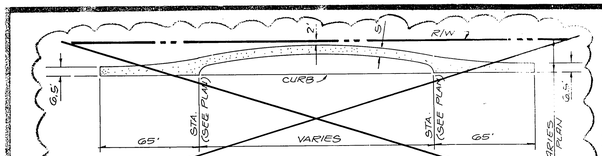
SYCAMORE HIGHLANDS

STREET IMPROVEMENT PLANS

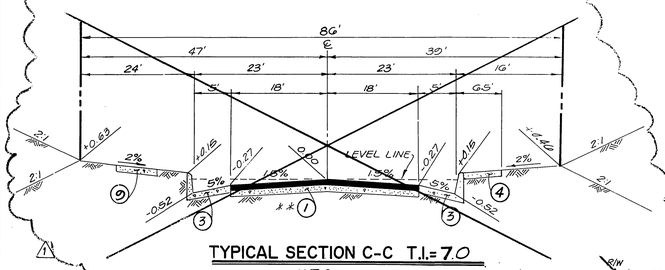
TRACT 22408-5

IN THE CITY OF RIVERSIDE



MEANDERING SIDEWALK DETAIL

NOT TO SCALE

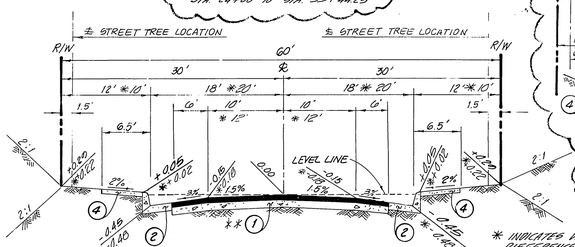


TYPICAL SECTION C-C T.I.=7.0

N.T.S.

LOCHMOOR DRIVE

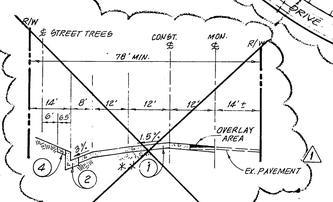
STA. 24+00 TO STA. 35+44.23



TYPICAL SECTION A-A T.I.=5.0

N.T.S.

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

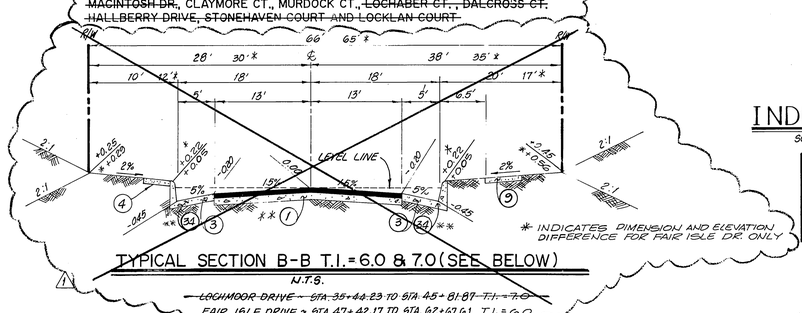


TYPICAL SECTION D-D

NOT TO SCALE T.I.=10.0

BOX SPRINGS BOULEVARD

* INDICATES DIMENSION AND ELEVATION DIFFERENCE FOR KIRKMICHAEL CIRCLE ONLY



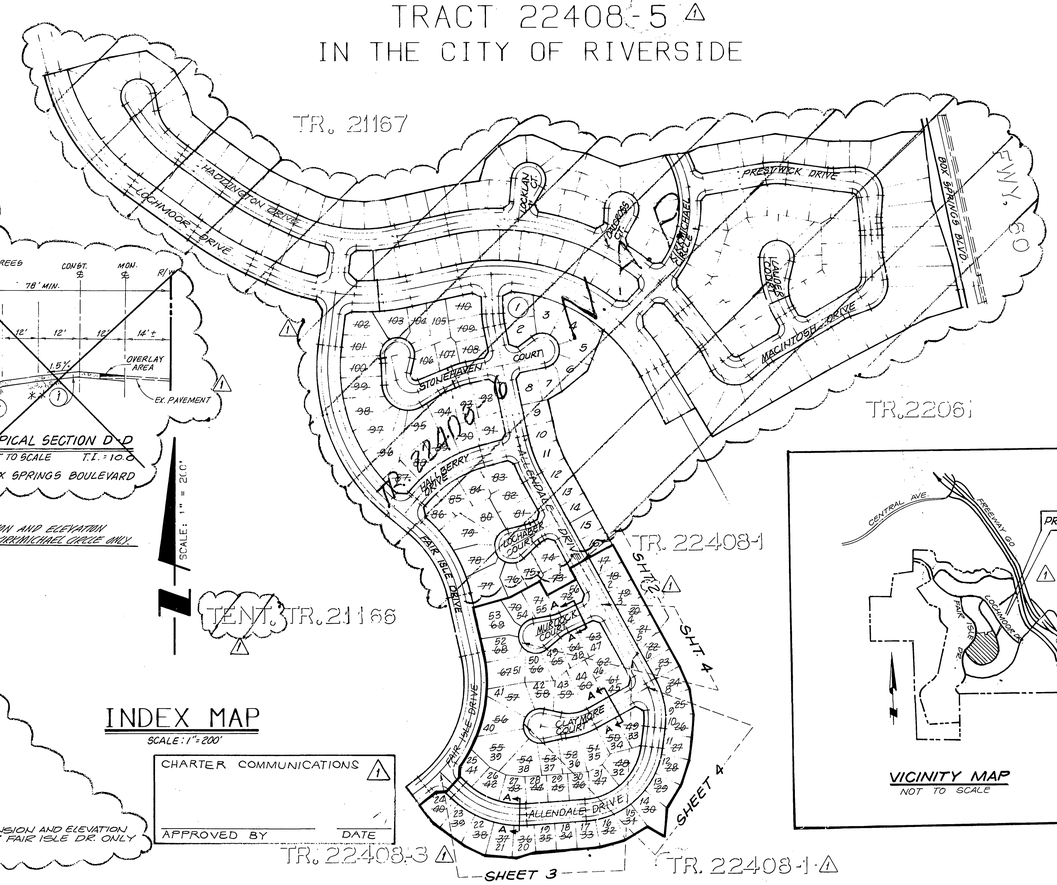
* INDICATES DIMENSION AND ELEVATION DIFFERENCE FOR FAIR ISLE DR. ONLY

TYPICAL SECTION B-B T.I.=6.0 & 7.0 (SEE BELOW)

N.T.S.

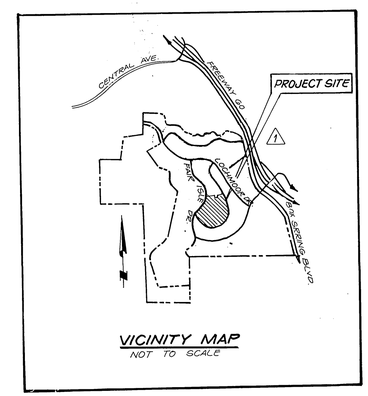
~~LOCHMOOR DRIVE - STA. 35+44.23 TO STA. 45+81.87 T.I.=7.0~~

FAIR ISLE DRIVE ~ STA. 47+42.17 TO STA. 62+67.61 T.I.=6.0



INDEX MAP

SCALE: 1" = 200'



VICINITY MAP

NOT TO SCALE

CHARTER COMMUNICATIONS

APPROVED BY DATE

GENERAL NOTES

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.

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

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

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

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR 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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.

SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.

ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

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

CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB & GUTTER

WELLS FARGO BANK SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.

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

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

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

NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.

~~THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.~~

ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.

THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.

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

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

ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.

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

THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 422-4133, TWO WORKING DAYS BEFORE BEGINNING. AN EXCAVATION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT IN LIEU OF LOCATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.

HOLD HARMLESS INDEMNIFICATION CLAUSE

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY OF RIVERSIDE, THE OWNER, AND THE PRIVATE ENGINEERS HARMLESS FOR ANY AND ALL LIABILITY; REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING, FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE STRUCTURES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.

NOTICE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

~~STREET TREE NOTES - SEE SHEET 8~~

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

FOR REVISION ONLY

APPROVED BY:

RICHARD N. YALE — DATE

R.C.E. NO. 40023 EXP. 12/31/01

CONSTRUCTION NOTES & QUANTITY ESTIMATE

	ITEM DESCRIPTION	UNIT	QUANTITY
*1	CONSTRUCT AC OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION T.I.=5.0 = 3.0" AC/12" NATIVE T.I.=6.0 = 3.5" AC/12" NATIVE T.I.=7.0 = 5.12" AC/4" AB, T.I.=10.0 = 6.32" AC/9.52" AB	AC ~~CY~~ NATIVE	CY ~~CY~~ CY	524 ~~103,825~~ ~~32,367~~ 2,094 ~~304,345~~
2	CONSTRUCT 6" C.F. CURB & GUTTER PER CITY STD. DWG 200, TYPE I, 2' GUTTER.	L.F.	3,470 ~~14,500~~
~~3~~	~~CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG 200, TYPE I, 5' GUTTER~~	~~L.F.~~	~~6,280~~
4	CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.	SF	20,730 ~~78,800~~
5	CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. DWG 220. W = SEE PLAN.	S.F.	1,712 ~~17,210~~
6	CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. 304.	EA	4 ~~38~~
~~7~~	~~CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG 180~~	~~LF~~	~~132~~
~~9~~	~~CONSTRUCT MEANDERING SIDEWALK~~	~~SF~~	~~18,827~~
~~10~~	~~INSTALL REDWOOD HEADER~~	~~LF~~	~~132~~
~~16~~	~~CONSTRUCT CURB OUTLET PER CITY OF RIVERSIDE STD. DWG. 410~~	~~LF~~	~~14~~
~~21~~	~~PLANT TREES TO SPECIFICATIONS OF THE PARK AND REC. DEPT.~~	~~EA~~	~~339~~
22	REMOVE BARRICADE AND REDWOOD HEADER	LF	120 ~~155~~
~~24~~	~~CONSTRUCT 6" AC BERM PER STD. DWG. N-3 250~~	~~LF~~	~~55~~
~~25~~	~~SAW CUT AND REMOVE EXIST. AC~~	~~SF~~	~~8,030~~
~~26~~	~~REMOVE 6" AC BERM.~~	~~LF~~	~~670.8~~
~~27~~	~~AC OVERLAY~~	~~SF~~	~~3117~~
~~28~~	~~CONSTRUCT DRIVEWAY PER CITY OF RIVERSIDE STD. DWG. 302 (TYPE IV) 2-16 & 2-19 (SHT. 2)~~	~~SF~~	~~228~~
~~29~~	~~INSTALL 1" PVC PIPE (SCH. 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES. SEE LANDSCAPE PLANS.~~	~~LF~~	~~80~~
~~30~~	~~INSTALL 2" PVC PIPE (SCH. 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES. SEE LANDSCAPE PLANS.~~	~~LF~~	~~76~~
~~31~~	~~INSTALL 3" PVC PIPE (SCH. 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WATERLINE OR WIRE. SEE LANDSCAPE PLANS.~~	~~LF~~	~~112~~
~~32~~	~~INSTALL 4" PVC PIPE (SCH. 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WATERLINE. SEE LANDSCAPE PLANS.~~	~~LF~~	~~188~~
~~33~~	~~CONSTRUCT WALL PER TRACT 22408-R. REVERSE FRONTAGE WALL PLAN.~~		
~~34~~	~~CONST. 6" C.F. CURB & GUTTER PER CITY STD. DWG. 200, TYPE I, 5' GUTTER~~	~~LF~~	~~1775~~

SHEET INDEX

SHT. NO.	DESCRIPTION
1	TITLE SHEET
~~2-16 & 19~~ 2-4	PLANS AND PROFILE
~~17-18~~	~~STRIPING/SIGNING~~

PACIFIC BELL TELEPHONE	SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY DATE	APPROVED BY DATE 7-5-91

SCALE: 1" = 200 FEET

0 100 200 400 600 800

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND

APPROVED BY DATE

NOTE:
PLANS ARE MISSING LANDSCAPE METERS AT THIS TIME

BENCHMARK:

UNDERGROUND SERVICE ALERT
1-800-422-4133
CALL TWO WORKING DAYS BEFORE YOU DIG

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

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

MARK	REVISIONS	APPR.	DATE
1	REVISED PER TRACT MAP PHASING		

DESIGNED BY BB DRAWN BY CR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION	5-9-89	
CHIEF P.W. ENGINEER	5/31/91	

APPROVED BY

PUBLIC WORKS DIRECTOR

DATE

STREET IMPROVEMENT PLANS
TRACT 22408-5
TITLE SHEET

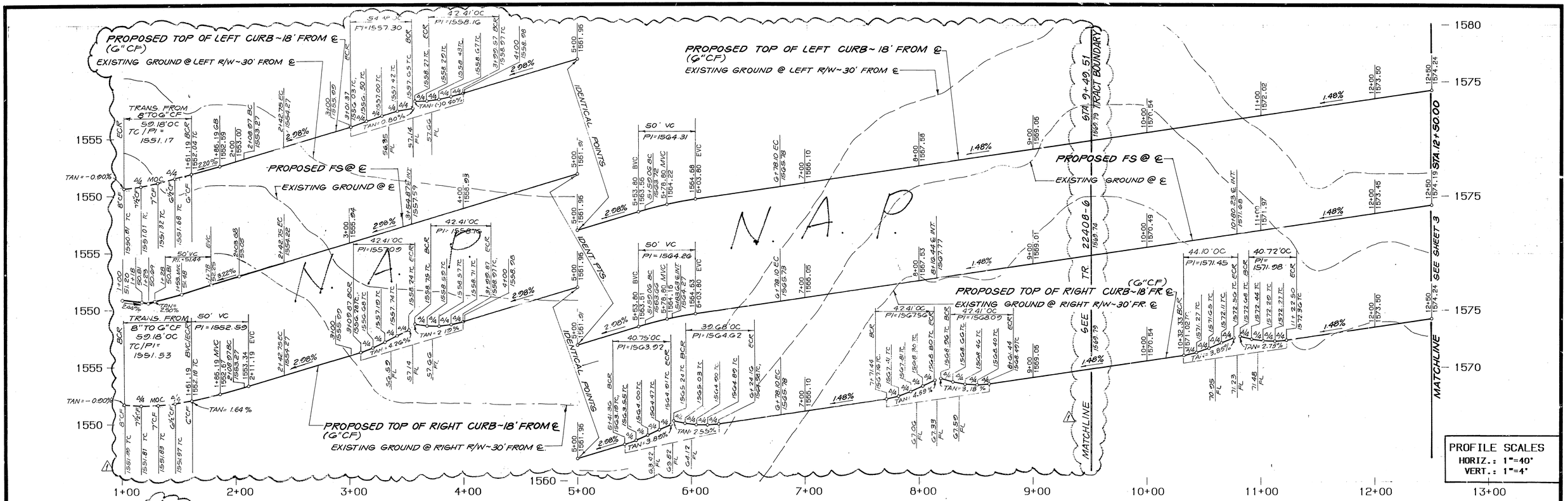
ACCOUNT NO. R-3130-B

SHEET 1 OF 4 (~~19~~)

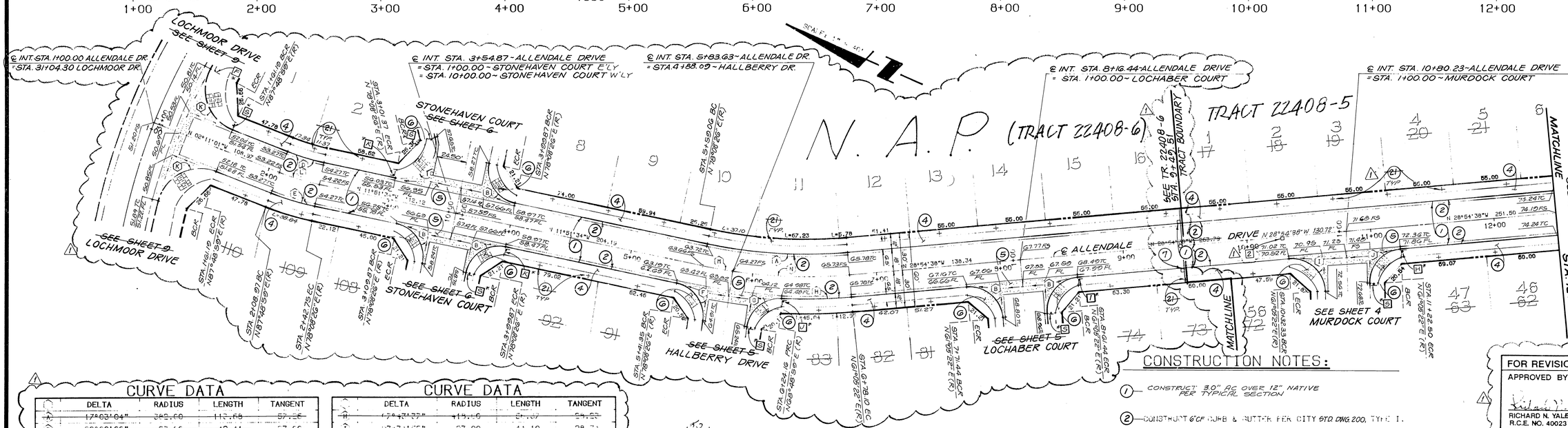
HORIZ. SCALE: 1" = AS SHOWN VERT. SCALE: 1" = AS SHOWN

INDEXED 7-9-91

PC-3299-S



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



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

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	32.71
(D)	69°46'22"	132.00	26.74	15.41
(E)	69°46'22"	218.00	26.81	15.13
(F)	86°28'47"	27.00	40.75	25.24
(G)	84°11'46"	27.00	39.68	24.39

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(H)	12°31'37"	419.00	91.57	46.22
(I)	90°24'00"	27.00	44.10	28.74
(J)	86°25'09"	27.00	40.72	25.26
(K)	96°22'17"	35.00	59.18	39.18
(L)	69°10'22"	200.00	33.78	19.13
(M)	62°31'13"	150.00	24.58	13.29
(N)	12°31'11"	100.00	21.46	10.76

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 CURB OPENING WITH GRATE 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)~~
22. REMOVE BARRICADE AND REDWOOD HEADER

*NOTE: SEE SHEET 4 FOR STRIPING/SIGNING LEGEND.

ALLENDALE DRIVE

7. CONST. BARRICADE PER CITY OF RIVERSIDE STD. DWG. 180

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED/BY DATE

FOR REVISION ONLY
APPROVED BY:
RICHARD N. YALE — DATE
R.C.E. NO. 40023 — EXP. 12/31/01

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

BENCHMARK:

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
APPROVED BY — DATE

PACIFIC BELL TELEPHONE
APPROVED BY — DATE

THE KEITH COMPANIES
APPROVED BY: — DATE 5-17-89

MARK	REVISIONS	APPR.	DATE
1	REVISED PER TRACT MAP PHASING		

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

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

APPROVED BY
PUBLIC WORKS DIRECTOR:
DATE

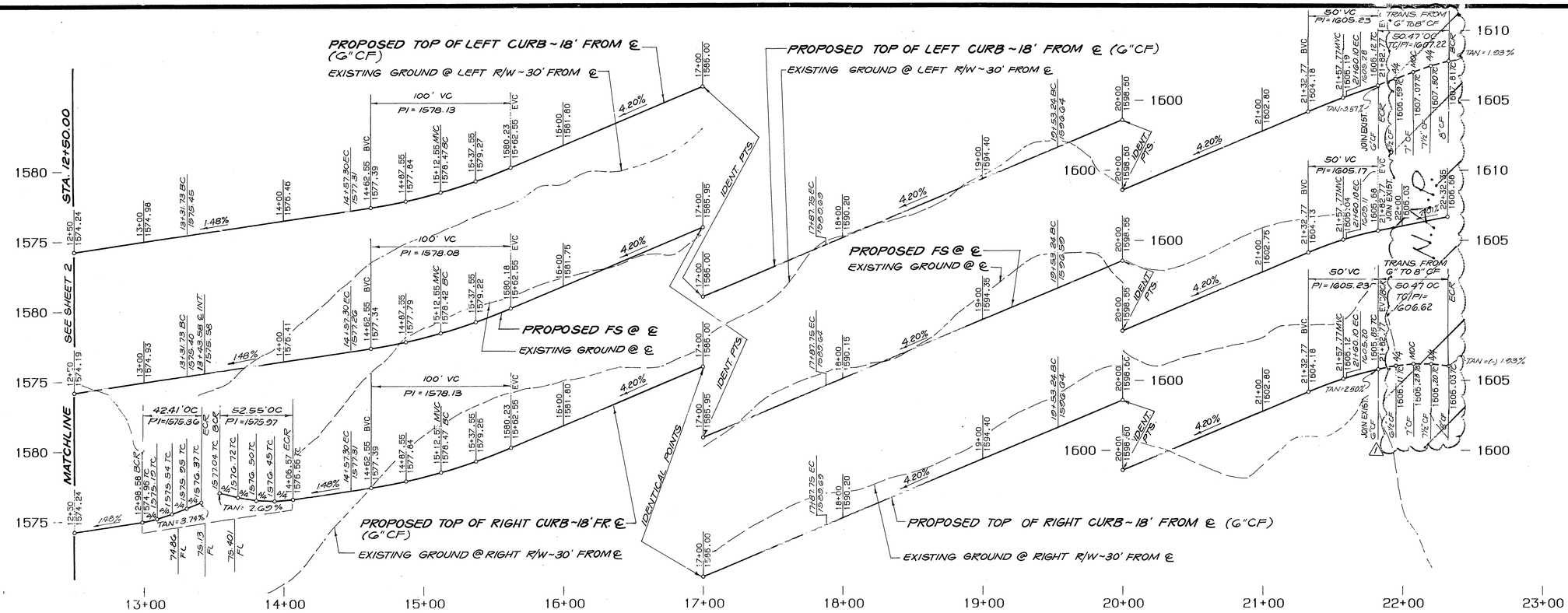
STREET IMPROVEMENT PLANS
TRACT 22408-5
ALLENDALE DR

ACCOUNT NO. R-3130-B
SHEET 2 OF 19

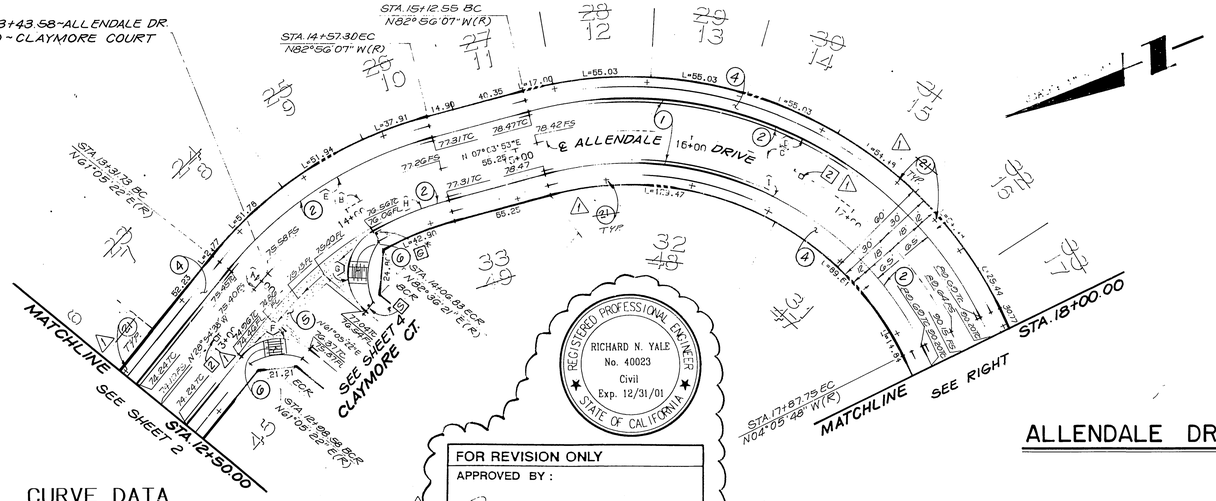
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

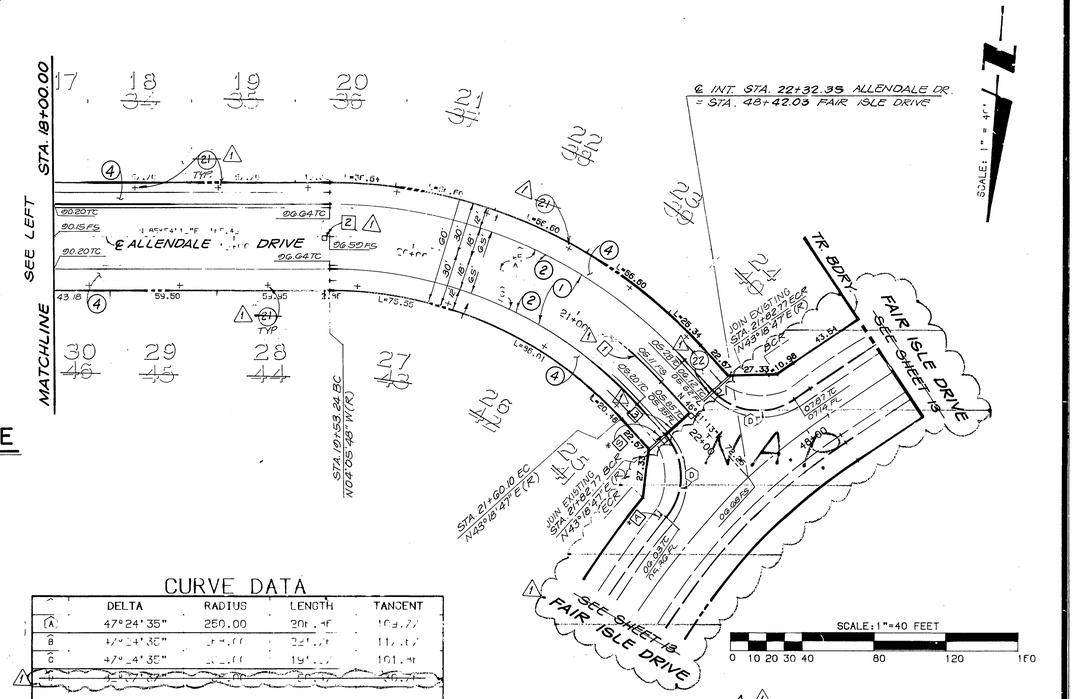
PC-3299-5

NTEXED 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	149.16

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	47°24'35"	250.00	20[illegible]	10[illegible]
(B)	47°24'35"	[illegible]	2[illegible]	11[illegible]
(C)	47°24'35"	[illegible]	19[illegible]	101.[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

FOR REVISION ONLY
APPROVED BY:
RICHARD N. YALE R.C.E. NO. 40023 — DATE — EXP. 12/31/01

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

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'.
8. 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.)~~
22. REMOVE BARRICADE AND REDWOOD HEADER

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

BENCHMARK:

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
1	REVISED PER TRACT MAP PHASING		

DESIGNED BY BB — DRAWN BY RR — CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

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

APPROVED BY
PUBLIC WORKS DIRECTOR — DATE

STREET IMPROVEMENT PLANS
TRACT 22408-5 1
ALLENDALE DRIVE

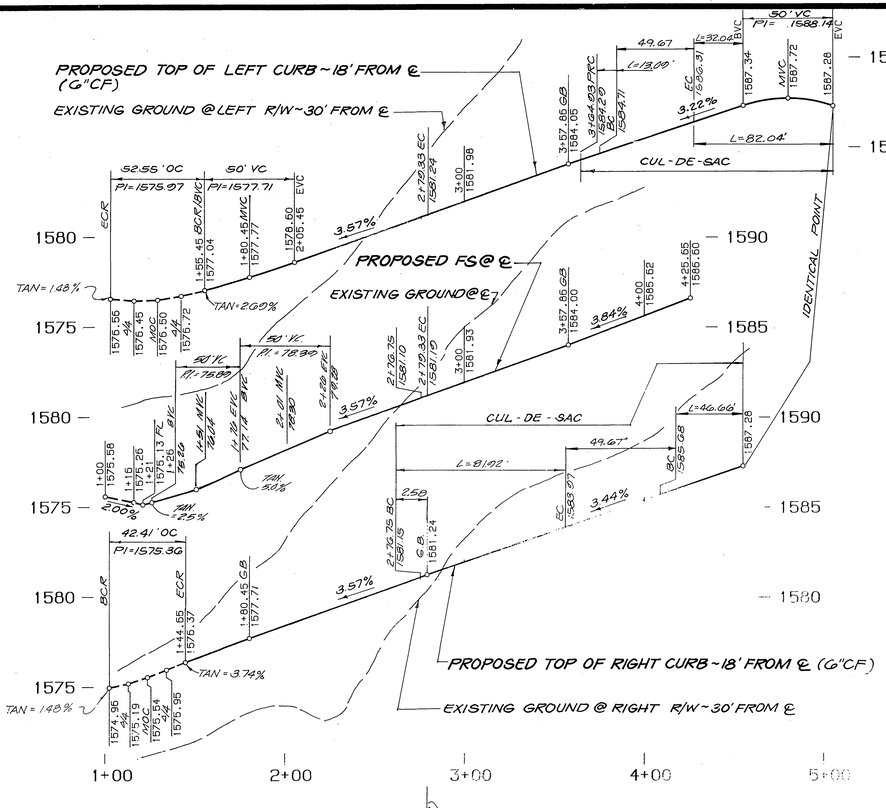
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

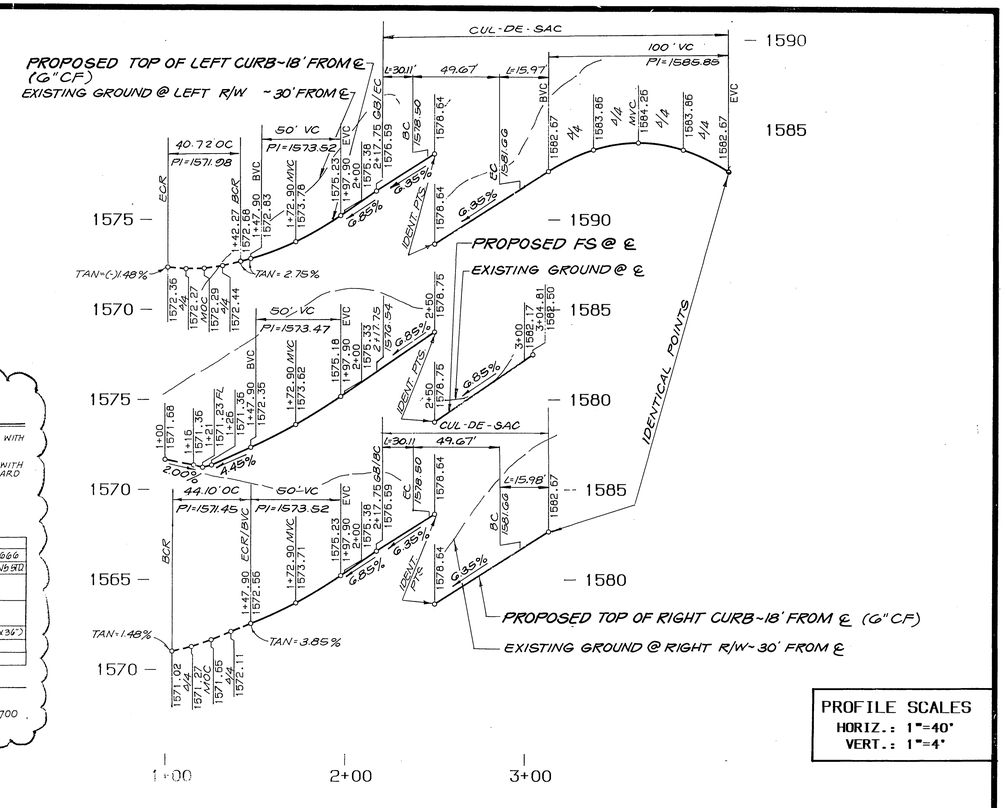
ACCOUNT NO. R-3130-B 1 4
SHEET 3 OF 19

*NOTE: SEE SHEET ~~17~~ 4 FOR STRIPING/SIGNING LEGEND.

•P• ST. IMP. ALLENDALE 12+50 SHT. 3 - 1063(0,32)PF: 726005 133 01-Apr-89 10:37 AM / 726005-SOCE

INCORP. 7-7-91





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

STRIPING/SIGNING DETAILS

GENERAL NOTES

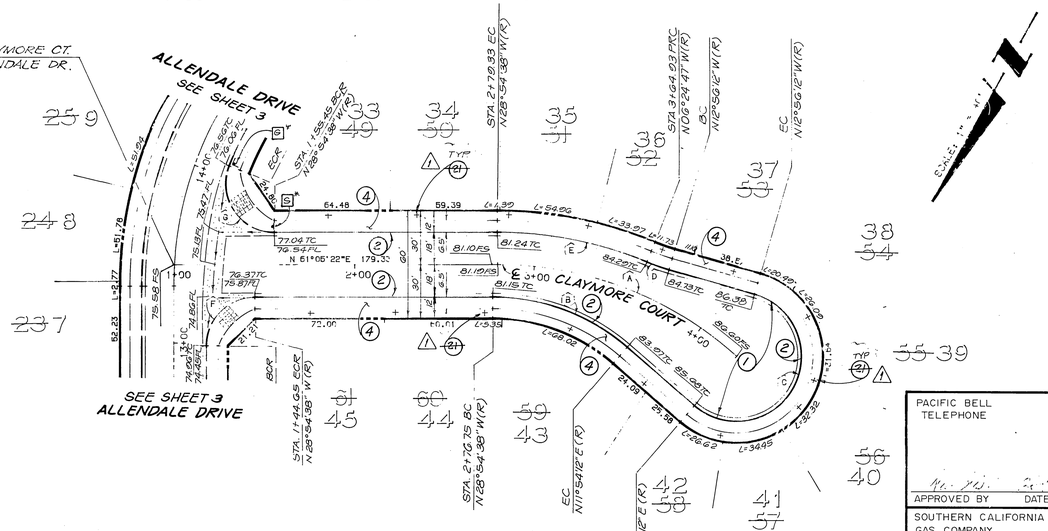
1. ALL STRIPING AND SIGNING SHALL BE IN ACCORDANCE WITH CAL DEPT OF TRANSPORTATION TRAFFIC MANUAL
2. ALL STRIPING AND SIGNING SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS. STANDARD DWGS. CURRENT EDITION.

TRAFFIC & STREET NAME SIGN SCHEDULE
CONST. PER CITY STANDARD CITY DRAWING 662 & 666

	QTY		BLK #	CALTRANS STD
6	1	ALLENDALE DRIVE	5700	
		CLAYMORE COURT	1400	
4	1	ALLENDALE DRIVE	5600	
		MURDOCK COURT	1400	
5	3	STOP		R-1 (36"x36")

LEGEND

1 – 4" SOLID DOUBLE YELLOW LINE
2 – REFLECTIVE HYDRANT MARKER PER C.W.D. - 700
3 – "STOP" LEGEND & STOP BAR



CLAYMORE 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

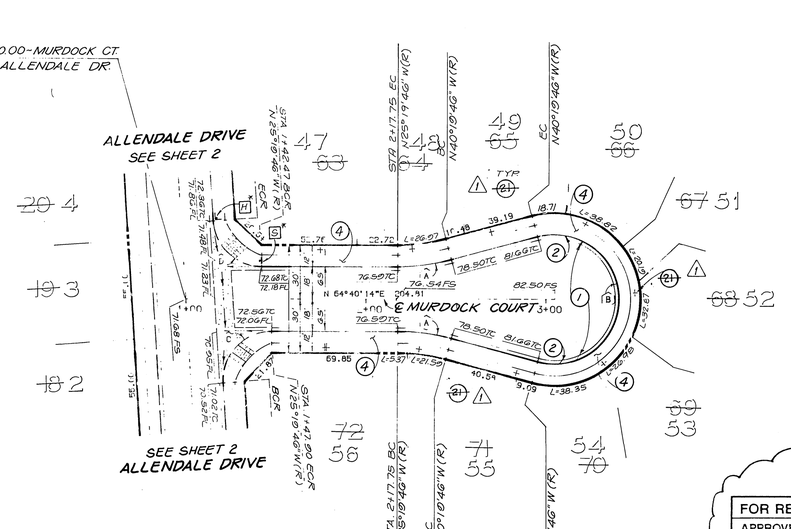
CONSTRUCTION NOTES:

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



MURDOCK COURT

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	25.35

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

FOR REVISION ONLY
APPROVED BY:
RICHARD N. YALE DATE
R.C.E. NO. 40023 EXP. 12/31/01

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

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

BENCHMARK:

ELEVATION 1360.81

THE KEITH COMPANIES
2291 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 782-5254

APPROVED BY: 5-17-89
BRIAN L. JENSEN RCE CIVIL ENGINEER NO. 35254 DATE

MARK	REVISIONS	APPR.	DATE
1	REVISED PER TRACT MAP PHASING		

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

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

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STREET IMPROVEMENT PLANS
TRACT 22408-5
CLAYMORE CT/MURDOCK CT

ACCOUNT NO.
R-3130-B
4
SHEET 4 OF 19

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

PC-3299-5

P ST. IMP. CLAYMOOR/MURDOCK/V1.0 . AB-P - 06 0.321PF: 726005 134 13-Mar-89 02:42 PM / 7LPROF-EJ02