

CONSTRUCTION PLAN FOR THE IMPROVEMENT

OF

PHILBIN AVENUE

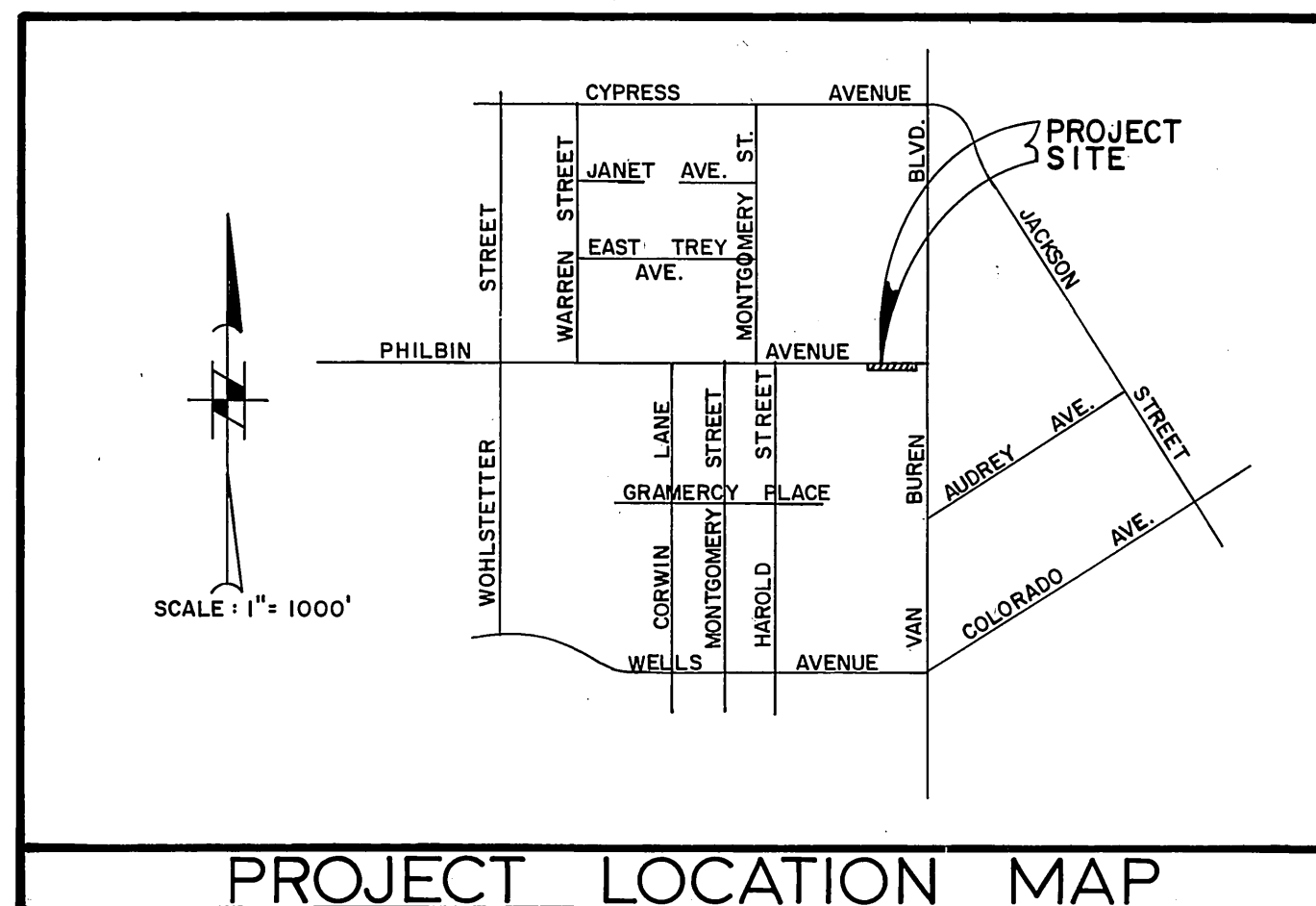
150' E/O HAROLD STREET TO VAN BUREN BOULEVARD

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 THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, CONSTRUCTION, 1982 EDITION.
- TRIM EDGE OF EXISTING 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. PRIVATE ENGINEER ESTIMATES OVERLAY TO BE .648 TONS.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302.
- CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
- CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 12.5' INTERVALS AND TWO ROWS OF NUMBER 3 REBAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.40%. PLACE 3/4" DOWEL PINS AT ALL EXPANSION JOINTS.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- SEE TRAFFIC SIGNAL PLAN X-474 FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE PER STD. 453.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- 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.
- FOR MAILBOXES FOR BUSINESS, MOBILEHOME PARKS OR APARTMENT HOUSES, DEVELOPER TO CHECK WITH U.S.P.S. FOR THE NUMBER AND LOCATION OF MAILBOXES.
- 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.
- 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.
- DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (787-7611).

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	STREET IMPROVEMENT



GENERAL NOTES FOR PLAN CHECK

- 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:
 - WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS,
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES,
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND
 - 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).
- THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

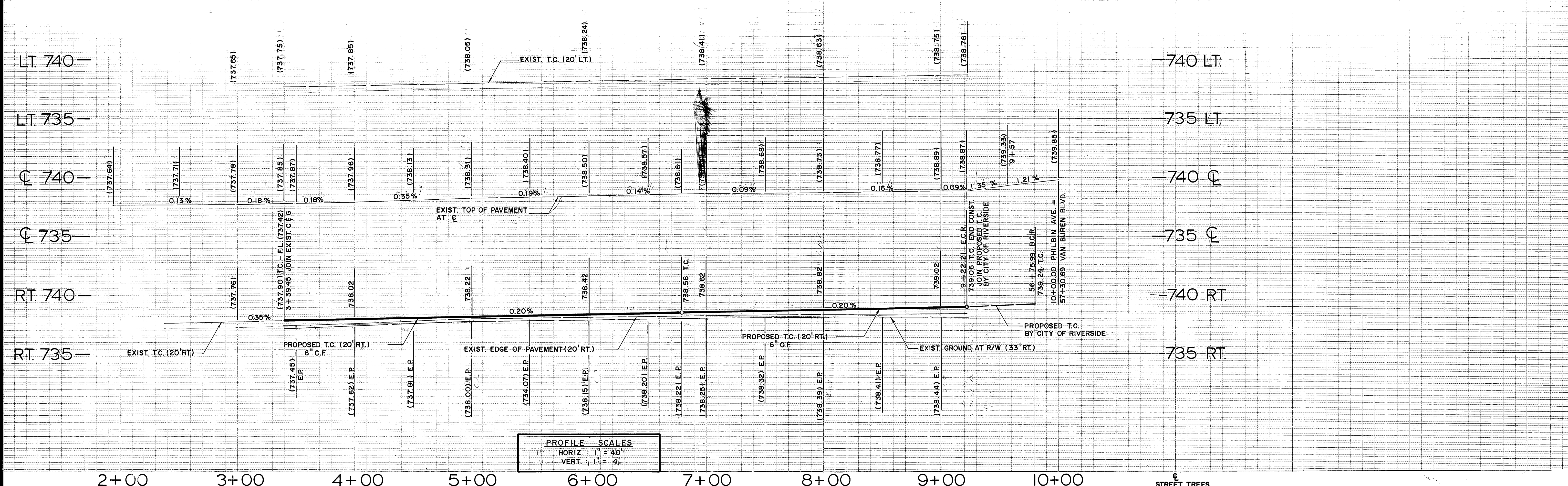
STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
a. PHILBIN AVE.	CINNAMOMUM CAMPHORA / CAMPHOR TREE	15 GAL.	45'	11
b. VAN BUREN BLVD.	PLATANUS ACERIFOLIA / LONDON PLANE TREE	15 GAL.	45'	3

BENCH MARK:

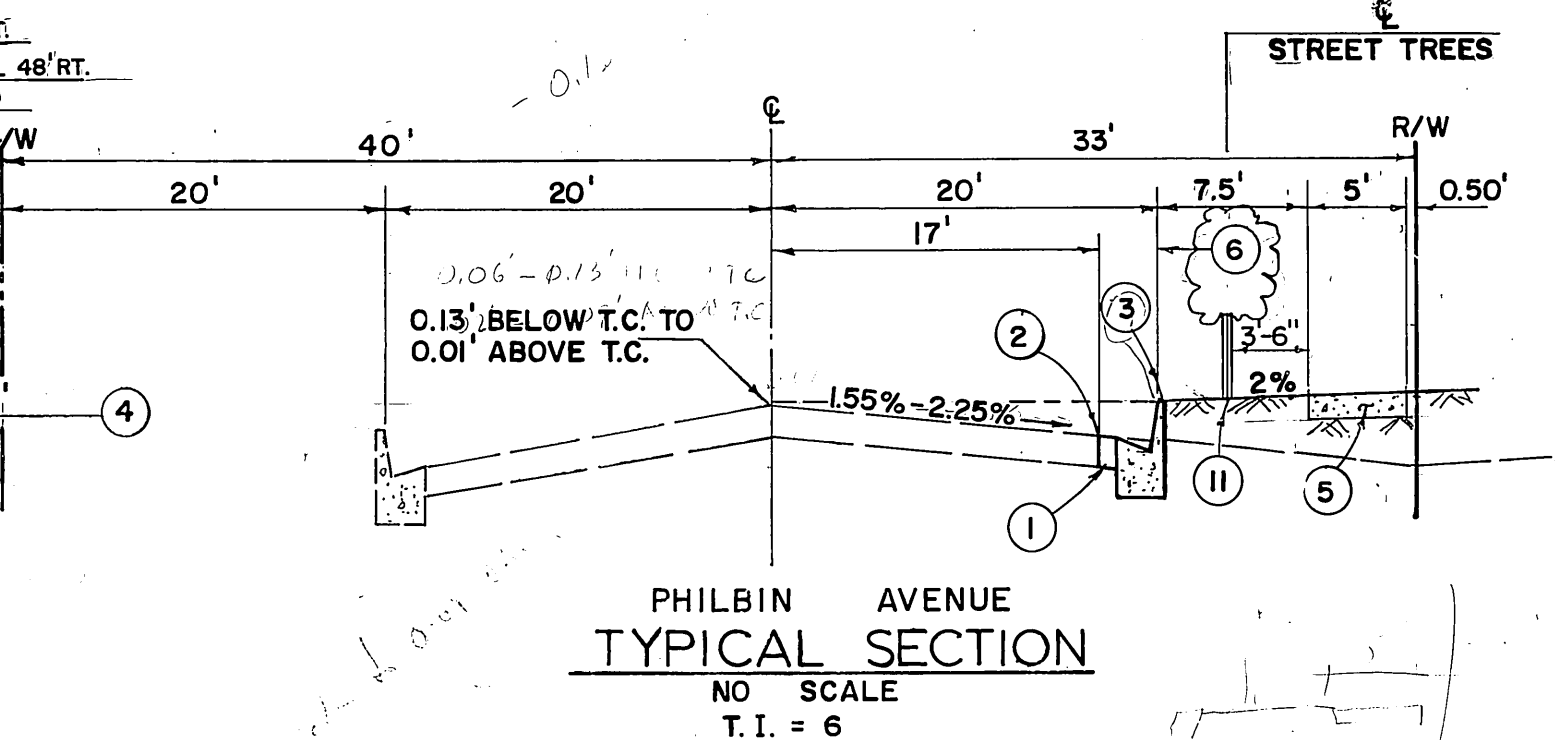
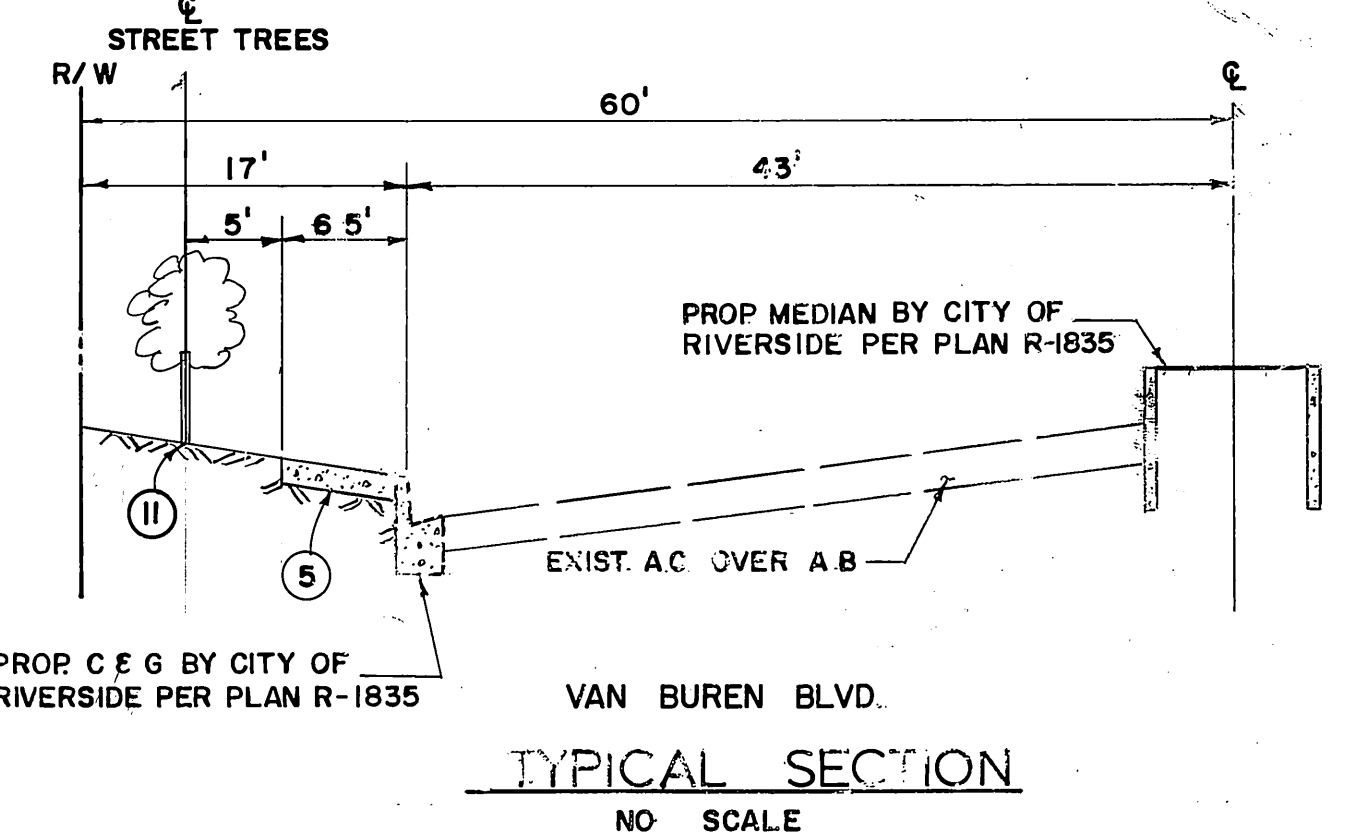
G3-A BRASS DISK IN MONUMENT
VAULT @ P.I. VAN BUREN BLVD. AND WELLS
ELEV. = 742.23

*As built 7-25-86

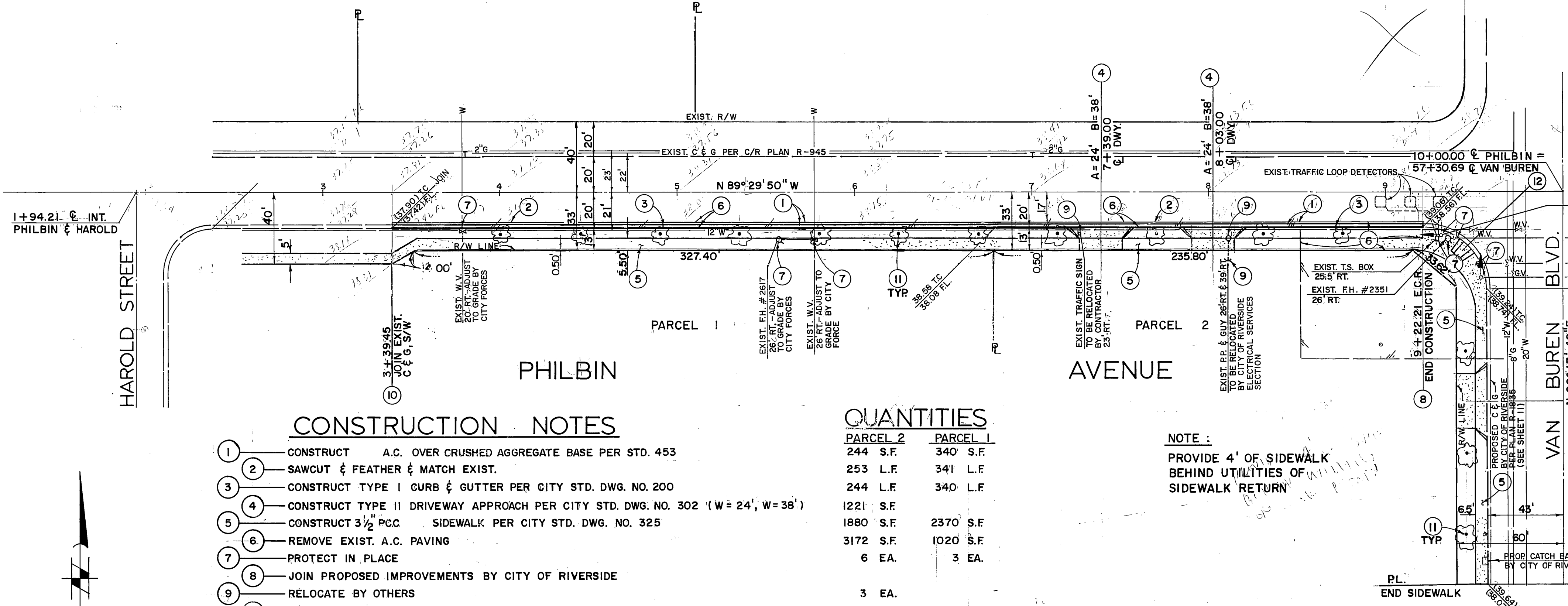
PLANS PREPARED FOR: ECONO LUBE & TUNE, INC. 4911 BIRCH STREET, SUITE 100 NEWPORT BEACH, CALIFORNIA, 92660 (714) 851-2259	VALLEY CONSULTANTS, INC. 2122 SOUTH GRAND AVENUE SUITE "G" SANTA ANA, CALIFORNIA, 92705 (714) 754-1510 <i>Ronald L. Lacher</i> 6-22-84 RONALD L. LACHER RCE 20949	<table border="1"> <tr> <td>APPROVED BY</td> <td>BY</td> <td>DATE</td> </tr> <tr> <td>PRINCIPAL ENGINEER</td> <td><i>W.D. Hansen</i></td> <td>5-15-85</td> </tr> <tr> <td>PARK DEPARTMENT</td> <td></td> <td></td> </tr> <tr> <td>TRAFFIC DIVISION</td> <td></td> <td></td> </tr> <tr> <td>CHIEF P.W. ENGR.</td> <td></td> <td></td> </tr> </table>	APPROVED BY	BY	DATE	PRINCIPAL ENGINEER	<i>W.D. Hansen</i>	5-15-85	PARK DEPARTMENT			TRAFFIC DIVISION			CHIEF P.W. ENGR.			CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS PM 20022 (R-41-834, C-44-834)	PROJECT NO. R-2644 SHEET 1 OF 2
APPROVED BY	BY	DATE																	
PRINCIPAL ENGINEER	<i>W.D. Hansen</i>	5-15-85																	
PARK DEPARTMENT																			
TRAFFIC DIVISION																			
CHIEF P.W. ENGR.																			
DESIGNED BY <u>V.C.L.</u> DRAWN BY <u>V.C.L.</u> CHECKED BY <u>V.C.L.</u>		DATE <u>5-15-85</u>	HORIZ. SCALE: 1" = 1'	VERT. SCALE: 1" = 1'															



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



BENCH MARK:
 G 3-A BRASS DISK IN MONUMENT
 VAULT AT C/P.I. VAN BUREN BLVD. AND WELLS
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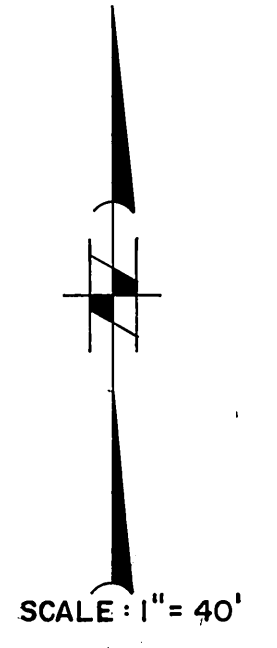


- CONSTRUCTION NOTES**
- 1 CONSTRUCT A.C. OVER CRUSHED AGGREGATE BASE PER STD. 453
 - 2 SAWCUT & FEATHER & MATCH EXIST.
 - 3 CONSTRUCT TYPE I CURB & GUTTER PER CITY STD. DWG. NO. 200
 - 4 CONSTRUCT TYPE II DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302 (W = 24', W = 38')
 - 5 CONSTRUCT 3 1/2" P.C.C. SIDEWALK PER CITY STD. DWG. NO. 325
 - 6 REMOVE EXIST. A.C. PAVING
 - 7 PROTECT IN PLACE
 - 8 JOIN PROPOSED IMPROVEMENTS BY CITY OF RIVERSIDE
 - 9 RELOCATE BY OTHERS
 - 10 JOIN EXISTING
 - 11 PLANT STREET TREES PER CITY OF RIVERSIDE PARK & RECREATION DEPT. STDS.
 - 12 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. NO. 304

QUANTITIES

	PARCEL 2	PARCEL 1
244 S.F.	340 S.F.	
253 L.F.	341 L.F.	
244 L.F.	340 L.F.	
1221 S.F.		
1880 S.F.	2370 S.F.	
3172 S.F.	1020 S.F.	
6 EA.	3 EA.	
	3 EA.	
	3 EA.	
	7 EA.	
	1 EA.	

NOTE:
 PROVIDE 4' OF SIDEWALK
 BEHIND UTILITIES OF
 SIDEWALK RETURN



PACIFIC BELL <i>ER Lewis</i> 11-30-84	SO. CALIFORNIA GAS CO. <i>C. P. ...</i> 11-30-84	CITY OF RIVERSIDE WATER SYSTEM <i>...</i> 11/30/84	CITY OF RIVERSIDE ELECTRICAL SERVICES SECTION <i>Ronald L. Lacher</i> 11/30/84
VALLEY CONSULTANTS, INC. 2122 SOUTH GRAND AVENUE SUITE "G" SANTA ANA, CALIFORNIA, 92705 (714) 754-1510			
CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS		STREET PLAN AND PROFILE PM 20022 (R-41-834, C-44-834) PHILBIN AVENUE SOUTH SIDE 150' E/O HAROLD TO VAN BUREN BLVD.	
APPROVED BY: <i>William D. ...</i> PRINCIPAL ENGINEER TRAFFIC DIVISION CHIEF P. W. ENGR.		PROJECT NO. R-2644 SHEET 2 OF 2 FILE NO.	
DESIGNED BY V.C.I. DRAWN BY V.C.I. CHECKED BY V.C.I.		DATE: 5-15-85 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'	