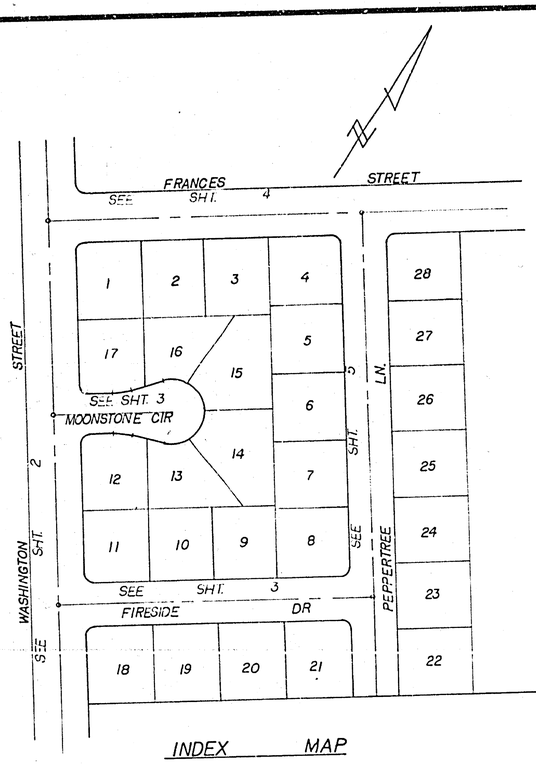
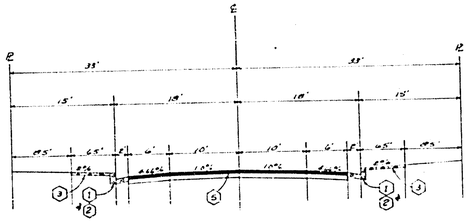


INDEX MAP

SCALE 1" = 100'



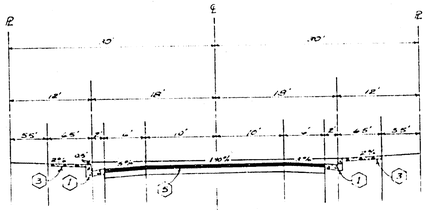
TYPICAL SECTION

PEPPERTREE LANE 8" C.F.

FIRESIDE DRIVE

NO SCALE

TI = 5



TYPICAL SECTION

MOONSTONE CIRCLE

AT STA 0+8994 ONLY

NO SCALE

TI = 5

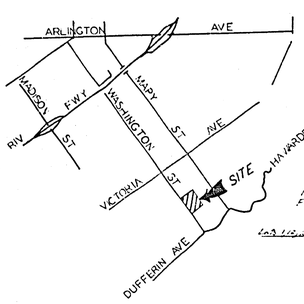
TRAFFIC & STREET NAME SIGN SCHEDULE			
A	WASHINGTON	ST.	2400
	MOONSTONE	CIR.	7000
B	WASHINGTON	ST.	2400
	FIRESIDE	DR.	7000
C	FIRESIDE	DR.	7000
	PEPPERTREE	LN.	2400
D	PEPPERTREE	LN.	2300
	FRANCES	ST.	7000
E	R-1 STOP SIGN 30" OCTAGON		
F	W-53 (NOT A THROUGH STREET) 24"x24"		

CONSTRUCTION NOTES

1. Construct Standard 200 Curb & Gutter - 6" C.F.
2. Construct Standard 200 Curb & Gutter - 8" C.F.
3. Construct Standard 325 Curb Line Sidewalk.
4. Construct Standard 220 Cross Gutter. (Width shown on plans)
5. Construct 2½" A.C. paving over 4" D.G. and ½" A.C. paving over - compacted native.
6. Construct 3" A.C. paving over 6" D.G. and 1½" A.C. paving over - compacted native.
7. Construct Standard 304 Wheelchair Ramp
8. Construct 2"x8" Redwood Header
9. Construct Standard 180 Barricade with red reflectorized Type "N" marker. Wood Barricade
10. Construct 8' Bridle Trail 3½" DG Compacted to 90%

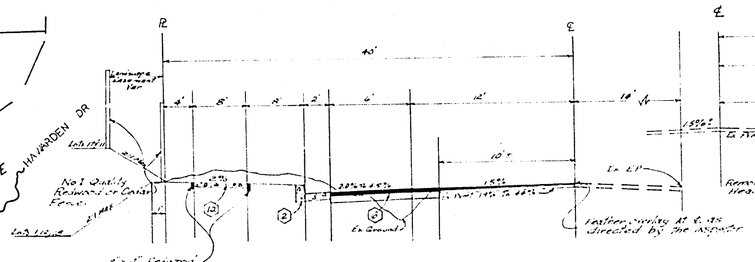
GENERAL NOTES

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 test procedures.
4. Location & size of driveway approaches (3'x1'x0.2') 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 42 tons.
8. See Electrical 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 each utility including irrigation lines and appurtenances, and at no cost to the City
10. 4"x4" Blockouts for mail boxes required in curb s/w.
11. See landscape & Irrigation Plan for Parkway on Washington.



LOCATION MAP

NO SCALE

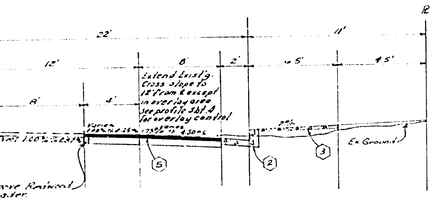


TYPICAL SECTION

WASHINGTON STREET

NO SCALE

T.I. = 6



TYPICAL SECTION

FRANCES STREET

NO SCALE

T.I. = 5'

BENCH MARK G6-8 ELEV = 944.502

BRASS DISK DOWN 8" IN CAPPED WELL AT INTERSECTION OF MARY STREET & VICTORIA AVENUE.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY [signature] DATE 4/27/76
R.E. No. 9876

W.O. 76-152 FOR: County Wood Estates F.B. 1035

MARK	REVISIONS	APPR.	DATE
3	Revised to wooden barricade	[illegible]	7/11/77
2	Roadway notes	[illegible]	6-16-77
1	Revised St Name Sign Schedule	[illegible]	4/20/77

DESIGNED BY REC DRAWN BY LRM CHECKED BY [illegible]

SEE DWG. D-43

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	7/11/77
PARK DEPARTMENT	[illegible]	7/11/77
TRAFFIC DIVISION	[illegible]	7/11/77
CHIEF PUB. WKS. ENGR.	[illegible]	7/12/77

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 7-12-77

*AS BUILT 6-77 VFT

STREET PLAN & PROFILE
TRACT NO 5913-1
INDEX SHEET

SCALE: AS SHOWN

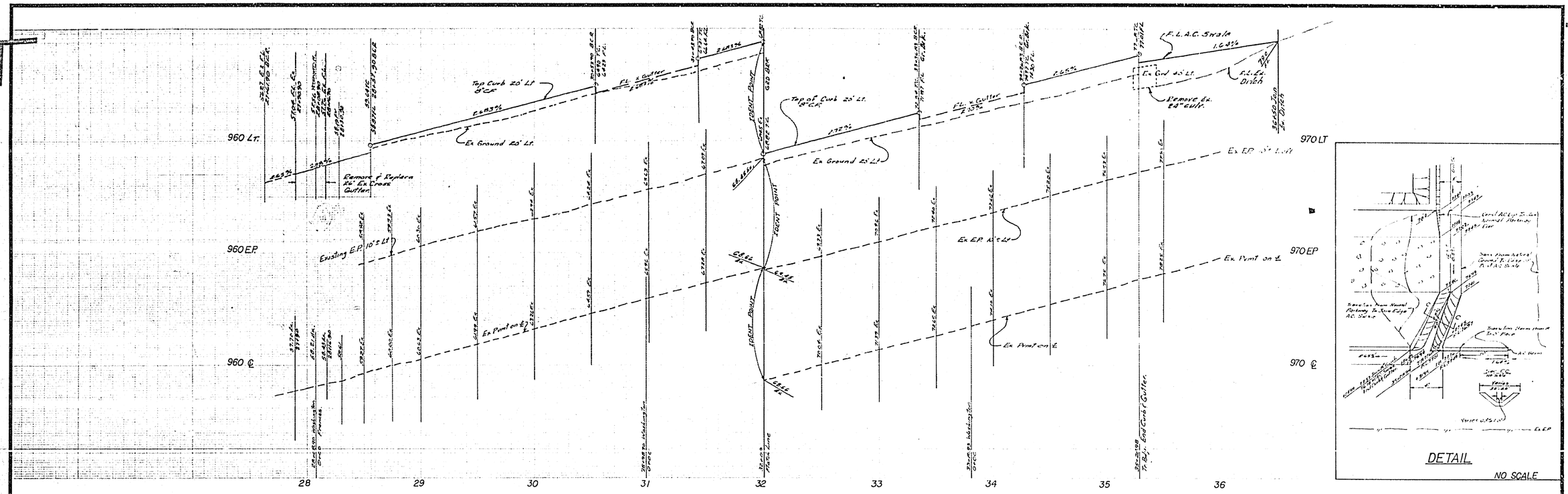
INDEXED [illegible]

ACCOUNT No.

DRAWING NUMBER R-1886

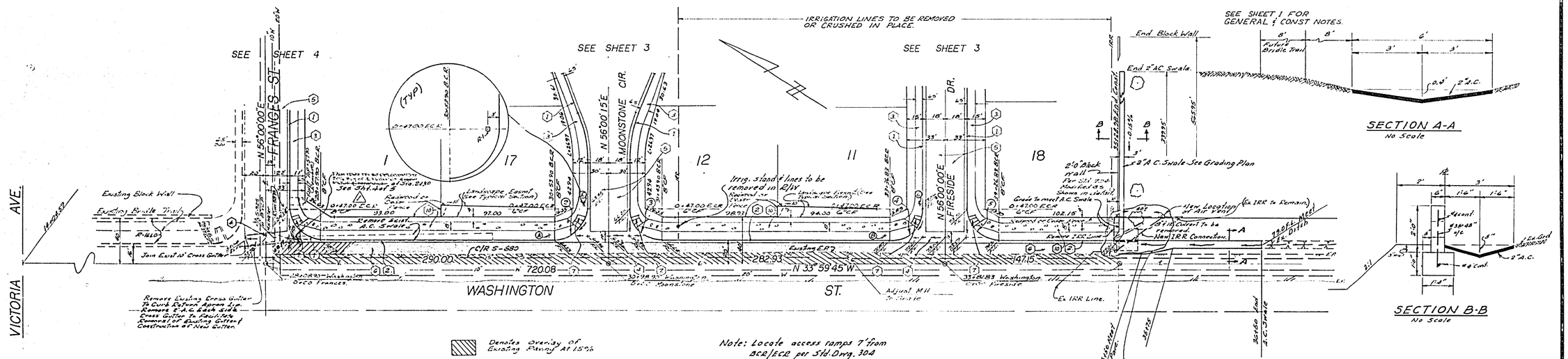
SHEET 1 OF 5

76-152-A



DETAIL

NO SCALE



Denotes Overlay of Existing Paving At 1.5%

Denotes pavement to be removed & replaced

Note: Locate access ramps 7' from BCR/ECR per Std. Dwg. 304

Note: End Redwood and or Cedar Fence at Front Building Setback Line.

BENCH MARK G6-B ELEV = 944.502

BRASS DISK DOWN 8" IN CAPPED WELL AT INTERSECTION OF MARY STREET & VICTORIA AVENUE.

CURB CURVE DATA

NO	Δ	R	T	L
1	90°00'15"	27'	27.00	42.41
2.	90°00'00"	27'	27.00	42.41
3.	90°00'00"	27'	27.00	42.41
4.	89°59'45"	27'	27.00	42.41
5.	90°00'15"	27'	27.00	42.41

*AS BUILT 6-77 KPT

IRRIGATION LINE APPROVAL
GAGE CANAL COMPANY
GENERAL MANAGER DATE 6/15/76

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/27/76
R.E. No. 9876
W.O. 76-152 FOR: Country Wood Estates F.B. 1035

MARK	REVISIONS	APPR.	DATE
11	Relocation of Palm tree Revised ENG.	RD	7-70

DESIGNED BY REC DRAWN BY LRM CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

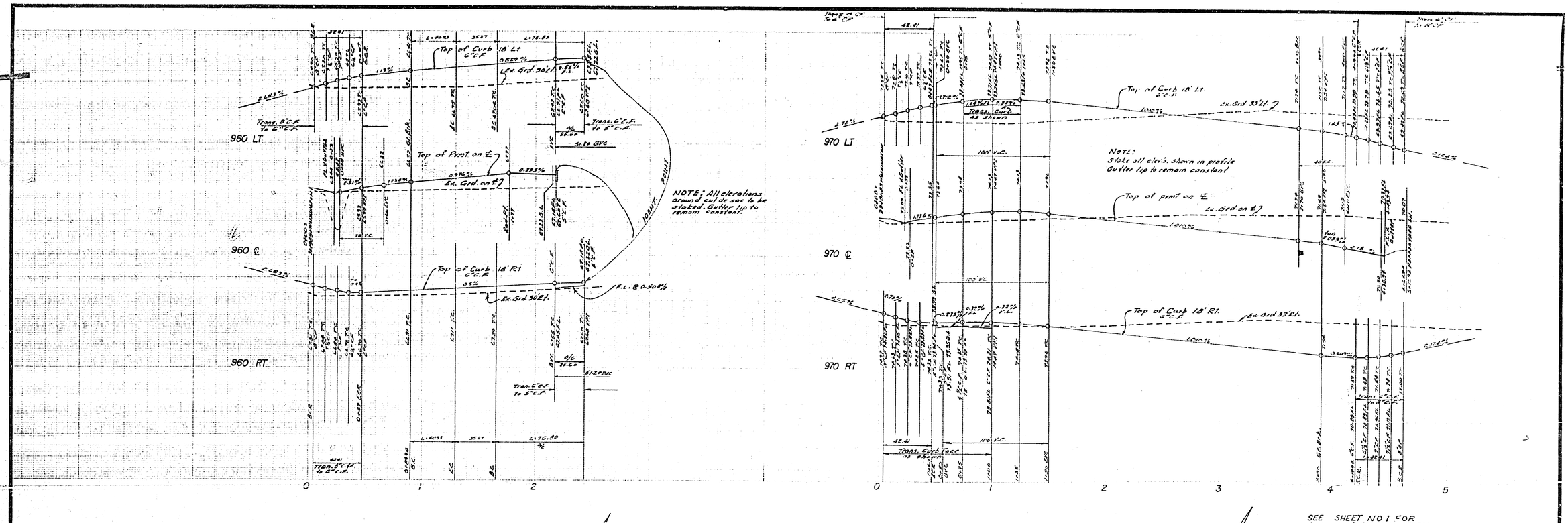
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	7/6
PARK DEPARTMENT	[signature]	7-45
TRAFFIC DIVISION	[signature]	7-11
CHIEF PUB. WKS. ENGR.	[signature]	7-20

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE [illegible]

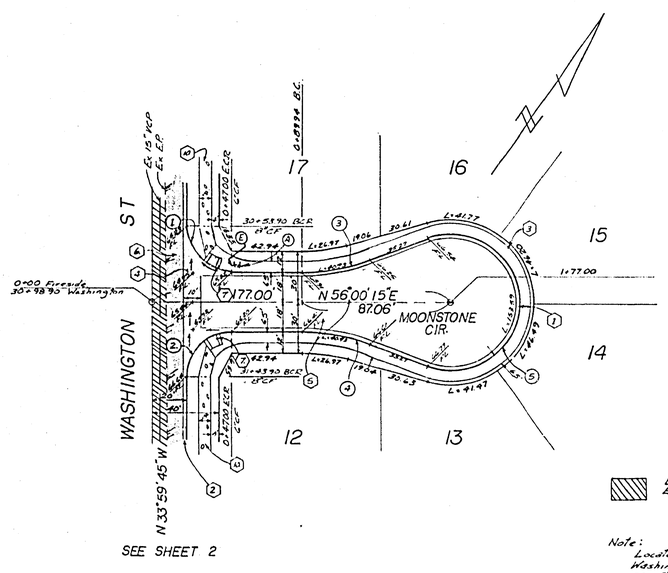
STREET PLAN & PROFILE
TRACT NO 5913-1
WASHINGTON STREET

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

ACCOUNT No.
DRAWING NUMBER R-1586
SHEET 2 OF 5
76-152-A



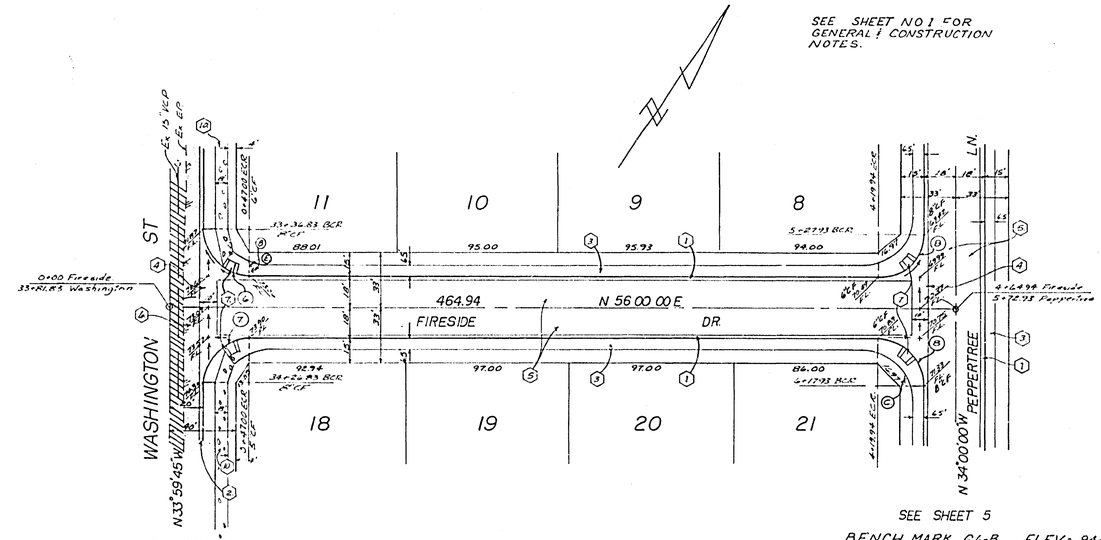
SEE SHEET NO 1 FOR GENERAL & CONSTRUCTION NOTES.



SEE SHEET 2

Denotes Overlay of Existing Paving at 1.5%

Note:
Locate access ramps on Washington St 7' from BCR/ECR per Std Dwg. 304



SEE SHEET 2

SEE SHEET 5

BENCH MARK G6-B ELEV: 944.502

BRASS DISK DOWN 8" IN CAPPED WELL AT INTERSECTION OF MARY STREET & VICTORIA AVENUE.

CURB CURVE DATA

NO	Δ	R	T	L
1	90°00'00"	27	27.00	42.41
2	90°00'00"	27	27.00	42.41
3	20°23'27"	115	20.68	40.93
4	20°23'27"	115	20.68	40.93
5	220°00'00"	40	——	153.59
6	89°59'45"	27	27.00	42.41
7	90°00'15"	27	27.00	42.41
8	90°00'00"	27	27.00	42.41

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Robert N. Webb DATE 4-27-76
R.E. No. 9876
W.O. 76-152 FOR: Country Wood Estates T.B. 1035

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		7/16/76
PARK DEPARTMENT		
TRAFFIC DIVISION		7/15/76
CHIEF PUB. WKS. ENGR.		7-16-76

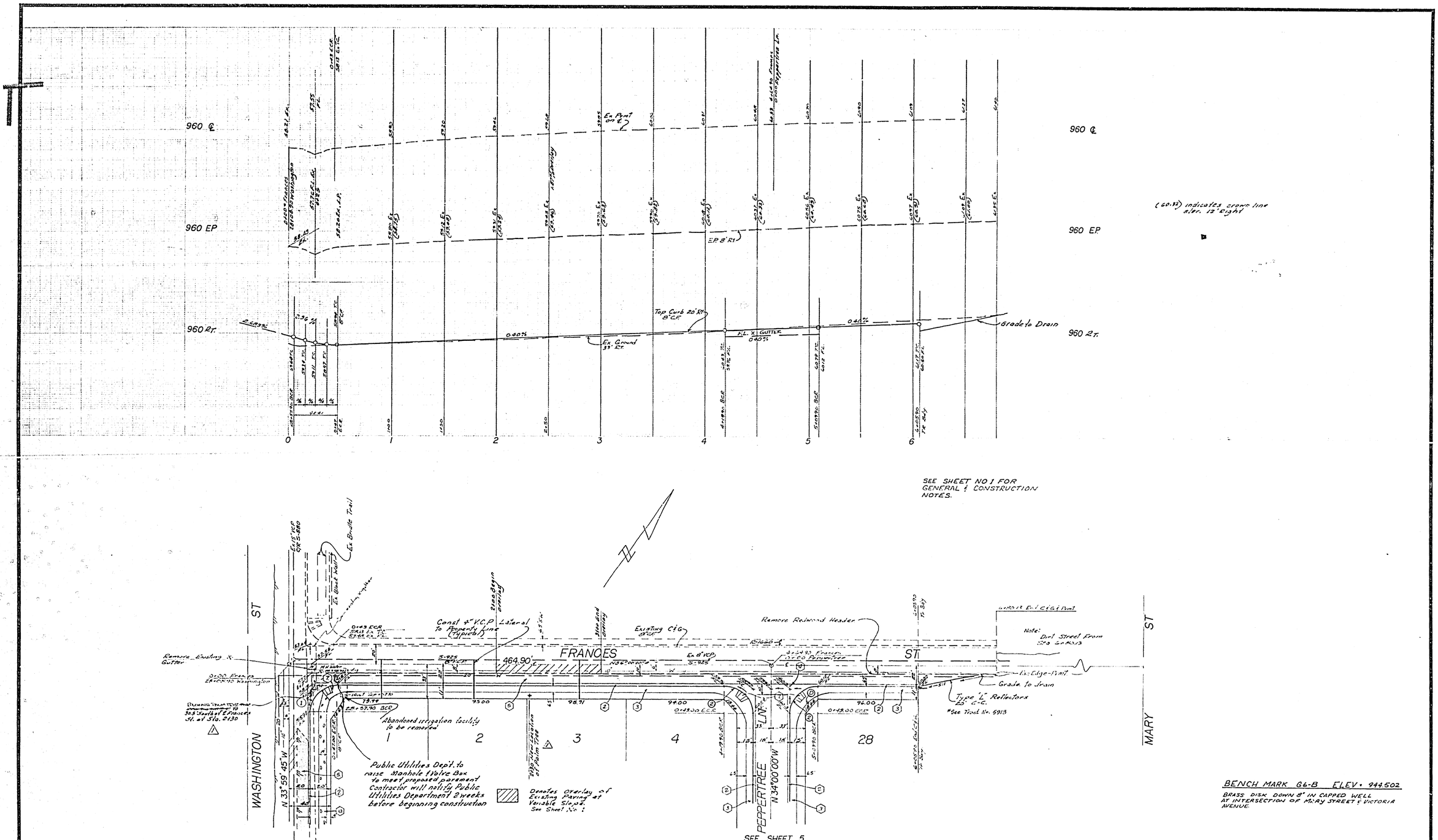
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 7-20-76

*AS BUILT 6-77 KPT

STREET PLAN & PROFILE
TRACT NO 5913-1
MOONSTONE CIR.
FIRESIDE DR.

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

INDEXED
ACCOUNT No.
DRAWING NUMBER R-1886
SHEET 3 OF 5
76-152-A



BENCH MARK G6-B ELEV. 944.502

BRASS DISK DOWN 8" IN CAPPED WELL AT INTERSECTION OF MARY STREET & VICTORIA AVENUE.

CURB CURVE DATA

NO	Δ	R	T	L
1	90°00'15"	27'	2700	42.41
2.	90°00'00"	27'	2700	42.41

*AS BUILT 6-77 KFT

PUBLIC UTILITIES - WATER
Chief Utilities Engineer Water
Date 6-29-76

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/27/76
R.E. No. 9876
W.O. 76-152 FOR: Country Wood Estates F.B. 1035

MARK	REVISIONS	APPR	DATE
1	Relocation of Palm tree Revised	RD	11-30

DESIGNED BY REC DRAWN BY LRM CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

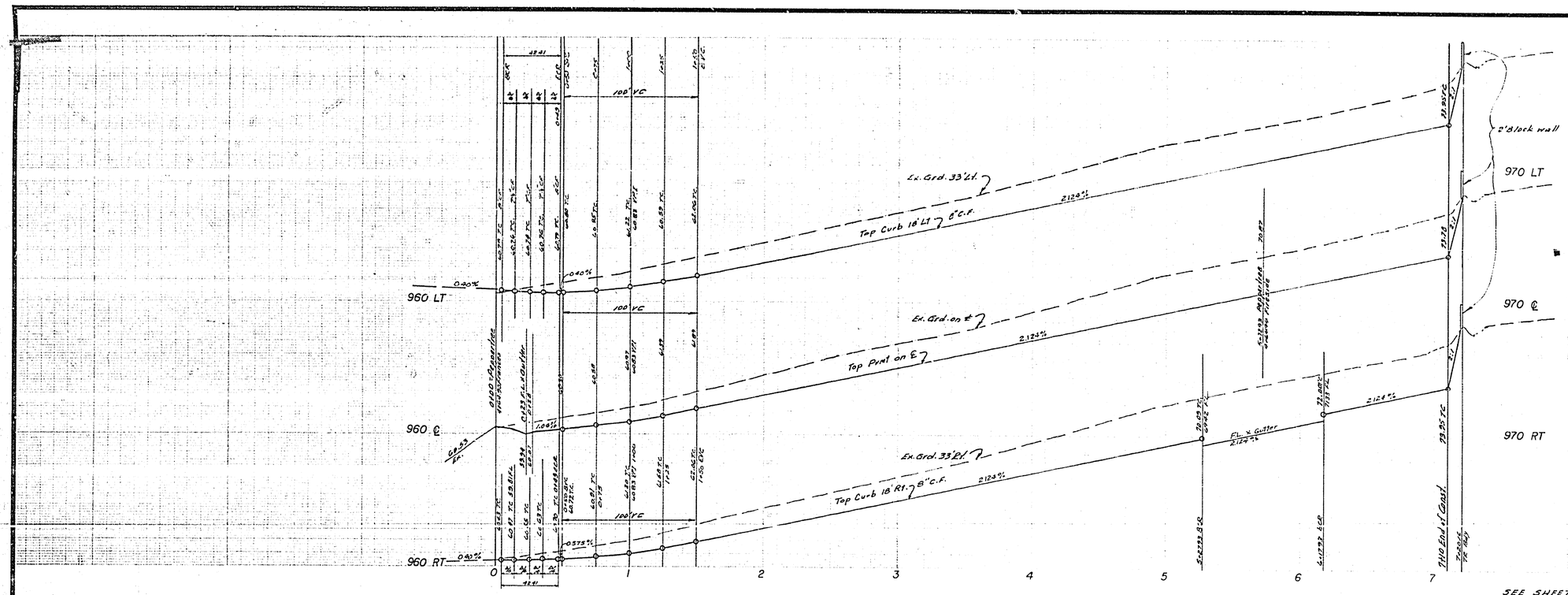
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	[illegible]
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	[illegible]	[illegible]
CHIEF PUB. WKS. ENGR	[illegible]	7-20

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 7-20-76

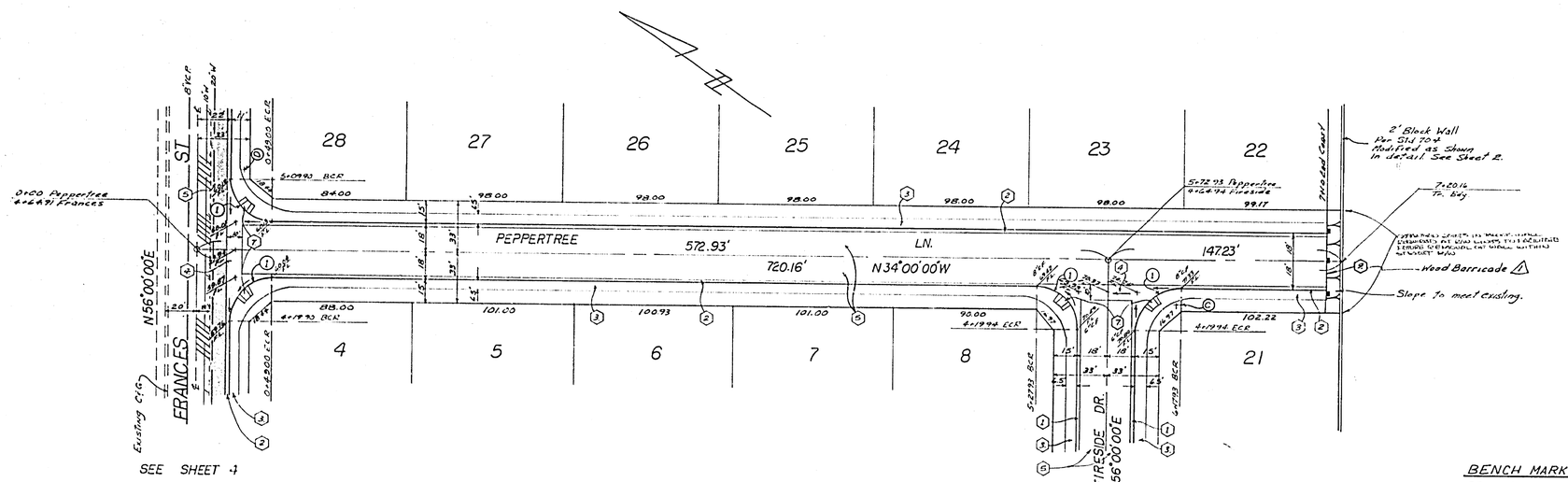
STREET PLAN & PROFILE
TRACT NO 5913-1
FRANCES STREET

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

INDEXED
ACCOUNT No.
DRAWING NUMBER R-1886
SHEET 4 OF 5
76-152-A



SEE SHEET NO. 1 FOR GENERAL AND CONSTRUCTION NOTES



SEE SHEET 4

SEE SHEET 3

BENCH MARK G6-B ELEV = 944.502

BRASS DISK DOWN 8" IN CAPPED WELL AT INTERSECTION OF MARY STREET & VICTORIA AVENUE.

CURB CURVE DATA

NO	Δ	R	T	L
1	90°00'00"	27'	27.00	42.41

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/27/76
R.E. No. 9876
W.O. 76-152 FOR: Country Wood Estates. F.B. 1035

MARK	REVISIONS	APPR.	DATE
1	Revised to wood barricade ENG		

DESIGNED BY REC DRAWN BY LRM CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	7/76
PARK DEPARTMENT		
TRAFFIC DIVISION	[illegible]	7-27
CHIEF PUB WKS ENGR	[illegible]	7-28

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 7-20-76

*AS BUILT 6-77 KPT

STREET PLAN & PROFILE
TRACT NO 5913-1
PEPPERTREE LN.

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

INDEXED
ACCOUNT No.
DRAWING NUMBER R-1886
SHEET 5 OF 5
76-152-A