTEGRA ENGINEERING, INC.
 LAND SURVEYORS • CIVIL ENGINEERS
 621 E. CARNESITE DR #120, SAN BERNARDINO, CA 92408
 TELEPHONE (714) 383-0200 FAX (714) 383-0203
 C/P BUSINESS TAX CERTIFICATE No. 048073, EXPIRES APRIL 28, 1997

APPROVED BY: *Douglas S. Murray* DATE: 7/1/97
 REGISTERED CIVIL ENGINEER No. 28248

FIRE DEPARTMENT
 DRIVEWAYS & APPROACHES ONLY

APPROVED DATE: *7/1/97*

DESIGNED BY: *ES* DRAWN BY: *LS & WM* CHECKED BY: *ES*

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

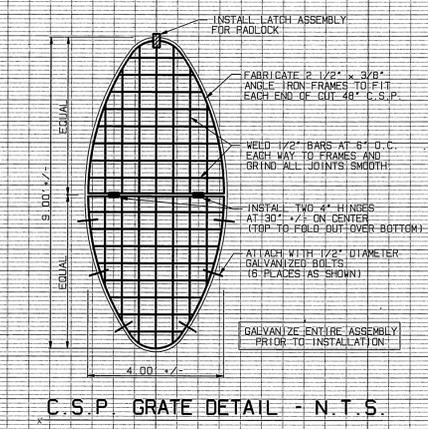
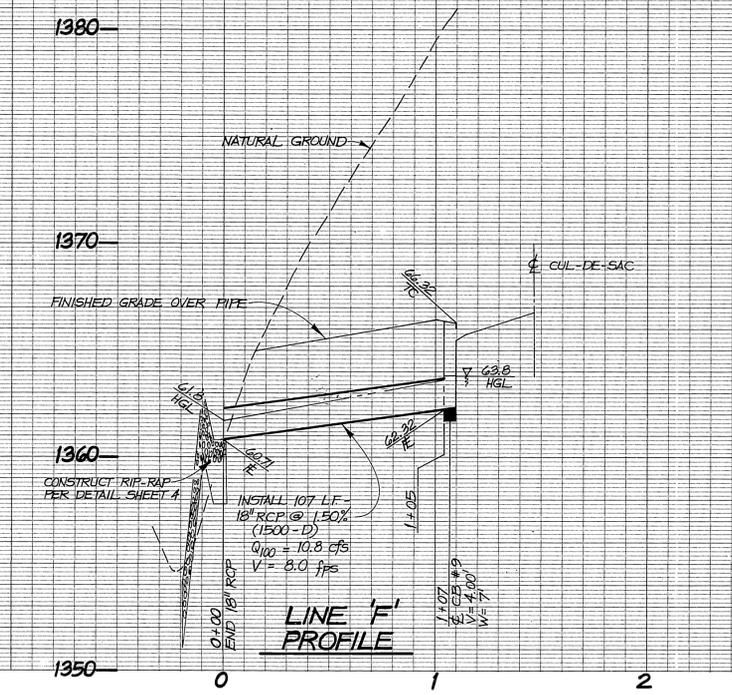
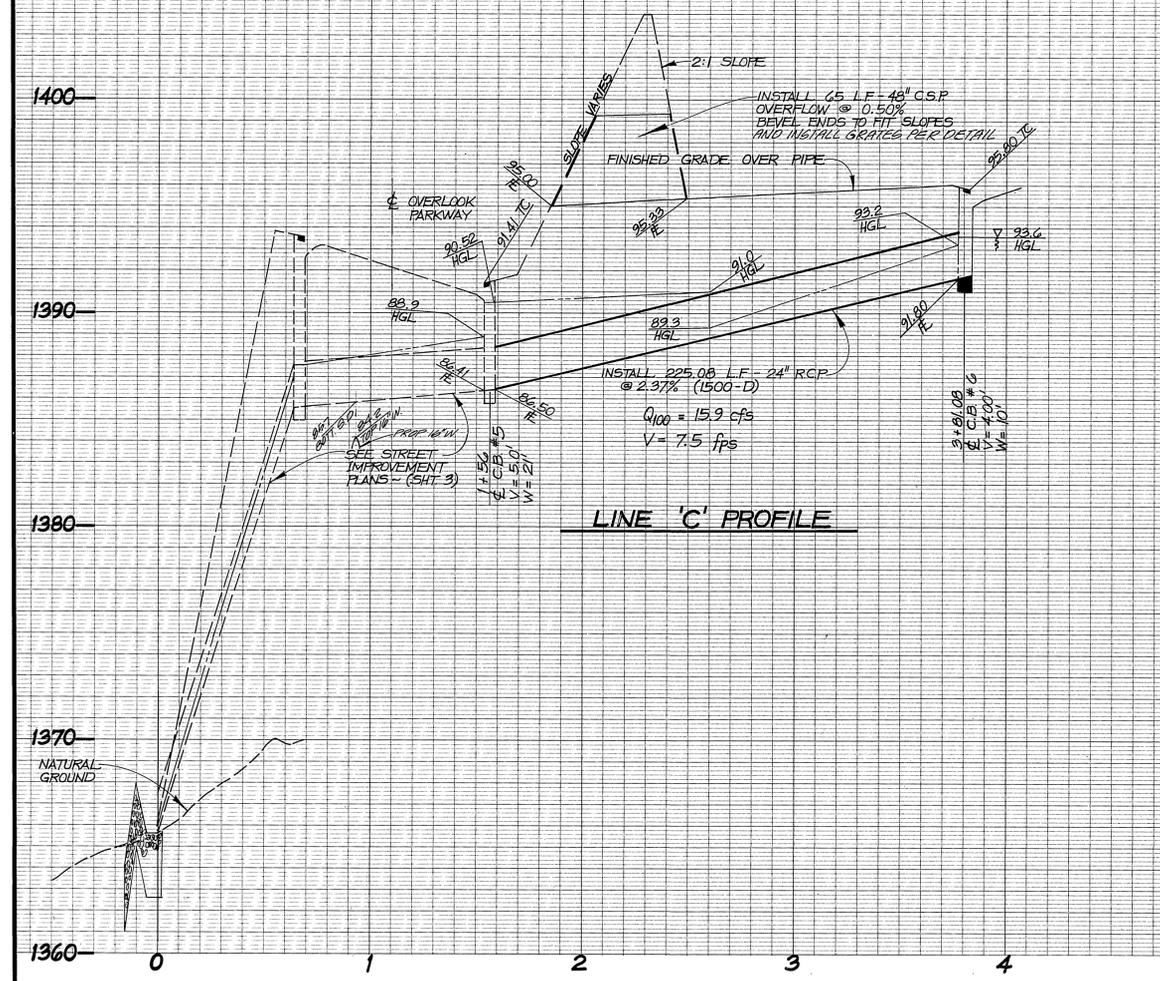
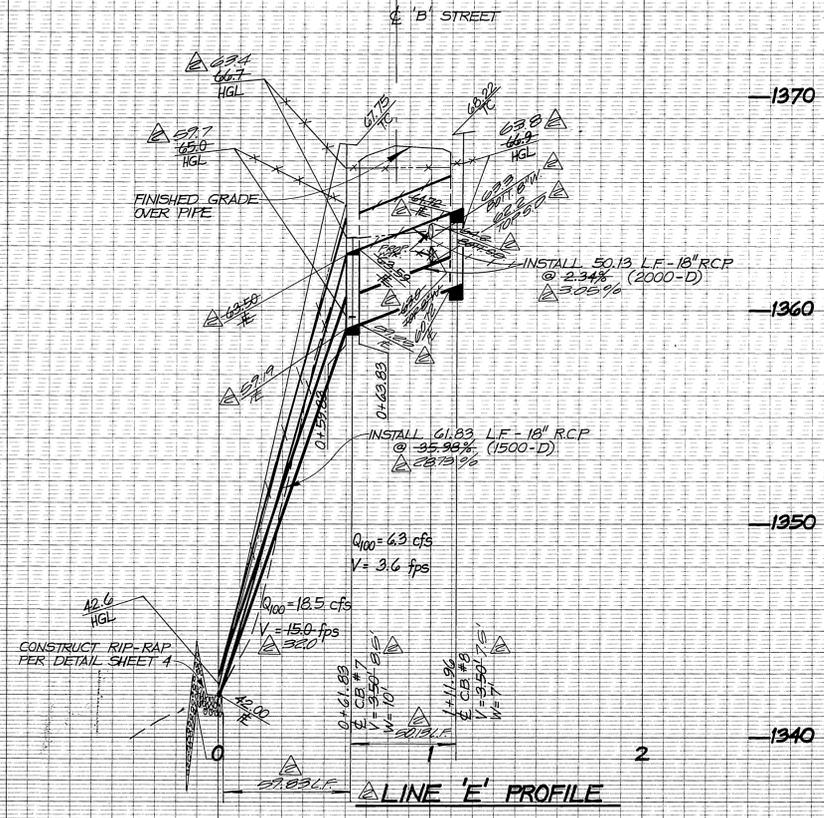
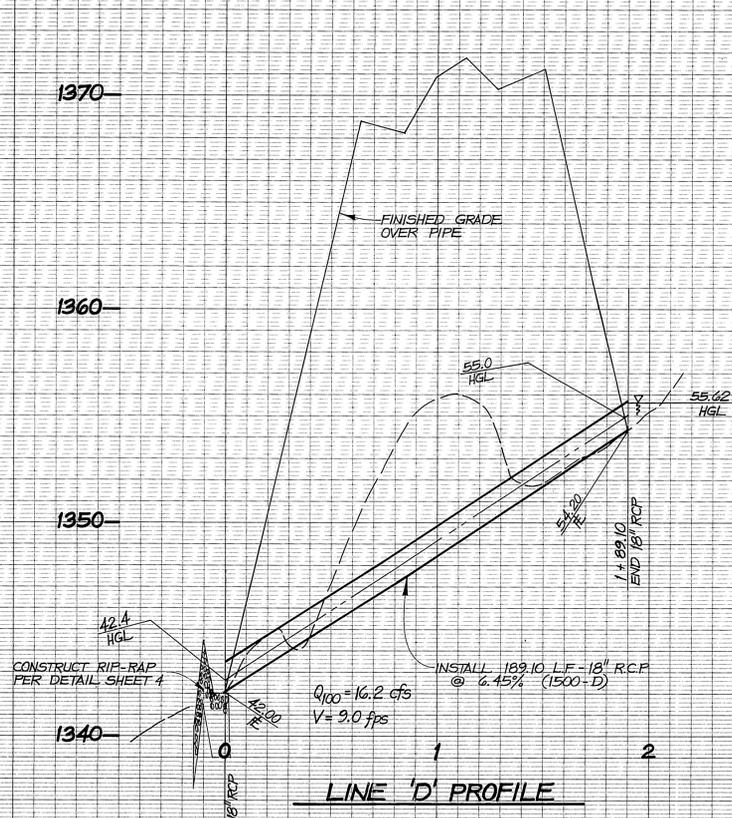
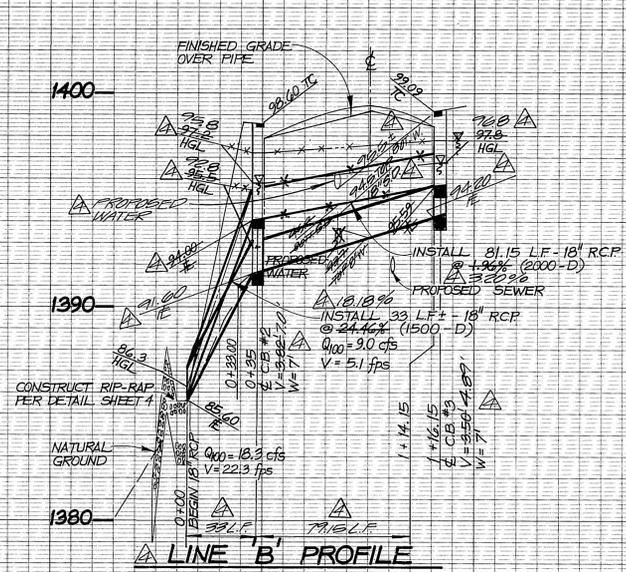
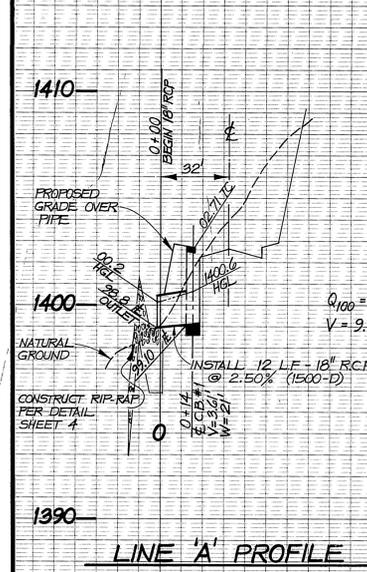
APPROVED BY: *[Signature]* DATE: 10/6/97
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 CHIEF P.M. ENGINEER

PRIVATE STREETS - REFERENCE ONLY
TRACT No. 26109
 BODEWIN COURT

APPROVED BY: *[Signature]* DATE: 11/1/97
 PUBLIC WORKS DIRECTOR

ACCOUNT NO. **R-3268**
 SHEET **8** OF **9**
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 12'-6"

INDEXED 1-8-97 4/1



RSD 10/14/98
 CITY OF RIVERSIDE
 WATER SYSTEM
 Richard L. Duhon 324-92
 APPROVED BY DATE



PLANS PREPARED BY:
INTEGRA ENGINEERING, INC.
 LAND SURVEYORS * CIVIL ENGINEERS
 621 E. CARNEGIE DR. #120, SAN BERNARDINO, CA. 92408
 TELEPHONE (714) 383-0200 FAX (714) 383-0203
 CIR BUSINESS TAX CERTIFICATE NO. C010073, EXPIRES APRIL 28, 1997
 APPROVED BY: *Richard L. Duhon* DATE: 7/11/91
 REGISTERED CIVIL ENGINEER No. 28248

REV	DESCRIPTION	DATE	BY	CHECK	DATE
1	REV LINE 'B' PROFILE	11/2/98	RES	RES	11/11/98
2	REV LINE 'E' PROFILE	11/2/98	RES	RES	11/11/98
3	ADD PHASING AND LOT NUMBERS	4-10-98	RES	RES	4/14/98
4	REVISIONS	ENR	DATE	APPROVED	DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 11/11/98
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGINEER
 DESIGNED BY: E.S. DRAWN BY: RWV CHECKED BY: RES DESIGN ENGR.

PHASE I, II & III
 PRIVATE STREETS - REFERENCE ONLY
TRACT No. 26109
 ON-SITE STORM DRAIN PROFILES
 HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'

DRAWING NO. **R-3268**
 SHEET **9** OF **9**
 INTEGRA DRAWING 01206