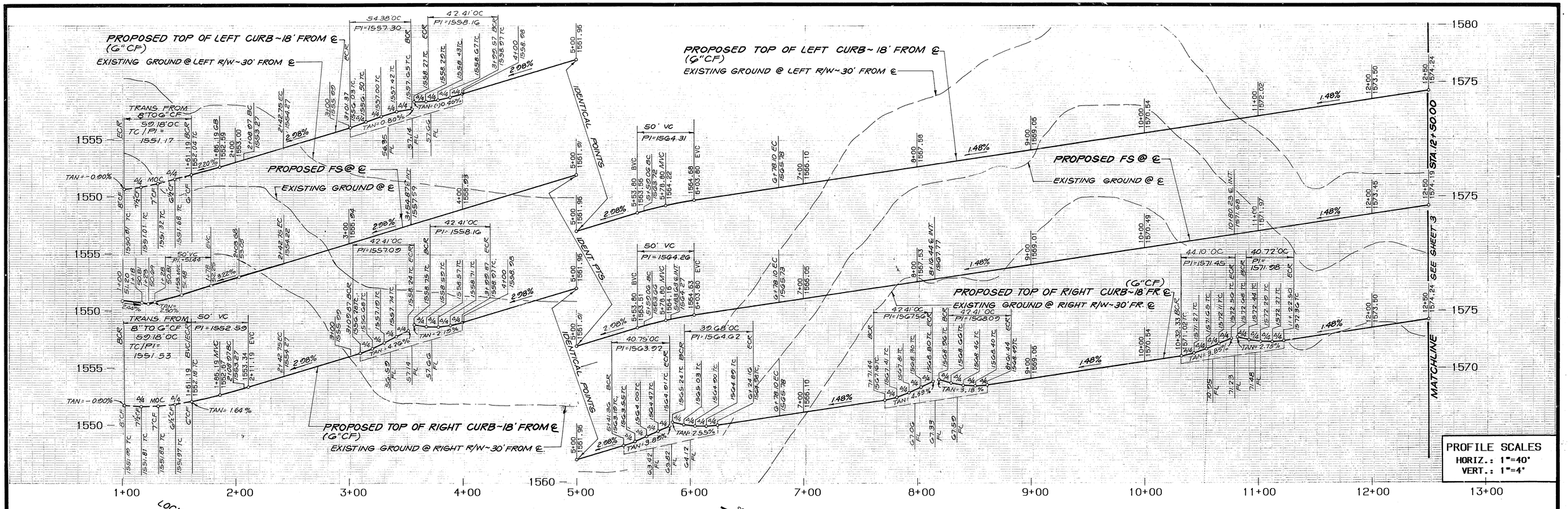
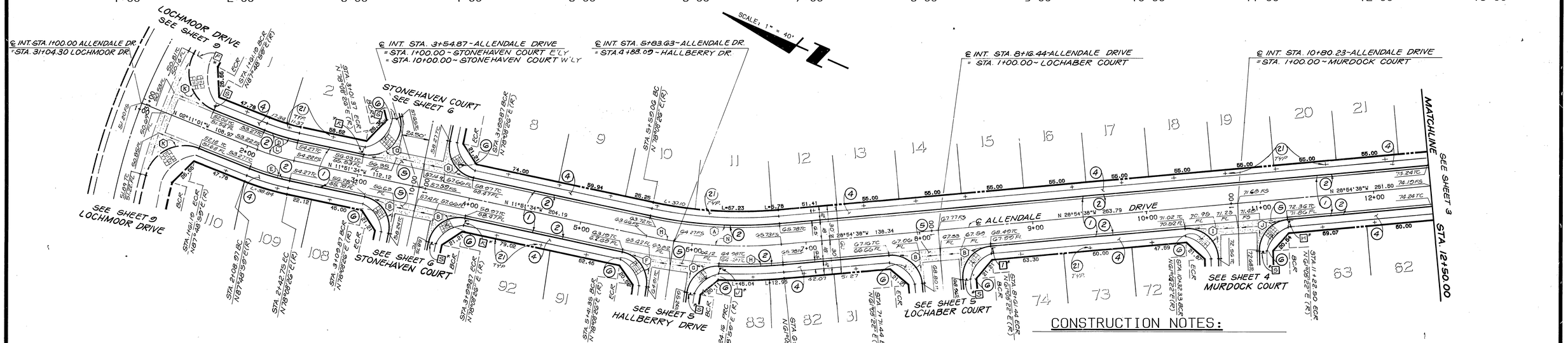
MISSING SHEET




## CURVE DATA

| ⬡ | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| A | 17°03'04" | 382.00 | 113.68 | 57.26 |
| B | 90°00'00" | 27.00 | 42.41 | 27.00 |
| C | 115°23'43" | 27.00 | 54.38 | 42.71 |
| D | 09°40'33" | 182.00 | 30.74 | 15.40 |
| E | 09°40'33" | 218.00 | 36.81 | 18.45 |
| F | 86°28'47" | 27.00 | 40.75 | 25.39 |
| G | 84°11'46" | 27.00 | 39.68 | 24.39 |

## CURVE DATA

| ⬡ | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| H | 07°43'37" | 418.00 | 56.37 | 28.23 |
| I | 93°34'52" | 27.00 | 44.10 | 28.74 |
| J | 86°25'08" | 27.00 | 40.72 | 25.36 |
| K | 95°53'13" | 35.00 | 59.18 | 39.48 |
| L | 09°40'33" | 200.00 | 33.78 | 16.93 |
| M | 03°31'13" | 400.00 | 24.58 | 12.29 |
| N | 13°31'51" | 400.00 | 94.46 | 47.45 |

# ALLENDALE DRIVE

SOUTHERN CALIFORNIA GAS COMPANY

APPROVED/BY DATE

## CONSTRUCTION NOTES:

1. CONSTRUCT 3.0" AC OVER 12" NATIVE PER TYPICAL SECTION
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 = 10'
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 )

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

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

**BENCHMARK:**

CITY OF RIVERSIDE BENCHMARK HB-1. BRASS 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

PACIFIC BELL TELEPHONE — APPROVED BY DATE

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

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

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

# CITY OF RIVERSIDE
## PUBLIC WORKS DEPARTMENT

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

APPROVED BY — PUBLIC WORKS DIRECTOR — DATE

STREET IMPROVEMENT PLANS
TRACT 22408
ALLENDALE DR

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

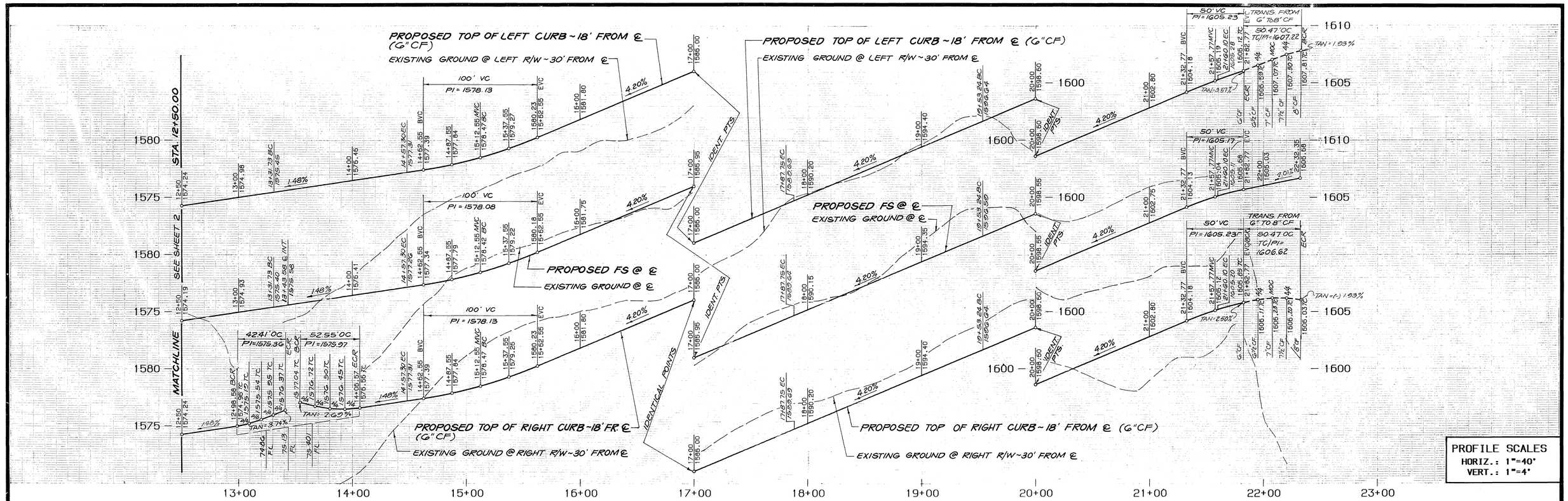
ACCOUNT NO. R-3130

SHEET 2 OF 19

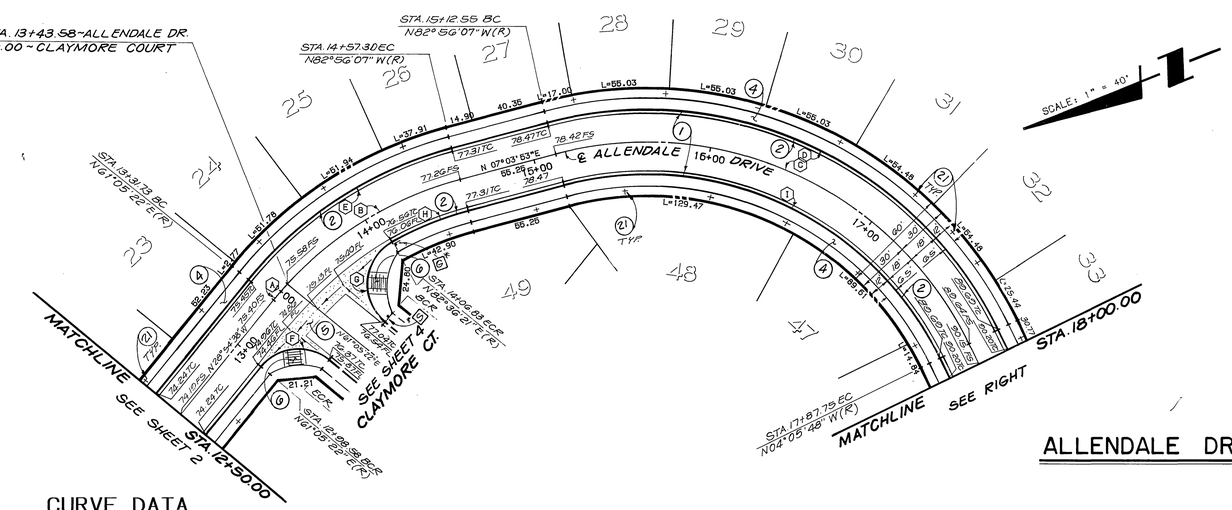
PC-3299-5

*P: ST. IMP. ALENDALLLLE 1+00 SHT. 2 - 1043(0.32)PF: 726005 132 10-Mar-89 03:08 PM / 726005-5302

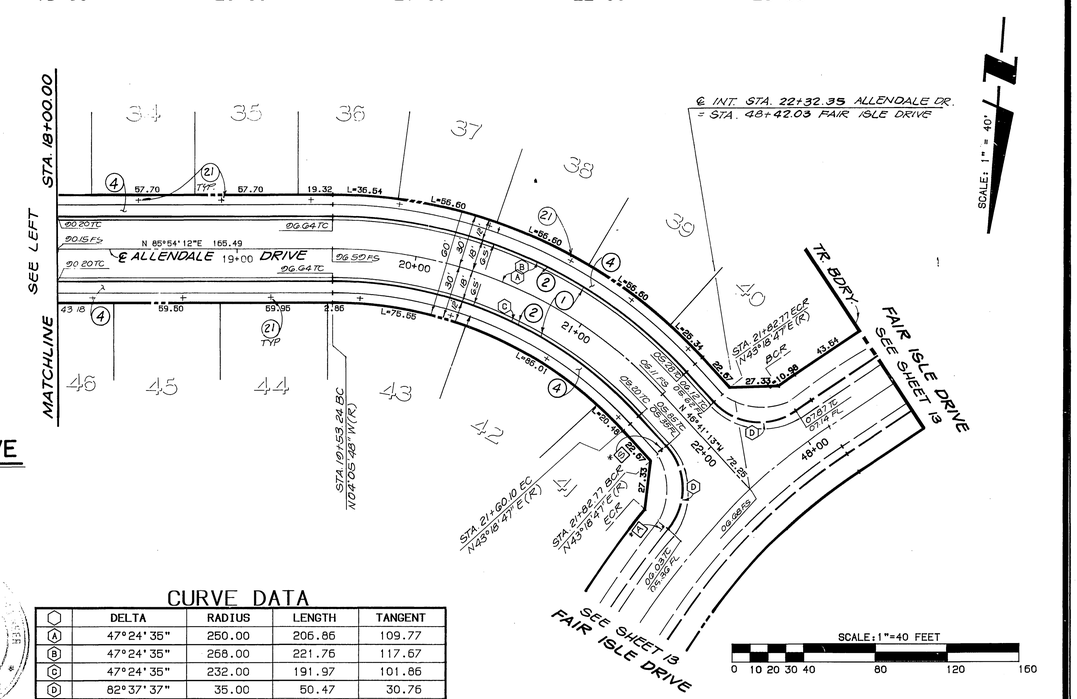
INDEXED 7-9-91




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




ALLENDALE DRIVE




## CURVE DATA

| ⬡ | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| A | 03°23'47" | 200.00 | 11.86 | 5.93 |
| B | 32°34'44" | 200.00 | 113.72 | 58.44 |
| C | 78°50'19" | 200.00 | 275.20 | 164.39 |
| D | 78°50'19" | 218.00 | 299.97 | 179.19 |
| E | 35°58'31" | 218.00 | 136.88 | 70.78 |
| F | 90°00'00" | 27.00 | 42.41 | 27.00 |
| G | 111°30'59" | 27.00 | 52.55 | 39.67 |
| H | 14°27'32" | 182.00 | 45.93 | 23.09 |
| I | 78°50'19" | 182.00 | 250.43 | 149.50 |

## CONSTRUCTION NOTES:

(1) — CONSTRUCT 3.0" AC OVER 12" NATIVE PER TYPICAL SECTION

(2) — CONSTRUCT 6"CF CURB & GUTTER PER CITY STD. DWG 200, TYPE I.

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

(6) — CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. DWG. 220. W = 10'.

(9) — 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. )

PACIFIC BELL TELEPHONE
APPROVED BY DATE

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY DATE 3-5-91

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
APPROVED BY DATE

## CURVE DATA

| ⬡ | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| A | 47°24'35" | 250.00 | 206.86 | 109.77 |
| B | 47°24'35" | 268.00 | 221.76 | 117.67 |
| C | 47°24'35" | 232.00 | 191.97 | 101.86 |
| D | 82°37'37" | 35.00 | 50.47 | 30.76 |

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

BENCHMARK:

CITY OF RIVERSIDE BENCHMARK 08-7.
BRASS NAIL AND CITY ENGINEER TAG IN THE EASTERLY CORNER OF CATCHBASIN AT THE SOUTHEAST CORNER OF CENTRAL AVENUE AT RAY SPRINGS BOULEVARD.

ELEVATION - 1360.51

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 |
|---|---|---|---|

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

# CITY OF RIVERSIDE
## PUBLIC WORKS DEPARTMENT

| APPROVED BY | DATE | BY |
|---|---|---|
| PRINCIPAL ENGINEER | | |
| PARK DEPARTMENT | 5/16/91 | |
| TRAFFIC DIVISION | 5-9-91 | |
| CHIEF P. W. ENGINEER | | |

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STREET IMPROVEMENT PLANS
TRACT 22408
ALLENDALE DRIVE

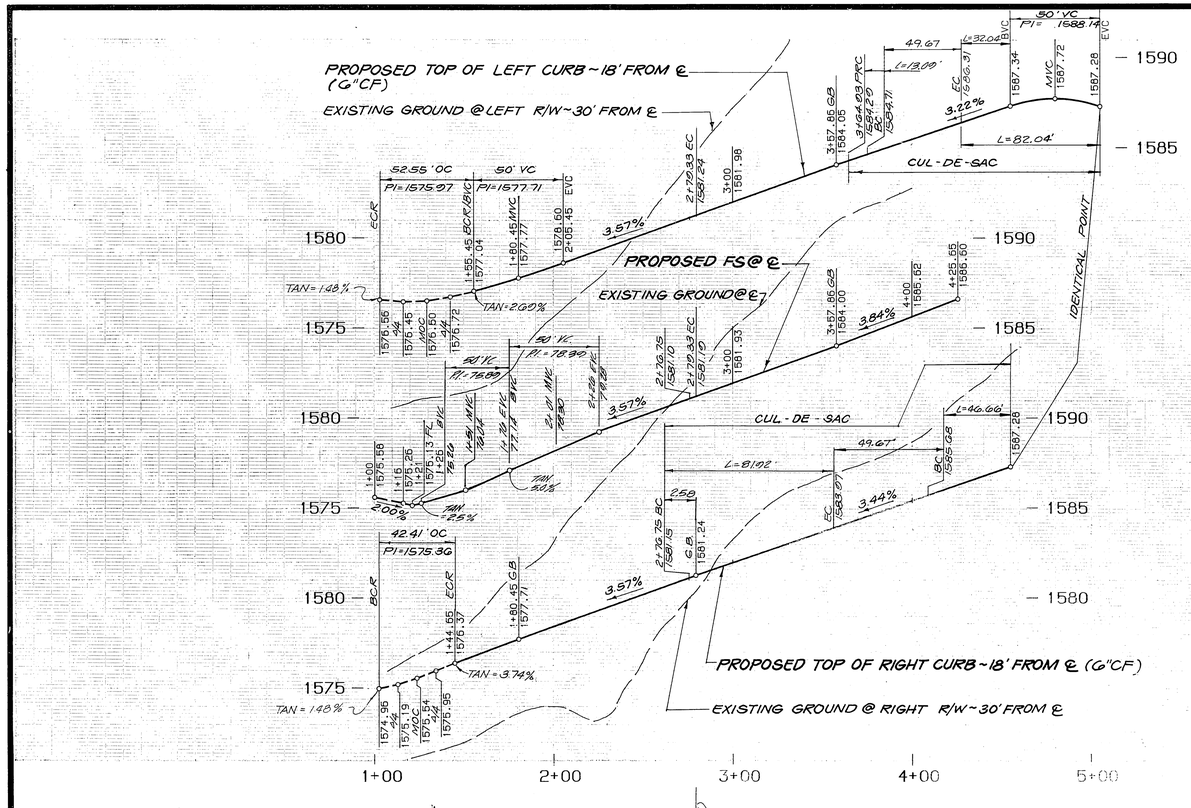
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

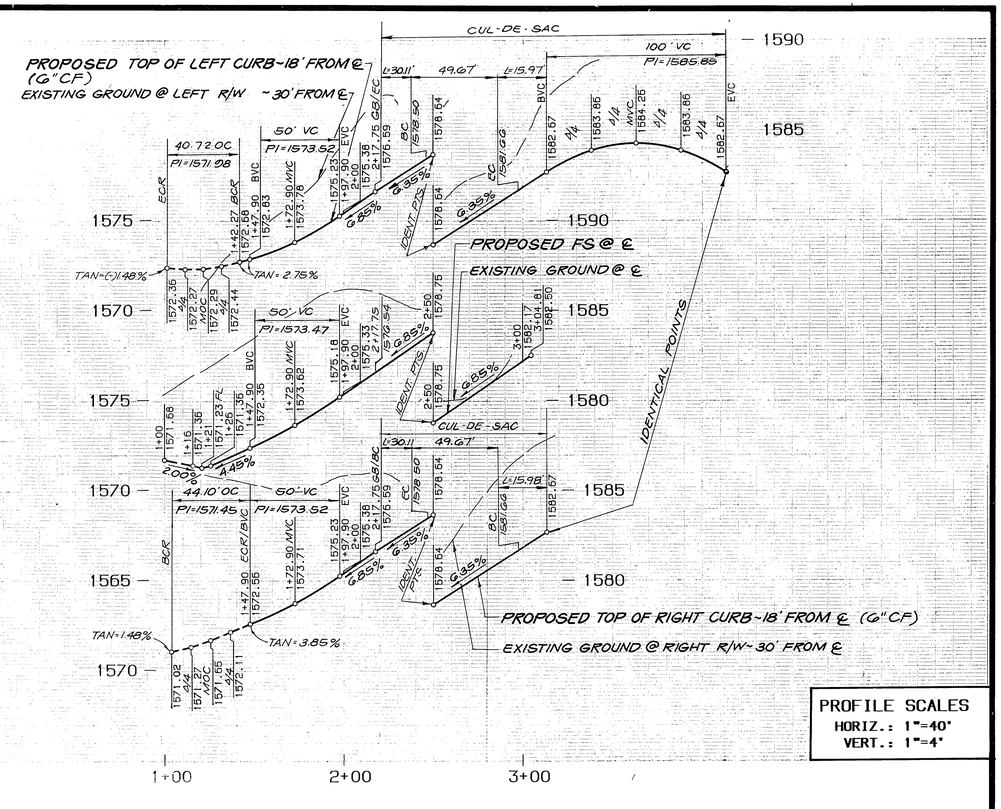
ACCOUNT NO.
R-3130
SHEET 3 OF 19

RC-32495

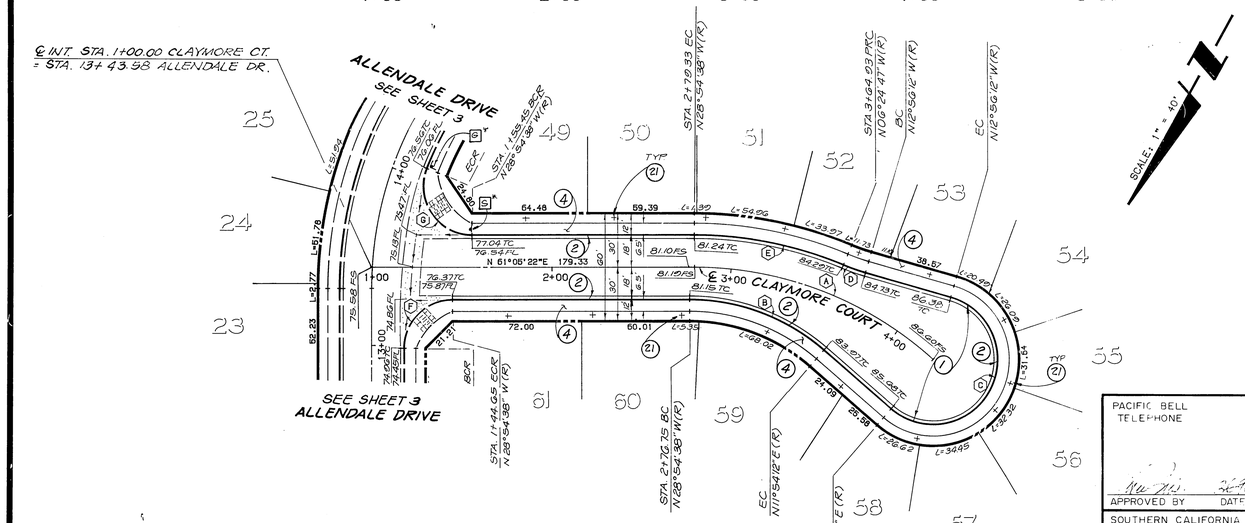


INDEXED 7-9-91

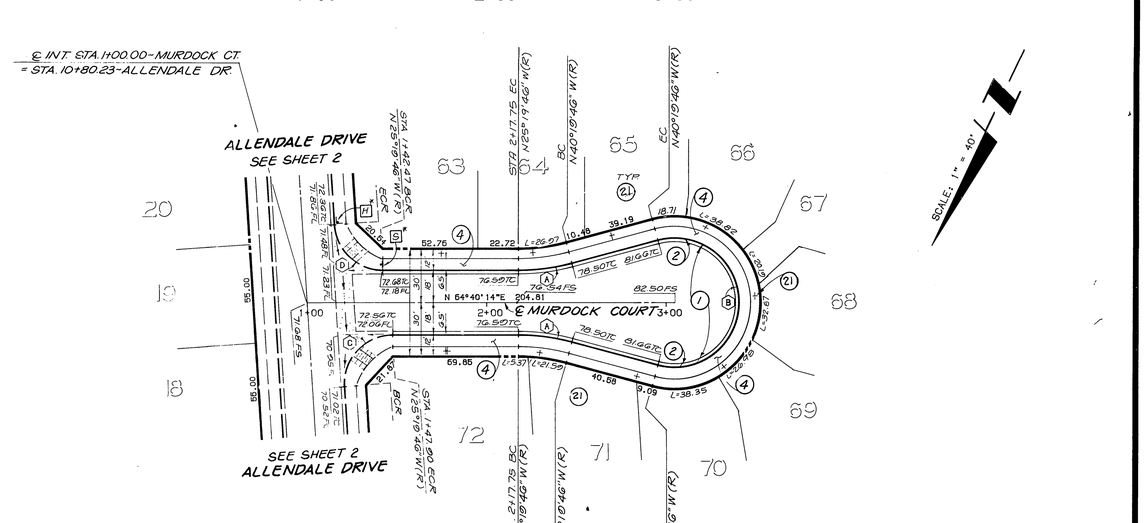



**PROFILE SCALES**
HORIZ.: 1"=40'
VERT.: 1"=4'




## CLAYMORE COURT




## MURDOCK COURT

### CURVE DATA

| | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| A | 41°55'06" | 200.00 | 146.32 | 76.61 |
| B | 40°48'50" | 115.00 | 81.92 | 42.78 |
| C | 204°50'23" | 36.00 | 128.70 | 163.47 |
| D | 06°31'24" | 115.00 | 13.09 | 6.55 |
| E | 22°29'51" | 218.00 | 85.60 | 43.36 |
| F | 90°00'00" | 27.00 | 42.41 | 27.00 |
| G | 111°30'59" | 27.00 | 52.55 | 39.67 |

### CONSTRUCTION NOTES:

1. CONSTRUCT 3.0" AC OVER 12" NATIVE PER TYPICAL SECTION.
2. CONSTRUCT 6"CF CURB & GUTTER PER CITY STD DWG.200, TYPE I.
4. CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.
21. PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DPARTMENT ( SEE SHT. 8 FOR SPECS. AND QUANTITIES)

PACIFIC BELL TELEPHONE
APPROVED BY DATE

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY DATE

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
APPROVED BY DATE

### CURVE DATA

| | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| A | 15°00'00" | 115.00 | 30.11 | 15.14 |
| B | 210°00'00" | 36.00 | 131.95 | 134.35 |
| C | 93°34'52" | 27.00 | 44.10 | 28.74 |
| D | 86°25'08" | 27.00 | 40.72 | 25.36 |

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

*NOTE: SEE SHEET 17 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

THE KEITH COMPANIES
6295 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 |
|---|---|---|---|

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

# CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

| APPROVED BY | DATE | BY |
|---|---|---|
| PRINCIPAL ENGINEER | 5-17-91 | |
| PARK DEPARTMENT | 5-10-91 | |
| TRAFFIC DIVISION | 6-5-91 | |
| CHIEF P. W. ENGINEER | | |

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STREET IMPROVEMENT PLANS
TRACT 22408
CLAYMORE CT/MURDOCK CT

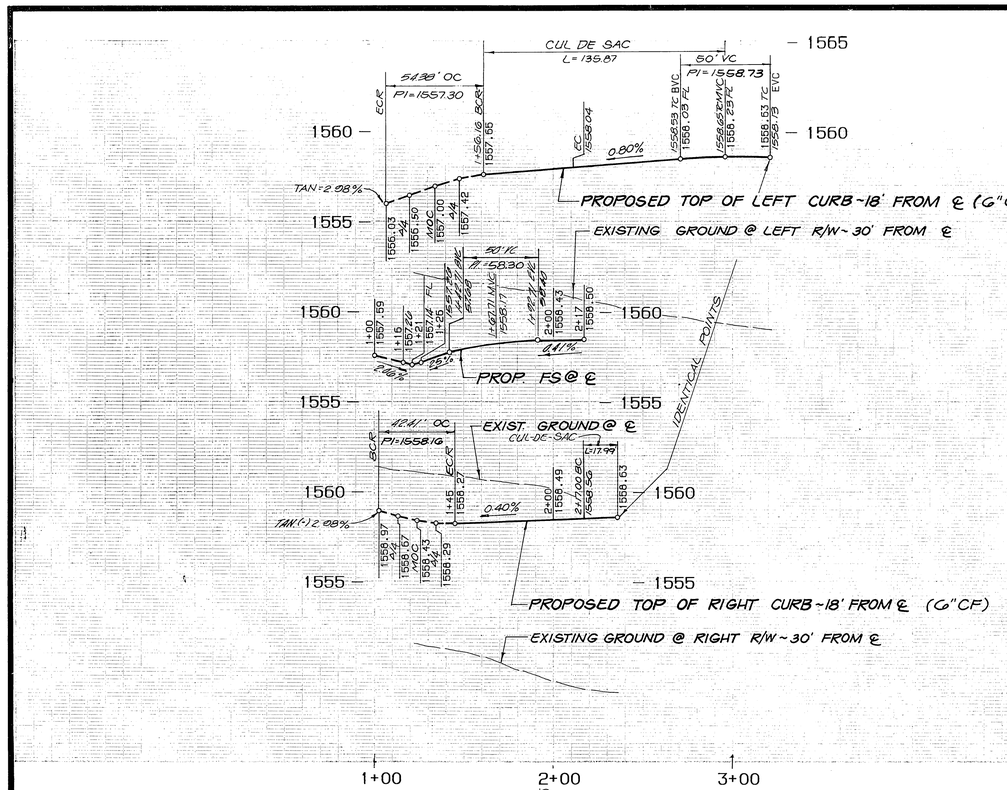
ACCOUNT NO.
R-3130

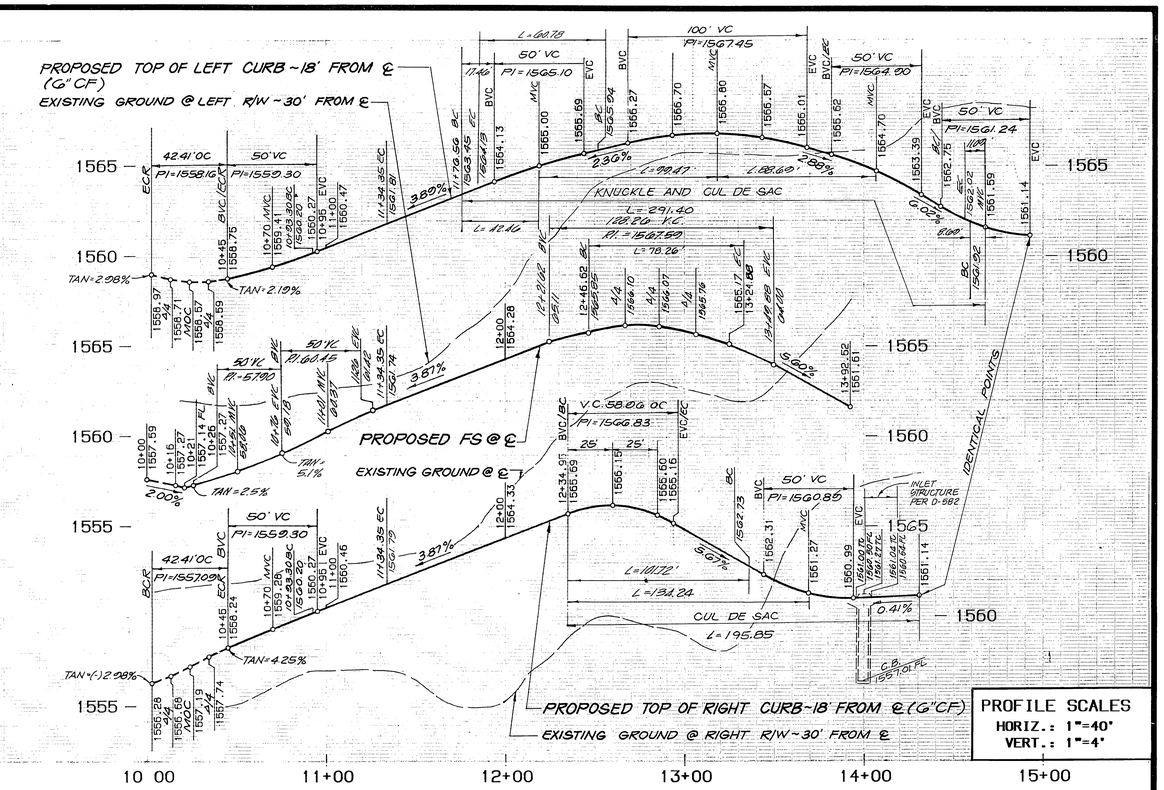
SHEET 4 OF 19

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

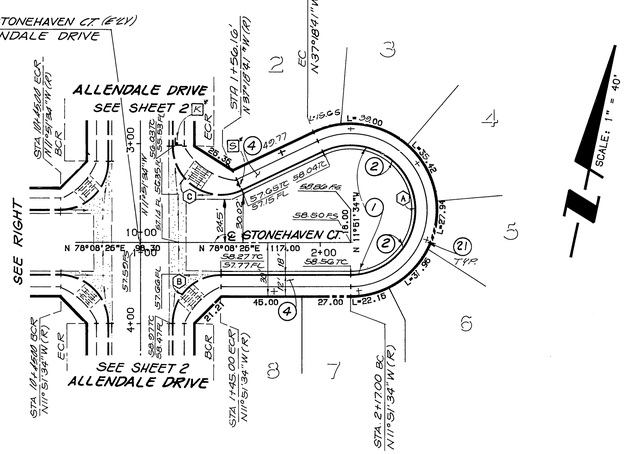
PC-3299-S

MISSING SHEET

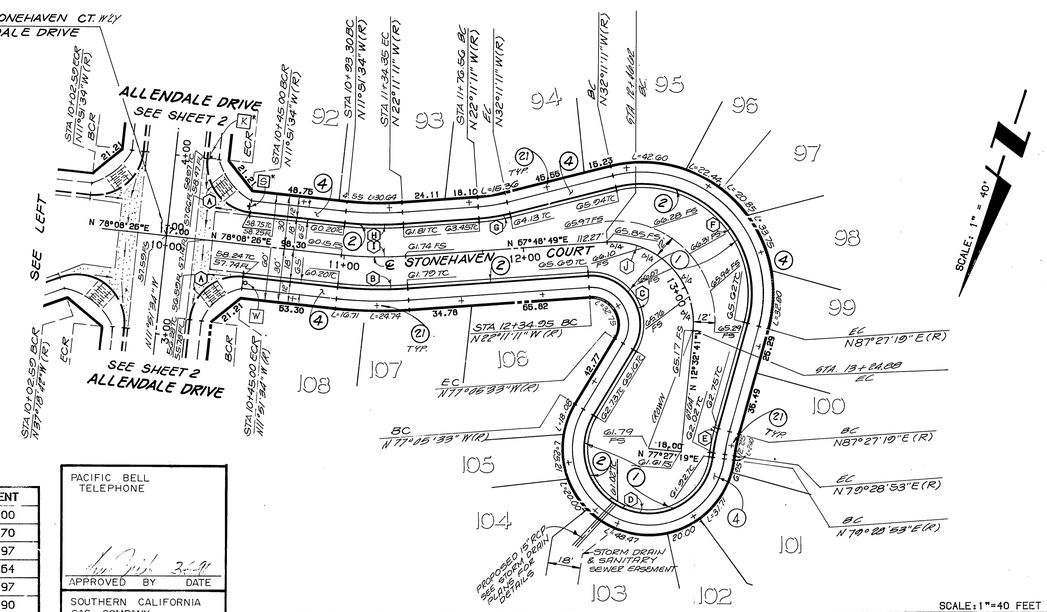



PROFILE SCALES
HORIZ.: 1"=40'
VERT.: 1"=4'




STONEHAVEN COURT




STONEHAVEN COURT

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

## CURVE DATA (E'LY)

| | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| (A) | 205°27'07" | 36.00 | 129.09 | 159.41 |
| (B) | 90°00'00" | 27.00 | 42.41 | 27.00 |
| (C) | 115°27'07" | 27.00 | 54.41 | 42.75 |
| | | | | |

## CONSTRUCTION NOTES:

(1)— CONSTRUCT 3.0" AC OVER 12" NATIVE PER TYPICAL SECTION.

(2)—CONSTRUCT 6"CF CURB & GUTTER PER CITY STD. DWG.200, TYPE I.

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

(21)— PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT ( SEE SHT. 8 FOR SPECS. AND QUANTITIES)

## CURVE DATA (W'LY)

| | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| (A) | 90°00'00" | 27.00 | 42.41 | 27.00 |
| (B) | 10°19'37" | 218.00 | 39.29 | 19.70 |
| (C) | 125°05'38" | 27.00 | 58.95 | 51.97 |
| (D) | 203°25'34" | 36.00 | 127.82 | 173.64 |
| (E) | 07°58'26" | 100.00 | 13.92 | 6.97 |
| (F) | 119°38'30" | 61.00 | 127.38 | 104.90 |
| (G) | 10°00'00" | 100.00 | 17.45 | 8.75 |
| (H) | 10°19'37" | 182.00 | 32.80 | 16.45 |
| (I) | 10°19'37" | 200.00 | 36.05 | 18.07 |
| (J) | 90°00'00" | 48.00 | 75.36 | 53.00 |

PACIFIC BELL TELEPHONE
APPROVED BY DATE

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY DATE

*NOTE: SEE SHEET 17 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

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 |
|---|---|---|---|

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

# CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

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

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STREET IMPROVEMENT PLANS
TRACT 22408
STONEHAVEN COURT

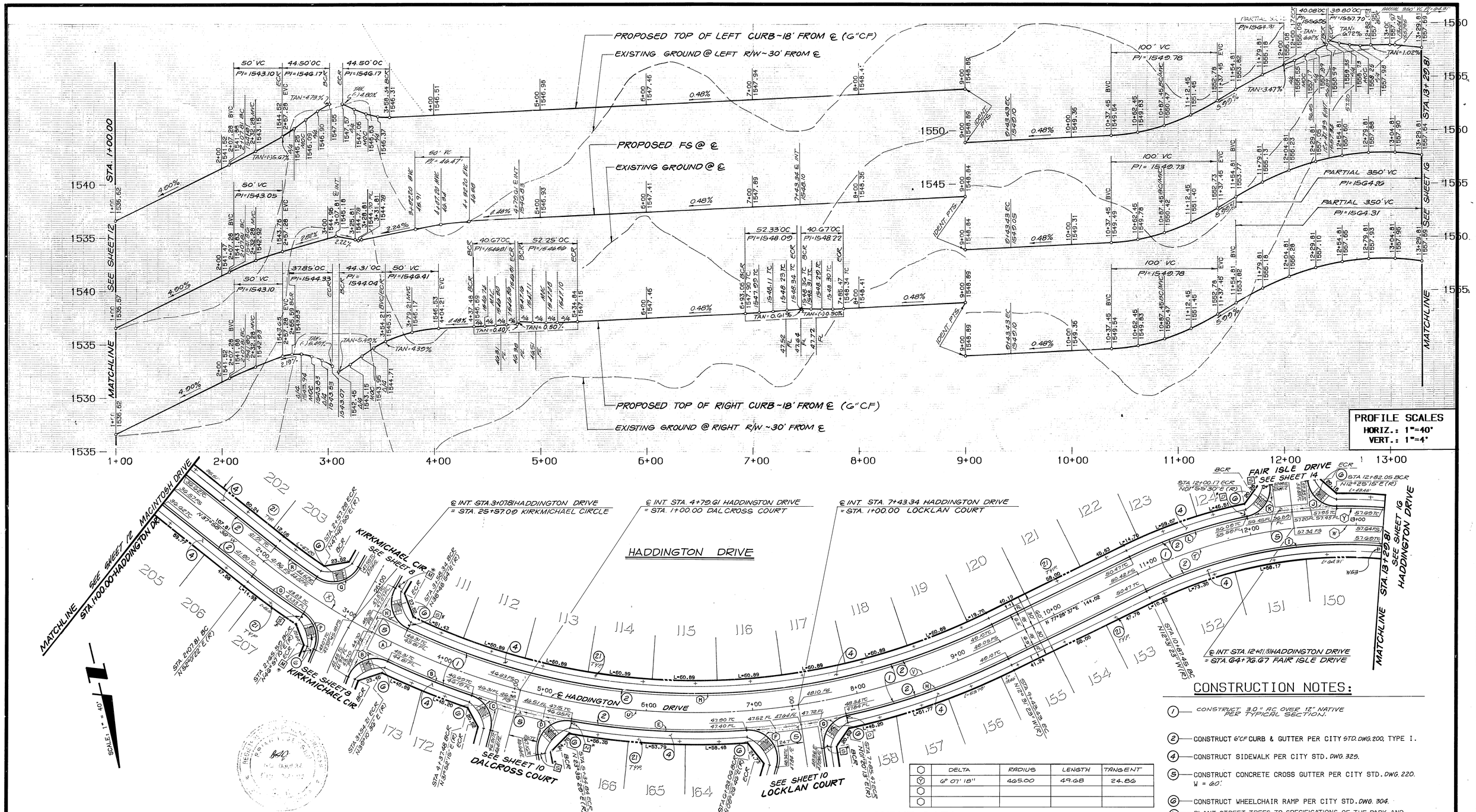
ACCOUNT NO.
R-3130

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
SHEET 6 OF 19

PC-3209-S

•P• ST. IMP. STONEHAVEN CT. SHT. 6 - 1043(0.32)PF: 726005 136 10-Mar-89 04:22 PM / 726005-5302

INDEXED 7-9-91




## CONSTRUCTION NOTES:

1. CONSTRUCT 3.0" AC OVER 12" NATIVE PER TYPICAL SECTION.
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 = 40'.
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 | 94°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 | 3°03'56" | 429.00 | 232.61 | 121.64 |
| J | 84°27'35" | 27.00 | 39.80 | 24.51 |
| K | 85°02'40" | 27.00 | 40.08 | 24.76 |
| L | 14°26'53" | 465.00 | 117.26 | 58.94 |

## CURVE DATA

| | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| M | 51°20'17" | 635.00 | 568.97 | 305.18 |
| N | 94°26'01" | 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°26'00" | 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 | 85.56 | 42.84 |
| T | 19°49'20" | 447.00 | 153.88' | 77.71 |
| U | 23°08'27" | 653.00 | 263.74 | 133.69 |
| V | 17°33'23" | 653.00 | 200.09 | 100.84 |
| W | 11°20'28" | 447.00 | 88.48 | 44.30 |
| X | 8°46'27" | 653.00' | 100.00 | 50.10 |

PACIFIC BELL TELEPHONE

APPROVED BY DATE

BENCHMARK:

CITY OF RIVERSIDE BENCHMARK H8-1.
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 - 1350.91

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND

APPROVED BY DATE

SOUTHERN CALIFORNIA GAS COMPANY

APPROVED BY DATE

THE KEITH COMPANIES
6290 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 |
|---|---|---|---|

DESIGNED BY BB DRAWN BY KR CHECKED BY BB

# CITY OF RIVERSIDE
## PUBLIC WORKS DEPARTMENT

| APPROVED BY | DATE | BY |
|---|---|---|
| PRINCIPAL ENGINEER | 6/21/91 | |
| PARK DEPARTMENT | 5/12/91 | |
| TRAFFIC DIVISION | 6/5/91 | |
| CHIEF P.W. ENGINEER | 6/25/91 | |

APPROVED BY

PUBLIC WORKS DIRECTOR

DATE

STREET IMPROVEMENT PLANS
TRACT 22408
HADDINGTON DR.

ACCOUNT NO. R-3150

SHEET 7 OF 19

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

•P• ST.IMP.HADDINGTON DR. 0+00 SHT. 7 - 1063I0.321PF: 726005 137 27-Mar-89 04:37 PM / 726005-3302

INDEXED 7-9-91

RC-3299-5

## STREET TREE NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.

2. WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUN OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF CONSTRUCTION. A VERBAL APPROVAL WILL NOT ACCEPTABLE. INSPECTIONS ARE REQUIRED:
   - A. AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR.
   - B. WHILE DIGGING PLANT PITS PLANTING/RELOCATAING TREES.
   - C. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE.
   - D. AT END OF THE MAINTENANCE PERIOD. THE CONTRACTOR/DEVELOPEP SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.

3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.

4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.

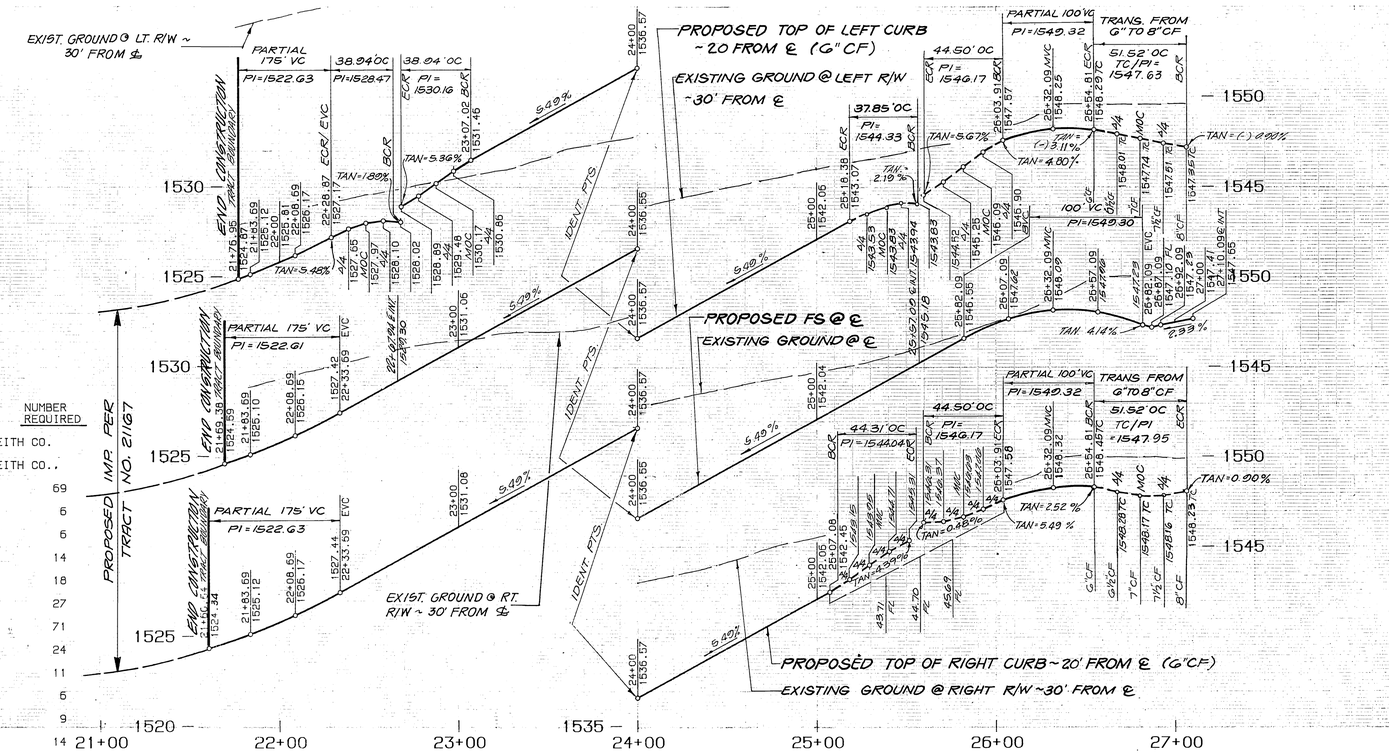
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

| STREET NAME | BOTANICAL NAME/ COMMON NAME | MINIMUM SIZE | APPROX. SPACING | NUMBER REQUIRED |
|---|---|---|---|---|
| A. LOCHMOOR | SEE REVERSE FRONTAGE PLANS PC-2926-R, R# | PREPARED BY THE KEITH CO. PHONE 653-0234 | | |
| B. FAIR ISLE | SEE REVERSE FRONTAGE PLANS PC-2929-R, R# | PREPARED BY THE KEITH CO., PHONE 653-0234 | | |
| C. HADDINGTON | EUCALYPTUS LEUCOXYLON/REDFLOWERING GUM | 15 GAL | 45' | 69 |
| D. LOCKLAN | LIQUIDAMBAR STYRACIFLUA/AMERICAN SWEET GUM | 15 GAL | 45' | 6 |
| E. DALCROSS | LAGERSTROEMIA INDICA/CRAPE MYRTLE | 15 GAL | 45' | 6 |
| F. KIRKMICHAEL | PODOCARPUS GRACILIOR/FERN PINE | 15 GAL | 45' | 14 |
| G. PRESTWICK | GINGLO BIBOBA;AUTUMN GOLD/YELLOW MAIDENHAIR | 15 GAL | 45' | 18 |
| H. MACINTOSH | JACARANDA MIMOSAEFOLIA/JACARANDA | 15 GAL | 45' | 27 |
| I. ALLENDALE | PODOCARPUS GRACILIOR/FERN PINE | 15 GAL | 45' | 71 |
| J. STONEHAVEN | LAGERSTROEMIA INDILA/CRAPE MYRTLE | 15 GAL | 45' | 24 |
| K. HALLBERRY | LIQUIDAMBAR STYRACIFLUA/SWEET GUM | 15 GAL | 45' | 11 |
| L. LOCHABER | LAUERSTROEMIA INDICA/CRAPE MYRTLE | 15 GAL | 45' | 6 |
| M. MURDOCK | LIQUIDAMBAR STYRACIFLUA/SWEET GUM | 15 GAL | 45' | 9 |
| N. CLAYMORE | CUPANIOPSIS ANACARDIODES/CARROTWOOD | 15 GAL | 45' | 14 |
| O. LAUDER | LIQUIDAMBAR STYRACIFLUA/SWEET GUM | 15 GAL | 45' | 12 |
| P. BOX SPRINGS | SEE REVERSE FRONTAGE PLANS #PC-2926-R, R# | PREPARED BY THE KEITH CO. PHONE 653-0234 | | |

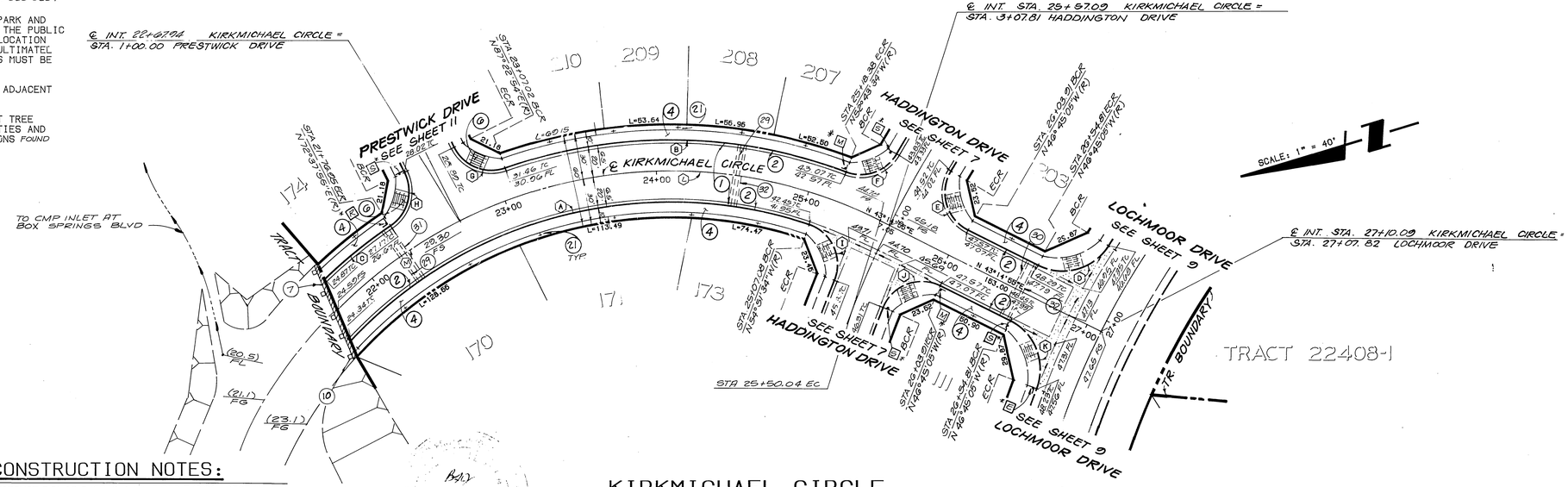
6. BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATEL BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.

7. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.

*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.




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




## CURVE DATA

| ⬡ | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| (A) | 65°23'09" | 283.58 | 323.62 | 182.00 |
| (B) | 39°53'32" | 323.58 | 225.29 | 117.43 |
| (C) | 09°47'52" | 323.58 | 55.33 | 27.73 |
| (D) | 84°20'37" | 35.00 | 51.52 | 31.70 |
| (E) | 94°26'00" | 27.00 | 44.50 | 29.17 |
| (F) | 80°19'16" | 27.00 | 37.85 | 22.78 |
| (G) | 82°37'31" | 27.00 | 38.94 | 23.73 |
| (H) | 82°37'30" | 27.00 | 38.94 | 23.73 |
| (I) | 94°02'09" | 27.00 | 44.31 | 28.97 |
| (J) | 94°26'01" | 27.00 | 44.50 | 29.17 |
| (K) | 84°20'36" | 35.00 | 51.52 | 31.70 |
| (L) | 53°14'30" | 303.58 | 282.10 | 152.16 |
| (M) | 18°36'06" | 303.58 | 98.56 | 49.72 |

## CONSTRUCTION NOTES:

(1) CONSTRUCT 3.0" AC OVER 12" NATIVE PER TYPICAL SECTION.
(2) CONST. 6" CF CURB & GUTTER PER CITY STD. DWG. 200, TYPE I.
(4) CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.
(6) CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. 304.
(7) CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG. 180.
(10) INSTALL REDWOOD HEADER.
(21) PLANT TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE ABOVE FOR SPECS. AND QUANTITIES).
(29) INSTALL 1" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES. SEE LANDSCAPE PLANS.
(30) INSTALL 2" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES. SEE LANDSCAPE PLANS.
(31) INSTALL 3" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES. SEE LANDSCAPE PLANS.
(32) INSTALL 4" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES. SEE LANDSCAPE PLANS.

**BENCHMARK:**

CITY OF RIVERSIDE BENCHMARK 118-F.
PK. 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

# KIRKMICHAEL CIRCLE

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

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

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
APPROVED BY DATE

PACIFIC BELL TELEPHONE
APPROVED BY DATE

SOUTHERN CALIFORNIA GAS COMPANY
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 |
|---|---|---|---|

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

| APPROVED BY | DATE | BY |
|---|---|---|
| PRINCIPAL ENGINEER | | |
| PARK DEPARTMENT | 6-20-91 | |
| TRAFFIC DIVISION | 6-25-91 | |
| CHIEF P. W. ENGINEER | 7-2-91 | |

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STREET IMPROVEMENT PLANS
TRACT 22408
KIRKMICHAEL CIRCLE

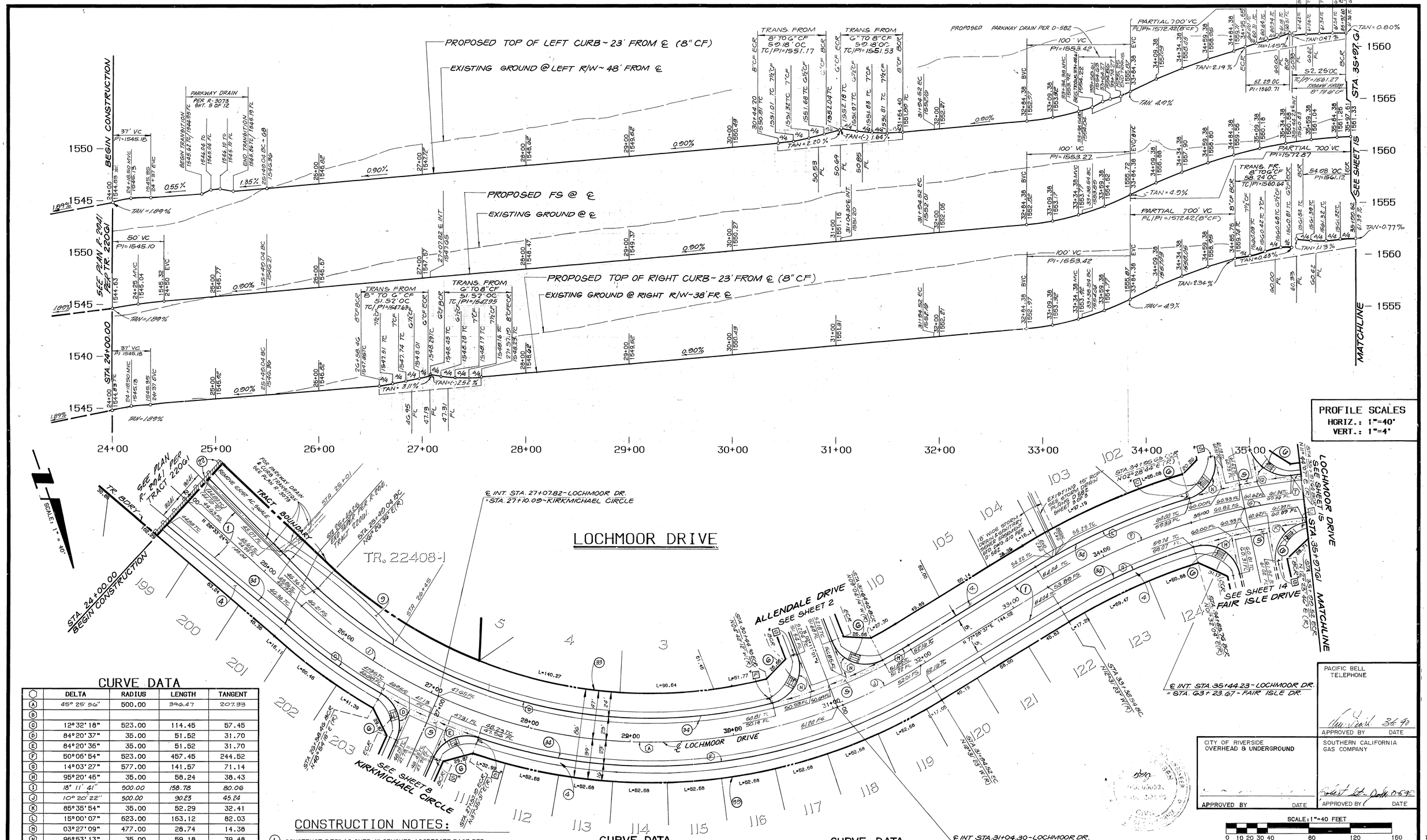
ACCOUNT NO. R-3130

SHEET 8 OF 19

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

PC-3299-S

INDEXED 7-9-91 GH




## 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" | 623.00 | 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 |

## CONSTRUCTION NOTES:

(1)-CONSTRUCT 3.72" 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=10'.*

(6)-CONSTRUCT WHEELCHAIR RAMP PER CITY STD. *DWG. 304.*

(9)-CONSTRUCT MEANDERING SIDEWALK, SEE DETAIL SHEET I.

(22)-REMOVE BARRICADE AND REDWOOD HEADER.

(33)-CONSTRUCT WALL PER TRACT 22408-R REVERSE FRONTAGE WALL PLAN

(34)-CONSTRUCT 8" C.F. CURB & GUTTER PER CITY STD. *DWG. 200, TYPE I,* 5' GUTTER.

## CURVE DATA

| | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| (Q) | 85°32' 32" | 35.00 | 52.25 | 32.38 |
| (R) | 90°00' 00" | 35.00 | 54.98 | 35.00 |

## CURVE DATA

| | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| (S) | 05°15' 51" | 600.00 | 53.38 | 26.71 |
| (T) | 00°43'23" | 422.60 | 5.33 | 2.67 |

*NOTE: SEE SHEET 17 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

THE KEITH COMPANIES
6296 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 653-6234

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

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|

DESIGNED BY BO DRAWN BY RR CHECKED BY BB

# CITY OF RIVERSIDE
## PUBLIC WORKS DEPARTMENT

| APPROVED BY | DATE | BY |
|---|---|---|
| PRINCIPAL ENGINEER | 6-7-91 | |
| PARK DEPARTMENT | 5-17-91 | |
| TRAFFIC DIVISION | 6-5-91 | |
| CHIEF P. W. ENGINEER | 6-13-91 | |

APPROVED BY

PUBLIC WORKS DIRECTOR

DATE

STREET IMPROVEMENT PLANS
TRACT 22408
LOCHMOOR DRIVE

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

ACCOUNT NO.

R-3130

SHEET 9 OF 19

PACIFIC BELL TELEPHONE
APPROVED BY DATE 3-6-90

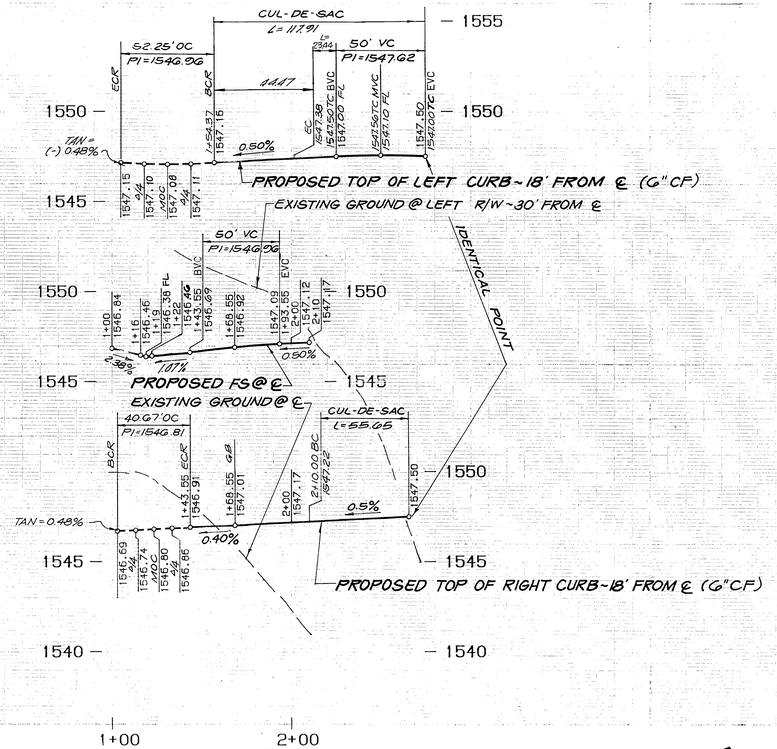
CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
APPROVED BY DATE

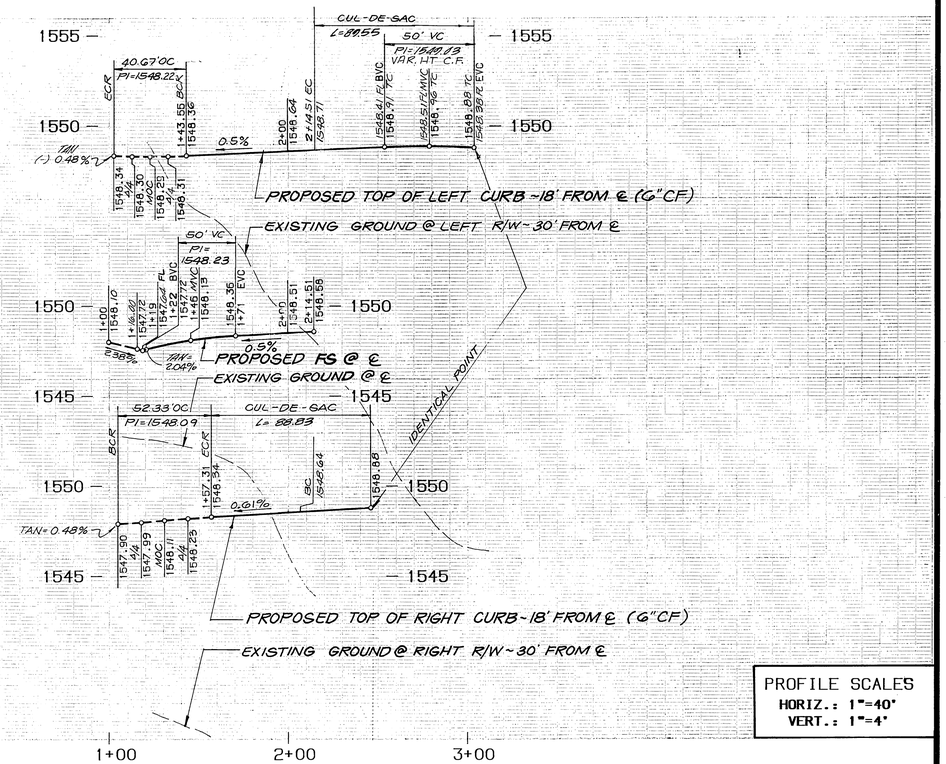
SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY DATE 3-6-90

PC-3299-5

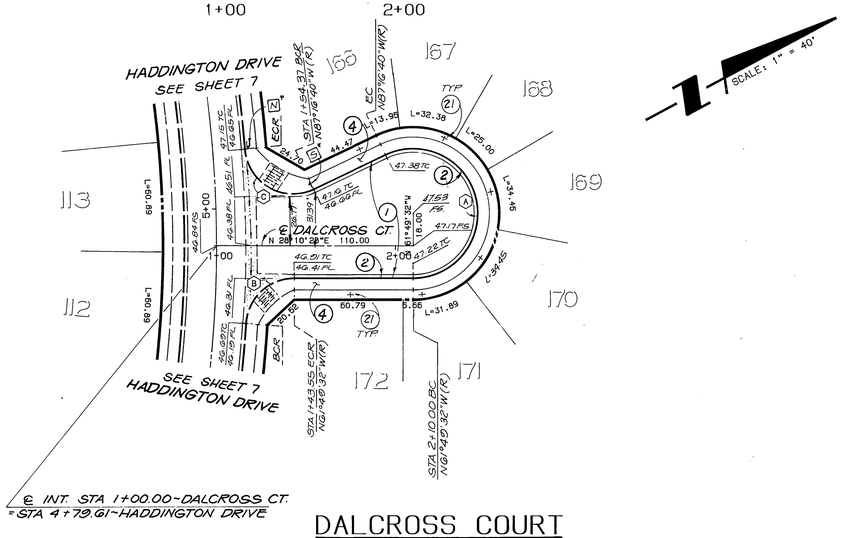
*P* ST. IMP. LOCHMOOR 24+00 SHT. 9 - 1063 10.321 PF: 726005 139 24-Mar-89 06:12 PM / 726005-5302

INDEXED 7-9-91

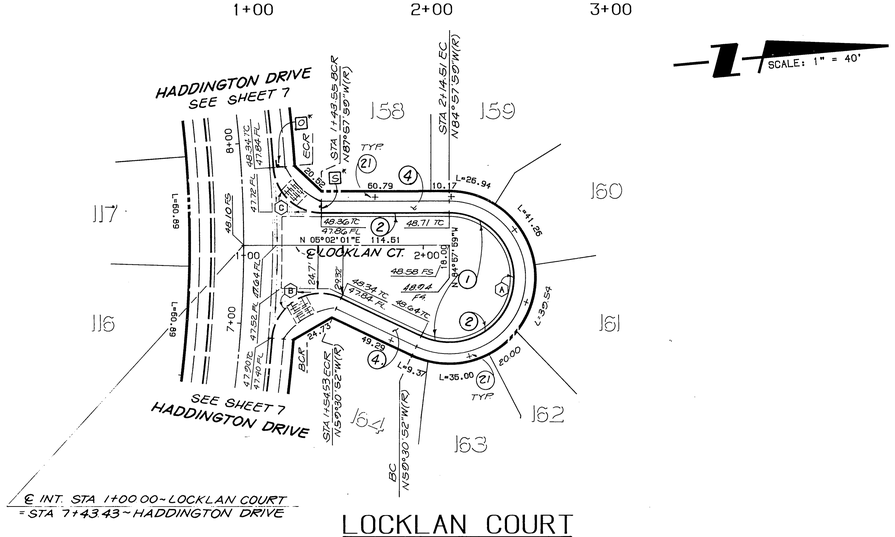



PROFILE SCALES
HORIZ.: 1"=40'
VERT.: 1"=4'




DALCROSS COURT




LOCKLAN COURT

## CURVE DATA

| | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| A | 205°27'08" | 36.00 | 129.09 | 159.41 |
| B | 86°18'13" | 27.00 | 40.67 | 25.31 |
| C | 110°52'09" | 27.00 | 52.25 | 39.19 |
| | | | | |

## CONSTRUCTION NOTES:

1. CONSTRUCT 3.0" AC OVER 12" NATIVE PER TYPICAL SECTION.
2. CONSTRUCT 6"CF CURB & GUTTER PER CITY STD. DWG. 200, TYPE I.
4. CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.
21. PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPT. ( SEE SHT. 8 FOR SPECS. AND QUANTITIES )

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

## CURVE DATA

| | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| A | 205°27'07" | 36.00 | 129.09 | 159.41 |
| B | 111°02'22" | 27.00 | 52.33 | 39.31 |
| C | 86°18'12" | 27.00 | 40.67 | 25.31 |
| | | | | |

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

*NOTE: SEE SHEET 17 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

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 |
|---|---|---|---|
| | | | |

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

# CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

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

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STREET IMPROVEMENT PLANS
TRACT 22408
DALCROSS CT/LOCKLAN CT

ACCOUNT NO. R-3130

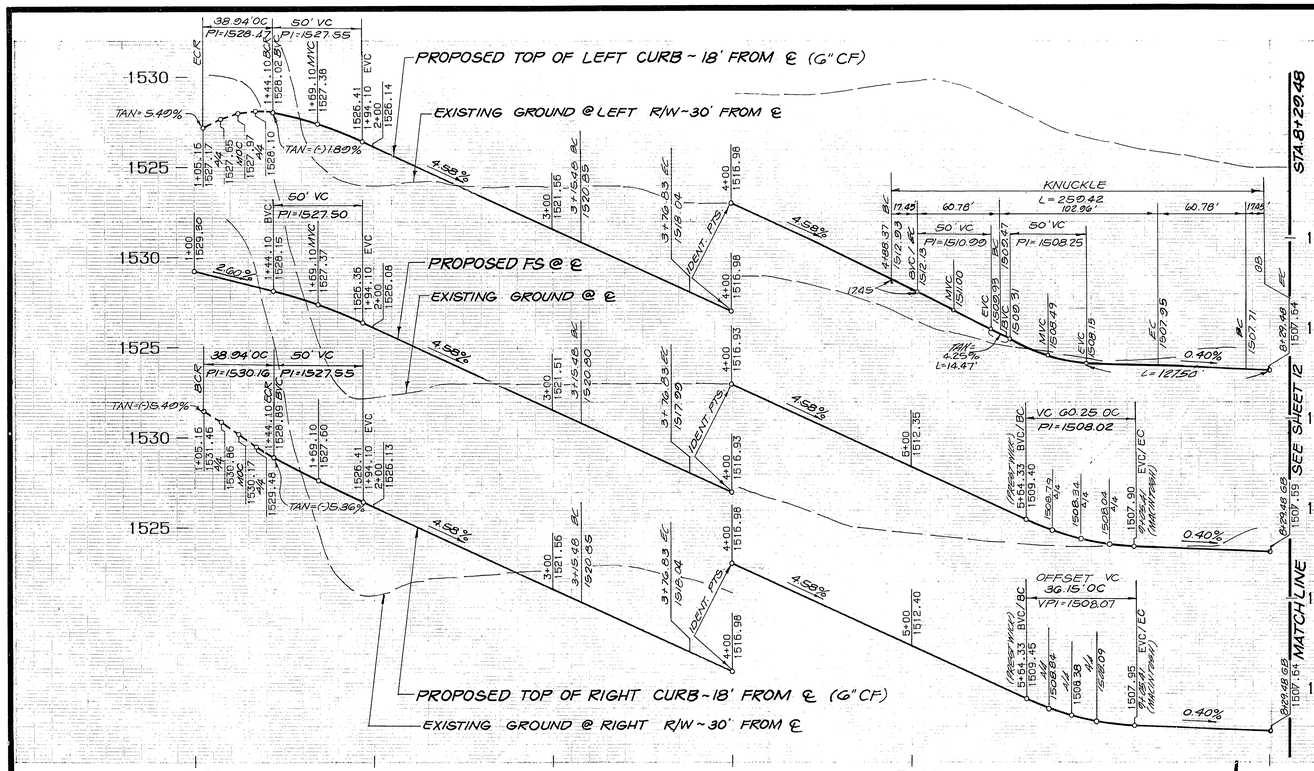
SHEET 10 OF 19

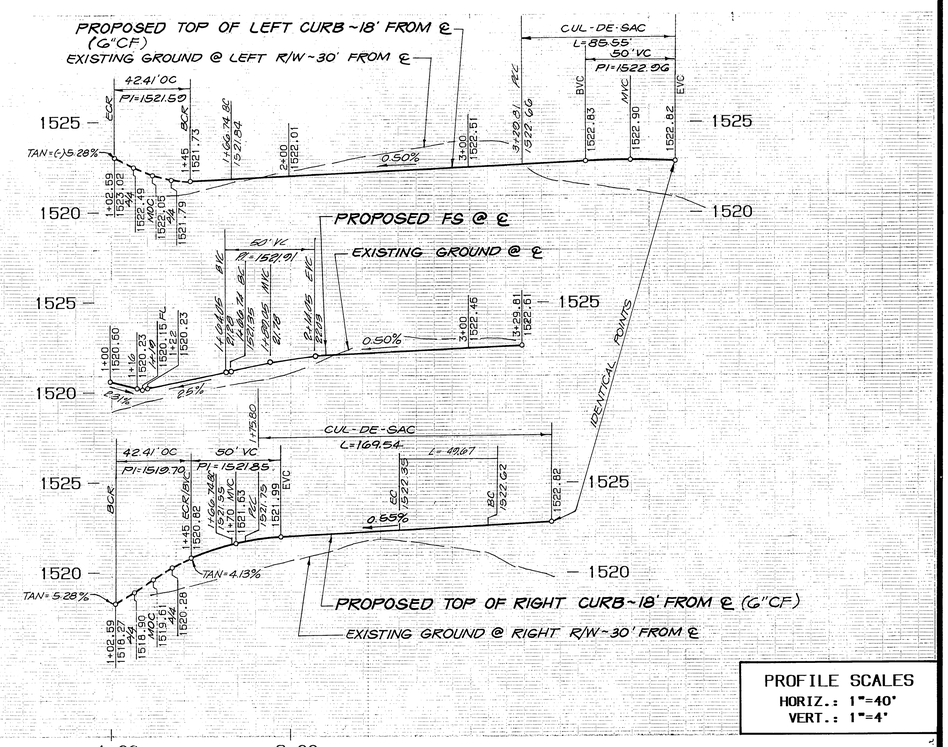
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PC-3299-5

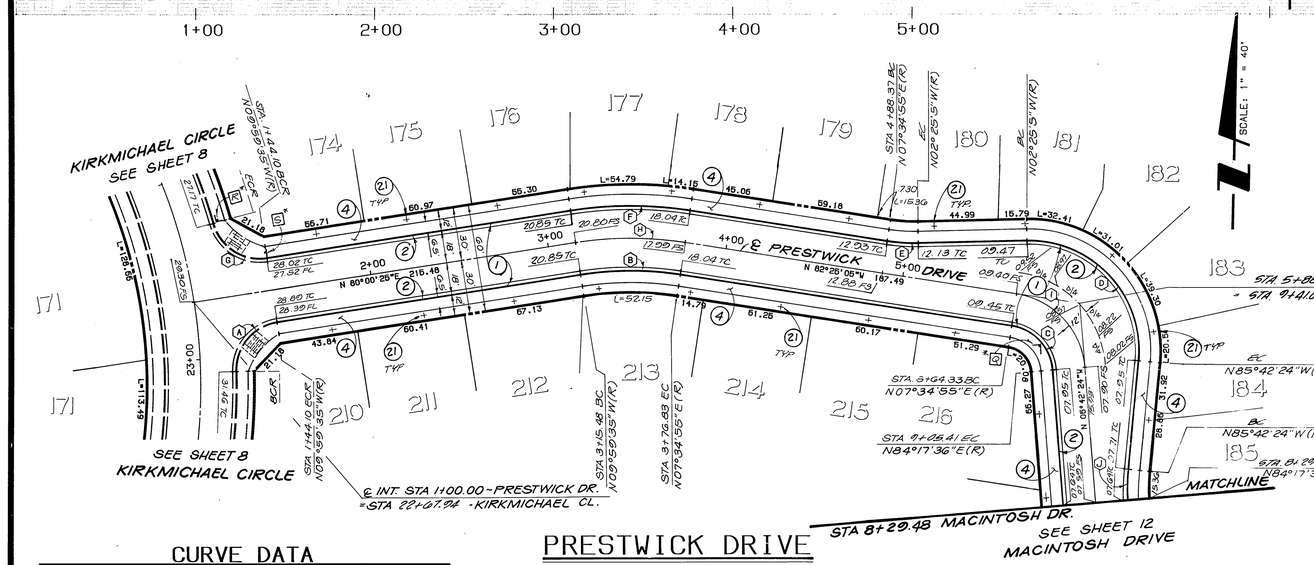
*P* ST IMP - LOCKLAN/DALCROSS - SHT15 - :06310.32]PF: /26005 10135 14-Mar-89 03:35 PM / 726005-5302

INDEXED 7-9-91

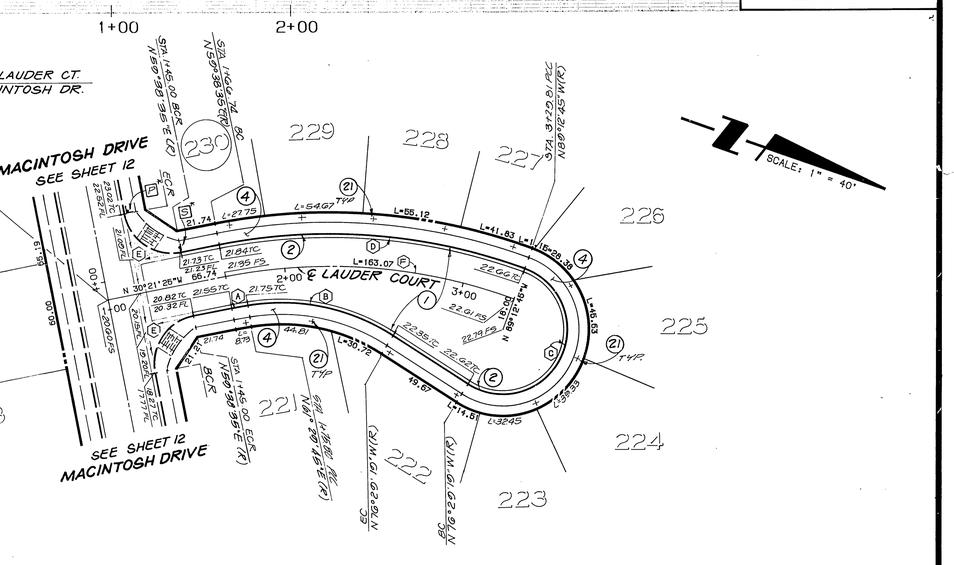



PROFILE SCALES
HORIZ.: 1"=40'
VERT.: 1"=4'




## 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 | 95°42'41" | 61.00 | 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 |

### 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 | 88.52 |
| E | 90°00'00" | 27.00 | 42.41 | 27.00 |
| F | 31° 08' 40" | 300.00 | 163.07 | 83.51 |

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

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

### CONSTRUCTION NOTES:

1. CONSTRUCT 3.0" AC OVER 12" NATIVE PER TYPICAL SECTION.
2. CONSTRUCT 6"CF CURB & GUTTER PER CITY STD. DWG. 200, TYPE I.
4. CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.
21. PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHT. 8 FOR SPECS. AND QUANTITIES)

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 | PACIFIC BELL TELEPHONE | SOUTHERN CALIFORNIA GAS COMPANY |
|---|---|---|
| APPROVED BY DATE | APPROVED BY DATE | 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 |
|---|---|---|---|

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

| APPROVED BY | DATE | BY |
|---|---|---|
| PRINCIPAL ENGINEER | 7/6/91 | |
| PARK DEPARTMENT | 5-16-91 | |
| TRAFFIC DIVISION | 6-5-91 | |
| CHIEF P.W. ENGINEER | 7/11/91 | |

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STREET IMPROVEMENT PLANS
TRACT 22408
PRESTWICK DR/LAUDER CT

ACCOUNT NO. R-3130

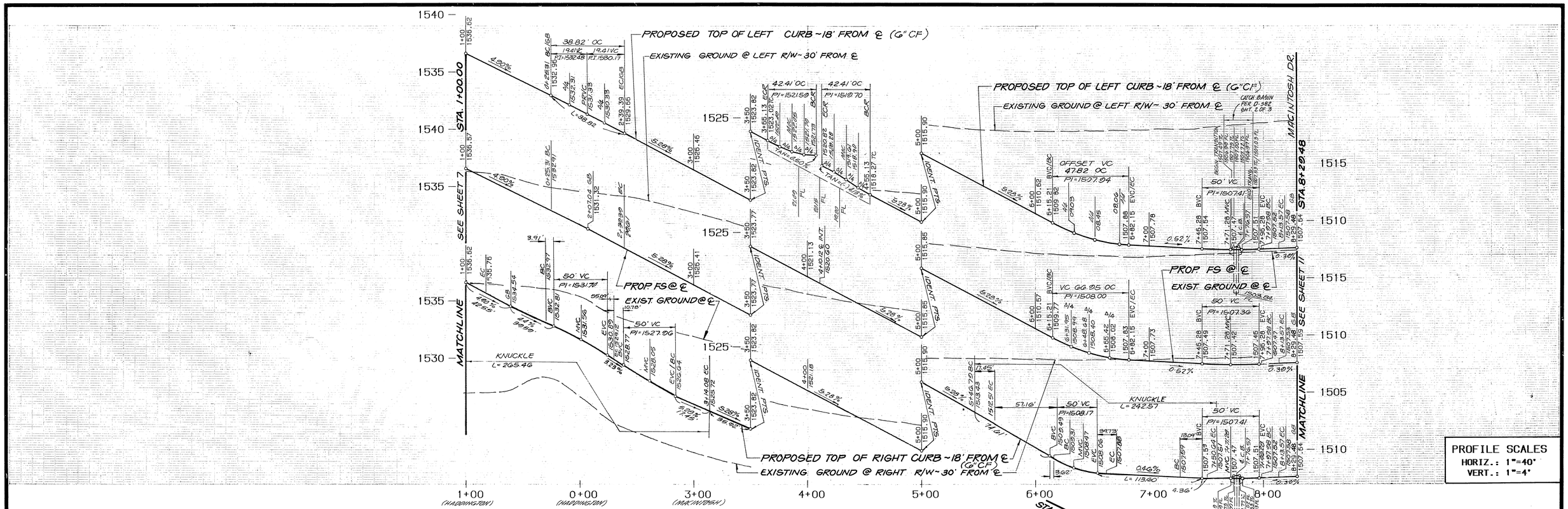
SHEET 11 OF 19

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

•P• ST IMP - PRESTWICK DR - SHT 11 - 1063(0,32)PF: 726005 10131 24-Mar-89 03:25 PM / 726005-5302

INDEXED 7-9-91

S-2896-D




## MACINTOSH DRIVE

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

SCALE: 1"=40 FEET

0 10 20 30 40 80 120 160

## 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 |
| C | 82°22'47" | 27.00 | 38.82 | 23.63 |
| D | 102°22'47" | 61.00 | 109.00 | 75.84 |
| E | 10°00'00" | 100.00 | 17.45 | 8.75 |
| F | 80°53'01" | 61.00 | 86.11 | 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 |

## CONSTRUCTION NOTES:

1. CONSTRUCT 3.0" AC OVER 12" NATIVE PER TYPICAL SECTION.
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. 8 FOR SPEC. AND QUANTITIES)

*NOTE: SEE SHEET 17 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

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 |
|---|---|---|---|

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

| APPROVED BY | DATE | BY |
|---|---|---|
| PRINCIPAL ENGINEER | | |
| PARK DEPARTMENT | 5-10-91 | |
| TRAFFIC DIVISION | 6-5-91 | |
| CHIEF P. W. ENGINEER | 6-25-91 | |

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STREET IMPROVEMENT PLANS
TRACT 22408
MACINTOSH DRIVE

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

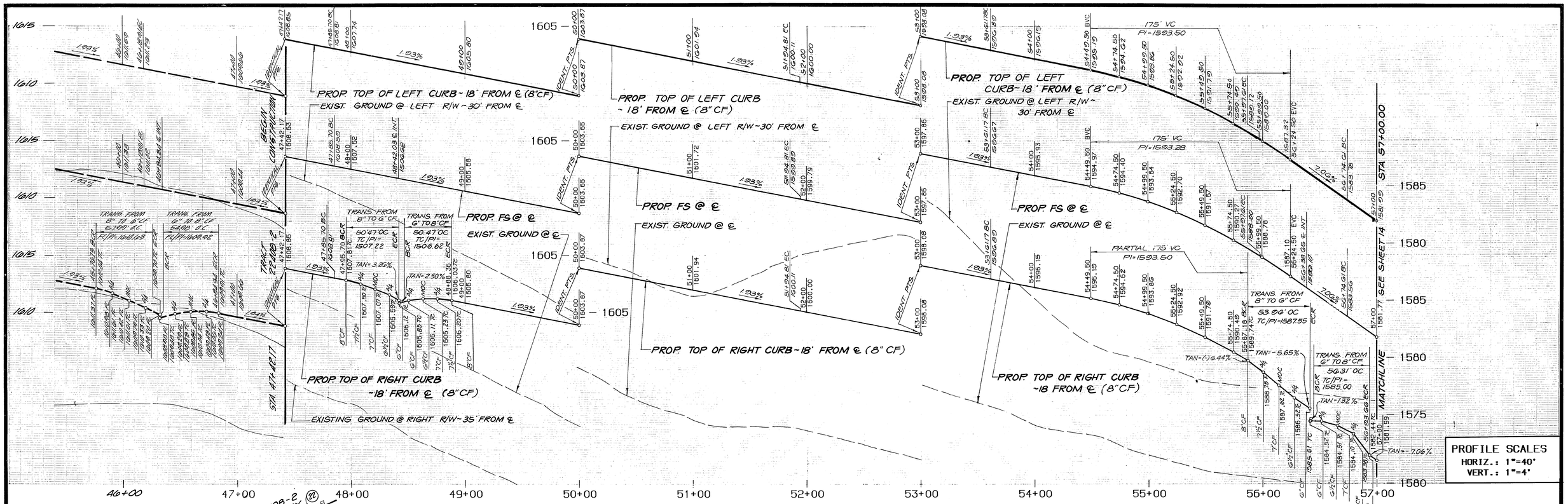
ACCOUNT NO. R-3130

SHEET 12 OF 19

PC-3299-5

•P• ST IMP - MACINTOSH DRIVE - SHT 12 - 1063(0.32)PF: 726005 10132 24-Mar-89 03:51 PM / 726005-5302

INDEXED 7-9-91 KH




## CURVE DATA

| | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| M | 0°43'22" | 484.15' | 6.11 | 3.05 |
| Q | 02°53'49" | 502.15' | 25.39 | 12.70 |
| | | | | |

## CURVE DATA

| | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| A | 37°37'47" | 360.00 | 236.43 | 122.66 |
| B | 02°53'29" | 520.15 | 26.30 | 13.15 |
| C | 56°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 | 171.35 |
| 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 3.72" 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.
22. REMOVE BARRICADE AND REDWOOD HEADER.
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 4" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WATERLINE. SEE LANDSCAPE PLANS.
33. CONSTRUCT WALL PER TR. 22408-R REVERSE FRONTAGE WALL PLAN.
34. CONSTRUCT 8" CF CURB & GUTTER PER CITY STD. DWG. 200, TYPE I, 5' GUTTER.

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

SOUTHERN CALIFORNIA GAS COMPANY — APPROVED BY — DATE 8-5-90

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND — APPROVED BY — DATE

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

*NOTE: SEE SHEET 17 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

THE KEITH COMPANIES
5296 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 |
|---|---|---|---|
| | | | |

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

# CITY OF RIVERSIDE
## PUBLIC WORKS DEPARTMENT

| APPROVED BY | DATE | BY |
|---|---|---|
| PRINCIPAL ENGINEER | 11-1-91 | |
| PARK DEPARTMENT | 5-17-91 | |
| TRAFFIC DIVISION | 6-5-91 | |
| CHIEF P.W. ENGINEER | | |

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STREET IMPROVEMENT PLANS
TRACT 22408
FAIR ISLE DRIVE

ACCOUNT NO. R-3130

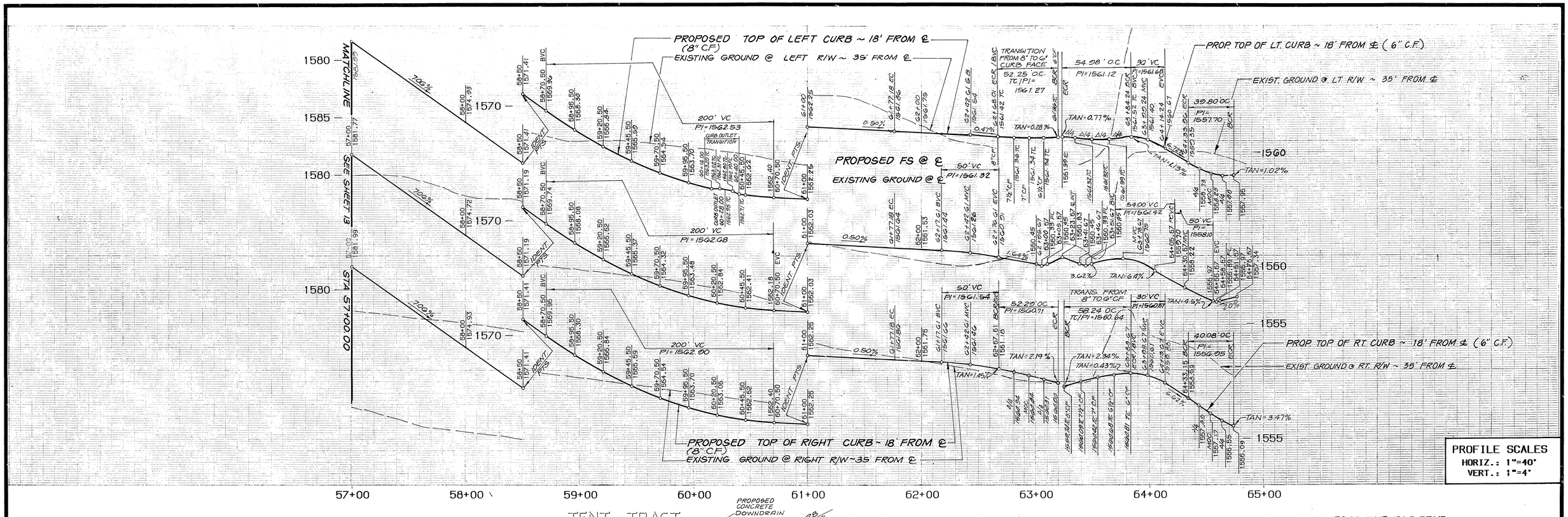
SHEET 13 OF 19

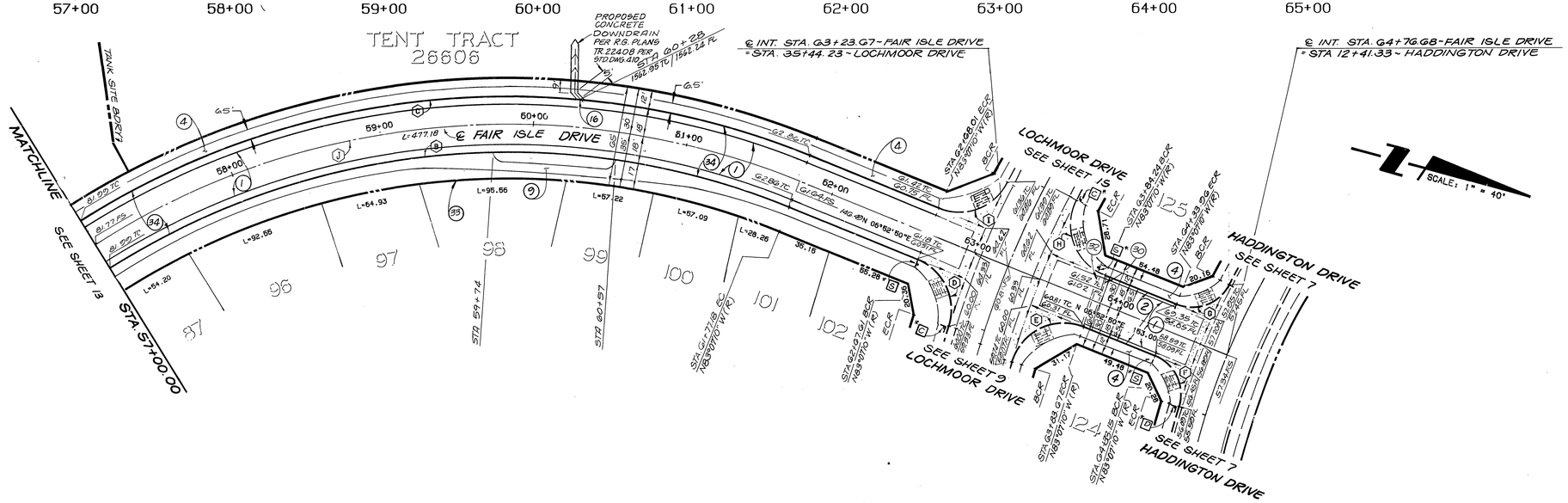
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

*P* ST IMP - FAIR ISLE DRIVE - SHT 13 - 106310.3dPF: 726005 10133 27-Mar-89 05:11 PM / 726005-5302

INDEXED 7-9-91 LH

PC-32995




## 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 | 267.59 |
| D | 85°35'54" | 35.00 | 52.29 | 32.41 |
| E | 95°20'46" | 35.00 | 58.24 | 38.43 |
| F | 85°02'40" | 27.00 | 40.08 | 24.76 |
| 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°26'46" | 540.15 | 477.18 | 258.33 |

## CONSTRUCTION NOTES:

1. CONSTRUCT 3.72" AC OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
2. CONST. 6" CF CURB & GUTTER PER CITY STD. DWG. 200, TYPE I.
4. CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.
9. CONSTRUCT MEANDERING SIDEWALK. SEE DETAIL SHEET I.
16. CONSTRUCT CURB OUTLET PER CITY OF RIVERSIDE STD. DWG. 410.
30. INSTALL 2" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES. SEE LANDSCAPE PLANS.
32. INSTALL 4" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES. SEE LANDSCAPE PLANS.
33. CONSTRUCT WALL PER TR. 22408-R REVERSE FRONTAGE WALL PLAN.
34. CONSTRUCT 8" CF CURB & GUTTER PER CITY STD. DWG. 200, TYPE I, 5' GUTTER.

# FAIR ISLE DRIVE

BENCHMARK:

CITY OF RIVERSIDE BENCHMARK H8-H.
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

PACIFIC BELL TELEPHONE
APPROVED BY DATE

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY DATE

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

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

| APPROVED BY | DATE | BY |
|---|---|---|
| PRINCIPAL ENGINEER | | |
| PARK DEPARTMENT | 5-17-89 | |
| TRAFFIC DIVISION | 5-17-89 | |
| CHIEF P.W. ENGINEER | 5-25-89 | |

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STREET IMPROVEMENT PLANS
TRACT 22408
FAIR ISLE DRIVE

ACCOUNT NO. R-3130

SHEET 14 OF 19

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

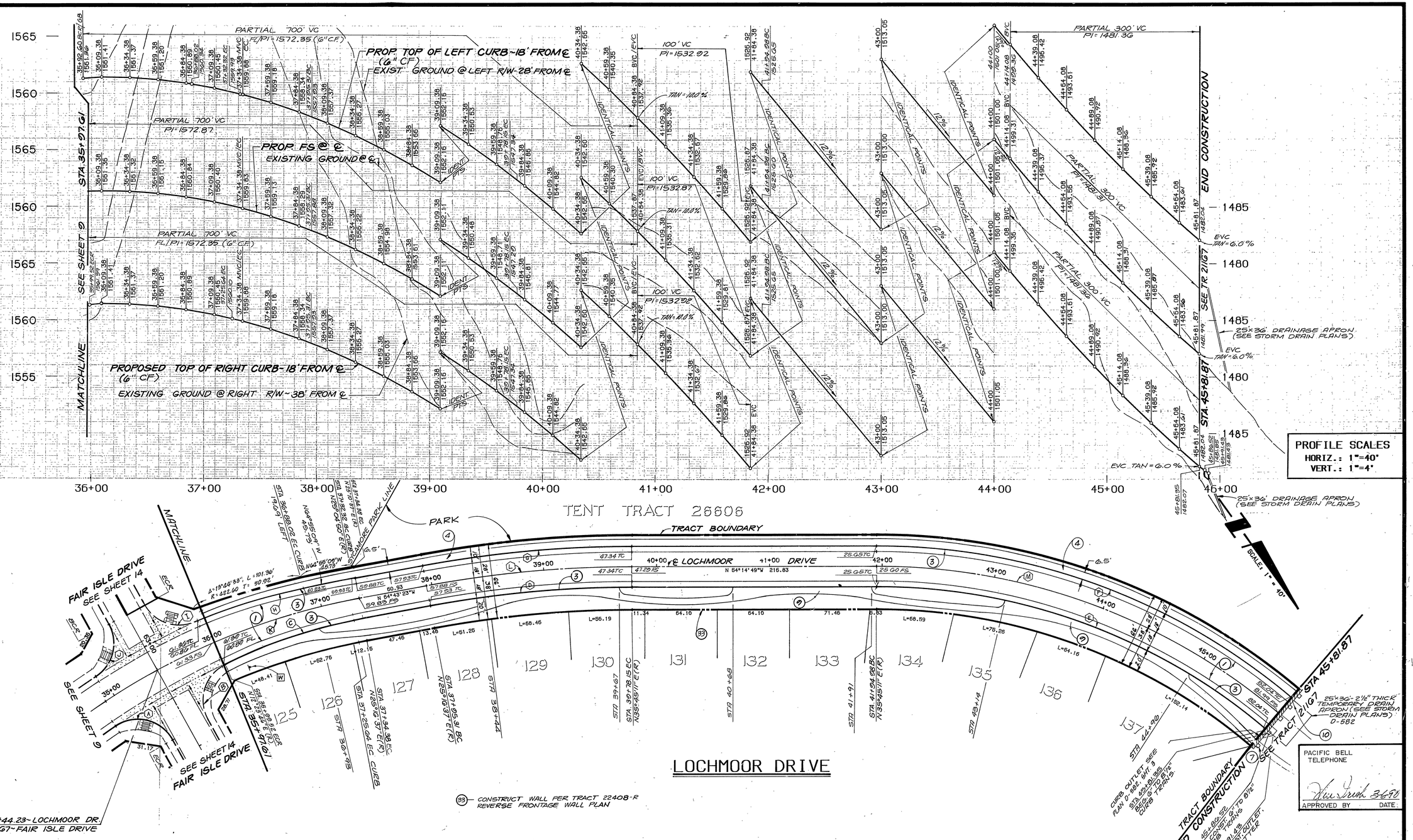
SCALE: 1"=40 FEET
0 10 20 30 40 80 120 160

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

RC-3229-5

*P* ST IMP - FAIR ISLE DRIVE - SHT 14 - 1063(0.32)PF: 726003 10134 24-Mar-89 05:34 PM / 726005-5302

INDEXED 7-9-91




## CONSTRUCTION NOTES:

1. CONSTRUCT 3.72" AC OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
3. CONST. 6" CF CURB & GUTTER PER CITY STD. DWG. 200, TYPE I, 5' GUTTER
4. CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.
7. CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG. 180.
9. CONSTRUCT MEANDERING SIDEWALK SEE DETAIL SHEET 1
10. INSTALL REDWOOD HEADER

## 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 | 185.13 | 93.33 |
| H | 13°44'32" | 412.60 | 98.96 | 49.72 |
| I | 85°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' | 386.88' | 201.83' |

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

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

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

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
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
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 | 6/7/91 | |

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

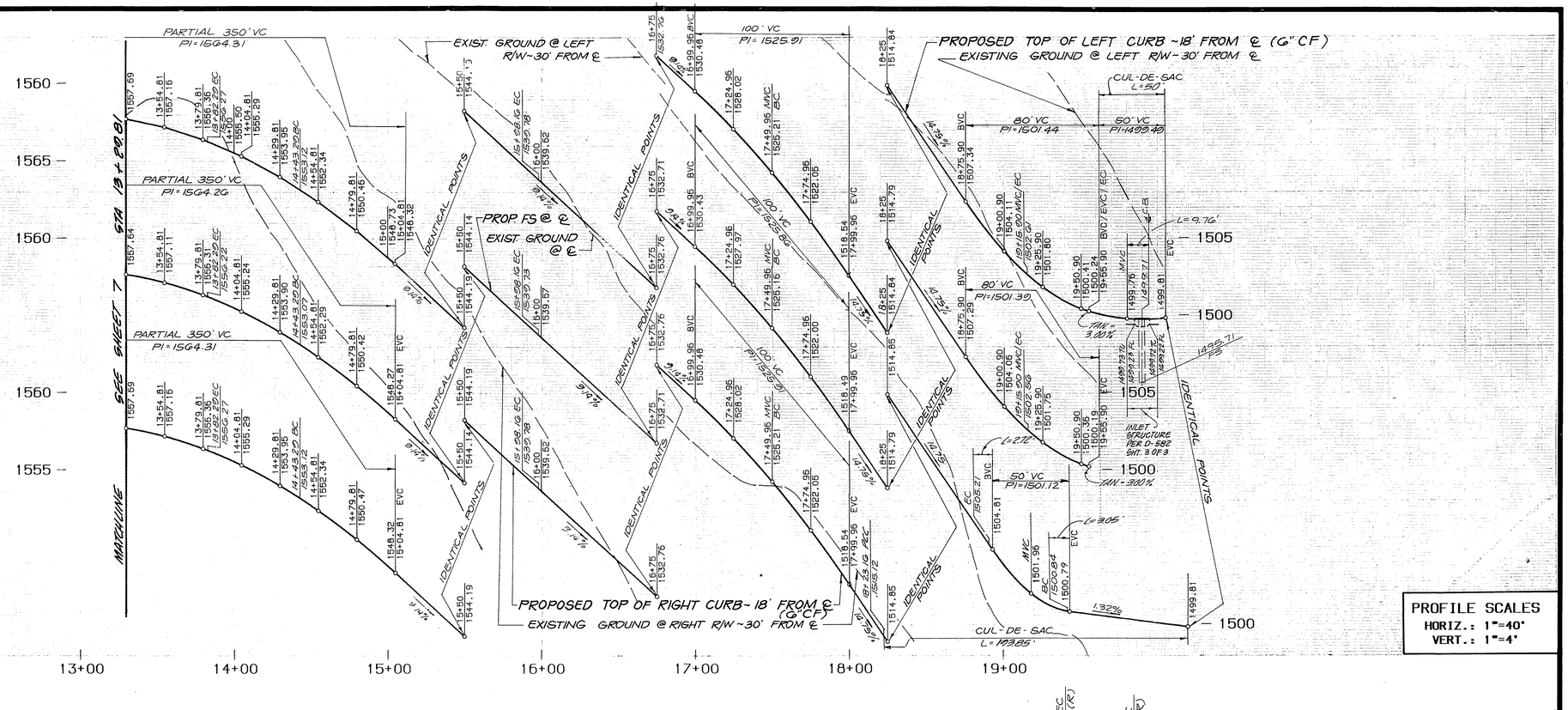
STREET IMPROVEMENT PLANS
TRACT 22408
LOCHMOOR DRIVE

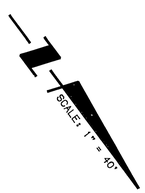
ACCOUNT NO. R-3130
SHEET 15 OF 19

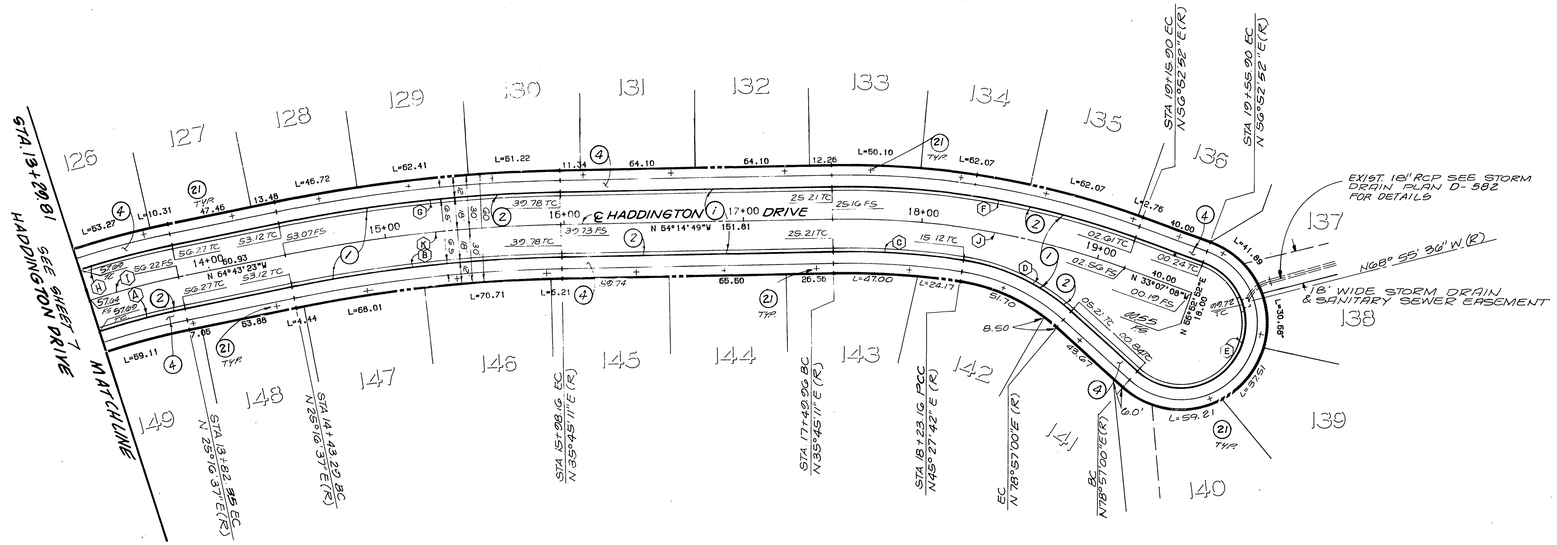
HORIZ. SCALE: 1"=40 VERT. SCALE: 1"=4

PC-3299-5

INDEXED 7-9-91




## CURVE DATA

| ⬡ | DELTA | RADIUS | LENGTH | TANGENT |
|---|---|---|---|---|
| (A) | 06°44'06" | 429.00 | 50.42' | 25.24' |
| (B) | 10°28'34" | 829.00 | 151.58 | 76.00 |
| (C) | 09°42'31" | 432.00 | 73.20 | 36.69 |
| (D) | 33°29'18" | 115.00 | 67.22 | 34.60 |
| (E) | 202°04'08" | 35.00 | 126.96 | 184.61 |
| (F) | 21°07'41" | 468.00 | 172.56 | 87.28 |
| (G) | 10°28'34" | 865.00 | 158.16 | 79.30 |
| (H) | 06°44'06" | 465.00 | 54.66 | 27.36 |
| (I) | 06°44'06" | 447.00' | 52.54 | 26.30 |
| (J) | 21°07'41" | 450.00 | 165.94 | 83.92 |
| (K) | 10°28'34" | 847.00 | 154.87 | 77.65 |
| | | | | |
| | | | | |

## CONSTRUCTION NOTES:

(1) CONSTRUCT 3.0" AC OVER 12" NATIVE PER TYPICAL SECTION.

(2) CONSTRUCT 6"CF CURB & GUTTER PER CITY STD DWG. 200, TYPE I.

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

(21) PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPT. ( SEE SHEET 8 FOR SPECS. AND QUANTITIES )

# HADDINGTON DRIVE

| PACIFIC BELL TELEPHONE | SOUTHERN CALIFORNIA GAS COMPANY | CITY OF RIVERSIDE OVERHEAD & UNDERGROUND |
|---|---|---|
| APPROVED BY: [signature] DATE: 3-6-90 | APPROVED BY: [signature] DATE: 2-6-90 | APPROVED BY: DATE: |

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

APPROVED BY: [signature] 5-17-90
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| | | | |

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

# CITY OF RIVERSIDE
## PUBLIC WORKS DEPARTMENT

| APPROVED BY | DATE | BY |
|---|---|---|
| PRINCIPAL ENGINEER | 5-21-91 | J |
| PARK DEPARTMENT | 5-21-91 | JM |
| TRAFFIC DIVISION | 5-5-91 | [illegible] |
| CHIEF P. W. ENGINEER | 6-1-91 | [illegible] |

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STREET IMPROVEMENT PLANS
TRACT 22408
HADDINGTON DRIVE

ACCOUNT NO. R-3130

SHEET 16 OF 19

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

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

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

*NOTE: SEE SHEET 17 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 - 1380.91

PC-3299-5

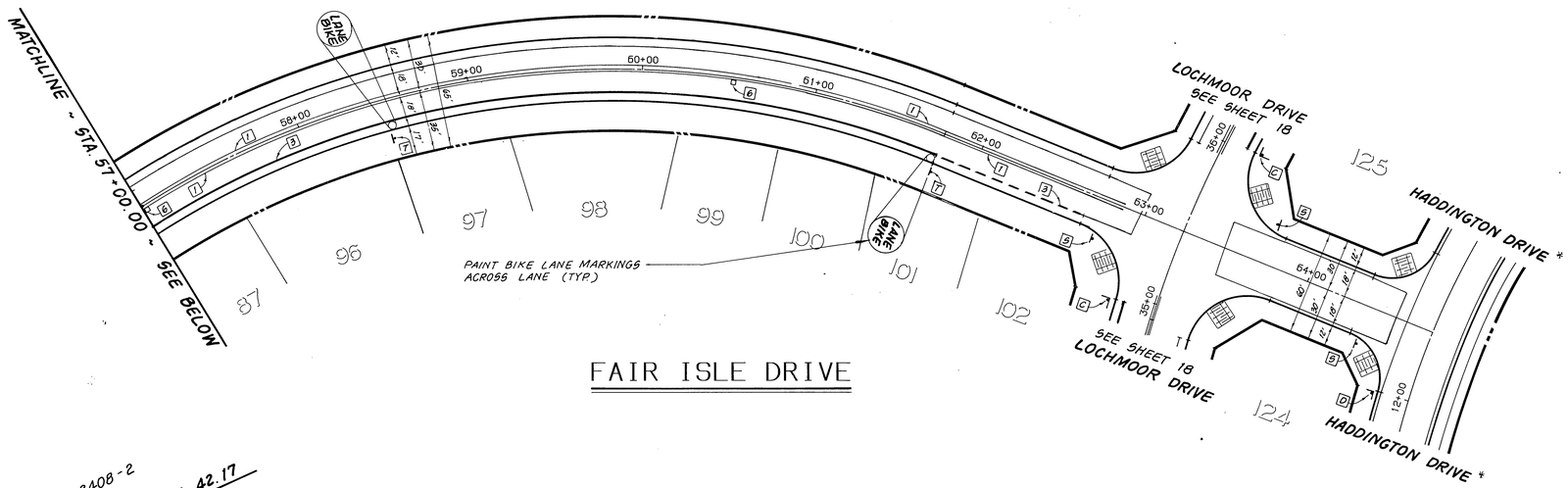
•P• ST IMP HADDINGTON SHT 16 - 1063(0,32)PF: 726005 10:36 27-Mar-89 05:26 PM / 726005-5302

INDEXED 7-9-91

| TRAFFIC & STREET NAME SIGN SCHEDULE | | | |
|---|---|---|---|
| CONST. PER CITY STANDARD DRAWINGS 662-A & 666 | | | |
| A | FAIR ISLE DRIVE<br>ALLENDALE DRIVE | | 11 A |
| B | FAIR ISLE DRIVE<br>HALLBERRY DRIVE | | 11 B |
| C | FAIR ISLE DRIVE<br>LOCHMOOR DRIVE | | 11 C |
| D | FAIR ISLE DRIVE<br>HADDINGTON DRIVE | | 11 D |
| E | LOCHMOOR DRIVE<br>KIRKMICHAEL CIRCLE | | 11 E |
| F | LOCHMOOR DRIVE<br>ALLENDALE DRIVE | | 11 F |
| G | ALLENDALE DRIVE<br>CLAYMORE COURT | | 11 G |
| H | ALLENDALE DRIVE<br>MURDOCK COURT | | 11 H |
| I | ALLENDALE DRIVE<br>LOCHABER COURT | | 11 I |
| J | ALLENDALE DRIVE<br>HALLBERRY DRIVE | | 11 J |
| K | ALLENDALE DRIVE<br>STONEHAVEN COURT | | 11 K |
| L | HADDINGTON DRIVE<br>MACINTOSH DRIVE | | 11 L |
| M | HADDINGTON DRIVE<br>KIRKMICHAEL CIRCLE | | 11 M |
| N | HADDINGTON DRIVE<br>DALCROSS COURT | | 11 N |
| O | HADDINGTON DRIVE<br>LOCKLAN COURT | | 11 O |
| P | MACINTOSH DRIVE<br>LAUDER COURT | | 11 P |
| Q | MACINTOSH DRIVE<br>PRESTWICK DRIVE | | 11 Q |
| R | KIRKMICHAEL CIRCLE<br>PRESTWICK DRIVE | | 11 R |
| S | STOP | | R-1 |
| T | NO PARKING ANYTIME, BIKE LANE | | R26,R81 |
| U | NO OUTLET | | W53A |
| V | END, END OF ROAD | | W53A |
| W | NOT A THROUGH STREET | | W53 |

SCALE: 1" = 40'

TENT TRACT 26606




FAIR ISLE DRIVE

## LEGEND

1 - 4" SOLID DOUBLE YELLOW LINE

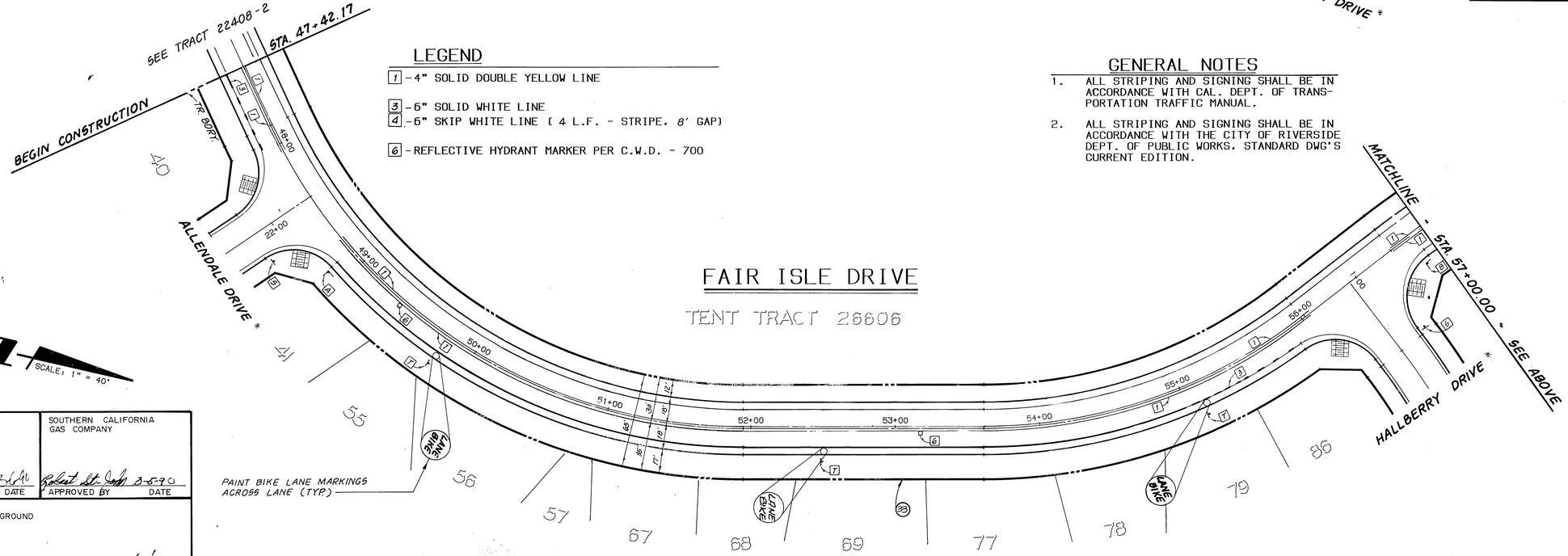
3 - 6" SOLID WHITE LINE
4 - 6" SKIP WHITE LINE ( 4 L.F. - STRIPE, 8' GAP)

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.




FAIR ISLE DRIVE

TENT TRACT 26606

SCALE: 1" = 40'

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

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

| PACIFIC BELL TELEPHONE | SOUTHERN CALIFORNIA GAS COMPANY |
|---|---|
| APPROVED BY DATE | APPROVED BY DATE 3-5-90 |
| CITY OF RIVERSIDE OVERHEAD & UNDERGROUND | |
| 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

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

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

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| | | | |

DESIGNED BY BB DRAWN BY KR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

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

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STRIPING/SIGNING PLANS
TRACT 22408
FAIR ISLE DRIVE

ACCOUNT NO. R-3130

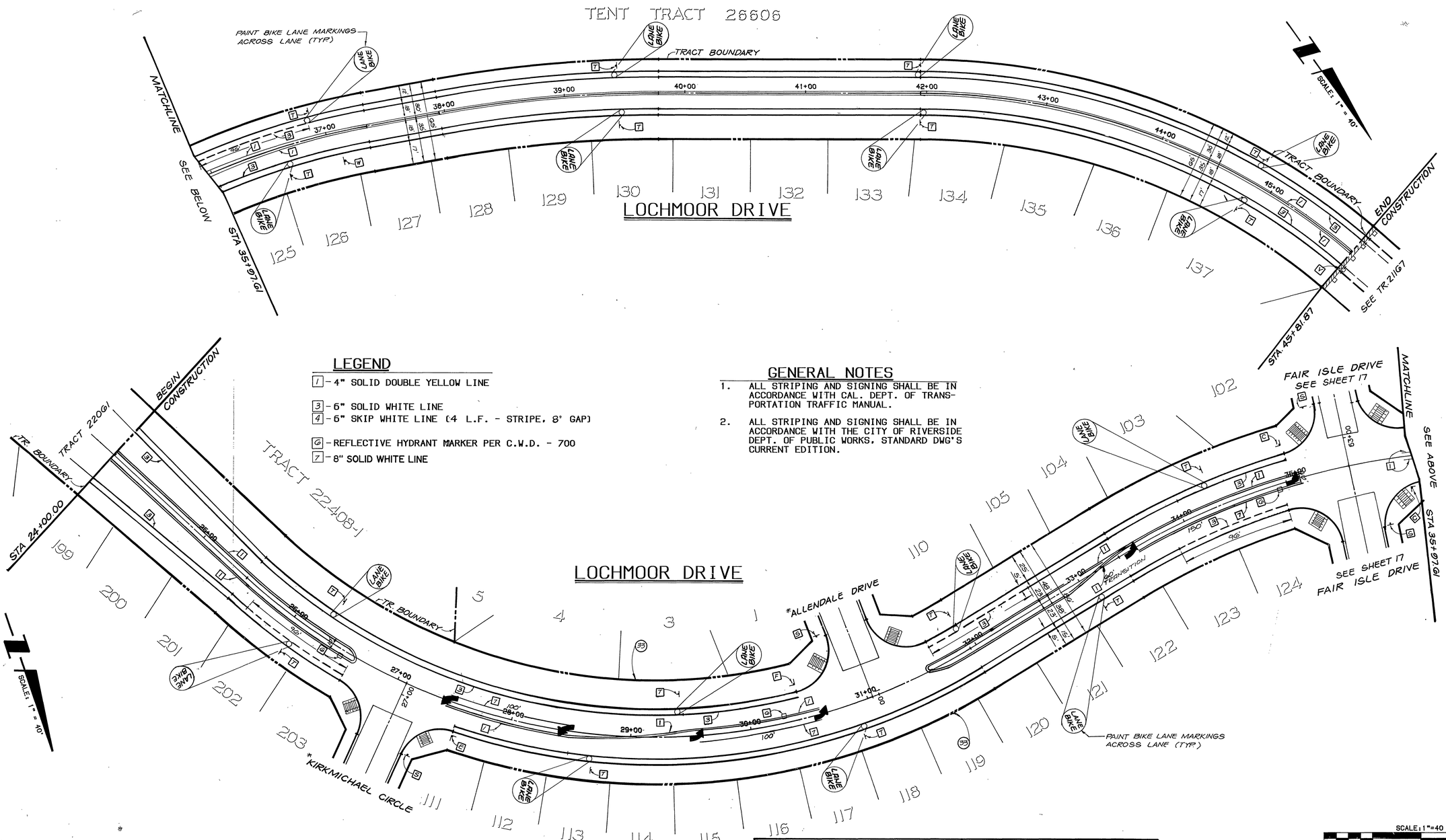
SHEET 17 OF 19

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

*P* STRIPING/SIGNING-INC. 3 SHT. 17718 - 63(0.32)PF: 726005 10137 15-May-89 02:22 PM / 726005-5302

INDEXED 7-9-91 GH

PC-3299-5




## 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.

SCALE: 1"=40 FEET

0 10 20 30 40 80 120 160

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

SEE SHEET 17 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 |
|---|---|---|
| APPROVED BY DATE | APPROVED BY DATE 3-6-90 | APPROVED BY DATE 2-6-90 |

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| | | | |

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 | 6/25/91 | |

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 6-26-91

STRIPING/SIGNING PLANS
TRACT 22408
LOCHMOOR DRIVE

ACCOUNT NO. R-3130

SHEET 18 OF 19

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

*P* STRIPING/SIGNING-INC. 3 SHT. 18/18 - 63(0.32)PF: 726005 10138 16-May-89 09:12 AM / 726001-5302

INDEXED 7-9-91 GH

PC-3299-5