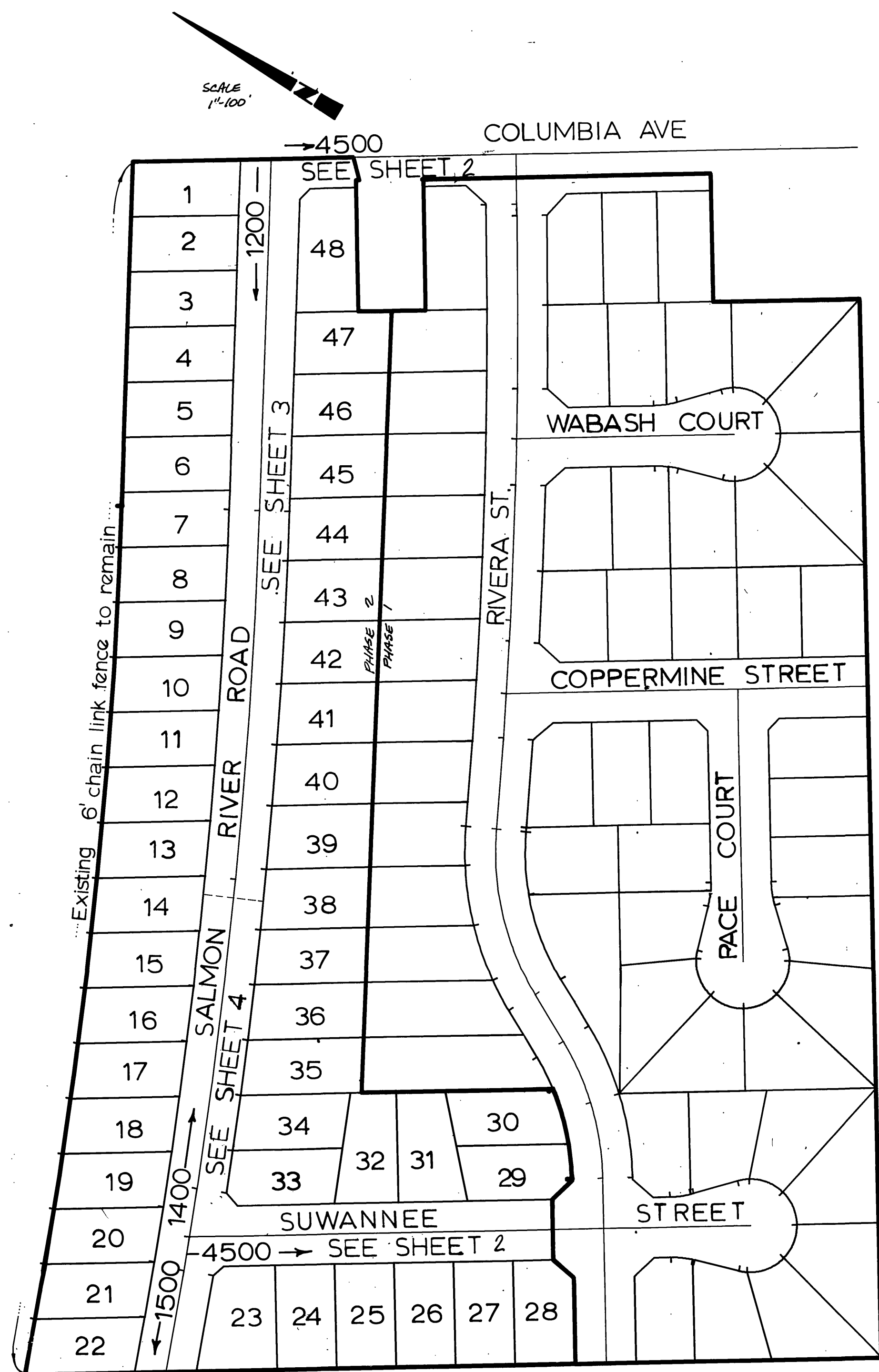
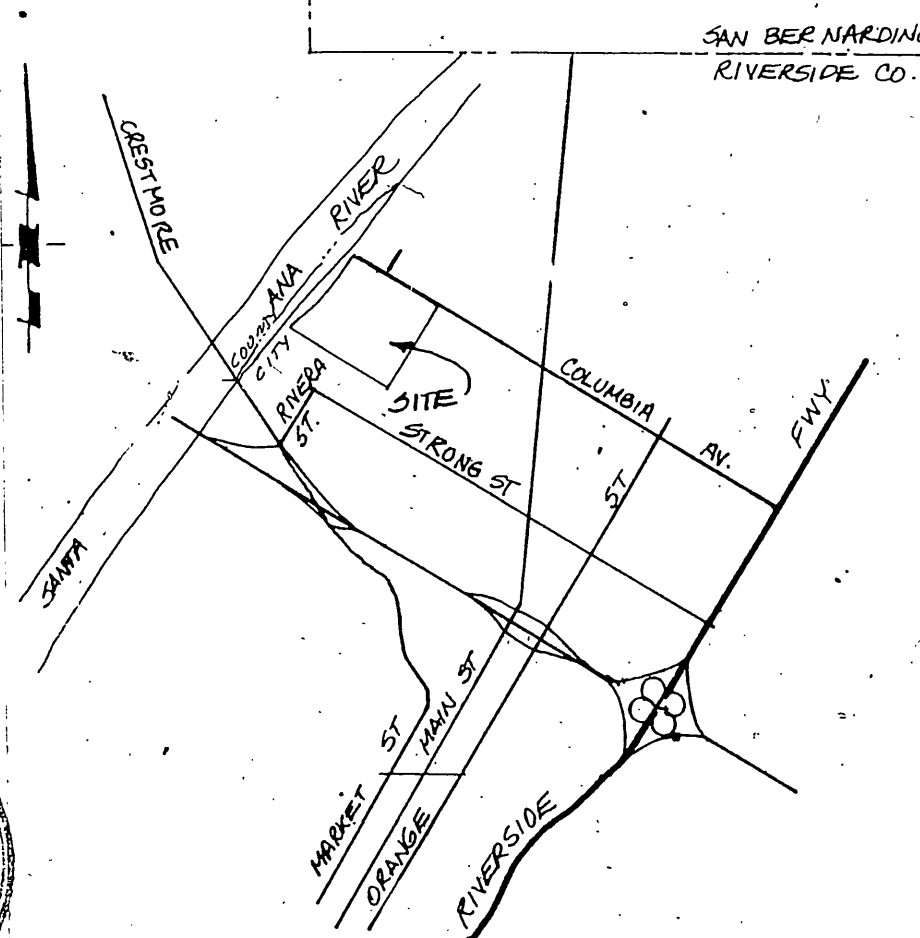


STREET PLANS - TRACT 22463



INDEX MAP
SCALE: 1"=100'



VICINITY MAP

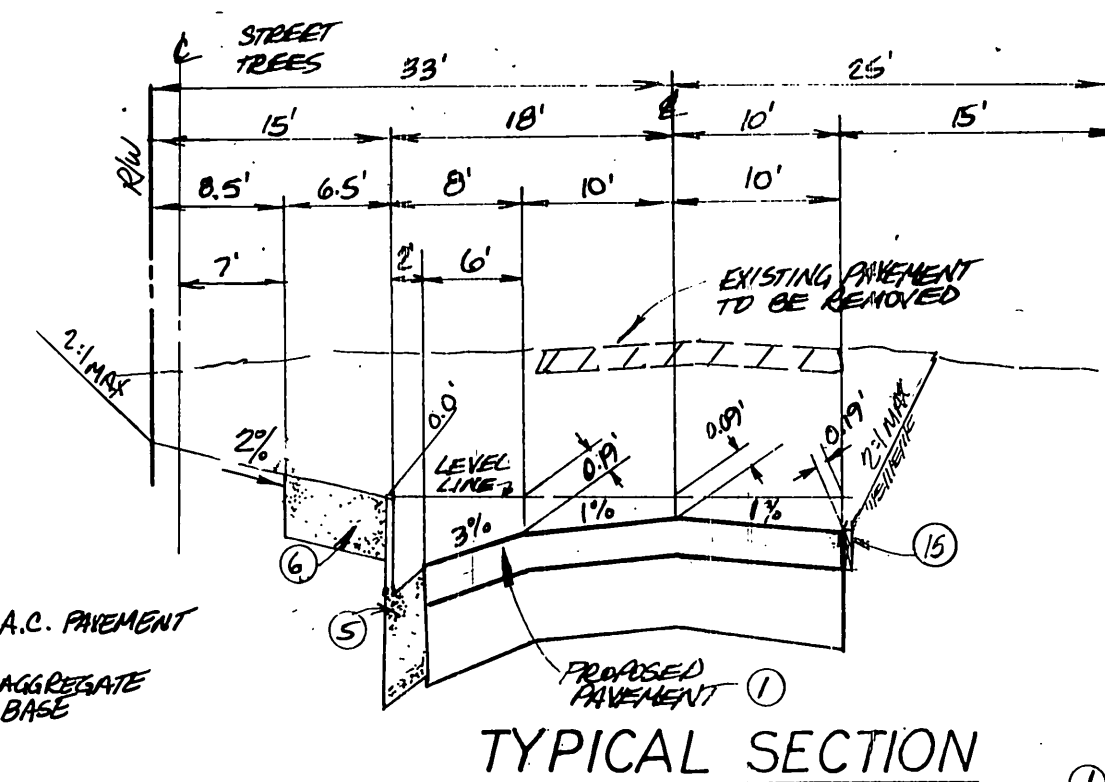
CONSTRUCTION NOTES

- 1 CONSTRUCT 5" A.C. / 6" A.B. PER S.R. 1393 R-41 1,400 S.F.
- 2 CONSTRUCT 5" A.C. / 4" A.B. PER S.R. 1393 R-41 61,400 S.F.
- 3 CONSTRUCT 6" CURB AND GUTTER TYPE I PER STD. 200 2,170 L.F.
- 4 CONSTRUCT SIDEWALK, CURB TYPE, PER STD. 325 15,330 S.F.
- 5 CONSTRUCT CROSS GUTTER PER STD. 220 885 S.F.
- 6 CONSTRUCT WHEELCHAIR RAMP PER STD. 304 216 S.F.
- 7 CONSTRUCT 8" CURB AND GUTTER TYPE I PER STD. 200 335 L.F.
- 8 CONSTRUCT BARRICADE PER STD. 180 1 EA
- 9 INSTALL W57 (LT) AND TYPE "M" MARKER SIGNS
- 10 CONSTRUCT REDWOOD HEADER 160 LF

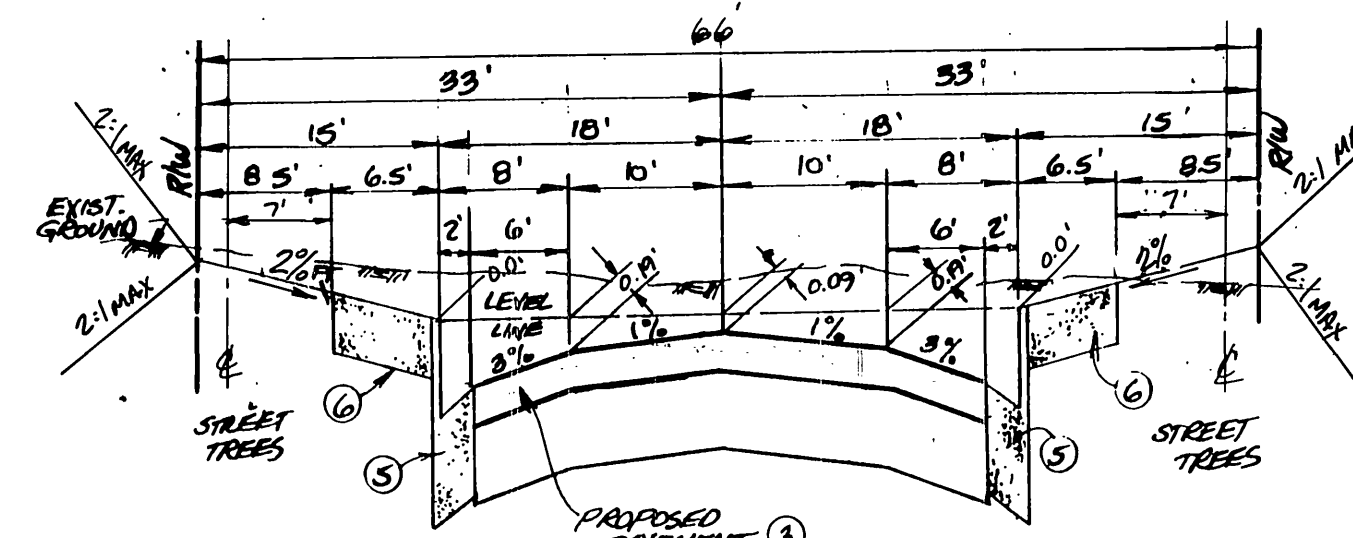
QUANTITIES

- 21 12" SOLID WHITE STOP BAR & "STOP" LEGEND 3 EA
- 22 PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- 23 CONSTRUCT 8" A.C. BERM PER STD. 250

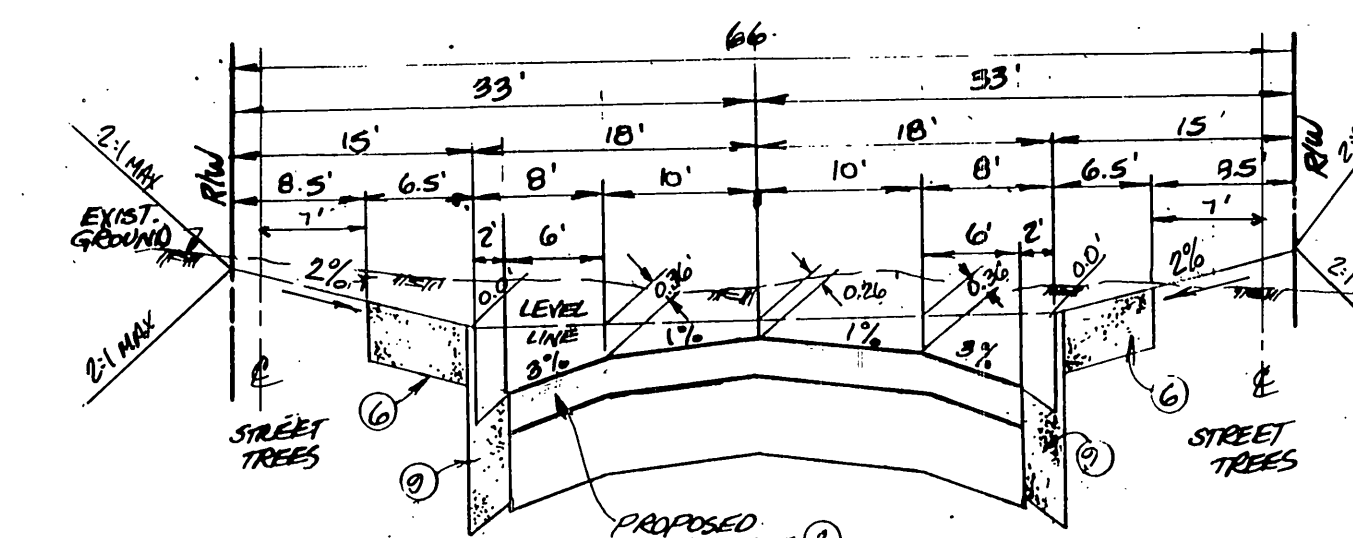
LEGEND



TYPICAL SECTION 1
COLUMBIA AVE. T.I.=5
FROM 26+07.18 TO 26+77.46



TYPICAL SECTION 2
SALMON RIVER ROAD
FROM 0+00 TO 1+26.30



TYPICAL SECTION 3
SALMON RIVER ROAD
FROM 1+26.30 TO 1+34.33

STREET SIGNS TO BE INSTALLED PER CITY OF RIVERSIDE STANDARDS 662A AND 666

| STREET NAME AND TRAFFIC SIGN SCHEDULE | QUANTITY |
|---------------------------------------|----------|
| (A) COLUMBIA AVENUE | 4500 |
| (A) SALMON RIVER ROAD | 1200 |
| (B) SALMON RIVER ROAD | 1400 |
| (H) SUWANNEE STREET | 4500 |
| (H) RI (STOP SIGN 30") | |

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 the City of Riverside Department of Public Works, Standard Drawings, Standard Drawing No. 10 and the Standard Specifications for Public Works Construction, current Edition.
3. 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.
4. Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
5. Curb and gutter shall be staked with 3' offsets at 25' intervals.
6. Curb and gutter shall be staked with 3' offsets at 12.5' intervals and two rows of number 3 re-bar shall be placed in gutter where grade is less than 0.40%. Place 3/4" dowel pins at all expansion joints.
7. 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.
8. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
9. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
10. 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 the base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
11. All flagged elevations shall be staked by the private engineer in the field.
12. The developer and/or contractor shall contact the Public Services Department (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 barricade can be relocated.
13. 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.
14. The contractor shall call in a location request to Underground Services Alert (USA) (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.
15. In residential areas 6"x6" blockouts or 6" diameter blockouts for mailboxes are required in curb sidewalk 10" to 14" from curb face at the property line between adjacent residences.
16. 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. On all areas within public right of way where the fill is one 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.
17. All traffic signs shall be installed prior to opening the streets to traffic.
18. Notice to Contractor: The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The Contractor is required to protect the utility lines shown and any other lines not of record or not shown on the plans.
19. Developer to give City Water Division 5 working days written notice prior to start of construction and to allow City 10 working days for completion of work (351-6150).
20. Public Works and Park 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.
21. All related work shall conform to the City of Riverside, Park and Recreation Department of Standards.
22. Contact the Street Tree Inspector a minimum of 48 hours in advance at 351-6126 to schedule inspections. Inspections shall be required:
 - a) when plant locations have been spotted in the field prior to digging plant pits,
 - b) while digging plant pits and planting/relocating trees,
 - c) after planting and all other indicated or specified work has been completed for start of maintenance.
 - d) At end of maintenance/final acceptance (contractor/Developer will be released from maintenance only upon receipt of written notification from the city that the Park and Recreation Department is assuming maintenance responsibilities.)
23. The Contractor/Developer shall maintain all plantings for a minimum period of one year.

25. Street Tree planting shall be as follows:

| STREET NAME | BOTANICAL NAME/COMMON NAME | APPROX. SPACING | NO. REQ. SIZE |
|--------------|-------------------------------------|-----------------|---------------|
| Columbia Av. | Brahea edulis/Guadalupe Fan Palm | 45' | 1 TRUNK |
| Salmon River | Jacaranda mimosaeifolia/Jacaranda | 45' | 54 15 GA. |
| Suwannee St. | Pittosporum undulatum/Victorian Box | 45' | 14 15 GA. |

26. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.

JDR CORPORATION
1921 E. SHAWAN AVENUE, COVINA, CA 91719 (714) 272-6580
Dennis C. Farnsworth
2-28-89
DENNIS FARNSWORTH PCE, 31653 DATE

REGISTERED PROFESSIONAL ENGINEER
DENNIS C. FARNSWORTH
No. 31653
CIVIL
STATE OF CALIFORNIA

ADDED PAVING SECTIONS, S.R. 1393 R-41
REVISIONS
DESIGNED BY KJR DRAWN BY KJR CHECKED BY MJC

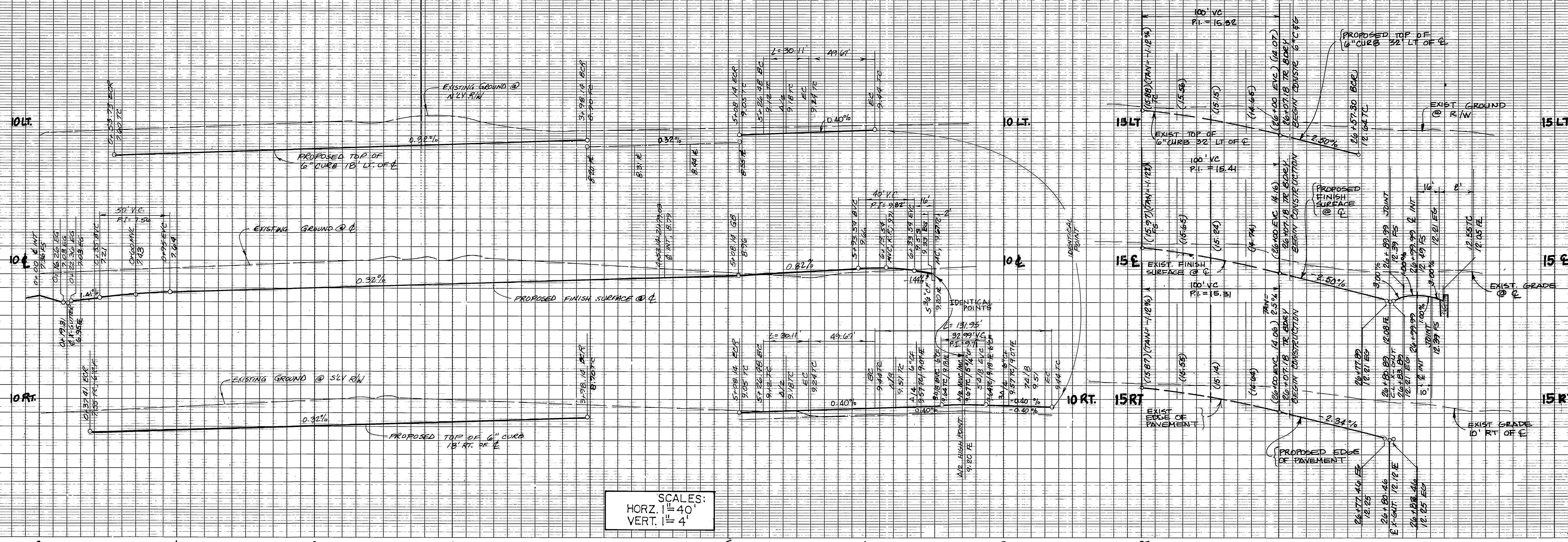
BENCH MARK
DESCRIPTION: CITY OF RIVERSIDE NO. J7-K PER F.B. 847/18. PK NAIL AND TAG IN EAST CURB OF MAIN STREET 18' + SOUTH OF BCR AT COLUMBIA AVENUE. ELEV.: 813.23

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
DATE: 3/1/89
PRINCIPAL ENGINEER: [Signature]
DATE: 6-1-89
TRAFFIC DIVISION: [Signature]
DATE: 3-1-89
CHIEF P.W. ENGINEER: [Signature]
DATE: 3/8/89

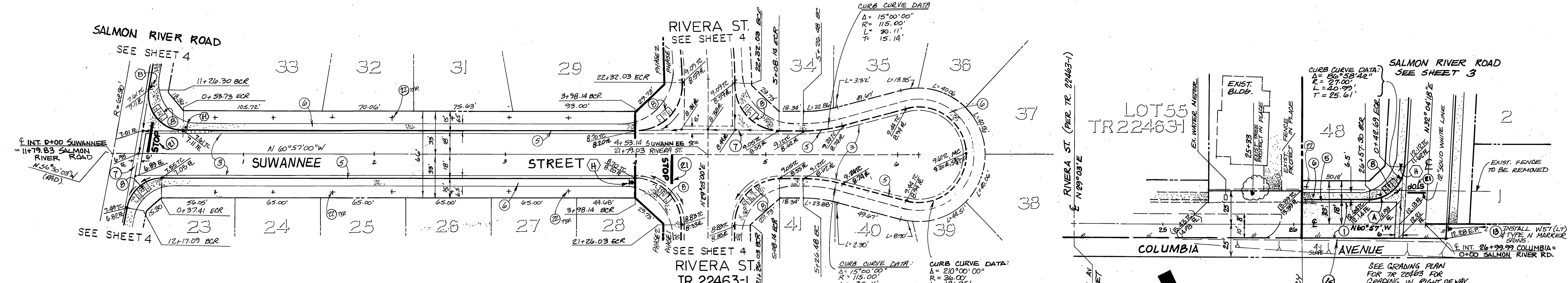
STREET IMPROVEMENT PLANS
TRACT 22463
HORIZ. SCALE: VERT. SCALE:

R-2953
SHEET 1 OF 5
INDEXED 4-11-89



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

SCALE: 1" = 40'



- CONSTRUCTION NOTES**
- ① CONSTRUCT A.C./ A.B. PER S.R. R.
 - ② CONSTRUCT A.C./ A.B. PER S.R. R.
 - ③ CONSTRUCT 6" CURB AND GUTTER TYPE I PER STD. 200
 - ④ CONSTRUCT SIDEWALK, CURB TYPE, PER STD. 325
 - ⑤ CONSTRUCT CROSS GUTTER PER STD. 220
 - ⑥ CONSTRUCT WHEELCHAIR RAMP PER STD. 304
 - ⑦ 12" SOLID WHITE STOP BAR & "STOP" LEGEND
 - ⑧ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
 - ⑨ CONSTRUCT REDWOOD HEADER



CITY OF RIVERSIDE
ELECTRIC DEPARTMENT
John Johnson 3-1-88
DATE

JDR CORPORATION
1901 E. SIMPSON AVE. OROVADA, CA 91775 (916) 272-6280
Dennis C. Farnsworth 2-27-88
DATE
DENNIS FARNSWORTH PCE, 31653

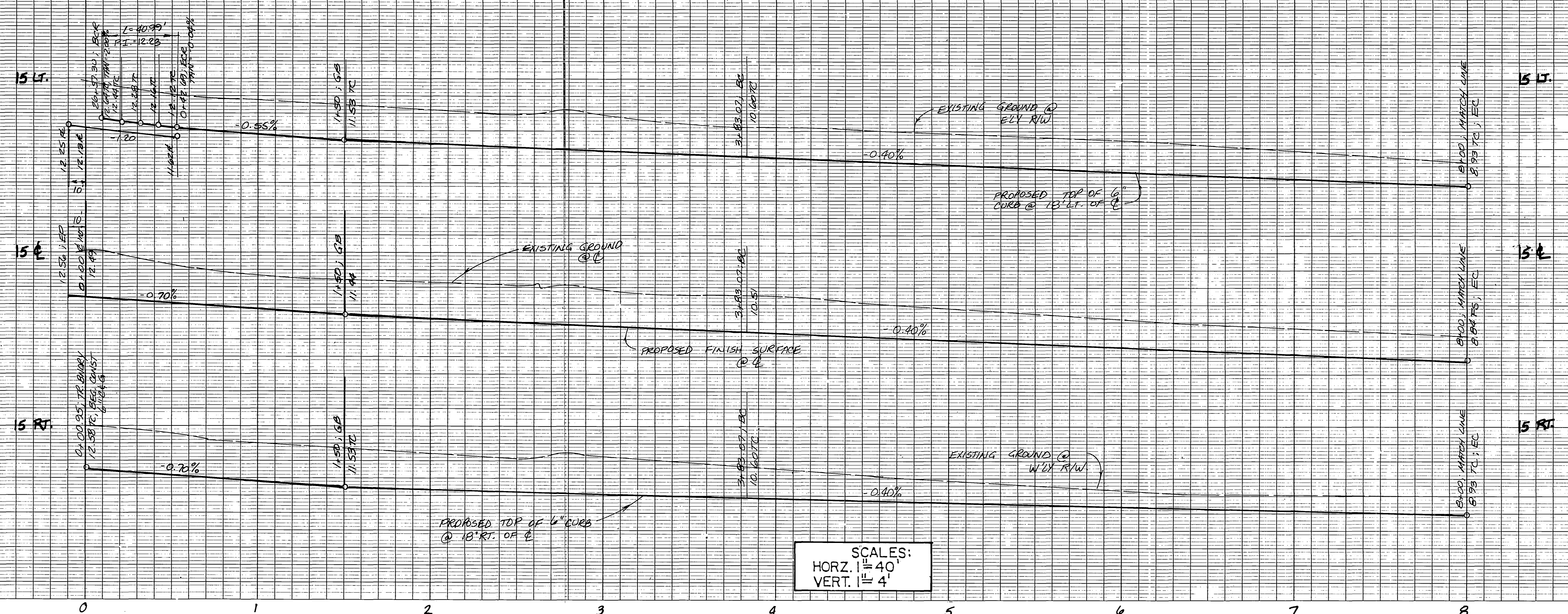
| MARK | REVISIONS | APPR. DATE |
|------|-----------|------------|
| | | |
| | | |

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DESCRIPTION: CITY OF RIVERSIDE
NO. J7-K PER F.B. 847/16. PK
NAIL AND TAG IN EAST CURB OF MAIN
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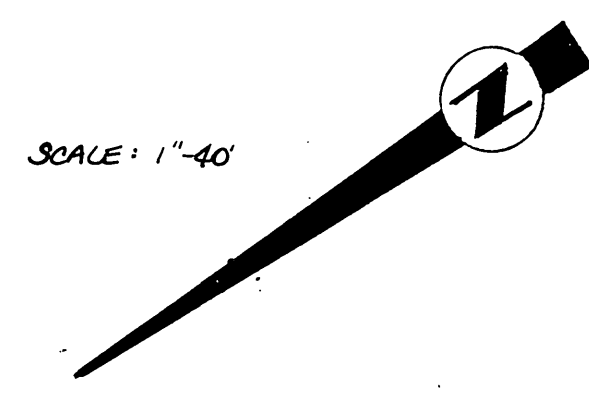
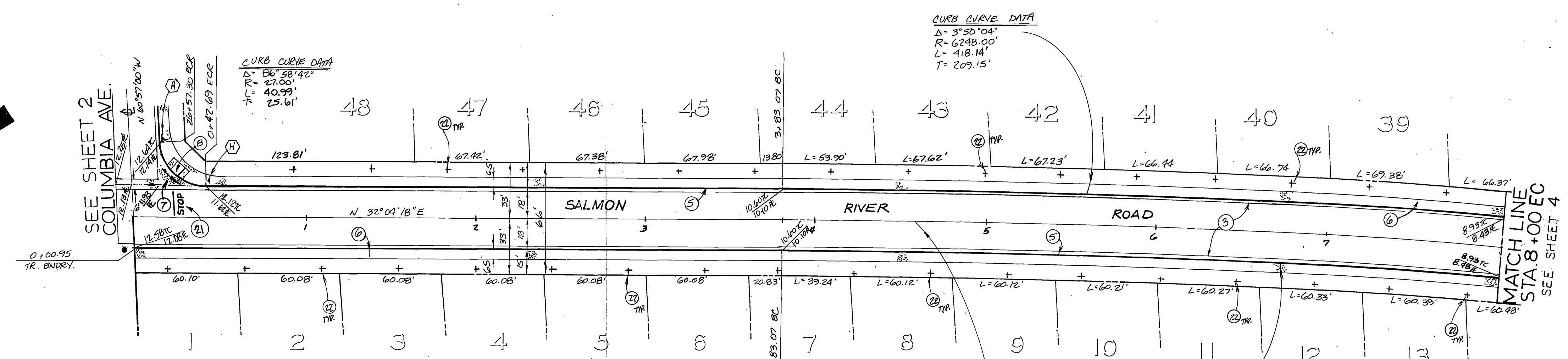
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Ray Bel*
DATE: 2/31/89
PRINCIPAL ENGINEER: 3-1-89
PARK DEPARTMENT: 6-1-89
TRAFFIC DIVISION: 3-1-89
CHIEF P.W. ENGINEER: 3/8/89

TRACT 22463
STREET PLAN & PROFILE
SUWANNEE STREET
COLUMBIA AVENUE (1340' TO 1435' E/O
AMERICAN DRIVE)
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

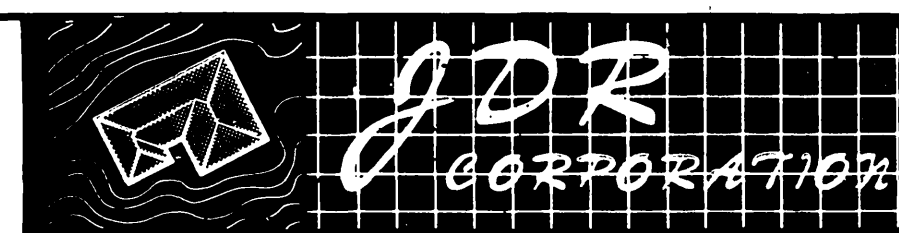
R-2953
SHEET 2 OF 5
INDEXED 4-11-89



SCALES:
HORZ. 1" = 40'
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- CONSTRUCTION NOTES**
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 - ④ CONSTRUCT CROSS GUTTER PER STD. 220
 - ⑤ CONSTRUCT WHEELCHAIR RAMP PER STD. 304
 - ⑥ CONSTRUCT 8" CURB AND GUTTER TYPE I PER STD. 200
 - ⑦ CONSTRUCT BARRICADE PER STD. 180
 - ⑧ CONSTRUCT CATCH BASIN PER STD. 405 MODIFIED PER DETAIL HEREON.
 - ⑨ CONSTRUCT E2 STORM DRAIN MANHOLE PER STD. 431 MODIFIED PER DETAILS HEREON
 - ⑩ INSTALL 36" DIA. RCP, D-1750
 - ⑪ CONSTRUCT 2' "V" DITCH PER DETAIL HEREON
 - ⑫ 12" SOLID WHITE STOP BAR & "STOP" LEGEND
 - ⑬ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT

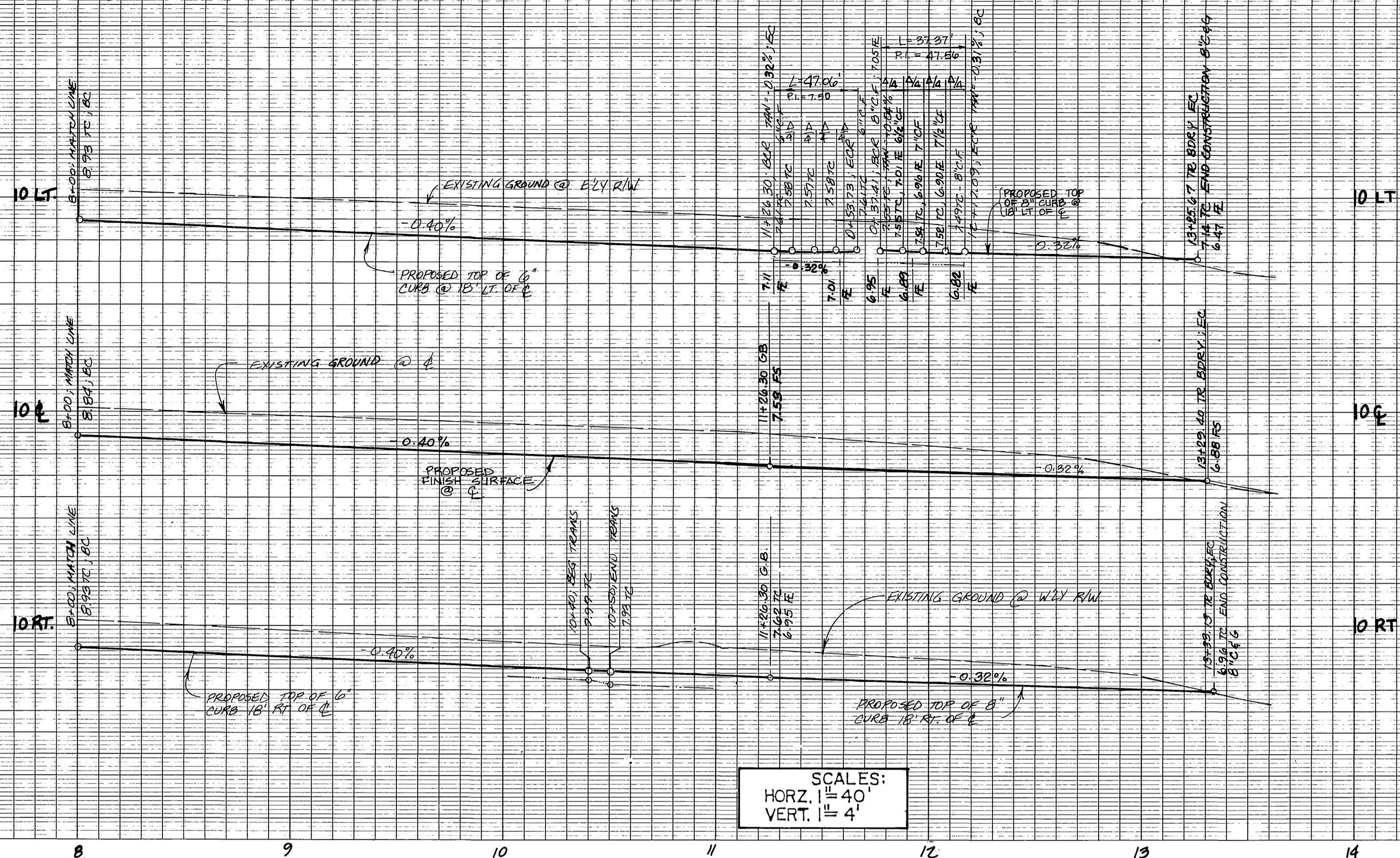


DESIGNED BY: MTS DRAWN BY: MTS CHECKED BY: MTS
DATE: 2-27-88

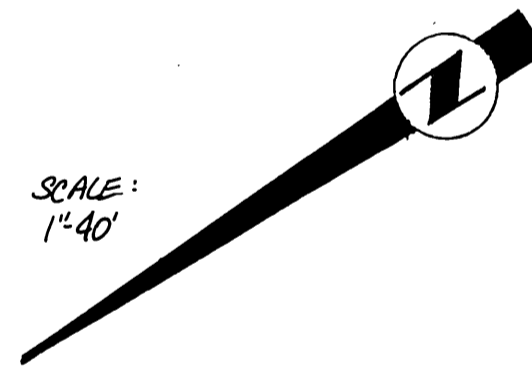
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STREET 18' + SOUTH OF BCR AT
COLUMBIA AVENUE. ELEV: 813.23

| CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT | |
|--|---------|
| APPROVED BY | DATE BY |
| PRINCIPAL ENGINEER | 3-1-88 |
| PARK DEPARTMENT | 6-1-88 |
| TRAFFIC DIVISION | 3-1-88 |
| CHIEF P.W. ENGINEER | 3-30-88 |
| APPROVED BY | DATE |
| <i>[Signature]</i> | 3/3/89 |

| | |
|---|----------------------|
| TRACT 22463 STREET PLAN & PROFILE SALMON RIVER ROAD | R-2953 |
| HORIZ. SCALE: 1" = 40' | VERT. SCALE: 1" = 4' |
| SHEET 3 OF 5 | INDEXED 4-11-89 471 |



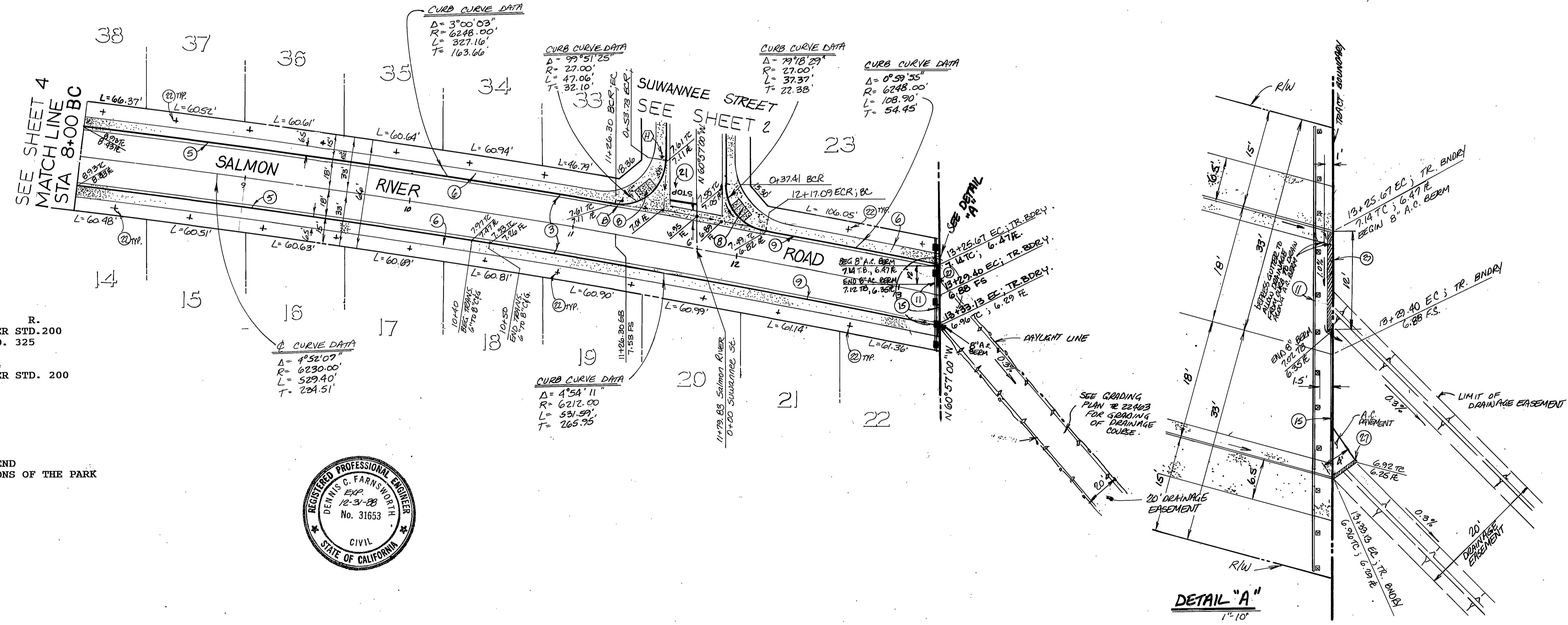
SCALES:
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 VERT. 1" = 4'



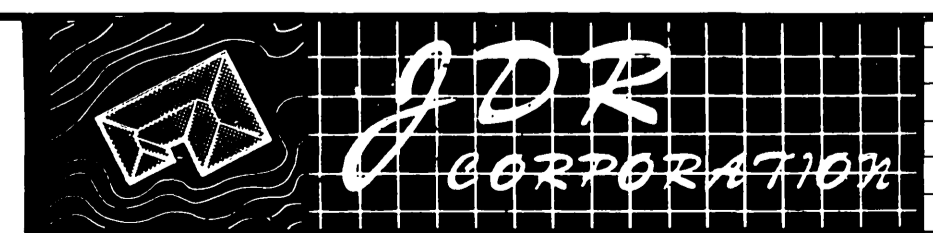
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- ⑩ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
- ⑪ CONSTRUCT 8" A.C. BERM PER STD. 250



DETAIL "A"
 1" = 10'



DESIGNED BY: MTG REVISIONS: DATE: 2-27-89
 CHECKED BY: MTG

BENCH MARK
 DESCRIPTION: CITY OF RIVERSIDE NO. J7-K PER F.B. 847/16. PK NAIL AND TAG IN EAST CURB OF MAIN STREET 18' + SOUTH OF BCR AT COLUMBIA AVENUE. ELEV: 813.23

| CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT | |
|---|---------------|
| APPROVED BY: <i>Dennis Farnsworth</i> | DATE: 3-1-89 |
| PRINCIPAL ENGINEER | DATE: 3-1-89 |
| PARK DEPARTMENT | DATE: 3-1-89 |
| TRAFFIC DIVISION | DATE: 3-30-89 |
| CHIEF P.W. ENGINEER | DATE: 3/1/89 |

TRACT 22463
 STREET PLAN & PROFILE
 SALMON RIVER ROAD

R-2953
 SHEET 4 OF 5
 INDEXED 4-11-89

