

GENERAL NOTES (STREET TREES)

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDAARDS.
- CONTACT THE PARKS PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7611. 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) USE OF THE FIELD TO PROCEED TO A SMOOTH SECTION. PRIVATE ENGINEER 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.
MAGNOLIA AVE.	WASHINGTONIA FLUTEPETAL. FAN PALM	PROTECT IN PLACE		2
MAGNOLIA AVE.	WASHINGTONIA FLUTEPETAL. FAN PALM	RELOCATE AS SHOWN ON PLAN		2
MAGNOLIA AVE.	WASHINGTONIA FLUTEPETAL. FAN PALM	RELOCATE AS SHOWN ON PLAN		1
- PUBLIC WORKS AND PARKS AND RECREATION DEPARTMENT PERMITS ARE REQUIRED FOR ALL 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 TO BE AUTOMATICALLY IRRIGATED.

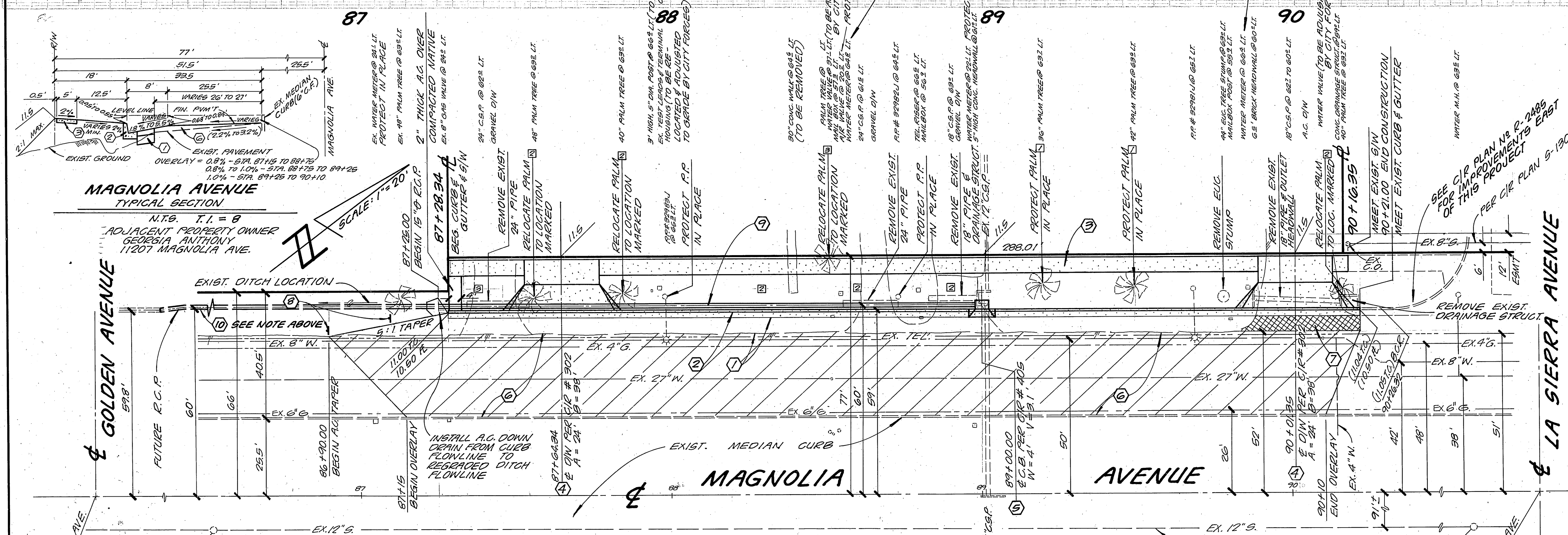
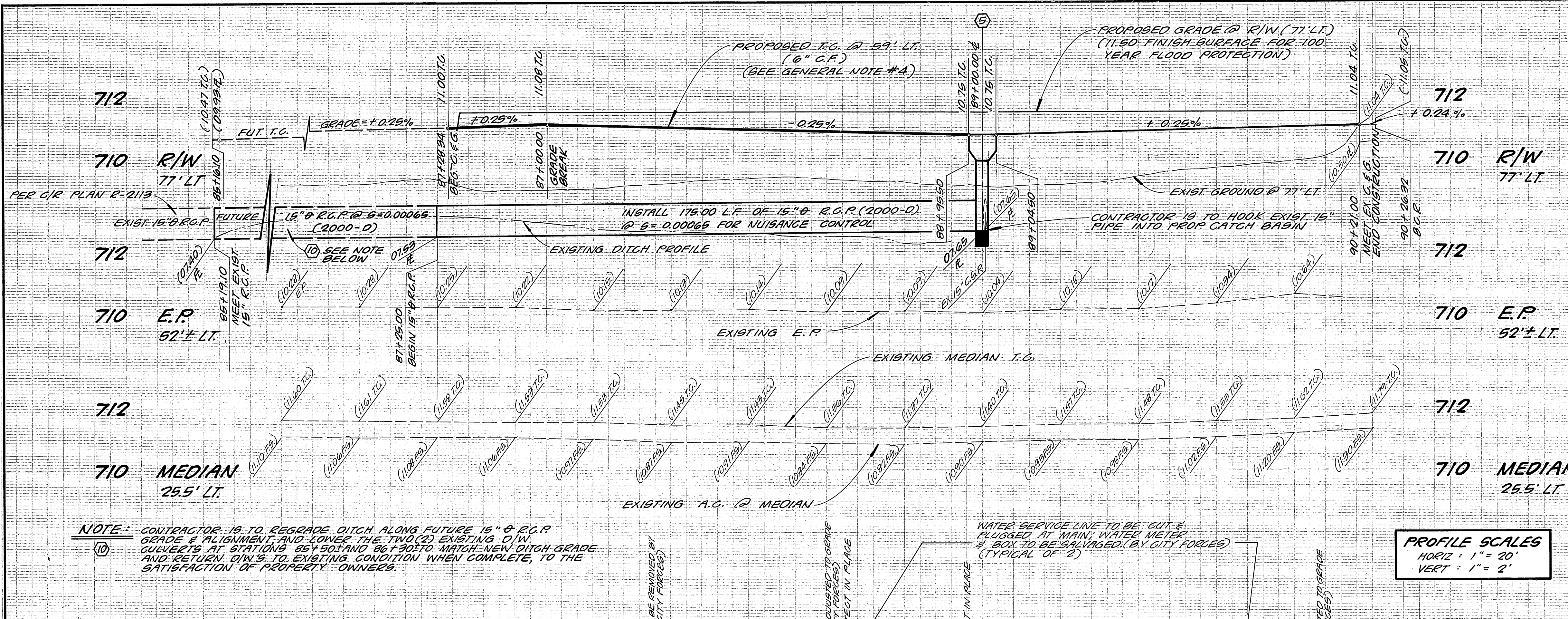
GENERAL NOTES

- 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, 1985 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 AS REQUIRED TO PRODUCE A SMOOTH SECTION. PRIVATE ENGINEER ESTIMATES OVERLAY TO BE 180 TONS.
- CURB AND GUTTER SHALL BE STAKED WITH 3" OFFSETS AT 12.5' INTERVALS AND TWO ROWS OF NUMBER 3 RE-BAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.4%. PLACE 3/4" DOWEL PINS AT ALL EXPANSION JOINTS.
- 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION AS SHOWN.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- 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.
- IN RESIDENTIAL AREAS 6" X 6" DIAMETER BLOODITS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK 10 TO 14" FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES. FOR MAILBOXES FOR BUSINESS, MOBILHOME PARKS OR APARTMENT HOUSES, DEVELOPER TO CHECK WITH THE 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).

CONSTRUCTION NOTES AND QUANTITIES

- CONST. 4 1/2" A.C. OVER 10" CRUSHED A.B. OR A.C. OVER COMPACTED NATIVE SOIL (SIR #1019, R-33, PER CIR DWG # R-2488) 1150 S.F.
- CONST. 6" CURB & GUTTER PER STD. DWG. #200 (TYPE I) 205 L.F.
- CONST. 4" SIDEWALK PER STD. DWG. #325 1210 S.F.
- CONST. DRIVEWAY APPROACH PER STD. DWG. #302 (TYPE III) 1118 S.F.
- CONST. CATCH BASIN PER STD. DWG. #405 (N=4; V=3.0') 1 EA.
- CONST. A.C. OVERLAY AS SHOWN 180 TONS
- REMOVE A.C. P.V.M.T. & REPLACE PER STRUCTURAL SECTION 180 S.F.
- INSTALL TYPE F-1 FLEXIBLE DELINEATOR (20' C-C) 2 EA.
- INSTALL 15" Ø R.G.P. (2000-0) 175 L.F.
- LOWER EXISTING CULVERTS 82 L.F.

*As built 10/28/87



NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

NOTIFICATIONS

- THE EXACT DEPTH OF UNDERGROUND UTILITIES SHOWN IN THE LOCATIONS & DEPTHS SHOWN ON THESE PLANS ARE FROM UTILITY RECORDS. THE CONTRACTOR IS TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
- CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITIES 48 HOURS PRIOR TO EXCAVATION:
 - SOUTHERN CALIFORNIA GAS COMPANY 1-800-422-4133
 - PACIFIC BELL COMPANY 1-800-422-4133

PACIFIC BELL TELEPHONE COMPANY APPROVED BY: <i>[Signature]</i> DATE: 11-19-85 CITY OF RIVERSIDE - PUBLIC UTILITIES ELECTRIC APPROVED BY: <i>[Signature]</i> DATE: 11/19/85	SOUTHERN CALIFORNIA GAS COMPANY REVIEWED BY: <i>[Signature]</i> DATE: 12-18-85 CITY OF RIVERSIDE - WATER SYSTEM APPROVED BY: <i>[Signature]</i> DATE: 1-31-86	L. A. WAINSCOTT & ASSOCIATES CIVIL ENGINEERS GRAND TERRACE, CALIFORNIA (714) 874-1715 APPROVED BY: <i>[Signature]</i> DATE: 10/25/85 DATE OF EXPIRES: 01/30/86	BENCH MARK: ELEV. = 711.23 F.D. R.K. MAIL & CITY ENG. TAG IN N.W. CURB RETURN OF LA SIERRA AVE. @ MAGNOLIA AVE. CIR B.M. : E2-G	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>[Signature]</i> DATE: 11/19/85 TRAFFIC DIVISION CHIEF P.W. ENGINEER: <i>[Signature]</i> DATE: 11/19/85	STREET PLAN AND PROFILE BUILDING PERMIT: 11185 MAGNOLIA AVENUE FROM 1150' ± SLY TO 850' ± SLY OF LA SIERRA AVE. DESIGN REVIEW CASE # DR-27-850 SCALE: HORIZ.: 20' VERT.: 2' SHT. 1 OF 1 W.O. 345.01
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