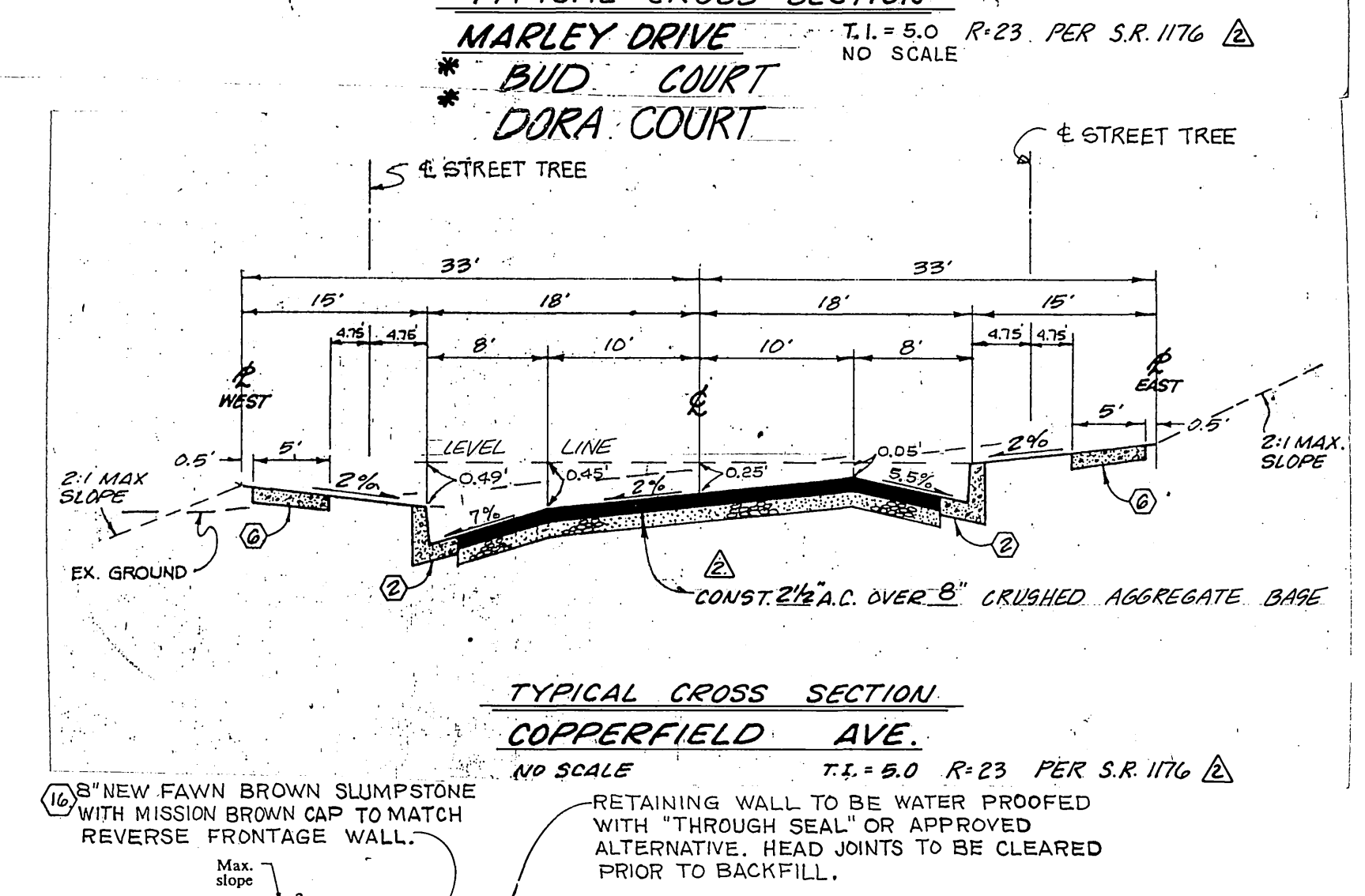
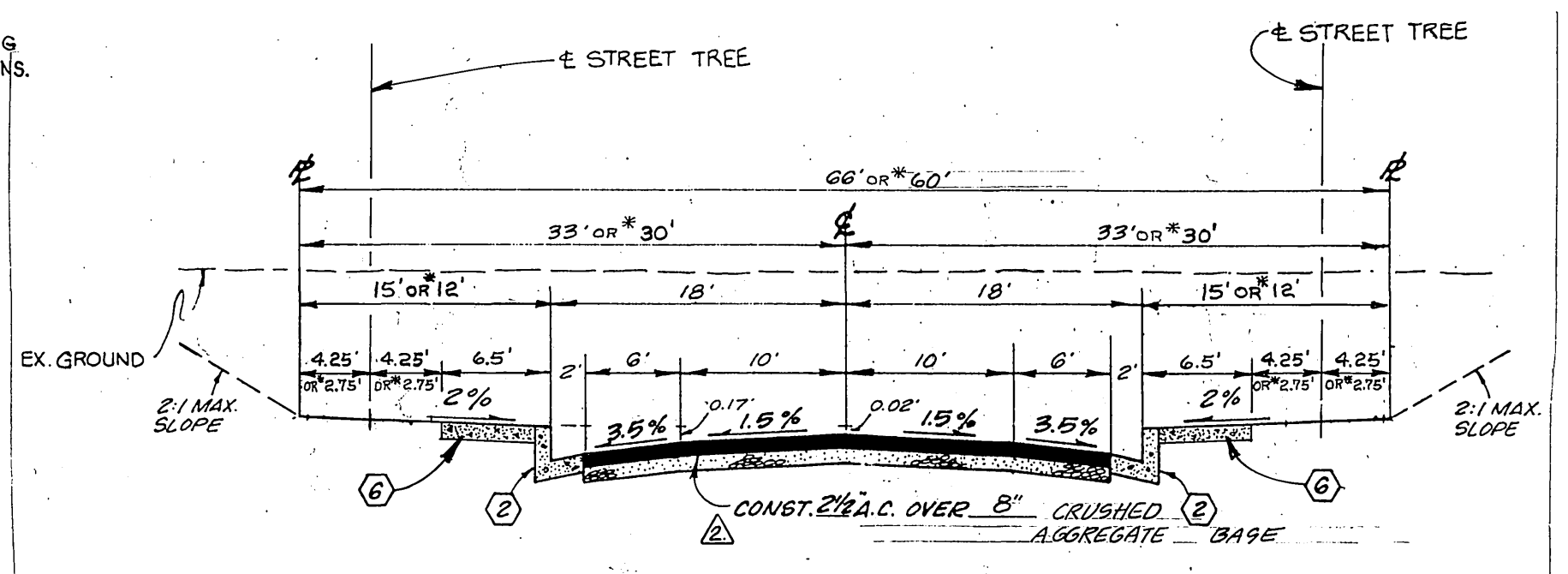
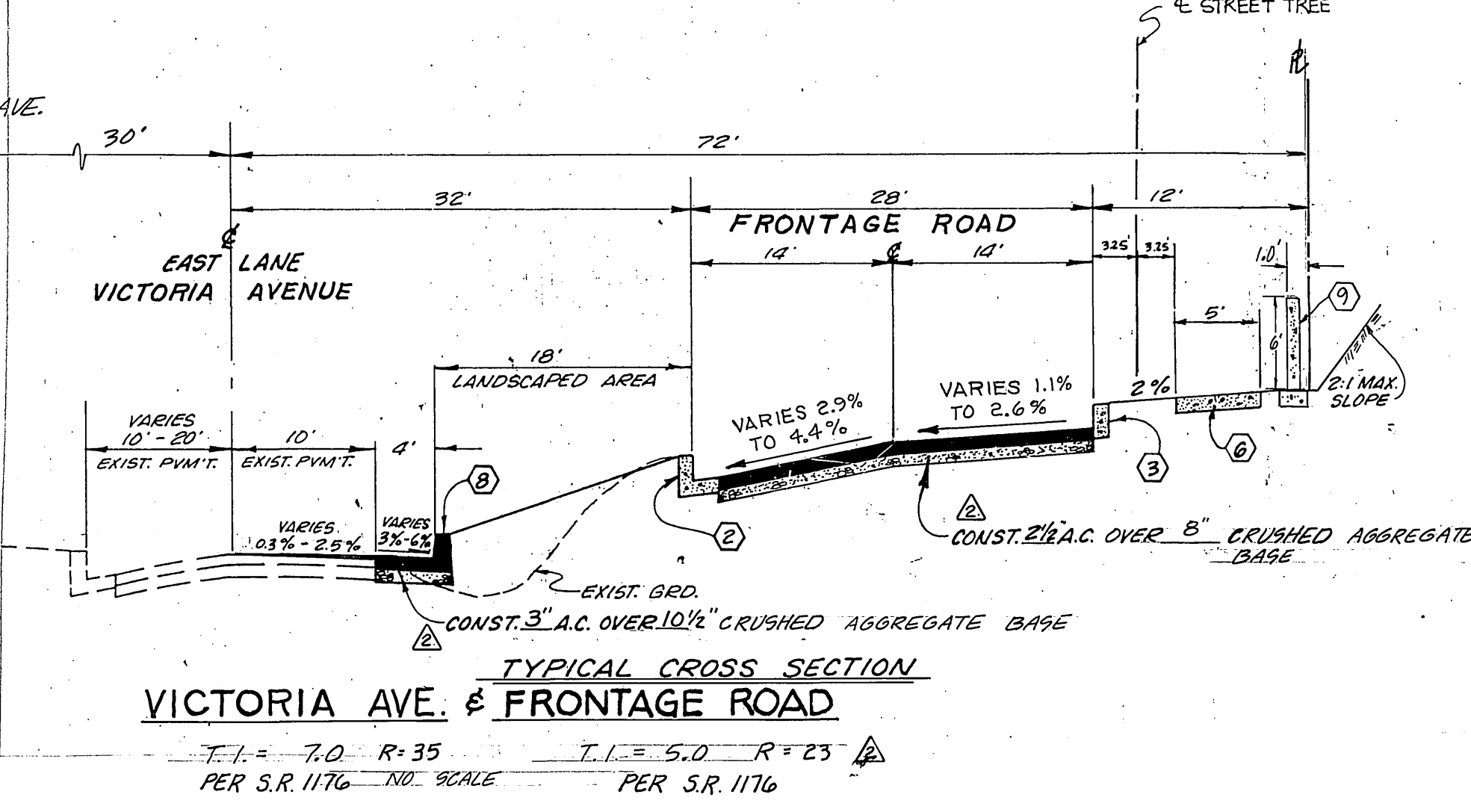
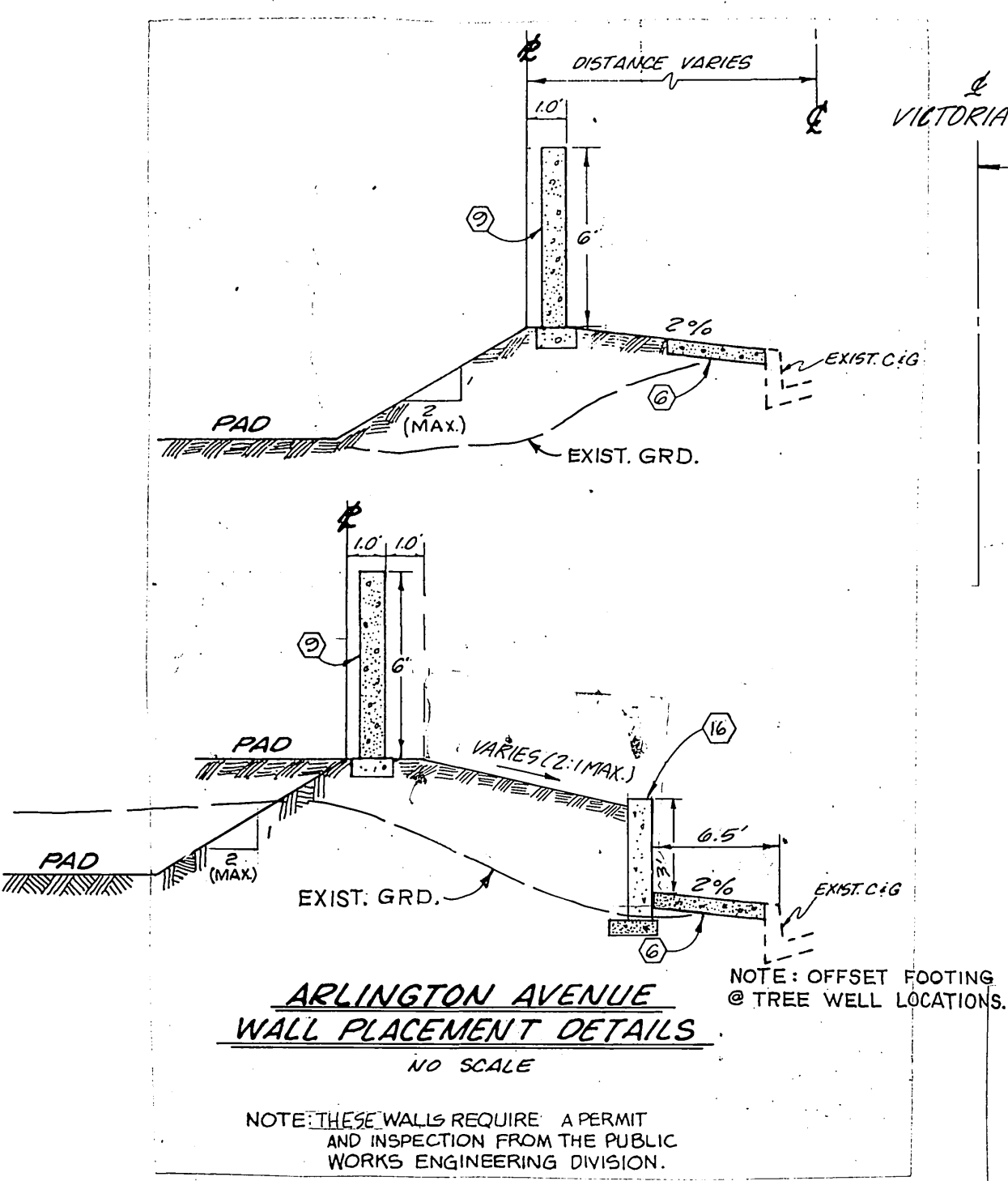
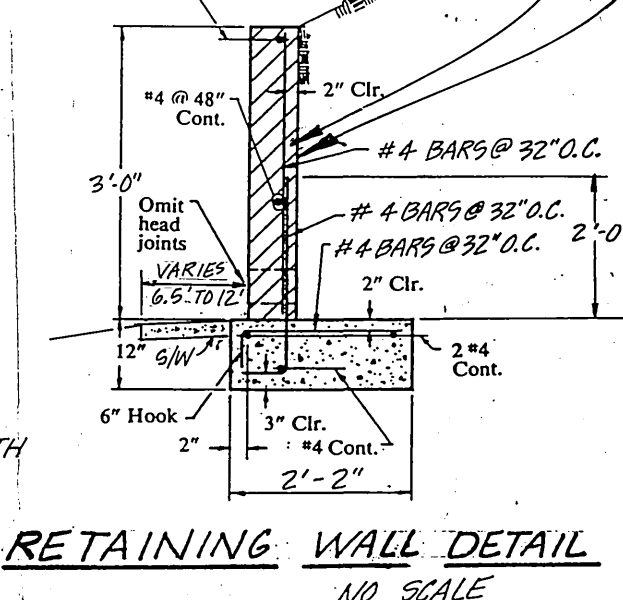
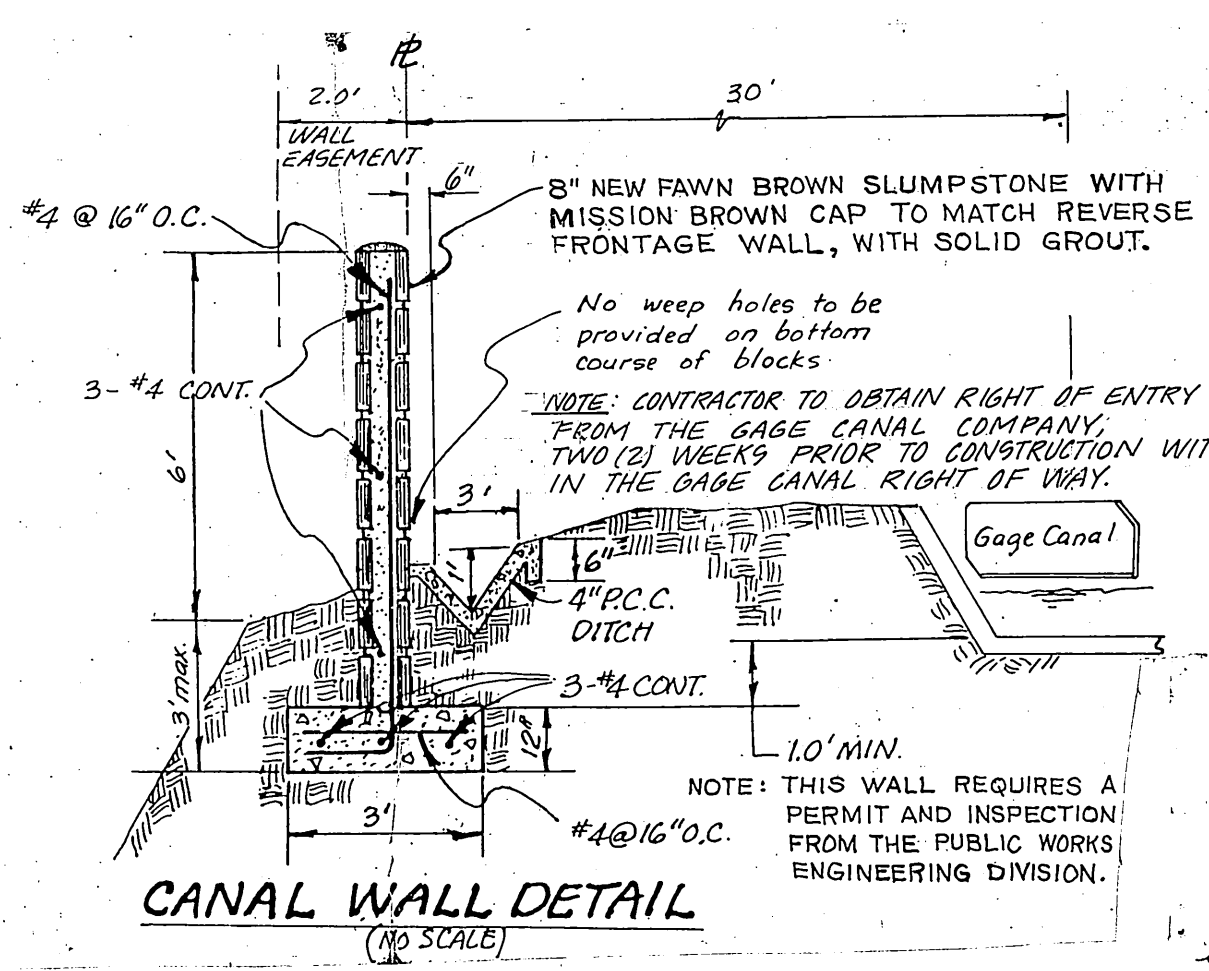
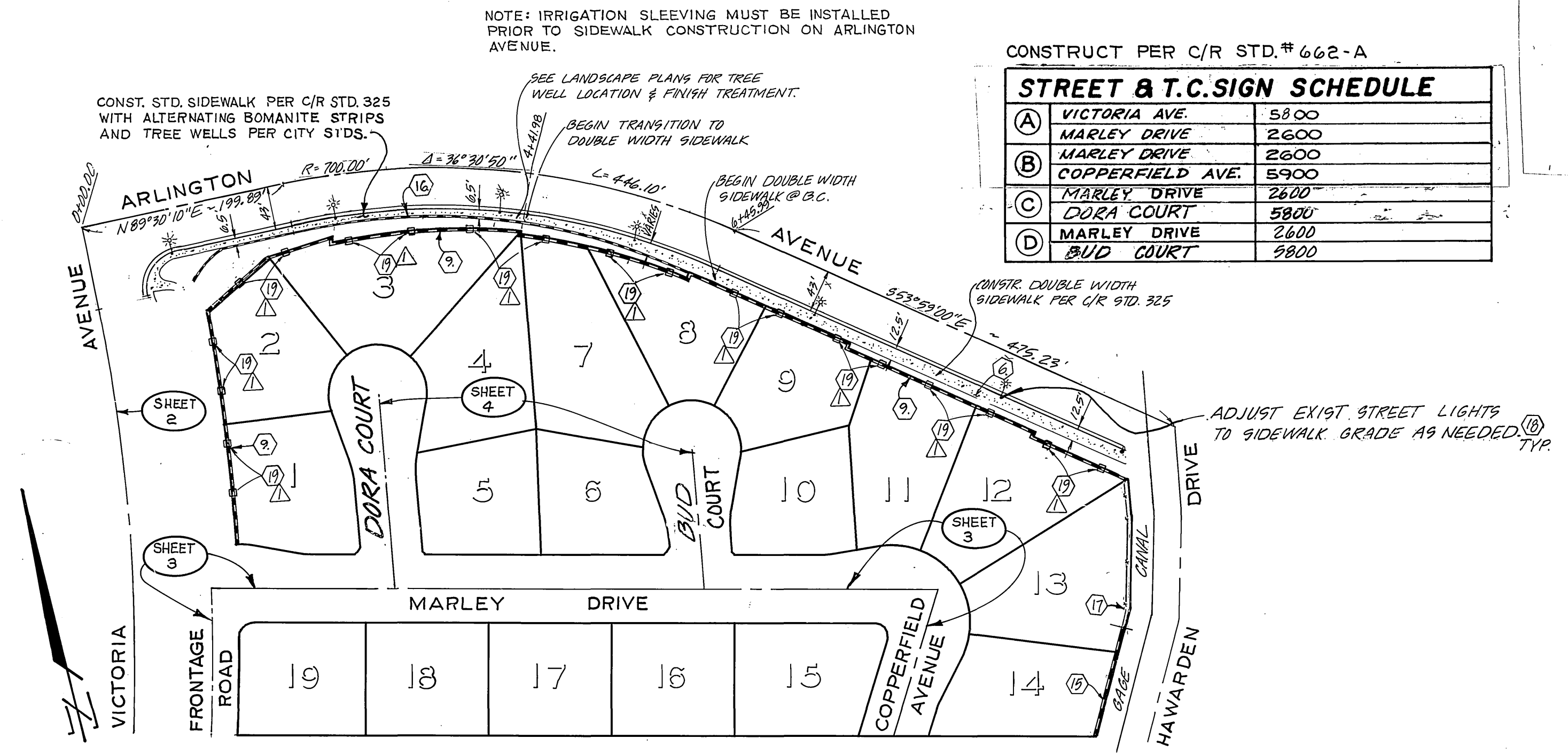


**VICINITY MAP**  
N.T.S.



CONSTRUCT PER C/R STD. # 662-A

STREET & T.C. SIGN SCHEDULE	
(A) VICTORIA AVE.	5800
(B) MARLEY DRIVE	2600
(C) MARLEY DRIVE	2600
(D) COPPERFIELD AVE.	5900
(E) MARLEY DRIVE	2600
(F) DORA COURT	5800
(G) MARLEY DRIVE	2600
(H) BUD COURT	5800



- GENERAL NOTES:**
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SIGNING THE PLANS SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
  - 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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1982 EDITION.
  - TRIM EDGE OF EXISTING PAVEMENT, WHERE NEW PAVEMENT JOINS, TO A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
  - PRIME COAT, SEAL COAT, AND PAINT BINDER ARE REQUIRED.
  - CURB AND GUTTER SHALL BE STAKED BY THE PRIVATE ENGINEER WITH 3.0 FOOT OFF-SETS AT 25 FOOT INTERVALS AND ALL FLAGGED ELEVATIONS SHOWN ON PLANS SHALL ALSO BE STAKED.
  - DEVELOPER SHALL ARRANGE FOR A SOILS TEST TO BE MADE BY A SOILS ENGINEER AFTER STREET HAS BEEN PREPARED TO ROUGH GRADE. DEPTH OF BASE MATERIAL AND A.C. PAVEMENT SHALL BE DETERMINED BY CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
  - 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 DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND OTHER LINES NOT SHOWN ON THESE PLANS.
  - ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
  - SEE STREET LIGHTING PLANS FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
  - CONSTRUCT DRIVEWAY APPROACHES PER CITY OF RIVERSIDE STANDARD #302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
  - THE CONTRACTOR SHALL CONTACT THE PUBLIC SERVICE DEPARTMENT (787-7251) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED.
  - ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET SHALL BE TRIMMED BACK.
  - ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARKS AND RECREATION DEPARTMENT STANDARDS.
  - CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48-HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED:
    - WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS.
    - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
    - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND
    - AT END OF MAINTENANCE/FINAL ACCEPTANCE (DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARKS AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES).
  - THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM OF ONE (1) YEAR.
  - STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NUMBER REQUIRED
A) VICTORIA AVE.	STREET TREE PLANTING BY OTHERS (SEE REVERSE FRONTAGE PLAN #A-1106)			
B) ARLINGTON AVE.	STREET TREE PLANTING BY OTHERS (SEE REVERSE FRONTAGE PLAN #A-1106)			
C) MARLEY DRIVE	JACARANDA ACUTIFOLIA/JACARANDA	15 GAL.	+50' O.C.	20
D) COPPERFIELD AVE	WASHINGTONIA FILIFERA/CALIF. FAN PALM	15 GAL.	+50' O.C.	5
E) DORA COURT	JACARANDA ACUTIFOLIA/JACARANDA	15 GAL.	+50' O.C.	8
F) FRONTAGE ROAD	WASHINGTONIA FILIFERA/CALIF. FAN PALM	15 GAL.	+50' O.C.	2
G) BUD COURT	JACARANDA ACUTIFOLIA/JACARANDA	15 GAL.	+50' O.C.	6

- CONSTRUCTION NOTES:**
- PLACE ASPHALTIC CONCRETE (A.C.) OVER BASE AS SHOWN IN TYPICAL SECTIONS.
  - CONSTRUCT CONCRETE CURB AND GUTTER, TYPE "I", WITH 6" CURB FACE PER CITY OF RIVERSIDE, STD. #200.
  - CONSTRUCT CONCRETE CURB, TYPE II, WITH 6 INCH CURB FACE PER CITY OF RIVERSIDE STD. #200.
  - CONSTRUCT 6 FT. WIDE CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. #220.
  - CONSTRUCT WHEEL CHAIR RAMPS PER CITY OF RIVERSIDE STD. #304.
  - CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. #325.
  - REMOVE BARRICADES & REDWOOD HEADERS.
  - CONSTRUCT A.C. BERM PER CITY OF RIVERSIDE STD. #250 TYPE 1.
  - CONSTRUCT 6' HIGH BLOCK WALL PER C/R. STD. #704; LOCATION AS SHOWN ON THESE PLANS, NEW FAWN BROWN SUMPSTONE WITH MISSION BROWN CAP.
  - CONSTRUCT CURB OUTLET PER CITY OF RIVERSIDE STD. #410. (W=5').
  - PLANT STREET TREE PER PARK AND RECREATION DEPARTMENT STANDARDS.

**CITY OF RIVERSIDE**  
PUBLIC UTILITIES DEPT.  
ELECTRICAL DIVISION

**GAGE CANAL CO.**  
APPROVED BY: *John M. Goring* 8-15-1983  
GENERAL MANAGER

CHIEF UTILITIES ENGINEER, ELECTRICAL: *[Signature]* 11/2/83  
DATE

**Underground Service Alert**  
Call: TOLL FREE  
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

APPROVED BY: *Ralph M. Boykin* DATE: 6/26/83  
R.E. No. 14312

W.O.83-7861 FOR: HUNTER CONST.

**J. F. DAVIDSON ASSOCIATES**  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
3426 TENTH STREET RIVERSIDE, CAL. 1-714-686-0844 11200 S. MT. VERNON AVE. COLTON, CAL.

SCALE: AS SHOWN  
DATE: JUNE 1983

BENCH MARK: P.K. NAIL & TAG IN SW'LY. CURB RETURN @ ARLINGTON AVE. & HAWARDEN DRIVE. G7-B F.B. 839/37 ELEVATION 1017.293

ADDED PAVING SECTIONS PER S.R. 1176  
ADDED CONCRETE NOTE (3) & MODIFIED CONCRETE WALL WITH WROUGHT IRON FENCE INTERVALS

REVISIONS: [Table with columns for REVISIONS, APPR., DATE]

DESIGNED BY: M.M. DRAWN BY: [ ] CHECKED BY: L.B.S.

**CITY OF RIVERSIDE, CALIFORNIA**  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 10-20-83  
PRINCIPAL ENGINEER

APPROVED BY: *[Signature]* DATE: 10-20-83  
DIRECTOR OF PUBLIC WORKS

CHIEF P. W. ENGR. DATE: 10-20-83

**TRACT 19338**  
STREET PLAN & PROFILE

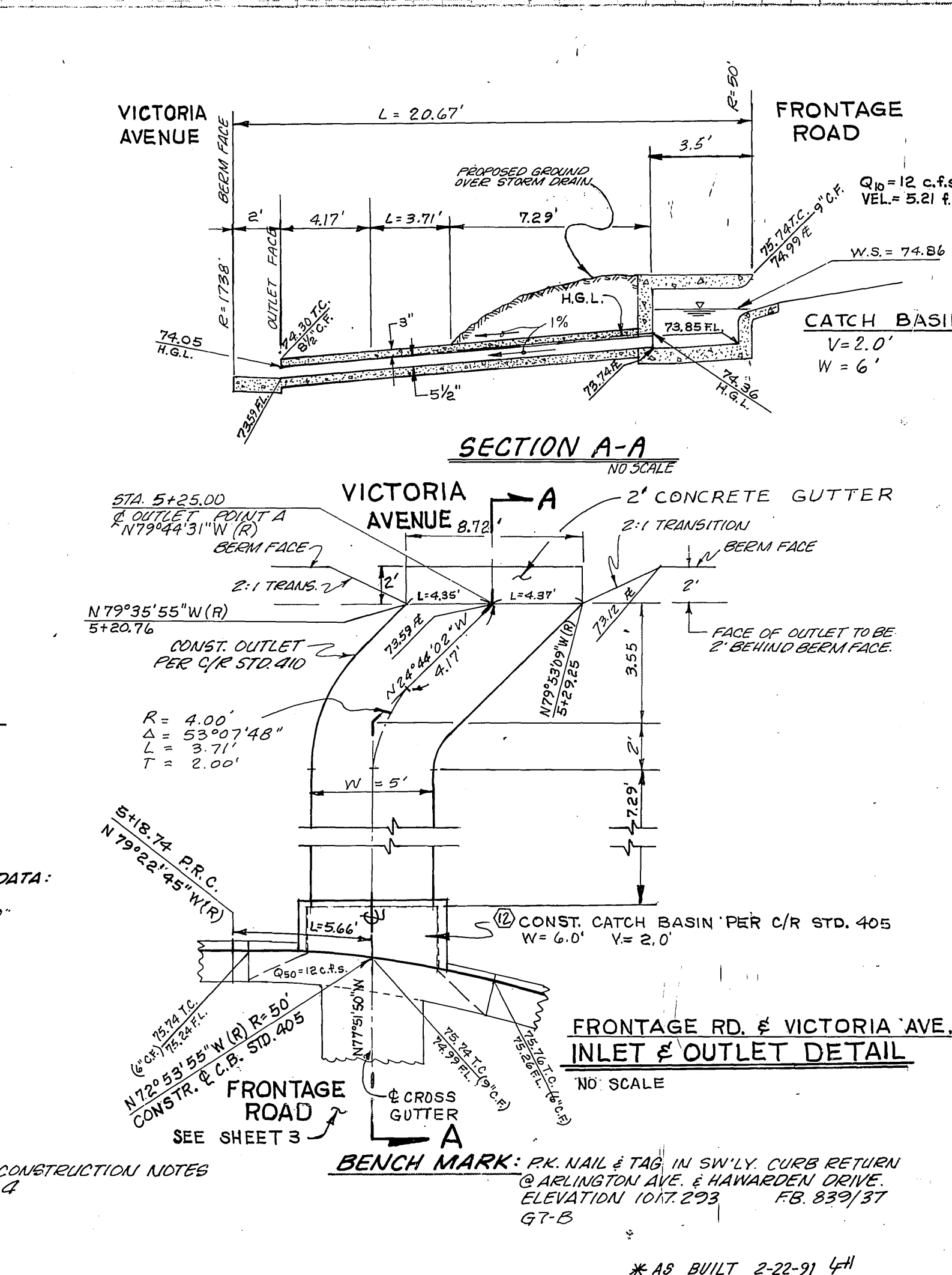
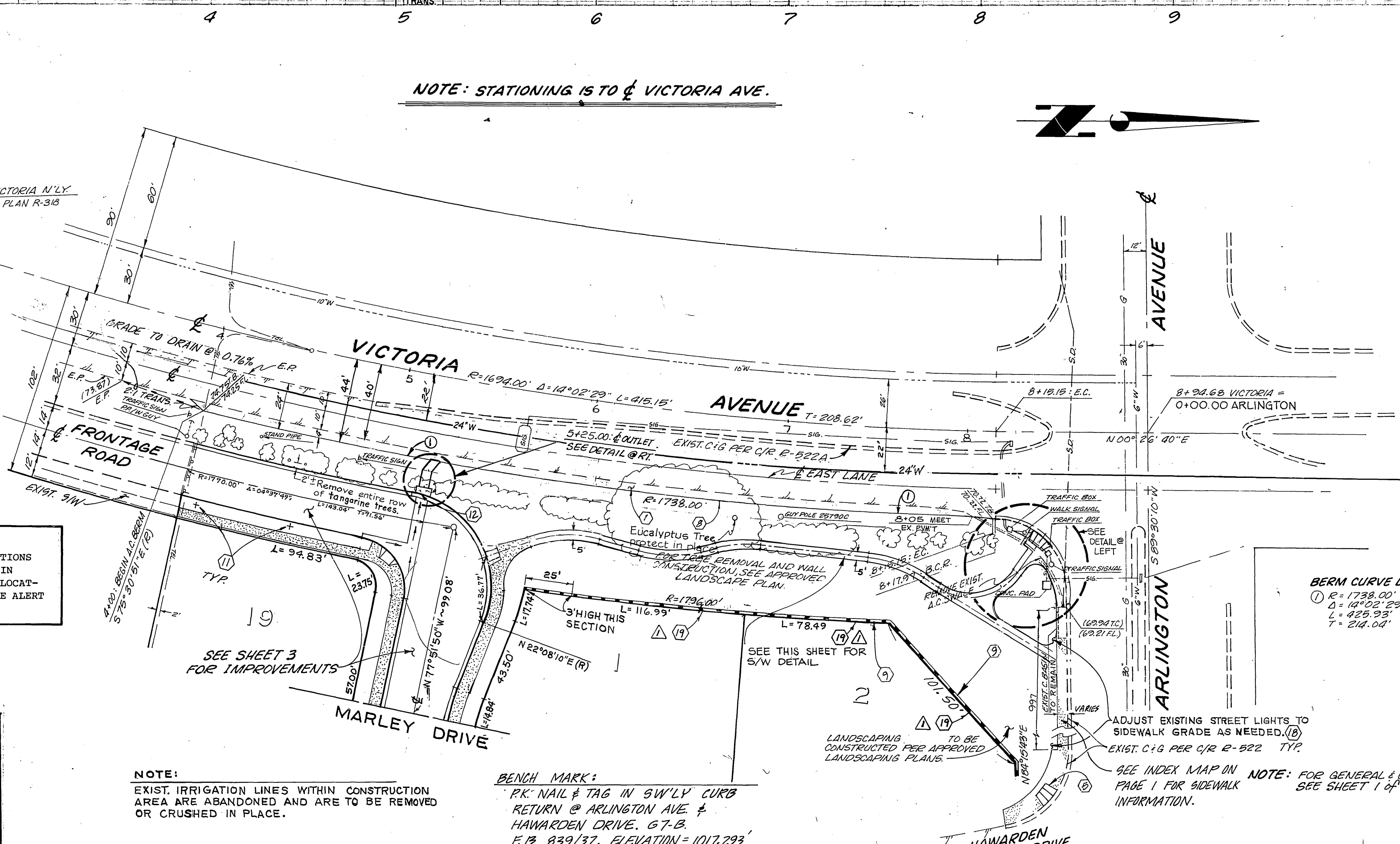
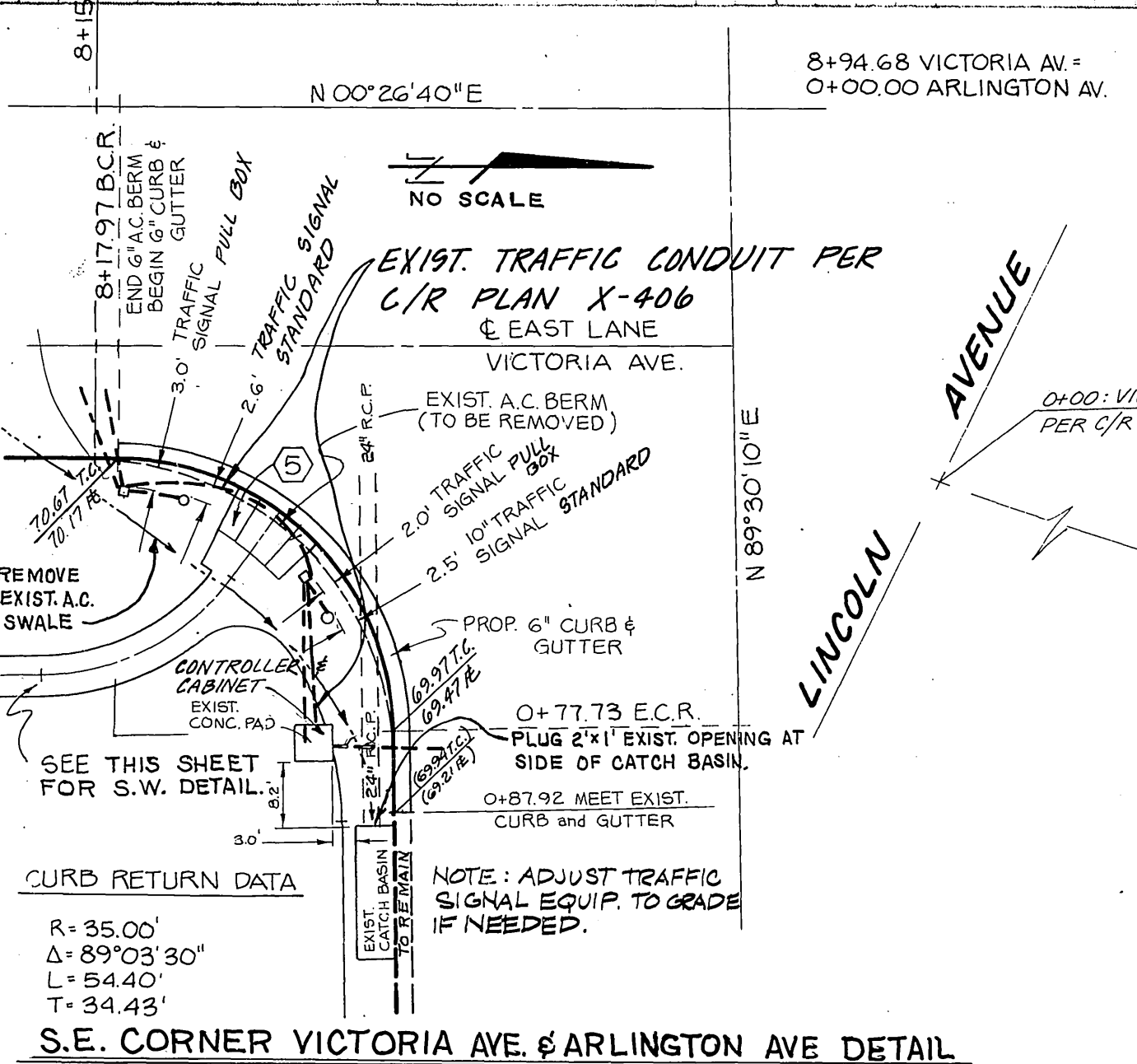
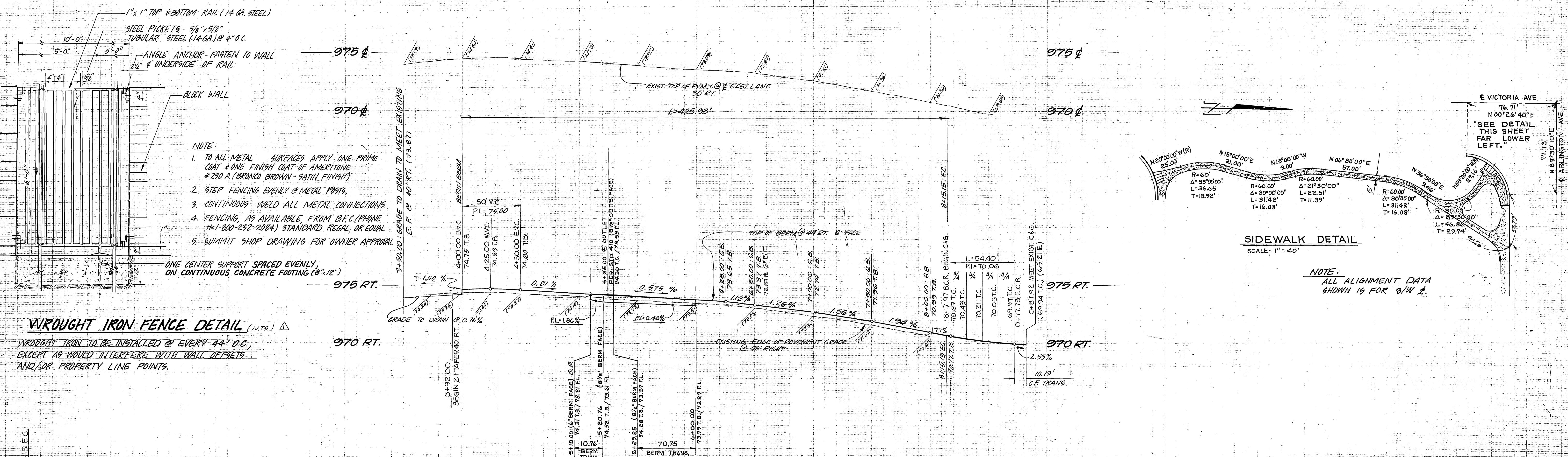
**TITLE SHEET**

DATE: 10/15/1983, 10/23/1983, 11/17/83, 1/3-84

**PROJECT NO.**  
**R-2538**

SHEET 1 OF 4  
FILE NO. 83-7861 (M)

\* AS BUILT 2-22-91 4"



**PACIFIC TELEPHONE**  
 APPROVED BY: *W. S. Hansen* 5-30-83  
 PUBLIC IMPROVEMENT ENGINEER DATE

**TELECO NOTE:**  
 DEVELOPER TO TAKE NECESSARY PRECAUTIONS AS TO PROTECTING TELECO FACILITIES IN PLACE OR TO BEAR THE EXPENSES OF RELOCATING AS REQUIRED. CALL U.G. SERVICE ALERT 1-800-422-4133 BEFORE DIGGING.

**Underground Service Alert**  
 Call: TOLL FREE 1-800-422-4133  
 48 Hours Before You Dig

**CITY OF RIVERSIDE**  
 PUBLIC UTILITIES DEPT. ELECTRICAL DIVISION  
*W. S. Hansen* 4/1/83  
 CHIEF UTILITIES ENGINEER, ELECTRICAL DATE

**CITY OF RIVERSIDE**  
 PUBLIC UTILITIES DEPT. DOMESTIC SYSTEM  
*E. L. ...* 1-15-84  
 CHIEF UTILITIES ENGINEER, WATER DATE

**Contractor Agreement:**  
 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.

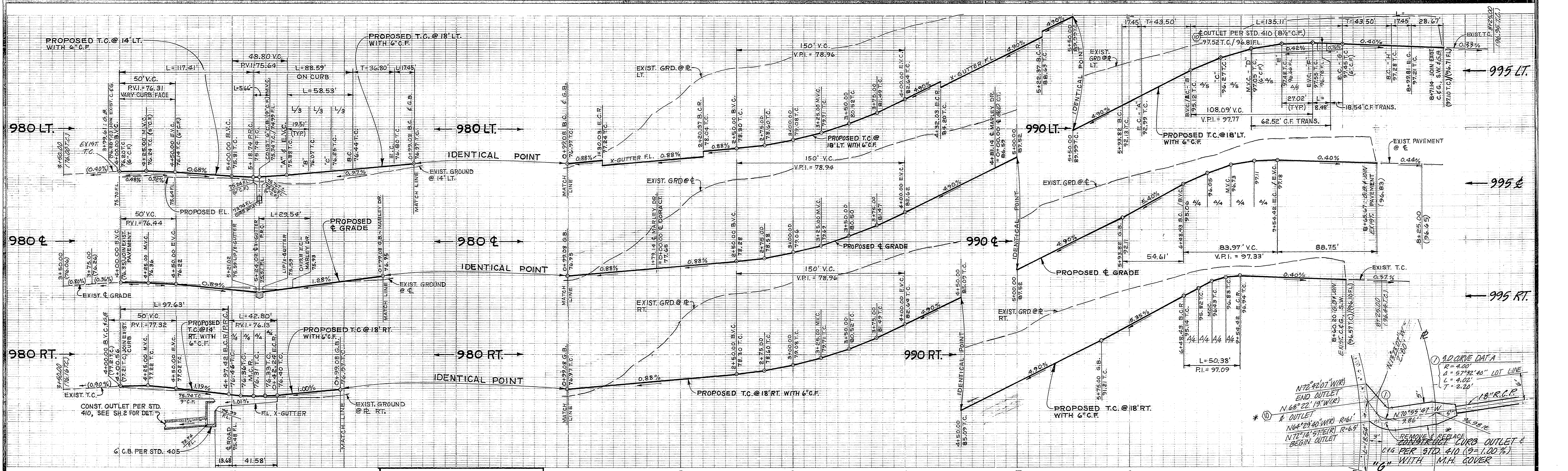
**J. F. DAVIDSON ASSOCIATES**  
 CIVIL ENGINEERS - SURVEYORS - PLANNERS  
 1-714-686-0844  
 RIVERSIDE, CALIFORNIA  
 APPROVED BY: *Ralph W. Davidson* DATE: 6/21/83  
 R.E. No. 14312

**REVISIONS:**

MARK	REVISIONS	DATE
Δ	ADDED CONSTR. NOTE (B) & MODIFIED CURB WALL WITH WROUGHT IRON FENCE INTERIORS	6/21/83
○	REVISIONS	6/21/83
□	REVISIONS	6/21/83
◇	REVISIONS	6/21/83

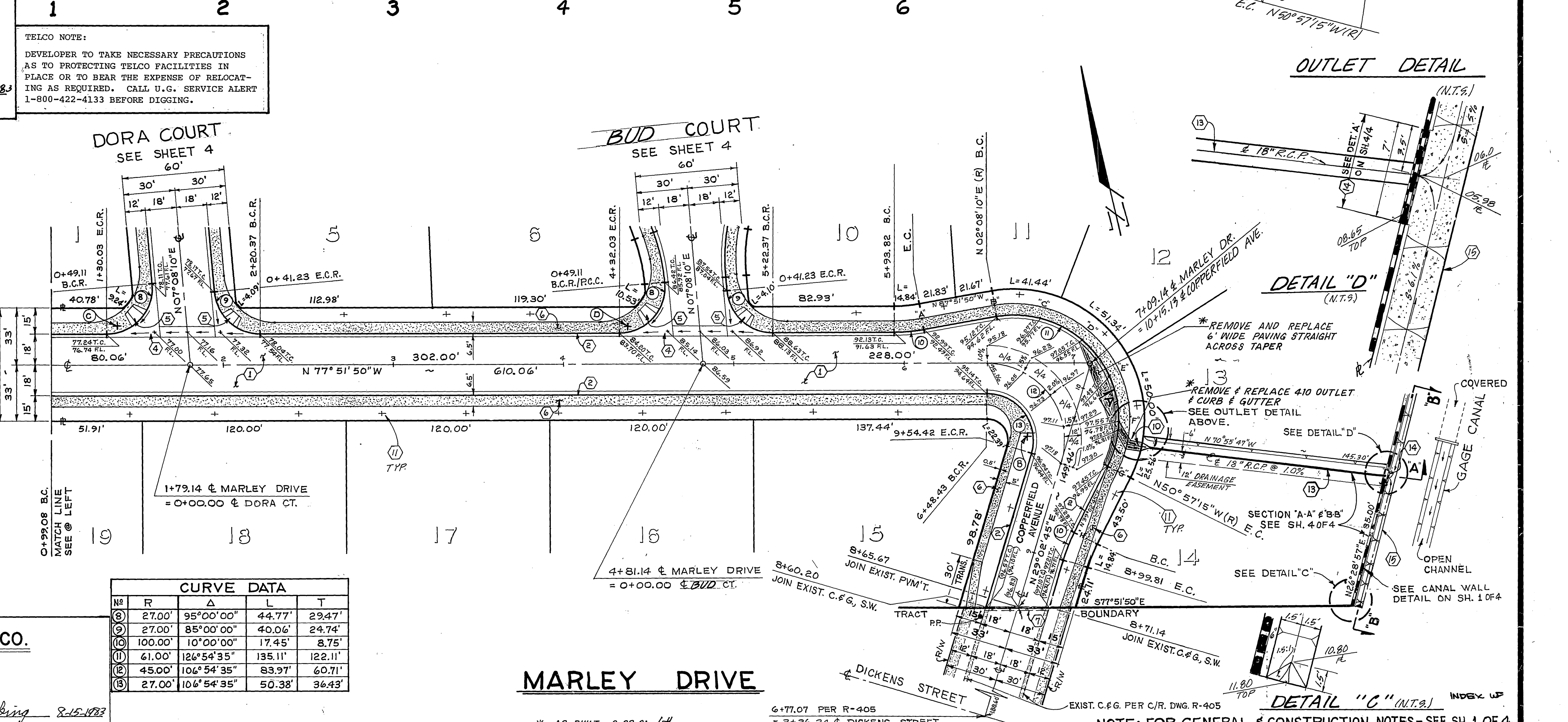
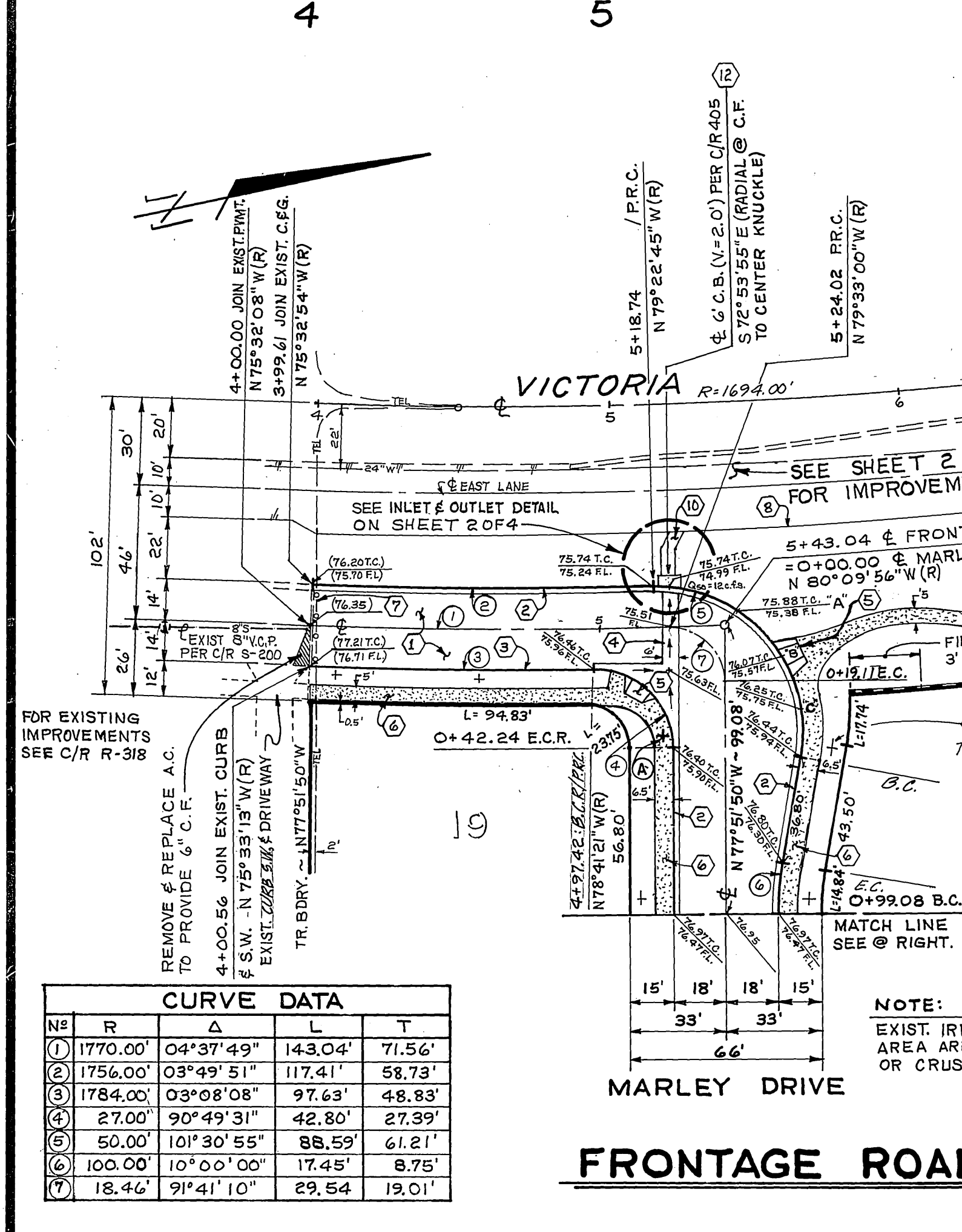
**CITY OF RIVERSIDE, CALIFORNIA**  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: *[Signature]* DATE: 6/21/83  
 DIRECTOR OF PUBLIC WORKS

**TRACT 19338**  
 STREET PLAN & PROFILE  
**VICTORIA AVE.**  
 EAST SIDE, ARLINGTON AVE. to 450'± S'ly.  
 SHEET 2 OF 4  
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'  
 FILE NO. 83-7861(M)



**PACIFIC TELEPHONE**  
 APPROVED BY:  
*D.W. Hansen Engr.* 5-30-83  
 PUBLIC IMPROVEMENT ENGINEER DATE

**TELCO NOTE:**  
 DEVELOPER TO TAKE NECESSARY PRECAUTIONS AS TO PROTECTING TELCO FACILITIES IN PLACE OR TO BEAR THE EXPENSE OF RELOCATING AS REQUIRED. CALL U.G. SERVICE ALERT 1-800-422-4133 BEFORE DIGGING.



**GAGE CANAL CO.**  
 APPROVED BY:  
*John M. Spodding* 2-15-83  
 GENERAL MANAGER DATE

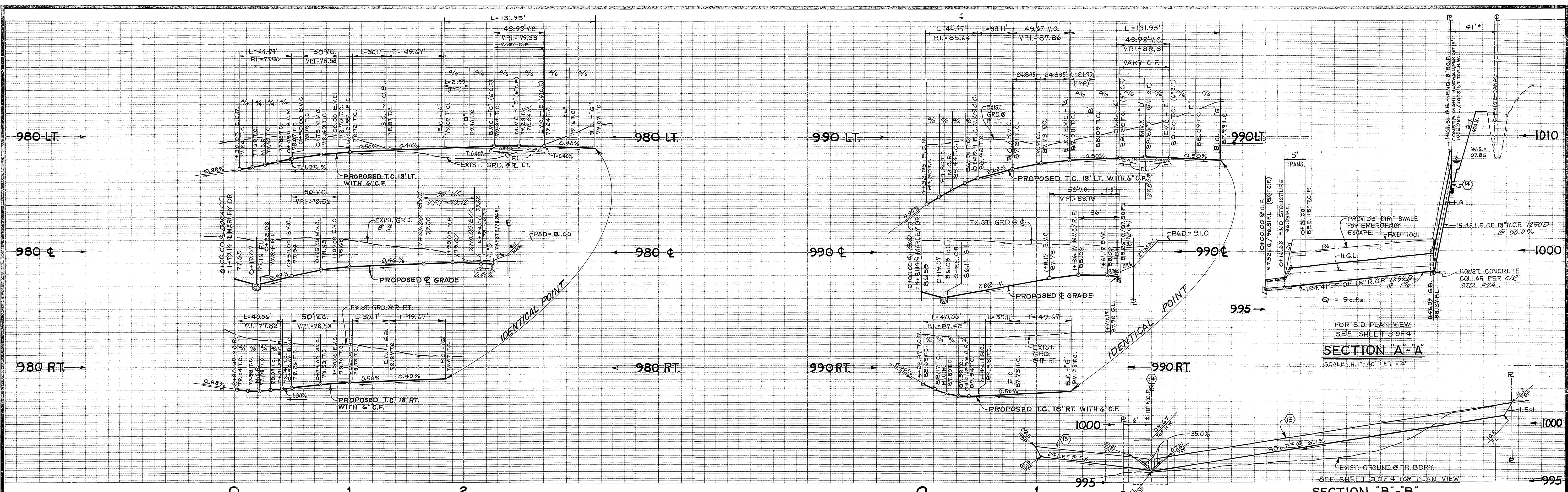
**Underground Service Alert**  
 Call: TOLL FREE 1-800-422-4133  
 TWO WORKING DAYS BEFORE YOU DIG

**J. F. DAVIDSON ASSOCIATES**  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 3426 TENTH STREET RIVERSIDE, CAL. 1-714-686-0844 11200 S. MT. VERNON AVE. COLTON, CAL.  
 SCALE: AS SHOWN  
 BENCH MARK: P.K. NAIL & TAG IN SW'LY CURB RETURN @ ARLINGTON AVE. & HAWARDEN DRIVE. G7-B F.B. 839/37 ELEVATION 1017.293  
 DATE JUNE 1983

**CITY OF RIVERSIDE, CALIFORNIA**  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: *[Signature]* DIRECTOR OF PUBLIC WORKS  
 DESIGNED BY: *[Signature]* DRAWN BY: *[Signature]* CHECKED BY: *[Signature]* DATE: 2/9/84

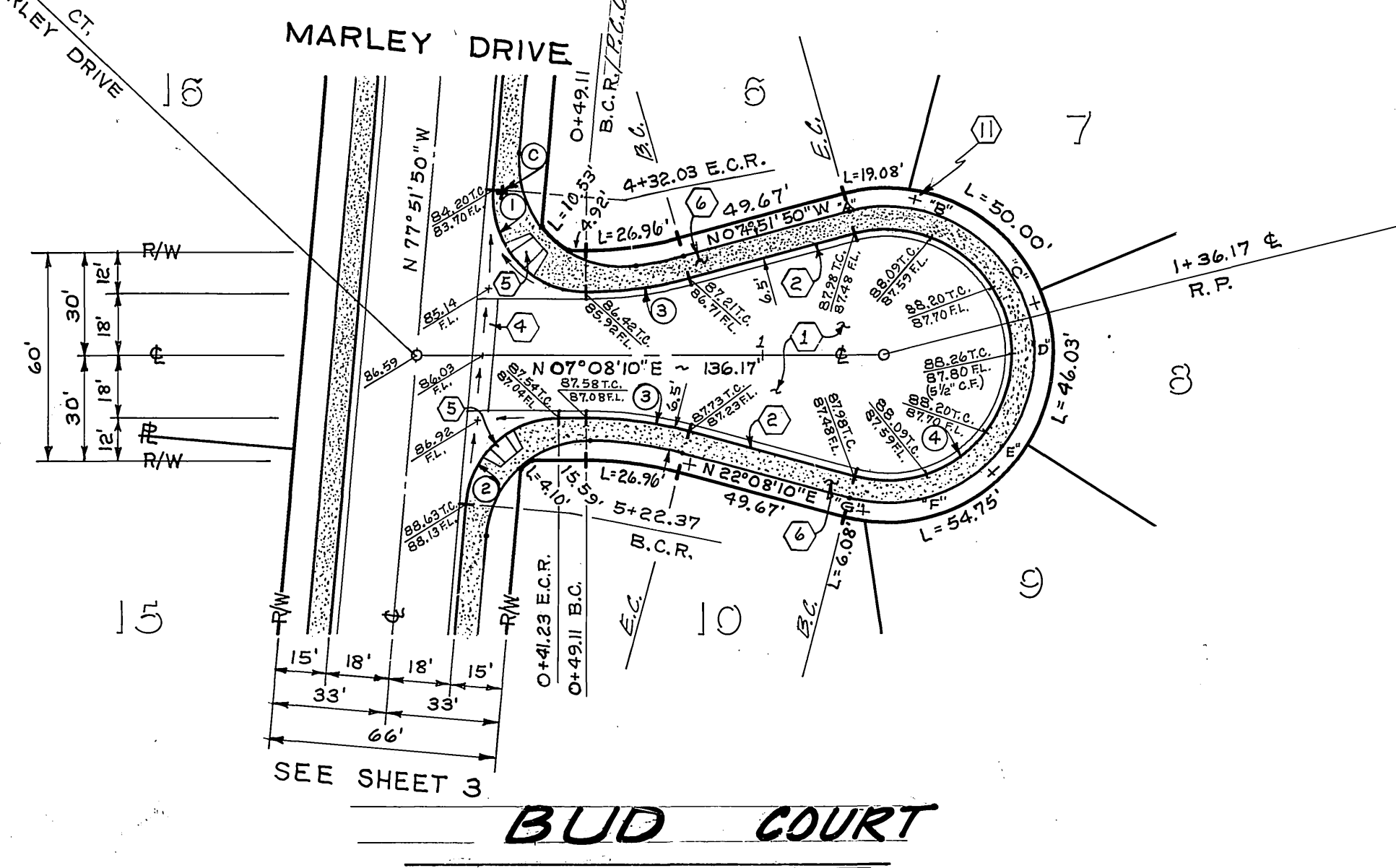
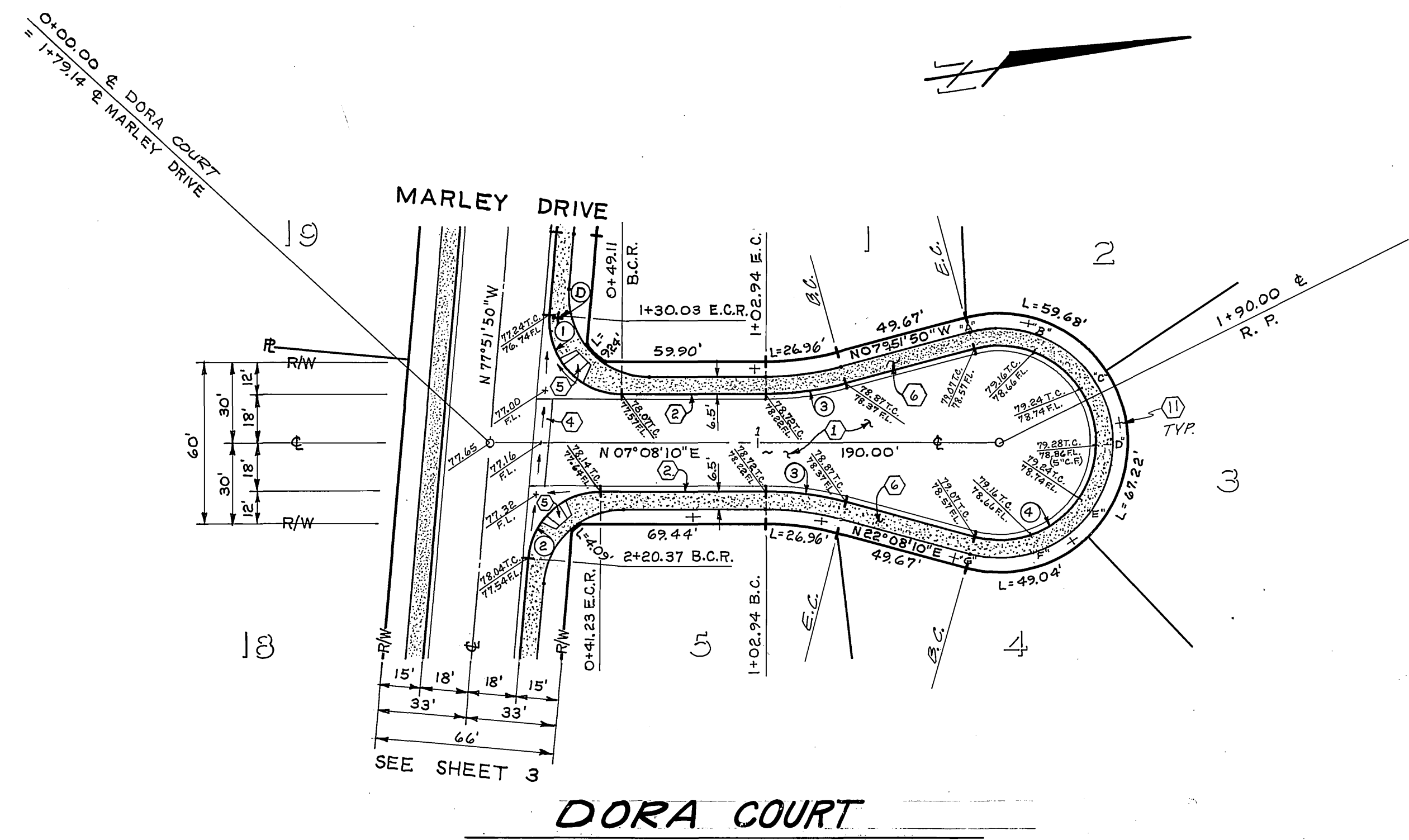
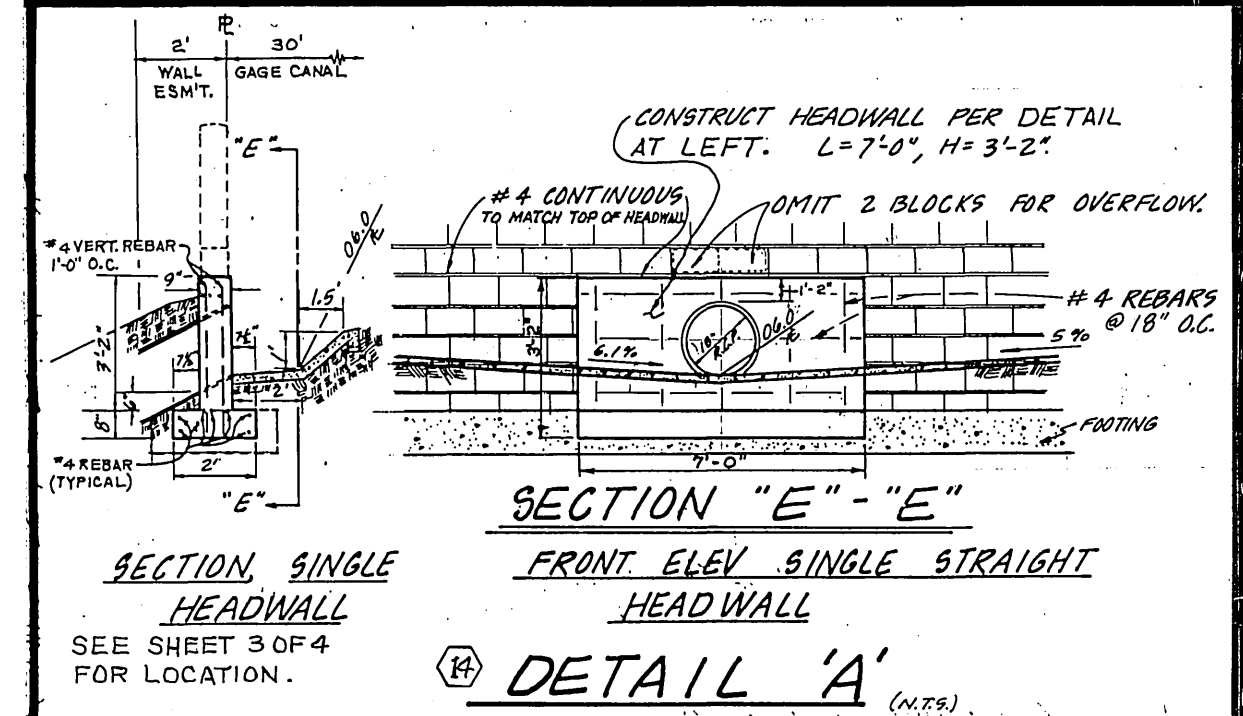
**TRACT 19338**  
 STREET PLAN & PROFILE  
**FRONTAGE ROAD**  
**MARLEY DRIVE AND**  
**COPPERFIELD AVENUE**  
 PROJECT NO. **R-2538**  
 SHEET 3 OF 4  
 FILE NO. 83-7861(M)  
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PC-1370



SECTION "A-A"  
SCALE: H. 1" = 40' V. 1" = 4'

SECTION "B-B"  
SCALE: H. 1" = 10' V. 1" = 4'



CURVE DATA				
NO	R	Δ	L	T
1	27.00'	95°00'00"	44.77'	29.47'
2	27.00'	85°00'00"	40.06'	24.74'
3	115.00'	15°00'00"	30.11'	15.14'
4	36.00'	210°00'00"	131.95'	—

**GAGE CANAL CO.**  
APPROVED BY:  
*John M. Goding* 8-15-1983  
GENERAL MANAGER DATE

**J. F. DAVIDSON ASSOCIATES**  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
3426 TENTH STREET RIVERSIDE, CAL. 1-714-686-0844 11200 S. MT. VERNON AVE. COLTON, CAL.  
SCALE: AS SHOWN  
BENCH MARK: R.K. NAIL TAG IN SW'LY CURB RETURN @ ARLINGTON AVE. & HAWARDEN DRIVE. G7-B F.B. 839/37 ELEVATION 1017.293  
DATE JUNE 1983

**CITY OF RIVERSIDE, CALIFORNIA**  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: [Signature] DATE: 3/9/84  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
CHIEF P. W. ENGR.  
DESIGNED BY M.M. DRAWN BY G. CHECKED BY L.S. PLANNING

NOTE: FOR GENERAL & CONSTRUCTION NOTES-SEE SH. 1 OF 4  
TRACT 19338  
STREET PLAN & PROFILE  
**DORA COURT**  
**BUD COURT**  
PROJECT NO. **R-2538**  
SHEET 4 OF 4  
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' FILE NO. 83-7861(M)

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.

**Underground Service Alert**  
Call: TOLL FREE 1-800-422-4133  
TWO WORKING DAYS BEFORE YOU DIG

APPROVED BY: [Signature] DATE: 6/15/83  
R.E. No. 14312  
W.O. 83-7861 FOR: HUNTER CONST. F.B.

FC-1370