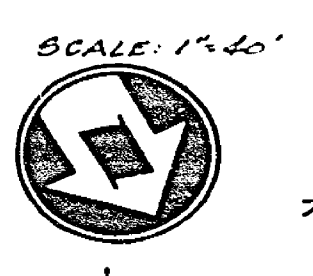


The Private Engineer showing these plans in Resubmittals for Approval, shall be responsible for the accuracy of the work shown. In the event of discrepancies arising during construction as a result of errors or omissions, the Private Engineer shall be responsible for determining an acceptable solution and retaining the plans for approval by the City.

NOTE: SEE RIVERSIDE PLAN R-350 FOR STORM DRAIN.



DETAIL

- GENERAL NOTES**
1. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 802. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
  2. SEE LANDSCAPING AND SPRINKLER SYSTEM PLAN FOR MEDIAN AND PARKWAY ON COLUMBIA AVENUE.
  3. 4" X 8" BLOCKOUTS FOR MAILOXES REQUIRED IN CURB SIDEWALK.
  4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1972 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 ADJUSTED AT HIS COST TO THE CITY.
  6. GRADING WILL REQUIRE A PERMIT.
  7. ALL FLOOD ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE ENGINEER.

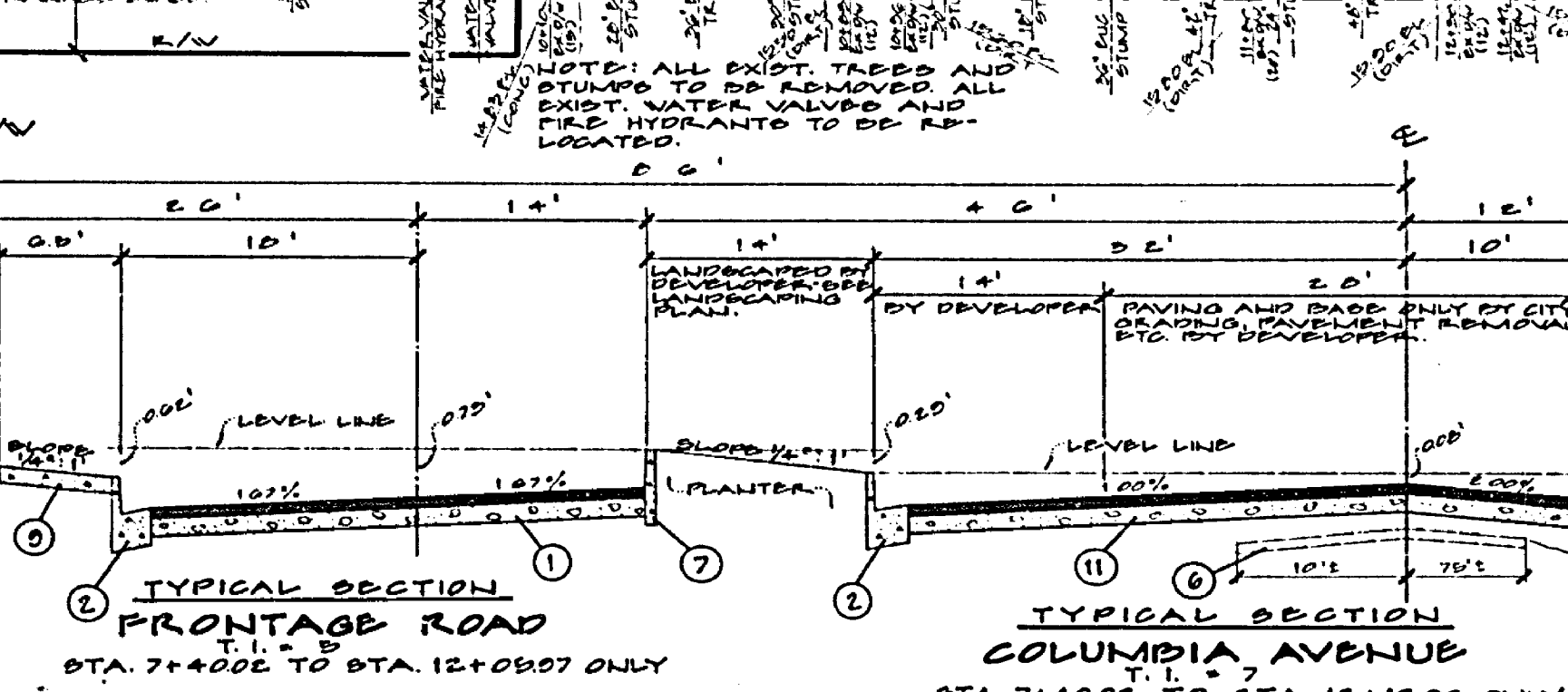
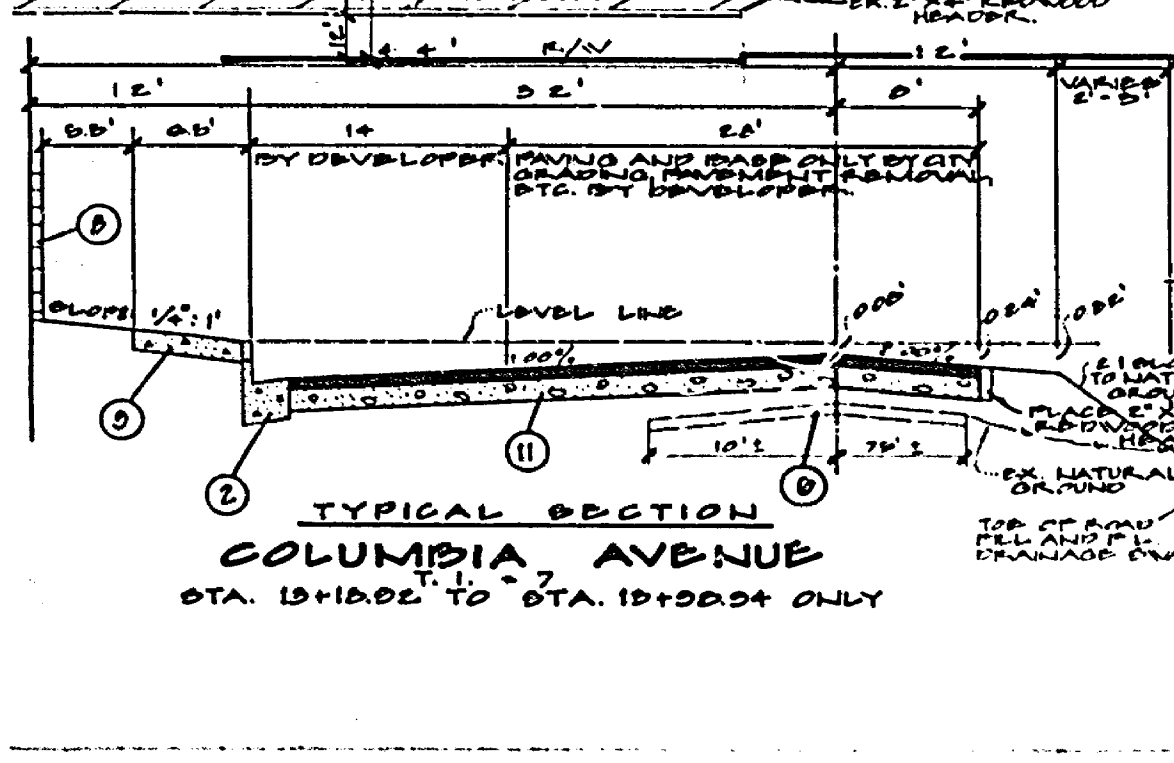
8. TRAFFIC CONTROL SIGNS TO BE ERECTED PRIOR TO OPENING STREETS TO TRAFFIC.
9. THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOIL ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE. DEPTH OF BASE MATERIAL AND A.C. PAVEMENT SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST METHODS.
10. INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD DRAWING NO. 802.
11. IN ORDER TO COMPLETE THE CITY'S PORTION OF THIS WORK, THE DEVELOPER SHALL OBTAIN THE CITY'S WRITTEN NOTICE IN ORDER THAT THE DEVELOPER'S AND CITY'S WORK MAY BE INSTALLED CONCURRENTLY.
12. SEE "STREET LIGHTING PLANS" FOR NUMBER AND LOCATION OF REQUIRED STREET LIGHTS.
13. CONTRACTOR SHALL NOTIFY THE PUBLIC SERVICES DEPT. (PHONE: 787-3261) TO PICK UP ANY STANDARD 120 SIGNAGE THAT ARE BEING REMOVED. THE CITY'S INSPECTION WILL MAKE THE FINAL DETERMINATION ON WHETHER A SIGNAGE CAN BE LOCATED. EXTRACTS FROM EXISTING PAVEMENT WHERE NEW PAVEMENT IS JOINED TO EXISTING STRAIGHT LINE, CONTRACTOR MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
14. CURBS AND GUTTERS SHALL BE STAKED WITH 6" OFFSETS AT 15' INTERVALS AND TWO ROWS OF NUMBER 5 REBAR SHALL BE PLACED IN OUTSIDE WHERE GRADE IS LOWER THAN 0.5%. PLACE 2" X 4" REBAR PER 10' AT EXPANSION.

NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE OR SUBSTRUCTURE 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 UTILITIES SHOWN AND ANY OTHER LINES NOT OF RECORD.

**CONSTRUCTION NOTES**

1. CONST. 4" A.C. PAVT. WITH SEAL COAT OVER 2" 0.0. BASE PER A.C. PAVT. OVER COMPACTED NATIVE.
2. CONST. CURB AND OUTER PER STD. NO. 220 (6" C.F.).
3. CONST. APRON AND CROSS OUTTER PER STD. NO. 220 (6" WIDE).
4. CONST. PROPERTY LINE SIDEWALK PER STD. NO. 325.
5. CONST. ACCESS RAMP PER STD. NO. 204.
6. REMOVE EXISTING A.C. PAVEMENT.
7. CONST. CURB ONLY PER STD. NO. 220-TYPE II (6" C.F.).
8. CONST. 6" HIGH BLOCK WALL PER STD. NO. 704.
9. SEE LANDSCAPING PLAN FOR TREE BLOCK, COLOR, ETC.
10. CONST. CURB LINE SIDEWALK PER STD. NO. 325.
11. INSTALL 2" X 4" REDWOOD HEADER.
12. CONST. "A.C. PAVT. WITH SEAL COAT OVER "0.0. BASE PER "A.C. PAVT. OVER COMPACTED NATIVE. Place 12" CMP gauges where north driveways are to be regraded, length as noted.

NO.	PAV. (STOP SIGN) 30" OCTAGON	ELEVATION
A	COLUMBIA AV.	4200
B	AMERICAN DR.	1200
C	HALE ST.	4200
D	AMERICAN DR.	1500
E	FRONTAGE RD.	4200
F	AMERICAN DR.	1200
G	FRONTAGE RD.	4200
H	AMERICAN DR.	1200
I	AMERICAN DR.	1200
J	AMERICAN DR.	1200
K	AMERICAN DR.	1200
L	AMERICAN DR.	1200
M	AMERICAN DR.	1200
N	AMERICAN DR.	1200
O	AMERICAN DR.	1200
P	AMERICAN DR.	1200
Q	AMERICAN DR.	1200
R	AMERICAN DR.	1200
S	AMERICAN DR.	1200
T	AMERICAN DR.	1200
U	AMERICAN DR.	1200
V	AMERICAN DR.	1200
W	AMERICAN DR.	1200
X	AMERICAN DR.	1200
Y	AMERICAN DR.	1200
Z	AMERICAN DR.	1200



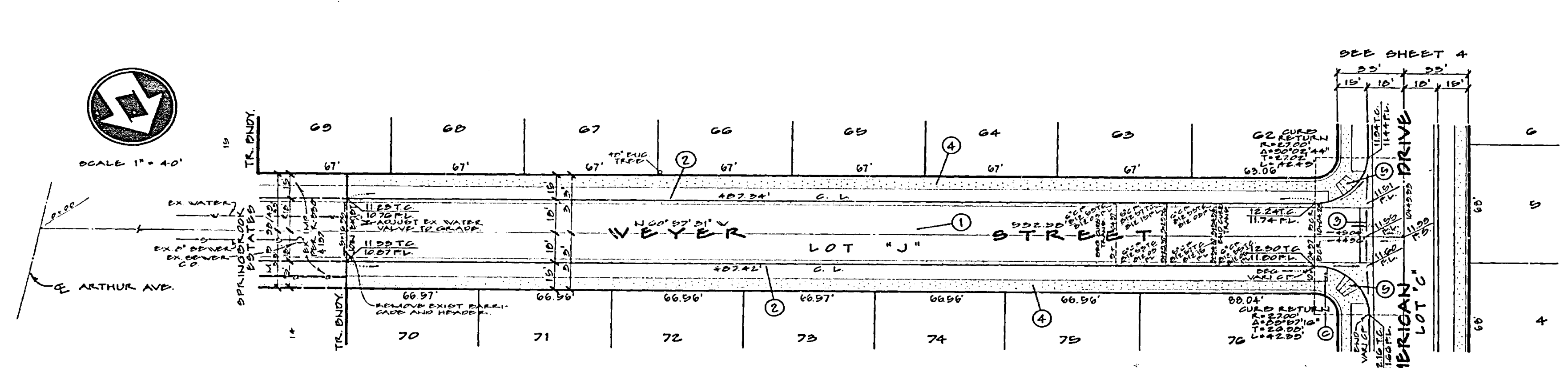
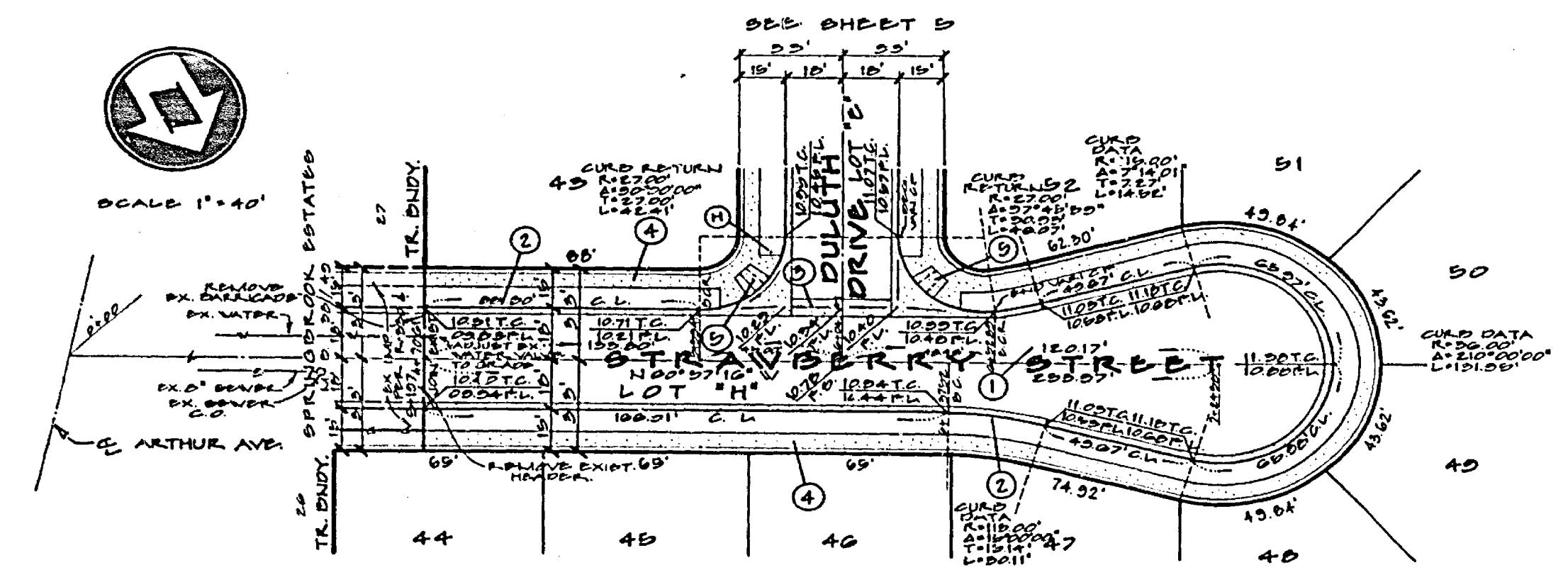
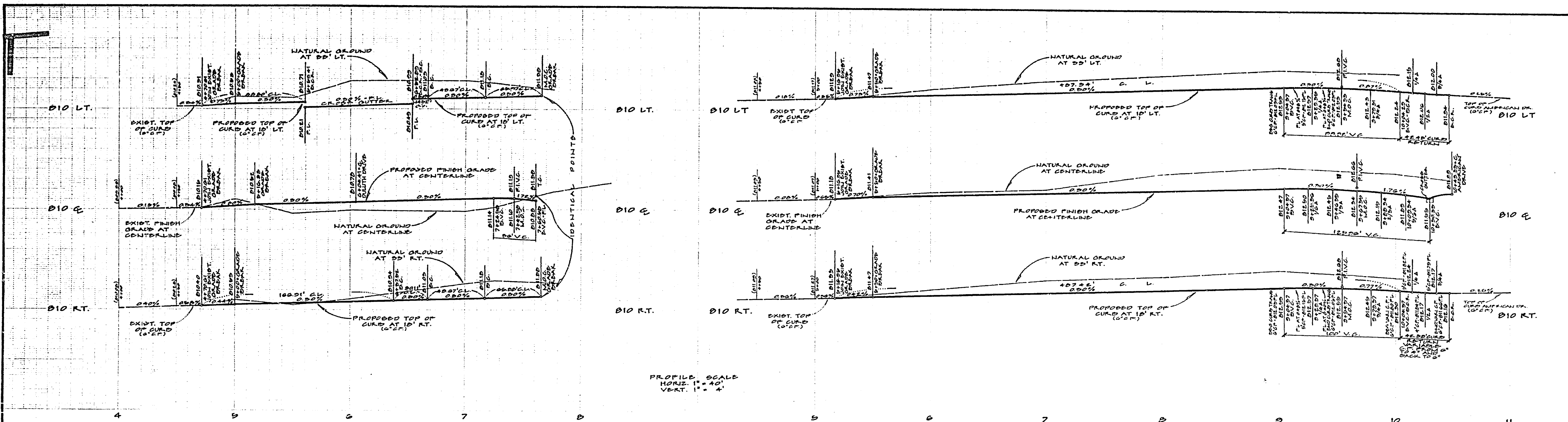
**MAXWELL, BROWN & MULLINS**  
 planning engineering surveying  
 SAN BERNARDINO, CALIFORNIA  
 PHILIP E. BROWN, C.E. 18579

1.0. 70-4-B  
 F.B.  
 CHECKED BY: R.E.D.  
 DRAWN BY: C.J.M.  
 DATE: 8-2-76

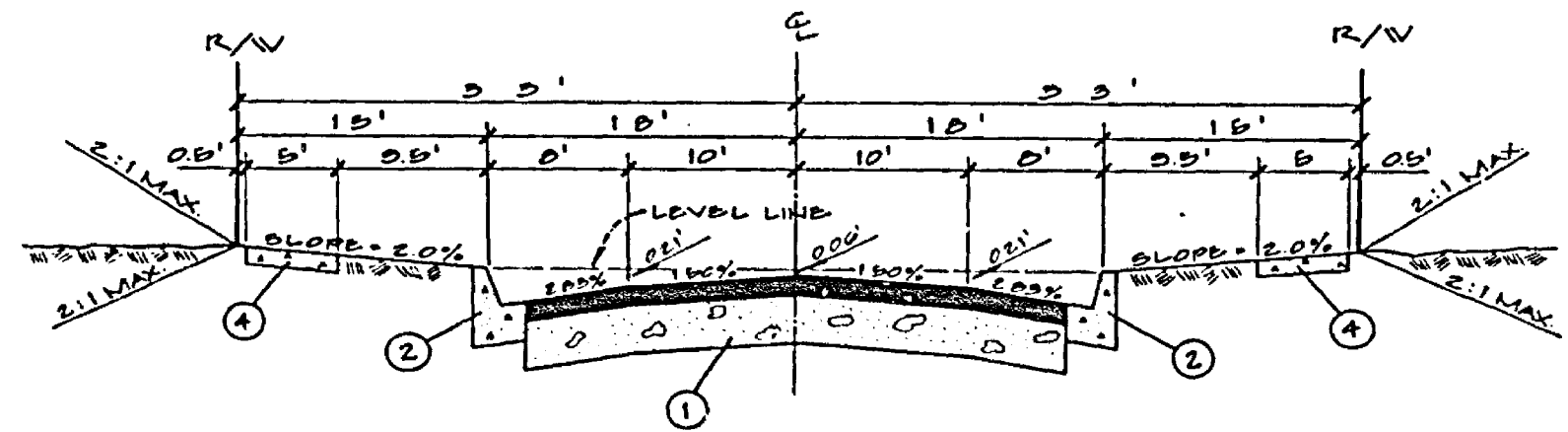
BENCH MARK:  
 CITY OF RIVERSIDE NO. J7-K PER P. D. 04710  
 10' S. OF T&G IN EAST CURB OF MAIN STREET  
 10' S. OF T&G IN EAST CURB OF MAIN STREET  
 ELEVATION 4212.34

CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: [Signature]  
 DATE: 7-22-77

STREET IMPROVEMENT PLANS  
**TRACT 5473**  
 FRONTAGE ROAD & COLUMBIA AVENUE  
 ACCOUNT NO. R-1945  
 DRAWING NUMBER SHEET ONE OF FIVE  
 SCALE: HORIZ. 1"=40' VERT. 1"=4'



NOTE: SEE SHEET NO. 1 FOR GENERAL NOTES.



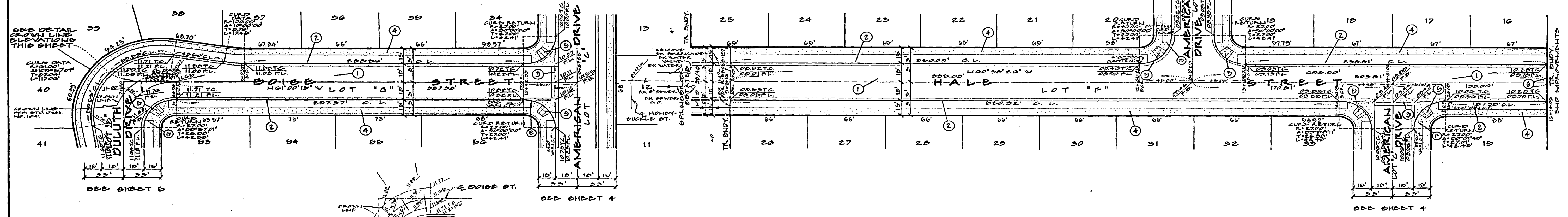
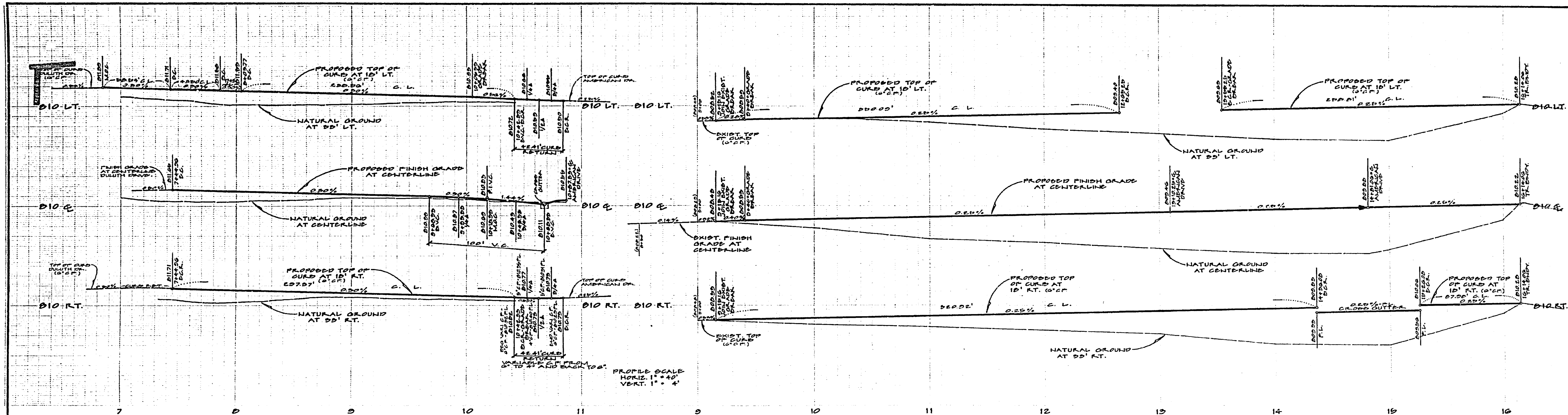
**TYPICAL SECTION**  
 T.I.-5  
 HALE STREET - FRENO STREET  
 BOISE STREET - DULUTH DRIVE  
 WEYER STREET - STRAWBERRY STREET - AMERICAN DRIVE  
 NOTE: TYPICAL SECTION FOR AMERICAN DRIVE.

- CONSTRUCTION NOTES**
- ① CONST. 2 1/2" A.C. PAV'T. WITH SEAL COAT OVER 4" R.O. BASE PER STD. NO. 200 (OVER CONSTRUCTION NOTION)
  - ② CONST. CURB AND GUTTER PER STD. NO. 200 (6" C.T.)
  - ③ CONST. APRON AND CROSS CUTTER PER STD. NO. 220 (6" WIDE)
  - ④ CONST. PROPERTY LINE SIDEWALK PER STD. NO. 225
  - ⑤ CONST. ACCESS RAMP PER STD. NO. 204.

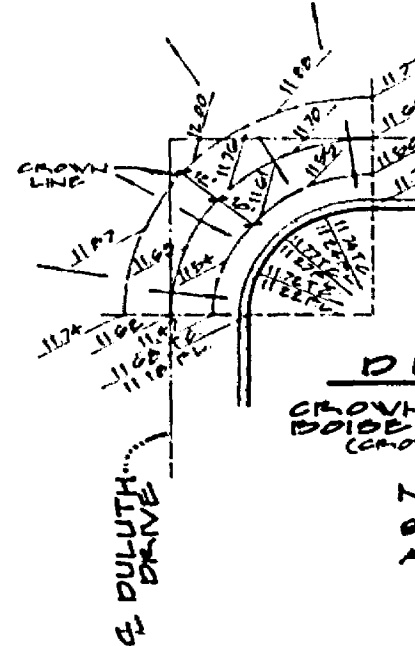
**BENCH MARK:**  
 CITY OF RIVERSIDE NO. J7-K PER P.D. 047/10  
 P.K. NAIL AND TAG IN EAST CURB OF MAIN STREET  
 10' SOUTH OF B.C.M. AT COLUMBIA AVENUE.  
 ELEVATION = 216.284.

**MAXWELL, BROWN & MULLINS**  
 SAN BERNARDINO, CALIFORNIA  
 planning engineering surveying  
 I.O. 70-4-5  
 F.B.  
 CHECKED BY: R.E.D.  
 DRAWN BY: C.J.M.  
 DATE: 8-2-76  
 DITE

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		STREET IMPROVEMENT PLANS		ACCOUNT NO. DRAWING NUMBER
APPROVED BY: [Signature] DATE: 7-27-77		APPROVED BY: [Signature] DATE: 3-16-77		R-1945
DESIGNED BY: P.E.P. DRAWN BY: C.J.M. CHECKED BY: P.E.P.		TRACT 5473 WEYER STREET AND STRAWBERRY STREET		SHEET TWO OF FIVE
SCALE: HORIZ. 1" = 40' VERT. 1" = 4'				



NOTE: SEE SHEET NO. 1 FOR GENERAL NOTES.



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

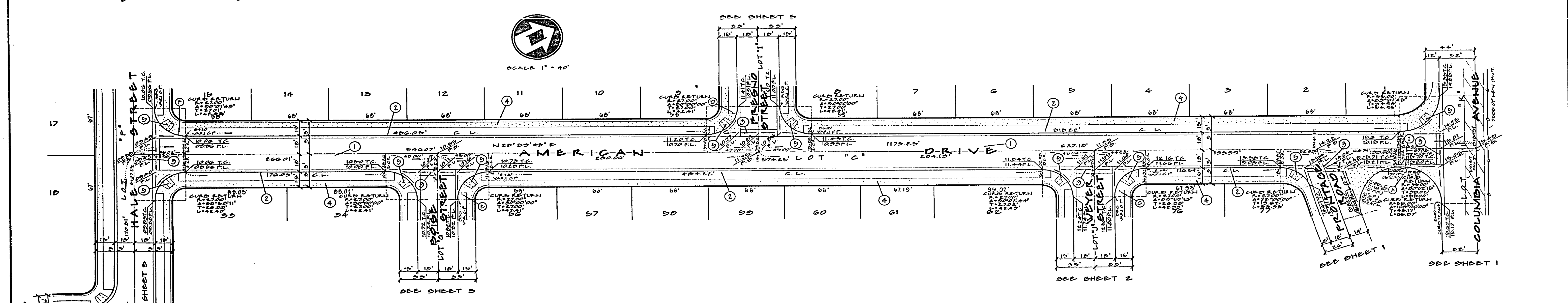
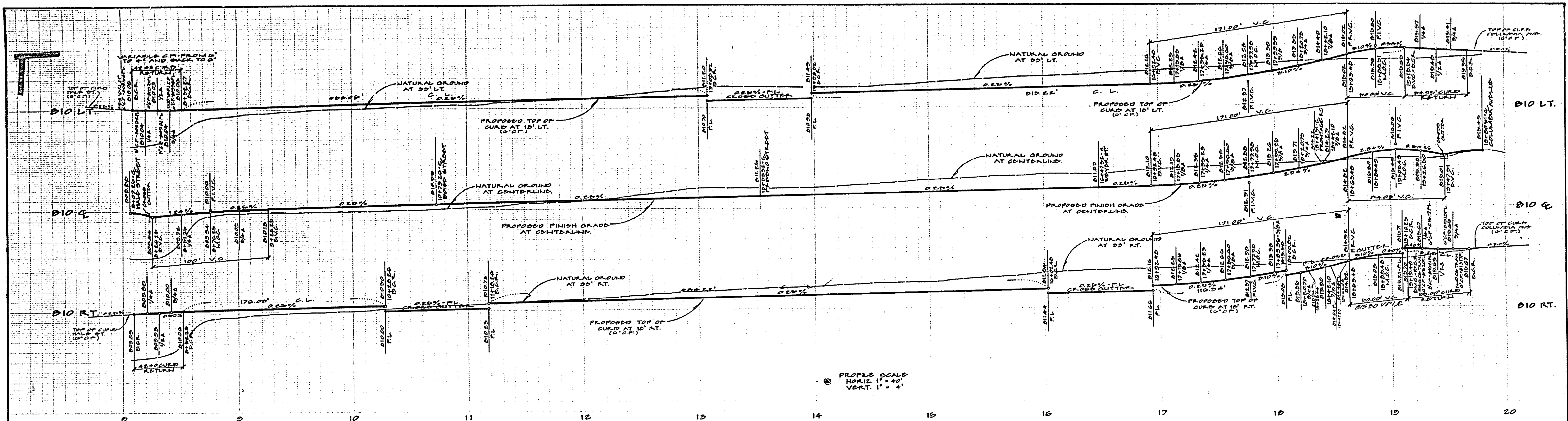
- CONSTRUCTION NOTES**
- ① CONST. 2 1/2" A.C. PAVT. WITH SEAL COAT OVER 4" O.G. BASE
  - ② CONST. CURB AND OUTER PER. STR. NO. 200 (6" C.F.)
  - ③ CONST. APRON AND CROSS OUTER PER. STR. NO. 220 (6" WIDE)
  - ④ CONST. PROPERTY LINE SIDEWALK PER. STR. NO. 250
  - ⑤ CONST. ACCESS RAMP PER. STR. NO. 204
  - ⑥ CONST. 60 L.F. BARRICADE AND R/W HEADER PER. STR. NO. 100 WITH TYPE "N" MARKER WITH RED REFLECTOR.

**BENCH MARK:**  
CITY OF RIVERSIDE NO. J7-A PER F.D. 047/16  
P.K. MARK AND T&O IN EAST CURB OF MAIN STREET  
10' SOUTH OF B.C.P. AT COLUMBIA AVENUE  
ELEVATION = 213.294

**MAXWELL, BROWN & MULLINS**  
planning engineer's surveyors  
SAN BERNARDINO, CALIFORNIA  
8-2-76  
DATE

I.D. 76-4-B  
F.B.  
CHECKED BY: J.E.B.  
DRAWN BY: C.J.M.

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		STREET IMPROVEMENT PLANS	ACCOUNT NO. DRAWING NUMBER
APPROVED BY: [Signature] PRINCIPAL ENGINEER TRAFFIC DIVISION DATE: 1-17		<b>TRACT 5473</b> HALE STREET AND BOISE STREET	<b>R-1945</b>
DESIGNED BY: P.E.B. DRAWN BY: C.J.M. CHECKED BY: P.E.B.		SCALE: HORIZ. 1" = 40' VERT. 1" = 4'	SHEET THREE OF FIVE



NOTE: SEE SHEET NO. 1 FOR GENERAL NOTES.

- CONSTRUCTION NOTES**
- ① CONST. 2 1/2" A.C. PAV'T. WITH SEAL COAT OVER 4" x 20. SAND MIX'L. 1/4" x 3/8" SIZES. 5% OVERSAND. 1/4" OVER SAND.
  - ② CONST. CURB AND OUTER PER. STD. NO. 100 (6" C.M.).
  - ③ CONST. APRON AND CROSS CUTTER PER. STD. NO. 220 (6" WIDE).
  - ④ CONST. PROPERTY LINE SIDEWALK PER. STD. NO. 226.
  - ⑤ CONST. ACCESS RAMP PER. STD. NO. 304.

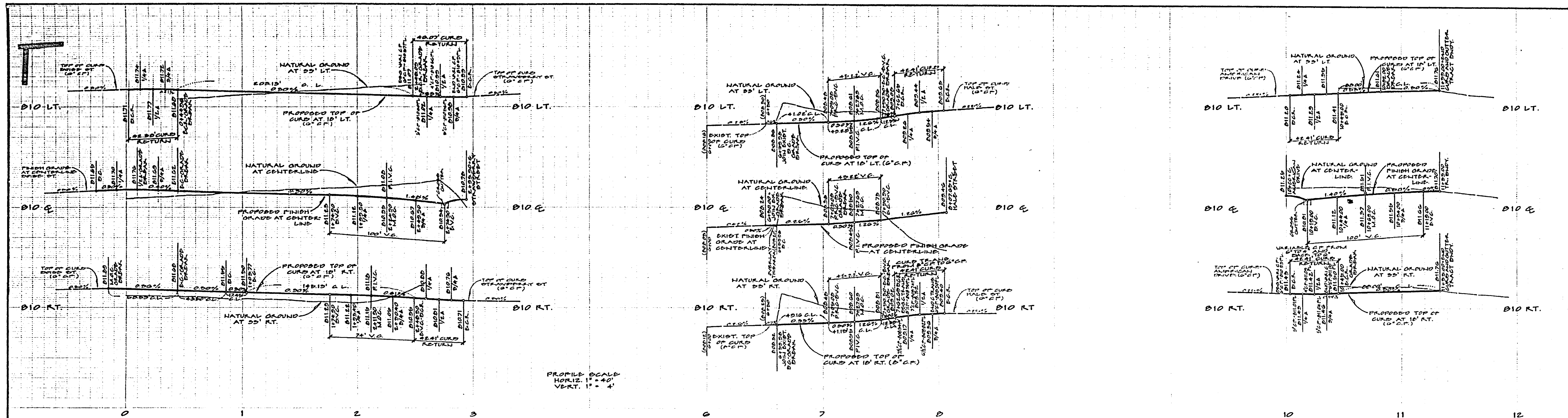
NOTE: SEE SHEET NO. 2 FOR TYPICAL STREET SECTION FOR AMERICAN DRIVE.

BENCH MARK:  
CITY OF RIVERSIDE NO. J7-K FOR T.P. 247/10  
P.K. NAIL AND TAG IN EAST CURB OF MAIN STREET  
18' SOUTH OF B.C.P. AT COLUMBIA AVENUE  
ELEVATION = 813.34.

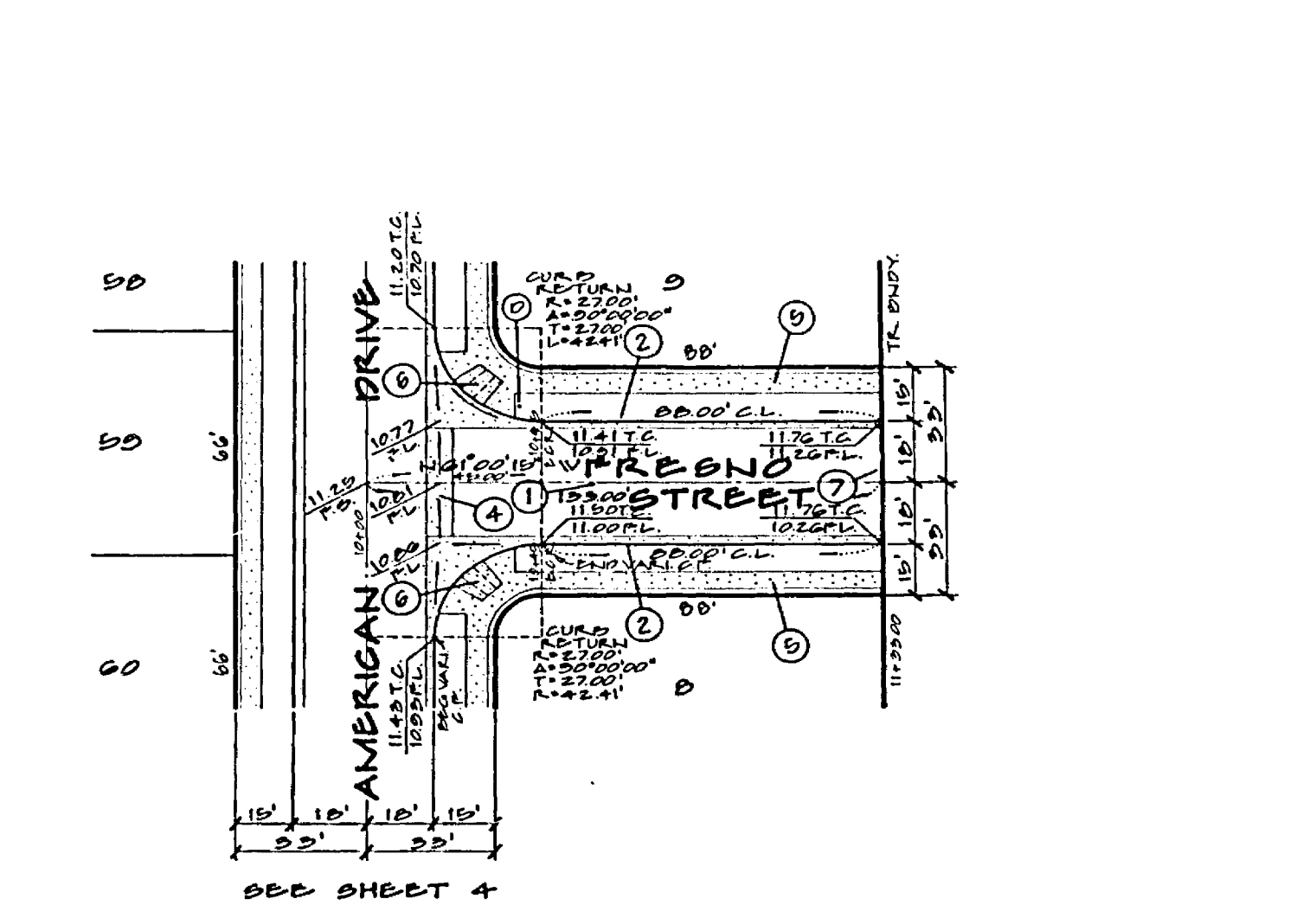
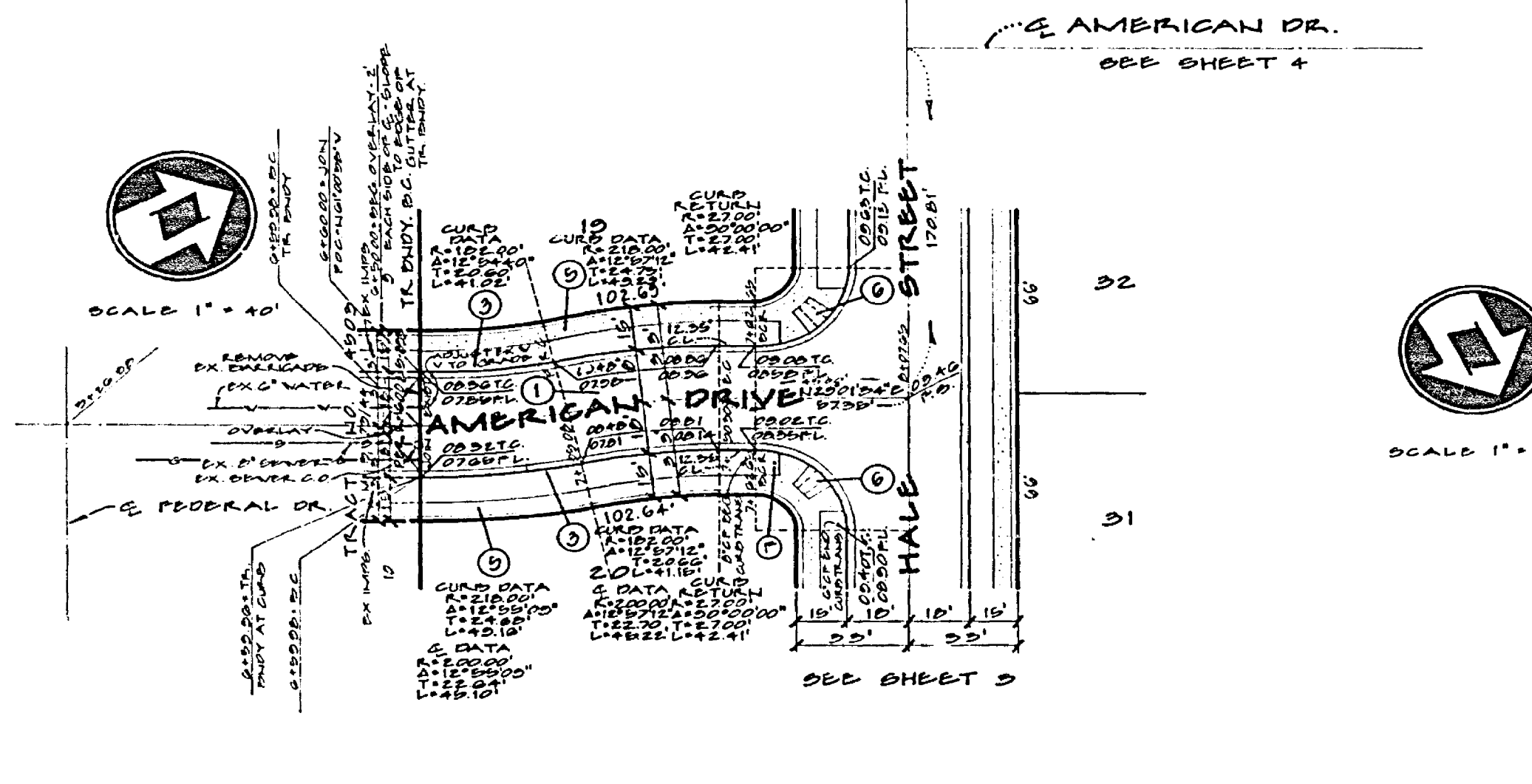
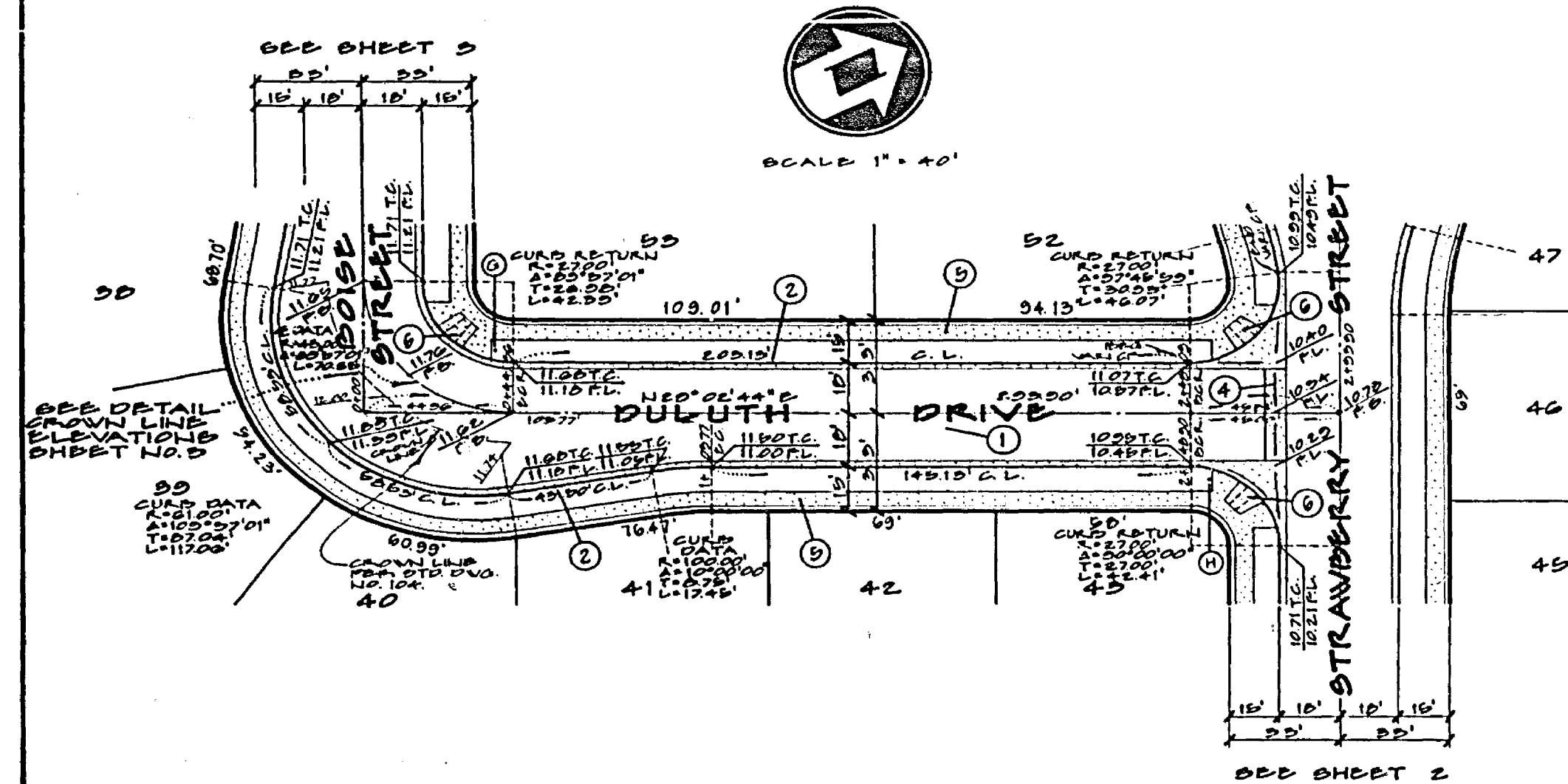
**MAXWELL, BROWN & MULLINS**  
planning engineering surveying  
SAN BERNARDINO, CALIFORNIA  
PHILIP E. BROWN C.E. 18679

I.D. 76-4-5  
F.S.  
CHECKED BY: P.C.D.  
DRAWN BY: C.J.M.  
DATE: 8-2-76

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		STREET IMPROVEMENT PLANS		ACCOUNT NO. DRAWING NUMBER
APPROVED BY PRINCIPAL ENGINEER TRAFFIC DIVISION CHIEF PUB. WORKS ENGR.	BY DATE 7/27/77	APPROVED BY DIRECTOR OF PUBLIC WORKS	TRACT 5473 AMERICAN DRIVE	
DESIGNED BY: P.C.D. DRAWN BY: C.J.M. CHECKED BY: P.C.D.	DATE: 7-1-77	DATE: 7-1-77	SHEET FOUR OF FIVE	
SCALE: HORIZ. 1" = 40' VERT. 1" = 4'				

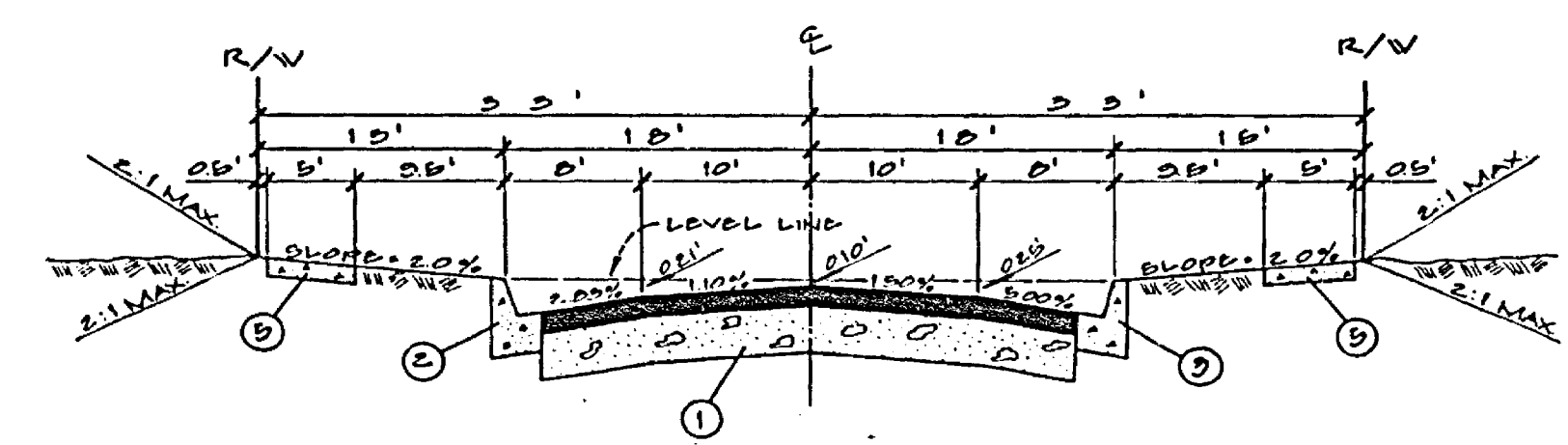


PROFILE SCALE  
HORIZ. 1" = 40'  
VERT. 1" = 4'



NOTE: SEE SHEET NO. 1 FOR GENERAL NOTES.

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



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

- CONSTRUCTION NOTES**
1. CONST. 2 1/2" A.C. PAVT. WITH SEAL COAT OVER 4" O.G. BASE PER S.D.C. PER SPEC. OR CONTRACT DRAWING.
  2. CONST. CURB AND OUTER PER STD. NO. 200 (6" C.F.).
  3. CONST. CURB AND OUTER PER STD. NO. 200 (8" C.F.).
  4. CONST. APRON AND CROSS OUTER PER STD. NO. 220 (6" WIDE).
  5. CONST. PROPERTY LINE SIDEWALK PER STD. NO. 258.
  6. CONST. ACCESS RAMP PER STD. NO. 204.
  7. CONST. 66 L.F. BARRICADE AND R/W HEADS PER STD. NO. 100 WITH TYPE 'N' MARKER WITH RED REFLECTOR.

BENCH MARK:  
CITY OF RIVERSIDE NO. J7-K FOR P.B. 2471.6  
B.M. NAIL AND TAG IN EAST CURB OF MAIN STREET  
10' SOUTH OF B.C.P. AT COLUMBIA AVENUE.  
ELEVATION = 612.254

**MAXWELL, BROWN & MULLINS**  
planning engineering surveying  
SAN BERNARDINO, CALIFORNIA  
PHILIP E. BROWN C.E. 18619  
8-2-76 DATE

10. 70-4-B  
F.B.  
CHECKED BY: P.E.D.  
DRAWN BY: C.J.M.

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		STREET IMPROVEMENT PLAN		ACCOUNT NO.
APPROVED BY: [Signature]	DATE: 3/16/77	APPROVED BY: [Signature]	DATE: 3-16-77	DRAWING NUMBER
TRAFFIC DIVISION CHECKED BY: [Signature]		DIRECTOR OF PUBLIC WORKS		R-1945
DESIGNED BY P.E.D. DRAWN BY C.J.M. CHECKED BY P.E.D.		SCALE: HORIZ. 1" = 40' VERT. 1" = 4'		SHEET FIVE OF FIVE