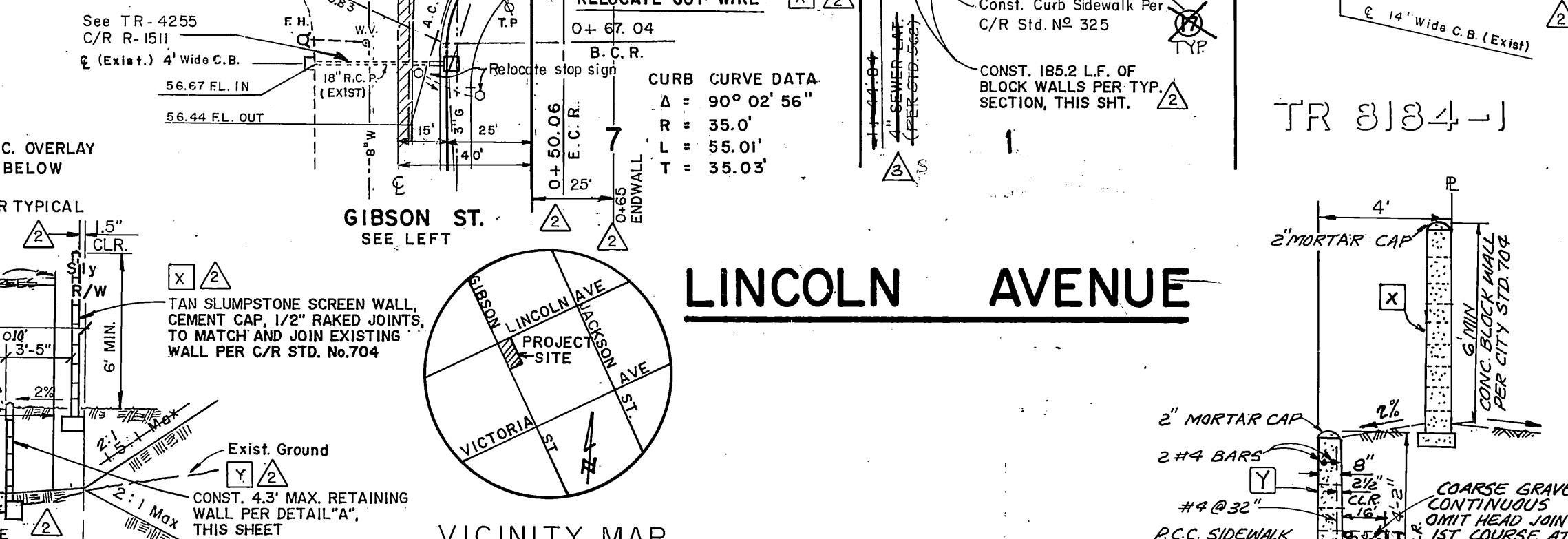
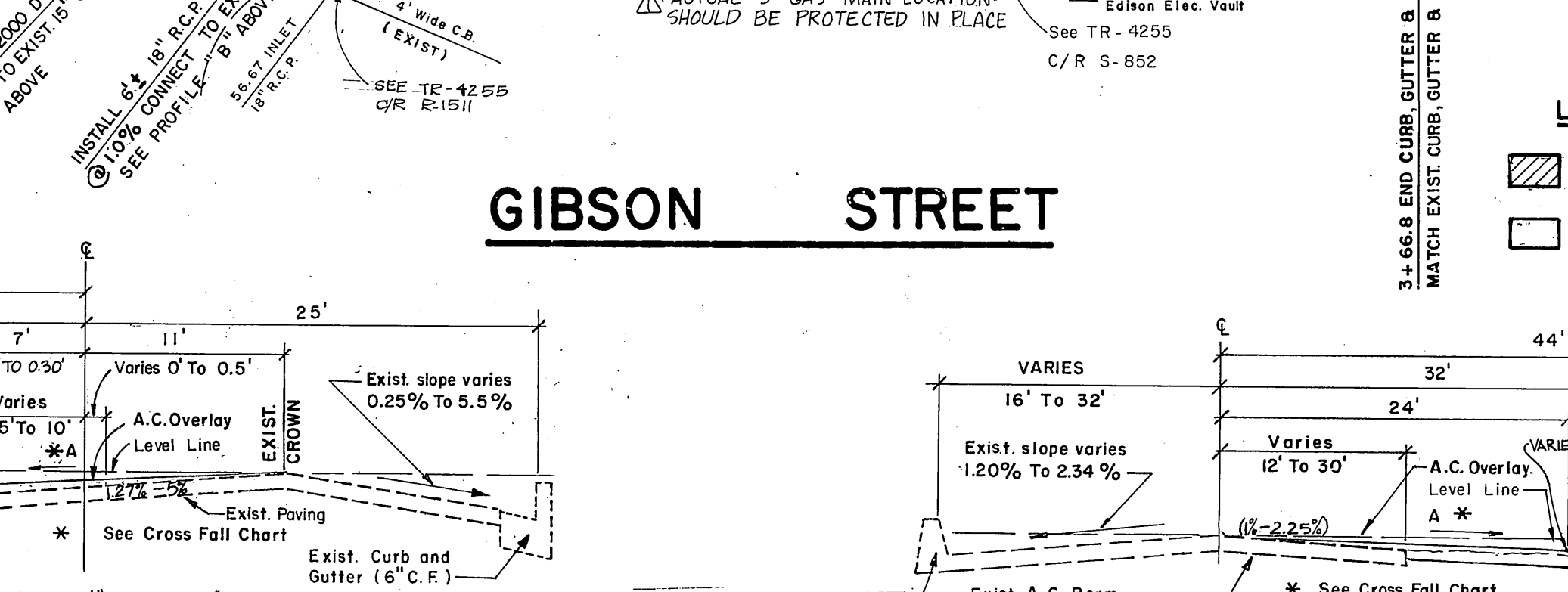
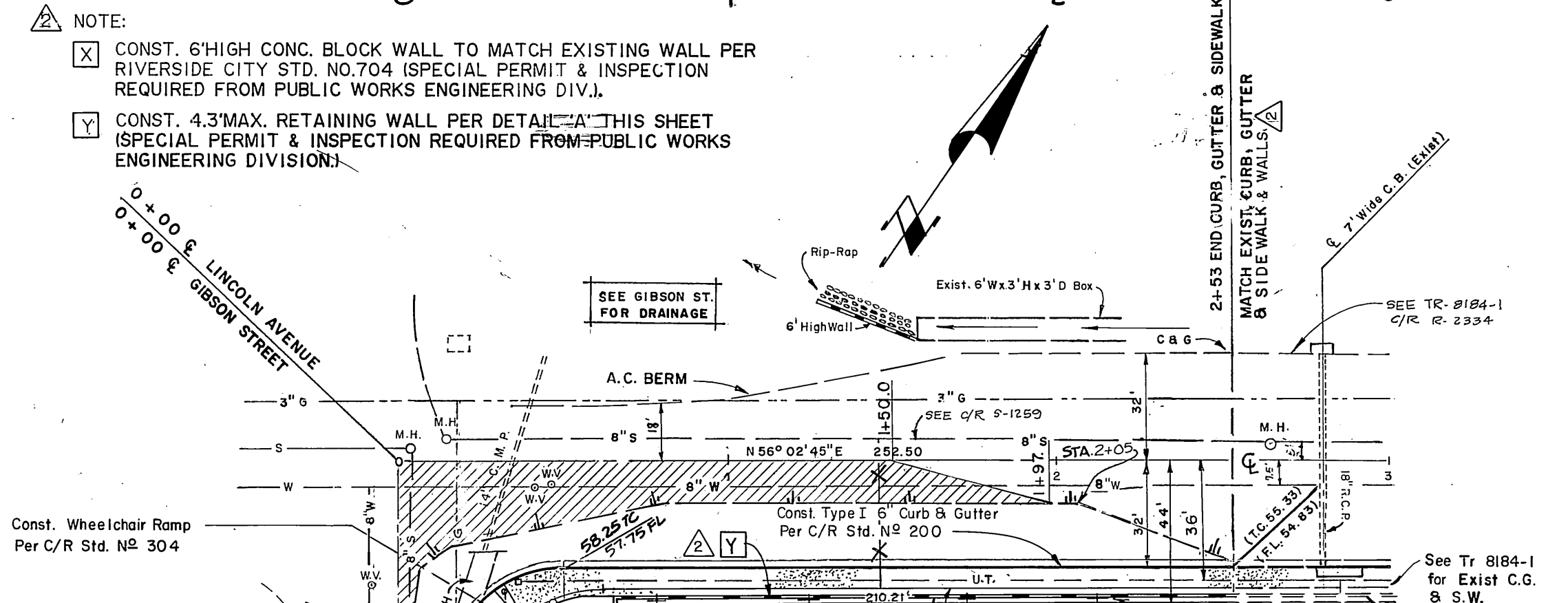
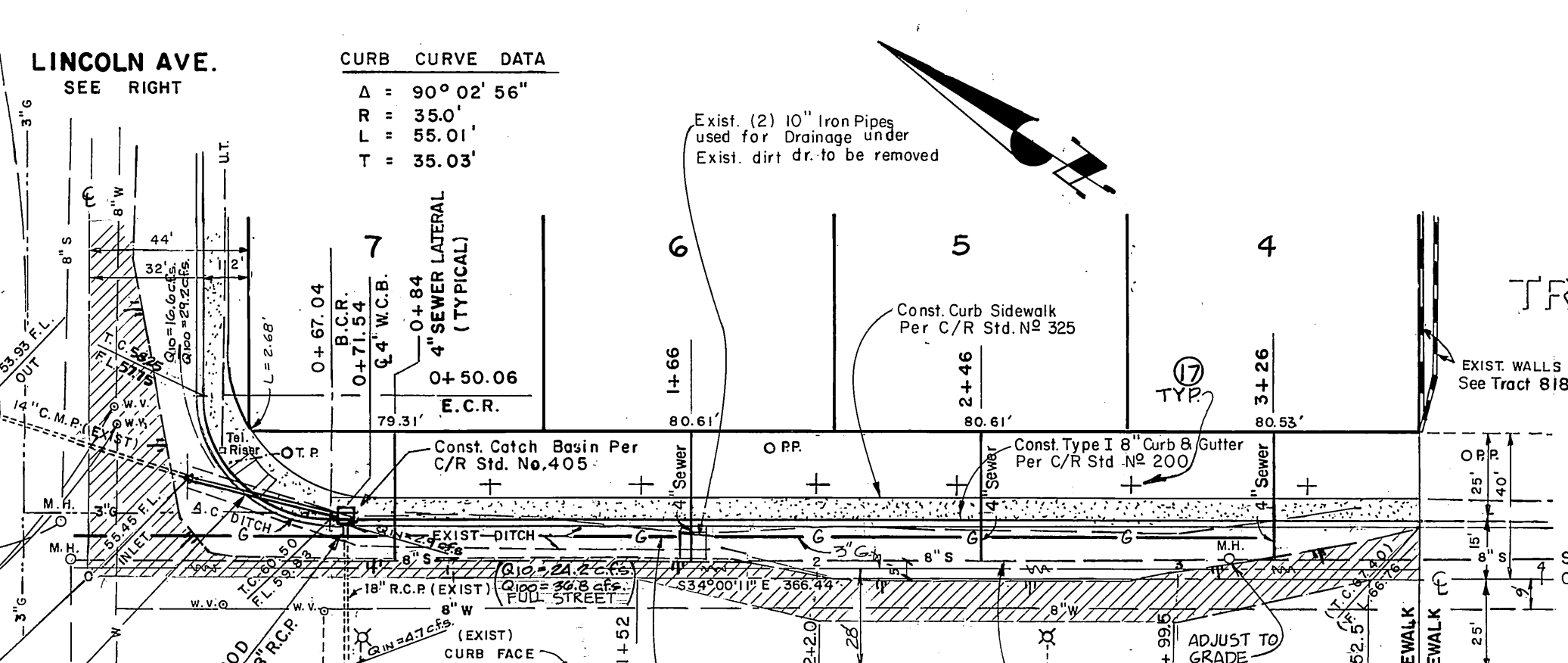


- It shall be the responsibility of the contractor to clear the right-of-way in accordance with the provisions of law in effect at the time of construction, including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, and the Standard Specifications for Public Works Construction, 1992 Edition.
- Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct subgrade paving as shown on plan and overlay paving as directed in the field to produce a smooth section. Private Engineer estimates overlay to be 15 tons.
- 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.
- Curb and gutter shall be staked with 3-foot offsets at 25-foot intervals.
- Location of laterals to be determined in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
- Finished floor elevation shall be less than 4 feet above the sewer flow line at point of connection without a proper backwater valve installed in the lateral.
- All traffic signs shall be installed prior to opening the streets to traffic.
- 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.
- See "Street Lighting Plans" for quantity and location of required street lights.
- All flagged elevations shall be staked in the field by the private engineer.
- 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.
- The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 1-800-422-4333, two working days before digging. No construction permits will be issued by the Public Works Department involving excavation for underground facilities unless the applicant has provided an inquiry identification number by USA.
- In residential areas 6x6-inches or 60-inch diameter blockouts for mailboxes are required in curb sidewalk 10-to-14 inches from curb face at the property line between adjacent residences. For mail boxes for business, mobile home parks or apartment houses, developer to check with the U.S.P.S. for the number and location of mailboxes.
- The private engineer preparing these plans 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 (1) 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.
- FOR REVERSE FRONTAGE LANDSCAPING SEE LANDSCAPE PLANS R-2614 L
- PLANT STREET TREES PER CITY OF RIVERSIDE PARK AND RECREATION DEPT. STDS. FOR ADDITIONAL STREET TREE NOTES, SEE SHT. 2 OF 2.
- 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. (187-1611)



CROSS FALL CHART

GIBSON STREET			
STATION	A% EXIST.	A% PROP.	B% PROP.
1+00	1.63	1.63	2.67
1+50	1.63	1.63	3.33
2+00	4.27	1.67	3.00
2+50	5.00	1.00	3.00
3+00	2.45	1.10	3.00
3+50	1.27	1.27	3.00
3+66.8	1.27	-	2.31 (CONV.)

LINCOLN AVENUE			
STATION	A% EXIST.	A% PROP.	B% PROP.
0+50	1.94	1.00	4.00
1+00	2.25	1.00	2.67
1+50	1.75	1.00	4.00
2+00	1.00	1.00	3.00
2+50	1.33	1.33	2.67
2+55	1.30	-	2.85 (CONV.)

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPT.
ELECTRICAL DIVISION
APPROVED BY: *John Johnson* 7/30/84
DATE

SOUTH. CALIF. GAS CO.
REVIEWED BY: *E.P. Ruder* 7-30-84
DATE

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPT.
DOMESTIC SYSTEM
APPROVED BY: *Dan Z. Park* 8-24-84
DATE

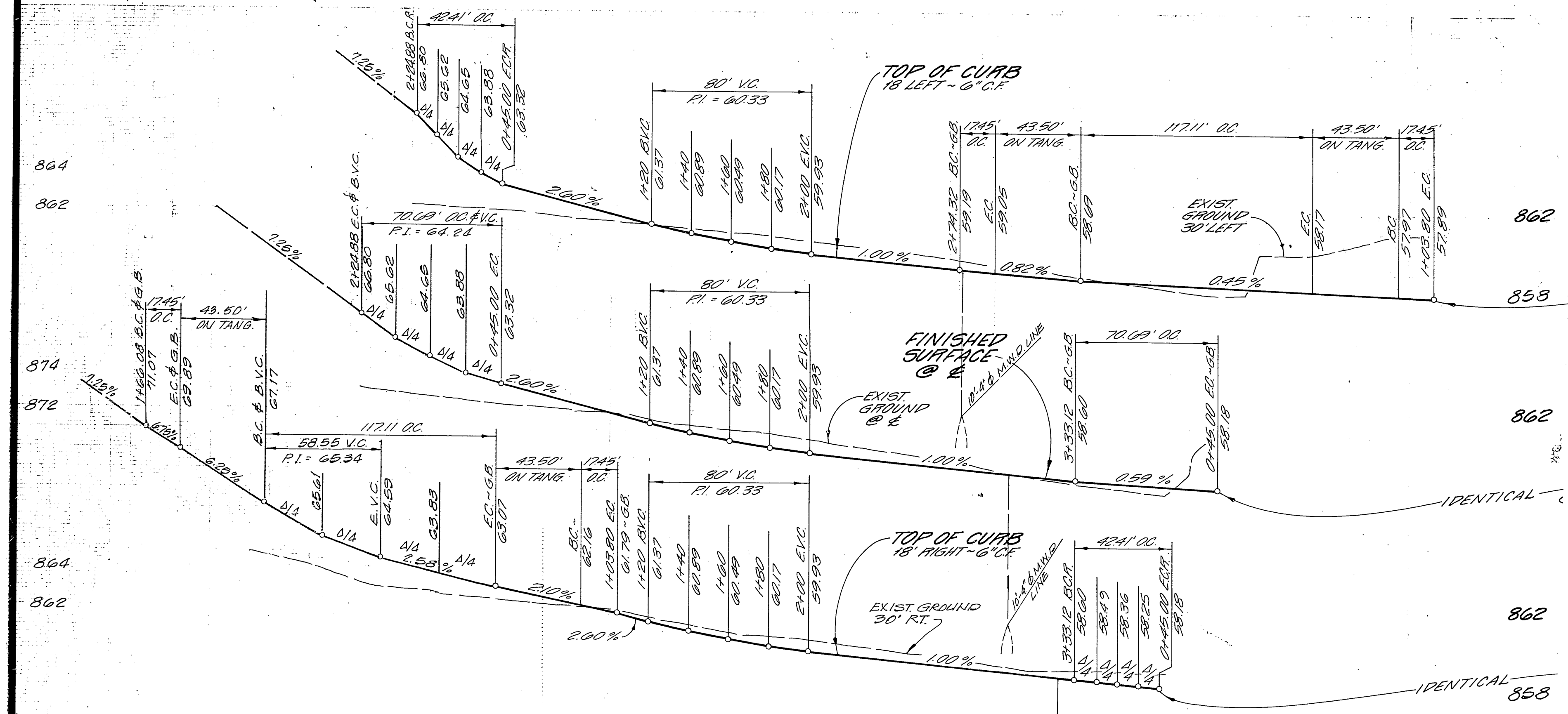
APPROVED BY: *Reginald M. Johnson*
REGISTERED CIVIL ENGINEER No. 14312
DATE 5/18/84

JFD J.F. Davidson Associates, Inc.
3880 Lemon Street, Suite 300
P.O. Box 483
Riverside, CA 92502
(714) 686-0844 FAX 714-686-9584

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *Mike Capps* 3/5/91
DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *Michael W. ...* March 4/91
DATE

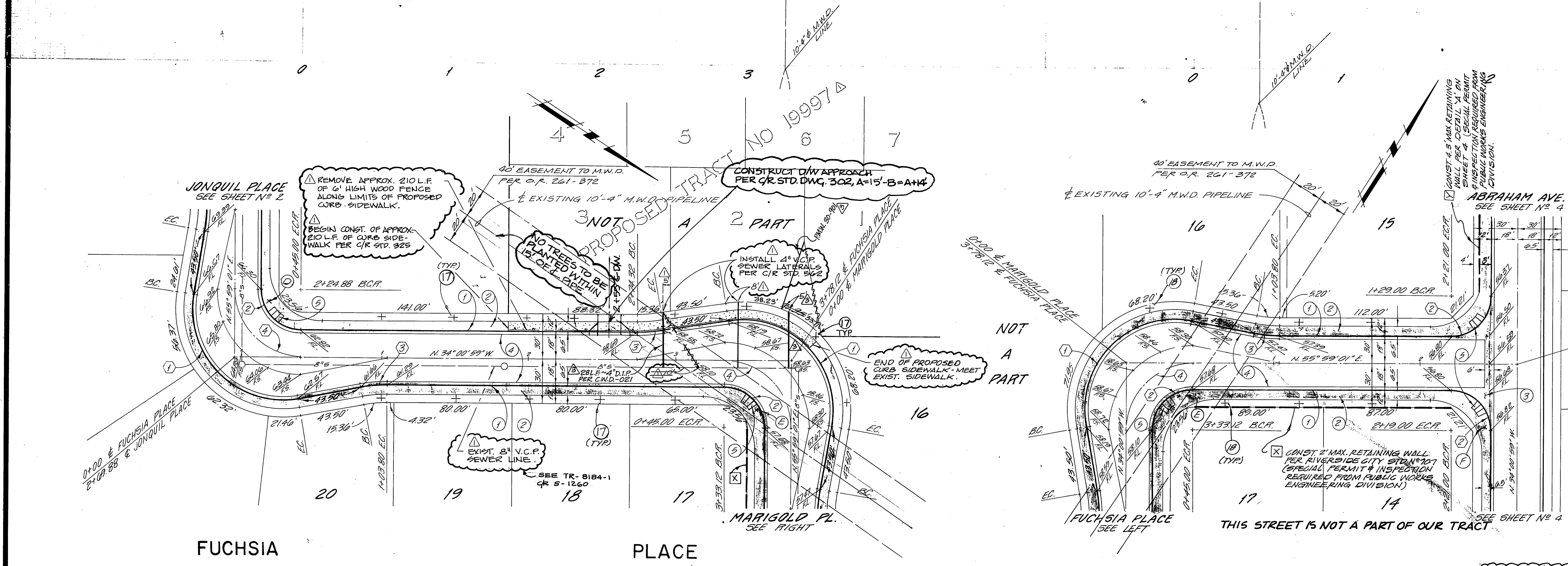
TRACT No. 1997
STREET PLAN & PROFILE
GIBSON STREET & LINCOLN AVENUE
PROJECT NO. **R-2617**
SHEET 1 OF 2
HORIZ. SCALE: 1" = 40" VERT. SCALE: 1" = 4'
FILE NO. 84-8256



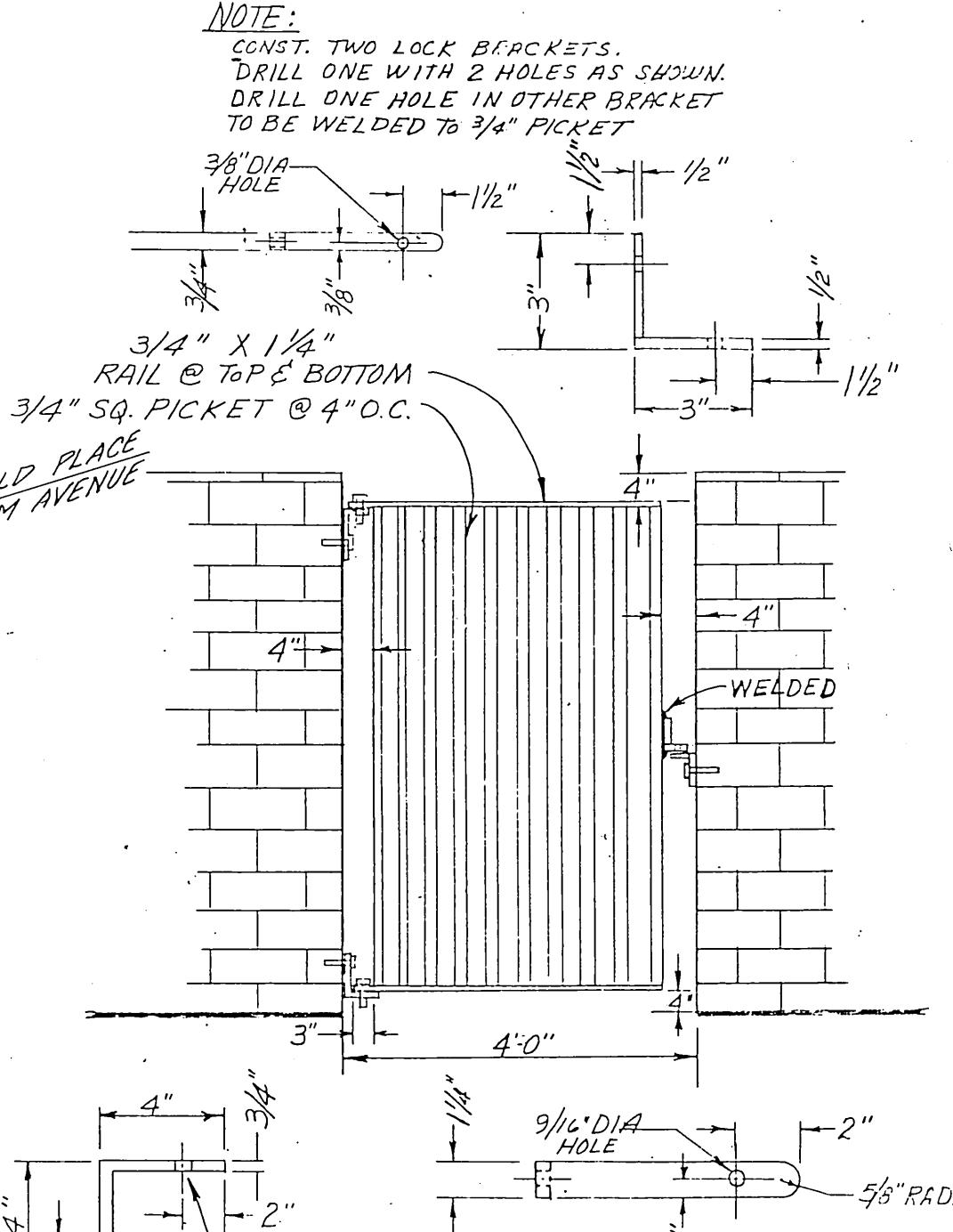
- GENERAL NOTES FOR PLAN CHECK
- All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
 - Contact the Park Projects Inspector a minimum of 48 hours in advance at 787-7223 to schedule inspections. Inspections shall be required: a) when plant locations have 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, and 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).
 - The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
 - Street Tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Req.
a. Lincoln Avenue	Washingtonia robusta/ Mexican Fan Palm	4" Trunk	40'	4
b. Gibson Street	Lagerstroemia indica/ Crape Myrtle	15 Gal.	40'	6
c. Fuchsia Place	Fraxinus velutena 'Modesto'/ Modesto ash	15 Gal.	40'	5
 - A Public Works Department permit is required prior to commencement of tree location 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.

- GENERAL NOTES
- Location of laterals to be determined in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
 - No finished floor elevation shall be less than 4' above the sewer flow line at point of connection without having a proper backwater valve installed in the lateral.
 - 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 issued by the Public Works Department involving excavation for underground facilities will be valid unless the applicant has been provided an inquiry identification number by USA.
 - In residential areas 6"x6" or 6" diameter blockouts for mailboxes are required in curb sidewalk 10" to 14" from curb face at the property line between adjacent residences. For mailboxes for business, mobile homes or apartment houses, developer to check with the U.S.P.S. for the number and location of mailboxes.
 - The private engineer preparing these plans shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.



BENCH MARK
CITY BENCHMARK NO. E4-1 P.K. NAIL AND TAG IN NORTHEAST CORNER OF CONCRETE GUTTER ON NORTHERLY SIDE VICTORIA AVENUE 300' WESTERLY OF JACKSON STREET. ELEVATION 871.412



OR McQueen
30. CALIF GAS CO.
10-28-80

R.P. Norasco
P.T. & T.
10-28-80

CURB CURVE DATA

NO.	A	P	L	T
1	110' 00" 00"	61.00'	117.11'	87.12'
2	90' 00" 00"	27.00'	42.41'	27.00'
3	10' 00" 00"	100.00'	17.45'	8.75'
4	90' 00" 00"	45.00'	70.60'	45.00'

NOTE:
* INDICATES STREET TREE PLANTING
SEE STREET TREE PLANTING GENERAL
NOTE ON SHEET 1

NOTE:
SEE SHEET NO. 1 FOR GENERAL
AND CONSTRUCTION NOTES

PREPARED BY:
CLIFFORD A. FORKERT
22311 BROOKHURST ST. SUITE "1"
HUNTINGTON BEACH, CA. 92646
TEL. (714) 963-6793

DESIGNED BY: R.A.E. DRAWN BY: L.C.F. CHECKED BY: G.A.S.

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE - COLTON - PALM DESERT - TEMECULA
686-0844

APPROVED BY: *Ron M. ...* DATE: 5/11/80
R.E. No. 14312

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 12/19/80
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P. W. ENGR.
PLANNING DEPT.

STREET PLAN AND PROFILE

TRACT 3184 + 19997
MARIGOLD PLACE
FUCHSIA PLACE

PROJECT NO. R-2617
R-2334

SHEET 3 OF 4

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

FILE NO.

THIS PLAN IS FROM CITY
IMPROVEMENT PLANS (R-2334)
A COPY OF WHICH IS MADE
PART OF THESE PLANS.
SEE [] AREAS.

THE CONTRACTOR IS REQUIRED TO CALL METROPOLITAN WATER DISTRICT AT (213) 626-4282, EXT. 432, ART KNOCK AT LEAST 2 WORKING DAYS PRIOR TO ANY WORK IN VICINITY OF METROPOLITANS' EASEMENT.

CITY OF RIVERSIDE
Domestic Systems
4/21/80
DATE

PLANS CHECKED AND FOUND TO COMPLY WITH
CITY OF RIVERSIDE REQUIREMENTS!

BY: Max Sloan PCE 10354 9-24-80
BERRYMAN & STEPHENSON INC. DATE