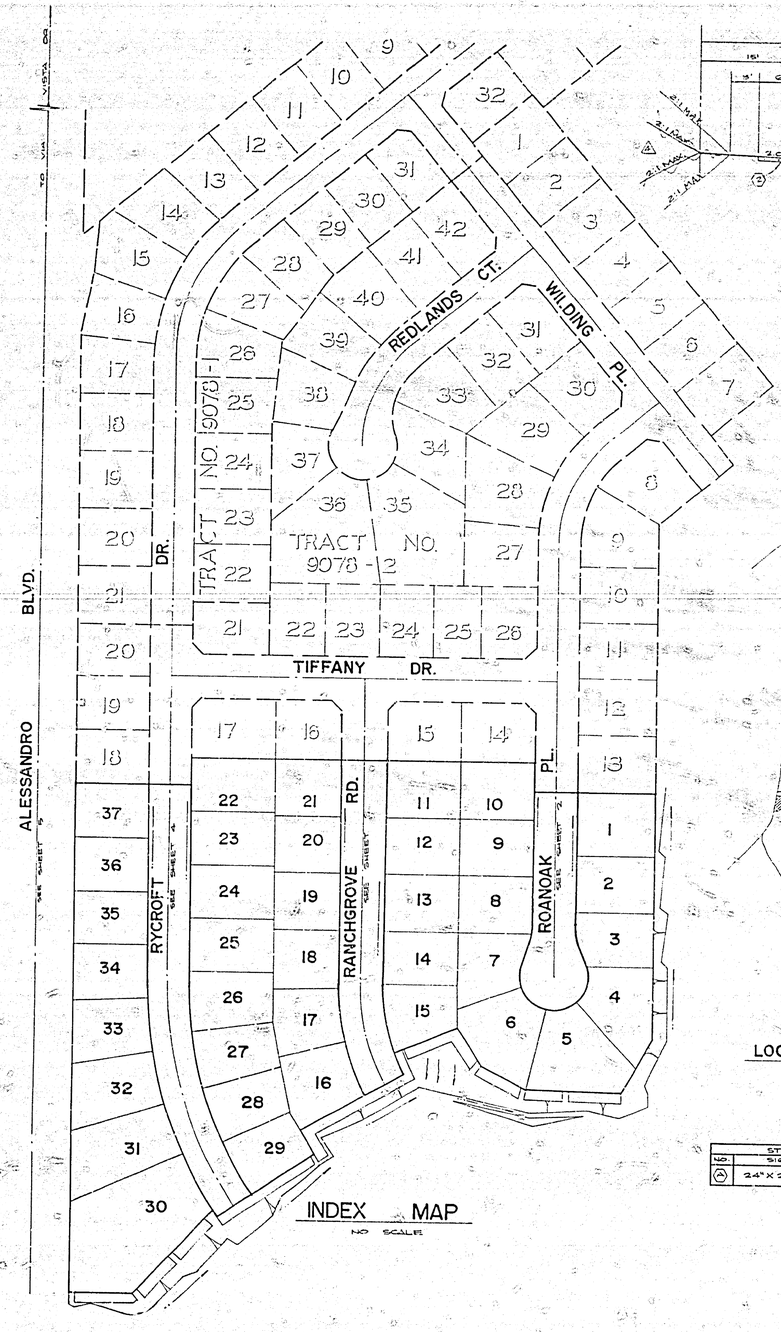
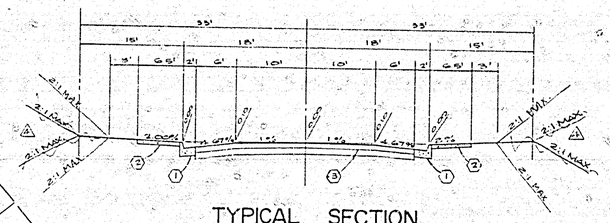


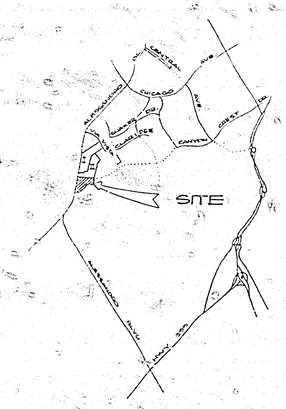
INDEX MAP

NO SCALE



TYPICAL SECTION

BANCHGROVE RD.
T-1-3
NO SCALE



LOCATION MAP

NO SCALE

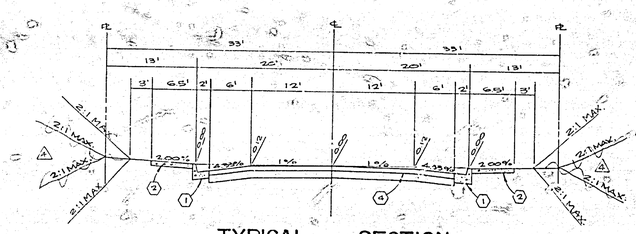
STREET SIGN SCHEDULE	
NO.	SIGN
4	24"X24" NOT A THROUGH STREET

GENERAL NOTES:

1. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION, AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1976 EDITION AND THE CITY OF RIVERSIDE STANDARD DRAWINGS.
3. 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.
4. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE ENGINEER.
5. THE SUBDIVIDER SHALL ARRANGE FOR SOIL TEST TO BE MADE BY THE 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 PROVIDED.
6. LOCATIONS & SIZE OF DRIVE APPROACHES (STD. 200) 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. 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.
9. SEE ELECTRICAL PLAN PREPARED BY THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT FOR NUMBER AND LOCATION OF REQUIRED STREET LIGHTS.
10. THE CONTACTOR SHALL CONTACT THE PUBLIC SERVICE DEPT. (787-7216) TO PICK UP ANY STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
11. CURB SHALL BE STAKED AT 25' INTERVALS AND 3' OFFSET.
12. SEE LANDSCAPING AND SPRINKLER SYSTEM PLANS FOR PARKWAY ON ALESSANDRO
13. 4"X 4" BLOCKOUTS FOR MAILBOXES REQUIRED IN CURBLINE SIDEWALK.

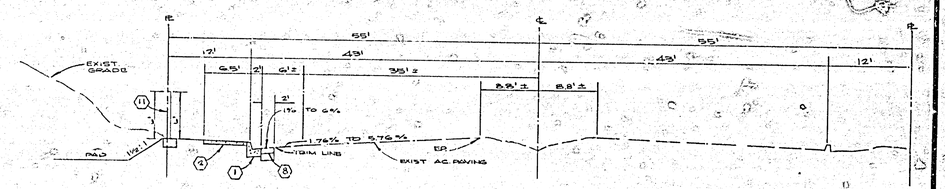
CONSTRUCTION NOTES:

1. CONSTRUCT STANDARD 200 CURB & GUTTER - 6" C.P.
2. CONSTRUCT STANDARD 325 CURBLINE SIDEWALK.
3. CONSTRUCT 2½" AC PAVING ~~[illegible]~~ OVER COMPACTED NATIVE.
4. CONSTRUCT 3" AC PAVING ~~[illegible]~~ OVER COMPACTED NATIVE.
5. CONSTRUCT STANDARD 180 BARRICADE WIDE REFLECTORIZED TYPE "N" MARKER.
6. INSTALL 2X4 REDWOOD HEADED.
7. RELOCATE EXISTING BARRICADE, SEE NOTE #10, REMOVE EXISTING REDWOOD HEADED.
8. CONSTRUCT 4" A.C. PAVING OVER ~~[illegible]~~ COMPACTED NATIVE.
9. CONSTRUCT STANDARD 704 BLOCK WALL, SEE LANDSCAPE PLAN FOR TYPE OF BLOCK AND COLOR. HEIGHT VARIES FROM 4'-8" TO 5'-6", 9 BLOCK HIGH WALL.



TYPICAL SECTION

RYCROFT RD.
T-1-6
NO SCALE



TYPICAL SECTION

ALESSANDRO BL.
T-1-7
NO SCALE

BENCH MARK:

FD. 1½" SQUARE ROD IN CONC. IN WELL 220' S'LY OF VIA VISTA RD. ON ALESSANDRO BLVD. CITY OF RIVERSIDE. B.M. F-7A - ELEV. 1337.423 TAKEN AS ELEV. 1337.00 FOR THESE PLANS.

PLANNING DEPT.

JSC 10/6
DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY [signature] DATE 6/6/77
R.E. No. 27105

W.O. 77-96 FOR: BETH DEV. CO. F.B. 1041

MARK	REVISIONS	APPR.	DATE
4	REVISED TYPICAL SECTIONS, CHANGED SIDEWALKS		
3	ADDED PAVING SECTION PER SR 1002		
2	ADDED PAVING SECTION PER SR 960		
1	REVISED NOTE #11 4-14-78 E.N.W.		

DESIGNED BY LPL DRAWN BY MPH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

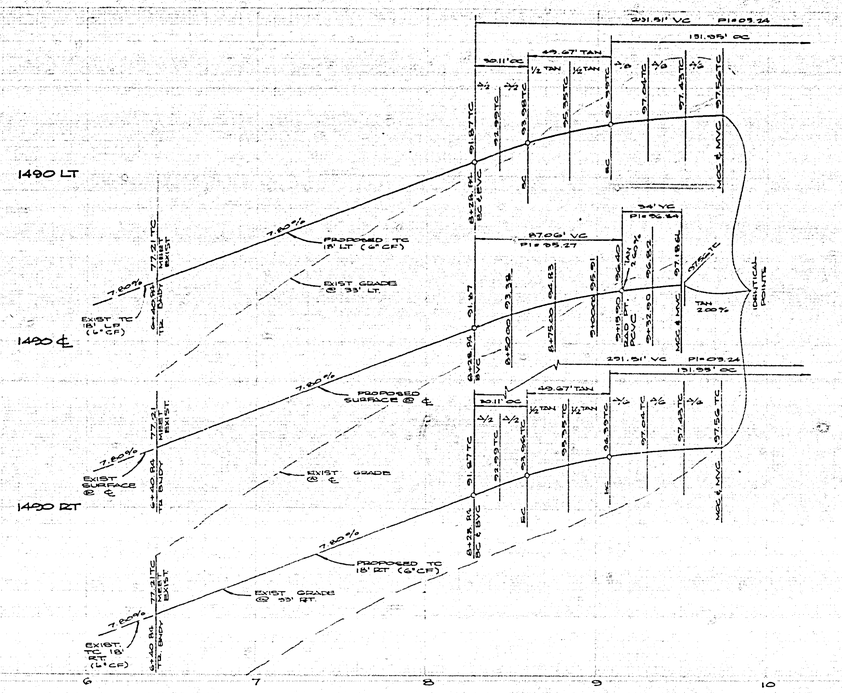
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 10/17/77

STREET PLAN & PROFILE
TRACT 9078-3
INDEX

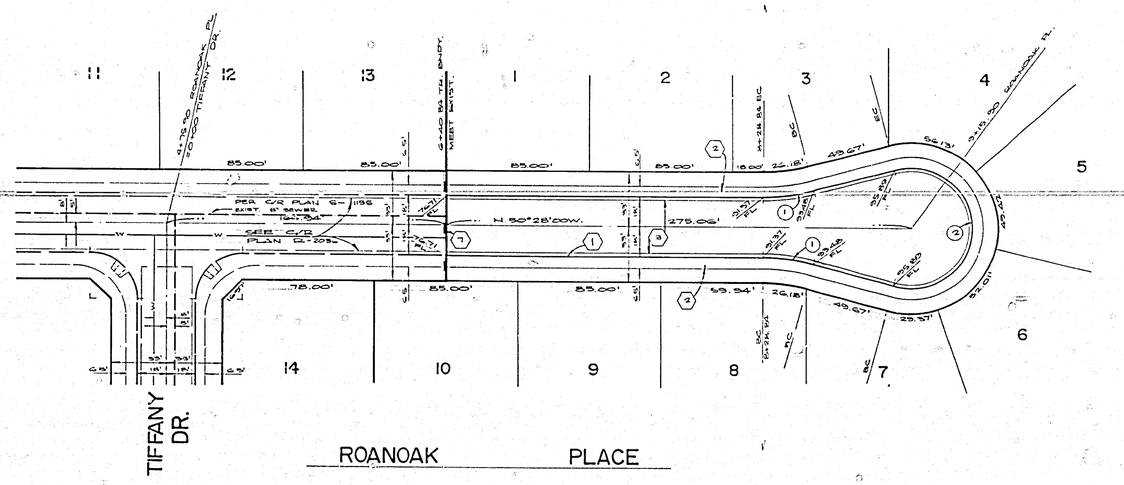
SCALE: AS SHOWN

ACCOUNT No. 77-96
DRAWING NUMBER
R-2043
SHEET 1 OF 5
77-96A



NOTE:

ALL FLAGGED ELEV. TO BE STAKED IN THE FIELD BY THE ENGINEER.



CURVE DATA				
NO	Δ	R	L	T
1	15°00'00"	115.00'	30.11'	15.14
2	210°00'00"	36.00'	131.95'	—

NOTE:

SEE SHEET #1 FOR GENERAL & CONSTRUCTION NOTES.

BENCH MARK:

FD. 1½" SQUARE ROD IN CONC. IN WELL 200' S'LY OF VIA VISTA DR. ON ALESSANDRO BLVD. CITY OF RIVERSIDE. B.M. #7A - ELEV. 1337.423 TAKEN AS ELEV. 1337.90 FOR THESE PLANS.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 6/9/77
R.E. No. 27106
W.O. 77-96 FOR: BIRTH DEV. CO. F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY LDL DRAWN BY MDH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

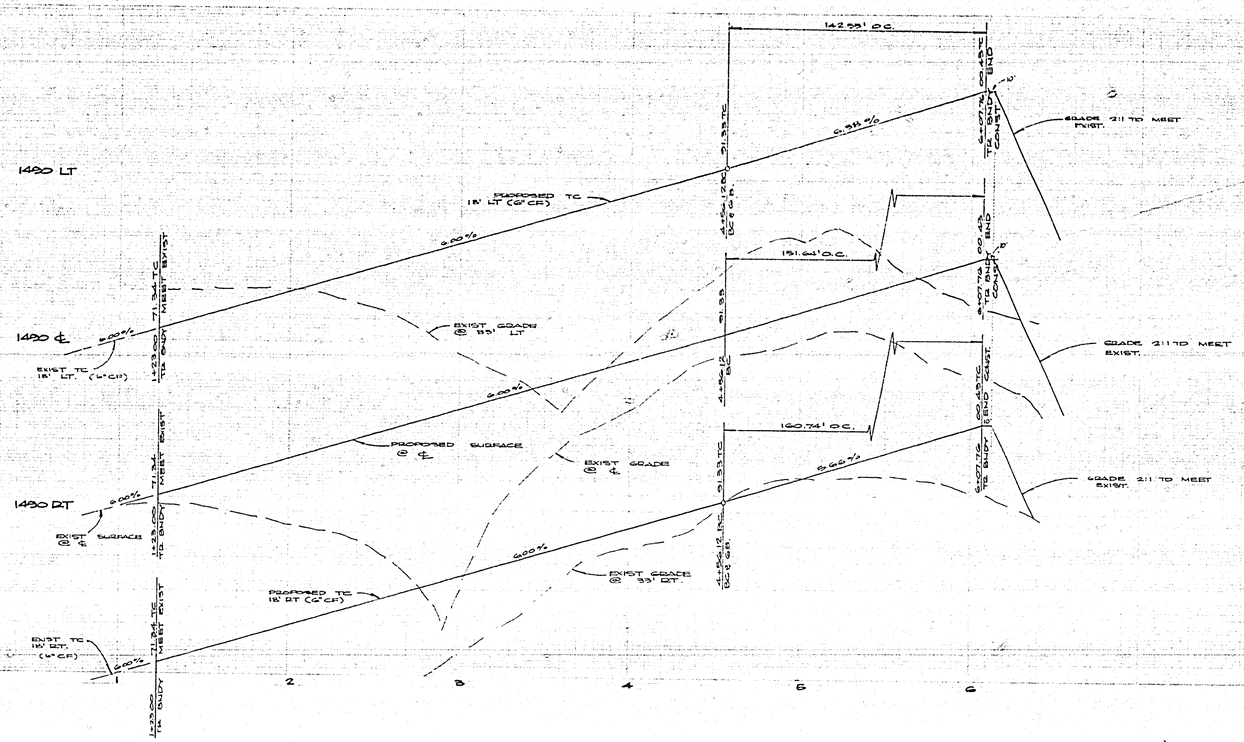
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	[illegible]
PARK DEPARTMENT	[illegible]	[illegible]
TRAFFIC DIVISION	[illegible]	[illegible]
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 10/17/77

STREET PLAN & PROFILE
TRACT NO. 9078-3
ROANOAK PLACE

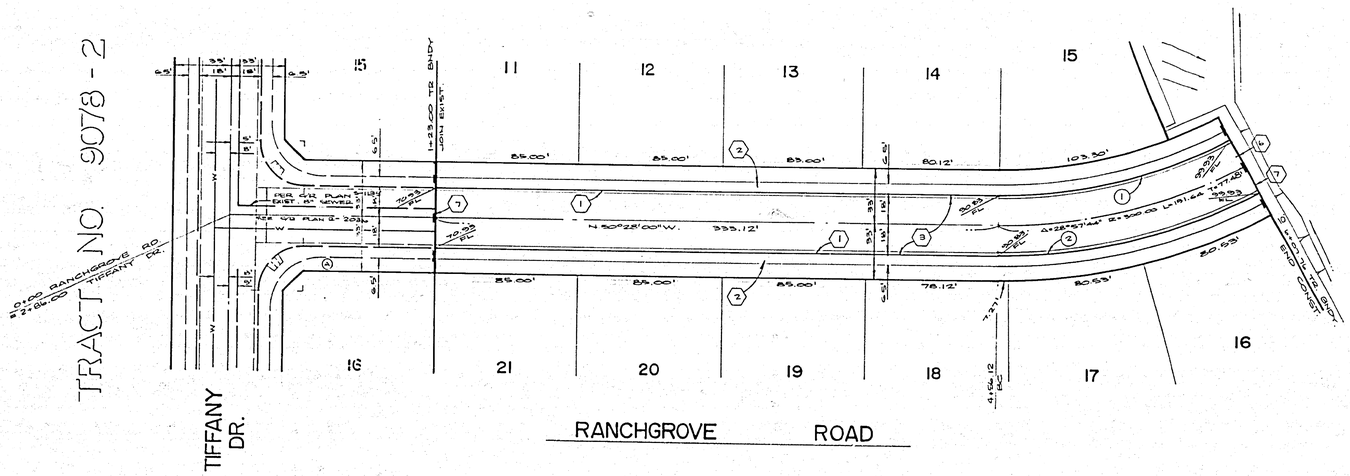
SCALE: HORIZ. 1"=40' VERT. 1"=8'

ACCOUNT No. 77-96
DRAWING NUMBER R-2043
SHEET 2 OF 5
77-96A



NOTE:

ALL FLAGGED ELEV. TO BE STAKED IN THE FIELD BY THE ENGINEER.



CURVE DATA				
NO	Δ	R	L	T
1	28°57'44"	282.00'	142.55'	72.85
2	28°57'44"	318.00'	160.74'	82.13

NOTE:

SEE SHEET #1 FOR GENERAL & CONSTRUCTION NOTES.

BENCH MARK:

FD. 1½" SQUARE BOD IN CONC. IN WELL 200' S'LY OF VIA VISTA DR. ON ALEJANDRO BLVD. CITY OF RIVERSIDE. B.M. F7A - ELEV. 1337.423 TAKEN AS ELEV. 1337.00 FOR THESE PLANS.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY [signature] DATE 6/1/77
R.E. No. 27105

W.O. 77-96 FOR: BIRTH DEV. CO. F.B. 1041

MARK	REVISIONS	APPR.	DATE

DESIGNED BY LDL DRAWN BY MDH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

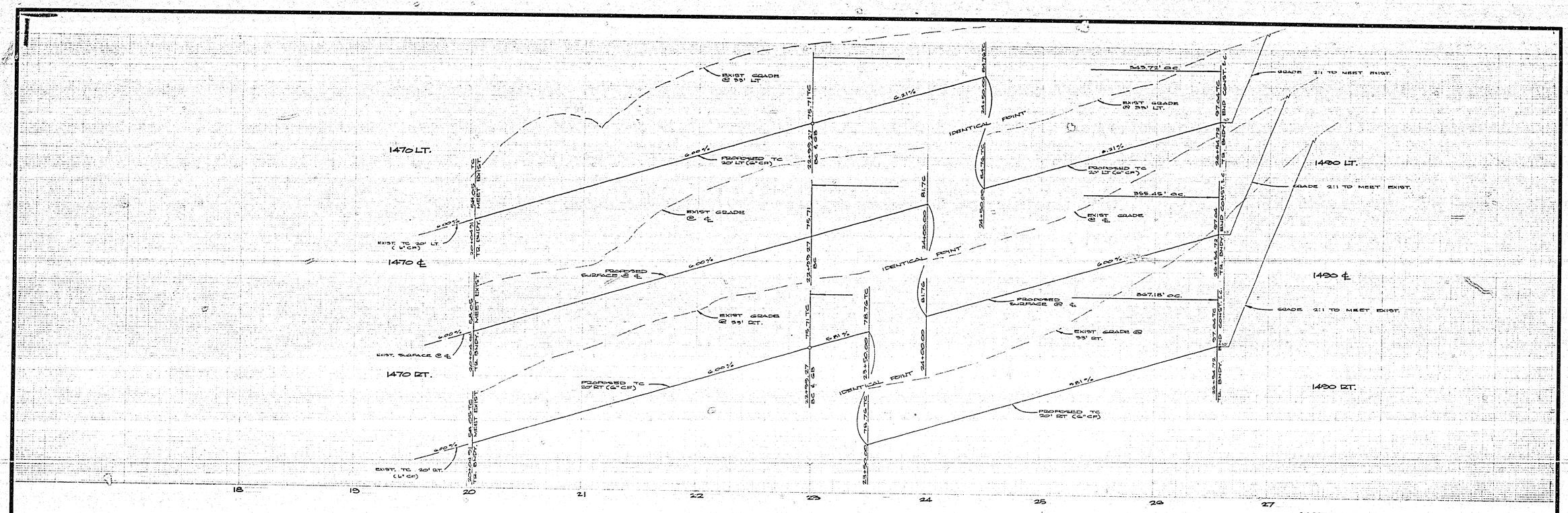
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	[illegible]
PARK DEPARTMENT	[illegible]	10-6
TRAFFIC DIVISION	[illegible]	10-14
CHIEF PUB WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 10/17/77

STREET PLAN & PROFILE
TRACT NO. 9078-3
RANCHGROVE ROAD

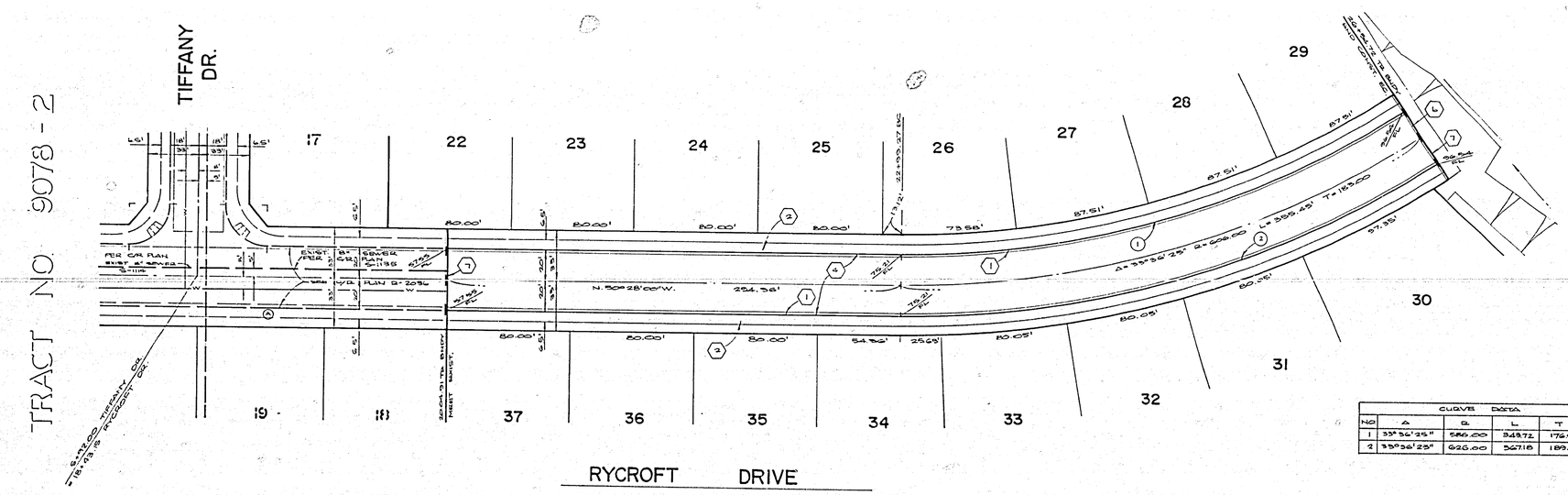
SCALE: HORIZ. 1"=40' VERT. 1"=8'

ACCOUNT No. 77-96
DRAWING NUMBER R-2043
SHEET 3 OF 5
77-96A



NOTE :

ALL FLAGGED ELEV. TO BE STAKED IN THE FIELD BY THE ENGINEER.



CURVE DATA				
NO	Δ	R	L	T
1	33°56'23"	586.00	347.72	179.96
2	33°56'23"	626.00	367.18	189.04

NOTE :

SEE SHEET #1 FOR GENERAL & CONSTRUCTION NOTES.

BENCH MARK :

F.D. 1½" SQUARE ROD IN CONC. IN WELL 200' S'LY OF VIA VISTA DR. ON ALESSANDRO BLVD., CITY OF RIVERSIDE. B.M. F7A - ELEV 1357.423 TAKEN AS ELEV. 1337.90 FOR THESE PLANS.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY [signature] DATE 8/1/77
R.E. No. 37105

W.O. 77-96 FOR: BIRTH DEV. CO. F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY LDL DRAWN BY MPH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

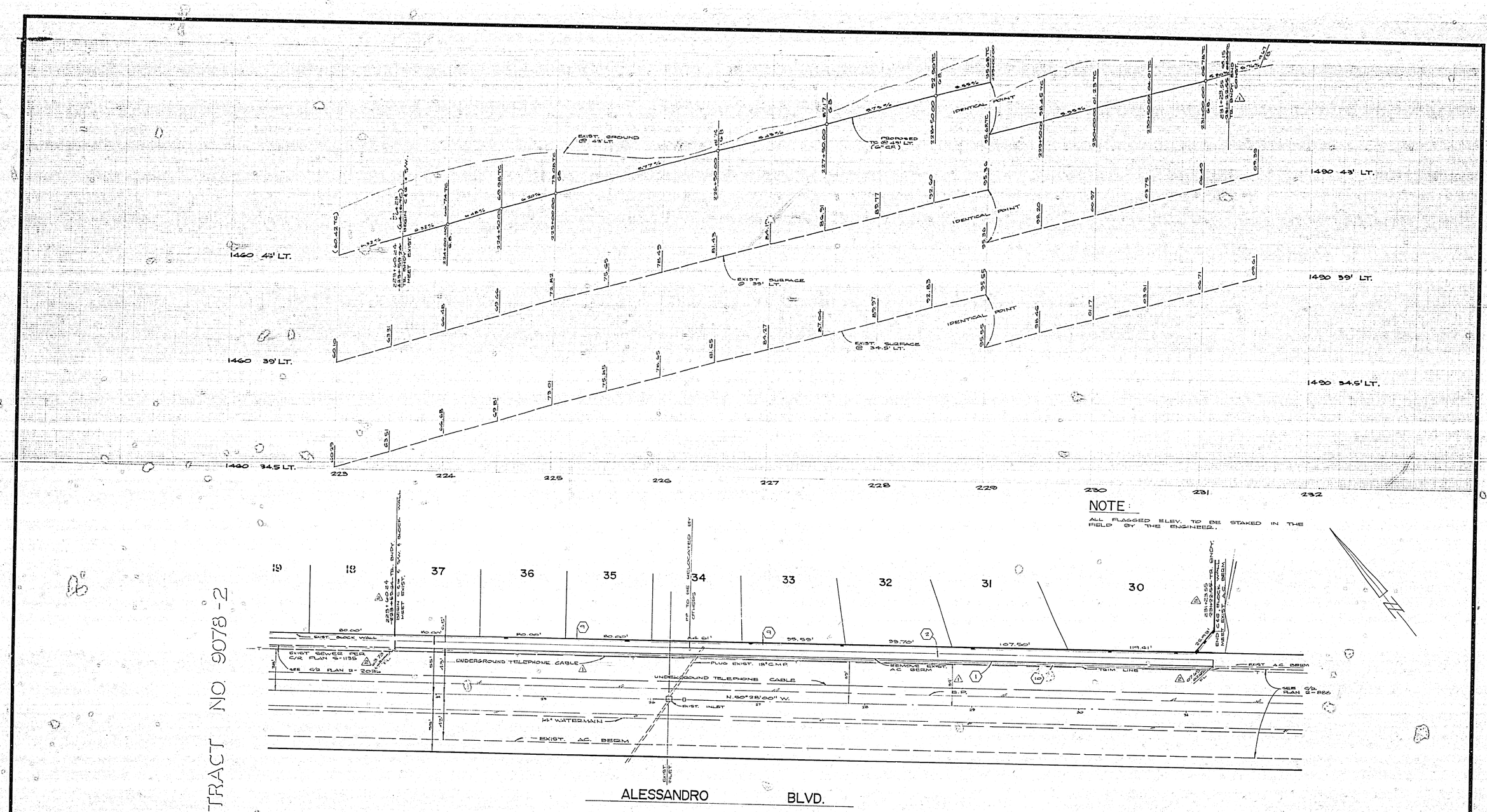
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	[illegible]
PARK DEPARTMENT	[illegible]	[illegible]
TRAFFIC DIVISION	[illegible]	[illegible]
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 10/17/77

STREET PLAN & PROFILE
TRACT NO. 9078-3
RYCROFT DRIVE

SCALE: HORIZ. 1"=40' VERT. 1"=5'

ACCOUNT No. 77-95
DRAWING NUMBER R-2043
SHEET 4 OF 5
77-96A



NOTE:
ALL FLAGGED ELEV. TO BE STAKED IN THE FIELD BY THE ENGINEER.

NOTE:
SEE SHEET #1 FOR GENERAL & CONSTRUCTION NOTES.

BENCH MARK:
FD. 1½" SQUARE ROD IN CONC. IN WELL: 200' S'LY OF VIA VISTA DR. ON ALESSANDRO BLVD. CITY OF RIVERSIDE. B.M. F7A = ELEV. 1337.428 TAKEN AS ELEV. 1337.90 FOR THESE PLANS.

PUBLIC UTILITIES	PLANNING DEPT.
[signature] 10-6-77	JSC 10/6
FOR CHIEF ENGINEER ELECT. DATE	DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 6/7/77
R.E. No. 27104
W.O. 77-96 FOR: BIRTH DEV. CO. F.B. 1041

MARK	REVISIONS	APPR.	DATE
1	REVISED STATIONS & GRADES ADDED TELEPHONE CABLE 11-9-77 ENW	[illegible]	11/6/77
2	REVISED STATIONS & GRADES ENW 12-9-77	[illegible]	12/9/77

DESIGNED BY LDL DRAWN BY MPH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

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

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 10/17/77

STREET PLAN & PROFILE
TRACT NO. 9078-3
ALESSANDRO BLVD.

SCALE: HORIZ. 1" = 40' VERT. 1" = 8'

ACCOUNT No. 77-96
DRAWING NUMBER R-2043
SHEET 5 OF 5
77-96A