

GENERAL NOTES FOR STREET TREE PLAN CHECK

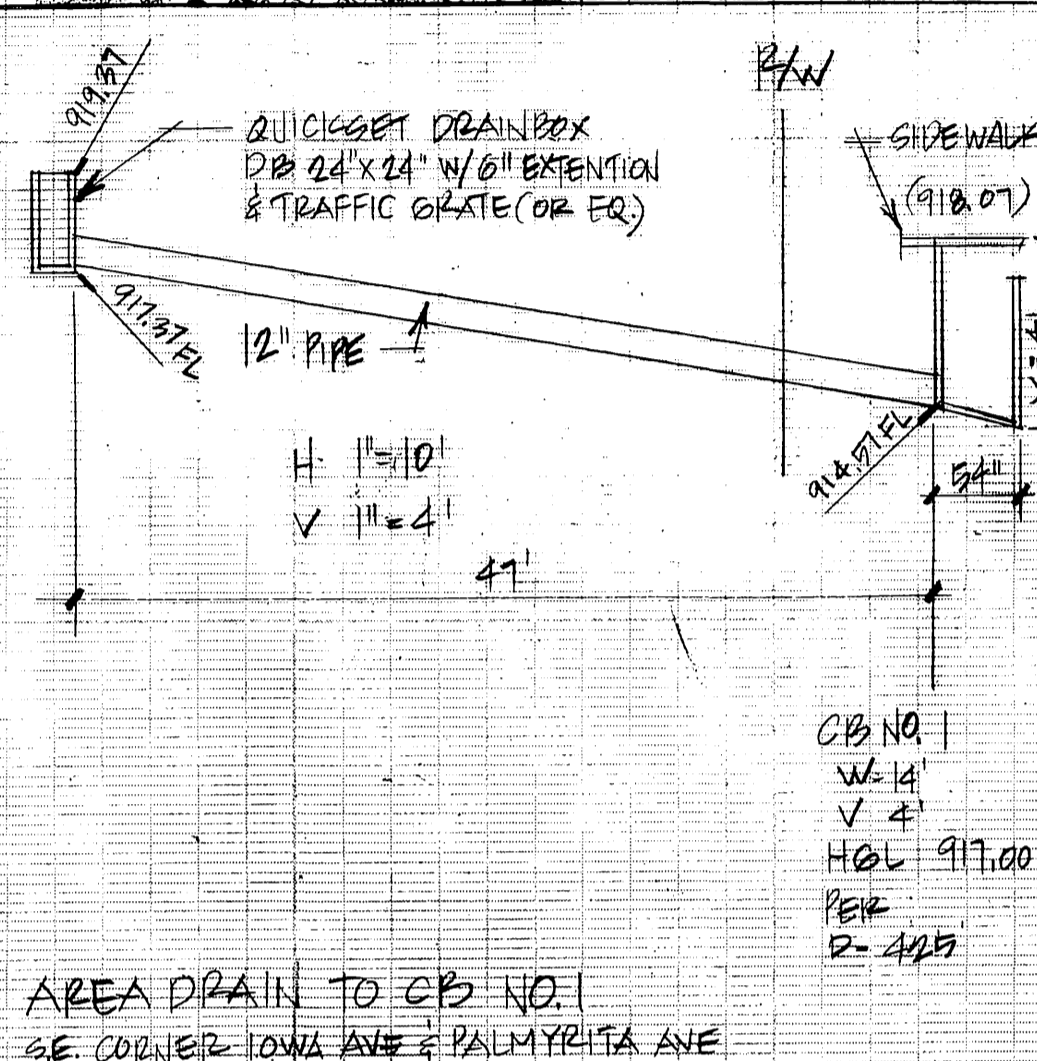
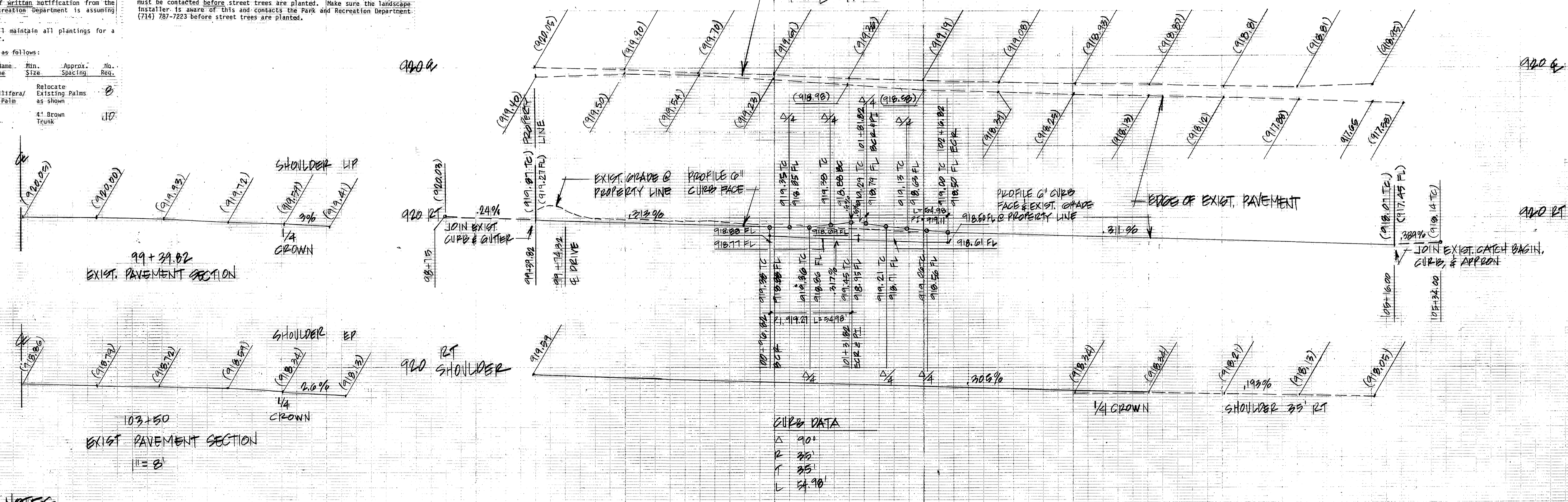
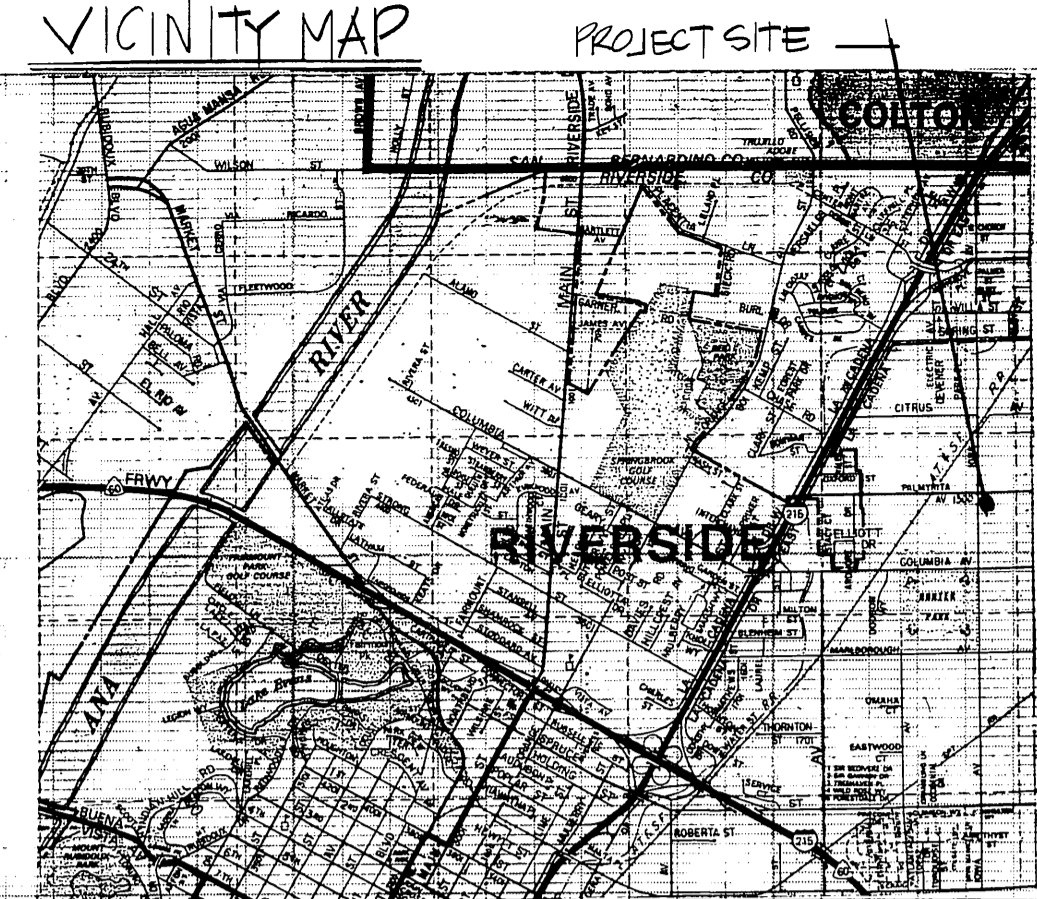
- All related work shall conform to the City of Riverside, Park and Recreation Department standards.
- Contact the Park Projects Inspector a minimum of 48 hours in advance at 787-7223 to schedule inspections. Inspections shall be required: a) when plant locations have been spotted in the field prior 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 justification 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.
Iowa Avenue	Washingtonia filifera/ California Fan Palm	Relocate Existing	Palms as shown	8
Palmyra Ave.	Brahea edulis/ Gudalups Palm	4" Brown Trunk		10

5. A Park and Recreation 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 is to be inspected by the City for proper compaction.

6. All street trees to be automatically irrigated.

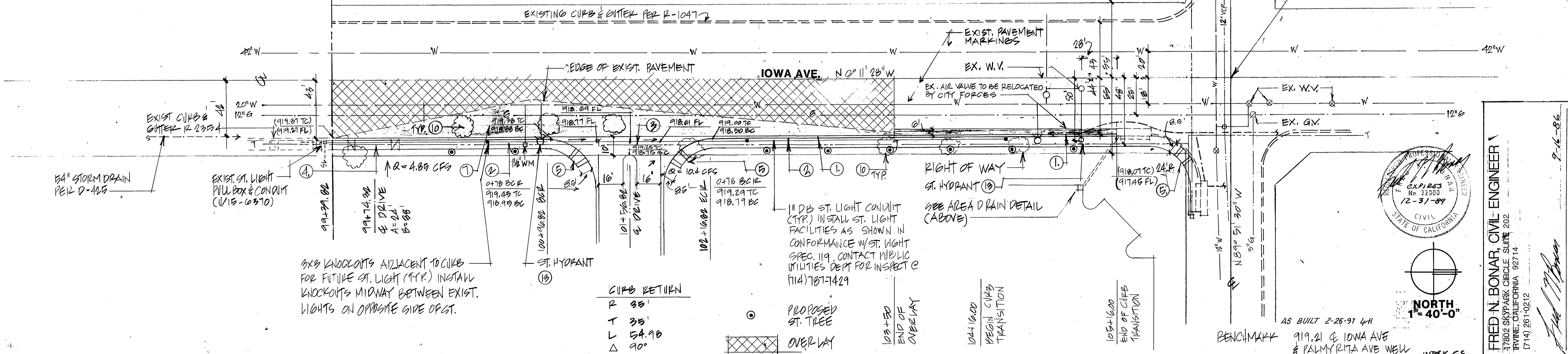
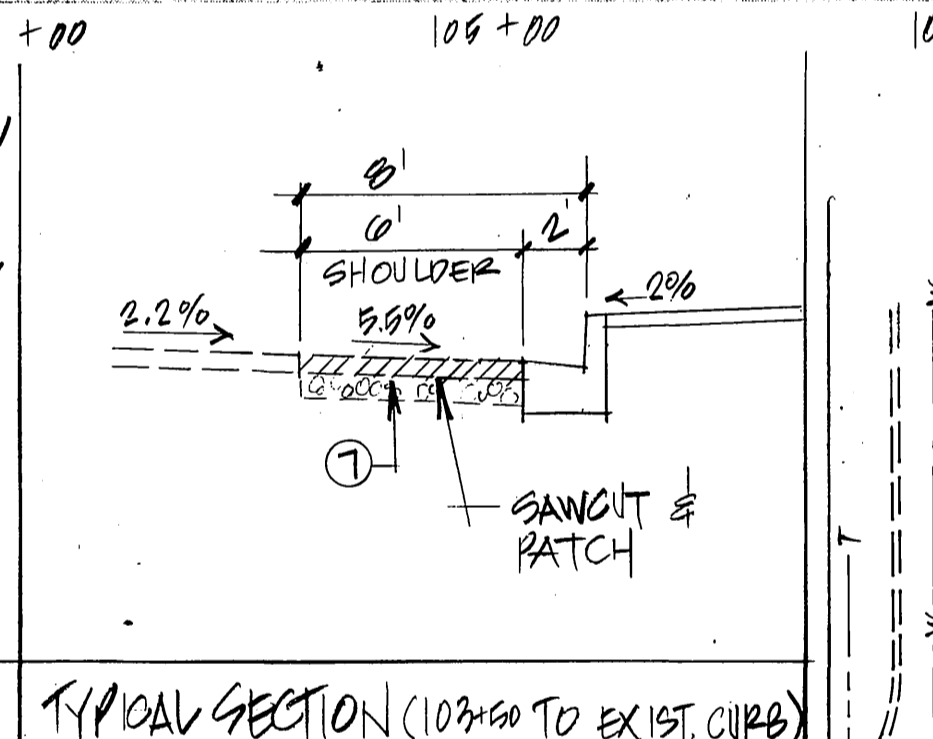
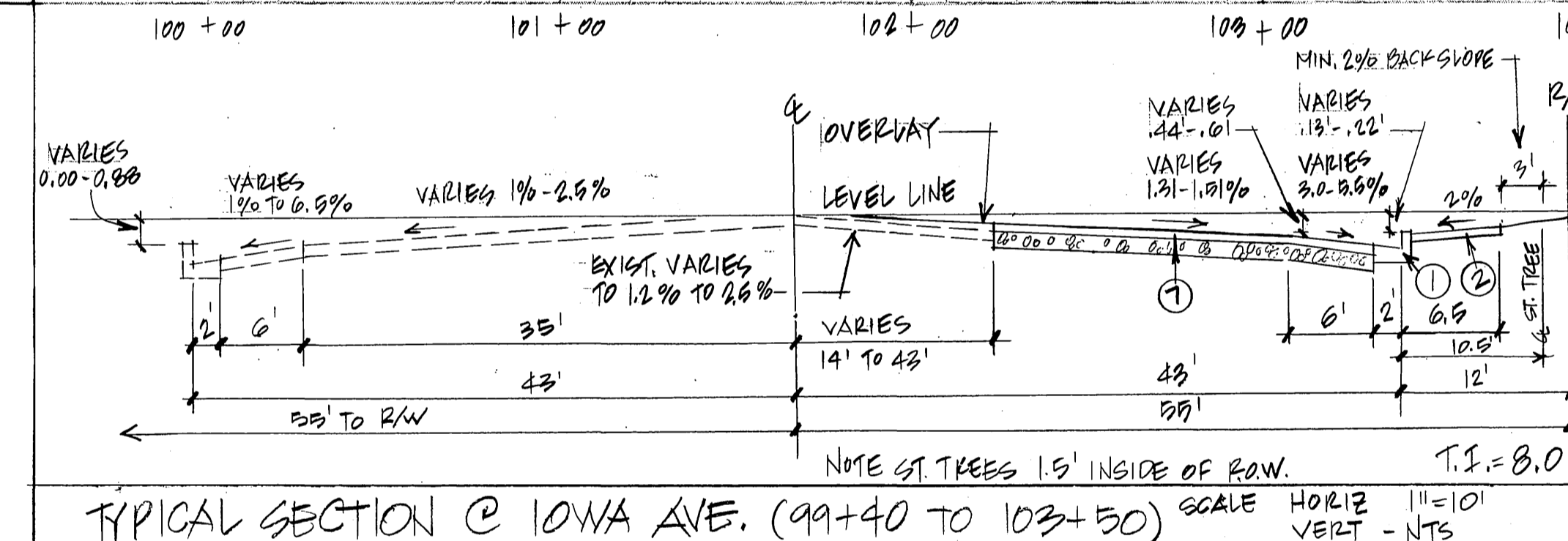
The planting of City street trees is the responsibility of the developer. Utilities and/or occupancy will be withheld until street trees are installed. The Park and Recreation Department inspects all street tree plantings and must be contacted before street trees are planted. Make sure the landscape installer is aware of this and contacts the Park and Recreation Department (714) 787-7223 before street trees are planted.



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 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 Specification 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 curbing paving as directed in the field to produce a smooth section.
- 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.
- Location of laterals to be determined in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
- Contractor is to verify existing sewer elevation prior to construction.
- 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.
- 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.
- All flagged elevations shall be staked in the field by the private engineer.
- A plug shall be installed and will remain in place until the new sewer is accepted by the City.
- The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the work herein. 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 is one (1) foot or greater, a letter will be required from the soils engineer, certifying the composition of the fill below subgrade, prior to issuance of the Construction Permit/Out Sheets.
- Stripping removals and revisions south of project limits may be necessary to fully utilize revised street width.

CONSTRUCTION NOTES - SEE SHT. 2.



21. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION & TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WK (714) 787-7611

APPROVED
William B. Sanchez
SOUTHERN CALIFORNIA GAS
12/2/86
DATE

APPROVED FOR PUBLIC UTILITIES DEPT.
John Johnson
GEN. Supt. & CHIEF ENG. ELECTRIC
11/14/86
DATE

APPROVED FOR PUBLIC UTILITIES DEPT.
David V. Garcia
WATER
5-18-87
DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY
William D. Gardner
PUBLIC WORKS DIRECTOR

DATE 4-2-87

STREET PLAN & PROFILE
IOWA AVE.

MP. 7.856 R. 01.890

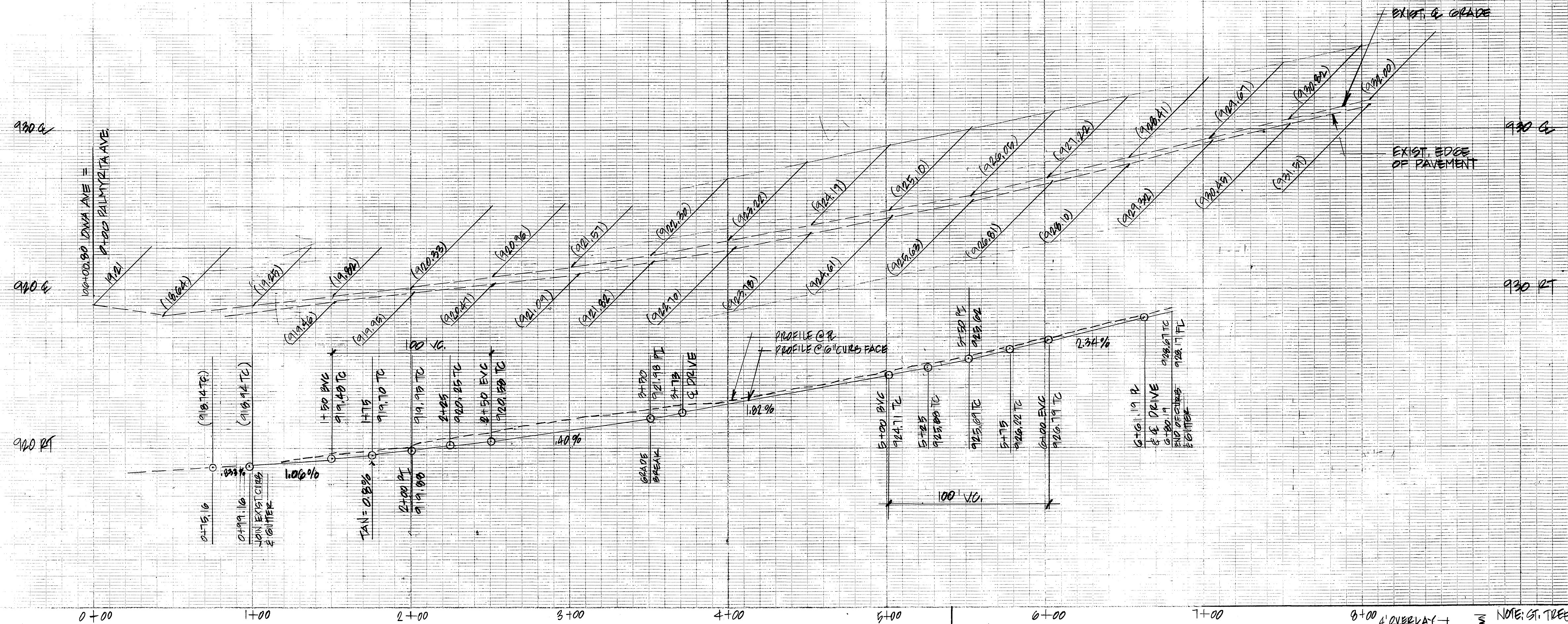
HORIZ. SCALE: 1" = 4'
VERT. SCALE: 1" = 40'

ACCOUNT NO.
R-2845

SHEET 1 OF 3

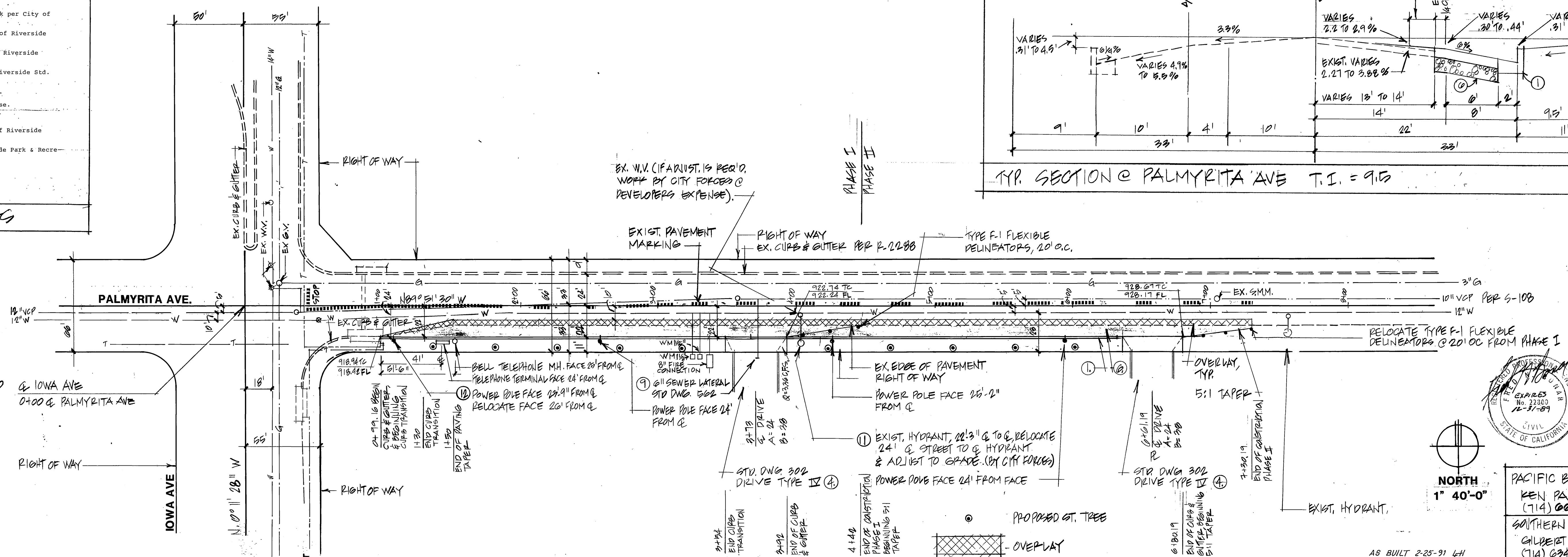
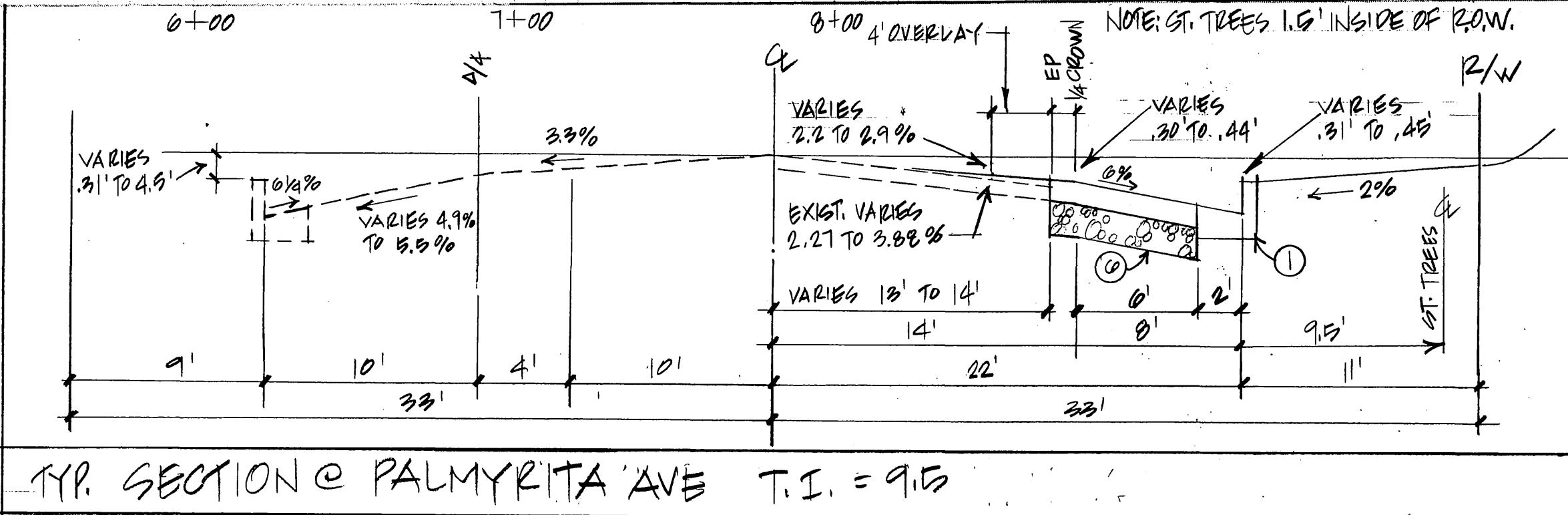
DATE 9-16-86

FRED N. BONAR, CIVIL ENGINEER
77802 SKY PARK CIRCLE SUITE 202
IRVINE, CALIFORNIA 92714
(714) 261-0212



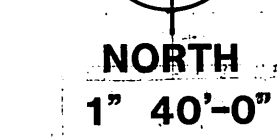
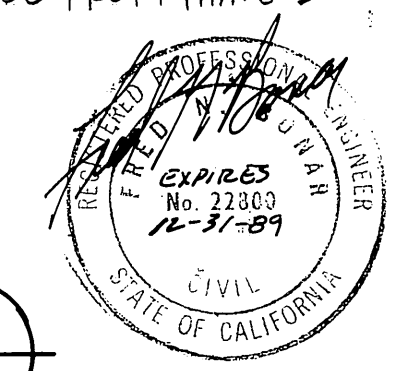
1. Construct P.C.C. Curb & Gutter per City of Riverside Std. No. 200 (6" C.F.)
2. Construct 6.5' wide P.C.C. Curb sidewalk per City of Riverside Std. No. 325
3. Construct P.C.C. cross Gutter per City of Riverside Std. No. 220
4. Construct driveway approach per City of Riverside Std. No. 302
5. Construct wheelchair ramp per City of Riverside Std. No. 304
6. Construct 4" A.C. over 6" Class II Base. 100' S.R. 1925 (1/2" V.G. 5' 0")
7. Construct 4.5" A.C. over 7" Class II Base. 100' S.R. 1925 (1/2" V.G. 5' 0")
8. Type F-1 Flexible Delinators @ 20' O.C.
9. Construct sewer lateral (6") per City of Riverside Std. No. 562
10. Relocate palm trees per City of Riverside Park & Recreation standards 45' ± O.C.
11. Relocate fire hydrant (by City)
12. Relocate overhead power pole (by City)
13. Construct street fire hydrant (by City)

CONSTRUCTION NOTES

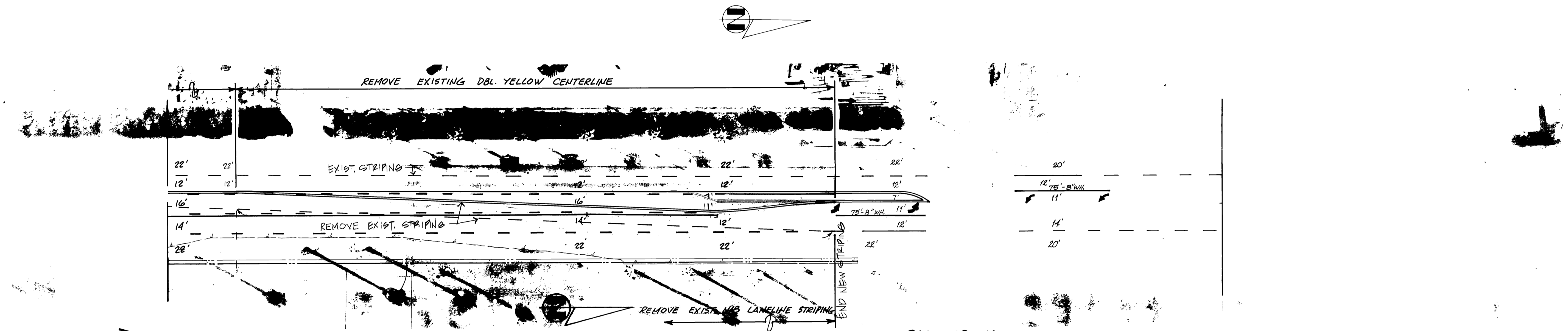
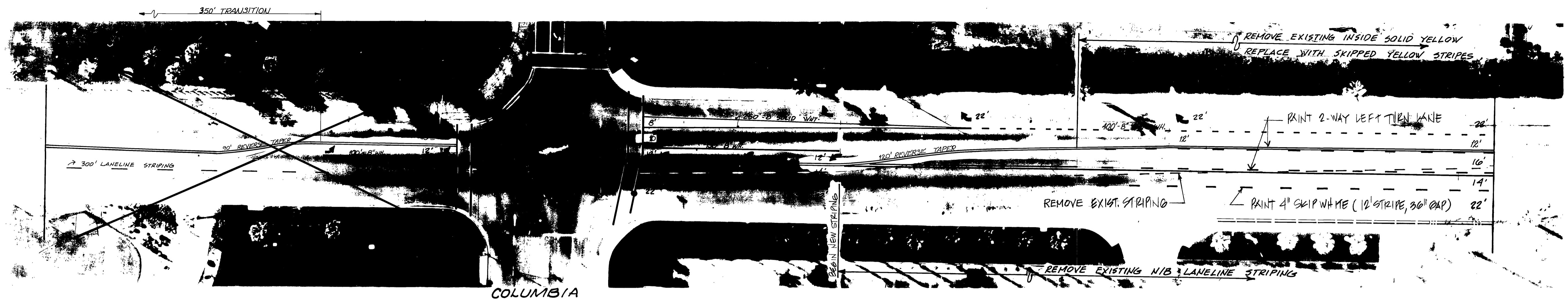


<p>APPROVED <i>William R. Casanova</i> SOUTHERN CALIFORNIA GAS DATE 12/2/86</p>	<p>APPROVED FOR PUBLIC UTILITIES DEPT. <i>David V. Garcia</i> WATER DATE 5-18-87</p>	<p>APPROVED FOR PUBLIC UTILITIES DEPT. <i>John Johnson</i> GEN. SUP'T. & CHIEF ENG. ELECTRIC DATE 11/14/86</p>	<p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: <i>William R. Casanova</i> DATE: 4-2-87 PRINCIPAL ENGINEER TRAFFIC DIVISION</p> <p>APPROVED BY: <i>William R. Casanova</i> DATE: 4-2-87 PUBLIC WORKS DIRECTOR</p> <p>REVISIONS: _____ APPR. DATE: _____ DESIGNED BY: FNB DRAWN BY: JZ CHECKED BY: FNB</p>	<p>STREET PLAN & PROFILE PALMYRITA AVE.</p> <p>M.P. 7-8610 R. 81-8610</p> <p>HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'</p> <p>ACCOUNT NO. R-2845</p> <p>SHEET 2 OF 3</p>
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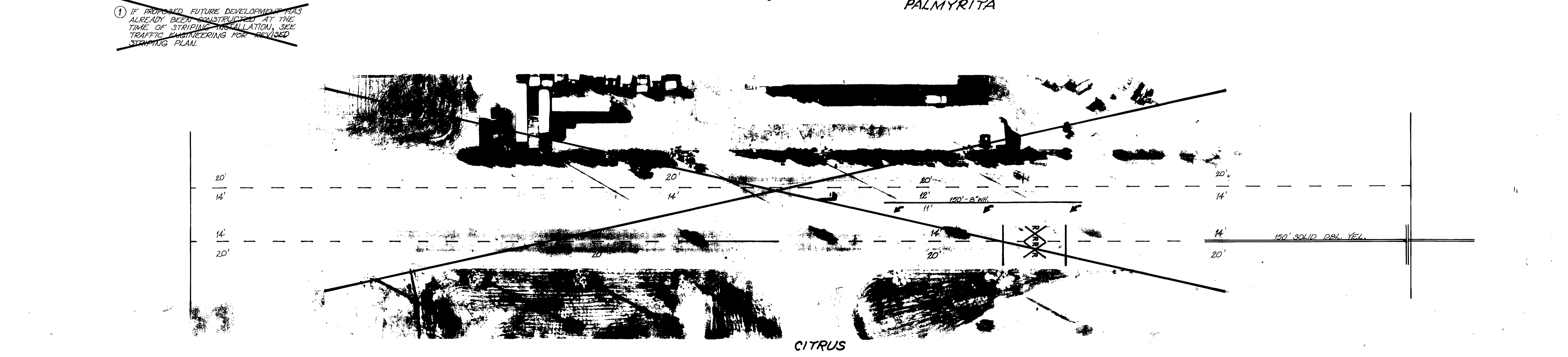
FRED N. BONAR, CIVIL ENGINEER
 17692 SKYWAY CIRCLE, SUITE 802
 BERMUNDEO, CALIFORNIA 92514
 (714) 261-1922
 DATE 9-16-86



AS BUILT 2-25-91 LHM



① IF PROPOSED FUTURE DEVELOPMENT HAS ALREADY BEEN CONSTRUCTED AT THE TIME OF STRIPING INSTALLATION, SEE TRAFFIC ENGINEERING FOR REVISED STRIPING PLAN.



NOTE: LANE LINE STRIPING PATTERN (12' STRIPE, 36' GAP)

<p>AS BUILT 2-25-91 LPH INDOR C.S.</p>		<p>ACCOUNT NO. 30-575-354-07</p>	
<p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</p>		<p>REVISED STRIPING FOR IOWA AVENUE</p>	
<p>APPROVED BY: <i>[Signature]</i> 3/31/87 PRINCIPAL ENGINEER</p>		<p>APPROVED BY: <i>[Signature]</i> PUBLIC WORKS DIRECTOR</p>	
<p>DESIGNED BY: _____ DRAWN BY: <i>g.c.</i> CHECKED BY: <i>SPED</i></p>		<p>MP-7-856 R-81-856</p>	
<p>DATE: 4-2-87</p>		<p>HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 10'</p>	
<p>FILE NO. _____</p>		<p>SHEET 3 OF 3</p>	