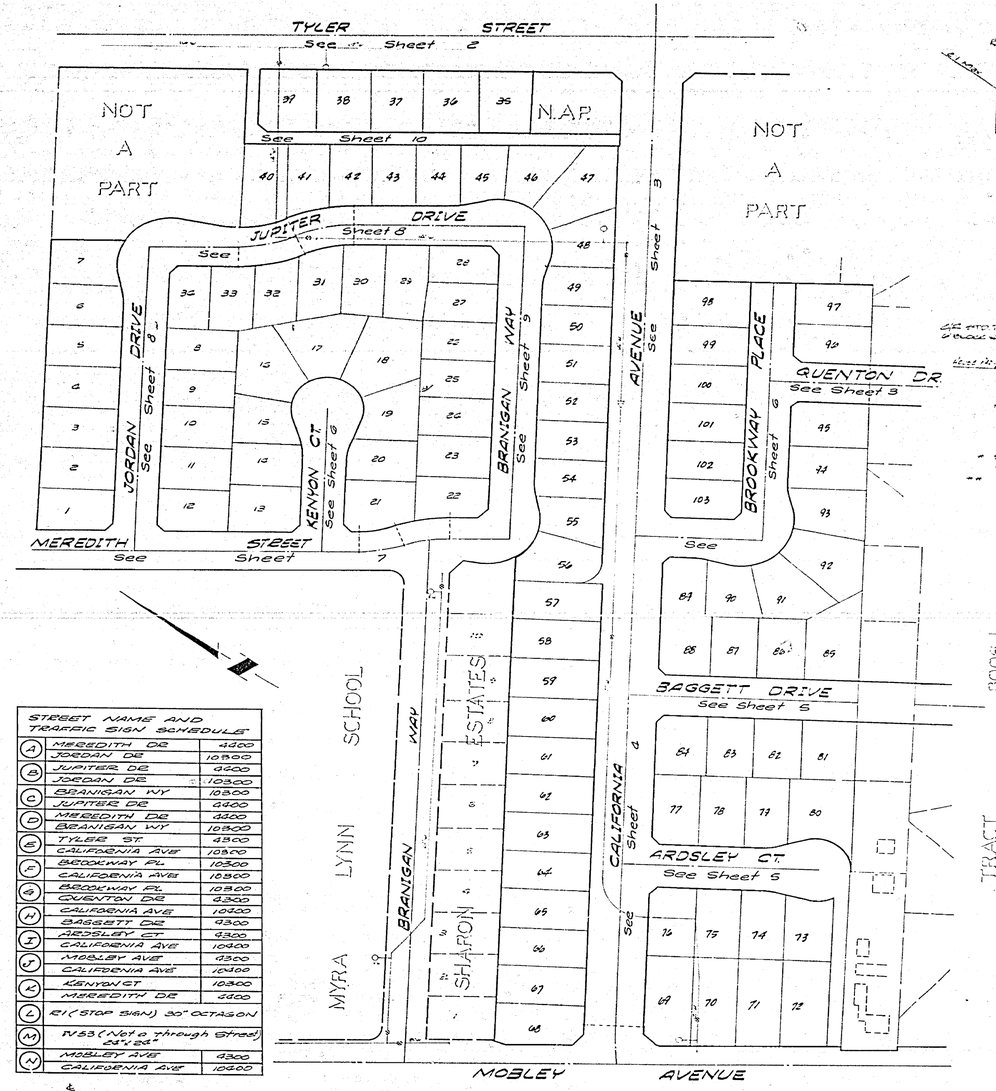
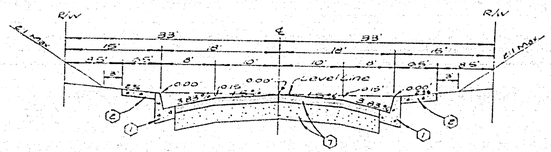
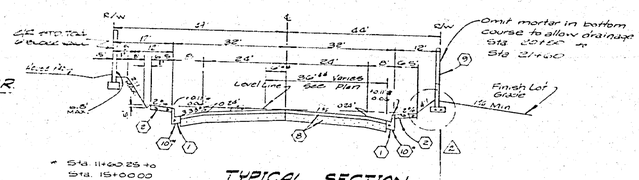


STREET NAME AND TRAFFIC SIGN SCHEDULE		
(A)	MEREDITH DR	4300
	JORDAN DR	10500
	JUPITER DR	9200
	JORDAN DR	10300
(C)	BRANIGAN WY	10500
	JUPITER DR	9200
(D)	MEREDITH DR	4300
	BRANIGAN WY	10500
(E)	TYLER ST	4300
	CALIFORNIA AVE	10500
(F)	BROOKWAY PL	10300
	CALIFORNIA AVE	10300
(G)	BROOKWAY PL	10300
	QUENTON DR	9300
(N)	CALIFORNIA AVE	10200
	BAGGETT DR	9300
(H)	ARDSLEY CT	9300
	CALIFORNIA AVE	10400
(T)	MOBLEY AVE	9300
	CALIFORNIA AVE	10300
(K)	KENYON CT	10300
	MEREDITH DR	4300
(L)	R1 (STOP SIGN) 30" OCTAGON	
(M)	R1-1 (Next o through Street) 24"x24"	
(N)	MOBLEY AVE	9300
	CALIFORNIA AVE	10200

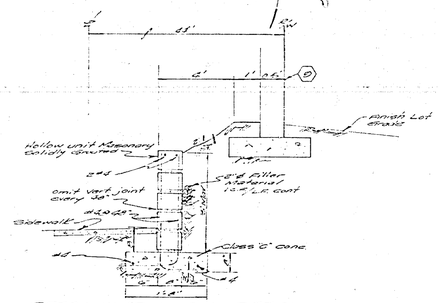
INDEX MAP
NO SCALE



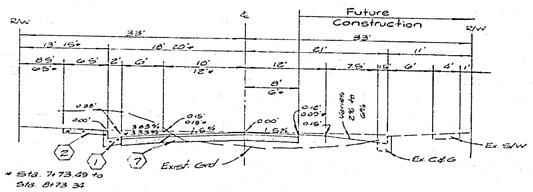
TYPICAL SECTION
NO SCALE
JORDAN DR. QUENTON DR.
JUPITER DR. BROOKWAY PL.
BRANIGAN WAY BAGGETT DR.
KENYON CT. ARDSLEY CT.
T.I. = 5



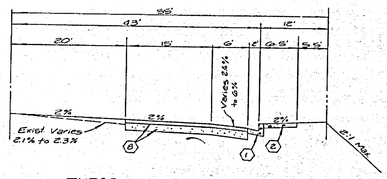
TYPICAL SECTION
CALIFORNIA AVE.
NO SCALE
T.I. = 7



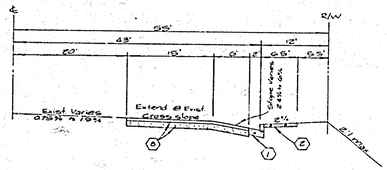
RETAINING WALL DETAIL
Sta 18+57 to Sta 20+66
No Scale



TYPICAL SECTION
MERIDITH DRIVE
NO SCALE
T.I. = 5



TYPICAL SECTION
TYLER STREET
Sta. 23+12.42 to Sta. 28+00
NO SCALE
T.I. = 7



TYPICAL SECTION
TYLER STREET
Sta. 18+00 to Sta. 22+40.23
No SCALE
T.I. = 7 & 5

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 performing an acceptable solution and revising the plans for approval by the City.
2. 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.
3. Construction shall be in accordance with City of Riverside, Department of Public Works, Standard Drawings, and the Standard Specifications for Public Works Construction, 1973 Edition.
4. Trim edge of existing pavement where new pavement joins to smooth, straight line. Construct match up paving as shown on plan and overlay paving as directed in the field to produce a smooth section. Engineer estimates overlay to be 125 tons.
5. 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.
6. Curb and Gutter shall be staked at 3' offsets and 25' intervals.
7. All traffic signs shall be installed prior to opening streets to traffic.
8. 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.
9. See "Street Lighting Plan" for quantity and location of required street lights.
10. All flagged elevations shall be staked in the field by the private engineer.
11. See Landscaping and Sprinkler System Plans for parkway on California Avenue.
12. 4"x4" blockouts for mailboxes required in curb & g.
13. In order to coordinate the City's portion of the work in California 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 (787-7251) 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.

CONSTRUCTION NOTES

1. Construct P.C.C. Curb and Gutter per Standard No. 200 (6" C.F.)
2. Construct 6' P.C.C. Curb Sidewalk per Standard No. 325
3. Construct P.C.C. Cross Gutter per Standard No. 230
4. Construct Wheelchair Ramps per Standard No. 304.
5. Construct 2"x4" Redwood Header.
6. Construct Barricade per Standard No. 180
7. Construct 2½" A.C. over 10½" D.B. on Native compacted Subbase.
8. Construct 4" A.C. over 15½" D.B. on California Construct 3½" A.C. over 17" D.B. on Tyler Construct 6" high block wall per Std. 704. See detail left
9. Construct P.C.C. Curb & Gutter per std. No. 200 (6" C.F.)
10. Final course of Paving in this area to be paid for by developer.

BENCH MARK:
A brass disc stamped 10' down in access well at the intersection of Wells Ave. & Tyler St. Elev. 728.91 (Standard 1973)

CITY OF RIVERSIDE
Delivering Excellence
by Wesley Hughes 11-9-77
CHIEF UTILITIES ENGINEER-WATER DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Chris A. Cook DATE 8-16-77
R.E. No. 21269
W.O. 78-302 FOR: Woodhaven Dev. F.D. 1041
DESIGNED BY ELT DRAWN BY PH CHECKED BY

MARK	REVISIONS	APPR.	DATE
2	Revised Tyler section on Tall Fence & added Sta. Wall Detail on Sheet 10	JO	7-28-78
1	Revised Tyler & Added Revise Section	JO	11-14-77

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

		DATE
APPROVED BY		
PRINCIPAL ENGINEER	[illegible]	7/11
PARK DEPARTMENT	[illegible]	11-14-77
TRAFFIC DIVISION	[illegible]	8-5-78
CHIEF PUB. WKS. ENGR.	[illegible]	8-11-78

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 8/15/78

STREET PLAN AND PROFILE
TRACT No. 8006
INDEX MAP
SCALE: AS Shown

ACCOUNT No.
DRAWING NUMBER
R-2006
SHEET 1 OF 10
76-302-A

CURB CURVE DATA

No	Δ	R	L	T
(1)	88°22'57"	35.00'	53.99'	34.03'
(2)	91°34'18"	35.00'	55.94'	35.97'

NOTE: See Sheet 1 for General and Construction Notes

BENCH MARK: A brass disc stamped FB-A 10" down in capped well at the intersection of Wells Ave and Tyler St. Elev. 749.401

CITY OF RIVERSIDE DOMESTIC SYSTEM
by [signature] 11-9-77
CHIEF UTILITIES ENGINEER-WATER 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	714-684-0071	714-547-6606
Inyo County	714-684-0071	714-547-6606
San Bernardino County	714-684-0071	714-547-6606
Los Angeles County	213-621-3111	24 HOUR SERVICE
Ventura County	213-621-3111	24 HOUR SERVICE
San Diego County	714-234-0505	714-232-0027

FOR FREE CABLE LOCATING SERVICE

* AS BUILT 2-20-80 BKP

Irrigation Line approval
By [signature] 4/27/78
Woodhaven Dev. Inc. Date

City of Riverside
By [signature] 11/10/77
Chief Utilities Engineer-Electric Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 8-16-77
R.E. No. 21884
W.O. 76-302 FOR: Woodhaven Dev. F.B. 1041

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RLT DRAWN BY PH CHECKED BY

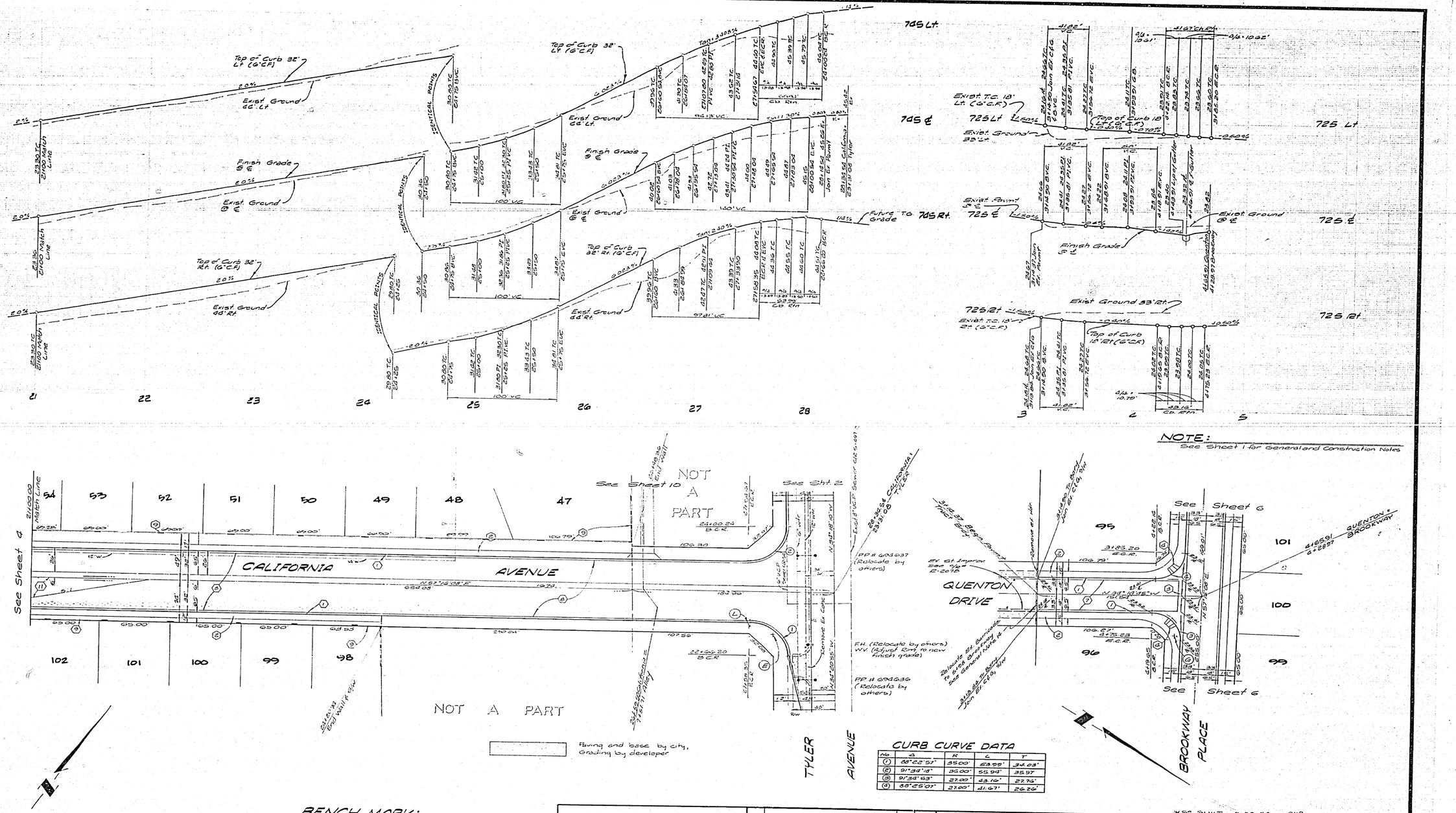
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

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

APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 5/15/78

STREET PLAN AND PROFILE
TRACT No. 8006
TYLER STREET
SCALE: Horiz. 1"=40', Vert. 1"=4'

ACCOUNT No.
DRAWING NUMBER R-2096
SHEET 2 OF 10
76-302-A



CURB CURVE DATA

No.	Δ	R	L	T
1	88°22'57"	35.00'	53.99'	34.03'
2	91°34'18"	35.00'	55.94'	35.97
3	91°34'53"	27.00'	43.16'	27.76'
4	88°25'07"	27.00'	41.67'	26.26'

BENCH MARK:
A brass disc stamped F3-A 10" down in capped wall at the intersection of Wells Ave. and Tyler St. Elevation: 749.491

CITY of RIVERSIDE
DOMESTIC SYSTEM
by [signature] 11-9-77
CHIEF UTILITIES ENGINEER - WATER DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 8-16-77
R.E. No. 21884
W.O. 76-302 FOR: Woodhaven Dev. F.B. 1041

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RLT DRAWN BY PH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

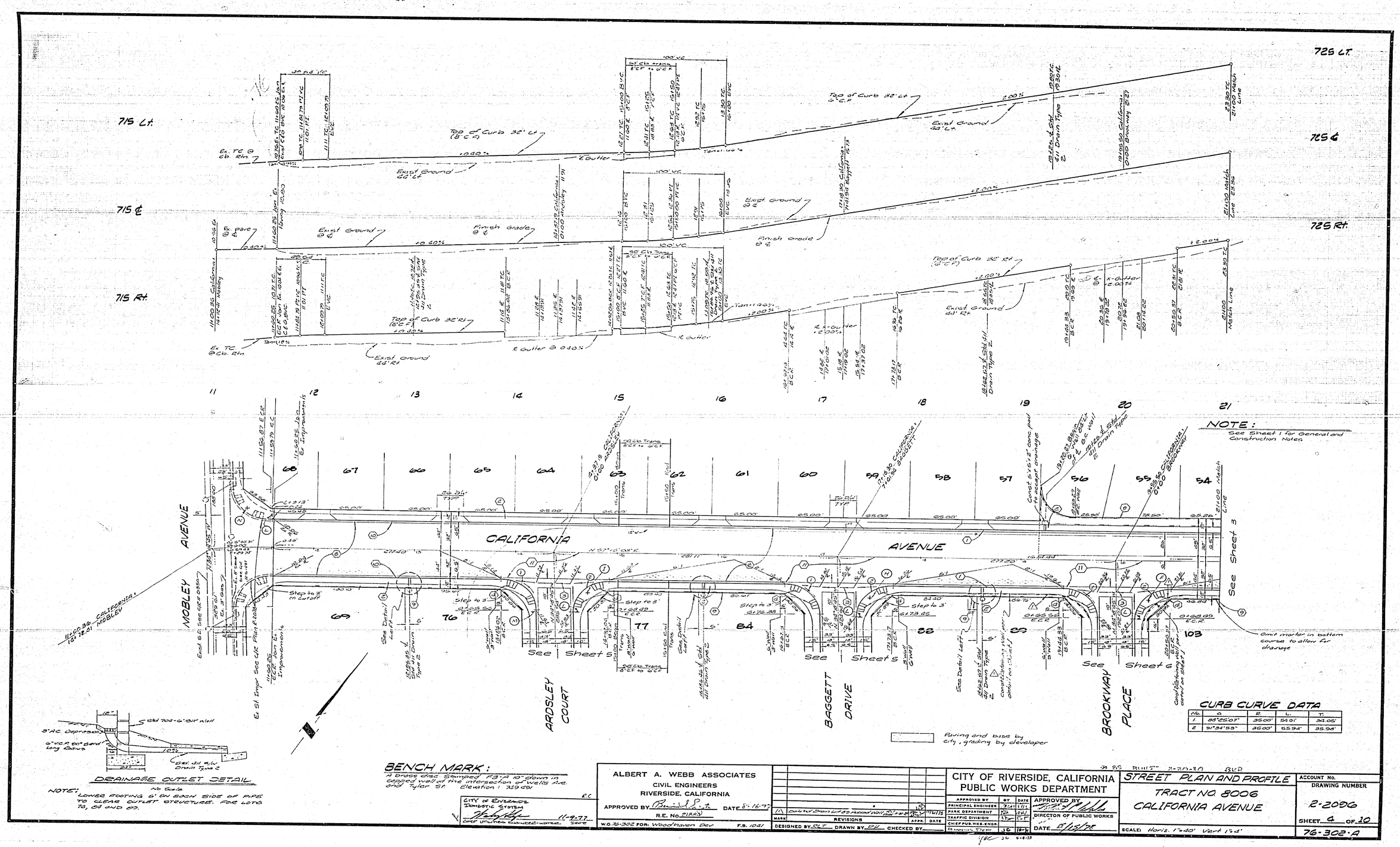
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	[illegible]
PARK DEPARTMENT	[illegible]	[illegible]
TRAFFIC DIVISION	[illegible]	[illegible]
CHIEF PUB. WKS. ENGR.		
Drawing Dept.	JC	6-3-78

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 5/15/78

STREET PLAN AND PROFILE
TRACT No. 8006
CALIFORNIA AVENUE
QUENTON DRIVE

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

ACCOUNT No.
DRAWING NUMBER
R-2096
SHEET 3 OF 10
76-302-A



CURB CURVE DATA

No.	Δ	R	L	T
1	88°25'07"	35.00'	54.01'	34.05'
2	91°33'58"	35.00'	55.94'	35.94'

DRAINAGE OUTLET DETAIL

No Scale

NOTE: LOWER FOOTING 6' ON EACH SIDE OF PIPE TO CLEAR OUTLET STRUCTURE. FOR LOTS 76, 88 AND 89.

BENCH MARK:

A brass disc stamped #3-a 10" down in capped well at the intersection of Wells Ave. and Tyler St. Elevation: 329.69'

R.C.

CITY OF RIVERSIDE DOMESTIC SYSTEM
Chief Utilities Engineer-Water — 11-9-77 — DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 8-16-77
R.E. No. 21889
W.O. 75-302 FOR: Woodhaven Dev. F.B. 1041

MARK	REVISIONS	BY	APPR.	DATE
1	Curb Inlet Drain Lat. & Added Inlet			11/11/78

DESIGNED BY SLT DRAWN BY DU CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

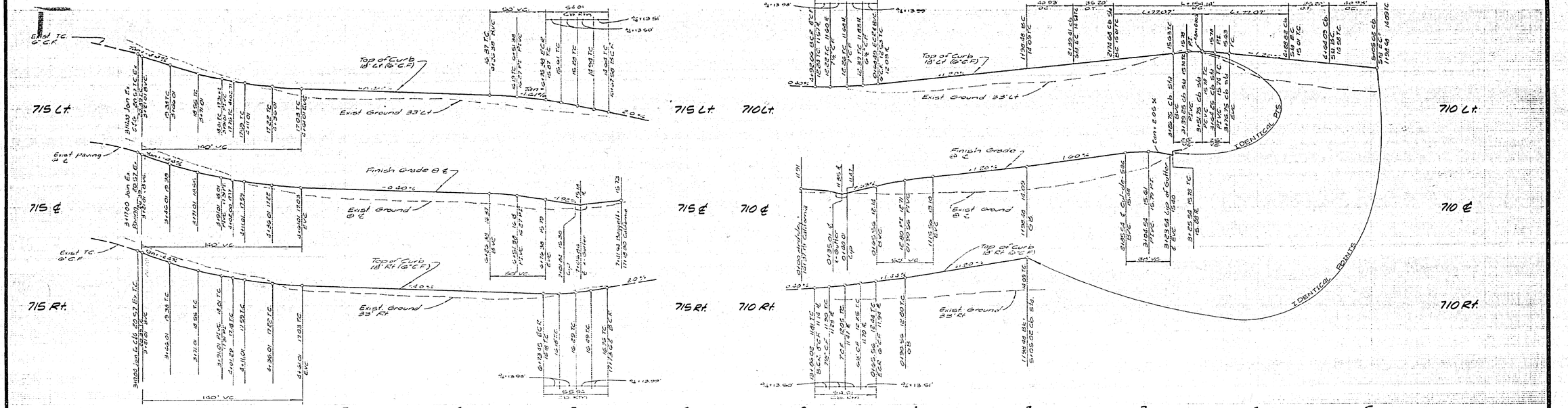
	BY	DATE
APPROVED BY PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		
Engineering Technician	JC	10-5

APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 8/15/78

JOB BUILT 2-20-80 BKD

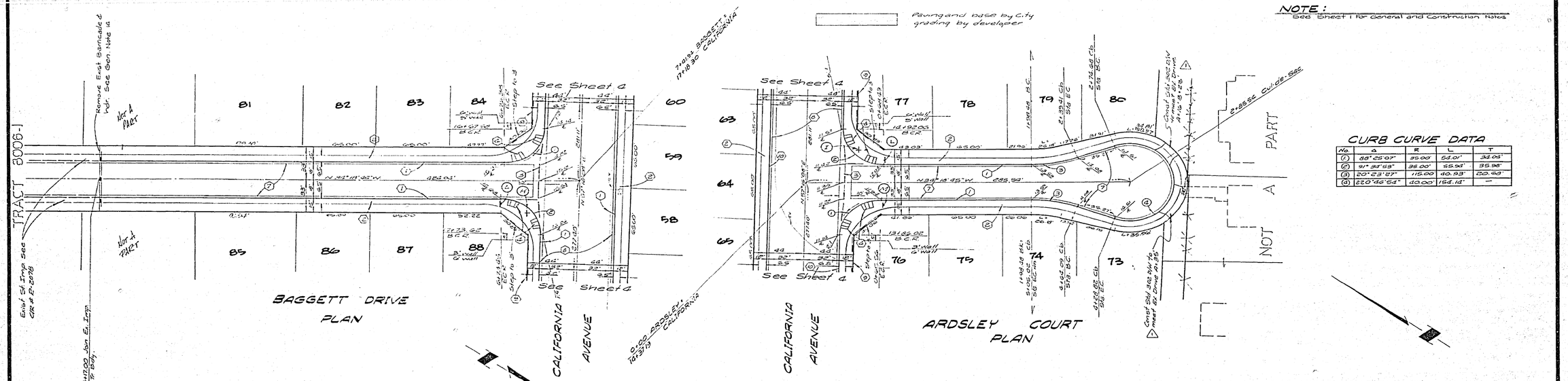
STREET PLAN AND PROFILE
TRACT NO 8006
CALIFORNIA AVENUE
SCALE: Horiz. 1"=40' Vert 1"=4'

ACCOUNT No.
DRAWING NUMBER 2-2006
SHEET 6 OF 10
76-302-A



Paving and base by City grading by developer

NOTE:
See Sheet 1 for General and Construction Notes



CURB CURVE DATA

No.	Δ	R	L	T
(c)	88°25'07"	35.00'	54.01'	34.05'
(e)	91°33'53"	35.00'	55.92'	35.98'
(b)	20°23'27"	115.00'	40.93'	20.63'
(d)	220°46'54"	40.00'	154.12'	—

BENCH MARK:

A brass disc stamped P.B.M. 10' down in capped well at the intersection of Wells Ave. and Tyler St. Elevation 709.091

CITY OF RIVERSIDE
SEWERS DIVISION
Wally Taylor 11-8-77
Chief Utilities Engineer-Water, Sewer

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 8-16-77
R.E. No. 21865
W.O. 78-302 FOR: Woodsman Dev. F.B. 1041

MARK	REVISIONS	APPR.	DATE
1	added curve to right & right angle to left	WA	10-11-78

DESIGNED BY RLT DRAWN BY PH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

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

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 5/15/78

STREET PLAN AND PROFILE
TRACT No. 8006
BAGGETT DRIVE
ARDSLEY COURT
SCALE: Horiz 1"=40', Vert 1"=4'

ACCOUNT No.
DRAWING NUMBER 12-2006
SHEET 5 OF 10
76-302-A

CURB CURVE DATA

No.	Δ	R	L	T
1	88°25'07"	35.00'	54.01'	34.05'
2	108°25'07"	61.00'	115.43'	84.61'
3	91°34'53"	35.00'	55.94'	35.98'
4	20°23'27"	115.00'	40.93	20.68'
5	220°46'51"	40.00	154.14	—
6	88°25'07"	27.00'	41.67'	26.26'
7	91°34'53"	27.00'	43.16	27.76'
8	10°00'00"	100.00'	17.45'	8.75'
9	87°45'50"	21.00'	41.39'	26.00'
10	92°10'10"	27.00'	43.43'	28.04'

BENCH MARK:
A brass disc. stamped F3-4 10" down in capped well at the intersection of Wells Ave. and Tyler ST. Elev: 729.691

NOTE:
See Sheet 1 for General and Construction Notes

CITY OF RIVERSIDE DOMESTIC SYSTEM
by [signature] 1-9-77
CHIEF UTILITIES ENGINEER WATER DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 8-16-77
R.E. No. 21884
W.O. 76-302 FOR: Woodhaven Dev. F.B. 1041

MARK	REVISIONS	APPR.	DATE
1	Added Wall at Inter. Brookway & Calif.	[signature]	11/21/78

DESIGNED BY R.L.T. DRAWN BY P.H. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

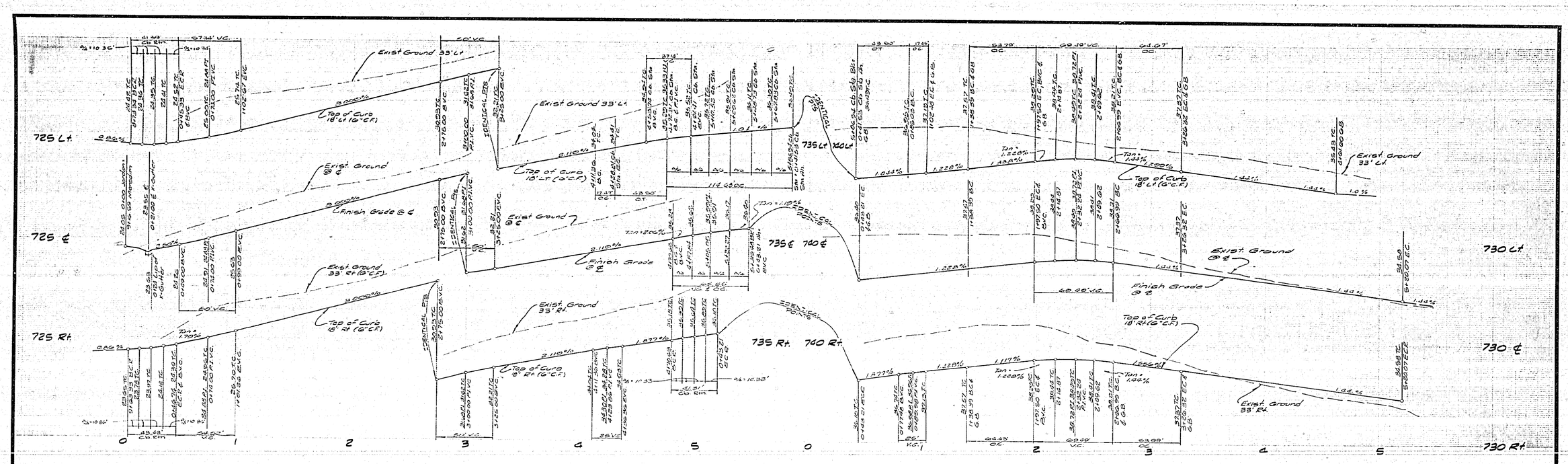
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	[date]
PARK DEPARTMENT	[initials]	[date]
TRAFFIC DIVISION	[initials]	[date]
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 5/15/78

*: AS BUILT 2-20-80 BKP

STREET PLAN AND PROFILE
TRACT No. 8006
BROOKWAY PL.
KENYON COURT
SCALE: Horiz 1"=40', Vert 1"=4'

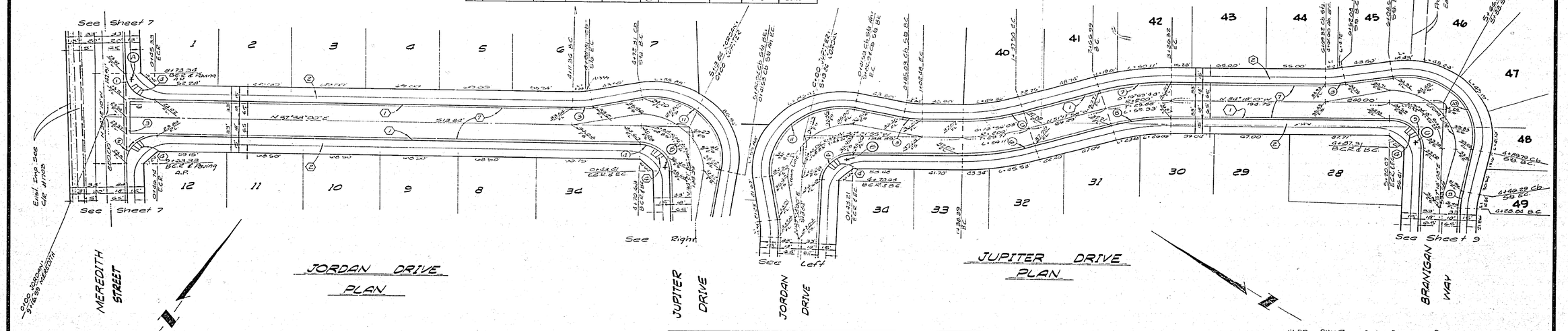
ACCOUNT No.
DRAWING NUMBER
R-2096
SHEET 6 OF 10
76-302-A



CURB CURVE DATA

No.	Δ	R	L	T	No.	Δ	R	L	T	No.	Δ	R	L	T
(1)	87°49'50"	27.00'	41.39	26.00'	(6)	16°56'03"	218.00'	64.43'	32.45'	(11)	107°40'05"	61.00'	114.63'	83.45'
(2)	92°10'10"	27.00'	43.43	28.04'	(7)	16°59'48"	218.00'	64.67'	32.59'					
(3)	10°00'00"	100.00'	17.45'	8.75'	(8)	16°59'48"	182.00'	53.99'	27.19'					
(4)	87°40'05"	27.00'	41.31	26.02'	(9)	91°34'18"	27.00'	43.15'	27.75'					
(5)	16°56'03"	182.00'	53.79'	27.09'	(10)	111°34'18"	61.00'	118.78'	89.71'					

NOTE:
See Sheet 1 for General and Construction Notes



BENCH MARK:
A brass disc stamped F3-A 10" down in capped wall at the intersection of Wells Ave and Tyler St. Elevation 749.591

CITY OF RIVERSIDE
DOMESTIC SYSTEM
[signature] 11-9-77
CHIEF UTILITIES ENGINEER-WATER DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 8-16-77
R.E. No. 21824
W.O. 76-302 FOR: Woodhaven Dev F.B. 1041

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]	[signature]
PARK DEPARTMENT		
TRAFFIC DIVISION	[signature]	[signature]
CHIEF PUB. WKS. ENGR.		

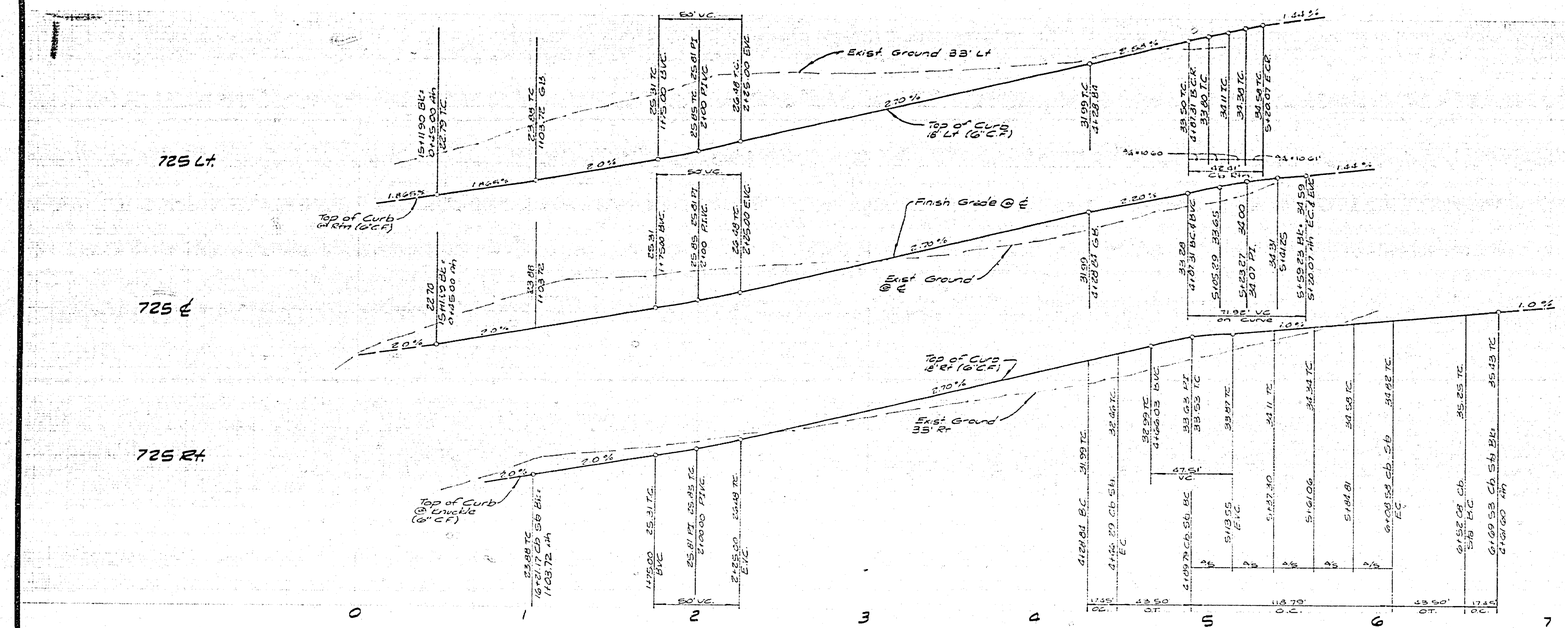
APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 5/15/78

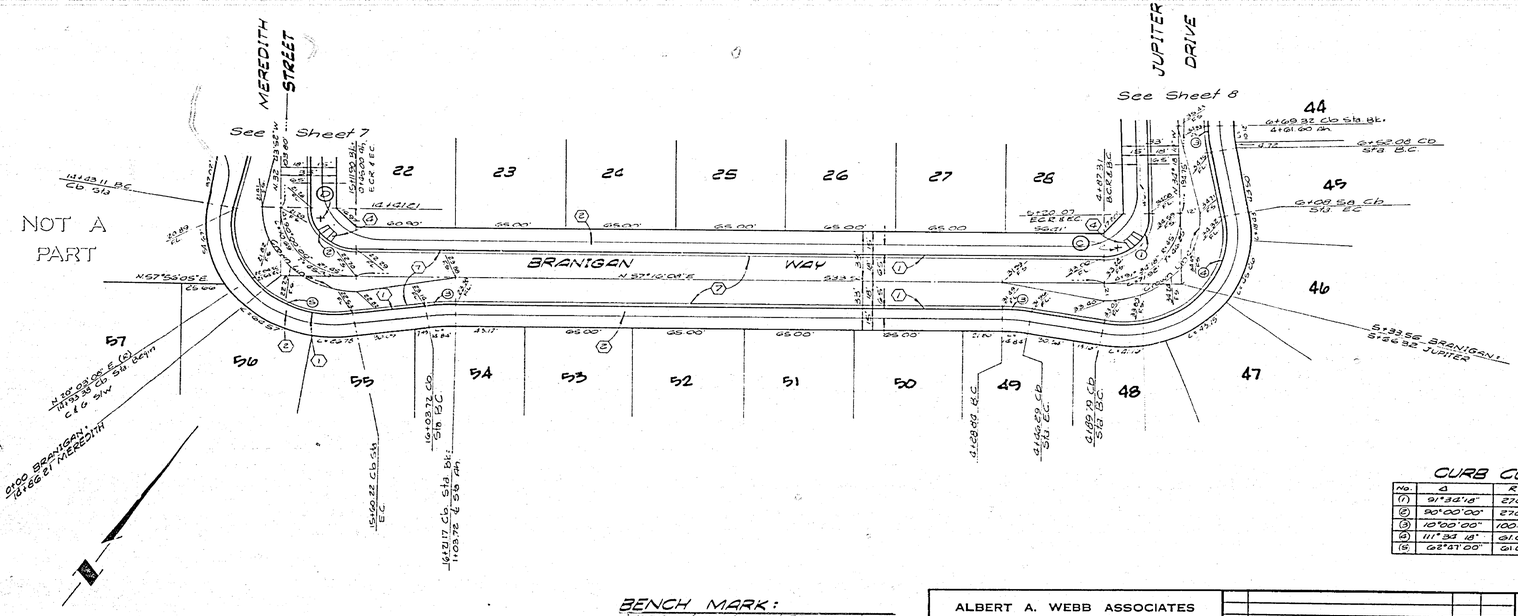
#85 BUILT 2-20-80 BKR

STREET PLAN AND PROFILE
TRACT No. 8006
JORDAN DRIVE
JUPITER DRIVE

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

ACCOUNT No.
DRAWING NUMBER
R-2096
SHEET 8 OF 10
76-302-A





NOTE:
See Sheet 1 for General and Construction Notes

CURB CURVE DATA

No.	Δ	R	L	T
(1)	91°32'18"	27.00'	43.15'	27.75'
(2)	90°00'00"	27.00'	42.41'	27.00'
(3)	10°00'00"	100.00'	17.45'	8.75'
(4)	111°33'18"	61.00'	118.79'	89.71'
(5)	62°49'00"	61.00'	66.84'	37.22'

BENCH MARK:
A brass disc stamped 13-A 10" down in capped wall at the intersection of Wells Ave. and Tyler St. Elev. 929.391

RC

CITY OF RIVERSIDE
DOMESTIC SYSTEM
[signature] 11-9-77
CHIEF UTILITIES ENGINEER-WATER DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 8-16-77
R.E. No. 21884
W.O. 76-302 FOR: Woodhaven Dev F.B. 1041

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RLT DRAWN BY PH CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

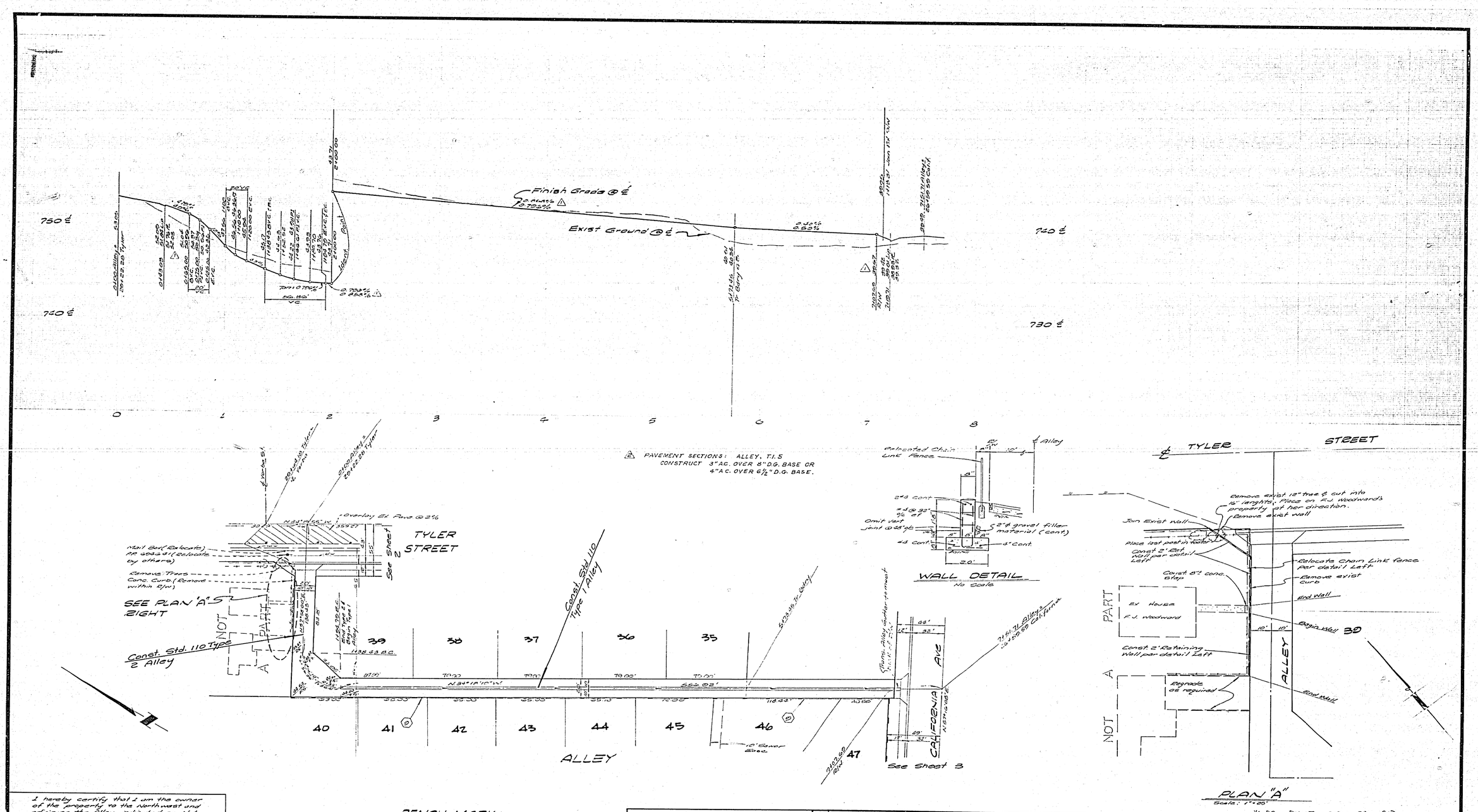
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	5/15
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	[signature]	5-5
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 5/15/78

± 05 QUILT 2-20-80 GKP

STREET PLAN AND PROFILE
TRACT No. 8006
BRANIGAN WAY

ACCOUNT No.
DRAWING NUMBER
2-2096
SHEET 9 OF 10
SCALE: Horiz. 1"=40', Vert 1"=4'
76-302-A



I hereby certify that I am the owner of the property to the Northwest and adjoining the Alley, indicated as Not A Part, and consent to the construction as indicated on this plan

Fern J. Woodward — 4/26/78 Date

BENCH MARK:
A brass disc stamped F3-A 10' down in capped well at the intersection of Wells Ave. and Tyler St. Elevation 749.091

CITY OF RIVERSIDE DOMESTIC SYSTEM
CHIEF UTILITIES ENGINEER — WATER — DATE 11-9-77

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 8-16-77
R.E. No. 21884
W.O. 76-302 FOR: Woodhaven Dev. F.B. 1051

MARK	REVISIONS	APPR.	DATE
2	Added pavement section per SR 1023		
1	Revised grade to meet Ex. C&G		

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	AC	10-31

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 5/15/78

JC 5-4-78

STREET PLAN AND PROFILE
TRACT No. 8006
ALLEY PLAN

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

ACCOUNT No.
DRAWING NUMBER R-2096
SHEET 10 OF 10
76-302-A

BS BUILT 2-20-80 BLP