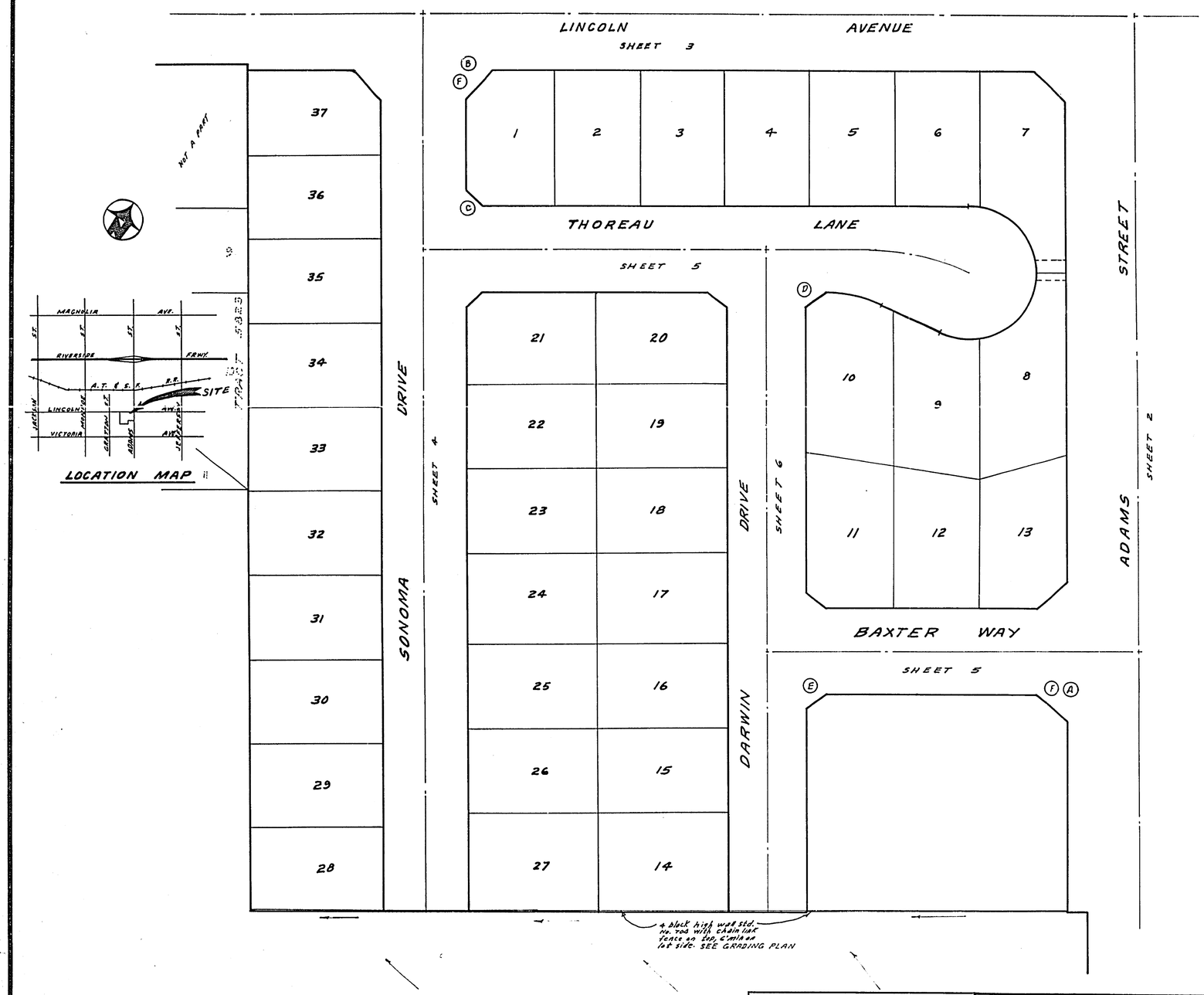
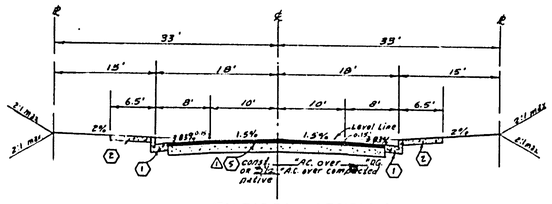
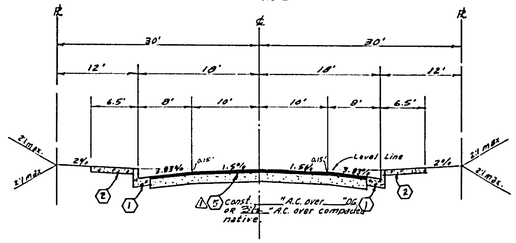


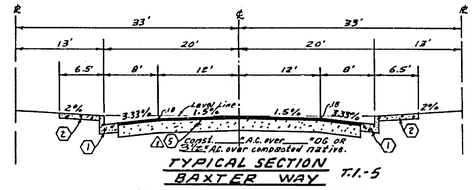
LOCATION MAP



TYPICAL SECTION
SONOMA DRIVE
THOREAU LANE
T.I.-5



TYPICAL SECTION
DARWIN DRIVE
T.I.-5



TYPICAL SECTION
BAXTER WAY T.I.-5

CONSTRUCTION NOTES

1. Const. Curb and Gutter Standard Dwg. No. 200 (6"C.F.)
2. Const. Curbline Sidewalk Standard Dwg. No. 325
3. Const. Access Ramp Standard Dwg. No. 304
4. Const. Cross Gutter Standard Dwg. No. 220 (width shown on plans)
5. Const. paving per Typical Section
6. Place 2"X4" Redwood Header
7. Const. Barricade Standard Dwg. No. 180
8. Const. Std. 704 Blockwall, see landscape & irrigation plan for type block, color etc.
9. Const. Curb and Gutter Standard Dwg. No. 200 (8"C.F.)

GENERAL NOTES
(SEE SHEET 2)

Traffic Control & Street Name Sign Schedule			
A	ADAMS	ST	2800
	BAXTER	WAY	8300
B	LINCOLN	AVE	8300
	SONOMA	DR	2800
C	SONOMA	DR	2800
	THOREAU	LN	8300
D	THOREAU	LN	8300
	DARWIN	DR	2800
E	DARWIN	DR	2800
	BAXTER	WAY	8300
F	R1 (STOP SIGN) 30" Oct.		

BENCH MARK Elev. 896.317
FSF PK nail & tag in conc. curb adjacent to a dirt driveway @ Adams St. N.W'ly of Victoria Ave. C/R F.B. 739/79.

SR-324 12-66

*AS BUILT 12 77 KPT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY L.A. Wunicott DATE 4-30-76
R.E. No. 16056
W.O. 76-58 FOR: Andrews Dev. Co. F.B. 1034

MARK	REVISIONS	APPR.	DATE
1	Added paving section		5-12-77

DESIGNED BY BEL DRAWN BY BEL CHECKED BY

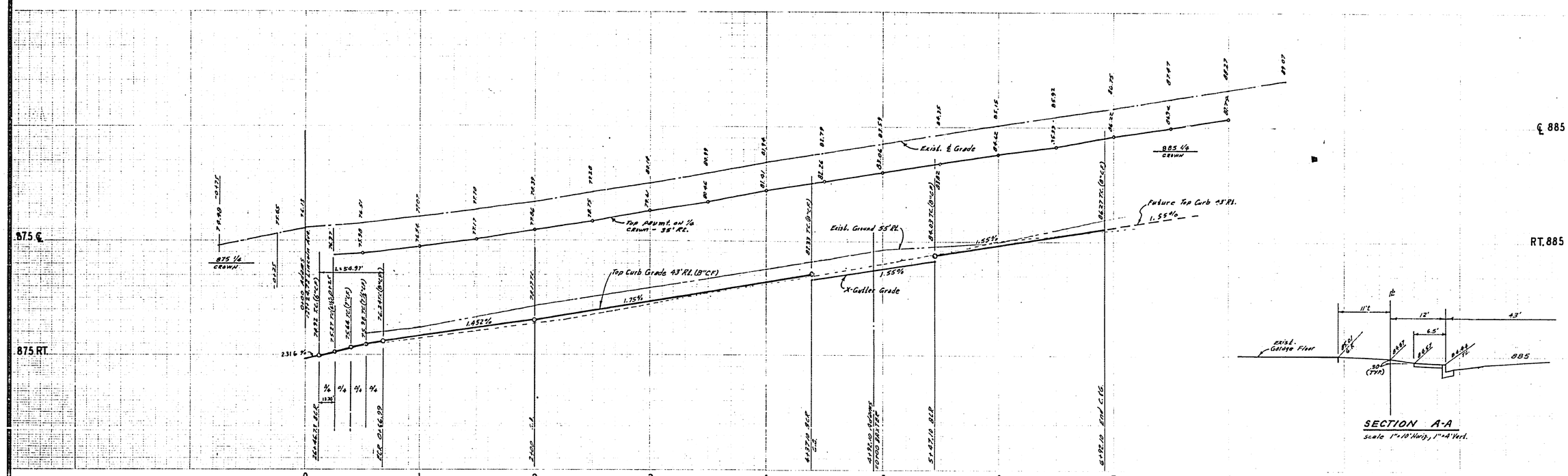
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		1/28
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		1-31

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 1-31-77

STREET PLAN AND PROFILE
INDEX
TRACT NO. 7640
SCALE: 1" = 40' Horiz. - 1" = 4' Vert.

ACCOUNT No.
DRAWING NUMBER R-1929
SHEET 1 OF 6
76-58-A



SECTION A-A

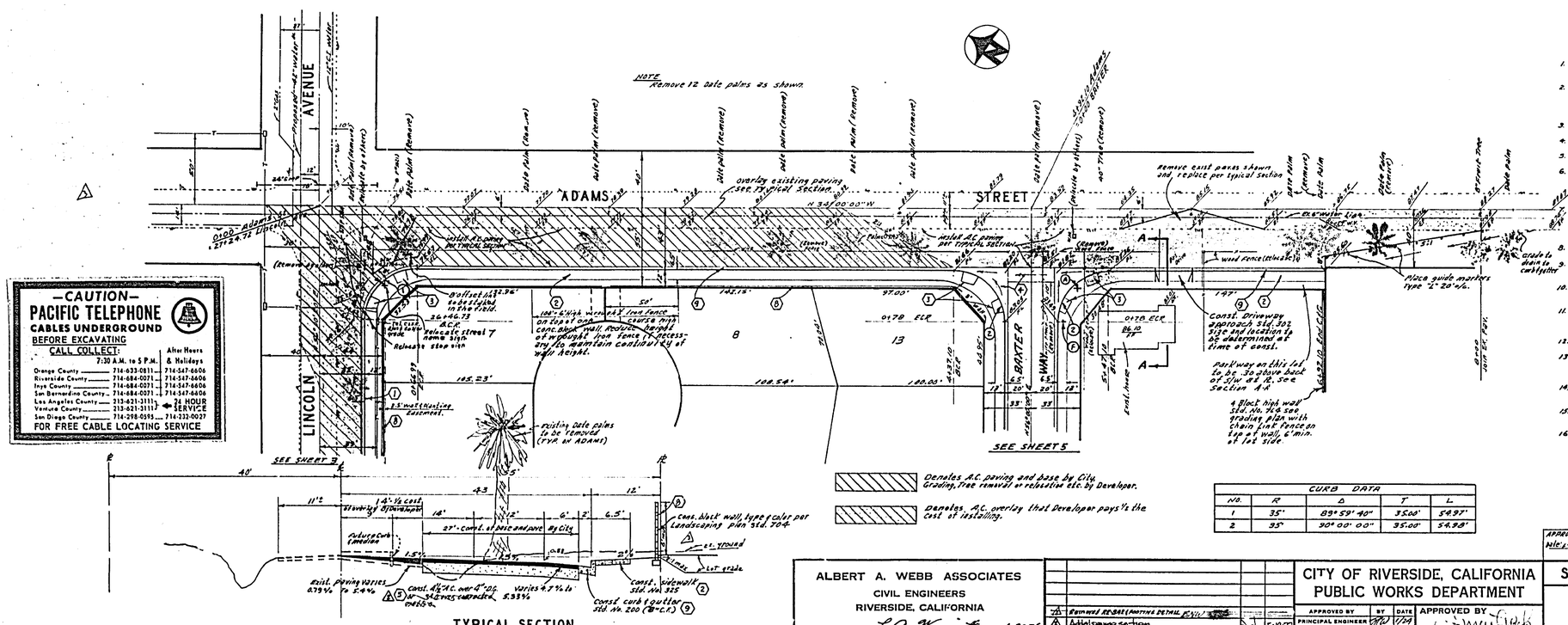
scale 1"=10' Horiz., 1"=4' Vert.

SEE SHT #1 FOR CONSTRUCTION NOTES.

BENCH MARK

Elev. 896.317

F.S.F. P.K. nail & tag in conc. curb adjacent to a dirt driveway @ Adams St. NWly of Victoria Ave. C/R R.B. 739/79



TYPICAL SECTION
ADAMS STREET
T.I. = 8

—CAUTION—
PACIFIC TELEPHONE
CABLES UNDERGROUND
BEFORE EXCAVATING
CALL COLLECT:

	7:30 A.M. to 5 P.M.	After Hours & Holidays
Orange County	714-633-0811	714-547-6606
Riverside County	714-684-0071	714-547-6606
Inyo County	714-684-0071	714-547-6606
San Bernardino County	714-684-0071	714-547-6606
Los Angeles County	213-621-3111	24 HOUR SERVICE
Ventura County	213-621-3111	
San Diego County	714-298-0595	714-232-0027

FOR FREE CABLE LOCATING SERVICE

GENERAL NOTES

1. Construction shall be in accordance with the standard specifications for public Works construction 1976 edition and City of Riverside Standard drawings.
2. The subdivider shall arrange for a soil test to be taken by a soils engineer after the streets have been prepared to rough grade. Depth of base material and A.C. paving shall be determined by City of Riverside design standards and test procedures.
3. All flagged elevations shall be staked in the field by the private engineer.
4. All traffic signs shall be installed prior to opening the streets to traffic.
5. Const. curb returns per Std. Dwg. 304.
6. It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law so as to affect such utility including irrigation lines and appurtenances and at no cost to the City.
7. Trim edge of existing pavement, where new pavement joins to a smooth straight line. Construct match-type paving as shown and overlay paving as directed in the field to produce a smooth section. Engineer estimates overlay to be 153 tons.
8. Curb and Gutter shall be staked with 3' offset at 25' intervals.
9. Provide stop control at intersections during construction and relocation of existing stop signs.
10. Contact Park and Recreation Dept. Tree Division 787-7510 24 hrs. prior to relocating or removing any trees.
11. 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 and City's work may be installed concurrently.
12. 4"x4" blockouts for mailboxes required in curb s/w.
13. Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as directed by the Traffic Engineer.
14. The developer to coordinate the installation of access paving at Lincoln and Adams with the City Construction Inspector.
15. See "Street Lighting Plans" for quantity and location of required street lights.
16. See Landscaping and sprinkler System Plans for parkways on Lincoln and Adams.

CURB DATA				
NO.	R	Δ	T	L
1	35'	89°59'40"	35.00'	54.97'
2	35'	90°00'00"	35.00'	54.98'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY L.A. Warnick DATE 4-30-76
R.E. No. 16056
W.O. 76-58 FOR: Andrews Dev. Co. F.B. 1034

MARK	REVISIONS	APPR.	DATE
1	Removed RE-BAR (ANCHOR DETAIL) & Fill		5-12-77
2	Added paving section		
3	Added RE-BAR (FOOTING DETAIL)		

DESIGNED BY BRL DRAWN BY BRL CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		1-7-77
PARK DEPARTMENT		1-7-77
TRAFFIC DIVISION		1-7-77
CHIEF PUB. WKS ENGR.		1-31-77
Planning Dept.		12-1-76

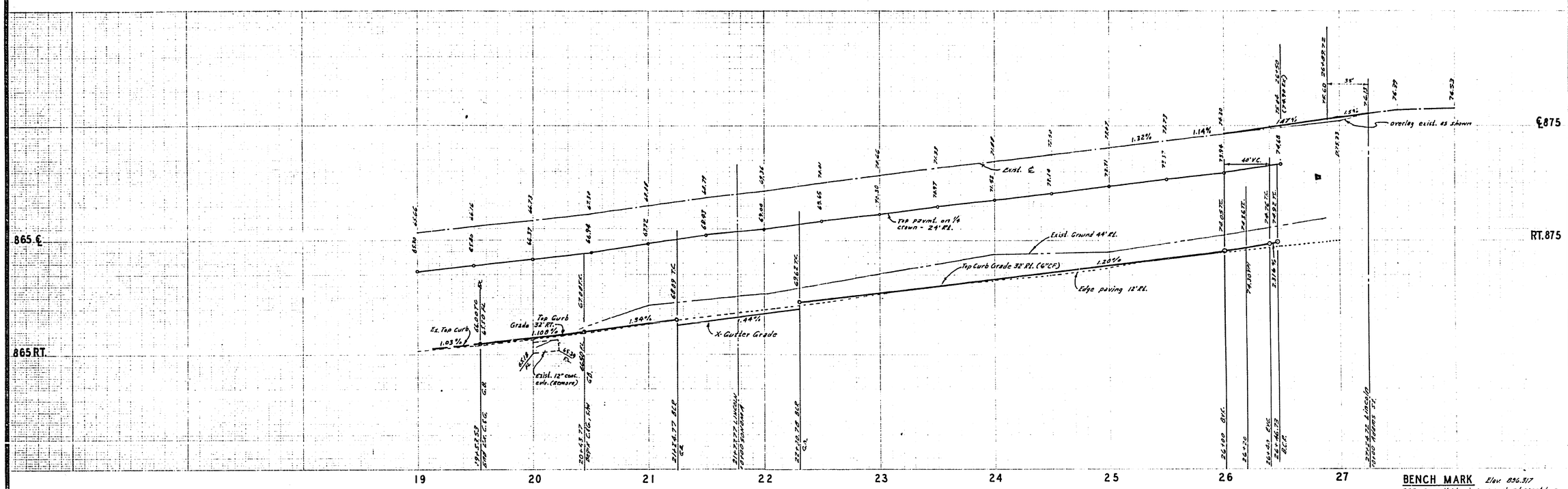
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 1-31-77

APPROVED BY PACIFIC TELEPHONE
DATE 1-25-77 BY Ken Kelly

* AS BUILT 12-77 VBT

STREET PLAN AND PROFILE
ADAMS STREET
TRACT NO. 7640
SCALE: 1" = 40' Horiz., 1" = 4' Vert.

ACCOUNT No.
DRAWING NUMBER
R-1929
SHEET 2 OF 6
76-58-A



BENCH MARK Elev. 896.317

FSF PK nail & tag in conc. curb adjacent to a dirt driveway @ Adams St. NWly of Victoria Ave. C/R F.B. 733/79

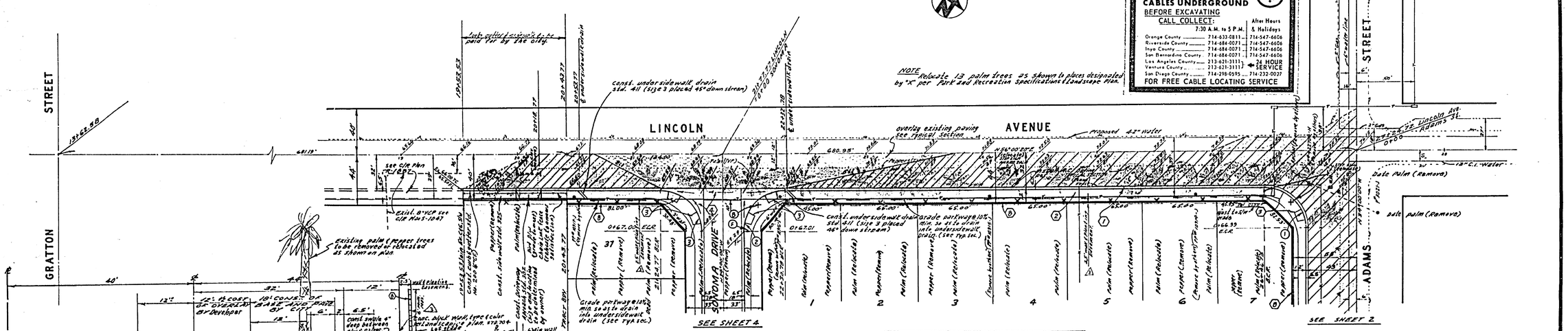
See sheet #2 for General Notes
See sheet #1 for Construction Notes

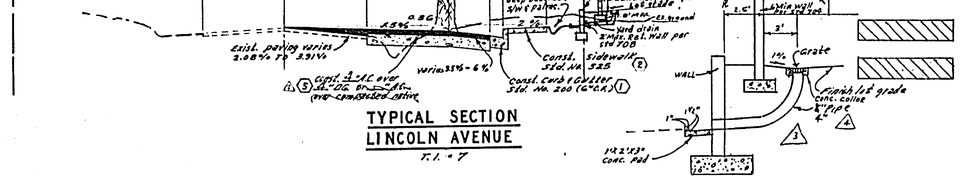
-CAUTION-
PACIFIC TELEPHONE
CABLES UNDERGROUND
BEFORE EXCAVATING
CALL COLLECT:

	7:30 A.M. to 5 P.M.	After Hours & Holidays
Orange County	714-633-0811	714-547-6606
Riverside County	714-684-0071	714-547-6606
Inyo County	714-684-0071	714-547-6606
San Bernardino County	714-684-0071	714-547-6606
Los Angeles County	213-621-3111	24 HOUR SERVICE
Ventura County	213-621-3111	
San Diego County	714-298-0595	714-232-0027

FOR FREE CABLE LOCATING SERVICE

NOTE Relocate 13 palm trees as shown to places designated by "X" per Park and Recreation Specifications & Landscape Plan.





TYPICAL SECTION
LINCOLN AVENUE
T.I. - 7

YARD DRAINAGE DETAIL LOTS 1-7 & 37
NO SCALE

Denotes A.C. paving and base by City Grading, Tree removal or relocation ect. by Developer.

Denotes A.C. overlay that Developer pays 1/2 the cost of installing.

CURB DATA				
NO.	R	Δ	T	L
1	35'	89°59'40"	35.00'	54.97'
2	35'	90°00'20"	35.00'	54.98'
3	35'	89°59'40"	35.00'	54.98'

APPROVED BY PACIFIC TELEPHONE
Date 4-25-7 By: [signature]

*AG BUILT 12-17 KPT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4-30-76
R.E. No. 16056
W.O. 76-58 FOR: Andrews Dev. Co. F.B. 1034

MARK	REVISIONS	APPR.	DATE
4	Revised Drain Pipe, 6" to 4" (Typ)	[initials]	7/15/77
3	Revised Typ. Sec. & Yard Drain Details & Add 2.5' Gutter	[initials]	7/28/77
2	Added paving section	[initials]	5-12-77
1	Added, see ALBERT & Existing Detail	[initials]	

DESIGNED BY BEL DRAWN BY BEL CHECKED BY [initials]

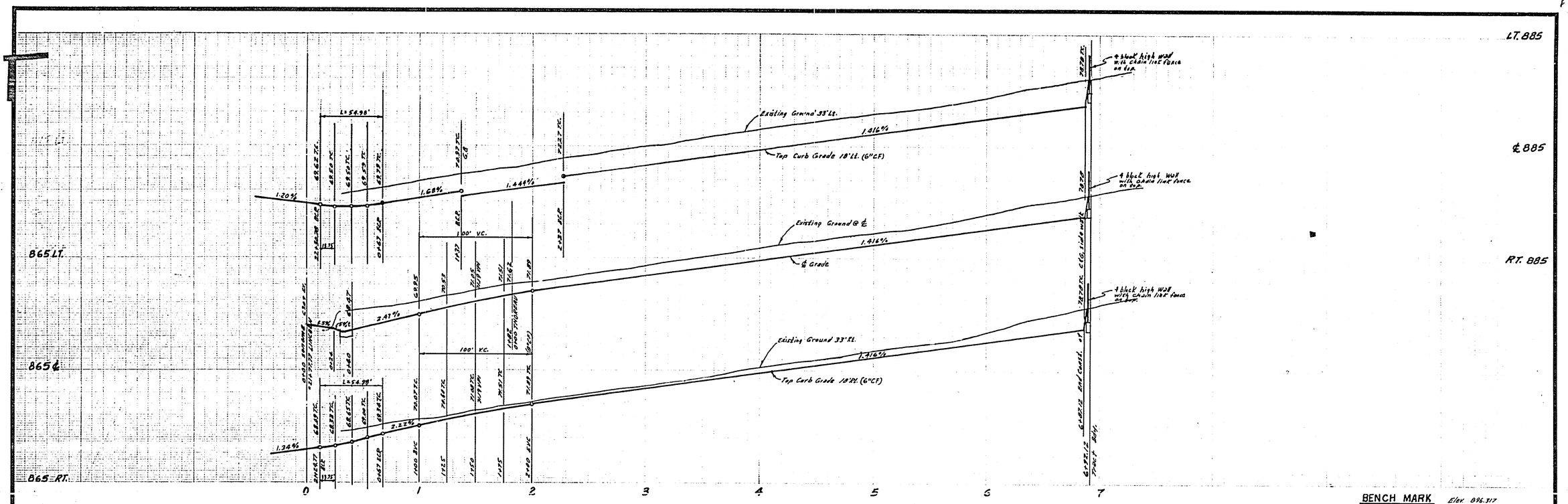
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	1/28
PARK DEPARTMENT	[initials]	1-19
TRAFFIC DIVISION	[initials]	
CHIEF PUB. WKS. ENGR.	[initials]	1-31
Planning Dept.	[initials]	12-16

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 1-31-77

STREET PLAN AND PROFILE
LINCOLN AVENUE
TRACT NO. 7640
SCALE: 1" = 40' Horiz, 1" = 4' Vert.

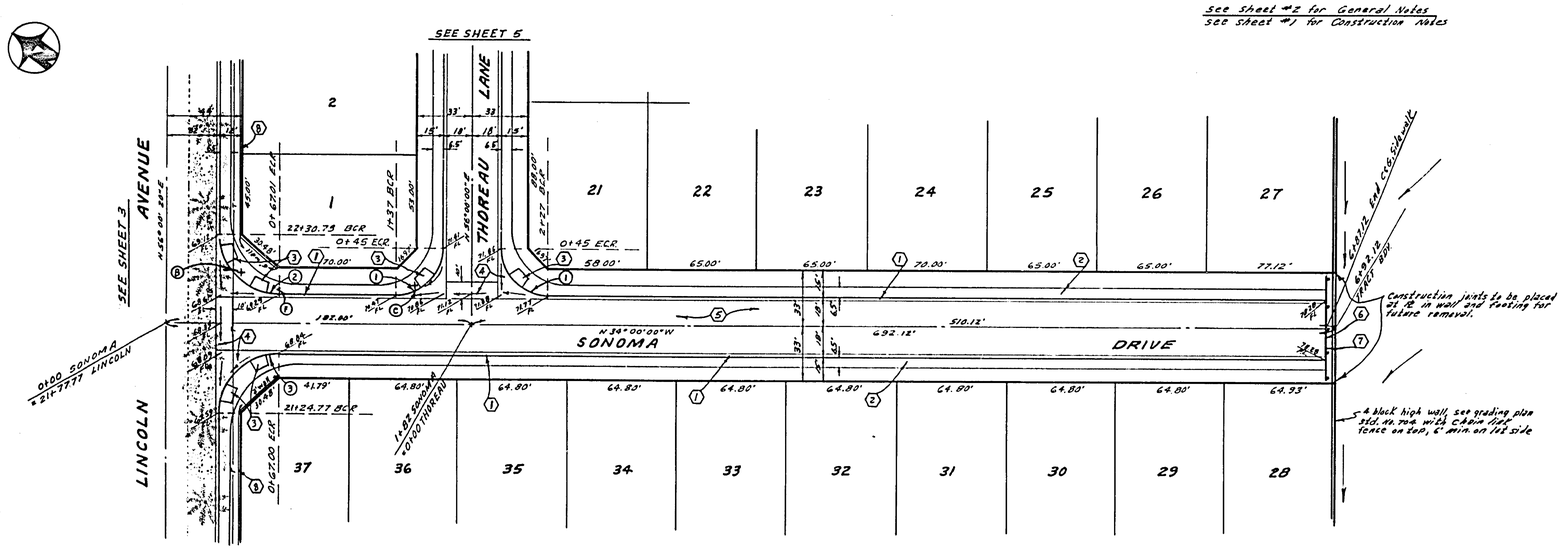
ACCOUNT No.
DRAWING NUMBER R-1929
SHEET 3 OF 6
76-58-A



See Sheet #2 for General Notes
See Sheet #1 for Construction Notes

BENCH MARK Elev. 896.317

F&F P.V. nail & tag in conc. curb adjacent to a dirt driveway @ Adams St. Nwly of Victoria Ave C/R F.B. 739/79



CURB DATA				
NO.	R	Δ	T	L
1	27'	90°00'00"	27.00'	42.41'
2	35'	90°00'20"	35.00'	54.98'
3	35'	89°59'40"	35.00'	54.98'

*AS BUILT 12-77 KPT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY L.A. Wainwright DATE 4-30-76
R.E. No. 16056
W.O. 76-58 FOR: Andrews Dev. Co. F.B. 1034

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BEL DRAWN BY BEL CHECKED BY [illegible]

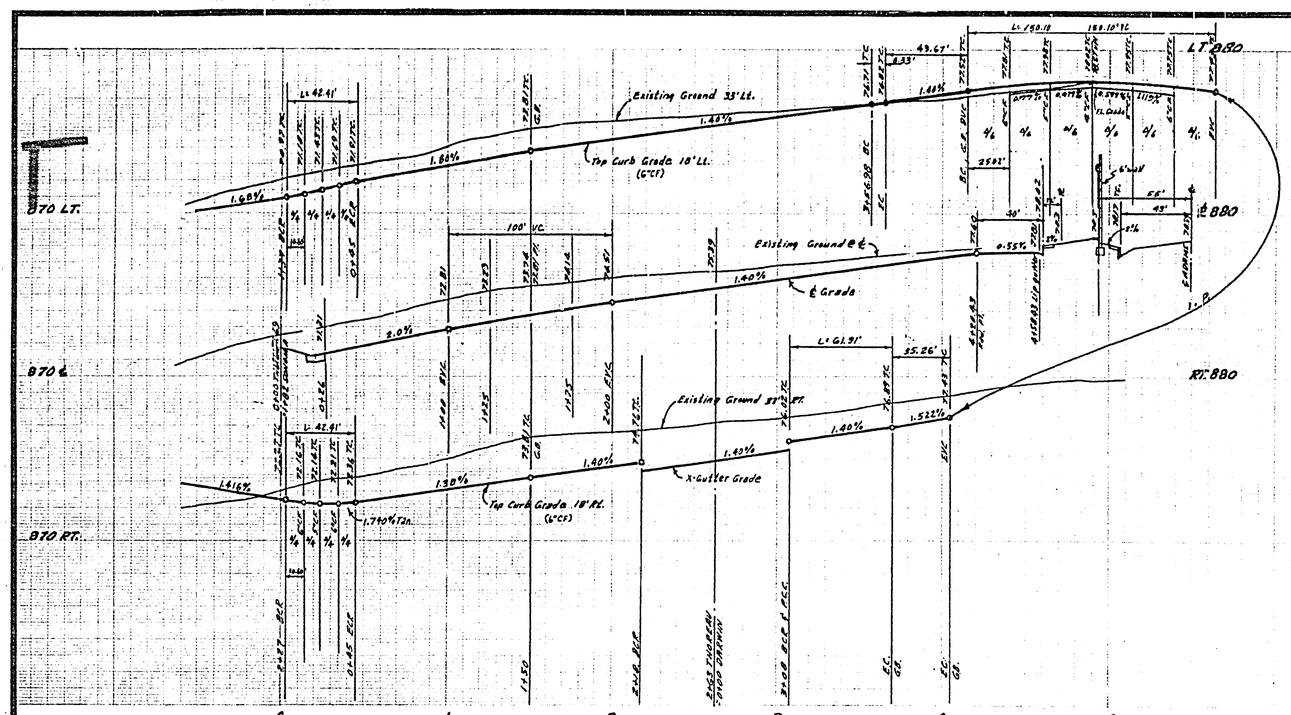
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

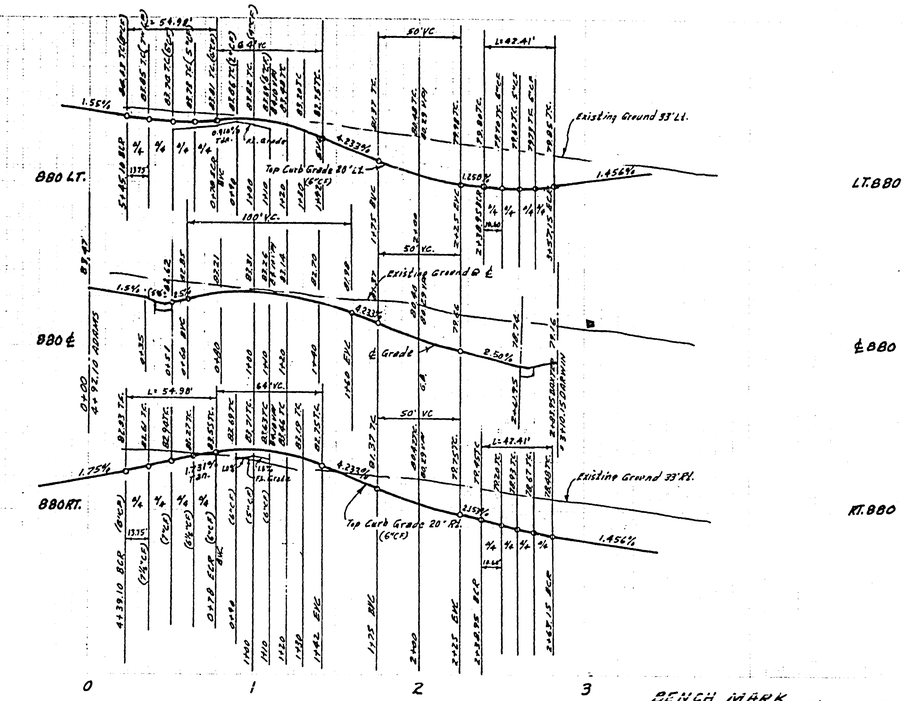
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	1/28
PARK DEPARTMENT	[illegible]	1-19
TRAFFIC DIVISION	[illegible]	[illegible]
CHIEF PUB WKS. ENGR.	[illegible]	1-31

APPROVED BY [illegible]
DIRECTOR OF PUBLIC WORKS
DATE 1-31-77

STREET PLAN AND PROFILE
SONOMA DRIVE
TRACT NO. 7640
SCALE: 1" = 40' Horiz. - 1" = 4 Vert.

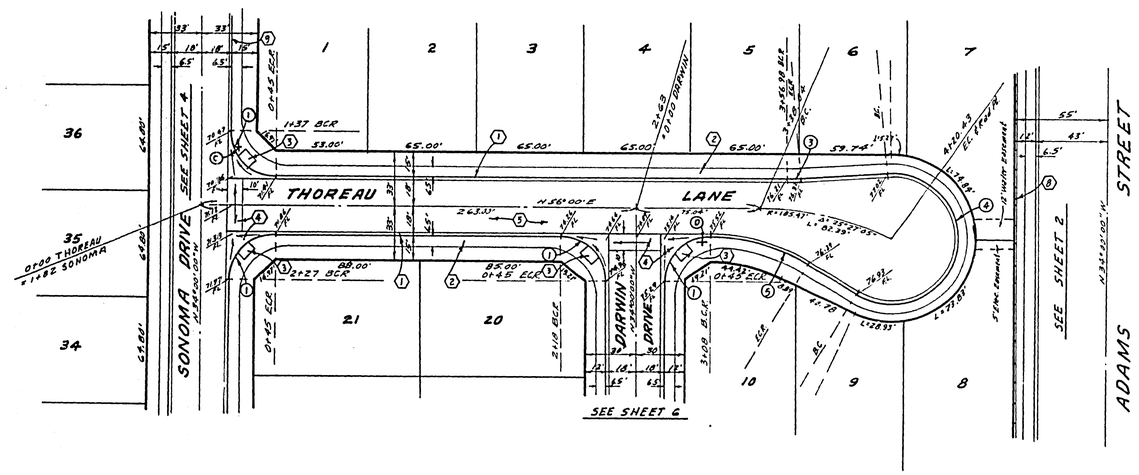
ACCOUNT No.
DRAWING NUMBER R-1929
SHEET 4 OF 6
76-58-A

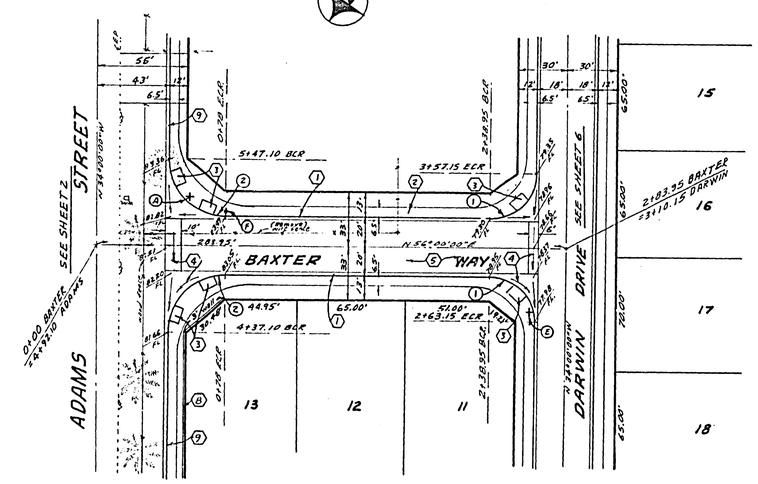




SEE SHEET #2 FOR GENERAL NOTES
See Sheet #1 for Construction Notes

BENCH MARK Elev. 896.317
F.S.P. P.K. nail & tag in conc. curb adjacent to a dirt driveway @ Adams St. N'wly of Victoria Ave. c/R F.B. 733/79.





CURB DATA				
NO.	R	Δ	T	L
1	27'	90°00'00"	27.00'	42.41'
2	35'	90°00'00"	35.00'	54.98'
3	115'	4°09'01"	4.17'	8.33'
4	40'	214°59'43"	—	150.10'
5	115'	30°50'43"	31.36'	61.91'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY L.D. Thomas DATE 4-30-76
R.E. No. 16056
W.O. 76-58 FOR: Andrews Dev. Co. F.B. 1034

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BEL DRAWN BY BEL CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

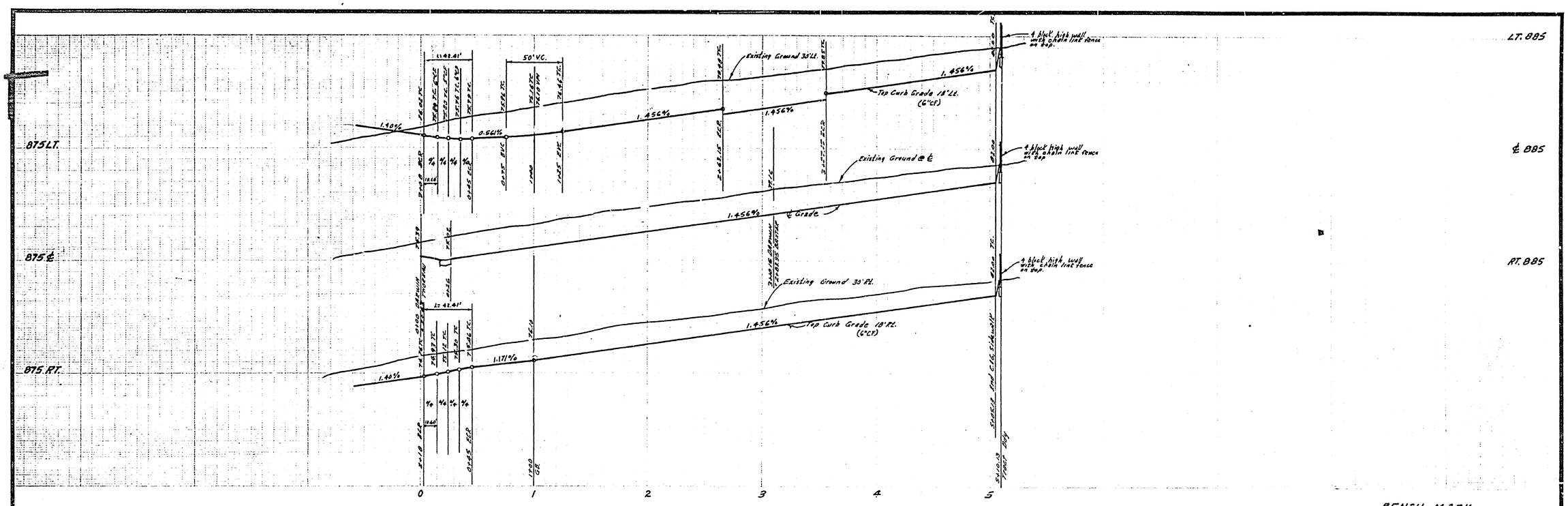
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		1/18
PARK DEPARTMENT		1-17
TRAFFIC DIVISION		1-17
CHIEF PUB. WKS ENGR.		1-31

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 1-31-77

"AS BUILT" 12-77 HPT

STREET PLAN AND PROFILE
THOREAU LANE
BAXTER WAY
TRACT NO. 7640
SCALE: 1" = 40' Horiz. - 1" = 4' Vert.

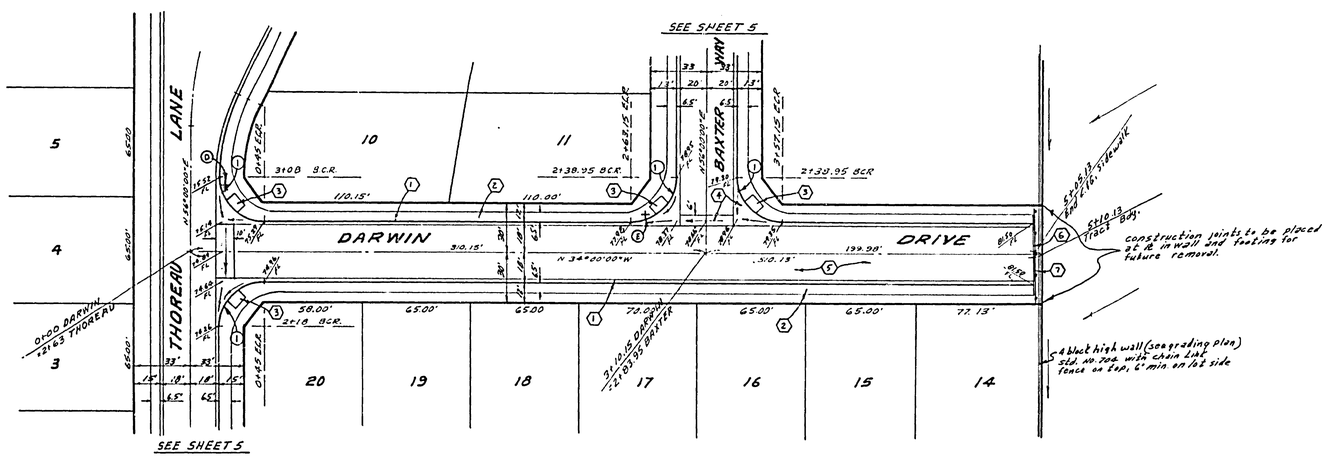
ACCOUNT No.
DRAWING NUMBER
R-1929
SHEET 5 OF 6
76-58-A



BENCH MARK Elev. 896.317

F.S.F. P.K. nail & tag in conc. curb adjacent to a dirt driveway @ Adams St. N.W'ly of Victoria Ave. C/R F.B. 739/79.

SEE SHEET #2 FOR GENERAL NOTES
See Sheet #1 for Construction Notes



CURB DATA				
NO.	R	Δ	T	L
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*AS BUILT 12-77 KPT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4-30-76
R.E. No. 16056
W.O. 76-58 FOR: Andrews Dev. Co. F.B. 1034

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BEL DRAWN BY BEL CHECKED BY [signature]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	1/28
PARK DEPARTMENT		
TRAFFIC DIVISION	[signature]	[illegible]
CHIEF PUB. WKS. ENGR.	[signature]	1-31

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 1-31-77

STREET PLAN AND PROFILE
DARWIN DRIVE
TRACT NO. 7640
SCALE: 1" = 40' Horiz. - 1" = 4' Vert.

ACCOUNT No.
DRAWING NUMBER R-1929
SHEET 6 OF 6
76-58-A