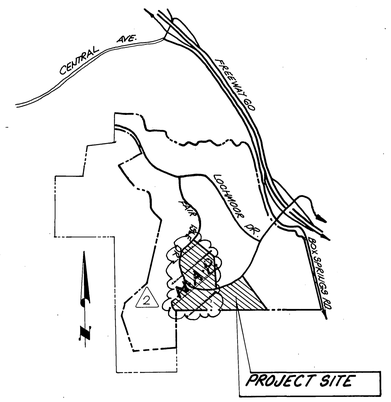
SALES PHASE D-1

SYCAMORE HIGHLANDS

STREET IMPROVEMENT PLANS

PORTION TRACT 22408-2

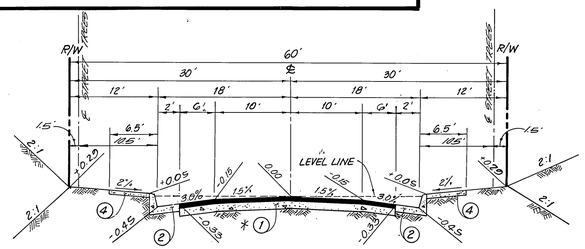
IN THE CITY OF RIVERSIDE



VICINITY MAP

NOT TO SCALE

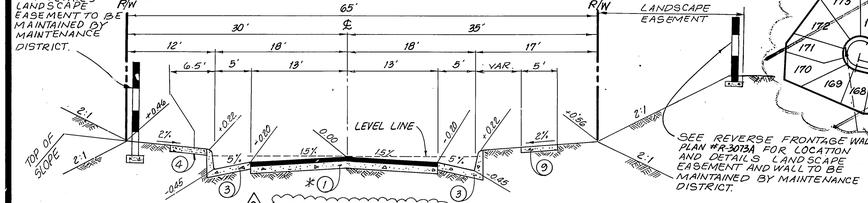
* NOTE
THE STRUCTURE SECTION AND RELATED QUANTITIES SHOWN ARE BASED ON AN R-VALUE OF 75 WHICH IS BELIVED TO BE A REASONABLE REPRESENTATIVE OF THE PROJECT AREA. AFTER THE SUBGRADE IS EXPOSED, ADDITIONAL SOIL SAMPLES WILL BE TESTED FOR DETERMINATION OF FINAL R-VALUES, SUBJECT TO PUBLIC WORKS DEPARTMENT APPROVAL AND THE STRUCTURAL SECTION(S) WILL BE ADJUSTED ACCORDINGLY.



TYPICAL SECTION A-A T.I.=5.0

NOT TO SCALE

(2) BAISLEY CT., ABERNATHY DR., WITHORN CT., CELTIC CT., BOSWELL CT., SUTHERLAND DR., MATHESON DR., KENDRICK DR., APPLECROSS DR. STOCKPORT DR., MOOR CT., KOHLBERRY CT.

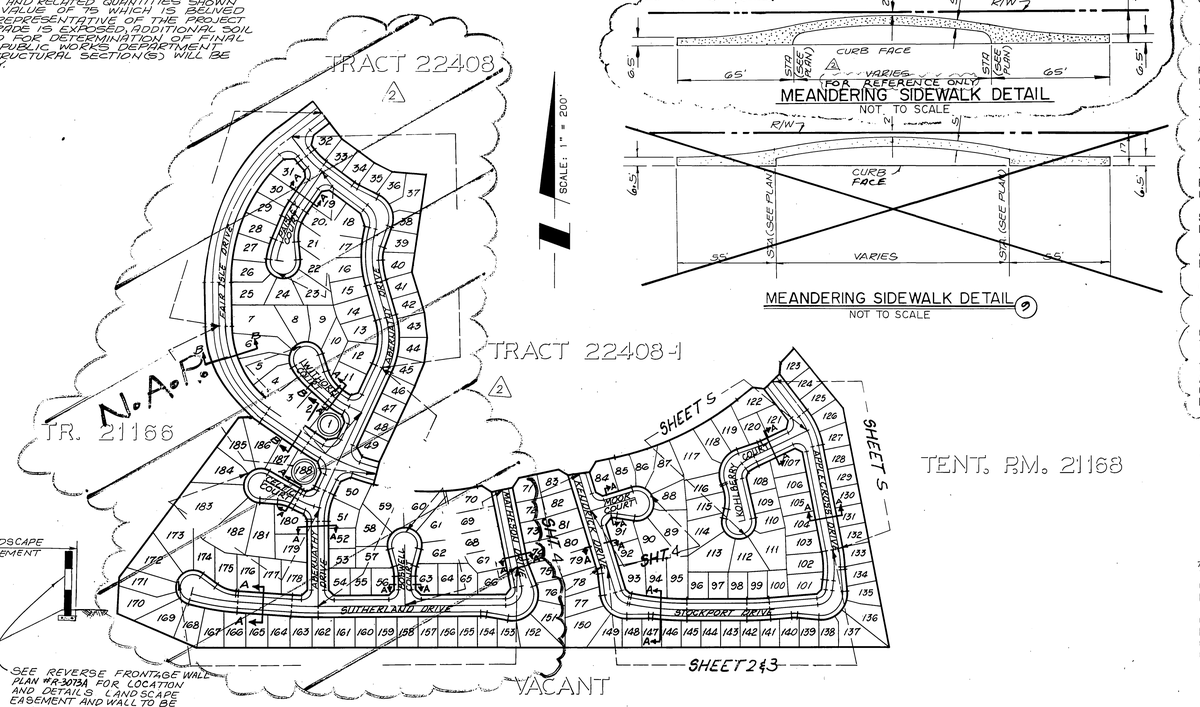


(2) FOR REFERENCE ONLY

TYPICAL SECTION B-B T.I.=6.0

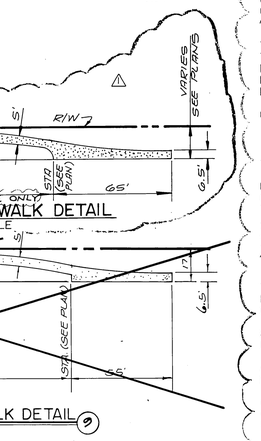
NOT TO SCALE

FAIR ISLE DRIVE
34+02.67 TO 47+42.17



INDEX MAP

SCALE: 1" = 200'



MEANDERING SIDEWALK DETAIL (9)

NOT TO SCALE

GENERAL NOTES

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, OR THE DEVELOPER

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, 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 IMFORMATION ONLY AND THE CITY OF RIVERSIDE AND THE DEVELOPER ARE NOT RESPONSIBLE FOR THEIR ACCURACY.

THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, 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 USA.

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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTRUBED 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.

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 Consruction Permit or, a Street Opening Permit or an Encroachment Permit issued by the City's Public Works Department.

CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATIION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.

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.

THE CONTRACTOR TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF GRADING AND/OR CONSTRUCTION AND ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK (351-6150)

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.

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.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

HOLD HARMLESS INDEMNIFICATION CLAUSE

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE 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 CITY OF RIVERSIDE, THE OWNER, AND THE PRIVATE ENGINEERS HARMLESS FOR ANY AND ALL LIABILITY; REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE STRUCTURES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.

NOTICE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

CONSTRUCTION NOTES & QUANTITY ESTIMATE

	ITEM DESCRIPTION	UNIT	QUANTITY
* (1)	CONSTRUCT AC OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION (T.I.S.O=2½" AC/4" AB, ~~T.I.6.0=3½"AC/4"AB~~)	AC TN AB CY	~~4023~~ 1,158 ~~3216~~ 915
(2)	CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE I.	L.F.	~~11,100~~ 4,304
~~(3)~~	~~CONSTRUCT 8" CURB & GUTTER PER CITY STD. 200, TYPE I. WITH 5' GUTTER~~	~~L.F.~~	2,415
(4)	CONSTRUCT SIDEWALK PER CITY STD. 325	S.F.	~~53,100~~ 25,824
(5)	CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220. W= SEE PLAN	S.F.	~~7,082~~ 1,460
(6)	CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.	EA.	~~18~~ 2
~~(7)~~	~~CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. 180.~~	~~L.F.~~	~~65~~
~~(9)~~	~~CONSTRUCT MEANDERING SIDEWALK (W=6'). SEE DETAIL HEREON~~	~~S.F.~~	~~5,750~~
~~(10)~~	~~INSTALL REDWOOD HEADER~~	~~L.F.~~	~~85~~
~~(21)~~	~~PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHEET 7 FOR SPECS. AND QUANTITIES).~~		
(22)	REMOVE BARRICADE AND REDWOOD HEADER	L.F.	~~245~~ 130

FOR REVISIONS ONLY

APPROVED BY:

Richard N. Yale 4/25/97

RICHARD N. YALE DATE

R.C.E. NO. 40023 EXP. 12-31-97

SHEET INDEX

SHT. NO.	DESCRIPTION
1	TITLE SHEET
2-5	STREET PLAN AND PROFILE
6	STRIPING/SIGNING

K. Keith Klut 10-10-97

KEEP IN FILE

BENCHMARK: 600-49-68

3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6, SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.887 (BRASS DISK IS BROKEN OFF. F.D. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)

UNDERGROUND SERVICE ALERT 1-800-422-4133 CALL TWO WORKING DAYS BEFORE YOU DIG

THE KEITH COMPANIES
6296 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 653-0234

APPROVED BY: Brian L. Jensen 2-3-89

BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE

MARK	REVISIONS	APPR.	DATE
2	REVISIONS FOR SALES PHASING	WLL	6/5/87
1	MEANDERING SIDEWALK DETAIL	WLL	6/5/87

DESIGNED BY BK DRAWN BY RR CHECKED BY BKB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	3/19/90	BK
PARK DEPARTMENT	11-1-89	RCD
TRAFFIC DIVISION	11/16/89	[illegible]
CHIEF F.W. ENGINEER	2/1/90	RAG
	12-7-89	WLL

APPROVED BY Barry Foster
PUBLIC WORKS DIRECTOR
DATE 4/22/90

(2) PHASE D-1
STREET IMPROVEMENT PLANS
(2) PORTION TRACT 22408-2
TITLE SHEET

HORIZ. SCALE: VERT. SCALE:

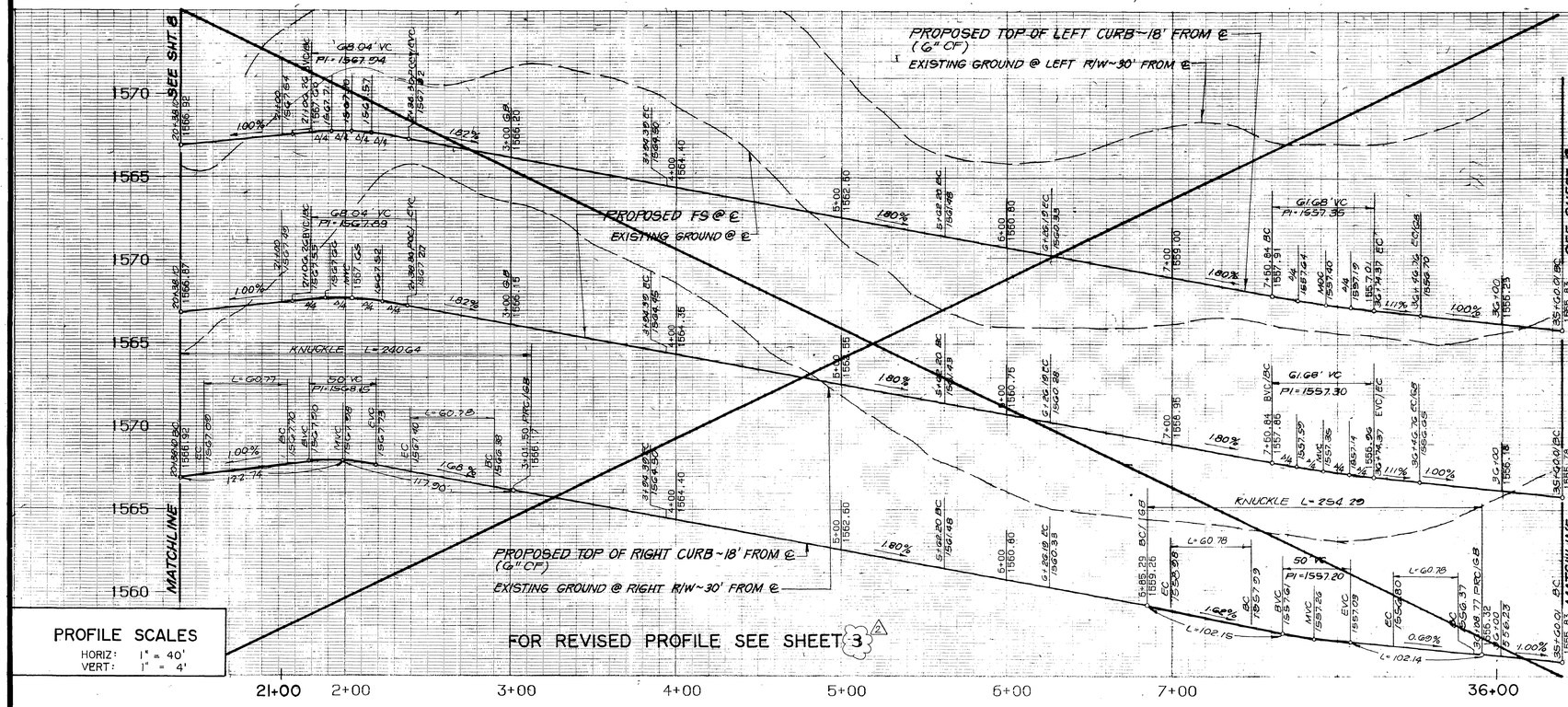
ACCOUNT NO. R-3002-A

(2) SHEET 1 OF 6

D-1

R2 ADDT'S

•P• STREET IMP TITLE SHEET - INC. 2 - 82[0.32]PF: 726004 131 20-Feb-89 02:25 PM / 726001-5402
•P• STREET IMP TITLE SHEET - INC. 3 - 82[0.32]PF: 726004 131 20-Feb-89 02:25 PM / 726001-5402



FOR REVISED PROFILE SEE SHEET 3 (2)

PROFILE SCALES
HORIZ: 1" = 40'
VERT: 1" = 4'

STREET TREE NOTES

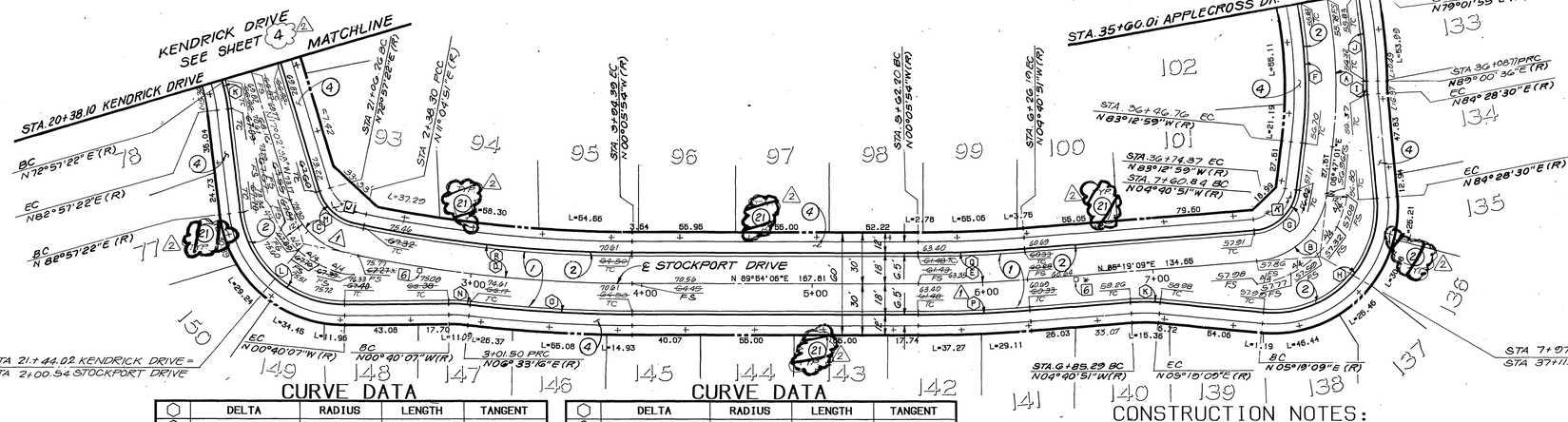
1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6175 TO SCHEDULE INSPECTION. INSPECTIONS SHALL BE REQUIRED:
   (A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS.
   (B) WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
   (C) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
   (D) AT END OF MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR/DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
4. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. *STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
ABERNATHY DR.	LIQUIDAMBER STYRACIFLUA/PALO ALTO	15 GAL	45	42
APPLECROSS DR.	PINUS CANARIENSIS/CANARY ISLAND PINE	15 GAL	45	18
KENDRICK DR.	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GAL	45	7
MATHESON DR.	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GAL	45	9
KOLESBERRY CT.	MAGNOLIA GRANDIFLORA MAJESTIC BEAUTY/ MAGNOLIA	15 GAL	45	17
STOCKPORT DR.	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GAL	45	42
BOSWELL CT.	LAGERSTROEMIA INDICA/CRAPE MYRTLE	15 GAL	45	9
MOOR CT.	LAGERSTROEMIA INDICA/CRAPE MYRTLE	15 GAL	45	27
CELTIC CT	LAGERSTROEMIA INDICA/CRAPE MYRTLE	15 GAL	45	8
SUTHERLAND	LIQUIDAMBER STYRACIFLUA PALO ALTO/SWEET GUM	15 GAL	45	49
WITHORN ST	LIQUIDAMBER STYRACIFLUA PALO ALTO/SWEET GUM	15 GAL	45	11
PAISLEY CT	LIQUIDAMBER STYRACIFLUA PALO ALTO/SWEET GUM	15 GAL	45	13
FAIR ISLE DR.	SEE REVERSE FRONTAGE LANDSCAPE PLAN #2926 DRAWN BY RHA LANDSCAPE ARCHITECTS, PHONE (714) 781-9300.			

6. PARK AND RECREATION DEPARTMENT AND PUBLIC WORKS DEPARTMENT PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
7. ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.

*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE NUMBERS AND LOCATIONS AS SHOWN ON APPROVED PLANS.

STOCKPORT DRIVE



CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	17°45'05"	280.00	86.75	43.73
B	78°32'08"	45.00	61.68	36.79
C	G1°52'31"	63.00	68.04	37.76
D	11°10'45"	800.00	156.09	78.29
E	04°34'57"	800.00	63.98	32.01
F	17°45'06"	262.00	81.17	40.91
G	78°32'08"	27.00	37.01	22.07
H	100°50'39"	61.00	107.36	73.79
I	04°32'06"	100.00	7.92	3.96
J	09°58'41"	298.00	51.90	26.01

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
K	10°00'00"	100.00	17.45	8.75
L	83°37'29"	61.00	89.03	54.56
M	G1°52'31"	45.00	48.60	26.97
N	07°13'23"	100.00	12.61	6.31
O	05°39'10"	818.00	94.98	47.54
P	04°34'57"	818.00	65.42	32.73
Q	04°34'57"	782.00	62.54	31.29
R	11° 0'45"	782.00	152.58	76.53

CONSTRUCTION NOTES:

1. CONSTRUCT 2½" A.C. OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
2. CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE I.
4. CONSTRUCT SIDEWALK PER CITY STD. 325
21. PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE ABOVE FOR SPECS. AND QUANTITIES.)

FOR REVISIONS ONLY
APPROVED BY:
Richard N. Yale 4/25/97
RICHARD N. YALE DATE
R.C.E. NO. 40023 EXP. 12-31-97

Keith Lint 10-10-97

SCALE: 1"=40 FEET
0 10 20 30 40 80 120 160

NOTE: SEE SHEET 6 FOR STRIPING/SIGNING LEGEND.

BENCHMARK: 600-49-68
3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6, SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.887 (BRASS DISK IS BROKEN OFF. FD. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)

THE KEITH COMPANIES
6296 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 653-0234

APPROVED BY: BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 2-3-89 DATE

MARK	REVISIONS	APPR.	DATE
2	RE: ... FOR SALES PHASING		
1	REVISED FOR GRADING REVISIONS	MK	6/16

DESIGNED BY SK DRAWN BY RR CHECKED BY BS

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4/18/88	BS
PARK DEPARTMENT	11-7-88	RDC
TRAFFIC DIVISION	1/19/89	SBC
CHIEF P.W. ENGINEER	1-31-89	RMC

APPROVED BY: Barry Bell
PUBLIC WORKS DIRECTOR
DATE 4/22/88

(2) PHASE D-1
(2) STREET IMPROVEMENT PLANS
PORTION TRACT 22408-2
STOCKPORT DRIVE

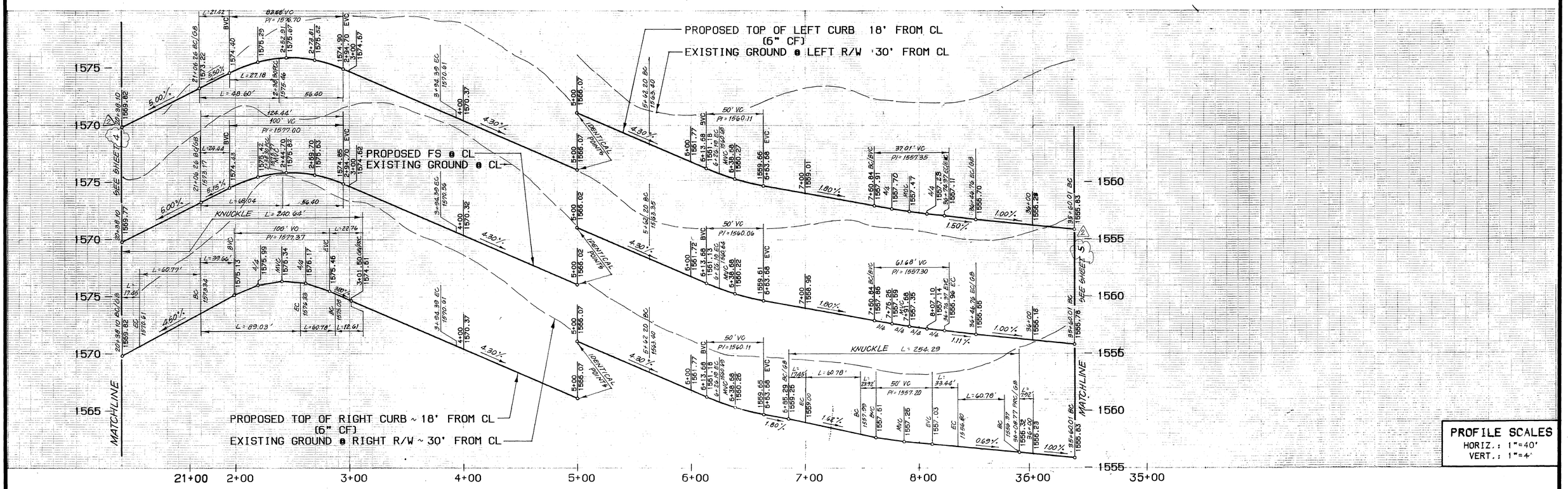
ACCOUNT NO. R-3002A

(2) SHEET 2 OF 6

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

04

*P#.STREETIMP. --SINC.7293.SHEET 7X9#5 8240JB2REF#726004@437 06-Feb-89 06:30 PM / 726004-5702



STOCKPORT DRIVE

FOR PLANVIEW SEE SHEET 2

PROFILE SCALES
HORIZ.: 1"=40'
VERT.: 1"=4'

Keith adut
10-10-97

SCALE: 1"=40 FEET
0 10 20 30 40 80 120 160

BENCHMARK: 606-49-68
3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD. 76 FEET SOUTHEAST OF MILEPOST 6. SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND. AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961 ELEVATION 1451.807 (BRASS DISK IS BROKEN OFF F D. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)

FOR REVISIONS ONLY
APPROVED BY:
Richard N. Yale 4/25/97
RICHARD N. YALE DATE
R.C.E. NO. 40023 EXP. 12-31-97

REGISTERED PROFESSIONAL ENGINEER CHRIS D. CUMMINS STATE OF CALIFORNIA

THE KEITH COMPANIES
22690 CACTUS AVENUE
SUITE 300
MORENO VALLEY, CA 92553
(714) 653-0234

APPROVED BY
CHRIS D. CUMMINS REG CIVIL ENGINEER NO. 41983 5-26-92 DATE

MARK	REVISIONS	APPR.	DATE
2	REVISIONS FOR SALES PHASING	KK	6/1/92
1	ADDED SHEET 7A FOR PROFILE STOCKPORT DRIVE	KK	6/1/92

DESIGNED BY GK DRAWN BY RM CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
	PRINCIPAL ENGINEER		
	PARK DEPARTMENT		
	TRAFFIC DIVISION		
	CHIEF P. W. ENGINEER		

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 6/5/92

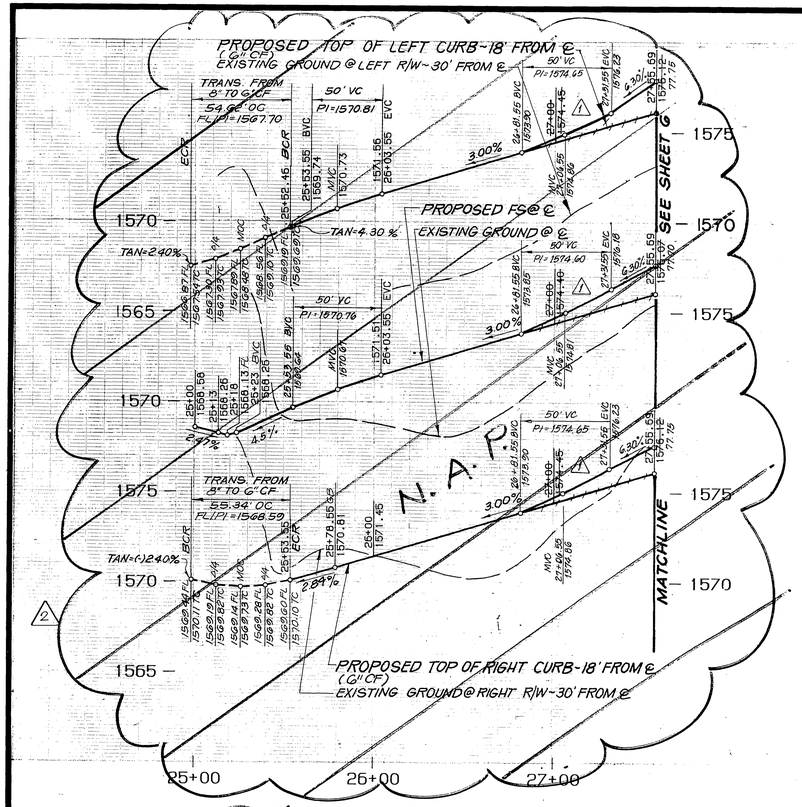
2 PHASE D-1
STREET IMPROVEMENT PLANS
PORTION TRACT 22408-2
2 STOCKPORT DRIVE

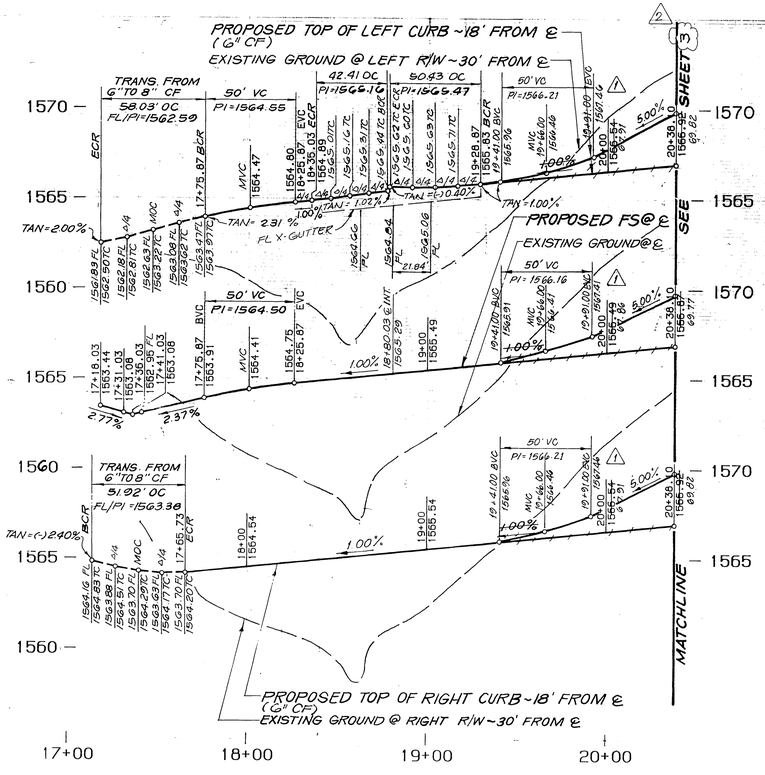
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

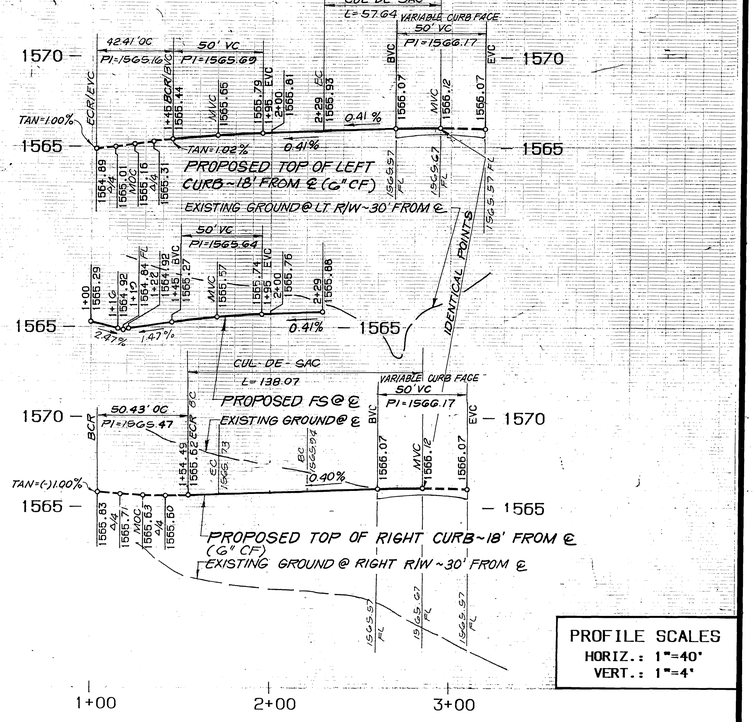
ACCOUNT NO.
R-3092A
2 SHEET 3 OF 6

D-1

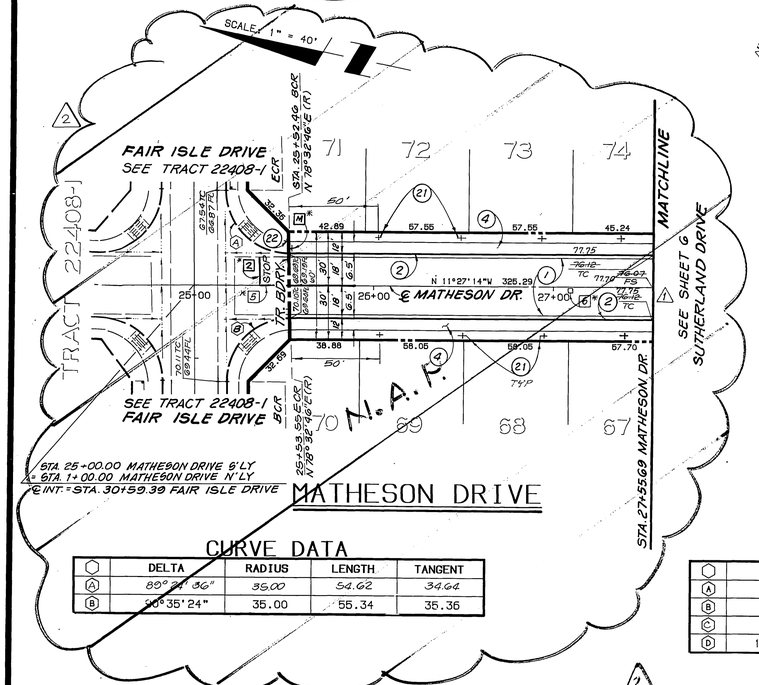
P ST IMP INC SHEET 7A/9 4 RESUBMITTA - 4310.321PF; 726004 237 27-Apr-92 03:16 PM / 726004-5302

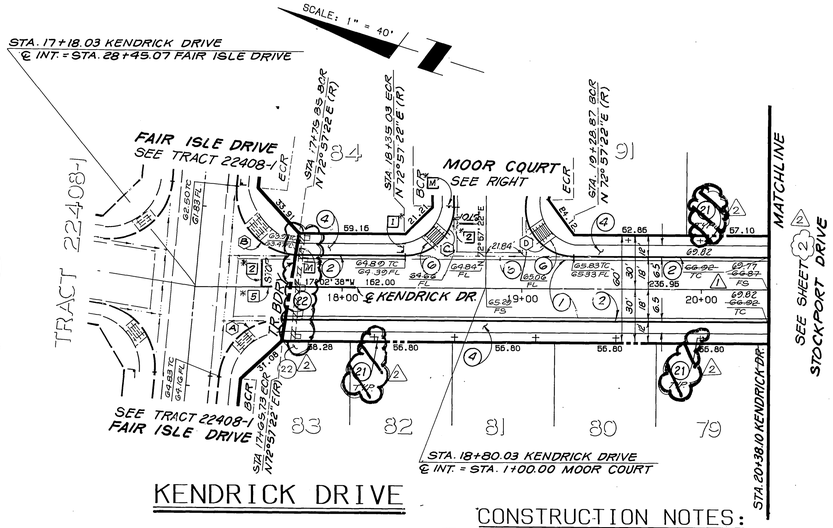


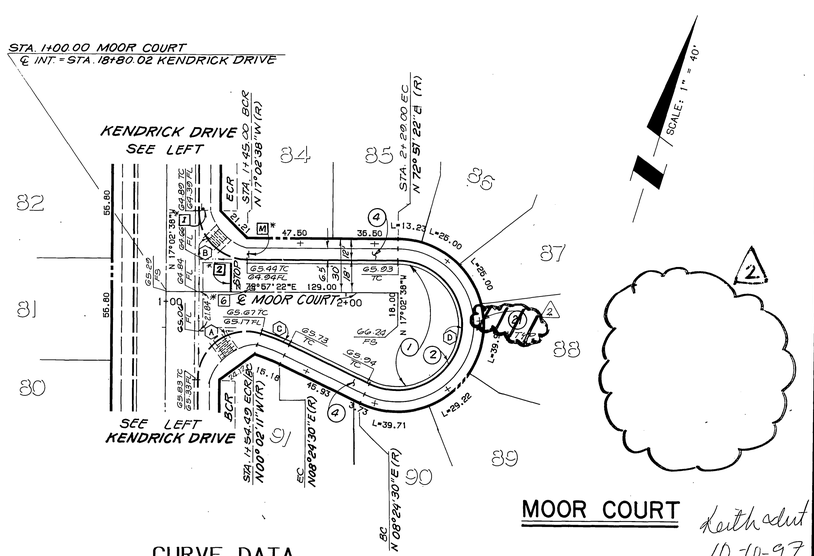




PROFILE SCALES
HORIZ.: 1"=40'
VERT.: 1"=4'







CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	89°39'36"	35.00	54.62	34.64
B	90°35'24"	35.00	55.34	35.36

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	85°00'00"	35.00	51.92	32.07
B	95°00'00"	35.00	58.03	38.20
C	90°00'00"	27.00	42.41	27.00
D	107°00'27"	27.00	50.43	36.49

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	107°00'27"	27.00	50.43	36.49
B	90°00'00"	27.00	42.41	27.00
C	08°26'41"	115.00	16.95	8.49
D	205°27'08"	36.00	129.09	159.41

CONSTRUCTION NOTES:

1. CONSTRUCT 2½" A.C. OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
2. CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE I.
4. CONSTRUCT SIDEWALK PER CITY STD. 325
5. CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220. W = 6'
6. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.
22. REMOVE BARRICADE & REDWOOD HEADER
21. PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHT. 7 FOR SPECS. AND QUANTITIES.)

SCALE: 1"=40 FEET
0 10 20 30 40 80 120 160

*NOTE: SEE SHEET 6 FOR STRIPING/ SIGNING LEGEND.

BENCHMARK: 600-40-68
3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6, SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.887 (BRASS DISK IS BROKEN OFF. FD. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)

FOR REVISIONS ONLY
APPROVED BY:
Richard N. Vale 4/25/97
RICHARD N. VALE DATE
R.C.E. NO. 40023 EXP. 12-31-97

THE KEITH COMPANIES
6296 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 653-0234

APPROVED BY:
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 2-3-89 DATE

MARK	REVISIONS	APPR.	DATE
2	REVISIONS FOR SALES PHASING	LJM	4/25/97
1	REVISED FOR GRADING REVISIONS	LJM	4/25/97

DESIGNED BY: SK DRAWN BY: RR CHECKED BY: BLJ

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4/22/97	
PARK DEPARTMENT	11-7-95	
TRAFFIC DIVISION	4/19/90	
CHIEF P. W. ENGINEER	4/28/89	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 4/22/90

2 PHASE D-1
STREET IMPROVEMENT PLANS
2 PORTION TRACT 22408-2
~~MATHESON DR.~~/KENDRICK DR.
MOOR COURT

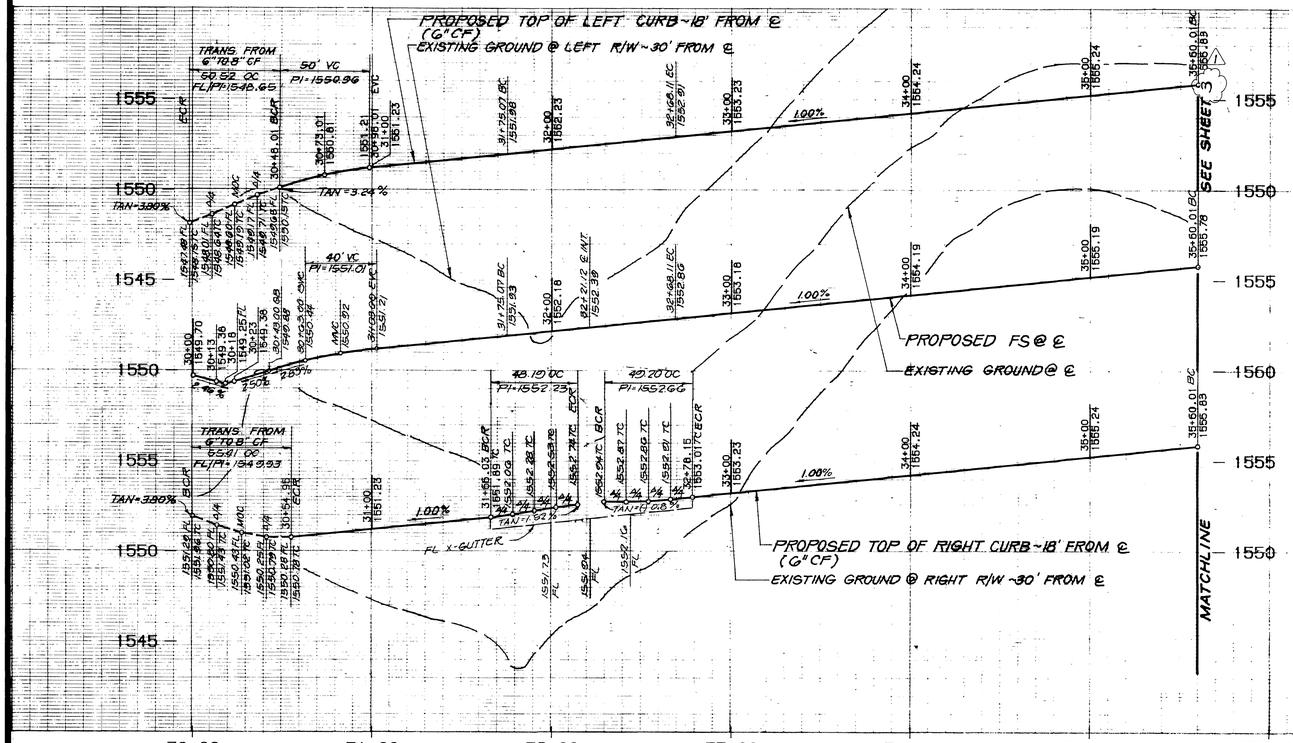
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'

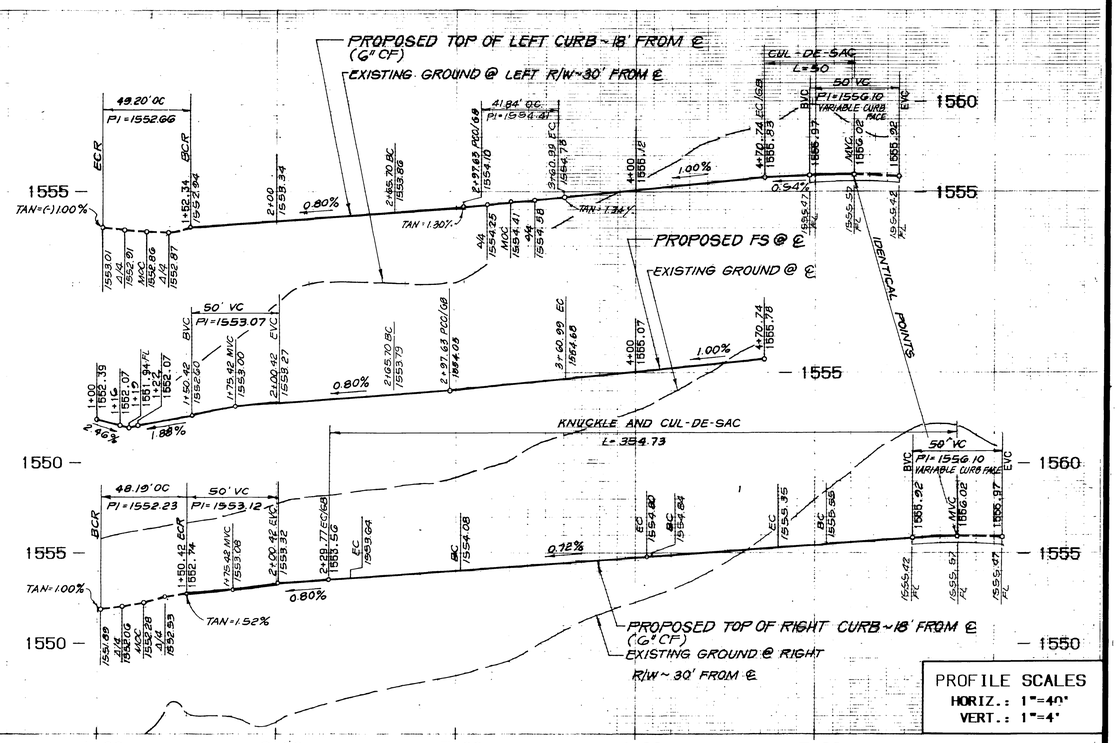
ACCOUNT NO.
R-3092A
2 SHEET 4 OF 6

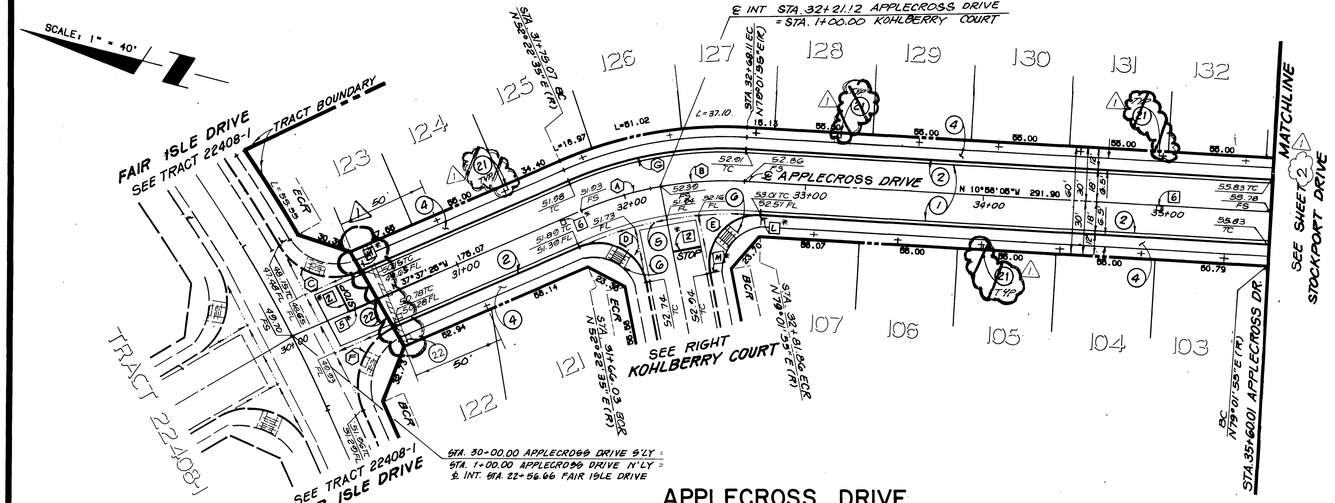
Keith dcut 10-10-97

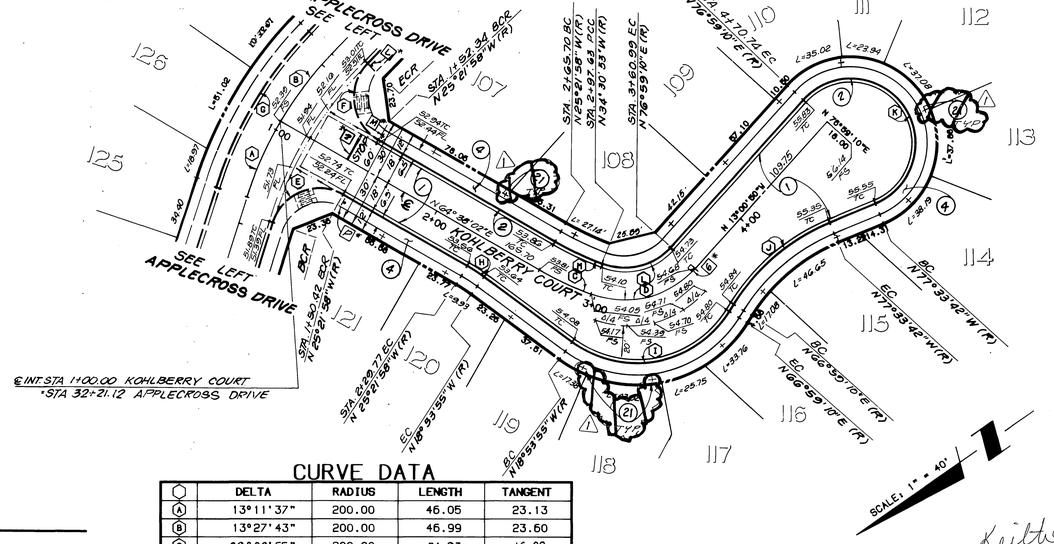
PC 2087-5

01









APPLECROSS DRIVE

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	13°11'37"	200.00	46.05	23.13
(B)	13°27'43"	200.00	46.99	23.60
(C)	82°42'15"	35.00	50.52	30.80
(D)	102°15'27"	27.00	48.19	33.50
(E)	104°23'53"	27.00	49.20	34.81
(F)	90°42'21"	35.00	55.41	35.43
(G)	26°39'20"	218.00	101.42	51.64

CONSTRUCTION NOTES:

1. CONSTRUCT 2½" A.C. OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
2. CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE I.
4. CONSTRUCT SIDEWALK PER CITY STD. 325
5. CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220. W = G'
6. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.
22. REMOVE BARRICADE AND REDWOOD HEADER
21. PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHT. 7 FOR SPECS. AND QUANTITIES).

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	13°11'37"	200.00	46.05	23.13
(B)	13°27'43"	200.00	46.99	23.60
(C)	09°08'55"	200.00	31.93	16.00
(D)	68°29'56"	53.00	63.36	36.09
(E)	102°15'27"	27.00	48.19	33.50
(F)	104°23'53"	27.00	49.20	34.81
(G)	26°39'20"	218.00	101.42	51.64
(H)	06°28'03"	100.00	11.29	5.65
(I)	94°06'55"	61.00	100.20	65.55
(J)	35°27'08"	115.00	71.16	36.76
(K)	205°27'08"	36.00	129.09	159.41
(L)	68°29'56"	35.00	41.84	23.83
(M)	09°08'55"	182.00	29.06	14.56

*NOTE: SEE SHEET 6 FOR STRIPING/SIGNING LEGEND.

KOHLBERRY COURT

SCALE: 1"=40 FEET
0 10 20 30 40 80 120 160

PROFILE SCALES
HORIZ.: 1"=40'
VERT.: 1"=4'

BENCHMARK: 600-40-68
3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 75 FEET SOUTHEAST OF MILEPOST 6. SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.867 (BRASS DISK IS BROKEN OFF. FD. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)

FOR REVISIONS ONLY
APPROVED BY:
Richard N. Sale 4/25/97
RICHARD N. SALE DATE
R.C.E. NO. 40023 EXP. 12-31-97

THE KEITH COMPANIES
6296 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 653-0234

APPROVED BY:
BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30534 2-5-97 DATE

MARK	REVISIONS	APPR.	DATE
1	REVISIONS FOR SALES PHASING		

DESIGNED BY GK DRAWN BY RR CHECKED BY BBS

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4/1/97	
PARK DEPARTMENT	11-7-97	
TRAFFIC DIVISION	4/10/97	
CHIEF P.W. ENGINEER	4/17/97	
	12-19-97	

APPROVED BY: Barry Foster
PUBLIC WORKS DIRECTOR
DATE 4/22/98

1 PHASE D-1
STREET IMPROVEMENT PLANS
(PORTION) TRACT 22408-2
APPLECROSS DR/KOHLBERRY CT

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

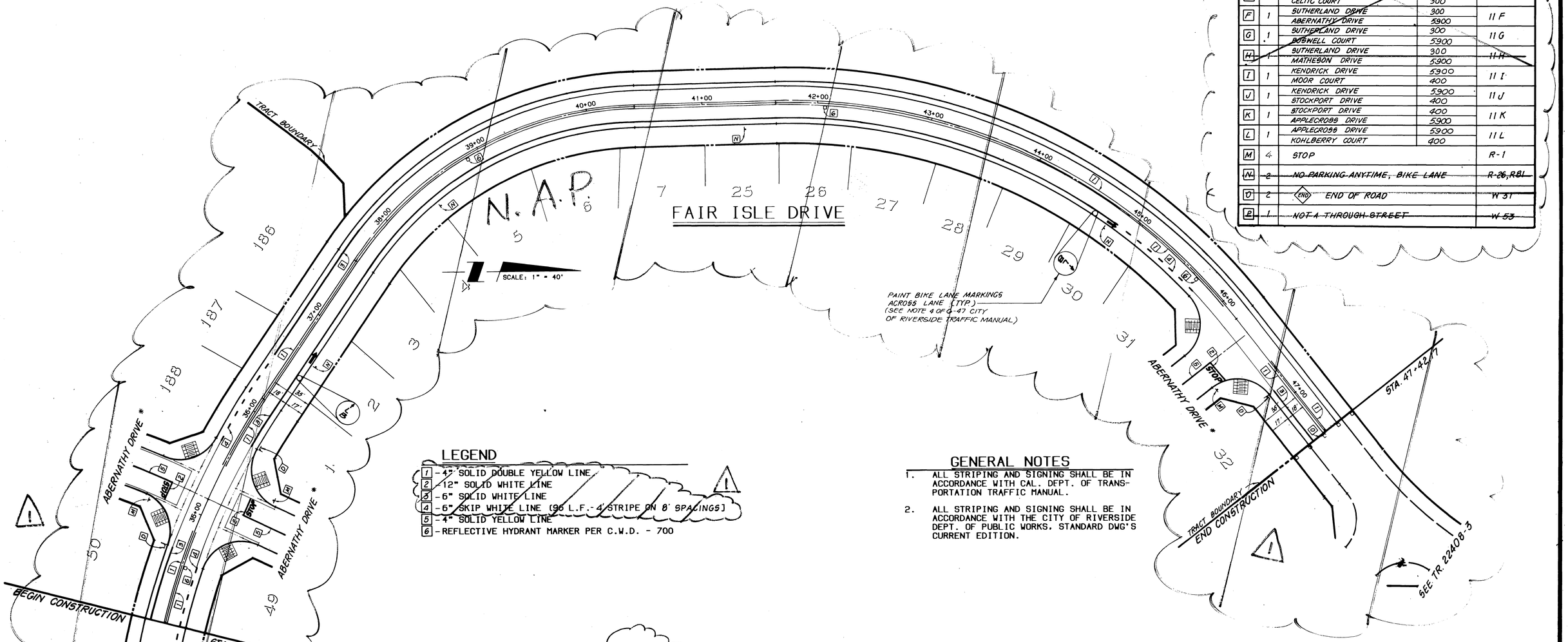
ACCOUNT NO. R-3002 A
SHEET 5 OF 6
D-1

Keith date 10-10-97

S-2082-2

P STREET 1*F *NC. 2 - SHEET 9/9 - 1043[0.32]PF; 726004 139 31-Jan-89 03:31 PM / 726004-5302

TRACT 21166



TRAFFIC & STREET NAME SIGN SCHEDULE

CONST. PER CITY STANDARD DRAWINGS 662A & 666

	QTY.			
B	1	ABERNATHY DRIVE	5800	11B
		PAISLEY COURT	300	
C	1	ABERNATHY DRIVE	5900	11C
		WITHORN COURT	300	
D	3	ABERNATHY DRIVE	5900	11D
		FAIR ISLE DRIVE	5900	
E	1	ABERNATHY DRIVE	5900	11E
		CELTIC COURT	300	
F	1	SUTHERLAND DRIVE	300	11F
		ABERNATHY DRIVE	5900	
G	1	SUTHERLAND DRIVE	300	11G
		BOSWELL COURT	5900	
H	1	SUTHERLAND DRIVE	300	11H
		MATHESON DRIVE	5900	
I	1	KENDRICK DRIVE	5900	11I
		MOOR COURT	400	
J	1	KENDRICK DRIVE	5900	11J
		STOCKPORT DRIVE	400	
K	1	STOCKPORT DRIVE	400	11K
		APPLECROSS DRIVE	5900	
L	1	APPLECROSS DRIVE	5900	11L
		KOHLBERRY COURT	400	
M	4	STOP		R-1
N	2	NO PARKING ANYTIME, BIKE LANE		R-26, R81
O	2	END END OF ROAD		W 31
P	1	NOT A THROUGH STREET		W 53

LEGEND

1 - 4" SOLID DOUBLE YELLOW LINE
2 - 12" SOLID WHITE LINE
3 - 6" SOLID WHITE LINE
4 - 6" SKIP WHITE LINE (90 L.F.- 4' STRIPE ON 8' SPACINGS)
5 - 4" SOLID YELLOW LINE
6 - REFLECTIVE HYDRANT MARKER PER C.W.D. - 700

GENERAL NOTES

1. ALL STRIPING AND SIGNING SHALL BE IN ACCORDANCE WITH CAL. DEPT. OF TRANSPORTATION TRAFFIC MANUAL.
2. ALL STRIPING AND SIGNING SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS, STANDARD DWG'S CURRENT EDITION.

Keith Gut 10-10-97

SCALE: 1"=40 FEET
0 10 20 30 40 80 120 150

* NOTE: ALL INTERIOR STREETS STRIPING/SIGNING PER STREET IMPR. PLAN

BENCHMARK: 600-49-68
3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD. 75 FEET SOUTHEAST OF MILEPOST 6. SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1951. ELEVATION 1451.887 BRASS DISK IS BROKEN OFF. FD. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)

REGISTERED PROFESSIONAL ENGINEER BRIAN L. JENSEN NO: 030534 Exp. 3-31-92 CIVIL STATE OF CALIFORNIA

FOR REVISION ONLY
APPROVED BY:
Richard N. Yale 4/25/97
RICHARD N. YALE DATE
R.C.E. NO. 40023 EXP. 12-31-97

THE KEITH COMPANIES
6296 RIVER CREST DRIVE SUITE K RIVERSIDE, CA 92507 (714) 653-0234

APPROVED BY:
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 2-3-89 DATE

MARK	REVISIONS	APPR.	DATE
1	REVISIONS FOR SALES PHASING		

DESIGNED BY BB DRAWN BY RAM CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4/19/90	
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	4/19/90	
CHIEF P.W. ENGINEER	4/20/90	
	2-20-92	

APPROVED BY: PUBLIC WORKS DIRECTOR
DATE 4/22/90

PHASE D-1
STRIPING/SIGNING PLANS
PORTION TRACT 22408-2
FAIR ISLE DRIVE

ACCOUNT NO. R-3002 A
SHEET 6 OF 6
HORIZ. SCALE: 1"= 40' VERT. SCALE:

D-1

•P• STRIPING/SIGNING-1MP. 2-SHT. 10/10 - 02-Feb-98 08:48 AM / REVISED 5-20-97 FH