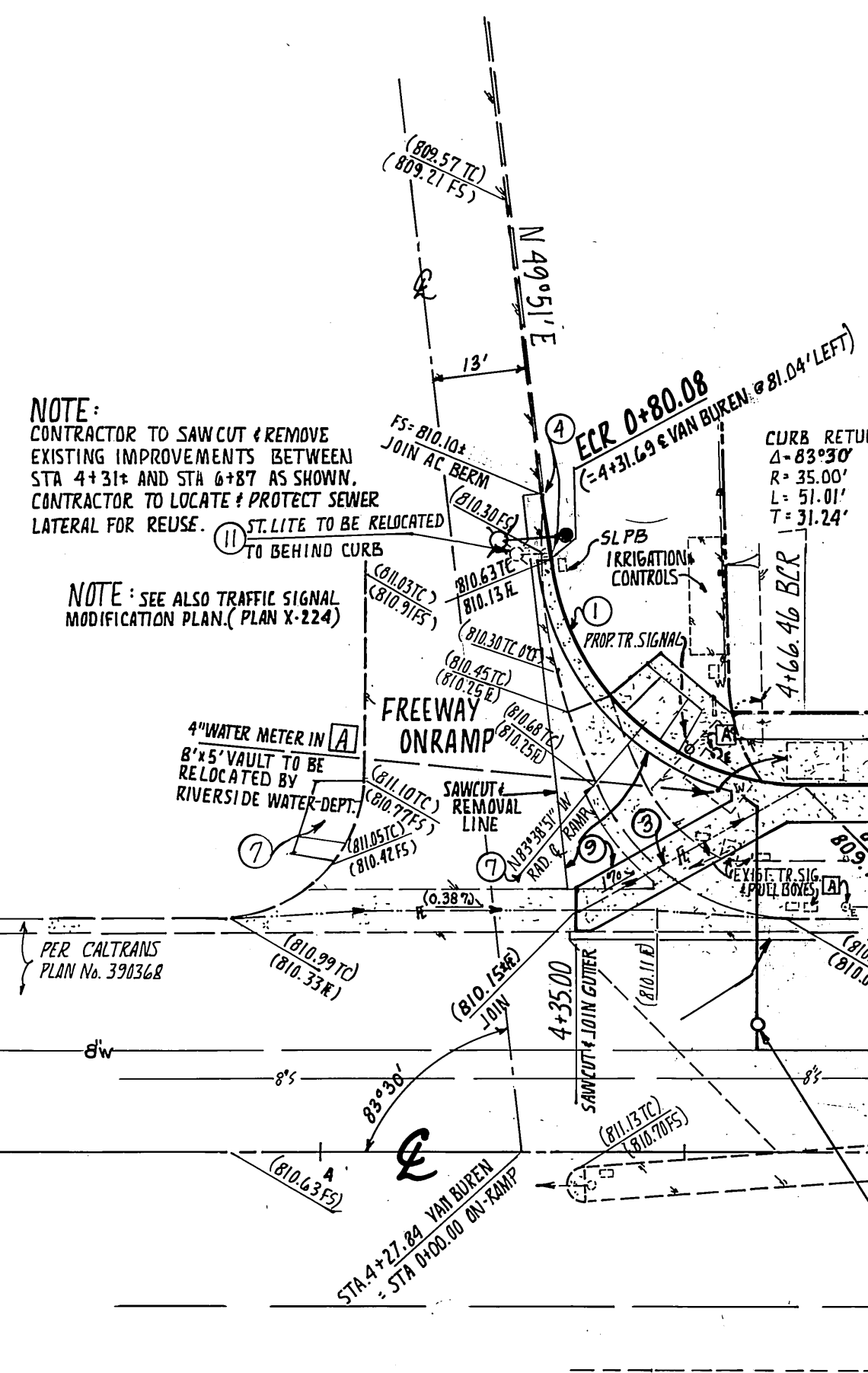


SCALE: H: 1"=20'
V: 1"=2'

- 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 24 TONS.
 - CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION AS SHOWN.
 - 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.
 - ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
 - SEE TRAFFIC SIGNAL PLAN X-224 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.
 - STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES REQUIRED.

- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTIBILITY 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.
- THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHMENT 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 FOOT OR GREATER A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE PRIOR TO THE ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB-SITE CONDITIONS.
- CONTRACTOR SHALL SATISFY HIMSELF THAT QUANTITIES ARE CORRECT BEFORE BIDDING ANY ITEM.
- DEVELOPER TO GIVE CITY WATER DIVISION TEN (10) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (787-7611)

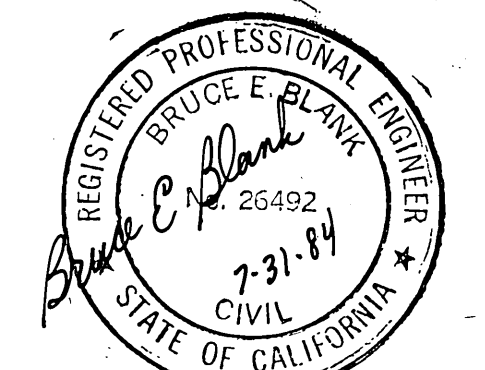
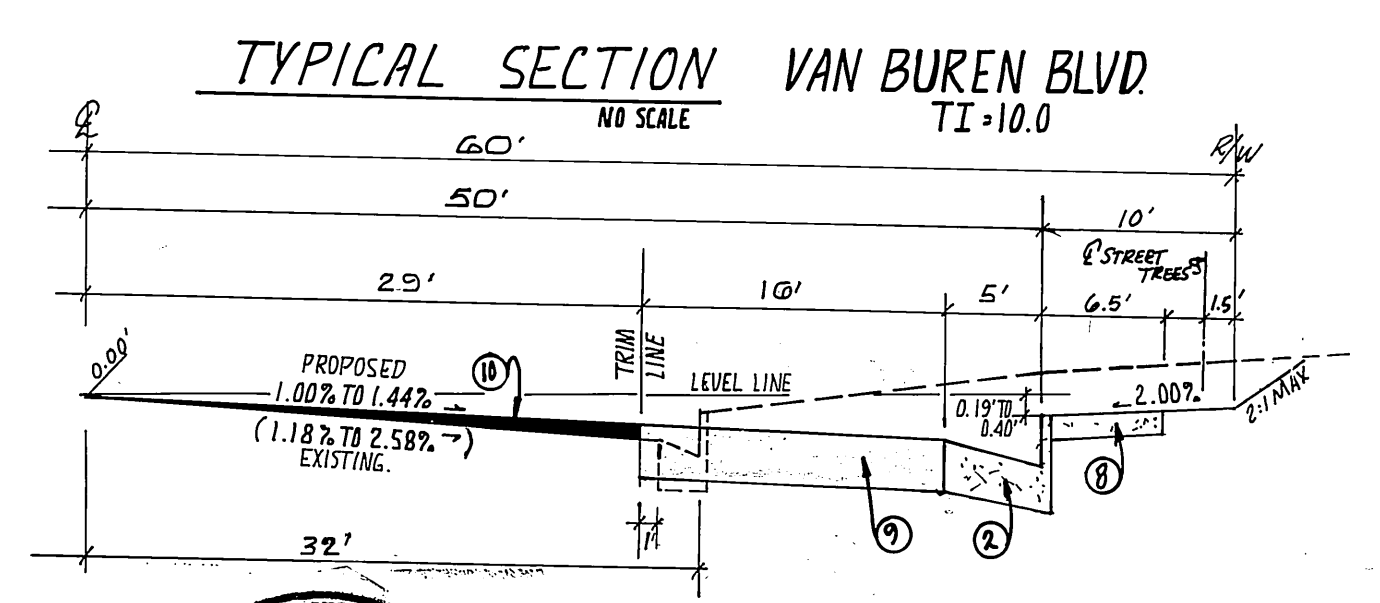


- GENERAL NOTES - STREET TREES**
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
 - CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: a) WHEN PLANT LOCATIONS HAVE 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. 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: VAN BUREN BLVD.
BOTANICAL NAME/COMMON NAME: ULMUS PARVIFOLIUS/EVERGREEN ELM
MIN. SIZE: 15 CAL.
APPROX. SPACING: SEE PLAN
NO. REQ'D: 3
- 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.
- ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED.

Not Built

- | | | |
|----|--|---------|
| 1 | CONSTRUCT TYPE I CURB & GUTTER WITH 24" GUTTER PER CITY STANDARD DWG. NO. 200. | 114 LF |
| 2 | CONSTRUCT TYPE I CURB & GUTTER WITH 5" GUTTER PER CITY STD. DWG. NO. 200. | 160 LF |
| 3 | CONSTRUCT 6" WIDE CROSS GUTTER PER CITY STD. DWG. NO. 220. | 36 LF |
| 4 | CONSTRUCT TYPE I ASPHALT CONCRETE BERM PER CITY STD. DWG. NO. 250. | 10 LF |
| 5 | CONSTRUCT TYPE I DRIVEWAY (A-24") PER CITY STD. DWG. NO. 302. | 2 EA |
| 6 | CONSTRUCT TYPE II DRIVEWAY (A-12") PER CITY STD. DWG. NO. 302. | 1 EA |
| 7 | CONSTRUCT WHEEL CHAIR RAMP PER CITY STD. DWG. NO. 304 & CALTRANS REQUIREMENTS. | 2 EA |
| 8 | CONSTRUCT SIDEWALK PER CITY STD. DWG. NO. 325. | 1270 SF |
| 9 | CONSTRUCT AC PAVEMENT - 4 1/2" AC OVER 5 1/2" CRUSHED AGG BASE PER S.R. 1206 (OR 7 1/2" AC OVER COMPACTED NATIVE). | 3840 SF |
| 10 | CONSTRUCT VARIABLE THICKNESS AC PAVEMENT OVERLAY (R-65). | 5330 SF |
| 11 | REINSTALL STREET LIGHT AND CONDUIT PER CITY REQUIREMENTS. | 2 EA |
- A TO BE RELOCATED BY OWNING UTILITY
B TO BE REMOVED BY OWNING UTILITY



SITE DEVELOPER:
CHEVRON U.S.A. INC.
P.O. BOX 2833 LA HABRA CA 90631

NOT BUILT
SITE ADDRESS: 3476 VAN BUREN BL.

ENGINEER'S NOTE TO CONTRACTOR:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES PIPES AND/OR STRUCTURES SHOWN HEREON WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

NOTE:
ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH CALTRANS STANDARDS.
CONTRACTOR/DEVELOPER TO PROVIDE CALTRANS WITH FOUR SETS OF APPROVED PLANS AND FOUR COPIES OF THE SPECIAL PROVISIONS TO OBTAIN REQUIRED ENCROACHMENT PERMIT PRIOR TO ANY WORK BEING DONE WITHIN THE STATE RIGHT-OF-WAY.

APPROVED:
CITY OF RIVERSIDE
ELECTRICAL DIV.
APPROVED:
CITY OF RIVERSIDE
WATER DIV.

John Johnson 10/29/84
Dan L. ... 10-20-84

BENCH MARK: CITY B.M. "0-38" STANDARD DISK STAMPED "0-38 1924" AT MAGNOLIA ROSEVECT STS. AT EAST SIDE OF THE MAIN ENTRANCE OF THE ARLINGTON BRANCH LIBRARY ELEV = 788.349

PLAN PREPARED BY:
HAYES & ASSOC. INC.
3621 W. MACARTHUR BL. STE 120
SANTA ANA, CA. 92704
(714) 979-7181

PUBLIC STREET IMPROVEMENT PLAN FOR:
VAN BUREN BOULEVARD
FROM 430' N/O TO 687' N/O INDIANA AVENUE

ZONING CASE C-30-834

INDEX USE

R-2647

3/12/85

2'

2'

JN 6194