

STREET IMPROVEMENT PLAN TRACT NO. 32293

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 REVISING 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 THE 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 OR 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 FIFTEEN (15) WORKING DAYS FOR COMPLETION OF WORK. (951) 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.
- SEE CITY OF RIVERSIDE DRAWING NO. VOL5-694274 FOR QUANTITY AND LOCATION OF REQUIRED STREETLIGHTS.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.

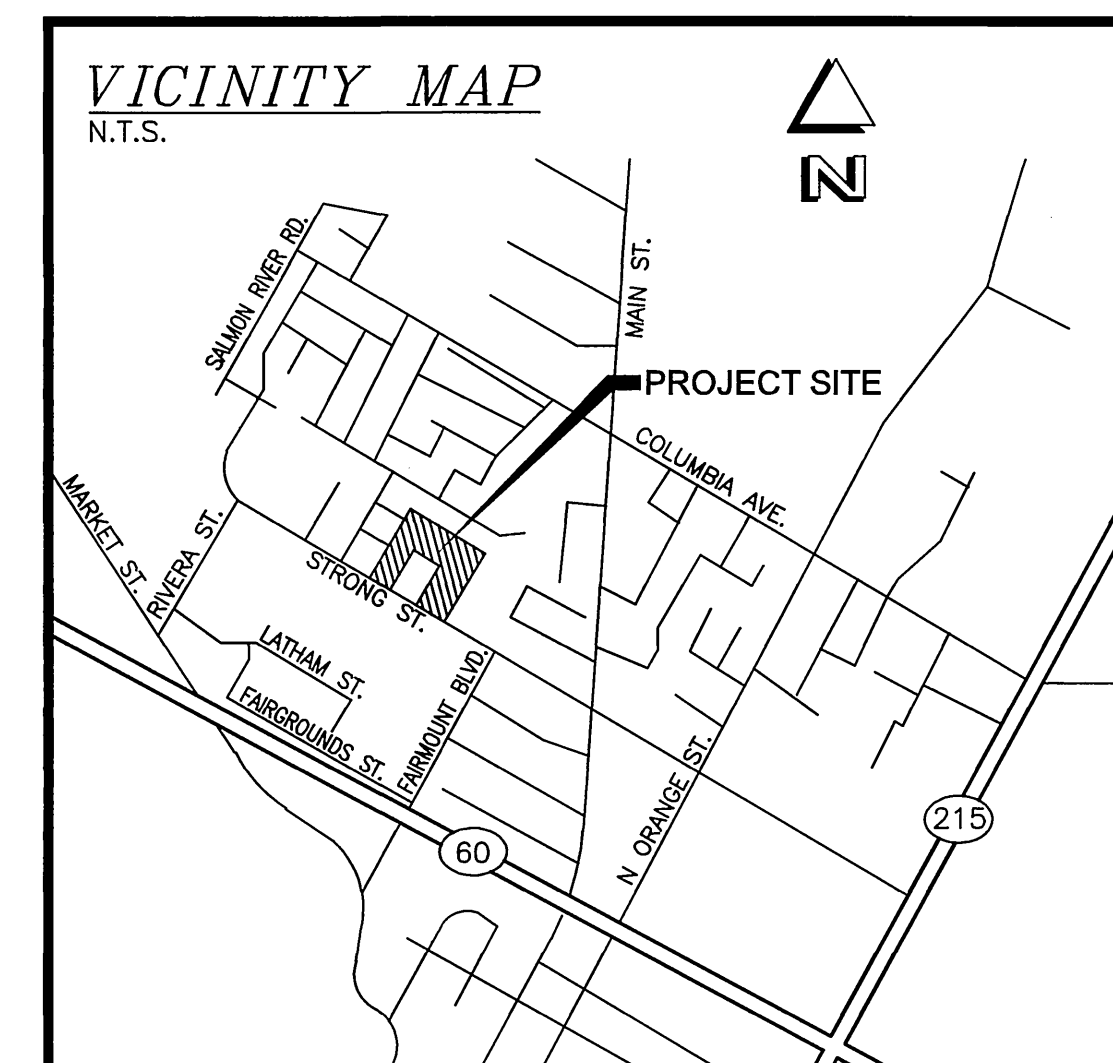
CONSTRUCTION NOTES & QUANTITIES		
No.	DESCRIPTION	QUANTITIES
1	PROTECT EXISTING IMPROVEMENTS IN PLACE.	-
2	SAW CUT EXISTING SECTION.	266 LF.
3	REMOVE EXISTING SIDEWALK, CURB AND GUTTER.	181 LF.
4	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304-TYPE III.	5 EA.
5	CONSTRUCT 5" ROLLED CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2.	5,717 LF.
6	CONSTRUCT 5" CURB ONLY PER CITY OF RIVERSIDE STD. 200 - TYPE C1.	276 LF.
7	CONSTRUCT 6" CROSS GUTTER PER CITY OF RIVERSIDE STD. 220.	365 LF.
8	JOIN EXISTING CURB & GUTTER.	-
9	CONSTRUCT HANDICAP ACCESS RAMP PER CITY OF RIVERSIDE STD. 304-TYPE 1.	10 EA.
10	GRIND/OVERLAY EXISTING AC PAVEMENT. THICKNESS VARIES 0.1' TO 0.15'.	1,268 SF.
11	TRANSITION FROM 6" CURB FACE TO 5" CURB FACE PER CITY OF RIVERSIDE STD. 210, MODIFIED TO TRANSITION IN DISTANCE SHOWN ON PLAN.	16 LF.
12	CONSTRUCT _ A.C. OVER _ C.A.B. PER SR _____; R-VALUE; _____	68,540 SF.
13	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304-TYPE III MODIFIED FOR 4' WIDE SIDEWALK & ROLLED CURB - SEE DETAIL SHEET 2.	15 EA.
14	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325, MODIFIED FOR 4' WIDE SIDEWALK.	12,058 SF.
15	CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE I.	452 LF.
16	REMOVE EXISTING DRIVEWAY APPROACH PER DETAIL 1 SHEET 3.	7 EA.
17	CONSTRUCT HANDICAP ACCESS RAMP PER CITY OF RIVERSIDE STD. 304-TYPE II.	3 EA.
18	CONSTRUCT DECORATIVE PAVEMENT, SEE LANDSCAPING PLAN.	2,219 SF.
19	REMOVE & REPLACE EXISTING AC & BASE WITH LIKE KIND.	154 LF.
20	REMOVE & DISPOSE OF EXISTING SIGN & BARRICADE.	120 LF.
21	CONSTRUCT _ A.C. OVER _ C.A.B. PER SR _____; R-VALUE; _____	8,750 SF.
22	CONSTRUCT 6" CURB PER CITY OF RIVERSIDE STD 200 - TYPE II.	296 LF.
23	EXISTING WATER METER AND SERVICE TO BE REMOVED BY CITY FORCES.	7 EA.
24	CONSTRUCT CURB DRAIN WITH TWO 4" CAST IRON PIPES PER APWA STD. DWG. NO. 150-1 CASE 1 TRANSITION FROM ROLLED CURB TO VERTICAL CURB IN 5' FROM EDGE OF PIPES.	4 EA.
25	ADJUST MANHOLE TO GRADE.	-

NOTE:
SEE SHEET 10 FOR STREET NAME & TRAFFIC SIGN SCHEDULE & STREET SIGNAGE PLAN.

FOR PUBLIC LANDSCAPE PLANS ASSOCIATED WITH THIS PROJECT SEE STREET PLAN R-3871-L AS PREPARED BY COMMUNITY WORKS DESIGN GROUP DATED _____.

DEVELOPER

RICHMOND AMERICAN HOMES, INC.
1305 CORONA POINT COURT
CORONA, CA 92879
(951) 898-5300

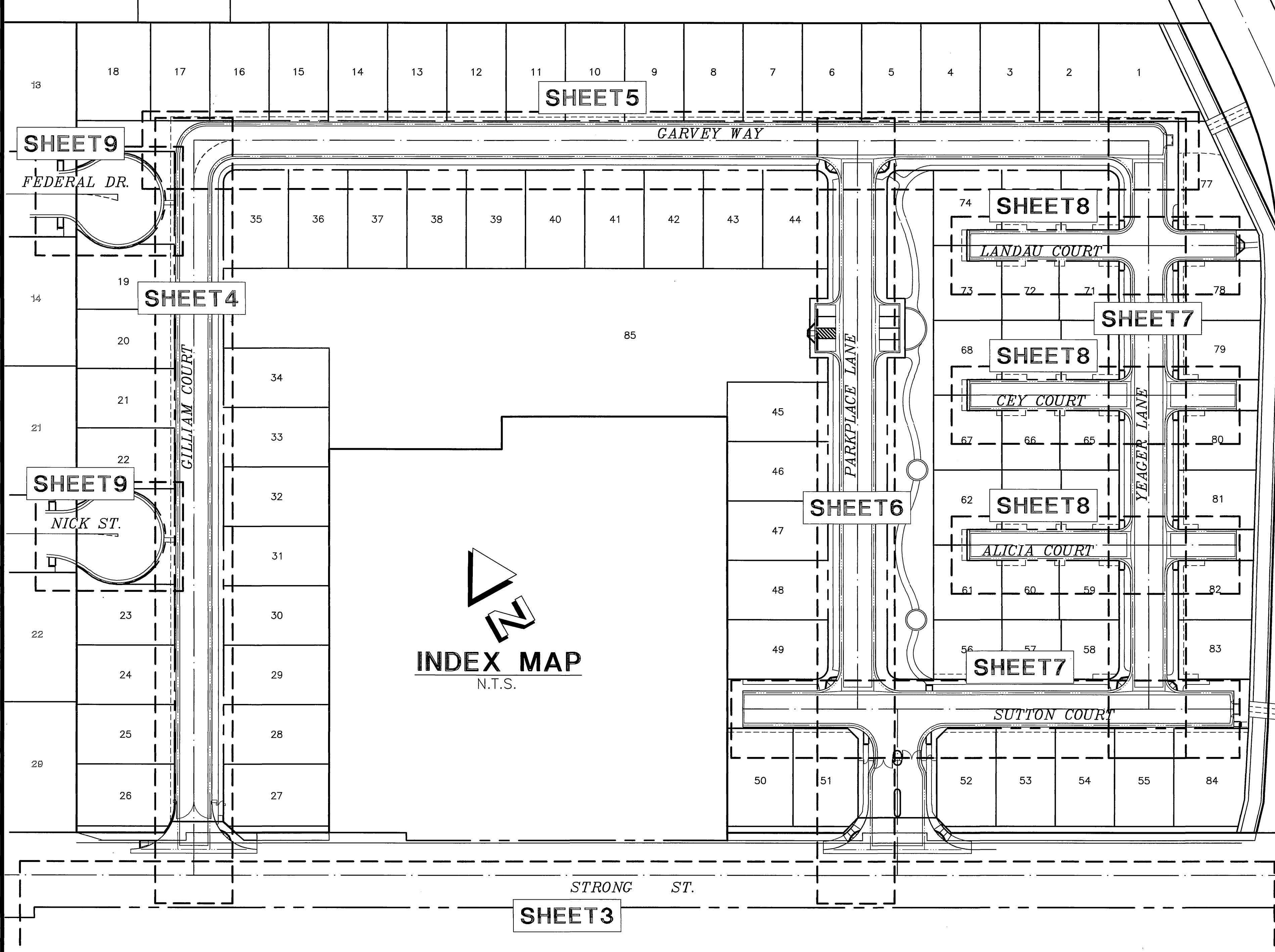


SPECIAL NOTE

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.

WATER TEST

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.



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 WAS TAKEN FROM THE CENTERLINE OF STRONG STREET AS SHOWN ON THE ALAMO TRACT FILED IN BOOK 9, PAGE 5, RECORDS OF RIVERSIDE COUNTY, SAID LINE BEARS N 60°57'00" W.

ELECTRIC DEPARTMENT NOTE

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREETLIGHT AND ELECTRIC PLANS.

CONTACT:
VAHID BAZEL, P.E.
PHONE: (951) 826-5830
3900 MAIN ST., 4TH FLOOR
RIVERSIDE, CA 92522

Underground Service Alert
Call: TOLL FREE
1-800-227-2800
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
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
REGISTRATION EXPIRES: 12/31/08
Date: 5/16/06

PRIZM GROUP
310 N. COTA ST. SUITE 1, CORONA, CA 92880
PHONE: (951) 737-4405 • FAX: (951) 737-4407 • info@the-prizm-group.com
Scale: N.T.S.
Date: 4-24-06

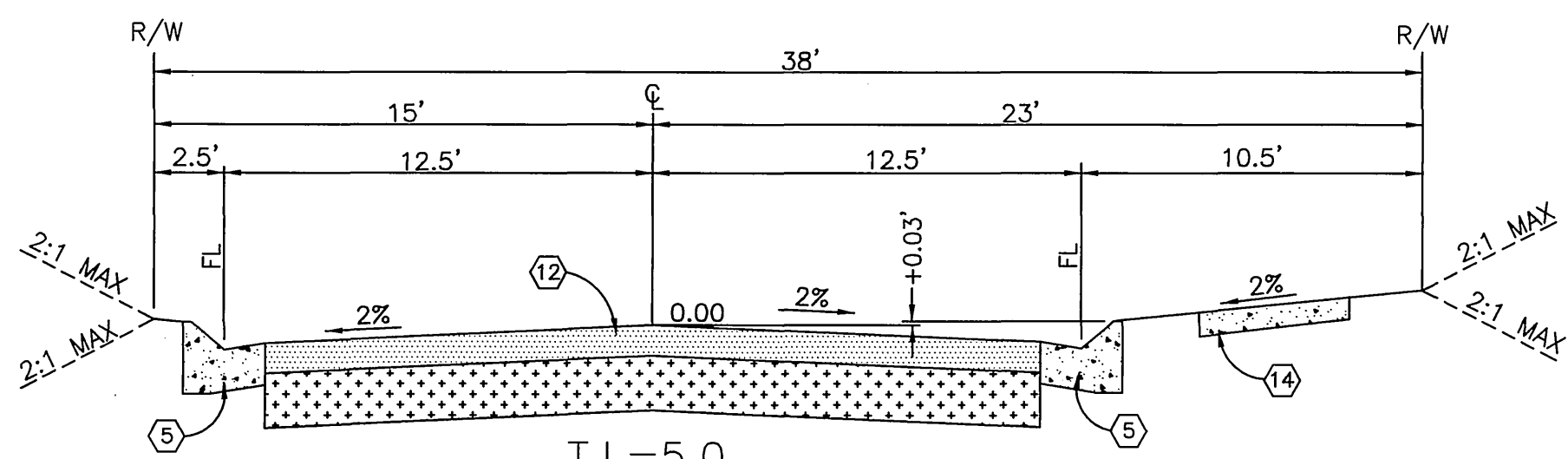
REVISIONS:
REMARK DESCRIPTION: APR. DATE:
DESIGNED: VGK DRAWN: BM CHECKED: VGK

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
APPROVED BY: *Vahid Bazel* 5/16/06
APPROVED BY: *MW Mohd* 5/17/06

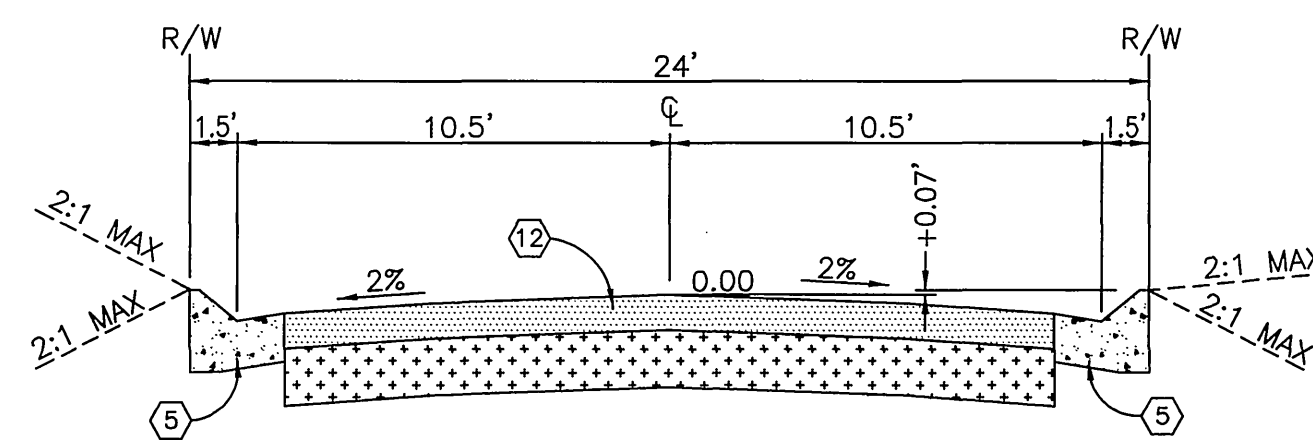
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* Date: 5/31/06
APPROVED BY: *[Signature]* Date: 5/31/06

TRACT 32293
STREET IMPROVEMENT PLANS
TITLE SHEET
File name: P:\TPG\04\04-0151\ST\ST01-2.dwg
PC-4433-S
PW05-0539
RIVERSIDE CITY BUSINESS TAX CERTIFICATE # 75296 EXP. 6/10/06
R-3871
Sheet 1 OF 10 SHEETS
FILE NO. 04-0151

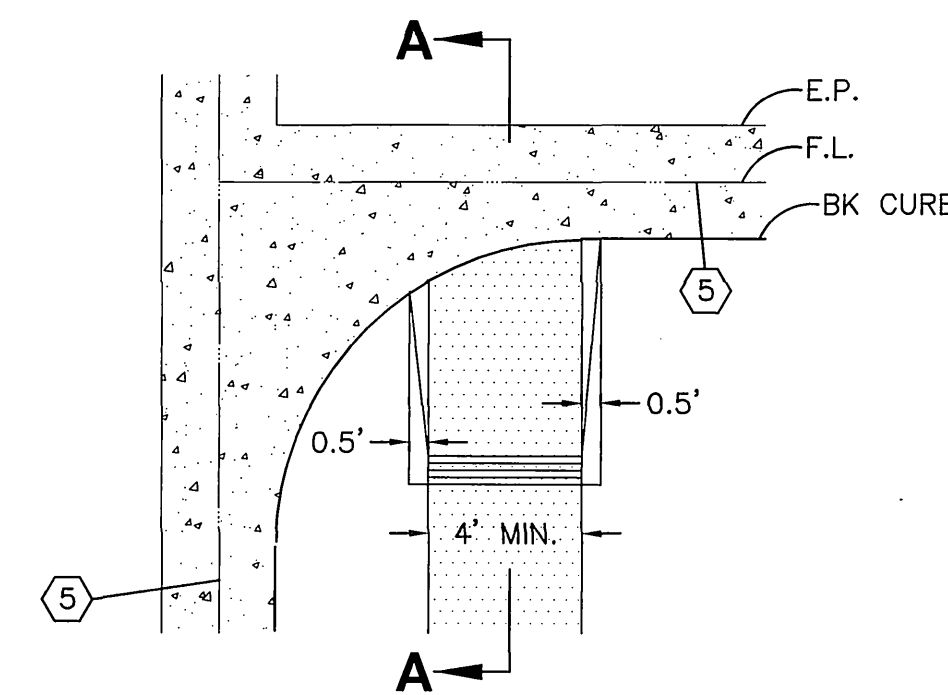
STREET IMPROVEMENT PLAN TRACT NO. 32293



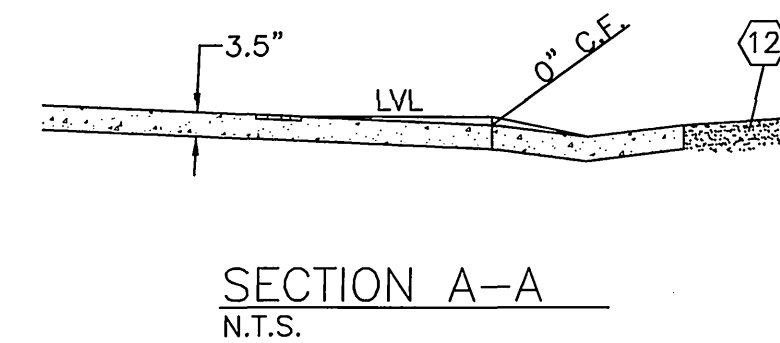
T.I.=5.0
TYPICAL SECTION
GILLIAM COURT &
GARVEY WAY (PRIVATE)
N.T.S.



T.I.=5.0
TYPICAL SECTION
LANDAU, CEY
& ALICIA COURTS
(PRIVATE)
N.T.S.

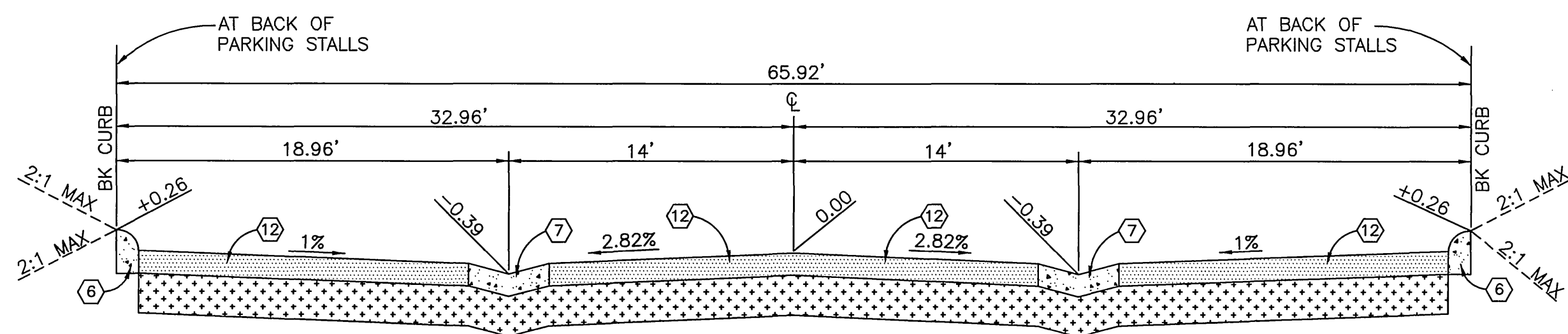


WHEELCHAIR RAMP
N.T.S.

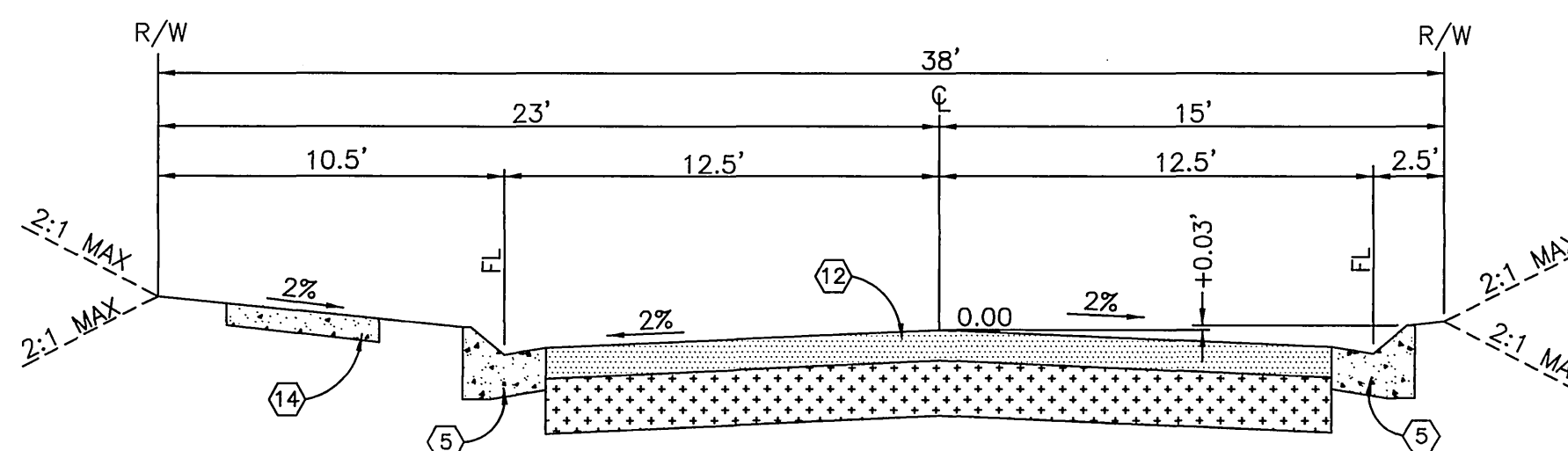


SECTION A-A
N.T.S.

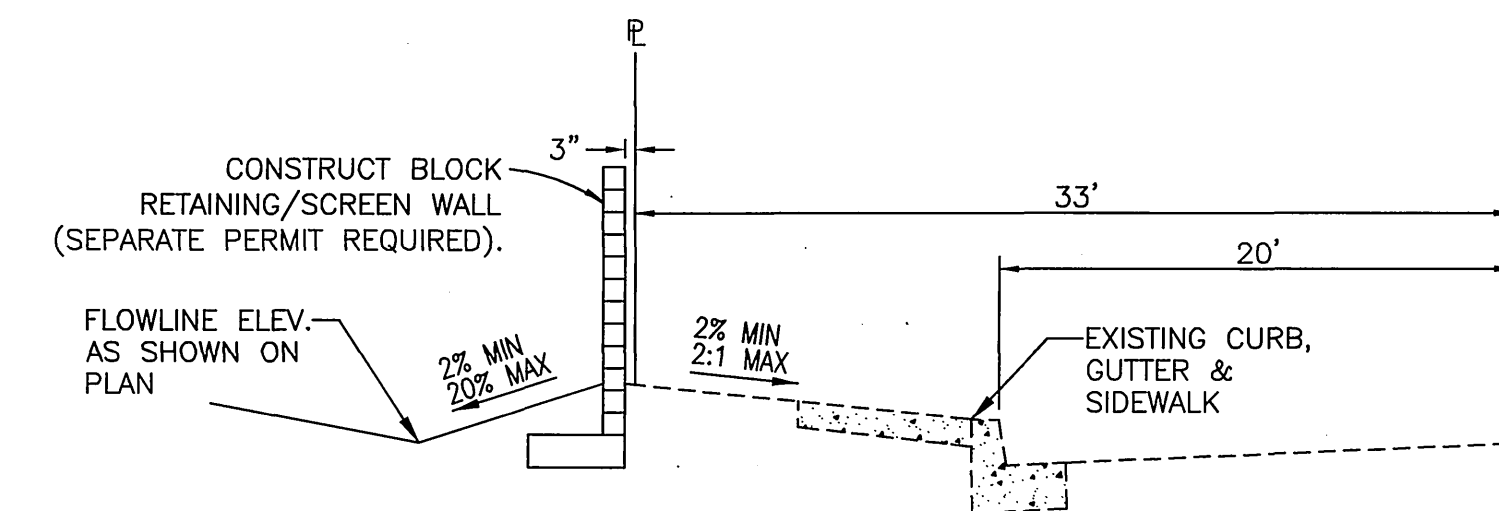
NOTE:
ALL DIMENSIONS AND CURVE DATA ARE TO
FLOWLINE



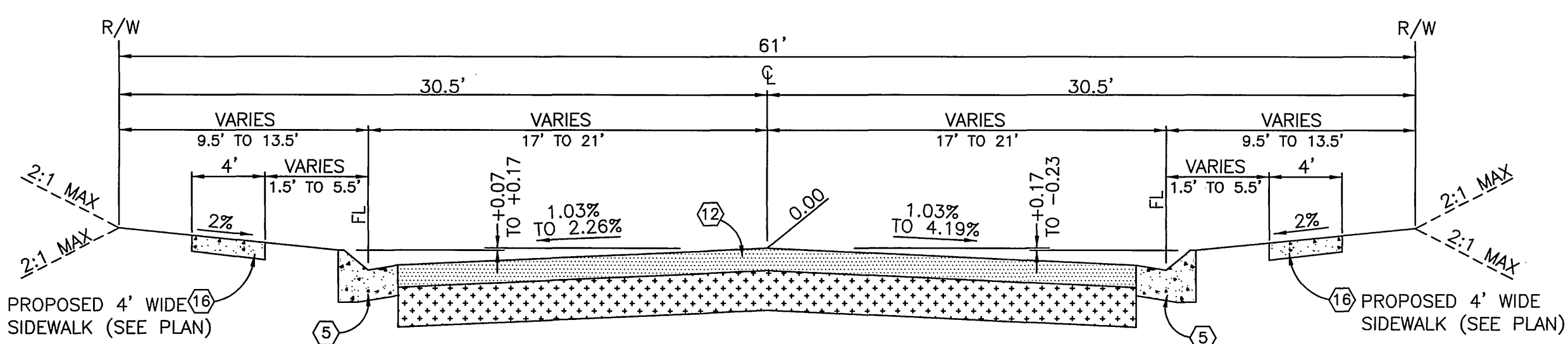
T.I.=5.0
TYPICAL SECTION
PARKPLACE LANE (PRIVATE)
STA 2+67.00 TO 3+23.00
N.T.S.



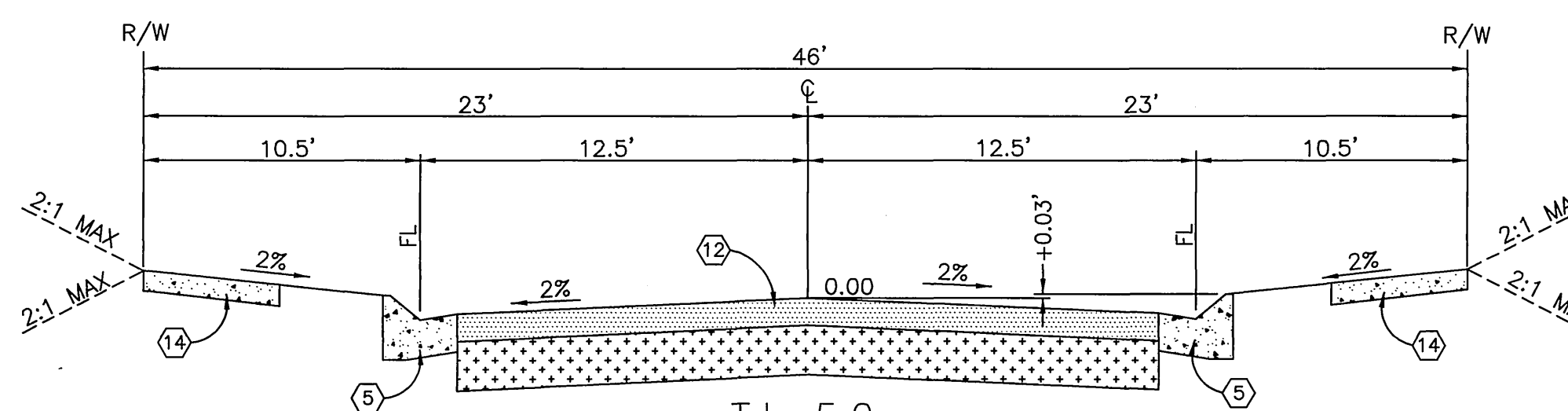
T.I.=5.0
TYPICAL SECTION
SUTTON COURT (PRIVATE)
N.T.S.



T.I.=5.0
TYPICAL SECTION
STRONG STREET
STA 2+98.70 TO 3+40.71
STA 4+38.71 TO 8+78.26
STA 9+93.26 TO 12+14.46
N.T.S.



T.I.=5.0
TYPICAL SECTION
PARKPLACE LANE (PRIVATE)
STA 0+55.00 TO 0+96.32



T.I.=5.0
TYPICAL SECTION
PARKPLACE LANE (PRIVATE)
STA 1+28.82 TO 3+94.86
STA 4+52.78 TO 5+36.32
YEAGER LANE (PRIVATE)
STA 0+24.50 TO 4+07.00
N.T.S.

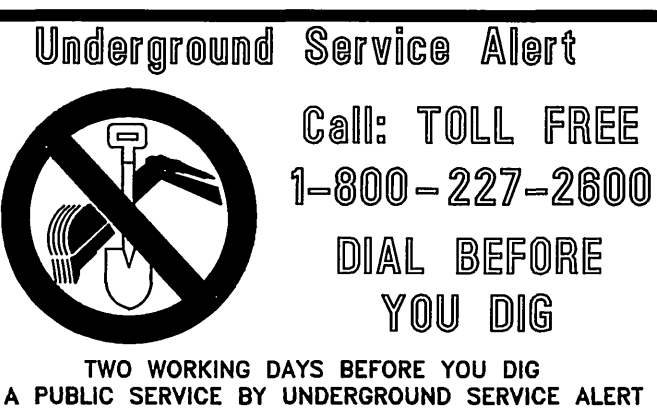
BENCHMARK

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

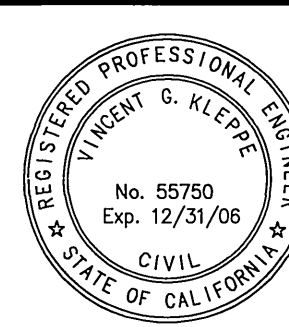
PC-4433-S

RIVERSIDE CITY BUSINESS TAX CERTIFICATE # 75296 EXP. 6/10/06

PW05-0539



Prepared Under The Supervision Of:
Vincent G. Kleppe
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 56750
REGISTRATION EXPIRES: 12/31/06



PRIZM GROUP
• CIVIL ENGINEERING
• LAND PLANNING
• GPS & ROBOTIC SURVEYING
• GEOMATIC ENGINEERING
• LASER SCANNING
310 N. GOTA ST., SUITE 1, CORONA, CA 92680
PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpg@the-prizm-group.com

Bench Mark:
GPS-51
(SEE THIS SHEET)

Scale: N.T.S.
Date: 4-24-06
GLENWOOD VILLAGE

REVISIONS:	APR. DATE:
REMARK DESCRIPTION:	
DESIGNED: VGK	DRAWN: BM
	CHECKED: VGK

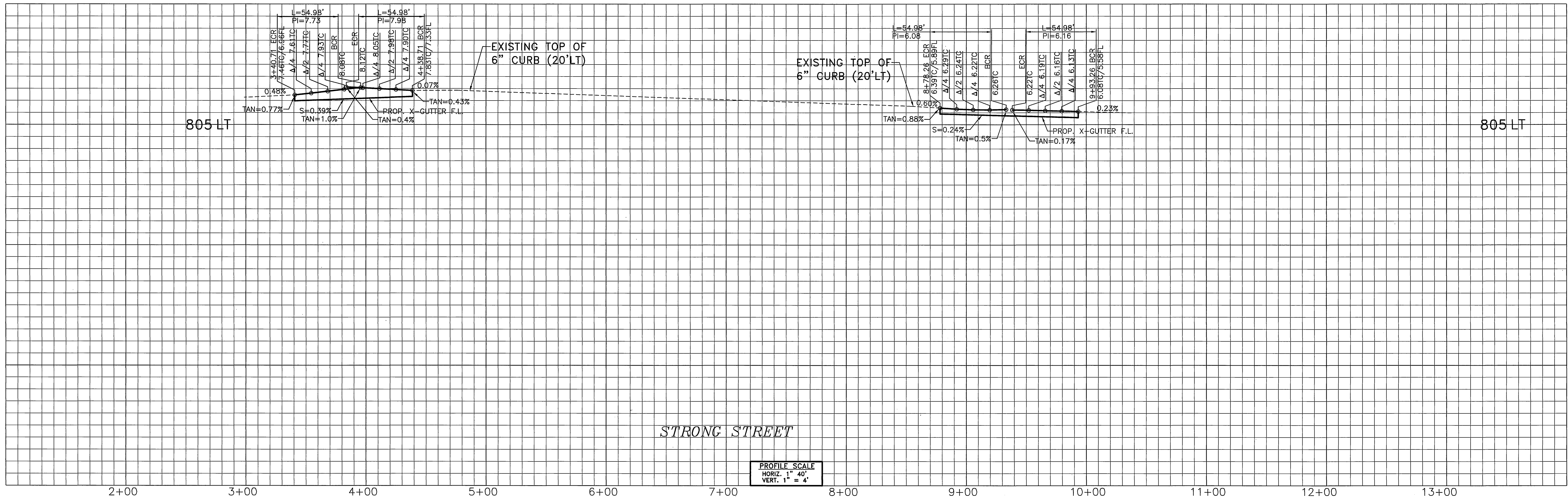
CITY OF RIVERSIDE
ELECTRICAL DEPARTMENT
APPROVED BY: *[Signature]* 5/16/06
APPROVED BY: *[Signature]* 5/17/06

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	
Approved By: <i>[Signature]</i>	Date: 5/31/06
PRINCIPAL ENG.	5/31/06
PARK DEPARTMENT	5/31/06
TRAFFIC DIVISION	5/31/06
	DATE 5/23/06

TRACT 32293
STREET IMPROVEMENT
PLANS
DETAILS & SECTIONS

R-3871
Sheet 2
OF 10 SHEETS
FILE NO.
04-0151

File name: P:\TPG\04\04-0151\ST\04-0151ST01-2.dwg



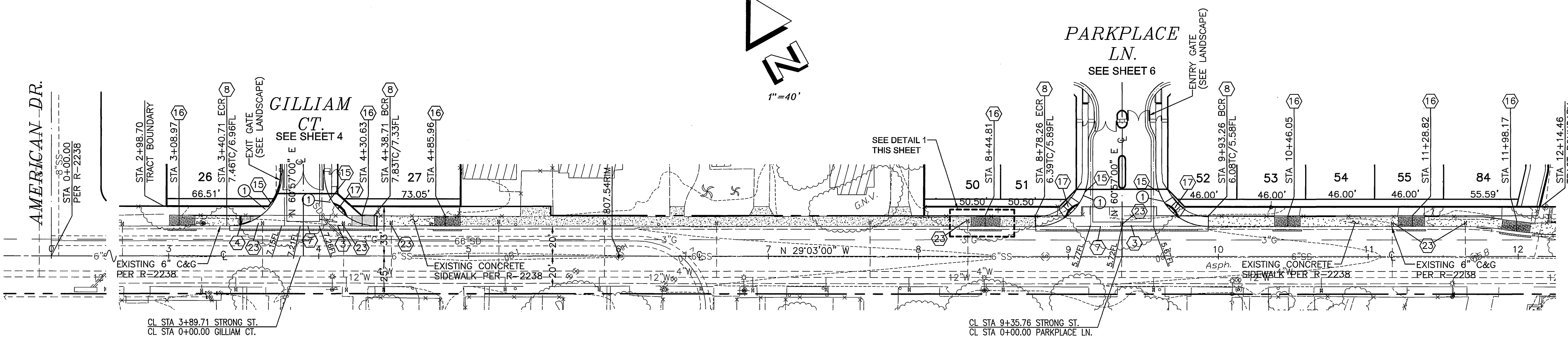
STRONG STREET

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

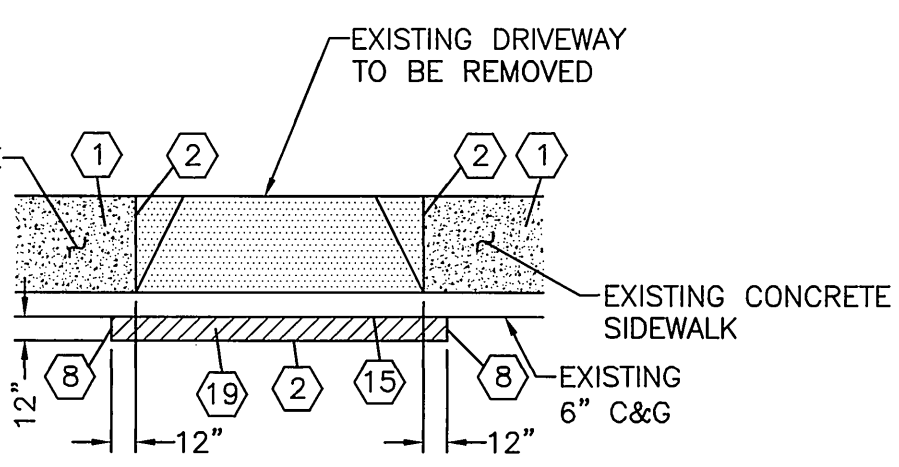
CONSTRUCTION NOTES	
No.	DESCRIPTION
1	PROTECT EXISTING IMPROVEMENTS IN PLACE.
2	SAW CUT EXISTING SECTION.
3	REMOVE EXISTING SIDEWALK, CURB AND GUTTER.
4	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304-TYPE III.
7	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220.
8	JOIN EXISTING CURB & GUTTER.
9	CONSTRUCT HANDICAP ACCESS RAMP PER CITY OF RIVERSIDE STD. 304-TYPE 1.
15	CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE I.
16	REMOVE EXISTING DRIVEWAY APPROACH PER DETAIL 1 SHEET 3.
17	CONSTRUCT HANDICAP ACCESS RAMP PER CITY OF RIVERSIDE STD. 304-TYPE II.
19	REMOVE & REPLACE EXISTING AC & BASE WITH LIKE KIND.
23	EXISTING WATER METER AND SERVICE TO BE REMOVED BY CITY FORCES.

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

CURVE TABLE				
NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
(1)	90°00'00"	35.00'	35.00'	54.98'



STRONG STREET



DETAIL 1
N.T.S.

PC-4433-S
PW05-0539

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: 4/29/06
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
REGISTRATION EXPIRES: 12/31/08



THE PRIZM GROUP
310 N. COTA ST. SUITE 1, CORONA, CA 92880
PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpg@the-prizm-group.com

GLENWOOD VILLAGE

Scale: 1" = 40'
Date: 4-24-06

Bench Mark: GPS-51 (SEE THIS SHEET)

REVISIONS:		APR. DATE:
REMARK	DESCRIPTION:	

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
Ward
APPROVED BY
CITY OF RIVERSIDE WATER DEPARTMENT
MW McLeod
APPROVED BY

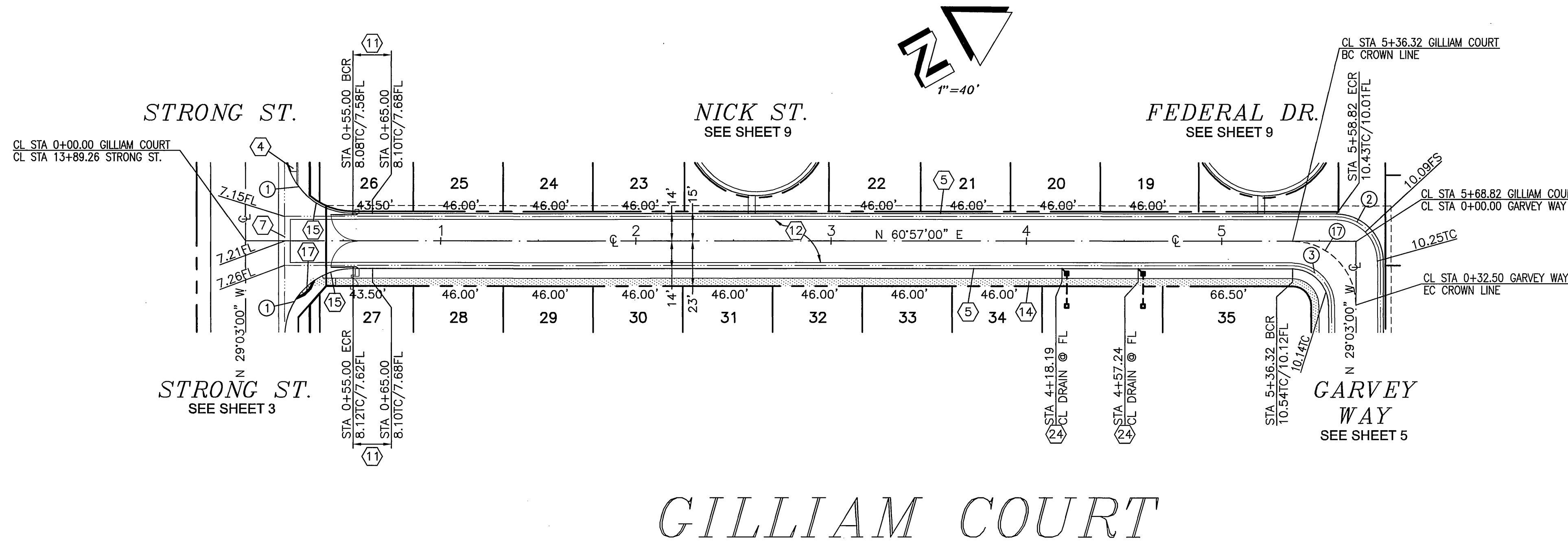
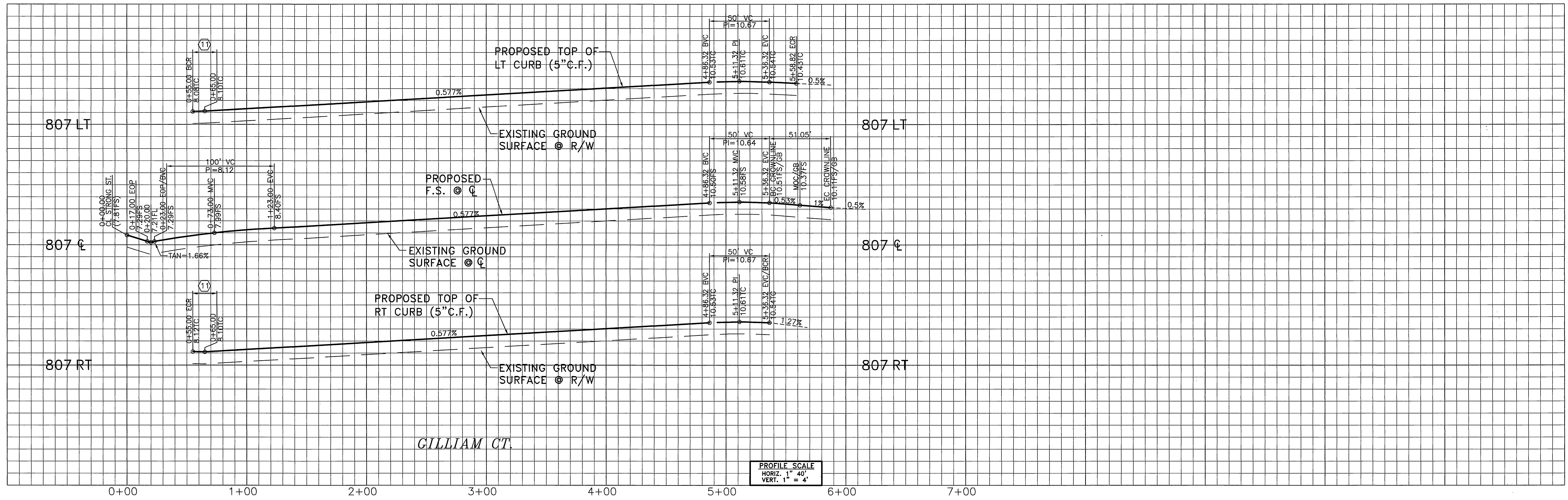
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By: *BY* Date: *5/10/06*
PRINCIPAL ENG. *DR*
PARK DEPARTMENT *MS* Date: *5/10/06*
TRAFFIC DIVISION *R* Date: *5/31/06*

APPROVED BY *Tom Boyd*
CITY ENGINEER
DATE: *5/19/06*

TRACT 32293
STREET IMPROVEMENT
PLANS
STRONG ST.

R-3871
Sheet 3
OF 10 SHEETS
FILE NO.
04-0151
File name: P:\TPG\04\04-0151\ST\04-0151ST03.dwg



CONSTRUCTION NOTES	
No.	DESCRIPTION
4	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304-TYPE III.
5	CONSTRUCT 5" ROLLED CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2.
7	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220.
9	CONSTRUCT HANDICAP ACCESS RAMP PER CITY OF RIVERSIDE STD. 304-TYPE 1.
11	TRANSITION FROM 6" CURB FACE TO 5" CURB FACE PER CITY OF RIVERSIDE STD. 210, MODIFIED TO TRANSITION IN DISTANCE SHOWN ON PLAN.
12	CONSTRUCT _ A.C. OVER _ C.A.B. PER SR _____; R-VALUE; _____
14	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325, MODIFIED FOR 4' WIDE SIDEWALK.
17	CONSTRUCT HANDICAP ACCESS RAMP PER CITY OF RIVERSIDE STD. 304-TYPE II.
24	CONSTRUCT CURB DRAIN WITH TWO 4" CAST IRON PIPES PER APWA STD. DWG. NO. 150-1 CASE 1 TRANSITION FROM ROLLED CURB TO VERTICAL CURB IN 5' FROM EDGE OF PIPES.

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

CURVE TABLE				
NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
1	90°00'00"	35.00'	35.00'	54.98'
2	90°00'00"	22.50'	22.50'	35.34'
3	90°00'00"	20.00'	20.00'	31.42'
7	90°00'00"	32.50'	32.50'	51.05'

PC-4433-S
 PW05-0539

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
 REGISTERED CIVIL ENGINEER NO. 55750
 REGISTRATION EXPIRES: 12/31/06
 Date: 4/23/06



PRIZM GROUP
 310 N. COTA ST. SUITE 1, CORONA, CA 92680
 PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpz@the-prizm-group.com
 Scale: 1" = 40'
 Date: 4-24-06

Bench Mark:
 GPS-51
 (SEE THIS SHEET)
GLENWOOD VILLAGE

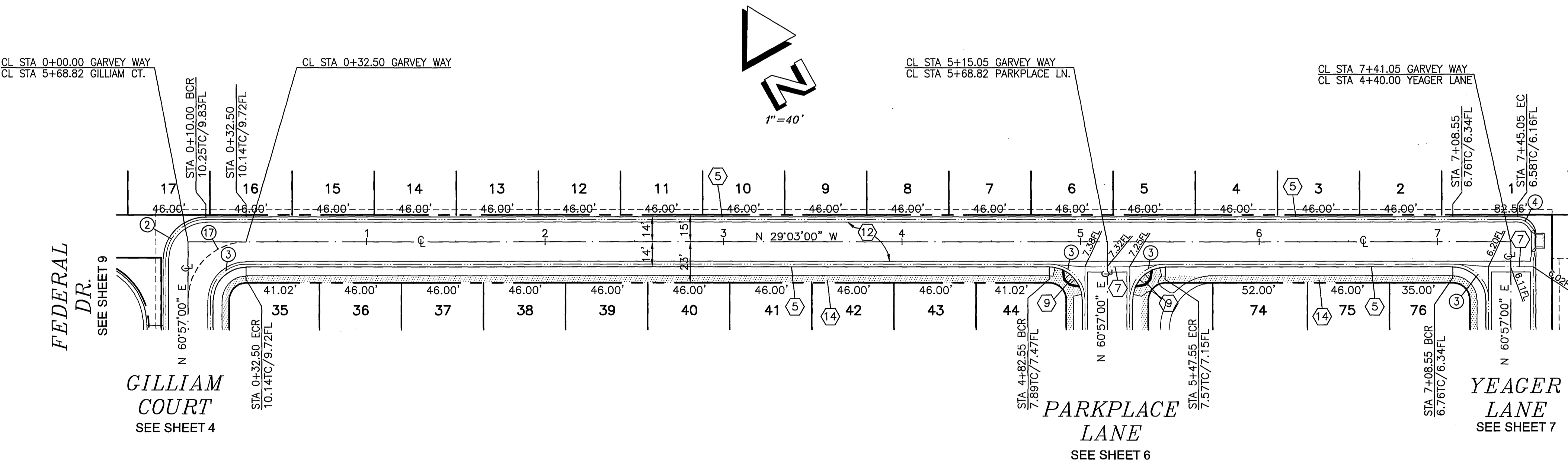
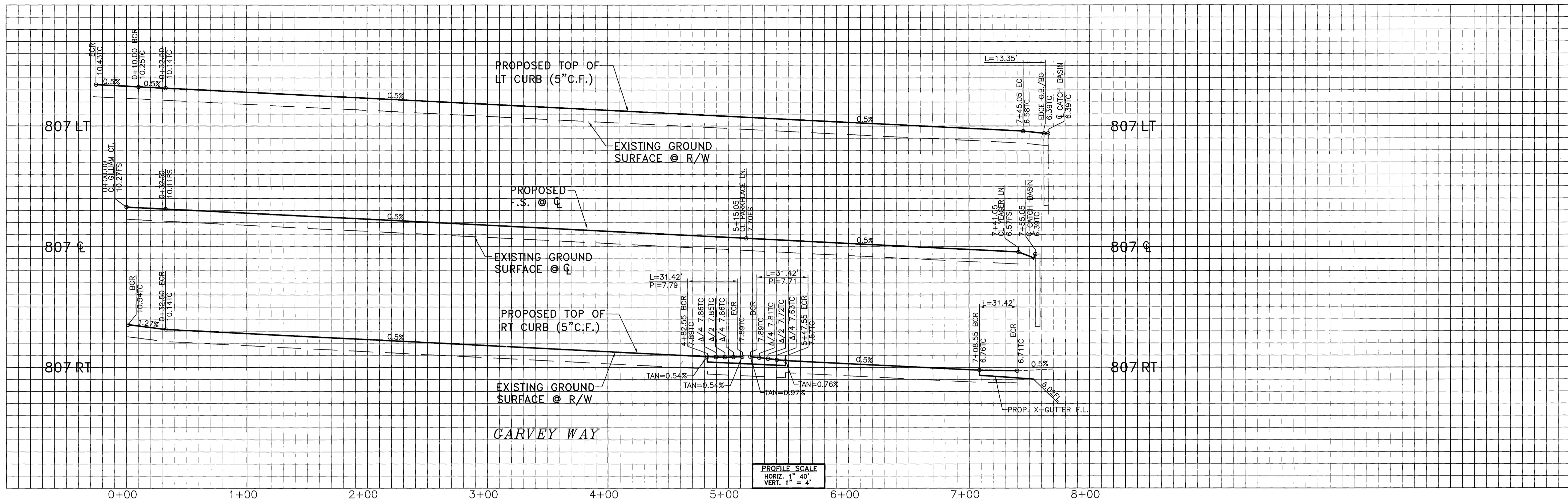
REVISIONS:		APR.	DATE:
REMARK	DESCRIPTION		
DESIGNED:	VGK	DRAWN:	BM
CHECKED:	VGK		

CITY OF RIVERSIDE
 ELECTRICAL DEPARTMENT
 APPROVED BY: Val J. O'Sullivan
 DATE: 5/11/06
 APPROVED BY: MW McL...
 DATE: 5/11/06

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 Approved By: [Signature] Date: 5/11/06
 APPROVED BY: [Signature]
 DATE: 5/11/06

TRACT 32293
 STREET IMPROVEMENT
 PLANS
 GILLIAM CT.
 File name: P:\TPG\04\04-0151\ST\04-0151ST04.dwg

R-3871
 Sheet 4
 OF 10 SHEETS
 FILE NO.
 04-0151



CONSTRUCTION NOTES	
No.	DESCRIPTION
5	CONSTRUCT 5" ROLLED CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2.
7	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220.
9	CONSTRUCT HANDICAP ACCESS RAMP PER CITY OF RIVERSIDE STD. 304-TYPE 1.
12	CONSTRUCT _ A.C. OVER _ C.A.B. PER SR _____; R-VALUE; _____
14	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325, MODIFIED FOR 4' WIDE SIDEWALK.

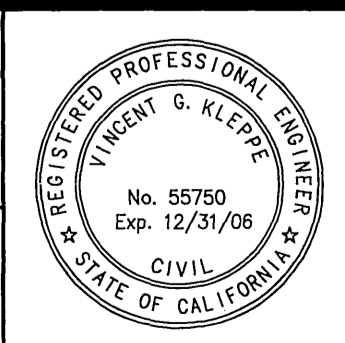
BENCHMARK
 CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE.
 ELEV.=813.66

CURVE TABLE				
NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
2	90°00'00"	22.50'	22.50'	35.34'
3	90°00'00"	20.00'	20.00'	31.42'
4	90°00'00"	8.50'	8.50'	13.35'

PC-4433-S
 PW05-0539

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
 REGISTERED CIVIL ENGINEER NO. 55750
 Exp. 12/31/06
 Date: 4/23/06



PRIZM GROUP
 310 N. COTA ST. SUITE 1, CORONA, CA 92680
 PHONE: (951) 737-4406 • FAX: (951) 737-4407 • 199@the-prizm-group.com
 Scale: 1" = 40'
 Date: 4-24-06
GLENWOOD VILLAGE

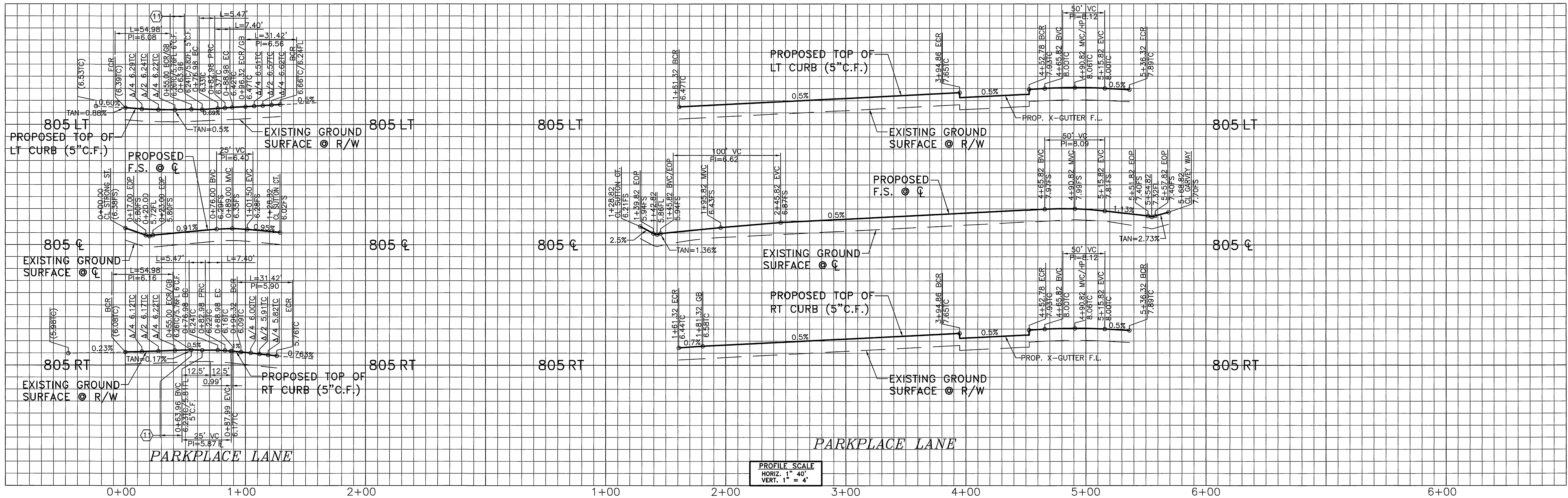
Bench Mark: GPS-51 (SEE THIS SHEET)
 REVISIONS:
 REMARK DESCRIPTION: APR. DATE:
 DESIGNED: VGK DRAWN: BM CHECKED: VGK APPROVED BY:

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
 APPROVED BY: [Signature]
 CITY OF RIVERSIDE WATER DEPARTMENT
 APPROVED BY: [Signature]

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 Approved By: BY: Date: [Signature] 5/3/06
 APPROVED BY: [Signature] DATE: 5/3/06
 CITY ENGINEER

TRACT 32293
STREET IMPROVEMENT PLANS GARVEY WAY
 R-3871
 Sheet 5 OF 10 SHEETS
 FILE NO. 04-0151
 File name: P:\TPG\04\04-0151\ST\04-0151ST05.dwg

INDEXED 6-07-06

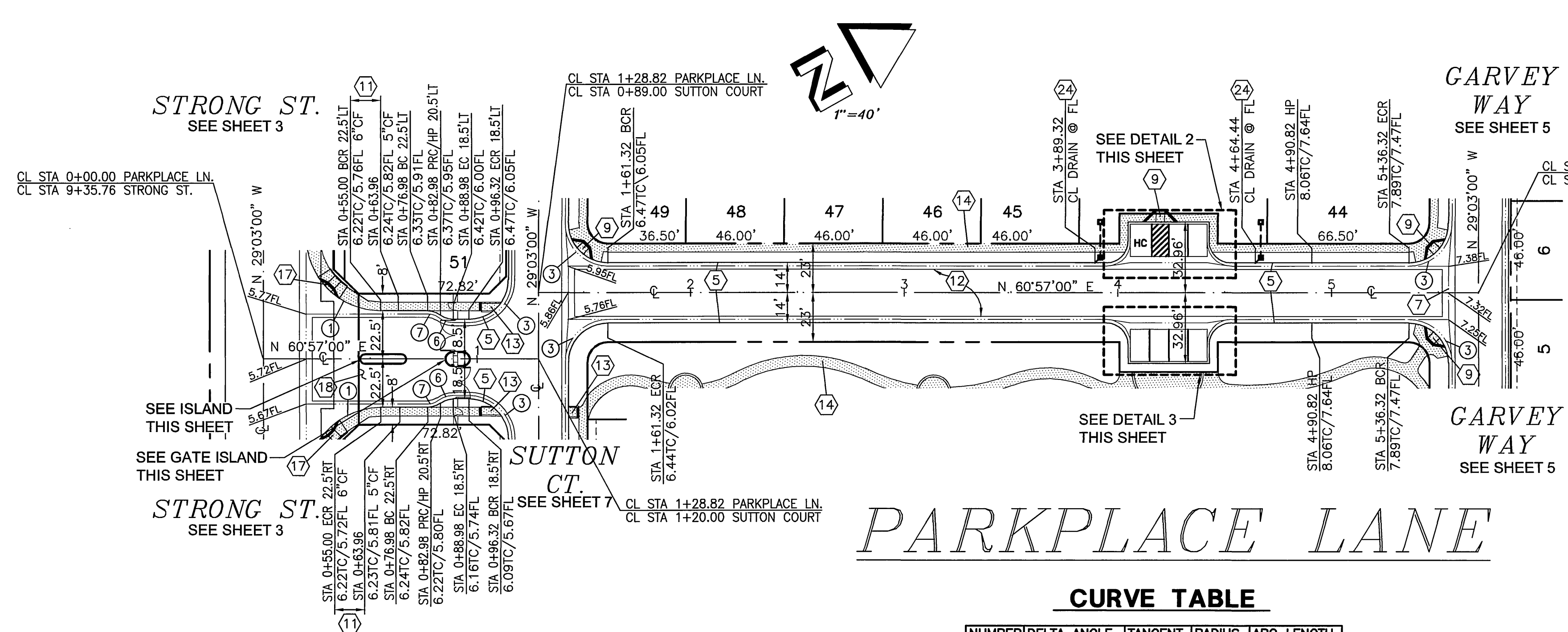
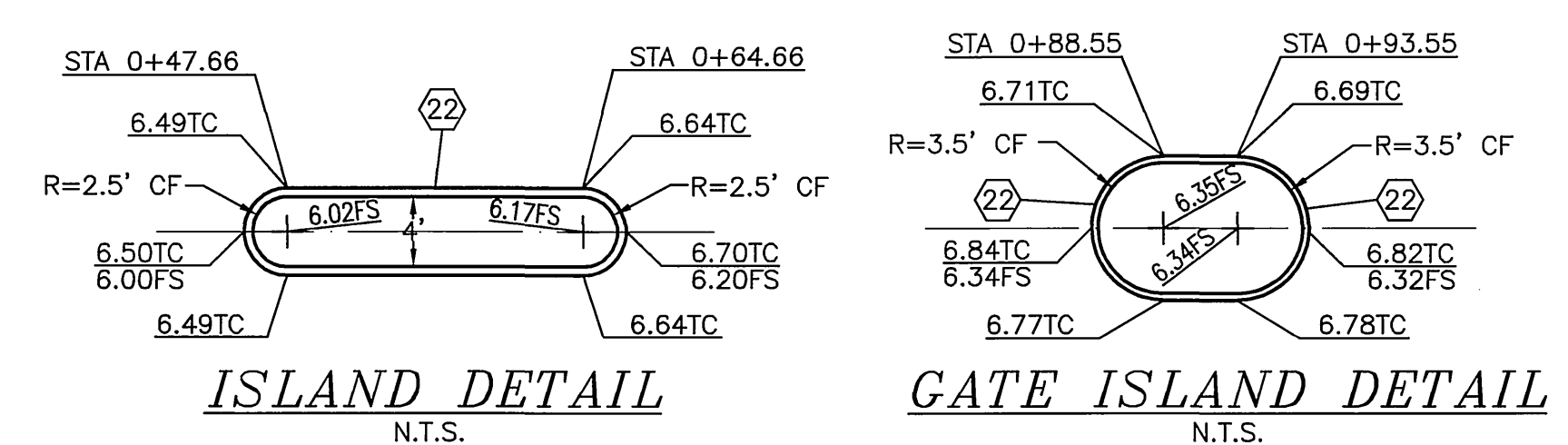
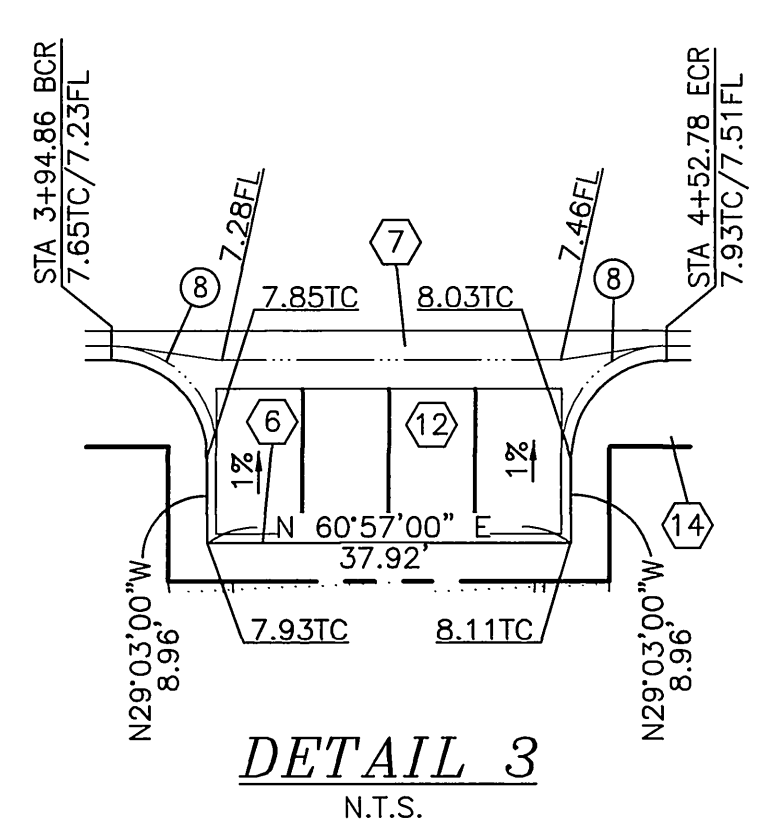
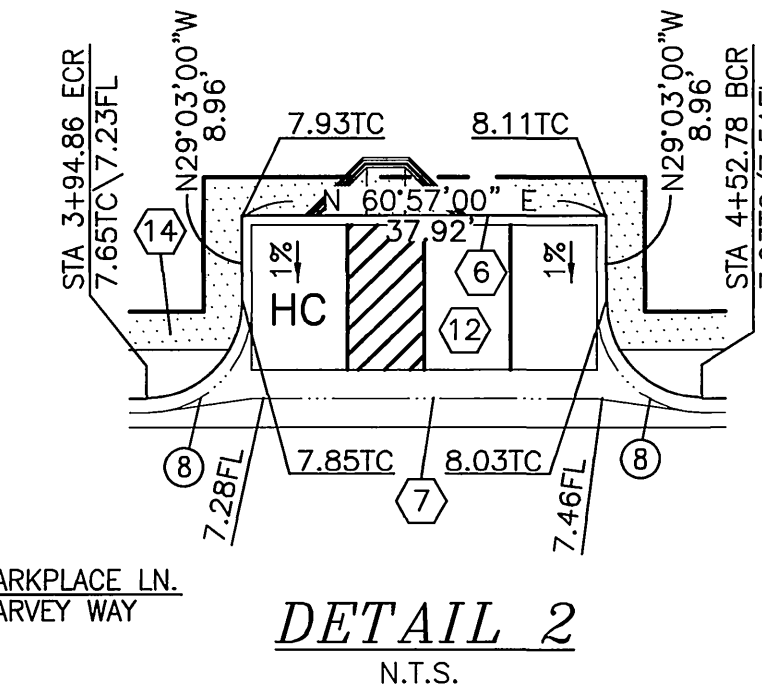


PROFILE SCALE
 HORIZ. 1" = 40'
 VERT. 1" = 4'

CONSTRUCTION NOTES	
No.	DESCRIPTION
5	CONSTRUCT 5" ROLLED CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2.
6	CONSTRUCT 5" CURB ONLY PER CITY OF RIVERSIDE STD. 200 - TYPE C1.
7	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220.
9	CONSTRUCT HANDICAP ACCESS RAMP PER CITY OF RIVERSIDE STD. 304-TYPE 1.
11	TRANSITION FROM 6" CURB FACE TO 5" CURB FACE PER CITY OF RIVERSIDE STD. 210, MODIFIED TO TRANSITION IN DISTANCE SHOWN ON PLAN.
12	CONSTRUCT A.C. OVER C.A.B. PER SR _____; R-VALUE; _____
13	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304-TYPE III MODIFIED FOR 4' WIDE SIDEWALK & ROLLED CURB - SEE DETAIL SHEET 2.
14	CONSTRUCT PCC, PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325, MODIFIED FOR 4' WIDE SIDEWALK.
17	CONSTRUCT HANDICAP ACCESS RAMP PER CITY OF RIVERSIDE STD. 304-TYPE II.
18	CONSTRUCT DECORATIVE PAVEMENT, SEE LANDSCAPING PLAN.
22	CONSTRUCT 6" CURB PER CITY OF RIVERSIDE STD 200 - TYPE II.
24	CONSTRUCT CURB DRAIN WITH TWO 4" CAST IRON PIPES PER APWA STD. DWG. NO. 150-1 CASE 1 TRANSITION FROM ROLLED CURB TO VERTICAL CURB IN 5' FROM EDGE OF PIPES.

BENCHMARK

CITY OF RIVERSIDE BENCH MARK GPS-51: 1/2 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



CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
(1)	90°00'00"	35.00'	35.00'	54.98'
(2)	90°00'00"	20.00'	20.00'	31.42'
(3)	36°52'12"	3.83'	11.50'	7.40'
(4)	36°52'12"	2.83'	8.50'	5.47'
(5)	90°00'00"	10.96'	10.96'	17.22'

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. Kleffe
 REGISTERED CIVIL ENGINEER NO. 65750
 REGISTRATION EXPIRES: 12/31/06
 Date: 4/15/06

REGISTERED PROFESSIONAL ENGINEER
VINCENT G. KLEFFE
 No. 55750
 Exp. 12/31/06
 CIVIL
 STATE OF CALIFORNIA

PRIZM GROUP
 310 N. COTA ST. SUITE 1, CORONA, CA 92689
 PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpz@the-prizm-group.com
 Scale: 1" = 40'
 Date: 4-24-06
GLENWOOD VILLAGE

REVISIONS:

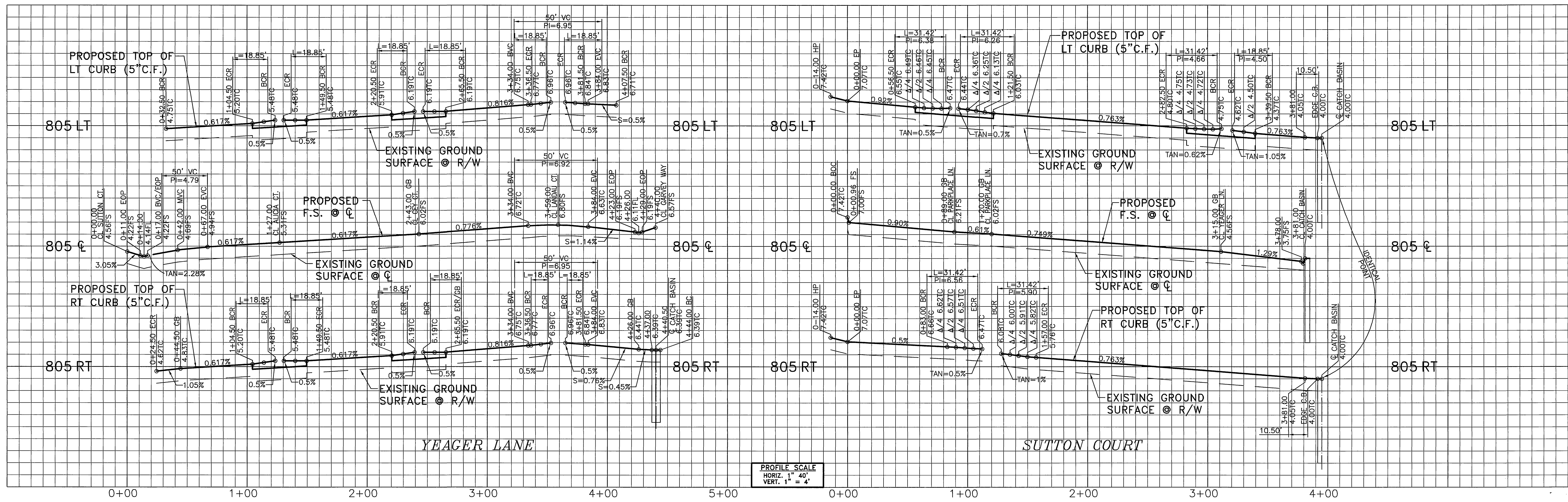
REMARK	DESCRIPTION	APR.	DATE

DESIGNED: VGK DRAWN: BM CHECKED: VGK

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
Val Pardo
 APPROVED BY
 CITY OF RIVERSIDE WATER DEPARTMENT
MW McNeil
 APPROVED BY

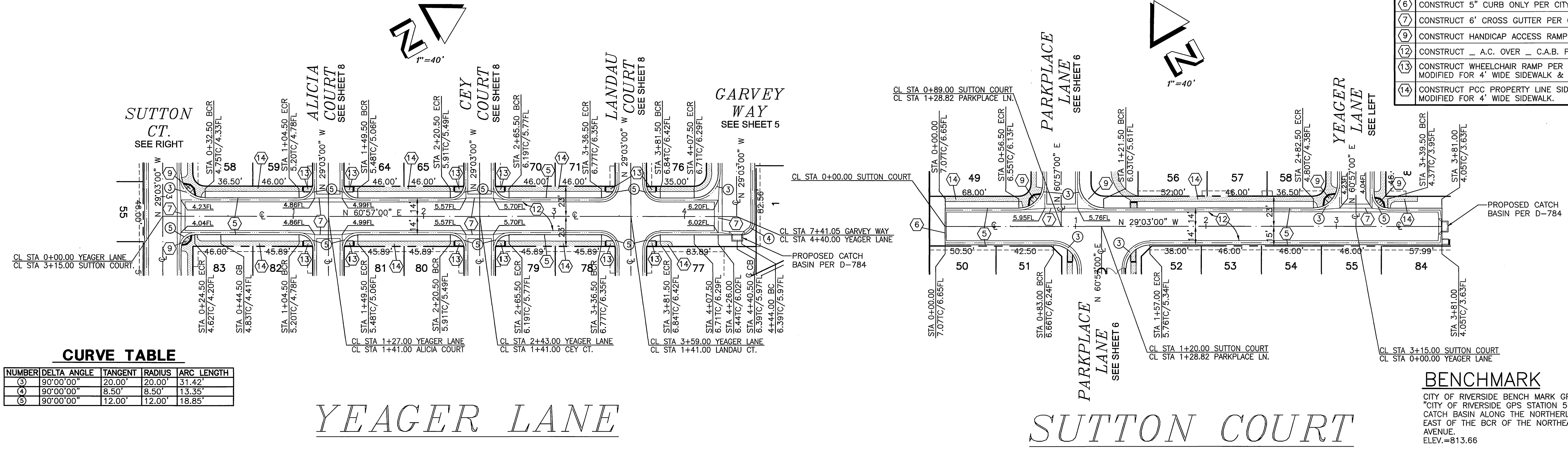
CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 Approved By: **By: Date:**
 PRINCIPAL ENG. **5/31/06**
 PARK DEPARTMENT **5/31/06**
 TRAFFIC DIVISION **5/31/06**
 APPROVED BY **5/31/06**

TRACT 32293
STREET IMPROVEMENT PLANS
PARKPLACE LN.
 File name: P:\TPG\04\04-0151\ST\04-0151ST06.dwg
PC-4433-S
PW05-0539
R-3871
 Sheet 6 OF 10 SHEETS
 FILE NO. **04-0151**



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

CONSTRUCTION NOTES	
No.	DESCRIPTION
5	CONSTRUCT 5" ROLLED CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2.
6	CONSTRUCT 5" CURB ONLY PER CITY OF RIVERSIDE STD. 200 - TYPE C1.
7	CONSTRUCT 6" CROSS GUTTER PER CITY OF RIVERSIDE STD. 220.
9	CONSTRUCT HANDICAP ACCESS RAMP PER CITY OF RIVERSIDE STD. 304-TYPE 1.
12	CONSTRUCT - A.C. OVER - C.A.B. PER SR _____; R-VALUE: _____
13	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304-TYPE III MODIFIED FOR 4' WIDE SIDEWALK & ROLLED CURB - SEE DETAIL SHEET 2.
14	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325, MODIFIED FOR 4' WIDE SIDEWALK.



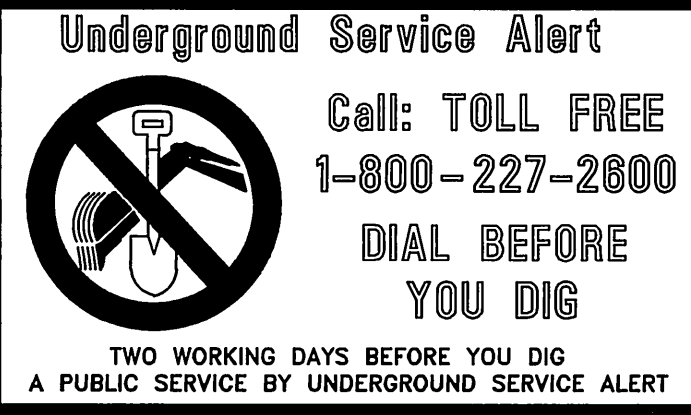
CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
3	90°00'00"	20.00'	20.00'	31.42'
4	90°00'00"	8.50'	8.50'	13.35'
5	90°00'00"	12.00'	12.00'	18.85'

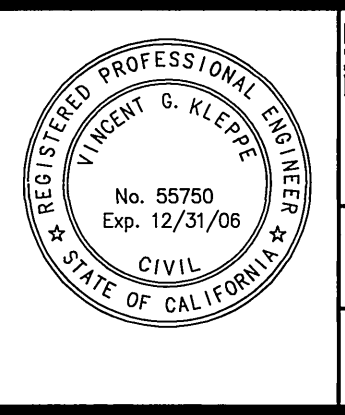
BENCHMARK

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

PC-4433-S
 PW05-0539



Prepared Under The Supervision Of:
Vincent G. Kleppe
 REGISTERED CIVIL ENGINEER NO. 55750
 REGISTRATION EXPIRES: 12/31/06
 Date: 4/15/06



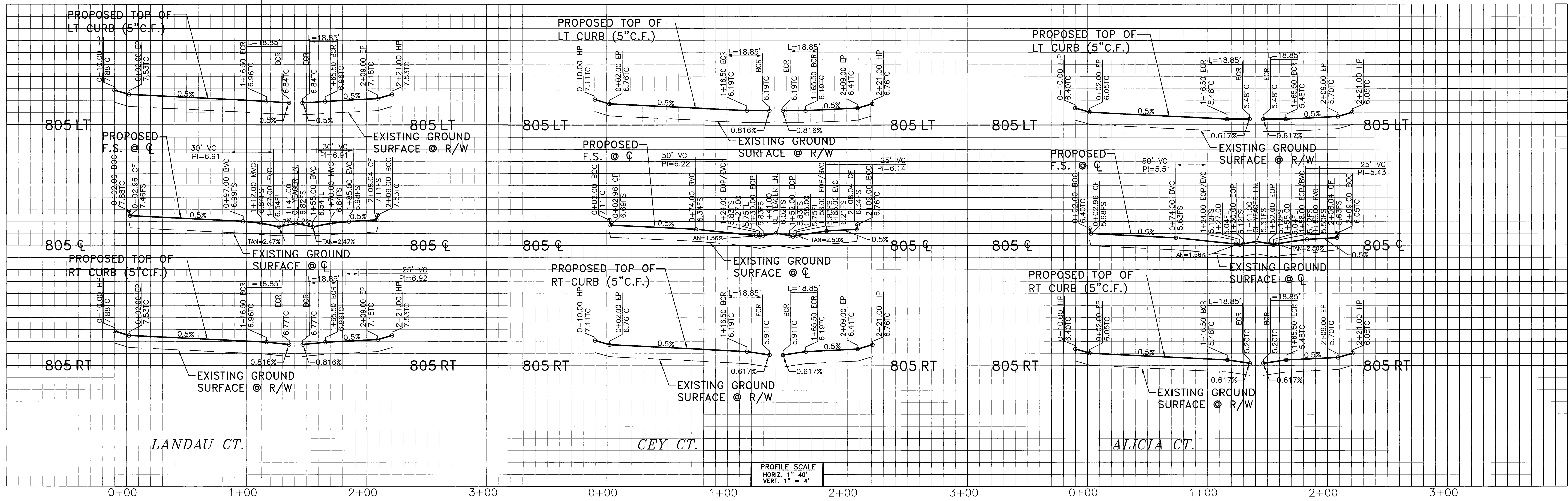
PRIZM GROUP
 310 N. COTA ST. SUITE 1 CORONA, CA 92689
 PHONE: (951) 737-4406 • FAX: (951) 737-4407 • info@the-prizm-group.com
 Scale: 1" = 40'
 Date: 4-24-06
GLENWOOD VILLAGE

REVISIONS:
 REMARK DESCRIPTION APR. DATE
 DESIGNED: Vgk DRAWN: BM CHECKED: Vgk

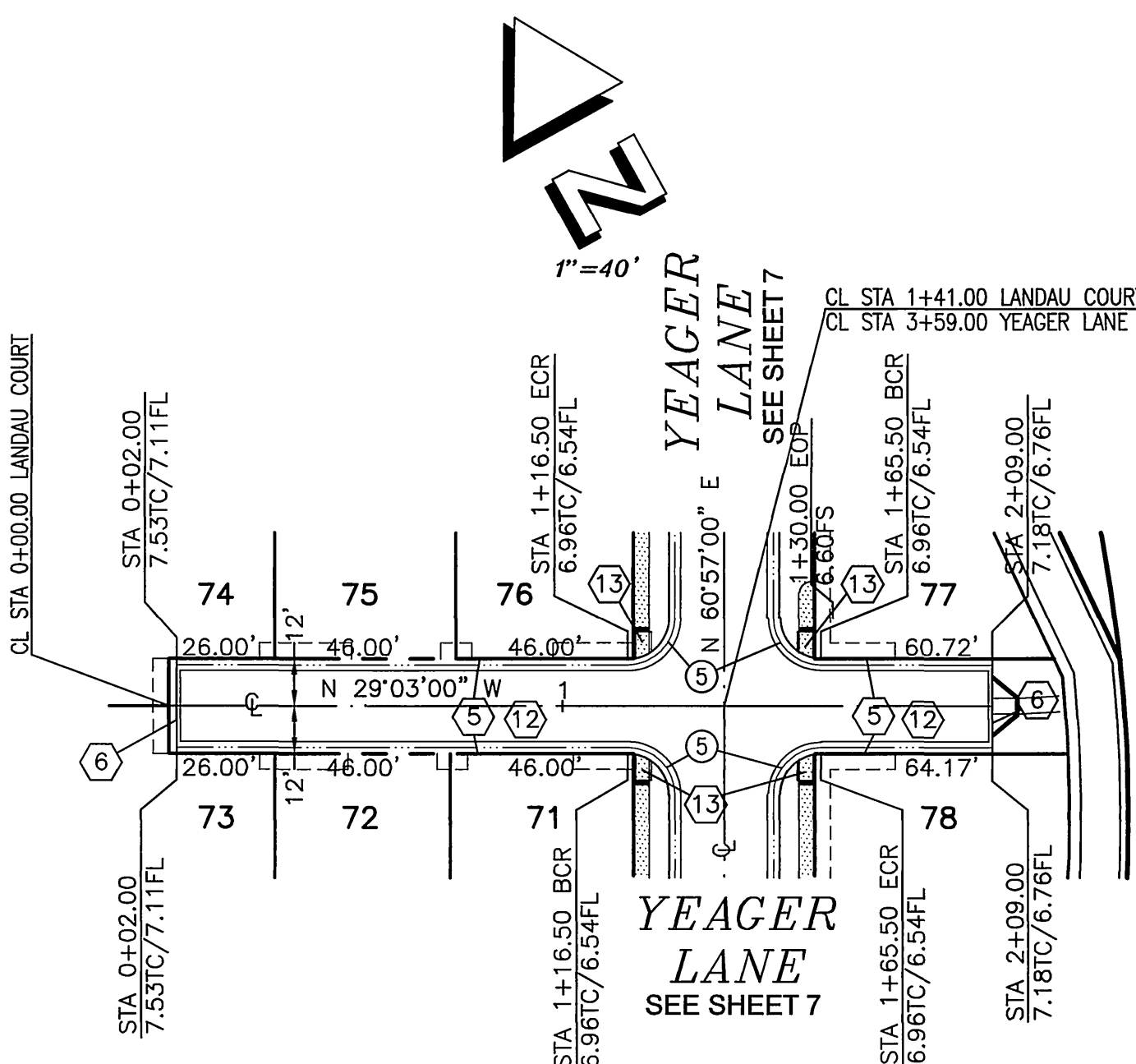
CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
 APPROVED BY: **Val BCO** 5/16/06
 APPROVED BY: **MW MML** 5/17/06

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 Approved By: **By: Date: 5/13/06**
 PRINCIPAL ENG. **AP**
 PARK DEPARTMENT
 TRAFFIC DIVISION **5/17/06**
 APPROVED BY: **New Bud** 5/17/06
 DATE

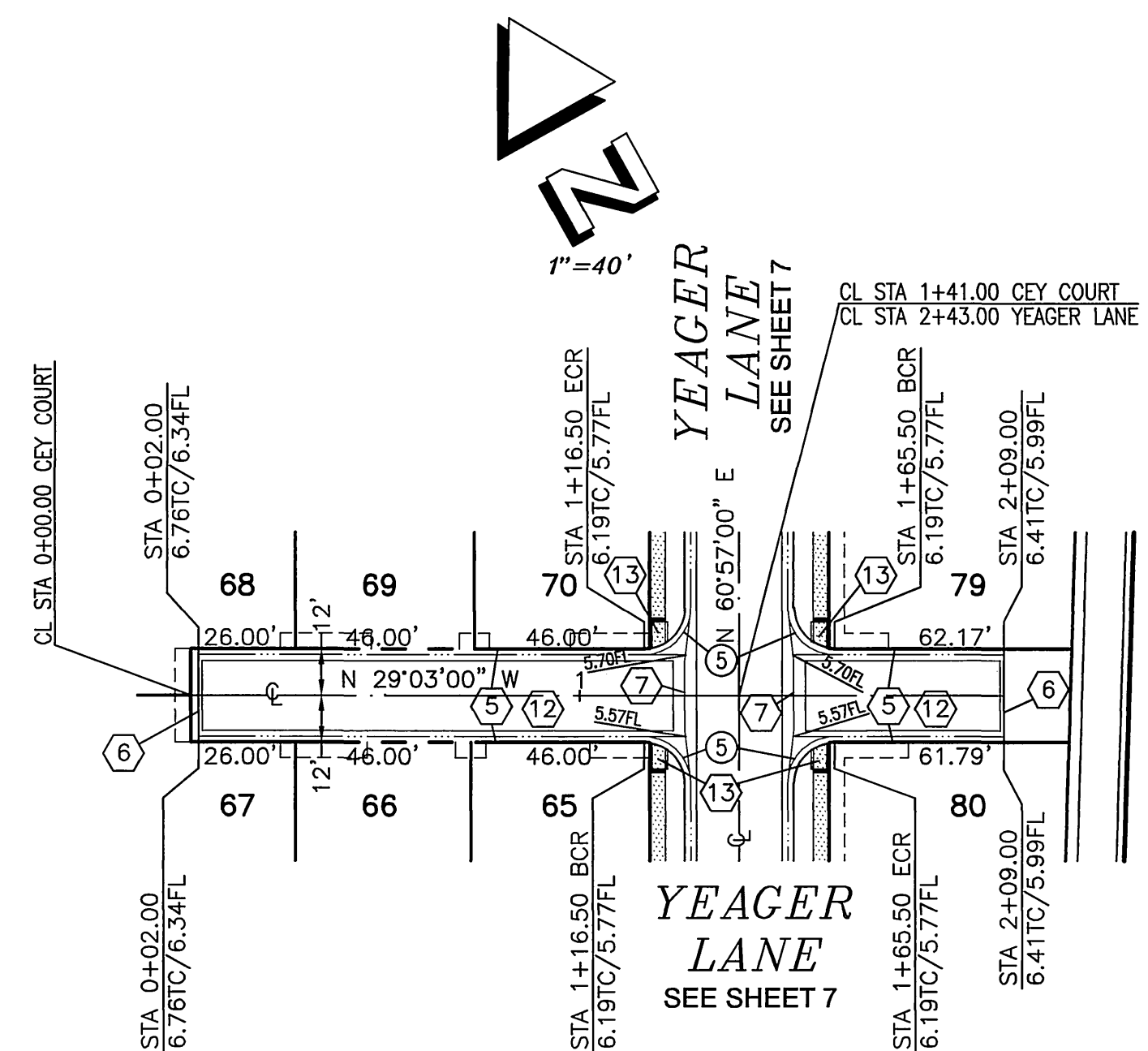
TRACT 32293 STREET IMPROVEMENT PLANS YEAGER LN. & SUTTON CT.
 R-3871
 Sheet 7 OF 10 SHEETS
 FILE NO. 04-0151
 File name: P:\TPG\04\04-0151\ST_04-0151ST07.dwg
 INDEXED 6-07-06



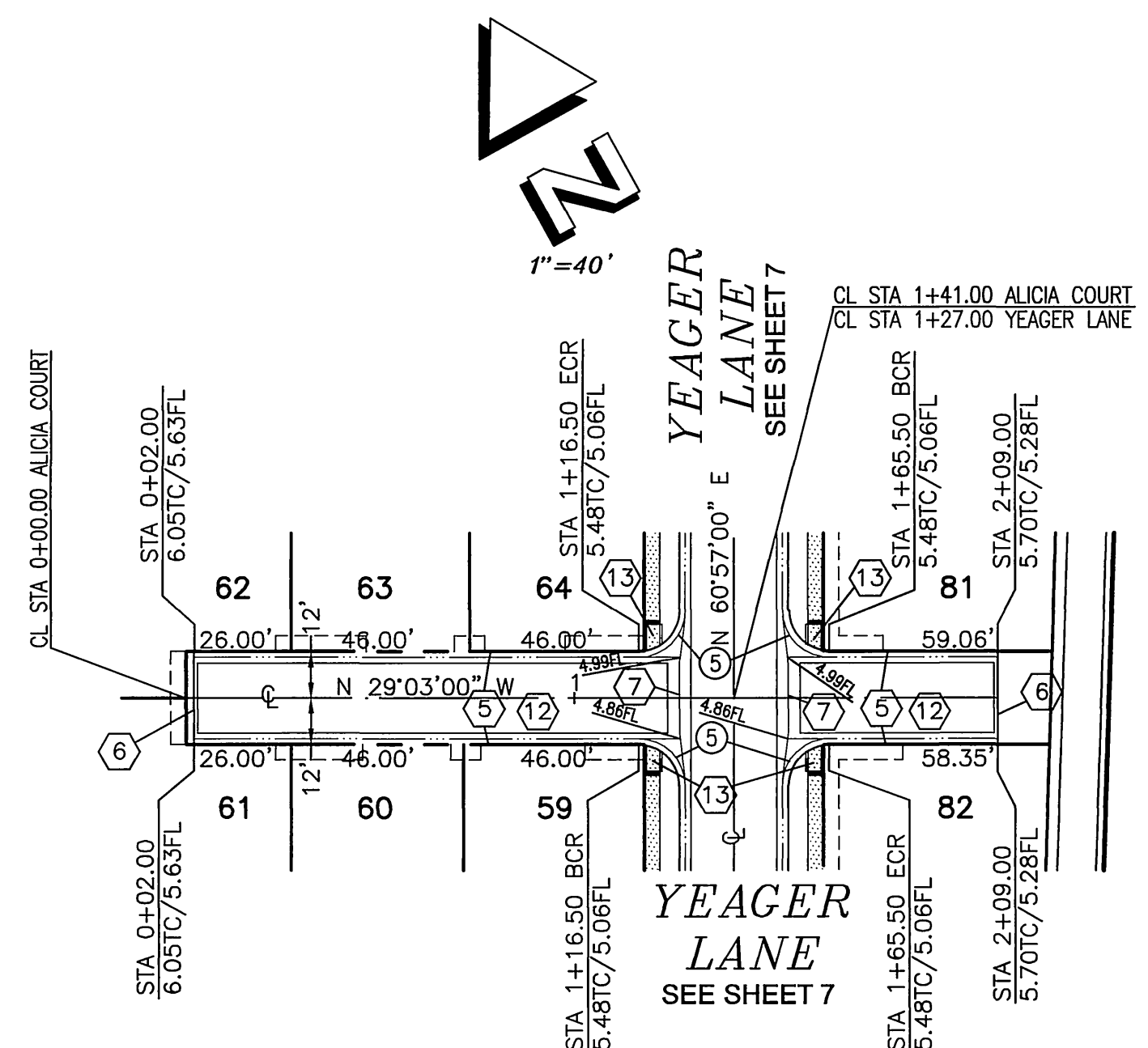
PROFILE SCALE
 HORIZ. 1" = 40'
 VERT. 1" = 4'



LANDAU CT.



CEY CT.



ALICIA CT.

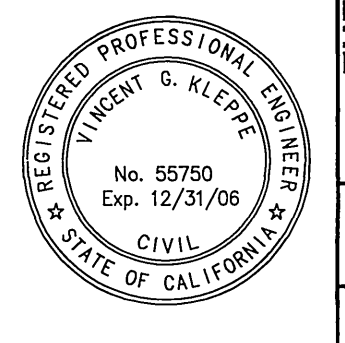
CONSTRUCTION NOTES	
No.	DESCRIPTION
(5)	CONSTRUCT 5" ROLLED CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE C2.
(6)	CONSTRUCT 5" CURB ONLY PER CITY OF RIVERSIDE STD. 200 - TYPE C1.
(7)	CONSTRUCT 6" CROSS GUTTER PER CITY OF RIVERSIDE STD. 220.
(12)	CONSTRUCT - A.C. OVER - C.A.B. PER SR _____; R-VALUE; _____
(13)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304-TYPE III MODIFIED FOR 4' WIDE SIDEWALK & ROLLED CURB - SEE DETAIL SHEET 2.

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

CURVE TABLE				
NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
(5)	90°00'00"	12.00'	12.00'	18.85'



Prepared Under The Supervision Of:
 Vincent G. Kleppe
 No. 55750
 REGISTERED CIVIL ENGINEER NO. 55750
 REGISTRATION EXPIRES: 12/31/06
 Date: 4/15/06



PRIZM GROUP
 310 N. COTA ST. SUITE 1 CORONA, CA 92680
 PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpz@the-prizm-group.com

GLENWOOD VILLAGE

Bench Mark:
 GPS-51
 (SEE THIS SHEET)

REVISIONS:		APR.	DATE:
REMARK	DESCRIPTION:		

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
 Approved By: *[Signature]* 5/17/06
 CITY OF RIVERSIDE WATER DEPARTMENT
 Approved By: *[Signature]* 5/17/06

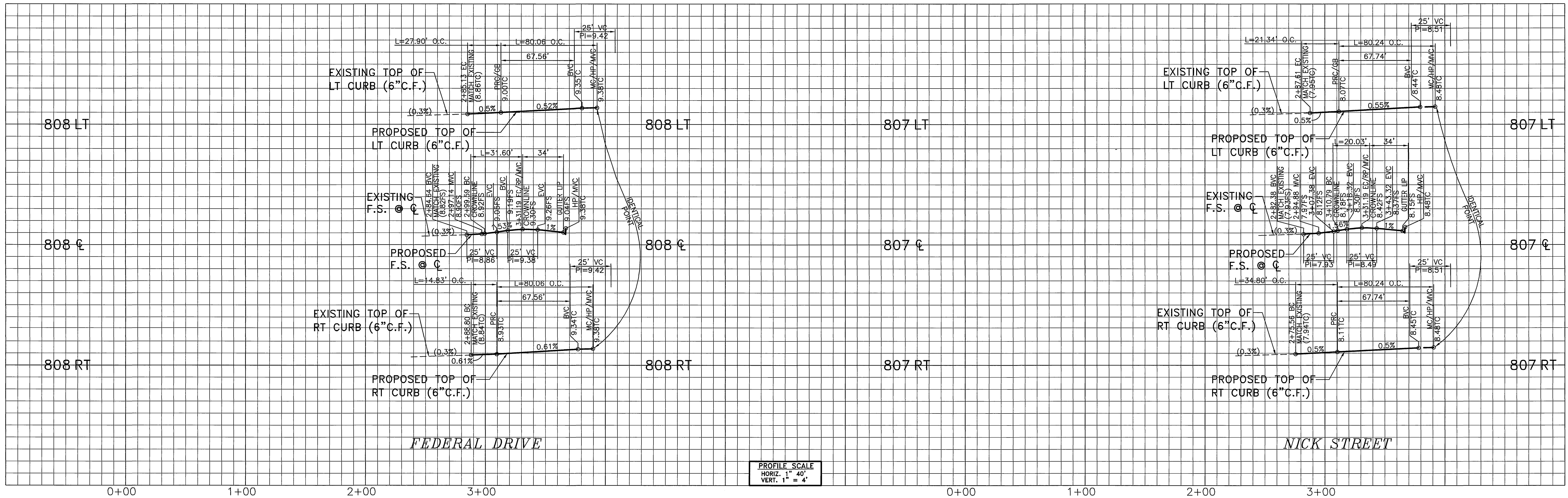
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 Approved By: *[Signature]* 5/17/06
 Approved By: *[Signature]* 5/17/06
 DATE: 5/17/06

TRACT 32293 STREET IMPROVEMENT PLANS
 LANDAU CT, CEY CT. & ALICIA CT.
 File name: P:\TPG\04\04-0151\ST\04-0151ST08.dwg

PC-4433-S
 PW05-0539

R-3871
 Sheet 8 OF 10 SHEETS
 FILE NO. 04-0151

INDEXED 6-07-06 LHH

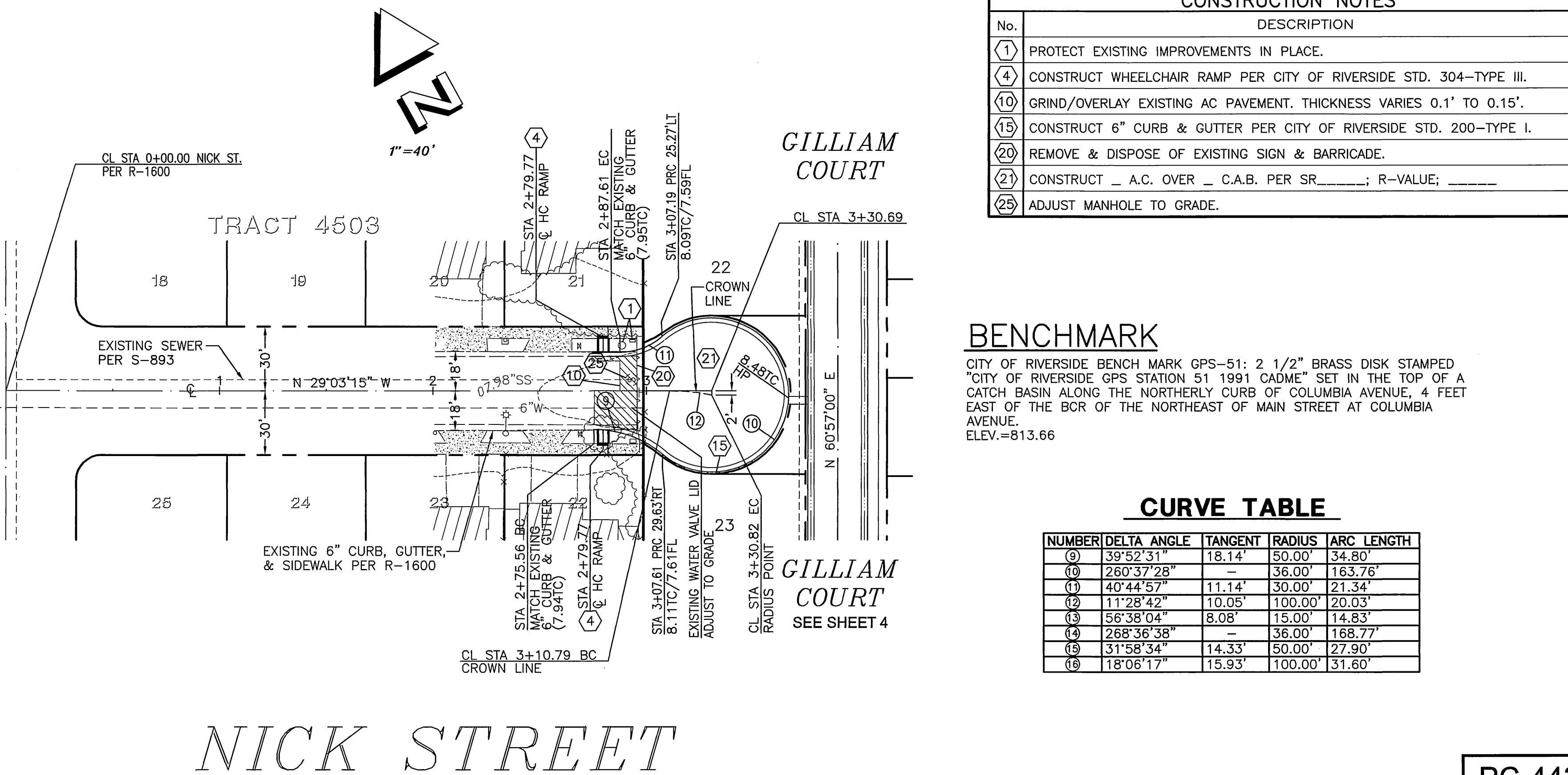
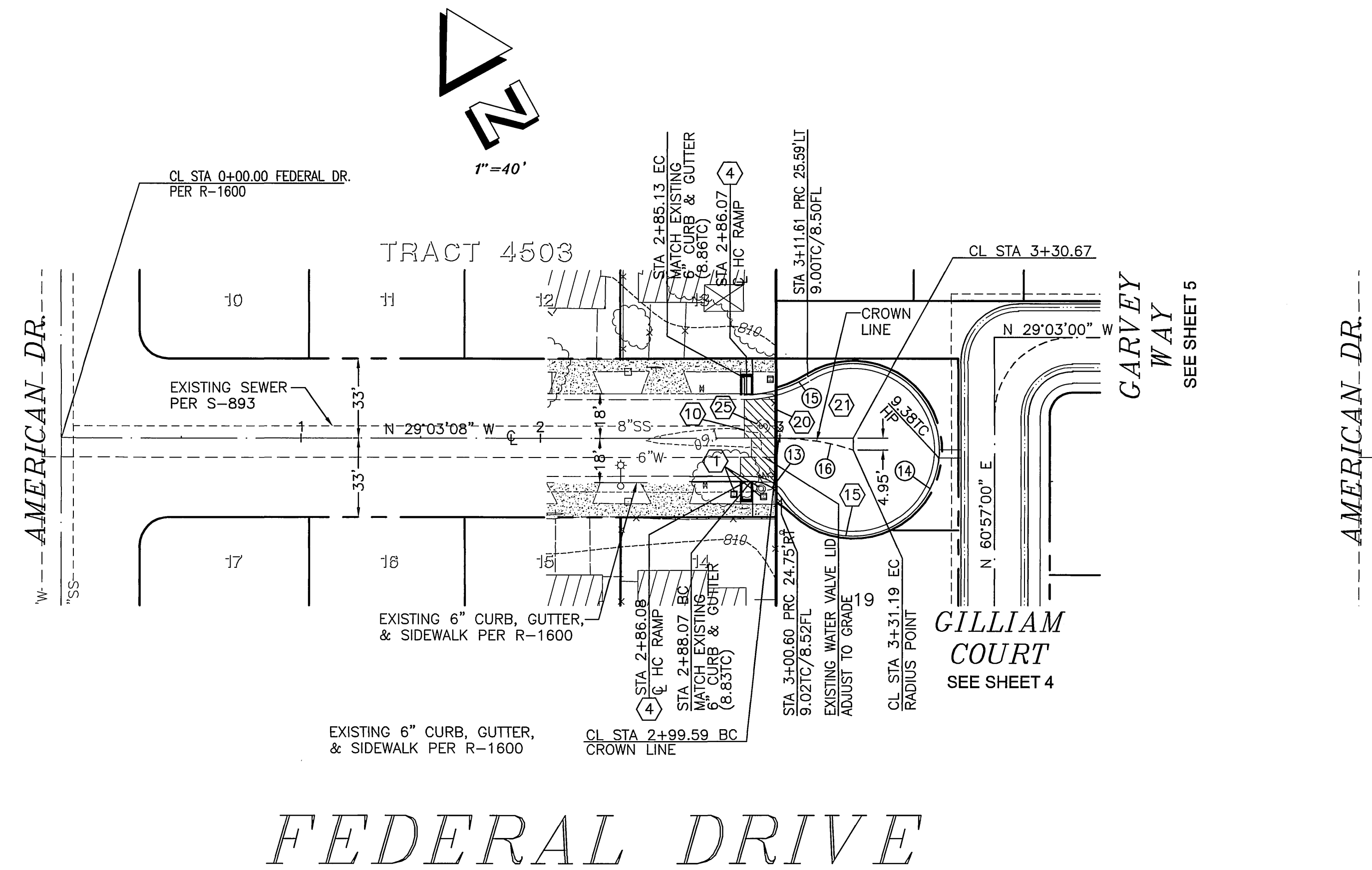


PROFILE SCALE
 HORIZ. 1" = 40'
 VERT. 1" = 4'

CONSTRUCTION NOTES	
No.	DESCRIPTION
(1)	PROTECT EXISTING IMPROVEMENTS IN PLACE.
(4)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304-TYPE III.
(10)	GRIND/OVERLAY EXISTING AC PAVEMENT. THICKNESS VARIES 0.1' TO 0.15'.
(15)	CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200-TYPE I.
(20)	REMOVE & DISPOSE OF EXISTING SIGN & BARRICADE.
(21)	CONSTRUCT _ A.C. OVER _ C.A.B. PER SR____; R-VALUE; _____
(25)	ADJUST MANHOLE TO GRADE.

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

CURVE TABLE				
NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
(9)	39°52'31"	18.14'	50.00'	34.80'
(10)	26°37'28"	-	36.00'	163.76'
(11)	40°44'57"	11.14'	30.00'	21.34'
(12)	11°28'42"	10.05'	100.00'	20.03'
(13)	56°38'04"	8.08'	15.00'	14.83'
(14)	268°36'38"	-	36.00'	168.77'
(15)	31°58'34"	14.33'	50.00'	27.90'
(16)	18°06'17"	15.93'	100.00'	31.60'



PC-4433-S
 PW05-0539

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. KLEFFE REGISTERED CIVIL ENGINEER NO. 55750 REGISTRATION EXPIRES: 12/31/06 Date: 4/15/06	 310 N. COTA ST. SUITE 1, CORONA, CA 92880 PHONE: (951) 737-4406 • FAX: (951) 737-4407 • info@prizm-group.com Scale: 1" = 40' Date: 4-24-06 GLENWOOD VILLAGE	Bench Mark: GPS-51 (SEE THIS SHEET)	REVISIONS: REMARK DESCRIPTION APR. DATE: 1. V.G. 5/16/06 2. M.W. 5/17/06	CITY OF RIVERSIDE ELECTRICAL DEPARTMENT APPROVED BY: CITY OF RIVERSIDE WATER DEPARTMENT APPROVED BY:	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT Approved By: BY: Date: PRINCIPAL ENG. PARK DEPARTMENT TRAFFIC DIVISION APPROVED BY: DATE: 5/17/06	TRACT 32293 STREET IMPROVEMENT PLANS FEDERAL DR. & NICK ST. File name: P:\TPG\04\04-0151\ST\04-0151ST09.dwg	R-3871 Sheet 9 OF 10 SHEETS FILE NO. 04-0151
	INDEXED 6-07-06 LTT							

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



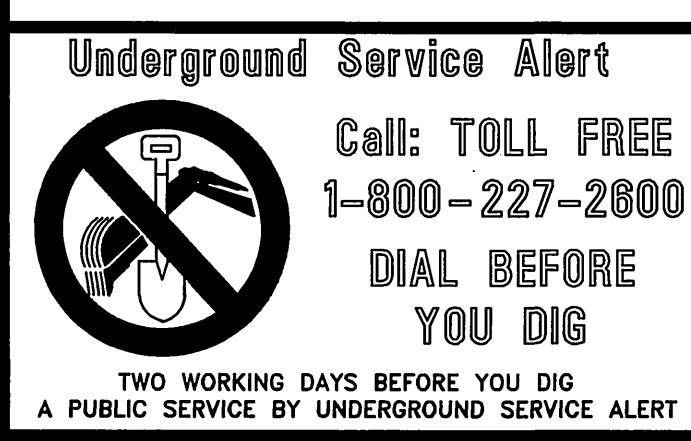
TRAFFIC & STREET NAME SIGN SCHEDULE

A	STRONG ST.	4100
	GILLIAM CT.	1600
B	GILLIAM CT.	1600
	GARVEY WAY	4100
C	GARVEY WAY	4000
	YEAGER LANE	-
D	GARVEY WAY	4000
	PARKPLACE LANE	1600
E	PARKPLACE LANE	1600
	SUTTON CT.	4000
F	SUTTON CT.	4000
	YEAGER LANE	-
G	YEAGER LANE	-
	ALICIA COURT	4000
H	YEAGER LANE	-
	CEY COURT	4000
I	YEAGER LANE	-
	LANDAU COURT	4000
J	STRONG STREET	4000
	PARKPLACE LANE	1600
R1	"STOP" SIGN PER CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS.	
NP	"NO PARKING ANY TIME" SIGN PER CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS.	

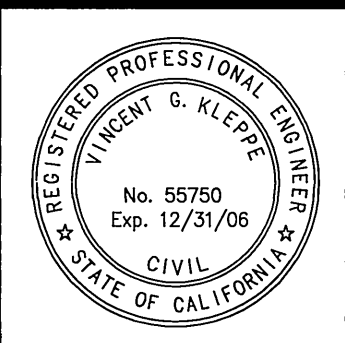
NOTE: INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS 662 (PVT) & 666.

INDEX MAP
SCALE: 1" = 40'

PC-4433-S
PW05-0539



Prepared Under The Supervision Of:
Vincent G. Kleppe
Date: 4/26/06
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
REGISTRATION EXPIRES: 12/31/06



PRIZM GROUP
310 N. COTA ST. SUITE 1, CORONA, CA 92680
PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpg@the-prizm-group.com

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: 1" = 40'

Date: 4-24-06

GLENWOOD VILLAGE

REVISIONS:

REMARK	DESCRIPTION	APR.	DATE

DESIGNED: VGK DRAWN: BM CHECKED: VGK

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
APPROVED BY: *[Signature]* 5/16/06
CITY OF RIVERSIDE WATER DEPARTMENT
APPROVED BY: *[Signature]* 5/17/06

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

Approved By: BY: *[Signature]* Date: 5/21/06

PRINCIPAL ENG. *[Signature]*
PARK DEPARTMENT
TRAFFIC DIVISION *[Signature]* 5/21/06

APPROVED BY: *[Signature]*
CITY ENGINEER
DATE: 5/21/06

TRACT 32293
STREET IMPROVEMENT PLANS
STREET SIGNAGE PLAN

File name: P:\TPG\04\04-0151\ST\04-0151ST10.dwg

R-3871
Sheet 10 OF 10 SHEETS
FILE NO. 04-0151

INDEXED 6-07-06 Lff