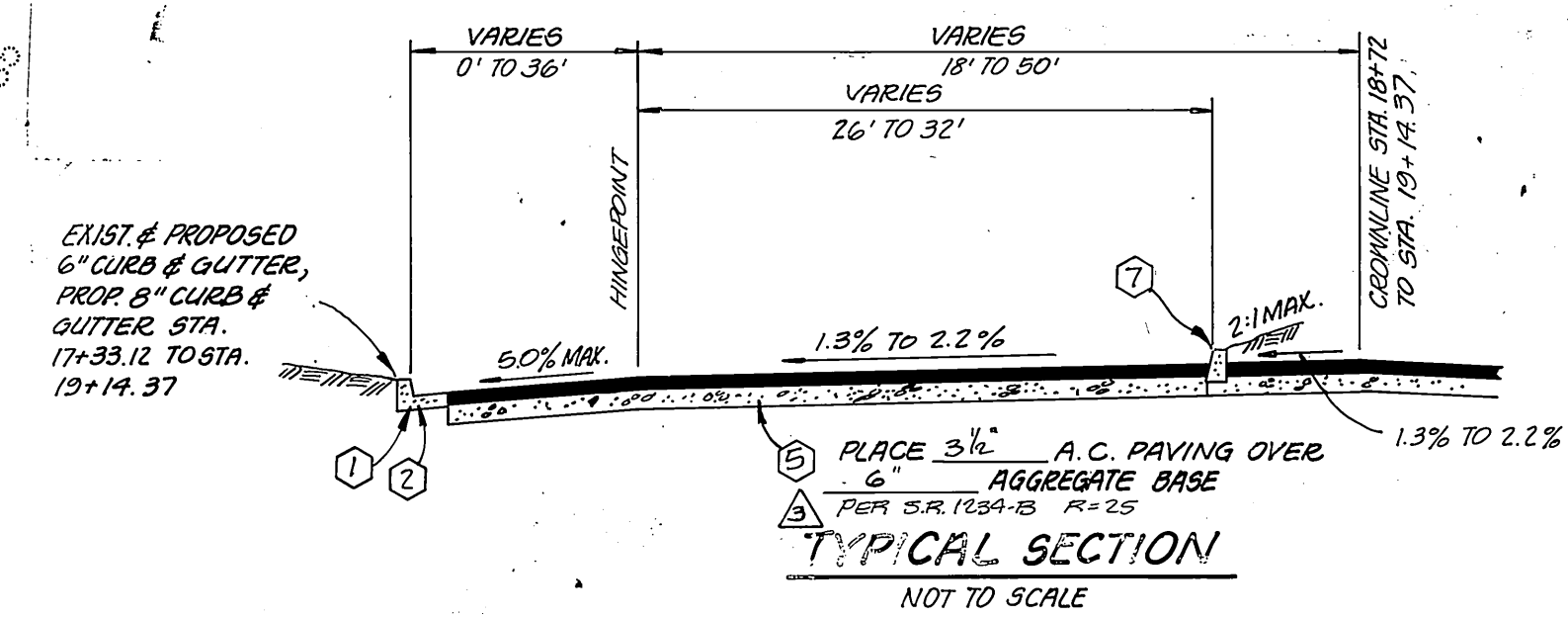


**GENERAL NOTE:**  
 1. ALL REINFORCING STEEL #4 BARS ALL VERTICAL AND HORIZONTAL TIE BARS 18" MAX. SPACING.



**FAIRVIEW AVENUE (WESTBOUND)**  
 STA. 17+33.12 TO STA. 19+14.37  
 T.I. = 5

**TREE PLANTING NOTES**

- 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 Parks & 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 NAMES	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. NO.
a. CORNWALL AVENUE	RELOCATE EXISTING FILIFERA PALMS		21
b. YEAKLE COURT	RELOCATE EXISTING FILIFERA PALMS		8
c. LESCOE COURT	RELOCATE EXISTING FILIFERA PALMS / PLANT WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	4" BROWN TRUNK	12
d. FAIRVIEW AVENUE	CUPANODOPSIS ANACARDIODES / CARROTWOOD	15 GAL.	7

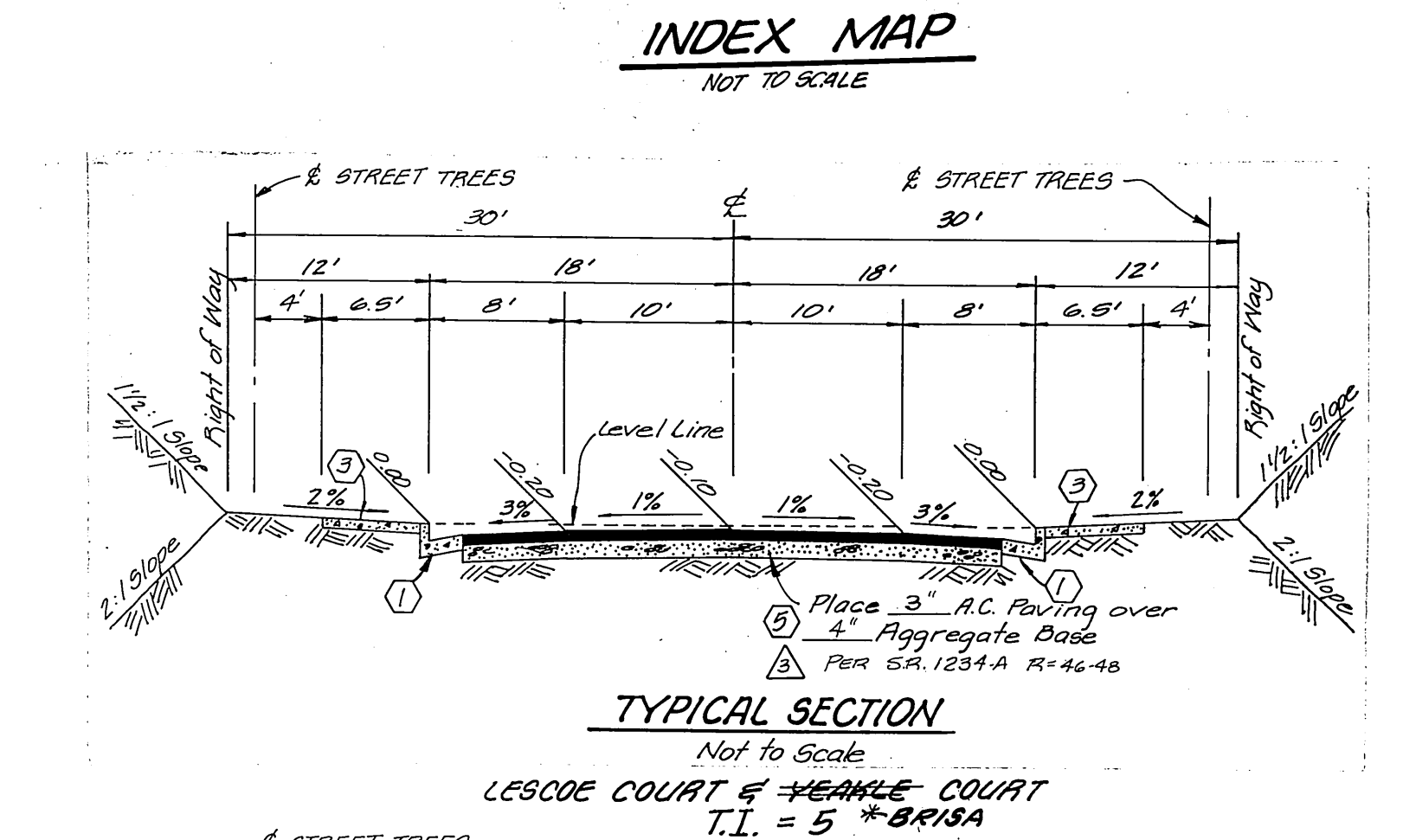
e. ALL EXISTING FILIFERA PALM TREES IN THE CORNWALL AVENUE R/W ARE TO BE RELOCATED AS SHOWN. THE APPROXIMATE COUNT IS 37. AFTER ALL EXISTING PALMS HAVE BEEN RELOCATED, THE REMAINING SPACES ON LESCOE COURT WILL BE FILLED BY MIN. 4" BROWN TRUNK FILIFERA PALMS.

- 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.

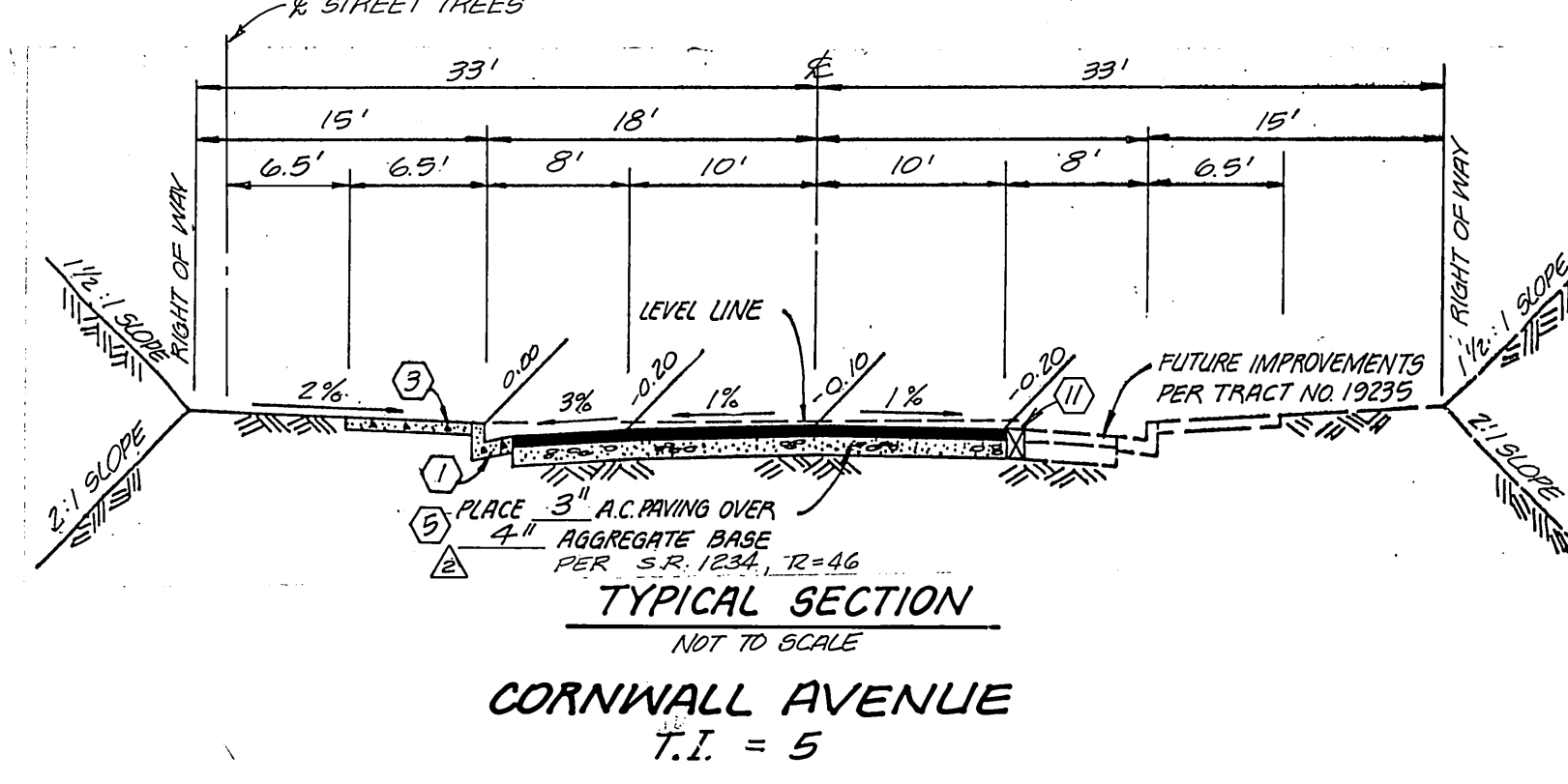
**STREET NAME SIGN SCHEDULE**

STREET	LENGTH
FAIRVIEW AVENUE	1800
LESOE COURT	5300
FAIRVIEW AVENUE	1800
CORNWALL AVENUE	5300
CORNWALL AVENUE	5400
YEAKLE COURT	1800
CORNWALL AVENUE	5400
HOWE AVENUE	1900

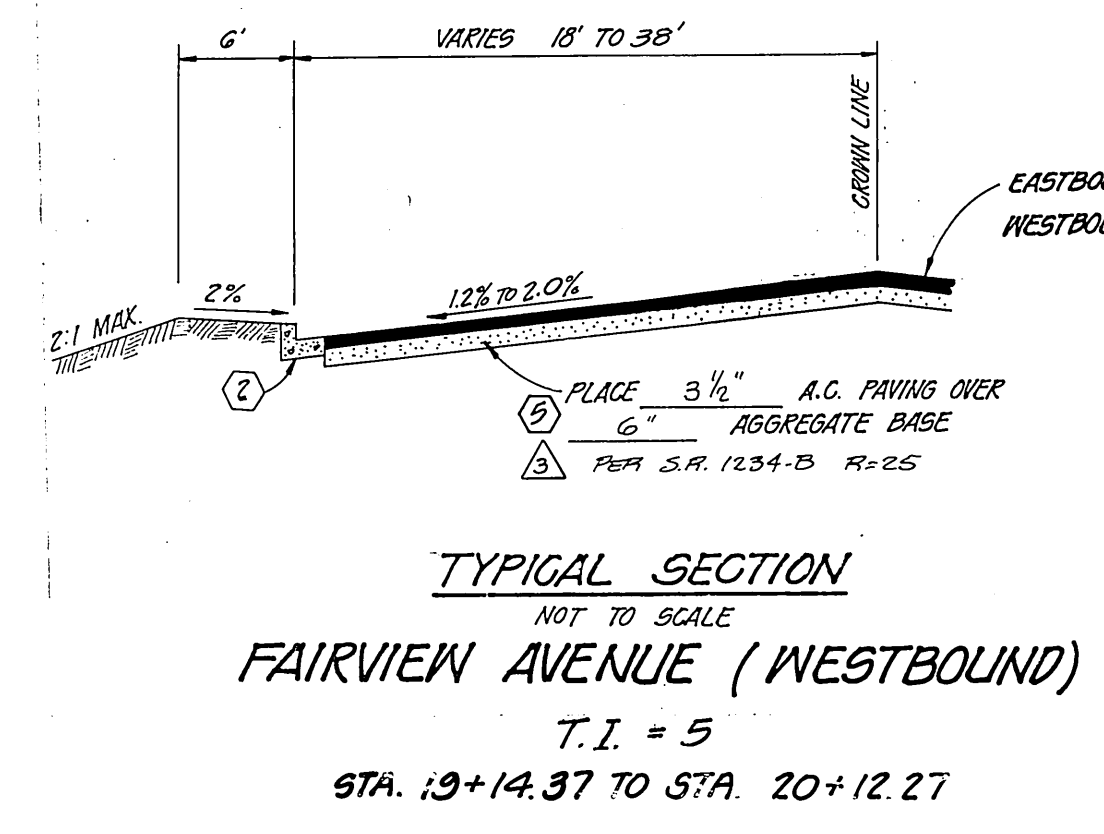
NOTE: INSTALL STREET NAME SIGNS PER CITY OF RIVERSIDE STANDARD DRAWING NO. 662 A.



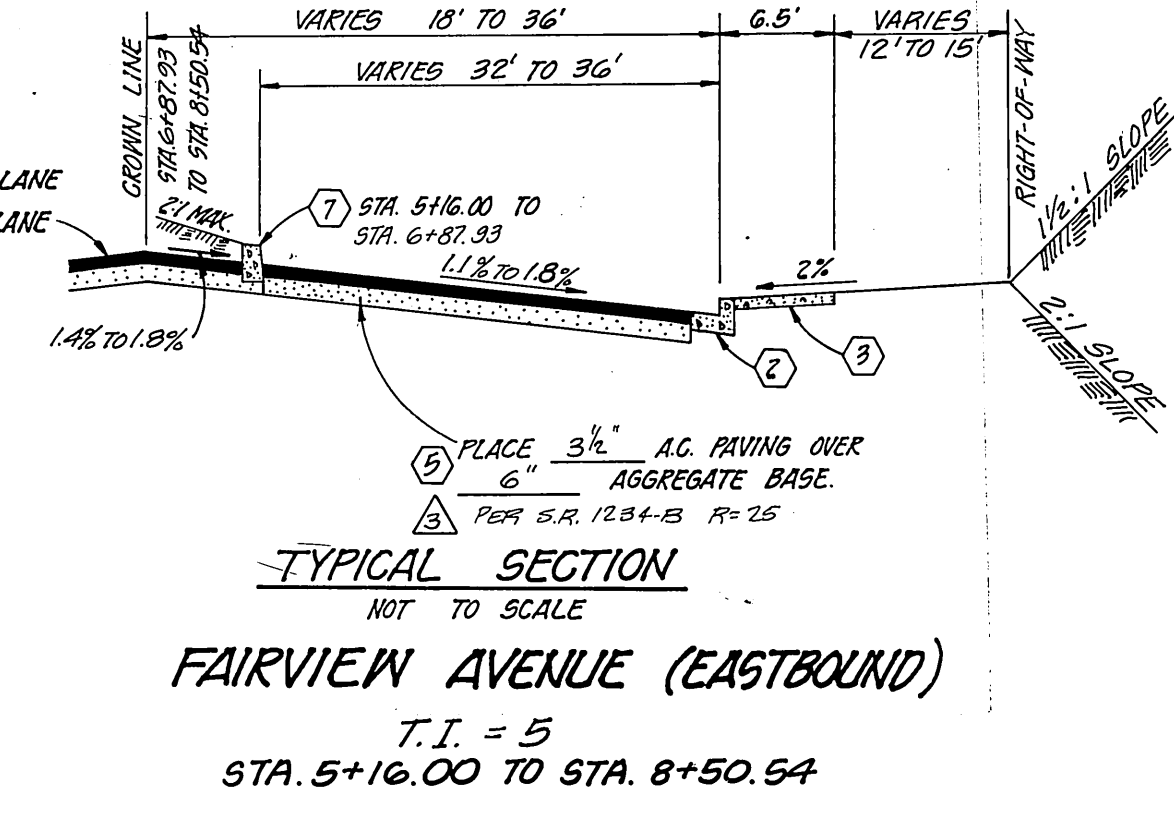
**LESOE COURT & YEAKLE COURT**  
 T.I. = 5 \*BRISA



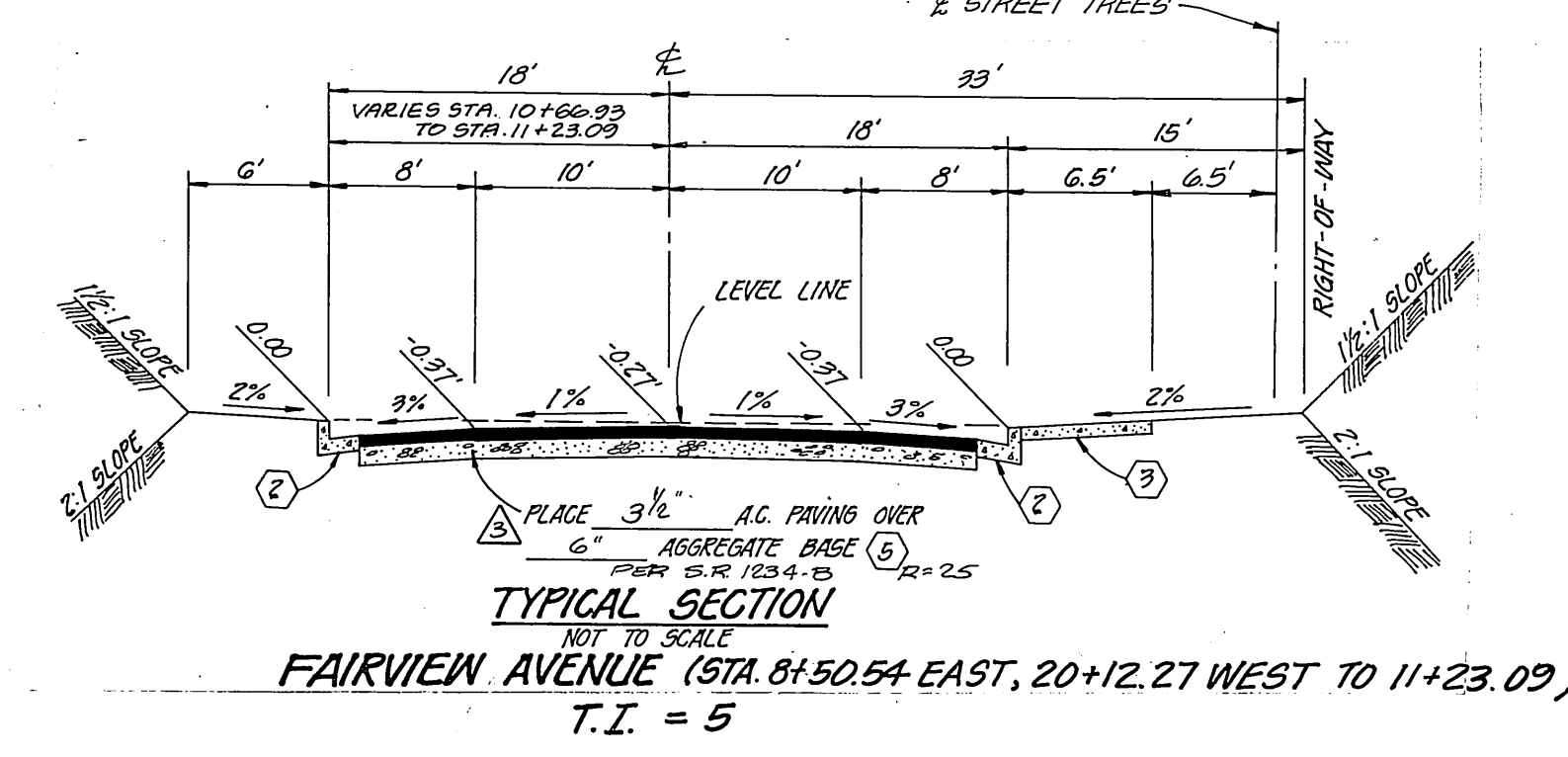
**CORNWALL AVENUE**  
 T.I. = 5



**FAIRVIEW AVENUE (WESTBOUND)**  
 T.I. = 5  
 STA. 19+14.37 TO STA. 20+12.27



**FAIRVIEW AVENUE (EASTBOUND)**  
 T.I. = 5  
 STA. 5+16.00 TO STA. 8+50.54



**FAIRVIEW AVENUE (STA. 8+50.54 EAST, 20+12.27 WEST TO 11+23.09)**  
 T.I. = 5

- 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 the 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 paving as directed in the field to produce a smooth section.
  - 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' offsets at 25' intervals.
  - 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.
  - Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
  - 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.
  - All flagged elevations shall be staked in the field by the private engineer.
  - The sewer contractor shall adjust manholes to final grade after paving is completed.
  - All overhanging tree limbs that are less than 14' above the street grade shall be trimmed back.
  - The developer and/or contractor shall contact the Public Service Department (787-7251) 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.
  - 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. 1-800-422-4133, 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, mobilehome 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.
  - Before the rip rap is accepted, as placed, at the outlet of any drainage structure, it shall be tested under flows as close as possible to design conditions with water obtained from fire hydrants in the immediate area.
  - 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.
  - See City of Riverside Electrical Department drawing for disposition of existing power poles, conduits and street lights.
  - The 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 (187761).

- UNDERGROUND UTILITY NOTES**
- 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.
  - 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.

- CONSTRUCTION NOTES**
- Construct curb and gutter per City of Riverside Std. Dwg. No. 200, Type I, 6" curb face.
  - Construct curb and gutter per City of Riverside Std. Dwg. No. 200, Type I, 8" curb face.
  - Construct curb-type sidewalk per City of Riverside Std. Dwg. No. 325.
  - Construct wheel chair ramp per City of Riverside Std. Dwg. No. 304.
  - Construct A.C. paving and base per typical section.
  - Construct cross-gutter per City of Riverside Std. Dwg. No. 220.
  - Construct curb only per City of Riverside Std. Dwg. No. 200, Type II, 8" curb face.
  - Construct 6" to 8" Curb Transition.
  - Plant Street trees per City of Riverside Park & Recreation Dept. Stds.
  - Relocate Palm trees per City of Riverside Park & Recreation Dept. Stds.
  - Install 2"x4" Redwood Header.

APPROVED FOR:  
**J. F. DAVIDSON ASSOCIATES**  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 3426 TENTH STREET RIVERSIDE, CAL. 92503  
 PH (714) 828-1082 COLTON, CAL.

SCALE: AS NOTED  
 BENCH MARK: CITY BENCH MARK G-7-D PK. NAIL IN BASE STREET LIGHT, @ INTERSECTION COUNTRY CLUB DR. & CHICAGO AVE. ELEV. = 1083.845

DATE: JUNE 1984

ADDED PAVING AND BASE SECTION  
 ADD PAVING AND BASE SECTION  
 REVISE HEADWALL TO OUTLET 36" R.C.P.  
 REVISIONS: [initials]  
 APPR. DATE: [initials]  
 DESIGNED BY: R.L.S. DRAWN BY: M.P. CHECKED BY: R.L.S.

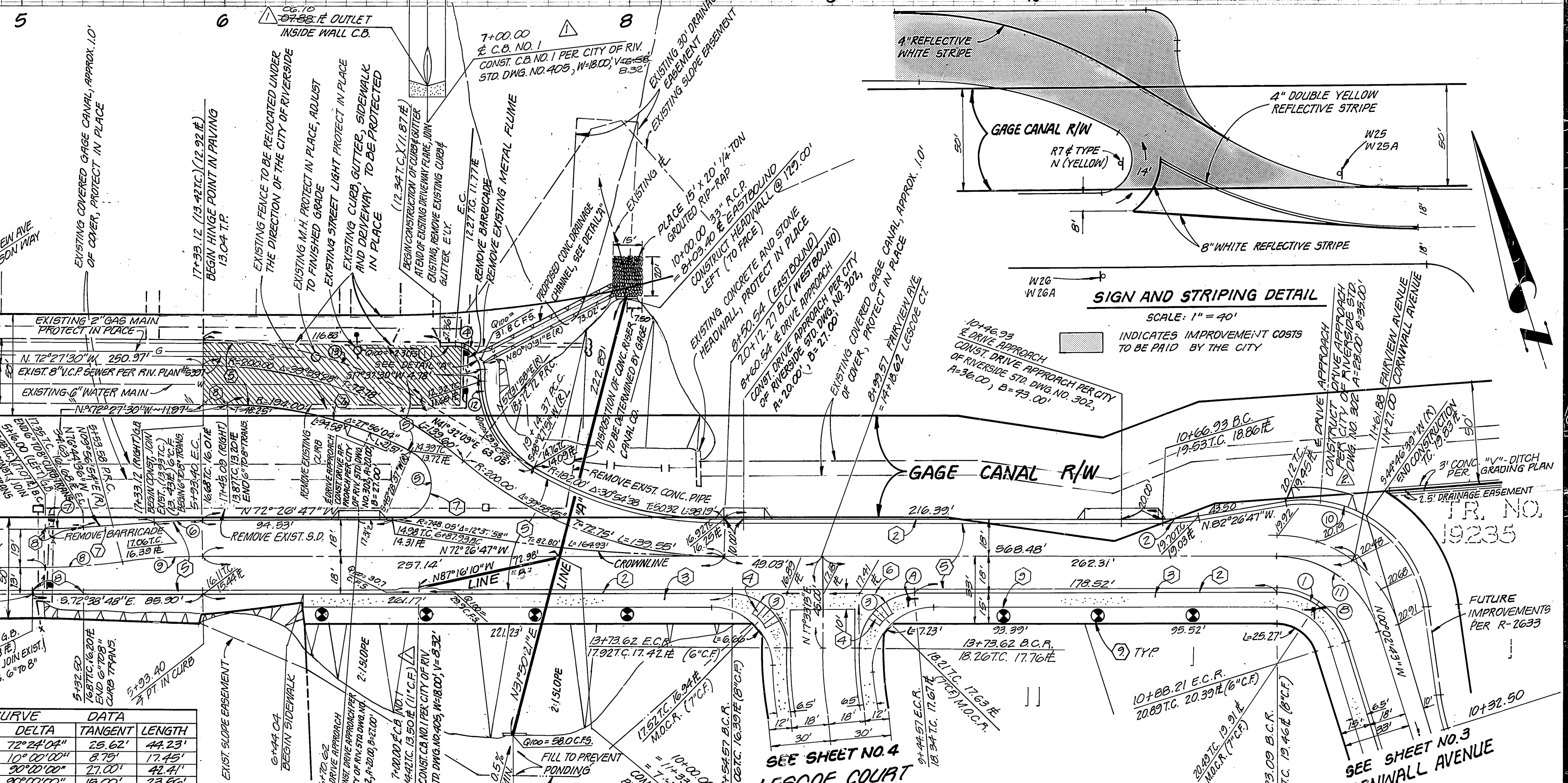
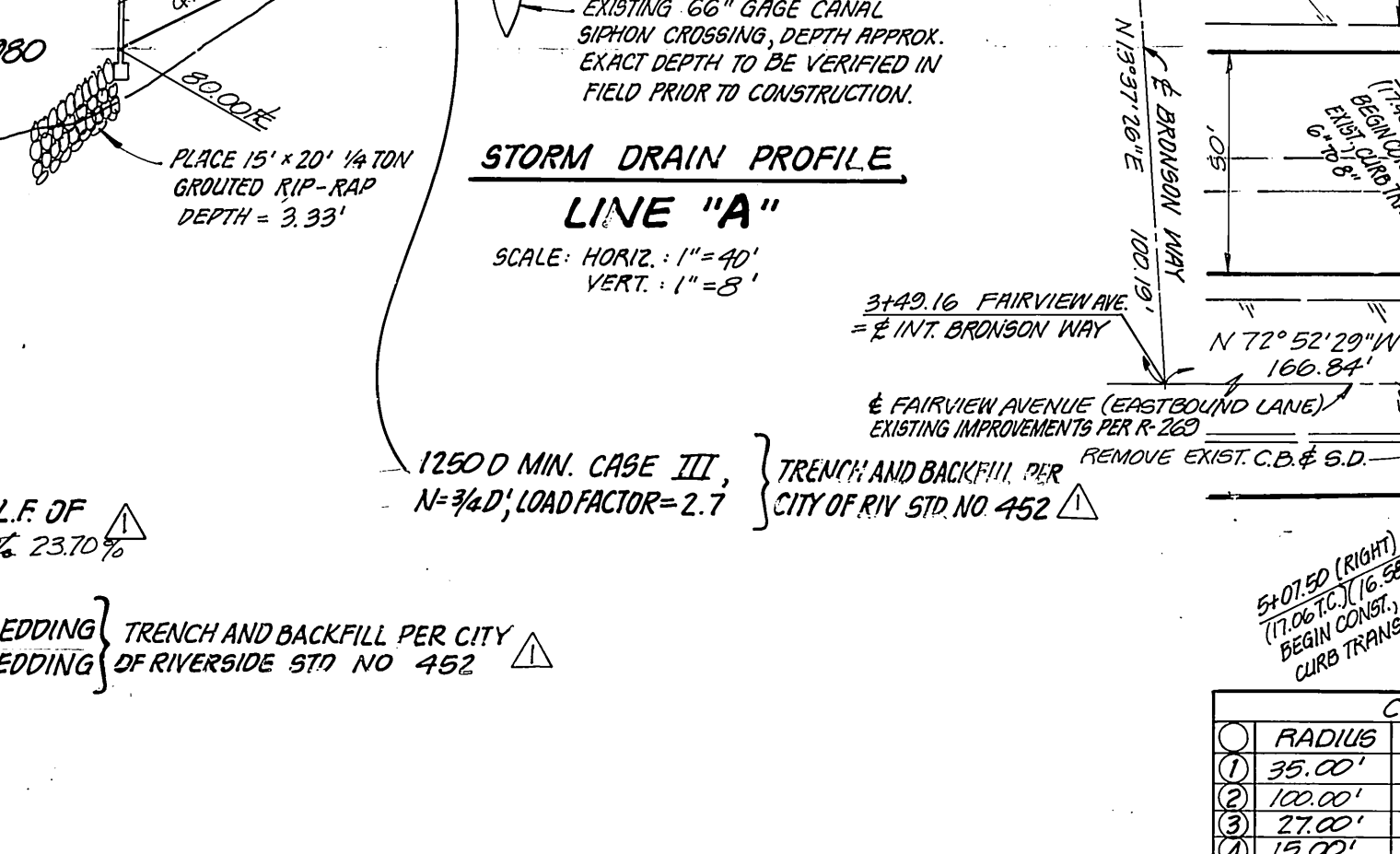
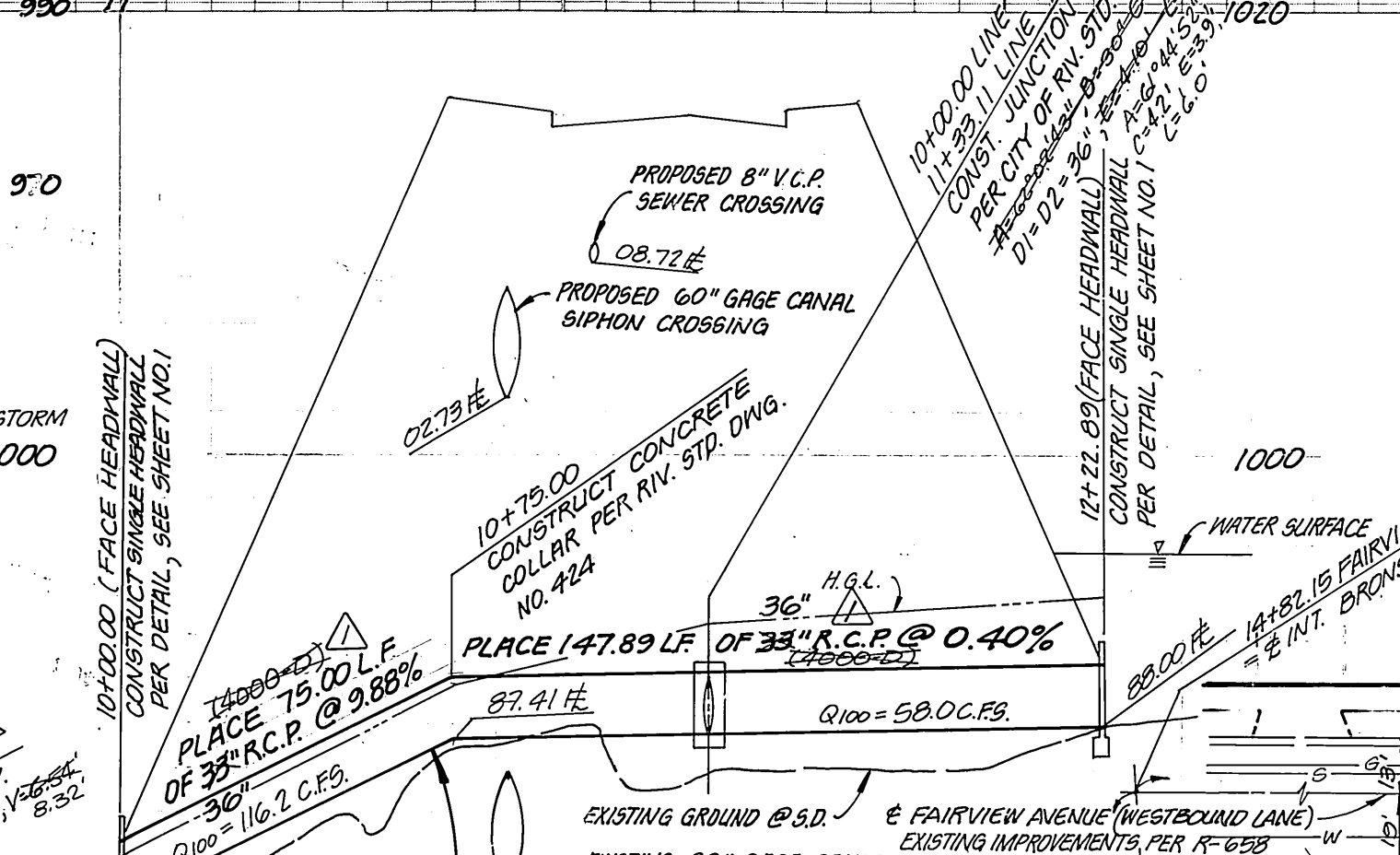
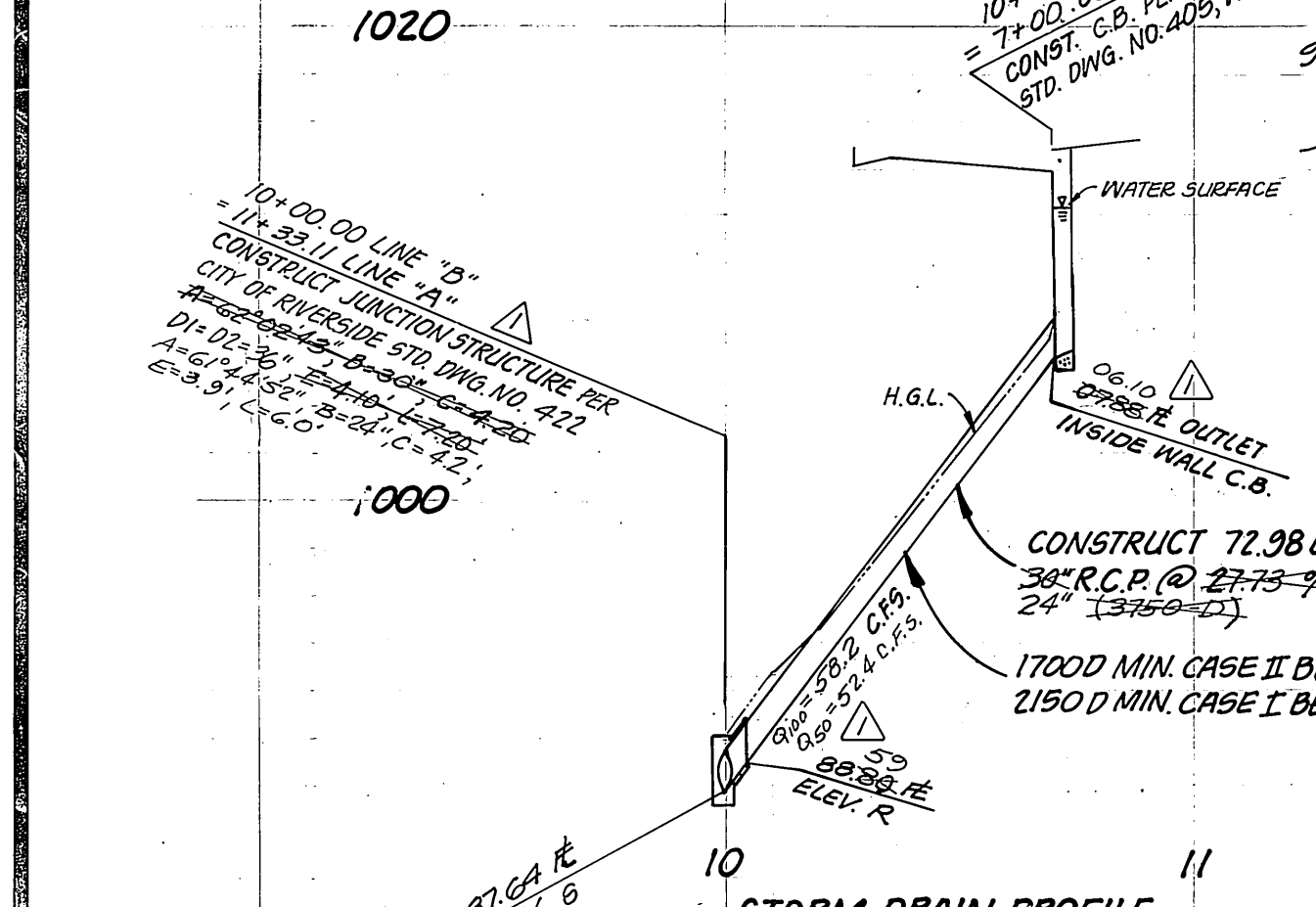
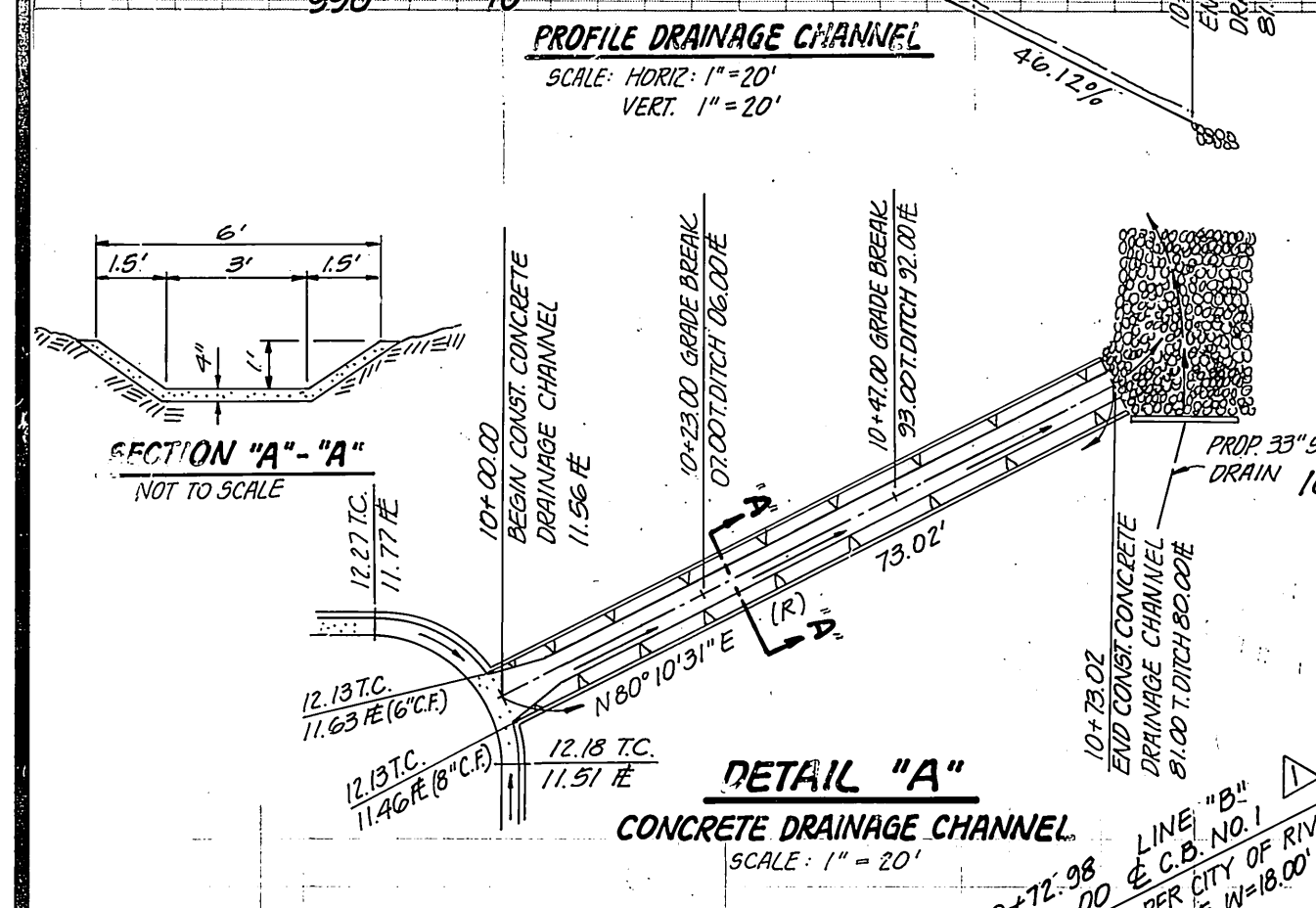
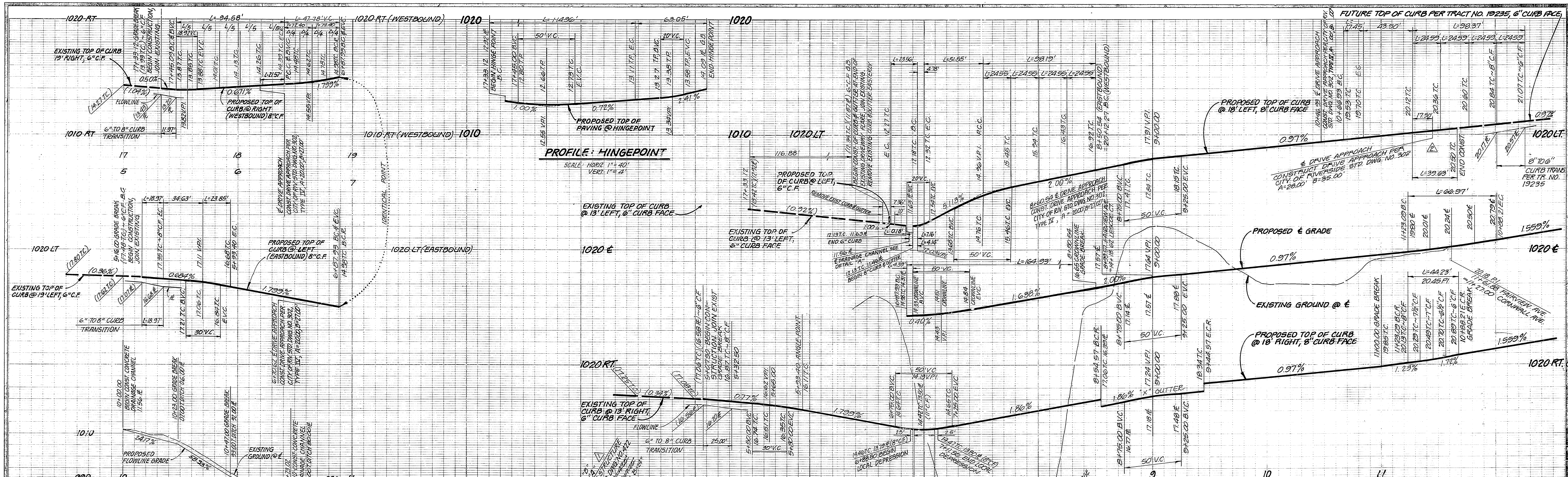
CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [initials]  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 CHIEF P. W. ENGR.

TRACT NO. 19236  
 STREET IMPROVEMENT PLAN  
 TITLE SHEET

PROJECT NO. R-2634  
 SHEET 1 OF 5  
 FILE NO. 84-8003(M)

FOR: ROBERT OSBOYNE COMPANY



CURVE	RADIUS	DELTA	TANGENT	LENGTH
1	35.00'	72°24'04"	28.62'	44.23'
2	152.00'	10°10'10"	8.79'	17.45'
3	27.00'	30°10'10"	11.00'	18.41'
4	18.00'	30°10'10"	12.00'	23.56'
5	18.00'	152°04'36"	72.40'	47.78'
6	310.00'	04°17'49"	11.93'	23.85'
7	281.00'	03°52'07"	9.49'	18.97'
8	300.00'	07°10'57"	18.91'	37.68'
9	300.00'	07°36'19"	19.24'	39.82'
10	51.00'	37°13'16"	20.54'	39.43'
11	53.00'	72°24'04"	38.79'	66.97'

Gage Canal Company shall not be liable for and/or incur any cost or expense whatsoever relative to the design and/or construction of any roadway, curb, pipelines & appurtenances, drainage, fencing, gutters and/or pavement which shall hereafter be constructed in, over, across or upon the crossing of the Right of Way shown on this plan.

By: *John M. Sporking*  
President/Manager  
10-18-1984  
Date

**SOUTHERN CALIFORNIA GAS CO.**  
*E. J. P. P. P.*  
9-17-84  
DATE  
CITY OF RIVERSIDE, ELECTRICAL ENGINEERING  
APPROVED BY: *Michael J. Tullis* 7/17/84  
FOR CHIEF UTILITIES ENGINEER DATE

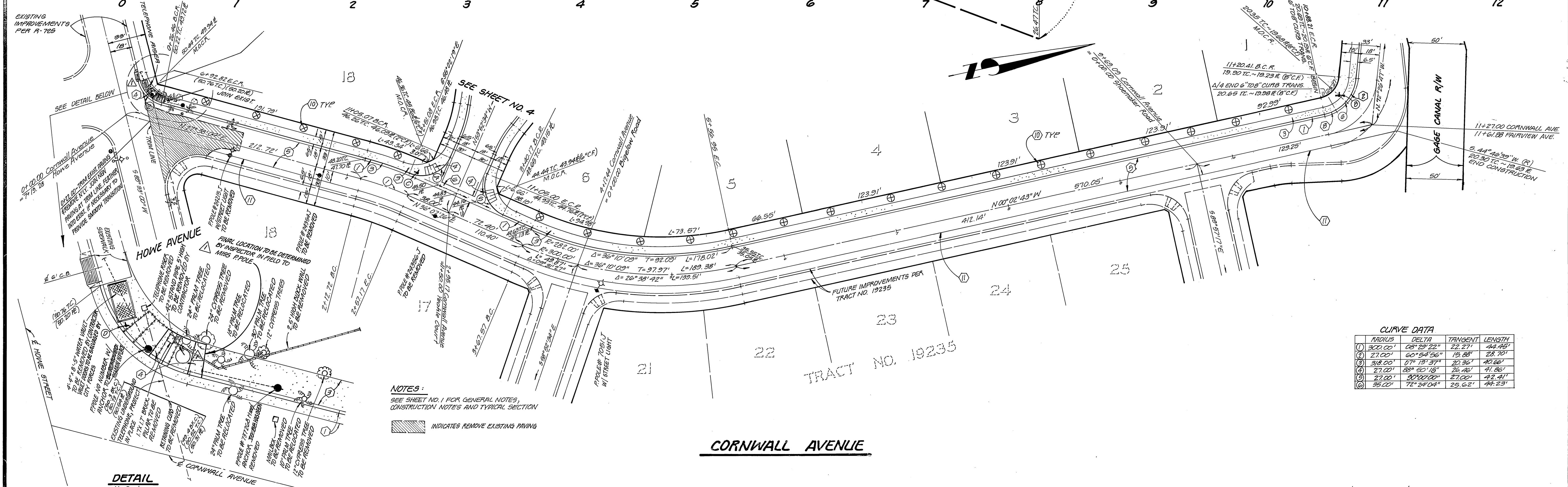
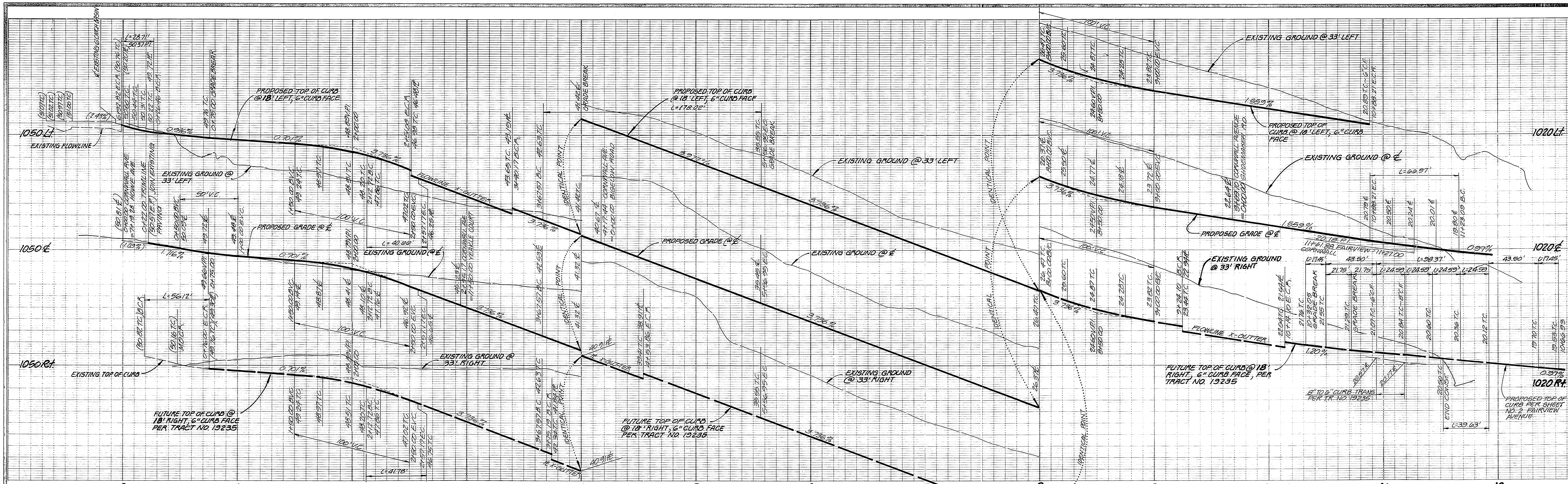
**APPROVED FOR:**  
**J.F. DAVIDSON ASSOCIATES**  
BY: *John W. Canty* 7/9/84  
DATE  
CITY OF RIVERSIDE, DOMESTIC SYSTEM  
APPROVED BY: *John W. Canty* 7-26-84  
FOR CHIEF UTILITIES ENGINEER, WATER DATE

**J. F. DAVIDSON ASSOCIATES**  
CIVIL ENGINEERS SURVEYORS PLANNERS  
3426 TENTH STREET RIVERSIDE, CAL. 92503  
PH. (714) 925-1082 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 COUNTY CLUB DRIVE & CHICAGO AVENUE. ELEVATION=1020.845  
DATE: JUNE 1984

DESIGNED BY: *A.L.S.* DRAWN BY: *T.A.* CHECKED BY: *R.L.B.*  
APPROVED BY: *John W. Canty* 7/9/84  
DATE  
CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: *John W. Canty* 7/9/84  
DATE  
CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: *John W. Canty* 7/9/84  
DATE

**CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS**  
APPROVED BY: *John W. Canty* 7/9/84  
DATE  
CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: *John W. Canty* 7/9/84  
DATE

**TRACT NO. 19236**  
**STREET IMPROVEMENT PLAN & PROFILE**  
**STORM DRAIN PLAN & PROFILE**  
**FAIRVIEW AVENUE**  
PROJECT NO. **R-2634**  
SHEET **2** OF **5**  
FOR: ROBERT OSBORNE COMPANY  
FILE NO. 84-8303 (W)



**CURVE DATA**

CURVE NO.	RADIUS	DELTA	TANGENT	LENGTH
1	300.00'	68° 29' 22"	22.27'	44.46'
2	27.00'	60° 54' 56"	15.88'	28.70'
3	318.00'	0° 19' 37"	20.36'	40.68'
4	27.00'	88° 50' 15"	24.42'	41.86'
5	27.00'	90° 00' 00"	27.00'	42.41'
6	36.00'	72° 34' 04"	29.62'	44.23'

**NOTES:**  
 SEE SHEET NO. 1 FOR GENERAL NOTES,  
 CONSTRUCTION NOTES AND TYPICAL SECTION  
 [Hatched Area] INDICATES REMOVE EXISTING PAVING

**CORNWALL AVENUE**

Gage Canal Company shall not be liable for and/or incur any cost or expense whatsoever relative to the design and/or construction of any roadway, curb, pipelines & appurtenances, drainage, fencing, gutters and/or pavement which shall here after be constructed in, over, across or upon the crossing of the Right of Way shown on this plan.  
 By: *John M. Mocking*  
 President / Manager  
 Date: 10-18-1984

**PACIFIC BELL:** add line to Cornwall Ave  
 APPROVED BY: *[Signature]*  
 PUBLIC IMPROVEMENTS ENGINEER DATE: 7/17/84

**CITY OF RIVERSIDE PUBLIC UTILITIES ELECTRICAL DIVISION**  
 APPROVED BY: *[Signature]*  
 CHIEF UTILITIES ENGINEER, ELECTRICAL DATE: 7/17/84

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

**CITY OF RIVERSIDE DOMESTIC SYSTEMS**  
 APPROVED BY: *[Signature]*  
 CHIEF UTILITIES ENGINEER, WATER DATE: 11-26-84

**J. F. DAVIDSON ASSOCIATES**  
 CIVIL ENGINEERS PLANNERS  
 11200 S. MT. VERNON AVE. COLTON, CAL. PH: (714) 825-1082

SCALE: HORIZ. 1" = 40' VERT. 1" = 4'  
 BENCH MARK: CITY BENCH MARK 07-D P.K. NAIL IN BASE OF STREET LIGHT AT INTERSECTION OF COUNTRY CLUB DRIVE @ CHICAGO AVE. ELEVATION: 1089.845

DATE: JUNE 1984

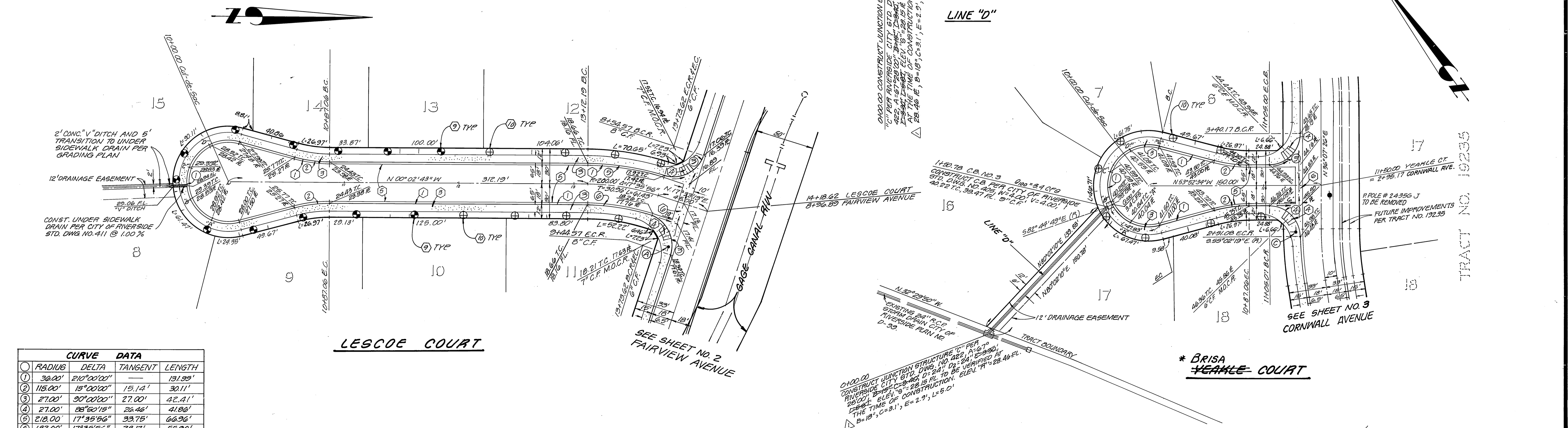
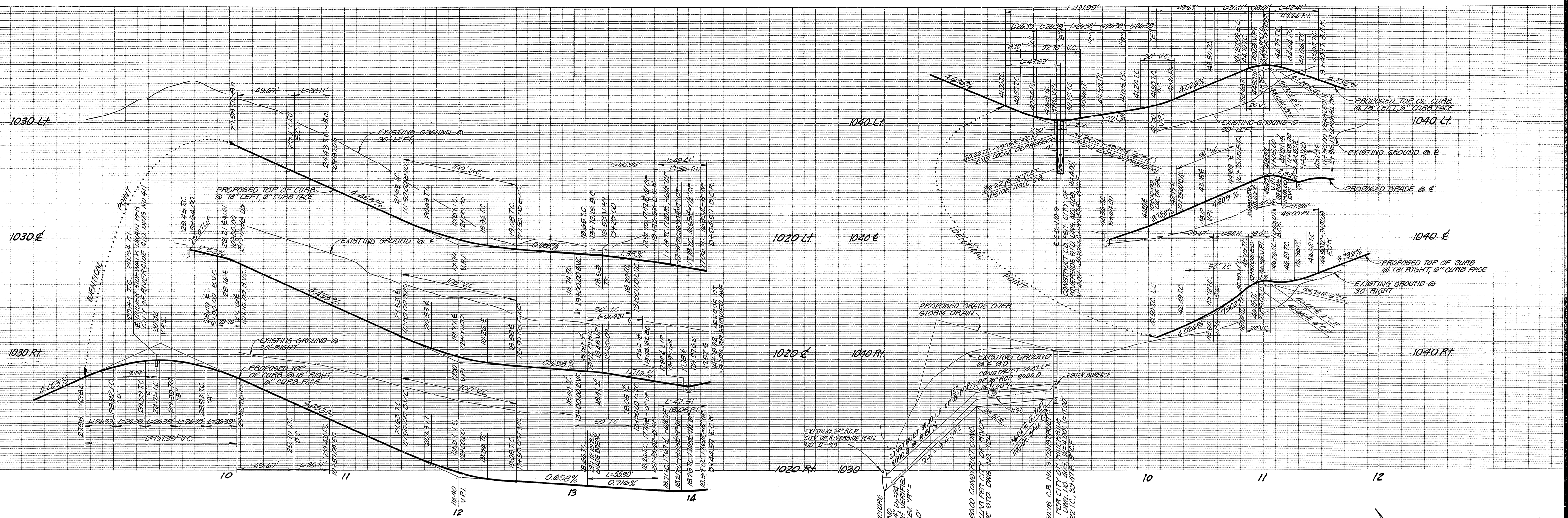
**CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS**

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

**TRACT NO. 19236 STREET IMPROVEMENT PLAN & PROFILE CORNWALL AVENUE**

PROJECT NO. R-2634  
 SHEET 3 OF 5  
 FILE NO. 84-8303 (11)

FOR: ROBERT OSBORNE COMPANY



CURVE DATA			
RADIUS	DELTA	TANGENT	LENGTH
30.00'	210°00'00"	—	131.99'
115.00'	15°00'00"	15.14'	30.11'
27.00'	90°00'00"	27.00'	42.41'
27.00'	88°00'18"	26.46'	41.86'
218.00'	17°35'56"	33.75'	66.96'
182.00'	17°35'56"	28.17'	55.90'

Gage Canal Company shall not be liable for and/or incur any cost or expense whatsoever relative to the design and/or construction of any roadway, curb, pipelines & appurtenances, drainage, fencing, gutters and/or pavement which shall here after be constructed in, over, across or upon the crossing of the Right of Way shown on this plan.

By: *John M. Hocking* 10-18-1984  
 President/Manager Date

APPROVED FOR:  
**J. F. DAVIDSON ASSOCIATES**  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 3426 TENTH STREET RIVERSIDE, CAL. 92504  
 PH. (714) 825-1082

**J. F. DAVIDSON ASSOCIATES**  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 11200 S. MT. VERNON AVE. COLTON, CAL. 92324  
 PH. (714) 825-1082

SCALE: HORIZ. 1" = 40' VERT. 1" = 4'  
 BENCH MARK: CITY BENCH MARK 67-D PK. NAIL IN BASE STREET LIGHT AT INTERSECTION COUNTRY CLUB DR. & CHICAGO AVE. ELEVATION = 1030.845  
 DATE: JUNE 1984

REVISIONS  
 1. REVISE STORM DRAIN PIPE FROM 15" TO 18" R.C.P. R/S 2-28-85  
 DESIGNED BY R.L.S. DRAWN BY M.P. CHECKED BY R.L.S.

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: *[Signature]* DATE: 10/18/84  
 TRAFFIC DIVISION: *[Signature]* DATE: 10/18/84  
 CHIEF P. W. ENGR. DATE: 10/18/84

TRACT NO. 19236  
 STREET IMPROVEMENT PLAN & PROFILE  
 LESCOE COURT  
 BRISA YEAMBLE COURT  
 PROJECT NO. R-2634  
 SHEET 4 OF 5  
 FILE NO. 84-8203 (11)

PC 1561

1020

1000

980

1020

1030

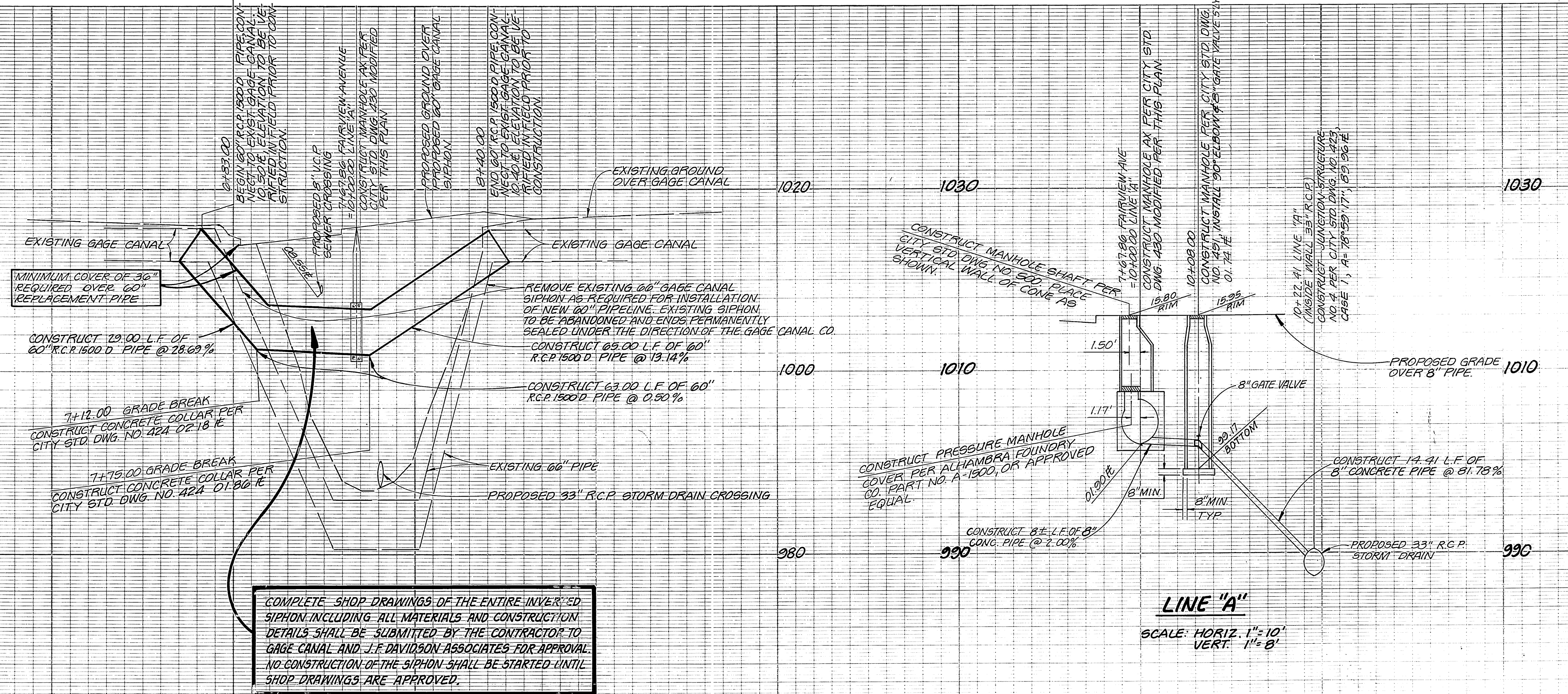
1030

1000

1010

980

990

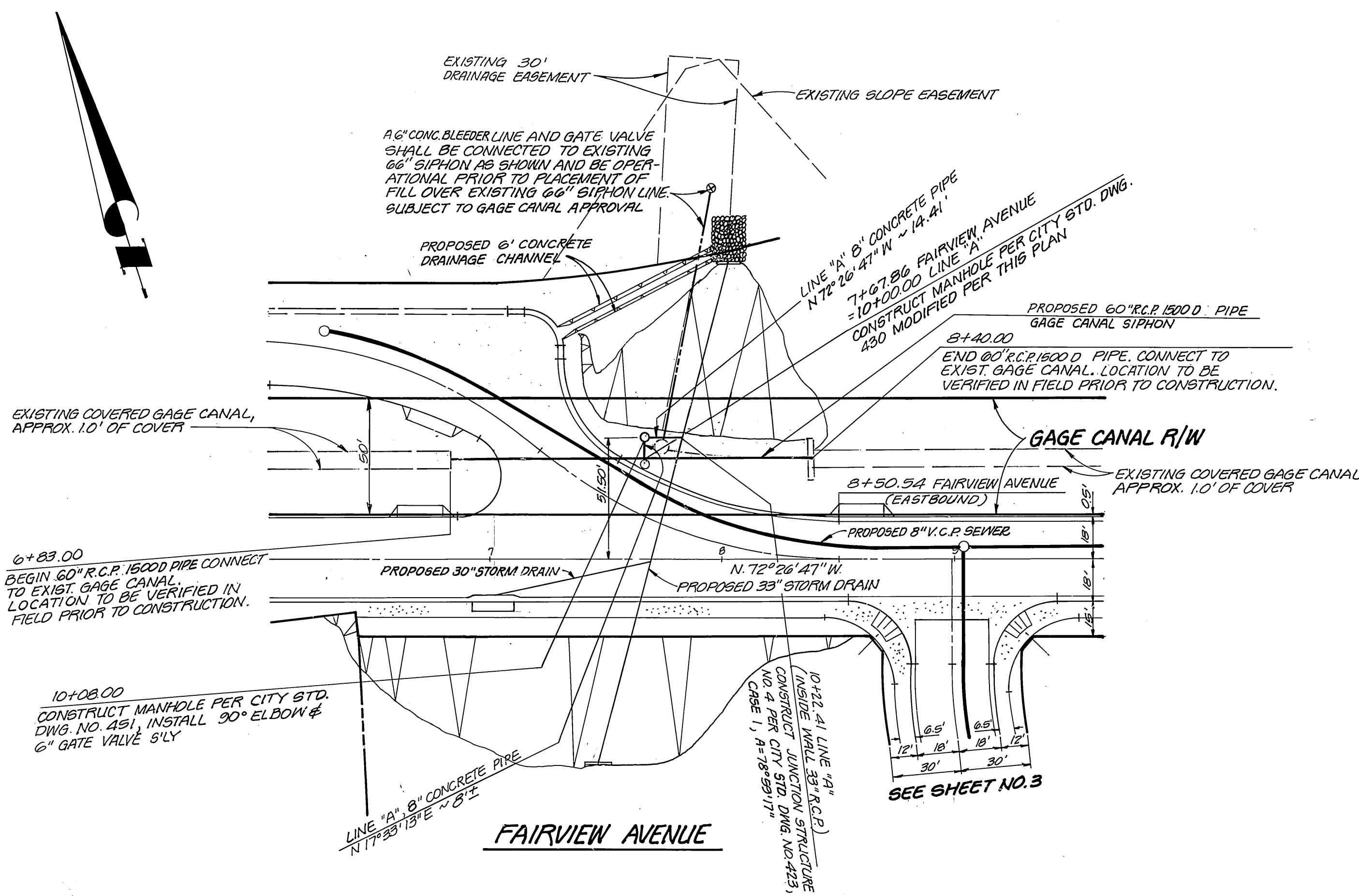


COMPLETE SHOP DRAWINGS OF THE ENTIRE INVERTED SIPHON INCLUDING ALL MATERIALS AND CONSTRUCTION DETAILS SHALL BE SUBMITTED BY THE CONTRACTOR TO GAGE CANAL AND J.F. DAVIDSON ASSOCIATES FOR APPROVAL. NO CONSTRUCTION OF THE SIPHON SHALL BE STARTED UNTIL SHOP DRAWINGS ARE APPROVED.

LINE "A"  
SCALE HORIZ. 1" = 10'  
VERT. 1" = 8'

**NOTES:**

1. ALL WORK PERFORMED WITHIN THE GAGE CANAL RIGHT OF WAY SHALL BE SUBJECT TO PERMISSION AS GRANTED BY THE GAGE CANAL COMPANY.
2. ALL GRADING OR PLACEMENT OF FILL OVER EXISTING OR PROPOSED GAGE CANAL PIPELINES SHALL BE DONE UNDER THE DIRECTION AND SUPERVISION OF JOHN M. HOCKING, MANAGER OF THE GAGE CANAL COMPANY OR HIS REPRESENTATIVE.
3. CONNECTION OF PROPOSED 60" REPLACEMENT PIPELINE TO EXISTING GAGE CANAL AQUEUCT TO BE SCHEDULED AND SUPERVISED BY JOHN M. HOCKING, MANAGER OF THE GAGE CANAL COMPANY OR HIS REPRESENTATIVE.
4. INSTALLATION OF NEW 60" REPLACEMENT PIPELINE AND CONNECTION TO EXISTING AQUEUCT WILL ONLY BE DONE WHEN THE GAGE CANAL COMPANY PERMITS SHUTDOWN OF THE CANAL.
5. MANHOLE COVERS SHALL BE LETTERED PER THE DIRECTION OF THE GAGE CANAL COMPANY AND ADJUSTED TO FINISHED GRADE.



FAIRVIEW AVENUE

Gage Canal Company shall not be liable for and/or incur any cost or expense whatsoever relative to the design and/or construction of any roadway, curb, pipelines & appurtenances, drainage, fencing, gutters and/or pavement, which shall here after be constructed in, over, across or upon the crossing of the Right of Way shown on this plan.

By: John M. Hocking 10-18-1984  
President/Manager Date

APPROVED FOR:  
**J.F. DAVIDSON ASSOCIATES**  
By: John W. Canty 9/13/84  
JOHN W. CANTY P.C.E. 17554 DATE

**J. F. DAVIDSON ASSOCIATES**  
CIVIL ENGINEERS SURVEYORS PLANNERS  
3426 TENTH STREET 11200 S. MT. VERNON AVE.  
RIVERSIDE, CAL. COLTON, CAL.

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

BENCH MARK:  
CITY BENCH MARK 67-D PK NAIL  
IN BASE OF STREET LIGHT AT INTER-  
SECTION COUNTRY CLUB DRIVE &  
CHICAGO AVENUE. ELEVATION: 1089.845

DATE: JUNE 1984

MARK	REVISIONS	APPR.	DATE

DESIGNED BY J.A.G. DRAWN BY J.A. CHECKED BY J.A.G.

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	DATE
<u>John M. Hocking</u>	10-18-84
PRINCIPAL ENGINEER	10-18-84
PARK DEPARTMENT	10-18-84
TRAFFIC DIVISION	10-18-84
CHIEF P. W. ENGR.	10-18-84

\*As built 5.9.88 J.E.

TRACT NO. 19236  
GAGE CANAL SIPHON  
PLAN & PROFILE

FOR: ROBERT OSBORNE COMPANY

INDEX WF  
PROJECT NO.  
R-2634  
SHEET 5 OF 5  
FILE NO. 84-8303 (M)