STREET IMPROVEMENT PLANS

TRACT No. 30718

CITY OF RIVERSIDE

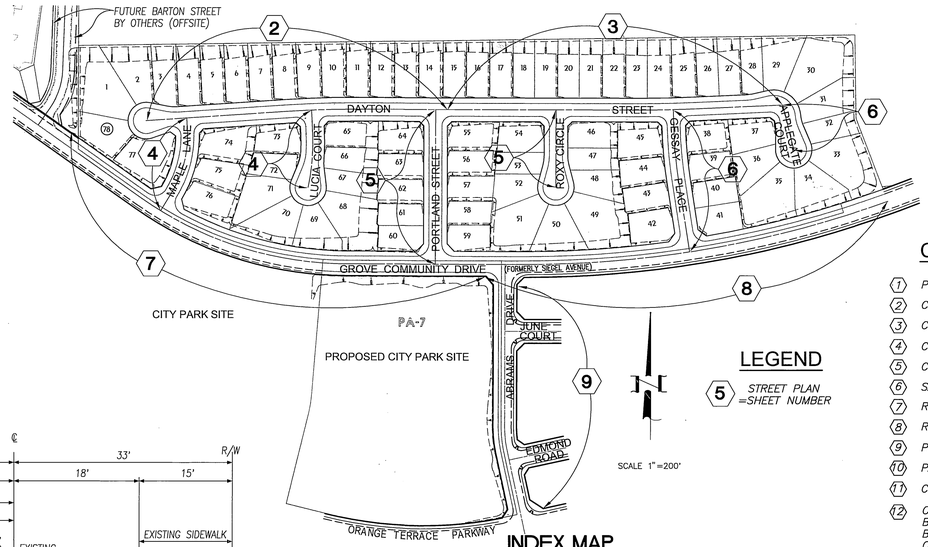
GENERAL NOTES - PUBLIC WORKS

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
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 RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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 H AS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
9. 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.
10. 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.
11. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
12. 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.
13. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
14. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
15. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
16. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
17. 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.
18. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
19. SEE TRAFFIC SIGN & STRIPING PLANS XL-475 AND XL-476 FOR TRAFFIC SIGNING AND STRIPING.

STREET SIGN SCHEDULE

A	GROVE COMMUNITY DRIVE MAPLE LANE	20000 8400
B	GROVE COMMUNITY DRIVE PORTLAND STREET	20100 8400
C	GROVE COMMUNITY DRIVE ABRAMS DRIVE	20200 8300
D	GROVE COMMUNITY DRIVE GESSAY PLACE	20200 8400
E	DAYTON STREET MAPLE LANE	20000 8400
F	DAYTON STREET LUCIA COURT	20100 8400
G	DAYTON STREET PORTLAND STREET	20100 8400
H	DAYTON STREET ROXY CIRCLE	20200 8400
I	DAYTON STREET GESSAY PLACE	20200 8400
J	DAYTON STREET APPLEGATE COURT	20300 8400
R	R1 STOP SIGN 36"	3
S	R1 STOP SIGN 30"	3

INSTALL PER CITY OF RIVERSIDE STANDARDS 662, 662A AND 666

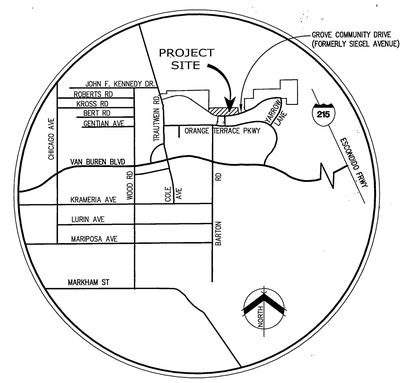


INDEX MAP

SCALE 1"=200'

LEGEND

5 STREET PLAN =SHEET NUMBER

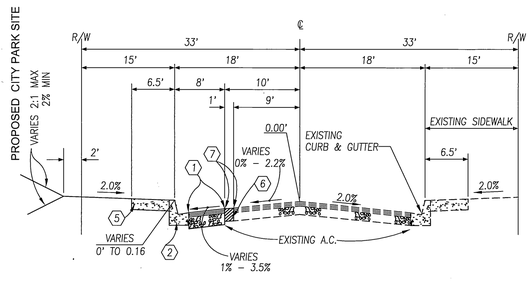


VICINITY MAP

NOT TO SCALE

CONSTRUCTION NOTES & QUANTITY ESTIMATE

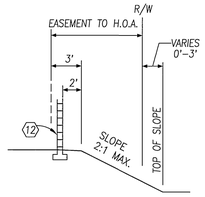
1	PLACE A.C. PAVING OVER AGGREGATE BASE PER TYPICAL SECTION	167,500	S.F
2	CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I	9,990	L.F
3	CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220, W=6'	4,516	S.F
4	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE 1	18	EA.
5	CONSTRUCT CURBLINE PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325	59,770	S.F
6	SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE	2,715	L.F
7	REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER 1	2,715	S.F
8	REMOVE EXISTING BARRICADE	60	L.F
9	PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT	110	EA.
10	PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND	3	EA.
11	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II	9	EA.
12	CONSTRUCT 6' HIGH BLOCK WALL PER CITY OF RIVERSIDE STD. 704 AND AS FOLLOWS: BLOCK COLOR/TYPE: GRAY ORCO MEDIUM WEIGHT OR EQUIVALENT SPLIT FACE BLOCK SIZE: 8" X 8" X 16" CAP COLOR/TYPE: GRAY PRECISION CAP SIZE: 2" X 8" X 16" MORTAR COLOR: GRAY PILASTER: GRAY ORCO MEDIUM WEIGHT OR EQUIVALENT VERTICAL SCORED SPLIT FACE BLOCK CAPPED WITH GRAY PRECISION BLOCK 2" X 8" X 16". PILASTER TO BE CONSTRUCTED AT THE CORNERS OF EACH LOT AND WITH AT LEAST ONE PILASTER IN BETWEEN INSPECTION & PERMIT REQUIRED FROM PUBLIC WORKS ENGINEERING DIVISION	1,560	L.F
13	CONSTRUCT CURB OUTLET STRUCTURE PER CITY OF RIVERSIDE STD. DWG. No. 410 W=3', CURB HEIGHT TRANSITION = 10' EACH SIDE	1	EA.
14	INSTALL 4" PVC SDR35 SLEEVE	212	L.F
2 15	COLD PLANE 1 1/2" THICK MIN. PER SECTION X-X ON SHEET 8	4500	SF
2 16	OVERLAY & AC SEAL PER SECTION X-X ON SHEET 8 AS REQUIRED TO MAINTAIN 3" MIN. A.C. SECTION	4500	SF



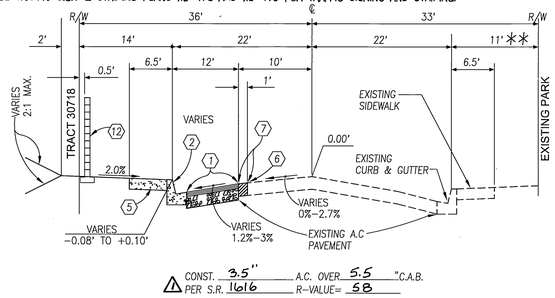
⚠2 CONST. 3.5" A.C. OVER 4.0 "C.A.B.
PER S.R. 1616 R-VALUE= 58

TYPICAL SECTION

ABRAMS DRIVE T.I.=5.0
STA. 1+03.36 TO STA. 7+54.89



✳ALTERNATE LOCATION 12
PAD HIGHER THAN STREET

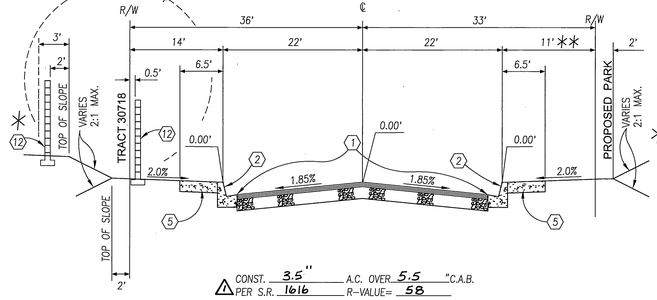


⚠1 CONST. 3.5" A.C. OVER 5.5 "C.A.B.
PER S.R. 1616 R-VALUE= 58

TYPICAL SECTION

GROVE COMMUNITY DRIVE T.I.=7.0
STA. 86+43.02 TO STA. 94+84.37

** EXISTING NARROWER SOUTH SIDE PARKWAY ADJACENT TO PARK

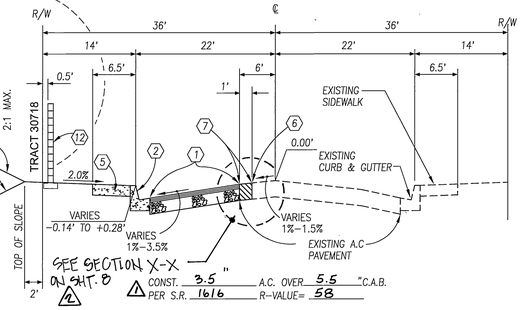


⚠1 CONST. 3.5" A.C. OVER 5.5 "C.A.B.
PER S.R. 1616 R-VALUE= 58

TYPICAL SECTION

GROVE COMMUNITY DRIVE T.I.=7.0
STA. 94+84.37 TO STA. 99+84.04

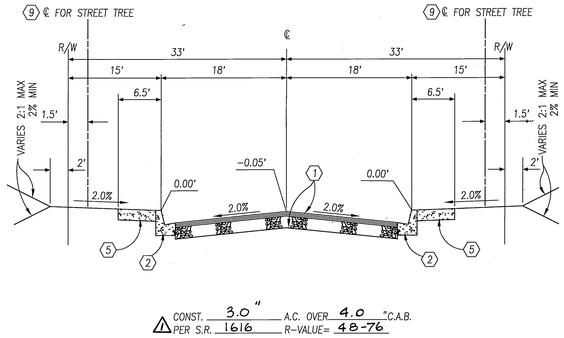
** EXISTING NARROWER SOUTH SIDE PARKWAY ADJACENT TO PARK



⚠2 CONST. 3.5" A.C. OVER 5.5 "C.A.B.
PER S.R. 1616 R-VALUE= 58

TYPICAL SECTION

GROVE COMMUNITY DRIVE T.I.=7.0
STA. 99+84.04 TO STA. 110+83.82



⚠1 CONST. 3.0" A.C. OVER 4.0 "C.A.B.
PER S.R. 1616 R-VALUE= 48-76

TYPICAL SECTION-INTERIOR STREETS T.I.=5.0

STREET: DAYTON STREET, MAPLE LANE, LUCIA COURT, PORTLAND STREET, ROXY CIRCLE, GESSAY PLACE & APPLEGATE COURT

Note: For Public Landscapes along Grove Community Drive see Landscape Plan # R-3704 as prepared by RHA Landscape Architects.

NOTE: GROVE COMMUNITY DRIVE WAS FORMERLY SIEGAL AVENUE

CALL BEFORE YOU DIG

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

PRIVATE ENGINEERING NOTE:

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER
TREVOR S. DODSON
No. 42029
Exp. 3-31-2004
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

TREVOR S. DODSON
REGISTERED CIVIL ENGINEER No. 42029

EXPIRATION DATE 3-31-2004 DATE 6.16.03

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS
MORSE DOKICH SCHULTZ
17320 Redhill Ave. Suite 350 Irvine, CA 92614
Voice: 949-251-8821 FAX: 949-251-0516

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/04

SCALE 1"=40'

DATE APRIL 30, 2003

BENCH MARK: EB-F3 ELEV. 1665.160 DATE: 1997
P.K. NAIL AND CITY ENGINEER TAG ON THE SOUTHWEST OVER THE W'LY WALL OF A CATCH BASIN ALONG THE S'LY, CURB OF ORANGE TERRACE PKWY., 100 FEET E'LY OF TRAUTMAN ROAD, THE MARK IS 2 FEET S'LY OF THE FACE OF CURB.
ADJUSTED AND ENTERED: JUNE 1997

MARK	REVISIONS	APP'D	DATE
2	COLD PLANE/OVERLAY (SHT. 8)	RVZ	12-23-03
1	ADDED PAVING SECTIONS	RVZ	10-16-03

DESIGNED BY: D.C DRAWN BY: S.Z CHECKED BY: T.D

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY:	DATE	BY:	APPROVED BY:
PRINCIPAL ENGINEER		8/1/2003		
PARK DEPARTMENT		07/15/03		CITY ENGINEER
TRAFFIC DIVISION		7/29/03		
PLANNING DEPT.		6/17/03		
STREET SERVICES		6/20/03		DATE 8/18/03

TRACT 30718
STREET PLAN AND PROFILE
TITLE

FOR: COMMUNITIES SOUTHWEST

R-3704

SHEET 1 OF 9 SHEETS

W.O.F.B. FILE No.

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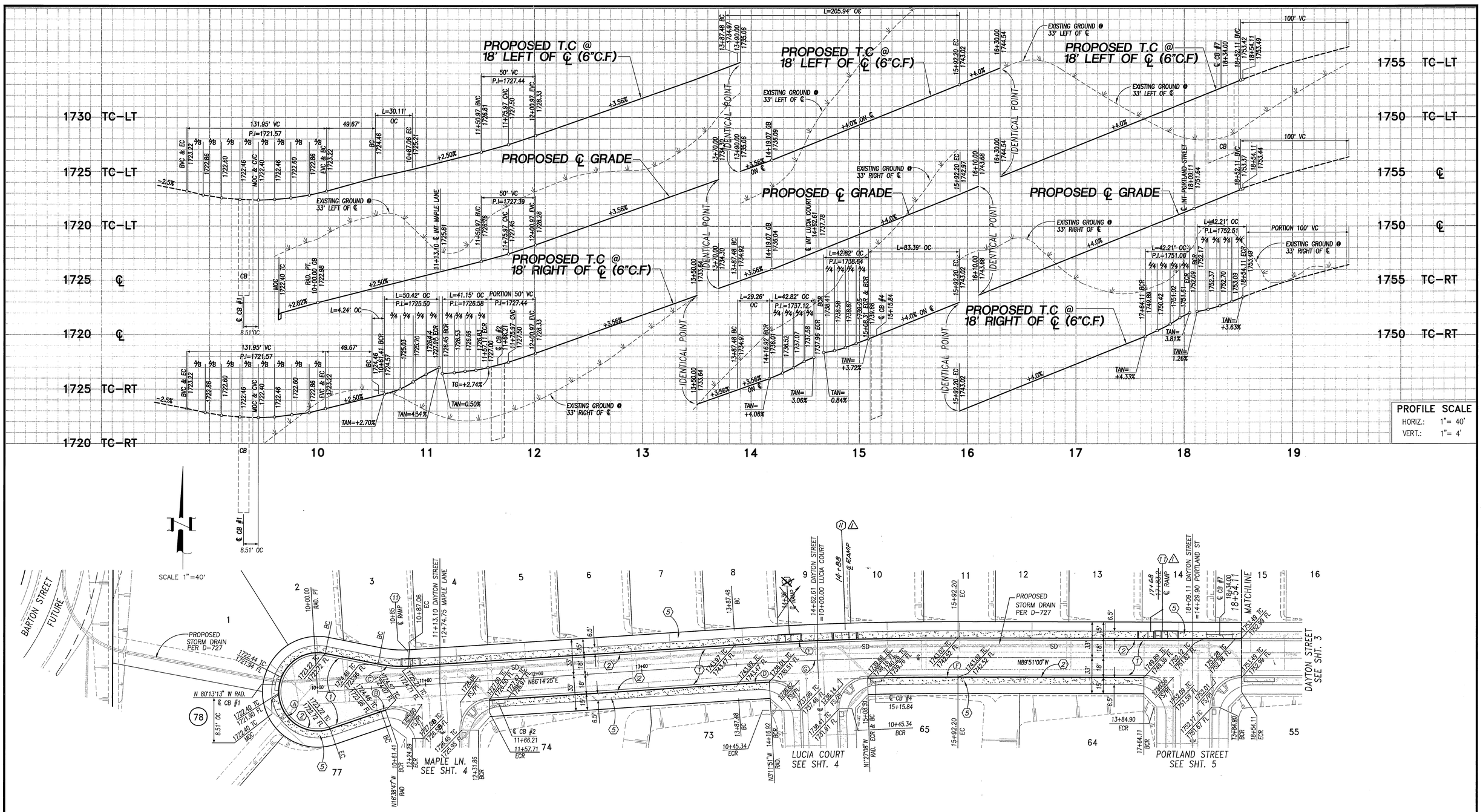
INDEXED 10-02-03 ftl



CONSTRUCTION NOTES

STREET

1. PLACE A.C. PAVING OVER AGGREGATE BASE PER TYPICAL SECTION
2. CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200 TYPE I
4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
5. CONSTRUCT CURBLINE PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
9. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT

CURVE TABLE				
#	Δ	R	L	T
A	210°00'00"	36.00'	131.95'	
B	02°06'44"	115.00'	4.24'	2.12'
C	14°59'59"	115.00'	30.11'	15.14'
D	0°33'44"	2982.00'	29.26'	14.63'
E	3°54'35"	3018.00'	205.94'	103.01'
F	1°36'08"	2982.00'	83.39'	41.70'
G	3°54'35"	3000.00'	204.71'	102.40'

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

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REGISTERED PROFESSIONAL ENGINEER TREVOR S. DODSON No. 42029 Exp. 3-31-2004 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
TREVOR S. DODSON
REGISTERED CIVIL ENGINEER No. 42029
EXPIRATION DATE 3-31-2004 DATE 6-6-03

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/04
SCALE 1"=40'
DATE
BENCH MARK: EB-#3 ELEV. 1685.160 DATE: 1997
P.K. NAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE W'LY WALL OF A CATCH BASIN ALONG THE SLY. CURB OF ORANGE TERRACE PKWY., 100 FEET ELY OF TRAUTWEIN ROAD. THE MARK IS 2 FEET S'LY OF THE FACE OF CURB.
ADJUSTED AND ENTERED: JUNE 1997

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS
MOSSE DOKICH SCHULTZ
17320 Redhill Ave., Suite 350, Irvine, CA 92614
Voice: 949-251-8821 FAX: 949-251-0516

MARK	REVISIONS	APP'D	DATE
1	REV. WHEELCHAIR RAMP LOCATION	RVZ	11-26-03

DESIGNED BY: D.C DRAWN BY: S.Z CHECKED BY: T.D

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY:
APPROVED BY:		
PRINCIPAL ENGINEER	8/1/2003	
PARK DEPARTMENT	07/15/03	
TRAFFIC DIVISION	7/29/03	
PLANNING DEPT.	6/10/03	
STREET SERVICES	6-20-03	

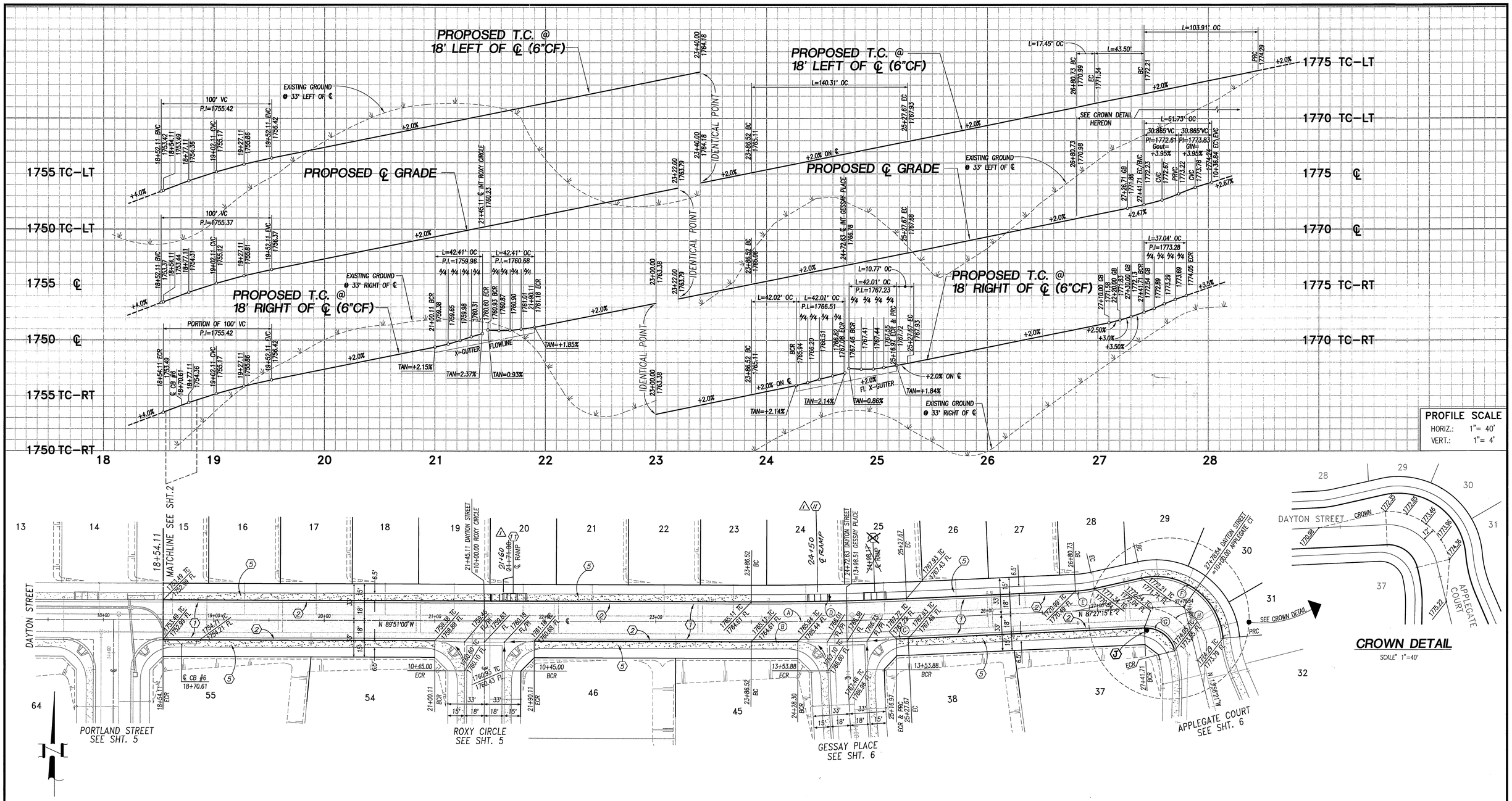
APPROVED BY: CITY ENGINEER
DATE 8/18/03

TRACT 30718
STREET PLAN AND PROFILE
DAYTON STREET
STA 10+00.00 TO 18+54.11

FOR: COMMUNITIES SOUTHWEST

R-3704
SHEET 2 OF 9 SHEETS
W.O.F.B. FILE No.

INDEXED 10-02-03 LH



CROWN DETAIL

SCALE 1"=40'

DAYTON STREET

CURVE TABLE				
#	Δ	R	L	T
(A)	2°41'45"	3000.00'	141.15'	70.59'
(B)	0°47'52"	3018.00'	42.03'	21.01'
(C)	0°12'16"	3018.00'	10.77'	5.38
(D)	2°41'45"	2982.00'	140.31'	70.17'
(E)	10°00'01"	100.00'	17.45'	8.75'
(F)	97°36'15"	61.00'	103.91'	69.68'
(G)	78°36'24"	27.00'	37.04'	22.10'
(H)	78°36'24"	45.00'	61.73'	36.84'

CONSTRUCTION NOTES

STREET

(1) PLACE A.C. PAVING OVER AGGREGATE BASE PER TYPICAL SECTION
(2) CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200 TYPE I
(4) CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
(5) CONSTRUCT CURBLINE PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
(9) PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT

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

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TWO WORKING DAYS BEFORE YOU DIG

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REGISTERED PROFESSIONAL ENGINEER TREVOR S. DODSON No. 42029 Exp. 3-31-2004 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
TREVOR S. DODSON
REGISTERED CIVIL ENGINEER No. 42029
EXPIRATION DATE 3-31-2004 DATE 6-16-03

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS
MORSE DOKICH SCHULTZ
17320 Redhill Ave. Suite 309 Irvine, CA 92614
Voice: 949-251-8831 FAX: 949-251-0516

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/04
SCALE 1"=40' DATE APRIL 30, 2003
BENCH MARK: E8-73 ELEV. 1665.160 DATE: 1997
P.K. NAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE W'LY WALL OF A CATCH BASIN ALONG THE S'LY. CURB OF ORANGE TERRACE PKWY.; 100 FEET E'LY OF TRAUTWEIN ROAD. THE MARK IS 2 FEET S'LY OF THE FACE OF CURB.
ADJUSTED AND ENTERED: JUNE 1997

MARK	REVISIONS	APP'D	DATE
1	REV. WHEELCHAIR RAMP LOCATION	RVZ	11-26-03

DESIGNED BY: D.C DRAWN BY: S.Z CHECKED BY: T.D

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY:	
APPROVED BY:			APPROVED BY:
PRINCIPAL ENGINEER	8/1/2003		
PARK DEPARTMENT	07/28/03		CITY ENGINEER
TRAFFIC DIVISION	7/29/03		
PLANNING DEPT.	6/17/03		
STREET SERVICES	6-20-03		DATE 8/19/03

TRACT 30718
STREET PLAN AND PROFILE
DAYTON STREET
STA 18+54+11 TO 27+78.54

FOR: COMMUNITIES SOUTHWEST

R-3704
SHEET 3 OF 9 SHEETS
W.O.F.B. FILE No.

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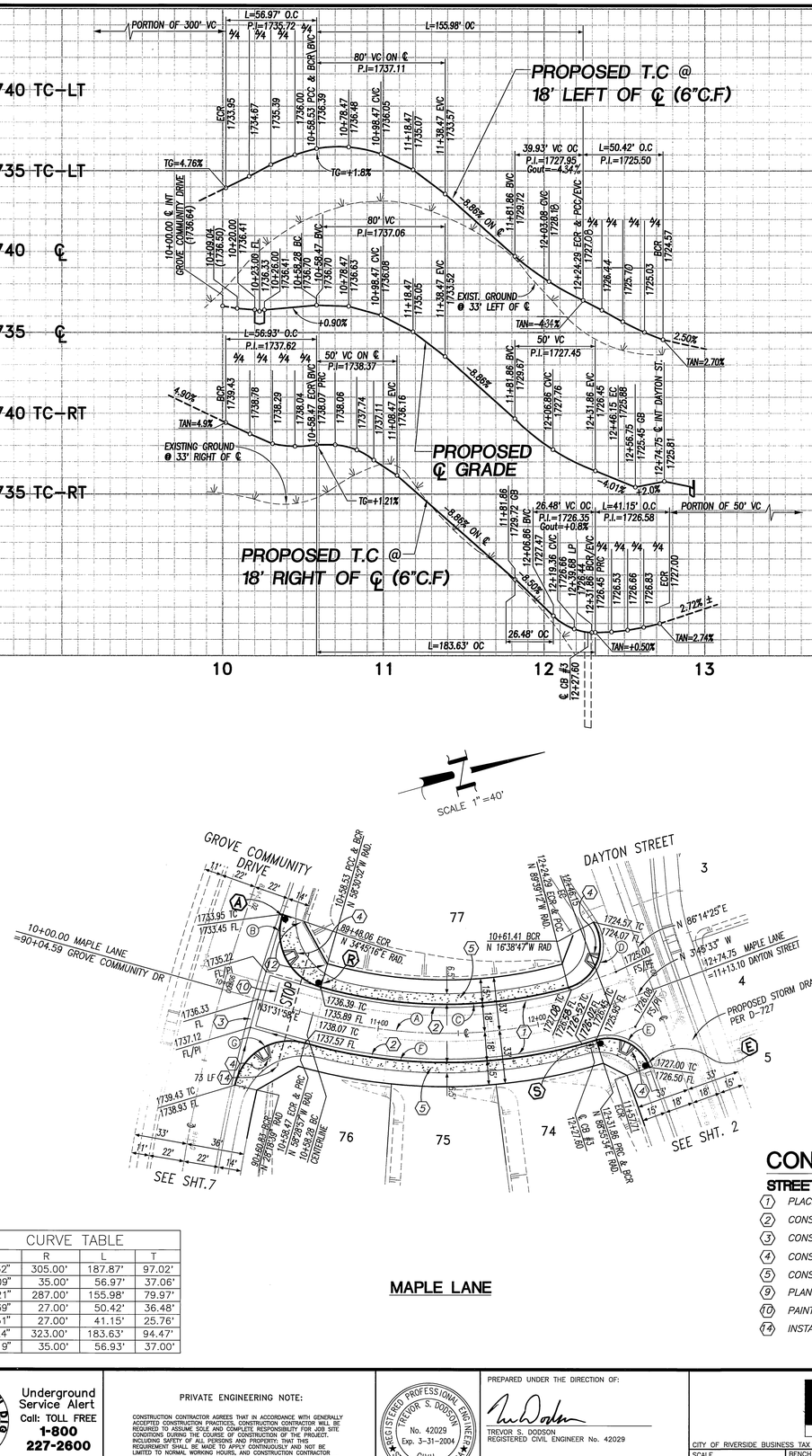
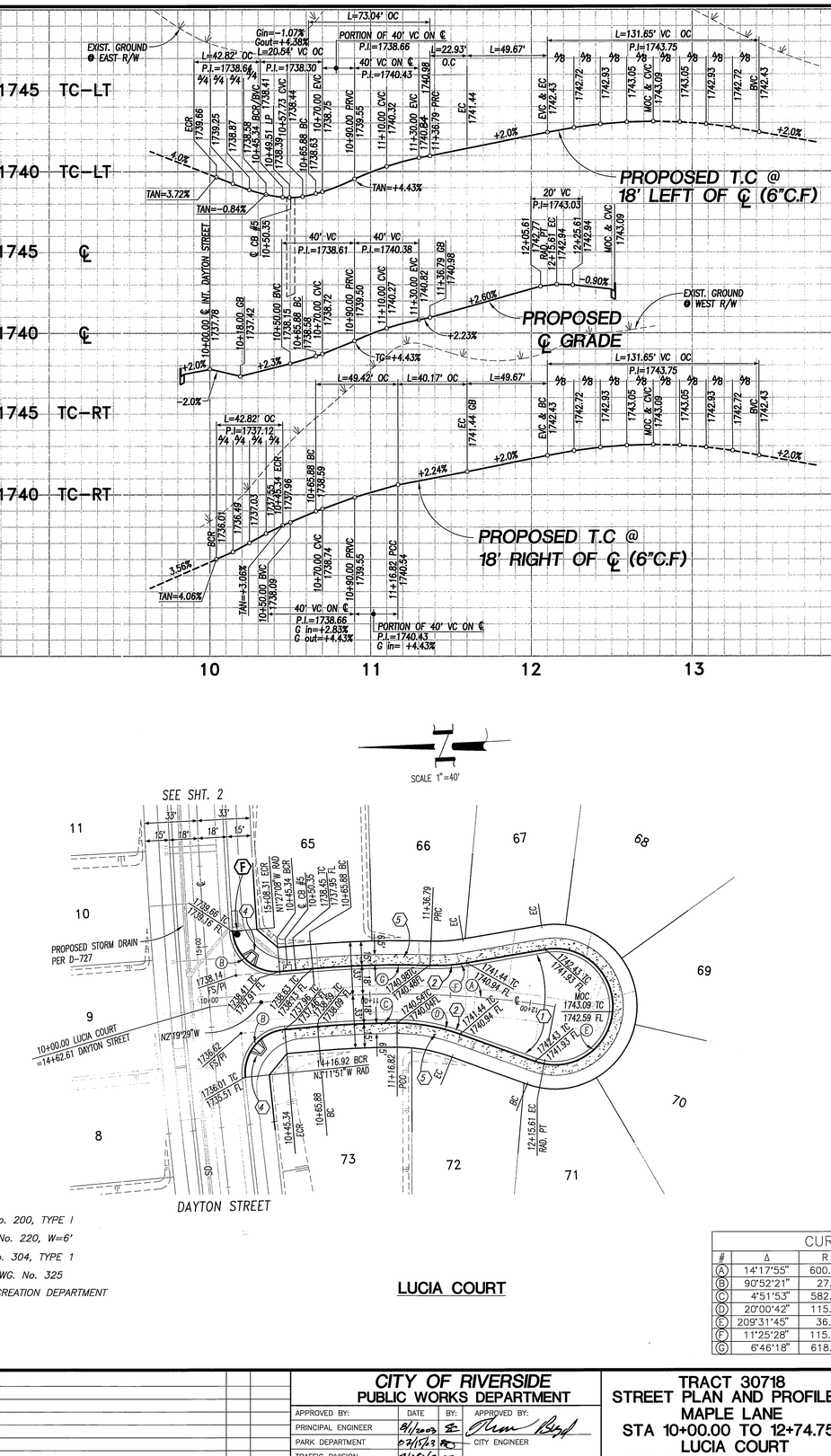
INDEXED 10-02-03 GH





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10. PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
14. INSTALL 4" PVC SDR35 SLEEVE

MAPLE LANE

CURVE TABLE				
(#)	Δ	R	L	T
(A)	35°17'32"	305.00'	187.87'	97.02'
(B)	93°16'09"	35.00'	56.97'	37.06'
(C)	31°08'21"	287.00'	155.98'	79.97'
(D)	106°59'39"	27.00'	50.42'	36.48'
(E)	87°18'51"	27.00'	41.15'	25.76'
(F)	32°36'24"	323.00'	183.63'	94.47'
(G)	93°11'19"	35.00'	56.93'	37.00'

LUCIA COURT

CURVE TABLE				
#	Δ	R	L	T
(A)	14°17'55"	600.00'	149.73'	75.26'
(B)	90°52'21"	27.00'	42.82'	27.41'
(C)	4°51'53"	582.00'	49.42'	24.72'
(D)	20°00'42"	115.00'	40.17'	20.29'
(E)	209°31'45"	36.00'	131.65'	
(F)	11°25'28"	115.00'	22.93'	11.50'
(G)	6°46'18"	618.00'	73.04'	36.56'

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

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

PRIVATE ENGINEERING NOTE:

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER — TREVOR S. DODSON — No. 42029 — Exp. 3-31-2004 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
TREVOR S. DODSON
REGISTERED CIVIL ENGINEER No. 42029
EXPIRATION DATE 3-31-2004 DATE 6-16-03

MDS CONSULTING — PLANNERS ENGINEERS SURVEYORS
MORSE DOKICH SCHULTZ — 17320 Redhill Ave., Suite 350, Irvine, CA 92614 — Voice: 949-251-8821 — FAX: 949-251-0316

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/04
SCALE 1"=40' DATE APRIL 30, 2003
BENCH MARK: 68-F3 ELEV. 1665.160 DATE: 1997 P.K. NAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE W'LY WALL OF A CATCH BASIN ALONG THE S'LY. CURB OF ORANGE TERRACE PKWY., 100 FEET E'LY OF TRAUTWEIN ROAD. THE MARK IS 2 FEET S'LY OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997

MARK	REVISIONS	APP'D	DATE

DESIGNED BY: D.C DRAWN BY: S.Z CHECKED BY: T.D

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

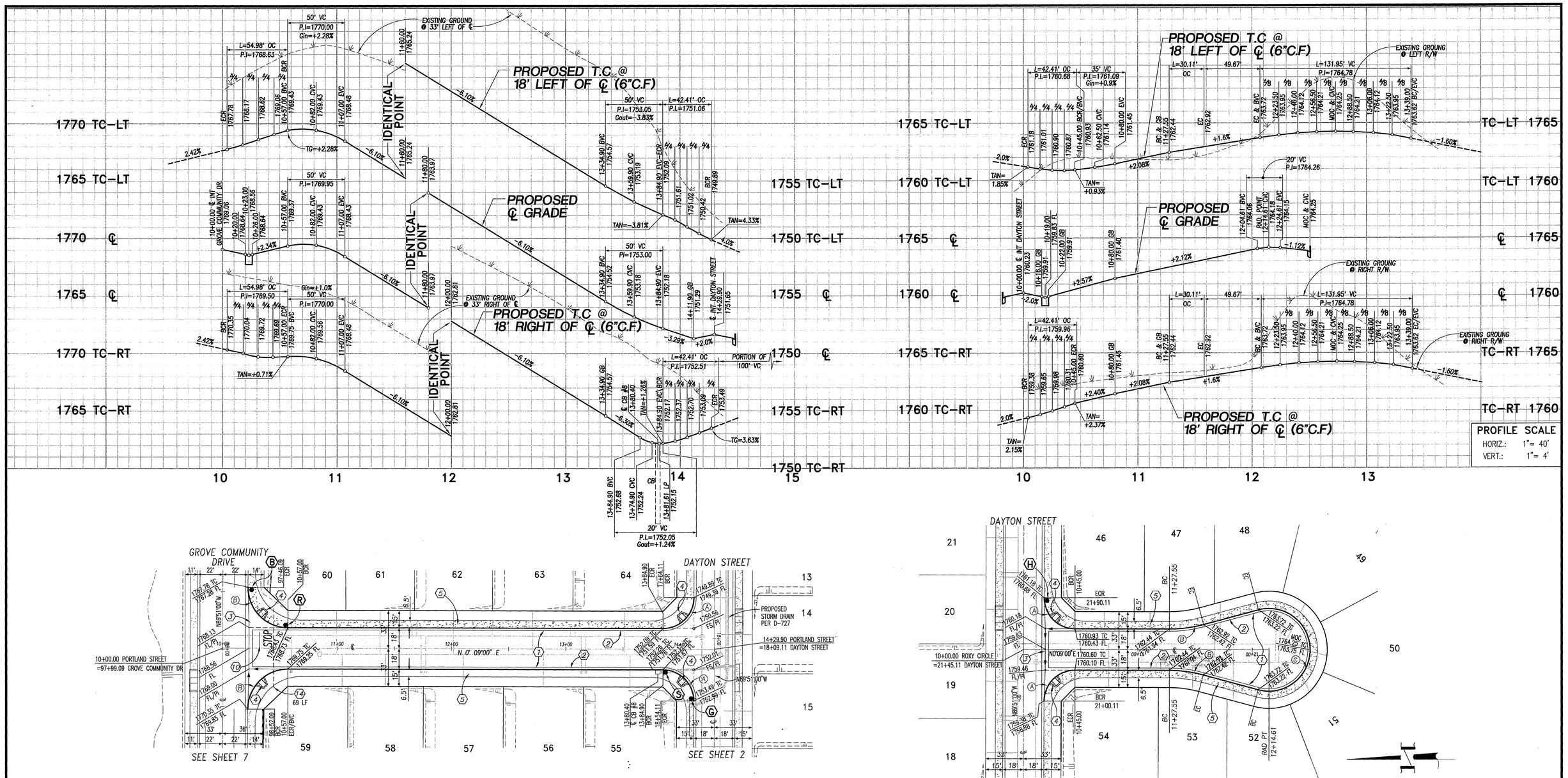
	DATE	BY:	APPROVED BY:
APPROVED BY:			
PRINCIPAL ENGINEER	8/1/2003	BE	CITY ENGINEER
PARK DEPARTMENT	07/15/03	RS	
TRAFFIC DIVISION	7/29/03	JS	
PLANNING DEPT.	6/17/03	JS	
STREET SERVICES	6-20-03	JA	DATE 8/15/03

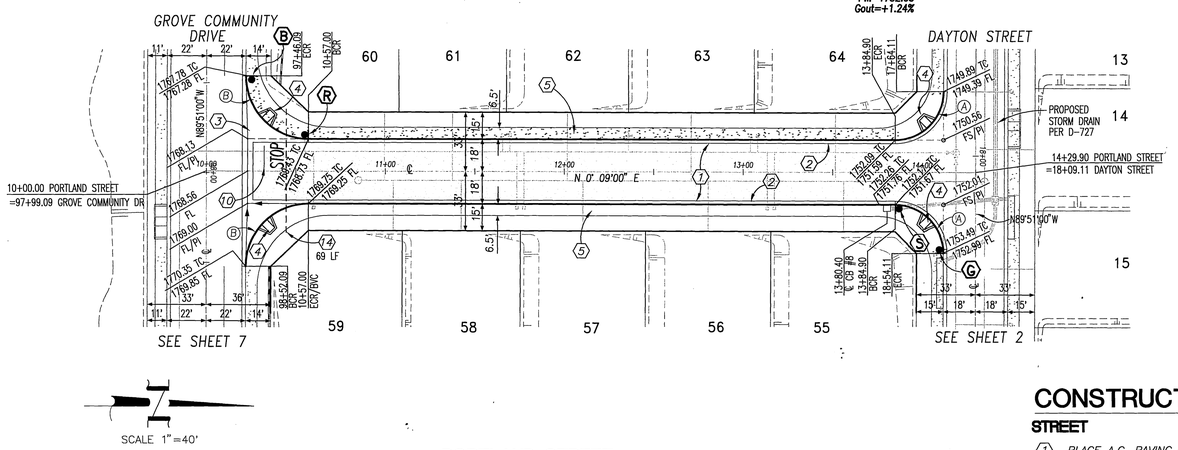
TRACT 30718
STREET PLAN AND PROFILE
MAPLE LANE
STA 10+00.00 TO 12+74.75
LUCIA COURT
STA 10+00.00 TO 12+15.76

FOR: COMMUNITIES SOUTHWEST

R-3704
SHEET 4 OF 9 SHEETS
W.O.F.B. FILE No.

I:\52602\IMPLANS\SIP-04.dwg 4/16/03
INDEXED 10-02-03 GFA





PORTLAND STREET

CURVE TABLE				
#	Δ	R	L	T
(A)	90°00'00"	27.00'	42.41'	27.00'
(B)	90°00'00"	35.00'	54.98'	35.00'

ROXY CIRCLE

CURVE TABLE				
#	Δ	R	L	T
(A)	90°00'00"	27.00'	42.41'	27.00'
(B)	14°59'58"	115.00'	30.11'	15.14'
(C)	210°00'00"	36.00'	131.95'	

CONSTRUCTION NOTES

STREET

(1) PLACE A.C. PAVING OVER AGGREGATE BASE PER TYPICAL SECTION
(2) CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200 TYPE I
(3) CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220, W=6'
(4) CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
(5) CONSTRUCT CURBLINE PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
(9) PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
(10) PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
(14) INSTALL 4" PVC SDR35 SLEEVE

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

PRIVATE ENGINEERING NOTE:

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REGISTERED PROFESSIONAL ENGINEER TREVOR S. DODSON No. 42029 Exp. 3-31-2004 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
TREVOR S. DODSON
REGISTERED CIVIL ENGINEER No. 42029
EXPIRATION DATE 3-31-2004 DATE 6.16.03

MDS CONSULTING
MORSE DOKICH SCHULTZ
17320 Redhill Ave. Suite 350 Irvine, CA 92614
Voice: 949-251-8521 FAX: 949-251-0516
PLANNERS ENGINEERS SURVEYORS

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/04
SCALE 1"=40'
DATE APRIL 30, 2003
BENCH MARK: EB-F3 ELEV. 1665.160 DATE: 1997
P.K. NAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE W'LY WALL OF A CATCH BASIN ALONG THE S'LY, CURB OF ORANGE TERRACE PKWY., 100 FEET E'LY OF TRAUTWEIN ROAD. THE MARK IS 2 FEET S'LY OF THE FACE OF CURB.
ADJUSTED AND ENTERED: JUNE 1997

MARK REVISIONS APP'D DATE
DESIGNED BY: D.C DRAWN BY: S.Z CHECKED BY: T.D

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY:	DATE	BY:	APPROVED BY:
PRINCIPAL ENGINEER	8/1/2003	SZ	CITY ENGINEER
PARK DEPARTMENT	07/15/03	RD	
TRAFFIC DIVISION	7/29/03	BS	
PLANNING DEPT.	6/17/03	JBC	
STREET SERVICES	6-20-03	JM	DATE 8/15/03

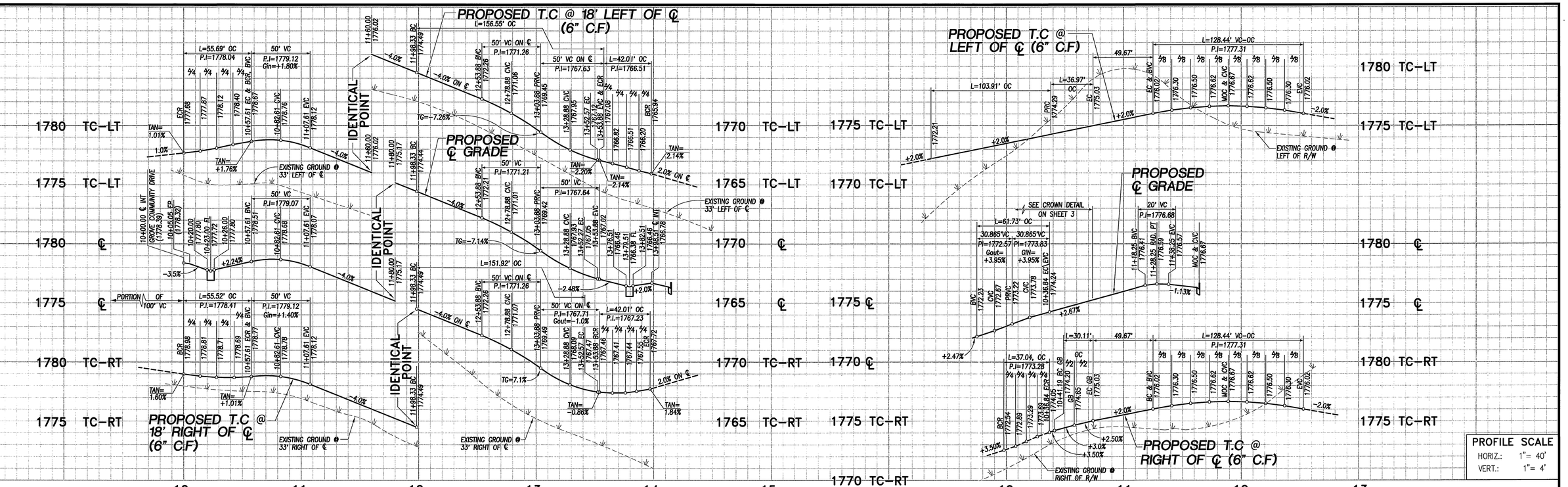
TRACT 30718
STREET PLAN AND PROFILE
PORTLAND STREET
STA 10+00.00 TO 14+29.90
ROXY CIRCLE
STA 10+00.00 TO 12+14.61

FOR: COMMUNITIES SOUTHWEST

R-3704
SHEET 5 OF 9 SHEETS
W.O.F.B. FILE No.

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

INDEXED 10-02-03 GH



PROFILE SCALE
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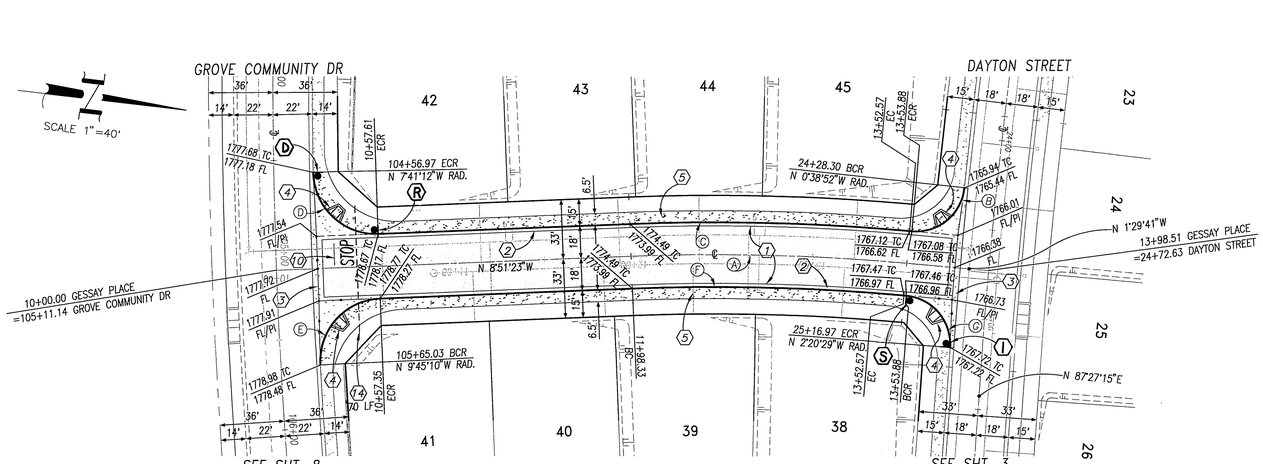
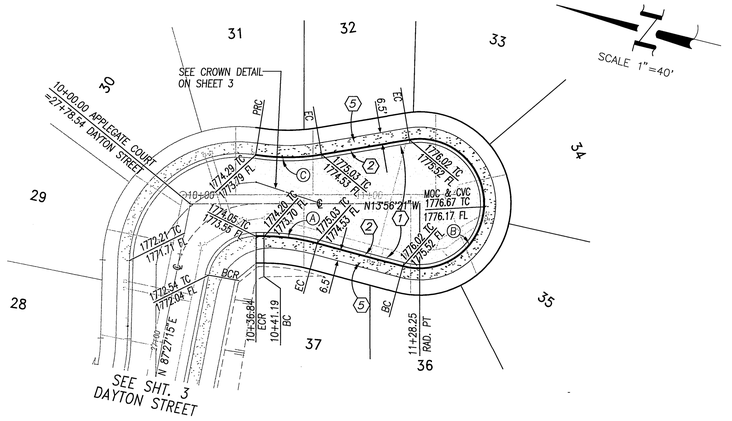


GESSAY PLACE



APPLEGATE COURT

CURVE TABLE				
#	Δ	R	L	T
(A)	7°21'51"	1200.00'	154.24'	77.22'
(B)	89°09'12"	27.00'	42.01'	26.60'
(C)	7°21'51"	1218.00'	156.55'	78.38'
(D)	91°10'20"	35.00'	55.69'	35.72'
(E)	90°53'37"	35.00'	55.52'	35.55'
(F)	7°21'51"	1182.00'	151.92'	76.07'
(G)	89°09'12"	27.00'	42.01'	26.60'

CURVE TABLE				
#	Δ	R	L	T
(A)	14°59'58"	115.00'	30.11'	15.14'
(B)	204°25'10"	36.00'	128.44'	
(C)	18°25'02"	115.00'	36.97'	18.64'

CONSTRUCTION NOTES

STREET

1. PLACE A.C. PAVING OVER AGGREGATE BASE PER TYPICAL SECTION
2. CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I
3. CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220, W=6'
4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
5. CONSTRUCT CURBLINE PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
9. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
10. PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
14. INSTALL 4" PVC SDR35 SLEEVE

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REGISTERED PROFESSIONAL ENGINEER — TREVOR S. DODSON — No. 42029 — Exp. 3-31-2004 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
TREVOR S. DODSON
REGISTERED CIVIL ENGINEER No. 42029
EXPIRATION DATE 3-31-2004 DATE 6-16-03

MDS CONSULTING — PLANNERS ENGINEERS SURVEYORS
MOKSE DOKICH SCHULTZ
17320 Redhill Ave. Suite 350 Irvine, CA 92614
Voice: 949-251-8821 FAX: 949-251-0516

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/04
SCALE 1"=40'
DATE APRIL 30, 2003
BENCH MARK: 69-13 ELEV. 1665.160 DATE: 1997
P.K. NAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE W'LY WALL OF A CATCH BASIN ALONG THE S'LY, CURB OF ORANGE TERRACE PKWY., 100 FEET E'LY OF TRAUTWEIN ROAD. THE MARK IS 2 FEET S'LY OF THE FACE OF CURB.
ADJUSTED AND ENTERED: JUNE 1997

MARK	REVISIONS	APP'D	DATE

DESIGNED BY: D.C DRAWN BY: S.Z CHECKED BY: T.D

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

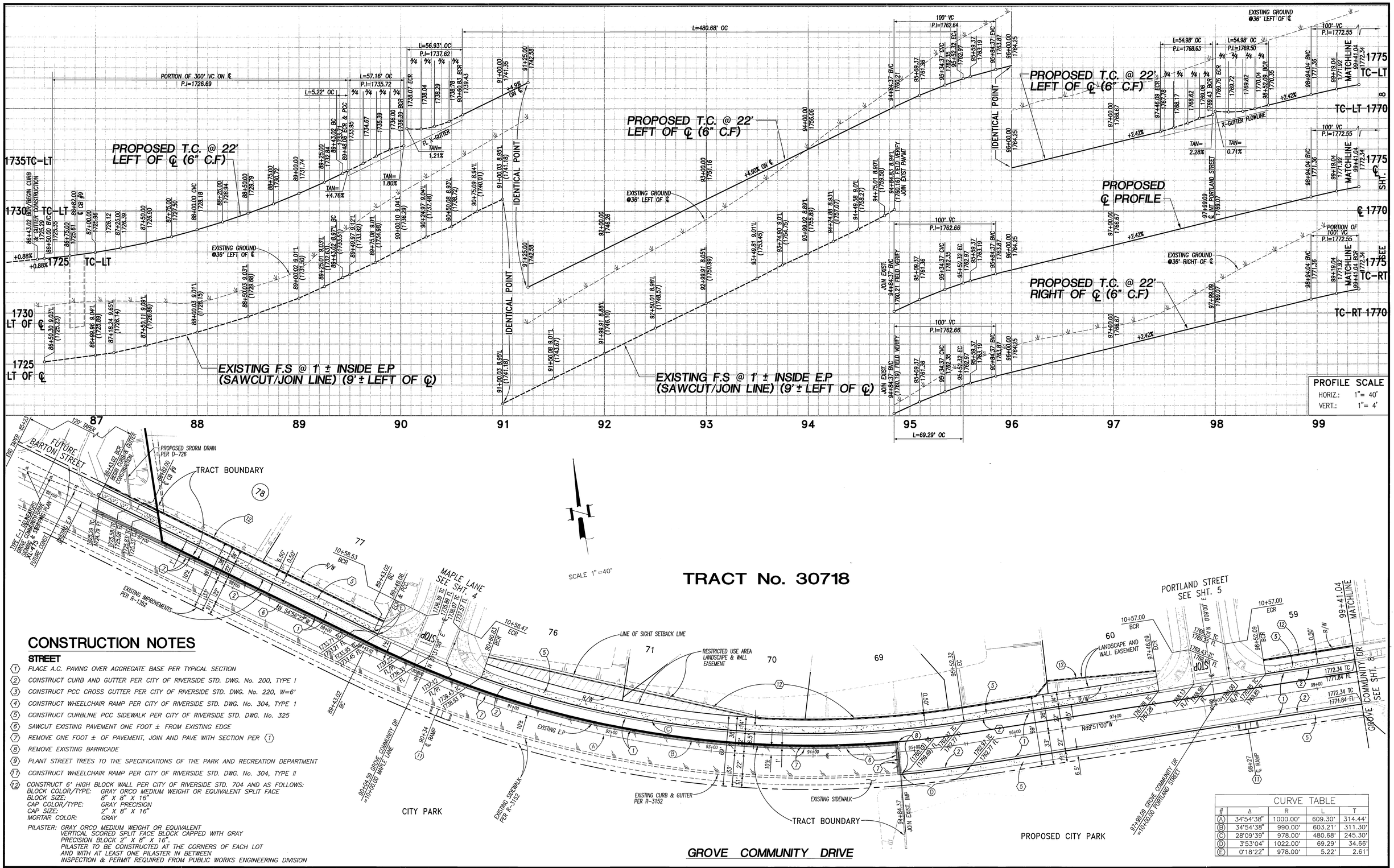
	APPROVED BY:	DATE	BY:
APPROVED BY:	PRINCIPAL ENGINEER	8/12/2003	
CITY ENGINEER	PARK DEPARTMENT	07/15/03	
	TRAFFIC DIVISION	7/29/03	
	PLANNING DEPT.	8/17/03	
DATE 8/18/03	STREET SERVICES	6-20-3	

TRACT 30718
STREET PLAN AND PROFILE
GESSAY PLACE
STA 10+00.00 TO 13+98.51
APPLEGATE COURT
STA 10+41.19 TO 11+28.25

FOR: COMMUNITIES SOUTHWEST

R-3704
SHEET 6 OF 9 SHEETS
W.O.F.B. FILE No.

I:\52602\IMPLANS\SIP-06.dwg 4/16/03
INDEXED 10-02-03 LH



CONSTRUCTION NOTES

STREET

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4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE 1
5. CONSTRUCT CURBLINE PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
6. SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE
7. REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER (1)
8. REMOVE EXISTING BARRICADE
9. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
11. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II
12. CONSTRUCT 6' HIGH BLOCK WALL PER CITY OF RIVERSIDE STD. 704 AND AS FOLLOWS:
    BLOCK COLOR/TYPE: GRAY ORCO MEDIUM WEIGHT OR EQUIVALENT SPLIT FACE
    BLOCK SIZE: 8" X 8" X 16"
    CAP COLOR/TYPE: GRAY PRECISION
    CAP SIZE: 2" X 8" X 16"
    MORTAR COLOR: GRAY

PILASTER: GRAY ORCO MEDIUM WEIGHT OR EQUIVALENT
VERTICAL SCORED SPLIT FACE BLOCK CAPPED WITH GRAY PRECISION BLOCK 2" X 8" X 16".
PILASTER TO BE CONSTRUCTED AT THE CORNERS OF EACH LOT AND WITH AT LEAST ONE PILASTER IN BETWEEN
INSPECTION & PERMIT REQUIRED FROM PUBLIC WORKS ENGINEERING DIVISION

GROVE COMMUNITY DRIVE

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

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REGISTERED PROFESSIONAL ENGINEER — TREVOR S. DODSON — No. 42029 — Exp. 3-31-2004 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

TREVOR S. DODSON
REGISTERED CIVIL ENGINEER No. 42029

EXPIRATION DATE 3-31-2004 DATE 6-16-03

MDS CONSULTING — PLANNERS ENGINEERS SURVEYORS
MORSE DOKICH SCHULTZ
17320 Redhill Ave. Suite 350 Irvine, CA 92614 Voice: 949-251-8821 FAX: 949-251-0516

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/04

SCALE 1"=40'
DATE APRIL 30, 2003

BENCH MARK: 69-43 ELEV. 1665.160 DATE: 1997
P.K. NAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE W'LY WALL OF A CATCH BASIN ALONG THE S'LY CURB OF ORANGE TERRACE PKWY., 100 FEET E'LY OF TRAUTMAN ROAD. THE MARK IS 2 FEET S'LY OF THE FACE OF CURB.
ADJUSTED AND ENTERED: JUNE 1997

MARK	REVISIONS	APP'D	DATE

DESIGNED BY: D.C DRAWN BY: S.Z CHECKED BY: T.D

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY:	DATE	BY:
	PRINCIPAL ENGINEER	8/1/2003	
	PARK DEPARTMENT	7/15/03	
	TRAFFIC DIVISION	7/29/03	
	PLANNING DEPT.	6/17/03	
	STREET SERVICES	6-20-03	

APPROVED BY: CITY ENGINEER
DATE 8/18/03

TRACT 30718
STREET PLAN AND PROFILE
GROVE COMMUNITY DRIVE
STA 86+43.02 TO 99+41.04

R-3704

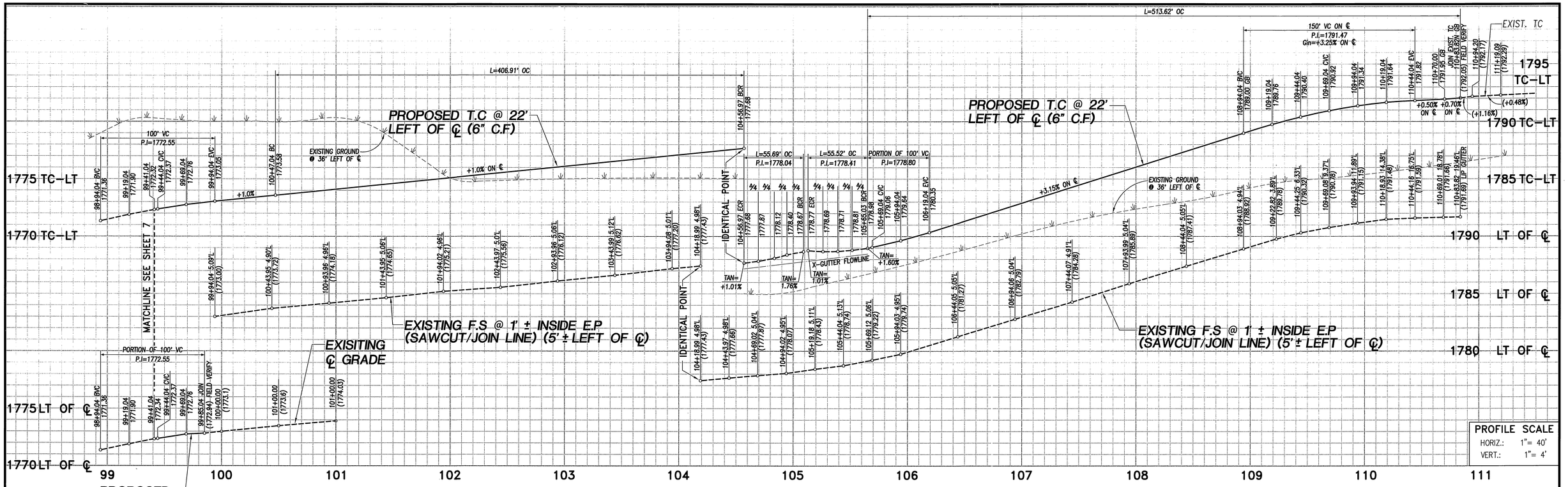
SHEET 7 OF 9 SHEETS

FOR: COMMUNITIES SOUTHWEST

W.O.F.B. FILE No.

I:\52602\IMPLANS\SIP-07.dwg 4/16/03

INDEXED 10-02-03 LH



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

CONSTRUCTION NOTES

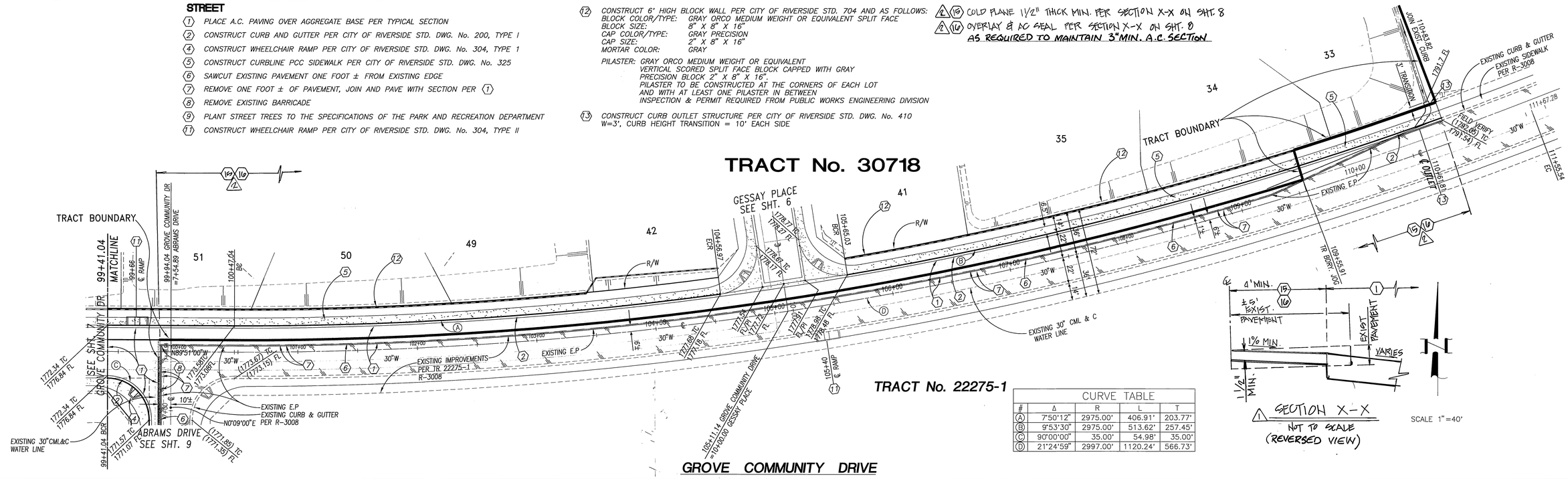
STREET

1. PLACE A.C. PAVING OVER AGGREGATE BASE PER TYPICAL SECTION
2. CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I
4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE 1
5. CONSTRUCT CURBLINE PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
6. SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE
7. REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER (1)
8. REMOVE EXISTING BARRICADE
9. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
11. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II

12. CONSTRUCT 6' HIGH BLOCK WALL PER CITY OF RIVERSIDE STD. 704 AND AS FOLLOWS:
BLOCK COLOR/TYPE: GRAY ORCO MEDIUM WEIGHT OR EQUIVALENT SPLIT FACE
BLOCK SIZE: 8" X 8" X 16"
CAP COLOR/TYPE: GRAY PRECISION
CAP SIZE: 2" X 8" X 16"
MORTAR COLOR: GRAY
PILASTER: GRAY ORCO MEDIUM WEIGHT OR EQUIVALENT
VERTICAL SCORED SPLIT FACE BLOCK CAPPED WITH GRAY PRECISION BLOCK 2" X 8" X 16".
PILASTER TO BE CONSTRUCTED AT THE CORNERS OF EACH LOT AND WITH AT LEAST ONE PILASTER IN BETWEEN
INSPECTION & PERMIT REQUIRED FROM PUBLIC WORKS ENGINEERING DIVISION

13. CONSTRUCT CURB OUTLET STRUCTURE PER CITY OF RIVERSIDE STD. DWG. No. 410 W=3', CURB HEIGHT TRANSITION = 10' EACH SIDE

4 (15) COLD PLANE 1½" THICK MIN. PER SECTION X-X ON SHT. 8
4 (16) OVERLAY & AC SEAL PER SECTION X-X ON SHT. 8
AS REQUIRED TO MAINTAIN 3" MIN. A.C. SECTION



CURVE TABLE				
#	Δ	R	L	T
(A)	7°50'12"	2975.00'	406.91'	203.77'
(B)	9°53'30"	2975.00'	513.62'	257.45'
(C)	90°00'00"	35.00'	54.98'	35.00'
(D)	21°24'59"	2997.00'	1120.24'	566.73'

Underground Service Alert
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TWO WORKING DAYS BEFORE YOU DIG

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REGISTERED PROFESSIONAL ENGINEER TREVOR S. DODSON No. 42029 Exp. 3-31-2004 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
TREVOR S. DODSON
REGISTERED CIVIL ENGINEER No. 42029
EXPIRATION DATE 3-31-2004 DATE 6.16.03

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS
MORSE DORICH SCHULTZ
17320 Redhill Ave. Suite 350 Irvine, CA 92614 Voice: 949-251-8821 FAX: 949-251-0516

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/04
SCALE 1"=40'
DATE APRIL 30, 2003
BENCH MARK: EB-F3 ELEV. 1865.160 DATE: 1997
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ADJUSTED AND ENTERED: JUNE 1997

MARK	REVISIONS	APP'D	DATE
4 (15)	COLD PLANE / OVERLAY	RVE	12-23-03

DESIGNED BY: D.C DRAWN BY: S.Z CHECKED BY: T.D

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

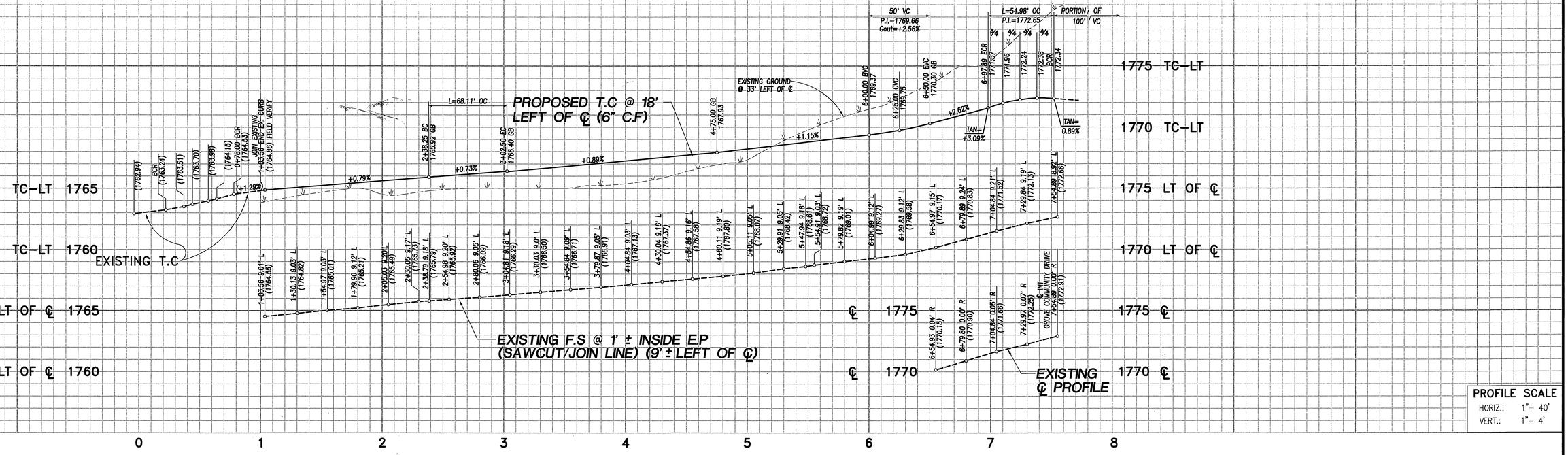
	APPROVED BY:	DATE	BY:
PRINCIPAL ENGINEER		8/1/2003	
PARK DEPARTMENT		07/15/03	
TRAFFIC DIVISION		7/29/03	
PLANNING DEPT.		8/7/03	
STREET SERVICES		6-20-3	

APPROVED BY: CITY ENGINEER
DATE 8/18/03

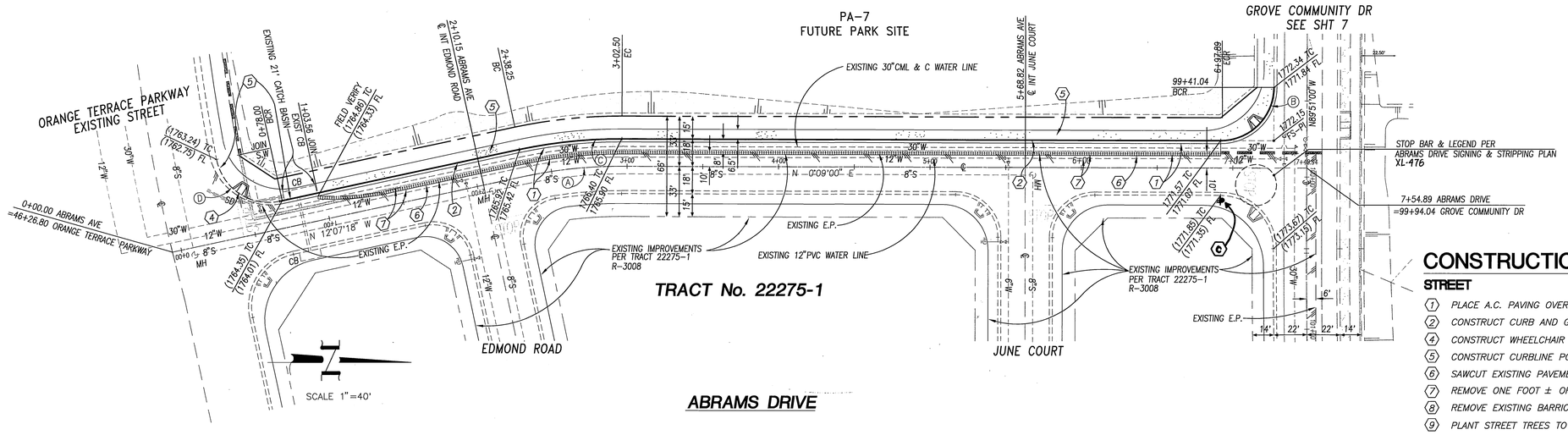
TRACT 30718
STREET PLAN AND PROFILE
GROVE COMMUNITY DRIVE
STA 99+41.04 TO 110+83.82
FOR: COMMUNITIES SOUTHWEST

R-3704
SHEET 8 OF 9 SHEETS
W.O.F.B. FILE No.

I:\52602\IMPLANS\SIP-08.dwg 4/16/03
INDEXED 10-02-03 GH



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



CONSTRUCTION NOTES

STREET

1. PLACE A.C. PAVING OVER AGGREGATE BASE PER TYPICAL SECTION
2. CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200 TYPE I
4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
5. CONSTRUCT CURBLINE PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
6. SAWCUT EXISTING PAVEMENT ONE FOOT ± FROM EXISTING EDGE
7. REMOVE ONE FOOT ± OF PAVEMENT, JOIN AND PAVE WITH SECTION PER (1)
8. REMOVE EXISTING BARRICADE
9. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT

CURVE TABLE				
#	Δ	R	L	T
(A)	12°16'18"	300.00'	64.25'	32.25'
(B)	90°00'00"	35.00'	54.98'	35.00'
(C)	12°16'18"	318.00'	68.11'	34.19'
(D)	91°01'10"	35.00'	55.60'	35.63'

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

PRIVATE ENGINEERING NOTE:
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER TREVOR S. DODSON No. 42029 Exp. 3-31-2004 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
TREVOR S. DODSON
REGISTERED CIVIL ENGINEER No. 42029
EXPIRATION DATE 3-31-2004 DATE 6-16-03

MDS CONSULTING — MORSE DOKICH SCHULTZ — PLANNERS ENGINEERS SURVEYORS
17320 Redhill Ave. Suite 350 Irvine, CA 92614 Voice: 949-251-8821 FAX: 949-251-0516

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EXP. DATE 5/25/04
SCALE 1"=40'
DATE APRIL 30, 2003
BENCH MARK: EB-13 ELEV. 1665.160 DATE: 1997
P.K. NAIL AND CITY ENGINEER TAG ON THE SIDEWALK OVER THE W'LY WALL OF A CATCH BASIN ALONG THE S'LY, CURB OF ORANGE TERRACE PKWY., 100 FEET E'LY OF TRAUTWEIN ROAD. THE MARK IS 2 FEET S'LY OF THE FACE OF CURB.
ADJUSTED AND ENTERED: JUNE 1997

MARK	REVISIONS	APP'D	DATE

DESIGNED BY: D.C DRAWN BY: S.Z CHECKED BY: T.D

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY:	DATE	BY:
APPROVED BY:	PRINCIPAL ENGINEER	6/17/2003	RC
CITY ENGINEER	PARK DEPARTMENT	6/17/03	RC
	TRAFFIC DIVISION	7/29/03	JS
	PLANNING DEPT.	6/17/03	RC
DATE 8/15/03	STREET SERVICES	6/20/03	RM

TRACT 30718
STREET PLAN AND PROFILE
ABRAMS DRIVE
STA 1+03.56 TO 6+97.89
FOR: COMMUNITIES SOUTHWEST

R-3704
SHEET 9 OF 9 SHEETS
W.O.F.B. FILE No.

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INDEXED 10-02-03 GH