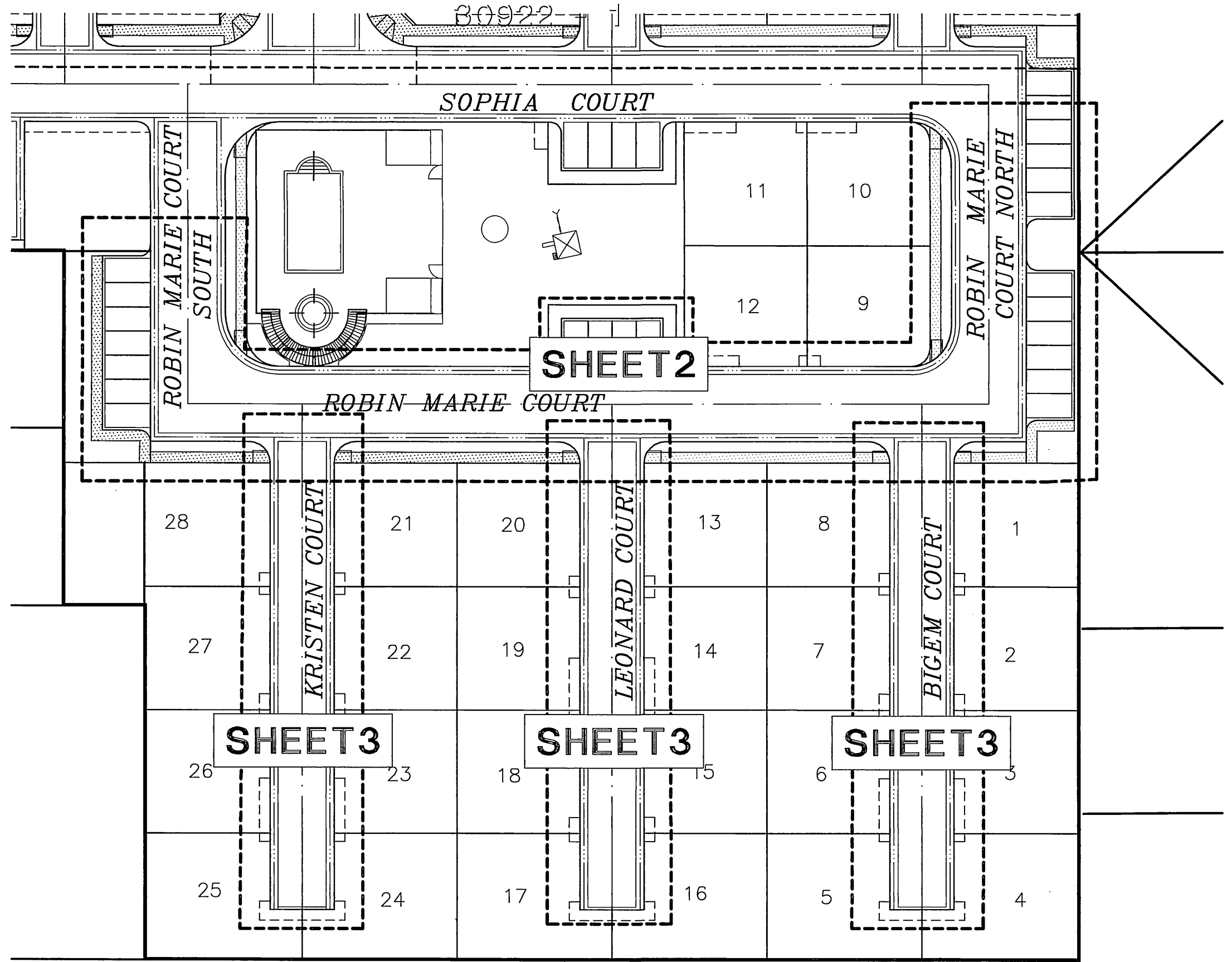


# STREET IMPROVEMENT PLAN TRACT NO. 30922-2



## INDEX MAP

N.T.S.

CONSTRUCTION NOTES		
No.	DESCRIPTION	QUANTITIES
①	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325	2,186 SF
②	CONSTRUCT 3.5" A.C. OVER 4" C.A.B. PER SR 1640; R-VALVE 60	22,420
③	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220	216 SF
④	CONSTRUCT 3' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220 MODIFIED PER DETAIL THIS SHEET.	589 SF
⑤	CONSTRUCT ROLLED CURB & GUTTER PER DETAIL THIS SHEET.	1,695 LF
⑥	CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200 - TYPE C1	355 LF
⑦	CONSTRUCT CURB DRAIN WITH TWO 4" CAST IRON PIPES PER AWWA STD. DWG. NO. 150-1, CASE 1	EA 4
⑧	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 - TYPE III MODIFIED FOR 4' WIDE SIDEWALK & ROLLED CURB - SEE DETAIL 4 ON SHEET 2.	8 EA
⑨	CONSTRUCT PCC CURB SIDEWALK PER CITY OF RIVERSIDE STD. 325	69 SF

## GENERAL NOTES:

- 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.
- 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.
- 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.
- 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 ADVISING THE PLANS FOR APPROVAL BY THE CITY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY PRIVATE ENGINEER.
- 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.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- SEE CITY OF RIVERSIDE DRAWING NO. VOL5-694274 FOR QUANTITY AND LOCATION OF REQUIRED STREETLIGHTS.

## 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

## BASIS OF BEARINGS

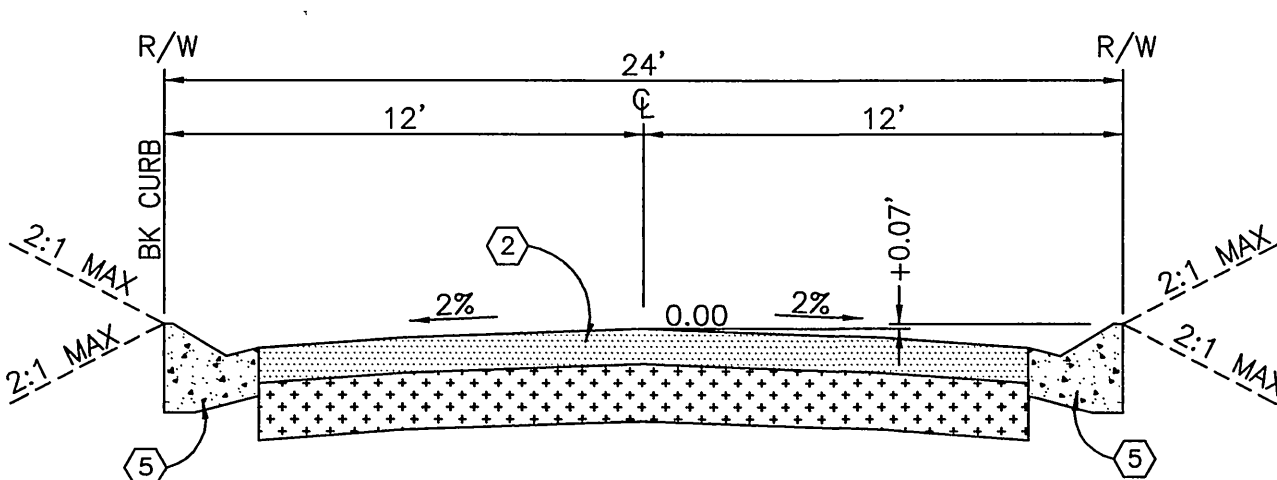
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF RIVERA STREET AS SHOWN ON TRACT 3998 FILED IN BOOK 65 PAGE 13 THROUGH 14 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY SAID LINE BEARS N 29°44'41" E

## SPECIAL NOTE

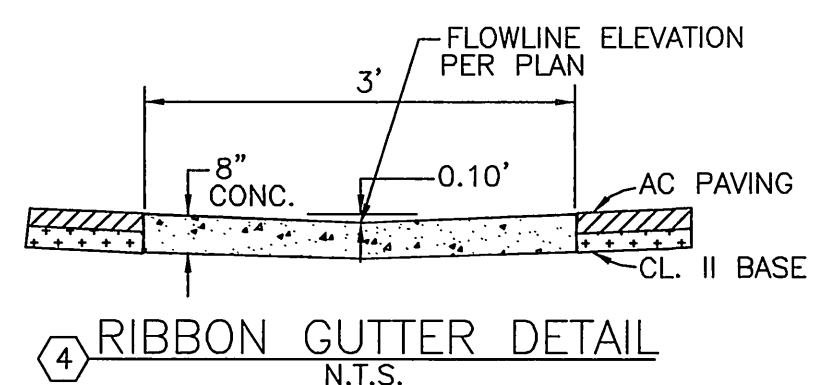
THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE OF THE WORK CONTEMPLATED, THE PLANS AND THE SPECIFICATIONS. THE SUBMISSION OF A BID SHALL BE CONCLUSIVE EVIDENCE THAT THE CONTRACTOR HAS INVESTIGATED AND IS SATISFIED AS TO THE CONDITIONS TO BE ENCOUNTERED, THE CHARACTER, QUALITY AND SCOPE OF WORK TO BE 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 CONTRACTOR 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.

## NOTES:

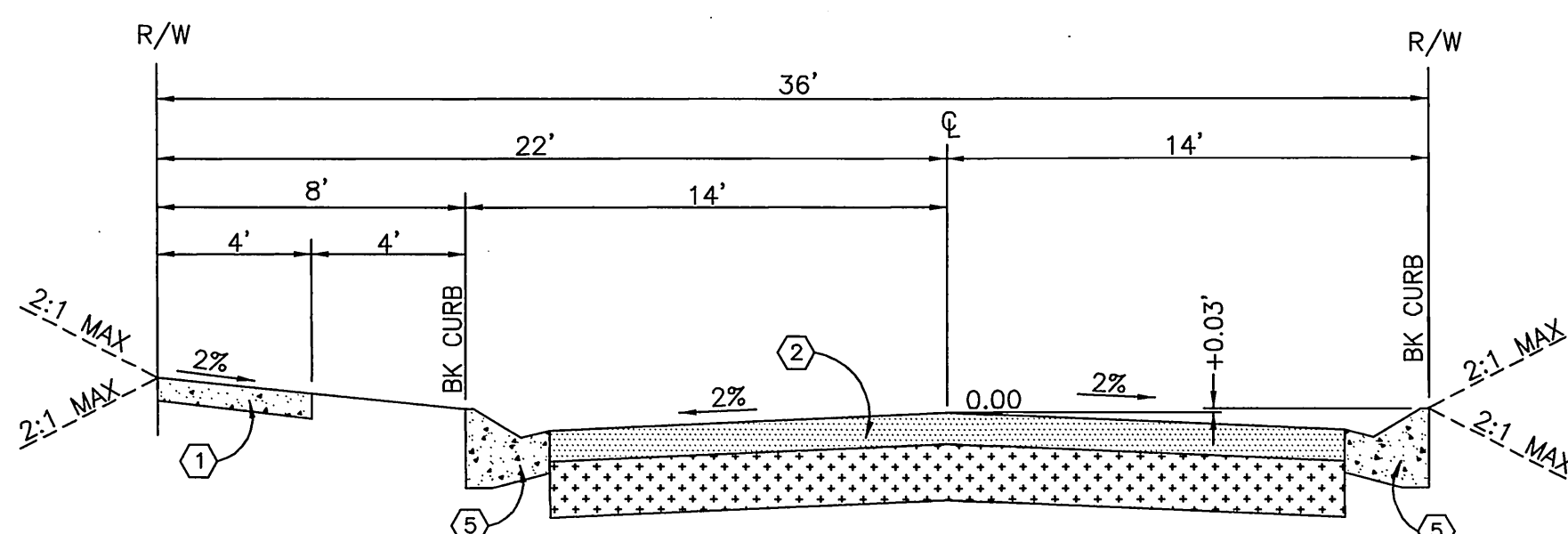
DIMENSIONS AND CURVE DATA ARE TO BACK OF ROLLED CURB.  
SEE SHEET 4 FOR SIGNING AND STRIPING.



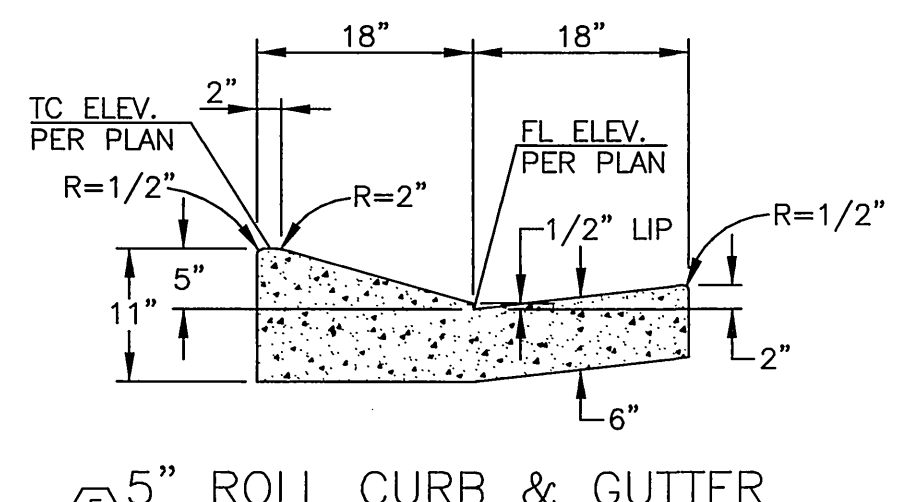
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TYPICAL SECTION  
KRISTEN, LEONARD, AND BIGEM STREETS  
(PRIVATE STREETS)  
N.T.S.



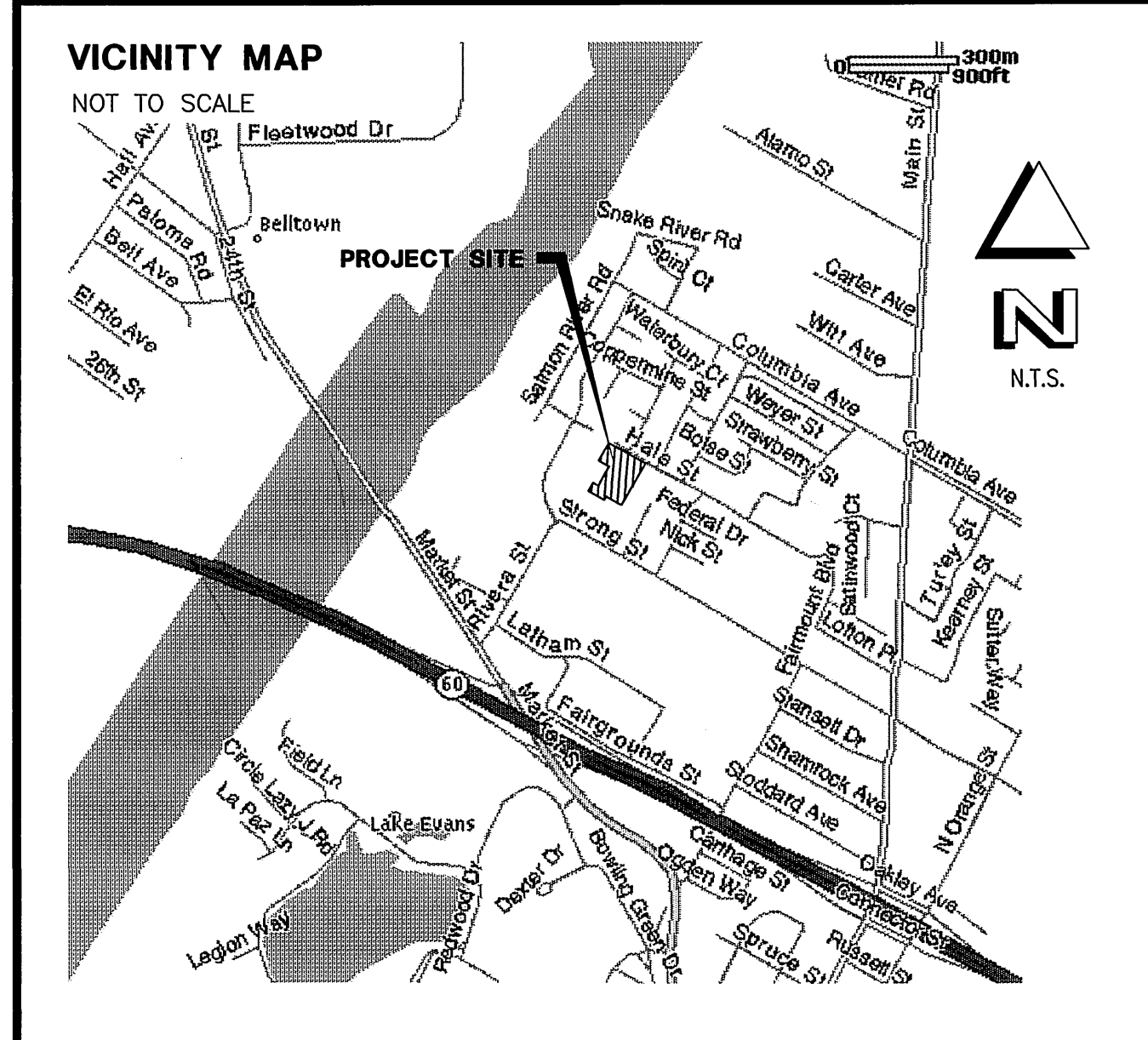
④ RIBBON GUTTER DETAIL  
N.T.S.



T.I. = 5.0  
TYPICAL SECTION  
ROBIN MARIE COURT  
(PRIVATE STREET)  
N.T.S.



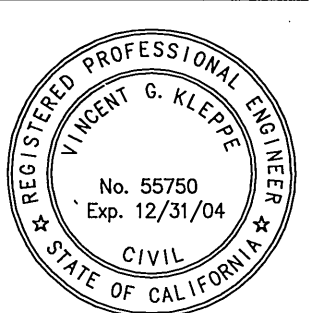
⑤ 5" ROLL CURB & GUTTER  
N.T.S.



RIVERSIDE CITY BUSINESS TAX CERTIFICATE # 75296 EXP. 6/10/05 PW03-0492

**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 G. Kleppe*  
Date: 7-26-04  
REGISTERED CIVIL ENGINEER NO. 65750  
REGISTRATION EXPIRES: 12/31/04



**THE PRIZM GROUP**  
310 N. COTA ST., SUITE 11, CORONA, CA 92880  
PHONE: (909) 737-4406 • FAX: (909) 737-4407 • tpg@the-prizm-group.com

Bench Mark:  
GPS-51  
(SEE THIS SHEET)

Scale: N.T.S.  
Date: 7-22-04  
**RIVERA VILLAS**

REVISIONS:			
REMARK	DESCRIPTION	APR.	DATE
Δ	ADD PAVE SECTION & CURB DRAINS	RVZ	7/27/05

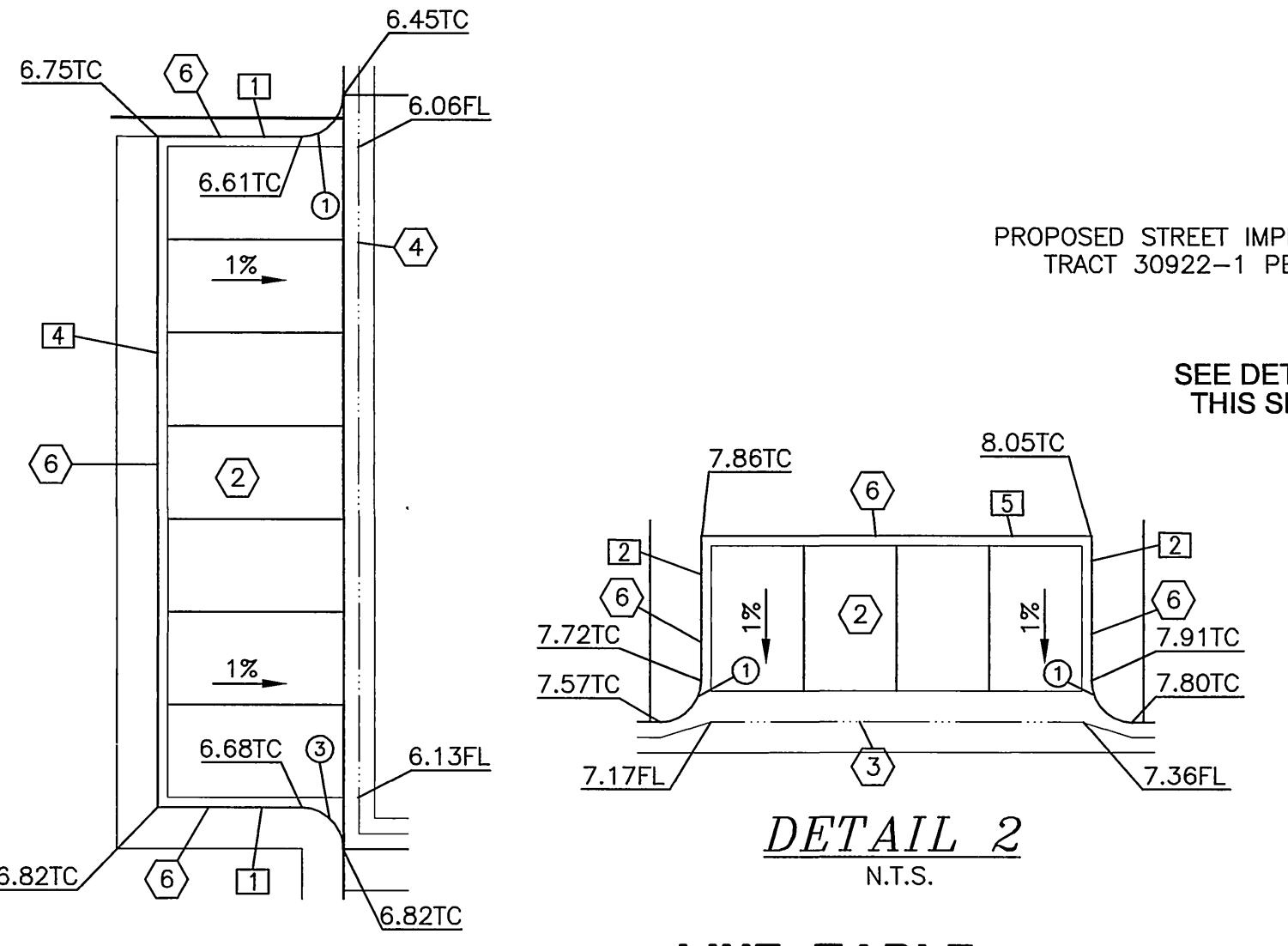
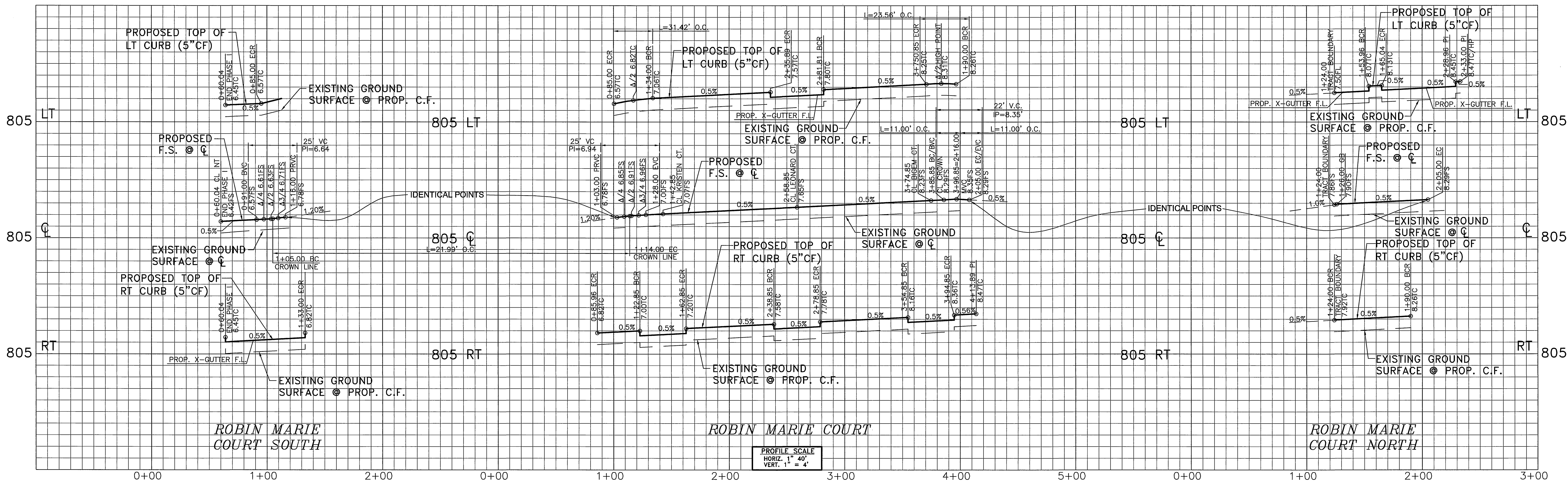
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
Approved By:	By:	Date:	APPROVED BY
Stavets	RVZ	8/19/04	<i>Donna B...</i>
		8/19/04	CITY ENGINEER

**TRACT 30922-2  
STREET IMPROVEMENT  
PLANS  
TITLE SHEET**

R-3773  
Sheet 1 OF 4 SHEETS  
FILE NO. 03-026

File name: P:\TPG\03\03-026\ST\30922-2\30922-2ST01.dwg

INDEXED 8-16-04 Lft



DETAIL 1  
N.T.S.

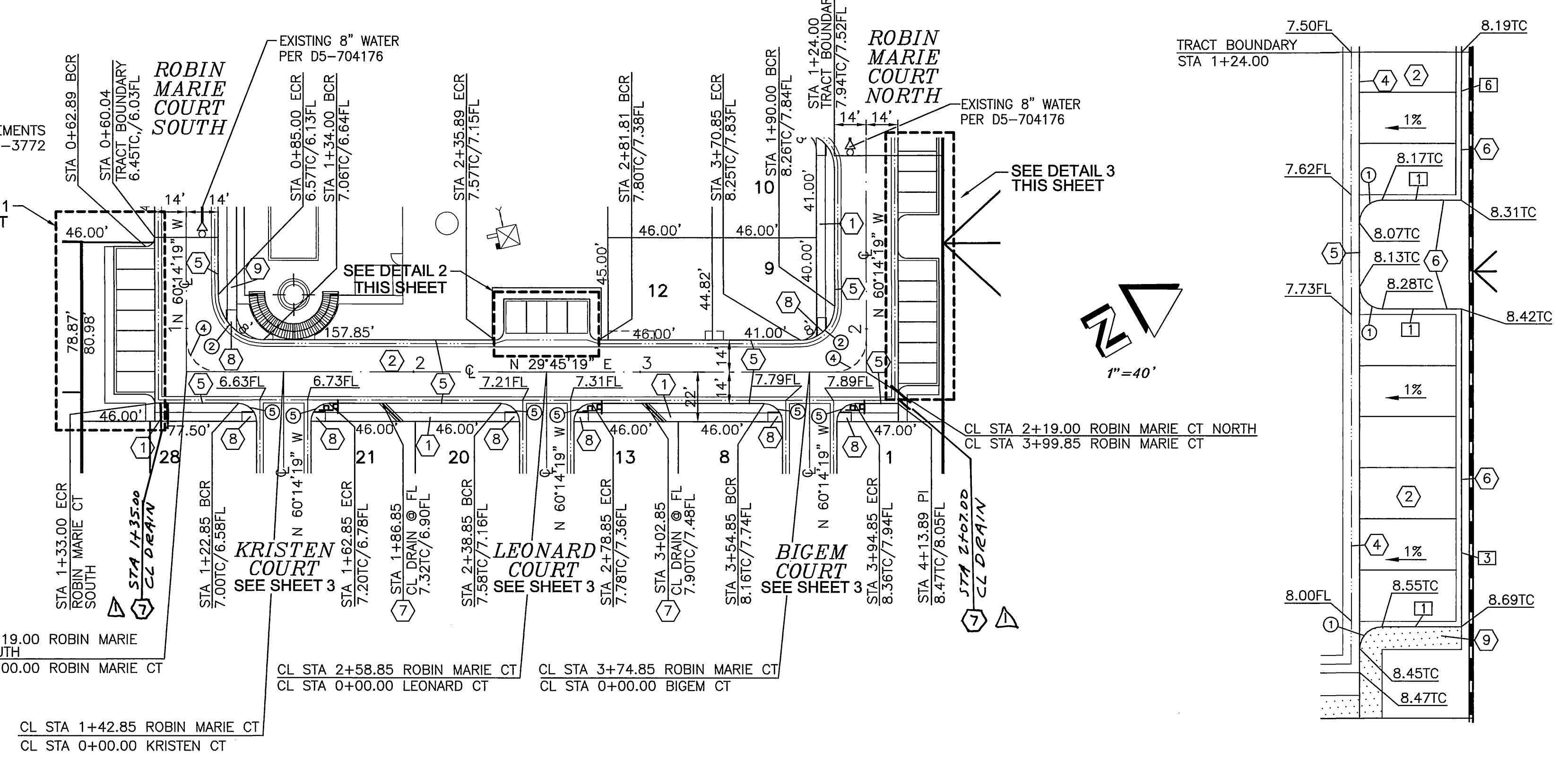
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N.T.S.

**LINE TABLE**

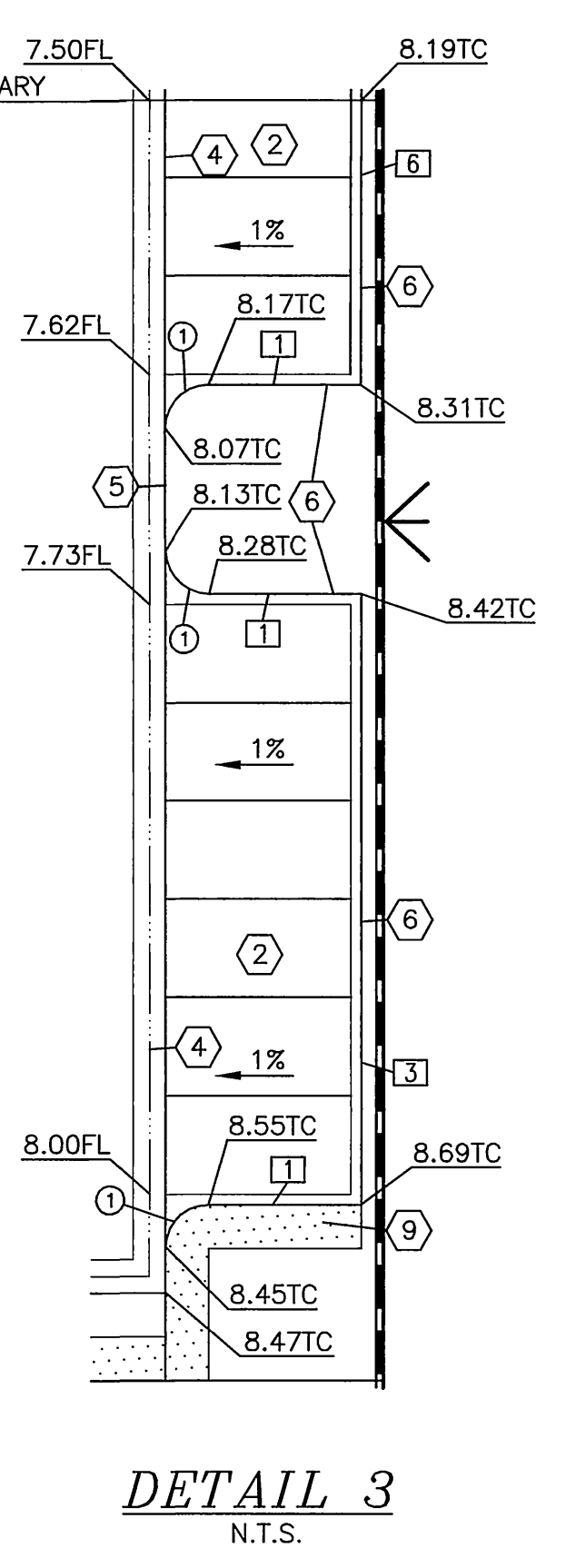
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2	N 60°14'19" W	14.00'
3	S 60°14'19" E	55.92'
4	S 60°14'19" W	64.92'
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6	S 60°14'19" W	25.98'
7	N 29°45'41" E	24.00'

**CURVE TABLE**

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
①	90°00'00"	4.00	4.00	6.28
②	90°00'00"	20.00	20.00	31.42
③	90°34'23"	4.04	4.00	6.32
④	90°00'00"	14.00	14.00	21.99
⑤	90°00'00"	8.00	8.00	12.57



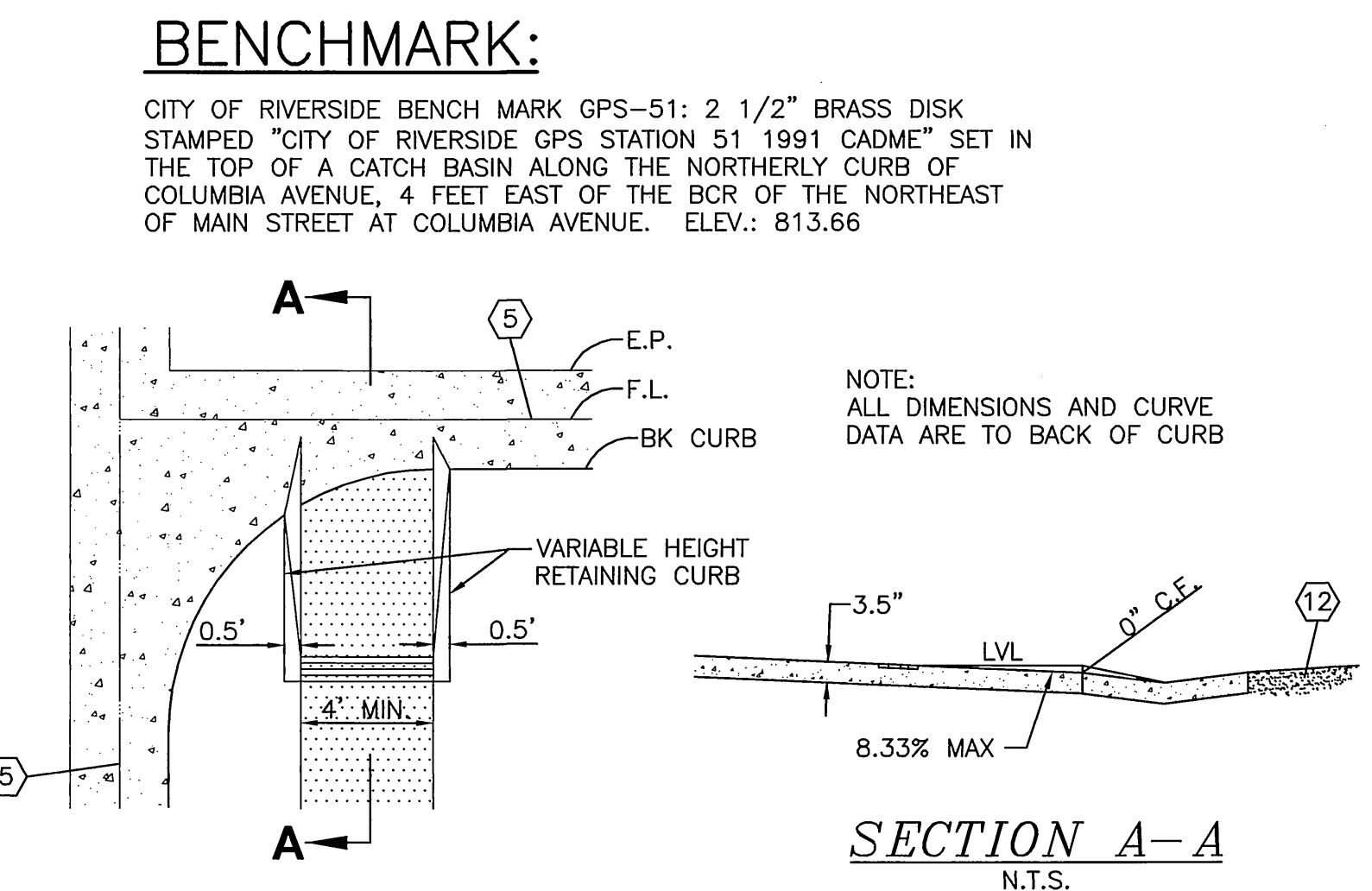
**ROBIN MARIE COURT**



DETAIL 3  
N.T.S.

**CONSTRUCTION NOTES**

No.	DESCRIPTION
①	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
②	CONSTRUCT 3.5" A.C. OVER 4" C.A.B. PER SR 1640; R-VALVE 60
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⑨	CONSTRUCT PCC CURB SIDEWALK PER CITY OF RIVERSIDE STD. 325



DETAIL 4  
N.T.S.

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Prepared Under The Supervision Of:  
*Nicolas Kapp*  
VINCENT G. KLEPPE  
REGISTERED CIVIL ENGINEER NO. 55750  
REGISTRATION EXPIRES: 12/31/04  
Date: 7-26-04

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

**PRIZM GROUP**  
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Scale: 1" = 40'  
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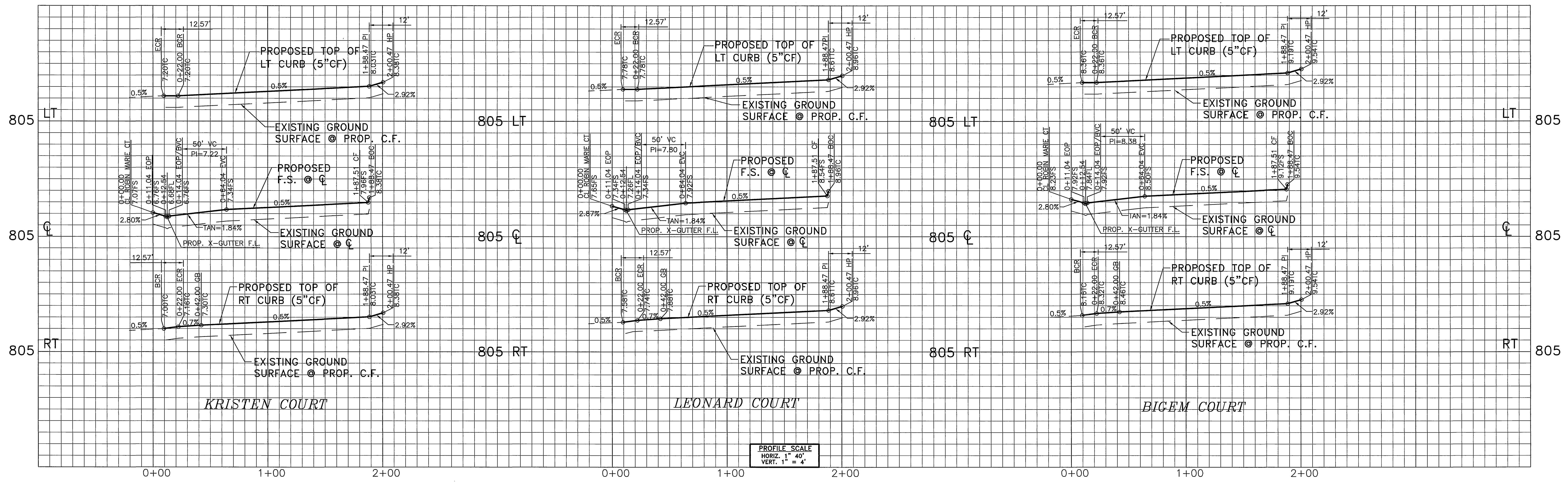
Bench Mark: GPS-51 (SEE THIS SHEET)  
REVISIONS:  
REMARK DESCRIPTION APR. DATE:  
ADD PAVE SECTION & CURB DRAINS 8/22/04  
DESIGNED: VGK DRAWN: BM CHECKED: VGK

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
Approved By: *By: 8/1/04*  
PRINCIPAL ENG. DATE: 8/1/04  
TRAFFIC DIVISION: Streets  
DATE: 7/27/04

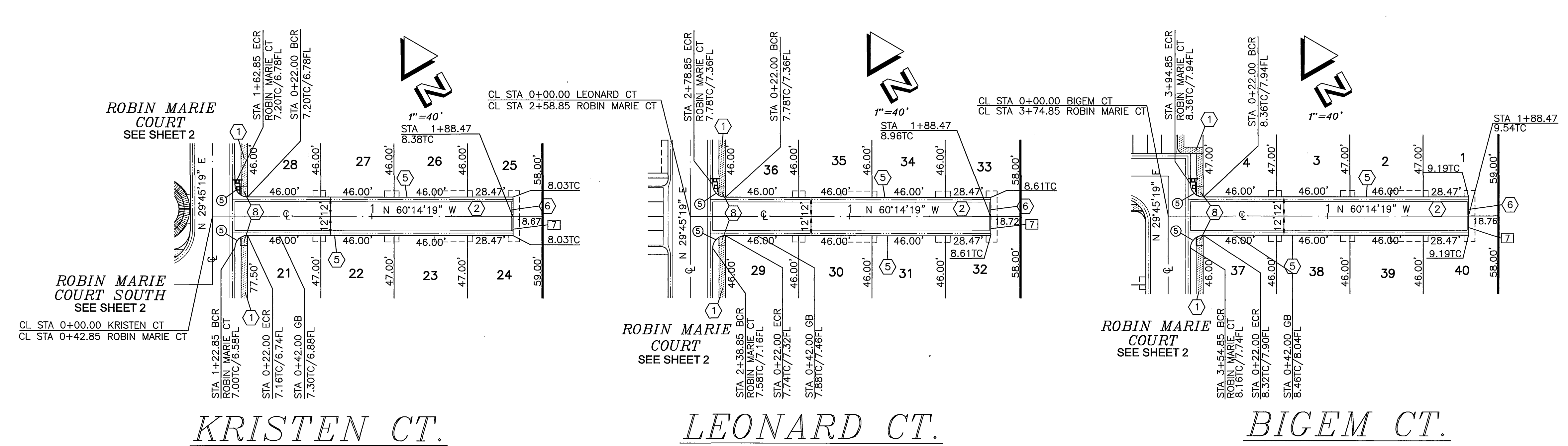
APPROVED BY: *Tom Boyd*  
CITY ENGINEER  
DATE: 8/1/04

TRACT 30922-2  
STREET IMPROVEMENT PLANS  
ROBIN MARIE COURTS (PRIVATE)  
R-3773  
Sheet 2 OF 4 SHEETS  
FILE NO. 03-026  
File name: P:\TPG\03\03-026\ST\30922-2\30922-2ST02.dwg

INDEXED 8-16-04 Lfh



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



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Prepared Under The Supervision Of:  
*Vincent G. Kleppe*  
VINCENT G. KLEPPE  
REGISTERED CIVIL ENGINEER NO. 55750  
REGISTRATION EXPIRES: 12/31/04  
Date: 7-26-04



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• GEOMATIC ENGINEERING  
• CIVIL ENGINEERING  
• LAND PLANNING  
310 N. COTA ST., SUITE 111, CORONA, CA 92680  
PHONE: (909) 737-4406 • FAX: (909) 737-4407 • tpg@the-prizm-group.com  
Scale: 1" = 40'  
Date: 7-22-04  
Bench Mark: GPS-51 (SEE THIS SHEET)

REVISIONS:	REMARK	DESCRIPTION	APR.	DATE
ADD PAVE. SECTION			RVL	7/22/06

DESIGNED: VGK    DRAWN: BM    CHECKED: VGK

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
Approved By: *[Signature]* BY: *[Signature]* Date: 8/1/04  
TRAFFIC DIVISION  
STREETS  
DATE: 8/1/04

TRACT 30922-2  
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KRISTEN, LEONARD, & BIGEM COURTS (PRIVATE)  
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Sheet 3 OF 4 SHEETS  
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PW03-0492

