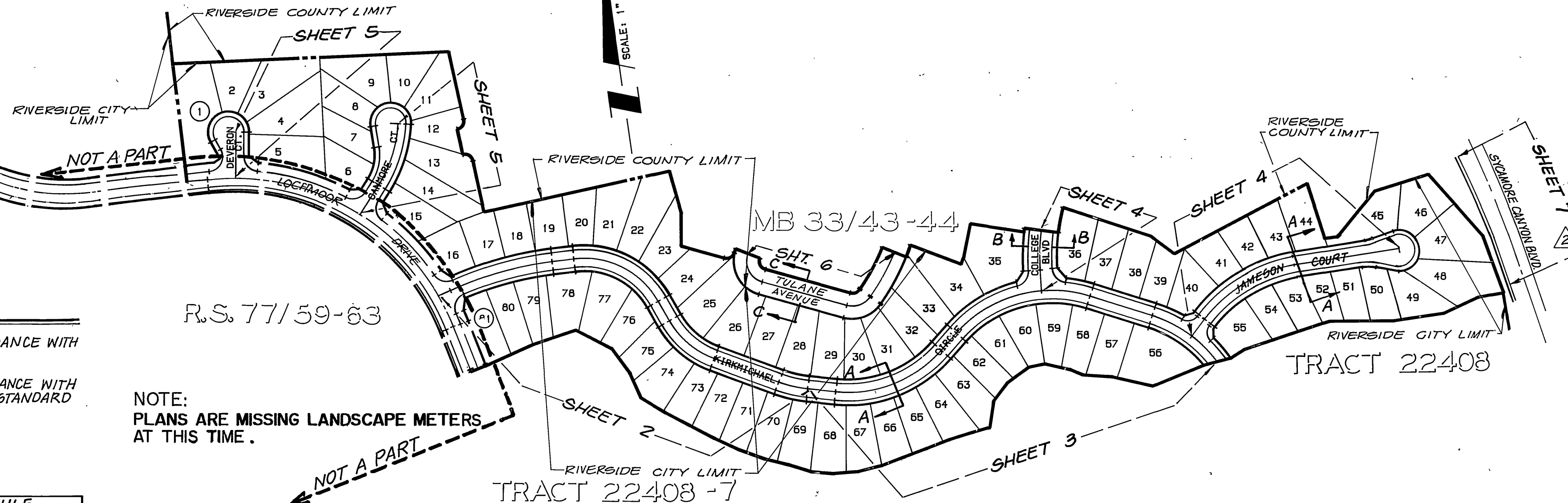
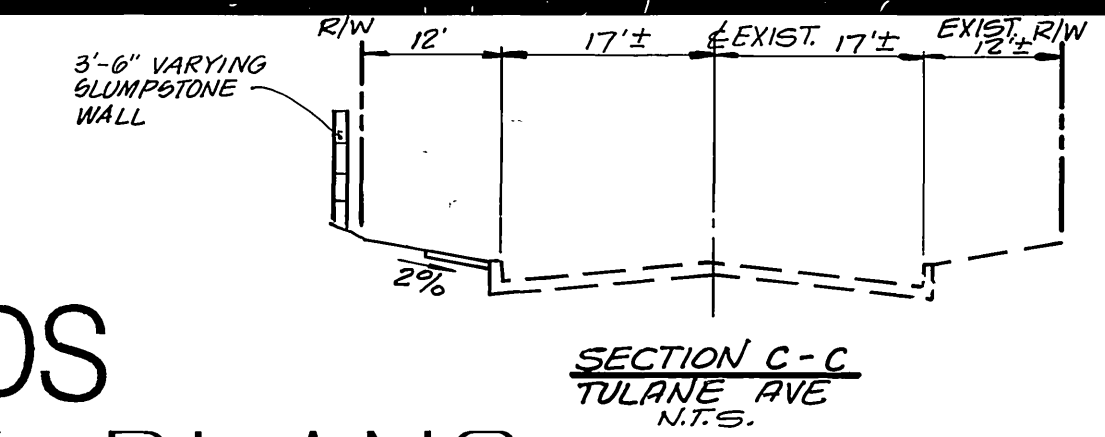
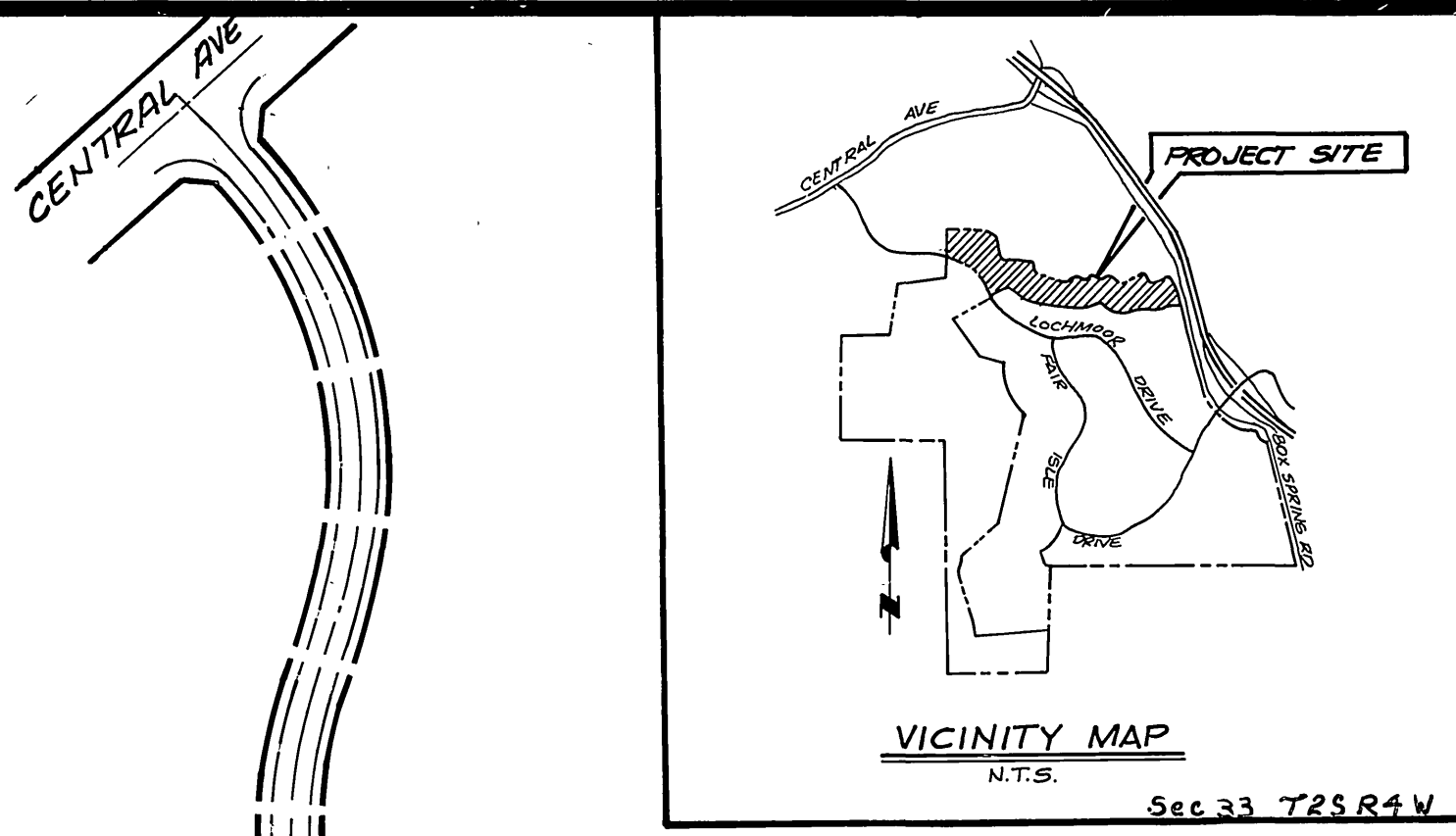


SYCAMORE HIGHLANDS STREET IMPROVEMENT PLANS PORTION TRACT 21167 IN THE CITY OF RIVERSIDE



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.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS 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.

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 STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB & GUTTER.

WELLS FARGO BANK WILL 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.

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.

CONTACT THE PUBLIC UTILITIES ELECTRIC DEPT. NINETY (90) DAYS PRIOR TO CONSTRUCTION TO ALLOW THE DEPARTMENT TO PREPARE ELECTRIC UTILITY RELOCATION PLANS FOR BIDDING AND CONSTRUCTION PURPOSES. CONTACT MIKE TURELLI AT (909) 826-5404.

STRIPING/SIGNING DETAILS

GENERAL NOTES

- ALL STRIPING AND SIGNING SHALL BE IN ACCORDANCE WITH CAL DEPT. OF TRANSPORTATION TRAFFIC MANUAL.
- 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			
QTY.	CONGT. PER CITY STANDARD CITY DRAWING 662 & 666	BLK. #	CALTRANS STD.
A	I	KIRKMICHAEL CIRCLE	300
		COLLEGE BOULEVARD	20300
B	I	KIRKMICHAEL CIRCLE	400
		JAMESON COURT	400
C	S	STOP	R-1(36"x36")
D	I	NOT A THROUGH STREET	W53
E			R7

LEGEND

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

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT ELECTRICAL (SHEET 7 ONLY)

APPROVED BY: *Pat Hohl* DATE: 4/19/97

NOTE:
PLANS ARE MISSING LANDSCAPE METERS AT THIS TIME.

* NOTE (SEE CONSTRUCTION NOTE 1)
THE STRUCTURAL SECTION AND RELATED QUANTITIES SHOWN ARE BASED ON AN R-VALUE OF 75 WHICH IS BELIEVED TO BE A REASONABLE REPRESENTATIVE OF THIS 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.

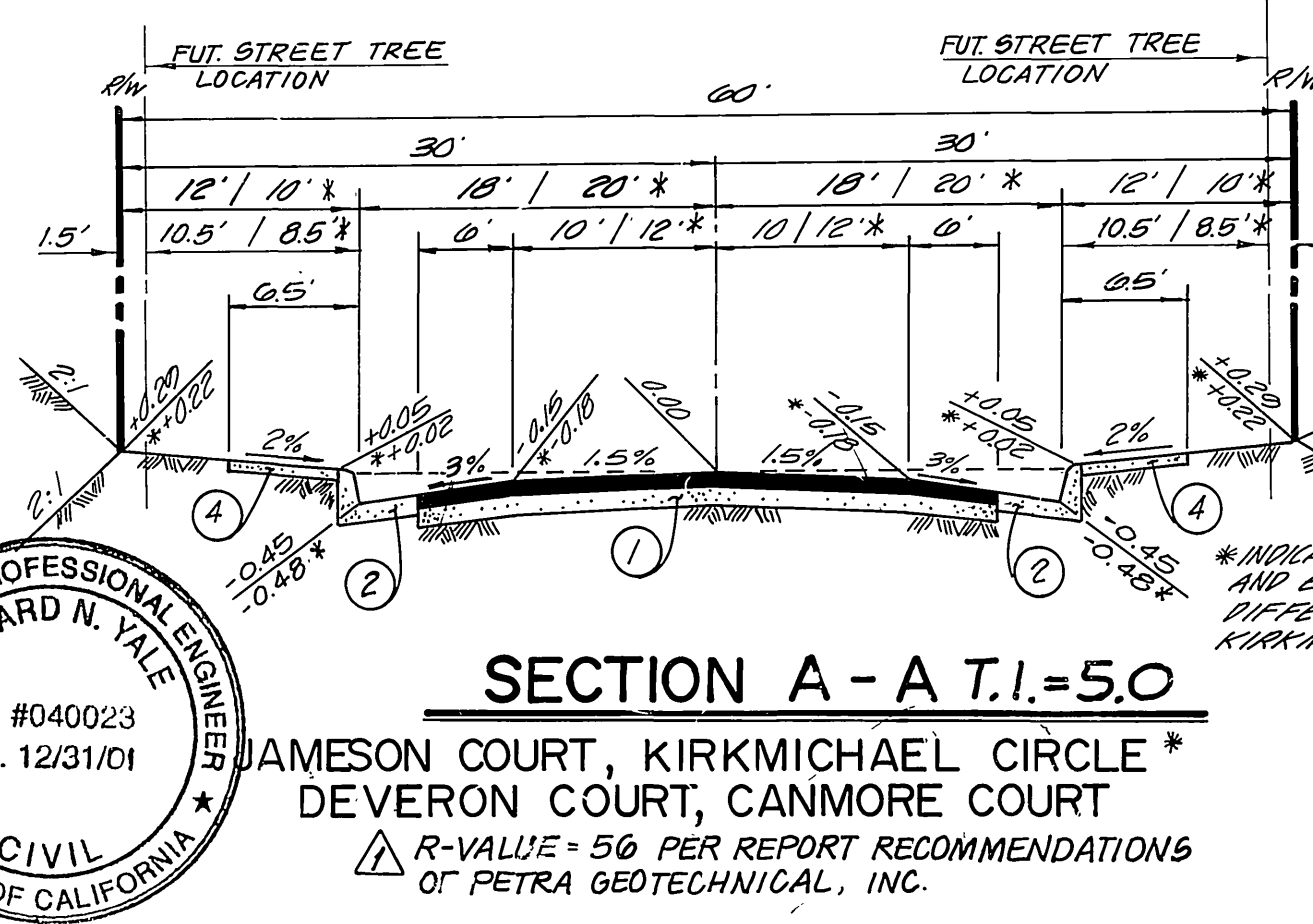
CONSTRUCTION NOTES & QUANTITY ESTIMATE

ITEM DESCRIPTION	UNIT	QUANTITY
1A) CONSTRUCT 4.3" A.C. OVER 5.5" CRUSHED AGGREGATE BASE PER STREET PLAN R-3130 SHEET 19 OF 19	S.F.	5,100
1B) CONSTRUCT 6" A.C. BERM PER CITY STD. 250 TYPE 1-#1/2-1 TAPER	L.F.	100
17) EXISTING STEEL POWER POLE TO BE RELOCATED	EA	2
18) SAWCUT EDGE OF EXISTING A.C. PAVEMENT 1" WIDE AND REMOVE	L.F.	345
19) REMOVE EXISTING CATCH BASIN AND REPAVE AREA	EA	1
20) ABANDON EXISTING 24" STORM DRAIN	L.S	1
21) REMOVE EXISTING 6" A.C. BERM	L.F.	60
22) EXISTING ELECTRICAL CONDUIT TO BE REMOVED	L.S	360
23) REMOVE EXISTING SIDEWALK	S.F.	106
24) CONSTRUCT CONC. BLOCK RETAINING WALL TYPE PER APWA STD. PLAN #18-1. USE TAN SLUMPSTONE	L.F.	120
25) 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 NOTES & QUANTITY ESTIMATE

ITEM DESCRIPTION	UNIT	QUANTITY
1) CONST. 4.3" A.C. OVER 4" CRUSHED AGGREGATE BASE ON A R-VALUE OF 48 PER S.R. 1515	S.F.	6150
2) CONSTRUCT 6" C.F. CURB & GUTTER PER CITY STD. 200, TYPE I, 2" GUTTER	L.F.	5914
3) FUTURE STREET TREE LOCATION (+)		
4) CONSTRUCT CURB SIDEWALK PER CITY STD. DWG. 325	S.F.	42,010
5) CONSTRUCT CONCRETE CROSS GUTTER PER CITY STD. DWG. 220 W = 10"	S.F.	40,000
6) CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. 304	EA	5486
7) CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG. 180	L.F.	4
8) REMOVE EXISTING BARRICADE & REDWOOD HEADER.	L.F.	198
9) CONSTRUCT 6" C.F. CURB PER CITY STD. DWG. 200, TYPE II	L.F.	209
10) REMOVE EXISTING CURB & GUTTER	L.F.	95
11) REMOVE EXISTING PAVEMENT	S.F.	900
26) CONSTRUCT TUBULAR STEEL FENCE PER DETAIL SHEET 7.	L.S.	61
27) CONSTRUCT BACK OF WALL DRAIN AND SWALE PER DETAIL	EA	1

NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE COUNTY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE COUNTY, DEPT. OF TRANSPORTATION.



THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (851-6127) 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.

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

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.

HOURS OF OPERATION ARE 7 AM TO 6 PM, 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 CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-227-2600, 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.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE HELD TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS UNDER THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO CONTINUOUSLY AND BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM 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
2-67	PLANS AND PROFILES

CONSTRUCTION NOTES & QUANTITY ESTIMATE (CONT.)

ITEM DESCRIPTION	UNIT	QUANTITY
12) REMOVE EXISTING CURB	L.F.	102
13) CONSTRUCT 6" FULL DEPTH AC OVER COMPACTED NATIVE	L.F.	37
14) FOG SEAL	S.F.	12,920
15) CONST. UNDER SIDEWALK DRAIN PER COUNTY STD NO 309	EA	2

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

UNDERGROUND SERVICE ALERT
1-800-227-2600
CALL TWO WORKING DAYS BEFORE YOU DIG

APPROVED BY: *Richard N. Vale* DATE: 4/25/97

KEITH INTERNATIONAL, INC.
Inland Empire Division
2890 Cactus Ave., Ste. 300, Norwold Valley, CA 92551 (909) 653-0254

APPROVED BY: *Richard N. Vale* DATE: 4/25/97

CITY OF RIVERSIDE WATER DEPT.
APPROVED BY: *Richard N. Vale* DATE: 4/25/97

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
APPROVED BY: *Richard N. Vale* DATE: 4/25/97

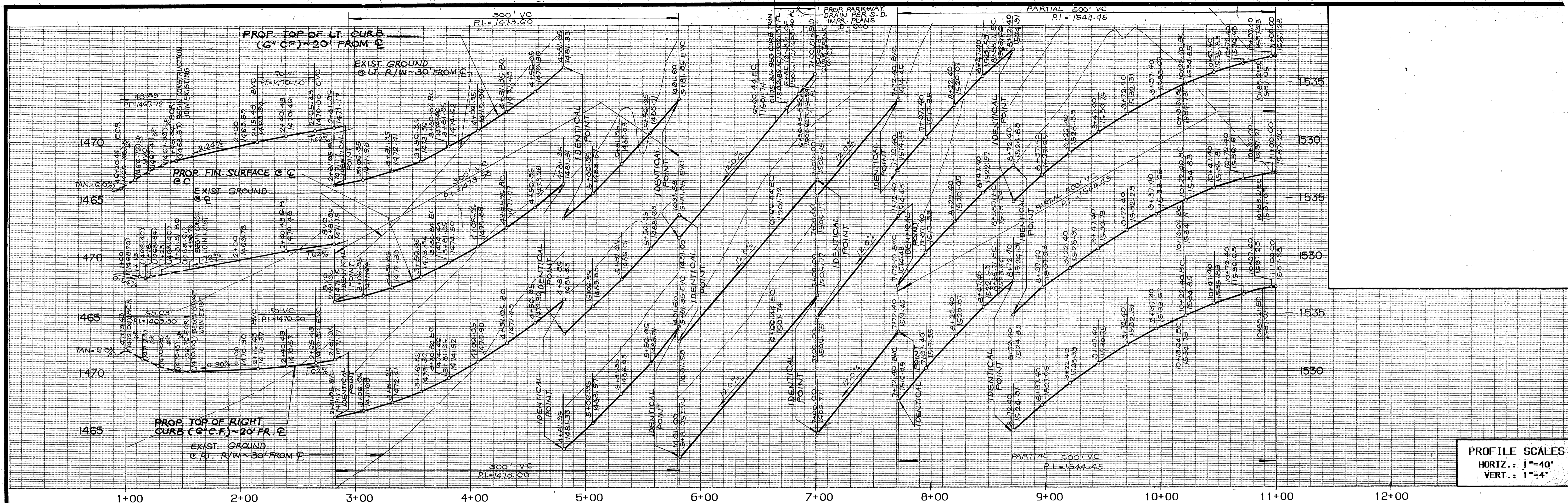
PACIFIC BELL TELEPHONE
APPROVED BY: *Richard N. Vale* DATE: 4/25/97

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY: *Richard N. Vale* DATE: 4/25/97

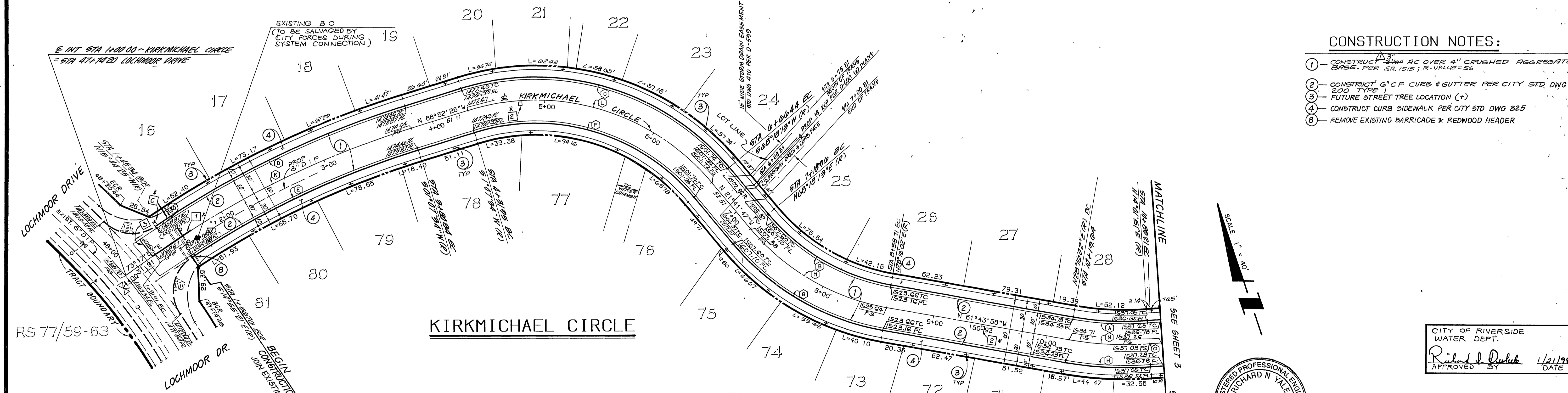
CENCOM CABLE T.V.
APPROVED BY: *Richard N. Vale* DATE: 4/25/97

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *Richard N. Vale* DATE: 4/25/97

STREET IMPROVEMENT PLANS TRACT 21167
TITLE SHEET
R-3224
SHEET 1 OF 5



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



- CONSTRUCTION NOTES:**
- CONSTRUCT 24" DIA. RC OVER 4" CRUSHED AGGREGATE BASE. PER SR 1515 R-VALUE=56
 - CONSTRUCT 6" C.F. CURB & GUTTER PER CITY STD DWG 200 TYPE
 - FUTURE STREET TREE LOCATION (+)
 - CONSTRUCT CURB SIDEWALK PER CITY STD DWG 325
 - REMOVE EXISTING BARRICADE & REDWOOD HEADER

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	
(A)	14°14'11"	260.00	64.60	32.47
(B)	40°02'11"	180.00	125.78	65.58
(C)	67°10'39"	220.00	257.94	146.11
(D)	16°51'59"	820.00	241.39	121.57
(E)	16°02'55"	780.00	218.48	109.96

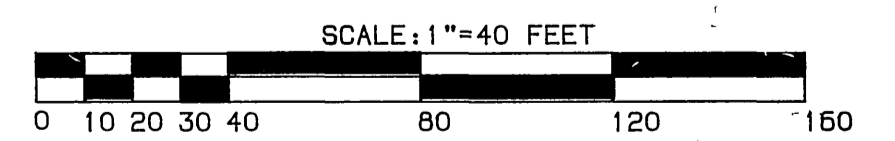
CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	
(F)	67°10'39"	180.00	211.04	119.54
(G)	40°02'11"	220.00	153.73	80.15
(H)	14°14'11"	300.00	74.54	37.46
(I)	79°13'16"	35.00	48.39	28.97
(J)	91°04'27"	35.00	55.63	35.66

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	
(K)	17°49'41"	800.00	248.93	125.48
(L)	67°10'39"	200.00	234.49	132.82
(M)	40°02'11"	200.00	139.75	72.87
(N)	14°14'11"	280.00	69.57	34.97
(O)	BRG=N75°58'09"W	-	10.79	-

SOUTHERN CALIFORNIA GAS COMPANY
 CENCOM CABLE TV
 APPROVED BY: [Signature] DATE: 4/25/97
 APPROVED BY: [Signature] DATE: 4/25/97



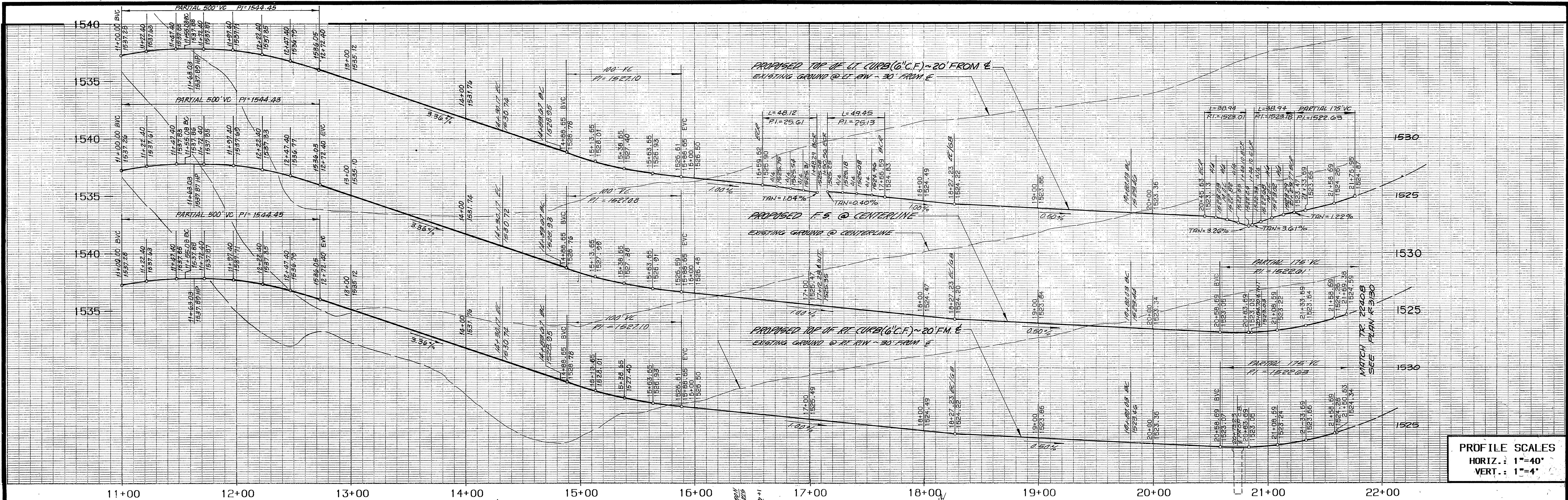
BENCHMARK:
 CITY OF RIVERSIDE BENCHMARK H&T
 P.M. NAIL AND CITY ENGINEER TAG IN THE EASTERLY
 CORNER OF CATCHBASIN AT THE SOUTHEAST CORNER OF
 CENTRAL AVENUE AT BOX SPRINGS BOULEVARD
 ELEV. 1414.51

CITY OF RIVERSIDE
 OVERHEAD & UNDERGROUND
 CHIEF UTILITIES ENGINEER, ELECTRICAL
 APPROVED BY: [Signature] DATE: 3/10/97

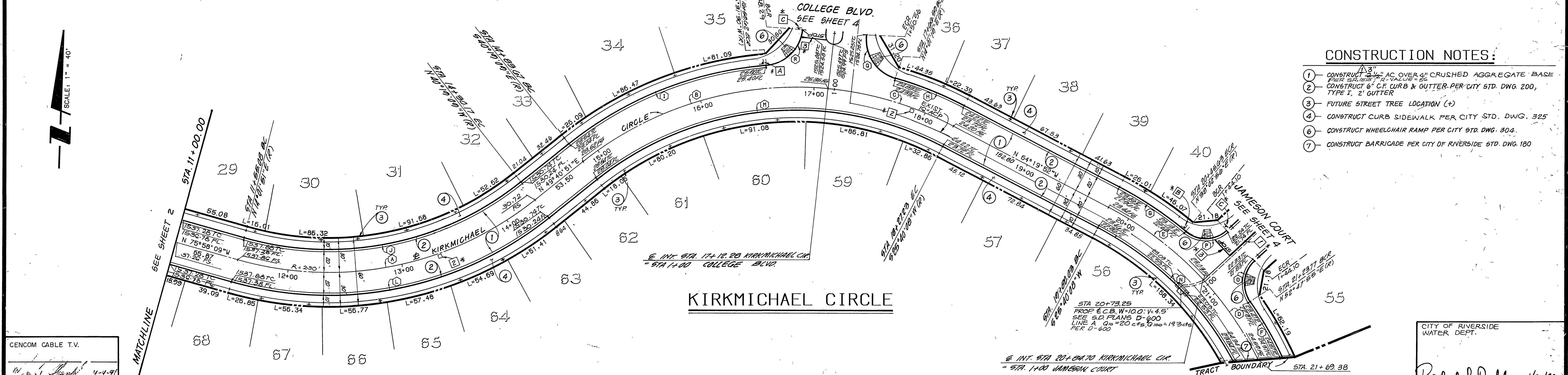
PACIFIC BELL TELEPHONE
 KEITH INTERNATIONAL, INC.
 Planning • Civil Engineering • Environmental Services
 Land Surveying • Public Works • Water Resources
 Inland Empire Division
 2890 Cortina Ave. Ste. 300, Moreno Valley, CA 92553 (909) 665-0254
 APPROVED BY: Richard N. Yule DATE: 4/25/97
 CIVIL ENGINEER NO. 40023

REVISIONS: [Table with columns for MARK, REVISIONS, APPR. DATE]
 DESIGNED BY: MT DRAWN BY: LB CHECKED BY: JEW
 CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 2-8-98
 PUBLIC WORKS DIRECTOR

NOTE: SEE SHEET 1 FOR STRIPING/SIGNING LEGEND
 CITY OF RIVERSIDE WATER DEPT.
 Richard N. Yule 4/21/98
 APPROVED BY: [Signature] DATE: 4/21/98
 SCALE: 1"=40 FEET
 CITY OF RIVERSIDE
 STREET IMPROVEMENT PLANS
 TRACT 21167
 KIRKMICHAEL CIRCLE
 ACCOUNT NO. R-3224
 SHEET 2 OF 6
 HORIZ. SCALE 1"=40' VERT. SCALE 1"=4'



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



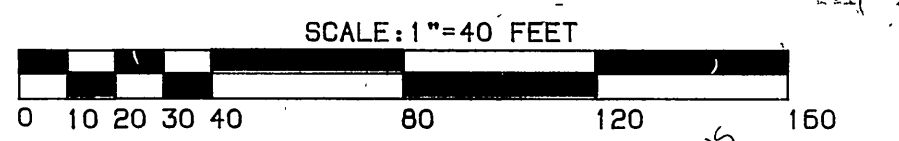
- CONSTRUCTION NOTES:**
- CONSTRUCT 2" AC OVER 4" CRUSHED AGGREGATE BASE PER STD. DWG. 200
 - CONSTRUCT 6" C.F. CURB & GUTTER PER CITY STD. DWG. 200, TYPE I, 2' GUTTER
 - FUTURE STREET TREE LOCATION (+)
 - CONSTRUCT CURB SIDEWALK PER CITY STD. DWG. 325
 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. 304
 - CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD. DWG. 180

CURVE DATA				CURVE DATA				CURVE DATA			
DELTA	RADIUS	LENGTH	TANGENT	DELTA	RADIUS	LENGTH	TANGENT	DELTA	RADIUS	LENGTH	TANGENT
54°21'00"	290.00	275.09	148.88	12°22'48"	323.58	69.92	35.09	65°59'17"	278.31	320.53	180.69
43°54'33"	298.31	228.61	120.25	11°38'49"	318.31	64.70	32.46	34°05'09"	283.58	168.70	86.93
22°04'44"	298.31	114.95	58.20	33°47'39"	318.31	187.74	95.69	82°37'30"	27.00	38.94	23.73
15°58'50"	303.58	84.67	42.61	54°21'00"	270.00	256.12	138.61	82°37'31"	27.00	38.94	23.73
19°45'17"	303.58	104.67	52.86	14°14'11"	260.00	64.60	32.47	80°57'29"	35.00	49.45	29.87
10°02'08"	323.58	56.68	28.41	54°21'00"	310.00	294.06	159.15	78°45'14"	35.00	48.12	28.73

CENCOM CABLE T.V.
 APPROVED BY: [Signature] DATE: 4-29-91
 SOUTHERN CALIFORNIA GAS COMPANY
 APPROVED BY: [Signature] DATE: 4-29-91

REGISTERED PROFESSIONAL ENGINEER
 RICHARD N. YALE
 NO. #040023
 Exp. 12/31/01
 CIVIL
 STATE OF CALIFORNIA

CITY OF RIVERSIDE WATER DEPT.
 APPROVED BY: [Signature] DATE: 1/21/98



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
 CHIEF UTILITIES ENGINEER, ELECTRICAL
 APPROVED BY: [Signature] DATE: 4-29-91

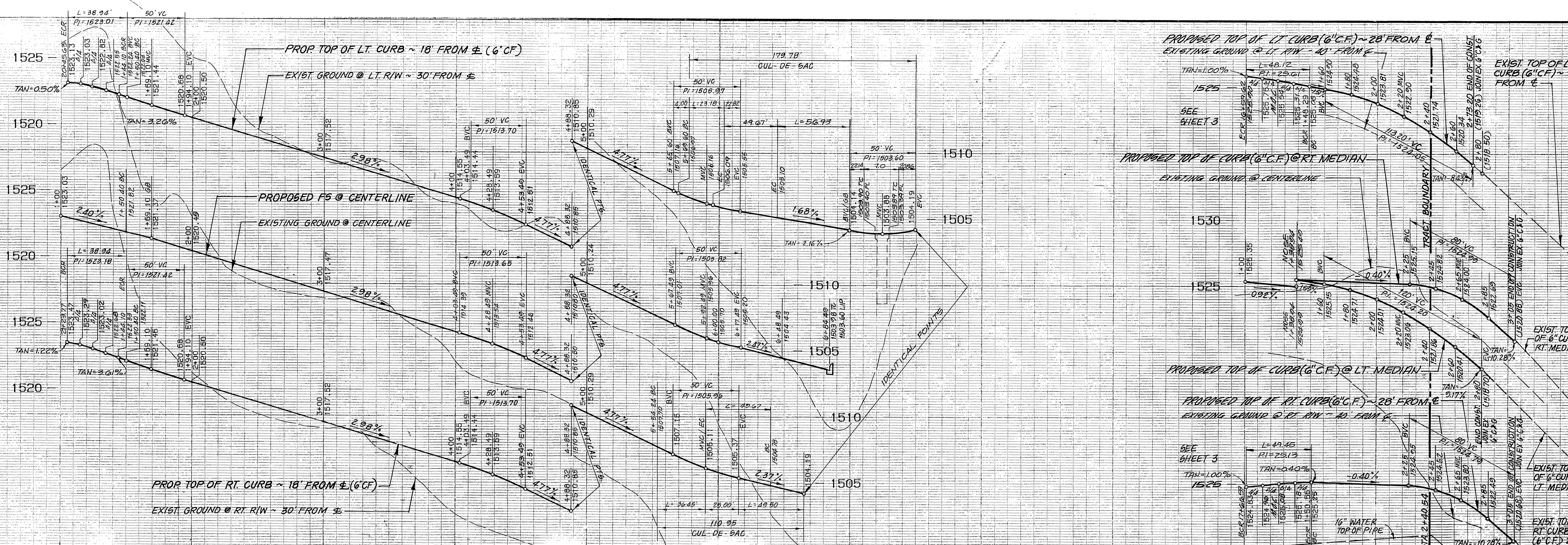
PACIFIC BELL TELEPHONE
 APPROVED BY: [Signature] DATE: 3/7/91

KEITH INTERNATIONAL, INC.
 Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources • Inland Empire Division
 22890 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 863-0234
 APPROVED BY: [Signature] DATE: 4/25/97
 RICHARD N. YALE REG. CIVIL ENGINEER NO. 40023

REVISIONS:
 DESIGNED BY: MT
 DRAWN BY: LB
 CHECKED BY: JEW

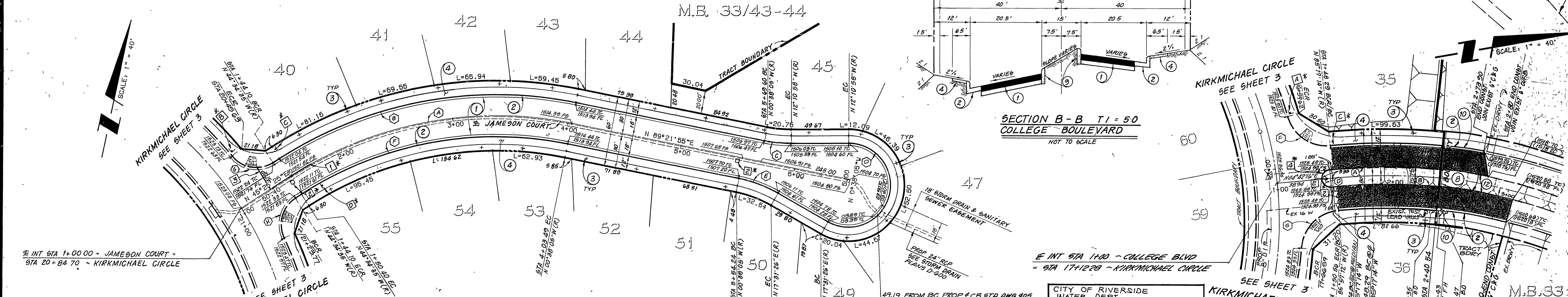
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 2-8-98
 PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLANS TRACT 21167
 KIRKMICHAEL CIRCLE
 SHEET 3 OF 6
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'



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

1+00 2+00 3+00 4+00 5+00 6+00 1+00 2+00 3+00



SOUTHERN CALIFORNIA GAS COMPANY
 CENCOM CABLE TV
 RIVERSIDE COUNTY TRANSPORTATION DEPT.
 APPROVED BY: [Signatures] DATE: 4-9-91

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
43° 56' 30"	330.00	253.09	133.13
43° 56' 30"	348.00	266.89	140.40
11° 32' 53"	115.00	23.18	11.63
209° 42' 24"	36.00	131.76	135.74

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
18° 09' 31"	115.00	36.45	18.38
43° 56' 30"	312.00	239.28	125.87
82° 37' 31"	27.00	38.94	23.73
82° 37' 30"	27.00	38.94	23.73



- CONSTRUCTION NOTES:**
- CONSTRUCT 2 1/2" AC OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION PER S.R.1512 2-V=50
 - CONSTRUCT 6" CF CURB & GUTTER PER CITY STD DWG-200, TYPE I, 2' GUTTER
 - FUTURE STREET TREE LOCATION (+)
 - CONSTRUCT CURB SIDEWALK PER CITY STD DWG 325
 - REMOVE EXISTING BARRICADE & REDWOOD HEADER
 - CONSTRUCT 6" CF CURB PER CITY STD DWG 200, TYPE II
 - REMOVE EXISTING CURB & GUTTER
 - REMOVE EXISTING PAVEMENT
 - REMOVE EXISTING CURB

CITY OF RIVERSIDE WATER DEPT
 APPROVED BY: [Signature] DATE: 1/20/98

TI = 50	70° 46' 14"	35.00	48.12	28.73
80° 67' 29"	35.00	49.45	29.87	

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
14° 40' 19"	507.50	129.96	65.54
18° 04' 20"	492.50	155.24	78.32
13° 50' 49"	528.00	128.53	64.58
180° 00' 00"	7.50	23.56	00
17° 47' 48"	472.00	140.61	73.90

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: [Signature] DATE: 4/25/97

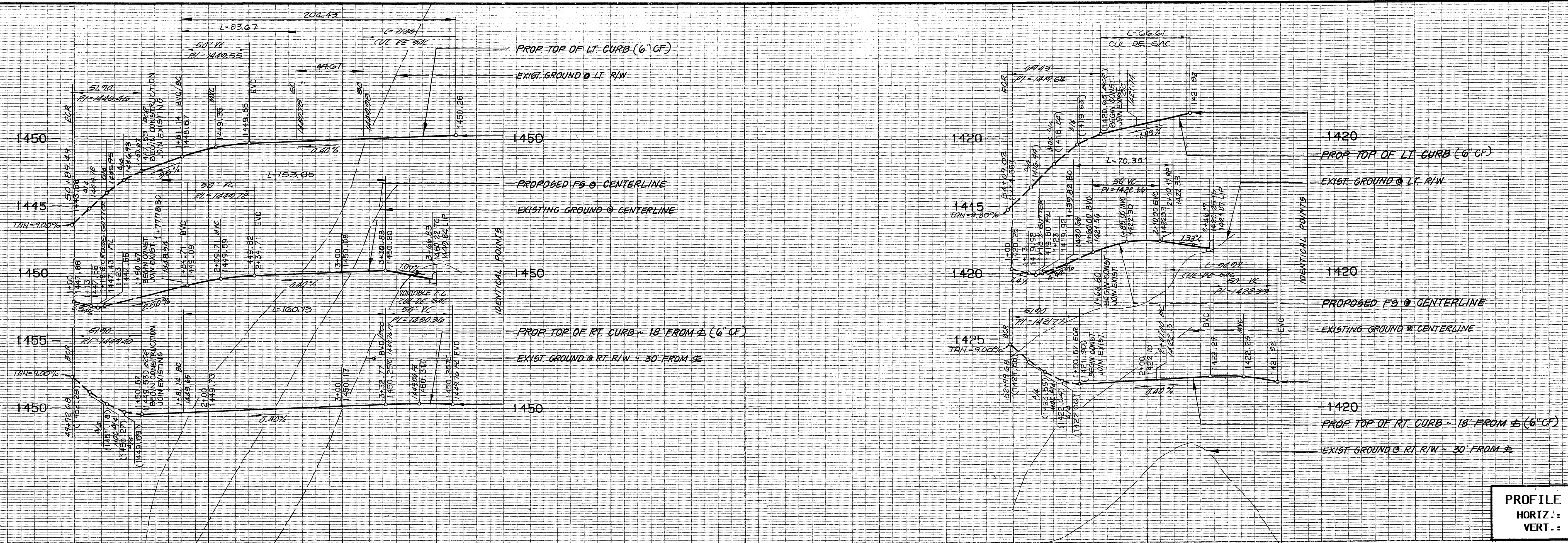
PACIFIC BELL TELEPHONE
 APPROVED BY: [Signature] DATE: 4/25/97

KEITH INTERNATIONAL, INC.
 Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources
 Inland Empire Division
 APPROVED BY: [Signature] DATE: 4/25/97

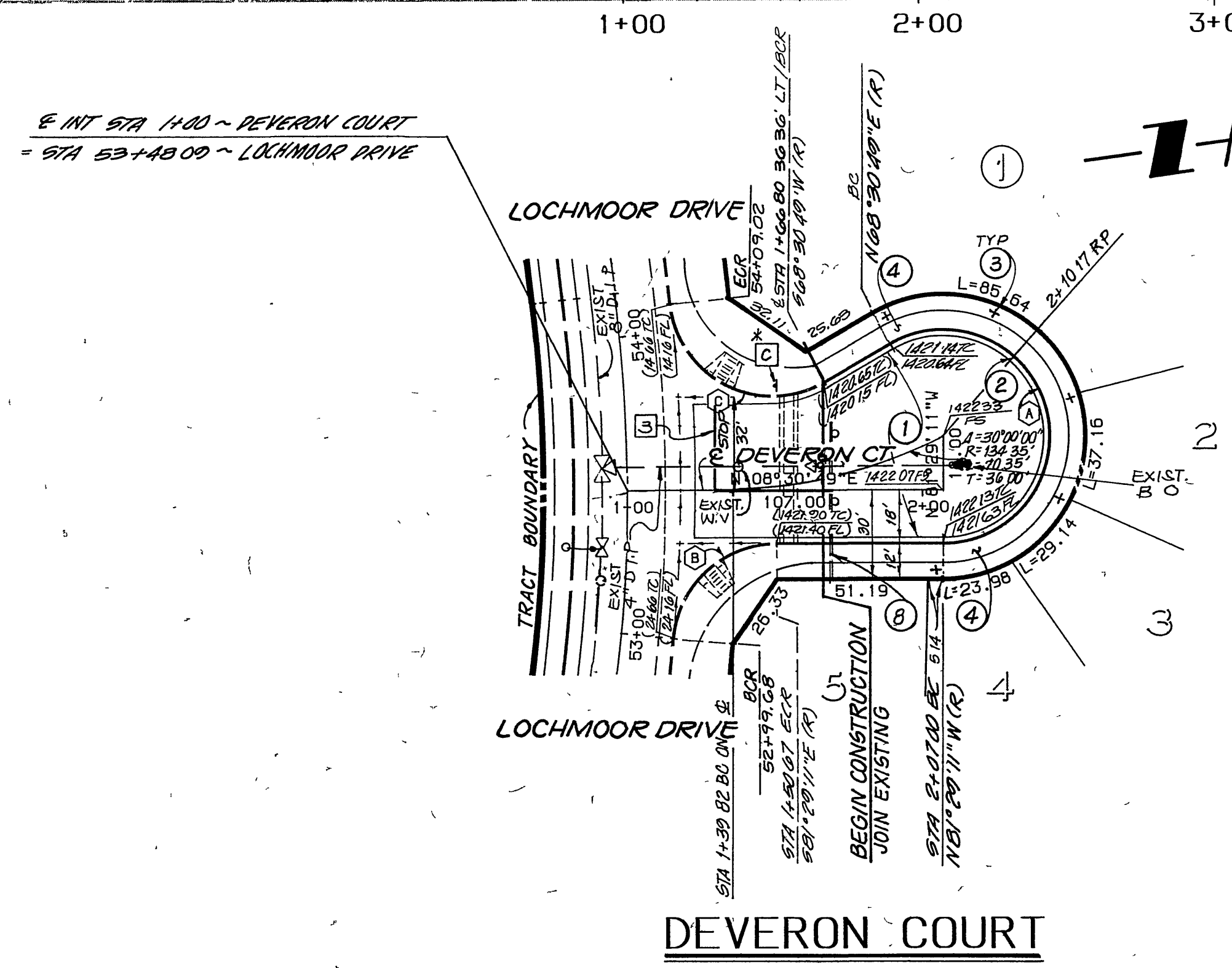
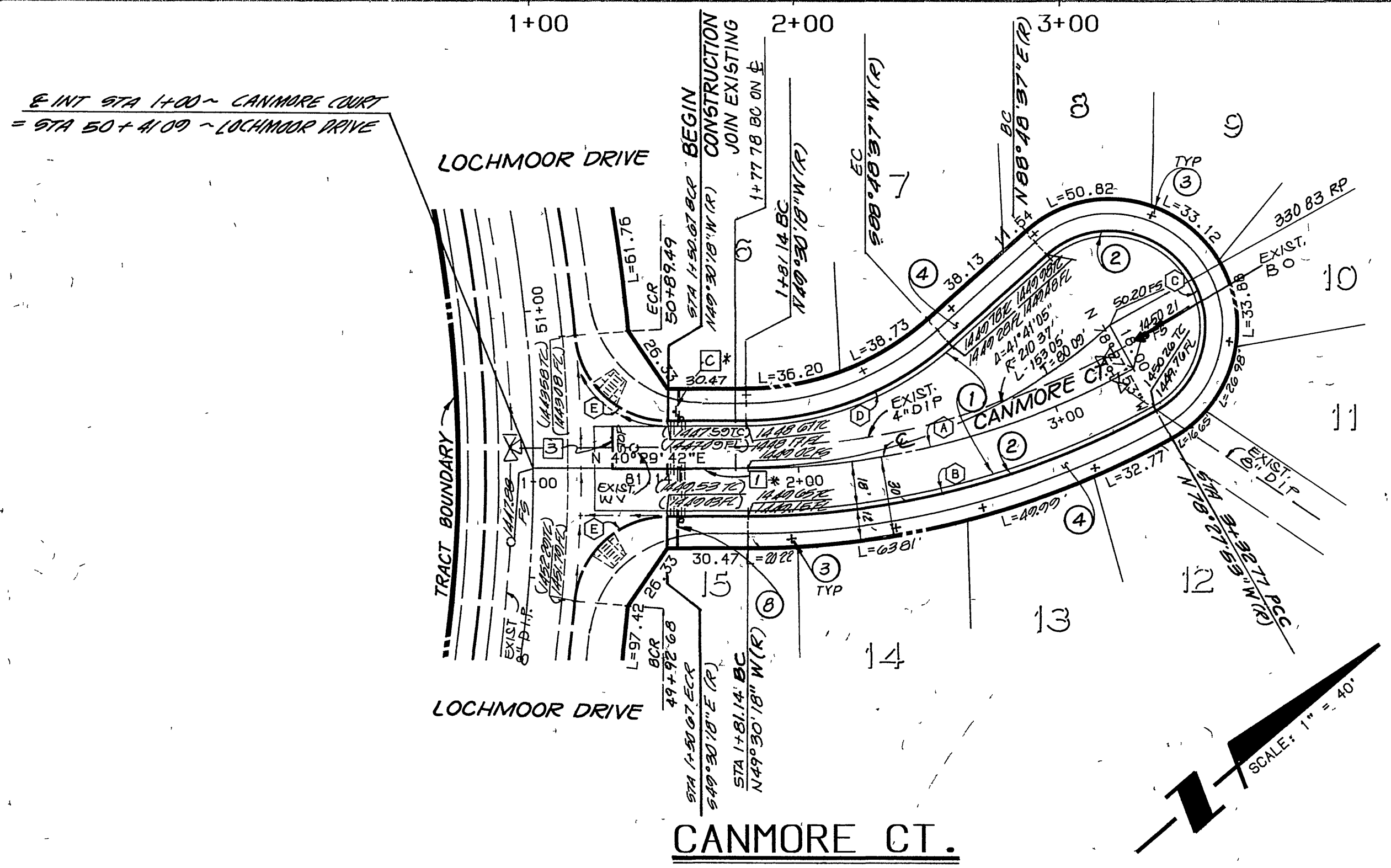
RIVERSIDE COUNTY TRANSPORTATION DEPT.
 APPROVED BY: [Signature] DATE: 4/25/97

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 2-6-98

STREET IMPROVEMENT PLANS TRACT 21167
 JAMESON CT/COLLEGE BLVD
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'
 ACCOUNT NO. R-3224
 SHEET 4 OF 6



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



- CONSTRUCTION NOTES:**
- CONSTRUCT 2" MIN. AC OVER 4" CRUSHED AGGREGATE BASE PER TYPICAL SECTION. PER S.R. 1513 R-VALUE = 56
 - CONSTRUCT 6" C.F. CURB & GUTTER PER CITY STD. DWG. 200 TYPE 1
 - FUTURE STREET TREE LOCATION (+)
 - CONSTRUCT CURB SIDEWALK PER CITY STD DWG 325
 - REMOVE EXISTING BARRICADE X REDWOOD HEADER

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
(A)	28°57'35"	300.00	151.63	77.47
(B)	28°57'35"	318.00	160.73	82.12
(C)	192°43'30"	36.00	121.09	322.85
(D)	41°41'05"	115.00	83.67	43.78
(E)	84°57'27"	35.00	51.90	32.05

SOUTHERN CALIFORNIA GAS COMPANY
 APPROVED BY: *[Signature]* DATE: 3/17/91



CENCOM CABLE TV
 APPROVED BY: *[Signature]* DATE: 4-4-91

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
(A)	210°00'00"	36.00	131.95	134.35
(B)	84°57'27"	35.00	51.90	32.05
(C)	113°39'07"	35.00	69.43	53.54

CITY OF RIVERSIDE WATER DEPT.
 APPROVED BY: *[Signature]* DATE: 1/21/90

BENCHMARK:
 CITY OF RIVERSIDE BENCHMARK H9-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: *[Signature]* DATE: 4-1-91
 CHIEF UTILITIES ENGINEER, ELECTRICAL

PACIFIC BELL TELEPHONE
 APPROVED BY: *[Signature]* DATE: 3/28/91

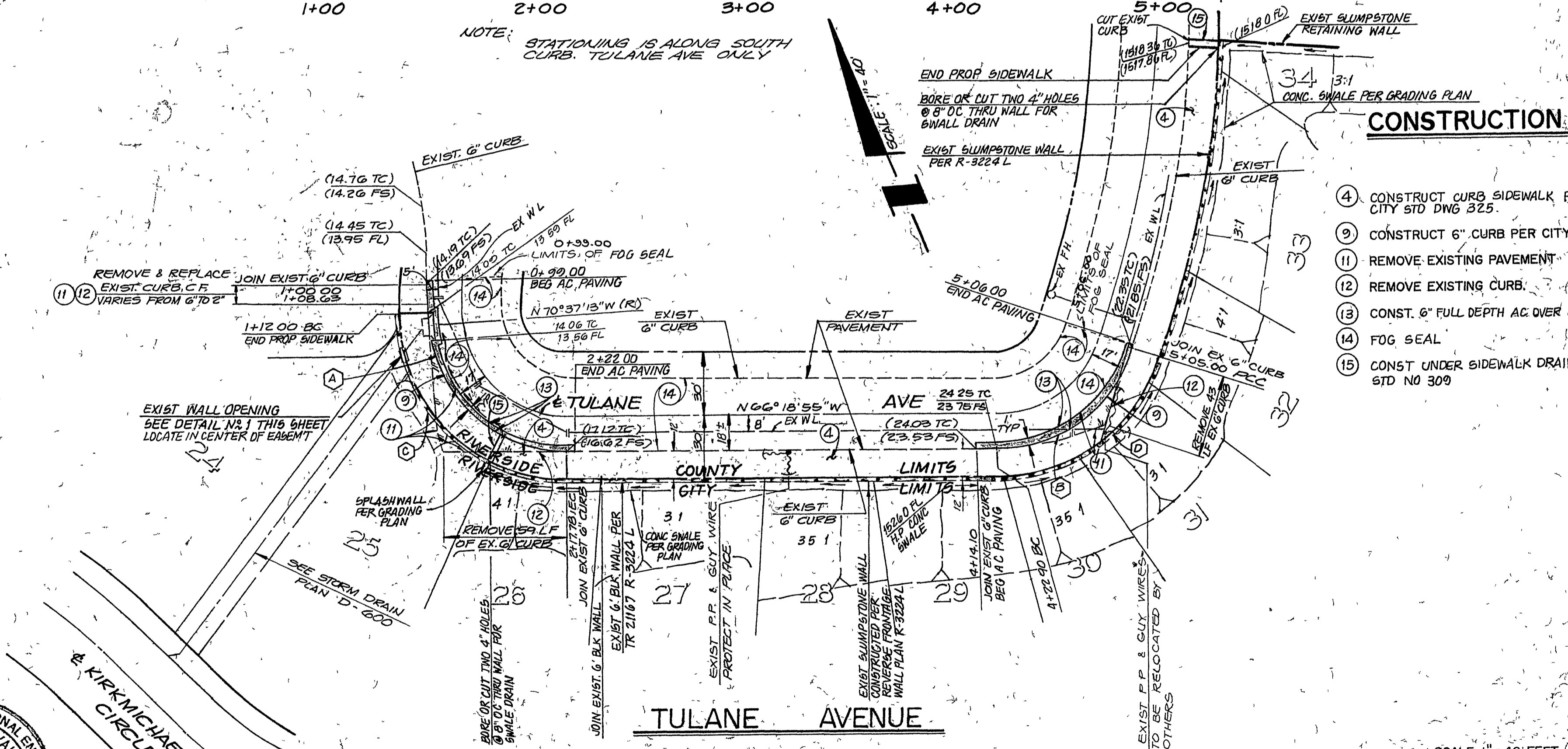
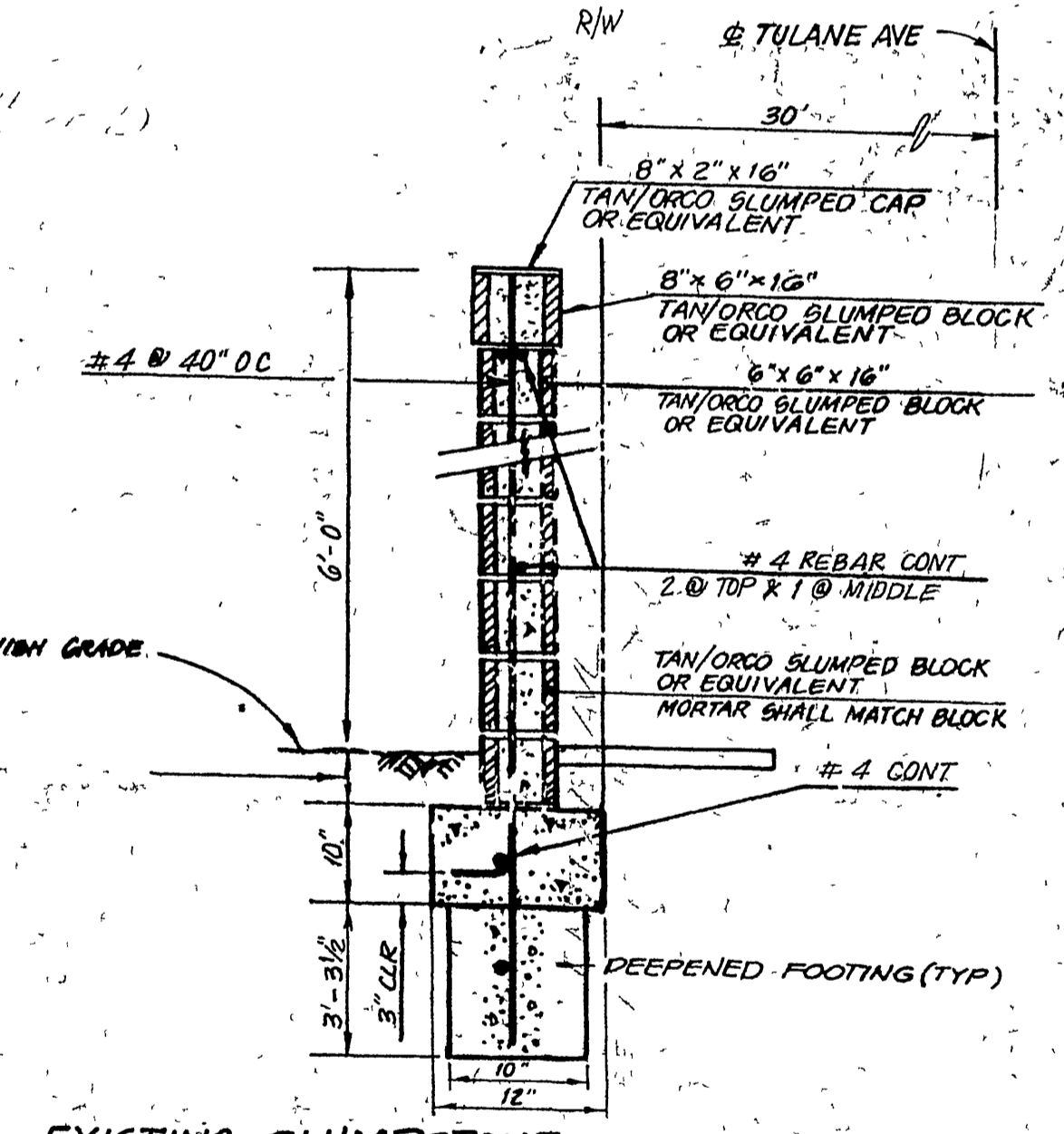
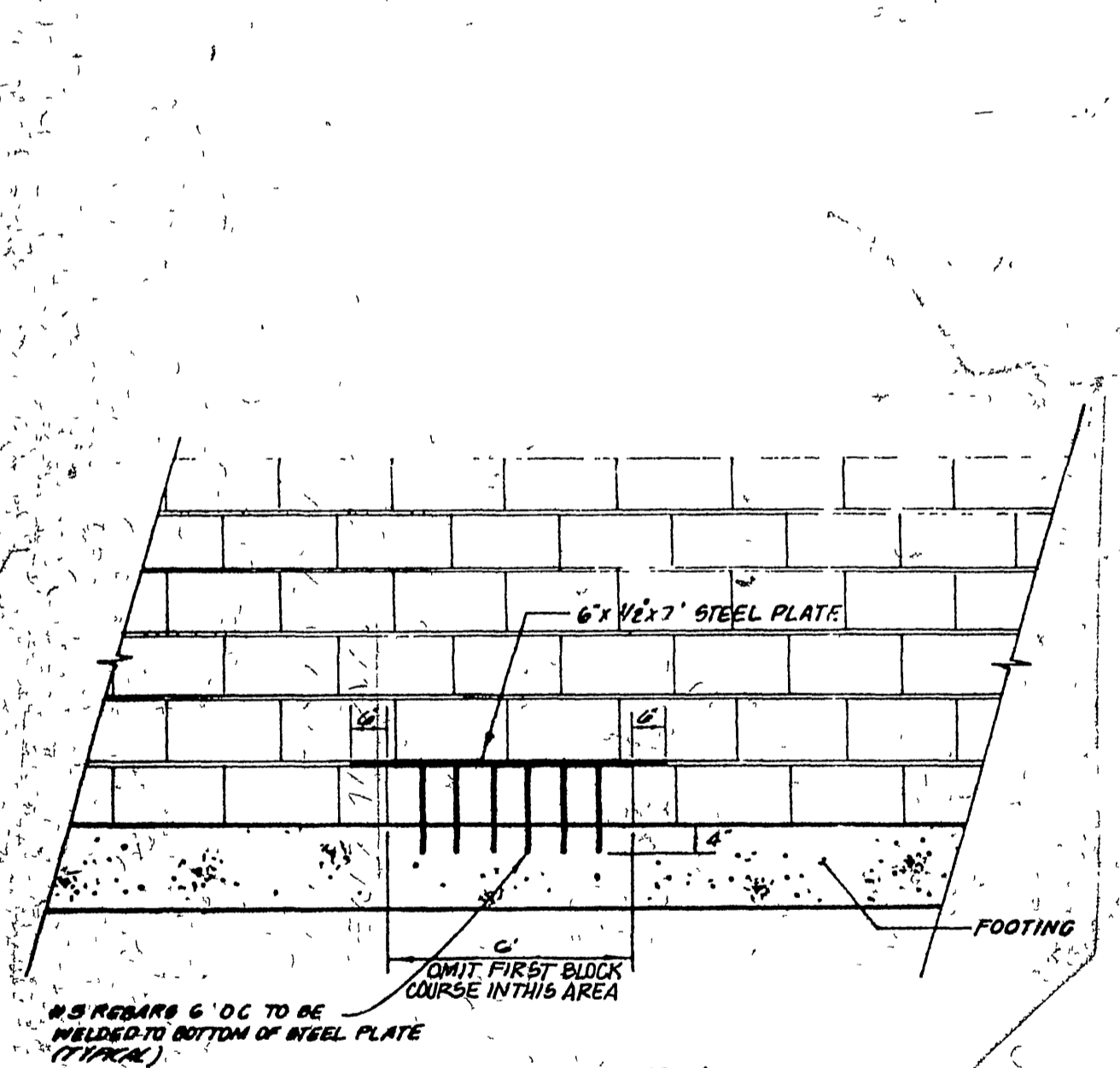
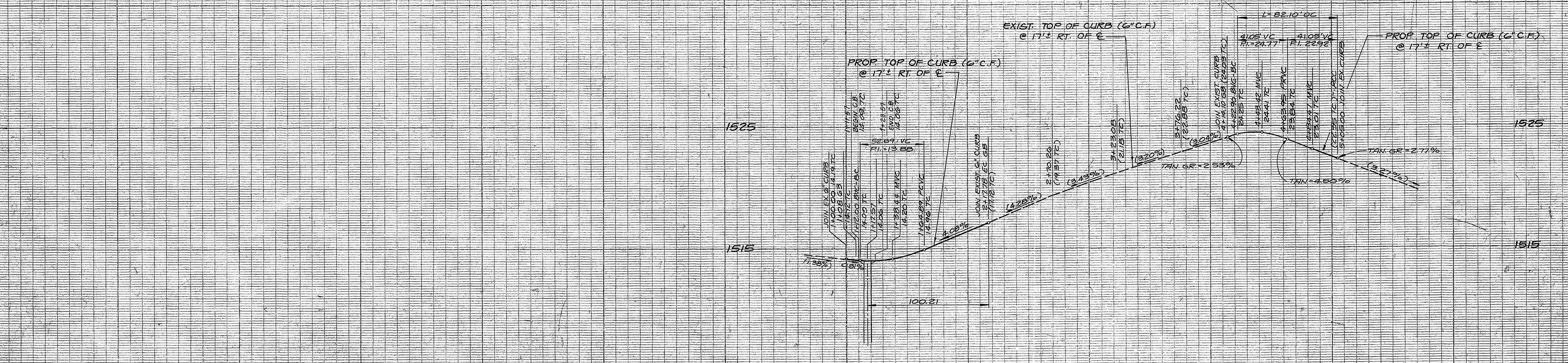
KEITH INTERNATIONAL, INC.
 Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources
 Inland Empire Division
 2280 Central Ave., Ste. 300, Norwold, CA 92553 (909) 663-0244
 APPROVED BY: *[Signature]* DATE: 4/25/91
 RICHARD N. YALE, REG. CIVIL ENGINEER NO. 40023

DESIGNED BY: MT, DRAWN BY: LB, CHECKED BY: JEW

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 1/10/90
 PARK DEPARTMENT: 5/10/91
 TRAFFIC DIVISION: 1-27-90
 CHIEF P.W. ENGINEER: *[Signature]*

STREET IMPROVEMENT PLANS
 TRACT 21167
 CANMORE CT./DEVERON CT.
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

ACCOUNT NO.: R-3224
 SHEET 5 of 6



CONSTRUCTION NOTES:

- ④ CONSTRUCT CURB SIDEWALK PER CITY STD DWG 325.
- ⑨ CONSTRUCT 6" CURB PER CITY STD DWG 200 TYPE II
- ⑪ REMOVE EXISTING PAVEMENT
- ⑫ REMOVE EXISTING CURB.
- ⑬ CONST. 6" FULL DEPTH AC OVER COMPACTED NATIVE
- ⑭ FOG SEAL
- ⑮ CONST UNDER SIDEWALK DRAIN PER COUNTY STD NO 309

WALL OPENING DETAIL
 NOT TO SCALE
 FOR EMERGENCY OVERLAND ESCAPE ROUTE
 SHOWN FOR REFERENCE ONLY
 CONSTRUCTED PER REVERSE FRONTAGE WALL PLAN R-3224 L

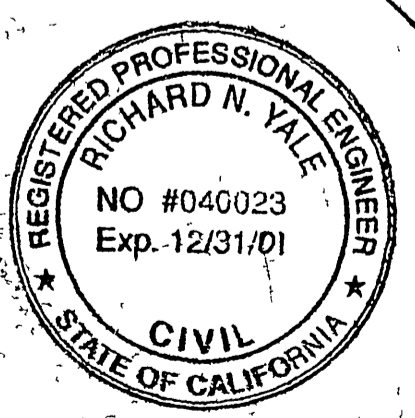
EXISTING SLUMPSTONE WALL
 N.T.S.
 SHOWN FOR REFERENCE ONLY
 (CONSTRUCTED PER REVERSE FRONTAGE WALL PLAN R-3224 L)

CENCOM CABLE TV.
 APPROVED BY: *[Signature]* DATE: 4-4-91

PACIFIC BELL TELEPHONE
 APPROVED BY: *[Signature]* DATE: 4/29/91

SOUTHERN CALIFORNIA GAS COMPANY
 APPROVED BY: *[Signature]* DATE: 4/29/91

RIVERSIDE COUNTY TRANSPORTATION DEPT.
 APPROVED BY: *[Signature]* DATE: 4/25/91



BENCHMARK
 CITY OF RIVERSIDE BENCHMARK H8-F
 PK 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

RIVERSIDE COUNTY TRANSPORTATION DEPT.
 APPROVED BY: *[Signature]* DATE: 4/25/91

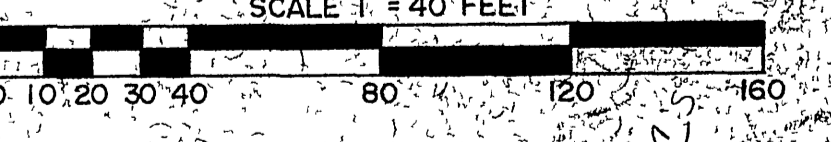
CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
 APPROVED BY: *[Signature]* DATE: 4-4-91

KEITH INTERNATIONAL, INC.
 Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources • Inland Empire Division
 22800 Cactus Ave., Ste. 300, Mirna Valley, CA 91537 (909) 653-0222
 APPROVED BY: *[Signature]* DATE: 4/25/91

DESIGNED BY: CV, DRAWN BY: CB, CHECKED BY: CV

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 4/25/91
 PRINCIPAL ENGINEER: *[Signature]*
 PARK DEPARTMENT: *[Signature]*
 TRAFFIC DIVISION: *[Signature]*
 CHIEF P.W. ENGINEER: *[Signature]* DATE: 2-5-98

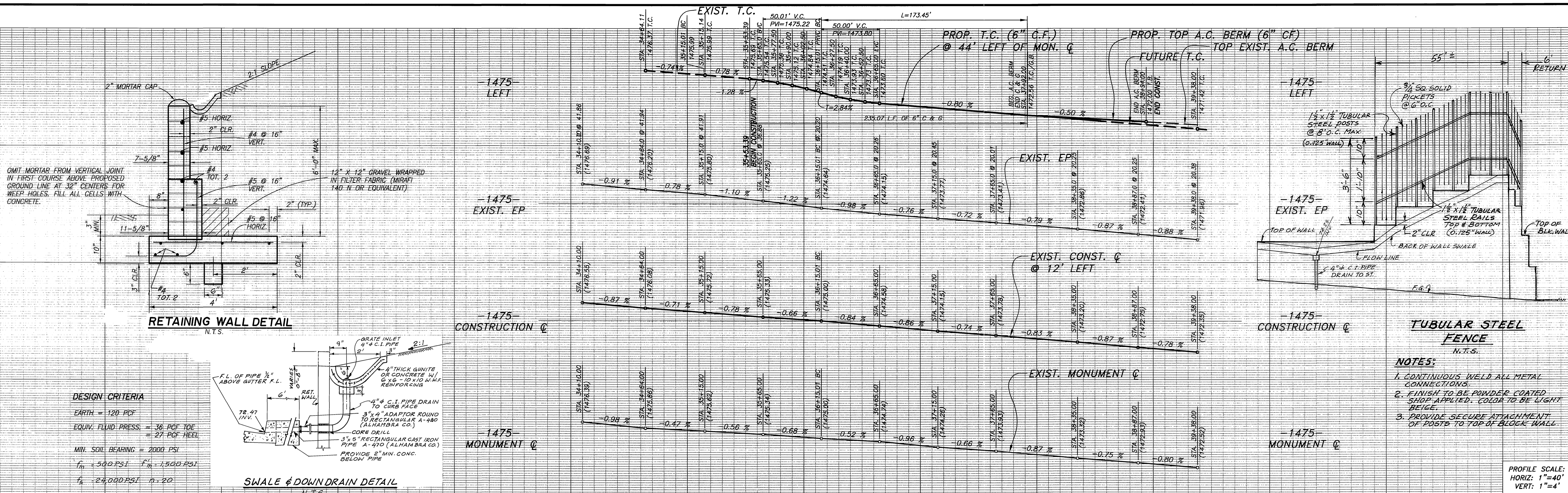
STREET IMPROVEMENT PLANS
 TRACT 21167
 TULANE AVENUE
 SHEET 6 OF 6



CURVE DATA

POINT	DELTA	RADIUS	LENGTH	TANGENT
A	90° 27' 32"	67.00'	105.78'	67.54'
B	70° 12' 45"	67.00'	82.10'	47.10'
C	30° 27' 32"	70.50'	125.51'	80.14'
D	70° 12' 45"	70.50'	97.42'	55.89'

CITY OF RIVERSIDE WATER DEPT.
 APPROVED BY: *[Signature]* DATE: 4/21/98



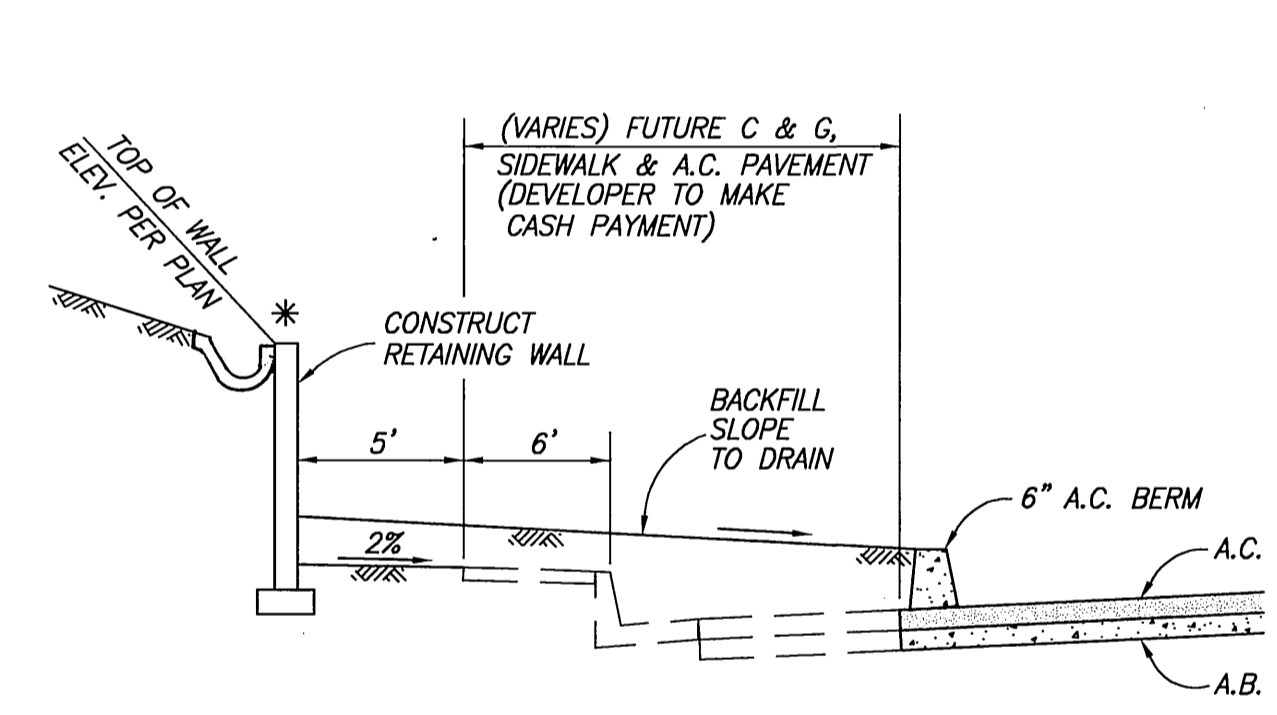
DESIGN CRITERIA

EARTH = 120 PCF
 EQUIV. FLUID PRESS. = 36 PCF TOE
 = 27 PCF HEEL
 MIN. SOIL BEARING = 2000 PSI
 $f_m = 500 \text{ PSI}$ $f'_m = 1500 \text{ PSI}$
 $f_c = 24,000 \text{ PSI}$ $n = 20$

NOTES:

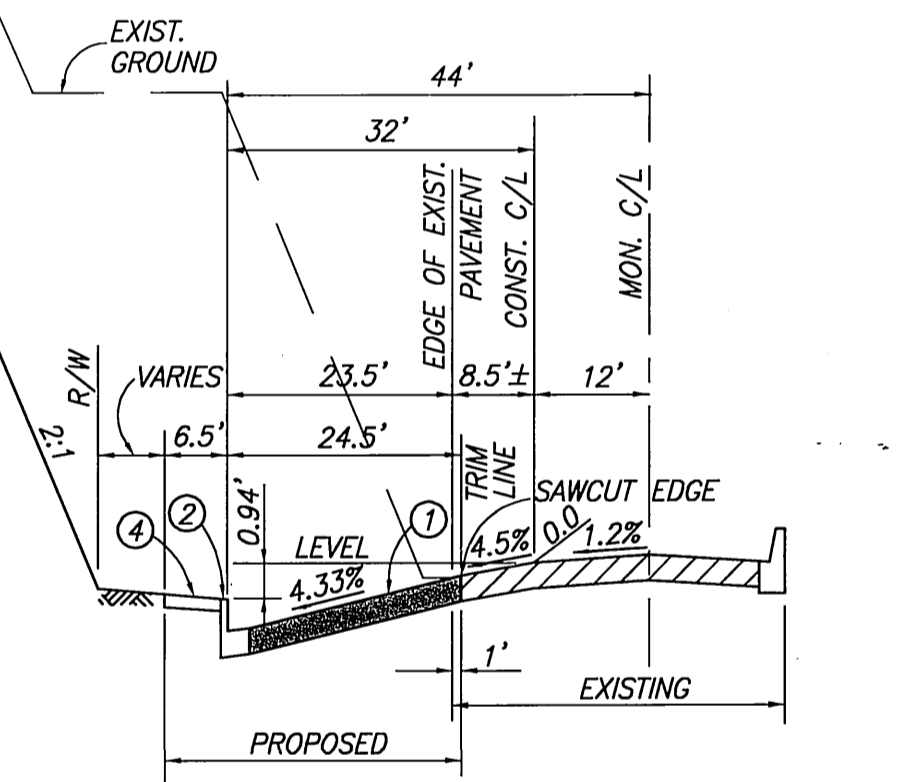
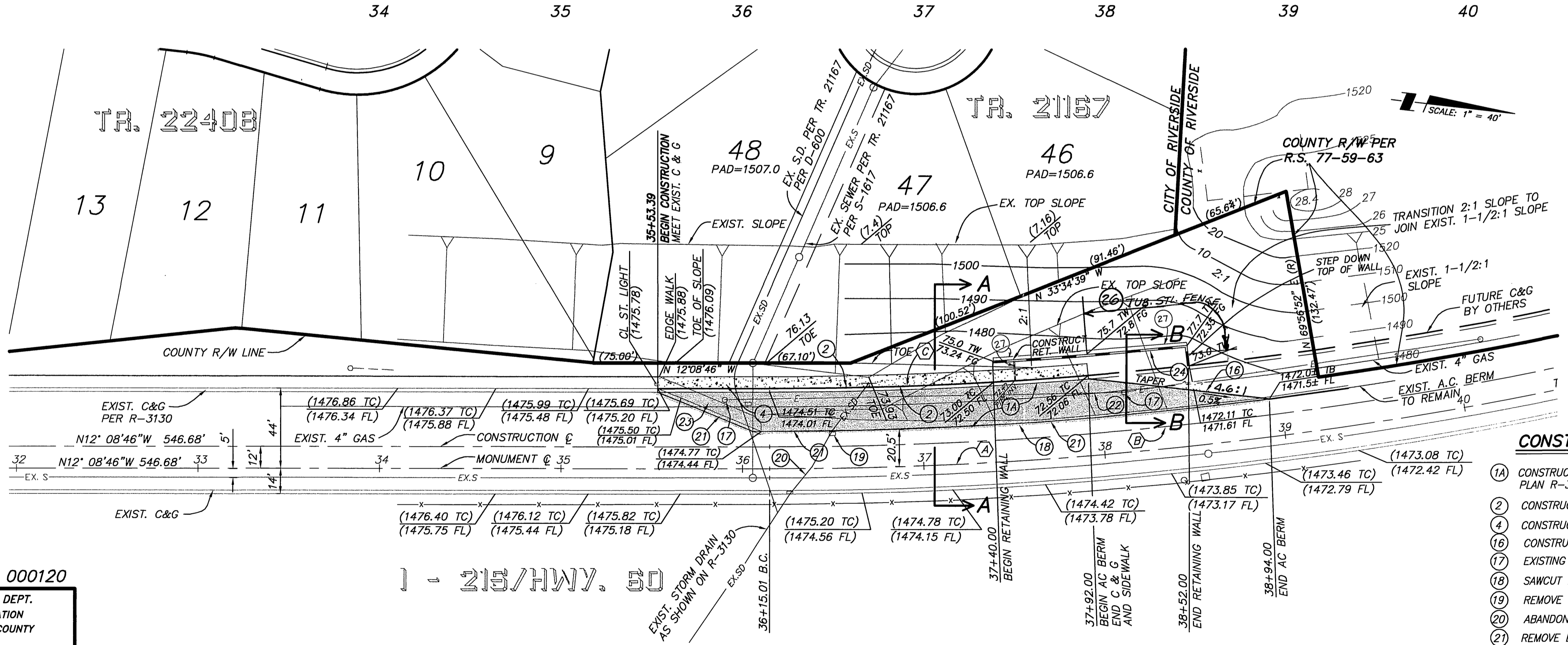
1. CONTINUOUS WELD ALL METAL CONNECTIONS.
2. FINISH TO BE POWDER COATED SHOP APPLIED. COLOR TO BE LIGHT BEIGE.
3. PROVIDE SECURE ATTACHMENT OF POSTS TO TOP OF BLOCK WALL.

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



SYCAMORE CANYON BLVD.
SECTION B - B
 NOT TO SCALE

* RETAINING WALL ALLOWED IN RIGHT OF WAY DUE TO EXTREME OFF-SITE GRADING ON PRIVATE PROPERTY NORTH ON SYCAMORE CANYON BLVD.



SYCAMORE CANYON BLVD.
SECTION A - A
 SCALE: H: 1"=20', V: 1"=4'
 T.I. = 10.0

DEVELOPERS/ ENGINEERS NOTE:

CURB & GUTTER IMPROVEMENTS FOR THIS PLAN WILL TERMINATE @ STA. 37+92. CURB & GUTTER IMPROVEMENTS ARE DESIGNED TO STA. 38+52. DUE TO THE EXTREME GRADING & RETAINING WALL REQUIREMENTS BEYOND STA. 38+52, THE OWNER/DEVELOPER WILL MAKE AVAILABLE FUNDS, THROUGH AN EXISTING C.F.D. UNDER THE CITY OF RIVERSIDE CONTROL TO CONSTRUCT THE REMAINING IMPROVEMENTS WHEN ADDITIONAL IMPROVEMENTS ARE EXTENDED BY OTHERS, NORTH ON SYCAMORE CANYON BLVD. FROM STA. 37+92.

- CONSTRUCTION NOTES:**
- (1) CONSTRUCT 4.3" A.C. OVER 5.5" CRUSHED AGGREGATE BASE PER STREET PLAN R-3130 SHEET 19 OF 19
 - (2) CONSTRUCT 6" C.F. CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE I
 - (3) CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. DWG. 325
 - (4) CONSTRUCT 6" A.C. BERM PER CITY STD. 250 TYPE I
 - (5) EXISTING UTILITY POLE TO BE RELOCATED BY CITY FORCES
 - (6) SAWCUT EDGE OF EXISTING A.C. PAVEMENT 1' WIDE AND REMOVE
 - (7) REMOVE EXISTING CATCH BASIN AND REPAVE AREA
 - (8) ABANDON EXISTING 24" STORM DRAIN
 - (9) REMOVE EXISTING 6" A.C. BERM
 - (10) EXISTING ELECTRICAL CONDUIT TO BE REMOVED
 - (11) REMOVE EXISTING SIDEWALK
 - (12) CONSTRUCT CONC. BLOCK RETAINING WALL TYPE B PER APWA STD. PLAN 618-1 USE TAN SLUMPSTONE. SEE DESIGN DETAIL HEREOF.
 - (13) 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.

MS 3529 IP 000120

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT ELECTRICAL (THIS SHEET ONLY)

APPROVED BY: *Pat Hohli* 4/19/01 DATE

CITY OF RIVERSIDE WATER DEPARTMENT

APPROVED BY: *R. Dielck* 4/19/01 DATE

RIVERSIDE COUNTY TRANSPORTATION DEPT. (APPROVAL BY THE COUNTY TRANSPORTATION DEPARTMENT IS FOR THE AREA WITHIN COUNTY ROAD RIGHT-OF-WAY ONLY)

APPROVED BY: *R. Dielck* 4/19/01 DATE

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO 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 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, INCLUDING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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

PREPARED UNDER THE DIRECTION OF:
Richard N. Yale 3-20-01 DATE
 RICHARD N. YALE
 R.C.E. 40023 - EXP. 12/31/01

APPROVED BY:
 DATE

THE KEITH COMPANIES **TKC**

2280 Colton Avenue, Suite 200, Moreno Valley, CA 92553-0214 (909) 633-0234

1" = 40'

BENCHMARK: CITY OF RIVERSIDE BENCHMARK HB-F3, P.K. NAIL AND CITY ENGINEER TAG IN THE EASTERN CORNER OF CATCHBASIN AT THE SOUTHEAST CORNER OF CENTRAL AVENUE AT BOX SPRINGS BOULEVARD. ELEV=1360.935

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 4/19/01

PRINCIPAL ENGINEER: *[Signature]* DATE: 4/19/01

PARK DEPARTMENT: *[Signature]* DATE: 4/19/01

TRAFFIC DIVISION: *[Signature]* DATE: 4/19/01

DEPUTY PW DIRECTOR: *[Signature]* DATE: 4/19/01

STREET SERVICES: *[Signature]* DATE: 4/19/01

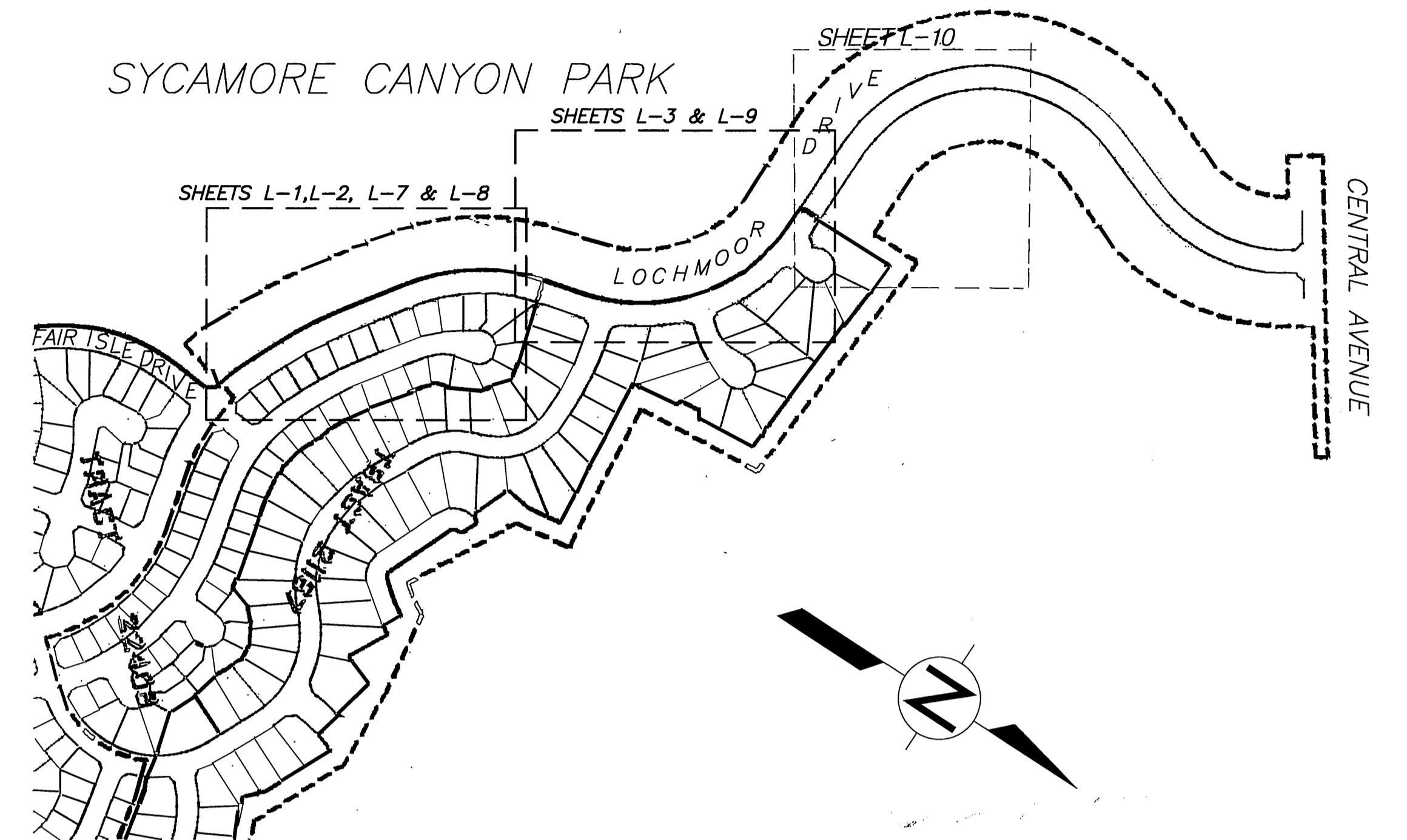
STREET IMPROVEMENT PLANS
 TRACT 21167
 SYCAMORE CANYON BLVD.
 (BOX SPRINGS BLVD.)

PROJECT NO. 30926.00.000
 R - 3224

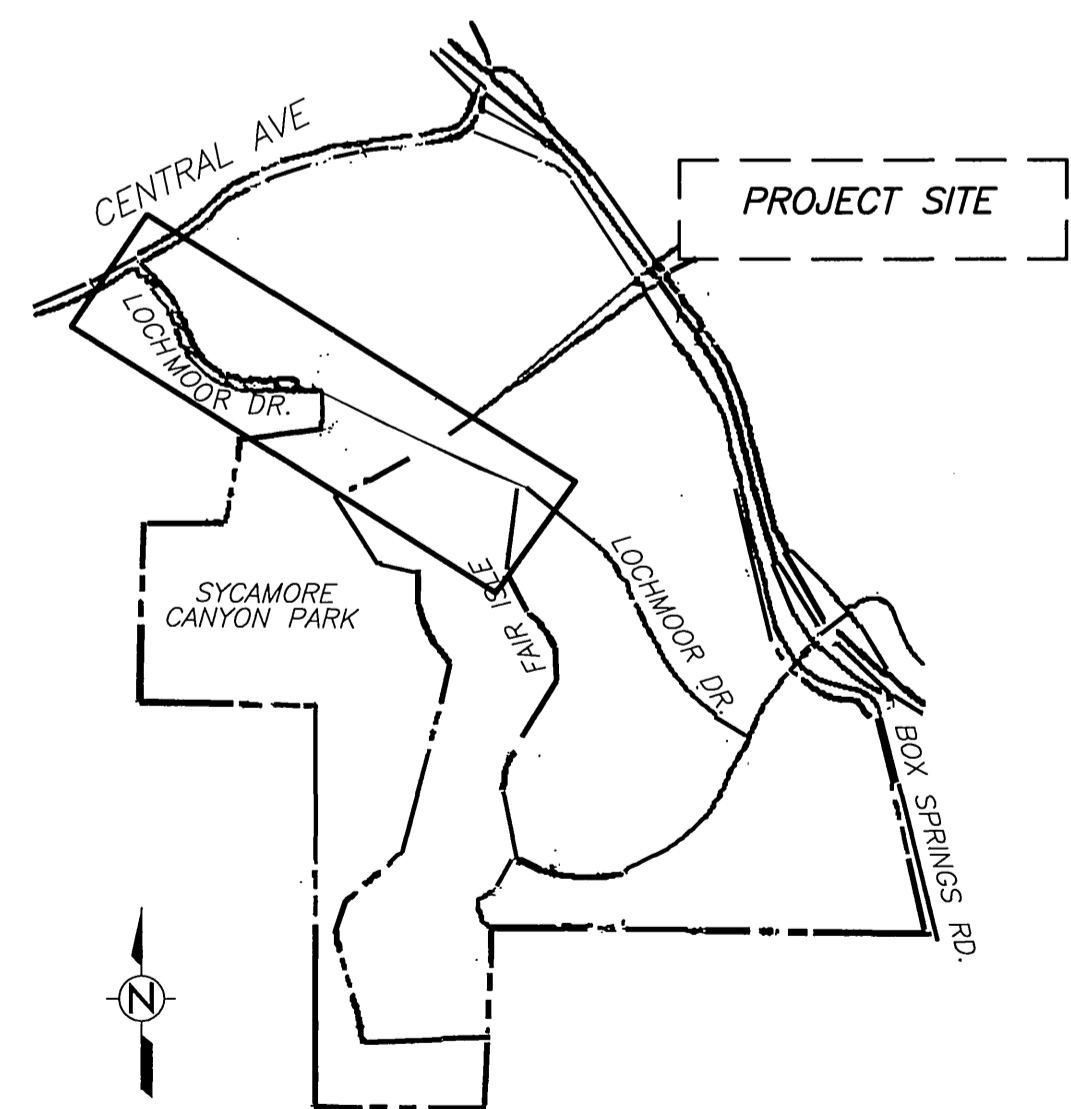
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'
 SHEET 7 OF 7

LANDSCAPE IMPROVEMENT PLANS FOR:
LOCHMOOR DRIVE EXTENSION
 PORTIONS OF TRACT NOS. 21167, 22408
 CITY OF RIVERSIDE

PREPARED FOR:
CITATION HOMES
TAVA DEVELOPMENT
 19600 FAIRCHILD ROAD, SUITE 270
 IRVINE, CA 92715
 714-250-6600
 CONTACT: SCOTT ALLEN



INDEX MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHEET INDEX

DESCRIPTION	SHEET NO.	DESCRIPTION	SHEET NO.
COVER SHEET	X	PLANTING PLAN	L-7
IRRIGATION PLAN	L-1	PLANTING PLAN	L-8
IRRIGATION PLAN	L-2	PLANTING PLAN	L-9
IRRIGATION PLAN	L-3	PLANTING PLAN	L-10
IRRIGATION DETAILS	L-4	PLANTING DETAILS	L-11
IRRIGATION SPECIFICATIONS	L-5	PLANTING SPECIFICATIONS	L-12
IRRIGATION SPECIFICATIONS	L-6	PLANTING SPECIFICATIONS	L-13

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 = 1360.81

KEITH INTERNATIONAL, INC.
 Planning • Civil Engineering • Environmental Services •
 Land Surveying • Public Works • Water Resources •
 Inland Empire Division
 2800 Central Ave., Ste. 200, Moreno Valley, CA 92553 (951) 652-0254
 RICHARD N. YALE
 R.C.E. No. 40023 expires 12/31/97



RA
 LANDSCAPE ARCHITECTS PLANNERS, INC.
 3612 MISSION INN AVE
 RIVERSIDE, CALIFORNIA 92501
 (909) 781-1930
 LIC. #1512
 FAX (909) 686-8091
 JOB# 97105 CONTACT: DOUG GROVE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY JM DRAWN BY TM CHECKED BY [Signature]

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: _____ BY: _____ DATE: 5/23/97
 DEPUTY P.W. DIRECTOR
 PRINCIPAL ENGINEER
 CHIEF P.W. INSPECTOR
 SURVEYOR
 TRAFFIC DIVISION
 PARKS DEPARTMENT

LANDSCAPE IMPROVEMENT PLANS
 LOCHMOOR DRIVE EXTENSION
 COVER SHEET
 ACCY. NO. R-3224
 SHEET X OF 13
 HORIZ. SCALE: NA VERT. SCALE: NA