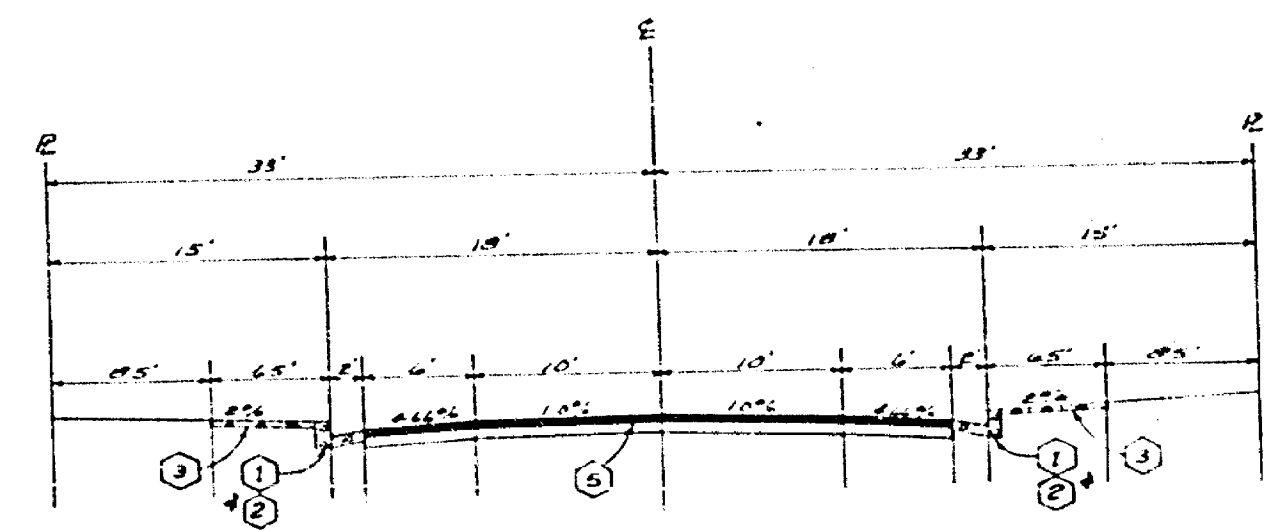
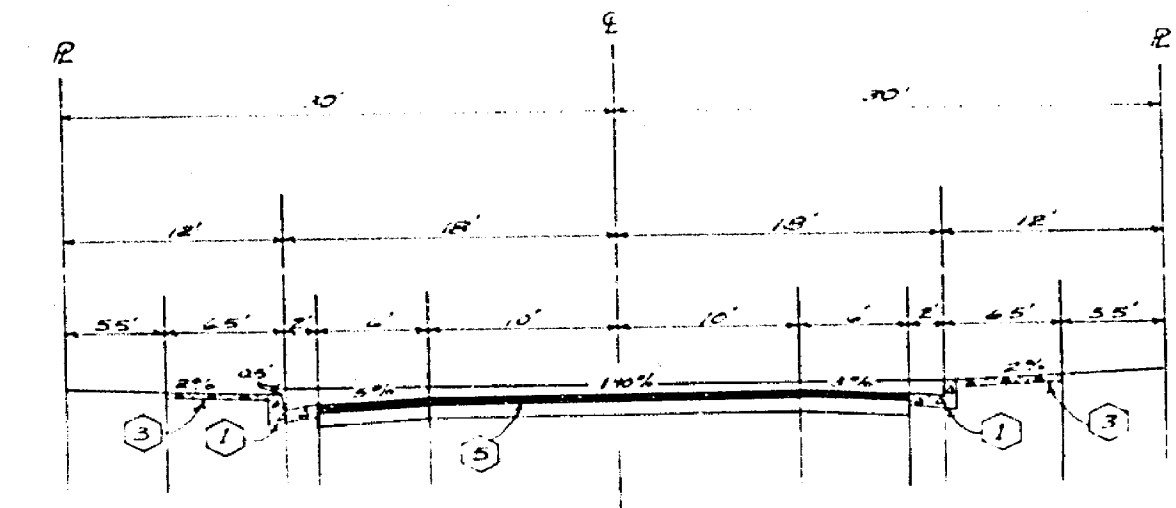


INDEX MAP
SCALE 1"=100'



TYPICAL SECTION
* PEPPERTREE LANE
FIRESIDE DRIVE
NO SCALE
T.I. = 5



TYPICAL SECTION
MOONSTONE CIRCLE
AT STA 0+8994 ONLY
NO SCALE
T.I. = 5

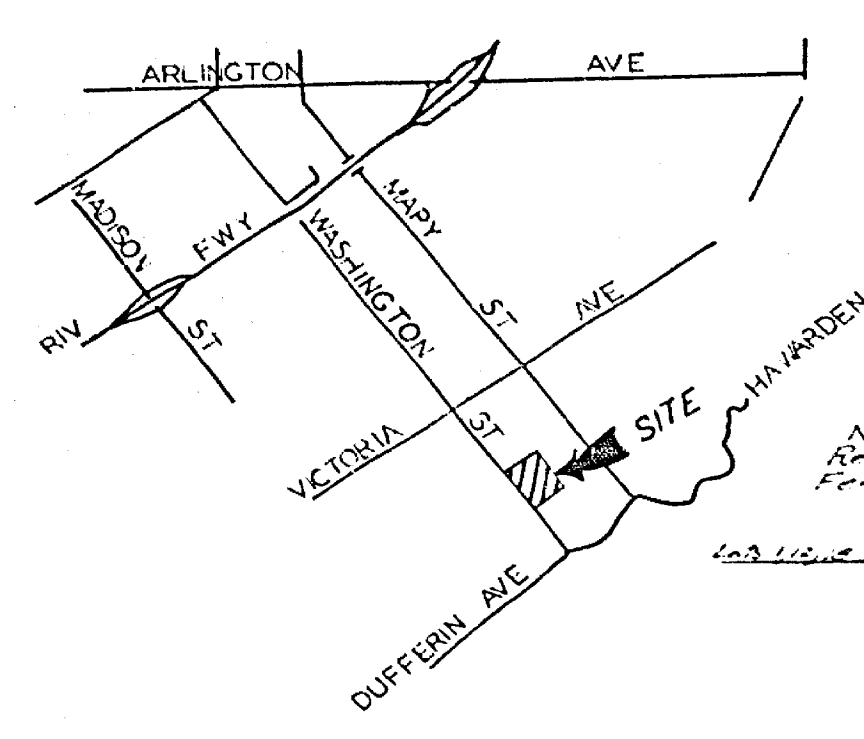
| TRAFFIC & STREET NAME SIGN SCHEDULE | | |
|-------------------------------------|-----------------------------|-------------|
| A | WASHINGTON ST. | 2400 |
| | MOONSTONE CIR. | 7000 |
| B | WASHINGTON ST. | 2400 |
| | FIRESIDE DR. | 7000 |
| | FIRESIDE DR. | 7000 |
| C | PEPPERTREE LN. | 2400 |
| D | PEPPERTREE LN. | 2300 |
| | FRANCES ST. | 7000 |
| E | R-1 STOP SIGN | 30" OCTAGON |
| F | W-53 (NOT A THROUGH STREET) | 24" x 24" |

CONSTRUCTION NOTES

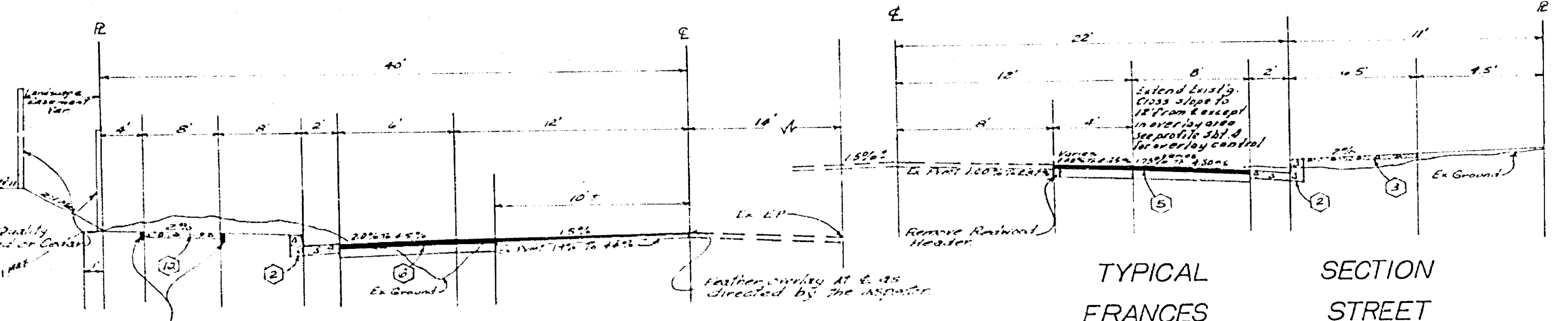
- 1 Construct Standard 200 Curb & Gutter - 6" C.F.
- 2 Construct Standard 200 Curb & Gutter - 8" C.F.
- 3 Construct Standard 325 Curb Line Sidewalk.
- 4 Construct Standard 220 Cross Gutter. (Width shown on plans)
- 5 Construct 2 1/2" A.C. paving over 4" D.G. and 4" A.C. paving over compacted material.
- 6 Construct 3" A.C. paving over 6" D.G. and 4" A.C. paving over compacted material.
- 7 Construct Standard 302 Wheelbar Rump
- 8 Construct 2"x2" Redwood Header
- 9 Construct Standard 180 Barricade with red reflective Type 'M' marker. Wood Barricade
- 10 Construct 8' Braille Strip 3" D.G. Compacted to 90%

GENERAL NOTES

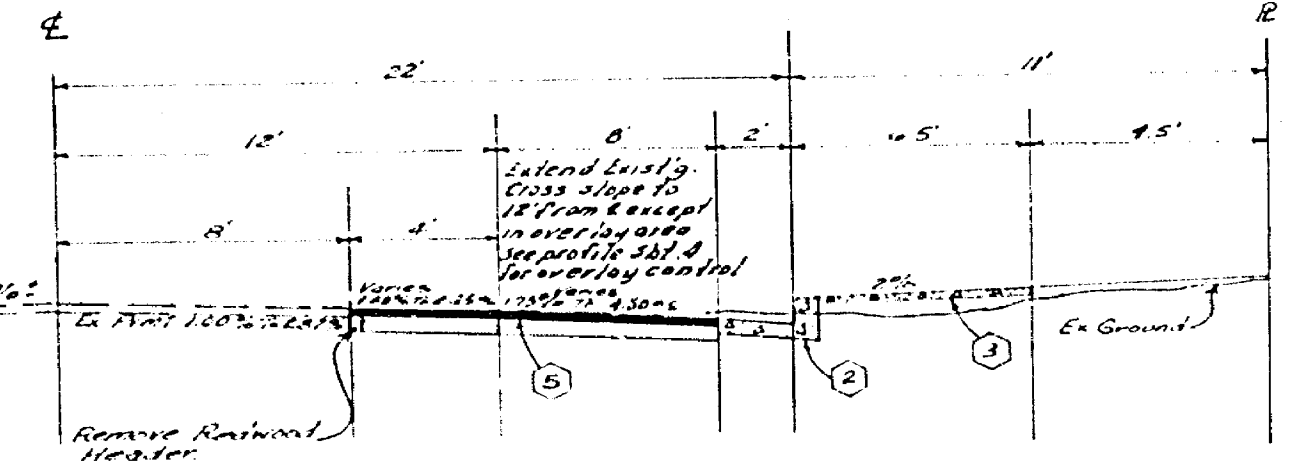
- 1 Construction shall be in accordance with the Standard Specifications for Public Works construction 1973 Edition and per City of Riverside Standard Drawings.
- 2 All flagged elevations shall be staked in the field by the Engineer.
- 3 The subdivider shall arrange for a soil test to be made by a Soils Engineer after the streets have been prepared to rough grade. Depth of base material and A.C. pavement shall be determined by the City of Riverside design standards and test procedures.
- 4 Location & size of driveway approaches (drive ways) to be determined at the time of construction as approved by the Traffic Engineer.
- 5 Curb & Gutter to be staked on 3' offset at 25' intervals.
- 6 Traffic control signs must be in place prior to opening streets to traffic.
- 7 Trim edge of existing pavement where new pavement joins to a smooth straight line. Construct neck up paving as shown on the plans and overlay paving as directed in the field to provide a smooth surface. Engineer estimates overlay to be 42 tons.
- 8 See Electrical Plan prepared by the City of Riverside Public Utilities Department for number and location of required street lights.
- 9 It shall be the responsibility of the contractor to clear the right-of-way in accordance with the provisions of laws if effects such utility including irrigation lines and appearances, and at no cost to the City.
- 10 4"x8" Blockouts for mail boxes required in curb strip.
- 11 See landscape & irrigation Plan for Parkway on Washington.



LOCATION MAP
NO SCALE



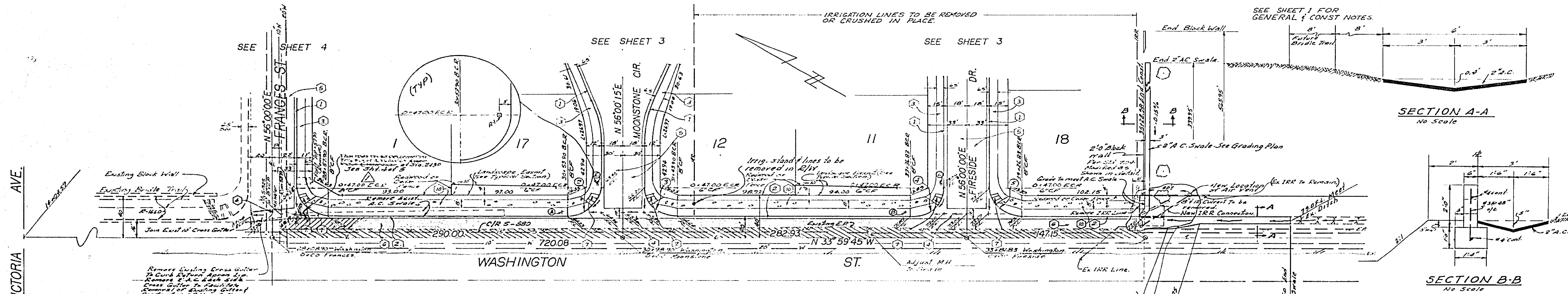
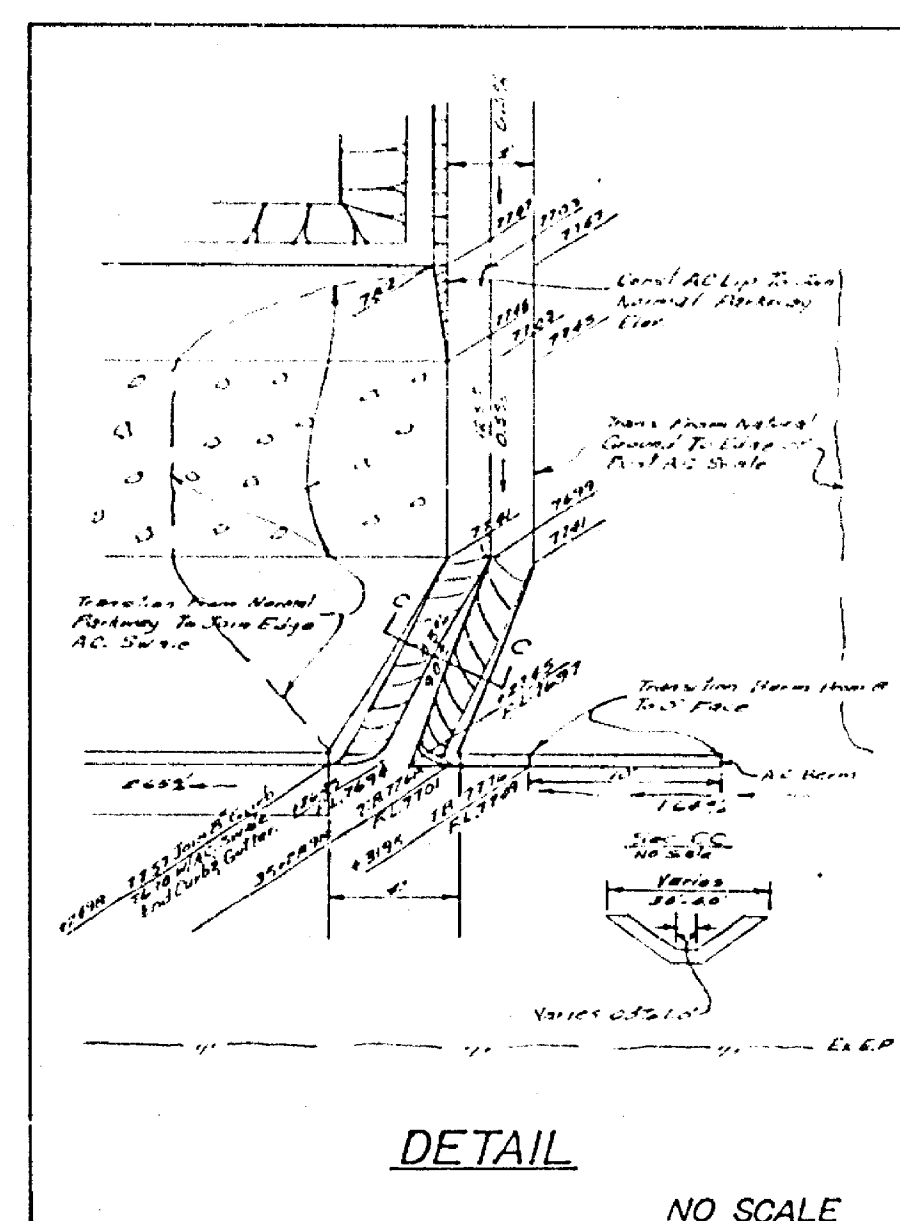
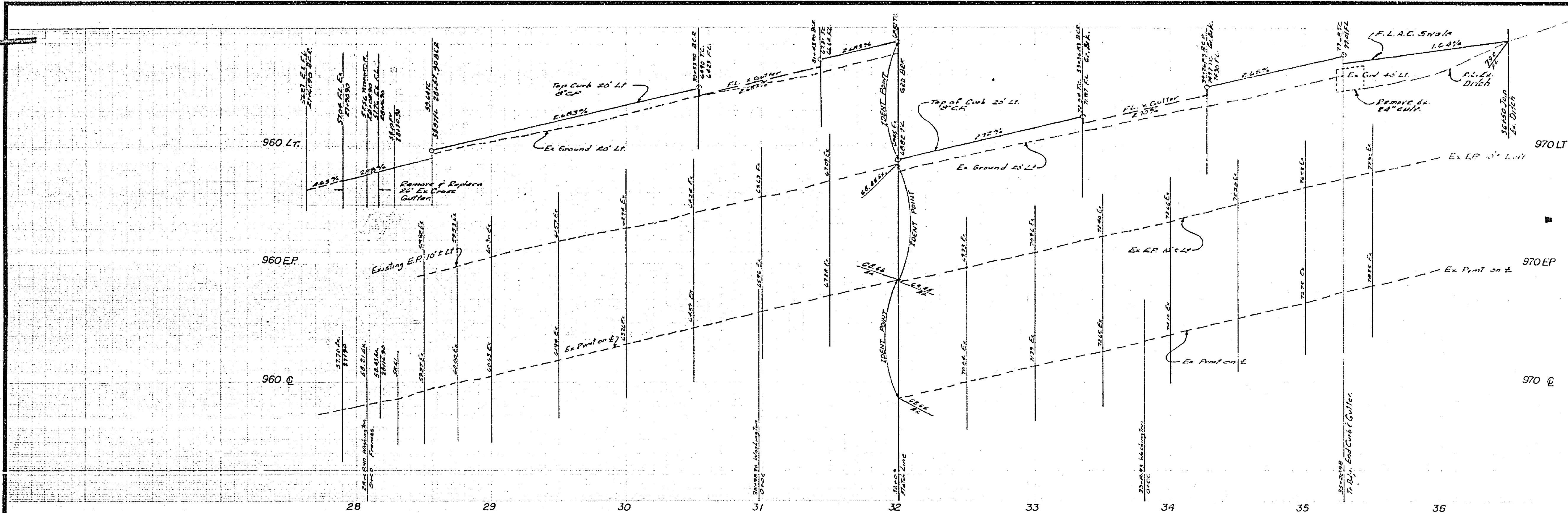
TYPICAL SECTION
WASHINGTON STREET
NO SCALE
T.I. = 6



TYPICAL SECTION
FRANCES STREET
NO SCALE
T.I. = 5

BENCH MARK GG-B ELEV. = 944.502
BRASS DISK DOWN IN CAPPED WELL
AT INTERSECTION OF MARY STREET & VICTORIA AVENUE.

| | | | | | |
|---|--|---|--|--|--|
| ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA | | CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT | | *AS BUILT 6-77 HST | |
| APPROVED BY: <i>[Signature]</i> DATE: 9/2/76 R.E. NO. 9876 | | APPROVED BY: <i>[Signature]</i> DATE: 7-20-76 DIRECTOR OF PUBLIC WORKS | | ACCOUNT NO. 76-152-A | |
| DESIGNED BY: REC. DRAWN BY: LRM. CHECKED BY: [] | | TRAFFIC DIVISION | | INDEX SHEET | |
| 76-152 FOR County No. 2 Estates P.D. 1975 | | SCALE AS SHOWN | | DRAWING NUMBER R-10826 SHEET 1 OF 5 | |



| NO | A | B | T | L |
|----|-----------|----|-------|-------|
| 1 | 93°00'15" | 27 | 27.00 | 42.21 |
| 2 | 93°00'30" | 27 | 27.00 | 42.31 |
| 3 | 93°00'00" | 27 | 27.00 | 42.41 |
| 4 | 89°59'45" | 27 | 27.00 | 42.41 |
| 5 | 93°00'15" | 27 | 27.00 | 42.47 |

Denotes Overlay of Existing Pavement at 15%
 Denotes pavement to be removed & replaced

Note: Locate access ramps 7' from BCR/ECC per Std. Dwg. 303
 Note: End Redwood and/or Cedar Form & Post Building Setback Line.

Existing IRR Line Approximately 40' from Curbed Edge to Be Removed and or Replaced by Gage Canal. Plans to Construct this Road Run by Developer. See 70-152-1 Plans for Suble Drawing 1078 C.F.G.
 BENCH MARK G-6 B ELEV = 944.502
 60333 DISK DOWN 9" IN CAPPED WELL AT INTERSECTION OF MARY STREET & VICTORIA AVENUE.

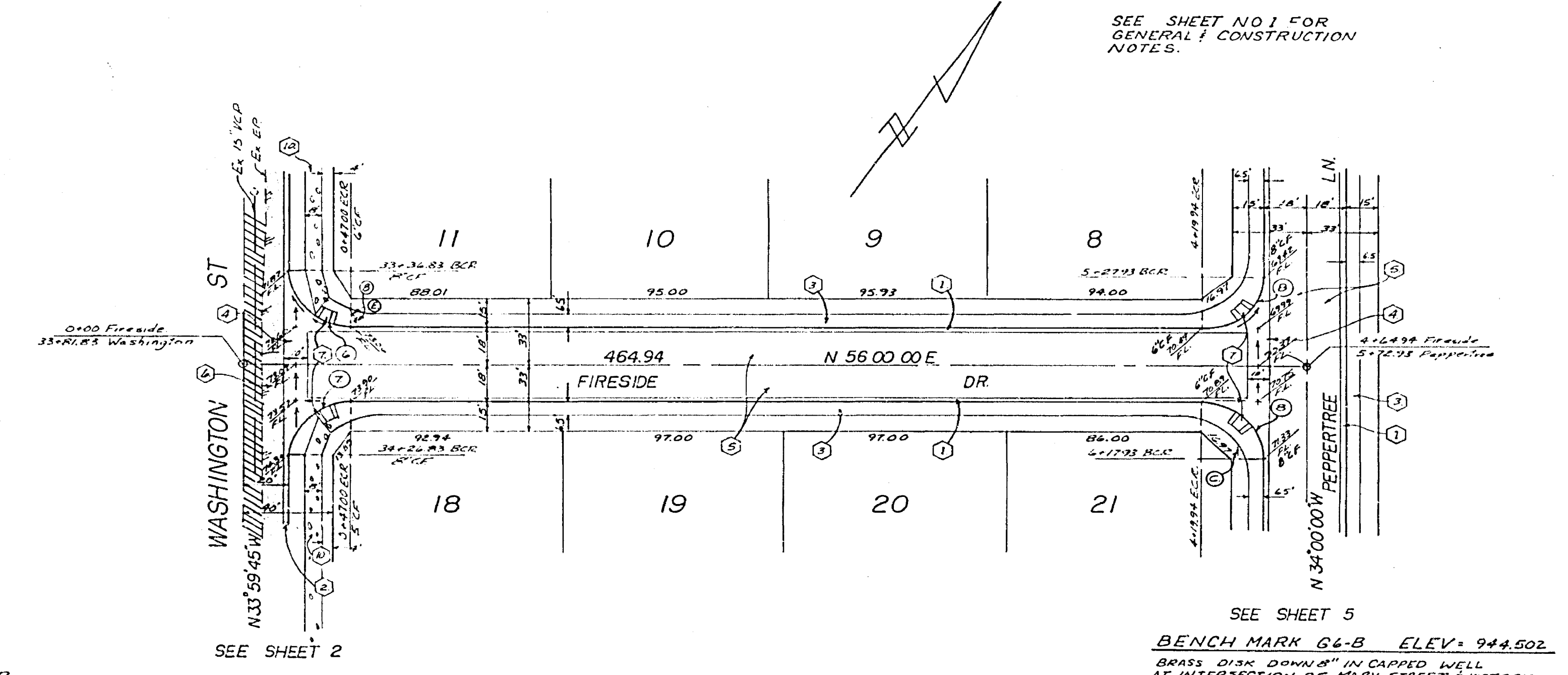
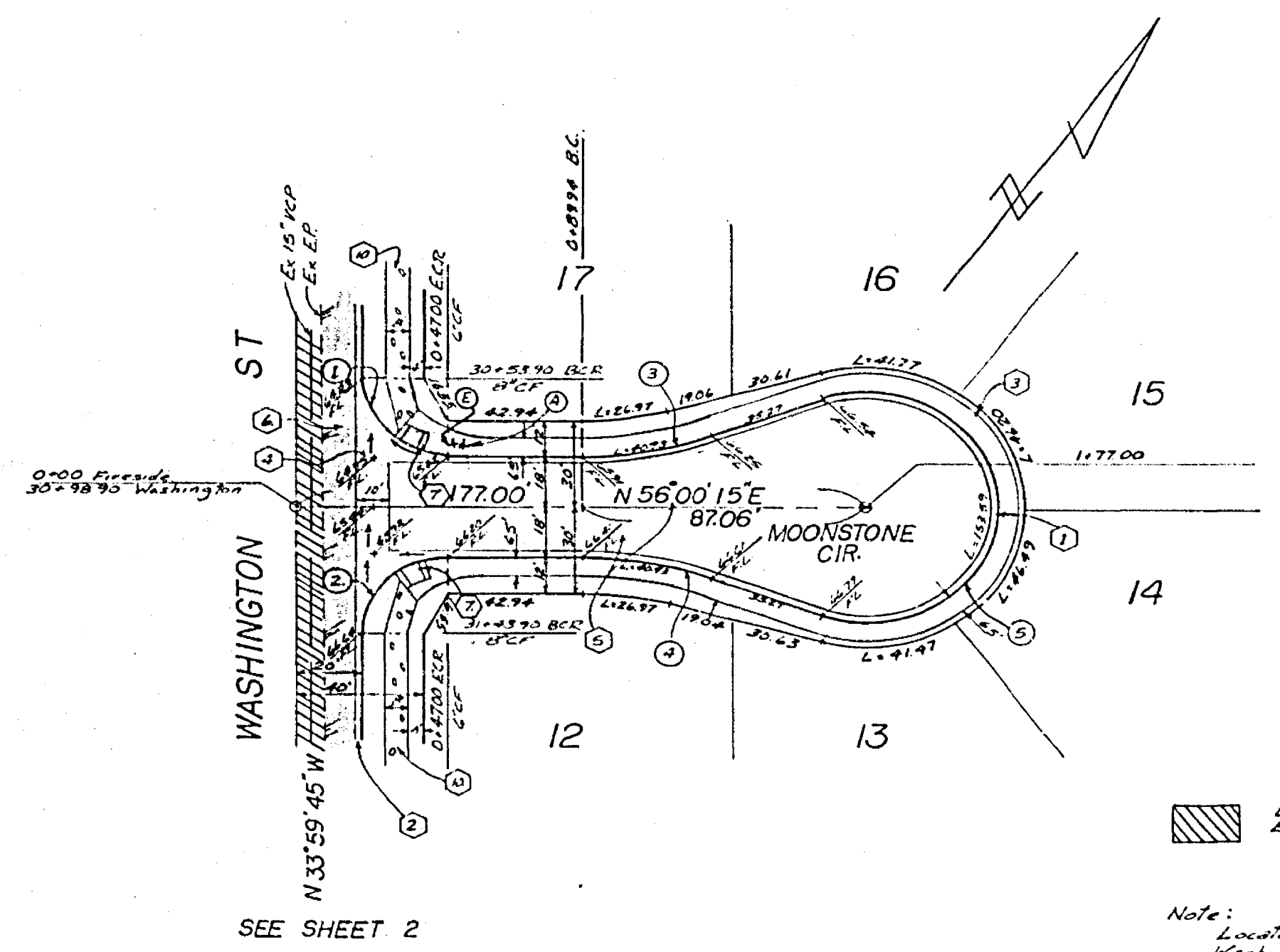
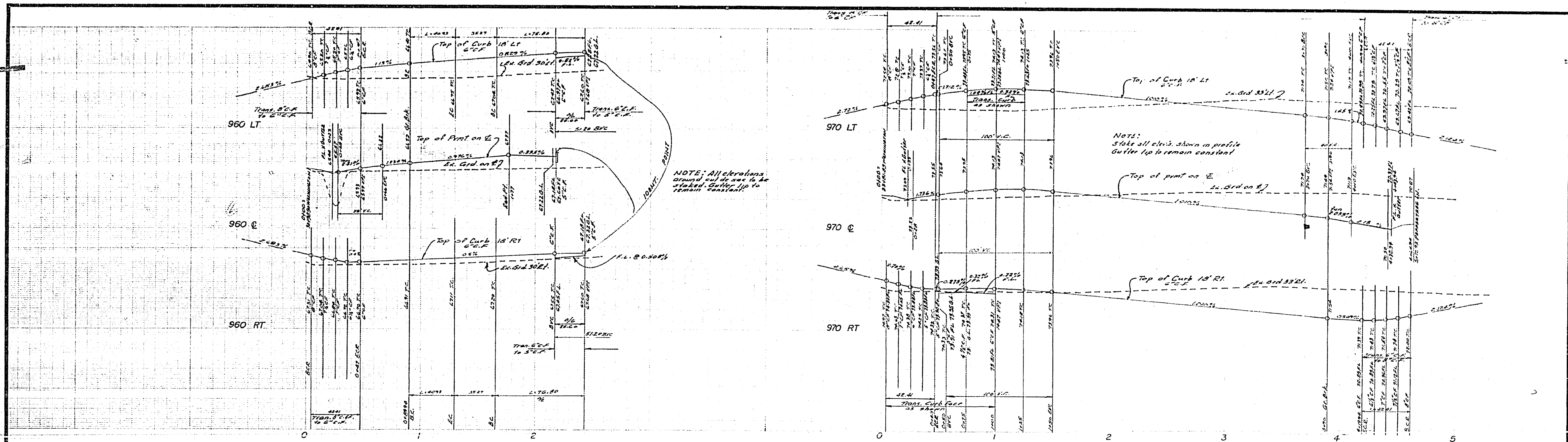
IRRIGATION LINE APPROVAL
 GAGE CANAL COMPANY
 APPROVED BY: [Signature] DATE: 4/15/74
 GENERAL MANAGER

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: [Signature] DATE: 4/17/74
 R.E. No. 9872
 W-67-182 FOR: Country Wood Estates F.B. 1035

DESIGNED BY: REC
 DRAWN BY: LRM
 CHECKED BY: [Signature]

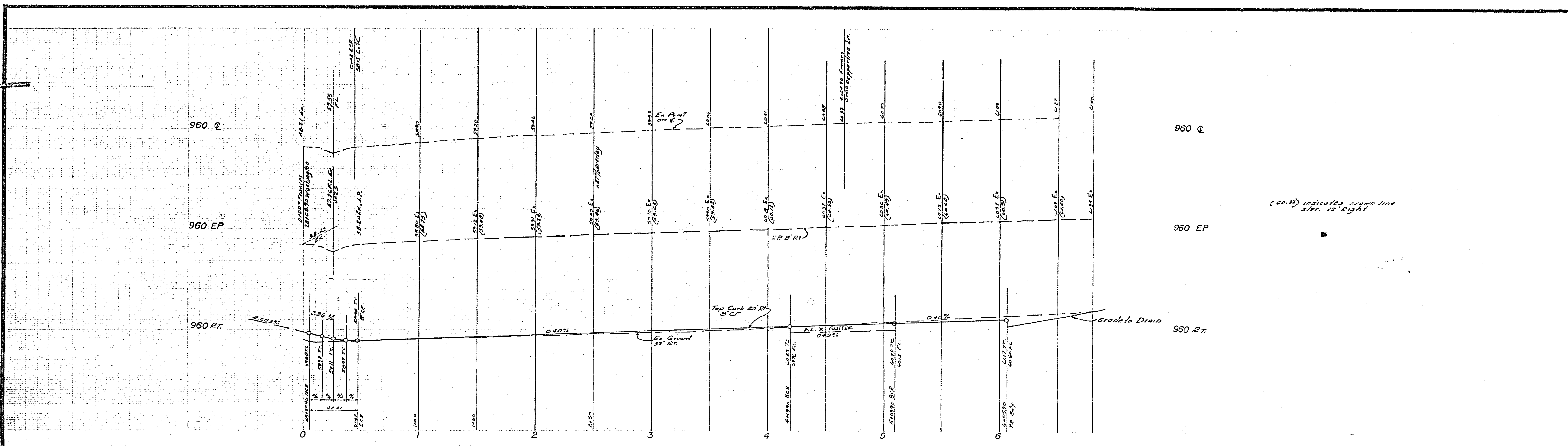
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 7-7-74
 TRAFFIC DIVISION
 CHIEF PUBLIC WORKS ENGINEER

*AS BUILT 6-77 ADT
STREET PLAN & PROFILE
TRACT NO 5913-1
WASHINGTON STREET
 SCALE: HORIZ 1"=40' VERT 1"=4'
 ACCOUNT No. [Blank]
 DRAWING NUMBER
 R-152-1
 SHEET 2 OF 5
 76-152-A

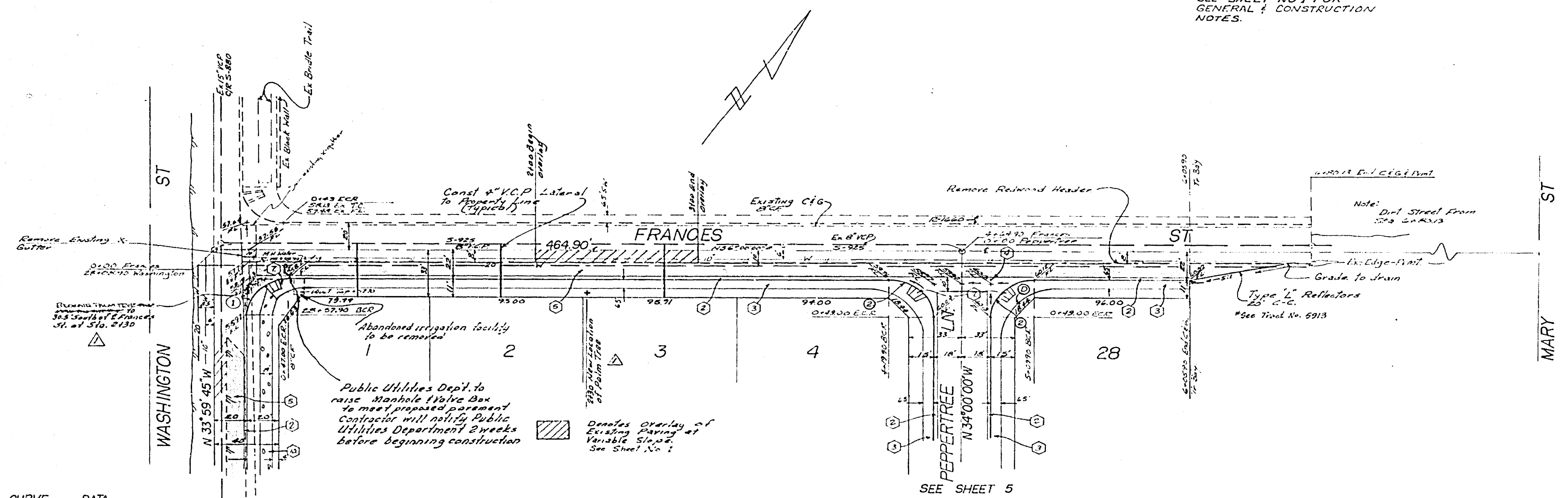


| NO | A | R | T | L |
|----|------------|-----|--------|-------|
| 1 | 93°00'00" | 27 | 2700 | 42.41 |
| 2 | 93°00'00" | 27 | 2700 | 42.41 |
| 3 | 20°23'27" | 115 | 2348 | 40.93 |
| 4 | 20°23'27" | 115 | 2348 | 40.93 |
| 5 | 202°00'00" | 40 | 151.59 | 42.41 |
| 6 | 202°00'00" | 40 | 151.59 | 42.41 |
| 7 | 93°00'15" | 27 | 2700 | 42.41 |
| 8 | 93°00'15" | 27 | 2700 | 42.41 |

| | | | | | | |
|---|--|---|--|---|--|---|
| ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>Albert A. Webb</i> DATE: 2/27/76 R.E. No. 2876 | | CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 2/27/76 TRAFFIC DIVISION CHIEF PUBLIC WORKS ENGR. <i>[Signature]</i> DATE: 2/27/76 | | STREET PLAN & PROFILE TRACT NO 5913-1 MOONSTONE CIR. FIRESIDE DR. | | ACCOUNT No. _____ DRAWING NUMBER R-1554 SHEET 3 OF 5 76-152-A |
| W.O. 76-152 FOR: Country Wood Estates, P.M. 1035 DESIGNED BY: REC. DRAWN BY: LRM. CHECKED BY: _____ | | SCALE: HORIZ 1"=40' VERT 1"=4' *AS BUILT 6-77 KPT | | INDEXED: _____ | | |



SEE SHEET NO 1 FOR GENERAL & CONSTRUCTION NOTES.



BENCH MARK 66-B ELEV. 944.502
BRASS DISK DOWN 8" IN CAPPED WELL AT INTERSECTION OF MARY STREET & VICTORIA AVENUE

| NO | A | R | T | L |
|----|-----------|-----|-------|-------|
| 1 | 90°00'15" | 27' | 27.00 | 42.41 |
| 2 | 90°00'00" | 27' | 27.00 | 42.41 |

SEE SHEET 2

SEE SHEET 5

PUBLIC UTILITIES - WATER
Whitney Hillier
 CHIEF UTILITIES ENGINEER
 DATE 4-29-76

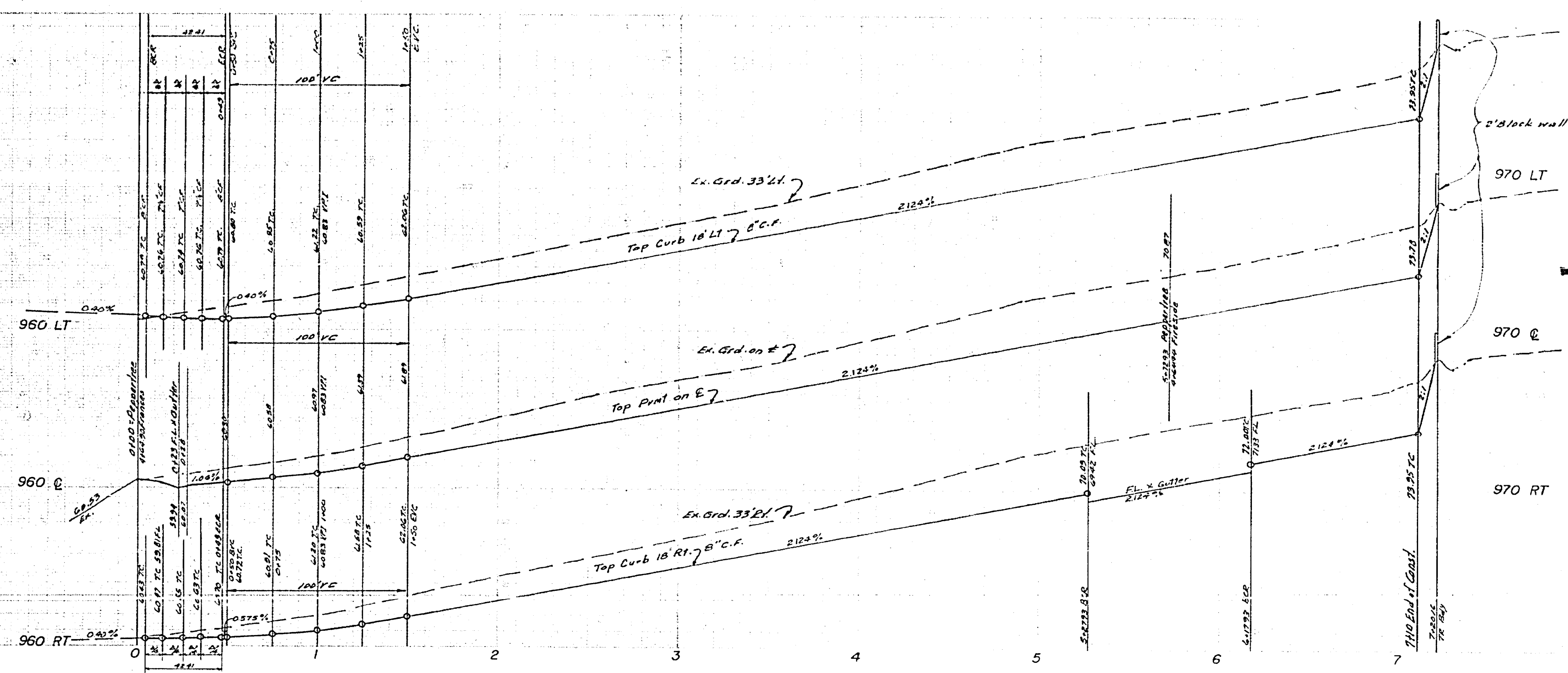
ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *R. E. Webb* DATE 4/27/76
 R.E. No. 9876
 W.O. 76-152 FOR: Country Wood Estates P.B. 1055

| NO. | REVISIONS | DATE |
|-----|----------------------------------|---------|
| 1 | Relocation of 3" in size Revised | 4/27/76 |

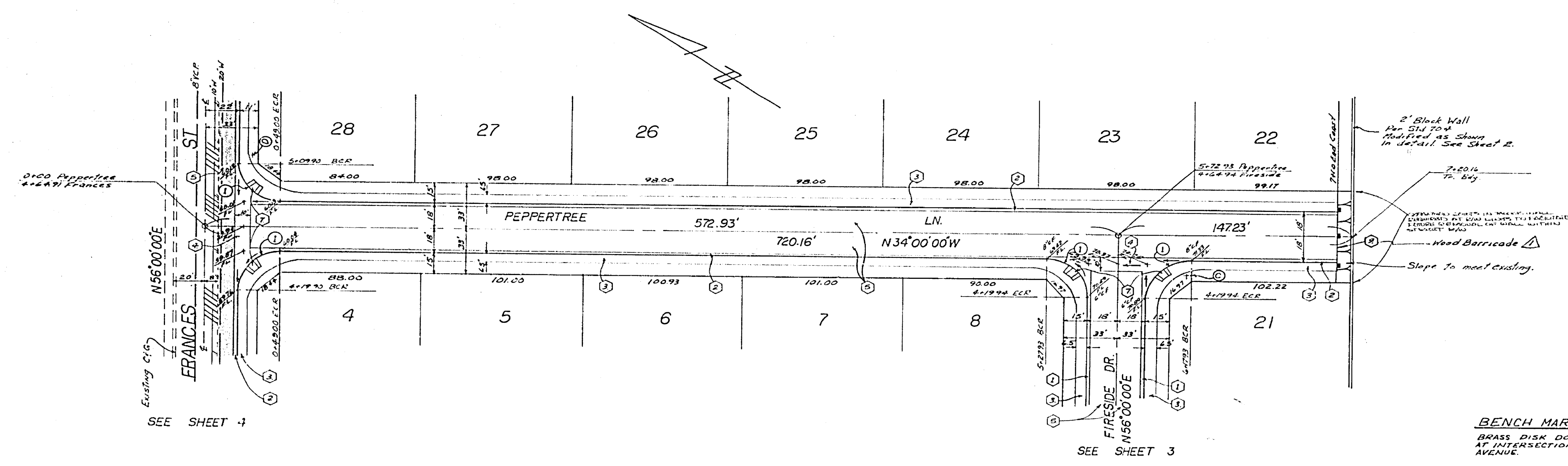
CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE 4/27/76
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 CHIEF PUBLIC WORKS ENGINEER

*AS BUILT 6-77 KFT
 STREET PLAN & PROFILE
 TRACT NO 5913-1
 FRANCES STREET
 SCALE: HORIZ 1"=40' VERT 1"=4'

FILED: 12-11
 ACCOUNT NO.
 DRAWING NUMBER
 R-1054
 SHEET 4 OF 5
 76-152-A



SEE SHEET NO. 1 FOR GENERAL AND CONSTRUCTION NOTES



SEE SHEET 4

SEE SHEET 3

BENCH MARK G6-B ELEV. 944.502
BRASS DISK DOWN 8" IN CAPPED WELL
AT INTERSECTION OF MARY STREET & VICTORIA AVENUE

| CURB CURVE DATA | | | | |
|-----------------|-----------|----|-------|-------|
| NO | A | R | T | L |
| 1 | 90°00'00" | 27 | 27.00 | 42.47 |

| | | | | |
|--|---|--|---|---|
| ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>E. N. Webb</i> DATE: 4/27/76 R.E. No. 9876 W.O. 76-152 FOR: Country Wood Estates, P.B. 1035 | DESIGNED BY: REC. DRAWN BY: LRM. CHECKED BY: JLL. | CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT | *AS BUILT 6-77 1/2" T STREET PLAN & PROFILE TRACT NO 5913-1 PEPPERTREE LN. | ACCOUNT NO. DRAWING NUMBER R-1586 SHEET 5 OF 5 76-152-A |
| | | APPROVED BY: <i>[Signature]</i> DATE: 7/23/76 CHIEF PUBLIC WORKS ENGINEER | APPROVED BY: <i>[Signature]</i> DIRECTOR OF PUBLIC WORKS | SCALE: HORIZ 1"=40' VERT 1"=4' DATE: 7-20-76 |