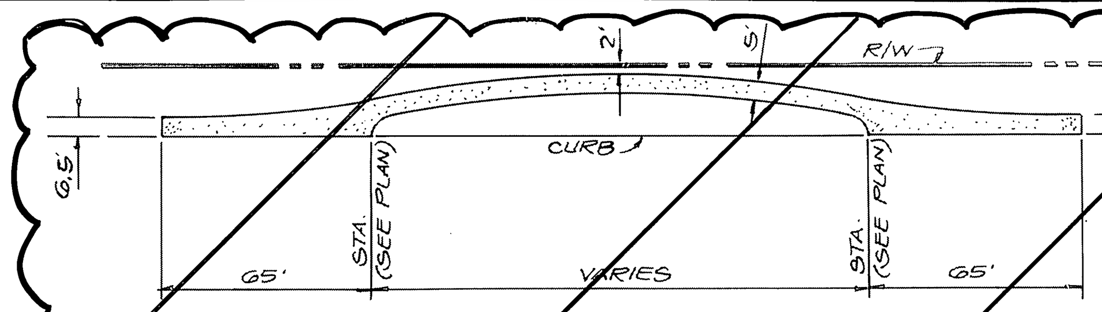
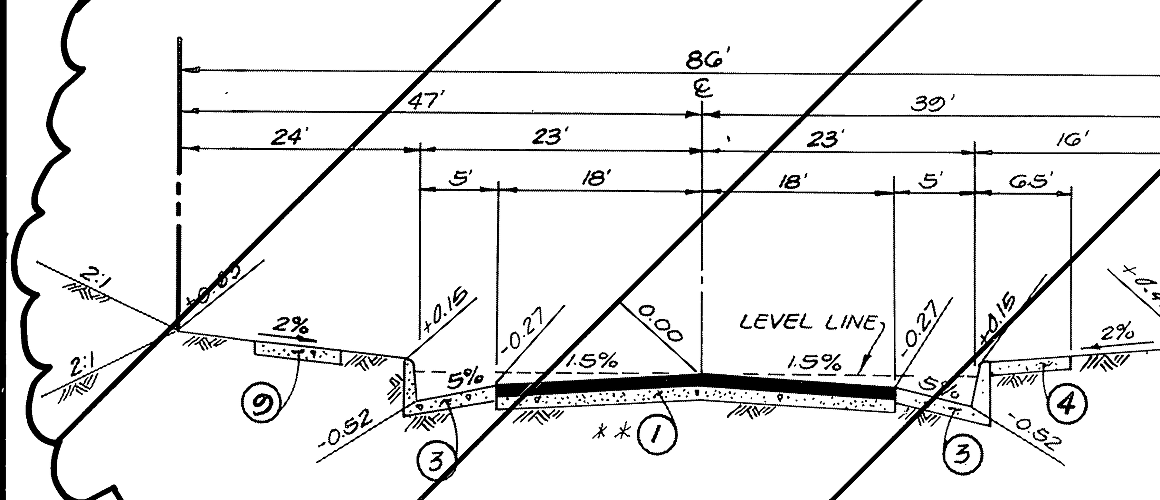
** NOTE
THE STRUCTURAL SECTION AND RELATED QUANTITIES SHOWN ARE BASED ON AN R-VALUE OF 75 WHICH IS BELIEVED TO BE A REASONABLE REPRESENTATIVE OF THE PROJECT AREA. AFTER THE SUBGRADE IS EXPOSED, ADDITIONAL SOIL SAMPLES WILL BE TESTED FOR DETERMINATION OF FINAL R-VALUE SUBJECT TO PUBLIC WORKS DEPARTMENT APPROVAL AND THE STRUCTURAL SECTION (S) WILL BE ADJUSTED ACCORDINGLY.

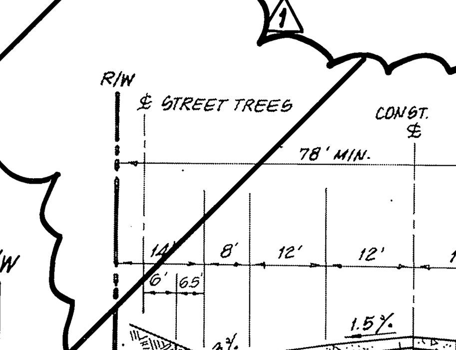
THE TOP 0.10' OF A.C. SECTION SHALL NOT BE CONSTRUCTED AT THIS TIME. FINAL 0.10' CAP SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF PROPOSED HOMES.



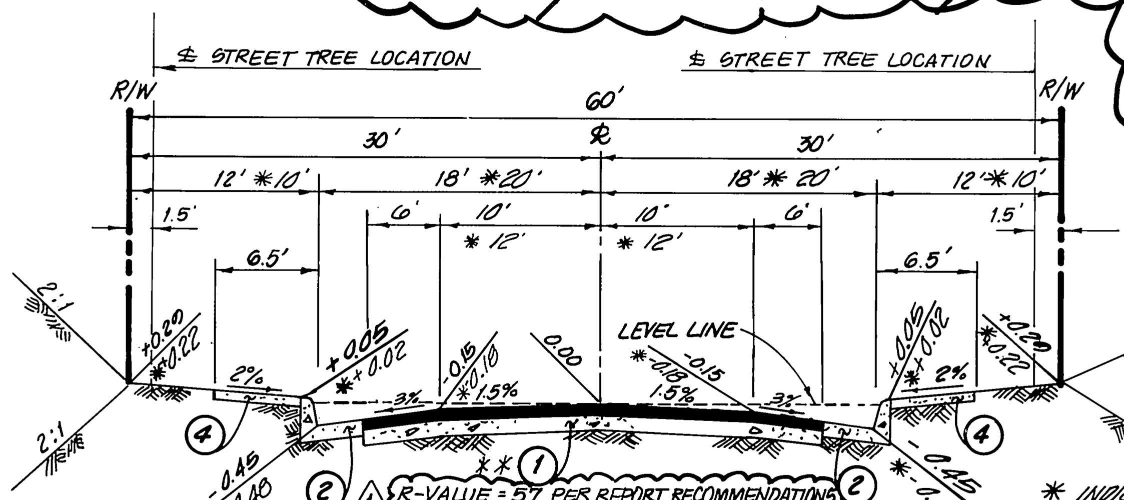
MEANDERING SIDEWALK DETAIL
NOT TO SCALE



TYPICAL SECTION C-C T.I.=7.0
N.T.S.
LOCHMOOR DRIVE
STA. 24+00 TO STA. 35+44.23



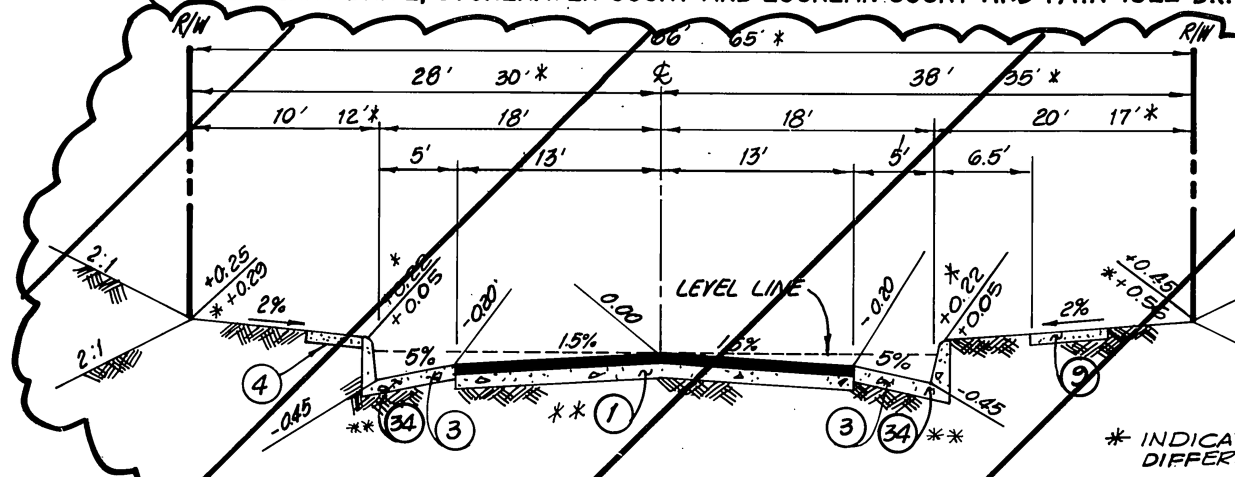
TYPICAL SECTION D-D
NOT TO SCALE T.I.=10.0
BOX SPRINGS BOULEVARD



R-VALUE = 57 PER REPORT RECOMMENDATIONS OF PETRA GEOTECHNICAL, INC.

* INDICATES DIMENSION AND ELEVATION DIFFERENCE FOR KIRKMICHAEL CIRCLE ONLY.

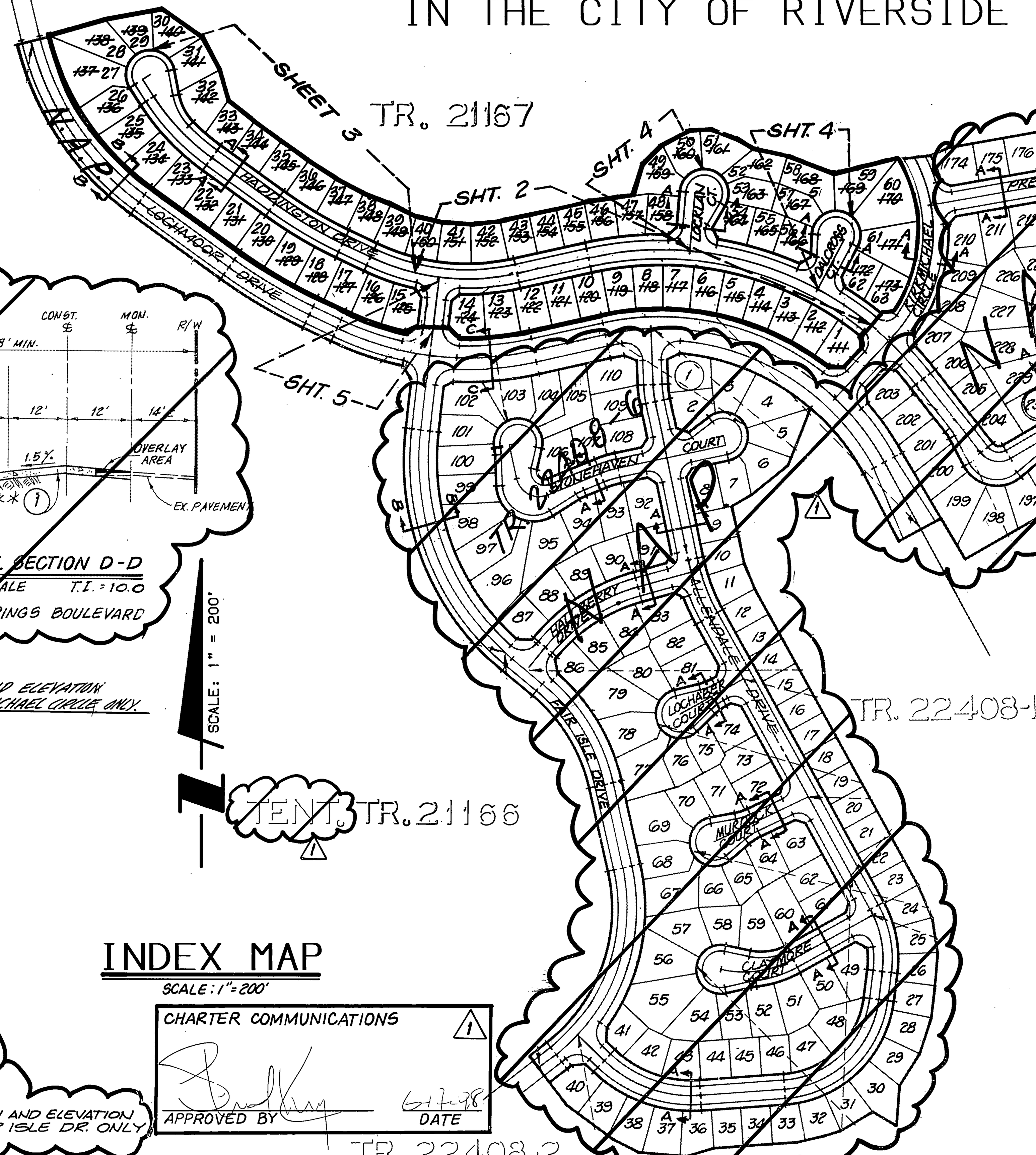
TYPICAL SECTION A-A T.I.=5.0
N.T.S.
~~ALLENDALE DR.,~~ HADDINGTON DR., ~~KIRKMICHAEL CIR., PRESTWICK DR., LAUDER CT. MACINTOSH DR., CLAYMORE CT., MURDOCK CT., LOCHABER CT.~~, DALCROSS CT. ~~HALLBERRY DRIVE, STONEHAVEN COURT AND~~ LOCKLAN COURT AND FAIR ISLE DRIVE



* 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

SYCAMORE HIGHLANDS
STREET IMPROVEMENT PLANS
TRACT 22408-7
IN THE CITY OF RIVERSIDE



INDEX MAP
SCALE: 1"=200'

CHARTER COMMUNICATIONS	
APPROVED BY	DATE 6-17-98

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 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.

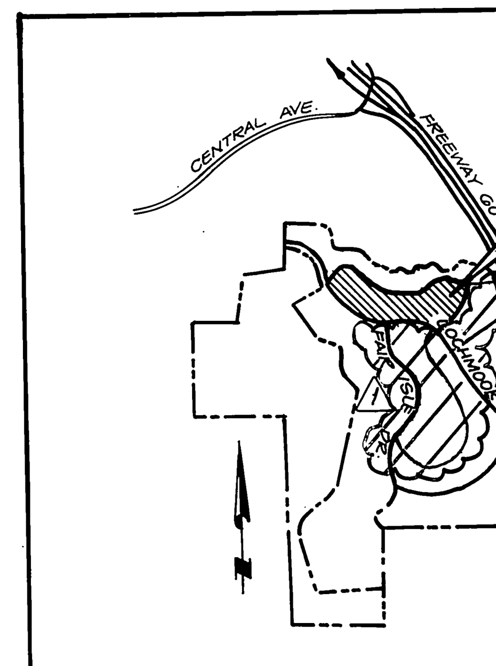
ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.

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 (351-6150)

THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.



VICINITY MAP
NOT TO SCALE

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 5-18-98 DATE
R.C.E. NO. 40023 EXP. 12/31/01

CONSTRUCTION NOTES & QUANTITY ESTIMATE

	ITEM DESCRIPTION	UNIT	QUANTITY
** 1	CONSTRUCT 3" AC OVER 4" CRUSHED AGGREGATE BASE ON A R-VALUE OF 57 ~~PER TYPICAL SECTION (T.I. 5.0) 3.0" AC/12" NATIVE, T.I. 6.0 = 3.5" AC/12" NATIVE~~ PER S.R. ~~T.I. 7.0 = 3.72" AC/4" AB, T.I. 10.0 = 4.32" AC/5.52" AB~~	AC ~~CY~~ TONS / CAB CY / ~~NATIVE CY~~	1,242 ~~107,829~~ / 844 ~~33,367~~ / ~~2,556~~ ~~304,345~~
2	CONSTRUCT 6" C.F. CURB & GUTTER PER CITY STD. DWG 200, TYPE I, 2' GUTTER.	L.F.	3,523 ~~14,500~~
~~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	23,330 ~~78,800~~
5	CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. DWG 220. W = SEE PLAN.	S.F.	1,520 ~~17,210~~
6	CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. 304.	EA	6 ~~38~~
~~7~~	~~CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG 180~~	~~LF~~	~~132~~
~~9~~	~~CONSTRUCT MEANDERING SIDEWALK~~	~~SF~~	~~18,087~~
~~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	80 ~~155~~
~~24~~	~~CONSTRUCT 6" AC BERM PER STD. DWG. NO 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 V) A=16.0' B=22.0'~~	~~SF~~	~~228~~
~~29~~	~~INSTALL 1" PVC PIPE (SCH. 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES SEE LNDSCP. PLANS.~~	~~LF~~	~~80~~
30	INSTALL 2" PVC PIPE (SCH. 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES. SEE LNDSCP. PLANS. EXTEND BEYOND BACK OF WALK	LF	50 ~~76~~
~~31~~	~~INSTALL 3" PVC PIPE (SCH. 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WATERLINE OR WIRES. SEE LNDSCP. PLANS.~~	~~LF~~	~~112~~
32	INSTALL 4" PVC PIPE (SCH. 40) SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WATERLINE. SEE LNDSCP. PLANS. EXTEND BEYOND BACK OF WALK	LF	50 ~~188~~
~~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, 5' GUTTER~~	~~LF~~	~~1775~~

SHEET INDEX

SHT. NO.	DESCRIPTION
1	TITLE SHEET
~~2-16 & 19~~ 2-5	PLANS AND PROFILES
~~17-18~~ 5	STRIPING/SIGNING

PACIFIC BELL TELEPHONE	SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY — DATE 3-6-90	APPROVED BY — DATE 3-5-90

SCALE: 1"=200 FEET
0 100 200 400 600 800

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
APPROVED BY — DATE 3/8/91

NOTE:
PLANS ARE MISSING LANDSCAPE METERS AT THIS TIME

BENCHMARK:
CITY OF RIVERSIDE BENCHMARK H8-F.
P.K. NAIL AND CITY ENGINEER TAG IN THE EASTERLY CORNER OF CATCHBASIN AT THE SOUTHEAST CORNER OF CENTRAL AVENUE AT BOX SPRINGS BOULEVARD.
ELEVATION - 1360.91

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

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

MARK	REVISIONS	APPR.	DATE
1	REVISED PER TRACT MAP PHASING		6-29-98

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	5-10-91	
TRAFFIC DIVISION	6-5-91	
CHIEF P. W. ENGINEER	6-28-91	
	6/28/91	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE

STREET IMPROVEMENT PLANS
TRACT 22408-7
TITLE SHEET

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

ACCOUNT NO.
R-3130-D
SHEET 1 OF ~~19~~ 5

PC-3299-5

P STREET IMP TITLE SHEET - INC. 3 - 63[0.32] PF: 726005 131 11-May-89 11:10 AM / 726005-5302
INDEXED 7-9-91
31254

PROPOSED TOP OF LEFT CURB-18' FROM ℄ (6"CF)

EXISTING GROUND @ LEFT R/W ~30' FROM ℄

PROPOSED FS @ ℄

EXISTING GROUND @ ℄

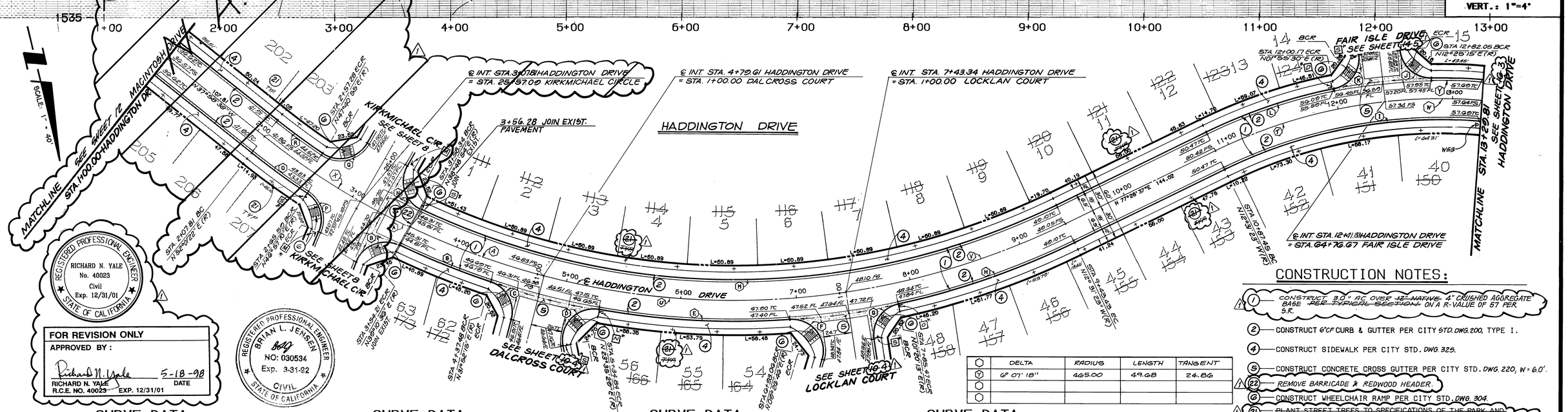
PROPOSED TOP OF RIGHT CURB-18' FROM ℄ (6"CF)

EXISTING GROUND @ RIGHT R/W ~30' FROM ℄

MATCHLINE STA. 1+00.00 SEE SHEET 12

MATCHLINE STA. 13+29.81 SEE SHEET 13

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



	DELTA	RADIUS	LENGTH	TANGENT
Ⓨ	6° 07' 18"	465.00	49.68	24.86

CONSTRUCTION NOTES:

1. CONSTRUCT 3.0" AC OVER 12" NATIVE/ 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION ON A R-VALUE OF 57 PER S.R.
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'.
22. REMOVE BARRICADE & REDWOOD HEADER.
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~~ 5 FOR STRIPING/SIGNING LEGEND.

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
~~A~~	~~15°46'27"~~ 10°29'17"	653.00'	~~179.80~~ 119.53	61.25
~~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	9°0 08'56"	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	~~10°49'20"~~	~~447.00~~	~~153.68'~~	~~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~~	~~44.39~~
~~X~~	~~9°46'57"~~	~~465.00~~	~~79.40~~	~~39.79~~

PACIFIC BELL TELEPHONE

APPROVED BY DATE 3/0/90

FOR REVISION ONLY
APPROVED BY:
RICHARD N. YALE R.C.E. NO. 40023 EXP. 12/31/01
DATE 5-18-98

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

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 3/8/90 DATE

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY DATE 3-5-90

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 5-17-90

MARK	REVISIONS	APPR.	DATE
1	REVISED PER TRACT MAP PHASING	BB	6-29-90

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	5-10-91	
TRAFFIC DIVISION	5-9-91	
CHIEF P.W. ENGINEER	6-28-91	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 6/30/91

STREET IMPROVEMENT PLANS
TRACT 22408-7
HADDINGTON DR.

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

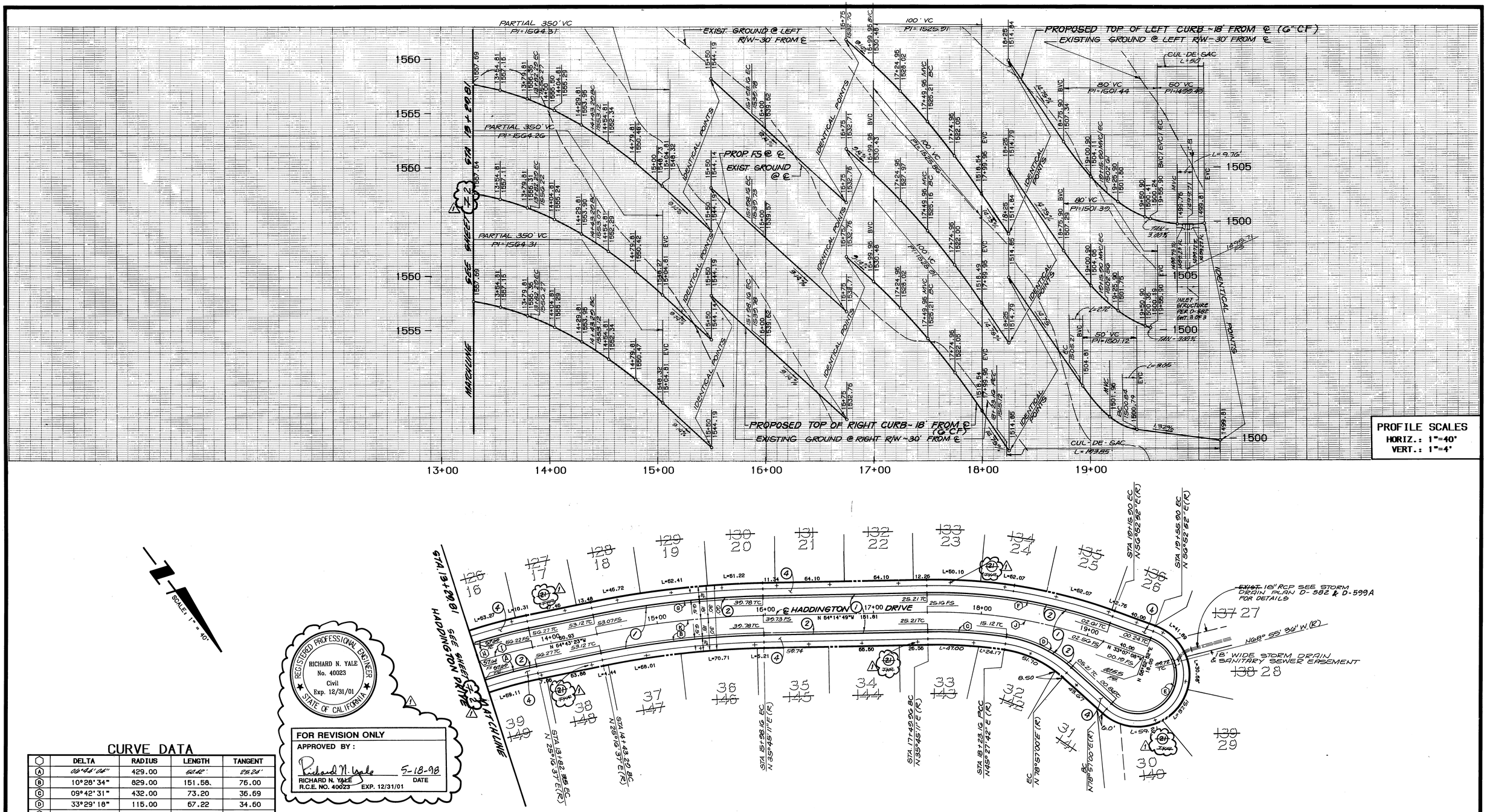
ACCOUNT NO. R-3130-D

SHEET 2 7 OF 19

PC-3299-5

•P• ST.IMP.HADDINGTON DR. 0+00 SHT. 7 - 1063(0.321)PF; 726005 :37 27-Mar-89 04:37 PM / 726005-5302

INDEXED 7-9-91 (# 312F-1



SCALE: 1" = 40'

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"	36.00	126.96	184.61
F	21°07'41"	468.00	172.58	87.28
G	10°28'34"	865.00	158.16	79.30
H	06°44'06"	465.00	54.66	27.36
I	09°44'04"	441.00	52.54	26.30
J	21°07'41"	450.00	165.94	83.92
K	10°28'34"	847.00	154.87	77.65

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

FOR REVISION ONLY
APPROVED BY:
Richard N. Yale 5-18-98
RICHARD N. YALE DATE
R.C.E. NO. 40023 EXP. 12/31/01

CONSTRUCTION NOTES:

1. CONSTRUCT 3.0" AC OVER 12" NATIVE 4" CRUSHED AGGREGATE BASE ~~PER TYPICAL SECTION~~ ON A R-VALUE OF 57
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)~~

REGISTERED PROFESSIONAL ENGINEER
BRIAN L. JENSEN
NO: 030534
Exp. 3-31-92
CIVIL
STATE OF CALIFORNIA

HADDINGTON DRIVE

PACIFIC BELL TELEPHONE	SOUTHERN CALIFORNIA GAS COMPANY	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
APPROVED BY: 3640 DATE	APPROVED BY: 3-5-90 DATE	APPROVED BY: 3/8/90 DATE

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

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

MARK	REVISIONS	APPR.	DATE
1	REVISED PER TRACT MAP PHASING	BB	6-14-90

DESIGNED BY BB DRAWN BY RR CHECKED BY BB

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

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

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

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
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	6/6/91	
PARK DEPARTMENT	6-10-91	
TRAFFIC DIVISION	6-5-91	
CHIEF P. W. ENGINEER	6-20-91	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 6/20/91

STREET IMPROVEMENT PLANS
TRACT 22408-7
HADDINGTON DRIVE

ACCOUNT NO. R-3139-D

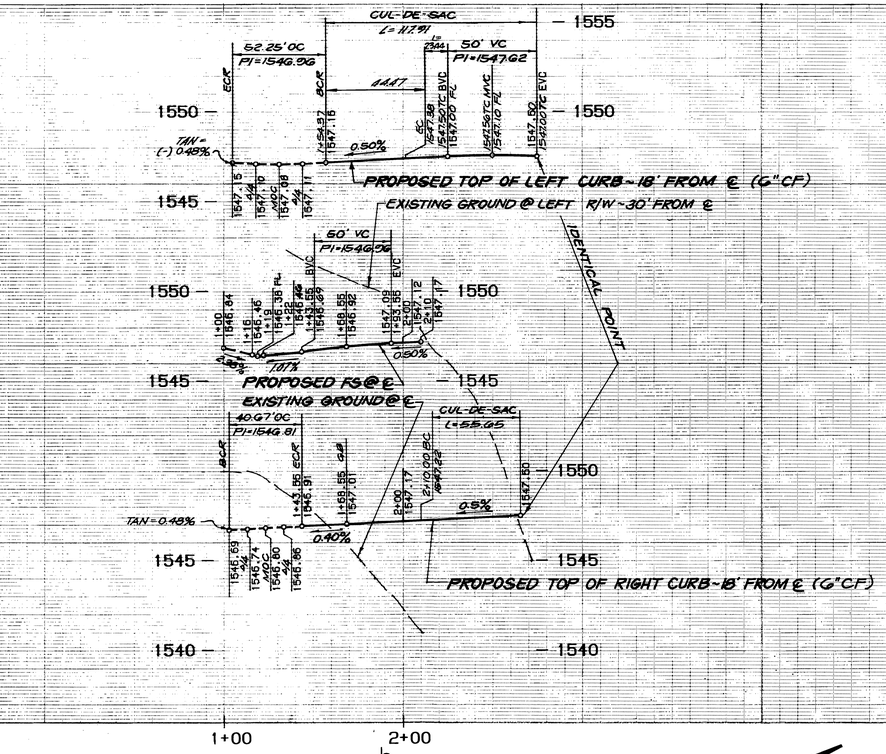
SHEET 15 OF 19

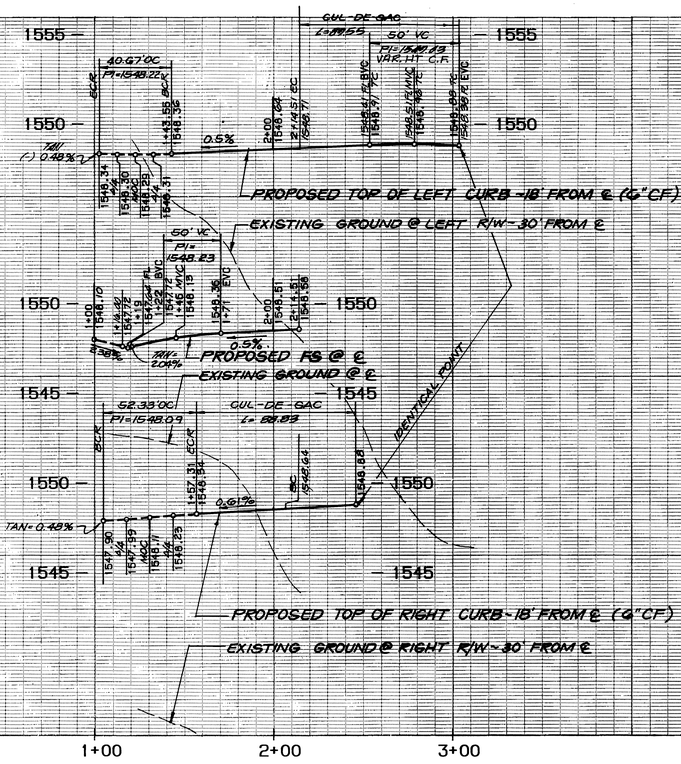
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

PC-3299-5

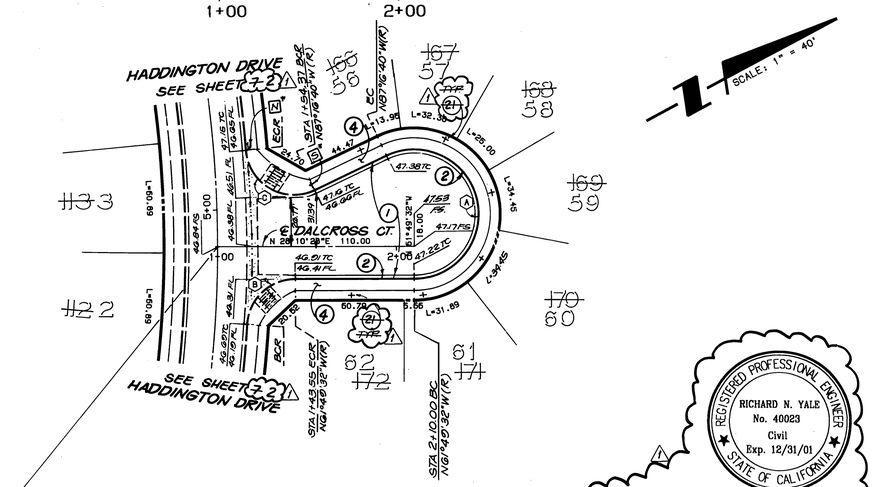
•P• ST IMP HADDINGTON SHT 15 - 10631(0.32)PF: 726005 10:35 27-Mar-89 05:25 PM / 726005-5302

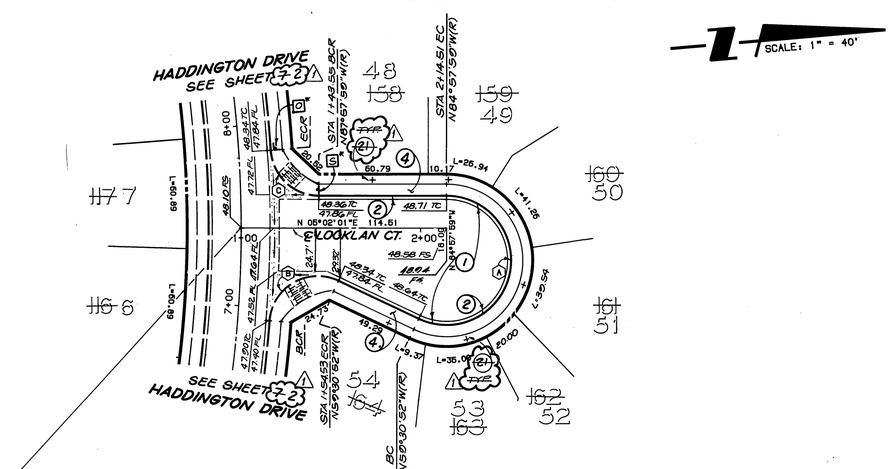
INDEXED 7-9-91 GH 31254





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





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

FOR REVISION ONLY
APPROVED BY:
Richard N. Yale 5-18-98
RICHARD N. YALE DATE
R.C.E. NO. 40023 EXP. 12/31/01

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 4" CRUSHED AGGREGATE BASE ~~PER TYPICAL SECTION~~ ON A R-VALUE OF 57 PER S.R.
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. 6 FOR SPECS. AND QUANTITIES)~~

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND	PACIFIC BELL TELEPHONE	SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY: DATE 3/8/90	APPROVED BY: DATE 3-6-90	APPROVED BY: DATE 3-8-90

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

MARK	REVISIONS	APPR.	DATE
1	REVISED PER TRACT MAP PHASING	RNL	4-8-98

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	5-10-91	
	TRAFFIC DIVISION	6-5-91	
	CHIEF P. W. ENGINEER	6/20/91	

APPROVED BY: PUBLIC WORKS DIRECTOR
DATE 6/20/91

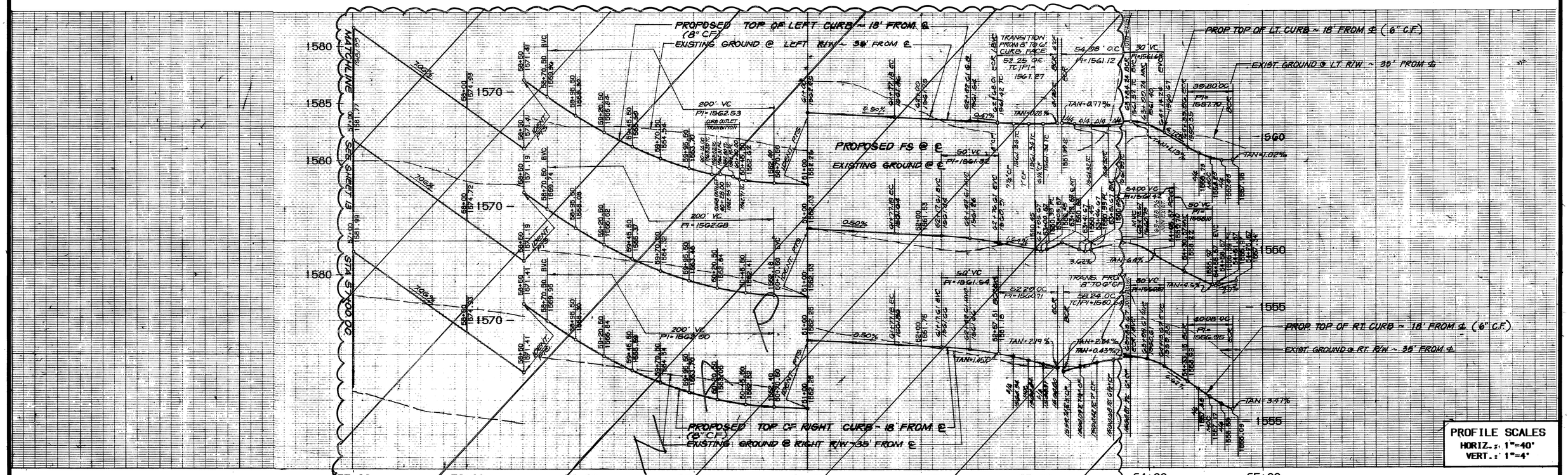
STREET IMPROVEMENT PLANS
TRACT 22406-1 2
DALCROSS CT/LOCKLAN CT

ACCOUNT NO.
R-3130-D
SHEET 4 5 OF 10 19
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

PC-3099-S

•P• ST IMP - LOCKLAN/DALCROSS - SHT15 - :065(0.32)PF; /26005 10135 14-Mar-89 03:35 PM / 726005-5302

INDEXED 7-9-91 GH 31254



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.
N	1	HADDINGTON DRIVE	1400	
		DALCROSS COURT	5400	
S	1	HADDINGTON DRIVE	1400	
		LOCKLAN COURT	5400	
S	1	HADDINGTON DRIVE	1400	
		FAIR ISLE DRIVE	5500	
S	5	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

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	267.69
D	85°35'54"	35.00	52.29	32.41
E	95°20'45"	35.00	58.24	38.43
F	85°02'40"	27.00	40.08	24.75
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	52.26	32.36
J	54°26'46"	508.15	477.18	258.33

CONSTRUCTION NOTES:

1. CONSTRUCT 3" ~~3.72"~~ AC OVER 4" CRUSHED AGGREGATE BASE ~~PER TYPICAL SECTION~~ ON A R-VALUE OF 57 PER G.R.
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. EXTEND BEYOND BACK OF WALK.
32. INSTALL 4" PVC (SCH. 40) PIPE SLEEVE 24" BELOW PAVEMENT FOR IRRIGATION WIRES. SEE LANDSCAPE PLANS. EXTEND BEYOND BACK OF WALK.
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.~~
22. REMOVE BARRICADE & REDWOOD HEADER

FAIR ISLE DRIVE

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

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: John Johnson DATE: 3/8/91

THE KEITH COMPANIES
5296 RIVER CREST. DRIVE SUITE K RIVERSIDE, CA 92507 (714) 683-0234
APPROVED BY: Brian L. Jensen 5-17-89
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE

PACIFIC BELL TELEPHONE
APPROVED BY: Jim Wise 3-6-91 DATE

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY: Robert [illegible] 3-5-91 DATE

REGISTERED PROFESSIONAL ENGINEER BRIAN L. JENSEN NO: 030534 Exp. 3-31-92 CIVIL STATE OF CALIFORNIA

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

FOR REVISION ONLY
APPROVED BY:
Richard N. Yale 5-18-98
RICHARD N. YALE R.C.E. NO. 40023 EXP. 12/31/01 DATE

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

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

MARK	REVISIONS	APP'D	DATE
1	REVISED PER TRACT MAP PHASING	RNL	5-29-90

DESIGNED BY: BB DRAWN BY: RR CHECKED BY: BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		4/8/91	BB
PARK DEPARTMENT		3-11-91	MM
TRAFFIC DIVISION		3-7-91	[illegible]
CHIEF P. W. ENGINEER		3-7-91	[illegible]

APPROVED BY: Ben Lee
PUBLIC WORKS DIRECTOR
DATE: 6/21/91

STREET IMPROVEMENT PLANS
TRACT 22408-7
FAIR ISLE DRIVE

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

ACCOUNT NO. R-3130-D
SHEET 14 OF 19

PC-3299-S
7-3-91

•P• ST IMP - FAIR ISLE DRIVE - SHT 14 - 1063(0.321)PF; 726008 10134 24-Mar-89 05:34 PM / 726005-5302

31254