

LOCATION MAP
NO SCALE

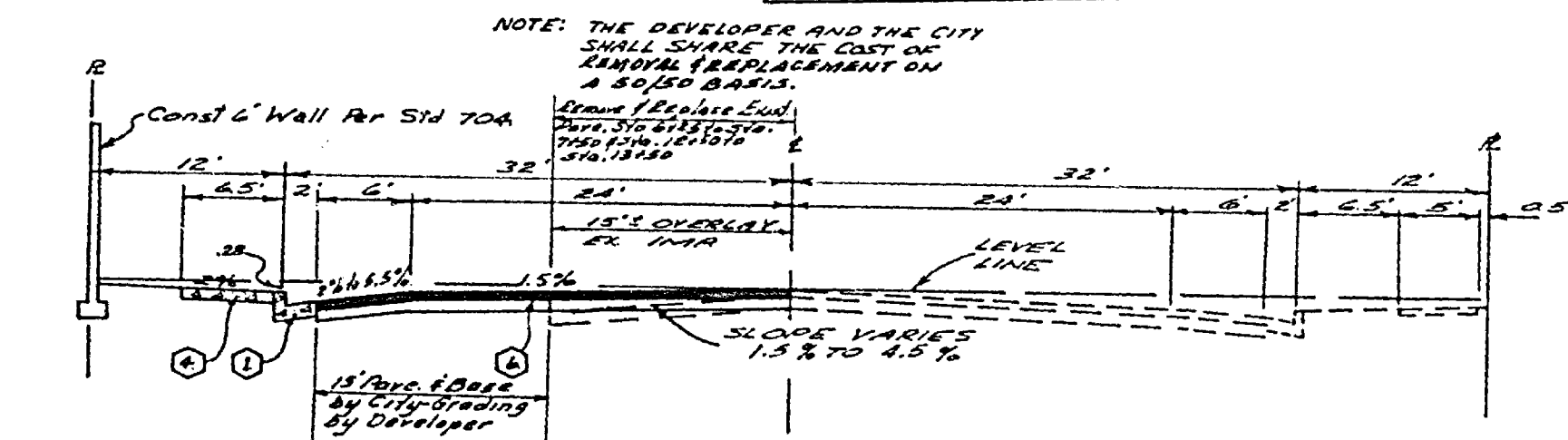
GENERAL NOTES

- Construction shall be in accordance with the Standard Specifications for Public Works Construction 1976 Edition and per City of Riverside Standard Drawings.
- All flagged elevations shall be stated in the field by the Engineer.
- The subdivider shall arrange for a soil test to be made by a Soil Engineer after the streets have been prepared to rough grade. Depth of base material and its paving shall be determined by the City of Riverside design Standards and Test Procedures.
- Location of driveway approaches (Std. No. 302) to be determined at the time of construction as approved by the Traffic Engineer.
- Curb and gutter to be stated at a 3' offset and at 25' intervals.
- Traffic control signs must be in place prior to opening streets to traffic.
- It shall be the responsibility of the contractor to obtain the right of way in accordance with the provisions of law as it affects such activity including irrigation lines and appurtenances and at no cost to the City.
- Trim edge of exist pavement where cur pavement joins to a smooth straight line. Construct and/or paving of Slope of base and curbside paving as directed in the field by a Smooth Section Engineer. Estimates of paving to be 150' long.
- See "Street Lighting Plans" for quantity and location of required street lights.
- In order to coordinate City's portion of the work the Developer shall give the City 45 days notice in order that Developer and City's work may be installed concurrently.
- See landscaping and sprinkler system plans for Parkway on Lincoln and Jackson.
- The contractor shall contact the Public Service Dept. (707-7181) to pick up any existing 5th 180 Barricades that are being removed.
- 4"x4" blockouts for mail boxes required in curbline sidewalk.
- The Developer shall coordinate the installation of access paving on Jackson St. with the City Construction Inspector.

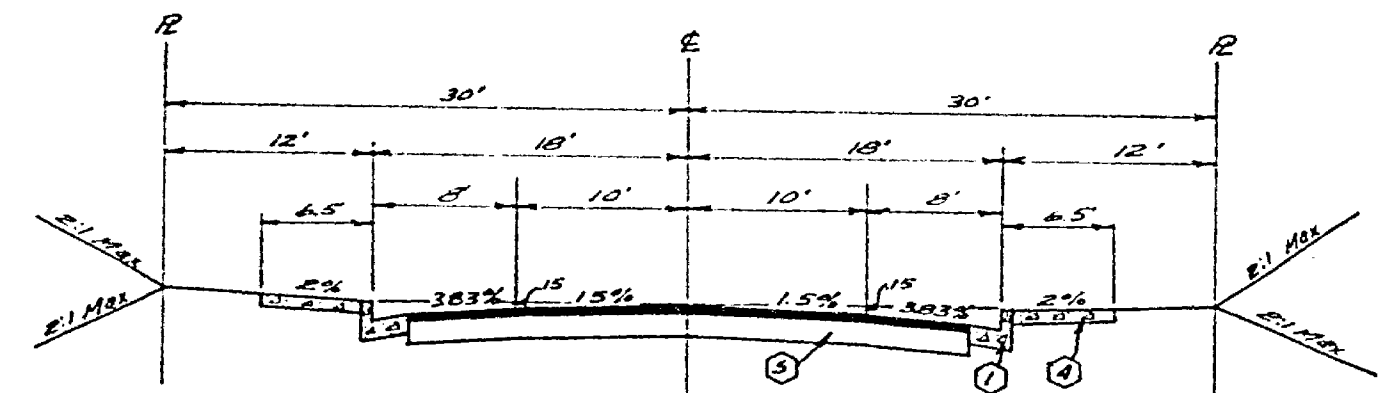
CONSTRUCTION NOTES

- Const curb and gutter standard No. 200 (6" CP)
- Const sidewalk standard No. 325 (Property Line)
- Const sidewalk standard No. 325 (Curb Line)
- Const 2 1/2" A.C. over "DB" compacted native.
- Const 4" A.C. over "DB" compacted native.
- Const wheelchair ramps Standard No. 304.
- Const. cross gutter Standard No. 220
- Const. 2"x4" Railroad Header
- Const. Barricade Standard No. 180; Add A Type 'N' (Red) Reflector Sign.

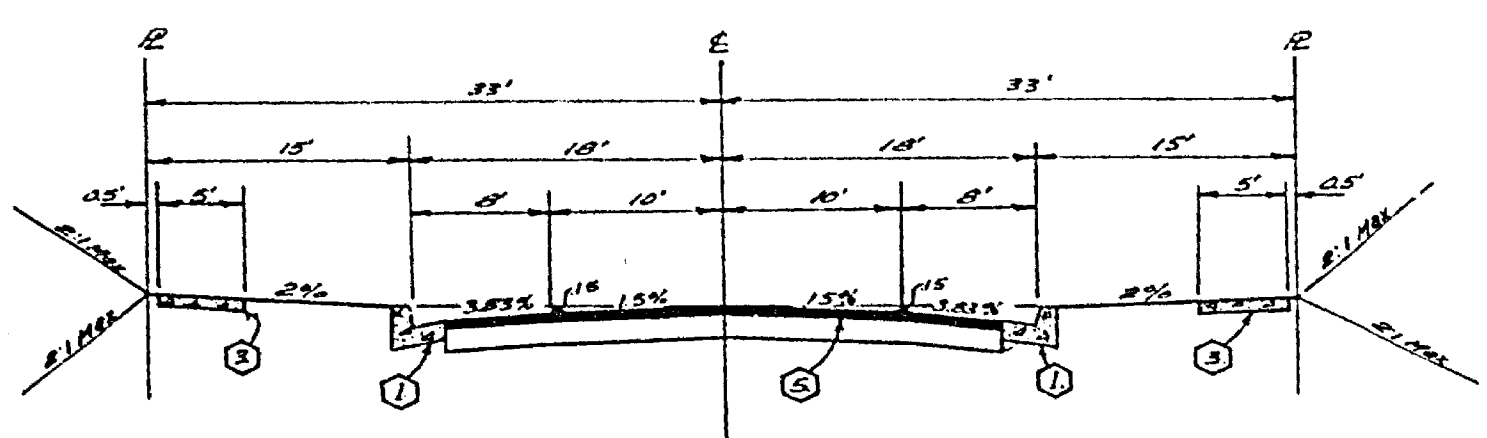
INDEX MAP
SCALE 1" = 60'



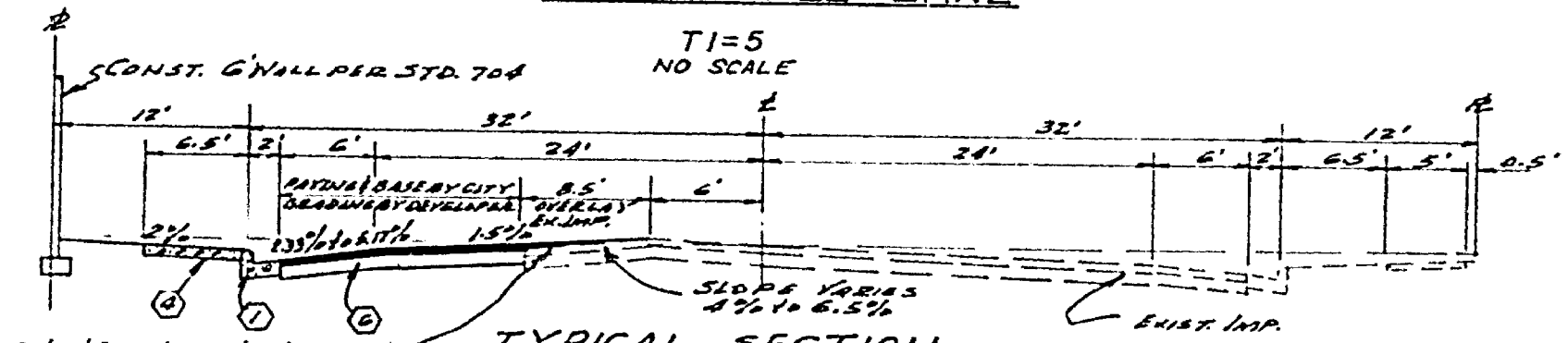
TYPICAL SECTION
JACKSON STREET
STA. 6125 TO STA. 7040 ESTABLISHED
T.I. = 7
NO SCALE



TYPICAL SECTION
CORAL TREE LANE
T.I. = 5
NO SCALE



TYPICAL SECTION
JOSHUA TREE ROAD
SAGUARDO ROAD
T.I. = 5
NO SCALE

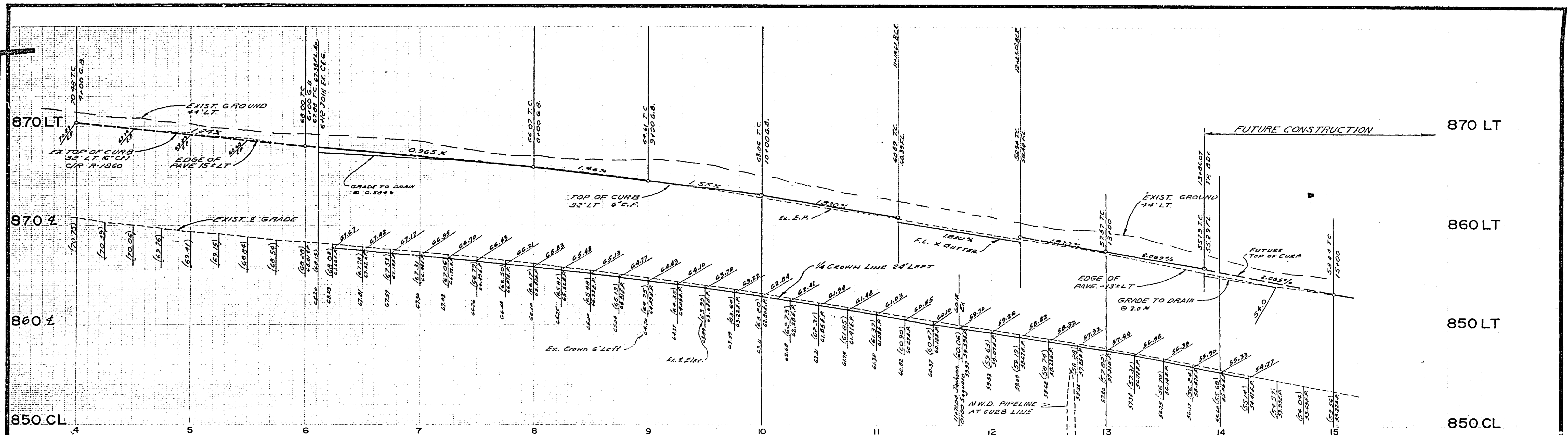


TYPICAL SECTION
JACKSON STREET
STA. 7150 TO STA. 1120
T.I. = 7
NO SCALE

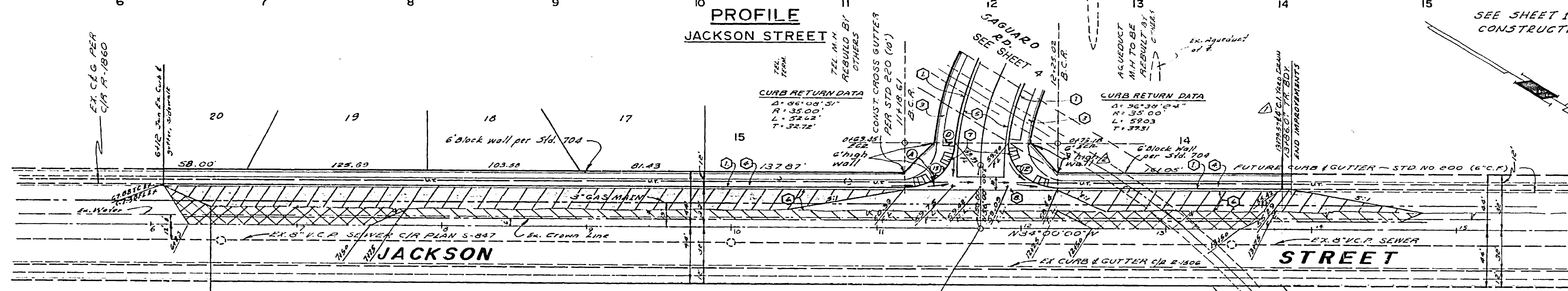
STREET NAME / TRAFFIC SIGN SCHEDULE	NUMBER
(A) JACKSON ST	3000
(B) SAGUARDO RD	9100
(C) JOSHUA TREE DR	3000
(D) SAGUARDO RD	9100
(E) JOSHUA TREE DR	3000
(F) CORAL TREE LN	9100
(G) R-1 (STOP SIGN)	30" OCTAGON
(H) W-33 (NOT A THROUGH STREET)	24"x24"

BENCH MARK
ELEV. 546.000
CITY OF RIVERSIDE
P.M. 1911 and 1912
CITY OF RIVERSIDE
CITY ENGINEER
DATE 11-15-76

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA		CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		STREET PLAN & PROFILE TRACT NO. 5486-2		ACCOUNT NO. DRAWING NUMBER R-1914	
APPROVED BY: <i>[Signature]</i> DATE: 11-15-76		APPROVED BY: <i>[Signature]</i> DATE: 11-15-76		INDEX SHEET		SHEEY 1 OF 4	
R.E. No. 2876		TRAFFIC DIVISION		DATE: 11-15-76		SCALE: AS SHOWN	
W.O. 76-90 FOR: BRATTAIN CONST. CO. F.B. 10/7		DESIGNED BY: REC. DRAWN BY: L.R.H. CHECKED BY: G.M.				76-90-A	



PROFILE
JACKSON STREET



PLAN
JACKSON STREET

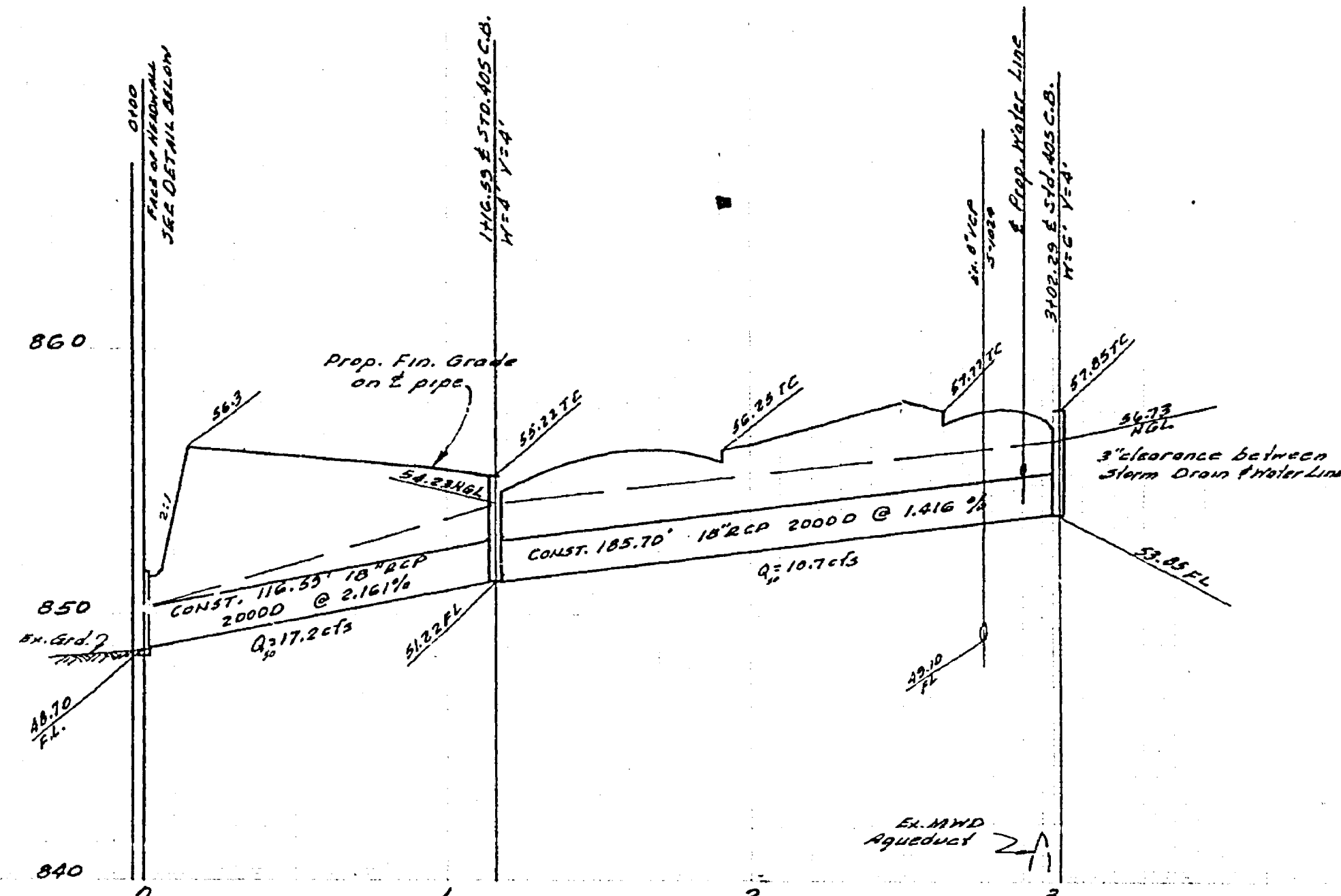
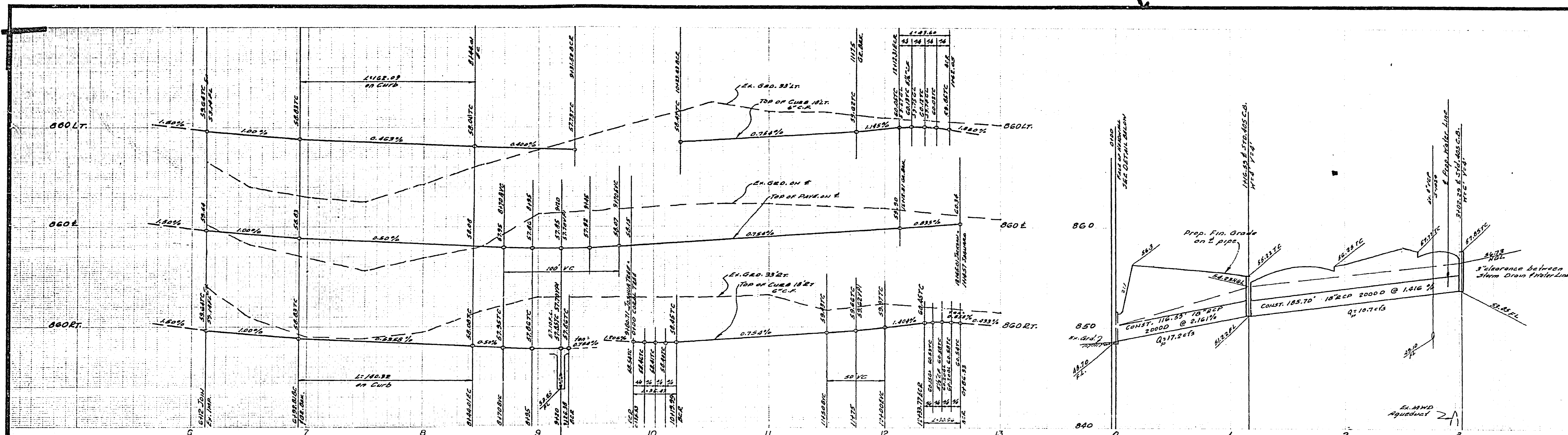
- Denotes paving & base by City, Grading by Developer.
- Denotes overlay, 1/4 cast to be paid by Developer prior to City going to bid.
- Denotes Remove & Replace Existing Paving at 1.5% to 1/4 Crown.

① Δ = 86° 03' 51"
R = 35'
T = 32.72'
L = 52.62'

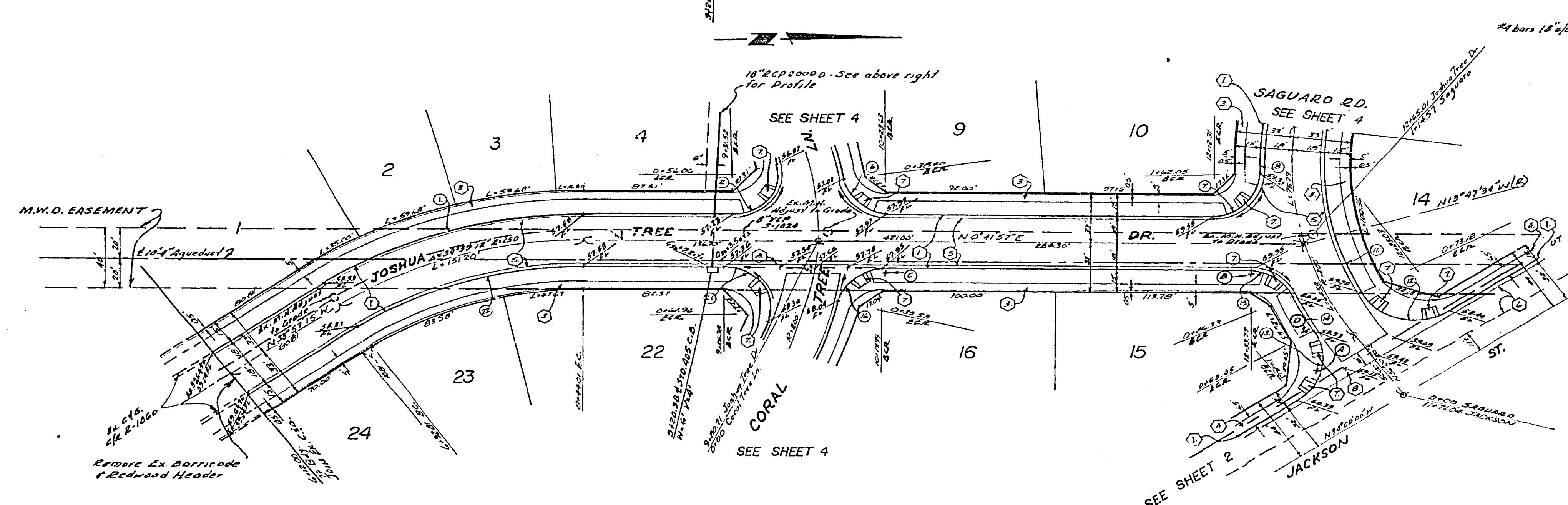
② Δ = 96° 38' 24"
R = 35'
T = 33.31'
L = 59.03'

BENCH MARK
Elev. 945.599, City B.M. F5-H.P.K.
1st and 2nd Pgs. in Riv. W.H. Co. canal
Rec'd. well on 1/2" side of Monroe
St., C/A P.C. 03/13/39

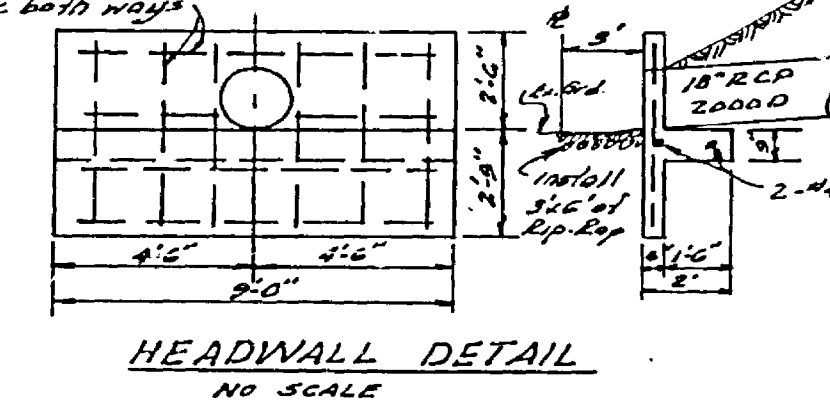
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA		CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		TRACT NO. 5486-2 STREET PLAN AND PROFILE JACKSON STREET		ACCOUNT NO. R-1914	
APPROVED BY: <i>[Signature]</i> DATE: 6-22-76 R.E. No. 2876		APPROVED BY: <i>[Signature]</i> DATE: 11-15-76 DIRECTOR OF PUBLIC WORKS		SCALE: HORIZ: 1" = 40', VERT: 1" = 4'		SHEET 2 OF 4 76-90-A	
W.D. 76-20 FOR: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i>		DESIGNED BY: <i>[Signature]</i> DRAWN BY: <i>[Signature]</i>		TRAFFIC DIVISION: <i>[Signature]</i>		DATE: 11-15-76	



STORM DRAIN PROFILE



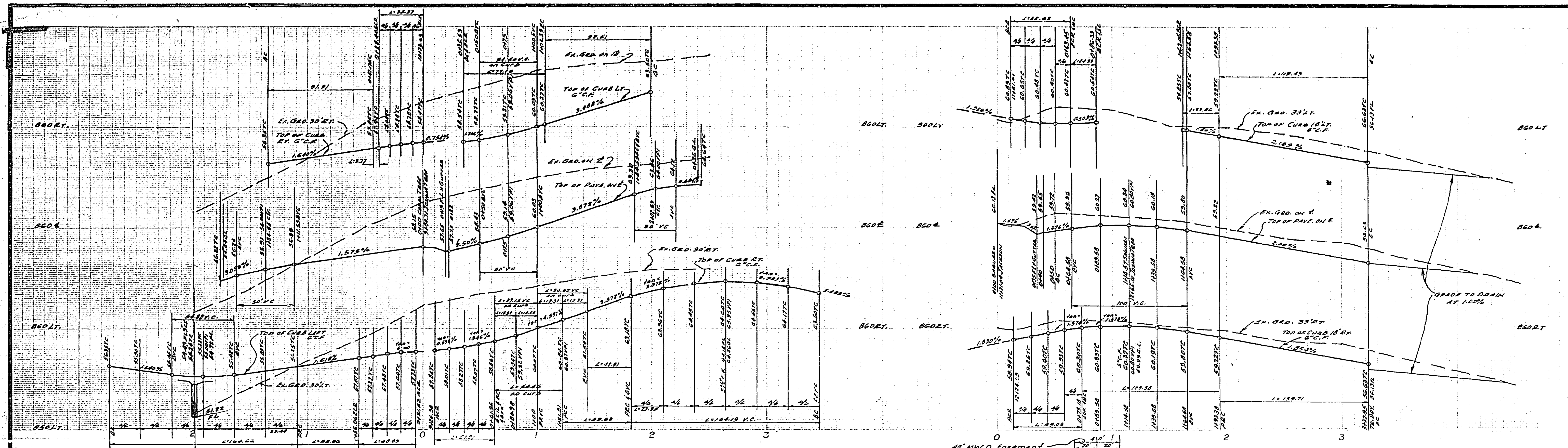
SEE SHEET 1 FOR GENERAL & CONSTRUCTION NOTES.



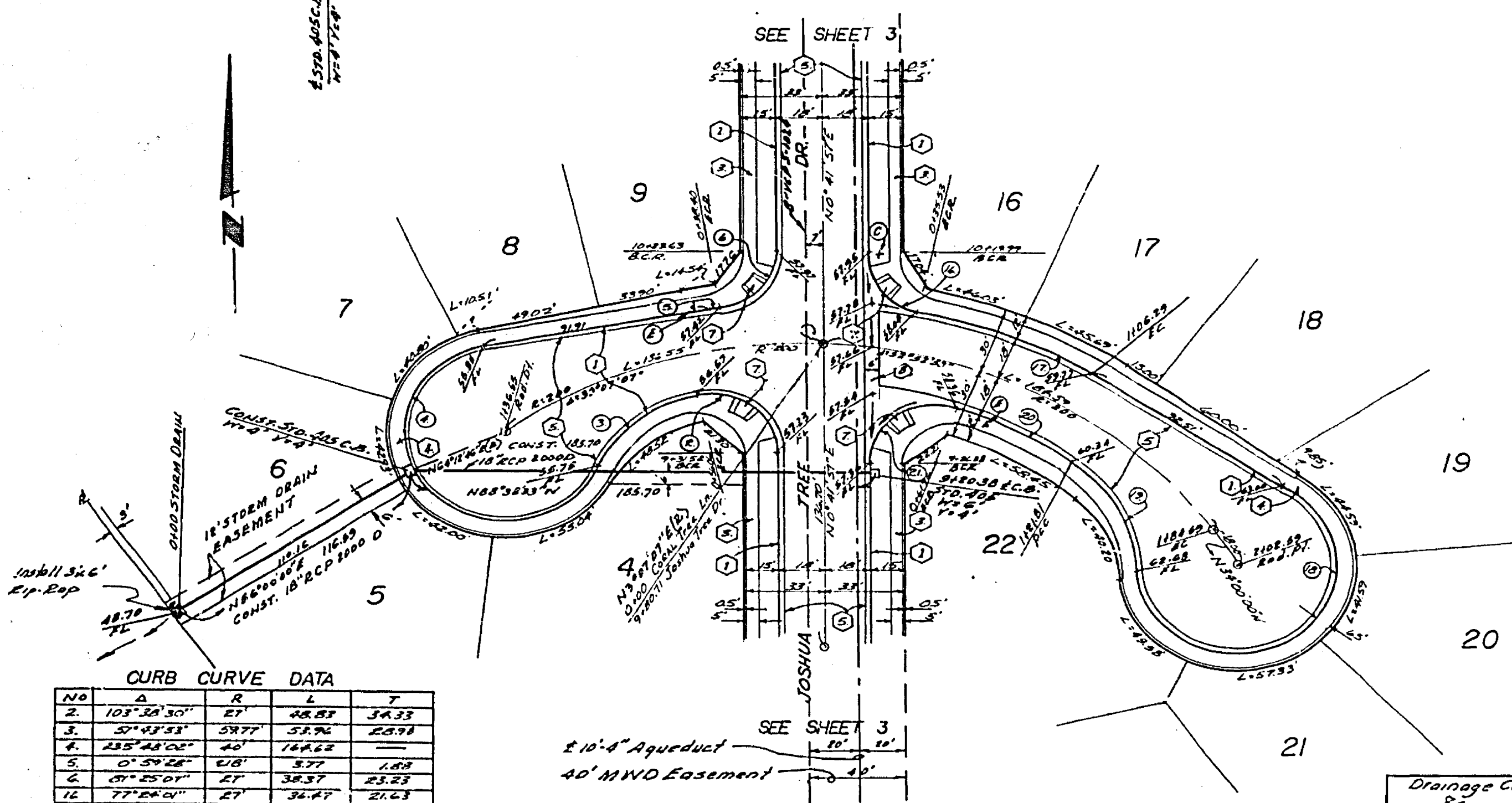
CURB CURVE DATA				
NO	Δ	R	L	T
1	34° 39' 12"	224'	162.07'	82.60'
2	70° 34' 30"	217'	148.81'	74.87'
3	80° 25' 07"	217'	148.81'	74.87'
4	92° 31' 38"	217'	148.81'	74.87'
5	8° 54' 23"	218'	149.22'	75.02'
6	34° 22' 01"	182'	109.85'	54.39'
7	18° 32' 58"	38'	24.82'	12.41'
8	46° 38' 51"	35'	23.42'	11.71'
9	6° 32' 12"	210'	147.93'	73.97'
10	25° 42' 58"	210'	147.93'	73.97'
11	110° 10' 00"	217'	148.81'	74.87'
12	34° 39' 12"	224'	162.07'	82.60'

BENCH MARK
 ELEV. 845.599 CITY B.M. 65-14
 ON 100' 0" x 100' 0" GRID
 CORNER 100' 0" 0" 100' 0" 0"
 OF MONUMENT 57, 58 2d 255/93.

Drainage Concept Approved <i>Richard A. Cluff</i> Date 10-2-76 ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>S. Eniles</i> DATE 6-22-76 R.E. No. 2872	Approved for Storm Drain Only <i>William S. Hansen</i> Date 10/15/76 Director of Public Works	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>William S. Hansen</i> DIRECTOR OF PUBLIC WORKS DATE: 11-15-76	*46 BUILT 12-77 147 STREET PLAN & PROFILE TRACT NO 5486-2 JOSHUA TREE DRIVE SCALE: HORIZ 1"=40' VERT 1"=4' ACCOUNT NO. DRAWING NUMBER R-1914 SHEET 3 OF 4 76-90-A
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SEE SHEET 1 FOR GENERAL & CONSTRUCTION NOTES



CURB CURVE DATA

NO	A	R	L	T
7	92°31'32"	27	4320'	2822'
8	0°59'03"	212	34.92'	72.92'
9	32°24'00"	212	118.83'	24.32'
10	50°24'00"	200	159.27'	71.89'
11	34°24'00"	192	109.38'	52.89'
12	30°30'00"	35	54.03'	39.31'
13	42°04'51"	35	52.62'	38.72'
14	61°01'00"	27	84.38'	48.90'
15	65°42'24"	27	33.92'	17.82'

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NO	A	R	L	T
7	92°31'32"	27	4320'	2822'
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14	61°01'00"	27	84.38'	48.90'
15	65°42'24"	27	33.92'	17.82'

BENCH MARK
 ELEV 845.00' CITY B.M. 1514
 ON 10' x 10' x 10' B.M. 1514
 ON 10' x 10' x 10' B.M. 1514
 *16 JULY 12-77 MPT

Drainage Concept Approved <i>Ella Smith</i> Date 10-6-76	Approval for Storm Drain Only <i>William D. ...</i> Date 10/15/76 Director of Public Works	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	ACCOUNT NO. DRAWING NUMBER R-1914
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA APPROVED BY <i>Albert A. Webb</i> DATE 6-22-76 R.E. No. 3876	DESIGNED BY REC. DRAWN BY LENZ. CHECKED BY BOM.	APPROVED BY <i>William D. ...</i> DIRECTOR OF PUBLIC WORKS DATE 11-1-76	STREET PLAN & PROFILE TRACT NO 5486-2 CORAL TREE LANE SAGUARO ROAD SCALE: HORIZ 1"=40' VERT 1"=4'

ACCOUNT NO.
DRAWING NUMBER
R-1914
SHEET 4 OF 4
76-90-A