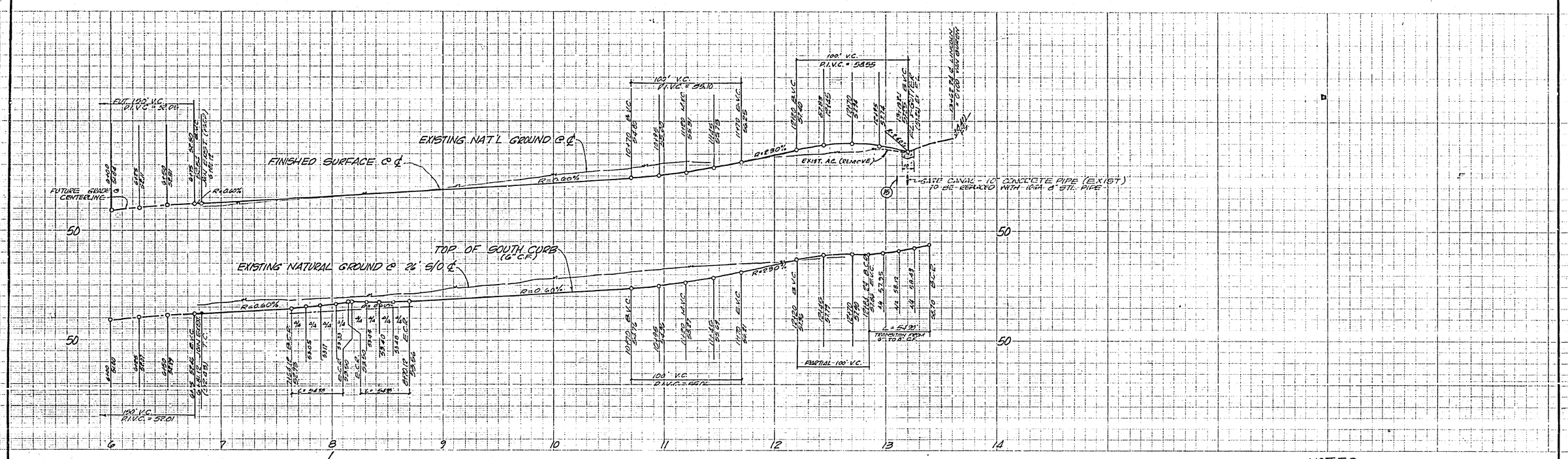
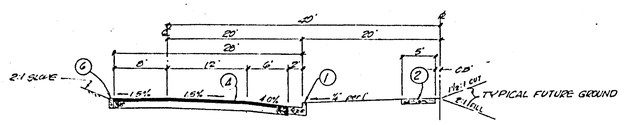
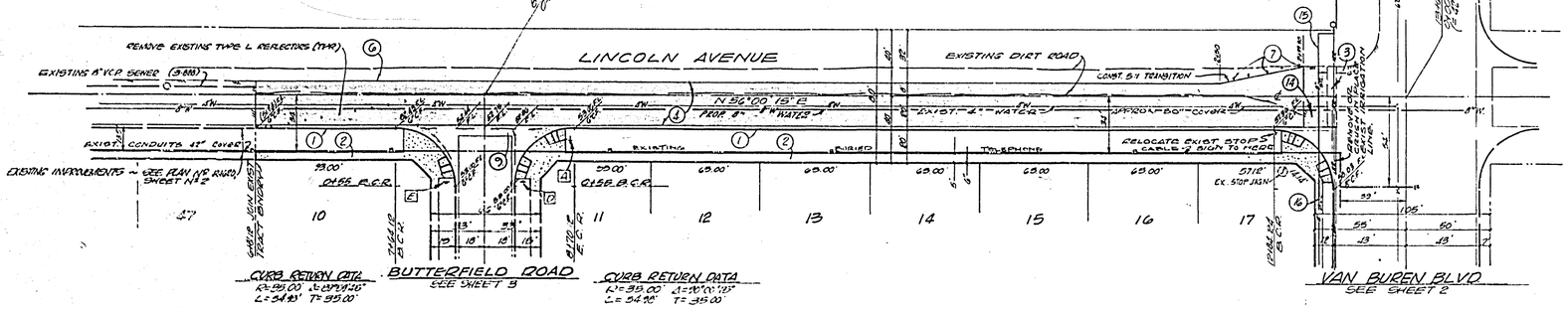




TYPICAL SECTION: LINCOLN AVENUE
NOT TO SCALE T.I = 6



NOTES

1. 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, AT NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1970 EDITION.
3. CONSTRUCT DRIVEWAY APPROACHES PER STD. 302, LOCATION AS SHOWN ON FINAL PLOT PLAN.
4. TRAFFIC CONTROL SIGNS TO BE IN PLACE PRIOR TO OPENING STREETS TO TRAFFIC.
5. THE DEVELOPER SHALL ARRANGE FOR A SOILS 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 THEN BE DETERMINED BY CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
6. EIGHT OF THE EXISTING PALM TREES ON VAN BUREN BLVD. ARE TO BE RELOCATED (ONE FOR EACH LOT) TO LINCOLN AVENUE.
7. CONSTRUCT ACCESS RAMPS PER CITY STD DWG. NO. 304

STREET NAME & TRAFFIC CONTROL SIGN SCHEDULE		
	LINCOLN AVE	9500
	BUTTERFIELD RD.	2800
	BUTTERFIELD RD.	2800
	HERMITAGE LN.	9500
	BUTTERFIELD RD.	2800
	CHARTER OAK LN.	9500
	R1 (STOP SIGN) 30" OCTAGON	
	W33 (NOT A THROUGH STREET) 24"x24"	

BENCH MARK

E.I.B.: BRASS DISC STAMPED (E.I.B.) CAPPED @ INTERSECTION OF VAN BUREN BLVD. & VICTORIA AVENUE.
ELEV. 881.950

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ALL OTHER LINES NOT OF RECORD AND/OR NOT SHOWN ON THESE PLANS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE THERETO.

CONSTRUCTION NOTES

1. CONST. P.C.C. CURB & GUTTER PER RIVERSIDE STD. PLAN NO. 200 W/6" C.F.
2. CONST. P.C.C. SIDEWALK PER RIVERSIDE STD. PLAN NO. 525, 120 & 304
3. CONST. P.C.C. CROSS GUTTER, W=7'-0" PER RIVERSIDE STD. PLAN NO. 220
4. CONST. 4" A.C. OVER COMPACTED NATIVE
5. CONST. P.C.C. CURB & GUTTER PER RIVERSIDE STD. PLAN NO. 200 W/ 6" C.F.
6. CONST. 2x4 REDWOOD HEADER
7. INSTALL TYPE L REFLECTORS @ 10' O.C.
8. CONST. REDWOOD RETAINING WALL PER DETAIL SHEET 3
9. CONST. P.C.C. CROSS GUTTER, W=6' , PER RIVERSIDE STD. PLAN NO. 220
10. INSTALL W-21-2 REFLECTORS
11. PAVE 5:1 TRANSITION TO ACCOMMODATE ACCESS & DRAINAGE
12. CONST. A.C. OVER BASE
13. REMOVE EXISTING CONCRETE CROSS GUTTER
14. REMOVE EXISTING A.C. PAVING
15. CONST. 10 LF. 8" STL. IRRIGATION LINE
16. CONST. 50 LF. 100 8" PVC IRRIGATION LINE & BENEATH SIDEWALK
17. CONST. 3" A.C. OVER COMPACTED NATIVE
18. BASE AND A.C. PAVING BY OTH; TREE RELOCATION AND GRADING BY DEV.
19. CONST. 6' HIGH BLOCK WALL FENCE PER STD. 704

PLANS PREPARED UNDER THE SUPERVISION OF
DON M. LANDER, R.C.E. 12795 — 12/6/72 DATE
LANDER ENGINEERING
420 BEACH ST., STE. 109
NEWPORT BEACH, CALIF.

ER 795 (LICENSE & INTERIOR STR)

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ___ DRAWN BY W.W. CHECKED BY W.W.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

		DATE
APPROVED BY		
CITY ENGINEER		5-7-73
PARK DEPARTMENT		5-7-73
TRAFFIC ENGINEER		5-11
REDEVELOPMENT CITY ENG.		5-7

APPROVED BY: A. Mawson Jr.
DIRECTOR OF PUBLIC WORKS
DATE 5-8-73

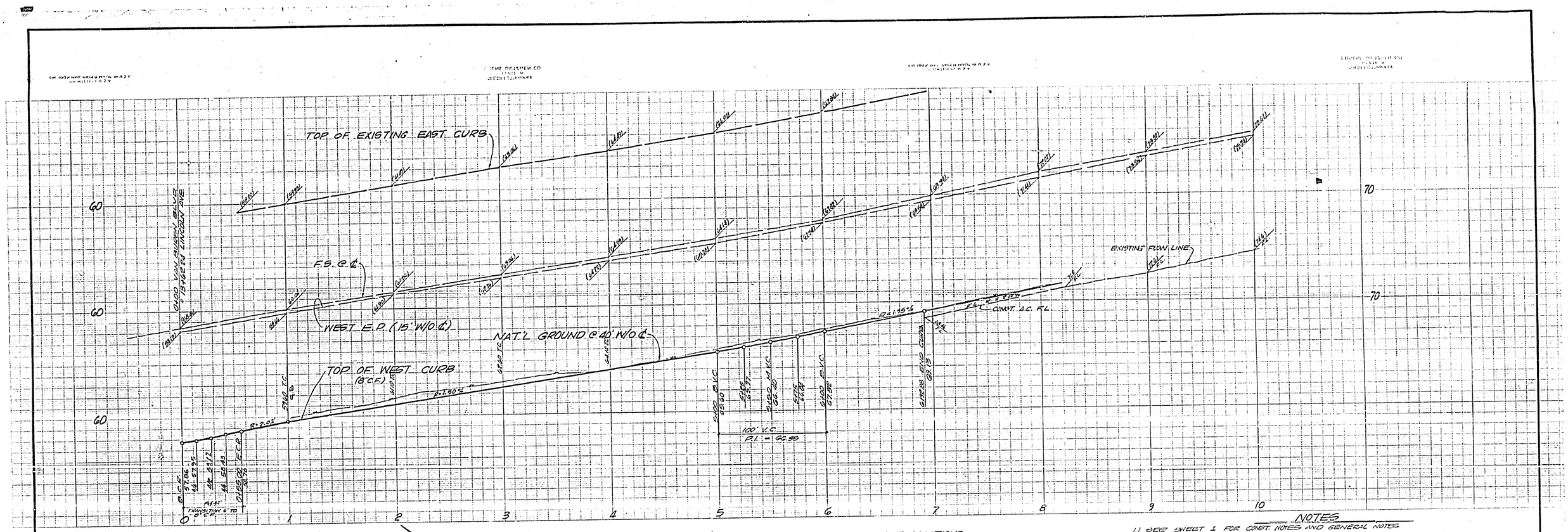
STREET PLAN & PROFILE
TRACT 4864
LINCOLN AVENUE
SOUTH SIDE FROM 681 FT. WEST OF VAN BUREN BLVD TO VAN BUREN BLVD

PROJECT NO. R-1681

SHEET 1 OF 4

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

FILE NO.



NOTES

1.) SEE SHEET 1 FOR CONST. NOTES AND GENERAL NOTES

VAN BUREN BLVD. ~ EXISTING IMPROVEMENT LOCATIONS

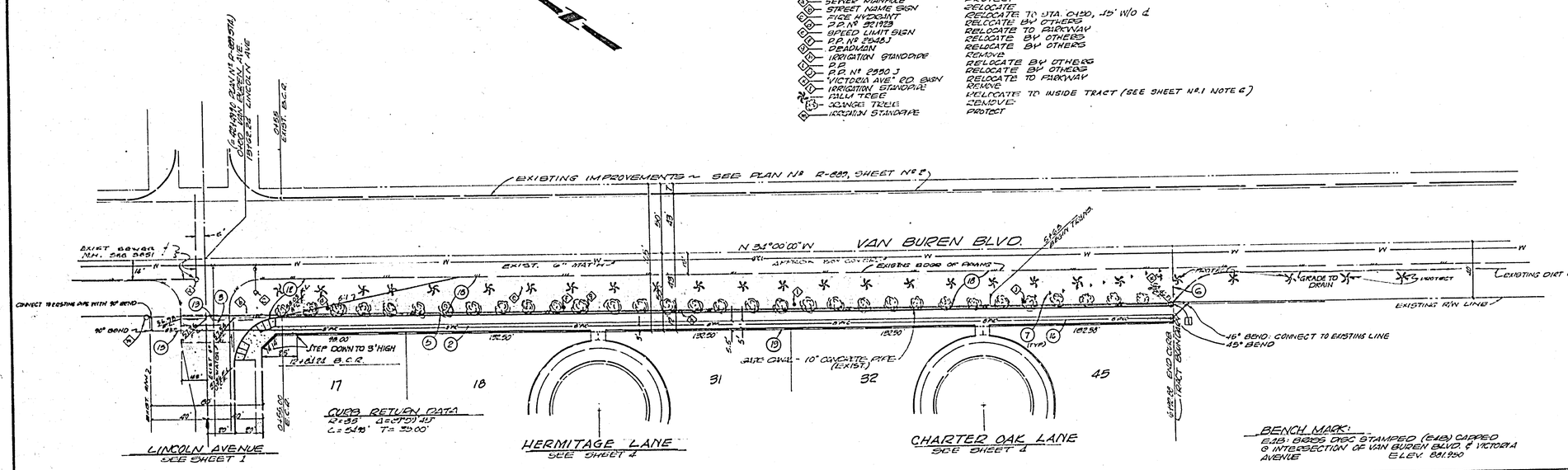
ITEM	DISPOSITION
SEWER MANHOLE	PROTECT
STREET NAME SIGN	RELOCATE
FIRE HYDRANT	RELOCATE TO STA. 0+50, 45' W/O ℄
P.P. Nº 321923	RELOCATE BY OTHERS
SPEED LIMIT SIGN	RELOCATE TO PARKWAY
P.P. Nº 2548J	RELOCATE BY OTHERS
DEADMAN	RELOCATE BY OTHERS
IRRIGATION STANDPIPE	REMOVE
P.P.	RELOCATE BY OTHERS
P.P. Nº 2550 J	RELOCATE BY OTHERS
VICTORIA AVE. RD. SIGN	RELOCATE TO PARKWAY
IRRIGATION STANDPIPE	REMOVE
PALM TREE	RELOCATE TO INSIDE TRACT (SEE SHEET Nº 1 NOTE 6)
ORANGE TREE	REMOVE
IRRIGATION STANDPIPE	PROTECT

STREET SECTION GRADES

(A) — EXIST. VARIES BETWEEN 1.75% & 2.66%

(B) — NEW IMPROVEMENTS : VARIES, 1.70% TO 2.5% MAX

(C) — VARIES : 4% MIN., 6% MAX.



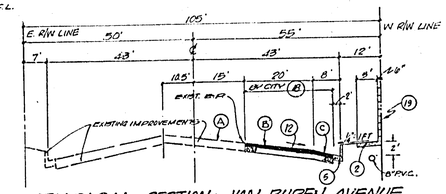
LINCOLN AVENUE
SEE SHEET 1

CURB RETURN DATA
R=35' Δ=87°59'45"
L=54.98' T=35.00'

HERMITAGE LANE
SEE SHEET 4

CHARTER OAK LANE
SEE SHEET 4

BENCH MARK:
E4B: BRASS DISC STAMPED (E4B) CAPPED @ INTERSECTION OF VAN BUREN BLVD. & VICTORIA AVENUE ELEV. 881.950



TYPICAL SECTION: VAN BUREN AVENUE
NOT TO SCALE T.I. = 7

PLANS PREPARED UNDER THE SUPERVISION OF
Don M. Lander 12/5/72
DON M. LANDER, R.C.E. 12795 DATE
LANDER ENGINEERING
4120 BIRCH ST., STE. 109
NEWPORT BEACH, CALIF.

IRRIGATION LINE APPROVED
BY: [signature]
GAGE CANAL CO.

MARK	REVISIONS	APPR	DATE

DESIGNED BY ___ DRAWN BY W.W. CHECKED BY [signature]

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

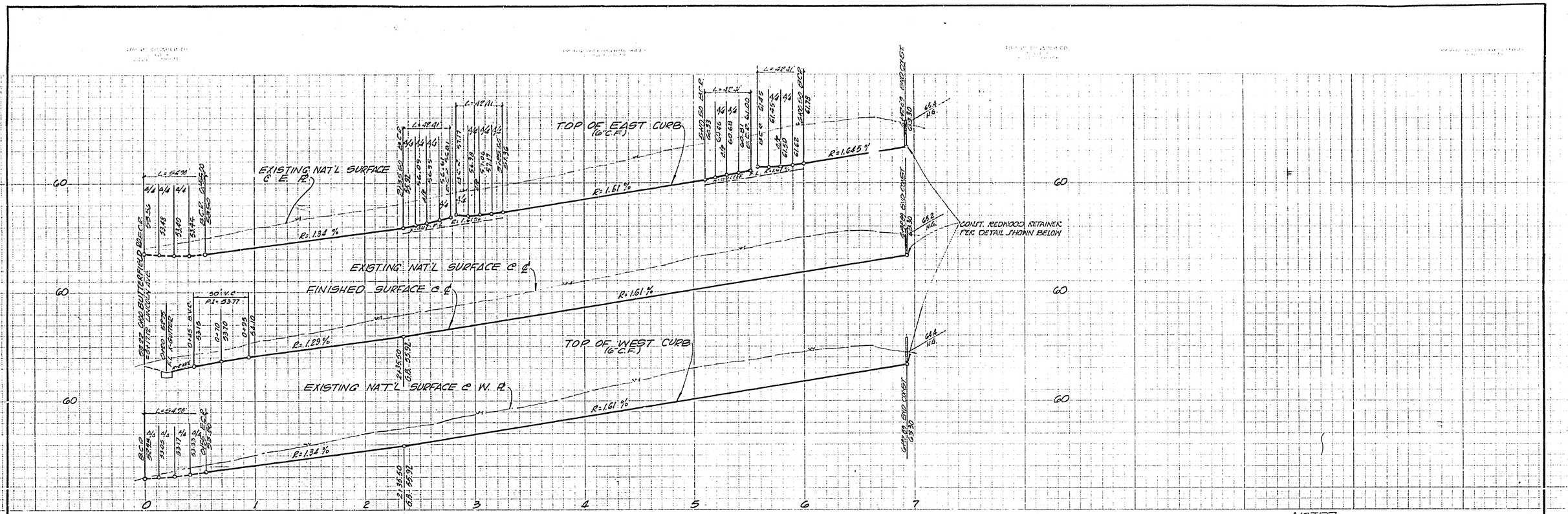
APPROVED BY	BY	DATE
OFFICE ENGINEER	[signature]	5-7
PARK DEPARTMENT	[signature]	5-4
TRAFFIC DIVISION	C.L.	5-4
ASSISTANT CITY ENG.	[signature]	5-7

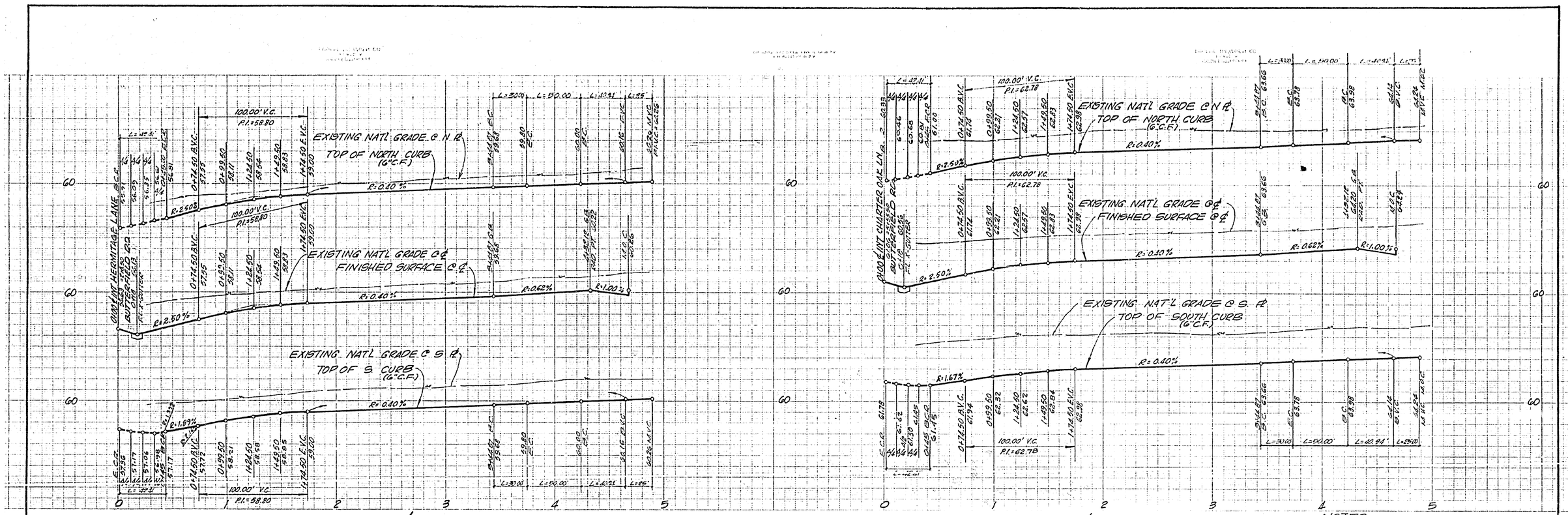
APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 5-8-73

STREET PLAN & PROFILE
TRACT 4864
VAN BUREN BLVD.
WEST SIDE FROM LINCOLN AVE. TO 693 FT. SOUTH OF LINCOLN AVE.

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

PROJECT NO. R-1681
SHEET 2 OF 4
FILE NO.


TOP OF EAST CURB (6" C.F.)
EXISTING NAT'L SURFACE C.E.P.
EXISTING NAT'L SURFACE C.L.
FINISHED SURFACE C.L.
TOP OF WEST CURB (6" C.F.)
EXISTING NAT'L SURFACE C.W.P.
CONST. REDWOOD RETAINER PER DETAIL SHOWN BELOW
R=1.645%
R=1.61%
R=1.34%
R=1.29%
EAST END CURBS
WEST END CURBS
STA. 0+00 BUTTERFIELD RD. = 5+77.77 LINCOLN AVE.
EXISTING 30" C.M.P.
CURB RETURN DATA
(A) R=27.00' Δ=89°59'45" L=42.41' T=27.00'
(B) R=27.00' Δ=90°00'15" L=42.41' T=27.00'
NOTES
1. SEE SHEET 1 FOR GENERAL NOTES & CONSTRUCTION NOTES.
LINCOLN AVE.
SEE SHEET NO. 1
HERMITAGE LANE
SEE SHEET 4
CHARTER OAK LANE
SEE SHEET 4
SEE DETAIL AT RIGHT
N 31°00'00" W
0+00 ℄ INT. BUTTERFIELD RD. & LINCOLN AVE.
0+00 ℄ INT. BUTTERFIELD RD. & HERMITAGE LN.
0+00 ℄ INT. BUTTERFIELD RD. & CHARTER OAK LN.
TRACT BOUNDARY
BUTTERFIELD ROAD
WEST
EAST
TOP PLANK TO EXTEND 2" MIN ABOVE GND. LEVEL
INSTALL 2"x8" OR 2"x10" ROUGH CUT REDWOOD WITH 16 d NAILS
INSTALL 6"x6"x4'-8" ROUGH CUT REDWOOD (9 PLCS.)
INSTALL 2"x6" ROUGH CUT REDWOOD WITH 16d. NAILS
DRILL 1" DIA. DRAIN HOLES @ 5' C. TO C. ALONG A LINE 4" ABOVE F.S. PAVEMENT
DETAIL: REDWOOD RETAINER
(DETAIL AS SEEN LOOKING SOUTH)
NO SCALE
TYPICAL SECTION: BUTTERFIELD ROAD
HERMITAGE LANE
CHARTER OAK LANE
NOT TO SCALE T.I. = 5
BENCH MARK:
B.M. BRASS DISC STAMPED (E.B.) CAPPED @ INTERSECTION OF VAN BUREN BLVD. & VICTORIA AVENUE
ELEV. 801.950
PLANS PREPARED UNDER THE SUPERVISION OF
DON M. LANDER, R.C.E. 12795
12/5/72 DATE
LANDER ENGINEERING
1180 BIRCH ST. STE 109
NEWPORT BEACH, CALIF.
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY
CITY ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
ASSISTANT CITY ENG.
DIRECTOR OF PUBLIC WORKS
DATE 5-8-73
STREET PLAN & PROFILE
TRACT Nº 4864
BUTTERFIELD ROAD
FROM LINCOLN AVE. TO 692.89' SOUTH OF LINCOLN AVE.
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'
PROJECT NO. R-1681
SHEET 3 OF 4
FILE NO.
DESIGNED BY
DRAWN BY W.W. CHECKED BY



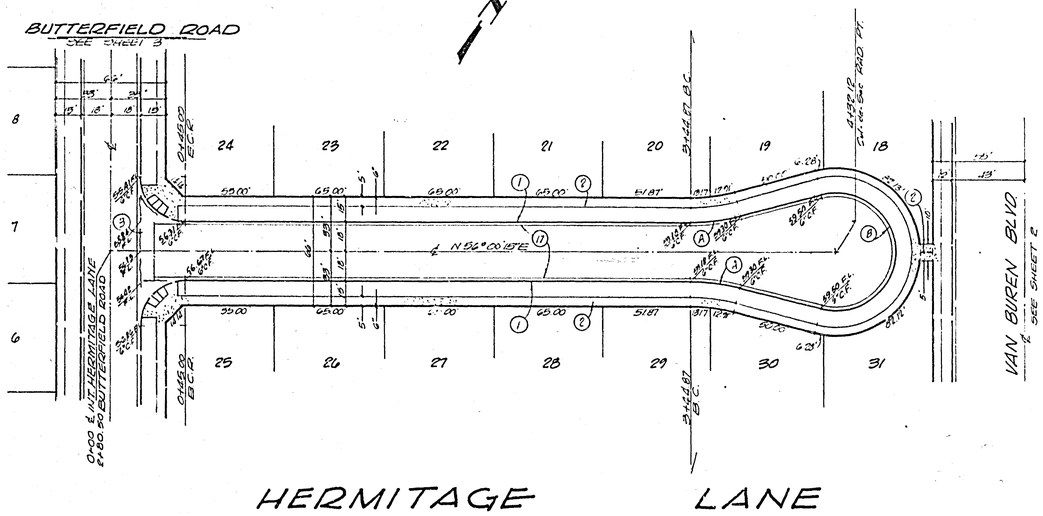
CURB RETURN DATA

(A) R=115' Δ=14°56'36" L=30.00' T=15.08'

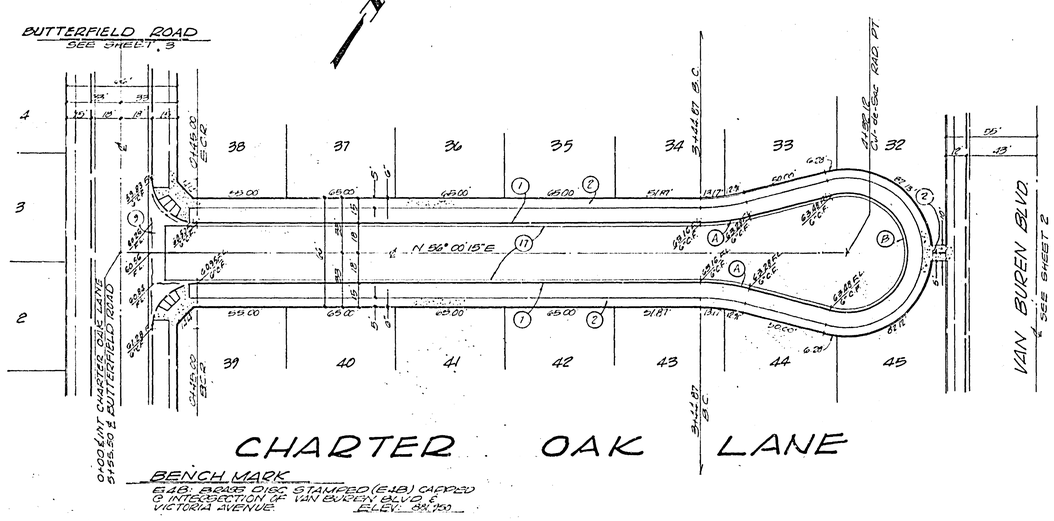
(B) R=36' Δ=209°53'12" L=131.88'

NOTES

1. SEE SHEET 1 FOR CONST. NOTES AND GENERAL NOTES.



HERMITAGE LANE



CHARTER OAK LANE

BENCH MARK

E4B: BRASS DISC STAMPED (E4B) CAPPED @ INTERSECTION OF VAN BUREN BLVD & VICTORIA AVENUE. ELEV. 881.750

PLANS PREPARED UNDER THE SUPERVISION OF

Don M. Lander 12/5/72

DON M. LANDER, R.C.E. 12795 DATE

LANDER ENGINEERING
4120 BIRCH ST., STE. 109
NEWPORT BEACH, CALIF.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ___ DRAWN BY W.W. CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER	[illegible]	5-7
PUBLIC DEPARTMENT	RD	5-4
TRAFFIC DIVISION	[illegible]	5-4
ASSISTANT CITY ENG.	[illegible]	5-7

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 5-9-73

STREET PLAN & PROFILE
TRACT Nº 4864
HERMITAGE LANE
FROM 0+00 ℄ INT. BUTTERFIELD ROAD TO 432.12' WEST OF 0+00
CHARTER OAK LANE
FROM 0+00 ℄ INT. BUTTERFIELD RD. TO 432.12' WEST OF 0+00

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

PROJECT NO. R-1681

SHEET 4 OF 4

FILE NO.