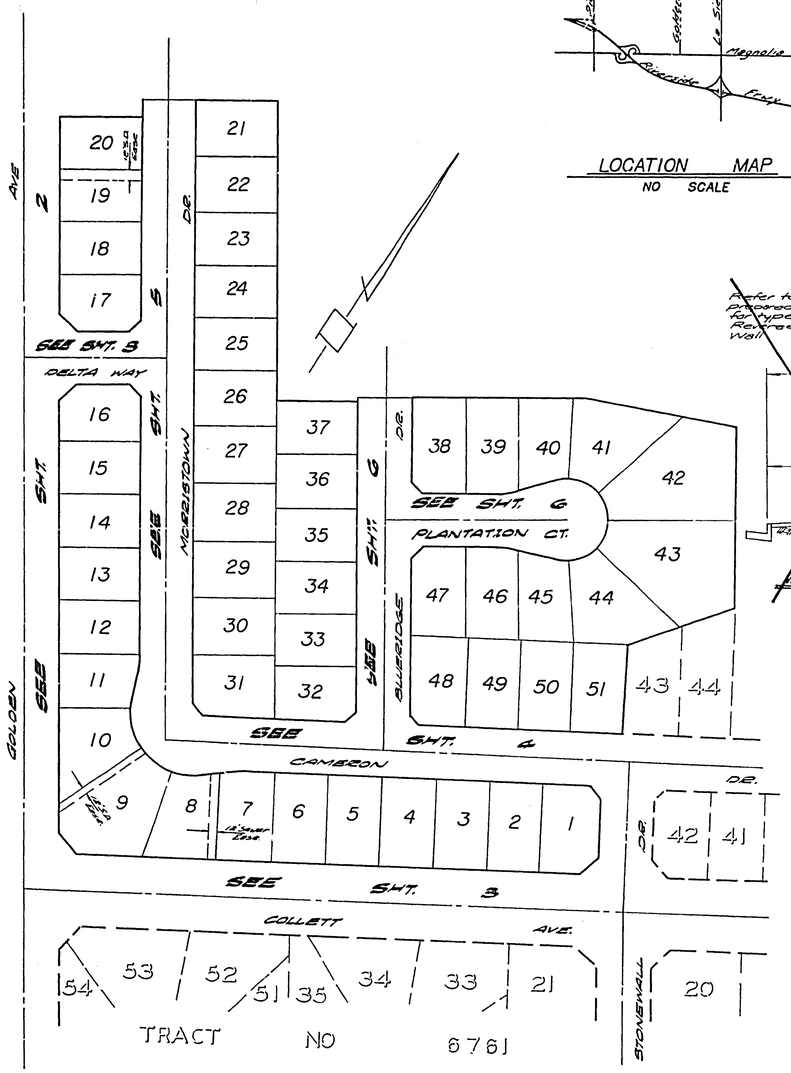
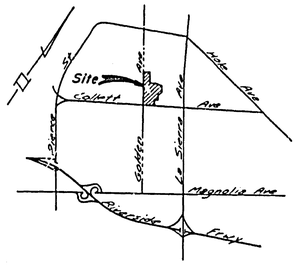
STREET NAME AND TRAFFIC SIGN SCHEDULE

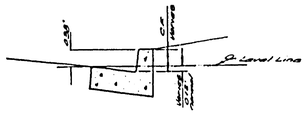
(A)	GOLDEN AVE.	4300
(B)	DELTA WAY	11200
(B)	MORRISTOWN DR.	4300
(B)	DELTA WAY	11200
(C)	CAMERON DR.	11200
(C)	MORRISTOWN DR.	4300
(D)	CAMERON DR.	11200
(D)	BLUERIDGE DR.	4300
(E)	PLANTATION CT.	11200
(E)	BLUERIDGE DR.	4300
(F)	R1 (STOP SIGN) 30" OCTAGON	
(G)	W53 (Not A Through St.) 36"X36"	
(H)	GOLDEN AVE	4300
(H)	COLLETT AVE	11200



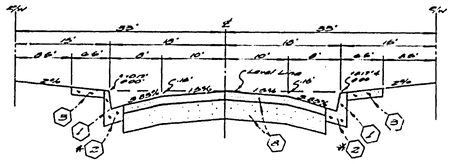
INDEX MAP
NO SCALE



LOCATION MAP
NO SCALE

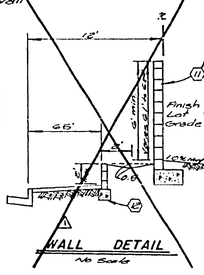


MODIFIED CURB DETAIL
No Scale

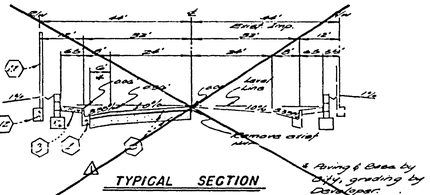


TYPICAL SECTION
CAMERON DR*
MORRISTOWN DR
DELTA WAY
BLUERIDGE DR
PLANTATION CT.
No Scale
T.I. = 5
Sta. 8+45.55 to Sta. 5+50.13

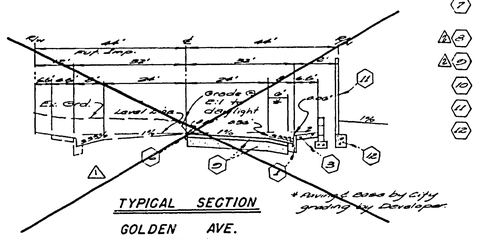
Refer to Landscape plan prepared by Beckhill Villa, for type & material of Redwood Frontage Block Wall



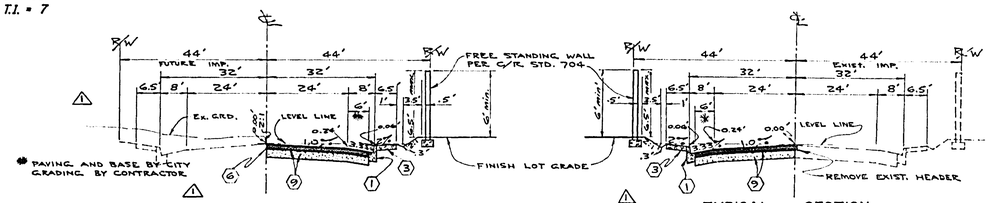
WALL DETAIL
No Scale



TYPICAL SECTION
COLLETT AVENUE
No Scale
T.I. = 7
* Paving & Base by City, grading by Developer.



TYPICAL SECTION
GOLDEN AVE.
No Scale
T.I. = 7
* Paving & base by City grading by Developer.



TYPICAL SECTION
GOLDEN AVENUE
T.I. = 7

TYPICAL SECTION
COLLETT AVENUE
T.I. = 7

GENERAL NOTES

1. The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the work hereon. In the event of discrepancies arising during construction as a result of errors or omissions, the private engineer will be responsible for determining an acceptable solution and revising the plans for approval by the city.
2. The Developer is to coordinate the installation of access paving on Collett & Golden with the City construction inspector.
3. Construction shall be in accordance with the standard specifications for Public Works Construction, 1974 Edition, and per City of Riverside Standard Drawings.
4. All flagged elevations shall be staked in the field by the private engineer.
5. 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 AC paving shall be determined by the City of Riverside Design Standards and test Procedures.
6. Location and size of driveway approaches (Std 302) to be determined at the time of construction, as approved by the Traffic Engineer.
7. Traffic control signs must be in place prior to opening streets to traffic.
8. 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.
9. See "Street Lighting Plan" for quantity and location of required Street Lights.
10. Curb shall be staked at 25' intervals and 3' offset where grades are 0.4% or greater. Curb having grades of less than 0.4% will be staked at 12.5' intervals and 3' offset. In addition, on curb grades of less than 0.4% two rows of #3 reinforcing bar will be placed in the gutter and 3/4" steel dowels will be required at all expansion joints in curb.
11. Trim edge of existing pavement where new pavement joins to a smooth straight line. Construct match up paving as shown on plans to produce a smooth section.
12. 4"x4" blockouts for mailboxes required in curb sidewalks.
13. See Landscaping and Sprinkler System plan for parkway on Golden Avenue and Collett Avenue.
14. In order to coordinate the City's portion of the work on Collett Avenue and Golden Avenue, the developer shall give the City 45 days notice in order that the developer's and the City's work may be installed concurrently.
15. The contractor shall contact the Public Service Dept (787-7251) to pick up any exist Std. 140 Barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.

CONSTRUCTION NOTES

(1) Construct P.C.C. Curb & Gutter per Riverside City Standard No. 200 (6" C.R.).
(2) Construct P.C.C. Curb & Gutter per Riverside City Standard No. 200 (3" C.R.).
(3) Construct 6' P.C.C. Curb Sidewalk per Riverside City Standard No. 320.
(4) Construct 10' P.C.C. Cross Gutter per Riverside City Standard No. 220.
(5) Construct Wheelchair Ramps per Riverside City Standard No. 904.
(6) Construct 2"x4" Redwood Header.
(7) Construct Barricade per City of Riverside Standard No. 180
(8) Construct 2½" A.C. over 8" D.B.
(9) Construct 4" A.C. over 11" D.B.
(10) Construct Type "L" Markers at 20' o/c.
(11) Construct 6' High Block Wall per Riverside City Standard No. 704. See Wall detail 4.
(12) Construct Retaining wall per Riverside City Standard No. 707. See Wall detail 4.

BENCH MARK

R.R. spike in P.P. # 24509J @ S.E. corner La Sierra Ave. and Collett Ave. F.B. 97/15 Elev. 704.25

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Ernest N. Weld DATE 4/4/77
R.E. No. 2872
W.O. 76-101 FOR: Pacesetter Homes F.B. 1032

MARK	REVISIONS	APPR.	DATE
3	Added paving section per SD 0045 (6"x2")		1-16-78
2	DELETED SCOUTS WALL FROM PLAN		11-14-77
1	GOLDEN AVE. & COLLETT AVE.		11-14-77

DESIGNED BY R.L.T. DRAWN BY M.C. CHECKED BY GDM

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

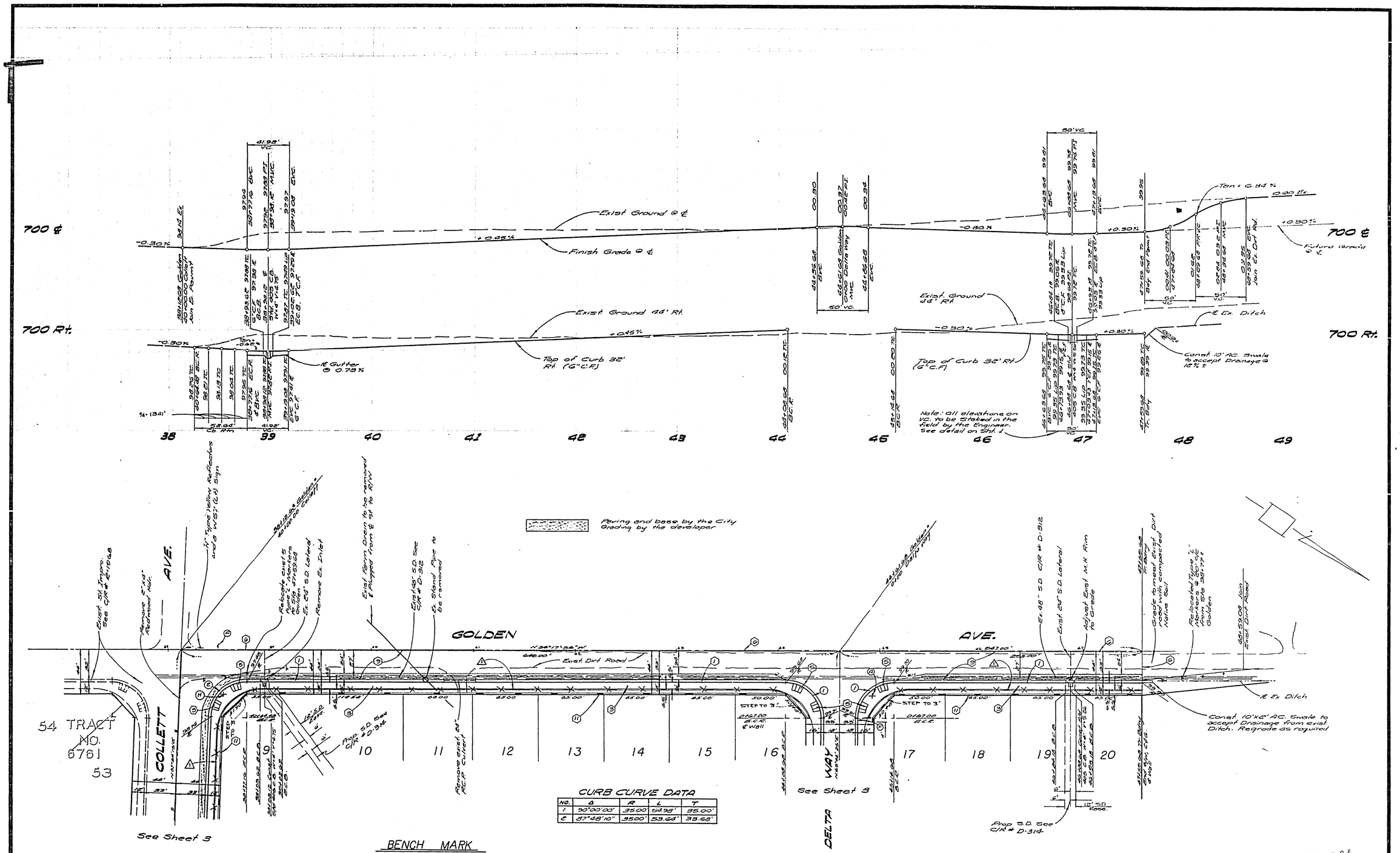
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		4-4-77
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		
Planning Dept.		4-4-77

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 5/26/77

STREET PLAN AND PROFILE
TRACT NO. 6763-2
INDEX

SCALE: As Shown

ACCOUNT No.
DRAWING NUMBER R-1932
SHEET 1 OF 6
76-101-A



CURB CURVE DATA

NO.	Δ	R	L	T
1	90°00'00"	35.00'	54.98'	35.00'
2	87°48'10"	35.00'	53.64'	33.68'

BENCH MARK

R.R. spike in PP # 24589 J @ S.E. corner La Sierra Ave. and Collett Ave. Elev. 704.250

Irrigation Line Approval
By Fredd Kwaskin 4-5-77
Pacesetter Homes Inc. Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Ernest N. Webb DATE 4/6/77
R.E. No. 9876
W.O. 76-101 FOR: Pacesetter Homes F.B. 1032

MARK	REVISIONS	BY	APPR.	DATE
1	DELETED "SLOUCH WALL" ALONG GOLDEN AVE. & COLLETT AVE.	GMV	JSC	6-13-77

DESIGNED BY MLT DRAWN BY MC CHECKED BY BDM

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

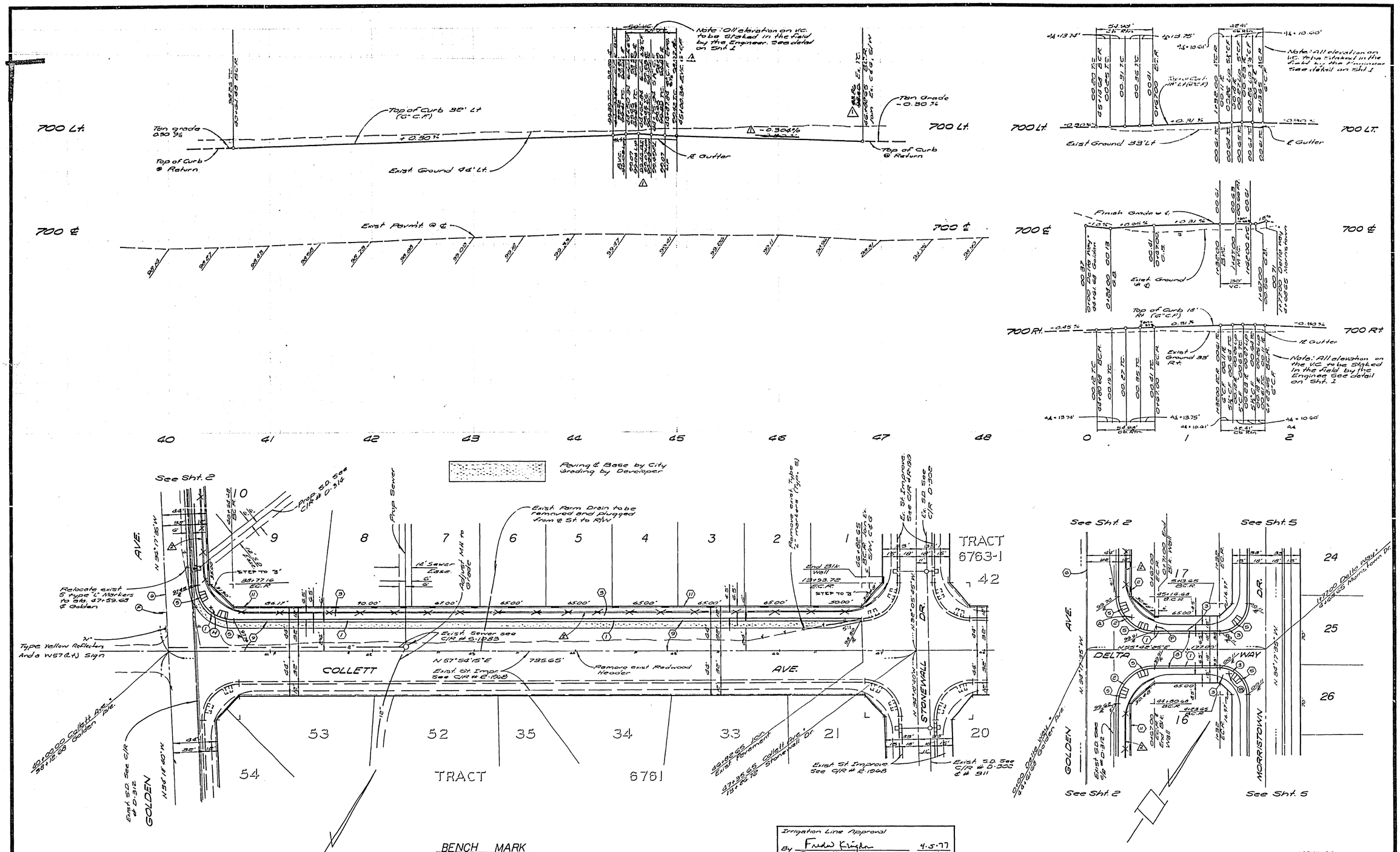
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		
Planning Dept.		

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 5/26/77

STREET PLAN AND PROFILE
TRACT NO. 6763-2
GOLDEN AVENUE

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

ACCOUNT No.
DRAWING NUMBER R-1982
SHEET 2 OF 6
76-101-A



CURB CURVE DATA

NO.	Δ	R	L	T
1.	87°48'10"	35.00'	53.64'	33.68'
2.	90°00'00"	35.00'	54.98'	35.00'
3.	90°00'00"	27.00'	42.41'	27.00'

BENCH MARK

R.R. spike in P.P. # 24589 J @ S.E. corner La Sierra Ave. and Collett Ave. c/r F.B. 978/5 Elev 704.250

Irrigation Line Approval

By Fred W. Kingdon 4-5-77

Pacesetter Homes Inc. Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY [signature] DATE 4/4/77

R.E. No. 9976

W.O. 76-101 FOR: Pacesetter Homes F.B. 1032

MARK	REVISIONS	APPR.	DATE
2	DELETED SLOUGH WALL ALONG GOLDEN AVE. & COLLETT AVE.		
1	Revised Grade 44+37 to 46+82		

DESIGNED BY RLT DRAWN BY MC CHECKED BY BDM

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	RD	4-4
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		
PLANNING	JSC	4-4

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 5/26/77

STREET PLAN AND PROFILE
COLLETT AVENUE
DELTA WAY
TRACT 6763-2

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

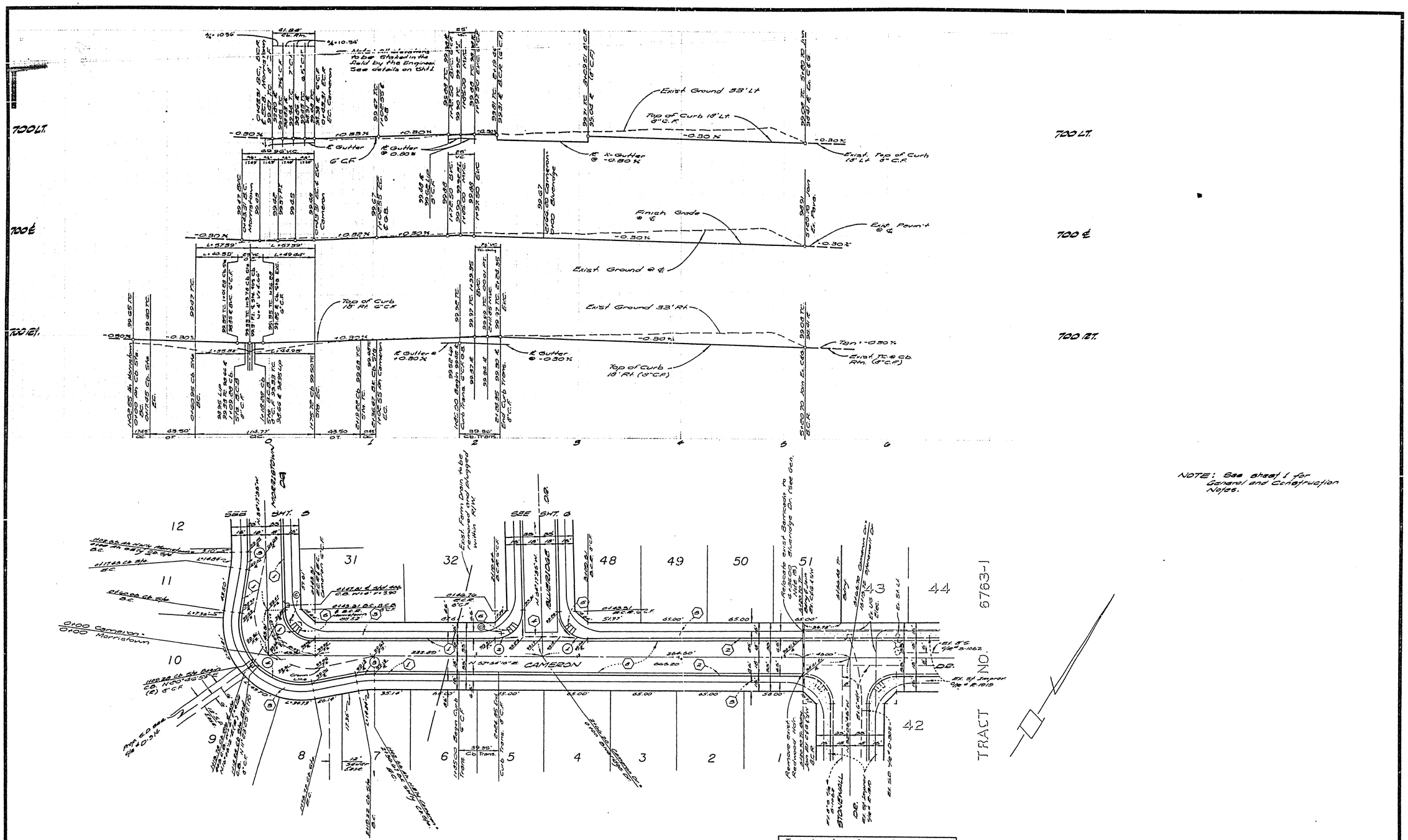
INDEX R.R.

ACCOUNT No.

DRAWING NUMBER R-1982

SHEET 3 OF 6

76-101-A



NOTE: See sheet 1 for General and Construction Notes.

CURB CURVE DATA

No.	Δ	R	L	T
1	87°48'10"	27.00'	41.38'	26.08'
2	92°11'50"	27.00	43.46'	28.00'
3	10°00'00"	100.00'	17.45'	8.75'
4	107°48'10"	61.00'	114.77'	83.66'

BENCH MARK

R.R. spike in P.P. #24589J @ S.E. corner La Sierra Ave. and Collett Ave. c/r F.B. 978/5 Elev. 704.250

Irrigation Line Approval
By Fred W. Kingdon 4-5-77
Pacesetter Homes Inc. Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/4/77
R.E. No. 3476
W.O. 76-101 FOR: Pacesetter Homes F.B. 1032

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KLT DRAWN BY MC CHECKED BY BDM

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

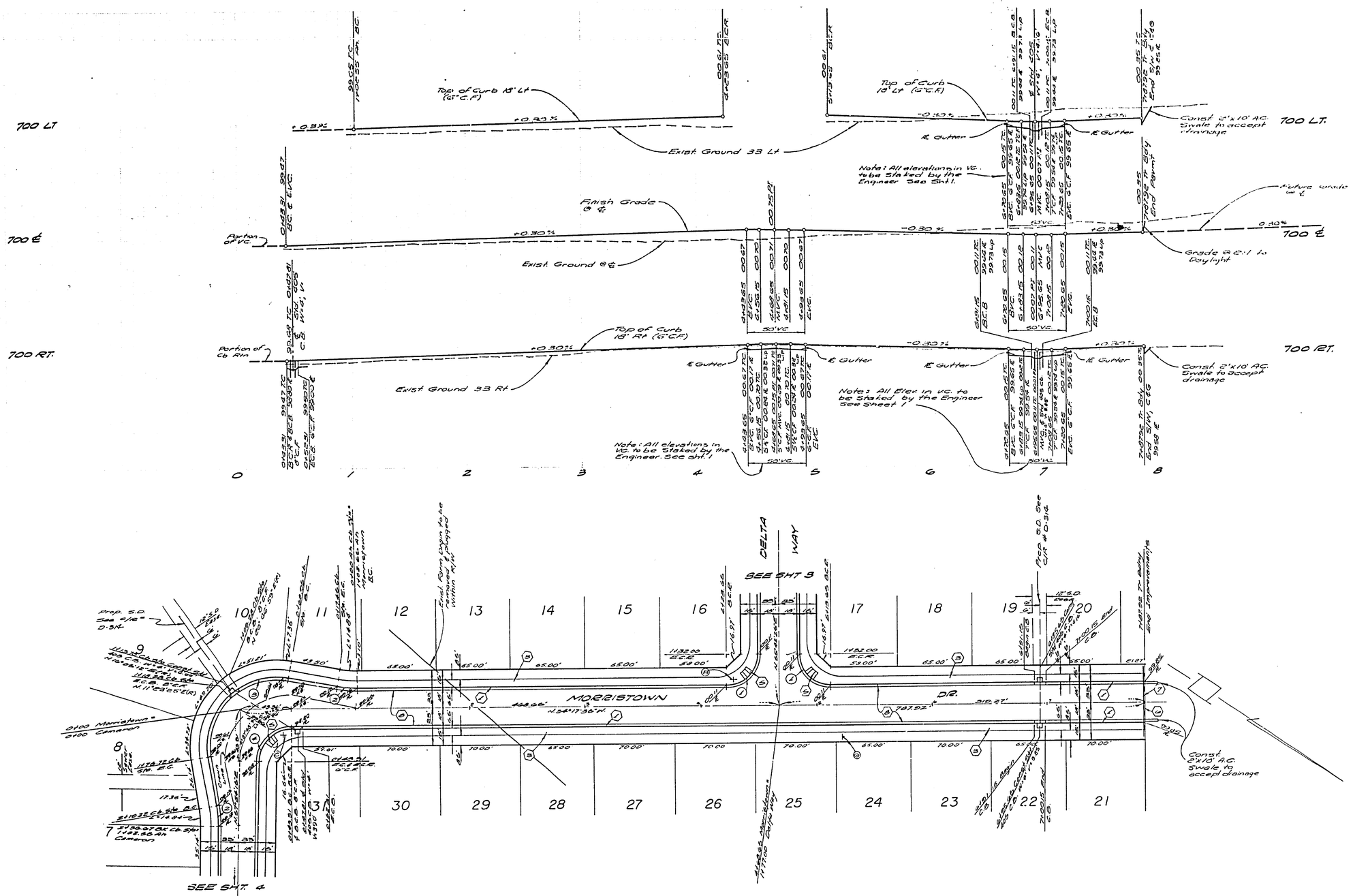
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	RB	4-4
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 5/26/77

STREET PLAN AND PROFILE
CAMERON DRIVE
TRACT NO. 6763-2

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

ACCOUNT No.
DRAWING NUMBER R-1982
SHEET 4 OF 6
76-101-A



CURB CURVE DATA

No.	Δ	R	L	T
1	50°00'00"	27.00'	42.41'	27.00'
2	10°00'00"	100.00'	17.46'	8.76'
3	107°48'10"	61.00'	114.77'	83.66'
4	87°48'10"	27.00'	41.38'	25.58'

BENCH MARK

R.R. spike in P.P. # 24589J @ S.E. corner La Sierra Ave. and Collett Ave. 9/R F.B. 978/5 Elev. 704.250

Irrigation Line Approval

By Fred W. Knight 4-5-77

Pacesetter Homes Inc Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY [signature] DATE 4/4/77

R.E. No. 2876

W.O. 76-101 FOR: Pacesetter Homes F.B. 1032

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RLT DRAWN BY MC CHECKED BY BDM

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	RB	4-4
TRAFFIC DIVISION	[illegible]	[illegible]
CHIEF PUB. WKS. ENGR.		

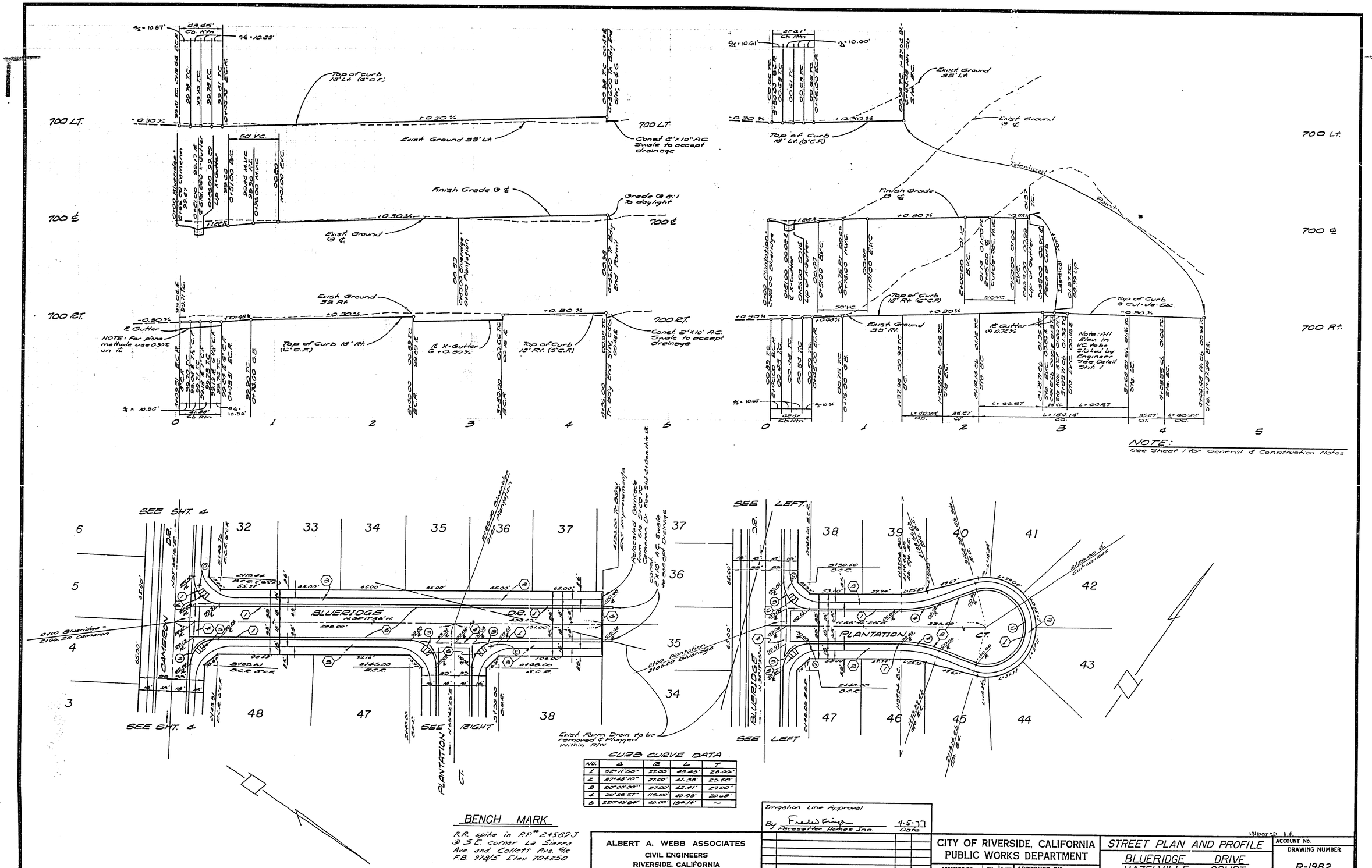
APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS

DATE 5/26/77

STREET PLAN AND PROFILE
MORRISTOWN DRIVE
TRACT NO. 6763-2

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

INDEXED TO
ACCOUNT No.
DRAWING NUMBER R-1982
SHEET 5 OF 6
76-101-A



CURB CURVE DATA

No.	Δ	R	L	T
1	92°11'50"	27.00'	43.45'	28.06'
2	87°48'10"	27.00'	41.38'	26.08'
3	90°00'00"	27.00'	42.41'	27.00'
4	20°25'27"	115.00'	40.95'	20.68'
5	220°46'54"	40.00'	154.14'	~

BENCH MARK

R.R. spike in P.P.# 24589J @ S.E. corner La Sierra Ave. and Collett Ave. S/R F.B. 978/5 Elev 704.250

Irrigation Line Approval

By Fred W. King 4-5-77
Pacesetter Homes Inc. Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/4/77
R.E. No. 9876
W.O. 76-101 FOR Pacesetter Homes F.B. 1032

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RLT DRAWN BY MC CHECKED BY BDR

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	RD	4-4
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 5/26/77

STREET PLAN AND PROFILE
BLUERIDGE DRIVE
HAZELVILLE COURT
TRACT NO. 6763-2

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

ACCOUNT No.
DRAWING NUMBER R-1982
SHEET 6 OF 6
76-101-A