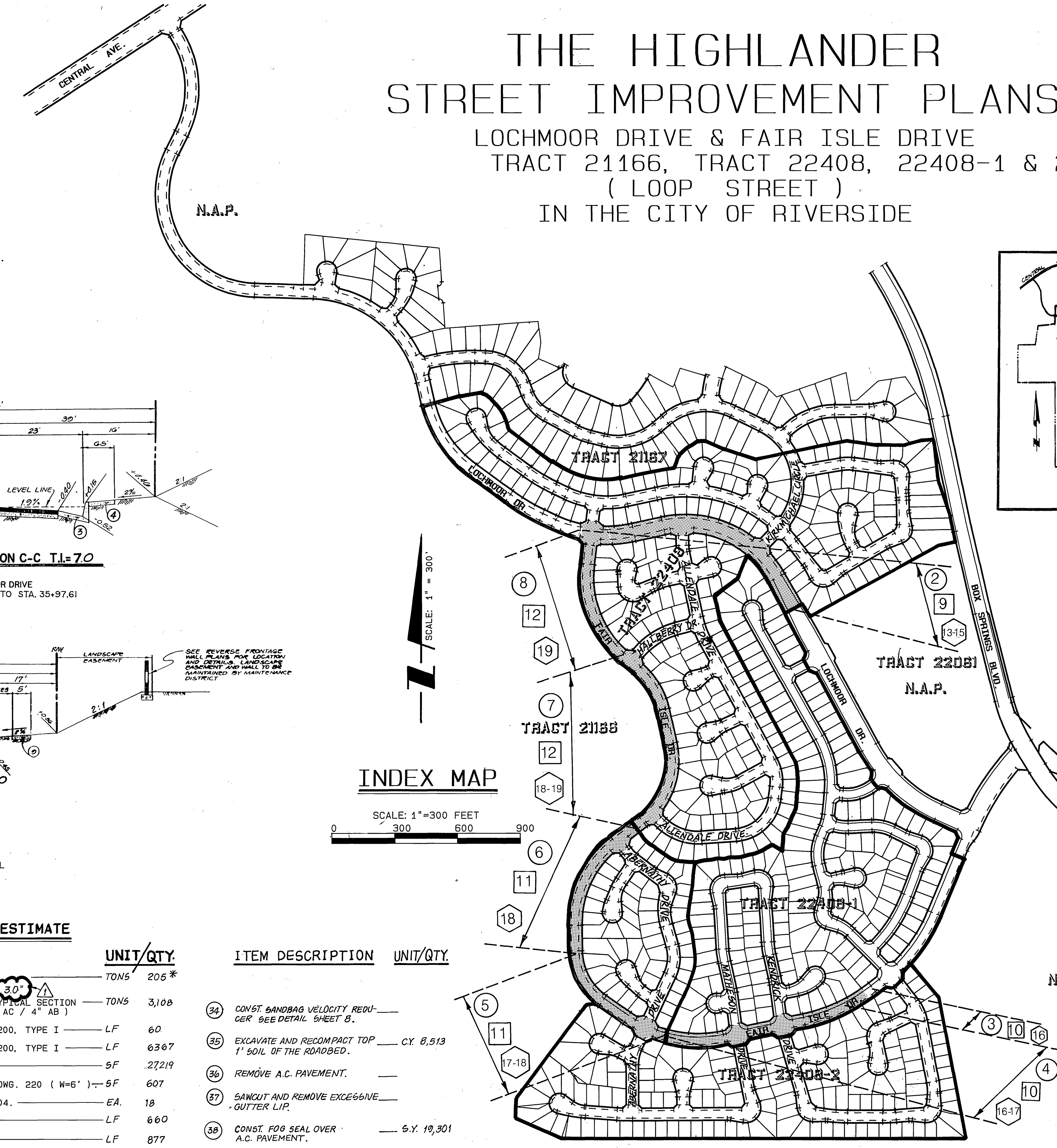
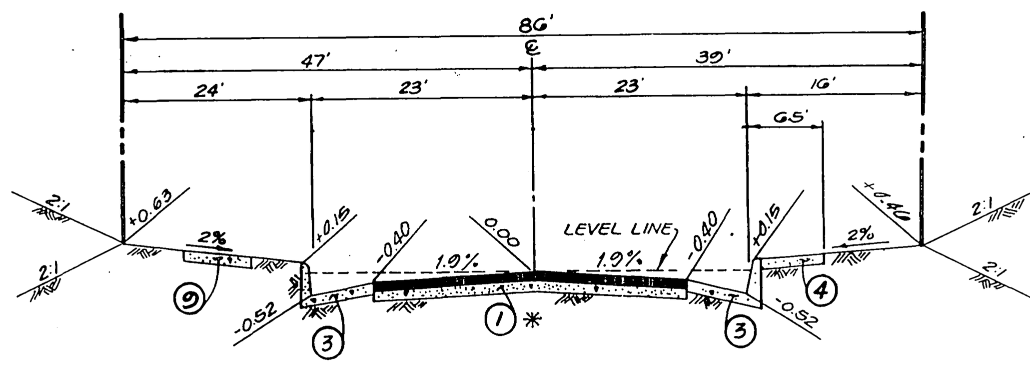
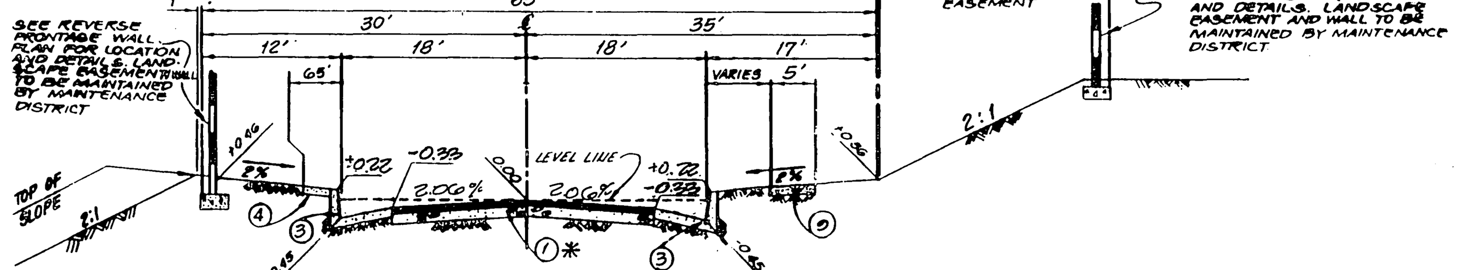
THE HIGHLANDER
STREET IMPROVEMENT PLANS
LOCHMOOR DRIVE & FAIR ISLE DRIVE
TRACT 21166, TRACT 22408, 22408-1 & 22408-2
(LOOP STREET)
IN THE CITY OF RIVERSIDE

INDEX MAP





TYPICAL SECTION C-C T.I.= 7.0
N.T.S.
LOCHMOOR DRIVE
STA. 25+51.00 TO STA. 35+97.61



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

✱ NOTE : 71 ⚠1

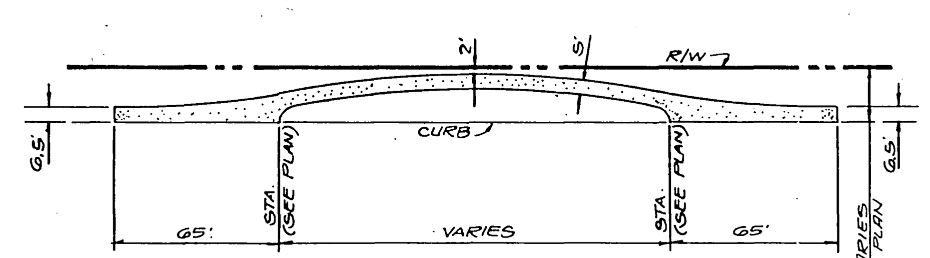
THE STRUCTURE SECTION AND RELATED QUANTITIES SHOWN ARE BASED ON AN R - VALUE OF ~~75~~ WHICH IS BELIEVED TO BE A REASONABLE REPRESENTATIVE OF THE PROJECT AREA. AFTER THE SUBGRADE IS EXPOSED, ADDITIONAL SOIL SAMPLES WILL BE TESTED FOR DETERMINATION OF FINAL R - VALUES SUBJECT TO PUBLIC WORKS DEPARTEMENT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

CONSTRUCTION NOTES & QUANTITY ESTIMATE

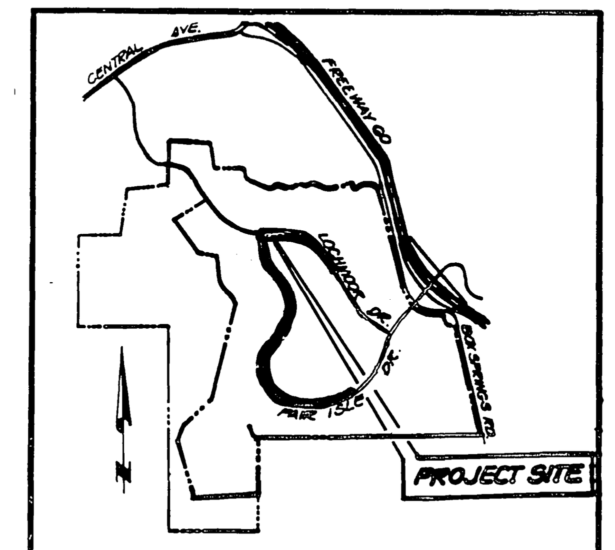
	ITEM DESCRIPTION	UNIT	QTY.
(1A)	CONSTRUCT A.C. CAP (0.1' ±)	TONS	205 ✱
(1)	CONSTRUCT AC OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION (T.I. 6.0 = ~~3.5"~~ 3.0" ⚠1 AC / 4" AB, T.I. 7.0 = ~~3.72"~~ 3.0" ⚠1 AC / 4" AB)	TONS	3,108
(2)	CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG. 200, TYPE I	LF	60
(3)	CONSTRUCT 8" CURB & GUTTER PER CITY STD. DWG. 200, TYPE I	LF	6367
(4)	CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.	SF	27,219
(5)	CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. DWG. 220 (W=6')	SF	607
(6)	CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. 304.	EA.	18
(7)	CONSTRUCT BARRICADE PER CITY STD. DWG. 180.	LF	660
(8)	CONSTRUCT 8" TO 6" CURB FACE TRANSITION.	LF	877
(9)	CONSTRUCT MEANDERING SIDEWALK. SEE DETAIL THIS SHEET.	SF	16,898
(10)	INSTALL REDWOOD HEADER.	LF	315
(28)	CONSTRUCT DRIVEWAY PER CITY STD. DWG. 302, (TYPE V) A = 16.0', B = 23.0'.	SF	215
(31)	INSTALL 3" PVC PIPE (SCH 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WATERLINE OR WIRES, SEE LANDSCAPE PLANS.	LF	50
(32)	INSTALL 4" PVC PIPE (SCH 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WATERLINE OR WIRES, SEE LANDSCAPE PLANS.	LF	50

✱ INCLUDES 5% CONTINGENCIES

	ITEM DESCRIPTION	UNIT/QTY.
(34)	CONST. SANDBAG VELOCITY REDUCER SEE DETAIL SHEET 8.	___
(35)	EXCAVATE AND RECOMPACT TOP 1' SOIL OF THE ROADBED.	C.Y. 8,513
(36)	REMOVE A.C. PAVEMENT.	___
(37)	SAWCUT AND REMOVE EXCESSIVE GUTTER LIP.	___
(38)	CONST. FOG SEAL OVER A.C. PAVEMENT.	S.Y. 19,301
(39)	ADJUST TO FINISH SURFACE GRADE.	___



MEANDERING SIDEWALK DETAIL
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHEET INDEX/LEGEND

SHT. NO.	DESCRIPTION
1	TITLE
○ 2 - 8	PLAN AND PROFILES
□ 9 - 12	STRIPING PLANS
⬡ 13 - 21	REVERSE FRONTAGE WALL PLANS

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 WELLS FARGO BANK.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 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 WELS FARGO BANK. ARE NOT RESPONSIBLE FOR THEIR ACCURACY.

THE CONTRACTOR 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 ELEVATI ONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.

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

THE OWNER (WELLS FARGO BANK).
SHALL ARRANGE FOR A SOILS 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.
IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

THE CONTRACTOR SHALL CONTACT THE STREET DIVISION (909) 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 (5) DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.

THE CONTRACTOR TO GIVE THE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF GRADING AND/OR CONSTRUCTION AND ALLOW THE CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK.
(909) 351-6150

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.

CONSTRUCT BLOCK WALL PER RIVERSIDE CITY STANDARD 704 OR APPROVED DESIGNS (SEE PLAN FOR HEIGHT, COLOR AND TYPE) THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.

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 FROM 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.

FOR REVISIONS SHOWING PARTIAL CONSTRUCTION OF IMPROVEMENTS BASED ON THE PHASING OF DEVELOPMENT. MW 5/10/95

FOR PLANS APPROVALS
SEE R-3073, R-3092 & R-3130

BENCH MARK:

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 TRACT. 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
Call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE TOU DIG

SEAL: REGISTERED PROFESSIONAL ENGINEER RICHARD T. ROBOTTA NO. 41078 EXP. 03/31/99 CIVIL STATE OF CALIFORNIA

THE KEITH COMPANIES Inland Empire
Planning · Civil Engineering · Landscape Architecture · Land Surveying · Construction Management
22690 Cactus Ave., Suite 300, Moreno Valley, CA (909)653-0234

PREPARED UNDER THE SUPERVISION OF: 5/4/95
APPROVED BY: RICHARD T. ROBOTTA DATE:
R.C.E. 41078 , EXP. DATE 3-31-99

MARK	REVISIONS	APPR.	DATE
⚠1	REVISED PAVING SECTIONS PER SR# 1500	MW FRED	10/7/95

DESIGNED BY ______ DRAWN BY ______ CHECKED BY ______ FRED

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

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

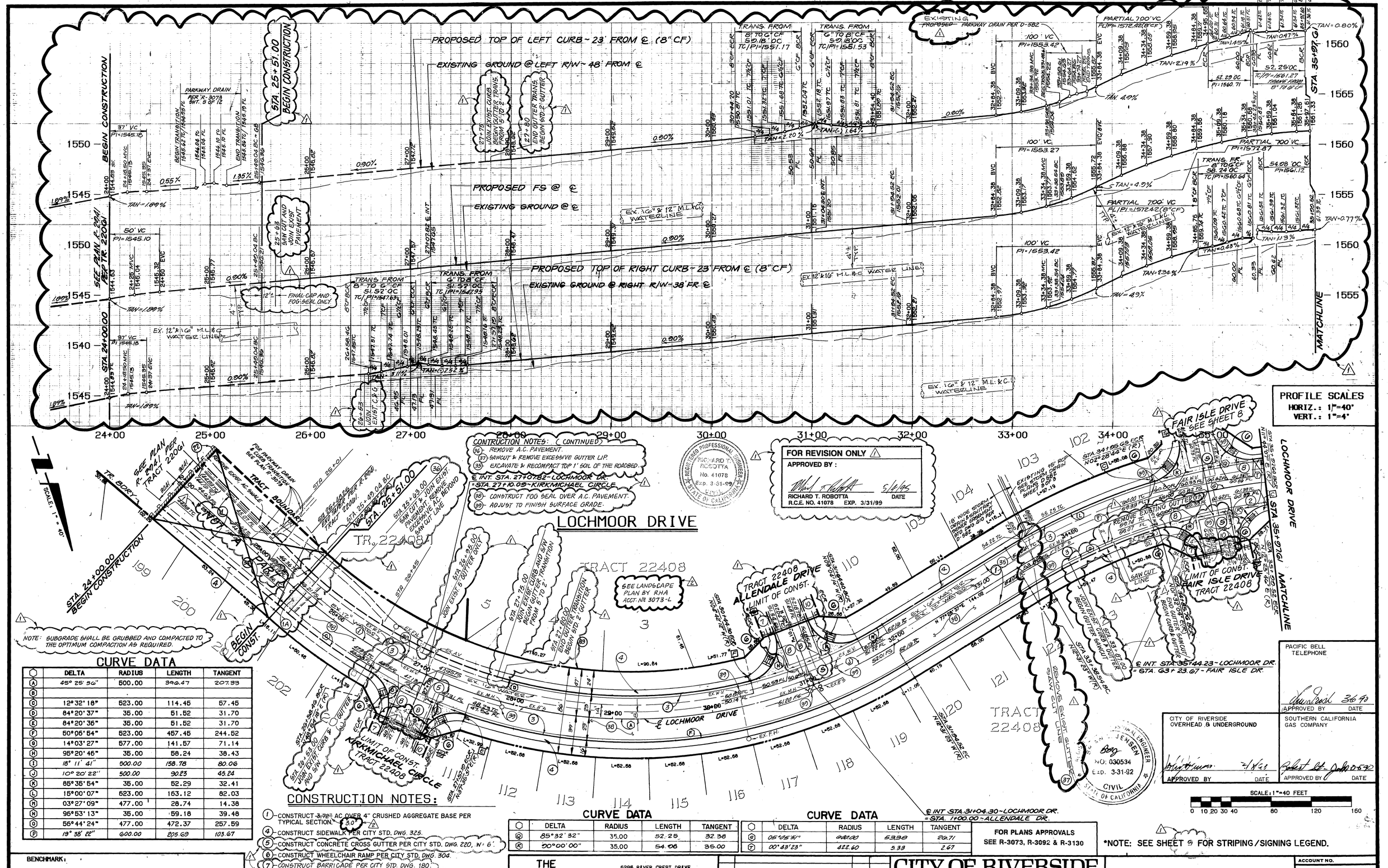
APPROVED BY :
PUBLIC WORKS DIRECTOR
DATE : ______

STREET IMPROVEMENT PLANS
THE HIGHLANDER
LOCHMOOR DRIVE & FAIR ISLE DRIVE
TITLE SHEET

HORIZ. SCALE : AS SHOWN VERT. SCALE : N/A

ACCOUNT NO.
R-3130A
SHEET 1 OF 21
30526.00

INDEXED 2/29/96 LH



CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	45° 25' 56"	500.00	396.47	207.93
(B)				
(C)	12°32'18"	523.00	114.45	57.45
(D)	84°20'37"	35.00	51.52	31.70
(E)	84°20'36"	35.00	51.52	31.70
(F)	50°06'54"	523.00	457.45	244.52
(G)	14°03'27"	577.00	141.57	71.14
(H)	95°20'46"	35.00	58.24	38.43
(I)	18° 11' 41"	500.00	158.78	80.06
(J)	10° 20' 22"	500.00	90.23	45.24
(K)	85°35'54"	35.00	52.29	32.41
(L)	15°00'07"	523.00	163.12	82.03
(M)	03°27'09"	477.00	28.74	14.38
(N)	95°53'13"	35.00	59.18	39.48
(O)	56°44'24"	477.00	472.37	257.59
(P)	19° 38' 22"	600.00	205.69	103.67

CONSTRUCTION NOTES:

1. CONSTRUCT ~~3.72"~~ 3.0" AC OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
4. CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.
5. CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. DWG. 220, W = 6'.
6. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. 304.
7. CONSTRUCT BARRICADE PER CITY STD. DWG. 180.
8. CONSTRUCT 8" TO 6" CURB FACE TRANSITION.
10. INSTALL REDWOOD HEADER
14. CONSTRUCT A.C. CAP (0.1'±)
3. CONSTRUCT 8" C.F. CURB & GUTTER PER CITY STD. DWG. 200, TYPE I.
2. CONSTRUCT 6" C.F. CURB & GUTTER PER CITY STD. DWG. 200, TYPE I.

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(Q)	85°32' 32"	35.00	52.25	32.38
(R)	00°00'00"	35.00	54.06	35.00

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(S)	05°05'41"	900.00	53.38	26.71
(T)	00°43'23"	422.60	5.33	2.67

BENCHMARK:

CITY OF RIVERSIDE BENCHMARK H8-F.
P.K. NAIL AND CITY ENGINEER TAG IN THE EASTERLY CORNER OF CATCHBASIN AT THE SOUTHEAST CORNER OF CENTRAL AVENUE AT BOX SPRINGS BOULEVARD.

ELEVATION - 1360.91

THE KEITH COMPANIES
6296 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 685-6234

APPROVED BY: BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 5-17-89 DATE

MARK	REVISIONS	APPR.	DATE
2	ADDED LANDSCAPE PVC. SLEEVES AND		
	REVISED PAVING SECTIONS PER SRT 5-20-91		6/10/91
1	REVISE PROFILES, ADD WATERLINES		5/10/91
	REVISE TITLE BLOCK, UPDATE EXIST. STREET		
	DATA, CHANGE BEG. OF CONST. ADD LIMIT OF CONST.		

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	6/6/91	
PARK DEPARTMENT	5-17-91	
TRAFFIC DIVISION	6-5-91	
CHIEF P. W. ENGINEER	6-18-91	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 6/20/91

STREET IMPROVEMENT PLANS
TRACT 22408-1 & 22408
LOCHMOOR DRIVE
STA. 25+49.04 TO STA. 35+97.61

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

ACCOUNT NO.
R-3130A
SHEET 2 OF 21

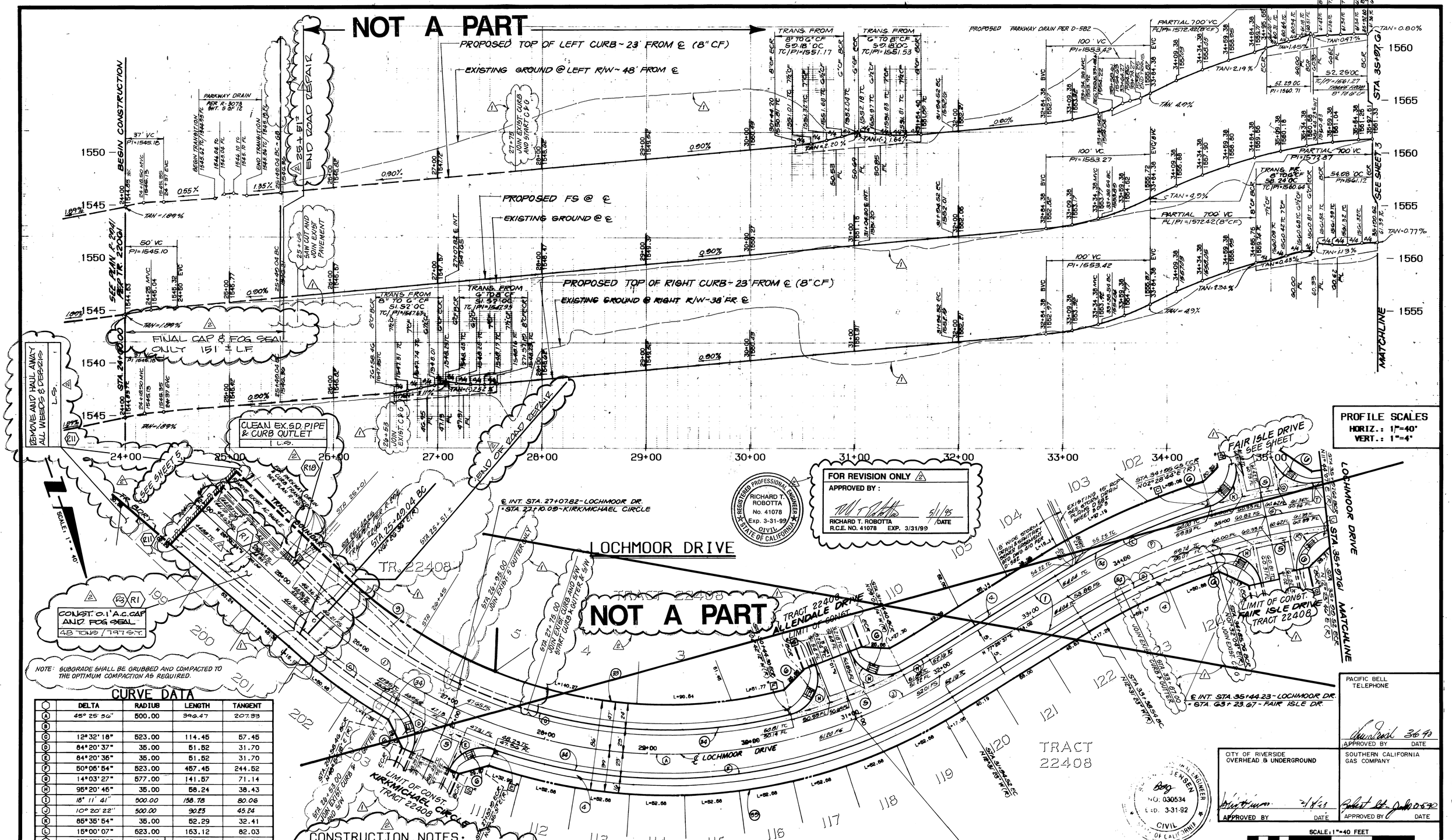
*P# ST. IMP. LOCHMOOR 24+00 SHT. 9 - 1063(0.32)PF: 726005 13 24-Mar-89 05:12 PM / 726005-5302

INDEXED 2/29/96 GH

MISSING SHEET

MISSING SHEET

MISSING SHEET



CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	45° 25' 50"	500.00	396.47	207.93
B				
C	12°32' 18"	523.00	114.45	57.45
D	84°20' 37"	35.00	51.52	31.70
E	84°20' 36"	35.00	51.52	31.70
F	50°06' 54"	523.00	457.45	244.52
G	14°03' 27"	577.00	141.57	71.14
H	95°20' 46"	35.00	58.24	38.43
I	18° 11' 41"	500.00	158.78	80.06
J	10° 20' 22"	500.00	90.23	45.24
K	85°35' 54"	35.00	52.29	32.41
L	15°00' 07"	523.00	163.12	82.03
M	03°27' 09"	477.00	28.74	14.38
N	96°53' 13"	35.00	59.18	39.48
O	56°44' 24"	477.00	472.37	257.59
P	19° 38' 22"	600.00	205.69	103.67

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
Q	85°32' 32"	35.00	52.26	32.38
R	90°00' 00"	35.00	54.06	35.00

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
S	05°15' 51"	600.00	53.38	26.71
T	00°48' 23"	422.60	5.33	2.67

CONSTRUCTION NOTES:

THIS SECTION OF STREET WORK CONSISTS OF ONLY THE FOLLOWING ITEMS:

1. REPLACE AND REPAIR DAMAGED ROADWAY IMPROVEMENT AS INDICATED ON PLAN AS CLOUDED (2) (SEE SHEET 1 FOR CONSTRUCTION NOTES)
2. CONSTRUCT A.C. CAP (0.1'±) AND FOG SEAL OVER EXISTING A.C. PAVEMENT AS SHADED AND AS NOTED (R1) (22)
3. REMOVE AND HAUL AWAY ALL WEEDS AND DEBRIS WITHIN THE RIGHT-OF-WAY AND ALL SLOPES ADJACENT TO THE STREET RIGHT-OF-WAY FROM STA. 24+00 TO STA. 25+51. (21)

BENCHMARK:

CITY OF RIVERSIDE BENCHMARK H8-F.
P.K. NAIL AND CITY ENGINEER TAG IN THE EASTERLY CORNER OF CATCHBASIN AT THE SOUTHEAST CORNER OF CENTRAL AVENUE AT BOX SPRINGS BOULEVARD.

ELEVATION - 1360.91

THE KEITH COMPANIES
6296 RIVER CREST DRIVE SUITE K RIVERSIDE, CA 92507 (714) 685-9224

APPROVED BY: BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE 5-17-89

MARK	REVISIONS	APPR.	DATE
2	REV. TITLE BLK. & ADD ROAD REPAIR NOTES.		6/6/91
1	REVISE TITLE BLOCK. UPDATE EXIST. STREET DATA. CHANGE BEG. OF CONST. ADD LIMIT OF CONST.		6-5-91

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	6/6/91	
PARK DEPARTMENT	5-17-91	
TRAFFIC DIVISION	6-5-91	
CHIEF F. W. ENGINEER	6/13/91	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 6/20/91

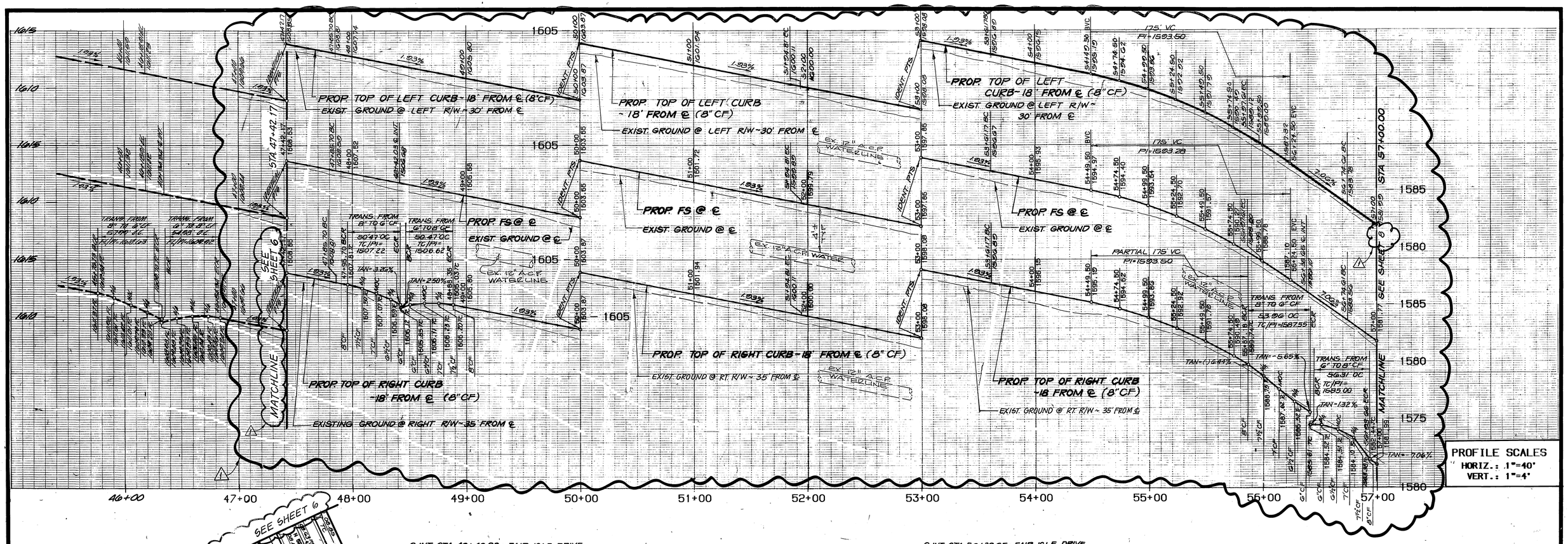
THE HIGHLANDER STREET REPAIR PLANS
TRACT 22408-1 & 22408
LOCHMOOR DRIVE
STA. 24+00.0 TO STA. 25+51.0

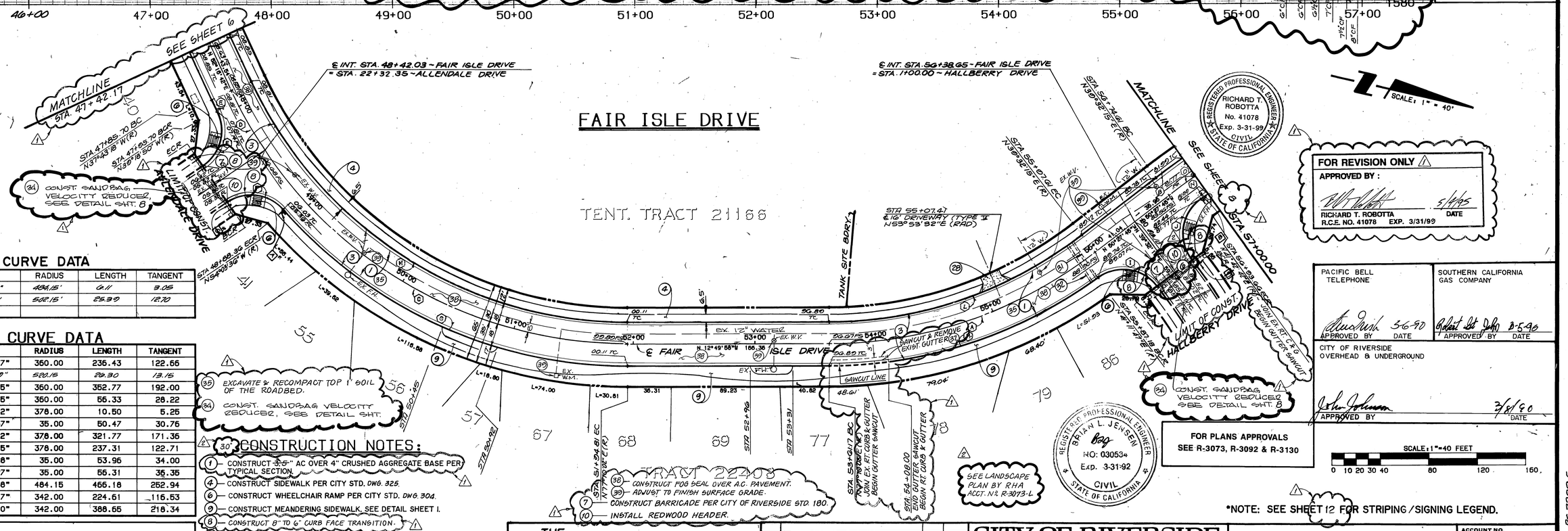
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. R-3130A

SHEET 6 OF 16

P ST. IMP. LOCHMOOR 24+00 SHT. 9 - 1063[0.32]PF: 726005 139 24-Mar-89 06:12 PM / 726005-5302





CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(N)	0°43'22"	484.15'	6.11	3.05
(O)	12°53'40"	506.15'	25.30	12.70

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	37°37'47"	360.00	236.43	122.55
(B)	02°53'40"	520.15	26.30	13.15
(C)	55°08'45"	360.00	352.77	192.00
(D)	08°57'55"	360.00	56.33	28.22
(E)	01°35'32"	378.00	10.50	5.25
(F)	82°37'37"	35.00	50.47	30.76
(G)	48°46'22"	378.00	321.77	171.36
(H)	35°58'15"	378.00	237.31	122.71
(I)	88°20'28"	35.00	53.96	34.00
(J)	92°10'27"	35.00	56.31	36.35
(K)	55°10'08"	484.15	466.18	252.94
(L)	37°37'47"	342.00	224.61	116.53
(M)	65°06'40"	342.00	388.65	218.34

CONSTRUCTION NOTES:

(1) CONSTRUCT 3.5" AC OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
(4) CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.
(6) CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. 304.
(9) CONSTRUCT MEANDERING SIDEWALK. SEE DETAIL SHEET 1.
(8) CONSTRUCT 8" TO 6" CURB FACE TRANSITION.
(28) CONSTRUCT DRIVEWAY PER CITY STD. DWG. 302, TYPE V, A=16.0', B=23.0'.
(31) INSTALL 3" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES. SEE LANDSCAPE PLANS.
(32) INSTALL 2" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WATERLINE. SEE LANDSCAPE PLANS.
(37) SAWCUT AND REMOVE EXCESSIVE GUTTER LIP.
(3) CONSTRUCT 8" CF CURB & GUTTER PER CITY STD. DWG. 200, TYPE I.
(38) CONSTRUCT FOG SEAL OVER A.C. PAVEMENT.
(39) ADJUST TO FINISH SURFACE GRADE.
(7) CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. 180.
(10) INSTALL REDWOOD HEADER.

BENCHMARK:

CITY OF RIVERSIDE BENCHMARK H8-F.
P.K. NAIL AND CITY ENGINEER TAG IN THE EASTERLY CORNER OF CATCHBASIN AT THE SOUTHEAST CORNER OF CENTRAL AVENUE AT BOX SPRINGS BOULEVARD.

ELEVATION - 1360.91

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

APPROVED BY: 5-17-89
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE

MARK	REVISIONS	APPR	DATE
2	ADDED LANDSCAPE PVC SLEEVES AND REVISED PAVING SECTIONS PER SP-300		10/17/95
1	REVISED PROFILES, ADD WATERLINES, REVISED TITLE BLOCK, SHEET NUMBERS, CONST. NOTES & LIMITS		5/14/91

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	6/6/91	
PARK DEPARTMENT	5-17-91	
TRAFFIC DIVISION	6-5-91	
CHIEF P. W. ENGINEER	6-28-91	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 6/20/91

STREET IMPROVEMENT PLANS
TRACT 22408
FAIR ISLE DRIVE
STA. 47+42.17 TO STA. 57+00.00
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO.
R-3130A
SHEET 7 OF 21

REGISTERED PROFESSIONAL ENGINEER RICHARD T. ROBOTTA No. 41078 Exp. 3-31-99 CIVIL STATE OF CALIFORNIA

FOR REVISION ONLY
APPROVED BY: 5/14/95
RICHARD T. ROBOTTA R.C.E. NO. 41078 EXP. 3/31/99 DATE

PACIFIC BELL TELEPHONE
APPROVED BY 3-6-90 DATE

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY 3-5-90 DATE

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
APPROVED BY 3/8/90 DATE

FOR PLANS APPROVALS SEE R-3073, R-3092 & R-3130

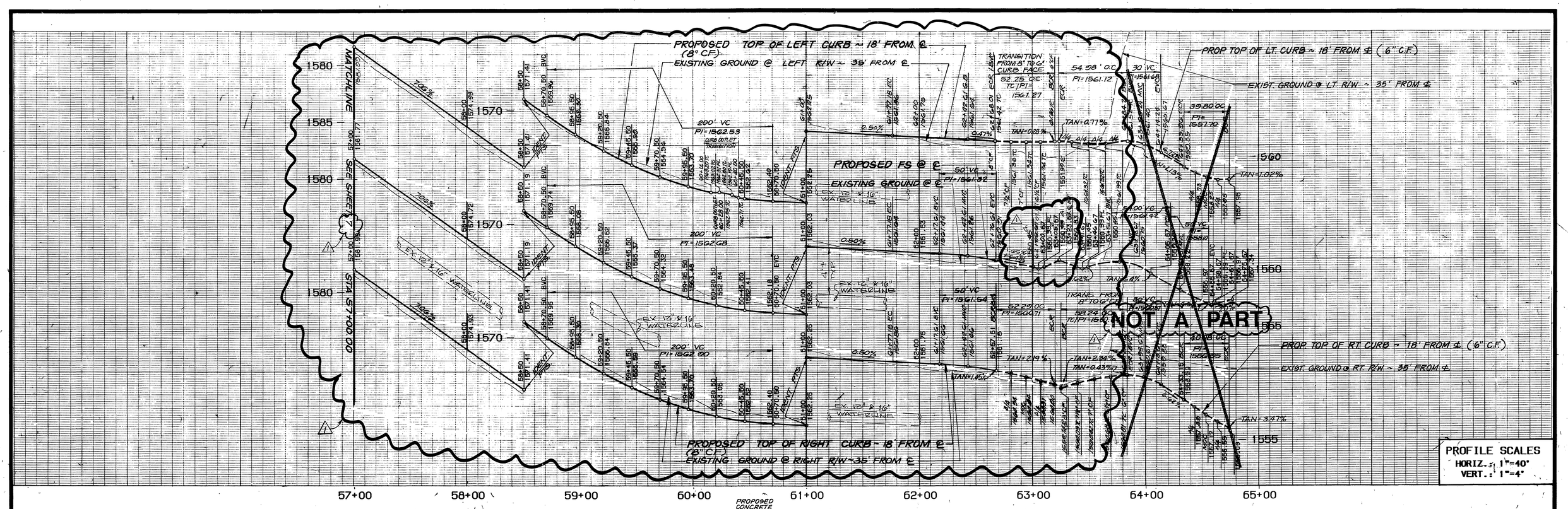
REGISTERED PROFESSIONAL ENGINEER BRIAN L. JENSEN NO: 030534 Exp. 3-31-92 CIVIL STATE OF CALIFORNIA

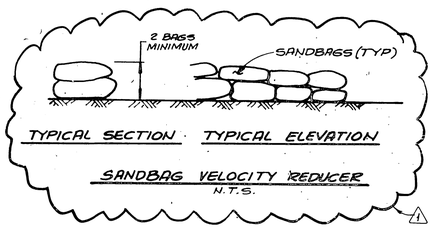
SCALE: 1"=40 FEET
0 10 20 30 40 80 120 160

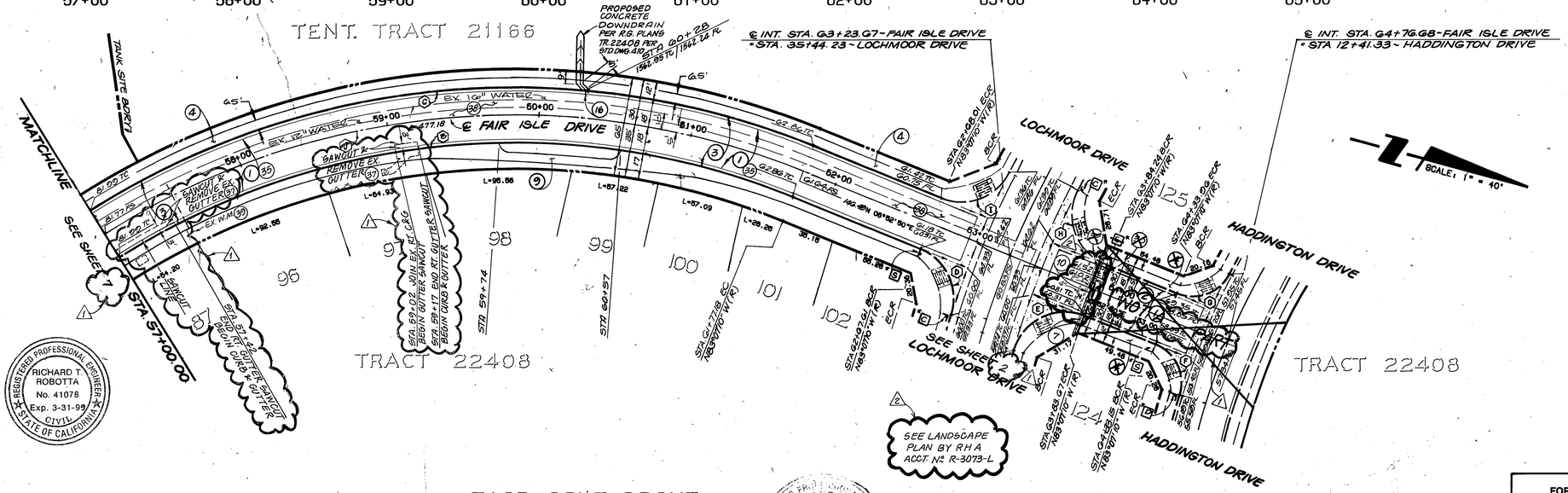
*NOTE: SEE SHEET 12 FOR STRIPING/SIGNING LEGEND.

PC-32995

P ST IMP - FAIR ISLE DRIVE - SHT 13 - 10530.3:1PF: 726005 10133 27-Mar-89 05:11 PM / 726005-5302
INDEXED 2/29/96 GH







SEE LANDSCAPE PLAN BY R.H.A. ACCT. Nº R-3073-L

FOR REVISION ONLY

APPROVED BY:

RICHARD T. ROBOTTA — DATE 5/4/95
R.C.E. NO. 41078 EXP. 3/31/99

REGISTERED PROFESSIONAL ENGINEER — RICHARD T. ROBOTTA No. 41078 Exp. 3-31-99 CIVIL — STATE OF CALIFORNIA

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	92°10'27"	35.00	56.31	36.35
B	54°26'46"	484.15	460.07	249.07
C	54°26'46"	520.15	494.28	267.69
D	85°35'54"	35.00	52.29	32.41
E	95°20'45"	35.00	58.24	38.43
F	85°02'40"	27.00	40.08	24.75
G	84°27'35"	27.00	39.80	24.51
H	90°00'00"	35.00	54.98	35.00
I	85°32'32"	35.00	52.25	32.38
J	54°28'46"	502.15	477.18	258.33

CONSTRUCTION NOTES:

(1) CONSTRUCT ~~3.5"~~ AC OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION. (2) 30"

(4) CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.

(9) CONSTRUCT MEANDERING SIDEWALK. SEE DETAIL SHEET 1.

(16) CONSTRUCT CURB OUTLET PER CITY OF RIVERSIDE STD. DWG. 410.

(35) EXCAVATE AND RECOMPACT TOP 1' SOIL OF THE ROADBED.

(37) SAWCUT AND REMOVE EXCESSIVE GUTTER LIP.

(38) CONSTRUCT FOG SEAL OVER A.C. PAVEMENT.

(39) ADJUST TO FINISH SURFACE GRADE.

(3) CONSTRUCT 8" CF CURB & GUTTER PER CITY STD. DWG. 200, TYPE I.

FAIR ISLE DRIVE

(7) CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG. 160.

(10) INSTALL REDWOOD HEADER.

REGISTERED PROFESSIONAL ENGINEER — BRIAN L. JENSEN MO: 030534 Exp. 3-31-92 CIVIL — STATE OF CALIFORNIA

FOR PLANS APPROVALS SEE R-3073, R-3092 & R-3130

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

*NOTE: SEE SHEET 12 FOR STRIPING/SIGNING LEGEND.

BENCHMARK:

CITY OF RIVERSIDE BENCHMARK H8-F.
P.K. NAIL AND CITY ENGINEER TAG IN THE EASTERLY CORNER OF CATCHBASIN AT THE SOUTHEAST CORNER OF CENTRAL AVENUE AT BOX SPRINGS BOULEVARD.

ELEVATION - 1360.91

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND — APPROVED BY — DATE 3/8/91

THE KEITH COMPANIES — 5296 RIVER CREST. DRIVE, SUITE K, RIVERSIDE, CA 92507, (714) 653-0234 — APPROVED BY: BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 — DATE 5-17-89

PACIFIC BELL TELEPHONE — APPROVED BY — DATE 3-6-90

SOUTHERN CALIFORNIA GAS COMPANY — APPROVED BY — DATE 3-6-90

MARK	REVISIONS	APPD	DATE
2	ADDED LANDSCAPE P.V.C. SLEEVES AND REVISED PAVING SECTIONS PER SD #1500		
1	REVISED PROFILES, ADD WATERLINES, REVISED TITLE BLOCK, SHEET NUMBERS, AND CONST. NOTES		

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	6/6/91	
PARK DEPARTMENT	5/17/91	
TRAFFIC DIVISION	6-5-91	
CHIEF P. W. ENGINEER		

APPROVED BY — PUBLIC WORKS DIRECTOR — DATE 6/20/91

STREET IMPROVEMENT PLANS
TRACT 22408
FAIR ISLE DRIVE
(STA. 57+00.00 TO STA. 62+68.01)

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

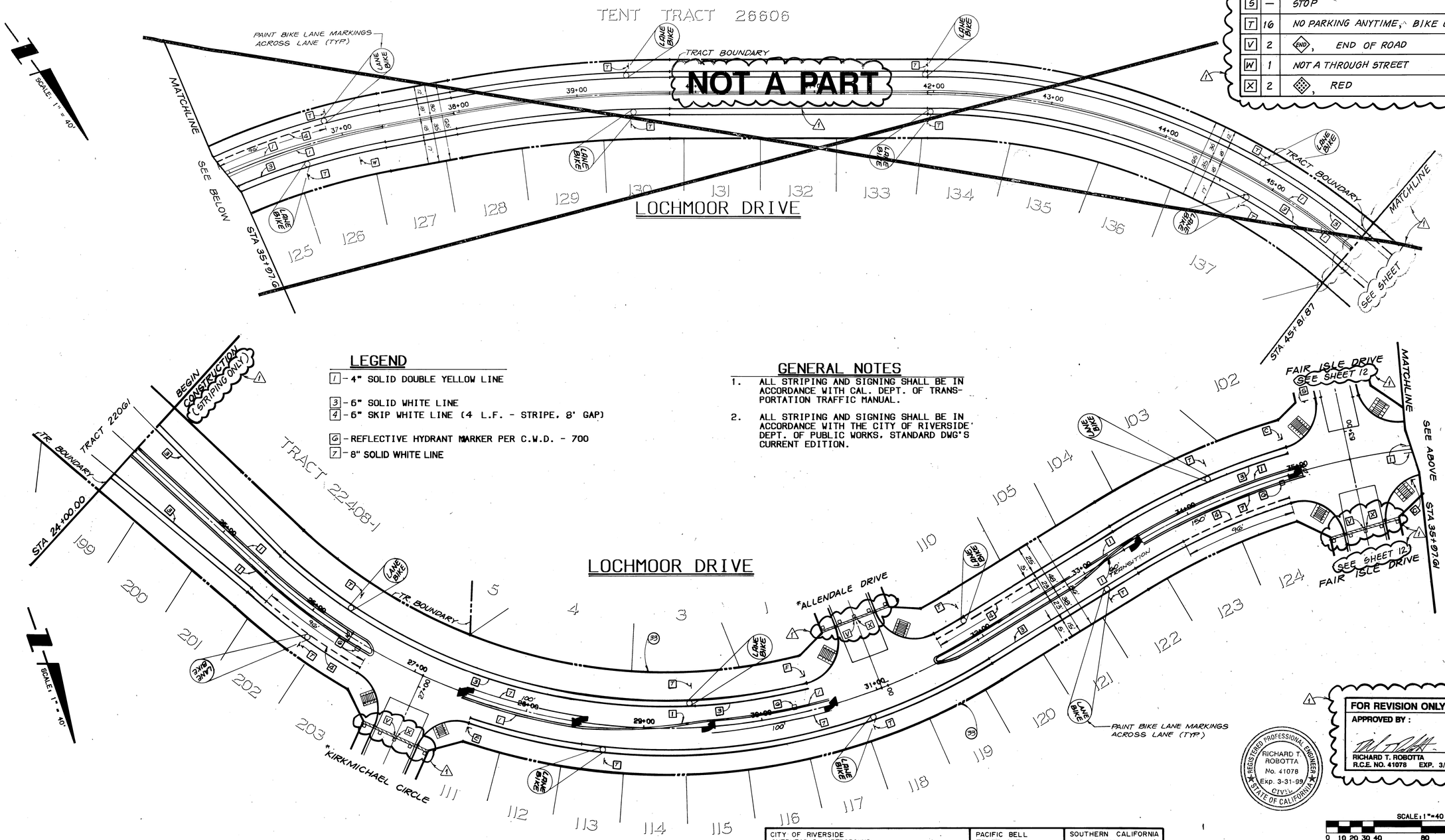
ACCOUNT NO. R-3130A

SHEET 8 OF 21

PC-3894-B

P ST IMP - FAIR ISLE DRIVE - SHT 14 - 1063(0.32)PF: 726005 10134 24-Mar-99 05:34 PM / 726005-5302
INDEXED 2/26/96

TRAFFIC & STREET NAME SIGN SCHEDULE (THIS SHEET ONLY)			
CONST. PER CITY STANDARD DRAWINGS 662-A & 666			
C	—	FAIR ISLE DRIVE / LOCHMOOR DRIVE	11 C
E	1	LOCHMOOR DRIVE / KIRKMICHAEL CIRCLE	11 E
F	1	LOCHMOOR DRIVE / ALLENDALE DRIVE	11 F
S	—	STOP	R-1
T	16	NO PARKING ANYTIME, BIKE LANE	R26, R81
V	2	END, END OF ROAD	W31
W	1	NOT A THROUGH STREET	W53
X	2	RED	TYPE N MARKER



LEGEND

1 - 4" SOLID DOUBLE YELLOW LINE

3 - 6" SOLID WHITE LINE
4 - 6" SKIP WHITE LINE (4 L.F. - STRIPE, 8' GAP)

6 - REFLECTIVE HYDRANT MARKER PER C.W.D. - 700
7 - 8" SOLID WHITE LINE

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.

FOR REVISION ONLY
APPROVED BY:
RICHARD T. ROBOTTA — DATE
R.C.E. NO. 41078 EXP. 3/31/99

REGISTERED PROFESSIONAL ENGINEER RICHARD T. ROBOTTA No. 41078 Exp. 3-31-99 CIVIL STATE OF CALIFORNIA

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

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

FOR PLANS APPROVALS SEE R-3073, R-3092 & R-3130

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

BENCHMARK:
CITY OF RIVERSIDE BENCHMARK H8-F.
P.K. NAIL AND CITY ENGINEER TAG IN THE EASTERLY CORNER OF CATCHBASIN AT THE SOUTHEAST CORNER OF CENTRAL AVENUE AT BOX SPRINGS BOULEVARD.
ELEVATION - 1360.91

THE KEITH COMPANIES
6296 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 653-0234
APPROVED BY: Brian L. Jensen — 5-17-89 DATE
BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30534

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND	PACIFIC BELL TELEPHONE	SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY — DATE	APPROVED BY — DATE	APPROVED BY — DATE

MARK	REVISIONS	APPR.	DATE
1	REVISED SHEET NUMBERS, ADDED "END OF ROAD" SIGNS, ADDED SCHEDULE		6/6/91

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	6/6/91	
PARK DEPARTMENT	—	
TRAFFIC DIVISION	6-5-91	
CHIEF P.W. ENGINEER	6/20/91	

APPROVED BY — PUBLIC WORKS DIRECTOR — DATE 6/20/91

STRIPING/SIGNING PLANS
TRACT 22408
LOCHMOOR DRIVE

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

ACCOUNT NO. R-3130A
SHEET 9 OF 21

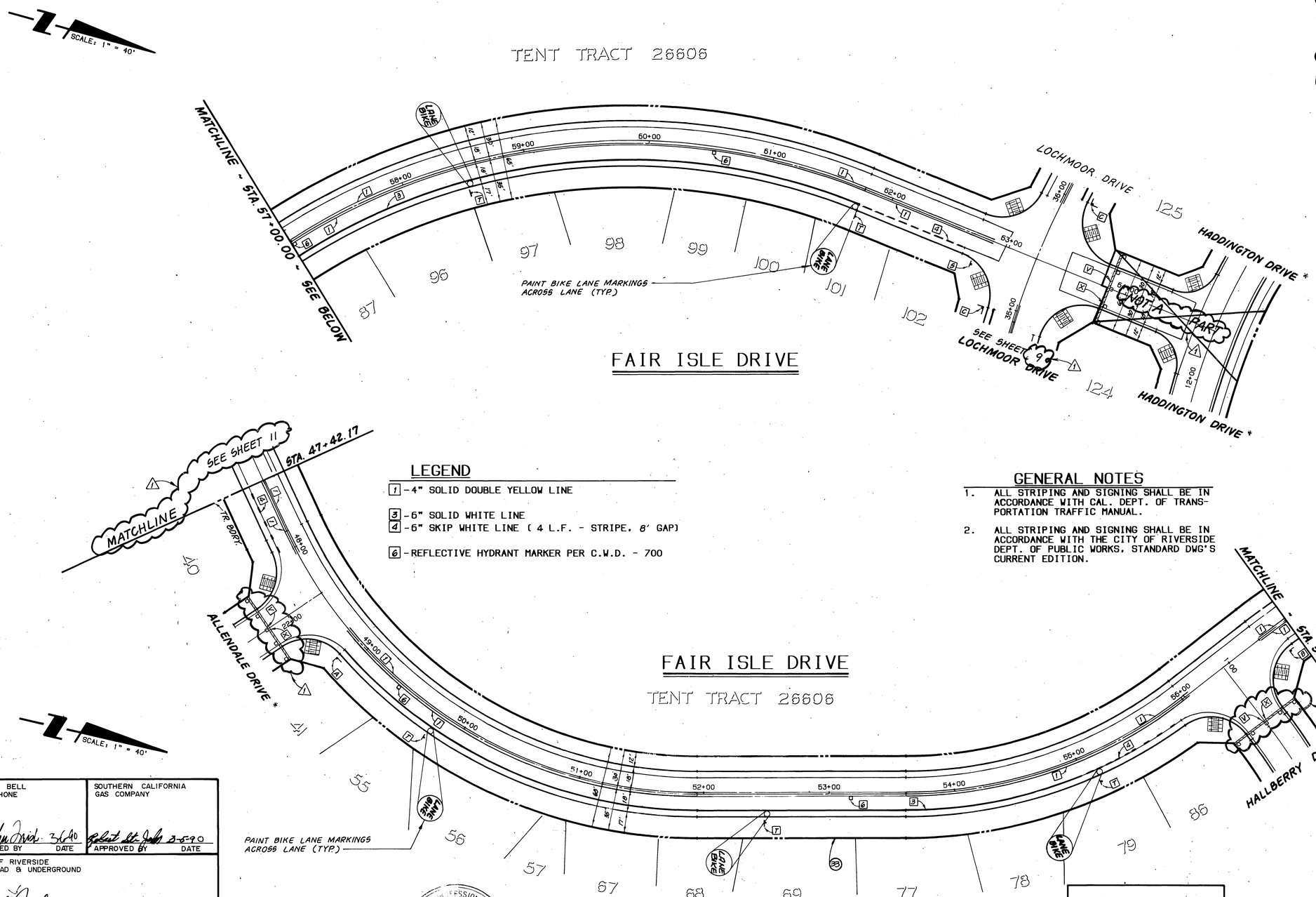
P STRIPING/SIGNING*INC. 3 SHT. 18/18 - 6310.321PF: 726005 10138 16-May-89 09:12 AM / 726001-5302
INDEXED 2/26/96 GH

PC-32996-S 7-3-91

MISSING SHEET

MISSING SHEET

TRAFFIC & STREET NAME SIGN SCHEDULE (THIS SHEET ONLY)			
CONST. PER CITY STANDARD DRAWINGS 662-A & 666			
A	1	FAIR ISLE DRIVE ALLENDALE DRIVE	11 A
B	1	FAIR ISLE DRIVE HALLBERRY DRIVE	11 B
C	2	FAIR ISLE DRIVE LOCHMOOR DRIVE	11 C
S	1	STOP	R-1
T	5	NO PARKING ANYTIME, BIKE LANE	R26, R81
V	3	END, END OF ROAD	W31
X	3	, RED	



LEGEND

1 - 4" SOLID DOUBLE YELLOW LINE

3 - 6" SOLID WHITE LINE

4 - 6" SKIP WHITE LINE (4 L.F. - STRIPE, 8' GAP)

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.

FOR REVISION ONLY

APPROVED BY :

RICHARD T. ROBOTTA 5/4/95 DATE

R.C.E. NO. 41078 EXP. 3/31/99

REGISTERED PROFESSIONAL ENGINEER RICHARD T. ROBOTTA No. 41078 Exp. 3-31-99 CIVIL STATE OF CALIFORNIA

SCALE: 1"=40 FEET

0 10 20 30 40 80 120 160

PACIFIC BELL TELEPHONE	SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY 3-6-90 DATE	APPROVED BY 3-5-90 DATE

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND

APPROVED BY 3/8/90 DATE

BENCHMARK:

CITY OF RIVERSIDE BENCHMARK H8-F.
P.K. NAIL AND CITY ENGINEER TAG IN THE EASTERLY CORNER OF CATCHBASIN AT THE SOUTHEAST CORNER OF CENTRAL AVENUE AT BOX SPRINGS BOULEVARD.

ELEVATION - 1360.91

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

THE KEITH COMPANIES
5296 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 653-0234

APPROVED BY: BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 5-17-89 DATE

MARK	REVISIONS	APPR.	DATE
1	REVISED SHEET NUMBERS, SCHEDULE, CONST. LIMITS		5/10/95

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

FOR PLANS APPROVALS
SEE R-3073, R-3092 & R-3130

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

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	6/6/91	
PARK DEPARTMENT		
TRAFFIC DIVISION	6-5-91	
CHIEF P. W. ENGINEER	6/25/91	

APPROVED BY

PUBLIC WORKS DIRECTOR

DATE 6/30/91

STRIPING/SIGNING PLANS
TRACT 22408
FAIR ISLE DRIVE

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

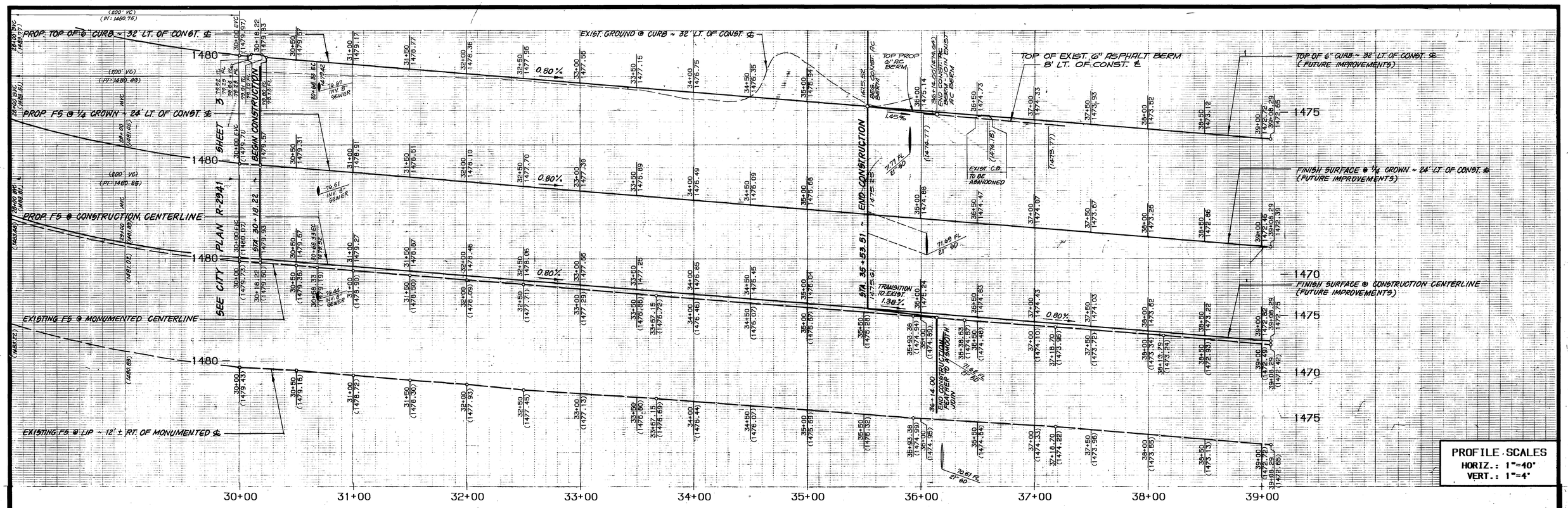
ACCOUNT NO. R-3130A

SHEET 12 OF 21

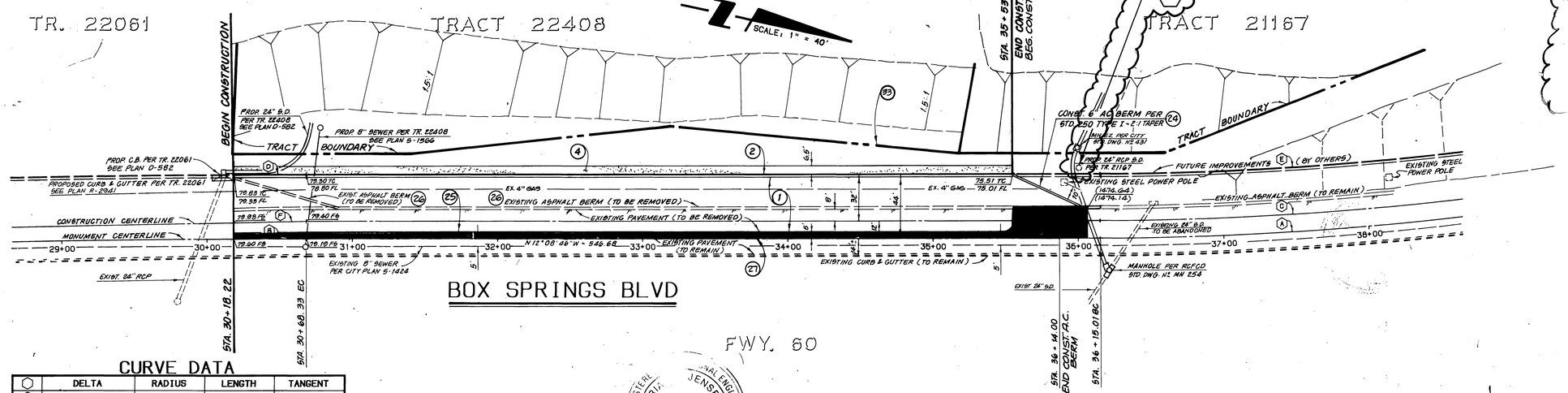
PC-3299.5

P STRIPING/SIGNING-INC. 3 SHT. 17/18 - 6310.32 PF: 726005 10137 15-May-89 02:22 PM / 726005-5302

INDEXED 2/26/96 GH



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



CONSTRUCTION NOTES:

THIS SECTION OF STREET WORK CONSISTS OF ONLY THE FOLLOWING ITEMS:

1. REPLACE AND REPAIR DAMAGED ROADWAY IMPROVEMENT AS INDICATED ON PLAN AS CLOUDED (SEE SHEET 1 FOR CONSTRUCTION NOTES)

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	20°13'51"	2201.00	777.16	392.67
B	00°17'14"	10000.00	50.11	25.06
C	20°13'51"	2189.00	772.92	390.53
D	00°17'14"	10044.00	50.33	25.18
E	20°13'51"	2157.00	761.63	384.82
F	00°17'14"	10012.00	50.19	25.10

REGISTERED PROFESSIONAL ENGINEER RICHARD T. ROBOTTA No. 41078 Exp. 3-31-99 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRIAN L. JENSEN NO STATE OF CALIFORNIA

FOR REVISION ONLY
APPROVED BY: 5/1/95
RICHARD T. ROBOTTA — DATE
R.C.E. NO. 41078 EXP. 3/31/99

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

FOR PLANS APPROVALS SEE R-2941, R-3073 & R-3130

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND	PACIFIC BELL TELEPHONE	SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY 3/8/95 DATE	APPROVED BY 3-6-95 DATE	APPROVED BY 3-6-95 DATE

BENCHMARK:

CITY OF RIVERSIDE BENCHMARK H8-F.
P.K. NAIL AND CITY ENGINEER TAG IN THE EASTERLY CORNER OF CATCHBASIN AT THE SOUTHEAST CORNER OF CENTRAL AVENUE AT BOX SPRINGS BOULEVARD.

ELEVATION - 1360.91

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

APPROVED BY: 5-17-89
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 — DATE

MARK	REVISIONS	APPR.	DATE
1	REVISED TITLE BLOCK & CONST. NOTES ADD ROADWAY REPAIRMENT INFO.		5/1/95

DESIGNED BY MT DRAWN BY RAM CHECKED BY JN

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	6/6/91	
PARK DEPARTMENT	6-10-91	
TRAFFIC DIVISION	6-5-91	
CHIEF P. W. ENGINEER	6-24-91	

APPROVED BY — PUBLIC WORKS DIRECTOR — DATE 6/3/91

STREET REPAIR PLANS
TRACT 22408
BOX SPRINGS BLVD.
STA. 30+18.22 TO STA. 36+20.00
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. R-3130A
SHEET 13 OF 16

ST IMP. PLAN BOX SPR. BLVD - 4840.32|PF: 726006 10131 15-Nov-89 02:58 PM / 726006-5302

R-3279-5
7-3-91