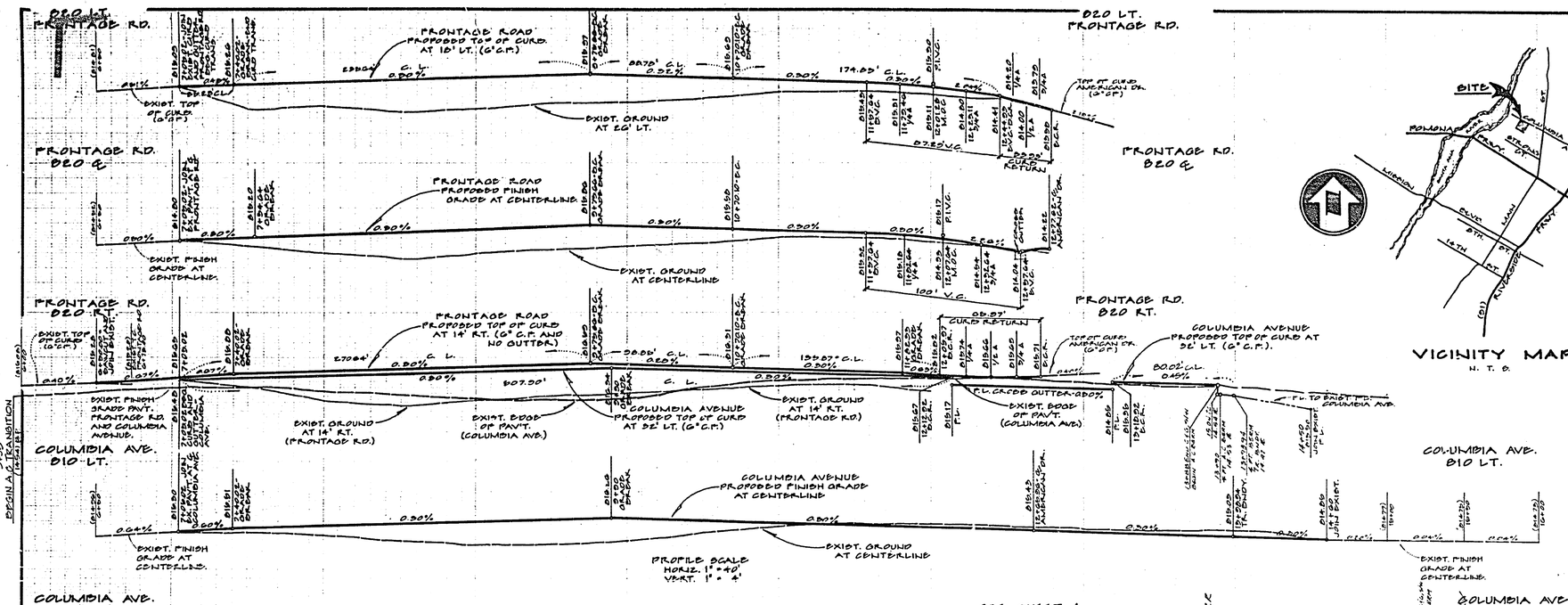
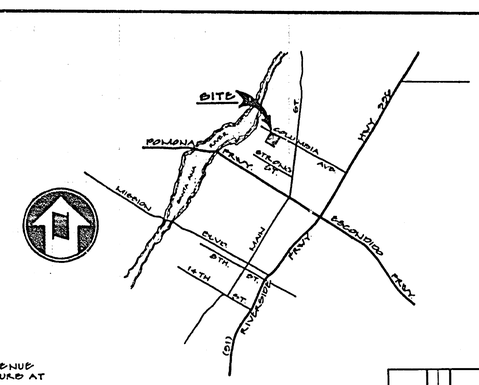
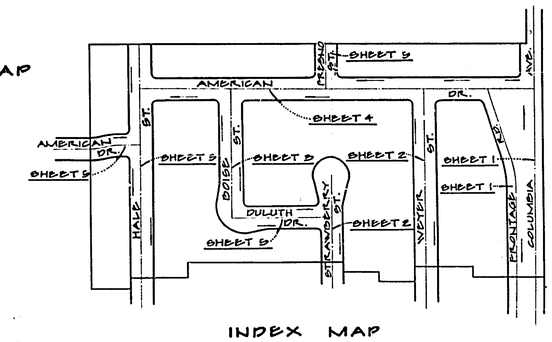




VICINITY MAP
N. T. S.

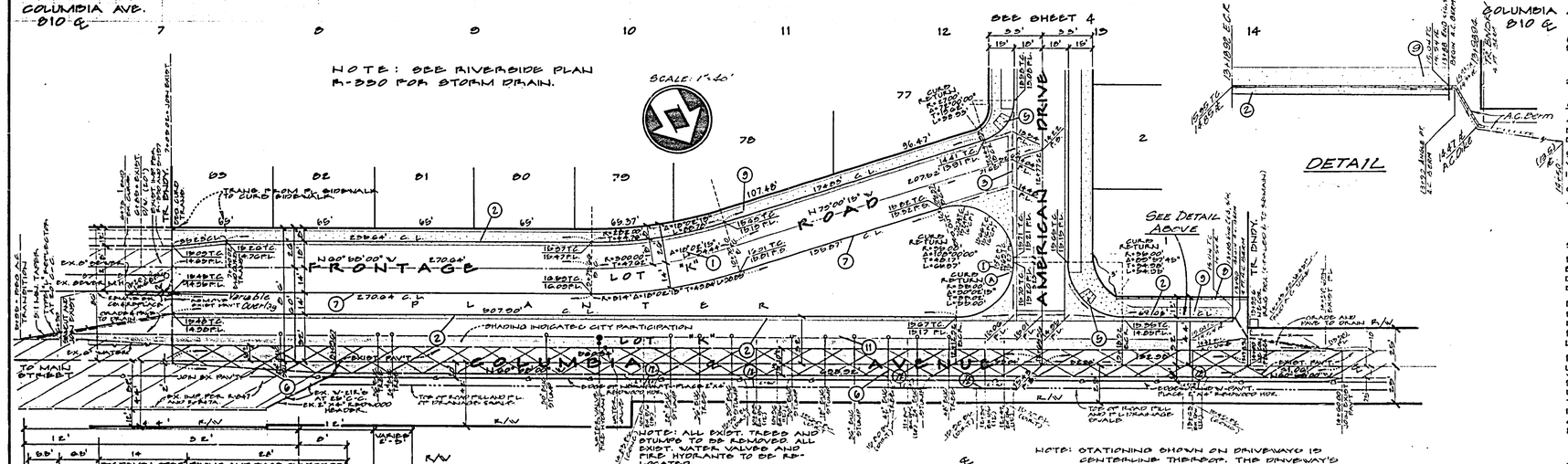


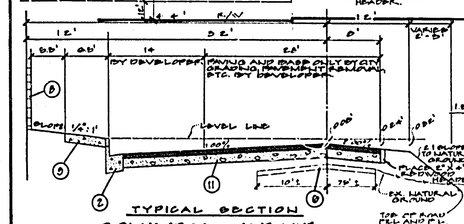
INDEX MAP
SCALE 1" = 200'

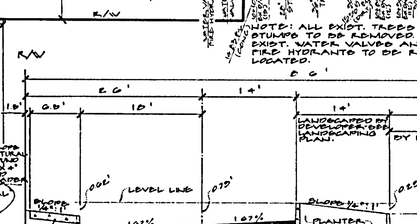
"THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THIS WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION AS A RESULT OF ERROR OR OMISSIONS THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY." P.E.

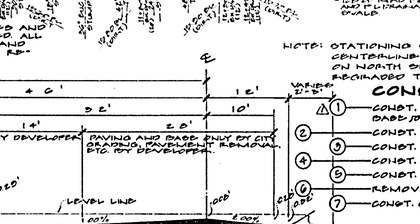
NOTE: SEE RIVERSIDE PLAN R-330 FOR STORM DRAIN.

SCALE: 1" = 40'









NOTE: STATIONING SHOWN ON DRIVEWAYS IS CENTERLINE THEREOF. THE DRIVEWAY'S ON NORTH SIDE OF COLUMBIA AVE TO BE REGRADED TO OWNERS SATISFACTION.

CONSTRUCTION NOTES

1. CONST. 4" A.C. PAV'T. WITH SEAL COAT OVER 4" D.G. BASE (OR A.C. PAV'T. OVER COMPACTED NATIVE)
2. CONST. CURB AND GUTTER PER STD. NO. 200 (6" C.P.).
3. CONST. APRON AND CROSS GUTTER PER STD. NO. 220 (6' WIDE).
4. CONST. PROPERTY LINE SIDEWALK PER STD. NO. 328
5. CONST. ACCESS RAMP PER STD. NO. 304.
6. REMOVE EXISTING A.C. PAVEMENT.
7. CONST. CURB ONLY PER STD. NO. 200-TYPE II (6" C.P.)
8. CONST. 6' HIGH BLOCK WALL PER STD. NO. 704 SEE LANDSCAPING PLAN FOR TYPE BLOCK, COLOR, ETC.
9. CONST. CURB LINE SIDEWALK PER STD. NO. 328.
10. INSTALL 2" X 4" REDWOOD HEADER.
11. CONST. 1" A.C. PAV'T. WITH SEA COAT OVER 4" D.G. BASE OR 4" A.C. PAV'T. OVER COMPACTED NATIVE.
12. PLACE 12" CMP, gauge, where both driveways are to be regraded, length as scaled.

GENERAL NOTES

1. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 806. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
2. SEE LANDSCAPING AND SPRINKLER SYSTEM PLANS FOR MEDIAN AND PARKWAY ON COLUMBIA AVENUE.
3. 4" X 4" BLOCKOUTS FOR MAILBOXES REQUIRED IN CURB SIDEWALK.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1976 EDITION AND THE CITY OF RIVERSIDE STANDARD DRAWINGS.
5. 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 AND APPURTENANCES AT NO COST TO THE CITY.
6. GRADING WILL REQUIRE A PERMIT.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE ENGINEER.
9. TRAFFIC CONTROL SIGNS TO BE ERECTED PRIOR TO OPENING STREETS TO TRAFFIC.
10. 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. PAVEMENT SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST METHODS.
11. INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD DRAWING NO. 662.
12. IN ORDER TO COORDINATE THE CITY'S PORTION OF THE WORK THE DEVELOPER SHALL GIVE THE CITY 48 DAYS NOTICE IN ORDER THAT THE DEVELOPER'S AND CITY'S WORK MAY BE INSTALLED CONCURRENTLY.
13. SEE "STREET LIGHTING PLANS" FOR NUMBER AND LOCATION OF REQUIRED STREET LIGHTS.
14. CONTRACTOR SHALL NOTIFY THE PUBLIC SERVICE DEPT. (PHONE: 787-7261) TO PICK UP ANY STANDARD 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION AS WHETHER A BARRICADE CAN BE LOCATED.
15. 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.
16. CURB AND GUTTER SHALL BE STAKED WITH 8' STAKES AT 100' INTERVALS AND TWO ROWS OF NUMBER 9 REBAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.50%. PLACE 3/4" DOWEL PINS AT ALL EXPANSION.

NOTICE TO CONTRACTOR
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE OR SUBSTRUCTURES 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 SUCH PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD.

(I)	R1 (STOP SIGN) 30" OCTAGON	
(A)	COLUMBIA AVE.	4200
	AMERICAN DR.	1200
(B)	HALE ST.	4200
	AMERICAN DR.	1900
(C)	WEYER ST.	4200
	AMERICAN DR.	1200
(D)	FRESNO ST.	4300
	AMERICAN DR.	1400
(E)	DOIGE ST.	4200
	AMERICAN DR.	1400
(F)	HALE ST.	[illegible]
	AMERICAN DR.	[illegible]
(G)	DOIGE ST.	4200
	DULUTH DR.	[illegible]
(H)	STRAWBERRY ST.	[illegible]
	DULUTH DR.	[illegible]

INDEXED 2.4

BENCH MARK:
CITY OF RIVERSIDE NO. J7-K PER R.D. 047/10 P.K. NAIL AND TAG IN EAST CURB OF MAIN STREET 10'± SOUTH OF B.C.R. AT COLUMBIA AVENUE
ELEVATION = 818.254

SR 5941 B-78

MAXWELL, BROWN & MULLINS planning engineering surveying
SAN BERNARDINO, CALIFORNIA
PHILIP E. BROWN CE 18679 — 8-2-76 DATE

J.O. 70-4-5
F.B.
CHECKED BY: P.E.B.
DRAWN BY: C.J.M.

MARK	REVISIONS	APPR.	DATE
1	Added paving section	[illegible]	7-20-77

DESIGNED BY P.E.B. DRAWN BY C.J.M. CHECKED BY P.E.B.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	3/76
PARK DEPARTMENT	[illegible]	3-8
TRAFFIC DIVISION	[illegible]	3/15/77
CHIEF PUB. WKS. ENGR.	[illegible]	3-16
PLANNING	[illegible]	3-17

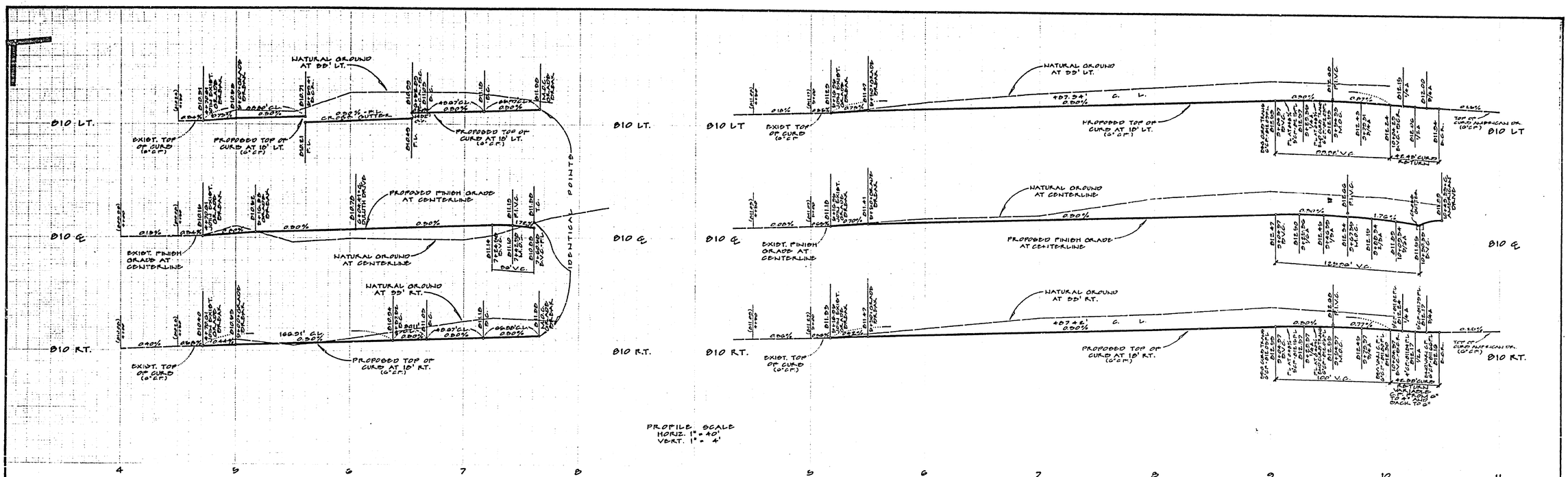
APPROVED BY [illegible]
DIRECTOR OF PUBLIC WORKS
DATE 3-16-77

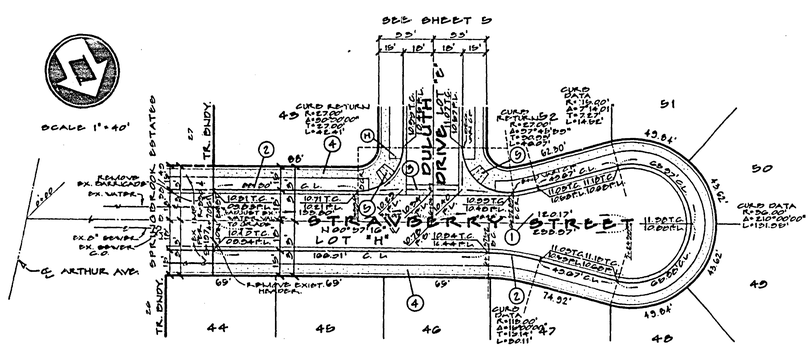
STREET IMPROVEMENT PLANS

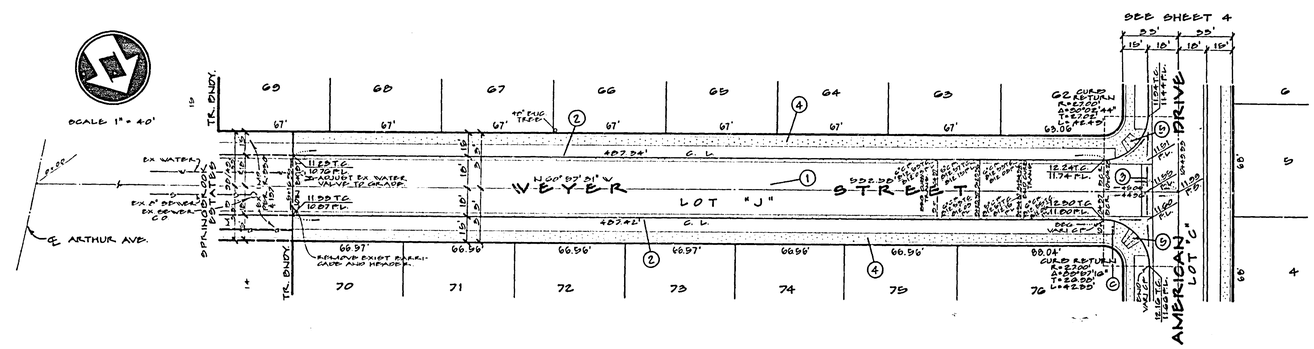
TRACT 5473
FRONTAGE ROAD & COLUMBIA AVENUE

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

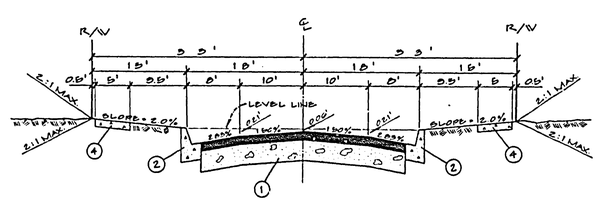
ACCOUNT No.
DRAWING NUMBER R-1945
SHEET ONE OF FIVE







NOTE: SEE SHEET NO. 1 FOR GENERAL NOTES.



TYPICAL SECTION

T.I. = 5

HALE STREET - FRESNO STREET
BOISE STREET - DULUTH DRIVE
WEYER STREET - STRAWBERRY STREET - AMERICAN DRIVE

NOTE: TYPICAL SECTION FOR AMERICAN DRIVE ONLY AS SHOWN ON SHEET NO. 4.

CONSTRUCTION NOTES

1. CONST. 2½" A.C. PAV'T. WITH SEAL COAT OVER 4" D.G. BASE OR ~~A.C. PAV'T. OVER CONTRACTED NATIVE~~
2. CONST. CURB AND GUTTER PER STD. NO. 200 (6" C.F.).
3. CONST. APRON AND CROSS GUTTER PER STD. NO. 220 (6' WIDE).
4. CONST. PROPERTY LINE SIDEWALK PER STD. NO. 325.
5. CONST. ACCESS RAMP PER STD. NO. 304.

BENCH MARK:

CITY OF RIVERSIDE NO. J7-K PER F.B. 847/16
P.K. NAIL AND TAG IN EAST CURB OF MAIN STREET 18'± SOUTH OF B.C.R. AT COLUMBIA AVENUE.
ELEVATION = 818.284.

MAXWELL, BROWN & MULLINS planning engineering surveying
SAN BERNARDINO, CALIFORNIA
PHILIP E. BROWN C.E. 18679 — 8-2-76 DATE

J.O.	76-4-5
F.B.	
CHECKED BY:	P.E.B.
DRAWN BY:	C.J.M.

MARK	REVISIONS	APPR.	DATE
1	Added paving section		7-20-77

DESIGNED BY P.E.B. DRAWN BY C.J.M. CHECKED BY P.E.B.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS ENGR		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3-16-77

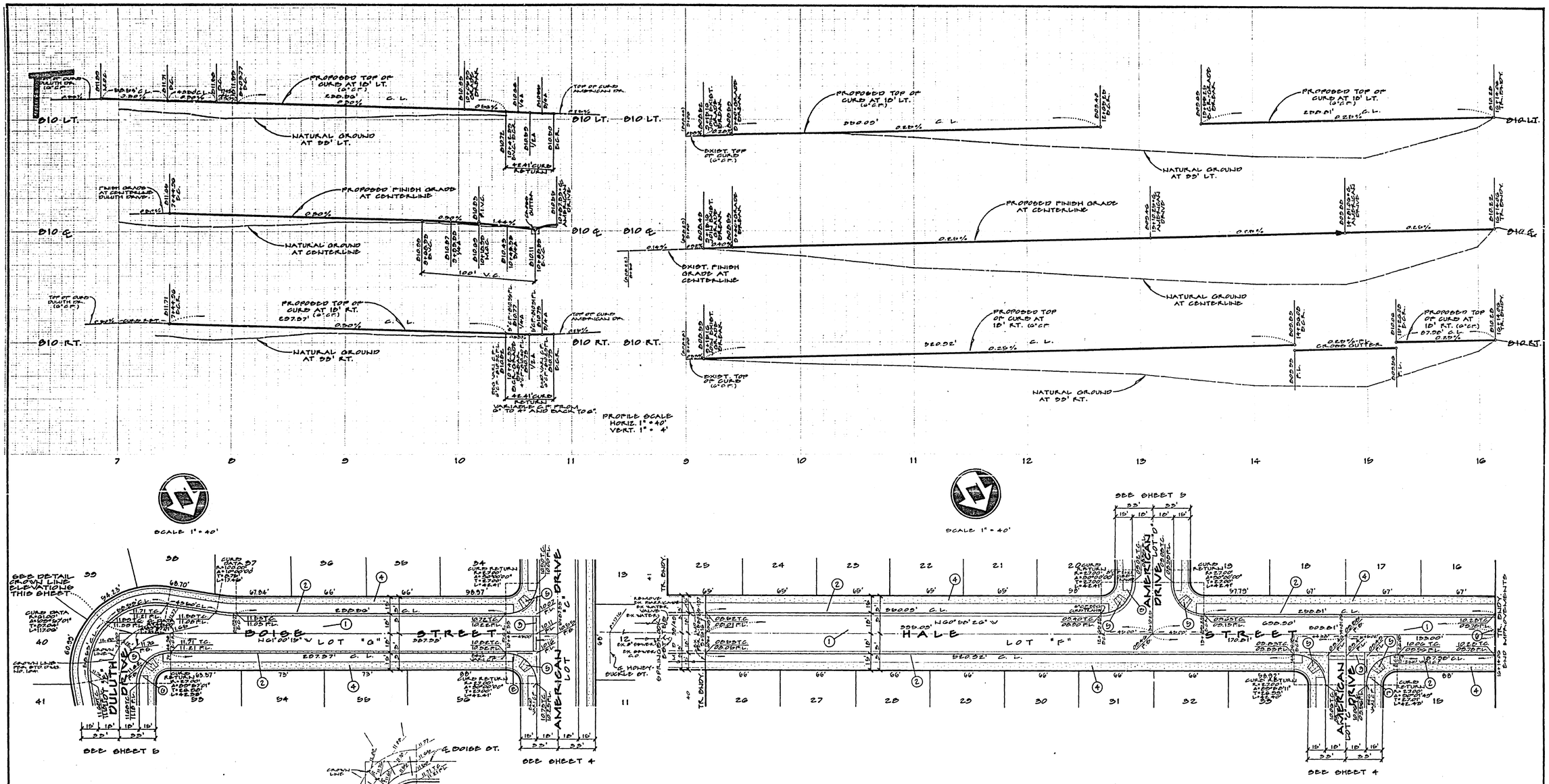
STREET IMPROVEMENT PLANS

TRACT 5473

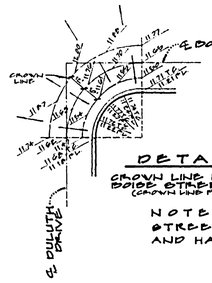
WEYER STREET AND STRAWBERRY STREET

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

ACCOUNT No.
DRAWING NUMBER R-1945
SHEET TWO OF FIVE



NOTE: SEE SHEET NO. 1 FOR GENERAL NOTES.



DETAIL

CROWN LINE ELEVATIONS BOISE STREET AND DULUTH DRIVE. (CROWN LINE PER STD. DWG. NO. 104)

NOTE: SEE SHEET NO. 2 FOR TYPICAL STREET SECTION FOR BOISE STREET AND HALE STREET.

CONSTRUCTION NOTES

1. CONST. 2½" A.C. PAV'T. WITH SEAL COAT OVER 4" O.G. BASE ~~AND PAV'T. OVER COMPACTED NATIVE~~
2. CONST. CURB AND GUTTER PER STD. NO. 200 (6" C.F.).
3. CONST. APRON AND CROSS GUTTER PER STD. NO. 220 (6' WIDE).
4. ~~CONST. PROPERTY LINE SIDEWALK PER STD. NO. 325.~~
5. CONST. ACCESS RAMP PER STD. NO. 304.
6. CONST. 66 L.F. BARRICADE AND R/W HEADER PER STD. NO. 180 WITH TYPE "N" MARKER WITH RED REFLECTOR.

BENCH MARK:

CITY OF RIVERSIDE NO. J7-K PER F.B. 847/16
P.K. NAIL AND TAG IN EAST CURB OF MAIN STREET 18'± SOUTH OF B.C.R. AT COLUMBIA AVENUE.
ELEVATION = 813.234.

MAXWELL, BROWN & MULLINS planning engineering surveying
SAN BERNARDINO, CALIFORNIA
PHILIP E. BROWN C.E. 18679 — 8-2-76 DATE

J.O.	76-4-5
F.B.	
CHECKED BY:	P.E.B.
DRAWN BY:	C.J.M.

MARK	REVISIONS	APPR.	DATE
1	Added paving section		7-20-77

DESIGNED BY P.E.B. DRAWN BY C.J.M. CHECKED BY P.E.B.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

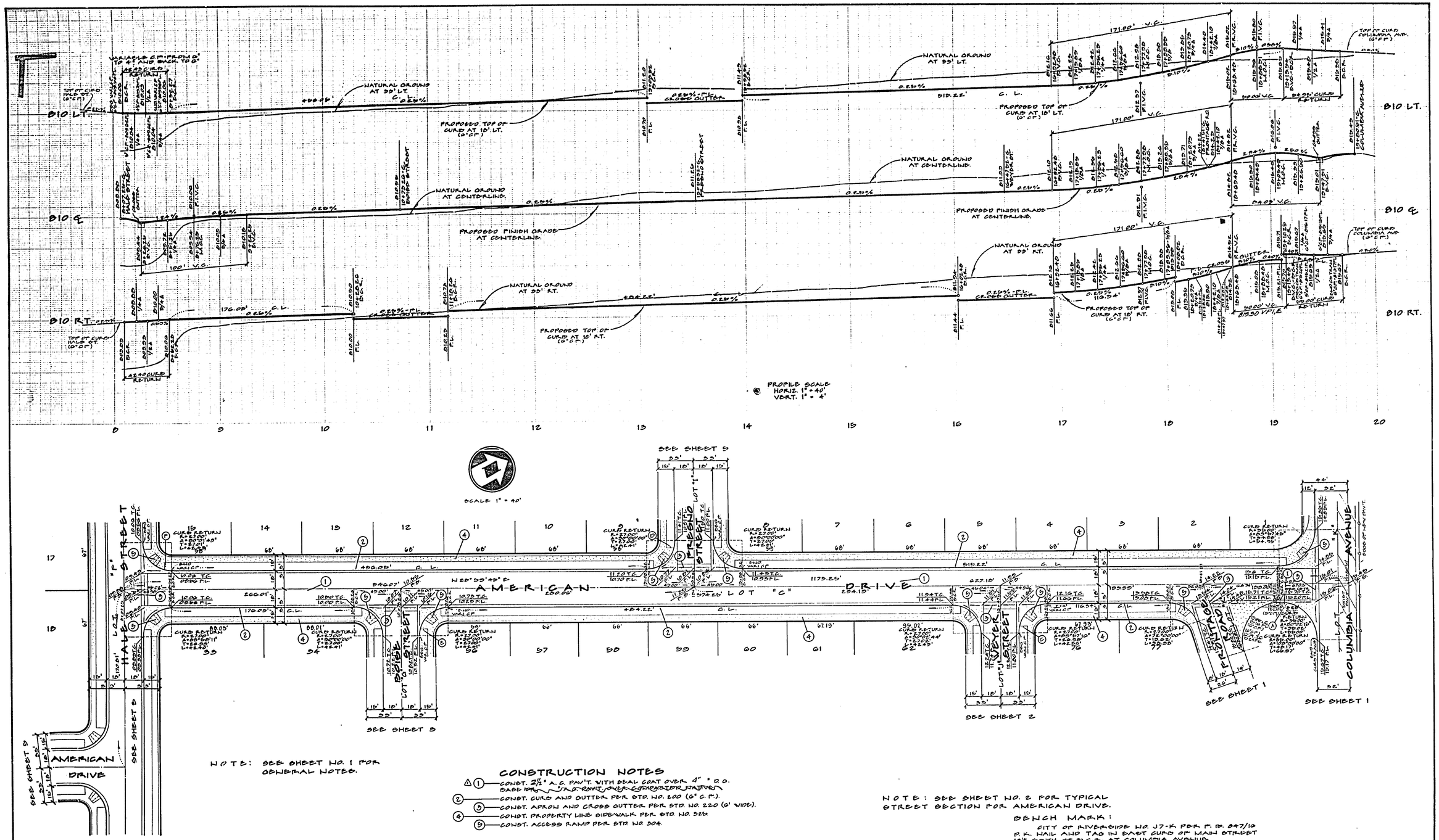
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 7-16-77

STREET IMPROVEMENT PLANS

TRACT 5473
HALE STREET AND BOISE STREET

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

ACCOUNT No.
DRAWING NUMBER R-1945
SHEET THREE OF FIVE



NOTE: SEE SHEET NO. 1 FOR GENERAL NOTES.

CONSTRUCTION NOTES

1. CONST. 2½" A.C. PAV'T. WITH SEAL COAT OVER 4" C.O.
2. CONST. CURB AND GUTTER PER STD. NO. 200 (6" C.P.).
3. CONST. APRON AND CROSS GUTTER PER STD. NO. 220 (6" WIDE).
4. CONST. PROPERTY LINE SIDEWALK PER STD. NO. 326
5. CONST. ACCESS RAMP PER STD. NO. 304.

NOTE: SEE SHEET NO. 2 FOR TYPICAL STREET SECTION FOR AMERICAN DRIVE.

BENCH MARK:
CITY OF RIVERSIDE NO. J7-K PER R. B. 247/10
P.K. NAIL AND TAG IN EAST CURB OF MAIN STREET
18'± SOUTH OF S.C.R. AT COLUMBIA AVENUE
ELEVATION = 815.254.

MAXWELL, BROWN & MULLINS
planning engineering surveying
SAN BERNARDINO, CALIFORNIA
PHILIP E. BROWN C.E. 18679
8-2-76 DATE

J.O.	76-4-6
F.B.	
CHECKED BY:	P.E.B.
DRAWN BY:	C.J.M.

MARK	REVISIONS	APPR.	DATE
1	Added gore section		7-20-77

DESIGNED BY P.E.B. DRAWN BY C.J.M CHECKED BY P.E.B.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		3/16
PARK DEPARTMENT		
TRAFFIC DIVISION		4/16
CHIEF PUB. WKS. ENGR.		3/16

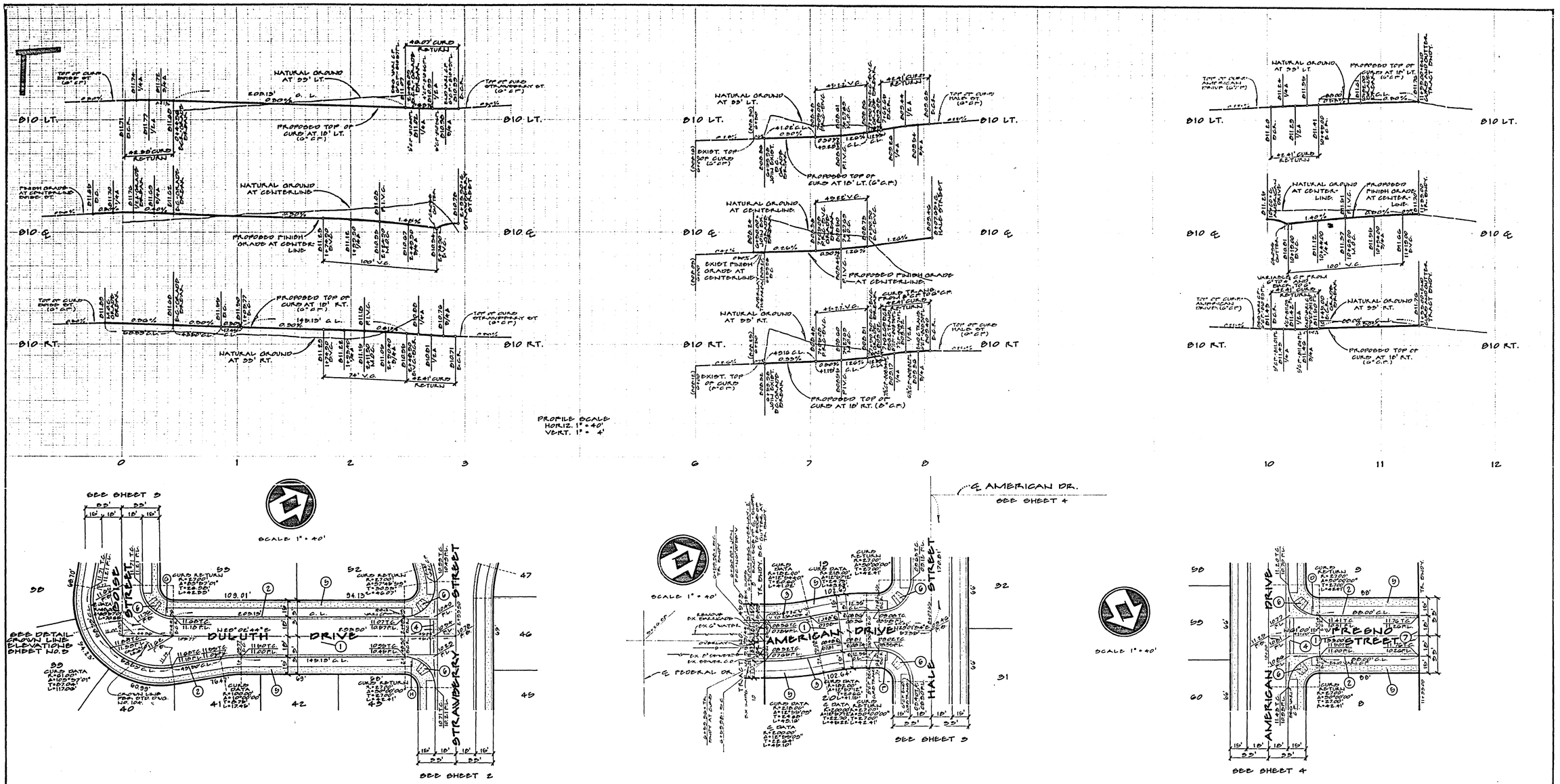
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE

STREET IMPROVEMENT PLANS

TRACT 5473
AMERICAN DRIVE

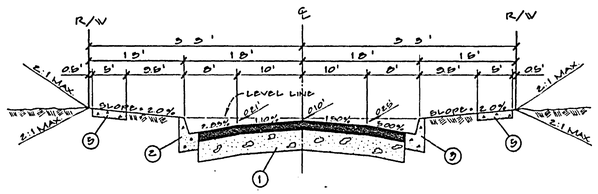
SCALE: HORIZ. 1" = 40' VERT. 1" = 4'

ACCOUNT No.
DRAWING NUMBER R-1945
SHEET FOUR OF FIVE



NOTE: SEE SHEET NO. 1 FOR GENERAL NOTES.

NOTE: SEE SHEET NO. 2 FOR TYPICAL STREET SECTION FOR FRESNO STREET AND DULUTH DRIVE.



TYPICAL SECTION
T.I. - 5
AMERICAN DRIVE

NOTE: TYPICAL SECTION FOR AMERICAN DRIVE ONLY AS SHOWN ON THIS SHEET.

CONSTRUCTION NOTES

1. CONST. 2 1/2" A.C. PAV'T. WITH SEAL COAT OVER 4" D.G. BASE PAC ~~W/ 1/2" GRAVEL COVER OVER AREA TO BE PAVED~~
2. CONST. CURB AND GUTTER PER STD. NO. 200 (6" C.F.).
3. CONST. CURB AND GUTTER PER STD. NO. 200 (8" C.F.).
4. CONST. APRON AND CROSS GUTTER PER STD. NO. 220 (6' WIDE).
5. CONST. PROPERTY LINE SIDEWALK PER STD. NO. 216
6. CONST. ACCESS RAMP PER STD. NO. 204.
7. CONST. 66 L.F. BARRICADE AND R/W HEADER PER STD. NO. 100 WITH TYPE "N" MARKER WITH RED REFLECTOR.

BENCH MARK:
CITY OF RIVERSIDE NO. J7-K PER F.B. 847/16
P.K. NAIL AND TAG IN EAST CURB OF MAIN STREET 18'± SOUTH OF B.C.R.R. AT COLUMBIA AVENUE.
ELEVATION = 812.284

MAXWELL, BROWN & MULLINS — planning, engineering, surveying — SAN BERNARDINO, CALIFORNIA — PHILIP E. BROWN C.E. 18678 — 8-2-76 DATE	J.O. 70-4-5	F.B.	CHECKED BY: P.E.B.
	DRAWN BY: C.J.M.		

MARK	REVISIONS	APPR.	DATE
1	Added paving section		1-20-77

DESIGNED BY P.E.B. DRAWN BY C.J.M. CHECKED BY P.E.B.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		3/16
PARK DEPARTMENT		
TRAFFIC DIVISION		1-25-77
CHIEF PUB. WKS. ENGR.		3-16

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3-16-77

STREET IMPROVEMENT PLANS

TRACT 5473
DULUTH DRIVE AND AMERICAN DRIVE AND FRESNO STREET

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

ACCOUNT No.
DRAWING NUMBER
R-1945
SHEET FIVE OF FIVE