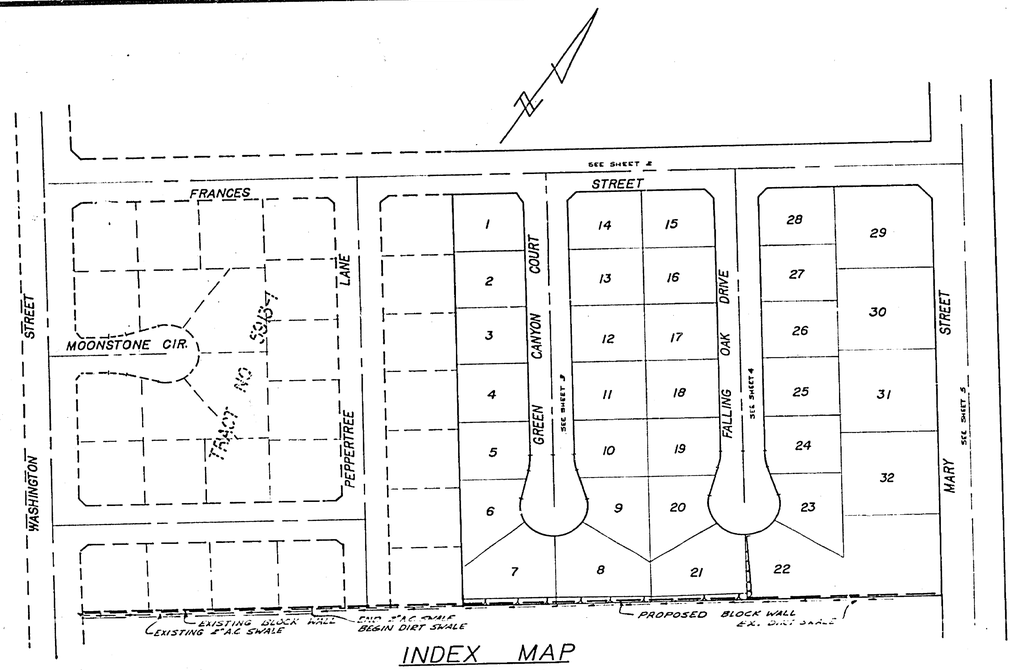
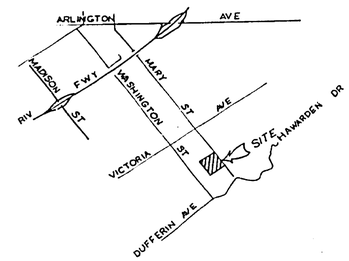


INDEX MAP

SCALE 1" 100'



LOCATION MAP

NO SCALE

STREET NAME & TRAFFIC SIGN SCHEDULE		
(A)	FRANCES ST	7000
	GREEN CANYON CT	2400
(B)	FRANCES ST	7000
	FALLING OAK DR.	2400
(C)	FRANCES ST	7000
	MARY ST	2400
(D)	R1 (STOP SIGN) 30" OCTAGON	
(E)	W33 (NOT A THROUGH STREET) 24"x24"	

CONSTRUCTION NOTES

(1) Construct Standard 200 Curb & Gutter - 6" C.F.

(3) Construct Standard 325 Curb Line Sidewalk

(4) Construct Standard 220 Cross Gutter. (Width shown on plans)

(5) Construct 2½" A.C. paving over 6" C.A.B. & A.C. paving over compacted native

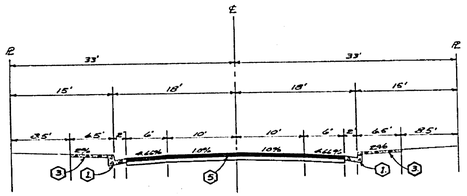
(6) Construct 3" A.C. paving over 6" C.A.B. & A.C. paving over compacted native

(7) Construct Standard 304 Wheelchair Ramps

(8) Construct 2"x8" Redwood Header

GENERAL NOTES

1. Construction shall bein accordance with the Standard Specifications for Public Works construction 1976 Edition and per City of Riverside Standard Drawings.
2. All staggedalevations shall be staked in the field by the Engineer.
3. The Subdivider shall arrange for a Soils test to be made by a Soils Engineer after the streets have been exposed to rough grade. Depth of base material and A.C. pavement shall be determined by the City of Riverside design standards and soil parameters.
4. Location & size of driveway approaches (Std. 207) to be determined at the time of construction as approved by the Traffic Engineer.
5. Curb & Gutter to be Staked on 3' offset at 25' intervals.
6. Traffic control signs must be in place prior to opening streets to traffic.
7. 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 provide a smooth surface. Engineer estimates overlay to be 51 Tons
8. See Electrical Plan prepared by the City of Riverside Public Utilities Department for number and location of required Street lights.
9. 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.
10. 4"x4" Blockouts for mail boxes required in Curb Line Sidewalk



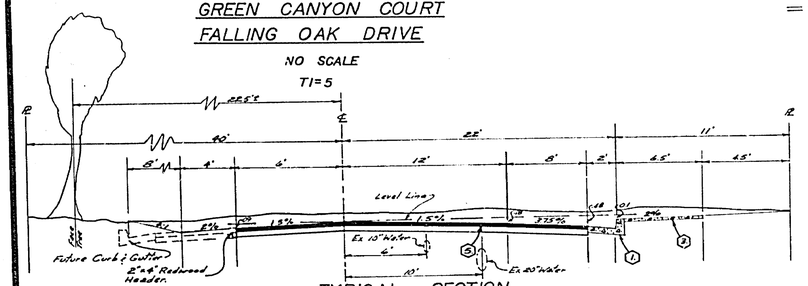
TYPICAL SECTION

GREEN CANYON COURT

FALLING OAK DRIVE

NO SCALE

T.I.=5



TYPICAL SECTION

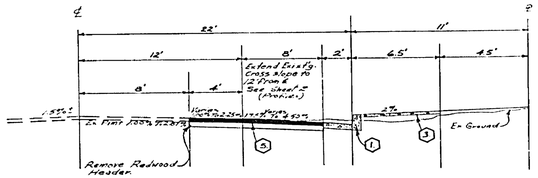
FRANCES STREET

STA 6+80.13

TO

STA 12+93.33

NO SCALE T.I.=5



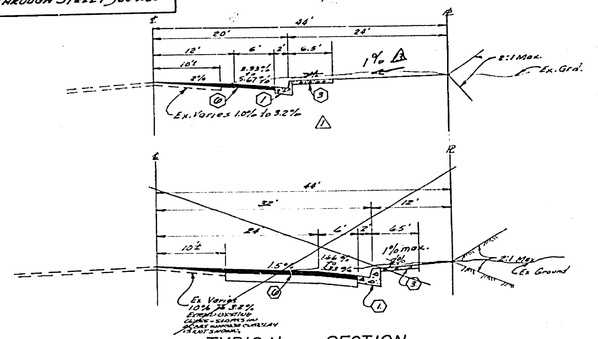
TYPICAL SECTION

FRANCES STREET

STA. 6+05.90 TO STA. 6+80.13

NO SCALE

T.I.=5



TYPICAL SECTION

MARY STREET

NO SCALE

△ T.I.= 5/6

BENCH MARK G6-B ELEV. = 944.502

BRASS DISK DOWN 8" IN CAPPED WELL AT INTERSECTION OF MARY STREET & VICTORIA AVENUE.

SR 925 R-38

*AS BUILT 8-77 KET

INDEXED HD

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY: Brent N. Hall DATE 7/12/76
R.E. No. 9875
W.O. 74-44 FOR: Country Wood Estates F.B./035

MARK	REVISIONS	DESIGNED BY	DRAWN BY	CHECKED BY	APPR.	DATE
A	Driveway Slope Revised on Mary St.	BNH			BNH	7/11/76
B	Mod paving section		Dade		BNH	8-5-76
C	Revised Mary St. Sealing Section				BNH	10/19/76

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

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

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

STREET PLAN & PROFILE
TRACT NO 5913
INDEX SHEET

SCALE: AS SHOWN

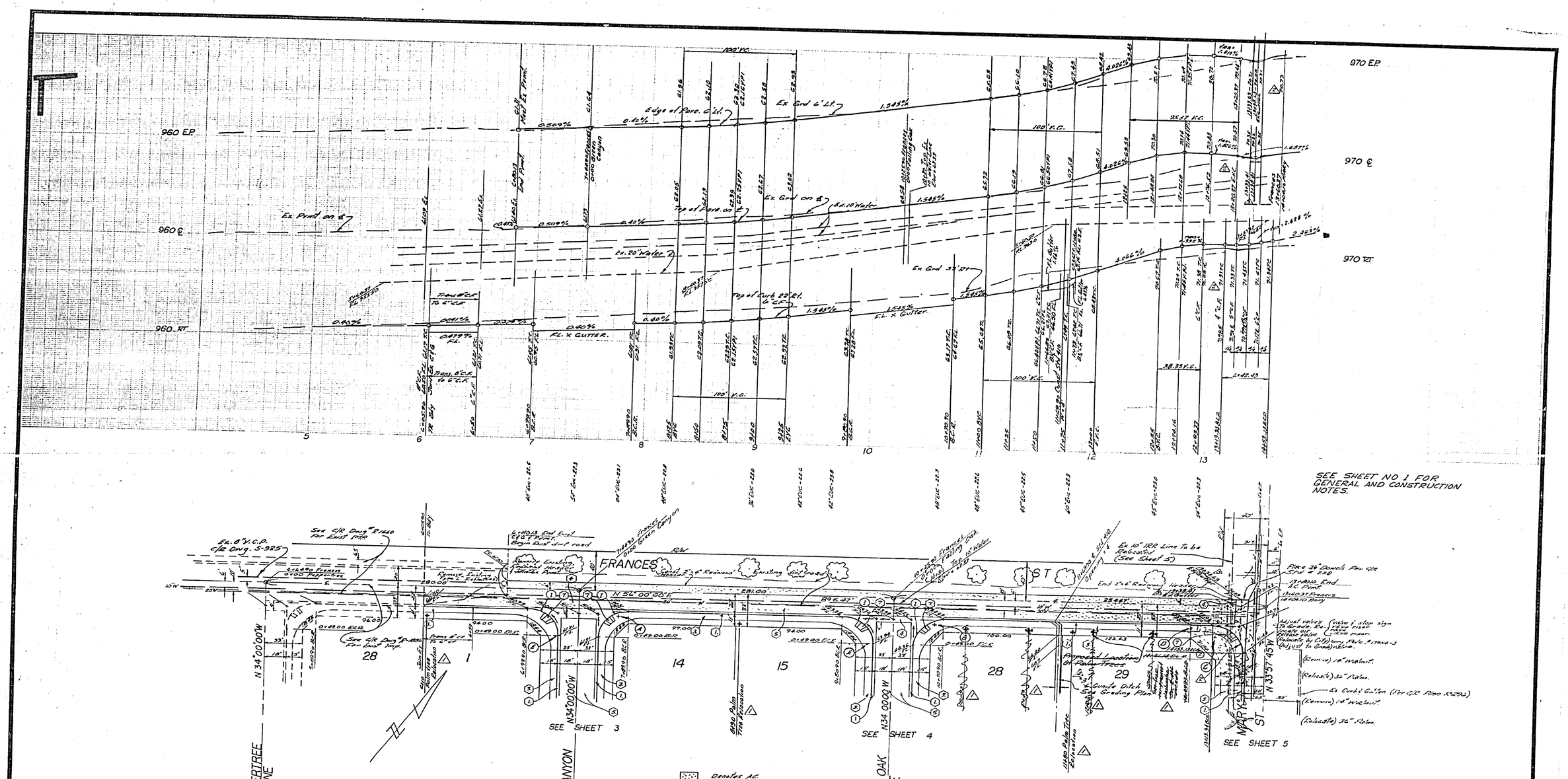
ACCOUNT No.

DRAWING NUMBER

R-1915

SHEET 1 OF 5

74-44-1



CURB CURVE DATA				
NO	Δ	R	T	L
1	90°00'00"	27	27.00	42.41
2	90°04'28"	27	27.02	42.43

SPECIAL NOTE

When rough grading Frances St. the Contractor shall leave a mound of dirt over the 10" water line to provide a minimum cover of 18" until the base material is placed. Prior to any work call 787-7411

All work over & around main shall be approved prior to any work.

BENCH MARK G6-8 ELEV. = 944.502

Brass disk down 8' in capped well at intersection of Mary Street & Victoria Avenue

Approved by Subject to Attached Letter
Chief Utilities Engineer-Water — 8-20-76 Date

AS BUILT 8-77 MBT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 7/12/76
R.E. No. 9814
W.O. 74-44 FOR: Country Wood Estates F.B. 1035

MARK	REVISIONS	BY	DATE	APPD.
1	Revised water and sewer, SHALE SUBDIV. 88	DNM	7/11	[illegible]
2	Revised Sewer & Water Improvements to Match Improvement Plans for Tract 5913	DNM	8/17	[illegible]
3	Revised Sewer & Water Improvements	DNM	9/17	[illegible]
4	Relocation of Pole on Frances Street	KD	11-30	[illegible]

DESIGNED BY REC DRAWN BY LDT CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

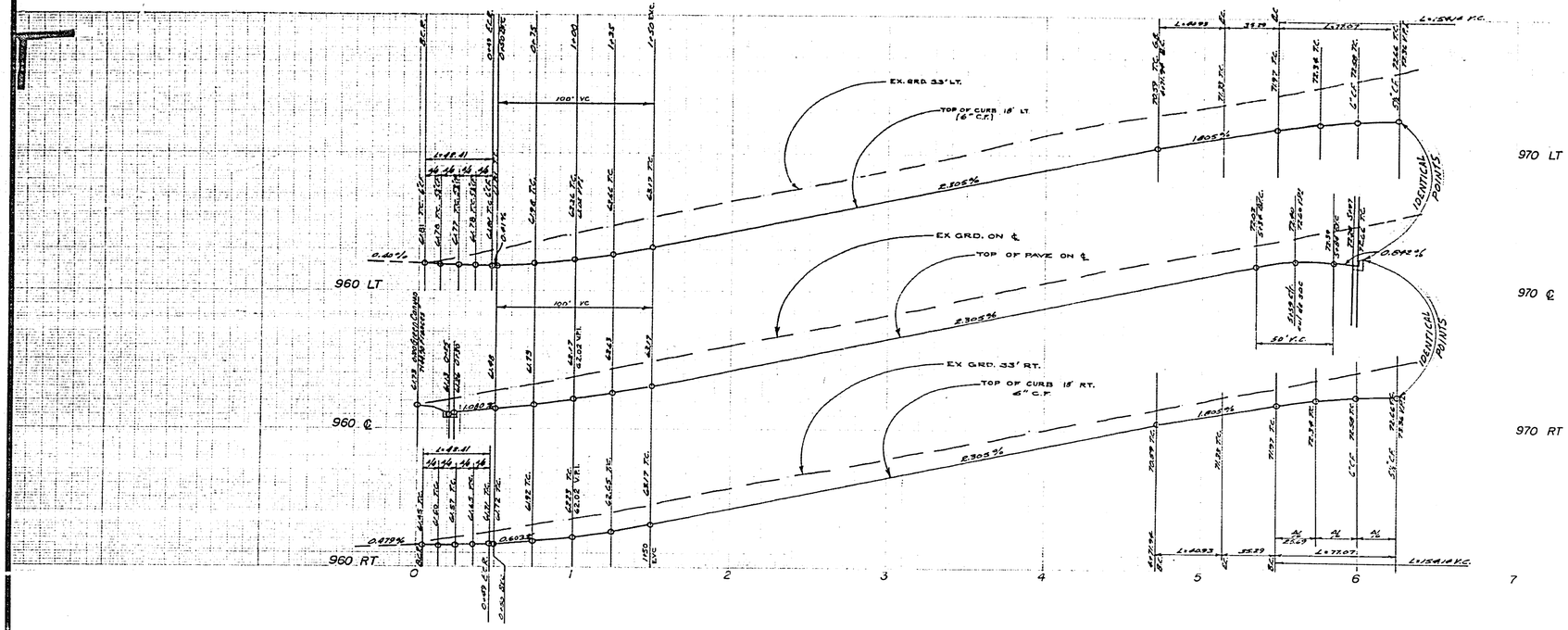
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	11/5
PARK DEPARTMENT	KD	11-4
TRAFFIC DIVISION	[illegible]	[illegible]
CHIEF PUB. WKS. ENGR.	[illegible]	[illegible]

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

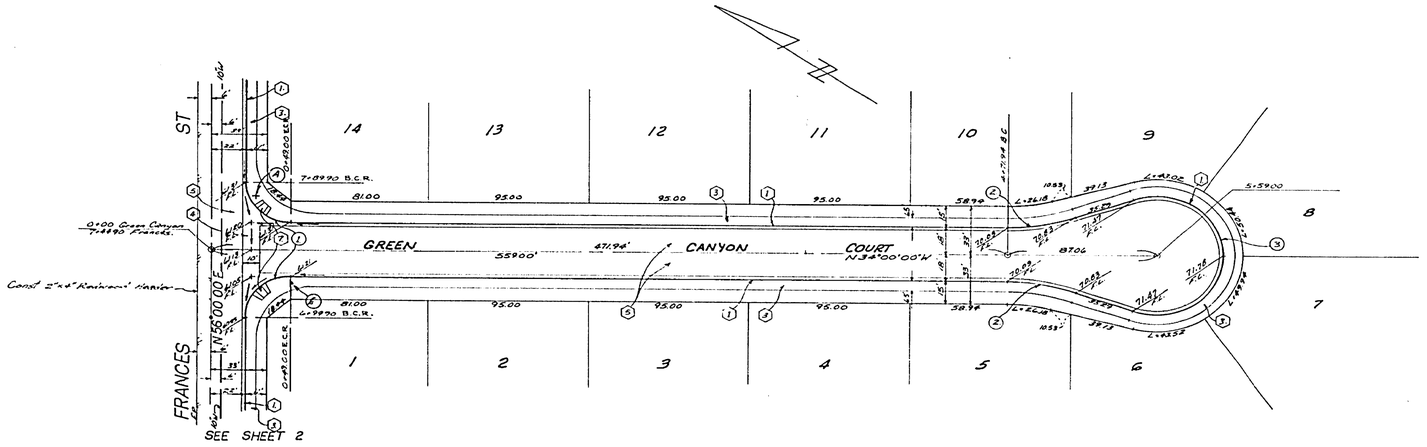
STREET PLAN & PROFILE
TRACT NO 5913
FRANCES STREET

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

ACCOUNT No.
DRAWING NUMBER R-1915
SHEET 2 OF 5
74-44-A



SEE SHEET NO 1 FOR GENERAL AND CONSTRUCTION NOTES.



BENCH MARK G6-B ELEV = 944.502
BRASS DISK DOWN 8" IN CAPPED WELL AT INTERSECTION OF MARY STREET & VICTORIA AVENUE.

CURB CURVE DATA

NO	Δ	R	T	L
1	90°00'00"	27'	27.00'	42.41'
2	20°23'27"	115'	20.68'	40.93'
3	220°46'54"	40'	52.5[illegible]	154.14'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 7/12/76
R.E. No. 9876
W.O. 74-44 FOR: Country Wood Estates F.B. 1035

MARK	REVISIONS	APPR.	DATE

DESIGNED BY REC DRAWN BY LRM CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

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

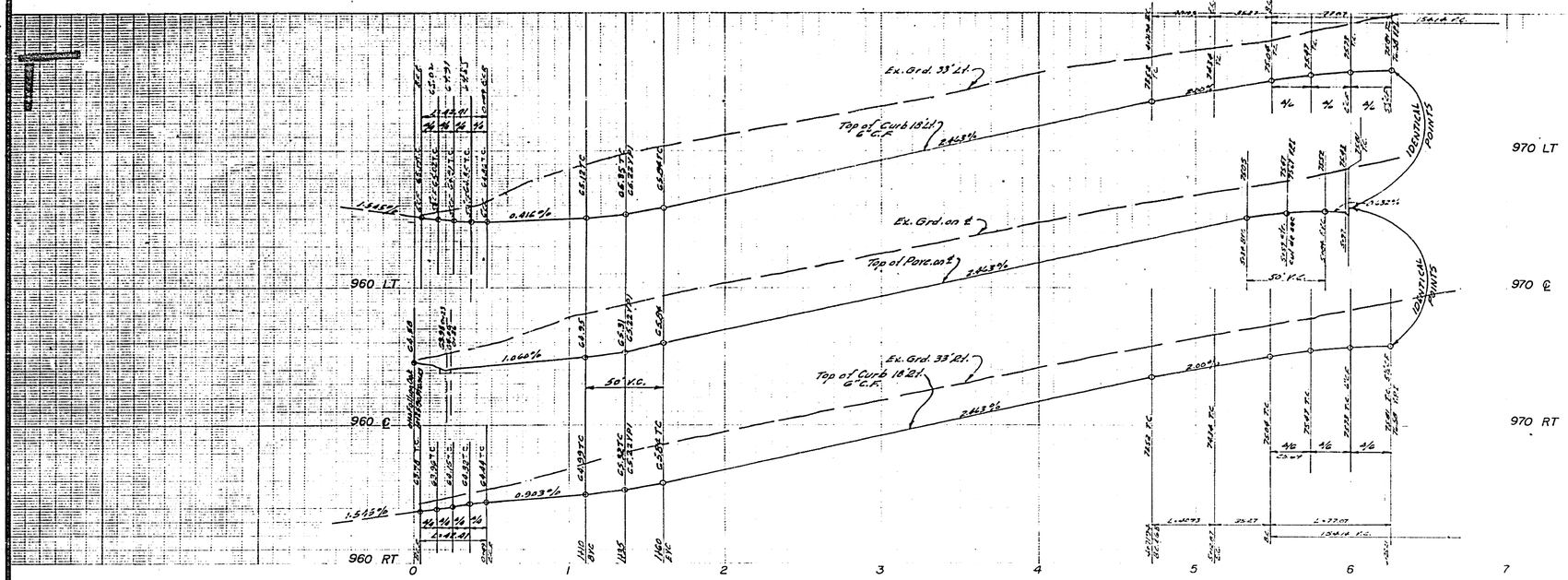
APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 11/8/76

*AS BUILT 8-77 KRT

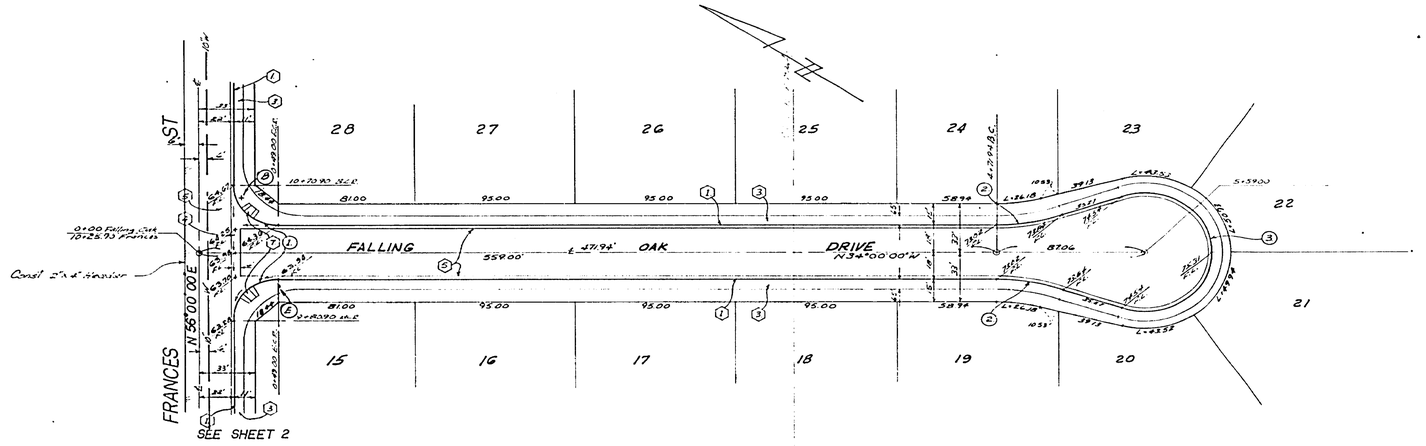
STREET PLAN & PROFILE
TRACT NO 5913
GREEN CANYON CT.

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

ACCOUNT No. 1
DRAWING NUMBER R-1915
SHEET 3 OF 5
74-44-A



SEE SHEET NO 1 FOR GENERAL AND CONSTRUCTION NOTES.



BENCH MARK G6-B ELEV = 944.502
BRASS DISK DOWN 8" IN CAPPED WELL AT INTERSECTION OF MARY STREET & VICTORIA AVENUE.

CURB CURVE DATA

NO	Δ	R	T	L
1	90°00'00"	27'	27.00'	42.41'
2	20°23'27"	115'	20.68'	40.93'
3	280°46'54"	40'	57.54'	195.13'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 7/10/76
R.E. No. 9876
W.O. 74-44 FOR: County Wood Estates F.B. 1035

MARK	REVISIONS	APPR.	DATE

DESIGNED BY REC DRAWN BY LHM CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	7/15
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB WKS. ENGR.		

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

*AS BUILT 8-17 MPT

STREET PLAN & PROFILE
TRACT NO 5913
FALLING OAK DR.

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

ACCOUNT No.
DRAWING NUMBER R-1915
SHEET 4 OF 5
74-44-A

SEE SHEET NO 1 FOR GENERAL AND CONSTRUCTION NOTES.

BENCH MARK GL-B ELEV = 944.502

BRASS DISK DOWN 8" IN CAPPED WELL AT INTERSECTION OF MARY STREET & VICTORIA AVENUE.

CURB CURVE DATA

NO	Δ	R	T	L
1	90°02'15"	27	27.02	42.43

△ If irrigation line is damaged or broken during construction, line must be replaced or repaired at Developer's cost.

IRRIGATION LINE APPROVAL
GAGE CANAL COMPANY
DATE 8/25/76
GENERAL MANAGER

*AS BUILT 8-77 KPT

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Ernest N. Webb DATE 7/12/76
R.E. No. 9876
W.O. 74-44 FOR: County Wood Estates F.B. 1035

MARK	REVISIONS	APPR.	DATE
3	Revised & Gutter to meet Proposed Improvements to the North ENW		3/8/77
2	Irrig. line to remain in original location ENW		2/18/77
1	Revised Street Section & Elevations ENW		1/19/77

DESIGNED BY REC DRAWN BY LRM CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		11/5
PARK DEPARTMENT	RD	11-2
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

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

STREET PLAN & PROFILE
TRACT NO 5913
MARY STREET

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

ACCOUNT No.
DRAWING NUMBER
R-1915
SHEET 5 OF 5
74-44-A