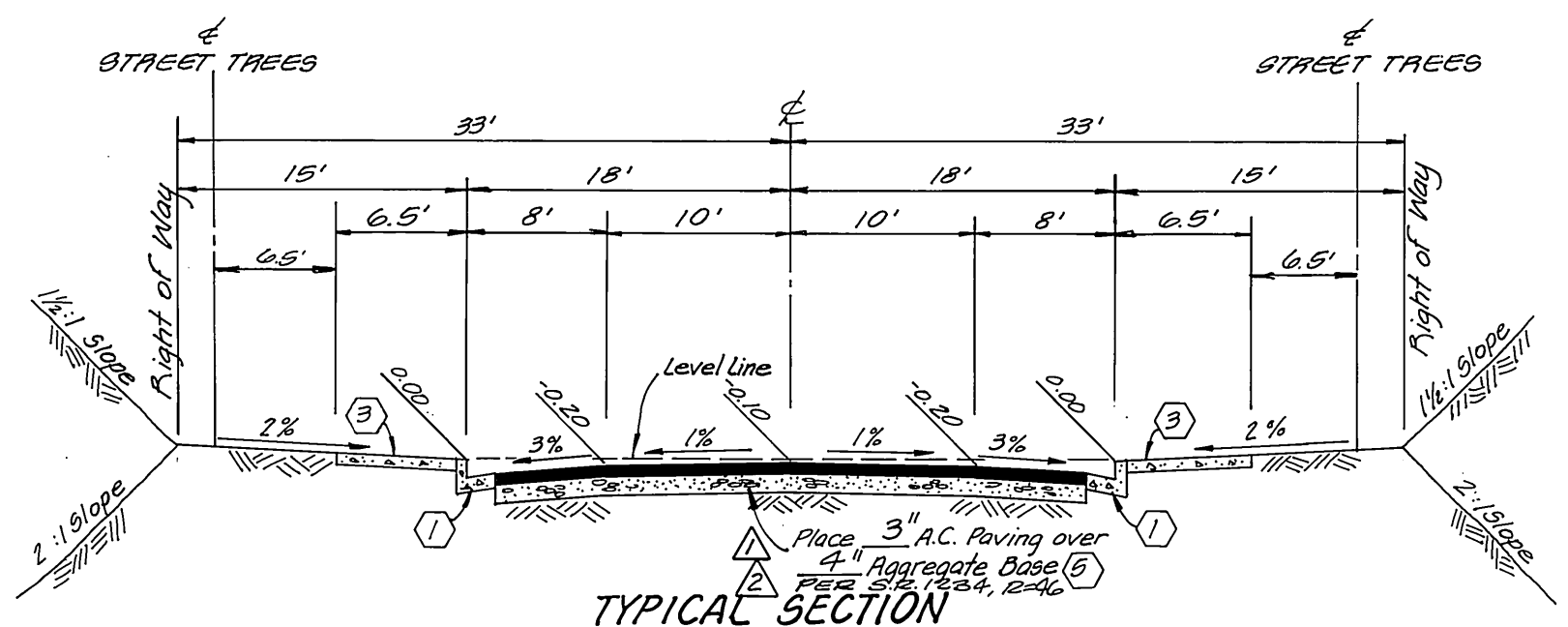
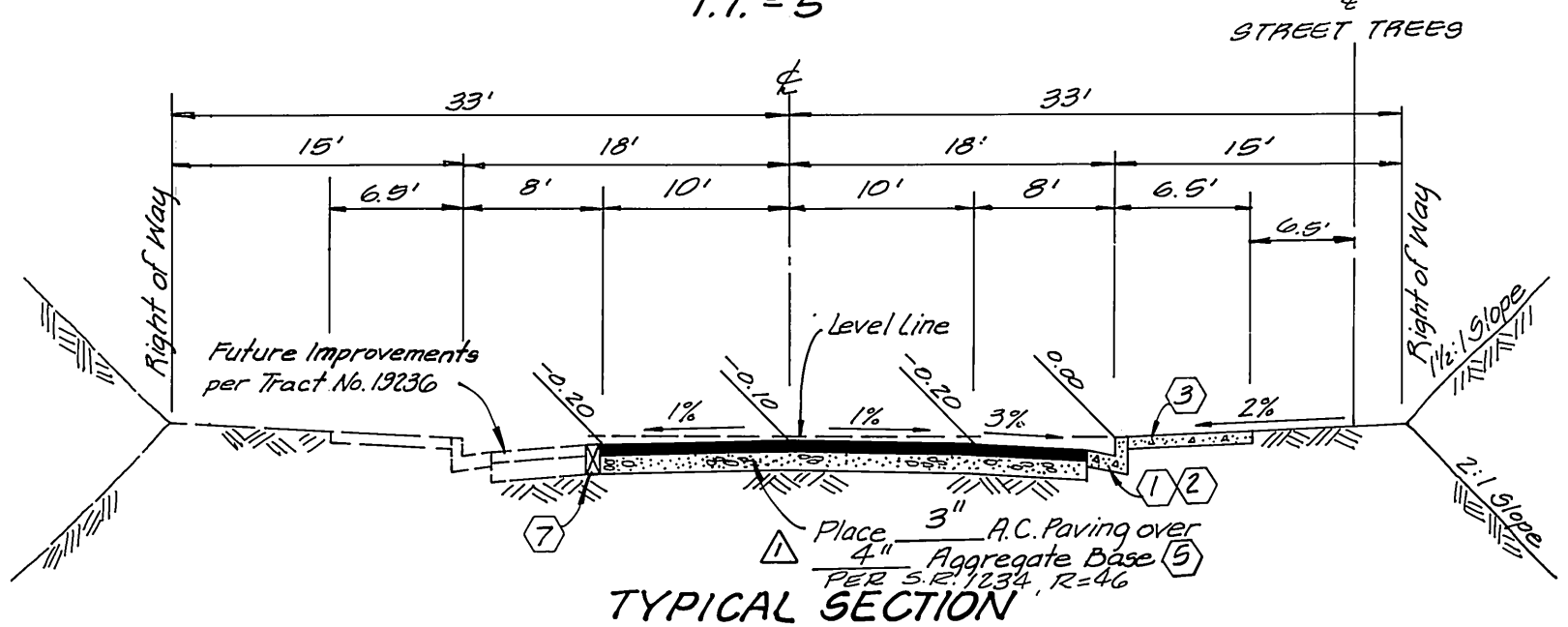


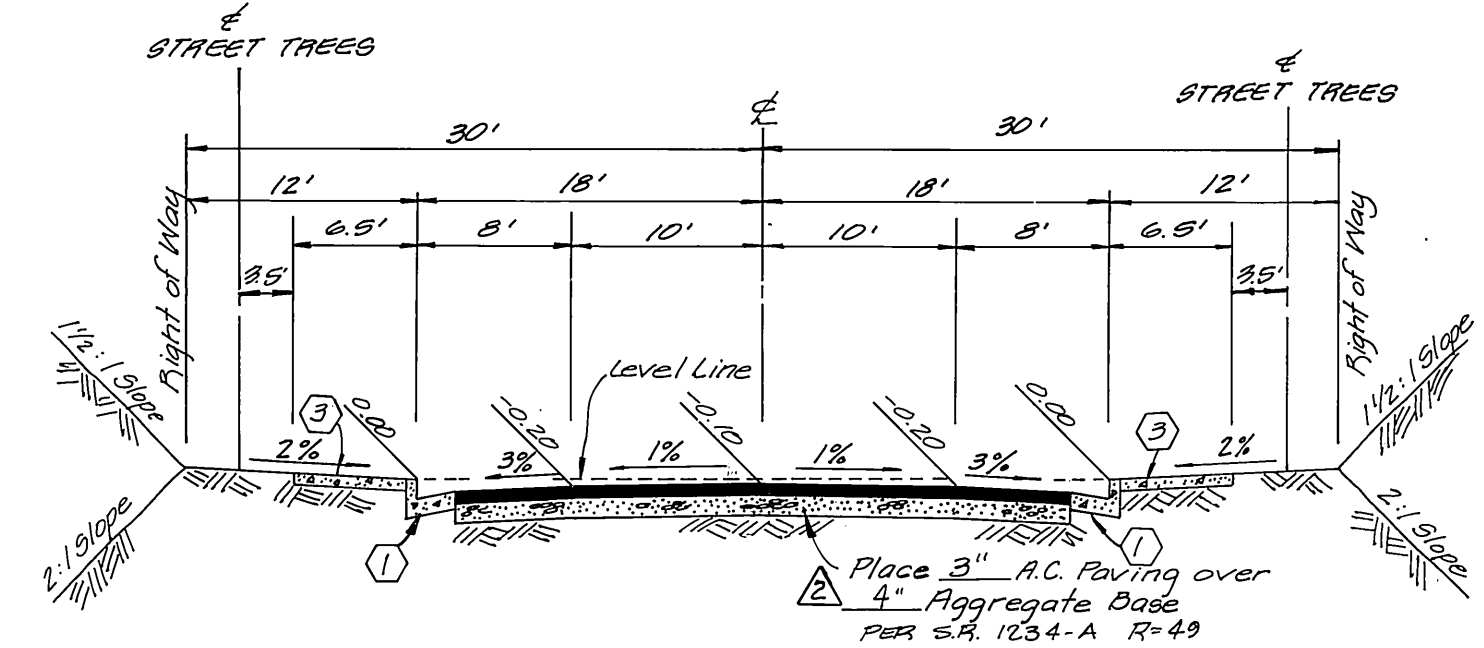
INDEX MAP
NOT TO SCALE
INDICATES DIRECTION OF FLOW



TYPICAL SECTION
NOT TO SCALE
BIGELOW ROAD, JASPER LANE, SHOEMAKER ROAD
T.I. = 5



TYPICAL SECTION
NOT TO SCALE
CORNWALL AVENUE
T.I. = 5



TYPICAL SECTION
NOT TO SCALE
MILICE COURT
T.I. = 5

CONSTRUCTION NOTES

1. Construct curb and gutter per City of Riverside Std. Dwg. No. 200, Type I, 6" curb face.
2. Construct curb and gutter per City of Riverside Std. Dwg. No. 200, Type I, 8" curb face.
3. Construct curb-type sidewalk per City of Riverside Std. Dwg. No. 325.
4. Construct wheel chair ramp per City of Riverside Std. Dwg. No. 304.
5. Construct A.C. paving and base per typical section.
6. Construct cross-gutter per City of Riverside Std. Dwg. No. 220.
7. Install 2"x4" redwood header.
8. Construct 4" V.C.P. sewer lateral at 2% min. grade per City of Riverside Standard Drawing No. 562.
9. Relocate Washingtonia robusta palm per City of Riverside, Parks and Recreation Department standards.
10. Plant street trees per City of Riverside, Parks and Recreation Department standards.

STREET NAME SIGN SCHEDULE

(A)	Cornwall Avenue	5300
(A)	Bigelow Road	1800
(B)	Cornwall Avenue	5300
(B)	Shoemaker Road	1800
(C)	Shoemaker Road	1700
(C)	Millice Court	5300
(D)	Shoemaker Road	1700
(D)	Jasper Lane	5300
(E)	Jasper Lane	5300
(E)	Bigelow Road	1700
(F)	Bigelow Road	1800
(F)	Velo Court	5300

NOTE: Install Street Name Signs per City of Riverside Standard Drawing No. 662 A.

GENERAL NOTES (Cont.)

19. 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. (787-7611)

UNDERGROUND UTILITY NOTES

1. Locations of substructures as shown on plans are shown from the best available information, however, such locations as shown or failure to show existing substructures shall not relieve the contractors from the responsibility of verifying the location of and protecting all substructures.
2. It shall be the responsibility of the contractor to contact and make necessary arrangements with the appropriate utility companies prior to the beginning of construction.

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, and the Standard Specifications for Public Works Construction, 1982 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. All traffic signs shall be installed prior to opening the streets to traffic.
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. 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 of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
10. All flagged elevations shall be staked in the field by the private engineer.
11. The sewer contractor shall adjust manholes to final grade after paving is completed.
12. All overhanging tree limbs that are less than 14' above the street grade shall be trimmed back.
13. 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.
14. 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.
15. 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.
16. 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, mobilehome parks or apartment houses, developer to check with the U.S.P.S. for the number and location of mailboxes.
17. Location of laterals to be determined in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
18. See City of Riverside Electrical Department Drawing for disposition of existing power poles, conduits and street lights.

TREE PLANTING NOTES

1. All related work shall conform to the City of Riverside, Park and Recreation Department standards.
2. 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 unspecified 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 Parks & Recreation Department is assuming maintenance responsibilities).
3. The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
4. Street tree planting shall be as follows:

STREET NAMES	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. NO.	NO. SPACING REQ.
a. Cornwall Avenue	Relocate 1 Palm Tree From Home Avenue & 16 Palm Trees Located In Cornwall Ave. as shown	45"	17	
b. Cornwall Avenue	Washingtonia robusta / Mexican Fan Palm	4" Brown Trunk	45"	1
c. Bigelow Road	Cinnamomum camphora / Camphor Tree	15 gal.	45"	25
d. Velo Court	Cinnamomum camphora / Camphor Tree	15 gal.	45"	5
e. Jasper Lane	Cupaniopsis anacardioides / Carrotwood	15 gal.	45"	32
f. Shoemaker Road	Cupaniopsis anacardioides / Carrotwood	15 gal.	45"	22
g. Millice Court	Cupaniopsis anacardioides / Carrotwood	15 gal.	45"	13
h.	All filifera palm trees in the Cornwall Avenue R/W are to be relocated as shown. The approximate count is 17. Any remaining spaces on Cornwall Avenue will be filled by min. 4" brown trunk filifera palms.			
i. Howe Street	Filifera Palm Tree	4" Brown Trunk	45"	5

5. A Public Works Department permit is 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.

APPROVED FOR:
J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS SURVEYORS PLANNERS
3426 TENTH STREET RIVERSIDE, CAL. 92504
11200 S. MT. VERNON AVE. COLTON, CAL. 92316
PH. (714) 825-1082

SCALE: AS NOTED
BENCH MARK: CITY BENCH MARK 67-D P.K. NAIL IN BASE OF STREET LIGHT AT INTERSECTION OF COUNTRY CLUB DRIVE AND CHICAGO AVENUE ELEVATION = 1030.846
DATE: JUNE 1984

DESIGNED BY: ELS	DRAWN BY: M.P.	CHECKED BY: R.L.S.
ADDED PAVING AND BASE SECTION PER 11/4/84	ADDED PAVING AND BASE SECTION PER 7-3-85	REVISIONS
MARK	DATE	APPR. DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]
PRINCIPAL ENGINEER
DATE: 12/1/84
TRAFFIC DIVISION
CHIEF P.W. ENGR. [Signature]

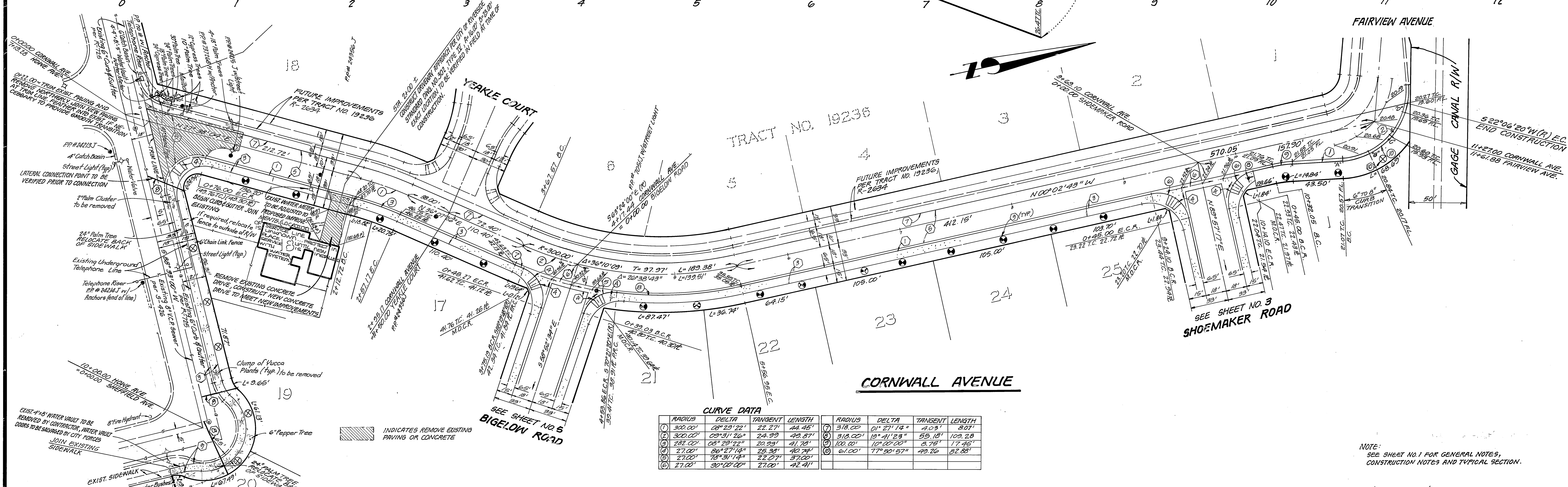
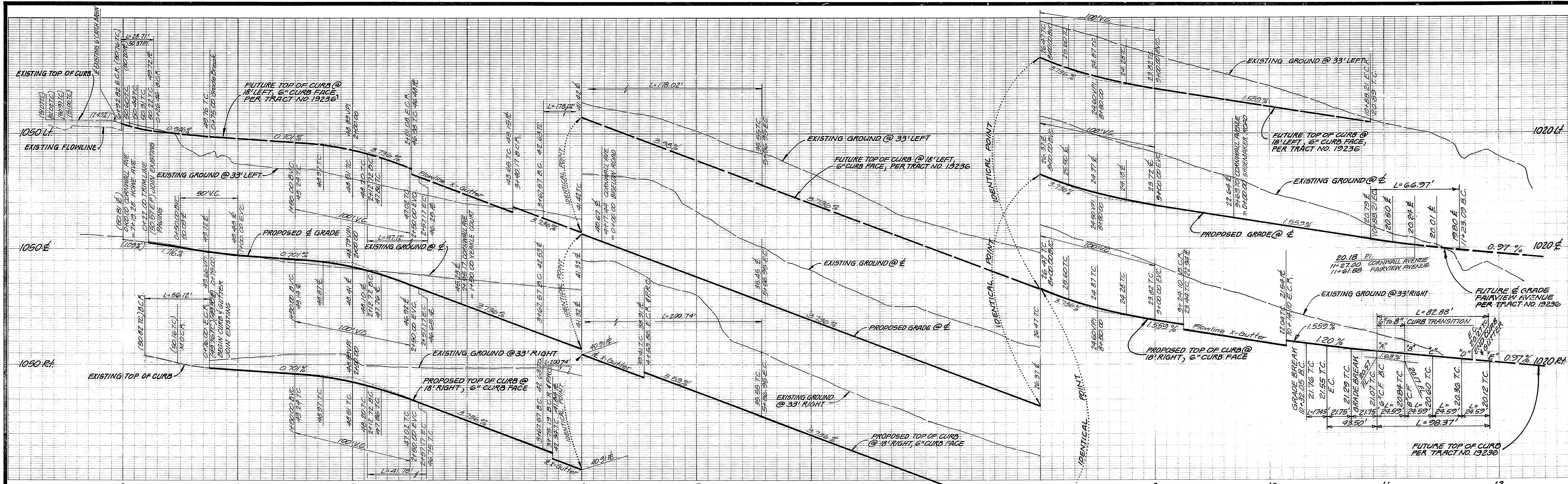
TRACT NO. 19235
STREET IMPROVEMENT PLAN
TITLE SHEET

FOR: ROBERT OSBORNE COMPANY

PROJECT NO. R-2633
INDEX UP
SHEET 1 OF 5
FILE NO. 84-8303 (11)

* As built 5-9-85 T.E.

PC 15060

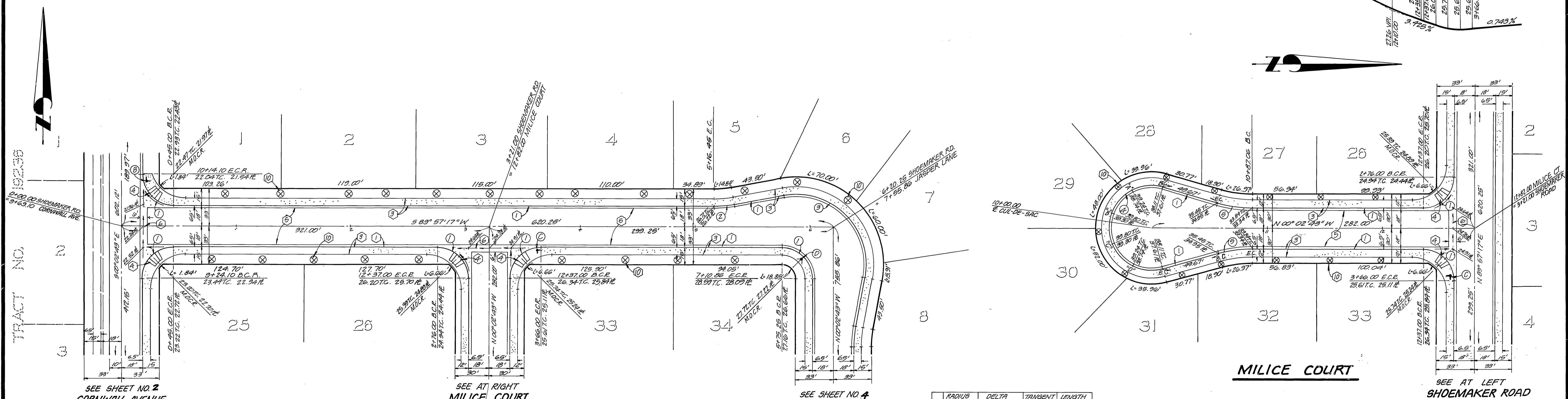
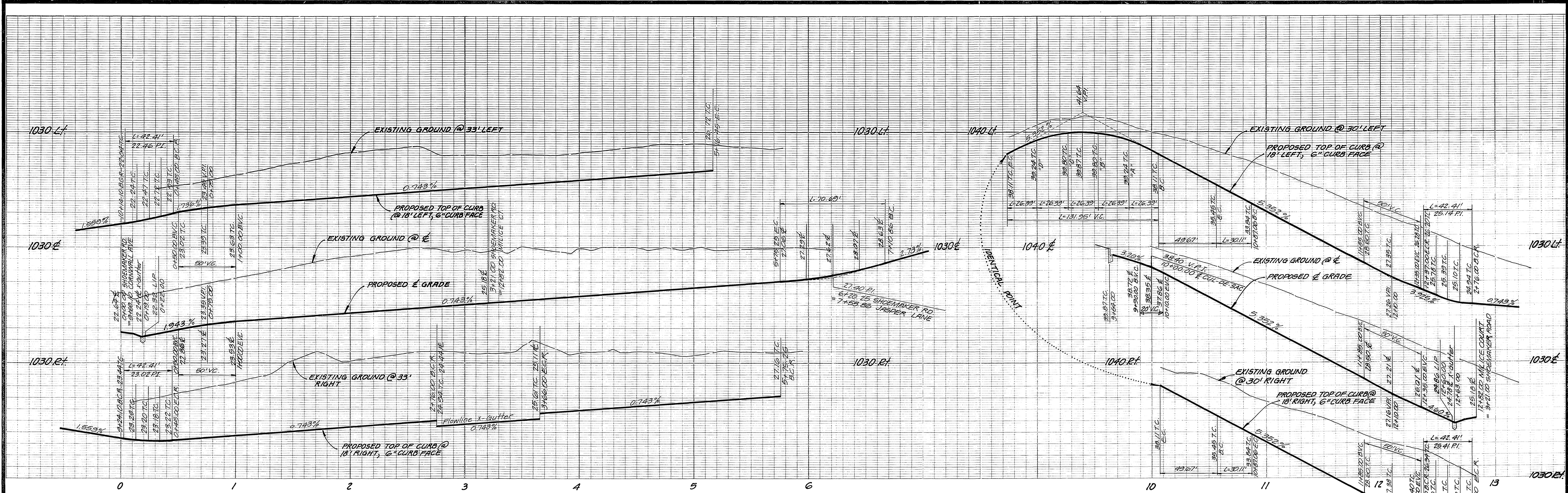


CURVE DATA

RADIUS	DELTA	TANGENT	LENGTH	RADIUS	DELTA	TANGENT	LENGTH
300.00'	08°29'22"	22.27'	44.45'	318.00'	01°27'14"	4.03'	8.07'
300.00'	09°31'26"	24.99'	49.97'	318.00'	19°41'23"	55.18'	109.28'
288.00'	08°29'22"	20.93'	41.87'	100.00'	10°00'00"	8.78'	17.46'
27.00'	86°27'14"	25.30'	40.74'	61.00'	77°50'57"	49.26'	82.88'
27.00'	18°31'14"	22.07'	37.00'				
27.00'	30°02'00"	27.00'	42.41'				

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

CITY OF RIVERSIDE APPROVED FOR: J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS • PLANNERS 3426 TENTH STREET RIVERSIDE, CAL.	APPROVED BY: John W. Carty JOHN W. CARTY R.C.E. 17350 DATE 6/23/84	J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS • PLANNERS 11200 S. MT. VERNON AVE. COLTON, CAL.	SCALE: HORIZ. 1" = 40' VERT. 1" = 4' BENCH MARK: CITY BENCH MARK 67-D P.K. NAIL IN BASE OF STREET LIGHT AT INTERSECTION OF COUNTRY CLUB DRIVE AND CHICAGO AVENUE ELEVATION = 1089.845	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS		TRACT NO. 19235 STREET IMPROVEMENT PLAN & PROFILE CORNWALL AVENUE HOWE AVENUE (SIDEWALK)	PROJECT NO. R-2633 SHEET 2 OF 5 FILE NO. 84-8303(M)
				DESIGNED BY E.L.S. DRAWN BY M.P. CHECKED BY R.L.B.	APPROVED BY: Robert J. Wills DIRECTOR OF PUBLIC WORKS DATE 12/7/84		



RADIUS	DELTA	TANGENT	LENGTH
27.00'	30°00'00"	27.00'	42.41'
100.00'	10°00'00"	8.78'	17.48'
61.00'	110°00'00"	87.12'	117.11'
36.00'	210°00'00"	131.98'	145.23.422'
118.00'	18°00'00"	18.14'	30.11'

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

APPROVED FOR:
J. F. DAVIDSON ASSOCIATES
BY: *[Signature]* 6/29/84
JOHN W. CANTY RCE 17880 DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS SURVEYORS PLANNERS
3426 TENTH STREET RIVERSIDE, CAL. PH. (951) 829-1082 COLTON, CAL.

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

BENCH MARK:
CITY BENCH MARK 67-D PK NAIL IN
BASE OF STREET LIGHT AT INTERSECTION
OF COUNTRY CLUB DRIVE AND CHICAGO AVENUE
ELEVATION = 1083.845

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]*
DIRECTOR OF PUBLIC WORKS
DATE: 12/17/84

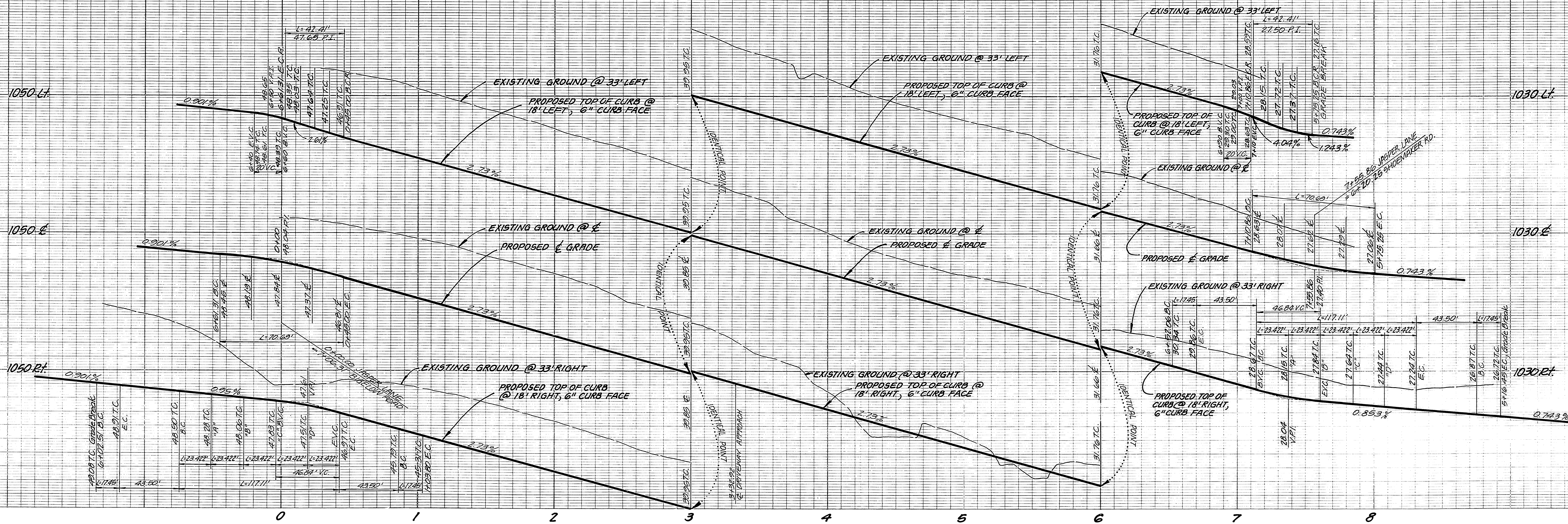
TRACT NO. 19235
STREET IMPROVEMENT PLAN & PROFILE
SHOEMAKER ROAD
MILICE COURT

PROJECT NO.
R-2633
SHEET 3 OF 5
FILE NO. 84-8303 (14)

FOR: ROBERT OSBORNE COMPANY

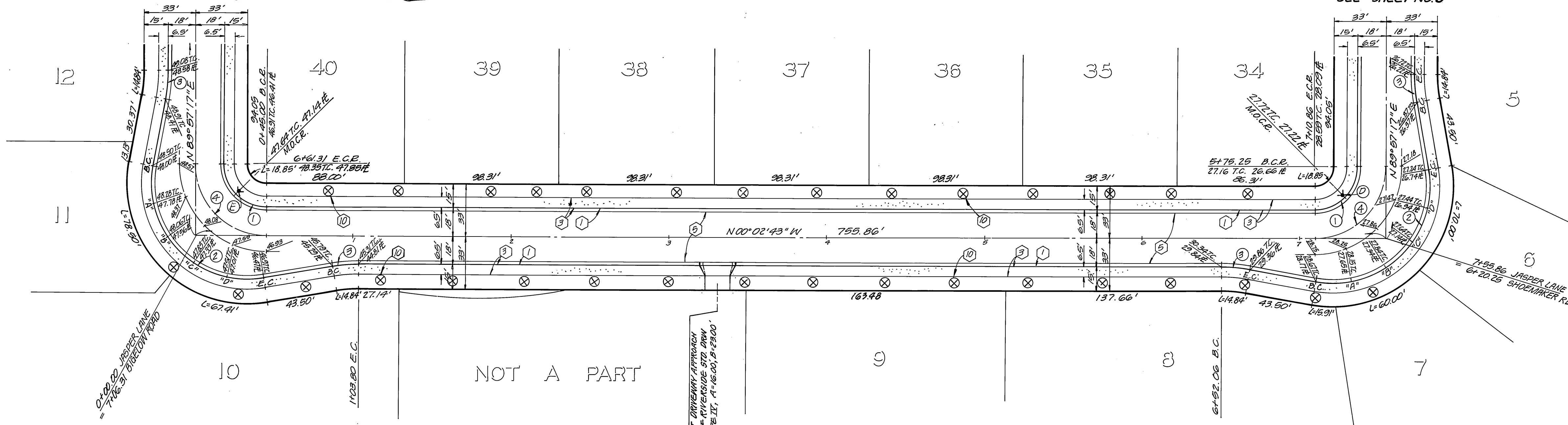
* As bwn 5-9-88 TE

15/80



BIGELOW ROAD
SEE SHEET NO. 5

SHOEMAKER ROAD
SEE SHEET NO. 3



NOT A PART

JASPER LANE

CURVE DATA

RADIUS	DELTA	TANGENT	LENGTH
27.00'	90°00'00"	27.00'	42.41'
61.00'	110°00'00"	87.12'	117.11'
100.00'	10°00'00"	8.78'	17.48'
45.00'	30°00'00"	45.00'	10.69'

48+23.422

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

APPROVED FOR:
J. F. DAVIDSON ASSOCIATES
BY: *[Signature]* 6/29/84
JOHN W. CANTY R.C.E. 17850 DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS SURVEYORS PLANNERS
3426 TENTH STREET 11200 S. MT. VERNON AVE.
RIVERSIDE, CAL. COLTON, CAL.
PH. (714) 829-1082

SCALE:
HORIZ. 1"=40'
VERT. 1"=4'
DATE JUNE 1984

BENCH MARK:
CITY BENCH MARK 67-D PK. NAIL IN
BASE OF STREET LIGHT AT INTERSECTION
OF COUNTRY CLUB DRIVE AND CHICAGO AVENUE
ELEVATION=1089.845

DESIGNED BY R.C.S. DRAWN BY M.P. CHECKED BY A.L.S.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]*
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P. W. ENGR. DATE 12/7/84

TRACT NO. 19235
STREET IMPROVEMENT PLAN & PROFILE
JASPER LANE

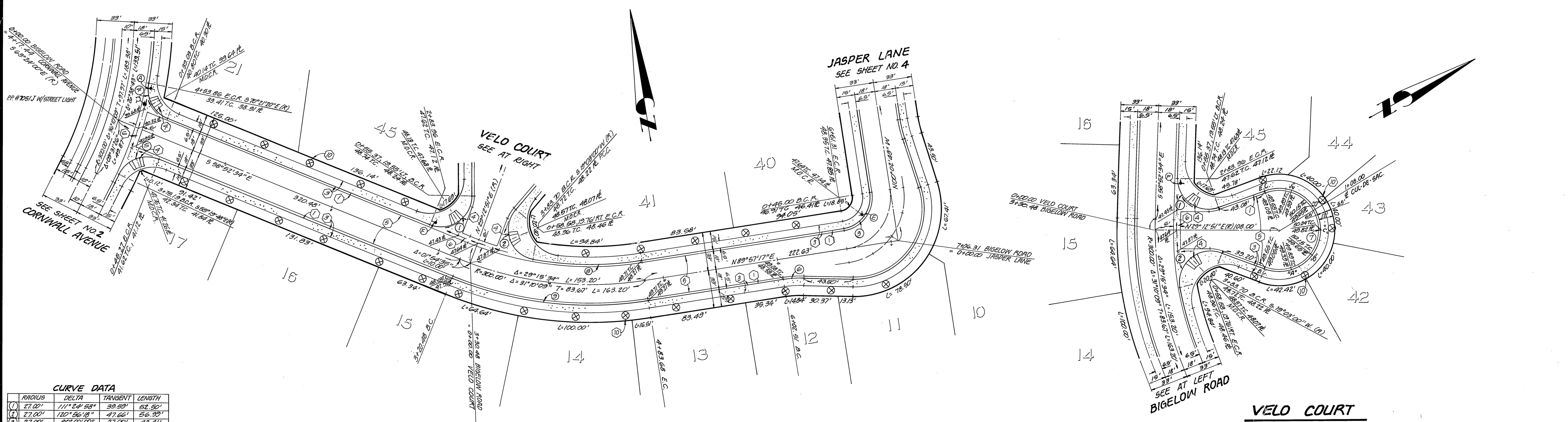
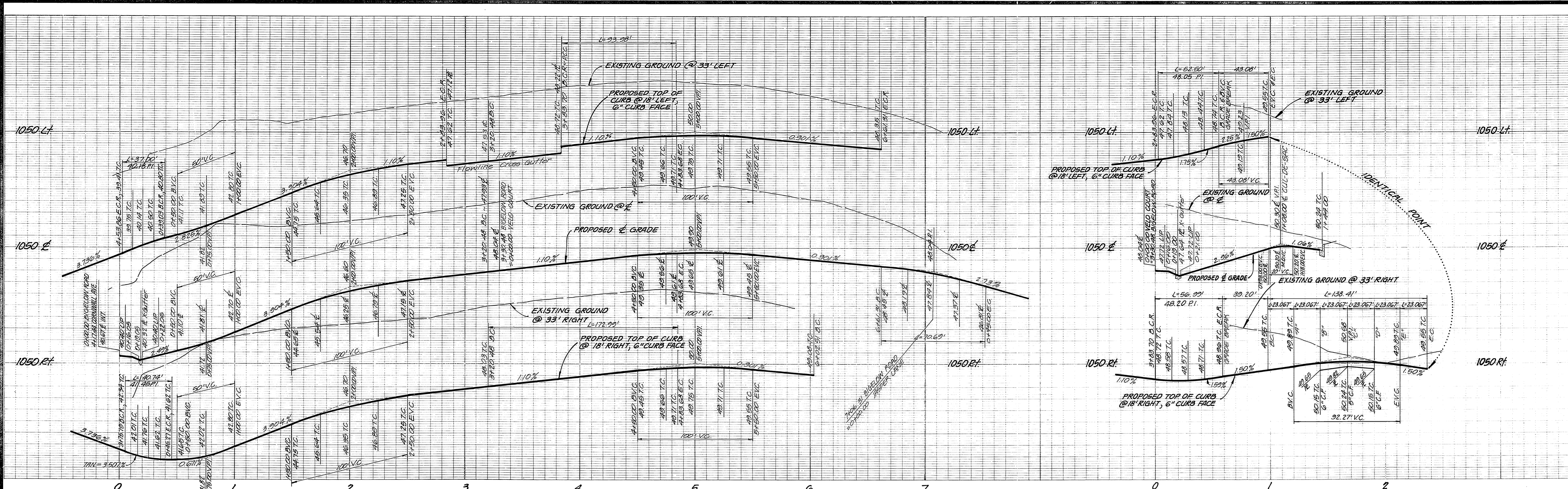
INDEX OF PROJECT NO.

R-2633

SHEET 4 OF 5

FILE NO. 84-8303 (M)

FOR: ROBERT OSBORNE COMPANY



CURVE DATA

CURVE NO.	RADIUS	DELTA	TANGENT	LENGTH
1	27.00'	111° 24' 58"	39.89'	52.50'
2	27.00'	120° 56' 18"	47.66'	56.39'
3	27.00'	30° 00' 00"	27.00'	42.41'
4	27.00'	78° 31' 14"	22.07'	37.00'
5	27.00'	86° 27' 14"	25.38'	40.74'
6	100.00'	10° 00' 00"	8.75'	17.48'
7	36.00'	220° 16' 40"	138.41'	138.41'
8	252.00'	13° 25' 45"	47.43'	93.38'
9	318.00'	3° 12' 03"	28.69'	172.99'

4/6 = 23.06'

BIGELOW ROAD

VELO COURT

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

APPROVED FOR:
J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS
3426 TENTH STREET
RIVERSIDE, CAL. PH. (714) 825-1082 COLTON, CAL.

BY: *John W. Canty* 6/25/84
JOHN W. CANTY RCE 11550 DATE

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

BENCH MARK:
CITY BENCH MARK G7-DRK. NAIL IN
BASE OF STREET LIGHT AT INTERSECTION
OF COUNTRY CLUB DRIVE AND CHICAGO AVENUE.
ELEVATION = 1023.848

DATE JUNE 1984

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]*
DIRECTOR OF PUBLIC WORKS
DATE: 6/27/84

TRACT NO. 19235
STREET IMPROVEMENT PLAN & PROFILE
**BIGELOW ROAD
VELO COURT**

PROJECT NO. R-2633
SHEET 5 OF 5
FILE NO. 84-8303 (M)

INDOX W.F.

PC 1550