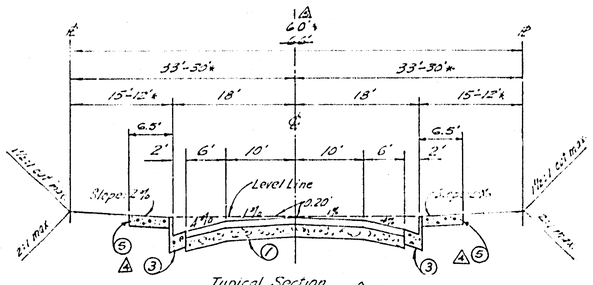
IMPROVEMENT PLANS

CITY OF RIVERSIDE, CO. OF RIVERSIDE, CALIFORNIA.

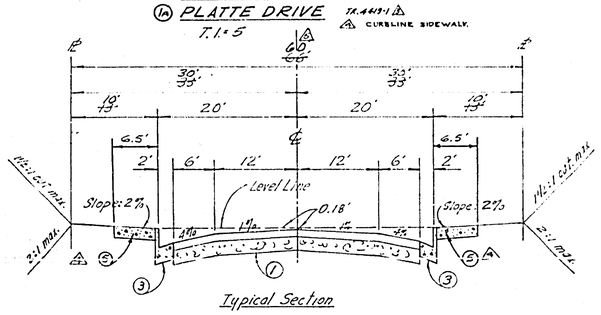


Typical Section

*YEARLING STREET
*YUCCA DRIVE
*SPRINGFIELD STREET
*BUFFALO DRIVE
PLATTE DRIVE

T.I.=5

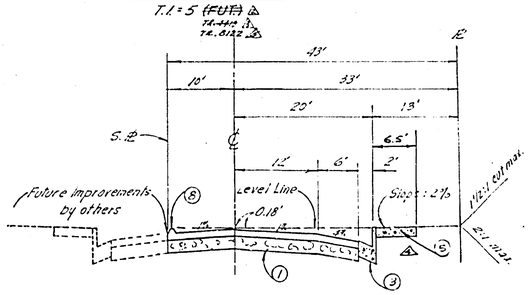
CURBLINE SIDEWALK



Typical Section

COOLWATER DRIVE

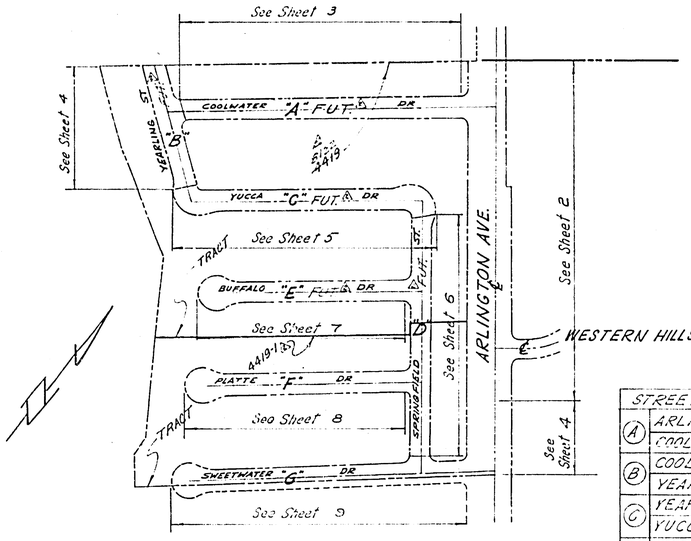
T.I.=5 (FUT)



Typical Section

SWEETWATER DRIVE

T.I.=5



KEY MAP

Scale: 1" = 200'

STREET NAME SCHEDULE

"A" COOLWATER DRIVE
"B" YEARLING STREET
"C" YUCCA DRIVE
"D" SPRINGFIELD STREET
"E" BUFFALO DRIVE
"F" PLATTE DRIVE
"G" SWEETWATER DRIVE

	STREET NAME SIGN SCHEDULE	
A	ARLINGTON AVENUE	11200
	COOLWATER DRIVE	11200
B	COOLWATER DRIVE	11300
	YEARLING STREET	11200
C	YEARLING STREET	11200
	YUCCA DRIVE	11300
D	YUCCA DRIVE	11200
	SPRINGFIELD STREET	11200
E	BUFFALO DRIVE	11200
	SPRINGFIELD STREET	11100
F	PLATTE DRIVE	11200
	SPRINGFIELD STREET	11100
G	SWEETWATER DRIVE	11200
	SPRINGFIELD STREET	11100
H	ARLINGTON AVENUE	11100
	SWEETWATER DRIVE	11200
J	R1 (STOP SIGN)-30" OCTAGON	
K	W53 (NOT A THROUGH STREET)-24"X24"	

GENERAL 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 including irrigation lines and appurtenances, and at no cost to the City.
2. Construction shall be in accordance with Standard Specifications for Public Works Construction 1973 Edition and City of Riverside Standard Drawings.
3. All "Hagged" elevations shall be staked by the Engineer
4. Grading will require a permit for a cut or fill exceeding 50 cubic yards or a fill over one foot in depth.
5. Trim edge of existing pavement where new paving joins existing pavement to clean straight line, construct match-up paving as shown and overlay as directed in the field to produce a smooth crown section. Engineer estimates overlay to be 15 tons
6. The subdivider 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 be determined by the City of Riverside Design Standards and Test procedures.
7. Driveways will be located in the field by developer. Const driveway approaches per Std. 500.
8. Construct Access Ramps per Standard Drawing No. 304.
9. Curb and Gutter shall be staked with 3' offset at 25' intervals.
10. Traffic control signs must be in place prior to opening streets to traffic.
11. Quantities shown are for information only. The City of Riverside is not responsible for their accuracy.

CONSTRUCTION NOTES

(1) Construct 2½" A.C. over 8" D.G. Base over compacted native. (1a) Const. 3½" A.C. over 7" D.G.
(2) Construct 4½" A.C. over 11" D.G. Base over compacted native.
(3) Construct curb & gutter per Std. Drwg. 200 (8" Curb Face)
(4) Construct cross gutter per Std. Drwg. 220
(5) Construct sidewalk per Std. Drwg. 325
(6) Construct barricade per Std Drwg 180
(7) Install 2"x4" redwood header.
(8) Construct A.C. Berm per Std Drwg. 250 (type 1)
(9) Construct outlet structure per Std. Drwg. 410
(10) Construct concrete block wall per Std. Drwg. 704
(11) Construct A.C. Flume per detail on Sheet No. 4
(12) Construct Standard Catch Basin per Std. Drwg. 405
(13) Construct 24" R.C.P. 2000D
(14) Construct 36" R.C.P. 2000D
(15) Construct curb only per std. drwg. 200
(16) Construct Access Ramps per Std. Drwg. No. 304
(17) Construct Knuckle per Std. 104. (E OUT.)
(18) Construct Cul-de-sac per Std. 102.
(19) Construct Std Guide Marker Type L per Std. 615
~~(20) Construct 2" temporary A.C. Apron~~

(TR-4419)

QUANTITY ESTIMATE

ITEM	QUANTITIES FILL	CUT	(TR-4419-1) E	C
Street Excavation.	12,898 CY.	16,756 CY.	2,478	20,342
"A.C over "D.G Base.				44,739 S.F.
"A.C over "C.G. Base.	102,919 S.F.			65,467 S.F.
8" Curb and Gutter	5,630 L.F.			3,897 L.F.
8" Curb only	85 L.F.			248 L.F.
Cross Gutter	510 S.F.			3,054 S.F.
Sidewalk	32,325 S.F.			21,016 L.F.
Barricade	66 L.F.			66 L.F.
2" x 4" Redwood Header				
Sidewalk Drain	3			2
A.C. Berm (6")				1,409 L.F.
Catch Basin Std. No. 405				3 ea.
24" R.C.P. 2000 D				70 L.F.
36" R.C.P. 2000D				195 L.F.
CONC BLOCK WALL (6' HIGH)				1,047 L.F.
8" V.C.P. Sewer	2,928 L.F.			2,273 L.F.
4" V.C.P. Sewer	2,385 L.F.			1,027 L.F.
Manholes	11 ea.			10 ea.

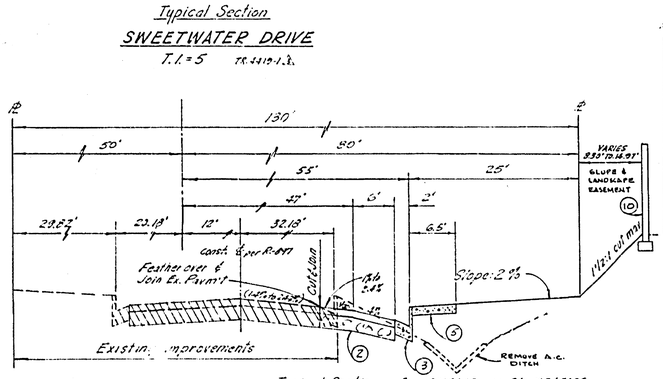
BENCH MARK G2-A

Set Brass Disc Stamped (G2-A) In Concrete In Most Wly. Traffic Island @ Arlington Ave. And La Sierra Ave. F.B. 735/58 A City Of Riverside Data: Elev. 865.079

INDEXED

*AS BUILT 12-77 KPT

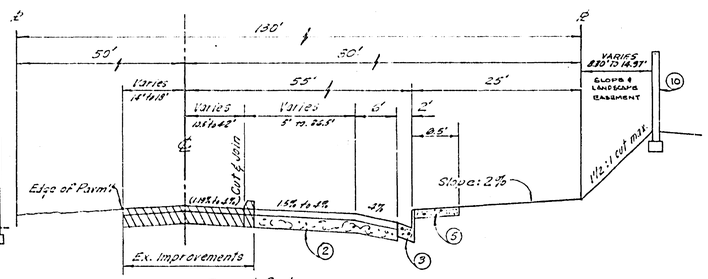
S.R. 824
8122
TRACT 4419 AND TRACT 4419-1



Typical Section Sta. 99+88.10 to Sta. 103+54.36

ARLINGTON AVENUE T.I.=7.5

TR-4419-1



Typical Section Sta. 91+85.55 to Sta. 99+88.10

ARLINGTON AVENUE T.I.=7.5

ATLANTIC ENGINEERING INCORPORATED
2275 W. LINCOLN AVENUE, ANAHEIM, CALIFORNIA 92801
(714) 776-0195 / (213) 865-1235
NEWARK, CALIFORNIA 94560
(415) 797-2755

UNDER THE SUPERVISION OF
STANLEY R. SCHOLL R.C.E. 14527

Changed Sta. from 66' to 2.00 Sta. 8/22/74
Changed TR No. 4419 to TR. 8122 8/22/74

MARK	REVISIONS	APPR.	DATE
4	REVISED TO CURBLINE SIDEWALK ENG.		8/30/74
3	REMOVED WORD "FUTURE" ADDED TR 4419 & TR 8122		8/30/74
2	ALL TOPS CONST. WITH (1) SURFACE (2) CURB & GUTTER		8/30/74
1	ADDED TRACT No. 4419-1		3-5-74
	REVISED LOT NUMBERS TR. No. 4419		
	ADDED FUT. CONST. TR. No. 8122		
	REVISED STRUCTURAL SECTION FOR SHEET TWO		1-10-74

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
ASSISTANT CITY ENG.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3-9-74

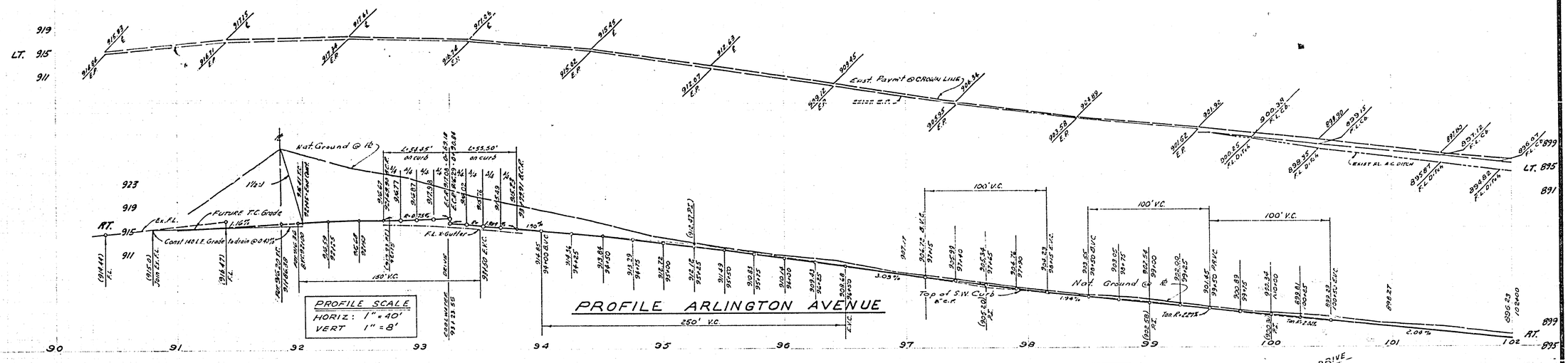
TITLE SHEET
TYPICAL SECTIONS
TRACT NO. 4419-1

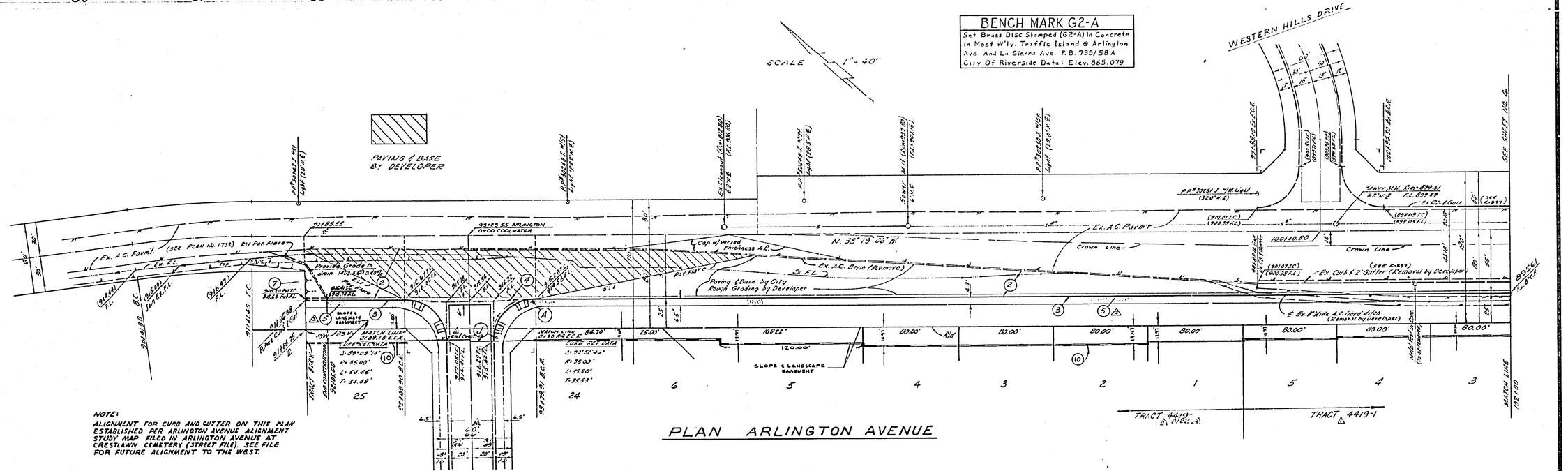
HORIZ. SCALE: 1" = ____ VERT. SCALE: 1" = ____

PROJECT NO. R-1736

SHEET 1 OF 9

FILE NO.





PLAN ARLINGTON AVENUE

ATLANTIC ENGINEERING INCORPORATED
2275 W. LINCOLN AVENUE, ANAHEIM, CALIFORNIA 92801
(714) 778-0195 / (213) 865-1235
NEWARK, CALIFORNIA 94560
(415) 797-2758
UNDER THE SUPERVISION OF
Stanley E. Schell
STANLEY E. SCHELL RCE 14327

MARK	REVISIONS	APPR	DATE
1	REVISED TO CURBLINE SIDEWALK		
2	REMOVED "FUTURE CONST." ADDED TRACT		
3	ADDED TRACT No. 4419-1		
	REVISED LOT NUMBERS TR. No. 4419		
	ADDED FUT. CONST. TR. No. 4419		
4			

DESIGNED BY ____ DRAWN BY ____ CHECKED BY BM

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
ASSISTANT CITY ENG.		

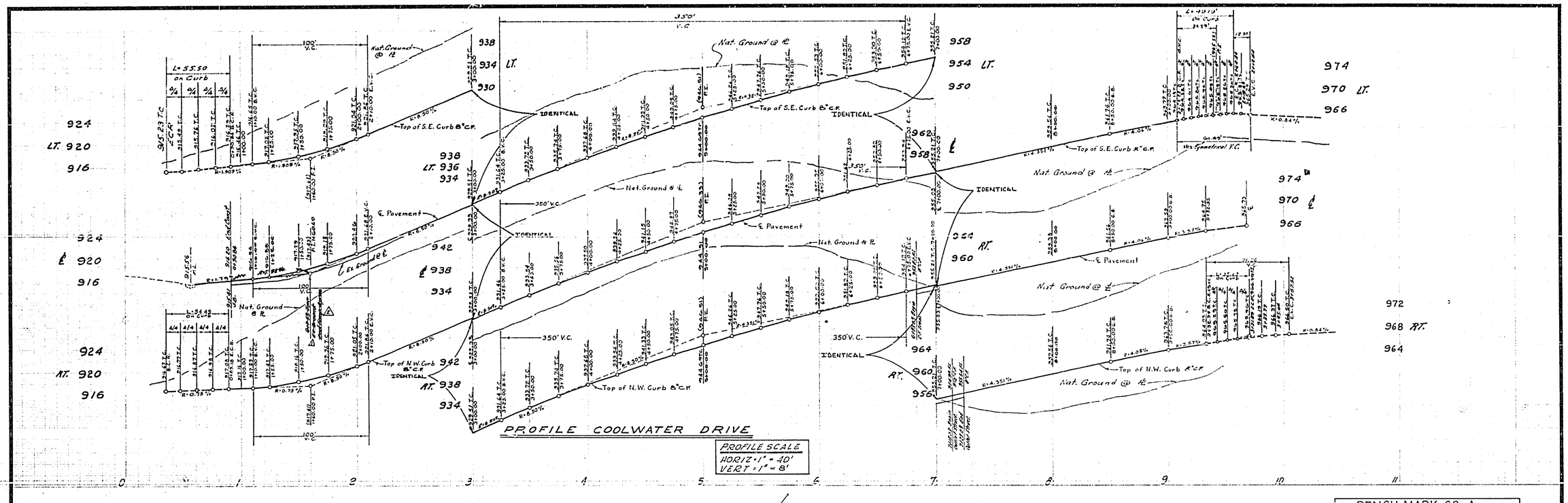
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3-8-74

"AS BUILT 12-77 KPT"

STREET PLAN AND PROFILE
TRACT NO 4419 & 4419-1 8/22
ARLINGTON AVENUE

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

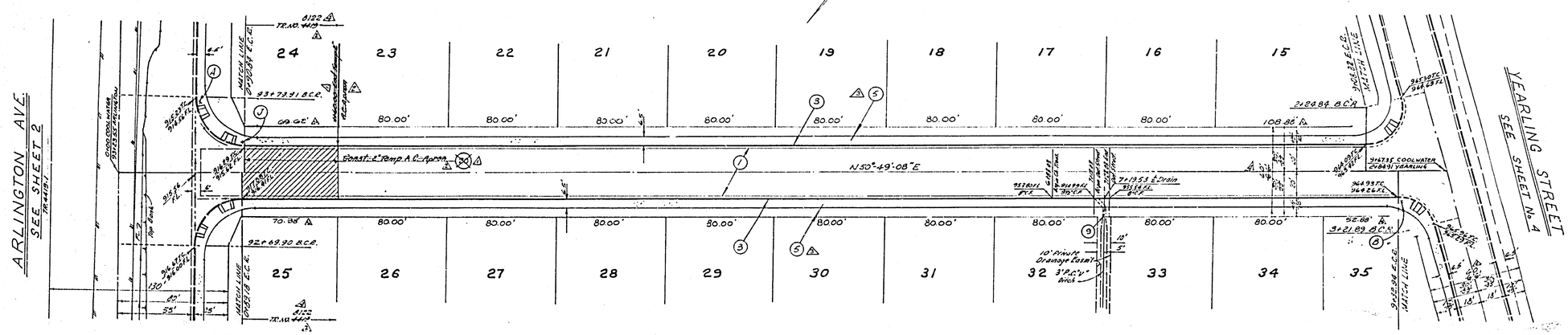
PROJECT NO. R-1736
SHEET 2 OF 9
FILE NO.



SCALE : 1" = 40'

BENCH MARK G2-A

Set Brass Disc Stamped (G2-A) In Concrete In Most W'ly. Traffic Island @ Arlington Ave. And La Sierra Ave. F.B. 735/58 A City Of Riverside Data: Elev. 865.079



PLAN COOLWATER DRIVE

FUTURE
TR. NO. 4419
6122

ATLANTIC ENGINEERING INCORPORATED
2275 W. LINCOLN AVENUE, ANAHEIM, CALIFORNIA 92801
(714) 776 0195 / (213) 866 1235
NEWARK, CALIFORNIA 94560
(415) 797 2756
UNDER THE SUPERVISION OF
Stanley E. Schell
STANLEY E. SCHELL RCE 14521

MARK	REVISIONS	APPR.	DATE
4	Revised Lot Frontage Dimensions		3/3/77
3	REVISED TO CURBLINE BIDE WALK END		8/6/74
2	REMOVED ITEM #8, REMOVED "FUTURE"		12/6/73
	ADDED TR 4419, 1-11 GA		
1	ADDED TRACT No 4419-1		4-30-74
	REVISED LOT NUMBERS TR. No. 4419		
	ADDED FUT. CONST. TR. No. 4419		
	CHANGED STA. FROM 2+00 TO 2+20		
	CHANGED DIM. TO 2-2mm VERT. 2-2mm HORIZ.		

DESIGN'D BY ____ DRAWN BY ____ CHECKED BY BM

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
ASSISTANT CITY ENG.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 2-5-74

"AS BUILT 12-77 KPT

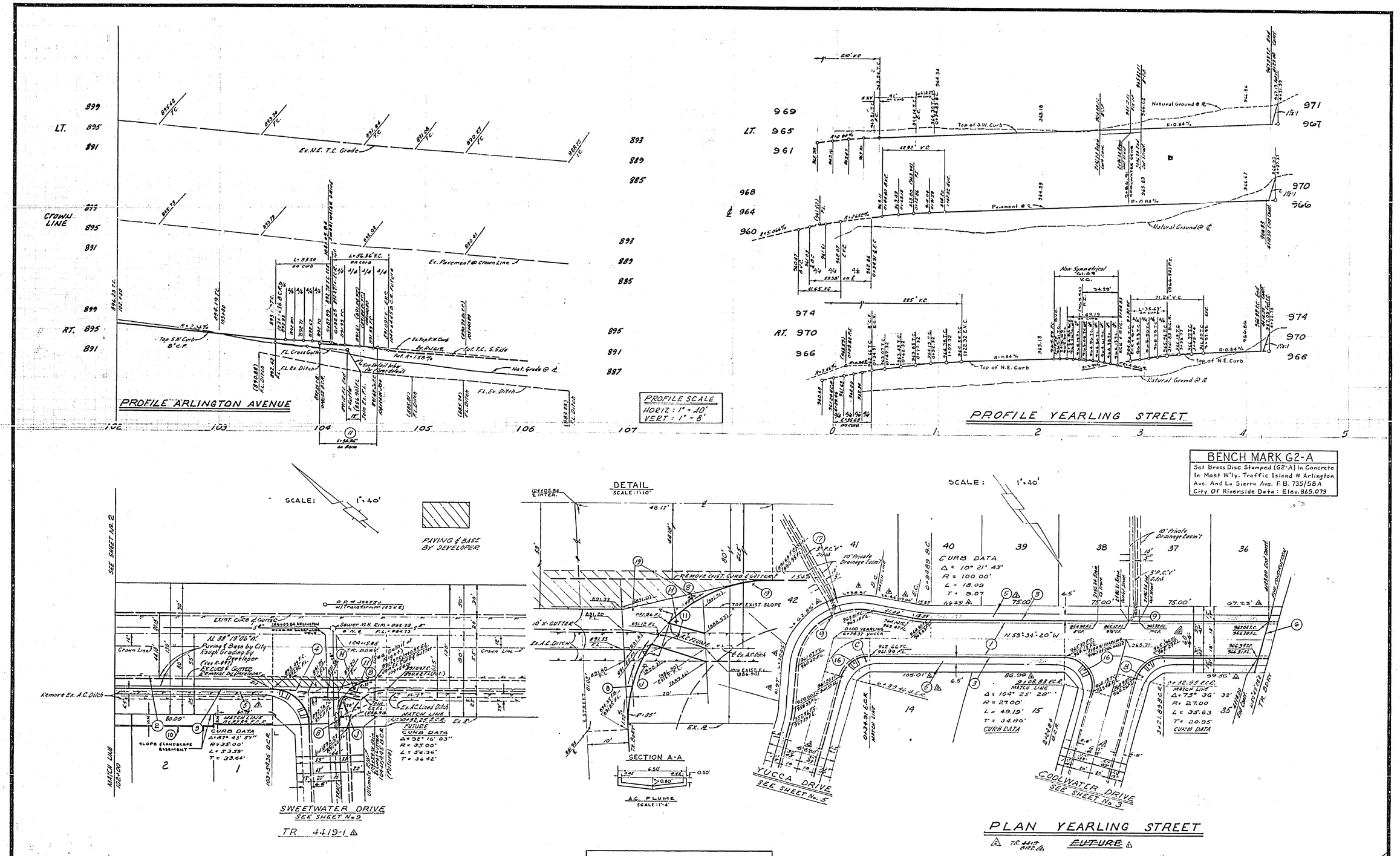
STREET PLAN AND PROFILE
TRACT NO. 6122 & 4419-1
COOLWATER DRIVE

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

PROJECT NO. R-1736

SHEET 3 OF 9

FILE NO.



ATLANTIC ENGINEERING INCORPORATED
2375 W. LINCOLN AVENUE, ANAHEIM, CALIFORNIA 92801
(714) 776-0195 / (213) 865-1735
NEWARK, CALIFORNIA 94560
(415) 797-2756
UNDER THE SUPERVISION OF
Stanley E. Scholl
STANLEY E. SCHOLL RCE 14637

MARK	REVISIONS	BY	APPR.	DATE
3	Revised Lot Frontage Dimensions			9/10/77
2	REVISED TO CURB LINE, SIDEWALK &			3/9/76
1	REMOVED WORD "FUTURE", ADDED TR. 4419			1/23/75
0	ADDED TRACT No. 4419			3-5-74
	REVISED LOT NUMBERS TR. No. 4419			
	ADDED FUT. CONST. TR. No. 4419			
4	Changed Alignment of Yearling St. & Sta.			11/12/74
3	Changed Street No. 3 to 5			11/12/74

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

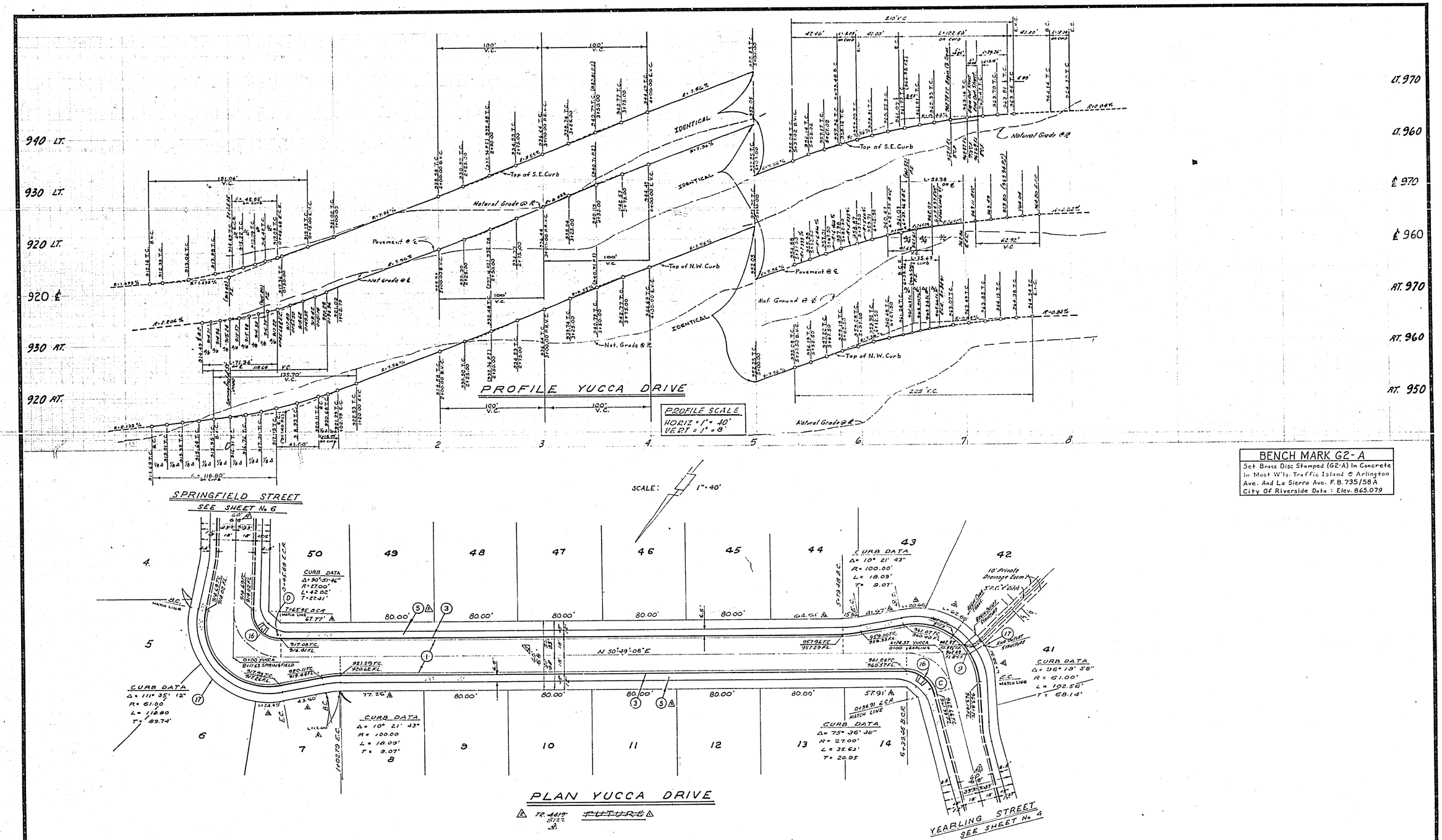
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
ASSISTANT CITY ENG.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3-8-74

STREET PLAN AND PROFILE
TRACT NO. 4419 & 4419-1
YEARLING STREET & PORTION OF ARLINGTON AVE.

PROJECT NO. R-1736
SHEET 4 OF 9
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'
FILE NO.



BENCH MARK G2-A

Set Brass Disc Stamped (G2-A) In Concrete In Most W'ly. Traffic Island @ Arlington Ave. And La Sierra Ave. F.B. 735/58A City Of Riverside Data : Elev. 865.079

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NEWARK, CALIFORNIA 94560
(415) 797-2756
UNDER THE SUPERVISION OF
Stanley E. Scholl
STANLEY E. SCHOLL RCE 14527

MARK	REVISIONS	APPR.	DATE
4	Revised Lot Frontage Dimensions	RW	3/9/77
3	REVISED TO CURB LINE SIDEWALK	RW	3/30/76
2	REMOVED WORD "FUTURE" ADDED TR. 4419-8122	RW	11/1/75
1	ADDED TRACT No. 4419-15		4-30-74
	REVISED LOT NUMBERS TR. 4419-8122		
	ADDED FUT. CONST. TR. No. 4419-8122		
	Changed Lot Frontage to Curb Line Dimensions	RW	12/23/74

DESIGNED BY ____ DRAWN BY ____ CHECKED BY BM

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER	RW	3/13
PARK DEPARTMENT		
TRAFFIC DIVISION	RL	3-8-74
ASSISTANT CITY ENG.		3-8

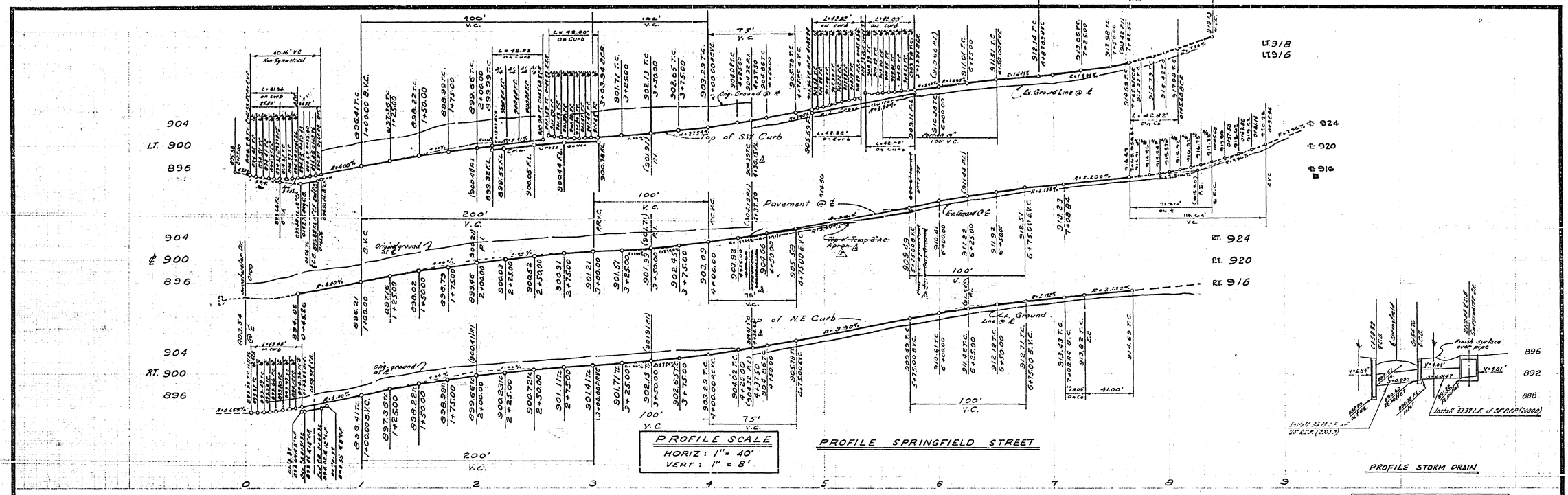
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3-8-74

*AS BUILT 12-77 KFT

STREET PLAN AND PROFILE
TRACT NO. 4419-8122
YUCCA DRIVE

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

PROJECT NO. R-1736
SHEET 5 OF 9
FILE NO.



BENCH MARK G2-A
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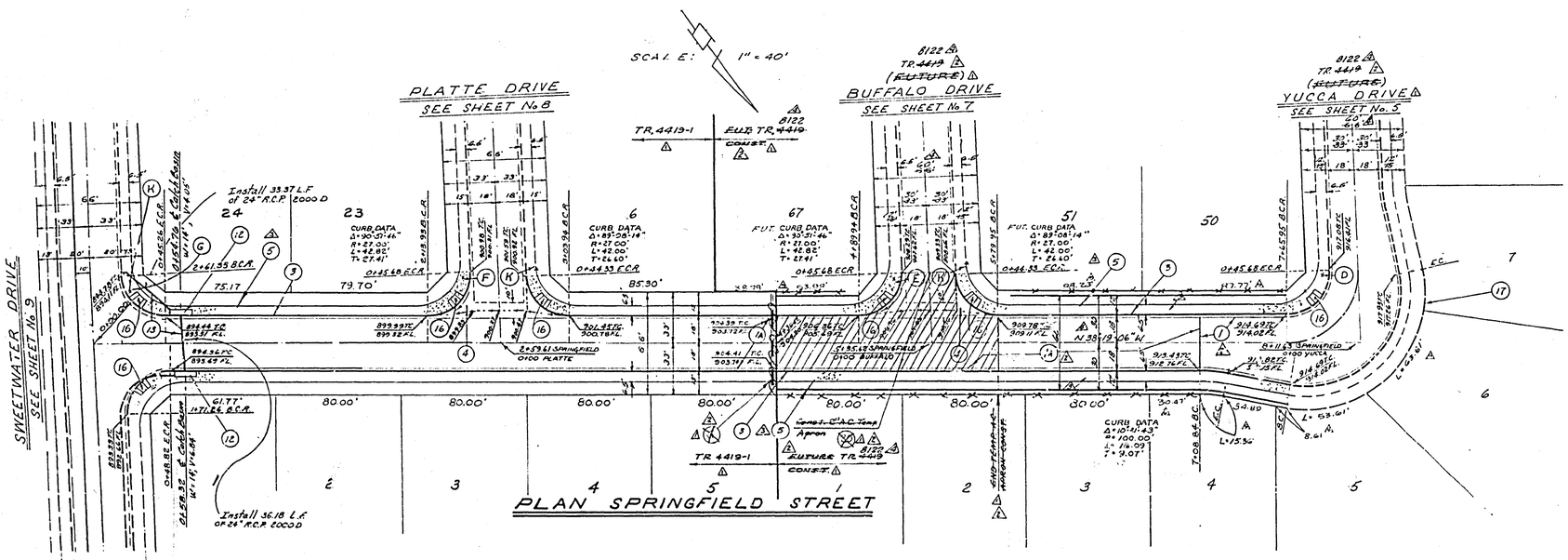

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UNDER THE SUPERVISION OF
Stanley E. Schell
STANLEY E. SCHELL RCE 14577

MARK	REVISIONS	APPR.	DATE
4	Revised Lot Frontage Dimn.	RW	3/9/77
3	REVISED SIDEWALK TO CURB LINE		7/11/74
2	REMOVED TEMP. CONST. ITEMS (6) AND (7) REMOVED WALL		12/4/74
	TRUNCATE INDICATED LINES OF ITEM (10) (11) (12)		
1	ADDED TRACT No. 4419-1		4-30-74
	REVISED LOT NUMBERS TR. 4419		
	ADDED FUT. CONST. TR. No. 4419-1		
	CHANGED TRACT NUMBER FROM 4419 TO 4419-1		

DESIGNED BY ____ DRAWN BY ____ CHECKED BY BM

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

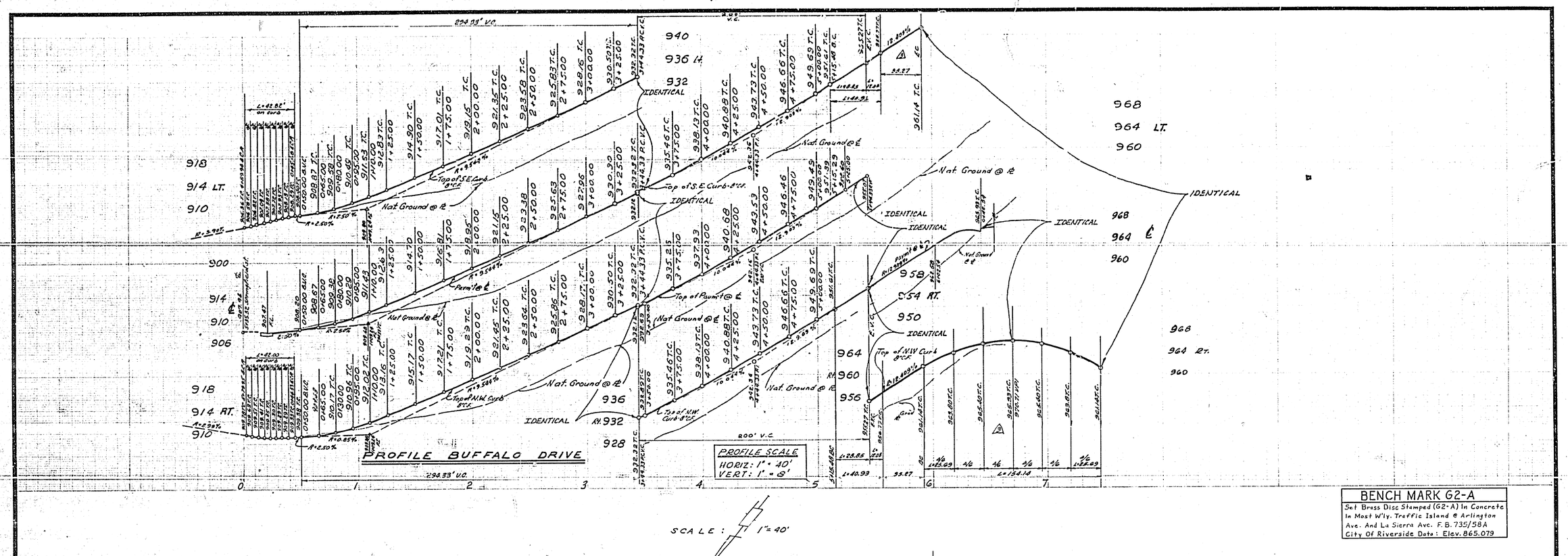
APPROVED BY	BY	DATE
OFFICE ENGINEER	RW	3/10
PARK DEPARTMENT		
TRAFFIC DIVISION	RC	12-5-74
ASSISTANT CITY ENG.		3-8-74

APPROVED BY: DIRECTOR OF PUBLIC WORKS
DATE 3-8-74

*AS BUILT 12-77 KPT

STREET PLAN AND PROFILE
TRACTS No. 8122 & 4419 & 4419-1
SPRINGFIELD STREET

PROJECT NO. R-1736
SHEET 6 OF 9
HORIZ. SCALE: 1" - 40' VERT. SCALE: 1" - 8'
FILE NO.



BENCH MARK G2-A

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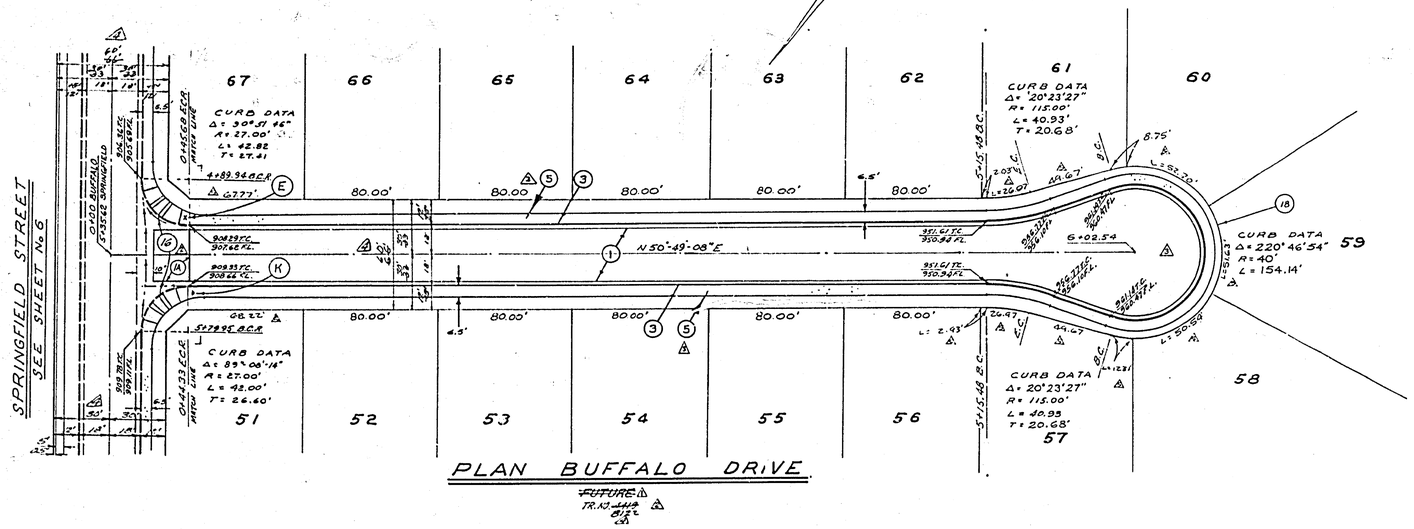
SCALE: 1" = 40'



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(714) 776 0195 / (213) 865 1235
NEWARK, CALIFORNIA 94560
(415) 797 2758

UNDER THE SUPERVISION OF
Stanley E. Scholl
STANLEY E. SCHOLL RCE 14527

Revised Lot Frontages Dimns. RW 3/8/77

MARK	REVISIONS	APPR.	DATE
	REVISED GULDESAC & SIDEWALK TO CURB LINE		
	REVISED NOTE "FUTURE" NOTE TO NOW		
	INDICATED LINES OF TRAF. (P)		
	ADDED TRACT No. 4419-1		4-30-76
	REVISED LOT NUMBERS TR. 4419-		
	ADDED FUT. CONST. T.C. No. 4419		
	REVISED LOT FRONTAGES TR. 4419		

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

APPROVED BY	BY	DATE
OFFICE ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
ASSISTANT CITY ENG		

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

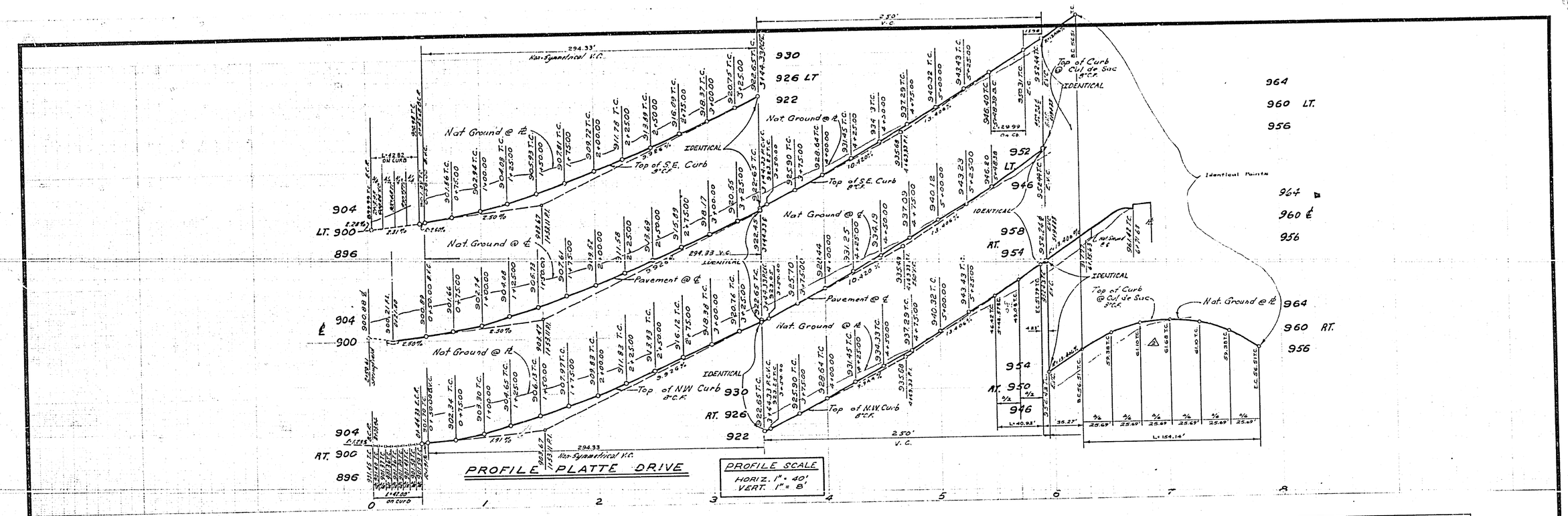
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3-9-74

*AS BUILT 12-77 KPT

STREET PLAN AND PROFILE
TRACT NO 8122
BUFFALO DRIVE

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

PROJECT NO. R-1736
SHEET 7 OF 9
FILE NO.



BENCH MARK G2-A

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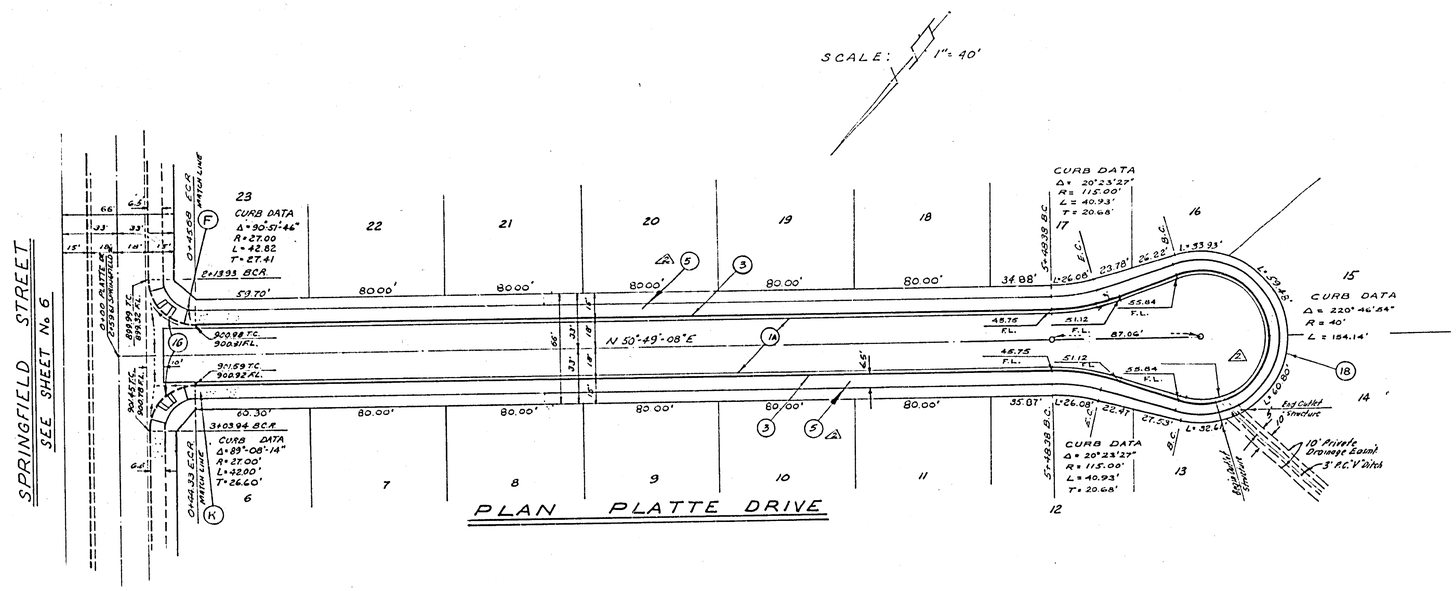


*AG BUILT 12-77 KPT

ATLANTIC ENGINEERING INCORPORATED
2275 W. LINCOLN AVENUE, ANAHEIM, CALIFORNIA 92801
(714) 776 0195 / (213) 865 1235
NEWARK, CALIFORNIA 94560
(415) 797 2758
UNDER THE SUPERVISION OF
Stanley E. Scholl
STANLEY E. SCHOLL RCE 14527

MARK	REVISIONS	APPR	DATE
2	REVISED CULDESAC & SIDEWALK TO CHESLINE		
1	ADDED TRACT No 4419-1		
	REVISED LOT NUMBERS TR. No. 4419		
	ADDED FUT. CONST. TR. No. 4419		

DESIGNED BY ____ DRAWN BY ____ CHECKED BY BM

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

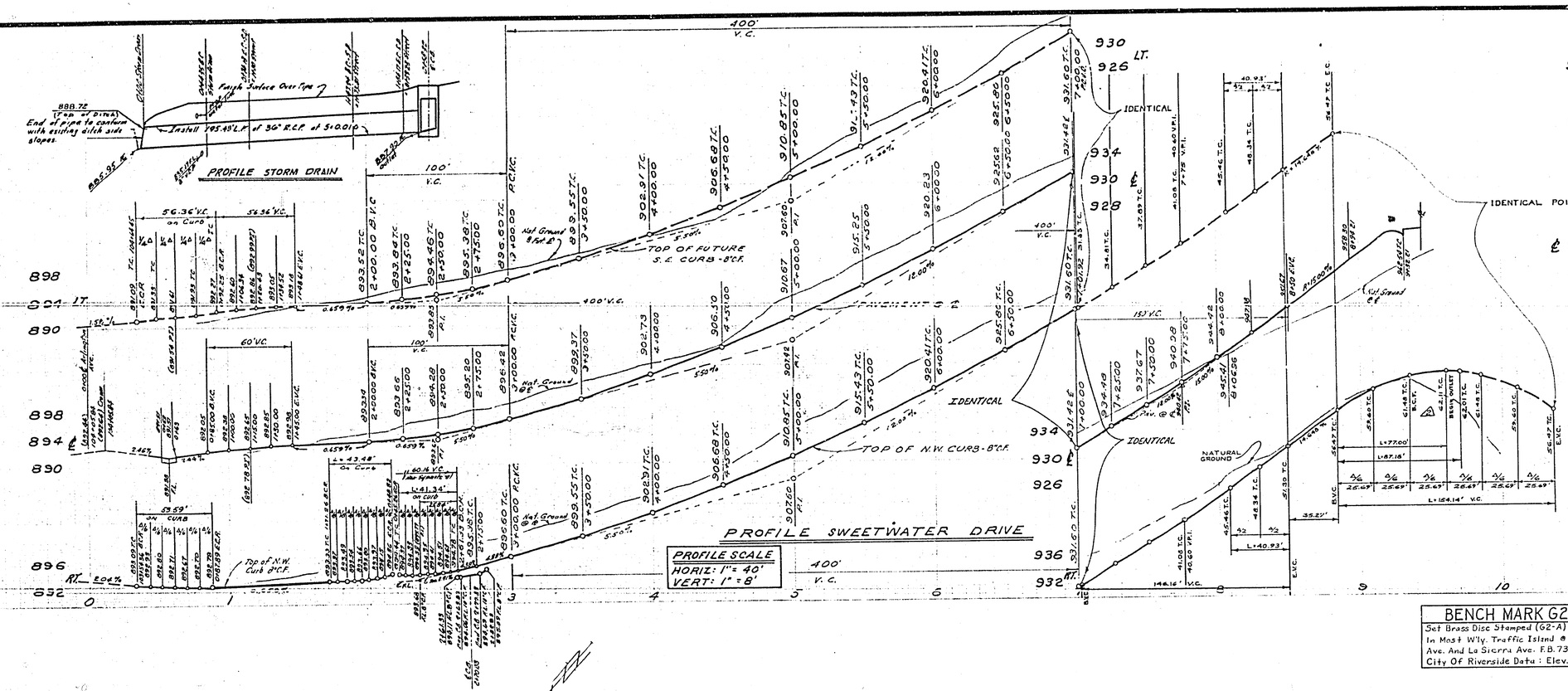
APPROVED BY	BY	DATE
OFFICE ENGINEER		3/9/14
PARK DEPARTMENT		
TRAFFIC DIVISION		3-8-14
ASSISTANT CITY ENG.		3-8

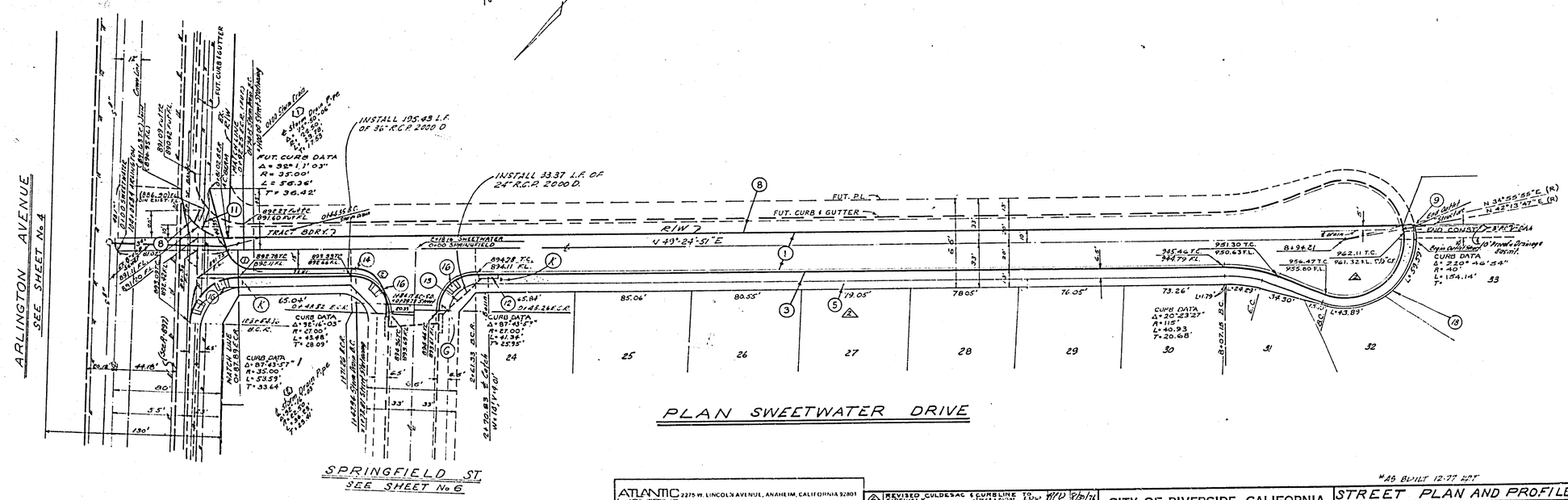
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3-9-14

STREET PLAN AND PROFILE
TRACT NO 4419-1
PLATTE DRIVE

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

PROJECT NO. R-1736
SHEET 8 OF 9
FILE NO.





ATLANTIC ENGINEERING INCORPORATED
2375 W. LINCOLN AVENUE, ANAHEIM, CALIFORNIA 92801
(714) 776-0195 / (213) 865-1275
NEWARK, CALIFORNIA 94560
(415) 797-2756
UNDER THE SUPERVISION OF
Stanley E. Scholl
STANLEY E. SCHOLL RCE 14527

MARK	REVISIONS	APPR.	DATE
4	REVISED CULDESAC & CURBLINE TO SIDEWALK	MLD	8/8/74
3	ADDED TRACT No 4419-1		4-30-74
	REVISED LOT NUMBERS TR. No 4412		
	ADDED FUT. CONST. TR. No. 4419		

DESIGNED BY ____ DRAWN BY ____ CHECKED BY B.M.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
OFFICE ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		4-9-74
ASSISTANT CITY ENG.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3-8-74

*AS BUILT 12-77

STREET PLAN AND PROFILE
TRACT NO 4419-1
SWEETWATER DRIVE

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

PROJECT NO. R-1736
SHEET 9 OF 9
FILE NO.