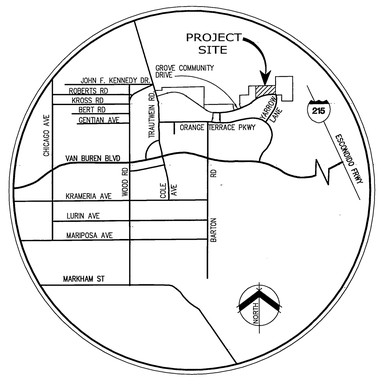
# STREET IMPROVEMENT PLANS

## TRACT No. 30717-2

## CITY OF RIVERSIDE

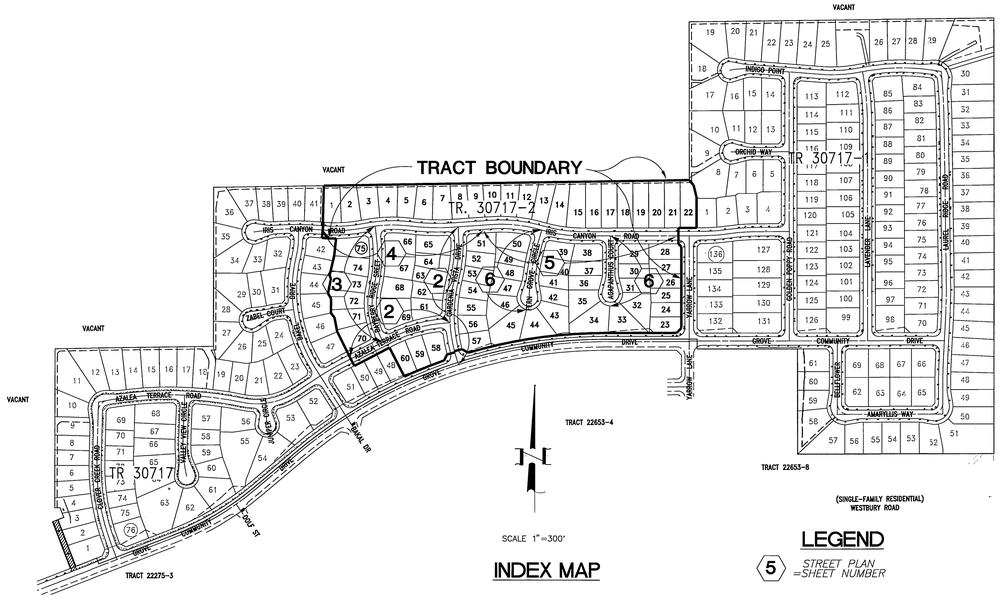



VICINITY MAP
NOT TO SCALE

## GENERAL NOTES

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 HAS 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.

NOTE:
FOR PUBLIC LANDSCAPE IMPROVEMENTS, SEE PUBLIC LANDSCAPE PLAN #R-3701-L AS PREPARED BY RANDOLPH HLUBIK & ASSOCIATES, DATED: AUGUST 2003




PHASE 3

SCALE 1"=300'

INDEX MAP

## CONSTRUCTION NOTES & QUANTITY ESTIMATE

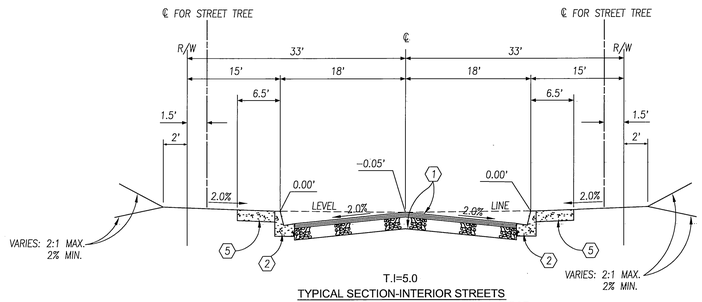
| | | | |
|---|---|---|---|
| 1 | PLACE A.C. PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION | 117,445 | S.F |
| 2 | CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 200, TYPE I | 6,971 | L.F |
| 3 | CONSTRUCT PCC CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. No. 220 | 2,760 | S.F |
| 4 | CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I | 14 | EA. |
| 5 | CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325 | 41,826 | S.F |
| 8 | REMOVE EXISTING BARRICADE | 118 | L.F |
| 9 | PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT | | |
| 10 | PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND | 1 | EA. |
| 11 | CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II | 6 | EA. |

## LEGEND

(5) STREET PLAN =SHEET NUMBER

| STREET SIGN SCHEDULE | | BLOCK NUMBER |
|---|---|---|
| A | AZALEA TERRACE ROAD<br>BAYBERRY RIDGE STREET | 20600<br>8200 |
| B | AZALEA TERRACE ROAD<br>GARDENIA VISTA DRIVE | 20600<br>8200 |
| C | IRIS CANYON ROAD<br>BAYBERRY RIDGE STREET | 20600<br>8200 |
| D | IRIS CANYON ROAD<br>GARDENIA VISTA DRIVE | 20700<br>8200 |
| E | IRIS CANYON ROAD<br>FERN GROVE CIRCLE | 20700<br>8200 |
| F | IRIS CANYON ROAD<br>AGAPANTHUS COURT | 20700<br>8200 |
| | | |
| | | |
| | | |
| R | R1 STOP SIGN 36" | 0 EA. |
| S | R1 STOP SIGN 30" | 6 EA. |

INSTALL PER CITY OF RIVERSIDE STANDARDS 662 AND 666




T.I=5.0

TYPICAL SECTION-INTERIOR STREETS
AZALEA TERRACE ROAD, IRIS CANYON ROAD, BAYBERRY RIDGE STREET, GARDENIA VISTA DRIVE, FERN GROVE DRIVE, AGAPANTHUS COURT

CONST. 32 "A.C. OVER 4 "C.A.B.
PER S.R. 1607 R-VALUE= VARIES 60

REVIEWED BY:
APPROVED BY: WESTERN MUNICIPAL WATER DISTRICT FOR NON-INTERFERENCE COMPLIANCE.
SHEET 1 THROUGH 6
CIVIL ENGINEER RCE 46212
DATE: 8-14-03

REVIEWED BY:
APPROVED BY: CHARTER COMMUNICATIONS
SHEET 1 THROUGH 6
BY: 9-8-03
NAME: Xochitl Ortega
DATE:

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 TOTO 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, IDEMNIFY 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 8-8-03

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

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

SCALE 1"=40'
DATE
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 TRAUTMEN ROAD. THE MARK IS 2 FEET S'LY OF THE FACE OF CURB.
ADJUSTED AND ENTERED: JUNE 1997

| MARK | REVISIONS | APP'D | DATE |
|---|---|---|---|
| | STREET SERVICES | | 8/7/03 |
| | PLANNING DEPT. | | 10/8/03 |

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

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

| | DATE | BY: |
|---|---|---|
| APPROVED BY: | | |
| PRINCIPAL ENGINEER | 10/27/03 | |
| PARK DEPARTMENT | 9/30/03 | |
| TRAFFIC DIVISION | 10/27/03 | |
| CITY ENGINEER | DATE 10/28/03 | |

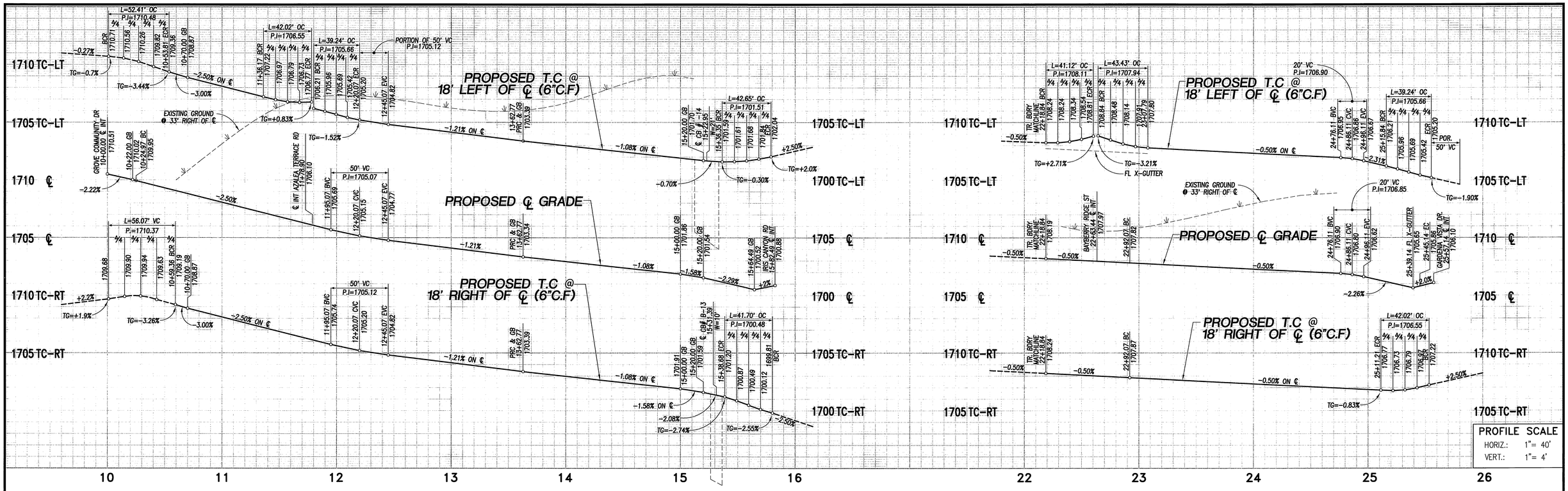
TRACT 30717-2
STREET PLAN AND PROFILE
TITLE SHEET

FOR: COMMUNITIES SOUTHWEST W.O.F.B. FILE No.

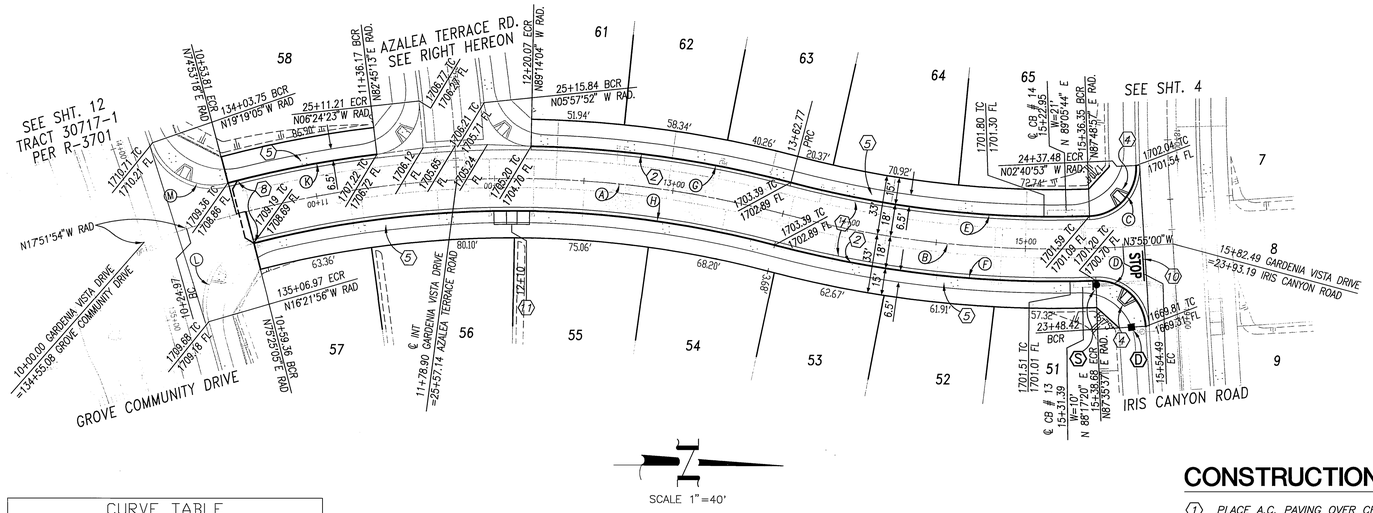
PW03-0013
R-3707
SHEET 1 OF 6 SHEETS

I:\52604\IMPLANS\30717-2\SIP-01.dwg 8/08/03

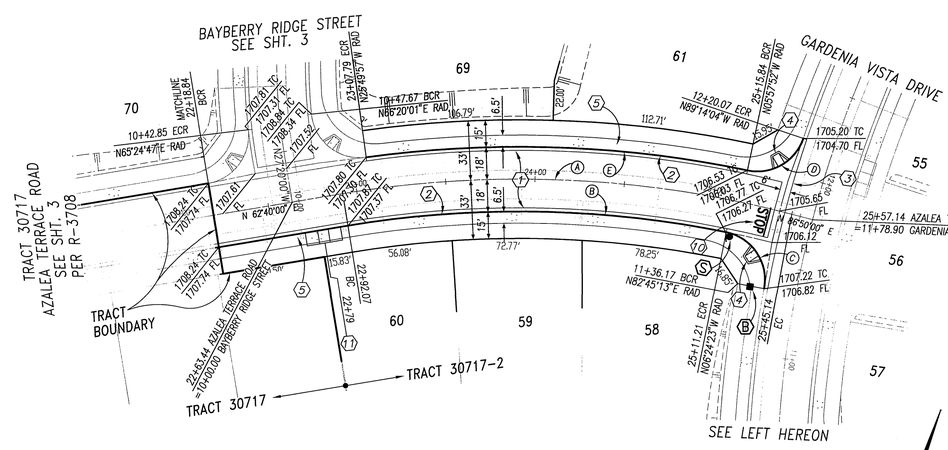
INDEXED 3-10-04 GH




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




## GARDENIA VISTA DRIVE




## AZALEA TERRACE ROAD

| CURVE TABLE | | | | |
|---|---|---|---|---|
| Ⓗ | Δ | R | L | T |
| Ⓐ | 34°38'30" | 362.77' | 187.12' | 96.69' |
| Ⓑ | 18°18'30" | 600.00' | 191.72' | 96.69' |
| Ⓒ | 90°29'50" | 27.00' | 42.65' | 27.24' |
| Ⓓ | 88°29'23" | 27.00' | 41.70' | 26.30' |
| Ⓔ | 16°34'33" | 582.00' | 168.37' | 84.78' |
| Ⓕ | 16°47'53" | 618.00' | 181.19' | 91.25' |
| Ⓖ | 13°37'34" | 618.00' | 146.97' | 73.83' |
| Ⓗ | 28°58'25" | 582.00' | 294.31' | 150.37' |
| Ⓚ | 7°51'55" | 618.00' | 84.84' | 42.48' |
| Ⓛ | 91°47'01" | 35.00' | 56.07' | 36.11' |
| Ⓜ | 85°47'36" | 35.00' | 52.41' | 32.52' |

## CONSTRUCTION NOTES

1. PLACE A.C. PAVING OVER CRUSHED 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
4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
5. CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
6. REMOVE EXISTING BARRICADE
7. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
8. PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
9. CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II

| CURVE TABLE | | | | |
|---|---|---|---|---|
| Ⓗ | Δ | R | L | T |
| Ⓐ | 24°10'00" | 600.00' | 253.07' | 128.45' |
| Ⓑ | 20°55'37" | 582.00' | 212.57' | 107.48' |
| Ⓒ | 89°09'37" | 27.00' | 42.02' | 26.61' |
| Ⓓ | 83°16'13" | 27.00' | 39.24' | 24.00' |
| Ⓔ | 19°52'05" | 618.00' | 214.30' | 108.24' |

PW03-0013

R-3707

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 7-22-03

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS
MORSE DOERCH SCHULTZ
17320 Redhill Ave. Suite 350 Irvine, CA 92614
Voice: 949-251-8021 FAX: 949-251-0516

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

SCALE 1"=40'

DATE

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 TRAUTMEIN 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 | 10/27/03 | AH |
| PARK DEPARTMENT | 9/30/03 | RS |
| TRAFFIC DIVISION | 10/27/03 | JS |
| STREET SERVICES | 8/22/03 | DOG |
| PLANNING DEPT. | 10/8/03 | SSB |

APPROVED BY: CITY ENGINEER
DATE 10/29/03

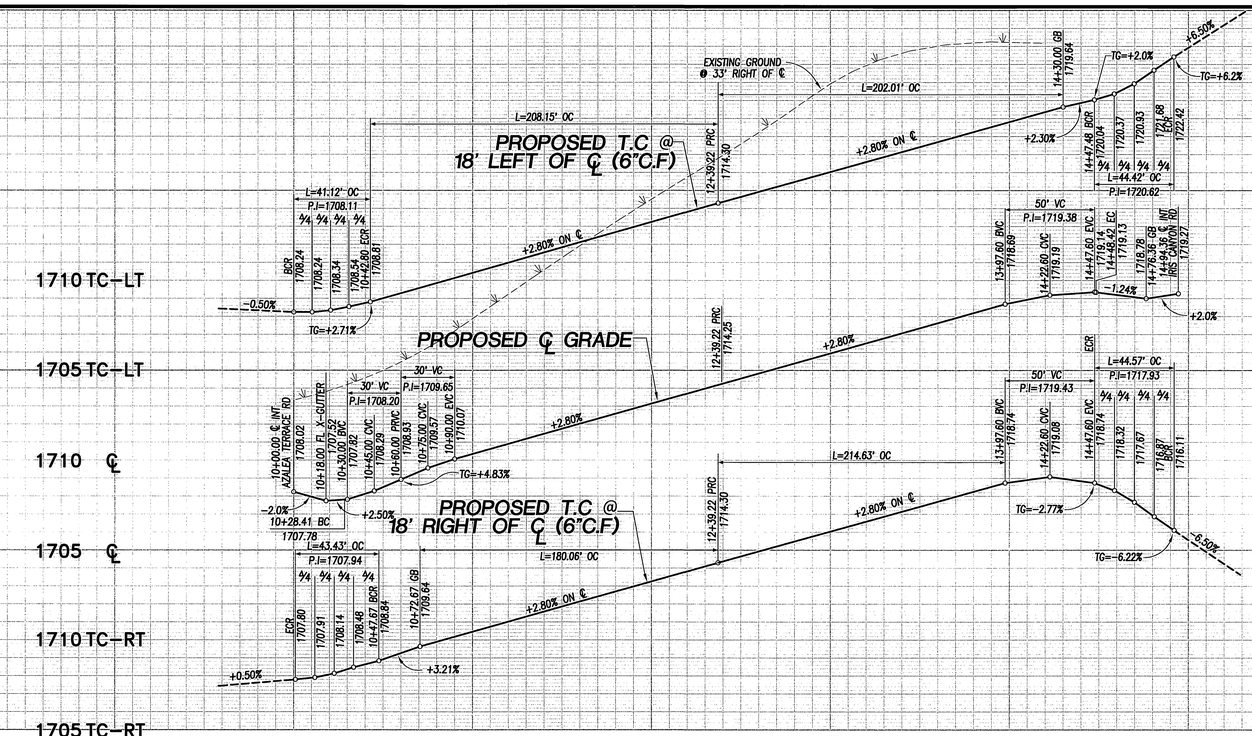
# TRACT 30717-2
# STREET PLAN AND PROFILE
# GARDENIA VISTA DRIVE
# STA 10+00.00 TO 15+82.49
# AZALEA TERRACE ROAD
# STA 22+18.84 TO 25+57.14

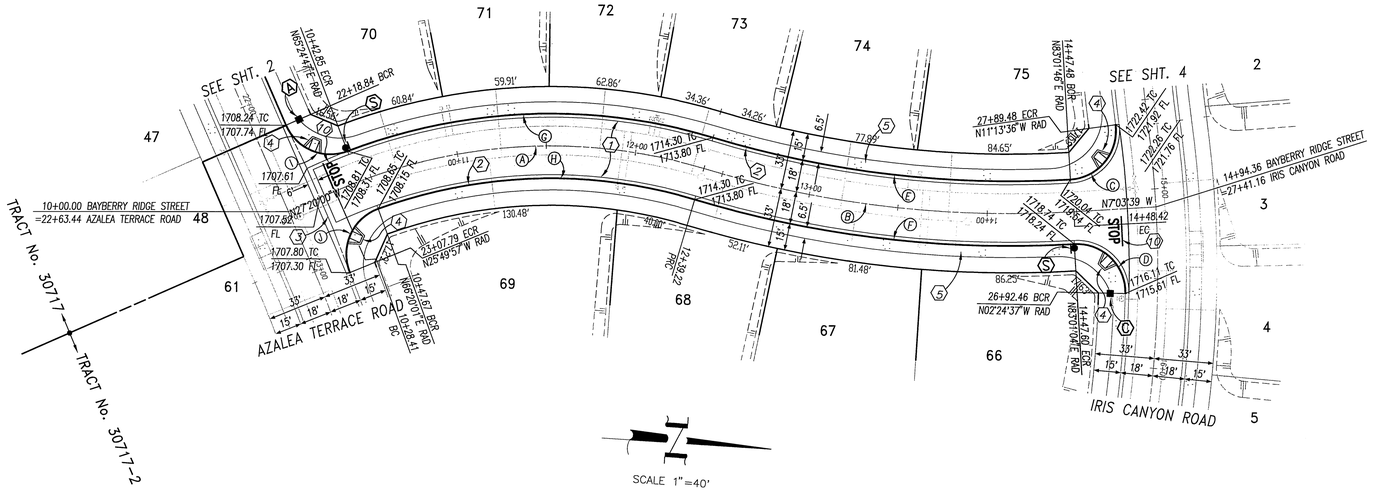
SHEET 2 OF 6 SHEETS

FOR: COMMUNITIES SOUTHWEST W.O.F.B. FILE No.

I:\52604\IMPIANS\30717-2\SIP-02.dwg 7/22/03

INDEXED 3-10-04 GH




SCALE 1"=40'

## BAYBERRY RIDGE STREET

| CURVE TABLE | | | | |
|---|---|---|---|---|
| Ⓐ | Δ | R | L | T |
| Ⓐ | 40°15'00" | 300.00' | 210.75' | 109.93' |
| Ⓑ | 19°58'39" | 600.00' | 209.20' | 105.68' |
| Ⓒ | 94°15'21" | 27.00' | 44.42' | 29.08' |
| Ⓓ | 94°34'19" | 27.00' | 44.57' | 29.25' |
| Ⓔ | 19°53'14" | 582.00' | 202.01' | 102.03' |
| Ⓕ | 19°53'56" | 618.00' | 214.63' | 108.41' |
| Ⓖ | 37°30'13" | 318.00' | 208.15' | 107.96' |
| Ⓗ | 36°34'59" | 282.00' | 180.06' | 93.22' |
| Ⓘ | 87°15'13" | 27.00' | 41.12' | 25.74' |
| Ⓙ | 92°09'58" | 27.00' | 43.43' | 28.04' |

## CONSTRUCTION NOTES

1. PLACE A.C. PAVING OVER CRUSHED 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
4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
5. CONSTRUCT 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

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

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 7.22.03

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

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT No. 104442 EX. 5/25/04
SCALE 1"=40'
DATE
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**

| | DATE | BY: | APPROVED BY: |
|---|---|---|---|
| APPROVED BY: | | | |
| PRINCIPAL ENGINEER | 10/27/03 | DH | CITY ENGINEER |
| PARK DEPARTMENT | 9/26/03 | PC | |
| TRAFFIC DIVISION | 10/27/03 | CB | |
| STREET SERVICES | 10/23/03 | DA | |
| PLANNING DEPT. | 10/28/03 | JSL | DATE 10/28/03 |

PW03-0013
R-3707
TRACT 30717-2
STREET PLAN AND PROFILE
BAYBERRY RIDGE STREET
STA 10+00.00 TO 14+94.36
SHEET 3 OF 6 SHEETS
FOR: COMMUNITIES SOUTHWEST W.O.F.B. FILE No.

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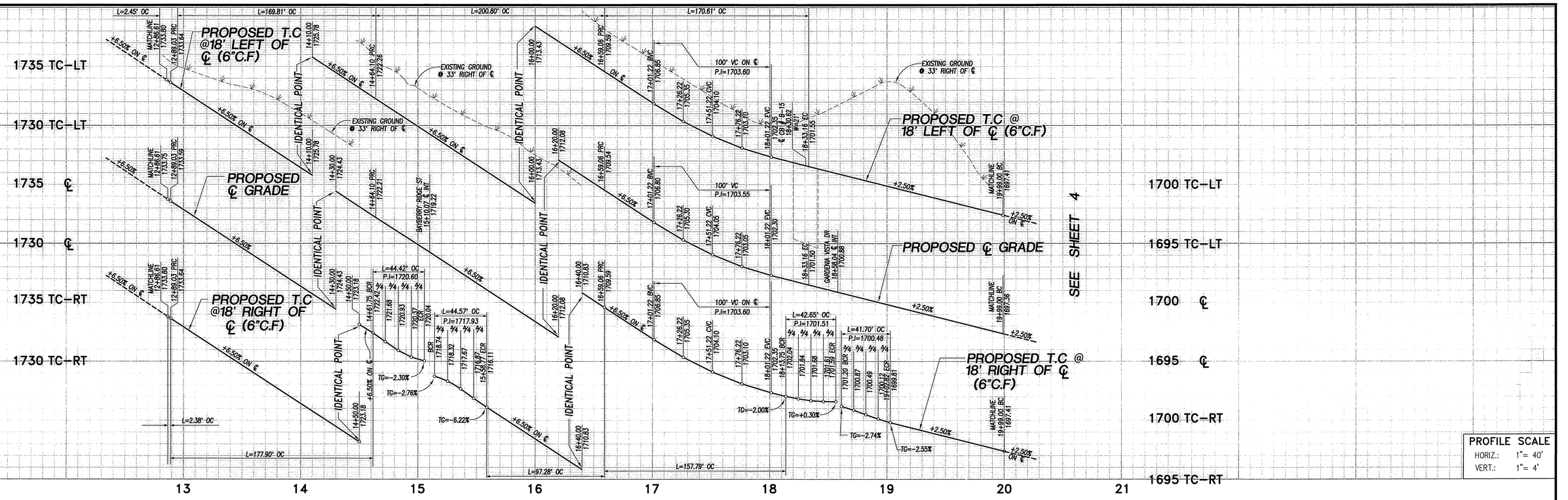
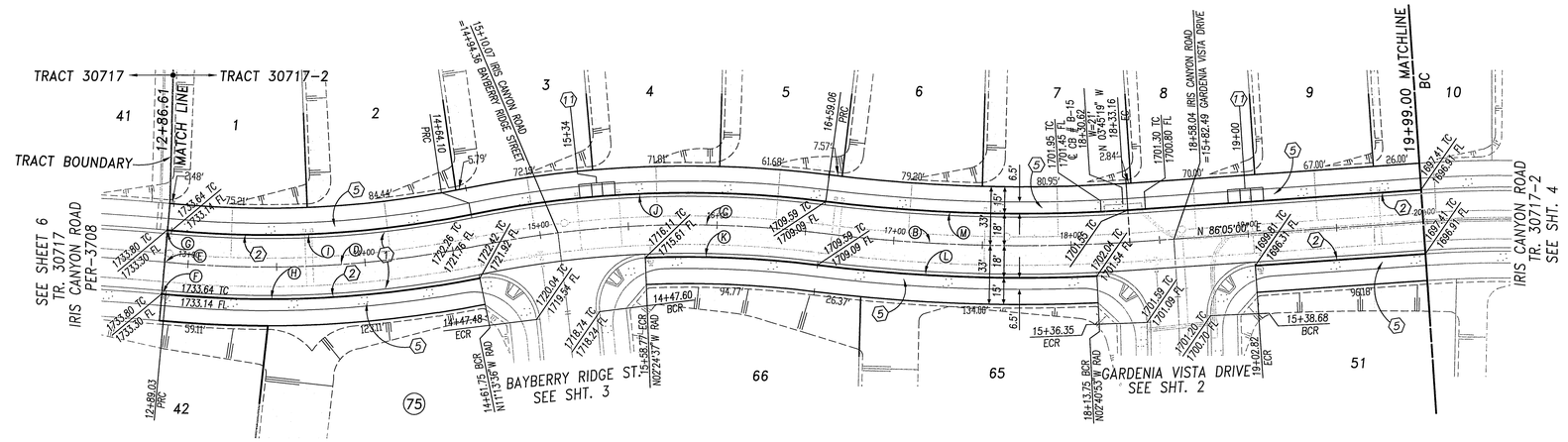
INDEXED 3-10-04 GH




SCALE 1"=40'

| CURVE TABLE | | | | |
|---|---|---|---|---|
| (#) | Δ | R | L | T |
| (B) | 11°05'00" | 900.00' | 174.10' | 87.32' |
| (C) | 18°37'00" | 600.00' | 194.95' | 98.34' |
| (D) | 16°43'03" | 600.00' | 175.07' | 88.16' |
| (E) | 0°06'55" | 1200.00' | 2.41' | 1.21' |
| (F) | 0°06'55" | 1182.00' | 2.38' | 1.19' |
| (G) | 0°06'55" | 1218.00' | 2.45' | 1.23' |
| (H) | 16°29'36" | 618.00' | 177.90' | 89.57' |
| (I) | 16°43'03" | 582.00' | 169.81' | 85.51' |
| (J) | 18°37'00" | 618.00' | 200.80' | 101.29' |
| (K) | 9°34'37" | 582.00' | 97.28' | 48.75' |
| (L) | 9°50'53" | 918.00' | 157.79' | 79.09' |
| (M) | 11°05'00" | 882.00' | 170.61' | 85.57' |

## IRIS CANYON ROAD

## CONSTRUCTION NOTES

1. PLACE A.C. PAVING OVER CRUSHED 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
4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
5. CONSTRUCT 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
10. CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II

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

PW03-0013

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 7-22-03

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS
MORSE DOKICH SCHULTZ
17330 Redhill Ave. Suite 350 Irvine, CA 92614
Voice: 949-251-8821 FAX: 949-251-0516

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

SCALE 1"=40'
DATE
BENCH MARK: EB-#3 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 |
|---|---|---|---|
| | STREET SERVICES | | |
| | PLANNING DEPT. | | |

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

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

| | DATE | BY: |
|---|---|---|
| APPROVED BY: | | |
| PRINCIPAL ENGINEER | 10/27/03 | DH |
| PARK DEPARTMENT | 9/30/03 | RS |
| TRAFFIC DIVISION | 10/27/03 | ES |
| STREET SERVICES | 9/29/03 | DG |
| PLANNING DEPT. | 10/8/03 | ES |

APPROVED BY: CITY ENGINEER
DATE 10/28/03

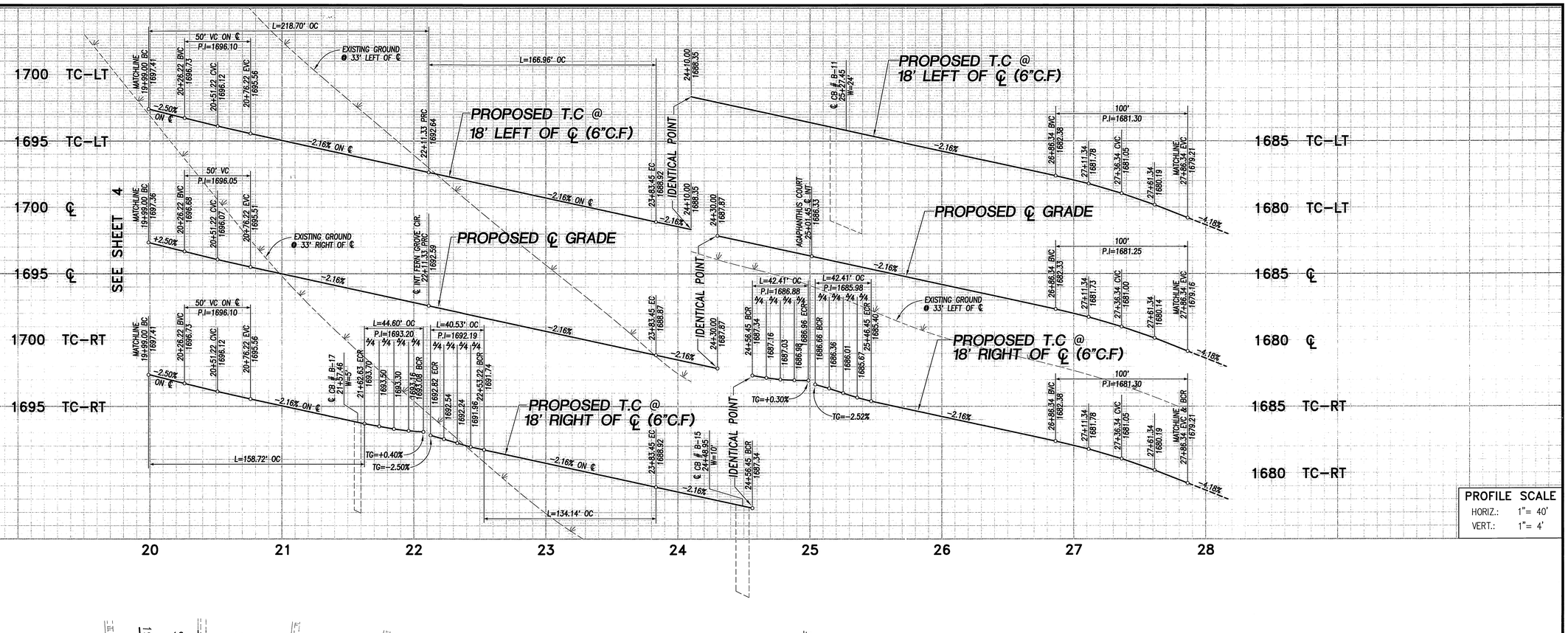
TRACT 30717-2
STREET PLAN AND PROFILE
IRIS CANYON ROAD
STA 12+86.61 TO 19+99.00

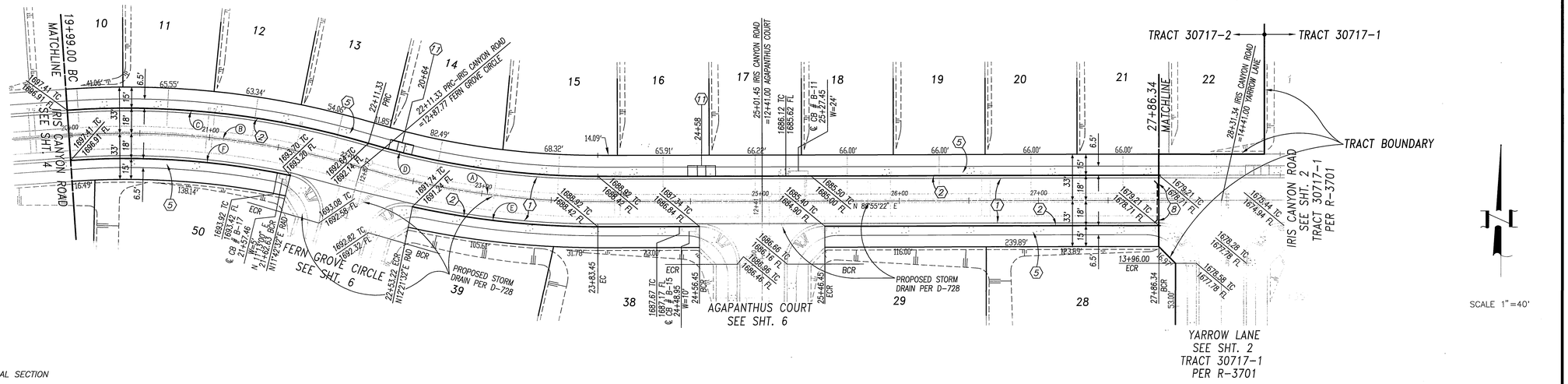
R-3707
SHEET 4 OF 6 SHEETS

FOR: COMMUNITIES SOUTHWEST W.O.F.B. FILE No.

I:\52604\IMPLANS\30717-2\SIP-04.DWG 7/22/03

INDEXED 3-10-04 LH




## CONSTRUCTION NOTES

1. PLACE A.C. PAVING OVER CRUSHED 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
4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
5. CONSTRUCT PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. No. 325
8. REMOVE EXISTING BARRICADE
9. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
10. PAINT 12" SOLID WHITE STOP BAR 8" STOP LEGEND
11. CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE II

## IRIS CANYON ROAD

| CURVE TABLE | | | | |
|---|---|---|---|---|
| (#) | Δ | R | L | T |
| (A) | 16°26'12" | 600.00' | 172.13' | 86.66' |
| (B) | 20°16'34" | 600.00' | 212.33' | 107.29' |
| (C) | 20°16'34" | 618.00' | 218.70' | 110.51' |
| (D) | 16°26'12" | 582.00' | 166.96' | 84.06' |
| (E) | 12°26'10" | 618.00' | 134.14' | 67.33' |
| (F) | 15°37'32" | 582.00' | 158.72' | 79.86' |

PW03-0013

R-3707

SHEET 5 OF 6 SHEETS

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 SHALL FURTHER AGREE 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 7.22.03

MDS CONSULTING — MOORE 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. 5/25/04
SCALE 1"=40'
DATE
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: |
|---|---|---|---|
| PRINCIPAL ENGINEER | | 10/27/03 | |
| PARK DEPARTMENT | | 9/30/03 | |
| TRAFFIC DIVISION | | 10/27/03 | |
| STREET SERVICES | | 10/29/03 | |
| PLANNING DEPT. | | 10/29/03 | |

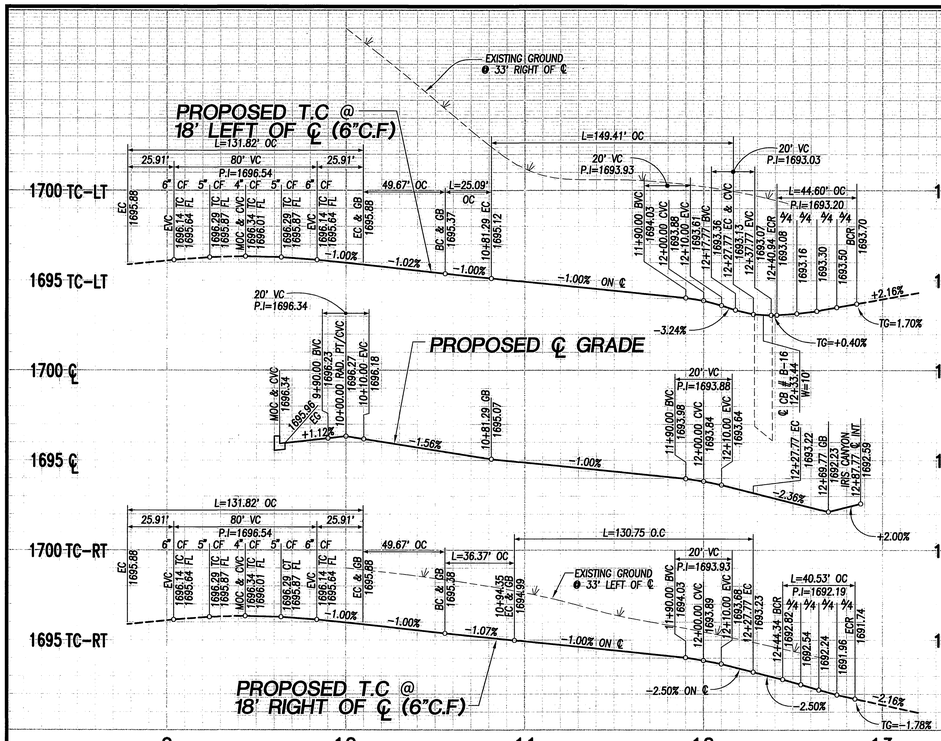
APPROVED BY: CITY ENGINEER
DATE 10/29/03

TRACT 30717-2
STREET PLAN AND PROFILE
IRIS CANYON ROAD
STA 19+99.00 TO 27+86.34

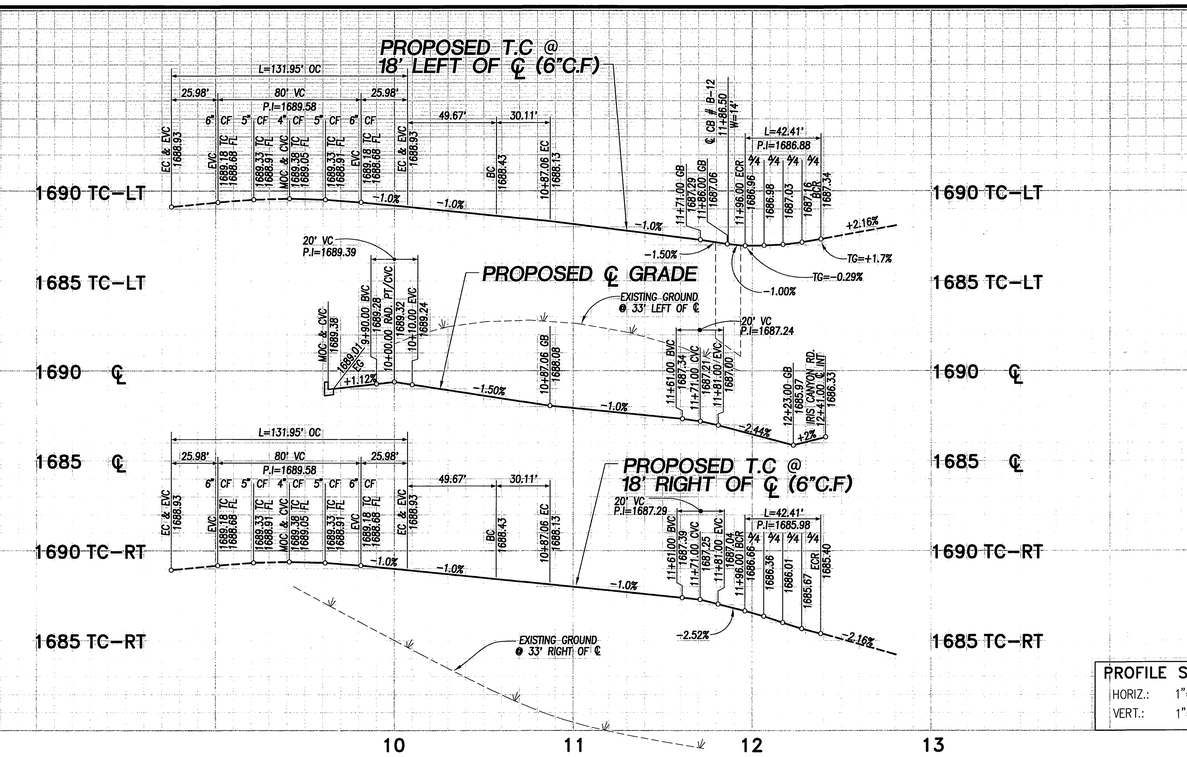
FOR: COMMUNITIES SOUTHWEST W.O.F.B. FILE No.

I:\52604\IMPLANS\30717-2\SIP-05.DWG 7/22/03

INDEXED 3-10-04 HH

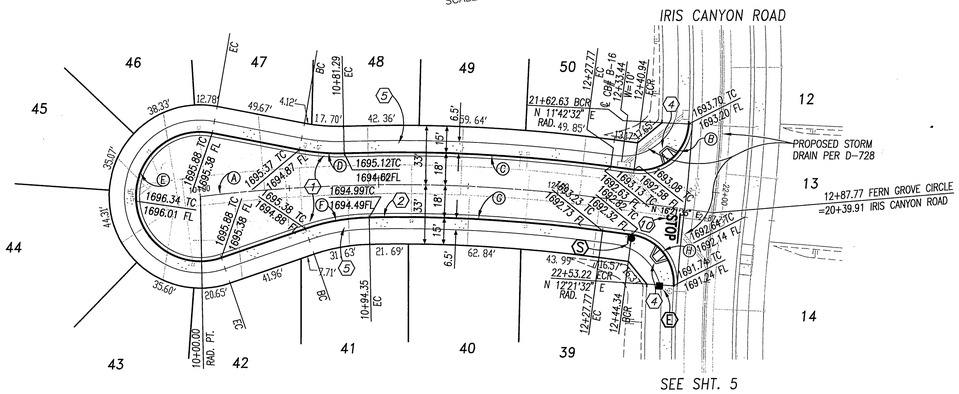


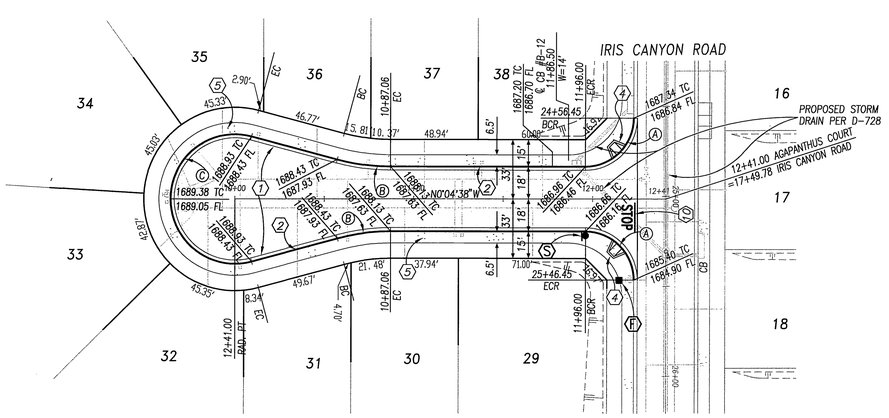

SCALE 1"=40'




SCALE 1"=40'

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




## FERN GROVE CIRCLE

| CURVE TABLE | | | | |
|---|---|---|---|---|
| (#) | Δ | R | L | T |
| (A) | 14°30'00" | 900.00' | 227.77' | 114.50' |
| (B) | 94°39'03" | 27.00' | 44.60' | 29.29' |
| (C) | 9°19'30" | 918.00' | 149.41' | 74.87' |
| (D) | 12°30'04" | 115.00' | 25.09' | 12.60' |
| (E) | 209°47'33" | 36.00' | 131.82' | |
| (F) | 18°07'22" | 115.00' | 36.37' | 18.34' |
| (G) | 8°29'37" | 882.00' | 130.75' | 65.50' |
| (H) | 85°59'58" | 27.00' | 40.53' | 25.18' |

## CONSTRUCTION NOTES

1. PLACE A.C. PAVING OVER CRUSHED 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
4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. No. 304, TYPE I
5. CONSTRUCT 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

## AGAPANTHUS COURT

| CURVE TABLE | | | | |
|---|---|---|---|---|
| (#) | Δ | R | L | T |
| (A) | 90°00'00" | 27.00' | 42.41' | 27.00' |
| (B) | 15°00'00" | 115.00' | 30.11' | 15.14' |
| (C) | 210°00'00" | 36.00' | 131.95' | |

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

PRIVATE ENGINEERING NOTE:
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PREPARED UNDER THE DIRECTION OF:
TREVOR S. DODSON
REGISTERED CIVIL ENGINEER No. 42029
EXPIRATION DATE 3-31-2004 DATE 7-22-03

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. 5/25/04
SCALE 1"=40'
DATE
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

| | DATE | BY: | APPROVED BY: |
|---|---|---|---|
| APPROVED BY: | | | |
| PRINCIPAL ENGINEER | 10/27/03 | DJS | CITY ENGINEER |
| PARK DEPARTMENT | 9/30/03 | RC | |
| TRAFFIC DIVISION | 10/27/03 | JS | |
| STREET SERVICES | 8/27/03 | DOA | |
| PLANNING DEPT. | 10/6/03 | [illegible] | DATE 11/29/03 |

TRACT 30717-2
STREET PLAN AND PROFILE
FERN GROVE CIRCLE
STA 10+00.00 TO 12+87.77
AGAPANTHUS COURT
STA 10+00.00 TO 12+41.00

FOR: COMMUNITIES SOUTHWEST

PW03-0013
R-3707
SHEET 6 OF 6 SHEETS
W.O.F.B. FILE No.

i:\52604\IMPLANS\30717-2\SIP-06.dwg 7/22/03

INDEXED 3-10-04 GH