

PLANTING & CONSTRUCTION NOTES

1. THESE SHEETS ACQUIRED FROM ALBERT A. WEBB CIVIL ENGINEERS. LOCATION OF EXISTING PLANT MATERIAL PROVIDED BY PLANS FROM ALBERT A. WEBB ASSOC. CIVIL ENGINEERS APRIL 1974.
2. ALL WORK TO BE PER STEPS AND DETAILS SHOWN ACCORDING TO CONTRACT DOCUMENTS FOR THE PROJECT DATED 4-15-74. SHALL BE CONSIDERED AS WRITTEN HEREIN.
3. FINISH GRADE TO BE SUPERVISED BY LANDSCAPE ARCHITECT. ROUGH GRADE TO BE WITHIN 1/2" OF A FOOT.
4. ALL SUBSTITUTIONS FOR PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
5. SOIL PREP: FERTILIZER AT RATE OF 2 CU. YDS./1000 SQ. INKORPORATED INTO TOP 6" OF SOIL (MEDIAN STRIP)
6. LOCATION OF ALL PLANT MATERIAL TO BE VERIFIED IN FIELD BY LANDSCAPE ARCHITECT AFTER STAKING OF TREE LOCATIONS BY CONTRACTOR.
7. TURF AREA DENOTES BERMUDA HYBRID 'SANTA ANA' TO BE APPLIED AT THE RATE OF 4 BUSHELS PER 1000 SQ. PLANTING TIME TO BE VERIFIED BY LANDSCAPE ARCHITECT.
8. REFER TO CITY OF RIVERSIDE STANDARD DRAWING # 326 FOR TREE WELL COVERS CONSTRUCTION & INSTALLATION.
9. PINUS KANAKAMII TO BE STANDARD HIGH BRANCHING MIN. 8'-0".
10. EXISTING PALMS TO BE RELOCATED BY THE CONTRACTOR PER CITY OF RIVERSIDE STANDARD SPECIFICATIONS. LOCATIONS TO BE STAKED BY PARK & RECREATION DEPT.
11. SEE DETAIL THIS SHEET FOR TREE WELL DRAIN.
12. TREE WELL LOCATION SUBJECT TO CHANGE BY ENGINEER, PENDING VERIFICATION OF SEWER LINE LOCATIONS.
13. 3" THICK ROMANITE, COPPLE STONE PATTERN, COLOR = LITHOCHROME A-29 TERRA COTTA. COLOR SUBJECT TO CHANGE, VERIFY PRIOR TO CONSTRUCTION.
14. ALL CUT-OUTS IN ROMANITE WILL HAVE A FINISH GRADE 2" BELOW TP OF ROMANITE.

NO.	DATE	DESCRIPTION	AMOUNT	TOTAL
1	12-22-73	...	...	...
2	1-10-74	...	...	...
3	1-10-74	...	...	...
4	1-10-74	...	...	...
5	1-10-74	...	...	...
6	1-10-74	...	...	...
7	1-10-74	...	...	...
8	1-10-74	...	...	...
9	1-10-74
10	1-10-74
11	1-10-74
12	1-10-74
13	1-10-74
14	1-10-74
15	1-10-74
16	1-10-74
17	1-10-74

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LANDSCAPE ARCHITECTS

17815 SKYPARK CIRCLE
SUITE H
IRVINE, CALIFORNIA
(714) 979-8901

THE MISSION
MISSION INN, SUITE 304
RIVERSIDE, CALIFORNIA
(714) 683-0901

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REDEVELOPMENT AGENCY

APPROVAL FOR SCOPE & CONCEPT

APPROVED BY:

DATE: 6-3-74

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY: _____ DATE: _____

R.E. NO. _____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY:

DATE: 6-5-74

NEIGHBORHOOD DEVELOPMENT PROGRAM NO. 2

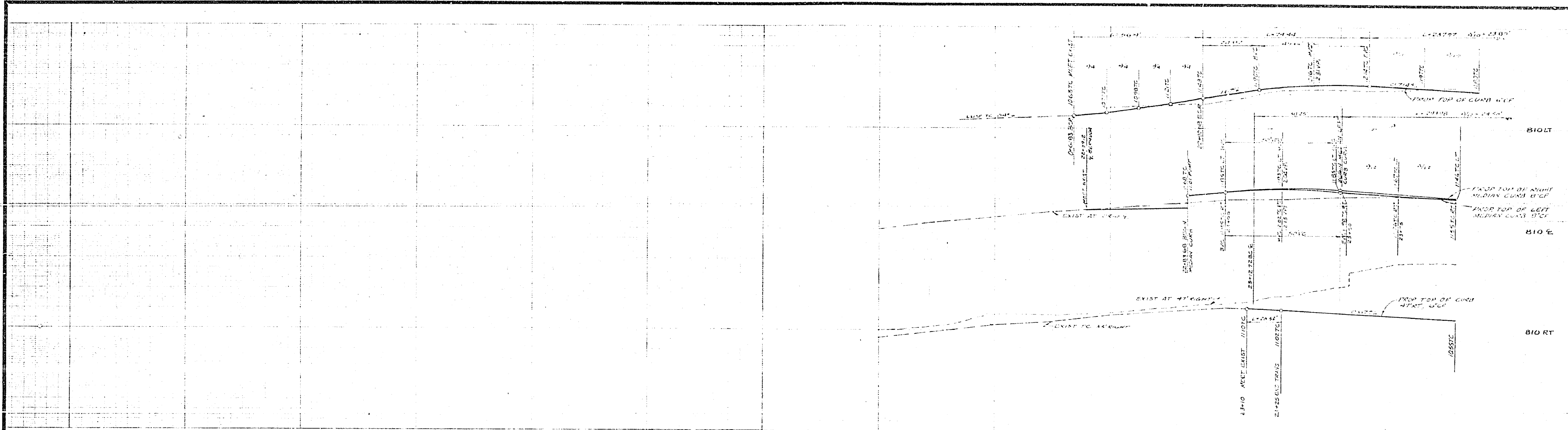
PLANTING & CONSTRUCTION PLAN

ACCOUNT NO. 0020

DRAWING NUMBER R-1747A

SHEET 1 OF 4

SCALE: HORIZ 1"=20'



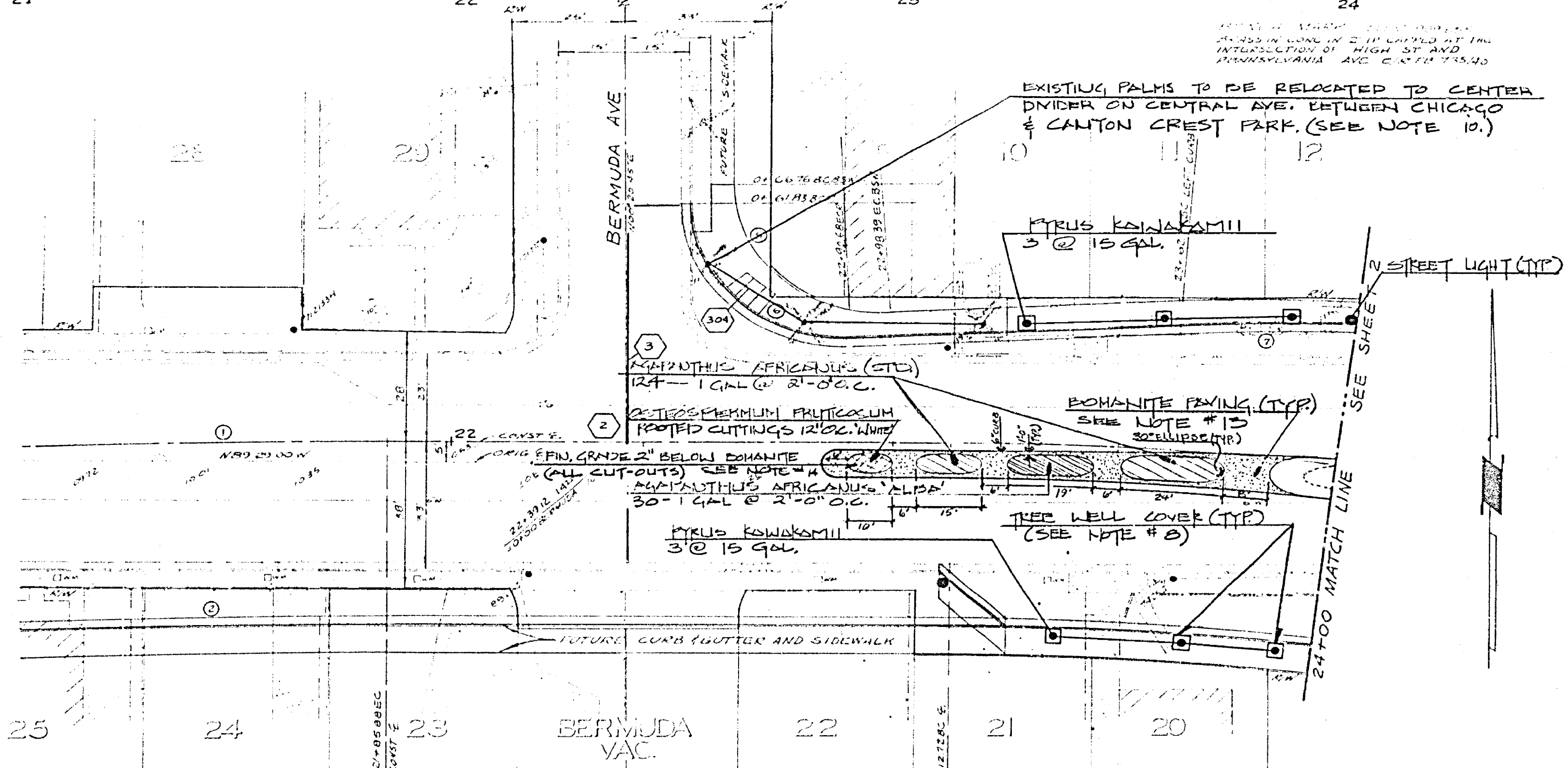
GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1973 EDITION, AND THE CITY OF RIVERSIDE STANDARD DRAWINGS.
- STREET LIGHT CONSTRUCTION NOTES ARE ON THE STREET LIGHT PLANS.
- THE DEVELOPER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREET HAS BEEN PROVED TO ADEQUATE DEPTH OF BASE MATERIAL AND P.C. FINISH SHALL BE DETERMINED BY CITY OF RIVERSIDE DESIGN STANDARDS.
- LOCATIONS OF DRIVEWAY APPROACHES, PER STANDARD DRAWING NO. 302, AND OF TIEWALL BEAMS AND COVINGS, PER STANDARD DRAWING NO. 327 SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- THE DESIGN AS SUBMITTED IS PREDICATED ON REMOVAL OF ALL EXISTING STRUCTURES ADJACENT TO AND RIGHTS OF ENTRY TO BE OBTAINED BY THE REDEVELOPMENT AGENCY FOR WORK ON PRIVATE PROPERTY. IF EXISTING STRUCTURES ARE TO REMAIN, EXISTING WALLS WILL BE PROVIDED TO SUPPORT VERTICAL CUT SLOPES.
- CURS WILL BE STAKED AT 3' OFFSETS AND AT A MAXIMUM 25' INTERVAL. ALL PLUMBED OBSERVATIONS ON THE PLAN WILL BE STAKED IN THE FIELD BY THE ENGINEER.
- TRAFFIC CONTROL SIGNS MUST BE IN PLACE PRIOR TO OPENING THE STREETS TO TRAFFIC.
- POWER POLES TO BE RELOCATED BY OTHERS PRIOR TO THE STREET CONSTRUCTION.
- WATER METERS SHALL BE RELOCATED BEHIND THE PROPOSED CURB.
- EXISTING SEWER AND STORM DRAIN MANHOLES SHALL BE ADJUSTED TO THE PROPOSED FINISH GRADE.
- PIPS SHALL BE INSTALLED PER STANDARD DRAWING NO. 452, CASE 1 BEDDING.
- TYPICAL SECTIONS ARE ON SHEET NO. 2.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IF APPLICABLE EACH UTILITY INCLUDING UTILITY LINES, AND AT NO COST TO THE CITY.
- THE CONTRACTOR SHALL CLEAR THE AREA OF ALL EXISTING STRUCTURES, TREES, FENCES, FENCES, CURBS, UTILITY, STORAGE, ETC. TO PROVIDE FOR THE NOW CONSTRUCTION.

CONSTRUCTION NOTES

- PLACE 0.5% OF AC OVER 1" DG BASE MATERIAL.
- OVERLAY WITH A VARIABLE THICKNESS TO PROVIDE A SMOOTH MATCH.
- TRIM EXISTING PAVEMENT TO A STRAIGHT SMOOTH LINE.
- CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING NO. 200, TYPE I, 6" C.C.
- CONSTRUCT CURB ONLY PER STANDARD DRAWING NO. 210, TYPE II, 6" C.C.
- CONSTRUCT CROSS GUTTER AND RAMP PER STANDARD DRAWING NO. 220.
- TRIM AC BEHIND PER STANDARD DRAWING NO. 302.
- CONSTRUCT WHEELCHAIR RAMP PER STANDARD DRAWING NO. 302.
- CONSTRUCT CURB/BIKE SIDEWALK PER STANDARD DRAWING NO. 305, WIDTHS TO 36" AS SHOWN ON THE PLAN.
- CONSTRUCT CATCH BASIN PER STANDARD DRAWING NO. 405.
- PAVE MEDIAN NESE TO LIMIT SHOWN ON PLAN WITH 0.2% AC OVER 1" DG BASE MATERIAL.

NO.	CURVE	DATA		
1	2742.00'	2199.88	24.87	115.62
2	2746.50'	2202.13	24.68	117.34
3	455.00'	700.00	24.17	55.76
4	247.00'	400.00	24.63	29.59
5	87.50'	30.00	31.00	48.17
6	37.50'	35.00	36.24	56.19
7	33.47'	34.00	34.95	28.97
8	103.34'	252.00	24.85	468.24
9	402.71'	645.50	23.73	434.67



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kammeyer, hogan & lynch
LANDSCAPE ARCHITECTS
17815 SKYPARK CIRCLE
SUITE H
IRVINE, CALIFORNIA
(714) 979-8901
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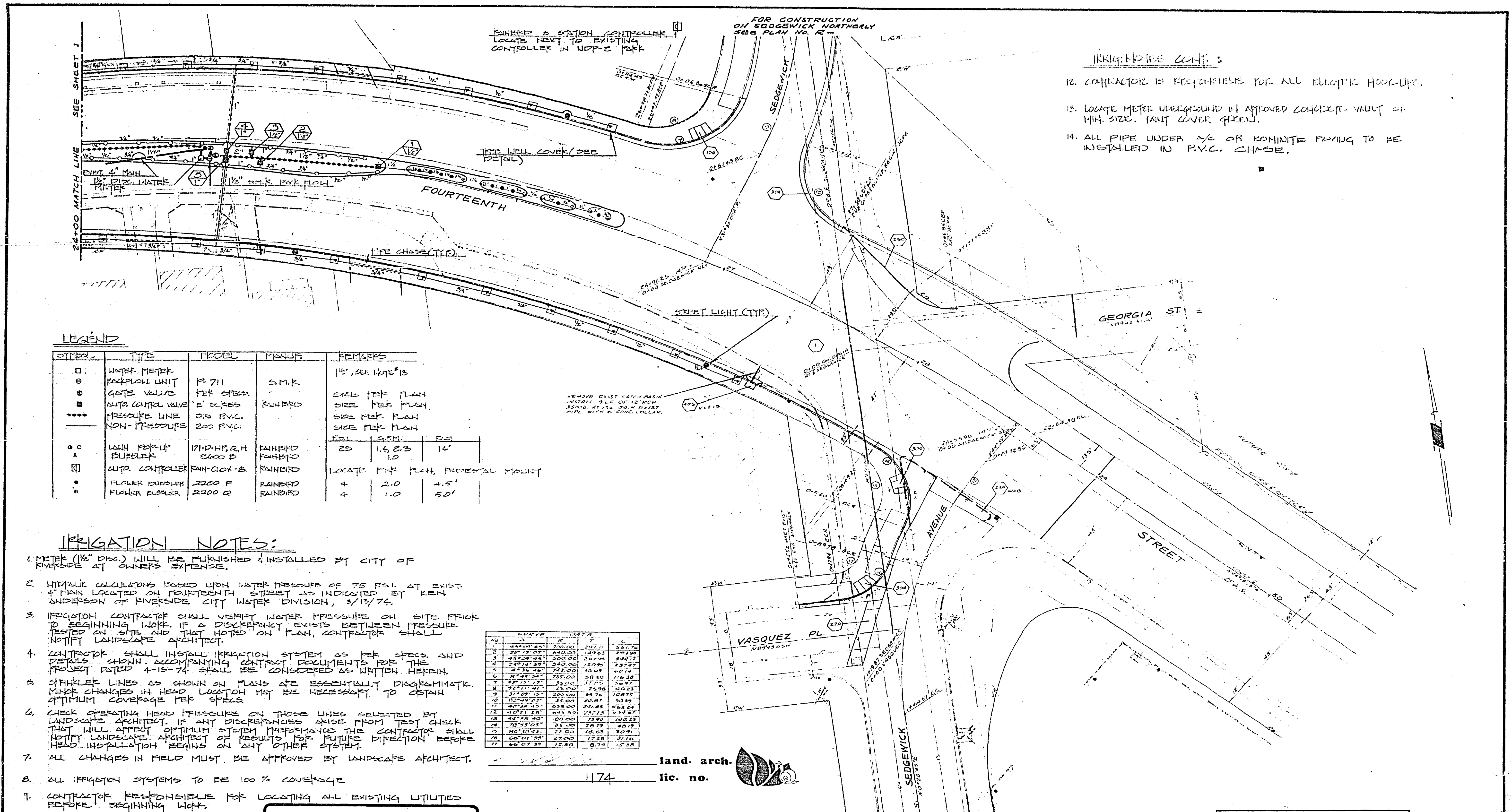
REDEVELOPMENT AGENCY
APPROVAL FOR SCOPE & CONCEPT
APPROVED BY: *J.R. [Signature]*
DATE: 6-7-74

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY: _____ DATE: _____
R.E. No. _____

NO.	REVISIONS	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]*
DATE: 6-5-74

NEIGHBORHOOD DEVELOPMENT PROGRAM NO. 2
PLANTING & CONSTRUCTION PLAN
ACCOUNT No. 6020
DRAWING NUMBER
FOURTEENTH ST.
BERMUDA TO SEDGEWICK
SHEET 2 OF 4
SCALE: HORIZ. 1" = 20' VERT. 1" = 2'



- IRRIGATION NOTES CONT.:
- CONTRACTOR IS RESPONSIBLE FOR ALL ELLIPTIC HOOR-UPS.
 - LOCATE METER UNDERGROUND IN APPROVED CONCRETE VAULT OF MIN. SIZE. PAINT COVER GREEN.
 - ALL PIPE UNDER 2/3" OR KONMITE PAVING TO BE INSTALLED IN P.V.C. CHASE.

LEGEND

SYMBOL	TYPE	MODEL	MANUF.	REMARKS
□	WATER METER			1/2" DIA. 1/2"
○	BACKFLOW UNIT	R-711	S.M.K.	
●	GATE VALVE	PER SPECS.		SIZE PER PLAN
⊖	AUTO CONTROL VALVE	"E" SERIES	RAINBIRD	SIZE PER PLAN
—	PRESSURE LINE	315 P.V.C.		SIZE PER PLAN
- - -	NON-PRESSURE	200 P.V.C.		SIZE PER PLAN
○	WASH PIPER-UP	171-D.H.P. R.H.	RAINBIRD	25
○	BLUPELER	2600 B	RAINBIRD	1.4, 2.3, 1.0
□	AUTO. CONTROLLER	RAIN-CLOCK-B	RAINBIRD	LOCATE PER PLAN, FEDERAL MOUNT
○	FLOWER BUBBLER	2200 F	RAINBIRD	4
○	FLOWER BUBBLER	2200 R	RAINBIRD	2.0, 4.5', 1.0, 5.0'

IRRIGATION NOTES:

- METER (1/2" DIA.) WILL BE FURNISHED & INSTALLED BY CITY OF RIVERSIDE AT OWNERS EXPENSE.
- HYDRAULIC CALCULATIONS BASED UPON WATER PRESSURE OF 75 P.S.I. AT EXIST. 4" MAIN LOCATED ON FOURTEENTH STREET AS INDICATED BY RICH ANDERSON OF RIVERSIDE CITY WATER DIVISION, 3/13/74.
- IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE ON SITE PRIOR TO BEGINNING WORK. IF A DISCREPANCY EXISTS BETWEEN PRESSURE TESTED ON SITE AND THAT NOTED ON PLAN, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM AS PER SPECS. AND DETAILS SHOWN. ACCOMPANYING CONTRACT DOCUMENTS FOR THE PROJECT DATED 4-15-74 SHALL BE CONSIDERED AS WRITTEN HEREIN.
- SPRINKLER LINES AS SHOWN ON PLANS ARE ESSENTIALLY DIAGRAMMATIC. MINOR CHANGES IN HEAD LOCATION MAY BE NECESSARY TO OBTAIN OPTIMUM COVERAGE PER SPECS.
- CHECK OPERATING HEAD PRESSURE ON THOSE LINES SELECTED BY LANDSCAPE ARCHITECT. IF ANY DISCREPANCIES ARISE FROM TEST CHECK THAT WILL AFFECT OPTIMUM SYSTEM PERFORMANCE THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF RESULTS FOR FUTURE DIRECTION BEFORE HEAD INSTALLATION BEGINS ON ANY OTHER SYSTEM.
- ALL CHANGES IN FIELD MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- ALL IRRIGATION SYSTEMS TO BE 100% COVERAGE.
- CONTRACTOR RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES BEFORE BEGINNING WORK.
- EXISTING TUMLS TO BE MADE AVAILABLE CITY SALVAGE.
- REFER TO CITY OF RIVERSIDE STANDARD DRAWING # 326 FOR INFORMATION REGARDING TREE WELL COVERS.

NO.	START	END	AREA	PERCENT	AMOUNT	DATE
1	000000	000000	0000	0.00	0.00	
2	000000	000000	0000	0.00	0.00	
3	000000	000000	0000	0.00	0.00	
4	000000	000000	0000	0.00	0.00	
5	000000	000000	0000	0.00	0.00	
6	000000	000000	0000	0.00	0.00	
7	000000	000000	0000	0.00	0.00	
8	000000	000000	0000	0.00	0.00	
9	000000	000000	0000	0.00	0.00	
10	000000	000000	0000	0.00	0.00	
11	000000	000000	0000	0.00	0.00	
12	000000	000000	0000	0.00	0.00	
13	000000	000000	0000	0.00	0.00	
14	000000	000000	0000	0.00	0.00	
15	000000	000000	0000	0.00	0.00	
16	000000	000000	0000	0.00	0.00	
17	000000	000000	0000	0.00	0.00	

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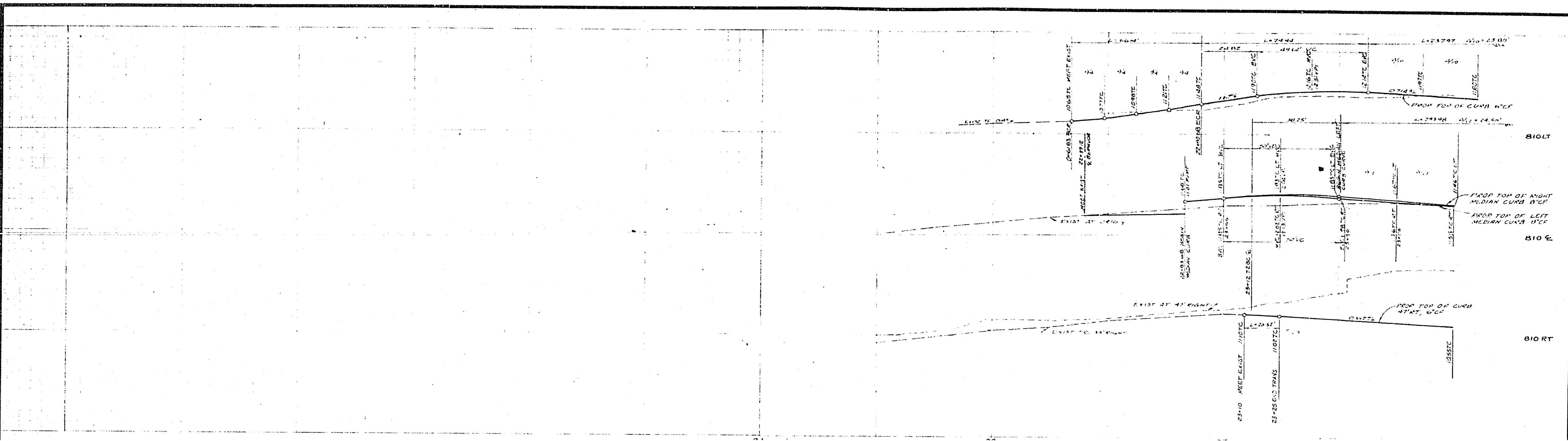
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RIVERSIDE, CALIFORNIA
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REDEVELOPMENT AGENCY
APPROVAL FOR SCOPE & CONCEPT
APPROVED BY: DATE: 4-1-74

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY: DATE:
R.E. No.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: DATE: 4-5-74
DIRECTOR OF PUBLIC WORKS

NEIGHBORHOOD DEVELOPMENT PROGRAM No. 2
IRRIGATION PLAN
ACCOUNT No.
DRAWING NUMBER
FOURTEENTH ST.
BERMUDA TO SEDGEWICK
R-1747A
SHEET 3 OF 4
SCALE: HORIZ 1"=20'



GENERAL NOTES

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- THE DEVELOPER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER PRIOR TO THE STREET HAS BEEN ESTABLISHED TO DETERMINE GRADE, DEPTH OF BASE MATERIAL AND AC FINISH SHALL BE DETERMINED BY CITY OF RIVERSIDE DESIGN STANDARDS.
- LOCATIONS OF DRIVEWAY APPROACHES, PER STANDARD DRAWING NO. 302, AND OF TREEWELL FRAMES AND COLUMNS, PER STANDARD DRAWING NO. 327, SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- THE DESIGN AS SUBMITTED IS PREDICATED ON REMOVAL OF ALL EXISTING STRUCTURES ADJACENT TO R/W AND PLANTS OR SETBACK TO BE OBTAINED BY THE REDEVELOPMENT AGENCY FOR WORK ON NEIGHBORHOODS. IF EXISTING STRUCTURES ARE TO REMAIN, RETAINING WALLS WILL BE PROVIDED TO SUPPORT VERTICAL CUT SLOPES.
- CURB WILL BE SPACED AT 3' OFFSETS AND AT A MAXIMUM 25' INTERVAL. ALL FLAGGED DIMENSIONS ON THE PLAN WILL BE STAKED IN THE FIELD BY THE ENGINEER.
- TRAFFIC CONTROL SIGNS MUST BE IN PLACE PRIOR TO OPENING THE STREETS TO TRAFFIC.
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- THE CONTRACTOR SHALL CLEAR THE AREA OF ALL EXISTING STRUCTURES, TREES, FENCES, DRIVEWAY CURB, GUTTER, SIDEWALK ETC TO PROVIDE FOR THE NEW CONSTRUCTION.

CONSTRUCTION NOTES

- PLACE ONE (1) AC OVER 1" OF BASE MATERIAL.
- OVERLAY WITH A VARIABLE THICKNESS TO PROVIDE A SMOOTH MATCH.
- TRIM EXISTING PAVEMENT TO A STRAIGHT SMOOTH LINE.
- CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING NO. 200, TYPE I, R/C/P.
- CONSTRUCT CURB ONLY PER STANDARD DRAWING NO. 210, TYPE II, B/C/P.
- CONSTRUCT CROSS GUTTER AND APRON PER STANDARD DRAWING NO. 210.
- PLACE AC BEAM PER STANDARD DRAWING NO. 207.
- CONSTRUCT WHEELCHAIR RAMP PER STANDARD DRAWING NO. 301.
- CONSTRUCT CURB AND SIDEWALK PER STANDARD DRAWING NO. 305, WIDTHS TO BE AS SHOWN ON THE PLAN.
- CONSTRUCT CATCH BASIN PER STANDARD DRAWING NO. 405.
- PAVE MEDIAN NOS. TO LIMIT SHOWN ON PLAN WITH ONE (1) AC OVER 1" OF BASE MATERIAL.

NO	DESCRIPTION	AMOUNT	UNIT	PRICE	TOTAL
1	2" AC OVER 1" BASE	24,000	SQ. YD.	1.50	36,000
2	1" AC OVER 1" BASE	24,000	SQ. YD.	1.00	24,000
3	2" AC OVER 1" BASE	24,000	SQ. YD.	1.50	36,000
4	2" AC OVER 1" BASE	24,000	SQ. YD.	1.50	36,000
5	2" AC OVER 1" BASE	24,000	SQ. YD.	1.50	36,000
6	2" AC OVER 1" BASE	24,000	SQ. YD.	1.50	36,000
7	2" AC OVER 1" BASE	24,000	SQ. YD.	1.50	36,000
8	2" AC OVER 1" BASE	24,000	SQ. YD.	1.50	36,000
9	2" AC OVER 1" BASE	24,000	SQ. YD.	1.50	36,000

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 17815 SKYPARK CIRCLE
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REDEVELOPMENT AGENCY
 APPROVAL FOR SCOPE & CONCEPT
 APPROVED BY: [Signature]
 DATE: 6-1-74

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: [Signature]
 R.E. No. _____
 DATE: _____

NO.	REVISIONS	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 TRAFFIC DIVISION
 CHIEF PUBLIC WORKS ENGINEER
 DATE: 6-5-74

NEIGHBORHOOD DEVELOPMENT PROGRAM No. 2
 IRRIGATION PLAN
 FOURTEENTH ST.
 BERMUDA TO SEDGEWICK
 SCALE: HORIZ 1"=20' VERT 1"=2'

ACCOUNT NO. _____
 DRAWING NUMBER
R-1747A
 SHEET L-4 OF 4