

STREET IMPROVEMENT PLANS FOR:
TRACT No. 35932
RIVERSIDE, CA.

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 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.
 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 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 DEVELOPER'S EXPENSE. THE RELOCATION OF ANY OVERHEAD POWER FACILITIES SHALL BE RELOCATED BY THE CITY OF RIVERSIDE AT THE DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES APPROX. 90 DAYS PRIOR TO CONSTRUCTION FOR APPROVED STREET LIGHT PLANS AND/OR RELOCATION PLANS.
- CONTACT: STEVE JOHAL 3901 ORANGE ST. RIVERSIDE CA 92501 PHONE: 951-826-5830

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	37,193 SF
2	CONSTRUCT 5" ROLLED CURB PER CITY OF RIVERSIDE STD. 200 (TYPE C2)	2,708 LF
3	CONSTRUCT 16" CURB TRANSITION PER CITY OF RIVERSIDE STD. 210	2 EA
4	STREET SIGNS PER STREET SIGN SCHEDULE	4 EA
5	SAWCUT AND JOIN PER DETAIL HEREON	63 LF
6	CONSTRUCT 6" CROSS GUTTER PER CITY OF RIVERSIDE STD. 220	1,283 SF
7	CONSTRUCT 4" THICK P.C.C. SIDEWALK (WIDTH PER PLAN)	2,708 LF
8	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE PER PLAN)	6 EA
9	CONSTRUCT 4' SIDEWALK TRANSITION PER DETAIL ON SHEET 1	10 EA
10	APPLY "STOP" LEGEND- THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. PLAN A24D	2 EA
11	APPLY 12" SOLID WHITE LIMIT LINE- THERMOPLASTIC BY CONTRACTOR PER CALTRANS STD. A24E	27 LF

DEVELOPER / APPLICANT

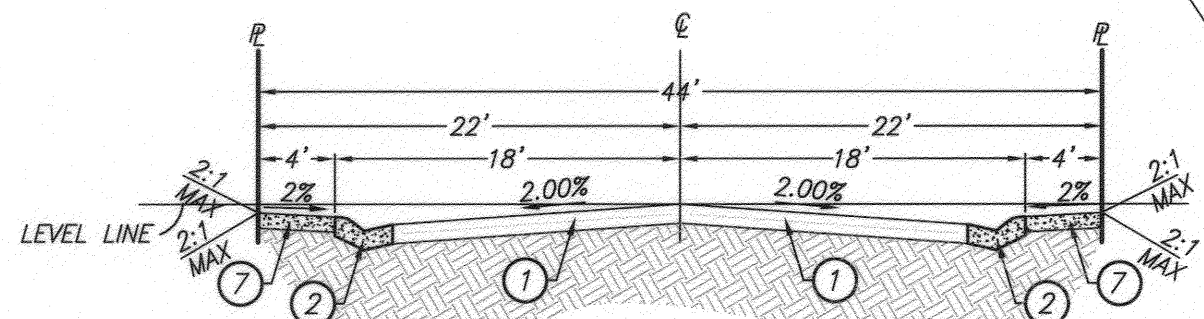
Richmond American Homes
5171 CALIFORNIA AVENUE, SUITE 120
IRVING, CA 92617
TEL: (949) 478-2807 CELL: (714) 613-3073

PROFILE NOTE:

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

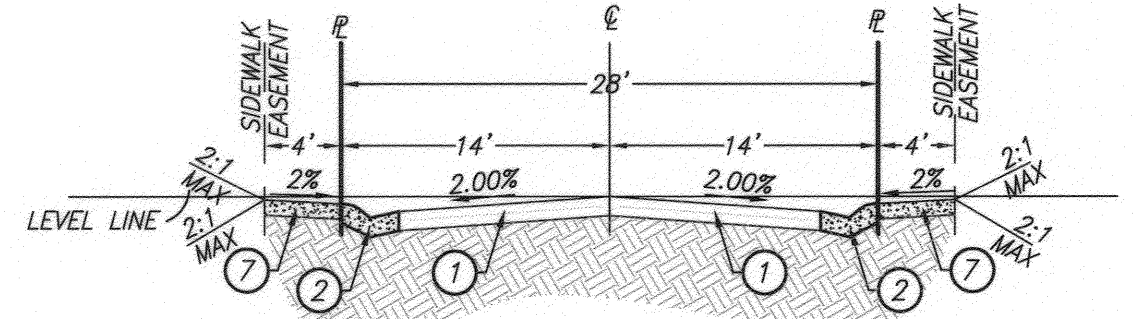
STREET SIGN SCHEDULE	
Ⓐ	GRANDE VISTA PARKWAY
Ⓑ	ELKWOOD CIRCLE
Ⓒ	ELKWOOD CIRCLE
Ⓓ	EASTMAN COURT
Ⓔ	STOP SIGN

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



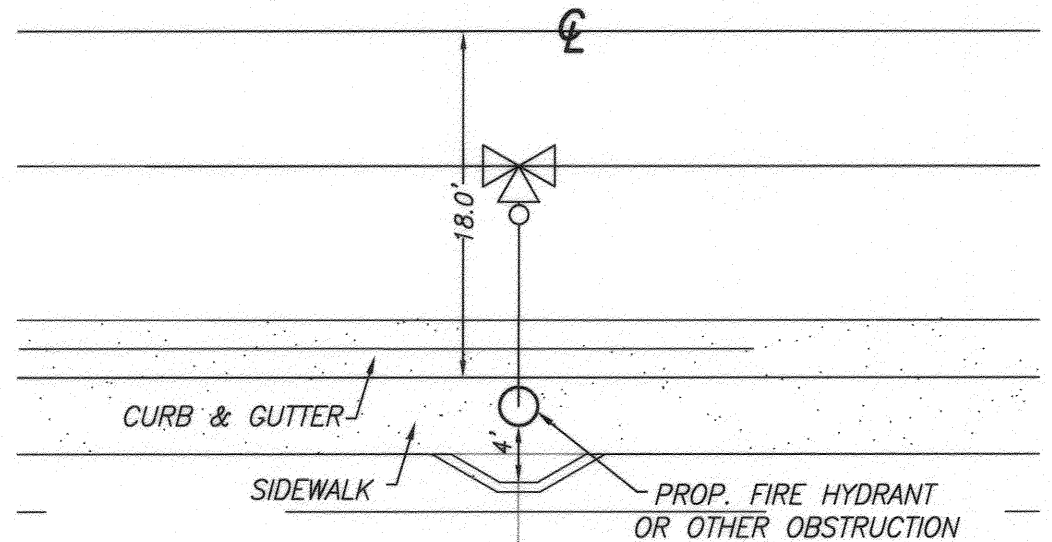
TYPICAL STREET SECTION

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



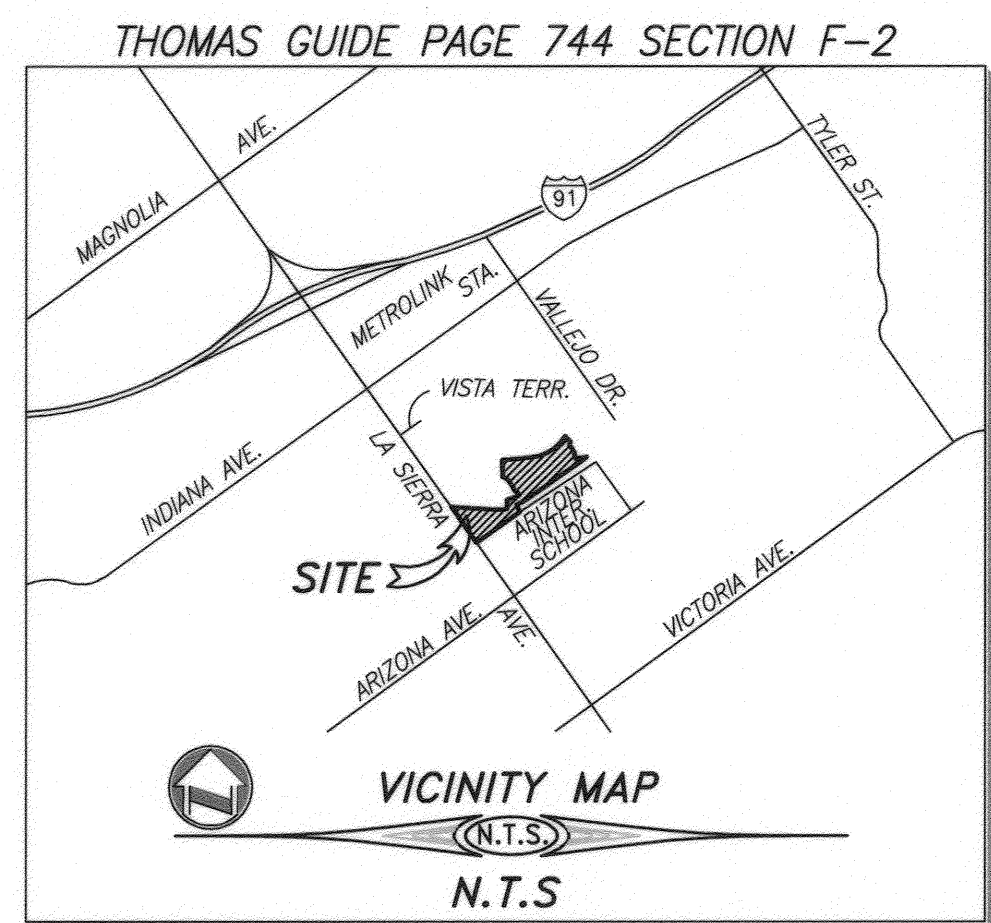
TYPICAL STREET SECTION

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

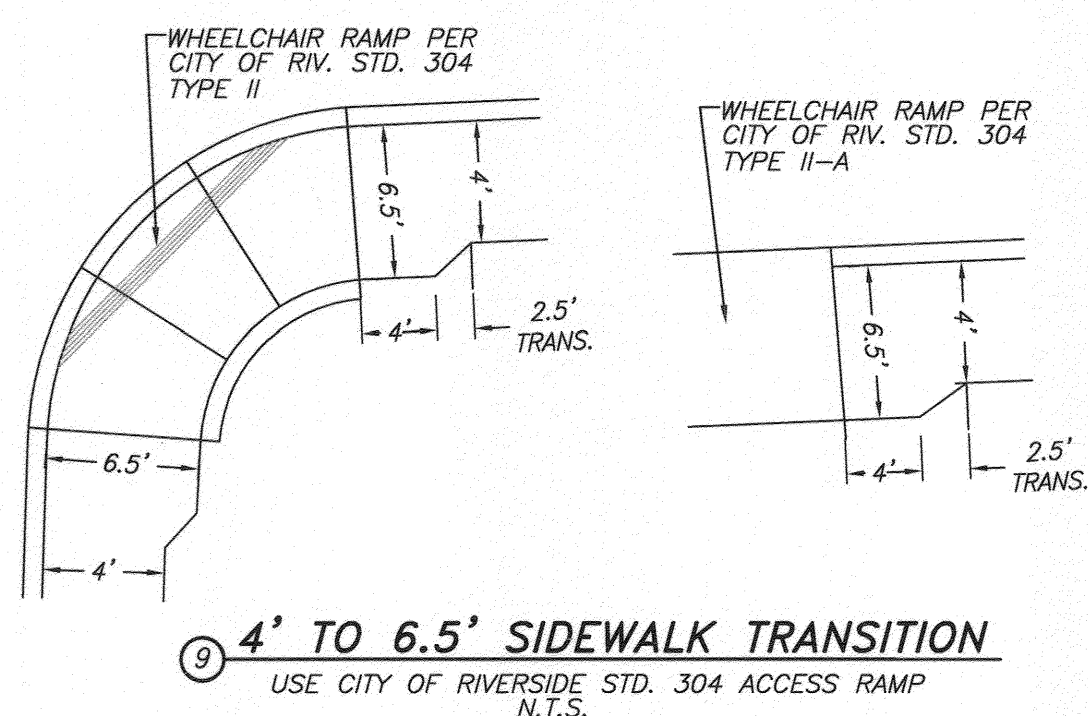


PATH OF TRAVEL CLEARANCE DETAIL

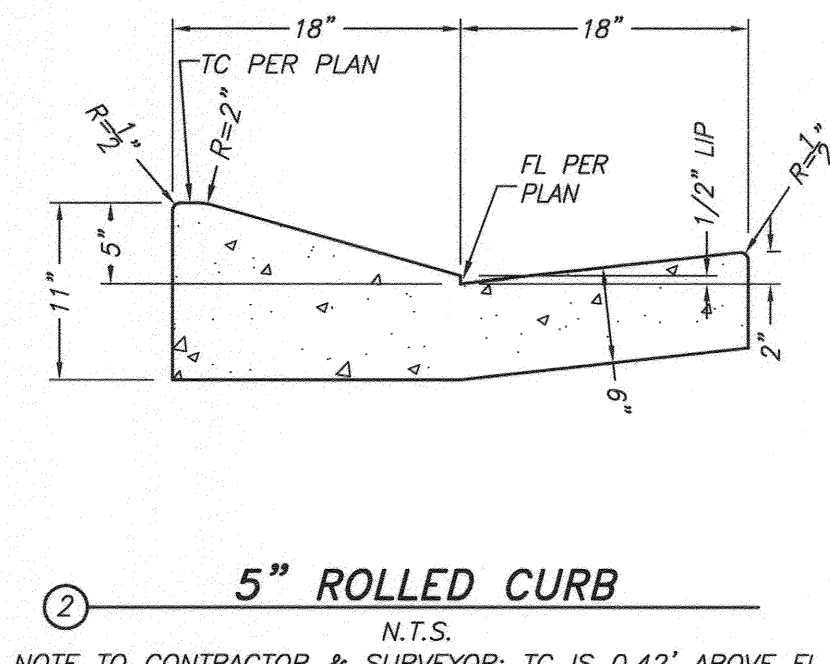
AROUND ISOLATED OBSTRUCTIONS
N.T.S.



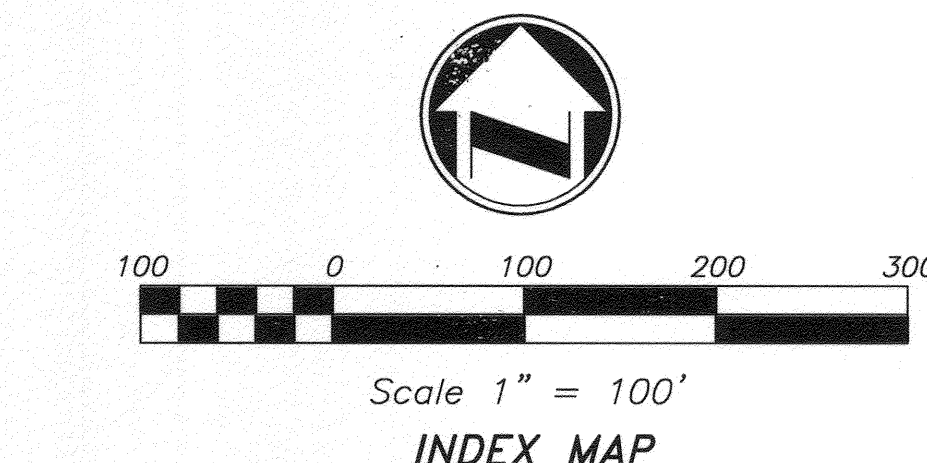
SECTION 24, T. 3S, R. 6W



4' TO 6.5' SIDEWALK TRANSITION
USE CITY OF RIVERSIDE STD. 304 ACCESS RAMP
N.T.S.



5" ROLLED CURB
N.T.S.
NOTE TO CONTRACTOR & SURVEYOR: TC IS 0.42' ABOVE FL

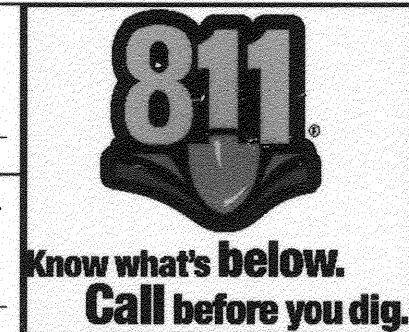


INDEX

TITLE SHEET.....SHEET 1
STREET IMPROVEMENT PLANS.....SHEET 2-3



RIVERSIDE PUBLIC UTILITIES-WATER
Reviewed for Conflicts by: *[Signature]* DATE: 02-21-2014
CITY OF RIVERSIDE ELECTRICAL DEPT.
Reviewed for Conflicts by: *[Signature]* DATE: 2/24/14



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) 688-0221 Fax:(951) 688-0599
Under the Supervision of:
Chassia Leach, R.C.E. 53390 Exp. 06.30.15 Date: 2/2/14

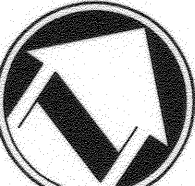
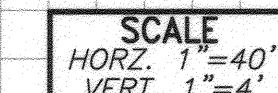
BENCHMARK: D3-E3
P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE BASE OF STREET LIGHT, 2 FEET NORTHWESTERLY OF THE NORTHERLY CURB RETURN AT FILLMORE STREET AND ARIZONA AVENUE. FORMERLY D3-D RESET
ELEVATION: 791.284
NGVD 1929(TYP)

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 3-4-14 BY: *[Signature]*
ENGINEERING MANAGER
TRAFFIC DIVISION
CAPITAL PROJECTS
DESIGNED BY: CECILIA DRAWN BY: CECILIA CHECKED BY: C- DATE: 3/19/2014

STREET IMPROVEMENT PLAN	
TRACT 35932	
COVER SHEET	
A.P.N. 138-120-015, 138-120-016, 138-130-016	PW11-0427
HORIZ. SCALE: AS NOTED VERT. SCALE: N/A	ACCOUNT NO.
J.N. 7874	R-4238
SHEET 1 OF 3	

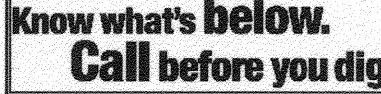
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Scale 1" = 40'



REVIEWED FOR CONFLICTS BY [Signature] DATE 2/24/14

PLANS PREPARED BY: **adk**

Under the Supervision of: CL 2/19/14
Charissa Leach, R.C.E. 53390 Exp. 06.30.15 Date:

BENCHMARK: D3-E3
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CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TAN.
C1	22°40'05"	36.00	139.91	92.17
C2	42°40'05"	100.00	74.47	39.06
C3	39°08'26"	188.00	128.43	66.82
C4	39°08'26"	152.00	103.84	54.01
C5	39°08'26"	170.00	116.13	60.43
C6	21°55'46"	34.00	13.01	6.59
C7	35°46'57"	52.00	32.48	16.79
C8	42°38'42"	70.00	52.10	27.32

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

ACCOUNT NO.

SHEET 3 OF 3

J.N. 7874

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