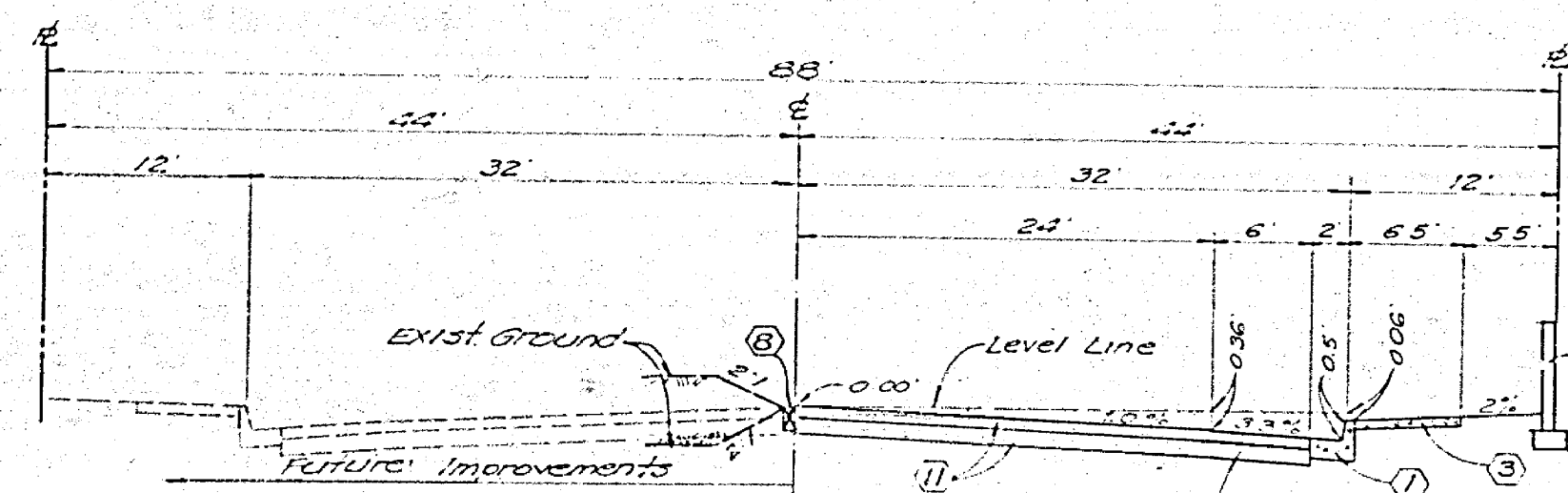
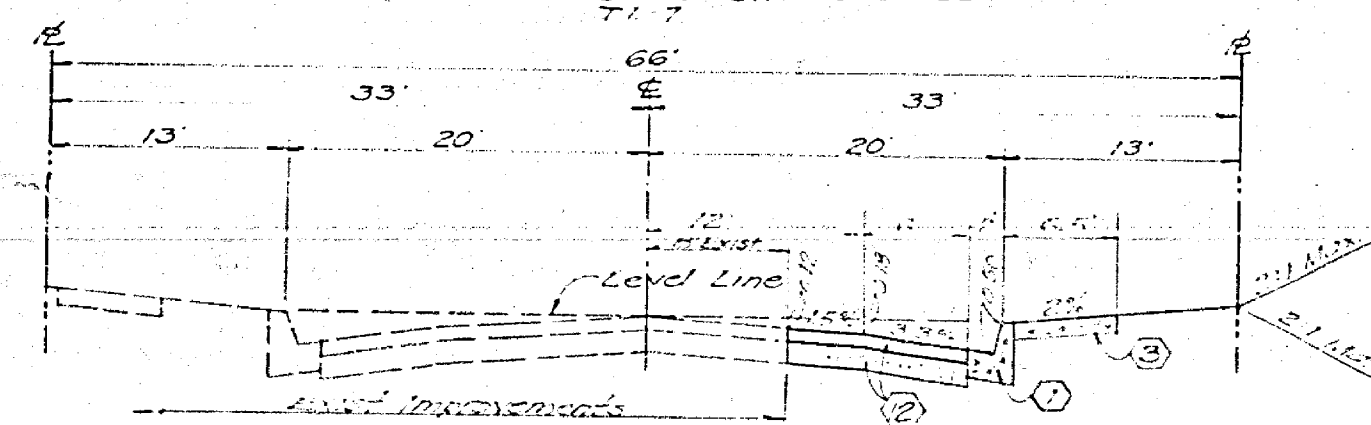


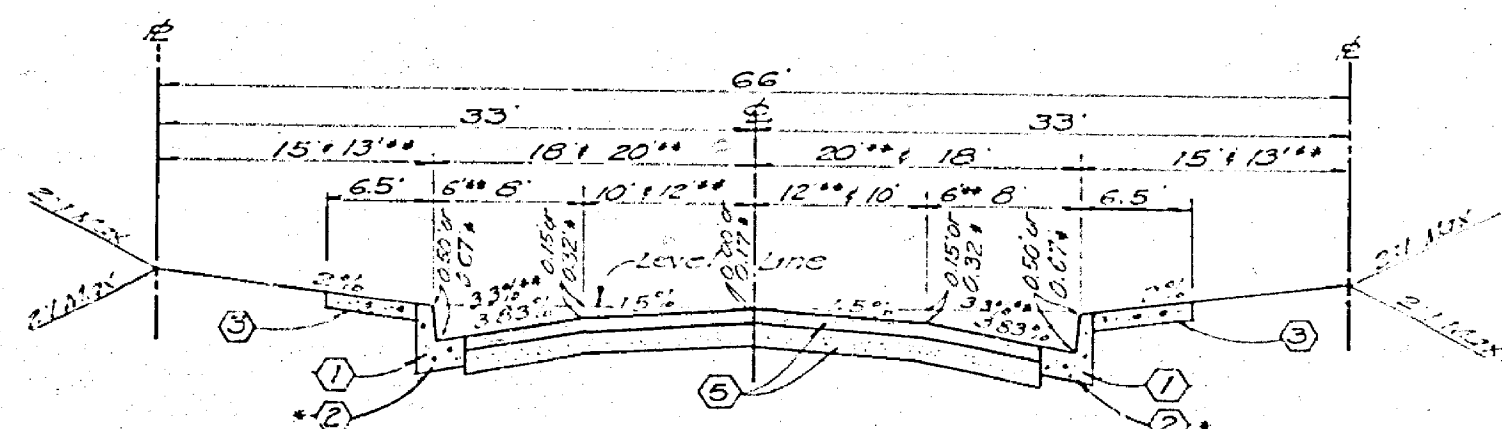
TYPICAL SECTION
NO SCALE
LA SIERRA AVENUE



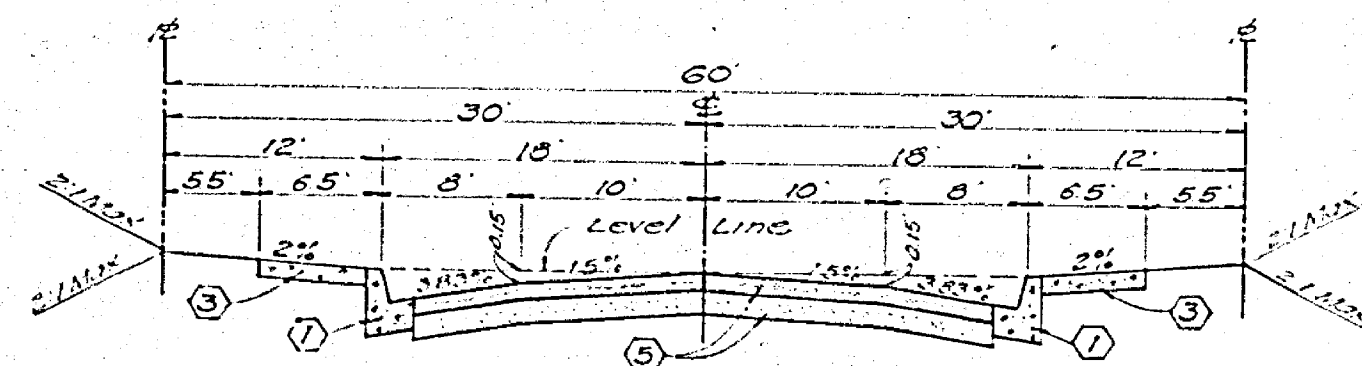
TYPICAL SECTION
NO SCALE
GOLDEN AVENUE
FROM STA. 10+80.00 TO STA. 10+100.00



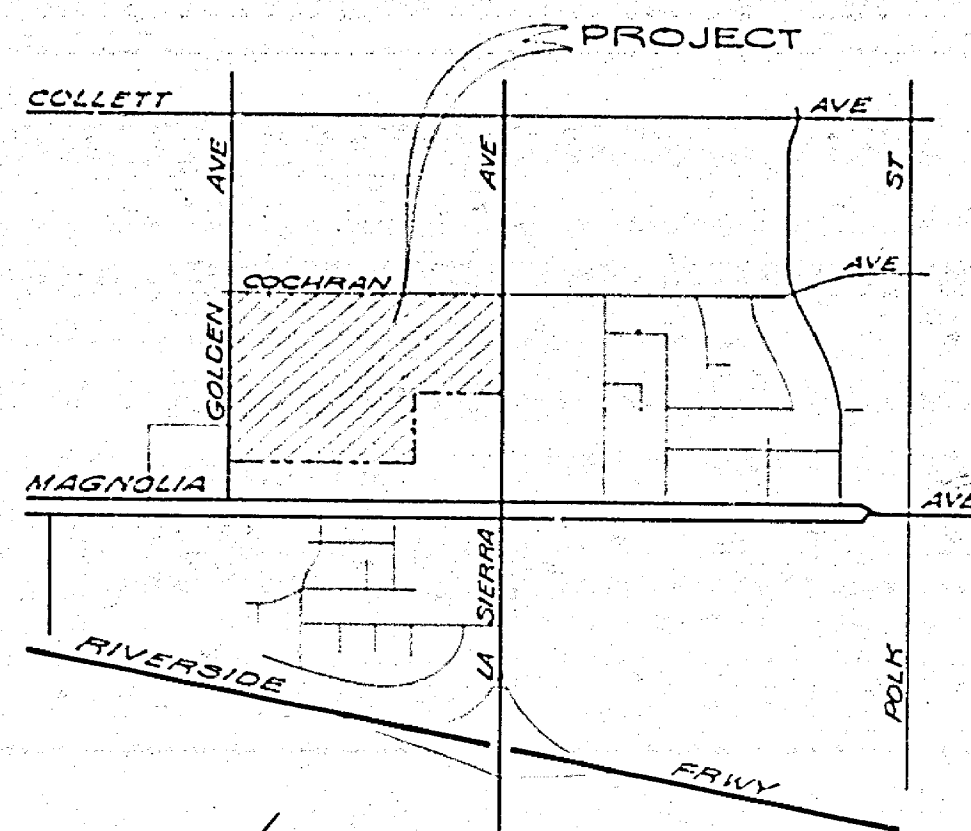
TYPICAL SECTION
NO SCALE
COCHRAN AVENUE



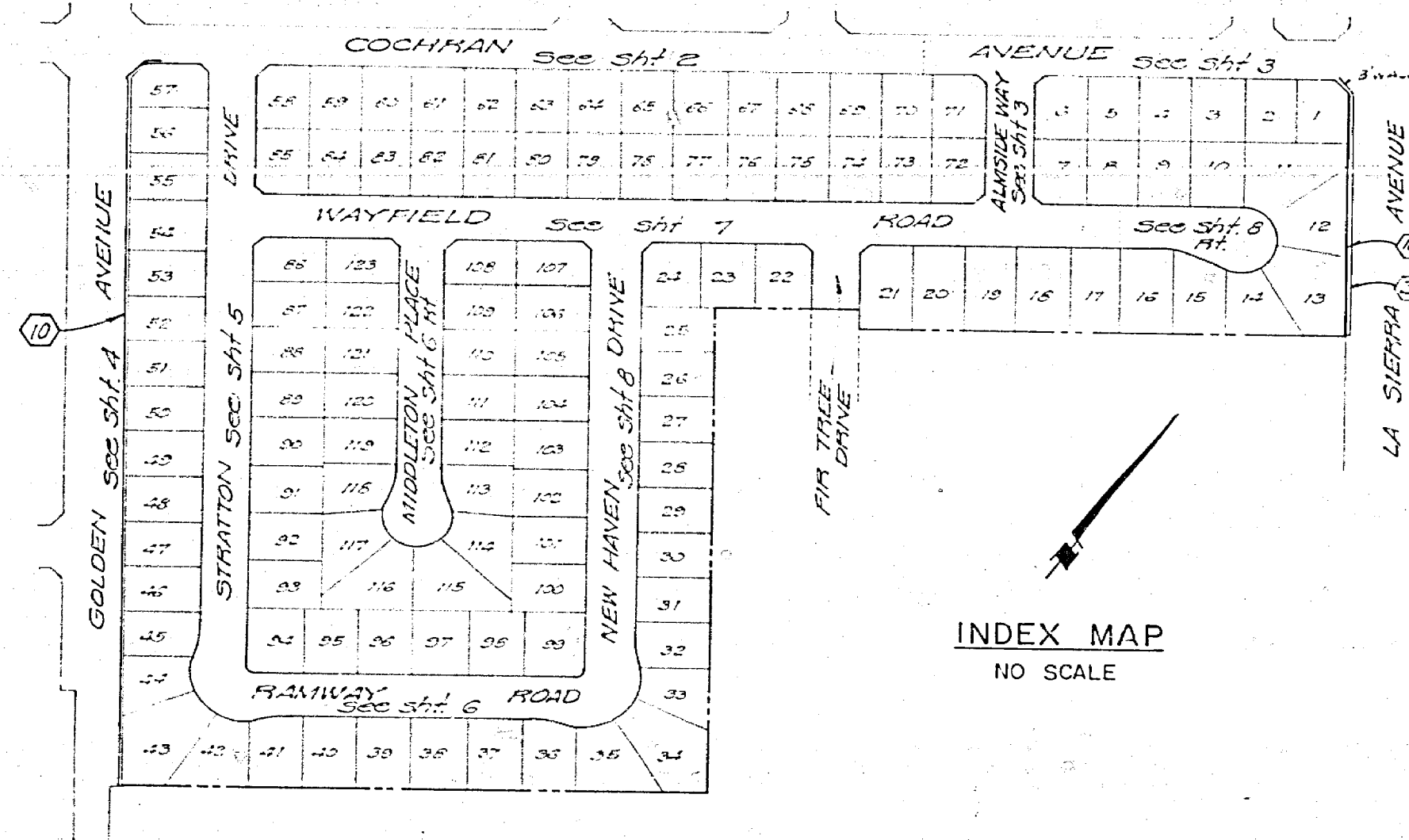
TYPICAL SECTION
NO SCALE
STRATTON DRIVE
RAMWAY ROAD
WAYFIELD ROAD
NEW HAVEN DRIVE
FIR TREE DRIVE
ALMSIDE WAY



TYPICAL SECTION
NO SCALE
MIDDLETON PLACE



VICINITY MAP
NO SCALE



INDEX MAP
NO SCALE

STREET NAME AND TRAFFIC SIGN SCHEDULE	BY	DATE
STATION DR	DA	3000
COCHRAN AVE	DA	11,200
WAYFIELD RD	RD	11,200
STRATTON DR	DA	3000
WAYFIELD RD	RD	11,200
WAYFIELD RD	RD	11,200
NEW HAVEN DR	DR	3000
WAYFIELD RD	RD	11,200
WAYFIELD RD	RD	11,200
ALMSIDE WAY	WAY	11,100
COCHRAN AVE	RD	3000
ALMSIDE WAY	WAY	11,100
ALMSIDE WAY	WAY	3000
STRATTON DR	DR	11,200
NEW HAVEN DR	DR	3000
RAMWAY RD	RD	11,200
W-33 (NOT A THROUGH STREET)	30x30	

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 finished elevations shall be stated in the field by the Private Engineer.
- The Subcontractor 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 1/4" Finning 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.
- Traffic Control signs must be in place prior to opening streets to traffic.
- Curb will be staked at 3' offset and 25' intervals, except where shown otherwise.
- If 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.
- 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. Engineer estimates overlay to be 60 tons.
- See "Street Lighting Plan" for quantity and location of required street lights.
- In order to accommodate the City's portion of the work in Golden Ave, the Developer shall give the City 45 days notice in writing that the Developer and the City's work may be installed concurrently.
- The Private Engineer signing these plans is responsible for assuring the accuracy and consistency of the work hereon. In the event of discrepancies among drawings construction as a result of errors or omissions, the Private Engineer shall be responsible for determining an appropriate solution and notifying the City for approval by the City.
- See Landscaping and Sprinkler System Plans for Parkway on Golden and La Sierra Ave.
- All testing and certification of the treated base will be at the Developer's cost.
- 2"x4" blockouts for mail boxes required in curb sidewalk.
- Curb and gutter shall be staked with 3' offset at 12.5' intervals and two rows of number 3 rebar shall be placed in gutter where grade is less than 0.35%. Place 3/4" steel cover pins at all expansion joints.

CONSTRUCTION NOTES

- Construct P.C.C. curb and gutter per Riverside City Standard No. 200 (6" C.F.)
- Construct P.C.C. curb and gutter per Riverside City Standard No. 200 (8" C.F.)
- Construct 6" P.C.C. curb sidewalk per Riverside City Standard No. 325.
- Construct 6" H.C. Cross Gutter per Riverside City Standard No. 220
- Construct 2 1/2" A.C. Pavement over 11" D.G.
- Construct Wheel Chair Ramp per Riverside City Standard No. 304
- Construct Barricade per Riverside City Standard No. 180
- Place 2"x4" Redwood Header
- Remove 2"x4" Redwood Header
- Construct 6" High Block Wall per Riverside City Std. No. 704 (For wall details see Landscape Plans (dated 5-9-77) sheets LI 1, 2)
- Construct 4" A.C. over 11" D.G.
- Construct 3" A.C. over 11" D.G.

BENCH MARK

R-2 Spike in Power Pole
#32500 at S.E. corner La Sierra
and Collett, c/r. F.B. 078 13.5
Elev. 704.25

J.P. KAPP & ASSOCIATES, INC.
501 PARK CENTER DRIVE, SUITE 200
SANTA ANA, CALIFORNIA 92750
(714) 347-8448

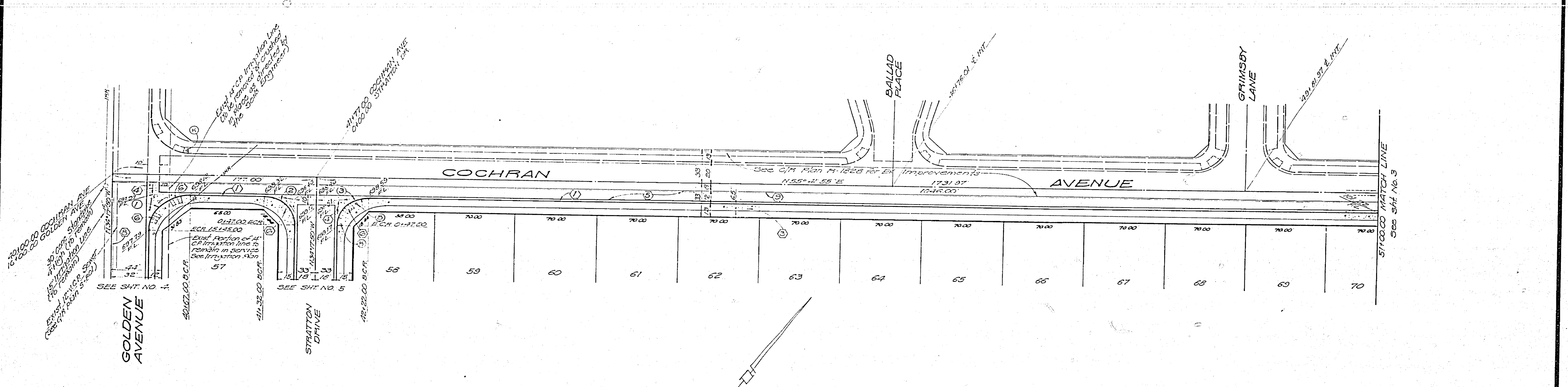
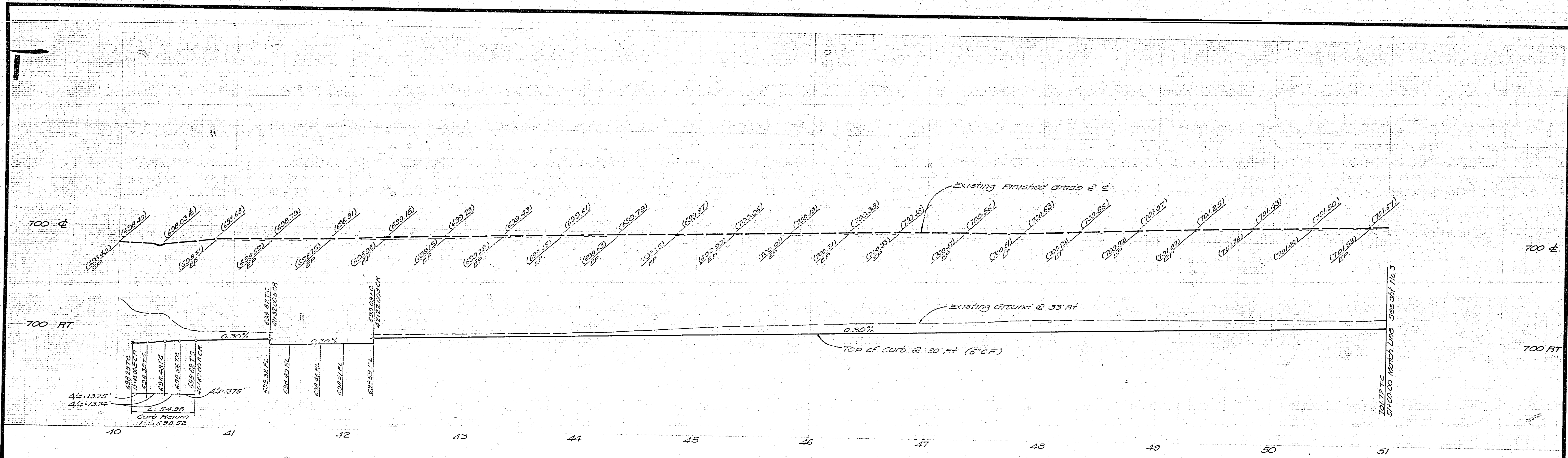
CITY OF RIVERSIDE
DOMESTIC SYSTEM
Wally Apple
9-27-77
Civil Utilities Engineer, Water

1-1-77
DATE
DESIGNED BY
DRAWN BY
CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P. W. ENGR.
PLANNING

STREET PLAN & PROFILE
TRACT NO. 8203-1
INDEX SHEET
HORIZ. SCALE: 1" = 100'
VERT. SCALE: 1" = 10'

INDEXED P.R.
PROJECT NO.
R-2046
SHEET 1 OF 9
FILE NO.



CURB CURVE DATA				
No	A	R	L	T
1	89°59'45"	35.00'	51.95'	35.00'
2	90°00'45"	27.00'	48.41'	27.00'
3	89°59'45"	27.00'	48.41'	27.00'

BENCH MARK
 RR Spike in Power Pole
 N23°55'00" at S.E. Corner La Sierra
 and Collett. C/P F.B. 973 pg 6
 Elev. 704.25

CITY OF RIVERSIDE
 DOMESTIC SYSTEM
Wally Johnson 9-22-77
 Chief Utilities Engineer - Water Date
 IRRIGATION LINE OWNER
 Received by *Roger Bennett* 9-13-77
 CWS

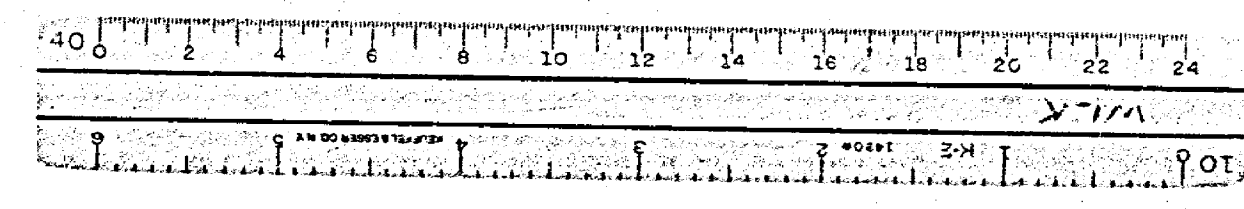
PREPARED IN THE OFFICE OF
 J.P. KAPP & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 501 PARK CENTER DR, SUITE 200
 SANTA ANA, CALIFORNIA 92750
 PHONE (714) 441-1111
 J. W. KAPP, INC. 1-1-77
 DATE

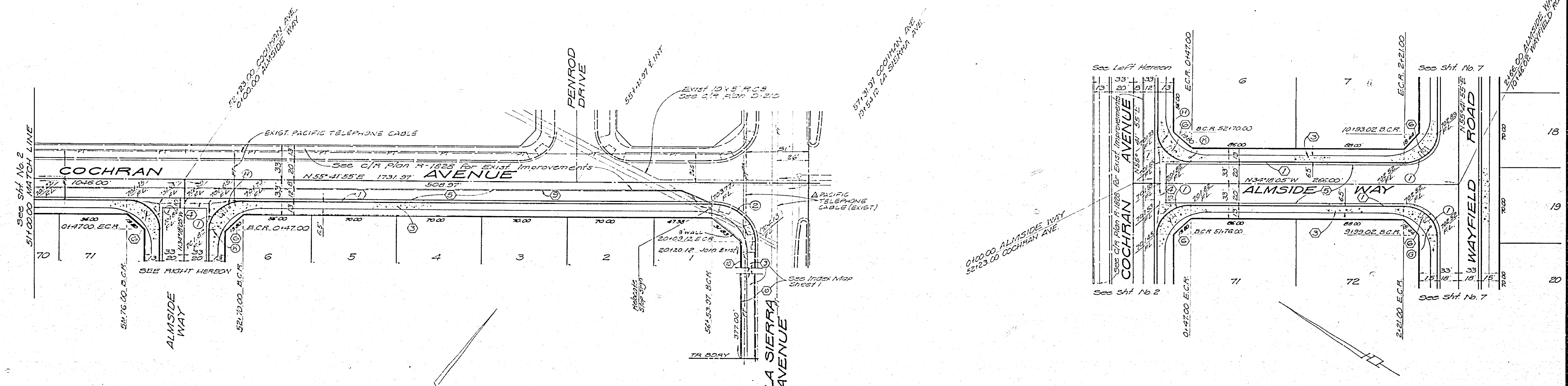
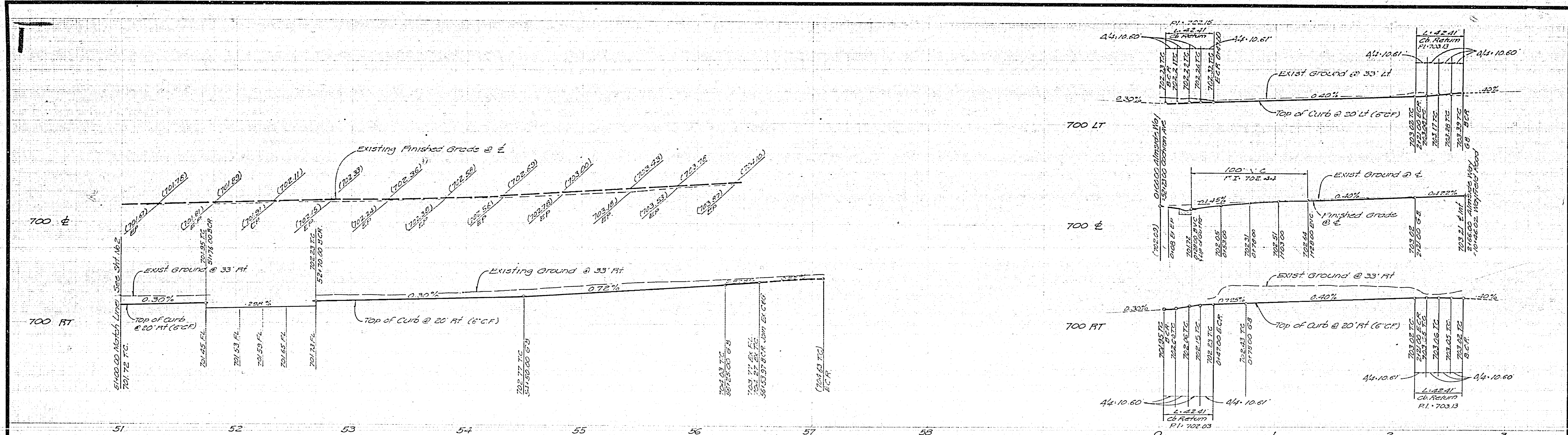
MARK	REVISIONS	APPR	DATE

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY *[Signature]* DATE 10/18/77
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P. W. ENGR.
 DATE 10/18/77

STREET PLAN AND PROFILE
 TRACT NO. 8203-1
 COCHRAN AVENUE
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'

PROJECT NO.
R-2046
 SHEET 2 OF 3
 FILE NO.





NO.	Δ	R	L	T
1	90°00'00"	27.00	12.51	27.00
2	89°59'50"	35.00	51.98	35.00

BENCH MARK
 S.S. Spike in Power Pole
 N 2° 55' 30" E 35' Corner La Sierra
 and Collett. C.I.R. # 3 373 195
 Elev. 704.25

CITY OF RIVERSIDE
 DOMESTIC SYSTEM
 Chief Utilities Engineer, Water
 Date 4-27-77

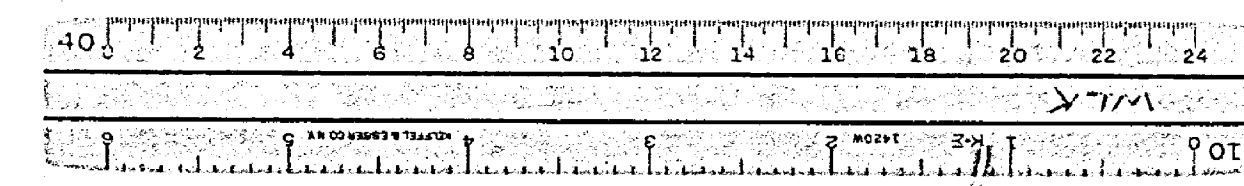
PREPARED IN THE OFFICE OF
 J.F. KAPP & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 501 PARK CENTER DR. SUITE 200
 SANTA ANA, CALIFORNIA 92705
 PHONE (714) 547-8446
 DATE 4-17-77

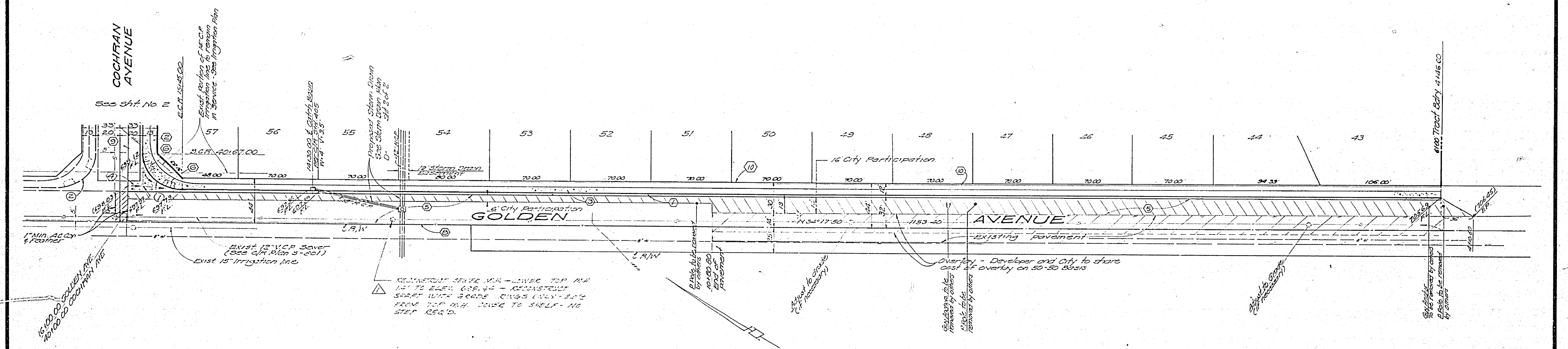
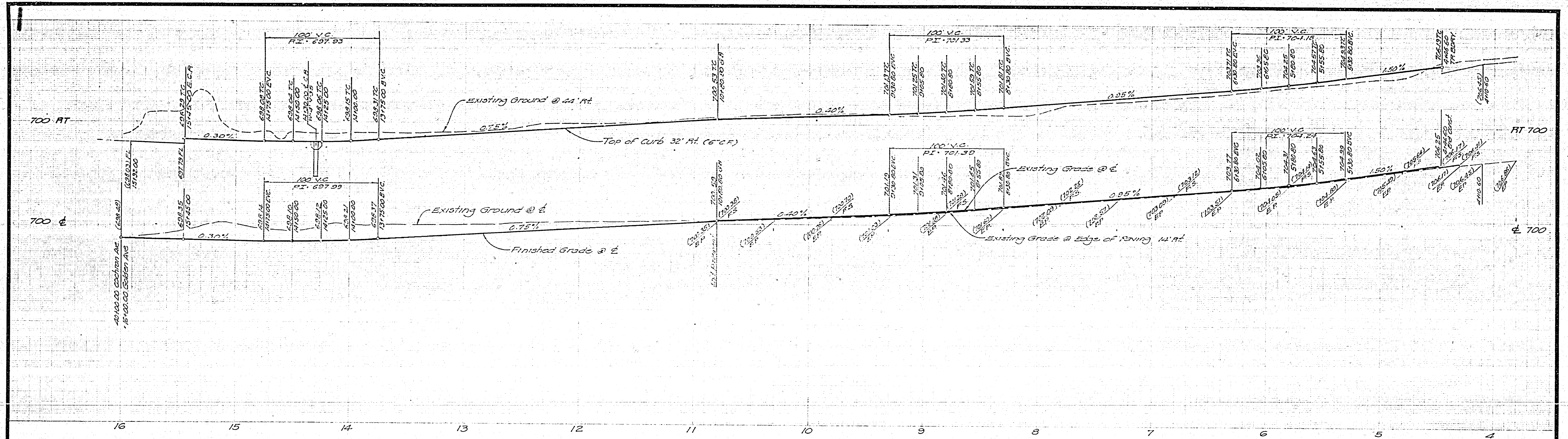
DESIGNED BY: DRAWN BY: CHECKED BY:
 ADDDED PACIFIC TELEPHONE CABLE
 DATE 4/11/77

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: DATE 4/11/77
 TRAFFIC DIVISION: DATE 4/11/77
 CHIEF P.W. ENGR: DATE 4/11/77
 PLANNING: DATE 4/11/77

STREET PLAN AND PROFILE
 TRACT NO. 8203-1
 COCHRAN AVENUE
 ALMSIDE WAY
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'

PROJECT NO.
 R-2046
 SHEET 3 OF 9
 FILE NO.





CURB CURVE DATA			
NO.	A	R	T
1	89°59'15"	35.00	54.38' 35.00
2	90°00'18"	35.00	54.38' 35.00

BENCH MARK
 RR Spike in Power Pole
 N 22589.1 at SE Corner La Sierra
 and Collett. C.M. 19 978 19 5
 Elev. 704.25

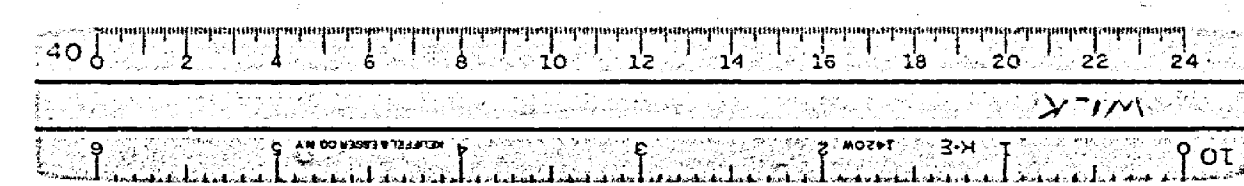
CITY OF RIVERSIDE
 DOMESTIC SYSTEM
Wally Allen 9-27-77
 Chief Utility Engineer Water Dept

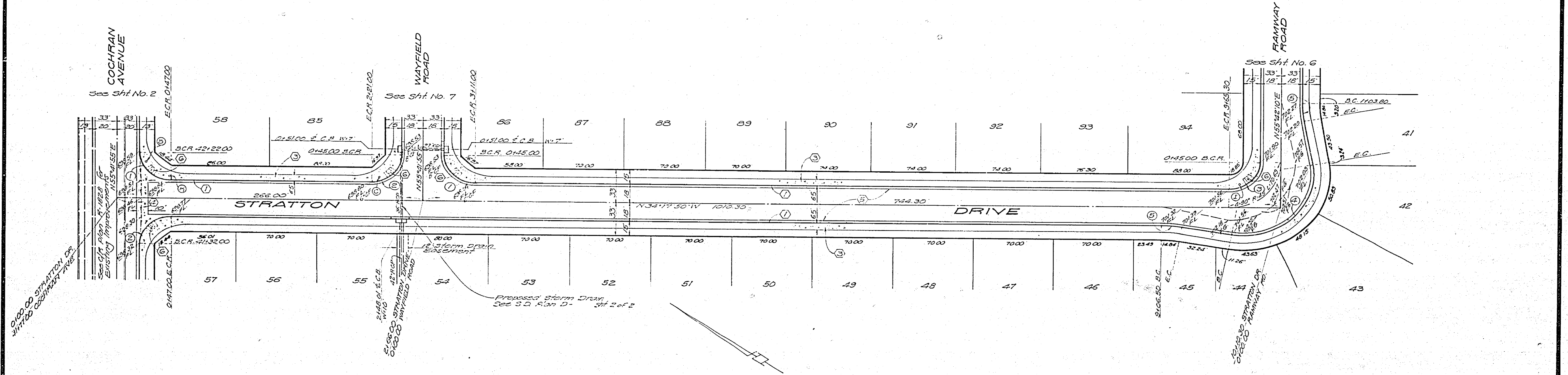
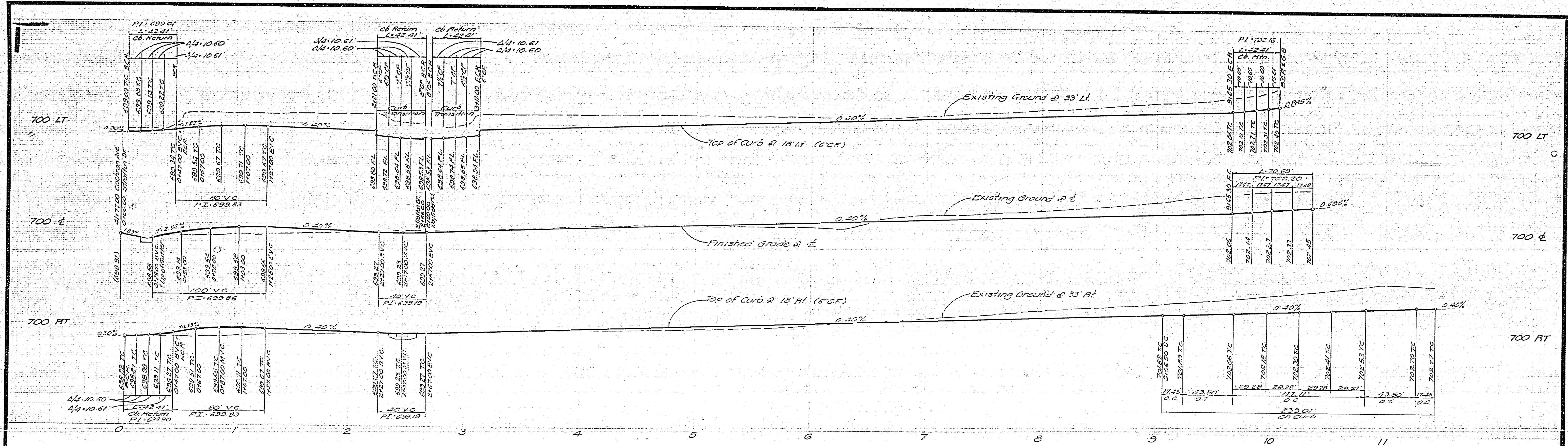
PREPARED IN THE OFFICE OF
 J.P. KAPP & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 501 PARK CENTER DR. SUITE 200
 SANTA ANA, CALIFORNIA 92750
 PHONE (714) 847-8445

NO.	REVISIONS	DATE
1	ADD NOTE FOR SEWER	10/1/77
2	ADD RECONSTRUCTION OF	10/1/77
3	ADD STREET SW. 12.00	10/1/77
4	ADD 12.00	10/1/77

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]* DATE: 10/12/77
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF ENGINEER
 PLANNING

STREET PLAN AND PROFILE
 TRACT NO. 8203-1
 GOLDEN AVENUE
 PROJECT NO. R-2046
 SHEET 4 OF 9
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'





NO	Δ	R	L	T
1	89°59'45"	27.00'	22.41'	27.00'
2	90°00'15"	27.00'	22.41'	27.00'
3	90°00'00"	27.00'	22.41'	27.00'
4	110°00'00"	61.00'	17.71"	27.00'
5	10°00'00"	100.00'	17.45"	8.75"

BENCH MARK
 N.P. 5416 in Reno. Pole No. 21500 J
 at S.E. Corner of Stratton and Cochran
 City No. 019 19 5
 Elev. 704.25'

CITY OF RIVERSIDE
 DOMESTIC SYSTEM
Wally Allen 9-22-77
 Civil/Utility Engineer, Water Date

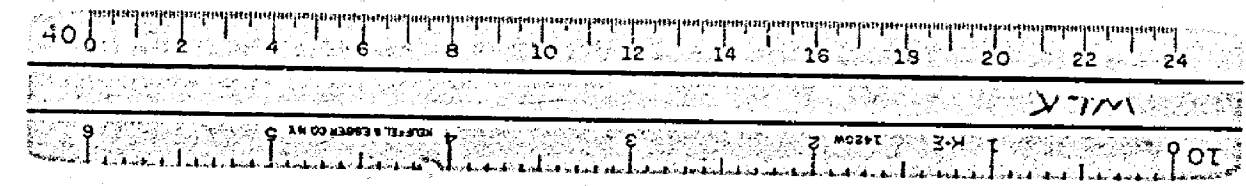
DESIGNED BY THE OFFICE OF
 W. KERR & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 501 PARK CENTER DR. SUITE 200
 SANTA ANA, CALIF. 92750
 547-8445
 4-1-77

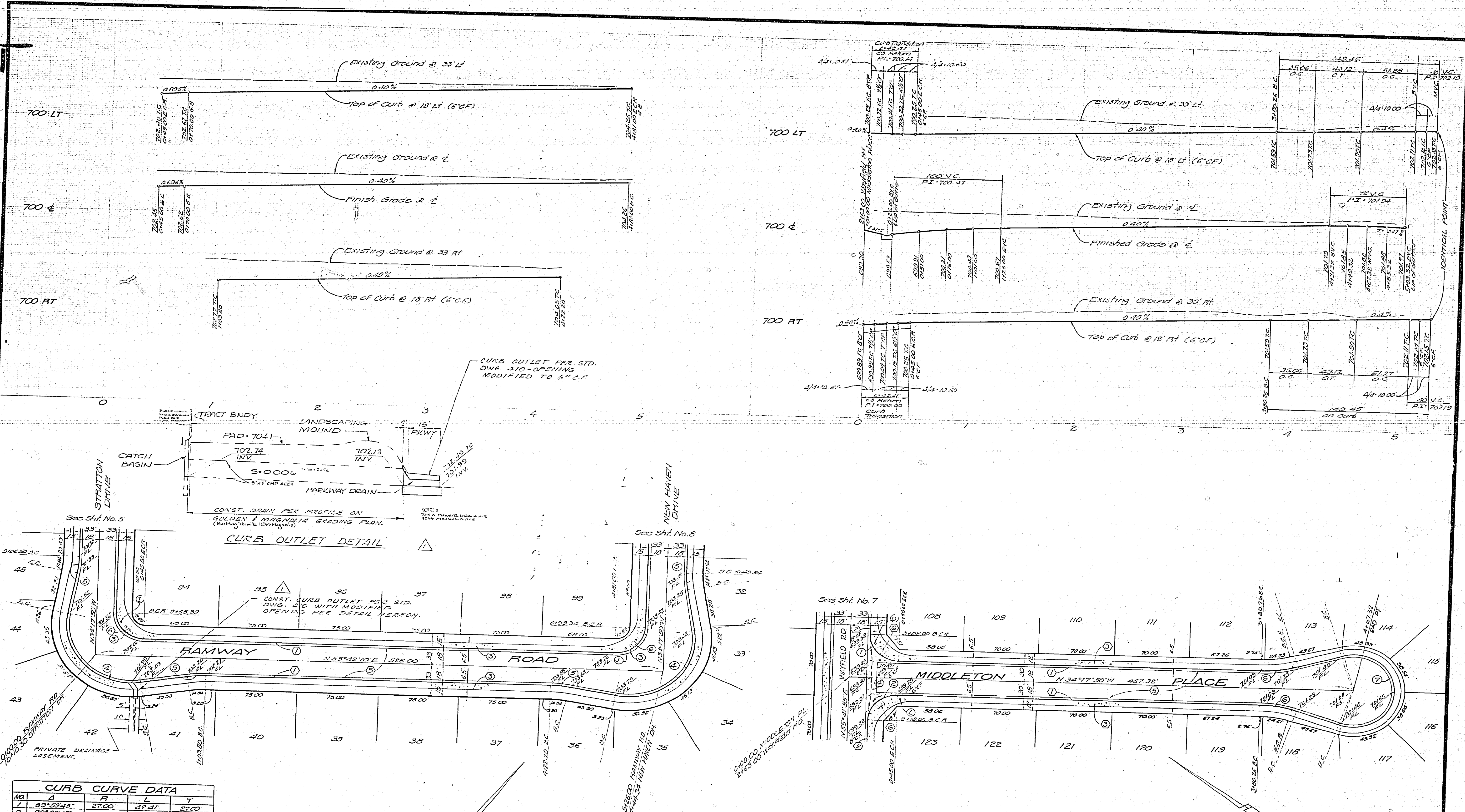
NO.	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]* DATE: 10/12/77
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DIRECTOR OF PUBLIC WORKS
 CHIEF P. W. ENGR.

STREET PLAN AND PROFILE
 TRACT NO. 8203-1
 STRATTON DRIVE
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'

PROJECT NO.
 R-2046
 SHEET 5 OF 9
 FILE NO.





NO	A	R	L	T
1	89°59'45"	27.00'	42.41'	27.00'
2	90°00'15"	27.00'	42.41'	27.00'
3	90°00'00"	27.00'	42.41'	27.00'
4	10°00'00"	61.00'	117.11'	
5	10°00'00"	100.00'	17.25'	6.75'
6	17°58'07"	115.00'	35.06'	17.67'
7	21°25'14"	35.20'	142.55'	

BENCH MARK
 R.R. Sinks in Fence, Pole No. 24550 J
 at S.E. Corner, La Sierra and Collet.
 City P.S. 978, 21.5'
 Elev. 704.25

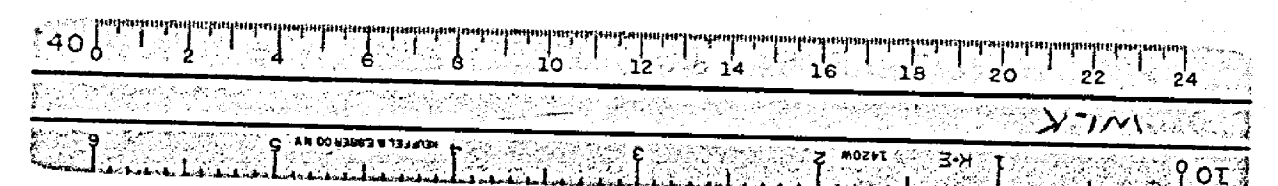
CITY OF RIVERSIDE
 DOMESTIC SYSTEM
Healy Huber
 Chief Utilities Engineer, Water
 9-22-77
 Date

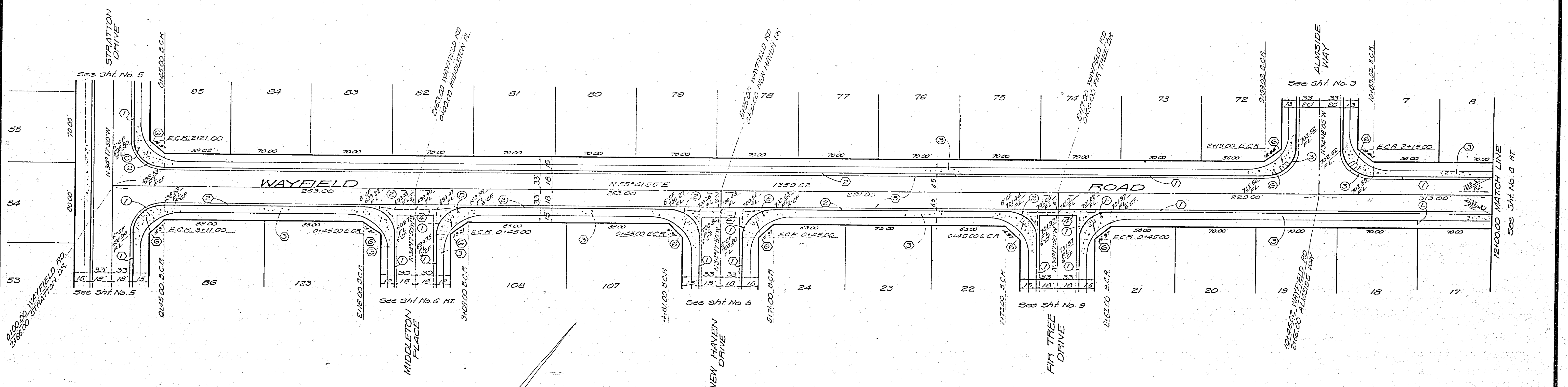
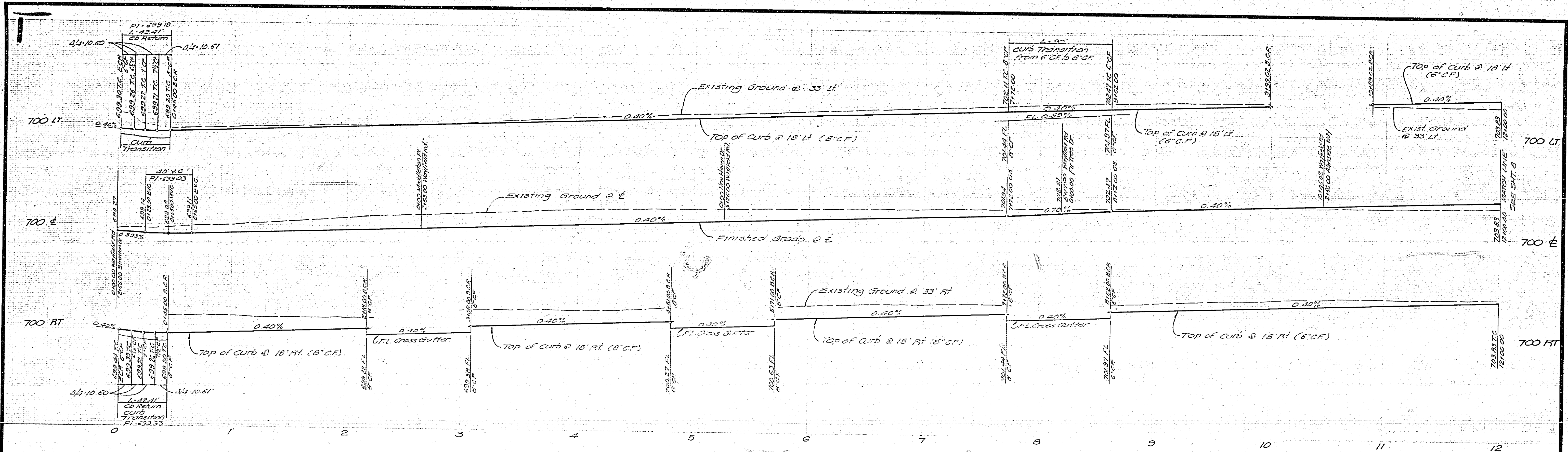
PREPARED BY
 J.P. KAPP & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 501 PARK CENTER DR., STE 200
 SANTA ANA, CALIF. 92750
 547-8445

DESIGNED BY
 DRAWN BY
 CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY
 DATE 10/19/77

STREET PLAN AND PROFILE
 TRACT NO. 8203-1
 FRAMWAY ROAD
 MIDDLETON PLACE
 PROJECT NO.
 R-2046
 SHEET 6 OF 9
 FILE NO.





CURB CURVE DATA				
NO	Δ	R	L	T
1	89° 59' 45"	27.00	15' 41"	27.00
2	90° 00' 15"	27.00	22' 41"	27.00
3	90° 00' 00"	27.00	42' 41"	27.00

BENCH MARK
 R.R. Spike in Power Pole No. 22559.1
 at S.E. Corner to Sierra and Collett
 City File 918, Page 5
 ELEV. 704.25

CITY OF RIVERSIDE
 DOMESTIC SYSTEM
High Water 9-27-77
 Chief Utility Engineer, Water Date

PREPARED IN THE OFFICE OF
 J.P. KAPP & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 501 PARK CENTER DR., SUITE 200
 SANTA ANA, CALIFORNIA 92750
 PHONE 547-8445

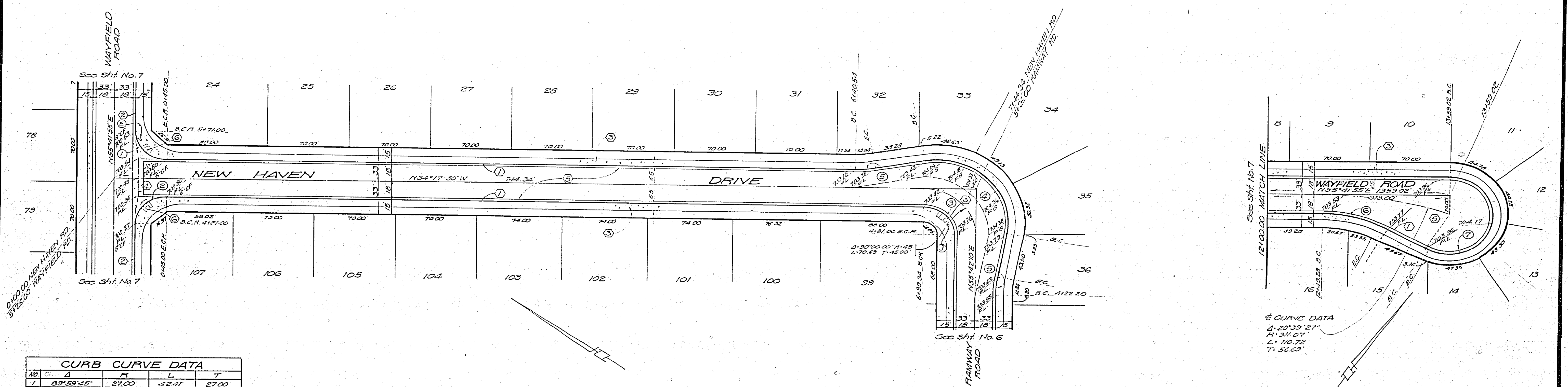
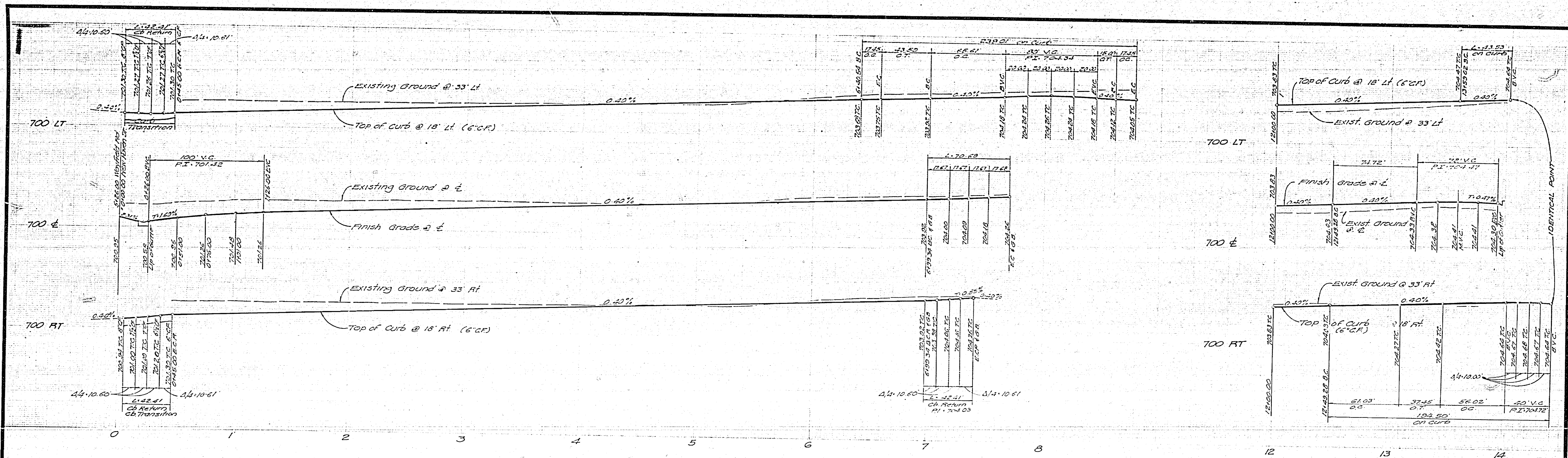
NO.	REVISIONS	DATE

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature]
 DIRECTOR OF PUBLIC WORKS
 DATE: 10/10/77

STREET PLAN AND PROFILE
 TRACT NO. 8203-1
 WAYFIELD ROAD

PROJECT NO. R-2046
 SHEET 7 OF 9
 FILE NO.





CURB CURVE DATA				
NO.	Δ	R	L	T
1	89°59'45"	27.00	42.41	27.00
2	90°00'15"	27.00	42.41	27.00
3	90°00'00"	27.00	42.41	27.00
4	110°00'00"	61.00	117.11	61.00
5	10°00'00"	100.00	17.45	8.75
6	32°00'00"	115.00	61.03	32.25
7	210°24'21"	32.00	139.55	

BENCH MARK
 R.P. Spike in Power Pole No 24580 J
 of S.E. Corner La Sierra and Collet
 C.A. 158 318 (3) S
 E.S.M. 702.25

CITY OF RIVERSIDE
 DOMESTIC SYSTEM
Walter Hoffman 9-27-77
 District Engineer, Water

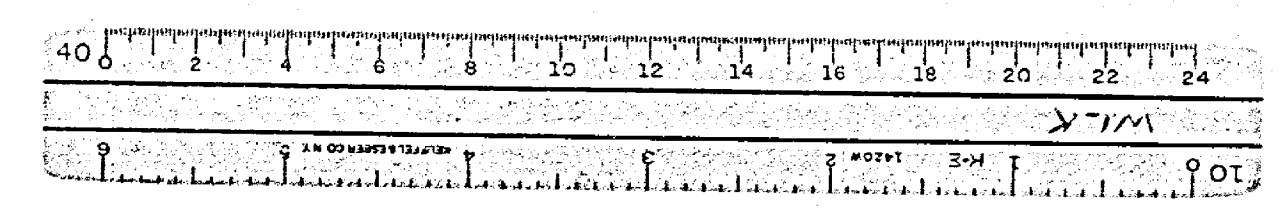
PREPARED IN THE OFFICE OF
 J.P. KAPP & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 501 PARK CENTER DR., SUITE 200
 SANTA ANA, CALIFORNIA 92750
 PHONE (714) 547-8445

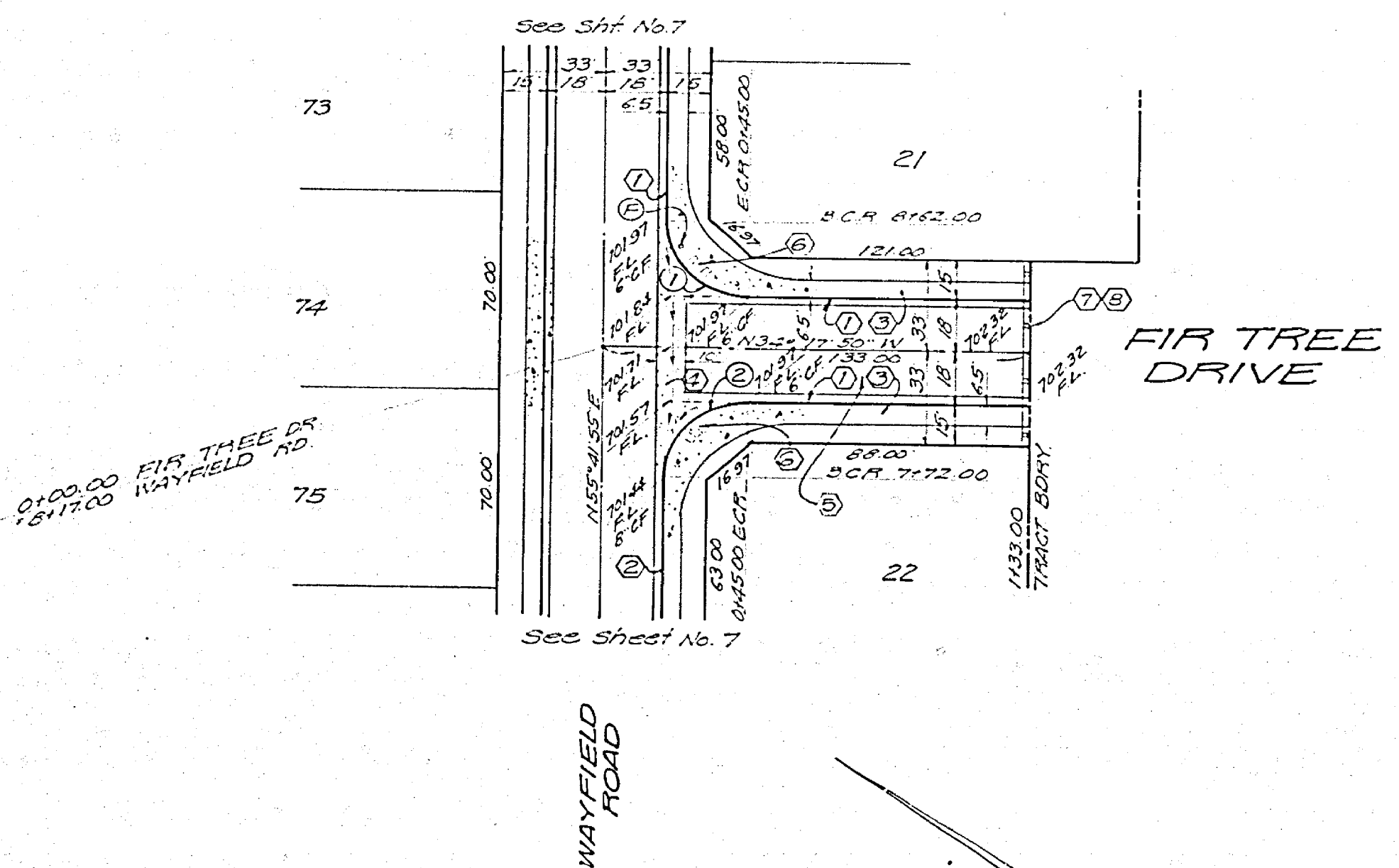
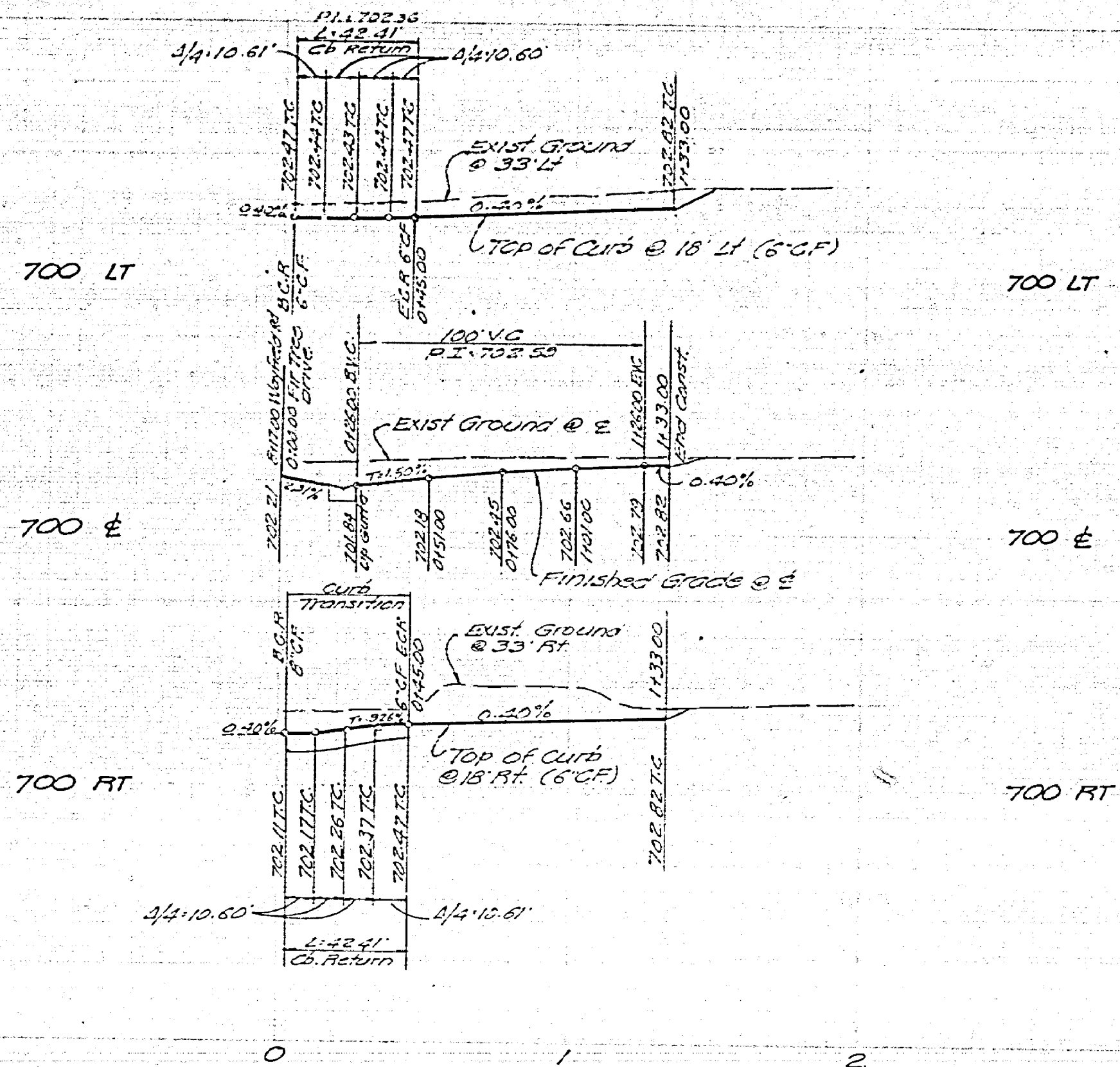
MARK	REVISIONS	DATE

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]* DATE: 10/12/77
 PARK DEPARTMENT: *[Signature]* DATE: 10/12/77
 TRAFFIC DIVISION: *[Signature]* DATE: 10/12/77
 CHIEF P.W. ENGR. DATE: 10/12/77

STREET PLAN AND PROFILE
 TRACT NO. 8203-1
 NEW HAVEN DRIVE
 WAYFIELD ROAD

PROJECT NO.
R-2046
 SHEET **8** OF **9**
 FILE NO.





CURB CURVE DATA				
NO	Δ	R	L	T
1	89°59'45"	27.00	42.41	27.00
2	30°00'15"	27.00	42.41	27.00

BENCH MARK
 M.A. 2416 in Refers. File No. 24589 J
 at S.E. Corner La Sierra and Collett
 C.R. 143 816 14 5
 Elev. 704.55

CITY OF RIVERSIDE
 DOMESTIC SYSTEM
Willy Boyler 9-22-77
 Chief Utility Engineer, Water

REGISTERED IN THE OFFICE OF
 J.P. KAPP & ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 501 PARK CENTER DR, SUITE 200
 SANTA ANA, CALIFORNIA 92750
 TEL: (714) 547-8445

NO.	REVISIONS	DATE

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]*
 TRAFFIC DIVISION
 CHIEF P.W. ENGR. *[Signature]*
 DATE: 10/12/77

STREET PLAN AND PROFILE
 TRACT NO. 8203-1
 FIR TREE DRIVE

PROJECT NO.
R-2046
 SHEET 9 OF 9
 FILE NO.

