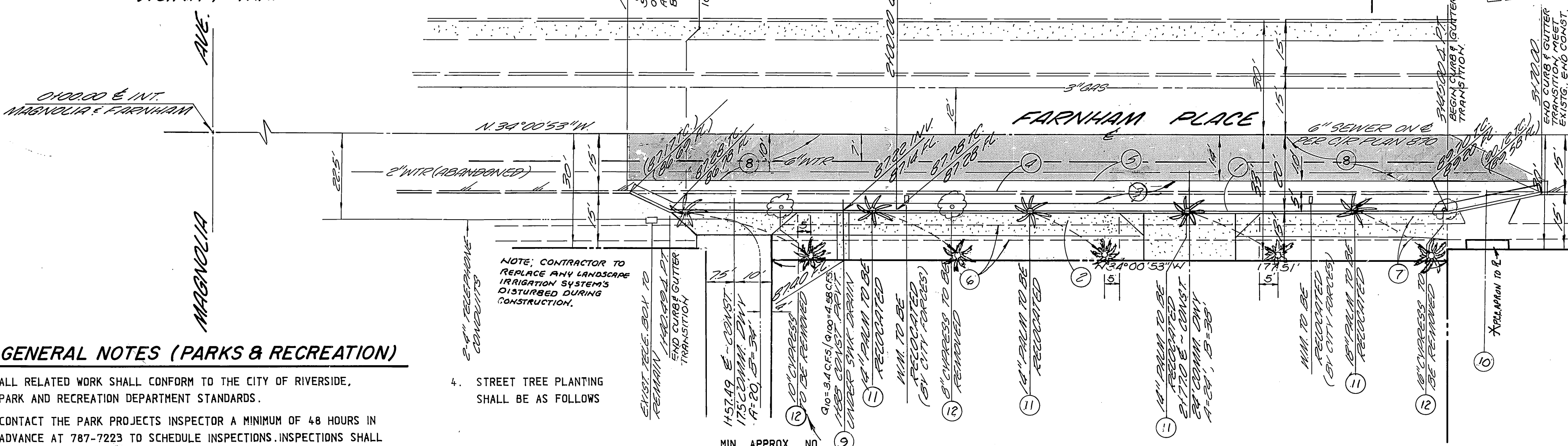
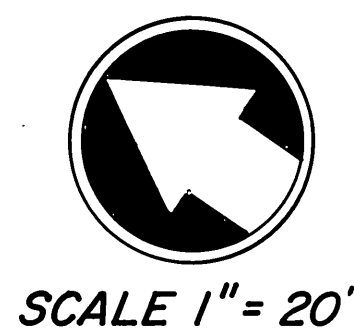
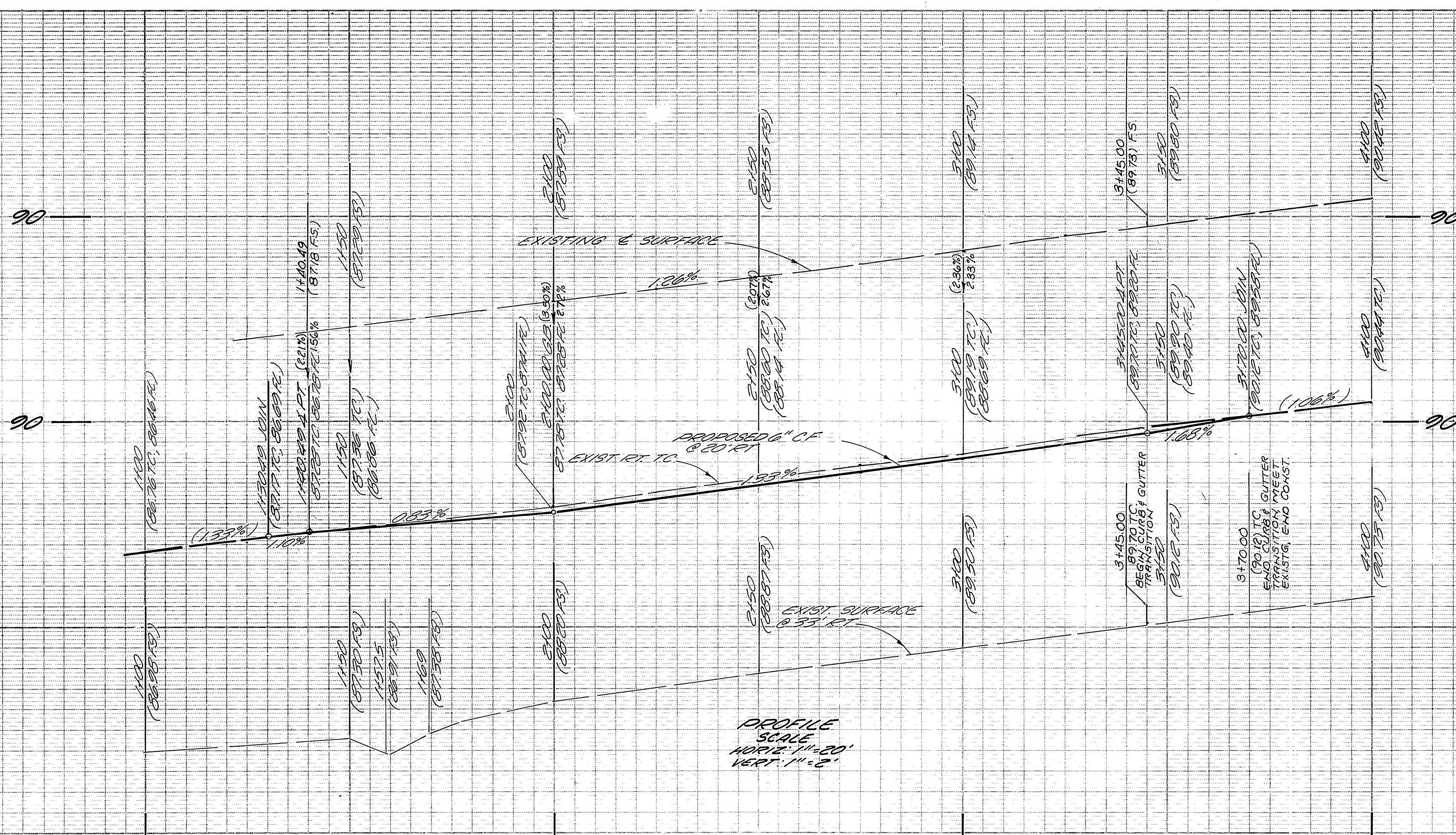
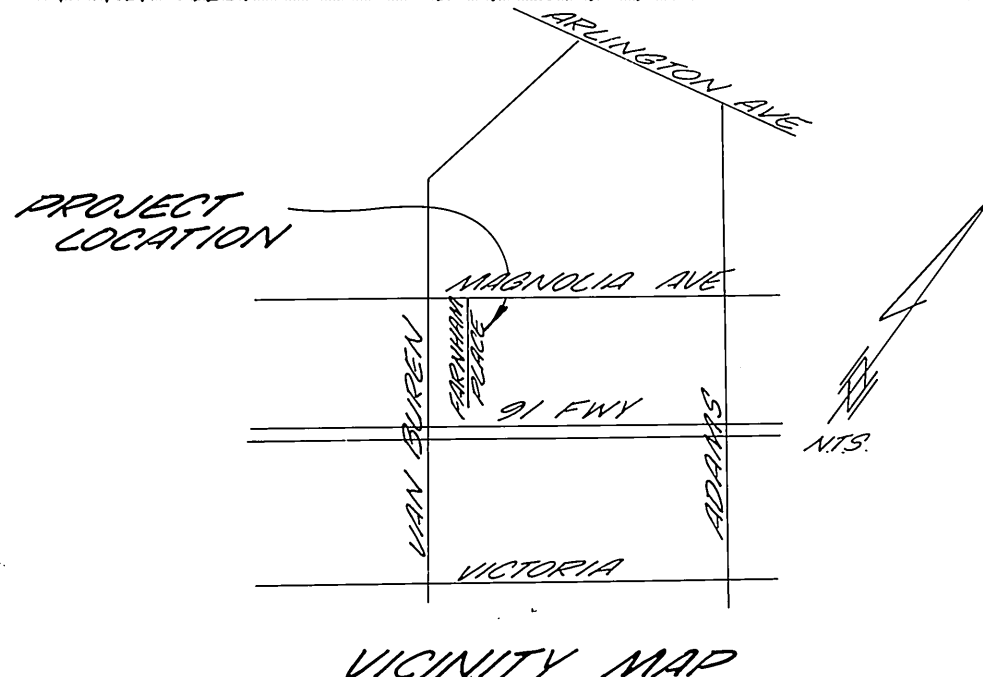


**BENCHMARK**

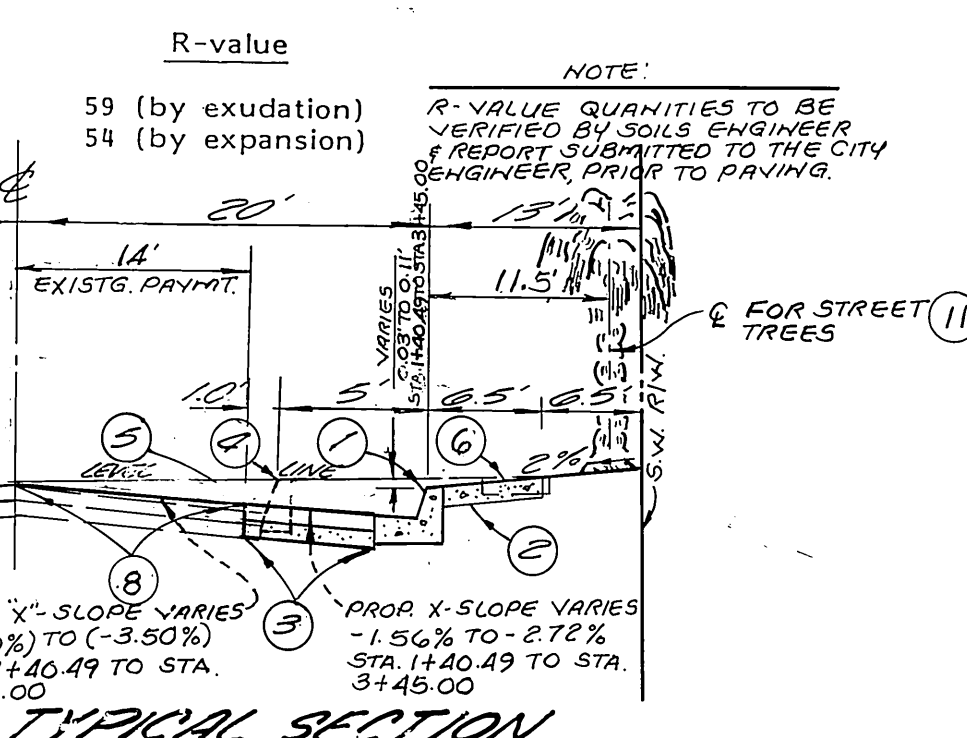
F-4-G AT ARLINGTON, RIVERSIDE COUNTY, AT THE INTERSECTIONS OF MAGNOLIA AVE. AND ROOSEVELT ST. AT THE ARLINGTON BRANCH OF THE RIVERSIDE PUBLIC LIBRARY, ON THE EAST SIDE OF THE MAIN ENTRANCE, AND ABOUT 1' ABOVE THE GROUND. A STD. DISC STAMPED "038 1924" RECEIVED GOOD CONDITION 1958. ELEV. = 788.349



**GENERAL NOTES (PARKS & RECREATION)**

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED.
3. A. 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.
  - D.) AT THE 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 RESPONSIBILITY.
4. STREET TREE PLANTING SHALL BE AS FOLLOWS
 

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. APPROX. SIZE	APPROX. SPACING	REQ.
A. FARNHAM PLACE	WASHINGTONIA/MEXICAN ROBUSTA FAN PALMS		RELOCATE AS SHOWN ON PLAN	5
5. PARK AND RECREATION DEPARTMENT AND PUBLIC WORKS DEPARTMENT PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES ARE TO BE INSPECTED BY THE CITY FOR PROPER COMPACTON.
6. ALL STREET TREES ARE TO BE AUTOMATICALLY IRRIGATED.
7. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.



**CONSTRUCTION NOTES:**

1. CONSTRUCT 6" CURB & 24" GUTTER PER CITY OF RIVERSIDE STD. 200 TYPE I FROM STA. 112000 TO STA. 517000
2. CONST. 6.5 WIDE P.C.C. SIDEWALK STD. 325
3. INSTALL 3" A.C. ON 4" C.A.B. OR 4" AC OVER NATIVE PER S.R. 1206 R-54 PAVED BY CITY FORCES. \*
4. REMOVE EXIST. CURB & GUTTER FROM STA. 112000 TO STA. 517000
5. SAWCUT & REMOVE EXIST. A.C. PAVEMENT FROM STA. 11295 TO STA. 3170
6. REMOVE EXISTG. 4' WIDE SIDEWALK.
7. TRANSITION 6.5' WIDE SIDEWALK TO 4' WIDE SIDEWALK.
8. APPLY VARIABLE A.C. OVERLAY PER PLAN.
9. CONST. UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. NO. 411, W= 2.0' (UNADJUSTED) STEEL PLUG'S GASK.
10. REMOVE EXISTG. DRIVEWAY APRON AND CONSTRUCT NEW DRIVEWAY APRON PER CITY OF RIVERSIDE STD. NO. 302 MODIFIED TO CONFORM WITH WITH CURB AND GUTTER TRANSITION.
11. RELOCATE EXISTG. PALM TREES AS SHOWN.
12. REMOVE EXISTG. CYPRESS TREES.

**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 IRRIGATION LINES APPURTENANCES AT NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION
3. 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.
4. CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION AS SHOWN.
5. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSET AT 25' INTERVALS.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
7. 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.
8. 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.
9. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
10. 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.
11. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (787-7611)

\* AS BUILT 12-16-86 ELD

**WATER DEPARTMENT**  
CITY OF RIVERSIDE  
OVERHEAD, UNDERGROUND

*Handwritten:* Dept. 4-2-86

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**CITY OF RIVERSIDE, CALIFORNIA**  
ENGINEERS, INC.

REGISTERED PROFESSIONAL ENGINEERS  
1500 MONTELEONE AVENUE, SUITE 200  
CORONA, CA 91719 • 714/734-2130

*Handwritten:* John Johnson 3/13/86 DATE

*Handwritten:* ECE 06928 1/20/86

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT				STREET IMPROVEMENT PLAN FARNHAM PLACE W'LY SIDE 150' TO 350' S'LY OF MAGNOLIA R-103-845 P.M. 19719		ACCOUNT NO. DRAWING NUMBER <b>R-2765</b> SHEET. / OF /	
APPROVED BY	BY	DATE	APPROVED BY	DATE	SCALE: 1" = 20'	INDEXED D.N.	
PRINCIPAL ENGINEER	W	3-28-86	DIRECTOR OF PUBLIC WORKS	4-16-86		PC 1756	
PARK DEPARTMENT							
TRAFFIC DIVISION							
CHIEF P.W. ENGR.							