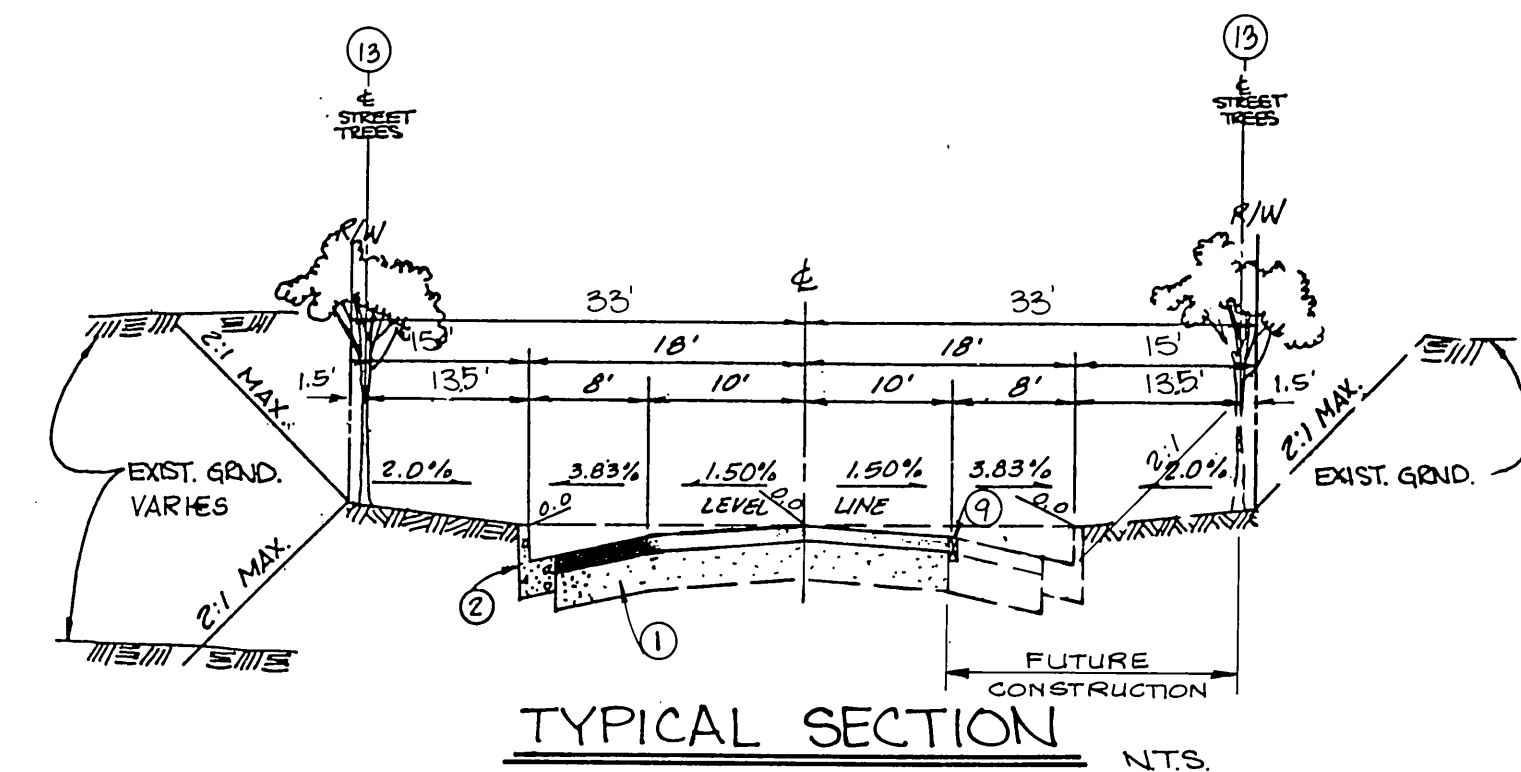


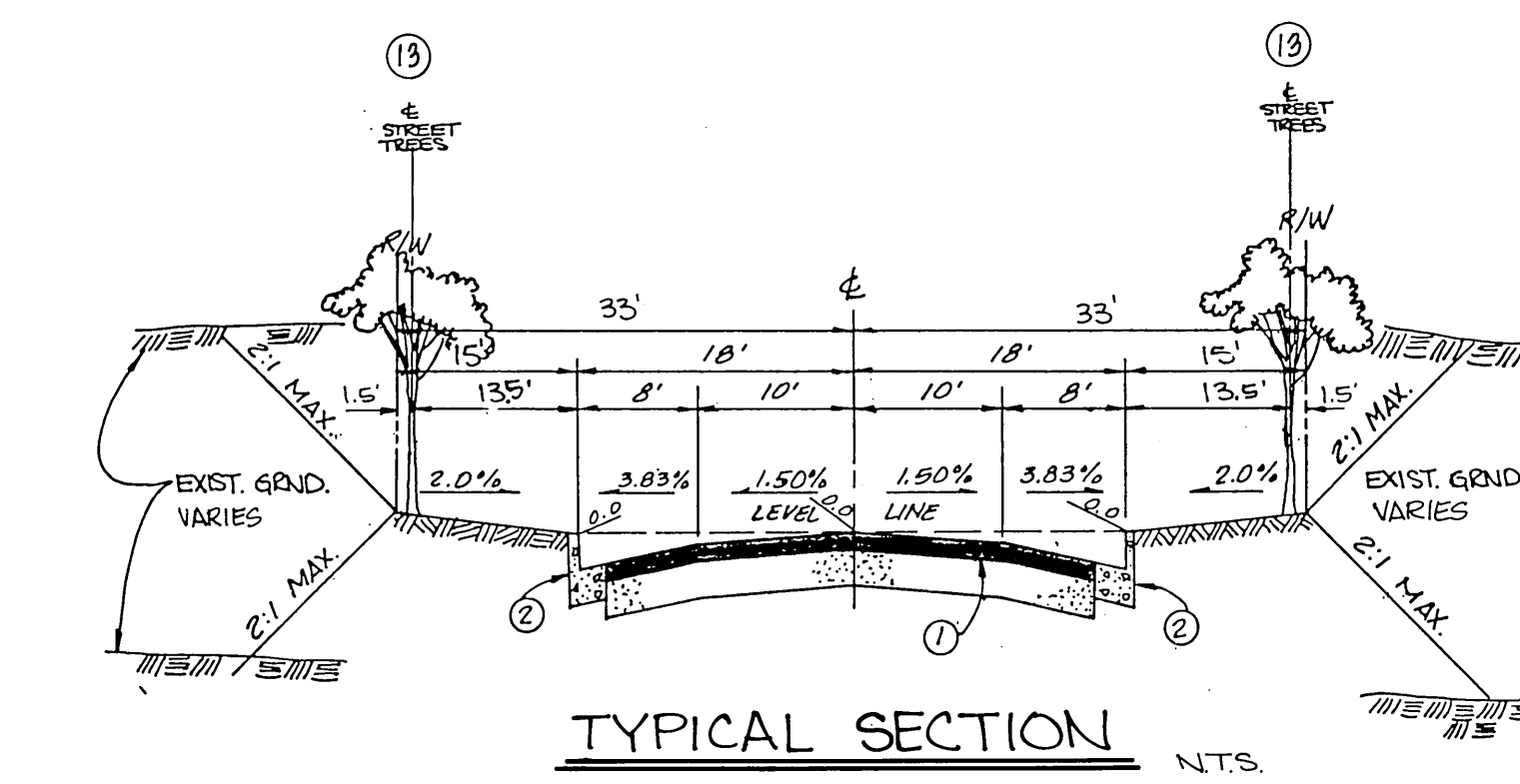
TRAFFIC & STREET NAME SIGN SCHEDULE	
(A)	OVERLOOK PARKWAY 1000
(B)	WYNDHAM HILL DR 1000
(C)	WYNDHAM HILL DR 1000
(D)	GINSBERG 1000
(C)	R-1 STOP SIGN 36" 2 EA
(D)	R-7 KEEP RIGHT 3 EA

CONSTRUCT PER C/JR STDS 662A# 666



TYPICAL SECTION
WYNDHAM HILL DRIVE
 STA. 0+70.60 TO STA. 2+16.90

CONSTRUCT 2 1/2" A.C. OVER 4" CRUSHED AGGREGATE BASE PER S.R. 1441 R=68.
 T.I. = 5.0 OR 3" A.C. OVER COMPACTED NATIVE



TYPICAL SECTION
WYNDHAM HILL DRIVE
 STA. 2+16.90 TO STA. 15+53

CONSTRUCT 2 1/2" A.C. OVER 4" CRUSHED AGGREGATE BASE PER S.R. 1441 R=68.
 T.I. = 5.0 OR 3" A.C. OVER COMPACTED NATIVE

- 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 DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
 - 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.
 - QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
 - 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.
 - 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 STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE 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 AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
 - THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADES CAN BE RELOCATED.
 - 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.
 - 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 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 PERMIT 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 PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN(10) WORKING DAYS FOR COMPLETION OF WORK PHONE 351-6150.

STREET TREE GENERAL NOTES

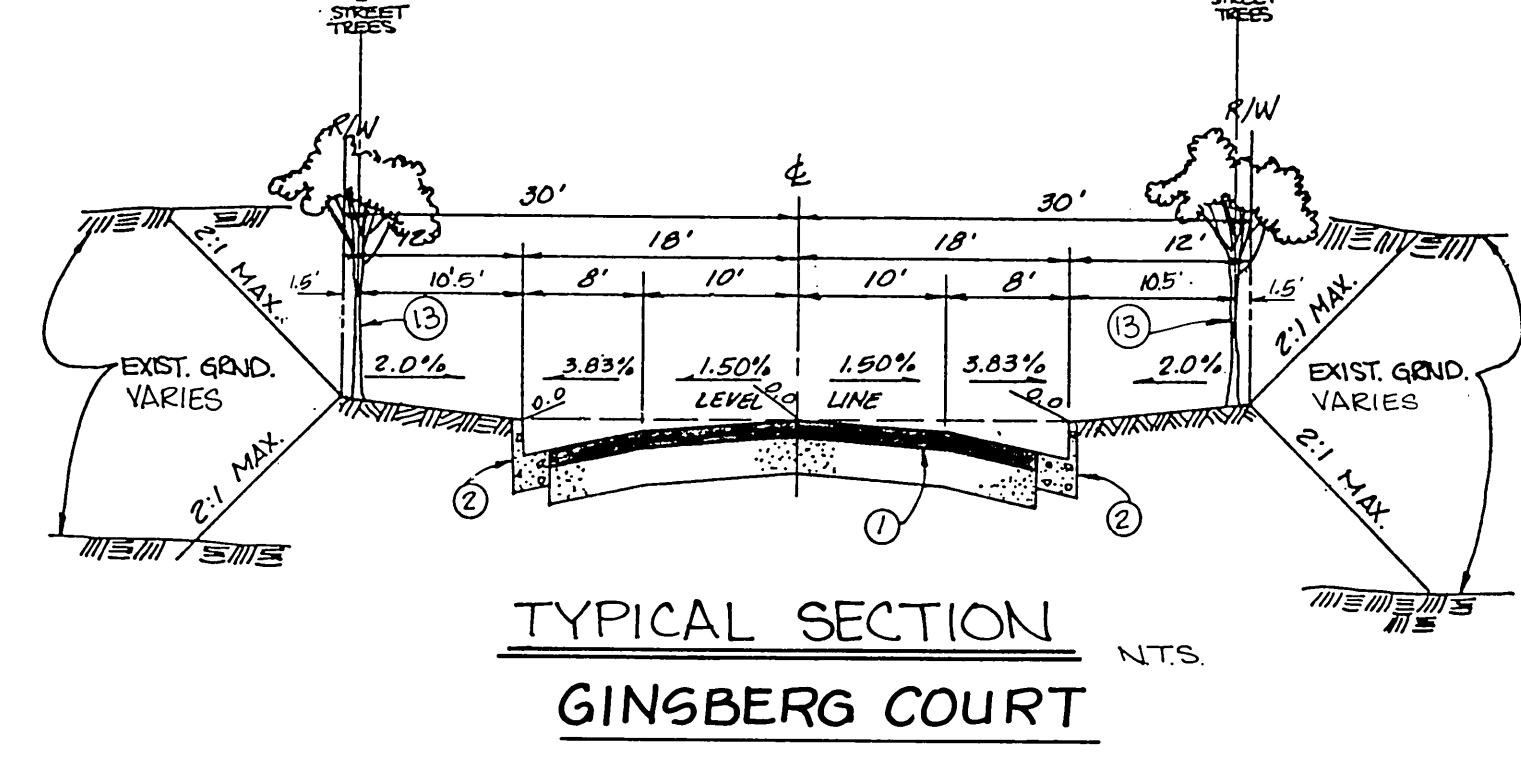
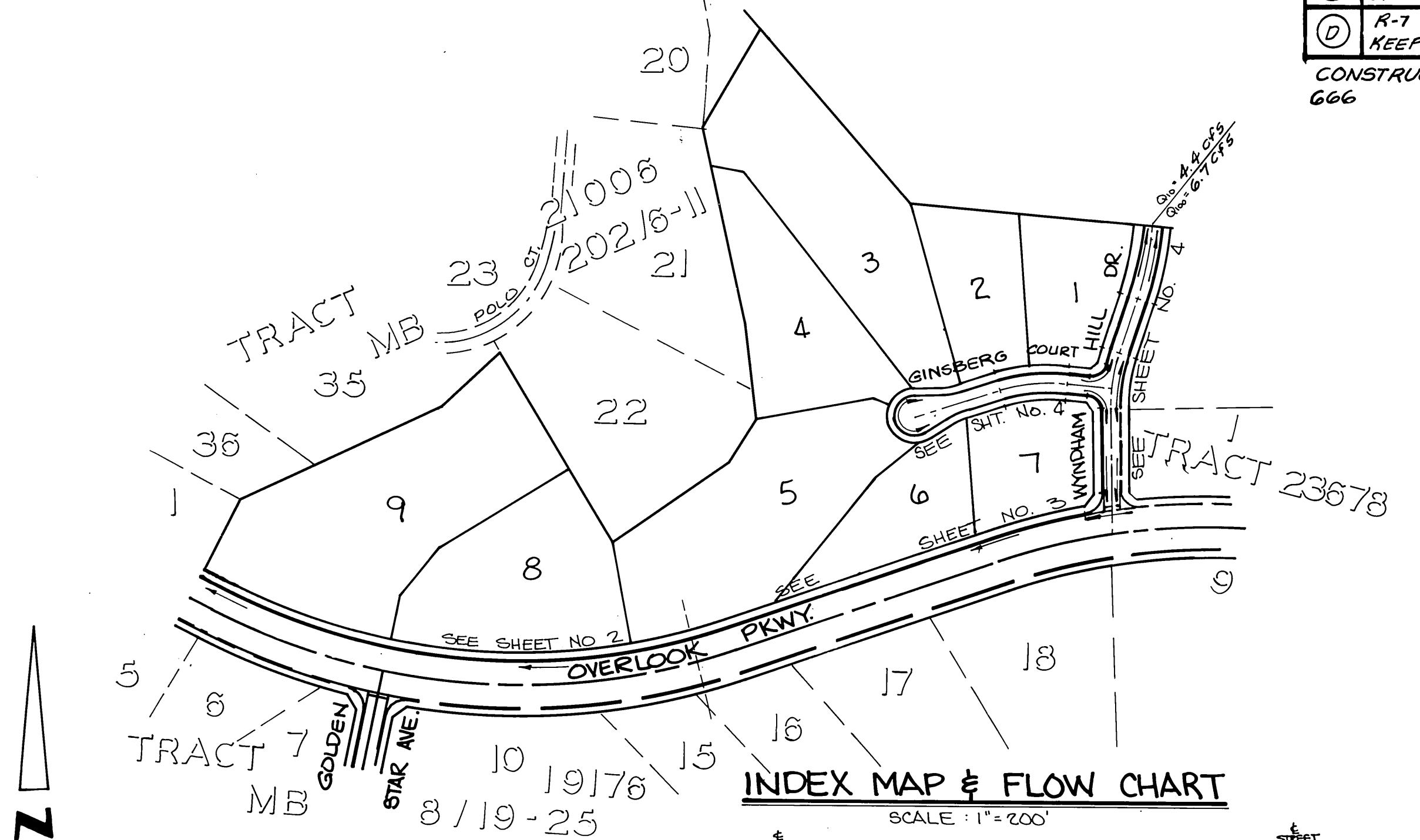
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
- CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 351-6126 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED:
 - WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS.
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
 - AFTER PLANTING ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
 - AT END OF MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR/DEVELOPER) WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARKS AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
- THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
A. OVERLOOK PKWY.	SEE REVERSE FRONTAGE LANDSCAPE PREPARED BY THOMAS WEBB LANDSCAPE ARCHITECT, PHONE # 682-4359		PLAN # 2936R	
B. OVERLOOK PKWY.	SEE MEDIAN LANDSCAPE PREPARED BY THOMAS WEBB LANDSCAPE ARCHITECT, PHONE # 682-4359		PLAN # 2936R	
C. WYNDHAM HILL	PINUS CANARIENSIS / CANARY ISLAND PINE	15 GAL.	45'	7
D. GINSBERG CT.	LIQUIDAMBAR STRYACIFLUA / AMERICAN SWEET GUM	15 GAL.	45'	16

6. A PUBLIC WORKS AND PARKS AND RECREATION DEPARTMENT PERMITS ARE 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.

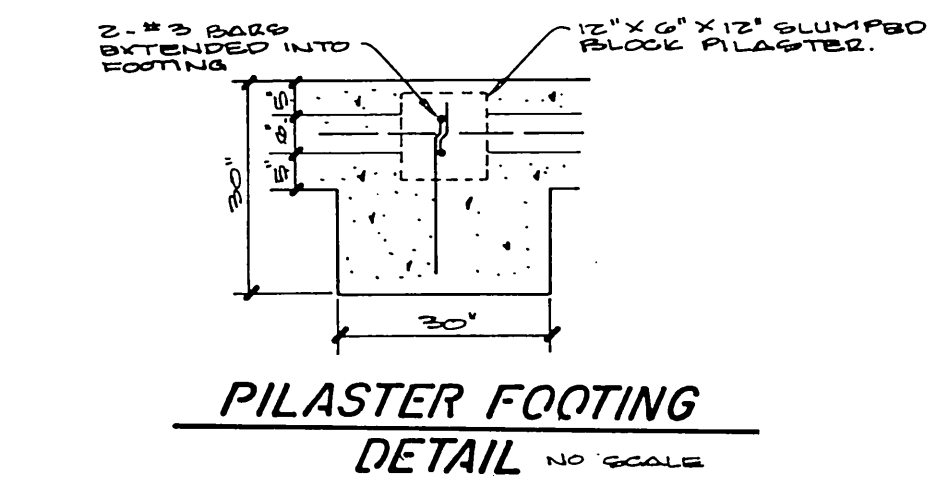
7. ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.

NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE NUMBERS AND LOCATIONS AS SHOWN ON APPROVED PLANS.

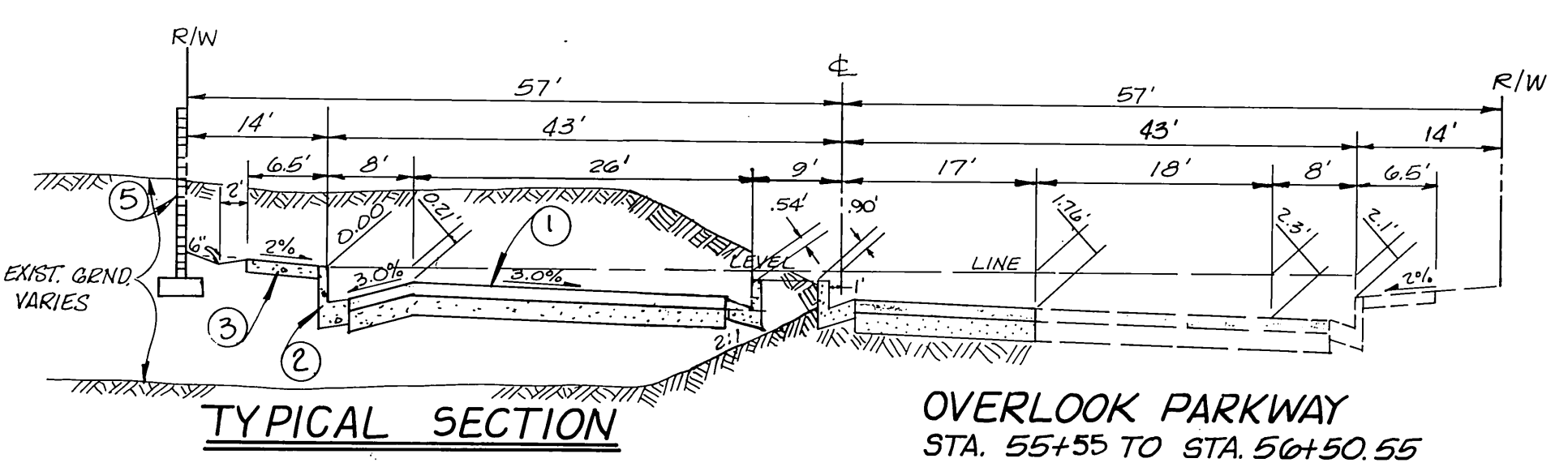


TYPICAL SECTION
GINSBERG COURT

CONSTRUCT 2 1/2" A.C. OVER 4" CRUSHED AGGREGATE BASE PER S.R. 1441 R=68.
 T.I. = 5.0 OR 3" A.C. OVER COMPACTED NATIVE

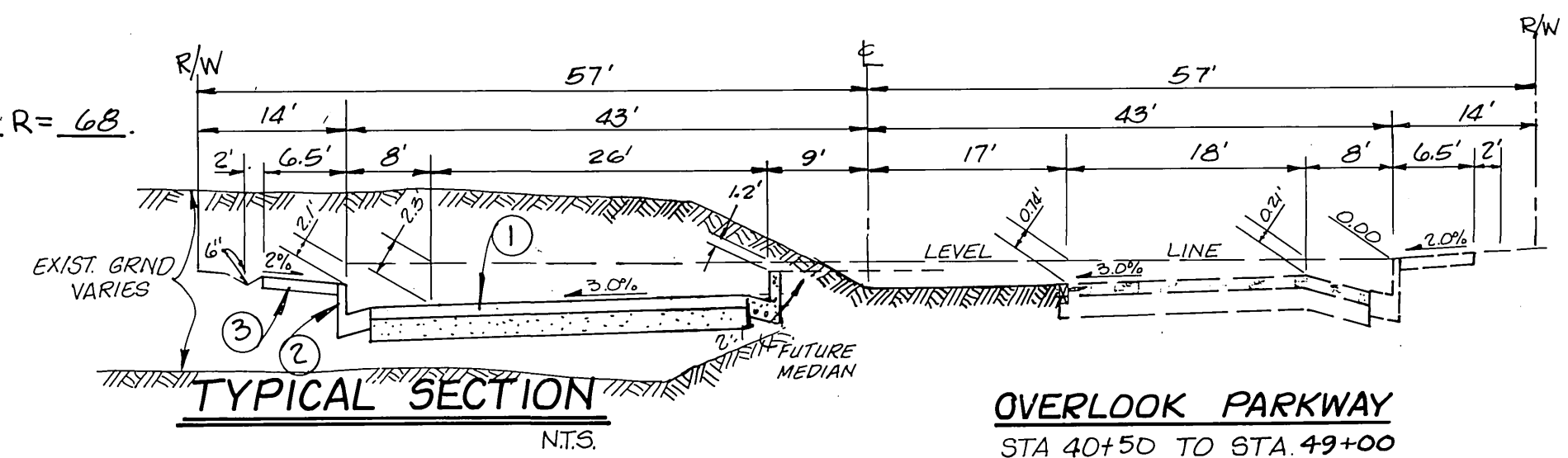


PILASTER FOOTING DETAIL
NO SCALE



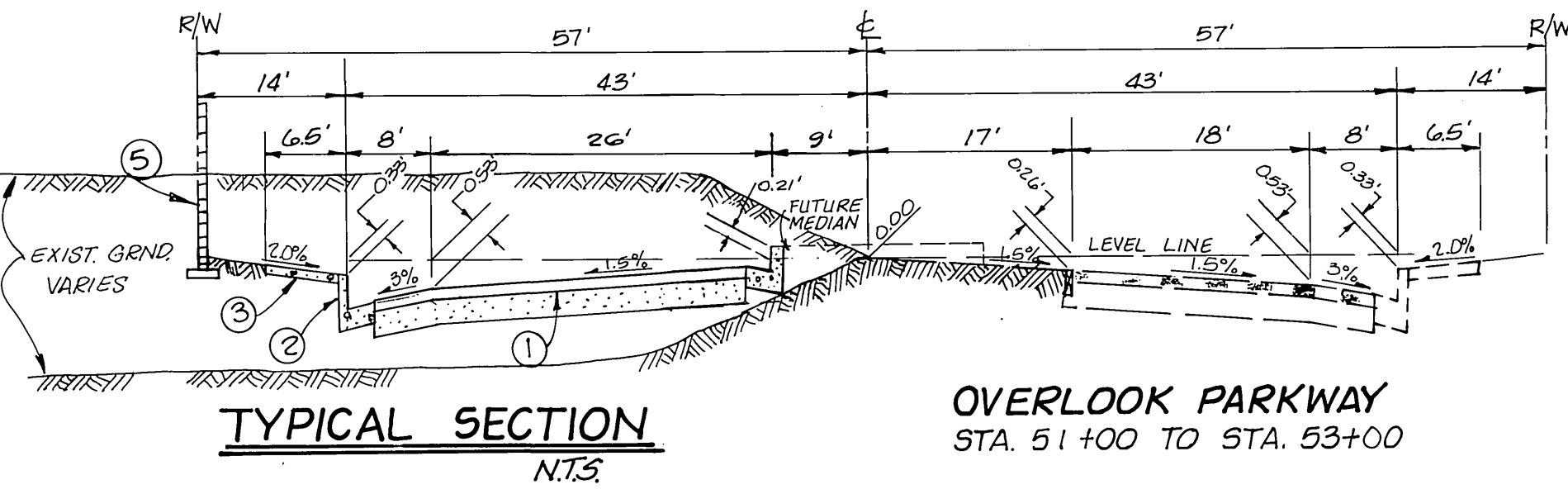
TYPICAL SECTION
OVERLOOK PARKWAY
 STA. 55+55 TO STA. 56+50.55

CONSTRUCT 4" A.C. OVER 4" CRUSHED A.B. PER S.R. 1441 R=68.
 T.I. = 9.0 9.5 OR 6 1/2" A.C. OVER COMPACTED NATIVE



TYPICAL SECTION
OVERLOOK PARKWAY
 STA. 40+50 TO STA. 49+00

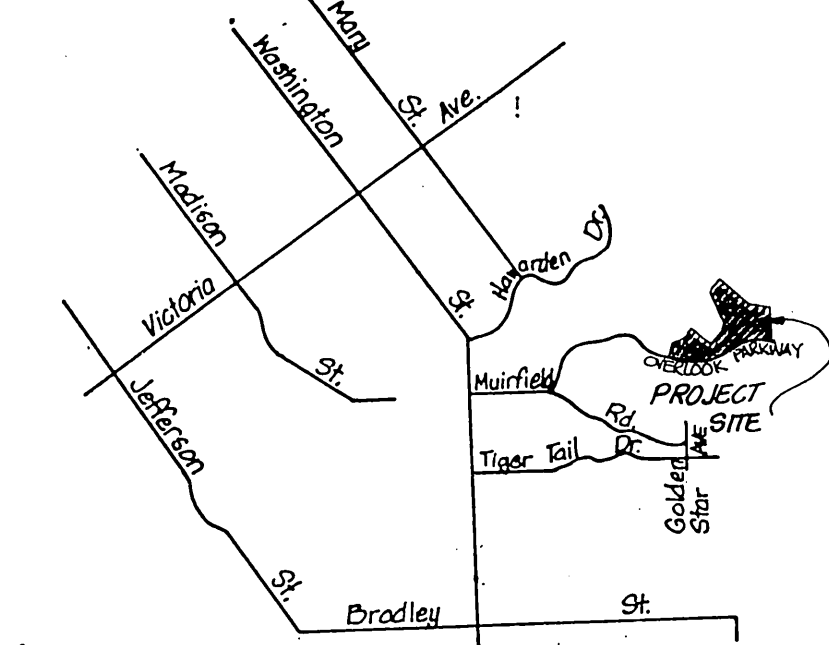
CONSTRUCT 4" A.C. OVER 4" CRUSHED A.B. PER S.R. 1441 R=68.
 T.I. = 9.0 9.5 OR 6 1/2" A.C. OVER COMPACTED NATIVE



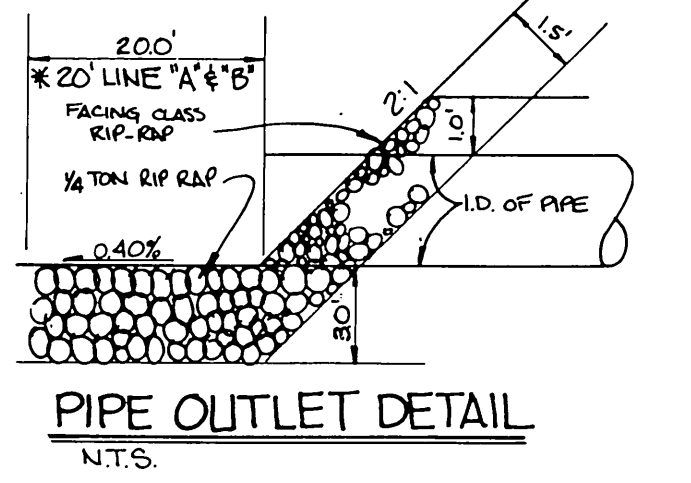
TYPICAL SECTION
OVERLOOK PARKWAY
 STA. 51+00 TO STA. 53+00

CONSTRUCT 4" A.C. OVER 4" CRUSHED A.B. PER S.R. 1441 R=68.
 T.I. = 9.0 9.5 OR 6 1/2" A.C. OVER COMPACTED NATIVE

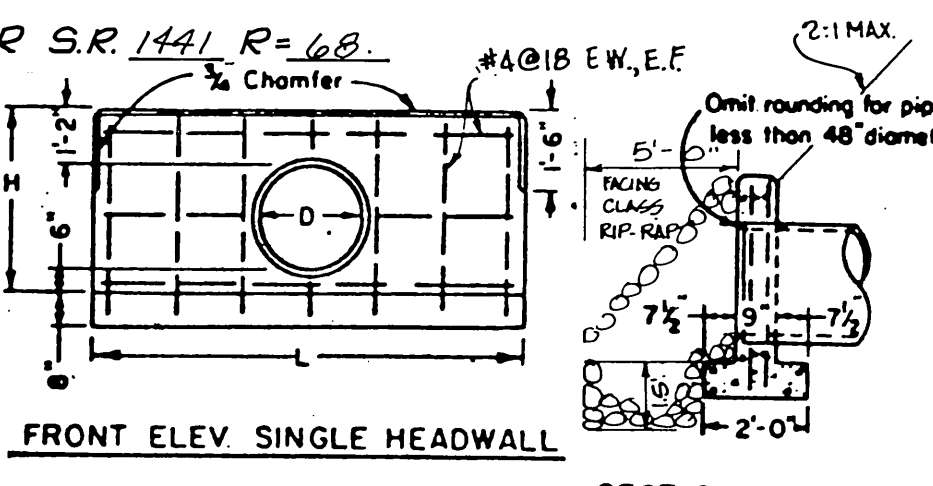
- CONSTRUCTION NOTES**
- CONSTRUCT A.C. OVER AB PER TYPICAL SECTION
 - CONSTRUCT 6" C & G PER CITY STD 200
 - CONSTRUCT SIDEWALK PER CITY STD 325
 - CONSTRUCT CROSS GUTTER PER CITY STD 220
 - CONSTRUCT 6" HIGH BLOCK WALL PER CITY OF RIVERSIDE STANDARD NO. 704 AS FOLLOWS:
 - BLOCK COLOR/TYP: ORCO LA PAZ' SLUMPSTONE OR EQ.
 - BLOCK SIZE: 6" X 6" X 16"
 - CAP COLOR/TYP: ORCO MISSION' SLUMPSTONE OR EQ.
 - CAP SIZE: 6" X 2" X 16"
 - MORTAR COLOR: TO MATCH BLOCK
 - OTHER: PILASTERS OF ORCO 12" X 6" X 12" MISSION' BLOCK WITH 12" X 2" X 12" MISSION' CAPS TO BE PROVIDED AT +50' O.C. AND AT EACH END OF THE WALL.
 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304
 - REMOVE BARRICADE (IF EXISTING)
 - CONSTRUCT BARRICADE PER CITY STD 180
 - INSTALL 2" X 4" REDWOOD HEADER
 - CONSTRUCT 18" RCP 1500 D
 - CONSTRUCT CATCH BASIN PER CITY STD 405 V & W PER PLAN
 - CONSTRUCT CONCRETE COLLAR PER CITY STD 424
 - PLANT TREE PER PARKS & RECREATION STD NO. 12 & 8" DIA. PVC (SCH. 80) AS REQUIRED TO DRAIN PLANTERS IN MEDIAN.
 - CONSTRUCT UNDERSIDE WALK DRAIN PER CITY STD. 411
 - PAINT 8" SOLID WHITE LINE WITH TYPE "G" REFLECTIVE MARKERS
 - PAINT 8" WHITE LEFT TURN ARROW (FIG. 6-23 OF CALTRANS TRAFFIC MANUAL).
 - PAINT 12" SOLID WHITE STOP BAR.
 - PAINT "STOP" LETTER (FIG. 6-22 OF CALTRANS TRAFFIC MANUAL).
 - 12" DIA. PVC, 36" MIN COVER.
 - INSTALL 12" DIA PVC GRATE PER NDS STD. NO. 12 & 8" DIA. PVC (SCH. 80) AS REQUIRED TO DRAIN PLANTERS IN MEDIAN.
 - CONSTRUCT UNDERSIDE WALK DRAIN PER CITY STD. 411.



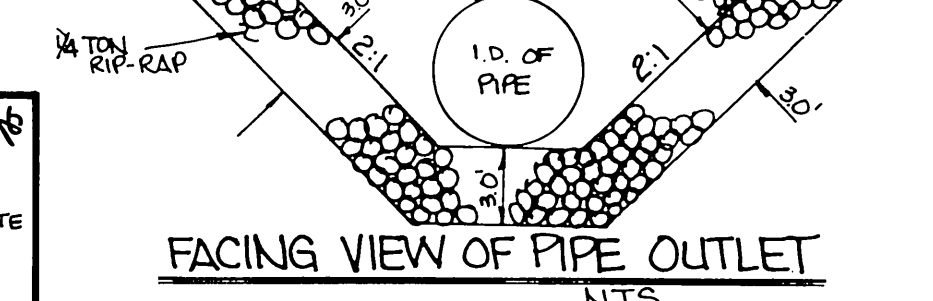
VICINITY MAP
NTS.



PIPE OUTLET DETAIL
NTS.



FRONT ELEV SINGLE HEADWALL



SECTION, SINGLE & DOUBLE HEADWALLS

D	H	L
in	ft-in	ft-in
18	3-2	7-0
		C

CITY OF RIVERSIDE
 WATER SYSTEM
 VOID ONE YEAR FROM THIS DATE

APPROVED: [Signature]
 DATE: 10-12-90

BENCH MARK: F6-1 FOUND P.K. AND CITY ENG. TAG IN M.O.C. OF S.E. CURB RETURN @ MURFIELD AND LAURIE DR.
 ELEV. 1110.84

GABEL, COOK & BECKLUND
 Environmental • Hydrology • Planning
 Civil Engineering • Surveying • Structures
 647 North Main Street, Suite 1-3, Riverside, Calif. 92501
 Telephone 714-788-0092

APPROVED BY: [Signature]
 DATE: 13 JUNE 90
 R.C.E. 21740. EXPIRES 30 SEPT. 1993

MARK	REVISIONS	APPR. DATE
1	REVISED T.S. ADDED PAVING SECTION, SR MAIN LINE 411/1	11/11/91

DESIGNED BY J.L.E. DRAWN BY T.W.M. CHECKED BY W.D.S.P.

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

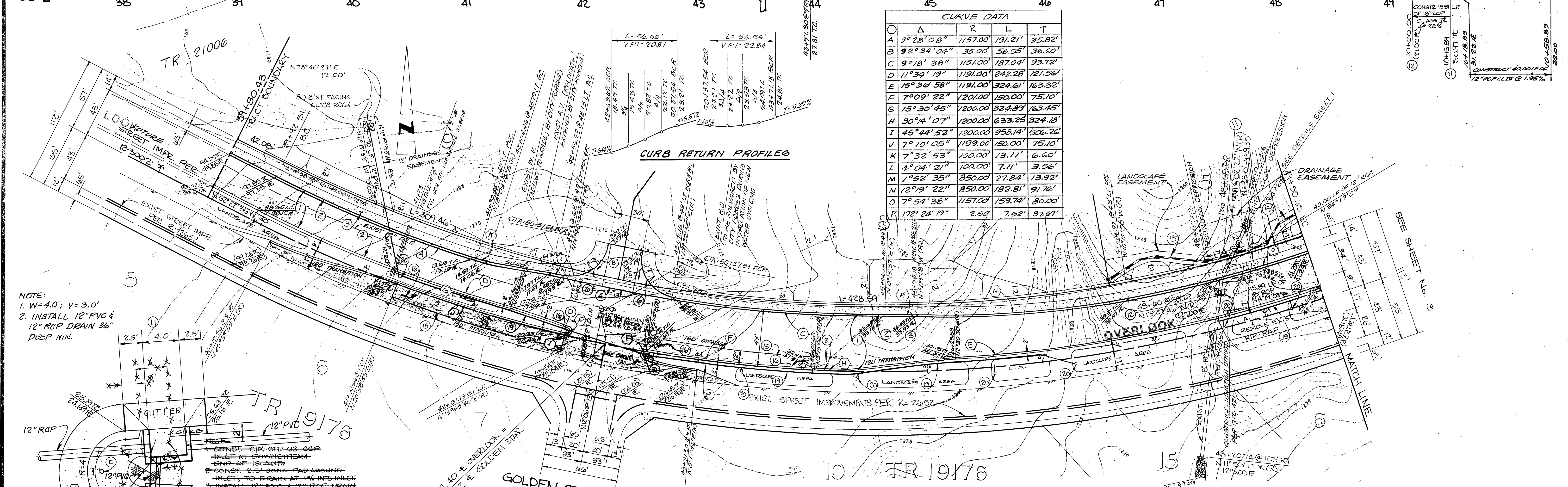
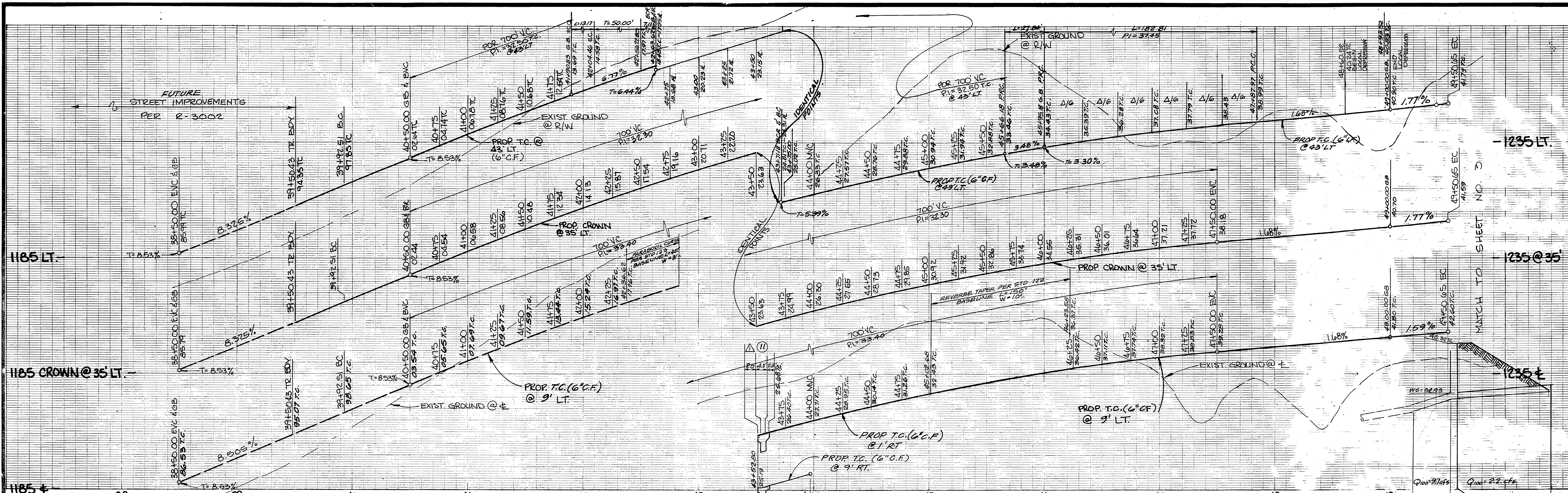
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 DATE: 2/28/91

STREET IMPROVEMENTS
 PLAN & PROFILE
 TRACT 21188

TITLE SHEET

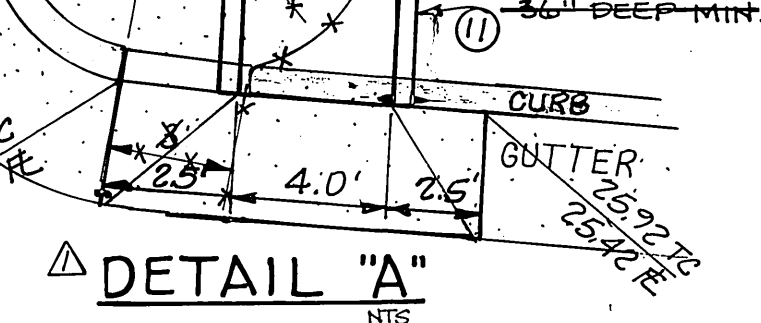
SCALE: AS SHOWN

ACCOUNT NO. R-3174
 SHEET 1 OF 4
 WO 891105



CURVE DATA				
Curve	Δ	R	L	T
A	9°28'08"	1157.00'	191.21'	95.82'
B	9°23'04"	35.00'	56.55'	36.60'
C	9°18'38"	1151.00'	187.04'	93.72'
D	11°39'19"	1191.00'	242.28'	121.56'
E	15°36'58"	1191.00'	324.61'	163.32'
F	7°09'22"	1201.00'	150.00'	75.10'
G	15°30'45"	1200.00'	324.89'	163.45'
H	30°4'07"	1200.00'	633.25'	324.18'
I	45°44'52"	1200.00'	958.14'	506.26'
J	7°10'05"	1199.00'	150.00'	75.10'
K	7°32'53"	100.00'	13.17'	6.60'
L	4°04'21"	100.00'	7.11'	3.56'
M	1°52'35"	850.00'	27.84'	13.92'
N	12°9'22"	850.00'	182.81'	91.76'
O	7°54'38"	1157.00'	159.74'	80.00'
P	17°24'19"	2.50'	7.92'	37.67'

NOTE:
 1. W=4.0'; V=3.0'
 2. INSTALL 12" PVC & 12" RCP DRAIN 36" DEEP MIN.



CITY OF RIVERSIDE
 WATER SYSTEM
 VOID ONE YEAR FROM THIS DATE
 APPROVED: [Signature]
 DATE 10-12-90

BENCH MARK: F6-1 FOUND P.K. AND CITY ENG. TAG IN M.O.C. OF S.E. CURB RETURN @ MURFIELD AND LAURIE DR.
 ELEV. 1110.84

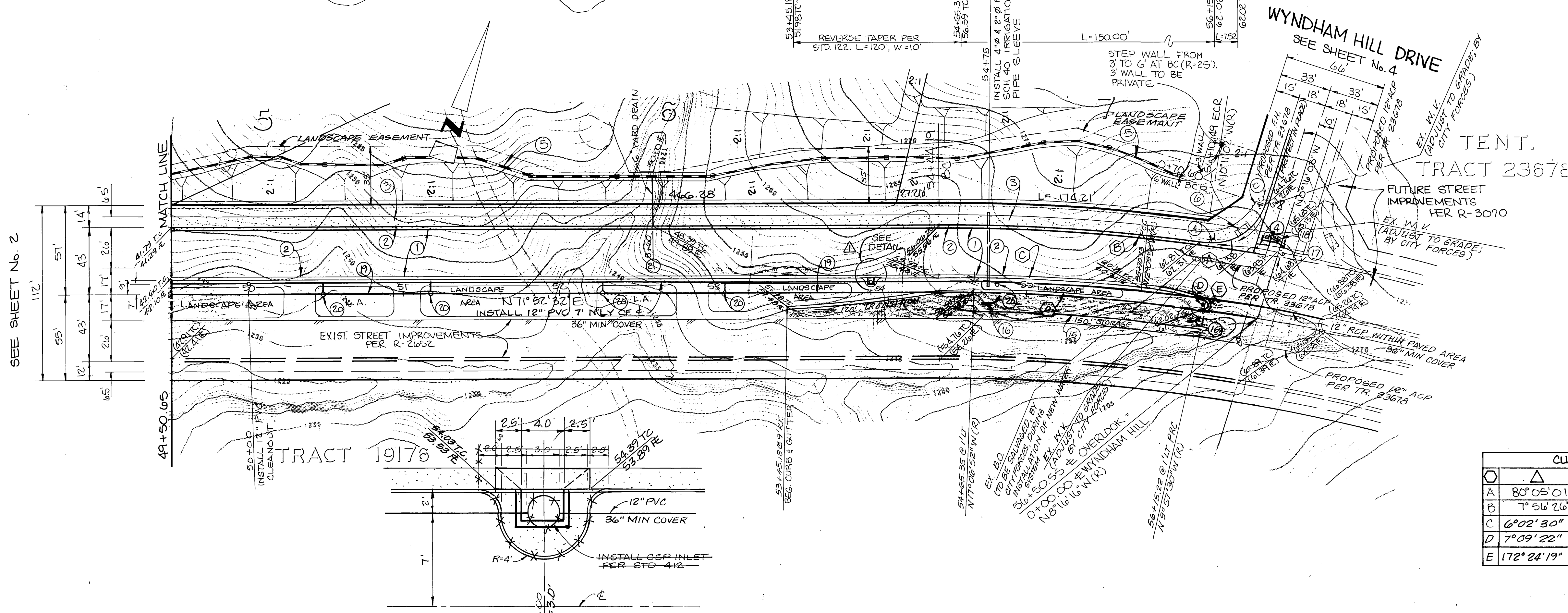
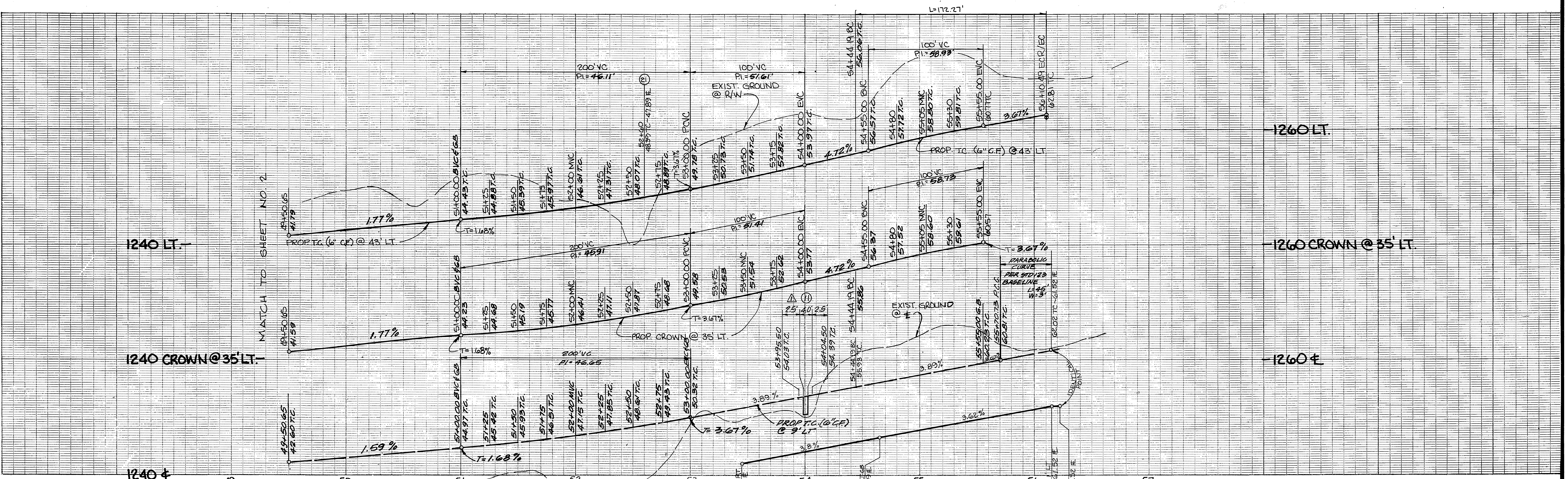
GABEL, COOK & BECKLUND
 Environmental • Hydrology • Planning
 Civil Engineering • Surveying • Structures
 647 North Main Street, Suite 108, Riverside, Calif. 92501
 Telephone (714) 798-8992
 APPROVED BY: [Signature]
 DATE 10-12-90
 REC. 21740 EXPIRES 80 SEPT. 1995

REPLACED INLET STRUCTURE WITH 18" RCP
 510 405 C.B.
 REVISIONS: [Table]
 DESIGNED BY: JLE
 DRAWN BY: TWM
 CHECKED BY: NOG

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 DATE 2/28/91
 PRINCIPAL ENGINEER: [Signature]
 PARK DEPARTMENT: [Signature]
 TRAFFIC DIVISION: [Signature]
 CHIEF P.W. ENGINEER: [Signature]

STREET IMPROVEMENTS
 PLAN & PROFILE
 TRACT 21188
 OVERLOOK PARKWAY
 STA 39+48.38 TO 49+50.65
 ACCOUNT NO. R-3174
 SHEET 2 OF 4
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 8'
 INDEXED 5-23-91 LHM

59615 32
 PC 25365



CURVE DATA			
Δ	R	L	T
A 8° 05' 01"	35.00'	48.92'	29.41'
B 7° 56' 26"	124.00'	172.21'	86.27'
C 6° 02' 30"	1209.00'	127.48'	63.80'
D 7° 09' 22"	1201.00'	150.00'	75.10'
E 172° 24' 19"	2.50'	7.92'	37.67'

CITY OF RIVERSIDE
WATER SYSTEM
VOID ONE YEAR FROM THIS DATE
Richard J. Deibel
APPROVED
DATE 10-12-90

BENCH MARK: F6-1 FOUND P.K. AND CITY ENG. TAG
IN M.O.C. OF S.E. CURB RETURN @ MURFIELD AND
LAURIE DR. ELEV. 1110.84

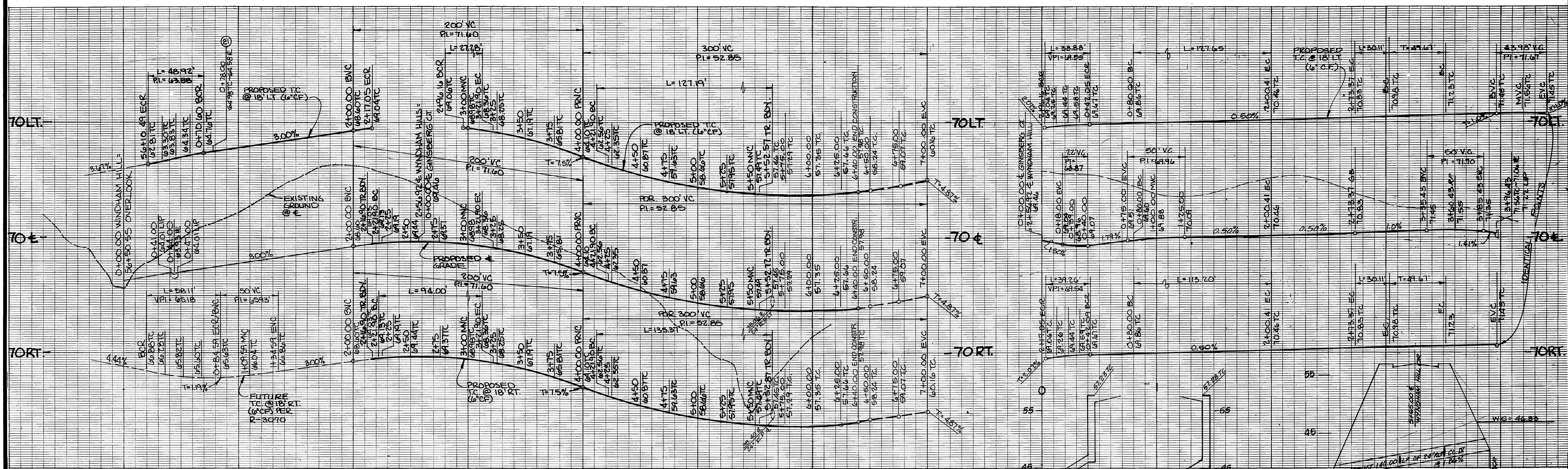
GABEL, COOK & BECKLUND
Environmental • Hydrology • Planning
Civil Engineering • Surveying • Structures
647 North Main Street, Suite 13, Riverside, Calif. 92501
Telephone 714 788-8092
APPROVED BY:
13 JUNE 90
DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Barry Beal*
DATE 2/28/91
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER
PLANNING

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Barry Beal*
DATE 2/28/91
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER
PLANNING

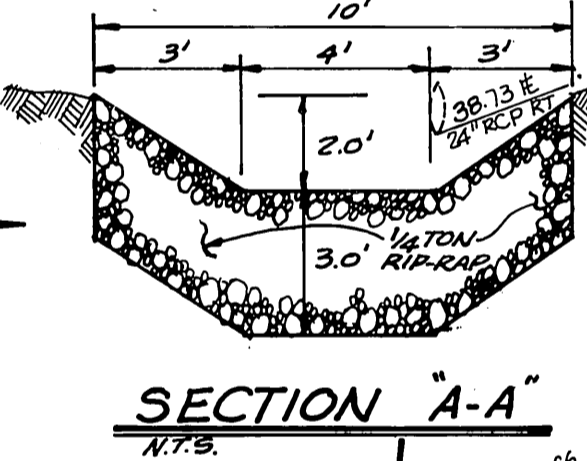
STREET IMPROVEMENTS
PLAN & PROFILE
TRACT 21188
OVERLOOK PARKWAY
STA 49+50.65 TO STA 56+57.95
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 8'

ACCOUNT NO.
R-3174
SHEET 3 OF 4
WD 891105



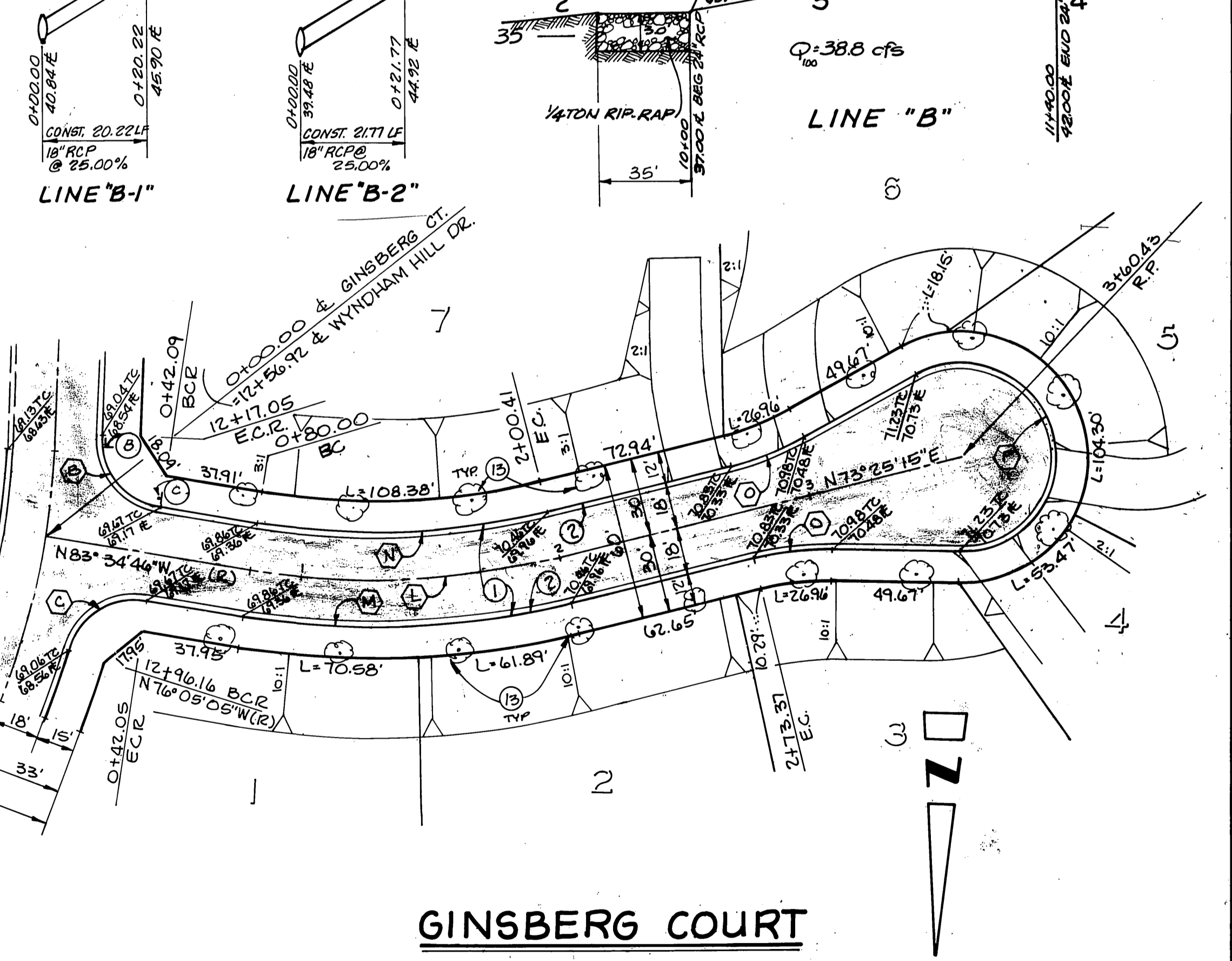
OVERLOOK PARKWAY
SEE SHEET No. 3

GINSBERG CT.
SEE RIGHT

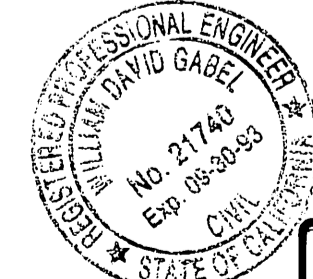


CURVE DATA CHART

Δ	R	L	T	
A	80°05'01"	35.00	48.92'	29.41'
B	83°18'42"	27.00	39.26'	24.00'
C	82°30'19"	27.00	38.88'	23.68'
D	6°41'18"	300.00	35.02'	17.53'
E	12°24'31"	300.00	64.98'	32.62'
F	19°05'55"	300.00	100.00'	50.47'
G	19°05'55"	282.00	94.00'	47.44'
H	4°54'56"	318.00	27.28'	13.65'
I	12°29'33"	600.00	130.82'	65.61'
J	12°28'40"	582.00	126.75'	63.63'
K	12°30'24"	618.00	134.90'	67.72'
L	23°00'00"	300.00	120.43'	61.04'
M	23°00'00"	318.00	127.05'	64.70'
N	23°00'00"	282.00	113.20'	57.31'
O	14°59'58"	115.00	30.11'	15.14'
P	20°59'59"	36.00	13.95'	—



GINSBERG COURT



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CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

STREET IMPROVEMENTS
PLAN & PROFILE
TRACT 21188
WYNDHAM HILL DRIVE
AND GINSBERG COURT

ACCOUNT NO.
R-3174
SHEET 4 of 4
NO 81105

CITY OF RIVERSIDE
WATER SYSTEM
VOID ONE YEAR FROM THIS DATE
Richard J. Delek
APPROVED
DATE 10-12-90

BENCH MARK: FG-1 FOUND P.K. AND CITY ENG. TAG
IN M.O.C. OF S.E. CURB RETURN @ MURFIELD AND
LAURIE DR. ELEV. 1110.84

APPROVED BY:
DATE 12 JUN 90
R.C.E. 21740 EXPIRES 30 SEPT. 1993

DESIGNED BY JLE
DRAWN BY INM
CHECKED BY NDC

APPROVED BY
DATE 2/28/91
PUBLIC WORKS DIRECTOR

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

INDEXED 523-91 Lft