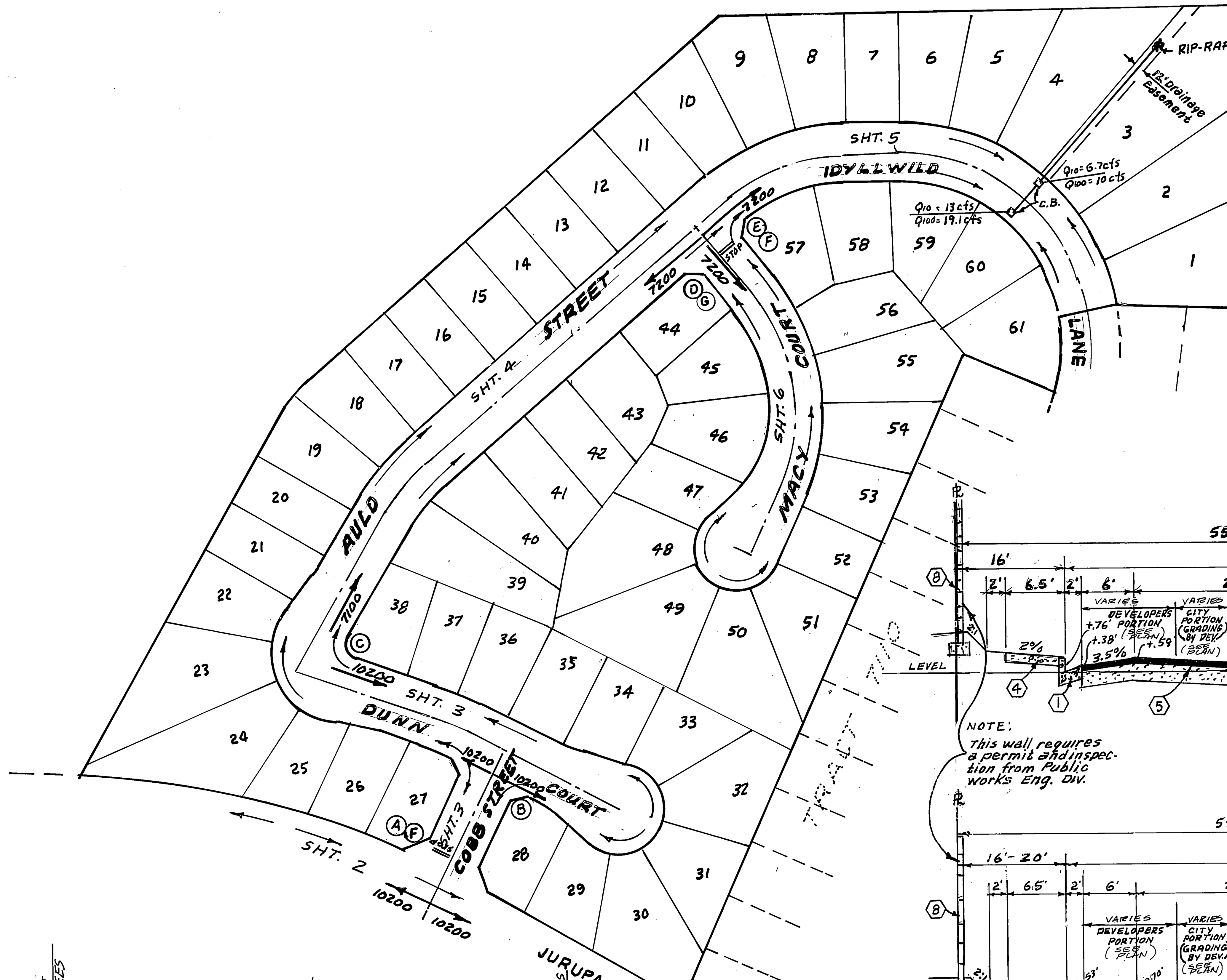
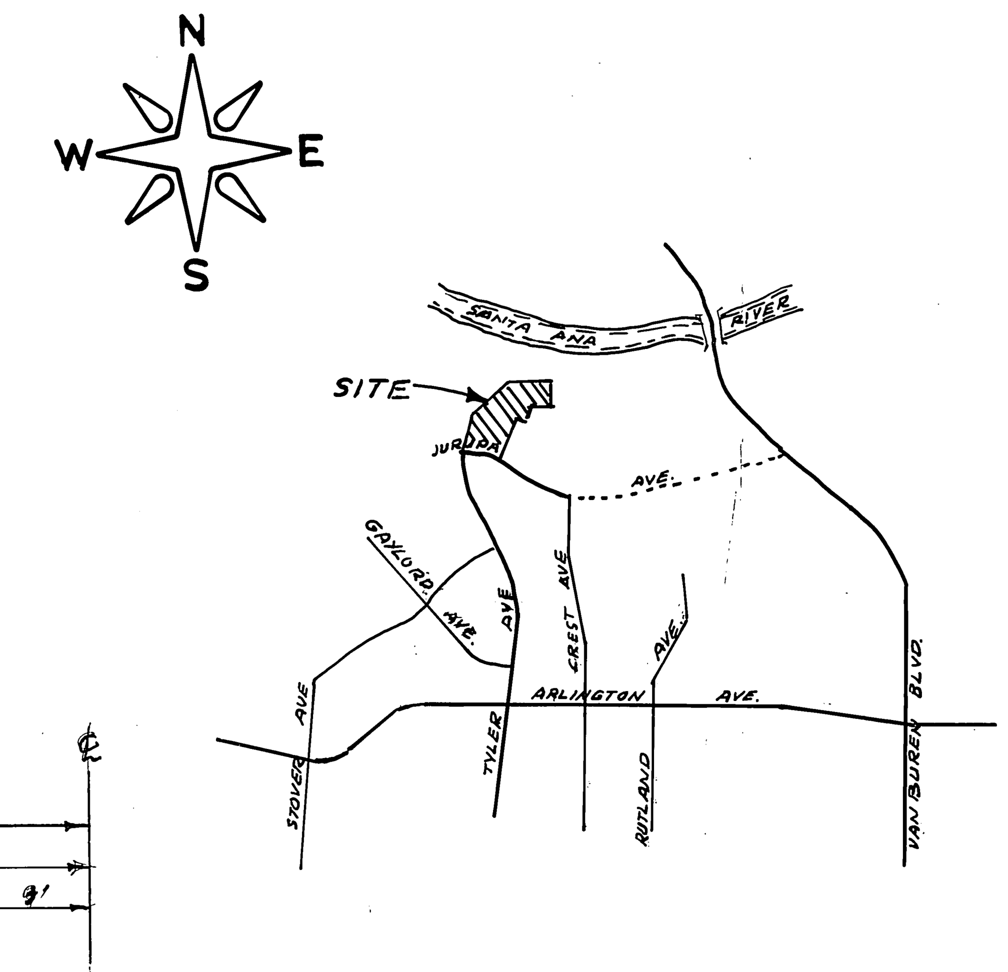
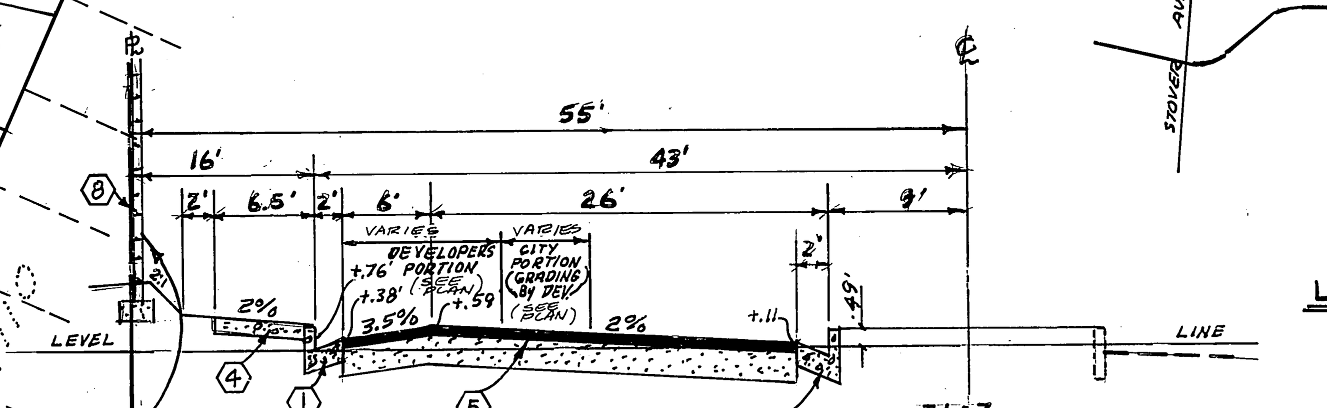




LOCATION MAP



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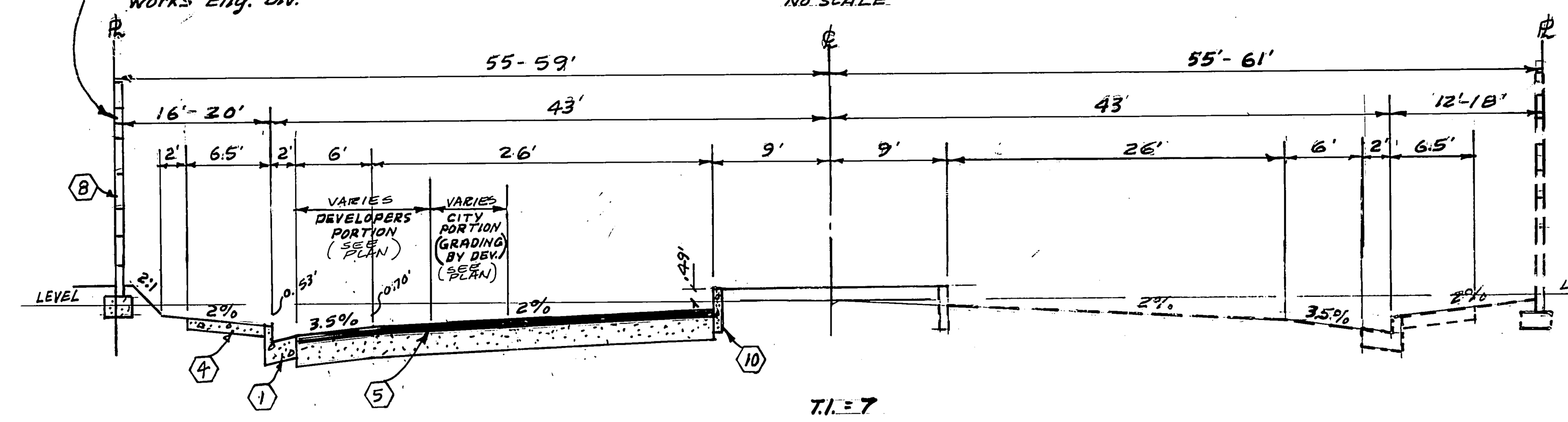
STA. 0+40.97 TO STA. 5+50
NO SCALE



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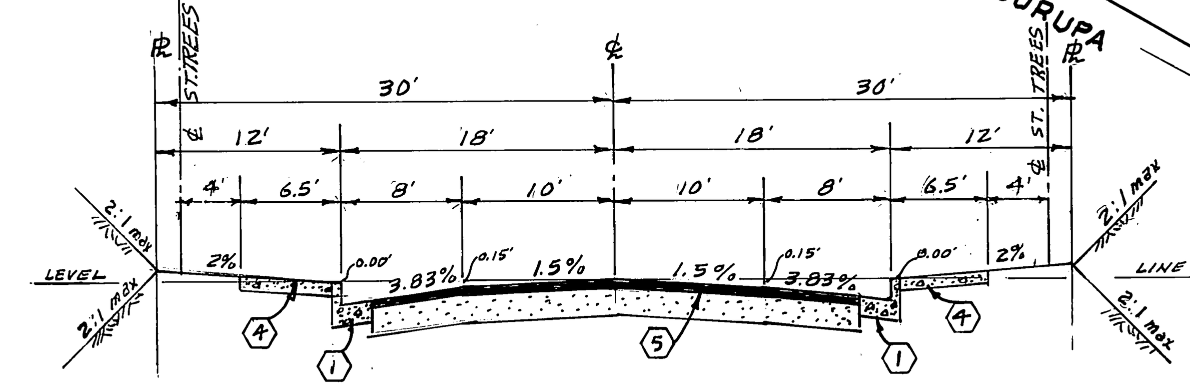

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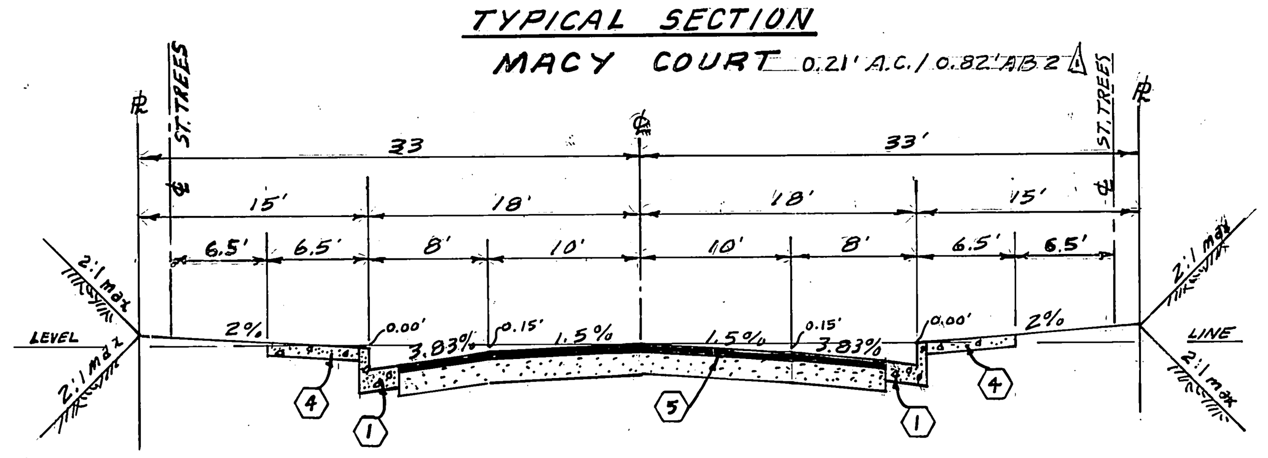
TYPICAL SECTION
MACY COURT 0.21' A.C./0.82' AB 2 △



T.I.=5
TYPICAL SECTION
IDYLLWILD LANE 0.21' A.C./0.82' A.B 2
AULD STREET 0.21' A.C./0.82' AB 2 △
DUNN COURT 0.21' A.C./0.82' AB 2
COBB STREET 0.21' A.C./0.82' AB 2

GENERAL NOTES

1. Construct driveway approaches per std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
2. Final striping for traffic control and or pavement marking to be the responsibility of the developer.
3. Before the rip rap is accepted, as placed, at the outlet of any drainage structure, it shall be tested under flows as close as possible to design conditions with water obtained from fire hydrants in the immediate area.
4. The developer and/or contractor shall contact the Public Works Department 30 days prior to beginning construction to negotiate the cost of the City's portion of the work.
5. In order to coordinate the City's portion of the work, the developer and/or contractor shall give the City 60 days' notice in order that the developer's and the City's work may be installed concurrently. The developer shall prepare and compact rough subgrade(±.1') and is responsible for the condition of the subgrade until accepted by the City and until the City's contractor starts working. The developer is also responsible for barricading during this time.
6. The developer and/or contractor shall contact the Public Service Department (787-7251) to pick up any existing Std. 180 barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.
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 line and appurtenances and at no cost to the city.
8. Construction shall be in accordance with the City of Riverside, Department of Public Works, Standard Drawings, and the Standard Specifications for Public Works Construction, 1985 Edition.
9. 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.
10. Curb and Gutter shall be staked with 3' offsets at 25' intervals.
11. All traffic signs shall be installed prior to opening the streets to traffic.
12. The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade and prior to curb and gutter construction. Depth of base material and A.C. paving shall be determined by the city of Riverside design standards and test procedures.
13. See "Street Lighting Plans" for quantity and location of required street lights.
14. All flagged elevations shall be staked in the field by the private engineer.
15. In residential areas 6"X6" or 6" diameter blockouts for mailboxes are required in curb sidewalk 10" to 14" from curb face at the property line between adjacent residences.
16. 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, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the city.
17. Electrical U.G. Facilities to be installed by the developer after construction of curb and gutter but prior to placement of X-gutters, spandrels, sidewalks and paving.
18. Any existing pavement markings and striping obliterated by this construction shall be replaced by the developer.
19. All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
20. Contact the Park Projects Inspector a minimum of 48 hours in advance at 787-7223 to schedule inspections. Inspections shall be required: a) when plant locations have been spotted in the field prior to digging plant pits, b) while digging plant pits and planting/ relocating trees, c) after planting and all other indicated or specified work has been completed for start of maintenance, and d) at end of maintenance/ final acceptance the developer will be released from maintenance only upon receipt of written notification from the city that the Park and Recreation Department is assuming maintenance responsibilities.
21. The Developer shall maintain all plantings for a minimum period of one (1) year.
22. See Tree Planting Schedule this sheet.
23. The developer is responsible for providing access paving. Should the developer and/or contractor decide to install the access paving prior to the City commencing its paving work, the developer shall coordinate his installation of access paving on Jurupa with the City inspector. Final course of paving in access area to be paid for by developer prior to the City commencing its paving operation. Developer will also install type "L" markers (Std. 665) at 20' on centers on outgoing taper.
24. The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 1-800-422-4133, two working days before digging. No construction permit issued by the Public Works Department involving excavation for underground facilities will be valid unless the applicant has been provided an inquiry identification number by U.S.A.
25. The private engineer preparing these plans shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
26. On all areas within public right of way where the fill is one (1) foot or greater, a letter will be required from the soils engineer certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/ Cut sheets.
27. Construct 6' block wall per city Riverside std. 704, Block color/Type: Tan slumpstone, Block size: 6"X6"X16", Mortar color: To match block, Cap color/Type: 8"X4"X16" Tan slumpstone. Place slumpstone pilasters every ±46'-47' an indicated on sheets 2 and 3 constructed per detail on sheet 2.

CONSTRUCTION NOTES

1. Construct Standard 200 Curb and Gutter (6"C.F.) Type I
2. Construct Standard 304 Wheelchair Ramp
3. Construct Standard 220 Cross Gutter
4. Construct Standard 325 Curb Sidewalk
5. Place A.C. Pavement over Crushed Aggregate Base, See General Note #12
6. Plant Street trees per Street Tree Planting Schedule this sheet
7. Place 2"X4" Redwood Header
8. Construct Standard 704 Block Wall, This wall requires a permit and inspection from the Public Works Engineering Division, see note # 27, and Detail on Sheet 2.
9. Construct Standard 180 Barricade
10. Construct Standard 200 Curb Only (8"C.F.) Type II

STREET TREE PLANTING SCHEDULE

Street tree planting shall be as follows

Street Name	Botanical Name/ Common Name	Min. Size	Approx. Spacing	No. Req.
IDYLLWILD LN	PRUNUS CERASIFERA KRAUTER VESUVIUS RED LEAF PLUM	15 gal.	45'	21
AULD ST	PRUNUS CERASIFERA KRAUTER VESUVIUS RED LEAF PLUM	15 gal.	45'	28
MACY CT	CINNAMOMUM CAMPHORA CAMPHOR TREE	15 gal.	45'	19
DUNN CT	CINNAMOMUM CAMPHORA CAMPHOR TREE	15 gal.	45'	18
COBB ST	CINNAMOMUM CAMPH RA CAMPHOR TREE	15 gal.	45'	2
JURUPA AVE	SEE REVERSE FRONTAGE PLAN A1599 PREPARED BY P.D.S. (714) 359-0939			

STREET NAME SIGN SCHEDULE

Loc.	Name	Blk. No.
A	JURUPA AVE	10200
	COBB ST	7100
B	COBB ST	7100
	DUNN CT	10200
C	DUNN CT	10200
	AULD ST	7100
D	AULD ST	7200
	MACY CT	7200
E	IDYLLWILD LN	7200
	MACY CT	7200
F	R1 (30"X30" Stop Sign)	
G	W53 (NOT A THRU STREET 24"X24")	

Install per City of Riverside Standard Dwg. No. 662A And Standard Dwg. No. 665

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

PK NAIL IN EAST CURB OF TYLER ST. ON ℄ GAYLORD AVE. PRODUCED PER C/R F.B. 706/11 ELEV. 778.21, USED FOR THIS PROJECT. (EQUALS ELEV. 778.09 ON CURRENT CITY DATUM) (REFER TO C/R PLANS R-1938, R-2051 & R-2505)

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 2/16/84
R.E. No. 11842
W.O. 79-83 FOR: ANDREWS DEV. CO. F.B. 1031

MARK	REVISIONS	APPR.	DATE
△	Added street sections 5-9-86 BEL	WUW	5/12/86

DESIGNED BY BEL DRAWN BY BEL CHECKED BY BL

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	9-24
PARK DEPARTMENT	[initials]	6-19-85
TRAFFIC DIVISION	Bun	9-20-85
PUB. WKS. ENGR.	WUW	9/25/85
PLANNING		9-9-85

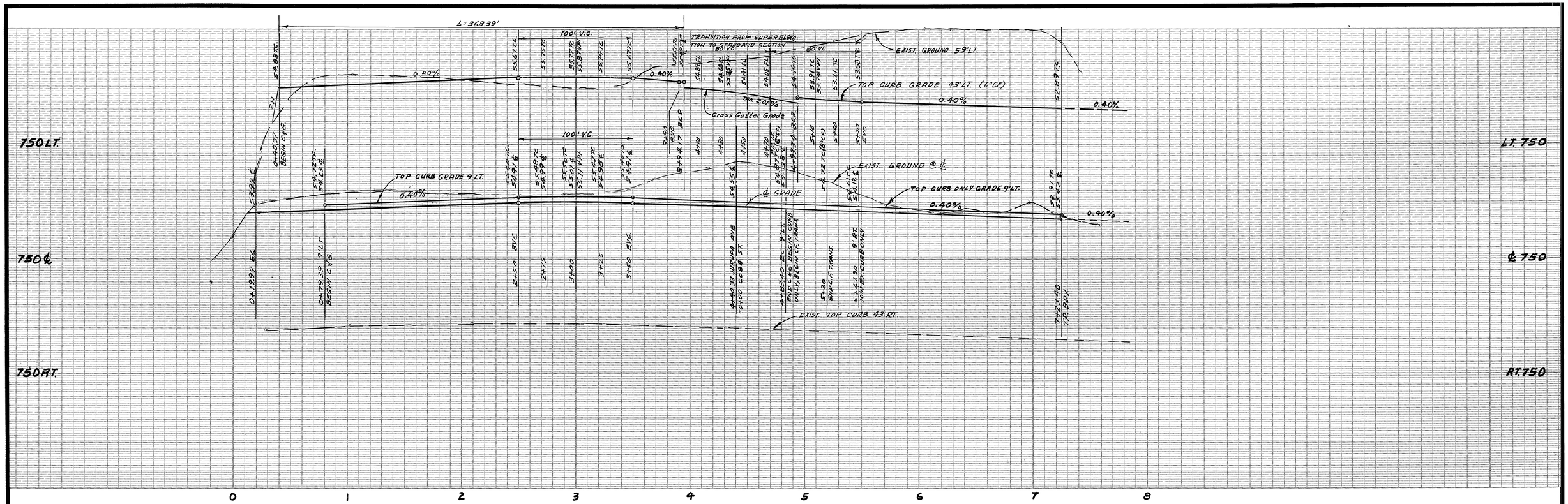
APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 9-25-85

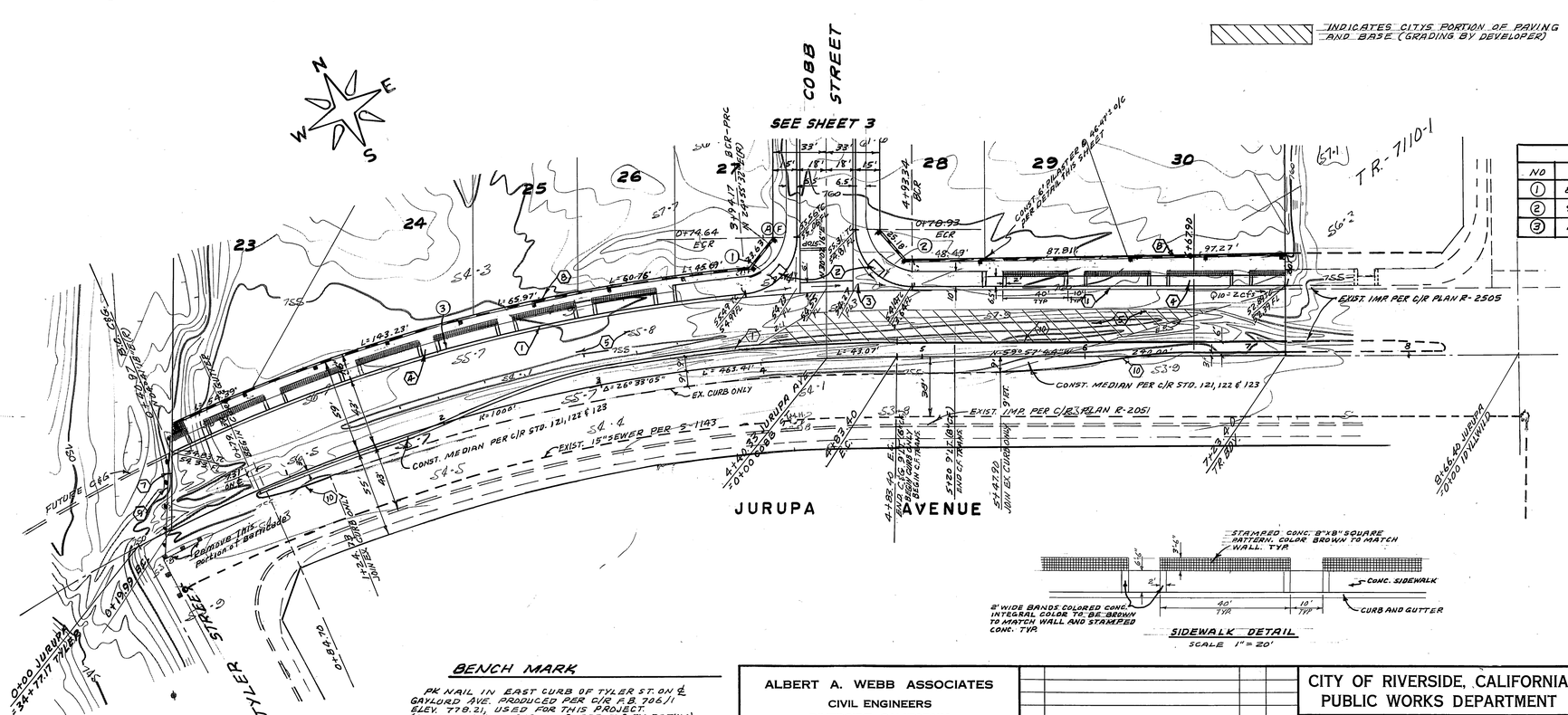
* As built 10-19-87

TRACT NO. 18653
STREET PLAN AND PROFILE
INDEX
SCALE: As shown

INDEX WF
ACCOUNT No.
DRAWING NUMBER
A-2600
SHEET 1 OF 6
79-83-A

PC-1699





CURB CURVE DATA				
NO	Δ	R	T	L
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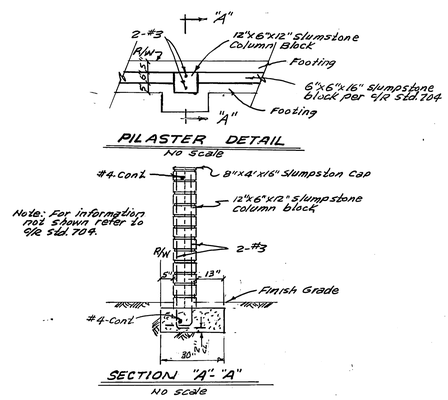
3	20°14'14"	1043'	186.14'	368.39'



SIDEWALK DETAIL
SCALE 1" = 20'

* As built 10-19-87 TE

INDEX WF

BENCH MARK

PK NAIL IN EAST CURB OF TYLER ST. ON ℄ GAYLORD AVE. PRODUCED PER C/R F.B. 706/1 ELEV. 778.21, USED FOR THIS PROJECT. (EQUALS ELEV. 778.09 ON CURRENT CITY DATUM) (REFER TO C/R PLANS R-1938, R-2051 & R-2505)

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 2/1
R.E. No. 11842
W.O. 79-83 FOR: Andrews Dev. F.B. 1031

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BEL DRAWN BY BEL CHECKED BY BC

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	9-25-85
PARK DEPARTMENT	[signature]	9-26-85
TRAFFIC DIVISION	[signature]	9-20-85
PUB. WKS. ENGR.	[signature]	9/25/85
PLANNING	[signature]	9-9-85

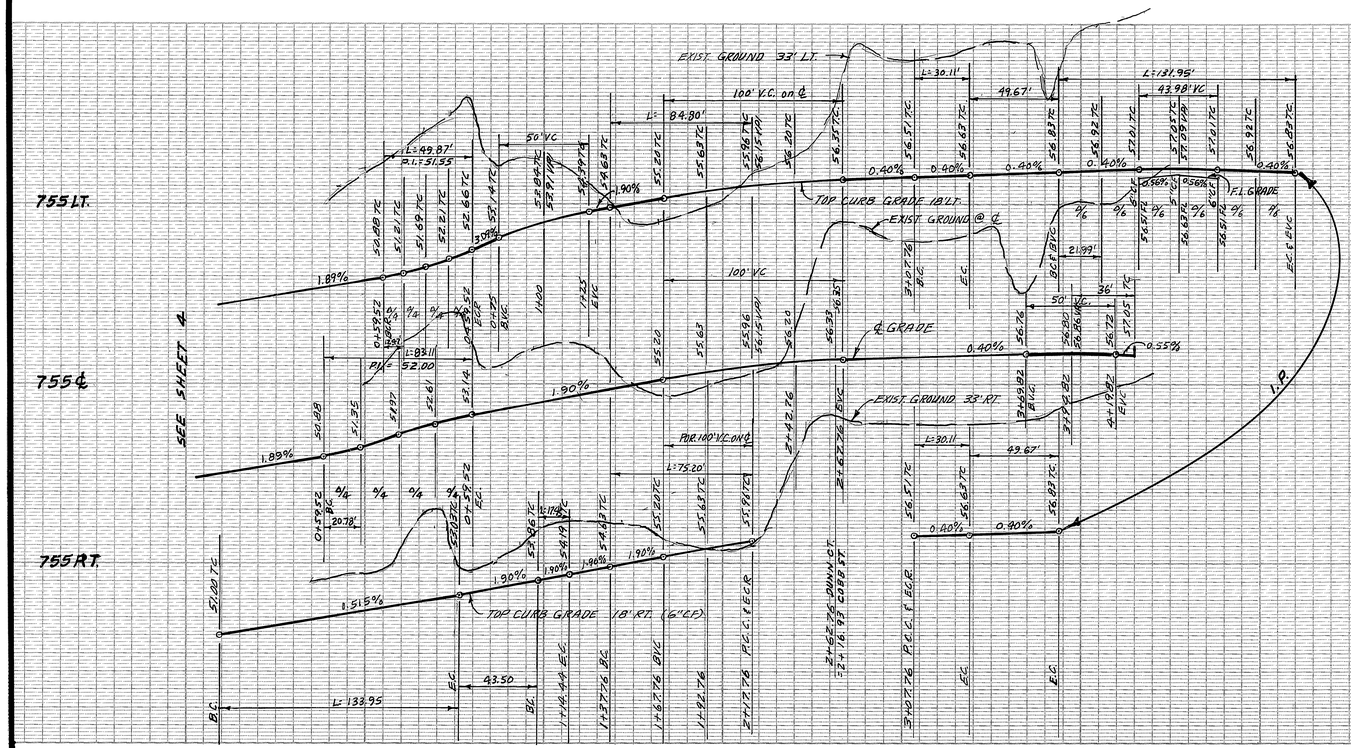
APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 9-25-85

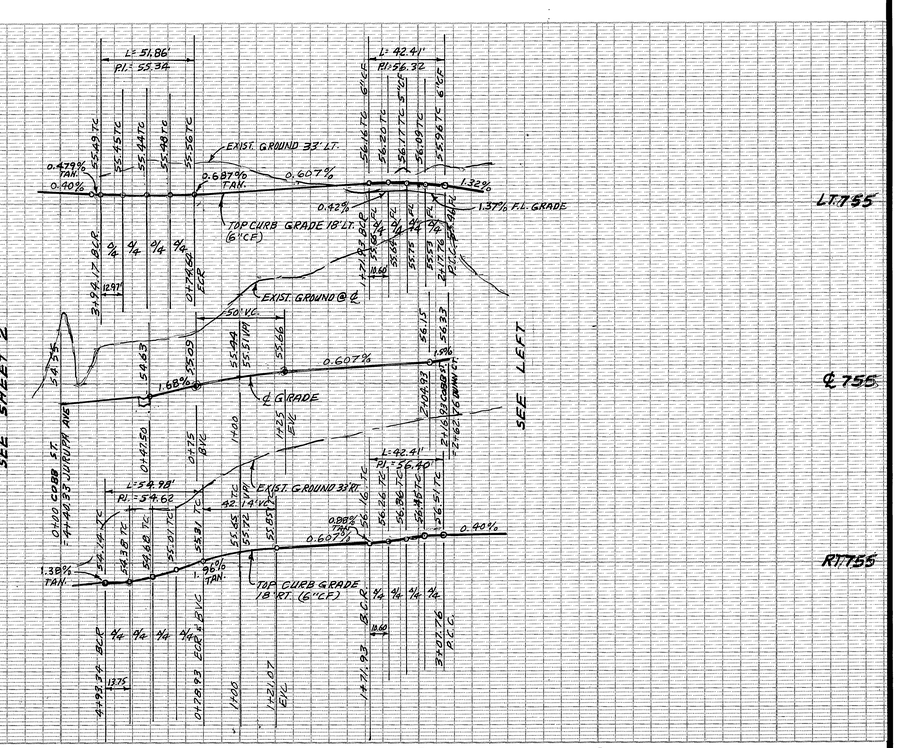
TRACT NO. 18653
STREET PLAN AND PROFILE
JURUPA AVENUE

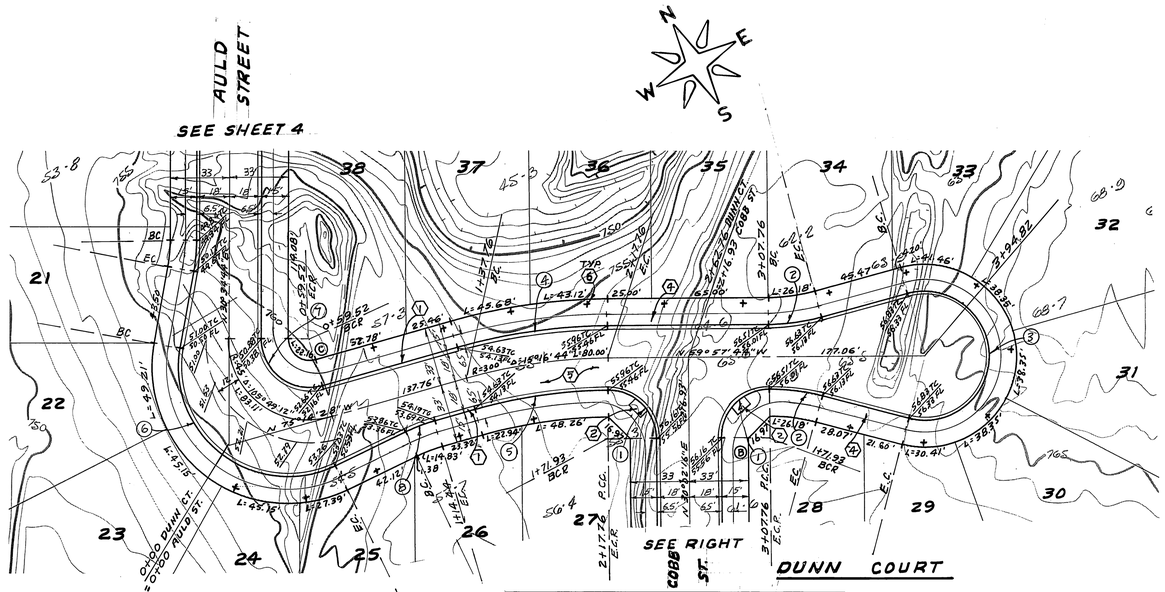
SCALE: 1" = 40' Horiz. - 1" = 4' Vert.

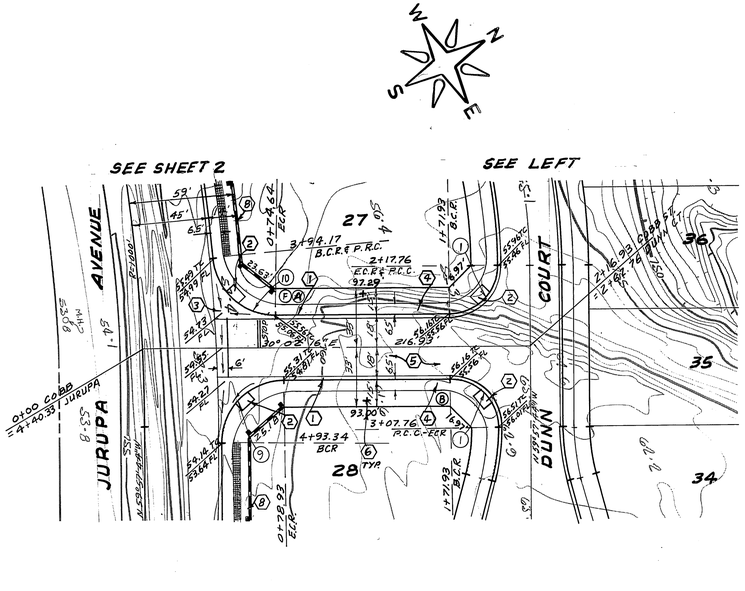
ACCOUNT No.
DRAWING NUMBER R-2600
SHEET 2 OF 6
79-83-A

PC-1699









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(3)	210°00'00"	36'	—	131.95'
(4)	15°16'44"	318'	42.65'	84.80'
(5)	15°16'44"	282'	37.82'	75.20'
(6)	125°49'12"	61'	119.26'	133.95'
(7)	105°49'12"	27'	35.71'	49.87
(8)	10°00'00"	100	8.75'	17.45'
(9)	90°00'00"	35'	35.00'	54.98'
(10)	84°53'16"	35'	32.01'	51.86'

BENCH MARK

PK NAIL IN EAST CURB OF TYLER ST. ON ℄ GAYLORD AVE. PRODUCED PER C/R F.B. 706/1 ELEV. 778.21, USED FOR THIS PROJECT. (EQUALS ELEV. 778.09 ON CURRENT CITY DATUM) (REFER TO C/R PLANS R-1938, R-2051 & R-2505)

* As built 10-19-87 TE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY _____ DATE 2/16/84
R.E. No. 11842
W.O. 79-83 FOR: Andrews Dev. F.B. 1031

MARK | REVISIONS | APPR. | DATE
DESIGNED BY BEL DRAWN BY BEL CHECKED BY BL

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		11-29-84
PARK DEPARTMENT		12-6-85
TRAFFIC DIVISION		12-30-85
PUB. WKS. ENGR.		1-6-86
PLANNING		1-7-86

APPROVED BY _____
DIRECTOR OF PUBLIC WORKS
DATE 2-25-85

TRACT NO. 18653
STREET PLAN AND PROFILE
DUNN COURT
COBB STREET

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

INDEX 1/F

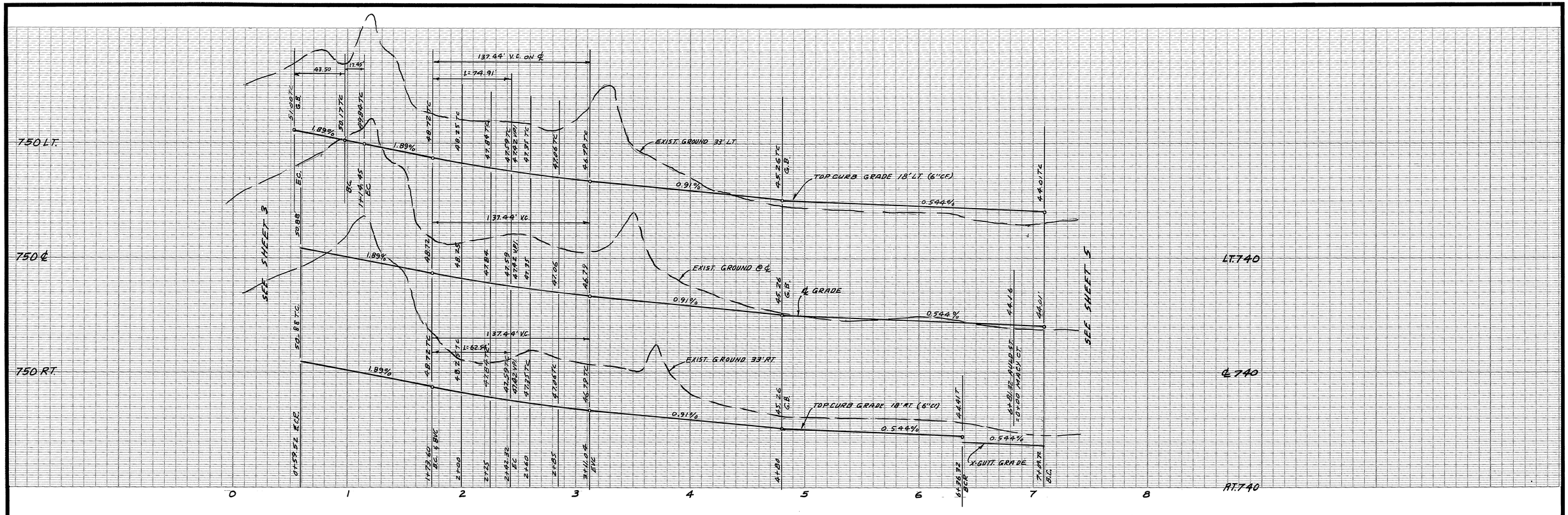
ACCOUNT No.

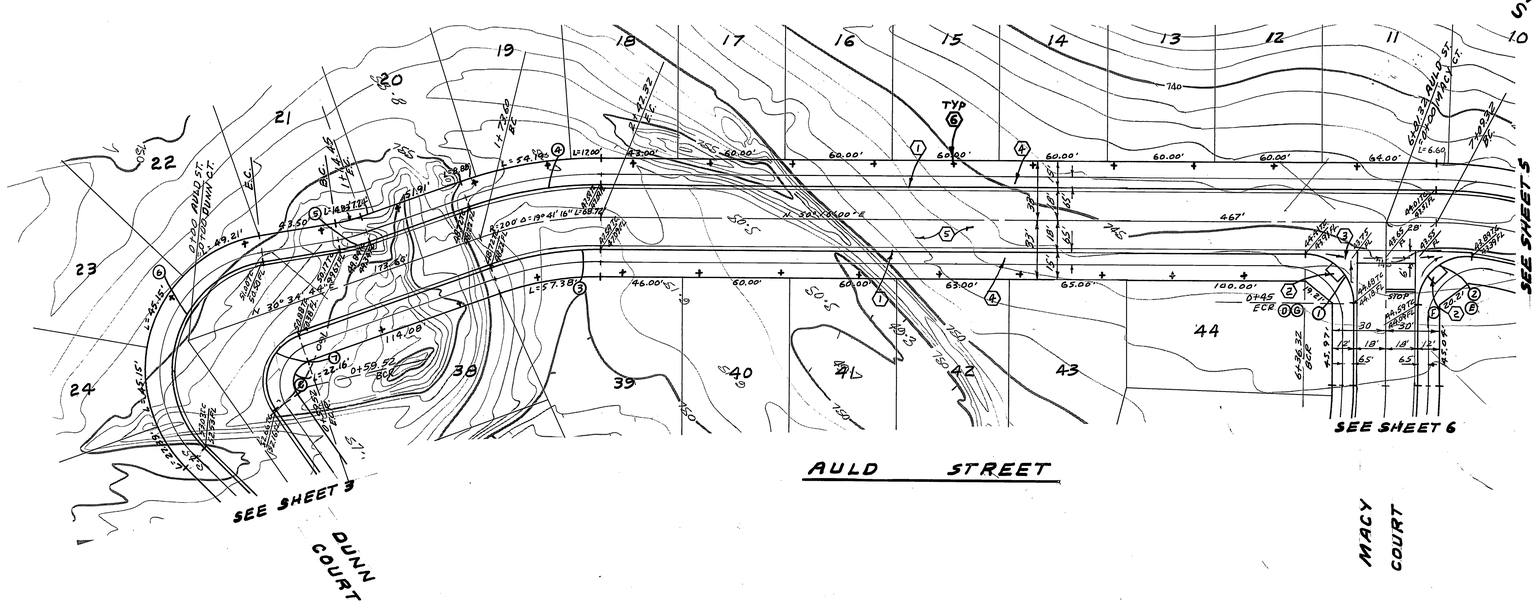
DRAWING NUMBER
R-2600

SHEET 3 OF 6

79-83-A

PC-1979





BENCH MARK

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*As built 10.19.87 TE

INDEX UP

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY _____ DATE 2/16/84
R.E. No. 11842
W.O. 79-83 FOR: Andrews Dev. F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BEL DRAWN BY BEL CHECKED BY DE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

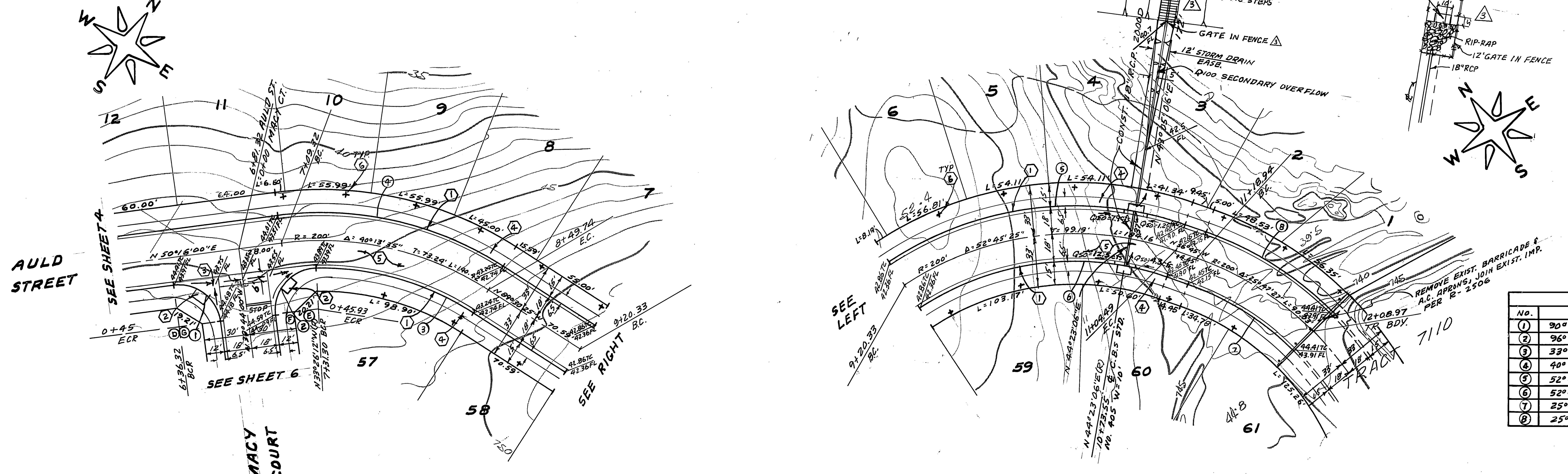
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		3-29-85
PARK DEPARTMENT		4-3-85
TRAFFIC DIVISION		3-20-85
CHIEF PUB. WKS. ENGR.		
		4/1/85

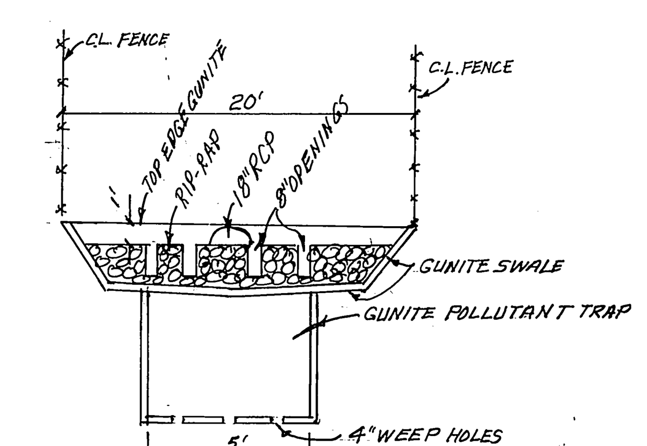
APPROVED BY
William D. Sanderson
DIRECTOR OF PUBLIC WORKS
DATE 3-25-85

TRACT NO. 18653
STREET PLAN AND PROFILE
AULD STREET
SCALE: 1"=40' Horiz. - 1"=4' Vert.

ACCOUNT No.
DRAWING NUMBER
R-2600
SHEET 4 OF 6
79-83-A

RD. 1599





△3 SECTION B-B

CURB CURVE DATA				
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3	33°55'47"	182'	55.52'	107.78'
4	40°13'35"	218'	79.83'	153.05'
5	52°45'25"	218'	108.11'	200.73'
6	52°45'25"	182'	90.26'	167.58'
7	25°47'27"	182'	41.67'	81.92'
8	25°47'27"	218'	49.91'	98.13'

IDYLLWILD LANE

BENCH MARK

PK NAIL IN EAST CURB OF TYLER ST. ON ℄ GAYLORD AVE. PRODUCED PER C/R F.B. 706/1 ELEV. 778.21, USED FOR THIS PROJECT. (EQUALS ELEV. 778.09 ON CURRENT CITY DATUM) (REFER TO C/R PLANS R-1938, R-2051 & R-2505)

* As built 10·19·87

INDEX

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 2/16/84
R.E. No. 11842
W.O. 79-83 FOR: Andrews Dev. F.B.

MARK	REVISIONS	APPR.	DATE
△3	Revised Rip-RAP, Added steps, Gate & C.L. Fence 7-12-89 Bel		7/21/89
△2	ADDED SEDIMENTATION/POLLUTANT TRAP PER DEPT. FISH & GAME REQUIREMENTS		9/17/86
△1	Revised Rip-Rap 12-23-85 Bel		1/6/86

DESIGNED BY BEL DRAWN BY BEL CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

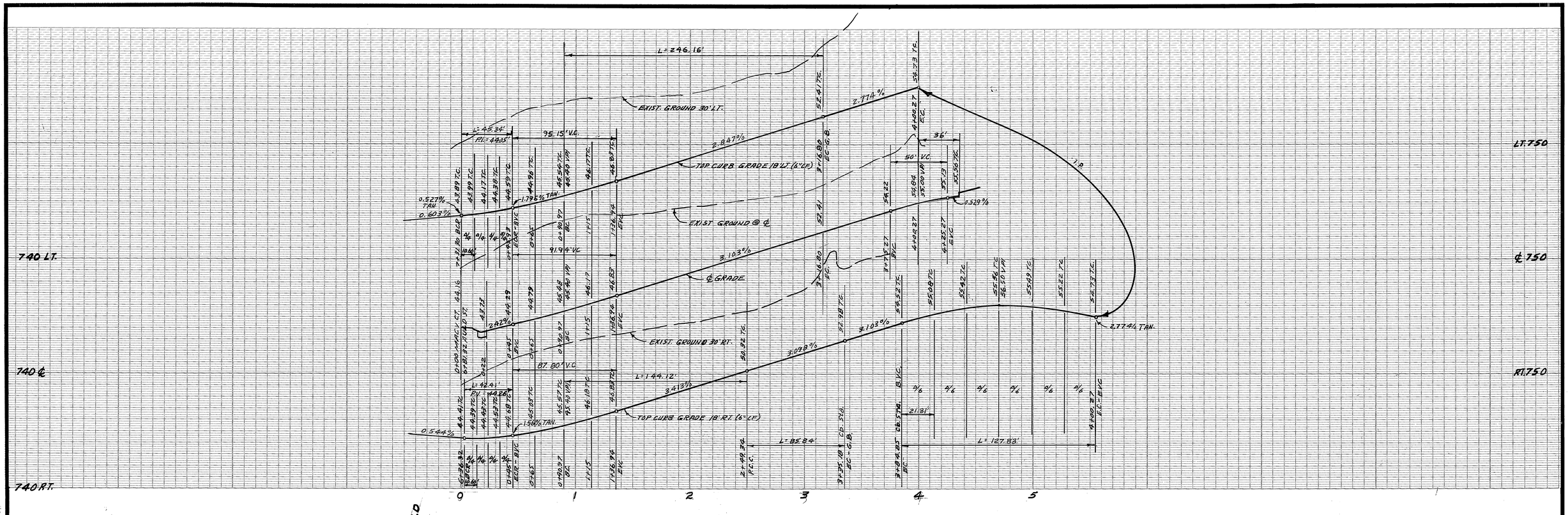
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		9-29-85
PARK DEPARTMENT		6-19-85
TRAFFIC DIVISION		9-20-85
CHIEF PUB. WKS. ENGR.		9/25/85

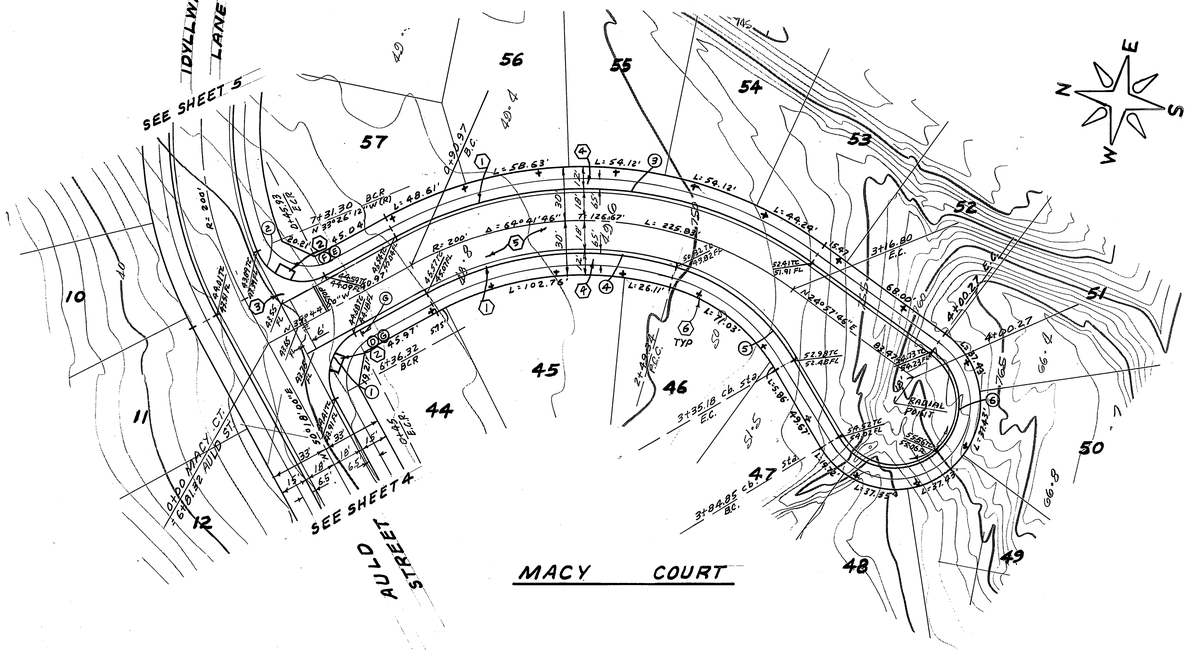
APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 9-25-85

TRACT NO. 18653
STREET PLAN AND PROFILE
IDYLLWILD LANE
SCALE: 1" = 40' Horiz. - 1" = 4' Vert.

ACCOUNT No.
DRAWING NUMBER
R-2600
SHEET 5 OF 6
79-83-A

PC. 1599





CURB CURVE DATA				
NO.	Δ	R	T	L
(1)	90°00'00"	27'	27.00'	42.41'
(2)	96°17'48"	27'	30.14'	45.38'
(3)	64°41'46"	218'	138.07'	246.16'
(4)	45°22'09"	182'	76.07'	144.12'
(5)	42°46'11"	115'	45.03'	85.84'
(6)	203°26'34"	36'	—	127.83'

BENCH MARK

PK NAIL IN EAST CURB OF TYLER ST. ON ℄ GAYLORD AVE. PRODUCED PER C/R F.B. 706/1. ELEV. 778.21. USED FOR THIS PROJECT. (EQUALS ELEV. 778.09 ON CURRENT CITY DATUM) (REFER TO C/R PLANS R-1938, R-2051 & R-2505)

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY: [signature] DATE 2/16/84
R.E. No. 11847
W.O. 79-83 FOR: Andrews Dev. F.B. 1031

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BEL DRAWN BY BEL CHECKED BY RD

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		9-25-85
PARK DEPARTMENT		9-26-85
TRAFFIC DIVISION		9-27-85
CHIEF PUB. WKS. ENGR.		9-27-85

APPROVED BY William D. Sanders
DIRECTOR OF PUBLIC WORKS
DATE 9-25-85

TRACT NO. 18653
STREET PLAN AND PROFILE
MACY COURT

INDEX UF
ACCOUNT No.
DRAWING NUMBER R-2600
SHEET 6 OF 6
SCALE: 1"=40' Horiz. - 1"=4' Vert.
79-83-A

RC-1699