

**GENERAL NOTES**

- 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.
- 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, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE 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.
- SEE STREET LIGHTING PLANS U/L 5-684250 AND U/L 5-684252 FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- 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.
- 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.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- SEE TRAFFIC SIGNAL PLAN X-502 FOR TRAFFIC SIGNAL FACILITIES AND XL-429 FOR STRIPING AND SIGNING.
- 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.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP (S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 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.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (909) 951-6368.

**PARKS DEPARTMENT 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 951-9126 TO SCHEDULE INSPECTIONS. 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).
- THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- 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.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D.
LOCHMOOR DRIVE	PLATANUS ACERFOLIA 'BLOODGOOD' / LONDON PLANE TREE	15 GA.	45' O.C.	57 EA.
SYCAMORE CANYON	PLATANUS ACERFOLIA 'BLOODGOOD' / LONDON PLANE TREE	15 GA.	45' O.C.	42 EA.
FAIR ISLE DRIVE	PLATANUS ACERFOLIA 'BLOODGOOD' / LONDON PLANE TREE	15 GA.	45' O.C.	20 EA.

NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON THE APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

**NOTICE TO CONTRACTOR**

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

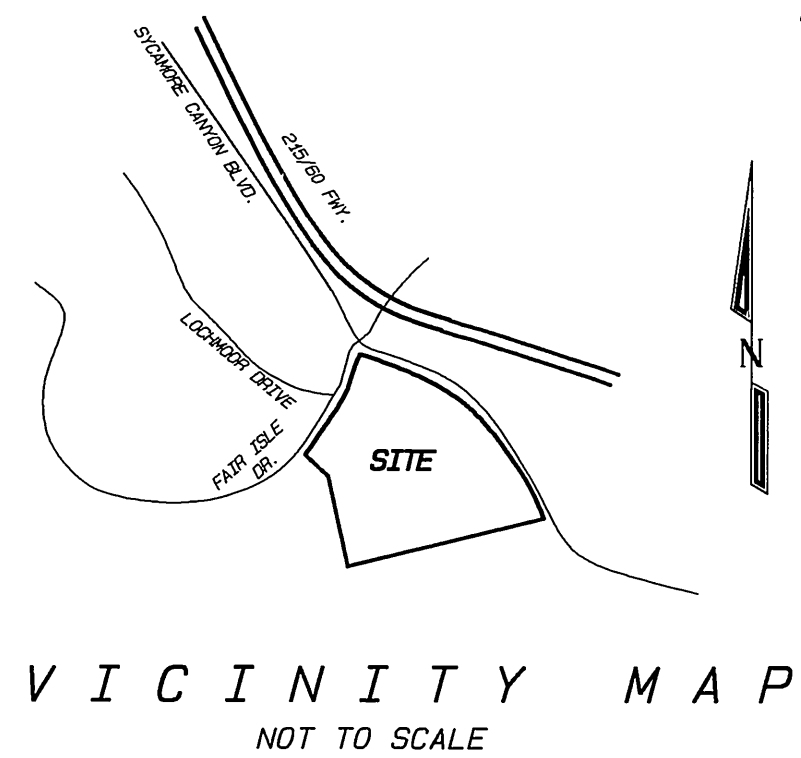
ELECTRIC - CITY OF RIVERSIDE  
GAS - SOUTHERN CALIFORNIA GAS CO.  
TELEPHONE - PACIFIC BELL

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION.

THE QUANTITY ESTIMATE SHOWN HEREON IS FOR THE USE OF GOVERNING AGENCIES IN DETERMINING BOND AMOUNTS AND/OR FEES AND IS NOT TO BE USED FOR BID PURPOSES.

THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL SIDEWALKS, RAMPS, RAILS, CLEARANCES AND APPURTENANCES MEET OR EXCEED THE MOST STRINGENT REQUIREMENTS OF CITY, STATE OR FEDERAL GOVERNMENT FOR ACCESSIBILITY.



**CONSTRUCTION NOTES**

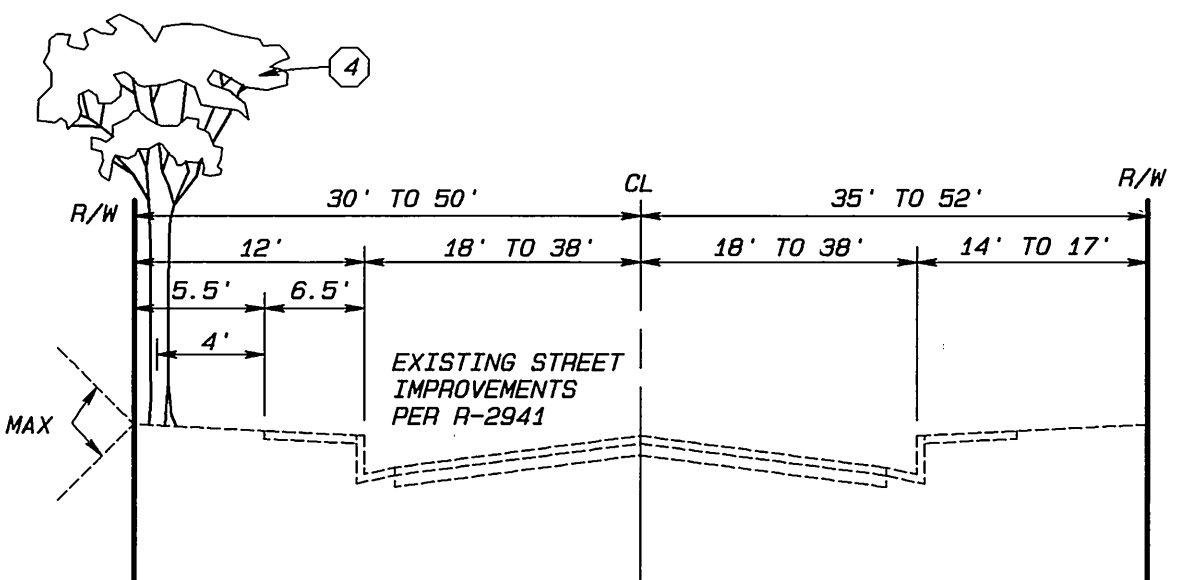
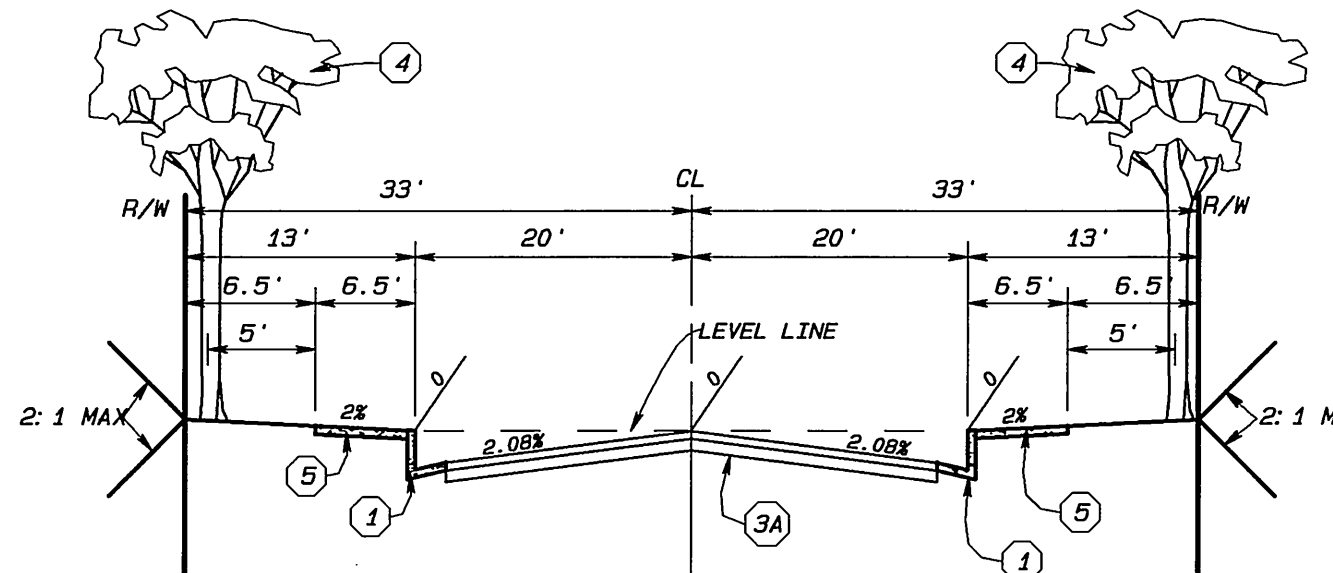
- CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- CONSTRUCT STANDARD 220, CROSS GUTTER (WIDTH AS NOTED ON PLANS)
- CONSTRUCT \_\_\_\_\_ A.C. PAVING \_\_\_\_\_ CRUSHED AGGREGATE BASE PER S.R. \_\_\_\_\_ R-VALUE= \_\_\_\_\_
- CONSTRUCT \_\_\_\_\_ A.C. PAVING \_\_\_\_\_ CRUSHED AGGREGATE BASE PER S.R. \_\_\_\_\_ R-VALUE= \_\_\_\_\_
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SHOWN FOR APPROX. LOCATION ONLY)
- CONSTRUCT STANDARD 325, CURB SIDEWALK
- CONSTRUCT STANDARD 304, WHEELCHAIR RAMP (TYPE AS SHOWN ON PLAN)
- VARIABLE THICKNESS A.C. OVERLAY (1 INCH MINIMUM)
- TYPE F1 DELINEATOR @ 20' O.C.
- CONSTRUCT STD. 200 TYPE II CURB ONLY (8" OF)
- CONSTRUCT STD. 250 A.C. BERM, TYPE I
- INSTALL 2x4 REDWOOD HEADER

**STREET NAME AND TRAFFIC SIGN SCHEDULE**

	STREET NAME	BLOCK NO.
(A)	LOCHMOOR DRIVE	5700
	SYCAMORE CANYON BOULEVARD	5900
(B)	LOCHMOOR DRIVE	5800
	FAIR ISLE DRIVE	5800
(C)	R-1 (STOP SIGN - 30")	
(D)	R-7 (KEEP RIGHT SIGN)	

INSTALL SIGNS PER C/R STD. 662A AND STD. 666

LOCHMOOR DR. AND FAIR ISLE DR. STREET NAME SIGN WILL BE INSTALLED ON THE TRAFFIC SIGNAL MAST ARM.



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-99

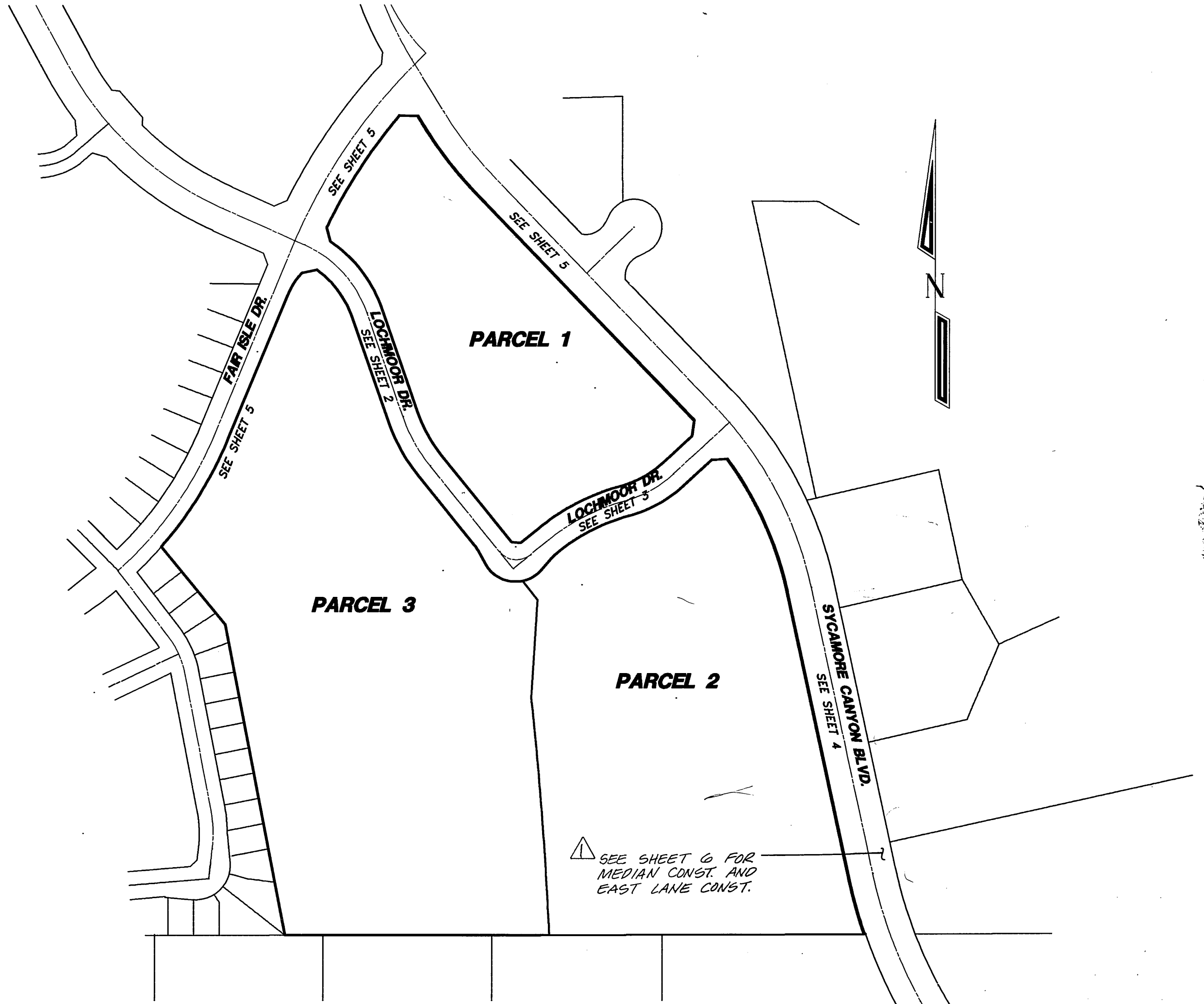
**UNDERGROUND SERVICE ALERT**  
CALL: TOLL FREE 1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

**ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS**  
3788 McCRAE STREET RIVERSIDE, CA 92506  
(909) 686-1070  
APPROVED BY: [Signature] DATE: 3-11-99  
R.C.E. NO. C44782  
N.O. 98-0360 FOR: FAIRFIELD RESIDENTIAL F.B. 1997

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 4-21-99  
PRINCIPAL ENGINEER: [Signature]  
PARK DEPARTMENT: [Signature]  
TRAFFIC DEPARTMENT: [Signature]  
STREET SERVICES: [Signature]  
P.W. ENG. MGR.: [Signature]

**STREET IMPROVEMENT PLANS**  
ACCOUNT NO. 98-360  
DRAWING NUMBER  
**PARCEL MAP NO. 28919**  
INDEX SHEET  
SHEET 1 OF 6  
98-360A

**INDEX MAP**  
SCALE: 1"=200'  
SYCAMORE CANYON BOULEVARD STA. 38+00 TO STA. 42+25  
SYCAMORE CANYON BOULEVARD STA. 34+12 TO STA. 38+00



**REVIEWED BY: WESTERN MUNICIPAL WATER DISTRICT**  
FOR NON-INTERFERENCE COMPLIANCE  
JEFFREY D. SIMS R.C.E. 46212  
DATE: 10/8/99

**PACIFIC BELL**  
APPROVED BY: [Signature] DATE: 8/19/99

**CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT**  
OVERHEAD & UNDERGROUND  
APPROVED BY: [Signature] DATE: 3-19-99

**CHARTER COMMUNICATIONS**  
APPROVED BY: [Signature] DATE: 3-12-99

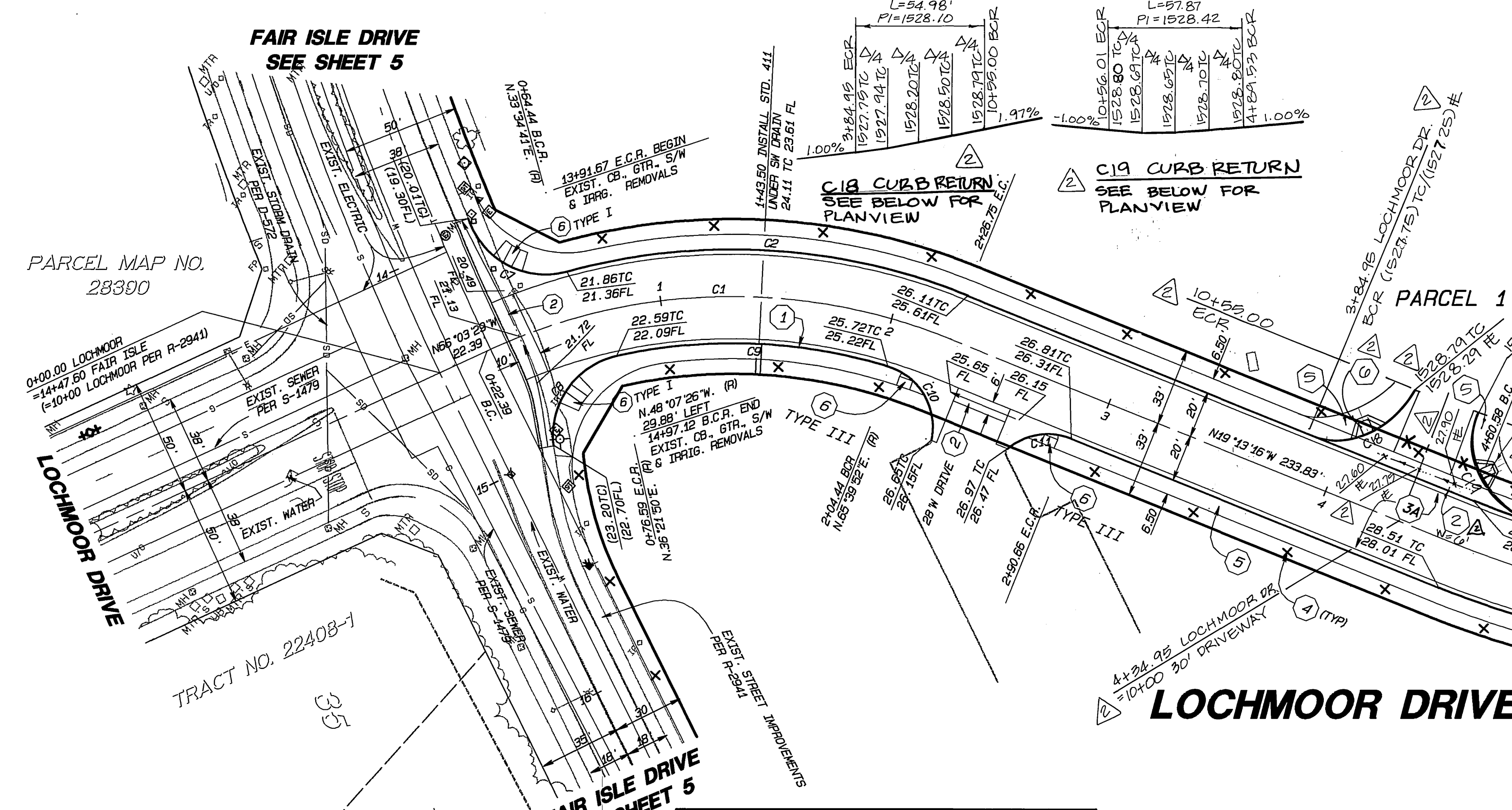
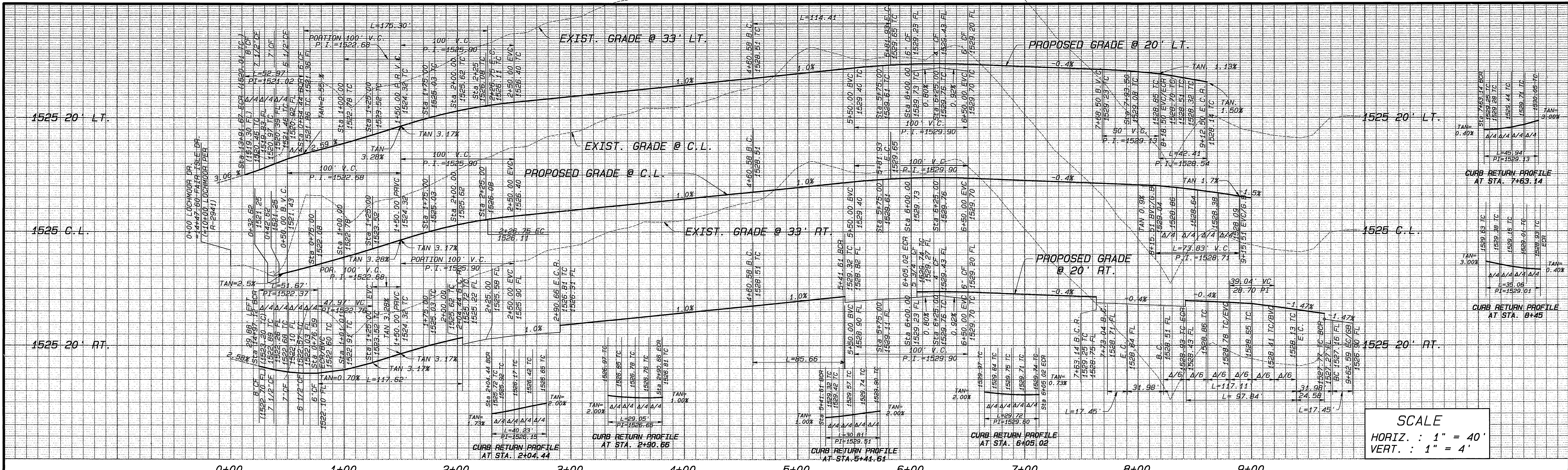
**CITY OF RIVERSIDE WATER DEPARTMENT**  
APPROVED BY: [Signature] DATE: 3/19/99

**SOUTHERN CALIFORNIA GAS COMPANY**  
APPROVED BY: [Signature] DATE: 8/16/99

**BENCH MARK:**  
P.K. NAIL AND CITY ENGINEER TAGGED "L1-C3" IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE.  
ELEV.: 1510.379

INDEXED 9-7-99 4/1





- ### CONSTRUCTION NOTES
- CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
  - CONSTRUCT STANDARD 220, CROSS GUTTER (WIDTH AS NOTED ON PLANS)
  - CONSTRUCT \_\_\_\_\_ A.C. PAVING \_\_\_\_\_ CRUSHED AGGREGATE BASE PER S.R. \_\_\_\_\_ R-VALUE= \_\_\_\_\_
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  - PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
  - CONSTRUCT STANDARD 325, CURB SIDEWALK
  - CONSTRUCT STANDARD 304, WHEELCHAIR RAMP (TYPE AS SHOWN ON PLAN)
  - VARIABLE THICKNESS A.C. OVERLAY (1 INCH MINIMUM)
  - TYPE F1 DELINEATOR @ 20' O.C.

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ELEV.: 1510.379

### CURVE DATA

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	45°50'12"	250.00'	204.36'	109.28'
C2	37°11'57"	270.00'	175.30'	90.85'
C3	19°51'54"	350.00'	121.35'	61.29'
C4	19°51'54"	330.00'	114.41'	57.79'
C5	90°00'00"	27.00'	42.41'	27.00'
C6	91°53'48"	61.00'	97.84'	53.05'
C7	85°42'39"	35.00'	52.97'	33.05'
C8	84°35'19"	35.00'	51.67'	31.84'
C9	29°18'02"	230.00'	117.62'	60.13'
C10	85°28'40"	27.00'	40.23'	24.91'
C11	61°38'45"	27.00'	29.05'	16.11'
C12	13°15'56"	370.00'	85.65'	43.02'
C13	88°15'41"	20.00'	30.81'	19.40'
C14	85°18'21"	20.00'	29.72'	18.37'
C15	97°29'33"	27.00'	45.94'	30.78'
C16	74°24'13"	27.00'	35.05'	20.50'
C17	37°46'25"	61.00'	40.21'	20.87'
C18	90°00'00"	35.00'	54.98'	35.00'
C19	94°44'20"	35.00'	57.87'	38.02'

**CITY OF RIVERSIDE WATER DEPARTMENT**

APPROVED BY: Richard D. Dade DATE: 3/19/99

**CHARTER COMMUNICATION**

APPROVED BY: Shirley King DATE: 3-12-99

3-11-99

3-12-99



**ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS**  
3788 MCCRAY STREET RIVERSIDE, CA 92506  
(909) 686-1070

APPROVED BY: Albert A. Webb DATE: 3-11-99  
R.C.E. NO. C44762

W.O. 98-0360 FOR: FAIRFIELD RESIDENTIAL F.B. 1997

MARK	REVISIONS	DATE
△	Revised to show driveway of 4'x10'2"	3/11/99
△	Revised sheet no. 019 3/11/99	3/11/99

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**

APPROVED BY: R. McKeath DATE: 4-21-99

PRINCIPAL ENGINEER

PARK DEPARTMENT

TRAFFIC DEPARTMENT

STREET SERVICES

P.W. ENG. MGR.

**STREET IMPROVEMENT PLANS**

**PARCEL MAP NO. 28919**  
LOCHMOOR DRIVE  
STA. 0+00 TO STA. 8+65.50

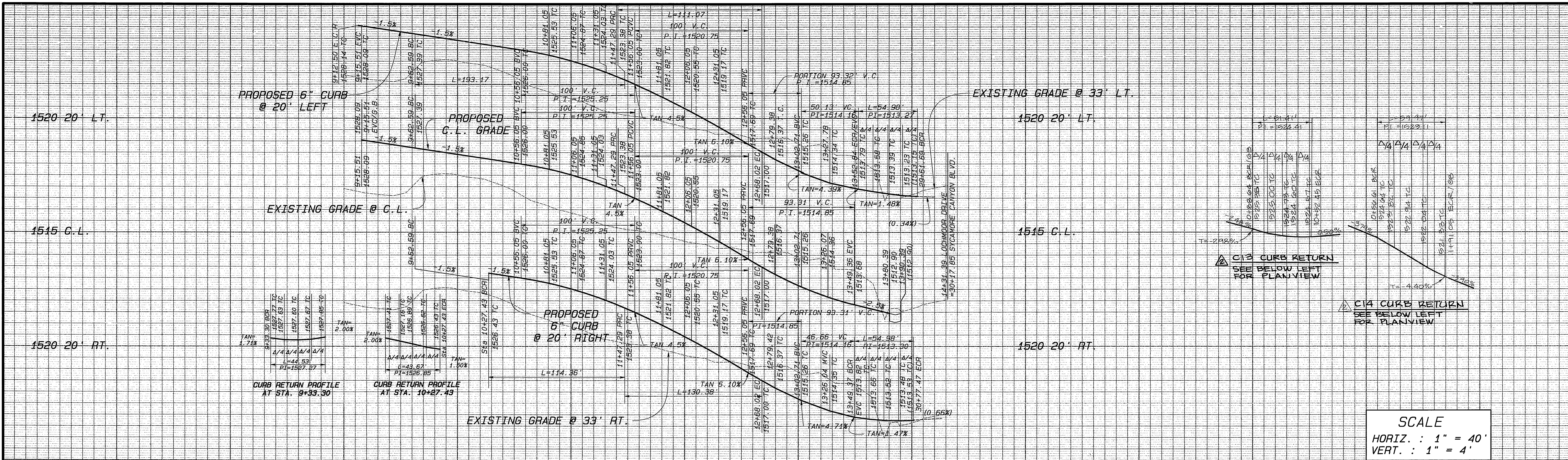
ACCOUNT NO. 98-360  
DRAWING NUMBER **R-3528**  
SHEET 2 OF 5

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

98-360A

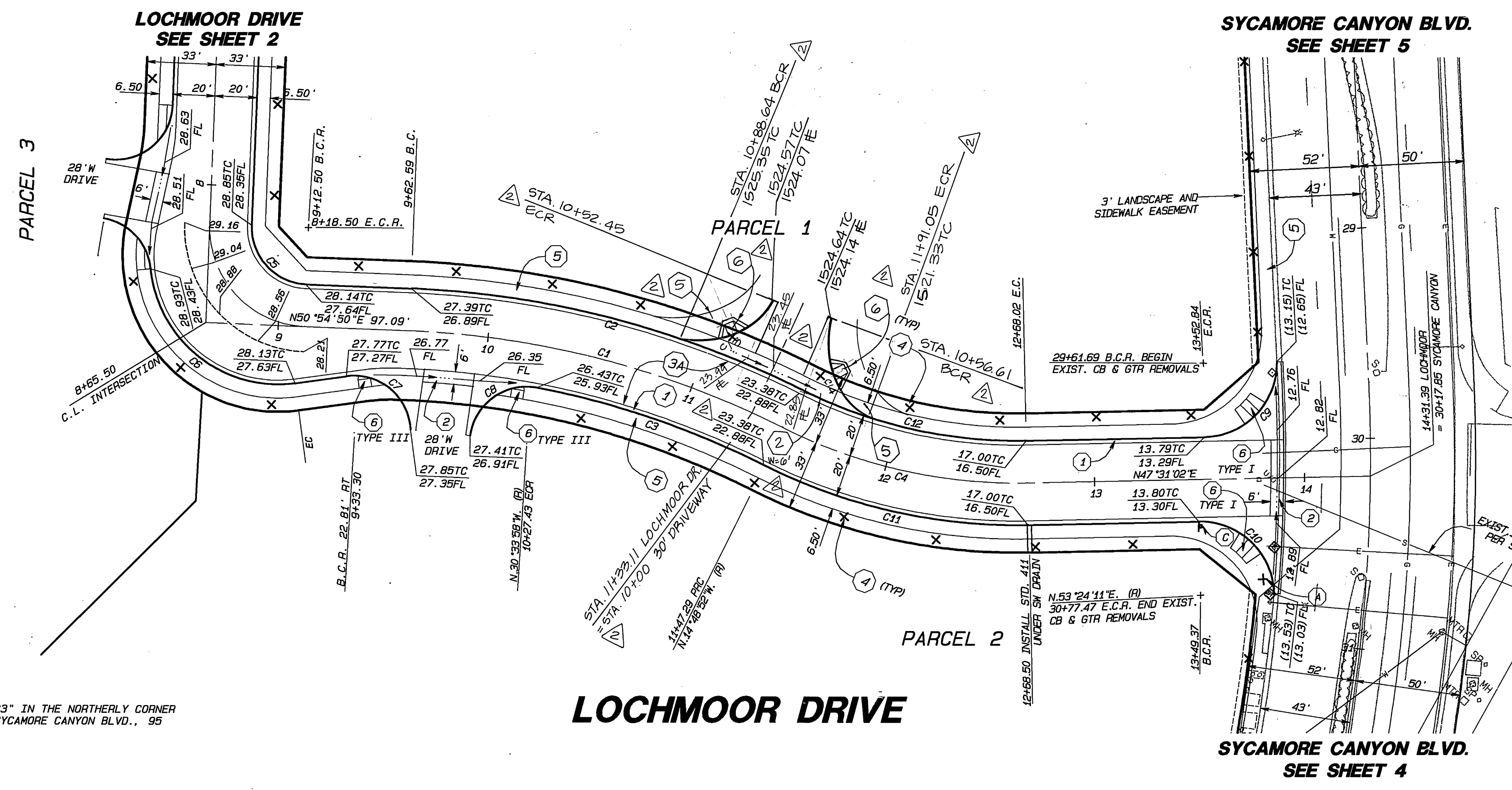
INDEXED 9-7-99





8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00

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



- CONSTRUCTION NOTES**
1. CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
  2. CONSTRUCT STANDARD 220, CROSS GUTTER (WIDTH AS NOTED ON PLANS)
  3. CONSTRUCT \_\_\_\_\_ A.C. PAVING \_\_\_\_\_ CRUSHED AGGREGATE BASE PER S.R. \_\_\_\_\_ R-VALUE= \_\_\_\_\_
  - 3A. CONSTRUCT \_\_\_\_\_ A.C. PAVING \_\_\_\_\_ CRUSHED AGGREGATE BASE PER S.R. \_\_\_\_\_ R-VALUE= \_\_\_\_\_
  4. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
  5. CONSTRUCT STANDARD 325, CURB SIDEWALK
  6. CONSTRUCT STANDARD 304, WHEELCHAIR RAMP (TYPE AS SHOWN ON PLAN)
  7. VARIABLE THICKNESS A.C. OVERLAY (1 INCH MINIMUM)
  8. TYPE F1 DELINEATOR @ 20' O.C.

**CURVE DATA**

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	24°16'18"	436.00'	184.70'	93.76'
C2	24°16'18"	456.00'	193.47'	98.06'
C3	15°45'05"	416.00'	114.36'	57.55'
C4	27°40'05"	250.00'	120.73'	61.56'
C5	90°00'00"	27.00'	42.41'	27.00'
C6	91°53'48"	61.00'	97.84'	63.05'
C7	94°28'20"	27.00'	44.53'	28.20'
C8	92°40'25"	27.00'	43.67'	28.20'
C9	90°00'00"	35.00'	54.98'	35.00'
C10	90°00'00"	35.00'	54.98'	35.00'
C11	27°40'05"	270.00'	130.38'	65.49'
C12	27°40'05"	230.00'	111.07'	55.61'
C13	84°02'19"	35.00'	51.41'	31.60'
C14	98°02'54"	35.00'	59.97'	40.36'

**BENCH MARK:**  
 P.K. NAIL AND CITY ENGINEER TAGGED "L1-C3" IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE.  
 ELEV.: 1510.379

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

CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPARTMENT  
 OVERHEAD & UNDERGROUND  
 APPROVED BY: *John LeSang*  
 DATE: 3-11-99

CITY OF RIVERSIDE  
 WATER DEPARTMENT  
 APPROVED BY: *Rubén S. Drobek*  
 DATE: 3/19/99

REGISTERED PROFESSIONAL ENGINEER  
 SCOTT R. HILDEBRANDT  
 NO. C44762  
 EXP. 3-31-02  
 CIVIL  
 STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-99  
 ALBERT A. WEBB ASSOCIATES  
 CIVIL ENGINEERS  
 3788 MCCRAY STREET RIVERSIDE, CA 92506  
 (909) 686-1070  
 APPROVED BY: *Albert A. Webb* DATE: 3-11-99  
 R.C.E. NO. C44762

DESIGNED BY: *Dig* CHECKED BY: *PLN* CHK REF: 1/21/99  
 W.O. 98-0360 FOR: FAIRFIELD RESIDENTIAL F.B. 1997

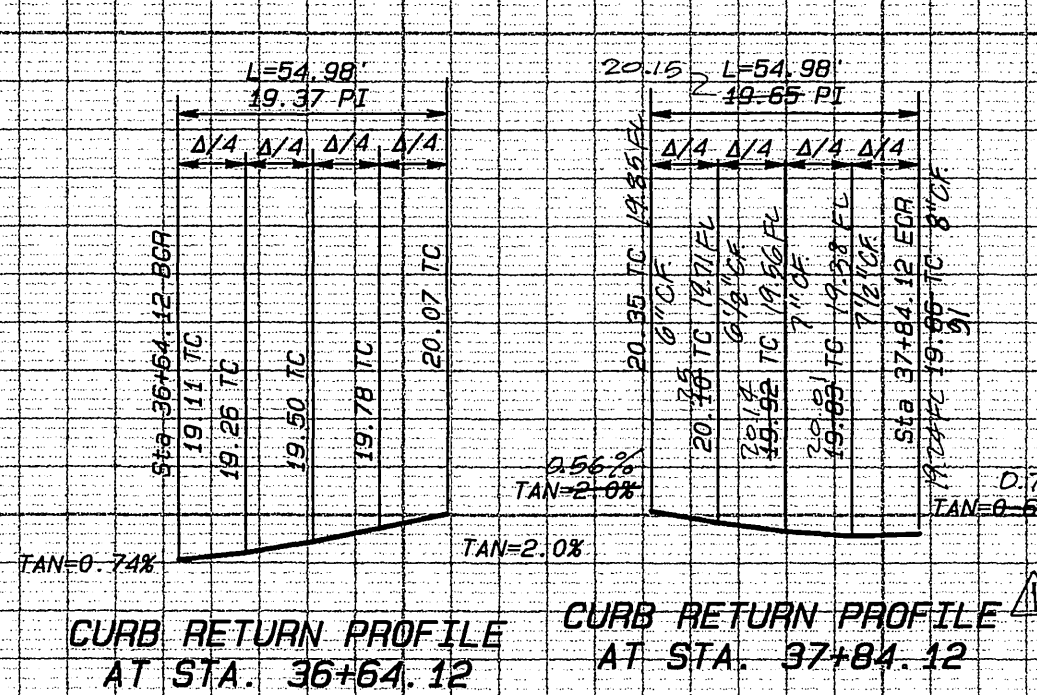
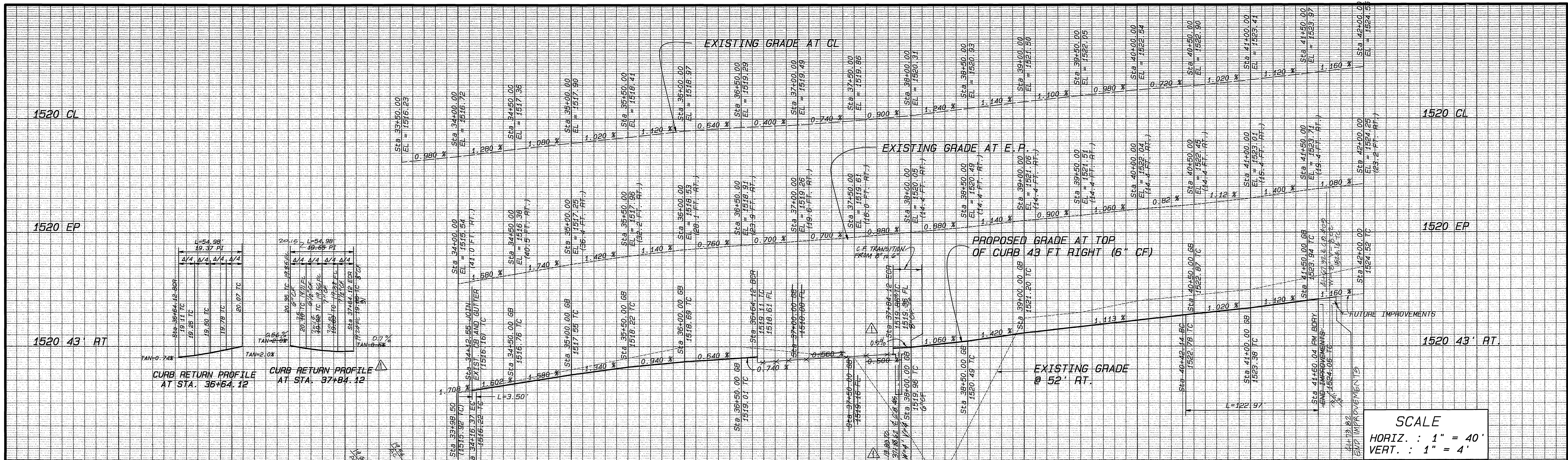
CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: *R. Mc Grath* BY DATE: 4-21-99  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DEPARTMENT  
 STREET SERVICES  
 P.W. ENG. MGR.  
 DATE: 4-21-99

STREET IMPROVEMENT PLANS  
 PARCEL MAP NO. 28919  
 LOCHMOOR DRIVE  
 STA. 8+65.50 TO STA. 14+31.39  
 SCALE: HORIZ. = 1"=40' VERT. = 1"=4'

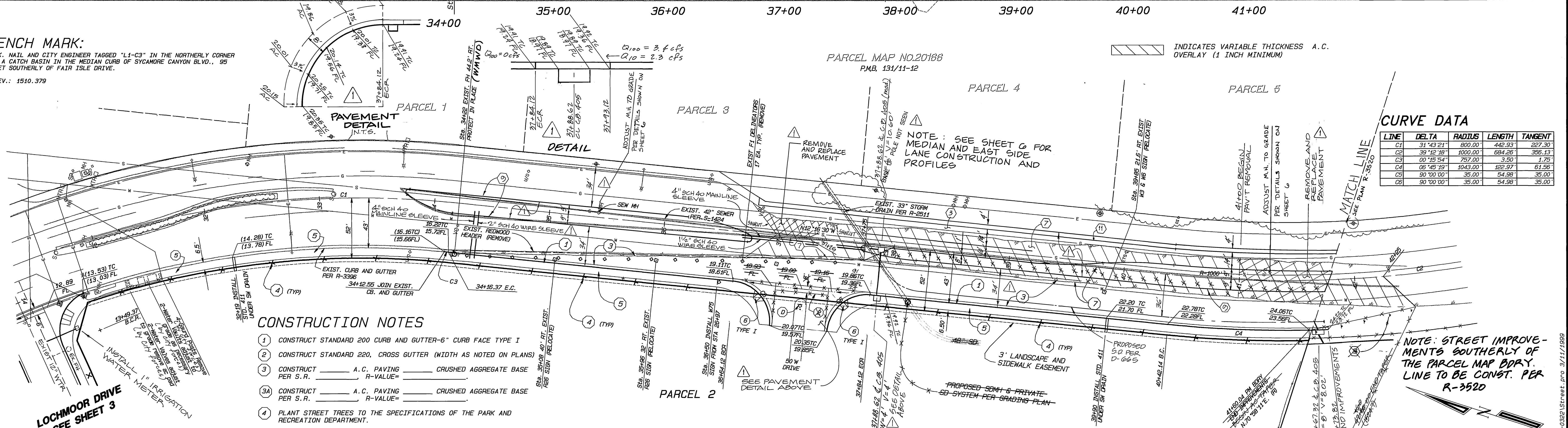
ACCOUNT NO. 98-360  
 DRAWING NUMBER  
**R-3528**  
 SHEET 3 OF 56  
 98-360A

INDEXED 9-7-99 LHM





**BENCH MARK:**  
P.K. NAIL AND CITY ENGINEER TAGGED "L1-C3" IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE.  
ELEV.: 1510.379



**SYCAMORE CANYON BLVD.**

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

CITY OF RIVERSIDE  
WATER DEPARTMENT  
APPROVED BY: *Richard D. Duda* DATE 3/19/99

CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT  
OVERHEAD & UNDERGROUND  
APPROVED BY: *John L. Lewis* DATE 3-19-99



ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
3788 McCRAE STREET RIVERSIDE, CA 92506  
(909) 686-1070  
APPROVED BY: *Albert A. Webb* DATE 3-11-99  
R.C.E. NO. C44762

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: *R. M. Bratt* DATE 4-21-99  
DIRECTOR OF PUBLIC WORKS

STREET IMPROVEMENT PLANS  
PARCEL MAP NO. 28919  
SYCAMORE CANYON BLVD.  
STA. 34+12.55 TO STA. 41+60.04

ACCOUNT NO. 98-360  
DRAWING NUMBER  
**R-3528**  
SHEET 4 OF 6  
SCALE: HORIZ. = 1"=40' VERT. = 1"=4'  
98-360A

INDEXED 9-7-99 - JH



SYCAMORE CANYON BLVD.  
SEE BOTTOM OF SHEET

LOCHMOOR DRIVE  
SEE SHEET 2

PARCEL 3

CURB RETURN PROFILE  
AT STA. 19+11.69

CURB RETURN PROFILE  
AT STA. 20+17.42

TRACT NO. 22408-1  
M.B. 227/17-29

FAIR ISLE DRIVE

PARCEL MAP NO. 28390

PARCEL 1

SYCAMORE CANYON BLVD.

LOCHMOOR DRIVE  
SEE SHEET 3

SEE SHEET 4

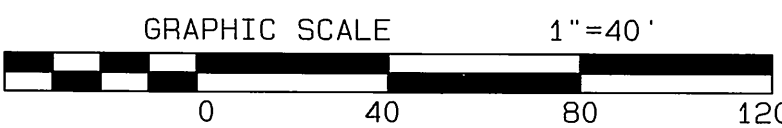
FAIR ISLE DRIVE  
SEE TOP OF SHEET

CONSTRUCTION NOTES

- 1 CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- 2 CONSTRUCT STANDARD 220, CROSS GUTTER (WIDTH AS NOTED ON PLANS)
- 3 CONSTRUCT \_\_\_\_\_ A.C. PAVING \_\_\_\_\_ CRUSHED AGGREGATE BASE PER S.R. R-VALUE= \_\_\_\_\_
- 3A CONSTRUCT \_\_\_\_\_ A.C. PAVING \_\_\_\_\_ CRUSHED AGGREGATE BASE PER S.R. R-VALUE= \_\_\_\_\_
- 4 PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
- 5 CONSTRUCT STANDARD 325, CURB SIDEWALK
- 6 CONSTRUCT STANDARD 304, WHEELCHAIR RAMP (TYPE AS SHOWN ON PLAN)
- 7 VARIABLE THICKNESS A.C. OVERLAY (1 INCH MINIMUM)
- 8 TYPE F1 DELINEATOR @ 20' O.C.

BENCH MARK:

P.K. NAIL AND CITY ENGINEER TAGGED "L1-C3" IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIUM CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE.  
ELEV.: 1510.379



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-99

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

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
3788 McCRA Y STREET RIVERSIDE, CA 92506  
(909) 686-1070  
APPROVED BY [Signature] DATE 3-11-99  
R.C.E. NO. C44782  
W.O. 98-0360 FOR: FAIRFIELD RESIDENTIAL F.B. 1997

CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT  
OVERHEAD & UNDERGROUND  
APPROVED BY [Signature] DATE 3-19-99  
CITY OF RIVERSIDE  
WATER DEPARTMENT  
APPROVED BY [Signature] DATE 3/19/99

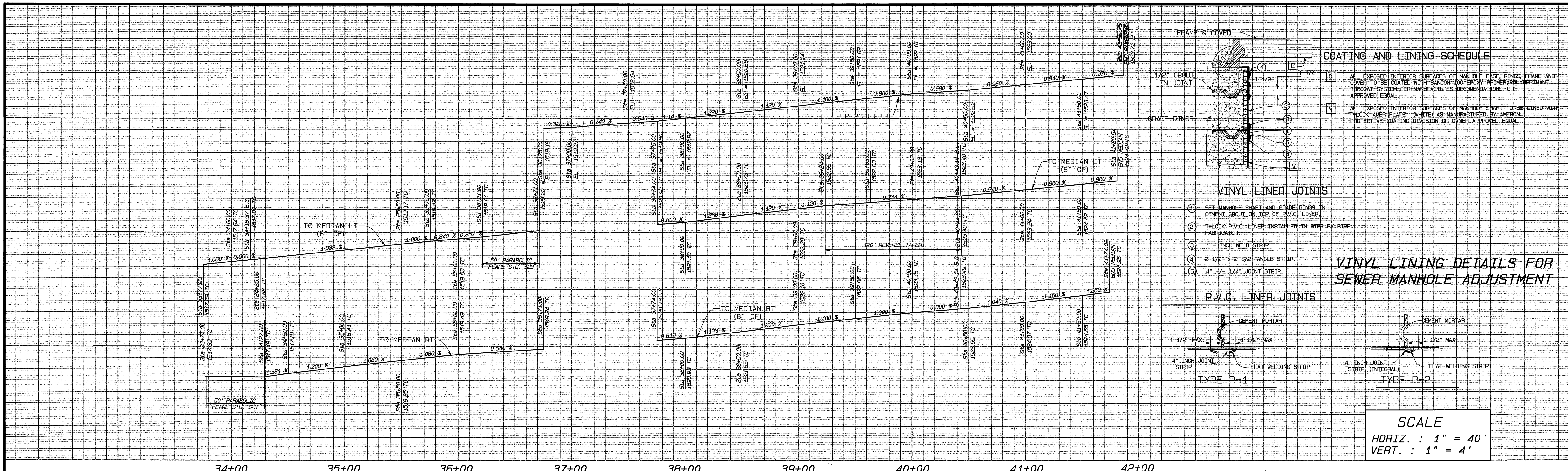
CHARTER COMMUNICATIONS  
APPROVED BY [Signature] DATE 3-12-99  
PACIFIC BELL  
APPROVED BY [Signature] DATE 03-12-99

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
APPROVED BY [Signature] DATE 3-21-99  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DEPARTMENT  
STREET SERVICES  
P.W. ENG. MGR.

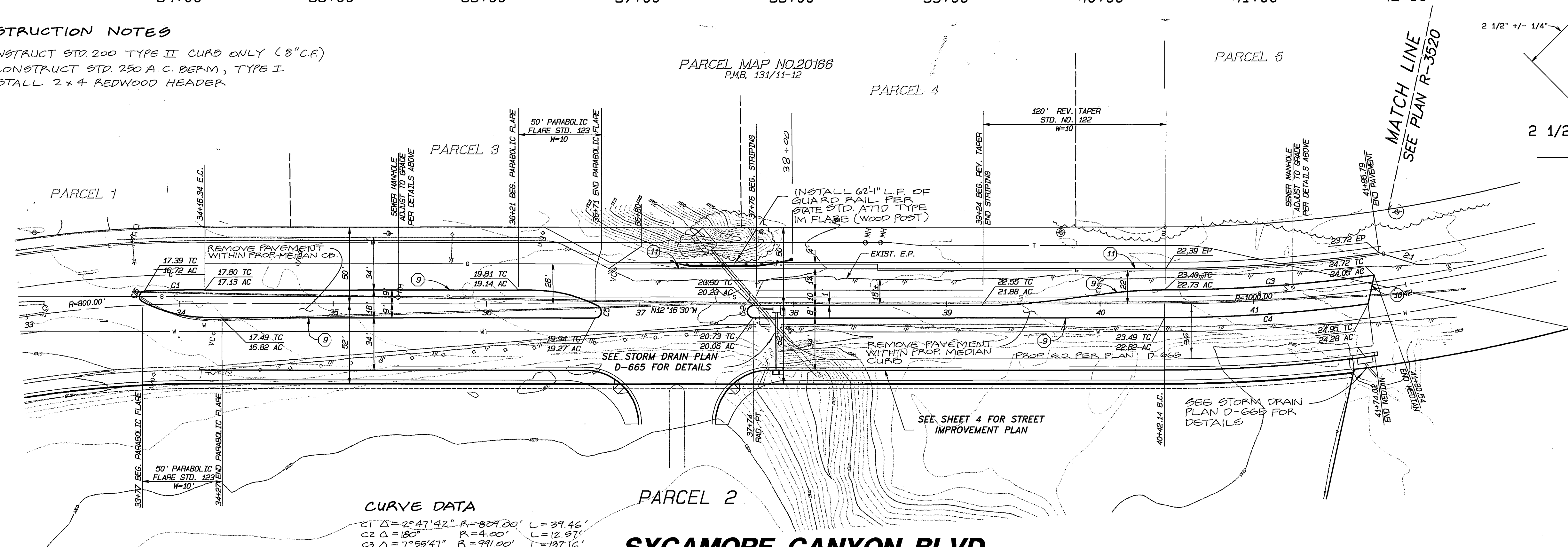
STREET IMPROVEMENT PLANS  
PARCEL MAP NO. 28919  
LOCHMOOR DRIVE  
SYCAMORE CANYON BLVD.  
ACCOUNT NO. 98-360  
DRAWING NUMBER  
**R-3528**  
SHEET 5 OF 6  
98-360A  
SCALE: AS SHOWN  
DATE 3-21-99

INDEXED 9-7-99 GH



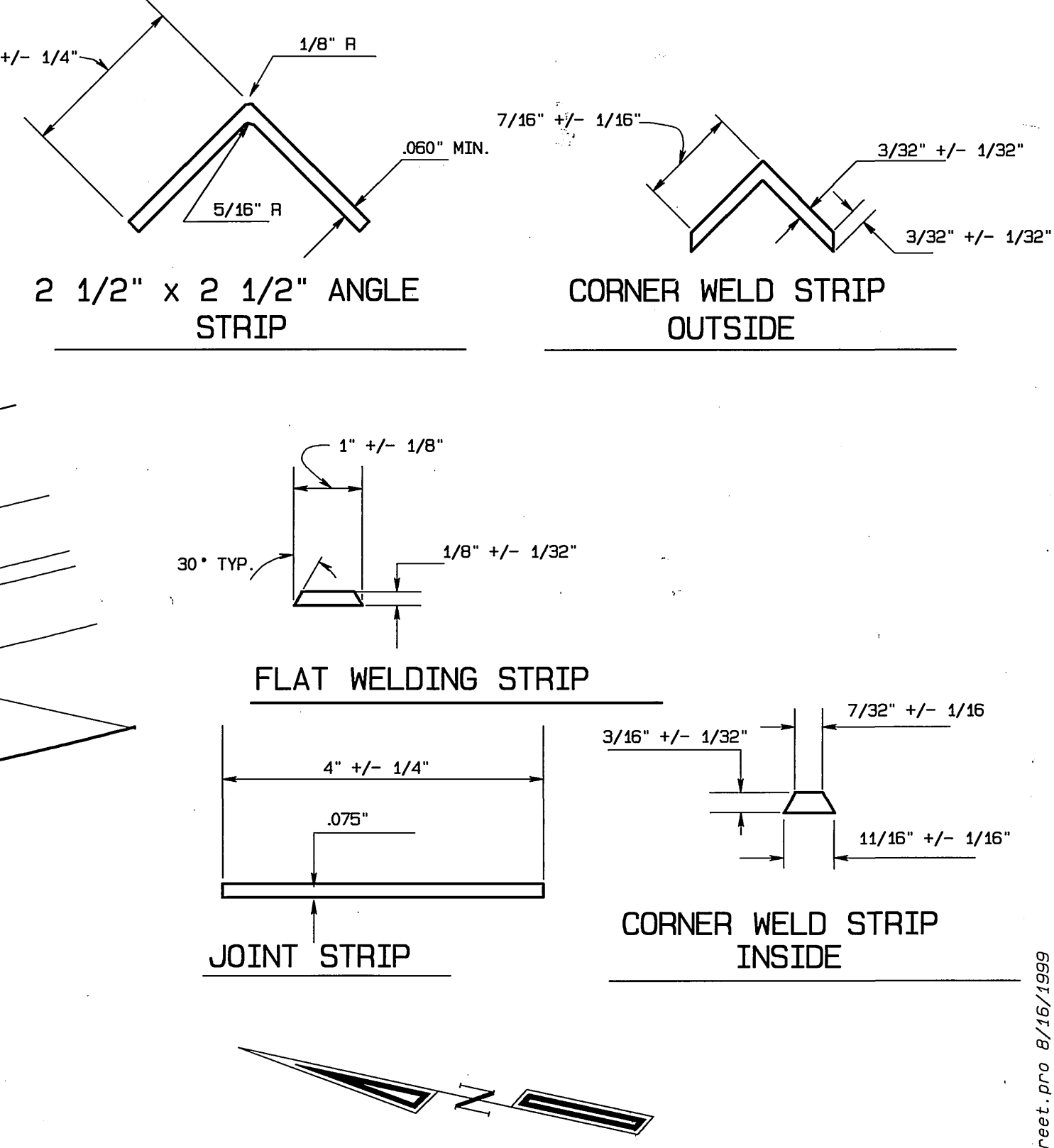


- CONSTRUCTION NOTES**
- CONSTRUCT STD. 200 TYPE II CURB ONLY (8" C.F.)
  - CONSTRUCT STD. 290 A.C. BEAM, TYPE I
  - INSTALL 2 x 4 REDWOOD HEADER



**CURVE DATA**

C1 Δ = 2°47'42"	R = 809.00'	L = 39.46'
C2 Δ = 180°	R = 4.00'	L = 12.97'
C3 Δ = 7°55'41"	R = 991.00'	L = 137.16'
C4 Δ = 7°33'22"	R = 1009.00'	L = 133.07'
C5 Δ = 15°21'55"	R = 4.00'	L = 10.97'
C6 Δ = 14°16'18"	R = 3.00'	L = 9.16'



**SOUTHERN CALIFORNIA GAS COMPANY**

APPROVED BY *[Signature]* DATE 8/10/99

**PACIFIC BELL**

APPROVED BY *[Signature]* DATE 8/9/99



**ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS**  
 3788 MCCRAY STREET RIVERSIDE, CA 92506  
 (909) 686-1070

APPROVED BY *[Signature]* DATE 8-30-99  
 R.C.E. NO. C44762

MARK	REVISIONS	APPR. DATE

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**

APPROVED BY *[Signature]* BY DATE *[Signature]* DATE 9-2-99

TRAFFIC DEPARTMENT *[Signature]* DIRECTOR OF PUBLIC WORKS

STREET SERVICES *[Signature]* P. N. ENG. MGR.

**STREET IMPROVEMENT PLANS**

**PARCEL MAP NO. 28919 R-3528**

ACCOUNT NO. 98-360  
 DRAWING NUMBER  
 SHEET 6 OF 6  
 98-360A

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



6: 1597197-0322 Street.prc 8/16/1999

INDEXED 9-7-99 G/H