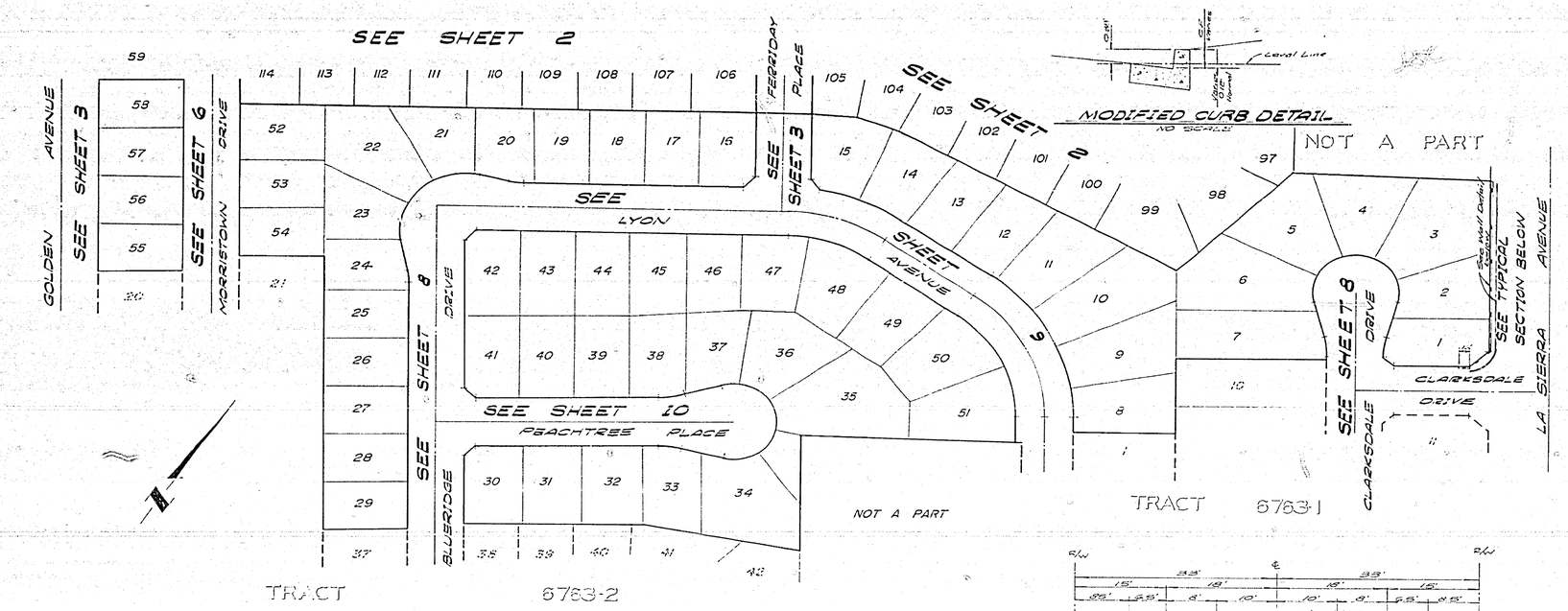
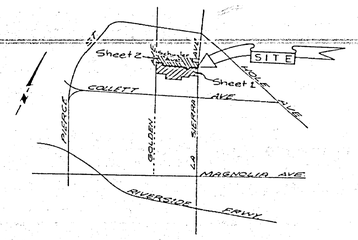


INDEX MAP
NO SCALE

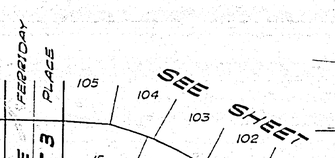


LOCATION MAP
NO SCALE

STREET NAME AND TRAFFIC SIGN SCHEDULE

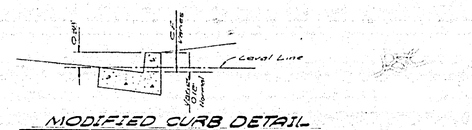
A	FERRIDAY PL	1500
B	LYON AVE	4600
	BLUERIDGE DR	4400
	LYON AVE	4500
C	BLUERIDGE DR	4300
	PEACHTREE PL	11203
D	SAVANNAH DR	4600
	GREENHURST DR	11200
E	CLARKSDALE DR	3300
	CLARKSDALE DR	3300
F	GREENHURST DR	11100
	FERRIDAY PL	4600
G	MORRISTOWN DR	4600
	GREENHURST DR	11200
H	SAVANNAH DR	3300
	SCHUYLER AVE	11100
I	W33 (Not a through Street) 33"x24"	
J	R1 (Stop Sign) 30" Octagon	
K	GOLDEN AVE	3500
	SCHUYLER AVE	11200

TYPICAL SECTION
LA SIERRA AVE.
Stg. 50+0033 to sta. 52+4163
NO SCALE
T.I. = 7

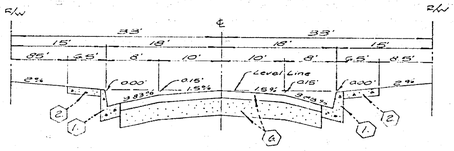


WALL DETAIL
NO SCALE

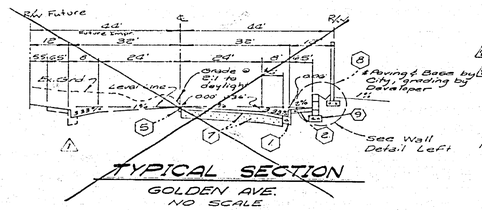
BENCH MARK
#2 spike in power pole No. 245604 at Southeast corner of La Sierra Avenue and Collett Ave. City of Riv. T.B. Dia/a.
ELEVATION: 704.26



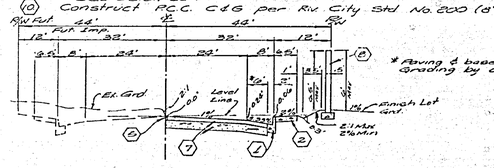
MODIFIED CURB DETAIL
NO SCALE



TYPICAL SECTION
MORRISTOWN DR.
BLUERIDGE DR.
PEACHTREE PL.
LYON AVE.
FERRIDAY PL.
CLARKSDALE DR.
GREENHURST DR.
SAVANNAH DR.
NO SCALE
T.I. = 5



TYPICAL SECTION
GOLDEN AVE.
NO SCALE
T.I. = 7



TYPICAL SECTION
GOLDEN AVE.
T.I. = 7
No Scale

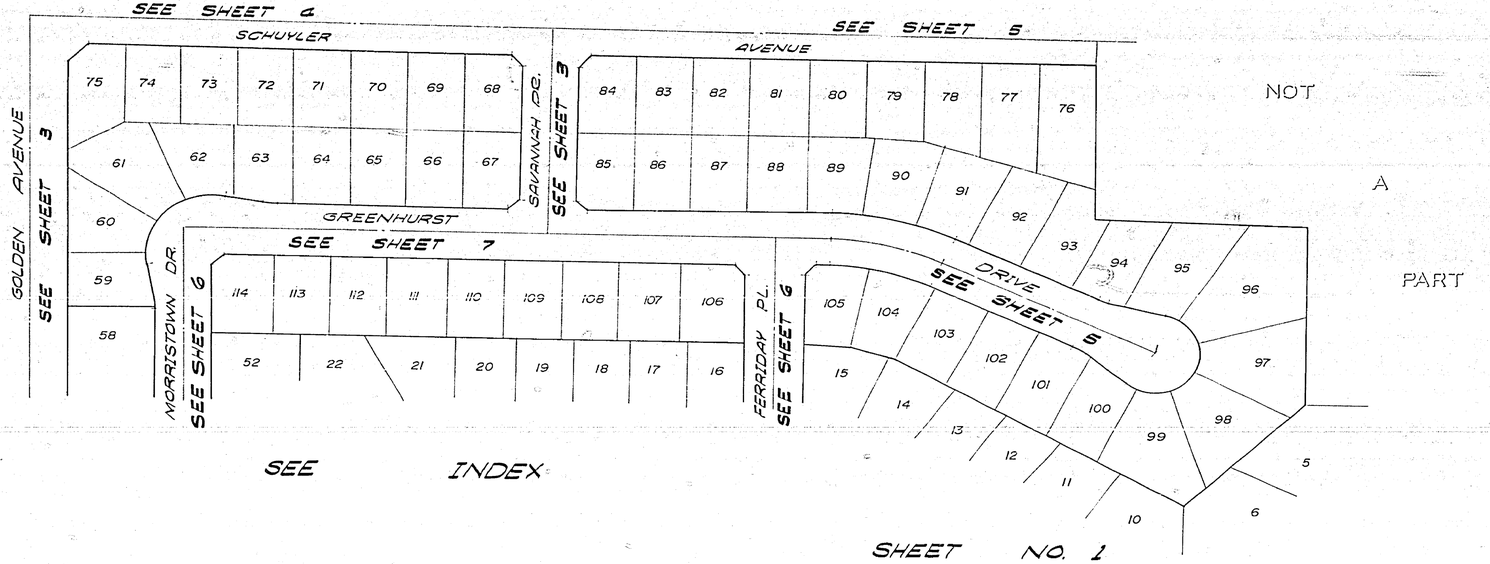
GENERAL NOTES

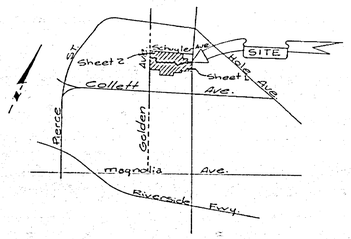
1. The private engineer signing these plans is responsible for the accuracy and acceptability of the work hereon. In the event of discrepancies arising during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
2. Construction shall be in accordance with the Standard Specifications for Public Works Construction, 1976 Edition, and per City of Riverside Standard Drawings.
3. All flagged elevations shall be staked in the field by the Private Engineer.
4. 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.
5. Traffic control signs must be in place prior to opening streets to traffic.
6. It shall be the responsibility of the contractor to clean 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.
7. See "Street Lighting Plan" for quantity and location of required Street Lights.
8. Curb shall be staked at 25' intervals and 3' offset where grades are 0.4% or greater. Curb having grades of less than 0.4% will be staked at 12.5' intervals and 3' offset. In addition, on curb grades of less than 0.4% two rows of #3 reinforcing bar will be placed in the gutter and 3/4" steel dowels will be required at all expansion joints in curb.
9. Trim edge of existing pavement where new pavement joins to a smooth straight line. Const. Match up paving as shown on plans to produce a smooth section.
10. Location and size of driveway approaches (Std 207) to be determined at the time of construction, as approved by the Traffic Engineer.
11. 4"x4" blockouts for mailboxes required in curb sidewalks.
12. See Landscaping and Sprinkler System plan for parkway on Golden Ave. and La Sierra Ave.
13. In order to coordinate the City's portion of the work in Golden Avenue, the developer shall give the City 45 days notice in order that the developer's and the City's work may be installed concurrently.
14. The contractor shall contact the Public Service Department (787-7281) to pick up any existing Std. 180 barricades that are in conflict with construction. The Public Service Department will make the final determination on whether a barricade can be relocated.

CONSTRUCTION NOTES

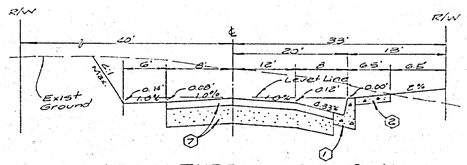
1. Construct P.C.C. Curb & Gutter per Riverside City Standard No. 200 (6"CR)
2. Construct 6' P.C.C. Curb Sidewalk per Riverside City Standard No. 225.
3. Construct 6' P.C.C. Cross Gutter per Riverside City Standard No. 220.
4. Construct Wheelchair Ramps per Riverside City Standard No. 304.
5. Construct 8"x4" Redwood Header.
6. Construct 2½" A.C. over 8" D.B.
7. Construct 4" A.C. over 11" D.B.
8. Construct 6' High Block Wall per Riverside City Standard No. 704. See detail Left
9. Construct Retaining Wall per Riverside City Standard No. 707. See detail Left
10. Construct P.C.C. C&G per Riv. City Std. No. 200 (8"CR)

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY [illegible] DATE 4/13/77 R.E. No. 8670 W.O. 75-103 FOR: Pacesetter Homes Inc. F.D. 1082	2 Landscaping section per C.2.9605 (2"CR) DRN 1-16-78 1 Revised Golden Ave. Section BY [illegible] DRN 4-4-77 MARK REVISIONS BY APPR. DATE DESIGNED BY PAC DRAWN BY EH CHECKED BY	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY / DATE PRINCIPAL ENGINEER [illegible] 7/12 PARK DEPARTMENT [illegible] 7/12 TRAFFIC DIVISION [illegible] 7/12 CHIEF PUB WKS ENGR [illegible] 7/12 Planning [illegible] 7/12	APPROVED BY [illegible] DIRECTOR OF PUBLIC WORKS DATE 8/16/77	STREET PLAN AND PROFILE TRACT 6763 INDEX MAP (SHEET 1 of 2) SCALE: AS Shown	ENGINEER'S I.D. NO. ACCOUNT No. DRAWING NUMBER .2.2010 SHEET 1 OF 10 76-103-A

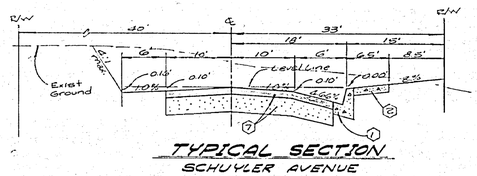




LOCATION MAP
NO SCALE

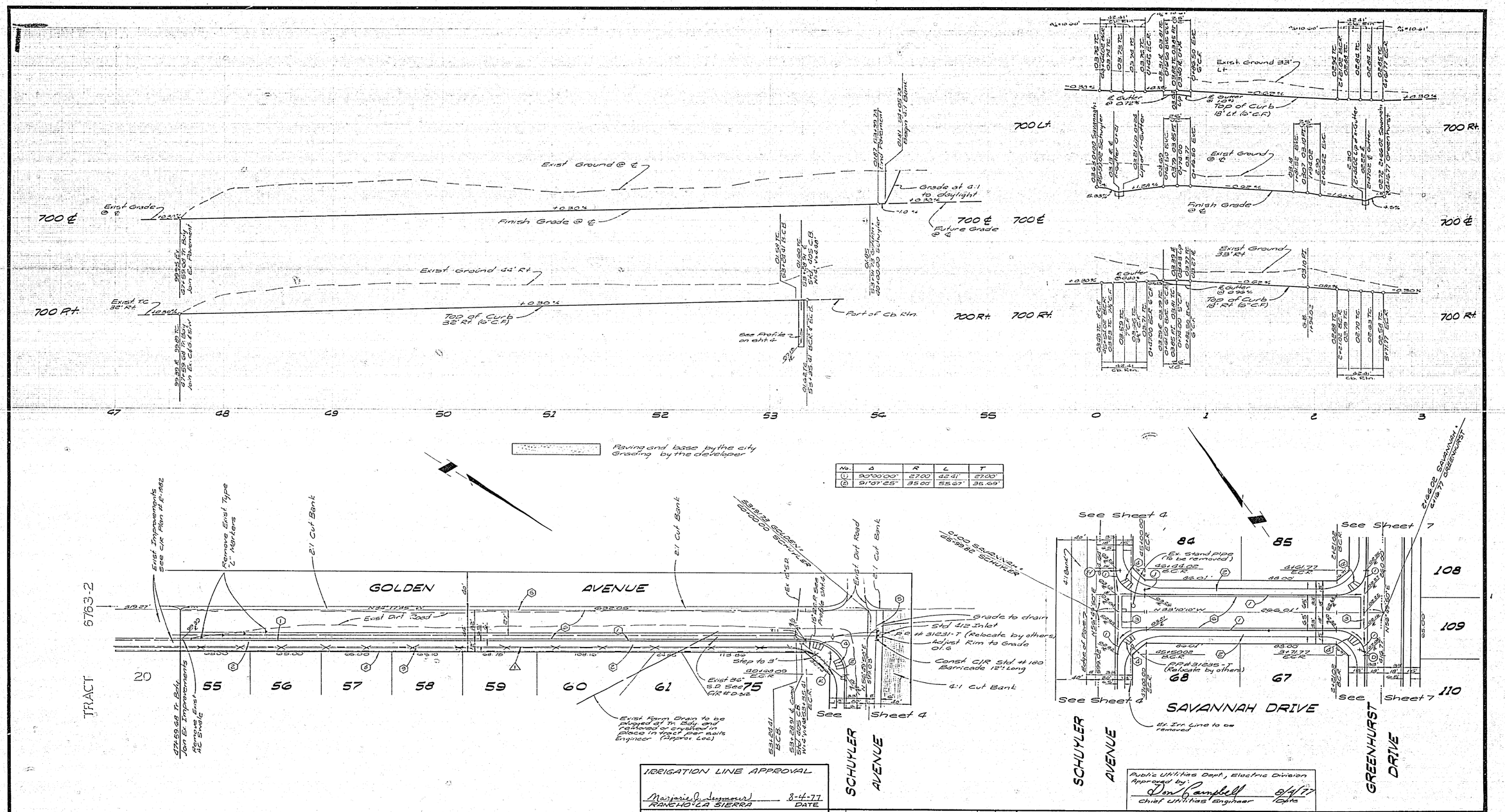


TYPICAL SECTION
SCHUYLER AVENUE
Sta. 40+00.00 to Sta. 45+54.02
NO SCALE
T.I. = 5



TYPICAL SECTION
SCHUYLER AVENUE
Sta. 46+44.02 to Sta. 52+13.69
NO SCALE
T.I. = 5

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY [signature] DATE 4/13/77 R.E. No. 9876 W.O. 76-103 FOR: Pacesetter Homes F.D. 1032	MARK / REVISIONS / APPR. / DATE DESIGNED BY RLT DRAWN BY PH CHECKED BY	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY / BY / DATE PRINCIPAL ENGINEER / PARK DEPARTMENT / TRAFFIC DIVISION / CHIEF PUB. WKS. ENGR. / Planning APPROVED BY William D. Gardner DIRECTOR OF PUBLIC WORKS DATE 8/16/77	STREET PLAN AND PROFILE TRACT 6763 INDEX MAP (SHEET 2 of 2) SCALE: As Shown
ACCOUNT No. DRAWING NUMBER 12-2010 SHEET 2 OF 10 76-103-A			



No.	Δ	R	L	T
(1)	90°00'00"	27.00'	42.41'	27.00'
(2)	91°07'25"	35.00'	55.67'	35.69'

BENCH MARK:
R.R. Spike in power pole No 24589-J at Southeast corner of La Sierra Avenue and Collett Ave. City of Riv. F.B. 978/5 Elevation: 704.25

Farm Drain Line Approval
Fred W. Kingdon 4/13/77
Pacesetter Homes Inc. Date

IRRIGATION LINE APPROVAL
Marjorie J. Seymour 8-4-77
RANCHO LA SIERRA DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/13/77
R.E. No. 9876
W.O. 76-103 FOR: Pacesetter Homes F.B. 1032

MARK	REVISIONS	APPR.	DATE
1	DELETED SLOUGH WALL, GOLDEN		

DESIGNED BY R.L.T. DRAWN BY PH CHECKED BY

Public Utilities Dept., Electric Division
Approved by: Don Campbell 8/4/77
Chief Utilities Engineer Date

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

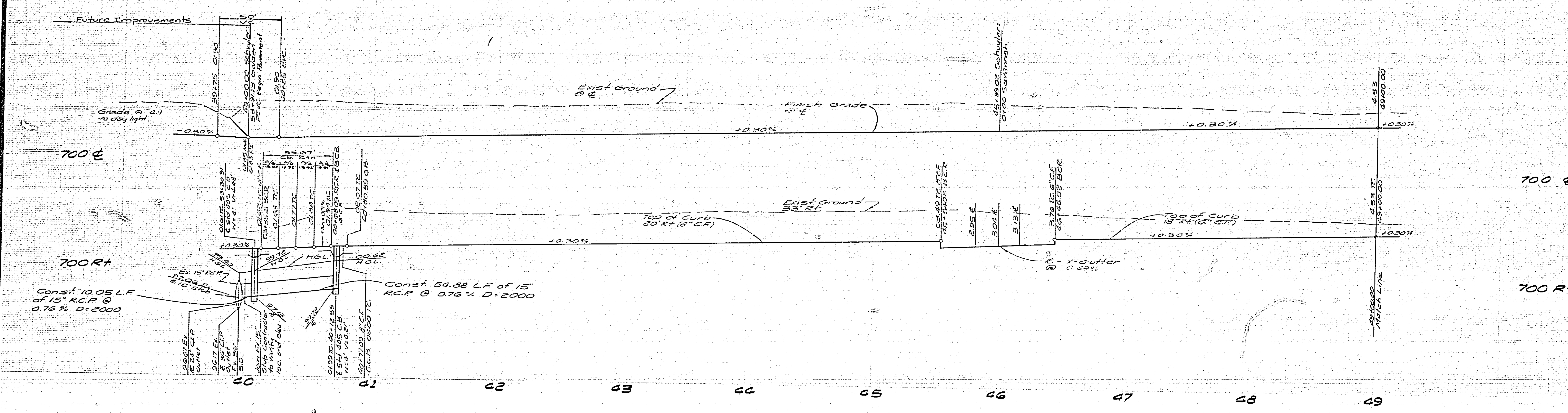
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		
Planning		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 8/16/77

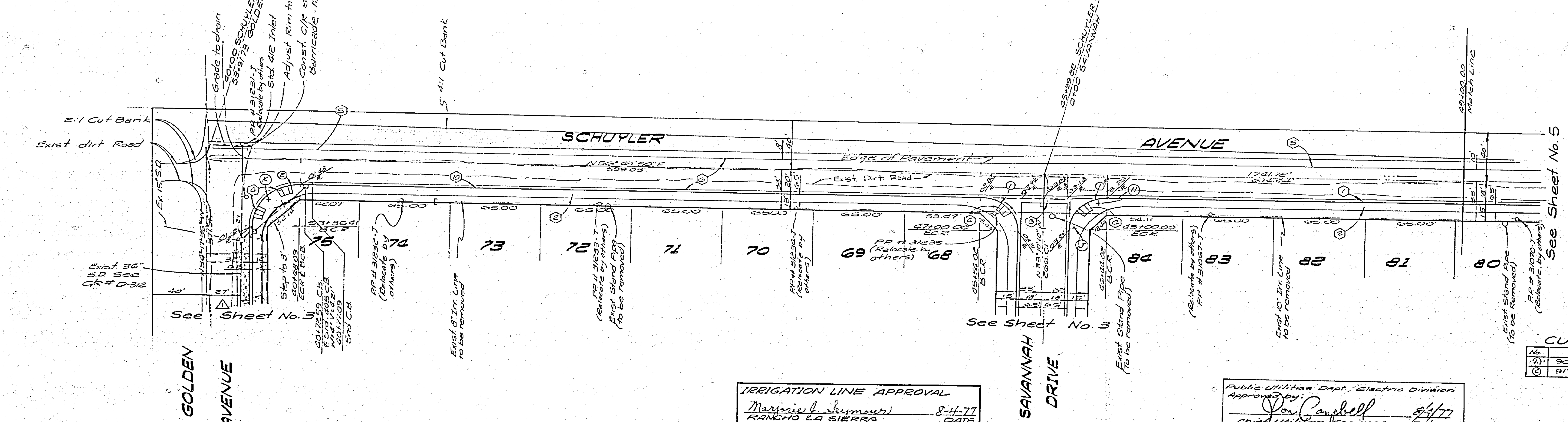
STREET PLAN AND PROFILE
TRACT 6763
GOLDEN AVENUE
SAVANNAH DRIVE

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

ACCOUNT No.
DRAWING NUMBER R-2010
SHEET 3 OF 10
76-103-A



NOTE:
See Sheet No. 1 For General and Const. Notes



CURB CURVE DATA

No.	Δ	R	L	T
1	90°00'00"	27.00'	42.41'	27.00'
2	91°07'25"	35.00'	55.67'	35.69'

BENCH MARK:
R.R. Spike in power pole 24589-J at Southeast corner of La Sierra Ave. and Collett Ave. C/R F.B. 978/5 Elev. 704.25

IRRIGATION LINE APPROVAL
Marjorie J. Seymour 8-4-77
RANCHO LA SIERRA DATE

Public Utilities Dept., Electric Division
Approved by: Don Campbell 8/4/77
Chief Utilities Engineer Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/13/77
R.E. No. 9876
W.O. 76-103 FOR: Pacesetter Homes F.B. 1032

MARK	REVISIONS	APPR.	DATE
1	DELETED SLOUCH WALL, GOLDEN AVE.		

DESIGNED BY RLT DRAWN BY PH CHECKED BY

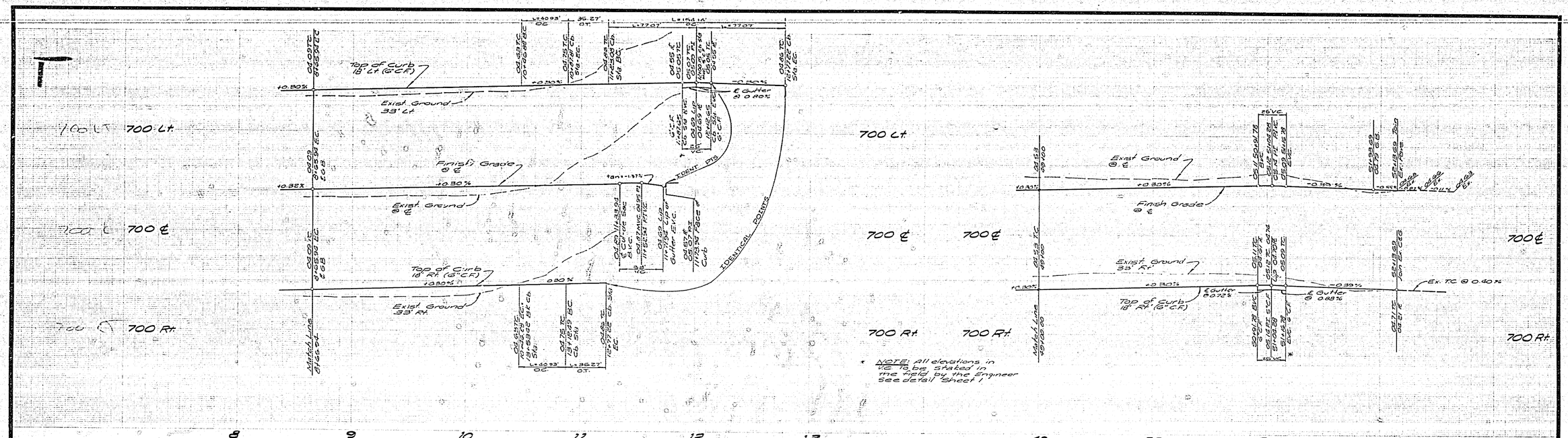
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		4-20
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		
Planning	JC	4-20

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 8/16/77

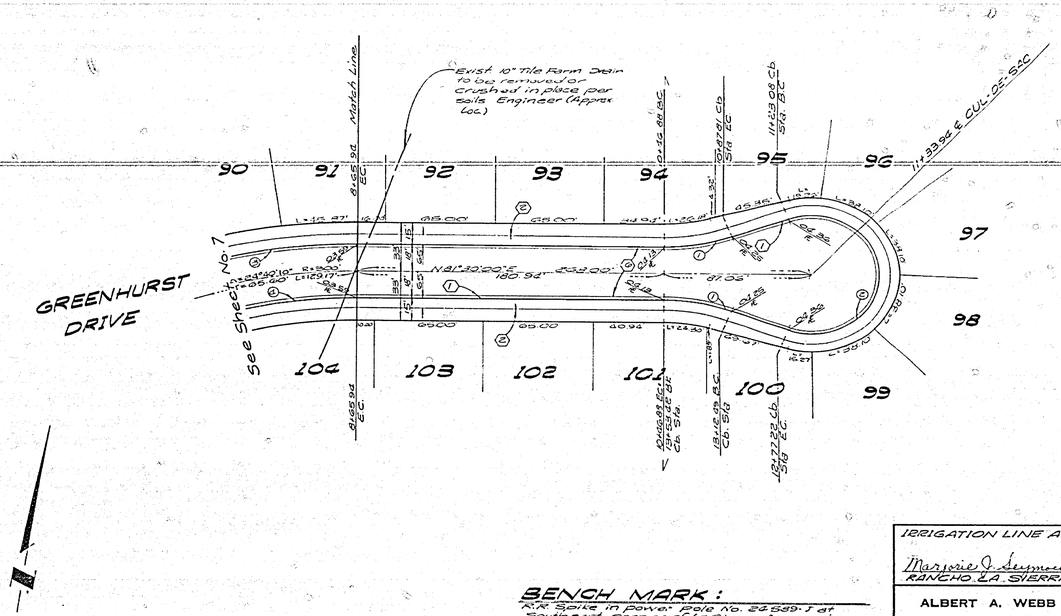
STREET PLAN AND PROFILE
TRACT 6763
SCHUYLER AVENUE
SCALE: Horiz. 1"=40', Vert. 1"=4'

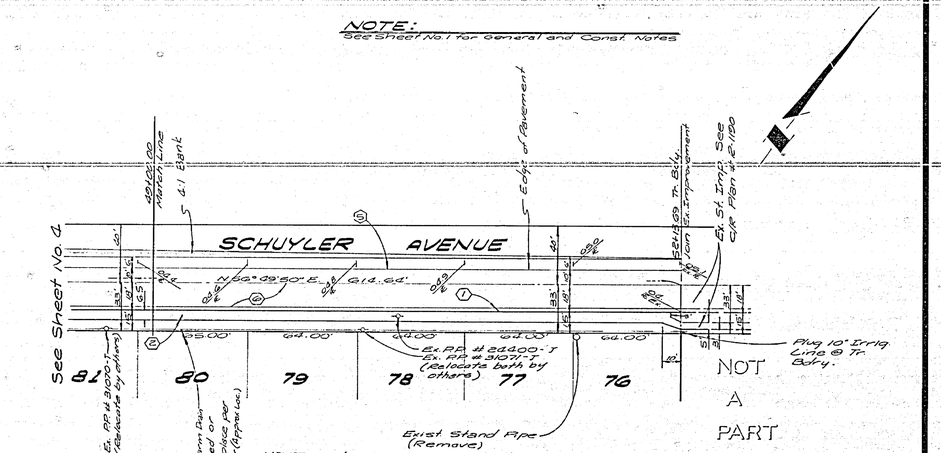
ACCOUNT No.
DRAWING NUMBER
2-2010
SHEET 4 OF 10
76-103-4



NOTE: All elevations in V.C. to be staked in the field by the Engineer See detail Sheet 1

NOTE: See Sheet No. 1 for General and Const. Notes





NOTE: Cut and plug 10" irrig. line at swly. corner of Schuyler Ave and La Sierra Ave. For exact location contact Rancho La Sierra, 689-6442

CURB CURVE DATA

No.	Δ	R	L	T
1	20°23'27"	115.00'	40.93'	20.68
2	220°46'54"	40.00'	154.14'	—
3	24°40'10"	318.00'	136.92'	69.54'
4	24°40'10"	282.00'	121.42'	61.67'

BENCH MARK:
R.R. Spike in power Pole No. 24589-J at Southeast corner of La Sierra Ave. and Collett Ave. C/R F.B. 978/5 Elev. 704.25

Farm Drain Line Approval
Fred W. Knight 4/13/77
Pacesetter Homes Inc. Date

IRRIGATION LINE APPROVAL:
Marjorie J. Seymour 8-4-77
RANCHO LA SIERRA DATE

Public Utilities Dept., Electric Division
Approved by: Don Campbell 8/4/77
Chief Utilities Engineer Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/18/77
R.E. No. 9876
W.O. 76-103 FOR: Pacesetter Homes F.B. 1052

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RLT DRAWN BY P.H. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

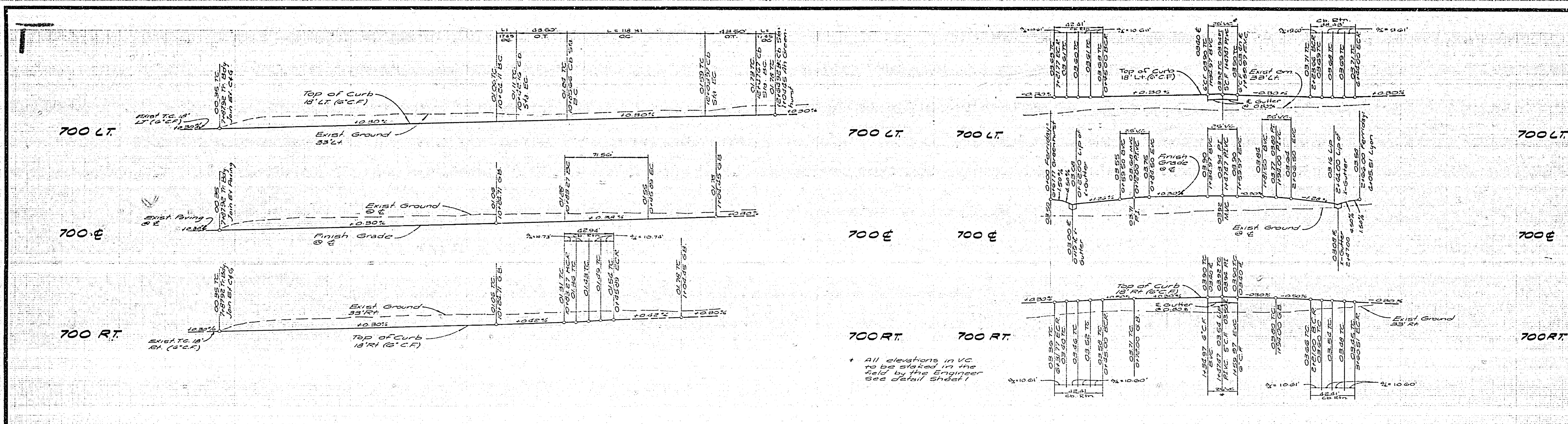
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	4/15
PARK DEPARTMENT	[illegible]	[illegible]
TRAFFIC DIVISION	[illegible]	[illegible]
CHIEF PUB. WKS. ENGR.		
Planning	-	

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 12/16/77

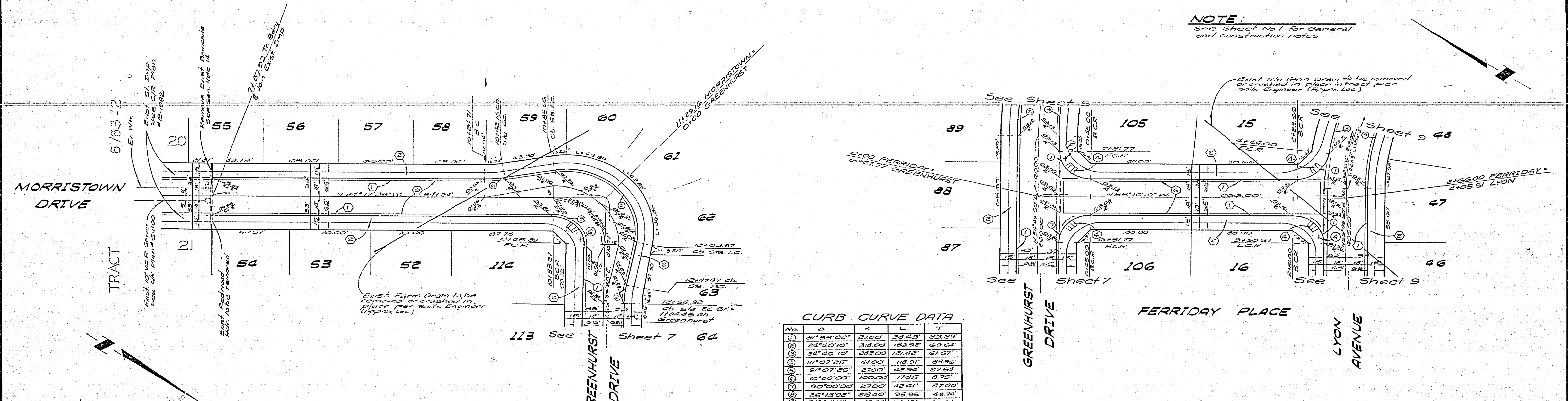
STREET PLAN AND PROFILE
TRACT 6763
GREENHURST DRIVE
SCHUYLER AVENUE

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

ACCOUNT No.
DRAWING NUMBER 2-2010
SHEET 5 OF 10
76-103-A



* All elevations in V.C. to be staked in the field by the Engineer. See detail Sheet 1



NOTE:
See Sheet No. 1 for General and Construction notes

BENCH MARK:
R.R. Spike in power pole No. 24589-J at Southeast corner of La Sierra Ave. and Collett Ave. C/R F.B. 975/5 Elev: 704.26

CURB CURVE DATA

No.	Δ	R	L	T
1	81°33'02"	27.00'	38.43'	23.29'
2	24°40'10"	318.00'	136.92'	69.54'
3	24°40'10"	282.00'	121.42'	61.67'
4	111°07'25"	61.00'	118.91'	88.96'
5	91°07'25"	27.00'	42.94'	27.54
6	10°00'00"	100.00'	17.45'	8.75'
7	90°00'00"	27.00'	42.41'	27.00'
8	25°13'02"	218.00'	95.95'	48.76'
9	31°40'10"	182.00'	110.13'	56.81'

Farm Drain Line Approval
Fredw Knight — 4/13/77
Pacesetter Homes Inc. — Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/13/77
R.E. No. 9876
W.O. 76-103 FOR: Pacesetter Homes F.B. 1032

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RLT DRAWN BY PH CHECKED BY

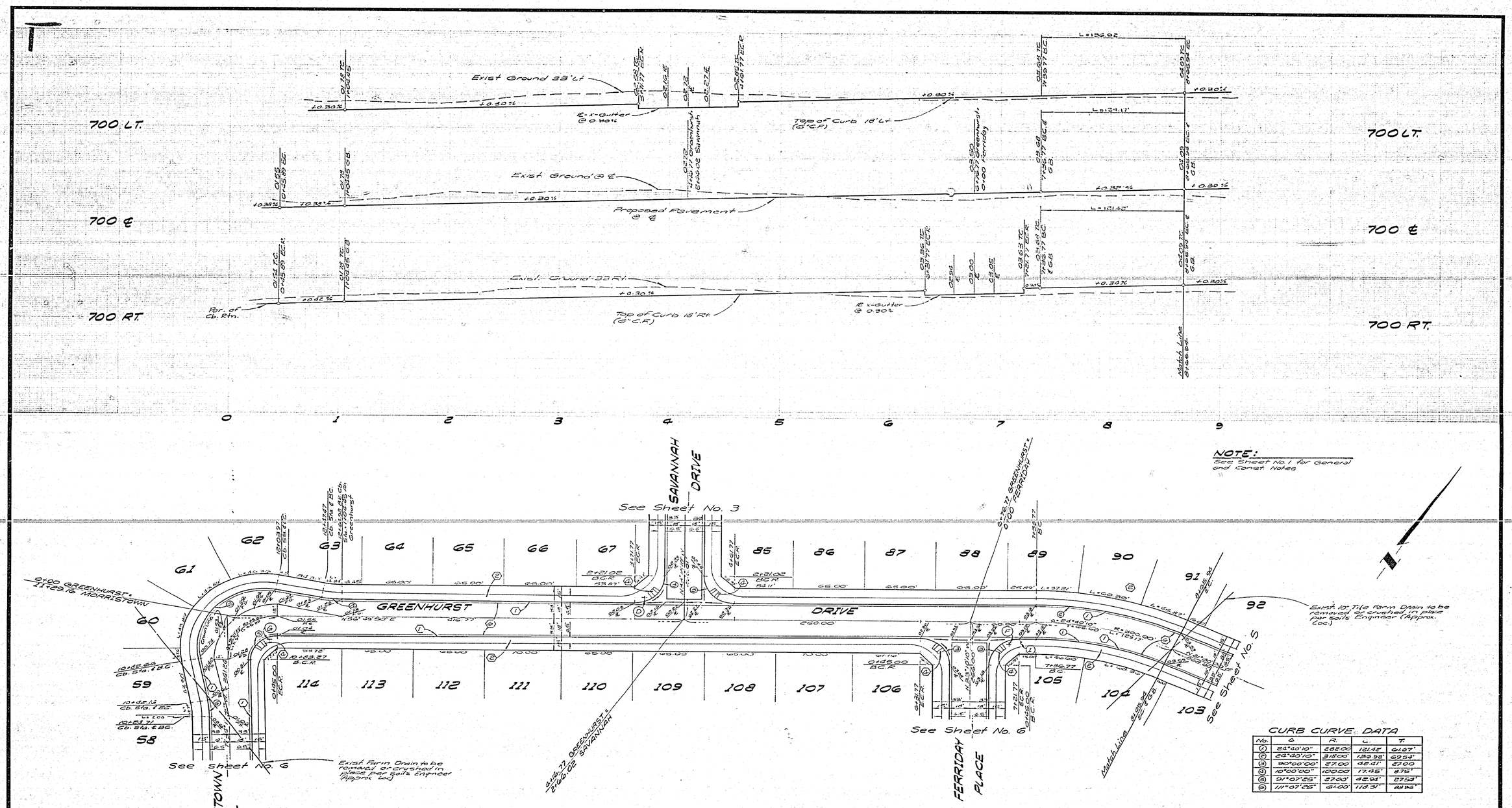
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		4-20
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		
Planning		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 8/16/77

STREET PLAN AND PROFILE
TRACT 6763
MORRISTOWN DRIVE
FERRIDAY PLACE
SCALE: Horiz 1" = 40', Vert 1" = 4'

ACCOUNT No.
DRAWING NUMBER
R-2010
SHEET 6 OF 10
76-103 A



NOTE:
See Sheet No. 1 for General and Const. Notes

CURB CURVE DATA

No.	Δ	R.	L.	T.
1	24°40'10"	282.00	121.42'	61.67'
2	24°40'10"	318.00'	136.92'	69.54'
3	90°00'00"	27.00	42.41'	27.00
4	10°00'00"	100.00	17.45'	8.75'
5	91°07'25"	27.00'	42.94'	27.54'
6	111°07'25"	61.00'	118.31'	88.86'

BENCH MARK:
R.R. Spike in power pole No. 24589-T at Southeast corner of La Sierra Ave. and Collett Ave. C/R. F.B. 978/5 Elev. 704.25

Farm Drain Line Approval
Fred W. Knight 9/18/77
Pacesetter Homes Inc. Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/13/77
R.E. No. 9476
W.O. 76-103 FOR: Pacesetter Homes F.B. 1032

MARK | REVISIONS | APPR. | DATE
DESIGNED BY RLT DRAWN BY PH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

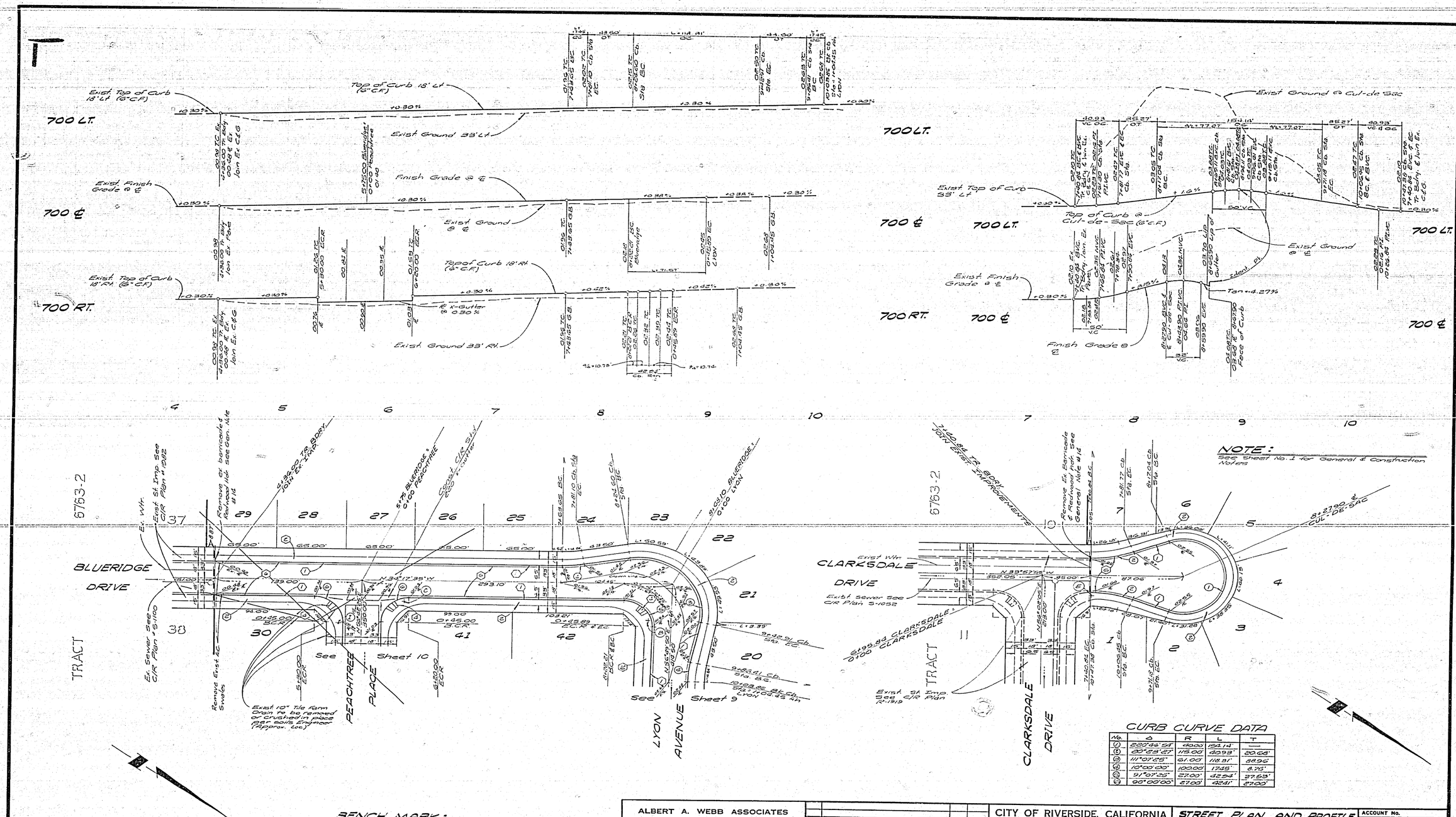
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	7/15
PARK DEPARTMENT	[illegible]	6/30
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		
Planning		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 12/14/77

STREET PLAN AND PROFILE
TRACT 6763
GREENHURST DR.

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

ACCOUNT No.
DRAWING NUMBER 12-2010
SHEET 7 OF 10
76-103-A



NOTE:
See Sheet No. 1 for General & Construction Notes

CURB CURVE DATA

No.	Δ	R	L	T
1	220°46'54"	40.00'	154.14'	—
2	80°23'27"	115.00'	40.93'	20.68'
3	111°07'25"	61.00'	118.31'	88.96'
4	10°00'00"	100.00'	17.45'	8.75'
5	91°07'25"	27.00'	42.94'	27.53'
6	90°00'00"	27.00'	42.41'	27.00'

BENCH MARK:
R.R. Spike in p.p. # 24589-J at S.E. corner La Sierra Ave. and Collett Ave. C/R F.B. 978/5 Elev. 704.26

Farm Drain Line Approval
Fred W. Kinsdon 4-13-77
Pacesetter Homes Inc. Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/13/77
R.E. No. 9876
W.O. 76-103 FOR: Pacesetter Homes F.B. 1032

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RLT DRAWN BY PH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	3/15
PARK DEPARTMENT	[signature]	4/20
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		
Planning		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 8/16/77

STREET PLAN AND PROFILE
TRACT 6763
BLUERIDGE DR.
CLARKSDALE DRIVE

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

ACCOUNT No.
DRAWING NUMBER
R-2010
SHEET 8 OF 10
76-103-A

720 LT.

720 ℄

720 RT.

700 LT.

700 ℄

700 RT.

0 1 2 3 4 5 6 7 8 9

Top of Curb 18' LT. (2 CR)

Top of Curb 18' RT. (2 CR)

Existing Ground 53' LT.

Existing Ground ℄

Existing Ground 53' RT.

5% V-Gutter

Portion of Cb. Rtn.

Finish Ground

10.30%

10.88%

10.42%

14.60%

9.20% on Curb

Tan = -3.80 %

Tan = -3.60 %

311.80' V.C. on Curb

300.00 V.C.

288.26 V.C. on Curb

Exist. Improvements

FERRIDAY PLACE

No. 6

See Sheet No. 8

Exist 10" Tile Farm Drain to be Extended as directed by the Project Construction Engineer (Approx. 250')

LYON AVENUE

LYON

BLUERIDGE DR.

Exist. Lyon Ave. & Ferriday Pl.

Remove exist Barricade and Redirect Traffic See General Note 14. Build To Bdry. To Fit Ex. Improvements

TRACT 6763-1

NOT A PART

Exist. St. Improvements See C/R Plan # R1913

Exist Wtr.

6100 Lyon's @ 68.16 Blueridge

See Sheet No. 8

BENCH MARK:
RR Spike in power pole No. 23559-1 at Southeast corner of La Sierra Avenue and Collett Ave. City of Riverside R.B. 9213
Elev. 704.25

NOTE:
See Sheet No. 1 for General and Construction notes

CURB CURVE DATA

No.	Δ	R	L	T
1	33°40'10"	180.00'	110.13'	56.81'
2	34°00'10"	218.00'	131.91'	68.03'
3	41°33'02"	270.00'	195.89'	102.59'
4	91°07'28"	27.00'	42.94'	27.54'
5	10°00'00"	100.00'	17.45'	8.75'
6	111°07'28"	61.00'	118.31'	88.96'
7	54°31'45"	182.00'	173.21'	93.80'
8	54°31'45"	248.00'	201.47'	112.35'

Farm Drain Line Approval
Exhibit "A" Dated 11-17-77
Faceseller Homes Inc. Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/13/77
R.E. No. 9272
W.O. 76-103 FOR: Faceseller Homes F.D. 1032

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RLT DRAWN BY PH CHECKED BY

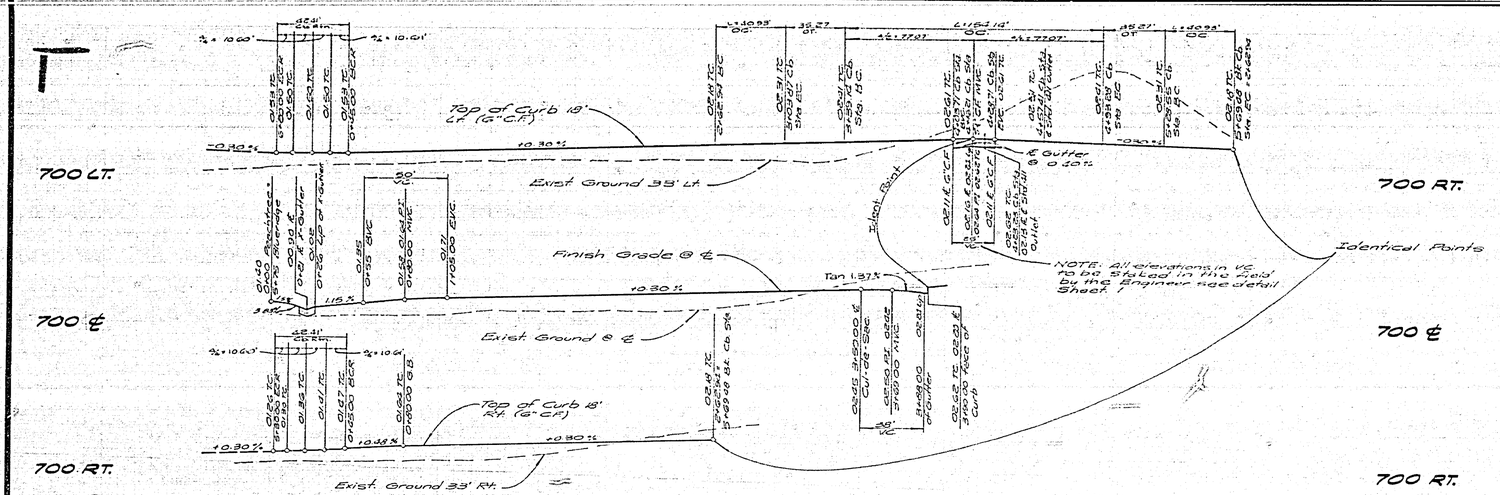
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	8/16
PARK DEPARTMENT	[illegible]	8/16
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.	Planning	

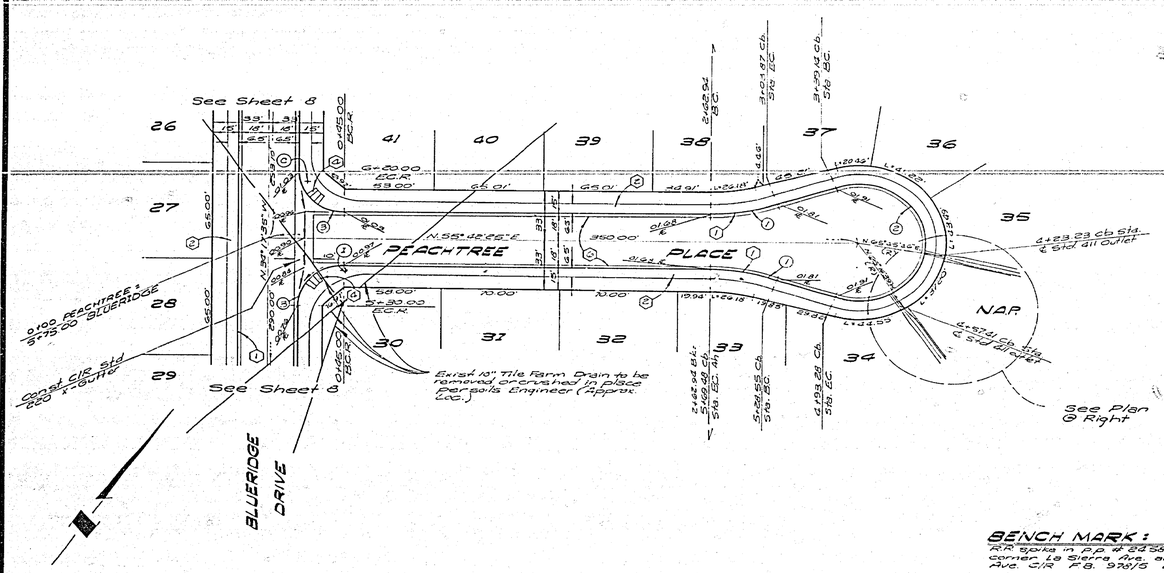
APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 8/16/77

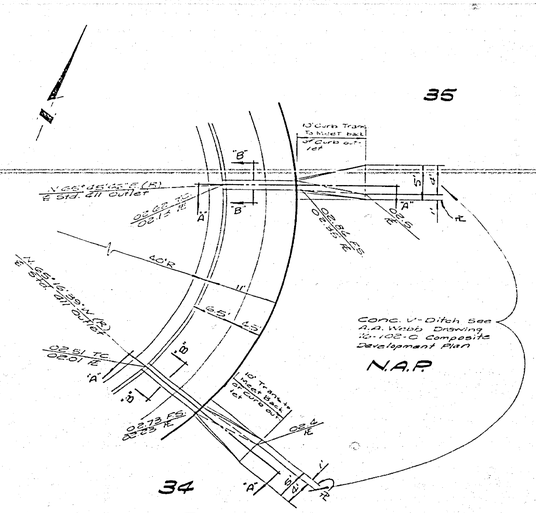
STREET PLAN AND PROFILE
TRACT 6763
LYON AVENUE

ACCOUNT No.
DRAWING NUMBER .2-20.0
SHEET 9 OF 10
SCALE: Horiz. 1"=40', Vert. 1"=4'
76-103-A

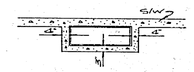


NOTE:
See Sheet No. 1 for General and Construction Notes

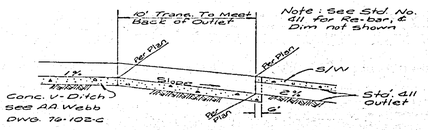




PLAN
OUTLET STRUCTURE
NO SCALE



SECTION "B"-"B"
NO SCALE



SECTION "A"-"A"
NO SCALE

CURB CURVE DATA

No.	Δ	R	L	T
1	20°23'27"	115.00'	40.93'	20.68'
2	220°46'54"	40.00'	154.14'	—
3	90°00'00"	27.00'	42.41'	27.00'

BENCH MARK:
R.R. spike in p.p. # 24589-7 @ S.E. corner La Sierra Ave. and Collett Ave. C/R F.B. 978/5 Elev. 704.25

Farm Drain Line Approval
Fred W. Kingdon 4/13/77
Pacesetter Homes Inc. Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 4/13/77
R.E. No. 2476
W.O. 76-103 FOR: Pacesetter Homes F.B. 1032

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RLT DRAWN BY PH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	5/16
PARK DEPARTMENT	[signature]	5/20
TRAFFIC DIVISION		
CHIEF PUB. WKS ENGR.		
Planning		

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 8/16/77

STREET PLAN AND PROFILE
TRACT 6763
PEACHTREE PL.

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

ACCOUNT No.
DRAWING NUMBER
R-2010
SHEET 10 OF 10
76-103-A