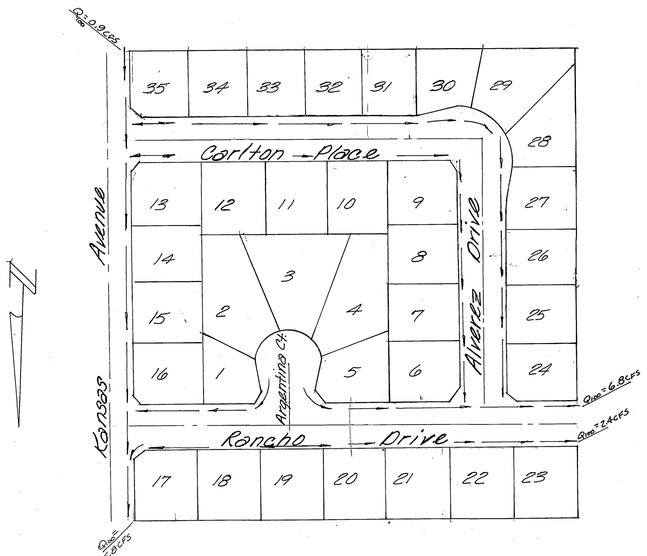
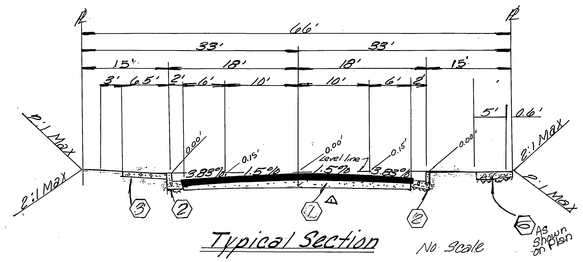
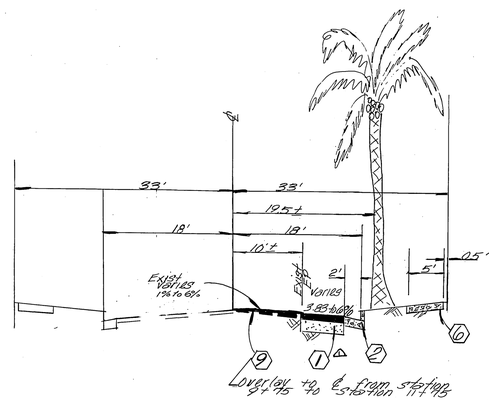


Index Map Scale 1"=100'



Typical Section No Scale

Carlton Pl. T.1:5
Alverez St.
Rancho Dr.
Argentina Ct.



Overlay ±19.75 ±40 ℄ from station 5+77.75

Typical Section T.1:6
Kansas Ave No Scale

General Notes:

1. "The private 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. All flagged elevations shall be staked in the field by the Engineer.
4. 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. pavement shall be determined by the City of Riverside design standards and test procedure.
5. Locations and size of drive approaches (STD 302) to be determined at the time of construction as approved by the Traffic Engineer.
6. Curb & Gutter to be staked on 3' offset at 25' intervals.
7. Traffic control signs must be in place prior to opening streets to traffic.
8. Trim edge of existing pavement where new pavement joins to a smooth straight line construct match up paving as shown on the plans and over lay paving as directed in the field to produce a smooth surface.
9. See Electrical Plan prepared by the City of Riverside Public Utilities Department for number and location of required street lights.
10. 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.
11. 4"x4" blockouts for mailbox required in curb sidewalks.
12. The contractor shall contact the Public Services Department 787-7251 to pick up any existing STD 180 barricades that are being removed. The City's inspector will make a final determination on whether a barricade can be relocated.
13. Contact the Park and Recreation Dept. Tree Division, at 787-7598 24 hours prior to relocation of trees.
14. All testing and certification of treated base will be at the developer's cost.

Construction Notes:

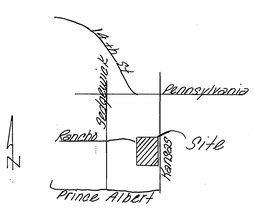
A.C. PAVING PER PAVING SCHEDULE BELOW △

1. ~~Const. c/c AC paving over " of AB base~~
2. Const. curb & gutter per c/c STD. DWG 200 (6"cf)
3. Const. curb & type sidewalk per c/c STD. DWG 325
4. Const. X-gutter per c/c STD. DWG 220
5. Const. wheel chair ramp per c/c STD 304
6. Const. property line sidewalk per c/c STD DWG. 325
7. Remove existing barricade and redwood header, see General # 12
8. Relocate existing Palm tree to location inside tract as determined by the Park Dept. - Trees to be moved shown by
9. Place AC overlay where shown on plan by ▨ and per General note No. 8.

△

PAVING SCHEDULE		
STREET	A.C.	BASE
ARGENTINA CT.	2½"	8" CLASS III
ALVAREZ DR.	2½"	10" CLASS III
CARLTON PL.	2½"	10" CLASS III
KANSAS AVE.	3"	19½" CLASS III
RANCHO DR.	2½"	8" CLASS III

Street Sign Schedule		
	Name	Street Number
(A)	Kansas Ave	4600
	Rancho Dr	2100
(B)	Rancho Dr	2100
	Alverez St	4600
(C)	Carlton Pl	2100
	Alverez St	4600
(D)	Rancho Dr	2100
	Argentina Ct	4600
(E)	Kansas Ave	4700
	Carlton Pl	2100
(F)	R-1 (Stop Sign) 30" Octagon	



Location Map
No Scale

Bench Mark:

H-T-H . . P.K. nail and tag in center of S.E. curb return at Kansas & Pennsylvania 937.218

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS: 10/18, 5/9/79
BY Roy J. Weyman 5-8-79
BERRYMAN & STEPHENSON INC. C/I/B/E DATE

Esgate, Lansing & Assoc.
Civil Engineers
San Bernardino, Calif.
Approved By Brian S. Esgate
R.C.E. 21884 Date 4-3-78

MARK	REVISIONS	APPR.	DATE
△	ADDED PAVING SCHEDULE PER SR 1049		10-5-78

DESIGNED BY BE DRAWN BY R.D. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		5-11-79
PARK DEPARTMENT		4-18-79
TRAFFIC DIVISION		5-11-79
CHIEF P. W. ENGR.		5-16

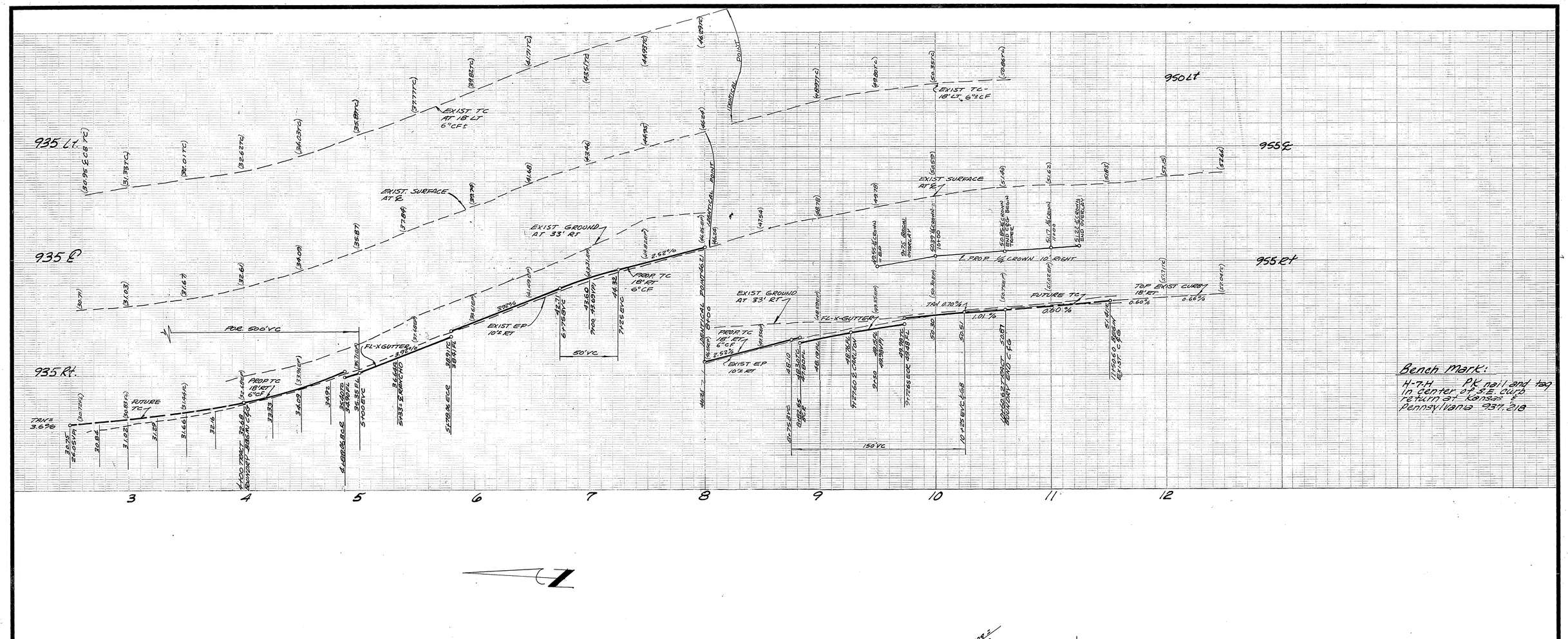
APPROVED BY Robert P. Nichols
DIRECTOR OF PUBLIC WORKS
DATE 5/16/79

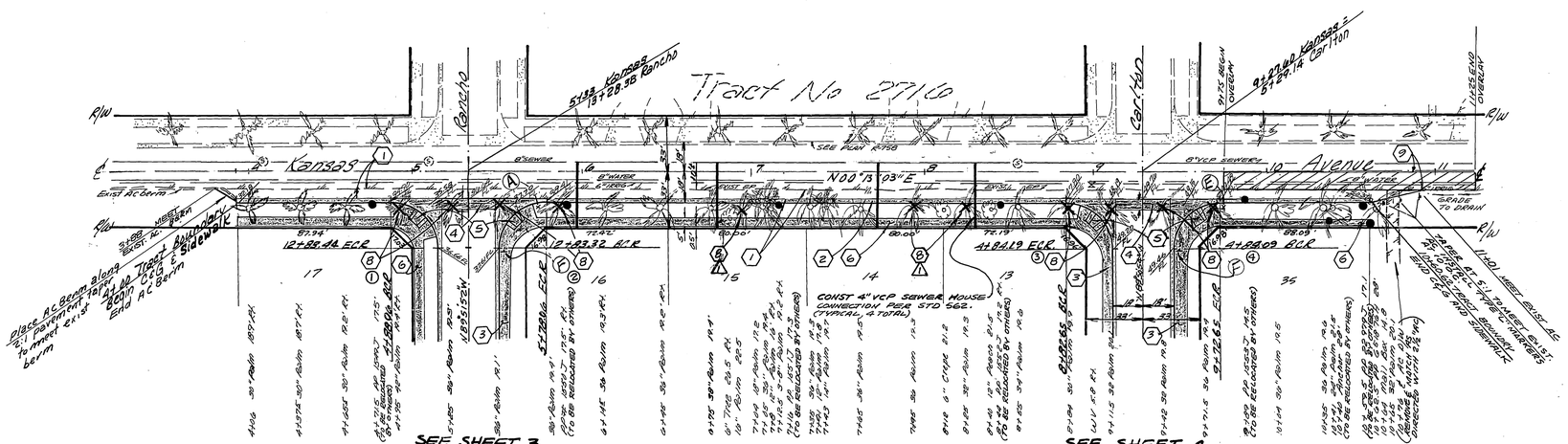
* AS BUILT 4-3-81 BRS

Indexed RMF

Street Plan
Index Map
Tract 10958

PROJECT NO. 77-11
2-2187
SHEET 1 OF 4
FILE NO. 77-11
HORIZ. SCALE: 1" = VERT. SCALE: 1" =





Curve Data				
NO	R	Δ	L	T
1	27.00	89°55'05"	42.37	26.96
2	27.00	90°04'55"	42.45	27.04
3	27.00	89°56'03"	42.38	26.97
4	27.00	90°03'57"	42.44	27.03

Note: See sheet #1 for General & Construction Notes

Note: All flagged elevation to be staked in the field by the Engineer.

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS: 5/18/79
BY Ray J. Berryman 5-8-79
BERRYMAN & STEPHENSON INC. C-18155 DATE

Esgate, Lansing & Assoc.
Civil Engineers
San Bernardino, Calif.
Approved By: [signature]
R.C.E. 21884 Date 4-3-79

MARK	REVISIONS	APPR.	DATE
1	Relocate 3 additional palm trees to avoid driveways 8-5-79. Park Dept. SEP 8-6-79		8-10-79

DESIGNED BY R.E. DRAWN BY K.D. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

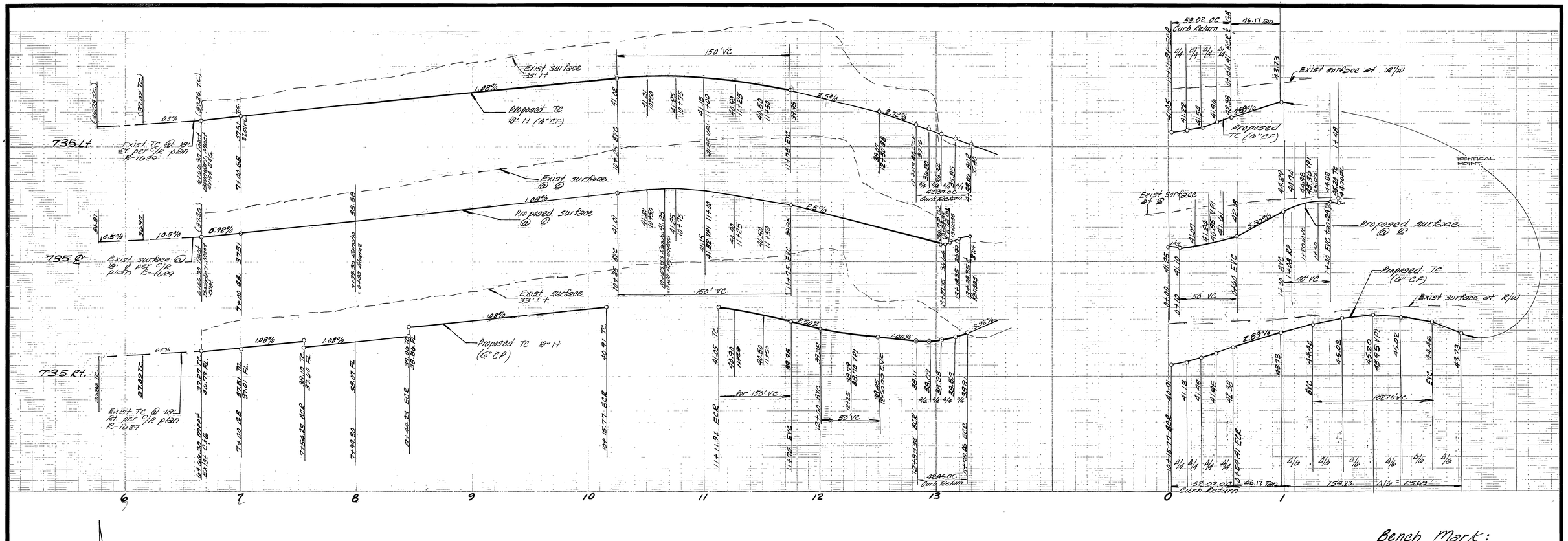
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		5-16-79
PARK DEPARTMENT		4-27-79
TRAFFIC DIVISION		5-1-79
CHIEF P. W. ENGR.		5-16

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 5/16/79

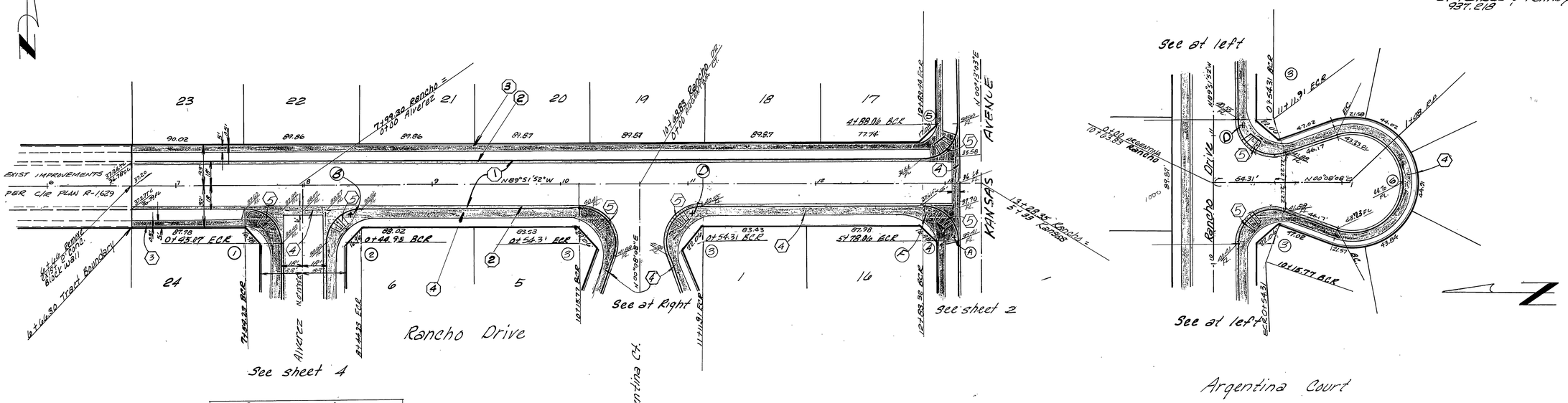
Street Plan & Profile
Kansas Avenue
west side Between
Rancho Drive & Carlton Pl.
Tract 10958

PROJECT NO. 77-11
2-2187
SHEET 2 OF 4
HORIZ. SCALE: 1" = 40 VERT. SCALE: 1" = 4
FILE NO. 77-11 A

* AS BUILT 4-3-81 [signature]
Indexed RMF



Bench Mark:
H-7-H
PK nail and tag in center of S.E. curb return at Kansas & Pennsylvania
937.218



Curve Data				
No	R	Δ	L	T
1	27.00	90°05'27"	42.45'	27.04'
2	27.00	89°58'33"	42.37'	26.97
3	27.00	115°23'27"	52.02'	38.84
4	27.00	90°04'55"	42.45'	27.04'
5	27.00	89°55'05"	42.37'	26.96'
6	40.00	220°46'54"	154.13	-107.61

Note: See sheet #1 for General & Construction Notes.

Note: All flagged elevation to be staked in the field by the Engineer

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS: [illegible] 8/8/79
BY [illegible] C-18155 5-8-79
BERYMAN & STEPHENSON INC. DATE

Esgate, Lansing & Assoc.
Civil Engineers
San Bernardino, Calif.
Approved By [illegible]
R.C.E. 21884 Date 4-3-78

MARK	REVISIONS	APPR.	DATE

DESIGNED BY B.E. DRAWN BY K.D. CHECKED BY B.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	5-11-79
PARK DEPARTMENT	[illegible]	5-10-79
TRAFFIC DIVISION	[illegible]	5-10-79
CHIEF P. W. ENGR.	[illegible]	5-11-79

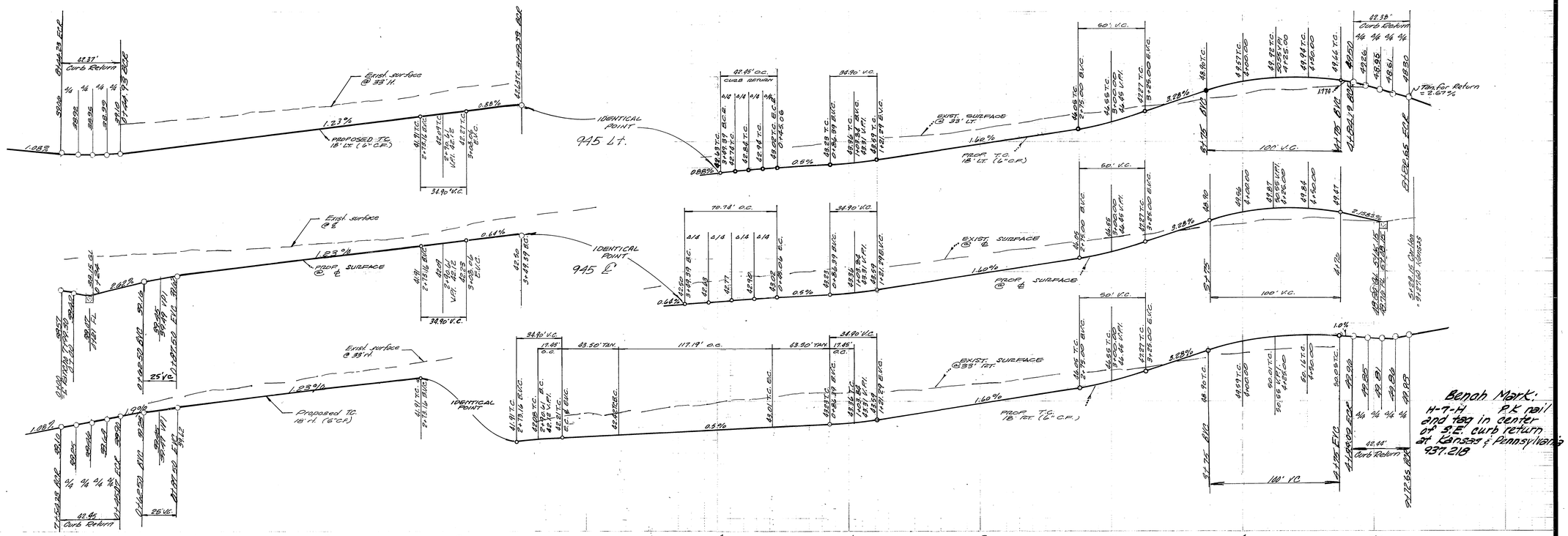
APPROVED BY [illegible]
DIRECTOR OF PUBLIC WORKS
DATE 5/12/79

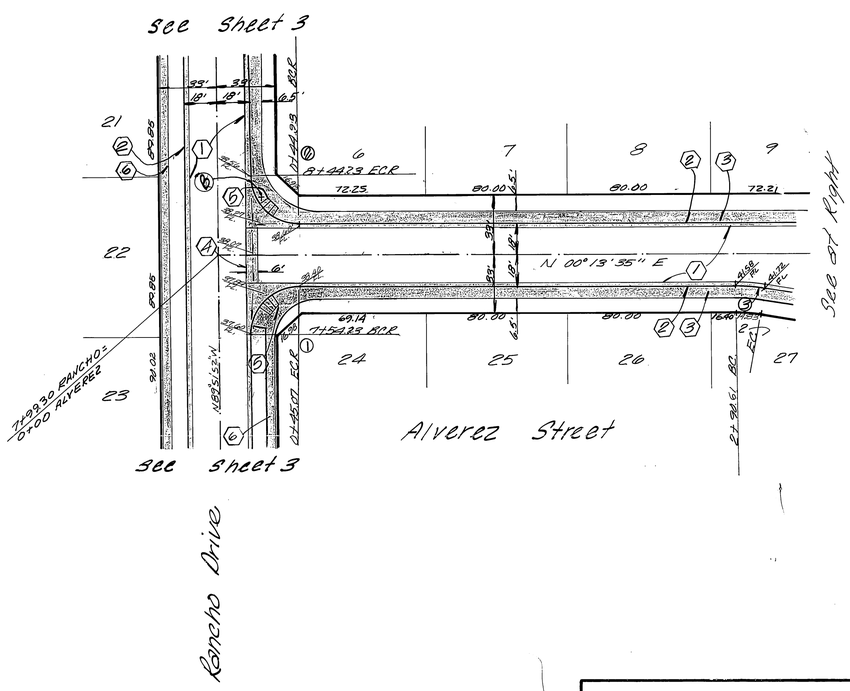
* AS BUILT 4-8-81 [illegible]

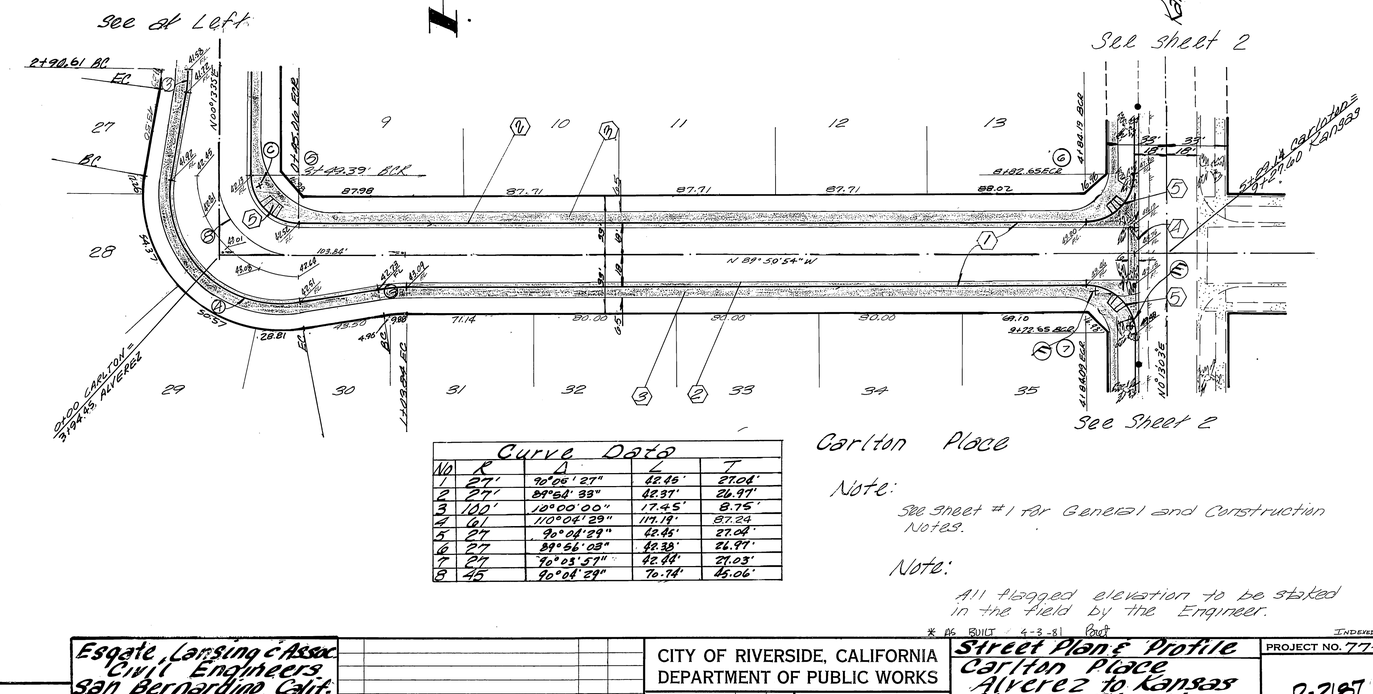
Street Plan and Profile
Rancho Drive
Between Alverez and Kansas
Argentina Court
Southerly of Rancho
Tract 10958

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

PROJECT NO. 77-11
R-2187
SHEET 3 OF 4
FILE NO. 77-11 A







Curve Data				
NO	R	Δ	L	T
1	27'	90°06'27"	42.45'	27.06'
2	27'	89°54'33"	42.37'	26.97'
3	100'	10°00'00"	17.45'	8.75'
4	61	110°04'29"	117.19'	87.24
5	27	90°04'29"	42.45'	27.04'
6	27	89°55'03"	42.38'	26.97'
7	27	90°03'57"	42.44'	27.03'
8	45	90°04'29"	70.74'	45.06'

Note:
See Sheet #1 for General and Construction Notes.

Note:
All flagged elevation to be staked in the field by the Engineer.

* AS BUILT 4-3-81

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS: 5/8/79
BY Lou J. Berryman C.I. 11155 5-8-79
BERRYMAN & STEPHENSON INC. DATE

Esgate, Lansing & Assoc.
Civil Engineers
San Bernardino, Calif.
Approved By Robert S. Esgate
R.C.E. 21884 Date 4-3-79

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BE DRAWN BY L.D. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		5-11-79
PARK DEPARTMENT		4-27-79
TRAFFIC DIVISION		5-11-79
CHIEF P. W. ENGR.		5-16

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 5/16/79

Street Plan & Profile
Carlton Place
Alverez to Kansas
Alverez Street
Rancho to Carlton
Tract 10958

INDEXED BAF

PROJECT NO. 77-11

R-2187

SHEET 4 OF 4

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

FILE NO. 77-11-A