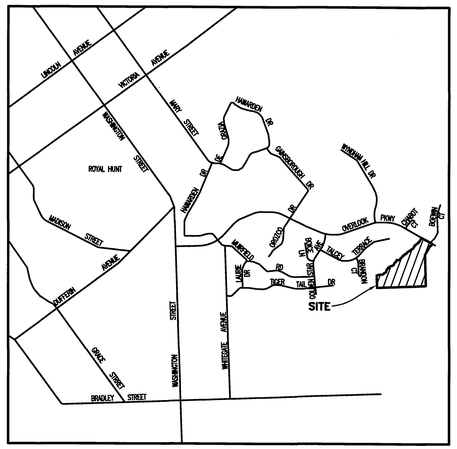
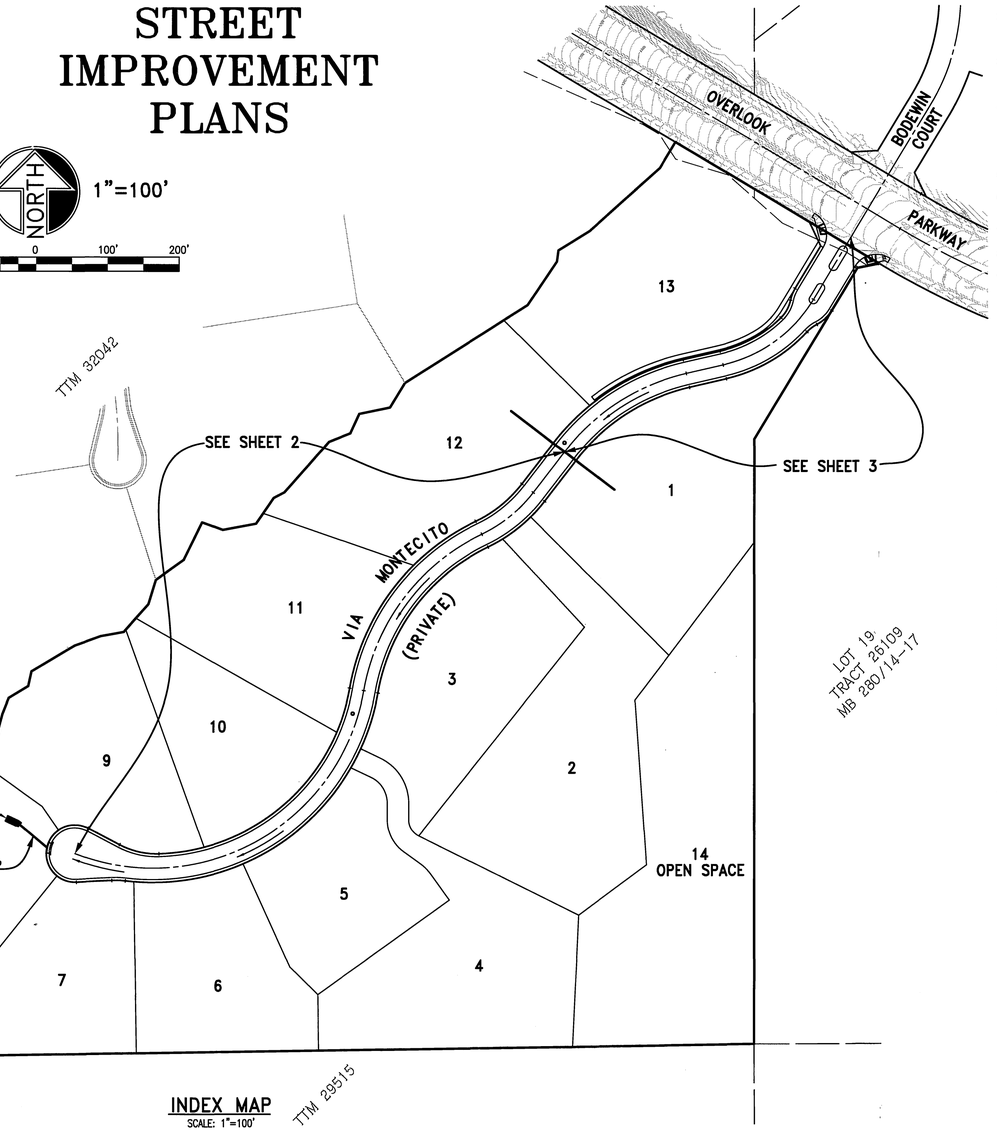
TRACT NO. 31859
STREET IMPROVEMENT PLANS



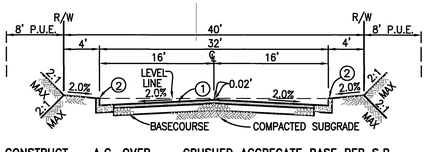
VICINITY MAP
NOT TO SCALE

SCALE: 1"=100'

200' 100' 0 100' 200'

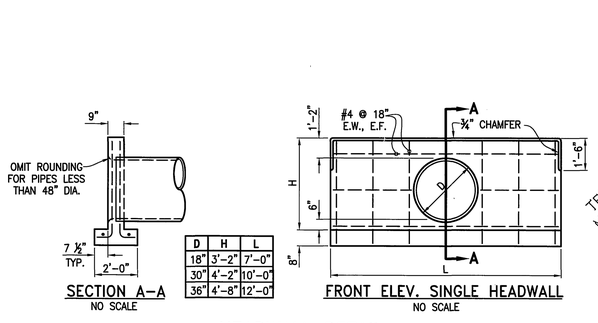


INDEX MAP
SCALE: 1"=100'



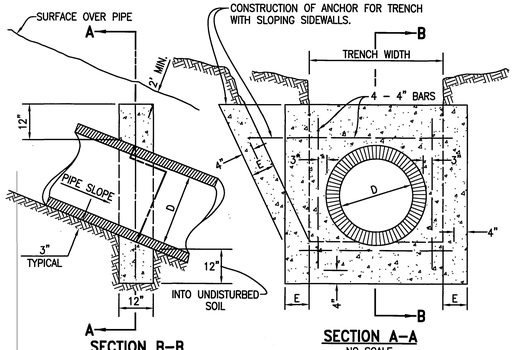
CONSTRUCT___A.C. OVER___ CRUSHED AGGREGATE BASE PER S.R.___
T.I. = 5 "R" VALUE = __

VIA MONTECITO (PRIVATE)
N.T.S.



D	H	L
18"	3'-2"	7'-0"
30"	4'-2"	10'-0"
36"	4'-8"	12'-0"

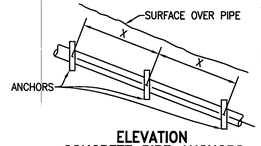
⑦ HEADWALL DETAIL
NO SCALE



SECTION B-B
NO SCALE

SECTION A-A
NO SCALE

NOTES:
1. PIPE ANCHORS SHALL BE CONSTRUCTED AT 7' VERTICAL INTERVAL ON ALL SLOPES OF 5:1 OR STEEPER.
2. ALL REINFORCING STELL SHALL BE #4 BARS.
3. CONCRETE SHALL BE CLASS 500-C-2500 CONCRETE.



ELEVATION
CONCRETE PIPE ANCHORS
NO 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. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. 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 SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
10. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
11. 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.
12. 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.
13. 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.
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. 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.
18. BEFORE THE RIP-RAP AT THE OUTLET OF ANY DRAINAGE STRUCTURE IS ACCEPTED BY THE CITY, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
19. 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.
20. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

CONSTRUCTION NOTES & QUANTITIES

①	CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.	47890 S.F.
②	CONSTRUCT 5" CURB & GUTTER PER CITY STD. 200 TYPE C2.	3065 L.F.
③	CONSTRUCT 6" CURB ONLY PER CITY STD 200 TYPE II.	162 L.F.
④	CONSTRUCT CROSS GUTTER PER CITY STD 220.	1300 S.F.
⑤	CONSTRUCT CATCH BASIN PER CITY STD 405 V & W PER PLAN.	1 EA.
⑥	CONSTRUCT 18" RCP (SEE PLAN FOR D-LOAD).	50 L.F.
⑦	CONSTRUCT HEADWALL PER DETAIL SHOWN ON SHEET 1 W/TRASH RACK PER A.P.W.A. STD 361-0; CASE B	1 EA.
⑧	CONSTRUCT 20' x 8.5' x 2.5' ¼ TON RIP-RAP.	30 TON
⑨	INSTALL PIPE ANCHORS PER DETAIL HEREON.	1 EA.
⑩	CONSTRUCT ACCESS RAMP, TYPE I, PER CITY STD. 304.	2 EA.
	CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. NO. 302.	13 EA.

TRAFFIC & STREET NAME SIGN SCHEDULE		
Ⓐ	VIA MONTECITO	7400
	OVERLOOK PARKWAY	700
Ⓑ	R-1 STOP SIGN 36"	1 EA
	CONSTRUCT PER CITY STANDARD DRAWINGS 662 AND 666	

BENCH MARK
CITY OF RIVERSIDE BENCHMARCK NO. F7-K3, P.K. NAIL AND AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175' EAST OF CHATEAU RIDGE DRIVE.
ELEVATION: 1426.960

TEMPORARY BENCH MARK
FD. 1-1/2" O.D. IP DN 0.1', NO TAG PER M.B. 262/15-18 AT THE INTERSECTION OF OVERLOOK PARKWAY AND BODEWIN COURT.
ELEVATION: 1382.38

BUSINESS TAX CERTIFICATE NO. 012144 EXP. DATE 12-31-05

PW04-0278

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

CITY OF RIVERSIDE
WATER SYSTEM
VOID ONE YEAR FROM THIS DATE
APPROVED
DATE 2/22/05
MM

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: JLE DRAWN BY: DPD CHECKED BY: CAC

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
STREET SERVICES		
TRAFFIC DIVISION		
PARKS DEPARTMENT		

APPROVED BY
CITY ENGINEER
DATE 4/1/05

REGISTERED PROFESSIONAL ENGINEER
CRAIG A. COOK
No. 23323
Exp. 12/31/05
CIVIL
STATE OF CALIFORNIA

GABEL, COOK & ASSOCIATES INC.
CIVIL ENGINEERS · LAND SURVEYORS
LAND PLANNERS
125 West La Cadena Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8092 Facsimile (909) 788-5184
CRAIG A. COOK RCE 23323 EXP 12/31/05 DATE: 10/20.05

CITY OF RIVERSIDE
STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 31859
TITLE SHEET

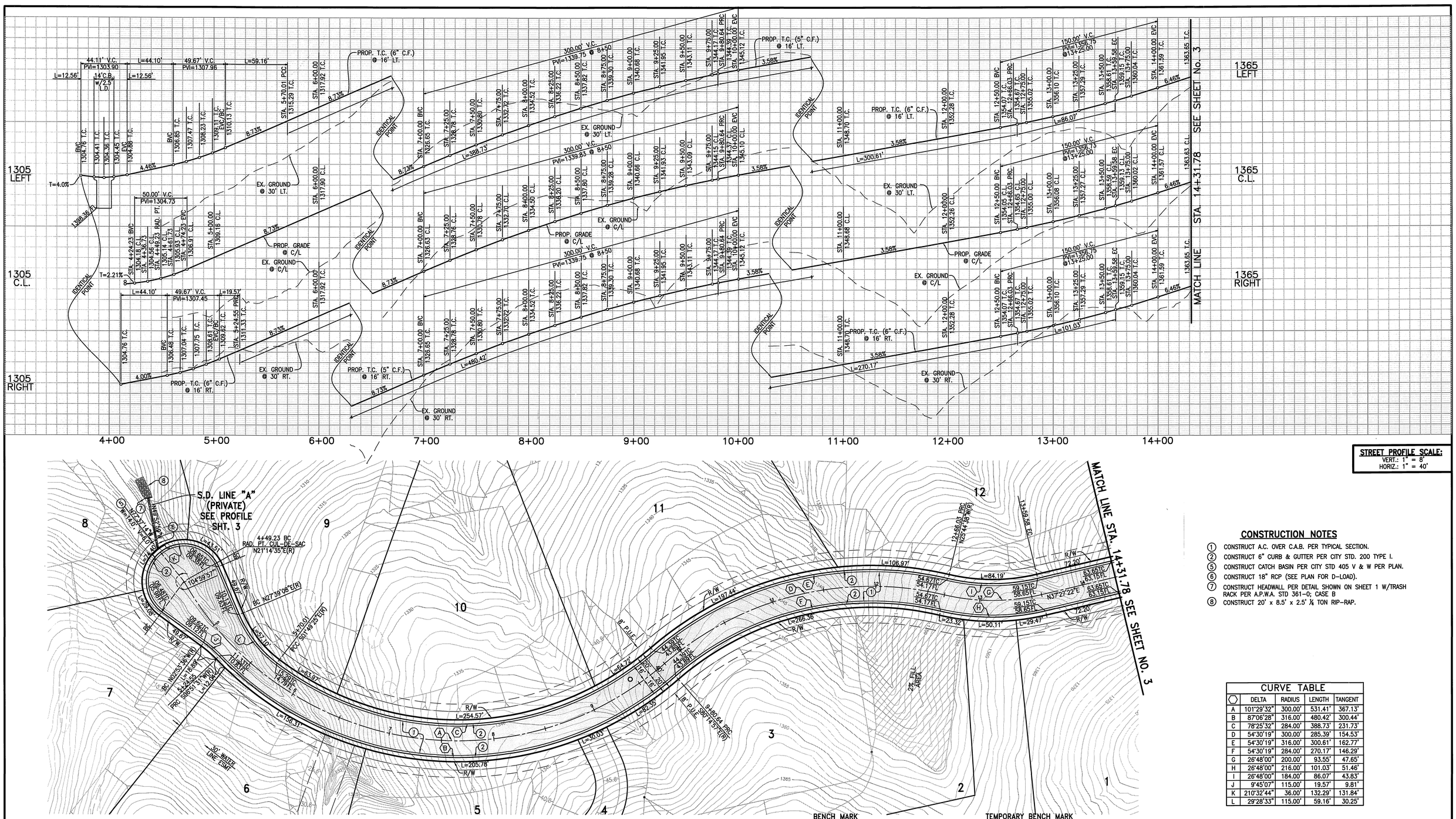
R-3831
SHEET 1 OF 3

DATE PREPARED: MARCH 2004 | W.O. NO.: 940 | SCALE: AS NOTED | FILE NO.: _____

JOB FOLDER N:\0940\Land Development\dwg\STREET\
DRAWING NAME ST-SHT1.dwg
DATE PRINTED Thursday , 17 February 2005 04:15pm

2/2

INDEXED 4-20-05 LH



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

CONSTRUCTION NOTES

1. CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
2. CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200 TYPE I.
5. CONSTRUCT CATCH BASIN PER CITY STD 405 V & W PER PLAN.
6. CONSTRUCT 18" RCP (SEE PLAN FOR D-LOAD).
7. CONSTRUCT HEADWALL PER DETAIL SHOWN ON SHEET 1 W/TRASH RACK PER A.P.W.A. STD 361-0; CASE B
8. CONSTRUCT 20' x 8.5' x 2.5' ¼ TON RIP-RAP.

CURVE TABLE				
	DELTA	RADIUS	LENGTH	TANGENT
A	101°29'32"	300.00'	531.41'	367.13'
B	87°06'28"	316.00'	480.42'	300.44'
C	78°25'32"	284.00'	388.73'	231.73'
D	54°30'19"	300.00'	285.39'	154.53'
E	54°30'19"	316.00'	300.61'	162.77'
F	54°30'19"	284.00'	270.17'	146.29'
G	26°48'00"	200.00'	93.55'	47.65'
H	26°48'00"	216.00'	101.03'	51.46'
I	26°48'00"	184.00'	86.07'	43.83'
J	9°45'07"	115.00'	19.57'	9.81'
K	210°32'44"	36.00'	132.29'	131.84'
L	29°28'33"	115.00'	59.16'	30.25'

BENCH MARK
CITY OF RIVERSIDE BENCHMARCK NO. F7-K3, P.K. NAIL AND AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175' EAST OF CHATEAU RIDGE DRIVE.
ELEVATION: 1426.960

TEMPORARY BENCH MARK
FD. 1-1/2" O.D. IP DN 0.1', NO TAG PER M.B. 262/15-18 AT THE INTERSECTION OF OVERLOOK PARKWAY AND BODEWIN COURT.
ELEVATION: 1382.38

VIA MONTECITO (PRIVATE)

NORTH
80' 40' 0 40' 80'

BUSINESS TAX CERTIFICATE NO. 012144 EXP. DATE 12-31-05

PW04-0278

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

CITY OF RIVERSIDE WATER SYSTEM
VOID ONE YEAR FROM THIS DATE
APPROVED
DATE 2/28/05

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
STREET SERVICES		
TRAFFIC DIVISION		
PARKS DEPARTMENT		

APPROVED BY
CITY ENGINEER
DATE 4/11/05

REGISTERED PROFESSIONAL ENGINEER CRAIG A. COOK No. 23323 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

GABEL, COOK & ASSOCIATES INC.
CIVIL ENGINEERS · LAND SURVEYORS
LAND PLANNERS
125 West La Cadena Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8092 Facsimile (909) 788-5184
CRAIG A. COOK RCE 23323 EXP 12/31/05 DATE: 18FEB.05
DATE PREPARED: FEB. 2004 W.O. NO.: 940

CITY OF RIVERSIDE
STREET IMPROVEMENTS
TRACT 31859
VIA MONTECITO (PRIVATE)
STA. 4+49.23 TO STA. 14+31.78

R-3831
SHEET 2 OF 3
SCALE: HORIZ.: 1"=40' VERT.: 1"=8'
FILE NO.: _____

INDEXED 4-20-05

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JOB FOLDER
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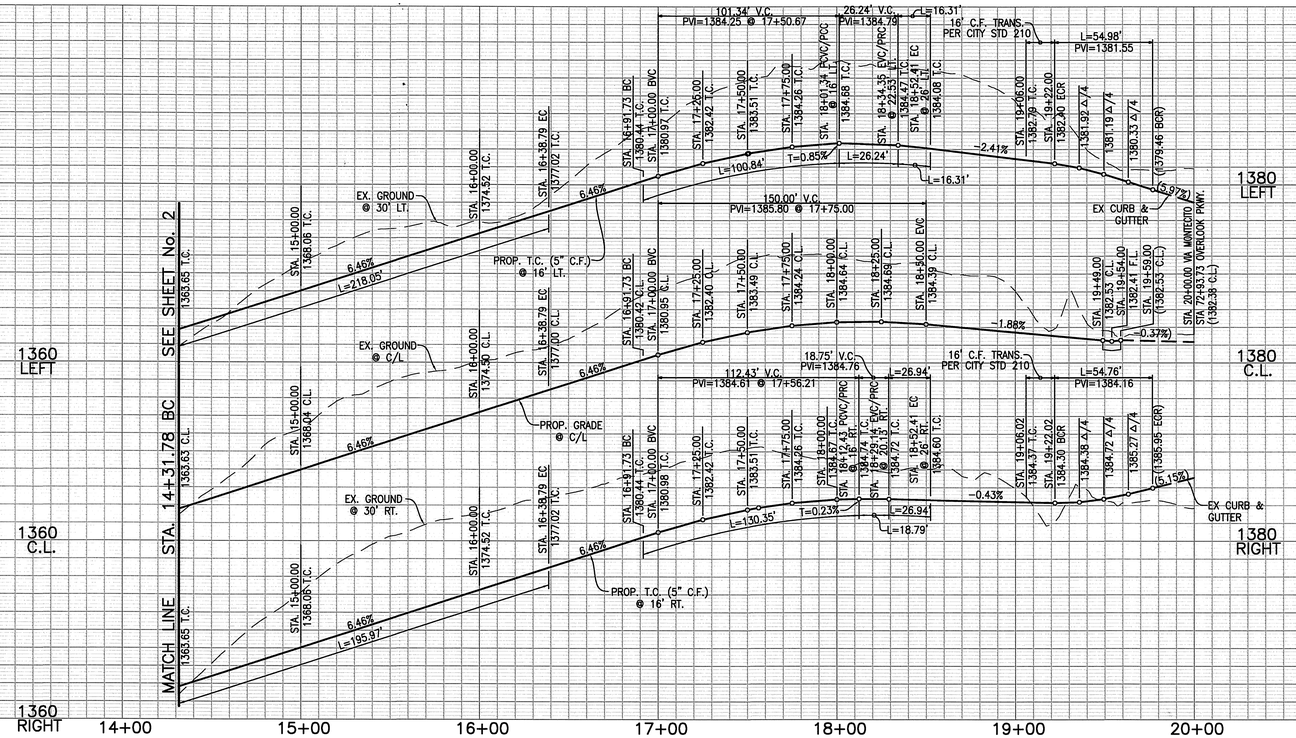
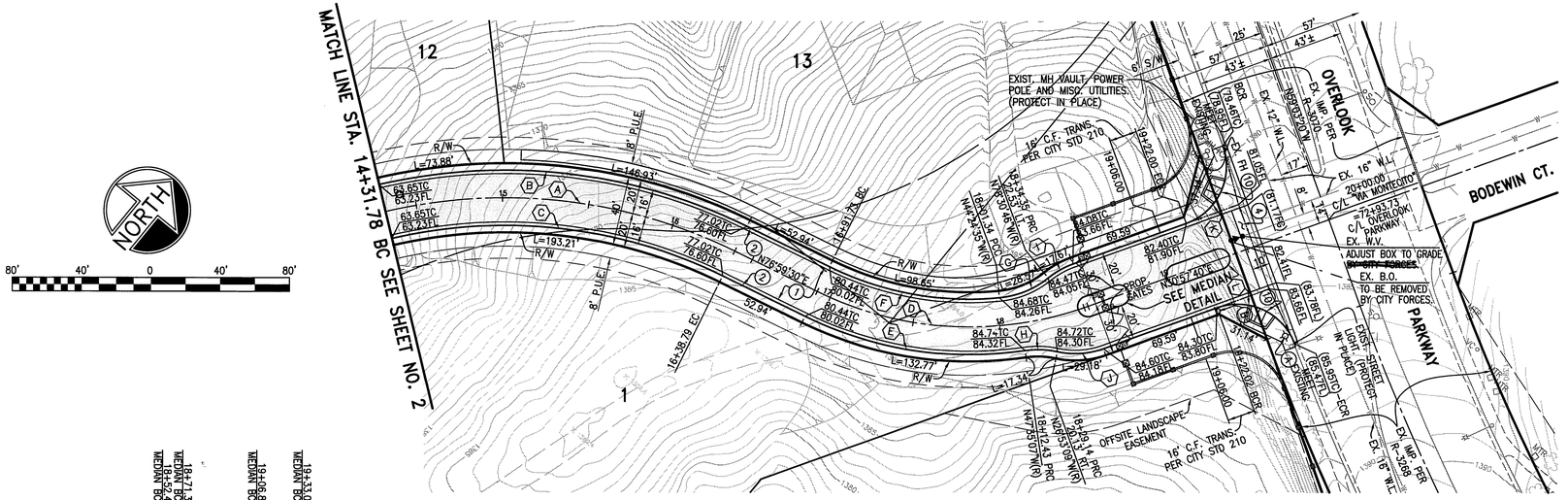
DATE PRINTED



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



CONSTRUCTION NOTES

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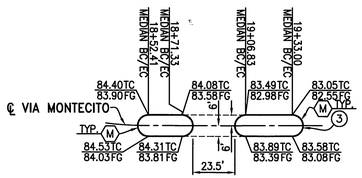
7. CONSTRUCT HEADWALL PER DETAIL SHOWN ON SHEET 1 W/TRASH RACK PER A.P.W.A. STD 361-0; CASE B
8. CONSTRUCT 20' x 8.5' x 2.5' ¼ TON RIP-RAP.
9. INSTALL PIPE ANCHORS PER DETAIL ON SHEET 1.
10. CONSTRUCT ACCESS RAMP, TYPE I, PER CITY STD. 304.

CURVE TABLE				
	DELTA	RADIUS	LENGTH	TANGENT
A	39°32'08"	300.00'	207.01'	107.82'
B	39°32'08"	316.00'	218.05'	113.57'
C	39°32'08"	284.00'	195.97'	102.07'
D	46°01'50"	200.00'	160.68'	84.96'
E	34°34'36"	216.00'	130.35'	67.23'
F	31°24'05"	184.00'	100.84'	51.72'
G	28°55'01"	52.00'	26.24'	13.41'
H	20°41'58"	52.00'	18.79'	9.50'
I	19°28'26"	48.00'	16.31'	8.24'
J	32°09'11"	48.00'	26.94'	13.83'
K	90°00'00"	35.00'	54.98'	35.00'
L	89°38'29"	35.00'	54.76'	34.78'
M	180°00'00"	6.00'	18.85'	---



VIA MONTECITO (PRIVATE)

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CITY OF RIVERSIDE WATER SYSTEM
VOID ONE YEAR FROM THIS DATE
APPROVED 2/22/05
DATE
MM

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	DN	4/18/05
STREET SERVICES	KM	3/25/05
TRAFFIC DIVISION		4/14/05
PARKS DEPARTMENT		

APPROVED BY
CITY ENGINEER
DATE 4/18/05

REGISTERED PROFESSIONAL ENGINEER CRAIG A. COOK No. 23323 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

GABEL, COOK & ASSOCIATES INC.
CIVIL ENGINEERS · LAND SURVEYORS
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DATE: 18 FEB 05
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W.O. NO.: 940

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STREET IMPROVEMENTS
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STA. 14+31.78 TO STA. 20+00.00
SCALE: HORIZ.: 1"=40' VERT.: 1"=8'
FILE NO.: _____

R-3831
SHEET 3 OF 3

INDEXED 4-20-05 GH

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