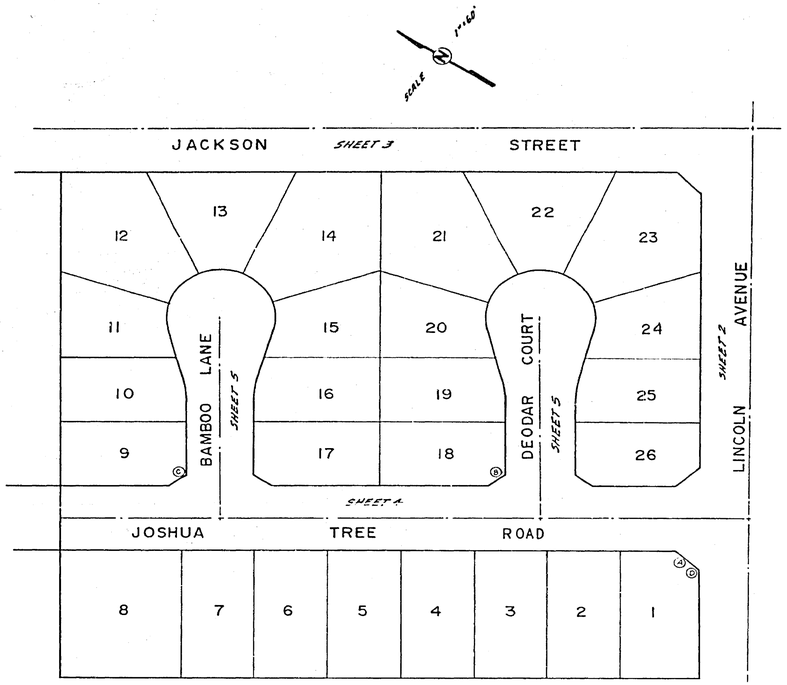
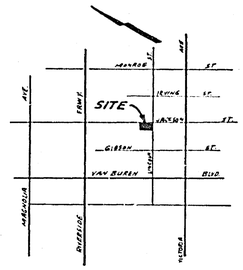




Location Map

STREET AND TRAFFIC CONTROL SIGN SCHEDULE		
(A)	JOSHUA TREE RD	2900
	LINCOLN AVE	9100
(B)	DEODAR CT	9100
	JOSHUA TREE RD	2900
(C)	BAMBOO LN	9100
	JOSHUA TREE RD	3000
(D)	R1 (STOP SIGN) 30" OCTAGON	
(E)	W53 (NOT A THROUGH STREET) 24"X24"	

General Notes

1. Construction shall be in accordance with the Standard Specifications for Public Works Construction 1973 Edition and per City of Riverside Standard Drawings.
2. All flagged elevations shall be staked in the field by the Engineer.
3. 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 A.C. paving shall be determined by the City of Riverside design standards and test procedures.
4. Location of driveway approaches (Std. No. 207) to be determined at the time of construction.
5. Curb and gutter to be staked at a 3' offset and at 25' intervals.
6. Traffic control signs must be in place prior to opening streets to traffic.
7. 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 facility including irrigation lines and appurtenances and as far east as the City limits.
8. Trim edge of exist. pavement where new pavement joins to a smooth, straight line. Construct match-up paving as shown on plan and where joining as directed by the City Engineer. In concrete section, Engineer reserves right to set exp. joint.
9. See "Street Lighting Plans" for quantity and location of required street lights.
10. In order to coordinate City's portion of the work the developer shall give the City 45 days notice in order that developers and City's work may be installed concurrently.
11. See landscaping and sprinkler system plans for parkway on Lincoln and Jackson.

Construction Notes

1. Const. curb and gutter standard No. 200 (6"CP)
2. Const. sidewalk standard No. 325 (PROPERTY LINE)
3. Const. 2½" A.C. over 0" A.G.
4. Const. wheelchair ramps standard No. 394
5. Const. cross gutter standard No. 220
6. Const. sidewalk standard No. 325 (CURB)
7. Const. 2"X4" Redwood Header
8. Const. Barricade standard No. 180; Add A Type "W" (R50) reflector sign.

BENCH MARK

Elev. 843.339, City BM #54 on top nut and tag in R.W. M.H. Cover, and 1.0' W. & 0.8' N. of Monroe St., S. of Ash.

S.R. 91
R-17E

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 10/1/75
R.E. No. 9876
W.O. 75-232 FOR: Brattain Const. Co. F.D. 1027

MARK	REVISIONS	APPR.	DATE
△	ADDED STREET SECTION FOR SHOULD FACE CURB		6-13-76
	DESIGNED BY ___ DRAWN BY BEL CHECKED BY Blint		

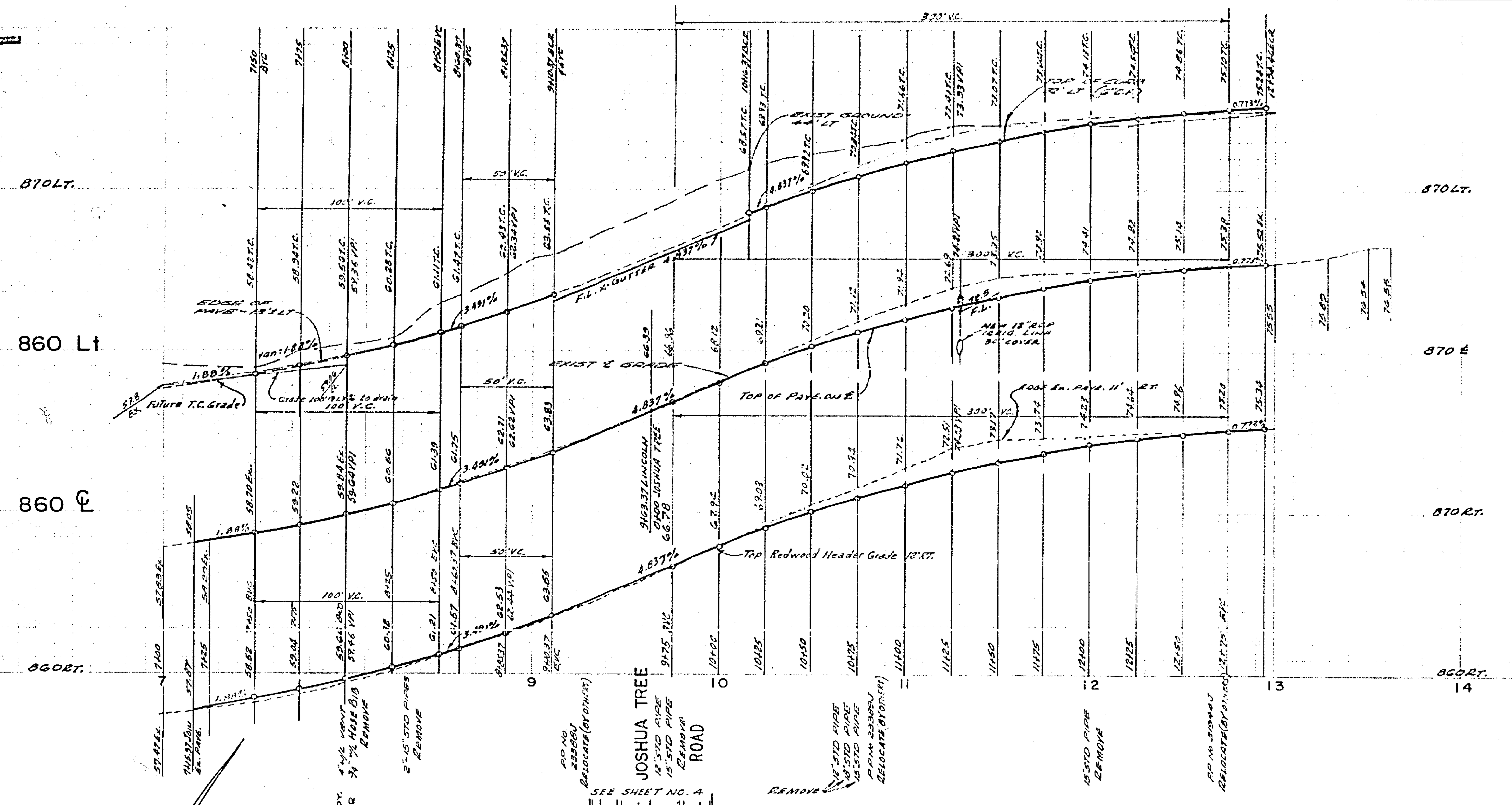
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY PRINCIPAL ENGINEER	[signature]	5/7/76
PARK DEPARTMENT	[signature]	5/7/76
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
[signature]
DATE May 7, 1976

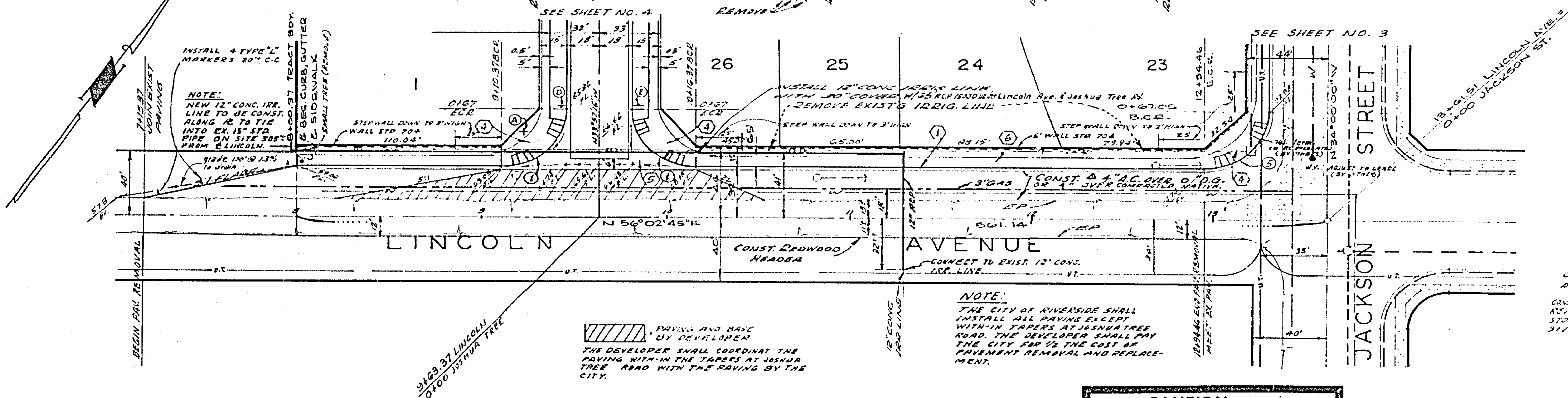
TRACT NO. 5486-1
STREET PLAN AND PROFILE
INDEX

INDEXED W.M.
ACCOUNT No.
DRAWING NUMBER R-1860
SHEET 1 OF 5
SCALE:
75-232-A



BENCH MARK

Elev 845.599, City BM F5-H PK nail and tag in Riv Wtr Co. canal head wall on W'ly side of Monroe St, S/2 F.B. 839/33.



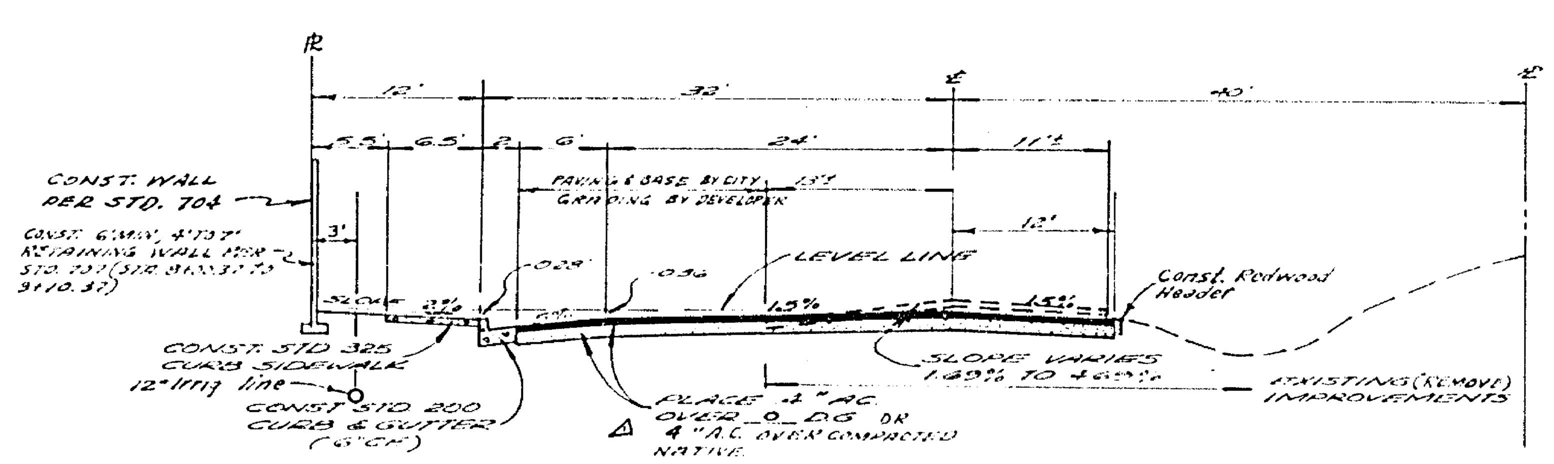
NOTE:
THE CITY OF RIVERSIDE SHALL INSTALL ALL PAVING EXCEPT WITH-IN TAPERS AT JOSHUA TREE ROAD. THE DEVELOPER SHALL PAY THE CITY FOR 1/2 THE COST OF PAVEMENT REMOVAL AND REPLACEMENT.

PLAN
LINCOLN AVENUE

CURB RETURN DATA

NO	Δ	R	T	L
①	90° 00' 00"	35'	35.00'	54.98'
⑤	90° 02' 45"	35'	35.03	55.00'

NOTE: THE DEVELOPER AND THE CITY SHALL SHARE THE COST OF THE REPLACEMENT OF EXISTING PAVEMENT ON A 50-50 BASIS.



TYPICAL SECTION
T.I. = 7
LINCOLN AVENUE
NO SCALE

NOTE:
Contractor to contact Ellsworth Chaffee, 9215 Lincoln Ave. 689-1599 or Stanley Chaffee, 5572 Ivanhoe St. 689-9594, 72 hours prior to const. of 12" Irrig. Line.

IRRIG. LINE CONST. APPROVAL BY:
Stanley C. Chaffee 12-22-75 DATE
Ellsworth G. Chaffee 12-22-75 DATE

—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	24 HOUR SERVICE
San Diego County	714-298-0595	714-232-0027

FOR FREE CABLE LOCATING SERVICE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Ernest N. Webb DATE 4/17/73
R.E. No. 9876
W.O. 75-232 FOR: Brattain Const. Co F.B. 1027

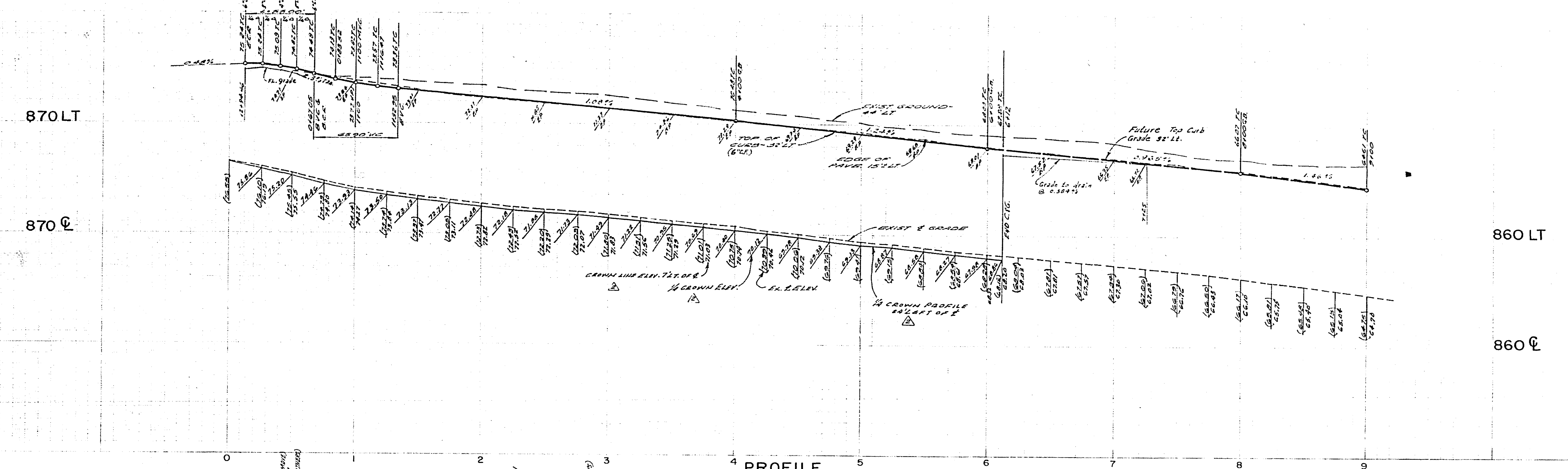
REVISIONS: Δ Added STA. SECTION FOR SEWAS TEST
DESIGNED BY REC DRAWN BY NJK. CHECKED BY DSY.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: PRINCIPAL ENGINEER; PARK DEPARTMENT; TRAFFIC DIVISION; CHIEF PUB WKS ENGR
APPROVED BY William D. Gordon, DIRECTOR OF PUBLIC WORKS
DATE May 7, 1976

TRACT NO. 5486-1
STREET PLAN AND PROFILE
LINCOLN AVENUE

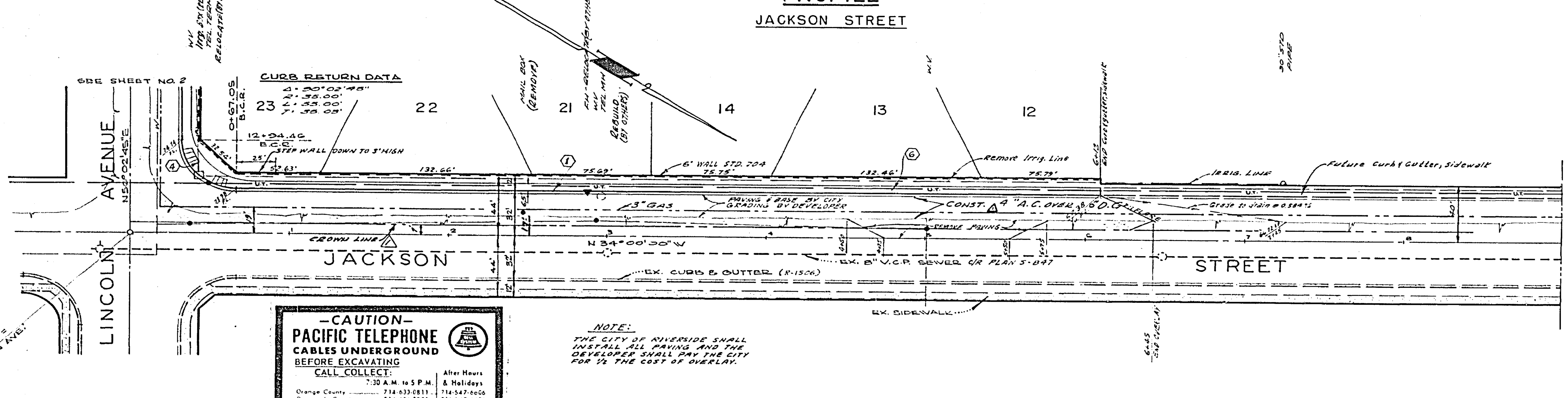
SCALE: HORIZ: 1"=40' ; VERT: 1"=4'

ACCOUNT No.
DRAWING NUMBER R-1860
SHEET 2 OF 5
75-232-A



PROFILE

JACKSON STREET



NOTE: THE CITY OF RIVERSIDE SHALL INSTALL ALL PAVING AND THE DEVELOPER SHALL PAY THE CITY FOR 1/2 THE COST OF OVERLAY.

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

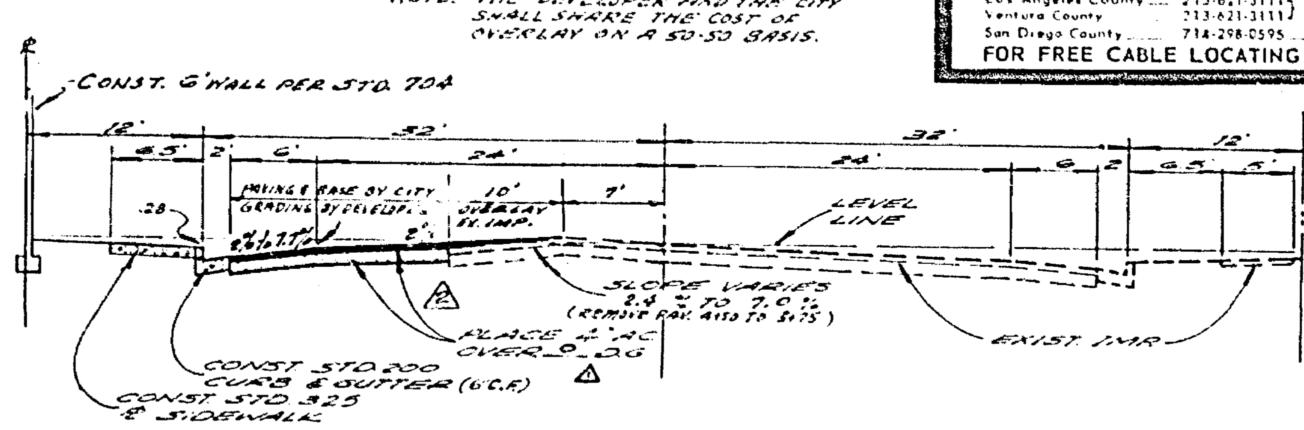
	7:30 A.M. to 5 P.M.	After Hours & Holidays
Orange County	714-633-0811	714-547-6606
Riverside County	714-684-0071	714-547-6606
Inyo County	714-684-0071	714-547-6606
San Bernardino County	714-684-0071	714-547-6606
Los Angeles County	213-621-3111	← 24 HOUR SERVICE
Ventura County	213-621-3111	
San Diego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

FOR FREE CABLE LOCATING SERVICE

PLAN

JACKSON STREET

NOTE: THE DEVELOPER AND THE CITY SHALL SHARE THE COST OF OVERLAY ON A 50-50 BASIS.



TYPICAL SECTION
T.I. = 7
JACKSON STREET
NO SCALE

BENCH MARK
Elev. 845.599, City B.M. F.S.-11 PK nail and tag in Riv. Wtr. Co. canal head wall on W'ly side of Monroe St., S/R F.B. 835/33.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/17/73
R.E. No. 9876
W.O. 75-232 FOR: Brattain Const. Co. F.B. /027

MARK	REVISIONS		APPR.	DATE
2	ADDED CROWN LINE & REVISED TYPICAL SECTION	ENW		
1	ADDED STRUC. SECTION PER SOILS TEST.			

DESIGNED BY REC DRAWN BY W.J.K. CHECKED BY BDM

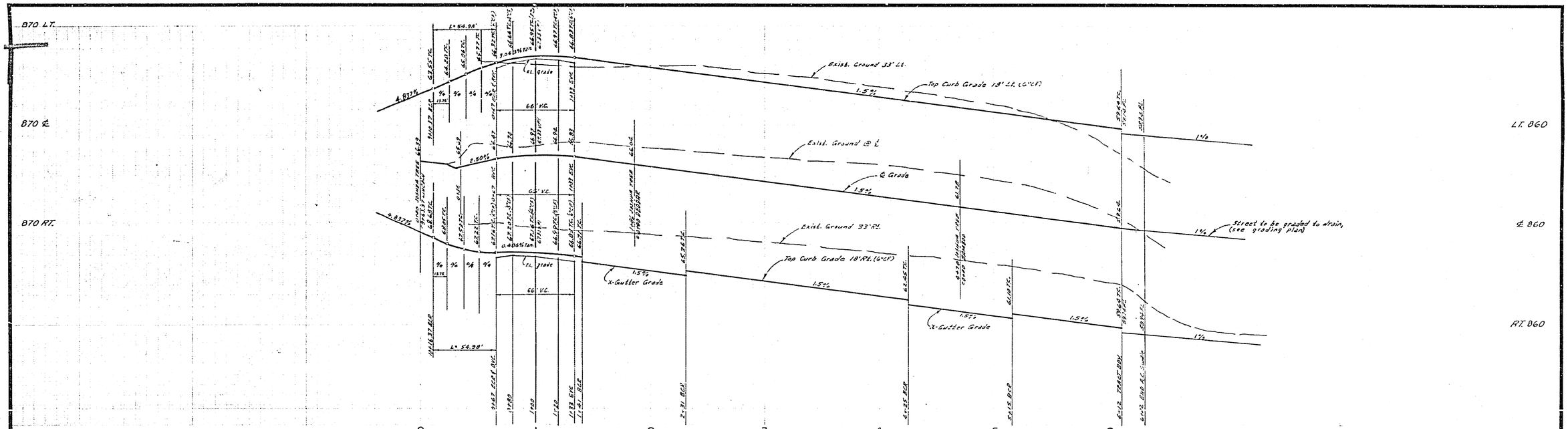
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

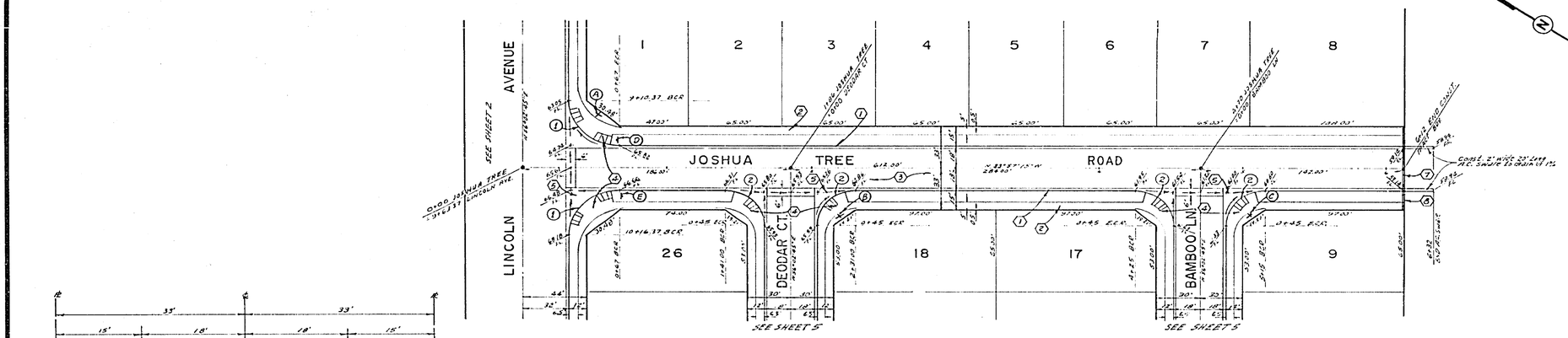
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		5/3
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

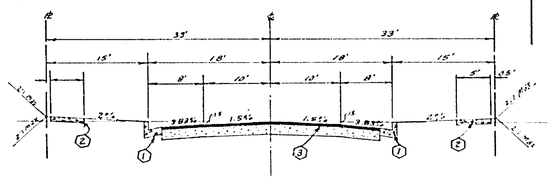
APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE May 7, 1976

TRACT NO. 5486-1
STREET PLAN AND PROFILE
JACKSON STREET
SCALE: HORIZ.: 1" = 40' ; VERT.: 1" = 4'

ACCOUNT No.
DRAWING NUMBER
R-1860
SHEET 3 OF 5
75-232-A







TYPICAL SECTION
T.L.℄
JOSHUA TREE ROAD
NO SCALE

BENCH MARK

Elev. 845.590, City B.M. #31-H
Dk. nail and tag in E.W. face of
Concr. power pole on N.W. side
of Monroe St., 516 ft. S. of
Mariposa Dr. Elev. 839.193.

CURB RETURN DATA

NO.	Δ	R	T	L
(1)	90°00'00"	35'	35.00'	54.98'
(2)	90°00'00"	27'	27.00'	42.41'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [illegible] DATE 10/1/75
R.E. No. 3826
W.O. 75-232 FOR: Brittain Const. Co. F.B. 1027

MARK	REVISIONS	APP'D	DATE

DESIGNED BY ____ DRAWN BY BEL CHECKED BY DFM

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

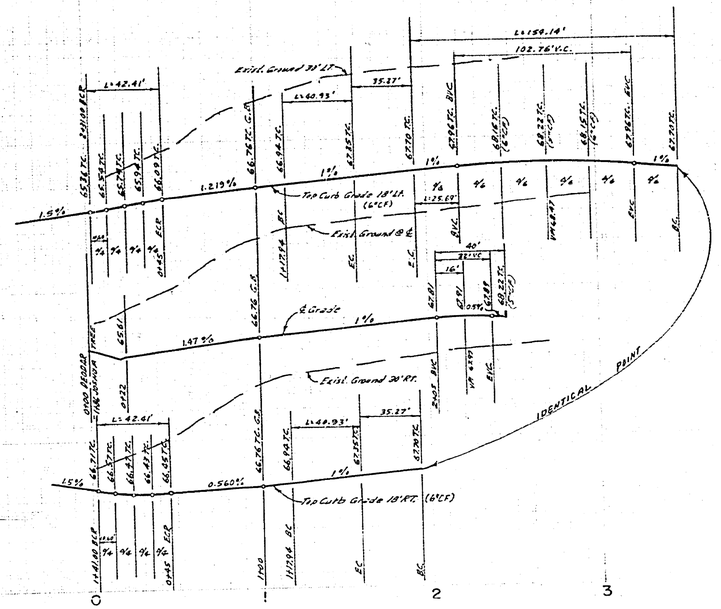
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	9/3
PARK DEPARTMENT	[illegible]	9-3
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

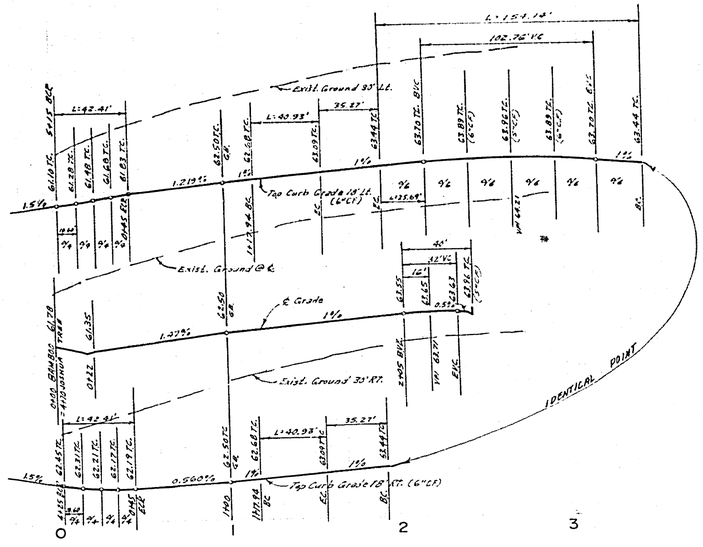
APPROVED BY
William D. Harding
DIRECTOR OF PUBLIC WORKS
DATE MAY 7, 1976

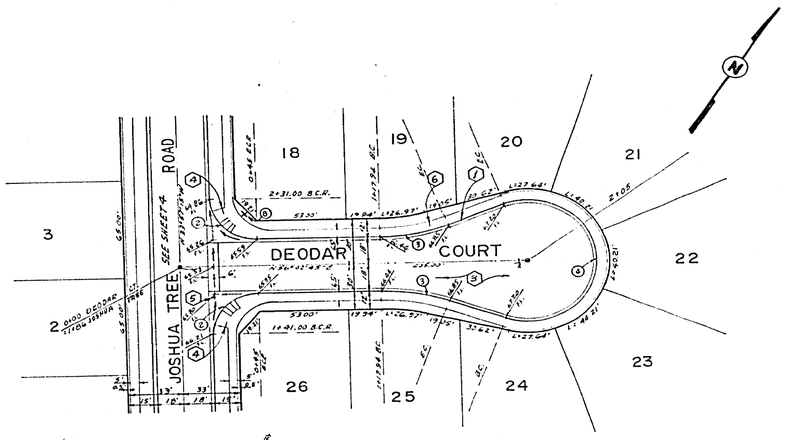
TRACT NO. 5486-1
STREET PLAN AND PROFILE
JOSHUA TREE ROAD

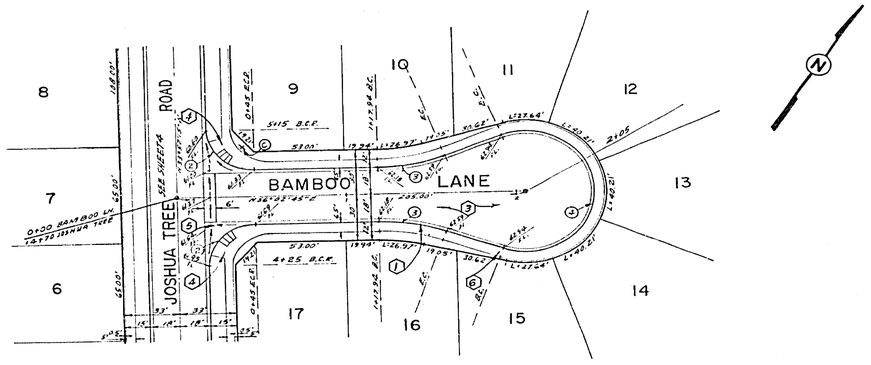
SCALE: 1"=40' Horiz., 1"=4' Vert.

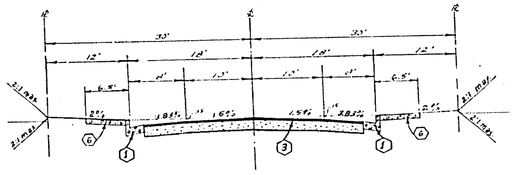
ACCOUNT No.
DRAWING NUMBER
R-1860
SHEET 4 OF 5
75-232-A











TYPICAL SECTION
DEODAR COURT
BAMBOO LANE
NO SCALE

CURB CURVE DATA

NO	Δ	R	T	L
②	90° 00' 00"	27'	27.00'	42.41'
③	20° 23' 27"	115'	20.68'	40.93'
④	220° 46' 54"	40'	—	154.14'

BENCH MARK
Elev. 845.599, City B.M. FS-14, AK nail and tag in RR wood, 24' NW of and 10' W of NW corner, Bldg. and 90' SW of centerline of Mentone St., 570 N.E. of Wells Dr.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY [illegible] DATE 10/1/75 R.E. No. 9876 W.O. 75-232 FOR: Brattain Const. Co. F.B. 1827	MARK / REVISIONS / APPR. / DATE DESIGNED BY ____ DRAWN BY BEL CHECKED BY ODM	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY / BY / DATE PRINCIPAL ENGINEER [illegible] 10/9 PARK DEPARTMENT [illegible] 10-28 TRAFFIC DIVISION CHIEF PUB. WKS. ENGR. APPROVED BY William D. Gardner DIRECTOR OF PUBLIC WORKS DATE MAY 7, 1976	TRACT NO. 5486-1 STREET PLAN AND PROFILE DEODAR COURT BAMBOO LANE SCALE: 1"=40' Horiz., 1"=4' Vert.	ACCOUNT No. DRAWING NUMBER R-1860 SHEET 5 OF 5 75-232-A