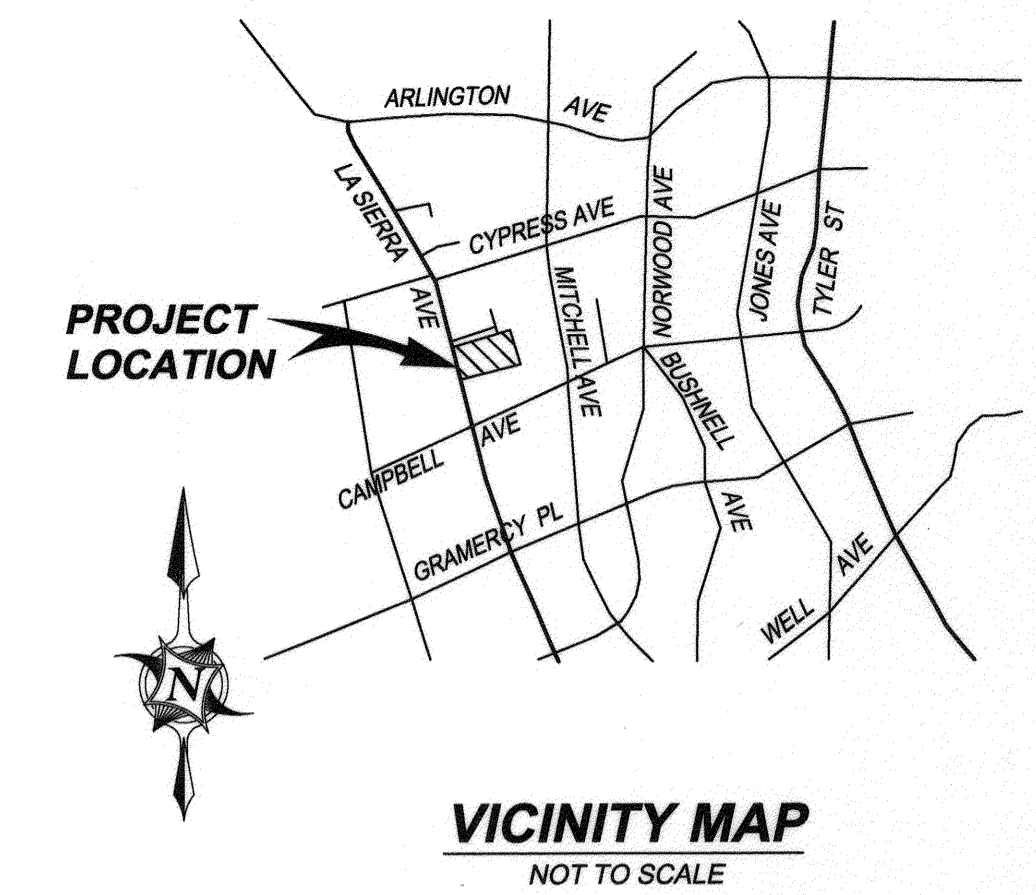


STREET IMPROVEMENT PLANS

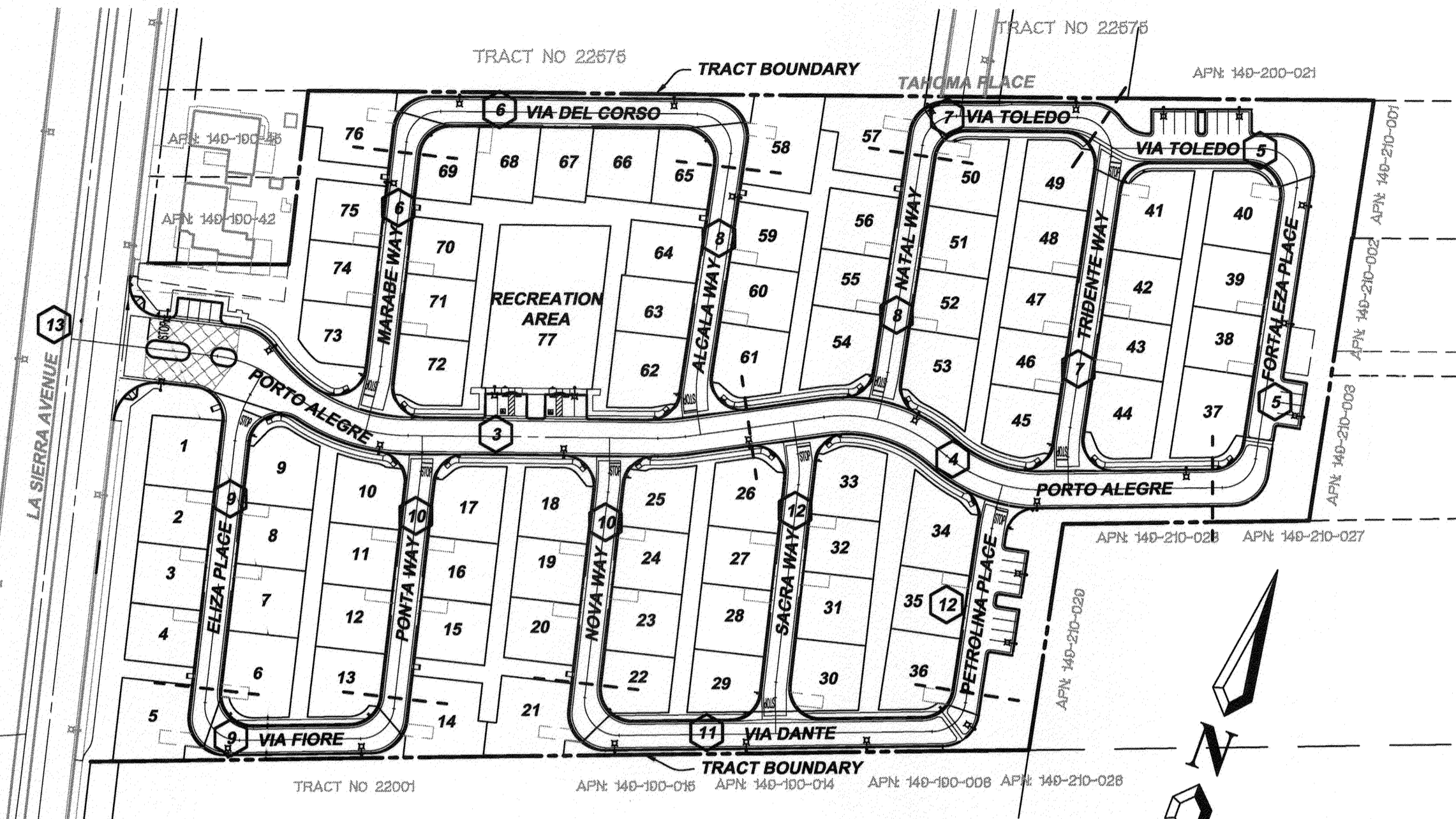
FOR TRACT NO. 34794

CITY OF RIVERSIDE



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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE 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.
- 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 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 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 SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT CUT SHEETS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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 811-227-2600, 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, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.



IT IS THE CONTRACTOR / BIDDER'S RESPONSIBILITY TO REVIEW THESE PLANS AND PREPARE THEIR OWN TAKE-OFFS TO VERIFY ALL QUANTITIES INCLUDING ALL EARTHWORK QUANTITIES (RAW & REMEDIAL) TO COMPLETE ALL GRADING AND IMPROVEMENTS SHOWN ON THESE PLANS. THE QUANTITY ESTIMATE SHOWN HEREON IS FOR THE USE OF GOVERNING AGENCIES IN DETERMINING BOND AMOUNTS AND/OR FEES AND IS NOT TO BE USED FOR BID PURPOSES.

CONSTRUCTION NOTES	QTY.	UNIT
1. CONSTRUCT "A.C. WITH SEAL COAT OVER "A.B. WITH PRIME COAT PER SECTIONS ON SHEET 2	93,948	S.F.
2. CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD. PLAN 200	3,459	L.F.
3. CONSTRUCT TYPE C2 ROLLED CURB AND GUTTER PER CITY OF RIVERSIDE STD. PLAN 200	4,869	L.F.
4. CONSTRUCT TYPE II CURB ONLY (MODIFIED TO 6") PER CITY OF RIVERSIDE STD. PLAN 200	372	L.F.
5. CONSTRUCT CURB TRANSITION PER CITY OF RIVERSIDE STD. PLAN 210	23	EA.
6. CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W-6)	7,586	S.F.
7. CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN 325	8,912	S.F.
8. CONSTRUCT ACCESS RAMP TYPE I PER CITY OF RIVERSIDE STD. PLAN 304	2	EA.
9. CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE V MODIFIED PER DETAIL ON SHEET 2	17	EA.
10. CONSTRUCT CURB DRAINAGE OPENING PER DETAIL ON SHEET 2	7	EA.
11. CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W-6) AND DETAIL ON SHEET 2	306	S.F.
12. CONSTRUCT CONCRETE ALLEY GUTTER PER CITY OF RIVERSIDE STD. PLAN 110	490	S.F.
13. INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. PLAN 662	21	EA.
14. INSTALL STREET LIGHT BY DEVELOPER	30	EA.
15. RE-CONSTRUCT DRIVE APPROACH TYPE CURB-I PER CITY OF RIVERSIDE STD. PLAN 302	1	EA.
16. CONSTRUCT A.C. REPLACEMENT PER CITY OF RIVERSIDE STD. PLAN 453	150	S.F.
17. SAW CUT AND REMOVE EXISTING PAVEMENT	150	S.F.
18. SAW CUT AND REMOVE EXISTING DRIVEWAY	400	S.F.
19. SAW CUT AND REMOVE EXISTING CURB AND GUTTER	146	L.F.
20. SAW CUT AND REMOVE EXISTING SIDEWALK	777	S.F.
21. PROTECT EXISTING IN PLACE	9	EA.
22. RELOCATE EXISTING UTILITIES BY S.C.E.C. OR DEVELOPER	2	EA.
23. REMOVE AND PLUG EXISTING WATER METER PER WATER PLAN	3	EA.
24. COLD GRIND AND OVERLAY PER DETAIL ON SHEET 2	848	S.F.
25. ENHANCED PAVING PER LANDSCAPE ARCHITECTS PLAN	2,856	S.F.
26. CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE II-A	2	EA.
27. CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE I MODIFIED PER DETAIL ON SHEET 2	9	EA.
40. INSTALL CONCRETE WHEEL STOP	4	EA.
41. INSTALL PARKING STALL ACCESSIBLE PARKING SIGN AND POST PER DETAIL ON SHEET 2	2	EA.
42. PAINT PARKING STALL STRIPING PER DETAIL ON SHEET 2	459	L.F.
43. WET SANDBLAST INTERFERING PORTIONS OF EXISTING STRIPING	157	L.F.
44. INSTALL R1-1 "STOP" SIGN PER MUTCD	12	EA.
45. PAINT WHITE "STOP" LEGEND PER MUTCD FIG. 3B-20	12	EA.
46. PAINT 12" WHITE STOP BAR PER MUTCD FIG. 3B-16	130	L.F.
47. PAINT 6" WHITE BIKE LANE INTERSECTION PER MUTCD FIG. 9C-101	75	L.F.
48. INSTALL R6-1 "ONE WAY" (RIGHT) SIGN PER MUTCD	1	EA.

LEGEND OF ABBREVIATIONS

<PT	ANGLE POINT	O.C.	ON CURB
AVE	AVENUE	P.I.	POINT OF INTERSECTION
B.C.	BEGIN CURVE	P.L.	PROPERTY LINE
B.V.C.	BEGIN VERTICAL CURVE	P.C.C.	POINT OF COMPOUND CURVE
C.B.	CATCH BASIN	P.R.C.	POINT OF REVERSE CURVE
C.L.	CENTERLINE	P.R.V.C.	POINT OF REVERSE VERTICAL CURVE
DWY.	DRIVE WAY	PTN.	PORTION
E.C.	END CURVE	P.U.E.	PUBLIC UTILITY EASEMENT
E.V.C.	END VERTICAL CURVE	R=	RATE OF GRADE
F.L.	FLOWLINE ELEV.	S=	SLOPE
G.B.	GRADE BREAK	ST. LT.	STREET LIGHT
INT.	INTERSECTION	T.C.	TOP OF CURB
M.O.C.	MIDDLE OF CURVE	TYP.	TYPICAL
N.T.S.	NOT TO SCALE	V.C.	VERTICAL CURVE

SYMBOLS LEGEND

☉	PROPOSED FIRE HYDRANT (SEE WATER PLAN)
☉	PROPOSED STREET LIGHT
+	PROPOSED STREET NAME
●	PROPOSED STOP SIGN
—S—	PROPOSED SEWER LINE
—W—	PROPOSED WATER LINE

STREET SIGN SCHEDULE

NOTE #	STREET NAME	BLOCK #
13	LA SIERRA AVENUE	
13	PORTO ALEGRE	
13	ELIZA PLACE	
13	PORTO ALEGRE	
13	PONTA WAY	
13	PORTO ALEGRE	
13	NOVA WAY	
13	PORTO ALEGRE	
13	SACRA WAY	
13	PORTO ALEGRE	
13	PETROLINA PLACE	
13	PORTO ALEGRE	
13	MARABE WAY	
13	PORTO ALEGRE	
13	ALCALA WAY	
13	PORTO ALEGRE	
13	NATAL WAY	
13	PORTO ALEGRE	
13	TRIDENTE WAY	
13	PORTO ALEGRE	
13	FORTALEZA PLACE	
13	ELIZA PLACE	
13	VIA FIORE	
13	VIA FIORE	
13	PONTA WAY	
13	NOVA WAY	
13	VIA DANTE	
13	VIA DANTE	
13	SACRA WAY	
13	VIA DANTE	
13	PETROLINA PLACE	
13	MARABE WAY	
13	VIA DEL CORSO	
13	VIA DEL CORSO	
13	ALCALA WAY	
13	NATAL WAY	
13	VIA TOLEDO	
13	VIA TOLEDO	
13	TRIDENTE WAY	
13	VIA TOLEDO	
13	FORTALEZA PLACE	
41	ACCESSIBLE PARKING SIGN	2 EA.
44	STOP SIGN	12 EA.
48	ONE WAY SIGN	1 EA.

INDEX MAP

SCALE 1"=100'

INDICATES SHEET NUMBER

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	DETAIL SHEET AND TYPICAL SECTIONS
SHEETS 3 - 12	PLAN AND PROFILE - PRIVATE STREETS
SHEETS 13	PLAN AND PROFILE - LA SIERRA AVENUE

NOTICE TO CONTRACTOR:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

BENCH MARK:

02+40.3 ELEV. = 773.743 (1971 ADJ.) NGVD 1929 DATUM PK NAIL & CITY ENGINEER TAG IN THE TOP OF THE EASTERLY CURB OF LA SIERRA AVE., APPROX. 40' NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS HEREON IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NAD 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN CORN STATIONS "CNP" AND "MLP" BEING N76°36'24"E, 91,032.89' (GRID) (EPOCH 2010.00).

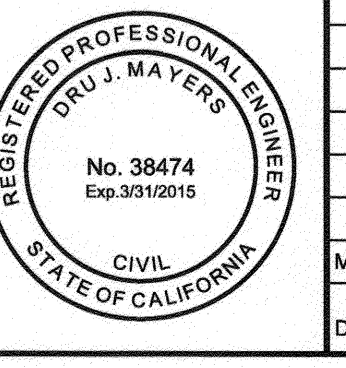
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PLANNING • ENGINEERING • SURVEYING
19 Spectrum Pointe Drive • Suite 609 Lake Forest, CA 92630
(949) 599-0870 • (949) 599-0880 Fax • www.mayersci.com

Dr. J. Mayers 1/23/15
DATE
R.C.E. No. 38474 Exp. 3/31/15



CITY OF RIVERSIDE
WATER DEPARTMENT
APPROVED BY: *[Signature]* DATE: 2-2-15

RIVERSIDE PUBLIC UTILITIES
ELECTRIC OVERHEAD AND UNDERGROUND
APPROVED BY: *[Signature]* DATE: 2/2/15

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
ENGINEERING MANAGER	<i>[Signature]</i>	2-2-15
TRAFFIC ENGINEERING	<i>[Signature]</i>	2-2-15
CAPITAL PROJECTS	<i>[Signature]</i>	2-2-15

CITY ENGINEER / PUBLIC WORKS DIRECTOR
DATE: 2/9/2015

STREET IMPROVEMENT PLANS
TRACT 34794
TITLE SHEET

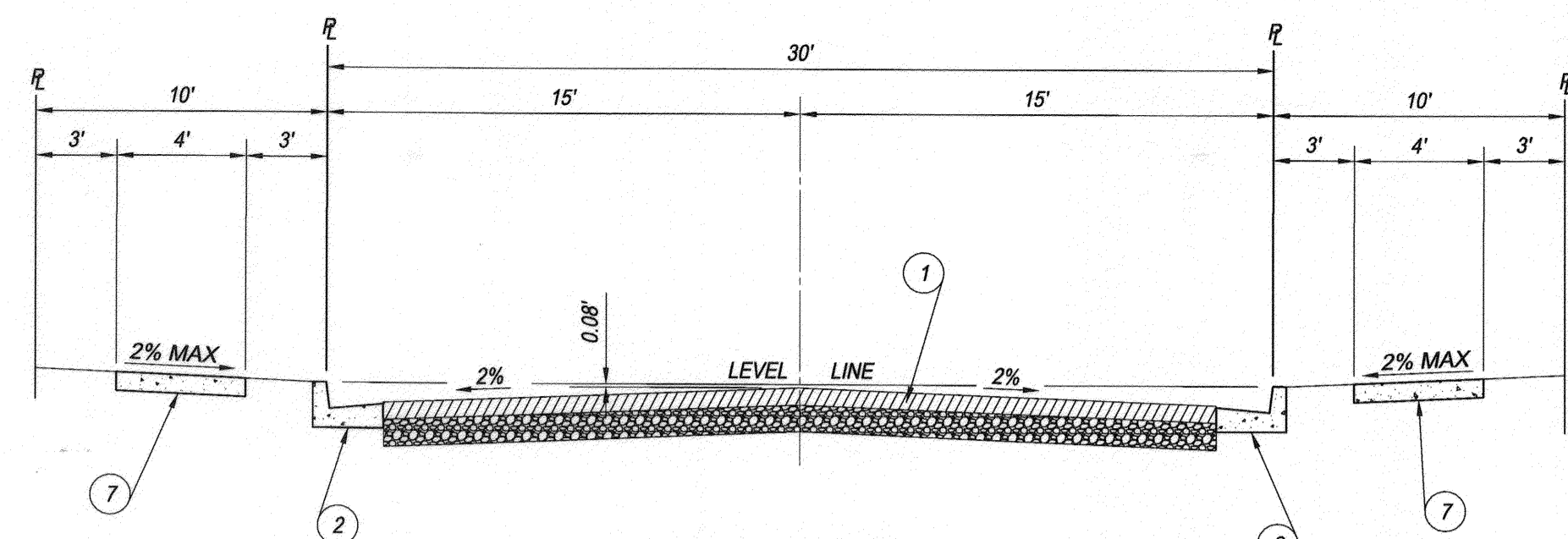
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PROJECT SITE
A.P.N. 149-210-030-031 AND 149-190-043, 044 & 046

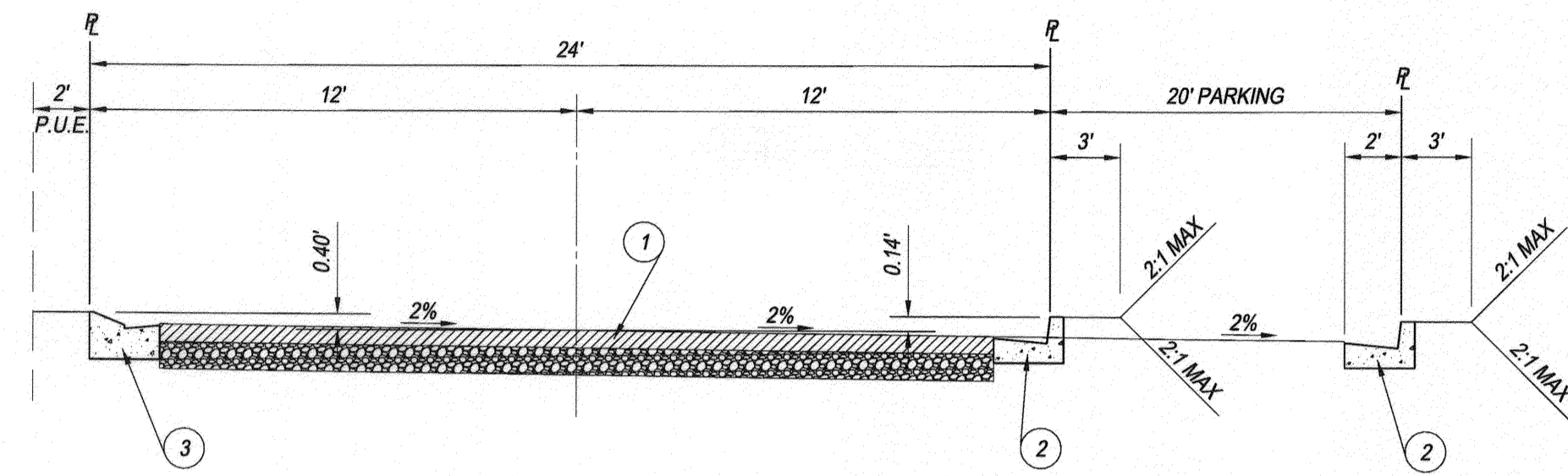
OWNER
MERITAGE HOMES
1250 CORONA POINT DRIVE, SUITE 210
CORONA, CA. 92679
CONTACT: KENNETH KIM
951-547-8309

MAYERS & ASSOCIATES
CITY BUSINESS TAX CERTIFICATE NO. 0108986 EXPIRES: 02/28/2015

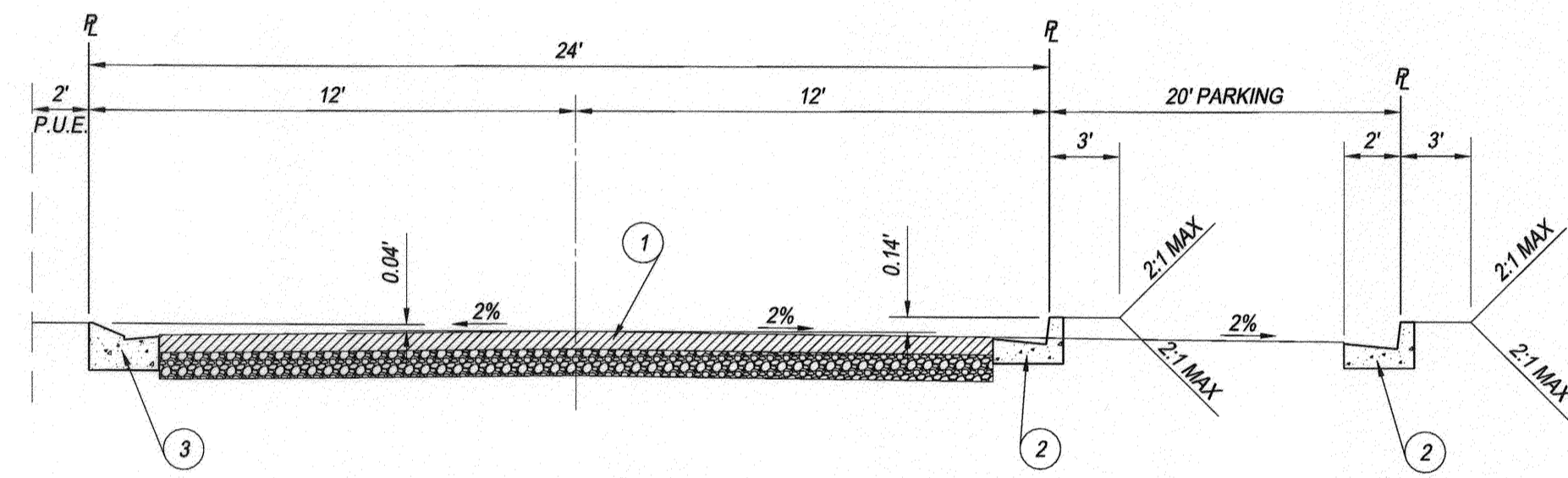
PW14-0440
ACCT. NO. 9205300611 453002XX
R-4327
SHEET 1 OF 13



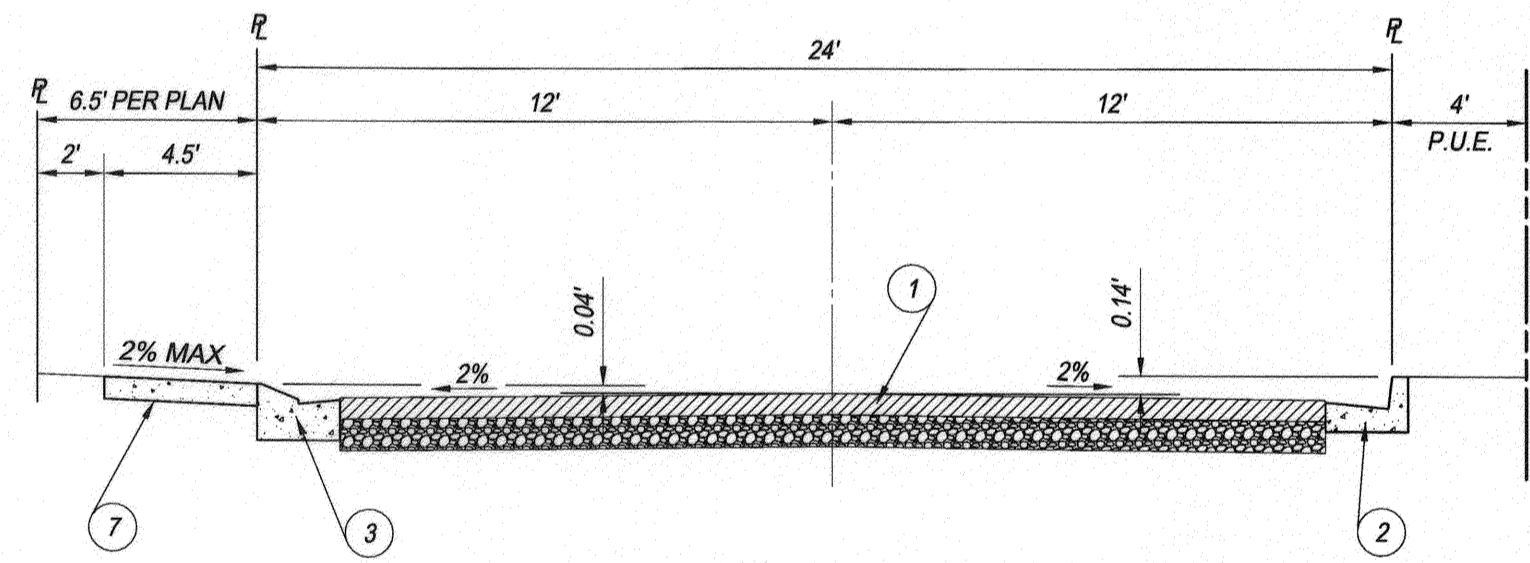
PORTO ALEGRE
T.I.=5.0 MINIMUM A.C.=*, A.B.=*
(PRIVATE STREET) NO SCALE



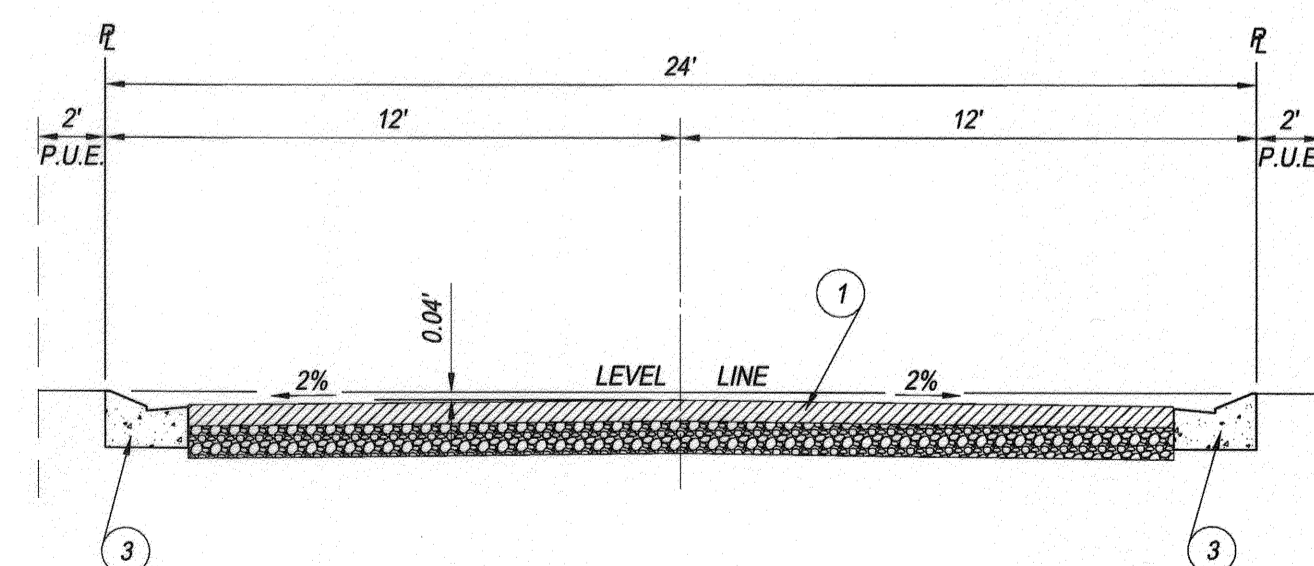
FORTALEZA PLACE
T.I.=5.0 MINIMUM A.C.=*, A.B.=*
(PRIVATE STREET) NO SCALE



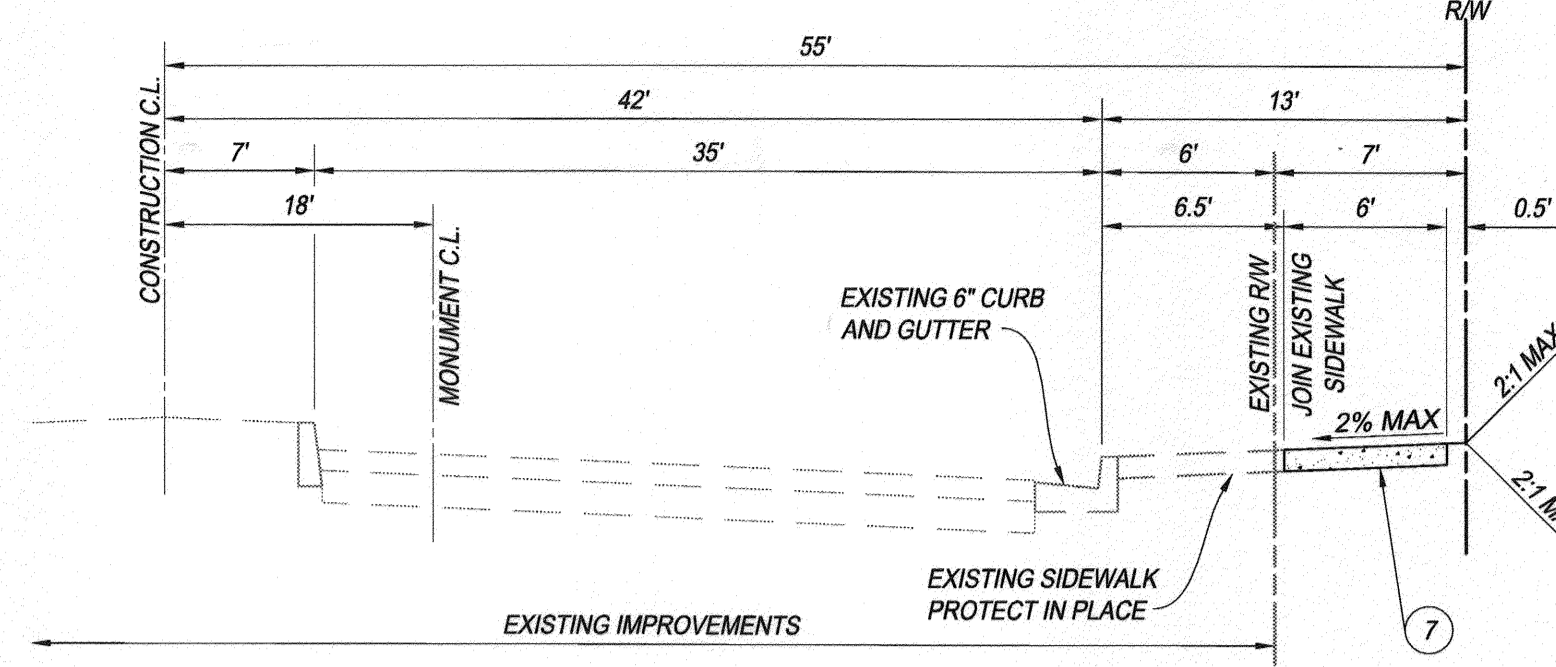
PETROLINA PLACE
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(PRIVATE STREET) NO SCALE



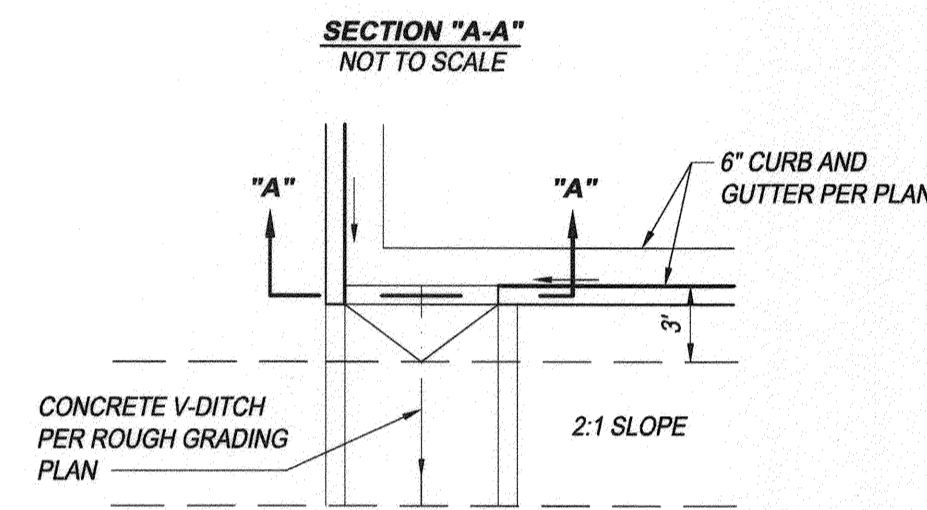
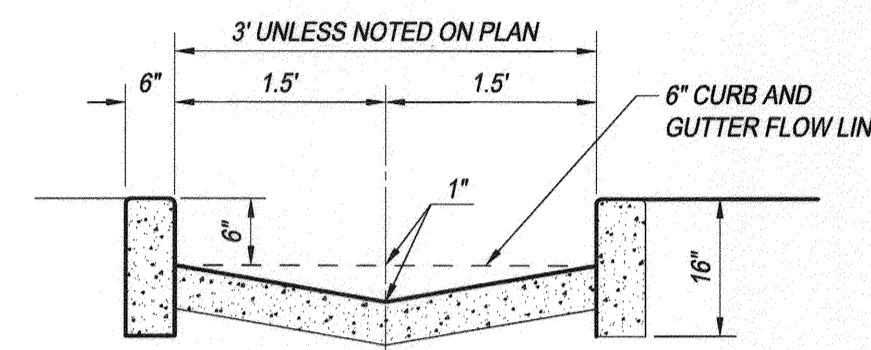
VIA FIORE, VIA DANTE, VIA TOLEDO
T.I.=5.0 MINIMUM A.C.=*, A.B.=*
(PRIVATE STREET) NO SCALE



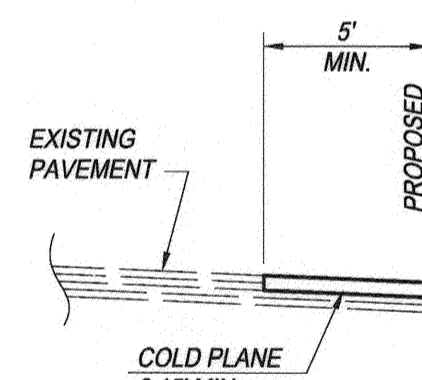
**ELIZA PLACE, PONTA WAY, NOVA WAY, SACRA WAY,
MARABE WAY, ALCALA WAY, NATAL WAY, TRIDENTE WAY**
T.I.=5.0 MINIMUM A.C.=*, A.B.=*
(PRIVATE STREET) NO SCALE



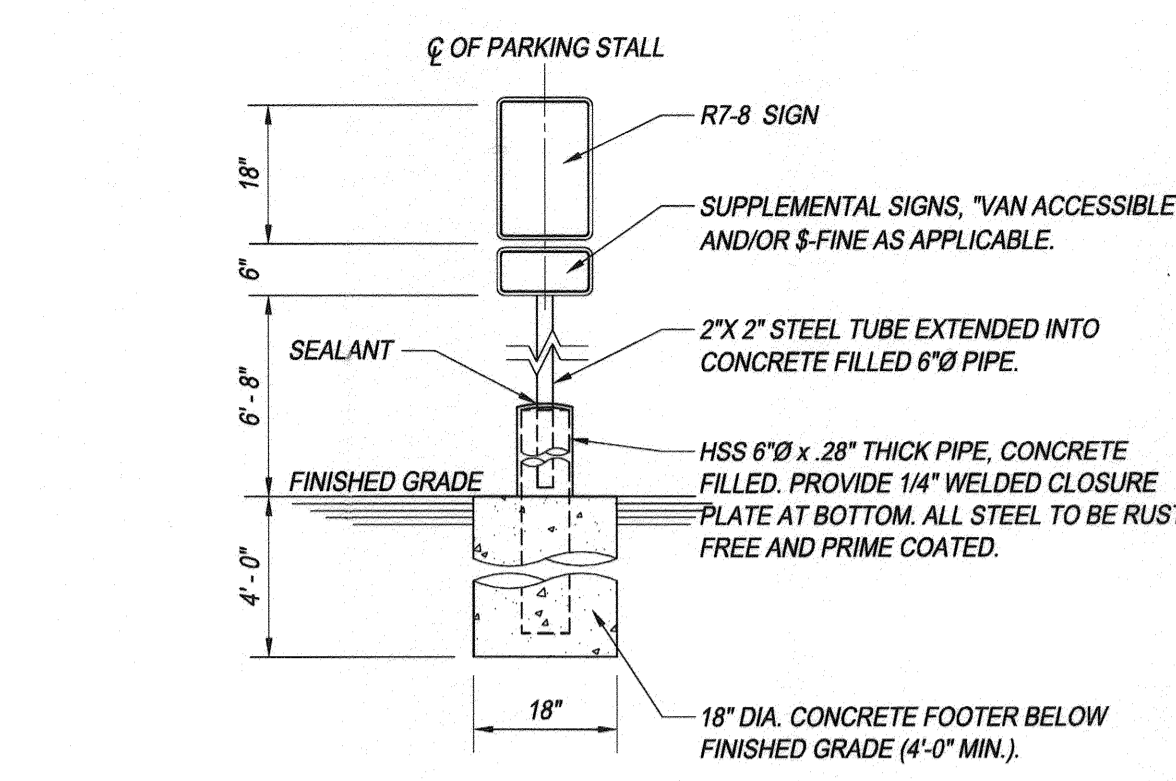
LA SIERRA AVENUE
EXISTING STREET NO SCALE



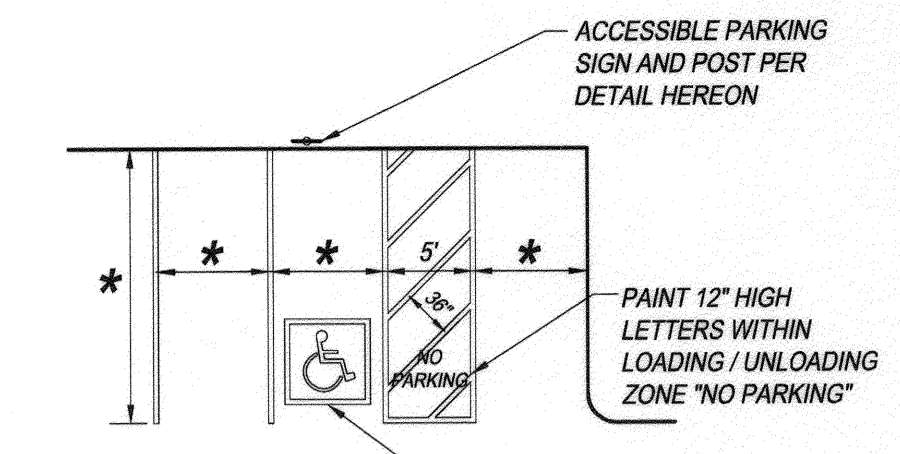
10 CURB DRAINAGE OPENING DETAIL
NOT TO SCALE



24 COLD GRIND AND OVERLAY DETAIL
NO SCALE

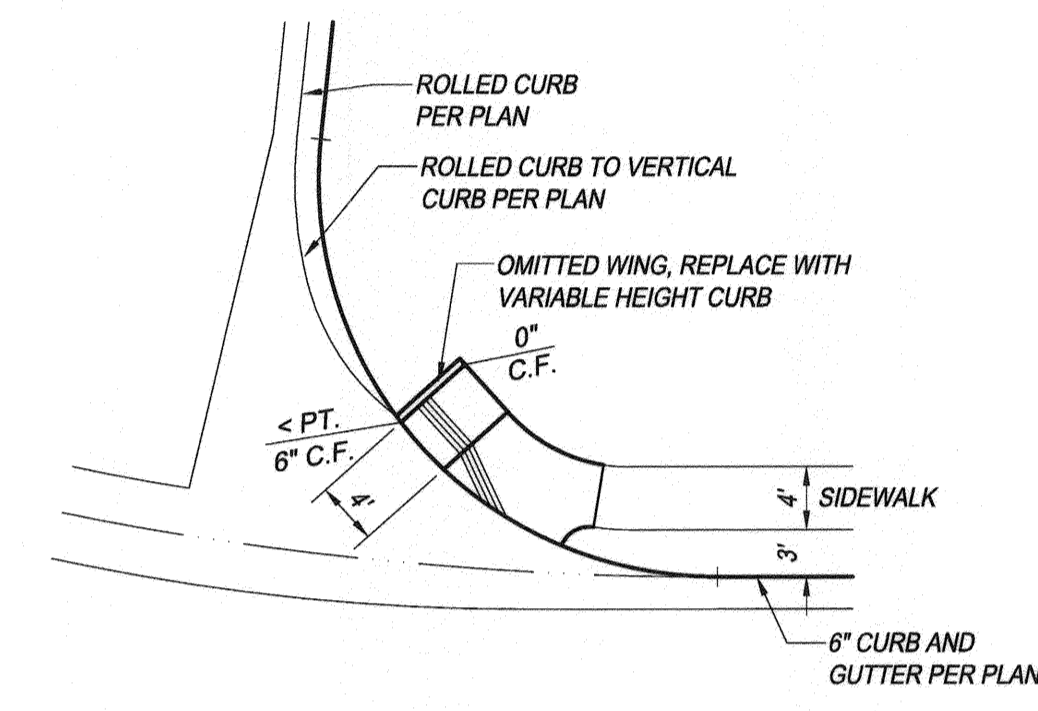


41 ACCESSIBLE PARKING SIGN AND POST
NOT TO SCALE

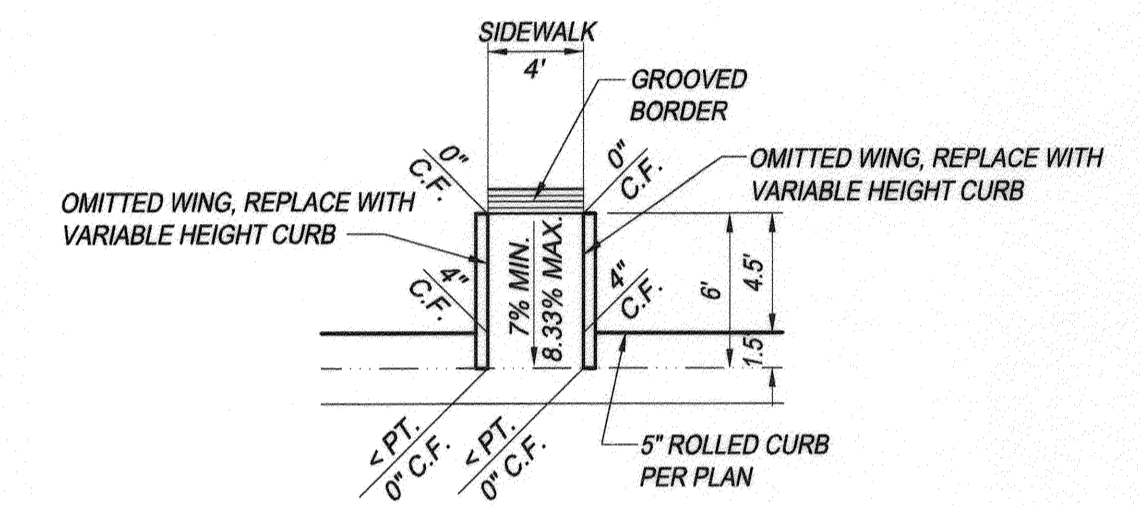


- * SEE PLAN FOR PARKING STALL DIMENSION
- 1. ALL PARKING STALLS SHALL BE CLEARLY OUTLINED WITH SINGLE STRIPING. STRIPE SHALL BE 4" WIDE AND SHALL BE PAINTED WITH A NON REFLECTORIZED WHITE PAINT (2 COATS) TYPICAL.
- 2. HANDICAP STALLS SHALL BE PAINTED (2 COATS) AND CLEARLY MARKED WITH SIGNAGE AND STRIPING PER AMERICAN DISABILITY ACT REQUIREMENTS.

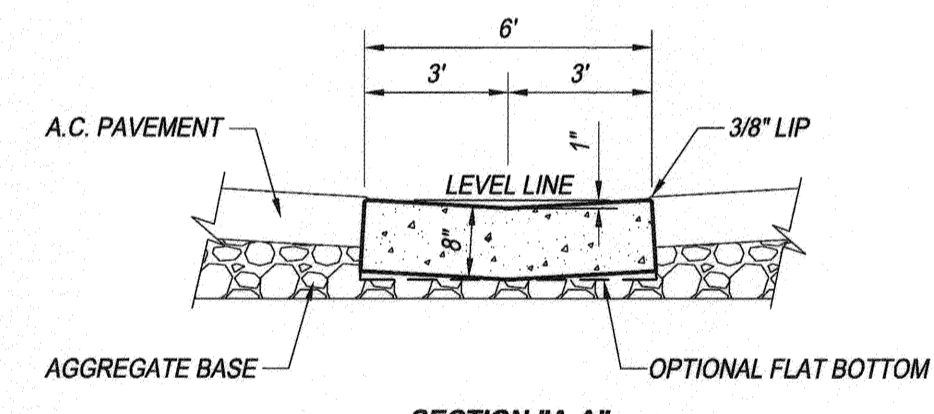
42 PARKING STALL STRIPING DETAIL
NOT TO SCALE



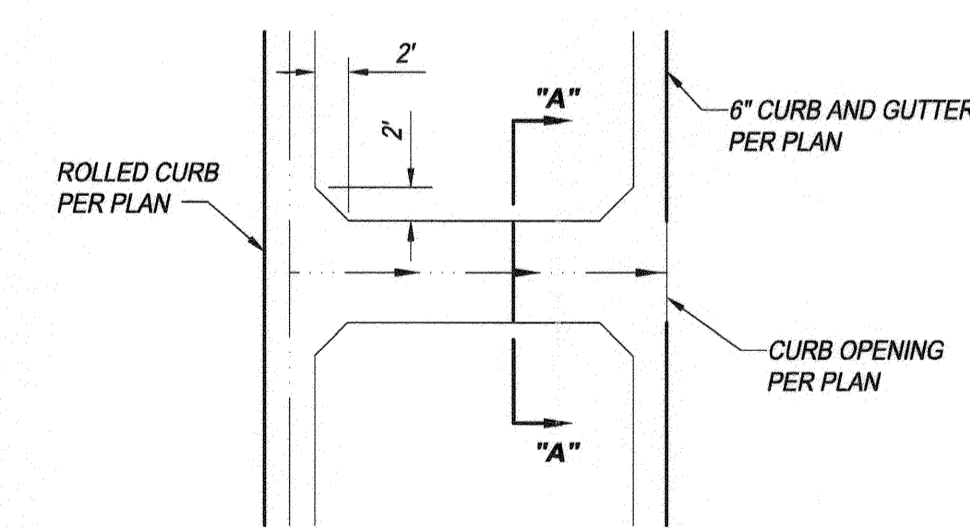
9 ACCESS RAMP TYPE V MODIFIED DETAIL
NOT TO SCALE



27 ACCESS RAMP TYPE I MODIFIED DETAIL
NOT TO SCALE



11 CONCRETE CROSS GUTTER
NOT TO SCALE



11 CONCRETE CROSS GUTTER
NOT TO SCALE

*** PAVEMENT NOTE:**
R-VALUE TESTING REQUIRED AT THE TIME OF SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT CONTRACTOR SHALL VERIFY THICKNESS OF PAVING AND BASE WITH THE SOILS ENGINEER.

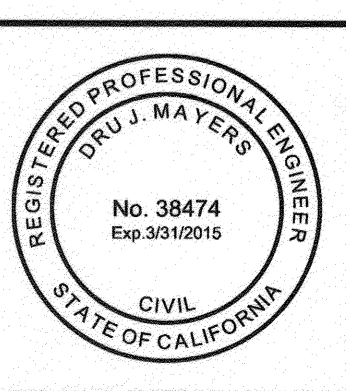
BENCH MARK:
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Dr. J. Mayers 2/2/15
R.C.E. No. 38474 Exp. 3/31/15



CITY OF RIVERSIDE WATER DEPARTMENT <i>[Signature]</i> APPROVED BY	RIVERSIDE PUBLIC UTILITIES ELECTRIC OVERHEAD AND UNDERGROUND <i>[Signature]</i> APPROVED BY
DATE	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

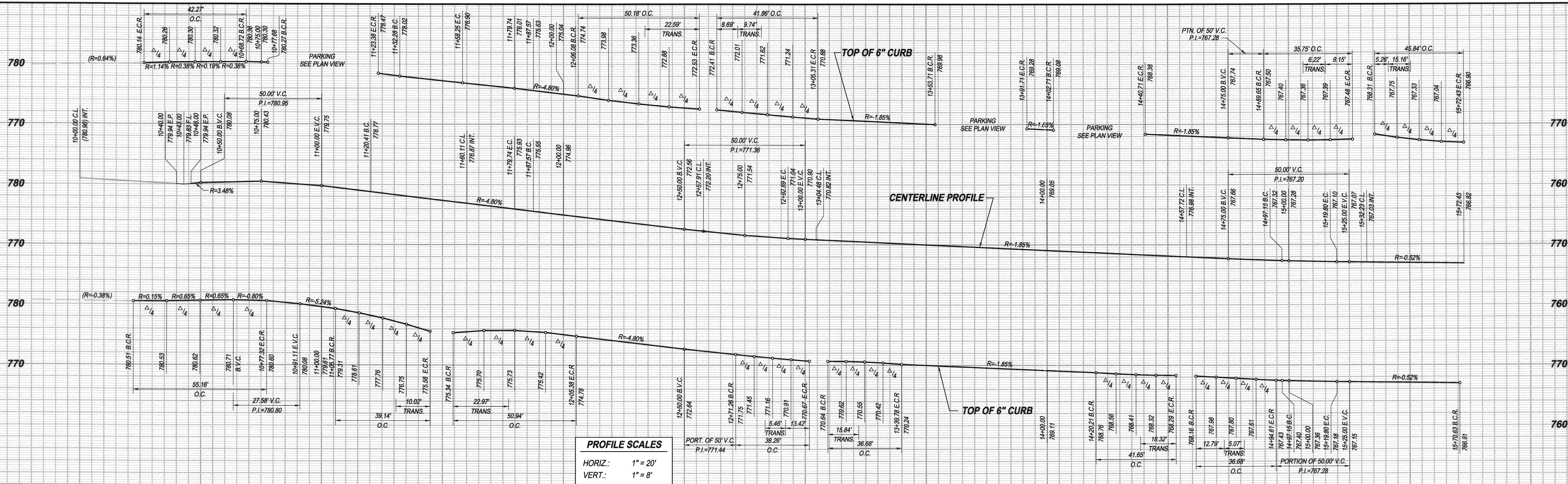
APPROVED BY	BY	DATE
ENGINEERING MANAGER	<i>[Signature]</i>	2-6-15
TRAFFIC ENGINEERING	<i>[Signature]</i>	2-3-15
CAPITAL PROJECTS	<i>[Signature]</i>	2-6-15

DESIGNED BY *R.J.G.* DRAWN BY *J.R.C.* CHECKED BY *D.J.M.*

STREET IMPROVEMENT PLANS
TRACT 34794
DETAIL SHEET

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

ACCT. NO. 9205300811 453002XX
R-4327
SHEET 2 OF 13



PROFILE SCALES
 HORIZ.: 1" = 20'
 VERT.: 1" = 8'

10
 SEE SHEET NO. 13
 LA SIERRA AVE.

11

12

13

14

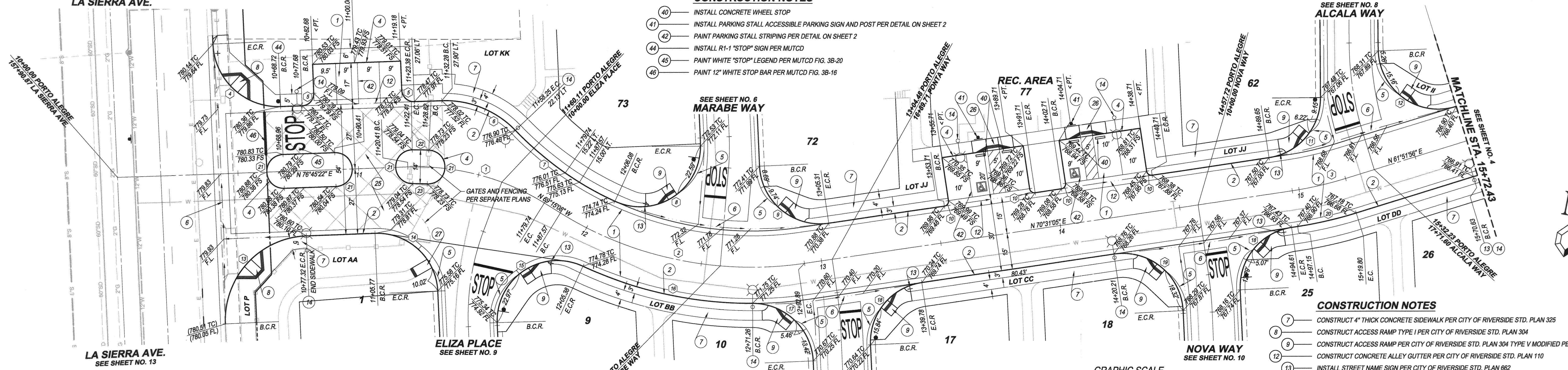
15

16

CONSTRUCTION NOTES

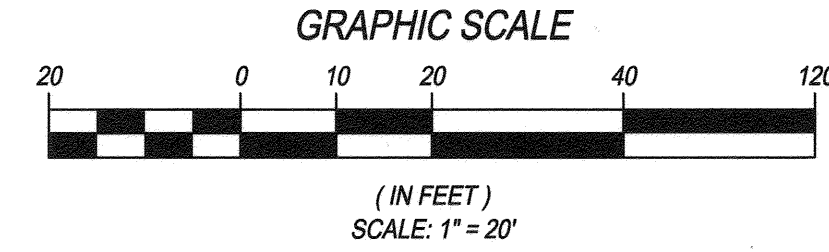
- 40 INSTALL CONCRETE WHEEL STOP
- 41 INSTALL PARKING STALL ACCESSIBLE PARKING SIGN AND POST PER DETAIL ON SHEET 2
- 42 PAINT PARKING STALL STRIPING PER DETAIL ON SHEET 2
- 44 INSTALL R1-1 "STOP" SIGN PER MUTCD
- 45 PAINT WHITE "STOP" LEGEND PER MUTCD FIG. 3B-20
- 46 PAINT 12" WHITE STOP BAR PER MUTCD FIG. 3B-16

SEE SHEET NO. 8
 ALCALA WAY



CONSTRUCTION NOTES

- 7 CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN 325
- 8 CONSTRUCT ACCESS RAMP TYPE I PER CITY OF RIVERSIDE STD. PLAN 304
- 9 CONSTRUCT ACCESS RAMP TYPE I PER CITY OF RIVERSIDE STD. PLAN 304 TYPE V MODIFIED PER DETAIL ON SHEET 2
- 12 CONSTRUCT CONCRETE ALLEY GUTTER PER CITY OF RIVERSIDE STD. PLAN 110
- 13 INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. PLAN 862
- 14 INSTALL STREET LIGHT BY DEVELOPER
- 25 ENHANCED PAVING PER LANDSCAPE ARCHITECTS PLAN
- 26 CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE II-A
- 27 CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE I MODIFIED PER DETAIL ON SHEET 2



CURVE DATA TABLE

DELTA	RADIUS	LENGTH	TANGENT
1	33°59'30"	100.00	59.33
2	40°13'46"	150.00	105.32
3	8°39'10"	150.00	22.65
4	89°42'05"	27.00	42.27
5	90°00'00"	5.00	7.85
6	48°31'34"	40.00	33.88
7	21°36'10"	135.00	50.90
8	114°59'56"	25.00	50.18
9	95°58'21"	25.00	41.86
10	90°00'00"	2.00	3.14
11	81°55'36"	25.00	35.75
12	105°04'08"	25.00	45.84
13	90°17'55"	35.00	55.16
14	89°42'05"	25.00	39.14
15	116°44'40"	25.00	50.94
16	25°09'54"	165.00	72.47

CURVE DATA TABLE

DELTA	RADIUS	LENGTH	TANGENT
17	87°40'29"	25.00	38.26
18	84°03'39"	25.00	36.68
19	95°27'23"	25.00	41.65
20	8°39'10"	165.00	24.92
21	180°00'00"	7.00	21.99
22	3°40'19"	107.00	6.86
23	3°40'19"	93.00	5.96

BENCH MARK:
 G243 ELEV. = 779.743 (1971 ADJ.) NGVD 1929 DATUM
 PK NAIL & CITY ENGINEER TAG IN THE TOP OF THE
 EASTERLY CURB OF LA SIERRA AVE., APPROX. 40'
 NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS HEREON IS THE CALIFORNIA
 STATE PLANE COORDINATE SYSTEM, ZONE 6, NAD 1983,
 AS DETERMINED LOCALLY BY THE LINE BETWEEN CORNERS
 STATIONS "C" AND "M" BEING N76°36'24"E,
 91,032.89' (GRID) (EPOCH 2010.00).

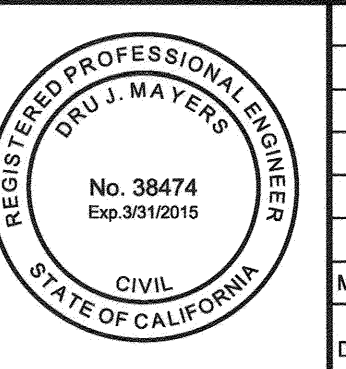
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Dr. J. Mayers 1/23/15
 DATE
 R.C.E. No. 38474 Exp. 3/31/15



PORTO ALEGRE
 LOT A (PRIVATE STREET)

- CONSTRUCTION NOTES**
- 1 CONSTRUCT "A.C. WITH SEAL COAT OVER "A.B. WITH PRIME COAT PER SECTIONS ON SHEET 2
 - 2 CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD. PLAN 200
 - 4 CONSTRUCT TYPE II CURB ONLY (MODIFIED TO 6") PER CITY OF RIVERSIDE STD. PLAN 200
 - 5 CONSTRUCT CURB TRANSITION PER CITY OF RIVERSIDE STD. PLAN 210
 - 6 CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W-6)

CITY OF RIVERSIDE
 WATER DEPARTMENT

Matthew B...
 APPROVED BY

RIVERSIDE PUBLIC UTILITIES
 ELECTRIC OVERHEAD AND UNDERGROUND

Sumner...
 APPROVED BY

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 3/2/2015
 BY: *[Signature]* DATE: 3/2/2015
 CAPITAL PROJECTS

STREET IMPROVEMENT PLANS
 TRACT 34794
 PORTO ALEGRE
 LOT A (PRIVATE STREET)

STA. 10+00.00 TO STA. 15+72.43

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

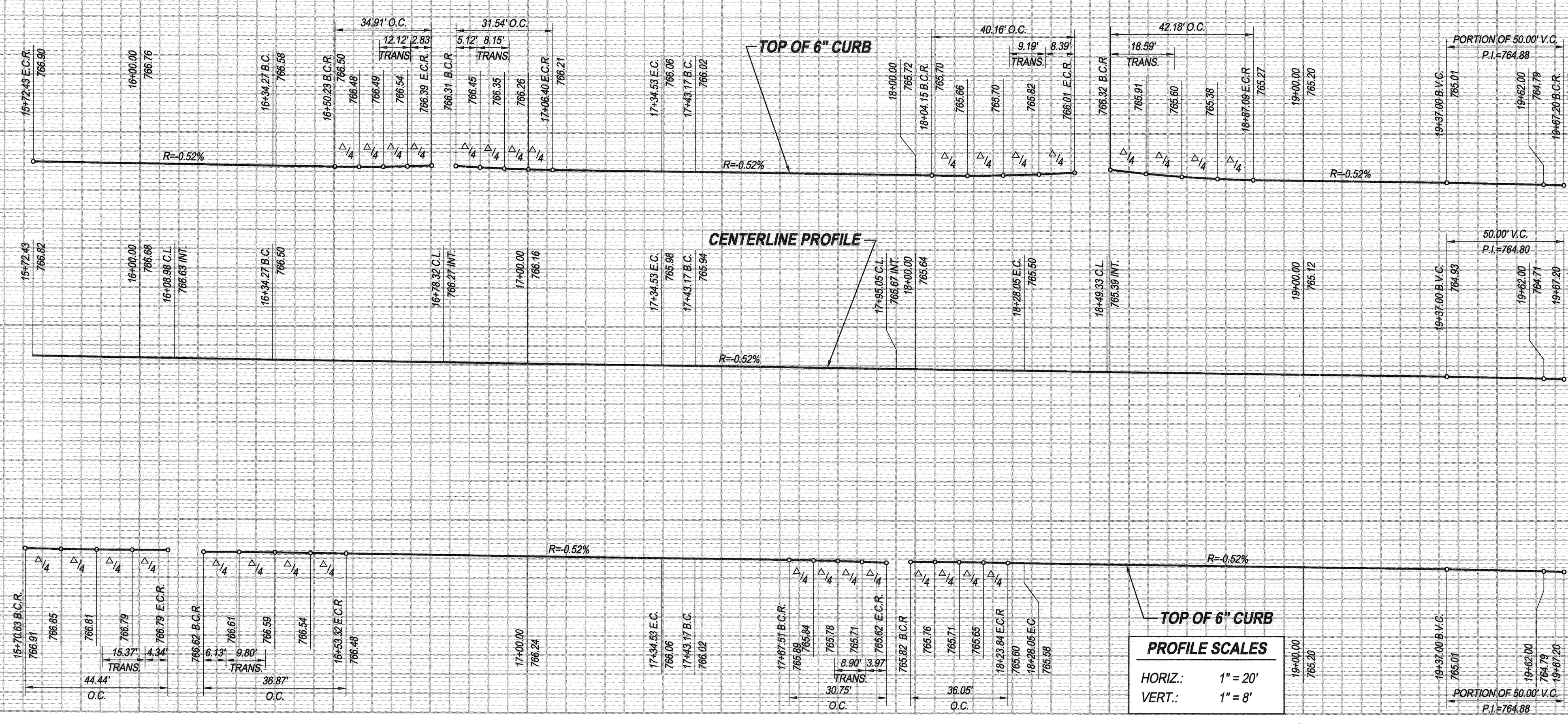
ACCT. NO. 9205300611 453002XX

R-4327

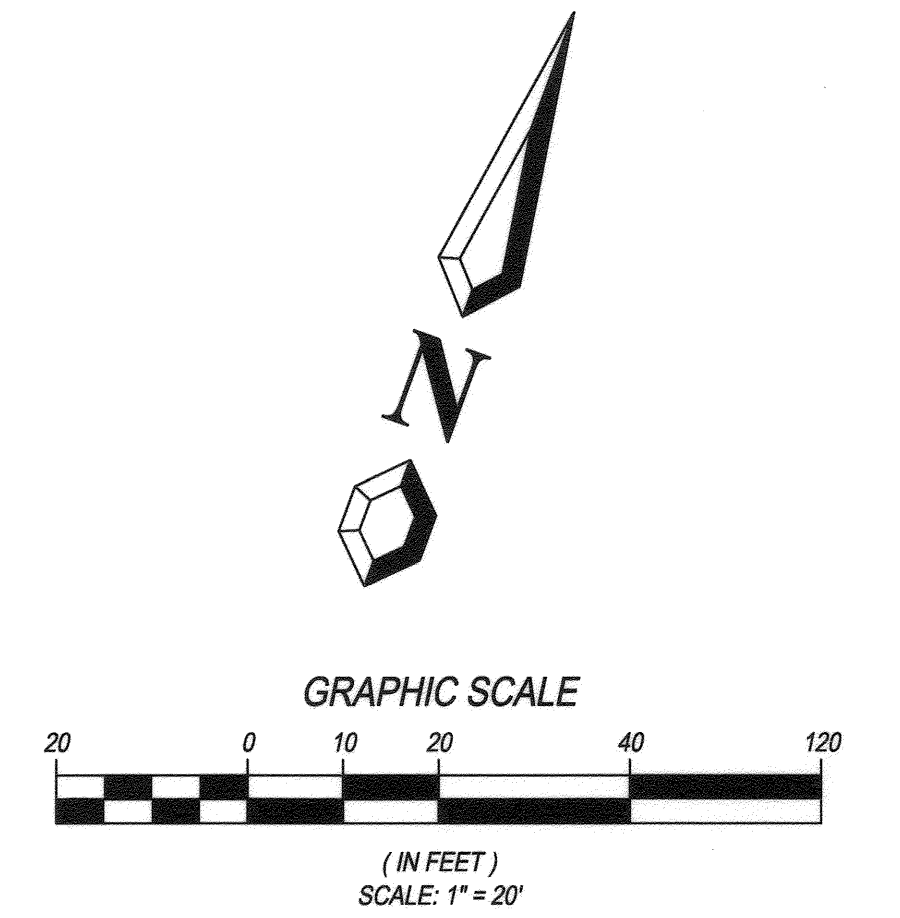
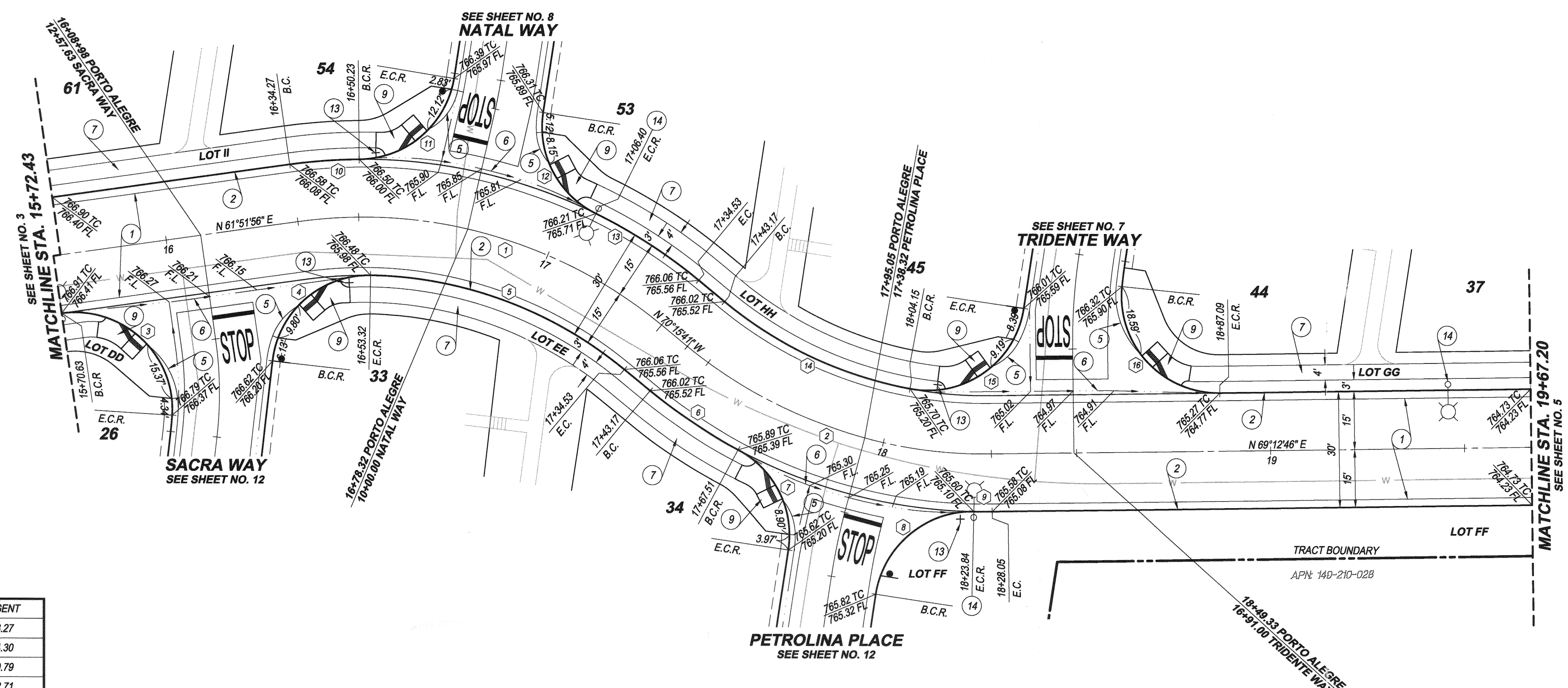
SHEET 3 OF 13

770
760
770
760
770
760

770
760
770
760
770
760



15 16 17 18 19 20



CURVE DATA TABLE

DELTA	RADIUS	LENGTH	TANGENT
1	47°52'23"	120.00	100.27
2	40°31'33"	120.00	84.88
3	101°50'45"	25.00	44.44
4	84°30'17"	25.00	36.87
5	38°46'35"	105.00	71.06
6	11°37'19"	135.00	27.38
7	70°28'30"	25.00	30.75
8	82°37'47"	25.00	36.05
9	2°00'31"	135.00	4.73
10	7°37'21"	135.00	17.96
11	80°00'34"	25.00	34.91
12	72°16'56"	25.00	31.54
13	13°25'45"	135.00	31.64
14	29°06'53"	105.00	53.36
15	92°01'56"	25.00	40.16
16	96°39'43"	25.00	42.18

BENCH MARK:
G2-M3 ELEV = 779.743 (1971 ADJ.) NGVD 1929 DATUM
PK NAIL & CITY ENGINEER TAG IN THE TOP OF THE
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NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS HEREON IS THE CALIFORNIA
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STATIONS "CNP" AND "MLP" BEING N76°38'24"E,
91,032.89' (GRID) (EPOCH 2010.00).

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Dr. J. Mayers 1/23/15
DATE
R.C.E. No. 38474 Exp. 3/31/15



CITY OF RIVERSIDE
WATER DEPARTMENT

[Signature] 01/26/2015
APPROVED BY DATE

RIVERSIDE PUBLIC UTILITIES
ELECTRIC OVERHEAD AND UNDERGROUND

[Signature] 01/26/2015
APPROVED BY DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
ENGINEERING MANAGER	<i>[Signature]</i>	2-2-15
TRAFFIC ENGINEERING	<i>[Signature]</i>	2-3-15
CAPITAL PROJECTS	<i>[Signature]</i>	2-3-15

APPROVED BY: *[Signature]*
CITY ENGINEER / PUBLIC WORKS DIRECTOR
DATE: 2/3/2015

STREET IMPROVEMENT PLANS
TRACT 34794
PORTO ALEGRE
LOT A (PRIVATE STREET)

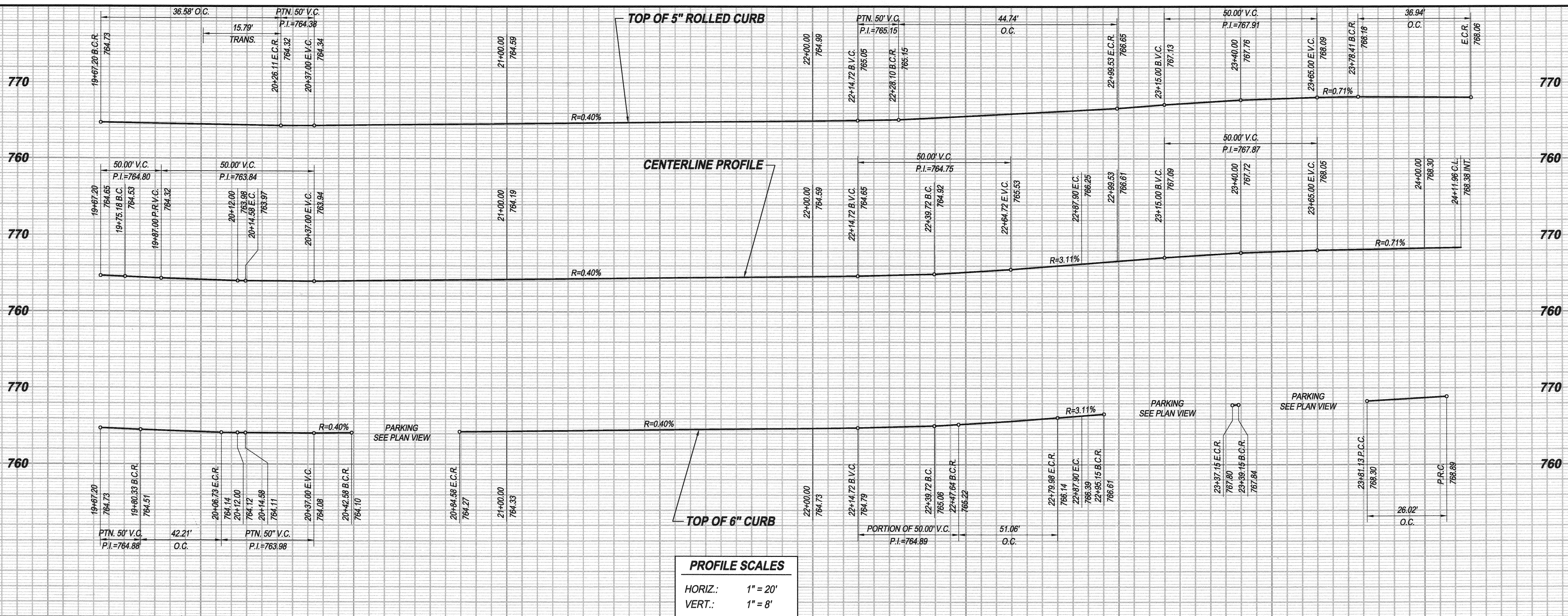
STA. 15+72.43 TO STA. 19+67.20

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

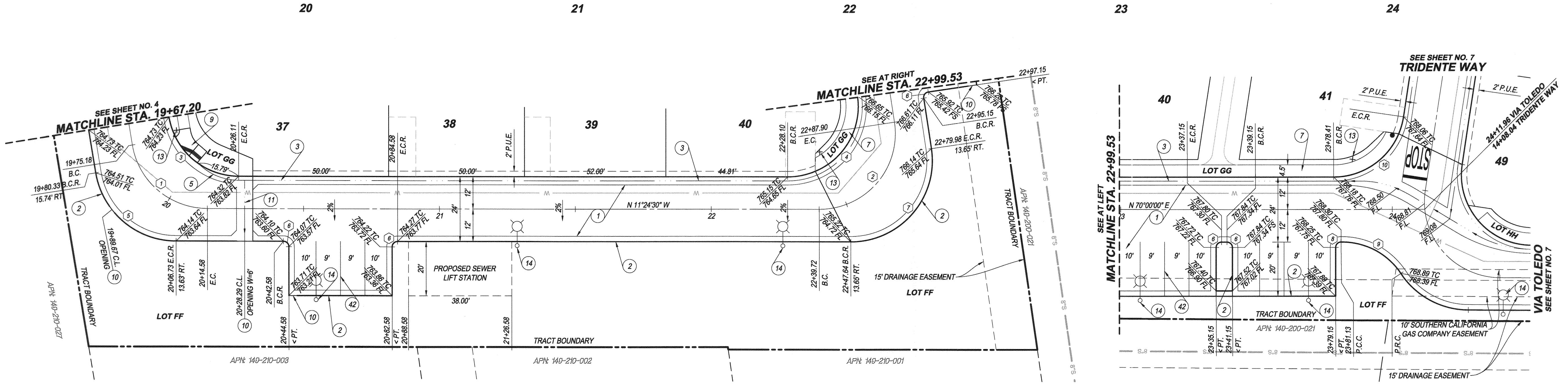
ACCT. NO. 9205300611 453002XX

R-4327

SHEET 4 OF 13



PROFILE SCALES
 HORIZ.: 1" = 20'
 VERT.: 1" = 8'



FORTALEZA PLACE
 LOT O (PRIVATE STREET)

VIA TOLEDO
 LOT M (PRIVATE STREET)

- CONSTRUCTION NOTES**
- CONSTRUCT "A.C. WITH SEAL COAT OVER "A.B. WITH PRIME COAT PER SECTIONS ON SHEET 2
 - CONSTRUCT 6" CURB AND GUTTER TYPE 1 PER CITY OF RIVERSIDE STD. PLAN 200
 - CONSTRUCT TYPE C2 ROLLED CURB AND GUTTER PER CITY OF RIVERSIDE STD. PLAN 200
 - CONSTRUCT CURB TRANSITION PER CITY OF RIVERSIDE STD. PLAN 210
 - CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN 325
 - CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE V MODIFIED PER DETAIL ON SHEET 2
 - CONSTRUCT CURB DRAINAGE OPENING PER DETAIL ON SHEET 2
 - CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W=6") AND DETAIL ON SHEET 2
 - INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. PLAN 662
 - INSTALL STREET LIGHT BY DEVELOPER
 - PAINT PARKING STALL STRIPING PER DETAIL ON SHEET 2

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	80°37'16"	28.00	39.40	23.75
2	98°35'30"	28.00	48.18	32.55
3	80°37'16"	26.00	36.58	22.06
4	98°35'30"	26.00	44.74	30.22
5	80°37'16"	30.00	42.21	25.45
6	90°00'00"	2.00	3.14	2.00
7	98°35'30"	30.00	51.62	34.87
8	80°16'40"	2.00	3.12	1.97
9	57°20'51"	26.00	26.02	14.22
10	81°24'30"	26.00	36.94	22.37

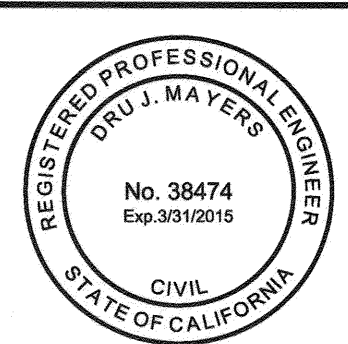
BENCH MARK:
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Dr. J. Mayers 1/23/15
 DRU J. MAYERS DATE
 R.C.E. No. 38474 Exp. 3/31/15



MARK	REVISIONS	APPR.	DATE

DESIGNED BY: R.J.G. DRAWN BY: J.R.C. CHECKED BY: D.J.M.

CITY OF RIVERSIDE
 WATER DEPARTMENT
 APPROVED BY: *Matthew B...* DATE: 01/23/2015

RIVERSIDE PUBLIC UTILITIES
 ELECTRIC OVERHEAD AND UNDERGROUND
 APPROVED BY: *Samuel...* DATE: 01/23/2015

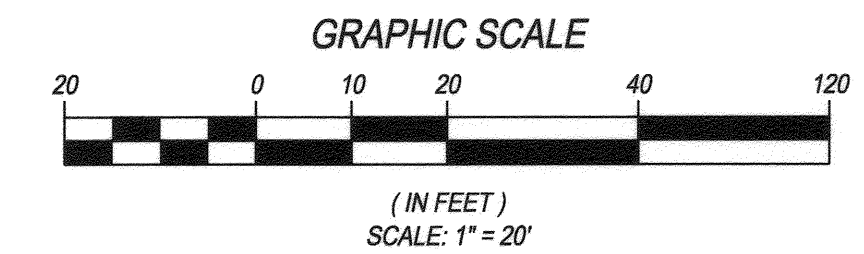
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 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 1/23/15
 CITY ENGINEER
 PUBLIC WORKS DIRECTOR

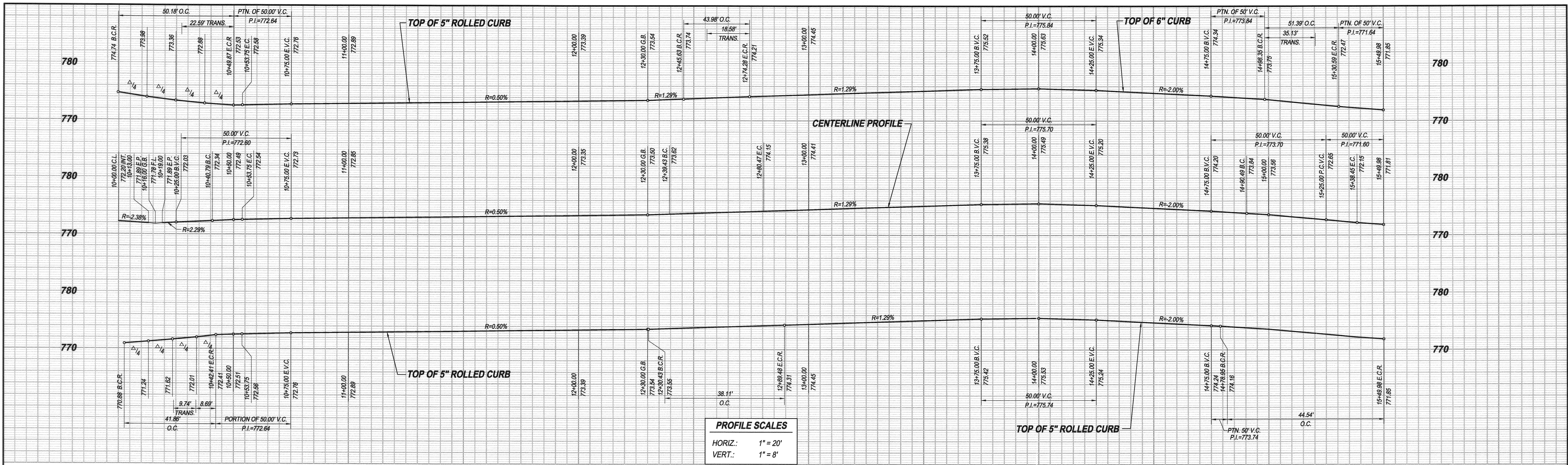
STREET IMPROVEMENT PLANS
TRACT 34794
FORTALEZA PLACE & VIA TOLEDO
 LOT O (PRIVATE STREET) & LOT M (PRIVATE STREET)

FORTALEZA PLACE STA. 19+67.20 TO STA. 22+99.53
 VIA TOLEDO STA. 22+99.53 TO STA. 24+11.96

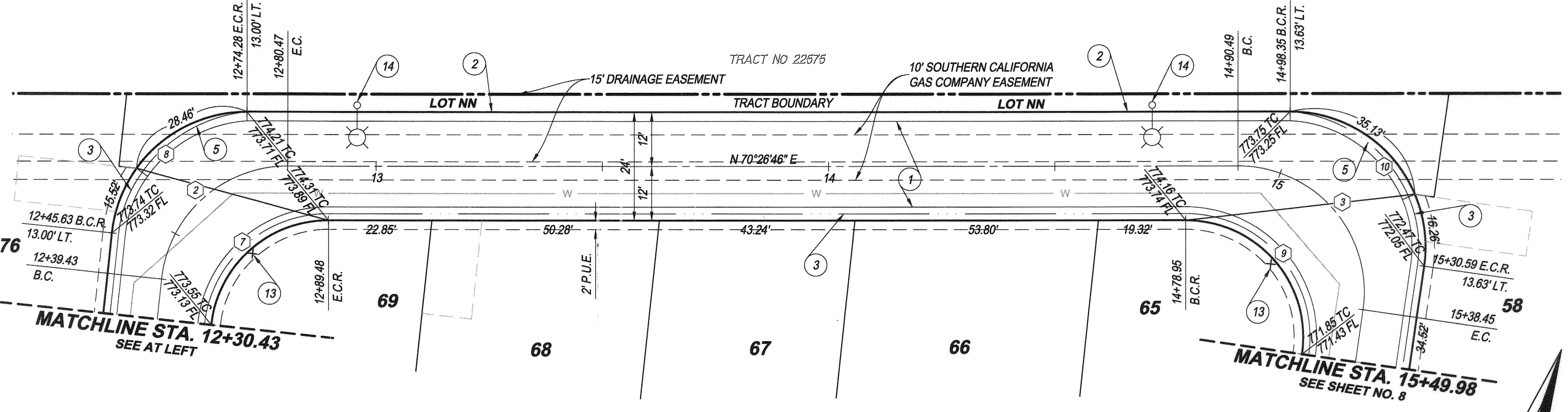
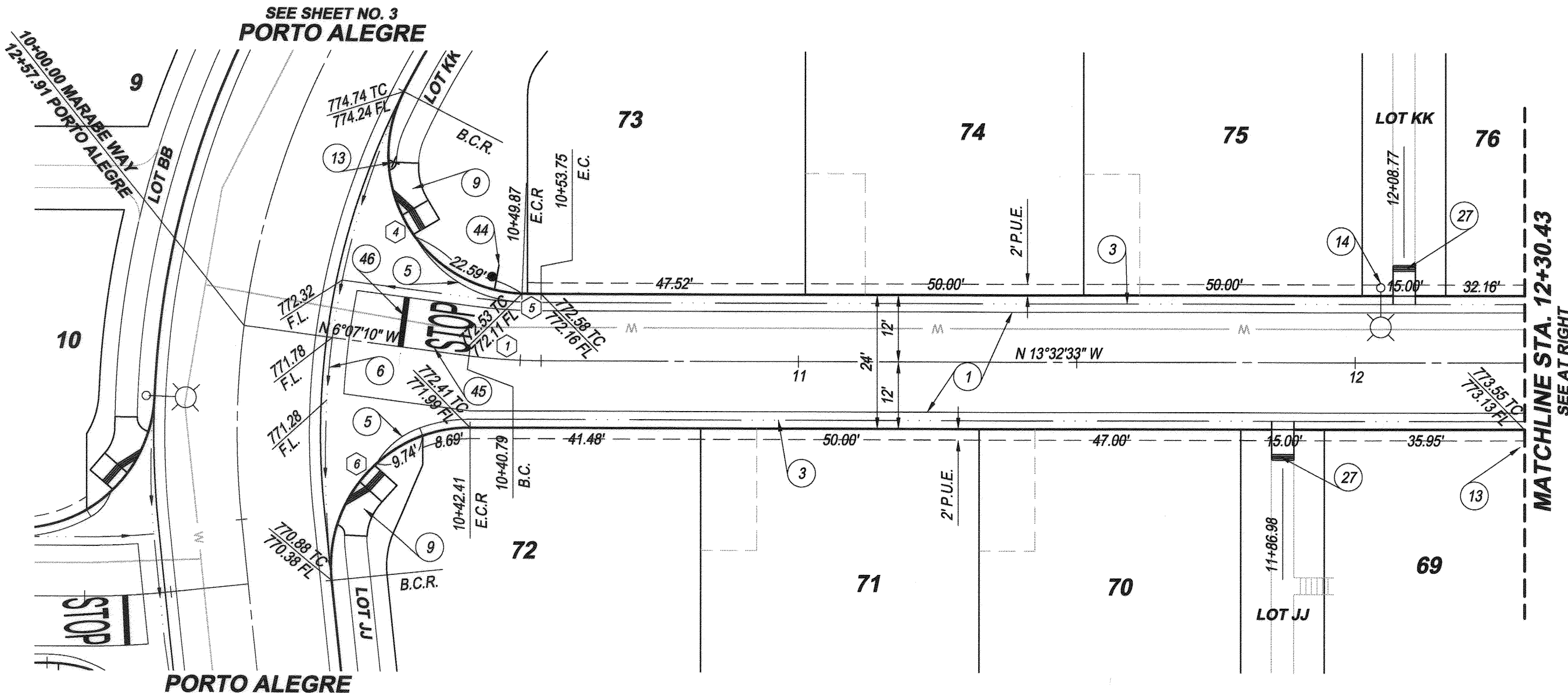
HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN



ACCT. NO. 9205300611 453002XX
R-4327
 SHEET 5 OF 13



PROFILE SCALES
 HORIZ.: 1" = 20'
 VERT.: 1" = 8'



MARABE WAY
 LOT I (PRIVATE STREET)

VIA DEL CORSO
 LOT J (PRIVATE STREET)

- CONSTRUCTION NOTES**
- 1 CONSTRUCT "A.C. WITH SEAL COAT OVER "A.B. WITH PRIME COAT PER SECTIONS ON SHEET 2
 - 2 CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD. PLAN 200
 - 3 CONSTRUCT TYPE C2 ROLLED CURB AND GUTTER PER CITY OF RIVERSIDE STD. PLAN 200
 - 5 CONSTRUCT CURB TRANSITION PER CITY OF RIVERSIDE STD. PLAN 210
 - 6 CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W=6")
 - 9 CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE V MODIFIED PER DETAIL ON SHEET 2
 - 13 INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. PLAN 662
 - 14 INSTALL STREET LIGHT BY DEVELOPER
 - 27 CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE I MODIFIED PER DETAIL ON SHEET 2
 - 44 INSTALL R1-1 "STOP" SIGN PER MUTCD
 - 45 PAINT WHITE "STOP" LEGEND PER MUTCD FIG. 3B-20
 - 46 PAINT 12" WHITE STOP BAR PER MUTCD FIG. 3B-16

CURVE DATA TABLE

Δ	DELTA	RADIUS	LENGTH	TANGENT
1	7°25'24"	100.00	12.96	6.49
2	83°59'19"	28.00	41.04	25.21
3	98°08'44"	28.00	47.96	32.29
4	114°59'56"	25.00	50.18	39.24
5	2°13'24"	88.00	3.41	1.71
6	95°56'21"	25.00	41.86	27.74
7	83°59'19"	26.00	38.11	23.41
8	83°59'19"	30.00	43.98	27.01
9	98°08'44"	26.00	44.54	29.99
10	98°08'44"	30.00	51.39	34.60

BENCH MARK:
 G2-M3 ELEV. = 778.743 (1971 ADJ.) NGVD 1929 DATUM
 PK NAIL & CITY ENGINEER TAG IN THE TOP OF THE
 EASTERLY CURB OF LA SIERRA AVE. APPROX. 40'
 NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS HEREON IS THE CALIFORNIA
 STATE PLANE COORDINATE SYSTEM, ZONE 6, NAD 1983,
 AS DETERMINED LOCALLY BY THE LINE BETWEEN CORNERS
 STATIONS "CNP" AND "MLFP" BEING N76°36'24"E,
 91,032.89' (GRID) (EPOCH 2010.00).

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Dr. J. Mayers 1/23/15
 DRU J. MAYERS DATE
 R.C.E. No. 38474 Exp. 3/31/15



CITY OF RIVERSIDE
 WATER DEPARTMENT

RIVERSIDE PUBLIC UTILITIES
 ELECTRIC OVERHEAD AND UNDERGROUND

APPROVED BY: [Signature] DATE: 2/12/15
 APPROVED BY: [Signature] DATE: 2/12/15

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 2/12/15
 APPROVED BY: [Signature] DATE: 2/12/15

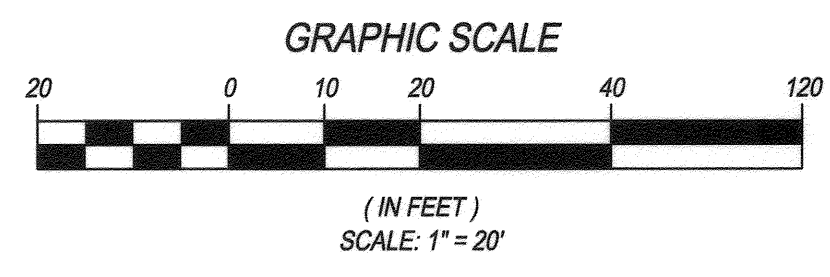
DESIGNED BY: R.J.G. DRAWN BY: J.R.C. CHECKED BY: D.J.M.

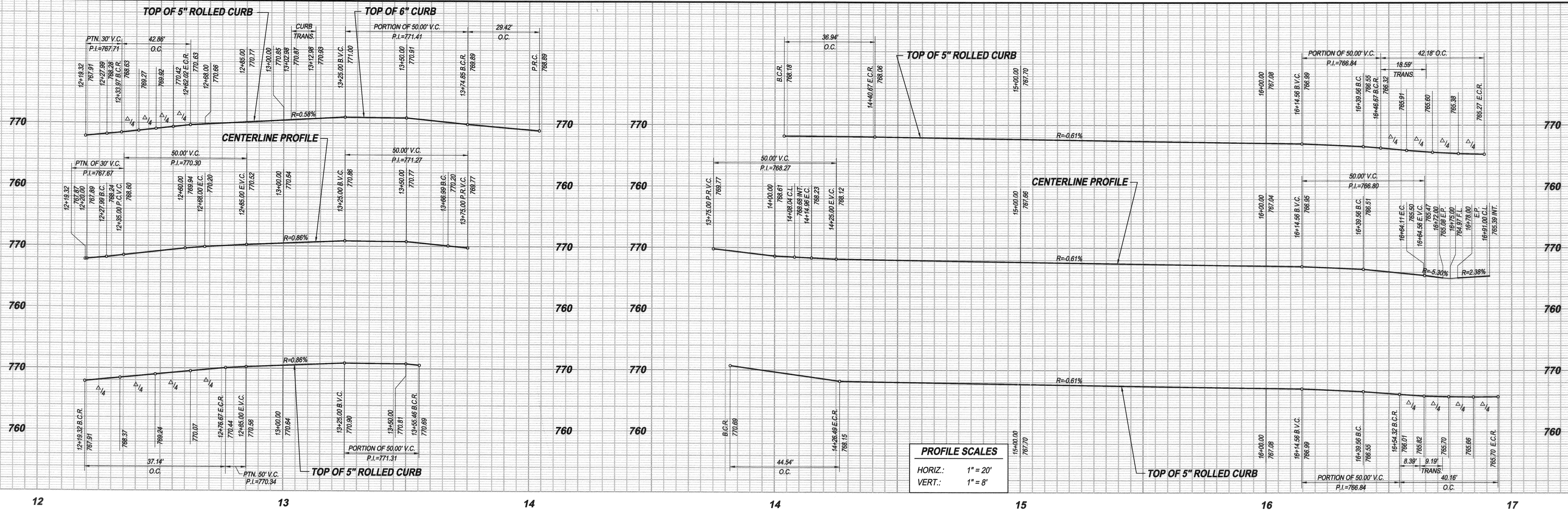
STREET IMPROVEMENT PLANS
 TRACT 34794
 MARABE WAY & VIA DEL CORSO
 LOT I (PRIVATE STREET) & LOT J (PRIVATE STREET)

MARABE WAY STA. 10+00.00 TO STA. 12+30.43
 VIA DEL CORSO STA. 12+30.43 TO STA. 15+49.98

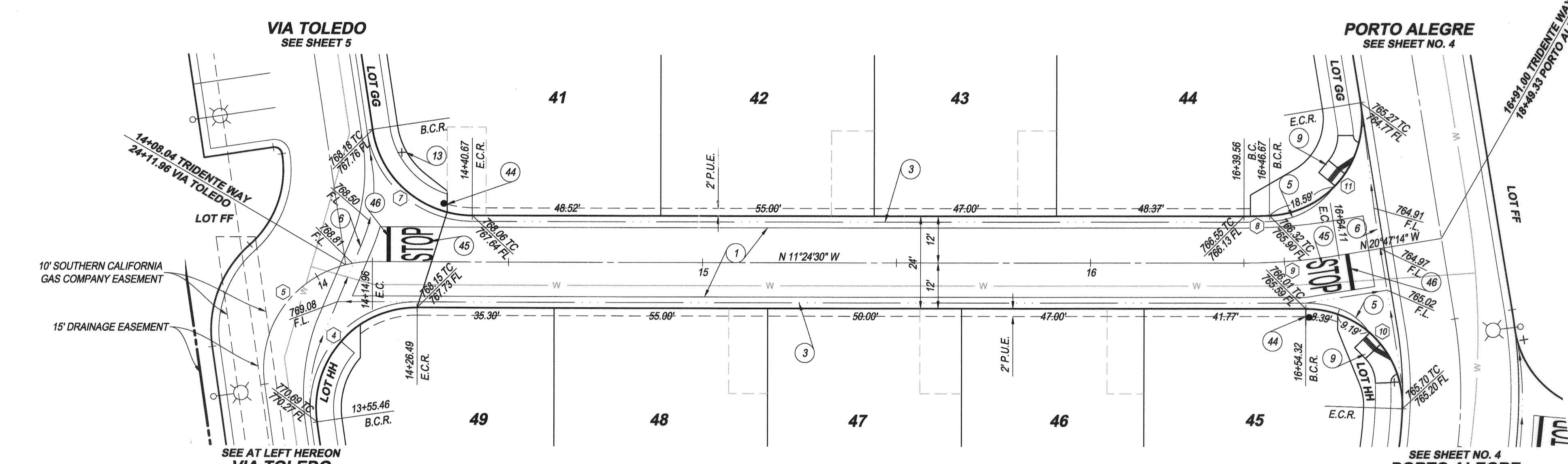
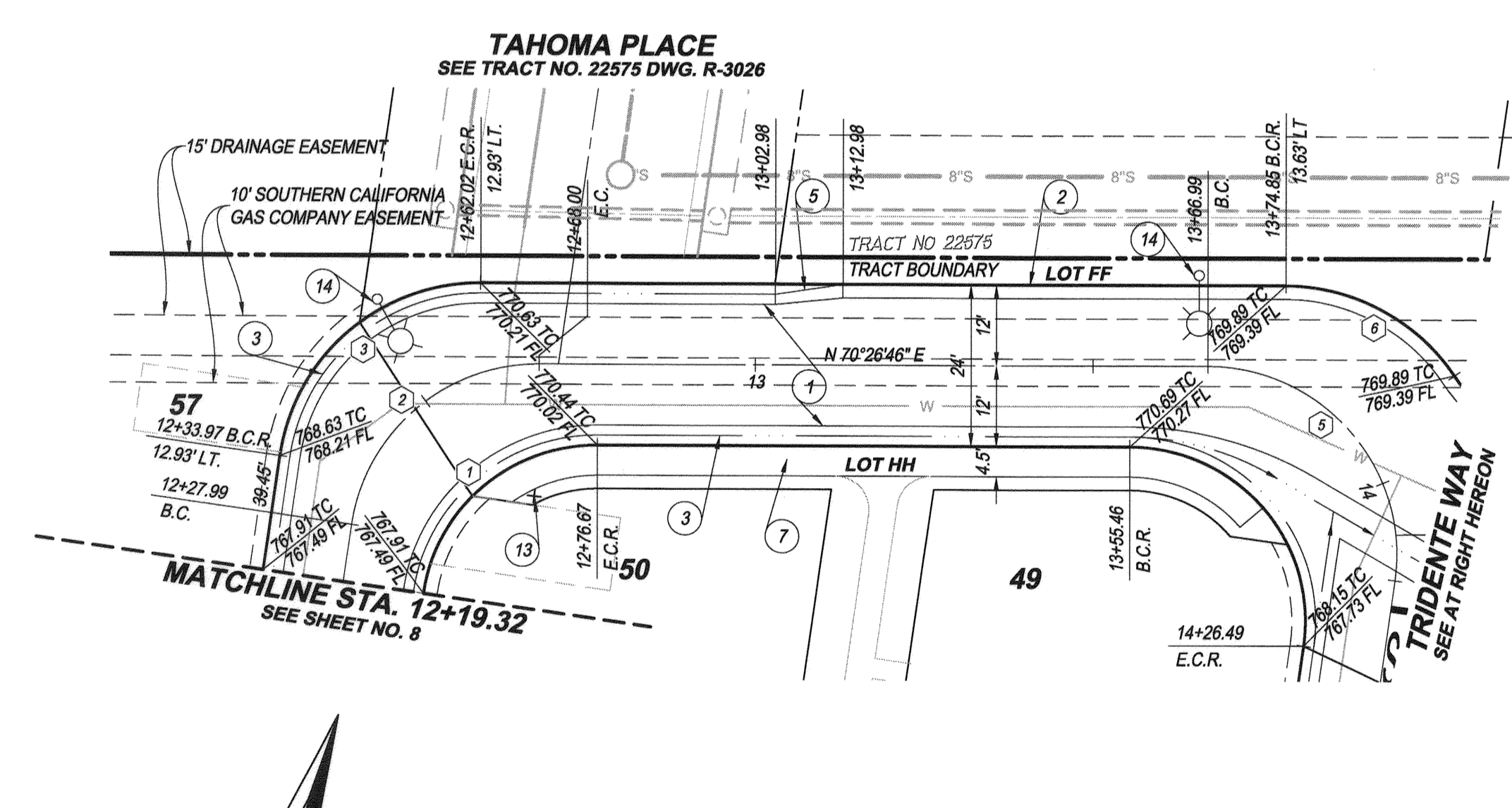
HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

ACCT. NO. 9205300611 453002XX
R-4327
 SHEET 6 OF 13





12 13 14 14 15 16 17



VIA TOLEDO
LOT M (PRIVATE STREET)

TRIDENTE WAY
LOT N (PRIVATE STREET)

DATA TABLE

DELTA	RADIUS	LENGTH	TANGENT
1	81°51'16"	26.00	37.14
2	81°51'16"	28.00	40.00
3	81°51'16"	30.00	42.86
4	98°08'44"	26.00	44.54
5	98°08'44"	28.00	47.96
6	9°22'44"	150.00	24.55
7	92°01'56"	25.00	40.16
8	96°39'43"	25.00	42.18

BENCH MARK:
GS-M3 ELEV. = 773.743 (1971 ADJ.) NGVD 1929 DATUM
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- CONSTRUCTION NOTES**
- CONSTRUCT "A.C. WITH SEAL COAT OVER "A.B. WITH PRIME COAT PER SECTIONS ON SHEET 2
 - CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD. PLAN 200
 - CONSTRUCT TYPE C2 ROLLED CURB AND GUTTER PER CITY OF RIVERSIDE STD. PLAN 200
 - CONSTRUCT CURB TRANSITION PER CITY OF RIVERSIDE STD. PLAN 210
 - CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W=6")
 - CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN 325
 - CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE V MODIFIED PER DETAIL ON SHEET 2
 - INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. PLAN 662
 - INSTALL STREET LIGHT BY DEVELOPER
 - INSTALL R1-1 "STOP" SIGN PER MUTCD
 - PAINT WHITE "STOP" LEGEND PER MUTCD FIG. 3B-20
 - PAINT 12" WHITE STOP BAR PER MUTCD FIG. 3B-16

CITY OF RIVERSIDE
WATER DEPARTMENT

Matthew Bl... 01/29/2015
APPROVED BY DATE

RIVERSIDE PUBLIC UTILITIES
ELECTRIC OVERHEAD AND UNDERGROUND

Sum... 01/29/2015
APPROVED BY DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 2/19/2015
BY: *[Signature]* DATE: 2/19/2015
TRAFFIC ENGINEERING
CAPITAL PROJECTS

APPROVED BY: *[Signature]* DATE: 2/19/2015
CITY ENGINEER
PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLANS
TRACT 34794
VIA TOLEDO & TRIDENTE WAY
LOT M (PRIVATE STREET) & LOT N (PRIVATE STREET)

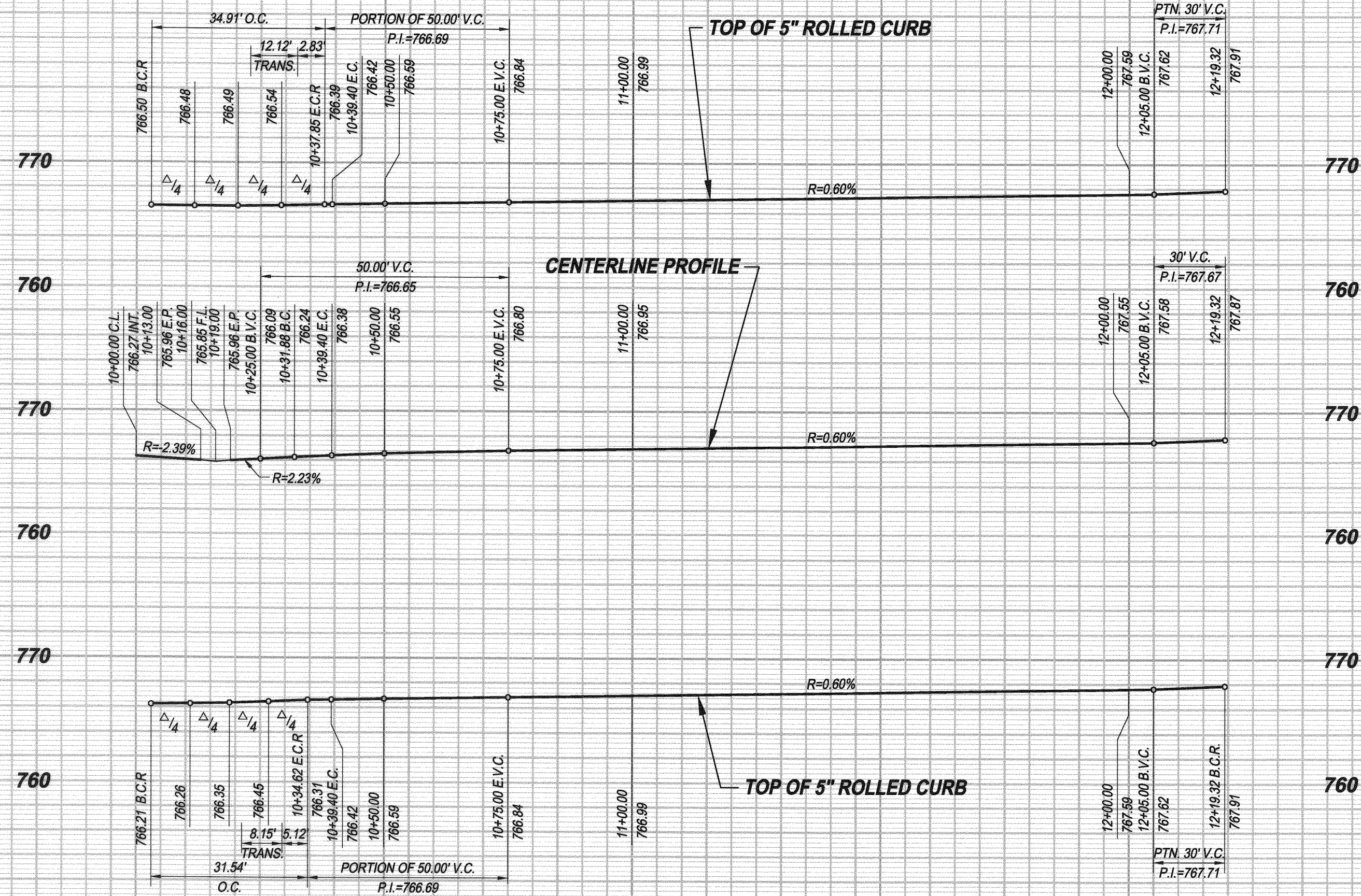
VIA TOLEDO STA. 12+19.32 TO STA. 13+75.00
TRIDENTE WAY 13+75.00 TO STA. 16+91.00

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

ACCT. NO. 9205300611 453002XX

R-4327

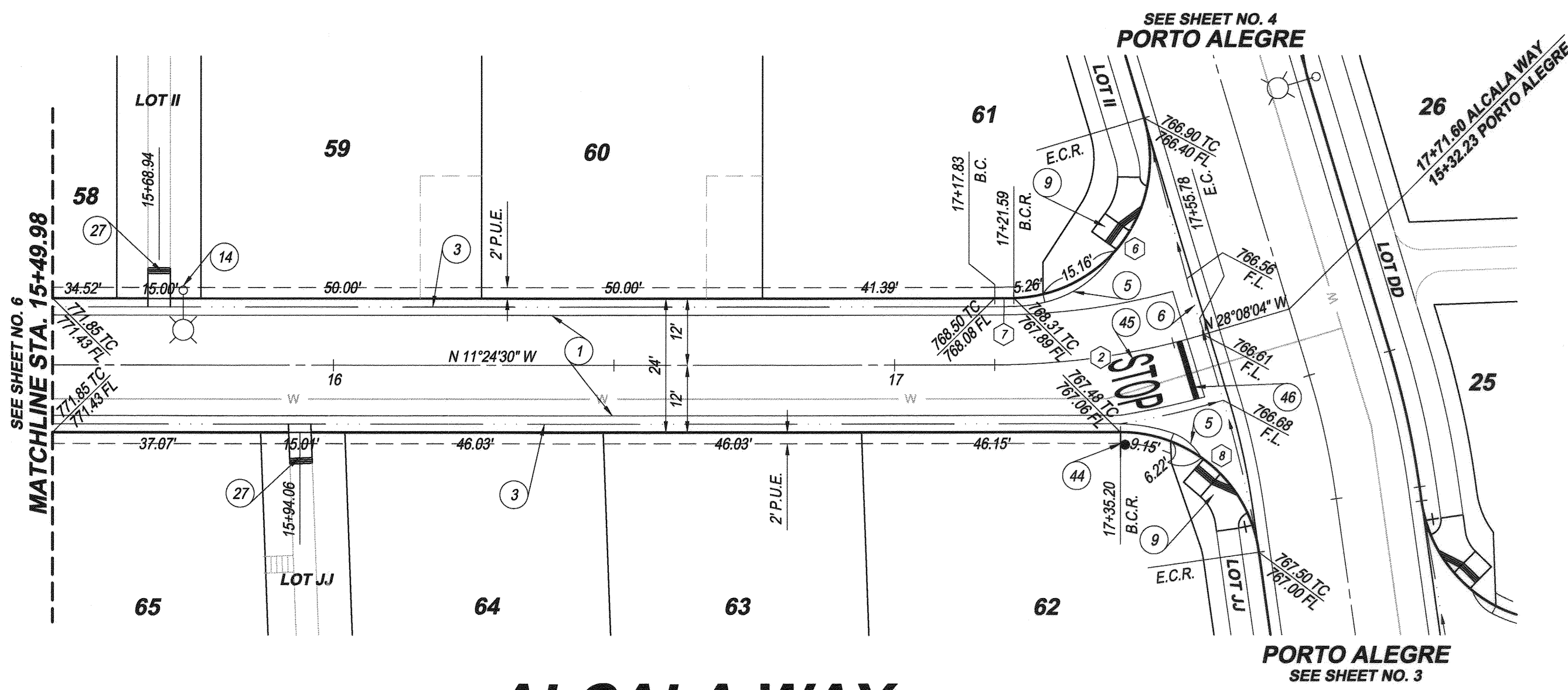
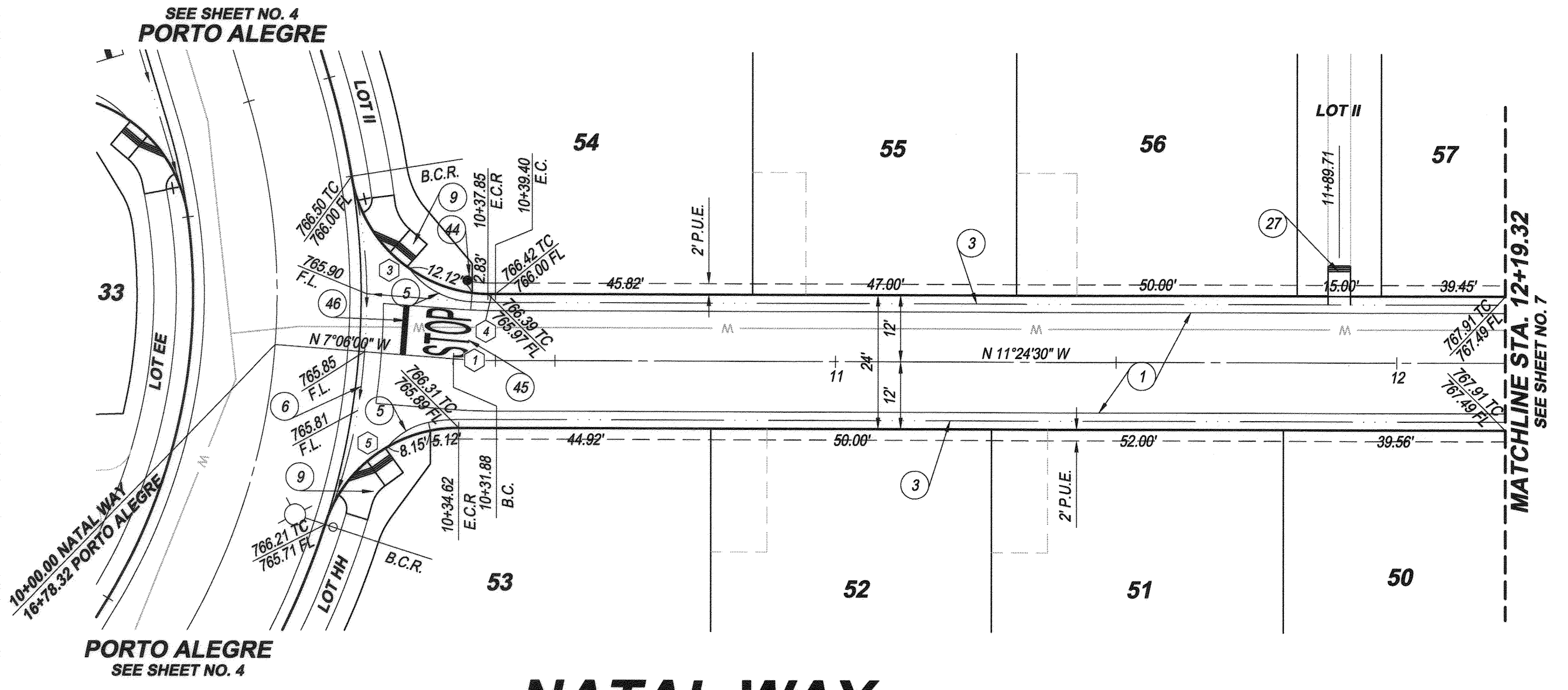
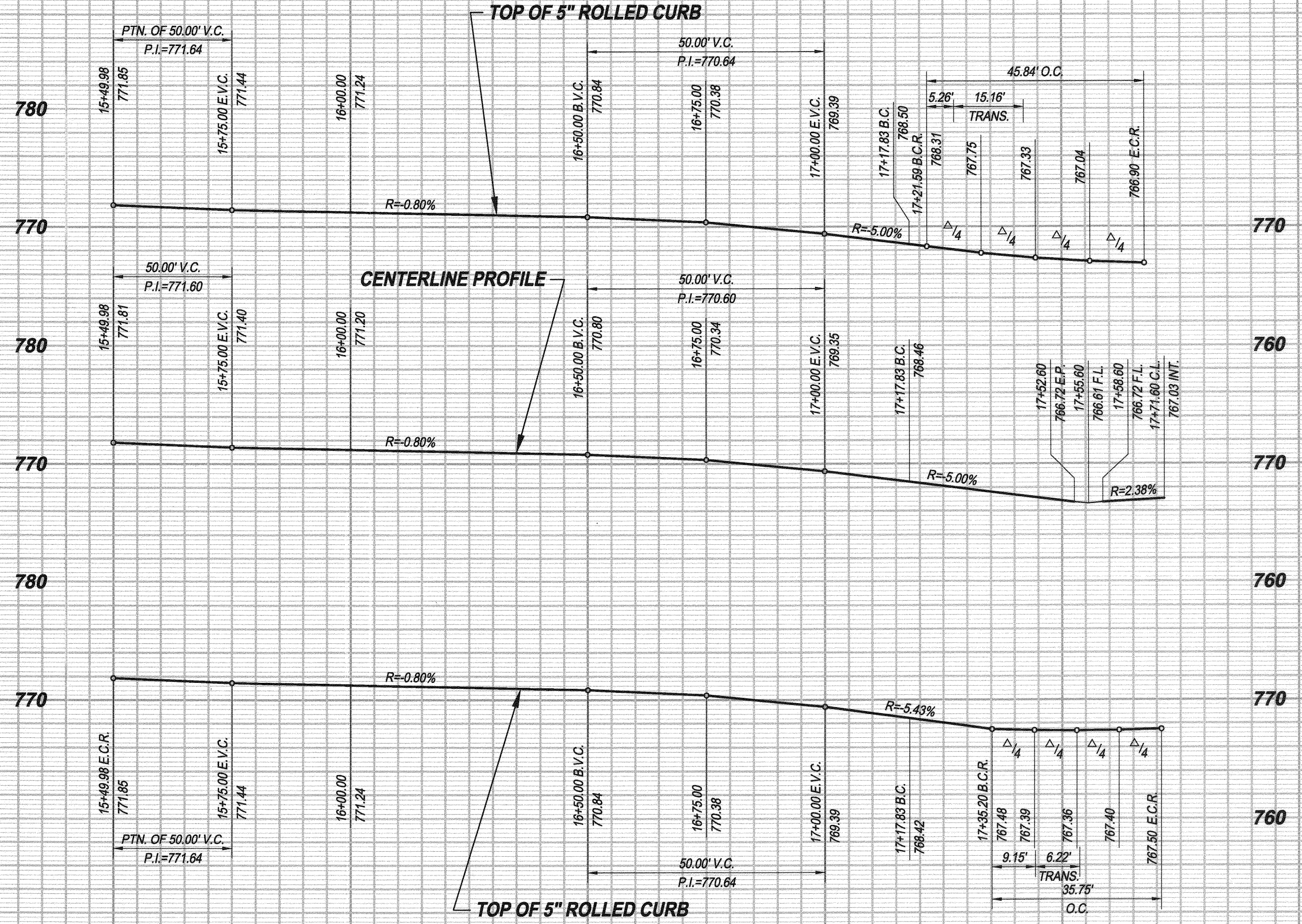
SHEET 7 OF 13



PROFILE SCALES

HORIZ.: 1" = 20'

VERT.: 1" = 8'



NATAL WAY
LOT L (PRIVATE STREET)

ALCALA WAY
LOT K (PRIVATE STREET)

CONSTRUCTION NOTES

- 1 CONSTRUCT "A.C. WITH SEAL COAT OVER "A.B. WITH PRIME COAT PER SECTIONS ON SHEET 2
- 3 CONSTRUCT TYPE C2 ROLLED CURB AND GUTTER PER CITY OF RIVERSIDE STD. PLAN 210
- 5 CONSTRUCT CURB TRANSITION PER CITY OF RIVERSIDE STD. PLAN 210
- 6 CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W-6)
- 9 CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE V MODIFIED PER DETAIL ON SHEET 2
- 14 INSTALL STREET LIGHT BY DEVELOPER
- 27 CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE I MODIFIED PER DETAIL ON SHEET 2
- 44 INSTALL R1-1 "STOP" SIGN PER MUTCD
- 45 PAINT WHITE "STOP" LEGEND PER MUTCD FIG. 3B-20
- 46 PAINT 12" WHITE STOP BAR PER MUTCD FIG. 3B-16

CURVE DATA TABLE

DELTA	RADIUS	LENGTH	TANGENT
4°18'31"	100.00	7.52	3.76
16°43'34"	130.00	37.95	19.11
80°00'34"	25.00	34.91	20.98
0°53'13"	88.00	1.36	0.68
72°16'56"	25.00	31.54	18.26
105°04'08"	25.00	45.84	32.62
1°39'26"	118.00	3.41	1.71
81°55'36"	25.00	35.75	21.70

BENCH MARK:
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AS DETERMINED LOCALLY BY THE LINE BETWEEN CORNERS
STATIONS "CNRP" AND "MLFP" BEING N76°36'24"E,
91,032.89' (GRID) (EPOCH 2010.00).

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Dr. J. Mayers DATE 1/23/15
R.C.E. No. 38474 Exp. 3/31/15



CITY OF RIVERSIDE
WATER DEPARTMENT

APPROVED BY: *Matthew B. ...* DATE: 2/19/2015

RIVERSIDE PUBLIC UTILITIES
ELECTRIC OVERHEAD AND UNDERGROUND

APPROVED BY: *Steve ...* DATE: 2/19/2015

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Matthew B. ...* DATE: 2/19/2015

APPROVED BY: *Steve ...* DATE: 2/19/2015

DESIGNED BY: R.J.G. DRAWN BY: J.R.C. CHECKED BY: D.J.M.

STREET IMPROVEMENT PLANS
TRACT 34794
NATAL WAY & ALCALA WAY
LOT L (PRIVATE STREET) & LOT K (PRIVATE STREET)

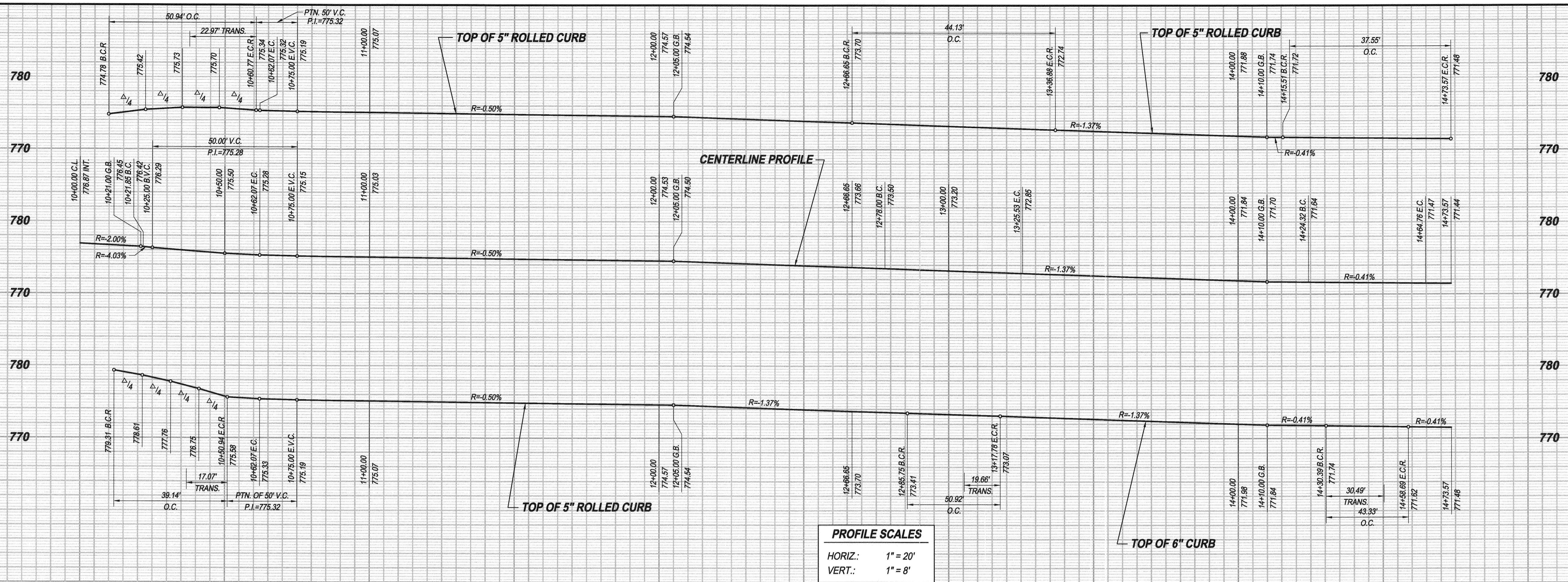
NATAL WAY STA. 10+00.00 TO STA. 12+19.32
ALCALA WAY STA. 15+49.98 TO STA. 17+71.60

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

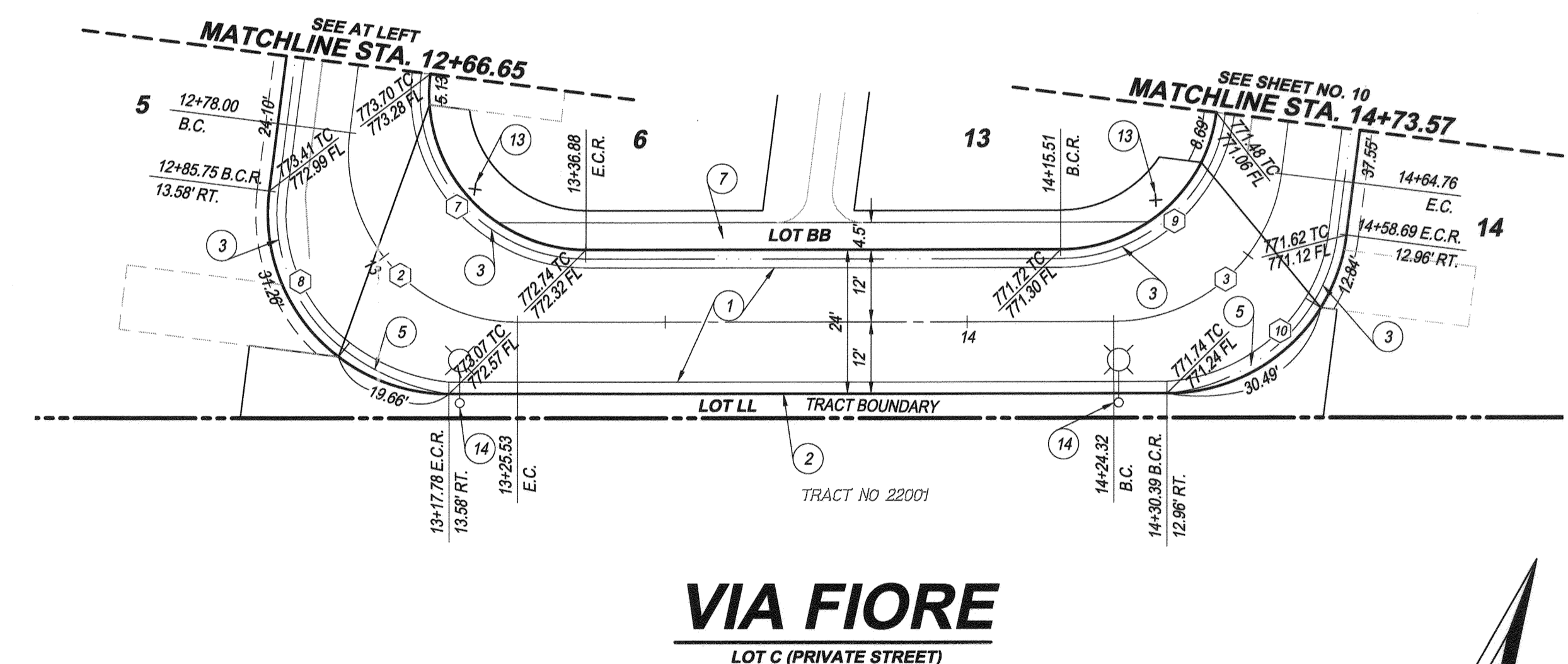
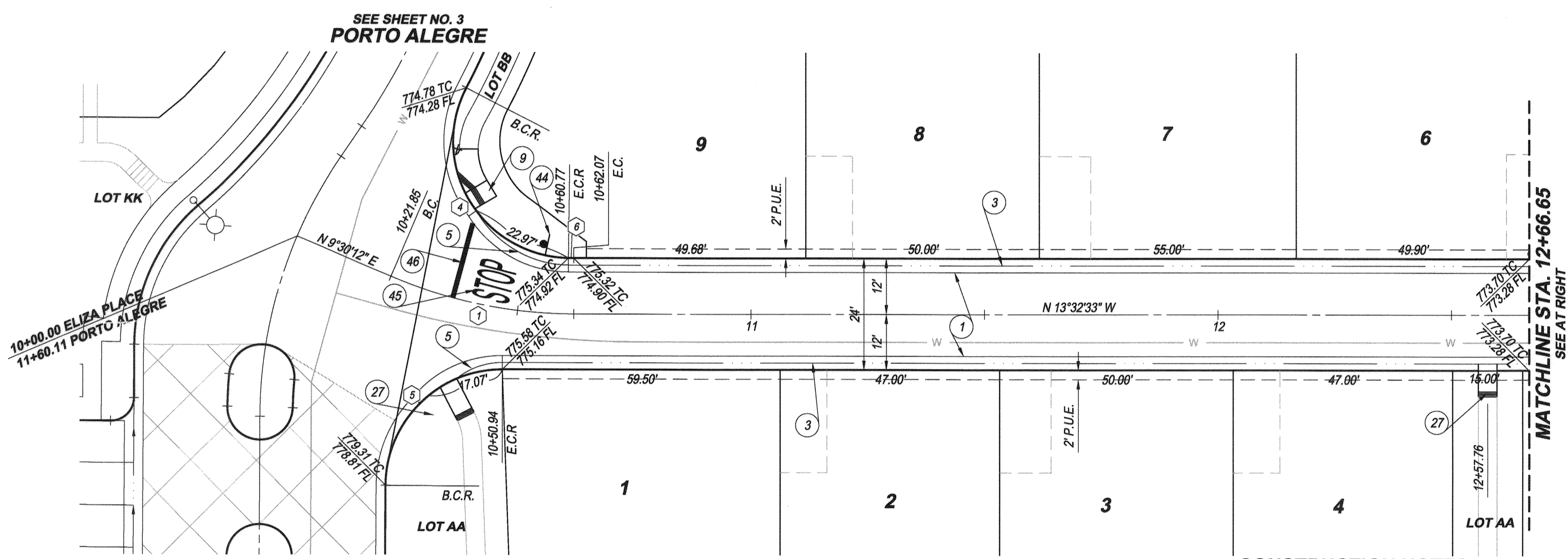
ACCT. NO. 9205300611 453002XX

R-4327

SHEET 8 OF 13



10 11 12 13 14 15



- CONSTRUCTION NOTES**
- 1 CONSTRUCT "A.C. WITH SEAL COAT OVER "A.B. WITH PRIME COAT PER SECTIONS ON SHEET 2
 - 2 CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD. PLAN 200
 - 3 CONSTRUCT TYPE C2 ROLLED CURB AND GUTTER PER CITY OF RIVERSIDE STD. PLAN 200
 - 5 CONSTRUCT CURB TRANSITION PER CITY OF RIVERSIDE STD. PLAN 210
 - 7 CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN 325
 - 9 CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE V MODIFIED PER DETAIL ON SHEET 2
 - 13 INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. PLAN 662
 - 14 INSTALL STREET LIGHT BY DEVELOPER
 - 27 CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE I MODIFIED PER DETAIL ON SHEET 2
 - 44 INSTALL R1-1 "STOP" SIGN PER MUTCD
 - 45 PAINT WHITE "STOP" LEGEND PER MUTCD FIG. 3B-20
 - 46 PAINT 12" WHITE STOP BAR PER MUTCD FIG. 3B-16

CURVE DATA TABLE

DELTA	RADIUS	LENGTH	TANGENT
23°02'45"	100.00	40.22	20.39
97°14'41"	28.00	47.52	31.78
82°45'19"	28.00	40.44	24.67
116°44'40"	25.00	50.94	40.59
89°42'05"	25.00	39.14	24.87
0°44'44"	88.00	1.15	0.57
97°14'41"	26.00	44.13	29.51
97°14'41"	30.00	50.92	34.06
82°45'19"	26.00	37.55	22.90
82°45'19"	30.00	43.33	26.43

BENCH MARK:
 62+43 ELEV. = 778.743 (1971 ADJ.) NGVD 1929 DATUM
 PK NAIL & CITY ENGINEER TAG IN THE TOP OF THE
 EASTERLY CURB OF LA SIERRA AVE. APPROX. 40'
 NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS HEREON IS THE CALIFORNIA
 STATE PLANE COORDINATE SYSTEM, ZONE 6, NAD 1983,
 AS DETERMINED LOCALLY BY THE LINE BETWEEN CORNERS
 STATIONS "CAMP" AND "MLFP" BEING N76°36'24"E,
 91,032.88' (GRID) (EPOCH 2010.00).

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Dr. J. Mayers 1/23/15
 DRU J. MAYERS
 R.C.E. No. 38474 Exp. 3/31/15



MARK	REVISIONS	APPR.	DATE

DESIGNED BY R.J.G. DRAWN BY J.R.C. CHECKED BY D.J.M.

CITY OF RIVERSIDE
 WATER DEPARTMENT

Matthew Bat
 APPROVED BY DATE

RIVERSIDE PUBLIC UTILITIES
 ELECTRIC OVERHEAD AND UNDERGROUND

Sum Singh
 APPROVED BY DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY *[Signature]* BY *[Signature]* DATE *2-18-15*
 ENGINEERING MANAGER TRAFFIC ENGINEERING CAPITAL PROJECTS

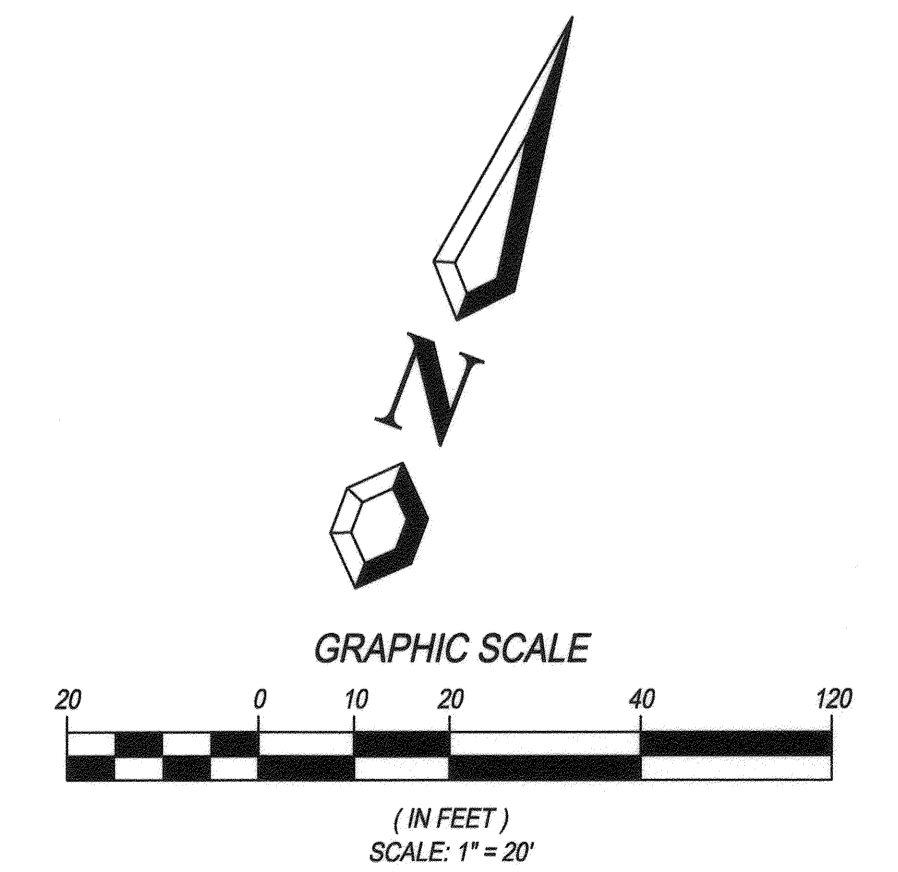
APPROVED BY *[Signature]* DATE *2/18/15*
 CITY ENGINEER / PUBLIC WORKS DIRECTOR

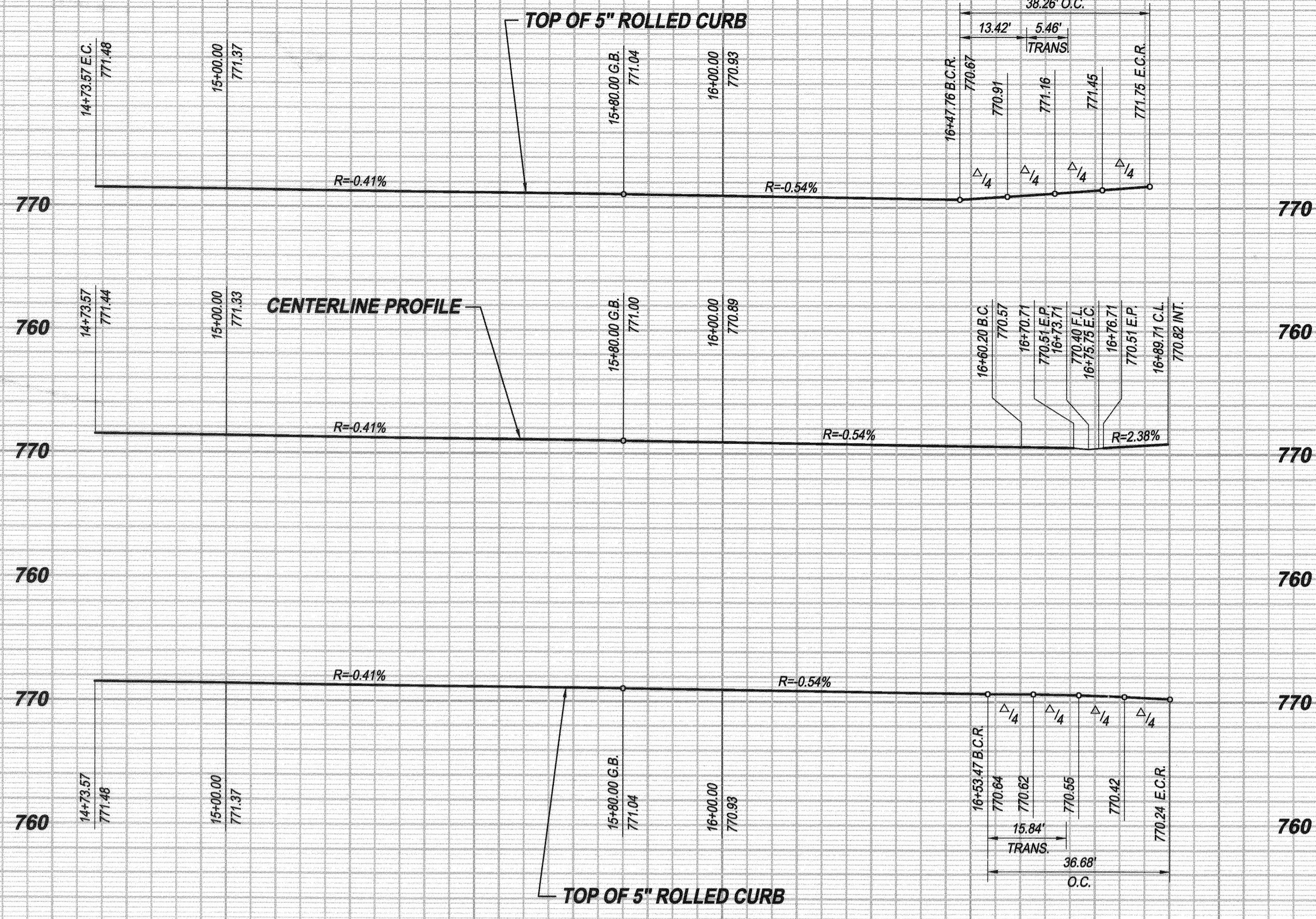
STREET IMPROVEMENT PLANS
TRACT 34794
ELIZA PLACE & VIA FIORE
 LOT B (PRIVATE STREET) & LOT C (PRIVATE STREET)

ELIZA PLACE STA. 10+00.00 TO STA. 12+66.65
 VIA FIORE STA. 12+66.65 TO STA. 14+73.57

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

ACCT. NO. 9205300611 453002XX
R-4327
 SHEET 9 OF 13



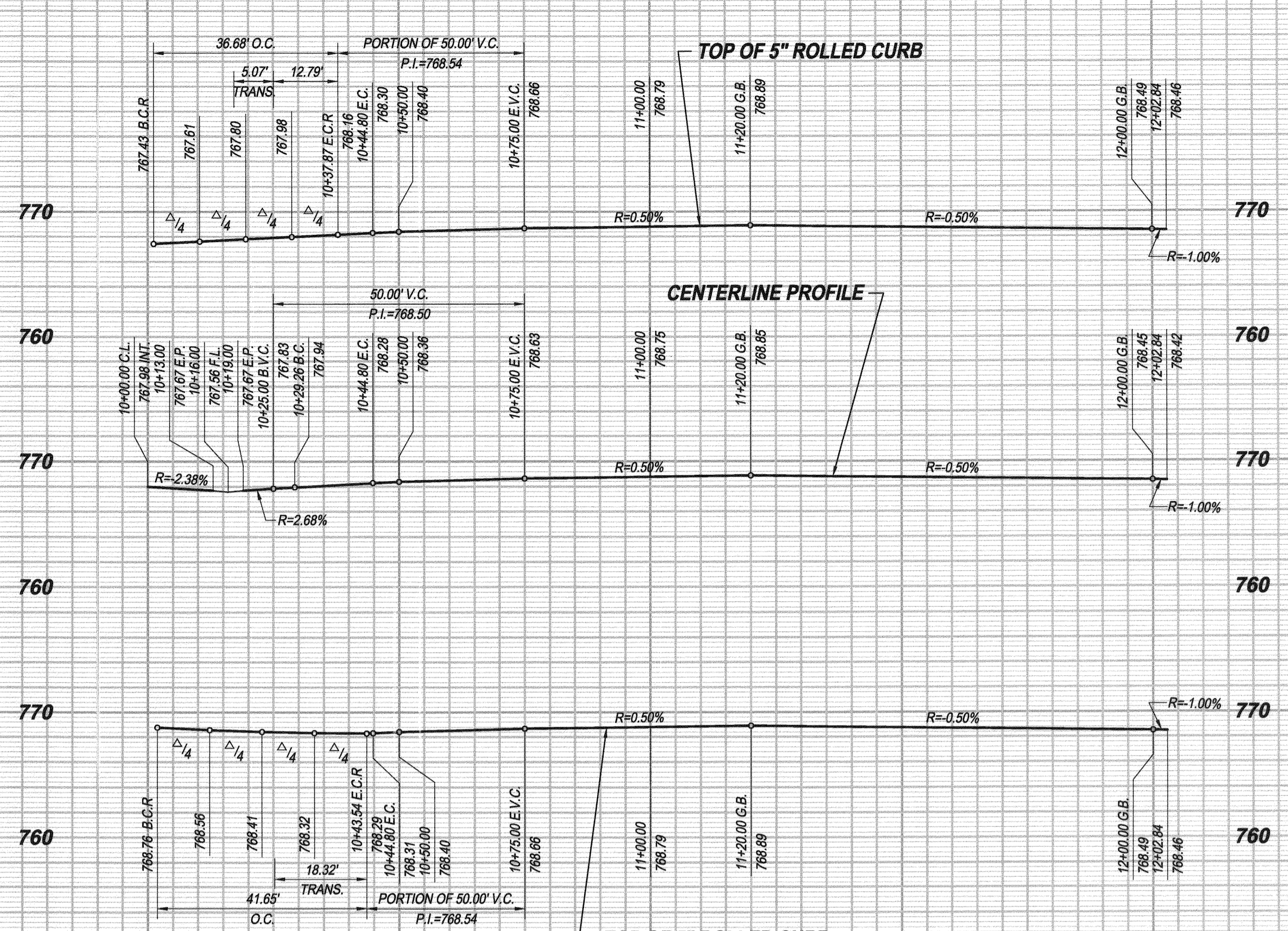


15 16 17

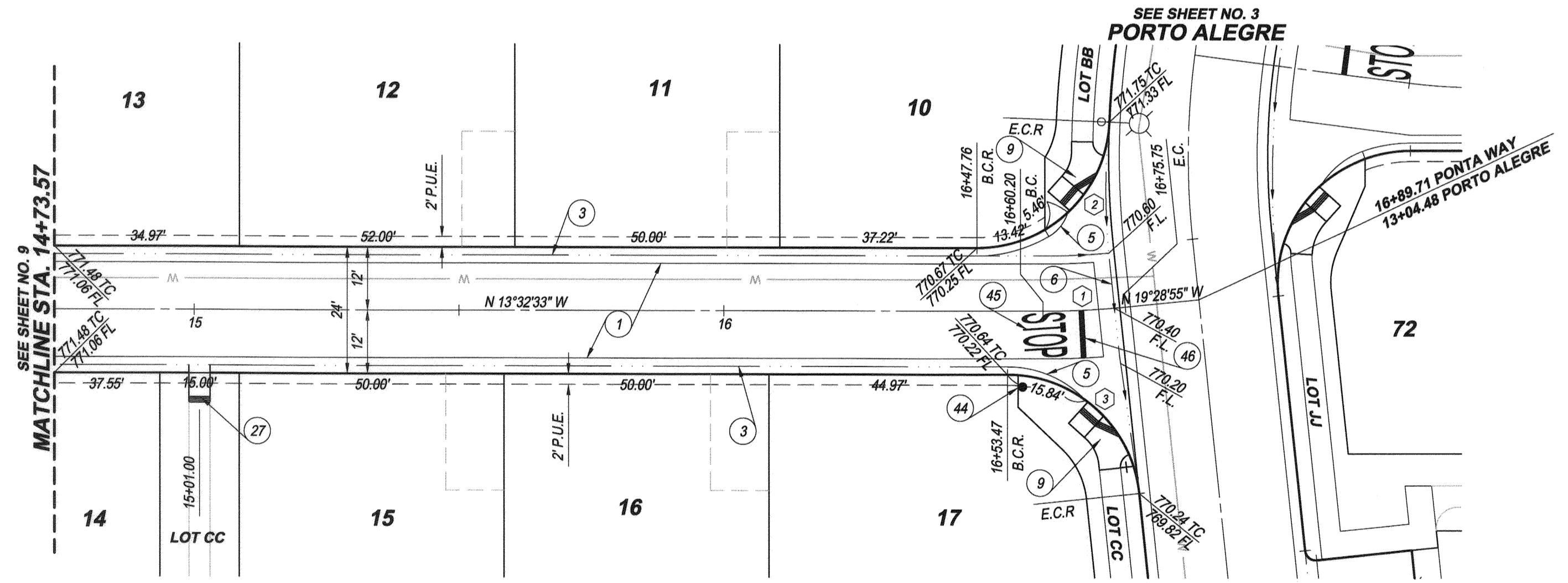
PROFILE SCALES

HORIZ.: 1" = 20'

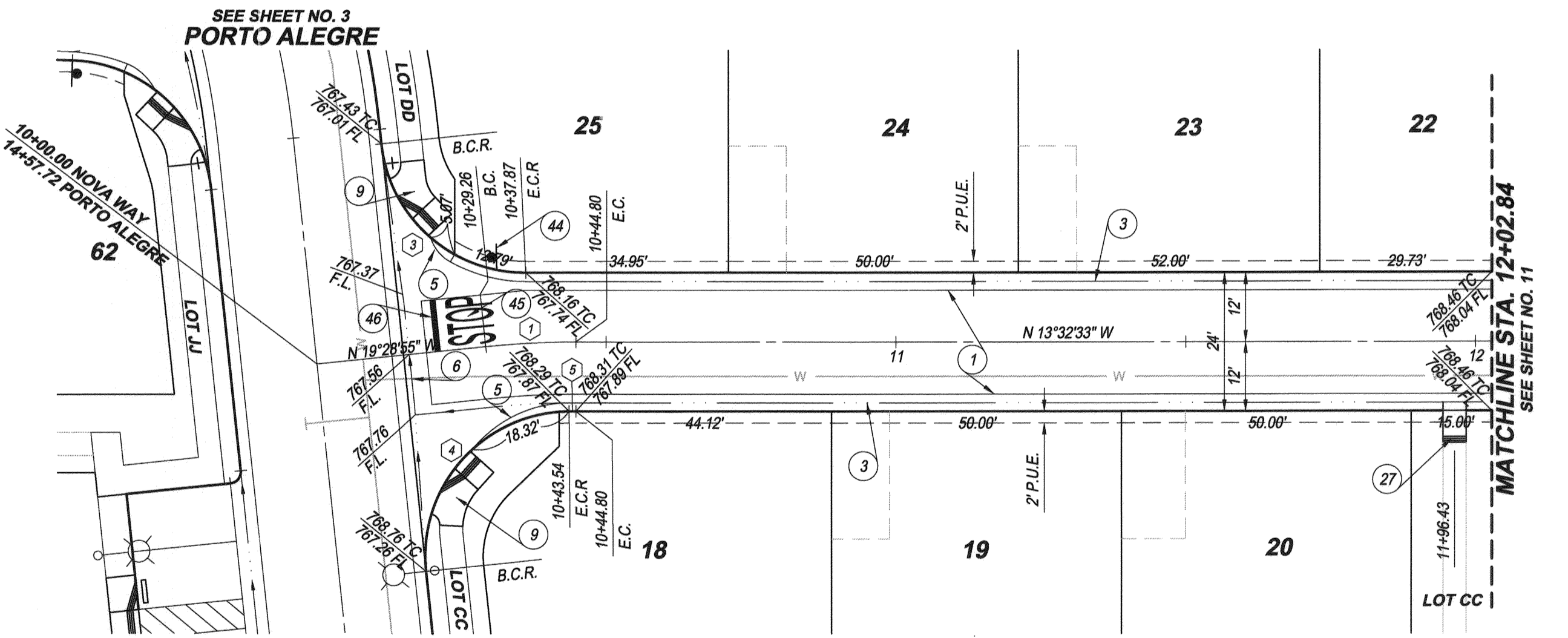
VERT.: 1" = 8'



10 11 12



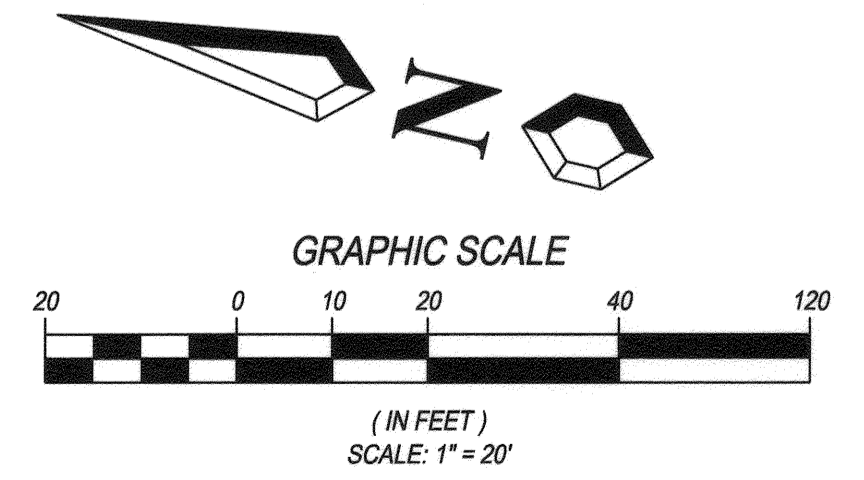
PONTA WAY
LOT D (PRIVATE STREET)



NOVA WAY
LOT E (PRIVATE STREET)

CONSTRUCTION NOTES

- 1 CONSTRUCT "A.C. WITH SEAL COAT OVER "A.B. WITH PRIME COAT PER SECTIONS ON SHEET 2
- 3 CONSTRUCT TYPE C2 ROLLED CURB AND GUTTER PER CITY OF RIVERSIDE STD. PLAN 200
- 5 CONSTRUCT CURB TRANSITION PER CITY OF RIVERSIDE STD. PLAN 210
- 8 CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W=6")
- 9 CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE V MODIFIED PER DETAIL ON SHEET 2
- 27 CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE I MODIFIED PER DETAIL ON SHEET 2
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- 45 PAINT WHITE "STOP" LEGEND PER MUTCD FIG. 3B-20
- 46 PAINT 12" WHITE STOP BAR PER MUTCD FIG. 3B-16



CURVE DATA TABLE

Δ	DELTA	RADIUS	LENGTH	TANGENT
1	5°56'21"	150.00	15.55	7.78
2	87°40'29"	25.00	38.26	24.01
3	84°03'39"	25.00	36.68	22.53
4	95°27'23"	25.00	41.65	27.50
5	0°28'58"	138.00	1.16	0.58

BENCH MARK:
G2-M3 ELEV. = 779.743 (1971 ADJ.) NGVD 1929 DATUM
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NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS HEREON IS THE CALIFORNIA
STATE PLANE COORDINATE SYSTEM, ZONE 6, NAD 1983,
AS DETERMINED LOCALLY BY THE LINE BETWEEN CORNS
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Dr. J. Mayers 1/23/15
DATE

R.C.E. No. 38474 Exp. 3/31/15



CITY OF RIVERSIDE
WATER DEPARTMENT

[Signature] 01/23/2015
APPROVED BY DATE

RIVERSIDE PUBLIC UTILITIES
ELECTRIC OVERHEAD AND UNDERGROUND

[Signature] 2/3/15
APPROVED BY DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 2/3/15
BY: *[Signature]* DATE: 2/3/15
TRAFFIC ENGINEERING
CAPITAL PROJECTS

APPROVED BY: *[Signature]* DATE: 2/3/2015
CITY ENGINEER
PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLANS
TRACT 34794
PONTA WAY & NOVA WAY
LOT D (PRIVATE STREET) & LOT E (PRIVATE STREET)

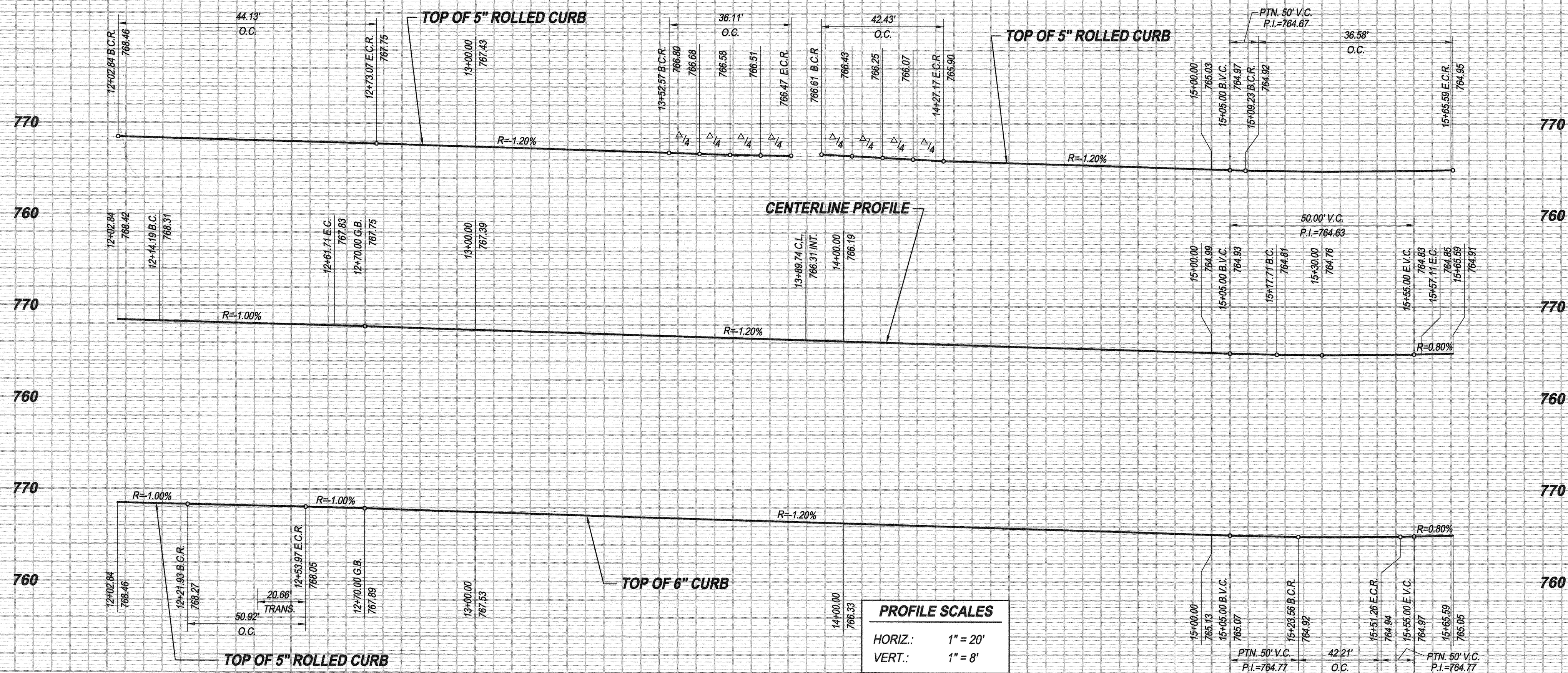
PONTA WAY STA. 14+73.57 TO STA. 16+88.71
NOVA WAY STA. 10+00.00 TO STA. 12+02.84

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

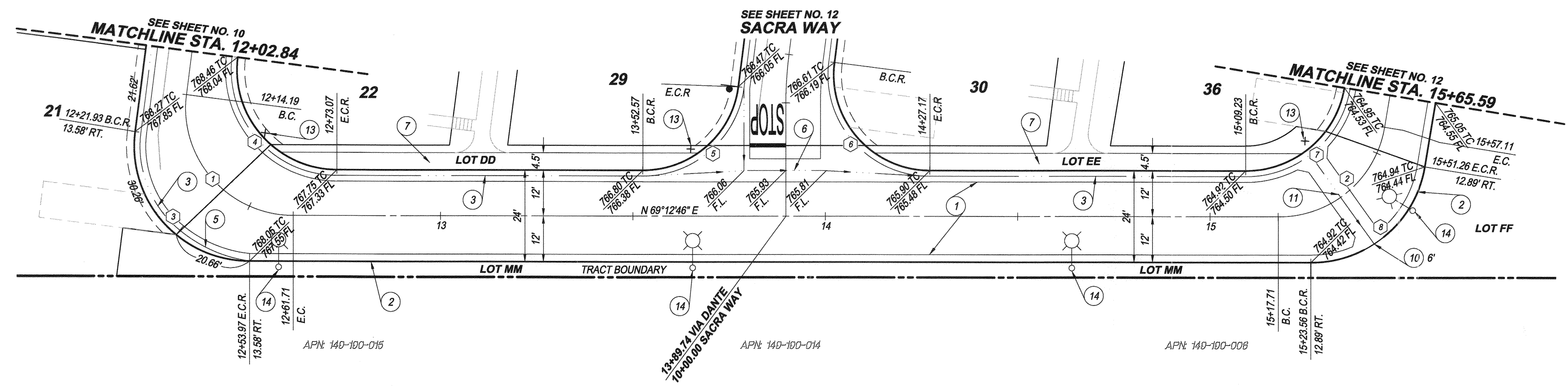
ACCT. NO. 9205300611 453002XX

R-4327

SHEET 10 OF 13



12 13 14 15



VIA DANTE

LOT F (PRIVATE STREET)

CONSTRUCTION NOTES

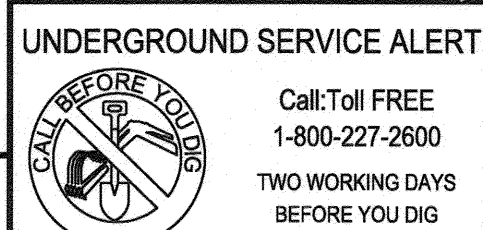
- 1 CONSTRUCT "A.C. WITH SEAL COAT OVER "A.B. WITH PRIME COAT PER SECTIONS ON SHEET 2
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- 5 CONSTRUCT CURB TRANSITION PER CITY OF RIVERSIDE STD. PLAN 210
- 6 CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W-6)
- 7 CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN 325
- 10 CONSTRUCT CURB DRAINAGE OPENING PER DETAIL ON SHEET 2
- 11 CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W-6) AND DETAIL ON SHEET 2
- 13 INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. PLAN 662
- 14 INSTALL STREET LIGHT BY DEVELOPER

CURVE DATA TABLE

DELTA	RADIUS	LENGTH	TANGENT
97°14'41"	28.00	47.52	31.78
80°37'16"	28.00	39.40	23.75
97°14'41"	30.00	50.92	34.06
97°14'41"	26.00	44.13	29.51
82°45'19"	25.00	36.11	22.02
97°14'41"	25.00	42.43	28.38
80°37'16"	26.00	36.58	22.06
80°37'16"	30.00	42.21	25.45

BENCH MARK:
 G2-M3 ELEV. = 779.743 (1971 ADJ.) NGVD 1929 DATUM
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BASIS OF BEARINGS:
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 STATIONS "CWP" AND "MLP" BEING N76°36'24"E,
 91,032.69' (GRID) (EPOCH 2010.00).



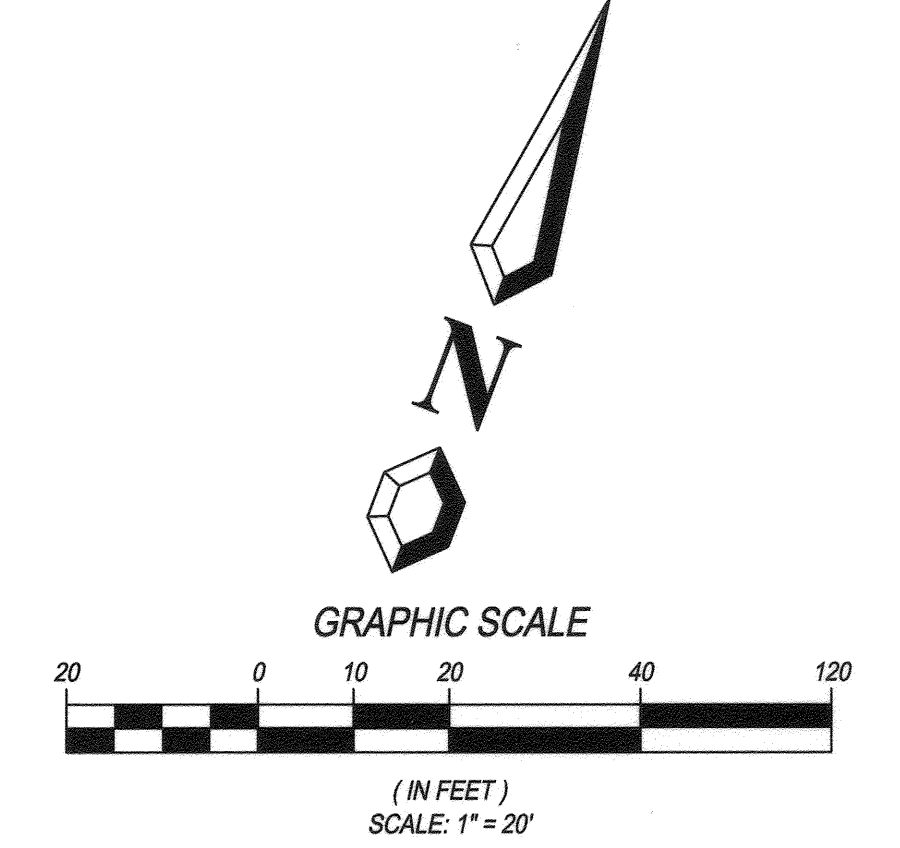
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 DRU J. MAYERS DATE
 R.C.E. No. 38474 Exp. 3/31/15

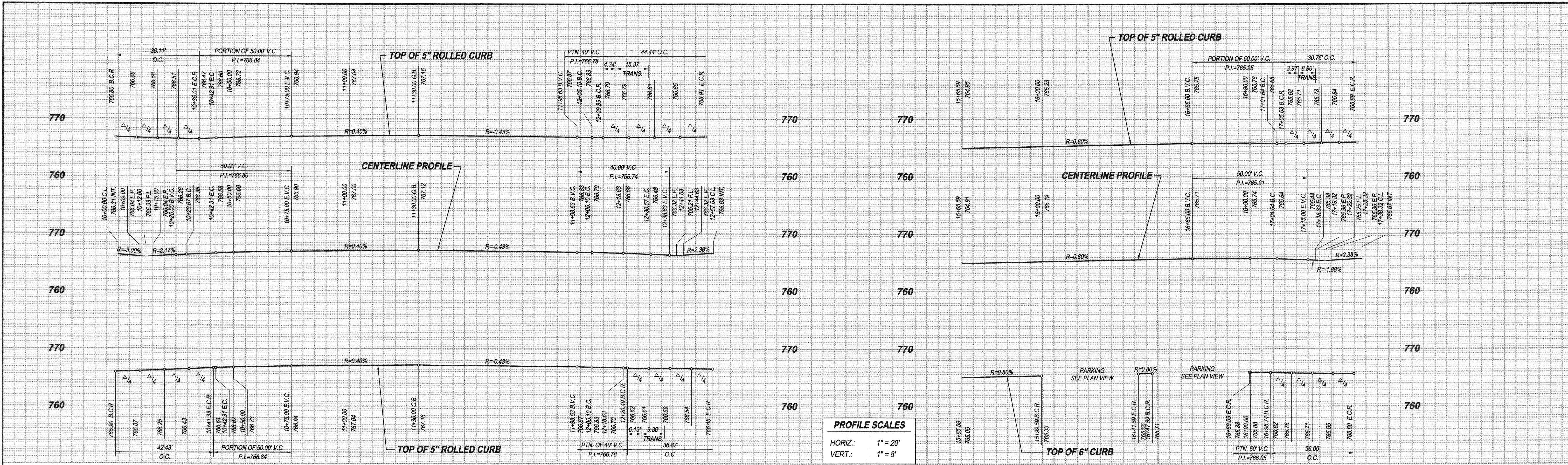


CITY OF RIVERSIDE WATER DEPARTMENT <i>Matthew Bets</i> APPROVED BY DATE 01/24/2015	RIVERSIDE PUBLIC UTILITIES ELECTRIC OVERHEAD AND UNDERGROUND <i>Samuel...</i> APPROVED BY DATE 2/3/15
--	---

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		
APPROVED BY ENGINEERING MANAGER TRAFFIC ENGINEERING CAPITAL PROJECTS <i>...</i>	BY DATE 2-2-15 2-2-15	APPROVED BY <i>...</i> CITY ENGINEER / PUBLIC WORKS DIRECTOR DATE 2/19/2015

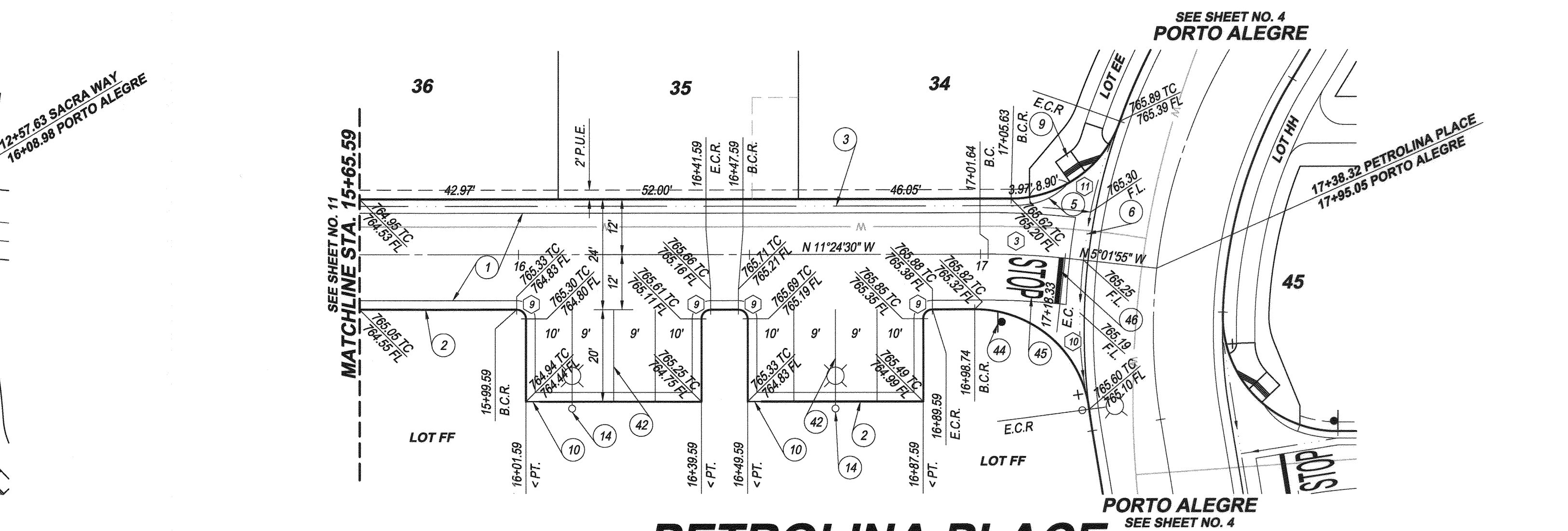


STREET IMPROVEMENT PLANS TRACT 34794 VIA DANTE LOT F (PRIVATE STREET)	ACCT. NO. 9205300811 453002XX
STA. 12+02.84 TO STA. 15+65.59	R-4327
HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN	SHEET 11 OF 13



PROFILE SCALES
 HORIZ.: 1" = 20'
 VERT.: 1" = 8'

10 11 12 16 17



SACRA WAY
 LOT G (PRIVATE STREET)

PETROLINA PLACE
 LOT H (PRIVATE STREET)

CURVE DATA TABLE

DELTA	RADIUS	LENGTH	TANGENT
7°14'41"	100.00	12.64	6.33
14°35'31"	100.00	25.47	12.80
6°22'35"	150.00	16.69	8.36
82°45'19"	25.00	36.11	22.02
97°14'41"	25.00	42.43	28.38
101°50'45"	25.00	44.44	30.79
2°44'46"	88.00	4.22	2.11
84°30'17"	25.00	36.87	22.71
90°00'00"	2.00	3.14	2.00
82°37'47"	25.00	36.05	21.97
70°28'30"	25.00	30.75	17.66

BENCH MARK:
 G2-M3 ELEV = 779.743 (1971 ADJ.) NGVD 1929 DATUM
 PK NAIL & CITY ENGINEER TAG IN THE TOP OF THE
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 NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.

BASIS OF BEARINGS:
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 STATIONS "CNPP" AND "MLFP" BEING N76°36'24"E,
 91,032.88' (GRID) (EPOCH 2010.00).

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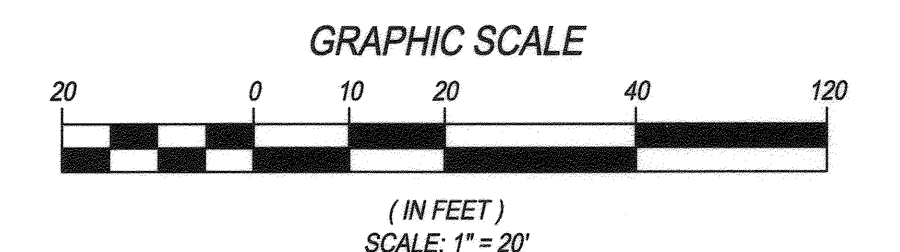
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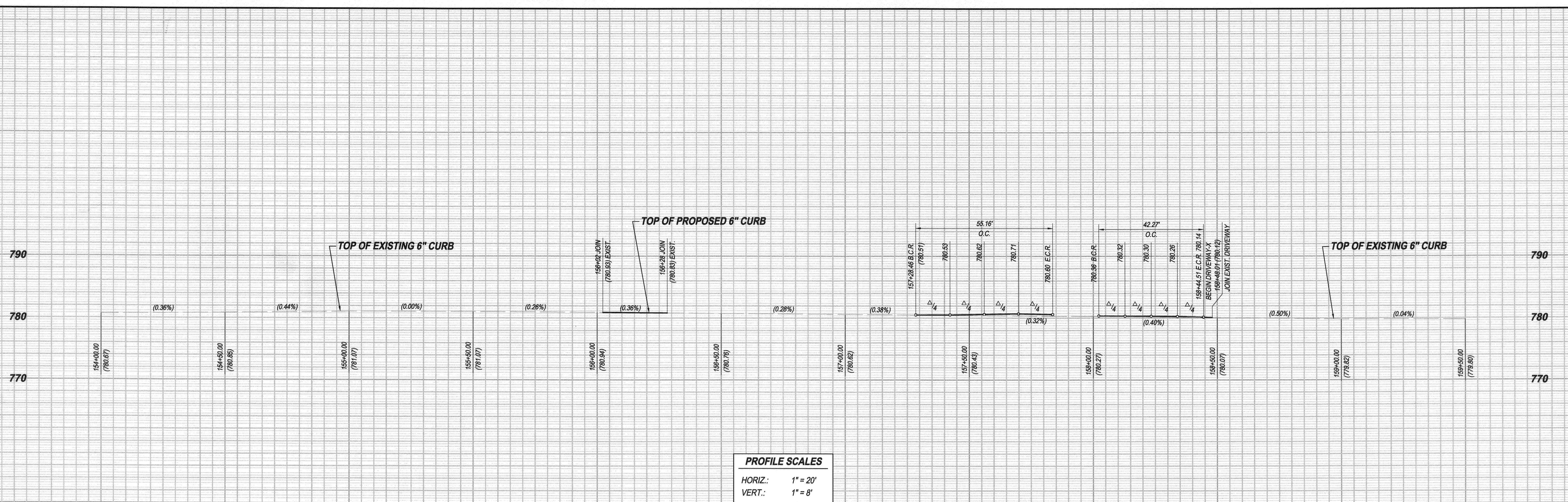
Dr. J. Mayers 1/23/15
 DATE
 R.C.E. No. 38474 Exp. 3/31/15



- CONSTRUCTION NOTES**
- CONSTRUCT "A.C. WITH SEAL COAT OVER " A.B. WITH PRIME COAT PER SECTIONS ON SHEET 2
 - CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD. PLAN 200
 - CONSTRUCT TYPE C2 ROLLED CURB AND GUTTER PER CITY OF RIVERSIDE STD. PLAN 200
 - CONSTRUCT CURB TRANSITION PER CITY OF RIVERSIDE STD. PLAN 210
 - CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W=6)
 - CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. PLAN 304 TYPE V MODIFIED PER DETAIL ON SHEET 2
 - CONSTRUCT CURB DRAINAGE OPENING PER DETAIL ON SHEET 2
 - INSTALL STREET LIGHT BY DEVELOPER
 - PAINT PARKING STALL STRIPING PER DETAIL ON SHEET 2
 - INSTALL R1-1 "STOP" SIGN PER MUTCD
 - PAINT WHITE "STOP" LEGEND PER MUTCD FIG. 3B-20
 - PAINT 12" WHITE STOP BAR PER MUTCD FIG. 3B-16

CITY OF RIVERSIDE WATER DEPARTMENT <i>Matthew...</i> APPROVED BY	DATE 01/21/2015	RIVERSIDE PUBLIC UTILITIES ELECTRIC OVERHEAD AND UNDERGROUND <i>Shawn...</i> APPROVED BY	DATE 01/21/2015
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		STREET IMPROVEMENT PLANS TRACT 34794 SACRA WAY AND PETROLINA PLACE LOT G (PRIVATE STREET) & LOT H (PRIVATE STREET)	
APPROVED BY ENGINEERING MANAGER TRAFFIC ENGINEERING CAPITAL PROJECTS	BY <i>...</i>	DATE 01/21/2015	APPROVED BY <i>Shawn...</i> CITY ENGINEER PUBLIC WORKS DIRECTOR
MARK	REVISIONS	APPR.	DATE
DESIGNED BY <u>R.J.G.</u>	DRAWN BY <u>J.R.C.</u>	CHECKED BY <u>D.J.M.</u>	DATE

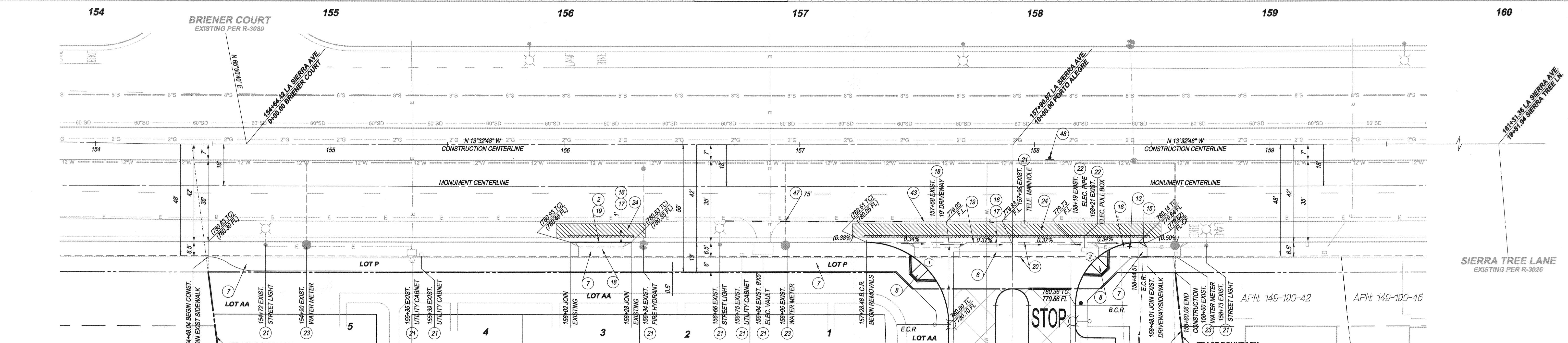




PROFILE SCALES

HORIZ.: 1" = 20'

VERT.: 1" = 8'



- CONSTRUCTION NOTES**
- 2 CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD. PLAN 200
 - 6 CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W-6)
 - 7 CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN 325
 - 8 CONSTRUCT ACCESS RAMP TYPE I PER CITY OF RIVERSIDE STD. PLAN 304
 - 13 INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. PLAN 662
 - 15 RE-CONSTRUCT DRIVE APPROACH TYPE CURB-I PER CITY OF RIVERSIDE STD. PLAN 302
 - 16 CONSTRUCT A.C. REPLACEMENT PER CITY OF RIVERSIDE STD. PLAN 453
 - 17 SAW CUT AND REMOVE EXISTING PAVEMENT
 - 18 SAW CUT AND REMOVE EXISTING DRIVEWAY
 - 19 SAW CUT AND REMOVE EXISTING CURB AND GUTTER
 - 20 SAW CUT AND REMOVE EXISTING SIDEWALK
 - 21 PROTECT EXISTING IN PLACE
 - 22 RELOCATE EXISTING UTILITIES BY S.C.E.C. OR DEVELOPER
 - 23 REMOVE AND PLUG EXISTING WATER METER PER WATER PLAN
 - 24 COLD GRIND AND OVERLAY PER DETAIL ON SHEET 2
 - 43 WET SANDBLAST INTERFERING PORTIONS OF EXISTING STRIPING
 - 47 PAINT 6" WHITE BIKE LANE INTERSECTION PER MUTCD FIG. 9C-101
 - 48 INSTALL R6-1 "ONE WAY" (RIGHT) SIGN PER MUTCD

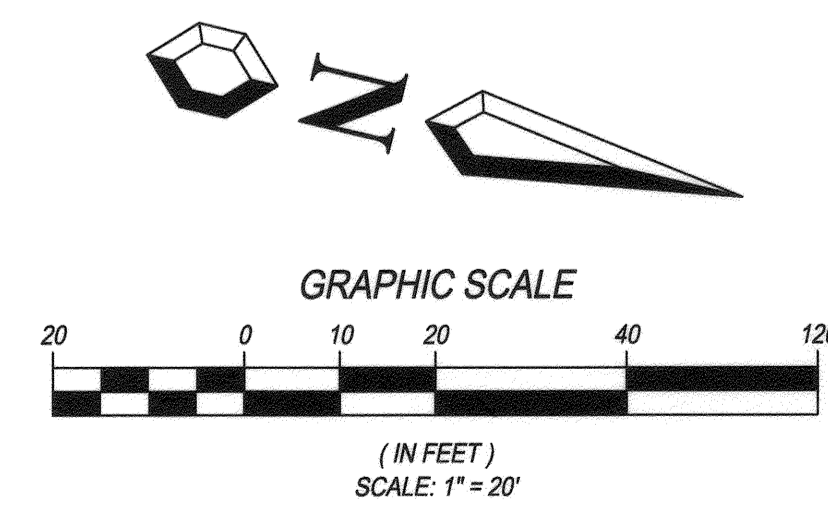
BENCH MARK:
G2-M3 ELEV. = 779.743 (1971 ADJ.) NGVD 1929 DATUM
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NORTHERLY OF CENTERLINE OF PALM TERRACE LANE.

BASIS OF BEARINGS:
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STATIONS "CNPP" AND "MLFP" BEING N76°36'24"E,
91,032.89' (GRID) (EPOCH 2010.00).

LA SIERRA AVENUE
EXISTING STREET

CURVE DATA TABLE

DELTA	RADIUS	LENGTH	TANGENT
90°17'55"	35.00	55.16	35.18
89°42'05"	27.00	42.27	26.86



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Don J. Mayers 1/23/15
DRU J. MAYERS DATE
R.C.E. No. 38474 Exp. 3/31/15

DESIGNED BY R.J.G. DRAWN BY J.R.C. CHECKED BY D.J.M.

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE
WATER DEPARTMENT

APPROVED BY *[Signature]* DATE 2/19/2015

RIVERSIDE PUBLIC UTILITIES
ELECTRIC OVERHEAD AND UNDERGROUND

APPROVED BY *[Signature]* DATE 2/19/2015

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY *[Signature]* DATE 2/19/2015

CITY ENGINEER / PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLANS
TRACT 34794
LA SIERRA AVENUE

ACCT. NO. 9205300611 453002XX

R-4327
SHEET 13 OF 13

STA. 154+48.04 TO STA. 158+60.06

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN