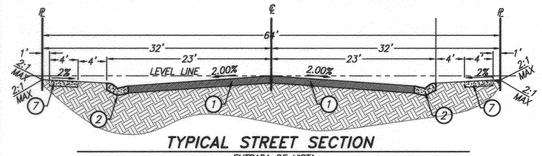
STREET IMPROVEMENT PLANS FOR:

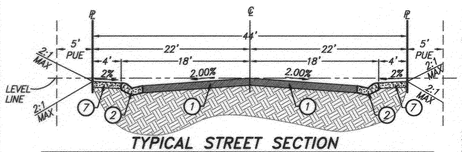
TRACT No. 32772

RIVERSIDE, CA.



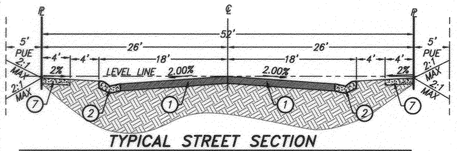
TYPICAL STREET SECTION

ENTRADA DE VISTA
T.I.=5
N.T.S.



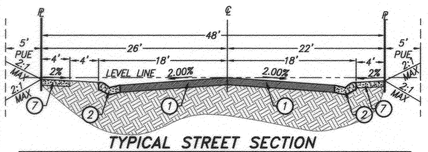
TYPICAL STREET SECTION

FAIR GROVE COURT
T.I.=5
N.T.S.



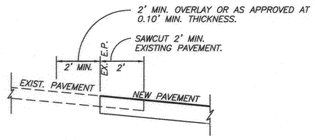
TYPICAL STREET SECTION

PORTOFINO LANE & CALLE BELLA
T.I.=5
N.T.S.



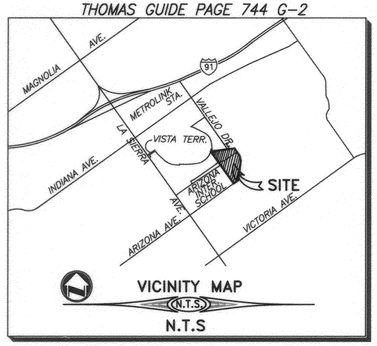
TYPICAL STREET SECTION

CAMPANIA TERRACE
T.I.=5
N.T.S.

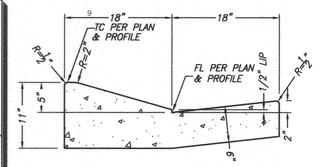


⑨ **JOIN DETAIL**
N.T.S.

THOMAS GUIDE PAGE 744 G-2

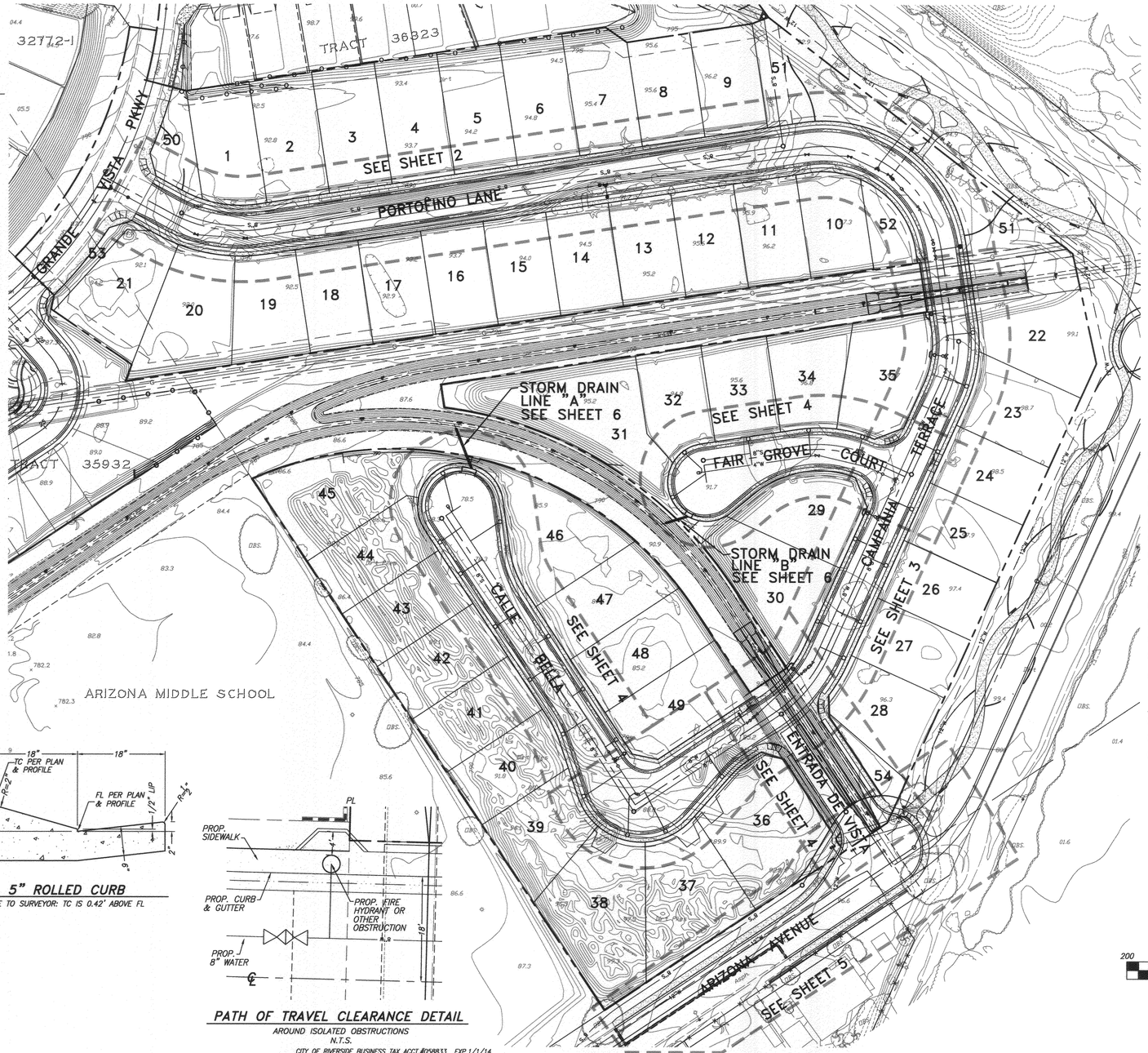


SECTION 24, T. 3S, R. 6W



② **5" ROLLED CURB**
NOTE TO SURVEYOR: TC IS 0.42' ABOVE FL

PATH OF TRAVEL CLEARANCE DETAIL
AROUND ISOLATED OBSTRUCTIONS
N.T.S.
CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/14



STREET CONSTRUCTION GENERAL NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-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 REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
7. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, 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. 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.
12. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
13. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF DEVELOPER
14. 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
15. 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.
16. 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
17. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING STREETS TO TRAFFIC.
18. SEE STREET LIGHT PLAN FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.*
19. ON ALL AREAS WITH 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.

*THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. THE RELOCATION OF ANY UNDERGROUND POWER FACILITIES SHALL BE RELOCATED BY THE DEVELOPER AND THE CITY OF RIVERSIDE AT THE DEVELOPERS EXPENSE. THE RELOCATION OF ANY OVERHEAD POWER FACILITIES SHALL BE RELOCATED BY THE CITY OF RIVERSIDE AT THE DEVELOPERS EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES APPROX. 90 DAYS PRIOR TO CONSTRUCTION FOR APPROVED STREET LIGHT PLANS AND/OR RELOCATION PLANS.
CONTACT: STEVE JOHAL PHONE: 951-826-5830
3901 ORANGE ST.
RIVERSIDE CA 92501

WATER DEPARTMENT NOTE

A MINIMUM COVER OF 24" SHALL BE MAINTAINED ABOVE ALL WATER LINES DURING ALL EXCAVATION, BACKFILL AND COMPACTION ACTIVITIES DURING STREET IMPROVEMENTS. CONTACT TONI REDMAN @ (951) 826-2126 IF COVER IS REDUCED BEYOND THIS OR FOR ANY OTHER QUESTIONS REGARDING THIS REQUIREMENT.

BASIS OF BEARINGS

THE CENTERLINE OF LA SIERRA AVENUE BEING NORTH 33°37'19" WEST PER TRACT 32772-1 MB 416/51-56 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

CONSTRUCTION NOTES AND QUANTITY ESTIMATE - STREET

THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKE-OFF".

(1)	PLACE ___ A.C. OVER ___C.A.B. PER S.R. _____ R= _____	75,266	SF
(2)	CONSTRUCT 5" ROLLED CURB PER CITY OF RIVERSIDE STD. 200 (TYPE C2)	4,303	LF
(3)	CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 (TYPE I)	760	LF
(4)	CONSTRUCT 16' CURB TRANSITION PER CITY OF RIVERSIDE STD. 210	8	EA
(5)	CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. 200 (TYPE II)	218	LF
(6)	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220	754	SF
(7)	CONSTRUCT 4" THICK P.C.C. SIDEWALK (WIDTH PER PLAN)	22,747	SF
(8)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE I)	6	EA
(9)	SAWCUT AND JOIN PER DETAIL HEREON	224	LF
(10)	STREET SIGNS PER STREET SIGN SCHEDULE	10	EA
(11)	REMOVE EXISTING PAVEMENT	3524	SF
(12)	REMOVE EXISTING CURB AND GUTTER	117	LF
(13)	APPLY 'STOP' LEGEND- THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. PLAN A24D	3	EA
(14)	APPLY 12" SOLID WHITE LIMIT LINE- THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. A24E	3	EA

CONSTRUCTION NOTES AND QUANTITY ESTIMATE - STORM DRAIN

(20)	INSTALL 18" R.C.P. PER PROFILE	57	LF
(21)	CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD DWG NO. 405 (W & H PER PLAN)	2	EA
(22)	CONSTRUCT JUNCTION STRUCTURE NO. 7 PER R.C.F.C.&W.C.D. STD. DWG. NO. JS232	2	EA

OWNER/DEVELOPER

TRI POINTE HOMES, LLC
19520 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612
TEL: (949) 478-8600 FAX: (949) 478-8601

PROFILE NOTE:

UNLESS SPECIFIED, TANGENT GRADE IS EQUAL TO ADJACENT STRAIGHT GRADE.

200 0 200 400 600
Scale 1" = 200'
INDEX MAP

STREET SIGN SCHEDULE

(A)	PORTOFINO LANE	10800
	GRANDE VISTA PKWY	
(B)	PORTOFINO LANE	10800
(C)	CAMPANIA TERRACE	10800
	CAMPANIA TERRACE	10800
(D)	FAIR GROVE COURT	10800
	CAMPANIA TERRACE	10800
(E)	ENTRADA DE VISTA	
	CAMPANIA TERRACE	10800
(F)	CALLE BELLA	3000
	ENTRADA DE VISTA	
(H)	ARIZONA AVE.	10900
(I)	STOP SIGN	3
(J)	NOT A THROUGH STREET	1

+ INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #662 & #662A
- INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #664

INDEX

TITLE SHEET.....SHEET 1
STREET IMPROVEMENT PLANS.....SHEET 2-5
STORM DRAIN IMPROVEMENT PLANS.....SHEET 6

CITY OF RIVERSIDE ELECTRICAL DEPT.
REVIEWED FOR CONFLICTS BY _____ DATE 10-29-13

CITY OF RIVERSIDE WATER DEPT.
REVIEWED FOR CONFLICTS BY _____ DATE 10-28-2013

REGISTERED PROFESSIONAL ENGINEER MITCHELL JAY ADKISON NO. 75731 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

811 Know what's below. Call before you dig.

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering - Surveying - Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599
Under the Supervision of: Mitchell Adkison, R.C.E. 75731 Date: 10-28-13

BENCHMARK: D3-E3
P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE BASE OF STREET LIGHT, 2 FEET NORTHWESTERLY OF THE NORTHERLY CURB RETURN AT FILLMORE STREET AND ARIZONA AVENUE. FORMERLY D3-D RESET
ELEVATION: 791.284
NGVD 1929(TYP)

MARK	REVISIONS	APPR.	DATE

DESIGNED BY : R.D.R. DRAWN BY : R.D.R. CHECKED BY : C-

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY		
PRINCIPAL ENGINEER	11/15/13	
TRAFFIC DIVISION	11-15-13	

APPROVED BY _____
CITY ENGINEER
DATE 12/11/2013

STREET IMPROVEMENT PLAN
TRACT 32772
COVER SHEET
PRIVATE STREETS
A.P.N. 138-130-016, 138-130-019
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

PW11-0319
ACCOUNT NO.
R-4234
SHEET 1 OF 6
J.N. 7874

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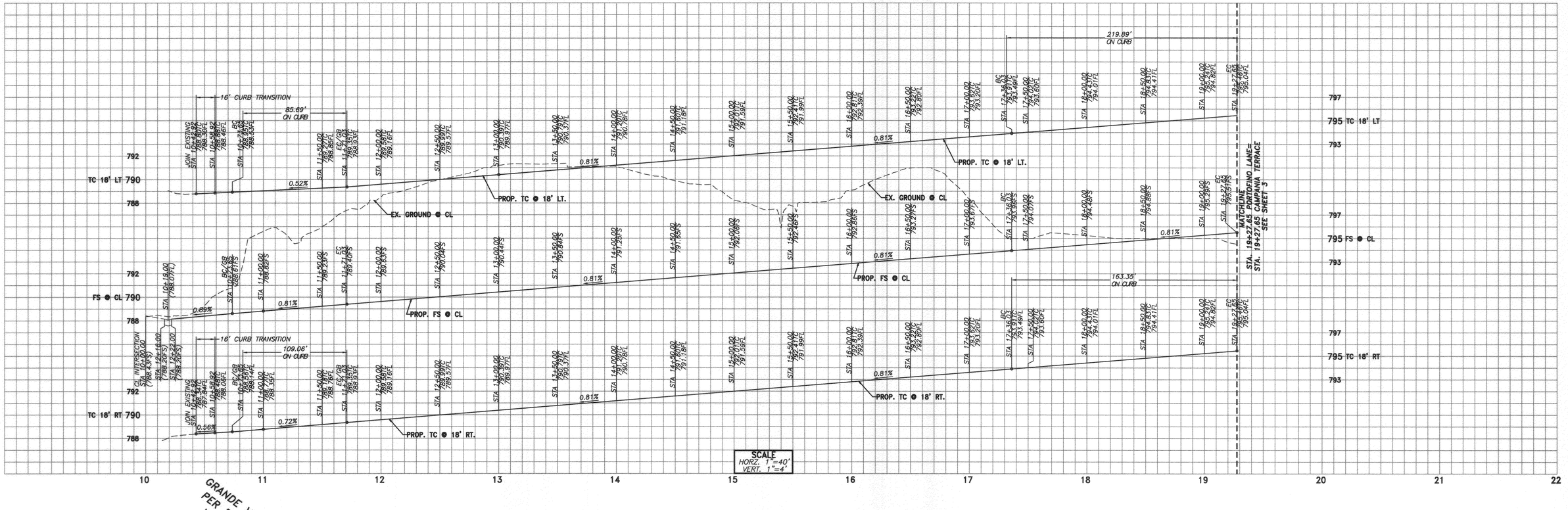
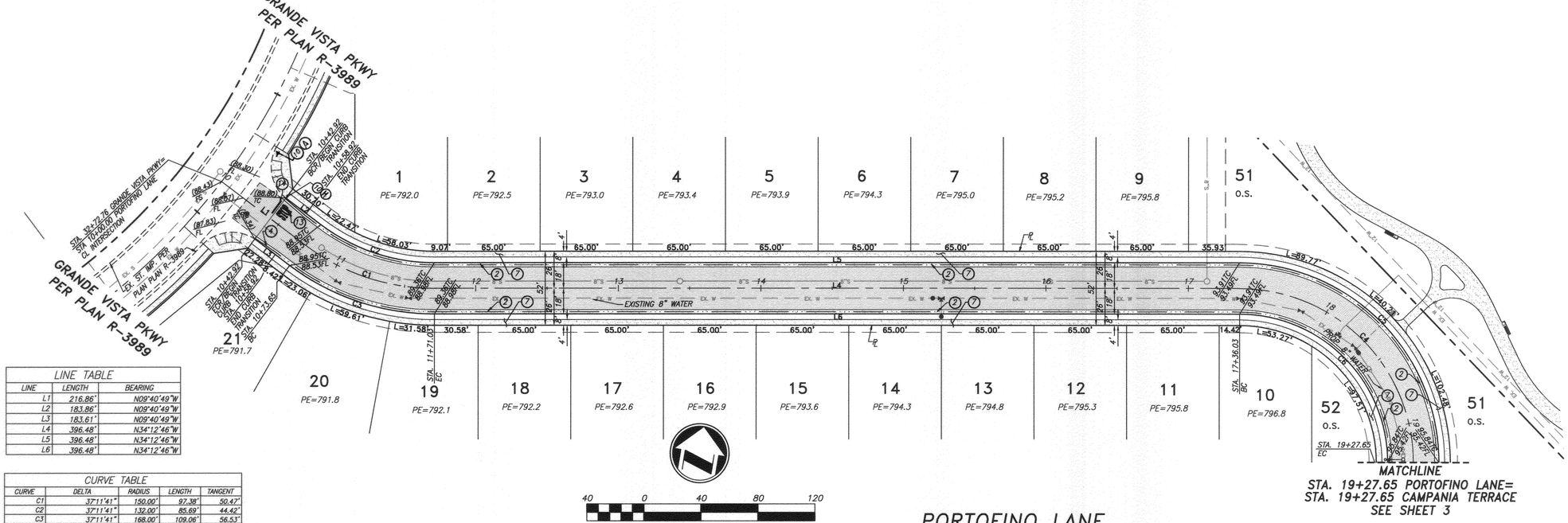
PLOT DATE:10/25/13





LINE TABLE		
LINE	LENGTH	BEARING
L1	216.86'	N09°40'49"W
L2	183.86'	N09°40'49"W
L3	183.61'	N09°40'49"W
L4	396.48'	N34°12'46"W
L5	396.48'	N34°12'46"W
L6	396.48'	N34°12'46"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	37°11'41"	150.00'	97.38'	50.47'
C2	37°11'41"	132.00'	85.69'	44.42'
C3	37°11'41"	168.00'	109.06'	56.53'
C4	89°59'34"	122.00'	191.62'	121.98'
C5	89°59'34"	140.00'	219.89'	139.98'
C6	89°59'34"	104.00'	163.35'	103.99'

CITY WATER DEPARTMENT NOTE:

A MINIMUM OF 24" SHALL BE MAINTAINED ABOVE ALL WATERLINES DURING ALL EXCAVATION, BACKFILL AND COMPACTION ACTIVITIES DURING STREET IMPROVEMENTS. CONTACT MATTHEW BATES @ 951-826-5116 IF COVER IS REDUCED BEYOND THIS OR FOR ANY OTHER QUESTIONS REGARDING THIS REQUIREMENT.

CONSTRUCTION NOTES

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CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/14

CITY OF RIVERSIDE ELECTRICAL DEPT.
REVIEWED FOR CONFLICTS BY 10-28-13 DATE

CITY OF RIVERSIDE WATER DEPT.
REVIEWED FOR CONFLICTS BY 10-28-2013 DATE

REGISTERED PROFESSIONAL ENGINEER MITCHELL JAY ADKISON NO. 75731 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

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PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599
Under the Supervision of: Mitchell Adkison, R.C.E. 75731 Date: 10-28-13

BENCHMARK: D3-E3
P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE BASE OF STREET LIGHT, 2 FEET NORTHWESTERLY OF THE NORTHERLY CURB RETURN AT FILLMORE STREET AND ARIZONA AVENUE. FORMERLY D3-D RESET

ELEVATION: 791.284
NGVD 1929(TYP)

MARK	REVISIONS	APPR.	DATE

DESIGNED BY : R.D.R. DRAWN BY : R.D.R. CHECKED BY : C-

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY		
PRINCIPAL ENGINEER	10/28/13	
TRAFFIC DIVISION	11-11-13	

APPROVED BY
CITY ENGINEER
DATE 12/11/2013

STREET IMPROVEMENT PLAN
TRACT 32772
PORTOFINO LANE
A.P.N. 138-130-016, 138-130-019
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

PW11-0319
ACCOUNT NO.
R-4234
SHEET 2 OF 6
J.N. 7874

2VZ

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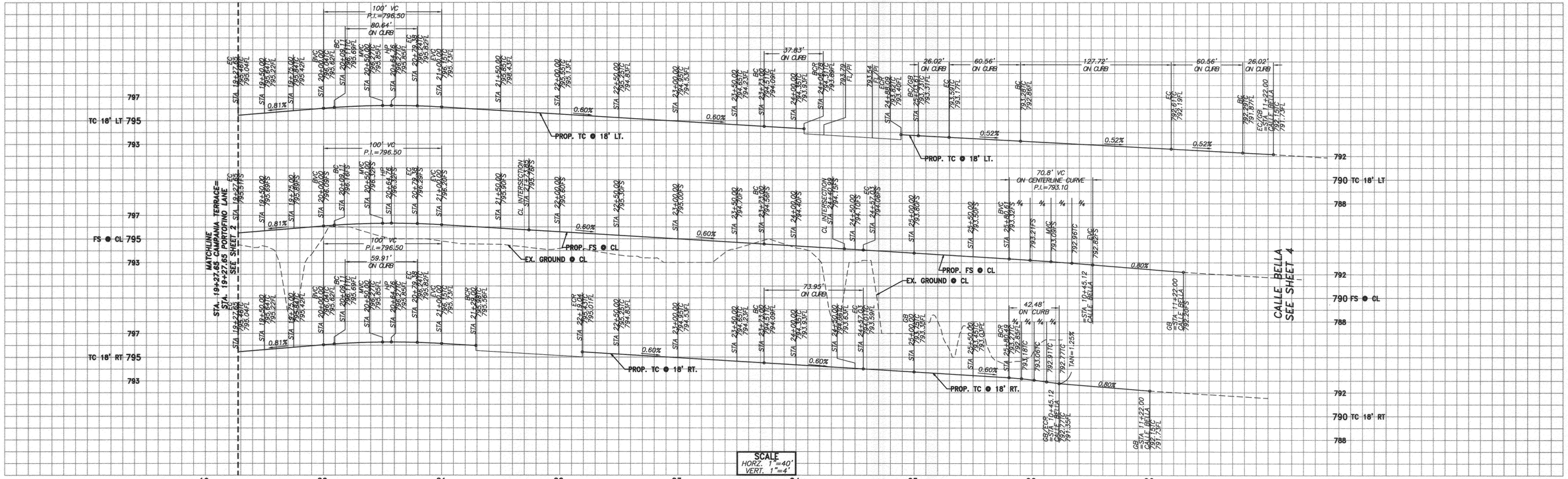
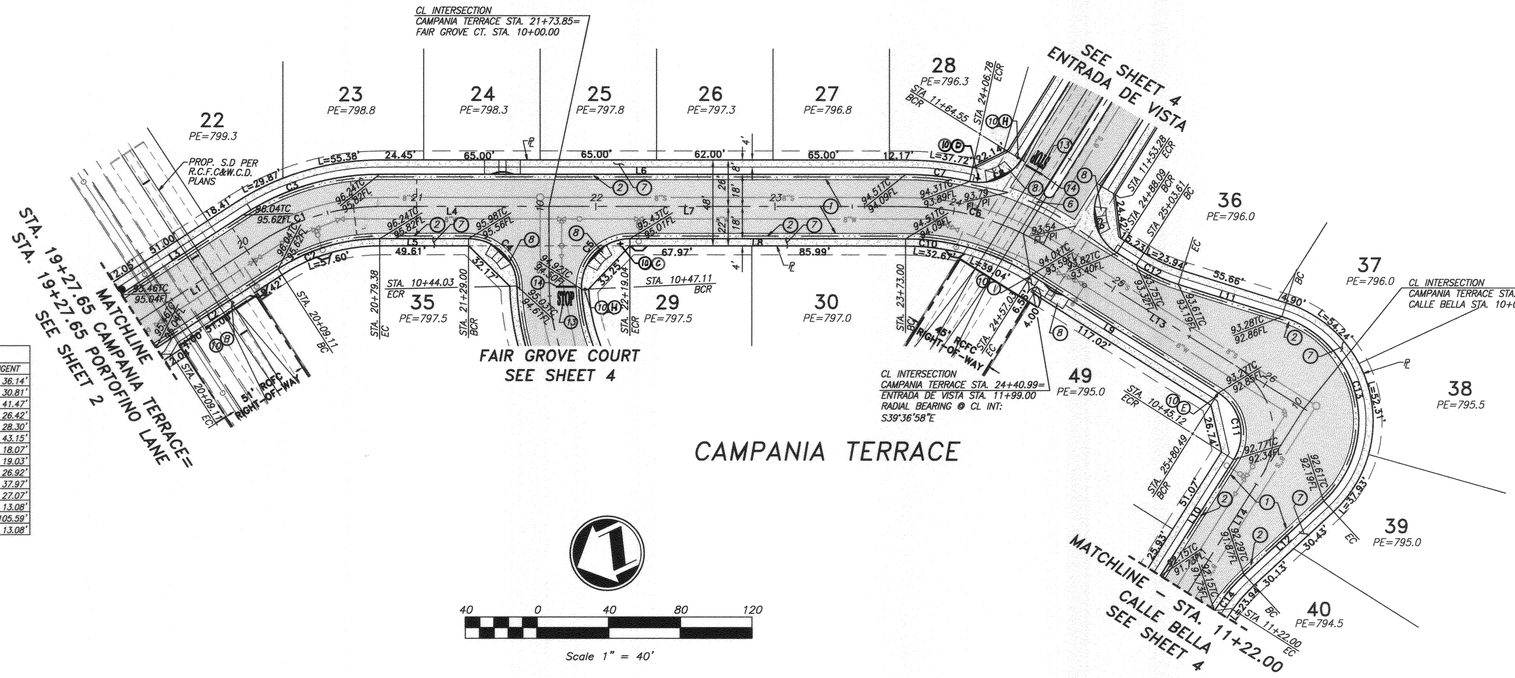
PLOT DATE:10/29/13





LINE TABLE		
LINE	LENGTH	BEARING
L1	81.46'	S08°35'22"E
L2	81.46'	S08°35'22"E
L3	81.46'	S08°35'22"E
L4	94.47'	S24°24'49"W
L5	49.61'	S24°24'49"W
L6	293.62'	S24°24'49"W
L7	199.15'	S24°24'49"W
L8	153.96'	S24°24'49"W
L9	123.46'	S56°30'42"W
L10	76.88'	N33°20'10"W
L11	60.56'	S41°36'11"W
L12	60.56'	N18°25'39"W
L13	168.58'	S56°30'42"W
L14	122.00'	N33°20'10"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	33°00'11"	122.00'	70.27'	36.14'
C2	33°00'11"	104.00'	59.91'	30.81'
C3	33°00'11"	140.00'	80.64'	41.47'
C4	88°45'43"	27.00'	41.83'	26.42'
C5	92°41'09"	27.00'	43.68'	28.30'
C6	32°05'53"	150.00'	84.03'	43.15'
C7	12°16'49"	168.00'	36.01'	18.07'
C8	70°20'50"	27.00'	33.15'	19.03'
C9	89°50'06"	27.00'	42.33'	26.92'
C10	32°05'53"	132.00'	73.95'	37.97'
C11	90°09'08"	27.00'	42.48'	27.07'
C12	14°54'31"	100.00'	26.02'	13.08'
C13	119°58'10"	61.00'	127.73'	105.59'
C14	14°54'31"	100.00'	26.02'	13.08'

CONSTRUCTION NOTES

1. PLACE ___ A.C. OVER ___ C.A.B. PER S.R. _____ R=____
2. CONSTRUCT 5" ROLLED CURB PER CITY OF RIVERSIDE STD. 200 (TYPE C2)
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CITY OF RIVERSIDE ELECTRICAL DEPT.
REVIEWED FOR CONFLICTS BY _____ DATE 10-28-13

CITY OF RIVERSIDE WATER DEPT.
REVIEWED FOR CONFLICTS BY _____ DATE 10-28-2013

REGISTERED PROFESSIONAL ENGINEER MITCHELL JAY ADKISON NO. 75731 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

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CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/14

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0244 · Fax:(951) 688-0599
Under the Supervision of: _____ Date: 10-28-13
Mitchell Addison, R.C.E. 75731

BENCHMARK: D3–E3
P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE BASE OF STREET LIGHT, 2 FEET NORTHWESTERLY OF THE NORTHERLY CURB RETURN AT FILLMORE STREET AND ARIZONA AVENUE. FORMERLY D3–D RESET
ELEVATION: 791.284
NGVD 1929(TYP)

MARK	REVISIONS	APPR.	DATE

DESIGNED BY : R.D.R. DRAWN BY : R.D.R. CHECKED BY : C–

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY		
PRINCIPAL ENGINEER	12/9/13	EJM
TRAFFIC DIVISION	11-15-13	K.H.

APPROVED BY _____
CITY ENGINEER
DATE 12/11/2013

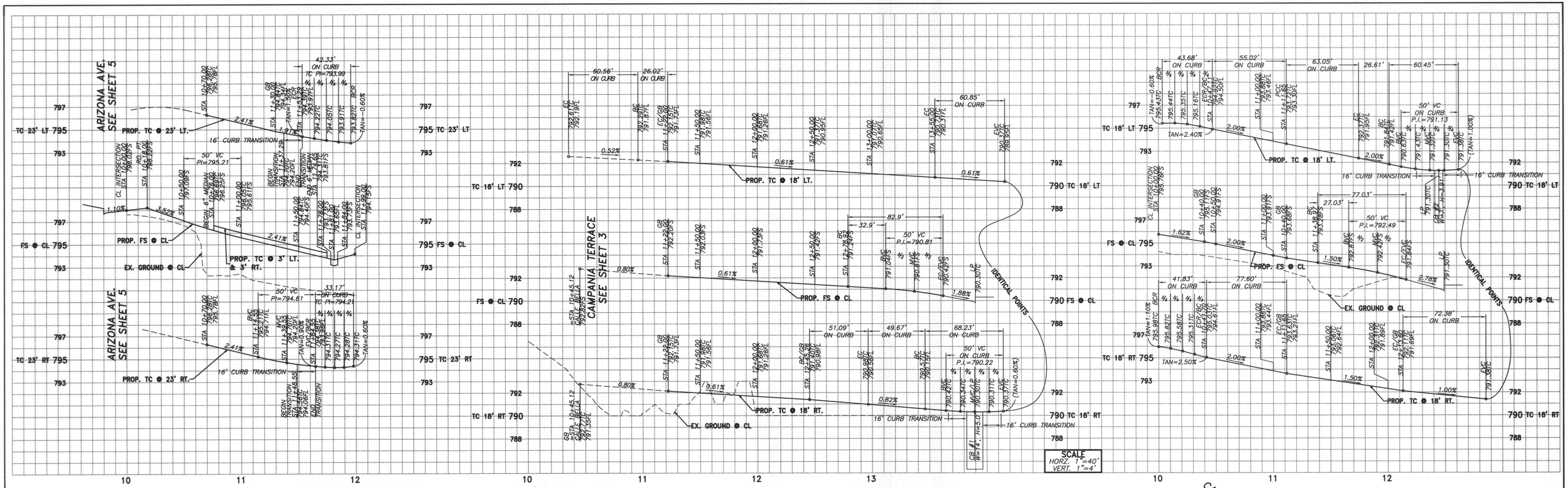
STREET IMPROVEMENT PLAN
TRACT 32772
CAMPANIA TERRACE
A.P.N. 138-130-016, 138-130-019

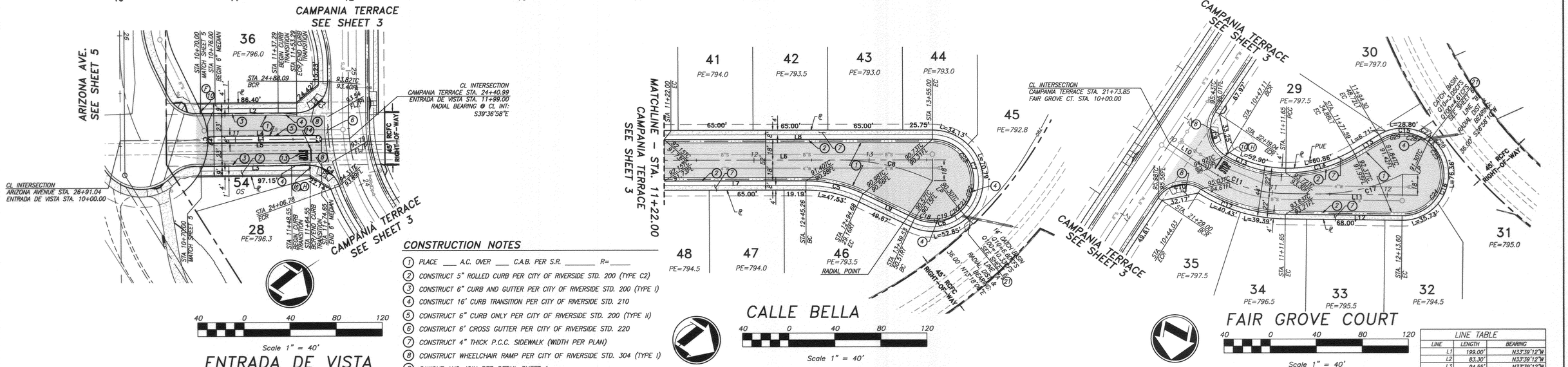
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

PW11-0319
ACCOUNT NO.
R-4234
SHEET 3 OF 6
J.N. 7874

PLOT DATE:10/29/13

U:\Projects\FOREMOST COMMUNITIES\7874\Engineering\streets\TR 32772\7874st03.dwg





CONSTRUCTION NOTES

1. PLACE ___ A.C. OVER ___ C.A.B. PER S.R. _____ R=____
2. CONSTRUCT 5" ROLLED CURB PER CITY OF RIVERSIDE STD. 200 (TYPE C2)
3. CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 (TYPE I)
4. CONSTRUCT 16' CURB TRANSITION PER CITY OF RIVERSIDE STD. 210
5. CONSTRUCT 6" CURB ONLY PER CITY OF RIVERSIDE STD. 200 (TYPE II)
6. CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
7. CONSTRUCT 4" THICK P.C.C. SIDEWALK (WIDTH PER PLAN)
8. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE I)
9. SAWCUT AND JOIN PER DETAIL SHEET 1
10. STREET SIGNS PER STREET SIGN SCHEDULE
11. REMOVE EXISTING PAVEMENT
12. REMOVE EXISTING CURB AND GUTTER
13. APPLY 'STOP' LEGEND– THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. PLAN A24D
14. APPLY 12" SOLID WHITE LIMIT LINE– THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. A24E
21. CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. DWG. NO. 405 (W & H PER PLAN)

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/14

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	180°00'00"	3.00'	9.42'	INFINITE'
C2	179°59'55"	3.00'	9.42'	INFINITE'
C3	89°50'06"	27.00'	42.33'	26.92'
C4	70°20'50"	27.00'	33.15'	19.03'
C5	25°27'07"	115.00'	51.09'	25.97'
C6	68°48'57"	36.00'	43.24'	24.66'
C7	136°38'10"	36.00'	85.85'	90.55'
C8	25°17'14"	187.84'	82.90'	42.14'
C9	92°41'09"	27.00'	43.68'	28.30'
C10	88°45'43"	27.00'	41.83'	26.42'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C11	32°51'08"	122.00'	69.95'	35.97'
C12	31°45'28"	140.00'	77.60'	39.82'
C13	30°18'28"	100.00'	52.90'	27.08'
C14	31°24'47"	111.00'	60.86'	31.21'
C15	68°57'53"	36.00'	43.33'	24.73'
C16	142°26'54"	36.00'	89.50'	105.90'
C17	27°17'22"	161.73'	77.03'	39.26'
C18	28°13'53"	36.00'	17.74'	9.05'
C19	25°27'53"	36.00'	16.00'	8.13'
C20	15°07'11"	36.00'	9.50'	4.78'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C21	15°07'11"	36.00'	9.50'	4.78'
C22	25°27'53"	36.00'	16.00'	8.13'
C23	96°03'06"	36.00'	60.35'	40.02'
C24	107°26'03"	36.00'	67.50'	49.04'
C25	25°27'53"	36.00'	16.00'	8.13'
C26	9°32'57"	36.00'	6.00'	3.01'
C27	9°32'57"	36.00'	6.00'	3.01'
C28	25°27'53"	36.00'	16.00'	8.13'
C29	33°57'03"	36.00'	21.33'	10.99'

LINE TABLE

LINE	LENGTH	BEARING
L1	199.00'	N33°39'12"W
L2	83.30'	N33°39'12"W
L3	94.55'	N33°39'12"W
L4	92.65'	N33°39'12"W
L5	92.65'	N33°39'12"W
L6	233.00'	N33°20'10"W
L7	123.14'	N33°20'10"W
L8	233.00'	N33°20'10"W
L9	49.67'	N07°53'03"W
L10	41.70'	N65°43'48"W
L11	101.41'	S81°25'04"W
L12	101.41'	S81°25'04"W
L13	26.61'	S50°00'17"W

CITY OF RIVERSIDE ELECTRICAL DEPT.
REVIEWED FOR CONFLICTS BY 10-28-13 DATE

CITY OF RIVERSIDE WATER DEPT.
REVIEWED FOR CONFLICTS BY 10-28-2013 DATE

REGISTERED PROFESSIONAL ENGINEER MITCHELL JAY ADKISON NO. 75731 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

811 Know what's below. Call before you dig.

PLANS PREPARED BY: adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599
Under the Supervision of: Mitchell Adkison, R.C.E. 75731 Date: 10-28-13

BENCHMARK: D3–E3
P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE BASE OF STREET LIGHT, 2 FEET NORTHWESTERLY OF THE NORTHERLY CURB RETURN AT FILLMORE STREET AND ARIZONA AVENUE. FORMERLY D3–D RESET

ELEVATION: 791.284
NGVD 1929(TYP)

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: R.D.R. DRAWN BY: R.D.R. CHECKED BY: C–

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
PRINCIPAL ENGINEER			
TRAFFIC DIVISION		11-15-13	

APPROVED BY
CITY ENGINEER
DATE 12/4/2013

STREET IMPROVEMENT PLAN
TRACT 32772
ENTRADA DE VISTA
CALLE BELLA
FAIR GROVE COURT
A.P.N. 138-130-016, 138-130-019
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

PW11-0319
ACCOUNT NO.
R-4234
SHEET 4 OF 6
J.N. 7874

PLOT DATE:10/29/13
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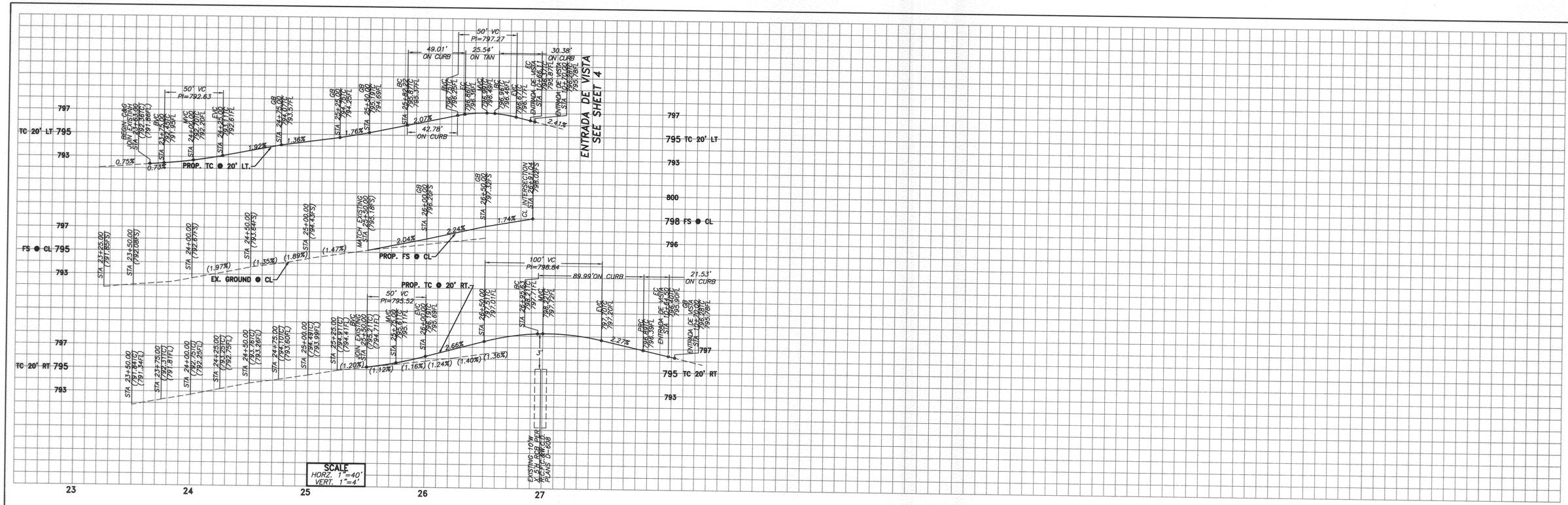
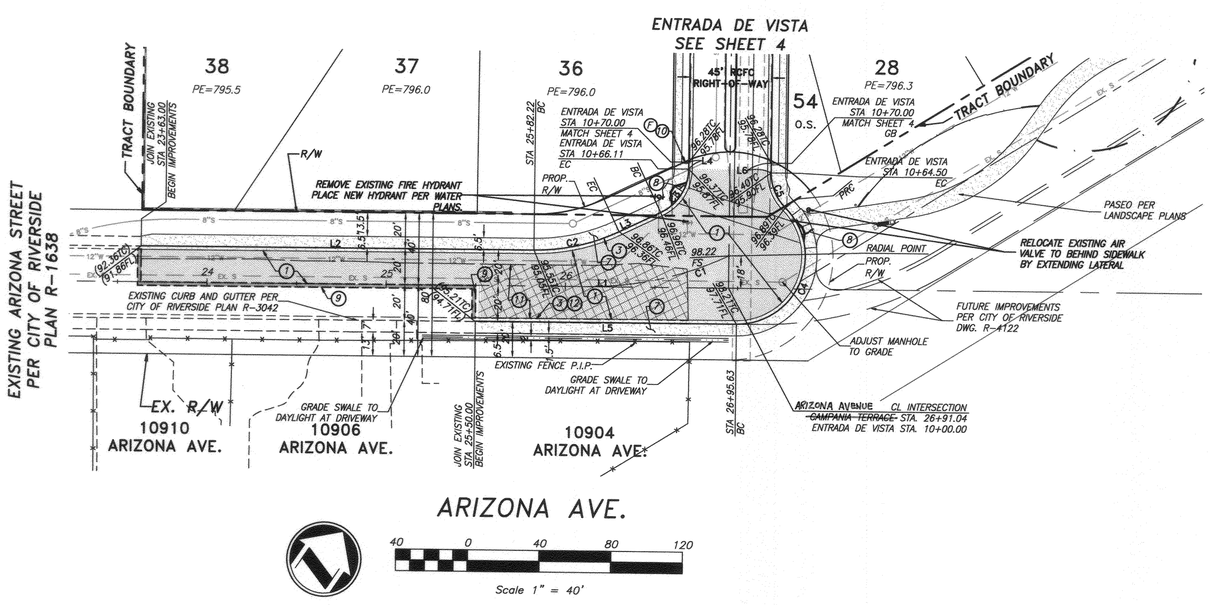
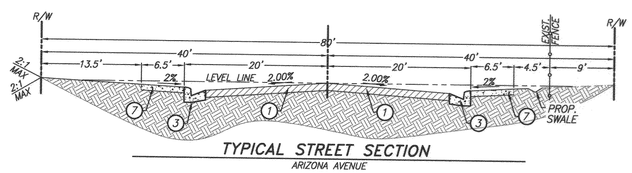


ENTRADA DE VISTA





TYPICAL STREET SECTION
ARIZONA AVENUE
T.I.=6
N.T.S.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	25°31'58"	184.35'	82.15'	41.77'
C2	25°31'34"	110.00'	49.01'	24.92'
C3	64°28'27"	27.00'	30.38'	17.03'
C4	135°41'19"	38.00'	89.99'	93.32'
C5	45°41'18"	27.00'	21.53'	11.37'

LINE TABLE		
LINE	LENGTH	BEARING
L1	141.04'	N56°20'49"E
L2	219.22'	N56°20'49"E
L3	25.54'	N30°49'15"E
L4	3.89'	N33°39'12"W
L5	145.63'	N56°20'49"E
L6	5.50'	N33°39'12"W

CONSTRUCTION NOTES

1. PLACE ___ A.C. OVER ___ C.A.B. PER S.R. _____ R=____
2. CONSTRUCT 5" ROLLED CURB PER CITY OF RIVERSIDE STD. 200 (TYPE C2)
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7. CONSTRUCT 4" THICK P.C.C. SIDEWALK (WIDTH PER PLAN)
8. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE I)
9. SAWCUT AND JOIN PER DETAIL SHEET 1
10. STREET SIGNS PER STREET SIGN SCHEDULE
11. REMOVE EXISTING PAVEMENT
12. REMOVE EXISTING CURB AND GUTTER

CITY OF RIVERSIDE ELECTRICAL DEPT.
REVIEWED FOR CONFLICTS BY CM DATE 10-24-13

CITY OF RIVERSIDE WATER DEPT.
REVIEWED FOR CONFLICTS BY [signature] DATE 10-28-2013

REGISTERED PROFESSIONAL ENGINEER MITCHELL JAY ADKISON NO. 75731 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

811 Know what's below. Call before you dig.

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/14

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599
Under the Supervision of: [signature] Mitchell Adkison, R.C.E. 75731 Date: 10-28-13

BENCHMARK: D3-E3
P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE BASE OF STREET LIGHT, 2 FEET NORTHWESTERLY OF THE NORTHERLY CURB RETURN AT FILLMORE STREET AND ARIZONA AVENUE. FORMERLY D3-D RESET
ELEVATION: 791.284
NGVD 1929(TYP)

MARK	REVISIONS	APPR.	DATE

DESIGNED BY : R.D.R. DRAWN BY : R.D.R. CHECKED BY : C—

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		11/9/13	FM
TRAFFIC DIVISION		11-15-13	JH

APPROVED BY [signature]
CITY ENGINEER
DATE 12/11/2013

STREET IMPROVEMENT PLAN
TRACT 32772
ARIZONA AVENUE
A.P.N. 138-130-016, 138-130-019
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

PW11-0319
ACCOUNT NO.
R-4234
SHEET 5 OF 6
J.N. 7874

812

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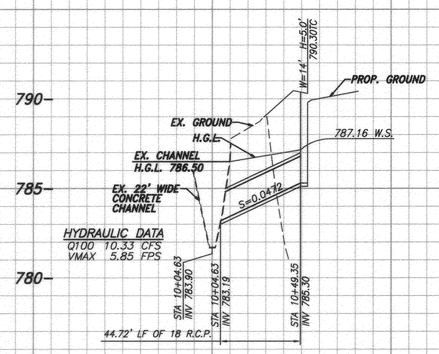
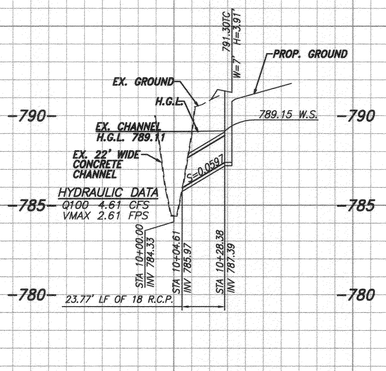
PLOT DATE:10/29/13

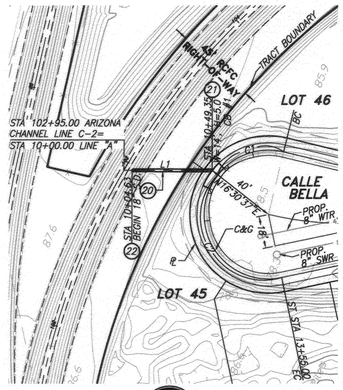


LINE A

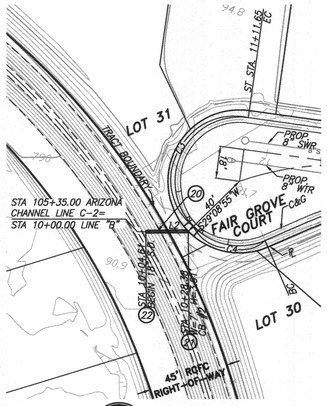


LINE B

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



LINE 'A'



LINE 'B'

40 0 40 80 160

Scale 1" = 40'

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.35	S21°22'39"E
L2	28.38	N73°00'00"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TAN
C1	65°36'20"	36.00	41.22	23.20
C2	139°50'47"	36.00	87.87	98.50
C3	142°16'09"	36.00	89.39	105.35
C4	69°08'38"	36.00	43.44	24.81

CONSTRUCTION NOTES

(20) INSTALL 18" R.C.P. PER PROFILE
(21) CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD DWG NO. 405 (W & H PER PLAN)
(22) CONSTRUCT JUNCTION STRUCTURE NO. 7 PER R.C.F.C&WCD STD DWG NO. JS232

CITY OF RIVERSIDE ELECTRICAL DEPT.
REVIEWED FOR CONFLICTS BY — DATE 10-28-13

CITY OF RIVERSIDE WATER DEPT.
REVIEWED FOR CONFLICTS BY — DATE 10-28-2013

REGISTERED PROFESSIONAL ENGINEER
MITCHELL JAY ADKISON
NO. 75731
EXP. 6-30-14
CIVIL
STATE OF CALIFORNIA

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CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/14

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599
Under the Supervision of: Mitchell Adkison, R.C.E. 75731 — Date: 10-28-13

BENCHMARK: D3-E3
P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE BASE OF STREET LIGHT, 2 FEET NORTHWESTERLY OF THE NORTHERLY CURB RETURN AT FILLMORE STREET AND ARIZONA AVENUE. FORMERLY D3-D RESET
ELEVATION: 791.284
NGVD 1929(TYP)

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: R.D.R. DRAWN BY: R.D.R. CHECKED BY: C—

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY		
PRINCIPAL ENGINEER	11/13/13	FA
TRAFFIC DIVISION	11-15-13	J.H.

APPROVED BY
CITY ENGINEER
DATE 12/4/2013

STREET IMPROVEMENT PLAN
TRACT 32772
LINE A & B
PRIVATE STORM DRAIN
A.P.N. 138-130-016, 138-130-019

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

PW11-0319
ACCOUNT NO.
R-4234
SHEET 6 OF 6
J.N. 7874

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PLOT DATE:10/25/13