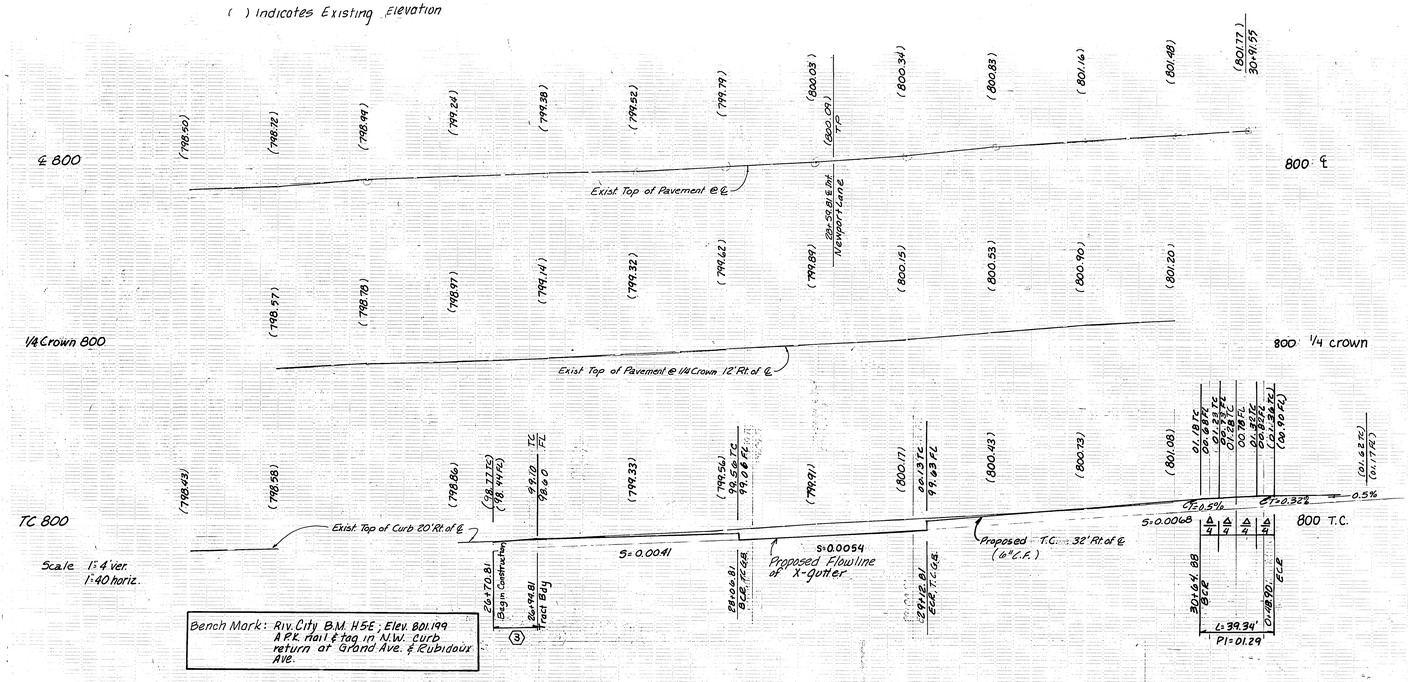
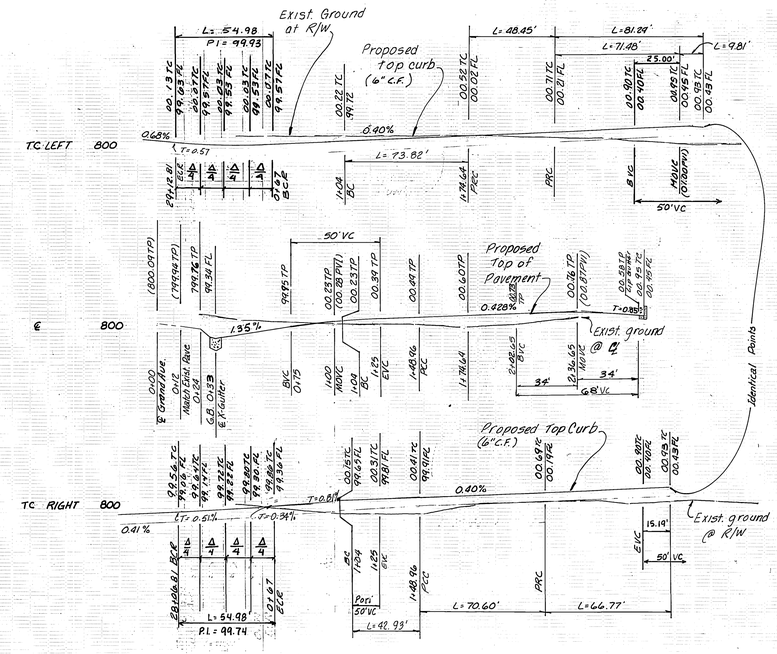
( ) Indicates Existing Elevation





GENERAL NOTES:

1. Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings,and the Standard Specifications for Public Works Construction,1985 Edition.
2. It shall be the responsibility of the contractor to clear the right of way in accordence with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
3. Trim edge of 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. Any quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
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 by 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 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 revise the plans for approval by the City.
12. 6' x 6' or 6" diameter blockouts for mail boxes are required in curb sidewalk 10" to 14" from curb face at the property line between adjacent residences.
13. 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.
14. The existence and location of any underground utilities or structures shown on these plans are obtained from a search of available records. To the best of our knowledge there are no existing utilities except those shown on this plan. The contractor is required to take due precautionery measures to protect the utilites shown, and is responsible for the protection of, and any damage to these lines or structures.
15. Contractor agrees that he shall assume sole responsibility for the job site conditions during the course if 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 alledged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the Owner or the Engineer.
16. Curb & gutter shall be staked with 3' offsets at 25' intervals.
17. Developer to give City Water Division five (5) working days written notice prior to start of construction and to allow the City ten (10) working days for completion of work. (787-7611)

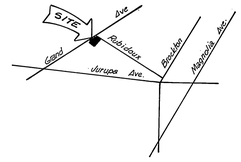
Park & Recreation Dept. General Notes:

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 787-7823 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 relocated trees, c) after planting and all other indicated or specified work has been completed for start of maintenance, and, d) at end of maintenance only upon receipt of written notification from the City that the park and 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:

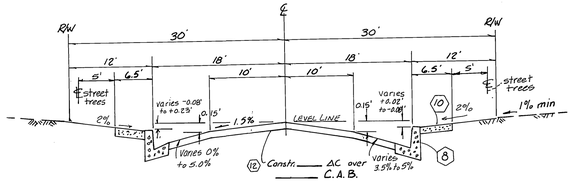
	Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Req.
a.	Grand Ave	Washingtonia/California Filifera /Fan Palm	Relocate as shown		5
b.	Newport Ln.	" "	Relocate from Grand Ave. as shown		4
c.	Newport Ln.	Fraxinus Vel- / utina 'Modesto"/ Ash	Modesto 15 gal.	45'	7
d.	Rubidoux Ave.	Magnolia / Southern Grandiflora	Magnolia 15 gal	45'	8

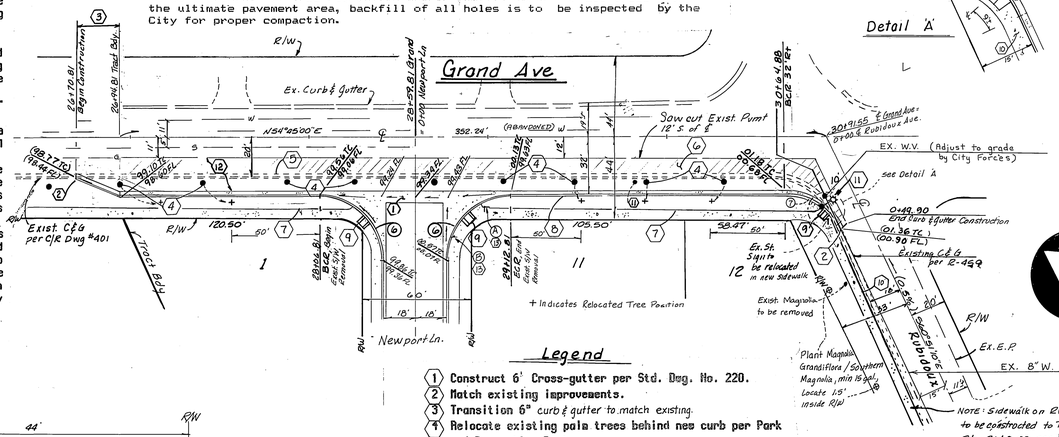
5. Public Works and Park and Recreation Department permits are required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper compaction.

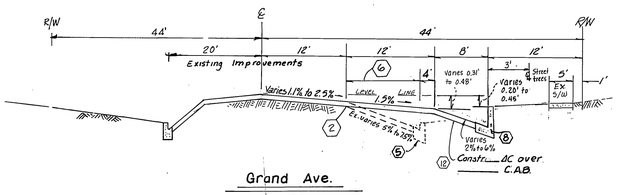
Traffic & Street Name Signs		
(A)	Grand Ave.	5800 Block
	Newport Ln.	4800 Block
(B)	Stop Sign	30" Octagon



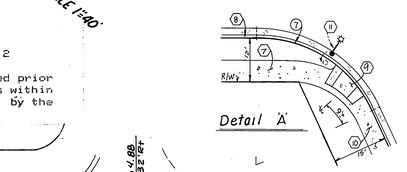
VICINITY MAP

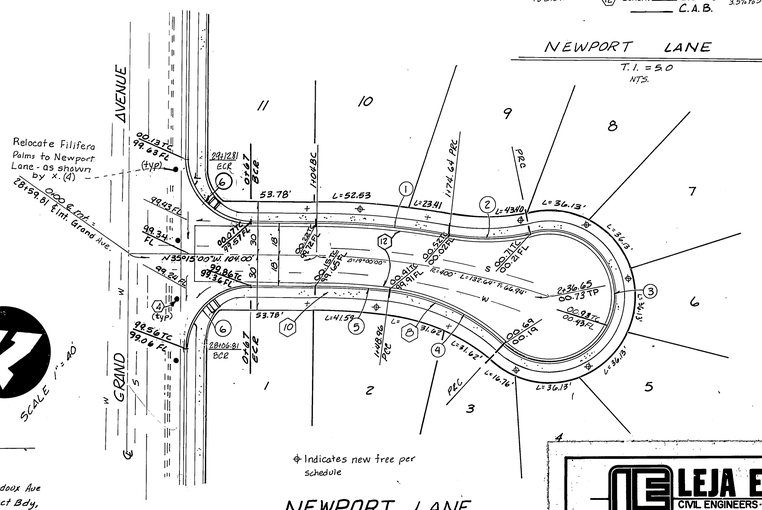






Grand Ave.
T.I. = 7.5
N.T.S.




NEWPORT LANE
T.I. = 5.0
N.T.S.
AVENUE
GRAND
Relocate Filifera Palms to Newport Lane - as shown by X. (4)
Exist. 8" W.
Exist. 6" W.
Exist. 8" S.D.
Exist. 24" S.D.
Exist. 18" S.D.
Exist. 8" G.L.
Exist. 6" G.L.
Exist. 8" G.L.