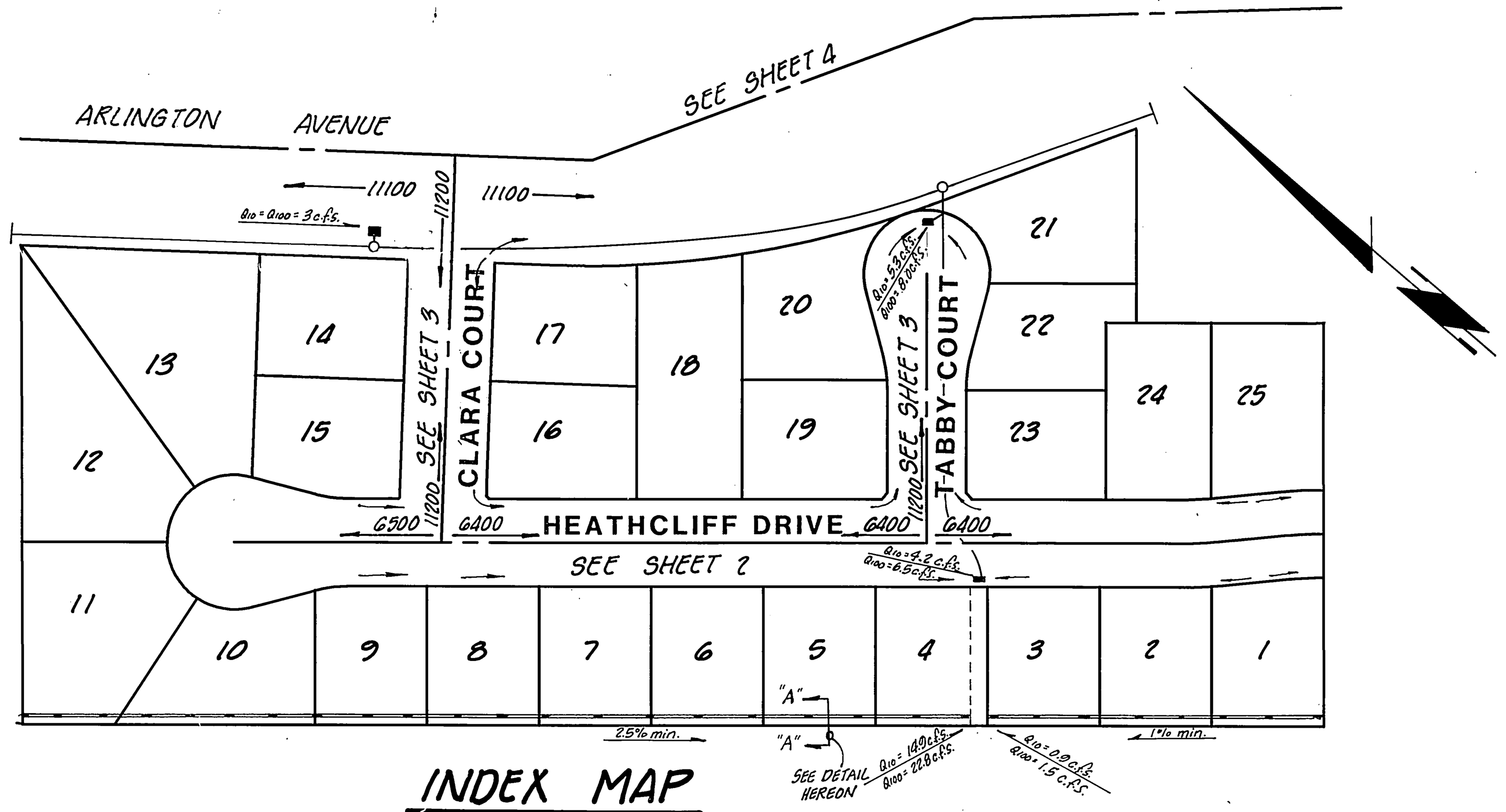
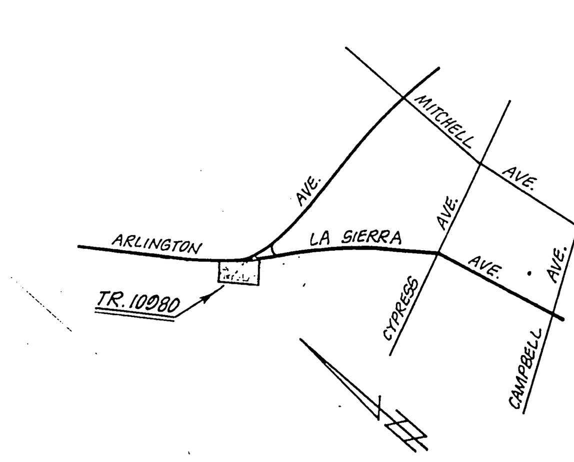


INDEX MAP
No Scale



VICINITY MAP
NO SCALE

STREET NAME & TRAFFIC SIGN SCHEDULE		
(A)	ARLINGTON AVENUE	11100
	CLARA COURT	11200
(B)	CLARA COURT	11200
	HEATHCLIFF DRIVE	6500
(C)	HEATHCLIFF DRIVE	6400
	TABBY COURT	11200
(D)	R-1 STOP SIGN 30" OCTAGON	
(E)	W53 NOT A THRU STREET 36"	

TREE PLANTING NOTES

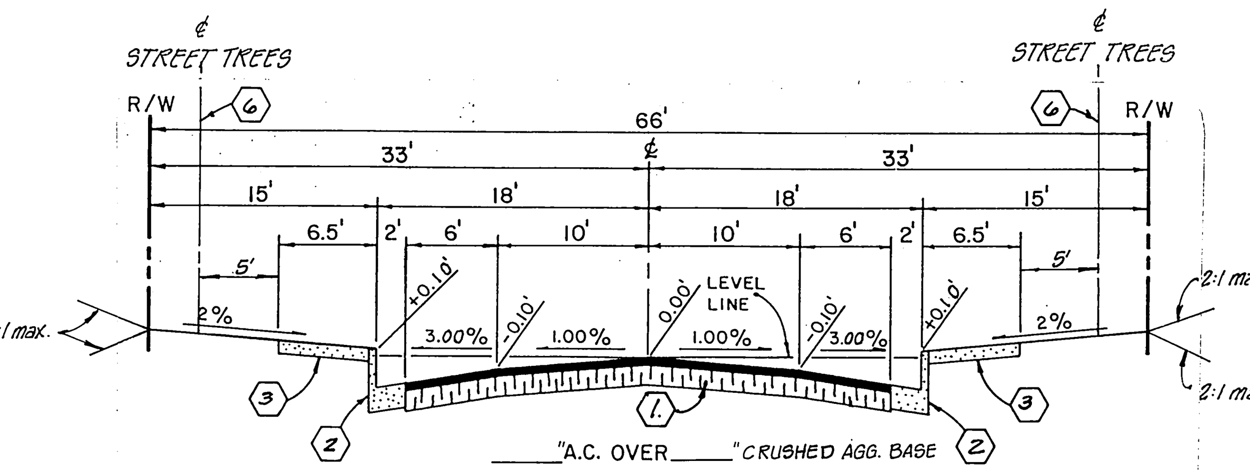
1. All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
2. Contact the Park Projects Inspector a minimum of 48-hours in advance at 787-7223 to schedule inspections. Inspections shall be required: 2) when planting locations have been spotted in the field prior to digging plant pits, b) while digging plant pits and planting/relocating trees, c) after planting and all other indicated or specific work has been completed for start of maintenance, and d) at end of maintenance/final acceptance (contractor/developer will be released from maintenance only upon receipt of written notification from the City that the Park and Recreation Department is assuming maintenance responsibilities).
3. The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
4. Street tree planting shall be as follows:

	Street Name	Botanical Name/ Common Name	Min. Size	Approx. Spacing	No. Req.
a.	CLARA CT.	Cupaniopsis Anacardioides/Carrot wood	15 gal.	50'	4
b.	HEATHCLIFF DR.	Pinus Canariesis/ Canary Island Pine	15 gal.	50'	31
c.	TABBY CT.	Cupaniopsis Anacardioides/Carrotwood	15 gal.	50'	8
d.	Arlington	See reverse No. A - 1127 prepared Frontage Plan by Robert Bucci & Associates			

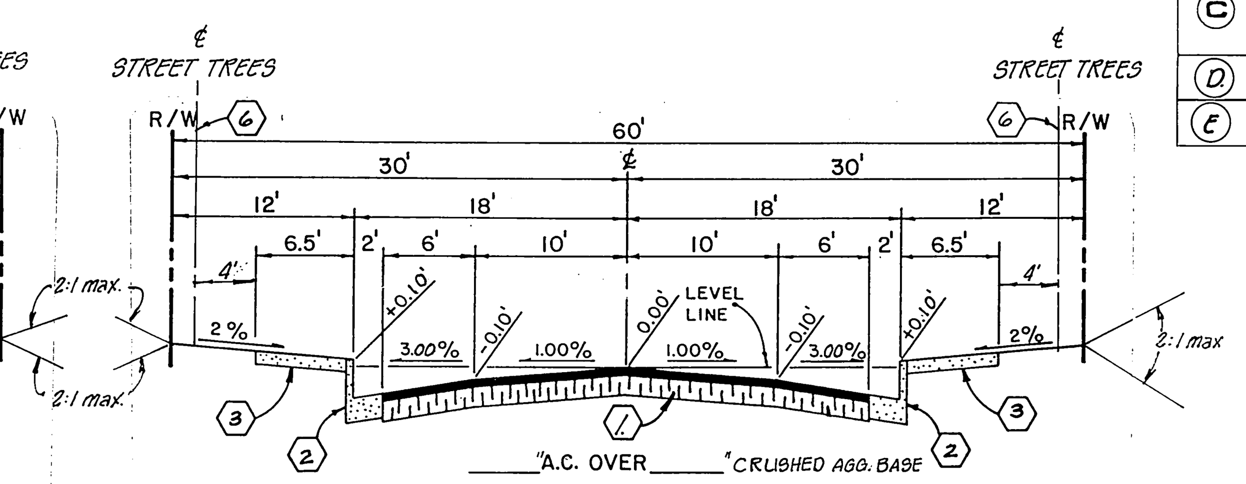
5. A Public Works Department Permit is required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper compaction.

GENERAL NOTES

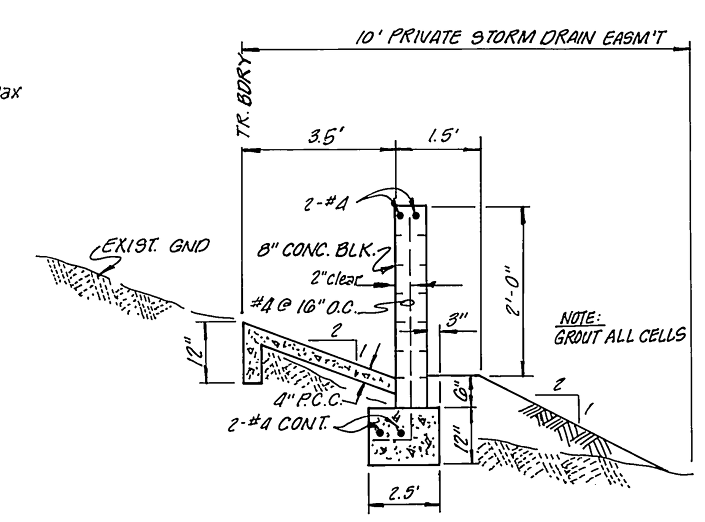
1. It shall be the responsibility of the contractor to clear the right-of-way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
2. Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, and the Standard Specifications for Public Works Construction, 1982 Edition.
3. Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct match-up paving as shown on plan and overlay paving as directed in the field to produce a smooth section. Private Engineer estimates overlay to be 6 tons.
4. 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.
5. Curb and gutter shall be staked with 3' offsets at 25' intervals.
6. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
7. All traffic signs shall be installed prior to opening the streets to traffic.
8. Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City Inspectors.
9. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
10. 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.
11. See "Street Lighting Plans" for quantity and location of required street lights.
12. All flagged elevations shall be staked in the field by the private engineer.
13. The private engineer signing these plans is responsible for assuring 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.
14. The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 1-800-422-4133, two working days before digging. No construction permit issued by the Public Works Department involving excavation for underground facilities will be valid unless the applicant has been provided an inquiry identification number by USA.
15. In residential areas 6"x6" or 6" diameter blockouts for mailboxes are required in curb sidewalk 10" to 14" from curb face at the property line between adjacent residences.
16. The private engineer preparing these plans shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
17. On all areas within public right-of-way where the fill is one (1) foot or greater, a letter will be required from the soils engineer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.
18. Notice to Contractor: The existence and location of any underground utility pipes of structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.
19. Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.
20. Developer to give City Water Division five (5) working days written notice prior to start of construction and to allow the City ten (10) working days for completion of work. (787-7611)



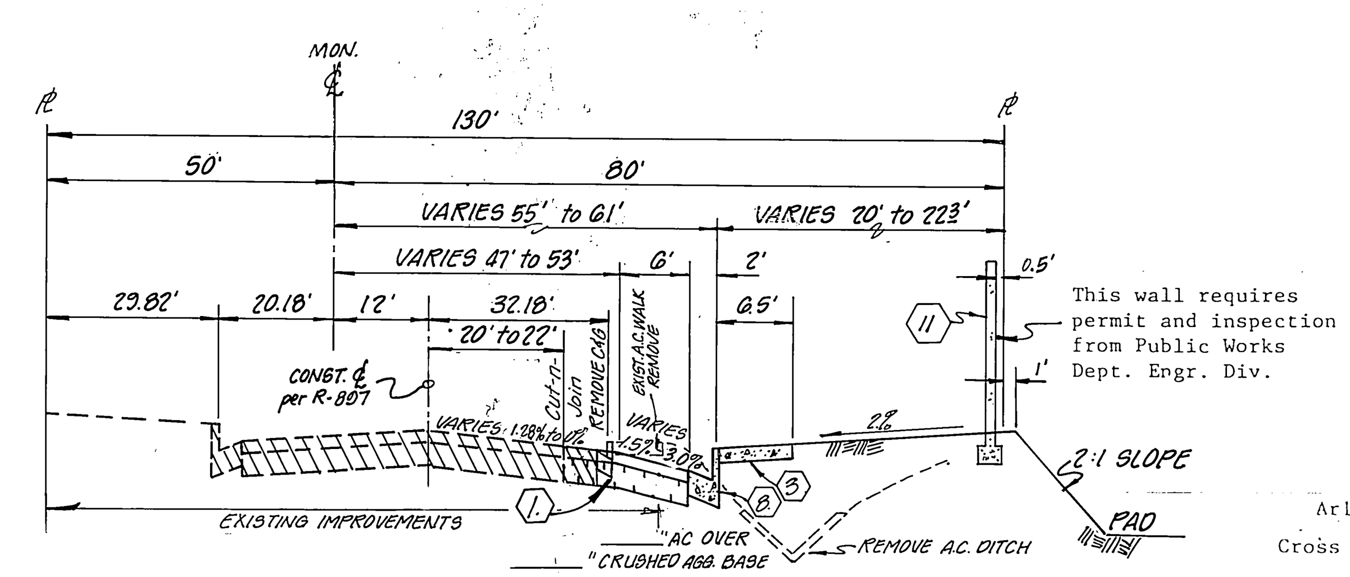
TYPICAL SECTION T.I. = 5
NO SCALE
CLARA COURT
HEATHCLIFF DRIVE



TYPICAL SECTION T.I. = 5
NO SCALE
TABBY COURT



SECTION "A"-"A"
No Scale
PRIVATE CUT-OFF WALL



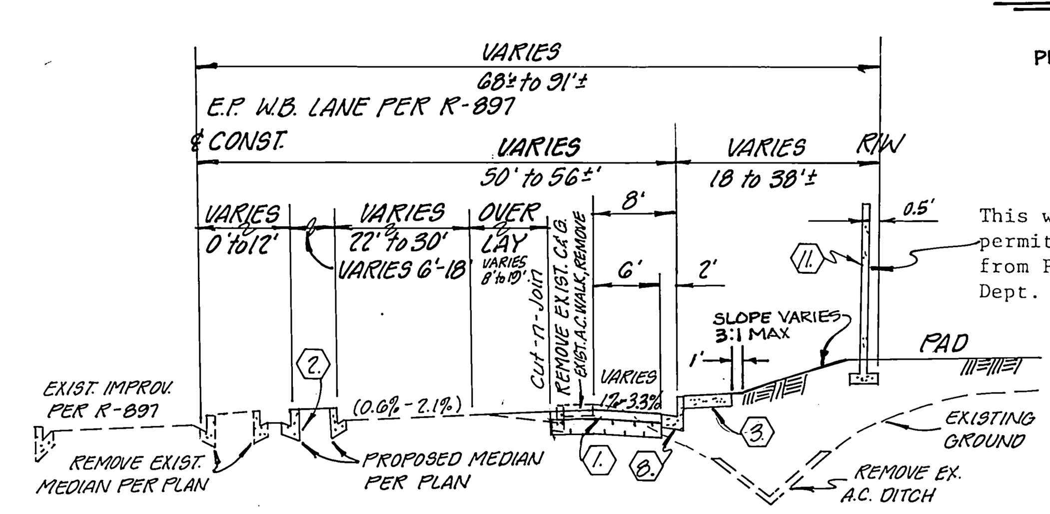
TYPICAL SECTION STA. 104+52.56 to 107+50

ARLINGTON AVENUE T.I. = 8.0
Not to Scale

Station	Driving Lane Exist.	Driving Lane Proposed	Shoulder Proposed
104+50	-1.28%	-1.28%	-3.00%
105+00	-0.80%	-0.80%	-2.83%
105+50	-1.24%	-1.24%	-1.33%

Arlington Ave.
Cross Fall Schedule

Station	Driving Lane Exist.	Driving Lane Proposed	Shoulder Proposed
106+00	-0.9%	-0.9%	-2.83%
106+50	-0.6%	-0.6%	-1.67%
107+00	+0.1%	+0.1%	-1.50%
107+50	0%	0%	-1.50%
108+00	+0.6%	+0.6%	-2.17%
108+50	+1.4%	+1.4%	-2.17%
109+00	+1.8%	+1.8%	-3.0%
109+50	+1.6%	+1.6%	-3.3%
110+00	+1.7%	+1.7%	-2.5%
110+50	+2.1%	+2.1%	-1.0%
111+00	+2.4%	+2.4%	-1.3%
111+50	+2.4%	+2.4%	-1.0%
112+00	+2.2%	+2.2%	-1.0%



TYPICAL SECTION STA 107+50 to 112+50

ARLINGTON AVENUE T.I. = 8.0
Not to Scale

VOID

CONSTRUCTION NOTES

1. Construct A.C. pavement over crushed aggregate base per general note No. 10 and per typical section.
2. Construct curb and gutter per Std. Dwg. No. 200 (type I) 6" C.F.
3. Construct curb sidewalk per Std. Dwg. No. 325.
4. Construct cross gutter per Std. Dwg. No. 220.
5. Construct wheelchair ramp per Std. Dwg. No. 304.
6. Plant street trees per City of Riverside Parks and Recreation Department Standards.
7. Construct barricade per Std. Dwg. No. 180.
8. Construct curb and gutter per Std. Dwg. No. 200 (type II) 8" C.F.
9. Place 2" x 4" redwood header.
10. Construct catch basin per Std. Dwg. No. 405. Per S.D. PLAN D-449
11. Construct 6' concrete block wall per Std. Dwg. No. 704. Blockwall material is to match style, color, and texture of exist blockwall per Tr. 4419-1 (R-1736)

BENCH MARK
G2-A, Found brass disc. stamped (G2-A) in concrete in most W'ly traffic island at Arlington Ave & La Sierra Ave. F.B. 1014/14 City of Riverside Data. Elev. 865.079

CITY OF RIVERSIDE
DOMESTIC SYSTEM
Dan L Parks for: 1-30-84
CHIEF UTILITIES ENGINEER, WATER DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS
3426 TENTH STREET, RIVERSIDE, CAL. 11200 S. MT. VERNON AVE. COLTON, CAL.
SCALE: SEE ABOVE
APPROVED BY [signature] R.C.E. 17550
DATE NOVEMBER 1983 DATE 12/9/83

MARK	REVISIONS	APPR.	DATE

DESIGNED BY E.B. DRAWN BY W.M.A. CHECKED BY SRH

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

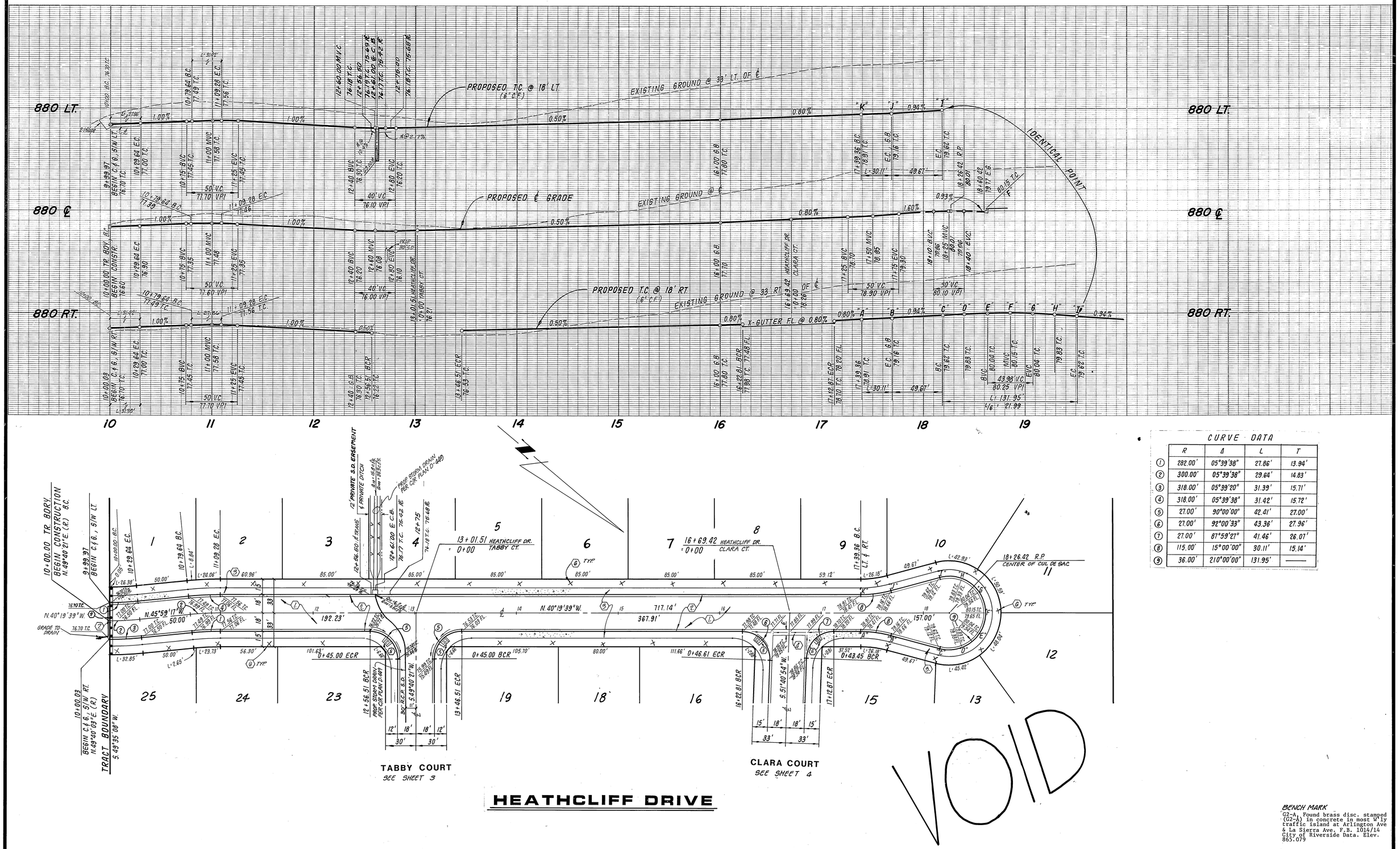
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	—	
PARK DEPARTMENT	[signature]	1/26/84
TRAFFIC DIVISION	D. Rey	2/15/84
CHIEF P. W. ENGR.	[signature]	4-20
PLANNING	[signature]	1-30-84

APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 4/20/84

TITLE SHEET
STREET IMPROVEMENT PLANS
TRACT 10980
W.O. 83-8052 FOR: KAUFMAN AND BROAD

INDEX WF
PROJECT NO. R- 2573
SHEET 1 OF 4
FILE NO. 83-8052 (M)

PC 1445



HEATHCLIFF DRIVE

CURVE DATA

	R	Δ	L	T
1	282.00'	05°39'38"	27.86'	13.94'
2	300.00'	05°39'38"	29.64'	14.83'
3	318.00'	05°39'20"	31.39'	15.71'
4	318.00'	05°39'38"	31.42'	15.72'
5	27.00'	90°00'00"	42.41'	27.00'
6	27.00'	92°00'33"	43.36'	27.96'
7	27.00'	87°59'27"	41.46'	26.07'
8	115.00'	15°00'00"	30.11'	15.14'
9	36.00'	210°00'00"	131.95'	——

BENCH MARK
G2-A, Found brass disc. stamped (G2-A) in concrete in most W'ly traffic island at Arlington Ave & La Sierra Ave. F.B. 1014/14 City of Riverside Data. Elev. 865.079

INDEX LF

PC 1415

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS
3426 TENTH STREET, RIVERSIDE, CAL. — 11200 S. MT. VERNON AVE., COLTON, CAL.

SCALE: HORIZ: 1"=40' VERT: 1"=8'
DATE NOVEMBER 1983
APPROVED BY [signature] R.C.E. 17550 DATE 12/9/83

MARK | REVISIONS | APPR. | DATE
DESIGNED BY E.B. DRAWN BY T.W.T. CHECKED BY S.R.H.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

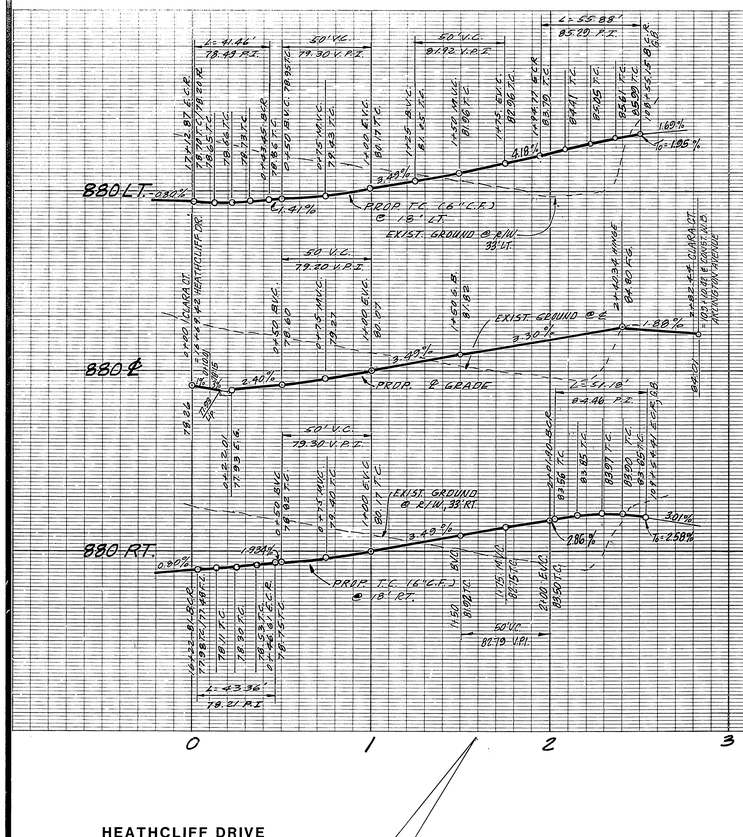
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT	[signature]	1/25/84
TRAFFIC DIVISION	D. Ray	2/15/84
CHIEF P. W. ENGR.	[signature]	4-20

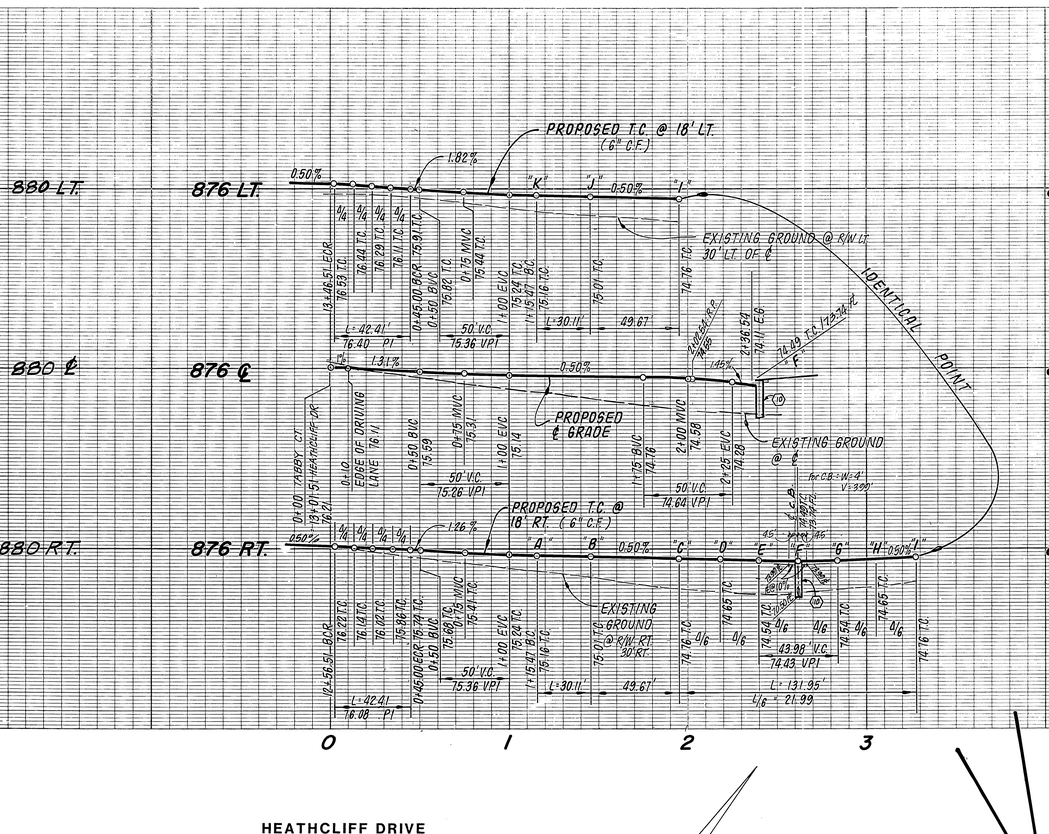
APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 4/20/84

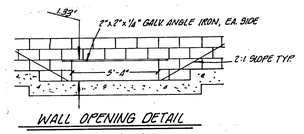
STREET PLAN & PROFILE
TRACT 10980
HEATHCLIFF DR

W.O. 83-8052 FOR: KAUFMAN & BROAD

PROJECT NO. R-2573
SHEET 2 OF 4
FILE NO. 83-8052(M)







WALL OPENING DETAIL

Not to Scale

ON ARLINGTON AT END OF TABBY COURT SEE SHEET 4

VOID

CURVE DATA				
	R	Δ	L	T
①	27.00'	87°59'27"	41.46'	26.07'
②	27.00'	92°00'33"	43.36'	27.96'
③	35.00'	91°28'46"	55.88'	35.92'
④	27.00'	90°00'00"	42.41'	27.00'
⑤	115.00'	15°00'00"	30.11'	15.14'
⑥	36.00'	210°00'00"	131.95'	
⑦	35.00'	83°46'33"	51.19'	31.39'

BENCH MARK:

G2-A, Found brass disc. stamped (G2-A) in concrete in most W'ly traffic island at Arlington Ave & La Sierra Ave. F.B. 1014/14 City of Riverside Data. Elev. 865.079

INDEX MP

PC 146

PACIFIC TELEPHONE

APPROVED BY:

PUBLIC IMPROVEMENT ENGINEER DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS
3426 TENTH STREET, RIVERSIDE, CAL.
11200 S. MT. VERNON AVE., COLTON, CAL.

SCALE: HORIZ: 1"=40' VERT: 1"=8'

APPROVED BY R.C.E. 17550

DATE NOV. 1983 DATE 12/9/83

MARK	REVISIONS	APPR.	DATE

DESIGNED BY E.B. DRAWN BY I.W.T. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P. W. ENGR.		
PLANNING		

APPROVED BY DIRECTOR OF PUBLIC WORKS

DATE 4/20/84

STREET PLAN & PROFILE

TRACT 10980

CLARA CT

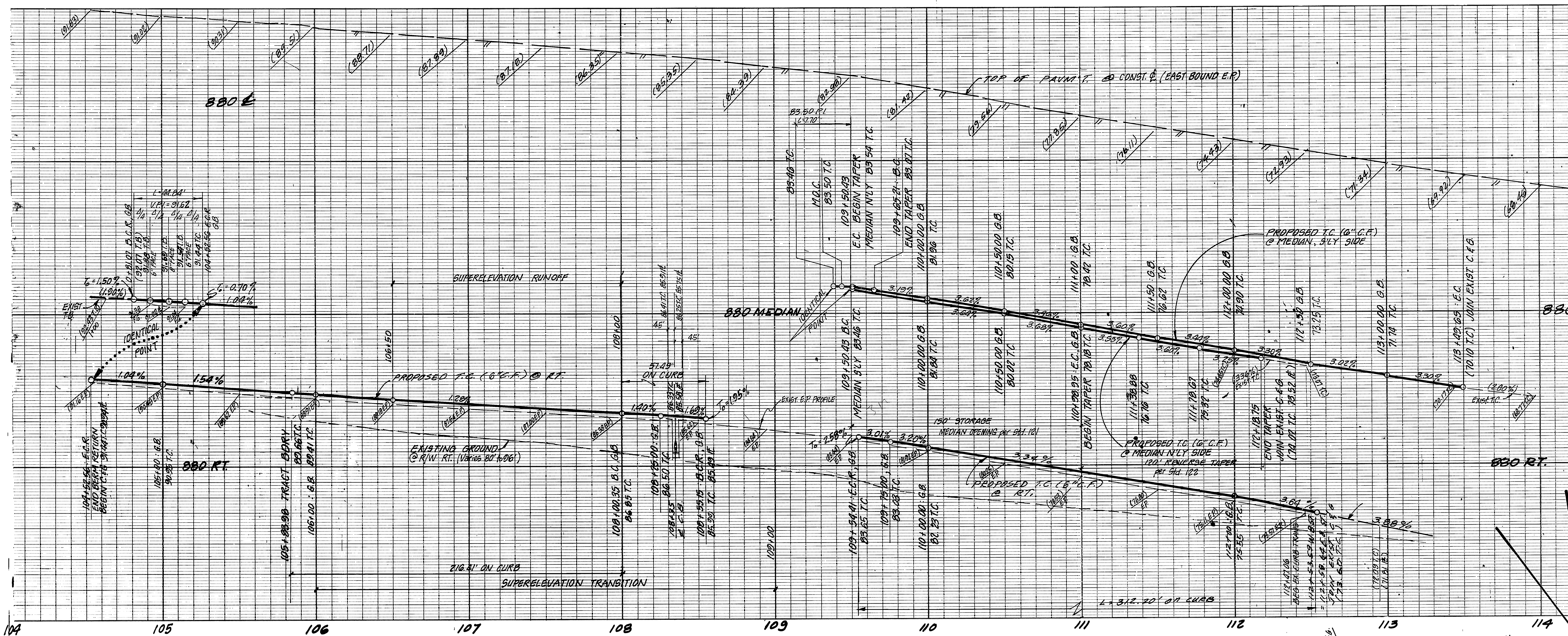
TABBY CT

W.O. 83-0052: FOX: KAUFMAN & BROAD

PROJECT NO. R-2573

SHEET 3 OF 4

FILE NO. 83-0052 (M)



CURVE DATA				
NO.	R	Δ	L	T
1	35.00	73° 23' 54"	44.84'	26.09'
2	1250.00'	02° 38' 06"	57.49'	28.75'
3	35.00'	91° 28' 46"	55.88'	35.92'
4	35.00'	83° 46' 53"	51.18'	31.39'
5	1470.00'	12° 10' 07"	312.20'	156.69'
6	1218.00'	18° 21' 21"	390.21'	196.79'
7	1212.00'	12° 48' 40"	271.00'	136.07'
8	2.50'	176° 33' 15"	7.70'	2.50'

NOTE: STATIONING & OFFSET DISTANCES FOR EXIST. STRUCTURES ARE BASED UPON E. BOUND CONST ℄ & DECEL. ℄ PER R-897.

NOTE TO CONTRACTOR: LOCATION OF EXIST. TELEPHONE CABLE IS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CABLE IS TO BE EXPOSED & PROTECTED WITHIN IMMEDIATE CONSTRUCTION AREA.

ARLINGTON AVENUE

LEGEND:

- NEW PVM'T. PER TYPICAL SECTION
- PAVM'T. OVERLAY
- PAVM'T. REMOVAL & REPLACEMENT
- ▲ INDICATES ITEM TO BE REMOVED BY CONTRACTOR
- △ INDICATES ITEM TO BE RELOCATED BY OTHERS
- ⬡ INDICATES ITEM TO BE PROTECTED IN PLACE
- ⬢ INDICATES ITEM TO BE RELOCATED BY CONTRACTOR

BENCH MARK:
G2-A. Found brass disc. stamped (G2-A) in concrete in most W'ly traffic island at Arlington Ave & La Sierra Ave. F.B. 1014/14 City of Riverside Data. Elev. 865.079

CITY OF RIVERSIDE
DOMESTIC SYSTEM
Dan L. Parks for: 1-30-84
CHIEF UTILITIES ENGINEER, WATER DATE

PACIFIC TELEPHONE
APPROVED BY:
2/1/84
PUBLIC IMPROV. ENGINEER DATE

CITY OF RIVERSIDE
PUBLIC UTILITIES
ELECTRICAL DIVISION
FOR John Johnson 1/30/84
CHIEF UTILITIES ENGINEER, ELECTRICAL DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY Jack W. Canty DATE 12/9/83
R.E. No. 17550
W.O. 83-8052 FOR: KUAFMAN & BROAD F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY E.B. DRAWN BY N.M. CHECKED BY E.B.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		3/12/84
PARK DEPARTMENT	B.J.	1/25/84
TRAFFIC DIVISION	D. Rec	2/15/84
CHIEF PUB. WKS. ENGR.		4.20
PLANNING		1-30-84

APPROVED BY Robert C. Wales
DIRECTOR OF PUBLIC WORKS
DATE 4/20/84

STREET PLAN & PROFILE
TRACT 10980
ARLINGTON AVE
STA 105+62 to 114+31.02
SCALE: HORIZ: 1"=40' VERT: 1"=8'

INDEX WF
ACCOUNT No.
DRAWING NUMBER R-2573
SHEET 4 OF 4

PC 1415