

LUSK HIGHLANDER STREET IMPROVEMENT PLANS

TRACT 22408-2
IN THE CITY OF RIVERSIDE

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, OR THE LUSK COMPANY.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, 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 THE LUSK COMPANY ARE NOT RESPONSIBLE FOR THEIR ACCURACY.

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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.

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.

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.

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 LUSK CO. 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.

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 (331-6150)

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

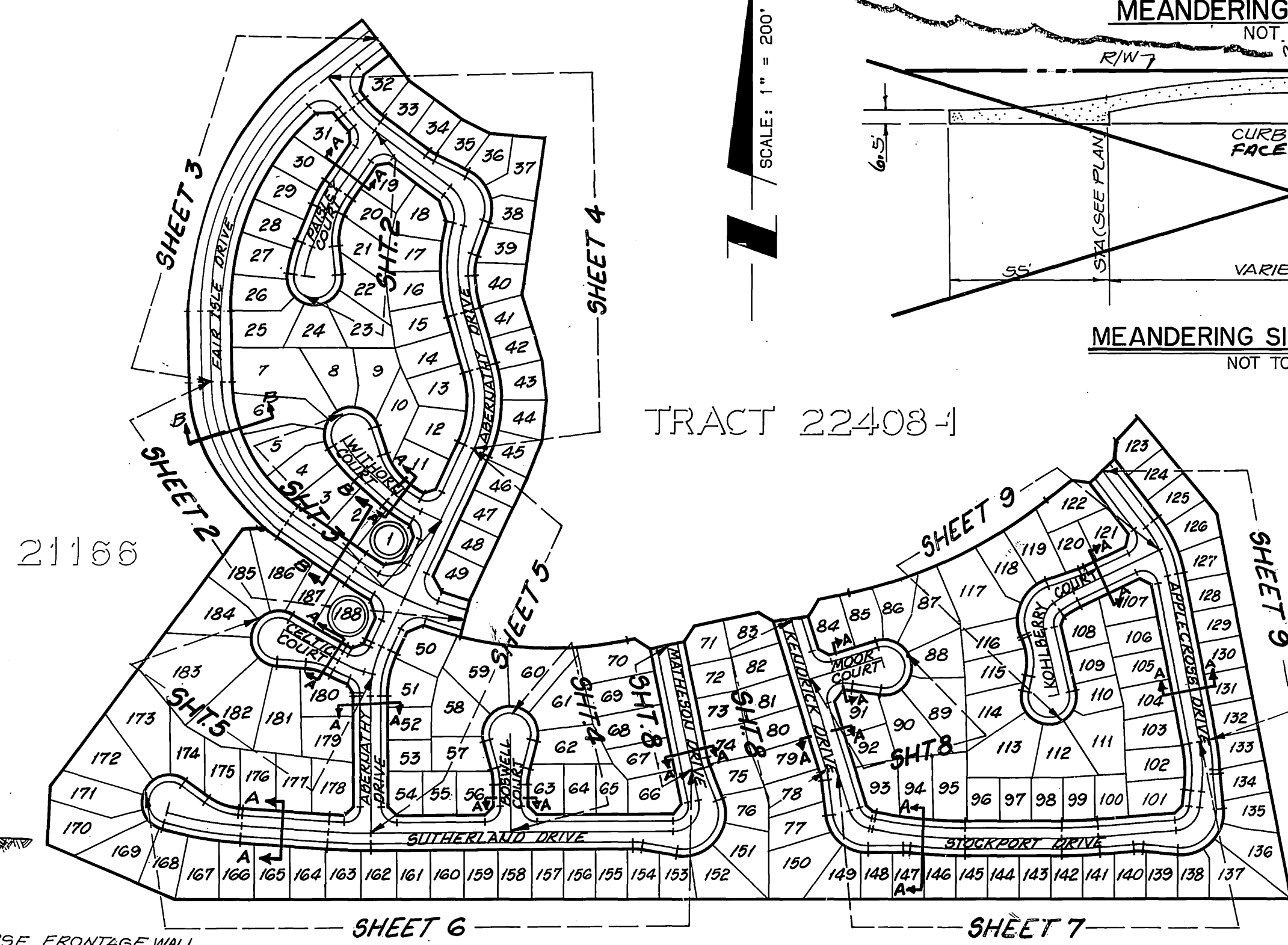
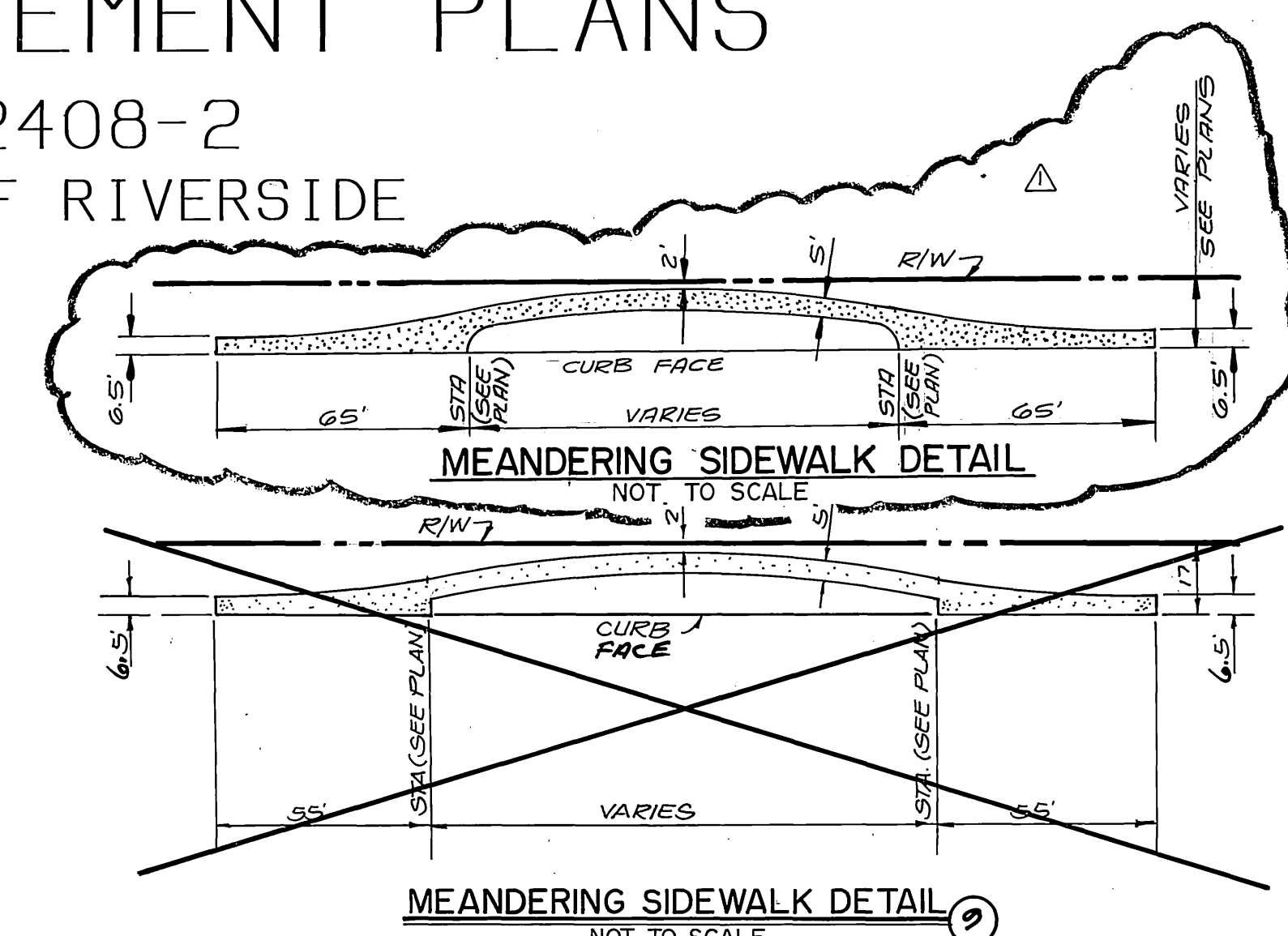
ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.

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.

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.

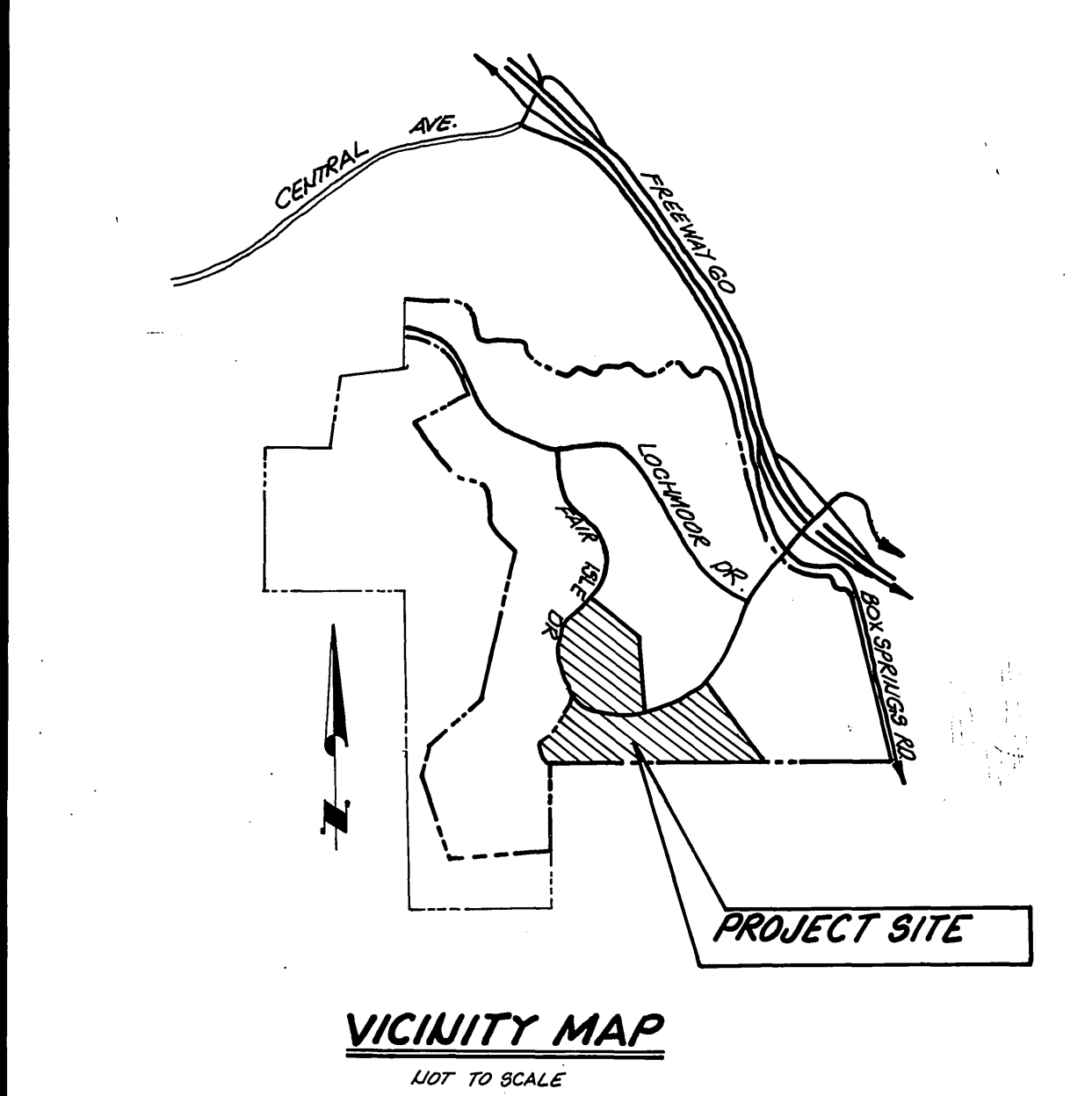
SHEET INDEX

SHT. NO.	DESCRIPTION
1	TITLE SHEET
2 - 9	STREET PLAN AND PROFILE
10	STRIPING/SIGNING

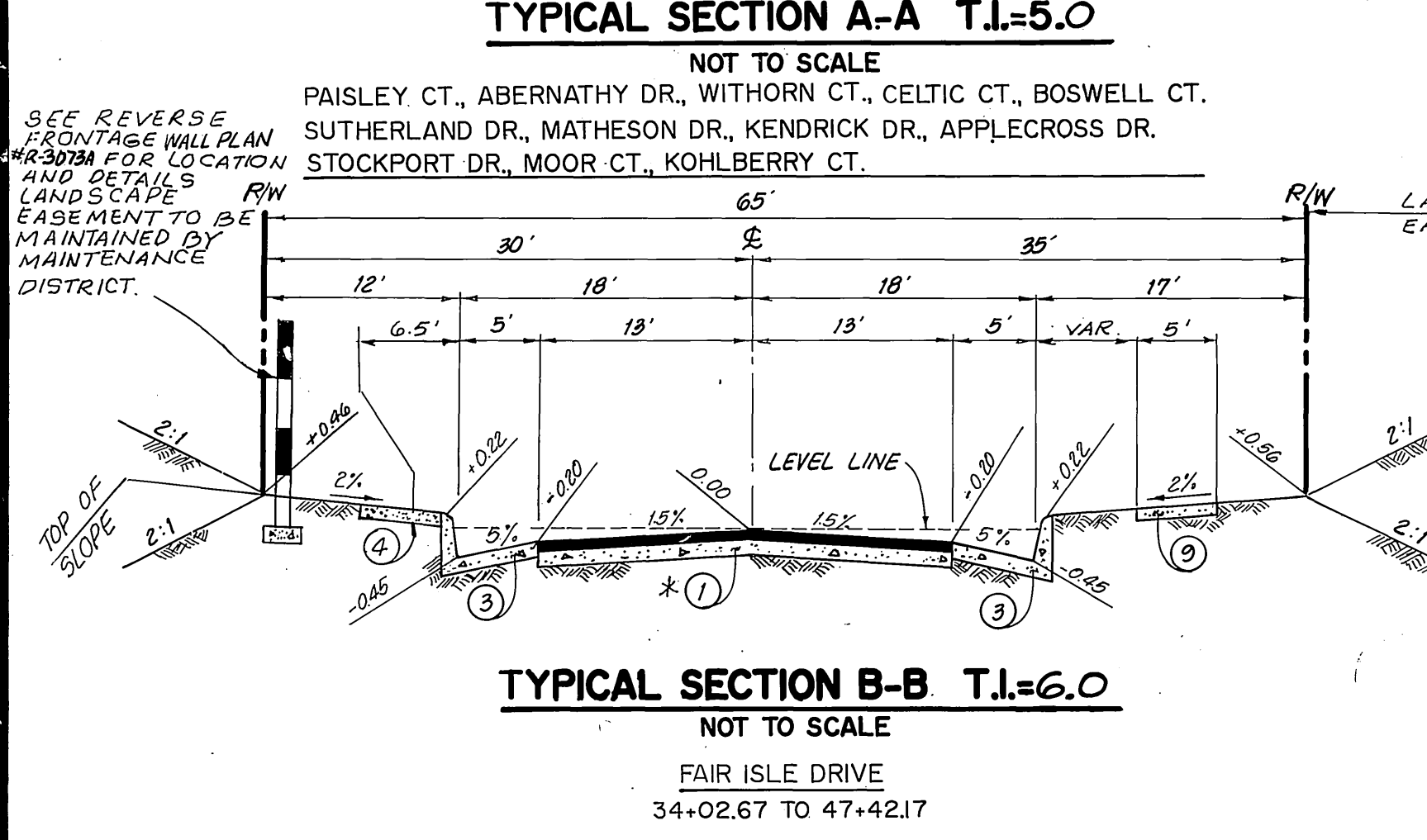
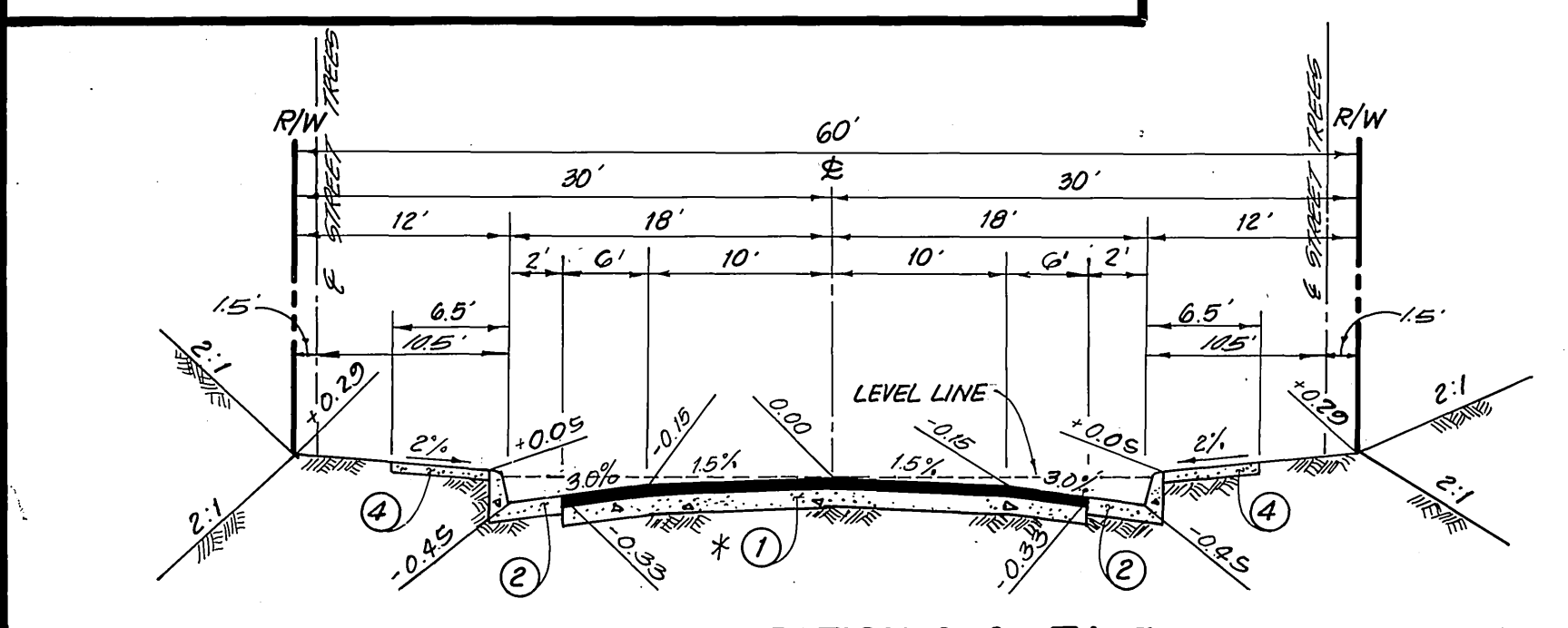


CONSTRUCTION NOTES & QUANTITY ESTIMATE

ITEM DESCRIPTION	UNIT	QUANTITY
1 - CONSTRUCT AC OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION (T.I. 5.0 = 2 1/2" AC 1 1/2" AB, T.I. 6.0 = 3 1/2" AC 1 1/2" AB)	AC TN AB CY	4092 3216
2 - CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE I.	L. F.	11,100
3 - CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE I. WITH 5" GUTTER	L. F.	2,415
4 - CONSTRUCT SIDEWALK PER CITY STD. 325	S. F.	53,400
5 - CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220. W= SEE PLAN	S. F.	7,092
6 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.	EA.	18
7 - CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. 180.	L. F.	65
8 - CONSTRUCT MEANDERING SIDEWALK (W=5'). SEE DETAIL HEREON	S. F.	5,750
9 - INSTALL REDWOOD HEADER	L. F.	65
10 - PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHEET 7 FOR SPECS. AND QUANTITIES).	L. F.	65
22 - REMOVE BARRICADE AND REDWOOD HEADER	L. F.	245



* NOTE THE STRUCTURE 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-VALUES. SUBJECT TO PUBLIC WORKS DEPARTMENT APPROVAL AND THE STRUCTURAL SECTION(S) WILL BE ADJUSTED ACCORDINGLY.



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.

BENCHMARK: 600-49-68
3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6. SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.887 (BRASS DISK IS BROKEN OFF. F.D. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)

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: *Brian L. Jensen* 2-3-99
BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30534 DATE

DESIGNED BY: *RR*
DRAWN BY: *RR*
CHECKED BY: *RR*

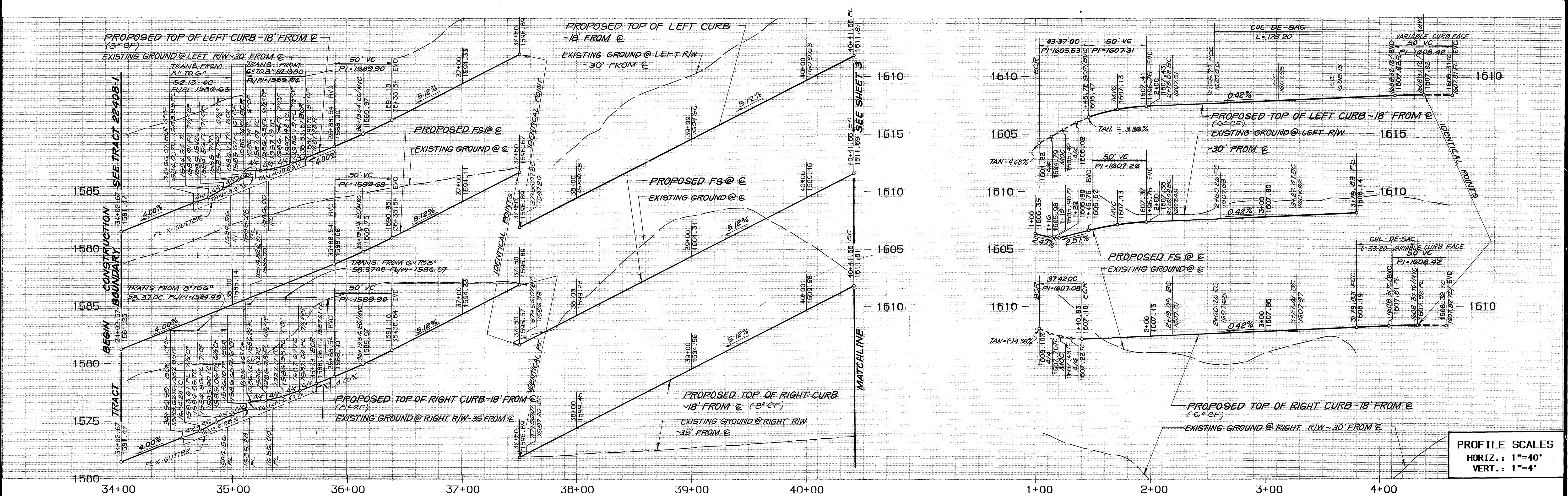
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 1/22/99
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

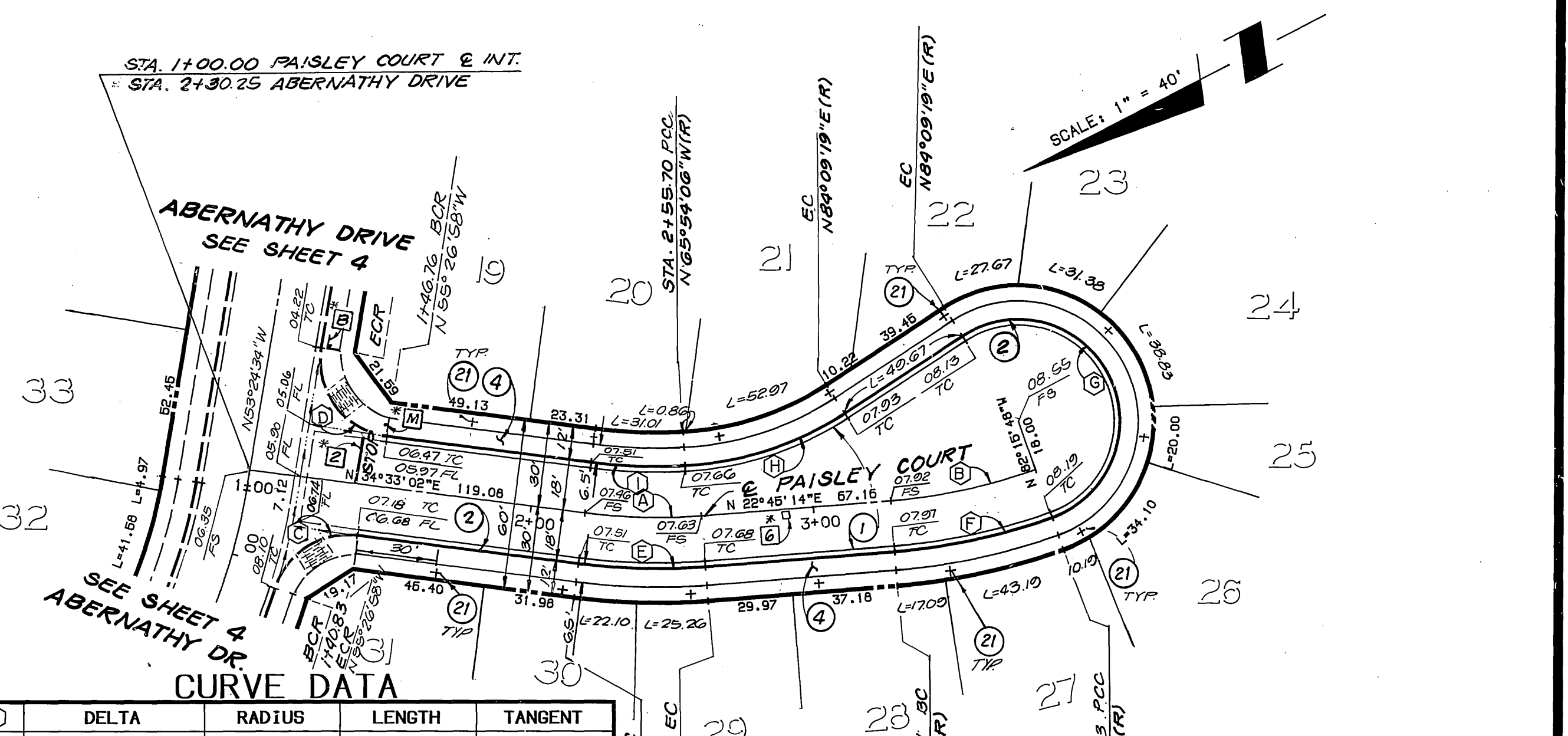
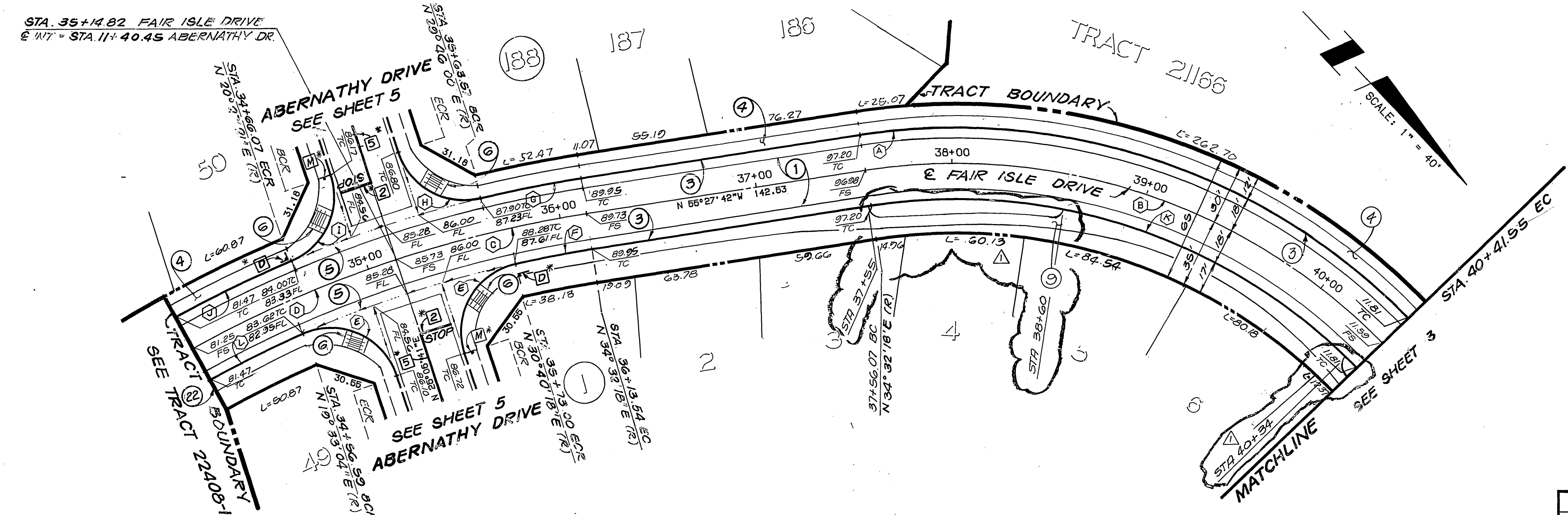
STREET IMPROVEMENT PLANS
TRACT 22408-2
TITLE SHEET

ACCOUNT NO. R-3092
SHEET 1 OF 10

HORIZ. SCALE: VERT. SCALE:



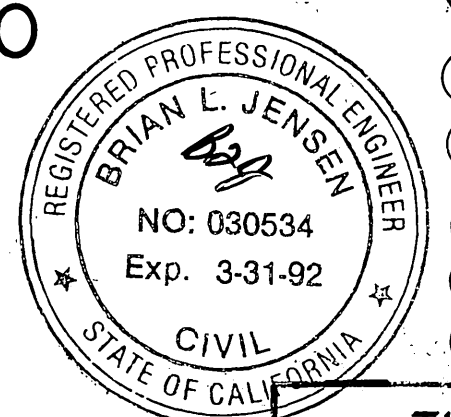
PROFILE SCALES
 HORIZ.: 1"=40'
 VERT.: 1"=4'



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
54°31'23"	318.00	302.61	163.86
54°31'23"	300.00	285.48	154.59
09°25'37"	600.00	98.72	49.47
10°42'37"	600.00	112.16	56.24
95°33'37"	35.00	58.37	38.57
03°52'00"	582.00	39.28	19.65
04°46'18"	618.00	51.47	25.75
85°20'41"	35.00	52.13	32.27
85°20'40"	35.00	52.13	32.27
06°03'17"	618.00	65.31	32.68
54°31'23"	282.00	268.35	145.31
05°09'00"	582.00	52.31	26.17

FAIR ISLE DRIVE
 T.I.=6.0



CONSTRUCTION NOTES:

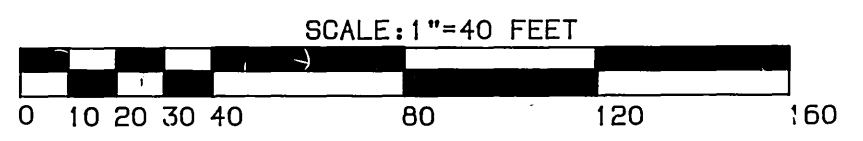
- ① - CONSTRUCT AC OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION (T.I. 5.0=2 1/2" AC(1 1/2" A.B., T.I. 6.0=3 1/2" AC(1 1/2" A.B.
- ② - CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE I.
- ③ - CONSTRUCT 8" CURB & GUTTER PER CITY STD. 200, TYPE I. WITH 5' GUTTER.
- ④ - CONSTRUCT SIDEWALK PER CITY STD. 325
- ⑤ - CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220. W=10'
- ⑥ - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.
- ⑦ - REMOVE BARRICADE & REDWOOD HEADER.
- ⑧ - CONSTRUCT MEANDERING SIDEWALK (W=5') SEE DETAIL SHEET #

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
11°47'48"	200.00	41.8	20.66
15°01'02"	200.00	52.42	26.36
79°24'59"	27.00	37.42	22.42
92°02'24"	27.00	43.37	27.98
11°47'48"	218.00	44.88	22.52
15°01'02"	218.00	57.14	28.73
193°34'53"	36.00	121.63	302.32
29°56'35"	115.00	60.10	30.75
10°27'08"	182.00	33.20	16.65

- ⑫ - PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHT. 7 FOR SPECS. AND QUANTITIES.)

PAISLEY COURT T.I.=5.0



*NOTE: SEE SHEET 10 FOR STRIPING/SIGNING LEGEND.

BENCHMARK: 600-49-68
 3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6. SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.887. BRASS DISK IS BROKEN OFF. F.D. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK

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 (714) 653-0234

APPROVED BY: *Brian L. Jensen*
 BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30534
 DATE: 2-3-89

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

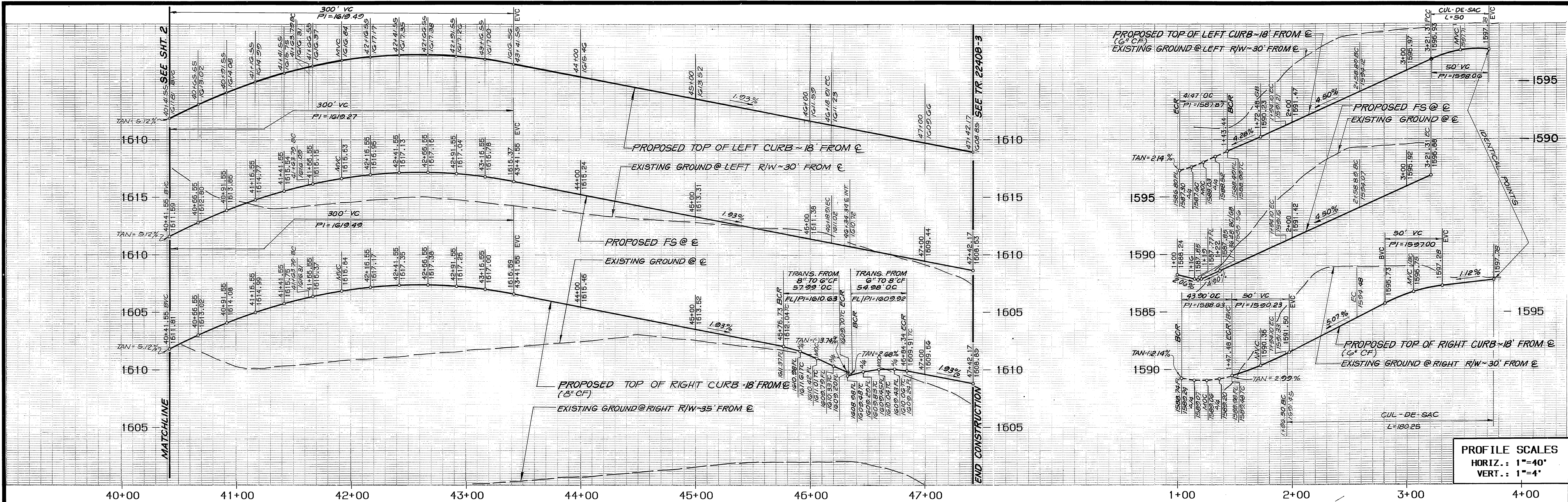
APPROVED BY: *Dave Paul*
 DATE: 4/22/90
 PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLANS
 TRACT 22408-2
 FAIR ISLE DR./PAISLEY CT.

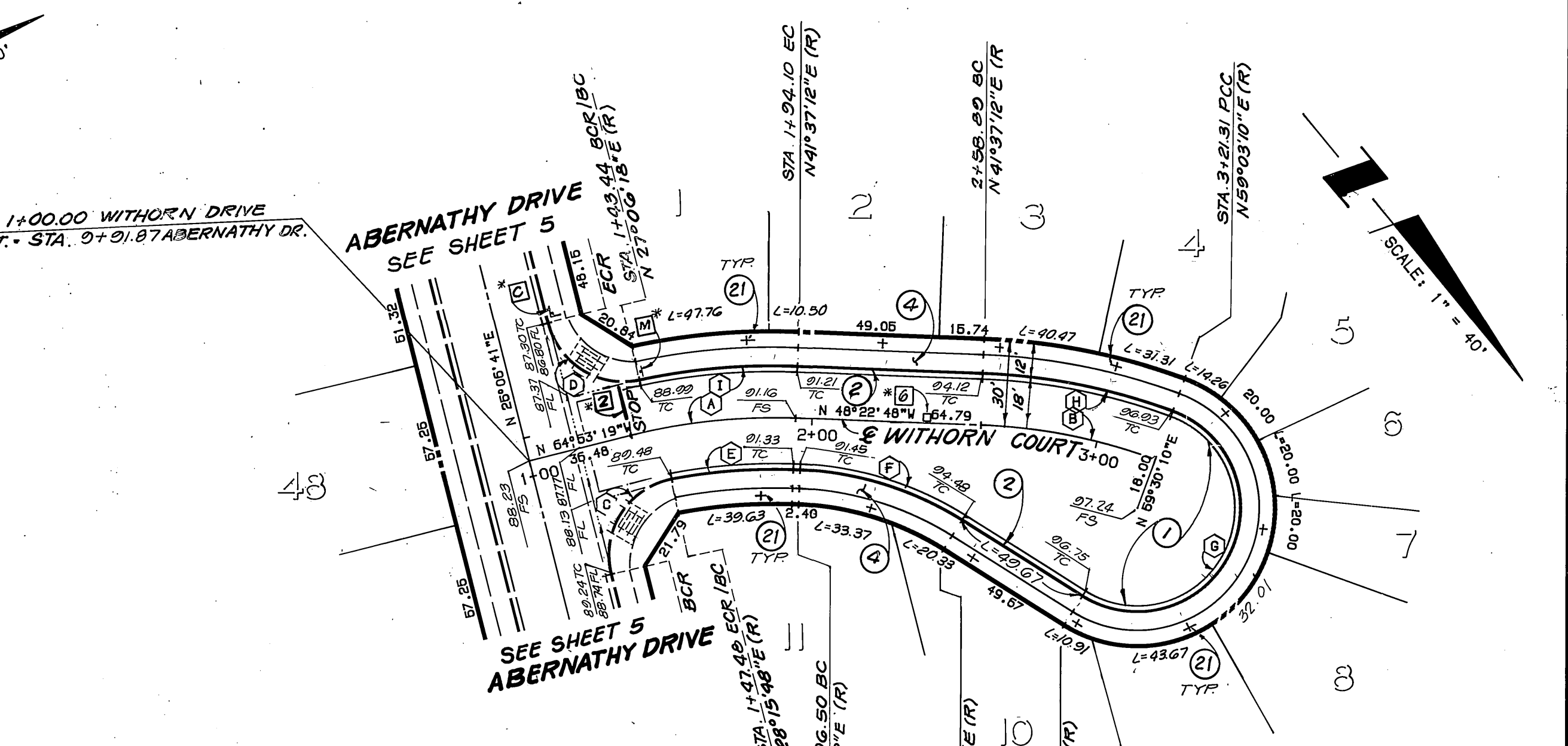
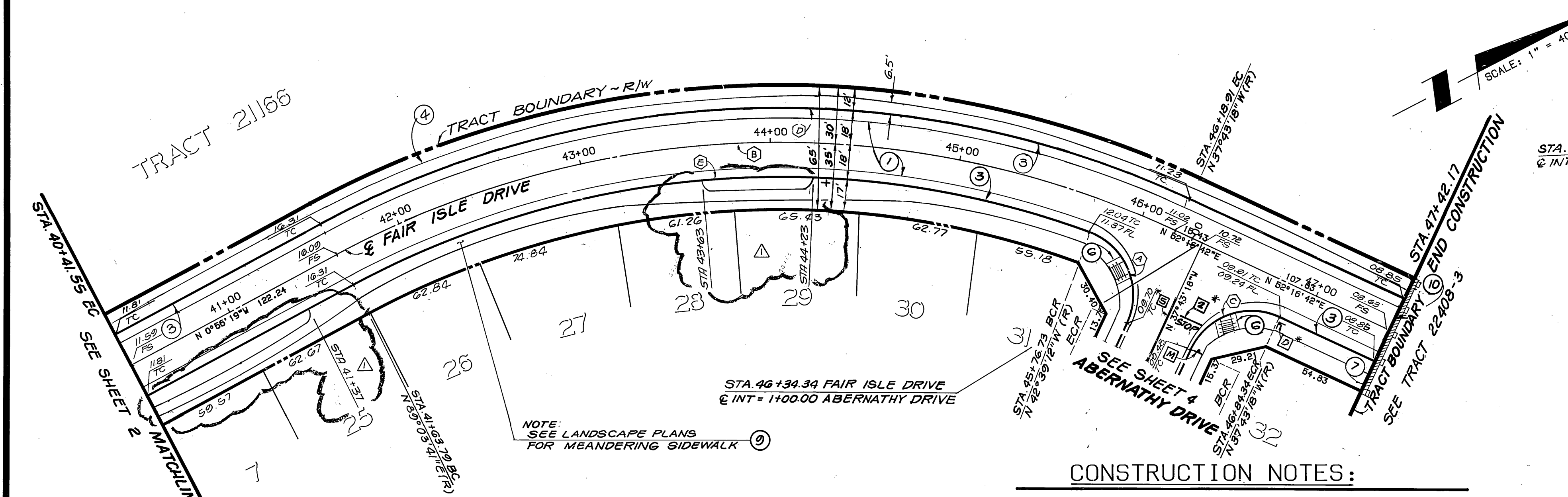
ACCOUNT NO. R-3092
 SHEET 2 OF 10

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

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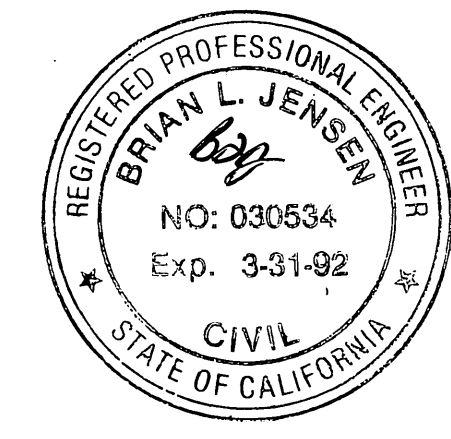
PROFILE SCALES
 HORIZ.: 1"=40'
 VERT.: 1"=4'



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
94°55'54"	35.00	57.99	38.15
53°13'01"	490.00	455.12	245.45
90°00'00"	35.00	54.98	35.00
53°13'01"	508.00	471.84	254.48
48°17'07"	472.00	397.77	211.56

FAIR ISLE DRIVE
 T.I.=6.0



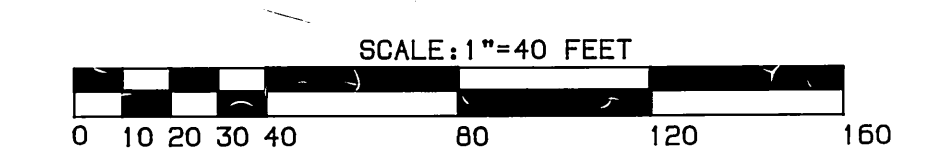
CONSTRUCTION NOTES:

- 1 CONSTRUCT AC OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION (T.I. S.O. = 2 1/2" AC 1 1/2" A.B., T.I. S.O. = 3 1/2" AC 1 1/2" A.B.)
- 2 CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE 1.
- 3 CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE 1, WITH 5" GUTTER
- 4 CONSTRUCT SIDEWALK PER CITY STD. 325
- 6 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.
- 7 CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. 180.
- 8 CONSTRUCT MEANDERING SIDEWALK (W=5') SEE DETAIL SHEET #1.
- 10 INSTALL REDWOOD HEADER
- 21 PLANT STREET TREES TO SPECIFICATIONS OF THE PARKS AND RECREATION DEPARTMENT. (SEE SHT. 7 FOR SPECS. AND QUANTITIES)

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
16°30'31"	200.00	57.63	29.01
17°52'58"	200.00	62.42	31.47
93°09'07"	27.00	43.90	26.53
88°00'24"	27.00	41.47	25.08
13°21'24"	182.00	42.43	21.31
29°52'08"	115.00	59.95	30.67
191°59'10"	36.00	120.63	342.92
17°52'58"	218.00	68.04	34.30
14°30'55"	218.00	55.23	27.75

WITHORN COURT T.I.=5.0



*NOTE: SEE SHEET 10 FOR STRIPING/SIGNING LEGEND.

BENCHMARK: 600-10-68
 3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHWEST OF MILEPOST 6, SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.887 (BRASS DISK IS BROKEN OFF. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)

THE KEITH COMPANIES
 6296 RIVER CREST DRIVE
 SUITE 100
 RIVERSIDE, CA 92507
 (714) 653-0234

APPROVED BY: *Brian L. Jensen*
 BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 030534 DATE 2-3-89

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

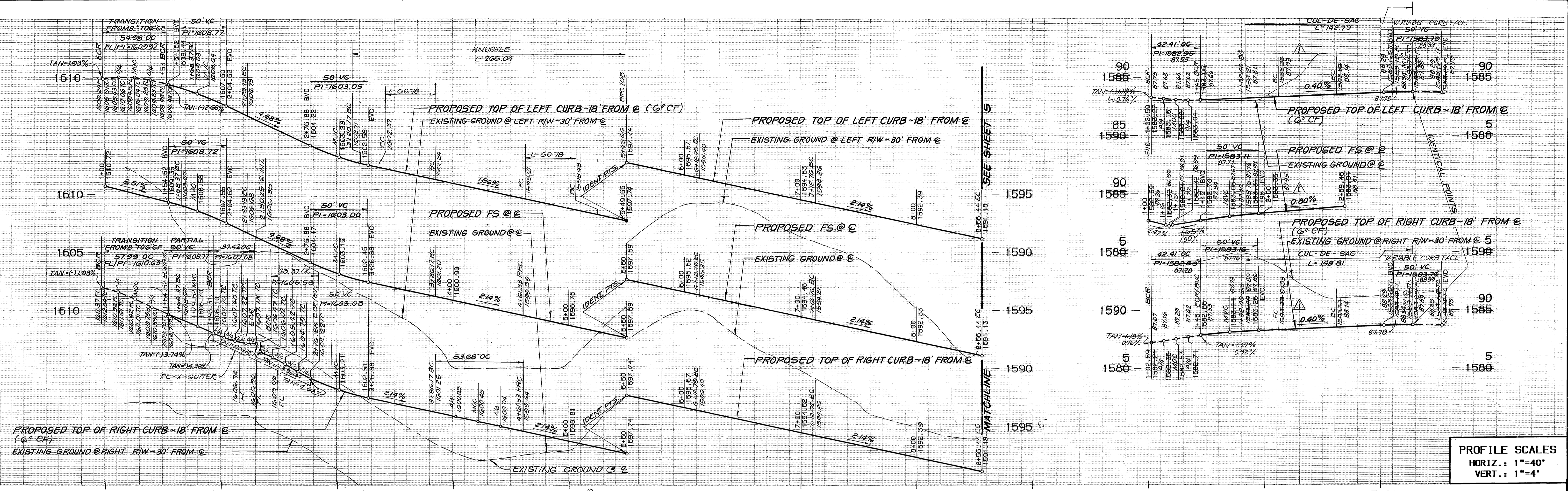
APPROVED BY: *Brian Bed*
 BRYAN BEDDINGFIELD
 PUBLIC WORKS DIRECTOR

DATE: 1/22/90

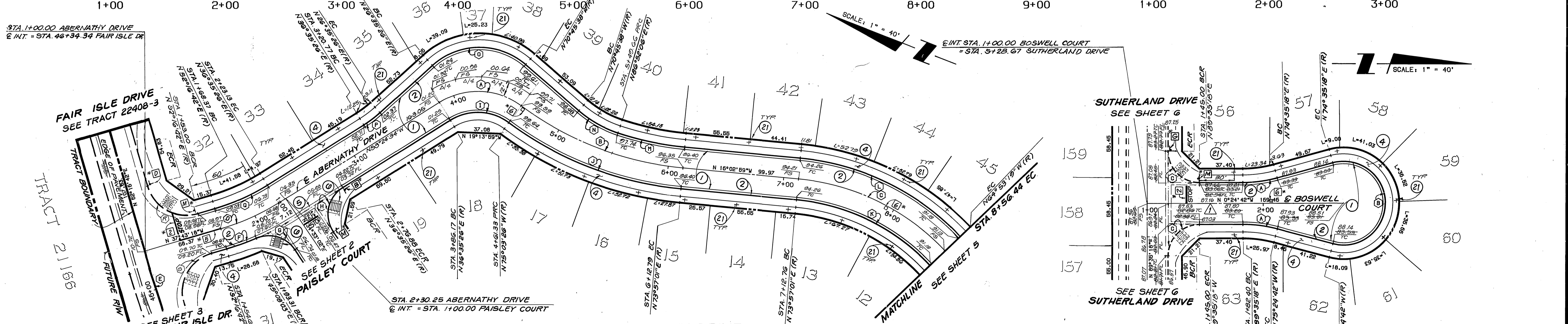
STREET IMPROVEMENT PLANS
 TRACT 22408-2
FAIR ISLE DR./WITHORN CT.

ACCOUNT NO. R-3092
 SHEET 3 OF 10

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



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



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
58°21'11"	63.00	76.16	42.78
30°59'36"	280.00	151.46	77.63
41°09'40"	200.00	143.68	75.10
15°41'16"	200.00	54.76	27.55
53°13'01"	490.00	455.12	245.46
07°08'39"	218.00	27.18	13.61
79°24'59"	27.00	37.42	22.42
92°02'24"	27.00	43.37	27.98
68°21'11"	45.00	53.68	30.56
94°55'54"	35.00	57.99	38.15

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
30°59'36"	298.00	161.20	82.62
41°09'40"	182.00	130.75	68.34
41°09'40"	218.00	155.61	81.86
12°55'05"	262.00	59.07	29.66
22°22'15"	100.00	39.04	19.77
82°38'39"	61.00	87.99	53.64
10°00'00"	100.00	17.45	8.75
15°41'16"	182.00	49.83	25.07
90°00'00"	35.00	54.98	35.00

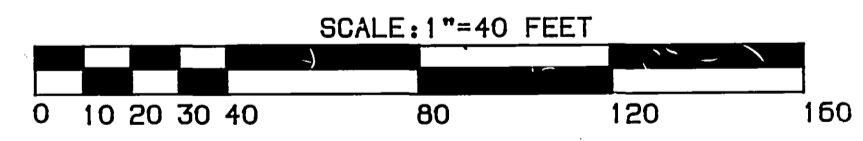
ABERNATHY DRIVE

CONSTRUCTION NOTES:

- ① CONSTRUCT 2" A.C. OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
- ② CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE I.
- ④ CONSTRUCT SIDEWALK PER CITY STD. 325
- ⑤ CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220 W = 6'
- ⑥ CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.
- Ⓜ PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHT. 7 FOR SPECS. AND QUANTITIES)

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
15°00'00"	115.00	30.11	15.14
210°00'00"	36.00	131.95	134.35
90°00'00"	27.00	42.41	27.00



*NOTE: SEE SHEET 10 FOR STRIPING/SIGNING LEGEND.

BENCHMARK: 600-49-68
3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6, SET VERTICALLY ON THE SOUTHWEST FACE OF A ROCK OUT 7 FEET NORTH-EAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.087 (BRASS DISK IS BROKEN OFF. FD. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)



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

APPROVED BY: *Brian Jensen*
BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30534 DATE 2-3-89

REVISIONS
REVISIONS
APPR. DATE

DESIGNED BY SK
DRAWN BY RR
CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Danny Bed*
DANNY BED PUBLIC WORKS DIRECTOR DATE 2/22/89

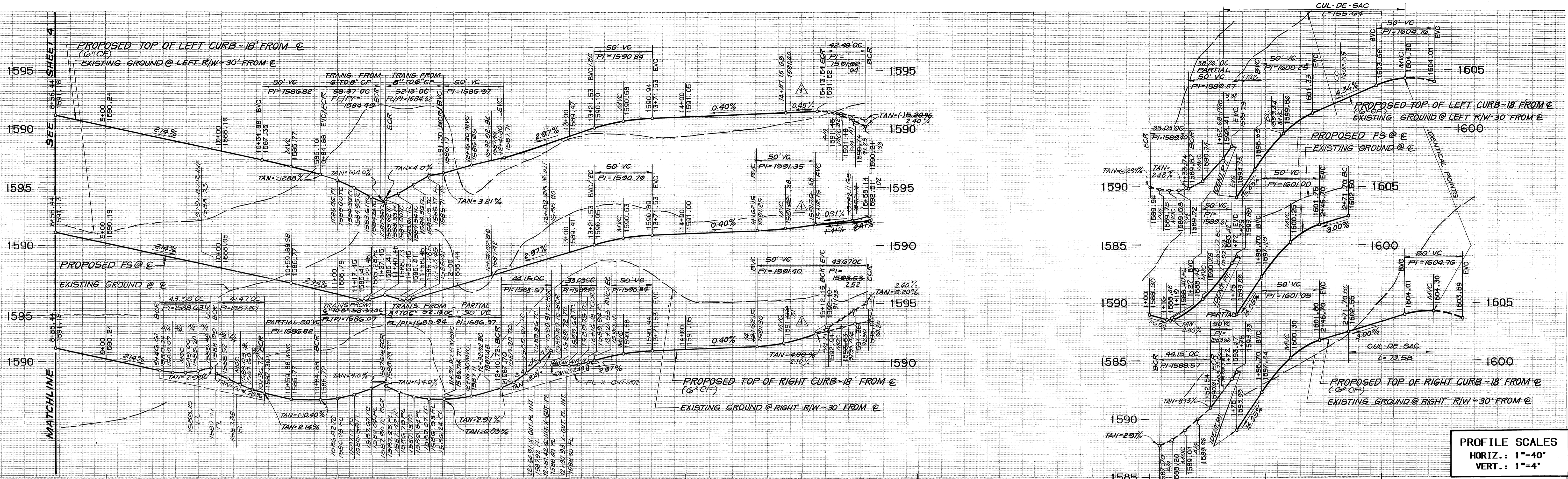
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

STREET IMPROVEMENT PLANS
TRACT 22408-2
ABERNATHY DR/BOSWELL CT

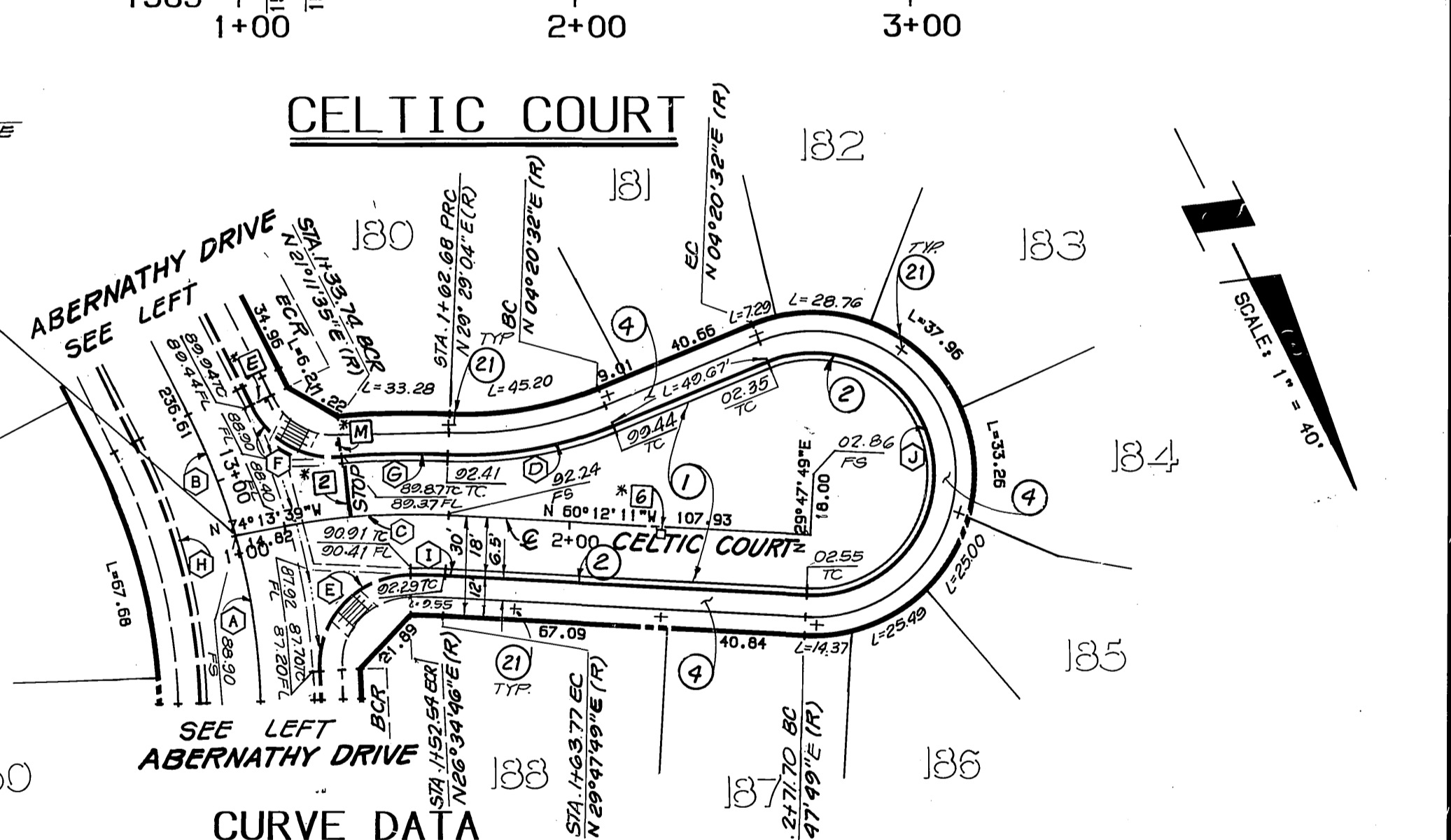
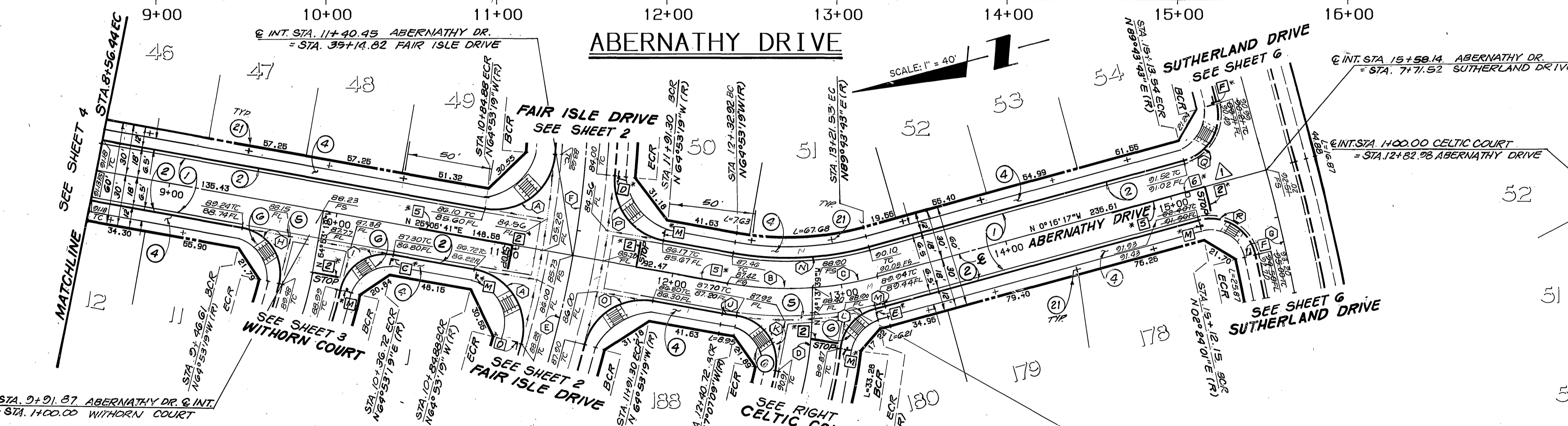
ACCOUNT NO. R-3002
SHEET 4 OF 10

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

DATE 2/22/89



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



CURVE DATA

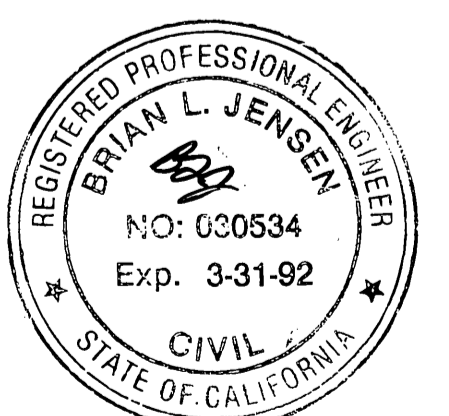
DELTA	RADIUS	LENGTH	TANGENT
95°33'37"	35.00	58.37	38.57
14°20'20"	200.00	50.05	25.16
11°02'38"	200.00	38.55	19.34
14°01'28"	200.00	48.95	24.60
09°25'37"	600.00	98.72	49.47
10°42'37"	600.00	112.16	56.24
04°24'21"	960.00	73.82	36.93
03°00'07"	27.00	43.90	28.53
88°00'24"	27.00	41.47	26.08
02°13'50"	218.00	8.49	4.24
03°41'55"	27.00	44.15	28.80
70°04'53"	27.00	33.03	18.93
01°32'45"	218.00	5.88	2.94

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
25°22'58"	182.00	80.63	40.99
85°20'41"	35.00	52.13	32.27
85°20'40"	35.00	52.13	32.27
90°08'25"	27.00	42.48	27.07
92°40'18"	27.00	43.67	28.29

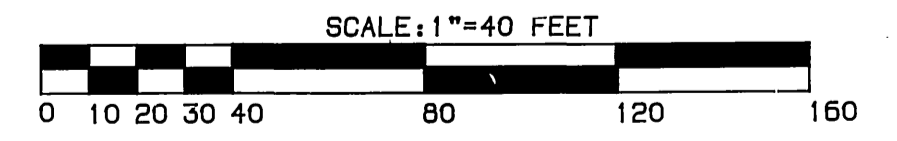
CONSTRUCTION NOTES:

- CONSTRUCT 2 1/4" AC OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
- CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE 1.
- CONSTRUCT SIDEWALK PER CITY STD. 325
- CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220, W = 6"
- CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.
- PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHT. 7 FOR SPECS. AND QUANTITIES)



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
14°20'20"	200.00	50.05	25.16
11°02'38"	200.00	38.55	19.34
14°01'28"	200.00	48.95	24.60
25°08'32"	115.00	50.46	25.64
93°41'55"	27.00	44.15	28.80
70°04'53"	27.00	33.03	18.93
08°17'29"	218.00	31.55	15.80
25°22'58"	182.00	80.63	40.99
03°13'03"	182.00	10.22	5.11
205°27'17"	36.00	129.09	159.39



*NOTE: SEE SHEET 10 FOR STRIPING/SIGNING LEGEND.

BENCHMARK: 600-49-68
 3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6. SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.887 (BRASS DISK IS BROKEN OFF. FD. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)

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

APPROVED BY: *Brian L. Jensen*
 BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30534

DESIGNED BY: SK
 DRAWN BY: RR
 CHECKED BY: RR

DATE: 2-3-89

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

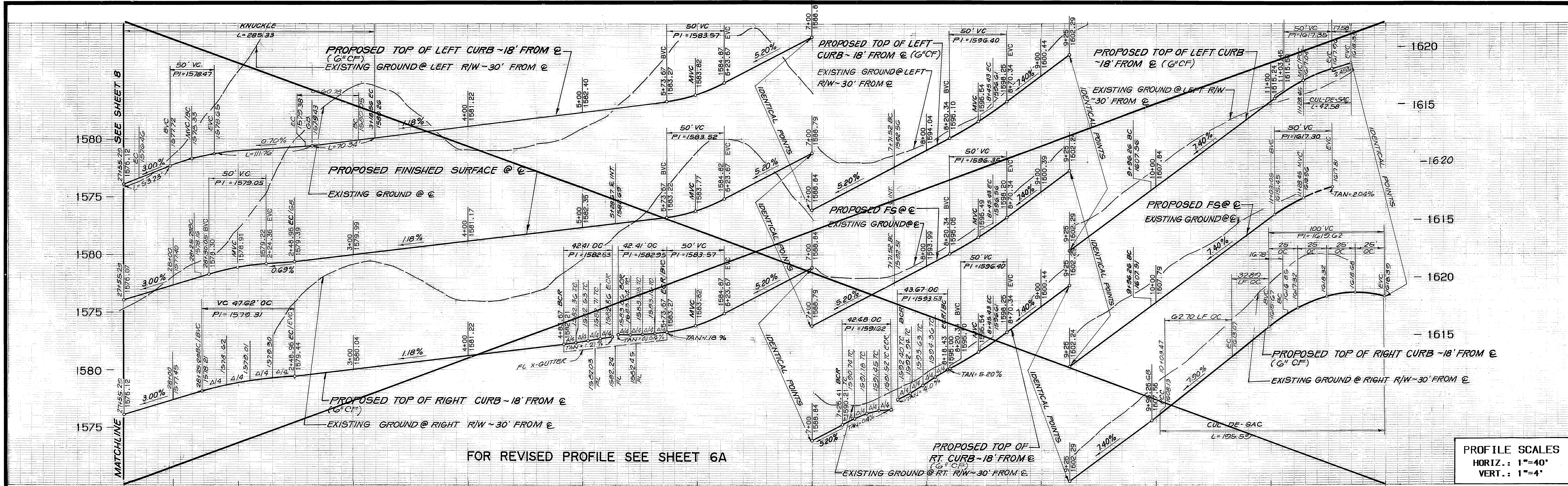
APPROVED BY: *Doug Paul*
 PUBLIC WORKS DIRECTOR

DATE: 4/22/90

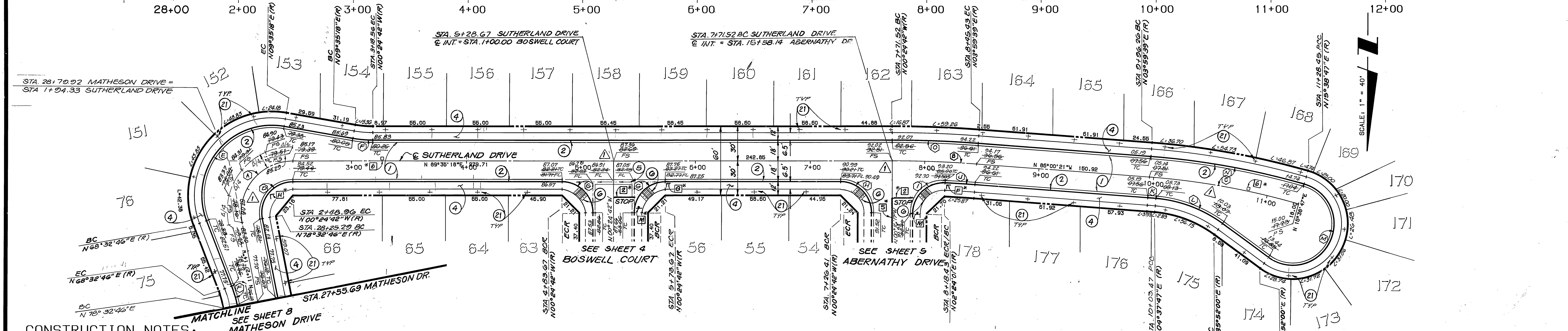
STREET IMPROVEMENT PLANS
 TRACT 22408-2
 ABERNATHY DR./CELTIC CT

ACCOUNT NO. R-3092
 SHEET 5 OF 10

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



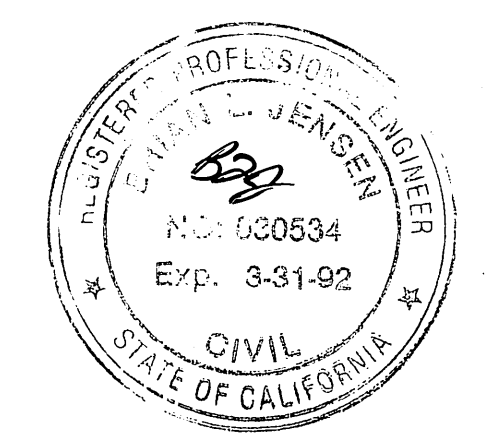
PROFILE SCALES
 HORIZ.: 1"=40'
 VERT.: 1"=4'



CONSTRUCTION NOTES:

- ① - CONSTRUCT 2 1/2" AC OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
- ② - CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE 1.
- ④ - CONSTRUCT SIDEWALK PER CITY STD. 325
- ⑤ - CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220, W = 6"
- ⑥ - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.
- ⑪ - PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHT.7 FOR SPECS. AND QUANTITIES)

SUTHERLAND DRIVE

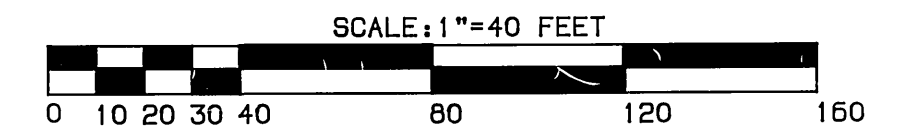


CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(A)	101°02'32"	45.00	79.36	54.63
(B)	04°24'21"	960.00	73.82	36.93
(C)	11°39'08"	650.00	132.19	66.32
(D)	101°02'32"	27.00	47.62	32.78
(E)	121°02'32"	61.00	128.87	107.91
(F)	10°00'00"	100.00	17.45	8.75
(G)	90°00'00"	27.00	42.41	27.00

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
(H)	90°08'25"	27.00	42.48	27.07
(I)	92°40'18"	27.00	43.67	28.29
(J)	01°35'38"	942.00	26.21	13.10
(K)	0°38'08"	632.00	7.01	3.51
(L)	31°14'13"	115.00	62.70	32.15
(M)	200°13'13"	36.00	125.80	201.90
(N)	11°39'08"	668.00	135.65	68.16
(O)	04°24'21"	978.00	75.20	37.62



*NOTE: SEE SHEET 10 FOR STRIPING/SIGNING LEGEND.

BENCHMARK: 600-49-68
 3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTH EAST OF MILEPOST 6, SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT; 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.887 (BRASS DISK IS BROKEN OFF. F.D. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)

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

APPROVED BY: *Brian L. Jensen*
 BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30534
 DATE: 2-3-89

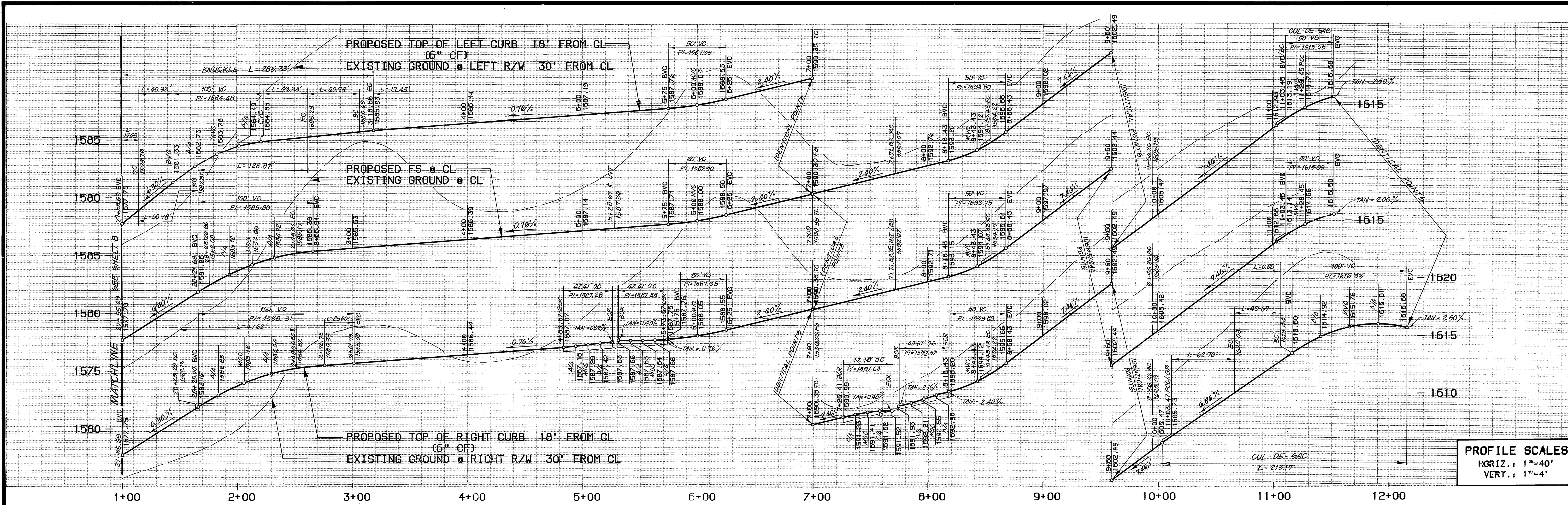
CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *Darryl Paul*
 DARRYL PAUL
 CHIEF P.W. ENGINEER
 DATE: 4/22/80

STREET IMPROVEMENT PLANS
 TRACT 22408-2
 SUTHERLAND DRIVE

ACCOUNT NO. R-3092
 SHEET 6 OF 10

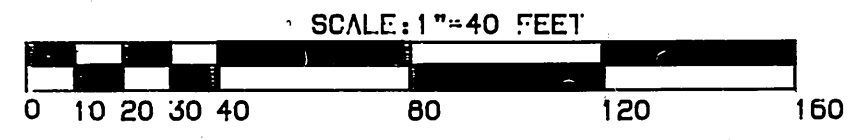
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'



SUTHERLAND DRIVE

FOR PLANVIEW SEE SHEET 6

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



BENCHMARK: 606-49-68
 3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6, SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961 ELEVATION 1451.887 (BRASS DISK IS BROKEN OFF F.D. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)

THE KEITH COMPANIES
 22690 CACTUS AVENUE
 SUITE 300
 MORENO VALLEY, CA 92553
 (714) 653-0234

APPROVED BY: *Chris D. Cummins*
 CHRIS D. CUMMINS REG. CIVIL ENGINEER NO. 41983 DATE: 5-26-92

DESIGNED BY: *BK* DRAWN BY: *RM* CHECKED BY: *BB*

MARK: ADDED SHEET 6A FOR PROFILE SUTHERLAND DRIVE
 REVISIONS: _____ APPR. DATE: _____

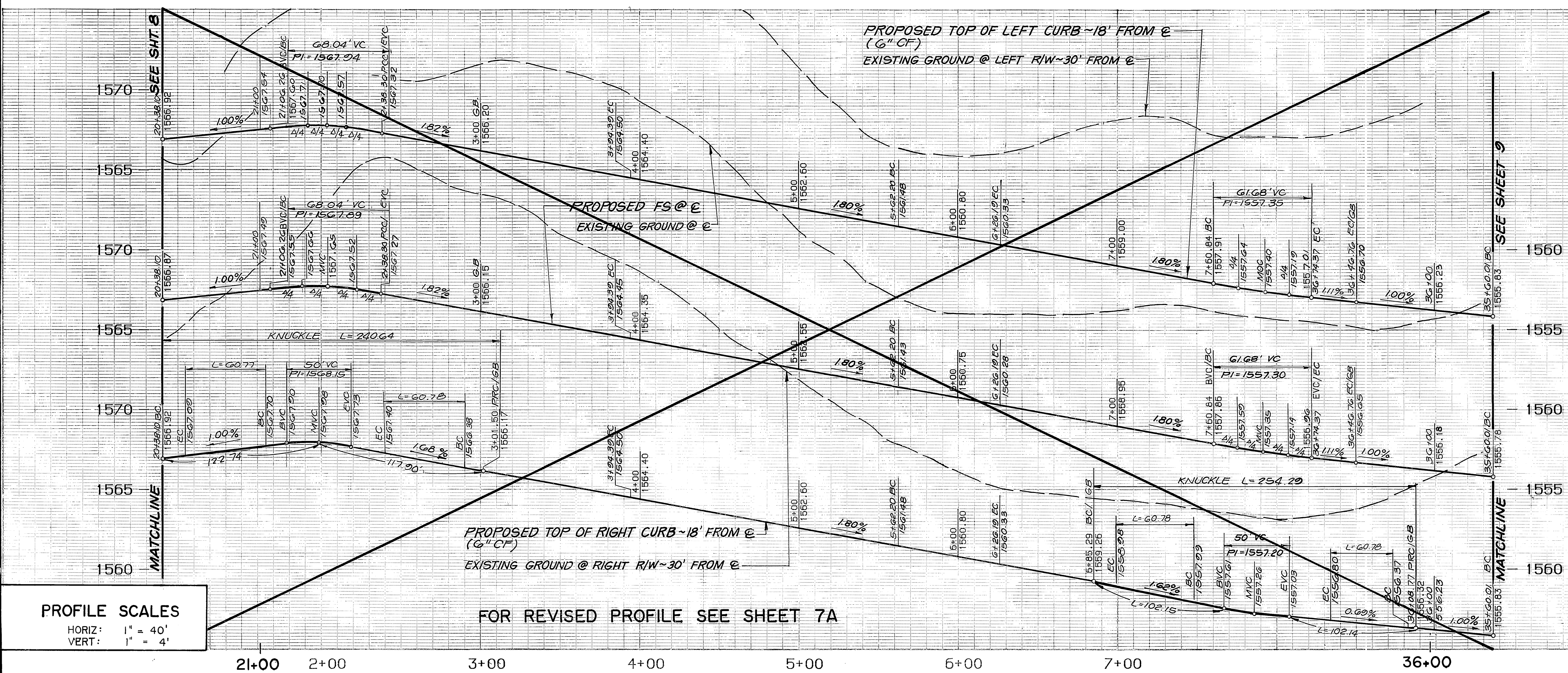
CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 8/5/92
 PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLANS
 TRACT 22408-2
SUTHERLAND DRIVE

ACCOUNT NO.: R-3092
 SHEET: 6A OF 10

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



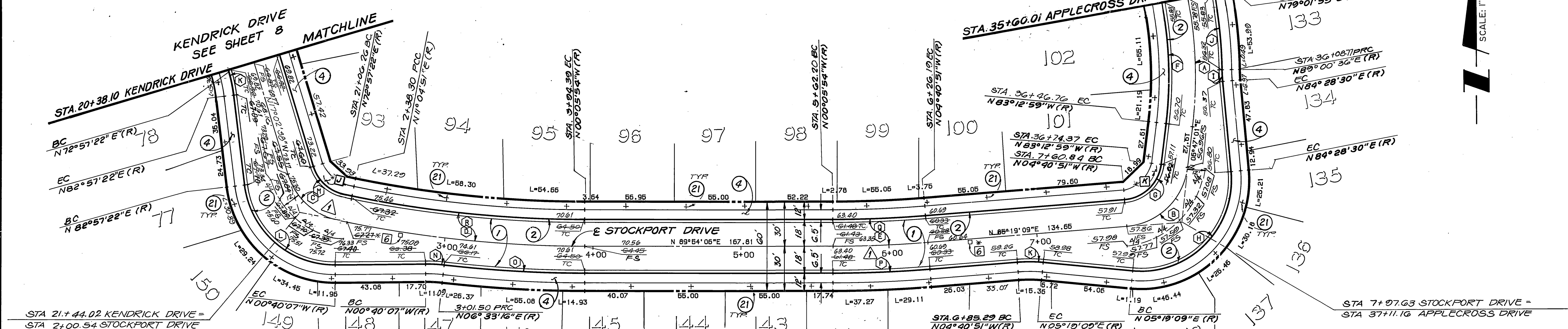
- ### STREET TREE NOTES
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
 - CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE INSPECTION. INSPECTIONS SHALL BE REQUIRED:
 - WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS.
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
 - 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).
 - STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
 - THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
ABERNATHY DR.	LIQUIDAMBER STRYACIFLUA/PALO ALTO	15 GAL	45	42
APPLECROSS DR.	PINUS CANARIENSIS/CANARY ISLAND PINE	15 GAL	45	18
KENDRICK DR.	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GAL	45	7
MATHESON DR.	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GAL	45	8
KOLEBERRY CT.	MAGNOLIA GRANDIFLORA MAJESTIC BEAUTY / MAGNOLIA	15 GAL	45	17
STOCKPORT DR.	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GAL	45	42
BOSWELL CT.	LAGERSTROEMIA INDICA / GRAPE MYRTLE	15 GAL	45	9
MOOR CT.	LAGERSTROEMIA INDICA / GRAPE MYRTLE	15 GAL	45	7
CELTIC CT.	LAGERSTROEMIA INDICA / GRAPE MYRTLE	15 GAL	45	8
SUTHERLAND	LIQUIDAMBER STRYACIFLUA PALO ALTO / SWEET GUM	15 GAL	45	49
WITHORN CT.	LIQUIDAMBER STRYACIFLUA PALO ALTO / SWEET GUM	15 GAL	45	11
PAISLEY CT.	LIQUIDAMBER STRYACIFLUA PALO ALTO / SWEET GUM	15 GAL	45	13
FAIR ISLE DR.	SEE REVERSE FRONTAGE LANDSCAPE PLAN #2926 DRAWN BY RHA LANDSCAPE ARCHITECTS, PHONE (714) 781-9300.			
 - PARK AND RECREATION DEPARTMENT AND PUBLIC WORKS 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.
 - ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.
- *NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE NUMBERS AND LOCATIONS AS SHOWN ON APPROVED PLANS.

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

FOR REVISED PROFILE SEE SHEET 7A

STOCKPORT DRIVE



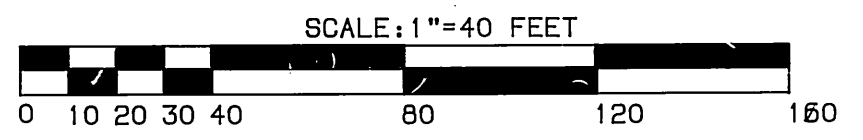
CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT
(A)	17°45'06"	280.00	86.75	43.73
(B)	78°32'08"	45.00	61.68	36.79
(C)	61°52'31"	63.00	68.04	37.76
(D)	11°10'45"	800.00	156.09	78.29
(E)	04°34'57"	800.00	63.98	32.01
(F)	17°45'06"	262.00	81.17	40.91
(G)	78°32'08"	27.00	37.01	22.07
(H)	100°50'39"	61.00	107.36	73.79
(I)	04°32'06"	100.00	7.92	3.96
(J)	09°58'41"	298.00	61.90	26.01

CURVE DATA

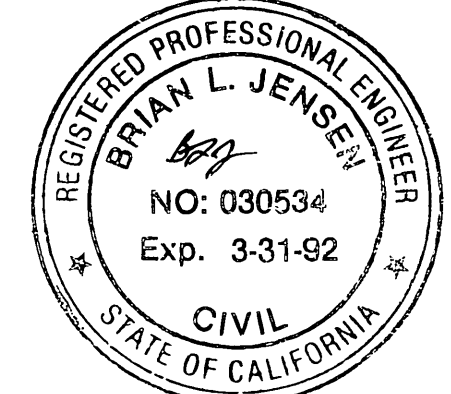
Δ	DELTA	RADIUS	LENGTH	TANGENT
(K)	10°00'00"	100.00	17.45	8.75
(L)	83°37'29"	61.00	89.03	54.56
(M)	61°52'31"	45.00	48.60	26.97
(N)	07°13'23"	100.00	12.61	6.31
(O)	06°39'10"	818.00	94.98	47.54
(P)	04°34'57"	818.00	66.42	32.73
(Q)	04°34'57"	782.00	62.54	31.29
(R)	11°10'45"	782.00	152.58	76.53

- CONSTRUCTION NOTES:**
- CONSTRUCT 2 1/2" A.C. OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
 - CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE 1.
 - CONSTRUCT SIDEWALK PER CITY STD. 325
 - PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE ABOVE FOR SPECS. AND QUANTITIES)



*NOTE: SEE SHEET 10 FOR STRIPING/SIGNING LEGEND.

BENCHMARK: 600-49-68
 3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6, SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.887. BRASS DISK IS BROKEN OFF. F.D. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK



THE KEITH COMPANIES
 6296 RIVER CREST DRIVE
 SUITE K
 RIVERSIDE, CA 92502
 (714) 653-0234

APPROVED BY: *Brian L. Jensen*
 BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30534 DATE: 2-3-89

DESIGNED BY: SK
 DRAWN BY: RR
 CHECKED BY: BS

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *Dany Paul*
 DATE: 2/22/89
 PUBLIC WORKS DIRECTOR

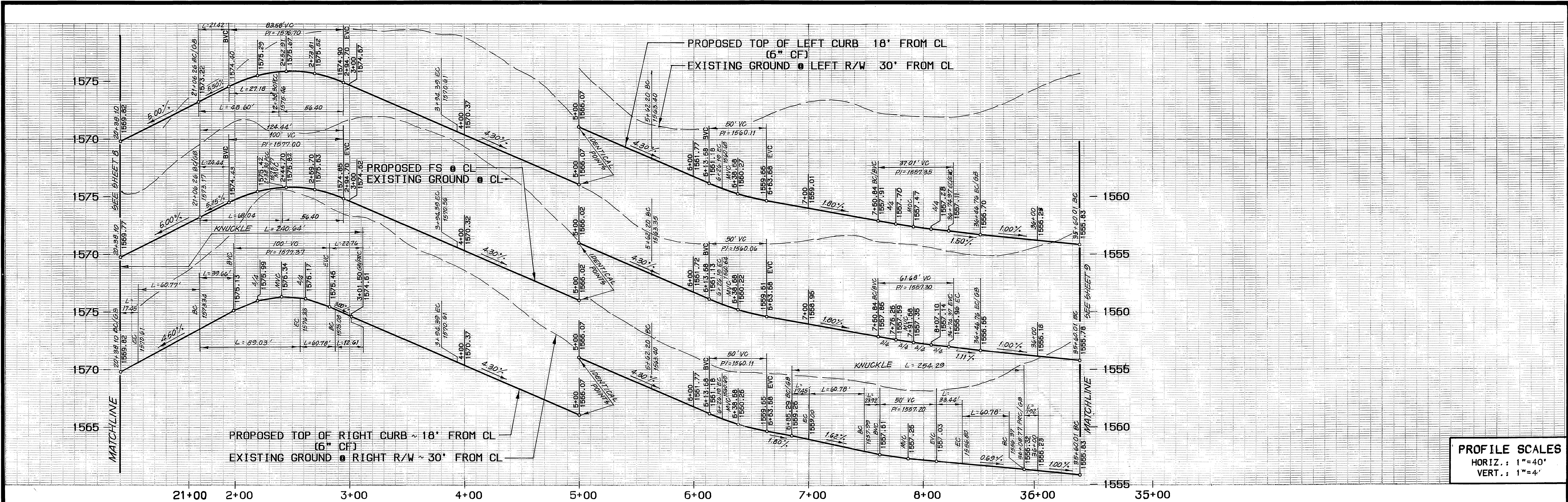
PRINCIPAL ENGINEER: *1/19/89*
 TRAFFIC DIVISION: *1/19/89*
 CHIEF P.W. ENGINEER: *1/19/89*

ACCOUNT NO. R-3002

STREET IMPROVEMENT PLANS
 TRACT 22408-2
 STOCKPORT DRIVE

SHEET 7 OF 10

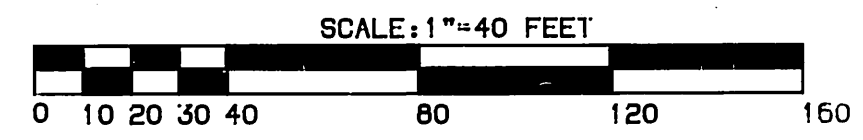
HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'



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

STOCKPORT DRIVE

FOR PLANVIEW SEE SHEET 7



BENCHMARK: 606-49-68
 3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT HARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6, SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961 ELEVATION 1461.887 (BRASS DISK IS BROKEN OFF F.D. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)

THE KEITH COMPANIES
 22690 CACTUS AVENUE
 SUITE 300
 MORENO VALLEY, CA 92553
 (714) 653-0234

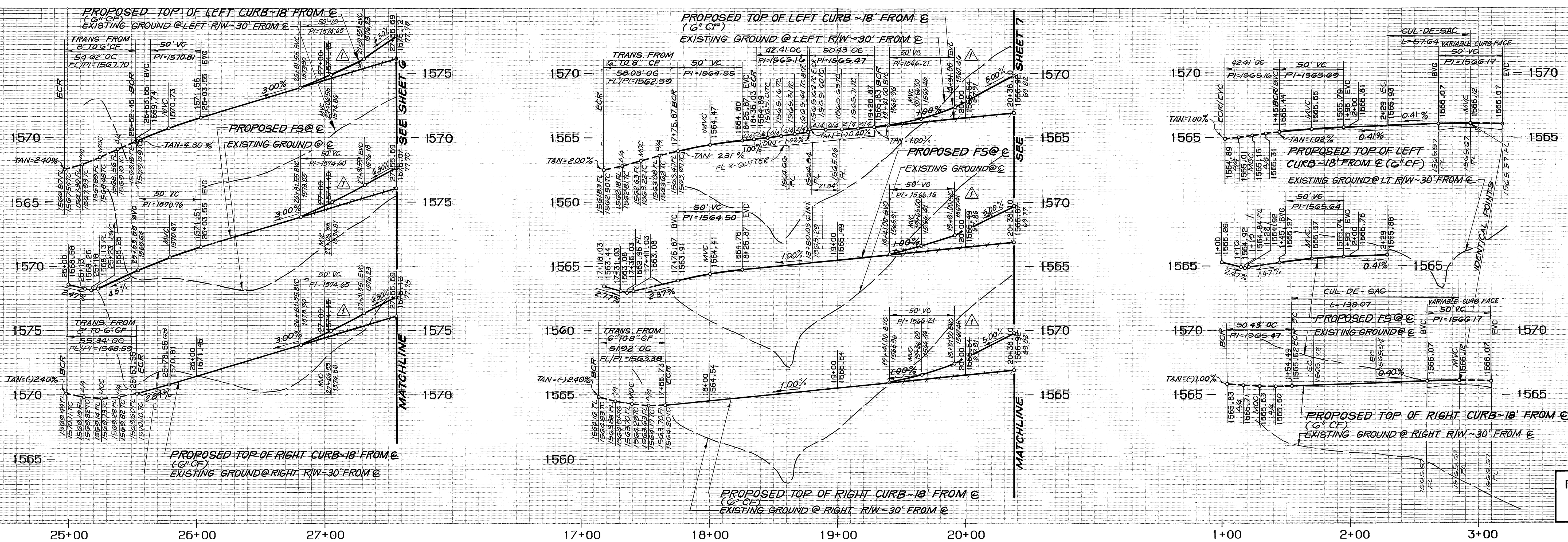
APPROVED BY: <i>[Signature]</i>	DATE: 5-26-92
DESIGNED BY: BK	DRAWN BY: RM
CHECKED BY: BB	

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

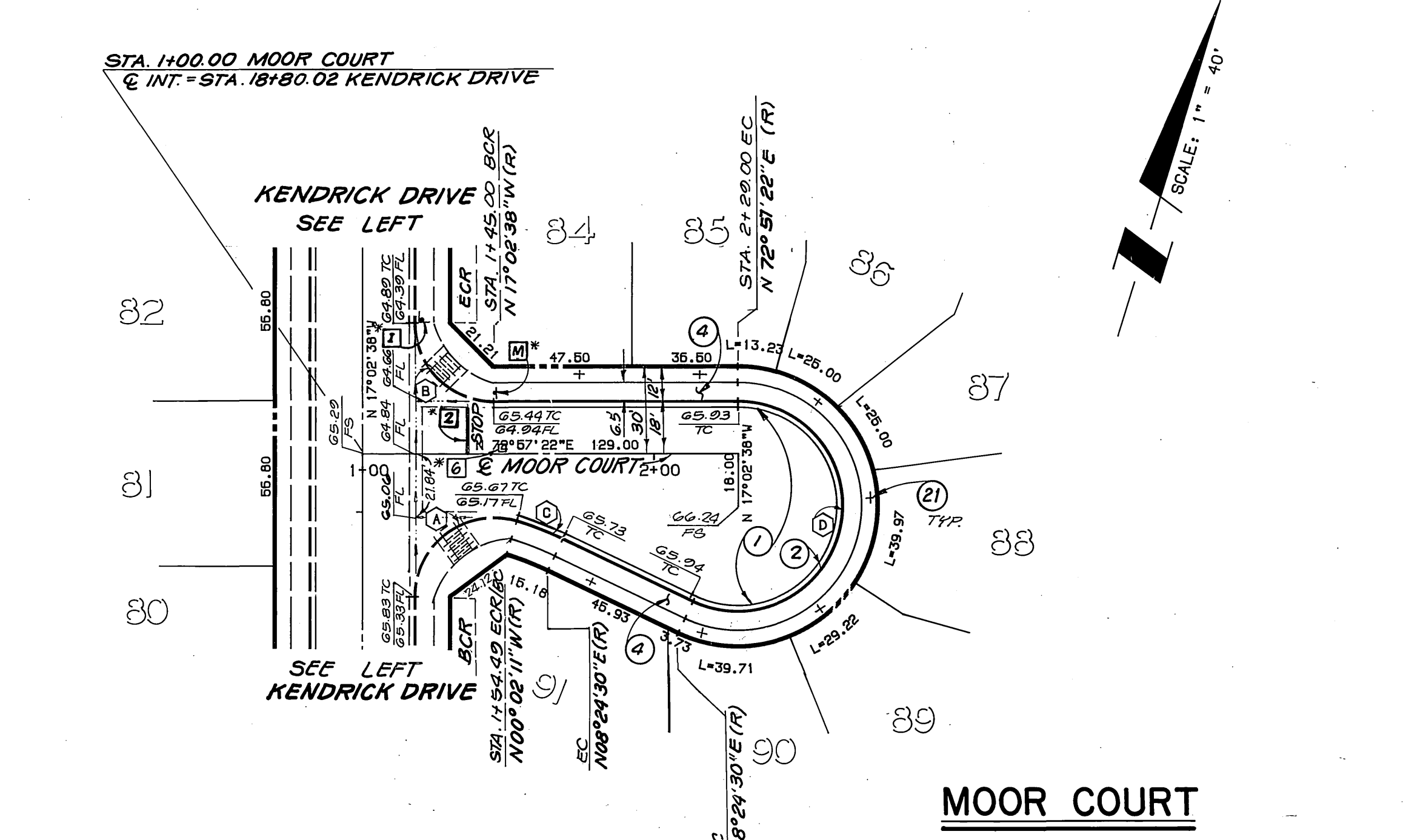
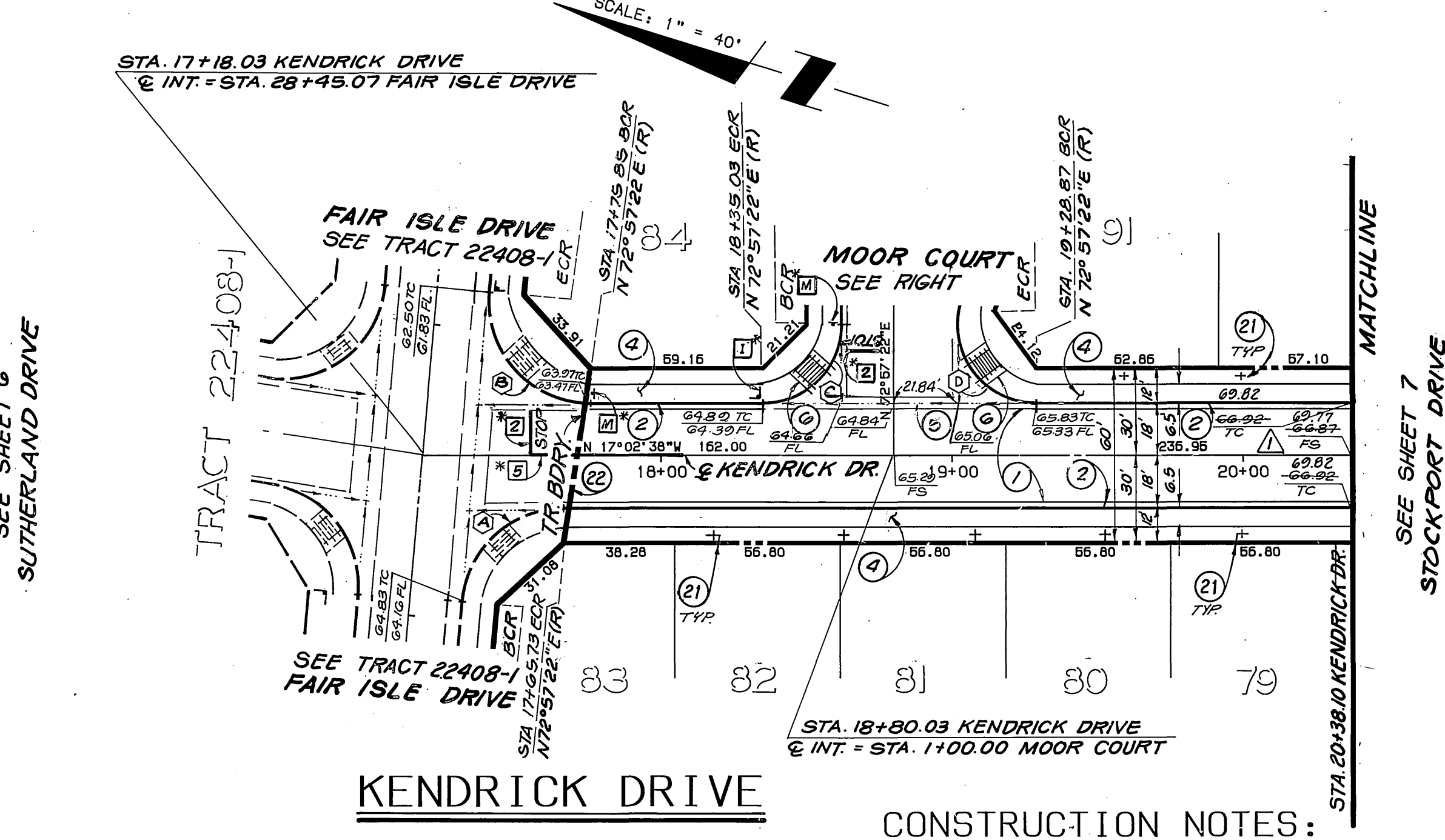
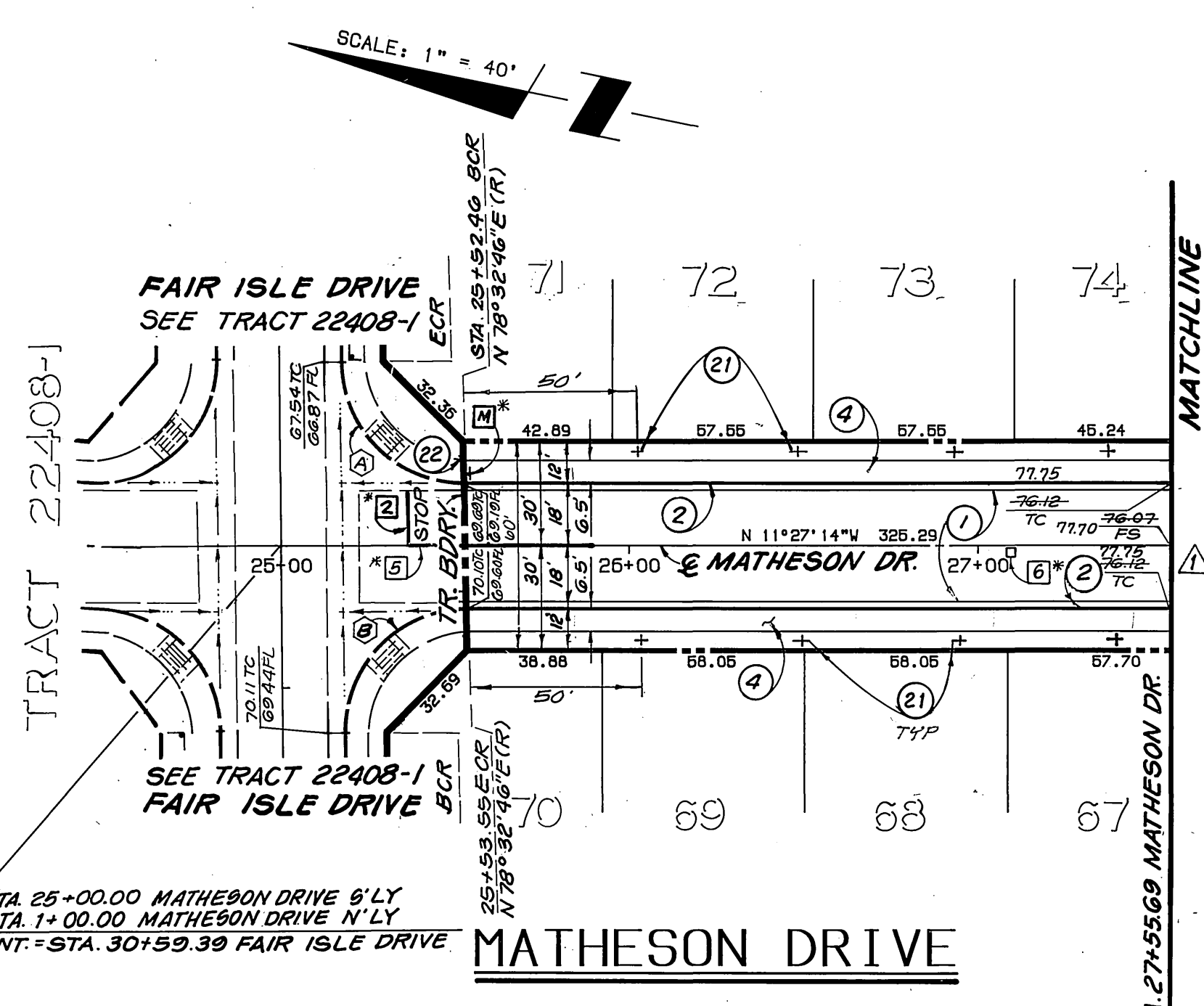
APPROVED BY: <i>[Signature]</i>	DATE: 8/5/92
PRINCIPAL ENGINEER	
TRAFFIC DIVISION	
CHIEF P.W. ENGINEER	

STREET IMPROVEMENT PLANS
 TRACT 22408-2
 STOCKPORT DRIVE

ACCOUNT NO.
 R-3092
 SHEET 7A OF 10



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



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
89°24'36"	35.00	54.62	34.64
90°35'24"	35.00	55.34	35.35

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
85°00'00"	35.00	51.92	32.07
95°00'00"	35.00	58.03	38.20
90°00'00"	27.00	42.41	27.00
107°00'27"	27.00	50.43	36.49

CURVE DATA

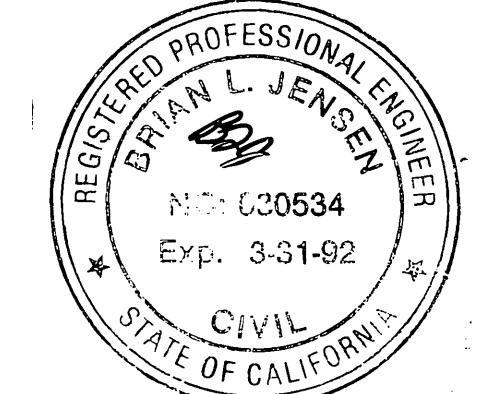
DELTA	RADIUS	LENGTH	TANGENT
107°00'27"	27.00	50.43	36.49
90°00'00"	27.00	42.41	27.00
08°26'41"	115.00	16.95	8.49
205°27'08"	36.00	129.09	159.41

- CONSTRUCTION NOTES:**
- CONSTRUCT 2 1/2" AC OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
 - CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE 1.
 - CONSTRUCT SIDEWALK PER CITY STD. 325
 - CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220, W = 6"
 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.
 - REMOVE BARRICADE & REDWOOD HEADER

(21) - PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHT. 7 FOR SPECS. AND QUANTITIES)

*NOTE: SEE SHEET 10 FOR STRIPING/ SIGNING LEGEND.

BENCHMARK: 600-40-63
 3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTH OF MILEPOST 6, SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT 7 FEET NORTHWEST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.887 (BRASS DISK IS BROKEN OFF. FD. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)



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

APPROVED BY: *Brian L. Jensen*
 BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30634
 2-3-89

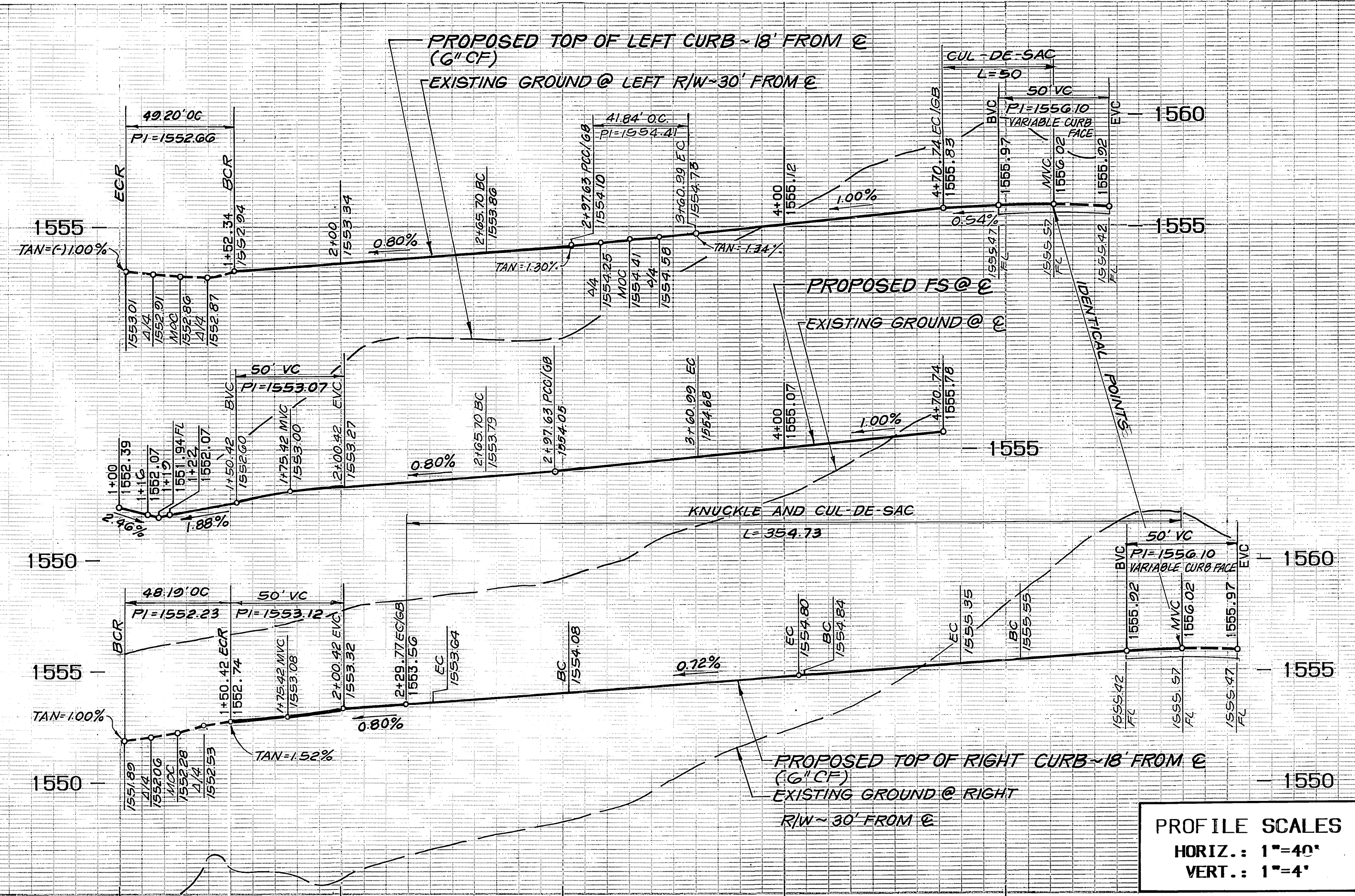
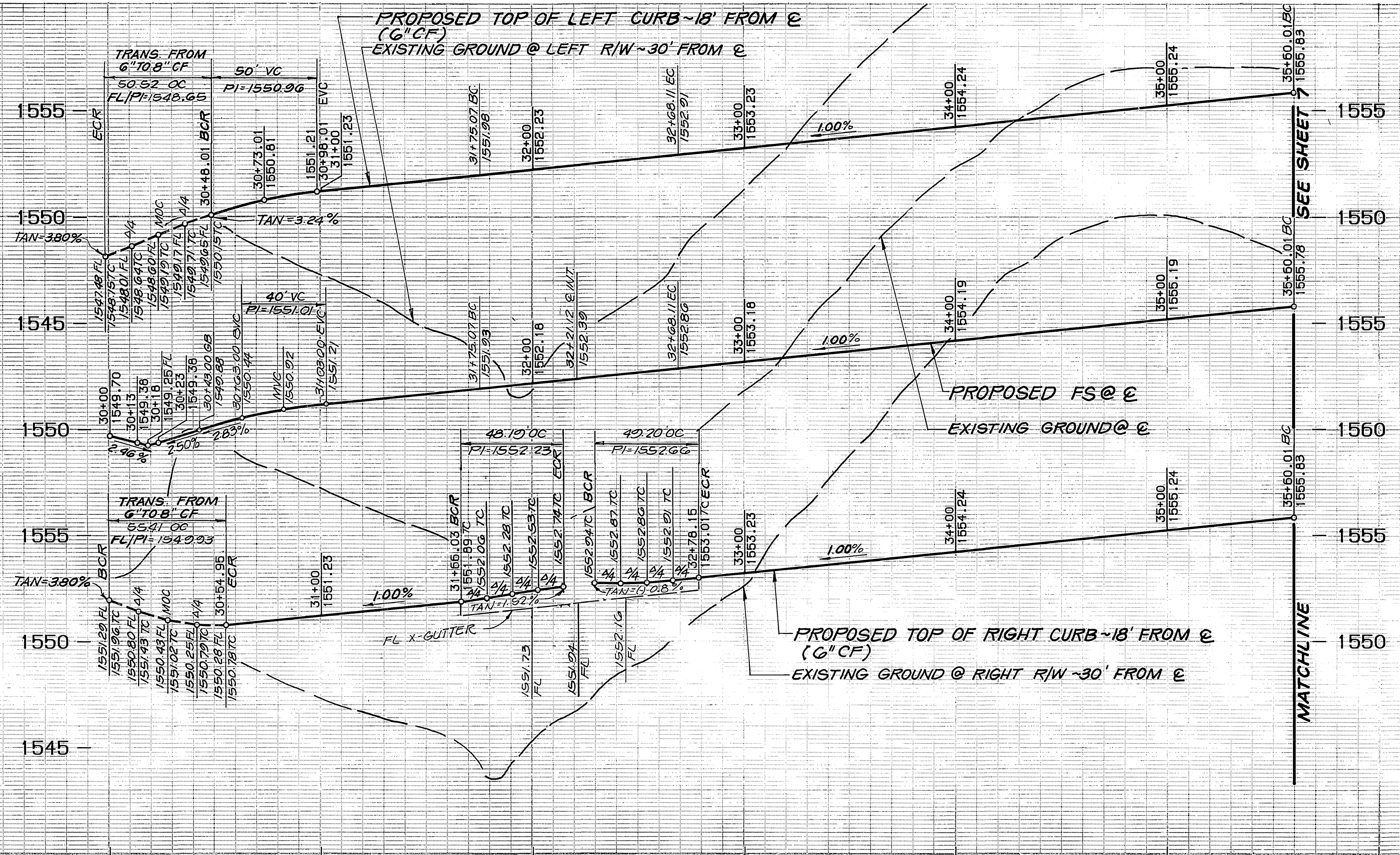
CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *Danny Paul*
 PUBLIC WORKS DIRECTOR
 DATE: 4/22/90

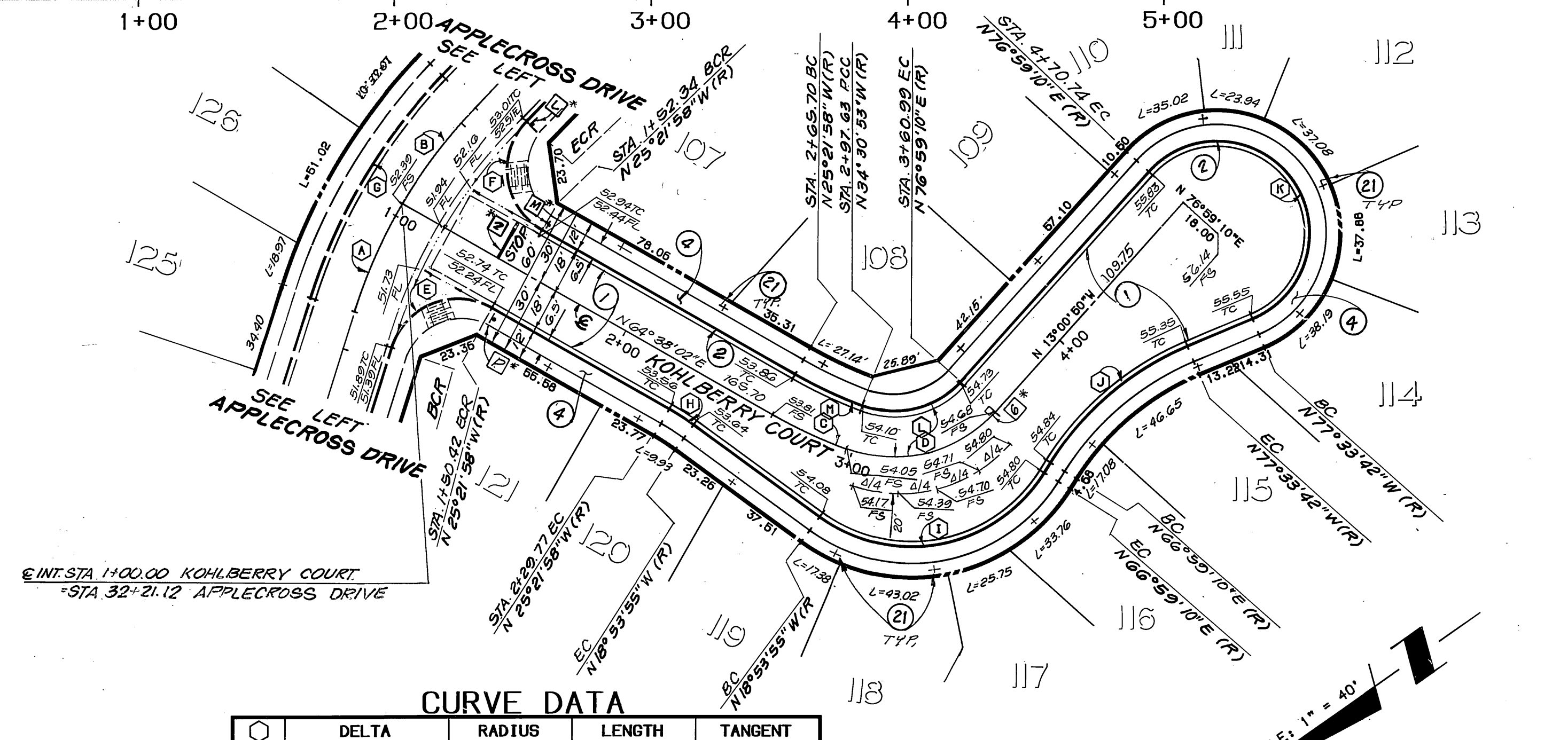
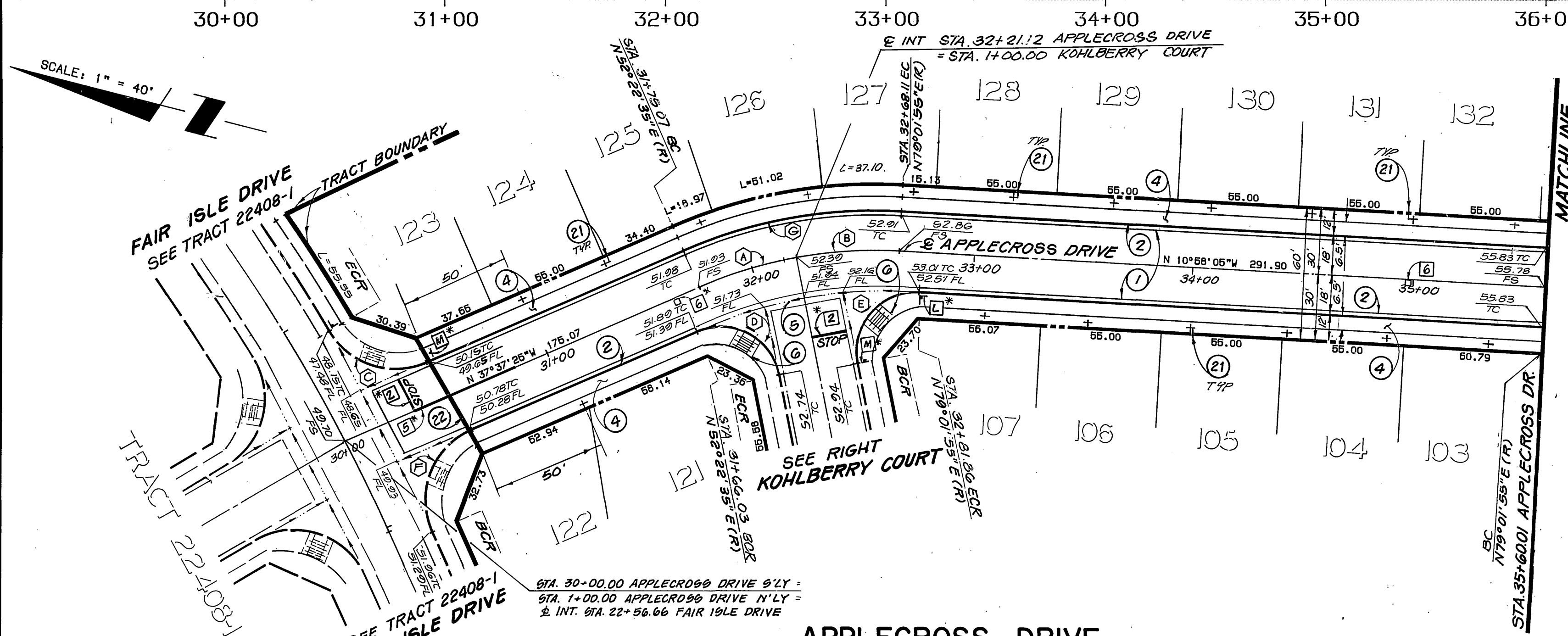
STREET IMPROVEMENT PLANS
 TRACT 22408-2
MATHESON DR./KENDRICK DR.
MOOR COURT

ACCOUNT NO. R-3092
 SHEET 8 OF 10

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



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



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
13°11'37"	200.00	46.05	23.13
13°27'43"	200.00	46.99	23.60
82°42'15"	35.00	30.80	30.80
102°15'27"	27.00	48.19	33.50
104°23'53"	27.00	49.20	34.81
90°42'21"	35.00	35.41	35.43
26°35'20"	218.00	101.42	51.04

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
13°11'37"	200.00	46.05	23.13
13°27'43"	200.00	46.99	23.60
09°08'55"	200.00	31.93	18.00
68°29'56"	53.00	63.36	36.09
102°15'27"	27.00	48.19	33.50
104°23'53"	27.00	49.20	34.81
26°39'20"	218.00	101.42	51.04
06°28'03"	100.00	11.29	5.65
94°06'55"	61.00	100.20	65.55
35°27'08"	115.00	71.16	36.76
205°27'08"	36.00	129.09	159.41
68°29'56"	35.00	41.84	23.83
09°08'55"	182.00	29.06	14.56

- CONSTRUCTION NOTES:**
- CONSTRUCT 2 1/2" A.C. OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION.
 - CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200, TYPE I.
 - CONSTRUCT SIDEWALK PER CITY STD. 325
 - CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. 220.
 - W = 0'
 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.
 - REMOVE BARRICADE AND REDWOOD HEADER
 - PLANT STREET TREES TO SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE SHEET 7 FOR SPECS. AND QUANTITIES)



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

APPROVED BY: *Brian L. Jensen*
 BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30534 DATE 2-5-89

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *Darryl Paul*
 PUBLIC WORKS DIRECTOR

DATE: 4/22/90

STREET IMPROVEMENT PLANS
 TRACT 22408-2
 APPLECROSS DR/KOHLBERRY CT

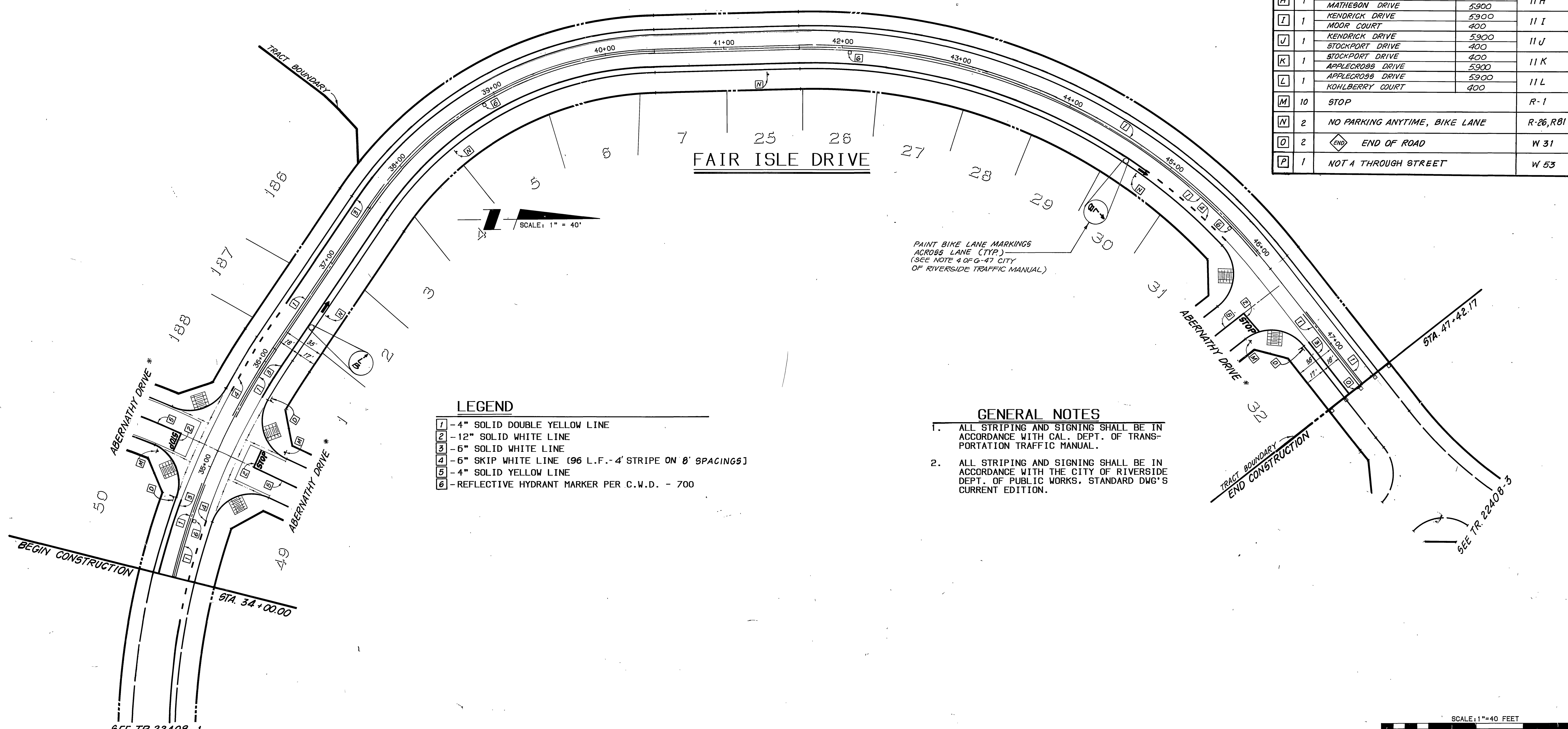
ACCOUNT NO. R-3092
 SHEET 9 OF 10

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

BENCHMARK: 600-40-68
 3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6, SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.887. BRASS DISK IS BROKEN OFF. FD. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK

TRACT 21166

TRAFFIC & STREET NAME SIGN SCHEDULE			
CONST. PER CITY STANDARD DRAWINGS 662A & 666			
QTY.			
B	1	ABERNATHY DRIVE	5800
		PAIBLEY COURT	300
C	1	ABERNATHY DRIVE	5900
		WITHORN COURT	300
D	3	ABERNATHY DRIVE	5900
		FAIR ISLE DRIVE	5900
E	1	ABERNATHY DRIVE	5900
		CELTIC COURT	300
F	1	SUTHERLAND DRIVE	300
		ABERNATHY DRIVE	5900
G	1	SUTHERLAND DRIVE	300
		ABERNATHY DRIVE	5900
		BOSWELL COURT	5900
H	1	SUTHERLAND DRIVE	300
		MATHESON DRIVE	5900
I	1	KENDRICK DRIVE	5900
		MOOR COURT	400
J	1	KENDRICK DRIVE	5900
		STOCKPORT DRIVE	400
K	1	STOCKPORT DRIVE	400
		APPLECROSBY DRIVE	5900
L	1	APPLECROSBY DRIVE	5900
		KOHLBERRY COURT	400
M	10	STOP	R-1
N	2	NO PARKING ANYTIME, BIKE LANE	R-26, R81
O	2	END OF ROAD	W 31
P	1	NOT A THROUGH STREET	W 53

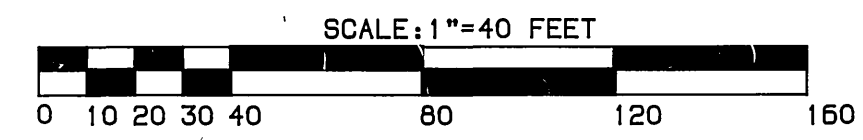


LEGEND

- 1 - 4" SOLID DOUBLE YELLOW LINE
- 2 - 12" SOLID WHITE LINE
- 3 - 6" SOLID WHITE LINE
- 4 - 6" SKIP WHITE LINE (96 L.F. - 4' STRIPE ON 8' SPACINGS)
- 5 - 4" SOLID YELLOW LINE
- 6 - REFLECTIVE HYDRANT MARKER PER C.W.D. - 700

GENERAL NOTES

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



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

BENCHMARK: 600-49-68
 3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6, SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961. ELEVATION 1451.887 (BRASS DISK IS BROKEN OFF, F.D. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)



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 SUITE K
 RIVERSIDE, CA 92507
 (714) 653-0234

APPROVED BY: *Brian L. Jensen*
 BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30534 DATE: 2-3-89

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *Dany Bed*
 PUBLIC WORKS DIRECTOR

DATE: 4/22/90

ACCOUNT NO. R-3002
 STRIPING/SIGNING PLANS
 TRACT 22408-2
 FAIR ISLE DRIVE
 SHEET 10 OF 10

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