

INDEX MAP
NO SCALE

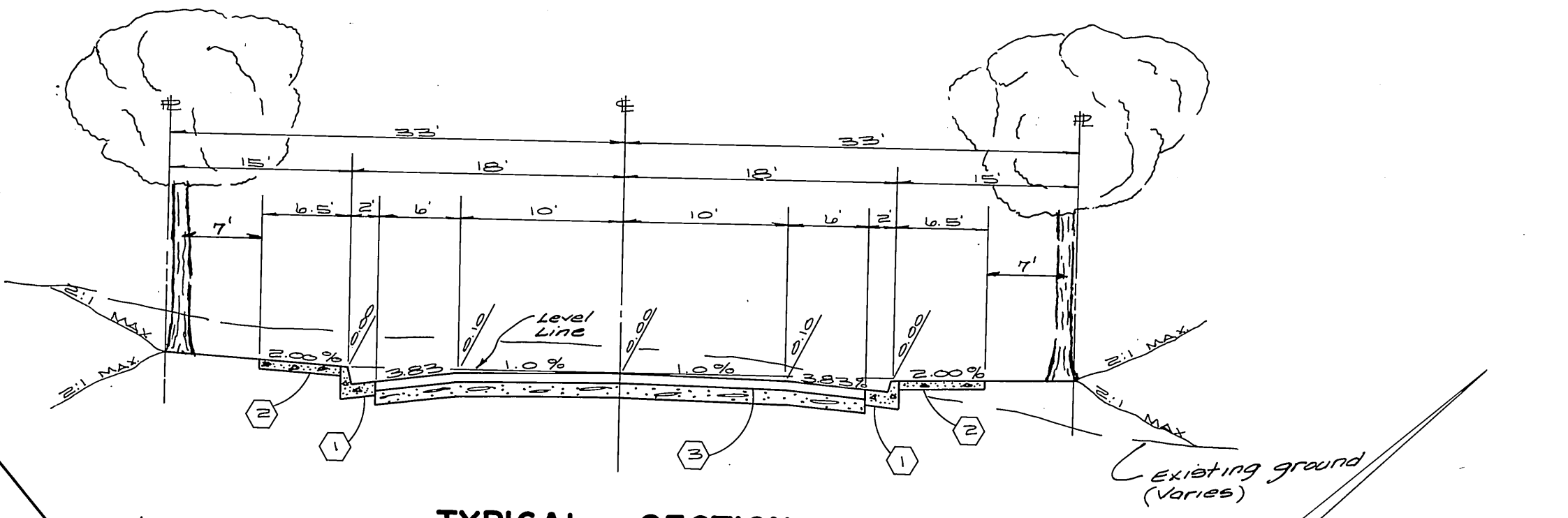
NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE 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.

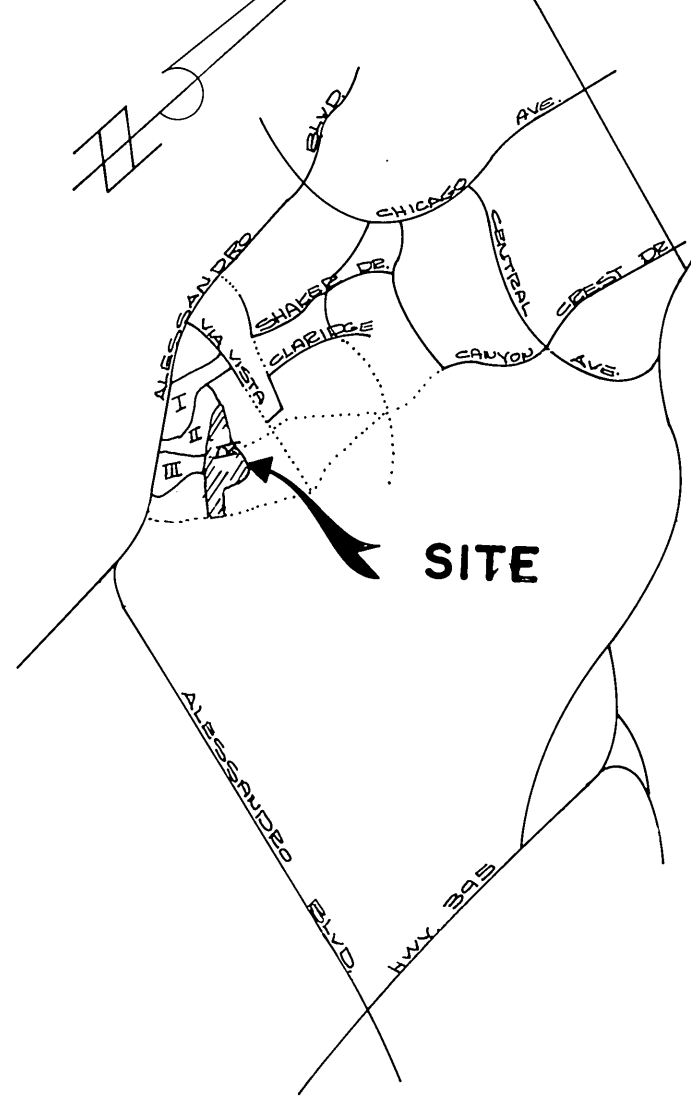
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

TREE PLANTING SCHEDULE
Street tree planting shall be as follows

Street Name	Species / Comments	Min. Size	Approx. Spacing	No. Plants
A. WILDING PL.	PRUNUS CERASIFERA/RED LEAF PLUM	15 GAL.	45'	56
B. RANCHGROVE RD.	SAME AS ABOVE	15 GAL.	45'	6
C. VILLANOVA PL.	SAME AS ABOVE	15 GAL.	45'	2.2
D. VERSAILLES CR.	SAME AS ABOVE	15 GAL.	45'	2.2
E. MILLBRAE DR.	SAME AS ABOVE	15 GAL.	45'	4
F. CANYON CREST DR.	See reverse for tree plan All work prepared by T.R. Webb	15 GAL.	45'	4



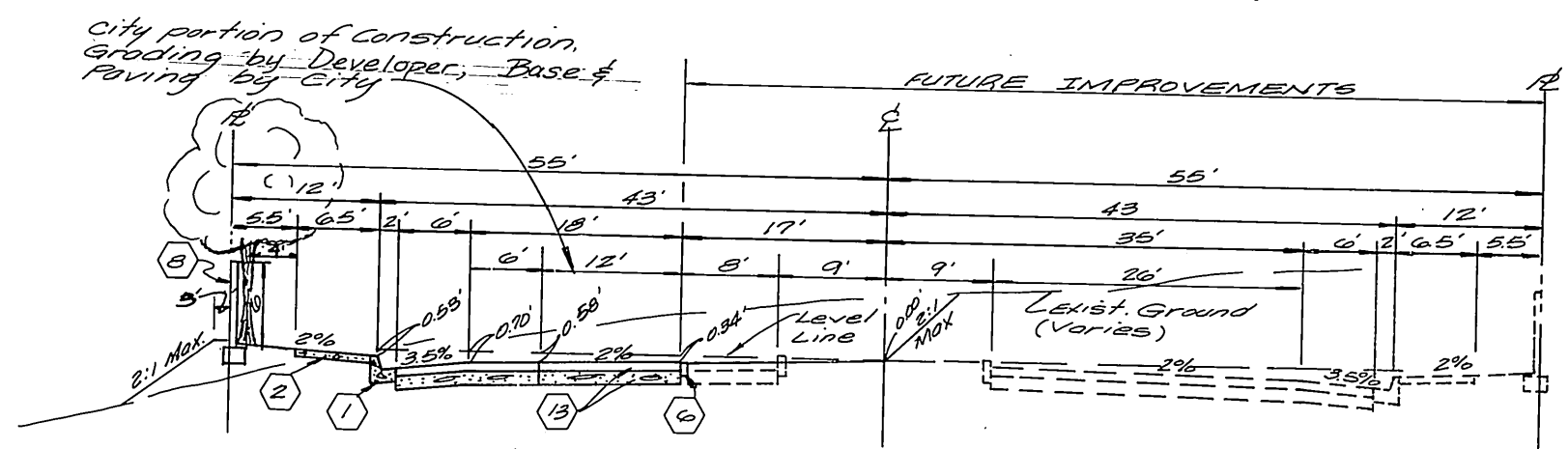
TYPICAL SECTION
T.I. = 5
NO SCALE



LOCATION MAP
NO SCALE

PARKS DEPT. GENERAL NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
- CONTACT THE PARKS DEPARTMENT INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7233 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: A) WHEN PLANT 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 SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND D) AT END OF MAINTENANCE/FINAL ACCEPTANCE OF THE 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.
- THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- 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.
- SEE STREET TREE PLANTING SCHEDULE THIS SHEET



TYPICAL SECTION
T.I. = 7
NO SCALE

SIGN SCHEDULE

(A) WILDING PL.	1200
(B) VILLANOVA PL.	1200
(C) VERSAILLES CR.	1200
(D) MILLBRAE DR.	1200
(E) VERSAILLES CR.	1200
(F) WILDING PL.	1200
(G) RANCHGROVE RD.	1200
(H) WILDING PL.	1200
(I) VERSAILLES CR.	1200
(J) CANYON CREST DR.	1100
(K) WILDING PL.	1200
(L) W-52 (NOT A THROUGH STREET) 24" x 24"	1200
(M) R-1 STOP SIGN 30" x 30" OCTAGON	1200

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY: [Signature] DATE: 5/5/84
R.E. No. 27923

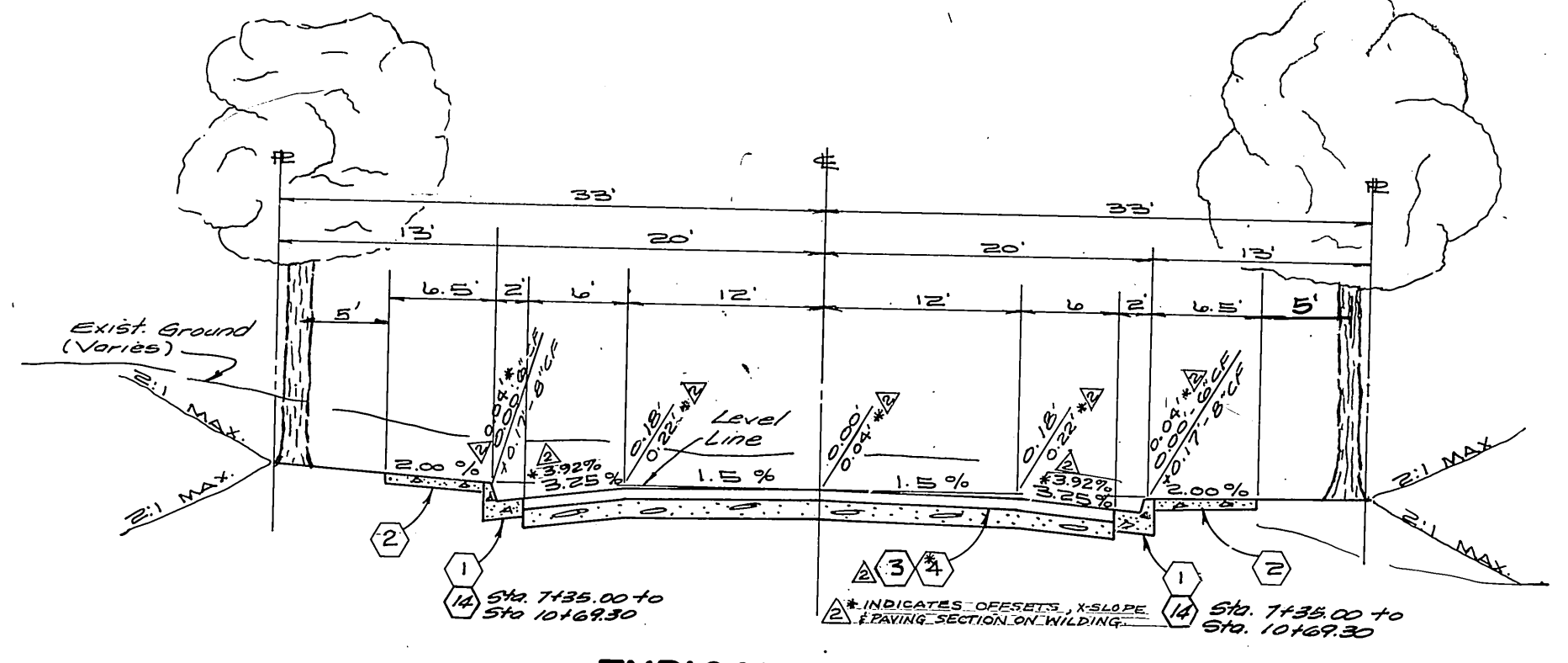
W.O. 84-175 FOR: Kaufman & Broad Homes F.B. 1041

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 APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE, DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985 EDITION.
- 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.
- 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.
- CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- 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 PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
- IN ORDER TO COORDINATE THE CITY'S PORTION OF THE WORK, THE DEVELOPER AND/OR CONTRACTOR SHALL GIVE THE CITY 60 DAYS' NOTICE IN ORDER THAT THE DEVELOPER'S AND THE CITY'S WORK MAY BE INSTALLED CONCURRENTLY. THE DEVELOPER SHALL PREPARE AND COMPACT ROUGH SUBGRADE (PLUS OR MINUS .1) AND IS RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY AND UNTIL THE CITY'S CONTRACTOR STARTS WORKING. THE DEVELOPER IS ALSO RESPONSIBLE FOR BARRICADING DURING THIS TIME.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC SERVICE DEPARTMENT (787-7251) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- 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.
- 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 PERMITS WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- IN RESIDENTIAL AREAS 6" X 6" OR 6" DIAMETER BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDES 10' TO 14' FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES.
- 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.
- 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.
- ELECTRICAL UNDERGROUND FACILITIES TO BE INSTALLED BY DEVELOPER AFTER CONSTRUCTION OF CURB AND GUTTER BUT PRIOR TO PLACEMENT OF CROSSING GUTTERS, SPANDRELS, SIDEWALK AND PAVING.
- CONSTRUCT 6" BLOCK WALL PER CITY OF RIVERSIDE STANDARD 704. TYPE/COLOR OF BLOCK: 2R20 1/2 (or equal). SIZE: 6" X 6" X 18". MORTAR COLOR: MATCH BLACK. TYPE/COLOR OF CAP: 2" X 6" X 18" (or equal). Other: Place pilasters as shown on sheet 607a. Pilasters to be constructed of 6" column block per construction detail on sheet 6 using 2" cap. Pilaster color to be Orco Mission (or equal) with matching mortar.

CONSTRUCTION NOTES

- CONSTRUCT STANDARD 200 CURB & GUTTER - 6" C.F.
- CONSTRUCT STANDARD 325 CURBLINE SIDEWALK.
- CONSTRUCT 2 1/2" A.C. PAVING OVER 4" CRUSHED AGGREGATE BASE OR 2 1/2" A.C. OVER COMPACTED NATIVE.
- CONSTRUCT 2 1/2" A.C. PAVING OVER 4" CRUSHED AGGREGATE BASE OR 3" A.C. OVER COMPACTED NATIVE.
- CONSTRUCT STANDARD 180 BARRICADE.
- INSTALL 2" X 4" REDWOOD HEADER.
- RELOCATE EXISTING BARRICADE, SEE NOTE # 14, REMOVE EXISTING REDWOOD HEADER.
- CONSTRUCT STANDARD 704 BLOCK WALL, THIS WALL REQUIRES A PERMIT & INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION. (SEE NOTE 21).
- CONSTRUCT STANDARD 220 CROSS-GUTTER, WIDTH AS NOTED.
- CONSTRUCT STANDARD 304 WHEELCHAIR RAMP.
- CONSTRUCT 2 1/2" A.C. PAVING OVER 4" CRUSH AGGREGATE BASE OR 4" A.C. OVER COMPACTED NATIVE.
- CONSTRUCT STANDARD 200 CURB & GUTTER - 8" C.F.



TYPICAL SECTION
NO SCALE

BENCH MARK: THIS PLAN ONLY
FOUND 1 1/2" SQUARE ROD IN CONCRETE, IN WELL 200' SLY OF VIA VISTA DRIVE ON ALESSANDRO BLVD. CITY OF RIVERSIDE BENCH MARK F-7A. ELEVATION 1337.423 (CITY), TAKEN AS ELEVATION 1337.90 FOR THESE PLANS, TO TIE TO PLANS IN ADJACENT SUBDIVISION.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 3/1/85
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF PUB. WKS. ENGR.

STREET PLAN & PROFILE
TRACT 9078-4
INDEX

SCALE: NO SCALE

ACCOUNT NO.
DRAWING NUMBER
R-2649

SHEET 1 OF 6
84-175-A

1440 LT.

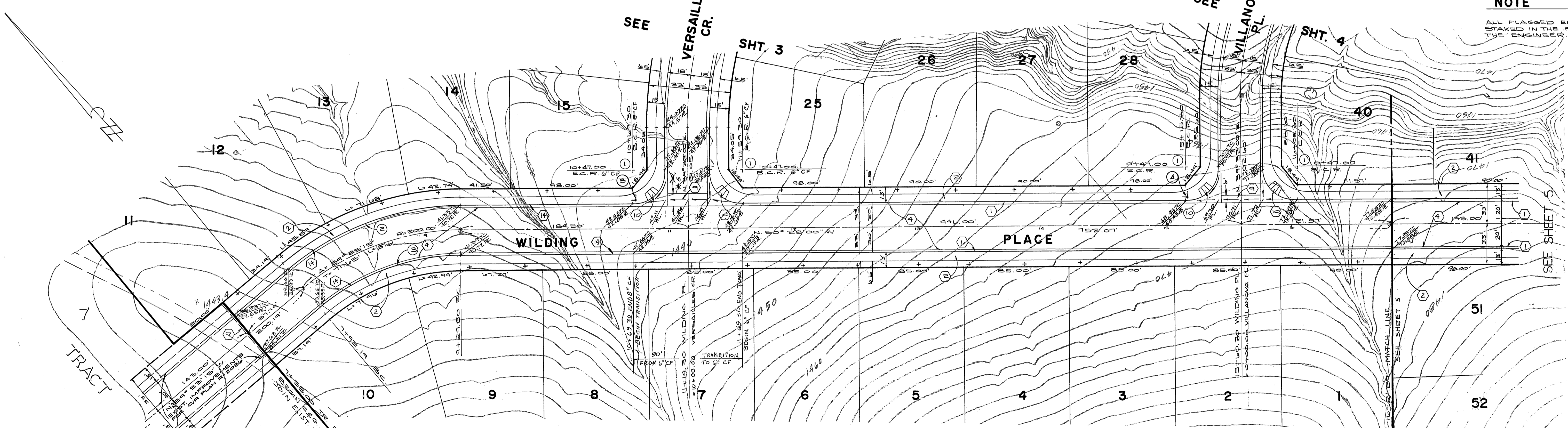
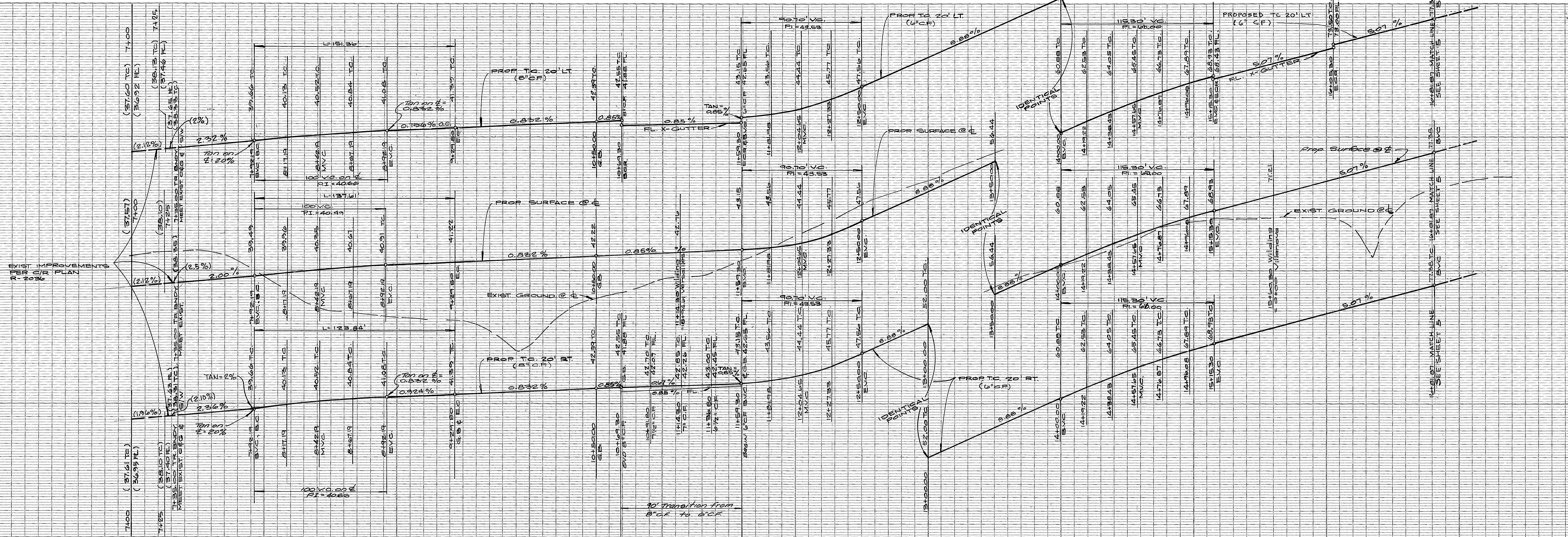
1440 E

1440 RT.

1460 LT.

1460 E

1460 RT.



NOTE
ALL FLAGGED ELEV. TO BE STAKED IN THE FIELD BY THE ENGINEER.

NOTE
SEE SHEET 1 FOR GENERAL & CONSTRUCTION NOTES

BENCH MARK: THIS PLAN ONLY FOUND 1 1/2" SQUARE ROD IN CONCRETE, IN WELL 200' SLY OF VIA VISTA DRIVE ON ALESSANDRO BLVD. CITY OF RIVERSIDE BENCH MARK F-7A. ELEVATION 1337.423 (CITY), TAKEN AS ELEVATION 1337.90 FOR THESE PLANS, TO TIE TO PLANS IN ADJACENT SUBDIVISION.

* As built 7-28-86 76

CURVE DATA			
	Δ	R	T
1	40°00'00"	27.00'	27.00'
2	39°25'15"	220.00'	78.82'
3	39°25'15"	180.00'	64.49'
4			123.84'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY: *[Signature]* DATE: 9-5-84
R.E. No. 21383

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 3/1/85
DIRECTOR OF PUBLIC WORKS

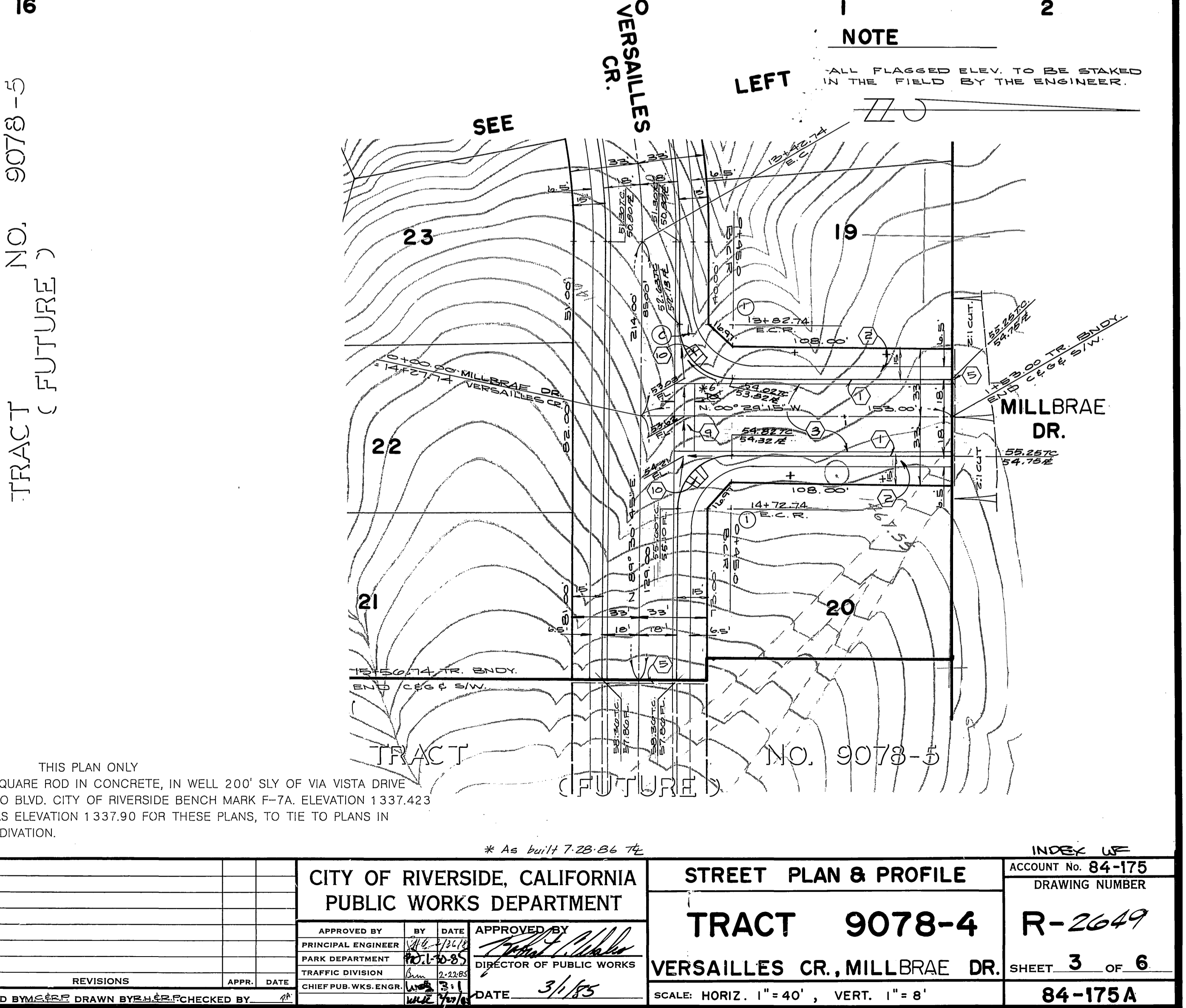
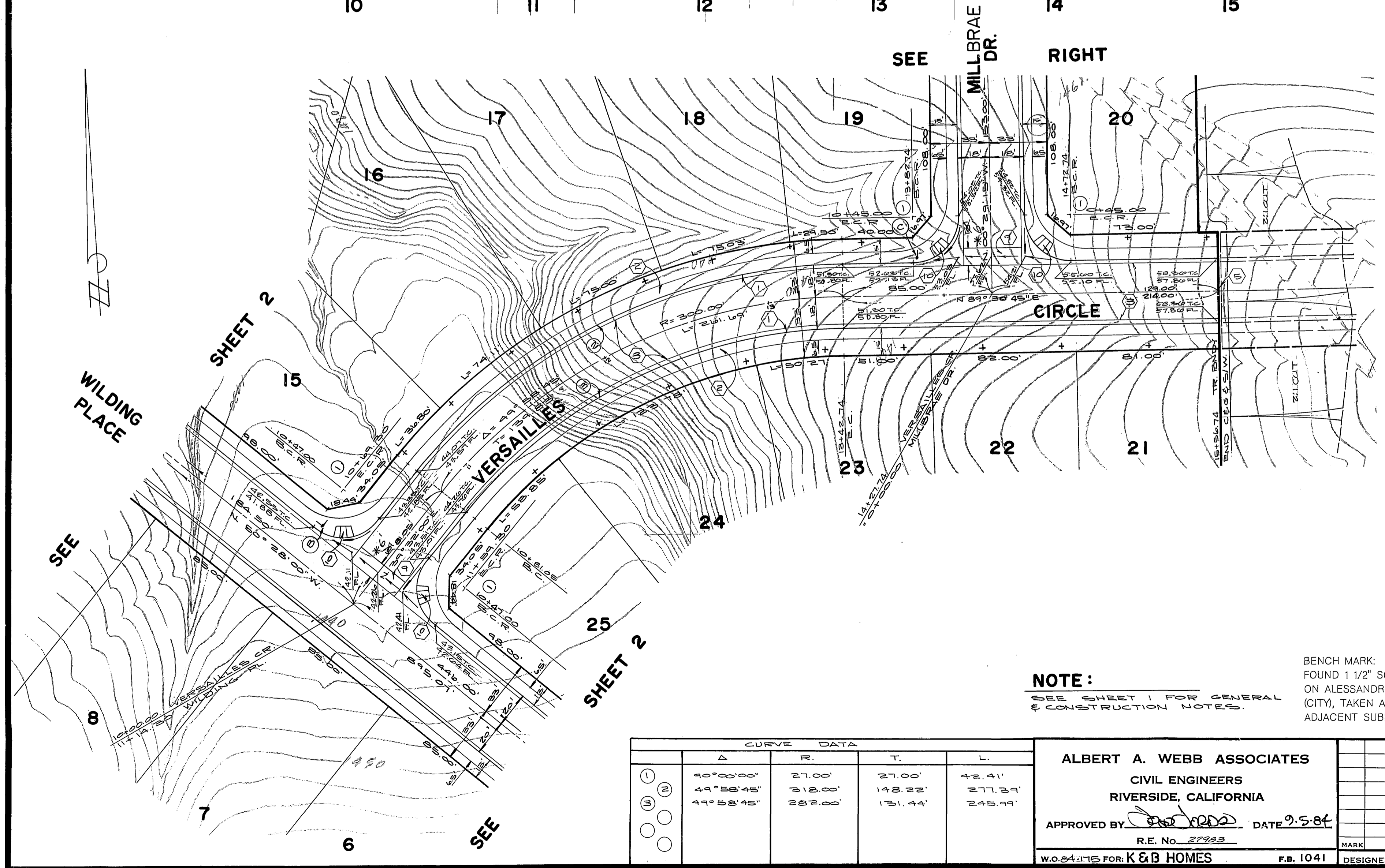
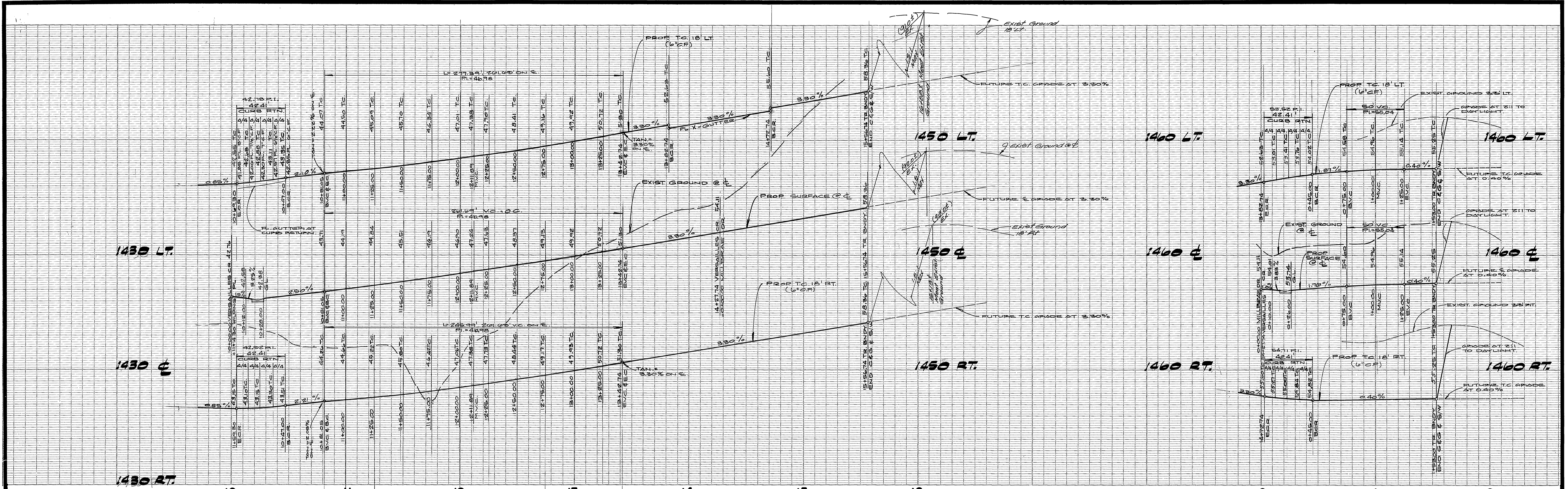
STREET PLAN & PROFILE

TRACT 9078-4
WILDING PL. Station 7+39.00 to Station 16+31.87

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

ACCOUNT No. **R-2649**
DRAWING NUMBER **2** OF **6**
SHEET **2** OF **6**
DATE **3/1/85**
SCALE: HORIZ. 1" = 40', VERT. 1" = 8'

PC 1644



NOTE:
 SEE SHEET 1 FOR GENERAL & CONSTRUCTION NOTES.

BENCH MARK: THIS PLAN ONLY
 FOUND 1 1/2" SQUARE ROD IN CONCRETE, IN WELL 200' SLY OF VIA VISTA DRIVE
 ON ALESSANDRO BLVD. CITY OF RIVERSIDE BENCH MARK F-7A. ELEVATION 1337.423
 (CITY), TAKEN AS ELEVATION 1337.90 FOR THESE PLANS, TO TIE TO PLANS IN
 ADJACENT SUBDIVISION.

* As built 7.28.86 TC

NO.	Δ	R.	T.	L.
1	40°00'00"	27.00'	27.00'	42.41'
2	49°58'45"	218.00'	148.22'	277.29'
3	49°58'45"	282.00'	131.44'	245.99'

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *[Signature]* DATE: 9.5.84
 R.E. No. 27923
 W.O. 24:15 FOR: K & B HOMES F.B. 1041

MARK REVISIONS APPR. DATE
 DESIGNED BY: *[Signature]* DRAWN BY: *[Signature]* CHECKED BY: *[Signature]*

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* BY DATE: 10.1.85
 PRINCIPAL ENGINEER: *[Signature]*
 TRAFFIC DIVISION: *[Signature]*
 CHIEF PUB. WKS. ENGR.: *[Signature]* DATE: 3/1/85

INDEX
 ACCOUNT No. 84-175
 DRAWING NUMBER
TRACT 9078-4 R-2649
VERSAILLES CR., MILLBRAE DR. SHEET 3 OF 6
 SCALE: HORIZ. 1" = 40', VERT. 1" = 8'
84-175A

PC 1644

1480 LT.

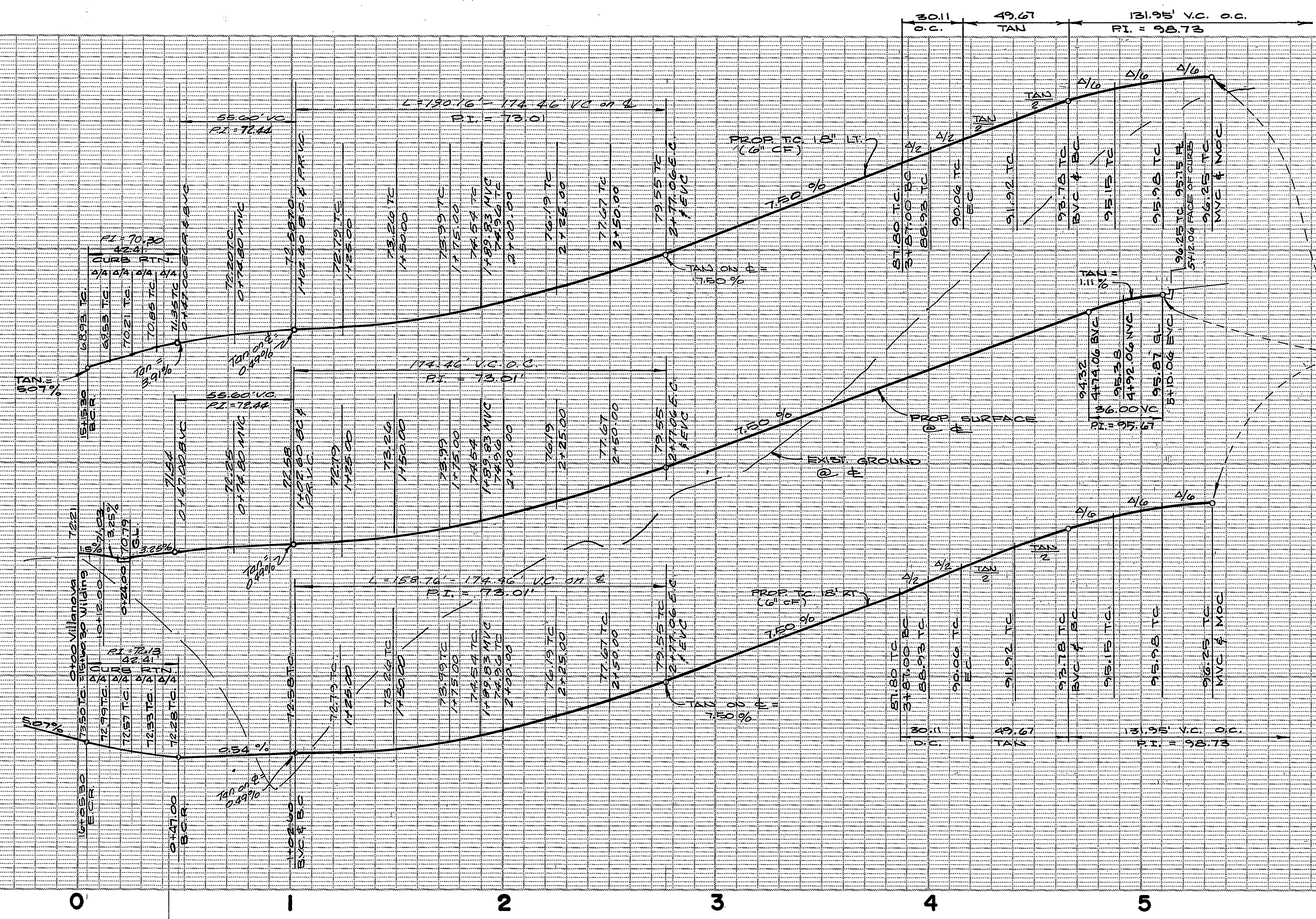
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1480 RT.

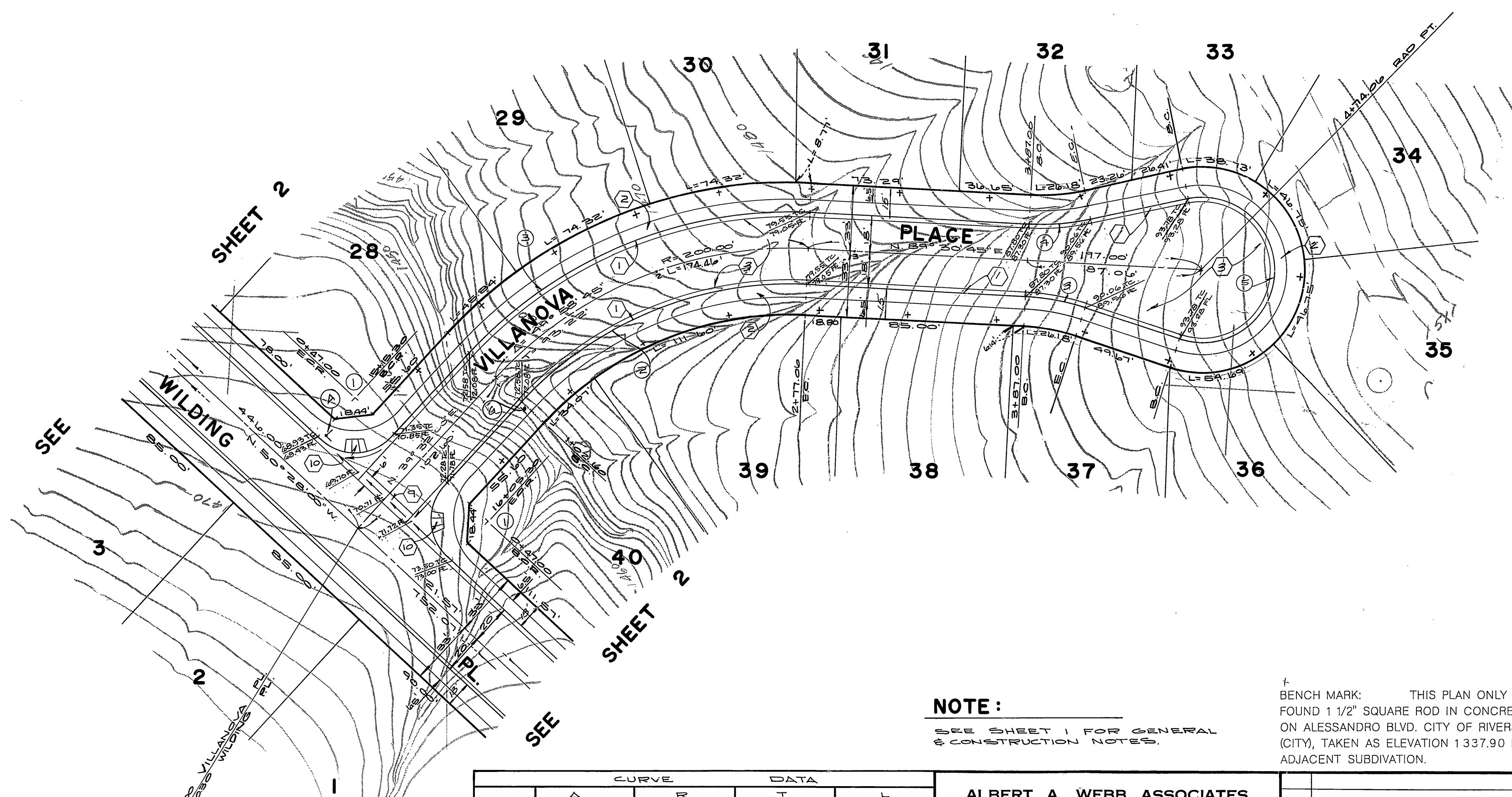
1480 LT.

1480 E

1480 RT.



NOTE
ALL FLAGGED ELEV. TO BE STAKED IN THE FIELD BY THE ENGINEER.



NOTE:
SEE SHEET 1 FOR GENERAL & CONSTRUCTION NOTES.

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* As built 7-28-86 TE

CURVE	DATA			
	Δ	R	T	L
(1)	40°00'00"	27.00'	27.00'	42.41'
(2)	49°58'45"	182.00'	182.83'	158.76'
(3)	49°58'45"	218.00'	101.61'	140.16'
(4)	15°00'00"	115.00'	30.11'	30.11'
(5)	210°00'00"	26.00'	15.14'	13.95'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY: *[Signature]* DATE: 9-5-84
R.E. No. 27782

MARK	REVISIONS	APPR.	DATE

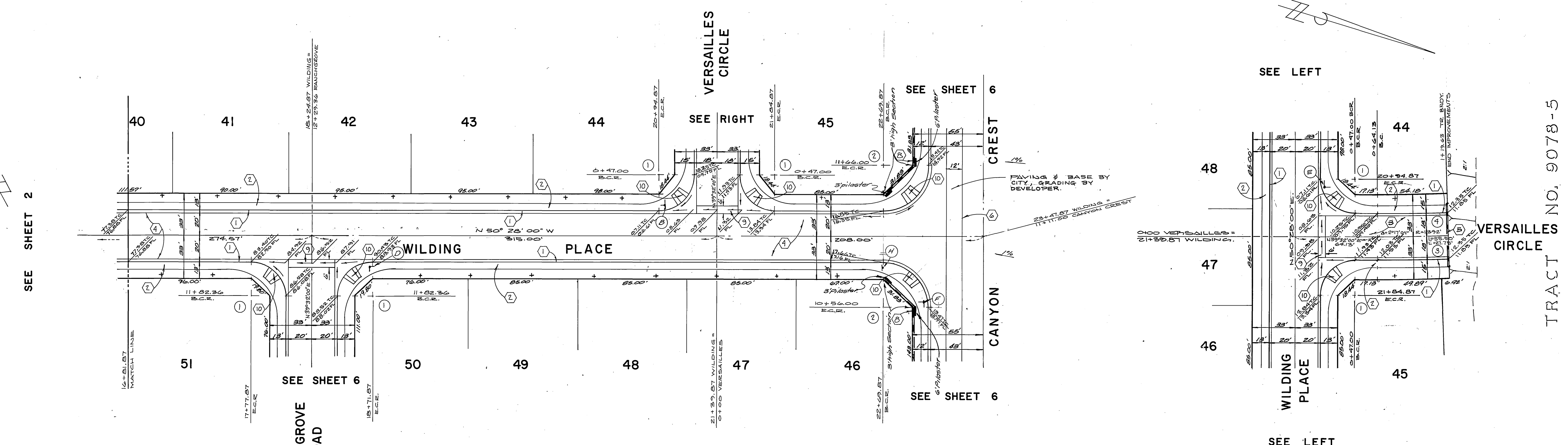
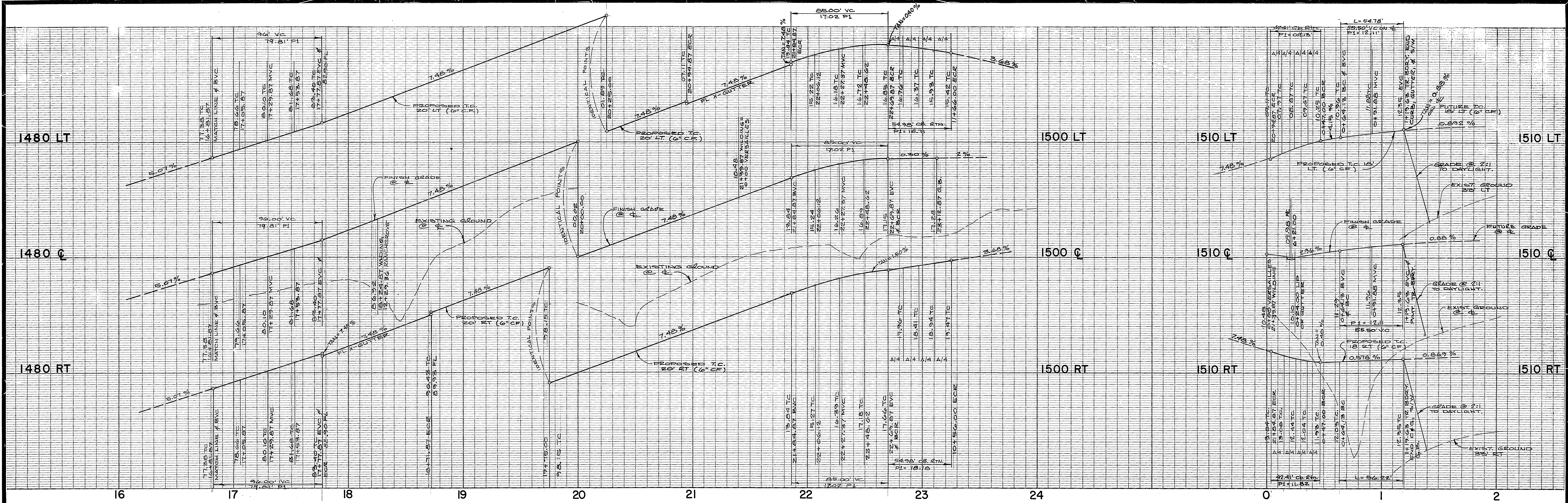
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 3/1/85
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF PUB. WKS. ENGR.

STREET PLAN & PROFILE
TRACT 9078-4
VILLANOVA PL.

INDEX WF
ACCOUNT No.
DRAWING NUMBER
R-2649
SHEET 4 OF 6
84-175-A

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

20 16 4 20



NOTE: SEE SHEET 1 FOR GENERAL & CONSTRUCTION NOTES.
 BENCH MARK: THIS PLAN ONLY FOUND 1 1/2" SQUARE ROD IN CONCRETE, IN WELL 200' SLY OF VIA VISTA DRIVE ON ALESSANDRO BLVD. CITY OF RIVERSIDE BENCH MARK F-7A. ELEVATION 1337.423 (CITY), TAKEN AS ELEVATION 1337.90 FOR THESE PLANS, TO TIE TO PLANS IN ADJACENT SUBDIVISION.

CURVE DATA				
No.	Δ	R	L	T
①	90°00'00"	27.00'	42.41'	27.00'
②	90°00'00"	25.00'	54.98'	35.00'
③	2°17'04"	1410.00'	56.22'	28.11'
④	2°17'04"	1374.00'	54.78'	27.40'

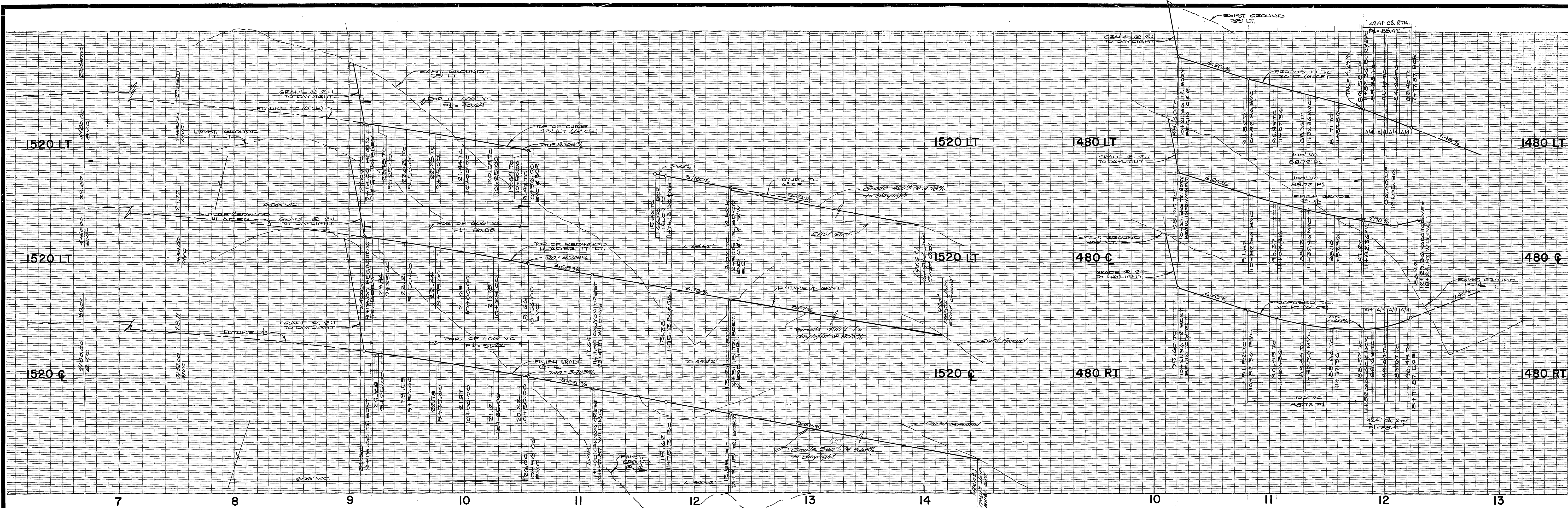
ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: [Signature] DATE: 05-84
 R.E. No. 27923

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 3/1/85
 DIRECTOR OF PUBLIC WORKS

STREET PLAN & PROFILE
 TRACT NO. 9078-4
 WILDING PL. VERSAILLES CIR.

ACCOUNT NO. INDEX UP
 DRAWING NUMBER
R-2649
 SHEET 5 OF 6
 SCALE: Horiz: 1" = 40' Vert: 1" = 5'

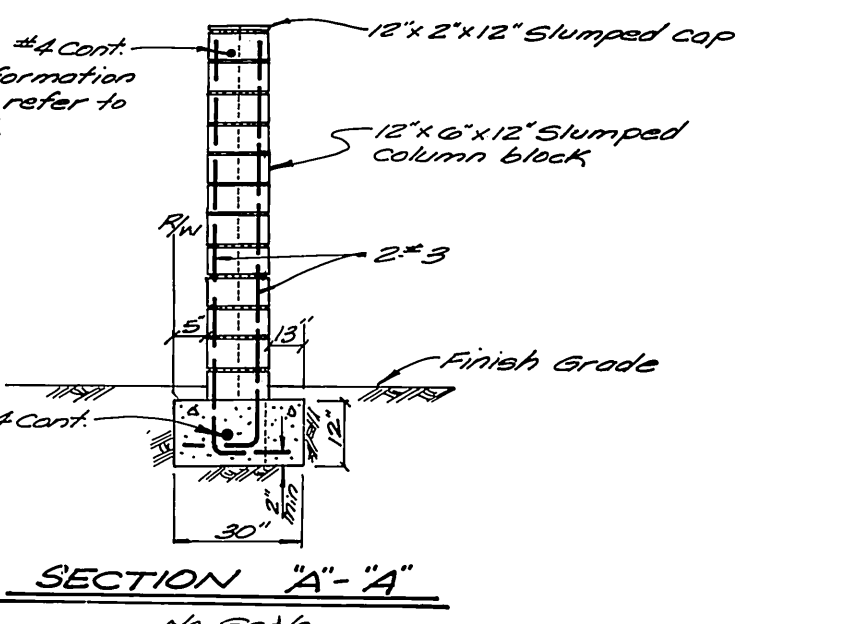
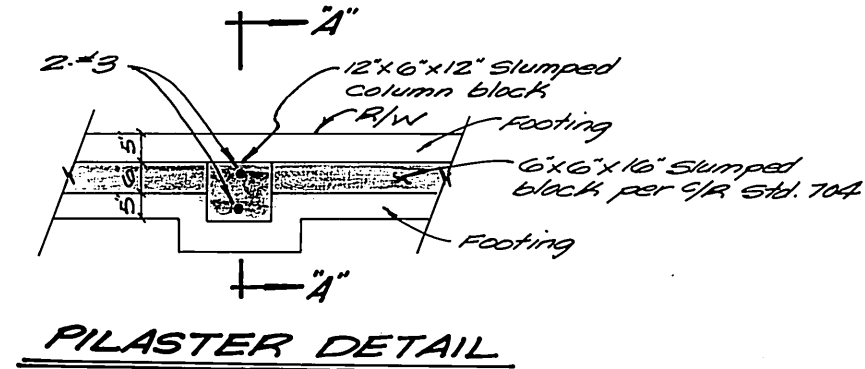
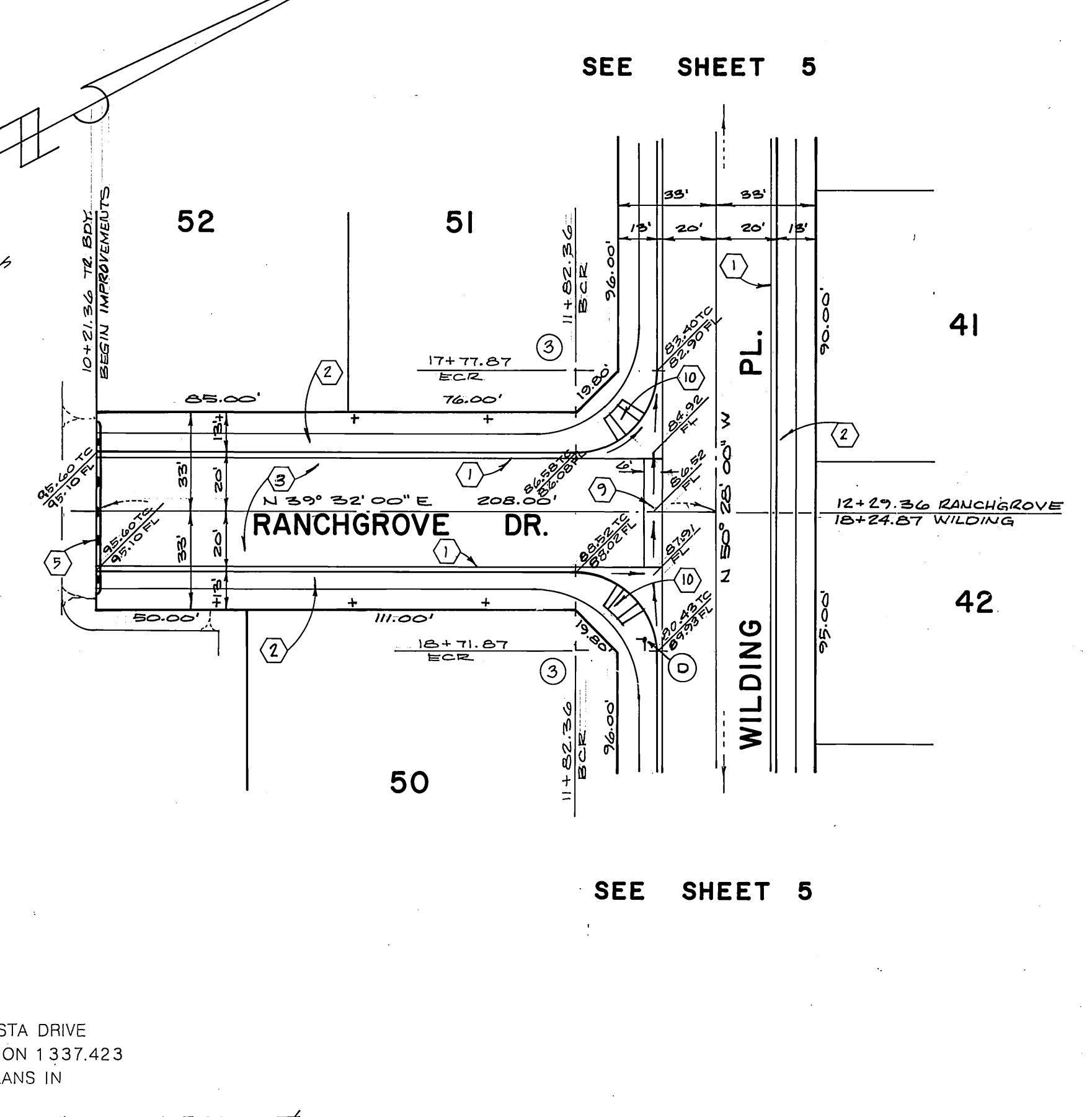
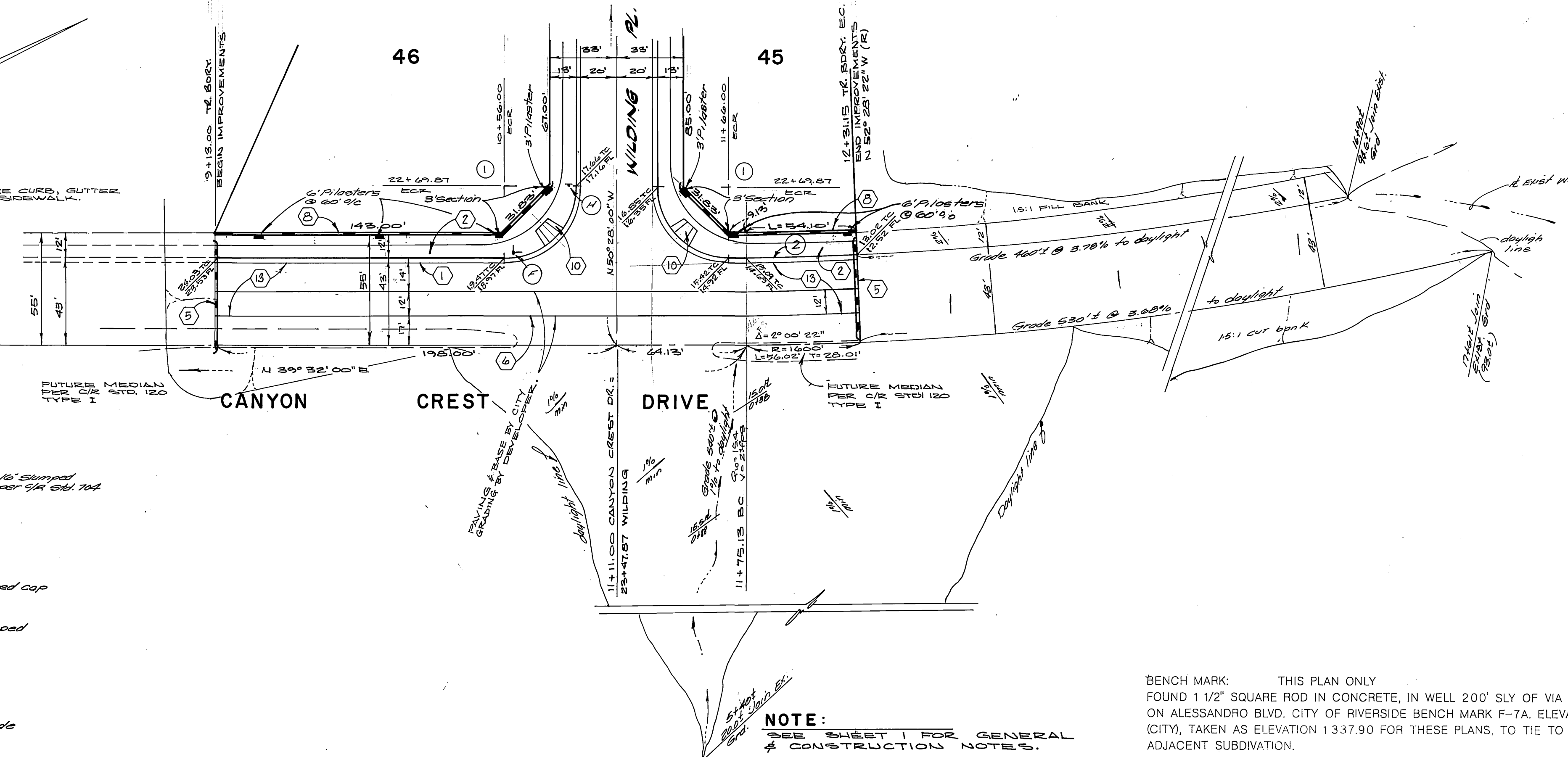
TRACT NO. 9078-5
 (FUTURE)



SEE SHEET 5

SEE SHEET 5

SEE SHEET 5



Note: For information not shown refer to city spec. book.

NOTE: SEE SHEET 1 FOR GENERAL & CONSTRUCTION NOTES.

BENCH MARK: THIS PLAN ONLY FOUND 1 1/2\"/>

* As built 7-28-86 T6

CURVE DATA				
No.	Δ	R	L	T
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②	2°00'22"	1557.00'	54.52'	27.26'
③	90°00'00"	27.00'	42.41'	27.00'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY: [Signature] DATE: 7-5-84
R.E. No. 27953

MARK	REVISIONS	APPR. DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 7/5/84
PRINCIPAL ENGINEER: [Signature]
TRAFFIC DIVISION: [Signature]
CHIEF PUB. WKS. ENGR.: [Signature]
PLANNING DEPT.: [Signature]

STREET PLAN & PROFILE
TRACT NO. 9078-4
RANCHGROVE DR.
CANYON CREST DR.
SCALE: Horiz: 1" = 40' Vert: 1" = 5'

INDEX UP
ACCOUNT No.
DRAWING NUMBER
R-2647
SHEET 6 OF 6
84-175-A