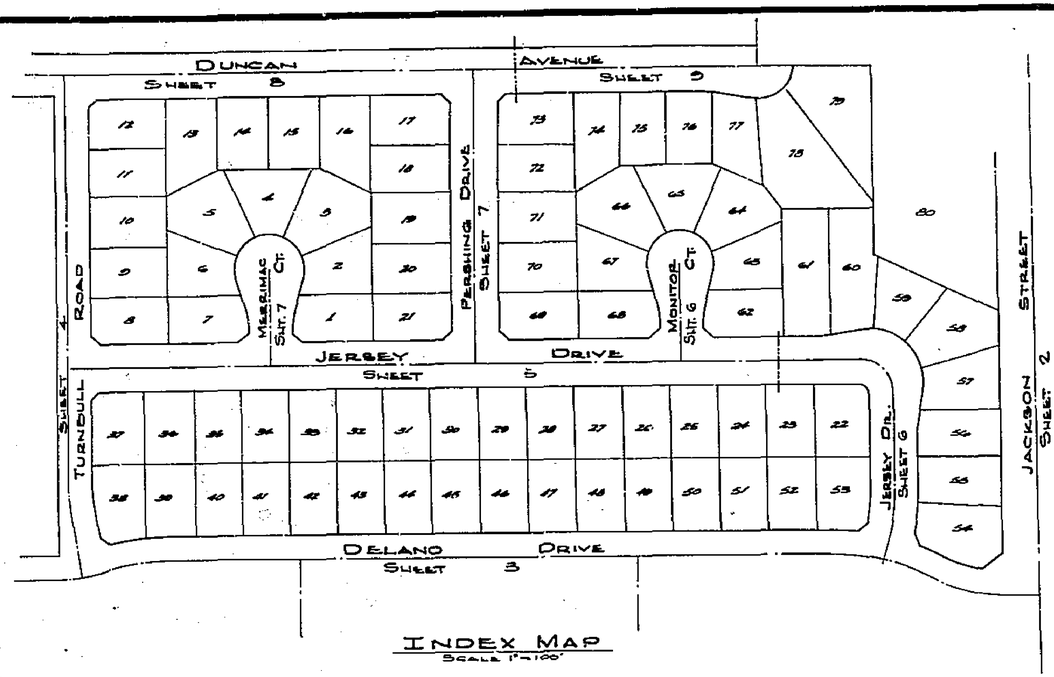


INDEX MAP
SCALE 1"=100'

GENERAL NOTES

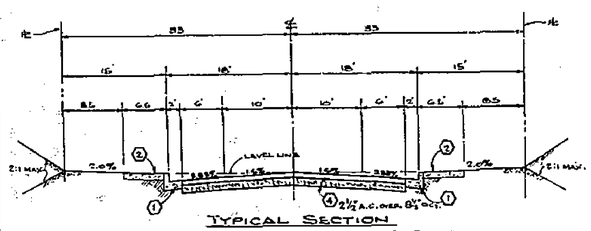
1. Construction shall be in accordance with the Standard Specifications for Public Works Construction, 1976 edition, and per City of Riverside Standard Drawings.
2. All flagged elevations shall be staked in the field by the Engineer.
3. The above finish grades are to the top of final lift to be made by others. Contractor shall grade street to within 0.1' of these grades and the paving shall be determined by the City Engineer to be satisfactory and shall be accepted.
4. Driveway Approaches shall be located in the field and constructed per City of Riverside Standard No. 207 (A-20, B-27) Location to be determined at time of construction by the developer and as approved by the traffic engineer.
5. Curb will be staked at 25' intervals and 3' offsets where grades are 2.5% or greater. Curb having grades less than 0.5% will be staked at 12.5' intervals and 3' offsets. In addition, on curb grades of less than 0.5%, two rows of #3 reinforcing bars will be placed in the gutter and in all curb with less than 0.3% grade, 3/4" solid steel dowels will be required at all expansion joints.
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 and it affects each utility including irrigation lines and appurtenances and at no cost to the City.
8. See "Street Lighting Plans" for number and location of required street lights.
9. Trim edge of existing pavement where new pavement joins to a smooth straight line. Construct match up paving as shown on plans and overlay paving as directed in the field to produce a smooth section.
10. SEE LANDSCAPE AND SPRINKLER SYSTEM PLANS FOR PARKWAY ON JACKSON ST.
11. IN ORDER TO COORDINATE CITY'S PORTION OF THE WORK THE DEVELOPER SHALL GIVE THE CITY 45 DAYS NOTICE IN ORDER THAT T.V.E. ENVELOPES AND CITY'S WORK MAY BE INSTALLED CONCURRENTLY.
12. 4" x 4" BLOCKOUT FOR MAIL BOXES REQUIRED IN CURB LINE SIDEWALK.
13. THE CONTRACTOR SHALL CONTACT THE PUBLIC SERVICES DEPT. (787-7761) TO PICK UP ANY EXISTING CITY ISSUED BARRICADES THAT ARE BEING REMOVED. THE CITY INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER AN EXISTING BARRICADE MAY BE RELOCATED.
14. CONTACT THE PARK AND RECREATION DEPT., TREE DIVISION, AT 787-7615 24 HOURS PRIOR TO REMOVAL OR RELOCATION OF EXISTING TREES.

STREET NAME & TRAFFIC SIGN SCHEDULE

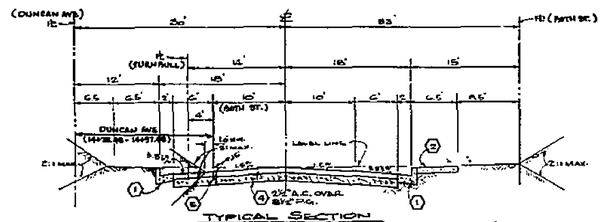
(A)	DELANO DR.	3100
	JERSEY DR.	3100
(B)	JERSEY DR.	3100
	MONITOR CT	4400
(C)	JERSEY DR.	3100
	PERSHING DR.	4400
(D)	JERSEY DR.	3100
	MERRIMAC CT	4400
(E)	JERSEY DR.	3100
	TURNBULL RD	4400
(F)	DUNCAN AVE	3100
	PERSHING DR.	4400
(G)	TURNBULL RD	4400
	DELANO DR.	3100
(H)	DUNCAN AVE.	3100
	TURNBULL RD	4400
(J)	W88 (NOT A THROUGH STREET) 24" x 24"	

CONSTRUCTION NOTES

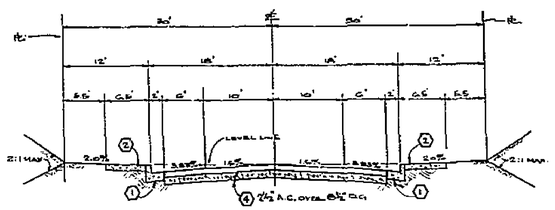
1. Construct P.C.C. Curb and Gutter per Riverside City Std. No. 200 (6"CG). (UNLESS OTHERWISE NOTED)
2. Construct 6' P.C.C. Curb Sidewalk per Riverside City Std. No. 215.
3. Construct P.C.C. Cross Gutter per Riverside City Std. No. 220. 6" WIDE
4. Construct # "A.C. Pavement over # "DG Base or # "A.C. Pavement over compacted native. # REFER TO TYPICAL SECTION FOR PAVING AND BASE REQUIREMENTS.
5. Place 2"x 4" Redwood Hdr.
6. Construct Barricade per Riverside City Std. No. 180.
7. Construct Wheelchair Ramp per Riverside City Std. No. 304.
8. CONSTRUCT CONC. BLOCK WALL PER RIVERSIDE CITY STD. 704. SEE LANDSCAPE PLAN FOR TYPE OF BLOCK, COLOR, ETC.



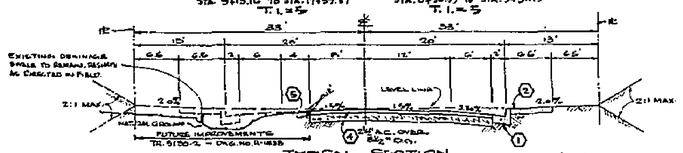
TYPICAL SECTION
JERSEY DRIVE • PERSHING DRIVE
T.I.=5



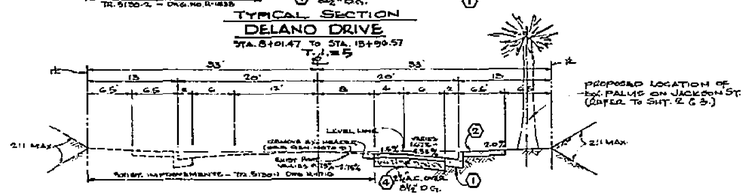
TYPICAL SECTION
DUNCAN AVENUE • TURNBULL ROAD
STA. 9+13.16 To STA. 17+52.97
T.I.=5
STA. 0+28.93 To STA. 5+51.19
T.I.=5



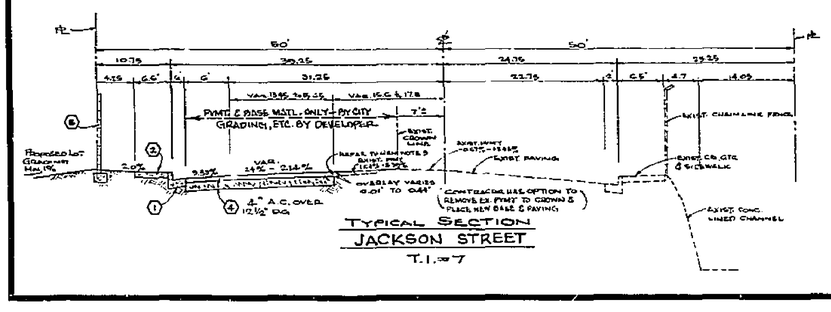
TYPICAL SECTION
MERRIMAC COURT • MONITOR COURT
T.I.=5



TYPICAL SECTION
DELANO DRIVE
STA. 8+01.47 To STA. 15+90.57
T.I.=5



TYPICAL SECTION
DELANO DRIVE
STA. 2+64.36 To STA. 8+01.47
T.I.=5



TYPICAL SECTION
JACKSON STREET
T.I.=5

NOTE:
TYPICAL SECTIONS ARE NOT TO SCALE

NOTICE TO CONTRACTOR

The existence and location of any underground utility pipes or structures shown on these plans are obtained by a search of the available records. To the best of our knowledge, there are no existing utilities except as shown on these plans.

The Contractor is required to take due precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.

BENCH MARK

Top of Brass Disc. stamped 54.8 in capped mon. of Monroe 10' Northwesterly of centerline California Ave. City of Riverside
R.B. 233/44.
Elevation: 754.826

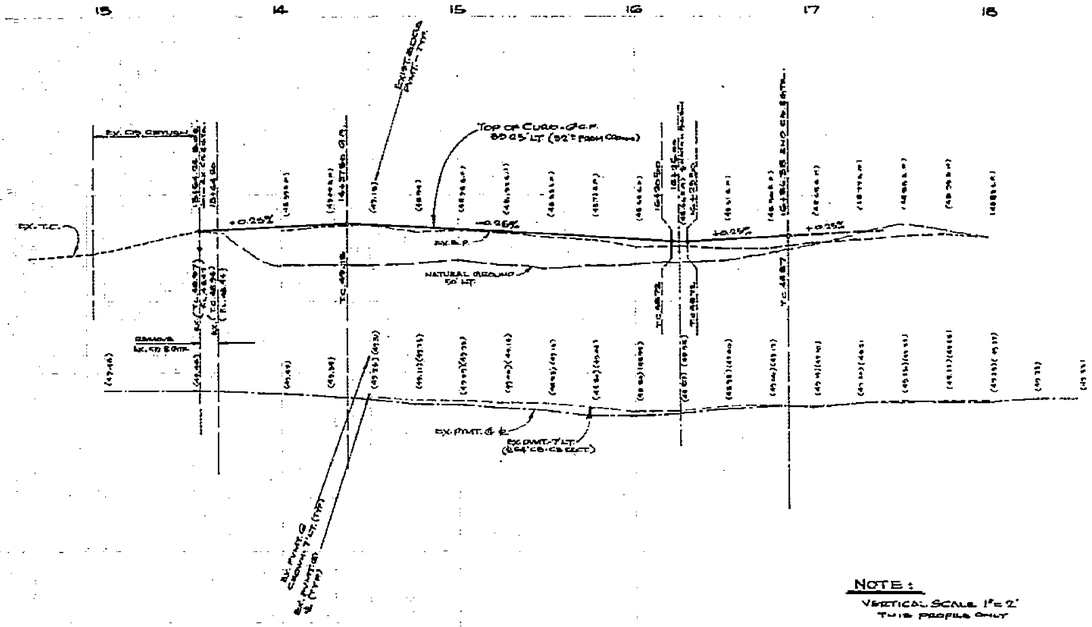
SR 91 01 R=17

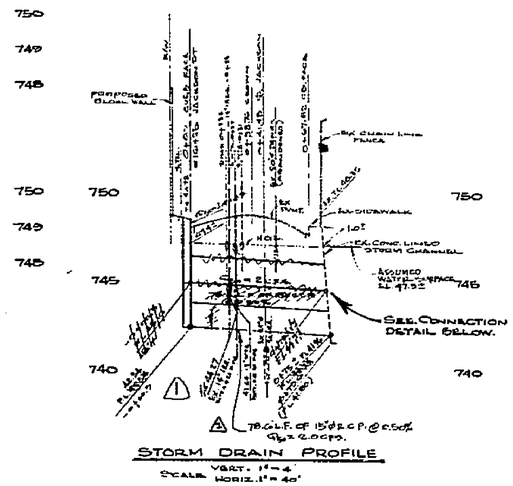
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY _____ DATE 5/24/76 R.E. No. 2833 W.O. 76-75 FOR Meadowview Enterprises F.D. 1069	MARK	REVISIONS	APPR. DATE
DESIGNED BY EST DRAWN BY EST CHECKED BY			

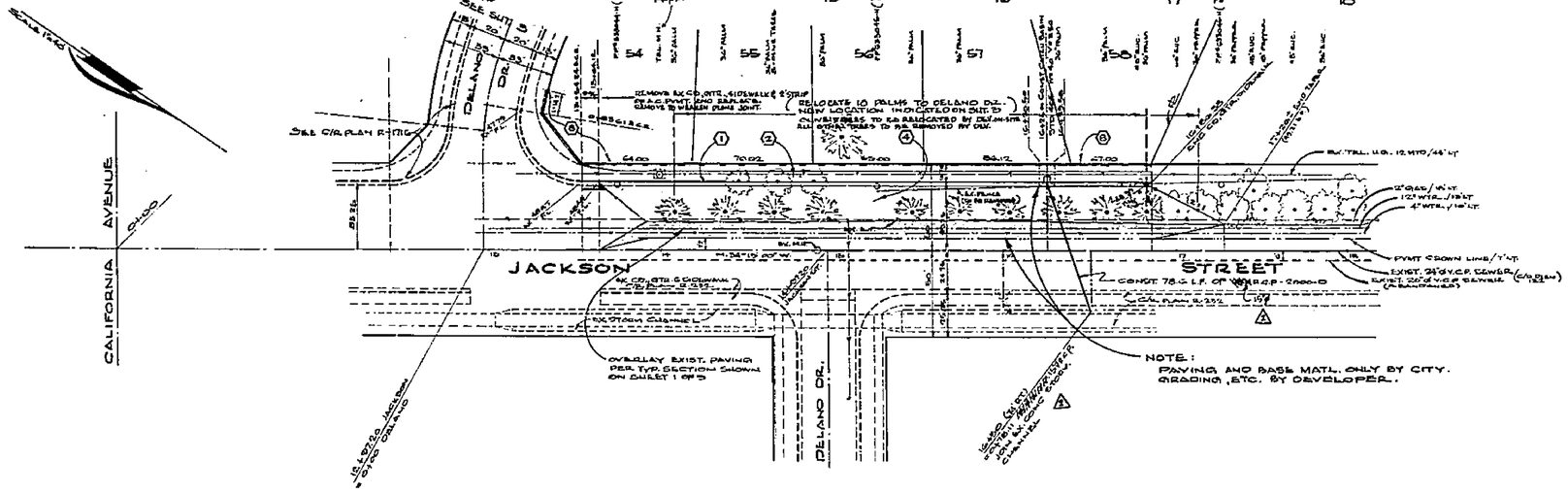
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY William D. Kaufman DIRECTOR OF PUBLIC WORKS DATE 11/8/76
PRINCIPAL ENGINEER		10/5	
PARK DEPARTMENT	RB	11-2	
TRAFFIC DIVISION			
CHIEF PUB. WKS. ENGR.			

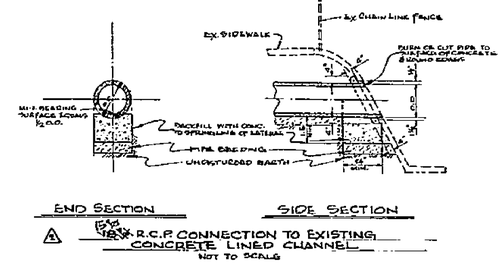
STREET PLAN AND PROFILE
TRACT NO. 5091
INDEX MAP
SCALE: Horiz. 1"=40' Vert. 1"=4'

INDEX
ACCOUNT NO.
DRAWING NUMBER
R-1877
SHEET 1 OF 9
75-75A









APPROVED FOR TREE REMOVAL & RELOCATION ONLY:
BY William D. Hardison 10/20/76
PUBLIC WORKS DEPT. CITY OF RIV. DATE

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

	7:30 A.M. to 5 P.M.	After Hours & Holidays
Orange County	714-633-0911	714-547-6606
Riverside County	714-684-0271	714-547-6606
Inyo County	714-684-0271	714-547-6606
San Bernardino County	714-684-0271	714-547-6606
Los Angeles County	213-621-3111	24 HOUR SERVICE
Ventura County	213-621-3111	
San Diego County	714-298-0593	714-232-1227

FOR FREE CABLE LOCATING SERVICE

PACIFIC TELEPHONE & TELEGRAPH
APPROVED BY R.C. Wolff DATE 10-7-76

SEE SHEET ONE FOR GENERAL NOTES AND CONSTRUCTION NOTES.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 5/24/76
R.E. No. 9875
W.O. 75-75 FOR: WOODHAVEN ENTERPRISES P.B. 102/9

MARK	REVISIONS	APP'D	DATE
3	ELIM. PVMT. SHOWN ON STA. 0+00 TO 0+40 ON LEFT SIDE OF CENTERLINE	TPO	11/4/77
2	ADD 78 L.F. OF 15"Ø R.C.P. TO CONNECT TO EX. CONC. LINED CHANNEL	TPO	11/4/77
1	ADD 78 L.F. OF 15"Ø R.C.P. @ 0.50% Q=2.0 CFS.	TPO	11/4/77

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

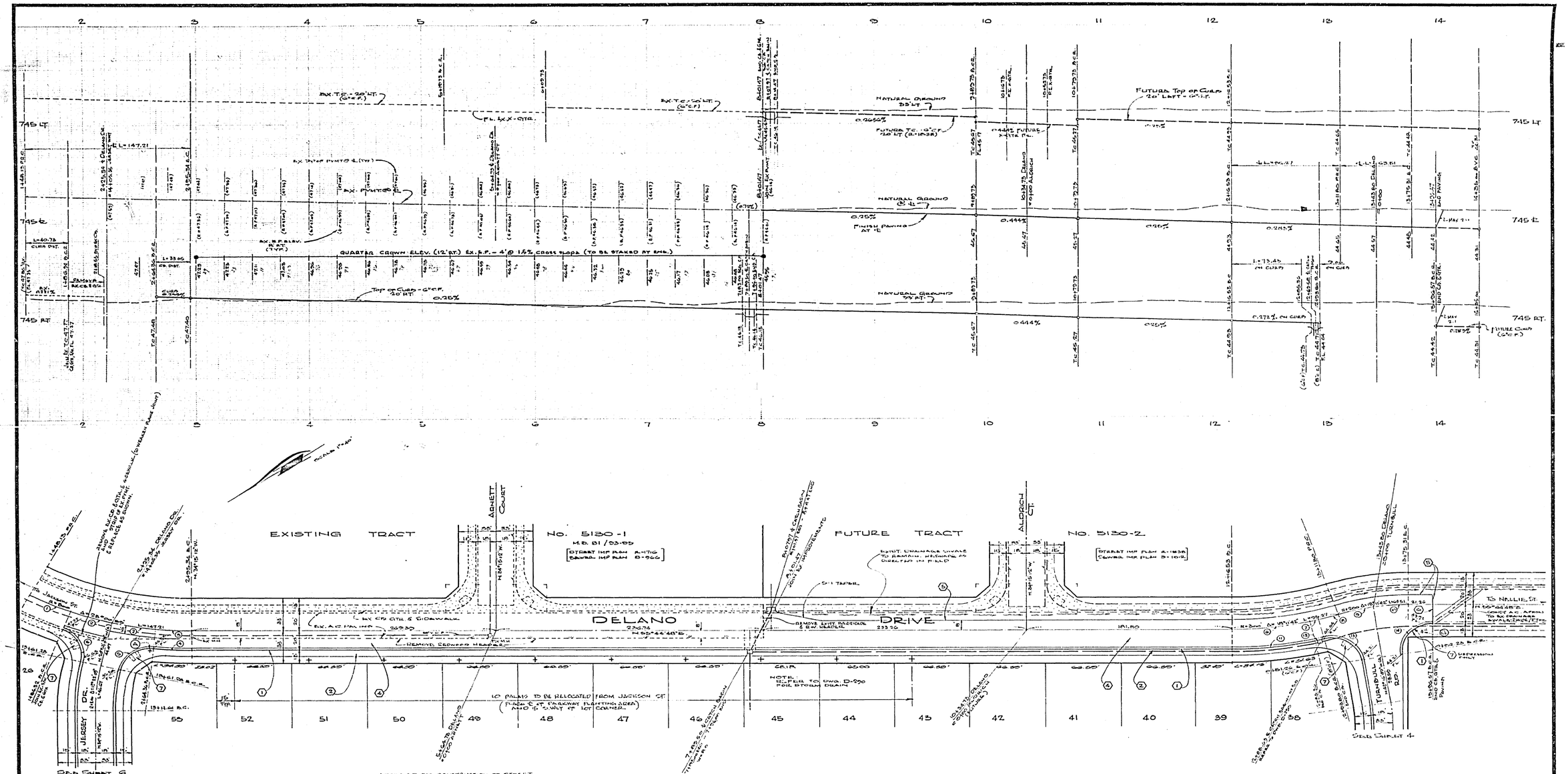
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	TPO	11/5
PARK DEPARTMENT	KC	11/7
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY
William D. Hardison
DIRECTOR OF PUBLIC WORKS
DATE 11/8/76

STREET PLAN AND PROFILE
TRACT NO. 5061
JACKSON STREET

SCALE: HORIZ. 1"=40' VERT. 1"=2'

ACCOUNT No.
DRAWING NUMBER
R-1877
SHEET 2 OF 3
75-75 A



INDICATED IN PLAN VIEW BY CIRCLED NO.

CURVE DATA

No.	RAD.	Δ	T	L
①	800.00	7° 17' 36"	10.12	20.10
2	"	7° 27' 00"	10.34	20.82
3	"	6° 55' 06"	9.61	19.00
4	820.00	"	9.84	19.66
5	27.00	82° 35' 54"	23.70	38.92
6	500.00	12° 08' 11"	54.10	105.91
7	"	1° 47' 26"	7.65	15.37
8	"	3° 22' 06"	8.85	17.08
9	200.00	09° 10' 05"	16.03	32.03

No.	RAD.	Δ	T	L
10	200.00	5° 01' 37"	15.75	31.51
11	320.00	12° 58' 11"	36.74	72.48
12	"	1° 47' 05"	5.00	10.00
13	27.00	90° 44' 00"	29.95	45.11
14	"	90° 01' 37"	31.03	42.07
15				
16				
17				
18				

APPROVED FOR CONSTRUCTION OF STREET IMPROVEMENTS ADJACENT TO LOTS 60, 61, 62 & 63 (MCGILL SITES) ONLY.
By William D. Gardner 11/1/76
PUBLIC WORKS DEPT. CITY OF RIV. DATE

APPROVED FOR TREE REMOVAL & RELOCATION ONLY!
BD for William D. Gardner 10/26/76
PUBLIC WORKS DEPT. CITY OF RIV. DATE

BENCH MARK:
Top of Brass Disc stamped 5148 in concrete base of Monument at the most northwesterly of 4 California fire City of Riverside F.D. 130/44
Elev. = 734.928

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 10/26/76
R.E. No. 5426
W.O. 75-78 FOR: Hawthorne Enterprises F.B. 1220

MARK	REVISIONS	APPR.	DATE

DESIGNED BY EJC DRAWN BY EJC CHECKED BY CC

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

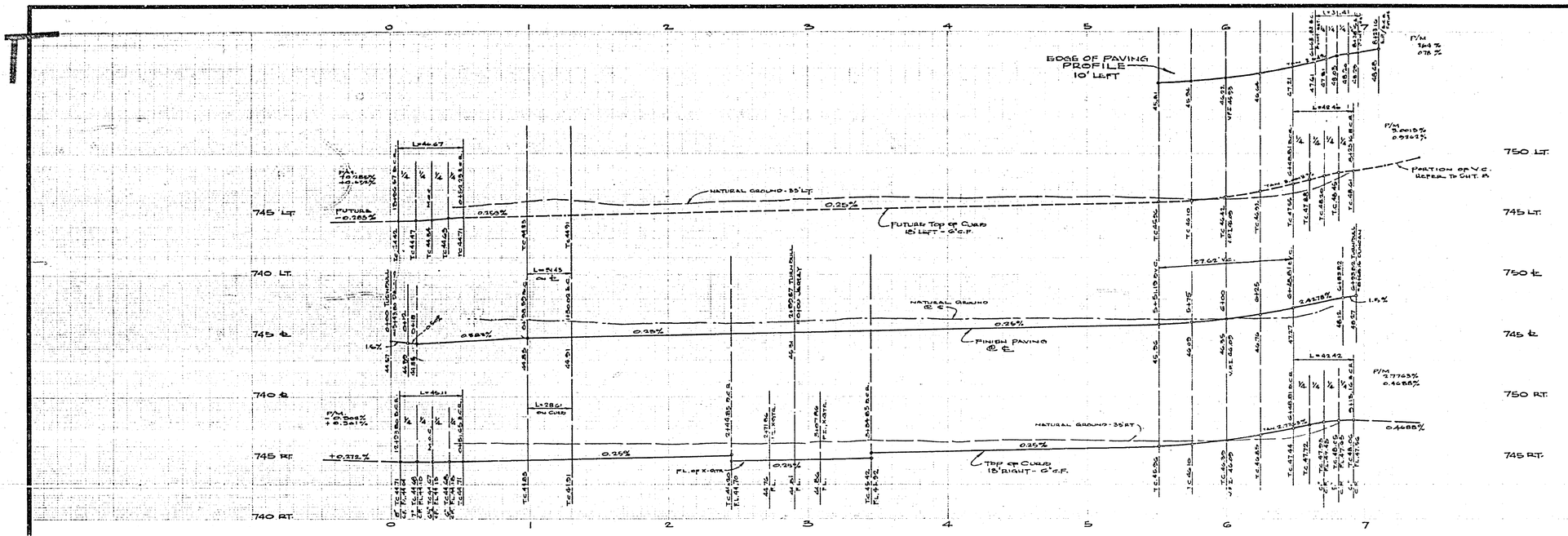
	BY	DATE
APPROVED BY PRINCIPAL ENGINEER	[signature]	11/5
PARK DEPARTMENT	RB	11-2
TRAFFIC DIVISION		
CHIEF PUB WKS ENGR		

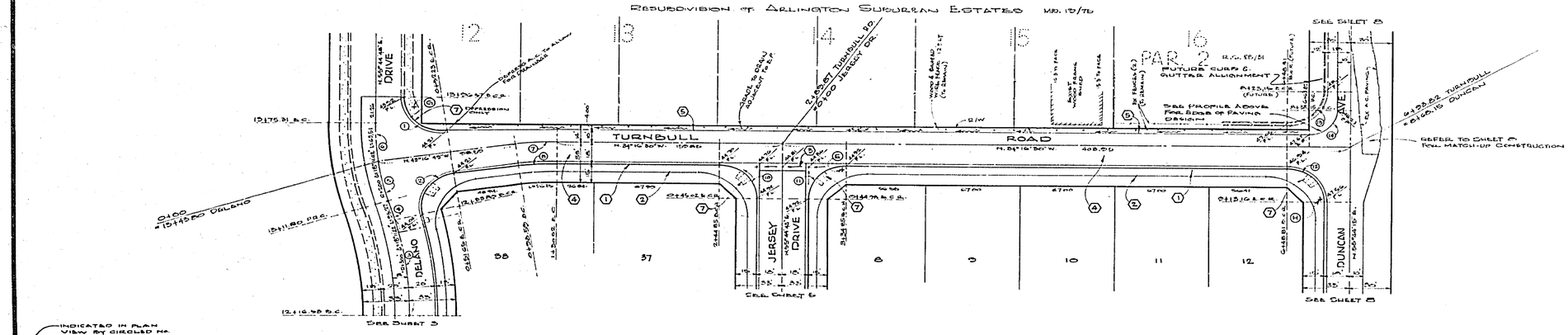
APPROVED BY William D. Gardner DIRECTOR OF PUBLIC WORKS
DATE 11/8/76

STREET PLAN AND PROFILE
TRACT NO. 5061
DELANO DRIVE

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

ACCOUNT NO.
DRAWING NUMBER
R-1877
SHEET 3 OF 9
75-75 A





SCALE: 1"=40'

INDICATED IN PLAN VIEW BY CIRCLED No.

CURVE DATA

No.	Rad.	Δ	T	L
①	27.00	89° 01' 31"	31.03	46.67
2	"	25° 44' 00"	19.86	45.11
3	300.00	14° 46' 24"	38.86	77.37
4	"	3° 52' 00"	8.99	17.38
5	200.00	5° 10' 00"	9.03	18.05
6	"	9° 01' 31"	15.79	31.51
7	"	9° 00' 15"	15.75	31.45
25	182.00	"	14.33	28.61
26	218.00	[illegible]	14.44	28.60

CURVE DATA

No.	Rad.	Δ	T	L
10	27.00	90° 01' 18"	27.01	42.42
11	"	89° 58' 42"	26.99	42.40
12	"	90° 00' 45"	27.01	42.42
13	"	89° 59' 15"	26.99	42.40
14	20.00	89° 59' 15"	0.99	31.41
15				
16				
17				
18				

BENCH MARK:
Top of 1" iron Dog stamped 5458 in concrete base at Westerly end of 10' wide sidewalk on S.E. corner of Riverside Fire Station #4. Elev. = 754.226.

See sheet one for general notes and construction notes.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 5/24/76
R.E. No. 6472
W.O. 75-75 FOR: Resubdivision Engineering F.B. 1000

MARK	REVISIONS	APPR.	DATE

DESIGNED BY EJT DRAWN BY EJT CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

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

APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 11/8/76

STREET PLAN AND PROFILE
TRACT NO. 5061
TURNBULL ROAD

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

ACCOUNT NO.
DRAWING NUMBER
R-1877
SHEET 4 OF 9
75-75A

INDICATED IN PLAN VIEW BY CIRCLED NO.

CURVE DATA

No.	RAD.	Δ	T	L
1	27.00	90°00'18"	27.01	42.42
2	"	89°58'42"	26.99	42.40
3	"	90°00'00"	27.00	42.41
4				
5				

BENCH MARK:
Top of Brass Disc stamped G4-8 in capped mon at Monroe St. 10' northwesterly of ℄ California Ave City of Riverside FB 735/44 Elev - 754.925

SEE SHEET ONE FOR GENERAL NOTES AND CONSTRUCTION NOTES.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 5/24/76
R.E. No. 9878
W.O 75-75 FOR: Woodhaven Enterprises F.B. 1029

MARK | REVISIONS | APPR. | DATE
DESIGNED BY RLT DRAWN BY RLT CHECKED BY [initials]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

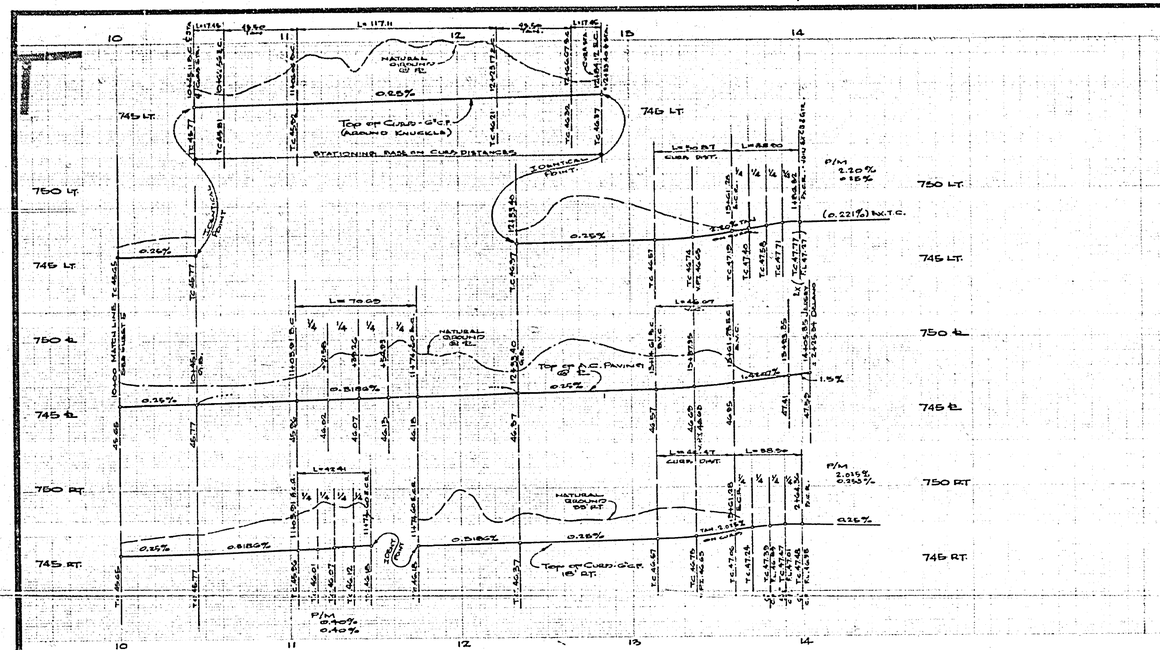
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	11/5
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

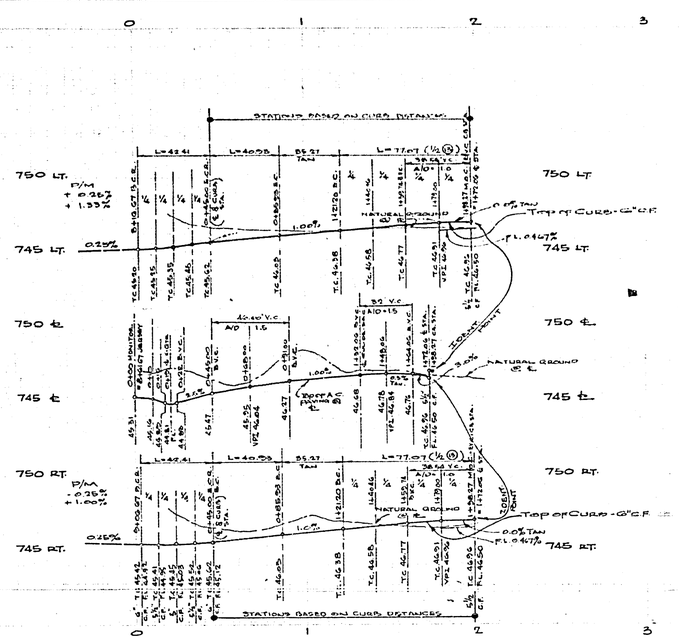
APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 11/8/76

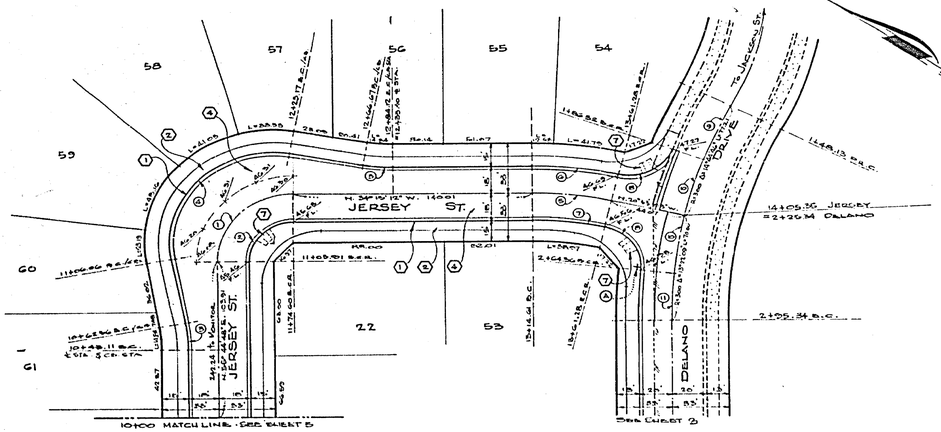
STREET PLAN AND PROFILE
TRACT NO. 5061
JERSEY DRIVE

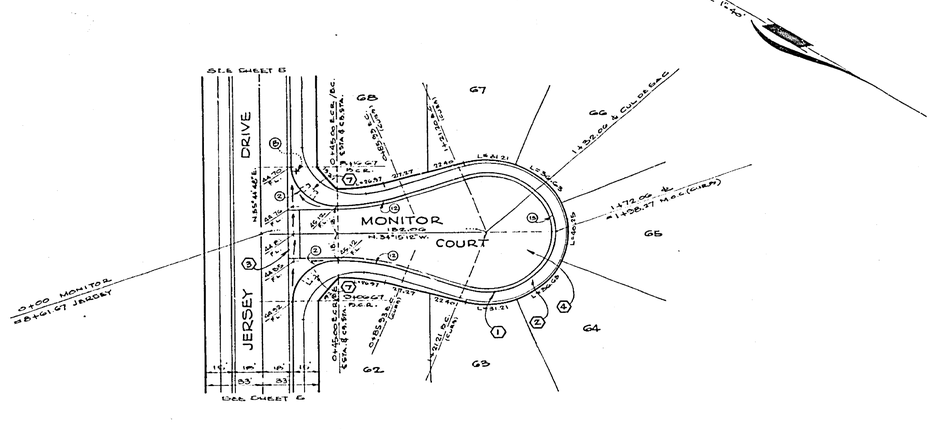
SCALE: Horiz - 1" = 40' Vert - 1" = 4'

ACCOUNT No.
DRAWING NUMBER
R-1877
SHEET 5 OF 9
75-75A









INDICATED IN PLAN VIEW BY CIRCLED NO.

CURVE DATA

No.	RAD.	Δ	T	L
①	46.00	56° 00' 00"	24.60	70.68
2	27.00	"	27.00	46.41
3	100.00	10° 00' 00"	8.76	17.45
4	61.00	110° 00' 00"	–	117.11
5	200.00	13° 22' 05"	23.44	46.67
6	218.00	"	25.56	50.87
7	182.00	"	21.35	42.47
8	27.00	82° 32' 56"	23.70	38.90
9	300.00	7° 17' 46"	19.12	38.19
10	300.00	7° 27' 06"	19.84	39.03
11	"	5° 56' 04"	15.56	30.98
12	115.00	20° 03' 27"	20.48	40.25
13	40.00	220° 46' 55"	–	154.14
14				
15				
16				

APPROVED FOR CONSTRUCTION OF STREET IMPROVEMENTS ADJACENT TO LOT 53 ONLY (MUTUAL SITE)

BY William D. Gardner, PUBLIC WORKS DEPT. CITY OF RIV. TENTH. 11/1/76

BENCH MARK:

Top of Brass Disc Stamped 248 in concrete mon. at 1 Mile E. of 10 foot northwesterly of E. California Ave. C/L of Orange P.B. 29/14 Elev. = 754.925

SEE SHEET ONE FOR GENERAL NOTES AND CONSTRUCTION NOTES.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 5/24/76
R.E. No. 6078
W.O. 25-73 FOR: Hawthorne Enterprises F.B. 1020

MARK	REVISIONS	APPR	DATE

DESIGNED BY RVT DRAWN BY RVT CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

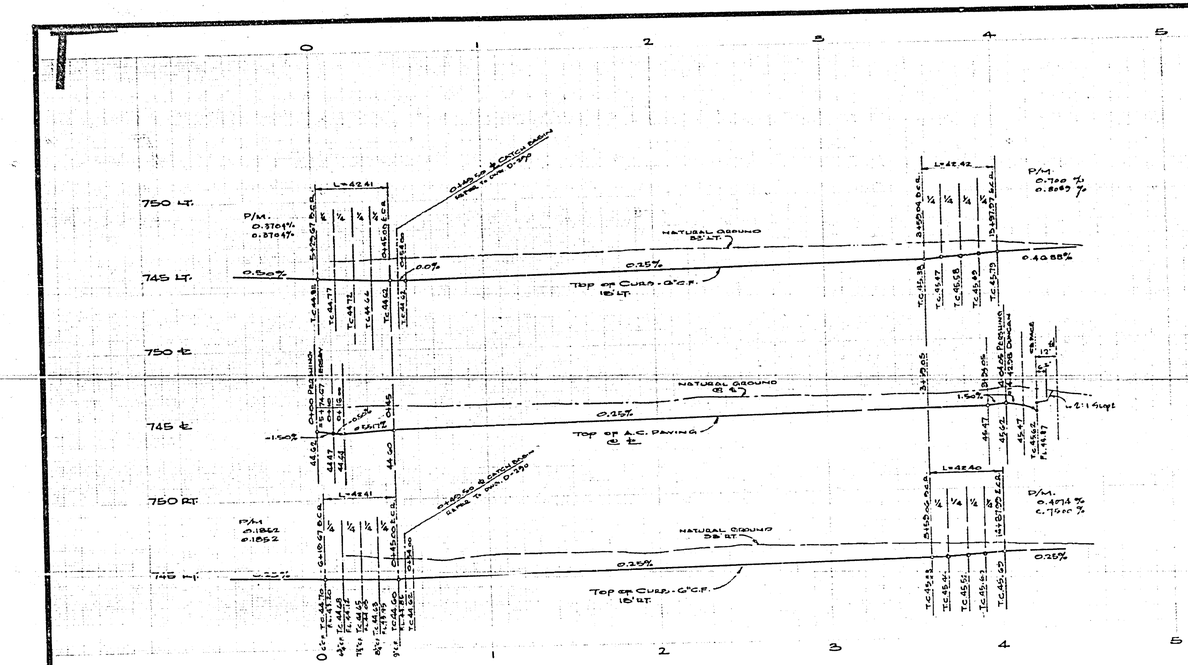
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

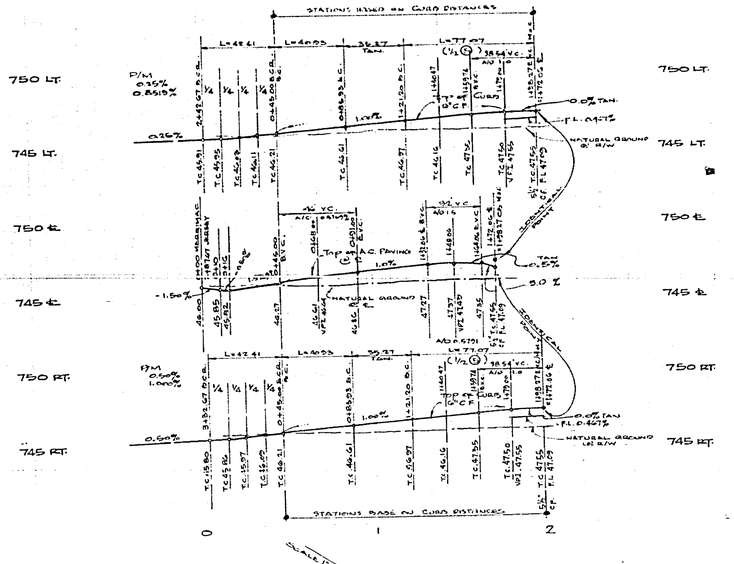
APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 11/6/76

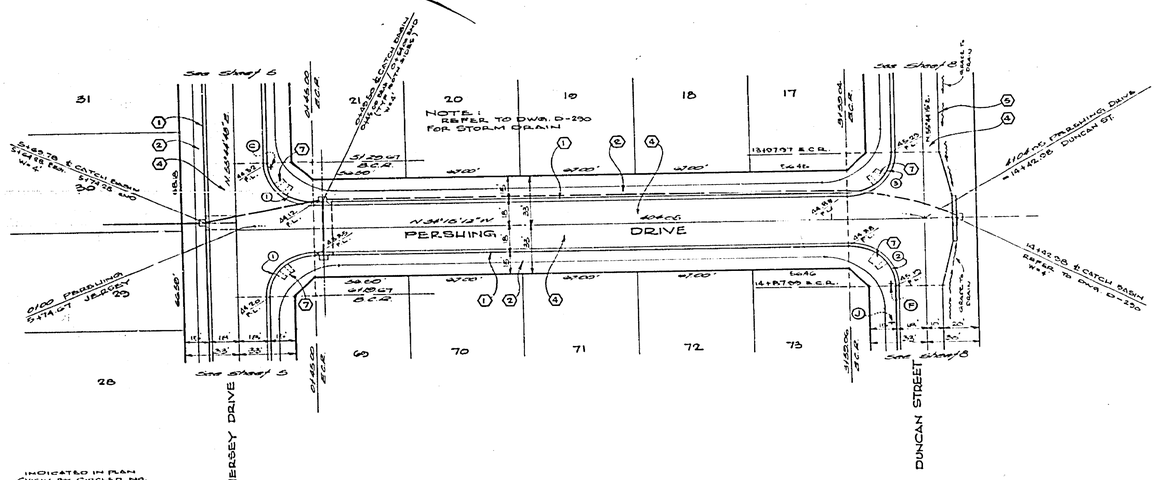
STREET PLAN AND PROFILE
TRACT NO. 5061
JERSEY DRIVE
MONITOR COURT

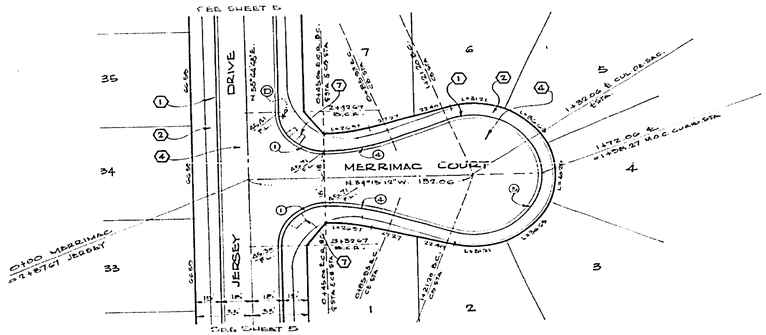
SCALE: Horiz. 1"=40' Vert. 1"=4'

ACCOUNT No.
DRAWING NUMBER
R-1877
SHEET 6 OF 9
75-75 A









INDICATED IN PLAN VIEW BY CIRCLED NO.

CURVE DATA

NO.	RAD	Δ	T	L
1	127.00	90°00'00"	127.00	40.41
2	"	89°59'33"	36.93	42.40
3	"	90°00'33"	37.01	42.42
4	115.00	20°23'27"	20.68	40.93
5	40.00	220°46'54"	-	154.14
6				

BENCH MARK:
Top of bronze disc stamped 2.1.6 in concrete mon. at Marion St. 10 feet northwesterly of ℄ California Ave. City of Riverside 1.D. 1974
Elev. = 754.820

See sheet one for general notes and construction notes.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 5/26/76
R.E. No. 6934
W.O. 78-73 For: Woodhaven Enterprises P.B. 1035

MARK	REVISIONS	APPR	DATE

DESIGNED BY RJT DRAWN BY RJT CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

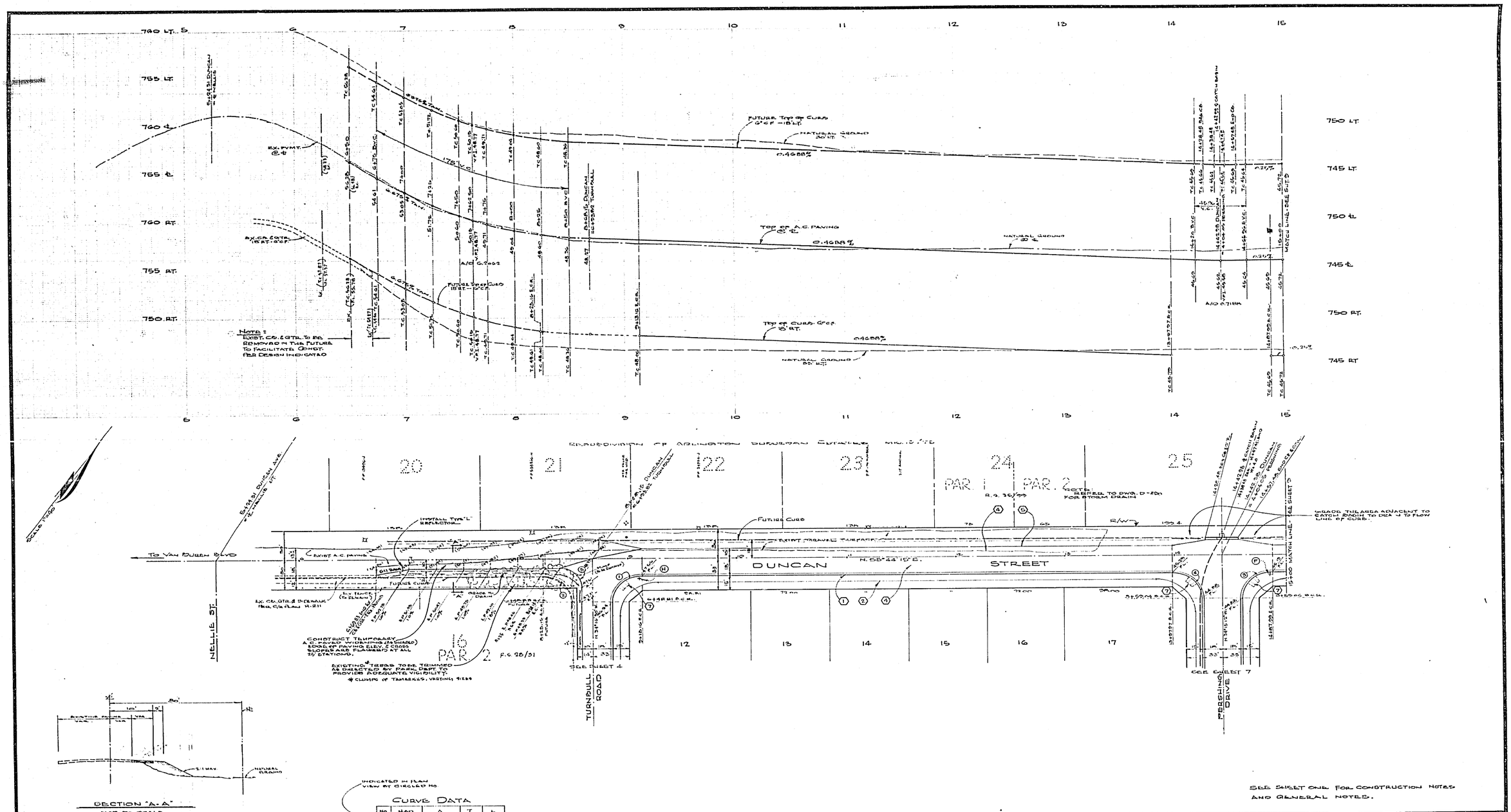
	BY	DATE
APPROVED BY PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB WKS ENGR		
[illegible]		

APPROVED BY William D. Hadley
DIRECTOR OF PUBLIC WORKS
DATE 11/6/76

STREET PLAN AND PROFILE
TRACT NO. 5061
PERSHING DRIVE
MERRIMAC COURT

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

ACCOUNT NO.
DRAWING NUMBER
R-1877
SHEET 7 OF 9
75-75A



INDICATED IN PLAN VIEW BY CIRCLED NO.

CURVE DATA

NO.	RAD	A	T	L
1	27.00	90°00'46"	27.01	42.42
2	"	89°59'15"	26.99	42.40
3	"	89°59'27"	26.99	42.40
4	"	90°00'33"	27.01	42.42
5	20.00	89°59'15"	19.99	31.41

BENCH MARK:
TOP OF BRASS DISC. STAMPED G-4-B IN CAPPED MON. AT MONROE ST. - 10 FEET NORTHWESTERLY OF ℄ CALIFORNIA AVE.
CITY OF RIVERSIDE F.B. 72-5/44
ELEV. 754.925

SEE SHEET ONE FOR CONSTRUCTION NOTES AND GENERAL NOTES.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 5/29/76
R.E. No. 9876
W.O. 75-75 FOR: WOODHAVEN ENTERPRISES F.B. 1020

MARK	REVISIONS	APPR.	DATE

DESIGNED BY [initials] DRAWN BY [initials] CHECKED BY [initials]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

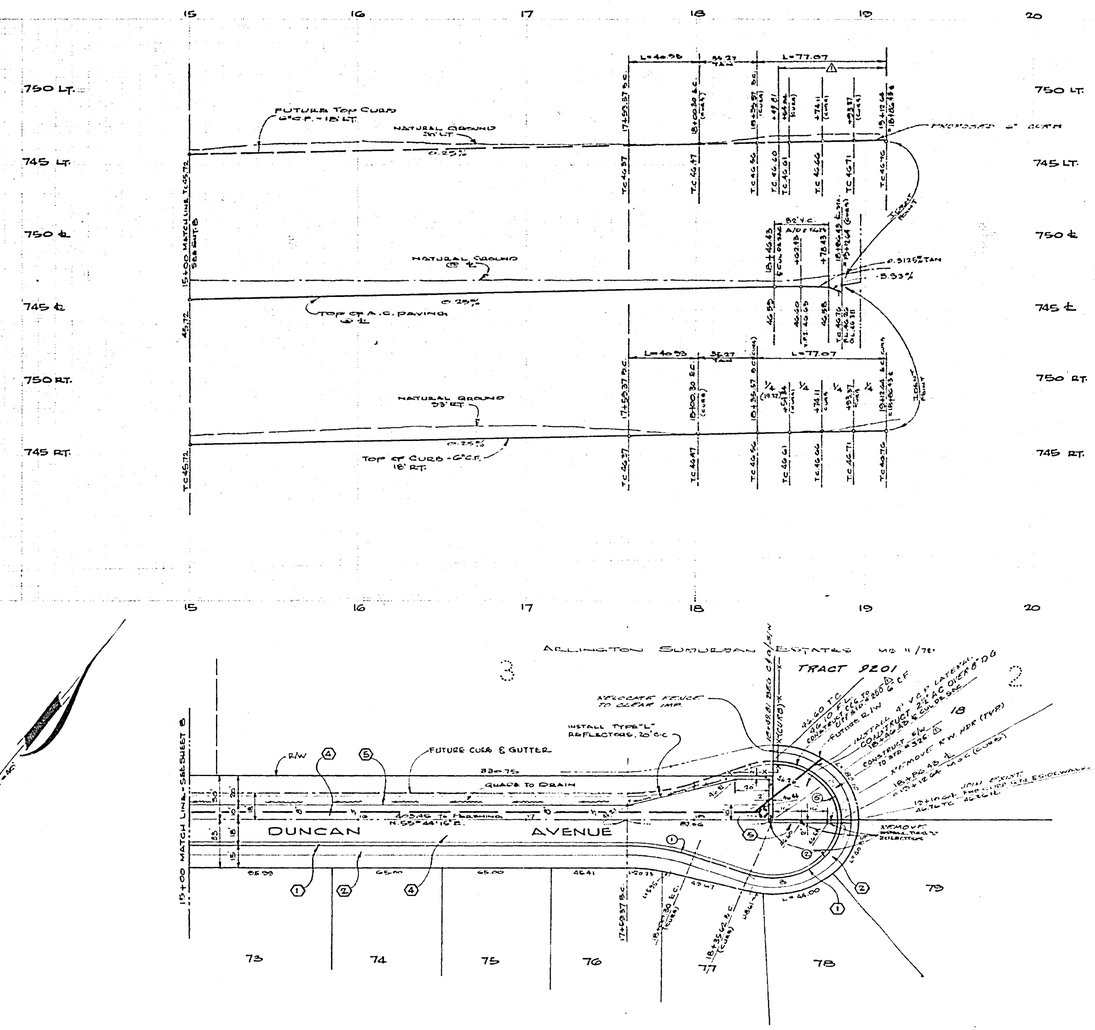
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	11/5
PARK DEPARTMENT	[initials]	11/2
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 11/8/76

STREET PLAN AND PROFILE
TRACT NO. 5061
DUNCAN AVENUE

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

ACCOUNT No.
DRAWING NUMBER
R-1877
SHEET 8 OF 9
75-75 A



NOTE:
SEE R- FOR REMAINING IMP. FOR TR- 9201

SEE SHEET ONE FOR GENERAL NOTES AND CONSTRUCTION NOTES.

INDICATED ON PLAN VIEW BY CIRCLED NO.

CURVE DATA

NO.	RAD.	Δ	T	L
1	115.00	20°23'27"	20.68	40.99
2	40.00	110°23'27"	57.54	77.07
3	40.00	107°31'48"	54.56	75.07
4	51.00	89°59'18"	51.99	80.10
5	40.00	89°59'18"	39.99	62.83

BENCH MARK:
TOP OF BRASS DISC STAMPED 9-4-18 IN CAPPED MON. AT MONROE CT. - 10 FEET NORTHWESTERLY OF ℄ CALIFORNIA AVE.
CITY OF RIVERSIDE F.B. 735/44
ELEV. 754.925

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 5/24/76
R.E. No. 9876
W.O. 75-75 FOR: WOODHAVEN ENTERPRISES F.B. 1029

MARK	REVISIONS	APPR	DATE
1	ALBERT IMP. FOR TR- 9201		

DESIGNED BY RAS DRAWN BY RAS CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	11/5
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 11/8/76

STREET PLAN AND PROFILE
TRACT NO. 5061
DUNCAN AVENUE
(POR. OF TRACT 9201)

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

ACCOUNT No.
DRAWING NUMBER
R-1877
SHEET 9 OF 9
75-75 A

JFD FILE # 5550.