

- 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.
  - WHEELCHAIR RAMP CURB DEPRESSION PROVIDED PER CITY STD. DWG. NO. 304.
  - Construct A.C. paving and base per typical section.
  - Construct cross-gutter per City of Riverside Std. Dwg. No. 220. W=10'
  - Install 2" x 4" redwood header.
  - Construct 6" A.C. Berm, Type I, per City of Riverside Std. Dwg. No. 250.
  - PLACE 4" DECOMPOSED GRANITE WITH 2" x 4" REDWOOD HEADERS ON BOTH SIDES FOR EQUESTRIAN TRAIL.
  - Construct Concrete Block Wall per City Std. No. 704 (see plan for height). Type/color of block: Orco "La Paz" Slumpstone (or equal) Size: 6" x 6" x 16" Mortar color: to match Type/color cap: 8" x 2" x 16" Orco "La Paz" Slumpstone (or equal) Other: Stucco Pilaster see Dwg. above.
  - Pilasters per detail hereon and materials per note 10.
  - Plant Street Trees per City of Riverside, Parks and Recreation Department Standards.
  - Construct Barricade per City of Riverside Std. Dwg. No. 180.
  - CONSTRUCT 4" VUP SEWER LATERAL AT MINIMUM 2.00% TO PROPERTY LINE PER CITY OF RIVERSIDE STD. DWG. NO. 562.
  - PLACE 0.25" AC SHALE AND SLOPE PAVING PER PLAN AND SECTION "A"-"A" ON SHEET NO. 4.
  - 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 (351-6150).
  - The developer 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.
  - In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the Inspector prior to overlaying with A.C. paving.

**STREET NAME & TRAFFIC SCHEDULE**

STREET	TRAFFIC SCHEDULE
CROSS STREET	2600
LATIMER LANE	10700
LATIMER LANE	10700
BRADEN PLACE	2600
R.I. (STOP SIGN)	
W. 53 (NOT A THRU STREET)	

INSTALL SIGNS PER CITY OF RIVERSIDE STD. DWGS. NO. 662A & 666.

- 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.

**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.

- 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, Standard Drawing No. 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 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 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.
- Location of laterals to be determined in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
- See City of Riverside Electrical Department Drawing for disposition of existing power poles, conduits and street lights.
- 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 (351-6150).
- The developer shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
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- In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the Inspector prior to overlaying with A.C. paving.

**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. SPACING REQ.
CROSS STREET	LAGEASTROEMIA INDICA / CANPE MYRTLE	15 GAL	45' 25'
CLEVELAND AVE	CANNANODUM CANADENSIS / CANADIAN	15 GAL	45' 12'
LATIMER LANE	PAUNUS CEPHALEPEPA / RED LEAF PLUM	15 GAL	45' 12'
BRADEN PLACE	PAUNUS CEPHALEPEPA / RED LEAF PLUM	15 GAL	45' 45'

VICTORIA AVENUE - SEE DEVELOPER FRONTAGE LANDSCAPING PLAN #1979 PREPARED BY MANUEL H. HUBER, ASSOCIATES - (714) 761-1930



**FOUR CORNERS PIPELINE CO.**  
 Approved: [Signature] 6/24/87  
 DATE: 6/24/87

**GAGE CANAL CO.**  
 Approved: John M. Hocking 7/24/1987  
 DATE: 7/24/87

PREPARED UNDER THE DIRECTION OF:  
 Robert S. Kipp  
 REGISTERED CIVIL ENGINEER NO. 13699  
 EXPIRATION DATE: 3-31-89 DATE: 4-2-87

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

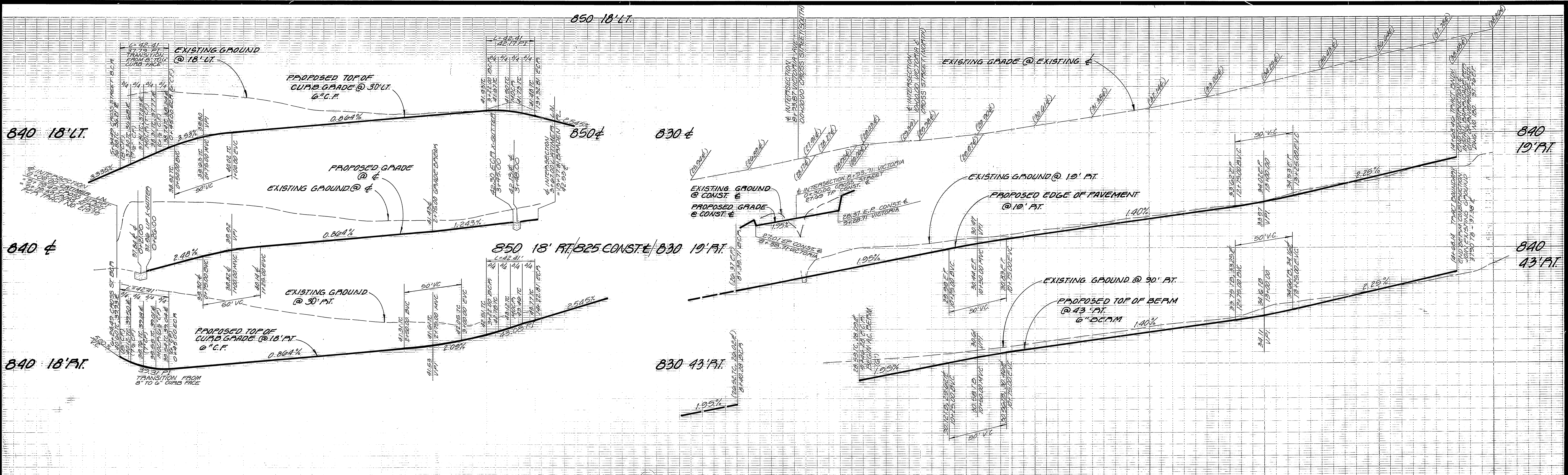
**CITY OF RIVERSIDE, CALIFORNIA**  
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]  
 DATE: 11/16/87

**TRACT NO. 22019**  
**STREET IMPROVEMENT PLANS**  
**TITLE SHEET**

PROJECT NO. R-2897  
 SHEET 1 OF 5  
 FILE NO. 00-0472

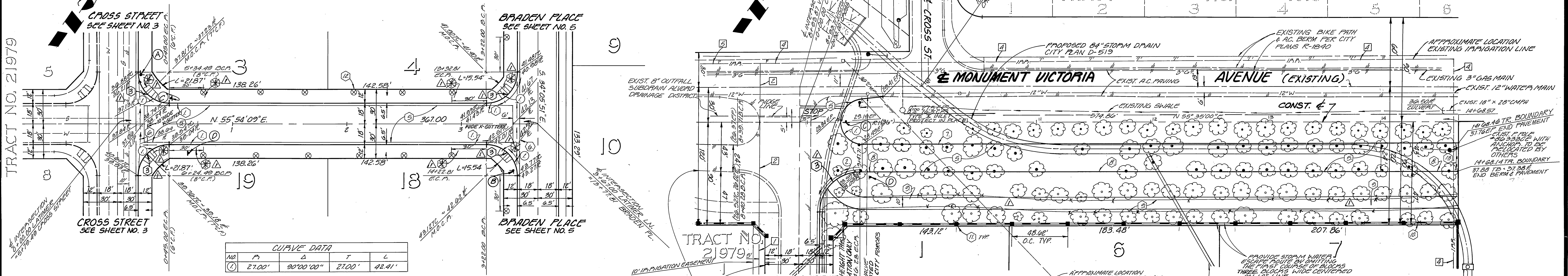




**IRRIGATION LINE NOTES**

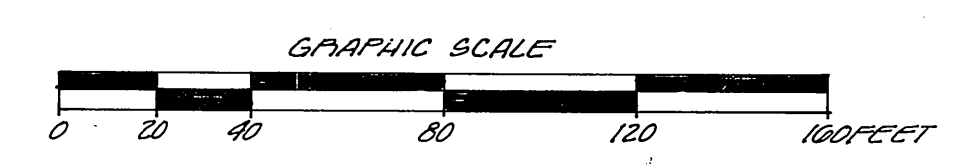
The installation and relocation of irrigation lines and facilities by the developer shall be done under the direction and supervision of John M. Hocking, Manager of the Gage Canal Company or his representative. The Gage Canal Company shall approve all construction material used and shall not be liable for and/or incur any cost or expense for materials or installation.

- 1 Install 8" P.V.C. irrigation line.
- 2 Install 8" steel irrigation line across street improvements.
- 3 Existing irrigation standpipe to be relocated.
- 4 Existing irrigation line to remain in operation and be protected in place until installation of new facilities are complete, then line is to be abandoned.
- 5 Existing irrigation line protect in place.



CURVE DATA			
NO	P	Δ	T
1	27.00'	90°00'00"	21.00'
2	27.00'	90°00'00"	21.00'

CURVE DATA			
NO	P	Δ	T
1	19.00'	180°00'00"	59.09'
2	33.00'	89°40'51"	34.81'



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.



NOTE: ALL UTILITIES TREES IN P/W TO BE REMOVED

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

- LEGEND**
- ⊙ EXISTING TRACES TO BE REMOVED
  - ⊙ EXISTING TREES TO REMAIN

GAGE CANAL CO.  
 Approved by *John M. Hocking* 7-24-1987  
 DATE: 7-24-87

PREPARED UNDER THE DIRECTION OF:  
*Robert S. Nipper*  
 REGISTERED CIVIL ENGINEER  
 EXPIRATION DATE: 3-31-89 DATE: 4-2-87

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

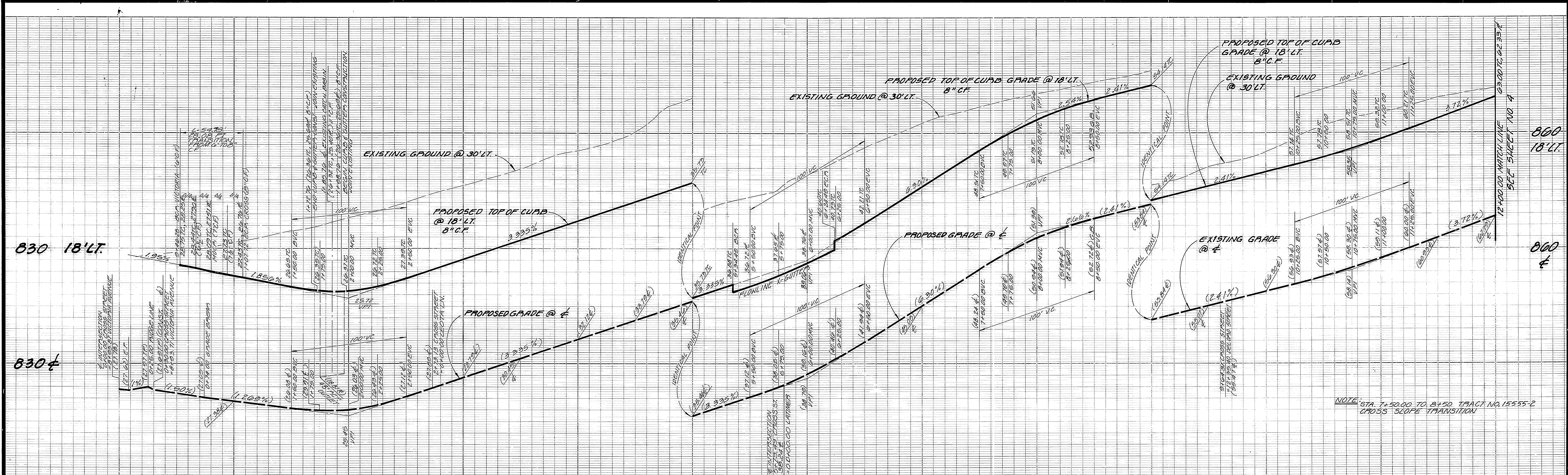
AS BUILT  
 DESIGNED BY *DL* DRAWN BY *EDS* CHECKED BY *DH*

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY *Benny Beal*  
 DATE: 4/16/87

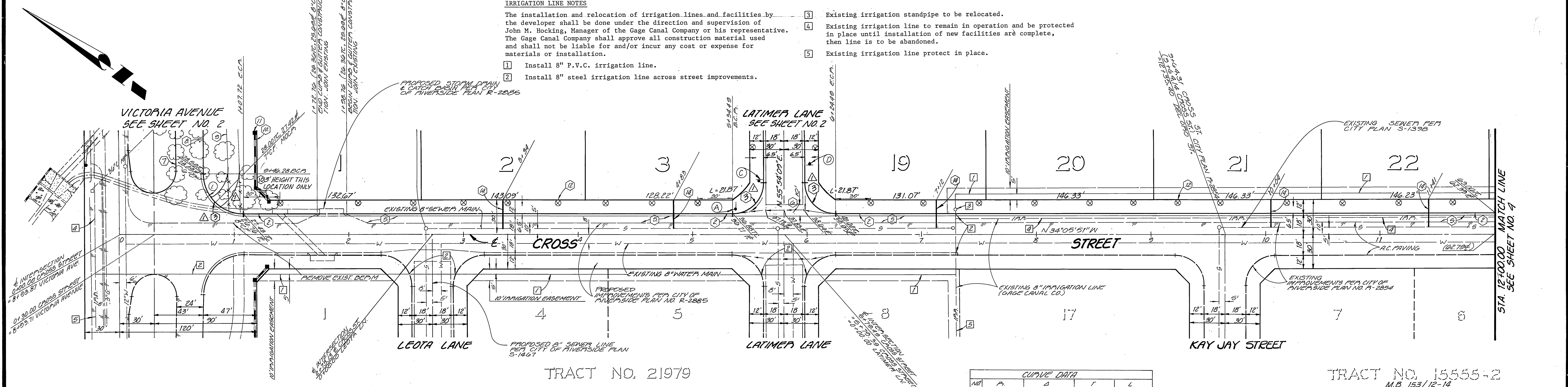
TRACT NO. 22019  
 STREET IMPROVEMENT PLAN AND PROFILE  
 LATIMER LANE &  
 VICTORIA AVENUE  
 FOR: HEUSDER ENTERPRISES

PROJECT NO. R-2897  
 SHEET 2 OF 5  
 FILE NO. 86-0472





0 1 2 3 4 5 6 7 8 9 10 11 12

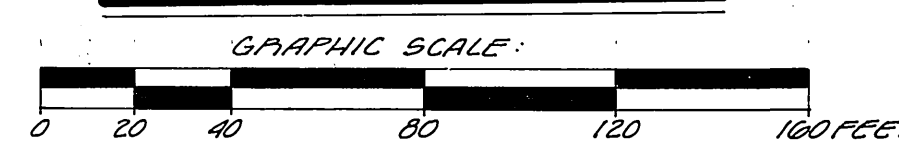


- IRRIGATION LINE NOTES**
- 1 Install 8" P.V.C. irrigation line.
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**CITY OF RIVERSIDE WATER DEPT.**  
 APPROVED: *Carl Wengert* 8/24/87  
 GAGE CANAL CO.  
 APPROVED: *John M. Hocking* 7-24-1987  
 DATE

**NOTE:**  
 ALL CITY TRACES IN P/W TO BE REMOVED  
**NOTE:**  
 SEE SHEET NO. 1 FOR GENERAL NOTES, COLLECTION NOTES, AND TYPICAL SECTION.

**CROSS STREET**



NO	P	A	D	T	L
1	39.00'	89°40'51"	34.81'	54.78'	

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

**PRIVATE ENGINEERING NOTE**  
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PREPARED UNDER THE DIRECTION OF:  
*Robert S. Kippel*  
 REGISTERED CIVIL ENGINEER NO. 12000  
 EXPIRATION DATE 3-31-88 DATE: 4-2-87  
 APPROVED BY:

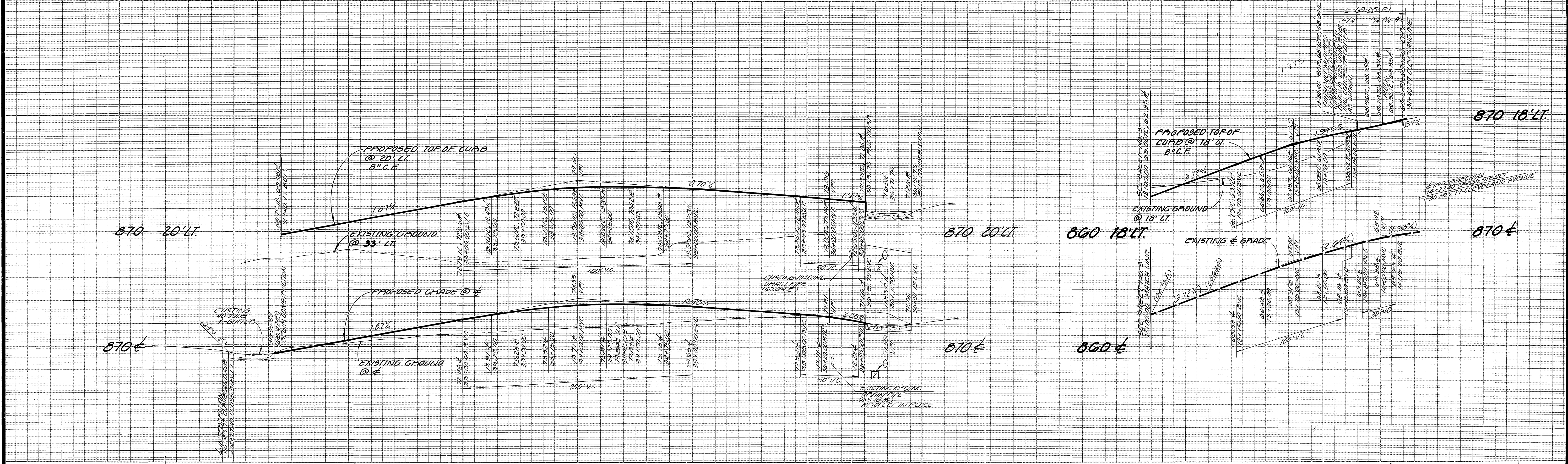
**J.F. DAVIDSON ASSOCIATES, INC.**  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, TX 75080  
 RIVERSIDE, CA 92504 COLTON, CA 92324 PALM DESERT, CA 92260  
 (714) 686-0844 (714) 825-1082 (619) 346-5691

**JFD ASSOCIATES**  
 AS BUILT  
 DESIGNED BY: *DH* DRAWN BY: *EDB* CHECKED BY: *DH*  
 DATE: APRIL 1987

**CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS**  
 APPROVED BY: *Barry Bell*  
 TRAFFIC DIVISION  
 CHIEF P.W. ENGR.  
 DATE: 4/16/87

**TRACT NO. 22019 STREET IMPROVEMENT PLAN AND PROFILE CROSS STREET**  
 PROJECT NO. R-2897  
 SHEET 3 OF 5  
 FILE NO. 80-0472  
 FOR: MEUSDER ENTERPRISES



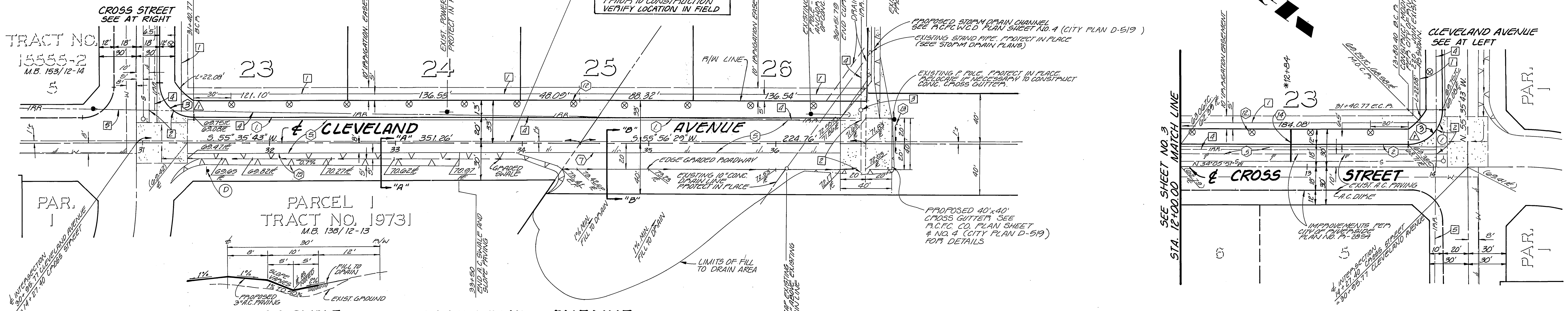


**IRRIGATION LINE NOTES**

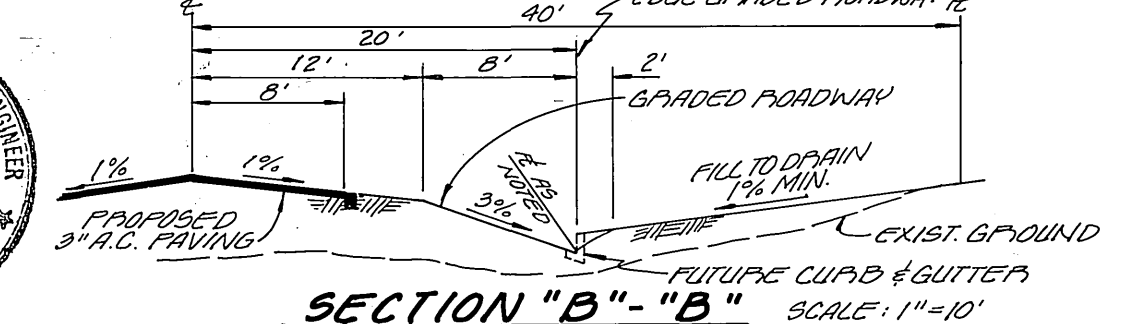
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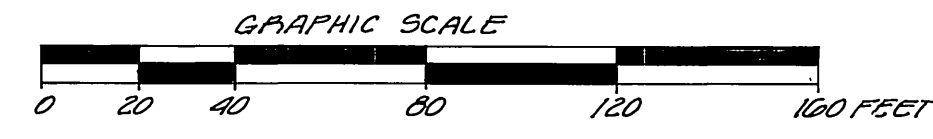
**CAUTION:**  
EXISTING 10" FUEL LINE  
PROTECT IN PLACE  
NOTIFY FOUR CORNERS PIPE  
LINE CO. (713) 428-9222  
PRIOR TO CONSTRUCTION  
VERIFY LOCATION IN FIELD



**A.C. SWALE SECTION "A" - "A"**  
SCALE: 1" = 10'

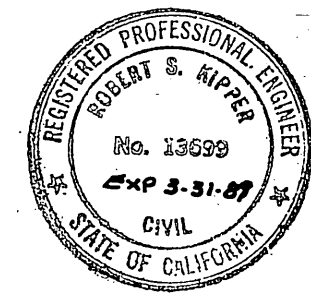


CURVE DATA				
NO.	P.	Δ	T	L
1	27.00'	89°41'34"	20.86'	42.27'



**GAGE CANAL CO.**  
John M. Hocking 7-24-1987  
APPROVED JOHN M. HOCKING DATE  
CITY OF RIVERSIDE WATER DIST. DEPT.  
Carl Weingarten 2/26/87  
APPROVED DATE

**FOUR CORNERS PIPELINE CO.**  
Robert M. Marshall 8/12/87  
APPROVED DATE  
SOUTHERN CALIFORNIA EDISON  
Cheryl Nelson 7-16-87  
APPROVED BY DATE



**Underground Service Alert**  
Call: TOLL FREE 1-800-492-4133  
TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**  
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PREPARED UNDER THE DIRECTION OF:  
**Robert S. Kipp**  
REGISTERED CIVIL ENGINEER NO. 13629  
EXPIRATION DATE 3-31-89 DATE: 4-2-87

APPROVED BY:

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

P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-090 EL PASO, #103  
RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260  
(714) 686-0444 (714) 825-1082 (619) 346-5691

SCALE: HORIZ. = 1" = 40' VERT. = 1" = 4'  
DATE: APRIL 1987

BENCH MARK: FD BRASS DEC. IN CONCRETE STAMPED M.L. 83, 1071, RIVERSIDE COUNTY SURVEYOR 144 N.W. 1/4 OF ARIZONA AVE. AND 30' ELY OF LA SIERRA AVE.  
ELEVATION: 783.41

**J.F.D. ASSOCIATES**

MARK: AB BUILT

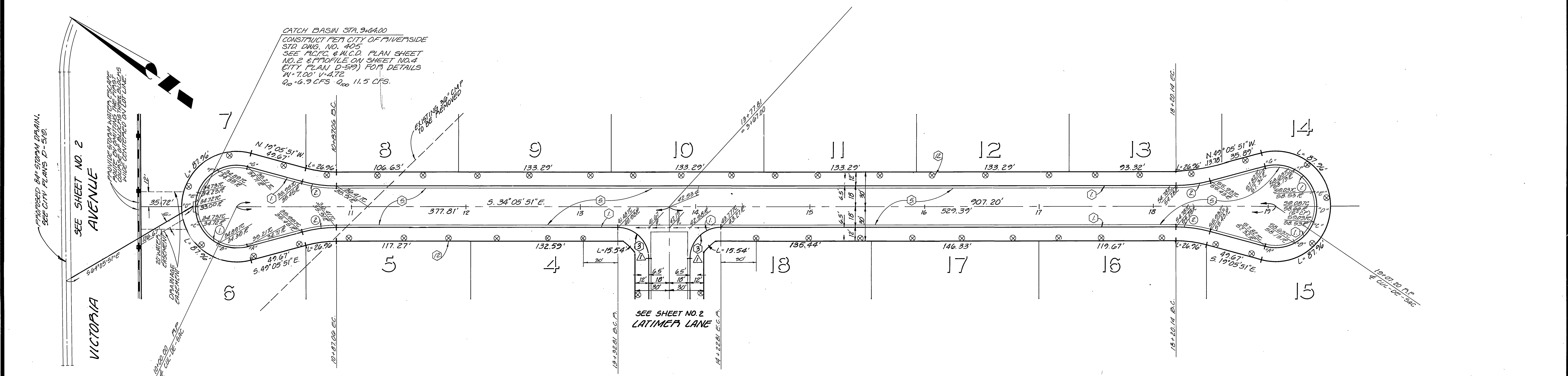
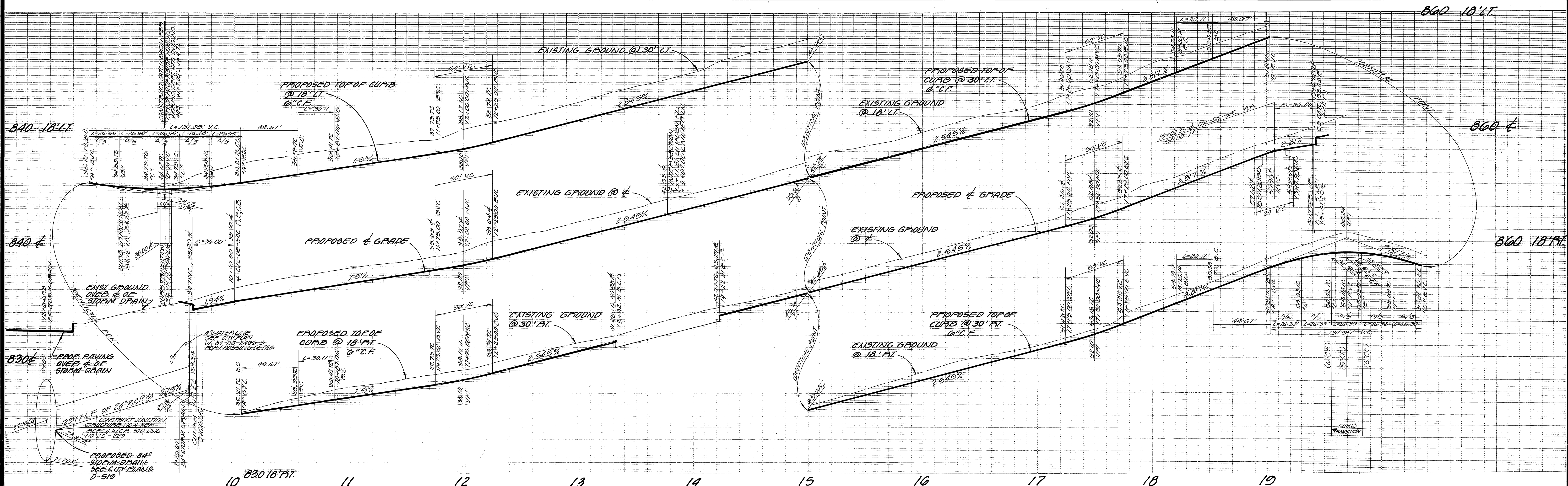
DESIGNED BY: DH DRAWN BY: EDB CHECKED BY: DHR

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

APPROVED BY: [Signature] DATE: 11/16/87  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
CHIEF P.W. ENGR.

**TRACT NO. 22019**  
STREET IMPROVEMENT PLAN AND PROFILE  
**CLEVELAND DRIVE CROSS STREET**  
PROJECT NO. R-2897  
SHEET 4 OF 5  
FILE NO. 80-0472



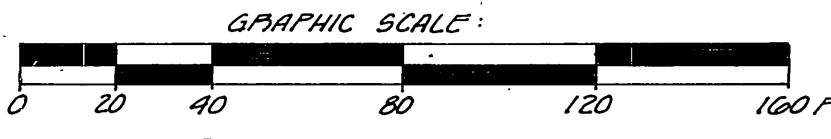


**BRADEN PLACE**

NOTE:  
 ALL CURB TRACES IN P.I.W TO  
 BE REMOVED.

CURVE DATA			
Station	R	Δ	L
1	36.00'	210°00'00"	134.05'
2	115.00'	15°00'00"	30.11'

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



PRIVATE ENGINEERING NOTE

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PREPARED UNDER THE DIRECTION OF:  
**Robert S. Kippner**  
 REGISTERED CIVIL ENGINEER NO. 13699  
 EXPIRATION DATE 5-31-87 DATE: 4-2-87

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

PO. BOX 493 11200 SO. MI. 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  
 HORIZ: 1"=40'  
 VERT: 1"=4'

DATE APRIL 1987

BENCH MARK: FD BRASS DISC. IN CONCRETE STAMPED  
 N.L., 23, 1971, RIVERSIDE COUNTY SURVEYOR 144  
 N.E. LY OF PATAGONIA AVE AND 30' ELY OF LA SIERRA AVE.  
 ELEVATION: 733.41'

DESIGNED BY: DH  
 DRAWN BY: EDB  
 CHECKED BY: DH

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]  
 DATE: 11/16/87

TRACT NO. 22019  
 STREET IMPROVEMENT  
 PLAN AND PROFILE  
 BRADEN PLACE

PROJECT NO. R-2897  
 SHEET 5 OF 5  
 FILE NO. 80-947C

FOR: MEUSBER ENTERPRISES