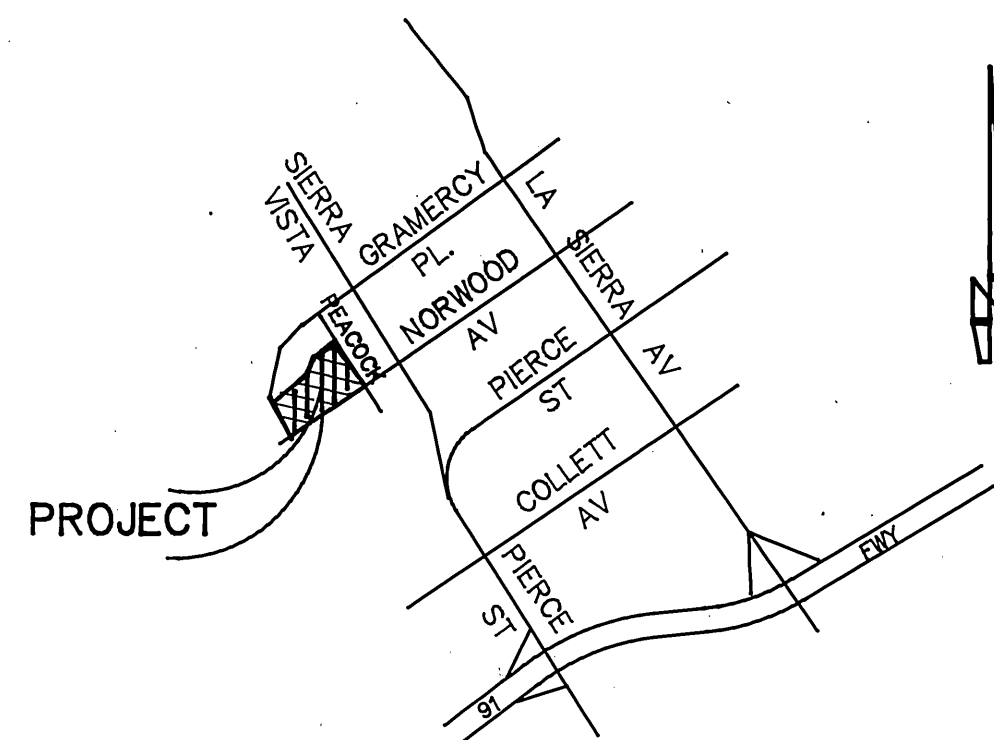


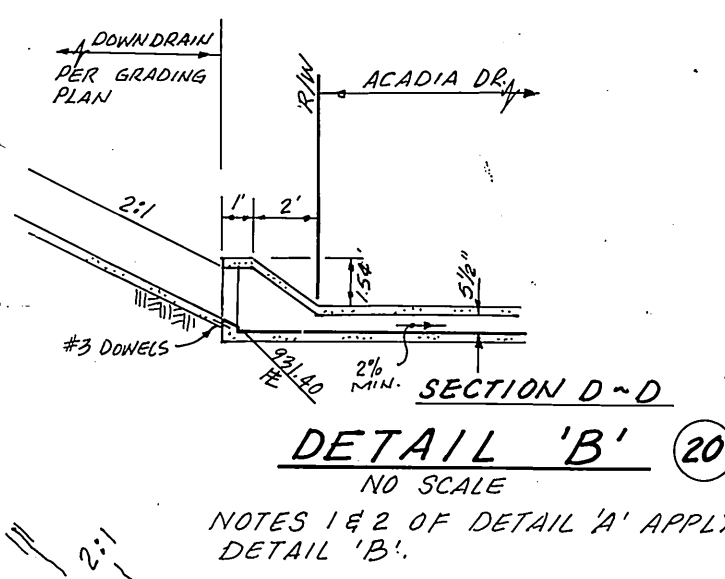
CONSTRUCTION NOTES:

- 1 CONST. A.C. PAVEMENT. A.C. OVER C.A.B. PER S.R. 138,690 SF
- 3 CONST. 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200. 5,028 LF
- 4 CONST. 6" CURB & GUTTER PER CITY OF RIVERSIDE STD 200. 19,45 LF
- 7 CONST. ACCESS RAMP PER CITY OF RIVERSIDE STD. 304. 13 EA
- 13 CONST. SIDEWALK PER CITY OF RIVERSIDE STD 325. 31,900 SF
- 15 CONST. STD. CROSS GUTTER PER CITY OF RIVERSIDE STD 220. 5,014 SF
- 17 CONST. TYPE IV DRIVEWAY PER CITY OF RIVERSIDE STD. 302. 23,900 SF
- 19 CONST. UNDER-WALK DRAIN PER CITY OF RIVERSIDE STD. 411. 7 EA
- 20 CONST. UNDER-WALK DRAIN PER CITY OF RIVERSIDE STD. 410. 2 EA
- 21 CONST. 6" TO 8" CURB FACE TRANSITION. 96 LF
- 22 INSTALL 2"x4" REDWOOD HEADER. 1,490 LF
- 23 CONST. BARRICADE PER CITY OF RIVERSIDE STD. 180. 2 EA
- 24 SAWCUT AND REMOVE 12" WIDE STRIP OF EX. A.C. P.V.M.T. 65 LF
- 25 REMOVE EXIST. CURB & GUTTER. 70 LF
- 26 PLANT STREET TREES PER CITY OF RIVERSIDE PARK & RECREATION DEPT. STDS. SEE CHART HEREON

NOTE: CURB RETURNS AT CROSS GUTTER LOCATIONS IS TO BE INCLUDED IN THE CROSS GUTTER BID ITEM. 6" TO 8" OF TRANSITIONS WILL OCCUR AT SOME CROSS GUTTER LOCATIONS.

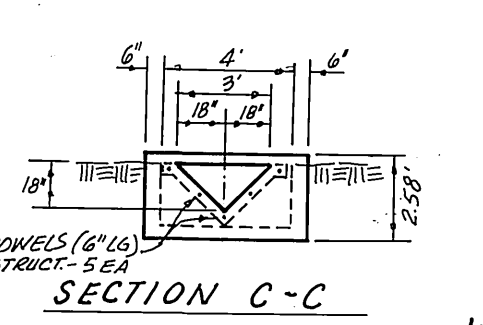


VICINITY MAP
NO SCALE

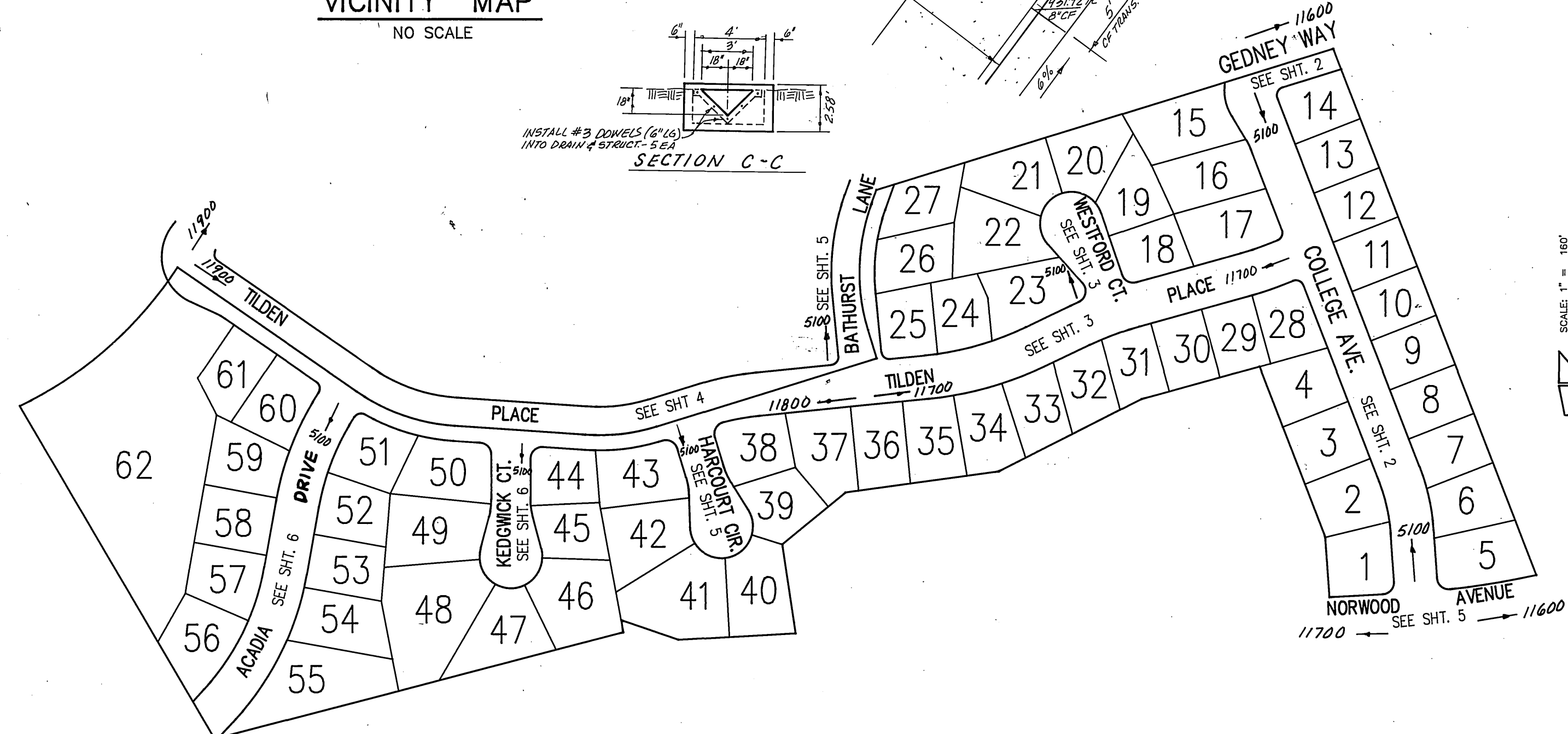


DETAIL 'B' (20)
NO SCALE

NOTES 1 & 2 OF DETAIL 'A' APPLY TO DETAIL 'B'.

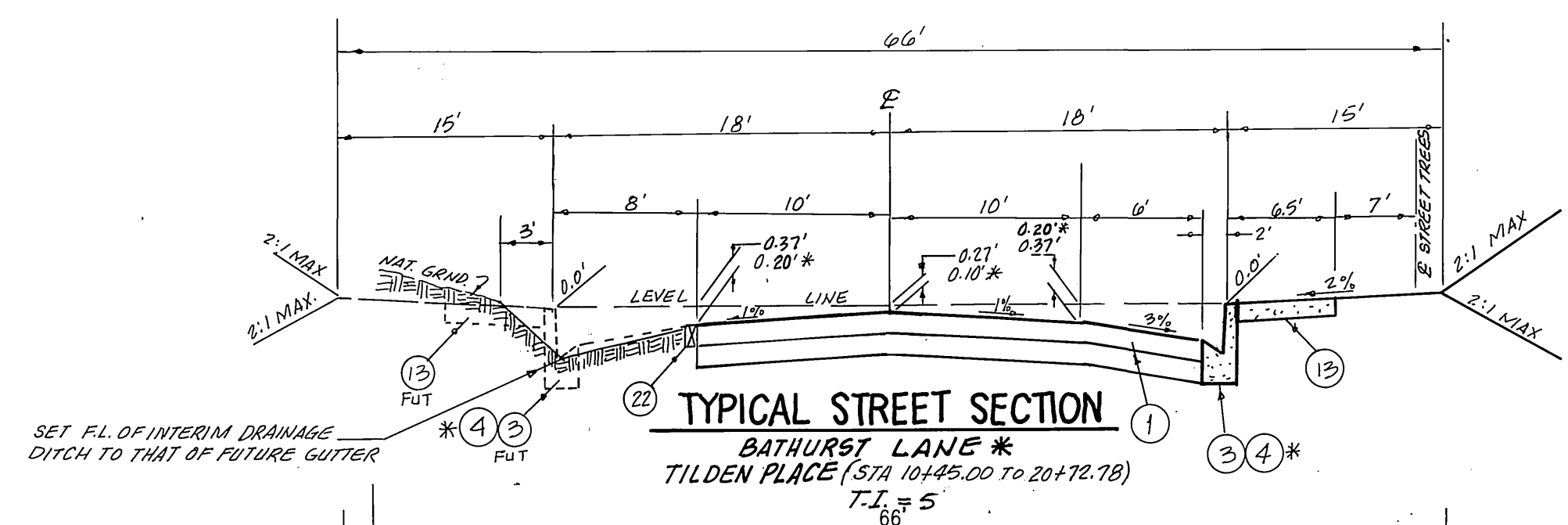


SECTION C-C

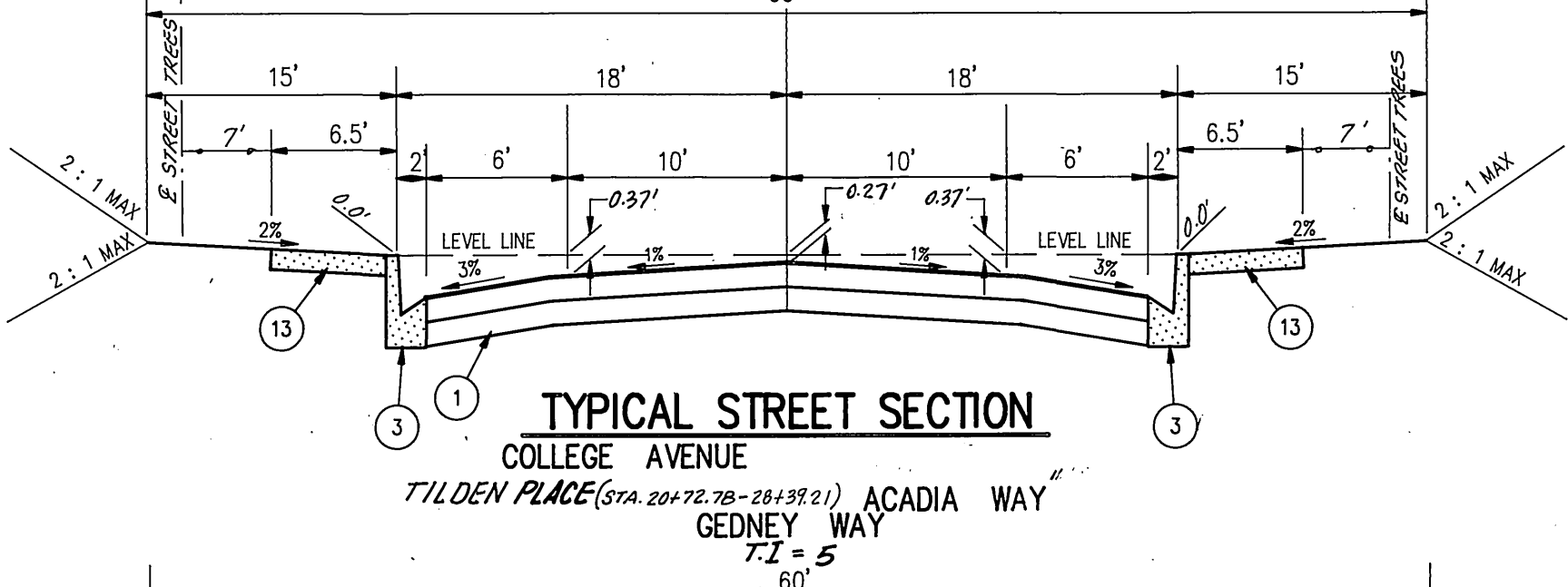


KEY MAP

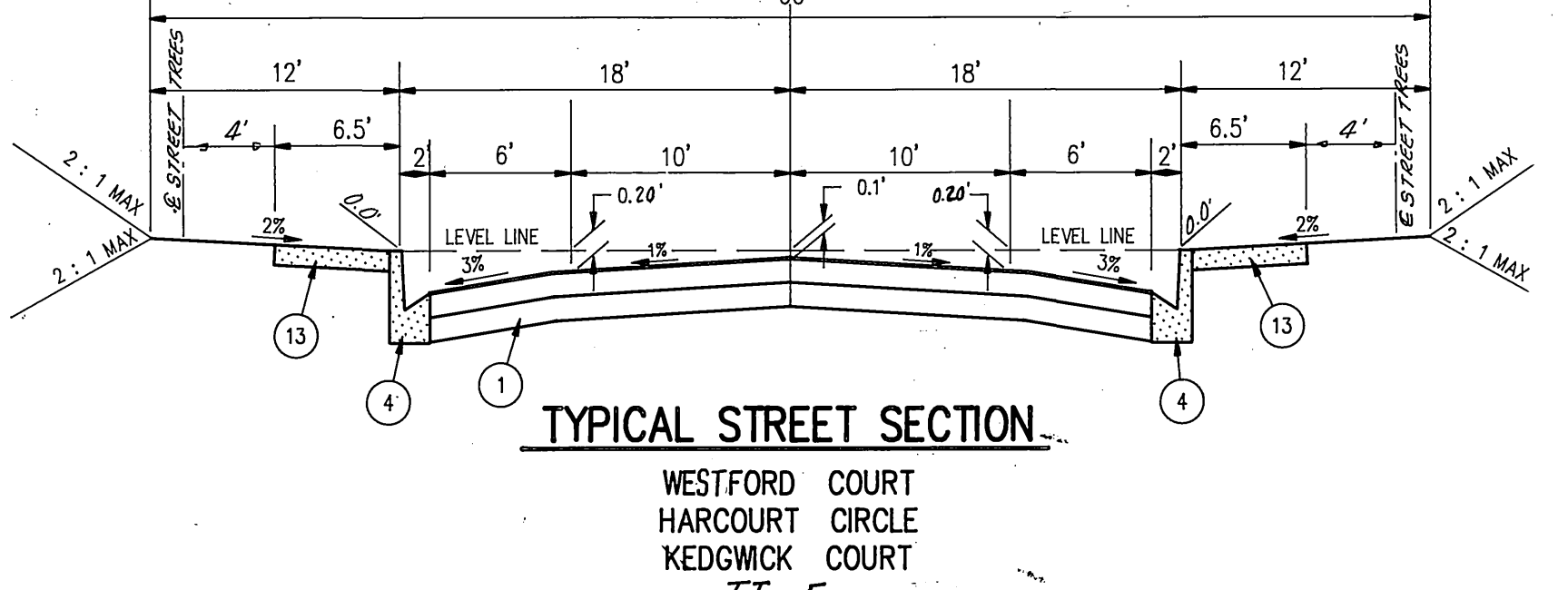
SCALE: 1" = 160'



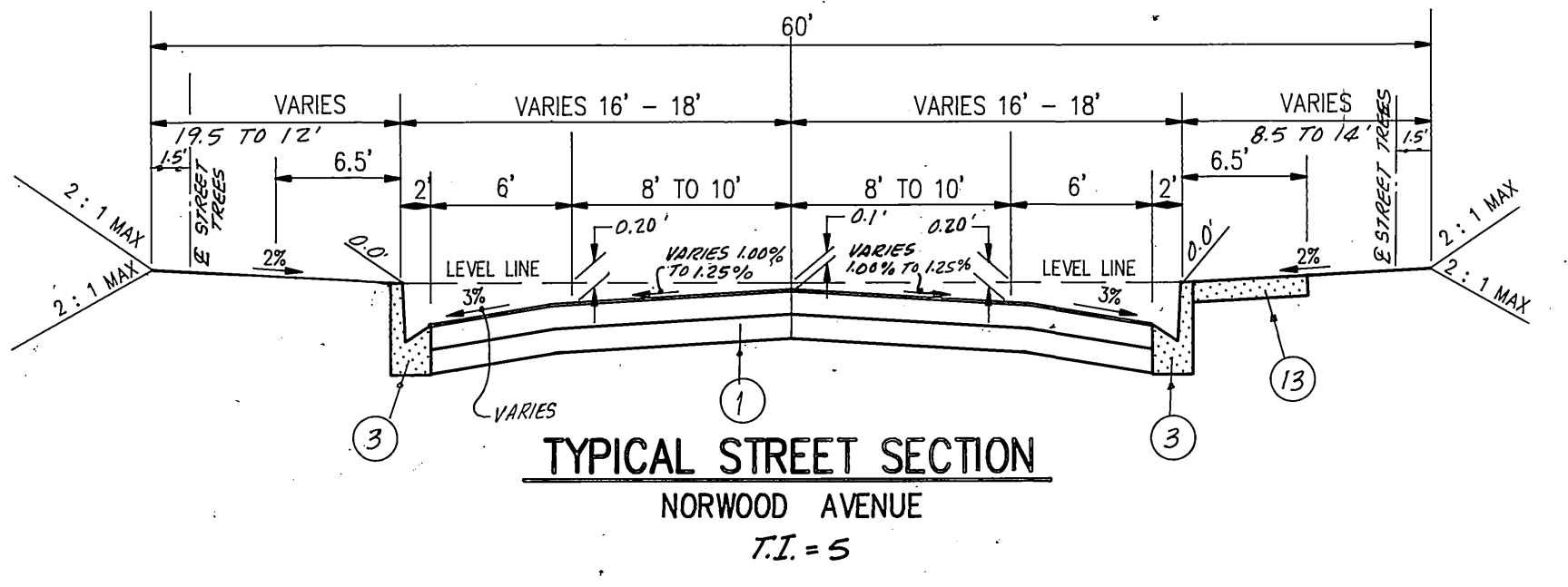
TYPICAL STREET SECTION
BATHURST LANE *
TILDEN PLACE (STA 10+45.00 TO 20+72.78)
T.I. = 5



TYPICAL STREET SECTION
COLLEGE AVENUE
TILDEN PLACE (STA 20+72.78 TO 28+39.21) ACADIA WAY
GEDNEY WAY
T.I. = 5



TYPICAL STREET SECTION
WESTFORD COURT
HARCOURT CIRCLE
KEDGWICK COURT
T.I. = 5



TYPICAL STREET SECTION
NORWOOD AVENUE
T.I. = 5

STREET NAME & TRAFFIC SIGN SCHEDULE	
(A)	COLLEGE AVENUE 5100
(B)	NORWOOD AVENUE 11700
(C)	GEDNEY WAY 11600
(D)	COLLEGE AVENUE 5100
(E)	TILDEN PLACE 11700
(F)	WESTFORD COURT 5100
(G)	TILDEN PLACE 11900
(H)	BATHURST LANE 5100
(I)	TILDEN PLACE 11800
(J)	HARCOURT CIRCLE 5100
(K)	TILDEN PLACE 11800
(L)	KEDGWICK COURT 5100
(M)	TILDEN PLACE 11800
(N)	ACADIA DRIVE 5100
(O)	TILDEN PLACE 11900
(P)	GRAMERCY PLACE 11900
(Q)	R1 (STOP SIGN - 30")
(R)	W53 (NOT A THROUGH STREET)
(S)	TYPE N2 MARKER (RED REFLECTOR) 18"

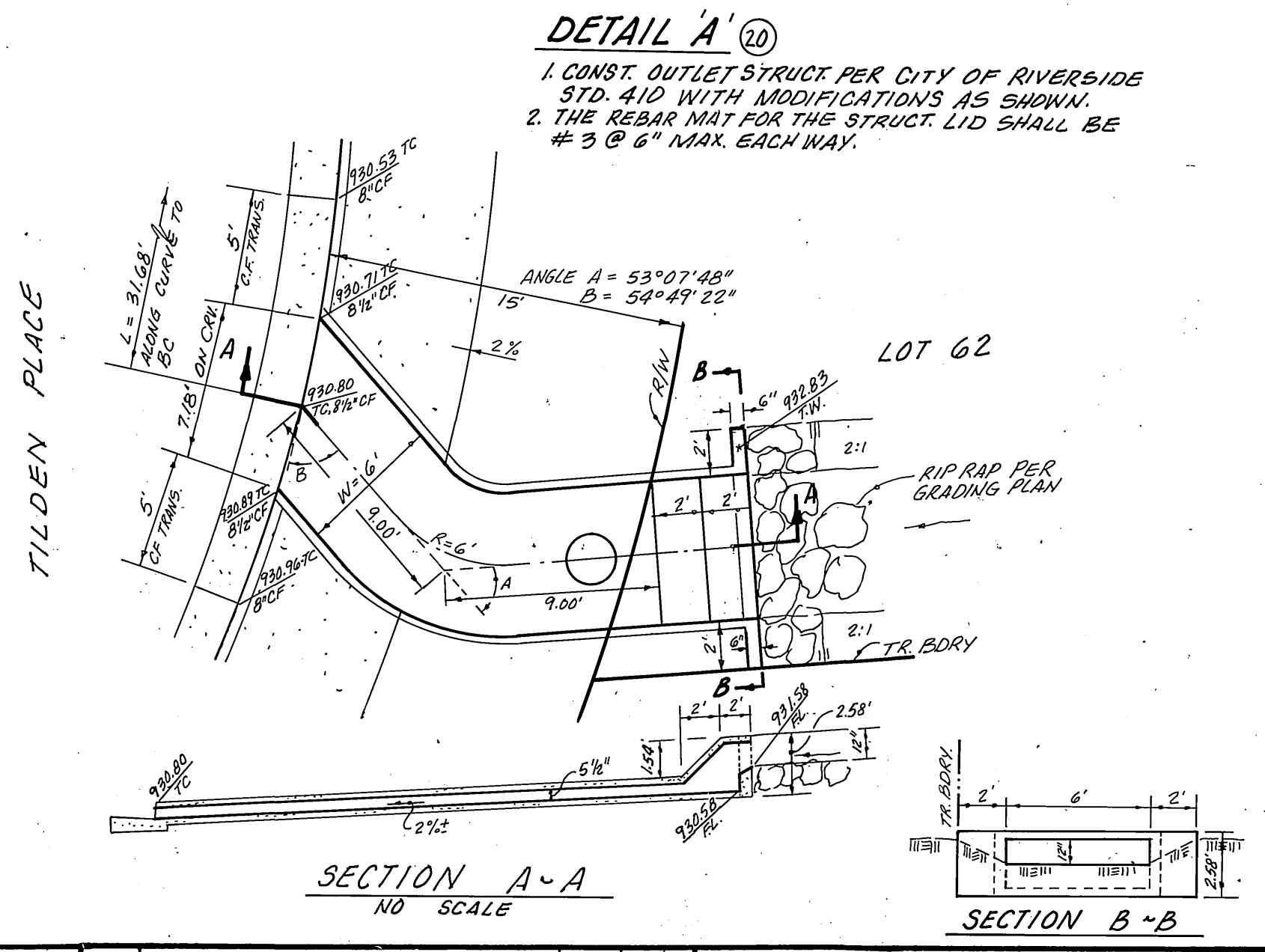
INSTALL PER CITY OF RIVERSIDE STD'S 662A & 666

STREET NAME	BOTANICAL/COMMON NAME	MIN. SIZE	APPROX. SPACING	No. REQ'D.
GEDNEY WAY (NO. SIDE)	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	4" BROWN TRUNK	45'	4 EA
ACADIA DRIVE	LAGERSTROEMIA INDICA CRAPE MYRTLE	15 GAL.		25 EA
BATHURST LANE	PYRUS CALLERIANA BROADLEAF PLUMING PEAR	15 GAL.		5 EA
COLLEGE AVENUE		15 GAL.		31 EA
GEDNEY WAY (SO. SIDE)		15 GAL.		1 EA
NORWOOD AVENUE		15 GAL.		4 EA
TILDEN PLACE	LIQUIDAMBER STYRACIFLUA VIBURNUM SPICATUM	15 GAL.		47 EA
KEDGWICK COURT	PYRUS CALLERIANA BROADLEAF PLUMING PEAR	15 GAL.		10 EA
WESTFORD COURT		15 GAL.		7 EA
HARCOURT CIRCLE		15 GAL.		9 EA

- GENERAL NOTES:
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHTS 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, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
 - TRIM EDGES 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.
 - FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE RESPONSIBILITY OF DEVELOPER.
 - 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 INSPECTOR.
 - ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
 - ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREET TO TRAFFIC.
 - 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.
 - NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE 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. THE CONTRACTOR IS REQUIRED AND SHALL BE RESPONSIBLE FOR TAKING PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR EXISTING BUT NOT SHOWN ON THE PLANS.

- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO THE ISSUANCE OF THE CONSTRUCTION PERMIT/OUT SHEETS.
- DEVELOPER TO GIVE CITY WATER DIVISION 5 WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK 787-7611.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302 EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- THE SUBDIVIDER 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.
- PUBLIC WORKS AND PARK AND RECREATION DEPARTMENT PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE 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 U.S.A.
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT OF STANDARDS.
- CONTACT THE STREET TREE INSPECTOR MINIMUM OF 48 HOURS IN ADVANCE AT 351-6124 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS, B) WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES, C) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND D) AT END OF MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR/DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE YEAR.

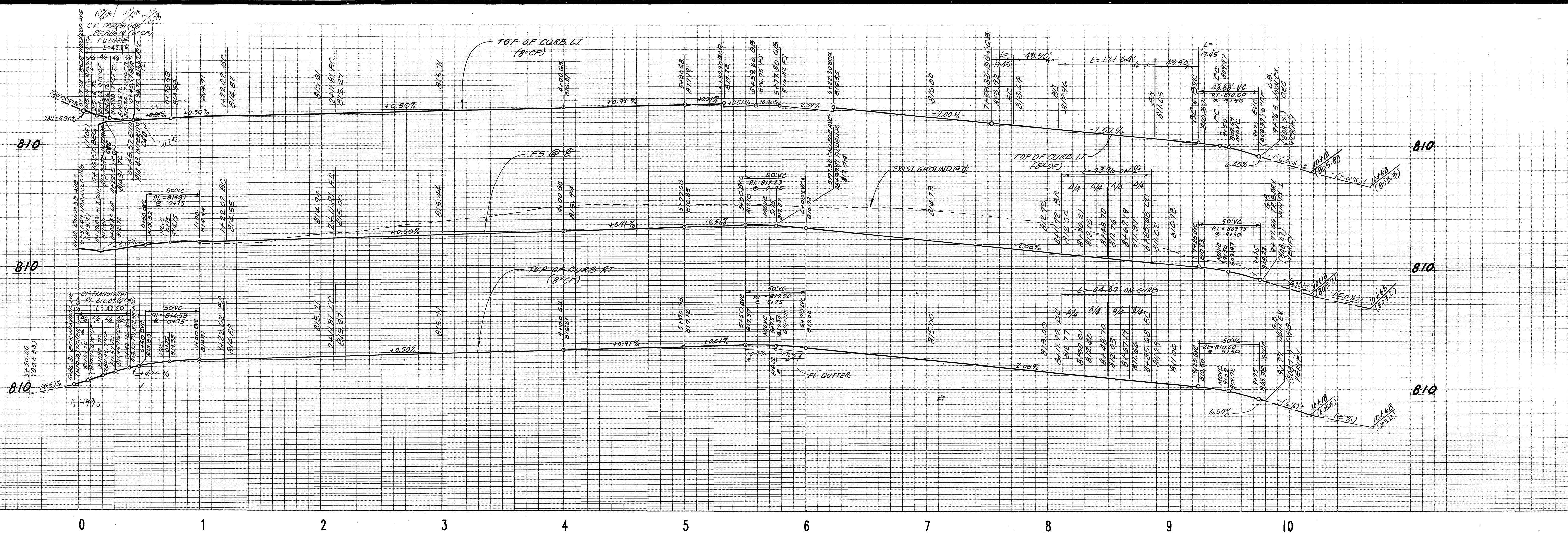
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6121) TO PLACE ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.



DETAIL 'A' (20)

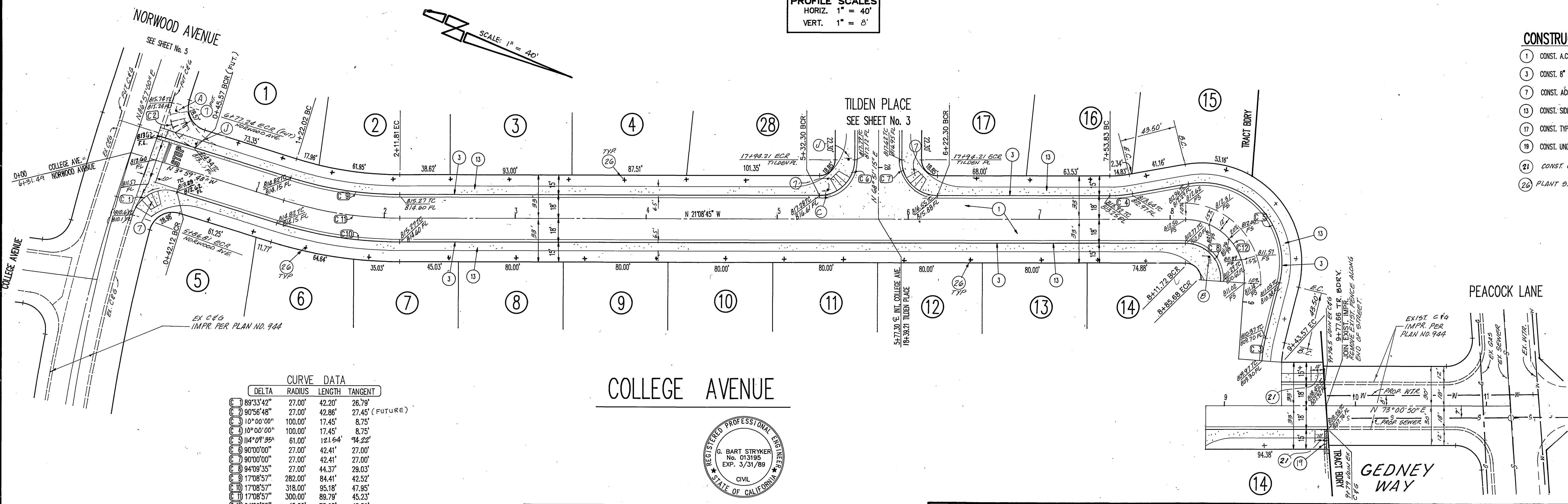
- CONST. OUTLET STRUCTURE PER CITY OF RIVERSIDE STD. 410 WITH MODIFICATIONS AS SHOWN.
- TYPE REBAR MAT FOR THE STRUCT. LID SHALL BE #3 @ 6" MAX. EACH WAY.

BENCHMARK: BRASS DISK IN 12" CONC. MON. S.W. COR. OF GRAMERCY & SIERRA VISTA ON BACK OF CURB AT THE N.W. END OF SIDEWALK PLANTER.	<p>STRYKER ENGINEERING CIVIL ENGINEERING & PLANNING 1522 E. FOURTH STREET, SUITE 206 SANTA ANA, CA 92701 PH. (714) 954-0433</p> <p><i>G. Bart Stryker</i> 12/1/87 G. BART STRYKER R.L.E. 13195 (EXP. 3/31/89)</p>	<p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: <i>Barry Bed</i> DATE: 9/12/88 PUBLIC WORKS DIRECTOR</p> <p>DESIGNED BY: <i>20/12</i> DRAWN BY: <i>20/12</i> CHECKED BY: <i>20/12</i></p>	<p>TITLE SHEET STREET IMPROVEMENT PLANS TRACT NO. 22641</p> <p>ACCOUNT NO. R-2960 SHEET 1 OF 6</p>
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PROFILE SCALES
 HORIZ. 1" = 40'
 VERT. 1" = 8'

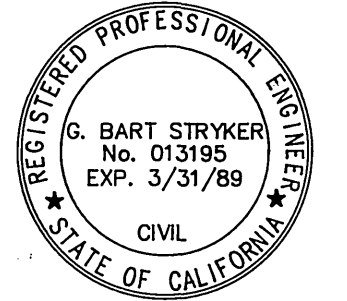
SCALE: 1" = 40'



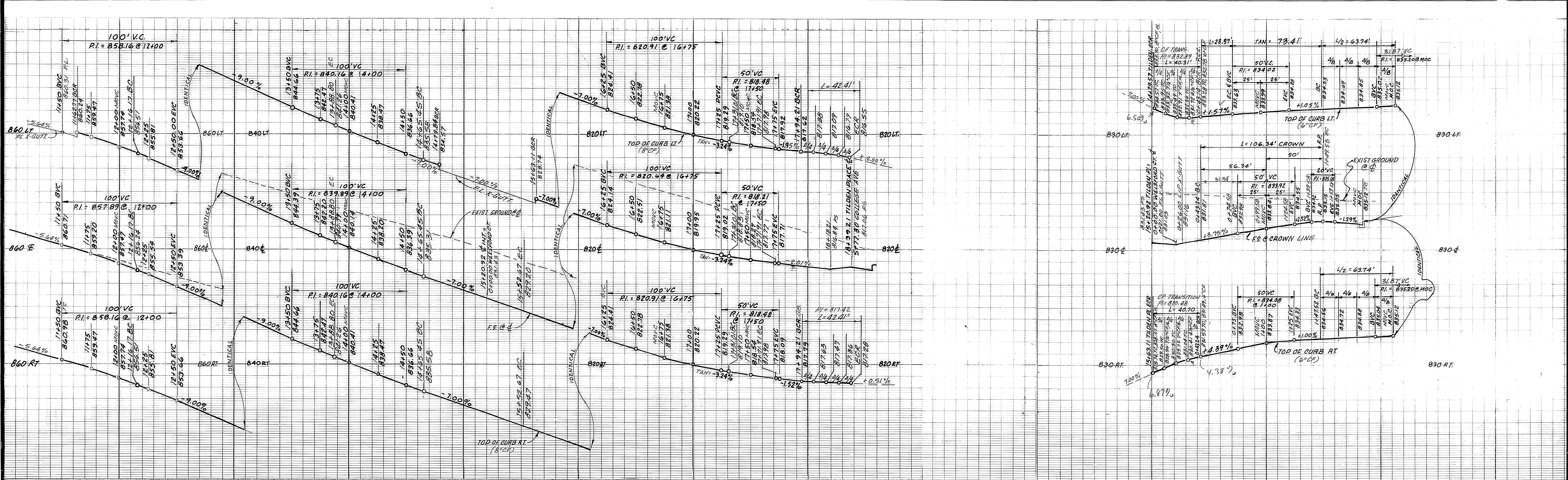
CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
89°33'42"	27.00'	42.20'	26.79'
90°56'48"	27.00'	42.86'	27.45' (FUTURE)
10°00'00"	100.00'	17.45'	8.75'
10°00'00"	100.00'	17.45'	8.75'
14°09'35"	61.00'	121.54'	94.22'
90°00'00"	27.00'	42.41'	27.00'
90°00'00"	27.00'	42.41'	27.00'
94°09'35"	27.00'	44.37'	29.03'
17°08'57"	282.00'	84.41'	42.52'
17°08'57"	318.00'	95.18'	47.95'
17°08'57"	300.00'	89.79'	45.23'
94°09'35"	45.00'	73.95'	48.39'

- CONSTRUCTION NOTES
- 1 CONST. A.C. PAVEMENT. A.C. OVER C.A.B. PER 9-R
 - 3 CONST. 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200
 - 7 CONST. ACCESS RAMP PER CITY OF RIVERSIDE STD. 304
 - 13 CONST. SIDEWALK PER CITY OF RIVERSIDE STD 325
 - 17 CONST. TYPE II DRIVEWAY PER CITY OF RIVERSIDE STD. 302
 - 19 CONST. UNDER-WALK DRAIN PER CITY OF RIVERSIDE STD. 411
 - 21 CONST. 6" TO 8" C.F. TRANSITION
 - 26 PLANT STREET TREES - SEE SHT. 1



BRASS DISK IN 12" CONC. MON. S.W. COR. OF GRAMERCY & SIERRA VISTA ON BACK OF CURB AT THE N.W. END OF SIDEWALK PLANTER CITY B.M. F1-A ELEV. = 806.587	STRYKER ENGINEERING CIVIL ENGINEERING & PLANNING 1522 E. FOURTH STREET, SUITE 206 SANTA ANA, CA 92701 PH. (714) 954-0433 <i>G. Bart Stryker</i> 12/1/87 G. BART STRYKER R.C.E. 13195 (EXP. 3/31/89)	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT		PLAN & PROFILE STREET IMPROVEMENT PLANS COLLEGE AVENUE GEDNEY WAY	ACCOUNT NO. R-2960 2 OF 6 SHEET
		APPROVED BY PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGINEER DATE 9/20/88	APPROVED BY <i>Barry Red</i> PUBLIC WORKS DIRECTOR DATE 9/20/88		



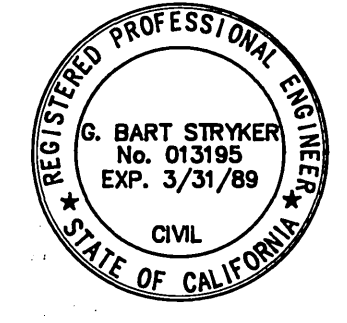
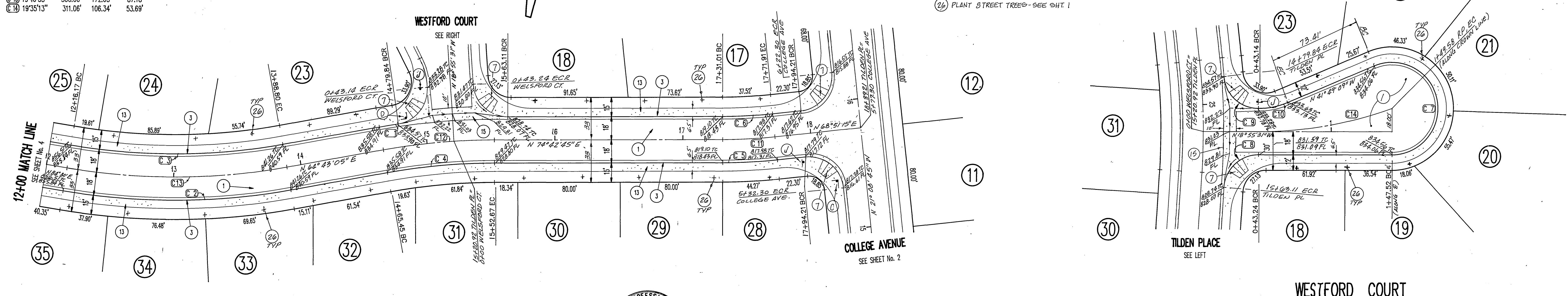
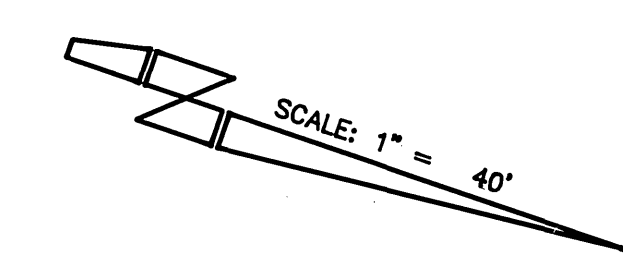
CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	
C 1	137°14"	518.00'	14.85'	7.33'
C 2	19°46'53"	518.00'	178.85'	90.32'
C 3	19°46'53"	482.00'	166.42'	84.04'
C 4	19°59'40"	482.00'	84.08'	42.13'
C 5	5°51'30"	418.00'	42.74'	21.38'
C 6	5°51'30"	382.00'	38.06'	19.55'
C 7	202°53'38"	36.00'	127.48'	---
C 8	86°21'44"	27.00'	40.70'	25.34'
C 9	85°15'50"	27.00'	40.18'	24.86'
C 10	22°53'38"	58.48'	23.37'	11.84'
C 11	5°51'30"	400.00'	40.90'	20.47'
C 12	9°59'40"	500.00'	87.22'	43.72'
C 13	19°46'55"	500.00'	172.63'	87.18'
C 14	19°35'13"	311.06'	106.34'	53.89'

PROFILE SCALES
 HORIZ. 1" = 40'
 VERT. 1" = 8'

CONSTRUCTION NOTES

1. CONST. A.C. PAVEMENT. A.C. OVER C.A.B. PER S.R. _____ R=_____
2. CONST. 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200
3. CONST. ACCESS RAMP PER CITY OF RIVERSIDE STD. 304
4. CONST. SIDEWALK PER CITY OF RIVERSIDE STD 325
5. CONST. STD. CROSS GUTTER PER CITY OF RIVERSIDE STD 220
6. CONST. TYPE III DRIVEWAY PER CITY OF RIVERSIDE STD. 302
7. CONST. UNDER-WALK DRAIN PER CITY OF RIVERSIDE STD. 411
8. PLANT STREET TREES-SEE SHT 1



BENCHMARK:
 BRASS DISK IN 12" CONC. MON. S.W. COR.
 OF GRAMERCY & SIERRA VISTA ON BACK OF
 CURB AT THE N.W. END OF SIDEWALK PLANTER
 CITY B.M. F1-A ELEV. = 806.587

STRYKER ENGINEERING
 CIVIL ENGINEERING & PLANNING
 1522 E. FOURTH STREET, SUITE 206
 SANTA ANA, CA 92701
 PH. (714) 954-0433
 G. Bart Stryker 12.1.87
 G. BART STRYKER R.C.E. 13195 (EXP. 3/31/89) DATE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

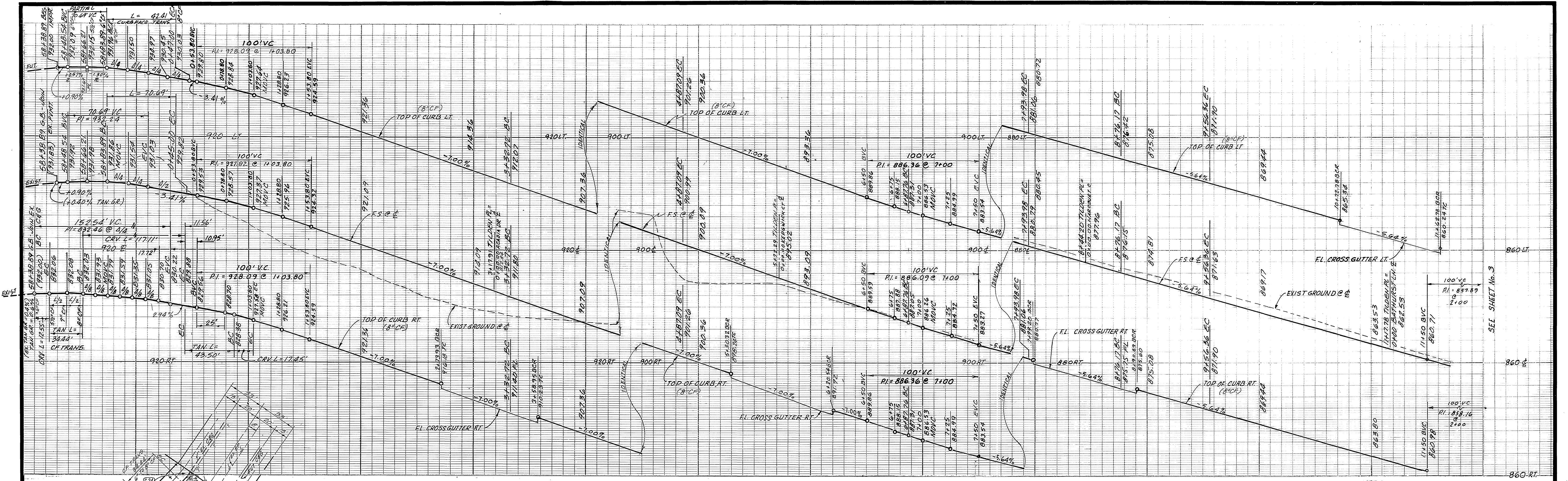
APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	3-16-88	BS
PARK DEPARTMENT	5-17-88	BS
TRAFFIC DIVISION	10/18/88	BS
CHIEF P.W. ENGINEER	9/17/88	BS

APPROVED BY
 Barry Bed
 PUBLIC WORKS DIRECTOR
 DATE 4/20/88

PLAN & PROFILE
 STREET IMPROVEMENT PLANS
 TILDEN PLACE
 &
 WESTFORD COURT

HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 8'

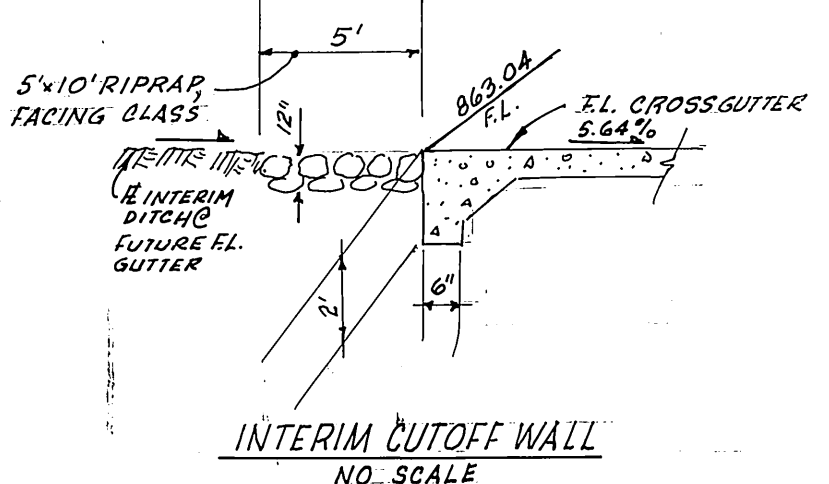
ACCOUNT NO.
 R-2960
 SHEET 3 OF 6



PROFILE SCALES
 HORIZ. 1" = 40'
 VERT. 1" = 8'

CONSTRUCTION NOTES

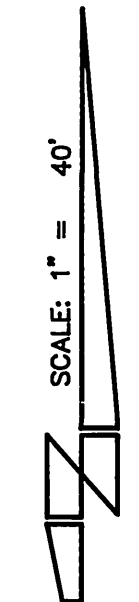
- 1 CONST. A.C. PAVEMENT. A.C. OVER CAB PER S.R.
- 3 CONST. 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200
- 7 CONST. ACCESS RAMP PER CITY OF RIVERSIDE STD. 304
- 13 CONST. SIDEWALK PER CITY OF RIVERSIDE STD 325
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- 19 CONST. UNDER-WALK DRAIN PER CITY OF RIVERSIDE STD. 411
- 4 CONST. 6" CURB & GUTTER PER CITY OF RIVERSIDE STD 200
- 20 CONST. UNDER-WALK DRAIN PER CITY OF RIVERSIDE STD 410
- 21 CONST. 6" TO 8" CURB FACE TRANSITION
- 22 CONST. 2" x 4" REDWOOD HEADER
- 26 PLANT STREET TREES - SEE SHT 1



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	
C 1	9000'00"	27.00'	42.41'	27.00'
C 2	9000'00"	27.00'	42.41'	27.00'
C 3	11000'00"	61.00'	117.11'	87.12'
C 4	10000'00"	100.00'	17.45'	8.75'
C 5	9000'00"	27.00'	42.41'	27.00'
C 6	885'37"	27.00'	41.92'	26.51'
C 7	855'44"	27.00'	40.48'	25.13'
C 8	860'00"	27.00'	40.53'	25.18'
C 9	940'00"	27.00'	44.30'	26.95'
C 10	920'61.2"	27.00'	43.40'	26.01'
C 11	900'00"	27.00'	42.41'	27.00'
C 12	2519'07"	308.00'	136.10'	69.18'
C 13	3030'00"	272.00'	144.79'	74.16'
C 14	2059'10"	308.00'	112.81'	57.05'
C 15	2059'10"	272.00'	99.63'	50.38'
C 16	1129'10"	418.00'	83.80'	42.04'
C 17	922'58"	382.00'	62.56'	31.35'
C 18	1129'10"	400.00'	80.19'	40.23'
C 19	2059'10"	290.00'	106.22'	53.71'
C 20	3030'00"	290.00'	154.37'	79.06'
C 21	900'00"	45.00'	70.69'	45.00'
C 22	10'00'00"	71.94'	12.55'	6.21'

TRACT No. 22421



BENCHMARK:
 BRASS DISK IN 12" CONC. MON. S.W. COR.
 OF GRAMERCY & SIERRA VISTA ON BACK OF
 CURB AT THE N.W. END OF SIDEWALK PLANTER
 CITY B.M. F1-A ELEV. = 806.587

STRYKER ENGINEERING
 CIVIL ENGINEERING & PLANNING
 1522 E. FOURTH STREET, SUITE 206
 SANTA ANA, CA 92701
 PH. (714) 954-0433
 G. Bart Stryker 12-1-87
 G. BART STRYKER R.C.E. 13195 (EXP. 2/31/89)

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

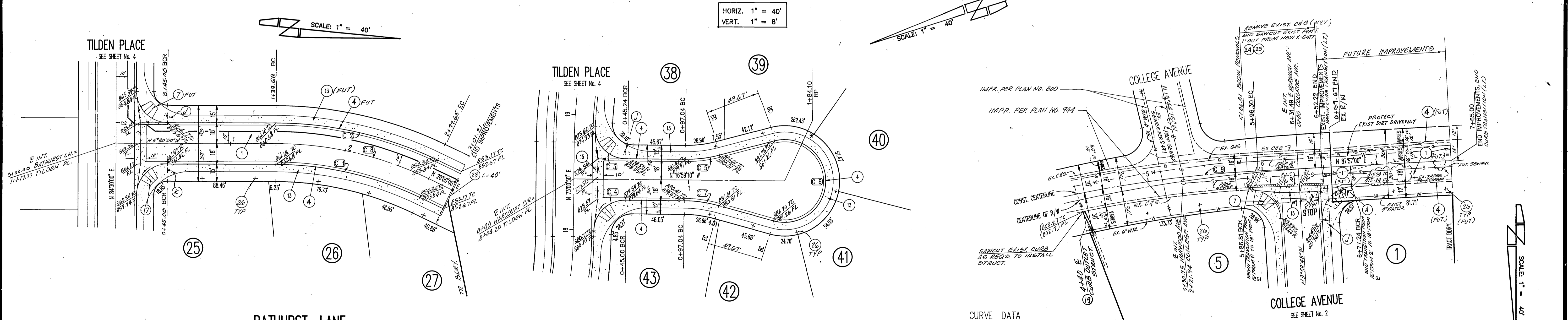
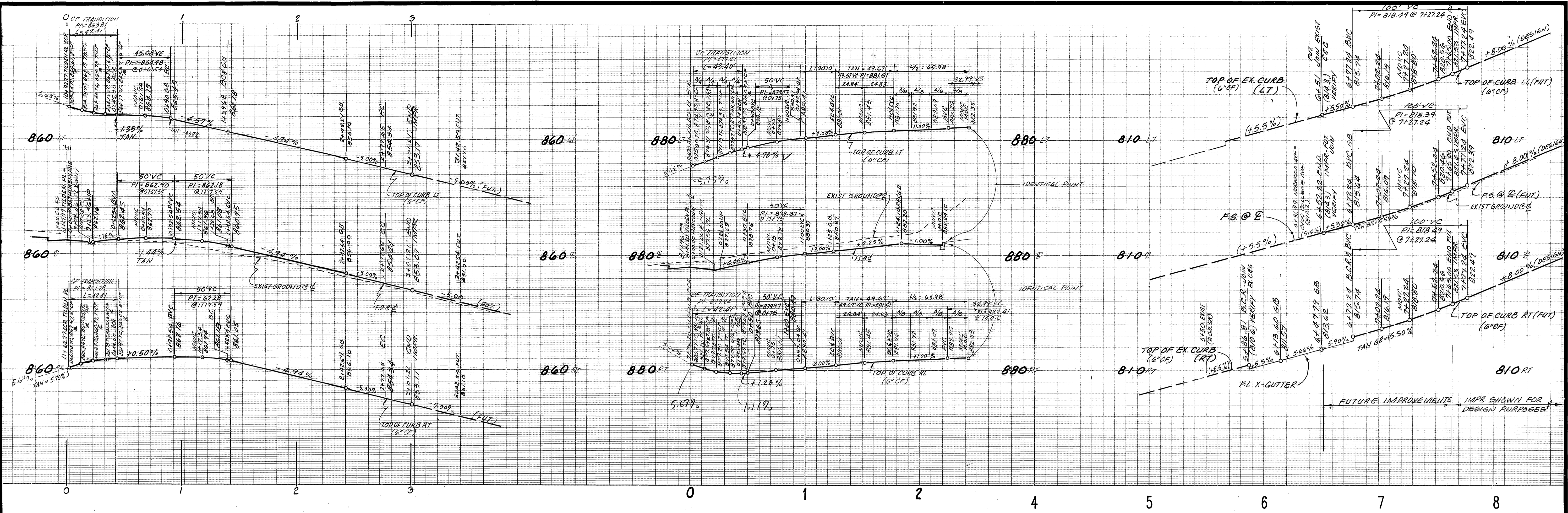
APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7-16-87	WES
TRAFFIC DIVISION	5-19-88	WES
CHIEF P.W. ENGINEER	8/14/88	WES

APPROVED BY
Barry Bell
 PUBLIC WORKS DIRECTOR

DATE 9/20/88

PLAN & PROFILE
 STREET IMPROVEMENT PLANS
TILDEN PLACE
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 8'

ACCOUNT NO.
R-2960
 SHEET **4** OF **6**



HORIZ. 1" = 40'
VERT. 1" = 8'

SCALE: 1" = 40'

SCALE: 1" = 40'

CONSTRUCTION NOTES

- 1 CONST. A.C. PAVEMENT, A.C. OVER C.A.B.
- 2 CONST. 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200
- 3 CONST. 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200
- 4 CONST. 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200
- 7 CONST. ACCESS RAMP PER CITY OF RIVERSIDE STD. 304
- 13 CONST. SIDEWALK PER CITY OF RIVERSIDE STD. 325
- 15 CONST. STD. CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
- 17 CONST. TYPE IX DRIVEWAY PER CITY OF RIVERSIDE STD. 302
- 19 CONST. UNDER-WALK DRAIN PER CITY OF RIVERSIDE STD. 411
- 24 REMOVE EXIST. CURB & GUTTER
- 25 SAWCUT & REMOVE 12" WIDE STRIP OF A.C. PAVT.
- 23 CONST. BARRICADE PER CITY OF RIVERSIDE STD. 180
- 26 PLANT STREET TREES - SEE SHT 1



BENCHMARK:
BRASS DISK IN 12" CONC. MON. S.W. COR.
OF GRAMERCY & SIERRA VISTA ON BACK OF
CURB AT THE N.W. END OF SIDEWALK PLANTER
CITY B.M. F1-A ELEV. = 806.587

STRYKER ENGINEERING
CIVIL ENGINEERING & PLANNING
1522 E. FOURTH STREET, SUITE 206
SANTA ANA, CA 92701
PH. (714) 354-0433
G. Bart Stryker 12.1.87
G. BART STRYKER, R.C.E. 13195 (EXP. 3/31/89) DATE

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Barry Bed*
DATE: 7/20/88
PRINCIPAL ENGINEER

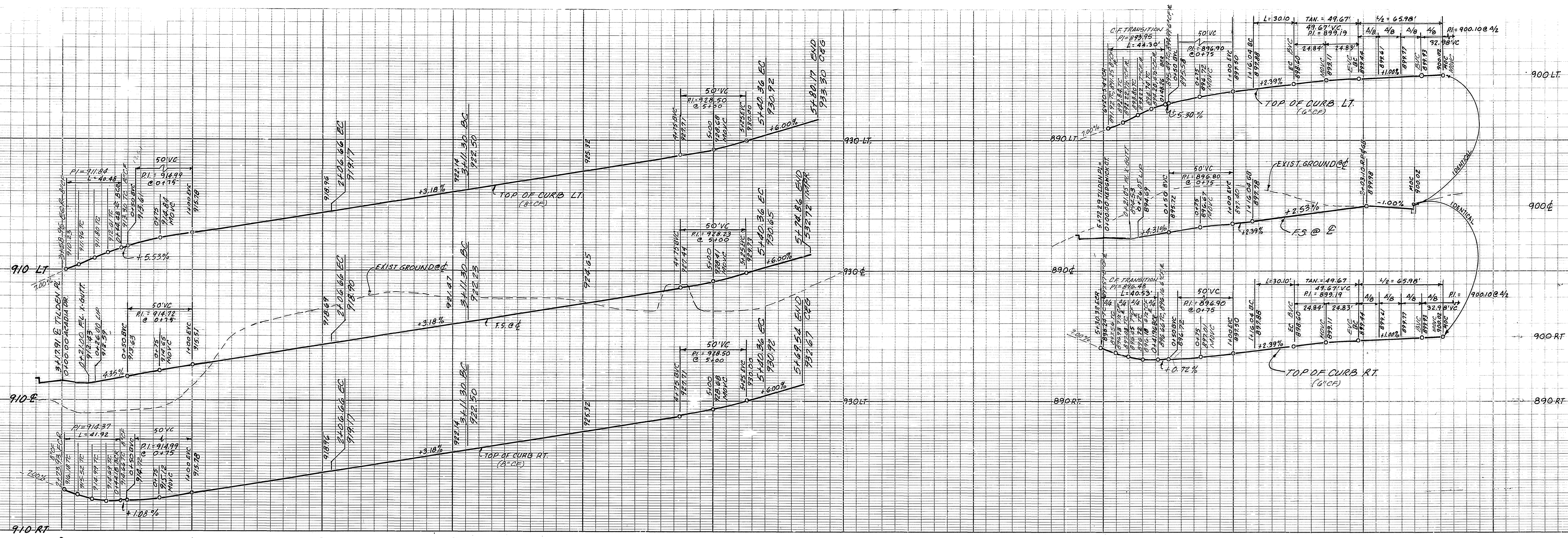
APPROVED BY: *Barry Bed*
DATE: 7/20/88
PUBLIC WORKS DIRECTOR

DESIGNED BY: *BS/12* DRAWN BY: *BS/12* CHECKED BY: *BS/12*

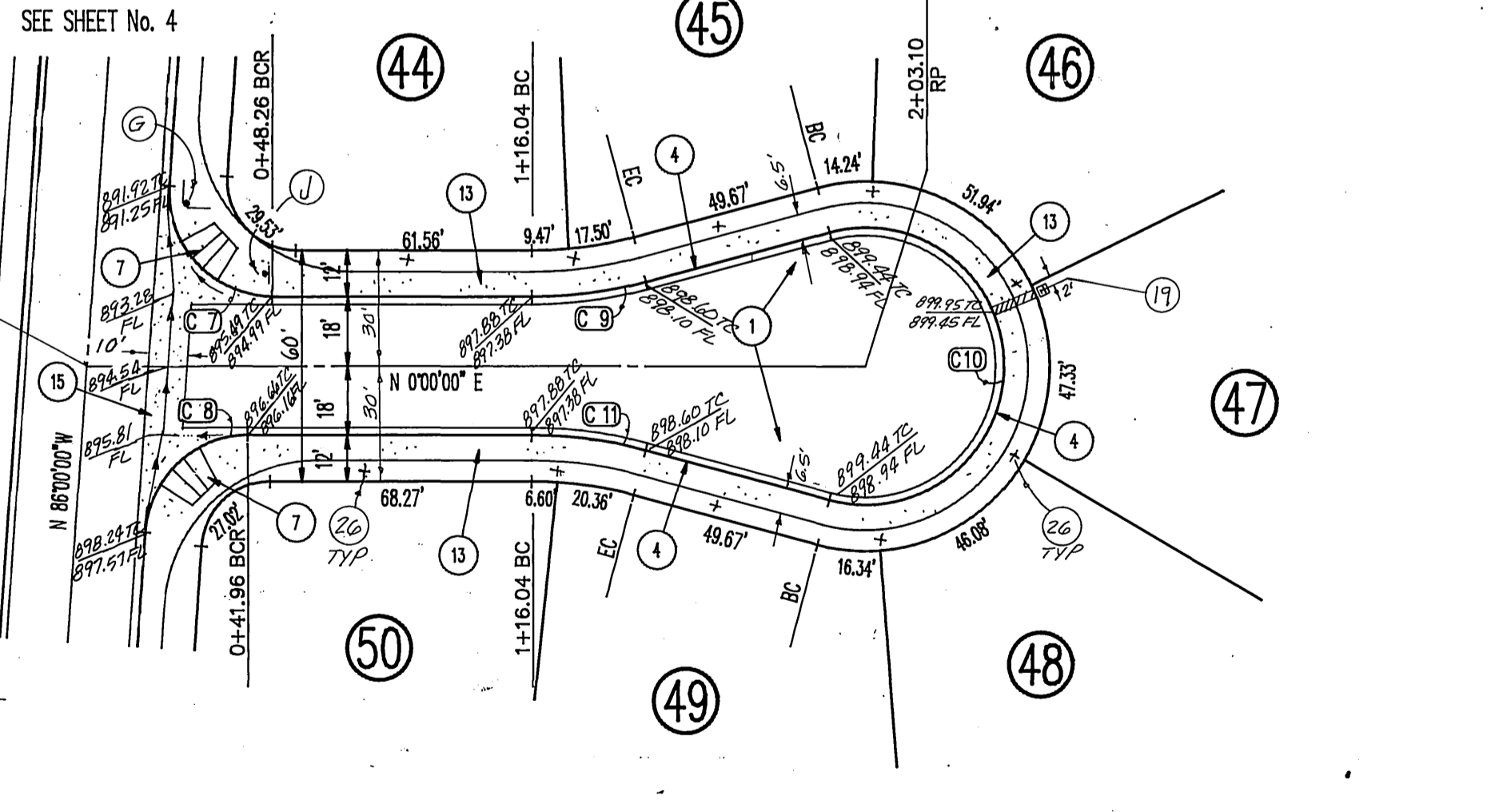
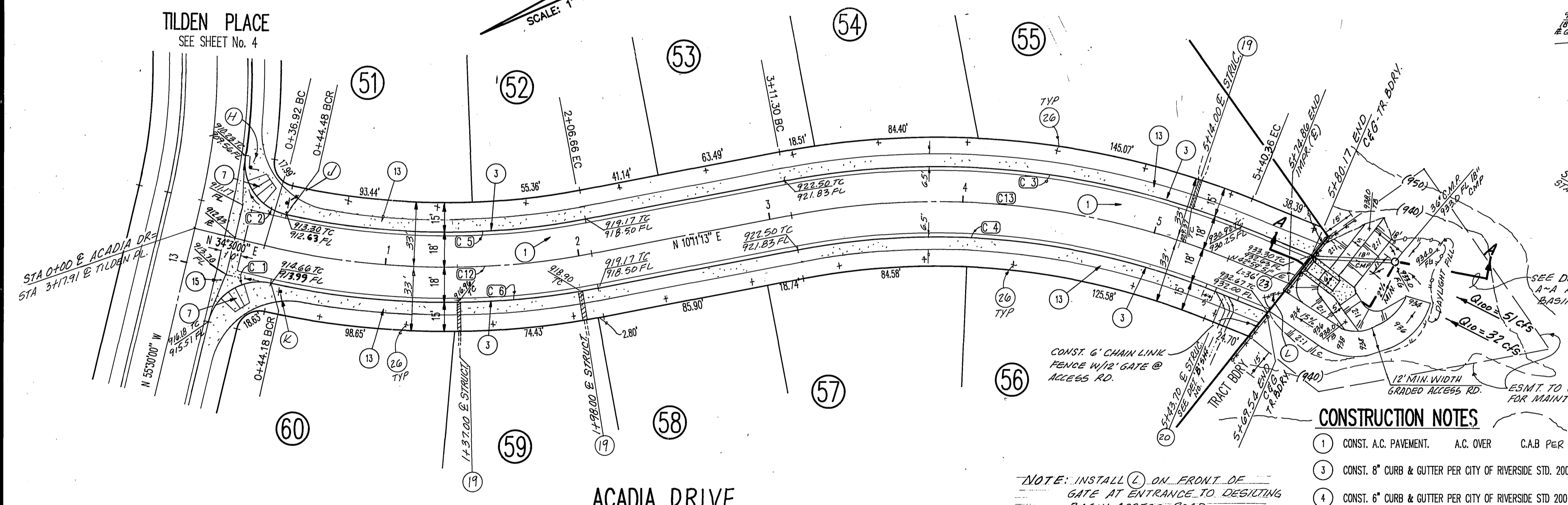
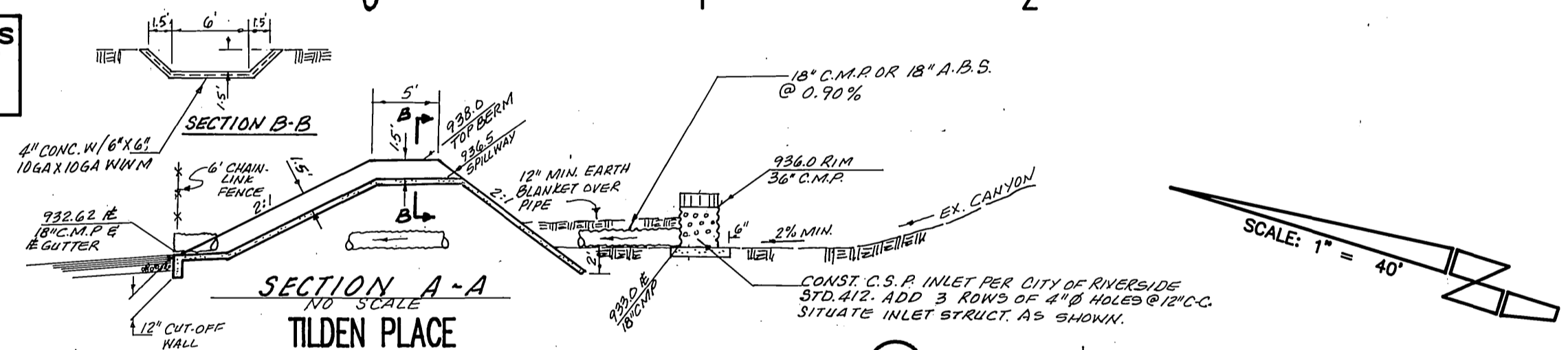
PLAN & PROFILE
STREET IMPROVEMENT PLANS
BATHURST LANE
HARCOURT CIRCLE
NORWOOD AVENUE

ACCOUNT NO.
R-2960
56
SHEET OF

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'



PROFILE SCALES
 HORIZ. 1" = 40'
 VERT. 1" = 8'



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
C1) 88°57'37"	27.00'	41.92'	26.51'
C2) 85°54'04"	27.00'	40.48'	25.13'
C3) 32°48'39"	418.00'	239.37'	123.07'
C4) 32°48'39"	382.00'	218.75'	112.47'
C5) 23°13'51"	382.00'	154.88'	78.52'
C6) 23°16'24"	418.00'	169.79'	86.08'
C7) 14°00'00"	27.00'	44.90'	28.95'
C8) 15°00'00"	27.00'	40.59'	25.16'
C9) 21°00'00"	115.00'	30.11'	15.14'
C10) 21°00'00"	36.00'	131.95'	---
C11) 15°00'00"	115.00'	30.11'	15.14'
C12) 24°18'47"	400.00'	169.74'	86.17'
C13) 32°48'39"	400.00'	229.06'	117.77'

- CONSTRUCTION NOTES**
- CONST. A.C. PAVEMENT. A.C. OVER C.A.B. PER S.R.
 - CONST. 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200
 - CONST. 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200
 - CONST. ACCESS RAMP PER CITY OF RIVERSIDE STD. 304
 - CONST. SIDEWALK PER CITY OF RIVERSIDE STD. 325
 - CONST. CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
 - CONST. TYPE II DRIVEWAY PER CITY OF RIVERSIDE STD. 302
 - CONST. UNDER-WALK DRAIN PER CITY OF RIVERSIDE STD. 411
 - CONST. BARRICADE PER CITY OF RIVERSIDE STD. 180
 - CONST. UNDER-WALK DRAIN PER CITY OF RIVERSIDE STD. 410

NOTE: INSTALL (L) ON FRONT OF GATE AT ENTRANCE TO DESILTING BASIN ACCESS ROAD.



BENCHMARK:
 BRASS DISK IN 12" CONC. MON. S.W. COR. OF GRAMERCY & SIERRA VISTA ON BACK OF CURB AT THE N.W. END OF SIDEWALK PLANTER
 CITY B.M. F1-A ELEV. = 806.587

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 SANTA ANA, CA 92701
 PH. (714) 954-0433
 G. Bart Stryker 12.1.87
 G. BART STRYKER, R.C.E. 13195 (EXP. 3/31/89)
 DATE

MARK	REVISIONS	APPR. DATE
DESIGNED BY 25/12	DRAWN BY 25/12	CHECKED BY 25/12

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: Barry Ped.
 PUBLIC WORKS DIRECTOR
 DATE: 9/20/88

PLAN & PROFILE
 STREET IMPROVEMENT PLANS
 ACADIA DRIVE
 &
 KEDGWICK COURT
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 8'

ACCOUNT NO.
 R-2960
 6 6
 SHEET OF