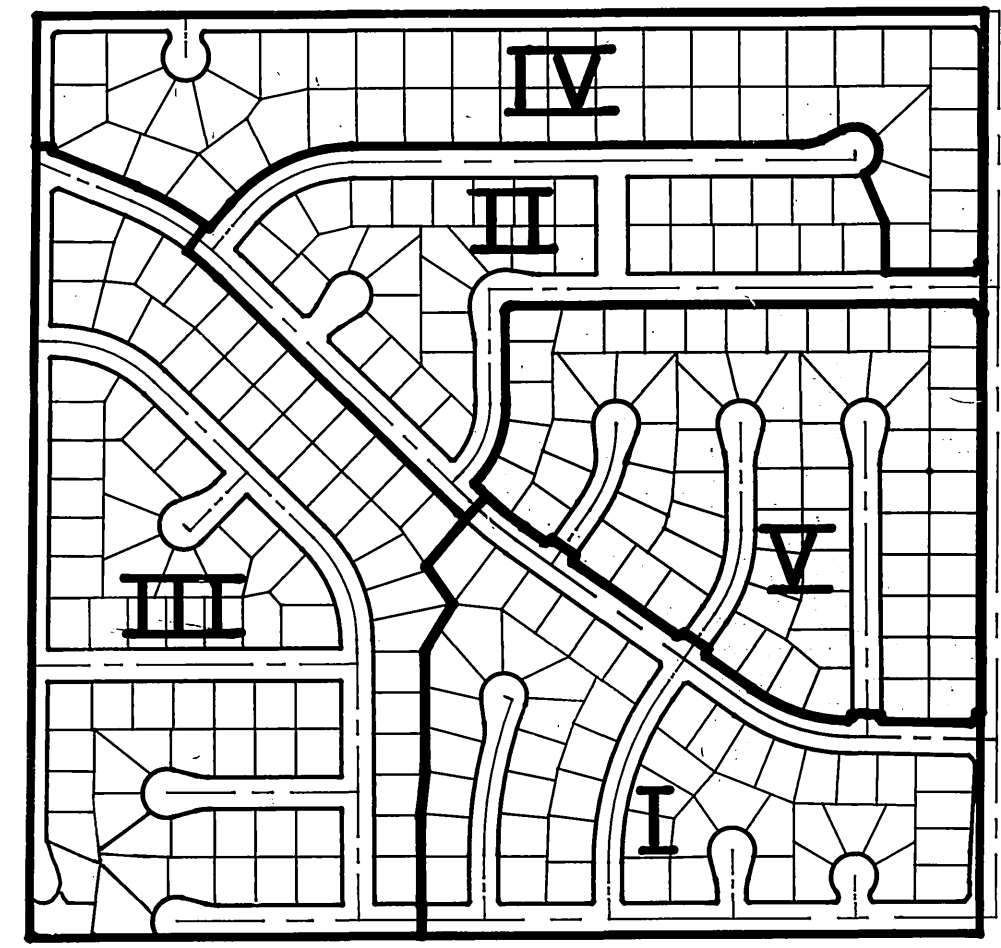


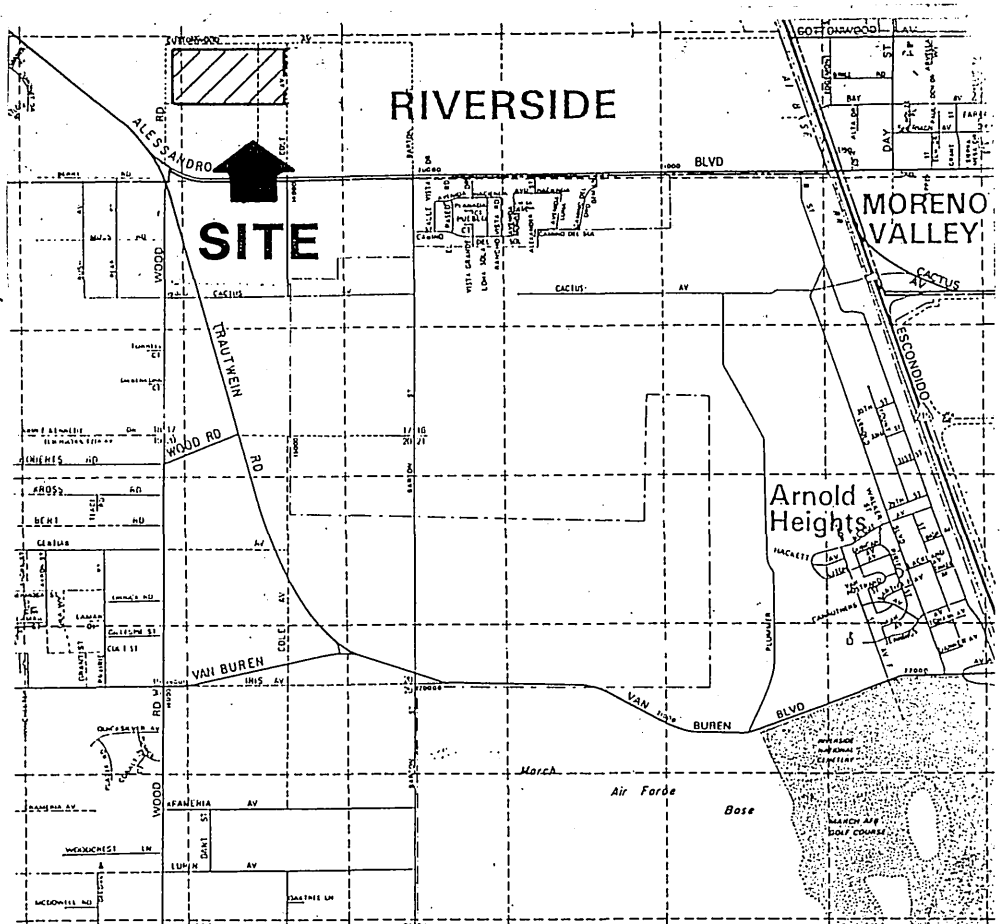
**GENERAL NOTES**

- 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 Dept. of Public Works Std. Dwg. #10 and the Standard Specifications for Public Works Construction, current 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 Eng.
- Curb and gutter shall be staked with 3' offsets at 25' intervals.
- 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 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.
- 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.
- 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/relocation trees, C) After planting and all other indicated or specified work has been completed for start of maintenance, and D) At end of maintenance/field acceptance (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 developer shall maintain all plantings for minimum period of one year.
- Street tree planting shall be as follows:
 

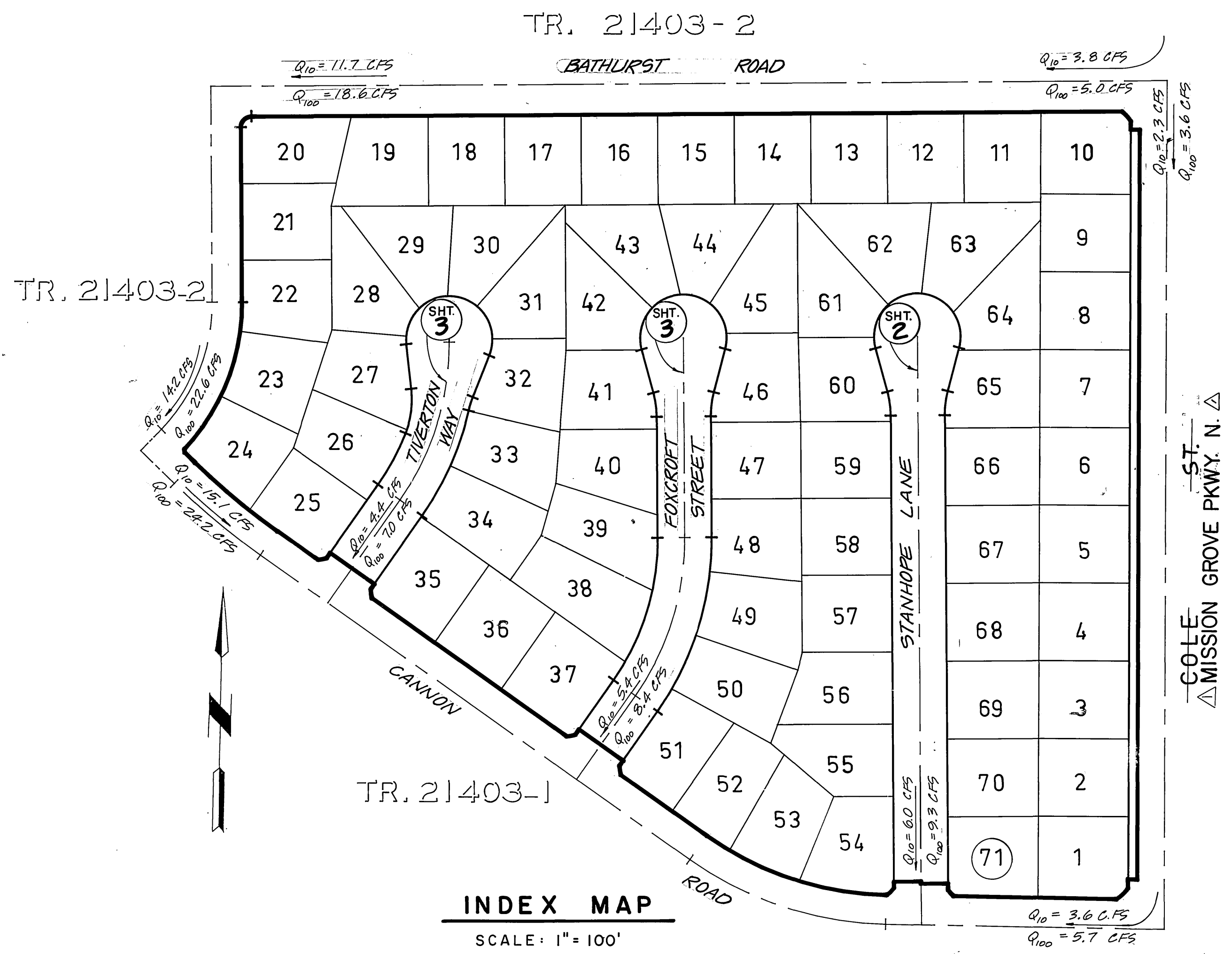
Street Name	Botanical Name/Common Name	Size	Spacing	No. Req.
TIVERTON WAY	PINUS CANARIENSIS/CANARY ISLAND PINE	15 GAL	45'	15
FOXCRIFT ST.	PINUS CANARIENSIS/CANARY ISLAND PINE	15 GAL	45'	24
STANHOPE LN.	PINUS CANARIENSIS/CANARY ISLAND PINE	15 GAL	45'	30
- A public works department permit is required prior 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 property compaction.
- Contractor is to give the City Water Division 24 hours notice prior to irrigation pipeline inspection. Contact Dan Parks at 787-7428.



**TRACT 21403 PHASE MAP**  
SCALE: 1" = 400'



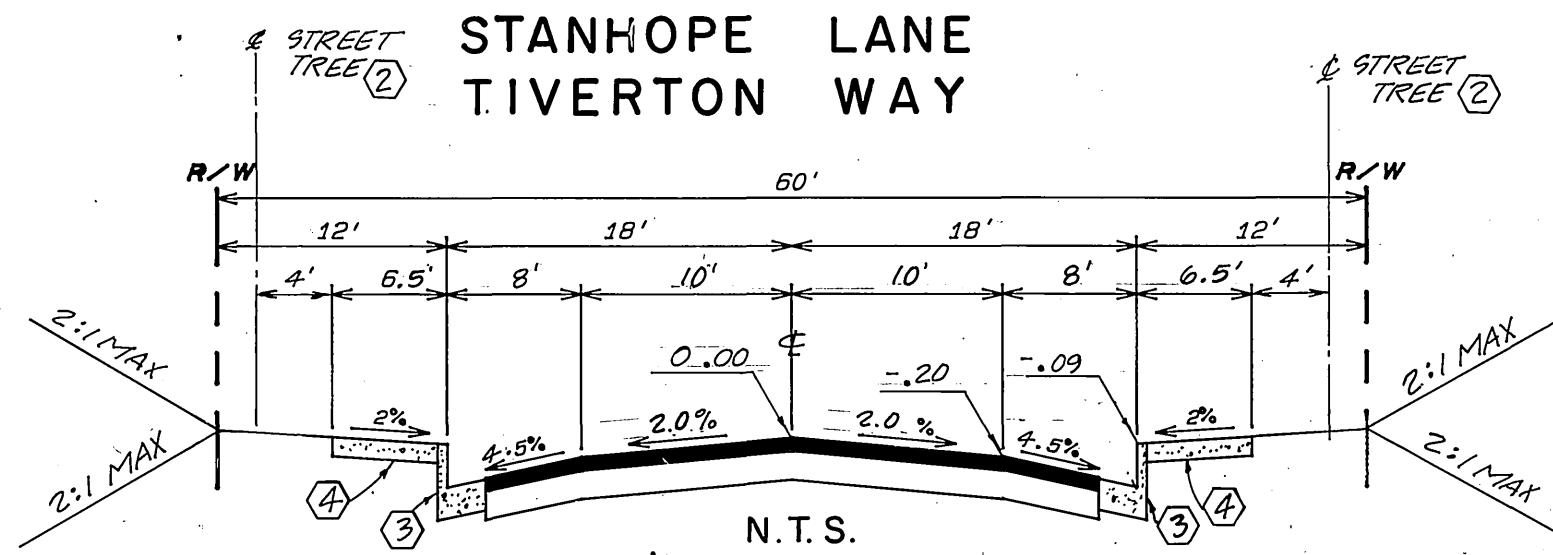
**VICINITY MAP**  
N.T.S.



**INDEX MAP**  
SCALE: 1" = 100'

**TYPICAL SECTION** for

**FOXCRIFT STREET  
STANHOPE LANE  
TIVERTON WAY**



N.T.S.  
CONST. 3 1/2" A.C., OVER Native E.A.B. T.I. = 5.0  
R = 77; SR # 1325

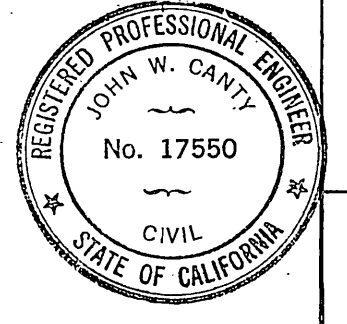
**Underground Service Alert**  
Call: TOLL FREE  
**1 - 800  
422 - 4133**  
TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**  
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

**CONSTRUCTION NOTES**

- Construct A.C. pavement over crushed aggregate base per typical section and per general note No. 6.
- PLANT STREET TREE TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
- Construct curb and gutter per City of Riverside Std. Dwg. No. 200 (6" curb face), (TYPE I).
- Construct P.C.C. curb sidewalk per City of Riverside Std. Dwg. No. 325.
- Remove existing barricade (as shown on plan).

\*As BUILT 2-16-90 Bri



PREPARED UNDER THE DIRECTION OF:  
*John W. Cooney*  
REGISTERED CIVIL ENGINEER NO. 17550  
EXPIRATION DATE: 6/30/89 DATE: 7/10/86  
APPROVED BY:

**J F DAVIDSON ASSOCIATES, INC.**  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
P.O. BOX 493 11200 SO. MT. VERNON AVE., #D 73-080 EL PASO, #103  
RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260  
(714) 686-0844 (714) 825-1082 (619) 346-5691

DESIGNED BY GOLDI DRAWN BY CMF CHECKED BY LRS  
DATE SEPT. 1986

**CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS**  
APPROVED BY: [Signature] DATE: 5-7-87  
TRAFFIC DIVISION  
CHIEF P. W. ENGR. [Signature]

**STREET PLAN & PROFILE  
TRACT 21403**  
PROJECT NO. **R-2825**  
"TITLE SHEET"  
SHEET 1 OF 3  
FILE NO. 86 - 9189(M)

PC 2088

1615  
T.C. LT.

1615  
&

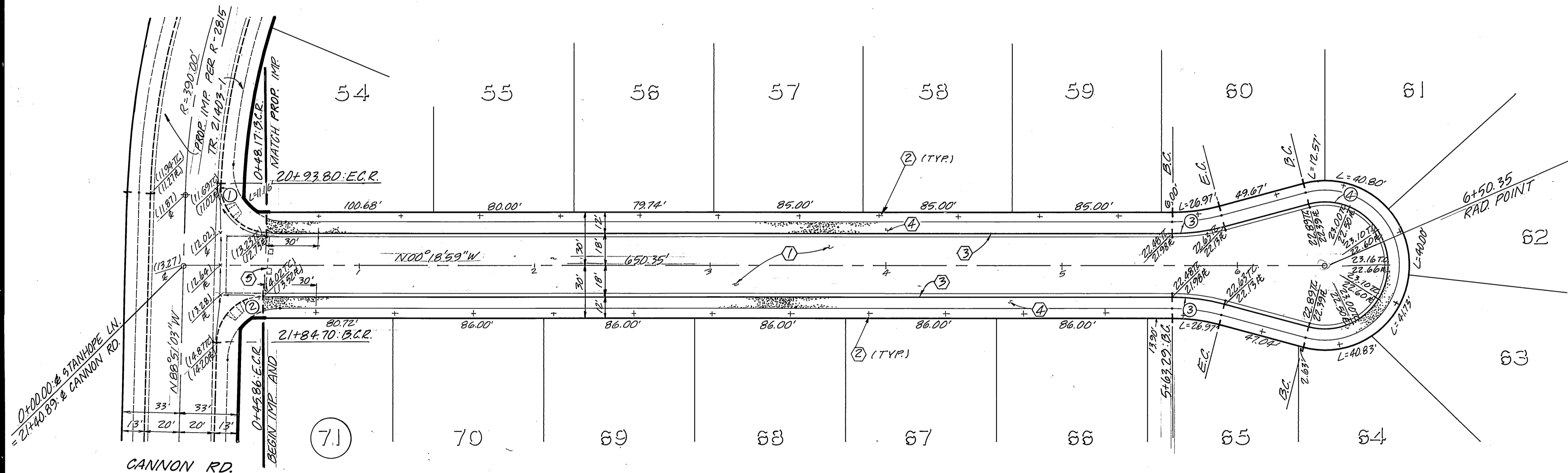
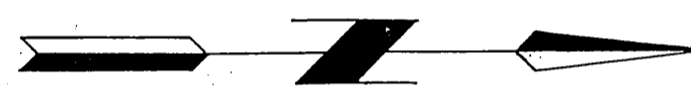
1615  
T.C. RT.

1625  
T.C. LT.

1625  
&

1625  
T.C. RT.

0 1 2 3 4 5 6 7



CURVE DATA			
NO	Δ	R	T
①	92°30'58"	27.00'	28.21'
②	88°32'04"	27.00'	26.32'
③	15°00'00"	115.00'	15.14'
④	210°00'00"	36.00'	131.95'

# STANHOPE LANE

### PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



**Underground Service Alert**

Call: TOLL FREE  
**1-800-422-4133**

TWO WORKING DAYS BEFORE YOU DIG

PREPARED UNDER THE DIRECTION OF:  
*John W. County*  
REGISTERED CIVIL ENGINEER NO. 17550  
EXPIRATION DATE 6-30-89 DATE: 9/1/88

APPROVED BY:

**J F DAVIDSON ASSOCIATES, INC.**  
CIVIL ENGINEERS • SURVEYORS • PLANNERS

PO. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, #103  
RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260  
(714) 686-0844 (714) 625-1082 (619) 346-5691

SCALE: BENCH MARK: CITY OF RIVERSIDE BENCHMARK #FB-E P.K. NAIL & CITY TAG IN TOP OF LARGE ROCK TO S'LY OF ALESSANDRO BLVD. & 0.60 MILE S'ELY OF VIA VISTA DR. NEAR PP. NO. 775963 H. ELEV. = 1502.195

DATE SEPT 1986

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: *OLD* DRAWN BY: *CMF* CHECKED BY: *JRS*

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *W. J. ...*  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
CHIEF P. W. ENGR.

DATE: 5-7-87

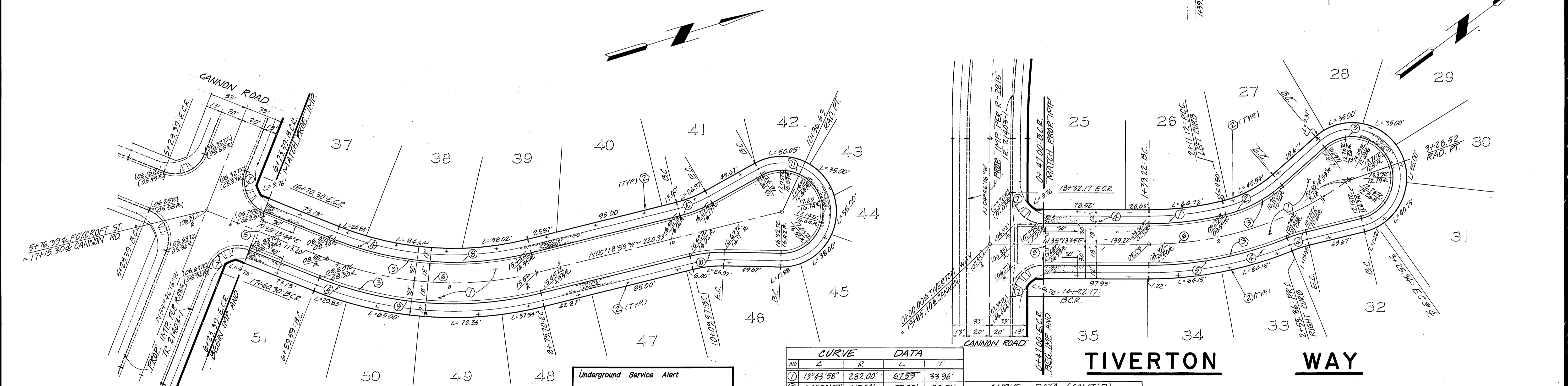
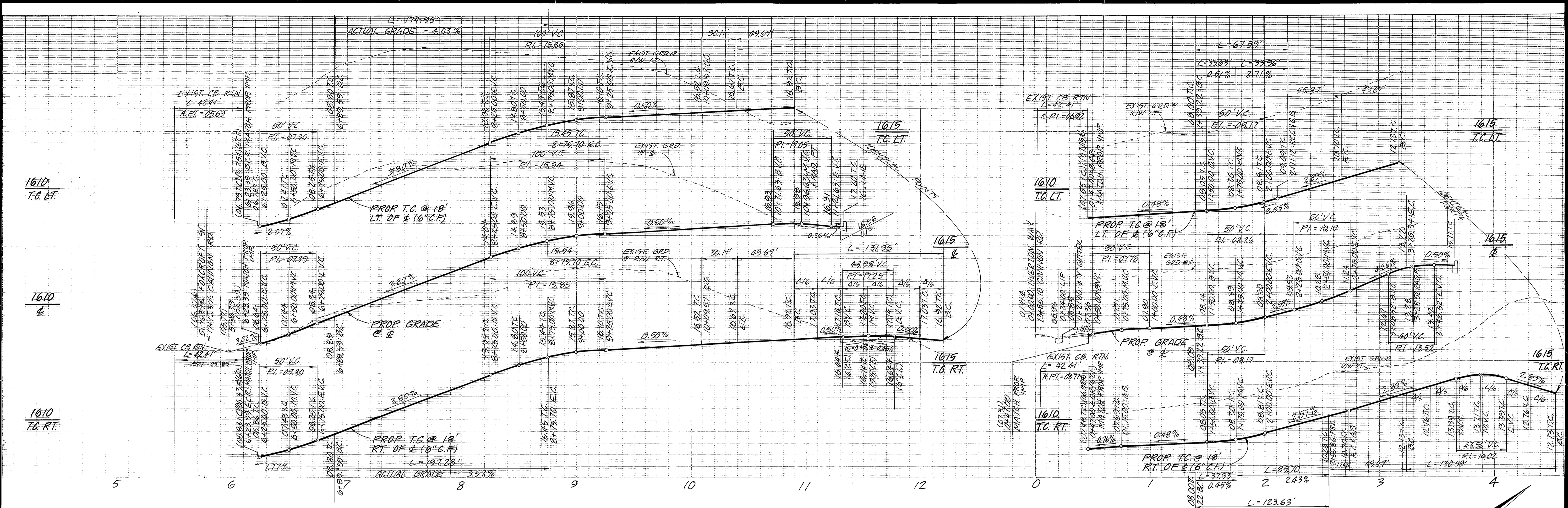
STREET PLAN & PROFILE  
**TRACT 21403**  
INDEX/CD PROJECT NO. **R-2825**

**STANHOPE LANE**  
SHEET **2** OF **3**

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

FILE NO. 86-9189(M)

PC 208B



**PRIVATE ENGINEERING NOTE**

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

**FOXCRIFT STREET**

REGISTERED PROFESSIONAL ENGINEER  
JOHN W. CALITY  
No. 17550  
CIVIL  
STATE OF CALIFORNIA

**Underground Service Alert**

Call: TOLL FREE  
**1-800-422-4133**

TWO WORKING DAYS BEFORE YOU DIG

CURVE DATA				CURVE DATA (CONT'D)			
NO	Δ	R	L	NO	Δ	R	L
1	19°43'58"	282.00'	67.59'	8	35°32'43"	282.00'	174.95'
2	27°50'03"	115.00'	55.87'	9	35°32'43"	318.00'	197.28'
3	207°59'51"	36.00'	130.69'	10	15°00'00"	115.00'	30.11'
4	08°42'29"	115.00'	17.48'	11	210°00'00"	36.00'	131.95'
5	22°16'33"	318.00'	123.63'				
6	35°32'43"	300.00'	186.12'				
7	90°00'00"	27.00'	42.41'				

**J F DAVIDSON ASSOCIATES, INC.**  
CIVIL ENGINEERS • SURVEYORS • PLANNERS

P.O. BOX 493 11200 SO. MT. VERNON AVE., #D 73-080 EL PASO, #103  
RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260  
(714) 686-0844 (714) 825-1082 (619) 346-5691

SCALE: BENCH MARK: CITY OF RIVERSIDE BENCHMARK #FB-E P.K. NAIL & CITY TAG IN TOP OF LARGE ROCK TO S'LY OF ALESSANDRO BLVD. & 0.60 MILE S'ELY OF VIA VISTA DR. NEAR PP. NO. 775963 H. ELEV. = 1502.195

DATE: SEPT 1986

**JFD ASSOCIATES**

APPROVED BY: [Signature]  
DATE: 5-7-87

DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]

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

APPROVED BY: [Signature]  
DATE: 5-7-87

CHIEF P. W. ENGR. [Signature]

**STREET PLAN & PROFILE**  
**TRACT 21403**  
**FOXCRIFT STREET**  
**TIVERTON WAY**

PROJECT NO. **R-2825**

SHEET **3** OF **3**

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

FILE NO. 86 - 9189 (M)