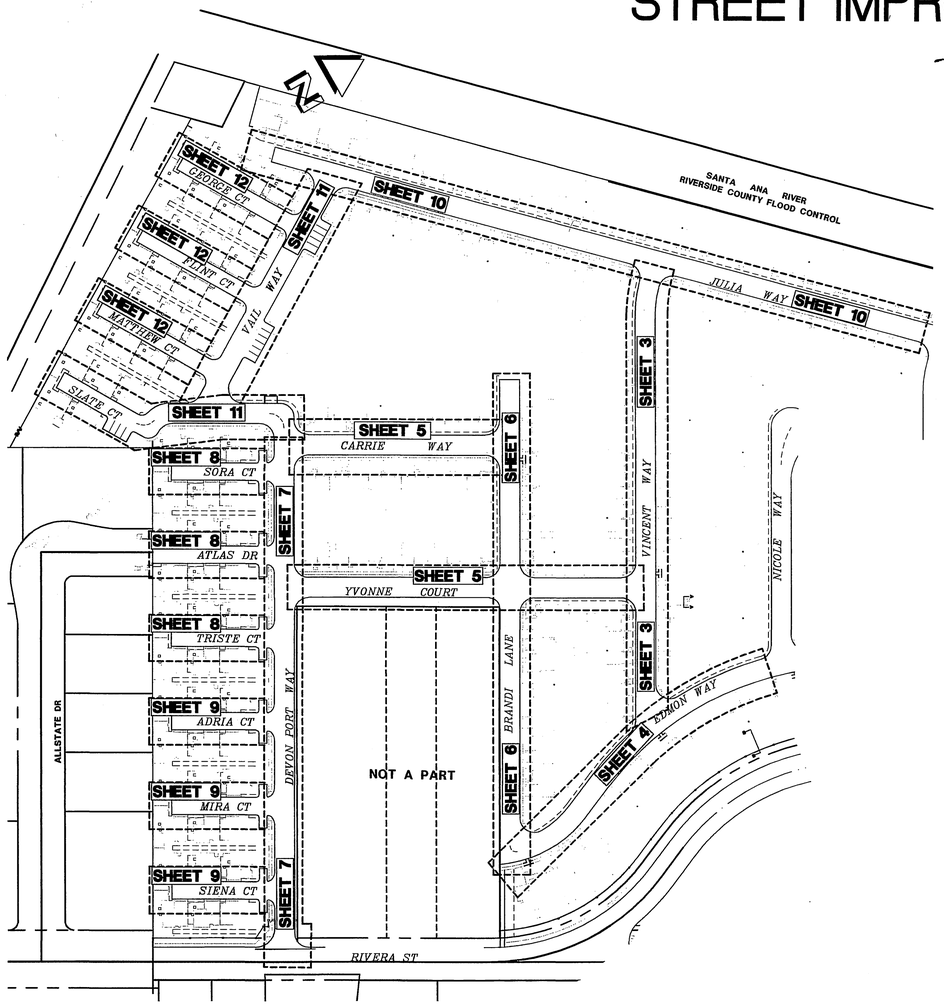
STREET IMPROVEMENT PLAN TRACT NO.30922



INDEX MAP

SCALE: 1"=100'

CONSTRUCTION NOTES			
No.	DESCRIPTION	QUANTITIES	
1	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____	131,000	S.F.
2	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____	4,000	S.F.
3	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325	4,750	L.F.
4	CONSTRUCT 3' CROSS GUTTER PER DETAIL HEREON	575	L.F.
5	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220	100	L.F.
6	CONSTRUCT 5" ROLL CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 – TYPE C2	11,450	L.F.
7	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE I	6	EA.
8	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304–TYPE III MODIFIED FOR A 4' WIDE SIDEWALK – SEE DETAIL ON THIS SHEET	29	EA.
9	CONSTRUCT CURB DRAIN WITH TWO 4" CAST IRON PIPES PER APWA STD. DWG. NO. 150–1, CASE I	1	EA.
10	INSTALL BARRICADE PER CITY OF RIVERSIDE STD. 180.	45	L.F.
11	CONSTRUCT WHEELCHAIR RAMP PER DETAIL HEREON	4	EA.
12	CONSTRUCT 5" CURB ONLY PER CITY OF RIVERSIDE STD. 200– TYPE C1	1,150	L.F.
13	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE II–A.	1	EA.
14	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE VII.	1	EA.
15	CONSTRUCT DRIVEWAY PER CITY OF RIVERSIDE STD. 302 – TYPE CURB–II W/ OPTIONAL CONFIGURATION.	1	EA.

TRAFFIC & STREET NAME SIGN SCHEDULE		
A	JULIA WAY	1600
	VINCENT WAY	4500
B	VINCENT WAY	4500
	YVONNE COURT	1700
C	VINCENT WAY	4500
	EDMON WAY	1600
D	BRANDI LANE	4500
	CARRIE WAY	1700
E	BRANDI LANE	4500
	YVONNE COURT	1700
F	EDMON WAY	1700
	BRANDI LANE	4500
G	JULIA WAY	1700
	VAIL WAY	4500
H	VAIL WAY	4500
	GEORGE COURT	1800
I	VAIL WAY	4500
	FLINT COURT	1800
J	VAIL WAY	4500
	MATTHEW COURT	1800
K	VAIL WAY	4500
	SLATE COURT	1900
L	DEVON PORT WAY	4500
	SLATE COURT	1900
M	DEVON PORT WAY	4500
	CARRIE WAY	1700
N	DEVON PORT WAY	4500
	SORA COURT	1800
O	DEVON PORT WAY	4500
	ATLAS DRIVE	1800
P	DEVON PORT WAY	4500
	YVONNE COURT	1700
Q	DEVON PORT WAY	4500
	TRISTE COURT	1800
R	DEVON PORT WAY	4500
	ADRIA COURT	1800
S	DEVON PORT WAY	4500
	MIRA COURT	1800
T	DEVON PORT WAY	4500
	SIENNA COURT	1800
U	DEVON PORT WAY	4500
	RIVERA STREET	1800
R1	"STOP" SIGN PER CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS.	
NP	"NO PARKING ENTIRE BLOCK" SIGN PER CALTRANS STANDARD R26C.	
	NOTE: INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS 662 (PVT) & 666.	

SPECIAL NOTE

THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE OF THE WORK CONTEMPLATED, THE PLANS AND THE SPECIFICATIONS. THE SUBMISSION OF A BID SHALL BE CONCLUSIVE EVIDENCE THAT THE CONTRACTOR HAS INVESTIGATED AND IS SATISFIED AS TO THE CONDITIONS TO BE ENCOUNTERED, THE CHARACTER, QUALITY AND SCOPE OF WORK TO BE PERFORMED, THE QUANTITIES OF MATERIALS TO BE FURNISHED, AND AS TO THE REQUIREMENTS OF THE BID PROPOSAL PLANS AND SPECIFICATIONS. UPON COMPLETION OF ALL PAVEMENT PLACEMENT AND SURFACE FINISHING CONTRACTOR SHALL PERFORM A WATER TEST TO DEMONSTRATE THAT THE SITE DRAINS ADEQUATELY. SHOULD THE CONTACTOR FIND ANY AREA TO NOT DRAIN PROPERLY HE SHALL, AS PART OF HIS WORK, RE–GRADE AND RE–SURFACE SAID AREAS AS REQUIRED TO MITIGATE ANY DRAINAGE PROBLEMS.

IF THIS PROJECT IS STAKED BY A SURVEY CREW THAT IS NOT UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER IS NO LONGER THE ENGINEER OF RECORD AND IS NOT RESPONSIBLE FOR THE FINAL OUTCOME OF THE PROJECT. THE SIGNATORY ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS AND OMISSIONS THAT COULD HAVE BEEN CORRECTED IF THE PROJECT HAD BEEN STAKED BY A SURVEY CREW UNDER HIS DIRECT SUPERVISION.

ELECTRICAL NOTE:

STREET LIGHT LOCATIONS TO BE PER CITY UTILITY PLANS, TO COORDINATE # OF STREET LIGHTS AND THEIR LOCATIONS CONTACT ADRIAN VALDEZ AT (951) 826–5488

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

BENCHMARK

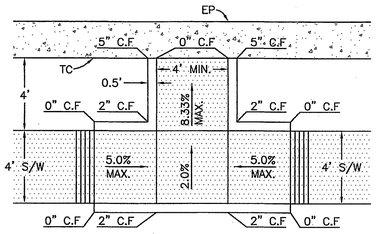
CITY OF RIVERSIDE BENCH MARK GPS–51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66

BASIS OF BEARINGS

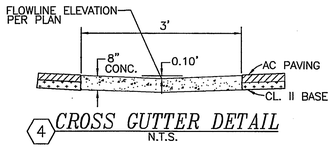
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF RIVERA STREET AS SHOWN ON TRACT 3998 FILED IN BOOK 65 PAGE 13 THROUGH 14 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY SAID LINE BEARS N 29°44'41" E

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. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH–UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
8. 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.
9. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
10. 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..
11. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
12. DEVELOPER/CONTRACTOR TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (909) 351–6150.
13. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
14. 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.
15. THE DEVELOPER 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.
16. 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 SUB GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
17. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
18. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
19. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
20. SEE CITY OF RIVERSIDE DRAWING ~~NO. VOL5 694274~~ FOR QUANTITY AND LOCATION OF REQUIRED STREETLIGHTS.



11 MODIFIED WHEELCHAIR RAMP
N.T.S.



4 CROSS GUTTER DETAIL
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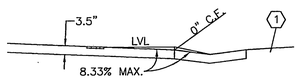

SECTION A–A
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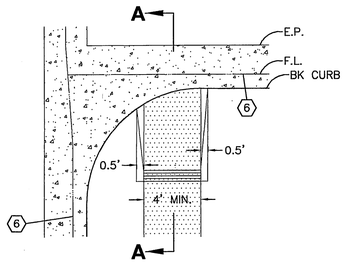
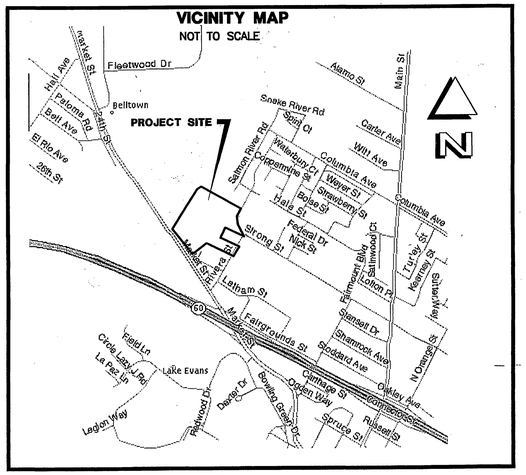


8 WHEELCHAIR RAMP
N.T.S.

VICINITY MAP

NOT TO SCALE



RIVERSIDE CITY BUSINESS TAX CERTIFICATE # 116925 EXP. 7/22/06

PW05-0104

Underground Service Alert
Call: TOLL FREE
1–800–227–2600
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

Prepared Under The Supervision Of:
Scott M. Wil
Date: 9/2/05
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 T: 949–679–0090
IRVINE, CA 92606 F: 949–679–0091

Bench Mark: GPS–51 (SEE THIS SHEET)

Scale: 1" = 200'
Date: 1–18–05

RIVERA VILLAS
KB HOME COASTAL INC.
26201 YNEZ ROAD, SUITE 104, TEMECULA, CA 92591
951–587–3300

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW DRAWN: MKW CHECKED: SMW

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
APPROVED BY 9/13/05 SHT 1–12

CITY OF RIVERSIDE WATER DEPARTMENT
APPROVED BY 9/9/05 SHT 1–12

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		10/13/05
PARK DEPARTMENT		
TRAFFIC DIVISION		10/12/05

APPROVED BY
CITY ENGINEER
DATE 10/14/05

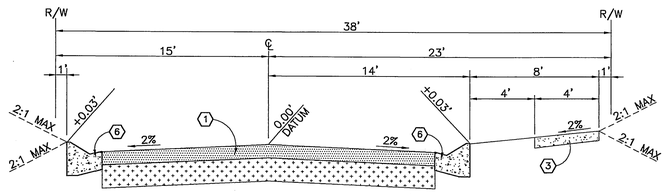
TRACT 30922 STREET IMPROVEMENT PLANS–TITLE SHEET

R–3782
Sheet 1 OF 12 SHEETS
FILE NO. ==

File name: S:\10012.10\dwg\PRST0006.DWG 9/7/2005 4:22:24 PM PST

RTZ

INDEXED 10-25-05 LH



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TYPICAL SECTION
JULIA WAY
(PRIVATE STREET)
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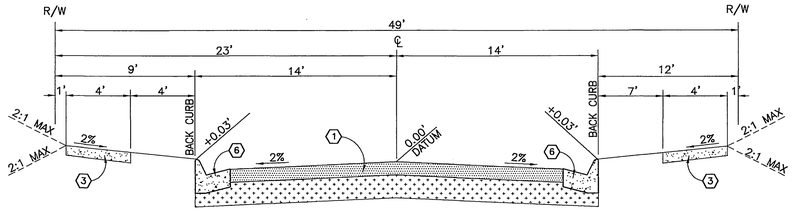

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VAIL WAY
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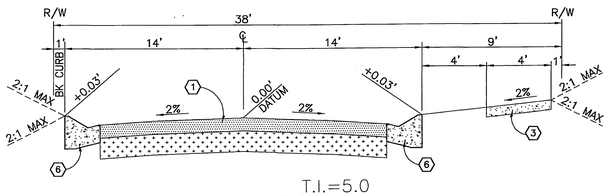

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SLATE COURT AND CARRIE WAY
(PRIVATE STREETS)
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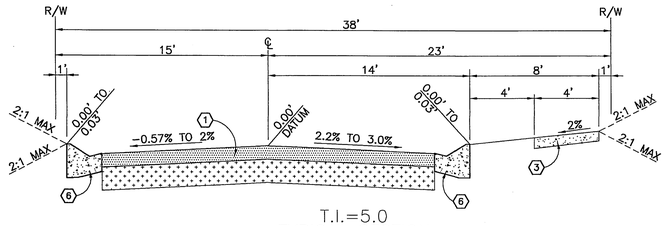

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(PRIVATE STREET)
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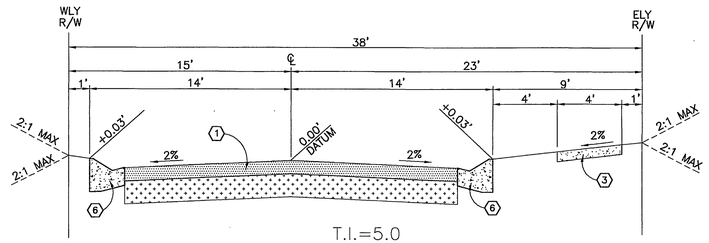

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DEVON PORT WAY
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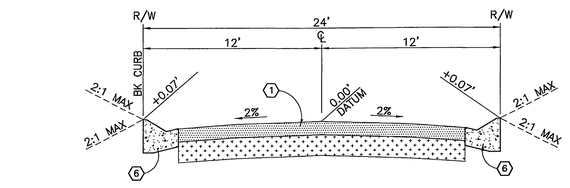

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TYPICAL SECTION
GEORGE, FLINT, AND MATTHEW COURTS
(PRIVATE STREETS)
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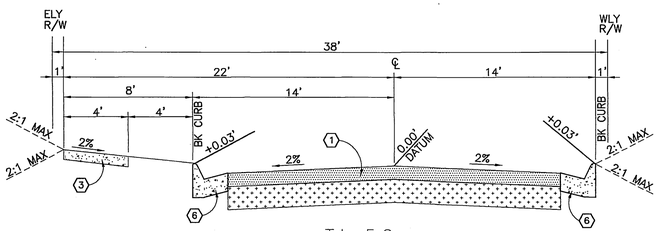

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VINCENT WAY
(PRIVATE STREET)
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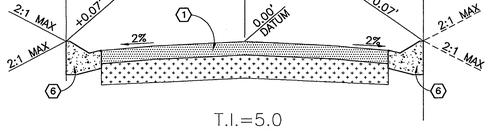

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TYPICAL SECTION
SORA, TRISTE, ADRIA, MIRA AND SIENA COURTS
(PRIVATE STREETS)
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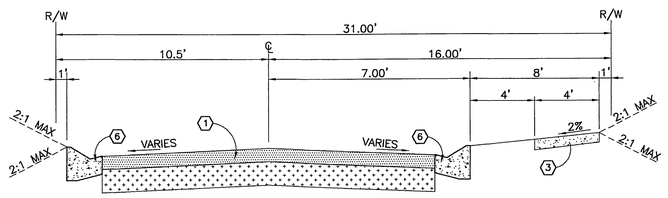

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TYPICAL SECTION
JULIA WAY – STA. 0+22± TO 0+81±
(PRIVATE STREET)
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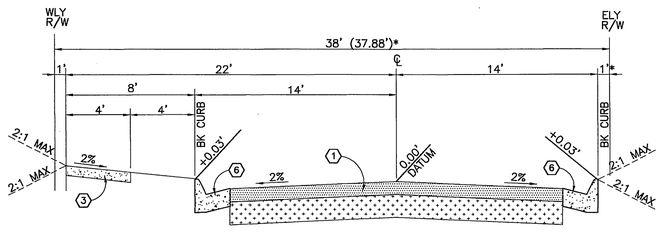
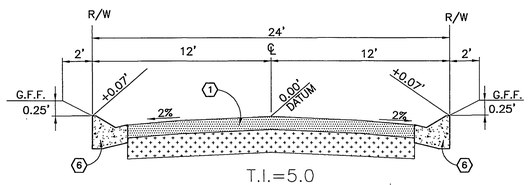


TYPICAL SECTION
BRANDI LANE AND YVONNE COURT
(PRIVATE STREETS)
N.T.S.

* STA. 3+17.99 TO 6+72.91 BRANDI LANE = 0.88'



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ATLAS DRIVE
(PRIVATE STREET)
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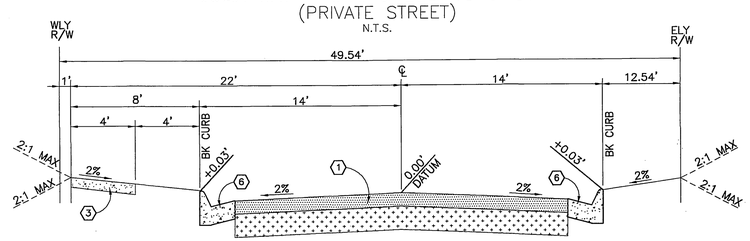

TYPICAL SECTION
YVONNE COURT
(PRIVATE STREET)
STA. 0+00± to 3+16±
N.T.S.

PW05-0104

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Prepared Under The Supervision Of:
Date: 9/2/05
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 T: 949-679-0090
IRVINE, CA 92606 F: 949-679-0091

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: NOT TO SCALE
Date: 1-18-05

RIVERA VILLAS
KB HOME COASTAL INC.
26201 YNEZ ROAD, SUITE 104, TEMECULA, CA 92591
951-587-3300

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW DRAWN: MKW CHECKED: SMW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.	PH	10/13/05
PARK DEPARTMENT		
TRAFFIC DIVISION	PC	10/12/05

APPROVED BY
CITY ENGINEER
DATE 10/14/05

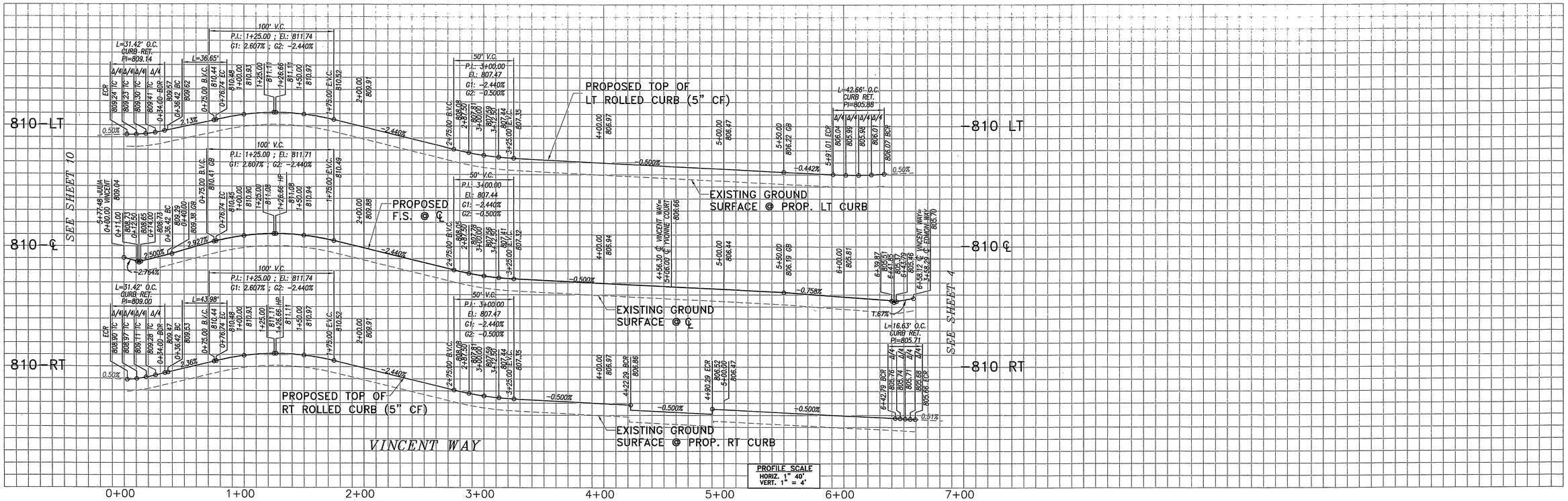
TRACT 30922
STREET IMPROVEMENT PLANS
STREET SECTIONS

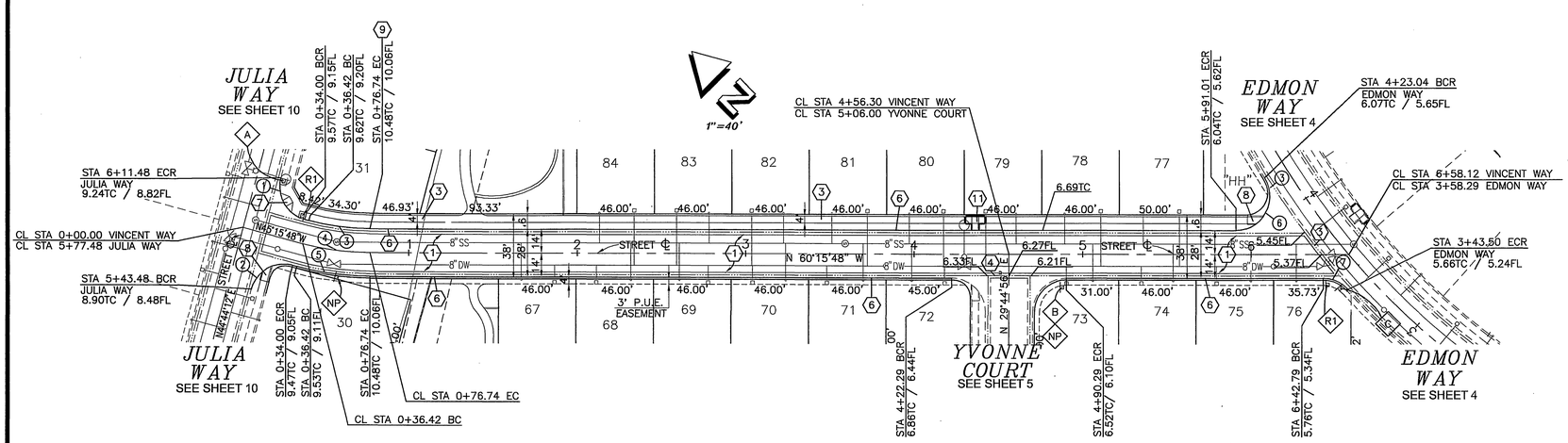
R-3782
Sheet 2 OF 12 SHEETS
FILE NO. ==

File name: S:\10012.10\dwg\PRST0007.DWG 9/7/2005 4:20:27 PM PST

2/12

INDEXED 10-25-05





CONSTRUCTION NOTES

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4	CONSTRUCT 3' CROSS GUTTER PER DETAIL SHEET 1
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8	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304–TYPE III MODIFIED FOR A 4' WIDE SIDEWALK – SEE DETAIL ON SHEET 1
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11	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE I MODIFIED PER DETAIL ON SHEET 1

SEE SHEET 1 FOR STREET SIGN LEGEND

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
①	90°00'00"	20.00'	20.00'	31.42'
②	90°00'00"	20.00'	20.00'	31.42'
③	15°00'00"	18.43'	140.00'	36.65'
④	15°00'00"	20.27'	154.00'	40.32'
⑤	15°00'00"	22.12'	168.00'	43.98'
⑥	122°11'55"	36.23'	20.00'	42.66'
⑦	47°37'42"	8.83'	20.00'	16.63'

BENCHMARK

CITY OF RIVERSIDE BENCH MARK GPS–51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66

PW05-0104

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SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 T: 949–679–0090
IRVINE, CA 92606 F: 949–679–0091

Bench Mark: GPS–51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 1–18–05

RIVERA VILLAS
KB HOME COASTAL INC.
26201 YNEZ ROAD, SUITE 104, TEMECULA, CA 92591
951–587–3300

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW | DRAWN: MKW | CHECKED: SMW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		
PARK DEPARTMENT		
TRAFFIC DIVISION		

APPROVED BY
CITY ENGINEER
DATE 10/14/05

TRACT 30922
STREET IMPROVEMENT PLANS
VINCENT WAY (PRIVATE STREET)

R-3782

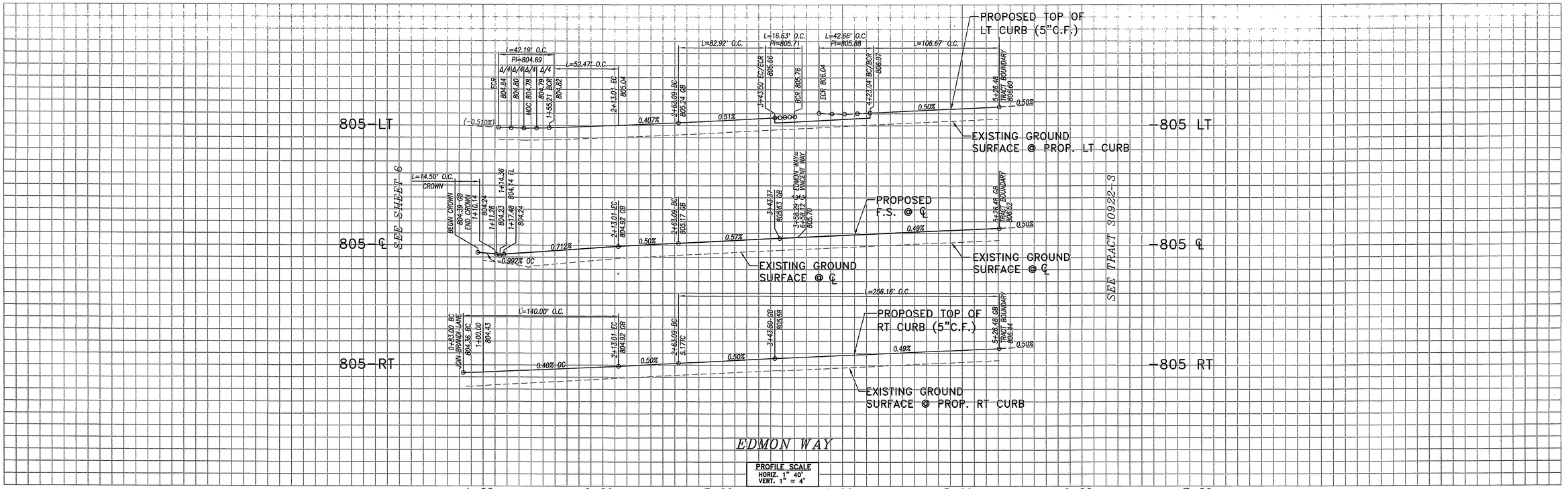
Sheet 3 OF 12 SHEETS

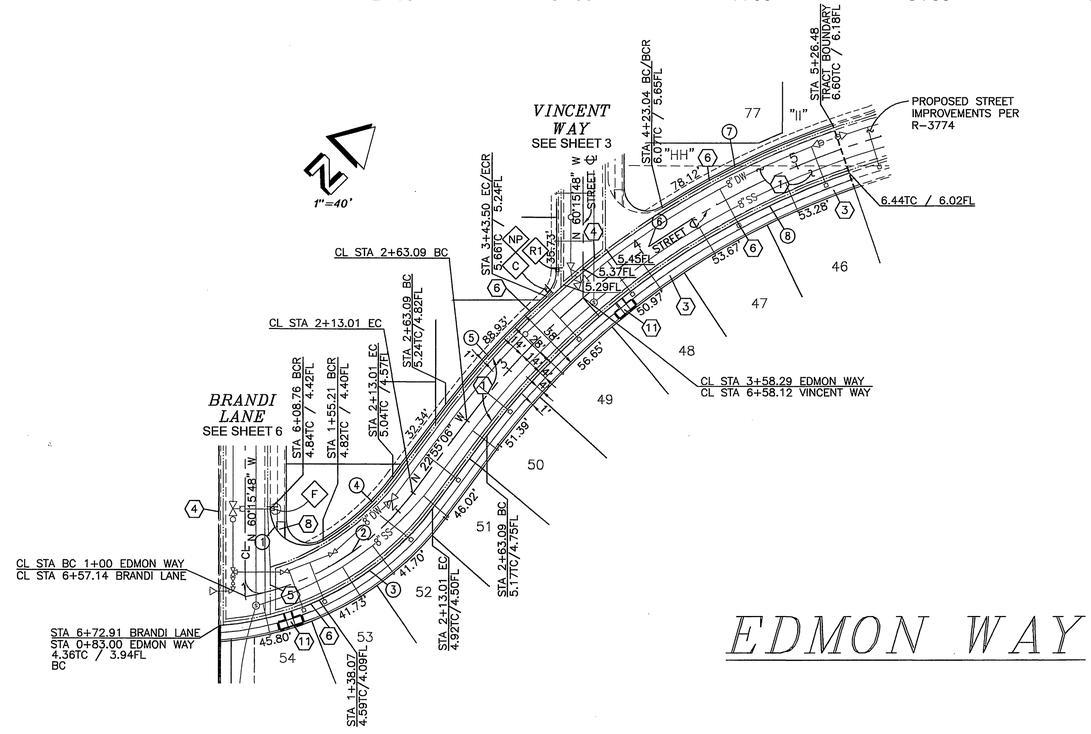
FILE NO. ——

File name: S:\10012.10\dwg\PRST0008.DWG 9/7/2005 4:19:28 PM PST

RVZ

INDEXED 10-25-05





CONSTRUCTION NOTES	
No.	DESCRIPTION
1	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____
3	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
4	CONSTRUCT 3' CROSS GUTTER PER DETAIL SHEET 1
5	CONSTRUCT 6' CROSS GUTTER PER DETAIL SHEET 1
6	CONSTRUCT 5" ROLL CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2
8	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304-TYPE III MODIFIED FOR A 4' WIDE SIDEWALK - SEE DETAIL ON SHEET NO. 1
9	CONSTRUCT CURB DRAIN WITH TWO 4" CAST IRON PIPES PER APWA STD. DWG. NO. 150-1, CASE I
11	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 - TYPE I MODIFIED PER DETAIL ON SHEET NO. 1

X SEE SHEET 1 FOR STREET SIGN LEGEND

BENCHMARK

CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
①	120°52'06"	35.26'	20.00'	42.19'
②	42°35'55"	59.26'	152.00'	113.01'
③	48°19'20"	74.47'	166.00'	140.00'
④	21°47'13"	26.56'	138.00'	52.47'
⑤	10°17'01"	41.57'	462.00'	82.92'
⑥	33°41'08"	135.62'	448.00'	263.39'
⑦	13°13'45"	53.57'	462.00'	106.67'
⑧	33°41'08"	131.39'	434.00'	256.16'

PW05-0104

Underground Service Alert
Call: TOLL FREE 1-800-227-2600
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
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Prepared Under The Supervision Of:
Date: 9/2/05
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 T: 949-679-0090
IRVINE, CA 92606 F: 949-679-0091

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 1-18-05

RIVERA VILLAS
KB HOME COASTAL INC.
26201 YNEZ ROAD, SUITE 104, TEMECULA, CA 92591
951-587-3300

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW DRAWN: MKW CHECKED: SMW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.	PH	10/13/05
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	RC	10/12/05

APPROVED BY
CITY ENGINEER
DATE 10/14/05

TRACT 30922 STREET IMPROVEMENT PLANS EDMON WAY (PRIVATE STREET)

R-3782
Sheet 4 OF 12 SHEETS
FILE NO. —

File name: S:\10012.10\dwg\PRST0009.DWG 9/7/2005 4:18:30 PM PST

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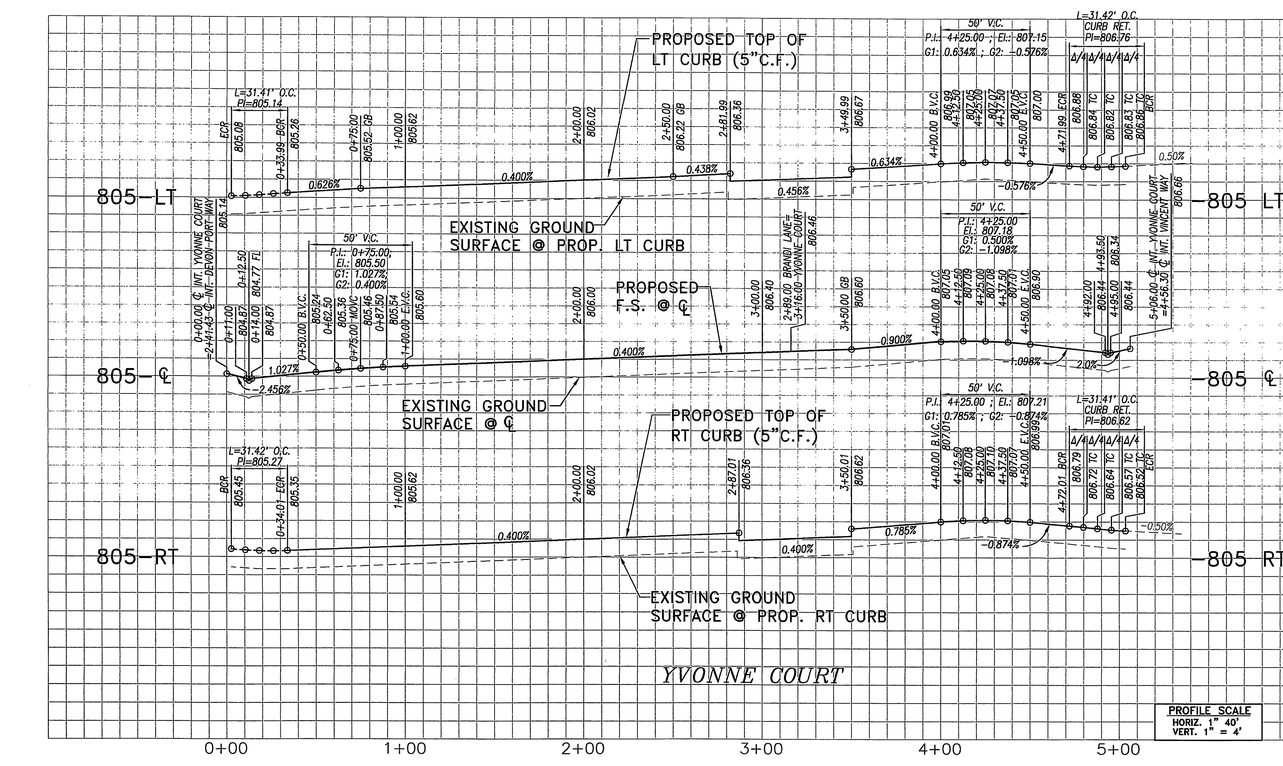
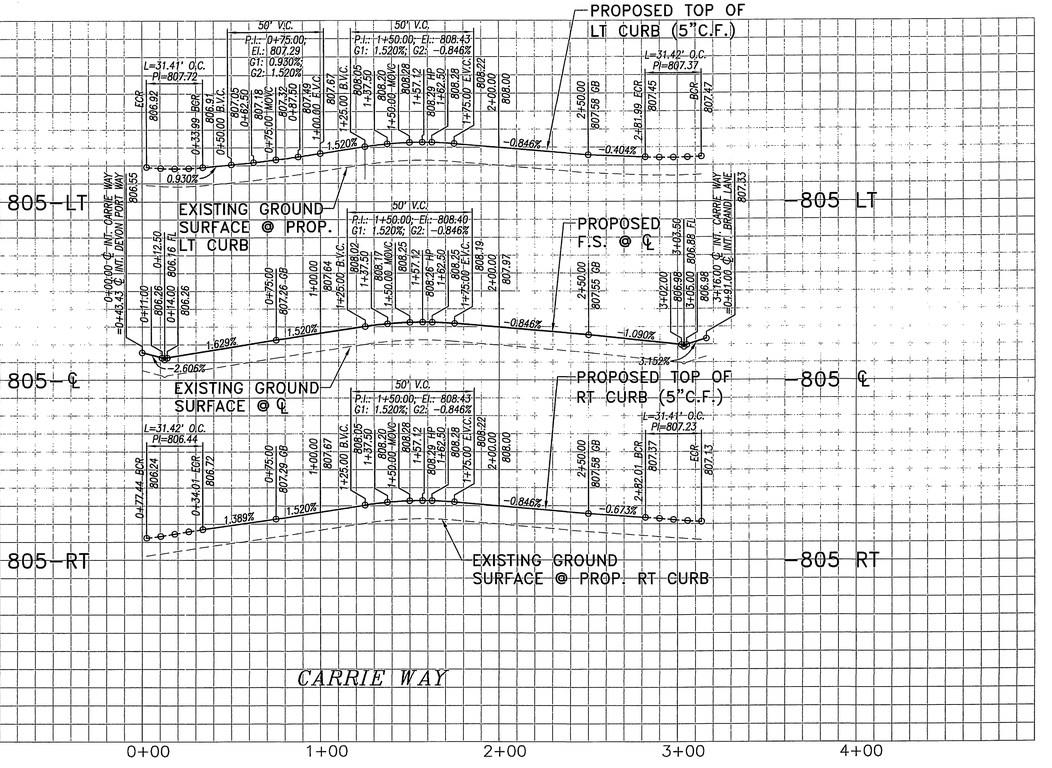
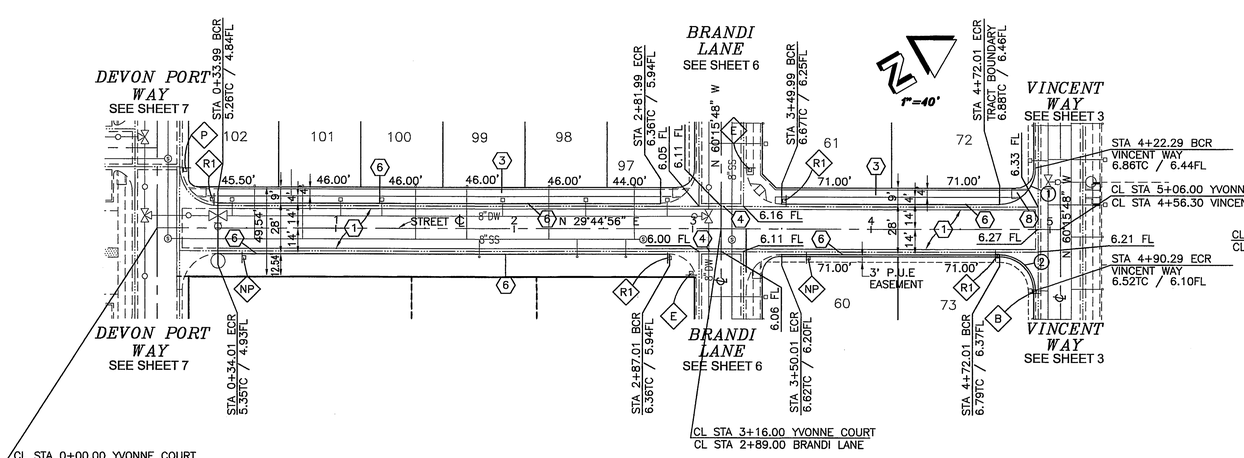
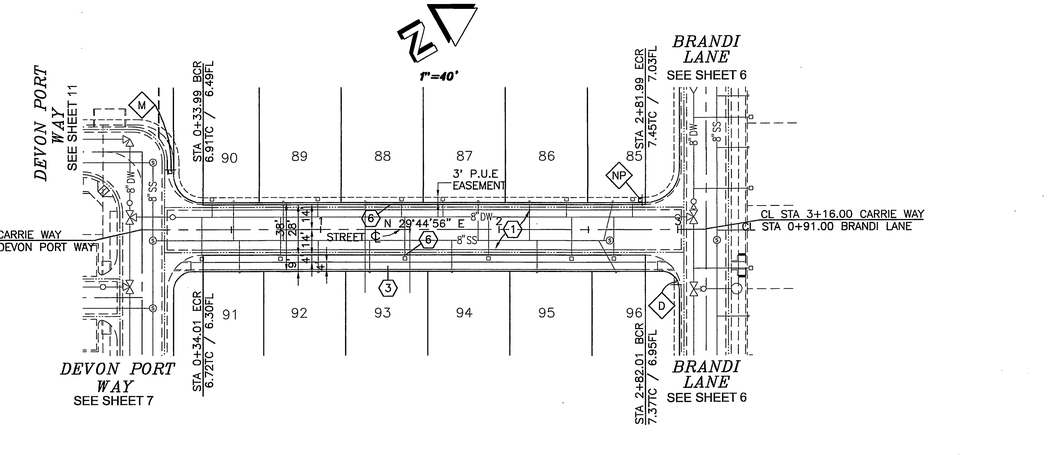
INDEXED 10-25-05 GH









BENCHMARK

CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66

CONSTRUCTION NOTES

No.	DESCRIPTION
1	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____
3	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
4	CONSTRUCT 3' CROSS GUTTER PER DETAIL SHEET 1
6	CONSTRUCT ROLL CURB & GUTTER PER CITY OF RIVERSIDE STD. 200
8	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304-TYPE III MODIFIED FOR A 4' WIDE SIDEWALK - SEE DETAIL THIS SHEET

X SEE SHEET 1 FOR STREET SIGN LEGEND

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
1	90°00'44"	20.00'	20.00'	31.42'
2	89°59'16"	20.00'	20.00'	31.40'

PW05-0104

Underground Service Alert
Call: TOLL FREE 1-800-227-2600
DIAL BEFORE YOU DIG
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Prepared Under The Supervision Of:
Date: 9/2/05
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 T: 949-679-0090
IRVINE, CA 92606 F: 949-679-0091

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 1-18-05

RIVERA VILLAS
KB HOME COASTAL INC.
26201 YNEZ ROAD, SUITE 104, TEMECULA, CA 92591
951-587-3300

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW | DRAWN: MKW | CHECKED: SMW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		10/13/05
PARK DEPARTMENT	—	—
TRAFFIC DIVISION		10/12/05

APPROVED BY
CITY ENGINEER
DATE 10/14/05

TRACT 30922
STREET IMPROVEMENT PLANS
YVONNE COURT & CARRIE WAY

R-3782
Sheet 5 OF 12 SHEETS
FILE NO. —

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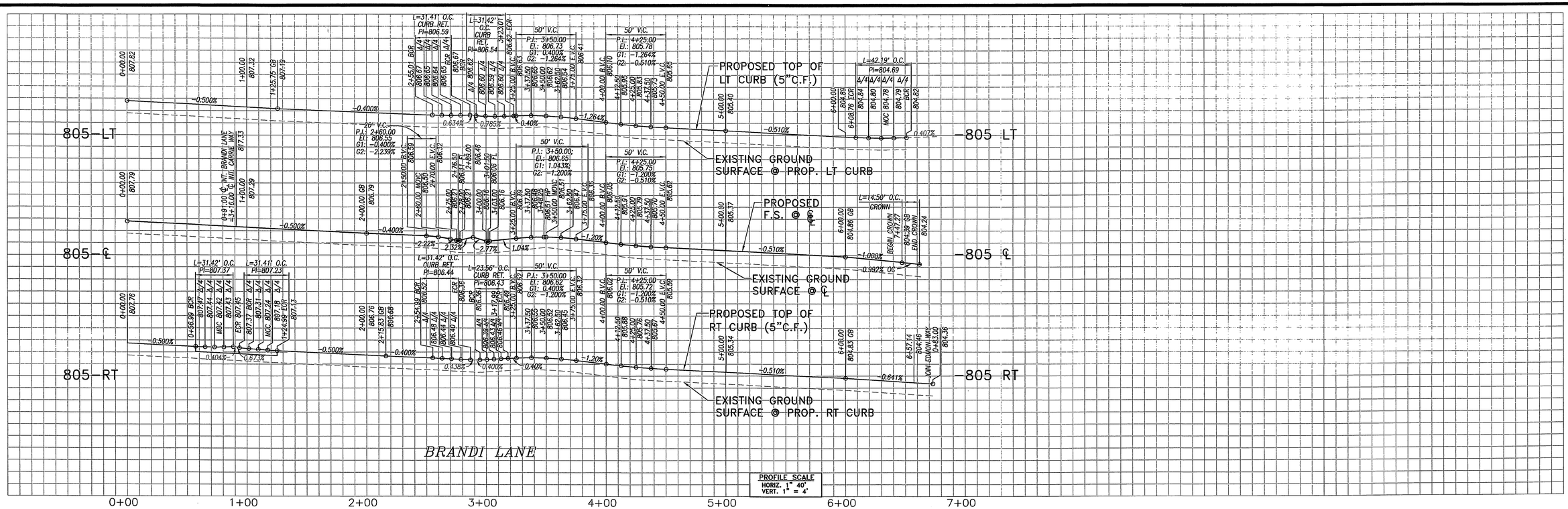
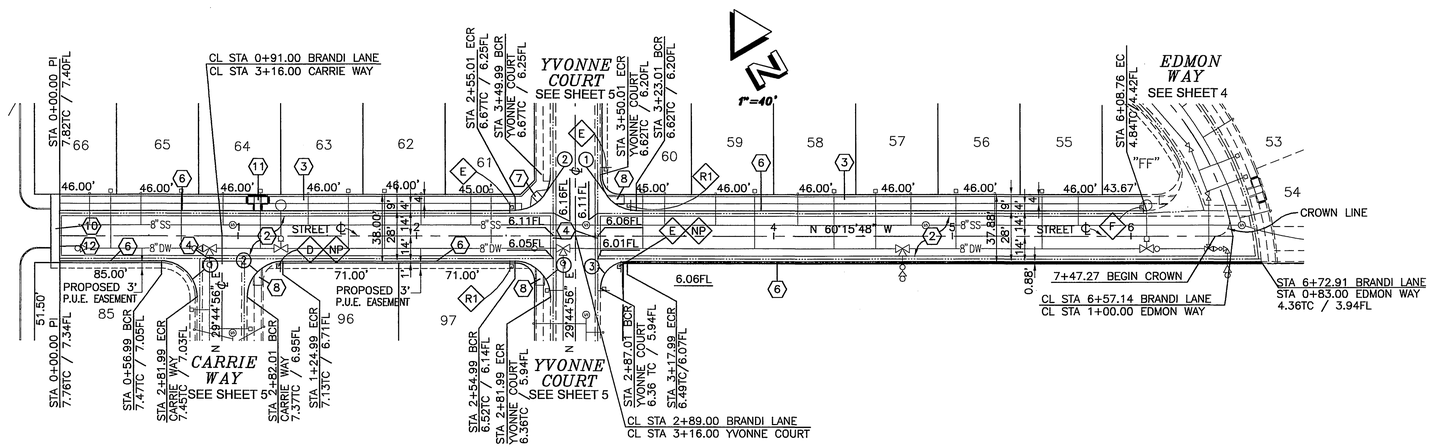
INDEXED 10-26-05 FK





CONSTRUCTION NOTES

No.	DESCRIPTION
(1)	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____
(3)	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
(4)	CONSTRUCT 3' CROSS GUTTER PER DETAIL SHEET 1
(6)	CONSTRUCT 5" ROLL CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2
(7)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 - TYPE I
(8)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304-TYPE III MODIFIED FOR A 4' WIDE SIDEWALK - SEE DETAIL THIS SHEET
(10)	INSTALL BARRICADE PER CITY OF RIVERSIDE STD. 180.
(11)	CONSTRUCT WHEELCHAIR RAMP PER DETAIL SHEET 1
(12)	CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200- TYPE C1

(X) SEE SHEET 1 FOR STREET SIGN LEGEND

BENCHMARK

CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66

BRANDI LANE

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
(1)	90°00'44"	20.00'	20.00'	31.42
(2)	89°59'16"	20.00'	20.00'	31.41'
(3)	89°59'16"	15.00'	15.00'	23.56'

PW05-0104

Underground Service Alert
Call: TOLL FREE 1-800-227-2600
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

Prepared Under The Supervision Of:
Date: 9/26/05
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 T: 949-679-0090
IRVINE, CA 92606 F: 949-679-0091

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 1-18-05

RIVERA VILLAS
KB HOME COASTAL INC.
26201 YNEZ ROAD, SUITE 104, TEMECULA, CA 92591
951-587-3300

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW DRAWN: MKW CHECKED: SMW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		
PARK DEPARTMENT		
TRAFFIC DIVISION		10/12/05

APPROVED BY
CITY ENGINEER
DATE 10/14/05

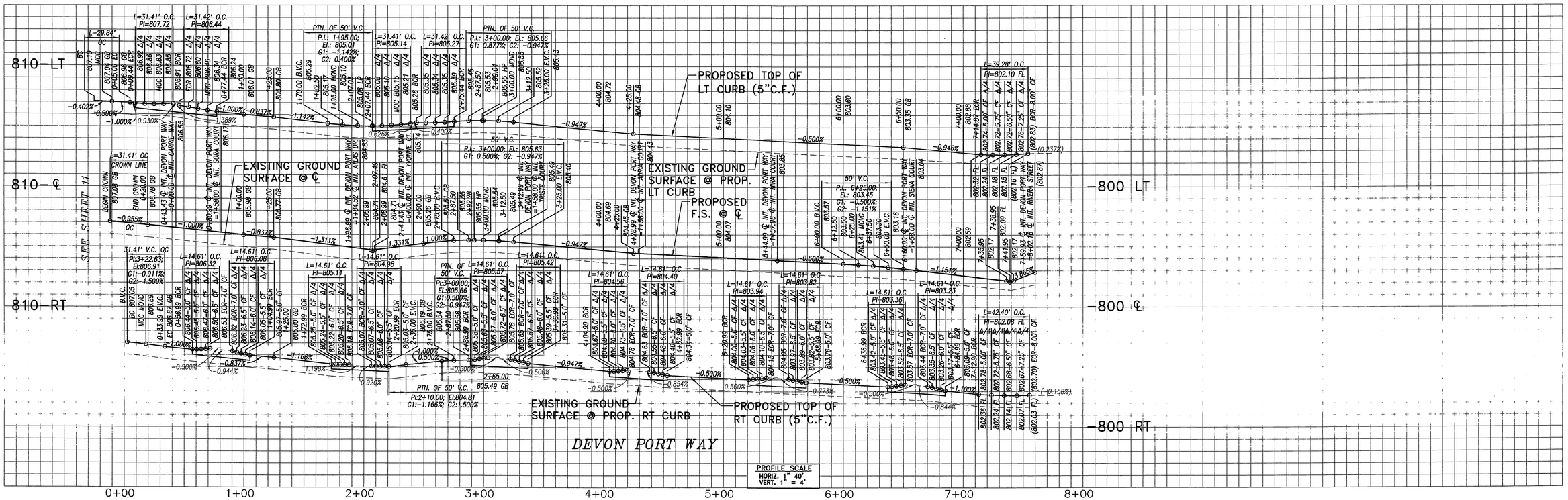
TRACT 30922
STREET IMPROVEMENT PLANS
BRANDI LANE (PRIVATE)

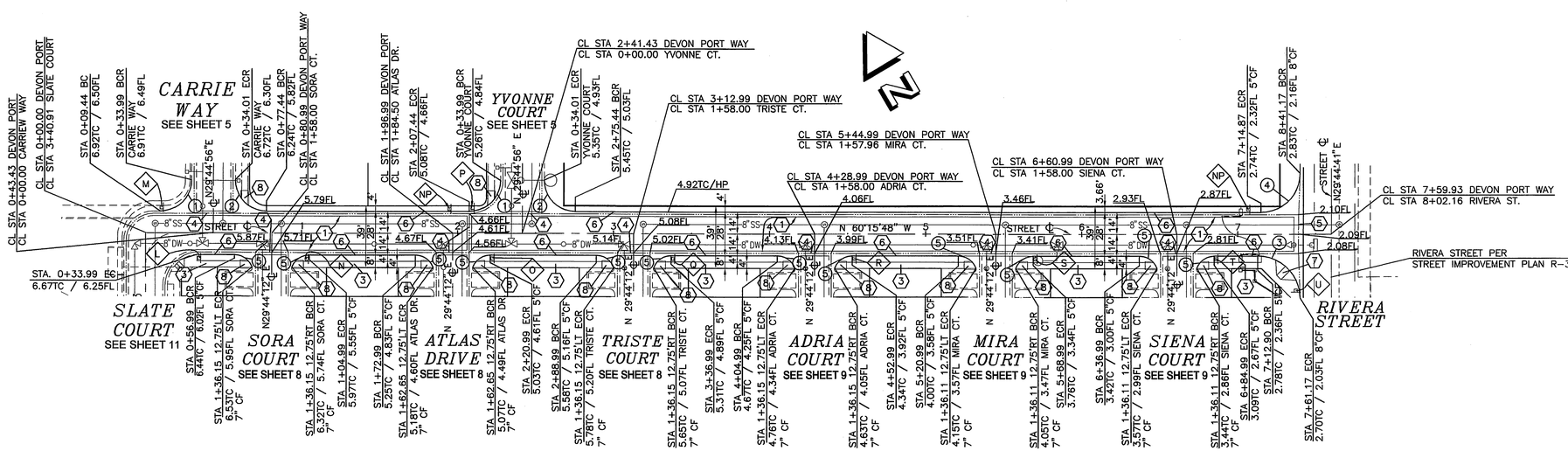
File name: S:\10012.10\dwg\PRST0011.DWG 9/7/2005 4:15:37 PM PST

R-3782
Sheet 6 OF 12 SHEETS
FILE NO. --

RR

INDEXED 10-25-05 GH





(X) SEE SHEET 1 FOR STREET SIGN LEGEND

CONSTRUCTION NOTES

No.	DESCRIPTION
1	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____
3	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
4	CONSTRUCT 3' CROSS GUTTER PER DETAIL SHEET 1
5	CONSTRUCT 6' CROSS GUTTER PER DETAIL SHEET 1
6	CONSTRUCT 5" ROLL CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2
7	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 - TYPE I
8	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 - TYPE III MODIFIED FOR A 4' WIDE SIDEWALK - SEE DETAIL ON SHEET NO. 1

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
1	89°59'16"	20.00'	20.00'	31.41'
2	90°00'44"	20.00'	20.00'	31.42'
3	89°58'44"	26.99'	27.00'	42.20'
4	90°01'16"	25.01'	25.00'	39.28'
5	69°45'26"	8.36'	12.00'	14.61'

BENCHMARK

CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66

DEVON PORT WAY

PW05-0104

Underground Service Alert
Call: TOLL FREE 1-800-227-2600
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Prepared Under The Supervision Of:
Date: 9/29/05
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 T: 949-679-0090
IRVINE, CA 92606 F: 949-679-0091

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 11-01-04

RIVERA VILLAS
KB HOME COASTAL INC.
26201 YNEZ ROAD, SUITE 104, TEMECULA, CA 92591
951-587-3300

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW DRAWN: MKW CHECKED: SMW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.	PA	10/13/05
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	RC	10/12/05

APPROVED BY
CITY ENGINEER
DATE 10/14/05

TRACT 30922
STREET IMPROVEMENT PLANS
DEVON PORT WAY

R-3782
Sheet 7 OF 12 SHEETS
FILE NO. —

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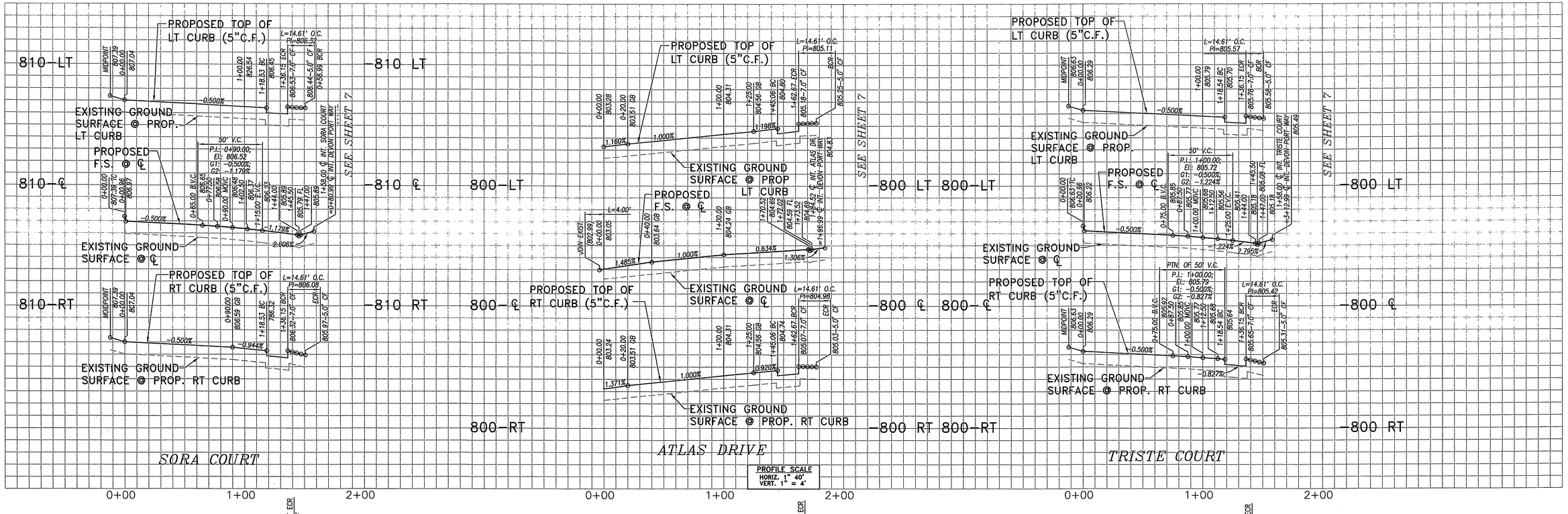
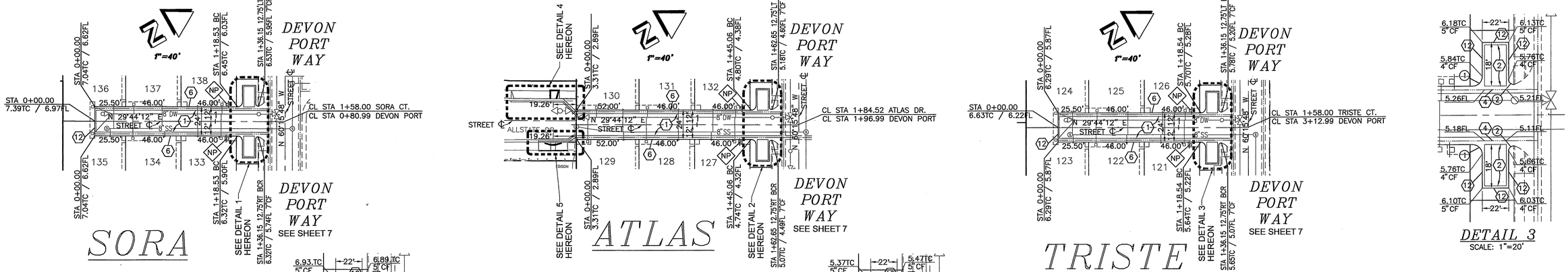
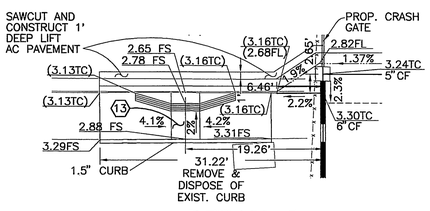
RJZ

INDEXED 10-25-05 LH







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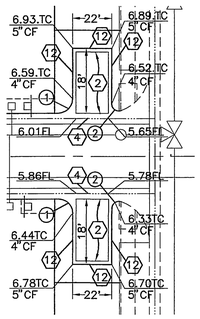

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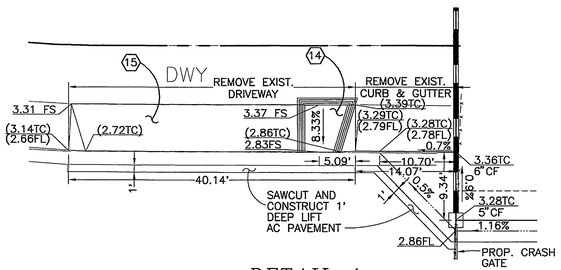

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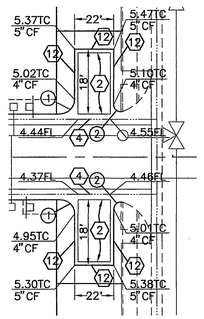
SCALE: 1"=10'



DETAIL 2
SCALE: 1"=20'

DETAIL 3
SCALE: 1"=20'

BENCHMARK

CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
①	90°00'00"	4.00'	4.00'	6.28'
②	110°14'34"	2.87'	2.00'	3.85'

CONSTRUCTION NOTES

No.	DESCRIPTION
(1)	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____
(2)	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____
(4)	CONSTRUCT 3' CROSS GUTTER PER DETAIL SHEET 1
(6)	CONSTRUCT 5" ROLL CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2
(12)	CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200- TYPE C1
(13)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 - TYPE II-A.
(14)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 - TYPE VII.
(15)	CONSTRUCT DRIVEWAY PER CITY OF RIVERSIDE STD. 302 - TYPE CURB-II W/ OPTIONAL CONFIGURATION.

(X) SEE SHEET 1 FOR STREET SIGN LEGEND

PW05-0104

Underground Service Alert
Call: TOLL FREE 1-800-227-2600
DIAL BEFORE YOU DIG
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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

Prepared Under The Supervision Of:
Date: 9/6/05
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 T: 949-679-0090
IRVINE, CA 92606 F: 949-679-0091

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 1-18-05

RIVERA VILLAS
KB HOME COASTAL INC.
26201 YNEZ ROAD, SUITE 104, TEMECULA, CA 92591
951-587-3300

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW DRAWN: MKW CHECKED: SMW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.	AK	10/13/05
PARK DEPARTMENT		
TRAFFIC DIVISION	PE	10/12/05

APPROVED BY
CITY ENGINEER
DATE 10/14/05

TRACT 30922 STREET IMPROVEMENT PLANS
SORA CT, ATLAS DR, AND TRISTE CT

R-3782
Sheet 8 OF 12 SHEETS
FILE NO. --

File name: S:\10012.10\dwg\PRST0013.DWG 9/7/2005 4:12:13 PM PST

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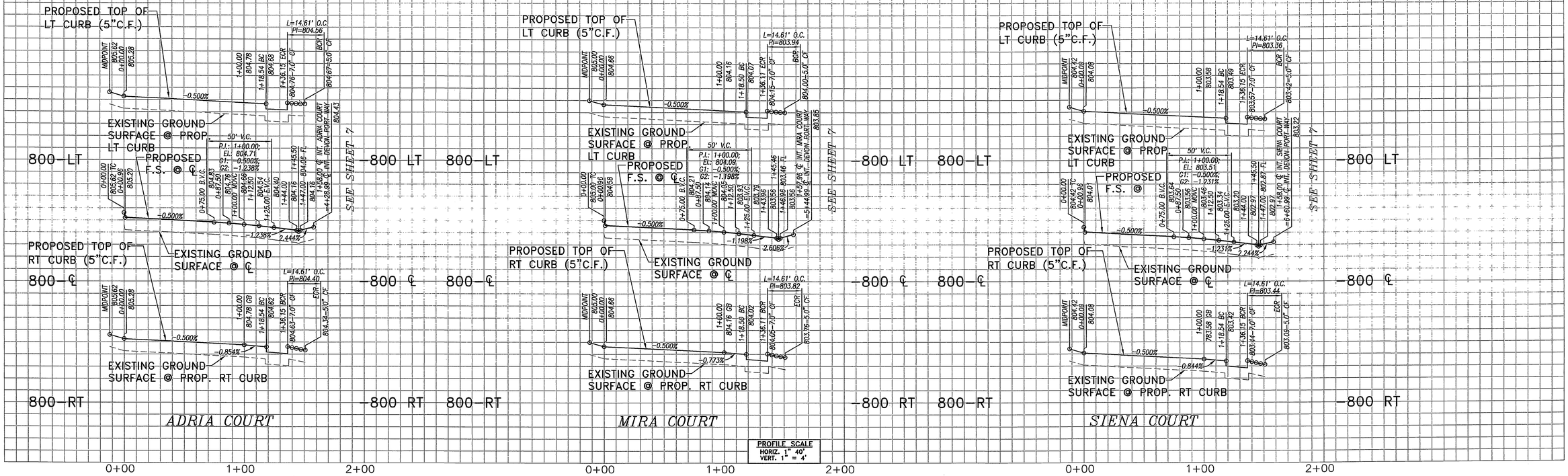
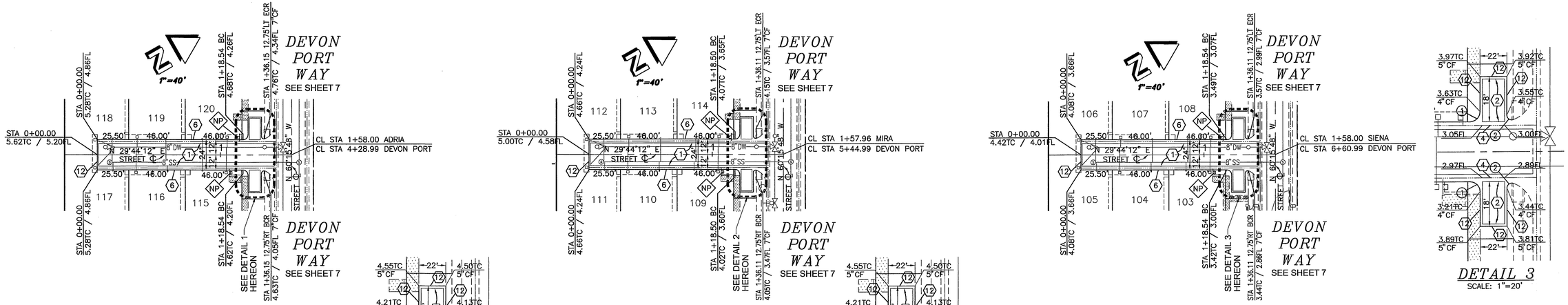
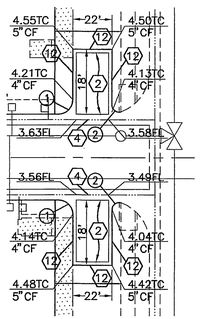
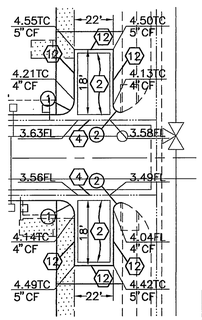
INDEXED 10-25-05 LFL









BENCHMARK

CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
1	90°00'00"	4.00'	4.00'	6.28'
2	110°14'34"	2.87'	2.00'	3.85'

CONSTRUCTION NOTES

No.	DESCRIPTION
1	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____
2	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____
4	CONSTRUCT 3' CROSS GUTTER PER DETAIL SHEET 1
6	CONSTRUCT 5" ROLL CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2
12	CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200- TYPE C1

(X) SEE SHEET 1 FOR STREET SIGN LEGEND

PW05-0104

Underground Service Alert
Call: TOLL FREE 1-800-227-2600
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

Prepared Under The Supervision Of:
Date: 9/2/05
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 T: 949-679-0090
IRVINE, CA 92606 F: 949-679-0091

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 1-18-05

RIVERA VILLAS
KB HOME COASTAL INC.
26201 YNEZ ROAD, SUITE 104, TEMECULA, CA 92591
951-587-3300

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW DRAWN: MKW CHECKED: SMW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.	RH	10/13/05
PARK DEPARTMENT		
TRAFFIC DIVISION	PC	10/12/05

APPROVED BY
CITY ENGINEER
DATE 10/14/05

TRACT 30922 STREET IMPROVEMENT PLANS
ADRIA, MIRA AND SIENA COURT

R-3782
Sheet 9 OF 12 SHEETS
FILE NO. --

File name: S:\10012.10\dwg\PRST0014.DWG 9/7/2005 4:10:28 PM PST

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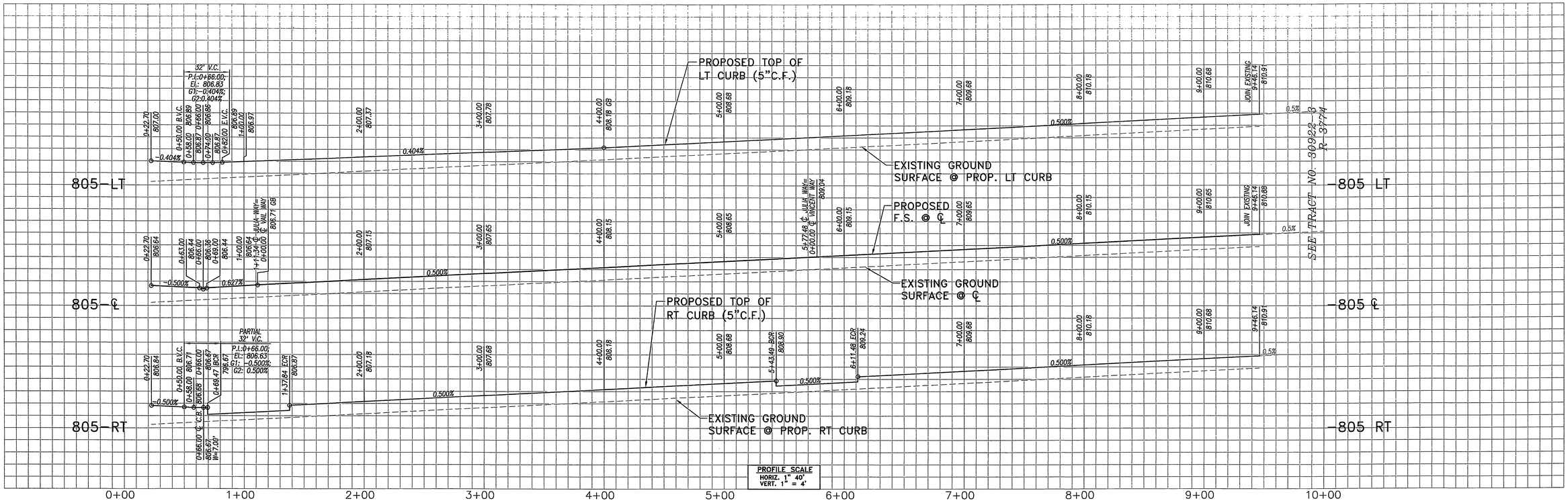
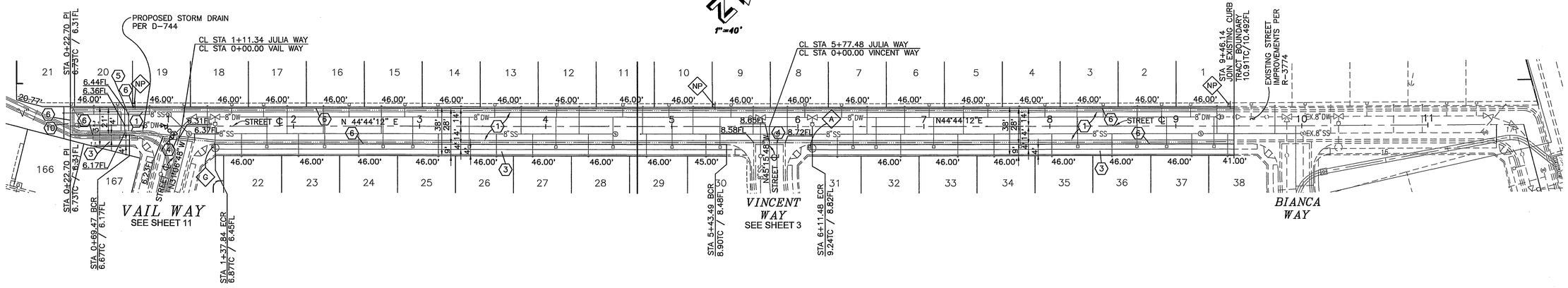
INDEXED 10-25-05 LH





BENCHMARK:

CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66

CONSTRUCTION NOTES	
No.	DESCRIPTION
1	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____
3	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
4	CONSTRUCT 3' CROSS GUTTER PER DETAIL SHEET 1
5	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
6	CONSTRUCT 5" ROLL CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2
10	INSTALL BARRICADES PER CITY OF RIVERSIDE STD. 180.

(X) SEE SHEET 1 FOR STREET SIGN LEGEND

PW05-0104

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Call: TOLL FREE 1-800-227-2600
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Prepared Under The Supervision Of:
Date: 9/4/05
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 IRVINE, CA 92606
T: 949-679-0090 F: 949-679-0091

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 1-18-05

RIVERA VILLAS
KB HOME COASTAL INC.
26201 YNEZ ROAD, SUITE 104, TEMECULA, CA 92591
951-587-3300

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW DRAWN: MKW CHECKED: SMW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		10/13/05
PARK DEPARTMENT		
TRAFFIC DIVISION	PE	10/12/05

APPROVED BY
CITY ENGINEER
DATE 10/14/05

TRACT 30922 STREET IMPROVEMENT PLANS JULIA WAY

R-3782
Sheet 10 OF 12 SHEETS
FILE NO. --

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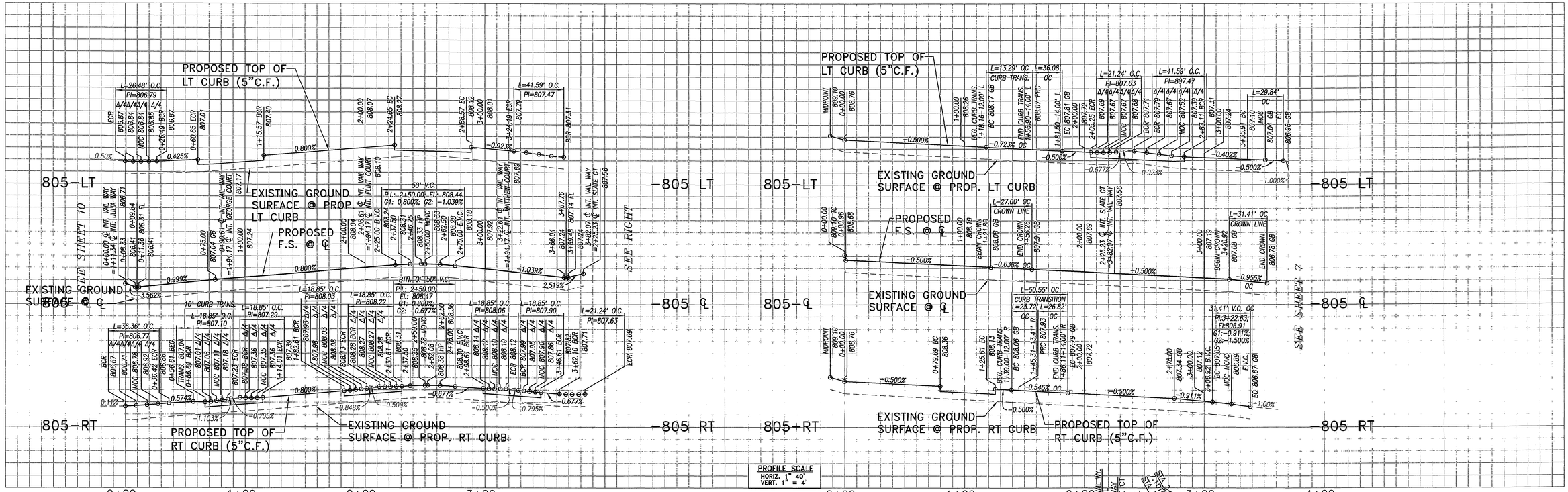
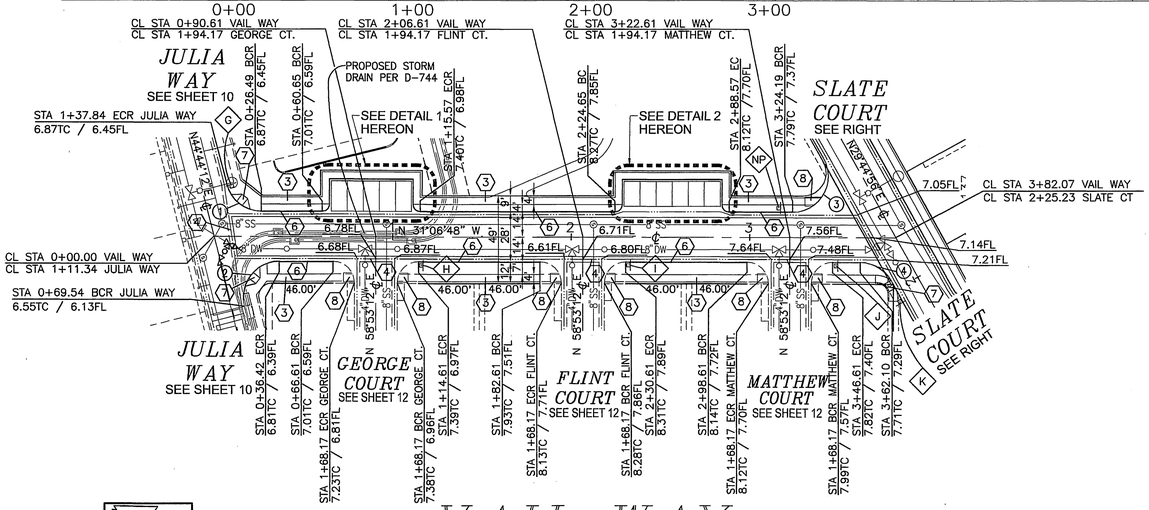
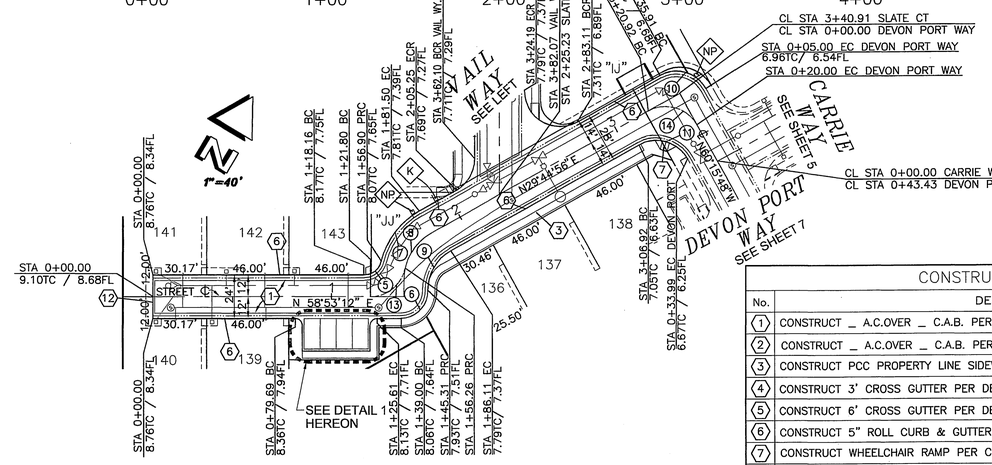
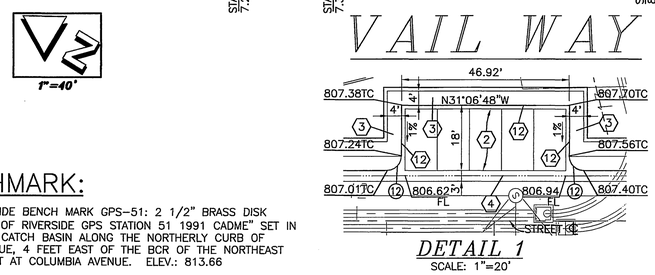
INDEXED 10-25-05 LH

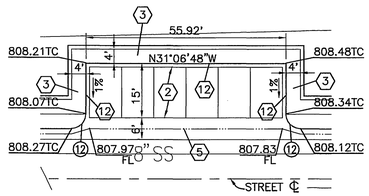








DETAIL 1
SCALE: 1"=20'



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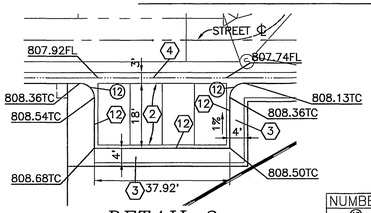
SCALE: 1"=20'



DETAIL 3
SCALE: 1"=20'

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
⑬	77°20'33"	16.01'	20.00'	27.00'
⑭	89°59'16"	20.00'	20.00'	31.41'

CONSTRUCTION NOTES

No.	DESCRIPTION
①	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____
②	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____
③	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
④	CONSTRUCT 3' CROSS GUTTER PER DETAIL SHEET 1
⑤	CONSTRUCT 6' CROSS GUTTER PER DETAIL SHEET 1
⑥	CONSTRUCT 5" ROLL CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2
⑦	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 - TYPE I
⑧	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304-TYPE III MODIFIED FOR A 4' WIDE SIDEWALK - SEE SHEET NO. 1
⑫	CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200- TYPE C1

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
①	75°51'00"	15.58'	20.00'	26.48'
②	104°09'00"	25.67'	20.00'	36.36'
③	119°08'16"	34.05'	20.00'	41.59'
④	60°51'44"	11.75'	20.00'	21.24'
⑤	76°07'03"	7.83'	10.00'	13.29'
⑥	90°36'48"	15.16'	15.00'	23.72'
⑦	46°58'47"	19.12'	44.00'	36.08'
⑧	60°51'44"	17.62'	30.00'	31.87'
⑨	90°00'00"	12.00'	12.00'	18.85'
⑩	89°59'16"	19.00'	19.00'	29.84'
⑪	89°59'16"	20.00'	20.00	31.41'
⑫	90°00'00"	4.00'	4.00'	6.28'

BENCHMARK:

CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66

PW05-0104

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Prepared Under The Supervision Of:
Date: 9/2/05
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 T: 949-679-0090
IRVINE, CA 92606 F: 949-679-0091

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 1-18-05

RIVERA VILLAS
KB HOME COASTAL INC.
26201 YNEZ ROAD, SUITE 104, TEMECULA, CA 92591
951-587-3300

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW | DRAWN: MKW | CHECKED: SMW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.	PW	10/10/05
PARK DEPARTMENT		
TRAFFIC DIVISION	PC	10/12/05

APPROVED BY
CITY ENGINEER
DATE 10/14/05

TRACT 30922
STREET IMPROVEMENT PLANS
VAIL WAY & SLATE COURT

R-3782

Sheet 11 OF 12 SHEETS

FILE NO. ==

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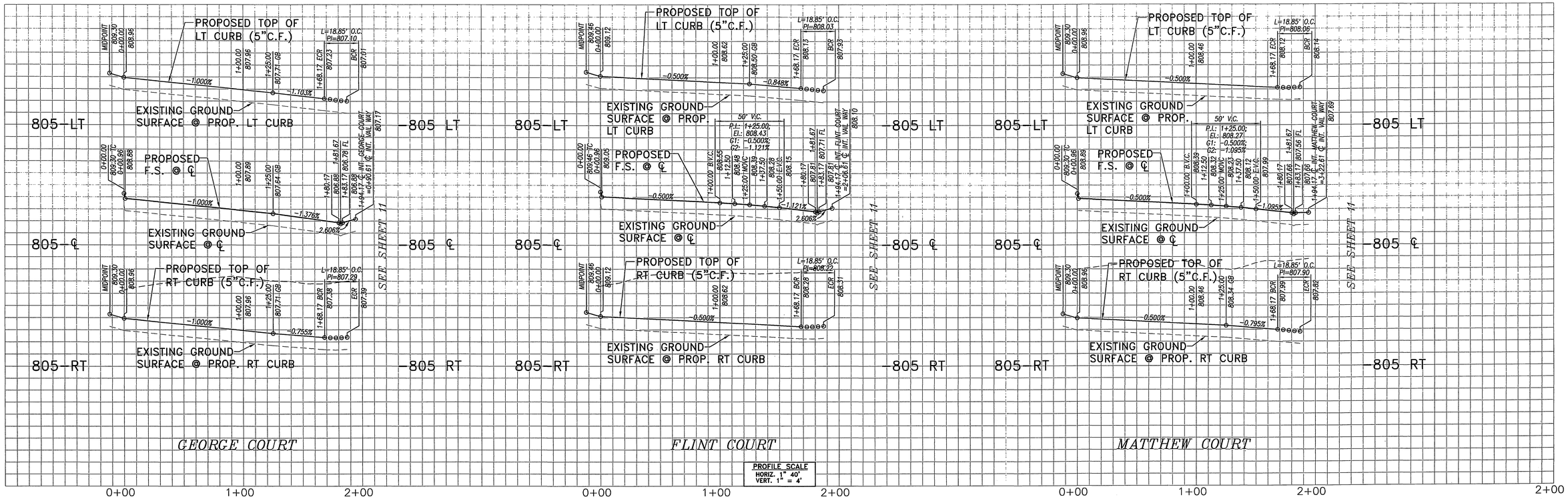

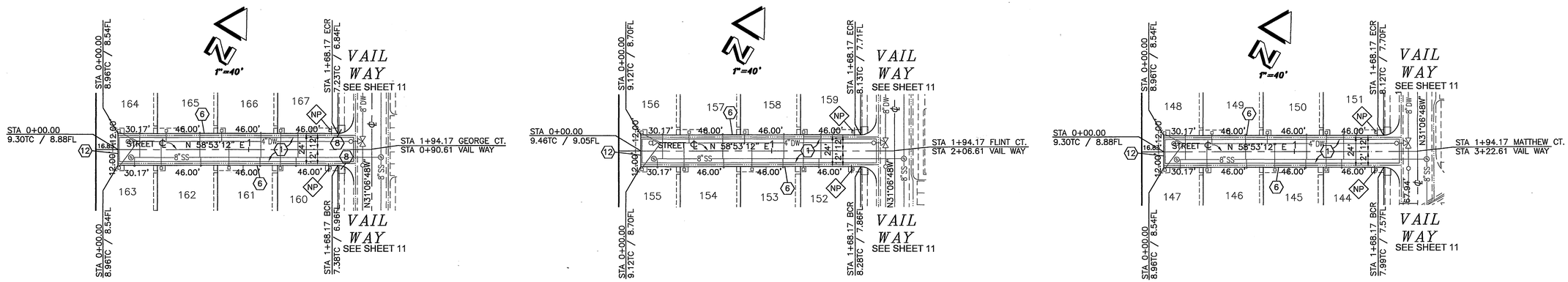

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CONSTRUCTION NOTES	
No.	DESCRIPTION
1	CONSTRUCT _ A.C.OVER _ C.A.B. PER SR _____; R-VALUE _____
6	CONSTRUCT 5" ROLL CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2
12	CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200- TYPE C1

PW05-0104

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Prepared Under The Supervision Of:
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06
Date: 9/2/05

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 IRVINE, CA 92606
T: 949-679-0090 F: 949-679-0091

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 1-18-05

RIVERA VILLAS
KB HOME COASTAL INC.
26201 YNEZ ROAD, SUITE 104, TEMECULA, CA 92591
951-587-3300

REVISIONS:			
REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW DRAWN: MKW CHECKED: SMW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.	DH	10/13/05
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	PC	10/12/05

APPROVED BY
CITY ENGINEER
DATE 10/14/05

TRACT 30922
STREET IMPROVEMENT PLANS
GEORGE, FLINT, AND MATTHEW COURT

R-3782
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FILE NO. =

File name: S:\10012.10\dwg\PRST0017.DWG 9/7/2005 31937 PM PST

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