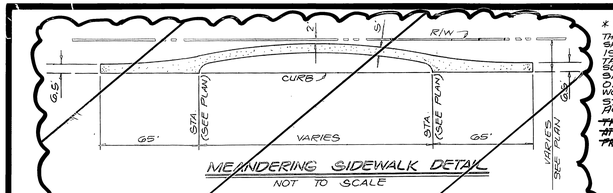
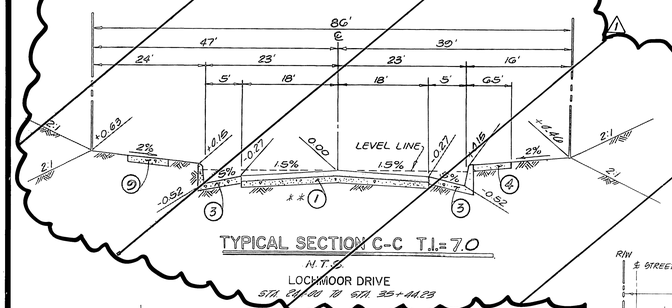
SYCAMORE HIGHLANDS

STREET IMPROVEMENT PLANS

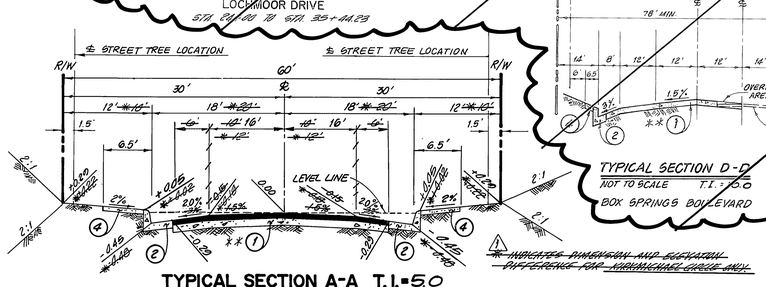
TRACT 22408

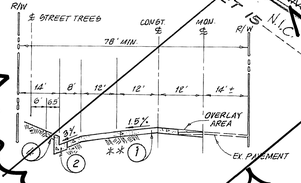
IN THE CITY OF RIVERSIDE





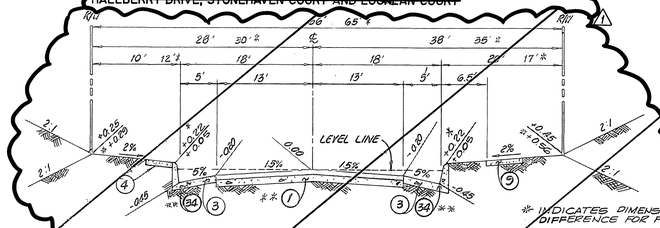
* * NOTE
THE STRUCTURAL SECTION AND RELATED QUANTITIES SHOWN ARE BASED ON AN R-VALUE OF 75 WHICH IS BELIEVED TO BE A REASONABLE REPRESENTATIVE OF THE PROJECT AREA. AFTER THE SUBGRADE IS EXPOSED, ADDITIONAL SOIL SAMPLES WILL BE TESTED FOR DETERMINATION OF FINAL R-VALUE SUBJECT TO PUBLIC WORKS DEPARTMENT APPROVAL AND THE STRUCTURAL SECTION (S) WILL BE ADJUSTED ACCORDINGLY.
~~THE TOP 210' OF AC SECTION SHALL NOT BE CONSTRUCTED AT THIS TIME. FINAL 210' CAP SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF PROPOSED HOMES.~~



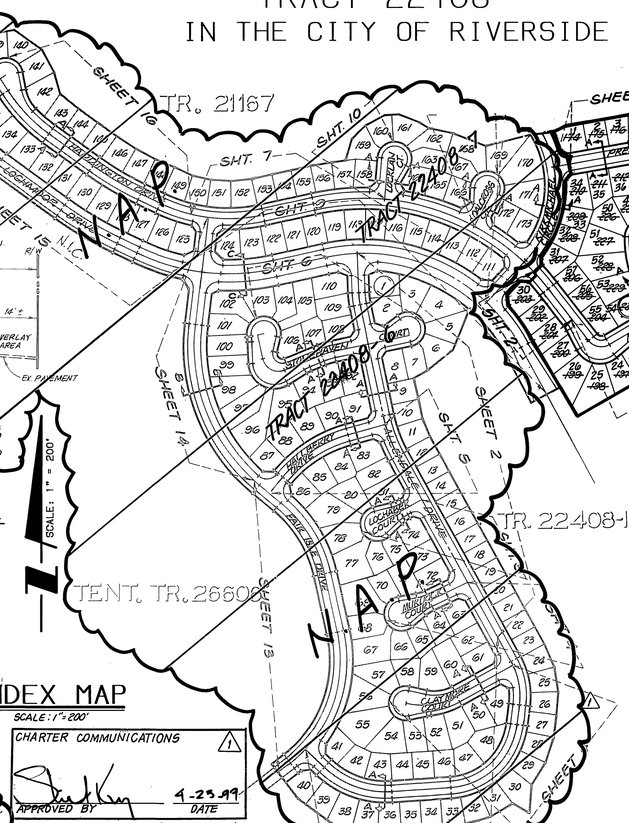


* INDICATES DIMENSION AND ELEVATION DIFFERENCE FOR KIRKMICHAEL CIRCLE ONLY.

ALLENDALE DR., HADDINGTON DR., ~~KIRKMICHAEL CIR.,~~ PRESTWICK DR., LAUDER CT. MACINTOSH DR., ~~CLAYMORE CT., MURDOCK CT., LOCHABER CT., DALCROSS CT., HALLBERRY DRIVE, STONEHAVEN COURT AND LOCKLAN COURT~~



~~LOCKMOOR DRIVE STA. 25+44.23 TO STA. 27+42.17 TO STA. 02+37.61 T.I.= 6.0~~
~~FAIR ISLE DRIVE - STA. 27+42.17 TO STA. 02+37.61 T.I.= 6.0~~



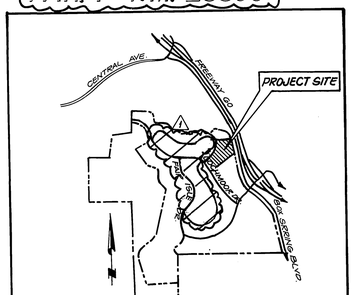
INDEX MAP

SCALE: 1"=200'

CHARTER COMMUNICATIONS

APPROVED BY _____ 4-23-99 DATE

TR. 22408-2



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.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS STD. DWG, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

QUANTITIES SHOWN ARE FOR IMFORMATION ONLY AND THE CITY OF RIVERSIDE *AND WELLS FARGO BANK ARE NOT RESPONSIBLE FOR THEIR ACCURACY.*

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 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.

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 ELEVATIONS 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 LOCATIION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB & GUTTER

WELLS FARGO BANK 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.

IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

HOURS OF OPERATION ARE 7 A.M. TO 6 P.M. MONDAY THROUGH FRIDAY. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.

FINAL STRIPING FOR TRAFFIC CONTROL AND OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

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 PUBLIC WORKS DEPARTMENT.

~~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.

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.

ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.

THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

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.

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 CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 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 USA.

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.

~~STREET TREE NOTES SEE SHEET 8~~

REGISTERED PROFESSIONAL ENGINEER
RICHARD N. YALE
No. 40023
Civil
Exp. 12/31/01
STATE OF CALIFORNIA

FOR REVISION ONLY
APPROVED BY :
Richard N. Yale 3-23-99
RICHARD N. YALE DATE
R.C.E. NO. 40023 EXP. 12/31/01

REGISTERED PROFESSIONAL ENGINEER
BRIAN L. JENSEN
No. 30534
Exp. 3.31.92
CIVIL
STATE OF CALIFORNIA

CONSTRUCTION NOTES & QUANTITY ESTIMATE

	ITEM DESCRIPTION	UNIT	QUANTITY	SHT. NO.
** (1)	~~CONSTRUCT A.C. OVER CRUSHED AGGREGATE BASEMENT (TYPICAL SECTION T.I.=5.0) PER SBR = 1832 R-VALUE=48 SECTION T.I.=6.0 PER NOTICE WARNING R=75 R=78 MAINLINE R=? AS 3"/4" 360/411 201/311 10.5 4.50"/10.5/5.50" AS~~ 3.0" / 4" PER SBR = 1832 R-VALUE = 48	AC TONS / CAB CY / NATIVE CY	1,107 ~~157,889~~ / 747 ~~33,367~~ / ~~204,345~~	~~2-16 & 18~~ 2-4 / ~~17-18~~ 4
(2)	CONSTRUCT 6" C.F. CURB & GUTTER PER CITY STD. DWG 200, TYPE I, 2' GUTTER.	L.F.	3,400 ~~14,500~~	
(3)	~~CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG 200, TYPE I, 5' GUTTER~~	~~L.F.~~	~~5,280~~	
(4)	CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.	SF	20,660 ~~78,800~~	
(5)	CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. DWG 220. W = SEE PLAN.	S.F.	750 ~~17,210~~	
(6)	CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. 304.	EA	3 ~~38~~	
(7)	~~CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG. 180~~	~~LF~~	~~132~~	
(8)	~~CONSTRUCT MEANDERING SIDEWALK~~	~~SF~~	~~18,837~~	
(10)	~~INSTALL REDWOOD HEADER~~	~~LF~~	~~132~~	
(16)	~~CONSTRUCT CURB OUTLET PER CITY OF RIVERSIDE STD DWG. 410~~	~~EA~~	~~14~~	
(21)	~~PLANT TREES TO SPECIFICATIONS OF THE PARK AND REC. DEPT.~~	~~EA~~	~~339~~	
(22)	REMOVE BARRICADE AND REDWOOD HEADER	LF	80 ~~165~~	
(26)	~~CONSTRUCT C" AC BERM PER STD DWG. N° 250~~	~~LF~~	~~55~~	
(27)	~~SAW CUT AND REMOVE EXIST. AC~~	~~SF~~	~~8,030~~	
(28)	~~REMOVE C" AC BERM~~	~~LF~~	~~670.8~~	
(29)	~~AC OVERLAY~~	~~SF~~	~~317~~	
(30)	CONSTRUCT DRIVEWAY PER CITY OF RIVERSIDE STD DWG. 302 (TYPE V) A=16.0' B=33.0'	SF	~~220~~	
(31)	INSTALL 1" PVC PIPE (SCH 40) SLEEVE 24" BELOW ~~PAVEMENT FOR IRRIGATION WIRES~~ SEE LNDSCP PLANS	LF	80	
(32)	INSTALL 2" PVC PIPE (SCH 40) SLEEVE 24" BELOW ~~PAVEMENT FOR IRRIGATION WIRES~~ SEE LNDSCP PLANS	LF	76	
(33)	INSTALL 3" PVC PIPE (SCH 40) SLEEVE 24" BELOW ~~PAVEMENT FOR IRRIGATION WATERLINE OR WIRES~~ SEE LNDSCP PLANS	LF	112	
(34)	INSTALL 4" PVC PIPE (SCH 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WATERLINE. SEE LNDSCP PLANS.	LF	198	
(35)	~~CONSTRUCT WALL PER TRACT 22408-R REVERSE FRONTAGE WALL PLAN~~			
(36)	~~CONST. 6" CF. CURB & GUTTER PER CITY STD DWG. 200, TYPE I, 2' GUTTER~~	~~LF~~	~~1975~~	

SHEET INDEX

DESCRIPTION	
TITLE SHEET	1
PLANS AND PROFILES	2-4
STRIPING/SIGNING	4

PACIFIC BELL TELEPHONE	SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY 3-690 DATE	APPROVED BY 3-5-90 DATE

CITY OF RIVERSIDE PUBLIC UTILITIES DEPT- ELECTRIC
OVERHEAD & UNDERGROUND
APPROVED BY _____ 3/5/90 DATE

SCALE: 1"=200 FEET
0 100 200 400 600 800

NOTE:
PLANS ARE MISSING LANDSCAPE METERS AT THIS TIME

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

UNDERGROUND SERVICE ALERT
1-800-227-2600
CALL TWO WORKING DAYS BEFORE YOU DIG

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 PER TRACT MAP PHASING 22408-1	RR	6/6/90

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4/6/91	RR
PARK DEPARTMENT	5-10-91	RR
TRAFFIC DIVISION	6-5-91	RR
CHIEF P.W. ENGINEER	6-14-91	RR

APPROVED BY _____
PUBLIC WORKS DIRECTOR
DATE 6/25/91

STREET IMPROVEMENT PLANS
TRACT 22408
TITLE SHEET

HORIZ. SCALE: 1"=AS SHOWN VERT. SCALE: 1"=AS SHOWN

ACCOUNT NO. R-3130-E
SHEET 1 OF 19

PC-3299-5

•Pe STREET IMP TITLE SHEET - INC. 3 - 6310.32) PF: 726005 131 11-May-89 11:10 AM / 726005-5302
INDEXED 7-9-91

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

SCALE: 1" = 400'

MATCHLINE STA. 1+00.00 SEE SHEET 14

MATCHLINE STA. 13+29.61 SEE SHEET 16 HADDINGTON DRIVE

MATCHLINE STA. 1+00.00 SEE SHEET 14 I. MACINTOSH DRIVE

HADDINGTON DRIVE

KIRKMICHAEL CIR SEE SHEET

FAIR ISLE DRIVE SEE SHEET 14

TRACT 22408-7

PROPOSED TOP OF LEFT CURB-15' FROM ℄ (G"CF)

EXISTING GROUND @ LEFT R/W ~ 30' FROM ℄

PROPOSED FG @ ℄

EXISTING GROUND @ ℄

PROPOSED TOP OF RIGHT CURB-15' FROM ℄ (G"CF)

EXISTING GROUND @ RIGHT R/W ~ 30' FROM ℄

N.A.P.

℄ INT STA. 3+07.81 HADDINGTON DRIVE = STA. 25+57.00 KIRKMICHAEL CIRCLE

℄ INT. STA. 4+70.61 HADDINGTON DRIVE = STA. 1+00.00 DALCROSS COURT

℄ INT. STA. 7+43.34 HADDINGTON DRIVE = STA. 1+00.00 LOCKLAN COURT

℄ INT. STA. 12+41.83 HADDINGTON DRIVE = STA. 64+76.67 FAIR ISLE DRIVE

SEE SHEET 10 DALCROSS COURT

SEE SHEET 10 LOCKLAN COURT

REGISTERED PROFESSIONAL ENGINEER
RICHARD N. YALE
No. 40023
Civil
Exp. 12/31/01
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRIAN I. JENSEN
No: 030534
Exp. 3-31-02
STATE OF CALIFORNIA

FOR REVISION ONLY
APPROVED BY:
Richard N. Yale 3-23-99
RICHARD N. YALE DATE
R.C.E. NO. 40023 EXP. 12/31/01

CONSTRUCTION NOTES:

1. CONSTRUCT 3.0" AC OVER ~~12" NATIVE~~ 4" C.A.B. PER 6R# 1532 ~~PER TYPICAL SECTION~~. R-VALUE = 48.
2. CONSTRUCT 6"CF CURB & GUTTER PER CITY STD. DWG. 200, TYPE I.
4. CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.
5. ~~CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. DWG. 220. V = 6.0.~~
22. REMOVE BARRICADE & REDWOOD HEADER
6. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. 304.
21. ~~PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHT. 8 FOR SPECS. AND QUANTITIES.)~~

	DELTA	RADIUS	LENGTH	TANGENT
Y	6° 07' 18"	465.00	49.68	24.86

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

*NOTE: SEE SHEET 17 FOR STRIPING / SIGNING LEGEND.

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	15°04'27"	653.00	171.80	86.40
B	84°02'09"	27.00	44.31	28.97
C	86°18'13"	27.00	40.67	25.31
D	110°52'09"	27.00	52.25	39.19
E	14°08'43"	671.00	165.66	83.25
F	111°02'22"	27.00	52.33	39.31

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
G	86°18'12"	27.00	40.67	25.31
H	13°51'36"	671.00	162.32	81.55
I	31°08'58"	429.00	232.61	119.68
J	84°27'35"	27.00	39.80	24.51
K	85°02'40"	27.00	40.08	24.75
L	14°26'53"	465.00	117.26	58.94

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
H	51°20'17"	635.00	568.97	305.18
N	94°25'01"	27.00	44.50	29.17
O	05°04'12"	671.00	59.38	29.71
P	80°19'16"	27.00	37.85	22.78
Q	94°25'00"	27.00	44.50	29.17
R	04°20'27"	635.00	48.11	24.07

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
S	07°18'20"	671.00	85.55	42.84
T	10°43'30"	457.00	153.88	77.71
U	23°08'27"	653.00	263.74	133.69
V	17°32'23"	653.00	200.09	100.84
W	11°21'28"	457.00	90.49	45.32
X	8°46'27"	653.00	100.00	50.10

PACIFIC BELL TELEPHONE
APPROVED BY 3-30-90 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

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
PUBLIC UTILITIES DEPT- ELECTRIC
APPROVED BY 3-30-90 DATE

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY Robert H. Smith 3-5-90 DATE

THE KEITH COMPANIES
6296 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 653-0234
APPROVED BY: Brian L. Jensen 5-17-90
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE

MARK	REVISIONS	APPR.	DATE
1	REVISED PER TRACT MAP PHASING	BB	6/16/99

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	6/4/91	
PARK DEPARTMENT	5-10-91	
TRAFFIC DIVISION	6-5-91	
CHIEF P. W. ENGINEER	6-28-91	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 6-28-91

STREET IMPROVEMENT PLANS
TRACT 22408
HADDINGTON DR.

ACCOUNT NO. R-3130CE

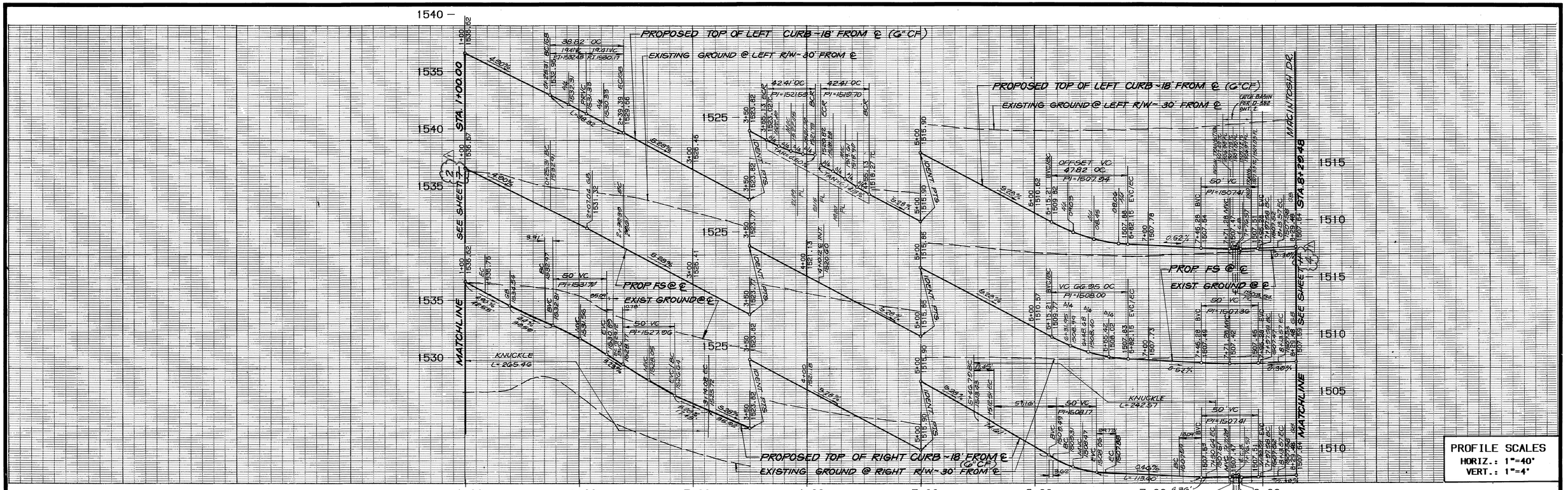
SHEET 2 7 OF 4 19

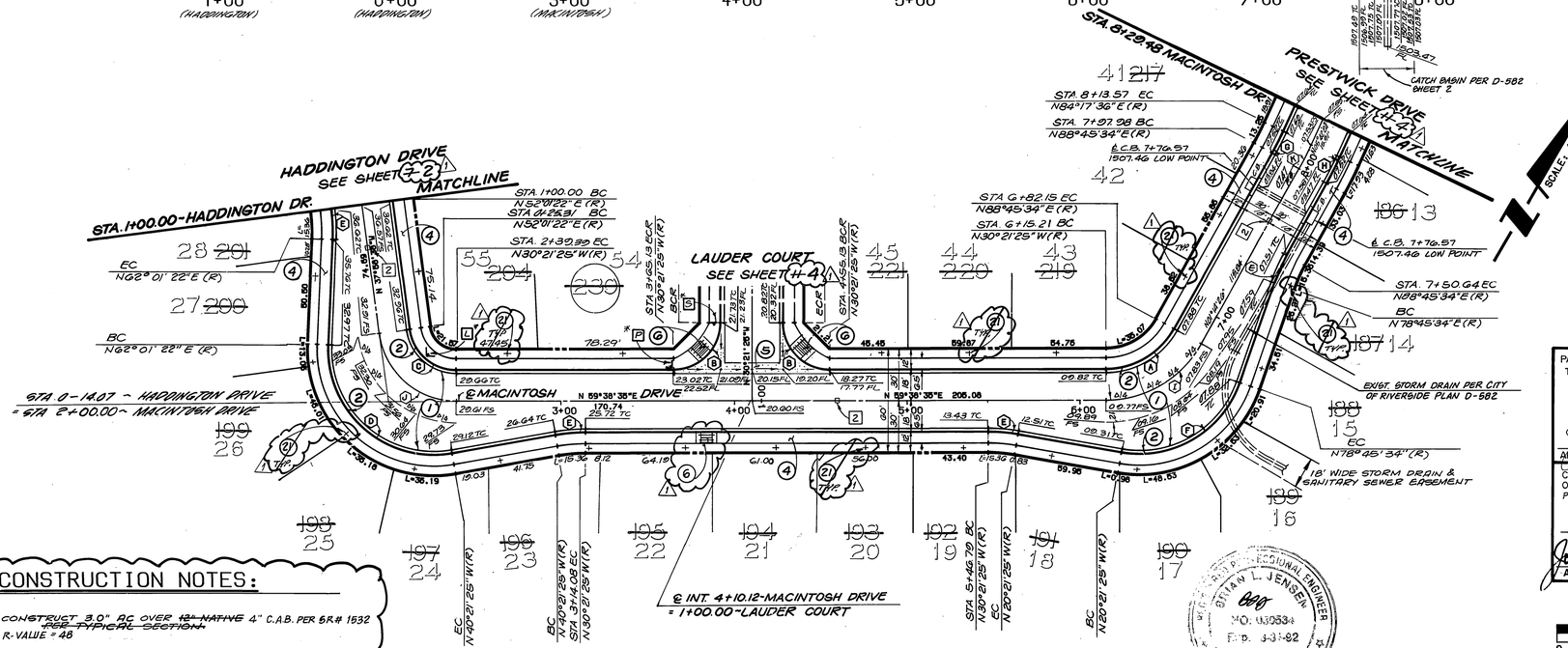
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

PC-3299-S

P ST.IMP.HADDINGTON DR. 0+00 SHT. 7 - 1063[0.32]PF; 726005 137 27-Mar-89 04:37 PM / 726005-5302

INDEXED 7-9-91 JH





STRIPING/SIGNING DETAILS

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 DWGS. CURRENT EDITION.

TRAFFIC & STREET NAME SIGN SCHEDULE
CONST. PER CITY STANDARD CITY DRAWING 602 & 666

	QTY.		BLK. #	CALTRANS STD
L	1	HADDINGTON DRIVE	1500	
2	1	MACINTOSH DRIVE	1500	
3	1	LAUDER COURT	5400	
4	1	MACINTOSH DRIVE	1500	
5	1	PRESTWICK DRIVE	1500	
6	1	MACINTOSH DRIVE	5400	
5	3	STOP		R1 (36"x36")

LEGEND

1 – "STOP" LEGEND & STOP BAR
2 – REFLECTIVE HYDRANT MARKER PER C.W.D. - 700

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	60°53'01"	45.00	47.82	26.45
B	90°00'00"	27.00	42.41	27.00
D	82°22'47"	27.00	38.82	23.63
D	102°22'47"	51.00	109.00	75.84
E	10°00'00"	100.00	17.45	8.75
F	80°53'01"	51.00	85.11	51.99
G	04°27'58"	182.00	14.19	7.10
H	04°27'58"	218.00	16.99	8.50
I	63°51'01"	63.00	66.95	37.02
J	82°22'47"	45.00	64.70	39.38
K	04°27'58"	200.00	15.59	7.80

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

CONSTRUCTION NOTES:

1. CONSTRUCT 3.0" AC OVER ~~12" NATIVE~~ 4" C.A.B. PER SR# 1532 ~~FOR TYPICAL SECTION.~~ R-VALUE = 48
2. CONSTRUCT 6"CF CURB & GUTTER PER CITY STD. DWG. 200, TYPE I.
4. CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.
5. CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. DWG. 220. W = 6.0
6. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. 304.
21. ~~PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHT. 6 FOR SPEC. AND QUANTITIES)~~

*NOTE: SEE SHEET ~~17~~ 3 FOR STRIPING/SIGNING LEGEND.

FOR REVISION ONLY
APPROVED BY: Richard N. Yale 3-23-99
RICHARD N. YALE R.C.E. NO. 40023 EXP. 12/31/01 DATE

REGISTERED PROFESSIONAL ENGINEER RICHARD N. YALE No. 40023 Civil Exp. 12/31/01 STATE OF CALIFORNIA

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

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
PUBLIC UTILITIES DEPT. - ELECTRIC
APPROVED BY 3/8/90 DATE

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

BRIAN L. JENSEN REG. NO. 30534 EXP. 3-31-92 CIVIL STATE OF CALIFORNIA

THE KEITH COMPANIES
6295 RIVER CREST DRIVE SUITE K RIVERSIDE, CA 92507 (714) 653-0234

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

MARK	REVISIONS	APPR'D	DATE
1	REVISED PER TRACT MAP-PHASING	RR	6/8/89

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	6/6/91	BB
PARK DEPARTMENT	5/10/91	
TRAFFIC DIVISION	6-3-91	
CHIEF P. W. ENGINEER	6-28-91	

APPROVED BY: PUBLIC WORKS DIRECTOR
DATE 6-28-91

STREET IMPROVEMENT PLANS
TRACT 22408
MACINTOSH DRIVE

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

ACCOUNT NO. R-3130-E
SHEET 3 4 12 OF 19

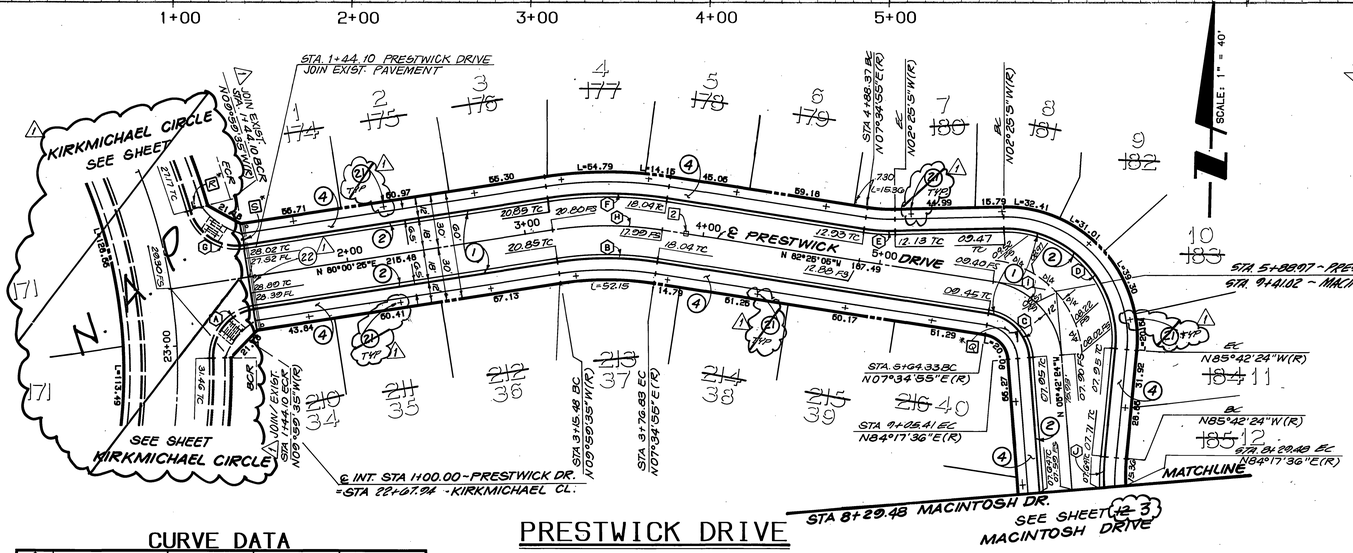
PC 32995

INDEXED 7-9-91 GH

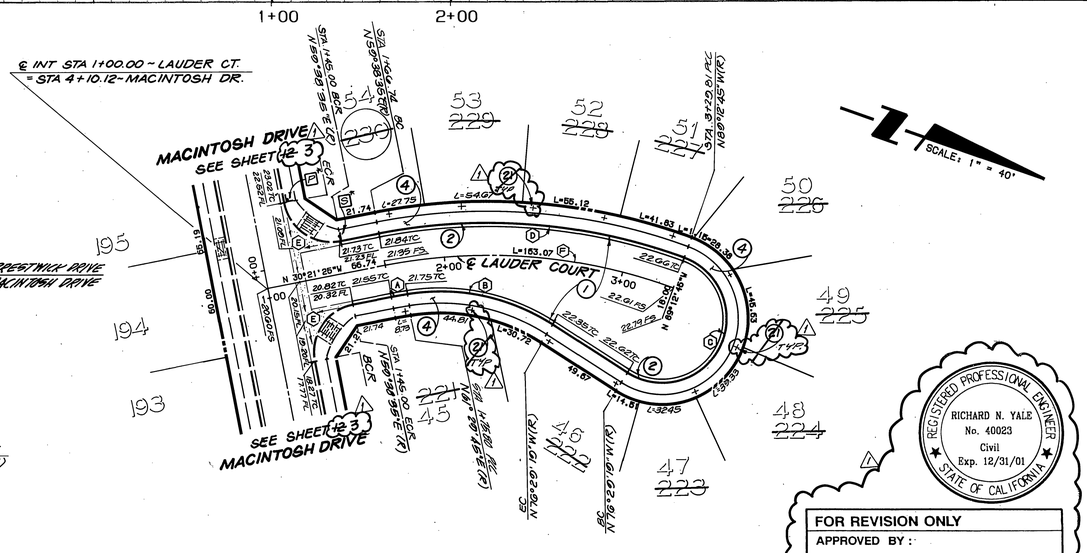
PROPOSED TOP OF LEFT CURB-18' FROM ℄ (G"CF)
EXISTING GROUND @ LEFT R/W-30' FROM ℄
PROPOSED FS @ ℄
EXISTING GROUND @ ℄
PROPOSED TOP OF RIGHT CURB-18' FROM ℄ (G"CF)
EXISTING GROUND @ RIGHT R/W-30' FROM ℄
STA. 8+20.48
SEE SHEET 12-2
MATCH LINE

PROPOSED TOP OF LEFT CURB-18' FROM ℄ (G"CF)
EXISTING GROUND @ LEFT R/W-30' FROM ℄
PROPOSED FS @ ℄
EXISTING GROUND @ ℄
VERTICAL POINTS
PROPOSED TOP OF RIGHT CURB-18' FROM ℄ (G"CF)
EXISTING GROUND @ RIGHT R/W-30' FROM ℄

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



PRESTWICK DRIVE



LAUDER COURT

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	82°37'31"	27.00	38.94	23.73
B	17°34'30"	182.00	55.83	28.13
C	76°42'41"	27.00	36.15	21.37
D	96°42'41"	51.00	102.96	68.60
E	10°00'00"	100.00	17.45	8.75
F	17°34'30"	218.00	66.87	33.70
G	82°37'30"	27.00	38.94	23.73
H	17°34'30"	200.00	61.35	30.92
I	76°43'41"	45.00	60.25	35.61
J	10°00'00"	100.00	17.45	8.75

CONSTRUCTION NOTES:

1. CONSTRUCT 3.0" AC OVER ~~12" NATIVE~~ 4" C.A.B. ~~PER TYPICAL SECTION~~ PER 6R # 1532 R-VALUE = 48
2. CONSTRUCT 6"CF CURB & GUTTER PER CITY STD. DWG 200, TYPE I.
4. CONSTRUCT SIDEWALK PER CITY STD. DWG 325
24. ~~PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.~~ (SEE SHT. 8 FOR SPECS. AND QUANTITIES)
22. REMOVE BARRICADE & REDWOOD HEADER

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	01°51'10"	282.00	9.12	4.56
B	42°00'56"	115.00	84.33	44.16
C	192°43'26"	36.00	121.09	322.88
D	31°08'40"	318.00	172.86	88.62
E	90°00'00"	27.00	42.41	27.00
F	31° 08' 40"	300.00	163.07	83.61

*NOTE: SEE SHEET 17 FOR STRIPING/SIGNING LEGEND.

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

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
RICHARD N. YALE
No. 40023
Civil
Exp. 12/31/01
STATE OF CALIFORNIA

FOR REVISION ONLY
APPROVED BY :
Richard N. Yale 3-23-99
RICHARD N. YALE DATE
R.C.E. NO. 40023 EXP. 12/31/01

	APPROVED BY	DATE
CITY OF RIVERSIDE OVERHEAD & UNDERGROUND PUBLIC UTILITIES DEPT. - ELECTRIC	John J. Johnson	3/8/90
PACIFIC BELL TELEPHONE	[illegible]	3-6-90
SOUTHERN CALIFORNIA GAS COMPANY	Robert St Cyr	3-6-90

THE KEITH COMPANIES
6295 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 653-0234

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

REGISTERED PROFESSIONAL ENGINEER BRIAN L. JENSEN No. 30534 Exp. 3-31-92 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE
1	REVISED PER TRACT MAP PHASING	RBB	6/16/94

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	5-10-91	
TRAFFIC DIVISION	6-5-91	
CHIEF P. W. ENGINEER	6-28-91	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 6-30-91

STREET IMPROVEMENT PLANS
TRACT 22408
PRESTWICK DR/LAUDER CT

ACCOUNT NO.
R-3130-E
SHEET 4 4 11 OF 19

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

P-82945

•P• ST IMP - PRESTWICK DR - SHT 11 - 10510.321PF; 726005 10131 24-Mar-89 03:26 PM / 726005-5302

INDEXED 7-9-91 HH