

GENERAL NOTES

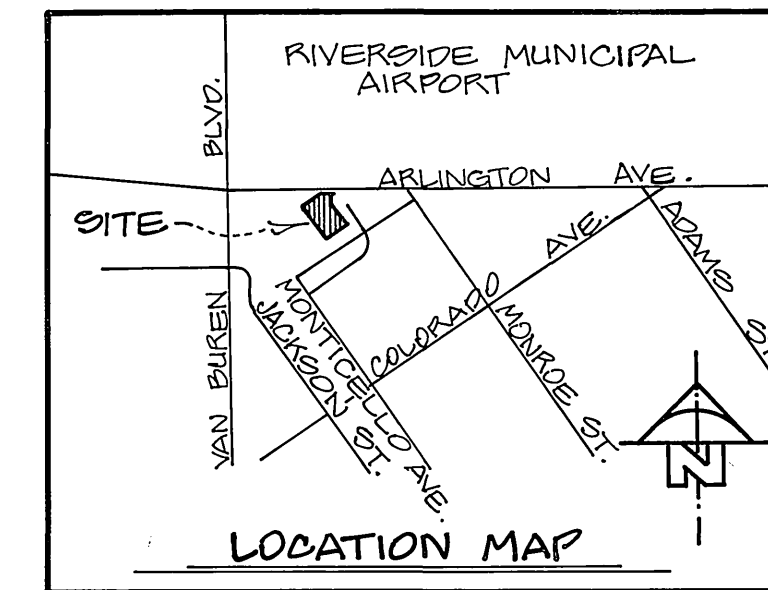
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STD. DWG. NO. 10, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302.
- CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS. DEVELOPER IS TO COORDINATE WITH CITY ELEC. DEPT. WHEN INSTALLATION OF STREET IMPROVEMENTS IS TO BEGIN.
- 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.
- 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.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IN 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.
- ELECTRICAL UNDERGROUND FACILITIES TO BE INSTALLED BY DEVELOPER AFTER CONSTRUCTION OF CURB AND GUTTER BUT PRIOR TO PLACEMENT OF CROSS GUTTERS, SPANDRELS, SIDEWALK AND PAVING.
- 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 THE 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 DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- A PUBLIC WORKS AND PARK AND RECREATION 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.
- STREET TREE PLANTING SHALL BE AS FOLLOWS.

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	SPACING	NO. REQ.
ARLINGTON AVE.	LAGERSTROEMIA INDICA	15 GAL.	45'	5
AVE. CRAFT HYPHILE				

SEE MEDIAN LANDSCAPE AND IRRIGATION PLAN NO. A1825 PREPARED BY: LEONARD FILNER ASSOC., 337 E. CHAPMAN, ORANGE, CA. 92666, (714) 693-0741

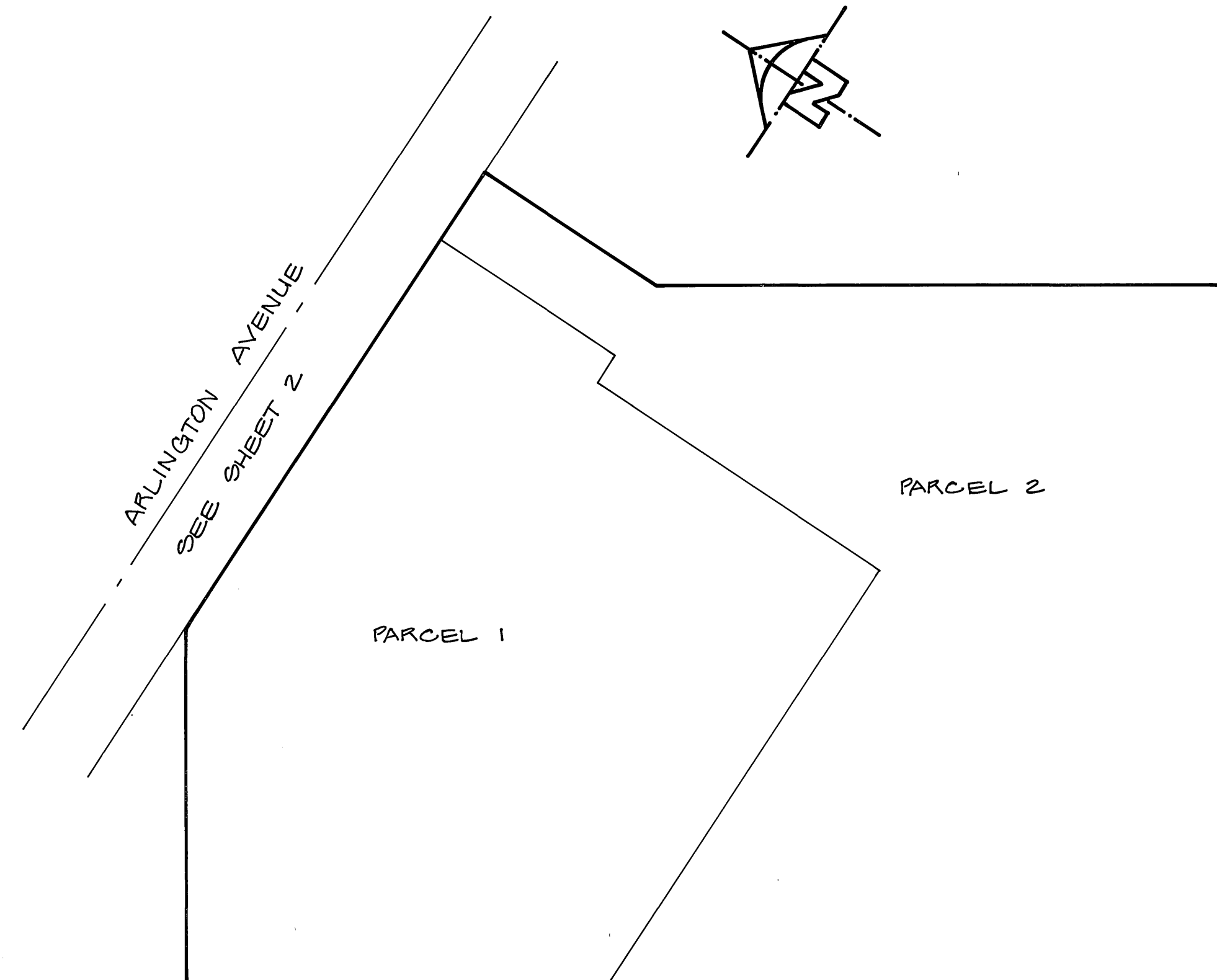
21. ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.

22. 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. (787-7211)

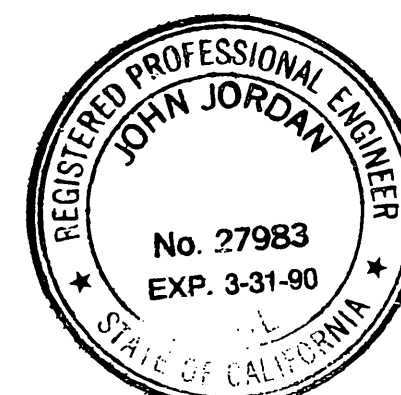
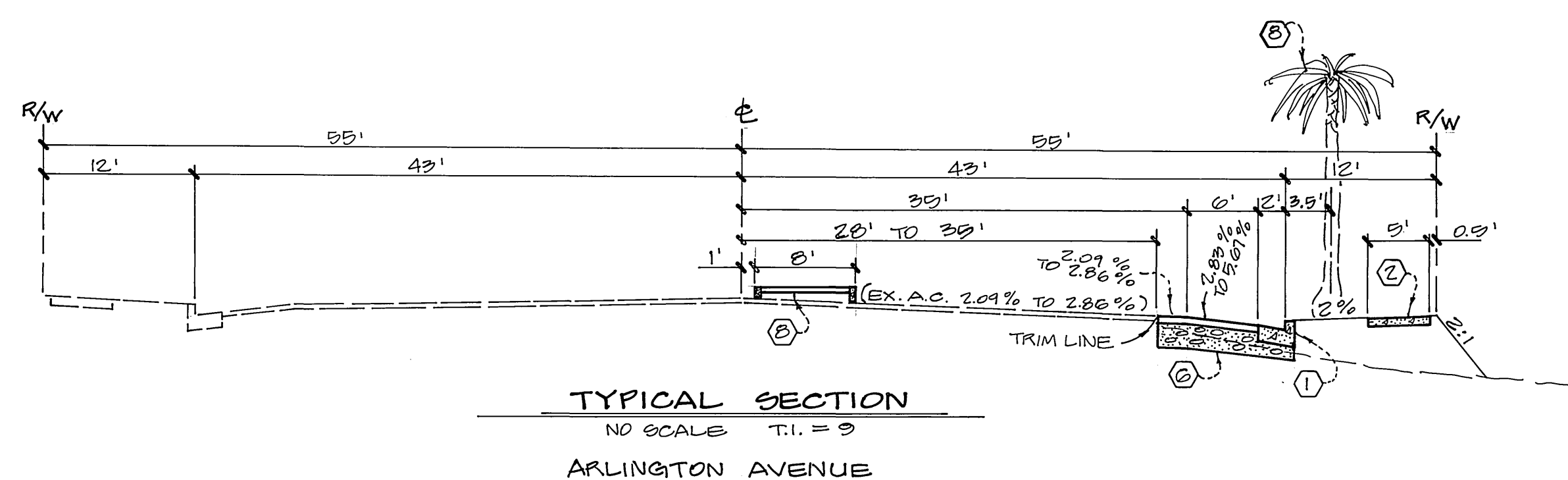


CONSTRUCTION NOTES

- CONST. STD. NO. 200, CURB & GUTTER (6" C.F.)
- CONST. STD. NO. 325, PROPERTY LINE SIDEWALK
- CONST. STD. NO. 220, CROSS GUTTER (6" WIDE)
- CONST. STD. NO. 304, MODIFIED WHEELCHAIR RAMP, PER DETAIL ON SHEET 2.
- CONST. STD. NO. 302, DRIVEWAY APPROACH (A=24', D=20')
- CONST. 6" A.C. OVER 1 1/2" CRUSHED AGGREGATE BASE. PER S.R. 1232 R=20.
- CONST. MEDIAN, PER STD. NOS. 121, 122 & 123, USE STD. NO. 200 CURB TYPE III (6" C.F.)
- INSTALL STREET TREES, PER GENERAL NOTE NO. 20.



INDEX MAP



BENCHMARK — ELEV. = 730.332
C&F — FD. BRASS DIK CAPPED AT THE INTERSECTION OF E ARLINGTON AVE. AND VAN BUREN BLVD.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 MCCRAY ST. (112) 680-1070
RIVERSIDE, CALIFORNIA

APPROVED BY: *[Signature]* DATE: 11-17-85
R.E. No. 27983

W.O. 78-144 FOR: AWARE DEV. CO. F.S. 1044

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 5/6/86
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF PUB. WKS. ENGR.

DATE: JUNE 6, 1986

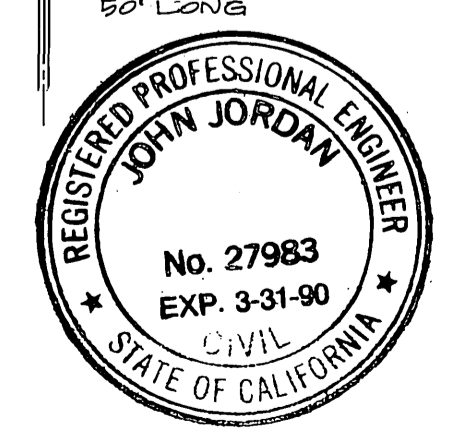
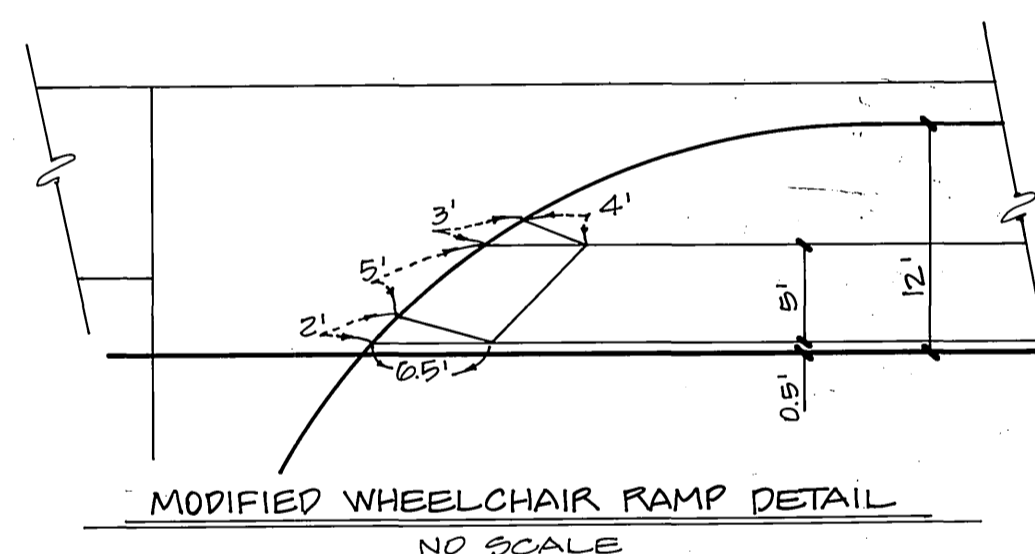
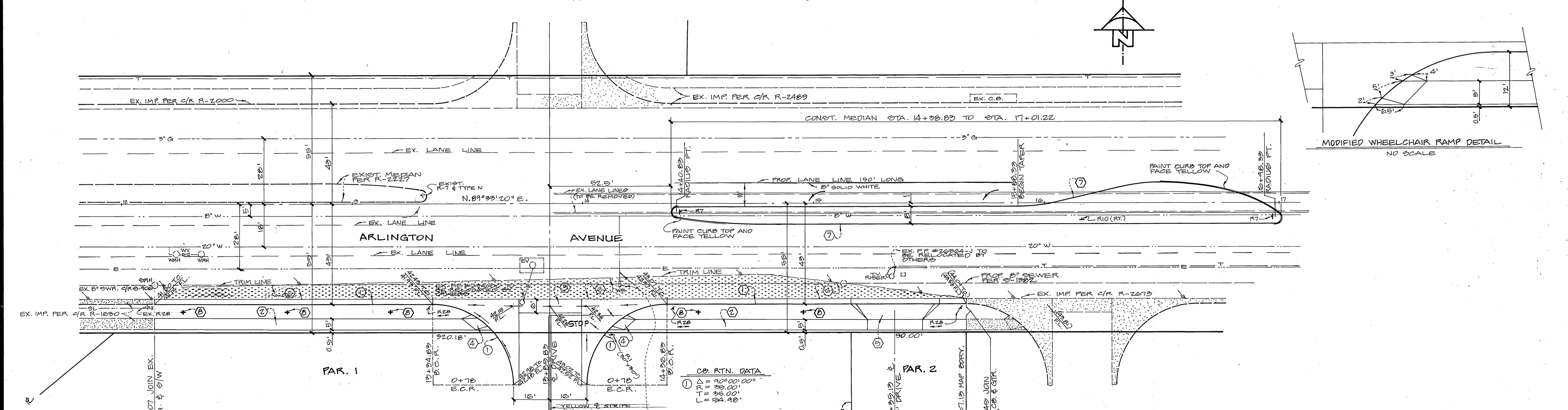
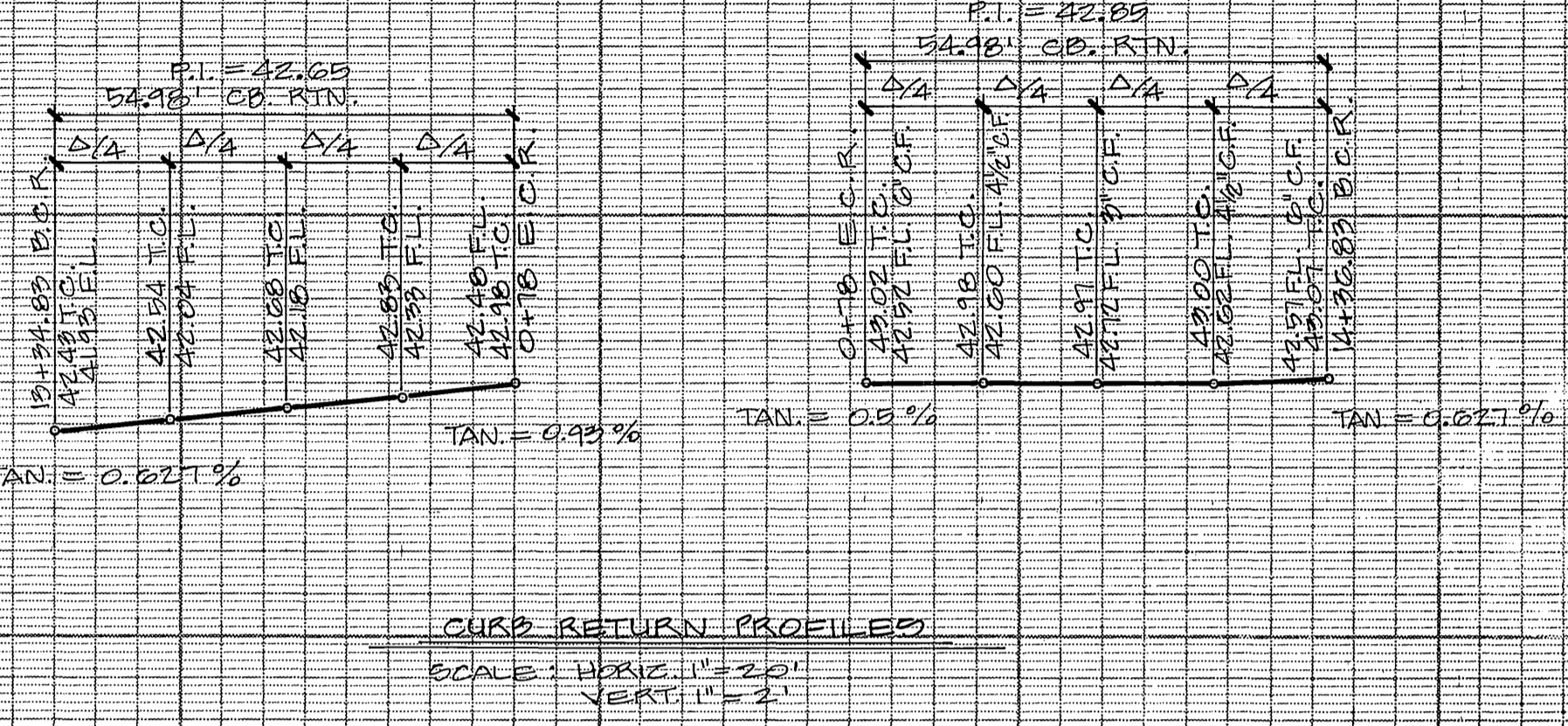
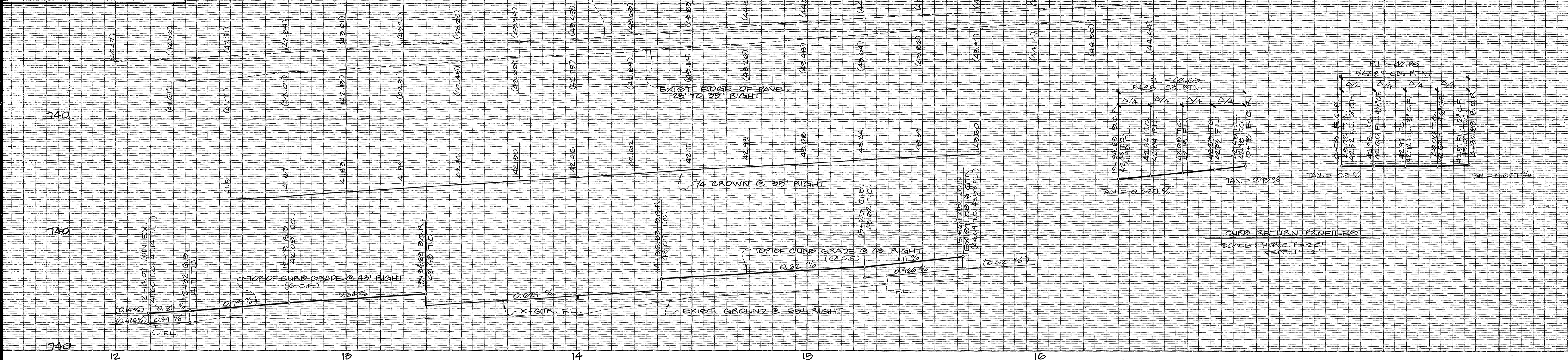
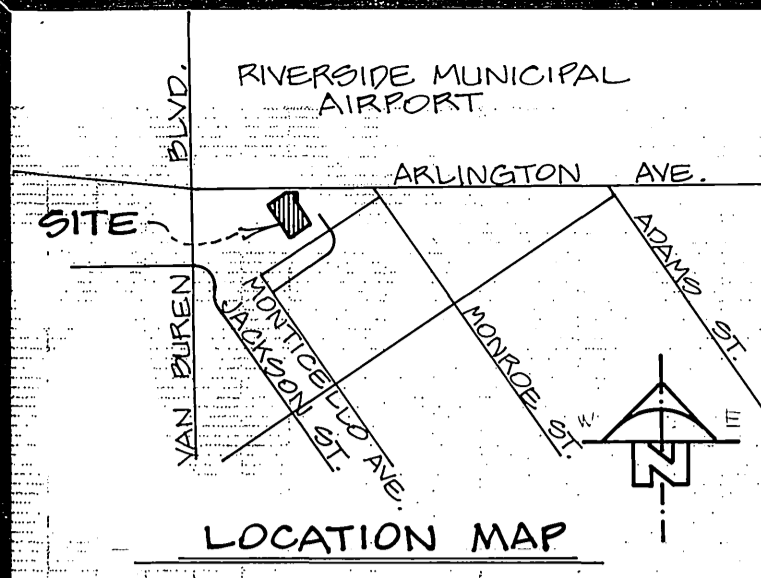
STREET PLAN & PROFILE
PARCEL MAP NO. 21047
INDEX

SCALE: NONE

ACCOUNT No.
DRAWING NUMBER
R-2776
SHEET 1 OF 2
78-144 A

*As built 2.12.87 JF

CITY OF RIVERSIDE WATER SYSTEM	CITY OF RIVERSIDE OVERHEAD UNDERGROUND
APPROVED: <i>[Signature]</i> DATE: 5-20-86	APPROVED: <i>[Signature]</i> DATE: 5/6/86
CHIEF UTILITIES ENGINEER	CHIEF UTILITIES ENGINEER



EXIST. 1" WATER SERVICE AND WATER METER SERVICE TO BE CUT & PLUGGED AT MAIN; WATER METER TO BE SALVAGED. ALL WORK BY CITY FORCES. NEW SERVICE TO BE INSTALLED AT DEVELOPER'S REQUEST.

SEE SHEET ONE FOR GENERAL AND CONSTRUCTION NOTES.

CITY OF RIVERSIDE WATER SYSTEM
 APPROVED: David V. Garcia, 5-20-96
 CITY OF RIVERSIDE OVERHEAD & UNDERGROUND UTILITIES ENGINEER, DATE 5/6/96

BENCHMARK — ELEV. = 726.232
 3" F. - 10" BRASS DISK CAPPED AT THE INTERSECTION OF ARLINGTON AVE. AND VAN BUKEN BLVD.

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 3700 MODRAY ST., RIVERSIDE, CALIFORNIA 92504
 APPROVED BY: [Signature] DATE: 01-17-85
 R.E. No. 21,983

MARK	REVISIONS	APPR. DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 5/6/96
 CHIEF PUBLIC WORKS ENGINEER

STREET PLAN & PROFILE
 PARCEL MAP NO. 21047
 ARLINGTON AVENUE
 ACCOUNT NO. 78-144 A
 DRAWING NUMBER R-2776
 SHEET 2 OF 2
 SCALE: HORIZ. 1" = 20' / VERT. 1" = 2'