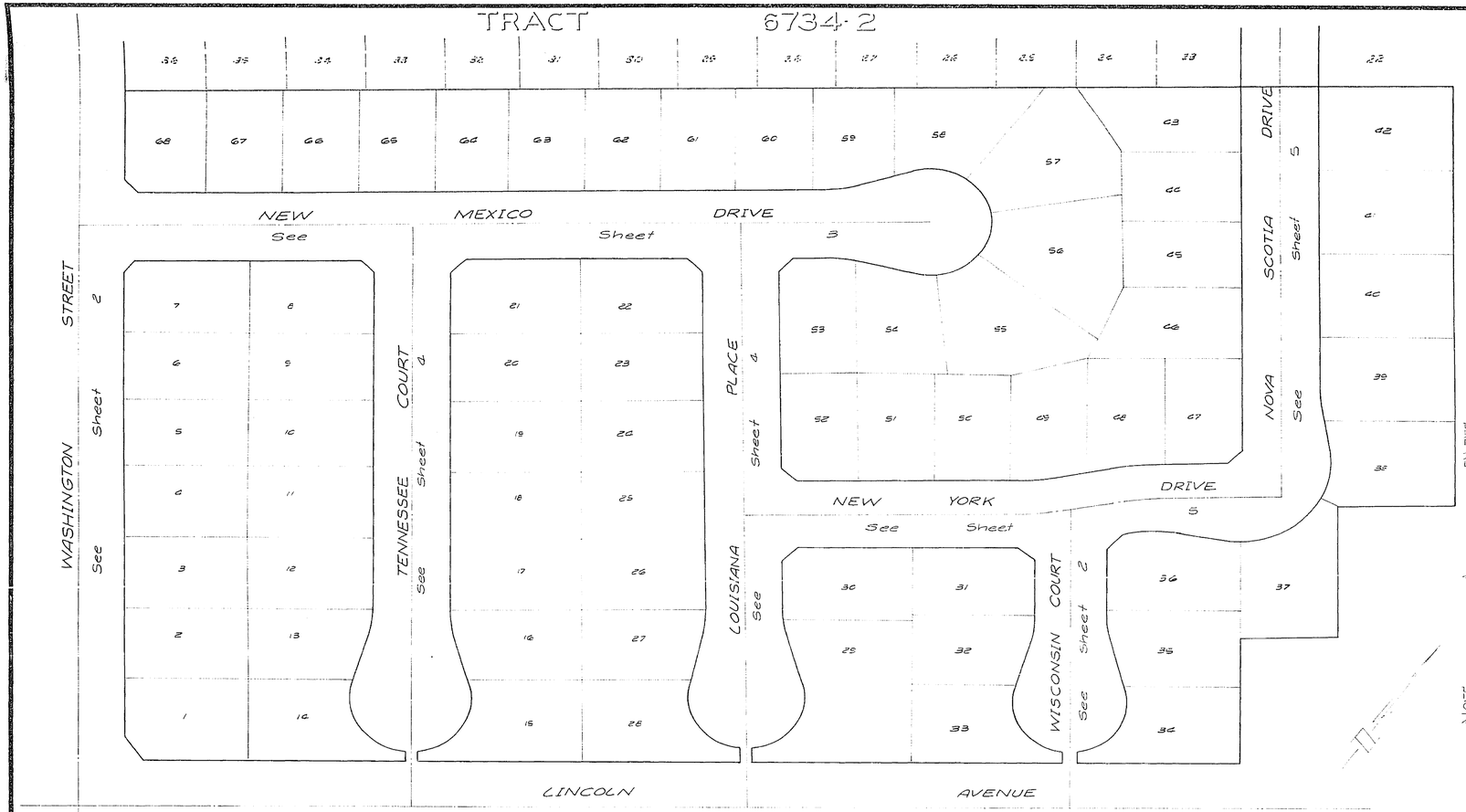
TRACT 6734-2



GENERAL NOTES

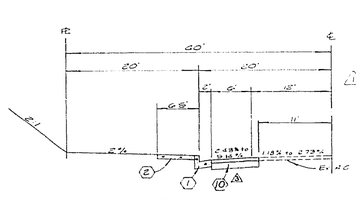
1. The engineer signing these plans is responsible for the accuracy and acceptability of the work herein. In the event of discrepancies arising during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
2. Construction shall be in accordance with the standard specifications for Public Works Construction, 1976 Edition, and per City of Riverside standard drawings.
3. The subdivider shall arrange for a soils 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. All flagged elevations shall be staked in the field by the Engineer.
5. Driveway approaches shall be located in the field and constructed per City of Riverside Std. # 207 (24', 18', & 12'). Location to be determined at time of construction by the developer and as approved by the Public Engineer.
6. Curb will be staked at 25' intervals and at 5' offsets where grades are 0.5% or greater.
7. Traffic control signs must be in place prior to opening street to traffic.
8. 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.
9. See Electrical Plans for number and location of required street lights.
10. 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.
11. The Contractor shall contact the Public Service Department (787-7251) to pick up any stop, slow, or barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.
12. 4"x4" Blockouts for mailboxes required in curbline sidewalks.
13. See Landscaping and Sprinkler System Plans for parkway on Lincoln Avenue.
14. In order to coordinate the City's portion of the work, the Developer shall give the City 45 days notice in order that the Developers and City's work may be installed concurrently.

CONSTRUCTION NOTES

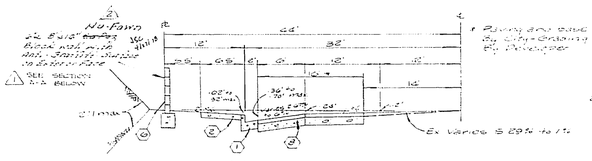
1. Construct PCC Curb & Gutter per Riverside City Std. # 200 (6" C.F.).
2. Construct 6" PCC Curb line Sidewalk per Riverside City Std. # 225.
3. Construct PCC cross gutter per Riverside City Std. #220.
4. Construct 2½" A.C. Pavement over 8½" D.G. Base or 6" A.C. Pavement over Compacted native. (For Nova Scotia Drive only, for others - see 9.)
5. Construct Wheelchair Ramp per Riverside City Std. # 906.
6. Construct 6' Decorative Block wall and Wrought Iron fence per Std. 702 and Landscaping and Sprinkler Plans.
7. Construct PCC Curb & Gutter per Riverside City Std. #200 (6" C.F.)
8. Construct 4" A.C. over 15½" D.G. Base or 10" A.C. over compacted native.
9. Construct 4" A.C. over Compacted native.
10. Construct 3" A.C. over 5½" D.G. Base or 5½" A.C. over compated native.

STREET NAME & TRAFFIC SIGN SCHEDULE		
A	WASHINGTON ST	2900
	NEW MEXICO DR	7000
B	TENNESSEE CT	2900
	NEW MEXICO DR	7000
C	LOUISIANA PL	2900
	NEW MEXICO DR	7000
D	LOUISIANA PL	2900
	NEW YORK DR	7000
E	WISCONSIN CT	2900
	NEW YORK DR	6900
F	NOVA SCOTIA DR	2900
	NEW YORK DR	6900
G	W53 (NOT A THROUGH STREET) 24"X24"	
H	R1 (STOP SIGN) 30" OCTAGON	

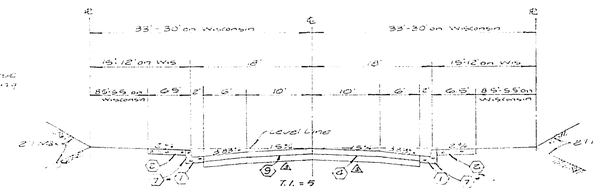
INDEX MAP
NO SCALE



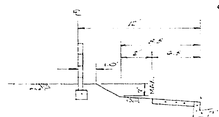
TYPICAL SECTION
Washington Street
NO SCALE
T.I. = 5



TYPICAL SECTION
Lincoln Avenue
NO SCALE
T.I. = 7



TYPICAL SECTION
New Mexico Drive
Tennessee Court
Louisiana Place
New York Drive
Wisconsin Court
Nova Scotia Drive — 6
NO SCALE
T.I. = 5
5 — From Sta 0+47 to 5+41 4+50 only



SECTION A-A
LOTS 28 & 55 ONLY
NO SCALE

BENCH MARK:
P.C. nail & tag in westerly curb return, Washington & Lincoln Elevation 912.606 City B.M. G2-J

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY _____ DATE 7/15/77
R.E. No. 9876
W.O. 77-121 FOR: Woodhaven Dev F.B. 1039

MARK	REVISIONS	APPR.	DATE
4	Added paving section per SR1000		
3	Revised Conc. Block Type E to 6"		
2	ADDED SECTION A-A & NOTE 13		
1			

DESIGNED BY REC DRAWN BY PH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

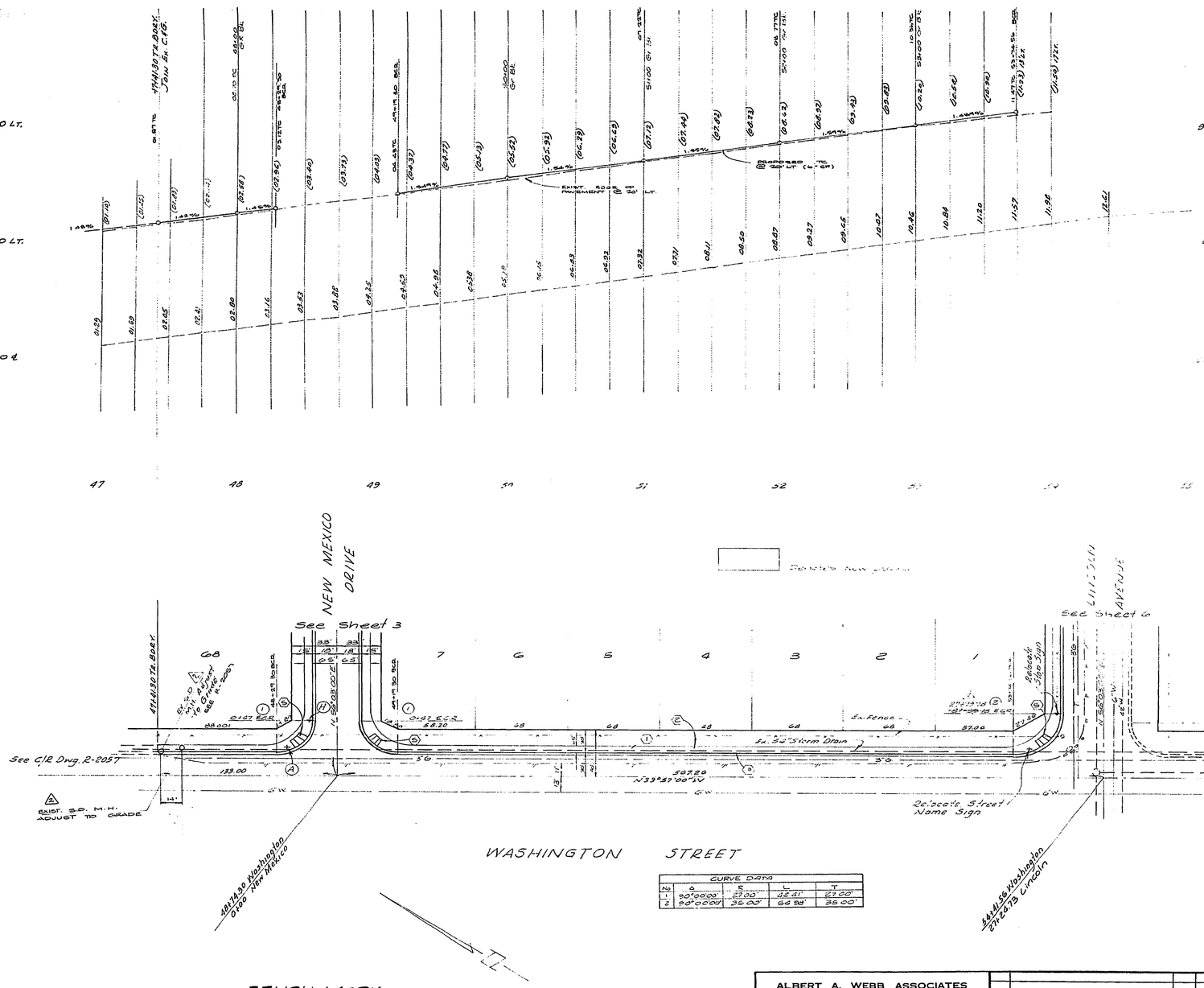
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		
Manager Land Development		

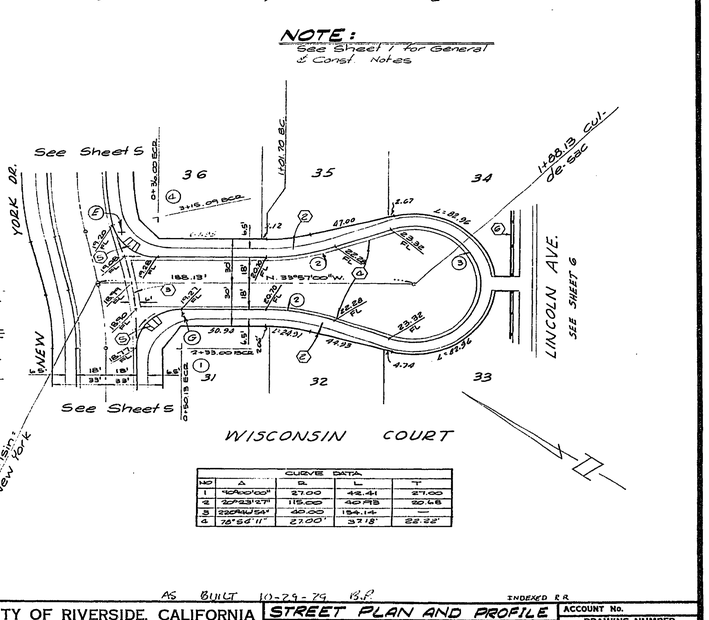
APPROVED BY _____
DIRECTOR OF PUBLIC WORKS
DATE 3/3/78

STREET PLAN AND PROFILE
TRACT No. 6734
INDEX SHEET

SCALE: Horiz 1"=40', Vert 1"=30'

ACCOUNT No.
DRAWING NUMBER
R-2081
SHEET 1 OF 6
77-121-A





NOTE:

See Sheet 1 for General & Const. Notes

BENCH MARK:

PK nail & tag in westerly curb return, Washington & Lincoln Elev 912.626 City BM-66-J

CURVE DATA				
No	Δ	R	L	T
1	90°00'00"	2700'	42.41'	27.00'
2	90°00'00"	35.00'	54.98'	35.00'

CURVE DATA				
NO	Δ	R	L	T
1	90°00'00"	27.00	42.41	27.00
2	82°23'03"	115.00	40.98	20.68
3	232°41'54"	40.00	184.14	—
4	78°56'11"	2700'	371.8'	22.22'

AS BUILT 10-29-79 R.P. INDEXED R.R.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY [signature] DATE 7/15/77

R.E. No. 9876

W.O. 77-121 FOR: Woodhaven Dev. F.B. 1089

MARK	REVISIONS	APPR.	DATE
5	DELETED NOTE 6"ø SHOT SD M.H. ADDED SHOT S.D. M.H.	BNW	10-29-79
4	REVISED STATION	BNW	

DESIGNED BY REC. DRAWN BY MPH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	KS	10-17
TRAFFIC DIVISION	[illegible]	3-2
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS

DATE 3/3/78

STREET PLAN AND PROFILE
TRACT No. 6734
WASHINGTON STREET
WISCONSIN COURT

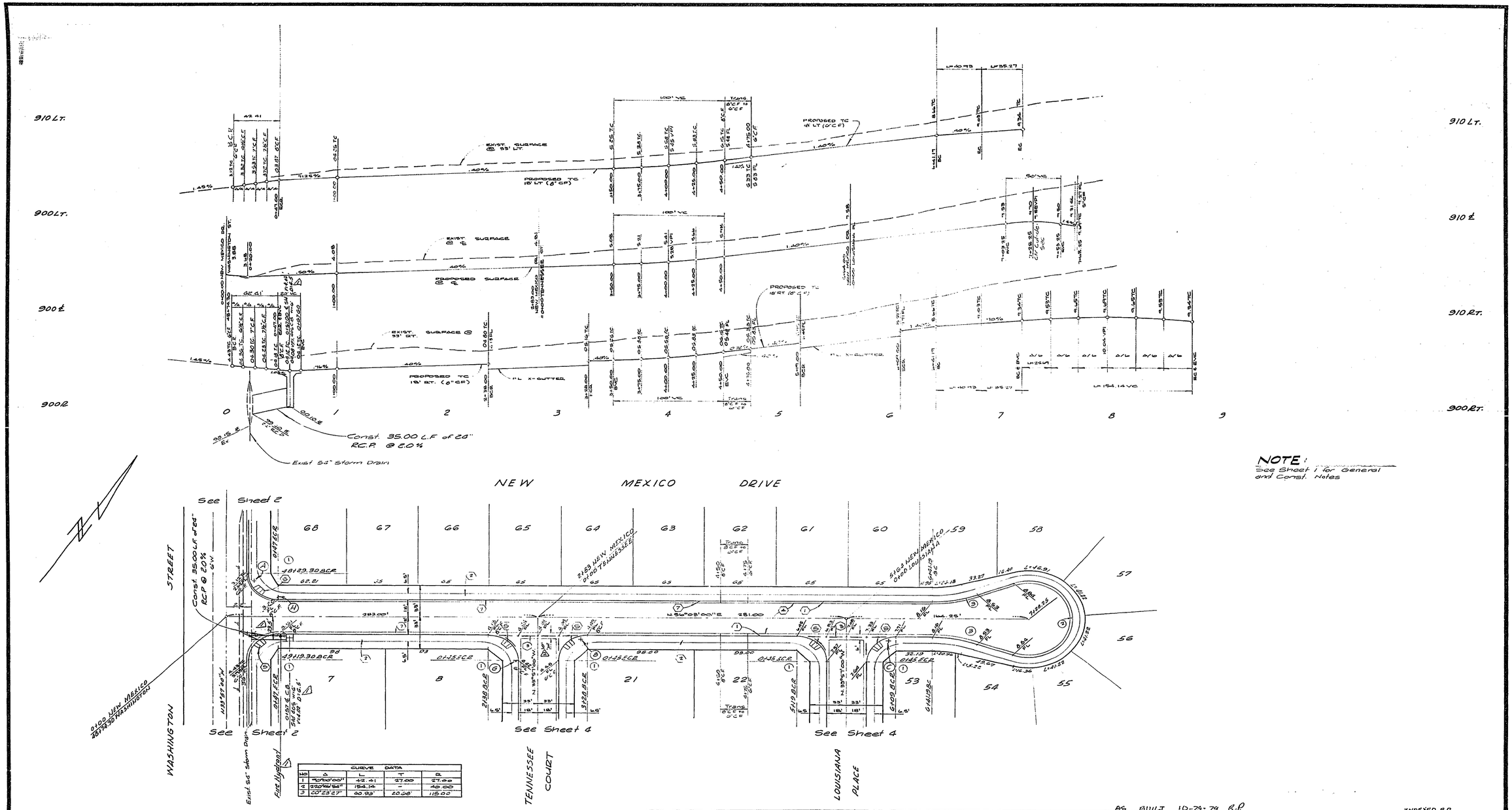
SCALE: Horiz. 1"=40', Vert. 1"=4'

ACCOUNT No.

DRAWING NUMBER R-2081

SHEET 2 OF 6

77-121-A



NOTE:
See Sheet 1 for General and Const. Notes

CURVE DATA				
NO	Δ	L	T	R
1	90°00'00"	42.41	27.00	27.00
2	220°46'54"	154.14	-	40.00
3	20°23'27"	60.93'	20.68'	115.00

BENCH MARK:
P.K. nail & tag in westerly curb return, Washington & Lincoln Elev. 912.466 City S.M. G-G-J

AS BUILT 10-29-79 B.P.

INDEXED R.R.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 7/15/77
R.E. No. 9876
W.O. 77-121 FOR: Woodhaven Dev. F.B. 1039

MARK	REVISIONS	APPR.	DATE
2	REVISED CROSS-GUTTER ENW	[illegible]	[illegible]
1	REVISED STORM DRAIN ENW	[illegible]	[illegible]

DESIGNED BY R.E.C. DRAWN BY M.P.H. CHECKED BY

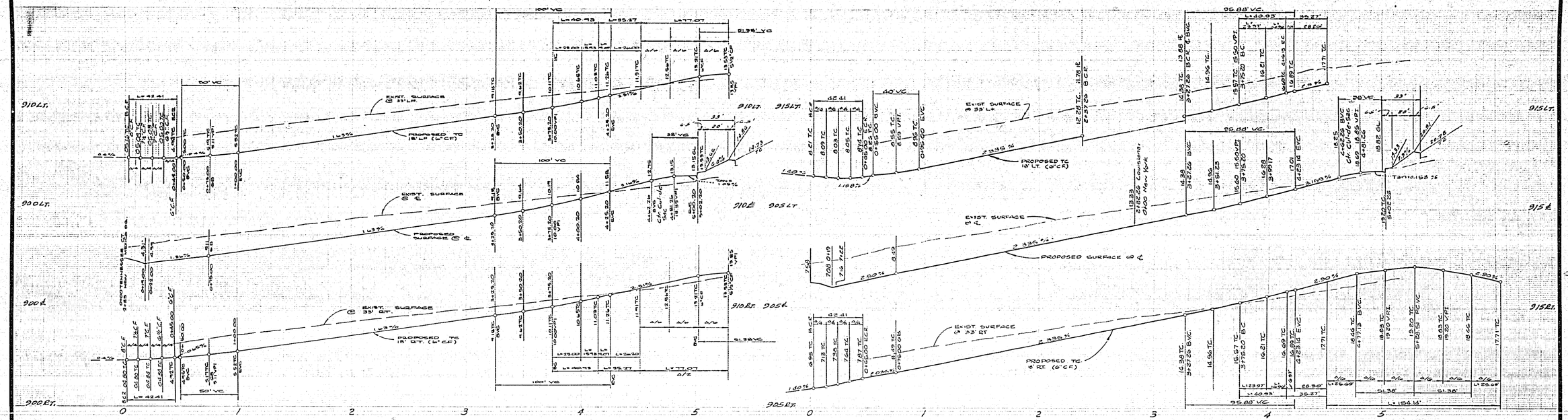
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

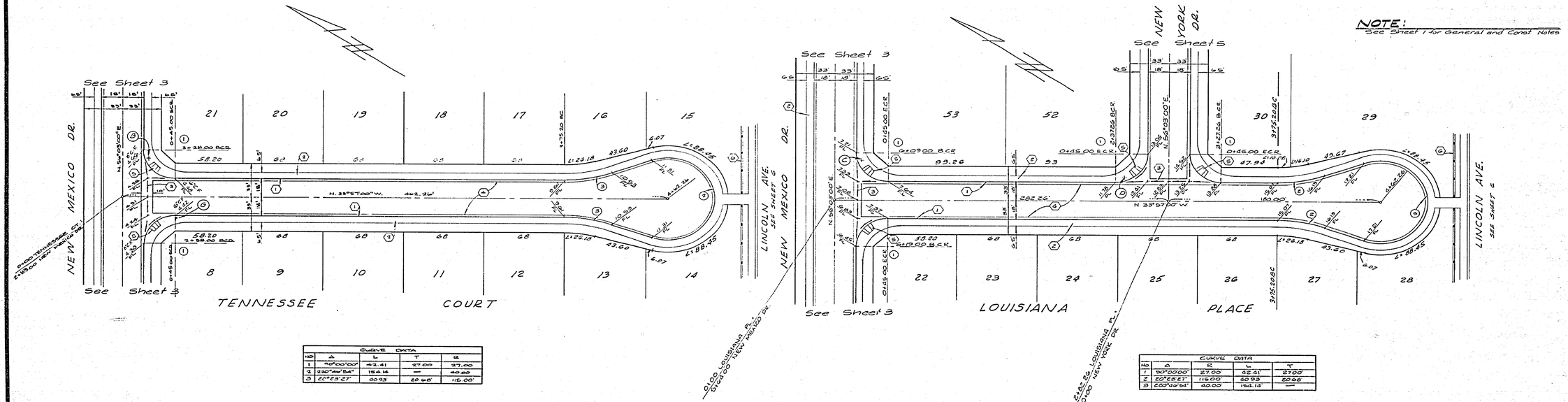
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	[illegible]	10-73
TRAFFIC DIVISION	[illegible]	3-2
CHIEF PUB. WKS. ENGR.	[illegible]	[illegible]

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 3/3/78

STREET PLAN AND PROFILE
TRACT No. 6734
NEW MEXICO DRIVE
SCALE: HORIZ. 1"=40' VERT. 1"=4'

ACCOUNT No.
DRAWING NUMBER R-2081
SHEET 3 OF 6
77-121-A





NOTE:
See Sheet 1 for General and Const Notes

CURVE DATA			
NO	Δ	L	T
1	90°00'00"	42.41	27.00
2	230°46'54"	184.14	—
3	20°29'27"	40.93	20.68

CURVE DATA			
No	Δ	R	L	T
1	90°00'00"	27.00'	42.41'	27.00'
2	20°58'27"	116.00'	40.93	20.68
3	260°46'54"	40.00	184.14	—

BENCH MARK:
P.K. nail & tag in westerly curb return, Washington & Lincoln Elev. 912.656 City B.M. 06-J

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 7/15/77
R.E. No. 0436
W.O. 77-121 FOR: Woodhaven Dev F.B. 1039

MARK	REVISIONS	APPR.	DATE

DESIGNED BY EEC DRAWN BY PH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY PRINCIPAL ENGINEER		
PARK DEPARTMENT	RJS	10-13
TRAFFIC DIVISION	JJH	5-2
CHIEF PUB. WKS. ENGR.		3-28

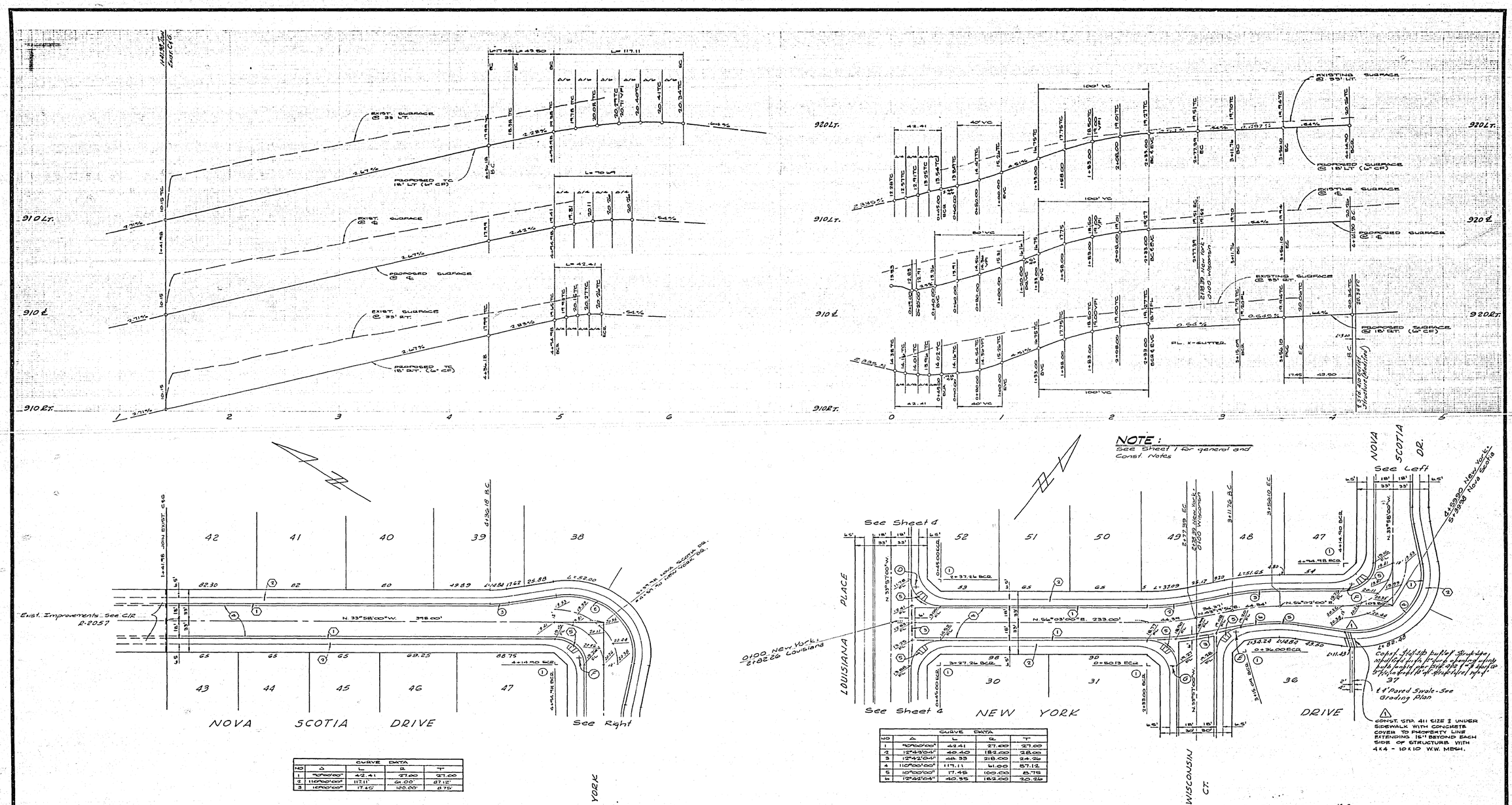
APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 3/3/78

AS BUILT 10-24-77 B.D. INDEXED AR.

STREET PLAN AND PROFILE
TRACT No. 6734
TENNESSE COURT
LOUISIANA PLACE

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

ACCOUNT No.
DRAWING NUMBER R-2081
SHEET 4 OF 6
77-121-A



CURVE DATA				
NO	Δ	L	R	T
1	90°00'00"	42.41	27.00	27.00
2	110°00'00"	117.11	61.00	87.12
3	10°00'00"	17.45	100.00	8.75

CURVE DATA				
NO	Δ	L	R	T
1	90°00'00"	42.41	27.00	27.00
2	12°43'04"	40.40	182.00	28.00
3	12°42'04"	48.33	218.00	24.26
4	110°00'00"	117.11	61.00	87.12
5	10°00'00"	17.45	100.00	8.75
6	12°42'04"	40.35	182.00	20.26

BENCH MARK:
P.K. nail & tag in westerly return, Washington & Lincoln Elev. 912.466 City B.M. 66-J

AS BUILT 10-78-78 B.R. INDEXED R.R.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Ernest N. Webb DATE 7/15/77
R.E. No. 9876
W.O. 77-121 FOR: Woodhaven Dev. F.B. 1039

MARK	REVISIONS	APPR.	DATE
1	REVISED OUTLET STRUCTURE ENW	[illegible]	[illegible]

DESIGNED BY REC DRAWN BY MPH CHECKED BY

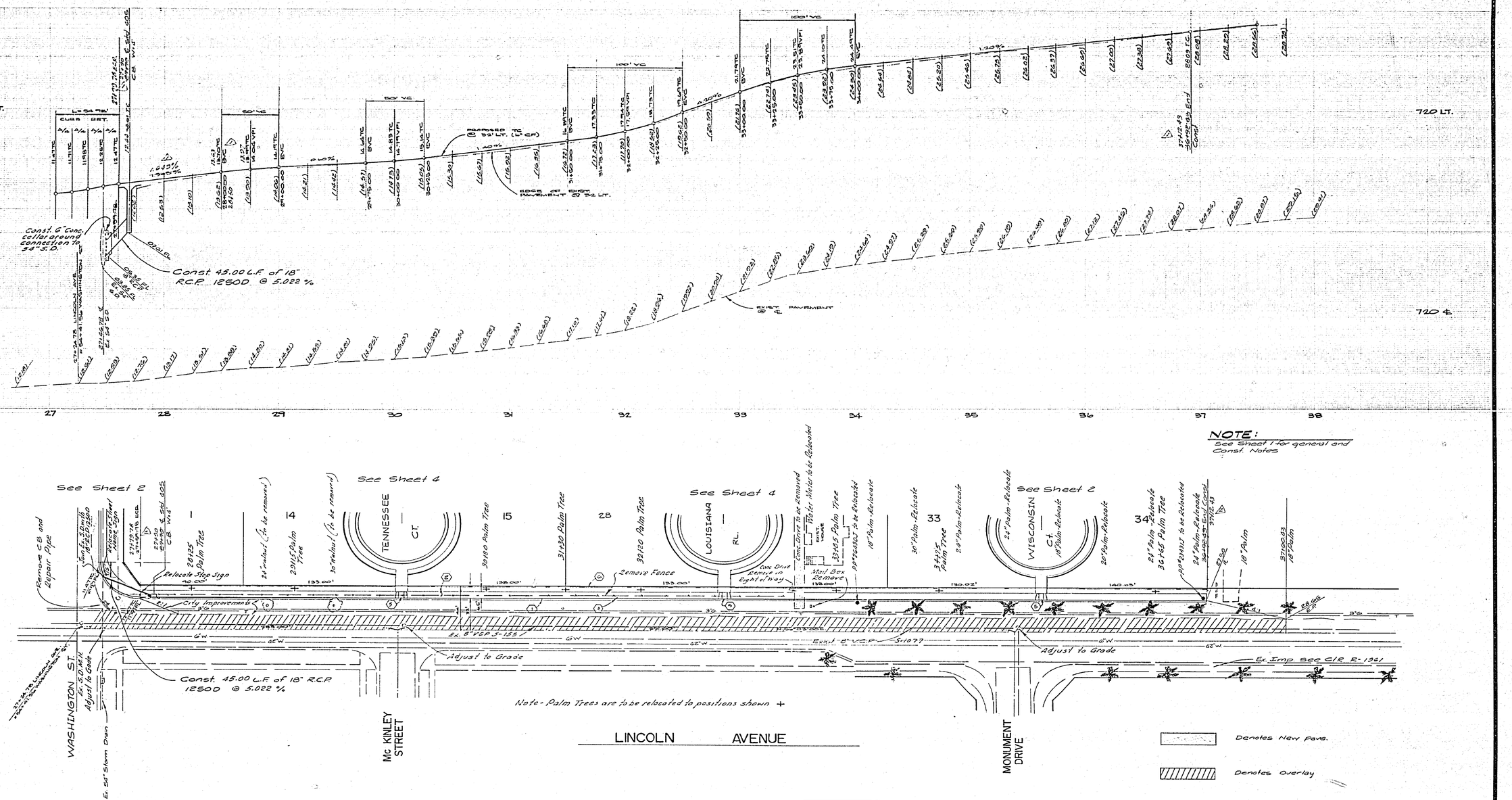
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	KD	10-13
TRAFFIC DIVISION	JM	3-7
CHIEF PUB. WKS. ENGR.	[illegible]	2-3

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 3/3/78

STREET PLAN AND PROFILE
TRACT No. 6734
NOVA SCOTIA DRIVE
NEW YORK DRIVE
SCALE: Horiz. 1"=40', Vert. 1"=4'

ACCOUNT No.
DRAWING NUMBER R-2081
SHEET 5 OF 6
77-121-A



BENCH MARK

PK nail and tag in westerly curb return @ intersection of Washington St. and Lincoln Ave. C of R. B.M. GG-J. ELEVATION: 912.466

CITY OF RIVERSIDE
By [signature] 10/3/77
Chief Utilities Engineer-Electric Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 7/15/77
R.E. No. 0876
W.O. 77-121 FOR: Woodhaven Enterprises F.B. 1039

MARK	REVISIONS	APPR.	DATE
1	REVISED ST. STATIONING & GRADE ENV		7/15/77

DESIGNED BY RBC DRAWN BY RLT CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	[signature]	10-17
TRAFFIC DIVISION	[signature]	3-2
CHIEF PUB. WKS. ENGR.	[signature]	3-2

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 3/3/78

AS BUILT 10-29-79 B.P. INDEXED AR

STREET PLAN AND PROFILE
TRACT No. 6734
LINCOLN AVENUE

ACCOUNT No.
DRAWING NUMBER R-2081
SHEET 6 OF 6
SCALE: Horiz: 1"=40' Vert: 1"=4'
77-121-A