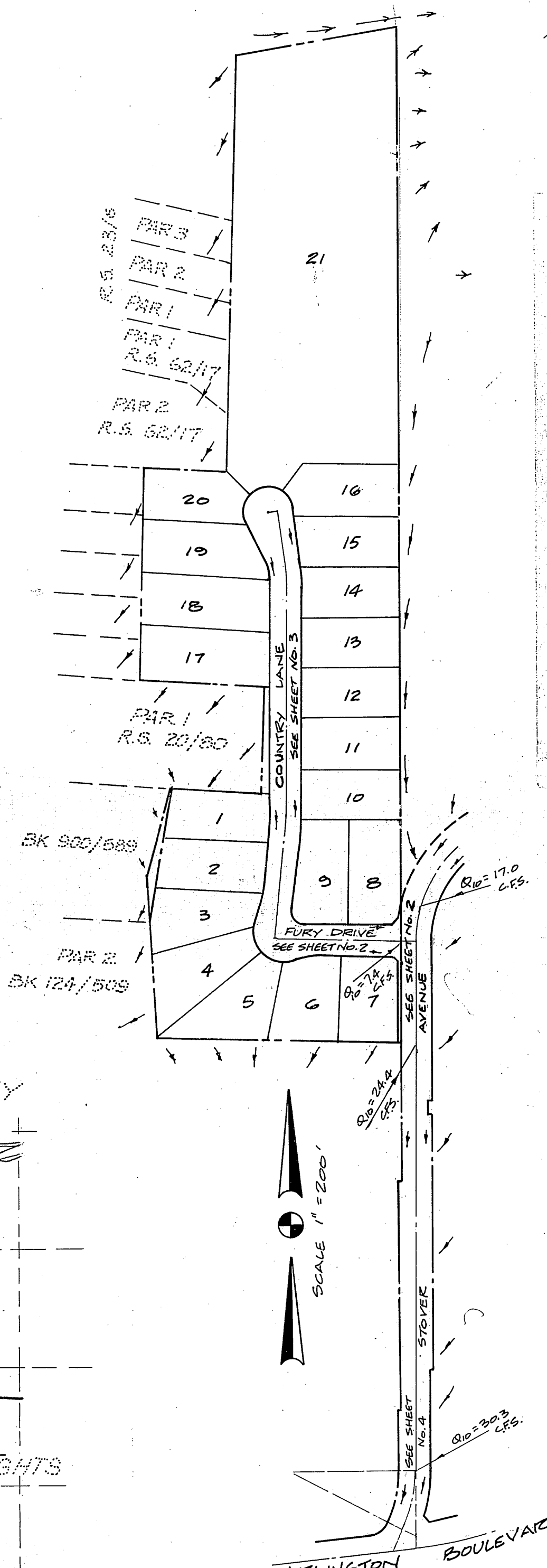
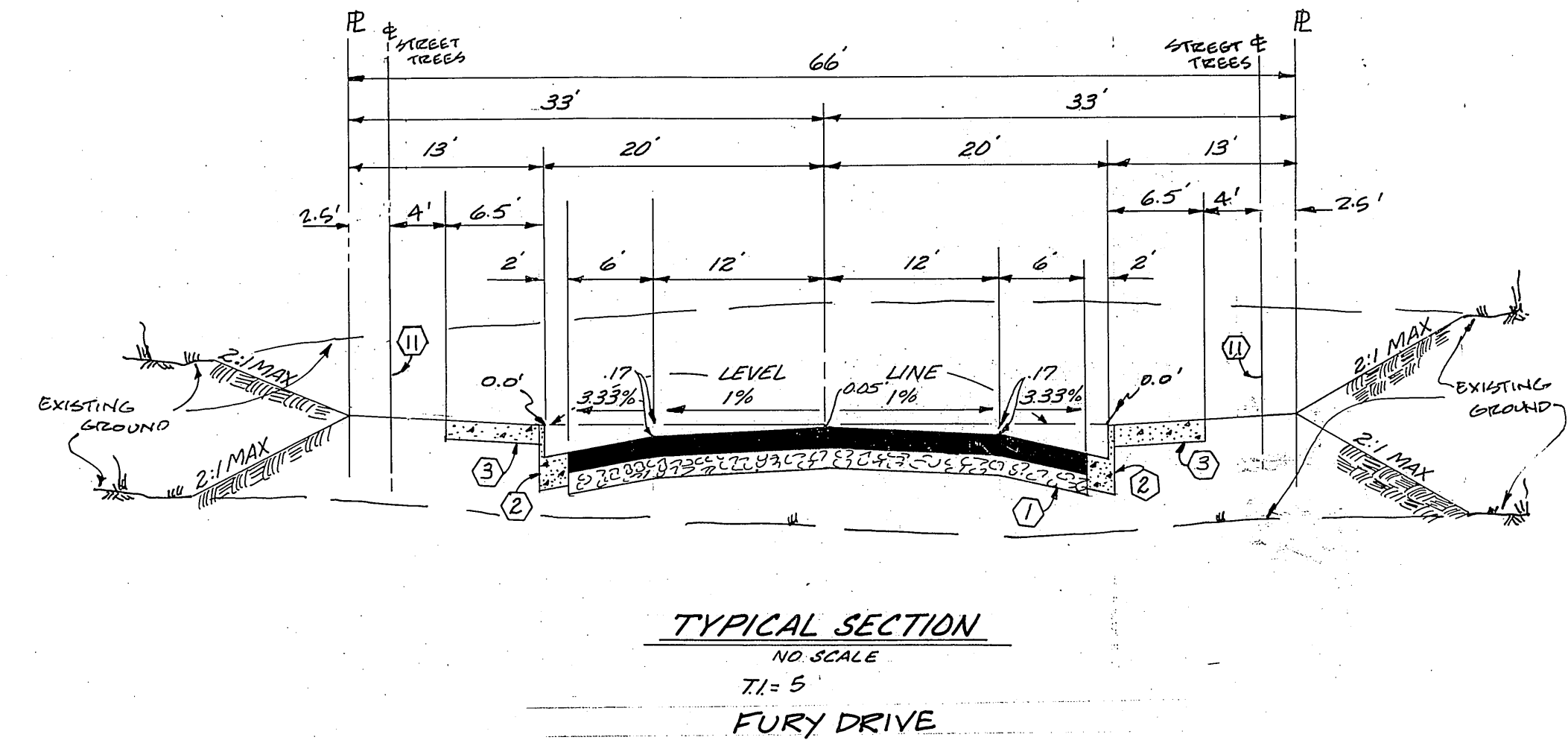
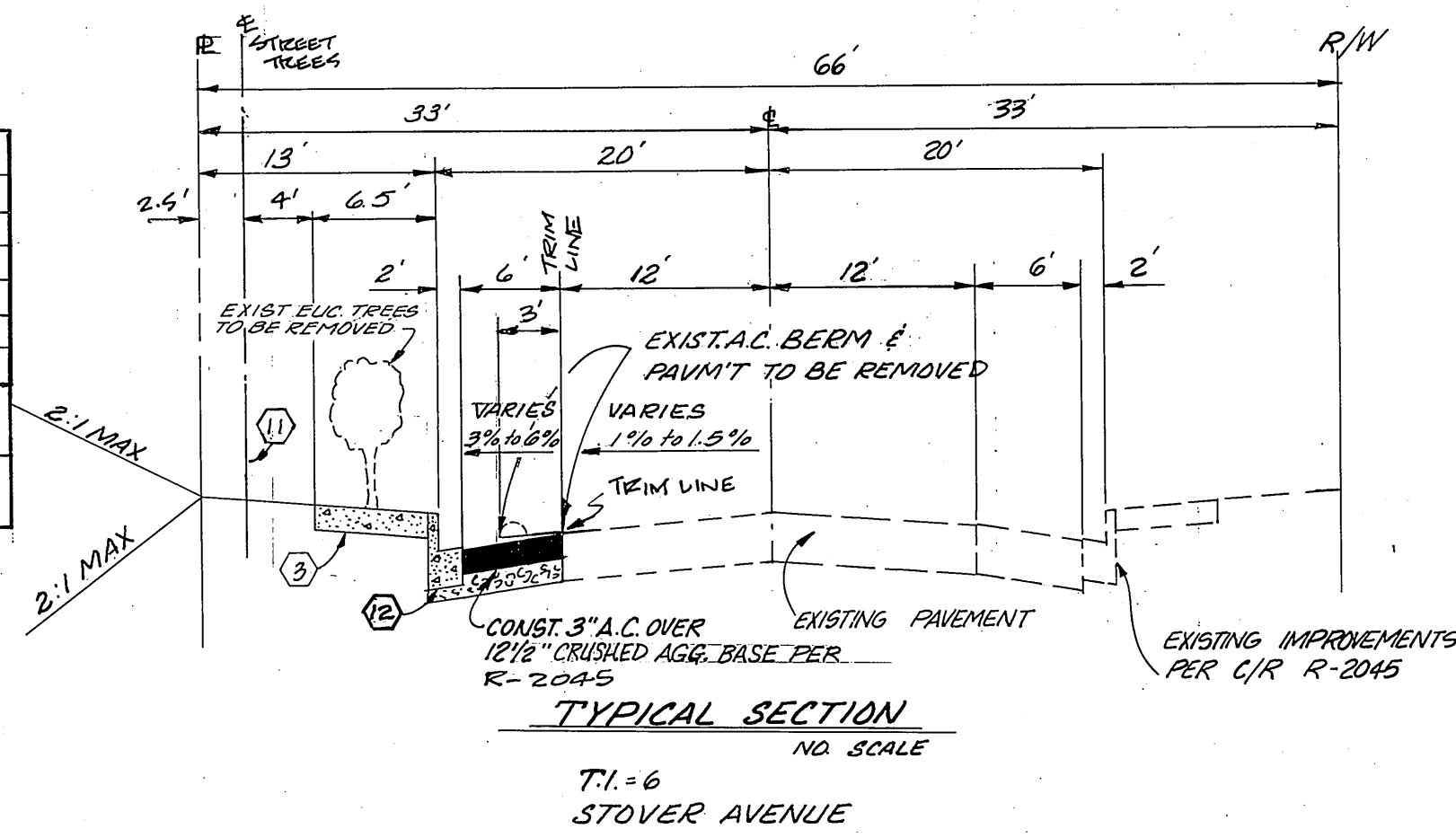




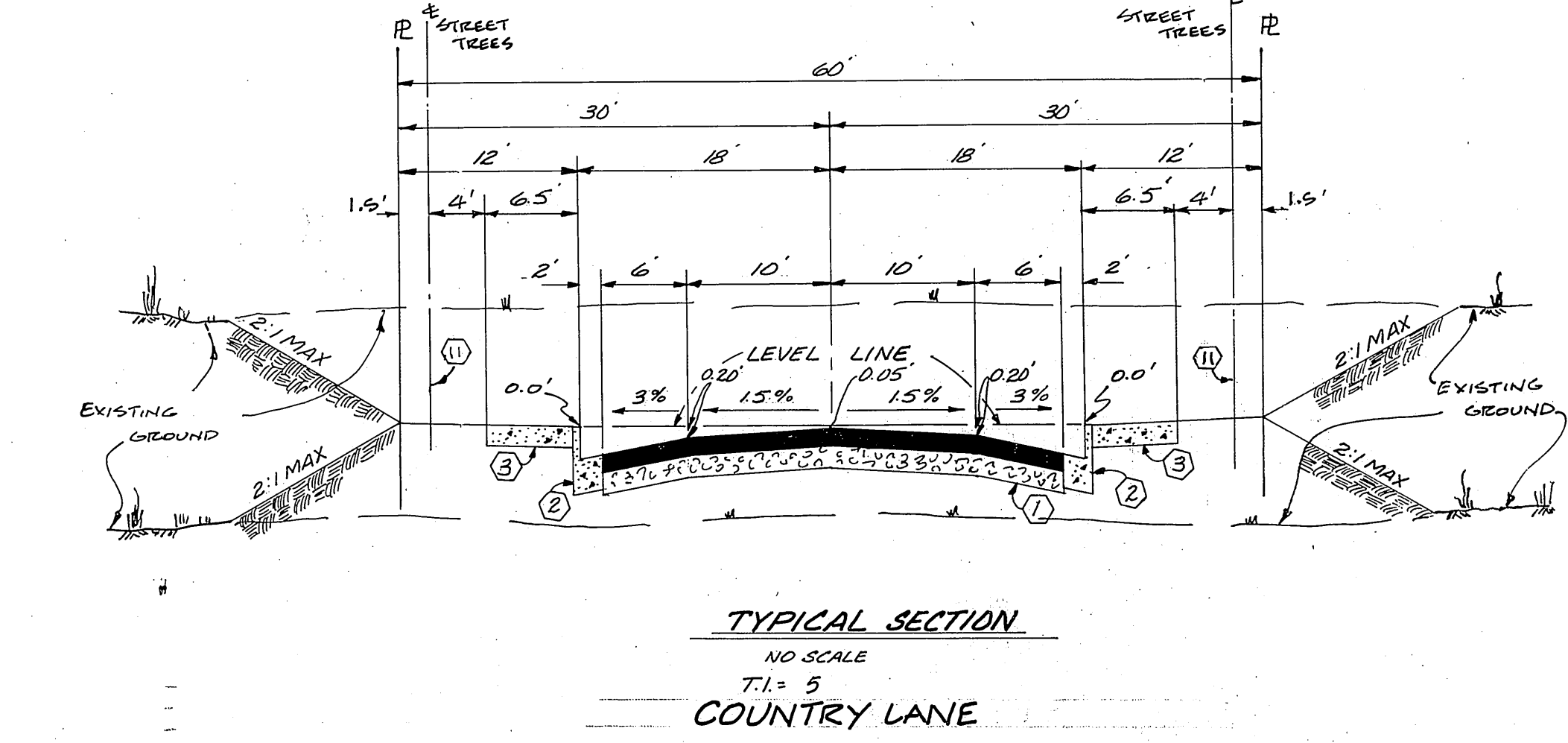
TWO WORKING DAYS BEFORE YOU DIG

**NOTE:**  
THE CONTRACTOR SHALL CALL A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT, PHONE NO. 1-800-422-4133 TWO (2) 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 IDENTIFICATION NO. BY UNDERGROUND SERVICE ALERT.

STREET	SIGN	SCHEDULE
STREET NAME AND TRAFFIC SIGN SCHEDULE		
A	STOVER AVE	6500
B	FURY DRIVE	6500
C	COUNTRY LANE	6500
D	W53 (NOT A THROUGH STREET) 24" X 24"	6500
E	R1 (STOP SIGN) 30" OCTAGON	



- GENERAL NOTES:**
- 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.
  - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE, DEPARTMENT OF PUBLIC WORKS; STANDARD DRAWINGS AND SPECIFICATIONS FOR PUBLIC WORKS, CONSTRUCTION, 1985 EDITION.
  - PRIME COAT, SEAL COAT, AND PAINT BINDER ARE REQUIRED.
  - NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE 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 PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES, NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
  - CURB AND GUTTER SHALL BE STAKED WITH 3.0 FOOT OFF-SETS AT 25.00 FOOT INTERVALS.
  - TRAFFIC CONTROL SIGNS SHALL BE IN PLACE PRIOR TO OPENING THE STREETS TO TRAFFIC.
  - DRIVEWAY APPROACHES SHALL BE CONSTRUCTED PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION AS APPROVED BY THE CITY TRAFFIC ENGINEER.
  - THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE. DEPTH BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES. (REQUIRED PRIOR TO CONSTRUCTION PERMIT ISSUANCE)
  - SEE "STREET LIGHTING PLAN" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
  - IN RESIDENTIAL AREAS 6" X 6" OR 6" DIAMETER BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK, 12" TO 14" FROM CURB FACE AT PROPERTY LINE BETWEEN ADJACENT RESIDENCES.
  - TEMP EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONTRACTOR SHALL UP PAVING AS SHOWN ON PLAN AND OVERLAY AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
  - 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 AS A RESULT OF ERROR OR OMISSIONS, THE PRIVATE ENGINEER SIGNING THESE PLANS SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISION OF THE PLANS FOR APPROVAL BY THE CITY.
  - ALL FUNGUS ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
  - THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND RE-FEEDBACKING SURVEY MONUMENTS DESTROYED, DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
  - ON ALL AREAS WITHIN PUBLIC RIGHT-OF-WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTERS WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
  - ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
  - CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-1223 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/FINAL ACCEPTANCE (CONTRACTOR WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES).
  - THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.



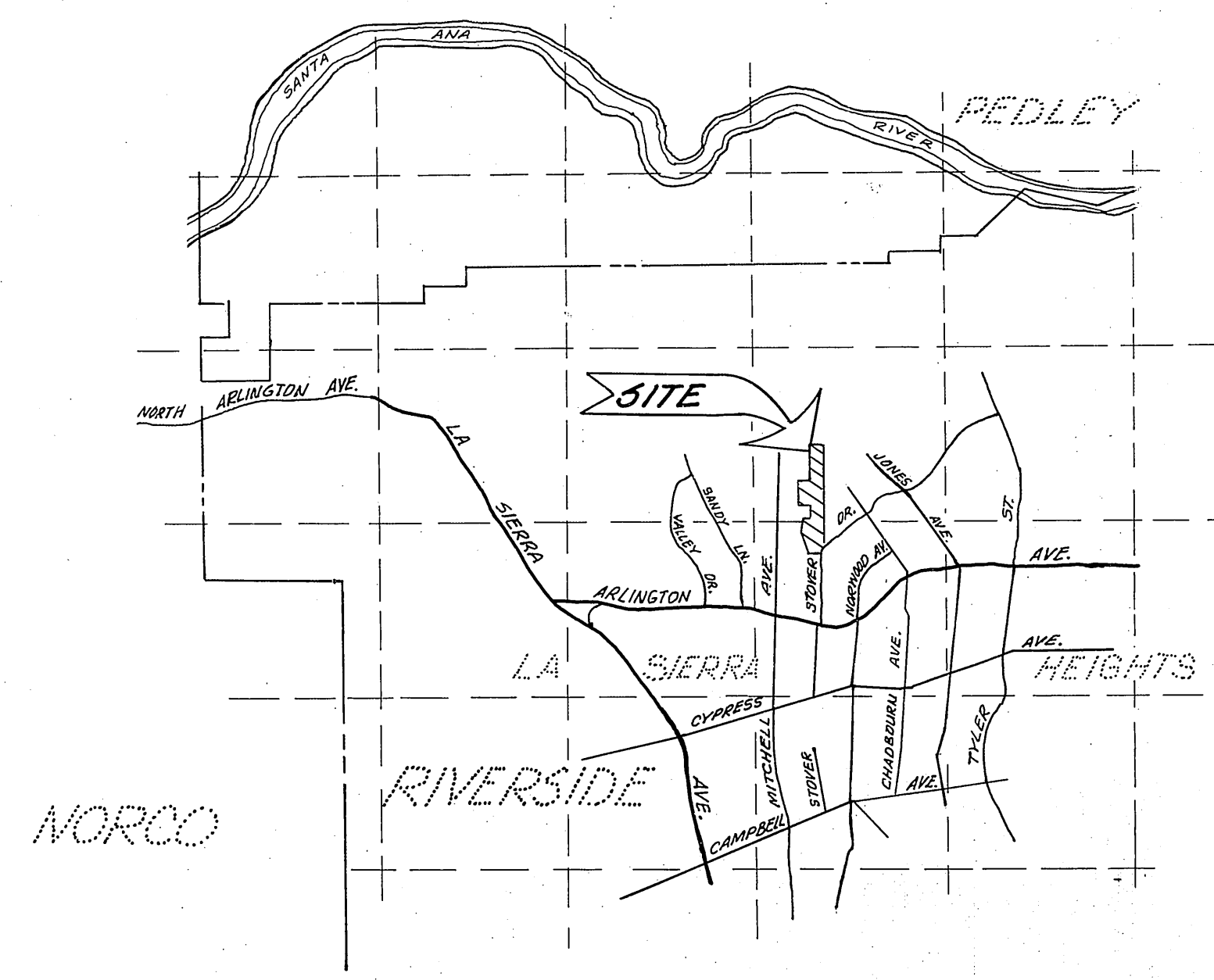
22. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK - (714) 787-7611.

- CONSTRUCTION NOTES**
- CONSTRUCT 2 1/2" A.C. OVER A "CRUSHED AGGREGATE BASE PER S.D. 1270 R: 61 OR 3 1/2" A.C. OVER COMPACTED NATIVE.
  - CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING 200 (TYPE I) 6" C.F.
  - CONSTRUCT CURB SIDEWALK PER STANDARD DRAWING 325.
  - CONSTRUCT WHEELCHAIR RAMPS PER STANDARD DRAWING 504.
  - CONSTRUCT CROSS-GUTTER PER STANDARD DRAWING 220 (10')
  - REMOVE EXISTING A.C. BEEM.
  - CONSTRUCT A.C. BEEM, TYPE III - ROLLED, PER STANDARD DRAWING 250.
  - CONSTRUCT RETAINING WALL PER STANDARD DRAWING 707.
  - CONSTRUCT CURB OUTLET PER STANDARD DRAWING 410 - W=4', TRANSITION LENGTH = 17', INLET OPENING = 2.27' L MODIFIED - INTERCEPT CURB FACE RADIAL TO CURB CURVATURE.
  - CONSTRUCT A.C. BEEM, TYPE I - TRAPEZOIDAL, PER STANDARD DRAWING 250.
  - PLANT STREET TREES PER CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS
  - CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING 200 (TYPE I) 6" C.F.

20. A PUBLIC WORKS DEPARTMENT PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK FOR ALL TREES WITHIN ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.

21. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 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.

**BENCH MARK:**  
CITY OF RIVERSIDE B.M. 62-0 1/4" I.P. AND CO. TAG CAPPED @ INTERSECTION OF ARLINGTON AVE & MITCHELL AVE. FOR 83797 ELEVATION 800.574' \*As built 2-12-87 J.E.



**INDEX MAP**  
SCALE 1" = 200'  
CITY OF RIVERSIDE WATER SYSTEM  
APPROVED [Signature] DATE 12-5-85

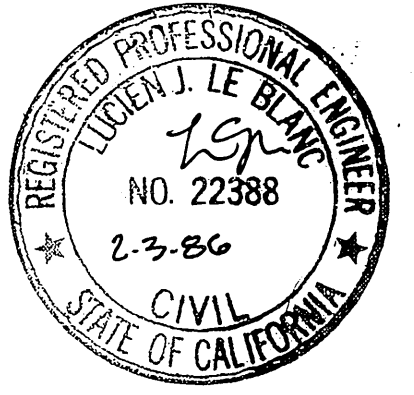
L.J. LE BLANC, PROFESSIONAL ENGINEER  
POST OFFICE BOX 10097, GLENDALE, CA, 91209 TEL: (818) 956-3945

APPROVED BY [Signature] DATE 1-85  
R.C.E. No. 22388  
W.O. 82/83 FOR HANSHAW F.B.

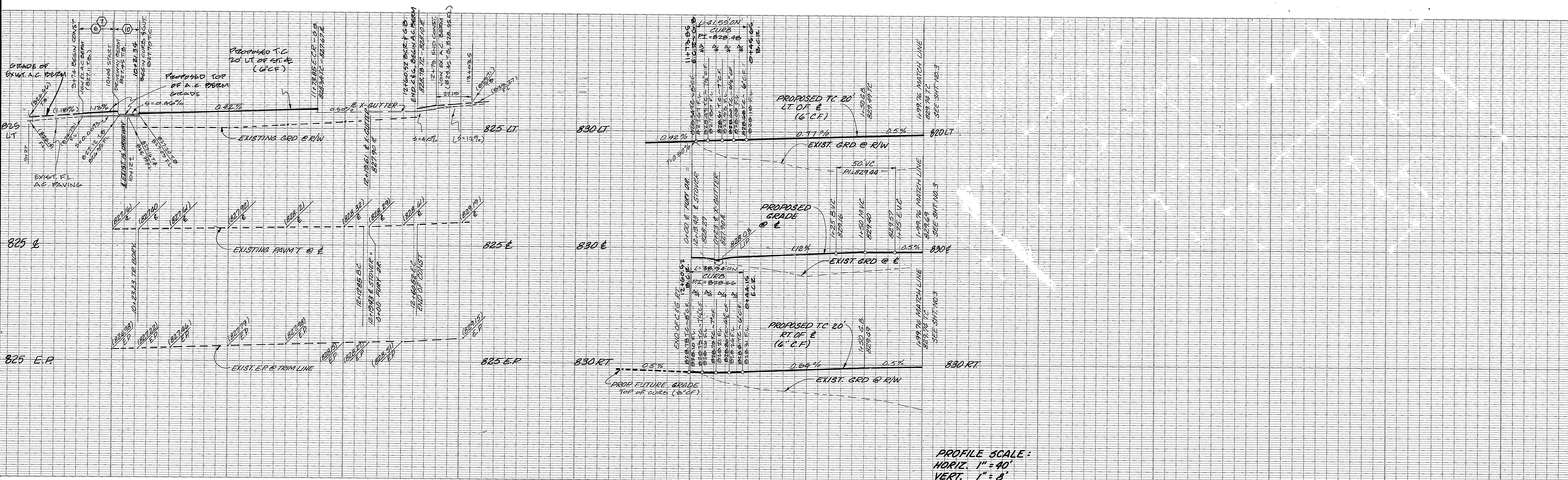
MARK	REVISIONS	APPR.	DATE
	ADDED PAVING SECTIONS S.R. 1270	W.B.G.	9/14/86

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY [Signature] DATE 1-86  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
CHIEF P.W. ENGR.

STREET PLAN & PROFILE  
TRACT NO. 21074  
TITLE SHEET  
PROJECT NO. R-2590  
SHEET 1 OF 4  
FILE NO. 5582  
HORIZ. SCALE: AS SHOWN VERT. SCALE: 1" =

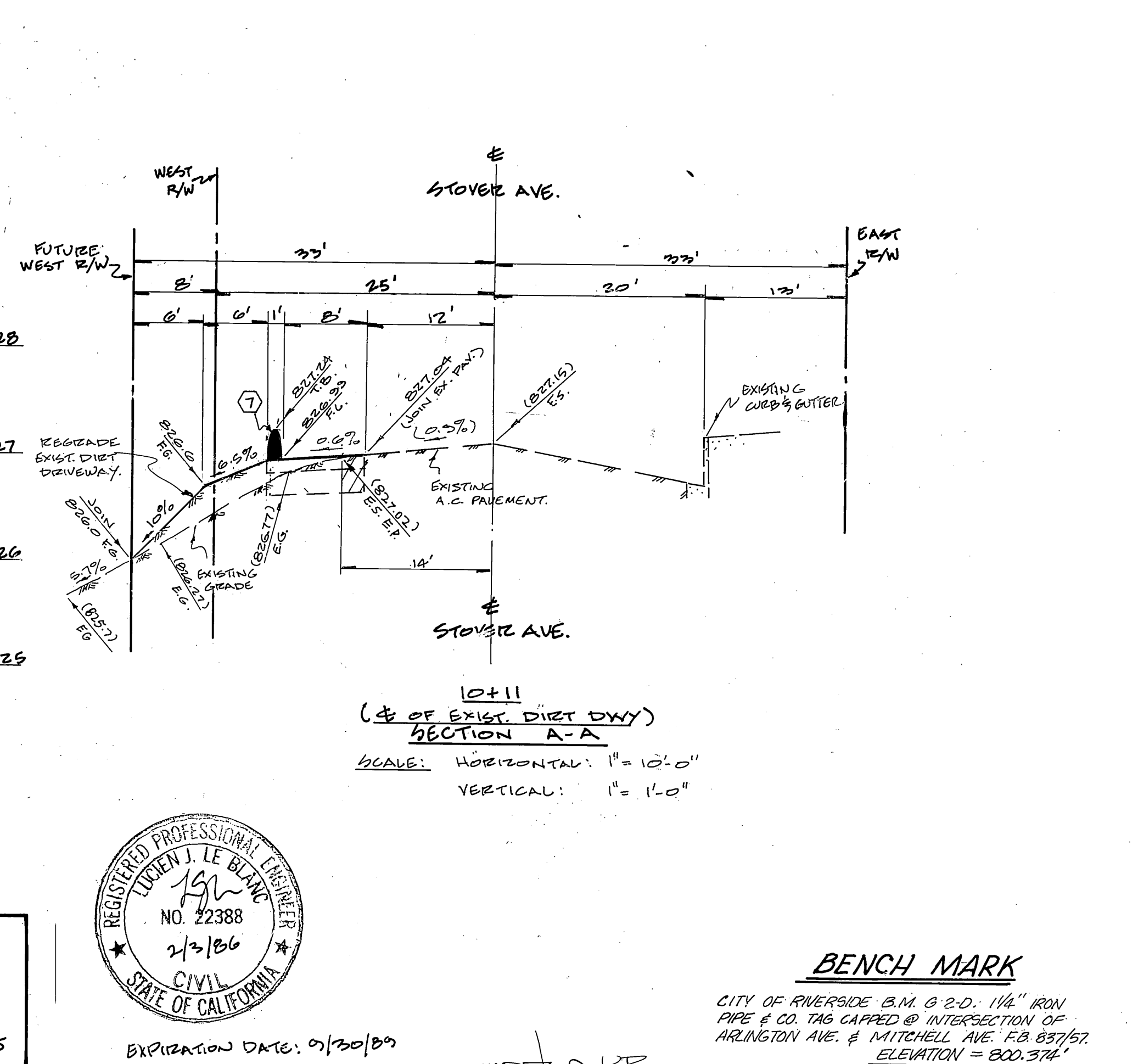
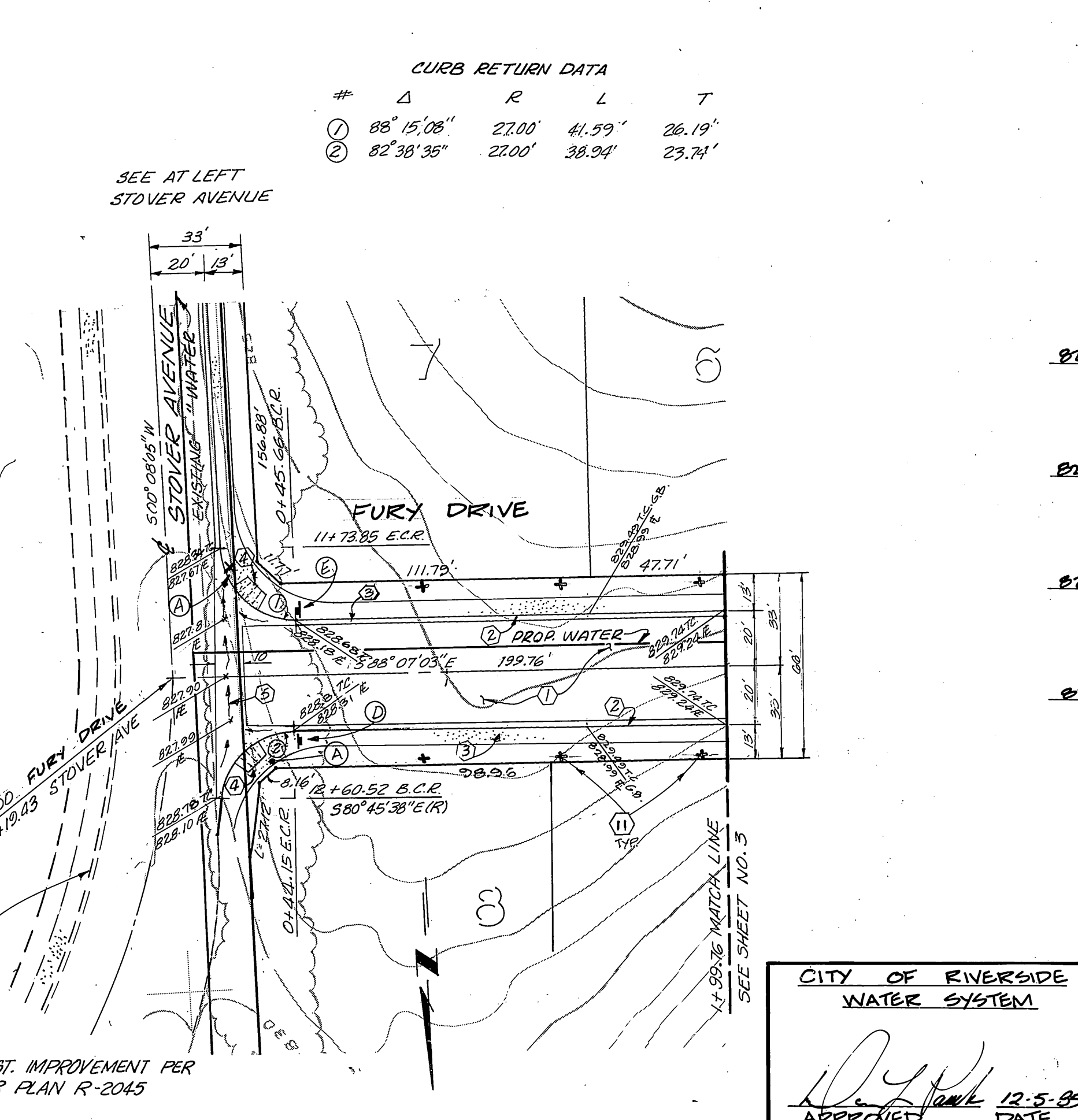
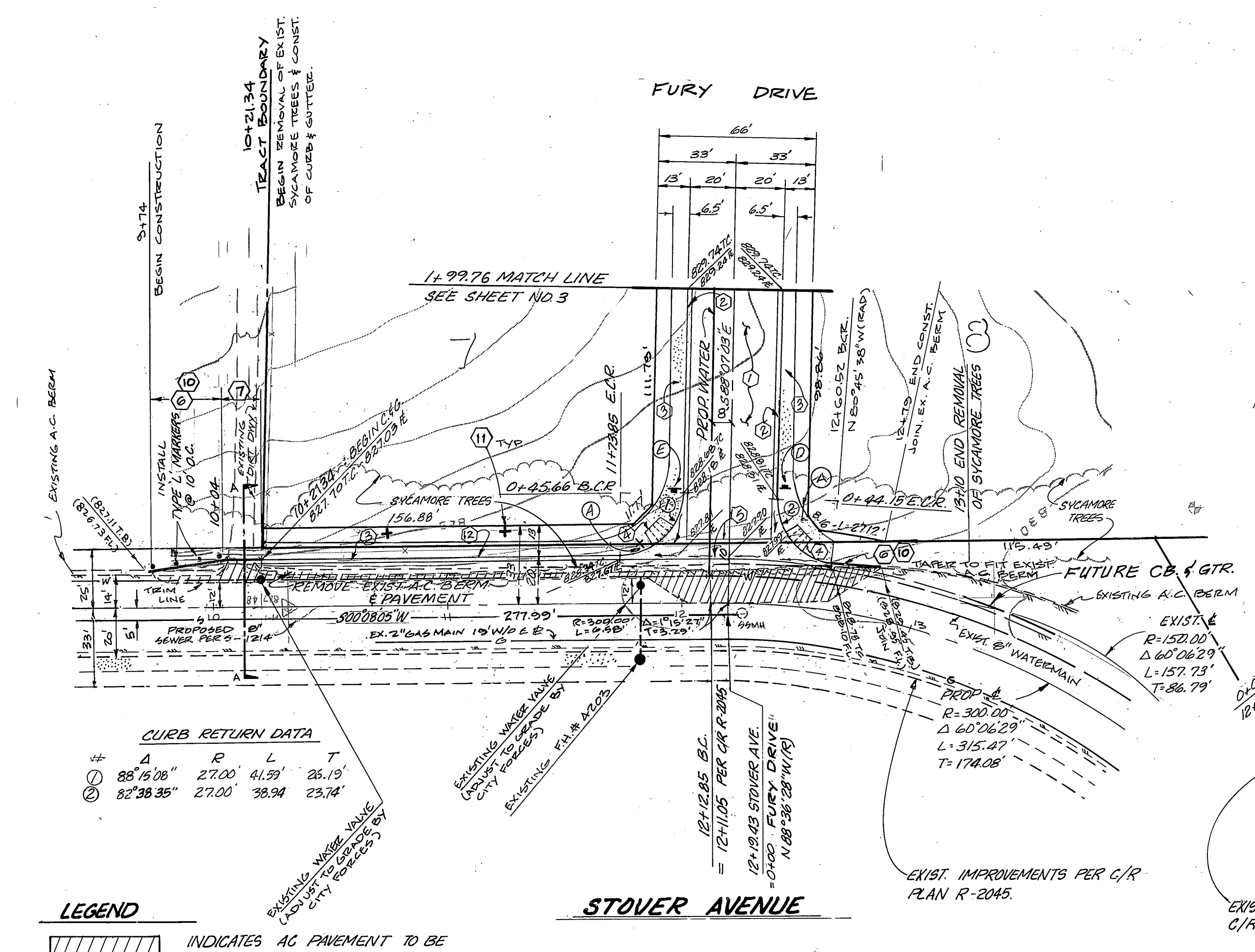


Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner or the Engineer.



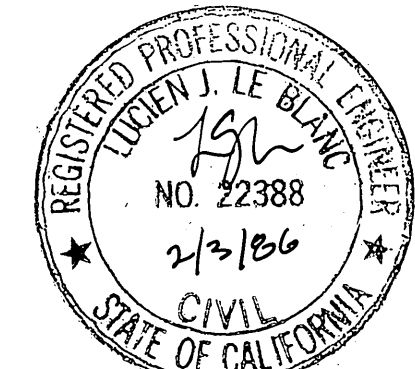
PROFILE SCALE:  
 HORIZ. 1" = 40'  
 VERT. 1" = 8'

10 11 12 13 0 1 2



CURB RETURN DATA

#	Δ	R	L	T
1	88° 15' 08"	27.00'	41.59'	26.19'
2	82° 38' 35"	27.00'	38.94'	23.74'



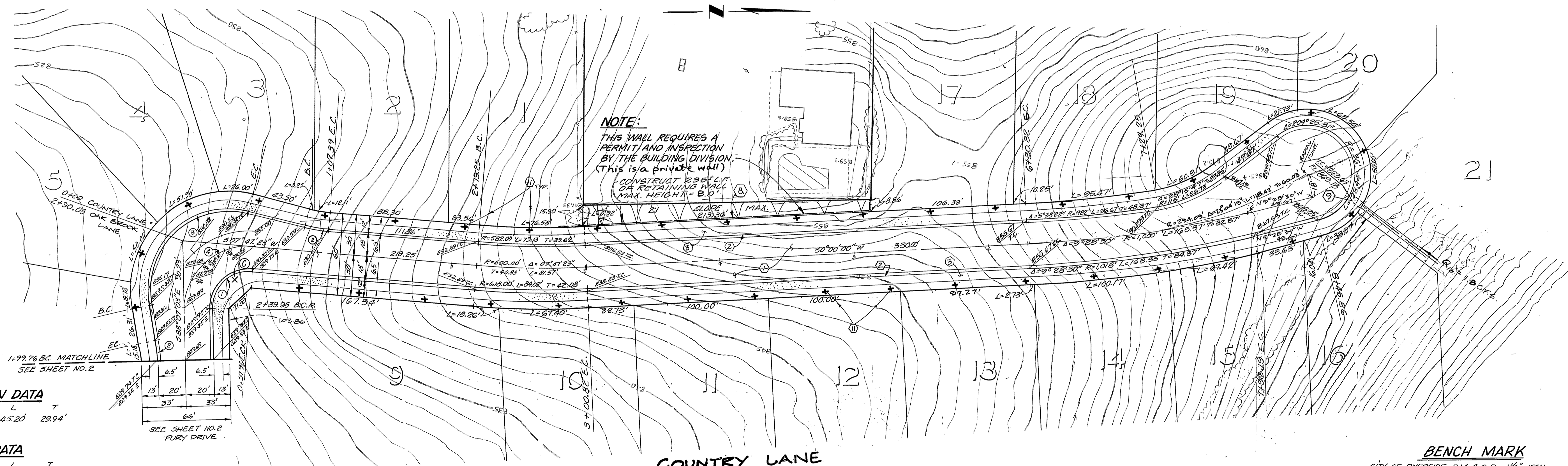
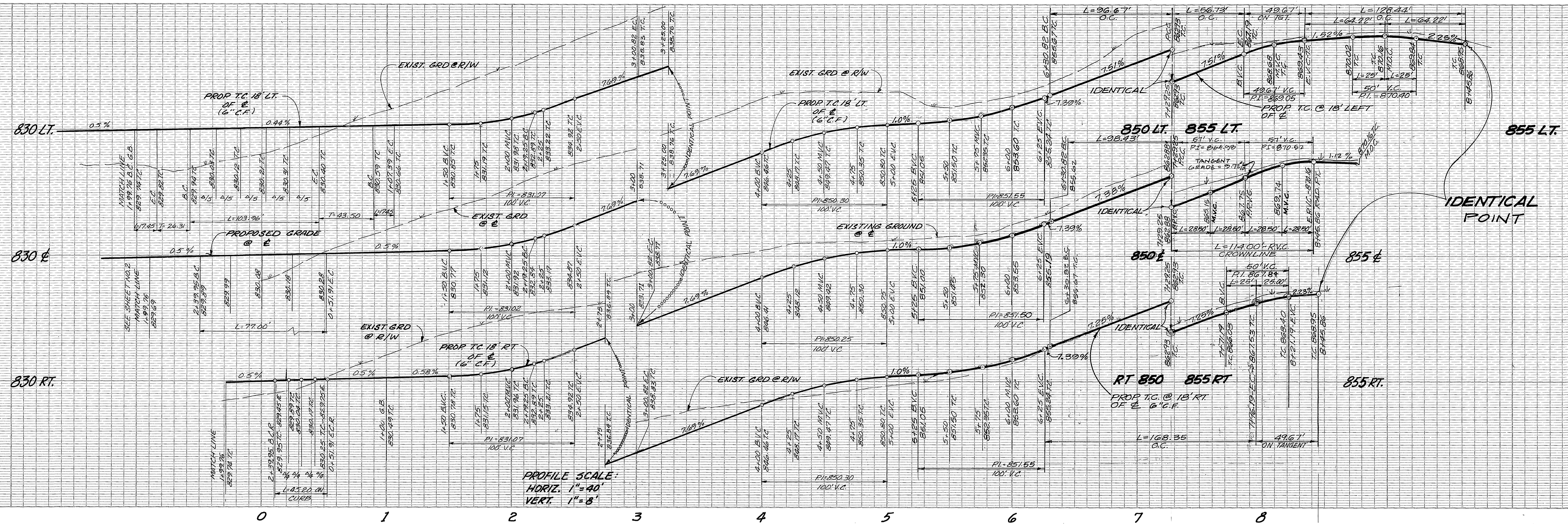
CITY OF RIVERSIDE  
 WATER SYSTEM  
 APPROVED: [Signature] DATE: 12-5-85

**BENCH MARK**  
 CITY OF RIVERSIDE B.M. 6 2.0" 1 1/4" IRON  
 PIPE & CO. TAG CAPPED @ INTERSECTION OF  
 ARLINGTON AVE. & MITCHELL AVE. F.B. 83757  
 ELEVATION = 800.374'  
 \* As built 2-12-87 TB

L.J. LE BLANC, PROFESSIONAL ENGINEER POST OFFICE BOX 10097 GLENDALE, CA 91209 (818) 500-0893 APPROVED BY: [Signature] DATE: 2-1-86 P.E. No. 22388 N.O. 82-183 FOR: HANSHAW	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: [Signature] DATE: 2/3/86 PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGR.	<b>STREET PLAN &amp; PROFILE</b> TRACT NO. 21074 STOVER AVENUE		PROJECT NO. <b>R-2590</b>
		HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'		SHEET <b>2</b> OF <b>4</b> FILE NO. 5582

Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner or the Engineer.





**CURB RETURN DATA**

NO.	Δ	R	L	T
①	95°34'26"	27.00'	45.20'	29.94'

**CURVE DATA**

NO.	Δ	R	L	T
②	10°00'00"	100.00'	17.45'	8.75'
③	97°38'41"	61.00'	103.96'	69.75'
④	95°54'26"	46.00'	77.00'	51.01'

Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner or the Engineer.



REGISTRATION NO. 22388  
 L.J. LEBLANC  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA  
 EXPIRATION DATE: 9/30/07

CITY OF RIVERSIDE  
 WATER SYSTEM  
 APPROVED: [Signature] DATE: 12-5-85

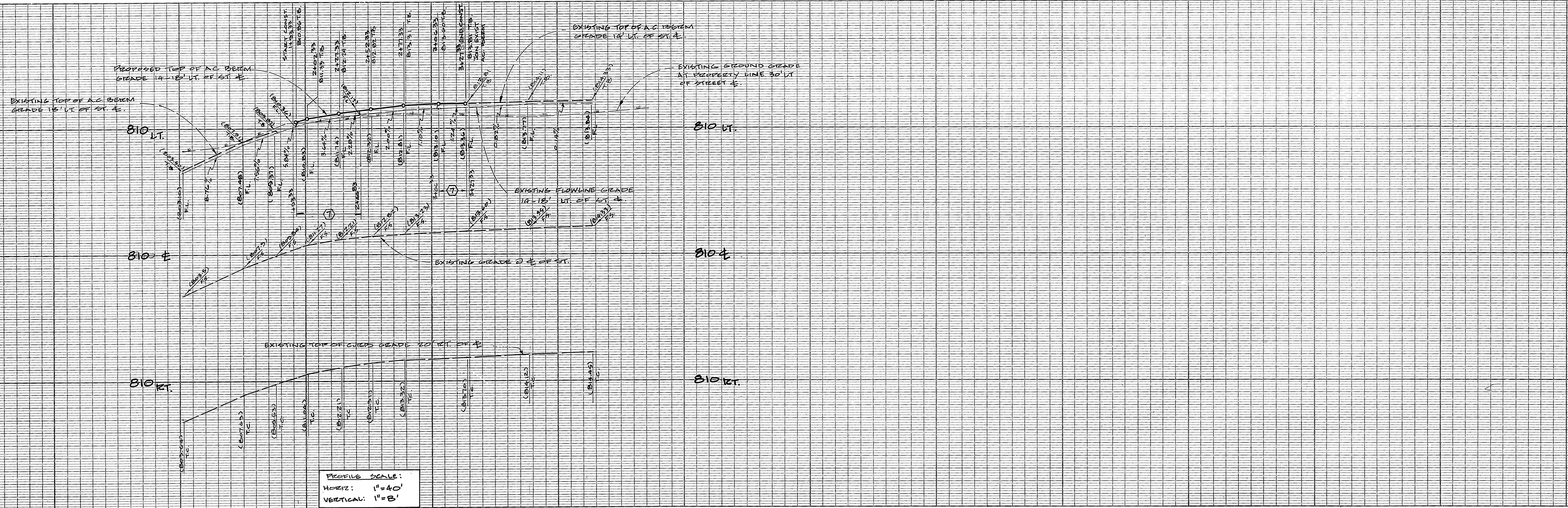
L.J. LEBLANC, PROFESSIONAL ENGINEER  
 POST OFFICE BOX 10097, GLENDALE, CA, 91209 TEL: 818-500-0993  
 APPROVED BY: [Signature] DATE: 2-1-85  
 REG. NO. 22388  
 W.O. 82-183 FOR HANSHAW F.B.

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: [Signature] DATE: 3-1-86  
 PRINCIPAL ENGINEER: [Signature]  
 TRAFFIC DIVISION: [Signature]  
 CHIEF P.W. ENGR. DATE: 3-1-86

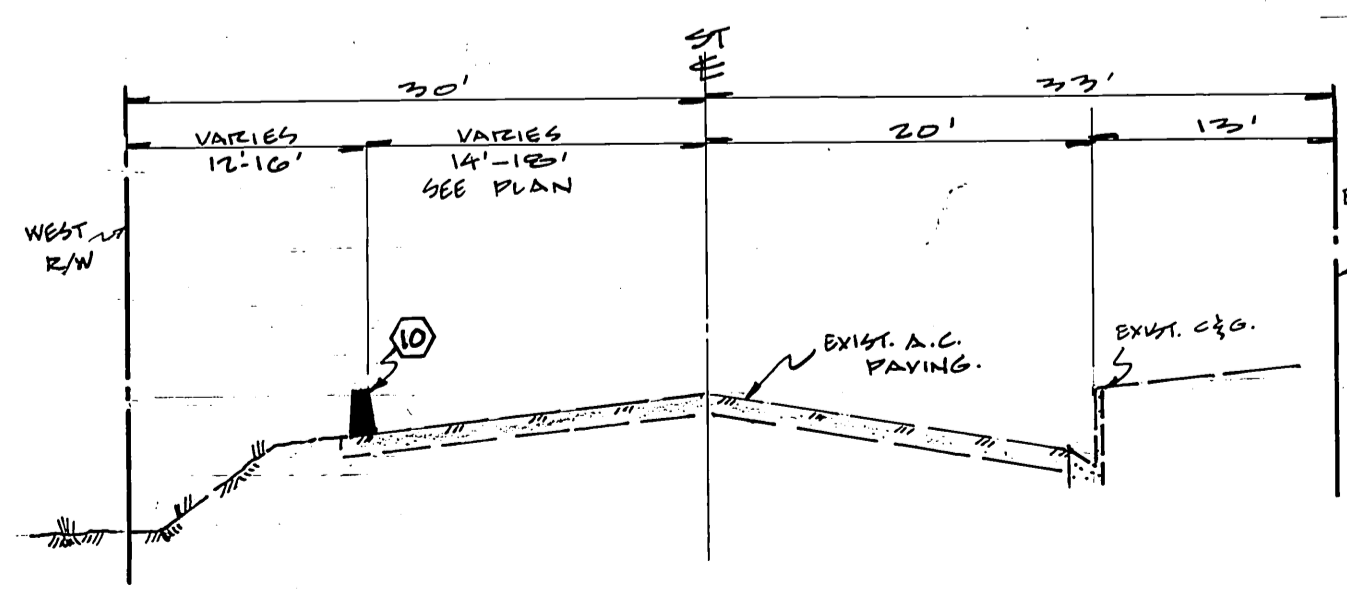
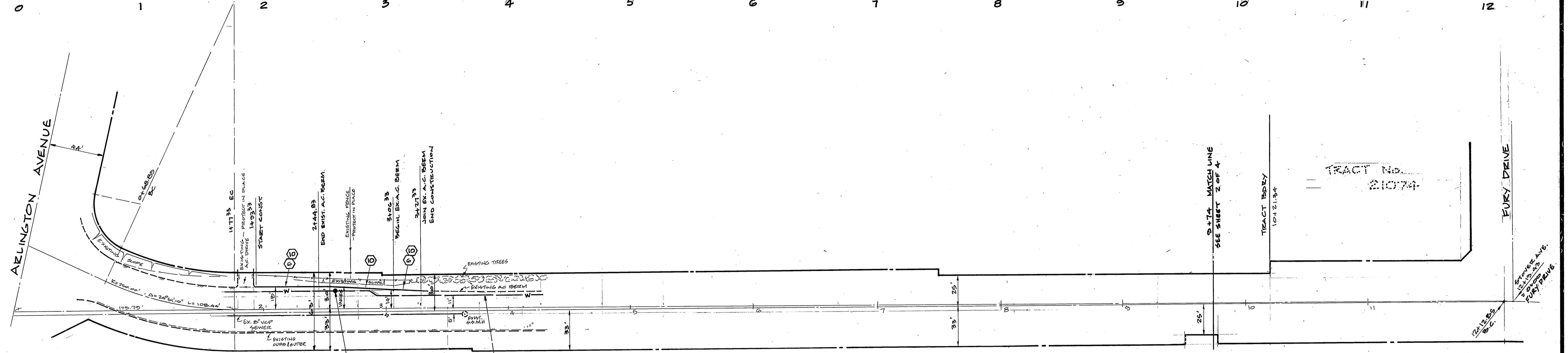
CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: [Signature] DATE: 3-1-86  
 PRINCIPAL ENGINEER: [Signature]  
 TRAFFIC DIVISION: [Signature]  
 CHIEF P.W. ENGR. DATE: 3-1-86

BENCH MARK  
 CITY OF RIVERSIDE B.M. 82-D, 1 1/4" IRON  
 PIPE & COUNTY TAG CAPED @ INTERSECTION OF  
 ARINGTON AVE. & MITCHELL AVE. F.B. 837/57.  
 ELEVATION = 800.374'

**STREET PLAN & PROFILE**  
 TRACT NO. 21074  
 COUNTRY LANE  
 PROJECT NO. R-2590  
 SHEET 3 OF 4  
 FILE NO. 5582



PROFILE SCALE:  
 HORIZ: 1" = 40'  
 VERTIC: 1" = 8'



**CONTRACTOR'S NOTE:**  
 CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE & COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY & NOT BE LIMITED TO NORMAL WORKING HOURS; & THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY & HOLD THE OWNER & ENGINEER HARMLESS FROM ANY & ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

**L.J. LE BLANC, PROFESSIONAL ENGINEER**  
 POST OFFICE BOX 10057  
 GLENDALE, CA, 91209 (818) 500-0833  
 EXPIRATION DATE: 9/30/89  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 22388  
 2/3/86  
 CIVIL  
 STATE OF CALIFORNIA  
 APPROVED BY: *[Signature]* DATE: 2-1-85  
 R.C.E. No. 22308  
 W.O. 82-183 FOR: HANSHAW  
 DESIGNED BY L.J.L. DRAWN BY G.W. CHECKED BY L.J.L.

**CITY OF RIVERSIDE WATER SYSTEM**  
 APPROVED *[Signature]* DATE: 2-1-85

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: *[Signature]* DATE: 3-14-86  
 PRINCIPAL ENGINEER: William S. Hardman  
 TRAFFIC DIVISION: 2-10-85  
 CHIEF PUD. WEG. ENGR. DATE: 3-14-86

**BENCHMARK**  
 CITY OF RIVERSIDE, B.M. G-2D, 1/2" IRON PIPE & CO. TAG CAPPED @ INTERSECTION OF ARLINGTON AVE. & MITCHELL AVENUE. PB 037/04.  
 ELEVATION = 800.374'  
 ACCOUNT No. R-2590  
 DRAWING NUMBER R-2590  
 SHEET 4 OF 4  
 FILE No. 6582  
 SCALE: HORIZ: 1" = 40' VERT.: 1" = 8'