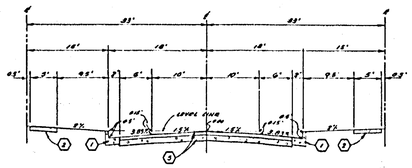
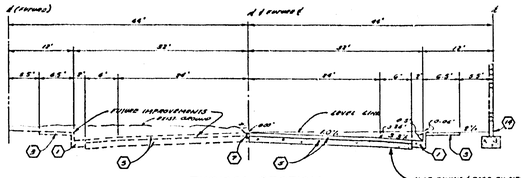


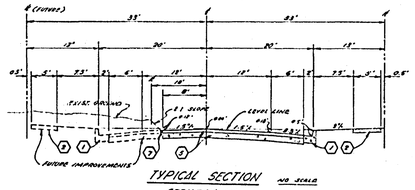
TYPICAL SECTION NO SCALE

LOCKHAVEN LANE — RELIANCE DR.
GRIMSBY LANE — PENROD DR.
T.I. 5



TYPICAL SECTION NO SCALE

GOLDEN AVE.
T.I. 7



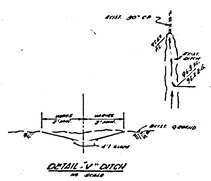
TYPICAL SECTION NO SCALE

COCHRAN AVE.
T.I. 6

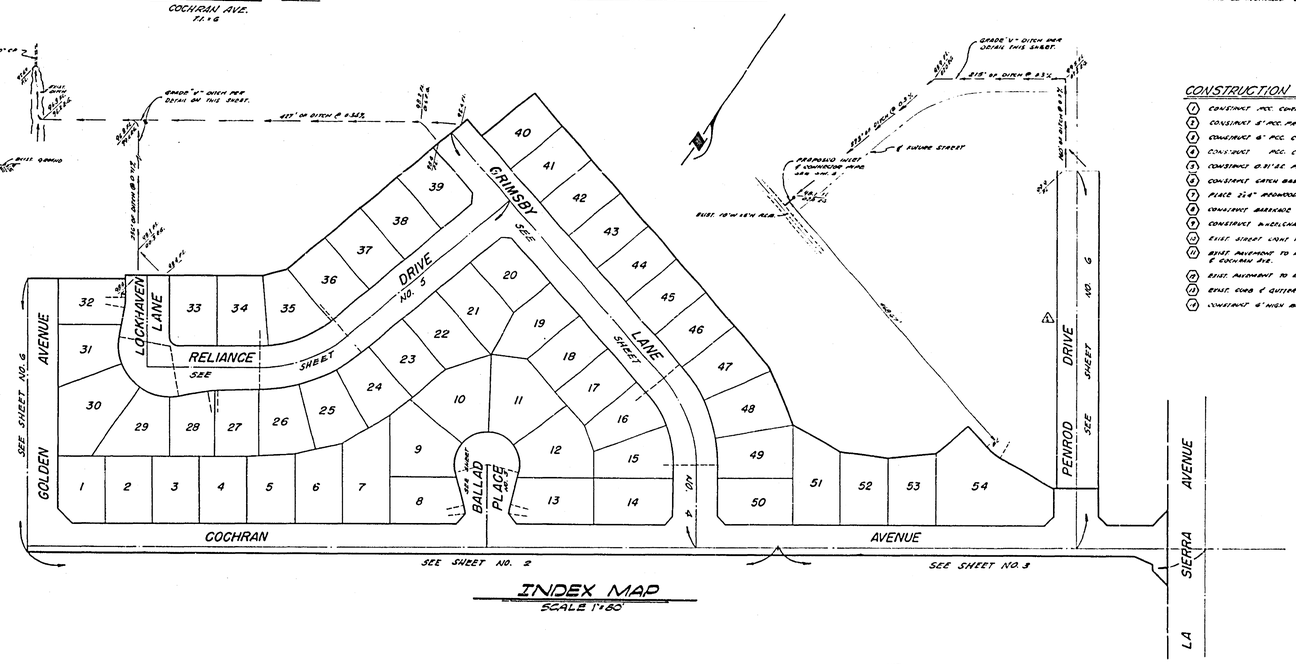
| SIGN SCHEDULE | | |
|---|---|---|
| (4) | LOCKHAVEN LN. | 11705 |
| | GRIMSBY LN. | 11705 |
| (4) | PENROD DR. | 11705 |
| | GRIMSBY LN. | 11705 |
| (4) | GRIMSBY LN. | 11705 |
| | COCHRAN AVE. | 11705 |
| (4) | COCHRAN AVE. | 11705 |
| | GOLDEN AVE. | 11705 |
| (4) | COCHRAN AVE. | 11705 |
| | BALLAD PL. | 11705 |
| (4) | COCHRAN AVE. | 11705 |
| | PENROD AVE. | 11705 |
| (4) | COCHRAN AVE. | 11705 |
| | 2ND VIEWS AVE. | 11705 |
| (4) | #1 (STOP) | |

## GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (1977 EDITION) AND THE CITY OF RIVERSIDE STANDARD DRAWINGS.
2. ALL FIGURED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE ENGINEER.
3. THE SUBDIVIDER SHALL ARRANGE WITH A [illegible] TO INSTALL STREET LIGHTS ALONG THE STREETS HERE SHOWN. REFERENCE TO REGULAR GRADING OMITS AS BASE MATERIAL AND A.C. PAVING SHALL BE COMPLETED BY THE CITY OF RIVERSIDE UNDER STANDARDS AND TEST PROCEDURES.
4. DRIVEWAY APPROACHES SHALL BE LOCATED AT TIME OF CONSTRUCTION AND SHALL BE CONSTRUCTED PER CITY OF RIVERSIDE STANDARD NO. 208 (1977 EDITION).
5. CURB SHALL BE STAKED AT 25' INTERVALS AND 5' OFFSETS BETWEEN STAKES AND 2.5' ON GRADES. CURB PAVING GRADES OF LESS THAN 0.5% WILL BE STAKED AT 12.5' INTERVALS AND 2' OFFSETS. IN SITUATIONS WHERE GRADES ON LESS THAN 0.5% THE GUTTER AND IN ALL CURB WITH LESS THAN 0.5% GRADE, 5' SPACE STAKE GRADES WILL BE REQUIRED AT ALL EXPANSION JOINTS.
6. TRAFFIC CONTROL SIGNS MUST BE PLACED PRIOR TO OPENING STREETS TO TRAFFIC.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW, AT OR ABOVE GROUND OBJECTS INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
8. SEE "STREET LIGHTING PLAN" FOR NUMBER AND LOCATION OF REQUIRED STREET LIGHTS.
9. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH STRAIGHT LINE. CONSTRUCT SMOOTH AND PAVING AS SHOWN ON PLANS AND OVERLAY PAVING AS DIRECTED BY THE CITY TO PROVIDE A SMOOTH SECTION.
10. IN ORDER TO PROVIDE THE CITY ENTRY ON THE WEST IN GOLDEN AVE. THE DEVELOPER SHALL BUILD THE CITY AS BUILT SURVEY IN PLACE THAT THE INFORMATION AND CITY WORK MAY BE INSTALLED CONCURRENTLY.



DETAIL "V" DITCH
NO SCALE




INDEX MAP
SCALE 1"=80'

## CONSTRUCTION NOTES

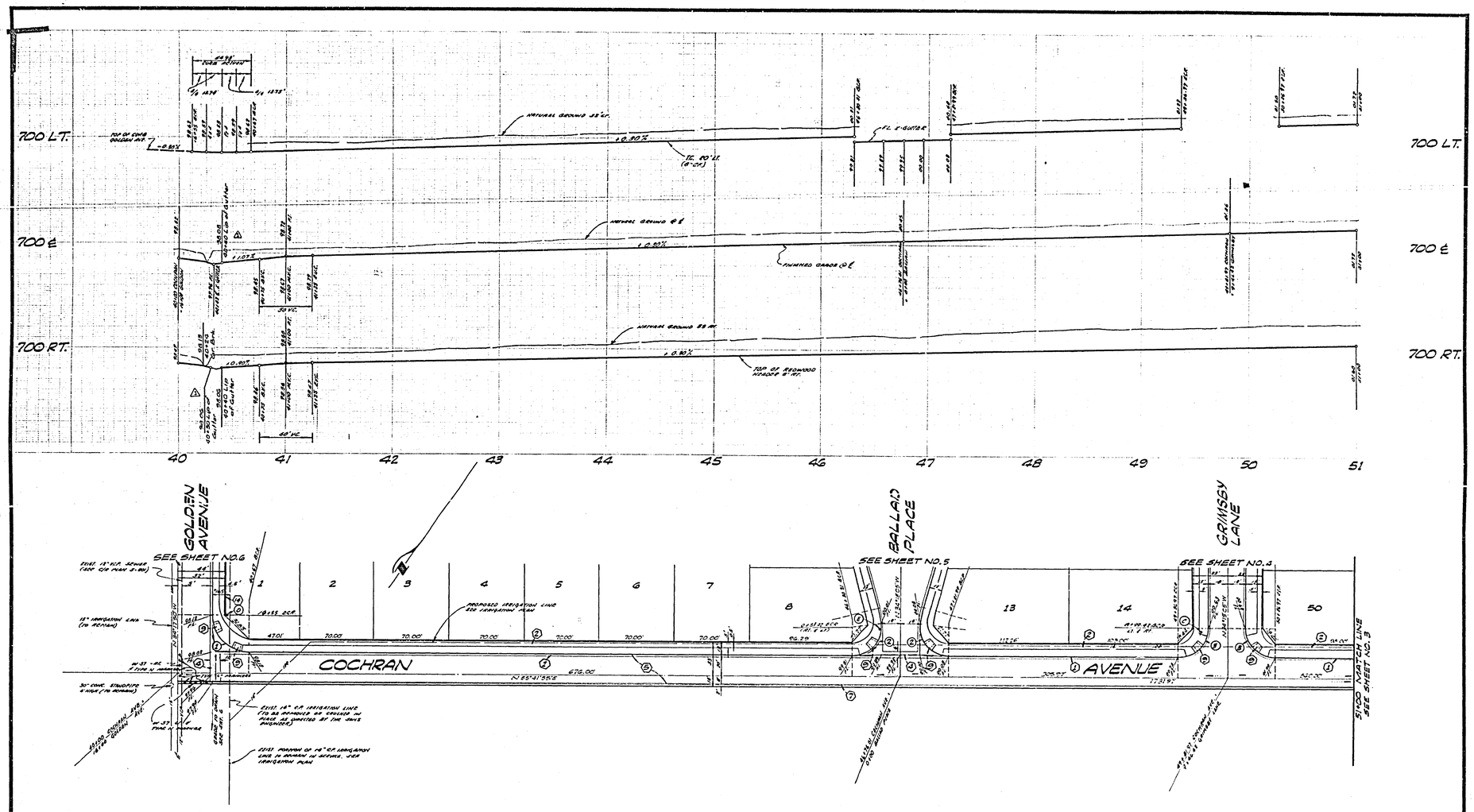
1. CONSTRUCT P.C.C. CURB & GUTTER PER RIVERSIDE CITY STANDARD NO. 200 (6" C.F.)
2. CONSTRUCT 5' P.C.C. PARKWAY LINE SIDEWALK PER RIVERSIDE CITY STANDARD NO. 215
3. CONSTRUCT 6" P.C.C. CURB SIDEWALK PER RIVERSIDE CITY STANDARD NO. 215
4. CONSTRUCT P.C.C. CROSS GUTTER PER RIVERSIDE CITY STANDARD NO. 220.
5. CONSTRUCT 0.31' A.C. PAVEMENT OVER 0.61' OF A.C. PAVEMENT [illegible]
6. CONSTRUCT CATCH BASIN PER RIVERSIDE CITY STD. NO. 405
7. PLACE 2x4" REDWOOD HEADER.
8. CONSTRUCT BARRICADE PER RIVERSIDE CITY STANDARD NO. 805 WITH TYPE "III" BARRICADE, AS REQUIRED.
9. CONSTRUCT WHEELCHAIR RAMP PER RIVERSIDE CITY STANDARD NO. 206
10. EXIST. STREET LIGHT TO BE RELOCATED. (SEE SHEET)
11. EXIST. PAVEMENT TO BE REMOVED & RELOCATED TO MEET NEW CONSTRUCTION @ LA SIERRA AVE. & COCHRAN AVE.
12. EXIST. PAVEMENT TO BE REMOVED.
13. EXIST. CURB & GUTTER TO BE REMOVED.
14. CONSTRUCT 6' HIGH BRICK WALL PER RIVERSIDE CITY STANDARD NO. 706

## BENCH MARK

PK NAIL IN THE N.E. CORN. INTERSECTION OF PCC CURBS AT LA SIERRA AVE. & COCHRAN AVE. 1.0' E.B. OF PL 25 ELEV. 1001.411

"AS BUILT 8-75 KT"

| | | | |
|---|---|---|---|
| ALBERT A. WEBB ASSOCIATES<br>CIVIL ENGINEERS<br>RIVERSIDE, CALIFORNIA<br>APPROVED BY [illegible] DATE [illegible]<br>R.E. No. 4054 | 1 Added and made alternate for final approval [illegible] 1-5-71<br>2 Revised Right of Way Line on Penrod Dr. [illegible] 10-5-73<br>MARK REVISIONS APPR DATE<br>W.O. FOR: F.B.<br>DESIGNED BY [illegible] DRAWN BY [illegible] CHECKED BY [illegible] | CITY OF RIVERSIDE, CALIFORNIA<br>PUBLIC WORKS DEPARTMENT<br>APPROVED BY / DATE<br>PRINCIPAL ENGINEER<br>PARK DEPARTMENT<br>TRAFFIC DIVISION<br>CH. EPUB WKS ENGR.<br>APPROVED BY [illegible]<br>DIRECTOR OF PUBLIC WORKS<br>DATE 9-11-75 | TRACT NO. 5677-1<br>INDEX<br>SCALE AS NOTED | ACCOUNT No.<br>DRAWING NUMBER R-1828<br>SHEET 1 OF 6<br>75-107-A |




| CURB CURVE DATA | | | | |
|---|---|---|---|---|
| No. | Δ | R | L | T |
| 1 | 30°00'15" | 35.00' | 54.98' | 35.00' |
| 2 | 98°33'31" | 27.00' | 46.44' | 31.37' |
| 3 | 50°00'00" | 27.00' | 42.41' | 27.00' |

*AS BUILT 8-30 KFT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 5-29-75
R.E. No. 12266
W.O. 75-107 FOR MARLBOROUGH DEV. CO. F.B. 1032

| MARK | REVISIONS | APPR | DATE |
|---|---|---|---|
| 3 | Rev. Sta. & Elev. on X-Gutter @ R.W. Ln. 66 | [illegible] | [illegible] |

DESIGNED BY PM DRAWN BY PM CHECKED BY DDR

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

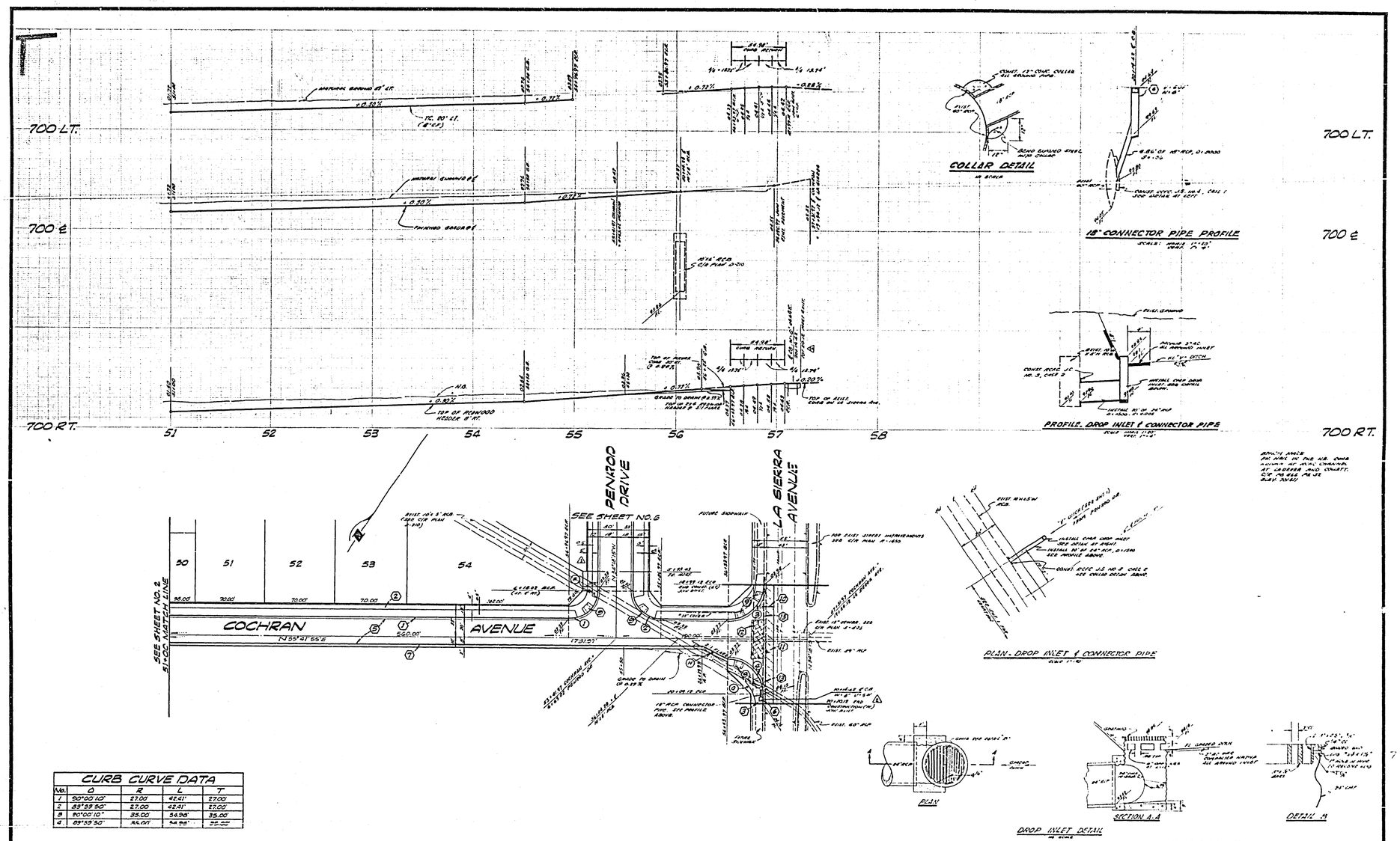
| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | [illegible] | [illegible] |
| PARK DEPARTMENT | | |
| TRAFFIC DIVISION | [illegible] | [illegible] |
| CHIEF PVB WKG ENGR | [illegible] | [illegible] |

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 9-12-75

STREET PLAN AND PROFILE
TRACT NO. 5677-1
COCHRAN AVENUE

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

ACCOUNT No. 75-107
DRAWING NUMBER
R-1828
SHEET 2 OF 6
75-107-A




| CURB CURVE DATA | | | | |
|---|---|---|---|---|
| No. | Δ | R | L | T |
| 1 | 90°00'10" | 27.00 | 42.41' | 27.00' |
| 2 | 89°59'50" | 27.00 | 42.41' | 27.00' |
| 3 | 90°00'10" | 35.00 | 54.98' | 35.00' |
| 4 | 89°59'50" | 35.00' | 54.98' | 35.00' |

*AS BUILT 8-76 KFT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY [signature] DATE 6-27-75
R.E. No. 16084
W.O. 75-107 FOR: MARLBOROUGH DEV. CO. F.B. 1032

| MARK | REVISIONS | APPR | DATE |
|---|---|---|---|
| 2 | Rev Sta's on C.B. in Plan & Prof. | [illegible] | [illegible] |
| 1 | Rev R/W Line & S.W. on Penrod Dr. | [illegible] | [illegible] |

DESIGNED BY P.H. DRAWN BY P.H. CHECKED BY BDA

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

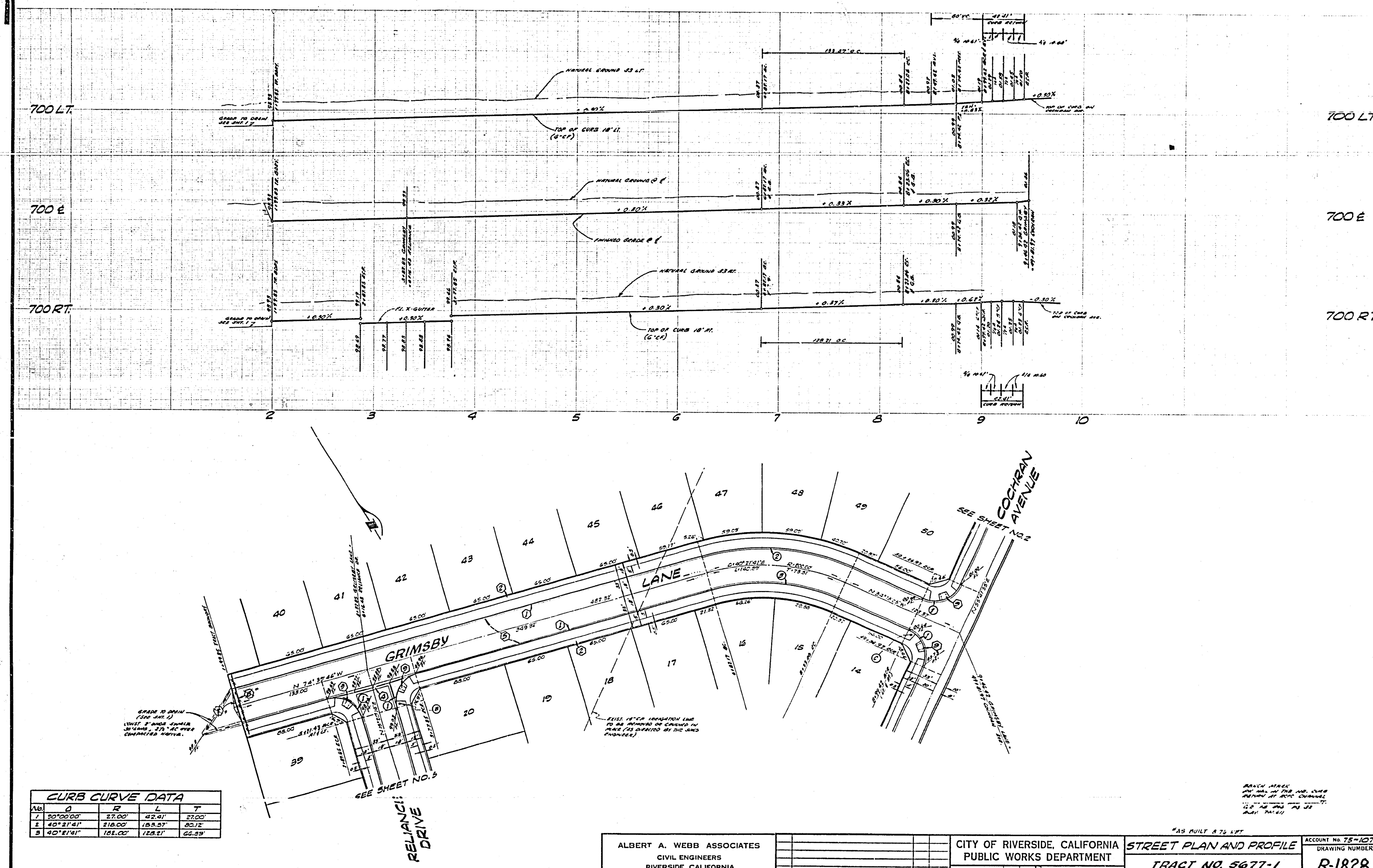
| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | [illegible] | [illegible] |
| PARK DEPARTMENT | | |
| TRAFFIC DIVISION | [illegible] | [illegible] |
| CHIEF PUB. MAINTENANCE | [illegible] | [illegible] |

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 9-17-75

STREET PLAN AND PROFILE
TRACT NO. 5677-1
COCHRAN AVENUE

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

ACCOUNT No. 75-107
DRAWING NUMBER
R-1828
SHEET 3 OF 6
75-107-A




| CURB CURVE DATA | | | | |
|---|---|---|---|---|
| No. | Δ | R | L | T |
| 1 | 90°00'00" | 27.00' | 42.41' | 27.00' |
| 2 | 40°21'41" | 218.00' | 153.57' | 80.12' |
| 3 | 40°21'41" | 182.00' | 128.21' | 66.89' |

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY [signature] DATE 5-27-75
R.E. No. 16054
W.O. 75-107 FOR: MARLBOROUGH DEV. CO. F.B. 1052

| MARK | REVISIONS | APPR | DATE |
|---|---|---|---|
| | | | |

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

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

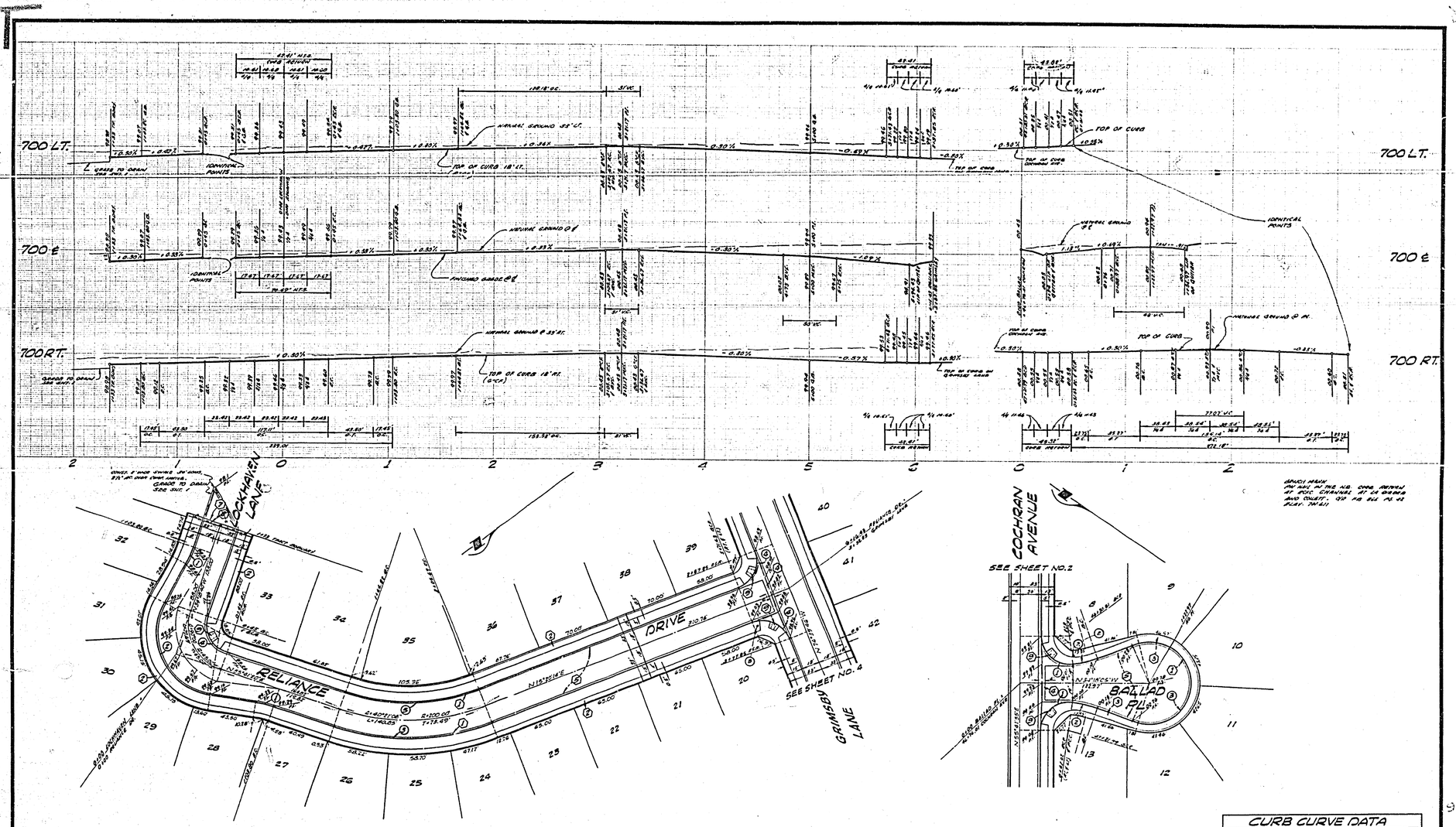
APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 9-12-75

*AS BUILT 8-76 LRT

STREET PLAN AND PROFILE
TRACT NO. 5677-1
GRIMSBY LANE

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

ACCOUNT No. 75-107
DRAWING NUMBER
R-1828
SHEET 4 OF 6
75-107-A




| CURB CURVE DATA | | | | |
|---|---|---|---|---|
| No. | Δ | R | L | T |
| 1 | 10°30'00" | 100.00' | 18.45 | 8.75 |
| 2 | 110°00'00" | 61.00' | 117.11' | 87.12' |
| 3 | 40°51'06" | 218.00 | 158.53' | 83.10' |
| 4 | 90°00'00" | 27.00 | 42.41' | 27.00' |
| 5 | 40°51'06" | 181.00 | 128.18' | 66.88' |

| CURB CURVE DATA | | | | |
|---|---|---|---|---|
| No. | Δ | R | L | T |
| 1 | 98°43'21" | 27.00 | 46.44 | 31.27' |
| 2 | 11°58'06" | 115.00 | 23.98' | 12.02' |
| 3 | 100°46'34" | 40.00' | 69.14' | — |

*AS BUILT & TO LIFT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 5-27-75
R.E. No. 18258
W.O. 78-107 FOR MAULS & COLLIN DEV. CO. F.B. 1082

| MARK | REVISIONS | APPR | DATE |
|---|---|---|---|
| | | | |

DESIGNED BY F.H. DRAWN BY F.H. CHECKED BY RCR

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

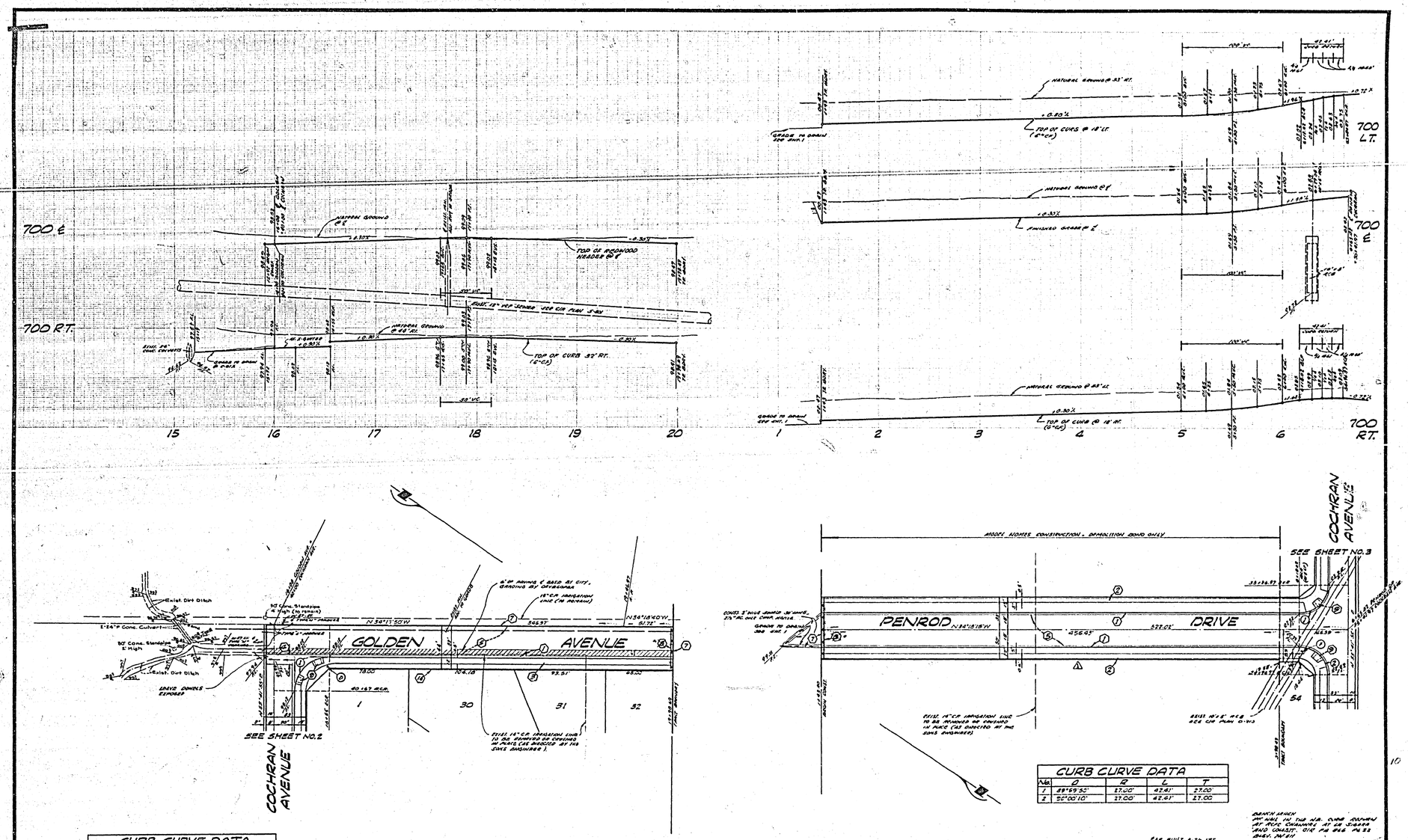
| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | [illegible] | 5-27-75 |
| PARK DEPARTMENT | | |
| TRAFFIC DIVISION | [illegible] | 9/16/75 |
| CHIEF PUB. WKS. ENGR. | [illegible] | 9/16/75 |

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 9-16-75

STREET PLAN AND PROFILE
TRACT NO. 5677-1
RELIANCE DR.
BALLAD PLACE

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

ACCOUNT No. 75-107
DRAWING NUMBER
R-1828
SHEET 5 OF 9
75-107-A




| CURB CURVE DATA | | | | |
|---|---|---|---|---|
| No. | Δ | R | L | T |
| 1 | 90°00'15" | 35.00' | 54.98' | 35.00 |

| CURB CURVE DATA | | | | |
|---|---|---|---|---|
| No. | Δ | R | L | T |
| 1 | 89°59'50" | 27.00' | 42.41' | 27.00' |
| 2 | 90°00'10" | 27.00' | 42.41' | 27.00 |

BENCH MARK
PK NAIL IN THE N.B. CURB REMAIN AT RCFC CHANNEL AT LA SIERRA AND COAST. CIR PA 866 PG 22 BKN. 7M 811

*AS BUILT 8-76 KJT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 5-27-75
R.E. No. 16-28
W.O. 75-107 FOR: MARLBORO DEV. CO. P.B. 1032

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| 1 | Revised R/W Line & S W on Penrod Dr. | [illegible] | [illegible] |

DESIGNED BY RH DRAWN BY RH CHECKED BY BDM

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

| APPROVED BY | BY | DATE |
|---|---|---|
| PRINCIPAL ENGINEER | [illegible] | 9/2 |
| PARK DEPARTMENT | | |
| TRAFFIC DIVISION | | |
| CHIEF PUB. WKS. ENGR. | [illegible] | 9/12 |

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 9-11-75

STREET PLAN AND PROFILE
TRACT NO. 5677-1
GOLDEN AVE.
PENROD DR.
SCALE: HORIZ. 1"=40'; VERT. 1"=6'

ACCOUNT No. 76-107
DRAWING NUMBER R-1828
SHEET 6 OF 6
75-107-A