STREET IMPROVEMENT PLANS FOR: TRACT No. 29515

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.
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 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.
17. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING STREETS TO TRAFFIC.
18. SEE STREET LIGHT PLAN FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
19. ON ALL AREAS WITH 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.

GENERAL NOTES FOR TRAILS IMPROVEMENTS

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS, INCLUDING TRAIL STANDARDS AND STANDARD SPECIFICATIONS FOR TRAIL GRADING AND CONSTRUCTION (SECTION 02211).
2. A "PUBLIC LANDSCAPE" PERMIT, AS ISSUED BY THE PARK AND RECREATION DEPARTMENT IS REQUIRED. CONTACT THE TRAILS COORDINATOR JEFF WEINSTEIN AT (951) 826-2063 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND TO OBTAIN THE PERMIT.
3. WHEN CALLING FOR INSPECTIONS CONTACT THE TRAILS COORDINATOR A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION. A WRITTEN APPROVAL WILL BE PROVIDED ON THE PUBLIC LANDSCAPE PERMIT CARD FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED PER THE STANDARD SPECIFICATIONS, AND INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
   A. PRIOR TO COMMENCEMENT OF ALL GRADING OPERATIONS TO REVIEW INSPECTIONS REQUIRED AND PROPOSED TRAIL ALIGNMENT FOR FIELD FIT;
   B. AT TIME OF GRADING COMPACTED SUBGRADE FOR TRAILS;
   C. AT TIME OF INSTALLATION OF STABILIZED D. G. FOR RECREATIONAL TRAILS;
   D. AT TIME OF INSTALLATION OF TRAIL FENCE POSTS FOR FOUNDATION INSPECTIONS;
   E. FOR SPOTTING OF ALL TRAIL CROSSING WARNING SIGNS AND STRIPING;
   F. AT SUBSTANTIAL COMPLETION OF THE PROJECT FOR CITY'S ACCEPTANCE;
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN THE TRAIL IMPROVEMENTS FOR A MINIMUM PERIOD OF ONE (1) YEAR. BONDS POSTED TO GUARANTEE THE TRAIL IMPROVEMENTS WILL NOT BE RELEASED UNTIL CITY'S ACCEPTANCE OF THE TRAIL IMPROVEMENTS AT THE END OF THE ONE YEAR MAINTENANCE PERIOD.

*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE PARK RANGER AND/OR TRAILS COORDINATOR HAVE THE AUTHORITY TO ADJUST THE TRAIL CONFIGURATION TO ACCOMMODATE CONDITIONS FOUND IN THE FIELD THAT DIFFER FROM WHAT IS SHOWN ON THE APPROVED PLANS, AND AS NECESSARY TO CONSTRUCT THE TRAIL TRAIL IN FULL COMPLIANCE WITH CITY STANDARD AND ADA GUIDELINES.

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.

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

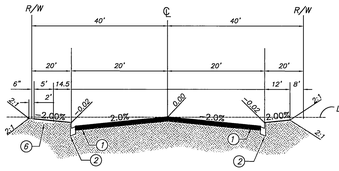
THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKEOFF".

~~1~~	~~PLACE 3" A.C. OVER 6" CAB. PER STD. #166H R-45~~ 45 SEE NOTE 1 BELOW	~~532,003~~	~~SF~~
1A	PLACE 2" A.C. OVER 2" CAB PER S.D. #166H R-45	71,752	SF
2	CONSTRUCT 6" CURB & GUTTER PER C/RIV. STD. DWG NO. 200 (TYPE I)	30,963	LF
3	CONSTRUCT 8" CURB ONLY PER C/RIV. STD. DWG NO. 200 (TYPE II)	2,355	LF
4	REMOVE EXISTING STREET BARRICADES (CONTACT STREET SERVICES 826-6127)	1	EA.
5	CONSTRUCT DRIVEWAY APPROACH PER C/RIV. STD. DWG. NO. 302 (TYPE PL-I)	69	EA.
5A	CONSTRUCT DRIVEWAY APPROACH PER C/RIV. STD. DWG. NO. 302 (TYPE PL-II)	35	EA.
6	CONSTRUCT P.L.SIDEWALK PER C/RIV. STD. DWG. NO. 325 - WIDTH PER PLAN	154,815	SF
6A	CONSTRUCT CURB SIDEWALK PER C/RIV. STD. DWG. NO. 325 - WIDTH PER PLAN	13,398	SF
7	INSTALL 2"x4" REDWOOD HEADER	3,081	LF
8	CONSTRUCT CROSS GUTTER PER C/RIV. STD. DWG. NO. 220 - WIDTH AS NOTED	8,588	SF
9	CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG 180	60	LF
10	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG 304 (TYPE IV)	19	EA.
11	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG 304 (TYPE V)	8	EA.
12	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG 304 (TYPE I)	5	EA.
13	SAW CUT, JOIN EXISTING PAVING PER DETAIL HEREON.	40	LF
14	CONSTRUCT CURB DRAIN PER APWA STD 150-2, CASE PER PLAN	18	EA.
15	CONSTRUCT AC BERM PER CITY OF RIVERSIDE STD. DWG 250	90	LF
16	CONSTRUCT AC OVERSIDE DRAIN	2	EA.
17	CONSTRUCT TEMP. V-DITCH	256	LF
18	CONSTRUCT TEMP. RIP-RAP PAD	1	EA.
19	(2)6" SCH-40 PVC (2)4" SCH-40 PVC SLEEVES, SEE LANDSCAPE PLAN #R-3892-L FOR PRECISE LOCATIONS	31	EA.
20	INSTALL 12" R.C.P. D-1500 (FOR TRAFFIC AREAS BETWEEN MEDIANS)	236	EA.
21	INSTALL 12" PVC MEDIAN DRAIN (FOR USE BEHIND MEDIAN CURB ONLY)	1,220	LF
22	INSTALL 12" PVC DRAINLINE CLEANOUT (PLACE AT 200' INTERVALS ALONG MAINLINE)	8	EA.
1	PLACE A.C. OVER CAB. PER PAVEMENT TABLE ON SHT. 1	532,003	S.F.

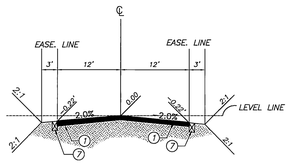
STREET SIGN SCHEDULE

A	OVERLOOK PARKWAY	1600	I	MOUNTAIN HOUSE DRIVE	1600
	BRECKENRIDGE DRIVE	6900		SOLITUDE COURT	7000
B	OVERLOOK PARKWAY	1700	J	HARBART STREET	1600
	BRECKENRIDGE DRIVE	6900		MOUNTAIN HOUSE DRIVE	7000
C	OVERLOOK PARKWAY	1700	K	HARBART STREET	1700
	KINGDOM DRIVE	6900		MEADOW RIDGE COURT	6900
D	OVERLOOK PARKWAY	1700	L	GREEN ORCHARD PLACE	1600
	KINGDOM DRIVE	6900		LONE PEAK COURT	7000
E	KINGDOM DRIVE	1600	M	LONE PEAK COURT	1700
	GREEN ORCHARD PLACE	7000		WRIGHTWOOD COURT	7000
F	KINGDOM DRIVE	1700	N	LONE PEAK COURT	1600
	CRYSTAL MOUNTAIN CIRCLE	6900		MOUNTAIN HOUSE DRIVE	6900
G	KINGDOM DRIVE	1700	O	STOP SIGN	
	MOUNTAIN HOUSE DRIVE	6900	P	NOT A THROUGH STREET	
H	KINGDOM DRIVE	1700			
	MOUNTAIN HOUSE DRIVE	6900			

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



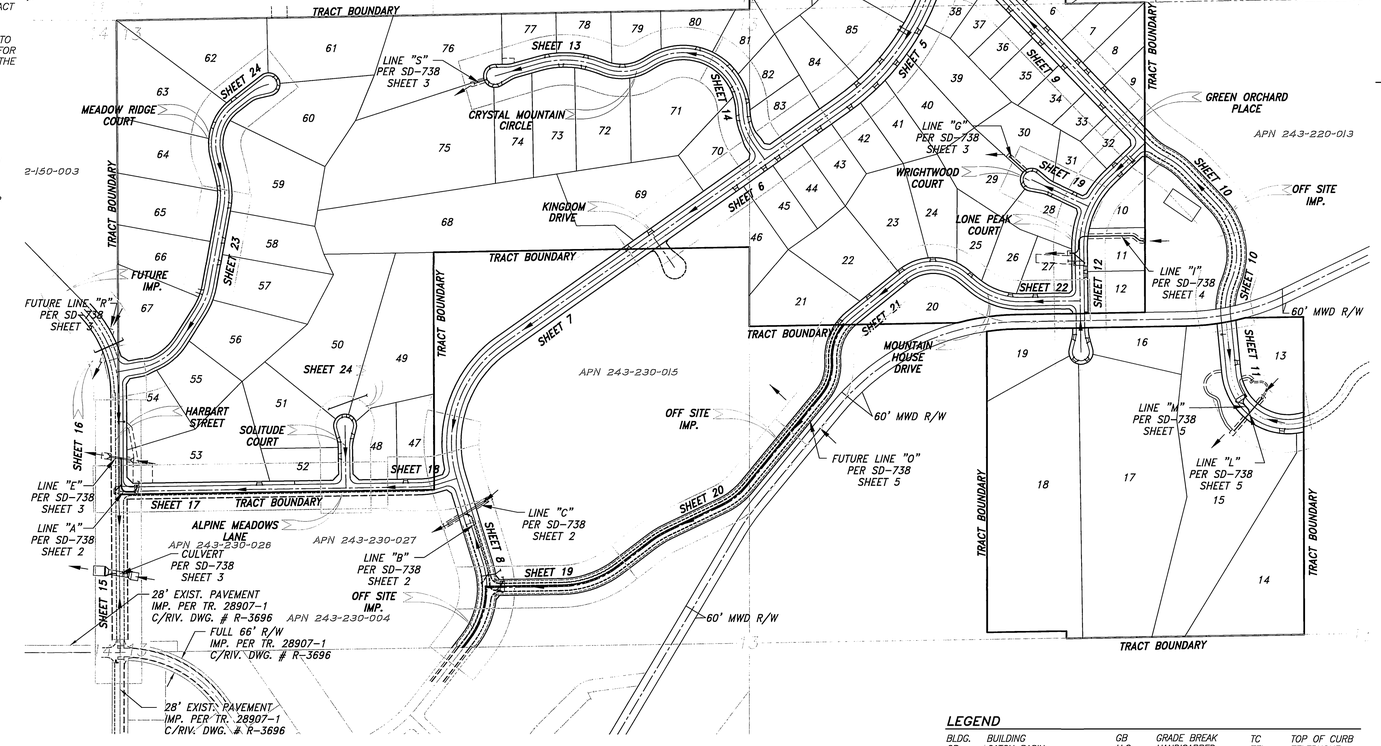
GREEN ORCHARD PLACE - STA. TO STA. 37+16.40
STREET SECTION - T.I.=7.0
N.T.S.

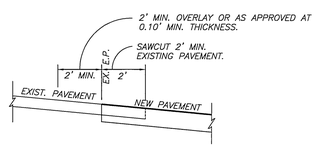


GREEN ORCHARD PLACE - STA. 21+63 TO STA. 30+86
STREET SECTION - T.I.=7.0
N.T.S.

PAVEMENT SECTIONS		
ALPINE MEADOWS LANE	"A.C.	"C.A.B.
BRECKENRIDGE DRIVE	3 "A.C.	6 "C.A.B.
CRYSTAL MOUNTAIN CIRCLE	5 "A.C.	6 "C.A.B.
GREEN ORCHARD PLACE	4 "A.C.	6 "C.A.B.
HARBART STREET	"A.C.	"C.A.B.
KINGDOM DRIVE	4 "A.C.	6 "C.A.B.
LONE PEAK COURT	"A.C.	"C.A.B.
MEADOW RIDGE COURT	"A.C.	"C.A.B.
MOUNTAIN HOUSE DRIVE	"A.C.	"C.A.B.
OVERLOOK PARKWAY	7 "A.C.	7 "C.A.B.
SOLITUDE COURT	"A.C.	"C.A.B.
WRIGHTWOOD COURT	"A.C.	"C.A.B.

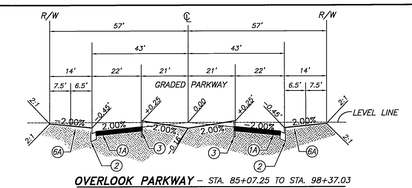
PER S.R. # 166H



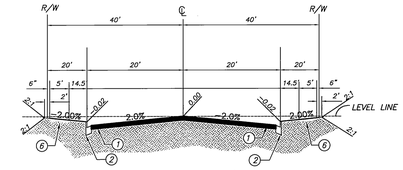


JOIN DETAIL
N.T.S.

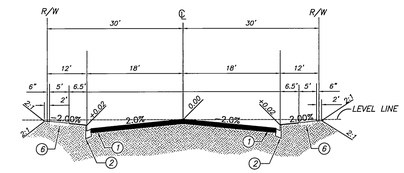
INDEX MAP
SCALE 1" = 100'



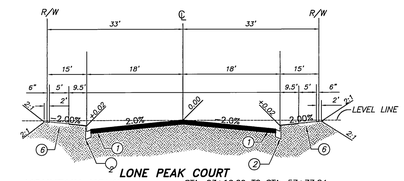
OVERLOOK PARKWAY - STA. 85+07.25 TO STA. 98+37.03
STREET SECTION - T.I.=9.5
N.T.S.



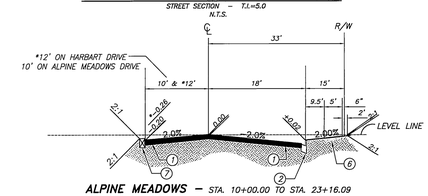
GREEN ORCHARD PLACE & KINGDOM DRIVE - STA. 9+90.00 TO STA. 54+47.69
STREET SECTION - T.I.=7.0
N.T.S.



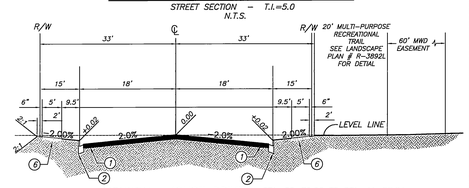
BRECKENRIDGE DRIVE, SOLITUDE COURT & WRIGHTWOOD COURT
MEADOW RIDGE COURT- STA. 11+52.22 TO STA. 25+30.42
& CRYSTAL MOUNTAIN CIRCLE- STA. 10+00.00 TO STA. 23+10.00
STREET SECTION - T.I.=5.0
N.T.S.



LONE PEAK COURT
MOUNTAIN HOUSE DRIVE - STA. 23+16.09 TO STA. 57+77.24
& KINGDOM DRIVE - STA. 54+47.69 TO STA. 59+92.34
STREET SECTION - T.I.=5.0
N.T.S.



ALPINE MEADOWS - STA. 10+00.00 TO STA. 23+16.09
HARBART DRIVE - STA. 43+07.61 TO STA. 48+70.95
STREET SECTION - T.I.=5.0
N.T.S.



MOUNTAIN HOUSE DRIVE - STA. 38+79.92 TO STA. 41+27.23
STREET SECTION - T.I.=5.0
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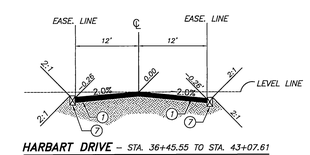

HARBART DRIVE - STA. 36+45.55 TO STA. 43+07.61
STREET SECTION - T.I.=5.0
N.T.S.

LEGEND

BLDG.	BUILDING	GB	GRADE BREAK	TC	TOP OF CURB
CB	CATCH BASIN	H.C.	HANDICAPPED	TEL.	TELEPHONE
CHLK	CHAIN LINK FENCE	HP	HIGH POINT	TG	TOP OF GRATE
C&G	CURB AND GUTTER	INV.	INVERT OF PIPE	TF	TOP OF FOOTING
C.L.	CENTERLINE	LP	LOW POINT	TW	TOP OF WALL
CONC.	CONCRETE	MH	MAN HOLE	W	WATER
D/W	DRIVEWAY	P.P.	POWER POLE		
EP	EDGE OF PAVEMENT	R.D.	ROOF DRAIN		
EXIST.	EXISTING	R/W	RIGHT-OF-WAY		
FF	FINISHED FLOOR	SWR	SEWER		
FH	FIRE HYDRANT	S/W	SIDEWALK		
FL	FLOW LINE	SD	STORM DRAIN		
FS	FINISHED SURFACE	STD.	STANDARD		
C/RIV.	CITY OF RIVERSIDE	MWD	METROPOLITAN WATER DISTRICT		

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

Underground Service Alert
Call: TOLL FREE
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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
Under the Supervision of: Charissa Lesak, R.C.E. 53390 Exp. 06-30-07 11/23/05 Date

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 8/10/2002.
ELEVATION: 1426.960

MARK	REVISIONS	DATE	APPR.
1	Added Street Section Data	12-19-05	RKZ

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

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	12/9/05	
TRAFFIC DIVISION		
~~PLANNING DEPARTMENT~~		
~~STREET SERVICES~~		

APPROVED BY: CITY ENGINEER
DATE 12/19/05

STREET IMPROVEMENT PLAN
TRACT 29515
COVER SHEET
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

HORIZ. SCALE: AS NOTED VERT. SCALE: N/A

PW04-0647
ACCOUNT NO.
R-3892
SHEET 1 OF 25
J.N. 6500

INDEXED 1-10-06 [illegible]

Plot date: 11/23/05 PC-4442-S/T
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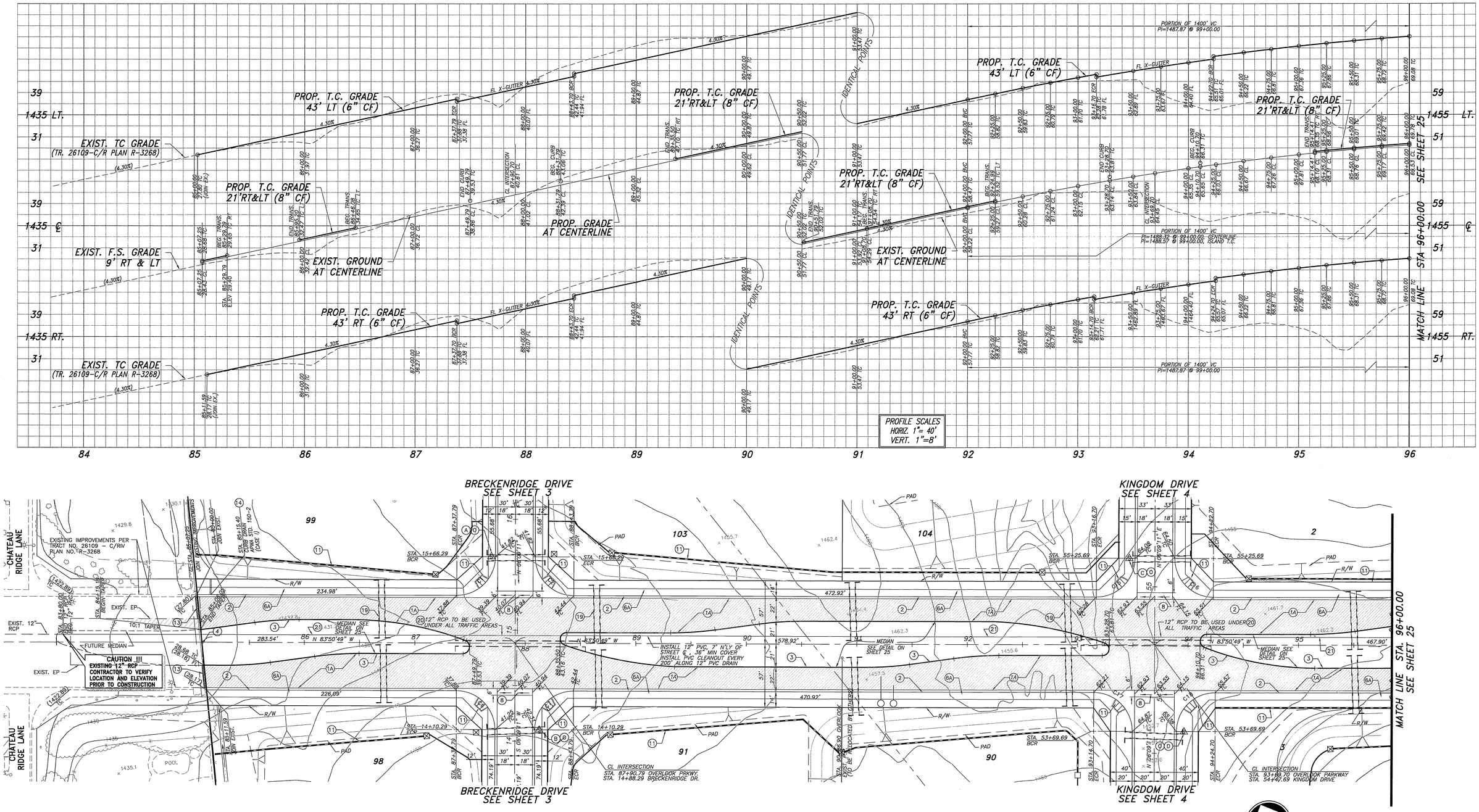

OVERLOOK PARKWAY

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	35.00	54.98	35.00
C2	90°00'00"	35.00	54.98	35.00
C6	90°00'00"	35.00	54.98	35.00
C7	90°00'00"	35.00	54.98	35.00
C15	90°00'00"	35.00	54.98	35.00
C16	90°00'00"	35.00	54.98	35.00
C17	90°00'00"	35.00	54.98	35.00
C18	90°00'00"	35.00	54.98	35.00

40 0 40 80 120

Scale 1" = 40'

NOTICE TO CONTRACTOR;
LANDSCAPING AND ELECTRICAL SLEEVING TO BE INSTALLED 5.5' SOUTH OF THE CENTERLINE. PRECISE LOCATIONS OF SLEEVES CAN BE FOUND ON LANDSCAPE PLAN # R-3892-L & -M

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.1/1/06

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TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverside, CA 92504
Tel:(951) 688-9241 · Fax:(951) 688-0599
Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 11/23/05

BENCHMARK: F7 - K3
CITY OF RIVERSIDE REFERENCE LL417.
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		
PARK DEPARTMENT	12/5/05	
TRAFFIC DIVISION		
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY: CITY ENGINEER
DATE 12/8/05

STREET IMPROVEMENT PLAN
TRACT 29515
OVERLOOK PARKWAY
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

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

PW04-0647
ACCOUNT NO.
R-3892
SHEET 2 OF 25
J.N. 6500

Plot date: 11/23/05 RC-4442-5/1

INDEXED 1-10-06 4H

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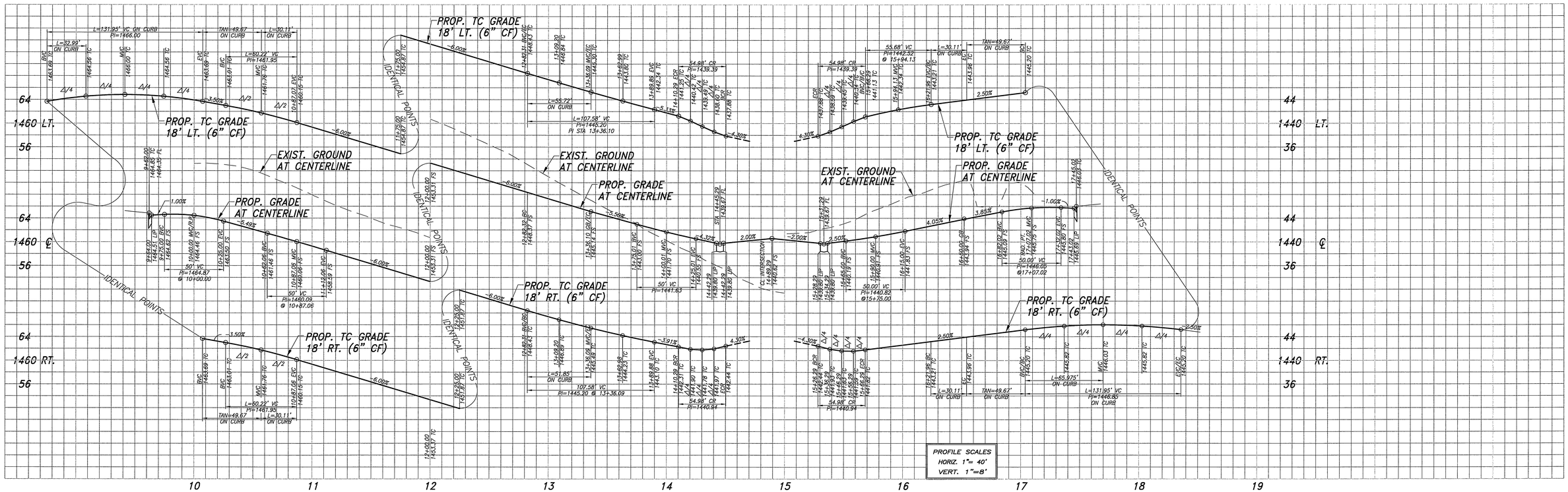

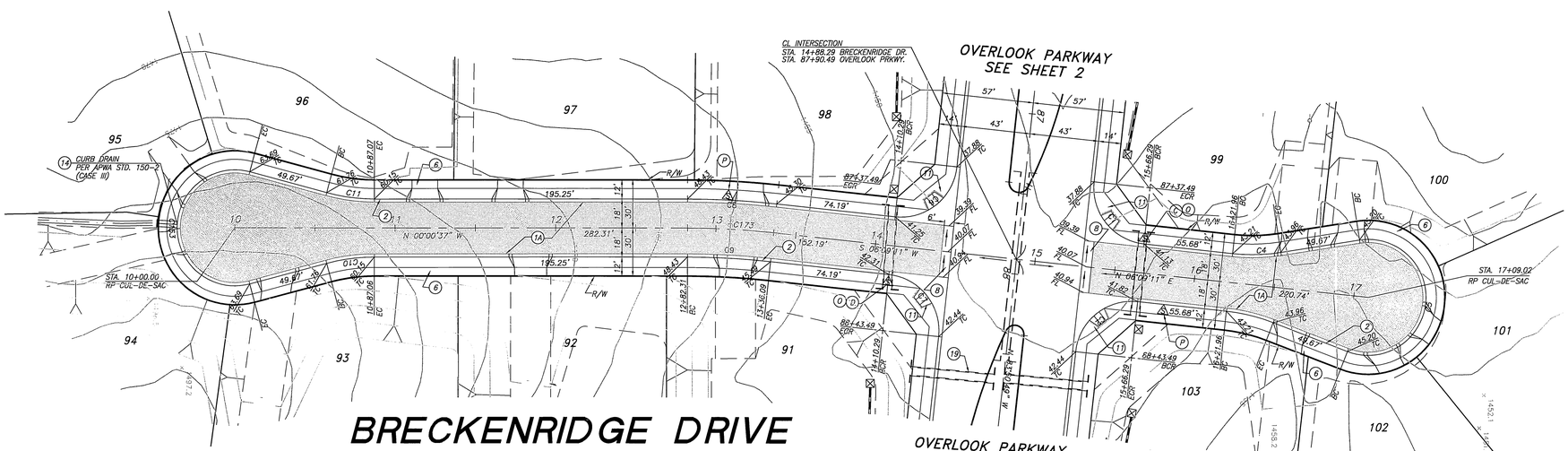

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40 0 40 80 120
Scale 1" = 40'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C6	90°00'00"	35.00	54.98	35.00
C7	90°00'00"	35.00	54.98	35.00
C8	6°09'48"	518.00	55.72	27.89
C9	6°09'48"	482.00	51.85	25.95
C10	14°59'58"	115.00	30.11	15.14
C11	14°59'58"	115.00	30.11	15.14
C153	209°59'56"	36.00	131.95	134.36
C173	6°09'48"	500.00	53.79	26.92

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

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

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Tel:(951) 688-0241 Fax:(951) 688-0599
Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date 11/23/05

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		
PARK DEPARTMENT	11/5/05	
TRAFFIC DIVISION		
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY: CITY ENGINEER
DATE 11/9/05

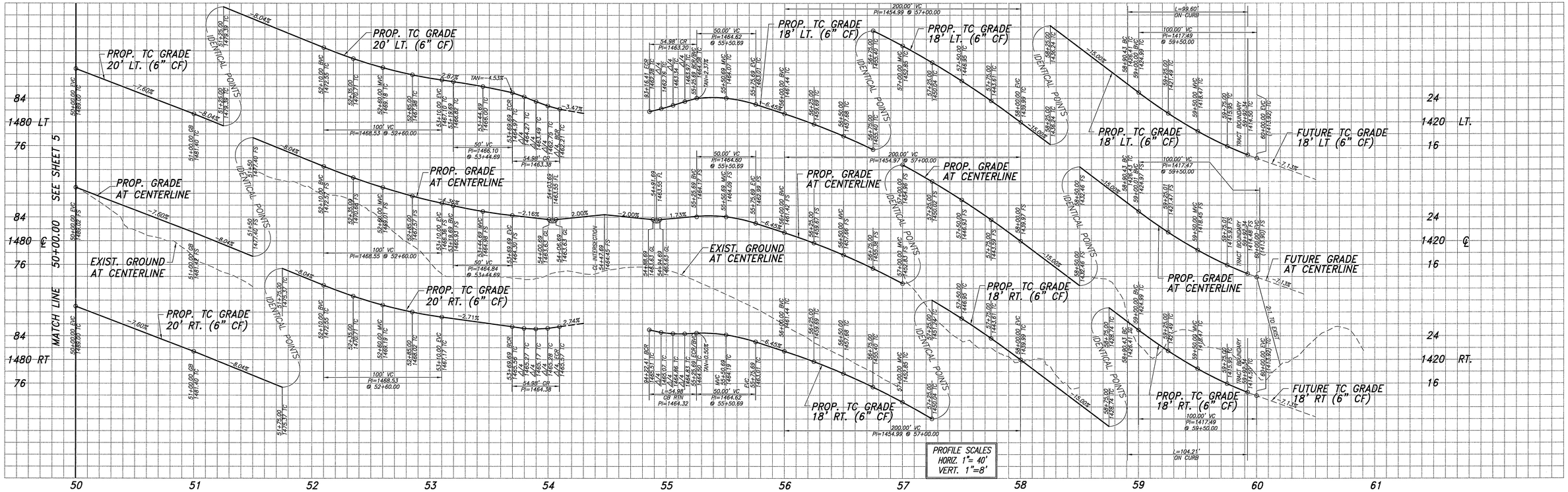
STREET IMPROVEMENT PLAN
TRACT 29515
BRECKENRIDGE DRIVE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

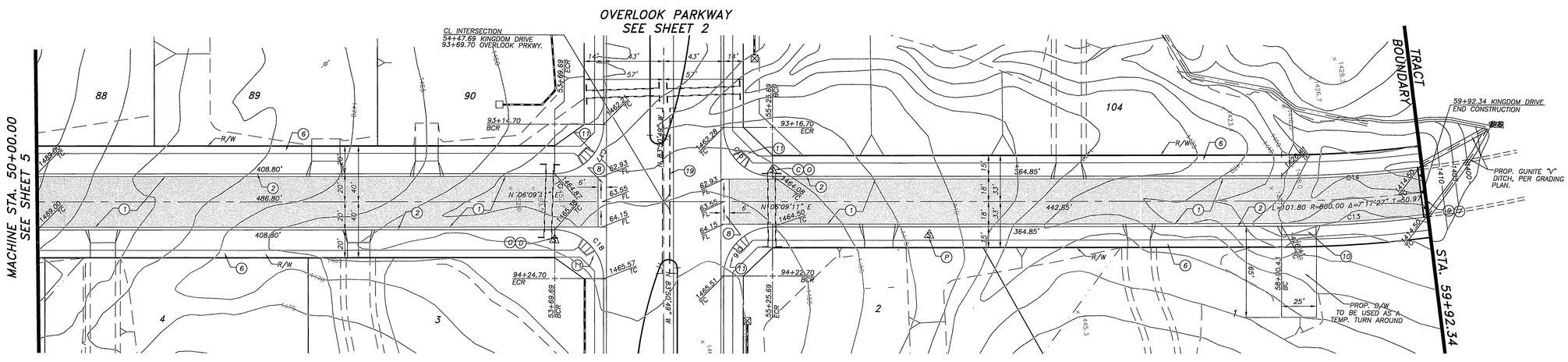
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW04-0647
ACCOUNT NO.
R-3892
SHEET 3 OF 25
J.N. 6500

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st03
File date: 11/16/05 PC-4442-5/7

INDEXED 1-10-06 LH





KINGDOM DRIVE

OVERLOOK PARKWAY
SEE SHEET 2

NOTICE TO CONTRACTOR;
LANDSCAPING AND ELECTRICAL SLEEVING TO BE INSTALLED 5.5' SOUTH OF THE CENTERLINE. PRECISE LOCATIONS OF SLEEVES CAN BE FOUND ON LANDSCAPE PLAN # R-3892-L & -M

40 0 40 80 120
Scale 1" = 40'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C13	7°17'52"	818.00	104.21	52.17
C14	7°17'52"	782.00	99.60	49.87
C15	90°00'00"	35.00	54.98	35.00
C16	90°00'00"	35.00	54.98	35.00
C17	90°00'00"	35.00	54.98	35.00
C18	90°00'00"	35.00	54.98	35.00

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

CITY OF RIVERSIDE
FIRE DEPARTMENT
DIVISION OF FIRE PROTECTION
(FOR FIRE HYDRANT LOCATION ONLY)
APPROVED BY DATE

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

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Tel:(951) 688-0241 Fax:(951) 688-0599
Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-19-05

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	1/5/06	
PARK DEPARTMENT		
TRAFFIC DIVISION	1/5/06	
PLANNING DEPARTMENT		
STREET SERVICES		

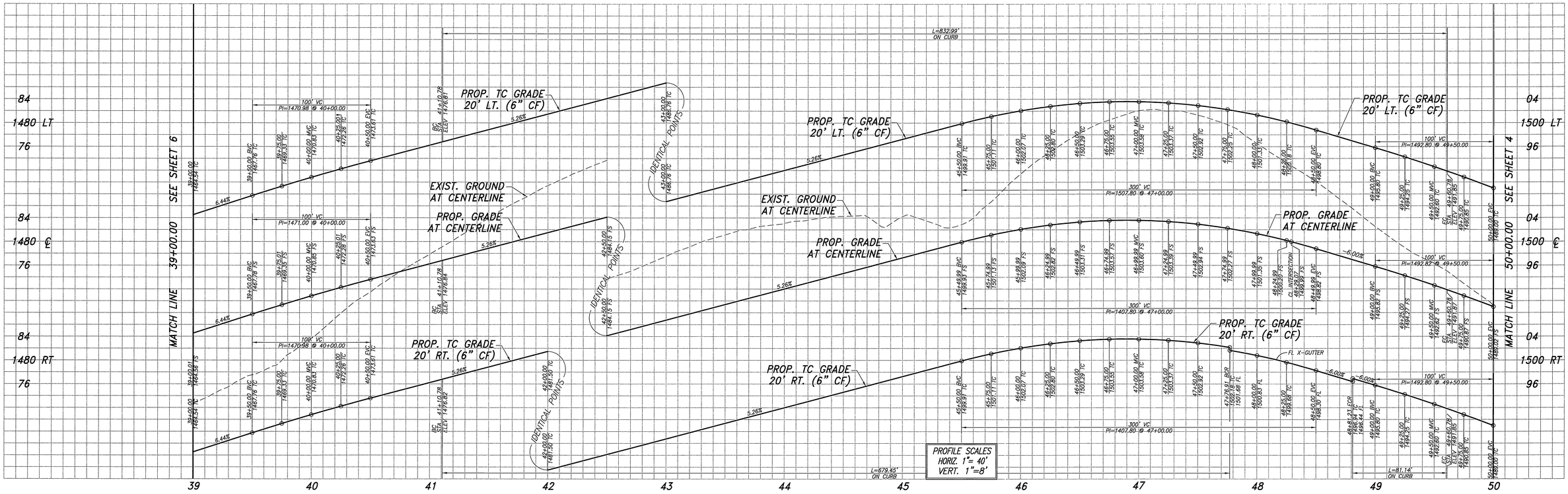
APPROVED BY
CITY ENGINEER
DATE 1/5/06

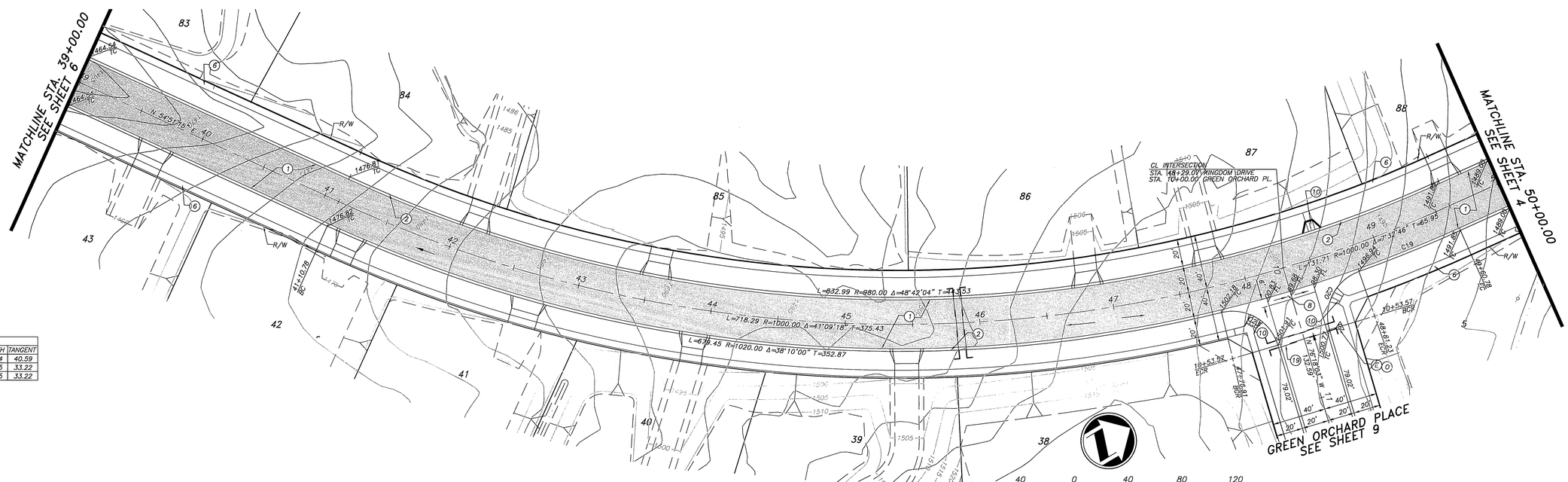
STREET IMPROVEMENT PLAN
TRACT 29515
KINGDOM DRIVE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW04-0647
ACCOUNT NO.
R-3892
SHEET 4 OF 25
J.N. 6500

INDEXED 1-10-06

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st04
Plot date: 12/14/05 PC-4442-S/T





CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C19	4°33'28"	1020.00	81.14	40.59
C20	87°00'42"	35.00	53.15	33.22
C23	87°00'42"	35.00	53.15	33.22

KINGDOM DRIVE

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

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

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Tel:(951) 688-7247 Fax:(951) 688-0599
Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-19-05

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	1/5/06	PH
PARK DEPARTMENT		
TRAFFIC DIVISION	1/5/06	SC
PLANNING DEPARTMENT		
STREET SERVICES		

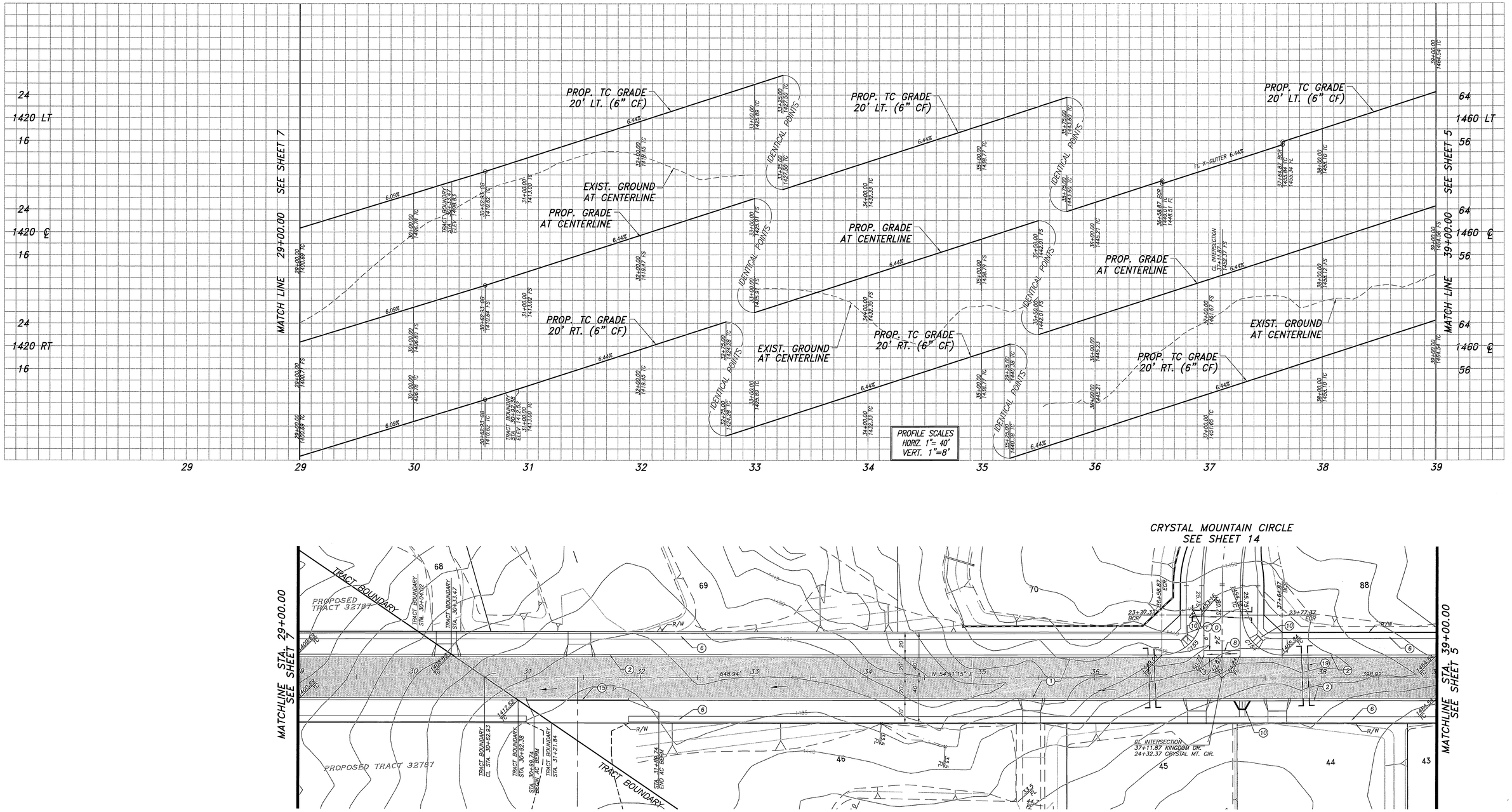
APPROVED BY: Glen Boyd
CITY ENGINEER
DATE 1/5/06

STREET IMPROVEMENT PLAN
TRACT 29515
KINGDOM DRIVE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW04-0647
ACCOUNT NO.
R-3892
SHEET 5 OF 25
J.N. 6500

INDEXED 1-10-06 LH

File name: U:\Projects\Pulte\6500\dwg\Streets\6500st05
Plot date: 12/14/05 PC-4442-S/T



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C62	82°28'50"	35.00	50.38	30.68
C63	82°28'50"	35.00	50.38	30.68
C72	90°00'00"	35.00	54.98	35.00
C73	84°31'13"	35.00	51.63	31.80

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

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Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-19-05

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-G2 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	1/5/06	DIA
PARK DEPARTMENT		
TRAFFIC DIVISION	1/3/06	
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY
CITY ENGINEER
DATE 1/5/06

STREET IMPROVEMENT PLAN
TRACT 29515
KINGDOM DRIVE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

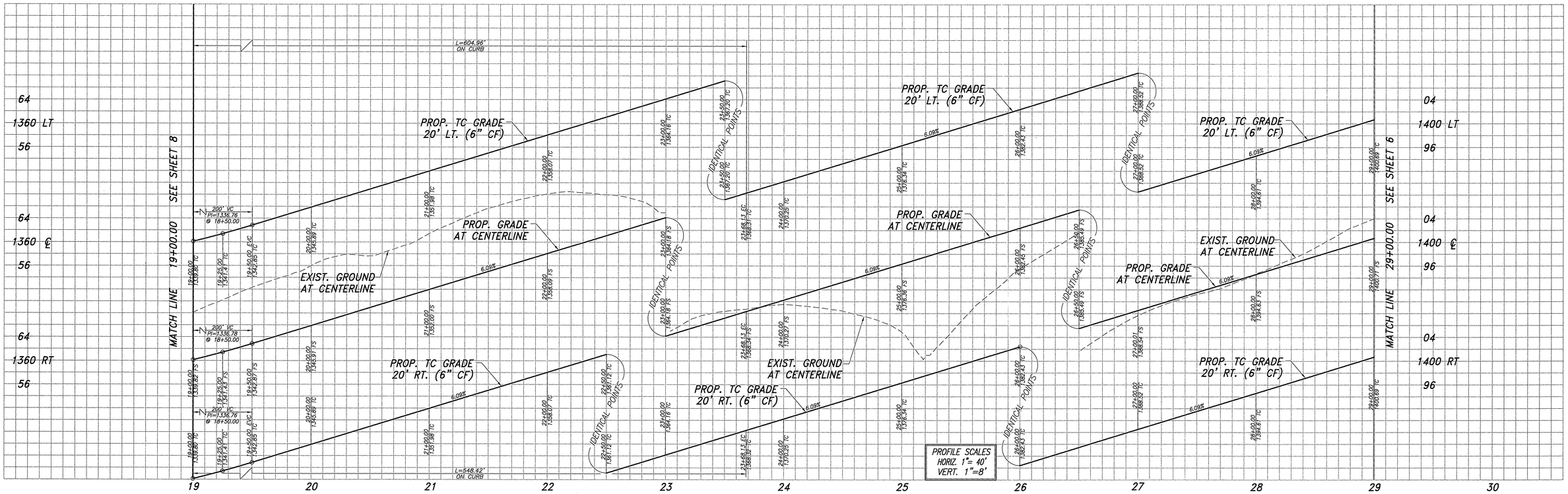
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

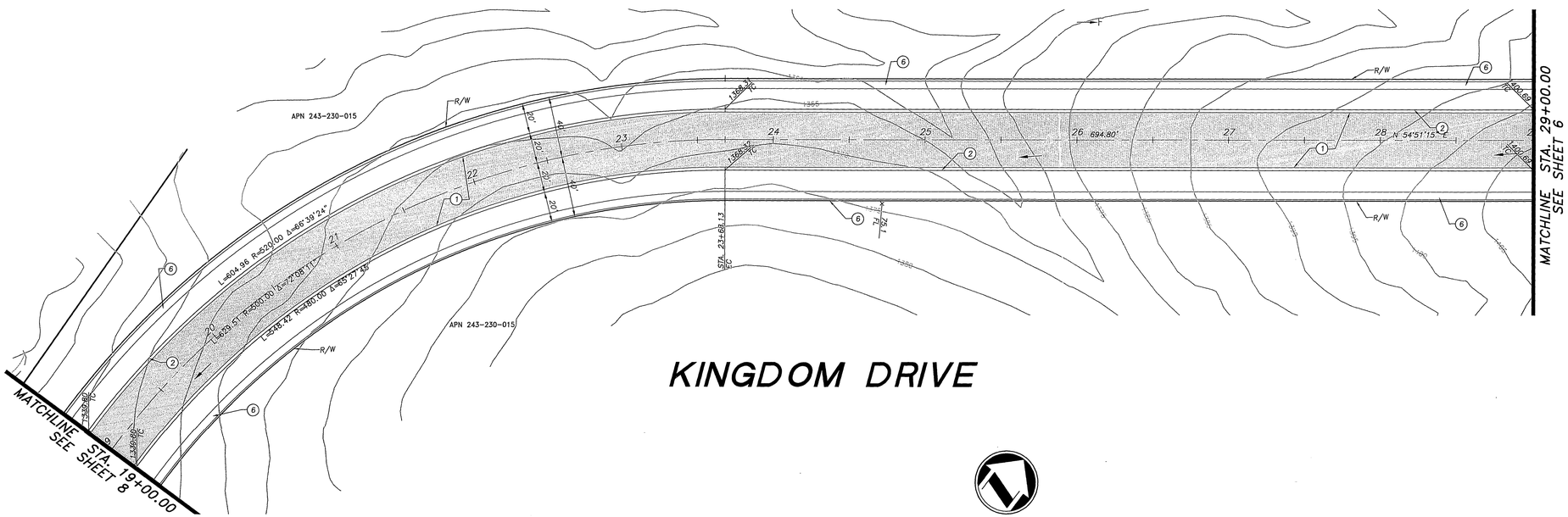
PW04-0647
ACCOUNT NO.
R-3892
SHEET 6 OF 25
J.N. 6500

INDEXED 1-10-06 GH

File name: U:\Projects\Pulte\6500\dwg\Streets\6500st06

Plot date: 12/14/05 PC-4442-S/T





CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

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Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-19-05

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	1/5/06	DH
PARK DEPARTMENT		
TRAFFIC DIVISION	1/2/06	SC
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY
CITY ENGINEER
DATE 1/5/06

STREET IMPROVEMENT PLAN
TRACT 29515
KINGDOM DRIVE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

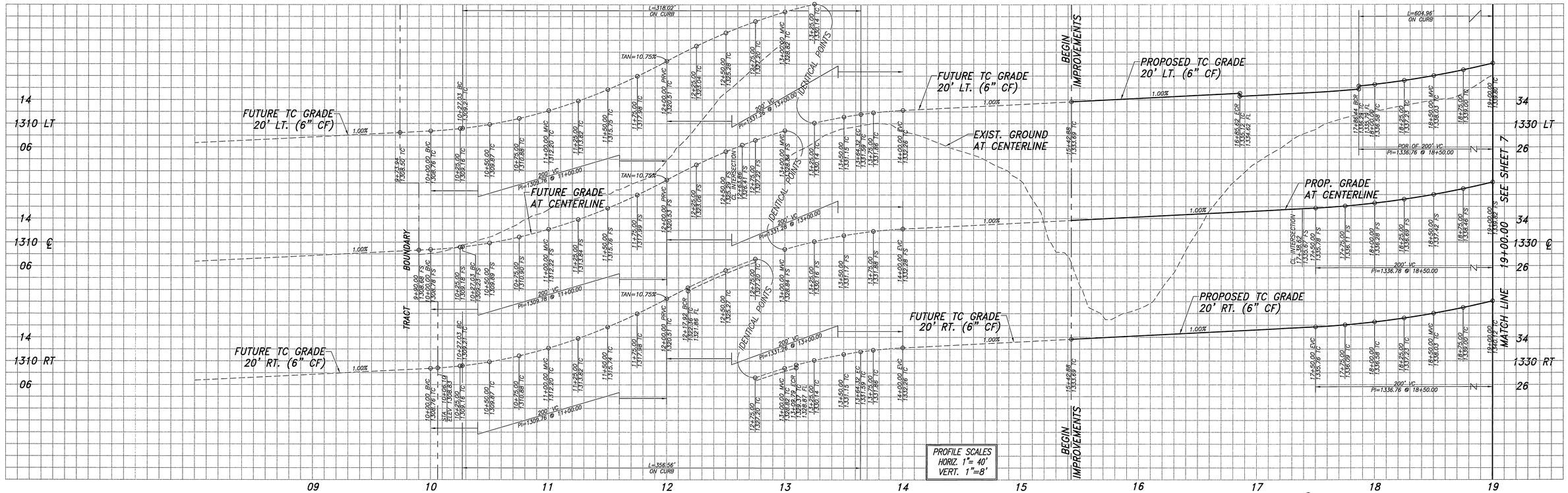
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

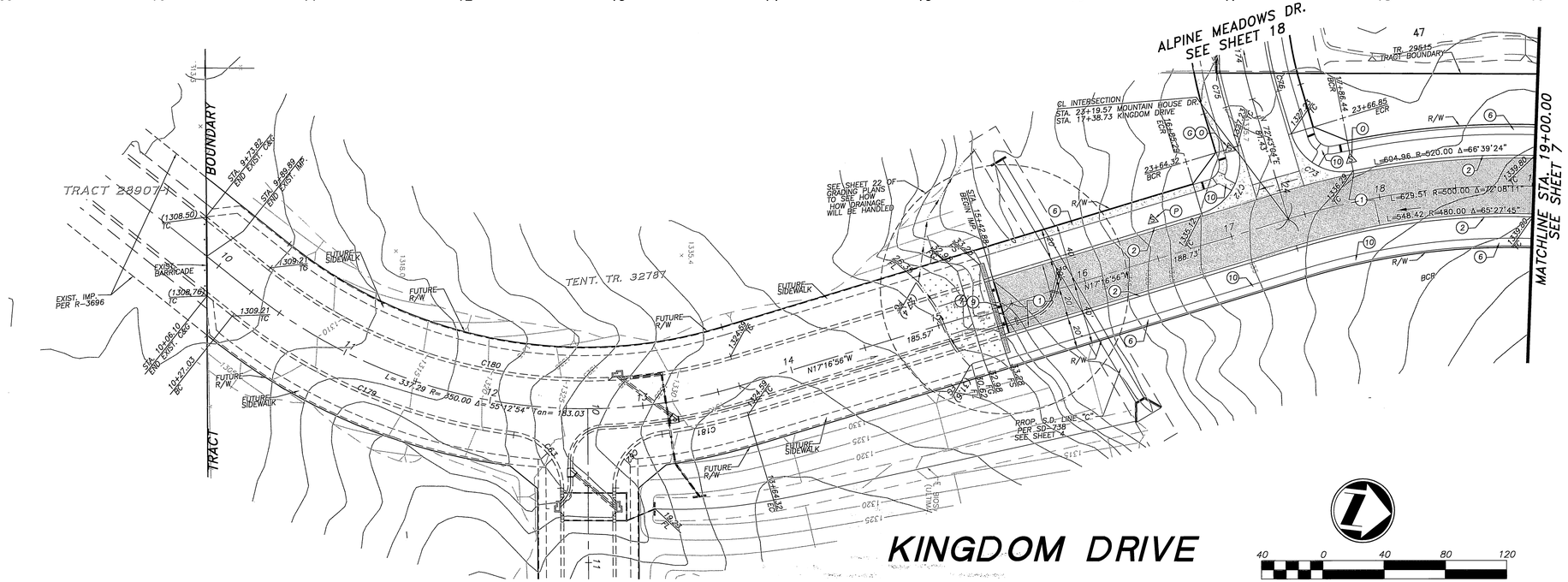
PW04-0647
ACCOUNT NO.
R-3892
SHEET 7 OF 25
J.N. 6500

INDEXED 1-10-06 LH

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st07

Plot date: 12/14/05 PC-4442-S/T





CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C62	82°28'50"	35.00	50.38	30.68
C63	82°28'50"	35.00	50.38	30.68
C72	90°00'00"	35.00	54.98	35.00
C73	84°31'13"	35.00	51.63	31.80
C75	4°54'48"	268.00	22.98	11.50
C76	2°58'18"	232.00	12.03	6.02
C174	162°1'59"	250.00	71.41	35.95
C179	31°15'00"	370.00	201.80	103.48
C180	55°12'54"	330.00	318.02	172.57
C181	8°55'33"	370.00	57.64	28.88

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

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

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Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-19-05

BENCHMARK: F7 - K3
CITY OF RIVERSIDE REFERENCE LL417.
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	1/5/06	PH
PARK DEPARTMENT		
TRAFFIC DIVISION	1/13/06	SC
PLANNING DEPARTMENT		
STREET SERVICES		

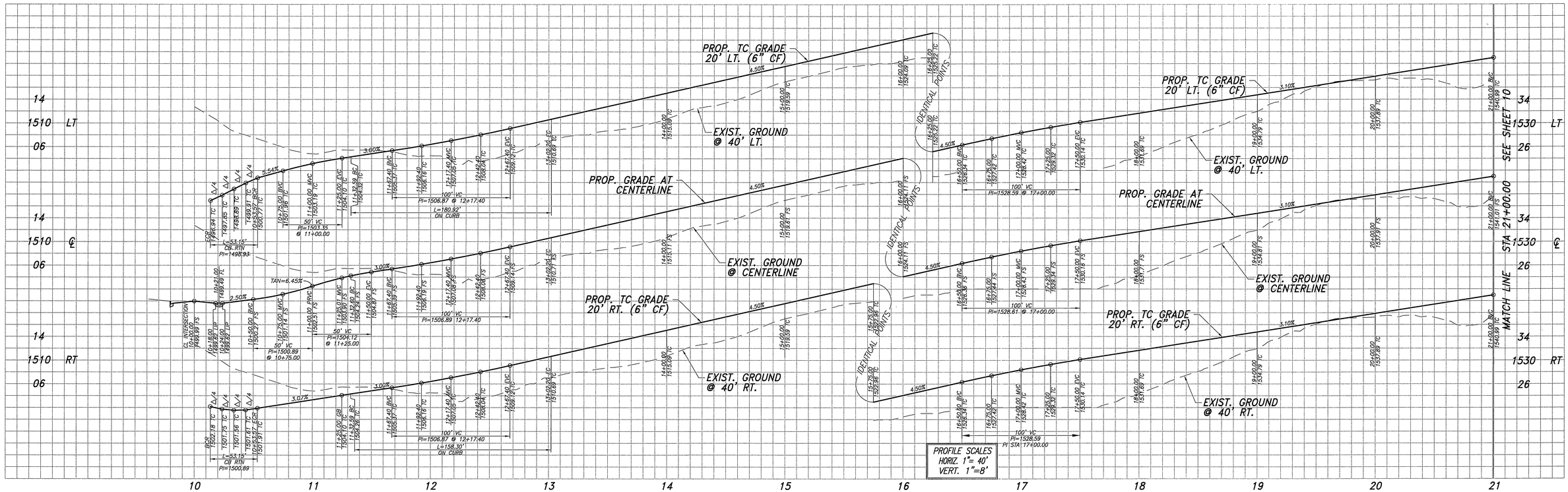
APPROVED BY: [signature]
CITY ENGINEER
DATE 1/5/06

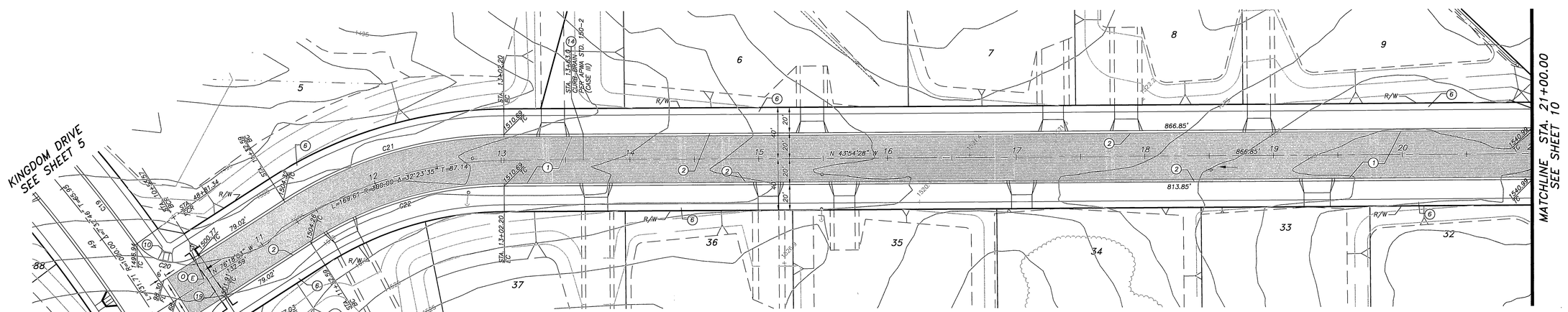
STREET IMPROVEMENT PLAN
TRACT 29515
KINGDOM DRIVE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW04-0647
ACCOUNT NO.
R-3892
SHEET 8 OF 25
J.N. 6500

Plot date: 12/14/05 PC-4442-5/7
File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st08

INDEXED 1-10-06 LH





GREEN ORCHARD PLACE

SHEET 9

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C20	87°00'42"	35.00	53.15	33.22
C21	32°23'35"	320.00	180.92	92.95
C22	32°23'35"	280.00	158.30	81.33
C23	87°00'42"	35.00	53.15	33.22

40 0 40 80 120

Scale 1" = 40'

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

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

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Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-19-05

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	1/5/06	PH
PARK DEPARTMENT		
TRAFFIC DIVISION	1/3/06	SK
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY: CITY ENGINEER
DATE 1/5/06

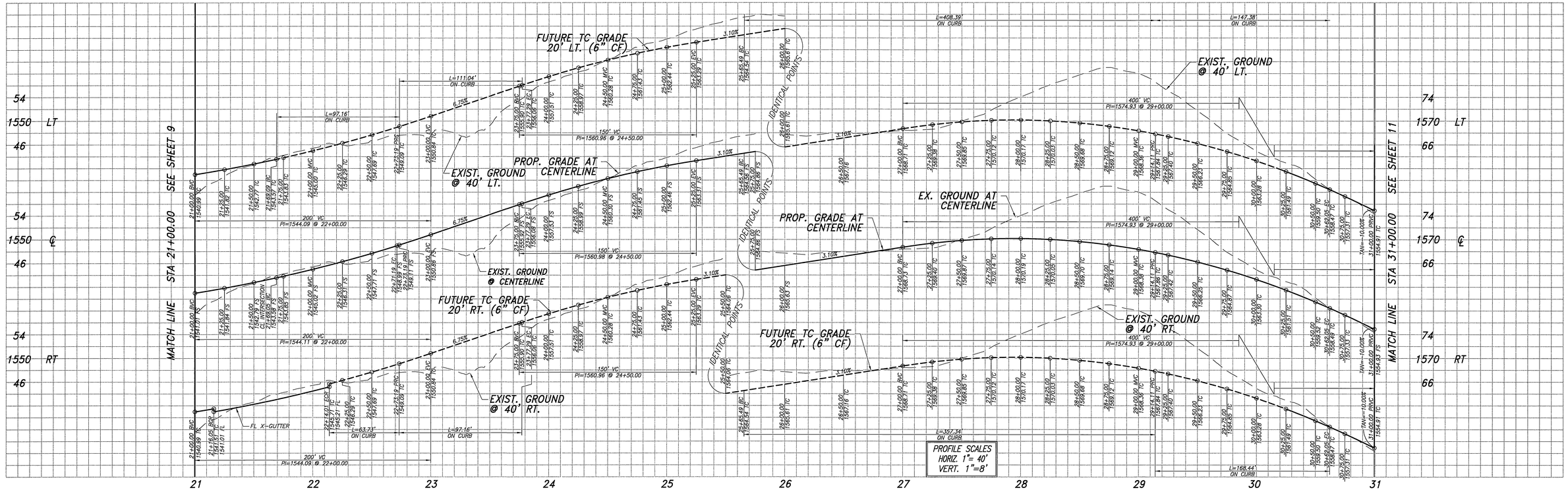
STREET IMPROVEMENT PLAN
TRACT 29515
GREEN ORCHARD PLACE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

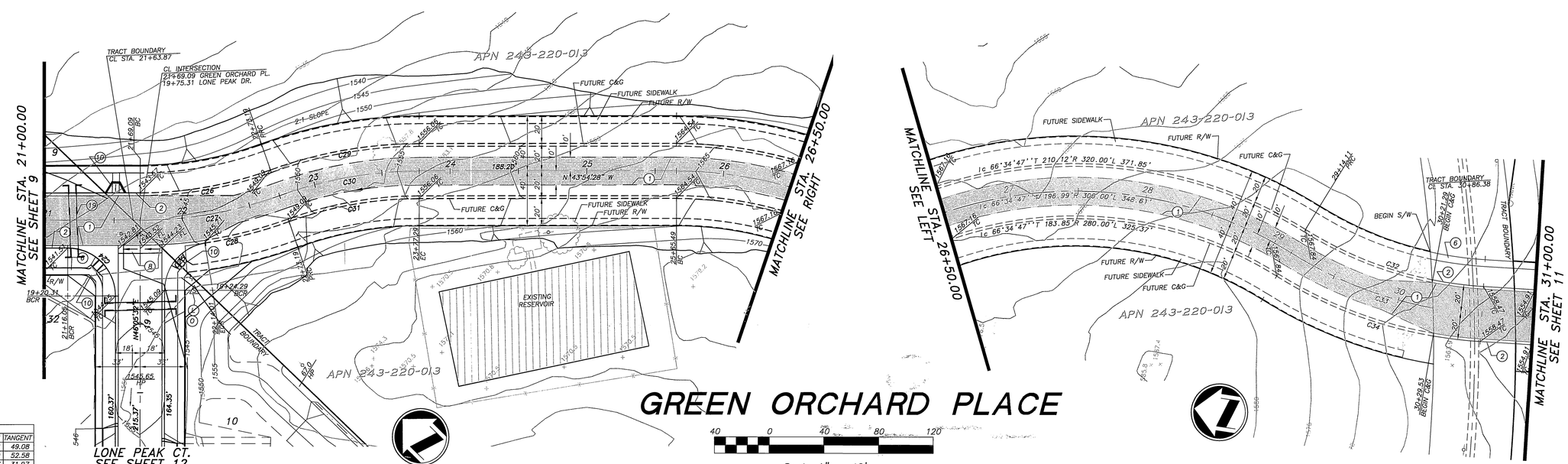
PW04-0647
ACCOUNT NO.
R-3892
SHEET 9 OF 25
J.N. 6500

Plot date: 12/14/05 PC-4442-5/T

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st09

INDEXED 1-10-06 PH





GREEN ORCHARD PLACE

Scale 1" = 40'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C26	19°52'56"	280.00	97.16	49.08
C27	19°52'56"	300.00	104.10	52.58
C28	11°24'37"	320.00	63.73	31.97
C29	19°52'56"	320.00	111.04	56.09
C30	19°52'56"	300.00	104.10	52.58
C31	19°52'56"	280.00	97.16	49.08
C32	28°15'20"	280.00	138.08	70.48
C33	28°15'20"	300.00	147.95	75.51
C34	28°15'20"	320.00	157.81	80.54

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.1/1/06

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PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599
Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-19-05

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	1/5/06	DH
PARK DEPARTMENT		
TRAFFIC DIVISION	1/5/06	SC
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY
CITY ENGINEER
DATE 1/5/06

STREET IMPROVEMENT PLAN
TRACT 29515
GREEN ORCHARD PLACE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW04-0647
ACCOUNT NO.
R-3892
SHEET 10 OF 25
J.N. 6500

Plot date: 12/14/05 PC-4442-S/T

INDEXED 1-10-06 LH

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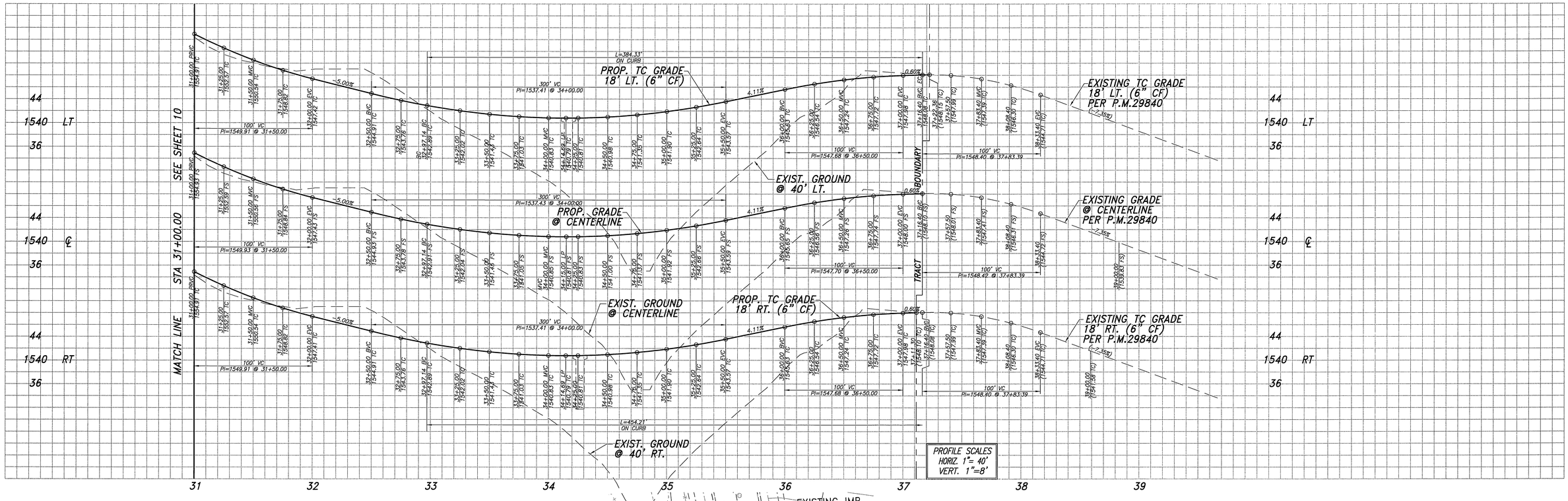

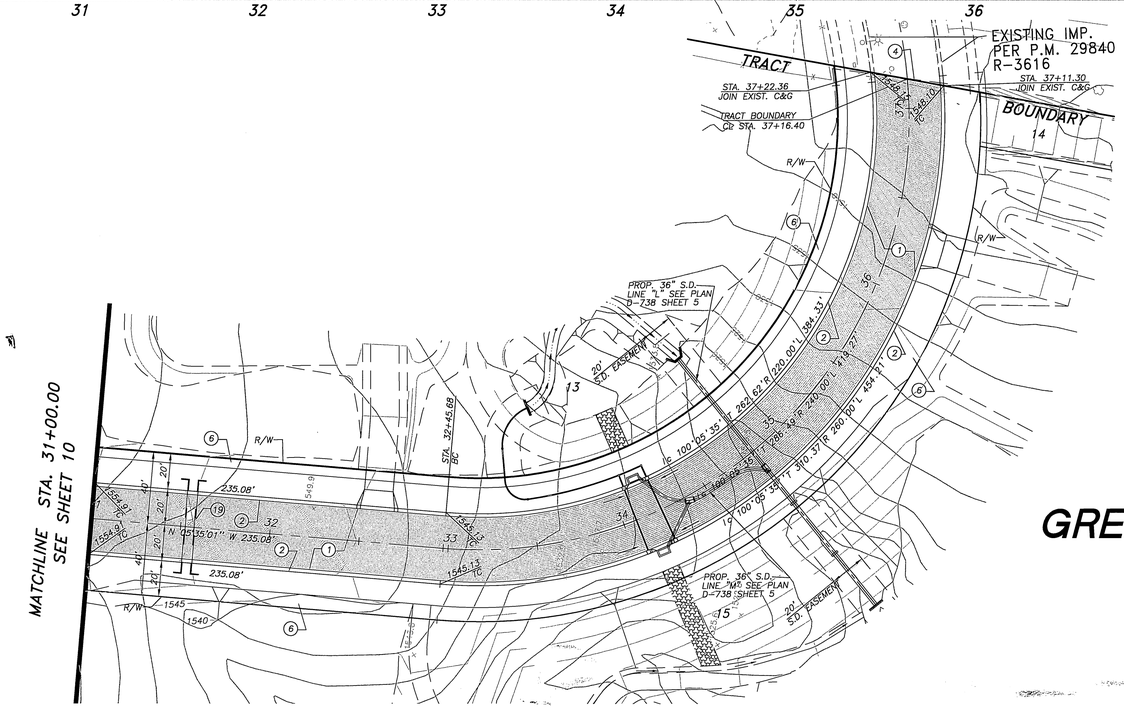

GREEN ORCHARD PLACE

40 0 40 80 120

Scale 1" = 40'

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

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

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Tel:(951) 688-0241 · Fax:(951) 688-0599
Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp.-06-30-07 Date: 12-19-05

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-G2 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	1/5/06	PH
PARK DEPARTMENT		
TRAFFIC DIVISION	1/5/06	JZ
PLANNING DEPARTMENT		
STREET SERVICES		

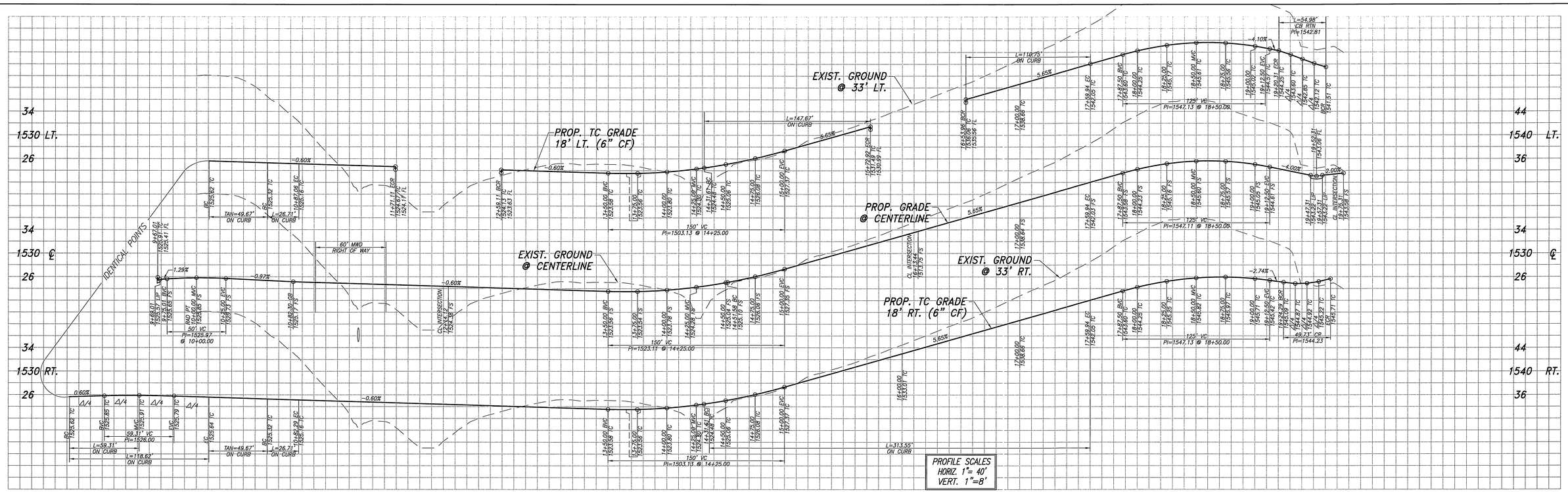
APPROVED BY
CITY ENGINEER
DATE 1/5/06

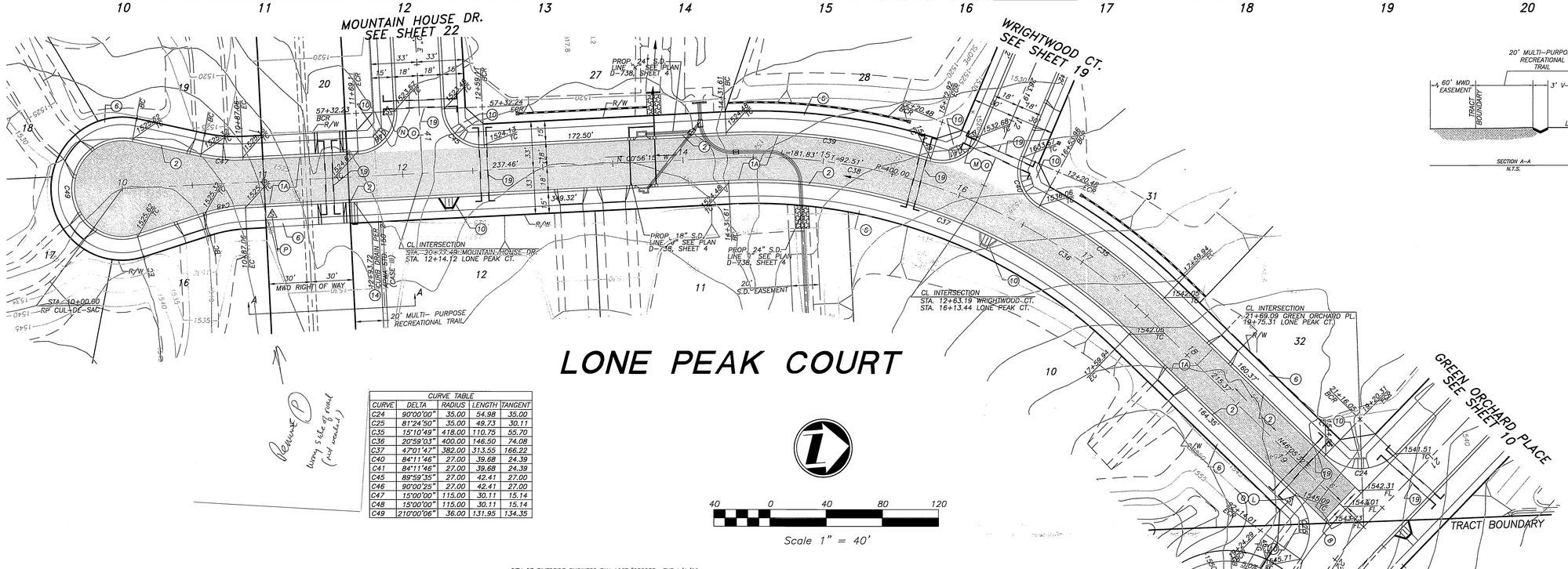
STREET IMPROVEMENT PLAN
TRACT 29515
GREEN ORCHARD PLACE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

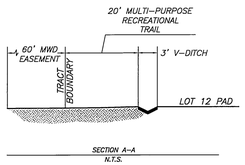
PW04-0647
ACCOUNT NO.
R-3892
SHEET 11 OF 25
J.N. 6500

INDEXED 1-10-06 LH

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st11
Plot date: 12/14/05 PC-4442-5/1







Remove P
very scale of road (not useful)

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C24	90°00'00"	35.00	54.98	35.00
C25	81°24'50"	35.00	49.73	30.11
C35	15°10'49"	418.00	110.75	55.70
C36	20°59'03"	400.00	146.50	74.08
C37	47°01'47"	382.00	313.55	166.22
C40	84°11'46"	27.00	39.68	24.39
C41	84°11'46"	27.00	39.68	24.39
C45	89°59'35"	27.00	42.41	27.00
C46	90°00'25"	27.00	42.41	27.00
C47	15°00'00"	115.00	30.11	15.14
C48	15°00'00"	115.00	30.11	15.14
C49	210°00'06"	36.00	131.95	134.35

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

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6820 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241, Fax:(951) 688-0599
Under the Supervision of: Clarissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-14-05

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
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PARK DEPARTMENT		
TRAFFIC DIVISION	1/4/06	SC
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY
CITY ENGINEER
DATE 1/5/06

STREET IMPROVEMENT PLAN
TRACT 29515
LONE PEAK COURT
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

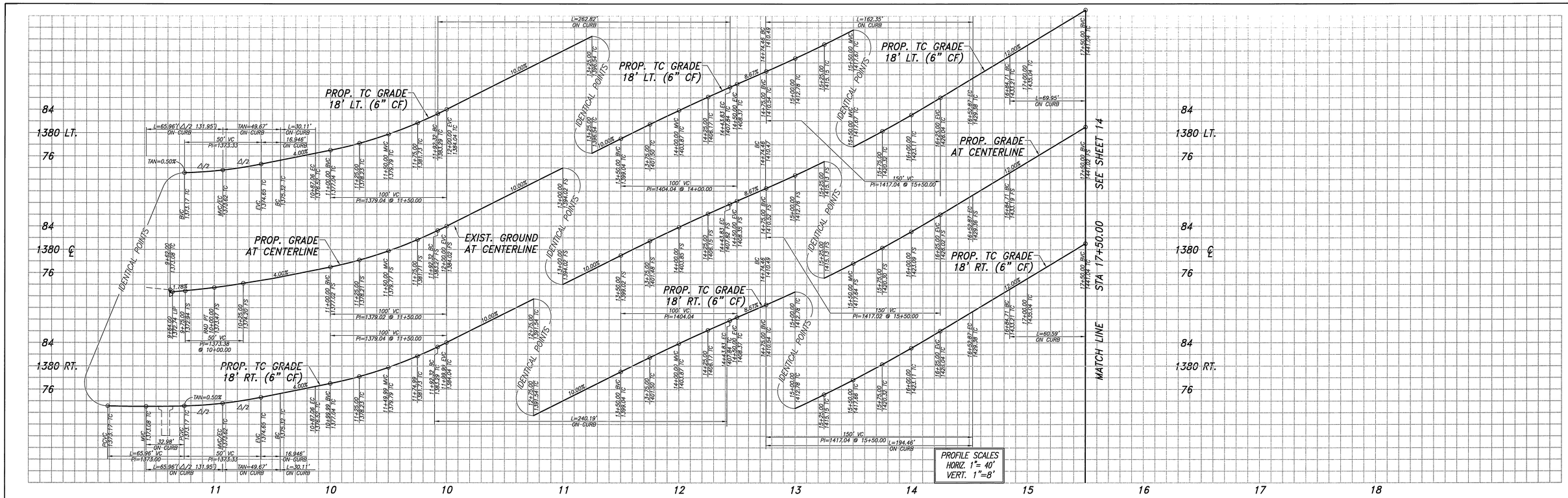
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

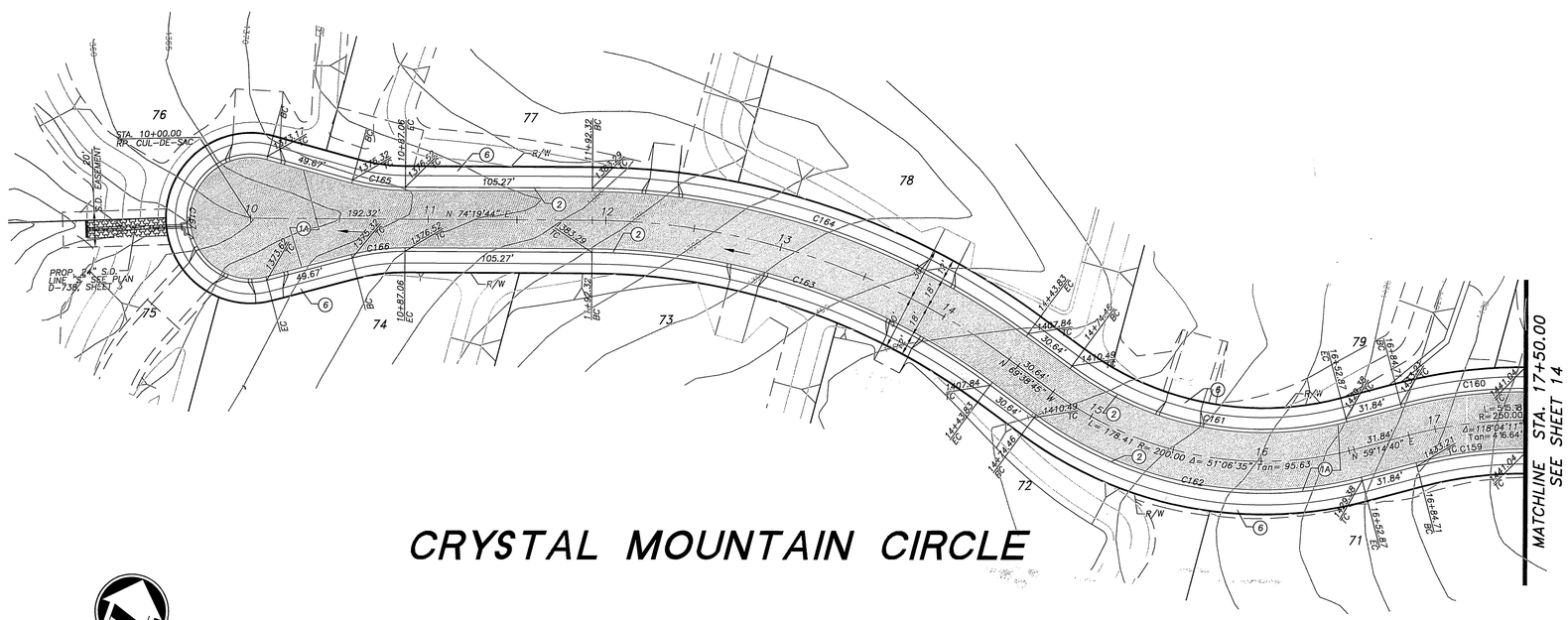
PW04-0647
ACCOUNT NO.
R-3892
SHEET 12 OF 25
J.N. 6500

INDEXED 1-10-06 LH

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st12

Plot date: 12/14/05 PC-4442-S/T





CRYSTAL MOUNTAIN CIRCLE

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C159	118°04'11"	232.00	478.08	386.65
C160	118°04'11"	268.00	552.27	446.64
C161	53°36'40"	185.43	173.50	93.69
C162	51°06'35"	218.00	194.46	104.24
C163	36°01'31"	382.00	240.19	124.21
C164	36°01'31"	418.00	262.82	135.92
C165	14°59'58"	115.00	30.11	15.14
C166	14°59'58"	115.00	30.11	15.14
C167	209°59'56"	36.00	131.95	134.36

40 0 40 80 120

Scale 1" = 40'

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.1/1/06

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Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-14-05

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	1/5/06	PH
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TRAFFIC DIVISION	1/3/06	SC
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY
CITY ENGINEER
DATE 1/5/06

STREET IMPROVEMENT PLAN
TRACT 29515
CRYSTAL MOUNTAIN CIRCLE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

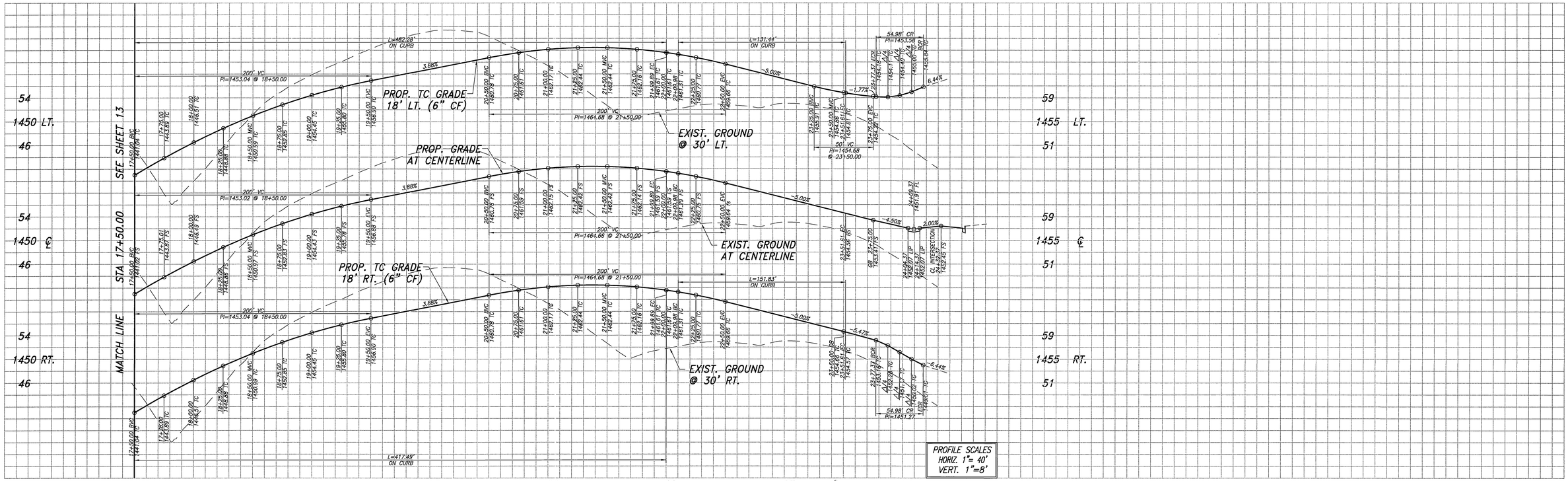
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW04-0647
ACCOUNT NO.
R-3892
SHEET 13 OF 25
J.N. 6500

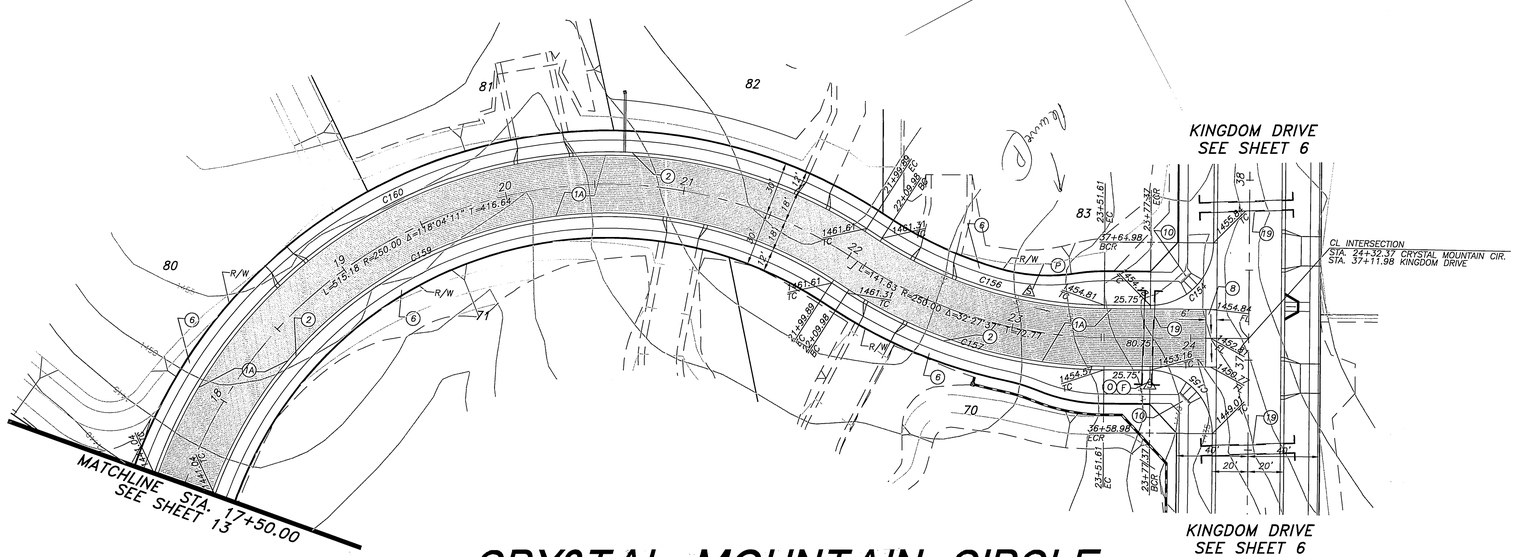
Plot date: 12/14/05 PC-4442-S/T

INDEXED 1-10-06 LH

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st13



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



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C154	90°00'00"	35.00	54.98	35.00
C155	90°00'00"	35.00	54.98	35.00
C156	32°27'37"	232.00	131.44	67.53
C157	32°27'37"	268.00	151.83	78.01
C158	23°46'52"	518.00	215.00	109.07
C159	118°04'11"	232.00	478.08	386.65
C160	118°04'11"	268.00	552.27	446.64

LINE TABLE		
LINE	LENGTH	BEARING
L5	10.10	N02°41'08"W
L6	10.10	N02°41'08"W
L7	10.10	N02°41'08"W

CRYSTAL MOUNTAIN CIRCLE

Scale 1" = 40'

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.1/1/06

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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

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PRINCIPAL ENGINEER	1/5/06	PH
PARK DEPARTMENT		
TRAFFIC DIVISION	1/5/06	SK
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY
CITY ENGINEER
DATE 1/5/06

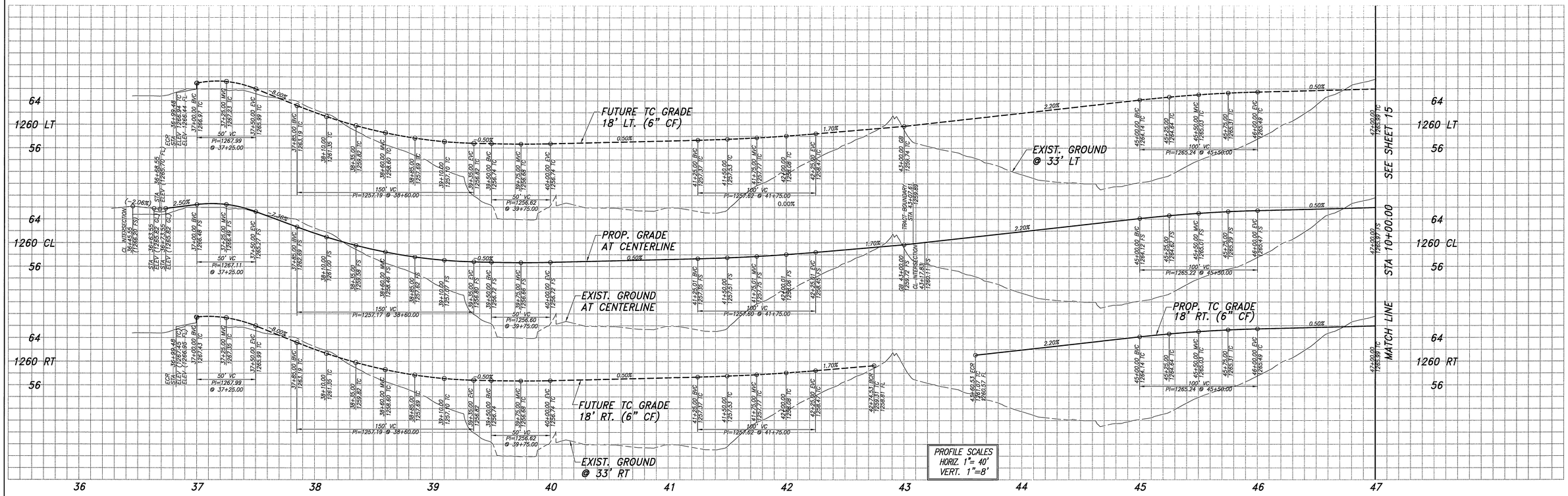
STREET IMPROVEMENT PLAN
TRACT 29515
CRYSTAL MOUNTAIN CIRCLE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

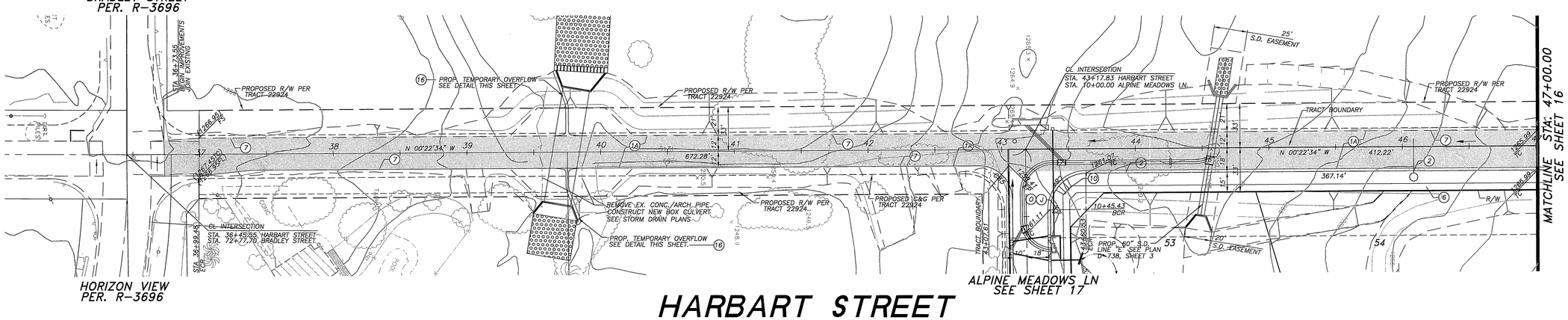
PW04-0647
ACCOUNT NO.
R-3892
SHEET 14 OF 25
J.N. 6500

Plot date: 12/14/05 PC-4442-S/T

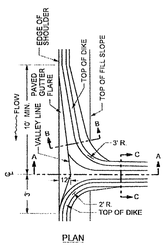
INDEXED 1-10-06 LH

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st12

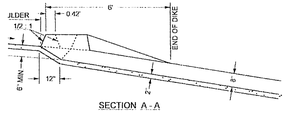


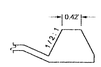


CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C84	90°32'23"	27.00	42.67	27.26
C85	89°30'39"	25.00	39.06	24.79

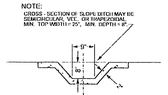


ASPHALT CONCRETE OVERSIDE DRAIN DETAIL (16)
N.T.S.





NOTE:
GROSS - SECTION OF SLOPE/DITCH MAY BE DEMONSTRATED, VTL, ISR EMPIRICAL.
MIN. TOP WIDTH = 20', MIN. DEPTH = 6"



TO BE USED ON FILL SLOPES FLATTER THAN 4 : 1.
USE MIN. 10' LENGTH OF GUTTER ON BOTH SIDES IN A SAG LOCATION. USE PIPE DOWNDRAINS FOR SLOPES STEEPER THAN 4 : 1 SLOPES.

40 0 40 80 120
Scale 1" = 40'

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

REGISTERED PROFESSIONAL ENGINEER
CHARISSA J.A. LOACH
NO. 53390
EXP. 6-30-07
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Under the Supervision of: Charissa Loach, R.C.E. 53390 Exp. 06-30-07 Date: 12-19-05

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	1/5/06	PH
PARK DEPARTMENT		
TRAFFIC DIVISION	1/4/06	SK
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY: [signature]
CITY ENGINEER
DATE 1/5/06

STREET IMPROVEMENT PLAN
TRACT 29515
HARBART STREET
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

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

PW04-0647
ACCOUNT NO.
R-3892
SHEET 15 OF 25
J.N. 6500

INDEXED 1-10-06 [illegible]

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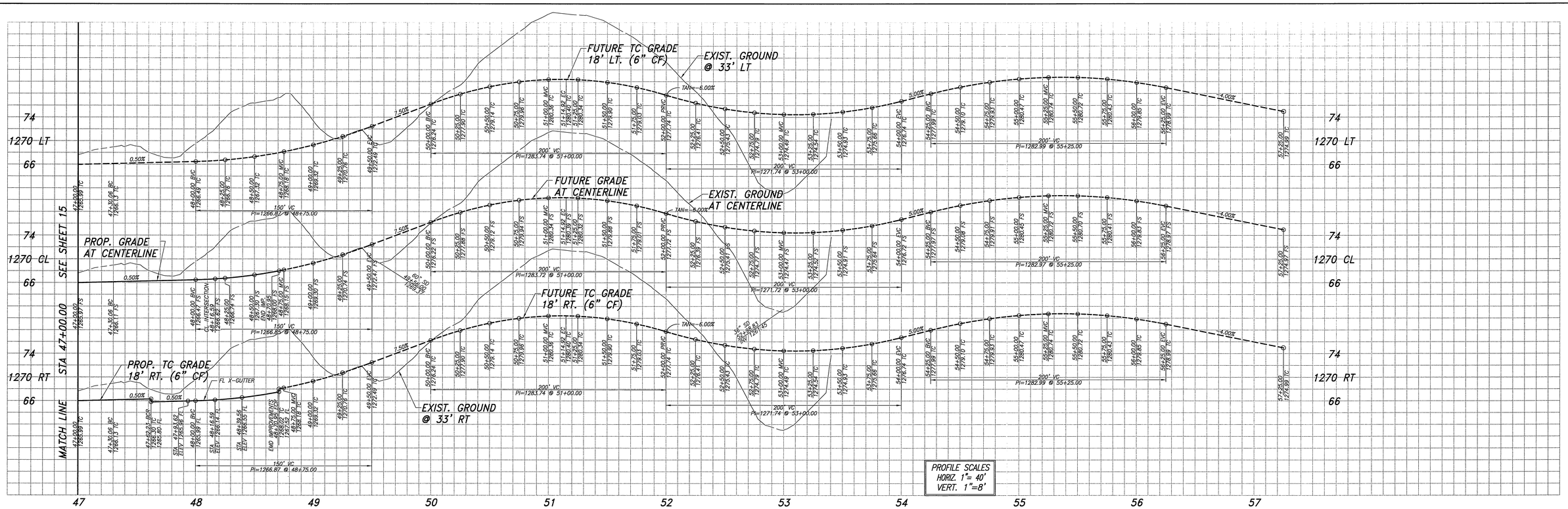
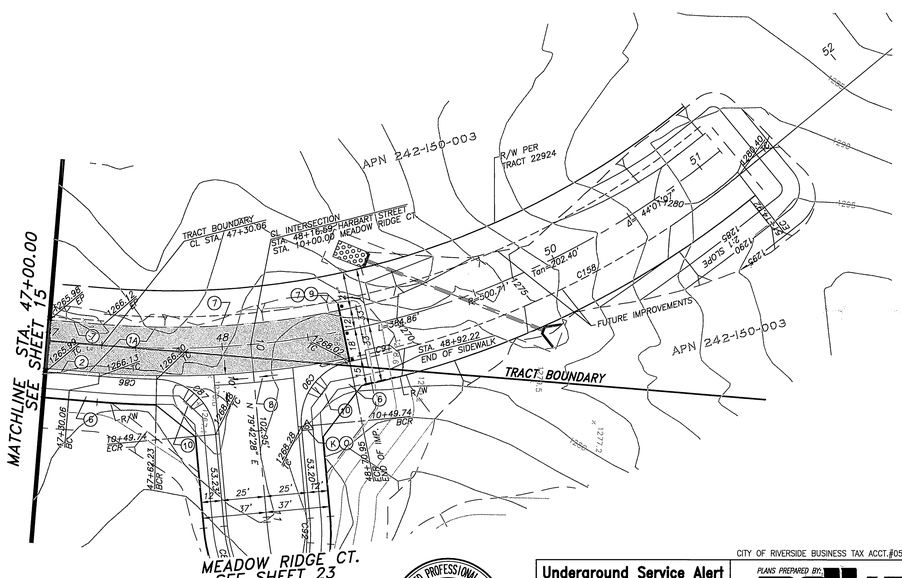
Plot date: 12/14/05 PC-4442-5/7





CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C86	3°41'14"	518.00	33.34	16.67
C87	83°46'16"	35.00	51.17	31.39
C90	83°46'16"	35.00	51.17	31.39
C91	4°10'34"	518.00	37.76	18.89
C92	11°31'14"	70.48	14.17	7.11

40 0 40 80 120

Scale 1" = 40'

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

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

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Under the Supervision of: Charlotte Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-19-05

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 8/10/2002.
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	1/5/06	PH
PARK DEPARTMENT		
TRAFFIC DIVISION	1/5/06	SC
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY
CITY ENGINEER
DATE 1/5/06

STREET IMPROVEMENT PLAN
TRACT 29515
HARBART STREET
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

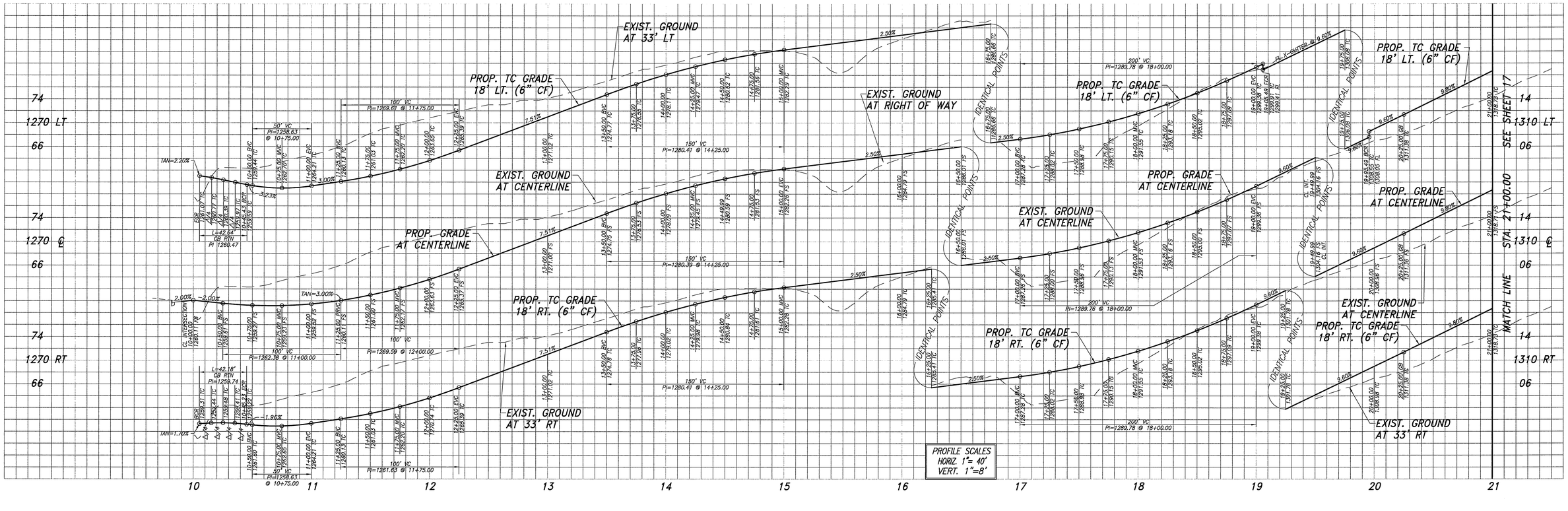
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

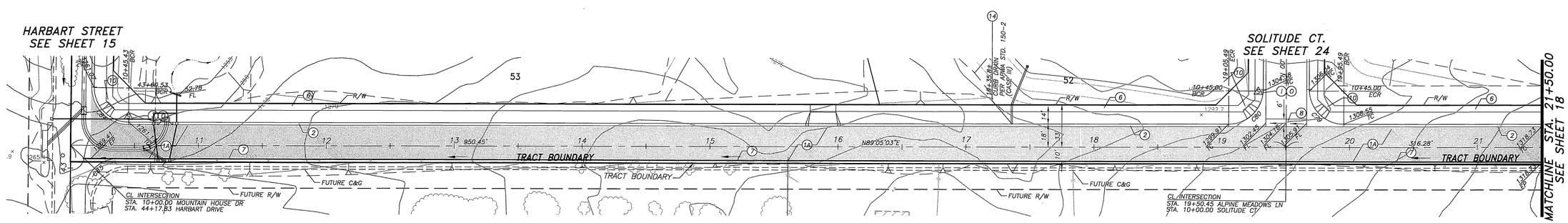
PW04-0647
ACCOUNT NO.
R-3892
SHEET 16 OF 25
J.N. 6500

Plot date: 12/14/05 PC-4442-5/T

File name: U:\Projects\Pulte\6500\dwg\Streets\6500st16.dwg

INDEXED 1-10-06 LH





ALPINE MEADOWS LANE

40 0 40 80 120

Scale 1" = 40'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C79	90°03'02"	27.00	42.44	27.02
C80	89°56'58"	27.00	42.39	26.98
C84	90°32'23"	27.00	42.67	27.26
C85	89°30'39"	25.00	39.06	24.79

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.1/1/06

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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
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PARK DEPARTMENT		
TRAFFIC DIVISION	1/3/06	[illegible]
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY [signature]
CITY ENGINEER
DATE 1/5/06

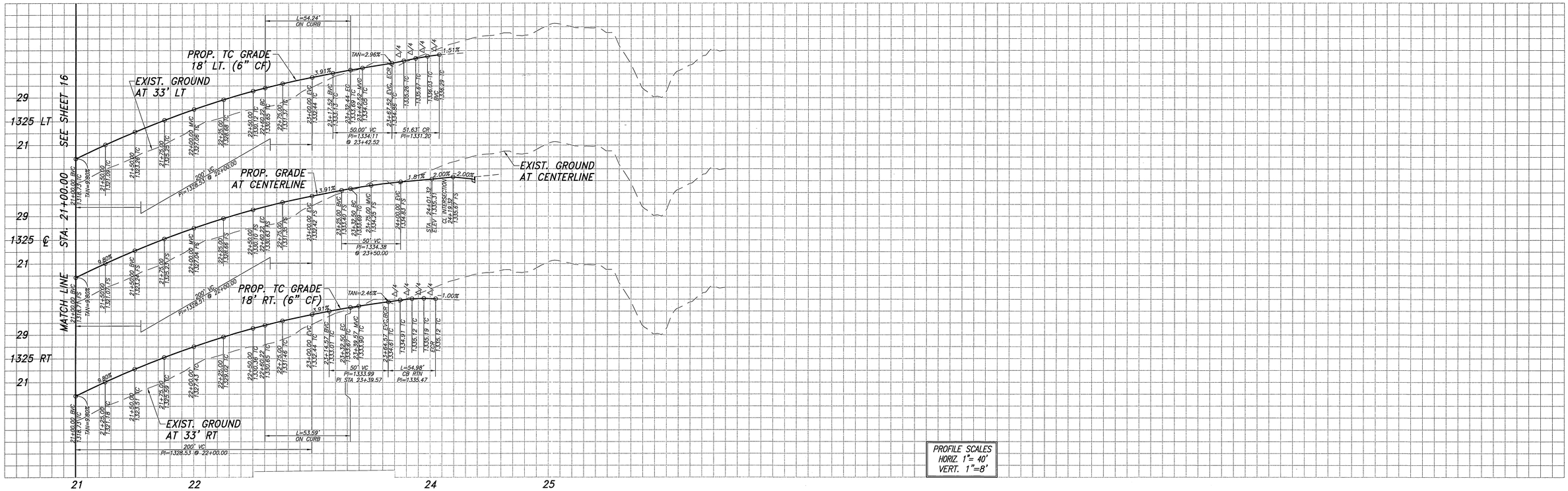
STREET IMPROVEMENT PLAN
TRACT 29515
ALPINE MEADOWS LANE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

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

PW04-0647
ACCOUNT NO.
R-3892
SHEET 17 OF 25
J.N. 6500

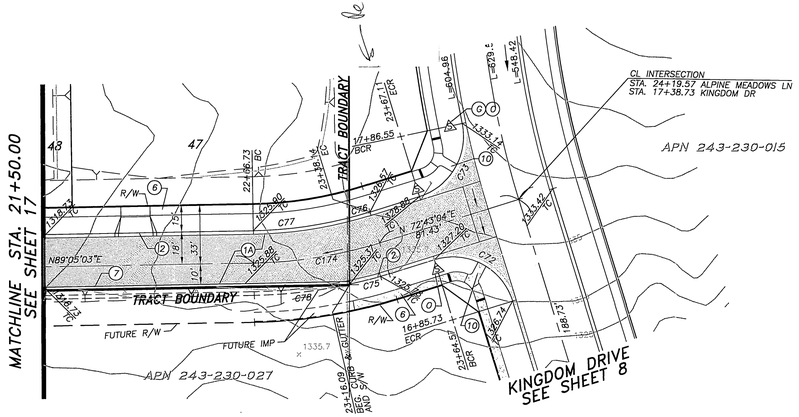
Plot date: 12/19/05 PC-4442-5/7
File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st17

INDEXED 1-10-06 [illegible]



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

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C70	0°49'17"	418.00	5.99	3.00
C71	95°08'08"	35.00	58.12	38.29
C72	90°00'00"	35.00	54.98	35.00
C73	84°31'13"	35.00	51.63	31.80
C74	92°21'35"	35.00	56.42	36.47
C75	4°54'48"	268.00	22.98	11.50
C76	2°58'18"	232.00	12.03	6.02
C77	13°23'41"	232.00	54.24	27.24
C78	10°20'09"	297.07	53.59	26.87



ALPINE MEADOWS LANE

40 0 40 80 120

Scale 1" = 40'

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

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

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Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-14-05

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	1/5/06	PA
PARK DEPARTMENT		
TRAFFIC DIVISION	1/5/06	SC
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY
CITY ENGINEER
DATE 1/5/06

STREET IMPROVEMENT PLAN
TRACT 29515
ALPINE MEADOWS LANE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

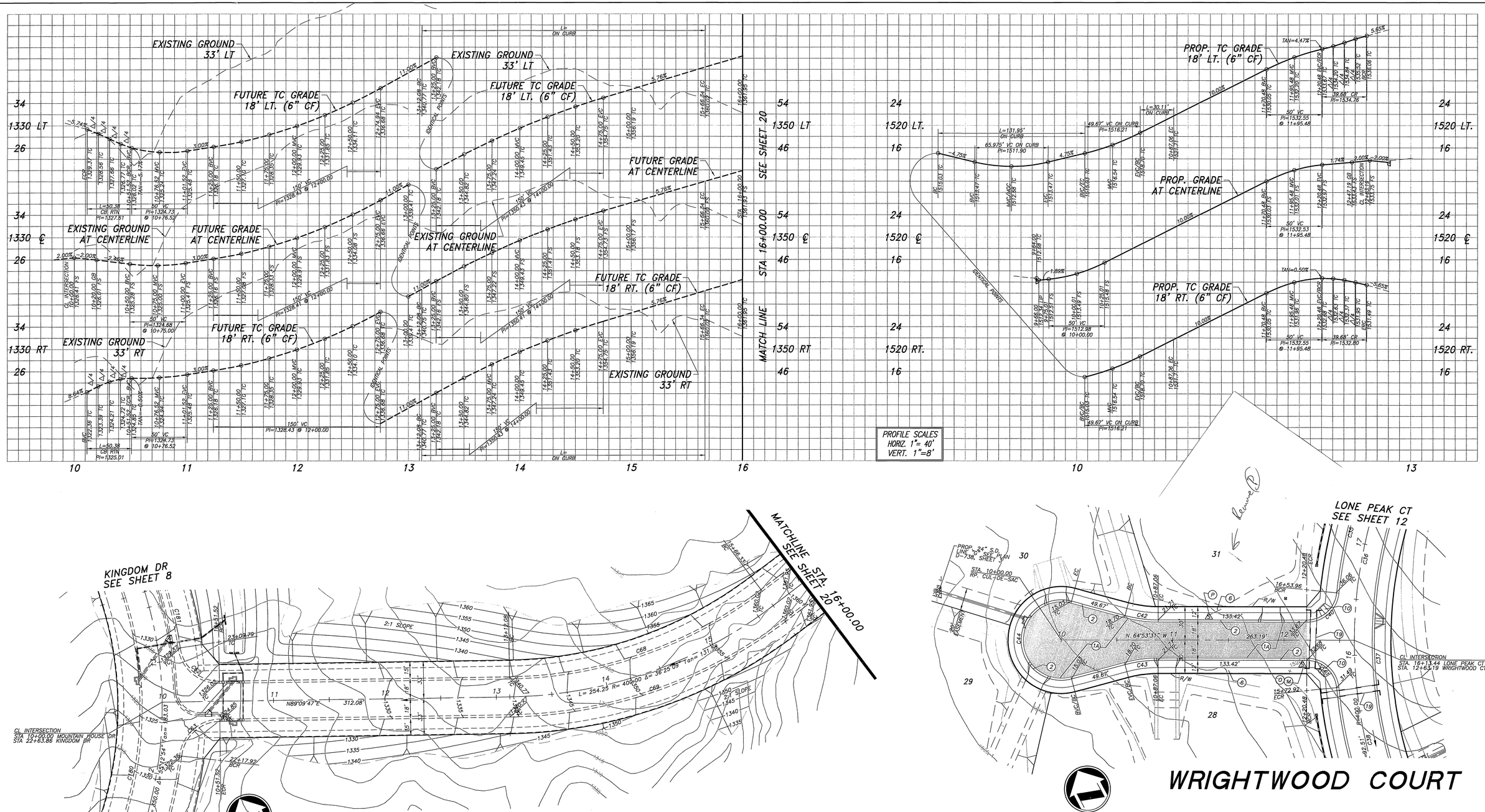
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW04-0647
ACCOUNT NO.
R-3892
SHEET 18 OF 25
J.N. 6500

Plot date: 12/14/05 PC-4442-S/T

INDEXED 1-10-06 LH

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st18



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C40	84°11'46"	27.00	39.68	24.39
C41	84°11'46"	27.00	39.68	24.39
C42	14°59'58"	115.00	30.11	15.14
C43	14°59'58"	115.00	30.11	15.14
C44	209°59'56"	36.00	131.95	134.36
C62	82°28'50"	35.00	50.38	30.68
C63	82°28'50"	35.00	50.38	30.68
C68	36°25'09"	382.00	242.81	125.67
C69	36°25'09"	418.00	265.69	137.51

REGISTERED PROFESSIONAL ENGINEER
CHARISSA J.A. LEACH
NO. 53390
EXP. 6-30-07
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Tel:(951) 688-7821 Fax(951) 688-0599
Under the Supervision of: Charissa Leach, R.C.E. 53380 Exp. 06-30-07 Date: 12-19-05

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	1/5/06	DJL
PARK DEPARTMENT		
TRAFFIC DIVISION	1/3/06	SR
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY: Glen Boyd
CITY ENGINEER
DATE 1/5/06

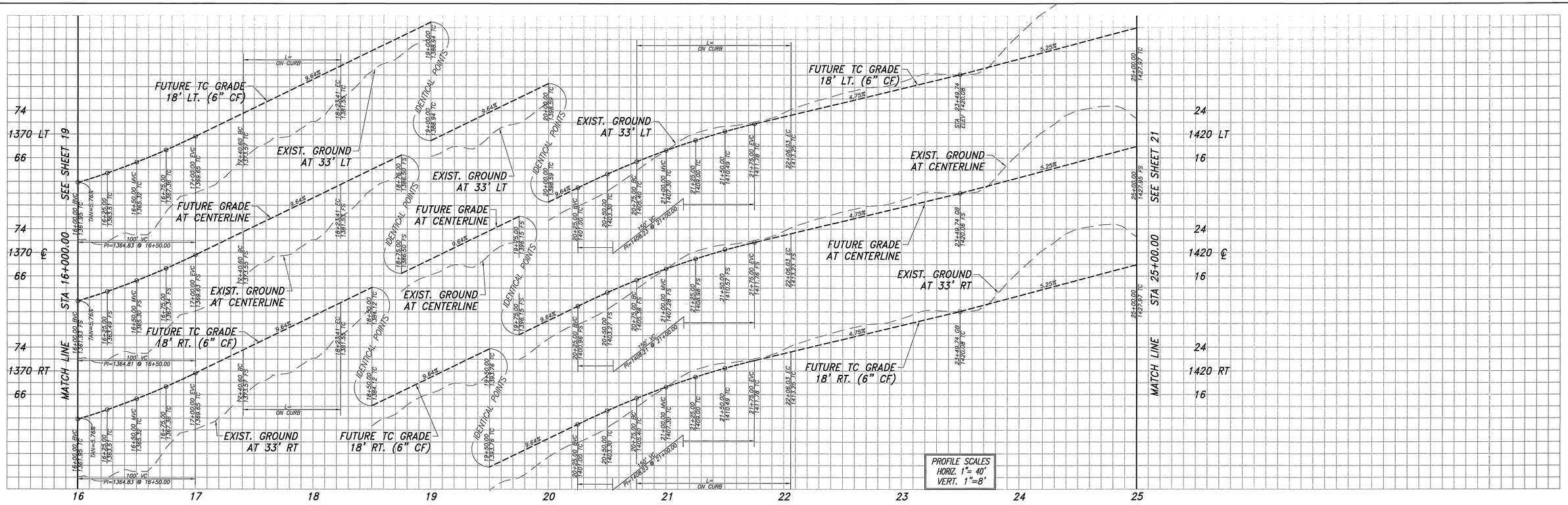
STREET IMPROVEMENT PLAN
TRACT 29515
WRIGHTWOOD COURT
MOUNTAIN HOUSE DRIVE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

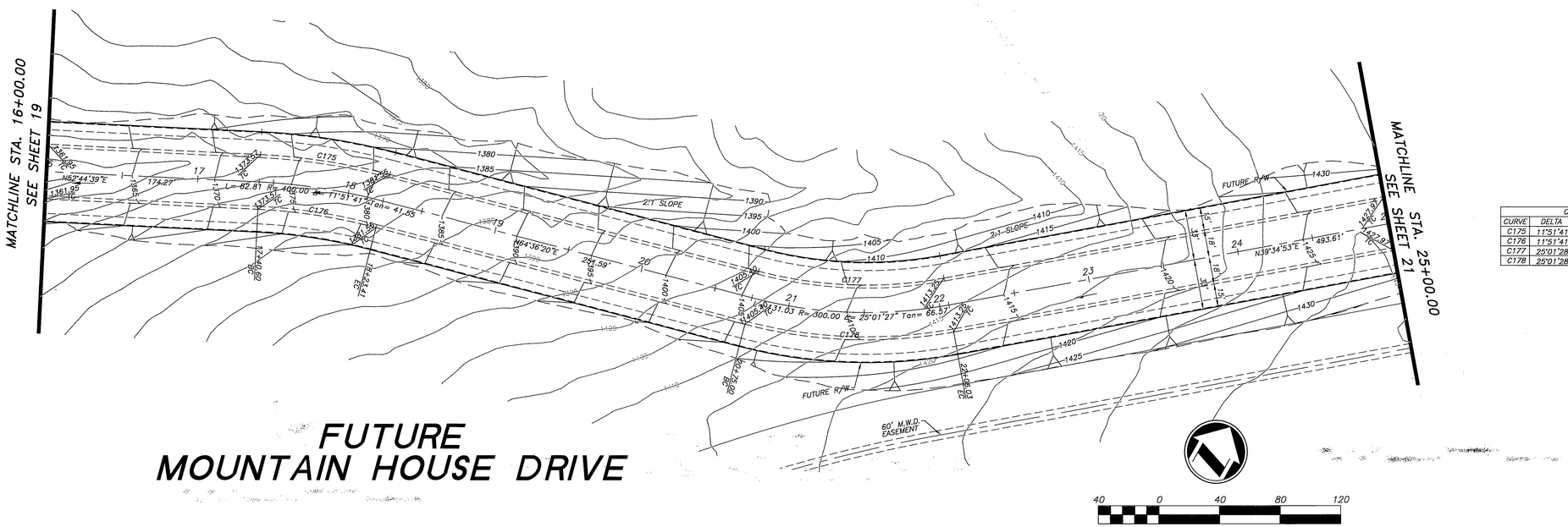
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW04-0647
ACCOUNT NO.
R-3892
SHEET 19 OF 25
J.N. 6500

INDEXED 1-10-06

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st19
Plot date: 12/19/05 PC-4442-5/7





CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C175	11°51'41"	418.00	86.53	43.42
C176	11°51'41"	382.00	79.08	39.68
C177	25°01'28"	282.00	123.16	62.58
C178	25°01'28"	318.00	138.89	70.57

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.1/1/06

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Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-19-05

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	1/5/06	DH
PARK DEPARTMENT		
TRAFFIC DIVISION	1/6/06	SC
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY: CITY ENGINEER
DATE 1/5/06

STREET IMPROVEMENT PLAN
TRACT 29515
MOUNTAIN HOUSE DRIVE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

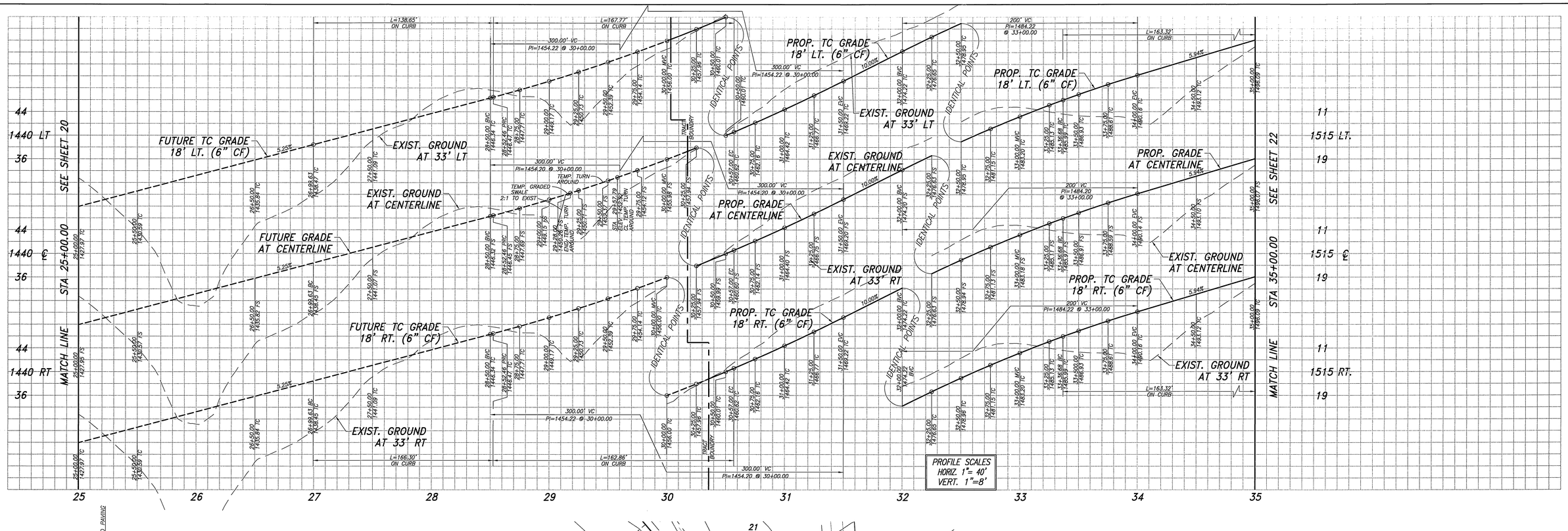
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

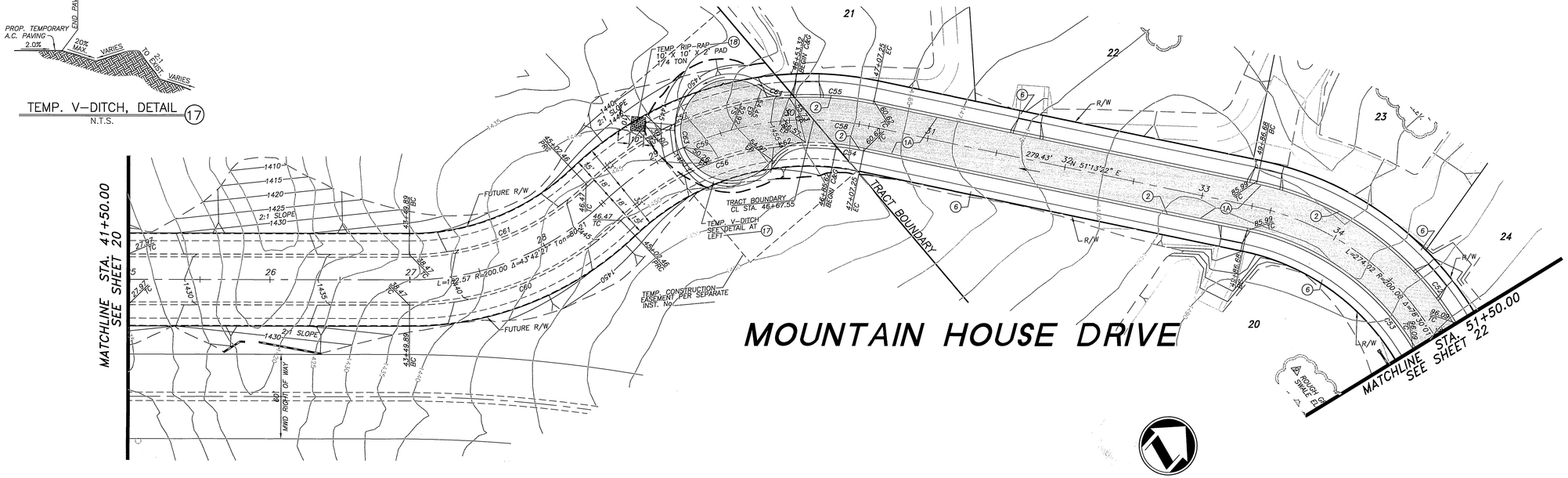
PW04-0647
ACCOUNT NO.
R-3892
SHEET 20 OF 25
J.N. 6500

Plot date: 12/14/05 PC-4442-5/T

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st20

INDEXED 1-10-06 LH





CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C52	78°30'01"	218.00	298.68	178.11
C53	78°30'01"	182.00	249.36	148.70
C54	5°50'49"	194.00	19.80	9.91
C55	14°34'36"	230.00	58.51	29.42
C56	49°32'55"	194.00	167.77	89.54
C57	40°49'08"	230.00	163.86	85.58
C59	44°37'11"	212.00	165.10	86.99
C60	43°42'27"	218.00	166.30	87.43
C61	43°38'54"	182.00	138.65	72.88
C62	53°30'21"	30.00	28.02	15.12
C63	270°55'12"	36.00	170.22	35.43
C64	40°17'36"	30.00	21.10	11.01

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

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

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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	1/5/06	PJ
PARK DEPARTMENT		
TRAFFIC DIVISION	1/3/06	SK
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY: CITY ENGINEER
DATE 1/5/06

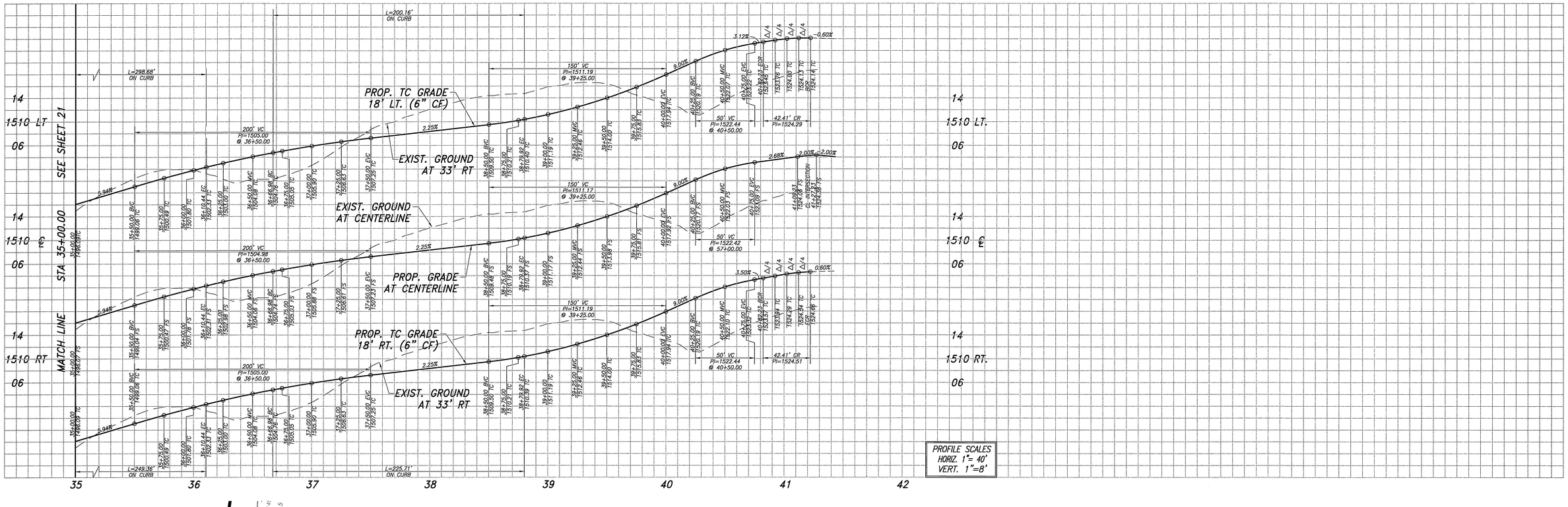
STREET IMPROVEMENT PLAN
TRACT 29515
MOUNTAIN HOUSE DRIVE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

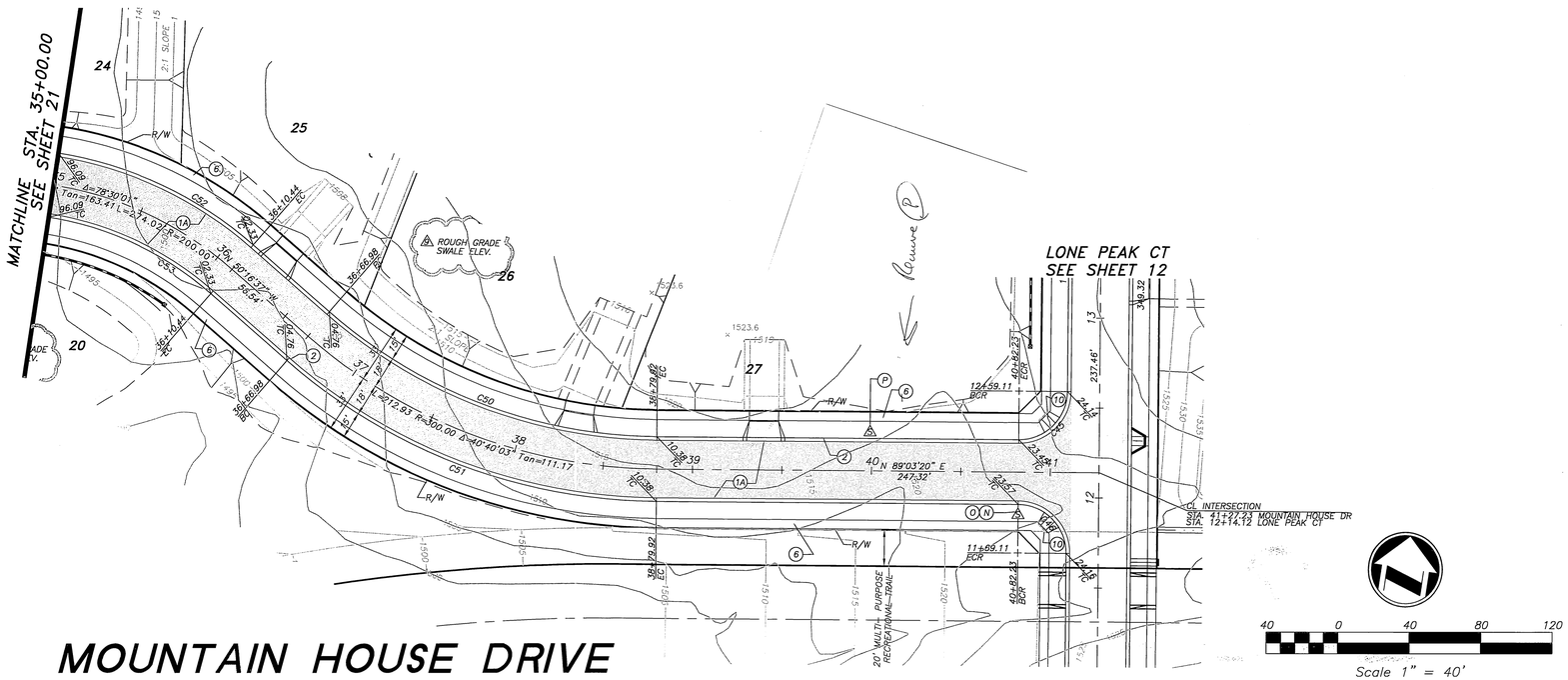
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW04-0647
ACCOUNT NO.
R-3892
SHEET 21 OF 25
J.N. 6500

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st21
Plot date: 12/14/05 PC-4442-5/1

INDEXED 1-10-06 LH





MOUNTAIN HOUSE DRIVE

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C45	89°59'35"	27.00	42.41	27.00
C46	90°00'25"	27.00	42.41	27.00
C50	40°40'03"	282.00	200.16	104.50
C51	40°40'03"	318.00	225.71	117.84
C52	78°30'01"	218.00	298.68	178.11
C53	78°30'01"	182.00	249.36	148.70

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.1/1/06

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Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-19-05

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

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PRINCIPAL ENGINEER	1/5/06	
PARK DEPARTMENT		
TRAFFIC DIVISION	1/3/06	SC
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY
CITY ENGINEER
DATE 1/5/06

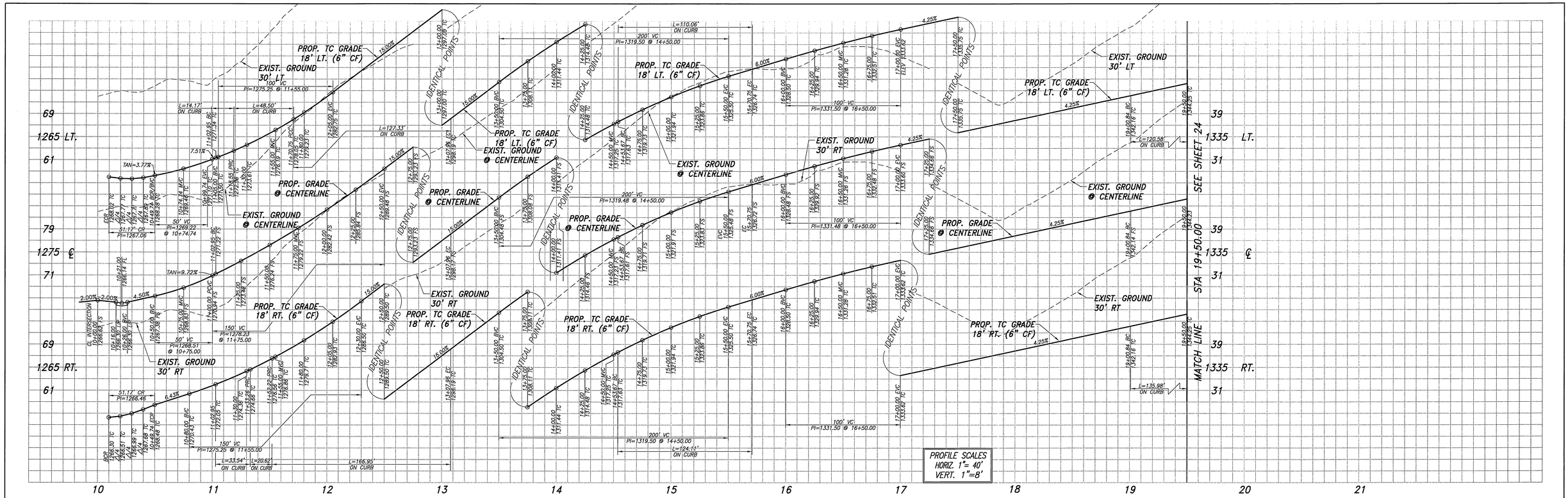
STREET IMPROVEMENT PLAN
TRACT 29515
MOUNTAIN HOUSE DRIVE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

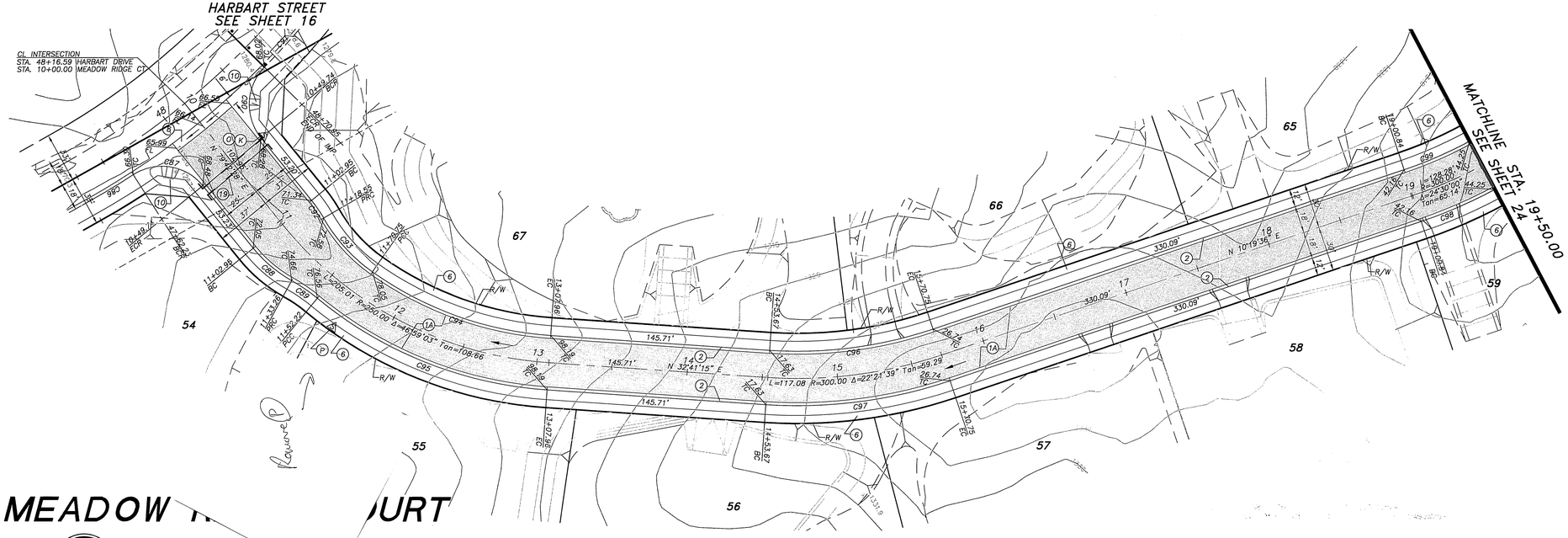
PW04-0647
ACCOUNT NO.
R-3892
SHEET 22 OF 25
J.N. 6500

File date: 12/14/05 PC-4442-S/T

INDEXED 1-10-06 LH

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st22





CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C86	3°41'14"	518.00	33.34	16.67
C87	83°46'16"	35.00	51.17	31.39
C88	21°50'26"	88.00	33.54	16.98
C89	10°32'56"	112.00	20.62	10.34
C90	83°46'16"	35.00	51.17	31.39
C91	4°10'34"	518.00	37.76	18.89
C92	11°31'14"	70.48	14.17	7.11
C93	24°48'44"	112.00	48.50	24.64
C94	31°26'41"	232.00	127.33	65.31
C95	35°41'33"	268.00	166.95	86.28
C96	22°21'39"	282.00	110.06	55.74
C97	22°21'39"	318.00	124.11	62.85

40 0 40 80 120

Scale 1" = 40'

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Tel:(951) 688-0241 · Fax:(951) 688-0599

Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-19-05

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	1/5/06	
PARK DEPARTMENT		
TRAFFIC DIVISION	1/9/06	SC
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY

CITY ENGINEER

DATE 1/5/06

STREET IMPROVEMENT PLAN

TRACT 29515

MEADOW RIDGE COURT

A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

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

PW04-0647

ACCOUNT NO.

R-3892

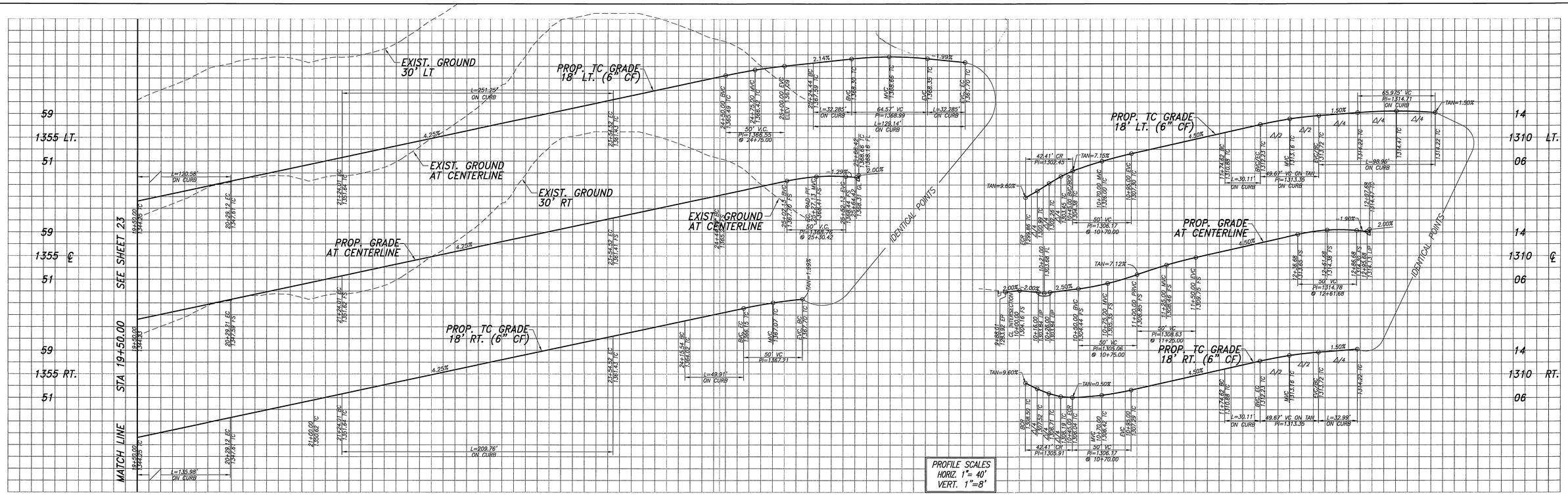
SHEET 23 OF 25

J.N. 6500

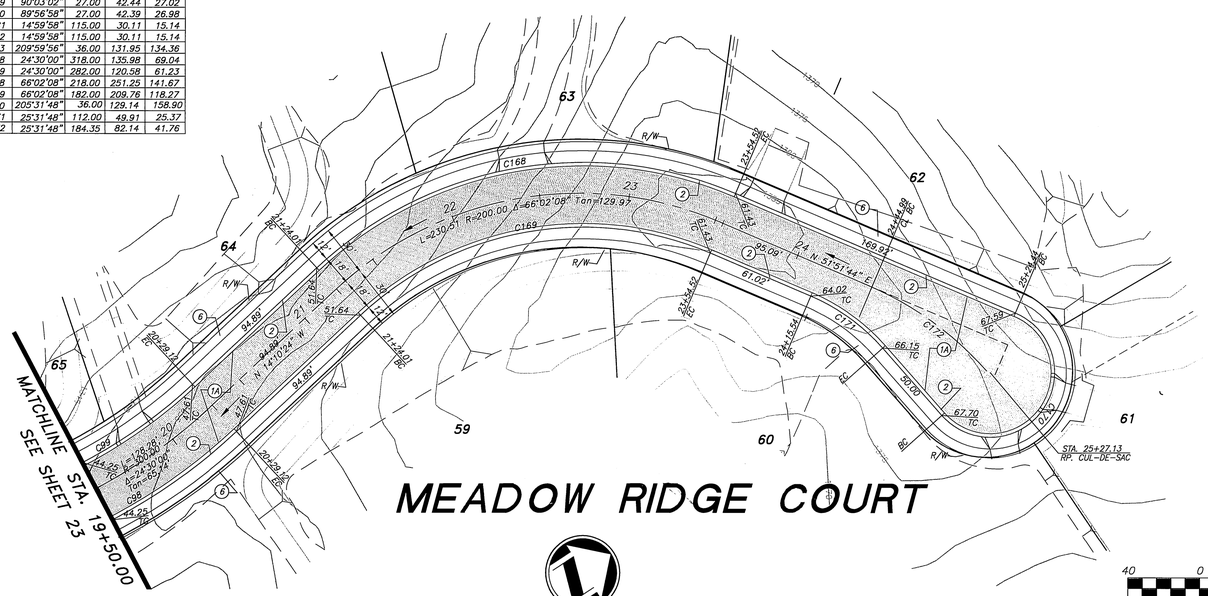
INDEXED 1-10-06

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st23

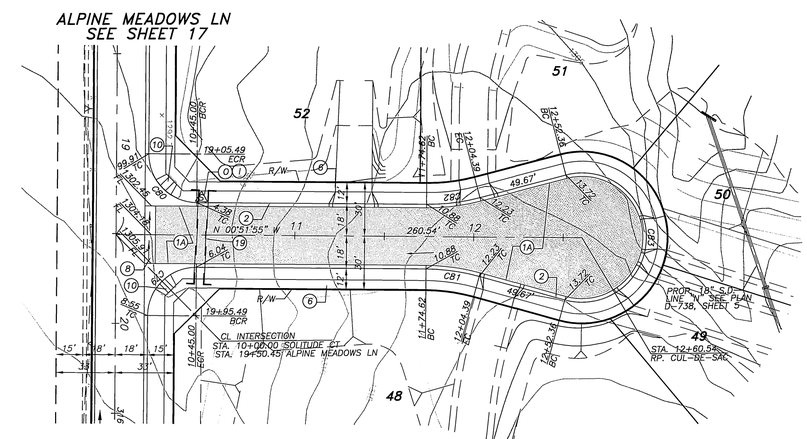
Plot date: 12/14/05 PC-4442-5/7



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C79	90°03'02"	27.00	42.44	27.02
C80	89°56'58"	27.00	42.39	26.98
C81	14°59'58"	115.00	30.11	15.14
C82	14°59'58"	115.00	30.11	15.14
C83	209°59'56"	36.00	131.95	134.36
C98	24°30'00"	318.00	135.98	69.04
C99	24°30'00"	282.00	120.58	61.23
C168	66°02'08"	218.00	251.25	141.67
C169	66°02'08"	182.00	209.76	118.27
C170	205°31'48"	36.00	129.14	158.90
C171	25°31'48"	112.00	49.91	25.37
C172	25°31'48"	184.35	82.14	41.76



MEADOW RIDGE COURT



SOLITUDE COURT

40 0 40 80 120

Scale 1" = 40'

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

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

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Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 Date: 12-19-05

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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	1/5/06	
PARK DEPARTMENT		
TRAFFIC DIVISION	1/5/06	SC
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY
CITY ENGINEER
DATE 1/5/06

STREET IMPROVEMENT PLAN
TRACT 29515
SOLITUDE COURT
MEADOW RIDGE COURT
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

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

PW04-0647
ACCOUNT NO.
R-3892
SHEET 24 OF 25
J.N. 6500

Plot date: 12/19/05 PC-4442-5/T

INDEXED 1-10-06

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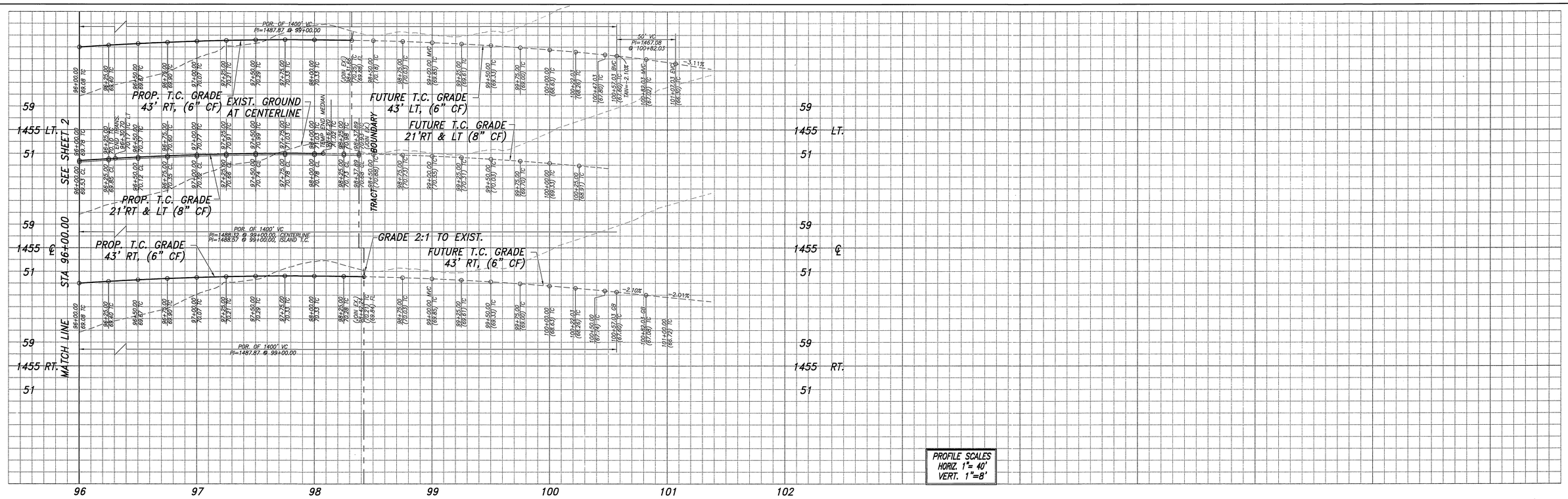
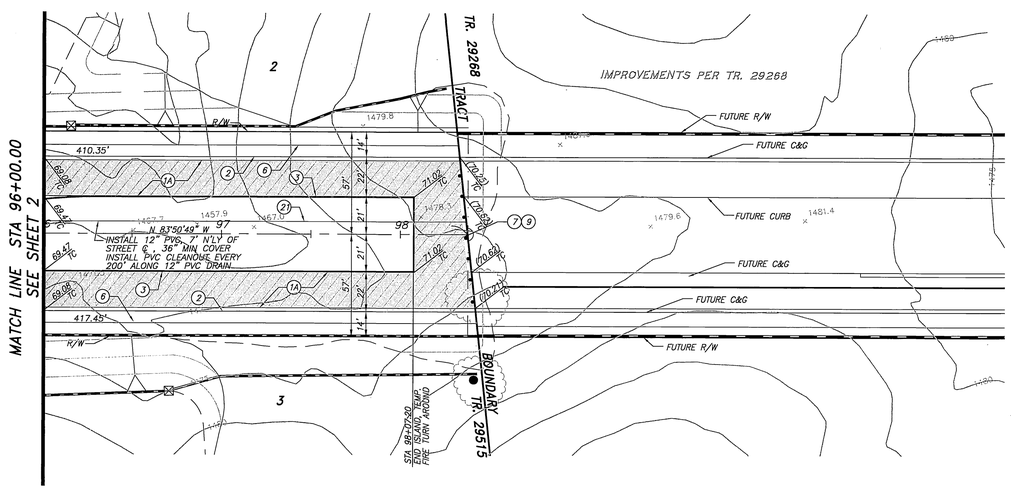
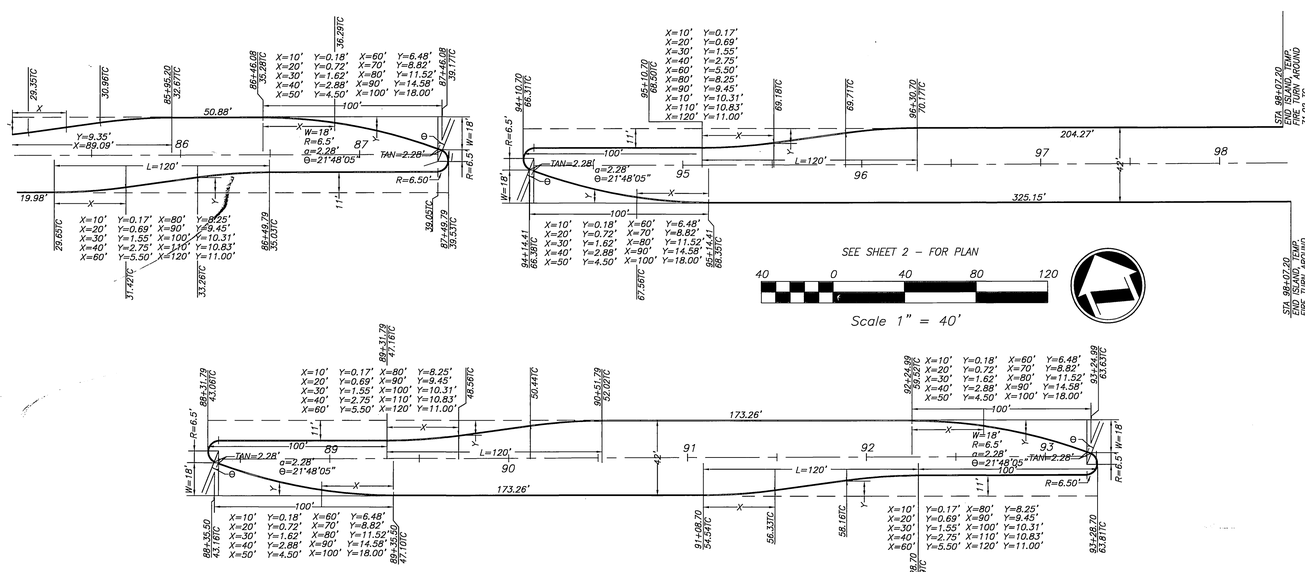


PROFILE SCALES
HORIZ. 1"= 40'
VERT. 1"=8'





OVERLOOK PARKWAY

40 0 40 80 120

Scale 1" = 40'

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/06

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

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PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6820 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599
Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06-30-07 11/23/05 Date

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		
PARK DEPARTMENT	12/9/05	
TRAFFIC DIVISION		
PLANNING DEPARTMENT		
STREET SERVICES		

APPROVED BY: CITY ENGINEER
DATE 12/9/05

STREET IMPROVEMENT PLAN
TRACT 29515
OVERLOOK DRIVE
A.P.N. 243-200-007, 243-220-001, 011, 015, 017
243-230-001, 002, 021, 022, 024

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

PW04-0647
ACCOUNT NO.
R-3892
SHEET 25 OF 25
J.N. 6500

File date: 11/23/05 PC-4442-S/T

INDEXED 1-10-06 LFH

File name: U:\PROJECT\PULTE\6500\dwg\Streets\6500st02