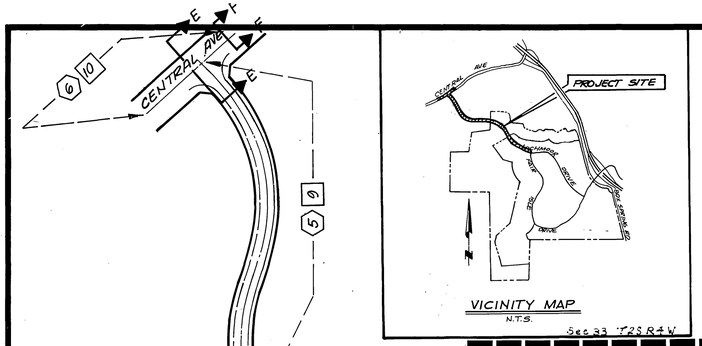
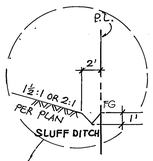
SYCAMORE HIGHLANDS

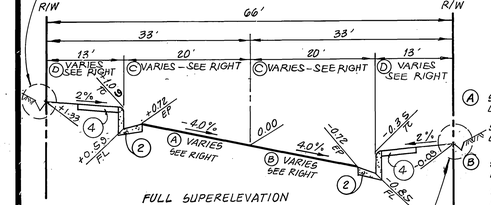
STREET IMPROVEMENT PLANS

TRACTS 21167, 22408, LOCHMOOR EXT. & CENTRAL AVE.

IN THE CITY OF RIVERSIDE







FULL SUPERELEVATION

SECTION D-D T.I. = 7.0

LOCHMOOR DRIVE

Ⓐ STA. 55+17.62 TO STA. 57+39.90
LEFT SIDE ROTATES FROM +1.93% TO -4.0%
STA. 65+24.38 TO STA. 67+96.92
LEFT SIDE ROTATES FROM -4.0% TO +4.0%

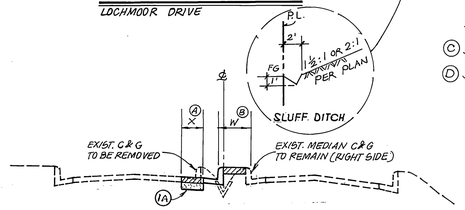
Ⓑ STA. 56+56.57 TO STA. 57+39.90
RIGHT SIDE ROTATES FROM -1.76% TO -4.0%
STA. 65+24.38 TO STA. 67+96.92
RIGHT SIDE ROTATES FROM -4.0% TO +4.0%

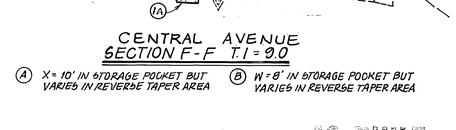
STA. 57+39.90 TO STA. 65+24.38
BOTH SIDES @ -4.0%

STA. 67+96.92 TO STA. 71+53.84
BOTH SIDES AT +4%

Ⓒ STA. 63+44.84 TO STA. 70+64.84 TRANSITIONS FROM 20' TO 23'

Ⓓ STA. 63+44.84 TO STA. 70+64.84 TRANSITION FROM 13' TO 10'





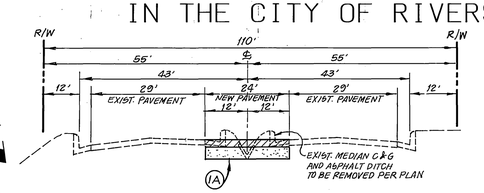
CENTRAL AVENUE

SECTION F-F T.I. = 9.0

Ⓐ X = 10' IN STORAGE POCKET BUT VARIES IN REVERSE TAPER AREA

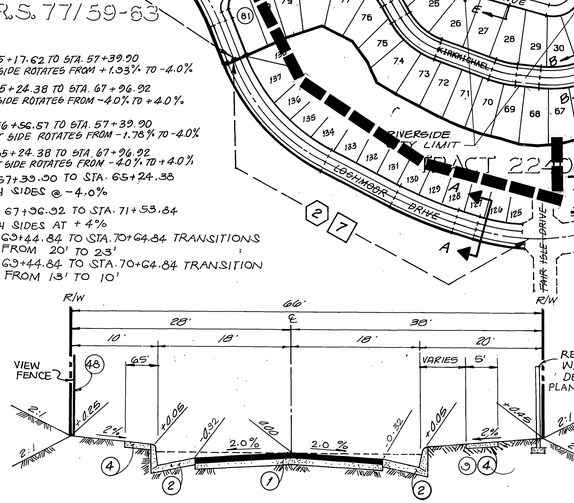
Ⓑ W = 8' IN STORAGE POCKET BUT VARIES IN REVERSE TAPER AREA

AS BUILT
2-98



SECTION E - E T.I.= 9.0

CENTRAL AVENUE



STA. 37+32.32 TO STA. 54+63.09

SECTION B - B T.I.=7.0

LOCHMOOR DRIVE

EARTHWORK QUANTITY ESTIMATE

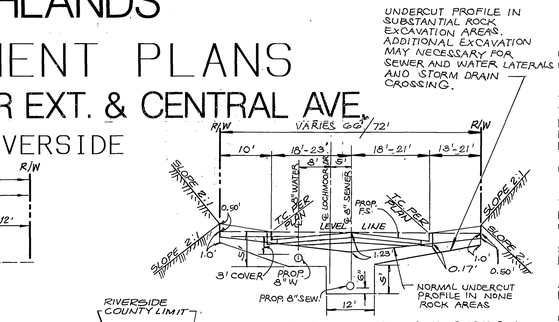
LOCHMOOR DRIVE EXTENSION ONLY

CUT	56,800 C.Y.
FILL	46,600 C.Y.
EXPORT	10,200 C.Y.

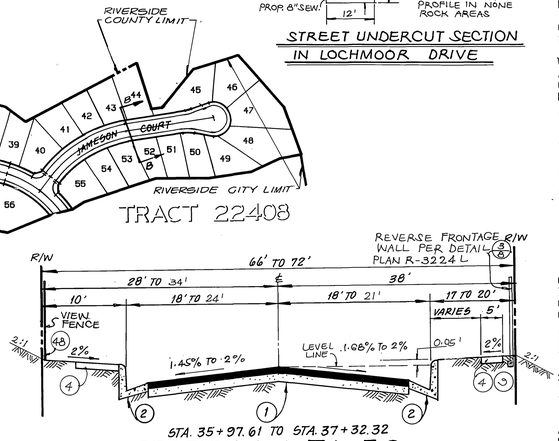
EARTHWORK QUANTITY ESTIMATE

LOCHMOOR DRIVE - TRACTS 21167 & 22408

CUT	23,089 C.Y.
FILL	77,488 C.Y.
IMPORT	54,399 C.Y.



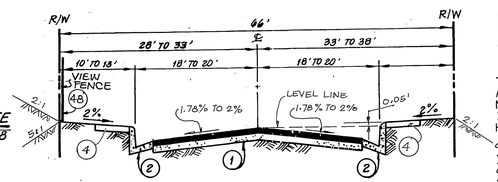
STREET UNDERCUT SECTION IN LOCHMOOR DRIVE



STA. 35+97.61 TO STA. 37+32.32

SECTION A-A T.I. = 7.0

LOCHMOOR DRIVE EXTENSION



STA. 54+63.09 TO STA. 56+89.90 BC

SECTION C - C T.I. = 7.0

LOCHMOOR DRIVE EXTENSION

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 DWGS STD. DWG #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 WELLS FARGO BANK ARE NOT RESPONSIBLE FOR THEIR ACCURACY.

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.

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.

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/DEVELOPER 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 351-6350.

ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE FILL IS REQUIRED 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.

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

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 OBLITERATEAD AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.

HOURS OF OPERATION ARE 7 AM. TO 6 PM. 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 / DEVELOPER.

SEE TRAFFIC SIGNAL PLAN X-106 FOR TRAFFIC SIGNAL FACILITIES

THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SEVICE 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 U.S.A.

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	CONST. 4" AC. OVER 7" CAB. PER S.R.# 1512 ; R- VALUE = 40		
1A	CONST. 5" AC. OVER 8" C.A.B. PER S.R.# 1512 ; R- VALUE = 40		
2	CONSTRUCT 6" C.F. CURB & GUTTER PER CITY STD. 200, TYPE I	L.F.	7,773
4	CONSTRUCT SIDEWALK PER CITY STD. 325	S.F.	35,270
5	CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220, "W" PER PLAN	S.F.	3,120
6	CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304	EA.	8
7	CONSTRUCT BARRICADE PER CITY STD. 180	L.F.	162
9	CONSTRUCT MEANDERING SIDEWALK. SEE DETAIL SHT. 2	S.F.	8,970
10	CONSTRUCT CURB OUTLET PER CITY STD. 410	EA.	2
11	CONSTRUCT UNDER SIDEWALK DRAIN PER CITY STD. 411	EA.	1
12	CONSTRUCT PATTERN STAMPED CONCRETE IN MEDIAN PER PLAN - USE RUNNING BOND COBBLESTONE PATTERN COLOR SOMBRERO BUFF (C-25).	S.F.	1,801
13	SAWCUT EXISTING A.C. PAVEMENT 1' BEYOND NEW C&G	L.F.	560
14	CONSTRUCT A.C. PAVED DITCH (2' x 0.5') PER DETAIL SHEET 6	L.F.	215
15	CONSTRUCT SIDEWALK RETURN PER CITY STD. 120 TYPE II	EA.	2
16	CONSTRUCT REVERSE TAPER PER CITY STD. 122	EA.	2
17	CONSTRUCT PARABOLIC FLARE PER CITY STD. 121 & 123, L&W PER PLAN	EA.	1
18	CONST. 4" THICK CONCRETE IN NOSE AREA 6' LONG SMOOTH FINISH NO COLOR	S.F.	30
19	CONST. SLUFF DITCH AT TOE OF CUT SLOPES. SEE TYP. SECTION D-D & C-C		

CITY BUS. TAX NO. 033595 EXP. 4-2-97

	ITEM DESCRIPTION	UNIT	QUANTITY
30	INSTALL 2" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES	L.F.	210
32	INSTALL 4" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES	L.F.	210
34	REMOVE EXISTING CURB & GUTTER	L.F.	743
35	REMOVE EXISTING A.C. PAVEMENT	S.F.	560
36	REMOVE EXISTING A.C. DITCH	L.F.	415
40	CONSTRUCT 3' WIDE RIPRAP TOE DRAIN PER SECTION H-H SHT. 4	L.F.	310
41	CONSTRUCT TERRACE DRAIN PER DETAIL SHT. G	L.F.	430
42	CONSTRUCT DOWNDRAIN PER DETAIL SHT. 5 TO BE EARTH TONE COLOR.	L.F.	65
45	CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 302, TYPE IV, A=20, B=27	EA.	14
47	CONSTRUCT WALL PER TRACT REVERSE FRONTAGE WALL PLAN	SEE REVERGE WALL PLAN	
48	CONST. VIEW FENCE PER TR. REVERSE FRONTAGE WALL PLAN	SEE REVERSE WALL PLAN	
45	CONST. BROW DITCH SEE DETAIL SHEET 4	L.F.	735
50	CONST. 8" PERFORATED PVC SUBDRAIN	L.F.	1,000
51	CONST. 6" PERFORATED PVC SUBDRAIN	L.F.	400
13	INSTALL 1-4" & 1-2" PVC SCH. 40 PIPE SLEEVE W/ NYLON PULLCORD. TERMINATE IN CONC. VALVE BOX W/ NON-HINGE LOCKING LID.	L.F.	305
52	3 STRAND BARBED WIRE FENCE	L.F.	30

SHEET INDEX

SHT. NO.	DESCRIPTION
1	TITLE
2-6	PLANS AND PROFILES
7-10	STRIPING PLANS

NOTE:
PLANS ARE MISSING LANDSCAPE METERS AT THIS TIME.

CITY OF RIVERSIDE WATER SYSTEM
APPROVED BY — DATE 8/29/96

MS 3529

RIVERSIDE COUNTY TRANSPORTATION DEPT.
APPROVED BY — DATE 8/8/96

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
CHIEF UTILITIES ENGINEER, ELECTRICAL — DATE 4-5-96

PACIFIC BELL TELEPHONE — APPROVED BY — DATE 6/6/96

SOUTHERN CALIFORNIA GAS COMPANY — APPROVED BY — DATE 7-1-96

CENCOM CABLE T.V. — APPROVED BY — DATE 6/28/96

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

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

REGISTERED PROFESSIONAL ENGINEER RICHARD N. YALE NO. 40023 Exp. 12/31/97 CIVIL STATE OF CALIFORNIA

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
23692 Cactus Ave., Ste. 200, Moreno Valley, Ca 92553 (909) 653-0284

APPROVED BY: Richard N. Yale 3-25-96
RICHARD N. YALE REG CIVIL ENGINEER NO. 40023 DATE

MARK	REVISIONS	APP'D.	DATE
1	ADDED PAVEMENT SECTION	MK	11/14/96

DESIGNED BY RY DRAWN BY PR CHECKED BY TB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
	PRINCIPAL ENGINEER	10/28/96	RY
	PARK DEPARTMENT	9-9-96	BBC
	TRAFFIC DIVISION	10/23/96	CD
	CHIEF P. W. ENGINEER	11/8/96	RWG

APPROVED BY: PUBLIC WORKS DIRECTOR
DATE 11/8/96

STREET IMPROVEMENT PLANS
TRACTS 21167, 22408,
LOCHMOOR EXT. & CENTRAL AVE.
TITLE SHEET

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

ACCOUNT NO.
R - 3224A
SHEET 1 OF 10

PC 3224-6

10/29/96 LLL
10/29/96 MC

P STREET IMP. TITLE SHEET TR. 21167 ET AL (0.32) PF: 726006 131 11-Oct-96 10:01 AM / 726006-1304

INDEXED 11-5-96

885-AA

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

PROPOSED TOP OF RIGHT CURB-18' FROM ℄ (6" CF)
EXISTING GROUND @ RIGHT R/W-38' FROM ℄

PROP. TOP OF LEFT CURB-18' FROM ℄ (6" CF)
EXIST. GROUND @ LEFT R/W-28' FROM ℄

PROP. FS @ ℄
EXISTING GROUND @ ℄

BEGIN CONSTRUCTION STA. 35+90.62 EOR

STA 45+81.87 MATCHLINE

SEE SHEET 3

EVC TAN = 6.0%

EVC TAN = 6.0%

EVC TAN = 6.0%

L = 121.97' O.C.

L = 179.55' O.C.

L = 374.22' O.C.

L = 333.54' O.C.

L = 2.12' O.C.

L = 186.13' O.C.

L = 38.36' O.C.

PARTIAL 700' VC
FL/PI = 1572.35 (6" CF)

PARTIAL 700' VC
PI = 1572.87

PARTIAL 700' VC
FL/PI = 1572.35 (6" CF)

100' VC PI = 1532.02

100' VC PI = 1532.87

100' VC PI = 1532.92

PARTIAL 300' VC PI = 1481.36

PARTIAL 300' VC PI = 1481.91

PARTIAL 300' VC PI = 1481.92

IDENTICAL POINTS

12%

TAN = 10.0%

TAN = 10.0%

TAN = 10.0%

IDENT PTS

REMOVE & REPLACE EXIST. CURB & GUTTER

CURB OUTLET DETAIL
N.T.S.

T.T.M. 21166

EXIST. 8" W
EXIST. W.V.
EXIST. D.D. TO BE SALVAGED & RELOCATED DURING INSTALLATION OF NEW MH #35

SYCAMORE CANYON PARK

TRACT BOUNDARY

PARK

℄ LOCHMOOR DRIVE

FAIR ISLE DRIVE

FAIR ISLE DRIVE

EXIST. IMPROVEMENTS PER R-3130

INTERIM SLOPE FOR ROAD CONSTRUCTION (TYPICAL)
FOR FINAL SLOPE CONST. OUTSIDE OF R/W SEE GRADING PLANS FOR TRACT 21167

NOTE: INTERIM & ULTIMATE STREET SLOPE GRADING SHOWN ON REVERSE WALL PLAN & ROUGH GRADING PLAN

100' WIDE SLOPE GRADING ESMNT.

TRACT BOUNDARY MATCHLINE

TRACT 22408
TRACT 21167

CURB OUTLET SEE PLAN & PROFILE SHEET STA 45+81.87 6"CF TRANS

SCALE: 1" = 40'

0 10 20 30 40 80 120 160

TRACT 21167

MEANDERING SIDEWALK DETAIL
NOT TO SCALE

LOCHMOOR DRIVE

R/W

VARIES SEE PLANS

CURB FACE

VARIES PER PLAN

65'

STA (SEE PLAN)

CONSTRUCTION NOTES:

1. CONSTRUCT A.C. OVER CRUSHED AGGREGATE BASE PER SHEET 1
2. CONST. 6" CF CURB & GUTTER PER CITY STD. DWG. 200, TYPE I, 2' GUTTER
4. CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.
11. CONST. CURB OUTLET PER CITY STD. DWG. 410, W=6.8' WITH BOLTDOWN COVER.
12. REMOVE & REPLACE EXIST. CURB & GUTTER
13. SAWCUT, REMOVE & REPLACE EXIST. A.C. PAVEMENT SECTION IN KIND. MATCH EX PAVEMENT SURFACE.
9. CONSTRUCT MEANDERING SIDEWALK (W=5'). SEE DETAIL THIS SHEET.
47. CONSTRUCT WALL PER TRACT 22408. REVERSE FRONTAGE WALL PLAN.
15. CONST. SLUFF DITCH AT TOE OF CUT SLOPES. SEE TYP. SECTION D-D & C-C PER SHT. 1
48. CONST. VIEW FENCE PER TR. 21167 REVERSE FRONTAGE WALL PLAN.

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	95°20'46"	35.00	58.24	38.43
B	90°00'00"	35.00	54.98	35.00
C	18°23'47"	379.87	121.97	61.51
D	10°28'34"	982.00	179.55	90.03
E	40°18'11"	532.00	374.22	195.23
F	40°18'11"	568.00	399.54	208.44

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
G	10°28'34"	1018.00	186.13	93.33
H	13°44'32"	412.60	98.96	49.72
I	88°32'32"	35.00	52.25	32.38
J	85°35'54"	35.00	52.29	32.41
K	13°03'37"	600.00'	136.77'	69.17'
L	10°28'34"	1000.00'	182.84'	91.68
M	40°18'11"	550.00'	388.88'	201.83'

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

AS BUILT
2-98

*NOTE: SEE SHEET 10 FOR STRIPING/SIGNING LEGEND.

CITY OF RIVERSIDE
PLANNING DEPT.
APPROVED BY 9/11/96 DATE

REGISTERED PROFESSIONAL ENGINEER
RICHARD N. YALE
NO. #040023
Exp. 12/31/97
CIVIL
STATE OF CALIFORNIA

FOR REVISION ONLY
APPROVED BY:
Richard N. Yale 3-25-96
RICHARD N. YALE R.C.E. NO. 40023 EXP. 12/31/97 DATE

℄ INT. STA. 35+44.23 ~ LOCHMOOR DR.
= STA. 63+23.67 ~ FAIR ISLE DRIVE

REGISTERED PROFESSIONAL ENGINEER
BRIAN L. JENSEN
NO: 030534
Exp. 3-31-32
CIVIL
STATE OF CALIFORNIA

SOUTHERN CALIFORNIA GAS COMPANY
7-1-96
APPROVED BY DATE

PACIFIC BELL TELEPHONE
6/3/96
APPROVED BY 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 WATER SYSTEM
8/29/96
APPROVED DATE

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
6-26-96
APPROVED BY DATE

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
A	ADDED CURB OUTLET @ 38+13.80	TTS	7/26/96
B	REVISED CONST. LIMIT NOTES	TTS	8/29/96
C	ADDED RCE SIGN. BLOCK & STAMP	TTS	9/11/96

DESIGNED BY BB DRAWN BY RR CHECKED BY DD

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
	PRINCIPAL ENGINEER	7-1-96	BB
	PARK DEPARTMENT	7-9-96	BB
	TRAFFIC DIVISION	7-5-96	DD
	CHIEF P.W. ENGINEER	9/11/96	

APPROVED BY: PUBLIC WORKS DIRECTOR
DATE 11/8/96

STREET IMPROVEMENT PLANS
TRACT 22408
LOCHMOOR DRIVE

ACCOUNT NO. R-3224A

SHEET 2 OF 10

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

PC-8299-5

P ST IMP. - LOCHMOOR DR - SHT 15 - .063 0.321 FT / 72600S 10:30 24-Mar-89 05:50 PM / 72600S-5302

NOTE: INTERIM & ULTIMATE STREET SLOPE GRADING SHOWN ON REVERSE WALL PLAN & ROUGH GRADING PLAN

CONSTRUCTION NOTES:

(1) CONSTRUCT A.C. OVER CRUSHED AGGREGATE BASE PER SHEET 1
(2) CONSTRUCT 6" C.F. CURB & GUTTER PER CITY STD. 200, TYPE 1.
(4) CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.
(5) CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. DWG. 220. W= PER PLAN
(6) CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. 304.
(9) CONSTRUCT MEANDERING SIDEWALK (W=5'). SEE DETAIL SHEET 2
(10) CONSTRUCT CURB OUTLET PER CITY STD. 410
(47) CONSTRUCT WALL PER TRACT 21167 REVERSE FRONTAGE WALL PLAN
(11) CONSTRUCT UNDERSIDEWALK DRAIN PER CITY STD. 411.
(7) CONSTRUCT BARRICADE PER CITY STD. 180, 54' LONG.
(30) INSTALL 2" PVC (SCH.40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES
(32) INSTALL 4" PVC (SCH.40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES
(51) CONST. 6" PERF. PVC SUBDRAIN

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(L)	27° 48' 11"	550.00	266.89	136.18
(M)	31° 58' 53"	550.00	307.00	157.61
(N)	06° 55' 51"	550.00	66.55	33.31

(48) CONST. VIEW FENCE PER TR. REVERSE FRONTAGE WALL PLAN

CITY OF RIVERSIDE
PLANNING - GRADING
APPROVED BY — 9/11/96 DATE

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	75°03'20"	532.00	696.90	408.63
(B)	02°38'00"	568.00	26.11	13.06
(C)	91°04'27"	35.00	55.63	35.66
(D)	79°13'16"	35.00	48.39	28.97
(E)	17°56'36"	568.00	177.88	89.67

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(F)	84°57'27"	35.00	51.90	32.05
(G)	21°53'47"	568.00	217.07	109.88
(H)	113°39'07"	35.00	69.43	53.54
(I)	08°20'19"	550.00	80.04	40.09
(J)	0°34'50"	550.00	5.57	2.79
(K)	0°35'04"	568.00	5.79	2.90

SOUTHERN CALIFORNIA GAS COMPANY
7-1-96
11-17-97
APPROVED BY: DATE

REGISTERED PROFESSIONAL ENGINEER RICHARD N. YALE NO. 40023 EXP. 12/31/97

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

CHARTER COMMUNICATIONS
11/28/96
APPROVED BY DATE

AS BUILT
2-98

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

PROP. STREET IMPROVEMENT PER R-3130

TR. 22408

LOCHMOOR DRIVE

SYCAMORE CANYON PARK

R.S. 77/159-63

KIRKMICHAEL CIRCLE

CANMORE COURT

DEVERON COURT

TRACT BOUNDARY

SCALE: 1" = 40'

PLAN
SCALE: 1"=40 FEET

SECTION A-A

* NOTE: SEE SHEET 10 FOR STRIPING/SIGNING LEGEND

BENCHMARK:
CITY OF RIVERSIDE BENCHMARK NO. 1, P.K. NAIL AND CITY ENGINEER TAG IN THE EASTERLY CORNER OF CATCHBASIN AT THE SOUTHEAST CORNER OF CENTRAL AVENUE AT HOT SPRINGS ROAD EXTENDED.
ELEVATION = 1365.97'

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
CHIEF UTILITIES ENGINEER, ELECTRICAL DATE.

PACIFIC BELL TELEPHONE
6/6/96
APPROVED BY: 3284 DATE

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
23890 Clinton Keith, Ste. 300, Moreno Valley, CA 92553 (909) 653-0284
APPROVED BY:
RICHARD N. YALE REG CIVIL ENGINEER NO. 40023 DATE
3-25-96

MARK	REVISIONS	APPR.	DATE

DESIGNED BY MT DRAWN BY LB CHECKED BY JSW

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/28/96	
PARK DEPARTMENT	9/10/96	
TRAFFIC DIVISION	9/23/96	
CHIEF P.W. ENGINEER	11/4/96	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 11/8/96

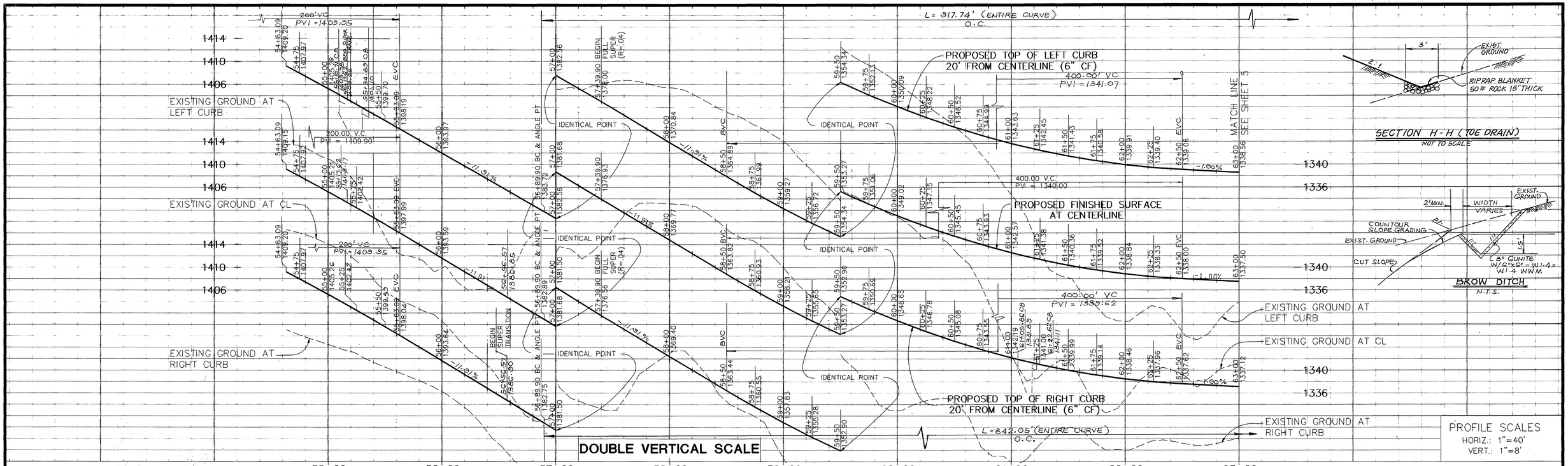
STREET IMPROVEMENT PLANS
TRACT 21167
LOCHMOOR DRIVE

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

ACCOUNT NO. R-3224A
SHEET 3 OF 10

PC 3224-6

•P40• ST. IMP. LOCHMOOR DR. - 4810.32] PF: 726006 136 11-Oct-89 02:10 PM / 726005-5304
INDEXED 1-8-97 GH



SECTION H-H (TOE DRAIN)
NOT TO SCALE

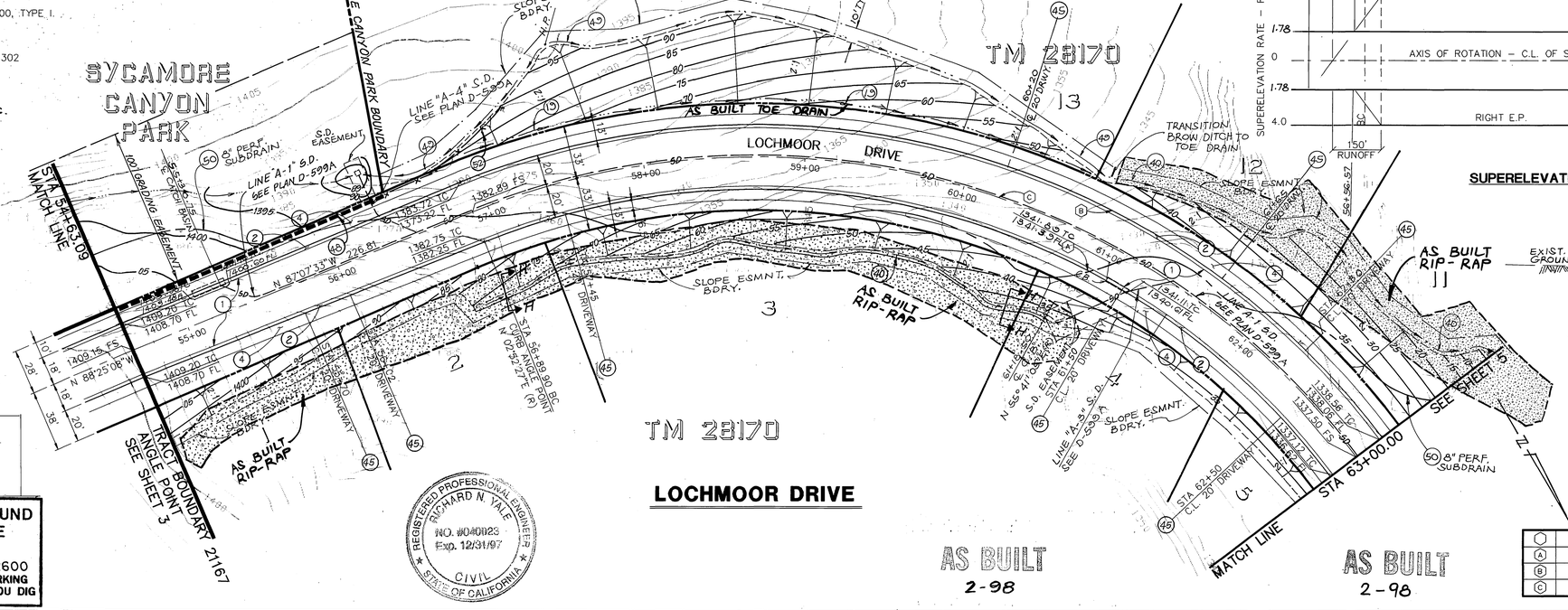
BROW DITCH
N.T.S.

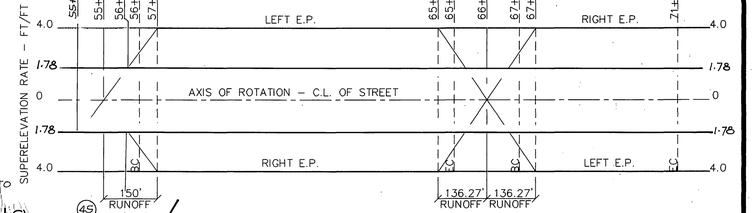
PROFILE SCALES
HORIZ.: 1"=40'
VERT.: 1"=8'

CONSTRUCTION NOTES:

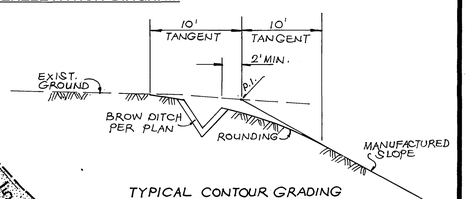
1. CONSTRUCT A.C. OVER CRUSHED AGGREGATE BASE PER SHEET 1
2. CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE I.
4. CONSTRUCT SIDEWALK PER CITY STD. 325
45. CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 302 A=20' B=27'
40. CONSTRUCT 3' WIDE RIPRAP TOE DRAIN PER SECTION H-H ON THIS SHEET
19. CONST. SLUFFE DITCH AT TOE OF CUT SLOPES. SEE TYP. SECTION D-D & C-C PER SHT. 1
49. CONSTRUCT BROW DITCH PER DETAIL THIS SHEET
50. CONSTRUCT 8" PERFORATED SUBDRAIN
47. CONSTRUCT WALL PER TR. 21167 REVERSE FRONTAGE WALL PLAN.
48. CONST. VIEW FENCE PER TR. REVERSE FRONTAGE WALL PLAN.
52. 3 STRAND BARBED WIRE FENCE.

TR. 21167





SUPERELEVATION DIAGRAM



TYPICAL CONTOUR GRADING AT TOP OF SLOPE
(N.T.S.)

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

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	108°25'04"	445.00	842.05	617.21
(B)	108°25'04"	485.00	917.74	672.69
(C)	108°25'04"	465.00	879.89	644.95

CITY OF RIVERSIDE UNDERGROUND & UNDERGROUND

APPROVED BY ____ DATE ____

CHARTER COMMUNICATIONS

APPROVED BY ____ DATE 11/18/96

PACIFIC BELL TELEPHONE

APPROVED BY ____ DATE 6/3/96

SOUTHERN CALIFORNIA GAS COMPANY

APPROVED BY ____ DATE 7-1-96

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

REGISTERED PROFESSIONAL ENGINEER RICHARD N. YALE NO. #040023 Exp. 12/31/97 CIVIL STATE OF CALIFORNIA

AS BUILT 2-98

AS BUILT 2-98

BENCHMARK:
CITY OF RIVERSIDE BENCHMARK HB-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

KEITH INTERNATIONAL, INC.
•Planning • Civil Engineering • Environmental Services•
•Land Surveying • Public Works • Water Resources•
Inland Empire Division
22830 Clarton Ave., Ste 300, Moreno Valley, CA 92553 (909) 653-0234
Richard N. Yale DATE 3-25-96
RICHARD N. YALE
R.C.E. No. 40023 expires 12/31/97

CITY OF RIVERSIDE PLANNING DEPARTMENT

APPROVED BY: ____ DATE 9/11/96

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RY DRAWN BY FKO CHECKED BY RY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
DEPUTY P.W. DIRECTOR			
PRINCIPAL ENGINEER			
PARKS DEPT.			PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION			DATE 11/8/96
PARKS DEPARTMENT			

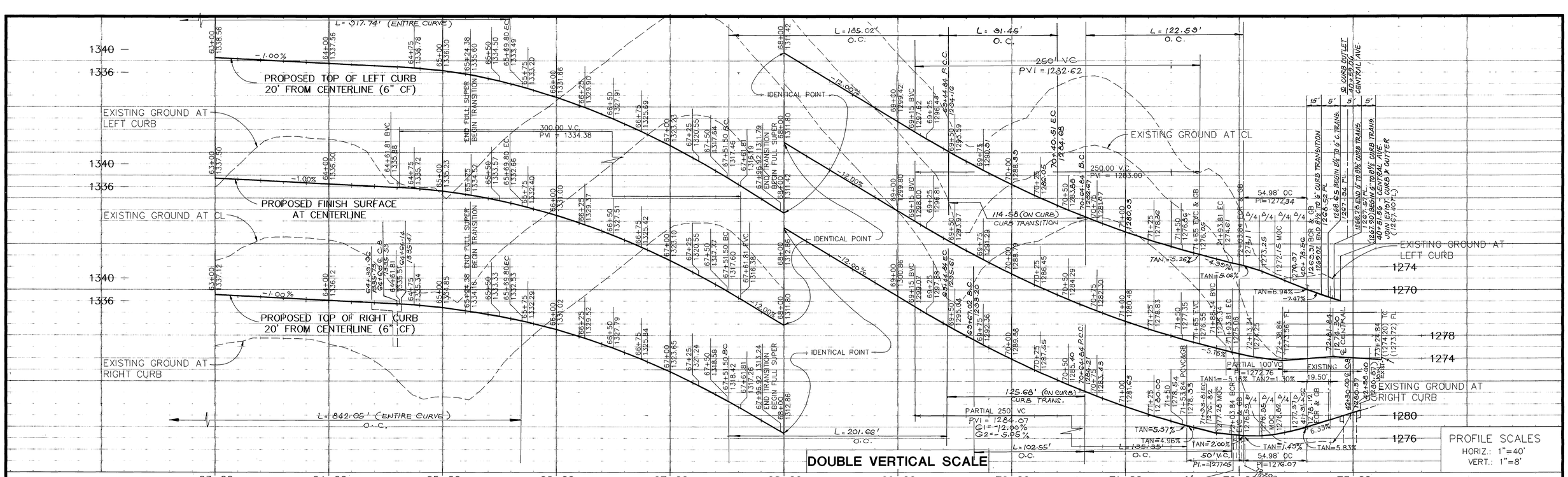
11-19-96 rec 11/19/96

STREET IMPROVEMENT PLANS
LOCHMOOR DRIVE EXTENSION
STA 54+63.09 - STA 63+00

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCT. NO.
R-3224A
SHEET 4 OF 10

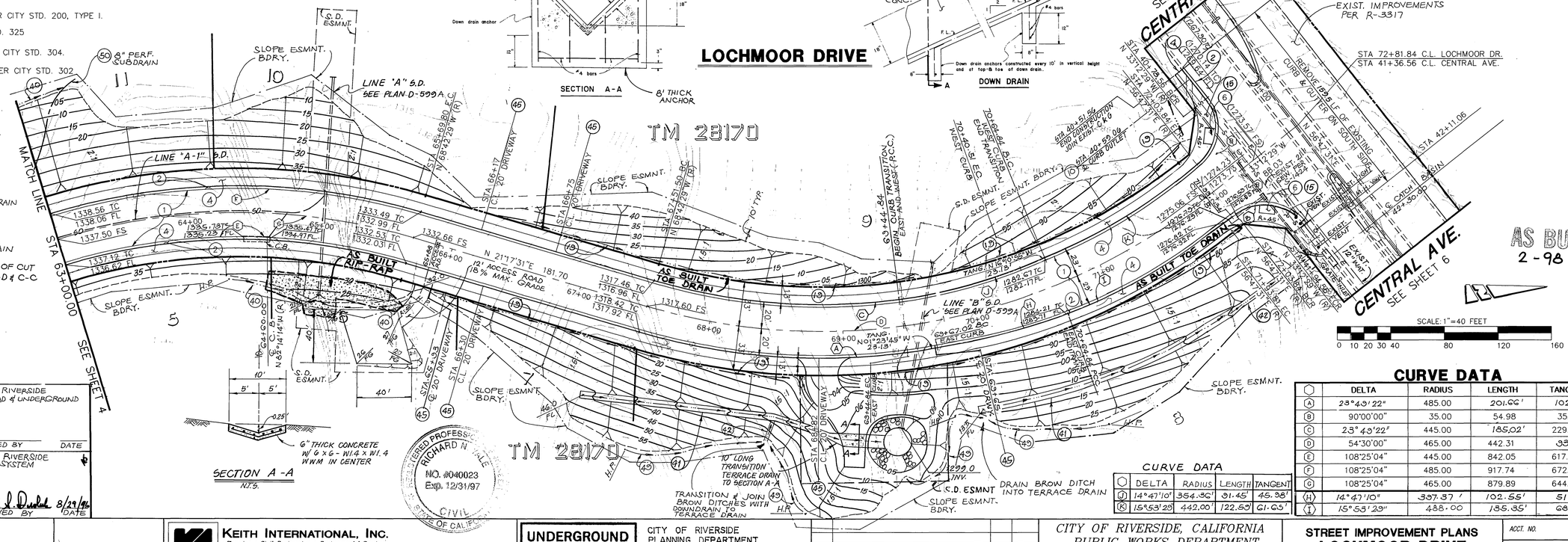
INDEXED 1-8-97 GH



PROFILE SCALES
HORIZ.: 1"=40'
VERT.: 1"=8'

CONSTRUCTION NOTES:

1. CONSTRUCT A.C. OVER CRUSHED AGGREGATE BASE PER SHEET 1
2. CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE I.
4. CONSTRUCT SIDEWALK PER CITY STD. 325
6. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.
45. CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 302 A=20' B=27'
41. CONSTRUCT TERRACE DRAIN PER DETAIL ON SHEET 6
42. CONSTRUCT DOWNDRAIN PER DETAIL ON THIS SHEET
15. CONSTRUCT SIDEWALK RETURN PER CITY STD. 120 TYPE II.
10. CONST. CURB OUTLET PER CITY STD. 410
40. CONST. 3' WIDE RIPRAP TOE DRAIN PER SECTION H-H ON SHT. 4
49. CONST. BROW DITCH PER DETAIL ON SHEET 4
50. CONST. 8" PERF. PVC SUBDRAIN
19. CONST. SLUFF DITCH AT TOE OF CUT SLOPES. SEE TYP. SECTION D-D & C-C PER SHT. 1



CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
A	23°49'22"	485.00	201.66'	102.31'
B	90°00'00"	35.00	54.98	35.00
C	23° 49'22"	445.00	185.02'	229.19
D	54°30'00"	465.00	442.31	33.87'
E	108°25'04"	445.00	842.05	617.21
F	108°25'04"	485.00	917.74	672.69
G	108°25'04"	465.00	879.89	644.95
H	14°47'10"	387.37'	102.55'	51.56'
I	15°53'29"	488.00	135.35'	68.11'

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
J	14°47'10"	354.36'	91.45'	45.98'
K	15°53'29"	442.00'	122.59'	61.65'

CHARTER COMMUNICATIONS
APPROVED BY ____ DATE 6/28/96

PACIFIC BELL TELEPHONE
APPROVED BY ____ DATE 6/3/96

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY ____ DATE 7-1-96

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
APPROVED BY ____ DATE

CITY OF RIVERSIDE WATER SYSTEM
APPROVED BY Richard L. Diedrich DATE 8/29/96

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

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
23692 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0234
Richard N. Yale DATE 3-25-96
RICHARD N. YALE
R.C.E. No. 40023 expires 12/31/97

REGISTERED PROFESSIONAL ENGINEER RICHARD N. YALE NO. #040023 Exp. 12/31/97 CIVIL STATE OF CALIFORNIA

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

CITY OF RIVERSIDE PLANNING DEPARTMENT
APPROVED BY: ____ DATE: 6/11/96

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RY DRAWN BY PKO CHECKED BY RY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR	RMG	11/4/96
PRINCIPAL ENGINEER	JS	10/30/96
PARK DEPT	MH	10-30-96
TRAFFIC DIVISION		
PARKS DEPARTMENT		

APPROVED BY ____ PUBLIC WORKS DIRECTOR
DATE 11/8/96

STREET IMPROVEMENT PLANS
LOCHMOOR DRIVE EXTENSION
STA 63+00 - STA 72+81.85

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCT. NO. R-3224A
SHEET 5 OF 10

FRED 10/29/96 JM 10/29/96

INDEXED 1-8-97 AT

CENTRAL AVENUE

LOCHMOOR DRIVE
SEE SHEET 5

AS BUILT
2 - 98

CONSTRUCTION NOTES

- (1A) CONSTRUCT A.C. OVER CRUSHED AGGREGATE BASE PER SHEET 1
- (2) CONSTRUCT 6" CF CURB & GUTTER PER CITY STD. 200, TYPE I.
- (34) REMOVE EXISTING CURB & GUTTER
- (36) REMOVE EXISTING A.C. DITCH
- (35) REMOVE EXISTING A.C. PAVEMENT
- (12) CONSTRUCT PATTERN STAMPED CONCRETE IN MEDIAN PER PLAN. USE RUNNING BOND COBBLESTONE PATTERN. COLOR SOMBRERO BUFF (C-25)
- (13) SAWCUT EXISTING A.C. PAVEMENT 1' BEYOND NEW CURB & GUTTER & PAVEMENT
- (14) CONSTRUCT A.C. PAVED DITCH (2' x 0.5') PER DETAIL ON THIS SHEET.
- (16) CONSTRUCT REVERSE TAPER PER CITY STD. 122.
- (17) CONSTRUCT PARABOLIC FLARE PER CITY STD. 121 & 123. L & W PER PLAN
- (18) CONST. 4" THICK CONCRETE NOSE AREA SMOOTH FINISH - NO COLOR 6' LONG.
- (19) 1-4", 1-2" PVC SCH. 40 PVC PIPE SLEEVE WITH NYLON PULLCORD. TERMINATE IN CONC. VALVE BOX WITH NON-HINGE LOCKING LID.

SCALE: 1"=20 FEET
0 5 10 15 20 40 60 80

CHARTER COMMUNICATIONS APPROVED BY ______ DATE 6/18/96	
PACIFIC BELL TELEPHONE APPROVED BY ______ DATE 6/3/96	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
SOUTHERN CALIFORNIA GAS COMPANY APPROVED BY ______ DATE 7-1-96	CITY OF RIVERSIDE WATER SYSTEM APPROVED ______ DATE 8/29/96

REGISTERED PROFESSIONAL ENGINEER RICHARD N. YALE NO. #040023 Exp. 12/31/97 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

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
22690 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0234

RICHARD N. YALE DATE 3-25-96
R.C.E. No. 40023 expires 12/31/97

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

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RY DRAWN BY PKO CHECKED BY RY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR	RNL	11/4/96
PRINCIPAL ENGINEER		10/28/96
PARK DEPT.		9/9/96
TRAFFIC DIVISION		10/23/96
~~PARKS DEPARTMENT~~		

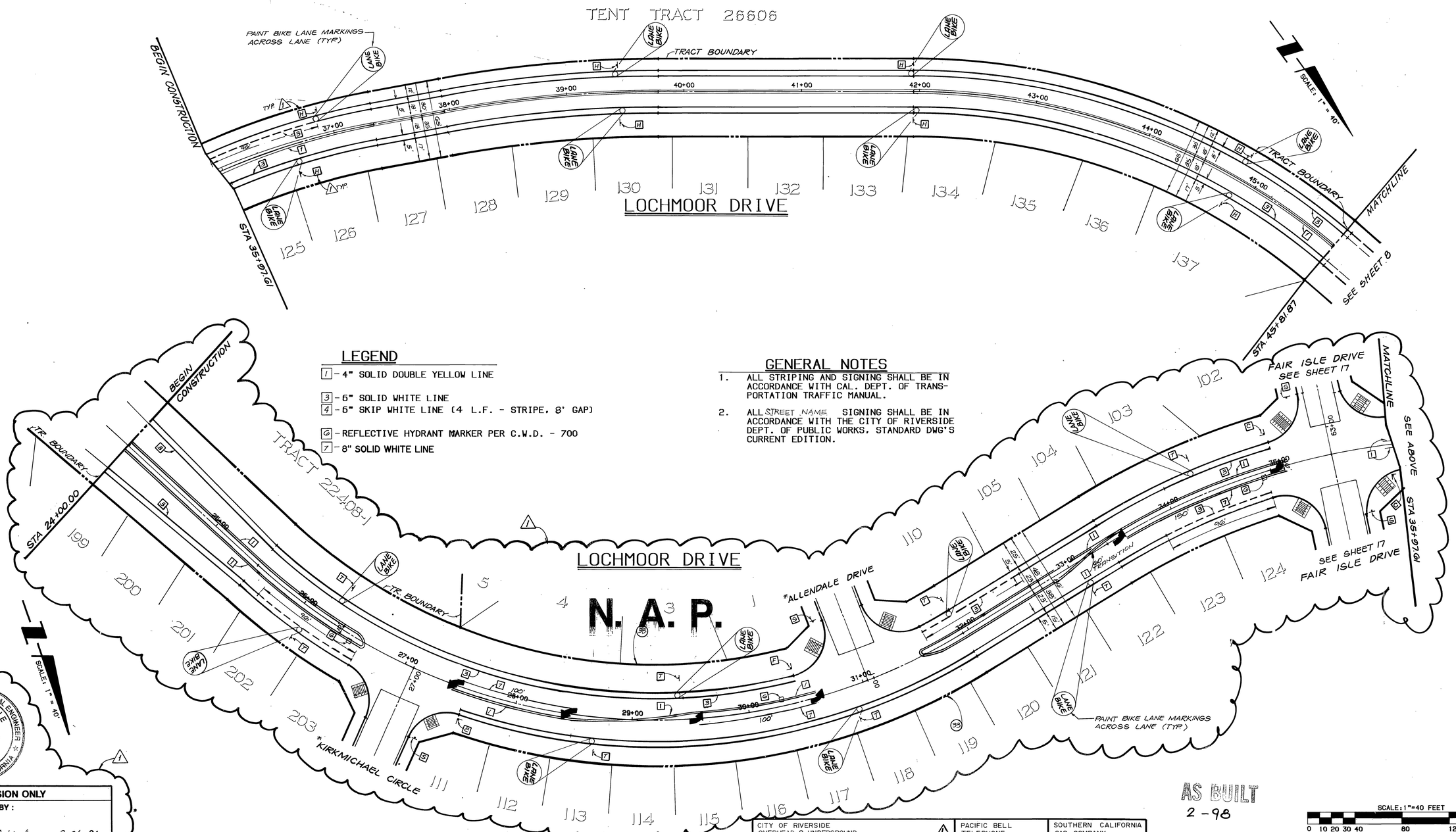
APPROVED BY ______ PUBLIC WORKS DIRECTOR
DATE 11/8/96

STREET IMPROVEMENT PLANS
CENTRAL AVENUE
STA 40+38 - STA 44+53
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

ACCT. NO.
R-3224A
SHEET 6 OF 10

FREB 10/29/96 ML 10/29/96

INDEXED 1-8-97



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 STREET NAME SIGNING SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS, STANDARD DWG'S CURRENT EDITION.

REGISTERED PROFESSIONAL ENGINEER RICHARD N. YALE NO. #040023 Exp. 12/31/97 CIVIL STATE OF CALIFORNIA

FOR REVISION ONLY

APPROVED BY:

Richard N. Yale 3-26-96

RICHARD N. YALE DATE

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

AS BUILT 2-98

SCALE: 1"=40 FEET

0 10 20 30 40 80 120 160

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

SEE SHEET 10 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

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: Brian L. Jensen 5-17-89

BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30534 DATE

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND	PACIFIC BELL TELEPHONE	SOUTHERN CALIFORNIA GAS COMPANY
Bill Marinel 6:28:96	Lee Clark 6/3/96	Dan L. Orr 7-1-96
APPROVED BY DATE	APPROVED BY DATE	APPROVED BY DATE

MARK	REVISIONS	APPR.	DATE
1	REVISED BIKE LANE SIGN REF. DELETED PORTION OF LOCHMOOR DR. ADDED R.C.E. SIGN. BLOCK & STAMP		10/29/96

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/28/96	
PARK DEPARTMENT		
TRAFFIC DIVISION	6-5-91	
CHIEF P. W. ENGINEER	11/9/96	

APPROVED BY Danny Ford
PUBLIC WORKS DIRECTOR
DATE 11/8/96

STRIPING/SIGNING PLANS
TRACT 22408
LOCHMOOR DRIVE

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

ACCOUNT NO. R-3224-A

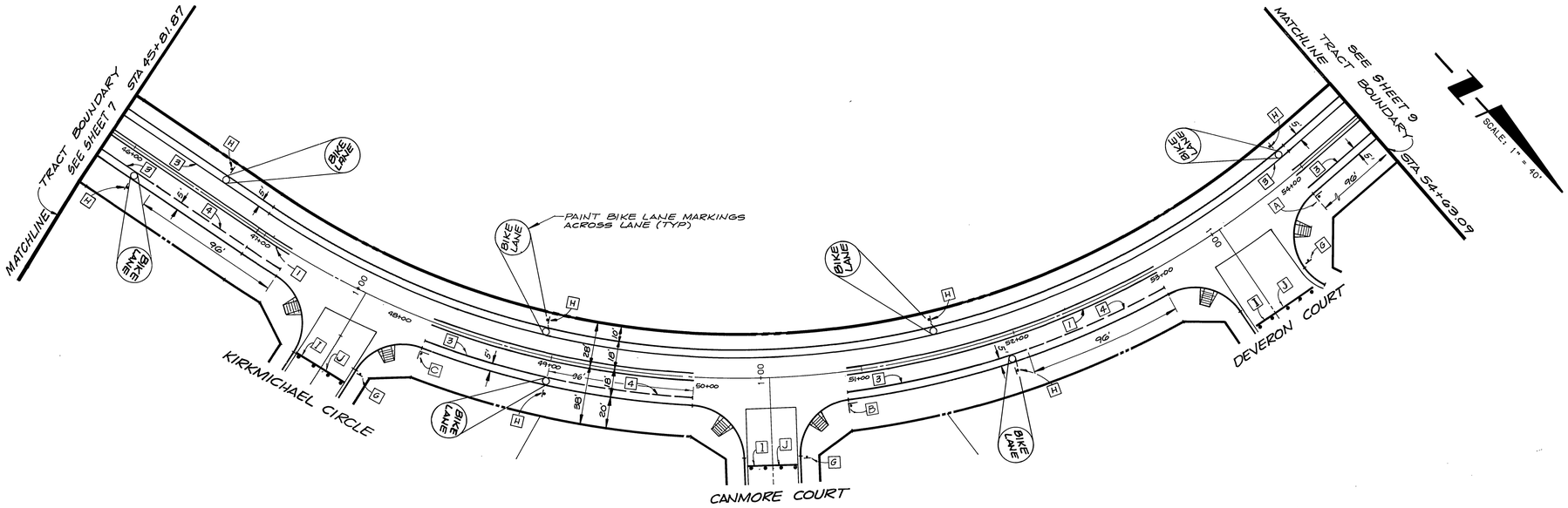
SHEET 7 OF 10

PC-3299-5

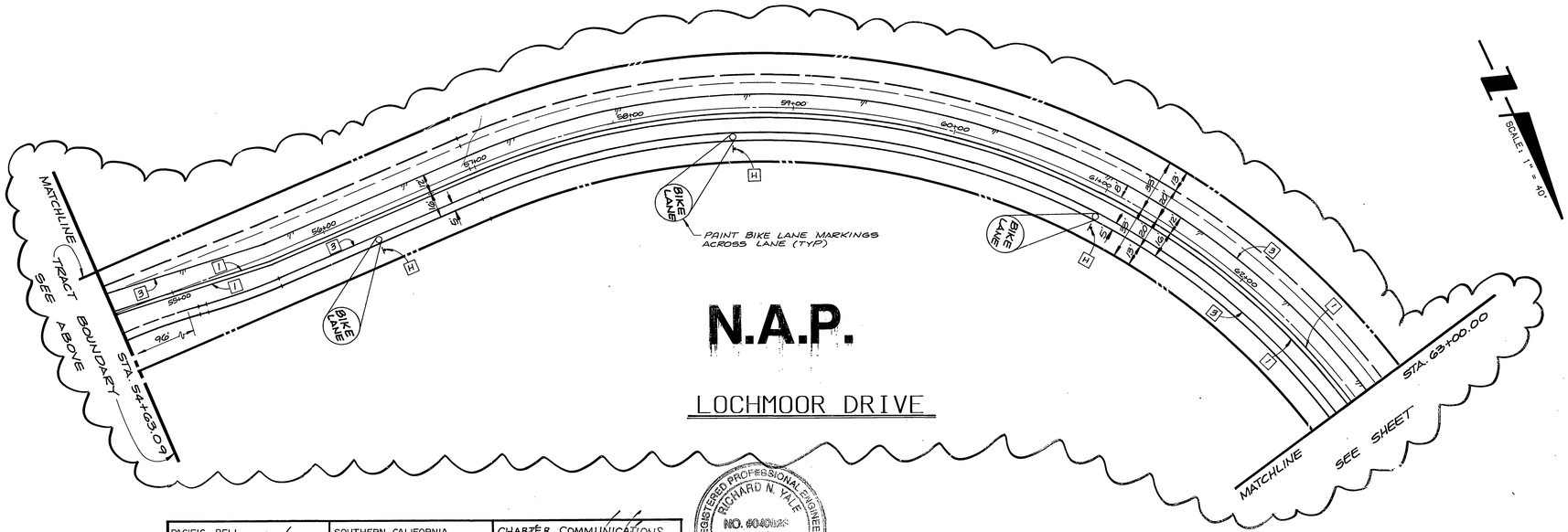
10/29/96 10/29/96

•P• STRIPING/SIGNING-INC. 3 SHT. 18/18 - 6310.32 PF: 726005 10138 16-May-89 09:12 AM / 726001-5302

INDEXED 1-8-97



LOCHMOOR DRIVE



N.A.P.

LOCHMOOR DRIVE

AS BUILT
2 - 9B

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

SEE SHEET 10 FOR STRIPING/SIGNING LEGEND

REGISTERED PROFESSIONAL ENGINEER
RICHARD N. YALE
NO. 40023
Exp. 12/31/97
CIVIL
STATE OF CALIFORNIA

PACIFIC BELL TELEPHONE	SOUTHERN CALIFORNIA GAS COMPANY	CHARTER COMMUNICATIONS
APPROVED BY 3.25.96 DATE	APPROVED BY 7-1-96 DATE	APPROVED BY 6/20/96 DATE

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
CHIEF UTILITIES ENGINEER, ELECTRICAL — DATE 6-4-96

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
28690 Cactus Ave., Ste. 300, Moreno Valley, CA 92555 (909) 653-0334
APPROVED BY: Richard N. Yale 3-25-96
RICHARD N. YALE REG CIVIL ENGINEER NO. 40023 DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY CJ DRAWN BY LB CHECKED BY JRW

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/20/96	
PARK DEPARTMENT		
TRAFFIC DIVISION	10/23/96	
CHIEF P.W. ENGINEER	11/4/96	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 11/8/96

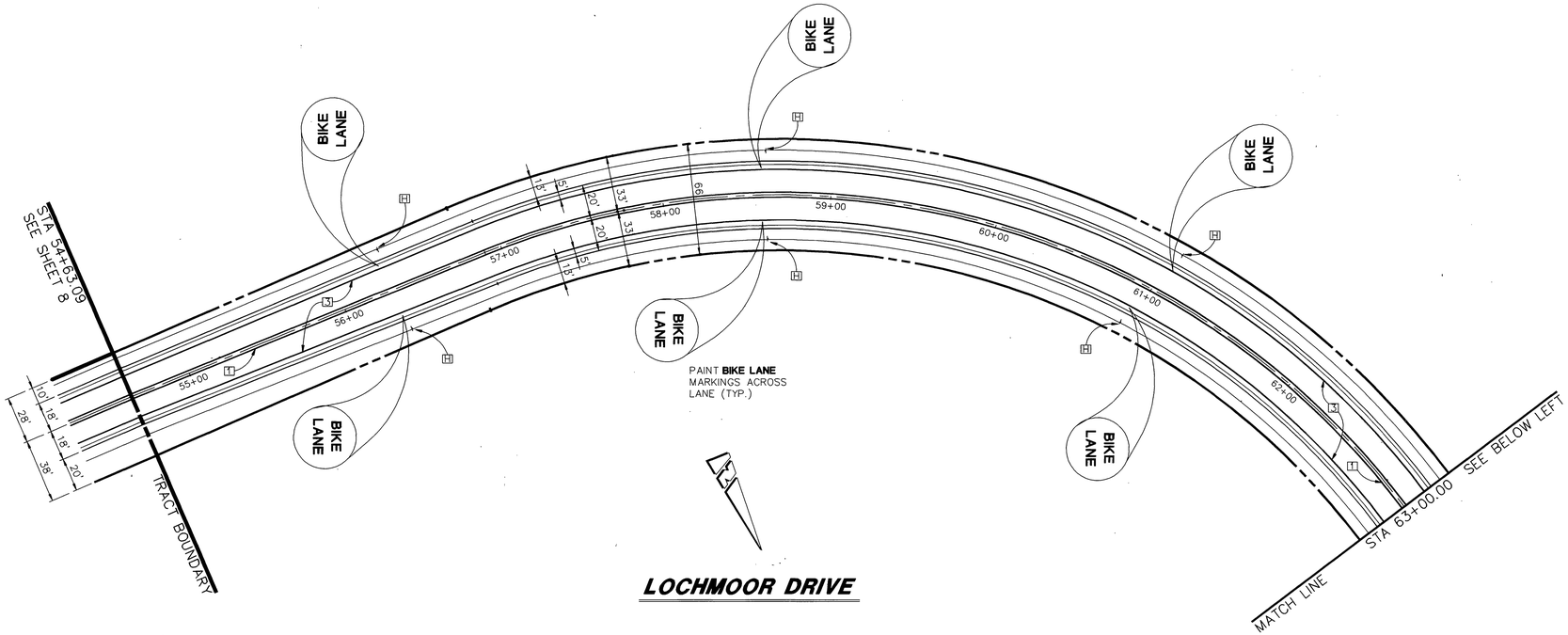
STRIPING/SIGNING PLANS
TRACT 21167
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=

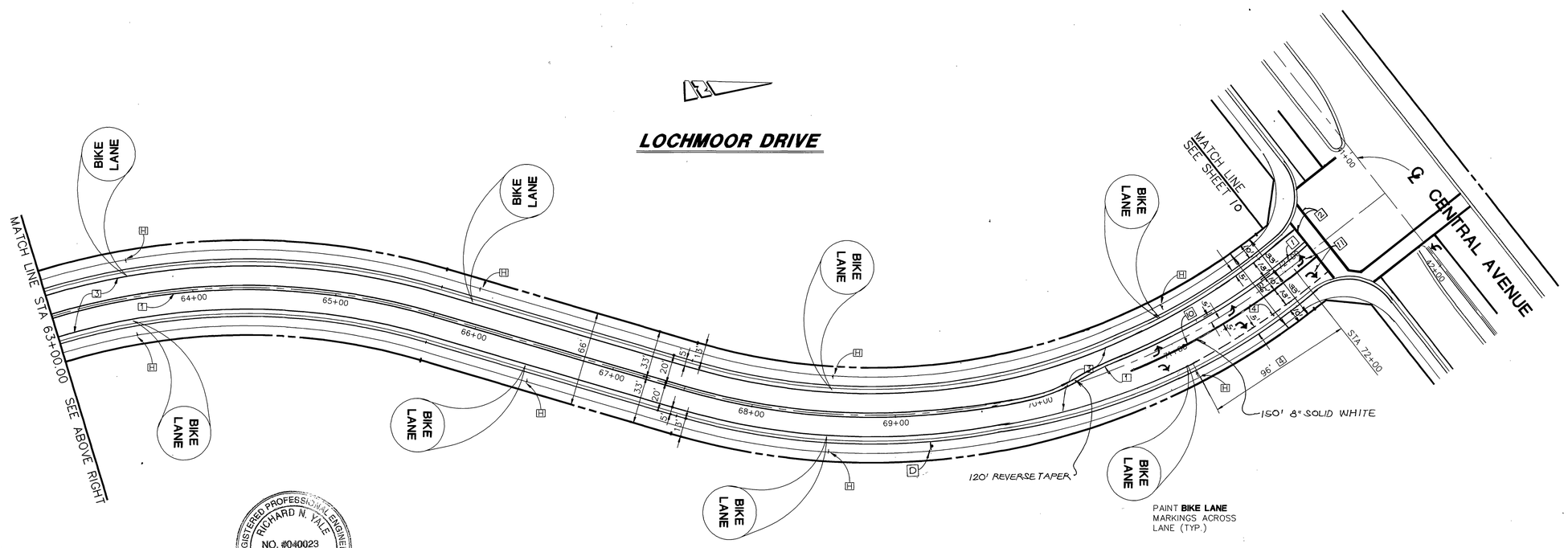
ACCOUNT NO. R-3224A
SHEET 8 OF 10

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 - 1360.80

PC 3224-5

•P40• ST. IMP. PLN LOCH -CNTRL SHT 1/2 - 43[0.32]PF: 726006 10137 18-Jun-90 03:35 PM / 726006-530
INDEXED 1-8-97 GH





AS BUILT
2-98

REGISTERED PROFESSIONAL ENGINEER RICHARD N. YALE NO. #040023 Exp. 12/31/97 CIVIL STATE OF CALIFORNIA

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

SEE SHEET 10 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

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
22690 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0234

Richard N. Yale DATE 3-25-96
RICHARD N. YALE
R.C.E. No. 40023 expires 12/31/97

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RY DRAWN BY PKO CHECKED BY RY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR	RYG	11/4/96
PRINCIPAL ENGINEER	[illegible]	10/30/96
TRAFFIC DIVISION	[illegible]	10/23/96
PARKS DEPARTMENT		

APPROVED BY [signature]
PUBLIC WORKS DIRECTOR
DATE 11/8/96

STRIPING/SIGNING PLAN
LOCHMOOR DRIVE EXTENSION

HORIZ. SCALE: 1" = 40'

ACCT. NO.
R-3224A
SHEET 9 OF 10

FRED 10/29/96 [illegible] 10/29/96

INDEXED 1-8-97 4H

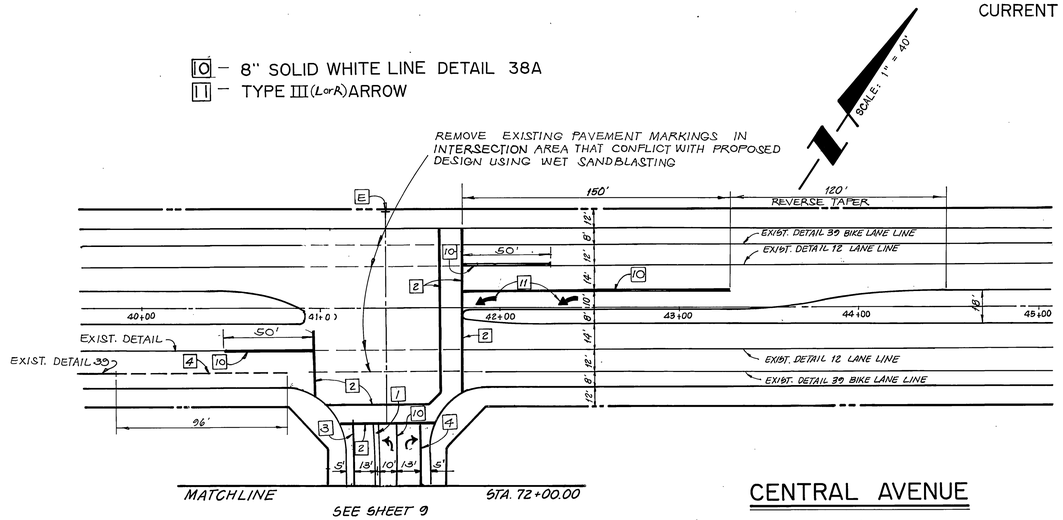
LEGEND

1 – 4" SOLID DOUBLE YELLOW LINE
2 – 12" SOLID WHITE LINE
3 – 6" SOLID WHITE LINE DETAIL 39
4 – 6" SKIP WHITE LINE (4 L.F. - STRIPE, 8' GAP) DETAIL 39A

10 – 8" SOLID WHITE LINE DETAIL 38A
11 – TYPE III (L or R) ARROW

GENERAL NOTES

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



CENTRAL AVENUE

TRAFFIC & STREET NAME SIGN SCHEDULE				
CONST. PER CITY STANDARD CITY DRAWING 662A & 666				
	QTY		BLK #	CALTRANS STD
A		LOCHMOOR DRIVE	5400	
		DEVERON COURT	5400	
B		LOCHMOOR DRIVE	5400	
		CANMORE COURT	5400	
C		LOCHMOOR DRIVE	5400	
		KIRKMICHAEL CIRCLE	200	
D		LANE USE CONTROL		R61-20.1
E		DOUBLE HEAD ARROW		W56 STD.
G		STOP		R-1 (30x30)
H		NO PARKING ANYTIME, BIKE LANE		R-26, R-81
I		NOT A THROUGH STREET		W53
J		END, END OF ROAD		W31
K		, RED		TYPE N MARKER

AS BUILT
2 - 98

REGISTERED PROFESSIONAL ENGINEER
RICHARD N. YALE
NO. #040023
Exp. 12/31/97
CIVIL
STATE OF CALIFORNIA

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

PACIFIC BELL TELEPHONE	SOUTHERN CALIFORNIA GAS COMPANY	CHARTER COMMUNICATIONS
APPROVED BY: Gary 6/14/96	APPROVED BY: 9-16-96	APPROVED BY: 4-4-96
DATE: 3-25-96	DATE: 9-17-96	DATE: 4-4-96

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
CHIEF UTILITIES ENGINEER, ELECTRICAL — DATE 6-1-96

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
23692 Cadiz Ave., Ste 300, Moreno Valley, CA 92553 (909) 653-6334

APPROVED BY:
RICHARD N. YALE / REG CIVIL ENGINEER NO. 40023 — DATE 3-25-96

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RY DRAWN BY PR CHECKED BY TB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/28/96	RE
PARK DEPARTMENT		
TRAFFIC DIVISION	10/23/96	RS
CHIEF P.W. ENGINEER	11/8/96	RAG

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 11/8/96

STRIPING/SIGNING PLANS
CENTRAL AVENUE

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

ACCOUNT NO.
R-3224A
SHEET 10 OF 10

PC 3224-5

BENCHMARK:
CITY OF RIVERSIDE BENCHMARK #8-1.
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 - 1900.89

FEB 10/28/96 DLL 10/29/96 MM

•P40• ST. IMP PLN LOC-CENTRAL SHT 2/2 - 43(0.32)PF: 726005 13138 15-Jun-90 11:47 AM / 726005-530
INDEXED 1-8-97 GH

SYCAMORE HIGHLANDS

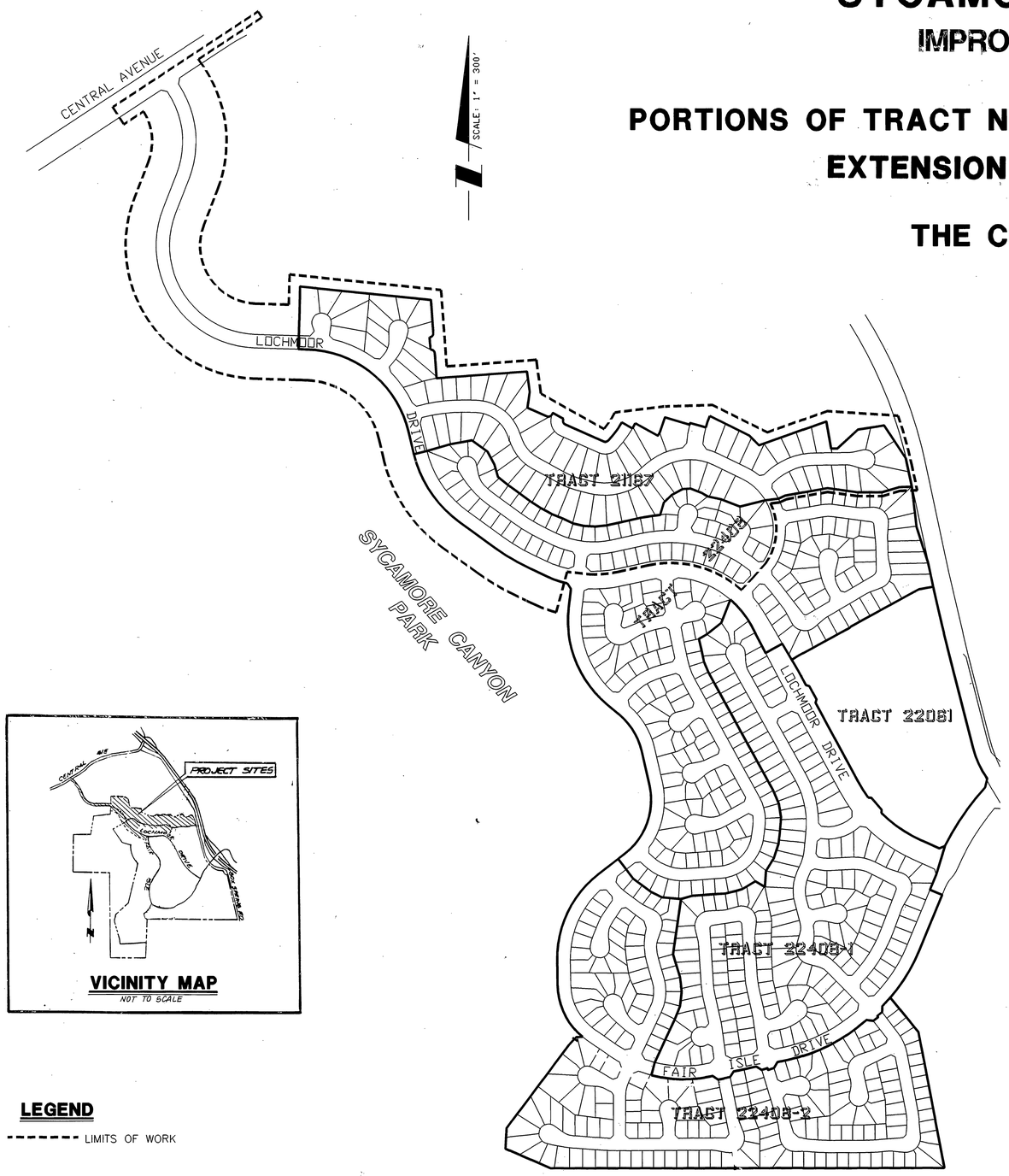
IMPROVEMENT PLANS

FOR

PORTIONS OF TRACT NOS. 21167, 22408, LOCHMOOR DRIVE EXTENSION AND CENTRAL AVE.

IN

THE CITY OF RIVERSIDE



VICINITY MAP

NOT TO SCALE

LEGEND

- - - - - - - LIMITS OF WORK

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• **STREET LIGHTING PLANS**	4 Sheets	U/L5-4449-2

AS BUILT
2-98

REGISTERED PROFESSIONAL ENGINEER
RICHARD N. YALE
NO. #040023
Exp. 12/31/97
CIVIL
STATE OF CALIFORNIA

CITY BUS. TAX NO. 033535 EXP. 4-2-97

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
32630 Castus Ave., Ste. 300, Moreno Valley, CA 92555 (909) 653-0234

Richard N. Yale DATE 3-25-96

RICHARD N. YALE
R.C.E. No. 40023 expires 12/31/97

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RY DRAWN BY TTW CHECKED BY RY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR	[illegible]	11/5/96
PRINCIPAL ENGINEER	[illegible]	10/30/96
CHIEF P.W. INSPECTOR		
STREET SERVICES		
SURVEYOR		
TRAFFIC DIVISION		
PARKS DEPARTMENT		

APPROVED BY [signature]
PUBLIC WORKS DIRECTOR
DATE 11/8/96

10/29/96 ME 10/29/96

SYCAMORE HIGHLANDS
MASTER TITLE SHEET
IMPROVEMENT PLANS
PORTIONS OF TRACT NOS. 21167 & 22408
LOCHMOOR DRIVE EXTENSION
AND CENTRAL AVENUE

HORIZ. SCALE: 1" = 300' VERT. SCALE: N/A

ACCT. NO.
R-3224-A
SHEET 1 OF 1

INDEXED 1-8-97 GH