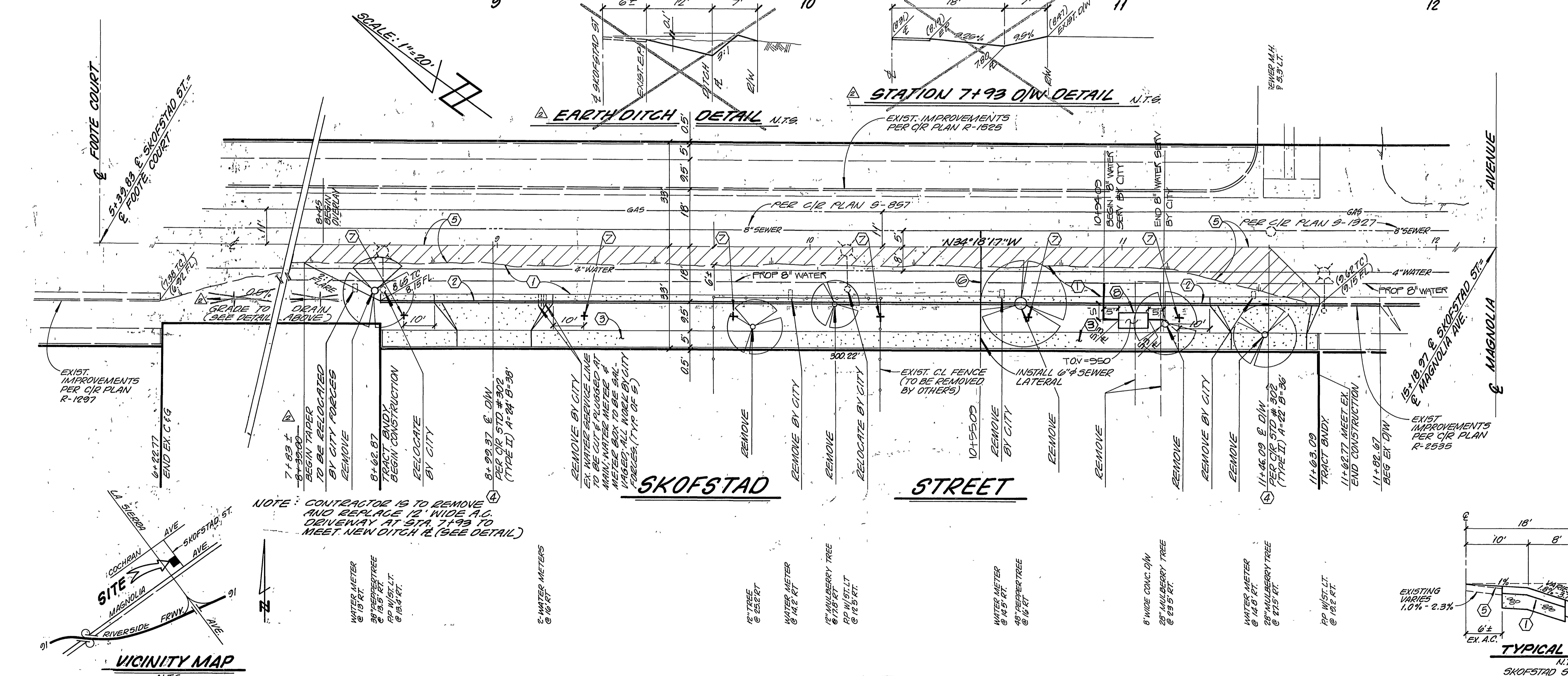
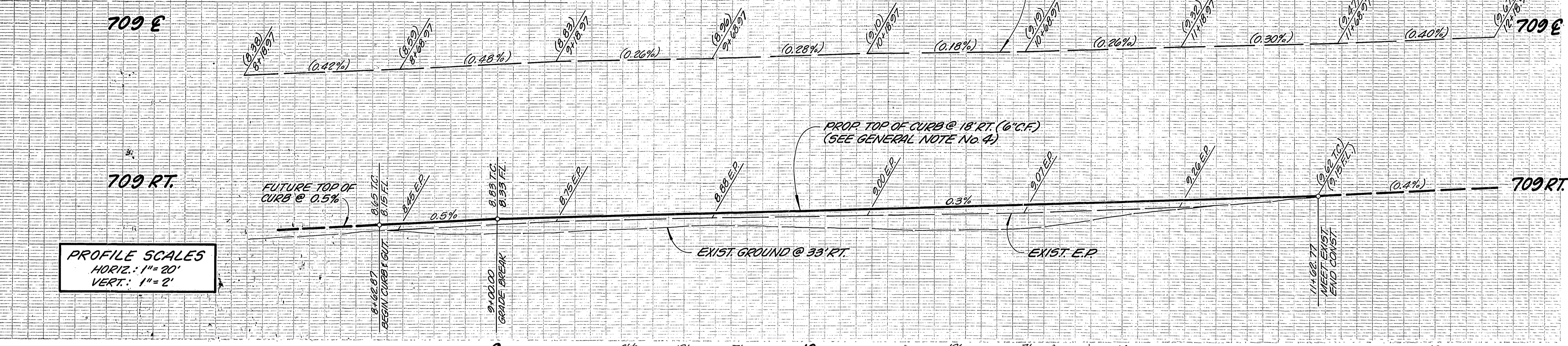


NOTICE TO CONTRACTOR
 THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS.
 THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY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

NOTIFICATIONS
 1. THE EXACT DEPTH OF UNDERGROUND UTILITIES SHOWN IS UNKNOWN. THE LOCATIONS AND 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.
 2. 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

- GENERAL NOTES (STREET TREES)**
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
 - CONTACT THE PARK PROJECT INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. THE 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/FINAL ACCEPTANCE 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:
 STREET NAME BOTANICAL NAME MIN. SIZE APPROX. SPACING NO. REQ.
 SKOFSTAD STREET PENINSULA CRANFLETA SPRAWLER 16 GAL. 50' 6
 - PUBLIC WORKS & PARKS (RECREATION 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 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, STANDARD DRAWING 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 AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION. PRIVATE ENGINEER ESTIMATES OVERLAY TO BE 15- 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 ON PLAN.
 - 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 BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK 10' TO 14' FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES. FOR MAILBOXES FOR BUSINESS, MODULARS, PARS OR APARTMENT HOUSES, DEVELOPER TO CHECK WITH THE U.S.P.S. FOR THE NUMBER AND LOCATION OF MAILBOXES.
 - 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 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 (10) WORKING DAYS FOR COMPLETION OF WORK. (787-7611).



CONSTRUCTION NOTES AND QUANTITIES

1	CONST. 2 1/2\"/>	2850	S.F.
2	CONST. 6\"/>	300	L.F.
3	CONST. 2\"/>	1600	S.F.
4	CONST. DRIVEWAY APPROACH PER STD DWG. # 302 (TYPE III)	781	S.F.
5	CONST. AC OVERLAY AS SHOWN	15	TONS
6	CONST. 6\"/>	38	L.F.
7	PLANT STREET TREE TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT	6	E.A.

INSTALL 8\"/>

PACIFIC BELL TELEPHONE COMPANY APPROVED BY: <i>John Canama</i> DATE: 10-11-84	SOUTHERN CALIFORNIA GAS COMPANY REVIEWED BY: <i>B. L. Vukobratovic</i> DATE: 5-5-86	L. A. WAINSCOTT & ASSOCIATES CIVIL ENGINEERS GRAND TERRACE, CALIFORNIA (714) 824-1775 APPROVED BY: <i>L. A. Waincott</i> DATE: 4-23-86 R.C.E. 410956	BENCH MARK: ELEV. = 711.23 ED. BY NAIL & CITY ENG. TAG IN N.W. CURB RETURN OF LA SIERRA AVE. @ MAGNOLIA AVE. C/R B.M. = E2-G	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>[Signature]</i> DATE: 7-7-86	STREET PLAN AND PROFILE TRACT NO. 21572 SKOFSTAD STREET FROM STA. 8+30 TO STA. 11+63 SCALE: HORIZ. 1" = 20' VERT. 1" = 2' W.D. 421.01
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P.C. 1980