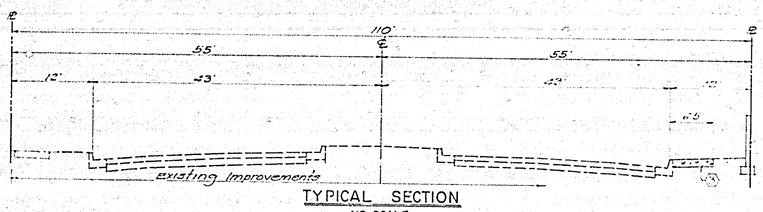
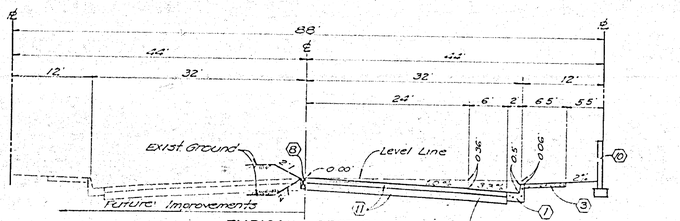
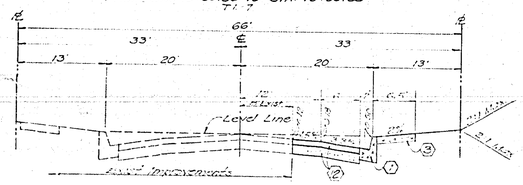


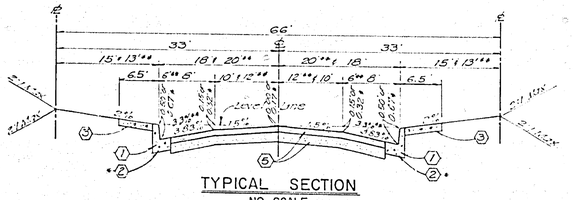
TYPICAL SECTION
NO SCALE
LA SIERRA AVENUE



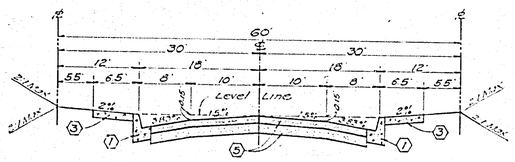
TYPICAL SECTION
NO SCALE
GOLDEN AVENUE
FROM STA. 10+80.80 TO STA. 15+00.00
T.I. 7



TYPICAL SECTION
NO SCALE
COCHRAN AVENUE
T.I. 6



TYPICAL SECTION
NO SCALE
STRATTON DRIVE
RAMWAY ROAD
*WAYFIELD ROAD (6" C.C.F. FROM STA. 6+48.20 TO STA. 14+93.33)
NEW HAVEN DRIVE
FIR TREE DRIVE
** ALMSIDE WAY
T.I. 5



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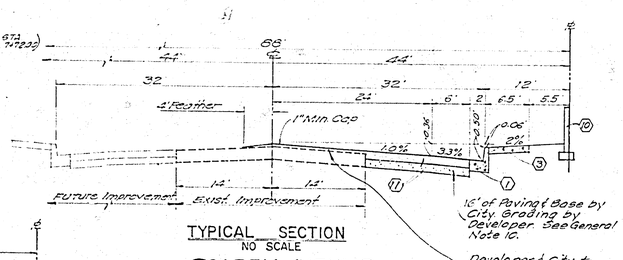
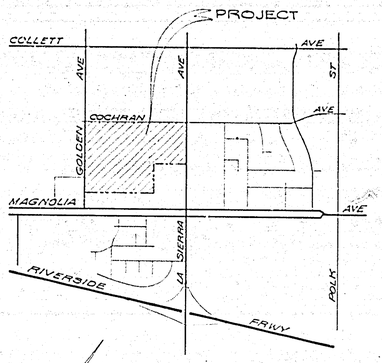
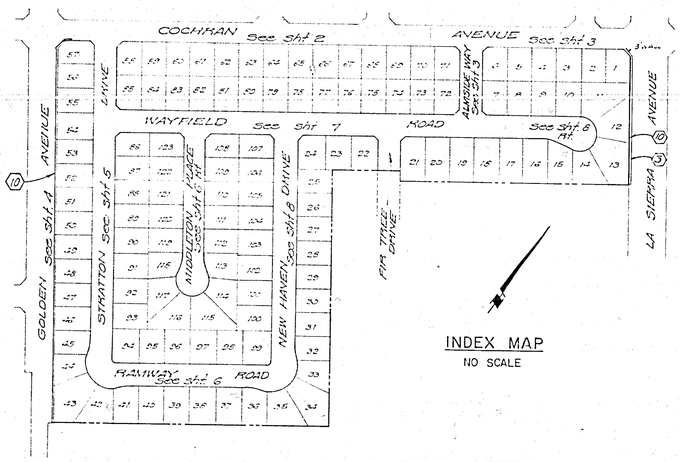
NO SCALE
MIDDLETON PLACE
T.I. 5



TYPICAL SECTION
NO SCALE
GOLDEN AVENUE
FROM STA 4+46.60 TO STA 10+80.80



VICINITY MAP
NO SCALE



INDEX MAP
NO SCALE

STREET NAME AND TRAFFIC SIGN SCHEDULE			
○			
(B)	STRATTON DR / COCHRAN AVE	3900 / 11200	
(C)	WAYFIELD RD / STRATTON DR	11200 / 3900	
(D)	WAYFIELD RD / MIDDLETON PL	11200 / 3900	
(E)	WAYFIELD RD / NEW HAVEN DR	11200 / 3900	
(F)	WAYFIELD RD / FIR TREE DR	11100 / 3900	
(G)	WAYFIELD RD / ALMSIDE WAY	11100 / 3900	
(H)	COCHRAN AVE / ALMSIDE WAY	11100 / 3900	
(I)	STRATTON DR / RAMWAY RD	3900 / 11200	
(J)	NEW HAVEN DR / RAMWAY RD	3900 / 11200	
(K)	M1 (STOP SIGN) 30" Octagon		
(L)	W53 (NOT A THROUGH STREET) 24"x36"		

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 'Flowline' elevations shall be staked in the field by the Private Engineer.
3. The Subdivider shall arrange for a soil test to be made by a Soil Engineer after the streets have been prepared to rough grade. Depth of Base Material and A.C. Paving shall be determined by the City of Riverside Design Standards and test procedures.
4. Location of Driveway approaches (Std. No. 302) to be determined at the time of construction, as approved by the Traffic Engineer.
5. Traffic Control Signs must be in place prior to opening streets to traffic.
6. Curb will be staked at 3' offset and 25' intervals, except where shown otherwise.
7. 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.
8. Trim edge of existing pavement where new pavement joins to a smooth straight line. Construct match up paving as shown on plan and overlay paving as directed in the field to produce a smooth section. Engineer estimates overlay to be (10) Tons.
9. See 'Street Lighting Plan' for quantity and location of required street lights.
10. In order to coordinate the City's portion of the work in Golden Ave. the Developer shall give the City 45 days notice in order that the Developer's and the City's work may be installed concurrently.
11. The private Engineer signing these plans is responsible for assuring the adequacy and acceptability of the work thereon. In the event of discrepancies arising during construction as a result of errors or omissions, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
12. See Landscaping and Sprinkler System Plans for parkway on Golden and La Sierra Ave.
13. All testing and certification of the treated base will be at the Developer's cost.
14. 4"x4" blockouts for mail boxes required in curb sidewalk.
15. Curb and Gutter shall be staked with 3' offset at 12.5' intervals and two rows of number 3 tie bar shall be placed in gutter where grade is less than 0.35%. Place 1/2" steel dowel pins at all expansion joints.

CONSTRUCTION NOTES

(1) Construct P.C.C. Curb and Gutter per Riverside City Standard No. 200 (6" C.F.)
(2) Construct P.C.C. Curb and Gutter per Riverside City Standard No. 200 (8" C.F.)
(3) Construct 6" P.C.C. Curb Sidewalk per Riverside City Standard No. 325.
(4) Construct 6"x10" P.C.C. Cross Gutter per Riverside City Standard No. 220.
△(5) Construct 2½" A.C. Pavement over 11" D.G.
(6) Construct Wheel Chair Ramp per Riverside City Standard No. 304
(7) Construct Barricade per Riverside City Standard No. 180
(8) Place 2"x4" Redwood Header
(9) Remove 2"x4" Redwood Header
(10) Construct 6' High Block Wall per Riverside City Std. No. 704 (For wall details see Landscape Plans (dated 5-9-77) sheets LI 1,2).
△(11) Construct 4" A.C. over 16" D.G.
△(12) Construct 3" A.C. over 13½" D.G.

BENCH MARK

R.R. Spike in Power Pole No. 2356 J at S.E. Corner La Sierra and Collett. C/R. F8 078 Pg. 5
Elev. 704.55

CITY OF RIVERSIDE
DOMESTIC SYSTEM
Chief Utilities Engineer, Water — Date 9-27-77

J.P. KAPP & ASSOCIATES, INC.
501 PARK CENTER DRIVE, SUITE 200
SANTA ANA, CALIFORNIA 92750
(714) 547-8445
R.C.E. NO. 22215 — DATE 1-1-77

MARK	REVISIONS	APPR.	DATE
△	Corrected paving sections per SR 0958 (Sht 5)		6-14-78

DESIGNED BY ___ DRAWN BY ___ CHECKED BY ___

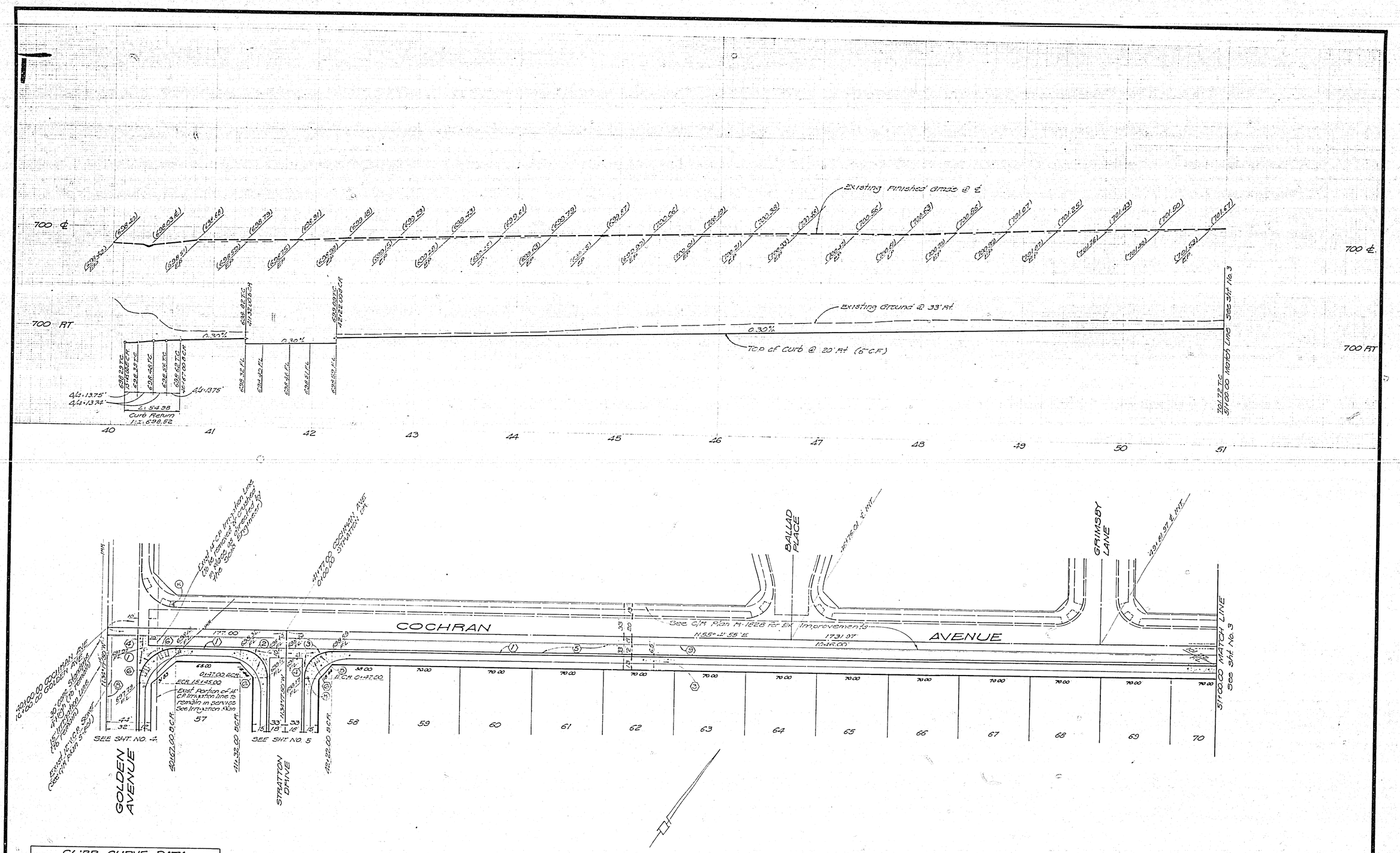
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P. W. ENGR.		
PLANNING		

APPROVED BY: DIRECTOR OF PUBLIC WORKS
DATE 10/10/77

STREET PLAN & PROFILE
TRACT NO. 8203-1
INDEX SHEET

INDEXED R.R.
PROJECT NO. R-2046
SHEET 1 OF 9
FILE NO.
HORIZ. SCALE: 1" = — VERT. SCALE: 1" =



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2	90°00'15"	27.00'	42.41'	27.00'
3	89°59'45"	27.00'	42.41'	27.00'

BENCH MARK
R.R. Spike in Power Pole
N°24569J at S.E. Corner La Sierra and Collett. C/R F.B. 978 Pg. 5
Elev. 704.25

CITY OF RIVERSIDE
DOMESTIC SYSTEM
Chief Utilities Engineer Water — Date 9-27-77

IRRIGATION LINE OWNER
Approved by
Date 9-12-77

PREPARED IN THE OFFICE OF
J.P. KAPP & ASSOCIATES, INC
CONSULTING CIVIL ENGINEERS
501 PARK CENTER DR., SUITE 200
SANTA ANA, CALIFORNIA 92750
PHONE (714)
J.P. KAPP — DATE 4-1-77

MARK — REVISIONS — APPR — DATE
DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

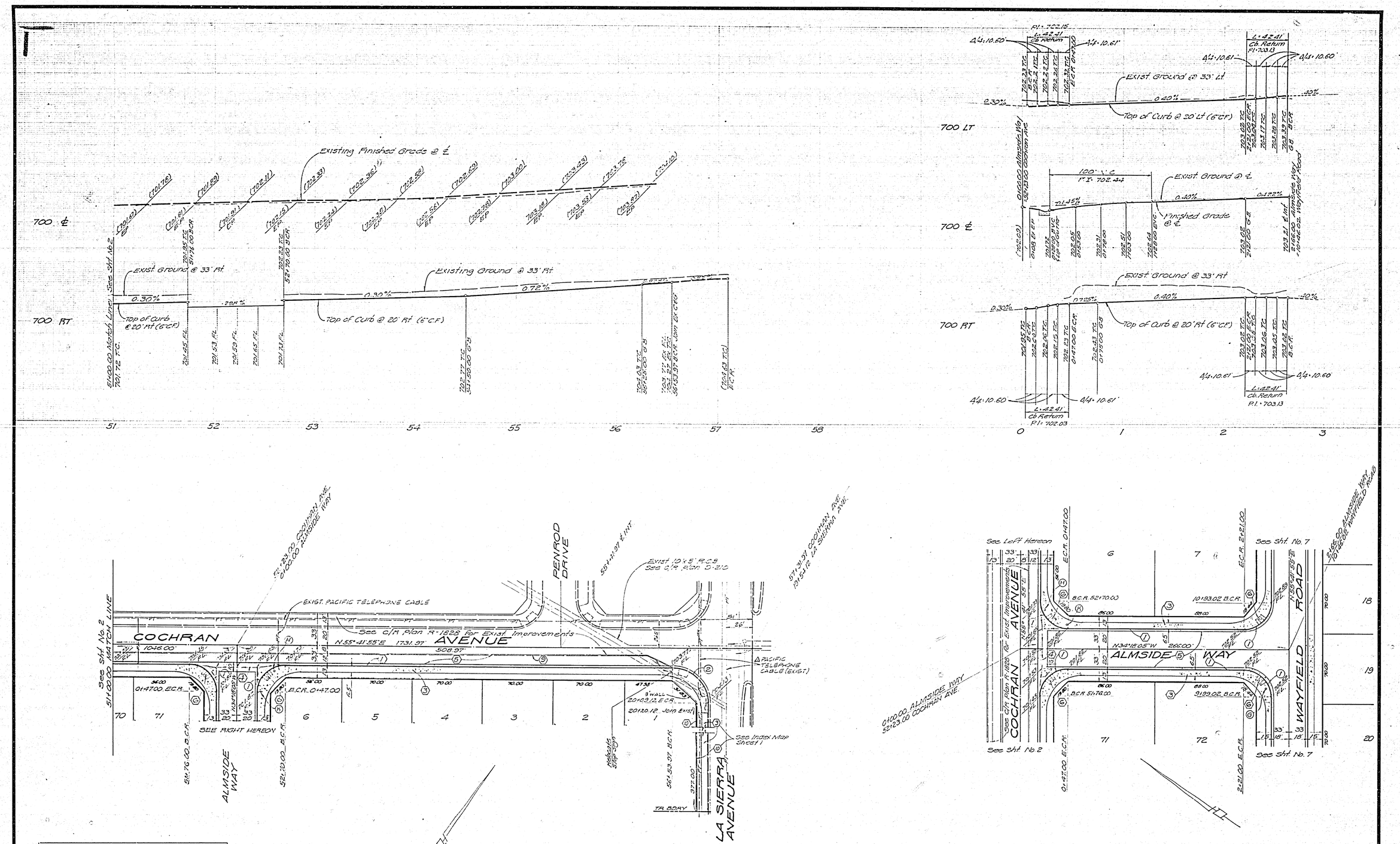
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P. W. ENGR.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/13/77

STREET PLAN AND PROFILE
TRACT NO. 8203-1
COCHRAN AVENUE

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

PROJECT NO. R-2046
SHEET 2 OF 9
FILE NO.



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2	89°59'50"	35.00'	54.98'	35.00'

BENCH MARK
S.R. Spike in Power Pole
N.E.C. Cochran Ave. SE. Corner La Sierra and Colletti C/R P.B. 37/8 - 9.5'
Elev. 704.25

CITY OF RIVERSIDE
DOMESTIC SYSTEM
Chief Utilities Engineer, Water — Date 2-27-77

PREPARED IN THE OFFICE OF
J.P. KAPP & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
501 PARK CENTER DR. SUITE 200
SANTA ANA, CALIFORNIA 92707
PHONE (714) 547-8445
J. P. KAPP — DATE

MARK	REVISIONS	APPR.	DATE
1	ADDED PACIFIC T.&S. CABLE		11/1/72

DESIGNED BY — DRAWN BY — CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

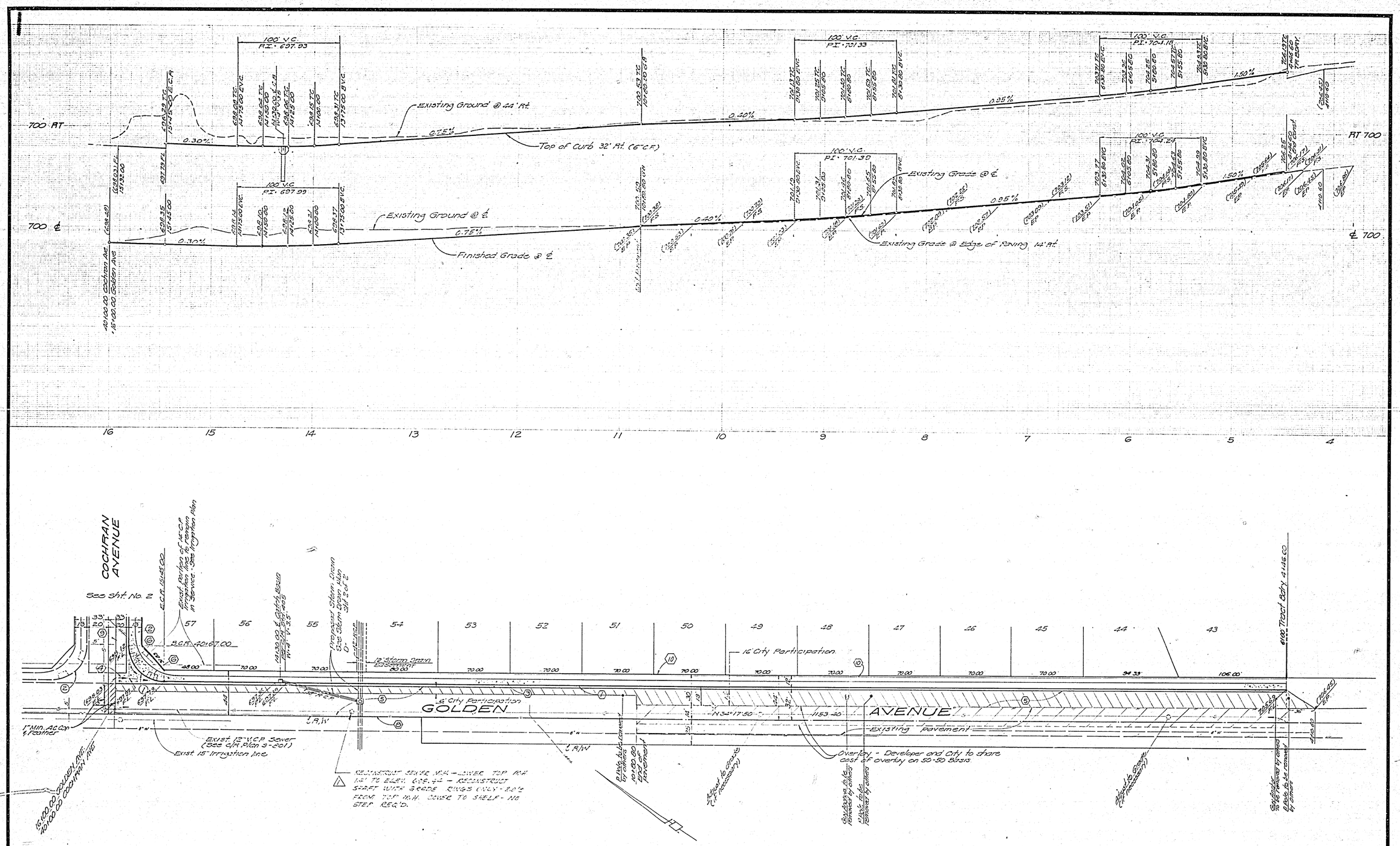
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		7-20
TRAFFIC DIVISION		6-13
CHIEF P. W. ENGR.		
PLANNING		10/5/72

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/12/72

STREET PLAN AND PROFILE
TRACT NO. 8203-1
COCHRAN AVENUE
ALMSIDE WAY

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

PROJECT NO. R-2046
SHEET 3 OF 9
FILE NO.



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2	90°00'15"	35.00'	54.98'	35.00'

BENCH MARK
Rd. Spike in Power Pole
No. 2-2999.1 at S.E. Corner La Sierra and Colletti. C/M F.B. 972 Pg. 5
Elev. 702.85

CITY OF RIVERSIDE
DOMESTIC SYSTEM
Wesley Fyfer 9-27-77
Chief Utilities Engineer, Water — Date

PREPARED IN THE OFFICE OF
J.P. KAPP & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
501 PARK CENTER DR. SUITE 200
SANTA ANA, CALIFORNIA 92750
PHONE (714) 547-8445
J.P. KAPP — DATE

MARK	REVISIONS	APPR.	DATE
1	ADDED NOTE FOR SEWER		
	M.H. RECONSTRUCTION @		
	PARKING STREET CTL. 12+00		
	VCP - REF. 10+00		

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P.W. ENGR.		
PLANNING		

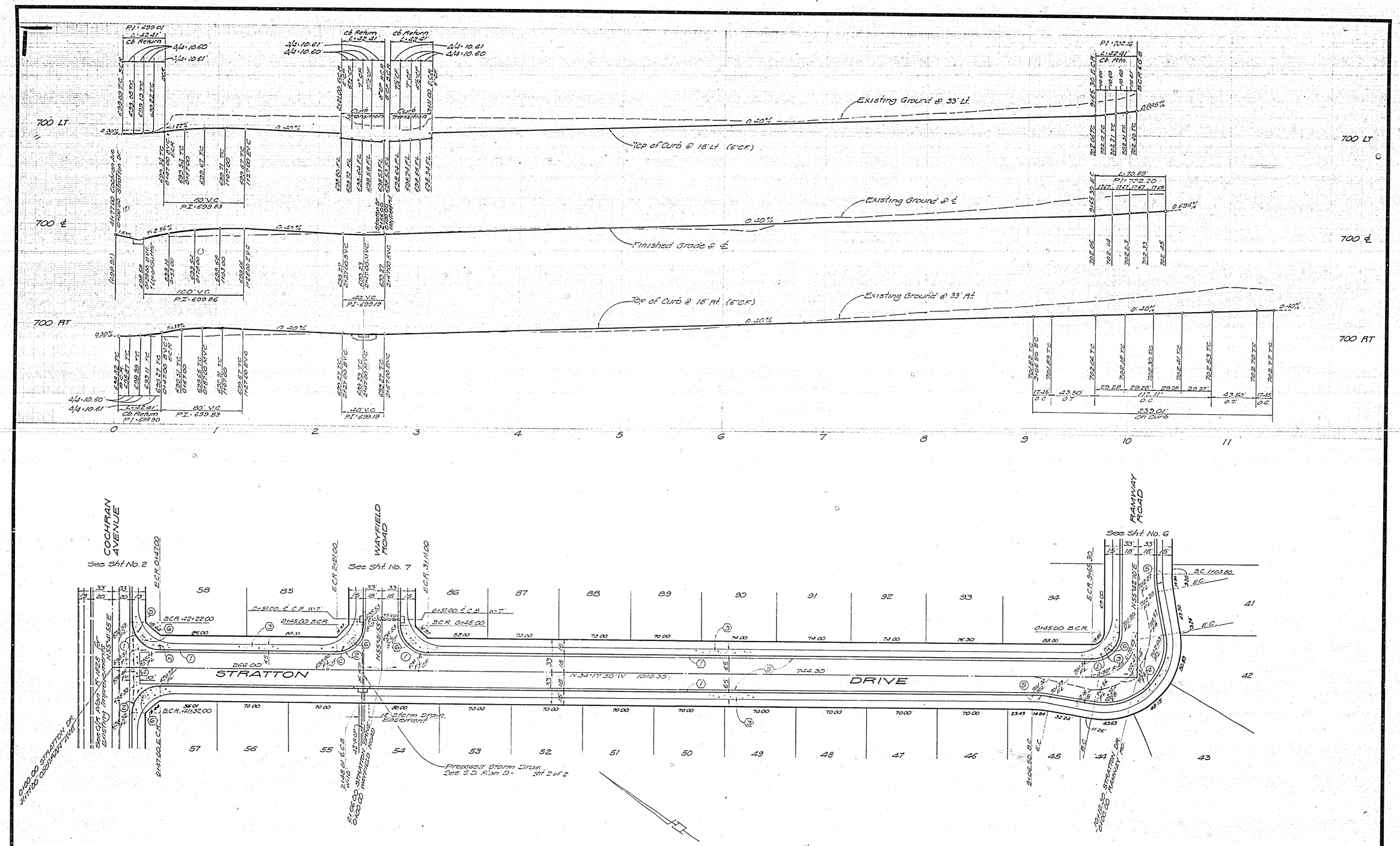
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/12/77

AS BUILT 4-2-80 INDEXED P.O.

STREET PLAN AND PROFILE
TRACT NO. 8203-1
GOLDEN AVENUE

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

PROJECT NO. R-2046
SHEET 4 OF 9
FILE NO.



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3	90°00'00"	27.00'	42.41'	27.00'
4	110°00'00"	61.00'	117.11'	
5	10°00'00"	100.00'	17.45'	8.75'

BENCH MARK
N.A. Spike in Power Pole No. 33589 J
at S.E. Corner La Sierra and Colett
C/L F.D. Ote B.S
Elev. 704.25

CITY OF RIVERSIDE
DOMESTIC SYSTEM
Chief Utilities Engineer, Water — Date 9-27-77

PREPARED IN THE OFFICE OF
A.P. KAPP & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
501 PARK CENTER DR SUITE 200
SANTA ANA, CALIFORNIA 92750
547-8445
4-1-77

MARK	REVISIONS	APPR	DATE

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

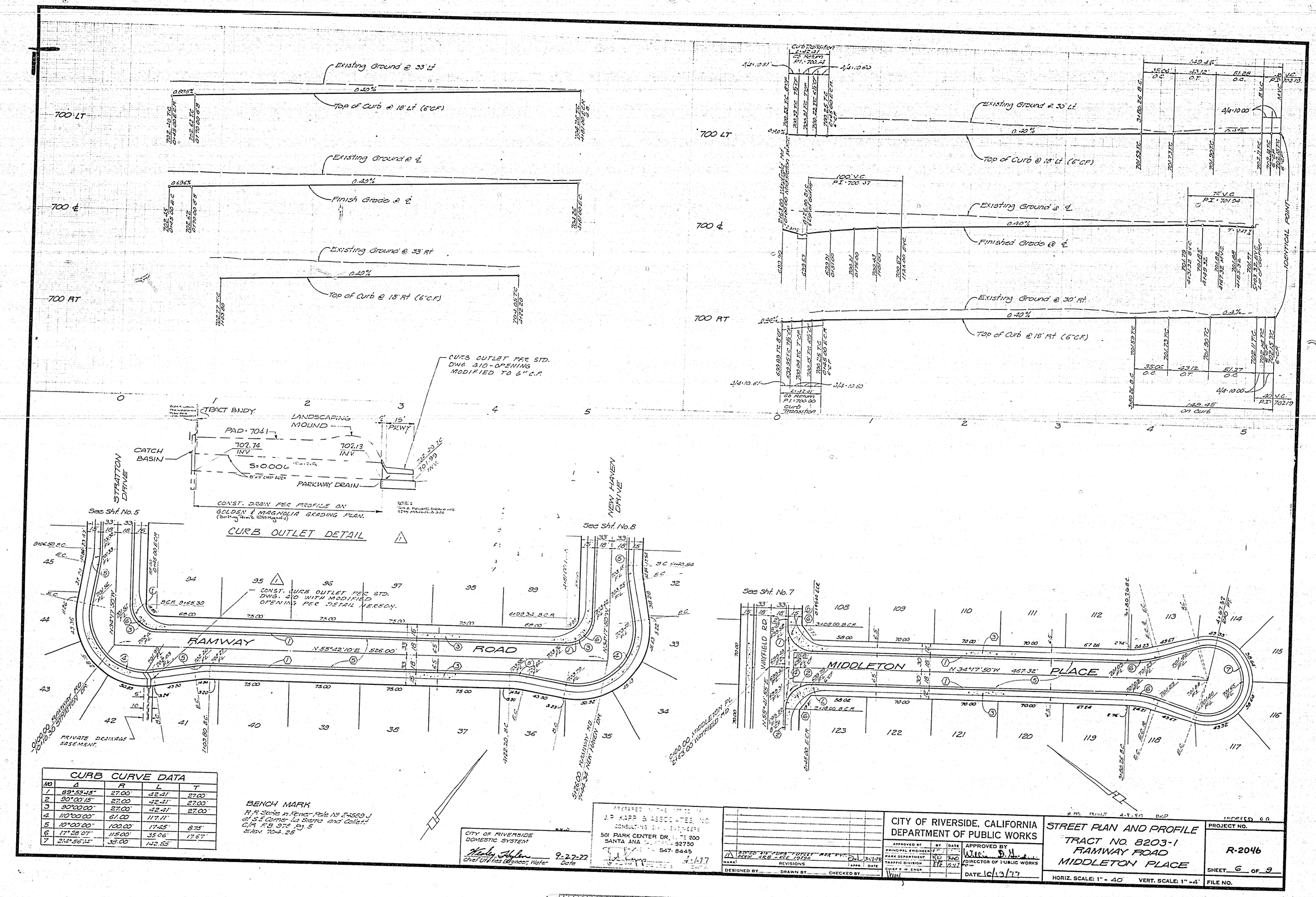
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P. W. ENGR.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/12/77

STREET PLAN AND PROFILE
TRACT NO. 8203-1
STRATTON DRIVE

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

PROJECT NO. R-2046
SHEET 5 OF 9
FILE NO.



CURB CURVE DATA				
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2	90°00'15"	27.00'	42.41'	27.00'
3	90°00'00"	27.00'	42.41'	27.00'
4	110°00'00"	61.00'	117.11'	
5	10°00'00"	100.00'	17.45'	8.75'
6	17°28'07"	115.00'	35.06'	17.67'
7	214°56'14"	39.00'	142.55'	

BENCH MARK

R.R. Spike in Power Pole No. E-3589 J at S.E. Corner La Sierra and Collett C/R Fig. 3.26 Sq. 5 Elev. 704.25

CITY OF RIVERSIDE DOMESTIC SYSTEM

Chief Utilities Engineer, Water — 9-27-77 Date

PREPARED IN THE OFFICE OF
J.P. KAPP & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
501 PARK CENTER DR., SUITE 200
SANTA ANA, CALIFORNIA 92750
TELEPHONE (714) 547-8445
4-1-77

MARK	REVISIONS	APPR.	DATE
1	ADDED 410 CURB OUTLET PER STD. DWG. 410 & ACE 10250	DL	3-1-78

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	FF	
PARK DEPARTMENT	RD	9-26
TRAFFIC DIVISION	RR	10-17
CHIEF P. W. ENGR.		

APPROVED BY
William D. Hurst
DIRECTOR OF PUBLIC WORKS
DATE 10/13/77

85 TRIMLT 4-8-80 D.R.D.

IMPERIAL

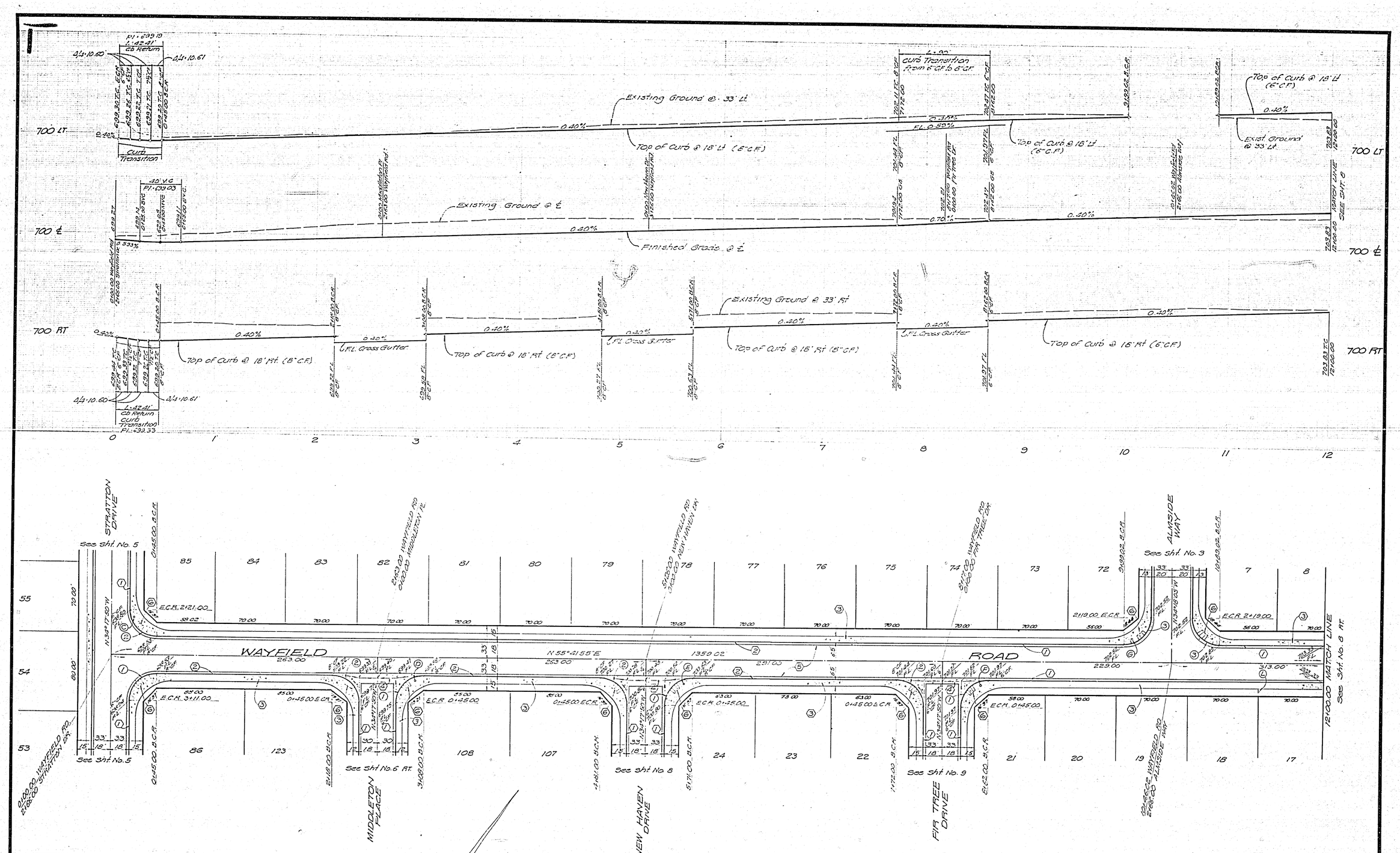
STREET PLAN AND PROFILE
TRACT NO. 8203-1
RAMWAY ROAD
MIDDLETON PLACE

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

PROJECT NO. R-2046

SHEET 6 OF 9

FILE NO.



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3	90°00'00"	27.00'	42.41'	27.00'

BENCH MARK

R/R Spike in Power Pole No 32569J
at S.E. Corner La Sierra and Collett
G/R F.B. 978 Pg 5
Elev 724.25

CITY OF RIVERSIDE
DOMESTIC SYSTEM

Wesley Fisher 9-27-77
Chief Utilities Engineer, Water Date

PREPARED IN THE OFFICE OF
J.P. KAPP & ASSOCIATES, INC
CONSULTING CIVIL ENGINEERS
501 PARK CENTER DR, SUITE 200
SANTA ANA, CALIFORNIA 92750
PHONE (714) 547-8445
J. P. Kapp 4-1-77
J. P. KAPP REG. C.E. 13016 DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ___ DRAWN BY ___ CHECKED BY ___

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

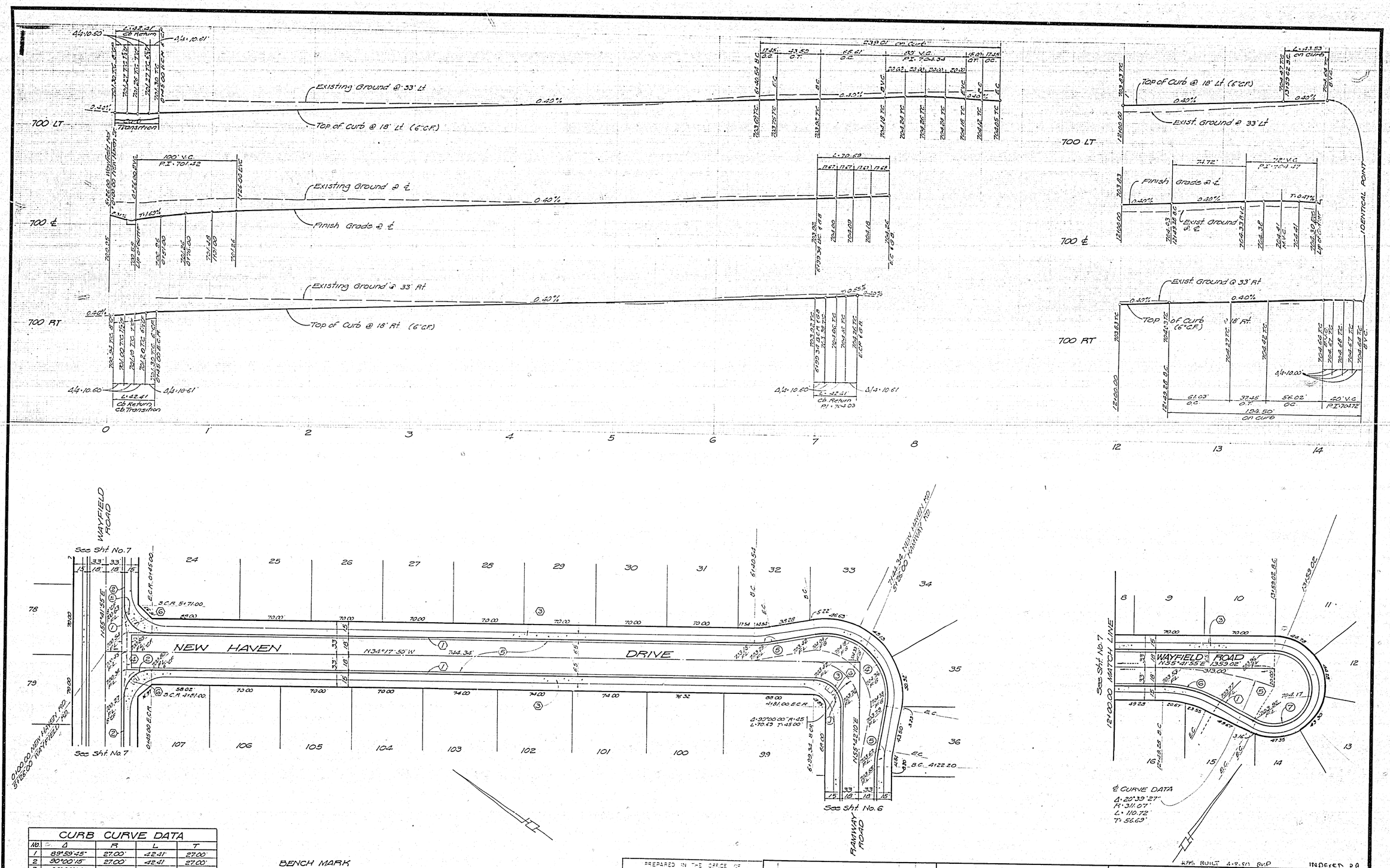
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		7-20
TRAFFIC DIVISION		4-17
CHIEF P. W. ENGR.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/10/77

STREET PLAN AND PROFILE
TRACT NO. 8203-1
WAYFIELD ROAD

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

PROJECT NO. R-2046
SHEET 7 OF 9
FILE NO.



CURB CURVE DATA				
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3	90°00'00"	27.00'	42.41'	27.00'
4	110°00'00"	61.00'	117.11'	
5	10°00'00"	100.00'	17.45'	8.75'
6	30°00'00"	115.00'	61.03'	31.25'
7	210°24'21"	38.00'	139.55'	

BENCH MARK

R.R. Spike in Power Pole No 24589 J at S.E. Corner La Sierra and Collett C/R. F.B. 978 Pg 5 Elev. 704.25

CITY OF RIVERSIDE DOMESTIC SYSTEM
Wesley Hylen 9-27-77
Chief Utilities Engineer, Water Date

PREPARED IN THE OFFICE OF
J.P. KAPP & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
501 PARK CENTER DR., SUITE 200
SANTA ANA, CALIFORNIA 92750
PHONE (714) 547-8445
J.P. KAPP RCE 22015 4-1-77 DATE

MARK | REVISIONS | APPR. | DATE
DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P. W. ENGR.		

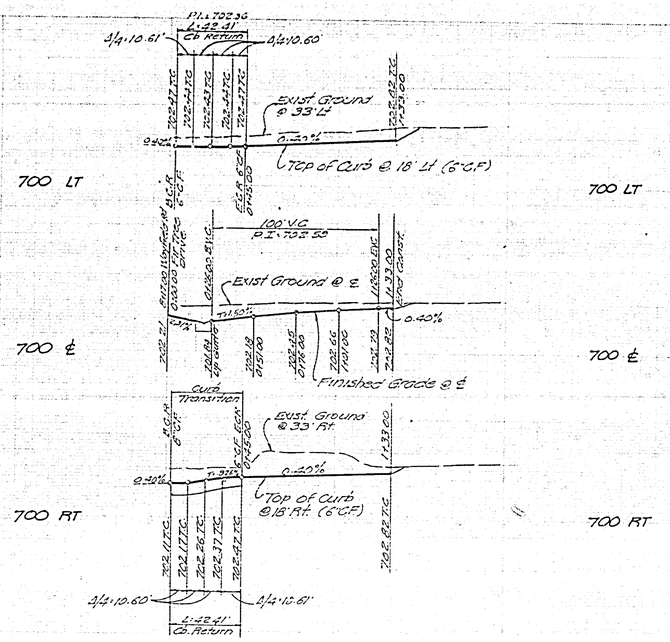
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/13/77

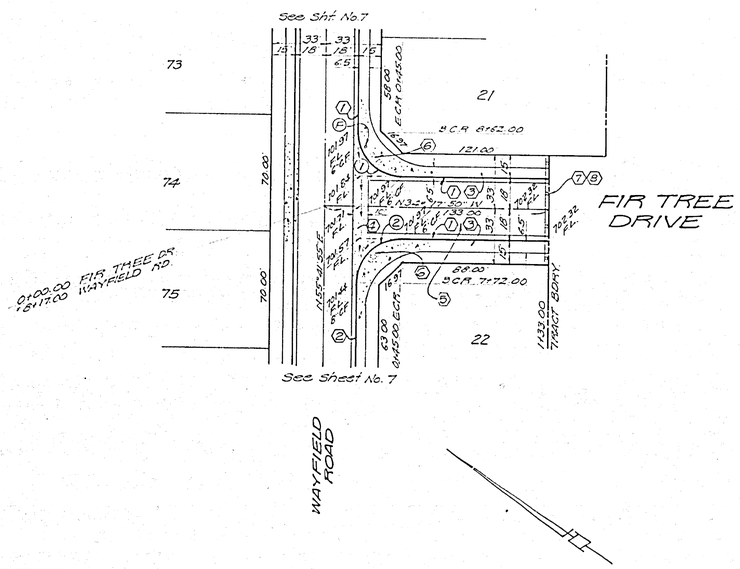
STREET PLAN AND PROFILE
TRACT NO. 8203-1
NEW HAVEN DRIVE
WAYFIELD ROAD

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

KPA BUILT 4-8-80 BKP INDEXED RR

PROJECT NO. R-2046
SHEET 8 OF 9
FILE NO.





CURB CURVE DATA				
NO	Δ	R	L	T
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2	90°00'15"	27.00'	42.41'	27.00'

BENCH MARK

R.R. Spike in Power Pole No 24589 J at S.E. Corner La Sierra and Collett O/R. Pole 978 Rg 5 Elev 702.25

CITY OF RIVERSIDE
DOMESTIC SYSTEM

Wesley Stephens 9-27-77
Chief Utilities Engineer, Water — Date

PREPARED IN THE OFFICE OF
J. P. KAPP & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
501 PARK CENTER DR., SUITE 200
SANTA ANA, CALIFORNIA 92750
PHONE (714) 547-8445

J. P. Kapp 9-12-2013 — 5-1-77
JPK REG. 9-12-2013 — DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		7-20
TRAFFIC DIVISION		10-6
CHIEF P. W. ENGR.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/12/77

STREET PLAN AND PROFILE
TRACT NO. 8203-1
FIR TREE DRIVE

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

PROJECT NO. R-2046
SHEET 9 OF 9
FILE NO.