

**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 REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302 EXACT SIZE AND LOCATION AS SHOWN.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ANY TRAFFIC CONTROL STRIPING COLLATERATED AND/OR BADLY WORN CURB CUT CONSTRUCTION SHALL BE DESIGNED 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.
- 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 FIELD TO PRODUCE A SMOOTH SECTION.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS MADE TO MAINTAIN SIGNAL OPERATION.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND ALLOW THE CITY (10) WORKING DAYS FOR COMPLETION OF WORK. (351-6150)

**GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION**

- All related work shall conform to the City of Riverside Park and Recreation Department Standards
- Contact the Street Tree Inspector, a minimum of 48 hours in advance at (714) 351-6126 to schedule inspection. 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
  - At 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 responsibilities)
- ALL STREET TREE WORK SHALL BE COMPLETED PRIOR TO OCCUPANCY.
- The Developer shall be responsible to have all plantings acceptably maintained 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 Ref.
a TILLY ST	CITRANOMUM CAMPHORA	15" x 15"	45'	3
b WELLS AVE	LAGERSTROMIA INDICA SEASIDE MYRTLE	15" x 15"	45'	4
c				
d				
- Both a Street Tree Relocation/Removal Permit as issued by the Park and Recreation Department and a Street Opening Permit as issued by the Public Works Department 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 Public Works Inspector for proper compaction.
- All Street Trees in all zones except residential must be automatically irrigated.
- In the interest of public safety and maintenance, the Street Tree Inspector shall have the authority to revise the street tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.

Revised August 10, 1989

**CONSTRUCTION NOTES**

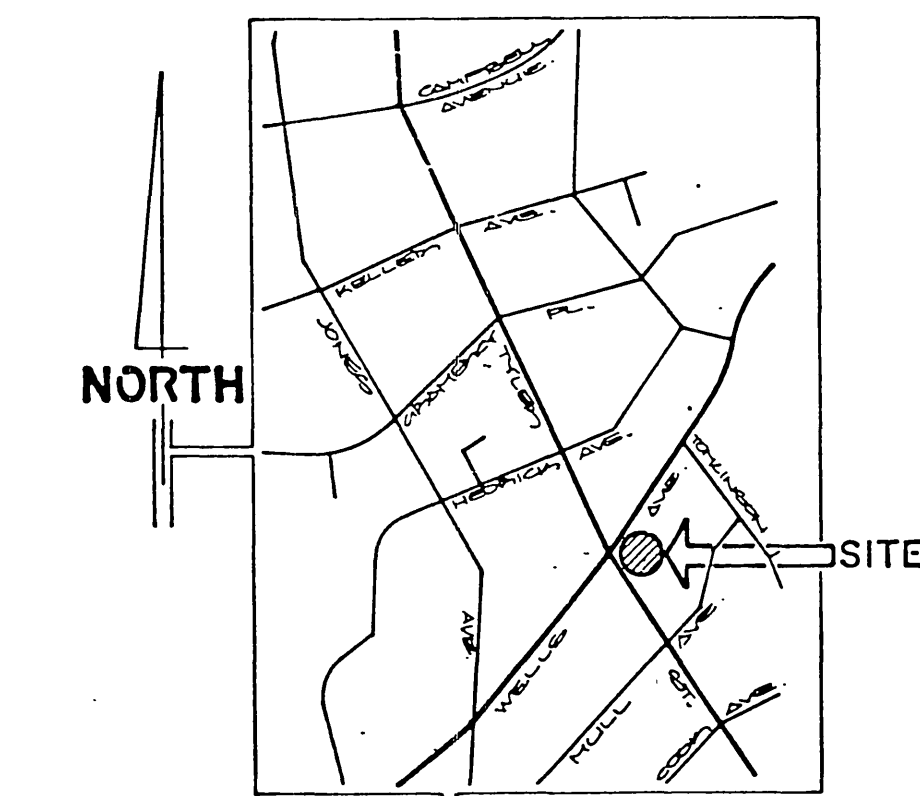
- CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- CONSTRUCT STANDARD 325 CURBLINE SIDEWALK
- CONSTRUCT STANDARD 250, 6" ASPHALT BERM.
- CONSTRUCT STANDARD 304 WHEELCHAIR RAMP
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
- REMOVE EXISTING PAVING AS SHOWN
- SAWCUT EXISTING PAVING TO A SMOOTH STRAIGHT LINE.
- CONSTRUCT 3 1/2" OF A.C. PAVING OVER 7" OF CRUSHED AGGREGATE BASE PER SOILS REPORT NO. 88-02R-C-F-I DATED JUNE 03, 1988

**BENCH MARK**

CITY OF RIVERSIDE PRECISE BENCH MARK NUMBER F3-A, FOUND BRASS DISK STAMPED (F3-A) IN CAPPED MONUMENT AT THE CENTERLINE INTERSECTION OF WELLS AVENUE AND TYLER STREET PER THE CITY OF RIVERSIDE PRECISE BENCH MARK BOOK AND CITY OF RIVERSIDE FIELD BOOK NUMBER 735 PAGE 12. ELEVATION 749.491

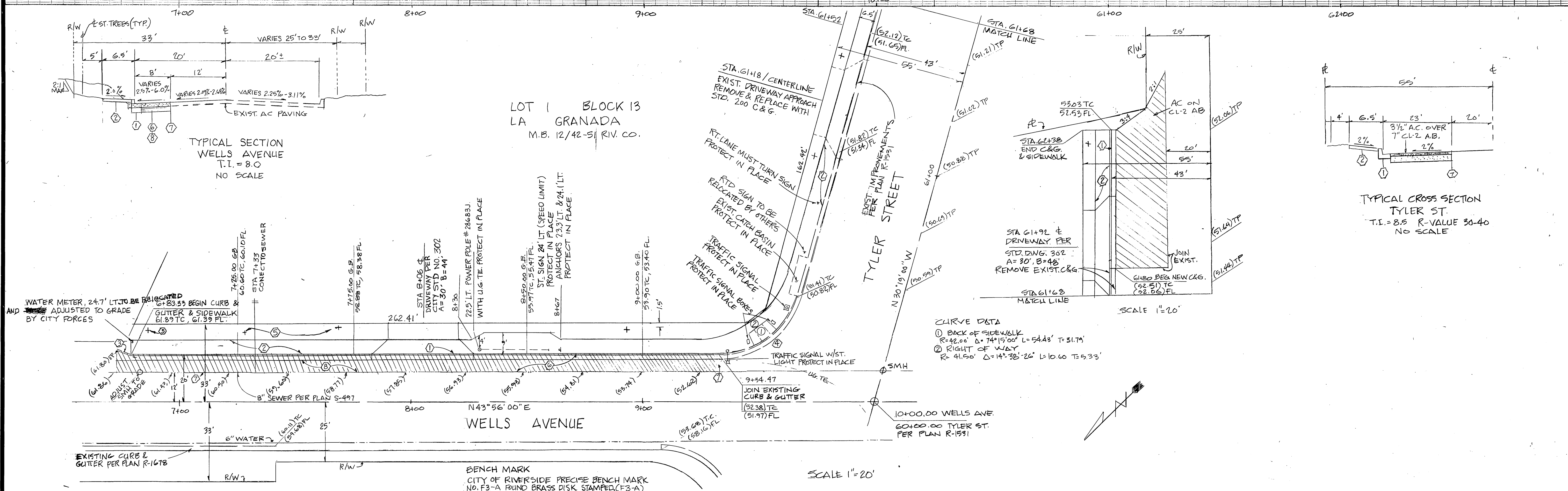
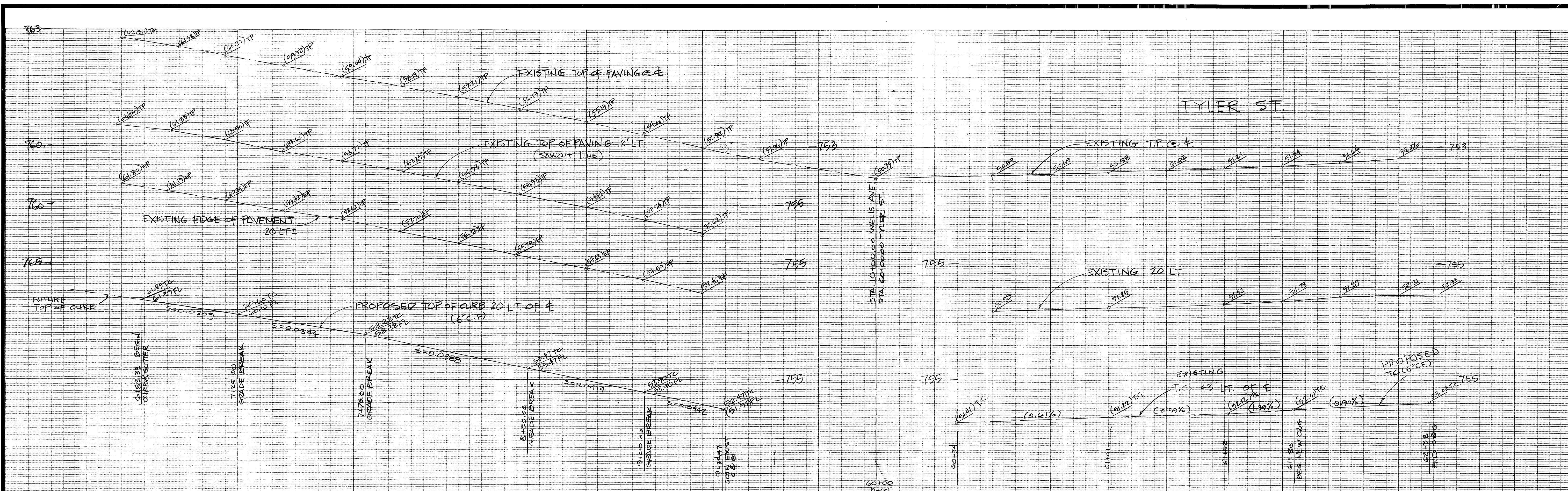
**NOTICE TO CONTRACTOR**

- THE EXISTENCE AND LOCATION OF ANY 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 THOSE 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.
- CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO EXCAVATION.



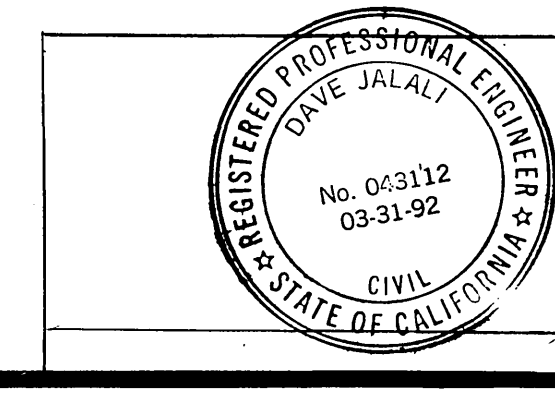
LOCATION MAP

<p>David Jalali 88 Cresto San Jose, CA 92714 (415) 756-9222</p>	W.O. FOR: AHMED TALAM F.B.	DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	STREET IMPROVEMENT PLAN <b>WELLS AVENUE</b> SOUTHERLY SIDE EASTERLY OF TYLER STREET R-32-878 & R-74-878	ACCOUNT NO. 251-254 DRAWING NUMBER <b>R-2951</b> SHEET 1 OF 2
	APPROVED BY: _____ DATE: _____ PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF PUBLIC WORKS ENGINEER	APPROVED BY: _____ DATE: _____ DIRECTOR OF PUBLIC WORKS	DATE: 12/4/89	SCALE: AS SHOWN	AS BUILT 2/25/93 RIM INDEXED 2-28-90 GPH



CITY OF RIVERSIDE WATER SYSTEM BY <i>Richard J. Duda</i> DATE 11-16-89	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND BY <i>John J. ...</i> DATE 11/16/89	PACIFIC BELL CO. BY <i>B.A. ...</i> DATE 11-16-89	SOUTHERN CALIFORNIA GAS CO. BY <i>...</i> DATE 11/16/89
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BENCH MARK  
CITY OF RIVERSIDE PRECISE BENCH MARK  
NO. F3-A FOUND BRASS DISK STAMPED (F3-A)  
IN CAPPED MONUMENT AT THE CENTERLINE  
INTERSECTION OF WELLS AVE & TYLER ST.  
PER THE CITY OF RIVERSIDE PRECISE BENCH  
MARK BOOK & CITY OF RIVERSIDE FIELD BOOK  
NO. 735 PAGE 12.  
ELEVATION = 749.491  
DATE 11/16/89  
NO GPS SHOWN



MARK	REVISIONS	APPR. DATE

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Dave Jalali*  
DATE: 11/17/89

PRINCIPAL ENGINEER: *Dave Jalali*  
TRAFFIC DIVISION: *...*  
CHIEF P.W. ENGINEER: *...*

STREET IMPROVEMENT PLAN		AS BUILT 2/25/93 RM
WELLS AVENUE SOUTHERLY SIDE EASTERLY OF TYLER ST. R-32-878 & R-74-878		ACCOUNT NO. R-2951
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'		SHEET 2 OF 2