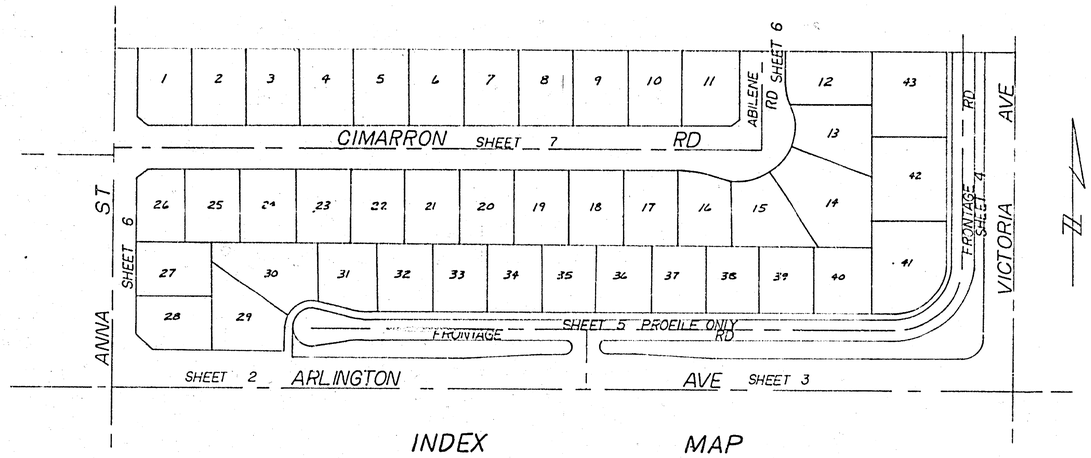
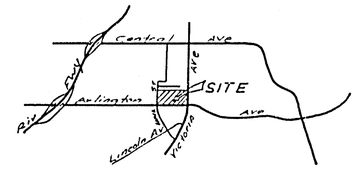


INDEX MAP

SCALE 1"=100'



LOCATION MAP

STREET NAME AND TRAFFIC SIGN SCHEDULE		
(A)	ANNA ST	5700
	CIMARRON RD	2800
(B)	ABILENE RD	5700
	CIMARRON RD	2700
(C)	ARLINGTON AVE	2700
	VICTORIA AVE	5700
(D)	R-1 (STOP SIGN) 30" OCTAGON	

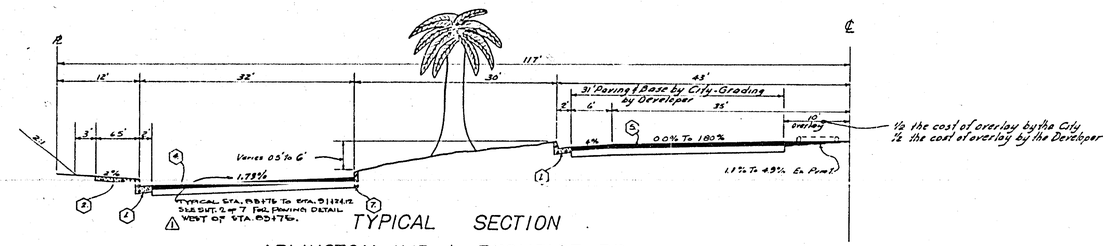
CONSTRUCTION NOTES

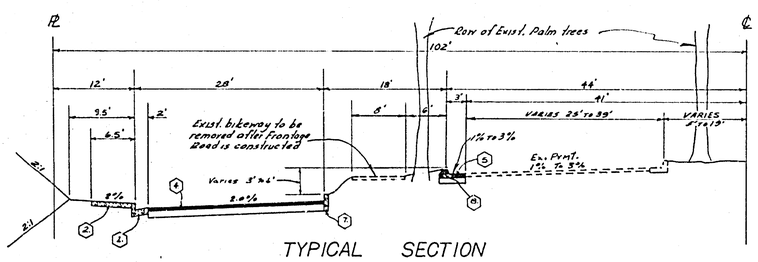
(1) Construct Standard 200 Curb & Gutter, 6" CF
(2) Construct Standard 225 Curb Line Sidewalk
(3) Construct Standard 220 Cross Gutter, (6' Wide)
(4) Construct 8½" AC Paving (Arterial) 18" AB 4" AC Paving (Local) Compaction Per Geotechnical Report
(5) Construct 4½" AC Paving (Local) 12" AB 4" AC Paving (Local) Compaction Per Geotechnical Report
(6) Construct Standard 304 Wheelchair Ramp.
(7) Construct Standard 200 Curb Only 6" CF
(8) Construct Standard AC Berm 4" per Std. 250 Type I

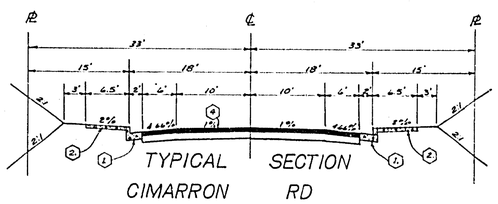
(4) ARLINGTON, ANNA — 2½" AC, 6½" LIME TREATED MATERIAL (95% L.C.), 12" NATIVE (90% L.C.)
(4) ABILENE, CIMARRON, VICTORIA — 2½" AC, 10" LIME TREATED MATERIAL (95% L.C.), 12" NATIVE (90% L.C.)
SEE NOTE 15 BELOW
(5) VICTORIA — 4" AC, 6½" D.G.
(6) ARLINGTON — 4½" AC, 8½" D.G.

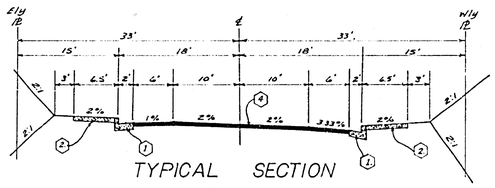
GENERAL NOTES

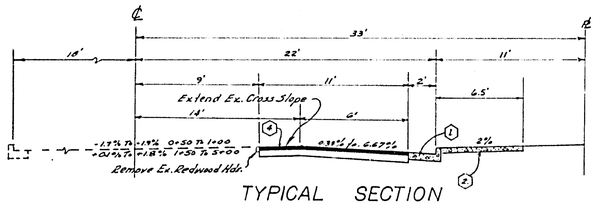
1. Construction shall be in accordance with the Standard Specifications for Public Works Construction (1973 Edition) and Per City of Riverside Standard drawings.
2. All flagged elevations shall be staked in the field by the Engineer.
3. The subdivider shall arrange for a soil test to be made by a Soils 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 procedures.
4. Location of driveway approaches (Std. 302) to be determined at the time of construction as approved by the Traffic Engineer.
5. Curb Gutter to be staked on 3' offset at 25' intervals.
6. Traffic control signs must be in place prior to opening streets to traffic.
7. Trim edge of existing pavement where new pavement joins to a smooth straight line. Construct match up paving as shown on the plans and overlay paving as directed in the field to produce a smooth surface. Engineer estimates overlay to be 35 tons.
8. See Electronic Plan prepared by the City of Riverside Public Utilities Department for number and location of required street lights.
9. It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects said utility including irrigation lines and appurtenances, and at no cost to the City.
10. The contractor shall contact the Public Works Department 45 days prior to beginning construction to negotiate the cost of the City portion of the work on Arlington Avenue.
11. See Landscaping and Sprinkler System plans for Victoria and Arlington Avenues.
12. Contact Park & Recreation Dept. Tree Division, at 787-7518, 24 hours prior to relocation or removal of trees.
13. 4"x4" Blockouts for mail boxes required in curb sidewalk.
14. ~~THE CONTRACTOR SHALL EXECUTE A TRUST AGREEMENT TO THE TERMS AND CONDITIONS EQUAL TO THE CONTRACTOR'S BONDING CAPACITY PRIOR TO THE ISSUANCE OF THE FIRST CITY PERMIT. THE AGREEMENT SHALL BE IN THE FORM PROVIDED BY THE CITY ATTORNEY AND SHALL INCLUDE THE ACCEPTANCE OF THE PERFORMANCE BOND, MATERIALS BOND, AND WARRANTY BOND REQUIREMENTS, AS SPECIFIED IN THE CITY'S STANDARD SPECIFICATIONS.~~ 18
15. ALL TESTING & CERTIFICATION OF THE TREATED BASE WILL BE AT THE DEVELOPER'S COST.











BENCH MARK G 7-A ELEV. 969.928

PK NAIL & TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVE. 55' EAST OF ℄ OF VICTORIA AVE.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Ernest N. Webb DATE 3/25/76
R.E. No. 2876
W.O. 76-246 FOR: KAUFMAN & BROAD F.B. 1038

MARK	REVISIONS	APPR.	DATE
1	ADDED TRAFFIC SECTIONS	DJL	8-31-76
2	REVISED PER NOTE 18		2/7/77
3	PER COUNCIL ACTION 1/25/77		1/28/77
4	ADD TOP OF CURB LIMITS NOTE		1/8/82

DESIGNED BY REC DRAWN BY LAM CHECKED BY DJL

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		7/1/76
PARK DEPARTMENT		6-28
TRAFFIC DIVISION		6-28
CHIEF PUB WKS ENGR		6-28

APPROVED BY DIRECTOR OF PUBLIC WORKS
DATE 7-1-76

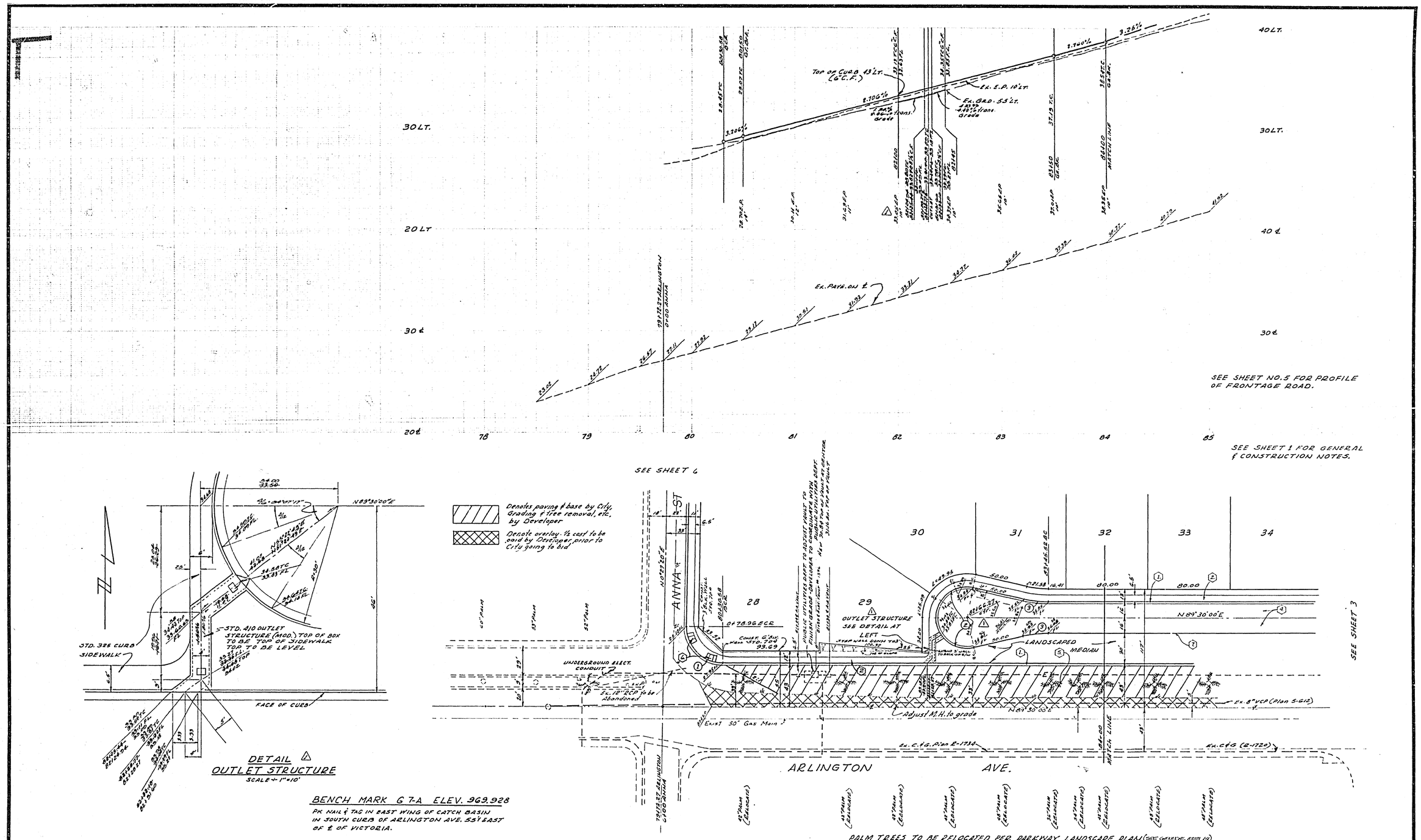
SR-807

*AS BUILT 3-77 KTT

STREET PLAN AND PROFILE
TRACT NO 7174
INDEX SHEET

SCALE: AS NOTED

ACCOUNT No.
DRAWING NUMBER R-1872
SHEET 1 OF 7
75-246-A



CURB CURVE DATA

NO	Δ	R	T	L
1	90°57'20"	35'	35.58'	55.54
2	203°43'48"	30'	——	107.20
3	12°21'52"	112	12.13	24.17

Approval for adjusting Electrical Vault to finish paving grade

Utilities Department

Utilities Engineer — Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY Robert N. Webb DATE 3/25/76

R.E. No. 9876

W.O. 75-246 FOR: KAUFMAN & BROAD — F.B. 1038

MARK	REVISIONS	APPR.	DATE
△	Revised Tract Boundary, Lots Added, Lot 3 Split, & Adjusted Frontage Rd. Profile Per Tract Map 7174	RWW	7/16/76

DESIGNED BY REC DRAWN BY REC CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	7/16/76
PARK DEPARTMENT	KO	6-28
TRAFFIC DIVISION	[illegible]	6-30-76
CHIEF PUB. WKS. ENGR.	[illegible]	6-30

APPROVED BY [illegible]
DIRECTOR OF PUBLIC WORKS
DATE 7-1-76

*AS BUILT 3-22-77

STREET PLAN AND PROFILE
TRACT NO. 7174
ARLINGTON AVENUE & FRONTAGE ROAD

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

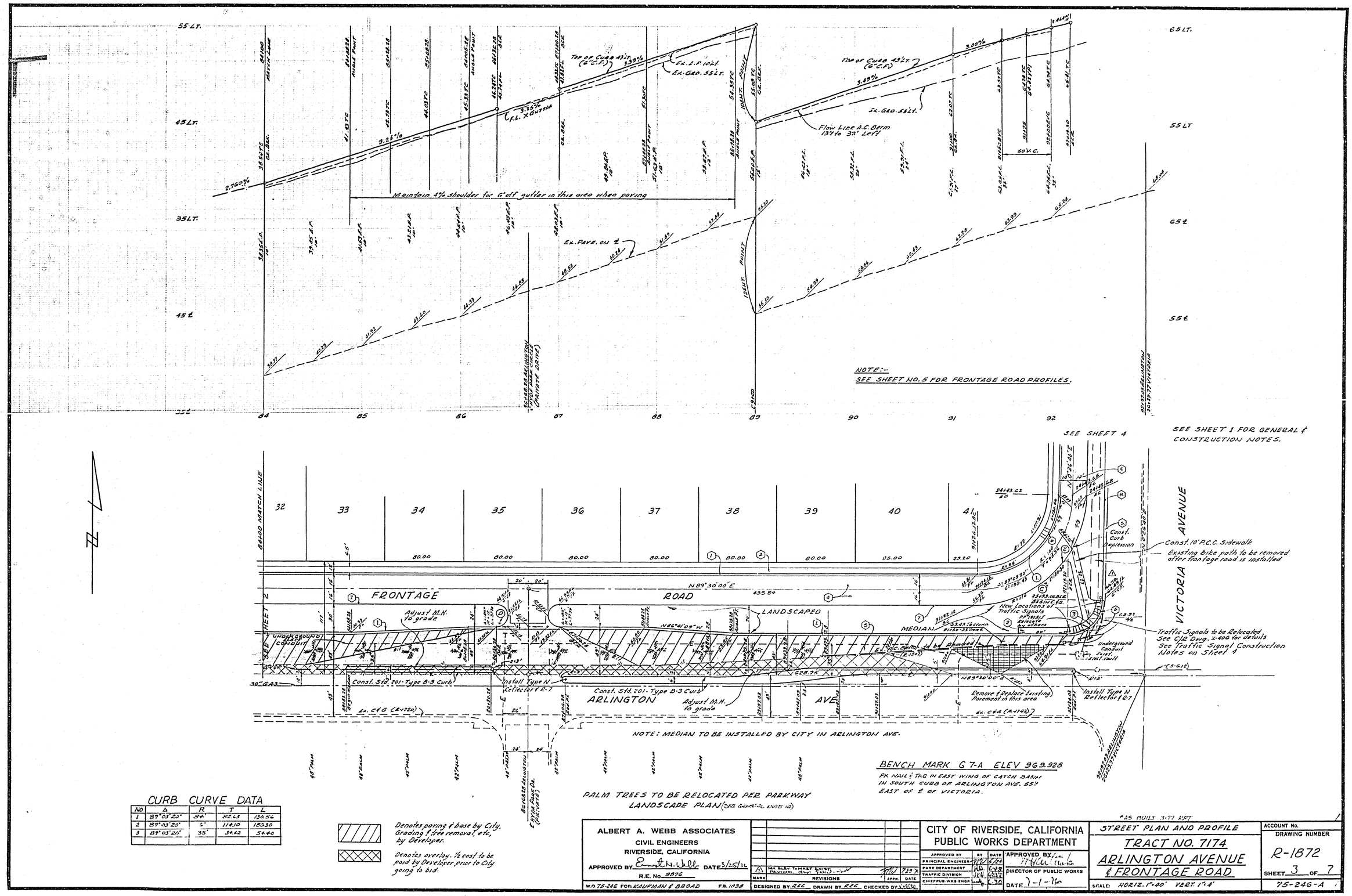
INDEXED

ACCOUNT No.

DRAWING NUMBER R-1872

SHEET 2 OF 7

75-246-A



SEE SHEET 1 FOR GENERAL & CONSTRUCTION NOTES.

BENCH MARK G 7-A ELEV 969.928

PK NAIL & TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVE. 55' EAST OF ℄ OF VICTORIA.

PALM TREES TO BE RELOCATED PER PARKWAY LANDSCAPE PLAN (SEE GENERAL NOTE 12)

CURB CURVE DATA

NO	Δ	R	T	L
1	89°03'20"	84'	82.63	130.56
2	89°03'20"	5'	11.40	18.030
3	89°03'20"	35'	34.42	54.40

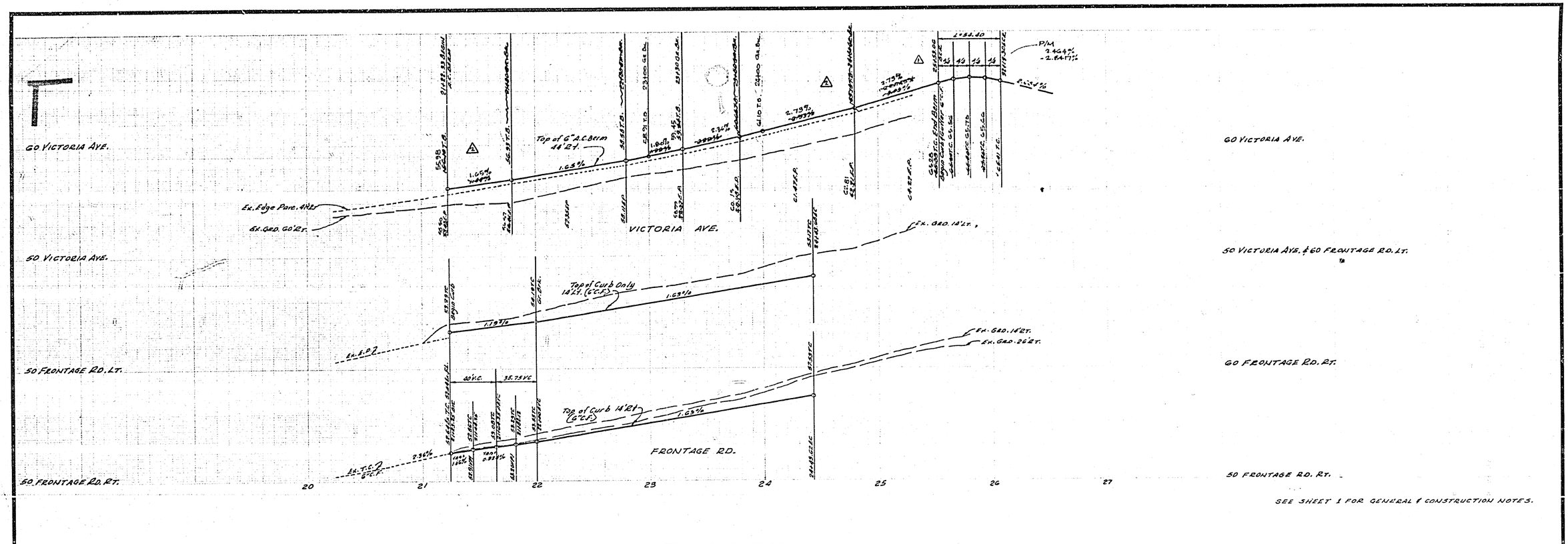
Denotes paving & base by City. Grading & tree removal, etc, by Developer.

Denotes overlay. ½ cost to be paid by Developer prior to City going to bid.

"AS BUILT 3-77 KPT"

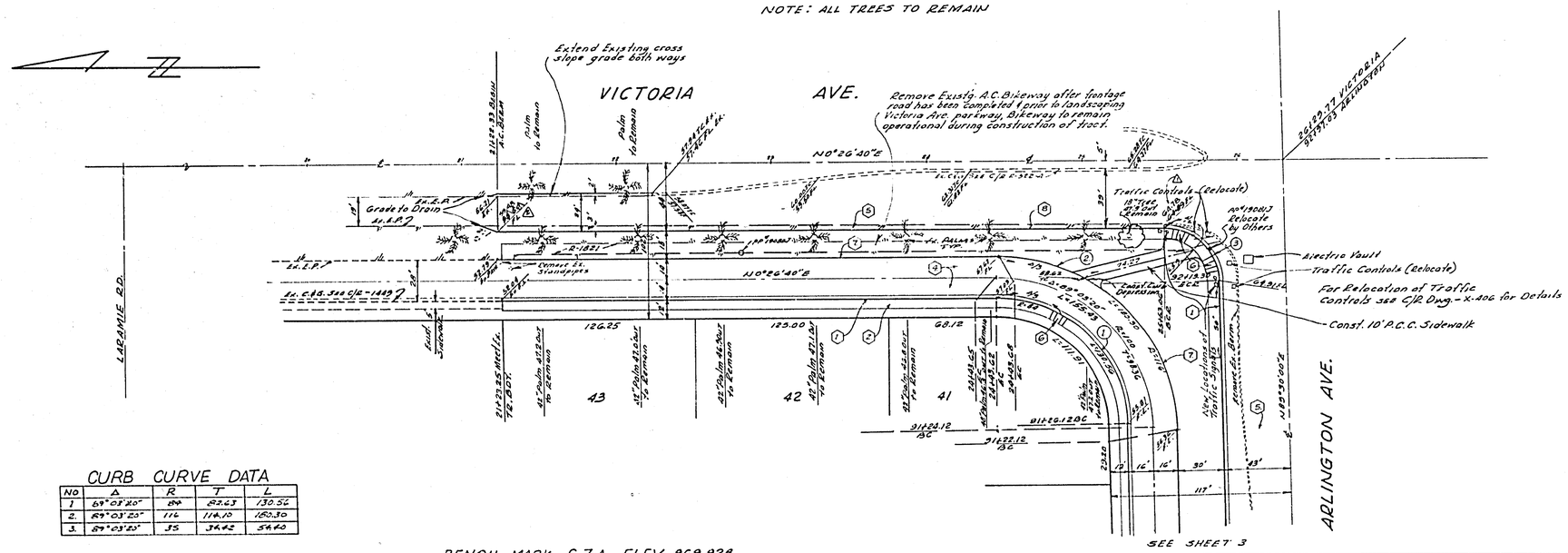
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY Ernest H. Webb DATE 5/25/76 R.E. No. 9876	MARK / REVISIONS / APPR / DATE △ Hwy Elev. Tangent Grade Revision. (Grade Diff.) - 1' 7/10 / 7/15/76	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY / DATE PRINCIPAL ENGINEER / 7/76 / 6/76 PARK DEPARTMENT / 7/76 / 6/28 TRAFFIC DIVISION / 7/76 / 6/25 CHIEF PUB. WKS. ENGR. / 7/76 / 6/30	APPROVED BY DIRECTOR OF PUBLIC WORKS DATE 7-1-76	STREET PLAN AND PROFILE TRACT NO. 7174 ARLINGTON AVENUE & FRONTAGE ROAD SCALE: HORIZ. 1"=40' VERT. 1"=4'	ACCOUNT No. DRAWING NUMBER R-1872 SHEET 3 OF 7 75-246-A

W.O. 75-246 FOR: KAUFMAN & BROAD P.B. 103 DESIGNED BY REC DRAWN BY REC CHECKED BY



SEE SHEET 1 FOR GENERAL & CONSTRUCTION NOTES.

NOTE: ALL TREES TO REMAIN



TRAFFIC SIGNAL CONSTRUCTION NOTES

1. All work shall conform to the provisions of Section 86 of the State Standard Specifications, the Standard Plans, the City of Riverside Standard Drawing No. 806, and the City of Riverside Public Utilities Specification No. 119.
2. Conduit runs 1 through 8 shall have new conductors.
3. Conduit runs 5A through 7A shall have new luminaire conductors.
4. Contact Traffic Engineering 48 hours prior to signal revisions. Telephone No. 787-7576.
5. All standards and pull boxes shall be located in the field by the Traffic Engineer or his Representative.

CURB CURVE DATA

NO	Δ	R	T	L
1	69°03'20"	84	82.63	130.56
2.	89°03'20"	116	114.10	180.30
3.	89°03'20"	35	34.42	54.40

BENCH MARK G 7-A ELEV 969.928

PK NAIL & TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVE. 55'± EAST OF ℄ VICTORIA AVE.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 3/25/76
R.E. No. 9876
W.O. 75-246 FOR: KAUFMAN & BROAD F.B. 1038

MARK	REVISIONS	APPR.	DATE
4	REV. TRAFFIC SIGNAL TO WEST SIDE PAVING - NO ARL. AVE.	[illegible]	3/21/74
3	REV. ALIGT. TO WEST SIDE PAVING, CURB [illegible]	[illegible]	7/21/72

DESIGNED BY REC DRAWN BY REC CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

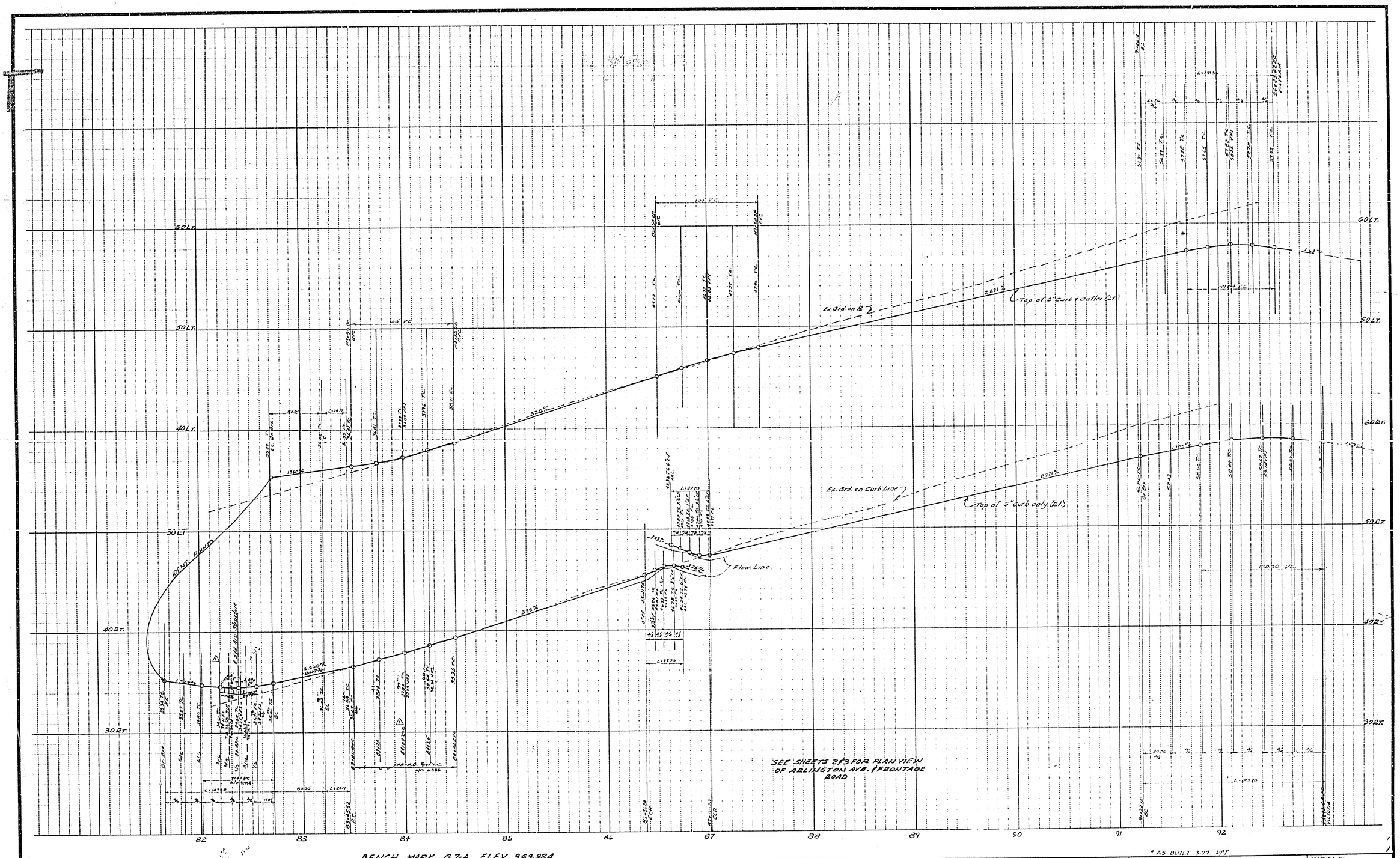
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	7/21
PARK DEPARTMENT	[illegible]	[illegible]
TRAFFIC DIVISION	[illegible]	[illegible]
CHIEF PUB. WKS. ENGR.	[illegible]	[illegible]

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 7-1-76

*AS BUILT 3-77 [illegible]

STREET PLAN AND PROFILE
TRACT NO. 7174
VICTORIA AVENUE
& FRONTAGE ROAD
SCALE: HORIZ. 1"=40' VERT. 1"=4'

ACCOUNT No.
DRAWING NUMBER R-1872
SHEET 4 OF 7
75-246-A



BENCH MARK G7-A ELEV 969.928

PK NAIL & TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVE. 55'± EAST OF ℄ VICTORIA AVE.

* AS BUILT 3-77 KPT

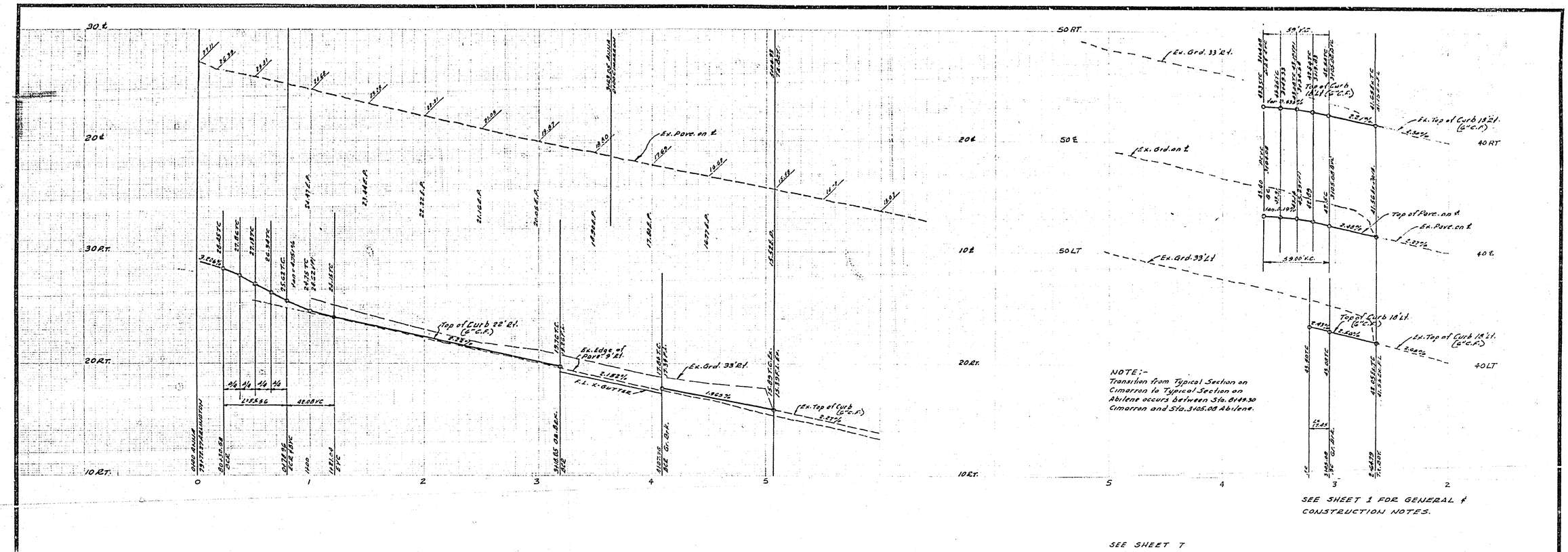
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY Ernest N. Webb DATE 3/25/76 R.E. No. 9876 W.O. 75-246 FOR KAUFMAN & BROAD F.B. 1038	MARK / REVISIONS / APPR / DATE DESIGNED BY REC DRAWN BY LRM CHECKED BY	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY / BY / DATE PRINCIPAL ENGINEER / PARK DEPARTMENT / TRAFFIC DIVISION / CHIEF PUB WKS ENGR APPROVED BY DIRECTOR OF PUBLIC WORKS DATE 7-1-76	PROFILE TRACT NO 7174 FRONTAGE ROAD ON ARLINGTON AVENUE SCALE HORIZ 1"=40' VERT 1"=4'

ACCOUNT No.

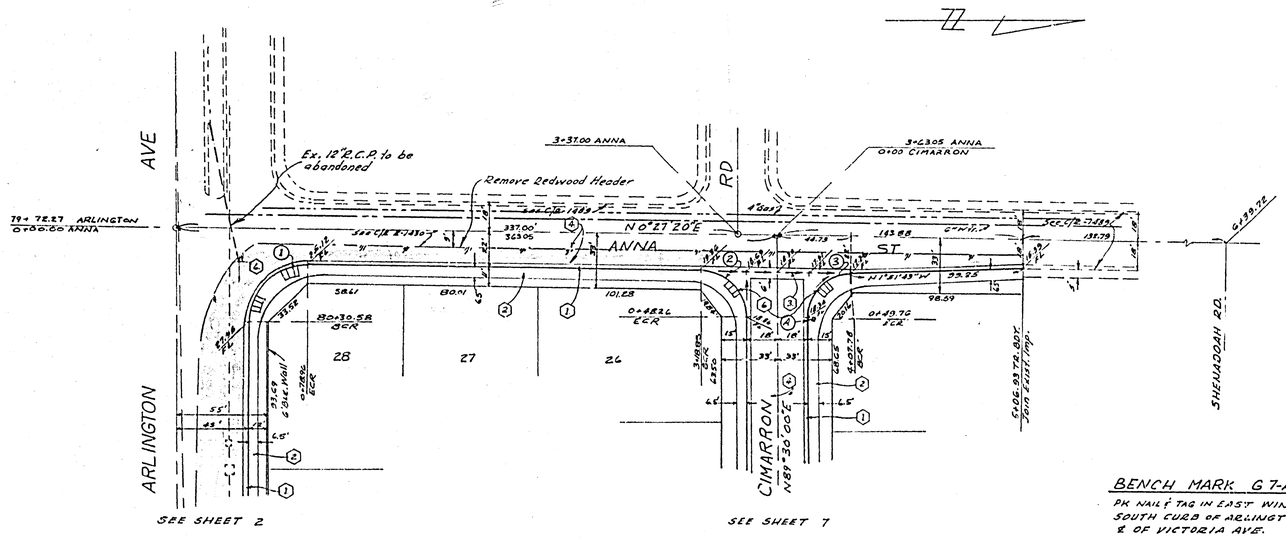
DRAWING NUMBER R-1872

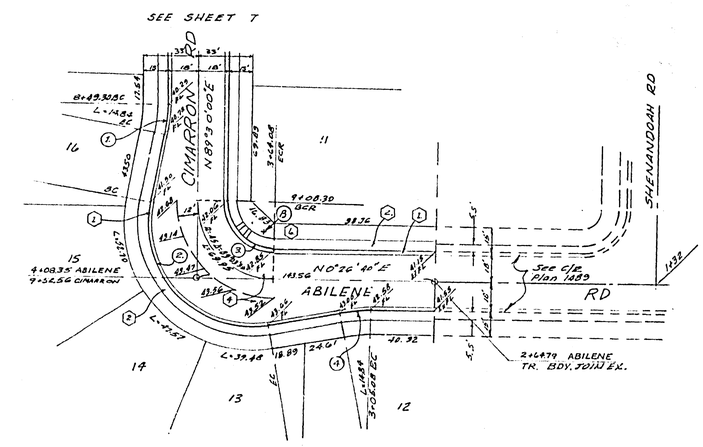
SHEET 5 OF 7

75-246-A



SEE SHEET 1 FOR GENERAL & CONSTRUCTION NOTES.





BENCH MARK G7-A ELEV 969.928

PK NAIL & TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVE. 35'± EAST OF ℄ OF VICTORIA AVE.

CURB CURVE DATA

NO	Δ	R	T	L
1	90°57'20"	35'	35.58	55.56
2	117°02'40"	27'	24.55	41.96
3	88°38'16"	27'	23.37	41.77

CURB CURVE DATA

NO	Δ	R	T	L
1.	10°00'00"	100'	8.75'	17.45
2.	109°03'20"	41'	85.61	116.11
3.	89°03'20"	27'	24.86	41.97
4.	10°00'00"	100'	8.75'	17.45

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Earl N. Webb DATE 3/25/76
R.E. No. 9876
W.O. 75-246 FOR: KAUFMAN & BROAD F.B. 1058

MARK	REVISIONS	APPR.	DATE

DESIGNED BY REC DRAWN BY LRM CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	6-24
PARK DEPARTMENT		
TRAFFIC DIVISION	[illegible]	7-1-76
CHIEF PUB. WKS. ENGR.	[illegible]	7-30

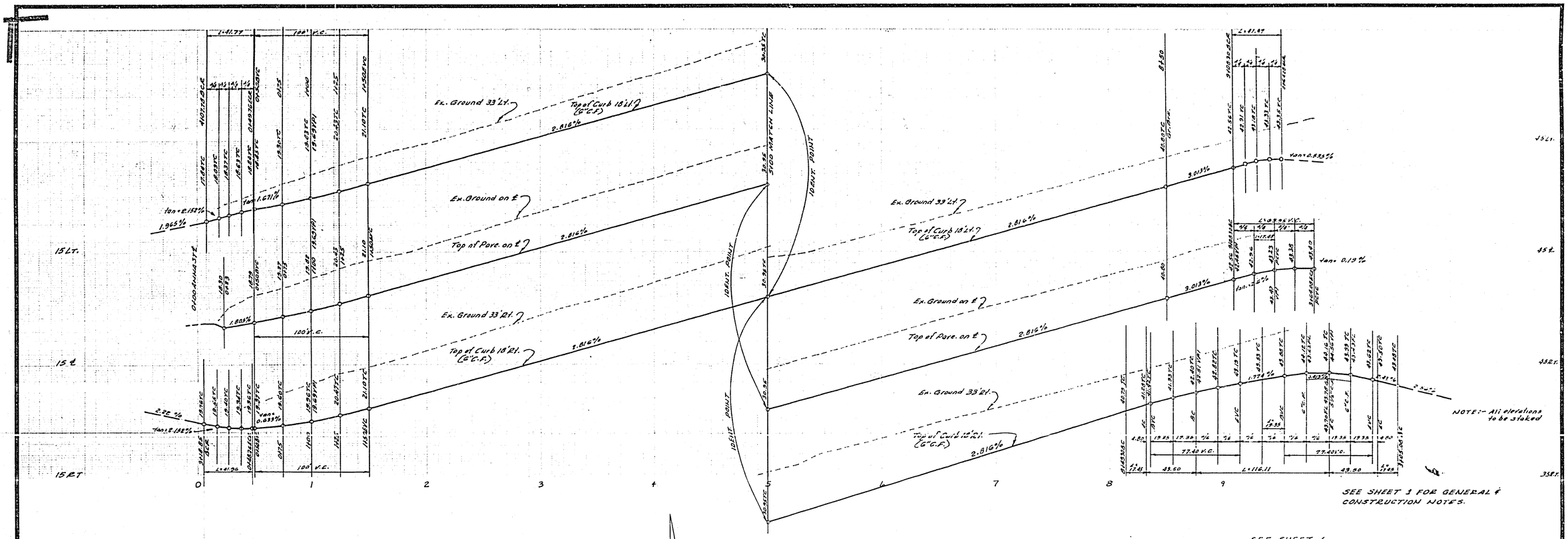
APPROVED BY [illegible]
DIRECTOR OF PUBLIC WORKS
DATE 7-1-76

"AS BUILT 3-77 KPT

STREET PLAN AND PROFILE
TRACT NO 7174
ANNA STREET & ABILENE ROAD

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

ACCOUNT No.
DRAWING NUMBER R-1872
SHEET 6 OF 7
75-246-A



CURB CURVE DATA

NO	Δ	R	T	L
1.	87°02'40"	27'	26.55	41.96
2.	88°38'16"	27'	28.37	41.77
3.	10°00'00"	100'	8.75	17.45
4.	109°53'40"	61'	85.61	116.11
5.	89°09'20"	27'	26.56	41.97
6.	10°00'00"	100'	8.75	17.45

BENCH MARK G7-A ELEV. 969.928
PK NAIL & TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVE. 55' ± EAST OF ℄ OF VICTORIA.

*AS BUILT 3-77 KPT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 3/25/76
R.E. No. 7876

W.O. 75-246 FOR: KAUFMAN & BROAD F.B. 1038

MARK	REVISIONS	APPR.	DATE

DESIGNED BY REC DRAWN BY LRM CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

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

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 7-1-76

STREET PLAN AND PROFILE
TRACT NO. 7174
CIMARRON ROAD

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

ACCOUNT No.
DRAWING NUMBER R-1872
SHEET 7 OF 7
75-246-A