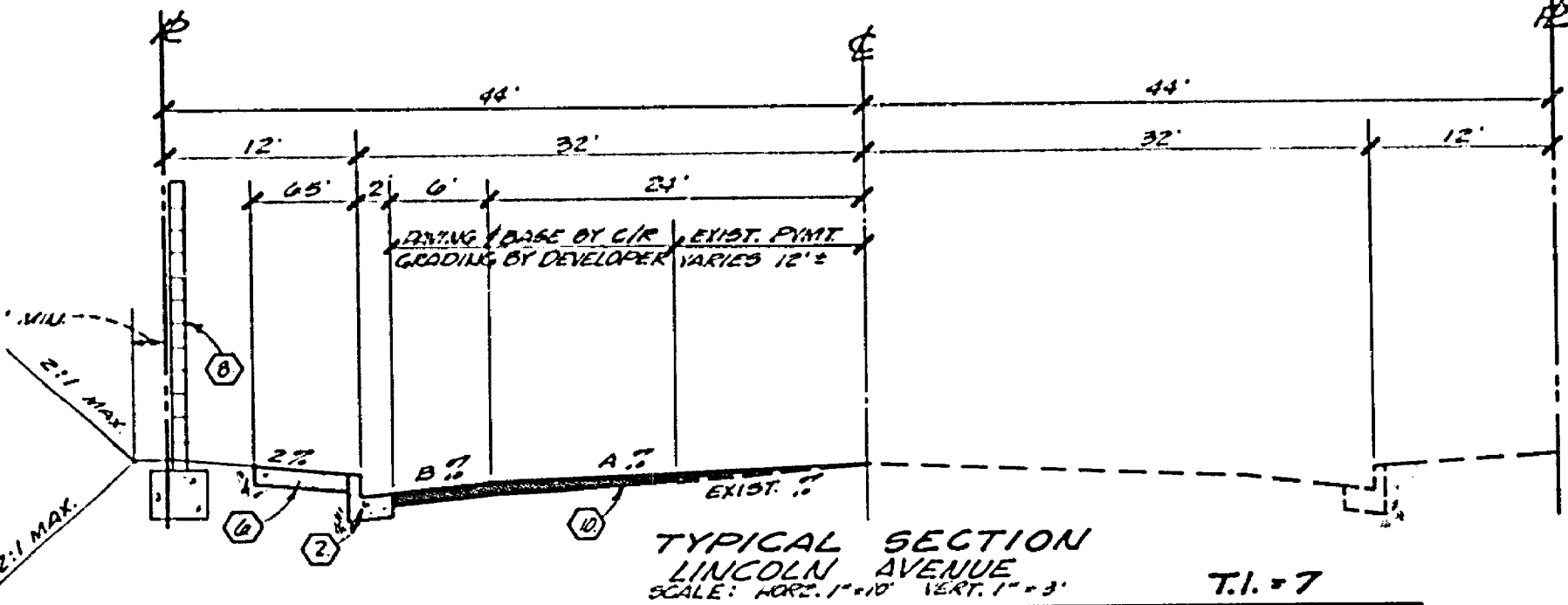


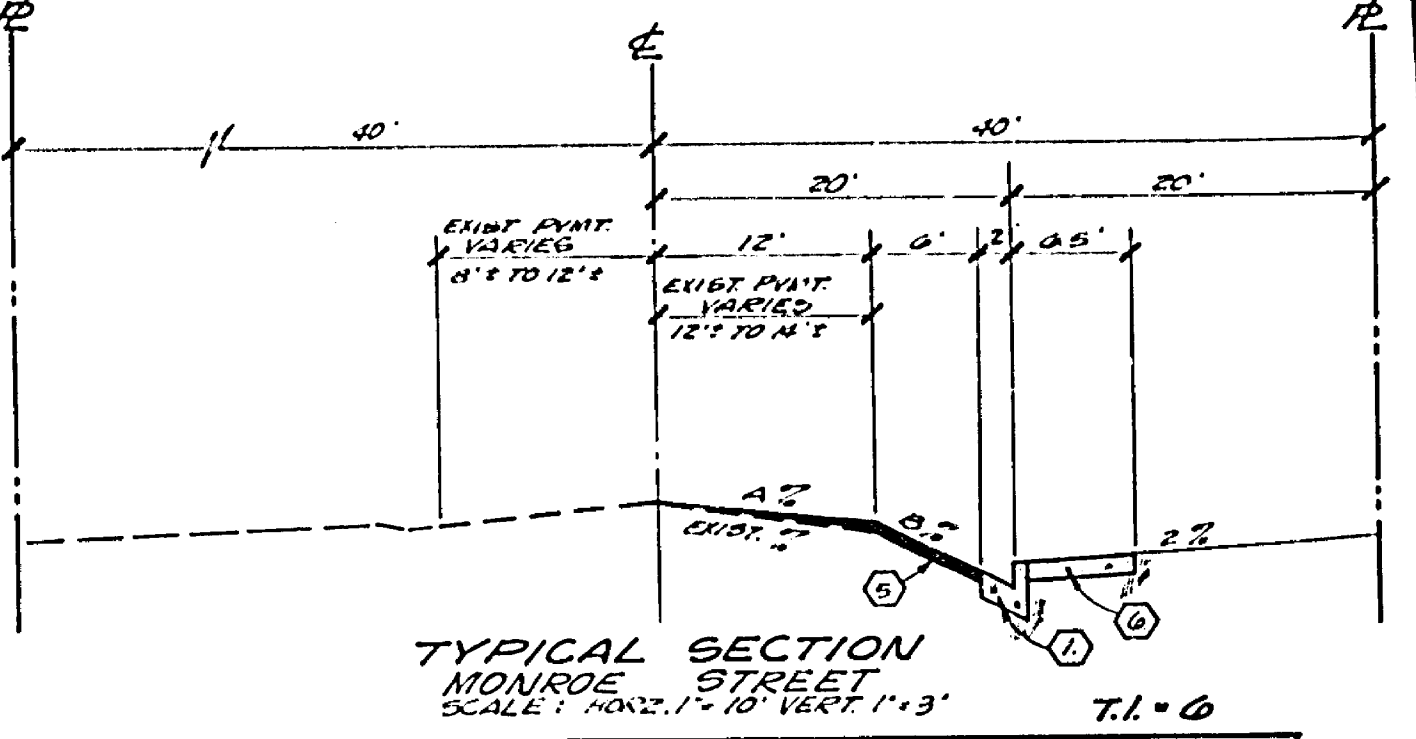
STREET NAME & TRAFFIC SIGN SCHEDULE

(A)	IRVING STREET	3000
(B)	CHEBBOURG DRIVE	3000
(C)	QUEBEC DRIVE	2000
(D)	CHEBBOURG DRIVE	3000
(E)	CONTINENTAL DRIVE	8000
(F)	IRVING STREET	2000
(G)	CONTINENTAL DRIVE	8000
(H)	QUEBEC DRIVE	2000
(I)	CONTINENTAL DRIVE	8700
(J)	LINCOLN AVENUE	8700
(K)	R-1 (STOP SIGN) 30" OCTAGON	



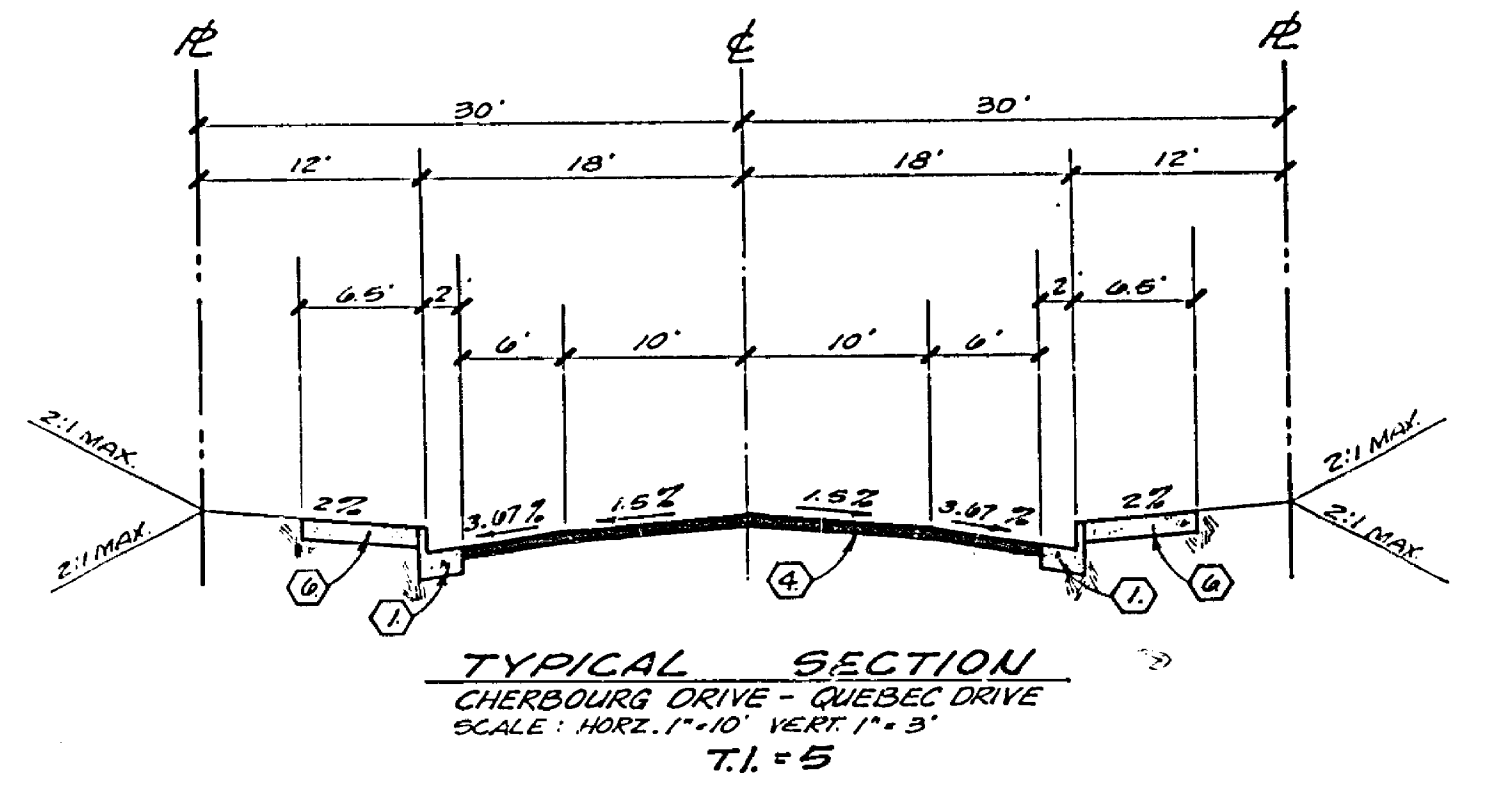
TYPICAL SECTION LINCOLN AVENUE
SCALE: HORIZ. 1"=10' VERT. 1"=3' T.I. = 7

STATION	EXIST. %	A %	B %	REMARKS
14+25	4.0%	1.50%	4.33%	OVERLAY
14+75	3.08%		4.33%	
15+25	3.07%		4.33%	
15+75	3.42%		5.50%	
16+25	3.25%		3.83%	
16+75	3.33%		3.17%	
17+25	2.92%		4.17%	
17+75	2.70%		5.50%	
18+25	3.45%		5.33%	
18+75	3.50%		6.00%	
19+25	2.99%		4.83%	
19+75	2.80%		3.00%	
20+25	1.97%		4.81%	
20+75	2.01%		4.50%	
21+25	2.07%		5.00%	
21+75	1.83%		5.83%	
22+25	3.83%		6.33%	
22+75	2.90%		5.17%	
23+25	3.83%		1.07%	
23+75	4.42%		3.47%	
24+25	2.75%		3.07%	
24+75	3.42%		4.07%	
25+25	4.49%		4.38%	
25+75	3.97%		3.00%	
26+25	2.89%		3.33%	
26+75	2.00%	1.50%	5.00%	OVERLAY



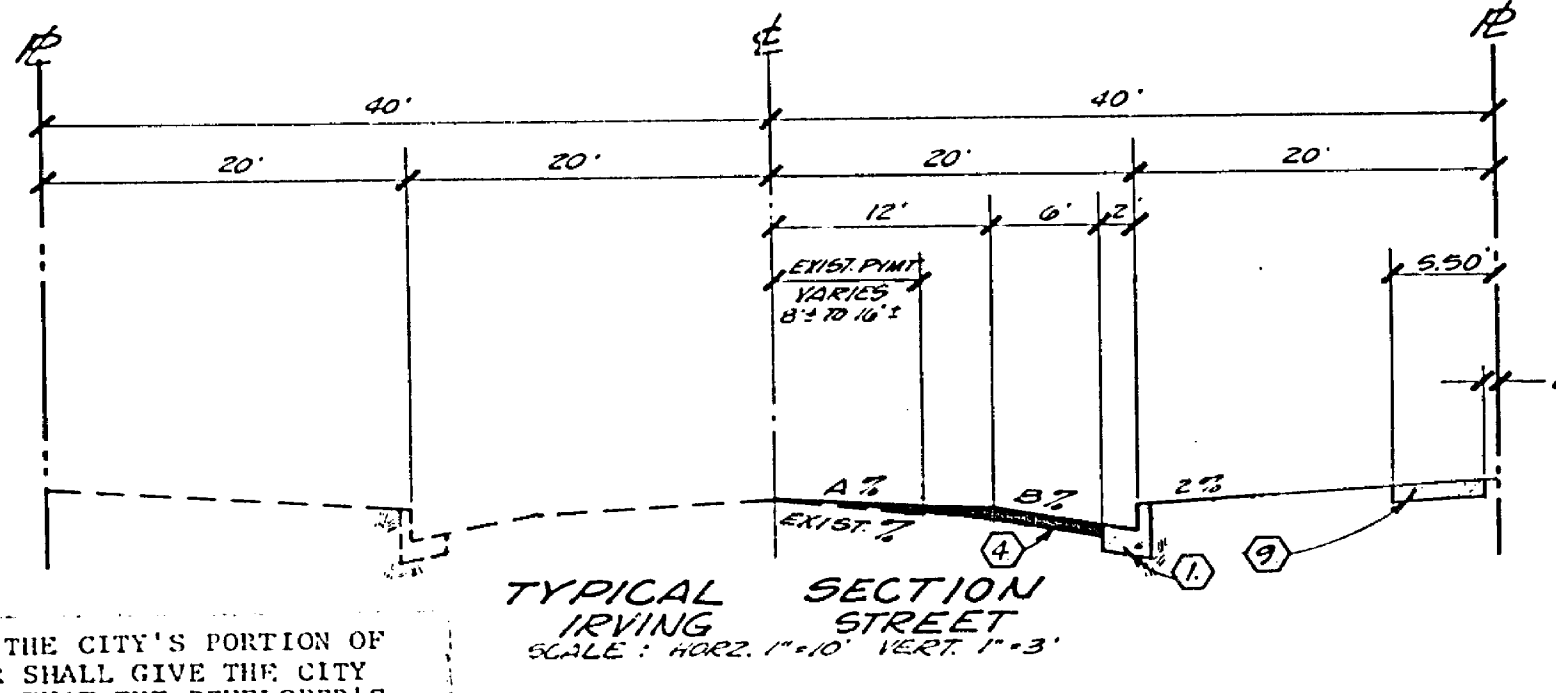
TYPICAL SECTION MONROE STREET
SCALE: HORIZ. 1"=10' VERT. 1"=3' T.I. = 6

STATION	EXIST. %	A %	B %	REMARKS
24+25	1.68%	1.11%	1.45%	OVERLAY
25+00	3.77%	1.00%	2.17%	
25+50	3.99%	1.50%	2.17%	
26+00	1.75%	1.50%	2.60%	
26+50	2.17%	1.00%	1.07%	OVERLAY



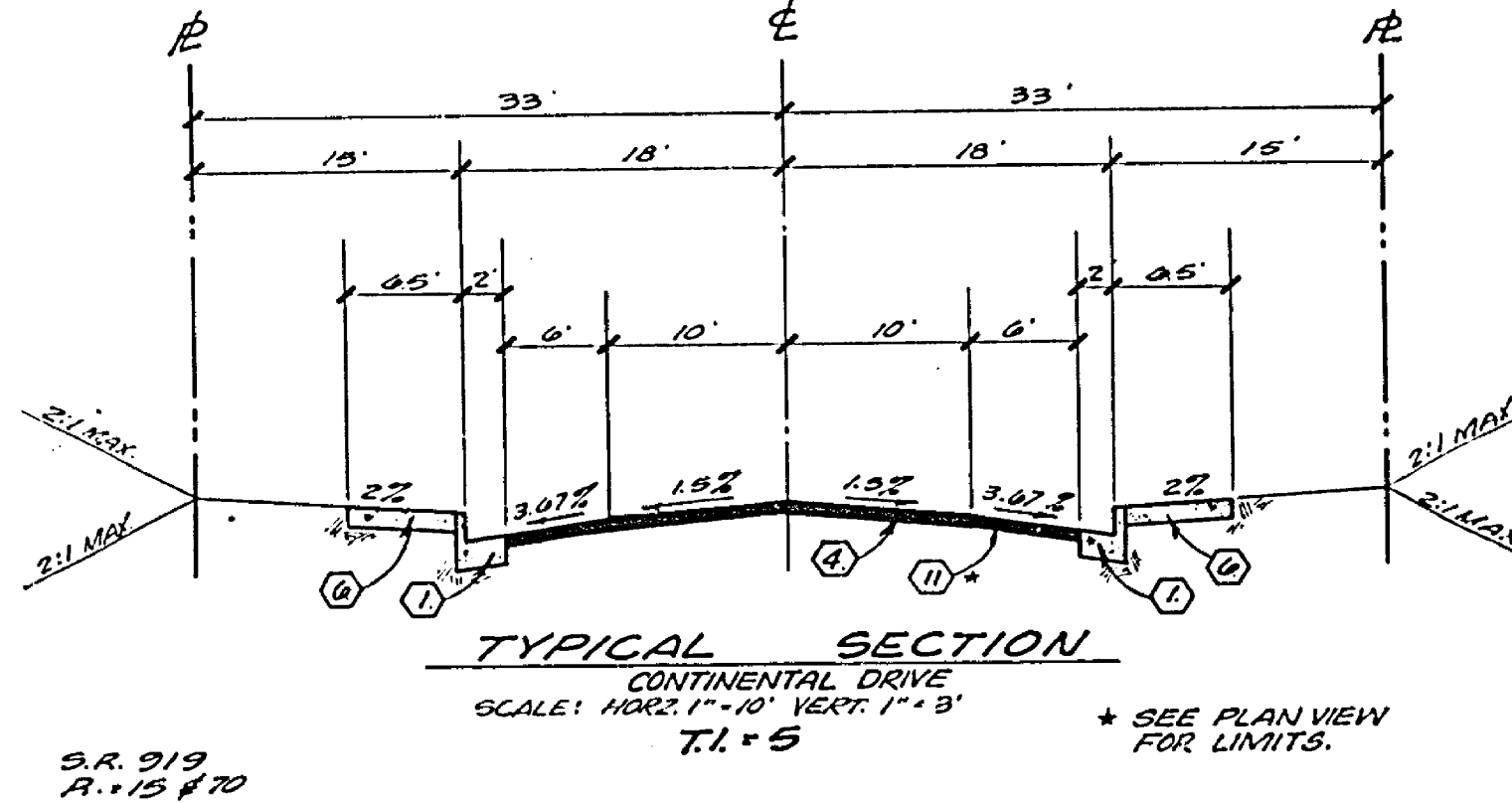
TYPICAL SECTION CHEBBOURG DRIVE - QUEBEC DRIVE
SCALE: HORIZ. 1"=10' VERT. 1"=3' T.I. = 5

STATION	EXIST. %	A %	B %	REMARKS
14+25	4.0%	1.50%	4.33%	OVERLAY
14+75	3.08%		4.33%	
15+25	3.07%		4.33%	
15+75	3.42%		5.50%	
16+25	3.25%		3.83%	
16+75	3.33%		3.17%	
17+25	2.92%		4.17%	
17+75	2.70%		5.50%	
18+25	3.45%		5.33%	
18+75	3.50%		6.00%	
19+25	2.99%		4.83%	
19+75	2.80%		3.00%	
20+25	1.97%		4.81%	
20+75	2.01%		4.50%	
21+25	2.07%		5.00%	
21+75	1.83%		5.83%	
22+25	3.83%		6.33%	
22+75	2.90%		5.17%	
23+25	3.83%		1.07%	
23+75	4.42%		3.47%	
24+25	2.75%		3.07%	
24+75	3.42%		4.07%	
25+25	4.49%		4.38%	
25+75	3.97%		3.00%	
26+25	2.89%		3.33%	
26+75	2.00%	1.50%	5.00%	OVERLAY



TYPICAL SECTION IRVING STREET
SCALE: HORIZ. 1"=10' VERT. 1"=3' T.I. = 5

STATION	EXIST. %	A %	B %	REMARKS
0+50	3.75%	1.00%	4.00%	OVERLAY
1+00	2.07%		4.99%	
1+50	2.30%		4.99%	
2+00	3.97%		5.15%	
2+50	2.00%		4.00%	
3+00	2.73%		6.00%	
3+50	3.10%	1.50%	4.99%	OVERLAY
4+00	2.17%	2.17%	3.00%	MEET
4+50	2.12%	2.12%	4.00%	MEET
5+00	2.71%	2.00%	5.17%	OVERLAY
5+50	1.89%	1.89%	5.00%	MEET
6+00	1.34%	1.34%	5.00%	
6+50	2.30%	2.30%	4.17%	
7+00	1.79%	1.79%	5.83%	
7+50	1.81%	1.81%	5.17%	
8+00	1.39%	1.39%	5.83%	MEET
8+50	2.77%	1.50%	6.00%	OVERLAY
9+00	1.85%	1.85%	4.17%	MEET
9+50	2.63%	1.50%	3.17%	MEET



TYPICAL SECTION CONTINENTAL DRIVE
SCALE: HORIZ. 1"=10' VERT. 1"=3' T.I. = 5

STATION	EXIST. %	A %	B %	REMARKS
14+25	4.0%	1.50%	4.33%	OVERLAY
14+75	3.08%		4.33%	
15+25	3.07%		4.33%	
15+75	3.42%		5.50%	
16+25	3.25%		3.83%	
16+75	3.33%		3.17%	
17+25	2.92%		4.17%	
17+75	2.70%		5.50%	
18+25	3.45%		5.33%	
18+75	3.50%		6.00%	
19+25	2.99%		4.83%	
19+75	2.80%		3.00%	
20+25	1.97%		4.81%	
20+75	2.01%		4.50%	
21+25	2.07%		5.00%	
21+75	1.83%		5.83%	
22+25	3.83%		6.33%	
22+75	2.90%		5.17%	
23+25	3.83%		1.07%	
23+75	4.42%		3.47%	
24+25	2.75%		3.07%	
24+75	3.42%		4.07%	
25+25	4.49%		4.38%	
25+75	3.97%		3.00%	
26+25	2.89%		3.33%	
26+75	2.00%	1.50%	5.00%	OVERLAY

- GENERAL NOTES:**
- 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 AT NO COST TO THE CITY.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1976 EDITION.
 - TRIM EDGE OF EXISTING PAVEMENT AS SHOWN ON PLANS TO A SMOOTH STRAIGHT LINE. CONSTRUCT OVERLAY AND MATCH-UP PAVING AS SHOWN ON PLAN AND AS DIRECTED IN FIELD TO PRODUCE A SMOOTH SECTION. ENGINEER ESTIMATES OVERLAY TO BE 45 TONS.
 - PRIME COAT, SEAL COAT AND PAINT BINDER ARE REQUIRED.
 - CURB AND GUTTER SHALL BE STAKED WITH 3.0 FOOT OFF-SETS AT 25.0 FOOT INTERVALS AND AT ALL FLAGGED ELEVATIONS SHOWN ON PLANS.
 - NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR 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 DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
 - TRAFFIC CONTROL SIGNS SHALL BE IN PLACE PRIOR TO OPENING THE STREETS TO TRAFFIC.
 - DRIVEWAY APPROACHES SHALL BE CONSTRUCTED PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE CITY TRAFFIC ENGINEER.
 - 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.
 - SEE "STREET LIGHTING PLAN" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
 - THE CONTRACTOR SHALL CONTACT THE CITY PARKS AND RECREATION DEPARTMENT, STREET TREE DIVISION, AT 787-7598, 24 HOURS PRIOR TO RELOCATION OF TREES.
 - 4"x4" BLOCKOUTS FOR MAIL BOXES REQUIRED IN CURB SIDE WALK.

- CONSTRUCTION NOTES:**
- CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 500 (6" CURB FACE)
 - CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220 (6" CURB FACE)
 - CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220 (6" CURB FACE)
 - PLACE 2 1/2" A.C. OVER COMPACTED NATIVE.
 - PLACE 3" A.C. OVER COMPACTED NATIVE.
 - CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325.
 - CONSTRUCT WHEELCHAIR RAMPS PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304.
 - CONSTRUCT CONCRETE BLOCKWALL PER CITY OF RIVERSIDE STANDARD DRAWING NO. 104. (6" MIN) SEE LANDSLIPPING PLAN FOR TYPE & MATERIAL OF WALL.
 - CONSTRUCT PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325.
 - PLACE 1" OF A.C. OVER 1 1/4" OF D.G. OR 9/4" OF A.C. OVER COMPACTED NATIVE.
 - PLACE 2 1/2" OF A.C. OVER 9/4" OF D.G. OR 6/4" OF A.C. OVER COMPACTED NATIVE.
- 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 SIGNING THE PLANS SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

BENCH MARK
CITY OF RIVERSIDE BM P-5-H
FOUNDED BY GUY W. TAGG ON
RIVERSIDE WATER COMPANY
CANAL HEADWALL ON W. SIDE
MONROE STREET, CIV. ENG. 283, 283
ELEV. = 84560

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA

APPROVED BY: *J. F. Davidson* DATE: 11/14/76
R.E. NO. 17550

MARK	REVISIONS	APP. DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 11/14/76
OFFICE ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
ASSISTANT CITY ENGINEER

TITLE SHEET
TRACT 8266
STREET PLANS

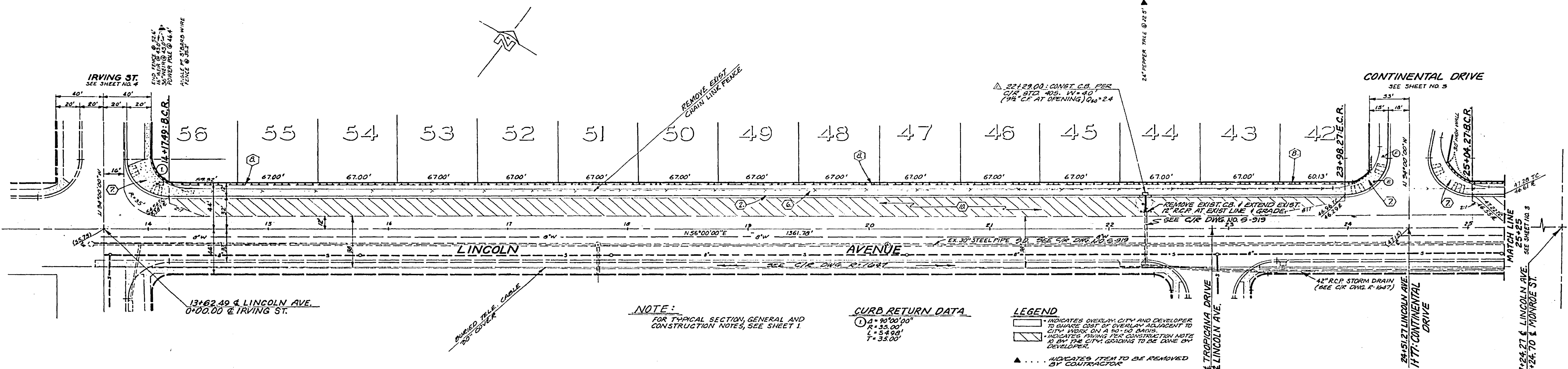
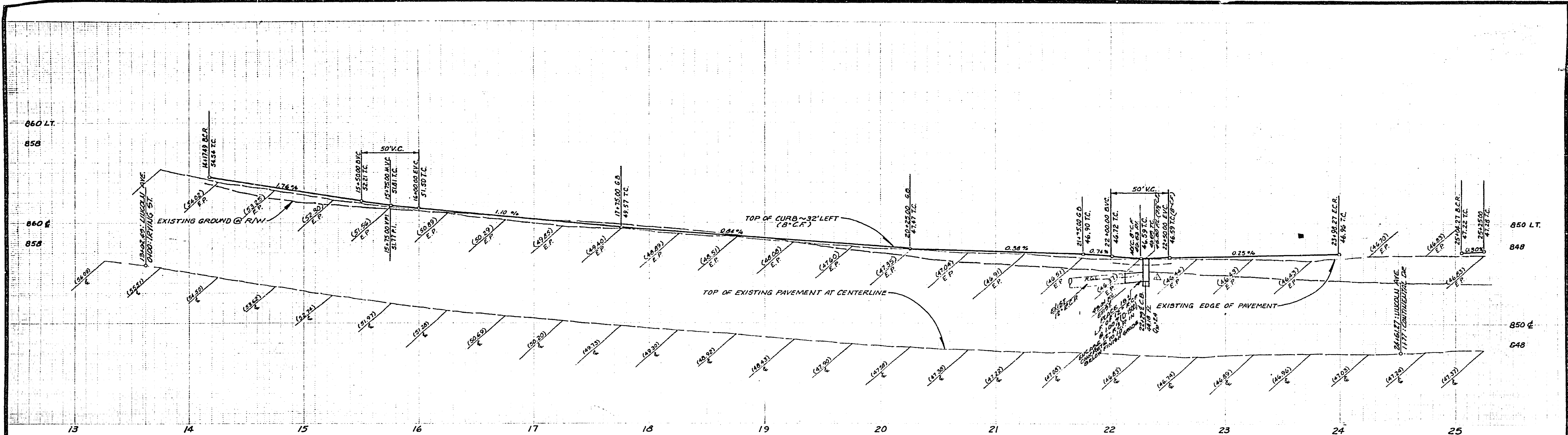
PROJECT NO. **R-1960**
SHEET **1** OF **6**
FILE NO. 65/6

HORIZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 3'

W.D. 4918 FOR HOODWAYEN DEV. CO. P.D. 1106

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

DATE: 5-2-77



BENCH MARK:
 CITY OF RIVERSIDE BENCH MARK #F-S-H, FOUND PK NAIL AND TAG IN RIVERSIDE WATER COMPANY CANAL HEADWALL, ON THE WESTERLY SIDE OF MONROE STREET C.I.R.A. 839/33. ELEV. = 855.00

NOTE:
 FOR TYPICAL SECTION, GENERAL AND CONSTRUCTION NOTES, SEE SHEET 1.

CURB RETURN DATA
 ① Δ = 90°00'00"
 R = 35.00'
 L = 54.98'
 T = 35.00'

LEGEND
 ■ INDICATES OVERLAY CITY AND DEVELOPER TO SQUARE FOOT OF OVERLAY ADJACENT TO CITY WALK ON A 90°-00' BEND.
 ▨ INDICATES PAVING PER CONSTRUCTION NOTE TO BE BY THE CITY, GUIDING TO BE DONE BY DEVELOPER.
 ▲ INDICATED ITEM TO BE REMOVED BY CONTRACTOR

J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *[Signature]* DATE: 11/14
 R.E. No. 17550

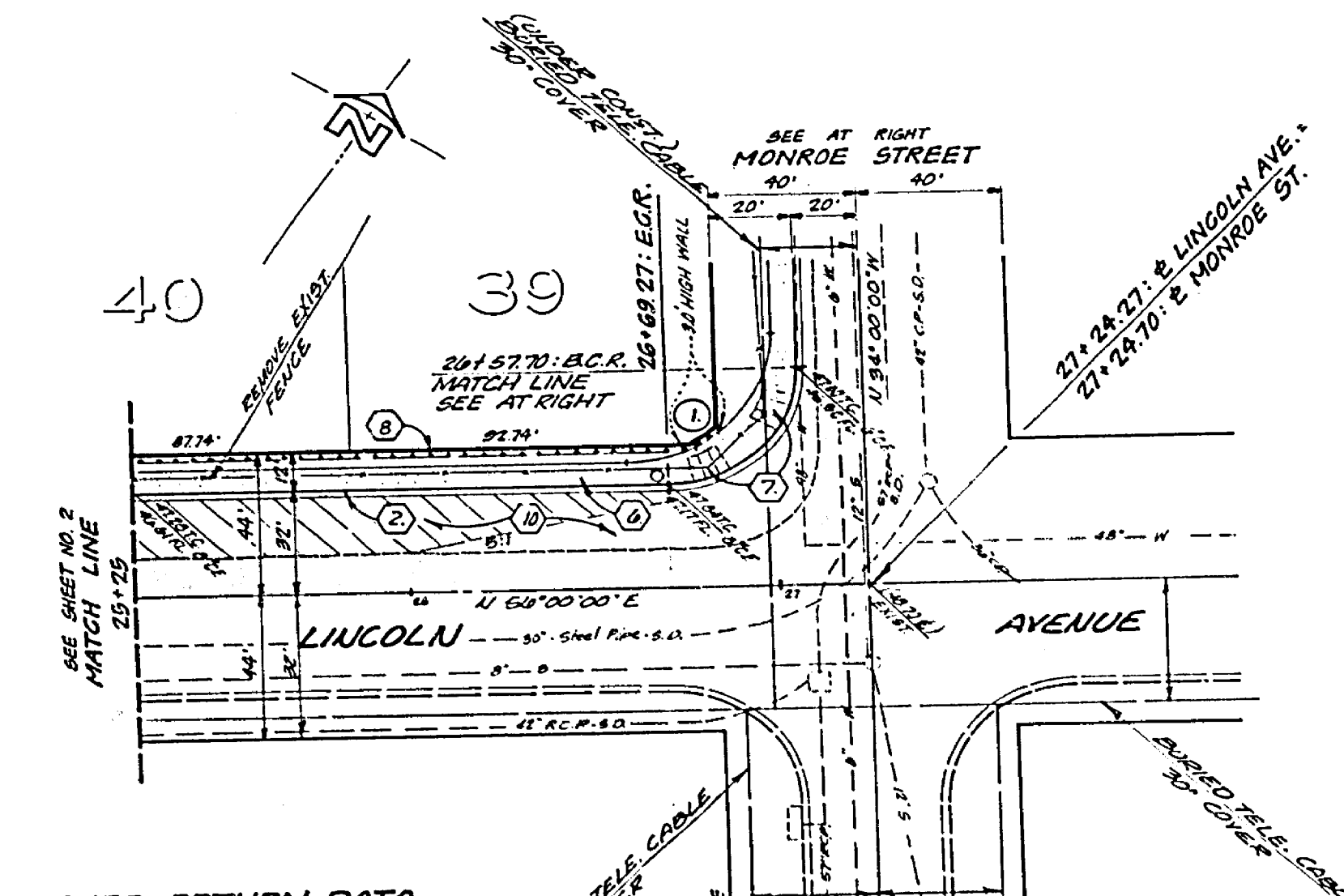
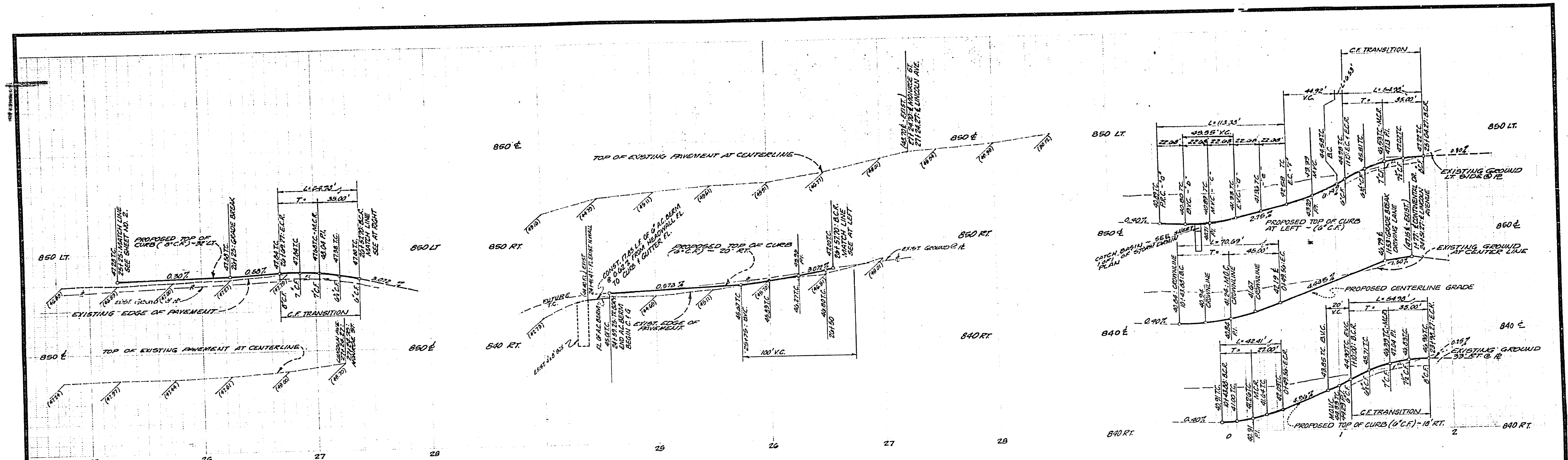
NO.	REVISIONS	DATE
1	REVISED C.A. P.L. LENGTH OF DRIVE	11/17

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]* DATE: 9-2-77
 CHIEF P. W. ENGR.
 PLANNING DEPT.

TRACT NO. 8266
 STREET PLAN AND PROFILE
 "LINCOLN AVENUE"
 STA. 13+62.49 TO STA. 25+25.00
 #AG BUILT 12-77 MAT

PROJECT NO. **R-1960**
 SHEET **2** OF **6**
 FILE NO. **5516**

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



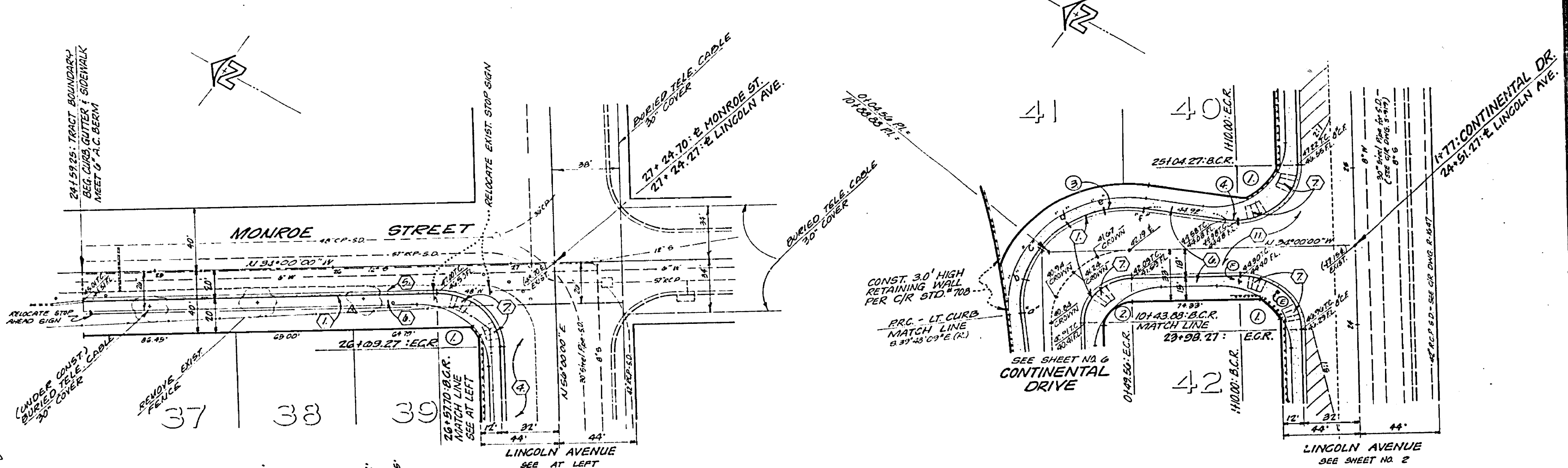
CURB RETURN DATA

1	4'-20'00"00"
2	3'-35'00"00"
3	2'-34'00"00"
4	1'-35'00"00"

CITY OF RIVERSIDE
DOMESTIC SYSTEM IRRIGATION SYSTEM

Wally H.
CHIEF UTILITIES ENGINEER WATER DATE 8-10-77

- LEGEND**
- INDICATES OVERLAY
 - INDICATES PAVING PER CONSTRUCTION NOTES & BY THE CITY OF RIVERSIDE. GRADING BY DEVELOPER.
 - INDICATES ADJUST TO BOND BY CONTRACTOR.
 - INDICATES ITEM TO BE REMOVED BY CONTRACTOR.
 - INDICATES ITEM TO BE ALLOCATED BY CONTRACTOR.



CURB RETURN DATA

1	2'-30'00"00"
2	3'-35'00"00"
3	2'-34'00"00"
4	1'-35'00"00"

NOTE:
FOR TYPICAL SECTION, GENERAL, AND CONSTRUCTION NOTES, SEE SHEET NO. 1

BENCH MARK:
CITY OF RIVERSIDE, S.M. 25.74
MONROE ST. WALL 25.74
RIVERSIDE WATER COMPANY
CIVIL ENGINEER QUINCY W. BIRD
OF MONROE STREET, CIV. NO. 893/93
ELEV. 845.00

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA

APPROVED BY: *J. F. Davidson* DATE: 8/10/77
P.R.E. No. 17380

W.G. 49/18 FOR HODGKINSON DEV. CO. P.B. 1100

NO.	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 8/10/77
PRINCIPAL ENGINEER
PARK DEPARTMENT
PLANNING DIVISION
CHIEF P. W. ENGR.
PLANNING DEPT. J38 8/31

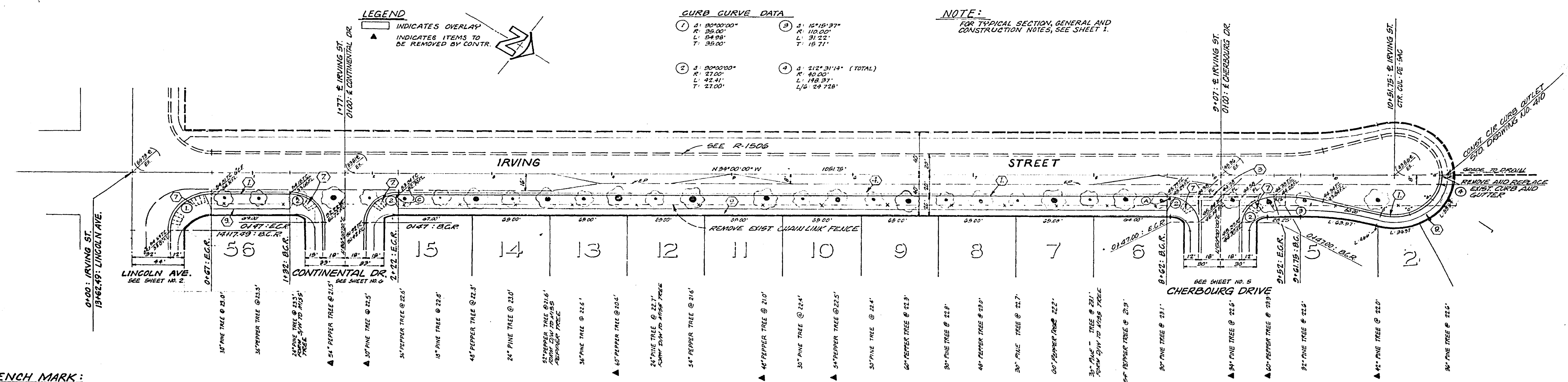
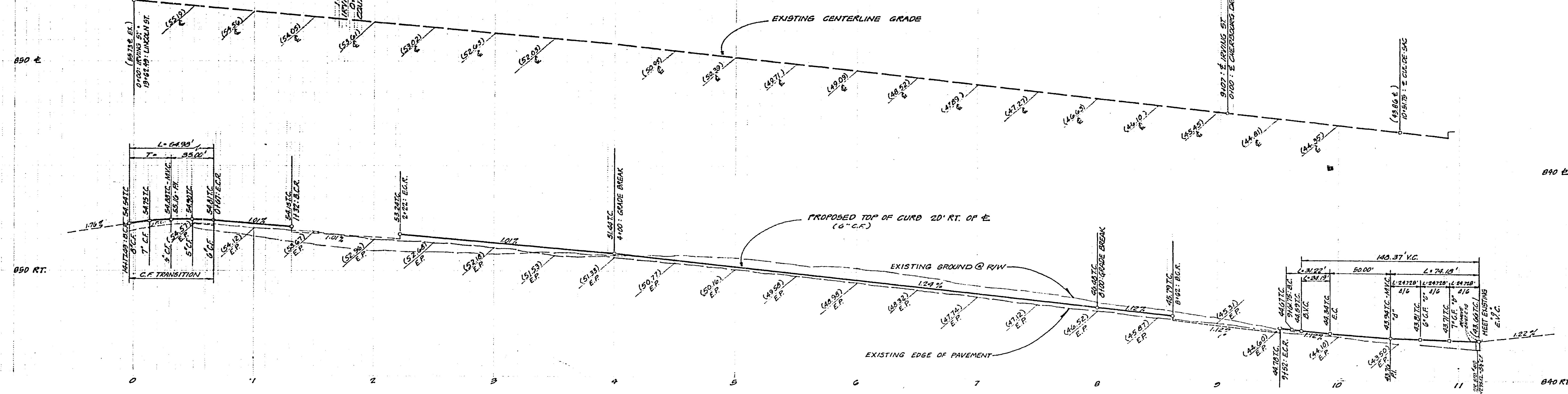
TRACT NO 8266
STREET PLAN AND PROFILE
LINCOLN AVENUE
STATION 25+00 TO 37+00
MONROE STREET
STATION 271+00 TO 271+24.27
CONTINENTAL DRIVE
STATION 375+00 TO 375+127.00

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

PROJECT NO. **R-1960**

SHEET **3** OF **6**

FILE NO. **6516**



LEGEND

INDICATES OVERLAY
INDICATES ITEMS TO BE REMOVED BY CONTR.

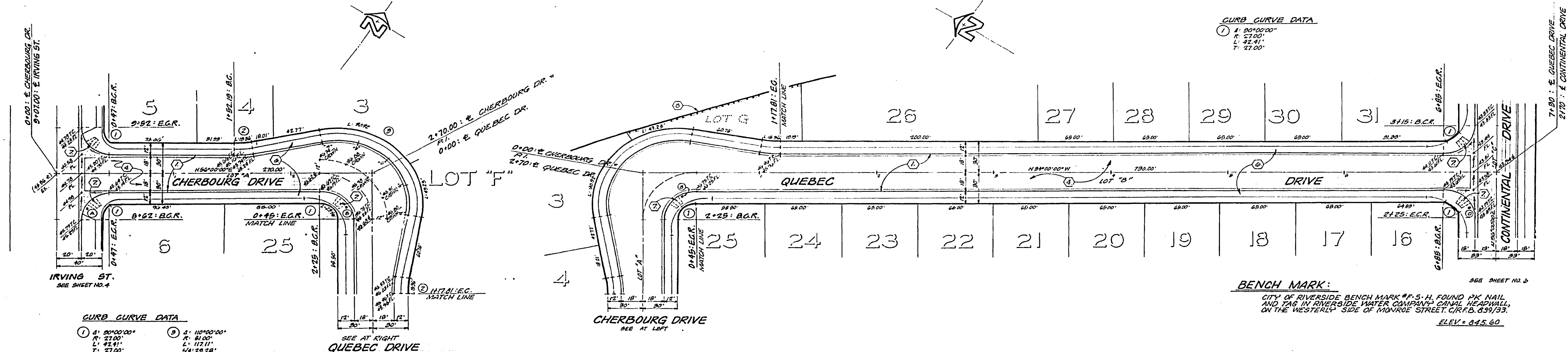
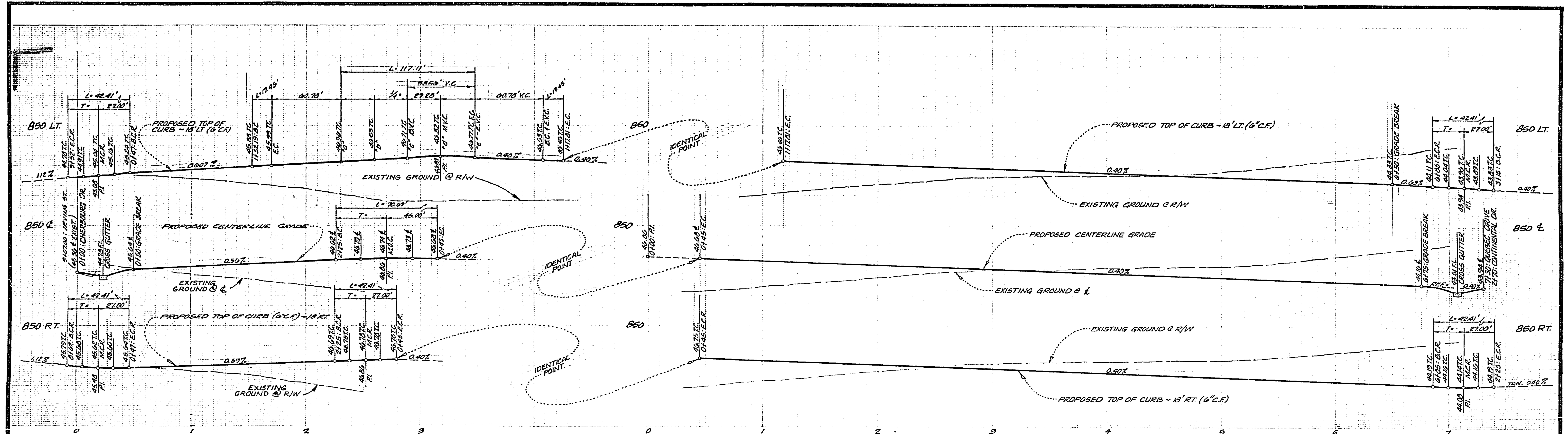
CURB CURVE DATA

1. $\Delta: 80^{\circ}00'00''$ R: 35.00' L: 54.98' T: 35.00'	3. $\Delta: 12^{\circ}15'37''$ R: 110.00' L: 31.22' T: 15.71'
2. $\Delta: 80^{\circ}00'00''$ R: 27.00' L: 42.41' T: 27.00'	4. $\Delta: 212^{\circ}31'14''$ (TOTAL) R: 40.00' L: 148.37' T: 24.72'

NOTE:
FOR TYPICAL SECTION, GENERAL AND CONSTRUCTION NOTES, SEE SHEET 1.

BENCH MARK:
CITY OF RIVERSIDE BENCH MARK #F-5-H, FOUND PK NAIL AND TAG IN RIVERSIDE WATER COMPANY CANAL HEADWALL ON THE WESTERLY SIDE OF MUNROE STREET, C.I.R.F. 039133.
ELEV. = 445.60

J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS - SURVEYORS - PLANNERS RIVERSIDE, CALIFORNIA APPROVED BY: <i>[Signature]</i> DATE: 11/14/77 (R.E. No. 17890) W.O. 0218 FOR: WOODHAVEN DEV. CO. F.B. 1104	DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: _____ DATE: 11/14/77 PRINCIPAL ENGINEER: _____ PARK DEPARTMENT: _____ TRAFFIC DIVISION: _____ CHIEF P. W. ENGR.	* AS BUILT 12-77 LPT TRACT NO. 8266 STREET PLAN AND PROFILE " IRVING STREET " PROJECT NO. _____ R-1960 SHEET 4 OF 6 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' FILE NO. 5514
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CURB CURVE DATA

①	Δ: 30°00'00"	R: 27.00'	L: 42.91'	T: 27.00'
②	Δ: 10°00'00"	R: 23.00'	L: 17.43'	T: 8.72'

CURB CURVE DATA

①	Δ: 30°00'00"	R: 27.00'	L: 42.91'	T: 27.00'
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NOTE:
FOR TYPICAL SECTION, GENERAL AND CONSTRUCTION NOTES, SEE SHEET NO. 1

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA

APPROVED BY: *[Signature]* DATE: 11/14/60
R.E. No. 17552

REVISIONS	APP'D	DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 11/14/60
DIRECTOR OF PUBLIC WORKS

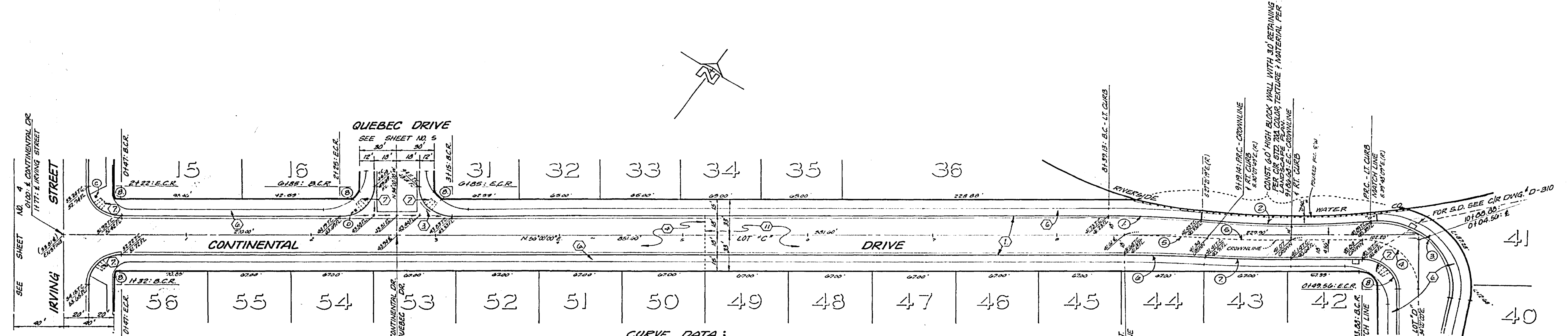
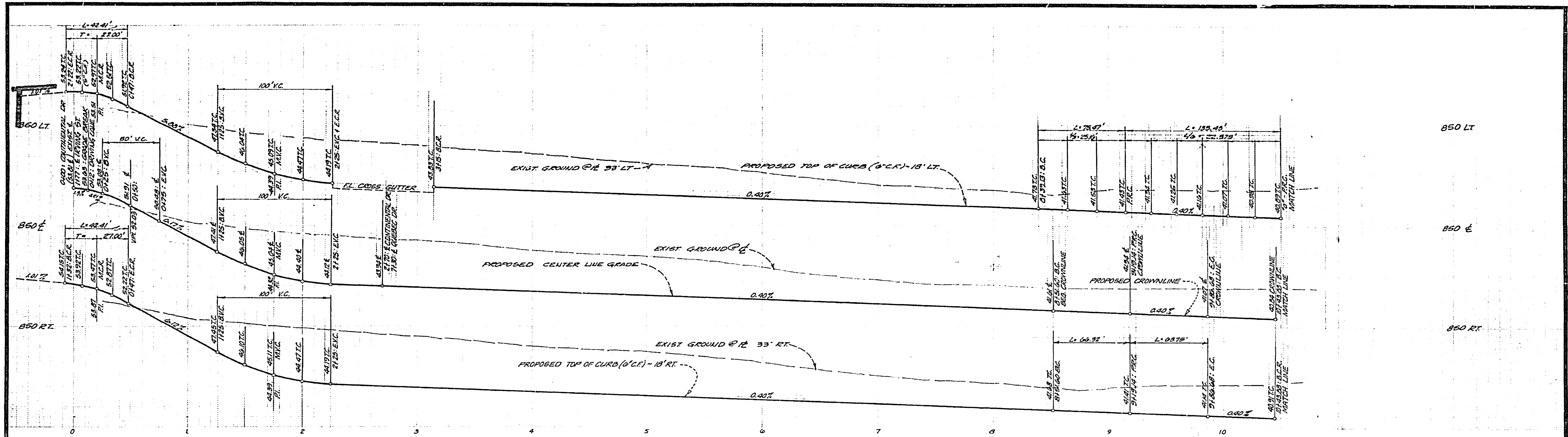
TRACT NO. 8266
STREET PLAN AND PROFILE
QUEBEC DRIVE

PROJECT NO. R-1960
SHEET 5 OF 6
FILE NO. 5510

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

* AS BUILT 12-77 42T

10/15/60 9-C



CURVE DATA:

1. $\Delta = 38^{\circ}41'$ $R = 650.00'$ $C = 70.97'$ $T = 37.70'$	4. $\Delta = 30^{\circ}20'00''$ $R = 96.00'$ $C = 33.01'$ $T = 46.00'$	7. $\Delta = 3^{\circ}02'11''$ $R = 1000.00'$ $C = 54.75'$ $T = 34.99'$
2. $\Delta = 2^{\circ}51'50''$ $R = 623.10'$ $C = 135.95'$ $T = 62.97'$	5. $\Delta = 8^{\circ}02'11''$ $R = 1000.00'$ $C = 67.64'$ $T = 30.79'$	8. $\Delta = 30^{\circ}10'00''$ $R = 22.00'$ $C = 32.41'$ $T = 22.00'$
3. $\Delta = 100^{\circ}24'35''$ $R = 61.00'$ $C = 118.34'$ $TU = 24.85'$ $T = 01.05'$	6. $\Delta = 3^{\circ}52'11''$ $R = 202.00'$ $C = 50.33'$ $T = 25.17'$	

BENCH MARK:
CITY OF RIVERSIDE BENCH MARK #F-S-4, FOUND PX NAIL AND TAG IN RIVERSIDE WATER COMPANY CANAL HEADWALL, ON THE WESTERLY SIDE OF MONROE STREET, C/R.F.B. 039/33.
ELEV. = 645.60

NOTE:
FOR TYPICAL SECTION, GENERAL AND CONSTRUCTION NOTES, SEE SHEET NO. 1.

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY: *[Signature]* DATE: 11/19/74
(R.E. No. 17354)
W.D. 7718 FOR HARDWARE DEV. CO. F.B. 1109

NO.	REVISIONS	DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]* DATE: 11/21/74
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGR.
PLANNING DEPT. JFE B-31

46 BUILT 12-17-1971
INDEXED R.E.
PROJECT NO. **R-1960**
TRACT NO. 8266
STREET PLAN AND PROFILE
CONTINENTAL DRIVE
SHEET **6** OF **6**
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
FILE NO. 554