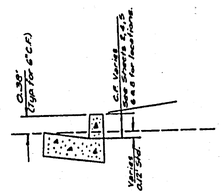
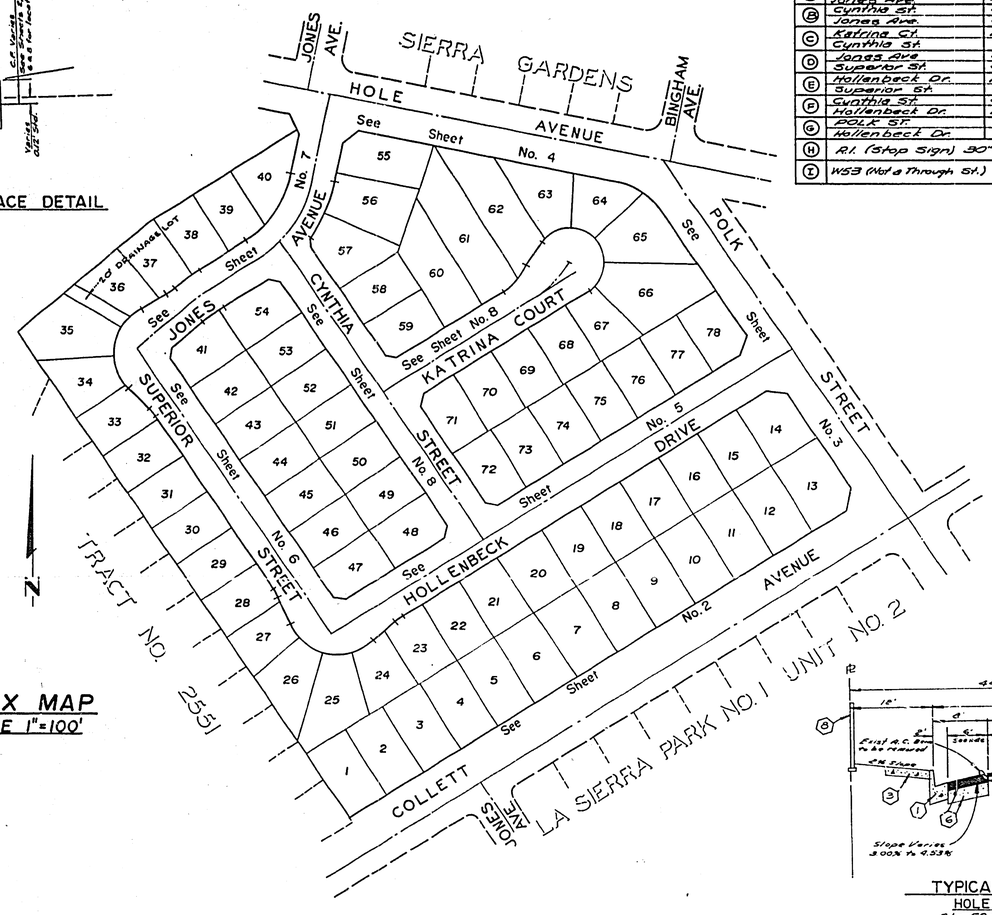
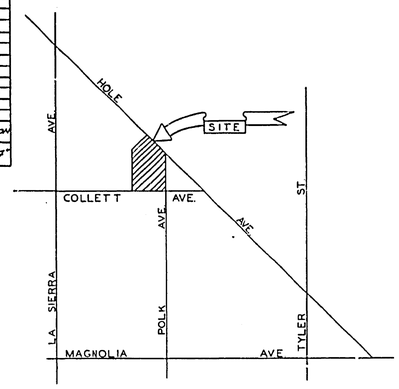


MODIFIED CURB FACE DETAIL
NO SCALE



INDEX MAP
SCALE 1"=100'

STREET NAME & TRAFFIC SIGN SCHEDULE		
(A)	Hole Ave.	10700
(B)	Jones Ave.	4400
	Cynthia St.	4400
	Jones Ave.	4400
(C)	Katrina Ct.	10700
	Cynthia St.	4400
(D)	Jones Ave	4400
	Superior St.	4400
(E)	Hollenbeck Dr.	10700
	Superior St.	4300
(F)	Cynthia St.	4300
	Hollenbeck Dr.	10700
(G)	Polk St.	4300
	Hollenbeck Dr.	10700
(H)	R.I. (Stop Sign) 30"x30" mast	
(I)	WS3 (Not a Through St.) 60"x60"	



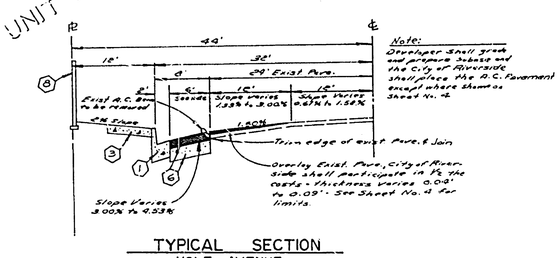
LOCATION MAP
NO SCALE

CONSTRUCTION NOTES

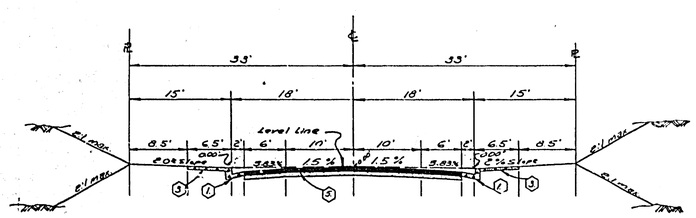
1. Construct Standard 200 Curb & Gutter-6" C.F.
2. Construct Standard 200 Curb & Gutter-C.F. Varies 6" to 6".
3. Construct Standard 325 Curb Line Sidewalk.
4. Construct Standard 220 Cross Gutter (Width Shown on plans)
5. Construct 3" A.C. paving over 8" of D.G. Base ~~[illegible] Subgrade~~
6. Construct 4" A.C. paving over 12½" D.G. Base ~~[illegible]~~
7. Construct Wheel Chair ramp per Riverside City Std 304.
8. Construct 6' high block wall per Riverside City Std 704 and per design on file in City of Riverside Planning Dept. for this Tract
9. Salvage (4) No Parking Signs & Posts and call Public Service for pickup (787-7500)

GENERAL NOTES

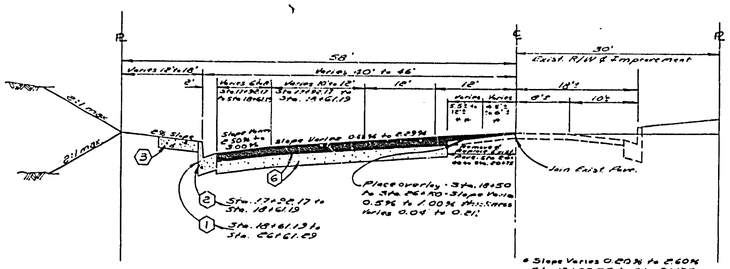
1. Construction shall be in accordance with the Standard Specifications for Public works Construction 1976 Edition and per City of Riverside Standard Drawings.
2. All flagged elevations shall be staked in the field by the Private Engineer.
3. Construct Driveway Approaches per Std Dwg. 302. Exact sizes and Location to be determined at the time of construction as approved by the Traffic Engineer. Except on Collett Avenue, see Sheet No. 2 for exact location.
4. Curb shall be staked at 25' intervals and 3' offsets where grades are 0.4% or greater. Curb having grades less than 0.4% will be at 12.5' intervals and 3' offsets. In addition, on curb grades of less than 0.4%, two rows of #3 reinforcing bars will be placed in the Gutter and in all curb with less than 0.4% grade. 3/4" Solid Steel dowels will be required at all expansion joints.
5. Traffic Control signs must be placed prior to opening the streets to traffic.
6. 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.
7. See Street Lighting plans for number and location of required Street Lights.
8. Trim edge of existing pavement where new pavement joins to a smooth straight line. Construct match up paving as shown on plans and overlay paving as directed in the field to produce a smooth Section. Engineer estimates overlay to be 140 tons.
9. See landscaping and sprinkler system plans for parkway on Polk Street and Hole Avenue.
10. All testing and certification of the treated base will be at the Developers cost.
11. The subdivider shall arrange for 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.
12. In order to Coordinate the City's Portion of the work the Developer shall give the city 45 days notice in order that the Developers & City's work may be installed concurrently.
13. 4"x4" Block outs for mailboxes required in curb S/W.
14. Developer shall give R.F.C.D. 5 days written notice prior to starting Storm Drain work.
15. Developer shall coordinate the installation of access paving on Polk & Hole with the City Construction Inspector.



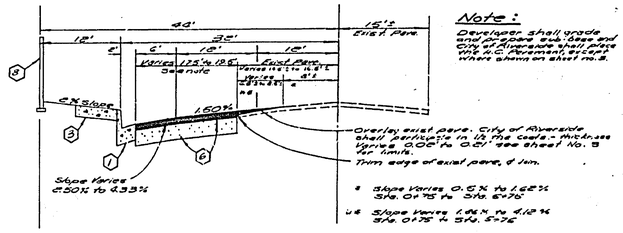
TYPICAL SECTION
HOLE AVENUE
Sta. 59+73.18 to Sta. 64+63.07
NO SCALE
T.I. = 7



TYPICAL SECTION
CYNTHIA STREET, HOLLENBECK DRIVE
JONES AVENUE, KATRINA COURT
SUPERIOR STREET
NO SCALE
T.I. = 5



TYPICAL SECTION
COLLETT AVENUE
Sta. 17+50.17 to Sta. 26+61.29
NO SCALE
T.I. = 7



Note: Developer shall grade and prepare subbase and City of Riverside shall place the A.C. Pavement except where shown on sheet no. 5.

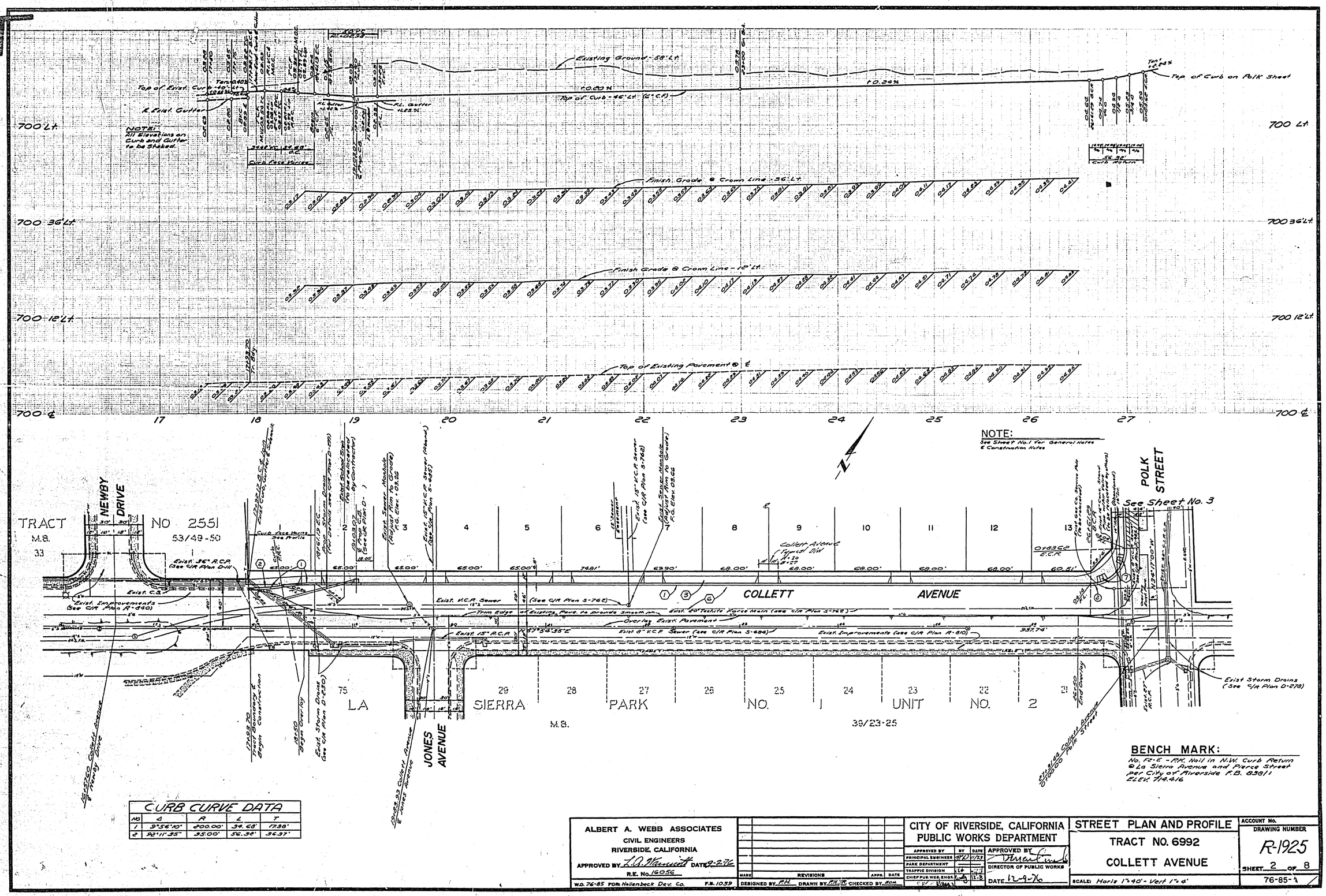
TYPICAL SECTION
POLK STREET
Sta. 0+83.62 to Sta. 6+86.49
NO SCALE
T.I. = 7

BENCH MARK

No. F2-5 - P.K. Nail in N.W. Curb return @ La Sierra Avenue and Pierce Street per City of Riverside F.B. 838/1
ELEV. = 713.416

S.R. 92E
R-17

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY L. A. Wameck DATE 9-27-76 R.E. No. 12056 W.O. 76-85 FOR: Hollenbeck Dev. Co. F.B. 1039	MARK / REVISIONS / APP. / DATE A — Revised to no curb cut structural section for plans — [illegible] — 10-6-77 B — Added structural section per soils test — [illegible] — 9-19-77 DESIGNED BY RH DRAWN BY RH, TR CHECKED BY JDM	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY / BY / DATE PRINCIPAL ENGINEER — 9/13 PARK DEPARTMENT — 11-93 TRAFFIC DIVISION — 11-16-76 CHIEF PUB. WKS. ENGR. — 12-8 PLANNING DEPT. — 11-17	APPROVED BY DIRECTOR OF PUBLIC WORKS DATE 12-9-76	STREET PLAN INDEX TRACT NO. 6992 SCALE: AS SHOWN	INDEXED Z.A. ACCOUNT No. DRAWING NUMBER R-1925 SHEET 1 OF 8 76-85-A



BENCH MARK:
No. F2-E - P.K. Nail in N.W. Curb Return @ La Sierra Avenue and Pierce Street per City of Riverside F.B. 838/1 ELEV. 714.416

CURB CURVE DATA

NO	Δ	R	L	T
1	9°56'10"	200.00'	34.68'	17.38'
2	92°11'35"	35.00'	56.32'	36.37'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY L.A. Wannicott DATE 9-2-76
R.E. No. 16056
W.O. 76-85 FOR: Hollenbeck Dev. Co. F.B. 1039

MARK | REVISIONS | APPR. | DATE
DESIGNED BY P.H. DRAWN BY P.H. CHECKED BY BDM

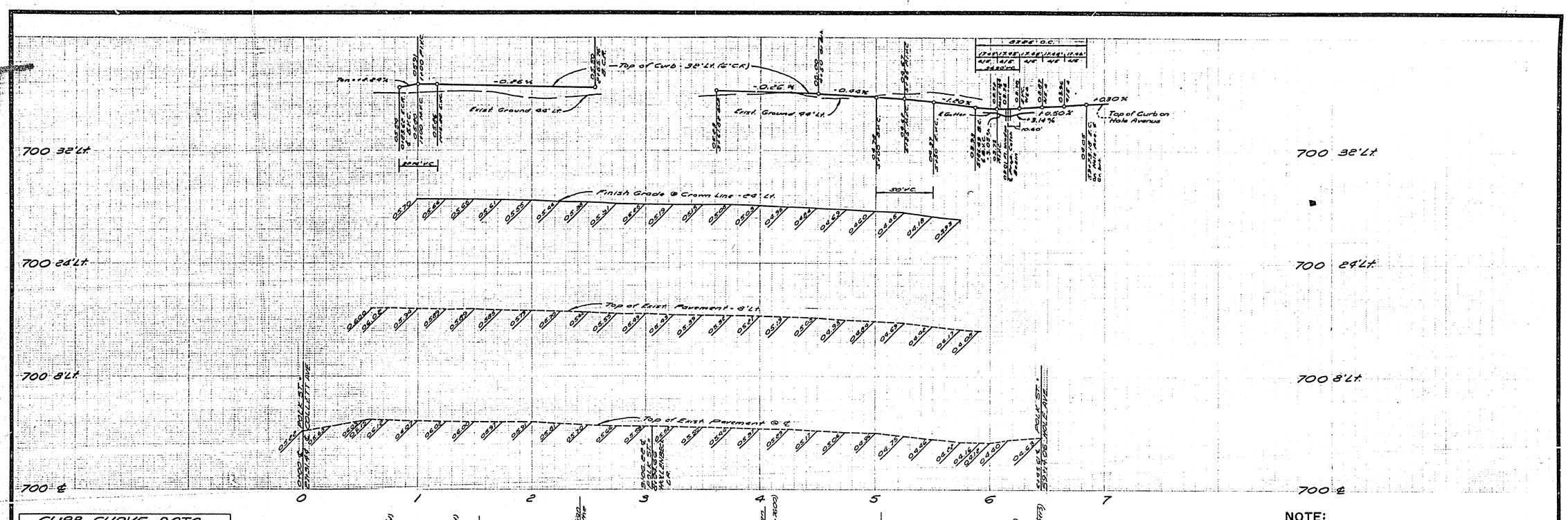
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		11/23
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		12-8

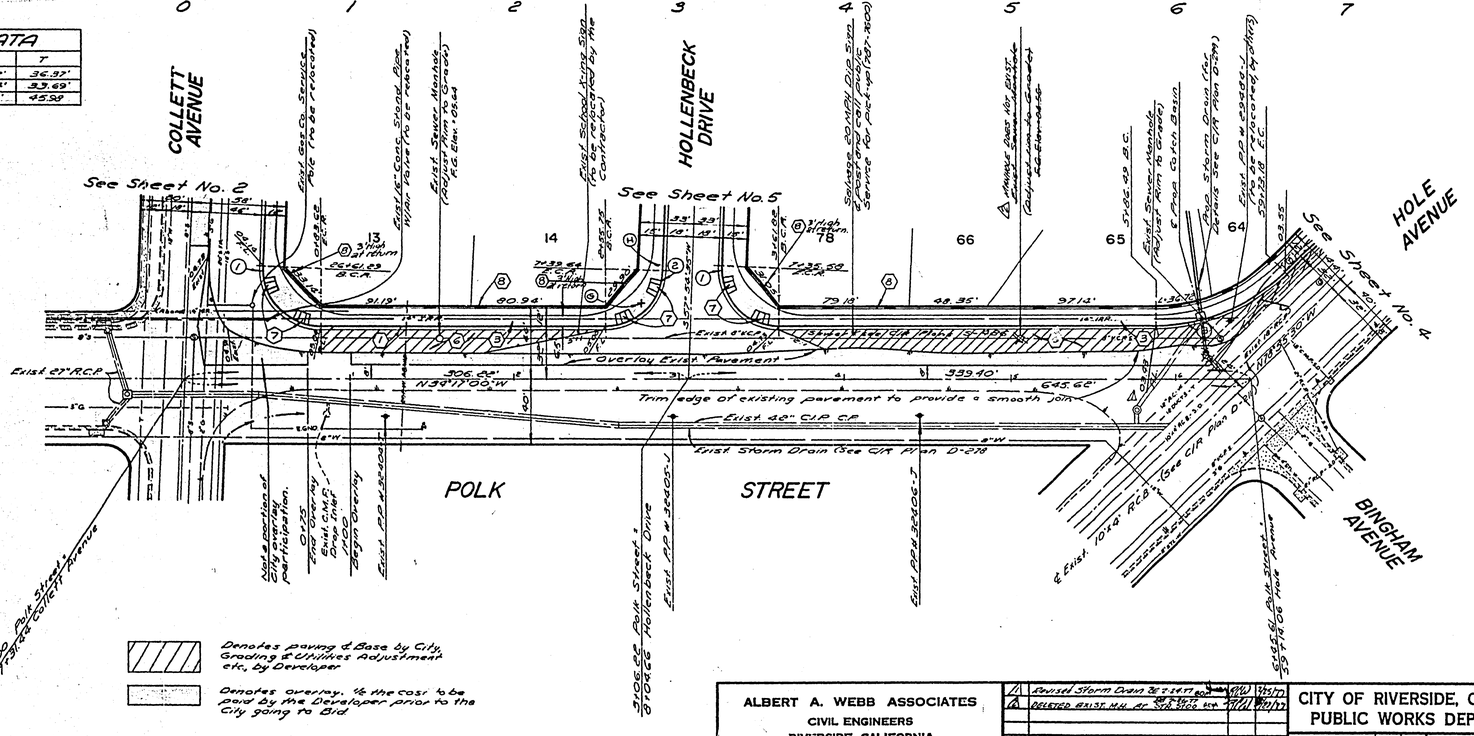
APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 12-9-76

STREET PLAN AND PROFILE
TRACT NO. 6992
COLLETT AVENUE
SCALE: Horiz 1"=40' - Vert 1"=4'

ACCOUNT No.
DRAWING NUMBER R-1925
SHEET 2 OF 8
76-85-1



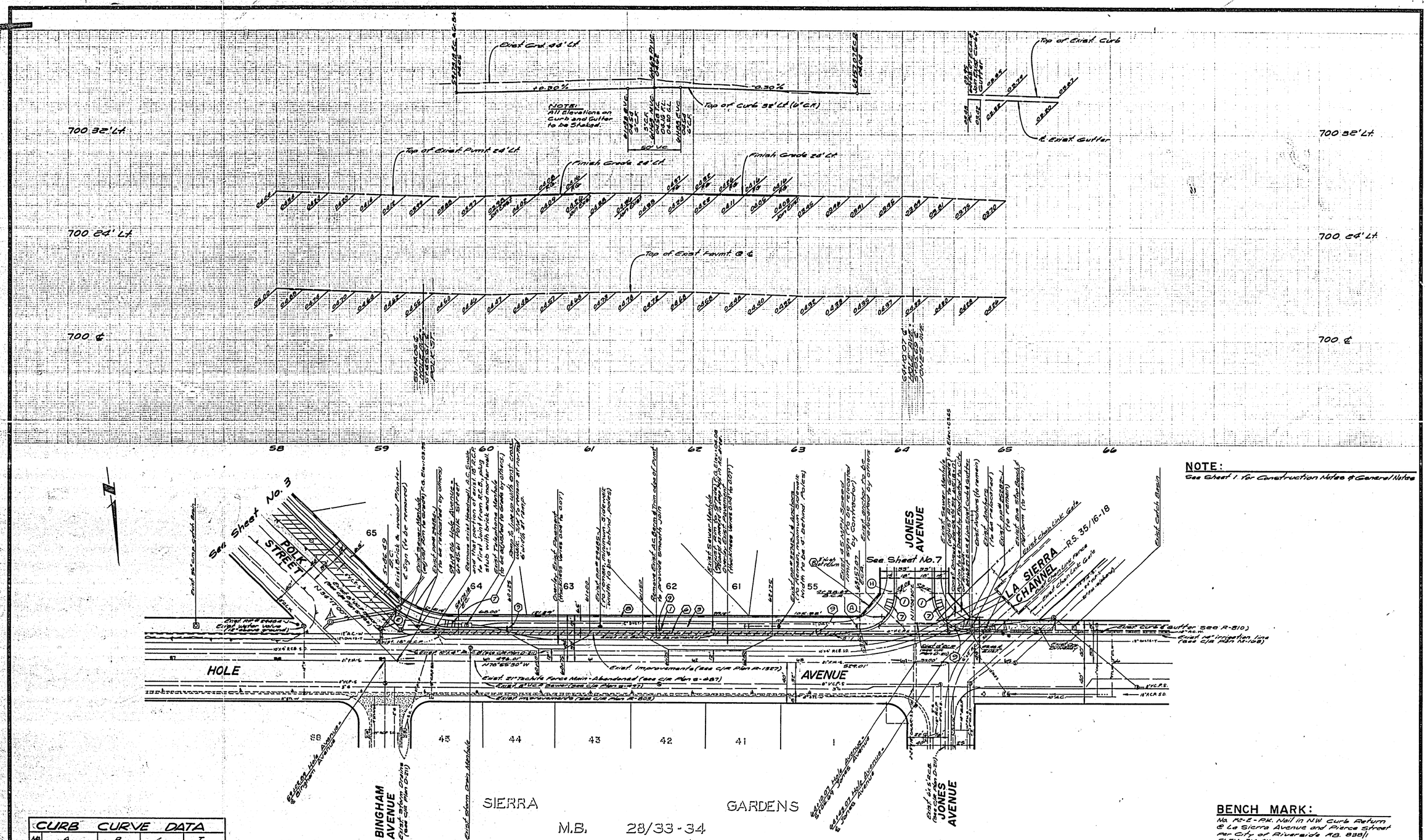
CURB CURVE DATA				
No.	Δ	R	L	T
1.	92°11'35"	35.00'	56.32'	36.37'
2.	87°49'25"	35.00'	53.64'	33.69'
3.	44°38'30"	118.00'	87.26'	45.98



NOTE:
See Sheet 1 for General Notes & Construction Notes

BENCH MARK:
No. F2-E-P.K. Nail in N.W. Curb Return @ La Sierra Avenue and Pierce Street per City of Riverside F.B. 838/1
ELEV. 714.416

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY L.A. Wanscott DATE 9-2-76 R.E. No. 16056 W.O. 76-85 FOR: Hollenbeck Dev. Co. F.B. 1039	1 Revised Storm Drain 26+24.77 BOP 2 DELETED EXIST. M.H. AT STA. 5+00 BCP	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY / DATE PRINCIPAL ENGINEER / 11/23 PARK DEPARTMENT / 11-22 TRAFFIC DIVISION / 11-4 CHIEF PUB. WKS. ENGR. / 11-8 PLANNING DEPT / 11-11 APPROVED BY DIRECTOR OF PUBLIC WORKS DATE 12-9-76	STREET PLAN AND PROFILE TRACT NO. 6992 POLK STREET SCALE: Horiz 1"=40' - Vert. 1"=4'
	MARK / REVISIONS / APPR. / DATE DESIGNED BY P.H. DRAWN BY P.H.R. CHECKED BY BDM		ACCOUNT No. DRAWING NUMBER R-1925 SHEET 3 OF 8 76-85-A



NOTE:
See Sheet 1 for Construction Notes & General Notes

BENCH MARK:
No. F2-E-PK. Nail in N.W. Curb Return @ La Sierra Avenue and Pierce Street per City of Riverside R.B. 838/1
ELEV. 714.416

CURB CURVE DATA				
No.	Δ	R	L	T
1.	90°00'00"	35.00'	54.98'	35.00'
2.	44°38'30"	112.00'	87.26'	45.98'

Denote paving & base by City, Grading & Utilities Adjustment, etc., by Developer.

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

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY L. A. Wainscott DATE 9-2-76
R.E. No. 10050
W.O. 76-85 FOR: Hollenbeck Dev. Co. F.B. 1089

MARK	REVISIONS	APPR.	DATE
1	Revised Storm Drain Bk. 2247		9/25/77

DESIGNED BY PH DRAWN BY CHECKED BY BDM

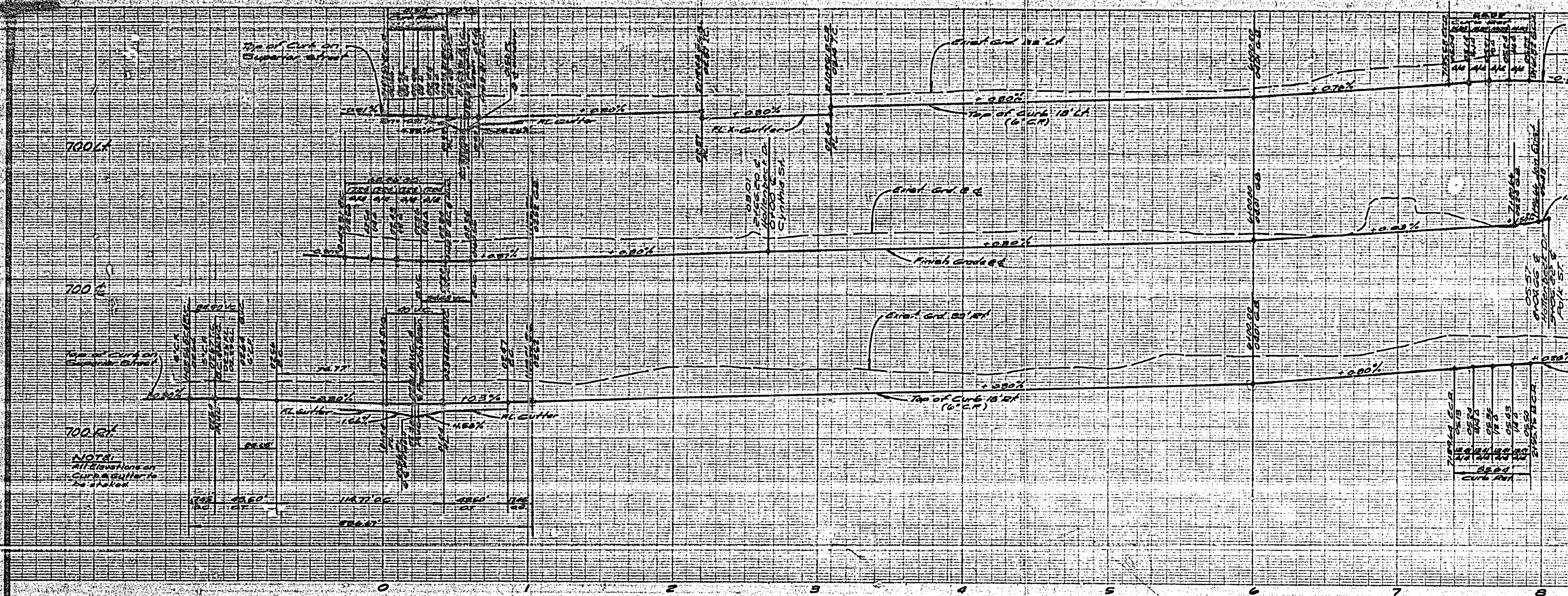
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		11/23
PARK DEPARTMENT		11-22
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		12-8
RAWING DEPT		11-77

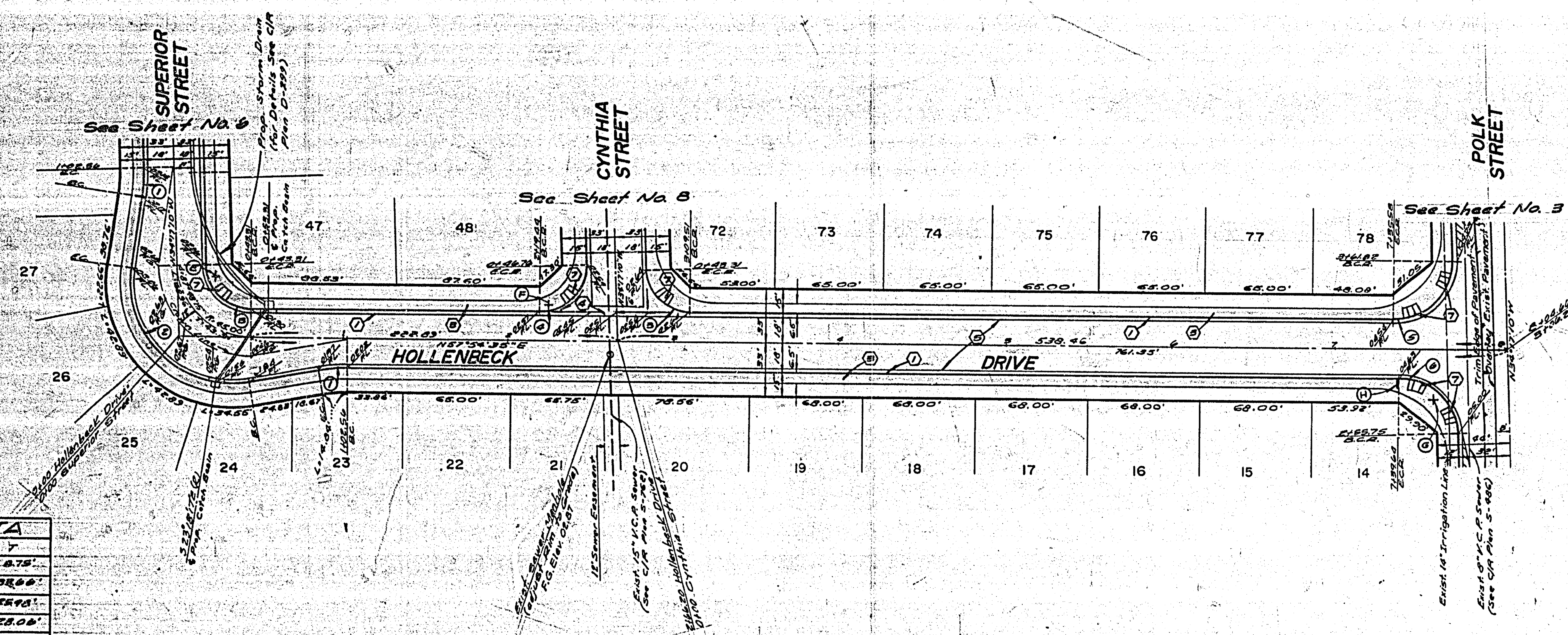
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 12-9-76

STREET PLAN AND PROFILE
TRACT NO. 6992
HOLE AVENUE
SCALE: Horiz 1"=40' - Vert. 1"=4'

ACCOUNT No.
DRAWING NUMBER R-1925
SHEET 4 OF 8
76-85-A



NOTE:
See Sheet 1 for Construction Notes & General Notes



CURB CURVE DATA				
No	Δ	R	L	T
1	10°00'00"	100.00'	17.45'	8.75'
2	107°48'15"	61.00'	114.77'	83.66'
3	87°46'15"	27.00'	41.36'	25.98'
4	92°11'45"	27.00'	43.45'	28.06'
5	92°11'55"	35.00'	56.32'	36.37'
6	87°48'25"	35.00'	53.64'	33.69'

BENCH MARK:
No. F2-E - P.K. Nail N.W. Curb Return @ La Sierra Avenue and Pierce Street per City of Riverside F.B. 838/1 ELEV. 714.416

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY L.A. Wasnicott DATE 9-2-76
R.E. No. 16056
W.O. 76-85 FOR: Hollenbeck Dev. Co. F.B. 1039

MARK	REVISIONS	APPR.	DATE

DESIGNED BY P.H. DRAWN BY P.H.JR. CHECKED BY BDM

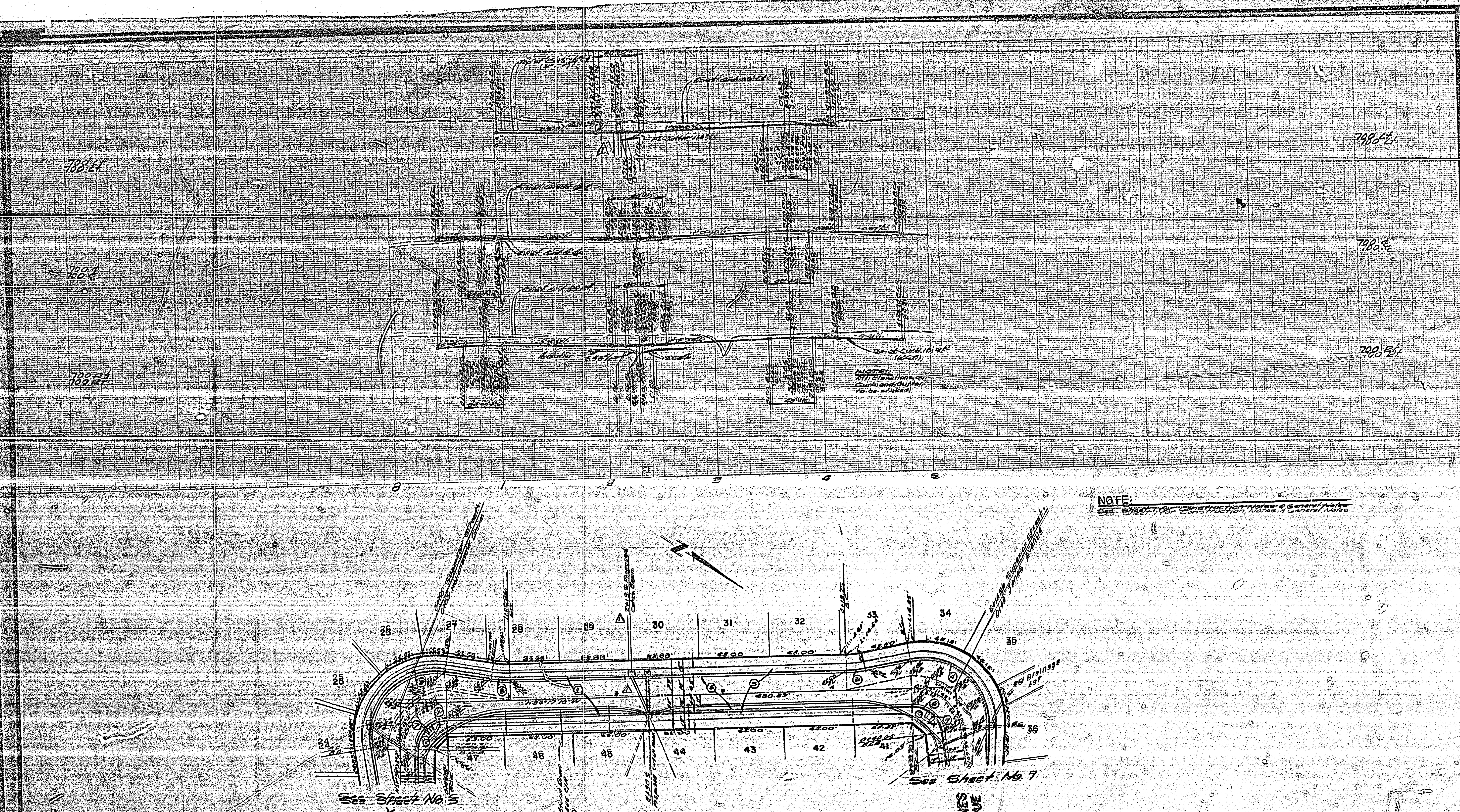
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		12-8

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 12-9-76

STREET PLAN AND PROFILE
TRACT NO. 6992
HOLLENBECK DRIVE
SCALE: Horiz 1" = 40' - Vert. 1" = 4'

ACCOUNT No.
DRAWING NUMBER
R-1925
SHEET 5 OF 8
76-85-A



CURB CURVE DATA				
No.	Δ	R	L	T
1	87°48'16"	27.00'	41.38'	25.98'
2	107°48'15"	61.00'	114.77'	83.66'
3	10°00'00"	102.00'	17.85'	8.76'
4	104°11'45"	61.00'	110.93'	78.36'
5	84°11'45"	27.00'	39.6'	24.40'

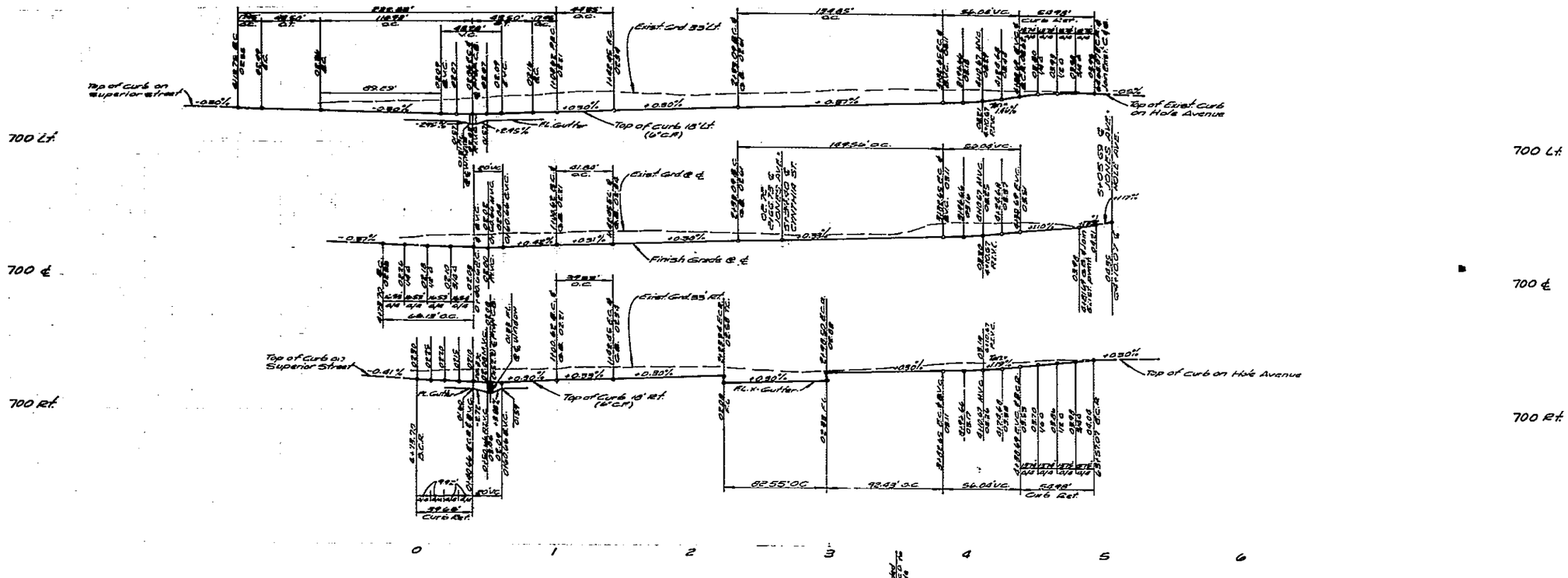
BENCH MARK
No. — PK Nail in N.W. Curb Return @ La Sierra Avenue and Pierce Street per City of Riverside F.B. 835/1 ELEV. 714.416

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 9-2-76
R.C.E. No. 16056

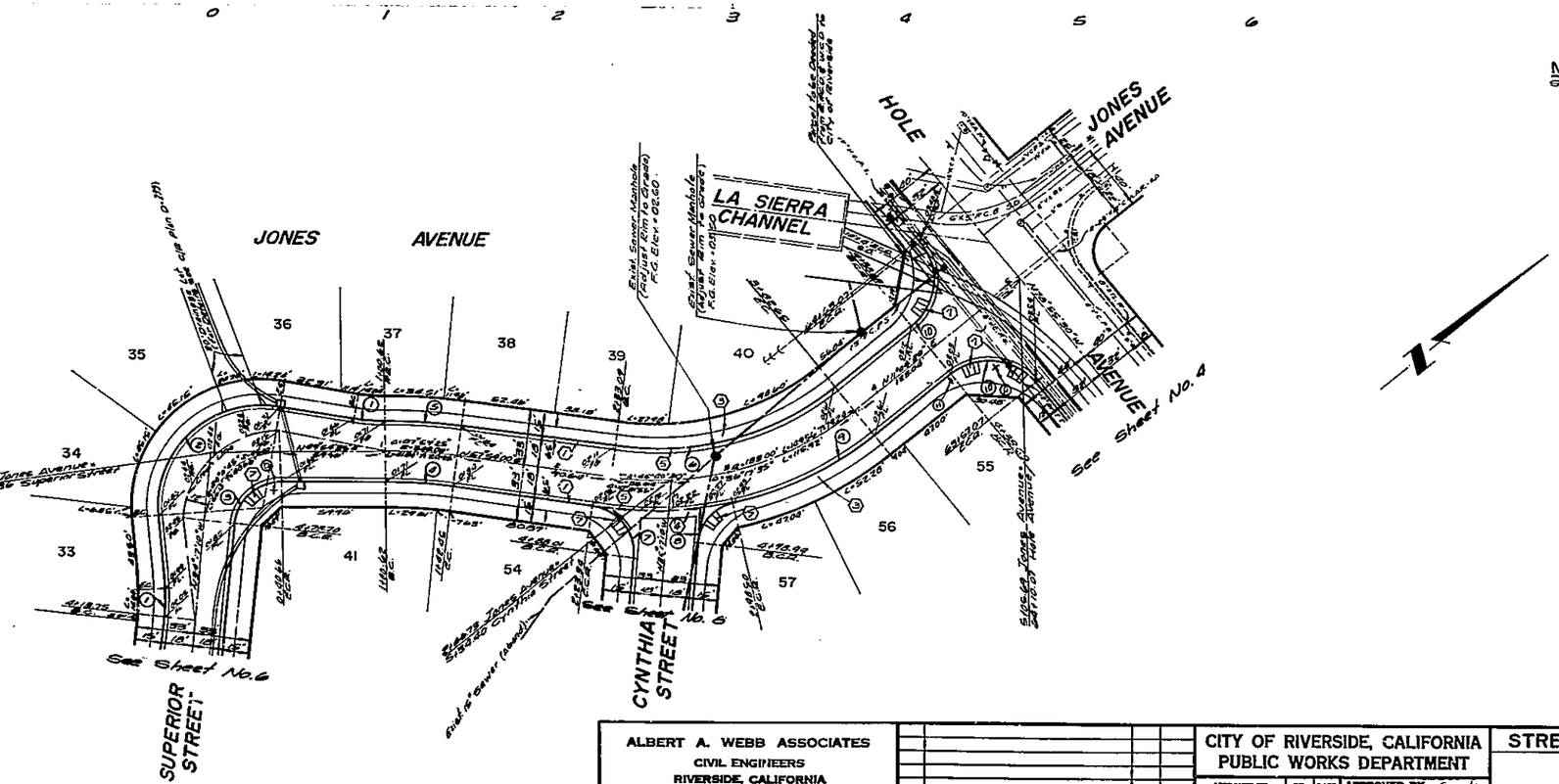
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
DIRECTOR OF PUBLIC WORKS
DATE 11-2-4-76

STREET PLAN AND PROFILE
TRACT NO. 6992
SUPERIOR STREET
SCALE: Horiz. 1"=40' Vert. 1"=4'

DRAWING NUMBER
R-1925
SHEET 6 OF 8
76-85-A



NOTE:
See Sheet 1 for Construction Notes & General Notes



CURB CURVE DATA				
NO	Δ	R	L	T
1	10° 00' 00"	100.00'	17.45'	8.75'
2	104° 11' 45"	61.00'	110.93'	78.35'
3	84° 11' 45"	27.00'	39.68'	24.40'
4	07° 59' 25"	282.00'	39.35'	19.70'
5	07° 59' 25"	318.00'	44.35'	22.21'
6	46° 49' 30"	165.00'	134.85'	71.44'
7	87° 48' 50"	27.00'	41.38'	25.99'
8	71° 42' 27"	27.00'	33.79'	19.62'
9	26° 20' 47"	201.00'	92.43'	47.04'
10	90° 00' 00"	35.00'	54.98'	35.00'

BENCH MARK
No. F2-E-P.K. Nail in N.W. Curb Return @ La Sierra Avenue and Pierce Street per City of Riverside F.B. 838/1
ELEV. 714.416

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY L. A. Wanicott DATE 9-2-76
R.E. No. 16056
W.O. 76-85 FOR Hollenbeck Den. Co. T.S. 1039

MARK | REVISIONS | APPR. | DATE
DESIGNED BY P.H. DRAWN BY [illegible] CHECKED BY [illegible]

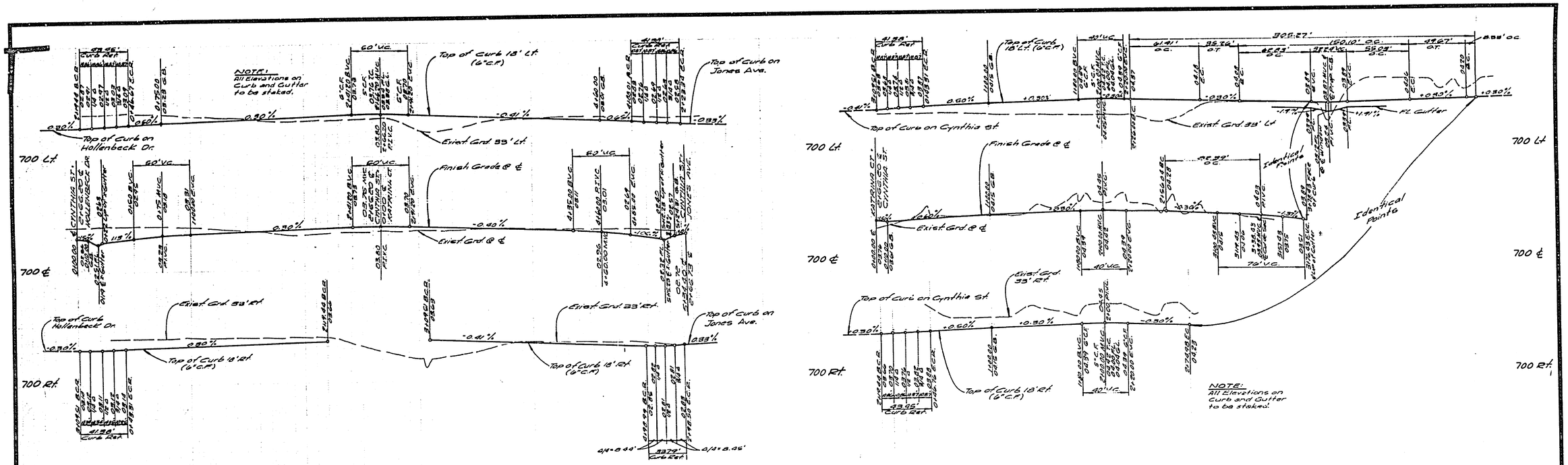
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

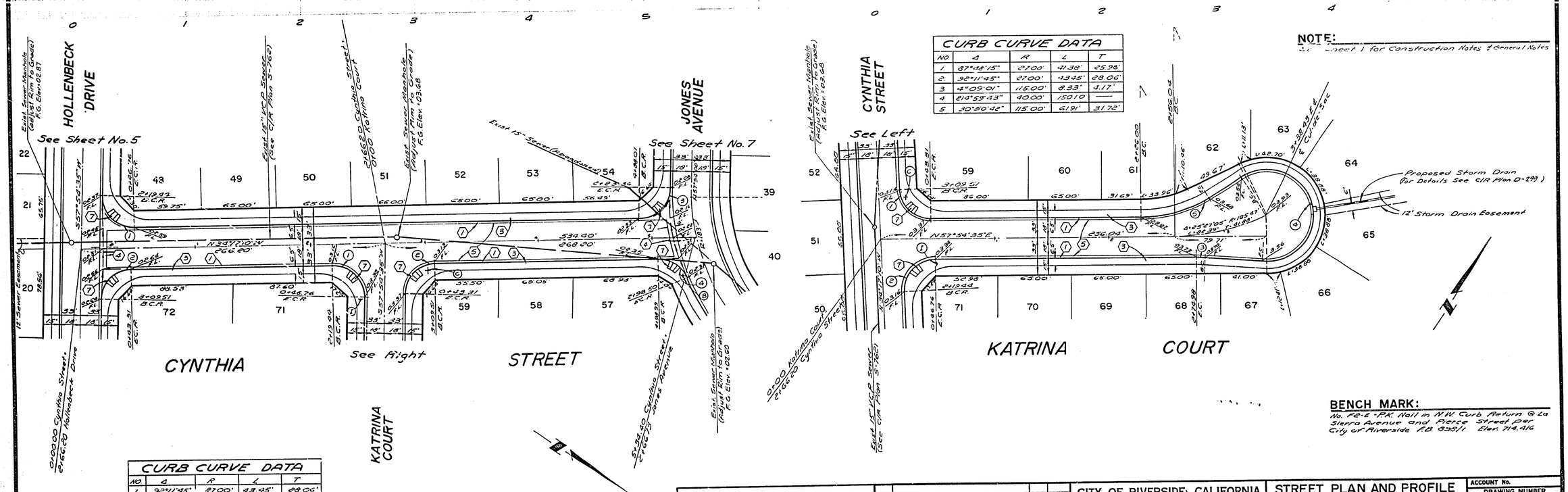
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	11/23
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.	[illegible]	12-9

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 12-9-76

STREET PLAN AND PROFILE
TRACT NO. 6992
JONES AVENUE
SCALE: Horiz 1"=40' - Vert 1"=4'

ACCOUNT No.
DRAWING NUMBER R-1925
SHEET 7 OF 8
76-85-A





CURB CURVE DATA				
NO.	Δ	R	L	T
1.	87°48'15"	27.00'	41.38'	25.98'
2.	92°11'45"	27.00'	43.45'	28.06'
3	4°09'01"	115.00'	8.33'	4.17'
4	214°59'43"	40.00'	150.10'	—
5	30°50'42"	115.00'	61.91'	31.72'

NOTE:
See Sheet 1 for Construction Notes & General Notes

CURB CURVE DATA				
NO.	Δ	R	L	T
1.	92°11'45"	27.00'	43.45'	28.06'
2	87°48'15"	27.00'	41.38'	25.98'
3	87°48'50"	27.00'	41.38'	25.99'
4.	71°42'27"	27.00'	33.79'	19.51'

BENCH MARK:
No. F2-E - P.K. Nail in N.W. Curb Return @ La Sierra Avenue and Pierce Street per City of Riverside F.B. 838/1 Elev. 714.416

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY L. A. Wanscott DATE 9-2-76
R.E. No. 16056
W.O. 76-85 FOR: Hollenbeck Dev. Co. F.B. 1039

MARK	REVISIONS	APPR.	DATE

DESIGNED BY PH DRAWN BY PH, TR CHECKED BY BPM

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	11/23
PARK DEPARTMENT		
TRAFFIC DIVISION	[illegible]	[illegible]
CHIEF PUB. WKS. ENGR.	[illegible]	12-8

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 12-9-76

STREET PLAN AND PROFILE
TRACT NO. 6992
CYNTHIA STREET
KATRINA COURT

SCALE: Horiz 1" = 40' - Vert. 1" = 4'

ACCOUNT No.
DRAWING NUMBER R-1925
SHEET 8 OF 8
76-85-A