

1/4 CROWN 730

RT 730

RT 730

NOTICE TO CONTRACTORS

THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING FACILITIES EXCEPT AS SHOWN ON THESE PLANS.

GENERAL NOTES FOR TREE PLANTING:

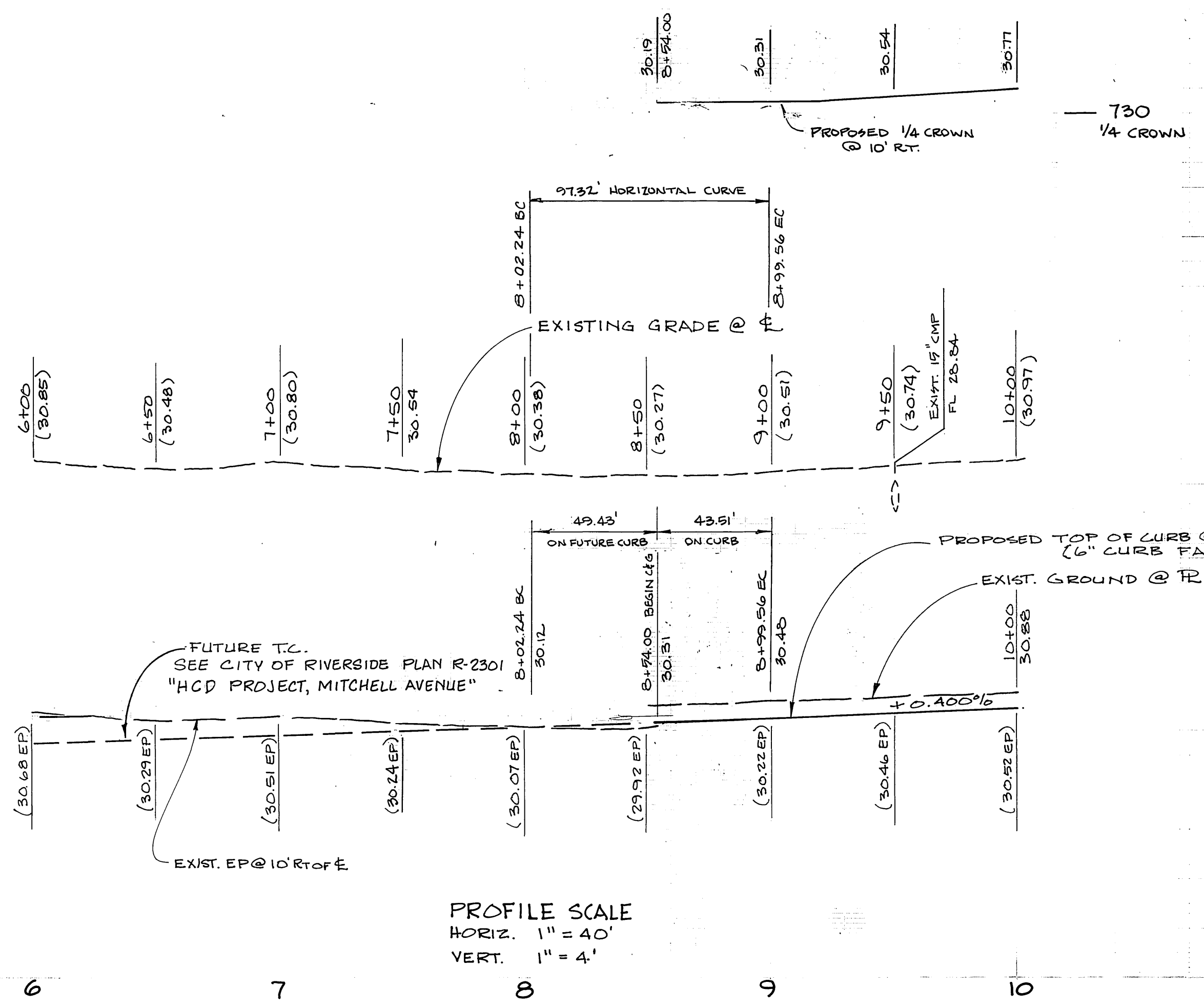
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
- CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: a) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR 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 (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 A MINIMUM PERIOD OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. SPACING
MITCHELL AVE.	PIRUS CALLERYANA / BRADFORD PEAR	15 GAL	50' ± O.C.

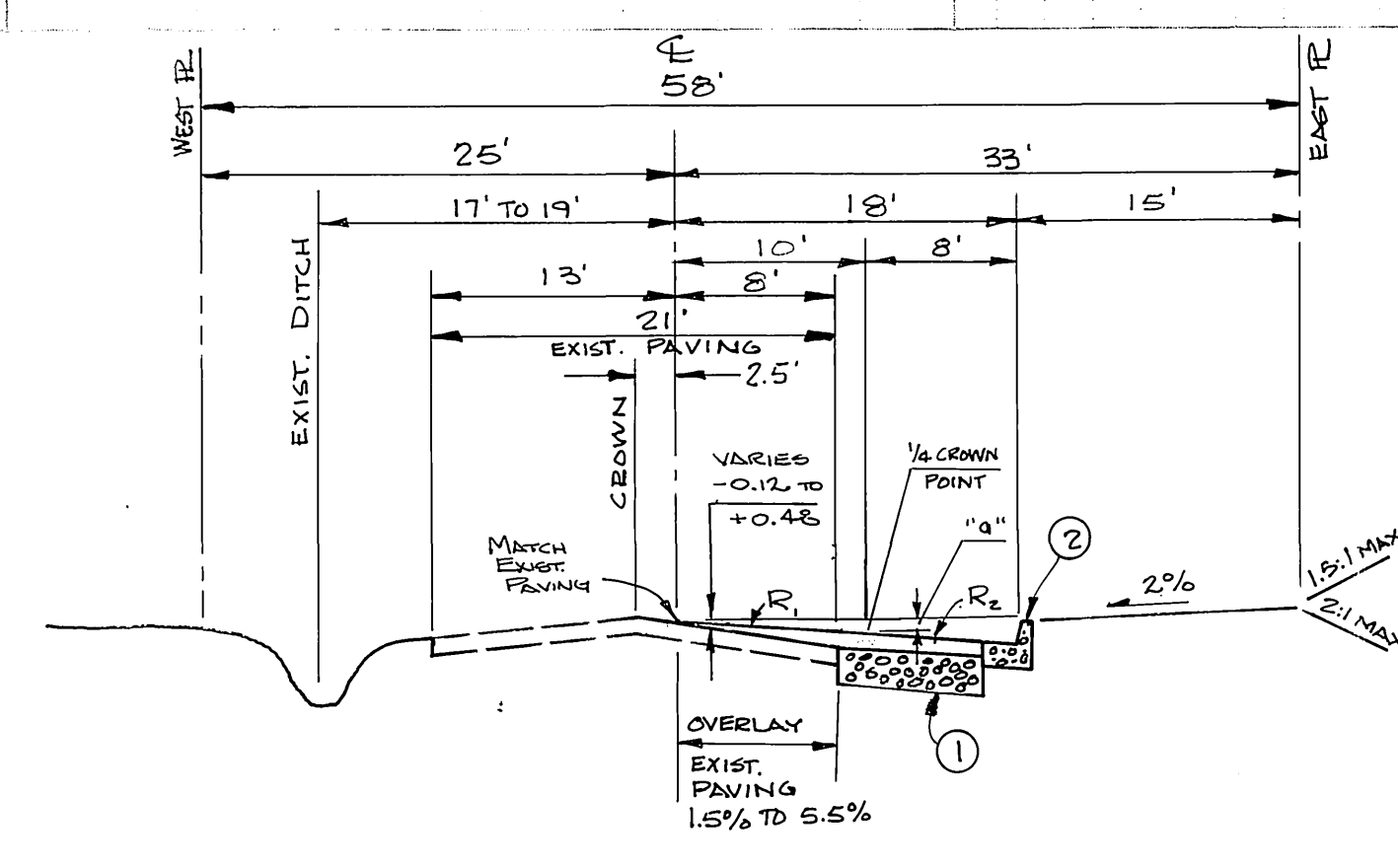
GENERAL NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF THE 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, 1979 EDITION.
- TRIM EDGE OF EXISTING PAVEMENT, WHERE NEW PAVING JOINS EXISTING PAVEMENT, TO A CLEAN, STRAIGHT LINE. CONSTRUCT MATCH UP PAVING AS SHOWN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH CROWN SECTION.
- PRIME COAT, SEAL COAT, AND PAINT BINDER ARE REQUIRED.
- 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 FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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 AS A RESULT OF ERRORS OR OMISSIONS, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

BENCH MARK: ELEN 740.706 ± PK. & C.R. TAG IN MOST WESTERLY CURB RETURN NEAR BROKEN PK. CORNER OF GRAMERCY AND LA SIERRA PER CITY OF RIVERSIDE FB. 985-31.

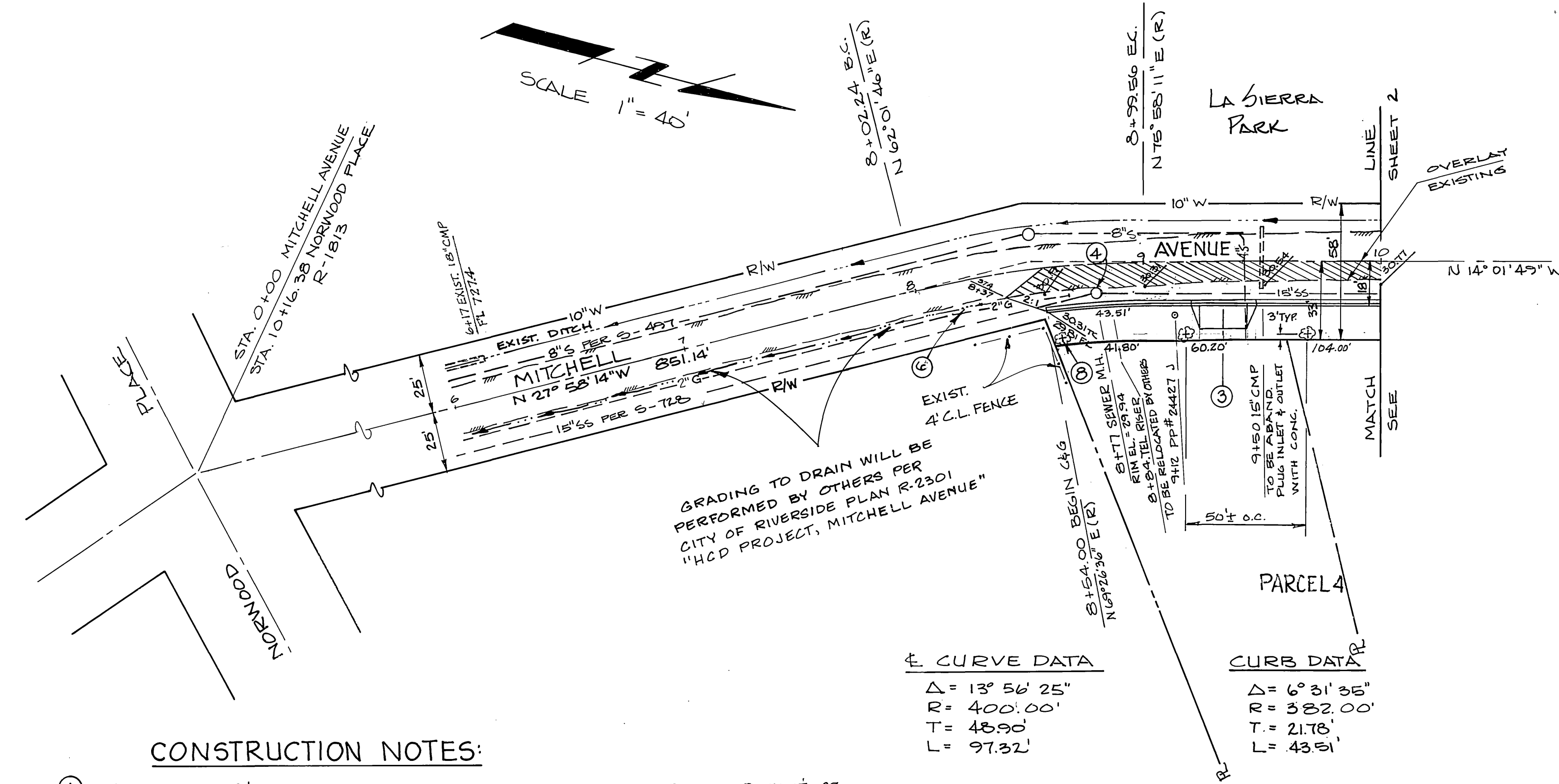


PROFILE SCALE
 HORIZ. 1" = 40'
 VERT. 1" = 4'



TYPICAL SECTION MITCHELL AVENUE
 STA. 8+54.32 TO STA 12+71.39
 T.I. = 6

STATION	"a"	R ₁	R ₂
8+50	0.16	1.3%	3.7%
8+75	0.21	2.0%	4.0%
9+00	0.17	2.0%	3.5%
9+25	0.23	2.0%	2.5%
9+50	0.14	2.0%	4.0%
9+75	0.13	2.0%	4.2%
10+00	0.11	2.0%	4.5%
10+25	0.15	2.0%	3.8%
10+50	0.02	2.0%	6.0%
10+75	0.07	2.0%	5.2%
11+00	0.06	1.0%	5.3%
11+25	0.15	1.0%	3.8%
11+50	0.20	1.0%	3.0%
11+75	0.19	1.0%	3.2%
12+00	0.22	1.0%	2.7%
12+25	0.22	1.0%	2.7%
12+50	0.20	1.0%	3.0%
12+75	0.16	1.0%	3.0%



CONSTRUCTION NOTES:

- CONSTRUCT 2 1/2" A.C. PAVING OVER 7" D.G. BASE PER SR 1080, R-VALUE = 27
- CONSTRUCT CURB & GUTTER, CITY STD. 200, TYPE I, 6" CURB FACE.
- CONSTRUCT DRIVEWAY PER GENERAL NOTE NO. 5.
- ADJUST SEWER M. H. RIM TO GRADE.
- INSTALL TYPE "L" GUIDE MARKERS PER CITY STD. 665 219' CENTERS
- GRADE TO DRAIN
- PLACE GUIDE MARKERS TO ALLOW VEHICULAR ACCESS TO GATED YARD.
- PLANT STREET TREES PER CITY OF RIVERSIDE PARKS AND RECREATION DEPARTMENT STANDARDS, SPECIFICATIONS AND DETAILS.

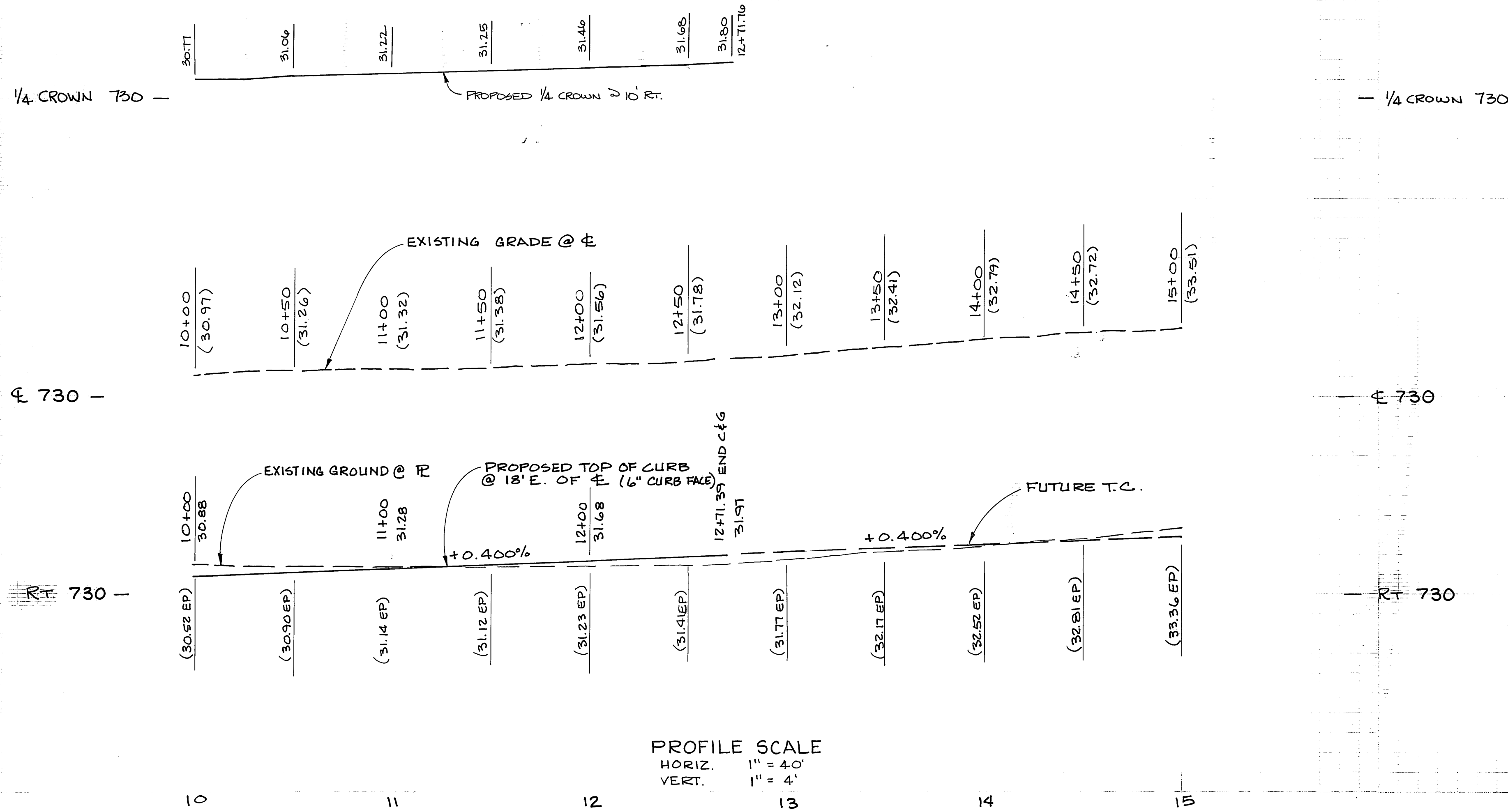
SOUTHERN CALIFORNIA GAS COMPANY
 E. P. Huber 1/1/80

GABEL, COOK & BECKLUND
 Environmental • Hydrology • Planning
 Civil Engineering • Surveying • Structures
 647 North Main Street, Suite 1-3, Riverside, Calif. 92501
 Telephone (714) 788-8092
 APPROVED BY: May 2, 1980 Craig A. Cook R.C.E. 23323

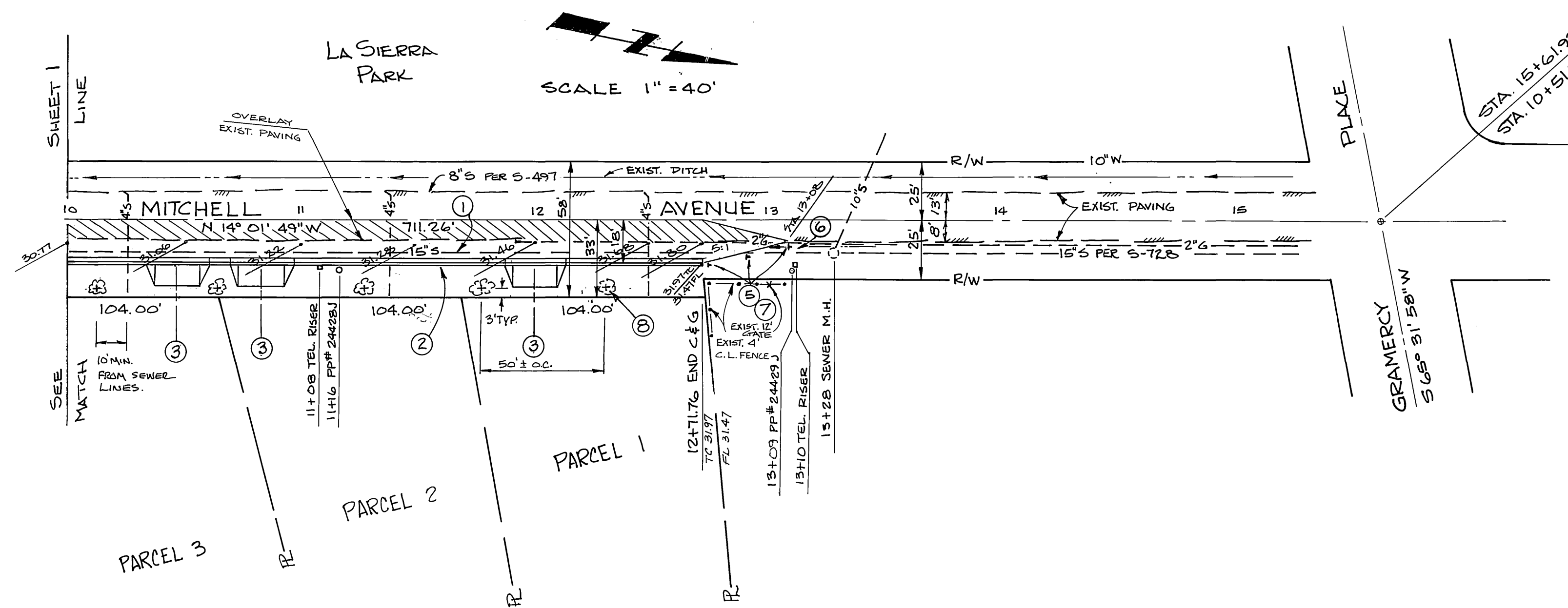
DESIGNED BY CAC DRAWN BY SM CHECKED BY WJG

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature] DATE: JUNE 15, 1981
 CHIEF P. W. ENGR.

STREET PLAN AND PROFILE
 MITCHELL AVENUE (EAST SIDE)
 PARCEL MAP NO. 11260
 FROM 864 FEET NORTH OF NORWOOD AVE. TO 1271 FEET NORTH OF NORWOOD AVE.
 PROJECT NO. R-2295
 SHEET 1 OF 2
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' FILE NO.



BENCH MARK: ELEV. 740.706 - P.K. # G.R. TAG IN MOIST WESTERLY CURB RETURN NEAR BROKEN PK., CORNER OF GRAMERCY AND LA SIERRA PER. CITY OF RIVERSIDE FB. 985-37.



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SOUTHERN CALIFORNIA GAS COMPANY
C. P. Rucker 7/3/80
 DATE

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 APPROVED BY: *Craig A. Cook*
 DATE: May 2, 1980
 R.C.E. 23323

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	CAC	DRAWN BY	SM
CHECKED BY	WDG		

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *William D. Hardman*
 DIRECTOR OF PUBLIC WORKS
 DATE: JUNE 15, 1981

* As built 11/86 TE
 INDEXED BLD
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