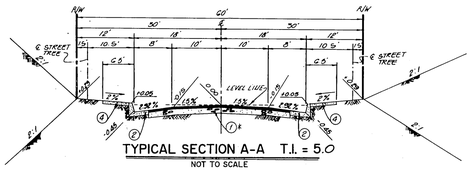
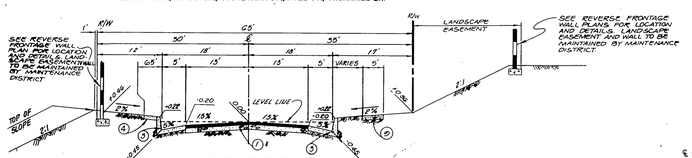
THE HIGHLANDER
STREET REPAIR PLANS

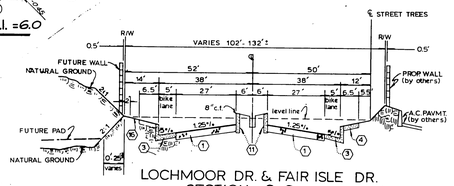
LOCHMOOR DRIVE, FAIR ISLE DRIVE, BOX SPRINGS BOULEVARD & PORTIONS OF TRACT 22408-1 (INTERIOR STREETS) IN THE CITY OF RIVERSIDE



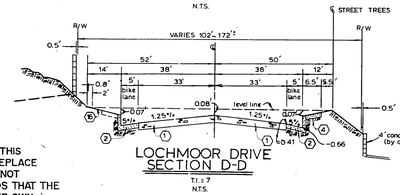
TYPICAL SECTION A-A T.I. = 5.0
NOT TO SCALE
APPLECROSS DR., ROWAN DR., STONEYKIRK DR., KYLE CT., THORNHILL DR.



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



LOCHMOOR DR. & FAIR ISLE DR.
SECTION C-C
T.I.=7
N.T.S.



LOCHMOOR DRIVE
SECTION D-D
T.I.=7
N.T.S.

SCALE: 1" = 300'

✱ NOTE :
THE CONSTRUCTION NOTES AND QUANTITY ESTIMATES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. EACH REPAIR / REMOVE AND REPLACE JOB, AS INDICATED IN THE PLANS, MAY INVOLVE WORK THAT IS NOT LISTED IN THE CONSTRUCTION NOTES. THE ENGINEER RECOMMENDS THAT THE CONTRACTOR WALK THROUGH THE JOB SITE AND MAKE HIS/HER OWN ESTIMATES BEFORE BIDDING THIS PROJECT.

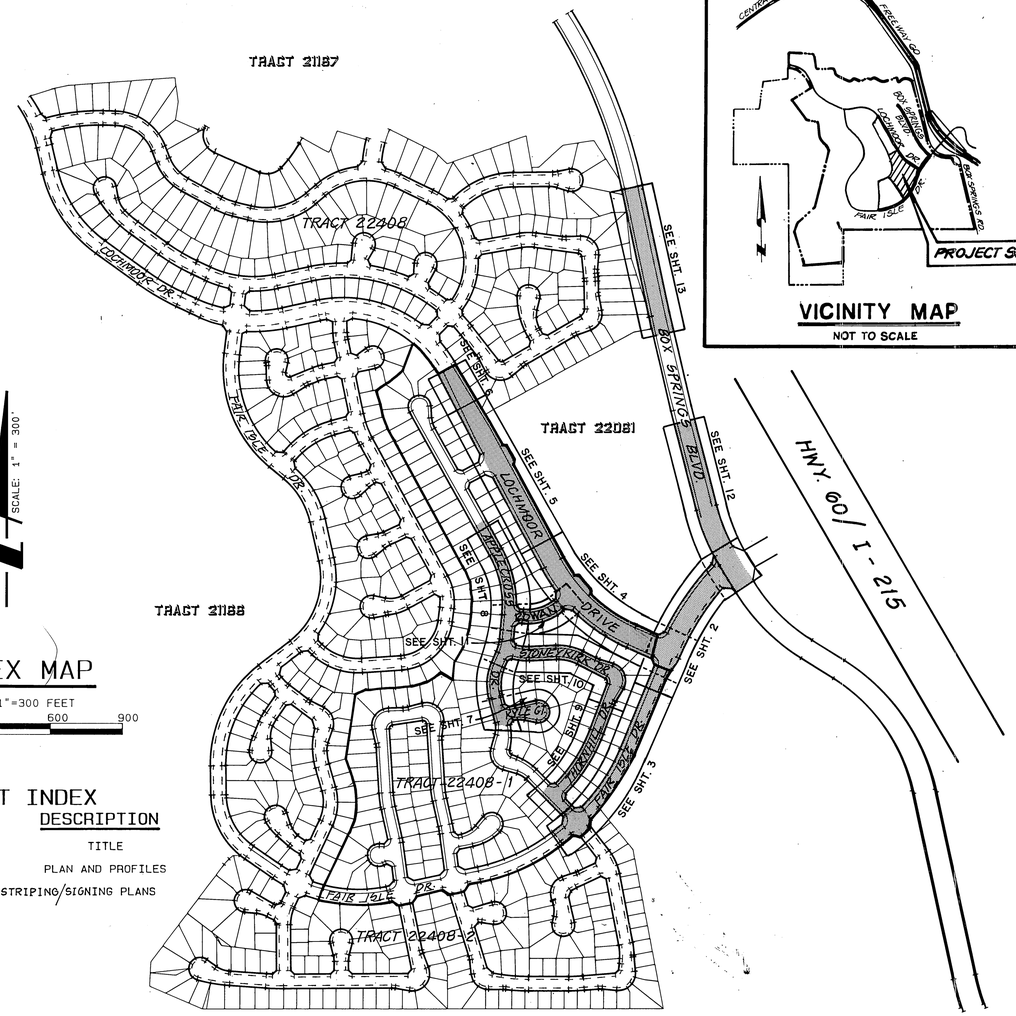
CONSTRUCTION NOTES & QUANTITY ESTIMATE ✱

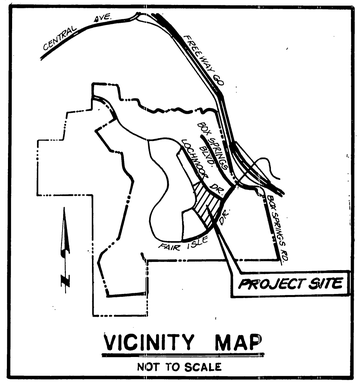
	ITEM DESCRIPTION	UNIT	QUANTITY
R1	CONSTRUCT 0.1' A.C. CAP OVER EXISTING A.C. PAVEMENT.	TON	1270 *
R2	REMOVE AND REPLACE EXISTING PAVING, CONSTRUCT 6" FULL DEPTH A.C. PAVING OVER RECOMPACTED SUBGRADE.	S.F.	1566
R3	FOG SEAL OVER A.C. PAVEMENT	S.Y.	18,652
R4	REMOVE EXISTING FENCE POST AND PATCH HOLE WITH A.C.	EA.	15
R5	REMOVE AND REPLACE 6" CONC. CURB & GUTTER (2' WIDE) PER CITY STD. 200.	L.F.	78
R6	REMOVE AND REPLACE 8" CONC. CURB PER CITY STD. 200.	L.F.	11
R7	REMOVE AND REPLACE 5' CONC. BIKE LANE GUTTER PER CITY STD. 200.	L.F.	118
R8	REMOVE AND REPLACE CONC. SIDEWALK PER CITY STD. 325.	S.F.	733
R9	REMOVE AND REPLACE CONC. CROSS-GUTTER APRON PER CITY STD. 220	S.F.	230
R10	REMOVE AND REPLACE CONC. WHEEL CHAIR RAMP PER CALTRANS STD. PLAN A 88, CASE "C".	EA.	1
R11	REMOVE WEEDS AND DEBRIS WITHIN RIGHT-OF-WAYS AND SLOPES ADJACENT TO STREET RIGHT-OF-WAYS.	LS.	1
R12	INSTALL BARRICADE PER CITY STD. 180.	L.F.	180
R13	REPLACE WATER METER BOX & LID.	EA.	2
R14	REMOVE EXIST. CROSS-WALK MARKINGS.	SF.	420
R16	CLEAN 36" C.S.P. INLET.	L.S.	1
R17	REPAIR AND RESTORE ERODED ROADSIDE GRADING SLOPE.	S.F.	13,000
R18	CLEAN STORM DRAIN AND CURB OUTLET.	L.S.	2
R19	REMOVE AND REPLACE 8" CONC. CURB & 5' CONC. BIKE LANE GUTTER PER CITY STD. 200.	L.F.	71

* INCLUDES 5 % CONTINGENCIES

INDEX MAP

SCALE: 1"=300 FEET
0 300 600 900





VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHT. NO.	DESCRIPTION
1	TITLE
2-13	PLAN AND PROFILES
14-16	STRIPING/SIGNING PLANS

REGISTERED PROFESSIONAL ENGINEER
RICHARD T. ROBOTTA
No. 41078
Exp. 3-31-99

FOR REVISIONS SHOWING PARTIAL CONSTRUCTION OF IMPROVEMENTS BASED ON THE PHASING OF DEVELOPMENT.
MK 5/1/95

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 INFORMATION 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, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.

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.

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 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.

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.

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

BENCHMARK:
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
1- 800-422-4133
CALL TWO WORKING DAYS BEFORE YOU DIG

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

APPROVED BY: RICHARD T. ROBOTTA REG. CIVIL ENGINEER NO. 41078 — DATE 5/1/95

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

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

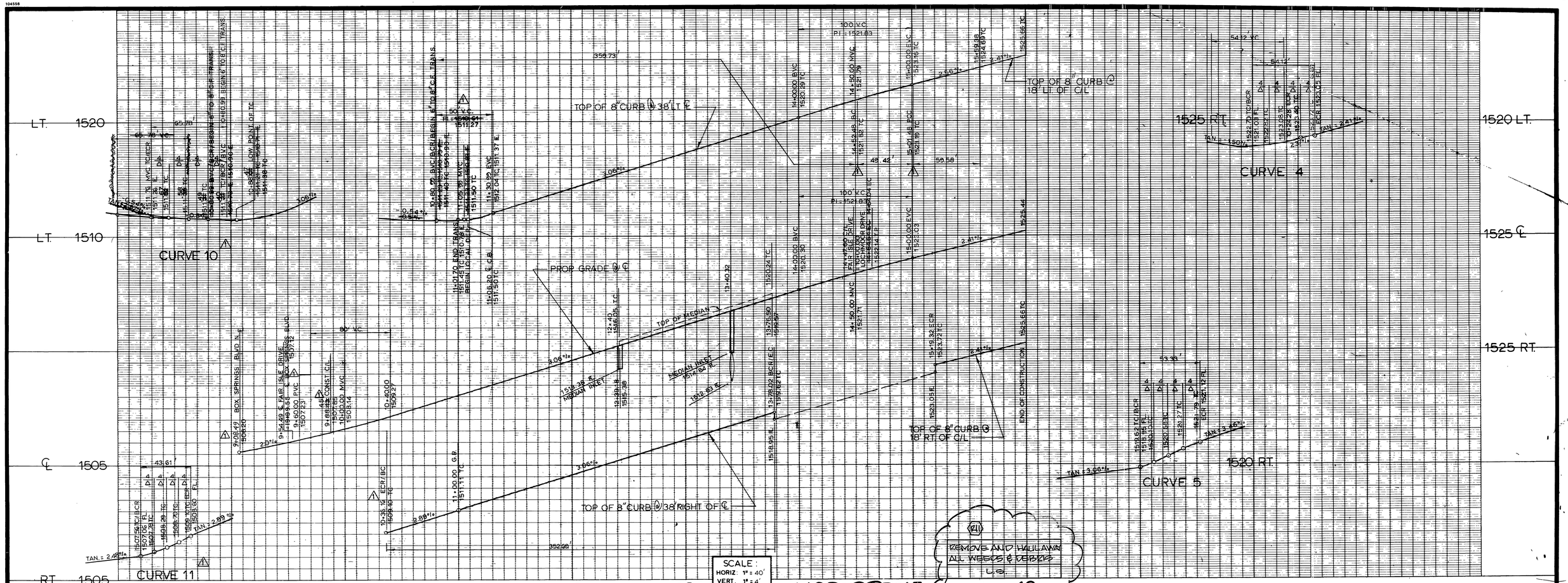
STREET REPAIR PLANS
THE HIGHLANDER
TITLE SHEET

ACCOUNT NO.
R-2941A
R-3073A
R-3130A

SHEET 1 OF 16

HORIZ. SCALE: AS SHOWN VERT. SCALE: AS SHOWN

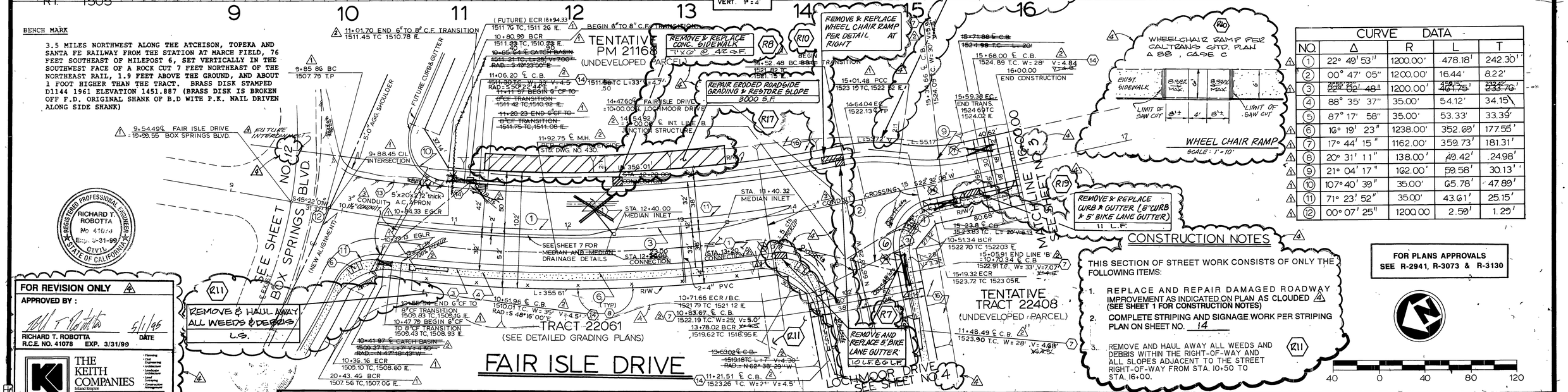
FRED



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

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)



CURVE DATA				
NO.	Δ	R	L	T
1	22° 49' 53"	1200.00'	478.18'	242.30'
2	00° 47' 05"	1200.00'	16.44'	8.22'
3	~~22° 02' 48"~~	1200.00'	~~459.15~~ 464.75'	~~233.42~~ ~~233.76~~
4	88° 35' 37"	35.00'	54.12'	34.15'
5	87° 17' 58"	35.00'	53.33'	33.39'
6	169° 19' 23"	1238.00'	352.69'	177.55'
7	17° 44' 15"	1162.00'	359.73'	181.31'
8	20° 31' 11"	138.00'	49.42'	24.98'
9	21° 04' 17"	162.00'	59.58'	30.13'
10	107° 40' 39"	35.00'	65.78'	47.89'
11	71° 23' 52"	35.00'	43.61'	25.15'
12	00° 07' 25"	1200.00	2.59'	1.29'

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)
2. COMPLETE STRIPING AND SIGNAGE WORK PER STRIPING PLAN ON SHEET NO. 14
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. 10+50 TO STA. 16+00.

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

40 0 40 80 120

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

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

THE KEITH COMPANIES
Inland Empire
Planning · Civil Engineering · Architecture · Landscape Architecture · Land Surveying · Construction Management
22392 Caesar Ave., #200, Moreno Valley, CA 92553 (714) 653-0224

PACIFIC BELL TELEPHONE
APPROVED BY — DATE 10-27-87

SOUTHERN CALIFORNIA GAS CO.
APPROVED BY — DATE

APPROVED BY:
DATE:
REG. CIVIL ENGINEER NO.
APPROVED BY:
DATE:

NBS/LOWRY
ENGINEERS & PLANNERS
P.O. BOX 851 HEMET, CA 92343 (714) 658-7116
SCALE: HORIZ. 1" = 40' VERT. 1" = 4'
DATE: MAR 1987
BENCH MARK: SEE LOWER LEFT

MARK	REVISIONS	APPR.	DATE
4	REVISE TITLE BLOCK & CONST. NOTES		
3	ADD ROADWAY REPAIR WRK. INFO.		
2	ADDED CONDUIT CROSSING		
1	REVISIONS PER TRACT 22408		
	REVISED STA. & ELEV.		

DESIGNED BY DAW DRAWN BY WRP CHECKED BY PJH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4-2-88	
PARK DEPARTMENT	11-3-87	
TRAFFIC DIVISION		
CHIEF P.W. ENGINEER	4-5-88	

APPROVED BY PUBLIC WORKS DIRECTOR
DATE 4/11/88

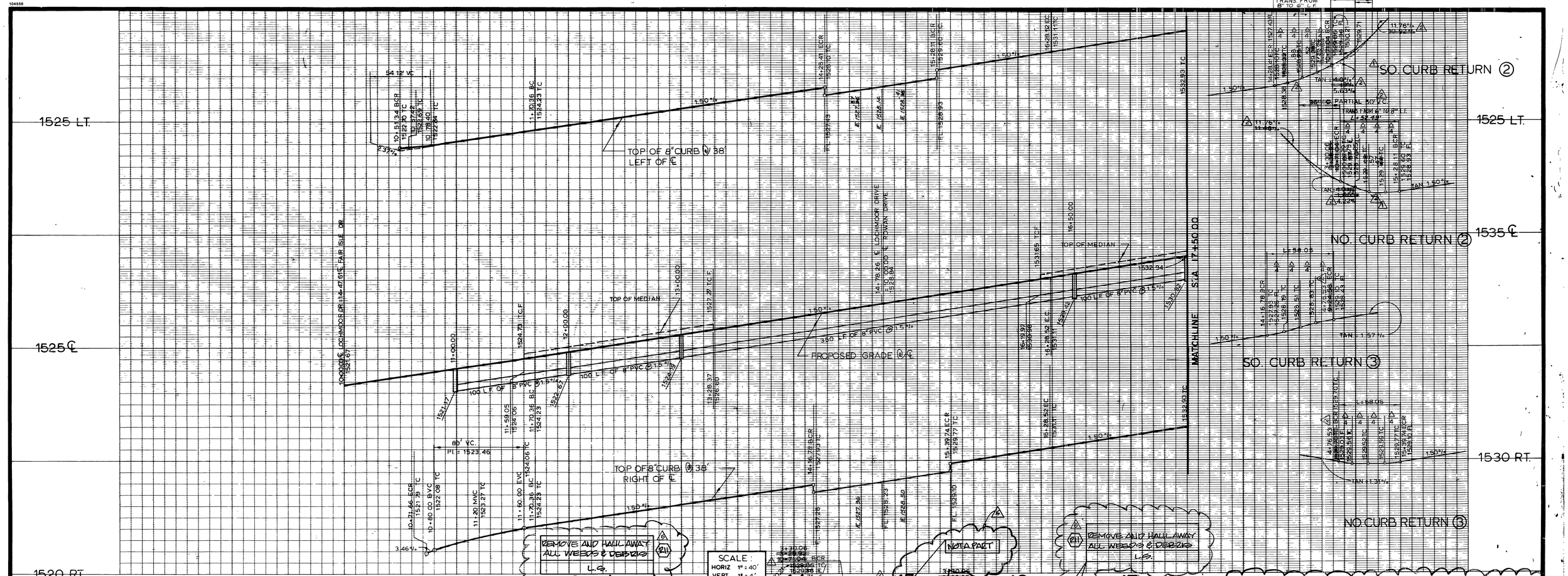
THE HIGHLANDER
STREET REPAIR PLANS
TRACT 22061
FAIR ISLE DRIVE
STA. 9+54.59 - STA. 16+00

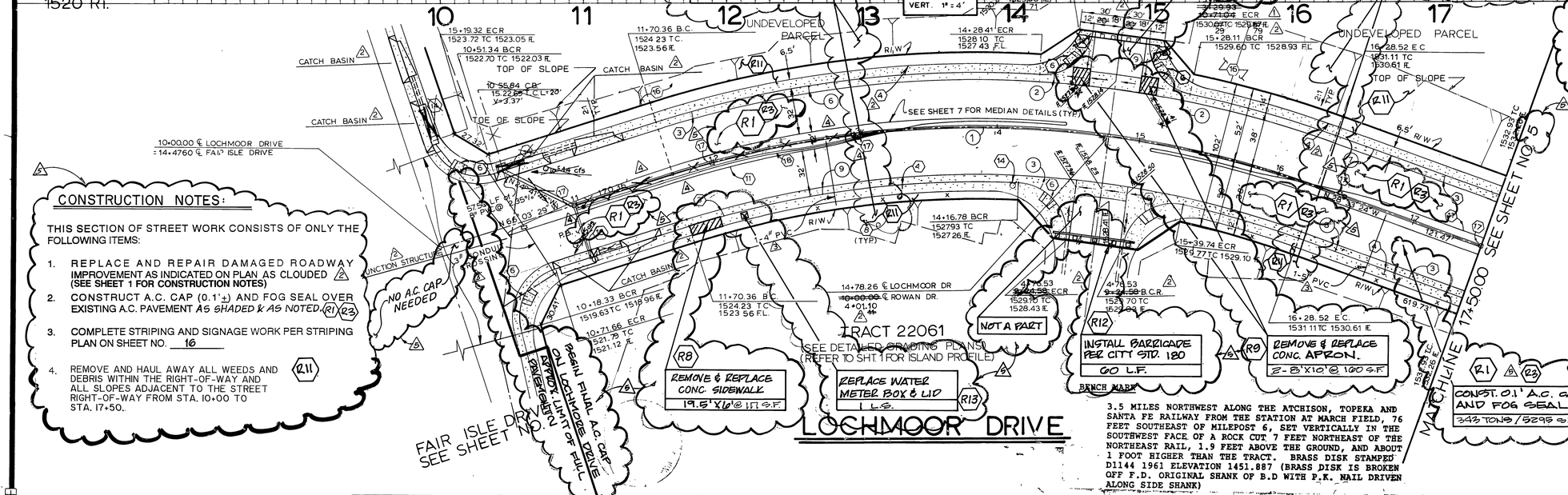
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. 002705
R-2941A
SHEET 2 OF 16
H 80011.061

FILE: PS-A-15732
INDEXED 4-15-88 GH

MISSING SHEET





CONSTRUCTION NOTES:

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1. REPLACE AND REPAIR DAMAGED ROADWAY IMPROVEMENT AS INDICATED ON PLAN AS CLOUDED (SEE SHEET 1 FOR CONSTRUCTION NOTES)
2. CONSTRUCT A.C. CAP (0.1'±) AND FOG SEAL OVER EXISTING A.C. PAVEMENT AS SHADED & AS NOTED. (R1) (23)
3. COMPLETE STRIPING AND SIGNAGE WORK PER STRIPING PLAN ON SHEET NO. 16
4. 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. 10+00 TO STA. 17+50. (211)

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)

THE KEITH COMPANIES
Inland Empire
• Planning • Civil Engineering • Surveying • Architecture • Landscape Architecture • Land Development • Construction Management
22690 Cactus Ave., #300, Moreno Valley, CA 92553 (714) 653-6234

FOR REVISION ONLY (5)
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

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

CURVE DATA				
NO.	Δ	R	L	T
1	37° 30′ 05″	700.00′	458.17′	237.63′
2	86° 04′ 07″	35.00′	52.58′	32.68′
3	95° 01′ 57″	35.00′	58.05′	38.22′
4	88° 35′ 37″	35.00′	54.12′	34.15′
5	87° 17′ 58″	35.00′	53.33′	33.39′
6	21° 07′ 20″	738.00′	272.07′	137.59′
7	8° 13′ 08″	738.00′	105.86′	53.02′
8	7° 16′ 00″	662.00′	83.96′	42.04′
9	20° 10′ 12″	662.00′	233.05′	117.74′

40 0 40 80 120

PACIFIC BELL TELEPHONE — APPROVED BY — DATE (6-27-87)

SOUTHERN CALIFORNIA GAS CO. — APPROVED BY — DATE 9/8/87

APPROVED BY: — DATE: — REG. CIVIL ENGINEER NO.

APPROVED BY: — DATE:

NBS/LOWRY
ENGINEERS & PLANNERS
P.O. BOX 851 HEMET, CA. 92343 (714) 658-7116

SCALE: HORIZ. 1" = 40' VERT. 1" = 4'
DATE: MAR 1987
BENCH MARK: SEE ABOVE

MARK	REVISIONS	APPR.	DATE
5	REV. TITLE BLK. ADD. ROAD REPAIR INFO.		4/15/99
4	REVISED MEDIAN DRAIN		
3	ADDED CONDUIT CROSSING		
2	REVISIONS PER TRACT 22408		
1	REVISED CURB RETURNS		

DESIGNED BY D.W. DRAWN BY W.R.P. CHECKED BY P.J.H.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4-7-87	
PARK DEPARTMENT	11-3-87	
TRAFFIC DIVISION	4/6/88	
CHIEF P. W. ENGINEER	4-3-87	

APPROVED BY — PUBLIC WORKS DIRECTOR — DATE 4/4/88

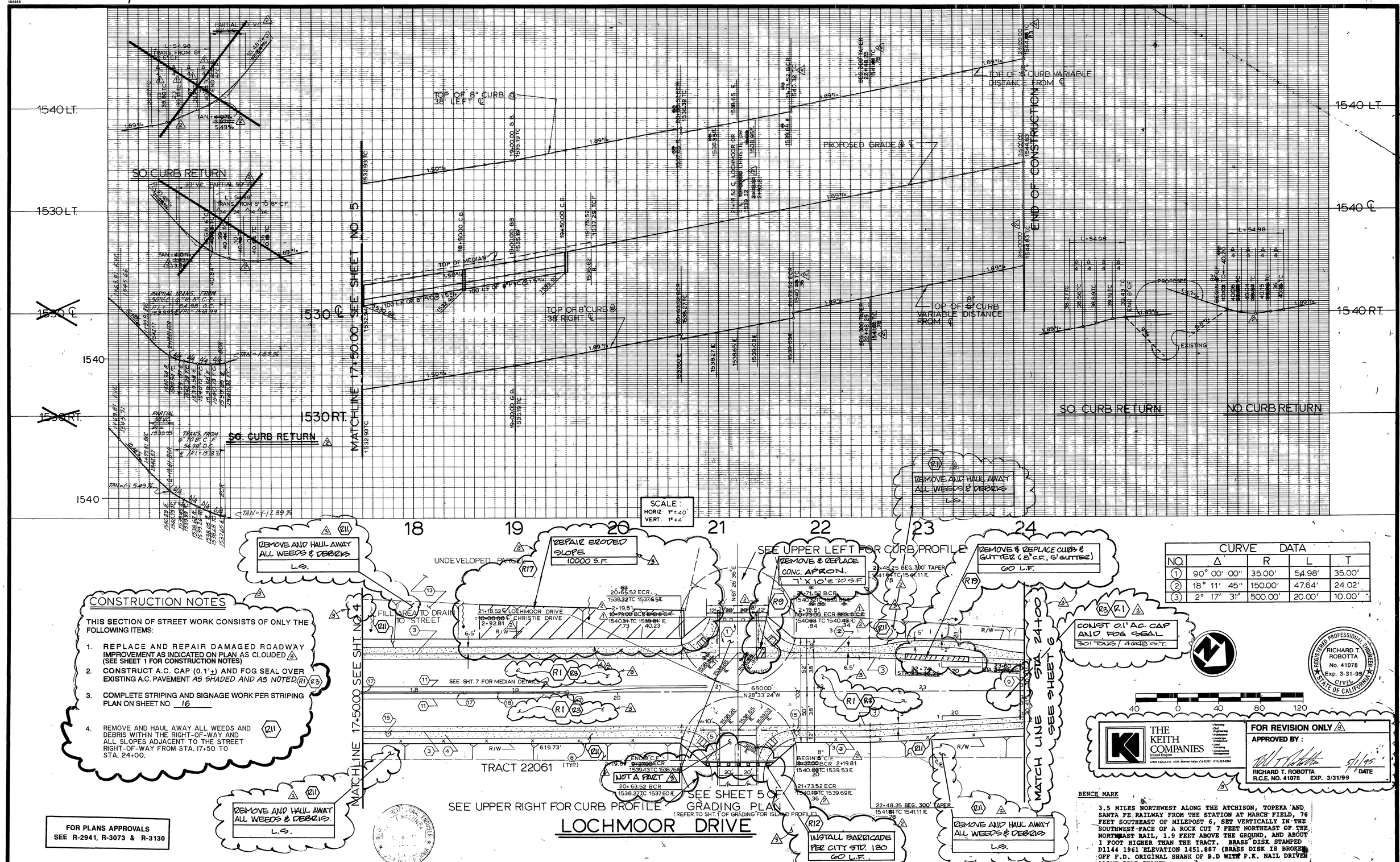
THE HIGHLANDER
STREET REPAIR PLANS
TRACT 22061
LOCHMOOR DRIVE
STA. 10+00 - STA. 17+50

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

ACCOUNT NO. R-2941A

SHEET 4 OF 16

FILE# FS-4-15732
INDEXED 4-15-88



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)
2. CONSTRUCT A.C. CAP (0.1'±) AND FOG SEAL OVER EXISTING A.C. PAVEMENT AS SHADED AND AS NOTED.
3. COMPLETE STRIPING AND SIGNAGE WORK PER STRIPING PLAN ON SHEET NO. 16
4. 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. 17+50 TO STA. 24+00.

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

CURVE DATA				
NO.	Δ	R	L	T
1	90° 00' 00"	35.00'	54.98'	35.00'
2	18° 11' 45"	150.00'	47.64'	24.02'
3	2° 17' 31"	500.00'	20.00'	10.00'

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

THE KEITH COMPANIES Inland Empire — Planning, Civil Engineering, Architecture, Landscape Architecture, Land Surveying, Construction Management — 22690 Cactus Ave., #100, Moreno Valley, CA 92553 (714) 653-6204

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

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)

PACIFIC BELL TELEPHONE — APPROVED BY — DATE 10 27 87

SOUTHERN CALIFORNIA GAS CO. — APPROVED BY — DATE 10/13/87

APPROVED BY: — DATE: — REG. CIVIL ENGINEER NO.

APPROVED BY: — DATE:

NBS/LOWRY ENGINEERS & PLANNERS P.O. BOX 851 HEMET, CA. 92343 (714) 658-7116

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

DATE: MAR 1987

BENCH MARK: SEE ABOVE RIGHT.

MARK	REVISIONS	APPR.	DATE
3	REV. TITLE BLOCK & ADD ROAD REPAIR NOTES.		5/1/95
2	REVISIONS PER TRACT 22408.		
1	REVISED CURB RETURN		

DESIGNED BY DAW DRAWN BY WRP CHECKED BY PJH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	12-2-87	
PARK DEPARTMENT	12-3-87	
TRAFFIC DIVISION	12/8/87	
CHIEF P.W. ENGINEER	12-3-87	

APPROVED BY PUBLIC WORKS DIRECTOR — DATE 4/11/88

THE HIGHLANDER STREET REPAIR PLANS
TR. 22061
LOCHMOOR DRIVE
17+50 - 24+00

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

ACCOUNT NO. R-2941A

SHEET 5 OF 16

FILE # PS-4-15132

INDEXED 4-15-88

MISSING SHEET

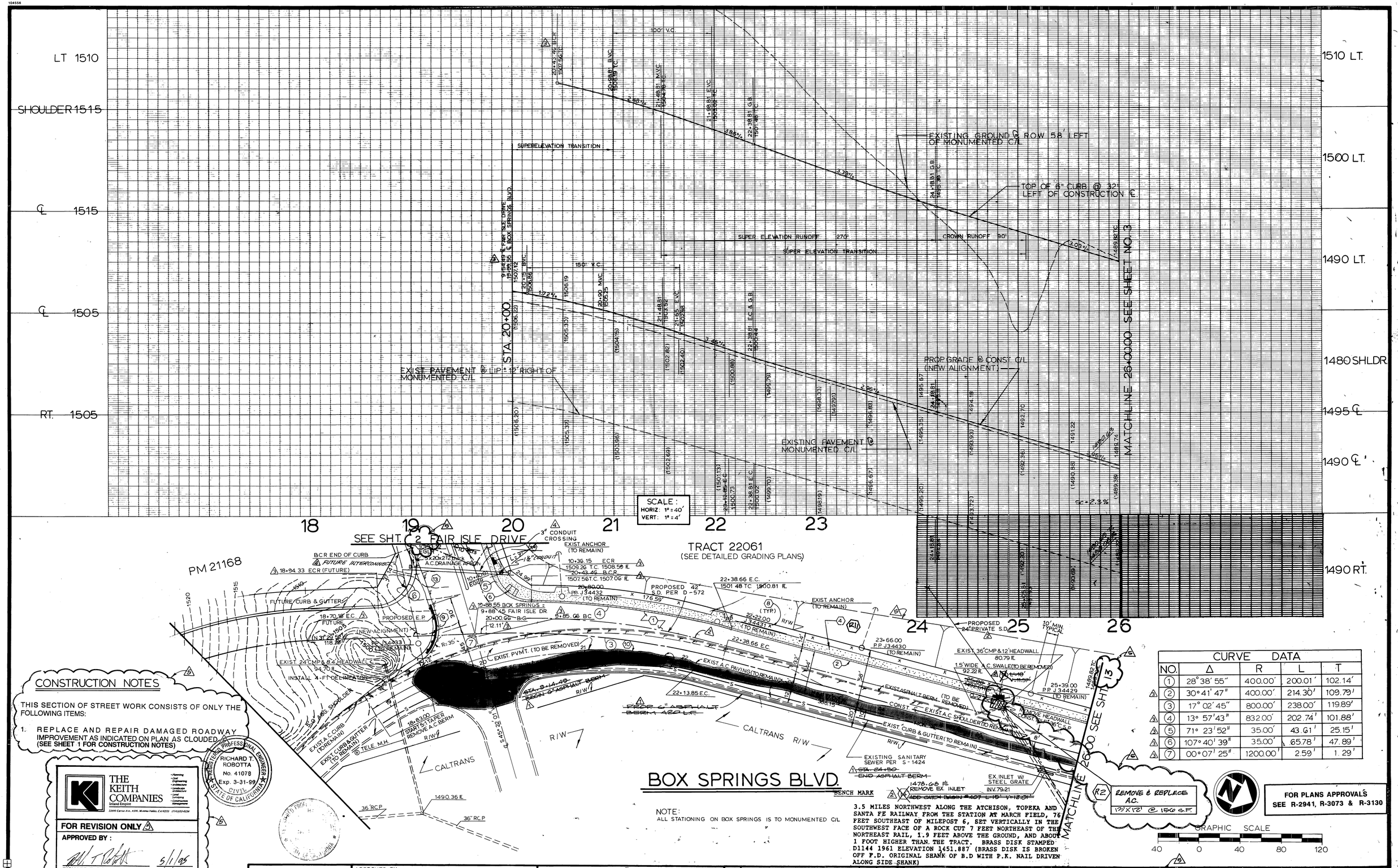
MISSING SHEET

MISSING SHEET

MISSING SHEET

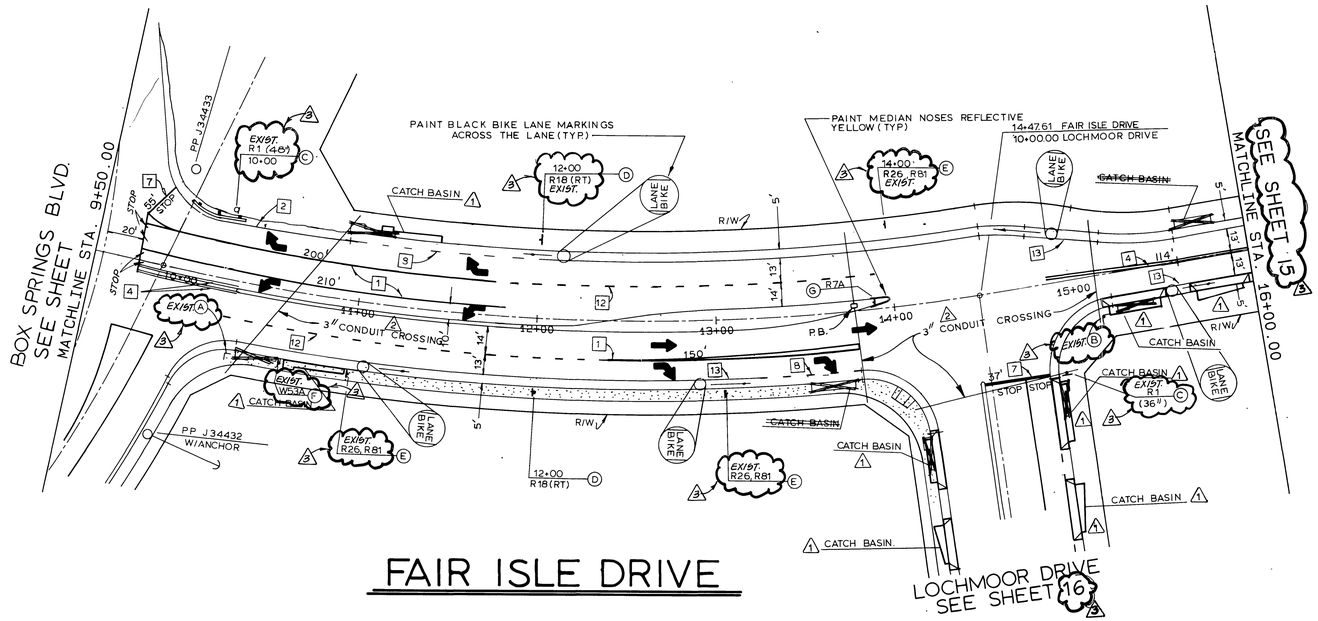
MISSING SHEET

MISSING SHEET



CURVE DATA				
NO.	Δ	R	L	T
1	28° 38' 55"	400.00'	200.01'	102.14'
2	30° 41' 47"	400.00'	214.30'	109.79'
3	17° 02' 45"	800.00'	238.00'	119.89'
4	13° 57' 43"	832.00'	202.74'	101.88'
5	71° 23' 52"	35.00'	43.61'	25.15'
6	107° 40' 39"	35.00'	65.78'	47.89'
7	00° 07' 25"	1200.00'	2.59'	1.29'

MISSING SHEET



LEGEND

1	8" SOLID WHITE
2	4" SOLID WHITE
4	4" SOLID DOUBLE YELLOW
7	12" SOLID WHITE
8	6" SKIP WHITE (96 L.F - 4' STRIPE, 8' GAP)
12	8" SKIP WHITE (4' STRIPE, 8' GAP)
13	6" SOLID WHITE

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 DRAWINGS, CURRENT EDITION.

3. ALL EXISTING STREET SIGNS AND TRAFFIC SIGNS HAVE BEEN CLOUDED. ALL TRAFFIC SIGNS AND STRIPING, NOT CLOUDED IS TO BE CONSTRUCTED PRIOR TO OPENING THE STREET TO TRAFFIC.

TRAFFIC & STREET NAME SIGN SCHEDULE

Const. Per City Standard Drawings 662a & 666

A	1	BOX SPRINGS BLVD.	5700	11 A
		FAIR ISLE DRIVE	600 EAST	
B	1	FAIR ISLE DRIVE	500 EAST	11 B
		LOCHMOOR DRIVE	5700	
C	4	STOP		R-1
D	3	RIGHT LANE MUST TURN RIGHT		R18(RT)
E	12	NO PARKING ANY TIME, BIKE LANE		R26,R81
F	1	NO OUTLET		W53A
G	1	KEEP RIGHT		R7A
H	1	THRU TRAFFIC MERGE LEFT		W74(LT)
I	1	LANE ENDS MERGE LEFT		W75
J	1			W11
K	1	, STOP AHEAD		W17A W17B

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)

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

THE KEITH COMPANIES
Inland Empire
• Planning • Civil Engineering • Architecture • Landscape Architecture • Land Surveying • Construction Management
23692 Cajalco Ave., #200, Moreno Valley, CA 92553 (714)653-6234

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

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

40 0 40 80 120

PACIFIC BELL TELEPHONE
APPROVED BY DATE

SOUTHERN CALIFORNIA GAS CO.
APPROVED BY DATE

APPROVED BY:
DATE: REG. CIVIL ENGINEER NO.

APPROVED BY:
DATE:

NBS/LOWRY
ENGINEERS & PLANNERS
P.O. BOX 851 HEMET, CA. 92343 (714) 658-7116

SCALE: 1" = 40'
DATE: APRIL 1987
BENCH MARK:

MARK	REVISIONS	APPR.	DATE
3	REVISED TITLE BLOCK		
2	ADDED CONDUIT CROSSING		
1	REVISIONS PER TRACT 22408		

DESIGNED BY DAW DRAWN BY WRP CHECKED BY PJH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4-1-88	
PARK DEPARTMENT		
TRAFFIC DIVISION	4/4/88	
CHIEF P. W. ENGINEER		

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 4/11/88

THE HIGHLANDER
STRIPING & SIGNING PLAN
TRACT 22061
FAIR ISLE DRIVE
STA. 9+50 to STA. 16+00

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

ACCOUNT NO. 002705
R-2941A
SHEET 14 OF 16
H-80011.061

FILE # FB-4-15732
INDEXED 4-15-88 4H

MISSING SHEET

GENERAL NOTES:

1. ALL STRIPING AND SIGNING SHALL BE IN ACCORDANCE WITH CAL. DEPT. OF TRANSPORTATION TRAFFIC MANUAL.
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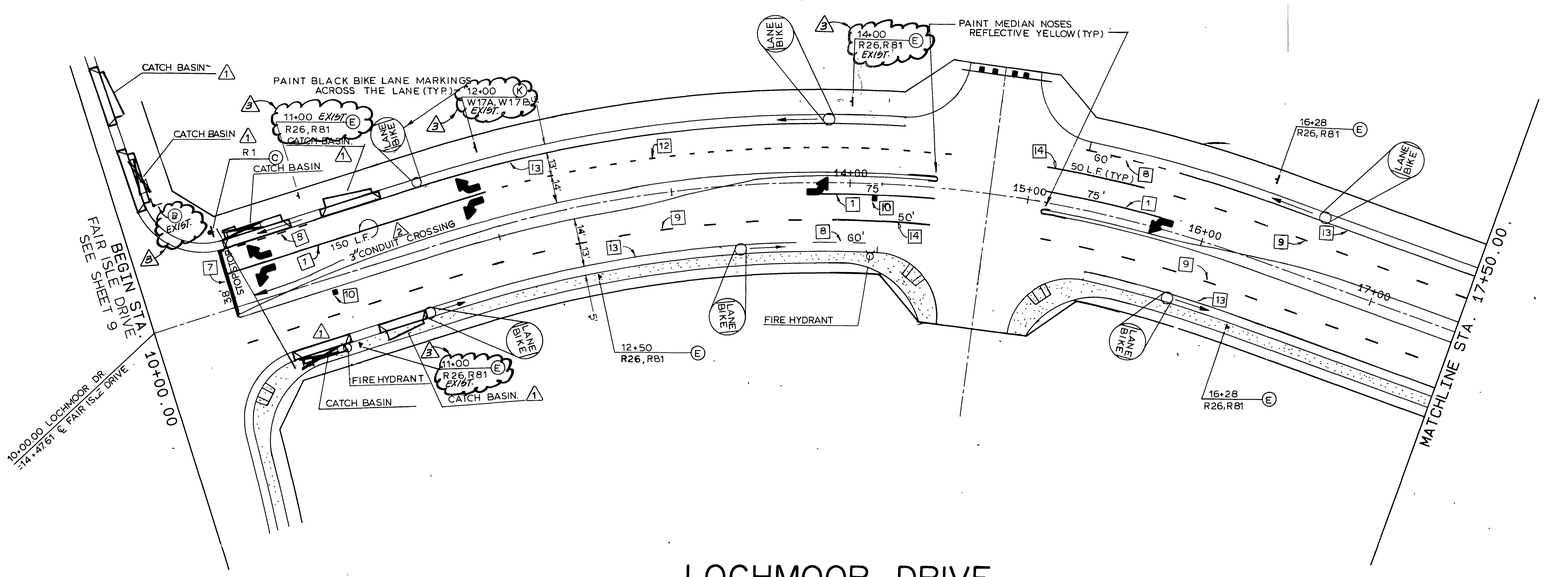
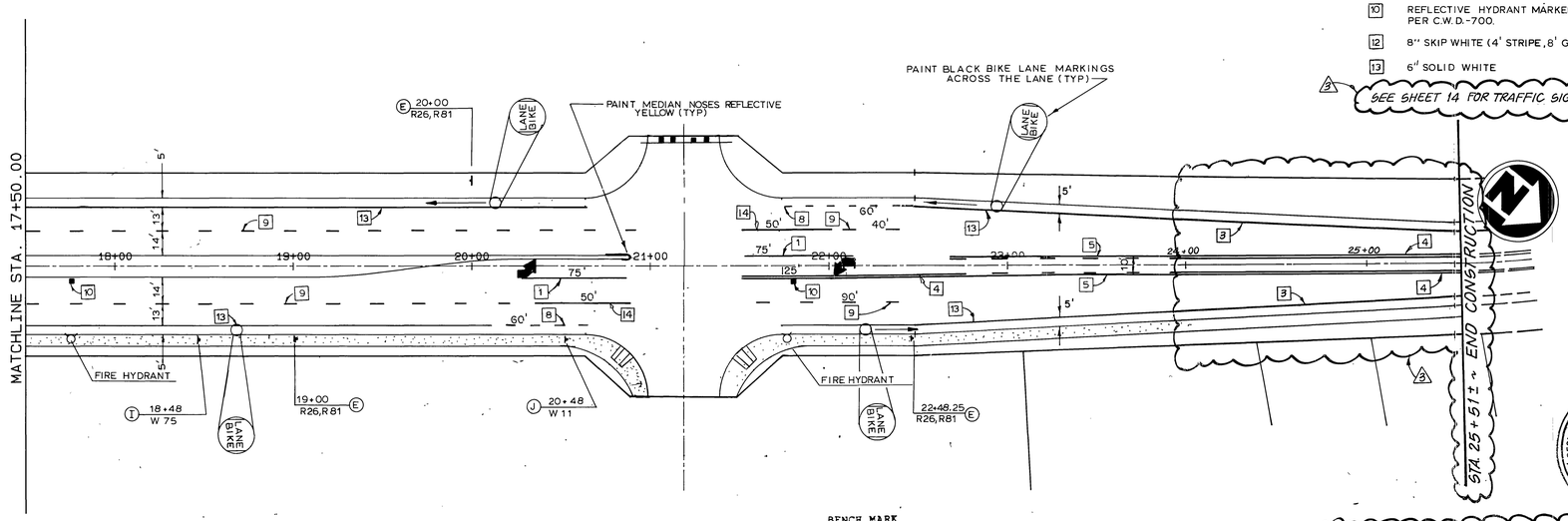


LOCHMOOR DRIVE

LEGEND

14	4" SOLID WHITE
1	8" SOLID WHITE
4	4" DOUBLE YELLOW
5	4" SOLID YELLOW & 4" SKIP YELLOW (TWO-WAY LEFT TURN LANE)
7	12" SOLID WHITE
8	6" SKIP WHITE (96 LF.-4' STRIPE, 8' GAP)
9	4" SKIP WHITE (7' STRIPE, 17' GAP)
10	REFLECTIVE HYDRANT MARKER PER C.W.D.-700.
12	8" SKIP WHITE (4' STRIPE, 8' GAP)
13	6" SOLID WHITE

SEE SHEET 14 FOR TRAFFIC SIGN SCHEDULE



LOCHMOOR DRIVE

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)

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

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

THE KEITH COMPANIES Inland Empire — Planning, Civil Engineering, Architecture, Landscape Architecture, Land Surveying, Construction Management — 22690 Cactus Ave., #200, Moreno Valley, CA 92553 (714) 653-0224

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

PACIFIC BELL TELEPHONE — APPROVED BY — DATE 10/29/87

SOUTHERN CALIFORNIA GAS CO. — APPROVED BY — DATE

APPROVED BY: — DATE: — REG. CIVIL ENGINEER NO.

APPROVED BY: — DATE: 10/13/87

NBS/LOWRY ENGINEERS & PLANNERS, P.O. BOX 851 HEMET, CA. 92343 (714) 658-7116

SCALE: 1"= 40' — DATE: APRIL 1987 — BENCH MARK:

MARK	REVISIONS	APPR.	DATE
3	REVISED TITLE BLOCK, ADD EXIST. SIGN NOTES	RD	4/15/99
2	ADDED CONDUIT CROSSING		
1	REVISIONS PER TRACT 22408		

DESIGNED BY DAW — DRAWN BY WRP — CHECKED BY PJH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4-7-87	
PARK DEPARTMENT		
TRAFFIC DIVISION	11/12/87	
CHIEF P. W. ENGINEER		

APPROVED BY — PUBLIC WORKS DIRECTOR — DATE 4/11/88

THE HIGHLANDER
STRIPING & SIGNING PLAN
TRACT 22061
LOCHMOOR DRIVE
STA. 10+00 to STA. 25+51±

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

ACCOUNT NO. 002705

R-2941A

SHEET 16 OF 16

H-80011.061

FILE # PS-4-15732
INDEXED 4-15-88 LH

PC 2215