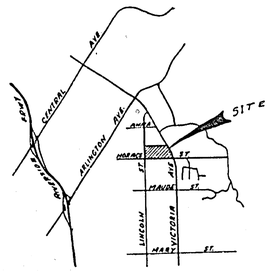
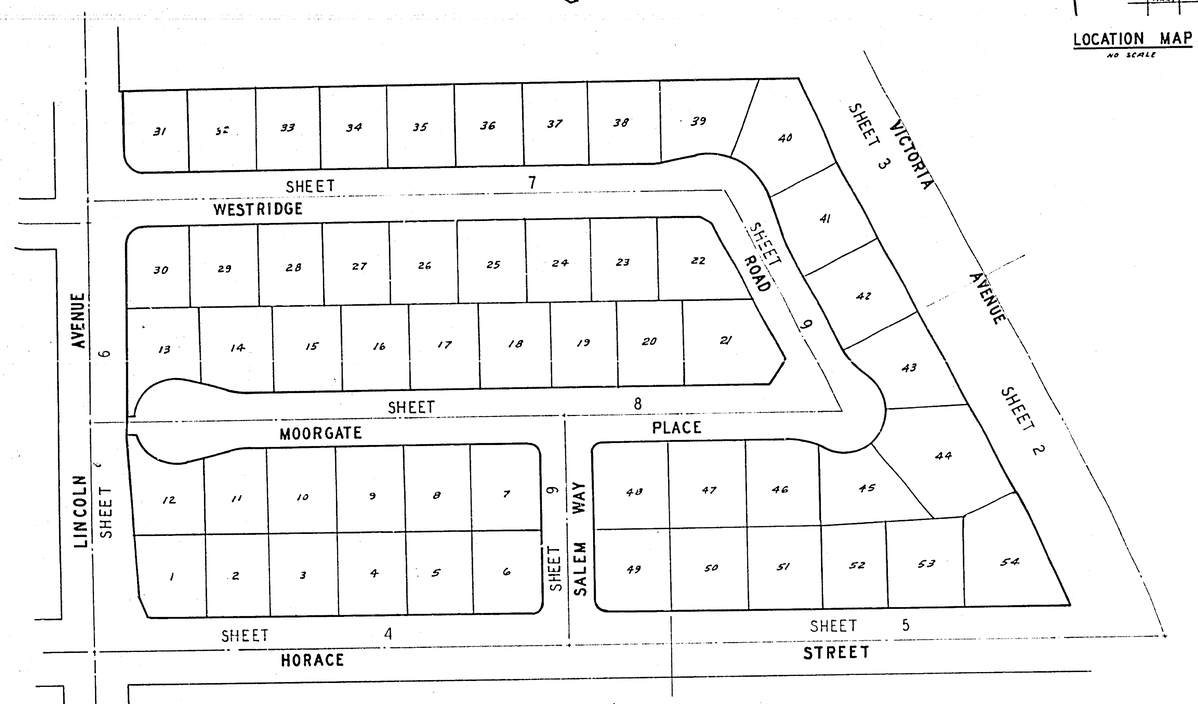


LOCATION MAP
NO SCALE

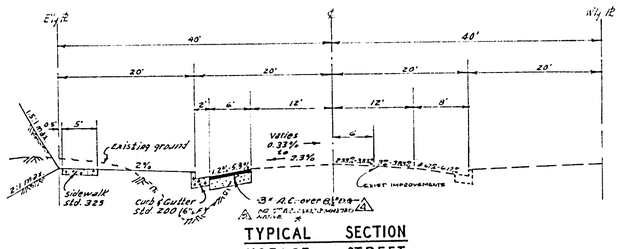


INDEX MAP
NO SCALE

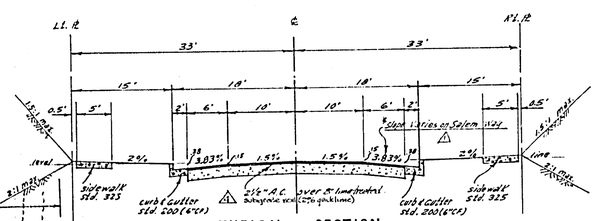
GENERAL NOTES

1. Construction shall be in accordance with the Standard Specifications for Public Works Construction 1973 Edition and per City of Riverside Standard Drawings.
2. All flagged elevations shall be stated in the field by the Engineer.
3. The Subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade. Depth of base material and A.C. pavement shall be determined by the City of Riverside design standards and test procedures.
4. Location of driveway approaches (Std No. 302) to be determined at the time of construction.
5. Curb & gutter and A.C. berm to be staked at a 3 set and at 25' intervals.
6. Traffic control signs must be in place prior to opening streets to traffic.
7. Tree limbs that are lower than 15' above the street grade and that over hang the street will be trimmed by the Developer.
8. Contact Park and Recreation, Tree Division at 787-7511A 24 hr prior to replanting trees.

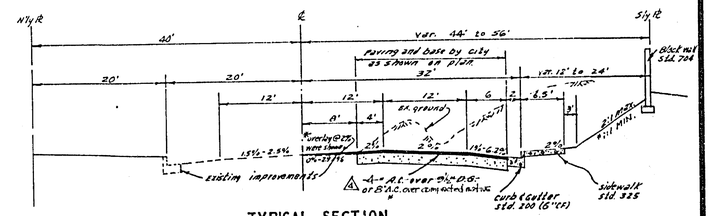
STREET NAME & TRAFFIC SIGN SCHEDULE		
(A)	HORACE ST	2800
	SALEM WAY	6200
(B)	SALEM WAY	6200
	MOORGATE PL	2800
(C)	MOORGATE PL	2800
	WESTRIDGE RD.	2800
(D)	LINCOLN AVE.	6200
	WESTRIDGE RD.	2800
(E)	R1 (STOP SIGN) 30" OCTAGON	
(F)	W53 (NOT A THROUGH ST.) 24"X24"	



TYPICAL SECTION
HORACE STREET
NO SCALE
T.I. = 6

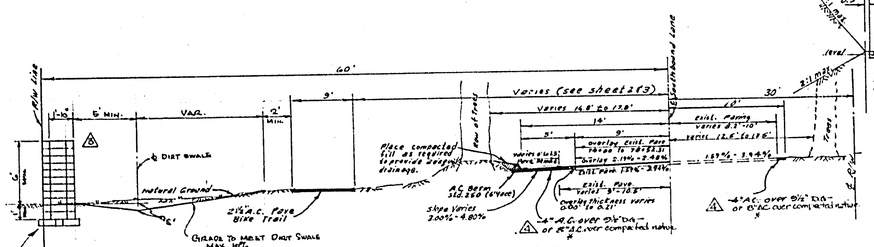


TYPICAL SECTION
WESTRIDGE ROAD
MOORGATE PLACE
SALEM WAY
NO SCALE
T.I. = 5



TYPICAL SECTION
LINCOLN AVENUE
NO SCALE
T.I. = 7

* ½ the cost of overlay as shown on plan to be paid for by the City



TYPICAL SECTION
VICTORIA AVENUE
NO SCALE
T.I. = 7

SR-860 R17 (exterior st's) R-30 (interior st's)

"AS BUILT 3-77 KRT"

MARK	REVISIONS	BY	DATE	APPR.
6	ALLOWED WALL LENGTH TO INCREASE			
5	ADDED TRAFFIC SIGNAL			
4	DEL. TRACT TO HONOR WALL OFFSETS (REF. 3)			
3	Revised Nr. of lots 49 to 54 lots 4-1-74			
2	added note on Typical section Victoria Ave.			

DESIGNED BY ORL DRAWN BY MEL CHECKED BY

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Ernest N. Hill DATE 1/17/74
R.E. No. 9876
W.O. 73-46 FOR: Hollenbeck Dev. Co. F.B. 1032

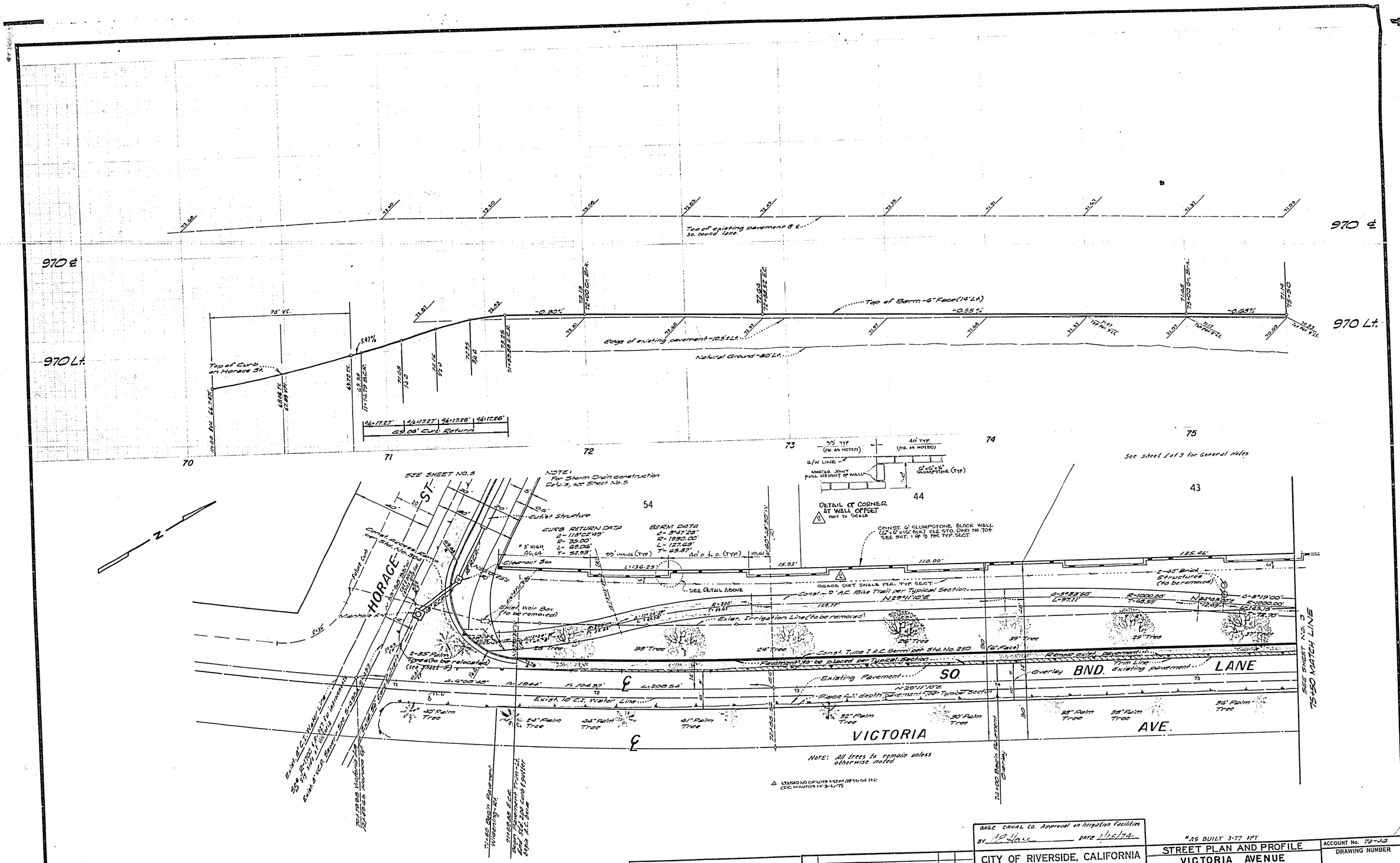
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
ASSISTANT CITY ENG.		

APPROVED BY William Neale
DIRECTOR OF PUBLIC WORKS
DATE 6-14-74

STREET PLAN AND PROFILE
INDEX
TRACT 5487
HORIZ. SCALE: 1" = VERT. SCALE: 1" =

PROJECT NO. R-1753
SHEET 1 OF 9
FILE NO. 73-46-A



4	Revised wall to one block wall per typical section		
3	Revised lot No. (TYP.) 4-11-75		
MARK	REVISIONS	APPR.	DATE

DESIGNED BY R.H. DRAWN BY R.H. CHECKED BY

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY DATE 1/17/74
R.E. No. 9876
W.O. 73-46 FOR: HOLLENBECK DEV. CO. F.B. 1035

GAGE CANAL CO. Approval on Irrigation Facilities
BY DATE 2/15/74

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 6-14-74

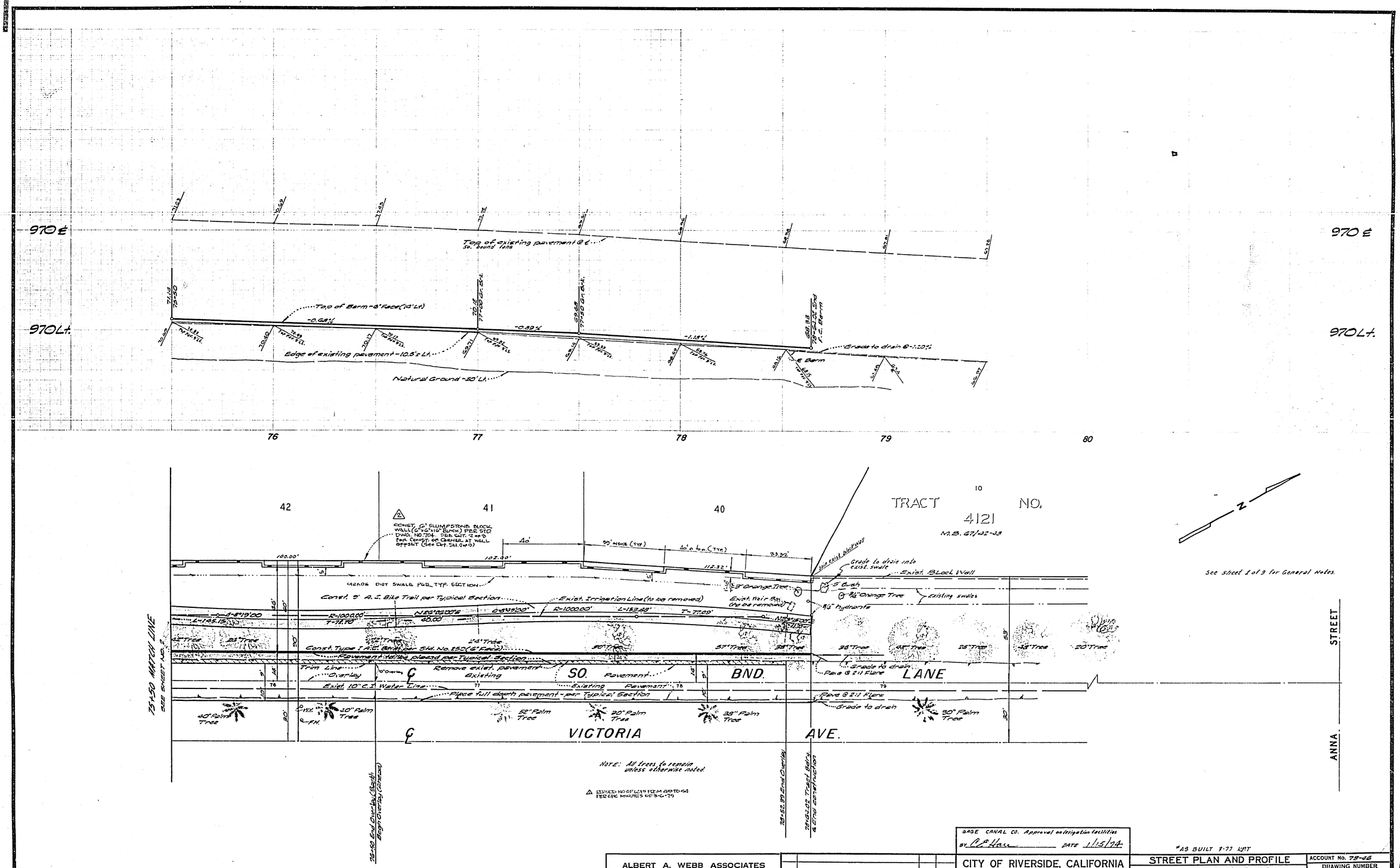
"AS BUILT" 3-77 VPT

STREET PLAN AND PROFILE
VICTORIA AVENUE

TRACT NO. 5487

SCALE: HORIZ. 1" = 20' VERT. 1" = 4'

ACCOUNT No. 73-46
DRAWING NUMBER
R-1753
SHEET 2 OF 9
73-46-A



BENCH MARK:
P.K. Nail and City of Riverside Tag in Culvert Headwall at Northwesterly corner of Victoria Avenue and Anna Street.
Elevation 960.565

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Paul H. Webb DATE 1/7/74
R.E. No. 9876
W.O. 73-46 FOR: HOLLENBECK DEV. CO. F.B. 1032

MARK	REVISIONS	BY	APPR.	DATE
2	Dev. Wall to improve sight distance. Add Bike Trail	[illegible]	[illegible]	[illegible]
1	Revised Lot No. (TYP) 6-11-73 Rev.	EHW	[illegible]	6/11/73

DESIGNED BY P.H. DRAWN BY P.H. CHECKED BY [illegible]

GAGE CANAL CO. Approval on irrigation facilities
BY R.E. Hare DATE 1/15/74

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	[illegible]
PARK DEPARTMENT	[illegible]	[illegible]
TRAFFIC DIVISION	[illegible]	[illegible]
CHIEF PUB. WKS. ENGR.	[illegible]	6-13

APPROVED BY [illegible]
DIRECTOR OF PUBLIC WORKS
DATE 6-14-74

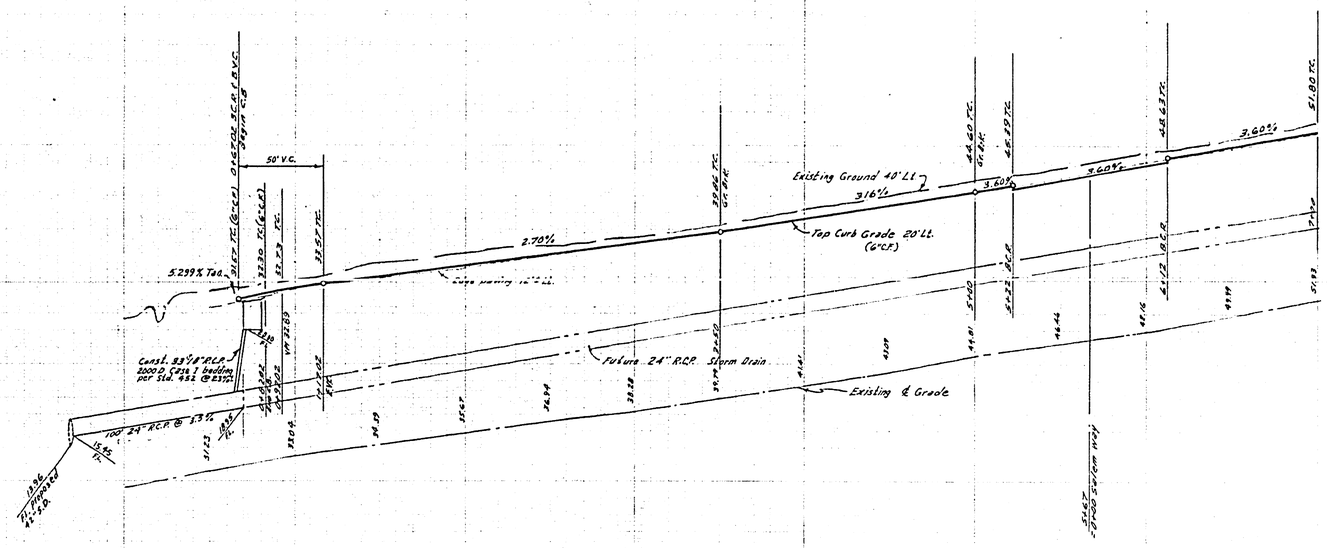
"AS BUILT 7-77 WPT

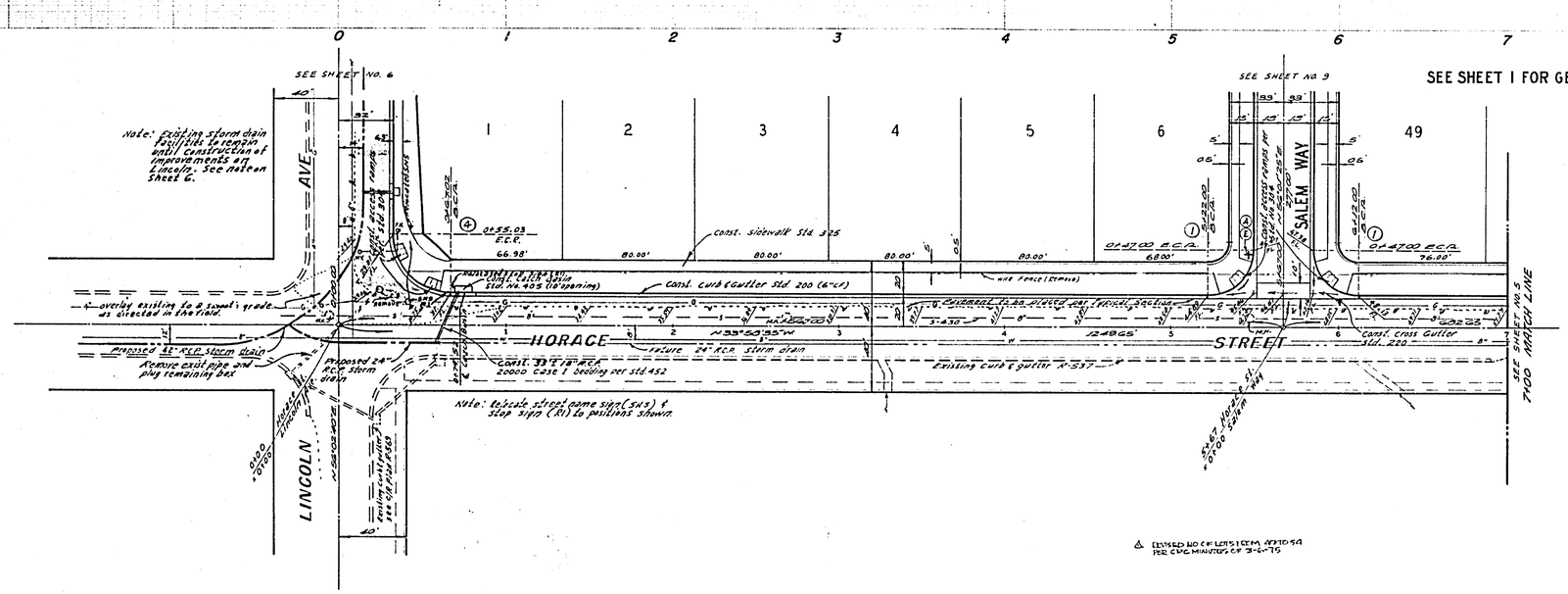
STREET PLAN AND PROFILE
VICTORIA AVENUE

TRACT NO. 5487

SCALE: HORIZ. 1" = 20' VERT. 1" = 4'

ACCOUNT No. 73-46
DRAWING NUMBER
R-1753
SHEET 3 OF 9
73-46-A





BENCH MARK

P.K. nail and tag of Riverside tag in culvert headwall at northwesterly corner of Victoria Avenue and Anna Street.
Elevation 960.565

N

CURB CURVE DATA				
NO.	R	Δ	T	L
1	27'	90°00'00"	27.00'	42.41'
4	35'	90°01'15"	35.01'	54.99'

△ REVISED NO OF LOTS FROM 47 TO 49 PER CPC MINUTES OF 3-6-75

*AS BUILT 3-77 KPT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Ernest H. Webb DATE 1/7/74
R.E. No. 98756
W.O. 73-46 FOR: Hollenbeck Dev. Co. F.B. 1032

MARK	REVISIONS	APPR.	DATE
△	Revised lot lines (FXR) Note: 8-15-75 ml	[illegible]	9/8/76

DESIGNED BY BEL DRAWN BY ARL CHECKED BY [illegible]

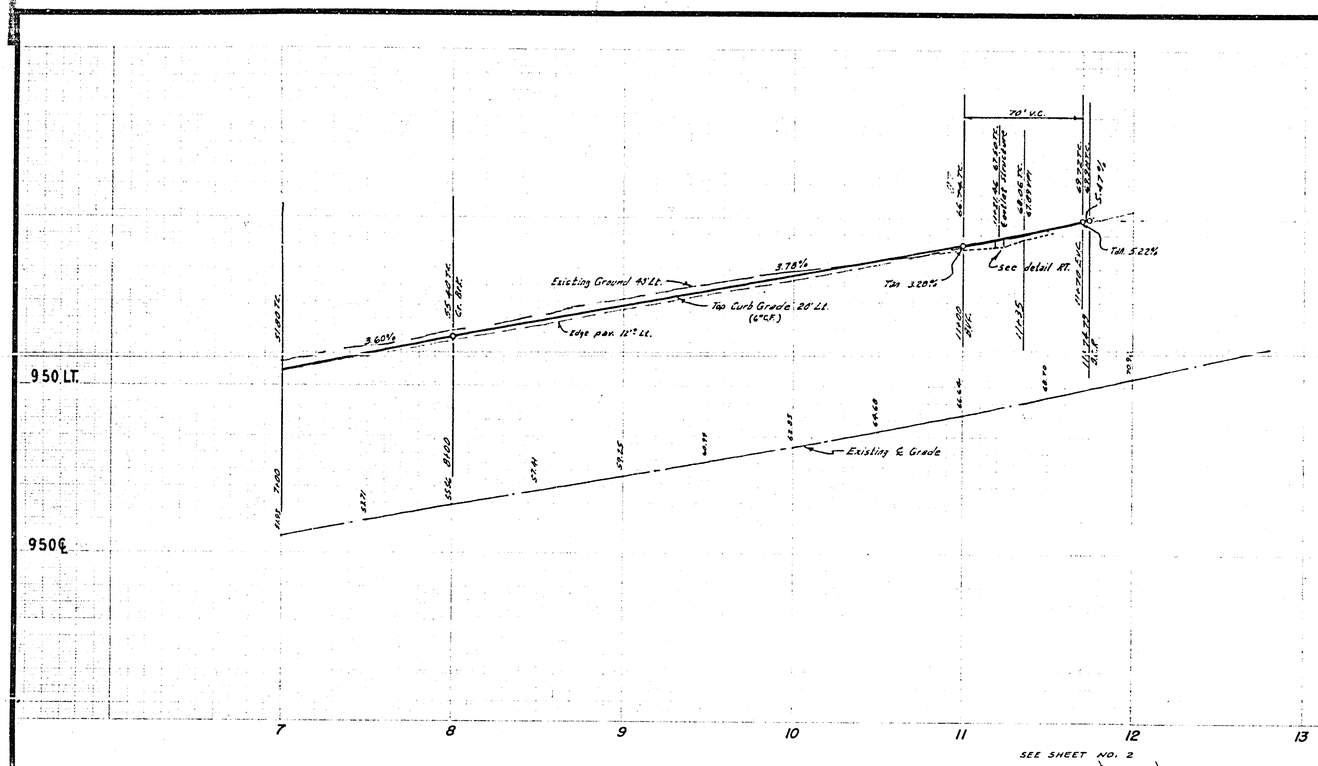
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

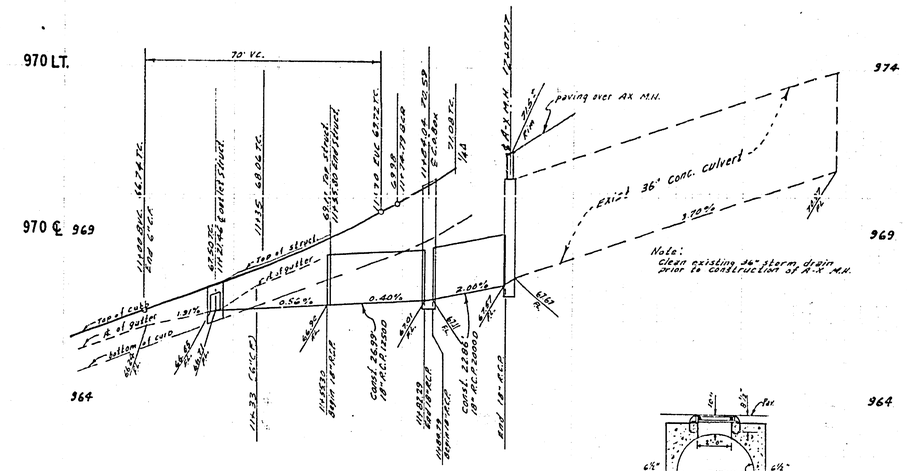
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	6/6
PARK DEPARTMENT	/	/
TRAFFIC DIVISION	/	/
CHIEF PUB. WKS. ENGR.	[illegible]	6-13

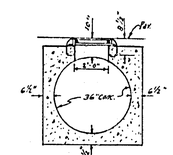
APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 6-14-79

STREET PLAN AND PROFILE
HORACE STREET
BET.
LINCOLN AVE. & VICTORIA AVE.
TRACT NO. 5487
SCALE: HORIZ. 1" = 40' VERT. 1" = 8'

ACCOUNT No.
DRAWING NUMBER
R-1753
SHEET 4 OF 9
73-46-A





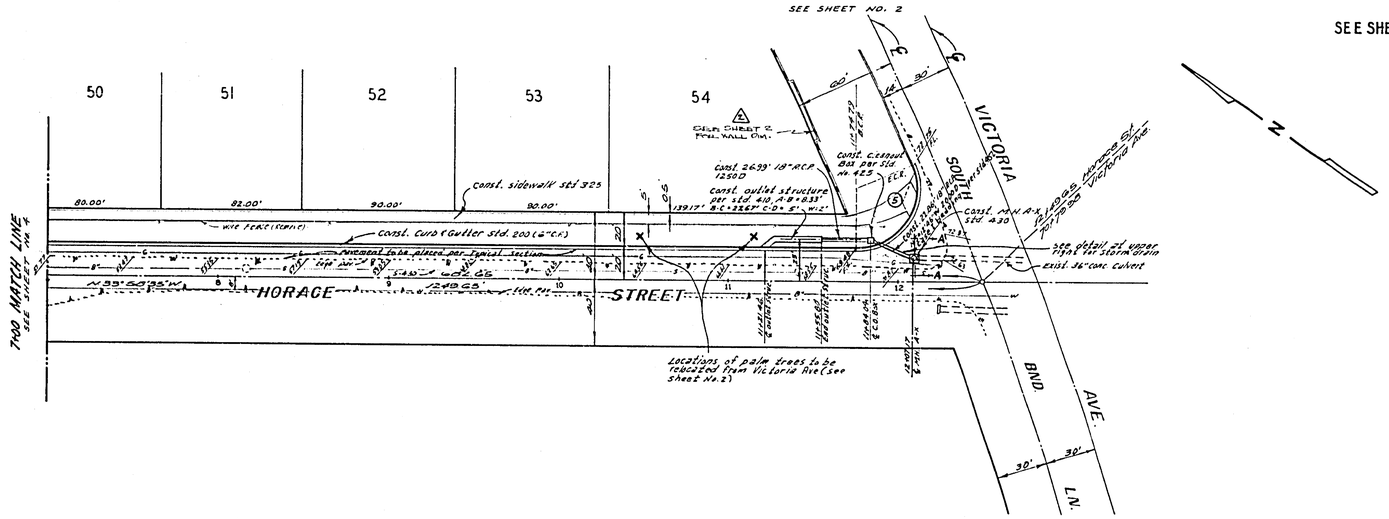


SECTION A-A
see Detail M, Std. No. 430

DETAIL OF STORM DRAIN
Scale 1" = 20' Horiz, 1" = 2' Vert.

SEE SHEET I FOR GENERAL NOTES

BENCH MARK
R.V. nail and City of Riverside tag in culvert headwall at northwesterly corner of Victoria Avenue and Anna Street.
Elevation 960.565



CURB CURVE DATA				
NO.	R	Δ	T	L
5	35'	113°02'49"	52.93'	69.06'

*AS BUILT 3-77 KPT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 1/17/74
R.E. No. 9876
W.O. 73-46 FOR: Hollenbeck Dev Co. F.B. 1032

MARK	REVISIONS	APPR.	DATE
2	ADDED BLOCK WALL ON VICTORIA AVE.		
1	Revised lot lines (TYP) 4-11-75		

DESIGNED BY BEL DRAWN BY BEL CHECKED BY

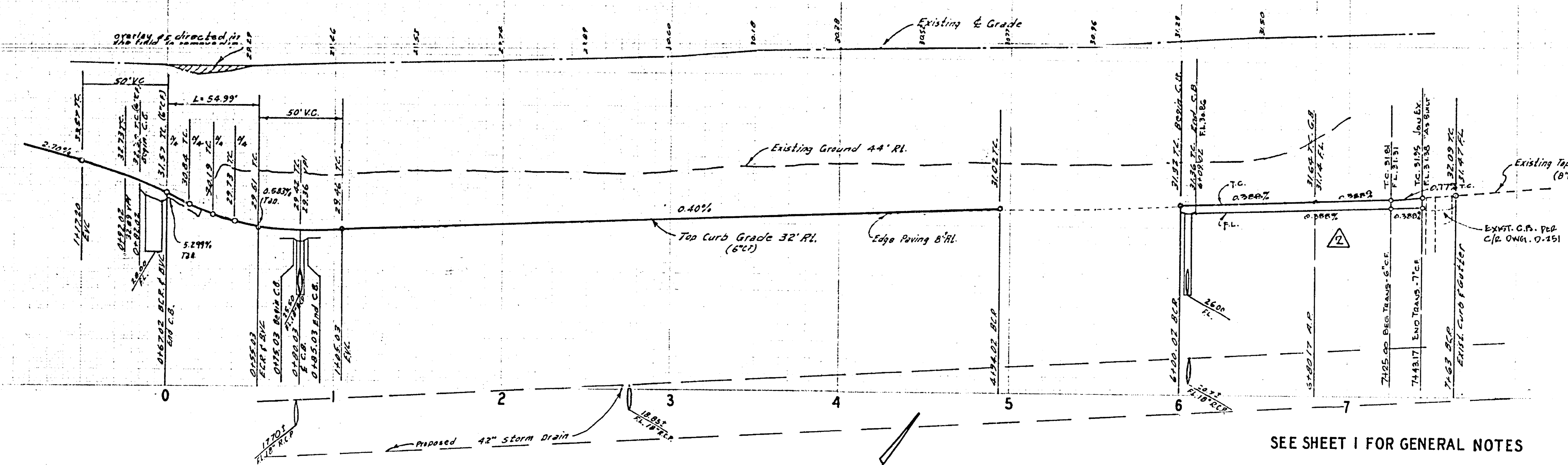
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

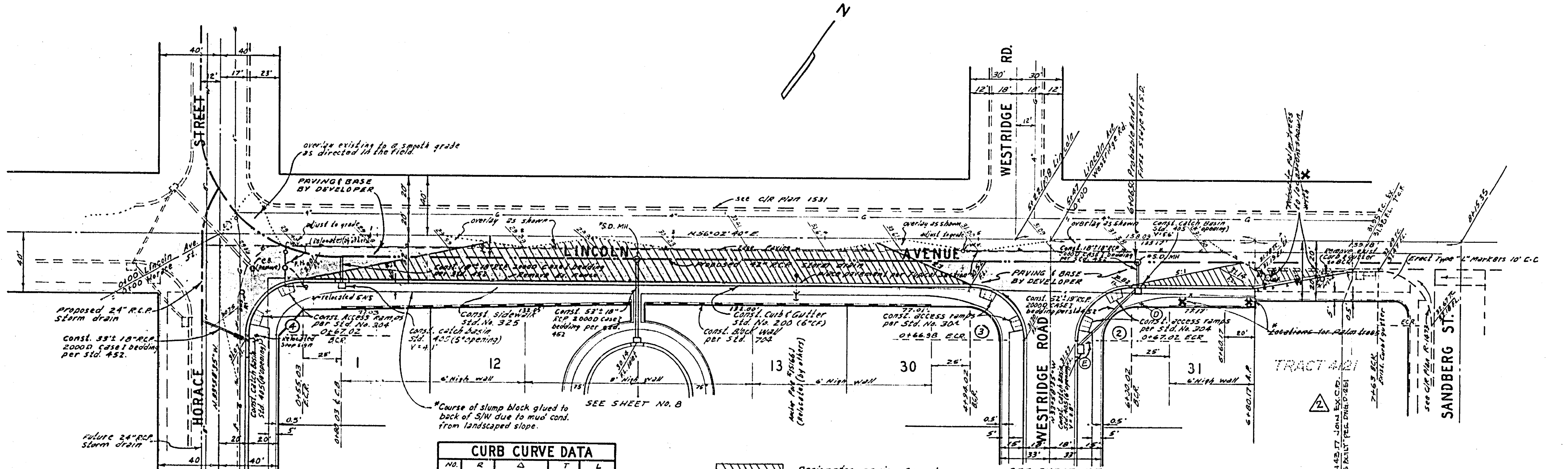
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		1-14
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 6-14-74

STREET PLAN AND PROFILE
HORACE STREET
TRACT NO. 5487
SCALE: HORIZ. 1" = 40' VERT. 1" = 8'

ACCOUNT No.
DRAWING NUMBER
R-1753
SHEET 5 OF 9
73-46-A





SEE SHEET 1 FOR GENERAL NOTES

BENCH MARK

P.K. nail and City of Riverside tag in culvert headwall at northwesterly corner of Victoria Avenue and Anna street. Elevation 960.565

CURB CURVE DATA

NO.	R	Δ	T	L
2	35'	90°01'15"	35.01'	54.99'
3	35'	89°58'45"	34.99'	54.97'
4	35'	90°01'15"	35.01'	54.99'

Designates paving, base & half the cost of overlay by The City. Grading by Developer.

NOTE: Construction of improvements in Lincoln Ave, begining at Sta. 0+67.02 (BCR) on Horace St. and to 0+67± (ECRS) on Westridge Road shall be deferred until such time as the 42" ⌀ Master Planned Storm Drain is under construction or completed.

△1 REVISED Nº OF LOTS FROM 49 TO 54 PER CPC MINUTES OF 3-6-75

*AS BUILT 3-77 KBT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 1/17/74
R.E. No. 9876
W.O. 73-46 FOR: Hollenbeck Dev. Co. F.B. 1032

MARK	REVISIONS	APPR.	DATE
2	REV. CURB DESIGN TO MEET EX. C.B. ...		3/11/76
1	Revised lot lines (TYP.) 4-11-75		4/21/75

DESIGNED BY BEL DRAWN BY BEL CHECKED BY [illegible]

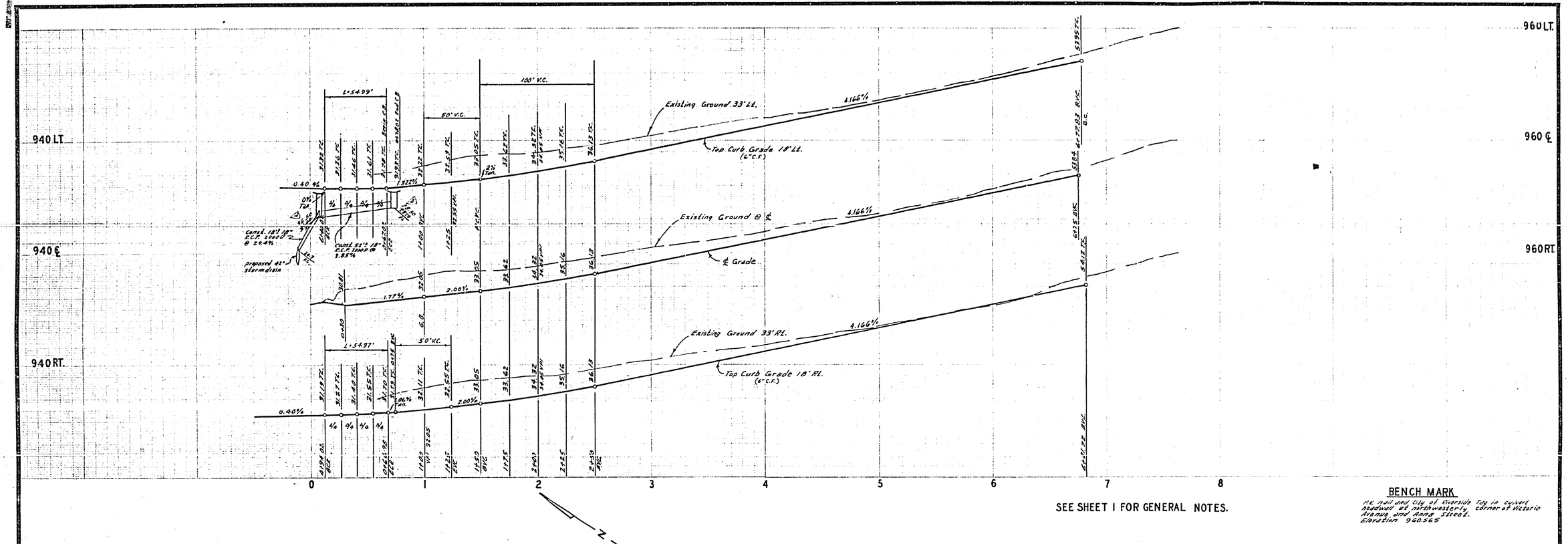
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		6/5
PARK DEPARTMENT		1-14
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 6-14-74

STREET PLAN AND PROFILE
LINCOLN AVENUE
BET.
HORACE ST. & SANDBERG ST.
TRACT NO. 5487
SCALE: HORIZ. 1"= 40' VERT. 1"= 4'

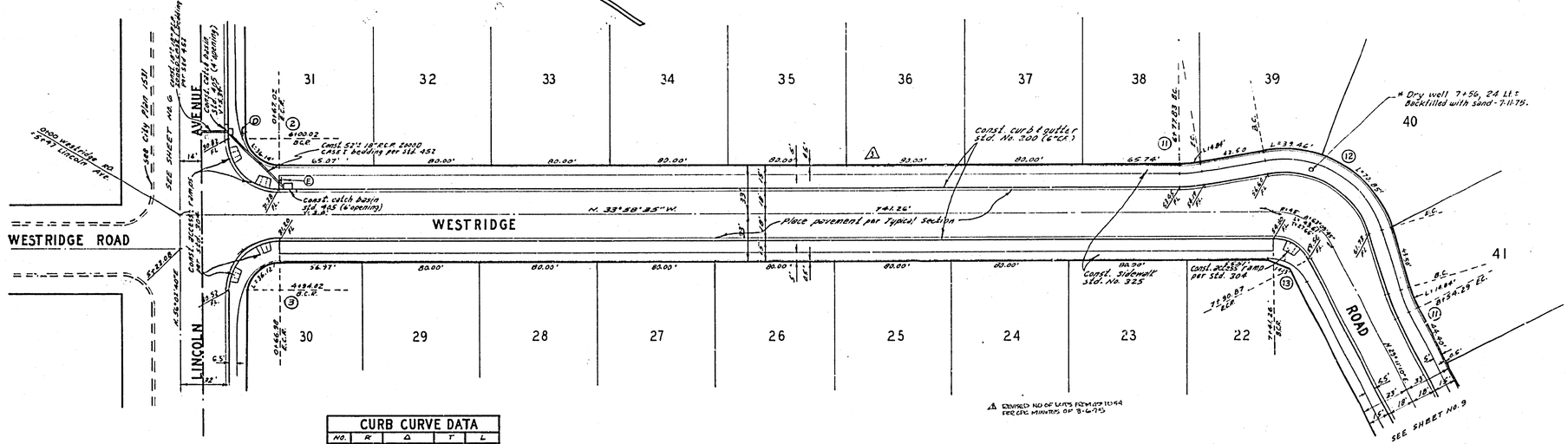
ACCOUNT No.
DRAWING NUMBER
R-1753
SHEET 6 OF 9
73-46-A



SEE SHEET 1 FOR GENERAL NOTES.

BENCH MARK

PK nail and City of Riverside Tag in culvert headwall at northwesterly corner of Victoria Avenue and Anna Street.
Elevation 960.365



CURB CURVE DATA				
NO.	R	Δ	T	L
2	35'	90°01'15"	35.01'	54.99'
3	35'	89°58'45"	34.99	54.97'
11	100'	10°00'00"	8.75'	17.45'
12	61'	83°09'45"	54.12'	88.54'
13	27'	63°09'45"	16.68'	29.76'

⚠ REVISED NO OF LOTS PER MP 1064 PER CITY MINUTES OF 8-6-75

*AS BUILT 3-77 KJT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 1/17/74
R.E. No. 9878
W.O. 73-46 FOR: Hollenbeck Dev. Co. F.B. 1032

MARK	REVISIONS	APPR.	DATE
3	Revised grades & layout to add curb & gutter & sub drain	[illegible]	7-11-75
4	Revised A.C.P. Const. 52' 18" R.C.P. (drop not shown on plan)	[illegible]	7-11-75
5	Revised 42" 18" R.C.P. Const. 42" 18" R.C.P.	[illegible]	7-11-75
6	Revised curb & gutter transition	[illegible]	7-11-75
7	Revised lot lines (type) 4-11-75	[illegible]	4-11-75

DESIGNED BY RFL DRAWN BY RFL CHECKED BY [illegible]

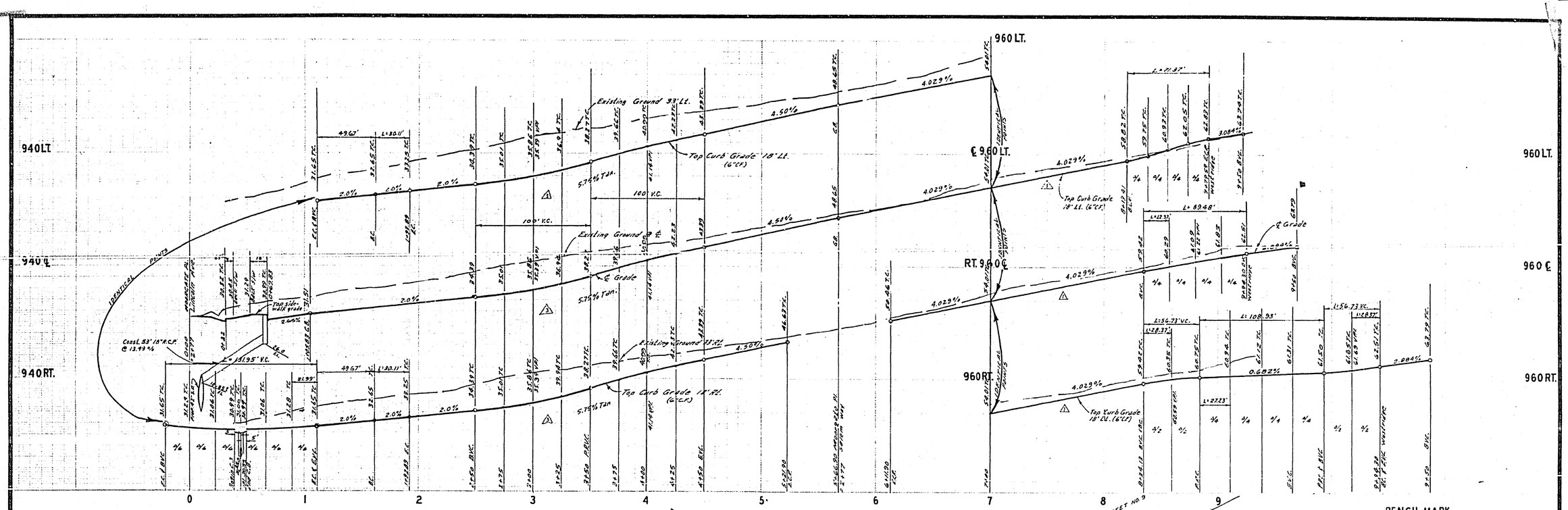
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	[illegible]
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.	[illegible]	[illegible]

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 6-14-74

STREET PLAN AND PROFILE
WESTRIDGE ROAD
TRACT NO. 5487
SCALE: HORIZ. 1"=40' VERT. 1"=8'

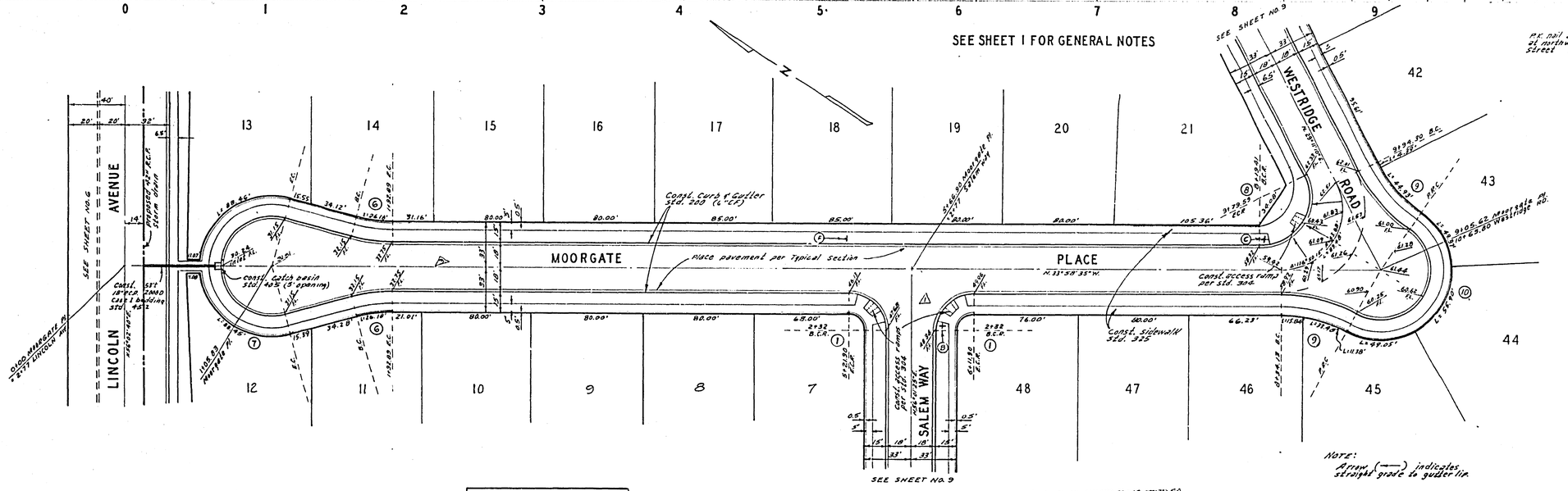
ACCOUNT NO.
DRAWING NUMBER R-1753
SHEET 7 OF 9
73-46-A



SEE SHEET 1 FOR GENERAL NOTES

BENCH MARK

PK nail and City of Riverside tag in culvert headwall at northwesterly corner of Victoria Avenue and Anna Street Elevation 960.565



NOTE:
Arrow (——) indicates straight grade to gutter lip.

CURB CURVE DATA				
NO.	R	Δ	T	L
1	27'	90°00'00"	27.03'	42.41'
6	115'	19°00'00"	15.14'	38.11'
7	36'	210°00'00"	—	131.95'
8	33'	116°59'19"	56.93	71.37'
9	113'	28°15'42"	28.95'	56.73'
10	36'	173°21'39"	—	108.93'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY [signature] DATE 1/17/74
R.E. No. 9876
W.O. 73-46 FOR: Hollenbeck Dev. Co. F.B. 1032

MARK	REVISIONS	APPR.	DATE
1	Revised lot lines (T10) 4-11-75 BEL		4/24/75
2	Removed X-gutter & revised grades for clr. bal.		5/29/75

DESIGNED BY BEL DRAWN BY BEL CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

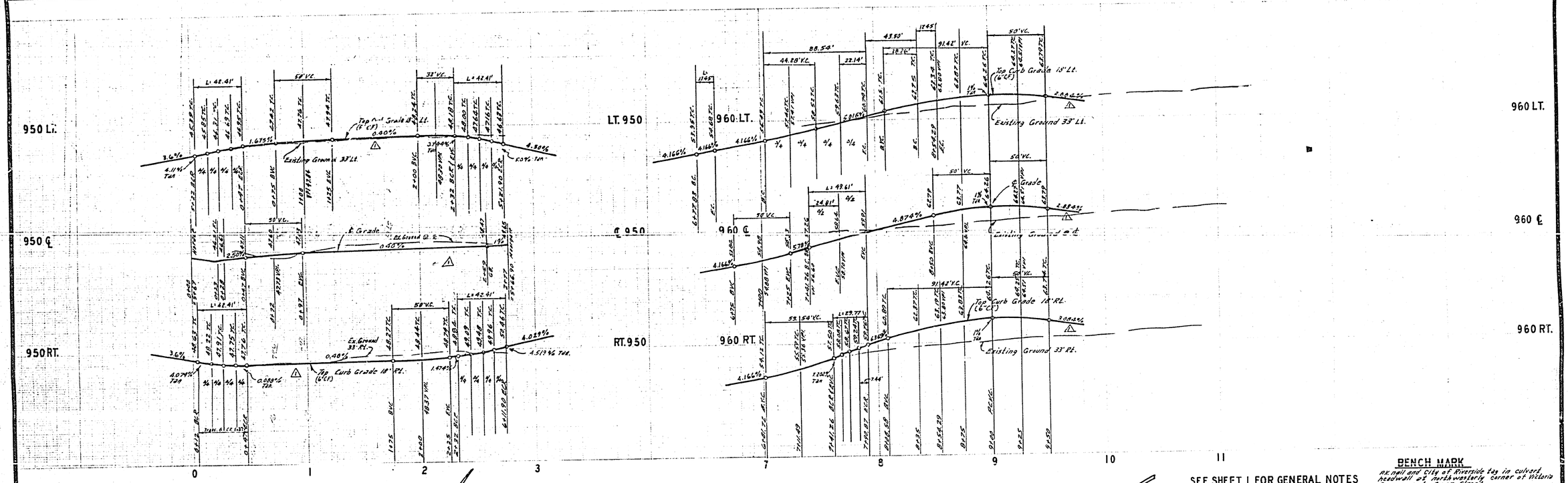
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		
CITY ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 6-4-74

STREET PLAN AND PROFILE
MOORGATE PLACE
TRACT NO. 5487
SCALE: HORIZ. 1" = 40' VERT. 1" = 8'

*AS BUILT 3-77 KDT

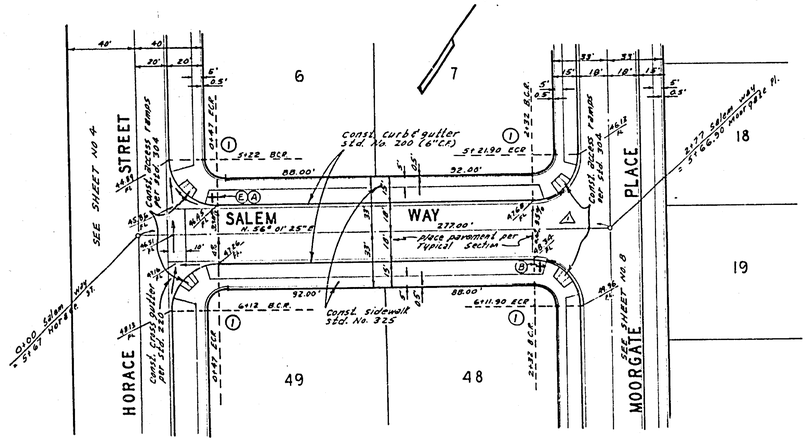
ACCOUNT No.
DRAWING NUMBER R-1753
SHEET 8 OF 9
73-46-A

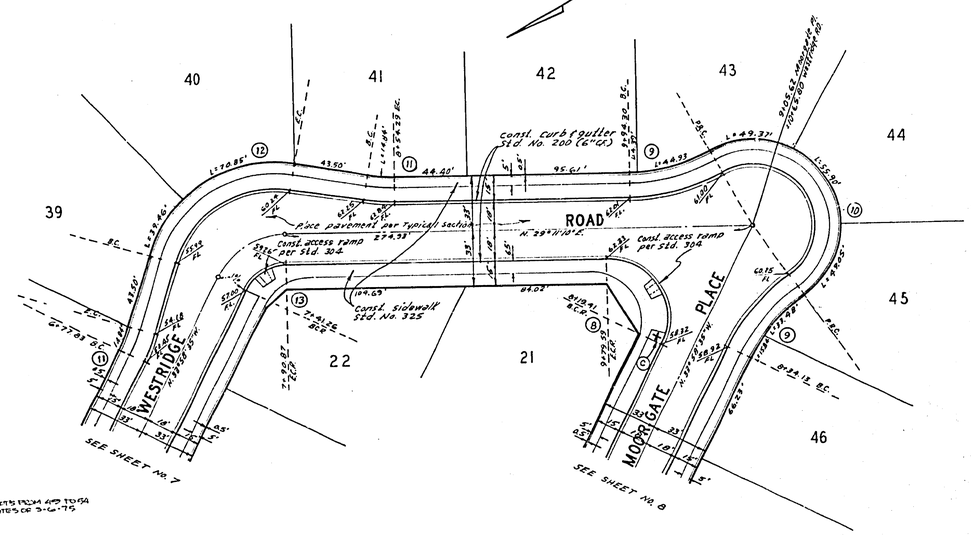


SEE SHEET 1 FOR GENERAL NOTES

BENCH MARK

P.K. nail and City of Riverside tag in culvert headwall at northwesterly corner of Victoria Avenue and Anna Street.
Elevation 960.565





"——" INDICATES STRAIGHT GRADE FROM JETTIE UP TO ℄

△ REVISED No. OF LOTS FROM 49 TO 54 PER C.P.C. MINUTES OF 3-6-75

CURB CURVE DATA

NO.	R	Δ	T	L
1	27'	90°00'00"	27.00'	42.41'
8	33'	116°50'15"	56.93'	71.37'
9	115'	28°15'42"	28.95'	56.73'
10	36'	173°21'39"	—	108.93'
11	100'	10°00'00"	8.75'	17.45'
12	61'	83°09'45"	54.12'	88.54'
13	27'	63°09'45"	16.60'	29.77'

*AS BUILT 3-77 KPT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 1/17/74
R.E. No. 9876
W.O. 73-46 FOR: Hollenbeck Dev. Co. F.B. 103

MARK	REVISIONS	APPR.	DATE
△	Revised Lot lines (TYP) Curb Grade 4-11-75 BEL	[illegible]	4/17/75
△	Revised y-gutter & revised grades for dist sol.	[illegible]	6/20/75

DESIGNED BY BEL DRAWN BY BEL CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	6-18
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.	[illegible]	6-18

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 6-14-74

STREET PLAN AND PROFILE
SALEM WAY
WESTRIDGE ROAD
TRACT NO. 5487
SCALE: HORIZ. 1" = 40' VERT. 1" = 8'

ACCOUNT No.
DRAWING NUMBER
R-1753
SHEET 9 OF 9
73-46-A