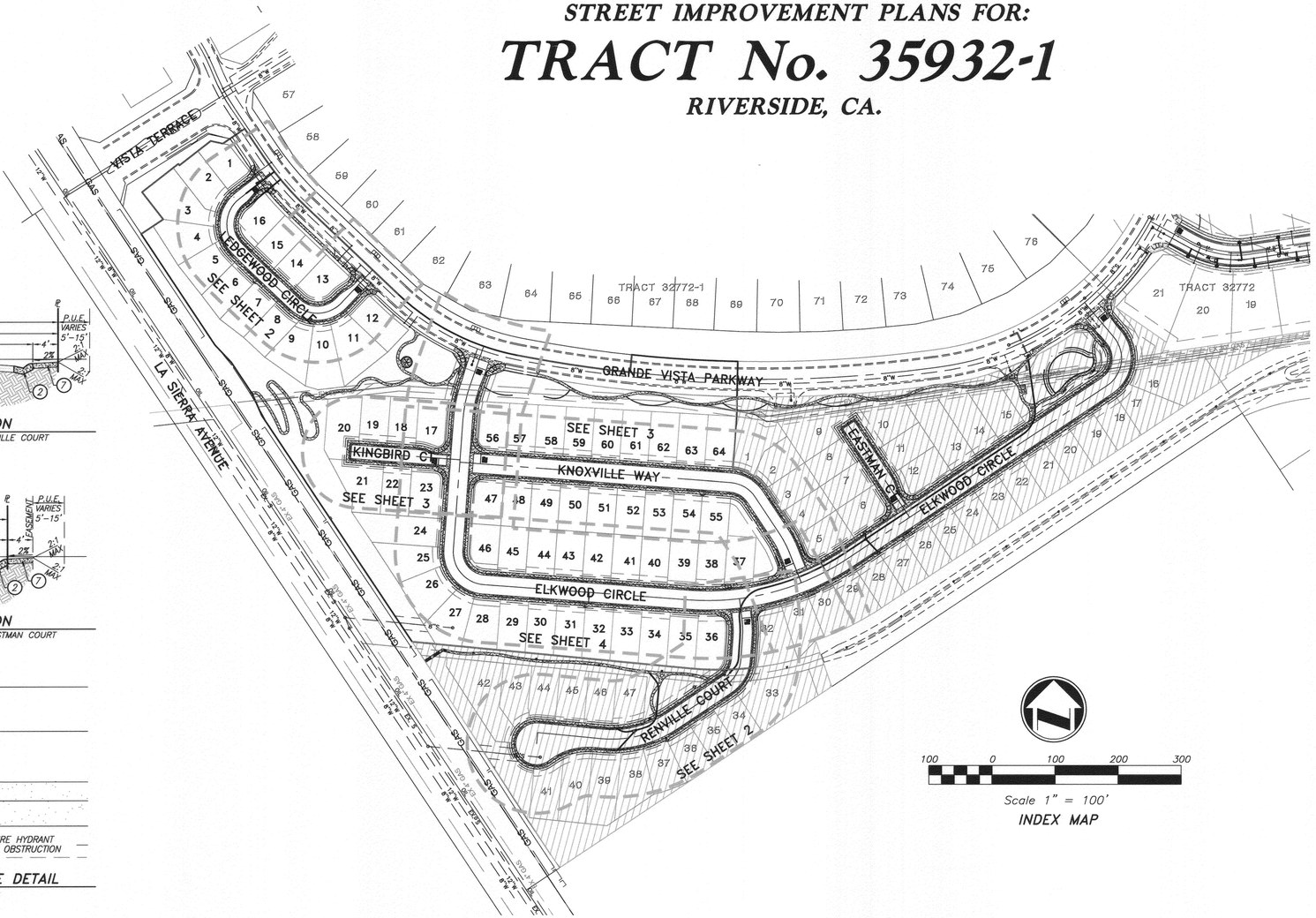
STREET IMPROVEMENT PLANS FOR:

TRACT No. 35932-1

RIVERSIDE, CA.



100 0 100 200 300

Scale 1" = 100'

INDEX MAP

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.

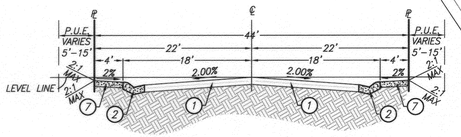
BASIS OF BEARINGS

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

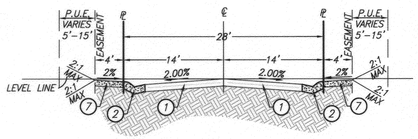
THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKE-OFF".

(1)	PLACE 3" A.C. OVER 9" C.A.B. PER S.R. 1699 R= 40	73,331 SF
(2)	CONSTRUCT 5" ROLLED CURB PER CITY OF RIVERSIDE STD. 200 (TYPE C2)	4,965 LF
(3)	CONSTRUCT 16' CURB TRANSITION PER CITY OF RIVERSIDE STD. 210	8 EA
(4)	STREET SIGNS PER STREET SIGN SCHEDULE	16 EA
(5)	SAWCUT AND JOIN PER DETAIL HEREON	200 LF
(6)	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220	160 LF
(7)	CONSTRUCT 4" THICK P.C.C. SIDEWALK (WIDTH PER PLAN)	5,118 LF
(8)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE PER PLAN)	18 EA
(9)	CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. 180	36 LF
(10)	CONSTRUCT 4' SIDEWALK TRANSITION PER DETAIL ON SHEET 1	28 EA
(11)	APPLY 'STOP' LEGEND- THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. PLAN A24D	7 EA
(12)	APPLY 12" SOLID WHITE LIMIT LINE- THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. A24E	98 LF



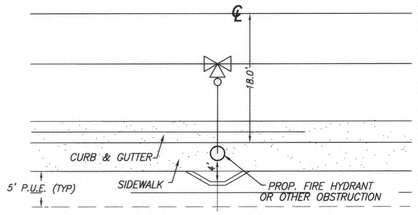
TYPICAL STREET SECTION

KNOXVILLE WAY, ELKWOOD CIRCLE, AND RENVILLE COURT
T.I.=5
N.T.S.



TYPICAL STREET SECTION

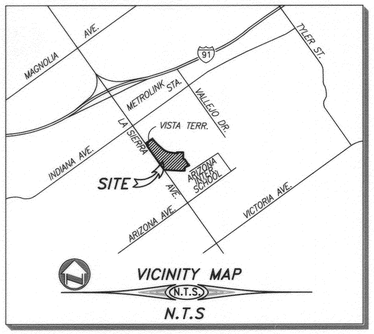
KINGBIRD COURT, LEDGEWOOD CIRCLE, AND EASTMAN COURT
T.I.=5



PATH OF TRAVEL CLEARANCE DETAIL

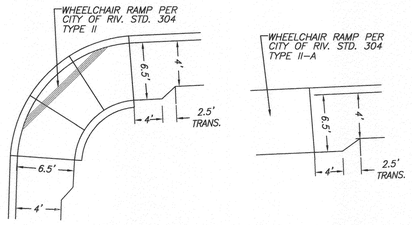
AROUND ISOLATED OBSTRUCTIONS
N.T.S.

THOMAS GUIDE PAGE 744 SECTION F-2



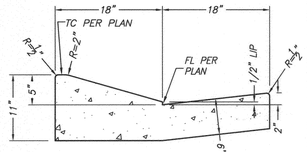
N.T.S

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



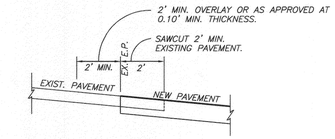
(10) 4' TO 6.5' SIDEWALK TRANSITION

USE CITY OF RIVERSIDE STD. 304 ACCESS RAMP
N.T.S.



(2) 5" ROLLED CURB

N.T.S.
NOTE TO SURVEYOR: TC IS 0.42' ABOVE FL



(5) JOIN DETAIL

N.T.S.

DEVELOPER / APPLICANT

Richmond American Homes
5171 CALIFORNIA AVENUE, SUITE 120
IRVINE, CA 92617
TEL: (949) 476-2607 CELL: (714) 613-3073

PROFILE NOTE:

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

STREET SIGN SCHEDULE

(A)	ELKWOOD CIRCLE	10900
	KNOXVILLE WAY	11000
(B)	ELKWOOD CIRCLE	10900
	KNOXVILLE WAY	11000
(C)	ELKWOOD CIRCLE	10900
	KINGBIRD COURT	11000
(D)	ELKWOOD CIRCLE	10900
	RENVILLE COURT	11000
(F)	GRANDE VISTA PARKWAY	
	ELKWOOD CIRCLE	10900
(G)	GRANDE VISTA PARKWAY	
	LEDGEWOOD CIRCLE	3200
(H)	GRANDE VISTA PARKWAY	
	LEDGEWOOD CIRCLE	3200
(I)	STOP SIGN	7
(J)	NO OUTLET	1

+ INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #662

- INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #664

INDEX

TITLE SHEET.....SHEET 1
STREET IMPROVEMENT PLANS.....SHEET 2-4

REGISTERED PROFESSIONAL ENGINEER CHARISSA J.A. LEACH NO. 53390 EXP. 6-30-15 CIVIL STATE OF CALIFORNIA

RIVERSIDE PUBLIC UTILITIES-WATER
REVIEWED BY PB DATE 03-21-2014
REVIEWED FOR CONFLICTS BY

CITY OF RIVERSIDE ELECTRICAL DEPT.
REVIEWED FOR CONFLICTS BY DATE 3/24/14

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/15

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-7241 Fax:(951) 688-0599
Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06.30.15 Date: 2/19/14

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: CECILIA DRAWN BY: CECILIA CHECKED BY: C-

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
ENGINEERING MANAGER			
TRAFFIC DIVISION	3-4-14		
CAPITAL PROJECTS	3/11/14		

APPROVED BY
CITY ENGINEER / PW DIRECTOR
DATE 3/18/2014

PW11-0402
ACCOUNT NO.
R-4235

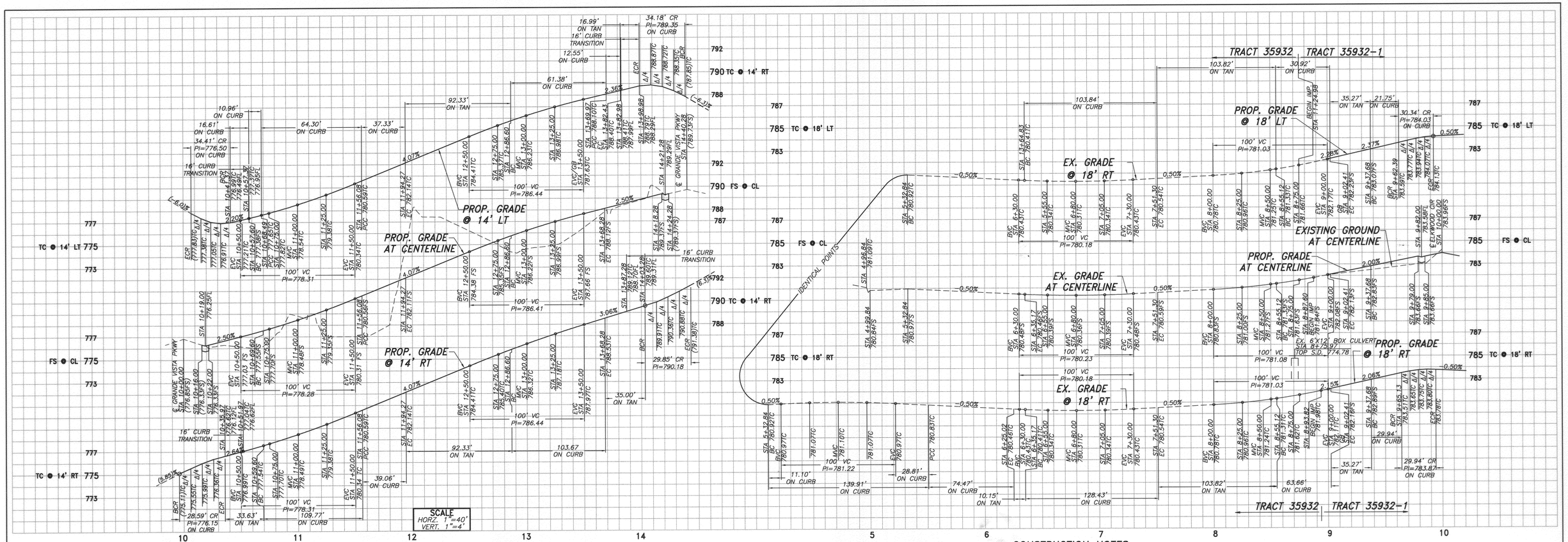
STREET IMPROVEMENT PLAN
TRACT 35932-1
COVER SHEET
A.P.N. 138-120-015, 138-120-016, 138-130-016

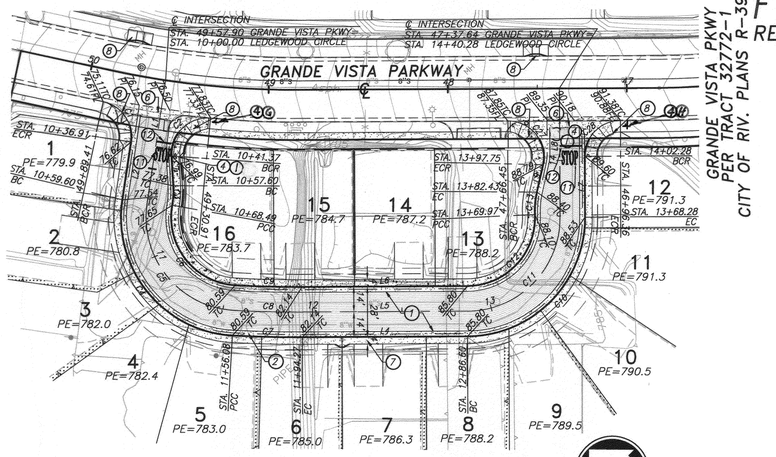
SHEET 1 OF 4

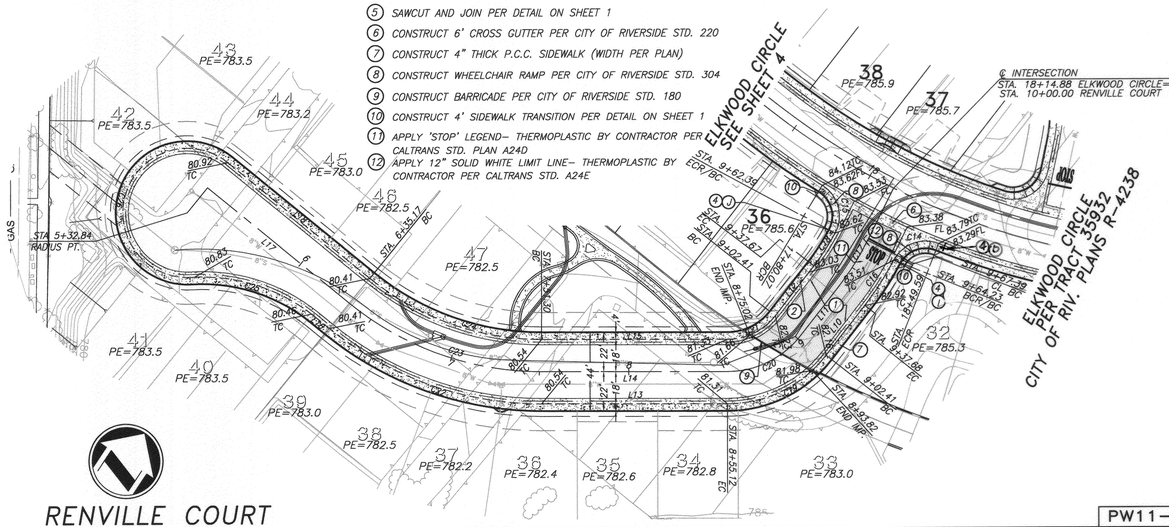
HORIZ. SCALE: AS NOTED VERT. SCALE: N/A
J.N. 7874

U:\Projects\FOREMOST COMMUNITIES\7874\Engineering\streets\TR 35932\TR35932-1st01.dwg

PLOT DATE:2/19/14







LINE TABLE		
LINE	LENGTH	BEARING
L1	69.60	S52°17'32"W
L2	32.69	S52°17'32"W
L3	4.66	S40°40'30"W
L4	92.33	S46°33'01"E
L5	92.33	S46°33'01"E
L6	92.33	S46°33'01"E
L7	34.00	N43°24'27"E
L8	72.00	N43°26'59"E
L9	15.74	N56°36'42"E
L10	35.27	S04°15'45"W
L11	35.27	S04°15'45"W
L12	35.27	S04°15'45"W
L13	103.82	S56°22'08"W
L14	103.82	S56°22'08"W
L15	103.82	S56°22'08"W
L16	10.15	N84°29'26"W
L17	102.33	N84°29'26"W
L18	102.33	N84°29'26"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TAN
C1	86°12'31"	20.00	30.09	18.72
C2	98°34'34"	20.00	34.41	23.24
C3	13°39'21"	46.00	10.96	5.51
C4	95°17'24"	66.00	109.77	72.39
C5	95°17'24"	52.00	86.48	57.04
C6	96°57'29"	38.00	64.30	42.92
C7	3°33'09"	630.00	39.06	19.54
C8	3°33'09"	616.00	38.19	19.10
C9	3°33'09"	602.00	37.33	18.67
C10	90°00'00"	66.00	103.67	66.00
C11	90°00'00"	52.00	81.68	52.00
C12	92°33'02"	38.00	61.38	39.73
C13	15°37'53"	46.00	12.55	6.31
C14	83°53'09"	20.00	29.28	17.97
C15	86°55'38"	20.00	30.34	18.96
C16	10°12'34"	168.00	29.94	15.01
C17	11°21'05"	150.00	29.72	14.91
C18	9°26'20"	132.00	21.75	10.90
C19	52°06'23"	70.00	63.66	34.22
C20	52°06'23"	52.00	47.29	25.42
C21	52°06'23"	34.00	30.92	16.62
C22	39°08'26"	188.00	128.43	66.83
C23	39°08'26"	170.00	116.13	60.43
C24	39°08'26"	152.00	103.84	54.04
C25	42°40'05"	100.00	74.47	39.06
C26	222°40'05"	36.00	139.91	92.17
C27	103°04'51"	20.00	35.98	25.18
C28	90°00'00"	20.00	31.42	20.00

Scale 1" = 40'

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/15

FOR REFERENCE ONLY

RENVILLE CT STA 5+32.94 – STA 8+87.60
TO BE CONSTRUCTED PER TRACT 35932

CONSTRUCTION NOTES

1. PLACE 3" A.C. OVER 9" C.A.B. PER S.R. 1699 R= 40
2. CONSTRUCT 5" ROLLED CURB PER CITY OF RIVERSIDE STD. 200 (TYPE C2)
3. CONSTRUCT 16' CURB TRANSITION PER CITY OF RIVERSIDE STD. 210
4. STREET SIGNS PER STREET SIGN SCHEDULE
5. SAWCUT AND JOIN PER DETAIL ON SHEET 1
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
9. CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. 180
10. CONSTRUCT 4' SIDEWALK TRANSITION PER DETAIL ON SHEET 1
11. APPLY 'STOP' LEGEND– THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. PLAN A24D
12. APPLY 12" SOLID WHITE LIMIT LINE– THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. A24E

REGISTERED PROFESSIONAL ENGINEER CHARLES J.A. LEACH NO. 53390 EXP. 6-30-15 CIVIL STATE OF CALIFORNIA

RIVERSIDE PUBLIC UTILITIES–WATER
REVIEWED FOR CONFLICTS BY PB DATE 03-21-2014

CITY OF RIVERSIDE ELECTRICAL DEPT.
REVIEWED FOR CONFLICTS BY DATE 3/24/14

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: Charles Leach, R.C.E. 53390 Exp. 06.30.15 Date: 2/19/14

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: CECILIA DRAWN BY: CECILIA CHECKED BY: C–

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY		
ENGINEERING MANAGER		
TRAFFIC DIVISION	2-4-14	S.H.
CAPITAL PROJECTS	2/11/14	E.C.

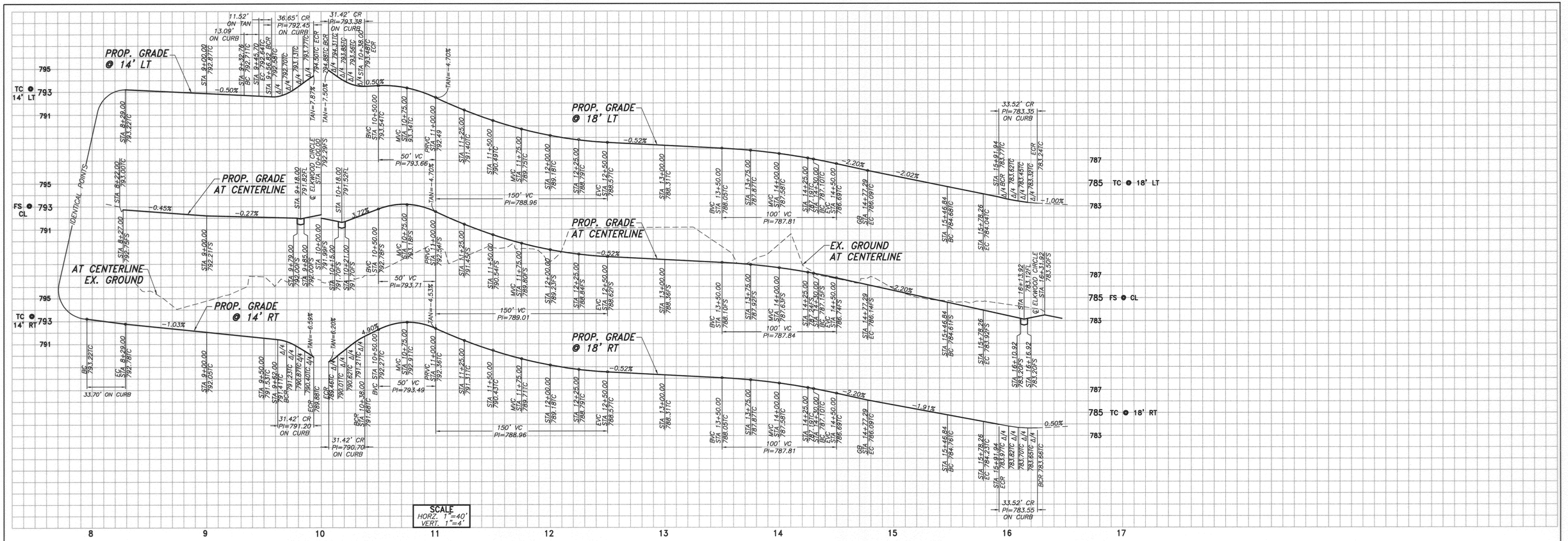
APPROVED BY: CITY ENGINEER / PW DIRECTOR
DATE 3/18/2014

STREET IMPROVEMENT PLAN
TRACT 35932-1
LEDGEWOOD CIRCLE & RENVILLE COURT
A.P.N. 138–120–015, 138–120–016, 138–130–016

PW11–0402
ACCOUNT NO. R–4235
SHEET 2 OF 4
HORIZ. SCALE: VERT. SCALE: J.N. 7874

PLOT DATE:2/19/14

U:\Projects\FOREMOST COMMUNITIES\7874\Engineering\streets\TR 35932\TR35932–1st02.dwg



CONSTRUCTION NOTES

1. PLACE 3" A.C. OVER 9" C.A.B. PER S.R. 1699 R= 40
2. CONSTRUCT 5" ROLLED CURB PER CITY OF RIVERSIDE STD. 200 (TYPE C2)
3. CONSTRUCT 16' CURB TRANSITION PER CITY OF RIVERSIDE STD. 210
4. STREET SIGNS PER STREET SIGN SCHEDULE
5. SAWCUT AND JOIN PER DETAIL ON SHEET 1
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
9. CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. 180
10. CONSTRUCT 4' SIDEWALK TRANSITION PER DETAIL ON SHEET 1
11. APPLY 'STOP' LEGEND– THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. PLAN A24D
12. APPLY 12" SOLID WHITE LIMIT LINE– THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. A24E

LINE TABLE

LINE	LENGTH	BEARING
L1	162.00	N85°44'15"W
L2	133.00	S85°44'15"E
L3	18.00	N04°15'45"E
L4	103.76	S85°44'15"E
L5	11.52	S70°44'15"E
L6	392.00	S85°44'15"E
L7	430.00	S85°44'15"E
L8	392.00	S85°44'15"E
L9	69.55	S33°37'52"E
L10	69.55	S33°37'52"E
L11	69.55	S33°37'52"E
L12	13.64	S21°37'49"E
L13	53.66	S21°37'49"E
L14	13.68	S21°38'04"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	20.00	31.42	20.00
C2	90°00'00"	5.00	7.85	5.00
C3	90°00'00"	5.00	7.85	5.00
C4	15°00'00"	50.00	13.09	6.58
C5	105°00'00"	20.00	36.65	26.06
C6	90°00'00"	20.00	31.42	20.00
C7	90°00'00"	20.00	31.42	20.00
C8	52°06'23"	70.00	63.66	34.22
C9	52°06'23"	52.00	47.29	25.42
C10	52°06'23"	34.00	30.92	16.62
C11	12°00'03"	168.00	35.19	17.66
C12	12°00'03"	150.00	31.42	15.77
C13	12°00'03"	132.00	27.65	13.87
C14	96°01'32"	20.00	33.52	22.22
C15	96°01'32"	20.00	33.52	22.22

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/15

REGISTERED PROFESSIONAL ENGINEER CHARISSA J.A. LEACH NO. 53390 EXP. 6-30-15 CIVIL STATE OF CALIFORNIA

RIVERSIDE PUBLIC UTILITIES–WATER
REVIEWED FOR CONFLICTS BY PB DATE 02-24-2014

CITY OF RIVERSIDE ELECTRICAL DEPT.
REVIEWED FOR CONFLICTS BY DATE 3/24/14

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) 688-9241 Fax:(951) 688-0599
Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06.30.15 Date: 2/19/14

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: CECILIA DRAWN BY: CECILIA CHECKED BY: C–

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

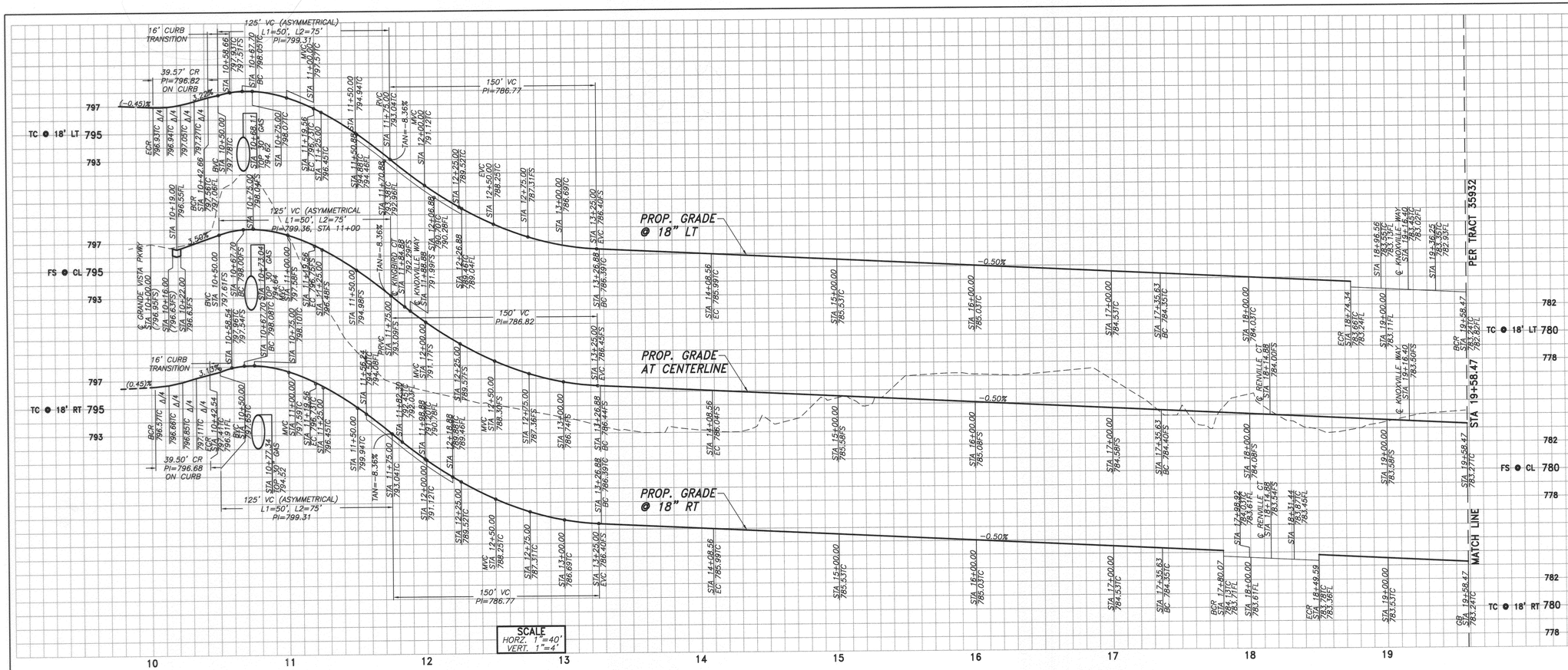
APPROVED BY	DATE	BY
ENGINEERING MANAGER		
TRAFFIC DIVISION	3-4-14	
CAPITAL PROJECTS	3/11/14	

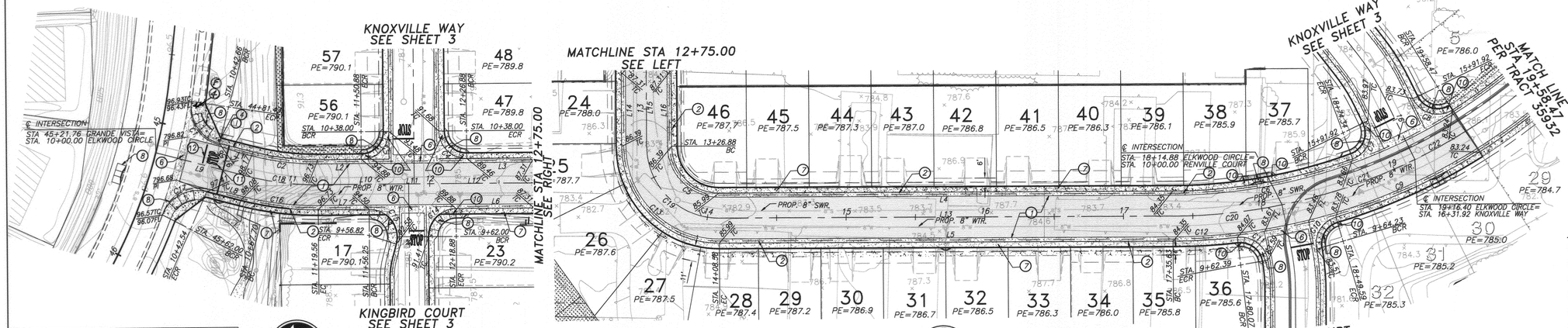
APPROVED BY
CITY ENGINEER / PW DIRECTOR
DATE 3/18/2014

STREET IMPROVEMENT PLAN
TRACT 35932-1
KINGBIRD COURT, KNOXVILLE WAY
A.P.N. 138–120–015, 138–120–016, 138–130–016

PW11–0402
ACCOUNT NO.
R–4235
SHEET 3 OF 4
HORIZ. SCALE: VERT. SCALE:
J.N. 7874

U:\Projects\FOREMOST COMMUNITIES\7874\Engineering\streets\TR 35932\TR35932–1st03.dwg
PLOT DATE:2/19/14





LINE TABLE		
LINE	LENGTH	BEARING
L1	25.05	S19°07'13"W
L2	31.31	S04°15'45"W
L3	48.12	S04°15'45"W
L4	327.08	S85°44'15"E
L5	327.08	S85°44'15"E
L6	56.12	S04°15'45"W
L7	36.67	S04°15'45"W
L8	25.16	S19°07'13"W
L9	67.70	S19°07'13"W
L10	65.31	S04°15'45"W
L11	4.00	S04°15'45"W
L12	86.12	S04°15'45"W
L13	327.08	S85°44'15"E
L14	51.88	S04°15'45"W
L15	51.88	S04°15'45"W
L16	51.88	S04°15'45"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	83°58'05"	27.00	39.57	24.30
C2	14°51'27"	182.00	47.20	23.73
C3	90°00'00"	20.00	31.42	20.00
C4	89°58'32"	20.00	31.41	19.99
C5	90°00'00"	34.00	53.41	34.00
C6	19°52'03"	382.00	132.46	66.90
C7	96°01'32"	20.00	33.52	22.22
C8	96°01'32"	20.00	33.52	22.22
C9	15°35'42"	418.00	113.77	57.24
C10	84°25'43"	20.00	29.47	18.15
C11	86°36'48"	20.00	30.23	18.85
C12	6°21'57"	418.00	46.44	23.25
C13	90°00'00"	70.00	109.96	70.00
C14	90°00'00"	20.00	31.42	20.00
C15	105°00'00"	20.00	36.65	26.06
C16	14°51'27"	218.00	56.53	28.42
C17	83°49'06"	27.00	39.50	24.23
C18	14°51'27"	200.00	51.86	26.08
C19	90°00'00"	52.00	81.68	52.00
C20	11°21'05"	400.00	79.25	39.75
C21	14°32'30"	400.00	101.52	51.03
C22	6°01'32"	400.00	42.07	21.05

CONSTRUCTION NOTES

1. PLACE 3" A.C. OVER 9" C.A.B. PER S.R. 1699 R= 40
2. CONSTRUCT 5" ROLLED CURB PER CITY OF RIVERSIDE STD. 200 (TYPE C2)
3. CONSTRUCT 16' CURB TRANSITION PER CITY OF RIVERSIDE STD. 210
4. STREET SIGNS PER STREET SIGN SCHEDULE
5. SAWCUT AND JOIN PER DETAIL ON SHEET 1
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
10. CONSTRUCT 4' SIDEWALK TRANSITION PER DETAIL ON SHEET 1
11. APPLY 'STOP' LEGEND– THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. PLAN A24D
12. APPLY 12" SOLID WHITE LIMIT LINE– THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. A24E

REGISTERED PROFESSIONAL ENGINEER CHARISSA J.A. LEACH NO. 53390 EXP. 6-30-15 CIVIL STATE OF CALIFORNIA

RIVERSIDE PUBLIC UTILITIES–WATER
REVIEWED FOR CONFLICTS BY PB DATE 02-21-2014
CITY OF RIVERSIDE ELECTRICAL DEPT.
REVIEWED FOR CONFLICTS BY DATE 3/24/14

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) 688-4241 Fax:(951) 688-0599
Under the Supervision of: Charissa Leach, R.C.E. 53390 Exp. 06.30.15 Date: 2/18/14

CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/15

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 : CECILIA DRAWN BY : CECILIA CHECKED BY : C–

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY		
ENGINEERING MANAGER		
TRAFFIC DIVISION	2-27-14	
CAPITAL PROJECTS	3/11/14	

APPROVED BY
CITY ENGINEER / PW DIRECTOR
DATE 3/19/2014

STREET IMPROVEMENT PLAN
TRACT 35932-1
ELKWOOD CIRCLE
A.P.N. 138–120–015, 138–120–016, 138–130–016
HORIZ. SCALE: VERT. SCALE:

ACCOUNT NO. PW11–0402
R–4235
SHEET 4 OF 4
J.N. 7874

PLOT DATE:2/19/14
U:\Projects\FOREMOST COMMUNITIES\7874\Engineering\streets\TR 35932\TR35932–1st04.dwg