STREET IMPROVEMENT PLAN TRACT NO. 30922-1

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.

BENCHMARK

CITY OF RIVERSIDE BENCH MARK GPS-51: 2 ½" 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

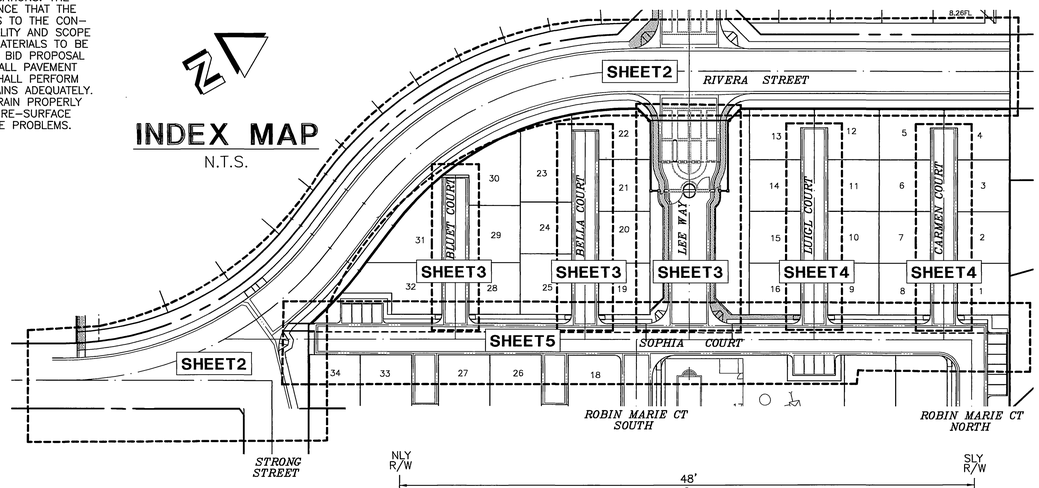
NOTES:

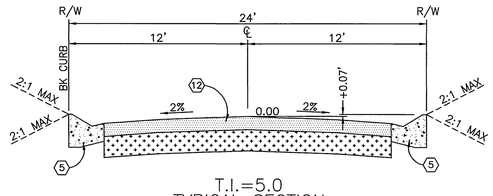
DIMENSIONS AND CURVE DATA ARE TO BACK OF ROLLED CURB.

SEE SHEET 6 FOR SIGNING AND STRIPPING.

INDEX MAP

N.T.S.





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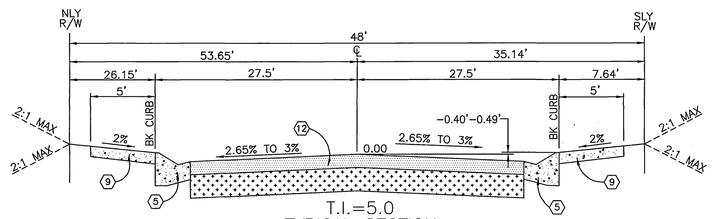
TYPICAL SECTION
BELLA, BLUET, LUIGL, AND CARMEN STREETS
(PRIVATE STREETS)
N.T.S.



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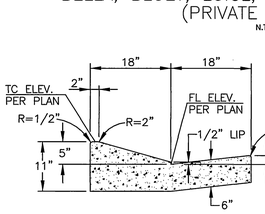
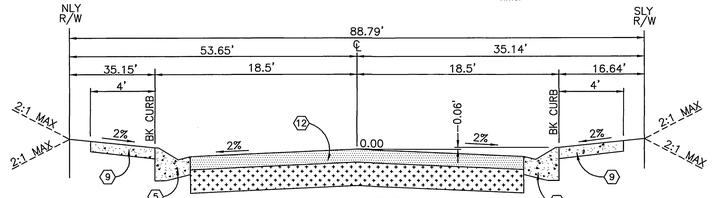
TYPICAL SECTION
LEE WAY
(PRIVATE STREET)
STA.1+95.02 TO 2+92.02
N.T.S.

CONSTRUCTION NOTES		
No.	DESCRIPTION	QUANTITIES
1	CONSTRUCT CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 – TYPE I (8" CF)	1,471 LF
2	CONSTRUCT 10' TRANSITION FROM 6" CF TO 8" CF.	20 LF
3	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220	807 LF
4	CONSTRUCT 3' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220 MODIFIED PER DETAIL THIS SHEET.	711 LF
5	CONSTRUCT ROLLED CURB & GUTTER PER DETAIL THIS SHEET.	2766 LF
6	CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200 – TYPE C1	328 LF
7	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE I	4 EA
8	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE III MODIFIED FOR 4' WIDE SIDEWALK & ROLLED CURB – SEE DETAIL 1 ON PAGE 4	10 EA
9	CONSTRUCT PCC CURB SIDEWALK PER CITY OF RIVERSIDE STD. 325	11,013 SF
10	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325	1,949 SF
11	CONSTRUCT 6' WIDE PARKWAY DRAIN PER CITY OF RIVERSIDE (APWA) STD. 151-1 TYPE 2 INLET.	1 EA
12	CONSTRUCT 3.5" A.C. OVER 4" C.A.B. PER SR 1640; R-VALUE; 60	61,328 SF
13	OVERLAY EXISTING A.C. PAVEMENT WITH VARIABLE THICKNESS A.C (0.1'+0.5'+)	3415 SF
14	RECONSTRUCT EXISTING DRIVEWAY PER CITY OF RIVERSIDE STD. 302	77 SF
15	ADJUST TO GRADE	6 EA
16	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE II	2 EA
17	CONSTRUCT DECORATIVE PAVEMENT, SEE LANDSCAPING PLAN	2,634 SF
18	NOT USED	N/A
20	SAW CUT AND REMOVE EXISTING A.C. PAVEMENT	28,574 SF
21	REMOVE EXISTING A.C. BERM.	155 LF
22	REMOVE EXISTING PCC CROSS GUTTER	240 SF
23	REMOVE EXISTING CURB & GUTTER	85 LF
24	PROTECT IN PLACE	L.S.
25	REMOVE EXISTING PCC DRIVEWAY	77 SF
26	RE-LOCATE EXISTING POWER POLE BY CITY FORCES	1 EA
27	GRIND EXISTING PAVEMENT SURFACE	3,415 SF
28	6' PARKWAY DRAIN PER CITY OF RIVERSIDE (AWPA) STD. 151-1 TYPE 2 INLET	1
29	RE-LOCATE STOP SIGN	1 EA
30	TRANSITION FROM VERTICAL CURB TO ROLLED CURB PER CITY OF RIVERSIDE STD. 210	22 LF
31	CONSTRUCT 8" CURB ONLY PER CITY OF RIVERSIDE STD. 200 TYPE II	25 LF
32	CONSTRUCT CURB DRAIN WITH TWO 4" CAST IRON PIPES PER APWA STD. DWG. NO. 150-1, CASE I	4 EA 7
33	NON SLIP BROOM FINISH REQUIRED	–
34	CONSTRUCT 3"A.C. OVER 6" C.A.B. PER SR 1640; R-VALUE;60	ELY R/W



5 5" ROLL CURB & GUTTER
N.T.S.

4 CROSS GUTTER DETAIL
N.T.S.



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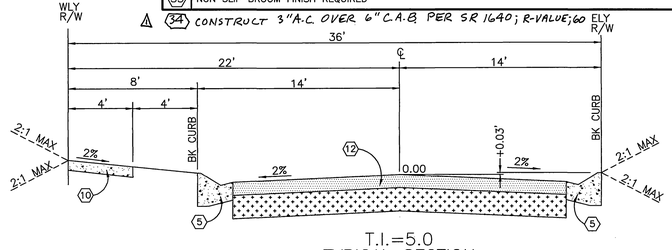
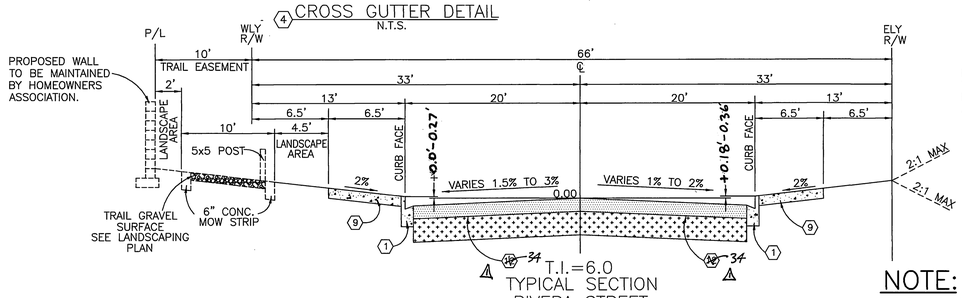
TYPICAL SECTION
LEE WAY
(PRIVATE STREET)
STA.2+68.18 TO 3+52.96
N.T.S.



T.I.=5.0
TYPICAL SECTION
SOPHIA AND
ROBIN MARIE COURTS
(PRIVATE STREET)
N.T.S.



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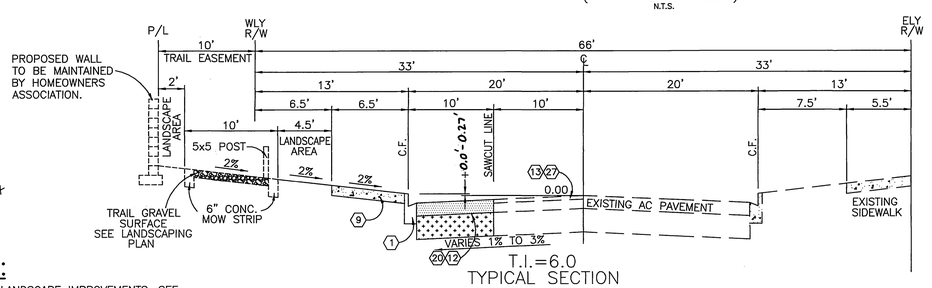
TYPICAL SECTION
RIVERA STREET
STA.12+81.21 TO 20+32.27
N.T.S.



T.I.=6.0
TYPICAL SECTION
RIVERA STREET
STA.10+81.97 TO 12+81.21
N.T.S.

NOTE:

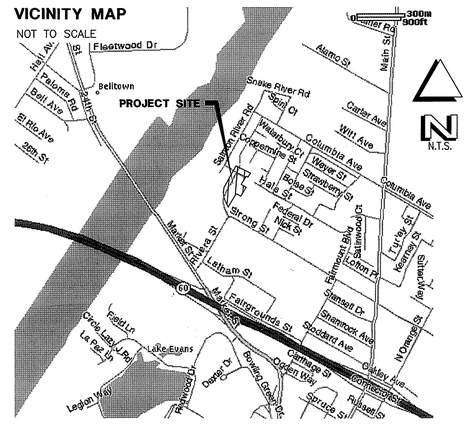
FOR PUBLIC LANDSCAPE IMPROVEMENTS, SEE PLAN No. R-3772-L AS PREPARED BY IAN DAVIDSON, LANDSCAPE ARCHITECT.

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 FLOWLINE ELEVATIONS SHALL BE STAKED IN THE FIELD BY 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 ELECTRIC SERVICE PLAN FOR QUANTITY AND LOCATION OF REQUIRED STREETLIGHTS. CONTACT VAHID BAZEL OR ADRIAN VALDEZ AT (951) 826-5830, OR (951) 826-5488 TO COORDINATE ON THE UNDERGROUND ELECTRIC SERVICE AND STREET LIGHT PLANS.

VICINITY MAP

NOT TO SCALE



RIVERSIDE CITY BUSINESS TAX CERTIFICATE # 75296 EXP. 6/10/05

PW03-0491

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:
Vincent Kleppe
Date: 8-30-04
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
REGISTRATION EXPIRES: 12/31/04

REGISTERED PROFESSIONAL ENGINEER VINCENT G. KLEPPE No. 55750 Exp. 12/31/04 CIVIL STATE OF CALIFORNIA

THE PRIZM GROUP
·CYRAX 3-D LASER SCANNING ·GPS & ROBOTIC SURVEYING ·GEOMATIC ENGINEERING ·CIVIL ENGINEERING ·LAND PLANNING
310 N. COTA ST. SUITE I, CORONA, CA 92880
PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpg@the-prizm-group.com

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: N/A

Date: 8-30-04

RIVERA VILLAS

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:
1	ADD PAVE. SECTION & CURB DRAINS	BJZ	2.22.05

DESIGNED: VGK DRAWN: BM CHECKED: VGK

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
APPROVED BY 8/31/04

CITY OF RIVERSIDE WATER DEPARTMENT
APPROVED BY 9/2/04

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		10/14/04
PARK DEPARTMENT		08/30/04
TRAFFIC DIVISION		10/14/04

APPROVED BY
CITY ENGINEER
DATE 10/4/04

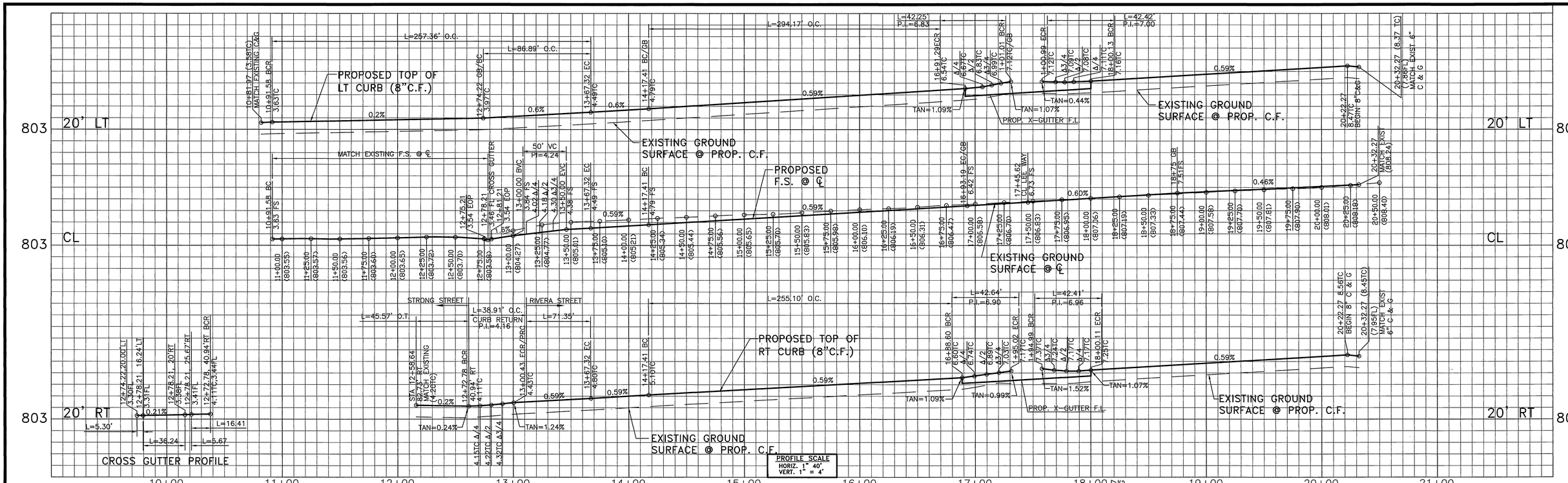
TRACT 30922-1
STREET IMPROVEMENT PLANS-TITLE SHEET

R-3772
Sheet 1 OF 6 SHEETS
FILE NO. 03-026

File name: P:\TPG\03\03-026\ST\30922-1\30922-1ST01.dwg

PC-4401-S

INDEXED 2-28-05 4th

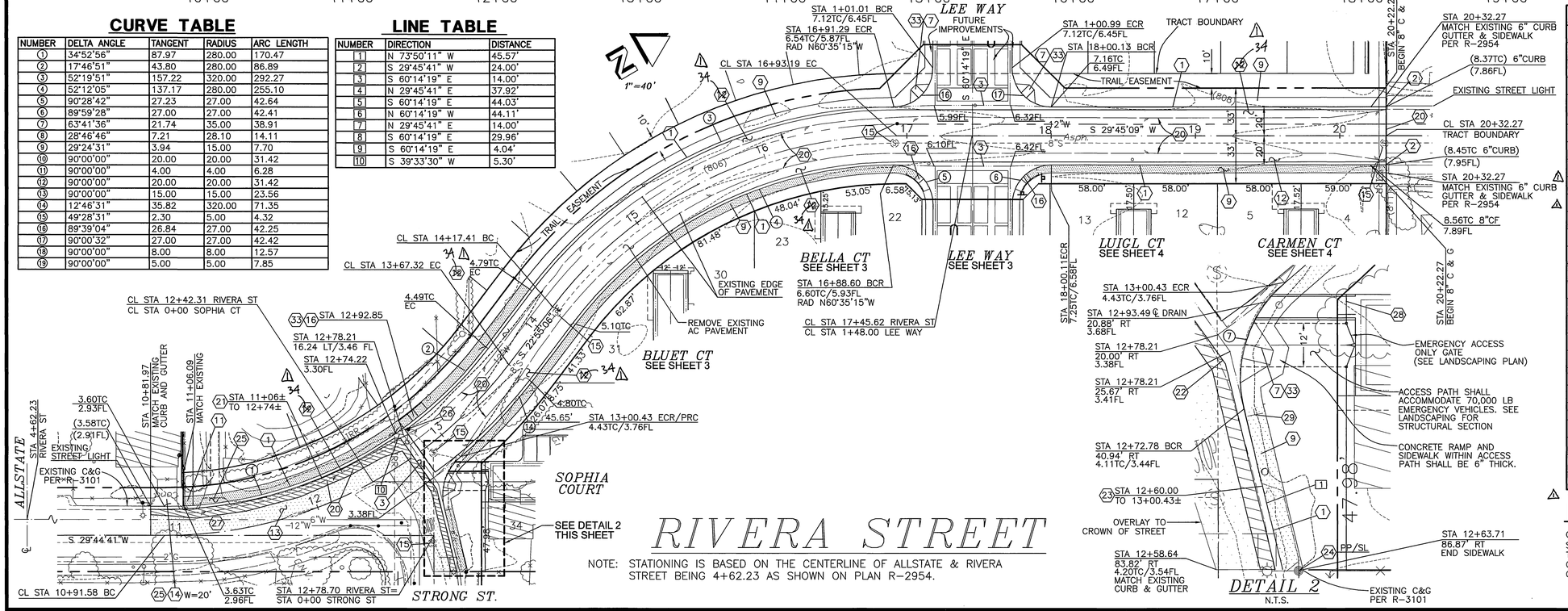


CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
①	34°52'56"	87.97	280.00	170.47
②	17°46'51"	43.80	280.00	86.89
③	52°19'51"	157.22	320.00	292.27
④	52°12'05"	137.17	280.00	255.10
⑤	90°28'42"	27.23	27.00	42.64
⑥	89°59'28"	27.00	27.00	42.41
⑦	63°41'36"	21.74	35.00	38.91
⑧	28°46'46"	7.21	28.10	14.11
⑨	29°24'31"	3.94	15.00	7.70
⑩	90°00'00"	20.00	20.00	31.42
⑪	90°00'00"	4.00	4.00	6.28
⑫	90°00'00"	20.00	20.00	31.42
⑬	90°00'00"	15.00	15.00	23.56
⑭	12°46'31"	35.82	320.00	71.35
⑮	49°28'31"	2.30	5.00	4.32
⑯	89°39'04"	26.84	27.00	42.25
⑰	90°00'32"	27.00	27.00	42.42
⑱	90°00'00"	8.00	8.00	12.57
⑲	90°00'00"	5.00	5.00	7.85

LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	N 73°50'11" W	45.57'
2	S 29°45'41" W	24.00'
3	S 60°14'19" E	14.00'
4	N 29°45'41" E	37.92'
5	S 60°14'19" E	44.03'
6	N 60°14'19" W	44.11'
7	N 29°45'41" E	14.00'
8	S 60°14'19" E	29.96'
9	S 60°14'19" E	4.04'
10	S 39°33'30" W	5.30'



NOTE: STATIONING IS BASED ON THE CENTERLINE OF ALLSTATE & RIVERA STREET BEING 4+62.23 AS SHOWN ON PLAN R-2954.

CONSTRUCTION NOTES

No.	DESCRIPTION
1	CONSTRUCT CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 – TYPE I (8" CF)
2	CONSTRUCT 10' TRANSITION FROM 6" CF TO 8" CF.
3	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
4	CONSTRUCT 3' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220 MODIFIED PER DETAIL ON SHEET 1.
7	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE I
9	CONSTRUCT PCC CURB SIDEWALK PER CITY OF RIVERSIDE STD. 325
10	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
11	CONSTRUCT ½ WIDE PARKWAY DRAIN PER CITY OF RIVERSIDE (APWA) STD. 151–1 TYPE 2 INLET.
12	CONSTRUCT 3.5" A.C. OVER 4" C.A.B. PER SR 1640 ; R-VALUE; 60
13	OVERLAY EXISTING A.C. PAVEMENT WITH VARIABLE THICKNESS A.C (0.1'+0.5'+)
14	RECONSTRUCT EXISTING DRIVEWAY PER CITY OF RIVERSIDE STD. 302
15	ADJUST TO GRADE
16	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE II _
20	SAW CUT AND REMOVE EXISTING A.C. PAVEMENT
21	REMOVE EXISTING A.C. BERM.
22	REMOVE EXISTING PCC CROSS GUTTER
23	REMOVE EXISTING CURB & GUTTER
24	PROTECT IN PLACE
25	REMOVE EXISTING PCC DRIVEWAY
26	RE–LOCATE EXISTING POWER POLE BY CITY FORCES
27	GRIND EXISTING PAVEMENT SURFACE
28	6' PARKWAY DRAIN PER CITY OF RIVERSIDE (AWPA) STD. 151–1 TYPE 2 INLET
29	RE–LOCATE STOP SIGN
31	CONSTRUCT 8" CURB ONLY PER CITY OF RIVERSIDE STD. 200 TYPE II
33	NON SLIP BROOM FINISH REQUIRED
34	CONSTRUCT 3" A.C. OVER 6" C.A.B. PER SR 1640 ; R-VALUE; 60

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

PW03-0491

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: 8-26-04
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
REGISTRATION EXPIRES: 12/31/04

REGISTERED PROFESSIONAL ENGINEER VINCENT G. KLEPPE No. 55750 Exp. 12/31/04 CIVIL STATE OF CALIFORNIA

THE PRIZM GROUP
310 N. COTA ST. SUITE I, CORONA, CA 92880
PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpg@the-prizm-group.com
·CYRAX 3-D LASER SCANNING ·GPS & ROBOTIC SURVEYING ·GEOMATIC ENGINEERING ·CIVIL ENGINEERING ·LAND PLANNING

Bench Mark: GPS–51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 8-26-04

RIVERA VILLAS

REVISIONS:			
REMARK	DESCRIPTION:	APR.:	DATE:
⚠	ADD PAVE SECTION & CURB DRAINS	VGK	12-22-05

DESIGNED: VGK | DRAWN: BM | CHECKED: VGK

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT — APPROVED BY — 6/31/04
CITY OF RIVERSIDE WATER DEPARTMENT — APPROVED BY — 8/30/04

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		10/4/04
PARK DEPARTMENT		10/4/04
TRAFFIC DIVISION		10/4/04

APPROVED BY — CITY ENGINEER — DATE 10/4/04

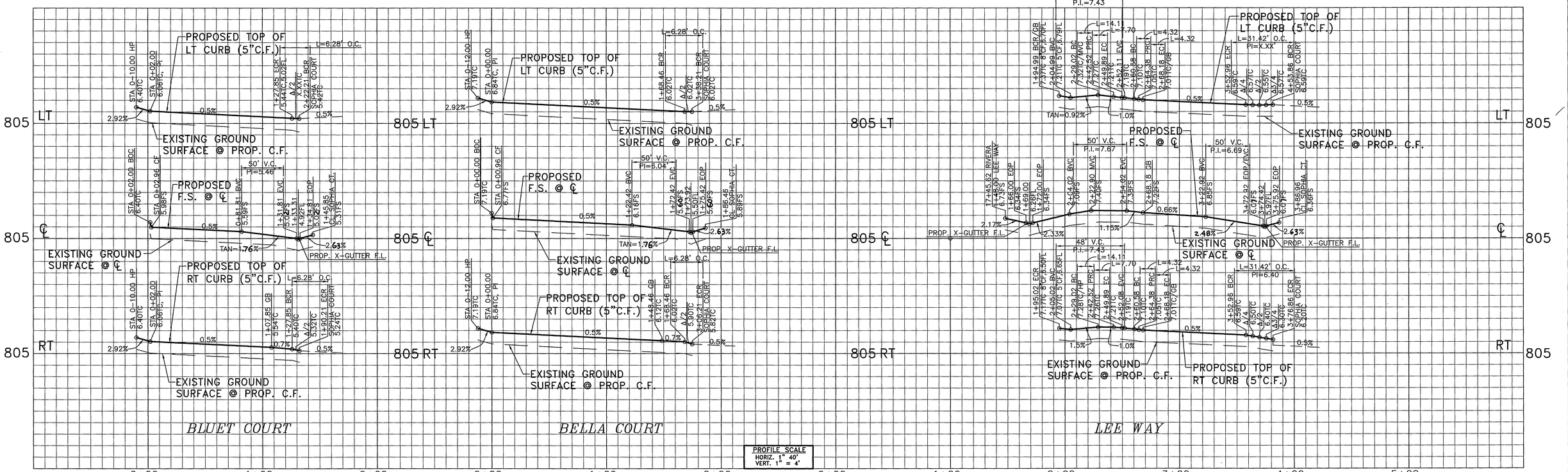
TRACT 30922-1
STREET IMPROVEMENT PLANS
RIVERA ST.

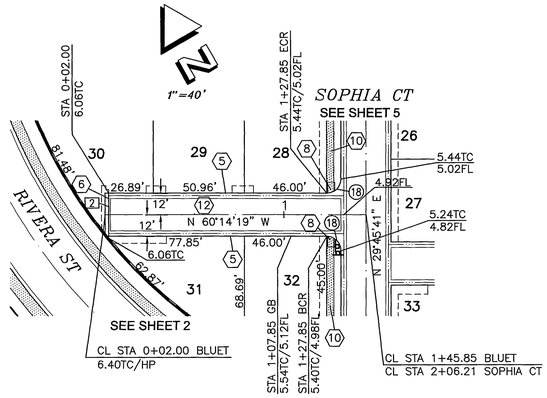
R-3772
Sheet 2 OF 5 SHEETS
FILE NO. 03-026

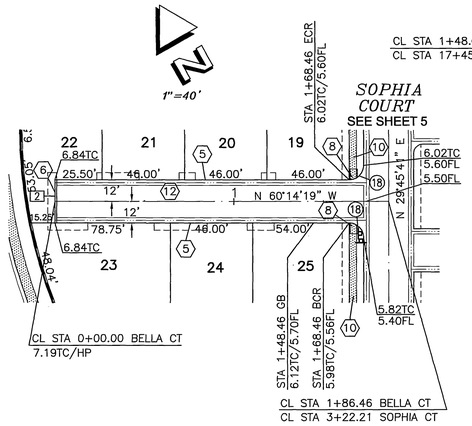
File name: P:\TPG\03\03-026\ST\30922-1\30922-1ST02.dwg

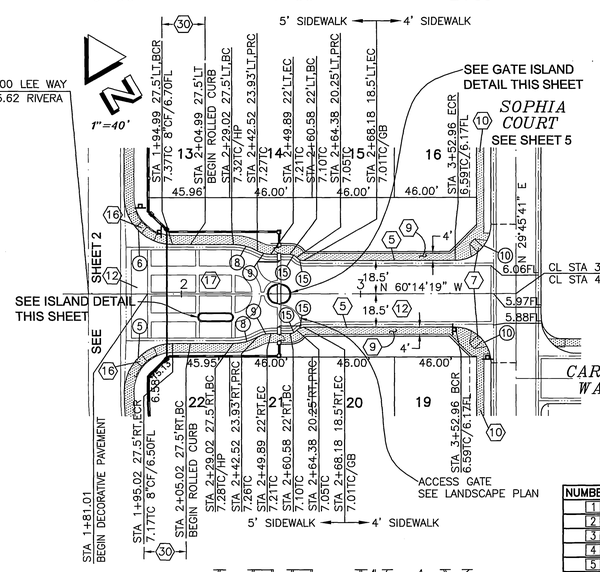
INDEXED 2-28-05 GH

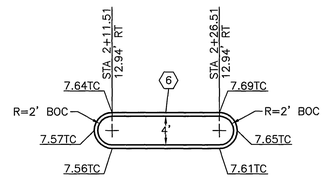
TR-4401-S

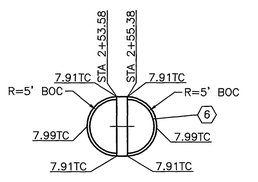












BENCHMARK

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
5	CONSTRUCT ROLLED CURB & GUTTER PER DETAIL SHEET 1.
6	CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200 – TYPE C1
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 4' WIDE SIDEWALK & ROLLED CURB – SEE DETAIL 1 ON PAGE 4
9	CONSTRUCT PCC CURB SIDEWALK PER CITY OF RIVERSIDE STD. 325
10	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
12	CONSTRUCT 3.5" A.C. OVER 4" C.A.B. PER SR 1640; R-VALUE; 60
16	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE II
17	CONSTRUCT DECORATIVE PAVEMENT, SEE LANDSCAPE PLAN
30	TRANSITION FROM VERTICAL CURB TO ROLLED CURB PER CITY OF RIVERSIDE STD. 210

LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	N 73°50'11" W	45.57'
2	S 29°45'41" W	24.00'
3	S 60°14'19" E	14.00'
4	N 29°45'41" E	37.92'
5	S 60°14'19" E	44.03'
6	N 60°14'19" W	44.11'
7	N 29°45'41" E	14.00'
8	S 60°14'19" E	29.96'
9	S 60°14'19" E	4.04'
10	S 39°33'30" W	5.30'

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
1	34°52'56"	87.97	280.00	170.47
2	17°46'51"	43.80	280.00	86.89
3	52°19'51"	157.22	320.00	292.27
4	52°12'05"	137.17	280.00	255.10
5	90°28'42"	27.23	27.00	42.64
6	89°59'28"	27.00	27.00	42.41
7	63°41'36"	21.74	35.00	38.91
8	28°46'46"	7.21	28.10	14.11
9	29°24'31"	3.94	15.00	7.70
10	90°00'00"	20.00	20.00	31.42
11	90°00'00"	4.00	4.00	6.28
12	90°00'00"	20.00	20.00	31.42
13	90°00'00"	15.00	15.00	23.56
14	12°46'31"	35.82	320.00	71.35
15	49°28'31"	2.30	5.00	4.32
16	89°39'04"	26.84	27.00	42.25
17	90°00'32"	27.00	27.00	42.42
18	90°00'00"	8.00	8.00	12.57
19	90°00'00"	5.00	5.00	7.85

PW03-0491

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:
Vincent Kleppe
Date: 8-26-04
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
REGISTRATION EXPIRES: 12/31/04

REGISTERED PROFESSIONAL ENGINEER VINCENT G. KLEPPE No. 55750 Exp. 12/31/04 CIVIL STATE OF CALIFORNIA

THE PRIZM GROUP
•CYRAX 3-D LASER SCANNING •GPS & ROBOTIC SURVEYING •GEOMATIC ENGINEERING •CIVIL ENGINEERING •LAND PLANNING
310 N. COTA ST. SUITE I, CORONA, CA 92880
PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpg@the-prizm-group.com

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 8-26-04

RIVERA VILLAS

REVISIONS:

REMARK	DESCRIPTION:	APR.	DATE:
1	ADD PAVE SECTION & CURB DRAINS	RVZ	2.22.05

DESIGNED: VGK DRAWN: BM CHECKED: VGK

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT — APPROVED BY — 8/31/04
CITY OF RIVERSIDE WATER DEPARTMENT — APPROVED BY — MM

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.	DH	10/14/04
PARK DEPARTMENT	[illegible]	10/26/04
TRAFFIC DIVISION	[illegible]	10/14/04

APPROVED BY — CITY ENGINEER — DATE 10/14/04

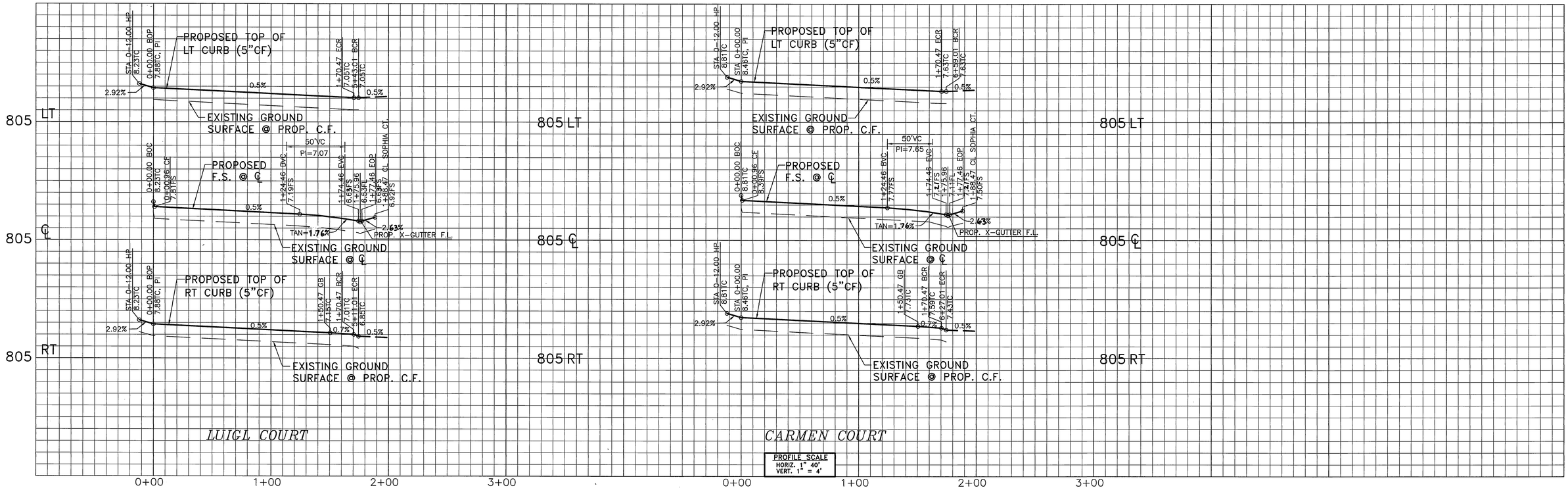
TRACT 30922-1 STREET IMPROVEMENT PLANS
BLUET CT, BELLA CT, & LEE WAY (PRIVATE)

R-3772
Sheet 3 OF 6 SHEETS
FILE NO. 03-026

File name: P:\TPG\03\03-026\ST\30922-1\30922-1ST03.dwg

INDEXED 2-28-05 GH

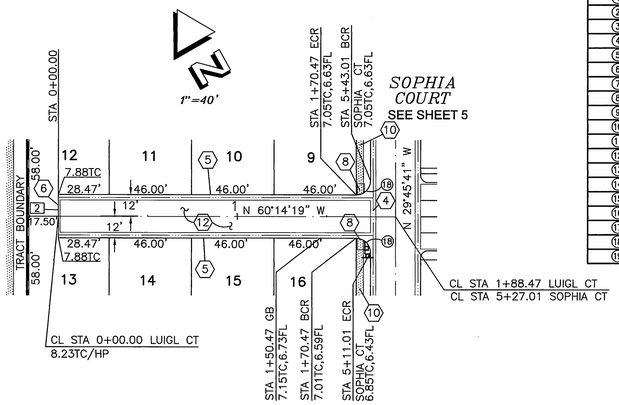
5-10-04



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

CURVE TABLE

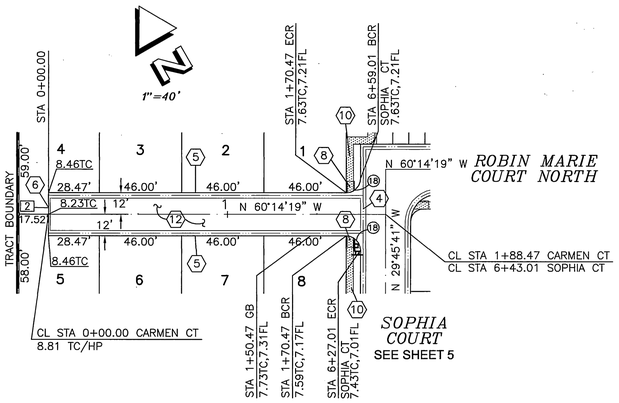
NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
①	34°52'56"	87.97	280.00	170.47
②	17°46'51"	43.80	280.00	86.89
③	52°19'51"	157.22	320.00	292.27
④	52°12'05"	137.17	280.00	255.10
⑤	90°28'42"	27.23	27.00	42.64
⑥	89°59'28"	27.00	27.00	42.41
⑦	63°41'36"	21.74	35.00	38.91
⑧	28°46'46"	7.21	28.10	14.11
⑨	29°24'31"	3.94	15.00	7.70
⑩	90°00'00"	20.00	20.00	31.42
⑪	90°00'00"	4.00	4.00	6.28
⑫	90°00'00"	20.00	20.00	31.42
⑬	90°00'00"	15.00	15.00	23.56
⑭	12°46'31"	35.82	320.00	71.35
⑮	49°28'31"	2.30	5.00	4.32
⑯	89°39'04"	26.84	27.00	42.25
⑰	90°00'32"	27.00	27.00	42.42
⑱	90°00'00"	8.00	8.00	12.57
⑲	90°00'00"	5.00	5.00	7.85



LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	N 73°50'11" W	45.57'
2	S 29°45'41" W	24.00'
3	S 60°14'19" E	14.00'
4	N 29°45'41" E	37.92'
5	S 60°14'19" W	44.03'
6	N 60°14'19" W	44.11'
7	N 29°45'41" E	14.00'
8	S 60°14'19" E	29.96'
9	S 60°14'19" E	4.04'
10	S 39°33'30" W	5.30'

LUIGL CT



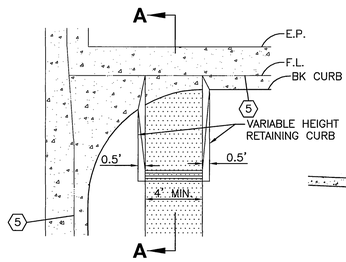
CARMEN CT

CONSTRUCTION NOTES

No.	DESCRIPTION
④	CONSTRUCT 3' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220 MODIFIED PER DETAIL ON SHEET 1.
⑤	CONSTRUCT ROLLED CURB & GUTTER PER DETAIL SHEET 1.
⑥	CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200 – TYPE C1
⑧	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE III MODIFIED FOR 4' WIDE SIDEWALK & ROLLED CURB – SEE DETAIL 1 ON PAGE 4
⑩	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
⑫	CONSTRUCT 3.5" A.C. OVER 4" C.A.B. PER SR 1640; R-VALUE; 60

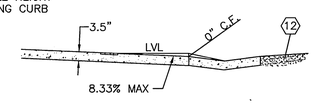
BENCHMARK

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



8 DETAIL 1
N.T.S.

NOTE:
ALL DIMENSIONS AND CURVE DATA ARE TO BACK OF CURB



SECTION A–A
N.T.S.

PW03-0491

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: 8-26-04
Vincent Kleppe
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
REGISTRATION EXPIRES: 12/31/04

REGISTERED PROFESSIONAL ENGINEER VINCENT G. KLEPPE No. 55750 Exp. 12/31/04 CIVIL STATE OF CALIFORNIA

THE PRIZM GROUP
:CYRAX 3-D LASER SCANNING
:GPS & ROBOTIC SURVEYING
:GEOMATIC ENGINEERING
:CIVIL ENGINEERING
:LAND PLANNING
310 N. COTA ST. SUITE I, CORONA, CA 92880
PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpg@the-prizm-group.com

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 8-26-04

RIVERA VILLAS

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:
⚠	ADD PAVE. SECTION & CURB DRAINS	RR	2-22-05

DESIGNED: VGK | DRAWN: BM | CHECKED: VGK

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
APPROVED BY 8/31/04

CITY OF RIVERSIDE WATER DEPARTMENT
APPROVED BY 8/30/04 MM

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		10/14/04
PARK DEPARTMENT		10/30/04
TRAFFIC DIVISION		10/14/04

APPROVED BY
CITY ENGINEER
DATE 10/14/04

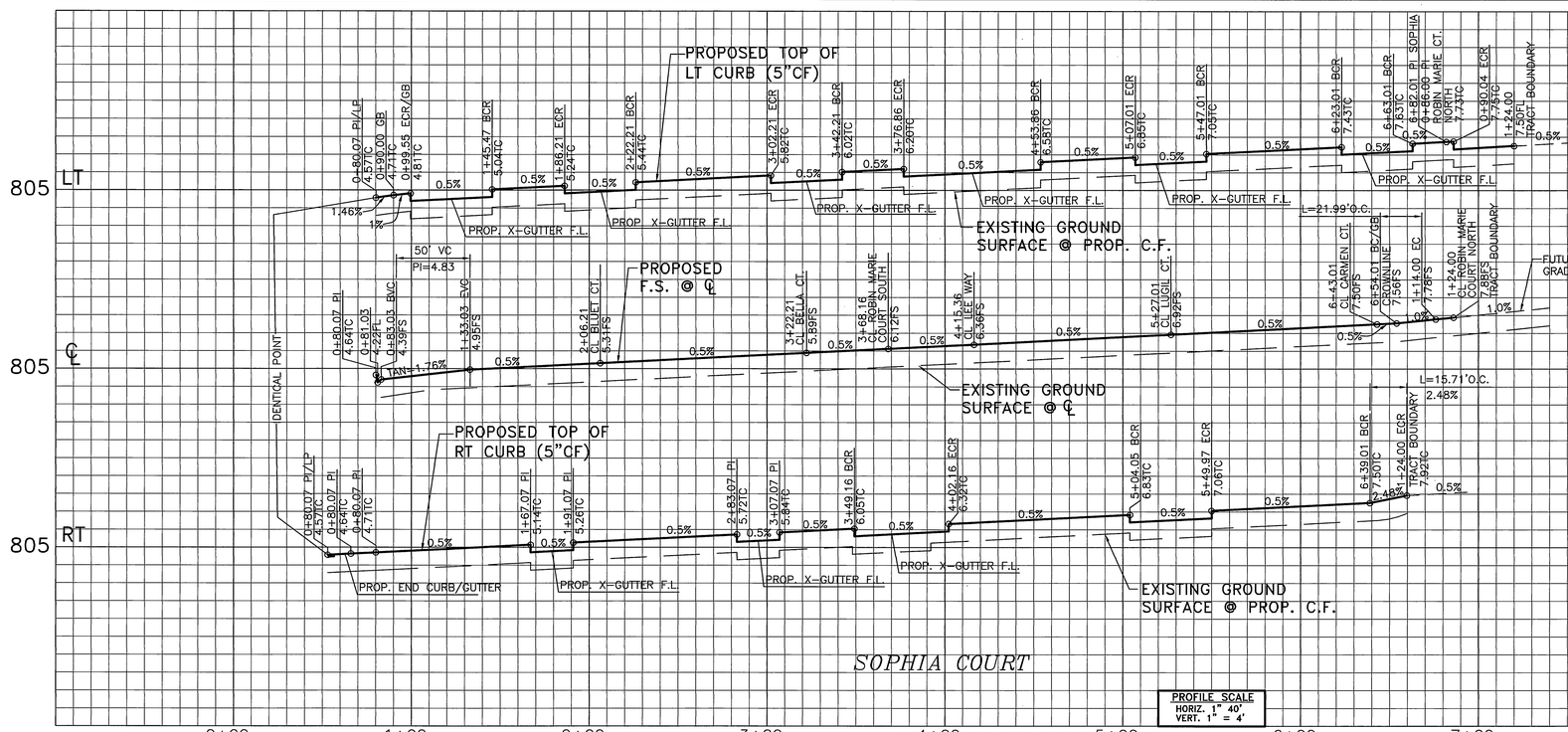
TRACT 30922-1
STREET IMPROVEMENT PLANS
CARMEN & LUIGL CT (PRIVATE)

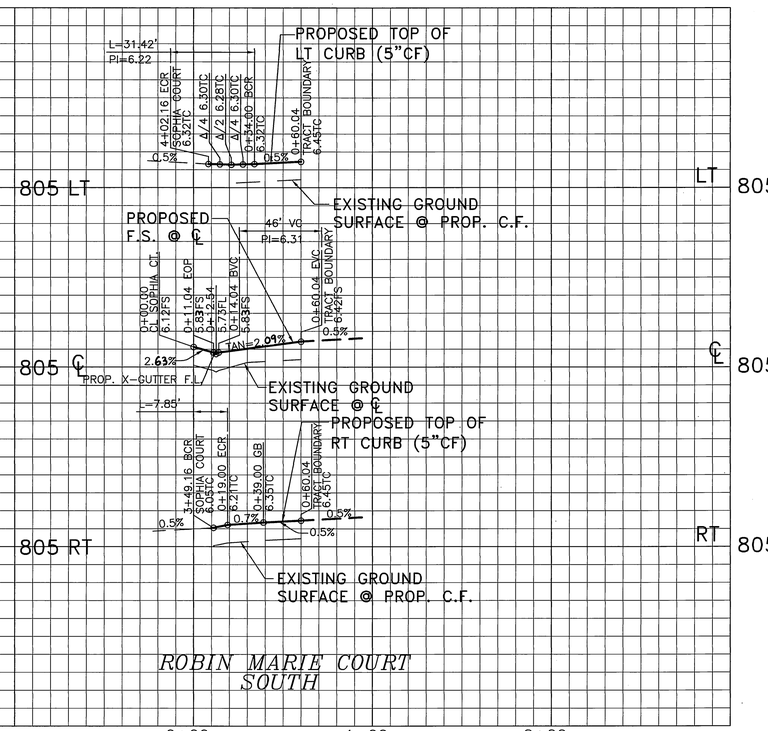
File name: P:\TPG\03\03-026\ST\30922-1ST04.dwg

R-3772
Sheet 4 OF 6 SHEETS
FILE NO. 03-026

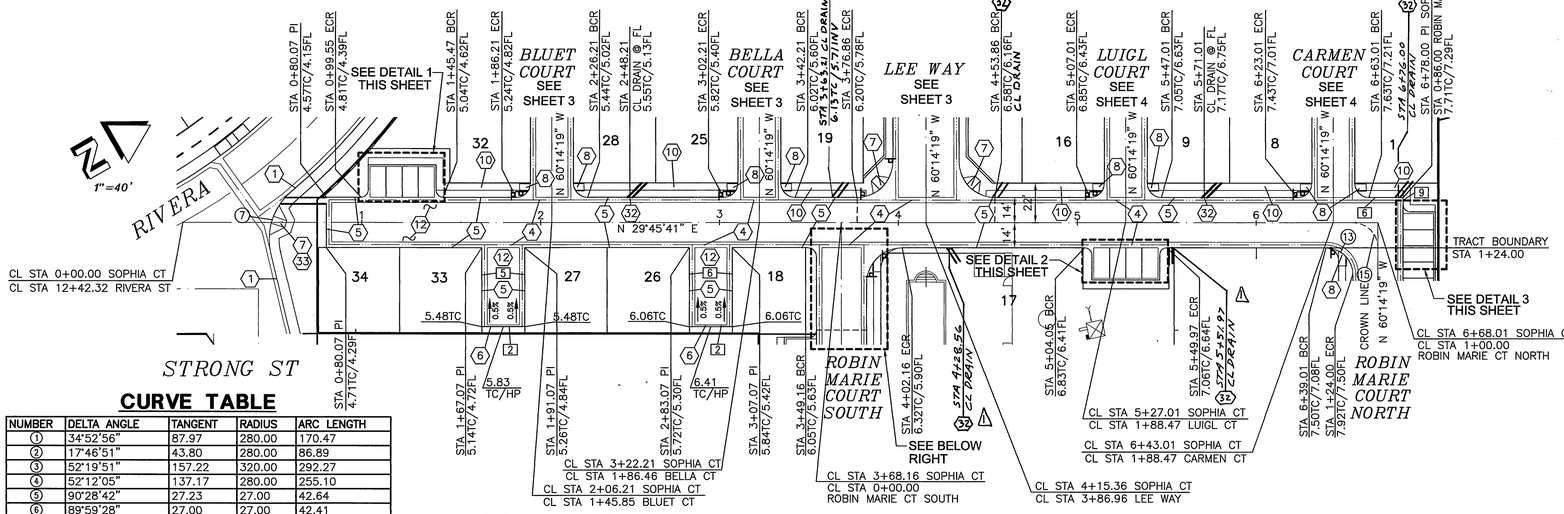
INDEXED 2-28-05 HH

5-1044-37





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



CURVE TABLE

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⑩	90°00'00"	20.00	20.00	31.42
⑪	90°00'00"	4.00	4.00	6.28
⑫	90°00'00"	20.00	20.00	31.42
⑬	90°00'00"	15.00	15.00	23.56
⑭	12°46'31"	35.82	320.00	71.35
⑮	49°28'31"	2.30	5.00	4.32
⑯	89°39'04"	26.84	27.00	42.25
⑰	90°00'32"	27.00	27.00	42.42
⑱	90°00'00"	8.00	8.00	12.57
⑲	90°00'00"	5.00	5.00	7.85

LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	N 73°50'11" W	45.57'
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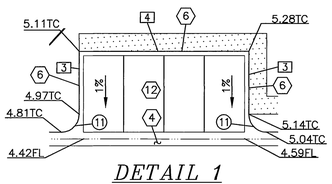
4	N 29°45'41" E	37.92'
5	S 60°14'19" E	44.03'
6	N 60°14'19" W	44.11'
7	N 29°45'41" E	14.00'
8	S 60°14'19" E	29.96'
9	S 60°14'19" E	4.04'
10	S 39°33'30" W	5.30'

SOPHIA COURT

CONSTRUCTION NOTES

No.	DESCRIPTION
1	CONSTRUCT CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 – TYPE I (8" CF)
4	CONSTRUCT 3' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220 MODIFIED PER DETAIL ON SHEET 1.
5	CONSTRUCT ROLLED CURB & GUTTER PER DETAIL SHEET 1.
6	CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200 – TYPE C1
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 4' WIDE SIDEWALK & ROLLED CURB – SEE DETAIL 1 ON PAGE 4
10	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
12	CONSTRUCT 3.5" A.C. OVER 4" C.A.B. PER SR 1640; R-VALUE; 60
32	CONSTRUCT CURB DRAIN WITH TWO 4" CAST IRON PIPES PER APWA STD. DWG. NO. 150–1, CASE I
33	NON SLIP BROOM FINISH REQUIRED



DETAIL 1
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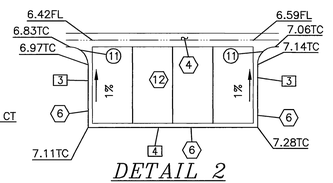

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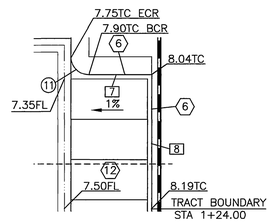

DETAIL 3
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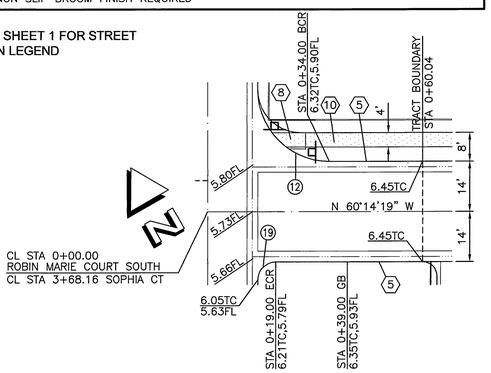
(X) SEE SHEET 1 FOR STREET SIGN LEGEND



ROBIN MARIE CT. SOUTH
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

PW03-0491

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Prepared Under The Supervision Of:
Vincent Kleppe
Date: 8-26-04
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
REGISTRATION EXPIRES: 12/31/04

REGISTERED PROFESSIONAL ENGINEER VINCENT G. KLEPPE No. 55750 Exp. 12/31/04 CIVIL STATE OF CALIFORNIA

THE PRIZM GROUP
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•LAND PLANNING
310 N. COTA ST. SUITE I, CORONA, CA 92880
PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpg@the-prizm-group.com

Bench Mark: GPS–51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 8-26-04

RIVERA VILLAS

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:
⚠	ADD PAVE SECTION & CURB DRAINS	RVC	2-28-05

DESIGNED: VGK | DRAWN: BM | CHECKED: VGK

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
APPROVED BY 8/31/04

CITY OF RIVERSIDE WATER DEPARTMENT
APPROVED BY 8/31/04

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		10/14/04
PARK DEPARTMENT		08/30/04
TRAFFIC DIVISION		10/14/04

APPROVED BY
CITY ENGINEER
DATE 10/14/04

TRACT 30922-1
STREET IMPROVEMENT PLANS
SOPHIA CT. & ROBIN MARIE CT. SOUTH (PRIVATE)

File name: P:\TPG\03\03-026\ST\30922-1\30922-1ST05.dwg

R-3772
Sheet 5 OF 6 SHEETS
FILE NO. 03-026

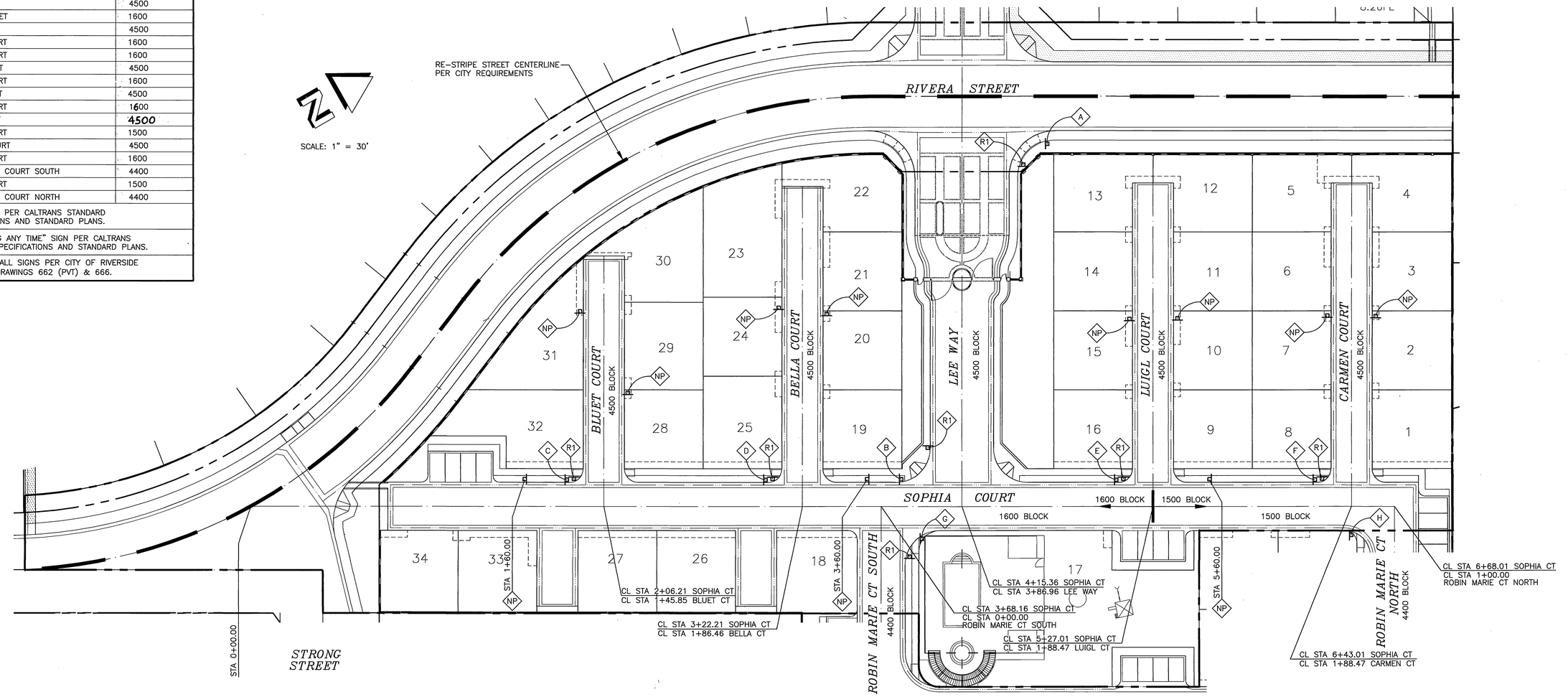
S-10477-22

INDEXED 2-28-05 LH

TRAFFIC & STREET NAME SIGN SCHEDULE

A	LEE WAY	4500
	RIVERA STREET	1600
B	LEE WAY	4500
	SOPHIA COURT	1600
C	SOPHIA COURT	1600
	BLUET COURT	4500
D	SOPHIA COURT	1600
	BELLA COURT	4500
E	SOPHIA COURT	1600
	LUIGL COURT	4500
F	SOPHIA COURT	1500
	CARMEN COURT	4500
G	SOPHIA COURT	1600
	ROBIN MARIE COURT SOUTH	4400
H	SOPHIA COURT	1500
	ROBIN MARIE COURT NORTH	4400
R1	"STOP" SIGN PER CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS.	
NP	"NO PARKING ANY TIME" SIGN PER CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS.	

NOTE: INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS 662 (PVT) & 666.



RIVERSIDE CITY BUSINESS TAX CERTIFICATE # 75296 EXP. 6/10/05 | PW03-0491

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:
Vincent Kleppe
Date: 8-26-04
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
REGISTRATION EXPIRES: 12/31/04

REGISTERED PROFESSIONAL ENGINEER VINCENT G. KLEPPE No. 55750 Exp. 12/31/04 CIVIL STATE OF CALIFORNIA

THE PRIZM GROUP
· CYRAX 3-D LASER SCANNING
· GPS & ROBOTIC SURVEYING
· GEOMATIC ENGINEERING
· CIVIL ENGINEERING
· LAND PLANNING
310 N. COTA ST. SUITE I, CORONA, CA 92880
PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpg@the-prizm-group.com

Scale: 1" = 30'
Date: 8-26-04

RIVERA VILLAS

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: VGK | DRAWN: BM | CHECKED: VGK

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
APPROVED BY 8/31/04

CITY OF RIVERSIDE WATER DEPARTMENT
APPROVED BY 8/30/04

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		10/14/04
PARK DEPARTMENT		08/30/04
TRAFFIC DIVISION		10/14/04

APPROVED BY
CITY ENGINEER
DATE 10/14/04

TRACT 30922-1 STREET SIGNAGE PLAN

R-3772
Sheet 6 OF 6 SHEETS
FILE NO. 03-026
File name: P:\TPG\03\03-026\ST\30922-1\30922-1ST06.dwg

INDEXED 2-28-05 LH