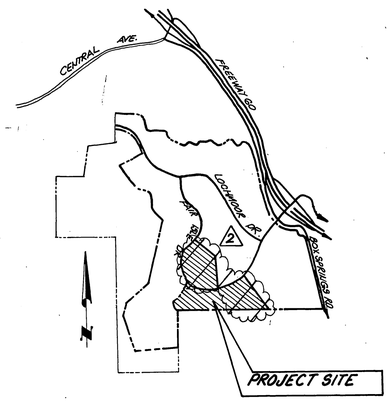
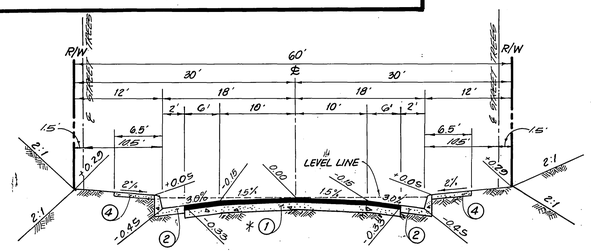
SALES PHASE D-2
SYCAMORE HIGHLANDS
STREET IMPROVEMENT PLANS
PORTION TRACT 22408-2
IN THE CITY OF RIVERSIDE



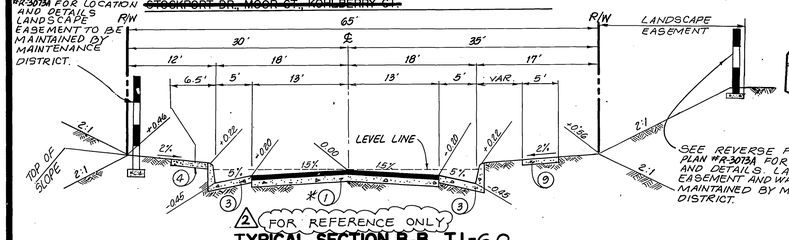
VICINITY MAP
NOT TO SCALE

*NOTE
THE STRUCTURE SECTION AND RELATED QUANTITIES SHOWN ARE BASED ON AN R-VALUE OF 70 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.



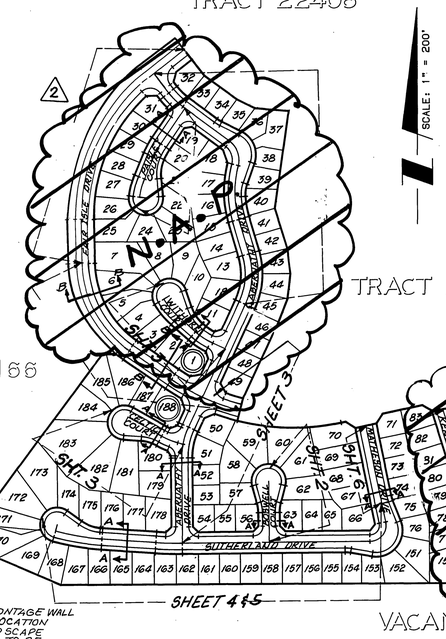
TYPICAL SECTION A-A T.I.=5.0
NOT TO SCALE

~~PAGLEY CT.~~, ABERNATHY DR., ~~WITHORN CT.~~, CELTIC CT., BOSWELL CT.
SUTHERLAND DR., MATHESON DR., ~~KENDRICK DR., APPLECROSS DR.~~
~~STOCKPORT DR., MOOR CT., HOLLBERRY CT.~~

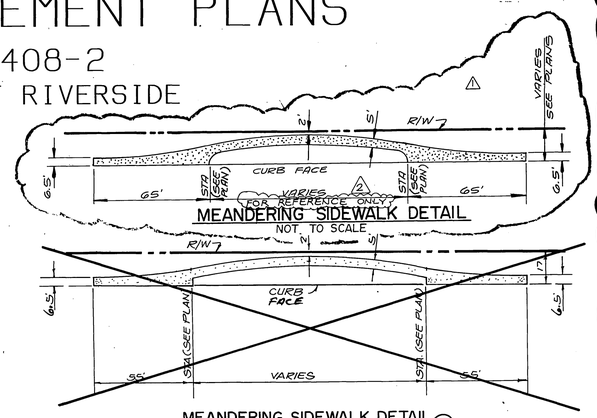


TYPICAL SECTION B-B T.I.=6.0
NOT TO SCALE

FAIR ISLE DRIVE
34+02.67 TO 47+42.17



INDEX MAP
SCALE: 1"=200'



MEANDERING SIDEWALK DETAIL
NOT TO SCALE

MEANDERING SIDEWALK DETAIL (9)
NOT TO SCALE

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. 5.0 = 2½" AC/4" AB, ~~T.I. 6.0 = 3½" AC/4" AB~~)	AC TN AB CY	1,110 ~~1002~~ 877 ~~326~~
(2)	CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200. TYPE I.	L.F.	3,967 ~~11,100~~
(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.	23,810 ~~53,400~~
(5)	CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220. W= SEE PLAN	S.F.	1460 ~~7,092~~
(6)	CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.	EA.	~~6~~ ~~18~~
(7)	~~CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. 180.~~	~~L.F.~~	~~65~~
(9)	~~CONSTRUCT MEANDERING SIDEWALK (W=5') SEE DETAIL HEREON~~	~~S.F.~~	~~5,750~~
(10)	~~INSTALL REDWOOD HEADER~~	~~L.F.~~	~~65~~
(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.	~~60~~ ~~245~~

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 Construction 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.

SHEET INDEX

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

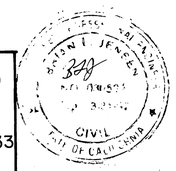
FOR REVISIONS ONLY
APPROVED BY:
RICHARD N. WADE 4/25/97
R.C.E. NO. 40023 EXP. 12-31-97
DATE

Keith Co 6-5-98
Keith Co 6-5-98

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, 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. 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
6295 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 PHASE CONST.	WLL	4/16/97
1	MEANDERING SIDEWALK DETAIL	WLL	4/25/97

DESIGNED BY SK DRAWN BY RR CHECKED BY D.B.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4/19/90	
PARK DEPARTMENT	11-1-89	
TRAFFIC DIVISION	11/8/89	
CHIEF P.W. ENGINEER	2/1/90	
	4/3-9/90	

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

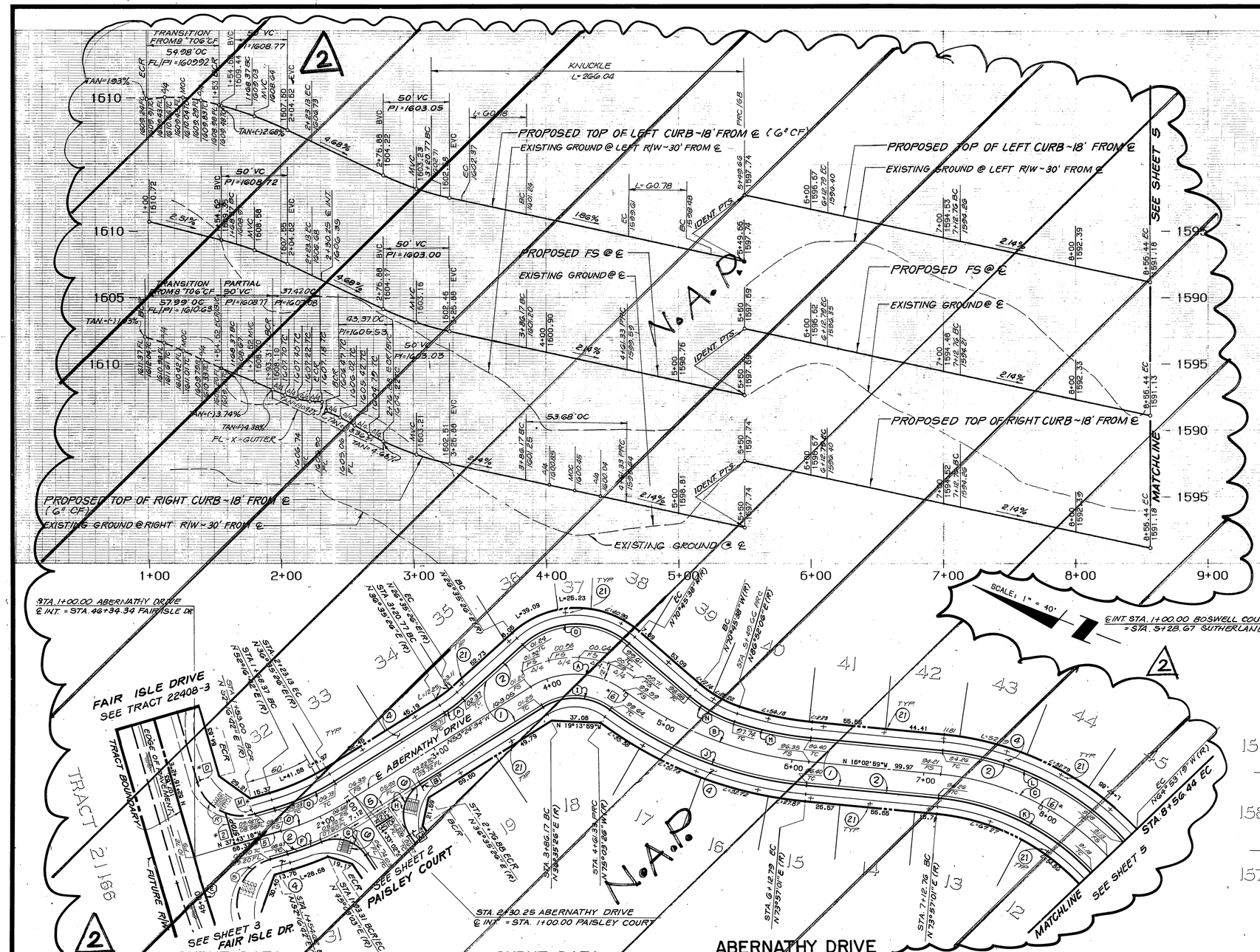
PHASE D-2
STREET IMPROVEMENT PLANS
PORTION TRACT 22408-2
TITLE SHEET

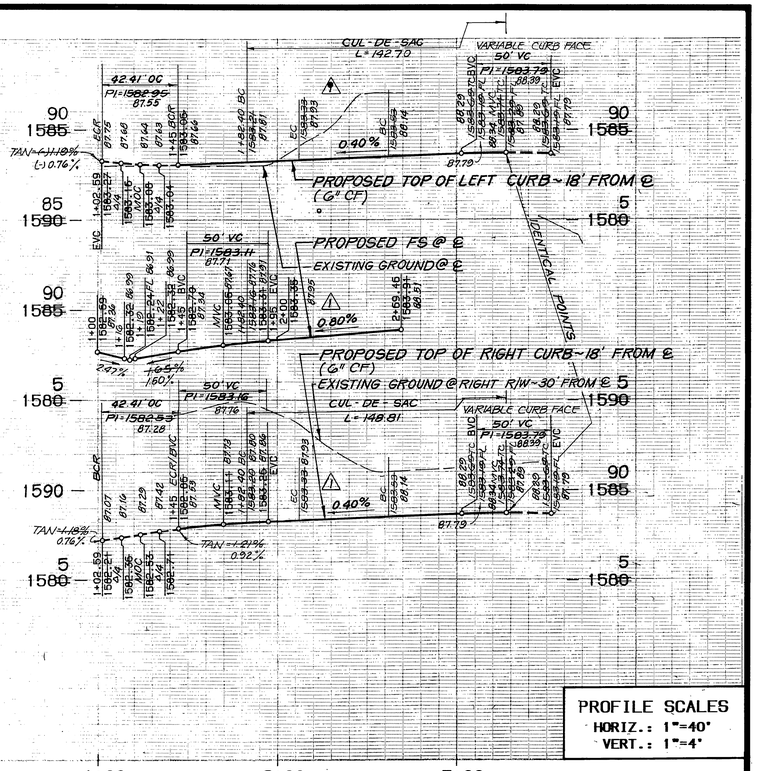
ACCOUNT NO. R-3092A
SHEET 1 OF 7
HORIZ. SCALE: VERT. SCALE:

D-2

P STREET IMP TITLE SHEET - INC. 2 - 82(0.32)PF: 726004 131 20-Feb-89 02:25 PM / 725001-5402

Keith Co. 6-5-98 INDEXED 6-20-97 ff





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

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	68°21'11"	63.00	75.15	42.78
(B)	30°59'36"	280.00	151.46	77.63
(C)	41°09'40"	200.00	143.68	75.10
(D)	15°41'16"	200.00	54.76	27.55
(E)	53°13'01"	490.00	455.12	245.46
(F)	07°08'39"	218.00	27.18	13.61
(G)	79°24'59"	27.00	37.42	22.42
(H)	92°02'24"	27.00	43.37	27.98
(I)	68°21'11"	45.00	53.68	30.56
(S)	94°55'54"	35.00	57.99	38.15

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(J)	30°59'36"	298.00	161.20	82.62
(K)	41°09'40"	182.00	130.75	68.34
(L)	41°09'40"	218.00	156.61	81.86
(M)	12°55'05"	262.00	59.07	29.66
(N)	22°22'16"	100.00	39.04	19.77
(O)	82°38'56"	61.00	87.99	53.64
(P)	10°00'00"	100.00	17.45	8.75
(Q)	15°41'16"	182.00	49.83	25.07
(R)	90°00'00"	35.00	54.98	35.00

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	15°00'00"	115.00	30.11	15.14
(B)	210°00'00"	36.00	131.95	134.35
(C)	90°00'00"	27.00	42.41	27.00

ABERNATHY DRIVE

BOSWELL COURT

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
2 5. ~~CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 230 W x 6'~~
2 6. ~~CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 361.~~
2 7. ~~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 2 7 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. YALE R.C.E. NO. 40023 EXP. 12-31-97
4/25/97 DATE

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	WE	4/9/97
1	REVISED FOR GRADING REVISIONS	WE	6/14/96

DESIGNED BY SK DRAWN BY RR CHECKED BY BS

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		4/9/97	
PARK DEPARTMENT		11-7-89	
TRAFFIC DIVISION		4/15/90	
CHIEF P. W. ENGINEER		12-14-89	
		6/13/89	

APPROVED BY: Barry Bell PUBLIC WORKS DIRECTOR
DATE 4/22/89

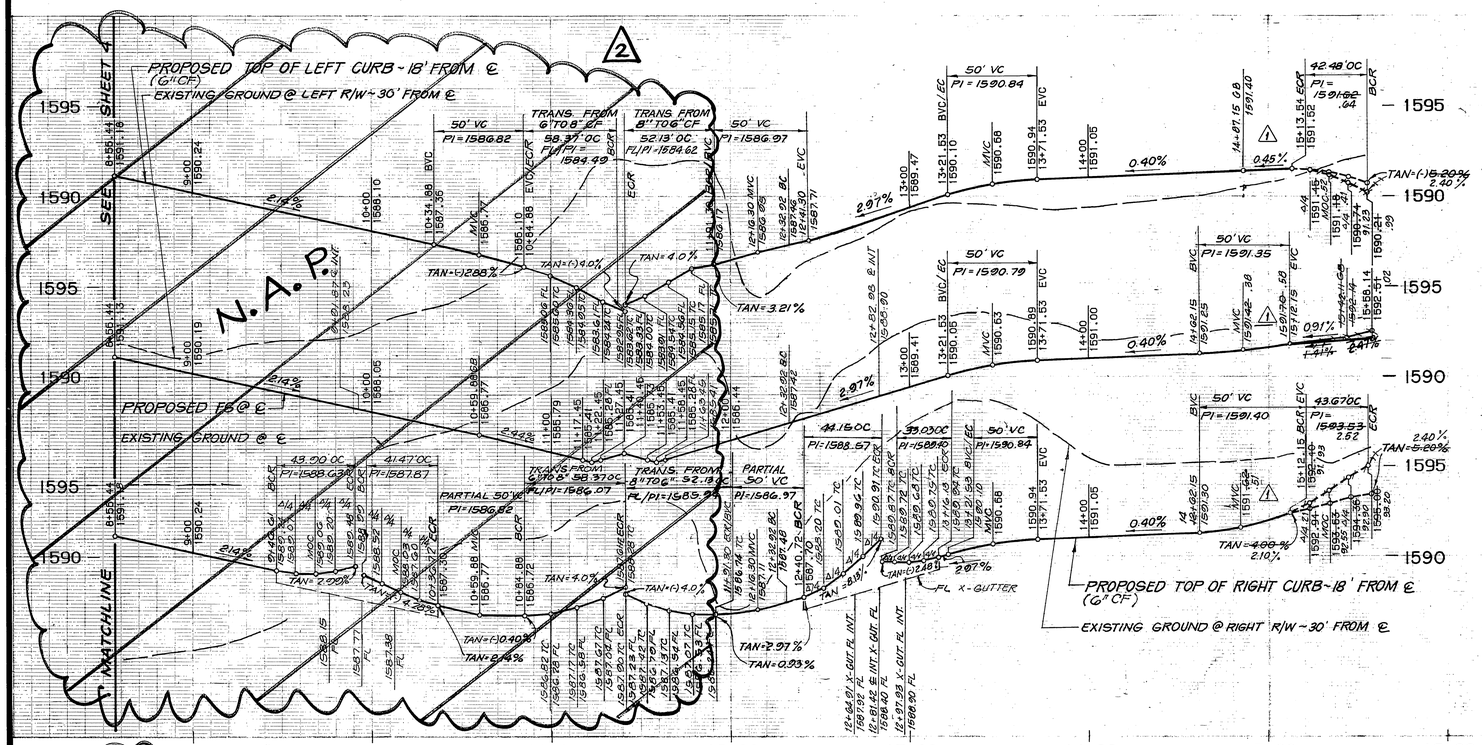
2 PHASE D-2
STREET IMPROVEMENT PLANS
PORTION TRACT 22408-2
~~ABERNATHY DR~~ 2 BOSWELL CT

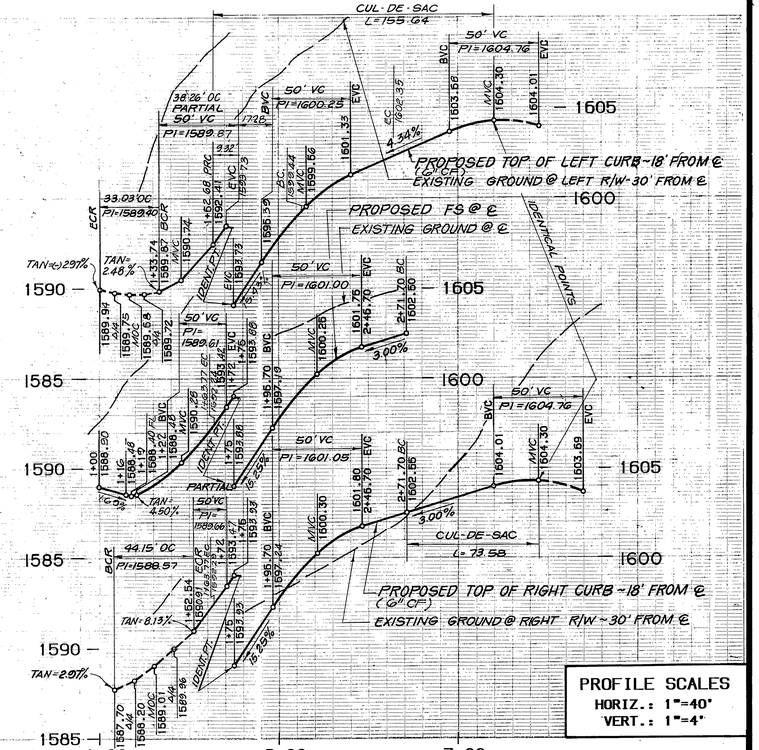
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. R-3002 2 A
SHEET 2 OF 2 7

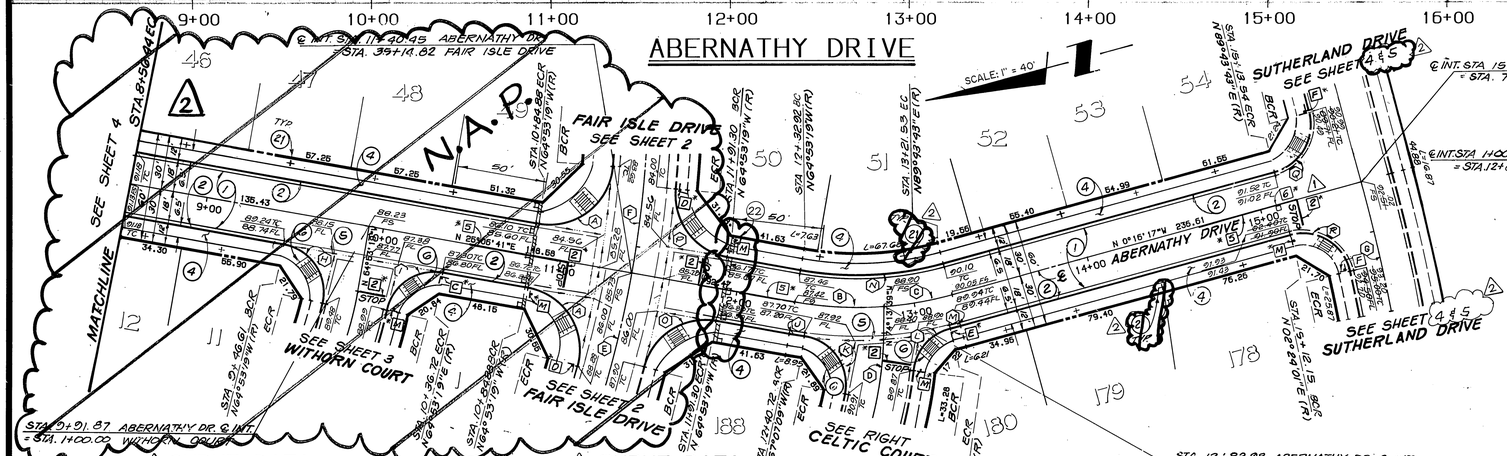
D-2

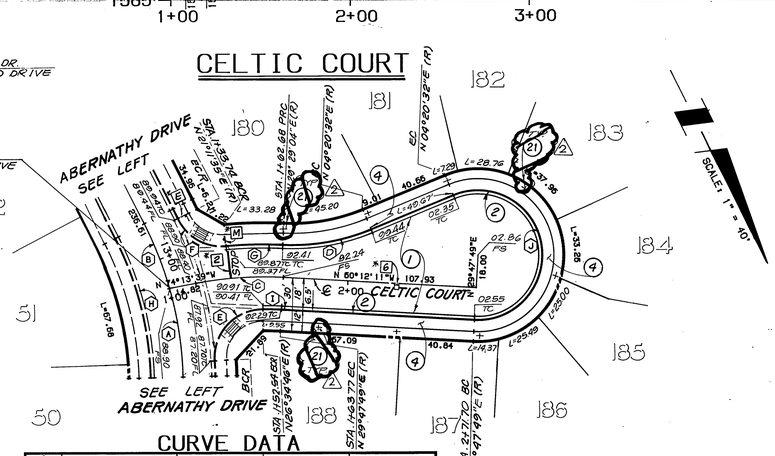
•P• STREET IMP. - INC. 2 - SHEET 4/9 - 104310.32|PF: 726004 134 31-Jan-89 01:49 PM / 726004-5302
INDEXED 6-20-97 GH





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





CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	~~95°33'37"~~	~~36.00~~	~~58.37~~	~~38.57~~
(B)	14°20'20"	200.00	50.05	25.16
(C)	11°02'38"	200.00	38.55	19.34
(D)	14°01'28"	200.00	48.95	24.60
(E)	~~09°25'37"~~	~~500.00~~	~~98.73~~	~~49.47~~
(F)	~~10°42'37"~~	~~600.00~~	~~112.15~~	~~56.24~~
(G)	04°24'21"	950.00	73.82	36.93
(H)	~~88°00'07"~~	~~27.00~~	~~41.47~~	~~26.03~~
(I)	~~88°00'21"~~	~~27.00~~	~~41.47~~	~~26.03~~
(J)	02°13'50	218.00	8.49	4.24
(K)	93°41'55"	27.00	44.15	28.80
(L)	70°04'53	27.00	33.03	18.93
(M)	01°32'45"	218.00	5.88	2.94

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(N)	25°22'58"	182.00	80.63	40.99
(O)	~~65°20'41"~~	~~35.00~~	~~52.13~~	~~32.27~~
(P)	~~85°20'40"~~	~~35.00~~	~~52.13~~	~~32.27~~
(Q)	90°08'25"	27.00	42.48	27.07
(R)	92°40'18"	27.00	43.67	28.20

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	14°20'20"	200.00	50.05	25.16
(B)	11°02'38"	200.00	38.55	19.34
(C)	14° 01' 28"	200.00	48.95	24.60
(D)	25° 08' 32"	115.00	50.46	25.64
(E)	93°41'55"	27.00	44.15	28.80
(F)	70° 04' 53"	27.00	33.03	18.93
(G)	08° 17' 29	218.00	31.55	15.80
(H)	25°22'58"	182.00	80.63	40.99
(I)	03°13'03"	182.00	10.22	5.11
(J)	205°27'17"	36.00	129.09	159.39

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.
22. REMOVE BARRICADE AND REDWOOD HEADER
26. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.
61. ~~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 7 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, 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)

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

THE KEITH COMPANIES
6295 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	REV. FOR SALES PHASE CONST.	JJK	6/6/97
1	REVISED FOR GRADING REVISIONS	JJK	1-16-97

DESIGNED BY BK DRAWN BY RR CHECKED BY BKB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4/19/90	
PARK DEPARTMENT	11-7-89	PBC
TRAFFIC DIVISION	4/19/90	EG
CHIEF P. W. ENGINEER	4-13-90	

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

PHASE D-2
2 STREET IMPROVEMENT PLANS
PORTION TRACT 22408-2
ABERNATHY DR./CELTIC CT

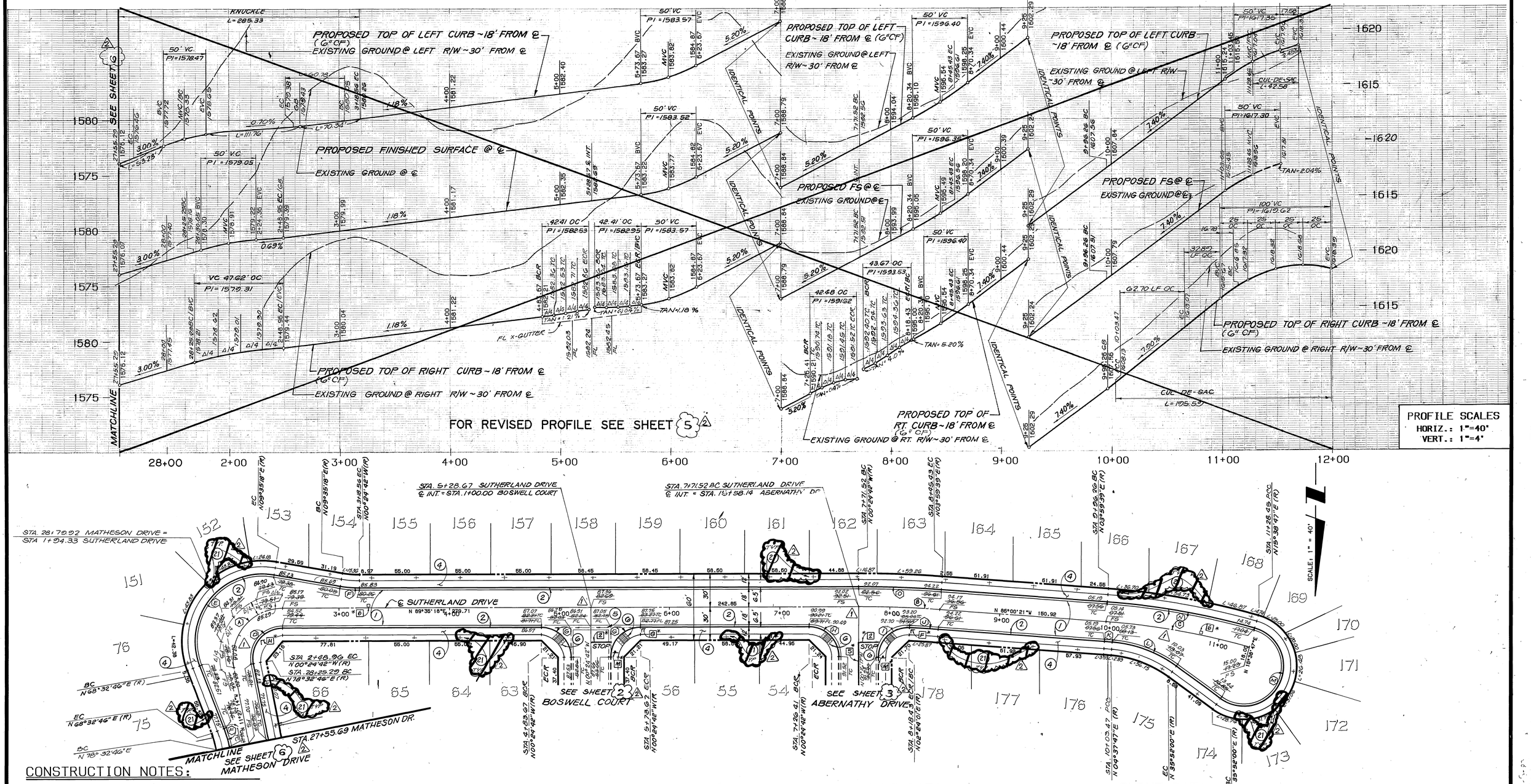
ACCOUNT NO.
R-3002(A)
2 SHEET 3 OF 7

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

D-2

•P• STREET IMP. - INC. 2 - SHEET 5/9 - 1043(0.32)PF: 726004 135 31-Jan-89 01:43 PM / 725004-5302
INDEXED 6-20-97 GH

S-1062-24



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.
24. PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHT.7 FOR SPECS AND QUANTITIES)

SUTHERLAND DRIVE

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	101°02'32"	45.00	79.35	54.63
B	04°24'21"	960.00	73.82	36.93
C	11°39'08"	650.00	132.19	66.32
D	101°02'32"	27.00	47.62	32.78
E	12°02'32"	61.00	128.87	107.01
F	10°00'00"	100.00	17.45	8.75
G	90°00'00"	27.00	42.41	27.00

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
M	90°08'25"	27.00	42.48	27.07
I	92°40'18"	27.00	43.67	28.29
J	01°35'38"	942.00	26.21	13.10
K	0°36'08"	632.00	7.01	3.51
L	31°14'13"	115.00	62.70	32.15
M	200°13'13"	36.00	125.80	201.90
N	11°39'08"	668.00	135.85	68.16
O	04°24'21"	978.00	75.20	37.62

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

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

*NOTE: SEE SHEET 7 FOR STRIPING/SIGNING LEGEND.

BENCHMARK: 600-49-GB
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. WADE 4/25/97
R.C.E. NO. 46023 DATE
EXP 12-31-97

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

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

MARK	REVISIONS	APPR.	DATE
2	REVISIONS FOR SALES PHASING	JWL	6/9/97
1	REVISED FOR GRADING REVISIONS	JWL	8/15/97

DESIGNED BY SK DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4/19/90	
PARK DEPARTMENT	11-29	
TRAFFIC DIVISION	4/19/90	
CHIEF P.W. ENGINEER	4/22/90	

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

PHASE D-2
2 STREET IMPROVEMENT PLANS
PORTION TRACT 22408-2
SUTHERLAND DRIVE

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

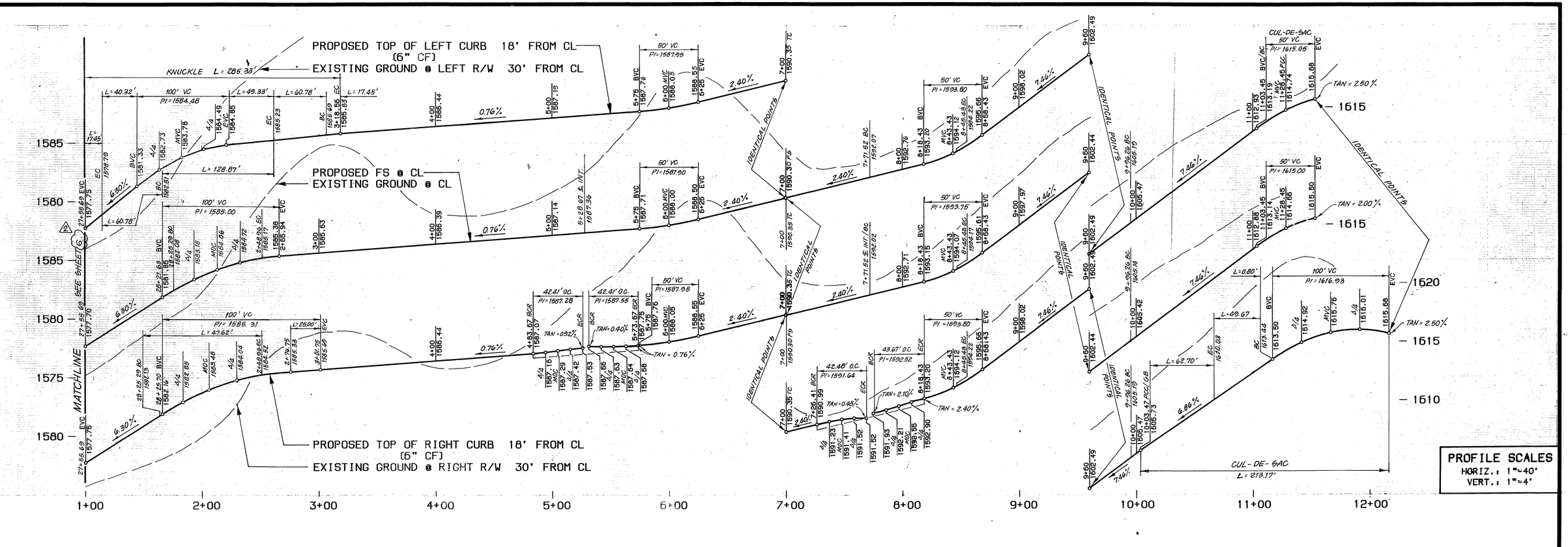
ACCOUNT NO. R-3002 A
SHEET 4 OF 7

D-2

•P• STREET IMP. - INC. 2 - SHEET 6/9 - 8210.32|PF: 726004 136 01-Feb-89 04:30 PM / 726004-5702

INDEXED 6-20-97

REVISIONS SHOWN C.S.P.
6-20-97



SUTHERLAND DRIVE

FOR PLANVIEW SEE SHEET 4 (2)

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

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

(1)

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 1951 ELEVATION 1451.887 (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

(2)

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

APPROVED BY: 5-26-97
CHRIS D. CUMMINS REG CIVIL ENGINEER NO. 41983 DATE

MARK	REVISIONS	APPR.	DATE
2	REVISIONS FOR SALES PHASING	JJK	6/4/97
1	ADDED SHEET 6A FOR PROFILE SUTHERLAND DRIVE	JJK	5/27/97

DESIGNED BY SK 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		

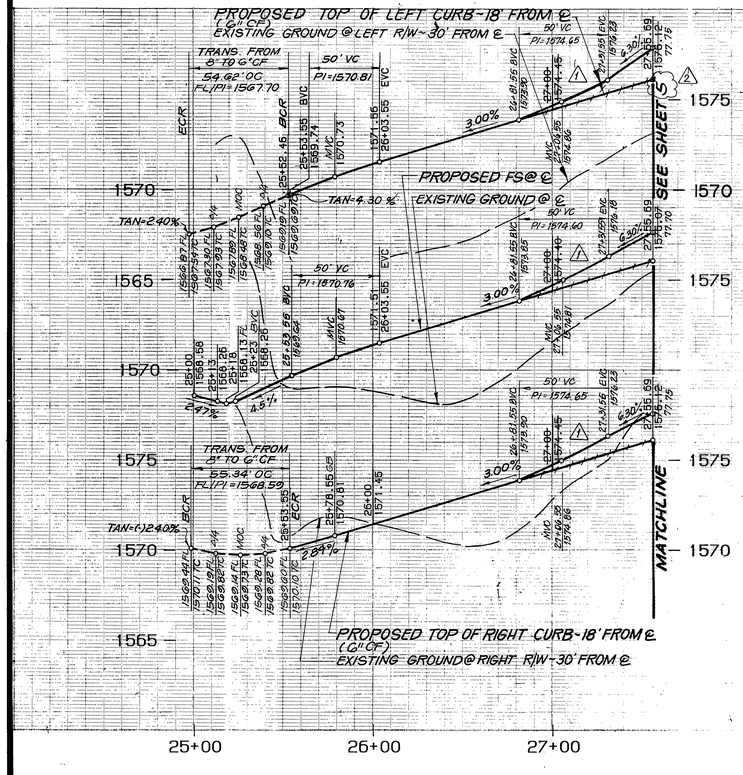
APPROVED BY: [signature]
PUBLIC WORKS DIRECTOR
DATE 5/15/97

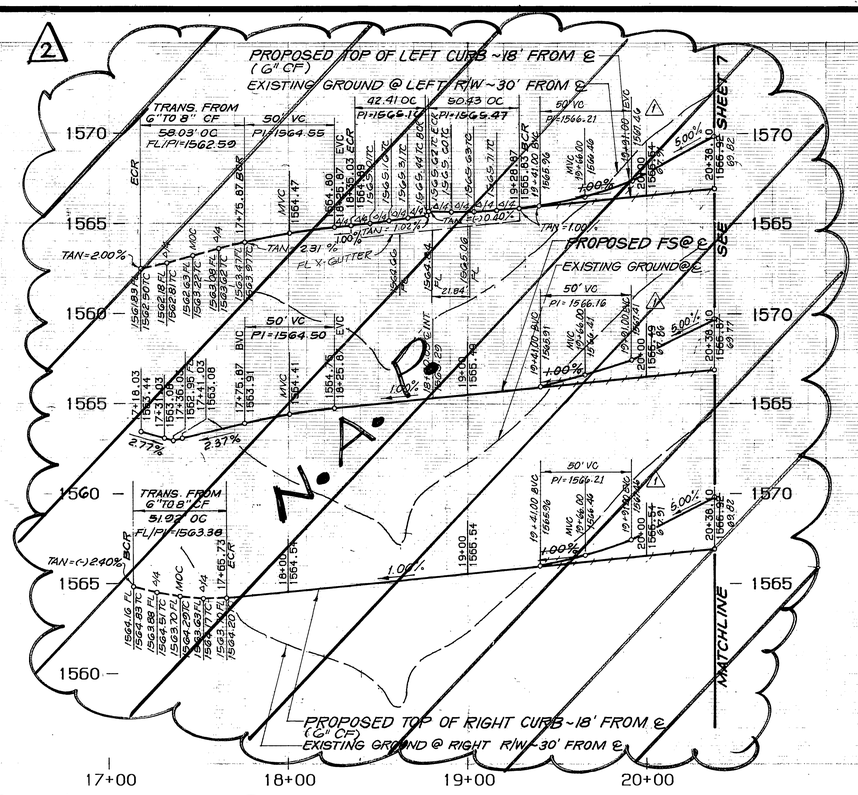
(2) PHASE D-2
STREET IMPROVEMENT PLANS
(2) PORTION TRACT 22408-2
SUTHERLAND DRIVE

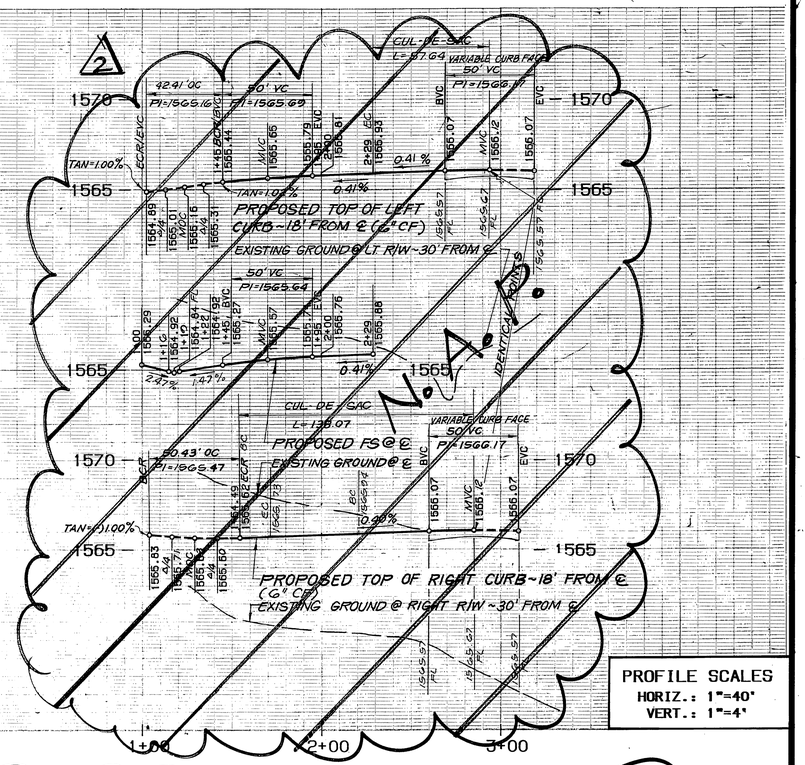
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. R-3092 (A)
(2) SHEET 5 OF 7
D-2

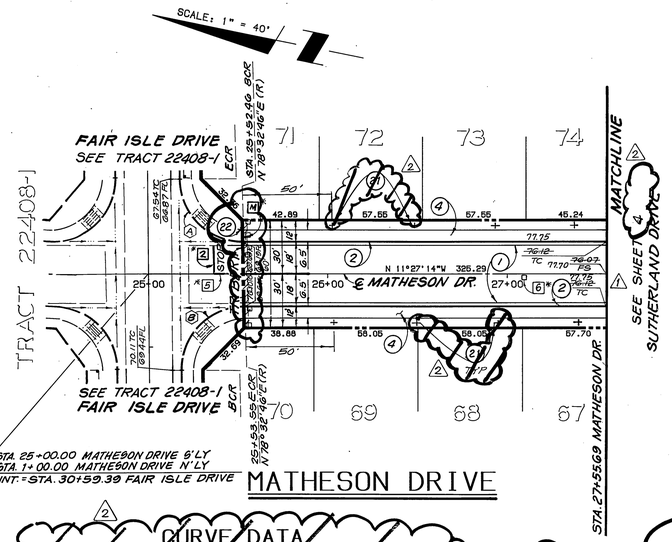
P ST IMP. - INC. 2 - SUTHER SHT 6A/9 -- 4310.3219F: 726004 236 27-Apr-92 03:16 PM / 726004-530B
INDEXED 6-20-97 GH







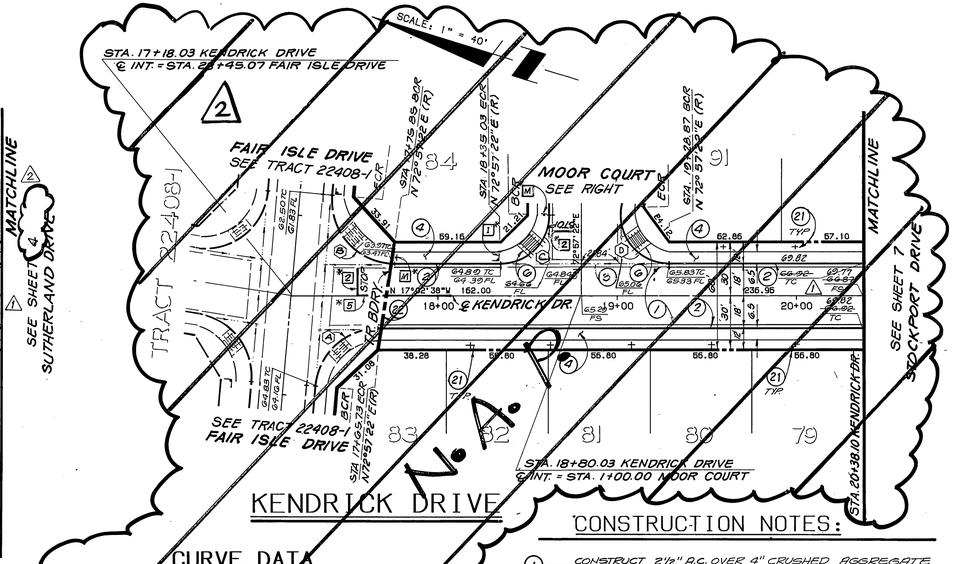
PROFILE SCALES
HORIZ.: 1"=40'
VERT.: 1"=4'



MATHESON DRIVE

CURVE DATA

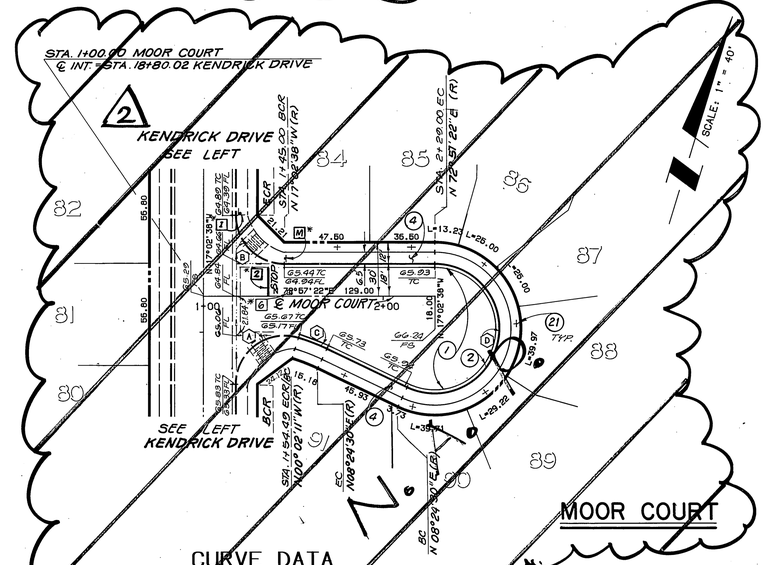
	DELTA	RADIUS	LENGTH	TANGENT
A	80°29'36"	35.00	54.62	34.04
B	90°35'24"	35.00	55.34	35.56



KENDRICK DRIVE

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	65°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



MOOR COURT

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	107°00'27"	27.00	50.43	35.49
B	90°00'00"	27.00	42.41	27.00
C	08°25'41"	115.00	16.95	8.49
D	256°27'08"	36.00	129.09	159.41

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

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
2 5 ~~CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220, TYPE V, W = 6'~~
2 6 ~~CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304~~
22. REMOVE BARRICADE & REDWOOD HEADER
21 2 PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHT. 7 FOR SPECS. AND QUANTITIES)

*NOTE: SEE SHEET 7 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, 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 1451.887 (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. YALE
R.C.E. NO. 40023
4/25/97 DATE
EXP. 12-31-97

CIVIL STATE OF CALIFORNIA

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		
1	REVISED FOR GRADING REVISIONS		

DESIGNED BY SK DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		4/29/96	
PARK DEPARTMENT		11-7-96	ROS
TRAFFIC DIVISION		4/29/96	
CHIEF P.W. ENGINEER		4/29/96	

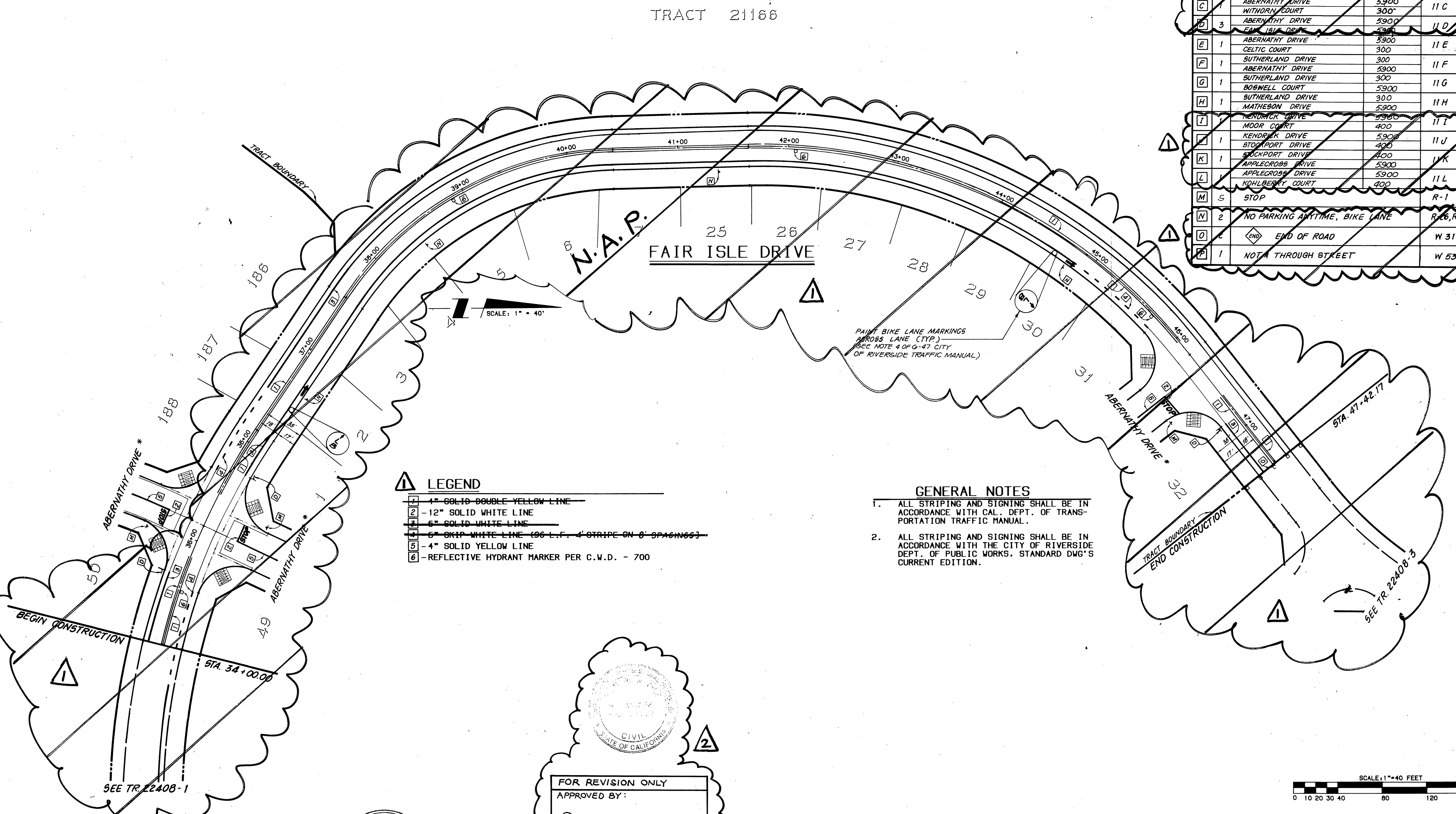
APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 4/22/96

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

ACCOUNT NO. R-3002A
SHEET 6 OF 7
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

0-2

- *P* STREET IMP. - INC. 2 - SHEET 6/9 - 82(0.32)PF: 726004 138 01-Feb-89 06:19 PM / 726004-5702
INDEXED 6-20-97 GH



TRAFFIC & STREET NAME SIGN SCHEDULE

CONST. PER CITY STANDARD DRAWINGS 662A & 666

	QTY.			
B	1	ABERNATHY DRIVE PAISLEY COURT	5800 300	11 B
C	1	ABERNATHY DRIVE WITHORN COURT	5900 300	11 C
D	3	ABERNATHY DRIVE FAIR ISLE DRIVE	5900 5900	11 D
E	1	ABERNATHY DRIVE CELTIC COURT	5900 300	11 E
F	1	SUTHERLAND DRIVE ABERNATHY DRIVE	300 5900	11 F
G	1	SUTHERLAND DRIVE BOSWELL COURT	300 5900	11 G
H	1	SUTHERLAND DRIVE MATHESON DRIVE	300 5900	11 H
I	1	KENDRICK DRIVE MOOR COURT	5900 400	11 I
J	1	KENDRICK DRIVE STOCKPORT DRIVE	5900 400	11 J
K	1	STOCKPORT DRIVE APPLECROSS DRIVE	400 5900	11 K
L	1	APPLECROSS DRIVE KOHLBERRY COURT	5900 400	11 L
M	5	STOP		R-1
N	2	NO PARKING ANYTIME, BIKE LANE		R26, 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 (96 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.

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

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

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

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 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

THE KEITH COMPANIES
6296 RIVER CREST DRIVE SUITE K RIVERSIDE, CA 92507 (714) 653-0234
APPROVED BY: 2-3-89
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE

MARK	REVISIONS	APPR.	DATE
1	REVISIONS FOR SALES PHASING		4/9/97

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	RMG

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 4/22/90

PHASE D-2 (2)
STRIPING/SIGNING PLANS
(2) PORTION TRACT 22408-2
FAIR ISLE DRIVE
HORIZ. SCALE: 1" = 40' VERT. SCALE:

ACCOUNT NO.
R-3092 A
SHEET 7 OF 7

D-2

P STRIPING/SIGNING-IND. 2-SHT. 10/10 - 02(D.32)PF: 726004 10131 02-Feb-89 08:48 AM /
INDEXED 6-20-97