

**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 PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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 INSPECTOR.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- 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 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 TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- DEVELOPER TO GIVE WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW THE CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (351-6150)
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.), 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.

**ENGINEERS NOTE TO CONTRACTORS**

ALL UTILITIES SHOWN HEREON ARE FROM A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT UTILITY LINES SHOWN HEREON OR THOSE NOT OF RECORD.

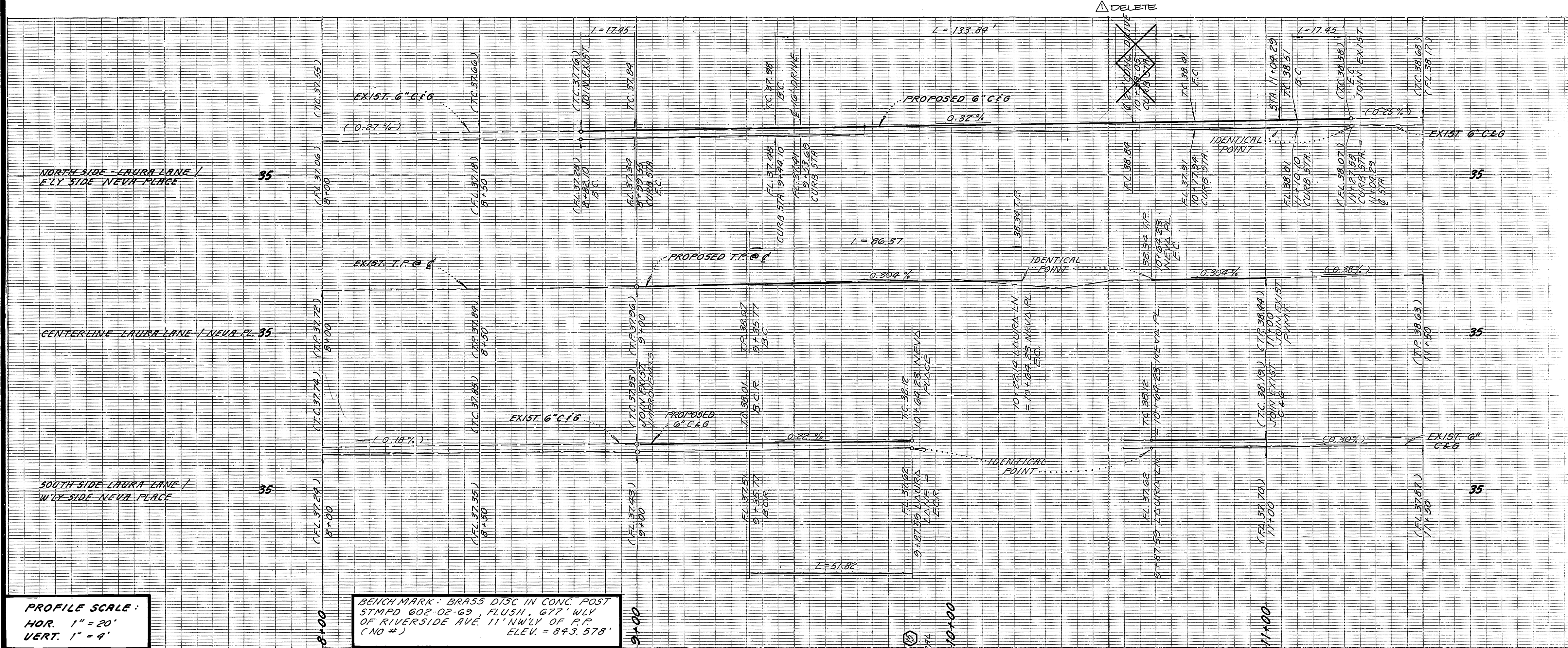
**CONSTRUCTION NOTES**

- CONSTRUCT 0.21' OF A.C. PAVING OVER 0.80' AGGREGATE BASE C.L. 2 S.R. 1356 R= 12
- REMOVE EXISTING A.C. PAVING.
- REMOVE EXISTING CROSS GUTTER.
- REMOVE EXISTING CURB AND GUTTER, TRIM EDGE OF EXISTING PAVING TO A NEAT LINE AS REQUIRED.
- CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD NO. 200 (6" TYPE I).
- CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD NO. 325.
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD NO. 302 TYPE VI (OUT). A=15' B=24'
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD NO. 302 A=27' B=34' TYPE IV.
- TO BE REMOVED OR RELOCATED BY CONTRACTOR (AS INDICATED ON PLAN)
- EXISTING WATER SERVICE LINE TO BE CUT AND PLUGGED AT MAIN WATER METER AND BOX TO BE SALVAGED. ALL WORK TO BE DONE BY CITY FORCES.
- ADJUST TO GRADE. WORK TO BE DONE BY CITY FORCES AT DEVELOPERS EXPENSE
- TO BE RELOCATED BY CITY OF RIVERSIDE FORCES.
- TO BE RELOCATED BY DEVELOPER PER CITY OF RIVERSIDE PUBLIC UTILITIES DRAWING NO. L5-4789.
- FIRE HYDRANT TO BE SALVAGED BY CITY FORCES.
- GATE BOX AND LID TO BE SALVAGED BY CITY FORCES.
- EXISTING 6" C.I.P. TO BE ABANDONED AFTER ACCEPTANCE OF NEW 8" A.C.P.
- ADJUST TO GRADE. WORK TO BE DONE BY THE DEVELOPER.
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARKS AND RECREATION DEPT. LOCATE 7.5' BACK OF SIDEWALK.

**PARK & RECREATION DEPT. NOTES**

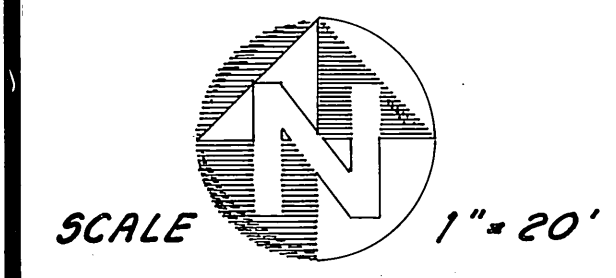
- All related work shall conform to the City of Riverside Park and Recreation Department Standards.
- Contact the Street Tree Inspector a minimum of 48 hours in advance at 351-6126 to schedule inspection. Inspections shall be required:
  - When plant locations have been spotted in the field prior to 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).
- STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
- 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.
LAURA LANE	CUPANODIS	15 GAL.	45'	3
	4" W/ CARROTTIDES/ CARROTWOOD			
- Park and Recreation Department 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.



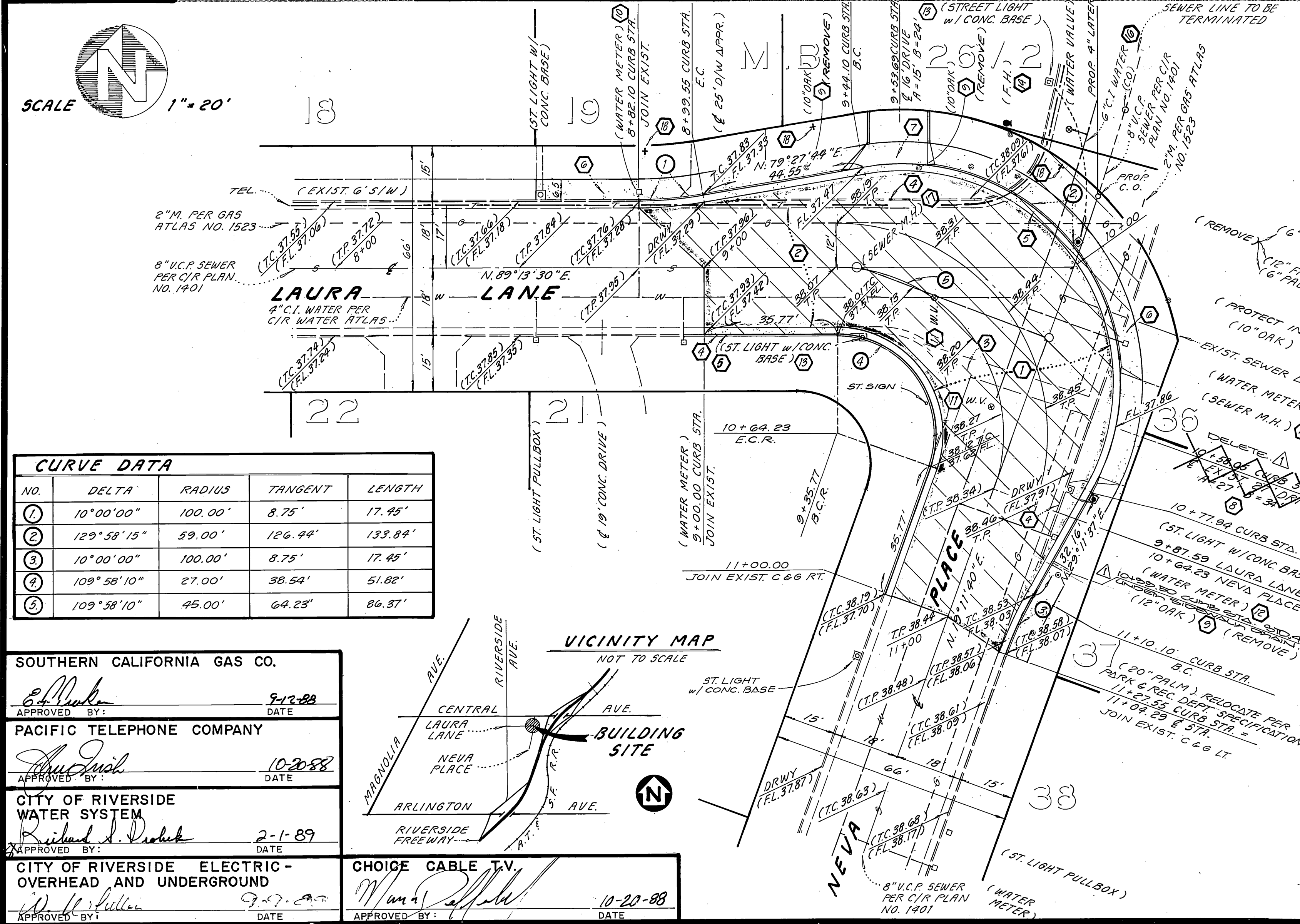
**PROFILE SCALE:**  
HOR. 1" = 20'  
VERT. 1" = 4'

BENCHMARK: BRASS DISC IN CONC. POST  
STMPD 602-02-69, FLUSH, 677' WLY  
OF RIVERSIDE AVE, 11' NWLY OF RP  
(NO #) ELEV. = 843.578'



Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

California Council of Civil Engineers & Land Surveyors



**CURVE DATA**

NO.	DELTA	RADIUS	TANGENT	LENGTH
1	10° 00' 00"	100.00'	8.75'	17.45'
2	129° 58' 15"	59.00'	126.44'	133.84'
3	10° 00' 00"	100.00'	8.75'	17.45'
4	109° 58' 10"	27.00'	38.54'	51.82'
5	109° 58' 10"	45.00'	64.23'	86.31'

**SOUTHERN CALIFORNIA GAS CO.**  
APPROVED BY: [Signature] DATE: 9-12-88

**PACIFIC TELEPHONE COMPANY**  
APPROVED BY: [Signature] DATE: 10-20-88

**CITY OF RIVERSIDE WATER SYSTEM**  
APPROVED BY: [Signature] DATE: 2-1-89

**CITY OF RIVERSIDE ELECTRIC-OVERHEAD AND UNDERGROUND**  
APPROVED BY: [Signature] DATE: 9-27-88

**CHOICE CABLE TV.**  
APPROVED BY: [Signature] DATE: 10-20-88

**J.N. BEELER AND ASSOCIATES**  
Land Surveying and Mapping  
6104 Riverside Ave. Suite B  
Riverside, California 92506  
(714) 682-2216

PLANS PREPARED UNDER THE SUPERVISION OF:  
James T. Doobon  
P.E. 18163 (EXPIRES 6/30/89) DATE: 8 JUL '88

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE: 2-25-89  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
CHIEF P.W. ENGINEER

APPROVED BY: [Signature] DATE: 2-24-89  
PUBLIC WORKS DIRECTOR

DESIGNED BY: PS DRAWN BY: ERB CHECKED BY: EW

AS-BUILT 2-7-91 LH

**CITY OF RIVERSIDE STREET PLAN AND PROFILE**  
LAURA LANE/NEVA PLACE

ACCOUNT NO. R-3007

VAC-15-807 R-73-867

SHEET 1 OF 1

W.D. NO. 85-050-09

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

INDEXED 4-12-89