

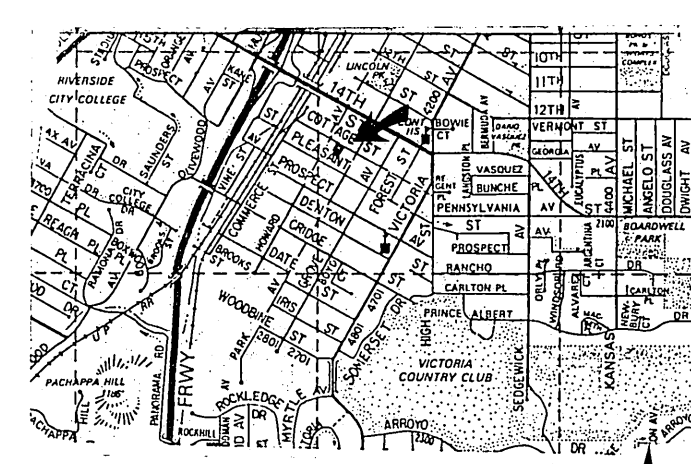
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GENERAL NOTES

- 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:
  - WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS,
  - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES,
  - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND
  - 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 AS FOLLOWS:
 

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN SIZE	APPROX. SPACING	NO. REQ.
A. COTTAGE ST.	WASHINGTONIA / MEXICAN FAN PALM		(RELOCATE AS SHOWN)	



VICINITY MAP  
NO SCALE

CONSTRUCTION NOTES

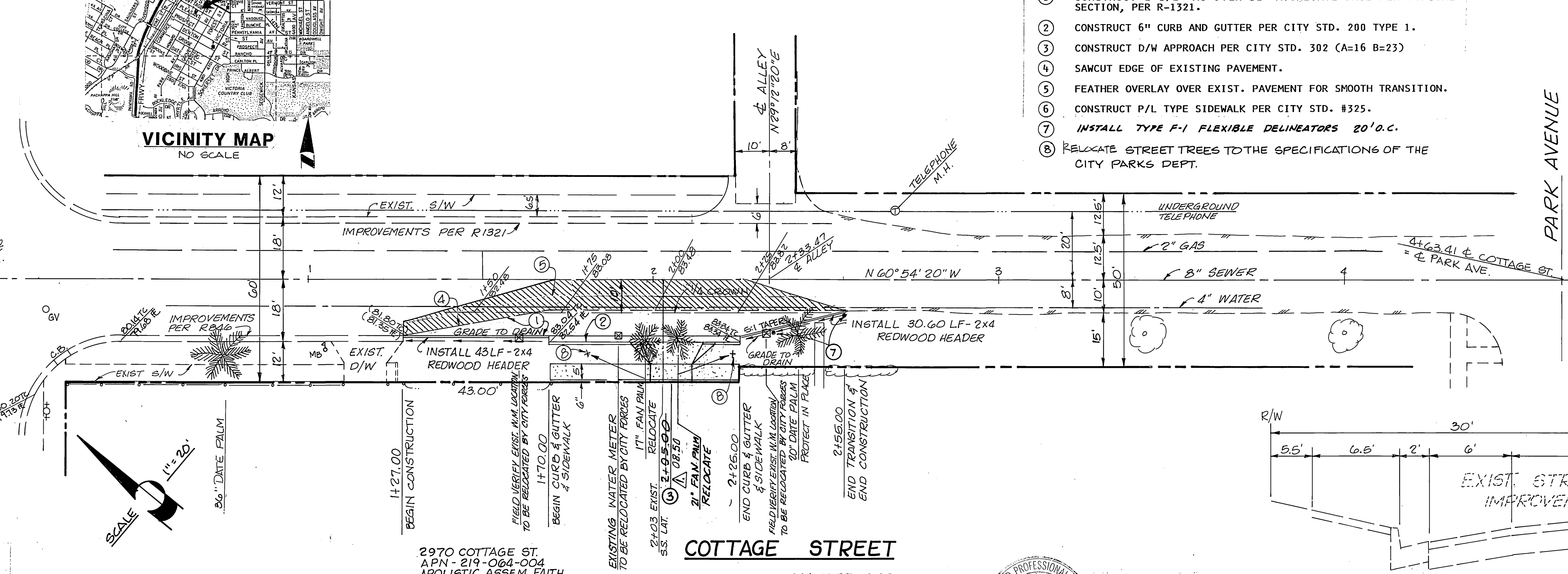
- CONSTRUCT 2 1/2" AC OVER 12" AGGREGATE BASE PER TYPICAL SECTION, PER R-1321.
- CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE 1.
- CONSTRUCT D/W APPROACH PER CITY STD. 302 (A=16 B=23)
- SAWCUT EDGE OF EXISTING PAVEMENT.
- FEATHER OVERLAY OVER EXIST. PAVEMENT FOR SMOOTH TRANSITION.
- CONSTRUCT P/L TYPE SIDEWALK PER CITY STD. #325.
- INSTALL TYPE F-1 FLEXIBLE DELINEATORS 20' O.C.
- RELOCATE STREET TREES TO THE SPECIFICATIONS OF THE CITY PARKS DEPT.

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.
- 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 DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- 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)

HOWARD AVENUE  
N 20° 12' 10" E

PARK AVENUE



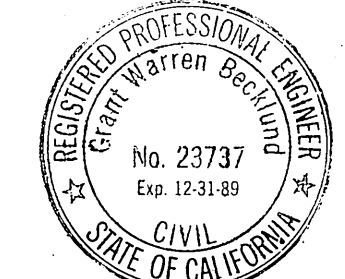
COTTAGE STREET

TYPICAL SECTION @ STA 2+00  
COTTAGE STREET

**Underground Service Alert**  
Call: TOLL FREE  
**1-800 422-4133**  
TWO WORKING DAYS BEFORE YOU DIG

2970 COTTAGE ST.  
APN 219-064-004  
APOLISTIC ASSEM. FAITH  
IN CHRIST JESUS  
P.O. BOX 55648  
RIVERSIDE, CA. 92507

2944 COTTAGE ST.  
APN 219-064-006  
ESTATE OF BEATRICE S. PEREZ  
96 ROSE ANGLIANO  
1909 MARLBOROUGH  
RIVERSIDE, CA. 92507



CITY OF RIVERSIDE WATER SYSTEM

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND ELECTRIC

BENCH MARK: CITY OF RIVERSIDE H.C.-D. PK NAIL & CITY ENGR. TAG IN CENTER OF THE N.E. CURB RETURN OF COMMERCE ST AT COTTAGE ST. ELEV. 875.844

GABEL, COOK & BECKLUND  
Environmental • Hydrology • Planning  
Civil Engineering • Surveying • Structures  
647 North Main Street, Suite 1-B, Riverside, Calif. 92501  
Telephone 714-988-8092

CITY OF RIVERSIDE  
PUBLIC WORKS DEPARTMENT

STREET IMPROVEMENT PLANS  
COTTAGE STREET BETWEEN  
HOWARD & PARK AVE.  
BUILDING PERMIT:  
2956-2958 COTTAGE APN 219-064-005

ACCOUNT NO.

R-2848

APPROVED: *David V. Garcia* 3-18-87  
DATE

APPROVED: *John Johnson* 3/10/87  
DATE

APPROVED BY: *Grant Warren* 2/19/87  
DATE

APPROVED BY: *William D. Henderson*  
DATE: 4-8-87

DATE: 4-8-87

SHEET 1 OF 1  
NO 86-768

DESIGNED BY KDB, DRAWN BY ELM, CHECKED BY CAC