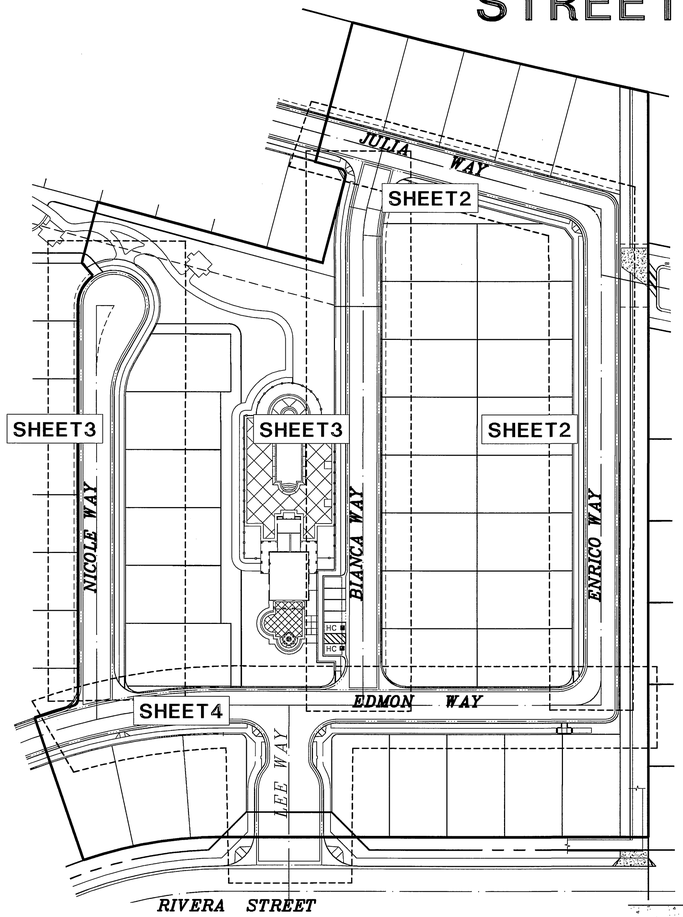
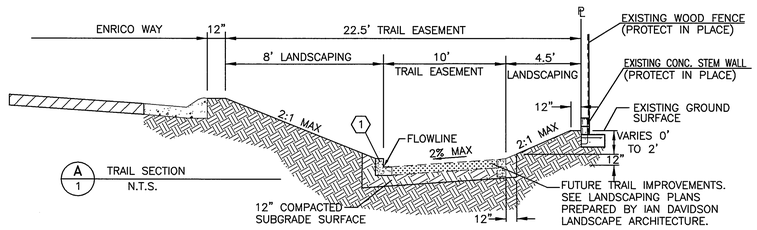
STREET IMPROVEMENT PLAN TRACT NO.30922-3



INDEX MAP
N.T.S.



A/1 TRAIL SECTION
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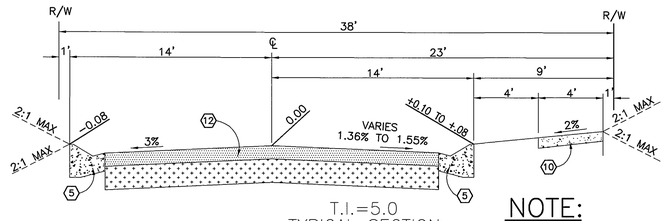
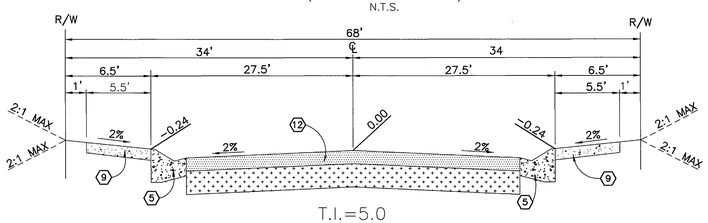


T.I.=5.0
TYPICAL SECTION
EDMON WAY
(PRIVATE STREET)
N.T.S.

NOTE:
ALL DIMENSIONS AND CURVE DATA ARE TO BACK OF CURB



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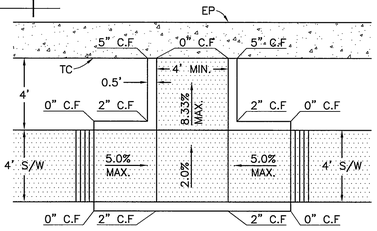
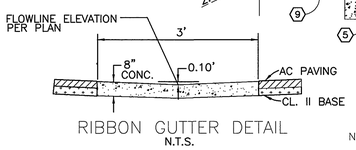
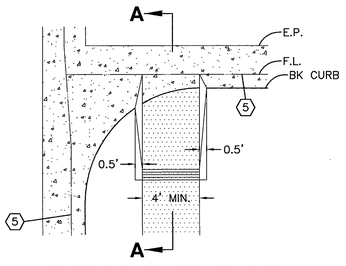
TYPICAL SECTION
LEE WAY
STA.0+66.99 TO 0+90.99
(PRIVATE STREET)
N.T.S.

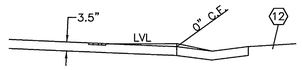




RIBBON GUTTER DETAIL
N.T.S.



8 WHEELCHAIR RAMP
N.T.S.

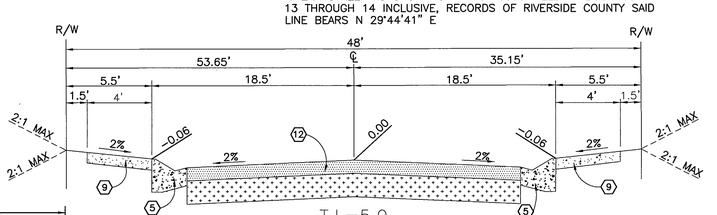


SECTION A–A
N.T.S.

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

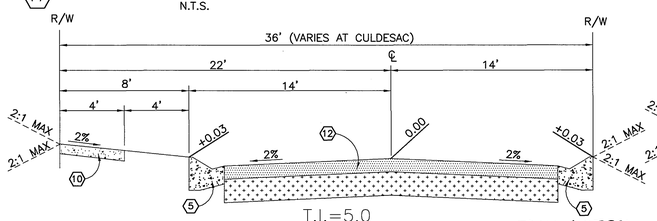
SPECIAL NOTE
THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE OF THE WORK CONTEMPLATED, THE PLANS AND THE SPECIFICATIONS. THE SUBMISSION OF A BID SHALL BE CONCLUSIVE EVIDENCE THAT THE CONTRACTOR HAS INVESTIGATED AND IS SATISFIED AS TO THE CONDITIONS TO BE ENCOUNTERED, THE CHARACTER, QUALITY AND SCOPE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

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



T.I.=5.0
TYPICAL SECTION
LEE WAY
STA.0+33.99 TO 0+42.62
(PRIVATE STREET)
N.T.S.
NOTE: CURB OFFSET VARIES FROM STATION 0+42.67 TO STATION 0+66.99.

17 MODIFIED WHEELCHAIR RAMP
N.T.S.



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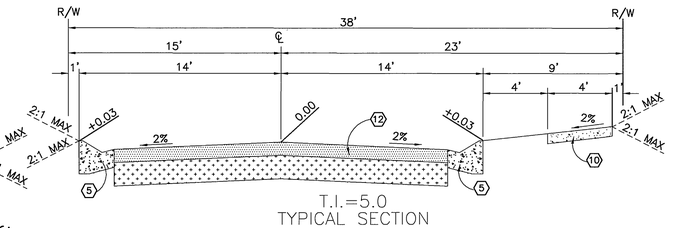
TYPICAL SECTION
NICOLE WAY
(PRIVATE STREET)
N.T.S.



T.I.=5.0
TYPICAL SECTION
BIANCA WAY, ENRICO WAY, JULIA WAY
(PRIVATE STREETS)
N.T.S.

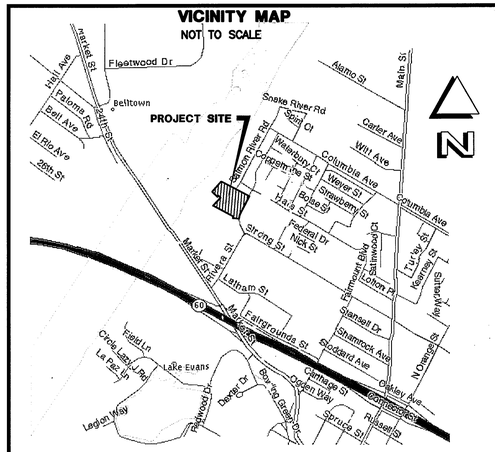
ELECTRICL NOTES:
ST LIGHTS LOCATION TO BE PER CITY UTILITY PLANS. TO COORDINATE # OF STREET LIGHTS AND THEIR LOCATIONS CONTACT ADRIAN VALDEZ AT (951)826-5988

GENERAL NOTES:
1. 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.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY PRIVATE ENGINEER.
7. 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.
8. 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.
9. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
10. 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..
11. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
12. 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.
13. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
14. 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.
15. 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.
16. 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.
17. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
18. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
19. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
20. SEE CITY OF RIVERSIDE DRAWING NO. VOL5–694274 FOR QUANTITY AND LOCATION OF REQUIRED STREETLIGHTS.

CONSTRUCTION NOTES

No.	DESCRIPTION	QUANTITIES
1	CONSTRUCT CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 – TYPE I (8" CF)	595 LF
2	TRANSITION FROM VERTICAL CURB TO ROLLED CURB PER CITY OF RIVERSIDE STD. 210	20 LF
3	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220	62 LF
4	CONSTRUCT 3' CROSS GUTTER PER DETAIL SHEET 1	67 LF
5	CONSTRUCT ROLL CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE C2	3,642 LF
6	CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200 – TYPE C1	92 LF
7	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE I	6 EA
8	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304–TYPE III MODIFIED FOR A 4' WIDE SIDEWALK – SEE DETAIL THIS SHEET	5 EA
9	CONSTRUCT 4" PCC CURB SIDEWALK PER CITY OF RIVERSIDE STD. 325	410 SF
10	CONSTRUCT 4" PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325	7,726 SF
11	NOT USED	
12	CONSTRUCT _" A.C. OVER _" C.A.B. PER SR_____; R–VALUE_____.	42,532 SF
13	CONSTRUCT DECORATIVE PAVEMENT, PER LANDSCAPING PLAN	2,649 SF
14	CONSTRUCT _" A.C. OVER _" C.A.B. PER SR_____; R–VALUE_____.	868 SF
15	CONSTRUCT CURB DRAIN WITH TWO 4" CAST IRON PIPES PER APWA STD. DWG. NO. 150–1, CASE I	4 EA
16	CONSTRUCT 6' WIDE PARKWAY DRAIN PER APWA STD. 151–1	32 LF
17	CONSTRUCT MODIFIED WHEELCHAIR RAMP PER DETAIL 17 HEREON	1 EA

VICINITY MAP
NOT TO SCALE



RIVERSIDE CITY BUSINESS TAX CERTIFICATE # 116925 EXP. 7/22/05 | PW04-0103

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:
Date: 1/4/05
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 IRVINE, CA 92606
T: 949–679–0090 F: 949–679–0091

Bench Mark: GPS–51 (SEE THIS SHEET)

Scale: NONE
Date: 12–27–04

RIVERA VILLAS

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW DRAWN: MKW CHECKED: SMW

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
APPROVED BY 1/19/05

CITY OF RIVERSIDE WATER DEPARTMENT
APPROVED BY MM 11/16/05

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		1/25/05
PARK DEPARTMENT		01/19/05
TRAFFIC DIVISION		1/25/05
STREET SERVICES		1/11/05

APPROVED BY
CITY ENGINEER
DATE 1/27/05

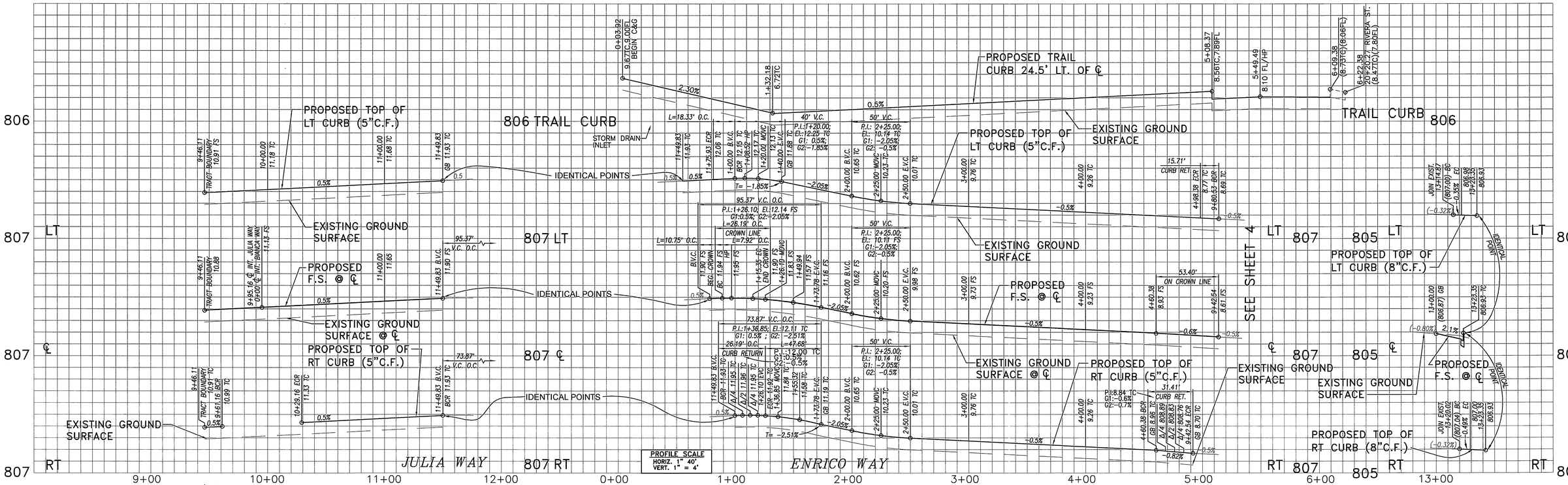
TRACT 30922-3
STREET IMPROVEMENT PLANS-TITLE SHEET

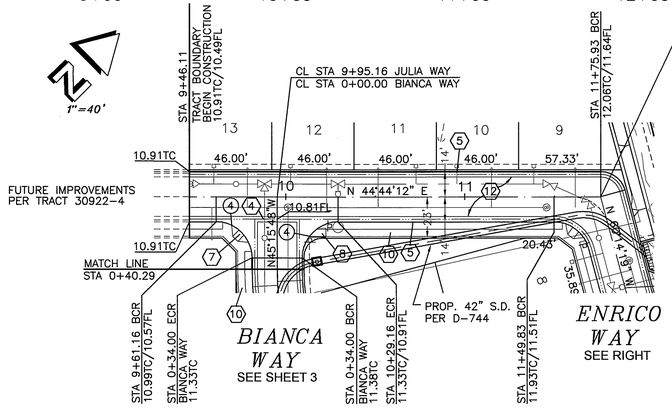
R-3774
Sheet 1 OF 5 SHEETS
FILE NO. 03–026

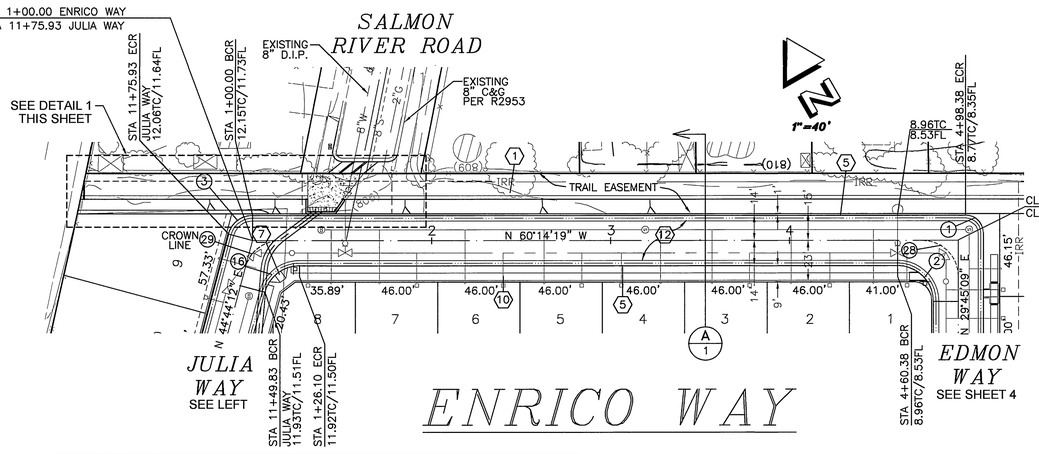
File name: S:\10012.10\3wg\PRST0001.DWG

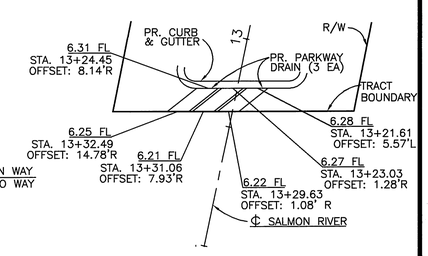
RVZ

INDEXED 2-8-05 GH

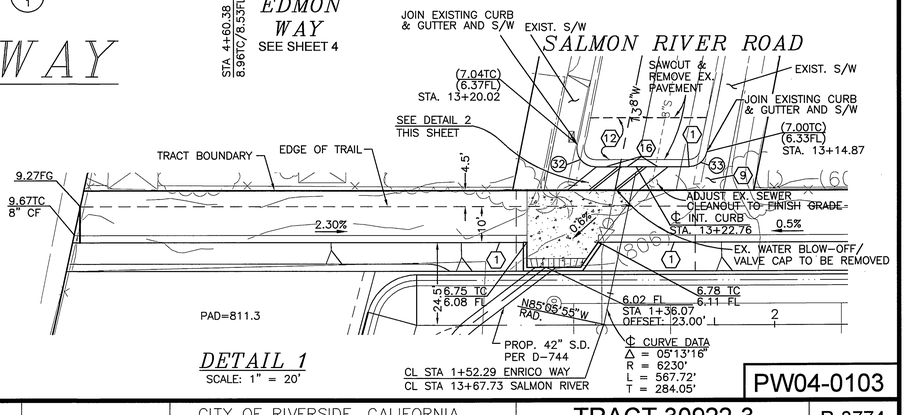








DETAIL 2
SCALE: 1" = 20'



DETAIL 1
SCALE: 1" = 20'

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)	89°59'28"	10.00'	10.00'	15.71'
(2)	89°59'28"	20.00'	20.00'	31.41'
(3)	75°01'29"	10.75'	14.00'	18.33'
(4)	90°00'00"	20.00'	20.00'	31.42'
(16)	75°01'29"	15.35'	20.00'	26.19'
(28)	89°59'28"	20.00'	20.00'	31.41'
(29)	75°01'29"	15.35'	20.00'	26.19'
(32)	104°30'23"	6.46'	5.00'	9.12'
(33)	78°58'32"	4.12'	5.00'	6.89'

CONSTRUCTION NOTES

No.	DESCRIPTION
(1)	CONSTRUCT CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 – TYPE I (8" CF)
(3)	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
(4)	CONSTRUCT 3' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
(5)	CONSTRUCT CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 – TYPE C2
(7)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE I
(8)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304–TYPE III MODIFIED FOR A 4' WIDE SIDEWALK – SEE DETAIL SHEET 1.
(9)	CONSTRUCT 4" PCC CURB SIDEWALK PER CITY OF RIVERSIDE STD. 325
(10)	CONSTRUCT 4" PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
(12)	CONSTRUCT _" A.C. OVER _" C.A.B. PER SR_____; R-VALUE_____
(16)	CONSTRUCT 6' WIDE PARKWAY DRAIN PER APWA STD. 151–1

Underground Service Alert
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DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
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Prepared Under The Supervision Of:
Date: 1/4/05
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/08

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/08 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 T: 949-679-0090
IRVINE, CA 92606 F: 949-679-0091

Bench Mark: GPS-51 SEE THIS SHEET

Scale: 1" = 40'
Date: 12-27-04

RIVERA VILLAS

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW DRAWN: MKW CHECKED: SMW

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT APPROVED BY 1/19/05
CITY OF RIVERSIDE WATER DEPARTMENT APPROVED BY MM 1/6/05

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.	PH	1/25/05
PARK DEPARTMENT	RPP	01/19/05
TRAFFIC DIVISION	Z	1/25/05
STREET SERVICES	KEJ	1/11/05

APPROVED BY CITY ENGINEER DATE 1/27/05

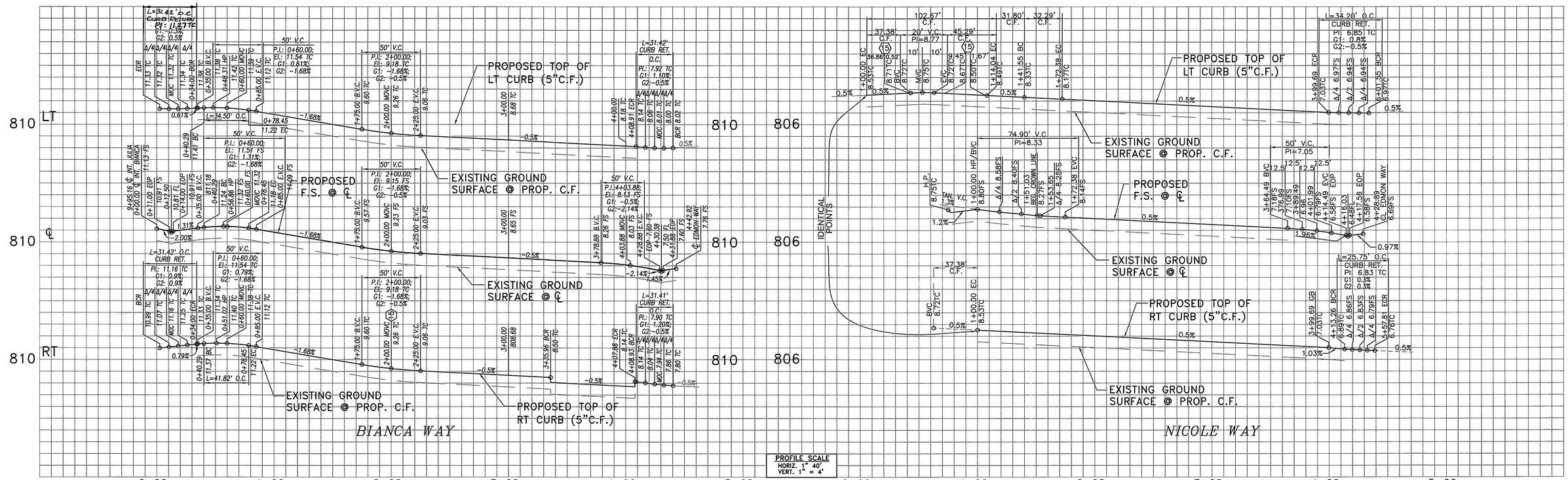
TRACT 30922-3 STREET IMPROVEMENT PLANS ENRICO & JULIA WAY (PRIVATE STREETS)

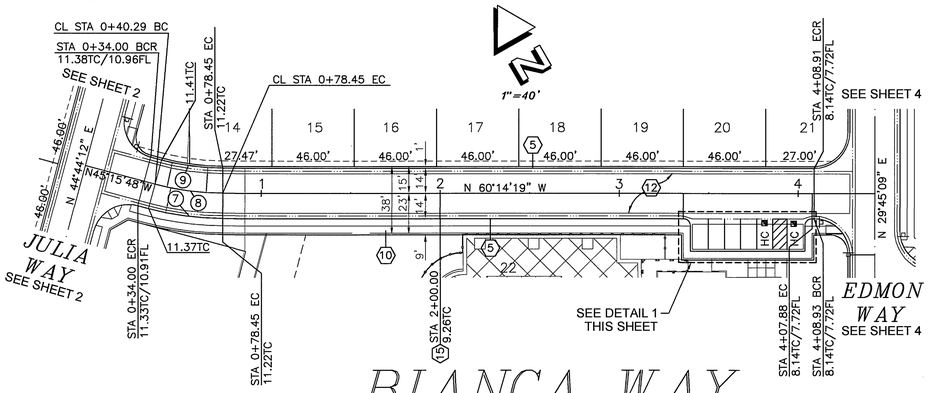
R-3774
Sheet 2 OF 5 SHEETS
FILE NO. 03-026
File name: S:\10012.10\dwg\PRST0002.DWG 1/4/2005 2:09:03 PM PST

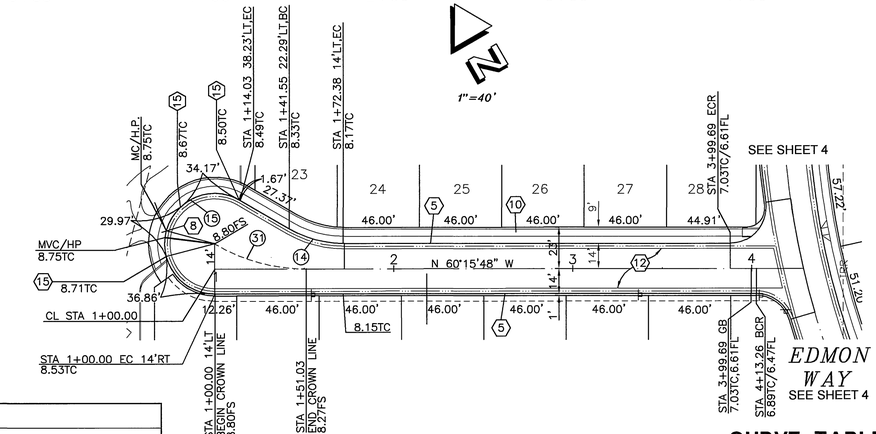
PW04-0103

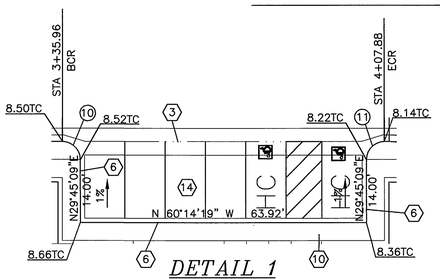
BV2

INDEXED 2-8-05 LH









DETAIL 1
N.T.S.

CONSTRUCTION NOTES

No.	DESCRIPTION
3	CONSTRUCT 6' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
4	CONSTRUCT 3' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
5	CONSTRUCT CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 – TYPE C2
6	CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200 – TYPE C1
7	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE I
8	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304–TYPE III MODIFIED FOR A 4' WIDE SIDEWALK – SEE DETAIL SHEET 1.
10	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
12	CONSTRUCT _ A.C. OVER _ C.A.B. PER SR_____; R–VALUE; _____
14	CONSTRUCT PAVED PARKING AREA
15	CONSTRUCT CURB DRAIN WITH TWO 4" CAST IRON PIPES PER APWA STD. DWG. NO. 150–1, CASE I

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
7	14°58'31"	21.03'	160.00'	41.82'
8	14°58'31"	19.19'	146.00'	38.16'
9	14°58'31"	17.35'	132.00'	34.50'
10	89°59'28"	4.00'	4.00'	6.28'
11	90°00'32"	4.00'	4.00'	6.28'
12	89°59'28"	20.00'	20.00'	31.41'
13	90°00'32"	20.00'	20.00'	31.42'
14	30°05'08"	16.53'	61.50'	32.29'
15	210°05'07"	36.52'	28.00'	102.67'
17	73°45'18"	20.00'	20.00'	25.75'
18	97°58'14"	23.00'	20.00'	34.20'
31	30°41'00"	27.44'	100.00'	53.55'

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

PW04-0103

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:
Date: 1/4/05
SCOTT M. WILSON
REGISTERED CIVIL ENGINEER NO. 49884
REGISTRATION EXPIRES: 09/30/06

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/06 CIVIL STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110 T: 949–679–0090
IRVINE, CA 92606 F: 949–679–0091

Bench Mark: GPS–51 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 12–27–04

RIVERA VILLAS

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW DRAWN: MKW CHECKED: SMW

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT
APPROVED BY 1/19/05

CITY OF RIVERSIDE WATER DEPARTMENT
APPROVED BY 1/6/05

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		1/25/05
PARK DEPARTMENT		
TRAFFIC DIVISION		1/25/05
STREET SERVICES		1/4/05

APPROVED BY
CITY ENGINEER
DATE 1/27/05

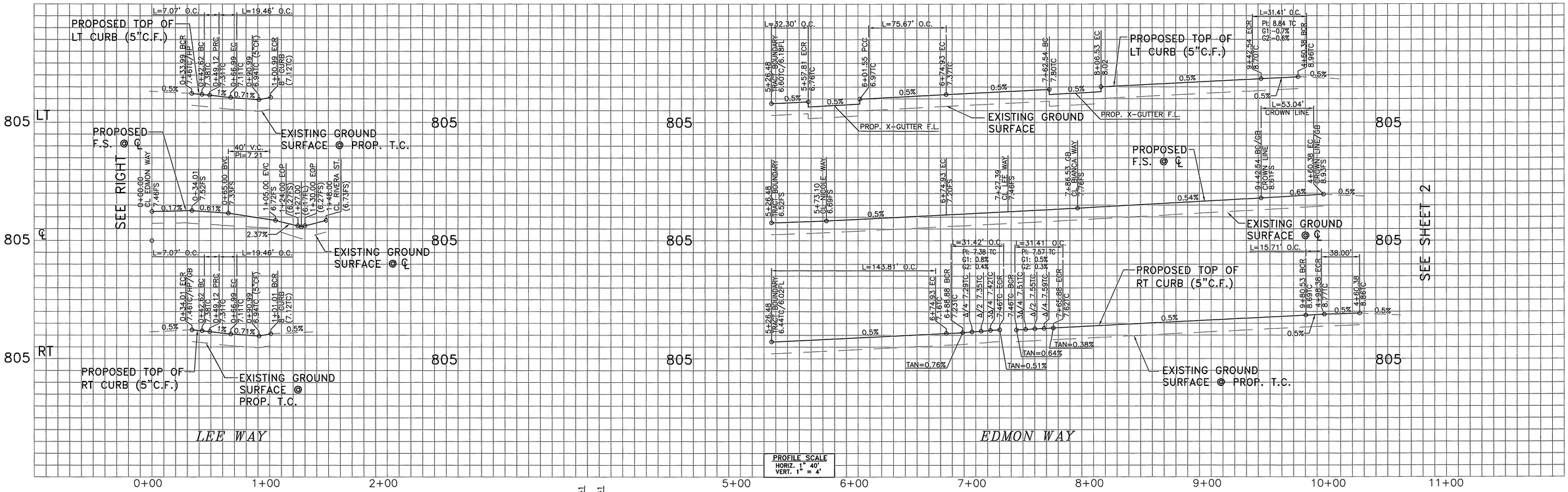
TRACT 30922-3 STREET IMPROVEMENT PLANS BIANCA & NICOLE WAY (PRIVATE STREETS)

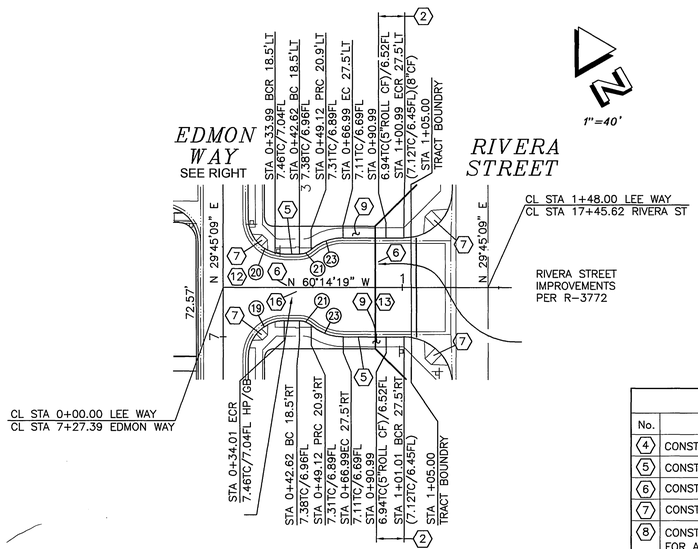
File name: S:\10012.10\dwg\PRST0003.DWG

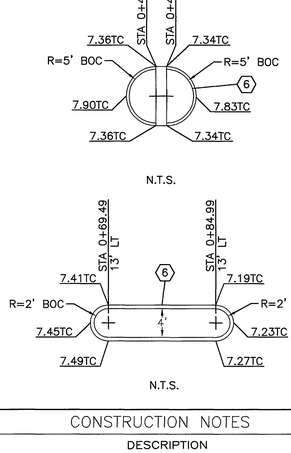
R-3774
Sheet 3 OF 5 SHEETS
FILE NO. 03–026

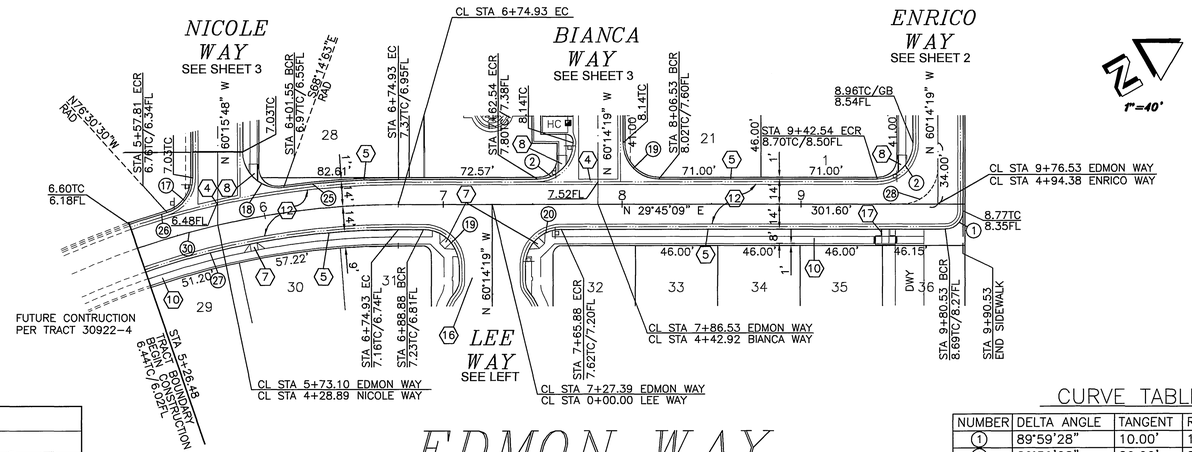
RVZ

INDEXED 2-8-05 LH









CONSTRUCTION NOTES	
No.	DESCRIPTION
(4)	CONSTRUCT 3' CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
(5)	CONSTRUCT CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 – TYPE C2
(6)	CONSTRUCT CURB ONLY PER CITY OF RIVERSIDE STD. 200 – TYPE C1
(7)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304 – TYPE I
(8)	CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. 304–TYPE III MODIFIED FOR A 4' WIDE SIDEWALK – SEE DETAIL SHEET 1.
(9)	CONSTRUCT PCC CURB SIDEWALK PER CITY OF RIVERSIDE STD. 325
(10)	CONSTRUCT PCC PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
(12)	CONSTRUCT _ A.C. OVER _ C.A.B. PER SR_____; R-VALUE; _____
(13)	CONSTRUCT DECORATIVE PAVEMENT, SEE LANDSCAPING
(16)	PEDESTRIAN AND VEHICLE ACCESS GATE. SEE LANDSCAPE PLAN.
(17)	CONSTRUCT MODIFIED WHEELCHAIR RAMP PER DETAIL 17 ON SHEET 1

(X) SEE SHEET 1 FOR STREET SIGN LEGEND

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
(1)	89°59'28"	10.00'	10.00'	15.71'
(2)	89°59'28"	20.00'	20.00'	31.41
(17)	73°45'18"	20.00'	20.00'	25.75'
(18)	97°58'14"	23.00'	20.00'	34.20'
(19)	90°00'32"	20.00'	20.00'	31.42'
(20)	89°59'28"	20.00'	20.00'	31.41'
(21)	40°32'09"	3.69'	10.00'	7.07'
(23)	40°32'09"	10.16'	27.50'	19.46'
(25)	09°23'05"	37.92'	462.00'	75.67'
(26)	04°00'23"	16.16'	462.00'	32.30'
(27)	18°59'07"	72.57'	434.00'	143.81'
(28)	89°59'28"	20.00'	20.00'	31.41'
(30)	18°59'07"	74.91'	448.00'	148.45'

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

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IRVINE, CA 92606 F: 949-679-0091

Bench Mark: GPS-51 ELEV.=813.66 (SEE THIS SHEET)

Scale: 1" = 40'
Date: 12-27-04

RIVERA VILLAS

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW DRAWN: MKW CHECKED: SMW

CITY OF RIVERSIDE ELECTRICAL DEPARTMENT — APPROVED BY — 1/25/05
CITY OF RIVERSIDE WATER DEPARTMENT — APPROVED BY — 1/6/05

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		1/25/05
PARK DEPARTMENT		
TRAFFIC DIVISION		1/25/05
STREET SERVICES		1/11/05

APPROVED BY CITY ENGINEER — DATE 1/27/05

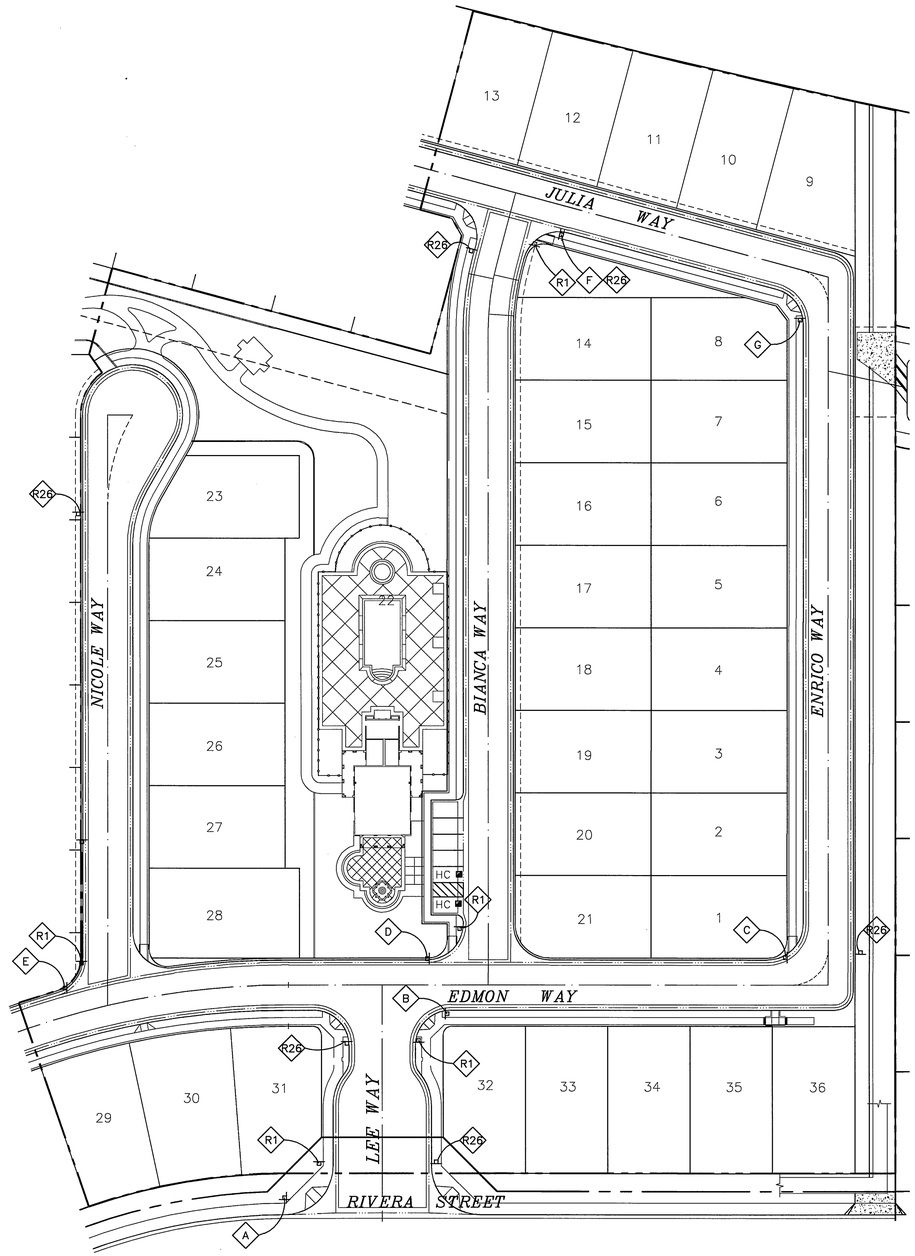
TRACT 30922-3
STREET IMPROVEMENT PLANS
EDMON & LEE WAY (PRIVATE STREETS)

File name: S:\10012.10\dwg\PRST0004.DWG 1/4/2005 4:59:02 PM PST

R-3774
Sheet 4 OF 5 SHEETS
FILE NO. 03-026

RV2

INDEXED 2-8-05 LFT



TRAFFIC & STREET NAME SIGN SCHEDULE

A	LEE WAY	4500
	RIVERA STREET	1600
B	LEE WAY	4500
	EDMON WAY	1500
C	EDMON WAY	1500
	ENRICO WAY	4500
D	EDMON WAY	1600
	BIANCA WAY	4500
E	EDMON WAY	1600
	NICOLE WAY	4500
F	JULIA WAY	1500
	BIANCA WAY	4500
G	JULIA WAY	1500
	ENRICO WAY	4500
R1	"STOP" SIGN PER CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS.	
R26	"NO PARKING" SIGN PER CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS.	

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

RIVERSIDE CITY BUSINESS TAX CERTIFICATE # 116925 EXP. 7/22/05 | PW04-0103

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IRVINE, CA 92606 F: 949-679-0091

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: NONE
Date: 12-27-04

RIVERA VILLAS

REVISIONS:

REMARK	DESCRIPTION:	APR.:	DATE:

DESIGNED: MKW | DRAWN: MKW | CHECKED: SMW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

Approved By:	BY:	Date:
PRINCIPAL ENG.		1/25/05
PARK DEPARTMENT	—	—
TRAFFIC DIVISION		1/25/05
STREET SERVICES		1/11/05

APPROVED BY
CITY ENGINEER
DATE 1/25/05

TRACT 30922-3
STREET SIGNAGE PLAN

R-3774
Sheet 5 OF 5 SHEETS
FILE NO. 03-026

File name: S:\10012.10\dwg\PRST0005.DWG

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INDEXED 2-8-05 LH