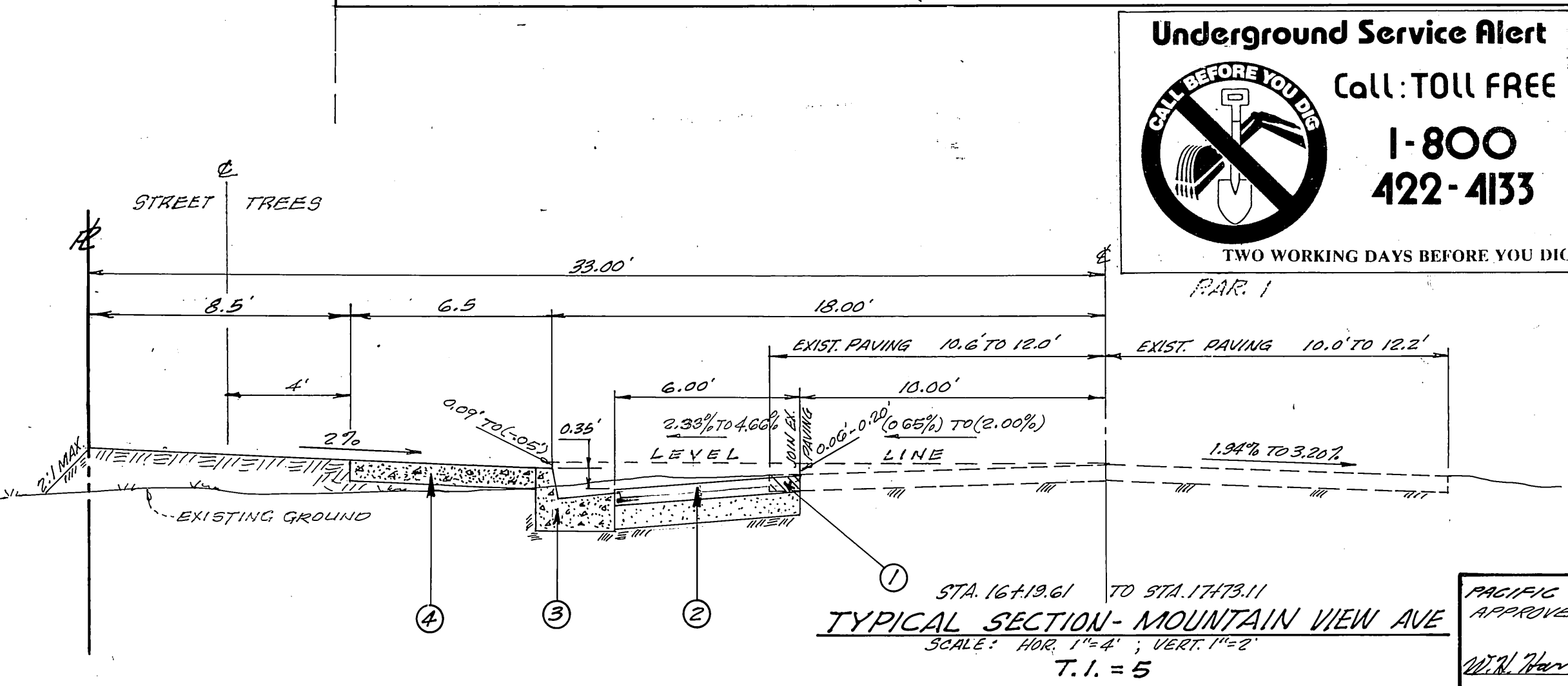
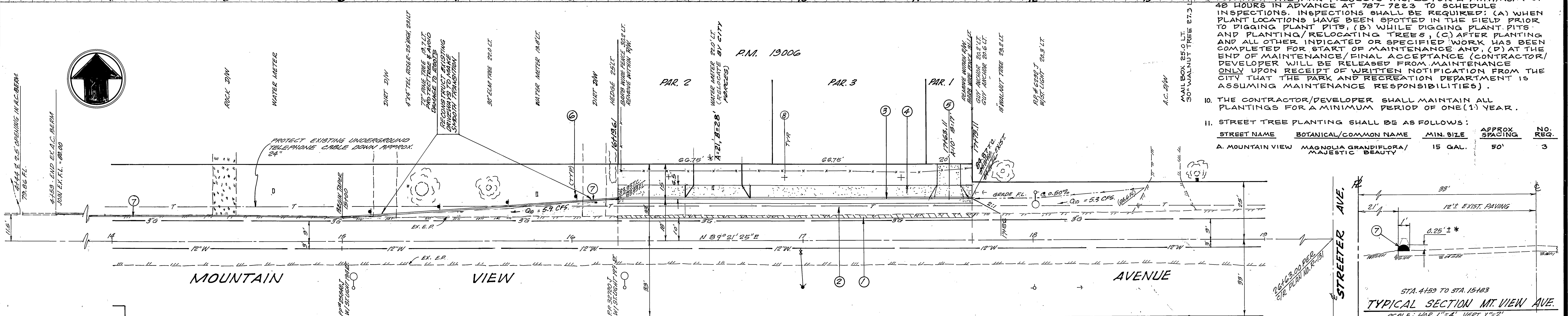
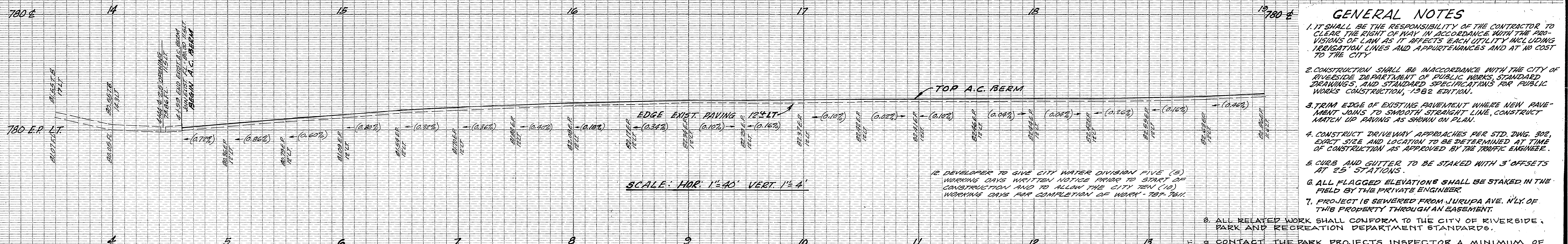
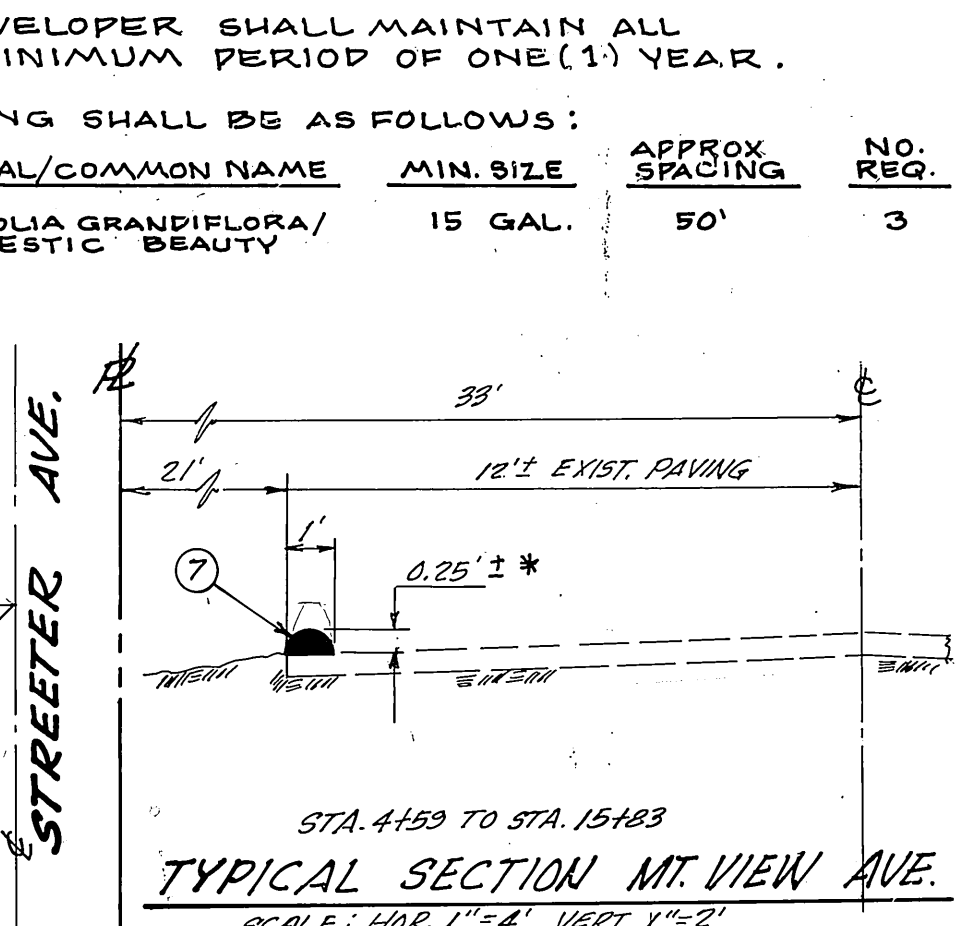


- ### GENERAL NOTES
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1982 EDITION.
 - TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO SMOOTH STRAIGHT LINE, CONSTRUCT MATCH UP PAVING AS SHOWN ON PLAN.
 - CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302, EXACT SIZE AND LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
 - CURB AND GUTTER TO BE STAKED WITH 3' OFFSETS AT 25' STATIONS.
 - ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
 - PROJECT IS SEWERED FROM JURUPA AVE. NLY. OF THIS PROPERTY THROUGH AN EASEMENT.
 - 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 THE END OF MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR/DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES).
 - THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.

STREET TREE PLANTING

STREET NAME	BOTANICAL/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
A. MOUNTAIN VIEW	MAGNOLIA GRANDIFLORA / MAJESTIC BEAUTY	15 GAL.	50'	3



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

SCALE: HOR. 1"=20'

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.

CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. ELECTRIC DIVISION APPROVED BY: DATE 1/12/85 FOR: [Signature] CHIEF UTILITIES ENGINEER-ELECTRIC	CITY OF RIVERSIDE DOMESTIC WATER APPROVED BY: DATE 2-3-84 FOR: [Signature] CHIEF UTILITIES ENGINEER	SOUTHERN CALIF GAS CO. APPROVED BY: DATE 1-14-83 FOR: [Signature]	BENCH MARK: CO. OF R.H. 602-5-69 C.F.G.S. B.M. DISK STAMPED 2-11-82, 1961 IN TOP OF NELY END CONC. MOUND WALL, 100' ELY. OF STREETER AVE., 32' NLY & DENVER AVE IN R.R. ELEV. = 785.382
--	--	---	--

HAWKINS, ROBERTSON AND ASSOC.
ENGINEERS AND SURVEYORS
3764 ELIZABETH ST.
RIVERSIDE, CA. 92506
PH. (714) 684-3522

12/21/82 DATE

DESIGNED BY: CEH DRAWN BY: CEH CHECKED BY: G.H.H.

STREET PLAN AND PROFILE
MOUNTAIN VIEW AVENUE
NORTHERLY SIDE, 890' TO 1043'
WESTERLY OF & STREETER AVENUE
P.M. 1900G

ACCOUNT NO. DRAWING NUMBER
R-2528

SHEET 1 OF 1
82-3347

APPROVED BY: [Signature]
DIRECTOR OF PUBLIC WORKS

DATE: 5/22/84

P.C. 1358