

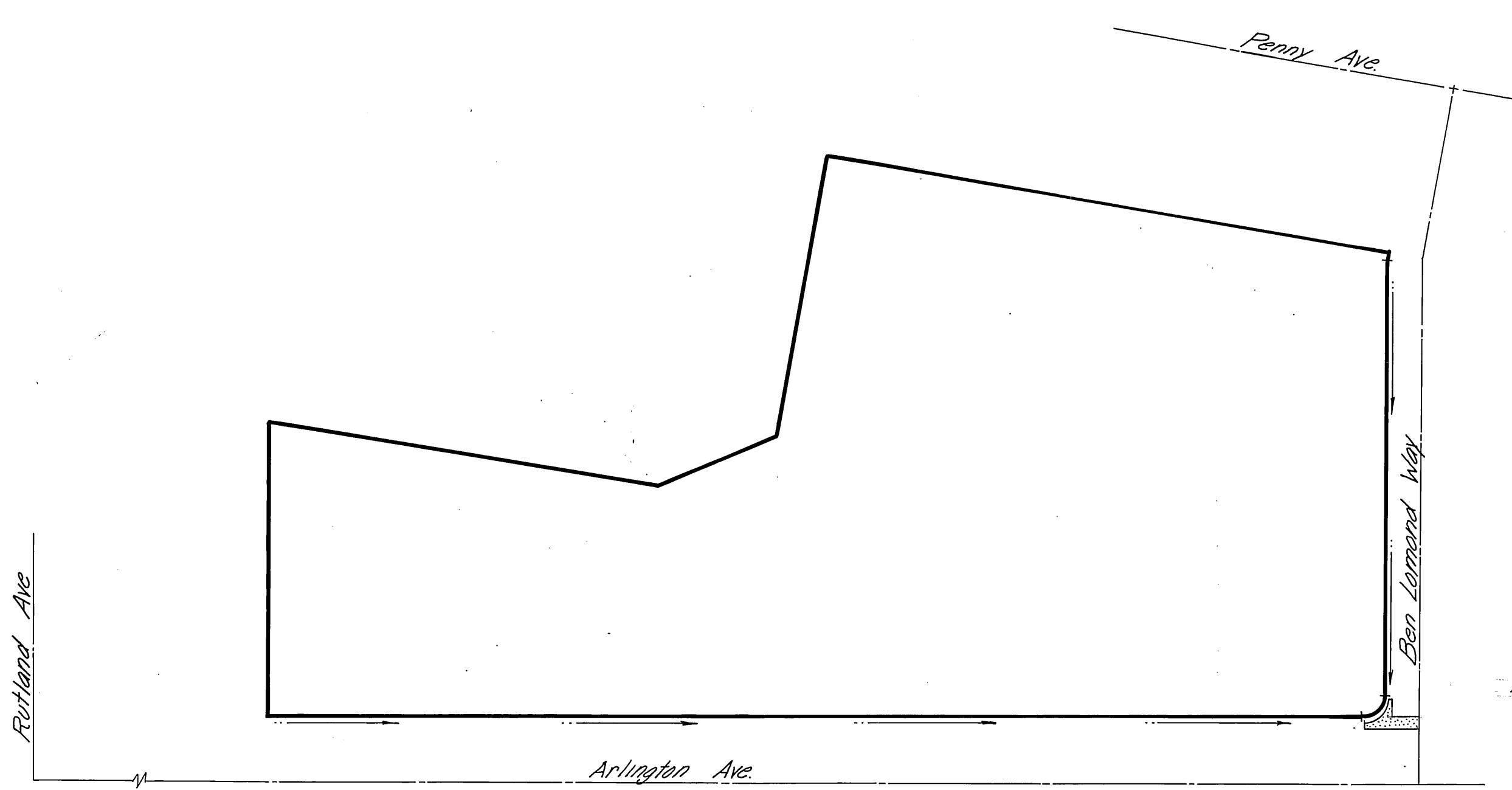
CONSTRUCTION NOTES

- ① Construct curb and gutter per C/R Std. No. 200, 8" C/G
- ② Construct wheelchair ramp per C/R Std. No. 304.
- ③ Construct sidewalk per C/R Std. No. 325.
- ④ Place 5" A.C. over 22% Crushed Agg. Base per S.R. 1204 R-5
- ⑤ Place 3 Type L markers evenly spaced at tapered paving, per std. 665.
- ⑥ Construct cross-gutter per C/R Std. No. 220, W-9'
- ⑦ Remove existing curb, gutter and cross-gutter in area of construction and dispose of off-site.
- ⑧ Overlay Arlington Avenue as shown.
- ⑨ Construct driveway per C/R Std. No. 302, A-24', B-38'
- ⑩ Place 5 Bike Lane Signs (R-26 & R-81) & Markers on Arlington Ave.
- ⑪ Place red Type 'W' Marker with the W-31 sign per C/R Std. No. 665.

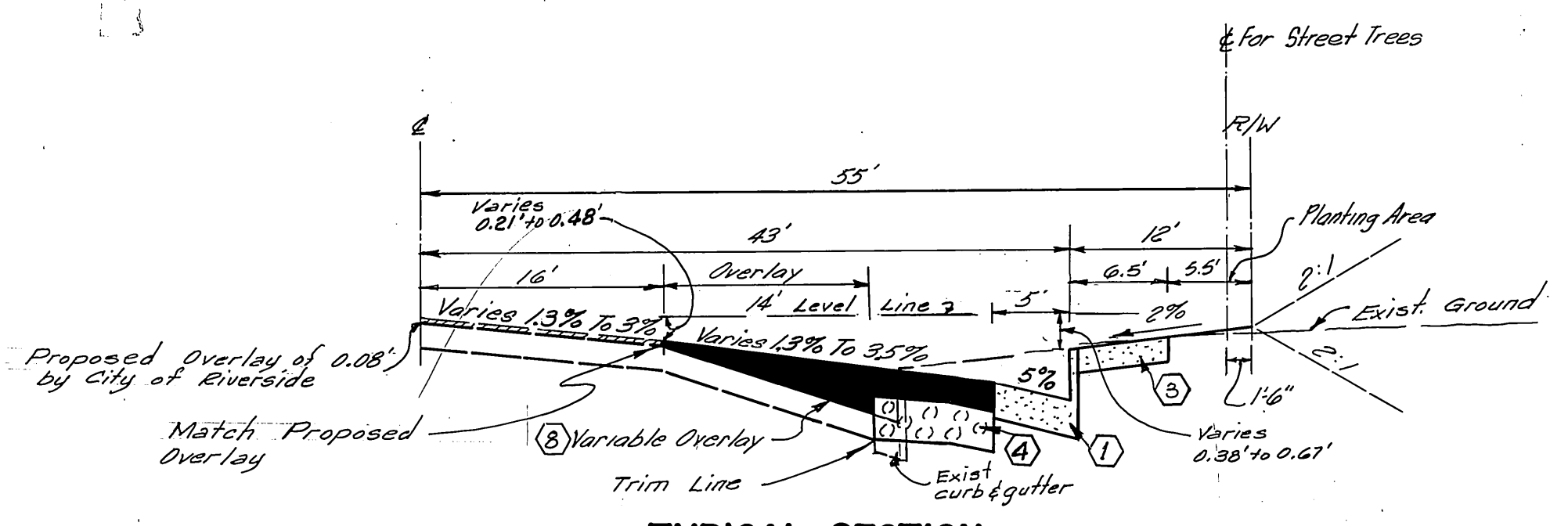
GENERAL NOTES:

1. 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 of Riverside.
2. Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, and the Standard Specifications for Public Works Construction, 1982 Edition.
3. Trim edge of existing pavement where new pavement joins to a smooth line. Construct match-up paving as shown on plan and overlay paving as directed in the field to produce a smooth section. Private Engineer estimates overlay to be 218 tons.
4. Construct driveway approaches per std. Dwg. 302.
5. Curb and Gutter shall be staked with 3' offsets at 25' intervals.
6. The private engineer preparing these plans shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
7. For mailboxes for business, mobile homes or apartment houses, developer to check with the U.S.P.S. for the number and locations of mailboxes.
8. All traffic signs shall be installed prior to opening the streets to traffic.
9. 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.
10. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
11. Project is to be Sewered from Easement to the north of Property.
12. The contractor shall adjust manholes to final grade after paving is completed.
13. 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.
14. 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 will be issued by the Public Works Department involving excavation for underground facilities unless the applicant has been provided an inquiry identification number by U.S.A.
15. 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.
16. Developer to give City of Riverside Water Division five (5) working days written notice prior to start of construction and to allow the City of Riverside Ten (10) working days for completion of work. Ph. (714) 787-7611.
17. No finished floor elevation shall be less than 4' above the sewer flow line at point of connection without having a proper backwater valve installed in the lateral.
18. All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
19. 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/relocating trees, (c) after planting and all other indicated or specified work has been completed for short 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 Park and Recreation Department is assuming maintenance responsibilities).
20. The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
21. Street tree planting shall be as follows:

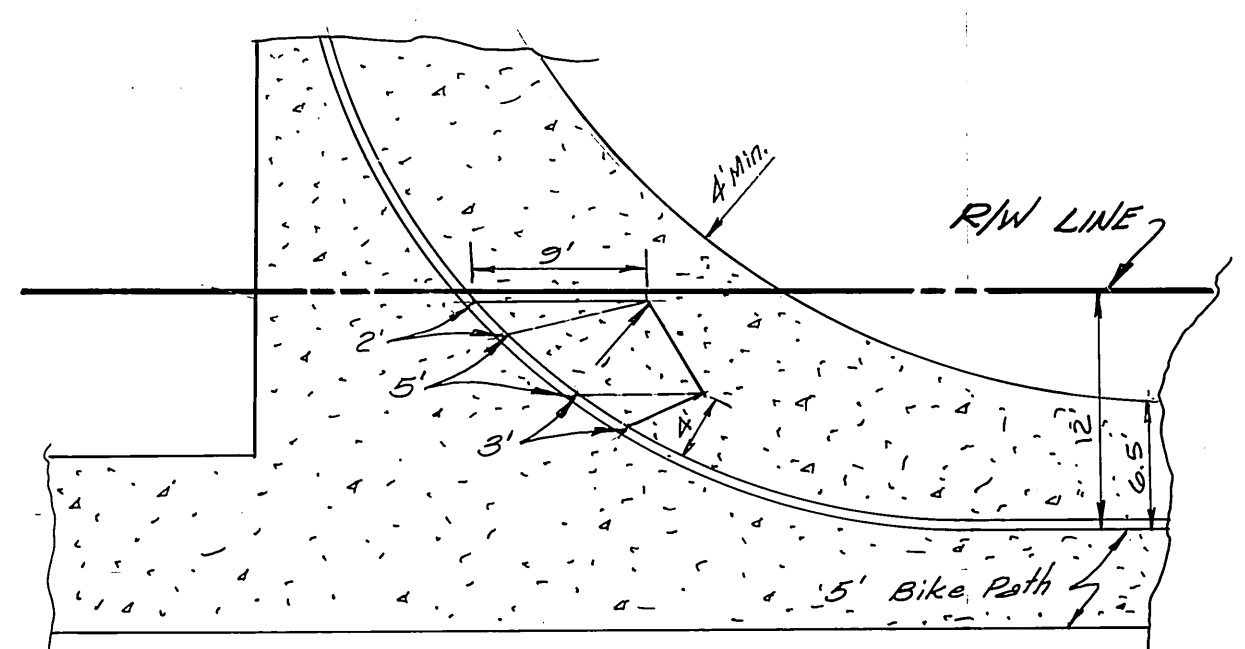
Street Name	Botanical Name/ Common Name	Min. Size	Approx. Spacing	No. Req.
(a) Arlington Ave.	Erythra Edulis / Guadalupe fan palm	4" Brown Trunk	45'	19
(b) Ben Lomond Way	Fraxinus Velutina / Modesto Ash "Modesto"	15 Gal.	45'	8
22. A Public Works Department permit is required prior to commencement of 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.
23. Developer and/or contractor to give R.C.F.C. 5 days' written notice prior to starting work on storm drain (or doing any work within R.C.F.C. easements). R.C.F.C. Encroachment No. 1-0-151-972



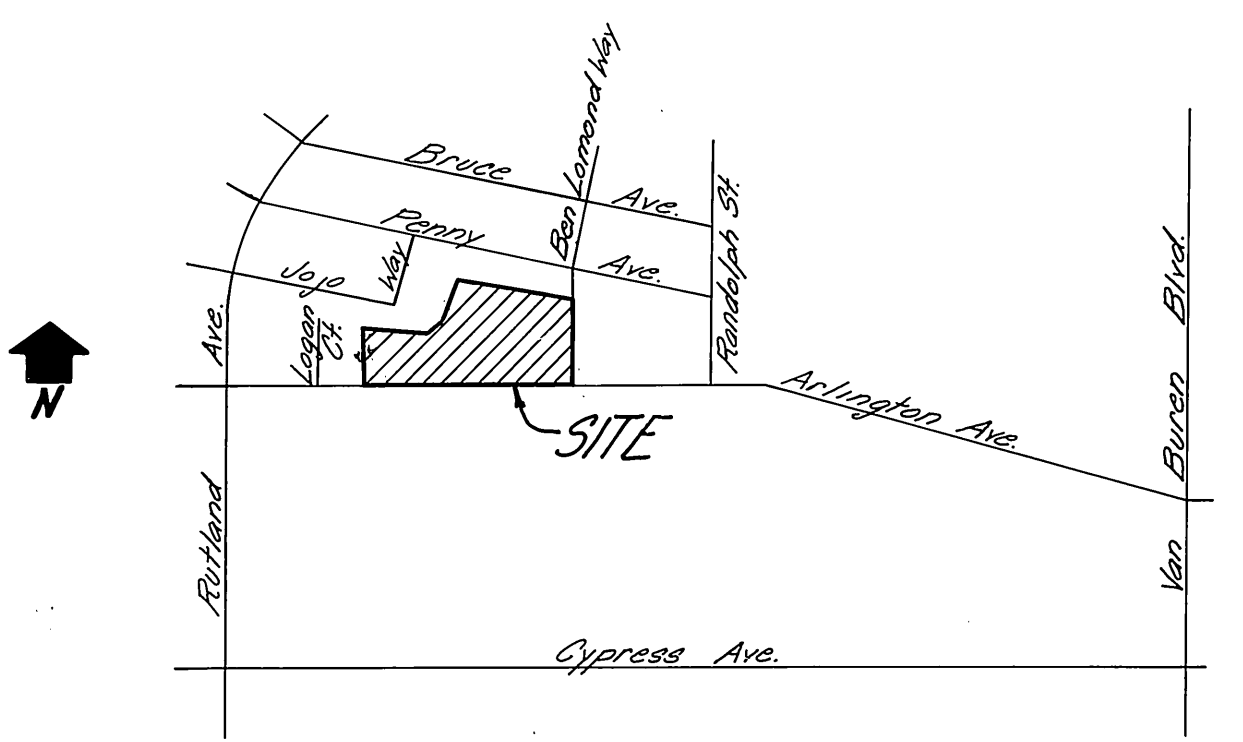
INDEX MAP
Scale: 1"=1'



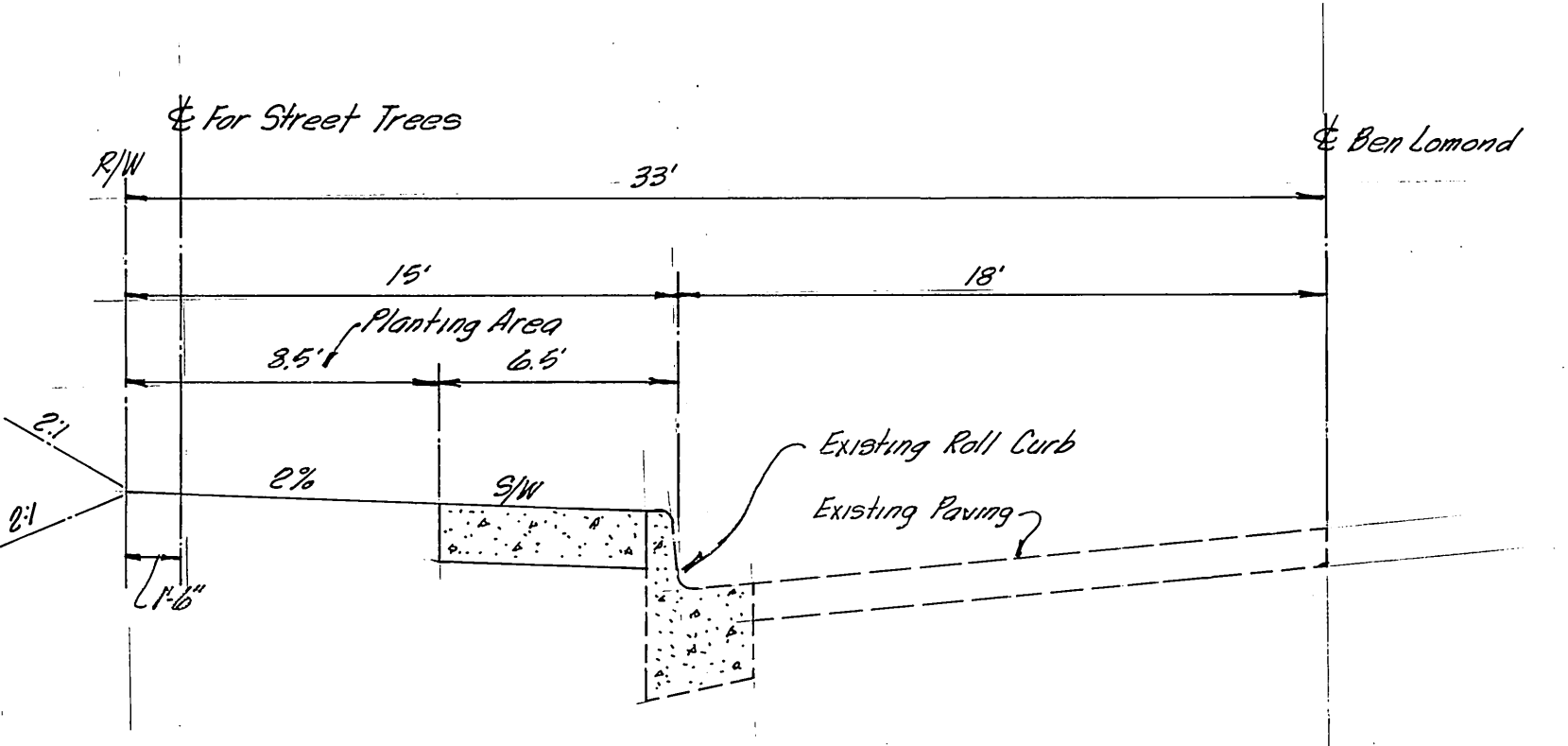
TYPICAL SECTION
T.I. = 9 A.C. = 5" over 22% Crushed Agg. Base
ARLINGTON AVENUE Per S.R. 1204 R-5



DETAIL - MODIFIED WHEELCHAIR RAMP
N.T.S.



VICINITY MAP
N.T.S.

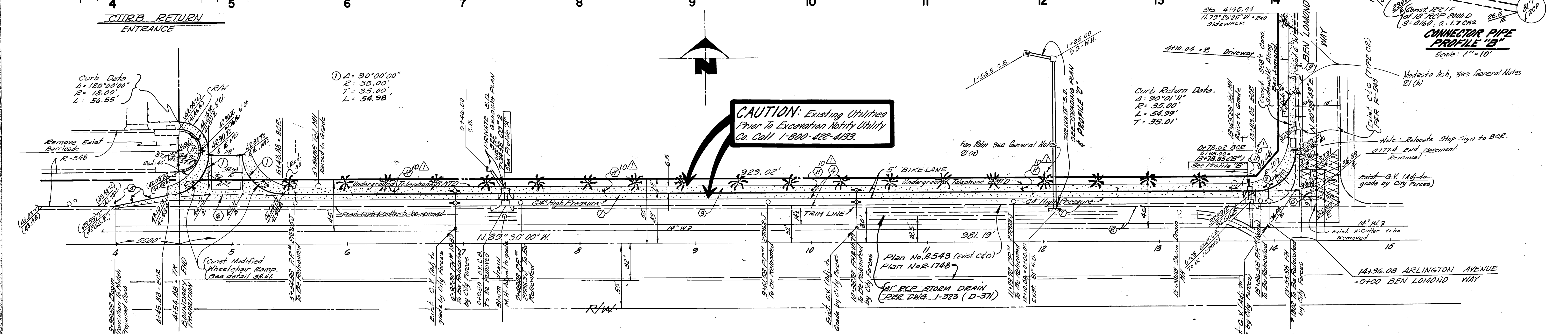
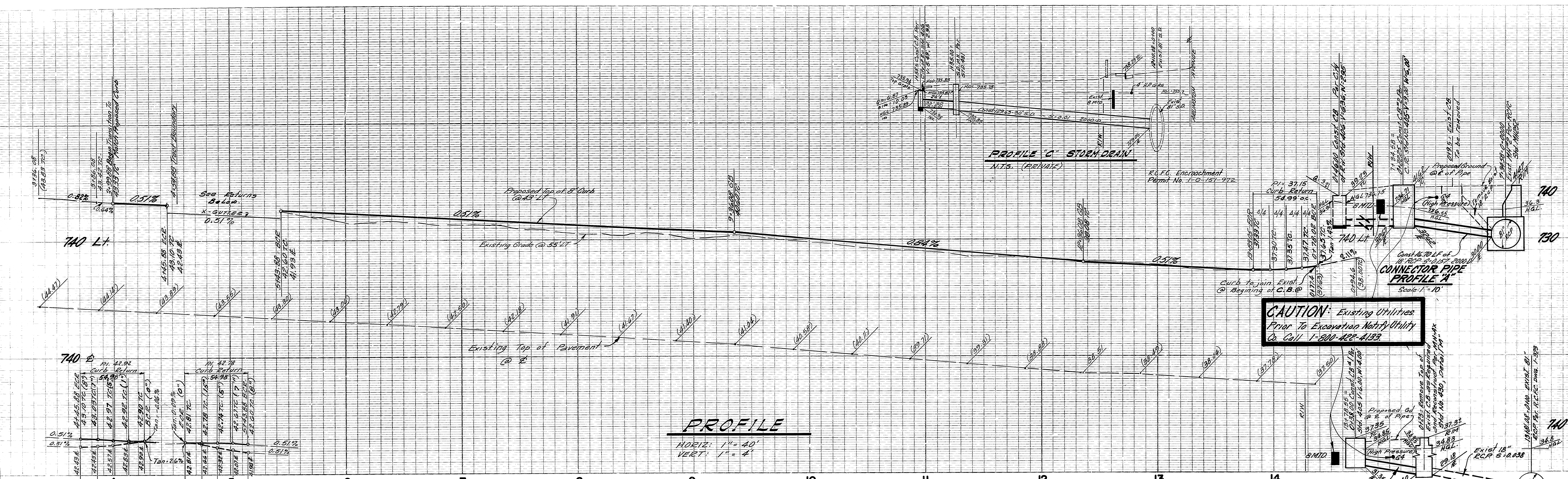


TYPICAL SECTION - BEN LOMOND WAY
N.T.S.

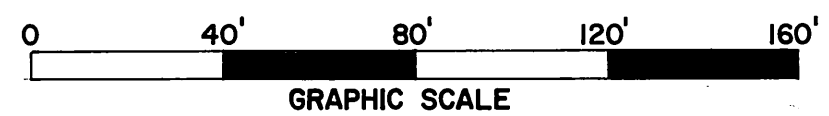
*As built 7-25-86 TE

INDEX WC

L. D. LANSING & ASSOCIATES, INC. ENGINEERS & PLANNERS 1881 BUSINESS CENTER DRIVE, STE. 9 SAN BERNARDINO, CALIFORNIA 92408 (714) 825-5373 & 869-0203		CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS		STREET PLAN & PROFILE ARLINGTON AVENUE		PROJECT NO. R-2643
APPROVED BY: <i>[Signature]</i> DATE: <i>June 22, 1982</i>		APPROVED BY: <i>[Signature]</i> DATE: <i>2/5/85</i>		SHELTER CREEK-II APARTMENTS CLIENT: PONDEROSA EQUITIES CORP.		SHEET 1 OF 2
BENCH MARK: ELEV. 746.244 P.M. nail in NE. curb return @ Arlington Ave and Retland Ave. FEB 12, 1983		DESIGNED BY: <i>[Signature]</i> DRAWN BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i>		HORIZ. SCALE: 1" = As Shown VERT. SCALE: 1" =		FILE NO.



- A.C. Pavement
- A.C. Overlay
- A.C. Pavement Removal & Replacement



So. Calif. Gas Co.	Pacific Telephone	CITY OF RIVERSIDE Public Utilities Dept. (Elect)	CITY OF RIVERSIDE DOMESTIC SYSTEM	BENCH MARK: Elev. 746.244 P.K. 1011 at N.E. curb return at Arlington Ave. and Rolland Ave. FB 739/53	L. D. LANSING & ASSOCIATES, INC. ENGINEERS & PLANNERS 1881 BUSINESS CENTER DRIVE, STE. 9 SAN BERNARDINO, CALIFORNIA 92408 (714) 825-5373 & 889-0203	APPROVED BY: _____ REGISTERED CIVIL ENGINEER No. 27105 DATE: June 22, 1984	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	STREET PLAN & PROFILE ARLINGTON AVENUE	ACCOUNT No. DRAWING NUMBER R-2643 SHEET 2 OF 2
APPROVED BY: _____ DATE: 9-11-84 Chief Utilities Eng., Water				APPROVED BY: _____ DATE: 2/5/85 DIRECTOR OF PUBLIC WORKS		APPROVED BY: _____ DATE: 2/5/85 CHIEF P.W. ENGR.		NORTH SIDE: FROM 981± WEST OF BEN LOMOND TO BEN LOMOND FOR: PONDEROSA EQUITIES CORP. SCALE: HORIZ: 1" = 40' , VERT: 1" = 4' * As-built 7-25-86 76	