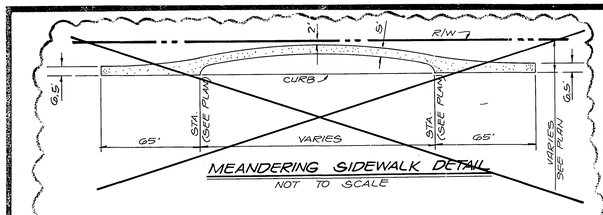
SYCAMORE HIGHLANDS

STREET IMPROVEMENT PLANS

TRACT 22408-6 ⚠

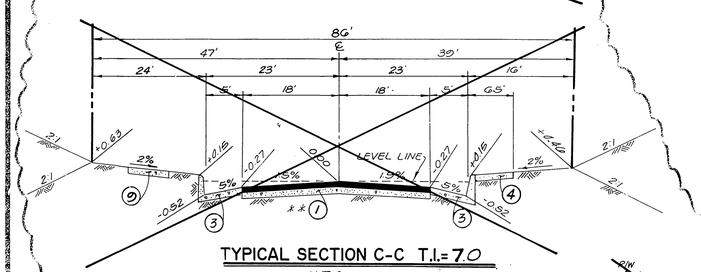
IN THE CITY OF RIVERSIDE



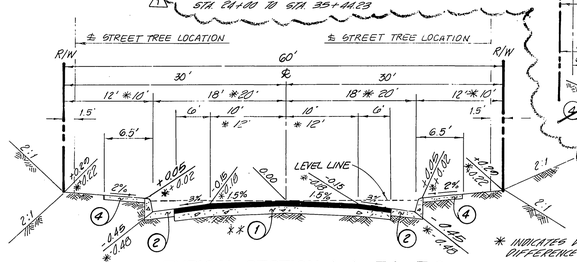
MEANDERING SIDEWALK DETAIL
NOT TO SCALE

* * NOTE
THE STRUCTURAL SECTION AND RELATED QUANTITIES SHOWN ARE BASED ON AN R-VALUE OF 78 WHICH IS BELIEVED TO BE A REASONABLE REPRESENTATIVE OF THE PROJECT AREA. AFTER THE SUBGRADE IS EXPOSED, ADDITIONAL SOIL SAMPLES WILL BE TESTED FOR DETERMINATION OF FINAL R-VALUE SUBJECT TO PUBLIC WORKS DEPARTMENT APPROVAL AND THE STRUCTURAL SECTION (S) WILL BE ADJUSTED ACCORDINGLY.

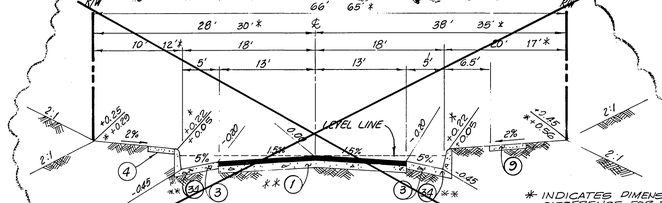
THE TOP .010' OF A.C. SECTION SHALL NOT BE CONSTRUCTED AT THIS TIME. FINAL .010' CAP SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF PROPOSED HOMES.



TYPICAL SECTION C-C T.I.=7.0
N.T.S.
LOCHMOOR DRIVE
STA. 24+00.10 TO STA. 35+44.23

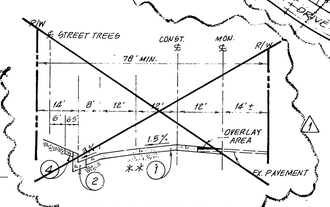


TYPICAL SECTION A-A T.I.=5.0
N.T.S.
ALLENDALE DR., ~~HADDINGTON DR., KIRKMICHAEL CIR., PRESTWICK DR., LAUDER CT. MACINTOSH DR., CLAYMORE CT., MURDOCK CT.,~~ LOCHABER CT., ~~DALGROSS CT.~~ HALLBERRY DRIVE, STONEHAVEN COURT ~~AND LOCKLAN COURT~~



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

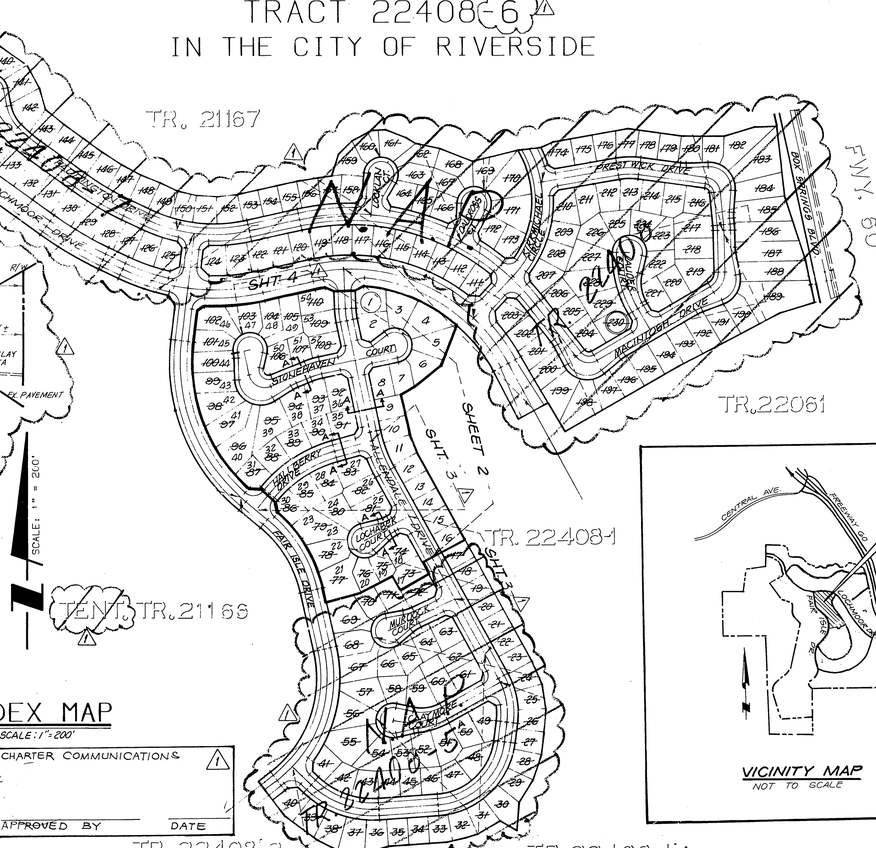
TYPICAL SECTION B-B T.I.=6.0 & 7.0 (SEE BELOW)
N.T.S.
~~LOCHMOOR DRIVE ~ STA. 35+44.23 TO STA. 45+81.87 T.I.=7.0~~
~~FAIR ISLE DRIVE ~ STA. 47+42.17 TO STA. 62+67.61~~ T.I.=6.0



TYPICAL SECTION D-D
NOT TO SCALE T.I.=10.0
BOX SPRINGS BOULEVARD

* INDICATES DIMENSION AND ELEVATION DIFFERENCE FOR KIRKMICHAEL CIRCLE ONLY.

SCALE: 1" = 200'

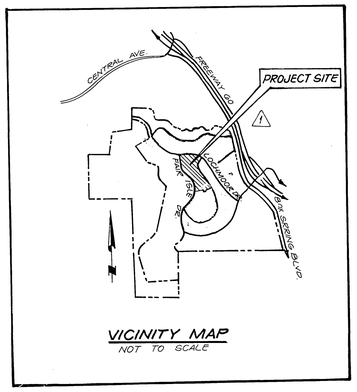


INDEX MAP

SCALE: 1" = 200'

CHARTER COMMUNICATIONS ⚠

APPROVED BY _____ DATE _____



VICINITY MAP
NOT TO SCALE

GENERAL NOTES ⚠

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

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

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

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

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

FROM 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 PROVIDE A SMOOTH SECTION.

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

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

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

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

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

NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'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 (351-6180)

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 EXCAVATION 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 ENGINFER 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 6-8-98
RICHARD N. YALE DATE
R.C.E. NO. 40023 EXP. 12/31/01

CONSTRUCTION NOTES & QUANTITY ESTIMATE

	ITEM DESCRIPTION	UNIT	QUANTITY	SHT. NO.
* * (1)	CONSTRUCT AC OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION (T.I.=7.0 = 30" AC/18" NATIVE ~~T.I.=6.0 = 24" AC/18" NATIVE~~	~~AC C.Y.~~ ~~CRUSHED C.Y.~~ ~~NATIVE C.Y.~~	~~107,829~~ 619 ~~33,367~~ 0 ~~304,345~~ 2475	1 2-1 & 19 2-4
(2)	CONSTRUCT 6" C.F. CURB & GUTTER PER CITY STD. DWG 200, TYPE I, 2' GUTTER.	L.F.	~~14,600~~ 3182	~~17.18~~
(3)	~~CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG 200, TYPE I, 5' GUTTER~~	~~L.F.~~	~~5,280~~	
(4)	CONSTRUCT SIDEWALK PER CITY STD. DWG. 325.	SF	~~78,800~~ 21173	
(5)	CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. DWG 220. W = SEE PLAN.	S.F.	~~17,210~~ 1906	
(6)	CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. 304.	EA	~~38~~ 8	
(7)	CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG. 180	LF	~~132~~ 60	
(9)	~~CONSTRUCT MEANDERING SIDEWALK~~	~~SF~~	~~18,827~~	
(10)	~~INSTALL REDWOOD HERDER~~	~~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~~	~~330~~	
(22)	REMOVE BARRICADE AND REDWOOD HERDER	LF	~~155~~ 120	
(24)	~~CONSTRUCT 6" AC BERM PER STD DWG N-9 250.~~	~~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 II, 2 @ 6.0', 2 @ 7.0'~~	~~SF~~	~~228~~	
(29)	~~INSTALL 1" PVC PIPE (SCH 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES SEE LANDSCP PLANS.~~	~~LF~~	~~80~~	
(30)	~~INSTALL 2" PVC PIPE (SCH 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES. SEE LANDSCP PLANS.~~	~~LF~~	~~76~~	
(31)	INSTALL 3" PVC PIPE (SCH 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WATERLINE OR WIRES. SEE LANDSCP PLANS.	LF	~~112~~ 40	
(32)	INSTALL 4" PVC PIPE (SCH 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WATERLINES. SEE LANDSCP PLANS.	LF	~~188~~ 40	
(33)	~~CONSTRUCT WALL PER TRACT 22408-R REVERSE FRONTAGE WALL PLAN~~			
(34)	~~CONST. 8" C.F. CURB & GUTTER PER CITY STD DWG. 200, TYPE I, 2' GUTTER~~	~~LF~~	~~1195~~	

SHEET INDEX

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

PACIFIC BELL TELEPHONE	SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY DATE	APPROVED BY 7-5-90 DATE

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

⚠	REVISED PER TRACT MAP PHASING	[illegible]	[illegible]
MARK	REVISIONS	APP'D	DATE

DESIGNED BY: BB DRAWN BY: CR CHECKED BY: BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	5-17-89	
PARK DEPARTMENT	5-17-89	
TRAFFIC DIVISION	5-5-89	
CHIEF P.W. ENGINEER	6/21/91	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE _____

STREET IMPROVEMENT PLANS
TRACT 22408-6 ⚠
TITLE SHEET

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

ACCOUNT NO.
R-3130-C ⚠ 4
SHEET 1 OF ~~19~~

P.C. 3299-5

INDEXED 7-9-91

PROPOSED TOP OF LEFT CURB~18' FROM ℄ (G"CF)
EXISTING GROUND @ LEFT R/W~30' FROM ℄
PROPOSED FS @ ℄
EXISTING GROUND @ ℄
PROPOSED TOP OF RIGHT CURB~18' FROM ℄ (G"CF)
EXISTING GROUND @ RIGHT R/W~30' FROM ℄
IDENTICAL POINTS
TRANS. FROM 8"TOG"CF
TRANS. FROM 50' VC
N.A.P.
MATCHLINE
STA. 9+49.57 MATCHLINE
STA. 12+50.00
JOIN EXISTING TRACT BOUNDARY
SEE TR. 22408-5
SEE TR. 22408-4
PROPOSED TOP OF RIGHT CURB~18' FR. ℄ (G"CF)
EXISTING GROUND @ RIGHT R/W~30' FR. ℄
1580
1575
1570
1565
1560
1555
1550
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00

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

℄ INT. STA. 1+00.00 ALLENDALE DR.
= STA. 3+04.80 LOCHMOOR DR.
LOCHMOOR DRIVE
SEE SHEET-2
SEE SHEET-2 LOCHMOOR DRIVE
℄ INT. STA. 3+54.87 - ALLENDALE DRIVE
= STA. 1+00.00 - STONEHAVEN COURT E'LY
= STA. 10+00.00 - STONEHAVEN COURT W'LY
STONEHAVEN COURT
SEE SHEET-6-4
SEE SHEET-6-3 STONEHAVEN COURT
℄ INT. STA. 5+83.63 - ALLENDALE DR.
= STA. 4+88.09 - HALLBERRY DR.
SEE SHEET-5 HALLBERRY DRIVE
℄ INT. STA. 8+16.44 - ALLENDALE DRIVE
= STA. 1+00.00 - LOCHABER COURT
SEE SHEET-3 LOCHABER COURT
EXISTING
JOIN
TR. BOUNDARY MATCHLINE
℄ ALLENDALE DRIVE
℄ INT. STA. 10+80.23 - ALLENDALE DRIVE
= STA. 1+00.00 - MURDOCK COURT
MATCHLINE
SEE SHEET-3
STA. 12+50.00
DRIVE
SEE SHEET 4 MURDOCK COURT
N.A.P.
TR. 22408-5

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	17°03'04"	345.00	115.68	58.26
(B)	90°01'00"	27.00	42.41	27.00
(C)	115°23'43"	27.00	54.38	32.71
(D)	09°40'52"	142.00	30.74	15.4
(E)	09°40'52"	218.00	47.41	19.45
(F)	90°01'00"	27.00	42.41	27.00
(G)	84°11'46"	27.00	39.68	24.39

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(H)	17°03'04"	345.00	114.58	57.76
(I)	90°01'00"	27.00	42.41	27.00
(J)	115°23'43"	27.00	54.38	32.71
(K)	09°40'52"	142.00	30.74	15.4
(L)	09°40'52"	218.00	47.41	19.45
(M)	90°01'00"	27.00	42.41	27.00
(N)	84°11'46"	27.00	39.68	24.39

ALLENDALE DRIVE

CONSTRUCTION NOTES:

1. CONSTRUCT 3.0" AC OVER 12" NATIVE PER TYPICAL SECTION
7. CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG. 180
2. CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG. 200, TYPE I.
4. CONSTRUCT ... PER CITY ... DWG. 325
5. CONSTRUCT ... DWG. 220.
... 10'
4. 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 ~~7~~ 4 FOR STRIPING / SIGNING LEGEND.

FOR REVISION ONLY
APPROVED BY :
Richard N. Yale 6-8-98
RICHARD N. YALE DATE
R.C.E. NO. 40023 EXP. 12/31/01

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

SCALE: 1"=40 FEET
0 10 20 30 40 90 120 160

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY DATE

BENCHMARK:

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
APPROVED BY DATE

PACIFIC BELL
TELEPHONE
APPROVED BY DATE

THE KEITH COMPANIES
APPROVED BY: 5-17-98

1 REVISED PER TRACT MAP PHASING
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		
TRAFFIC DIVISION		
CHIEF P. W. ENGINEER		

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

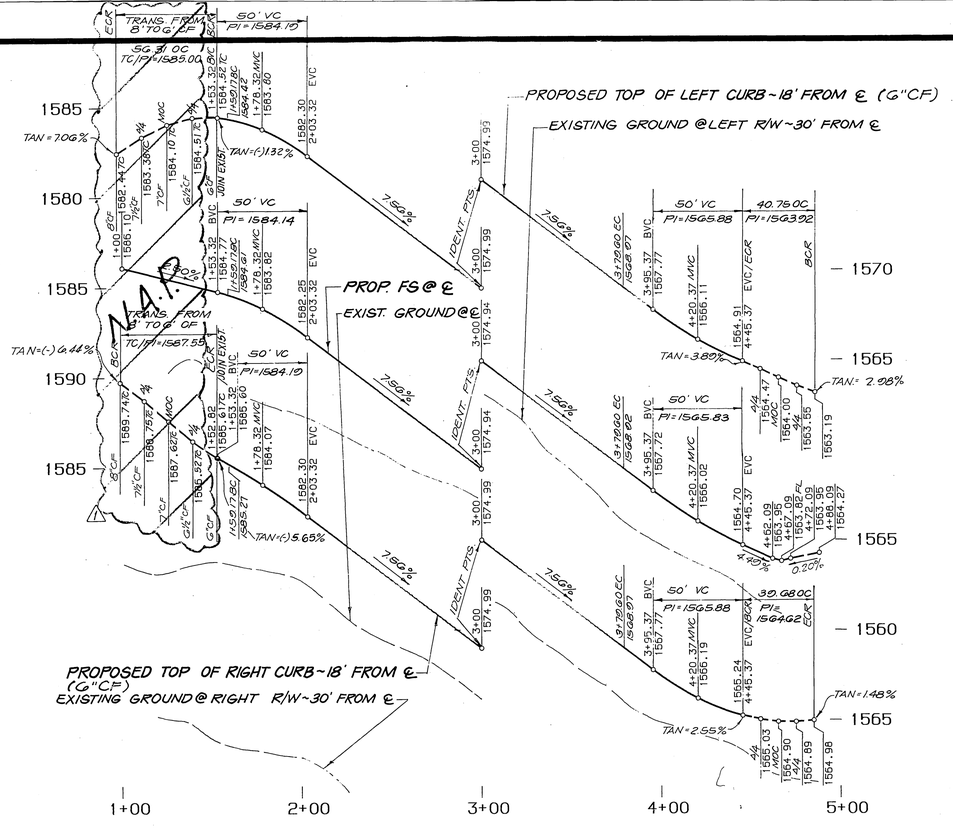
STREET IMPROVEMENT PLANS
TRACT 22408-6 1
ALLENDALE DR

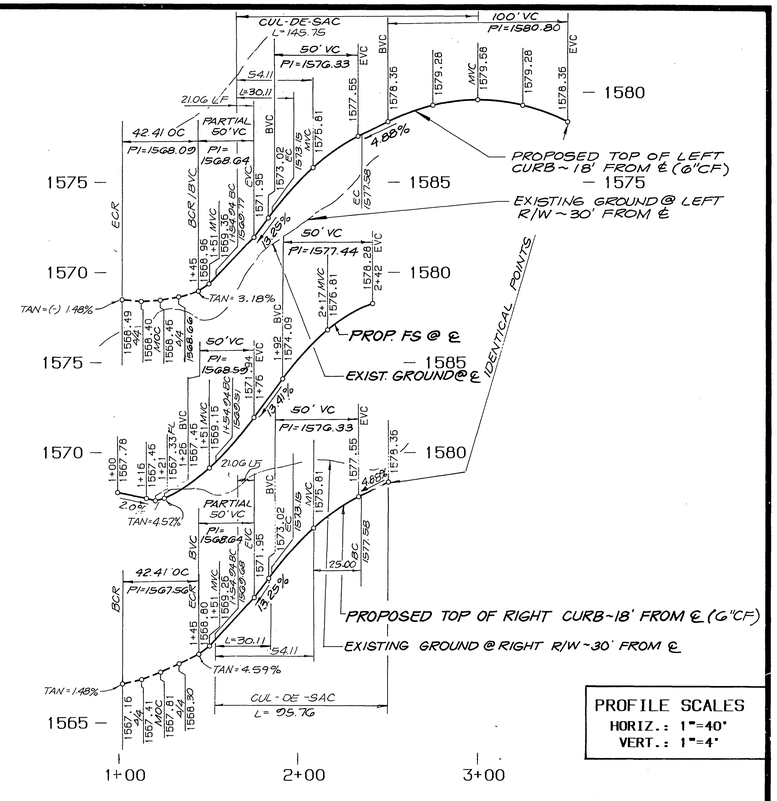
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

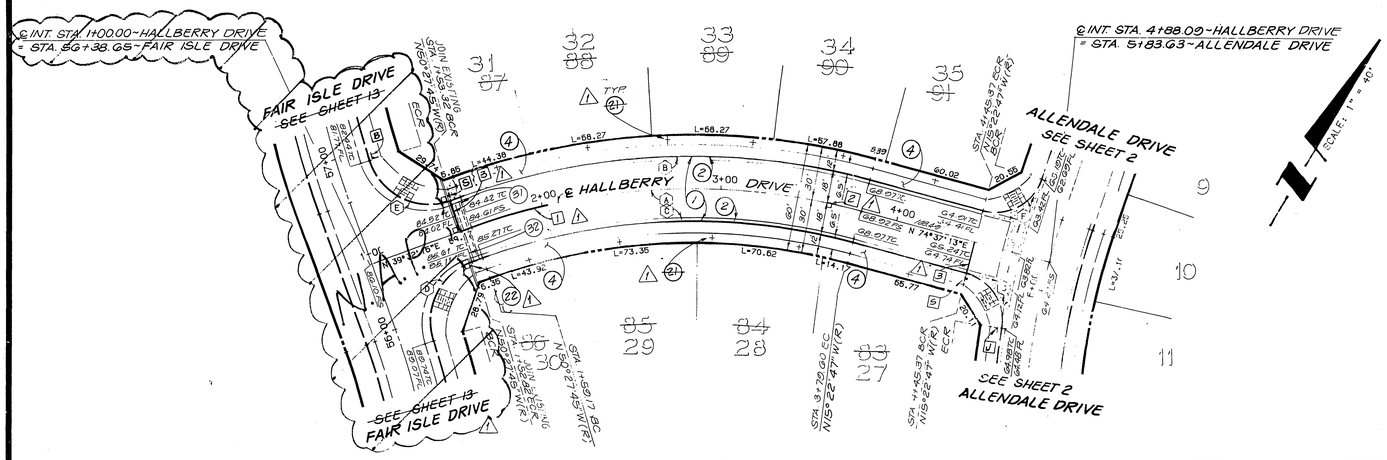
ACCOUNT NO.
R-3130-C
1 4
SHEET 2 OF ~~19~~

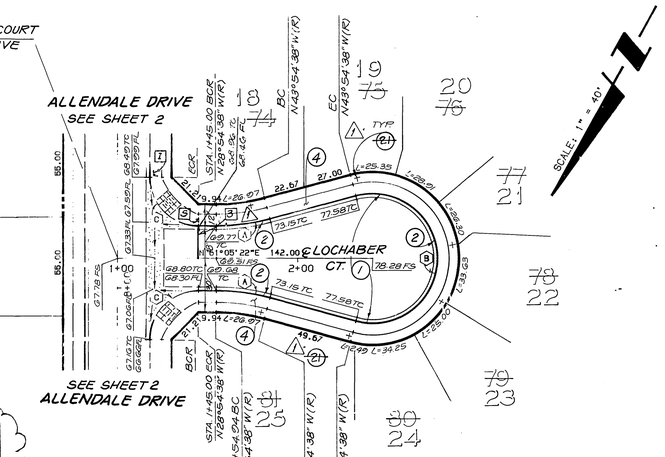
PC-3299-S

NT EXPIRED 7-9-91









CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	35°04'58"	360.00	220.43	113.79
(B)	35°04'58"	378.00	231.45	119.48
(C)	35°04'58"	342.00	209.41	108.10
~~(D)~~	~~88°20'28"~~	~~35.00~~	~~53.96~~	~~34.00~~
~~(E)~~	~~92°10'27"~~	~~35.00~~	~~56.31~~	~~36.35~~
(F)	86°28'47"	27.00	40.75	25.39
(G)	84°11'46"	27.00	39.68	24.39

HALLBERRY DRIVE

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)~~
91. INSTALL 3" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION. SEE LANDSCP PLANS
92. INSTALL 4" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WATER LINE. SEE LANDSCP PLANS
22. REMOVE BARRICADE AND REDWOOD HEADER

BENCHMARK:

[illegible] MONUMENT LOCATED AT THE EASTERLY CORNER OF [illegible] THE SOUTHEAST CORNER OF CENTRAL AVENUE AND PALM SPRINGS BOULEVARD

ELEVATION = [illegible]

PACIFIC BELL TELEPHONE

APPROVED BY DATE

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND

APPROVED BY DATE

SOUTHERN CALIFORNIA GAS COMPANY

APPROVED BY DATE

THE KEITH COMPANIES
6296 RIVER CREST DRIVE SUITE K RIVERSIDE, CA 92507 (714) 683-0234

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

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

FOR REVISION ONLY
APPROVED BY:
RICHARD N. YALE R.C.E. NO. 40023 EXP. 12/31/01 5-5-98 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)	90°00'00"	27.00	42.41	27.00

LOCHABER COURT

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

4 △1 *NOTE: SEE SHEET ~~17~~ FOR STRIPING / SIGNING LEGEND.

REVISIONS	DATE	APPD	BY
△1 REVISED PER TRACT MAP PHASING	5-5-98		

DESIGNED BY [illegible] DRAWN BY [illegible] CHECKED BY [illegible]

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	6-2-98	
TRAFFIC DIVISION	5-5-98	
CHIEF P. W. ENGINEER	6/5/98	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STREET IMPROVEMENT PLANS
TRACT 22408-6 △1
HALLBERRY DRIVE
LOCHABER COURT

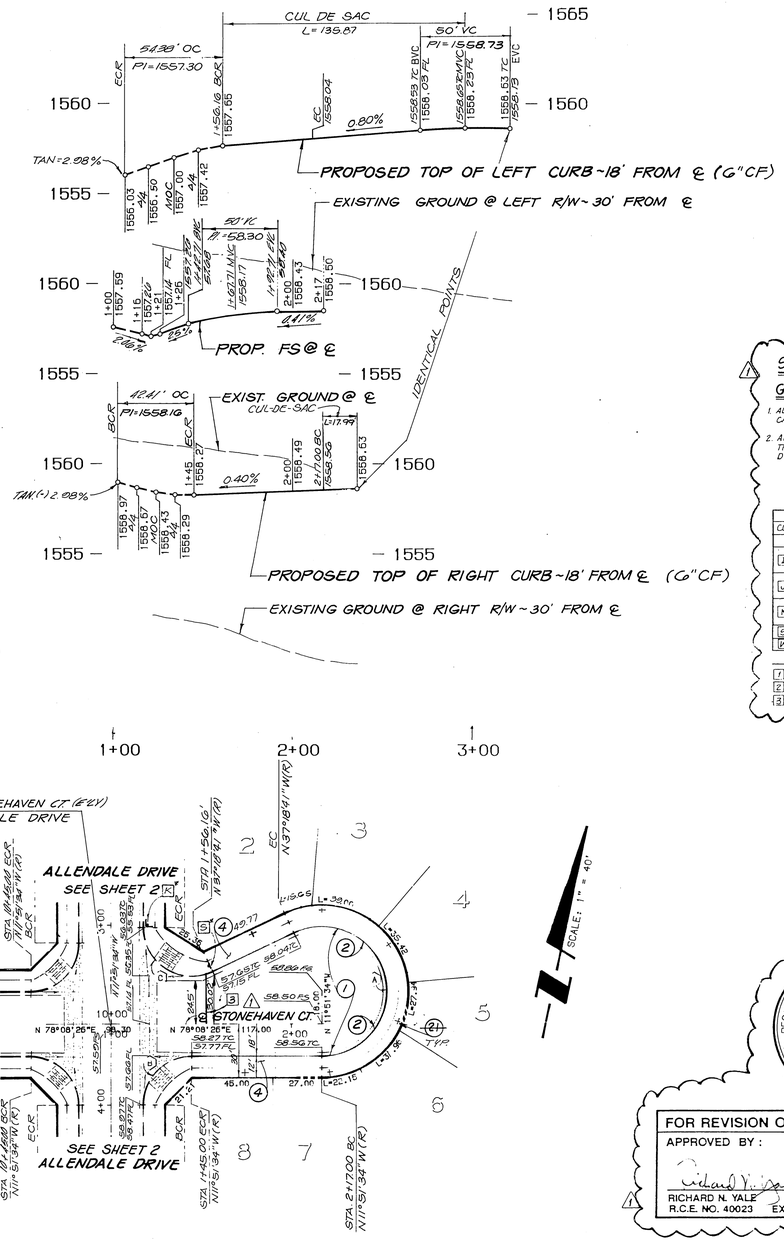
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

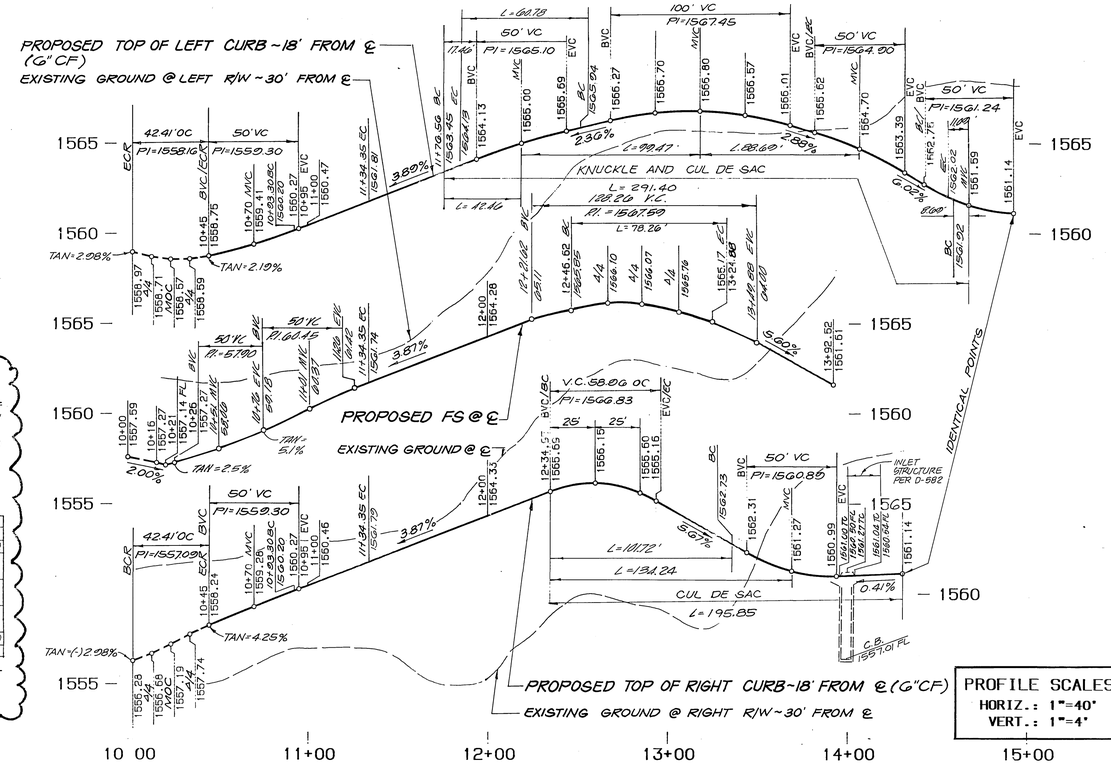
ACCOUNT NO.
R-3130-C
△1 3 4
SHEET ~~5~~ OF ~~19~~

PC-3299-5

•P•ST.IMP.HALLBERRY/DELCROSS/LOCHLAN 5 - 1063(0.32)PF, 726005 135 14-Mar-99 09:44 AM / 726005-R.dgn

INCREASE 7-9-98 [illegible]





PROFILE SCALES

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

STRIPING/SIGNING DETAILS

GENERAL NOTES

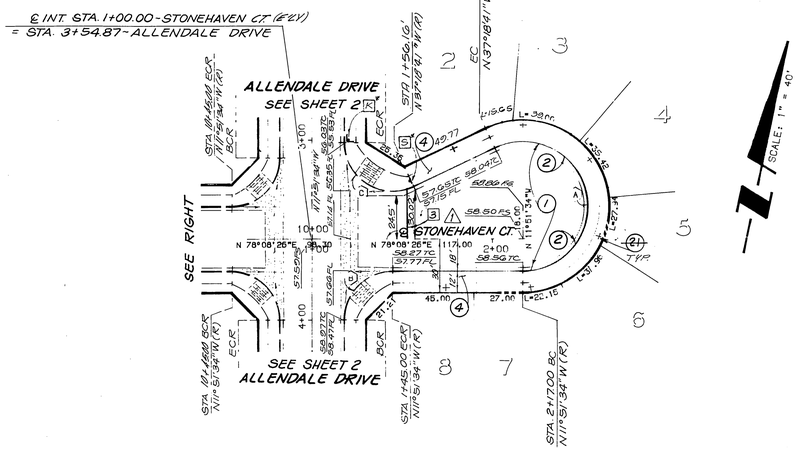
1. ALL STRIPING AND SIGNING SHALL BE IN ACCORDANCE WITH CAL DEPT. OF TRANSPORTATION TRAFFIC MANUAL.
2. ALL STRIPING AND SIGNING SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS STANDARD DWG'S. CURRENT EDITION.

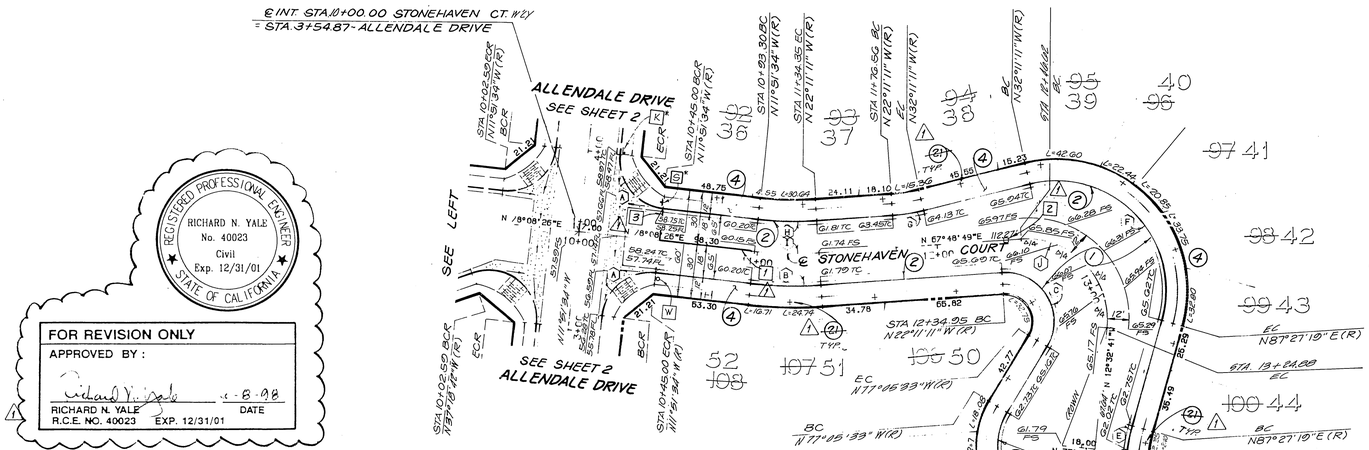
TRAFFIC & STREET NAME SIGN SCHEDULE
CONST. PER CITY STANDARD CITY DRAWING 662 & 669

	QTY		BLK. #	CALTRANS STD
I	1	ALLENDALE DRIVE	5600	
		LOCHABER COURT	1400	
J	1	ALLENDALE DRIVE	5500	
		HALLBERRY DRIVE	1400	
K	2	ALLENDALE DRIVE	5500	
		STONEHAVEN COURT	1400	
S	6	STOP		R1 (36"X36")
W	1	NOT A THROUGH STREET		W 53

LEGEND

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





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 4-8-98
R.C.E. NO. 40023 EXP. 12/31/01

STONEHAVEN COURT

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. 9 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°05'34"	27.00	58.95	51.97
D	20°25'34"	35.00	12.92	6.54
E	0°58'26"	100.00	1.70	0.85
F	119°38'20"	51.00	106.49	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°38'30"	1600'	758.26'	482.20'

PACIFIC BELL TELEPHONE
APPROVED BY DATE

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY DATE

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

BENCHMARK:
[illegible] ENGINEER TAG [illegible] AT THE SO[illegible] INTERSECTION OF [illegible] & SPRINGS BOULEVARD
ELEVATION = 1550.9'

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
APPROVED BY DATE

THE KEITH COMPANIES
[illegible] RIVER FRONT DRIVE
SUITE K
RIVERSIDE, [illegible]
(714) [illegible]
APPROVED BY: 5-17-89
BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30574 DATE

MARK	REVISIONS	APPD.	DATE
1	REVISED PER TRACT MAP PHASING		

DESIGNED BY BB DRAWN BY [illegible] 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 22408-6 1
STONEHAVEN COURT

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

ACCOUNT NO. R-3130-C

1 4 4
SHEET 6 OF 19

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

PC 3299-5

•P• ST. IMP. ST.JNEHAVEN CT. SHT. 6 - 1043(0.32)FF: 726005 135 10-Mar-89 04:22 PM / 726005-53(.

INDEXED 7991 44