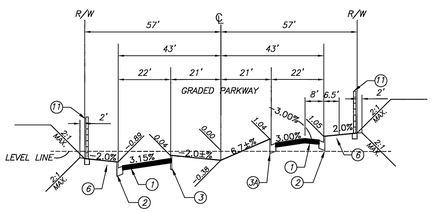
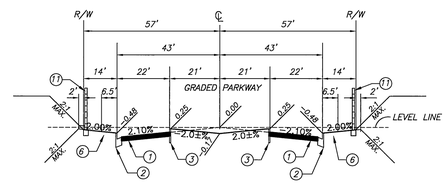
CONSTRUCTION NOTES AND QUANTITY ESTIMATE

THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKE-OFF".

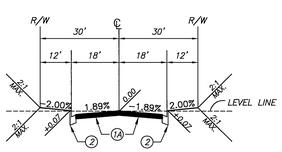
(1)	PLACE _____" A.C. OVER _____" C.A.B. PER S.R. _____ R= _____	72,437 SF
(1A)	PLACE _____" A.C. OVER _____" C.A.B. PER S.R. _____ R= _____	106,029 SF
(2)	CONSTRUCT 6" CURB & GUTTER PER C/RIV. STD. DWG NO. 200 (TYPE I)	9,217 LF
(3)	CONSTRUCT 8" CURB ONLY PER C/RIV. STD. DWG NO. 200 (TYPE II)	1,027 LF
(34)	CONSTRUCT 8" CURB & GUTTER PER C/RIV. STD. DWG NO. 200 (TYPE I)	935 LF
(4)	REMOVE EXISTING STREET BARRICADES (REFER TO GENERAL NOTE 12)	1 EA
(5)	CONSTRUCT DRIVEWAY APPROACH PER C/RIV. STD. DWG. NO. 302 (TYPE CURB-I)	32 EA
(6)	CONSTRUCT SIDEWALK PER C/RIV. STD. DWG. NO. 325 (W=6.5')	16,928 SF
(7)	INSTALL 2"x4" REDWOOD HEADER	128 LF
(8)	CONSTRUCT CROSS GUTTER PER C/RIV. STD. DWG. NO. 220 (W=10')	4 EA, 4,759 SF
(9)	CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG 180	99 LF
(10)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG 304 (TYPE I)	8 EA
(11)	CONSTRUCT 6' BLOCK WALL PER RIVERSIDE CITY STANDARD 704 OR APPROVED DESIGNS	2,244 LF
(14)	CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD NO. 405	5 EA.
(15)	STREET SIGNS PER STREET SIGN SCHEDULE	11 EA.
(16)	CONSTRUCT UNDER SIDEWALK DRAIN PER APWA STD. 151.	14 EA.
(17)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG 304 (TYPE II-A)	1 EA.
(18)	APPLY 8" THERMOPLASTIC WHITE SOLID STRIPE PER CALTRANS STD. A20B, DETAIL 38A (BY CONTRACTOR)	405 LF
(19)	APPLY THERMOPOLASTIC TYPEIII (L) ARROW PER CALTRANS STD. A24B (BY CONTRACTOR)	6 EA
(20)	APPLY 12" THERMOPLASTIC WHITE SOLID STRIPE PER CALTRANS STD. (BY CONTRACTOR)	850 LF
(21)	APPLY THERMOPLASTIC STOP LEGEND PER CALTRANS STD. PLAN A24D (BY CONTRACTOR)	4 EA
(22)	APPLY 12" THERMOPLASTIC WHITE SOLID LIMIT LINE PER CALTRANS STD. A24E (BY CONTRACTOR)	25 LF



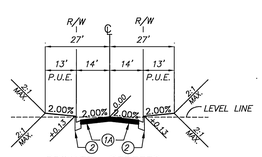
OVERLOOK PARKWAY – STA. 102+12.03 TO 111+30.00
SUPER ELEVATION STREET SECTION – T.I.=9.5
N.T.S.



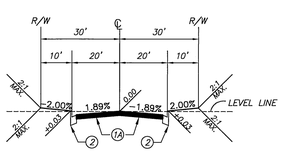
OVERLOOK PARKWAY – STA. 98+37.03 TO 100+57.03
STREET SECTION – T.I.=9.5
N.T.S.



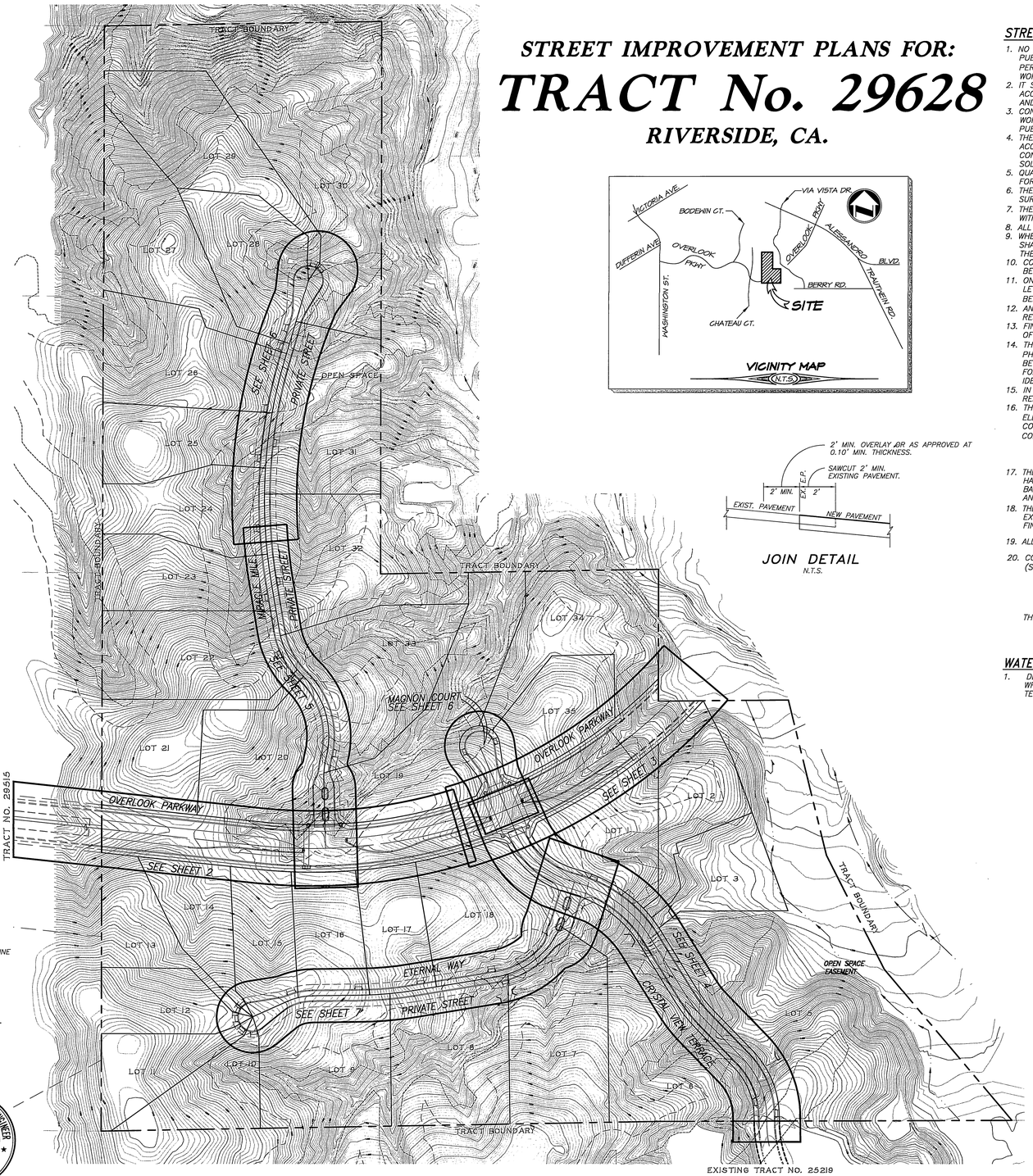
MAGNON COURT
STREET SECTION – T.I.=5.0
N.T.S.



PRIVATE STREETS
MIRACLE MILE – STA. 10+00.00 TO 24+45.56
ETERNAL WAY – STA. 10+00.00 TO 19+07.54
STREET SECTION – T.I.=5.0
N.T.S.



CRYSTAL VIEW TERRACE – STA. 39+79.79 TO 51+90.68
STREET SECTION – T.I.=6.0
N.T.S.



STREET IMPROVEMENT PLANS FOR:

TRACT No. 29628

RIVERSIDE, CA.

VICINITY MAP
(N.T.S.)

JOIN DETAIL
N.T.S.

STREET CONSTRUCTION GENERAL NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-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.
2. 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.
3. 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.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
7. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, 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.
10. 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.
11. 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.
12. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
13. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER. (CONTRACTOR IS TO REPLACE THE CENTERLINE STRIPING WITHIN PROJECT LIMITS)
14. 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.
15. 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.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE 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.
    CONTACT: BILL MAINORD
    PH. NO. (951) 826-5393
    3900 MAIN STREET, 4th. FLOOR
    RIVERSIDE CALIFORNIA, 92022
17. 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.
18. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE TO BE REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED
19. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING STREETS TO TRAFFIC.
20. CONSTRUCT BLOCK WALL PER RIVERSIDE CITY STANDARD 704 OR APPROVED DESIGNS (SEE PLAN FOR HEIGHT(S)).
    TYPE/COLOR OF BLOCK ORCO - BROWN MORTAR COLOR TO MATCH BLOCK OTHER SPLIT FACE, 2 SIDES
    SIZE 8"x8"x16 TYPE/COLOR CAP TO MATCH BLOCK
    PILASTERS TO MATCH BLOCK, 12"x6"x12", 50' ON CENTER
    THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.

WATER DEPARTMENT NOTE:

1. DEVELOPER TO GIVE THE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW THE CITY TEN (10) WORKING DAYS FOR THE COMPLETION OF THE WORK.

STREET SIGN SCHEDULE

(A)	OVERLOOK PARKWAY	1600
	MIRACLE MILE (PRIVATE)	7200
(B)	OVERLOOK PARKWAY	1700
	CRYSTAL VIEW TERRACE	7300
(C)	CRYSTAL VIEW TERRACE	7300
	ETERNAL WAY (PRIVATE)	1700
(D)	OVERLOOK PARKWAY	1700
	MAGNON COURT	7200
(E)	W53 (NOT A THROUGH STREET)	
(F)	R1 (STOP SIGN)	

INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #662, #662A & #666

(G) W31 (CA) (END)
(H) W31A (CA) (200 ENDS 500 FT)
(I) OM4-1 MARKER (2 EA)
(S) R3-1 NO RIGHT TURN
(K) R3-2 NO LEFT TURN

LEGEND

C&G	CURB AND GUTTER
C.L.	CENTERLINE
D/W	DRIVEWAY
EP	EDGE OF PAVEMENT
EXIST.	EXISTING
FL	FLOW LINE
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
SD	STORM DRAIN
STD.	STANDARD
TC	TOP OF CURB

100 0 100 200 300
Scale 1" = 200'

INDEX

TITLE SHEET.....SHEET 1
STREET IMPROVEMENT PLANS.....SHEET 2-7

REGISTERED PROFESSIONAL ENGINEER
CHARISSA J.A. LEACH
NO. 53390
EXP. 6-30-07
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/07

CITY OF RIVERSIDE WATER DEPT.
MW McLeod 10/16/06
REVIEWED FOR CONFLICTS BY DATE

CITY OF RIVERSIDE ELECTRICAL DEPT.
OVERHEAD & Underground
REVIEWED FOR CONFLICTS BY DATE 10/13/06

Underground Service Alert
DIG ALERT 1-800-227-2600
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED BY:
adkan ENGINEERS
CIVIL ENGINEERING • SURVEYING • PLANNING
6820 AIRPORT DRIVE, RIVERSIDE, CA 92504
TEL: (951) 688-0241 FAX (951) 688-0599
DATE 10/12/06 UNDER THE SUPERVISION OF: R.C.E. 53390 6/30/07

BENCHMARK: F7 - K3
CITY OF RIVERSIDE REFERENCE LL47/7.
PK NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175 FEET EAST OF CHATEAU RIDGE DRIVE, TRANSFER FROM F7-C2 BY CITY SURVEY CREW 6/10/2002.
ELEVATION: 1426.960

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: RICK DRAWN BY: RICK CHECKED BY: C-

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY		
PRINCIPAL ENGINEER	10/27/06	PH
TRAFFIC DIVISION	10/27/06	[illegible]

APPROVED BY [signature]
CITY ENGINEER
DATE 10/27/06

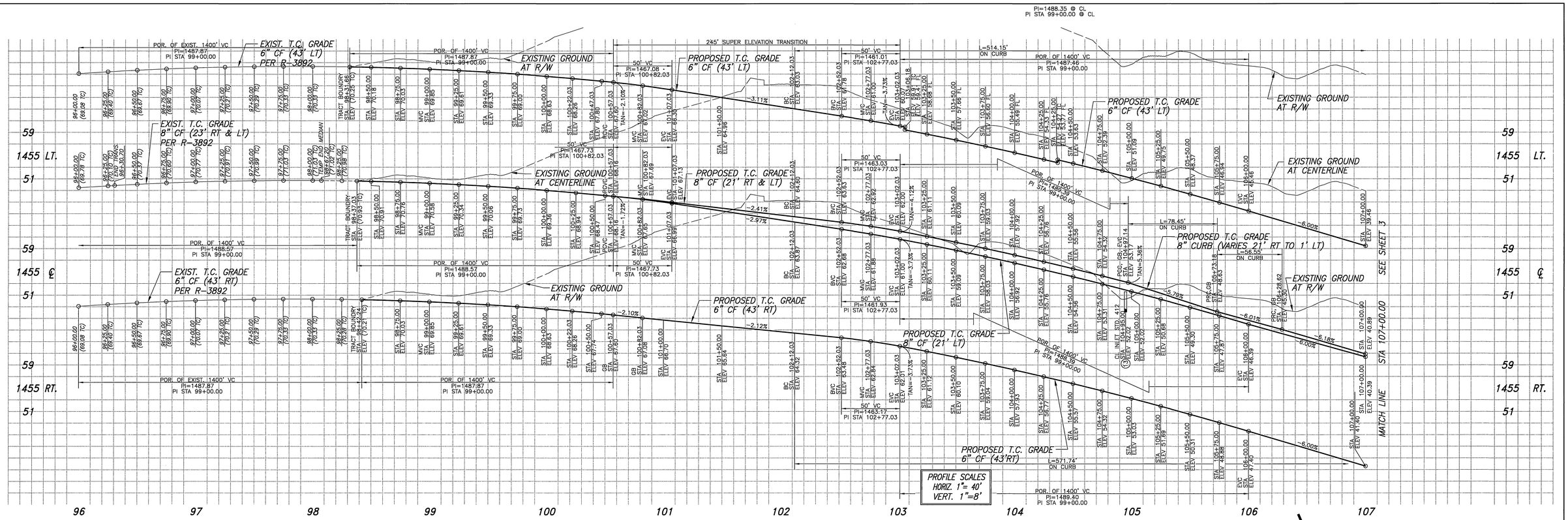
STREET IMPROVEMENT PLAN
TRACT 29628
COVER SHEET
A.P.N. 243-380-012, 268-320-015
HORIZ. SCALE: AS NOTED VERT. SCALE: N/A

PW03-0202
ACCOUNT NO.
R-3744
SHEET 1 OF 7
J.N. 6124

Plot date: 10/12/06

File name: U:\DRAWING\BODEWIN\6124\6124st01

INDEXED 11-08-06 [illegible]



LINE TABLE		
LINE	LENGTH	BEARING
L1	374.49	S83°50'49"E
L2	376.71	S83°50'49"E
L3	207.83	S83°50'49"E
L4	369.95	S83°50'49"E
L5	379.04	S83°50'49"E
L6	44.44	S83°50'49"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGHT	TANGENT
C1	23°17'56"	1200.00	487.97	247.40
C2	0°14'52"	1179.00	5.10	2.55
C3	5°00'24"	1209.00	105.65	52.86
C4	4°29'43"	1157.00	90.77	45.41
C5	23°17'56"	1243.00	505.46	256.27
C6	93°10'04"	35.00	56.91	36.99
C7	93°03'55"	35.00	56.85	36.92
C8	12°34'14"	1157.00	253.84	127.43
C9	11°29'13"	1179.00	236.37	118.58
C10	2°33'48"	1209.00	54.09	27.05
C11	164°20'24"	4.00	11.47	29.09
C12	146°43'39"	4.00	10.24	13.39

CONSTRUCTION NOTES:

1. PLACE _____" A.C. OVER _____" C.A.B. PER S.R. _____ R= _____
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3A. CONSTRUCT 8" CURB & GUTTER PER C/RIV. STD. DWG NO. 200 (TYPE I)
4. REMOVE EXISTING STREET BARRICADES (REFER TO GENERAL NOTE 12)
5. CONSTRUCT DRIVEWAY APPROACH PER C/RIV. STD. DWG. NO. 302 (TYPE CURB-I)
6. CONSTRUCT SIDEWALK PER C/RIV. STD. DWG. NO. 325 (W=6.5')
7. INSTALL 2"x4" REDWOOD HEADER
8. CONSTRUCT CROSS GUTTER PER C/RIV. STD. DWG. NO. 220 (W=10')
9. CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG 180
10. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG 304 (TYPE I)
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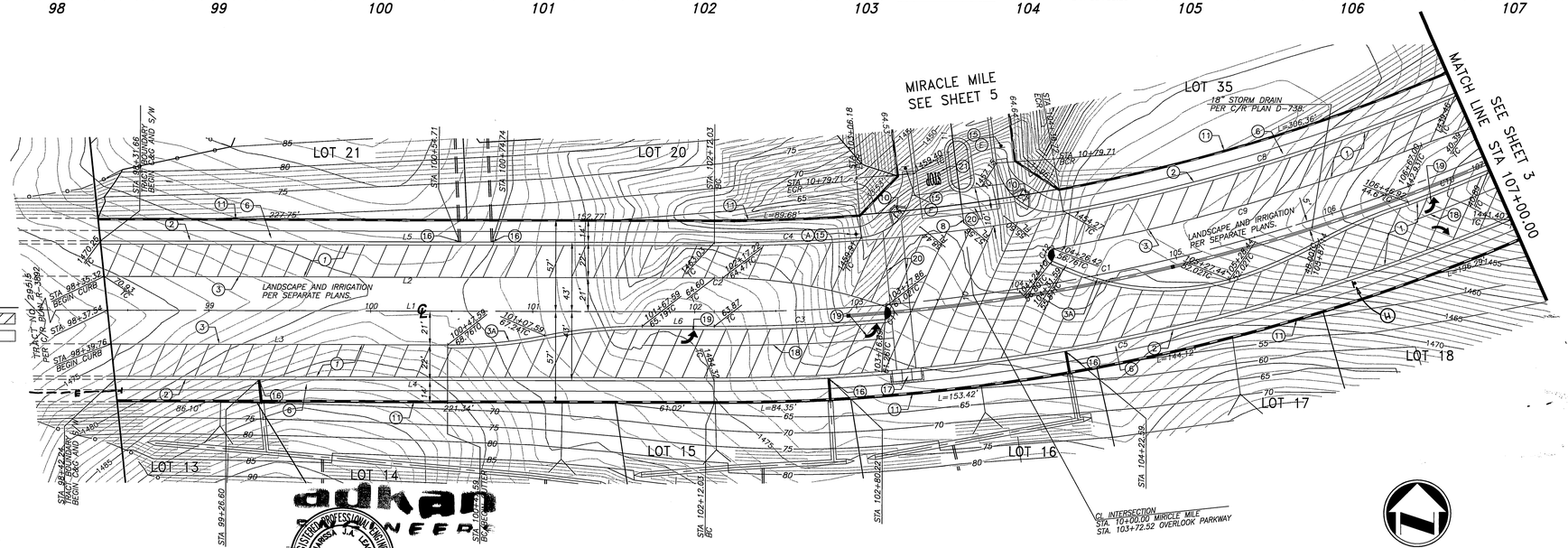
22. APPLY 12" THERMOPLASTIC WHITE SOLID LIMIT LINE PER CALTRANS STD. A24E (BY CONTRACTOR)



adkan ENGINEERS

REGISTERED PROFESSIONAL ENGINEER JAMES A. LA CROIX NO. 53390 EXP. 6-30-07 CIVIL STATE OF CALIFORNIA

OVERLOOK PARKWAY

Scale 1" = 40'

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/07

Underground Service Alert — Call: TOLL FREE 1-800 227-2600 — TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED BY: adkan ENGINEERS — CIVIL ENGINEERING • SURVEYING • PLANNING — 6820 AIRPORT DRIVE, RIVERSIDE, CA 92504 — TEL: (951) 688-0241 • FAX: (951) 688-0599 — DATE 10/12/06 — UNDER THE SUPERVISION OF: R.C.E. 53390 6/30/07

BENCHMARK: F7 - K3 — CITY OF RIVERSIDE REFERENCE LL47/7. PK NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175 FEET EAST OF CHATEAU RIDGE DRIVE, TRANSFER FROM F7-C2 BY CITY SURVEY CREW 6/10/2002. ELEVATION: 1426.960

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: RICK DRAWN BY: RICK CHECKED BY: C-

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/27/06	
TRAFFIC DIVISION	10/27/06	

APPROVED BY: _____ CITY ENGINEER — DATE 10/27/06

STREET IMPROVEMENT PLAN — TRACT 29628 — OVERLOOK PARKWAY — A.P.N. 243-380-012, 268-320-015 — HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW03-0202 — ACCOUNT NO. R-3744 — SHEET 2 OF 7 — J.N. 6124

INDEXED 11-08-06

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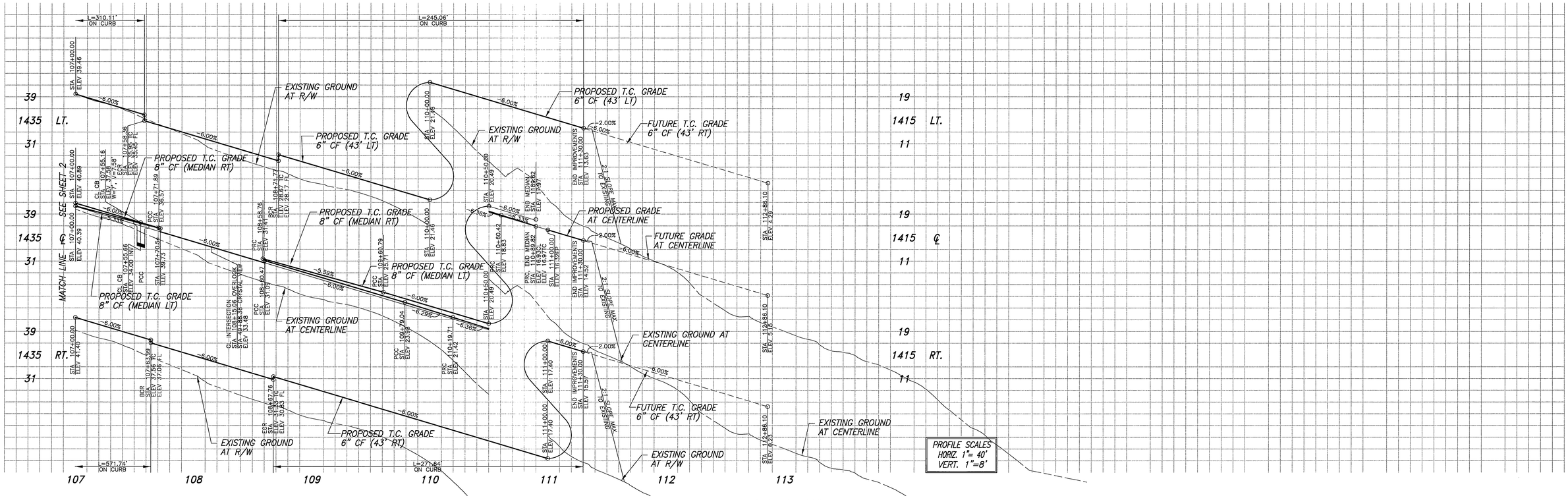
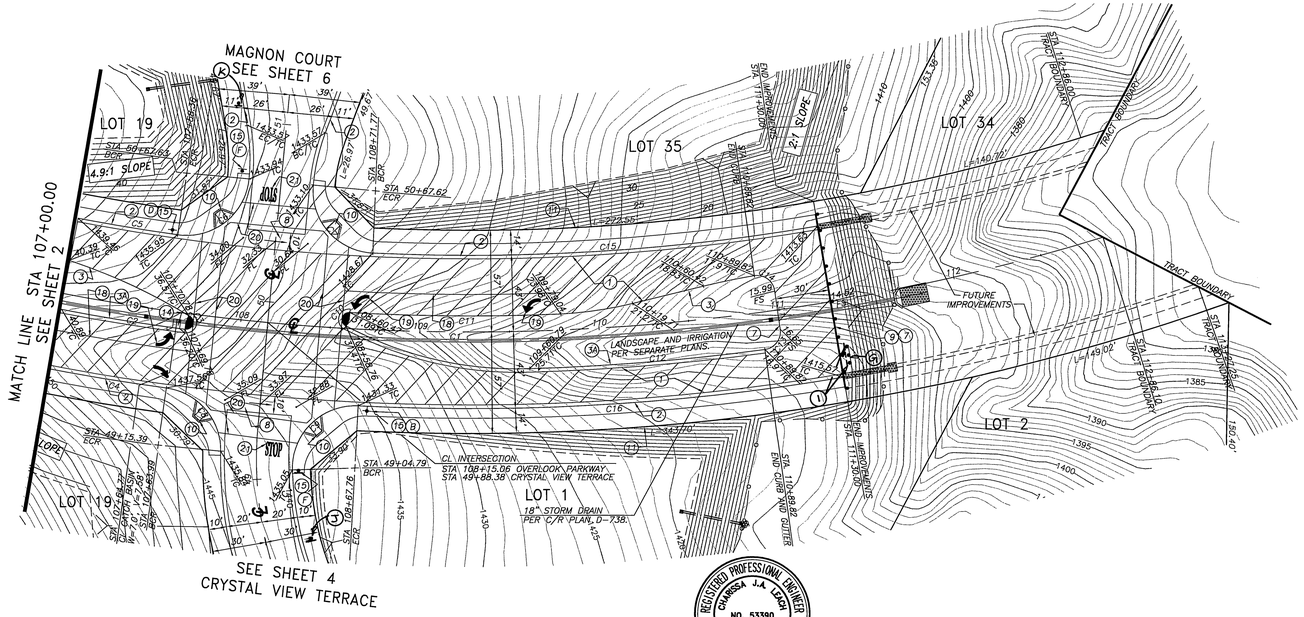
Plot Date: 10/12/2006





LINE TABLE		
LINE	LENGTH	BEARING
L1	21.71	S36°14'40"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	20°31'38"	1200.00	430.03	217.34
C2	3°19'59"	1209.00	70.33	35.18
C3	165°26'38"	4.00	11.55	31.32
C4	3°03'25"	1243.00	66.32	33.17
C5	2°47'11"	1157.00	56.26	28.14
C6	92°42'27"	35.00	56.63	36.69
C7	92°42'27"	35.00	56.63	36.69
C8	83°32'09"	35.00	51.03	31.26
C9	94°32'47"	35.00	57.76	37.89
C10	158°39'08"	4.00	11.08	21.23
C11	5°39'41"	1191.00	117.68	58.89
C12	6°10'26"	1221.00	131.57	65.85
C13	90°24'24"	10.00	15.78	10.07
C14	89°22'30"	10.00	15.60	9.89
C15	12°19'46"	1157.00	248.98	124.97
C16	12°31'16"	1243.00	271.64	136.36

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REGISTERED PROFESSIONAL ENGINEER CHARISSA J.A. LEACH NO. 53390 EXP. 6-30-07 CIVIL STATE OF CALIFORNIA

OVERLOOK PARKWAY

40 0 40 80 120
Scale 1" = 40'

Underground Service Alert
Call: TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/07

PLANS PREPARED BY:
adkan ENGINEERS
CIVIL ENGINEERING • SURVEYING • PLANNING
6820 AIRPORT DRIVE, RIVERSIDE, CA 92504
TEL: (951) 688-0241 • FAX: (951) 688-0599
DATE: 10/12/06 UNDER THE SUPERVISION OF: R.C.E. 53390 6/30/07

BENCHMARK: F7 - K3
CITY OF RIVERSIDE REFERENCE LL47/7.
PK NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175 FEET EAST OF CHATEAU RIDGE DRIVE, TRANSFER FROM F7-C2 BY CITY SURVEY CREW 6/10/2002.
ELEVATION: 1426.960

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: RICK DRAWN BY: RICK CHECKED BY: C-

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/27/06	
TRAFFIC DIVISION	10/27/06	

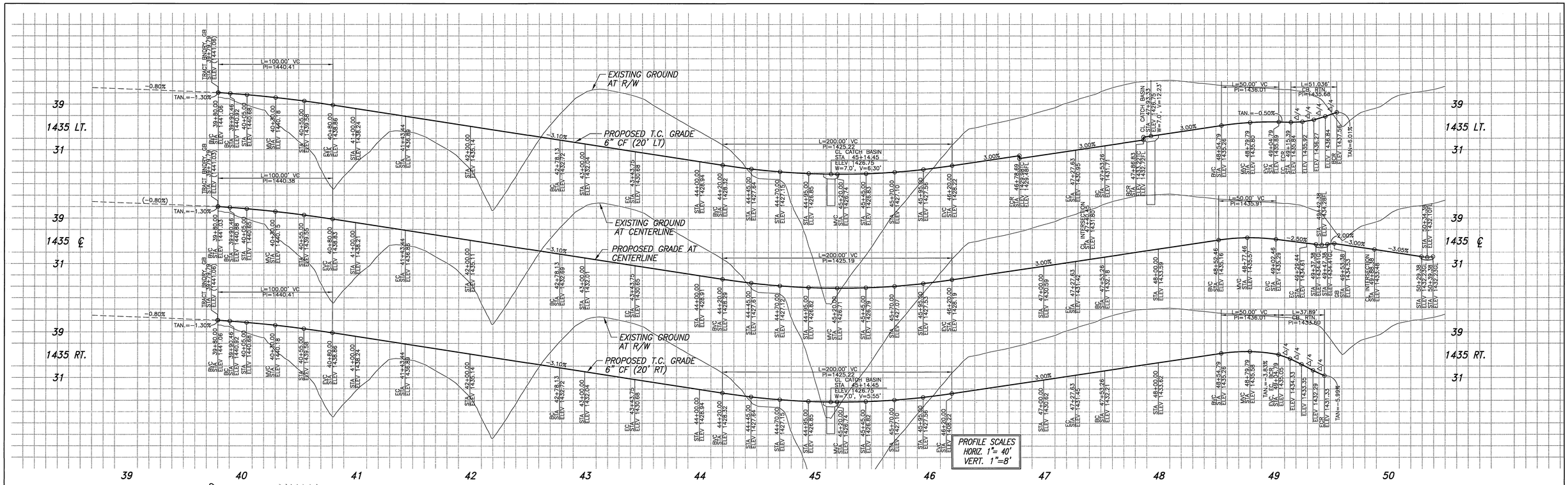
APPROVED BY: CITY ENGINEER
DATE 10/27/06

STREET IMPROVEMENT PLAN
TRACT 29628
OVERLOOK PARKWAY
A.P.N. 243-380-012, 268-320-015
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

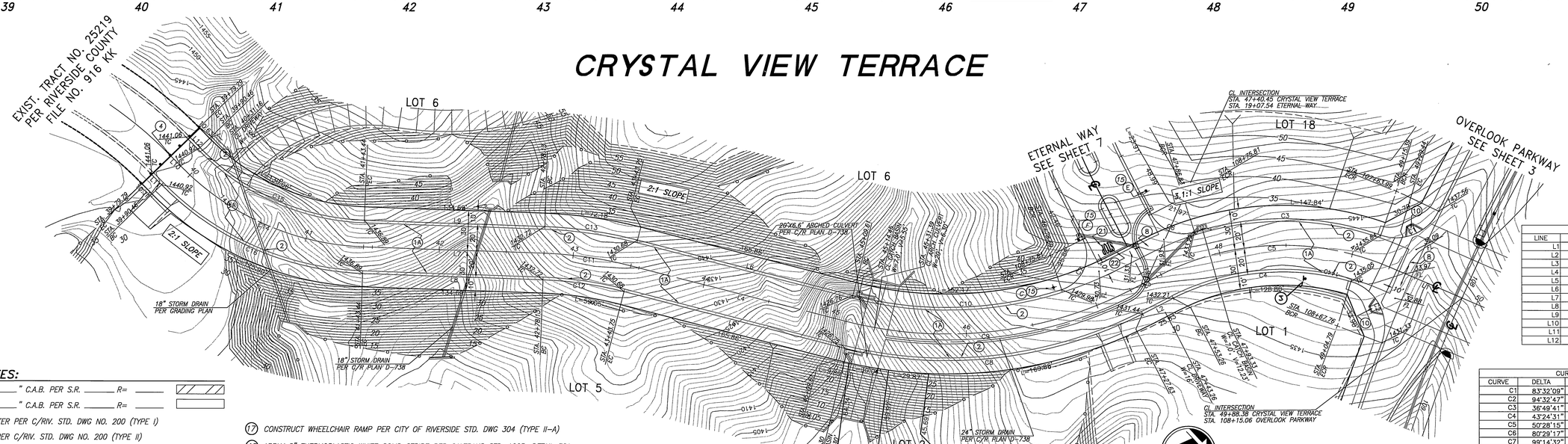
PW03-0202
ACCOUNT NO.
R-3744
SHEET 3 OF 7
J.N. 6124

INDEXED 11-08-06

File name: U:\DRAWING\BODEWIN\6124\6124st03
Plot Date: 10/12/2006



CRYSTAL VIEW TERRACE



LINE TABLE		
LINE	LENGTH	BEARING
L1	58.94	N22°38'23"W
L2	25.63	N73°08'08"W
L3	25.63	N73°06'38"W
L4	165.86	N31°28'16"W
L5	165.86	N31°28'16"W
L6	165.86	N31°28'16"W
L7	134.69	N44°00'10"W
L8	134.69	N44°00'10"W
L9	134.69	N44°00'10"W
L10	10.65	N00°17'27"W
L11	10.65	N00°17'27"W
L12	10.65	N00°17'27"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	83°32'09"	35.00	51.03	31.26
C2	94°32'47"	35.00	57.76	37.89
C3	36°49'41"	220.00	141.41	73.24
C4	43°24'31"	180.00	136.37	71.65
C5	50°28'15"	200.00	176.18	94.26
C6	80°29'17"	27.00	37.93	22.85
C7	99°14'32"	27.00	46.77	31.75
C8	41°38'22"	320.00	232.56	121.68
C9	41°38'22"	300.00	218.02	114.08
C10	32°17'31"	280.00	157.81	81.06
C11	12°31'54"	300.00	65.62	32.94
C12	12°31'54"	280.00	61.24	30.74
C13	12°31'54"	320.00	69.99	35.13
C14	43°49'31"	200.00	152.98	80.45
C15	43°49'53"	180.00	137.70	72.42
C16	43°49'12"	220.00	168.26	88.48

40 0 40 80 120

Scale 1" = 40'

CONSTRUCTION NOTES:

1. PLACE ____" A.C. OVER ____" C.A.B. PER S.R. ____ R= ____
1A. PLACE ____" A.C. OVER ____" C.A.B. PER S.R. ____ R= ____
2. CONSTRUCT 6" CURB & GUTTER PER C/RIV. STD. DWG NO. 200 (TYPE I)
3. CONSTRUCT 8" CURB ONLY PER C/RIV. STD. DWG NO. 200 (TYPE II)
3A. CONSTRUCT 8" CURB & GUTTER PER C/RIV. STD. DWG NO. 200 (TYPE I)
4. REMOVE EXISTING STREET BARRICADES (REFER TO GENERAL NOTE 12)
5. CONSTRUCT DRIVEWAY APPROACH PER C/RIV. STD. DWG. NO. 302 (TYPE CURB-I)
6. CONSTRUCT SIDEWALK PER C/RIV. STD. DWG. NO. 325 (W=6.5')
7. INSTALL 2"x4" REDWOOD HEADER
8. CONSTRUCT CROSS GUTTER PER C/RIV. STD. DWG. NO. 220 (W=10')
9. CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG 180
10. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG 304 (TYPE I)
11. CONSTRUCT 6' BLOCK WALL PER RIVERSIDE CITY STANDARD 704 OR APPROVED DESIGNS
14. CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD NO. 405
15. STREET SIGNS PER STREET SIGN SCHEDULE
16. CONSTRUCT UNDER SIDEWALK DRAIN PER APWA STD. 151.
17. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG 304 (TYPE II-A)
18. APPLY 8" THERMOPLASTIC WHITE SOLID STRIPE PER CALTRANS STD. A20B, DETAIL 38A (BY CONTRACTOR)
19. APPLY THERMOPOLASTIC TYPEIII (L) ARROW PER CALTRANS STD. A24B (BY CONTRACTOR)
20. APPLY 12" THERMOPLASTIC WHITE SOLID STRIPE PER CALTRANS STD. (BY CONTRACTOR)
21. APPLY THERMOPLASTIC STOP LEGEND PER CALTRANS STD. PLAN A24D (BY CONTRACTOR)
22. APPLY 12" THERMOPLASTIC WHITE SOLID LIMIT LINE PER CALTRANS STD. A24E (BY CONTRACTOR)

REGISTERED PROFESSIONAL ENGINEER CHARISSA J.A. LACH NO. 53390 EXP. 6-30-07 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE FIRE DEPT.

APPROVED BY: ____ DATE ____

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6820 AIRPORT DRIVE, RIVERSIDE, CA 92504
TEL: (951) 686-0241 • FAX: (951) 686-0599
DATE 10/12/06 UNDER THE SUPERVISION OF: R.C.E. 53390 6/30/07

BENCHMARK: F7 - K3
CITY OF RIVERSIDE REFERENCE LL47/7.
PK NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175 FEET EAST OF CHATEAU RIDGE DRIVE, TRANSFER FROM F7-C2 BY CITY SURVEY CREW 6/10/2002.
ELEVATION: 1426.960

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: RICK DRAWN BY: RICK CHECKED BY: C-

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/27/06	DH	
TRAFFIC DIVISION	10/27/06	JC	

APPROVED BY: CITY ENGINEER
DATE 10/27/06

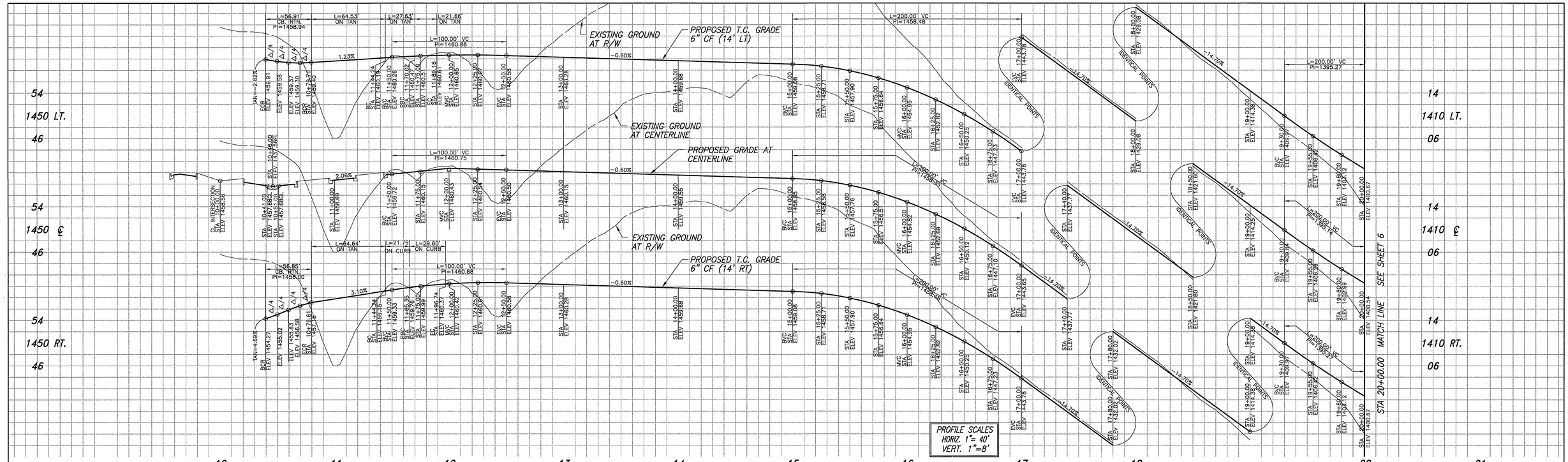
STREET IMPROVEMENT PLAN
TRACT 29628
CRYSTAL VIEW TERRACE
A.P.N. 243-380-012, 268-320-015
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

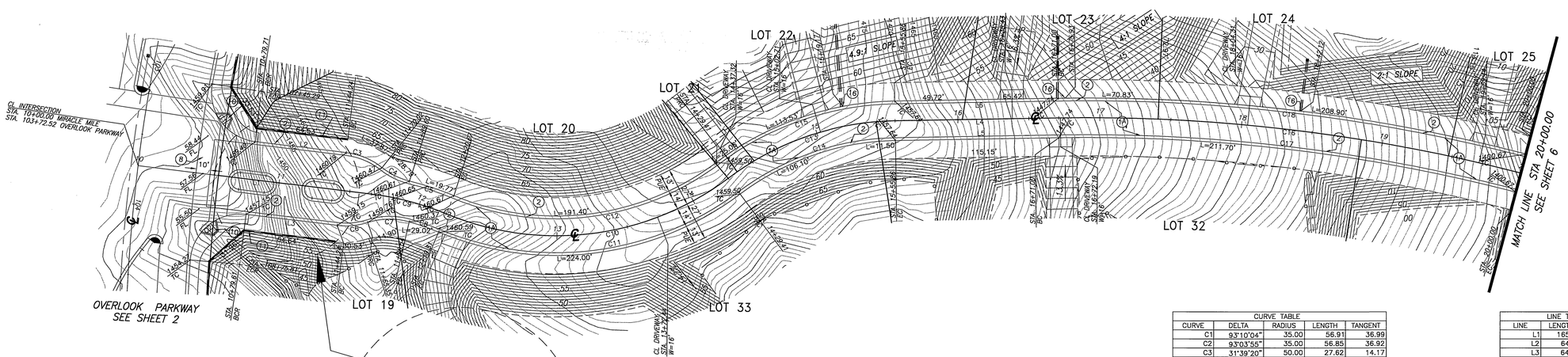
PW03-0202
ACCOUNT NO.
R-3744
SHEET 4 OF 7
J.N. 6124

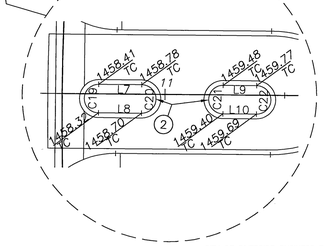
File name: U:\DRAWING\BODEWIN\6124\6124ST04

Plot Date: 10/12/2006

INDEXED 11-08-06







CONSTRUCTION NOTES:

1. PLACE _____" A.C. OVER _____" C.A.B. PER S.R. _____ R= _____
1A. PLACE _____" A.C. OVER _____" C.A.B. PER S.R. _____ R= _____
2. CONSTRUCT 6" CURB & GUTTER PER C/RIV. STD. DWG NO. 200 (TYPE I)
3. CONSTRUCT 8" CURB ONLY PER C/RIV. STD. DWG NO. 200 (TYPE II)
3A. CONSTRUCT 8" CURB & GUTTER PER C/RIV. STD. DWG NO. 200 (TYPE I)
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5. CONSTRUCT DRIVEWAY APPROACH PER C/RIV. STD. DWG. NO. 302 (TYPE CURB-I)
6. CONSTRUCT SIDEWALK PER C/RIV. STD. DWG. NO. 325 (W=6.5')
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8. CONSTRUCT CROSS GUTTER PER C/RIV. STD. DWG. NO. 220 (W=10')
9. CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG 180
10. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG 304 (TYPE I)
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14. CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD NO. 405
15. STREET SIGNS PER STREET SIGN SCHEDULE
16. CONSTUCT UNDER SIDEWALK DRAIN PER APWA STD. 151.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	93°10'04"	35.00	56.91	36.99
C2	93°03'55"	35.00	56.85	36.92
C3	31°39'20"	50.00	27.62	14.17
C4	24°49'02"	50.00	21.66	11.00
C5	8°48'45"	214.00	32.91	16.49
C6	24°57'56"	50.00	21.79	11.07
C7	33°54'59"	50.00	29.60	15.25
C8	6°44'29"	186.00	21.88	10.96
C9	15°41'32"	200.00	54.78	27.56
C10	59°58'21"	200.00	209.34	115.41
C11	59°58'21"	214.00	224.00	123.48
C12	59°58'21"	186.00	194.69	107.33
C13	36°13'27"	200.00	126.45	65.42
C14	36°13'27"	186.00	117.60	60.84
C15	36°13'27"	214.00	135.30	70.00
C16	15°43'47"	1198.30	328.98	165.53
C17	15°43'59"	1184.16	325.16	163.61
C18	15°43'32"	1212.68	332.84	167.47
C19	180°00'00"	6.00	18.85	INFINITE
C20	180°00'00"	6.00	18.85	INFINITE
C21	180°00'00"	6.00	18.85	INFINITE
C22	180°00'00"	6.00	18.85	INFINITE

LINE TABLE		
LINE	LENGTH	BEARING
L1	165.29	N01°30'36"W
L2	64.53	N01°30'36"W
L3	64.64	N01°30'36"W
L4	115.15	N09°33'57"W
L5	115.15	N09°33'57"W
L6	115.15	N09°33'57"W
L7	18.00	N01°30'36"W
L8	18.00	N01°30'36"W
L9	14.00	N01°30'36"W
L10	14.00	N01°30'36"W

40 0 40 80 120

Scale 1" = 40'

MIRACLE MILE
(PRIVATE STREET)

REGISTERED PROFESSIONAL ENGINEER CHARISSA J.A. LACAY NO. 53390 EXP. 6-30-07 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/07

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TEL: (951) 688-0241 * FAX: (951) 688-0599
DATE: 10/12/06
UNDER THE SUPERVISION OF: R.C.E. 53390 6/30/07

BENCHMARK: F7 - K3
CITY OF RIVERSIDE REFERENCE LL472.
PK NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175 FEET EAST OF CHATEAU RIDGE DRIVE, TRANSFER FROM F7-C2 BY CITY SURVEY CREW 6/10/2002.
ELEVATION: 1426.960

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: RICK DRAWN BY: RICK CHECKED BY: C-

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/23/06	
TRAFFIC DIVISION	10/27/06	

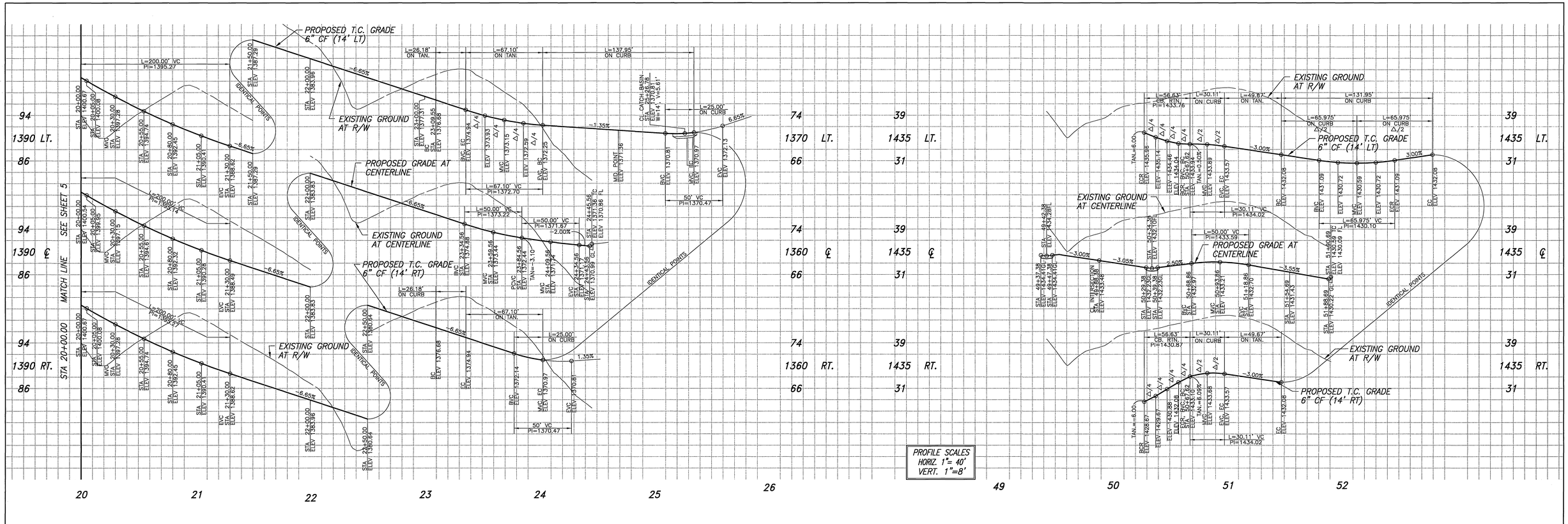
APPROVED BY: Tim Ryd
CITY ENGINEER
DATE 10/27/06

STREET IMPROVEMENT PLAN
TRACT 29628
MIRACLE MILE
(PRIVATE STREET)
A.P.N. 243-380-012, 268-320-015
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW03-0202
ACCOUNT NO.
R-3744
SHEET 5 OF 7
J.N. 6124

File name: U:\DRAWING\BODEWIN\6124\6124ST05
Plot Date: 10/12/2006

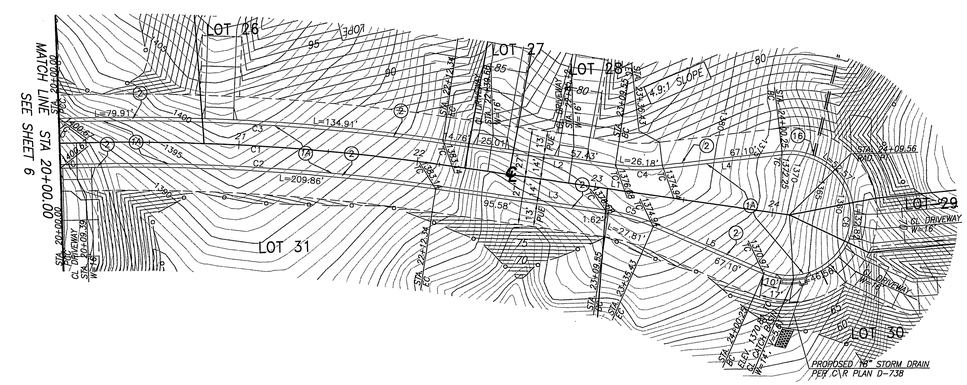
INDEXED 11-08-06



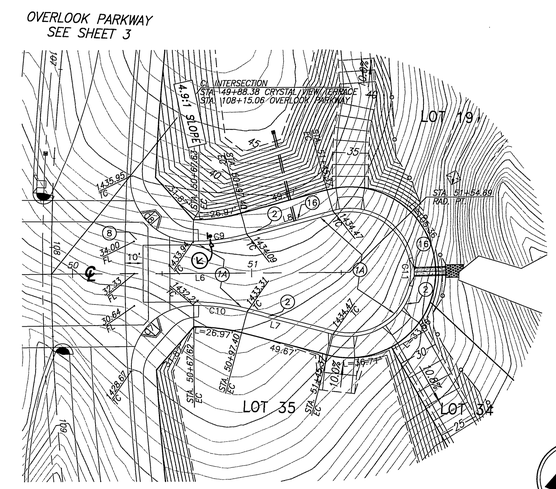
PROFILE SCALES
HORIZ. 1"= 40'
VERT. 1"=8'

LINE TABLE		
LINE	LENGTH	BEARING
L1	197.22	N16°16'53"E
L2	97.21	S16°16'53"W
L3	97.21	N16°16'53"E
L4	67.10	N01°16'56"E
L5	67.10	N31°16'49"E
L6	166.31	N22°38'23"W
L7	49.67	N07°38'26"W
L8	49.67	N37°38'19"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	10°08'19"	1200.00	212.34	106.45
C2	10°08'19"	1186.00	209.86	105.21
C3	10°08'19"	1214.00	214.82	107.69
C4	14°59'56"	100.00	26.18	13.16
C5	14°59'56"	100.00	26.18	13.16
C6	209°59'52"	36.00	131.95	134.36
C7	92°42'27"	35.00	56.63	36.69
C8	92°42'27"	35.00	56.63	36.69
C9	15°00'00"	115.00	30.11	15.14
C10	15°00'00"	115.00	30.11	15.14
C11	210°00'00"	36.00	131.95	134.35



MIRACLE MILE
(PRIVATE STREET)



MAGNON COURT

CONSTRUCTION NOTES:

1. PLACE _____" A.C. OVER _____" C.A.B. PER S.R. _____ R= _____
1A. PLACE _____" A.C. OVER _____" C.A.B. PER S.R. _____ R= _____
2. CONSTRUCT 6" CURB & GUTTER PER C/RIV. STD. DWG NO. 200 (TYPE I)
3. CONSTRUCT 8" CURB ONLY PER C/RIV. STD. DWG NO. 200 (TYPE II)
3A. CONSTRUCT 8" CURB & GUTTER PER C/RIV. STD. DWG NO. 200 (TYPE I)
4. REMOVE EXISTING STREET BARRICADES (REFER TO GENERAL NOTE 12)
5. CONSTRUCT DRIVEWAY APPROACH PER C/RIV. STD. DWG. NO. 302 (TYPE CURB-I)
6. CONSTRUCT SIDEWALK PER C/RIV. STD. DWG. NO. 325 (W=6.5')
7. INSTALL 2"x4" REDWOOD HEADER
8. CONSTRUCT CROSS GUTTER PER C/RIV. STD. DWG. NO. 220 (W=10')
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15. STREET SIGNS PER STREET SIGN SCHEDULE
16. CONSTUCT UNDER SIDEWALK DRAIN PER APWA STD. 151.

REGISTERED PROFESSIONAL ENGINEER
CHARISSA J.A. LEACH
NO. 53390
EXP. 6-30-07
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/07

Scale 1" = 40'

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BENCHMARK: F7 - K3
CITY OF RIVERSIDE REFERENCE LL47/7.
PK NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175 FEET EAST OF CHATEAU RIDGE DRIVE. TRANSFER FROM F7-C2 BY CITY SURVEY CREW 6/10/2002.
ELEVATION: 1426.960

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: RICK DRAWN BY: RICK CHECKED BY: C-

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/27/06	
TRAFFIC DIVISION	10/27/06	

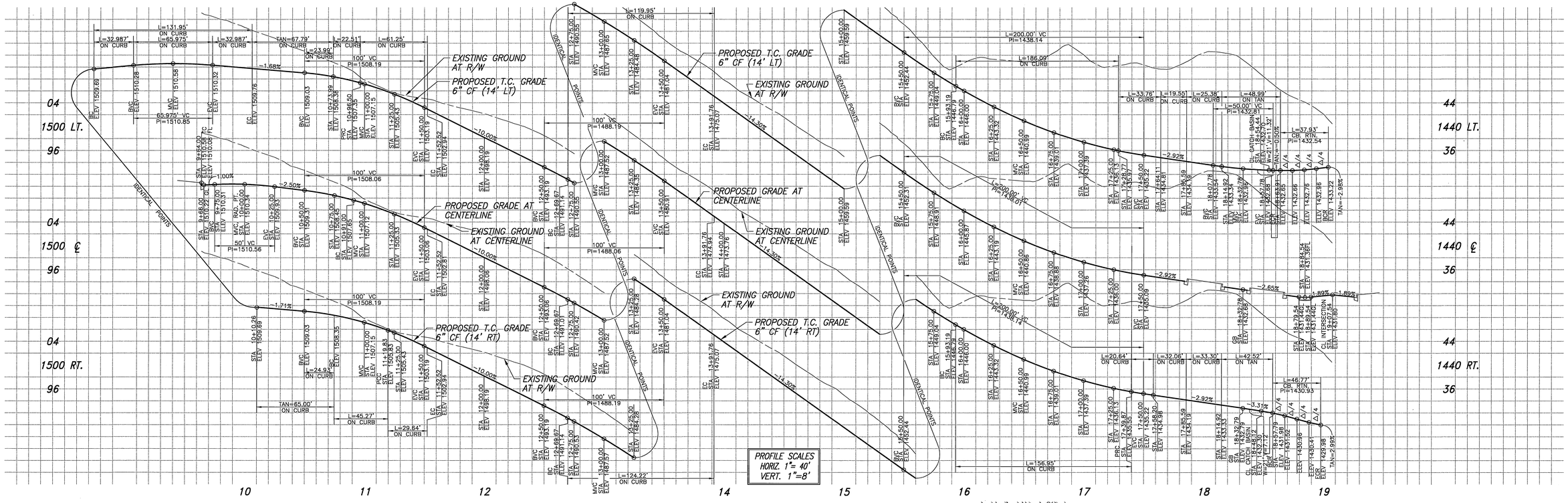
APPROVED BY: CITY ENGINEER
DATE 10/27/06

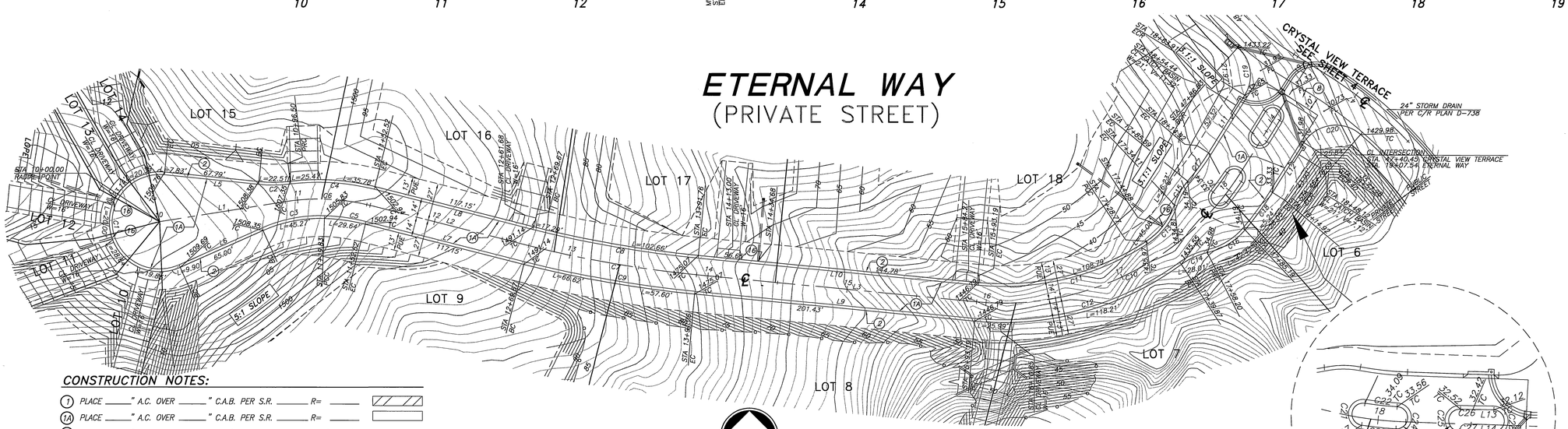
STREET IMPROVEMENT PLAN
TRACT 29628
MIRACLE MILE
(PRIVATE STREET)
A.P.N. 243-380-012, 268-320-015
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW03-0202
ACCOUNT NO.
R-3744
SHEET 6 OF 7
J.N. 6124

Plot Date: 10/12/2006
File name: U:\DRAWING\BODEWIN\6124\6124st06

INDEXED 11-08-06





LINE TABLE		
LINE	LENGTH	BEARING
L1	91.00	N65°45'36"E
L2	117.15	N89°15'37"E
L3	201.43	N80°30'59"E
L4	92.61	S16°59'40"W
L5	67.78	N80°45'35"E
L6	65.00	N50°50'18"E
L7	117.15	N89°15'37"E
L8	117.15	N89°15'37"E
L9	201.43	N80°30'59"E
L10	201.43	N80°30'59"E
L11	48.99	N16°59'40"E
L12	42.51	N16°59'40"E
L13	11.32	N15°56'00"E
L14	10.88	N15°56'00"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGHT	TANGENT
C1	209°59'57"	36.00	131.95	134.36
C2	12°53'47"	100.00	22.51	11.30
C3	25°56'09"	100.00	45.27	23.03
C4	21°24'10"	164.00	61.26	30.99
C5	12°29'10"	136.00	29.64	14.88
C6	23°32'01"	150.00	61.52	31.20
C7	8°44'38"	800.00	122.09	61.16
C8	8°44'38"	786.00	119.95	60.09
C9	8°44'38"	814.00	124.22	62.23
C10	63°31'19"	200.00	221.73	123.82
C11	38°50'29"	186.00	126.09	65.58
C12	42°01'14"	214.00	156.95	82.19
C13	38°40'56"	50.00	33.76	17.55
C14	23°38'45"	50.00	20.63	10.47
C15	22°24'21"	50.00	19.55	9.90
C16	36°44'35"	50.00	32.06	16.61
C17	8°24'16"	173.00	25.38	12.71
C18	8°24'16"	227.00	33.30	16.68
C19	80°29'17"	27.00	37.93	22.85
C20	99°14'32"	27.00	46.77	31.75
C21	180°56'08"	6.00	18.95	734.95
C22	5°10'26"	192.00	17.34	8.67
C23	5°11'40"	204.00	18.49	9.25
C24	180°39'23"	6.00	18.92	1047.45
C25	180°00'00"	6.00	18.85	INFINITE
C26	1°59'47"	192.00	6.69	3.35
C27	2°00'05"	204.00	7.13	3.56
C28	178°59'09"	6.00	18.74	677.97

CONSTRUCTION NOTES:

1. PLACE _____" A.C. OVER _____" C.A.B. PER S.R. _____ R= _____
1A. PLACE _____" A.C. OVER _____" C.A.B. PER S.R. _____ R= _____
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3. CONSTRUCT 8" CURB ONLY PER C/RIV. STD. DWG NO. 200 (TYPE II)
3A. CONSTRUCT 8" CURB & GUTTER PER C/RIV. STD. DWG NO. 200 (TYPE I)
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5. CONSTRUCT DRIVEWAY APPROACH PER C/RIV. STD. DWG. NO. 302 (TYPE CURB-I)
6. CONSTRUCT SIDEWALK PER C/RIV. STD. DWG. NO. 325 (W=6.5')
7. INSTALL 2"x4" REDWOOD HEADER
8. CONSTRUCT CROSS GUTTER PER C/RIV. STD. DWG. NO. 220 (W=10')
9. CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG 180
10. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG 304 (TYPE I)
11. CONSTRUCT 6' BLOCK WALL PER RIVERSIDE CITY STANDARD 704 OR APPROVED DESIGNS
14. CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD NO. 405
15. STREET SIGNS PER STREET SIGN SCHEDULE
16. CONSTUCT UNDER SIDEWALK DRAIN PER APWA STD. 151.

REGISTERED PROFESSIONAL ENGINEER CLARISSA J.A. LEACH NO. 53390 EXP. 6-30-07 CIVIL STATE OF CALIFORNIA

Underground Service Alert
Call: TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/07

PLANS PREPARED BY:
adkan ENGINEERS
CIVIL ENGINEERING • SURVEYING • PLANNING
6820 AIRPORT DRIVE, RIVERSIDE, CA 92504
TEL: (951) 688-0241 • FAX: (951) 688-0599
DATE: 10/12/06 UNDER THE SUPERVISION OF: R.C.E. 53390 6/30/07

BENCHMARK: F7 - K3
CITY OF RIVERSIDE REFERENCE LL47/7.
PK NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175 FEET EAST OF CHATEAU RIDGE DRIVE, TRANSFER FROM F7-C2 BY CITY SURVEY CREW 6/10/2002.
ELEVATION: 1426.960

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: RICK DRAWN BY: RICK CHECKED BY: C-

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/27/06	DH
TRAFFIC DIVISION	11/21/06	SZ

APPROVED BY: [signature]
CITY ENGINEER
DATE 10/27/06

STREET IMPROVEMENT PLAN
TRACT 29628
ETERNAL WAY
(PRIVATE STREET)
A.P.N. 243-380-012, 268-320-015
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW03-0202
ACCOUNT NO.
R-3744
SHEET 7 OF 7
J.N. 6124

Plot Date: 10/12/2006

File name: U:\DRAWING\BODEWIN\6124\6124ST07

INDEXED 11-08-06