

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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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.
- 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.
- 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION AS SHOWN.
- IN 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.
- 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.
- THE DEVELOPER SHALL GIVE THE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO THE START OF CONSTRUCTION AND TO ALLOW THE CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. PHONE: (714) 351-6168.

- 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.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

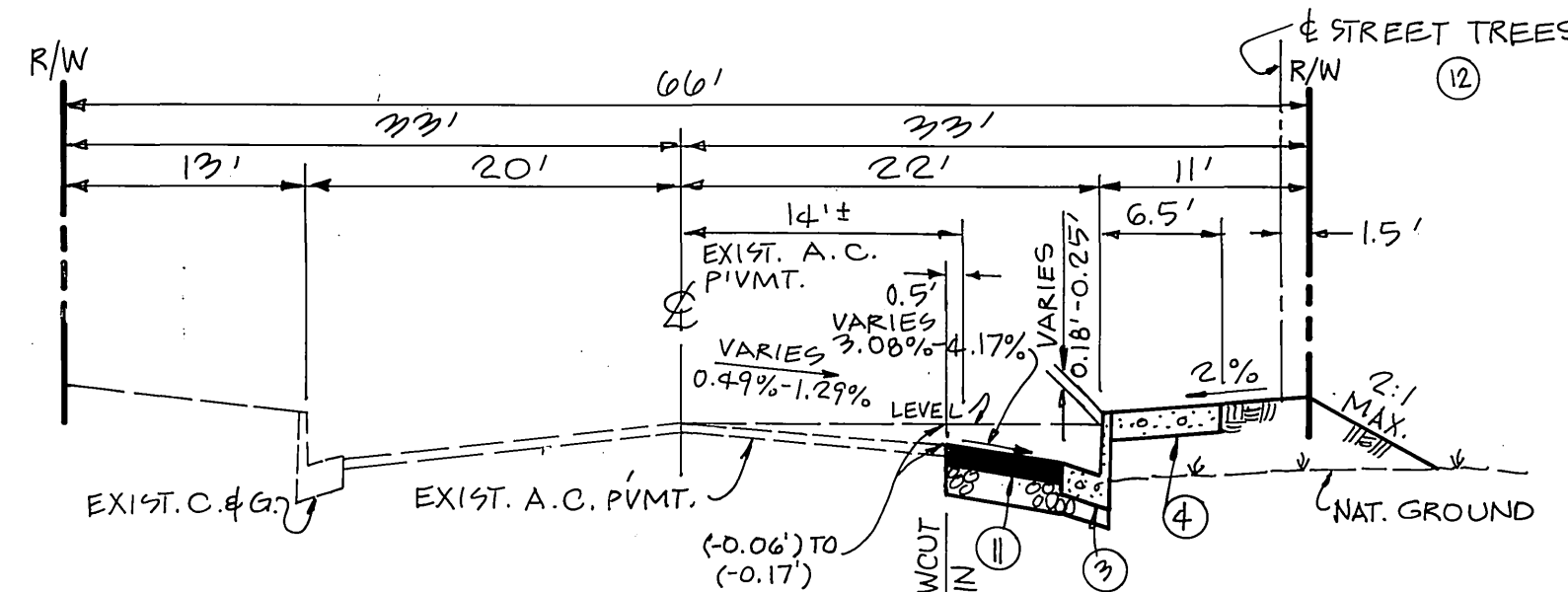
STREET TREE NOTES

- 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 914-6126 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:

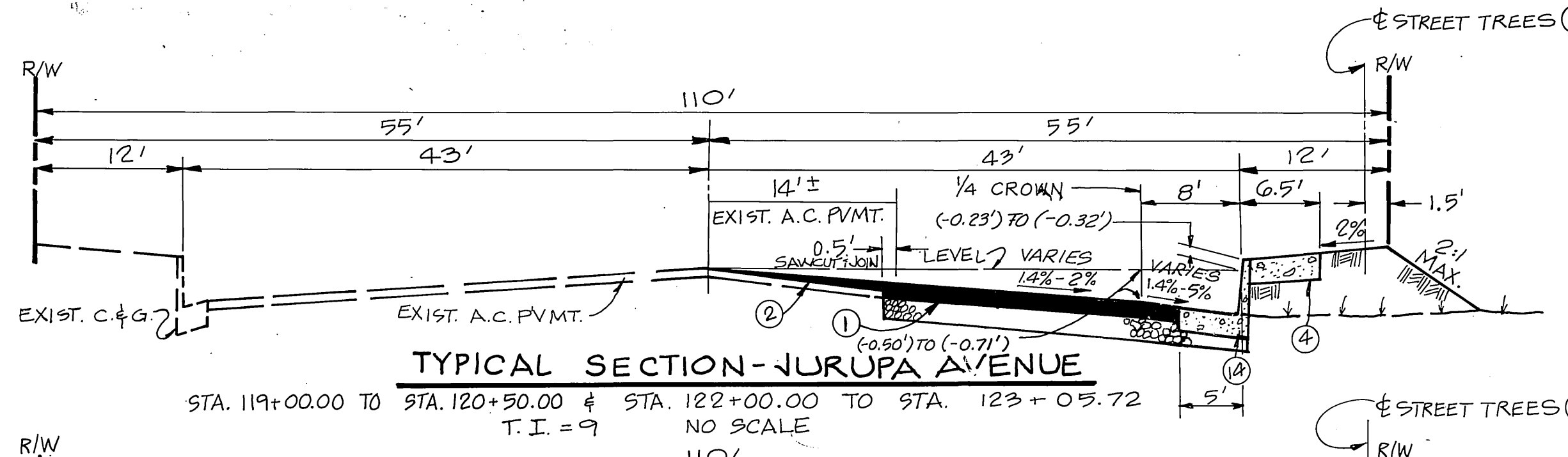
| STREET NAME | COMMON NAME | GAL. | SPACING | PHASE 1 | PHASE 2 |
|-------------|-----------------------|------|---------|---------|---------|
| JURUPA AVE. | JACARANDA MIMOSIFOLIA | 15 | 45' | 8 | 6 |
| | JACARANDA | | | | |
| ACORN ST. | PRUNUS CERASIFERA | 15 | 45' | 0 | 5 |
| | "KRAUTER VESUVIUS" | | | | |
| | RED LEAF PLUM | | | | |
- PARK AND RECREATION DEPARTMENT AND PUBLIC WORKS DEPARTMENT BUILDING 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.

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

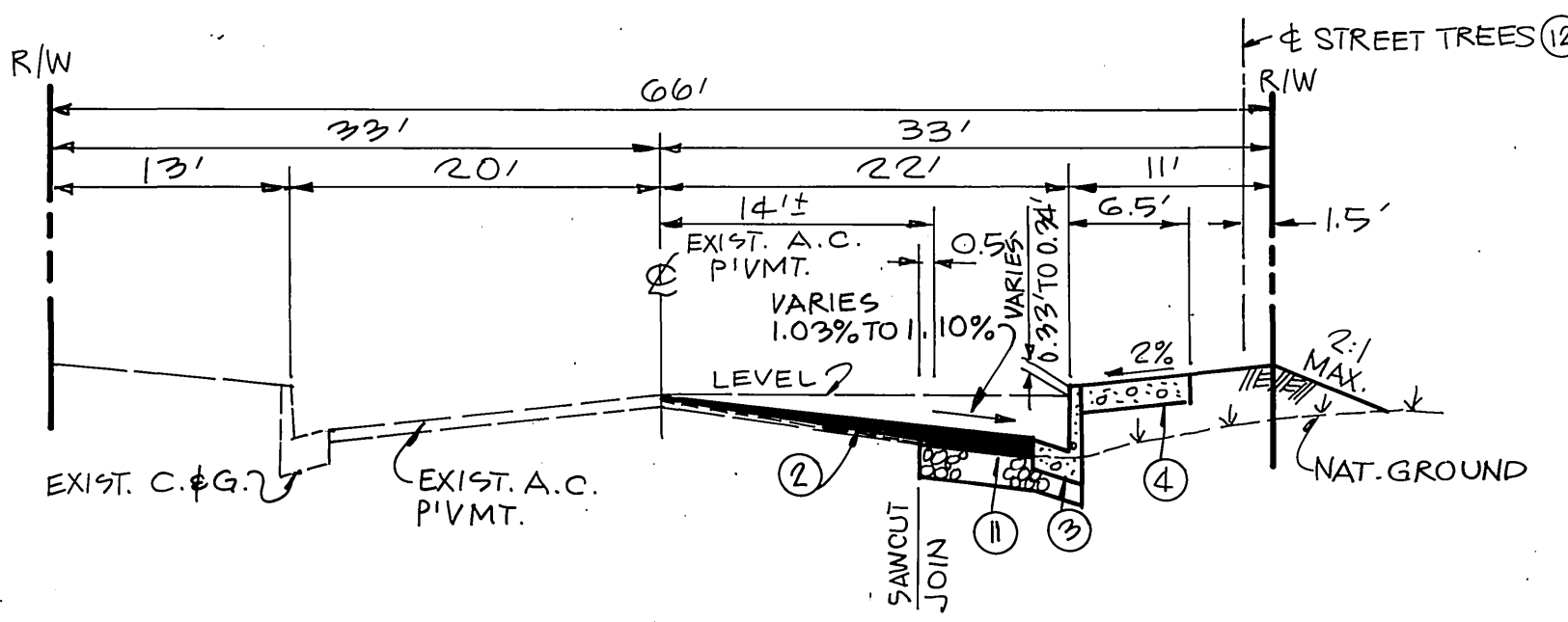
| NO. | DESCRIPTION | UNIT | PHASE 1 | PHASE 2 |
|-----|--|------|---------|---------|
| 1 | CONSTRUCT 6" A.C. OVER 19" A.B. PER TYPICAL SECTION AND R-2370 | SF | 16,170 | 9,280 |
| 2 | CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY | SF | 1,800 | 3,900 |
| 3 | CONSTRUCT TYPE I CURB AND GUTTER (8" C.F.) PER STD. NO. 200 | LF | - | 257 |
| 4 | CONSTRUCT P.C.C. SIDEWALK PER STD. NO. 325 | SF | 2,550 | 3,790 |
| 5 | CONSTRUCT WHEELCHAIR RAMP PER STD. NO. 304 | EA. | - | 1 |
| 6 | INSTALL TYPE F-1 FLEXIBLE DELINEATORS 20' ON CENTERS | EA. | 7 | - |
| 7 | PROTECT IN PLACE PER CITY REQUIREMENTS | - | - | - |
| 8 | TO BE RELOCATED BY OTHERS | - | - | - |
| 9 | CONSTRUCT DRIVEWAY APPROACH PER STD. NO. 302 | SF | 1,300 | 1,150 |
| 10 | REMOVE PER CITY REQUIREMENTS | - | - | - |
| 11 | CONSTRUCT 3" A.C. OVER 12" A.B. PER TYPICAL SECTION AND R-2648 | SF | - | 1,750 |
| 12 | PLANT STREET TREES PER NOTES ON THIS SHEET | EA. | 10 | 12 |
| 13 | CONSTRUCT 6" V.C.P. LATERAL PER STD. NO. 562 AND CONNECT TO EXIST. M.H. PER DETAIL ON SHEET NO. 2. | LF | 58 | 58 |
| 14 | CONSTRUCT 8" CF x 5" WIDE GUTTER PER TYP. C&G STD. NO. 200 | LF | 425 | 348 |
| 15 | FIRE HYDRANT AND GATE BOX TO BE RELOCATED AND ADJUSTED TO GRADE BY CITY FORCES | EA. | 2 | 1 |
| 16 | DENOTES REFLECTORIZED STRIPING PER PUBLIC WORKS CONST. 1988 STD. SPECS 210-1.63 (WHITE OR YELLOW) TO BE PAINTED BY CONTRACTOR. | LF | - | 420 |



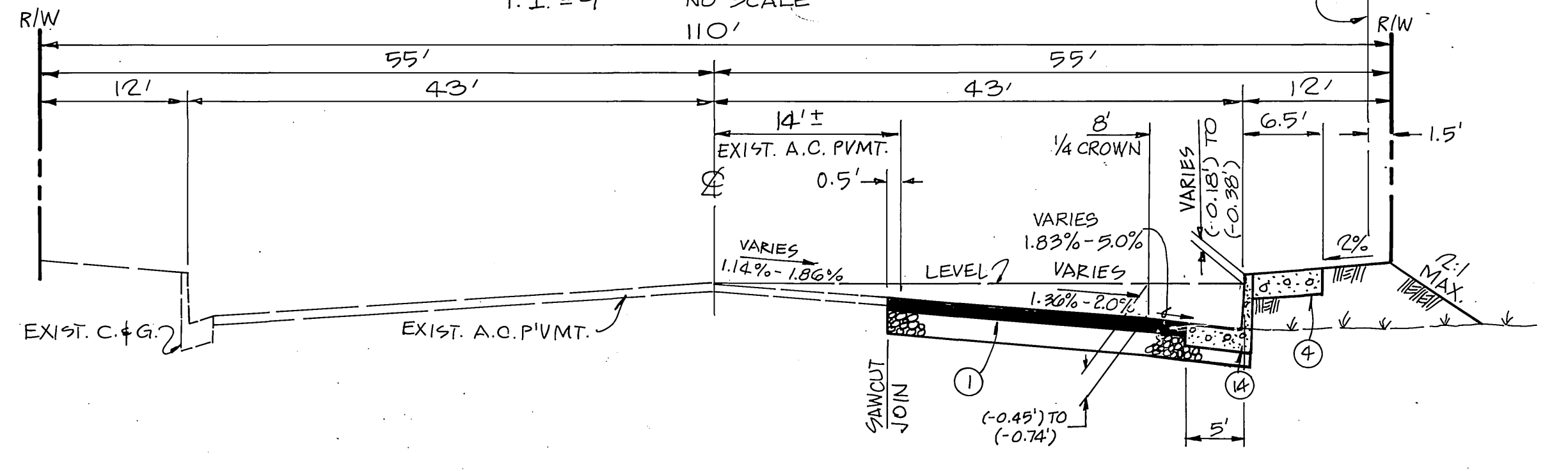
TYPICAL SECTION - ACORN STREET
STA. 12+25.00 TO STA. 13+66.00
NO SCALE
T.I. = 6



TYPICAL SECTION - JURUPA AVENUE
STA. 119+00.00 TO STA. 120+50.00 & STA. 122+00.00 TO STA. 123+05.72
T.I. = 9
NO SCALE

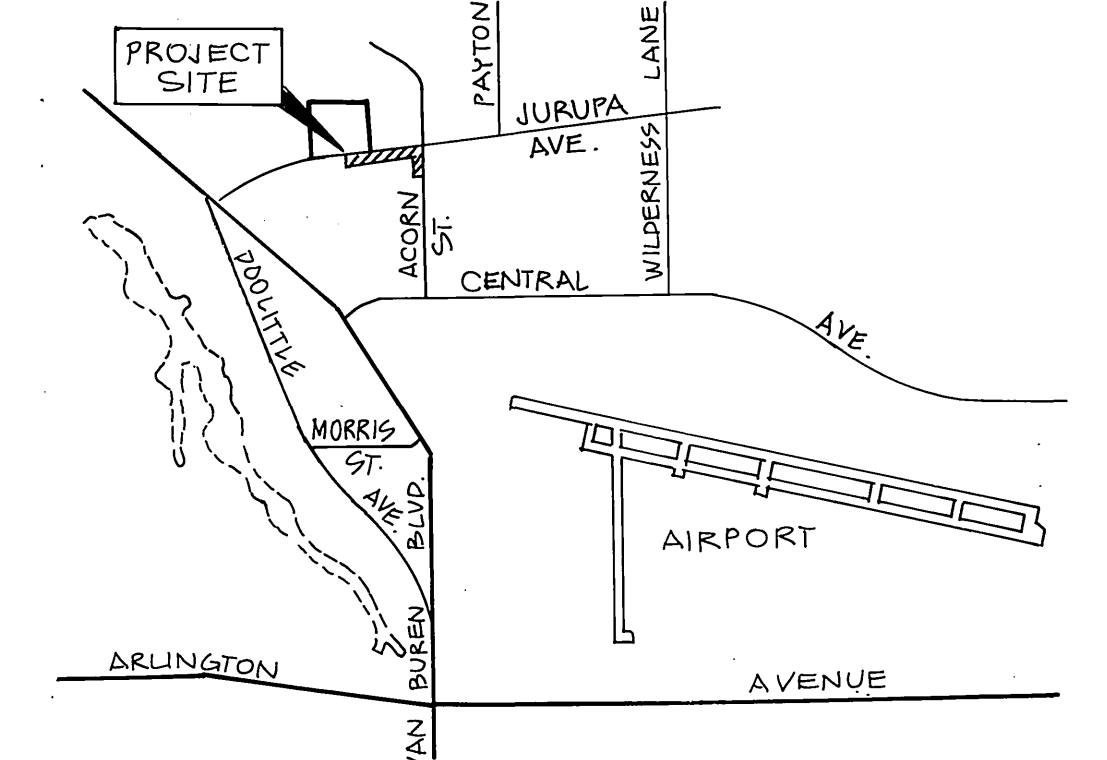


TYPICAL SECTION - ACORN STREET
STA. 10+89.50 TO STA. 12+25.00
NO SCALE
T.I. = 6

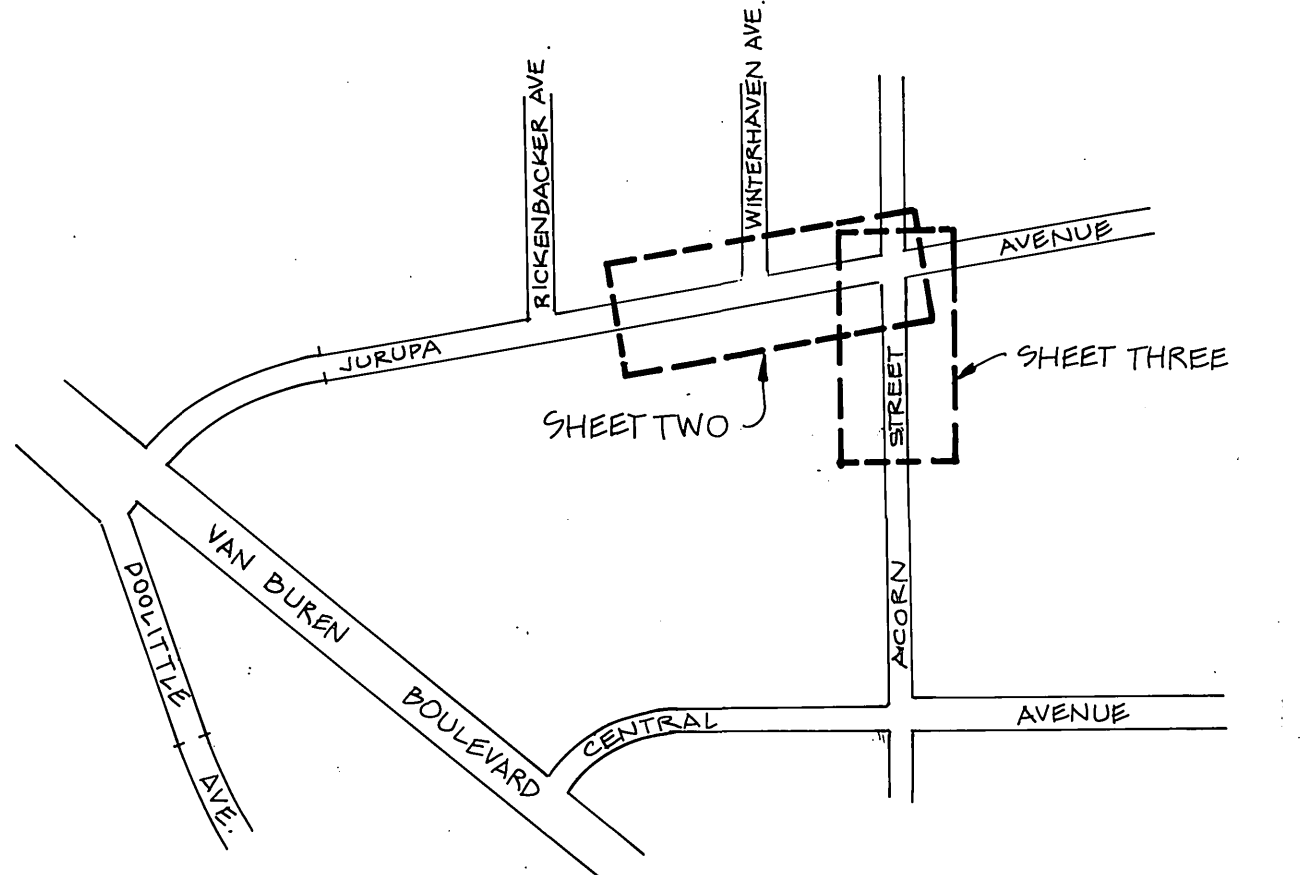


TYPICAL SECTION - JURUPA AVENUE
STA. 119+34.00 TO STA. 119+00.00
STA. 120+00.00 TO STA. 122+00.00
T.I. = 9
NO SCALE

BENCH MARK
B.M. # H-4-A ELEV. = 788.314
P.K. NAIL & CITY ENGINEER'S TAG IN BASE OF STREET LIGHT, ON NORTH SIDE OF JURUPA AVENUE, 40' WESTERLY OF THE ROHR RAILROAD SPUR, PER CITY OF RIVERSIDE FIELD BOOK 739/4-8



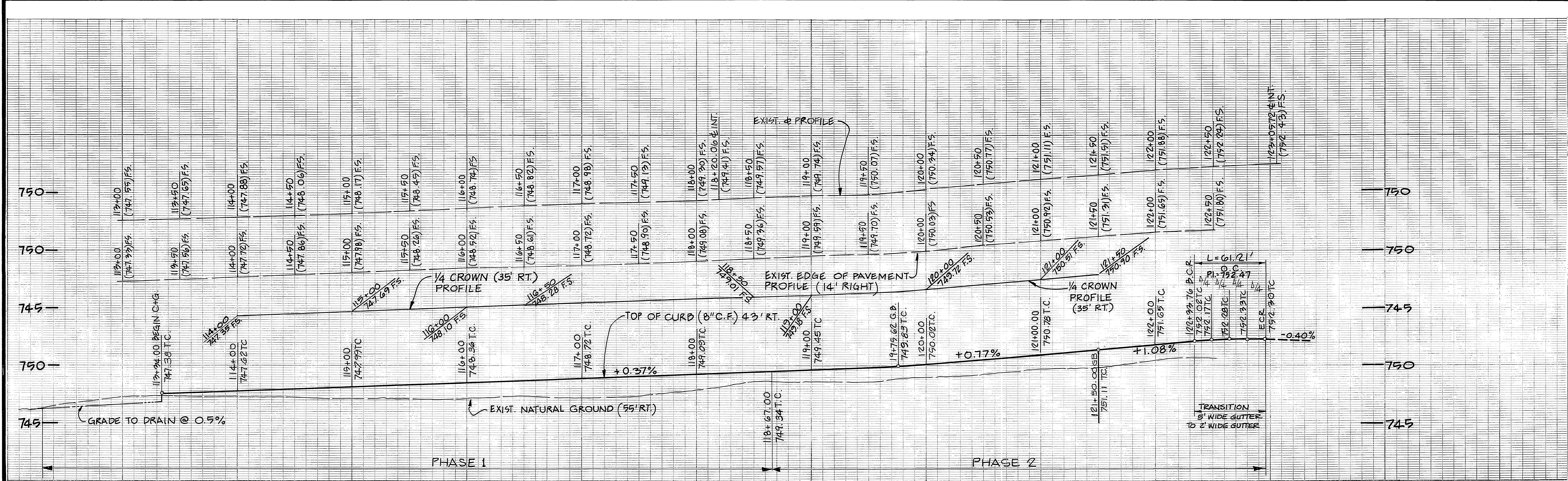
LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

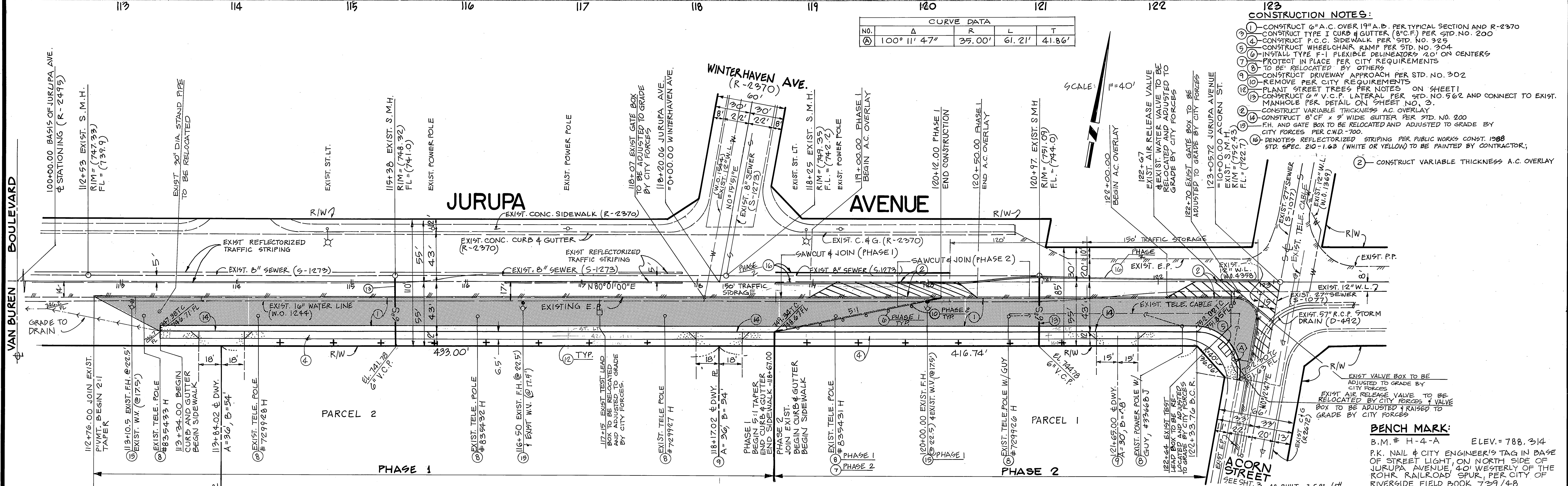
AS BUILT 3-5-91 4H

| | | | | | |
|--|--|--|---|---|--|
| APPROVED BY: CHOICE TV <i>[Signature]</i> DATE: 9-25-89 | APPROVED BY: CITY OF RIVERSIDE WATER SYSTEMS <i>[Signature]</i> DATE: 8-8-89 | PLANS PREPARED BY: R & B ENGINEERING 1661 N. RAYMOND ANAHEIM, CALIF. 92801 (714) 670-1500 No. 37888 E. 3/1/93 CIVIL ENGINEER STATE OF CALIFORNIA 10-26-88 ROBERT J. DELL, R.C.E. 978688 | CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: PRINCIPAL ENGINEER: <i>[Signature]</i> DATE: 10-2-89 PARK DEPARTMENT: <i>[Signature]</i> DATE: 3-22-89 TRAFFIC DIVISION: <i>[Signature]</i> DATE: 2-28-89 CHIEF P.W. ENGINEER: <i>[Signature]</i> DATE: 10-15-89 | STREET IMPROVEMENT PLANS TITLE SHEET FOR MP-5-889 HORIZ. SCALE: 1" = AS SHOWN VERT. SCALE: 1" = AS SHOWN | ACCOUNT NO. R-3035 SHEET 1 OF 3 88-101 |
|--|--|--|---|---|--|



| CURVE DATA | | | | |
|------------|---------------|--------|--------|--------|
| No. | A | R | L | T |
| (A) | 100' 11' 4.7" | 39.00' | 61.21' | 41.86' |

- CONSTRUCTION NOTES:**
- CONSTRUCT 6" A.C. OVER 19" A.B. PER TYPICAL SECTION AND R-2370
 - CONSTRUCT TYPE I CURB & GUTTER (8" C.F.) PER STD. NO. 200
 - CONSTRUCT P.C.C. SIDEWALK PER STD. NO. 325
 - CONSTRUCT WHEELCHAIR RAMP PER STD. NO. 304
 - INSTALL TYPE F-1 FLEXIBLE DELINEATORS 20" ON CENTERS
 - PROTECT IN PLACE PER CITY REQUIREMENTS
 - TO BE RELOCATED BY OTHERS
 - CONSTRUCT DRIVEWAY APPROACH PER STD. NO. 302
 - REMOVE PER CITY REQUIREMENTS
 - PLANT STREET TREES PER NOTES ON SHEET 1
 - CONSTRUCT 6" V.C.P. LATERAL PER STD. NO. 562 AND CONNECT TO EXIST. MANHOLE PER DETAIL ON SHEET NO. 3.
 - CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY
 - CONSTRUCT 8" C.F. x 8" WIDE GUTTER PER STD. NO. 200
 - F.H. AND GATE BOX TO BE RELOCATED AND ADJUSTED TO GRADE BY CITY FORCES PER C.M.D. 700.
 - IDENTIFY REFLECTORIZED STRIPING PER PUBLIC WORKS CONST. 1988 STD. SPEC. 810-1.63 (WHITE OR YELLOW) TO BE PAINTED BY CONTRACTOR;
 - CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY



APPROVED BY:
CITY OF RIVERSIDE
WATER SYSTEMS
Richard D. Duda 8-8-89
DATE

APPROVED BY:
CITY OF RIVERSIDE
ELECTRICAL DEPT.
W. W. W. 7/1/89
DATE

APPROVED BY:
PACIFIC BELL TEL.
B. J. ... 8/1/89
DATE

APPROVED BY:
CHOICE TV
... 9-7-89
DATE

PLANS PREPARED BY:
R.B. ENGINEERING
1661 N. RAYMOND AVE., SUITE 200A
ANAHEIM, CALIF. 92816
(714) 870-1500

DESIGNED BY: GMH
DRAWN BY: CEM
CHECKED BY: RJB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]*
DATE: Oct. 16, 1989

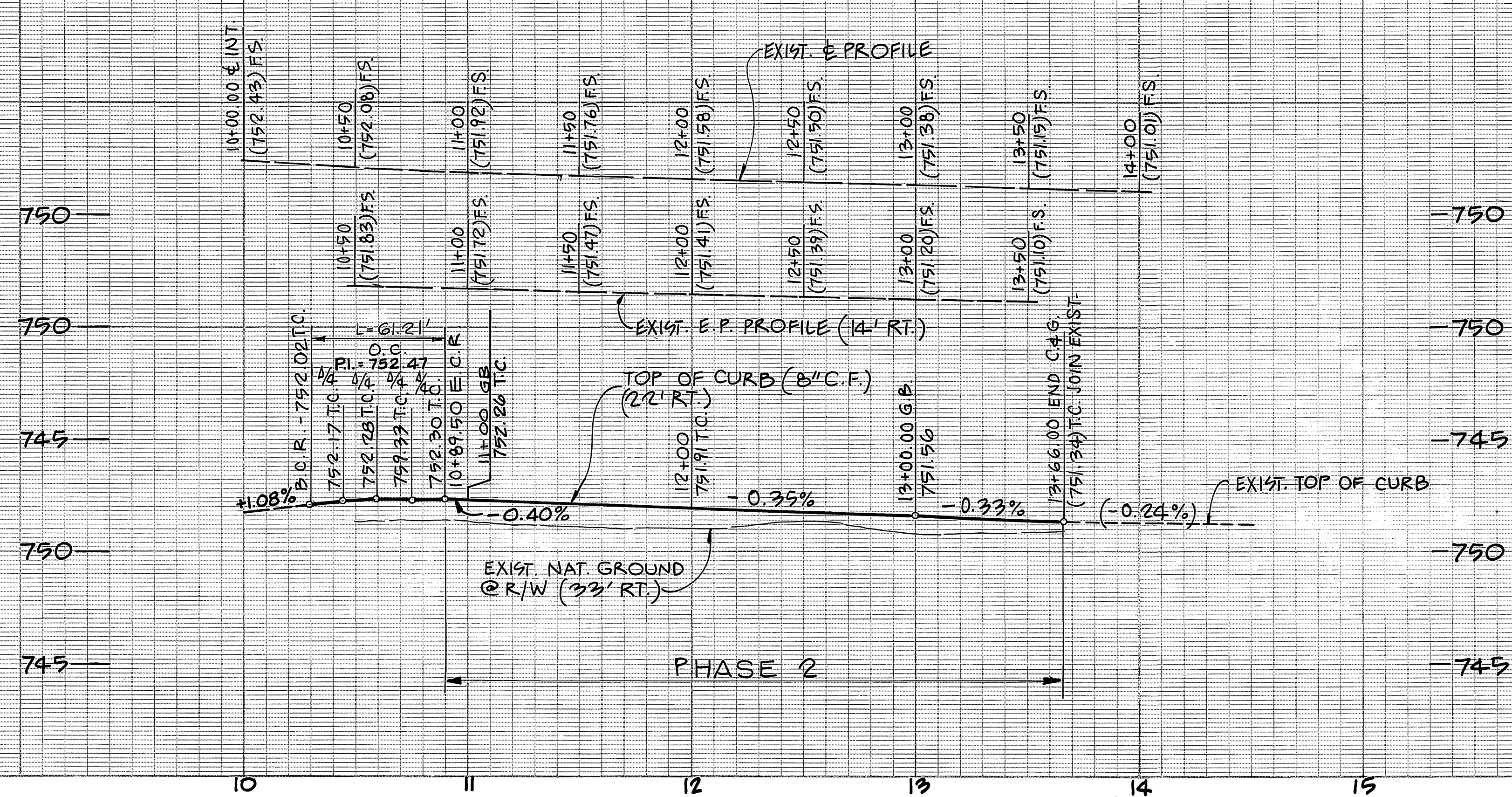
PRINCIPAL ENGINEER: ...
TRAFFIC DIVISION: ...
CHIEF P.W. ENGINEER: ...

STREET PLAN & PROFILE
FOR
SOUTHERLY SIDE OF
JURUPA AVENUE
WEST OF ACORN STREET
MP - 5 - 889

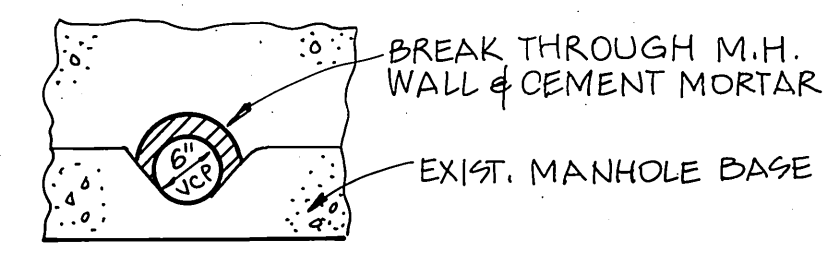
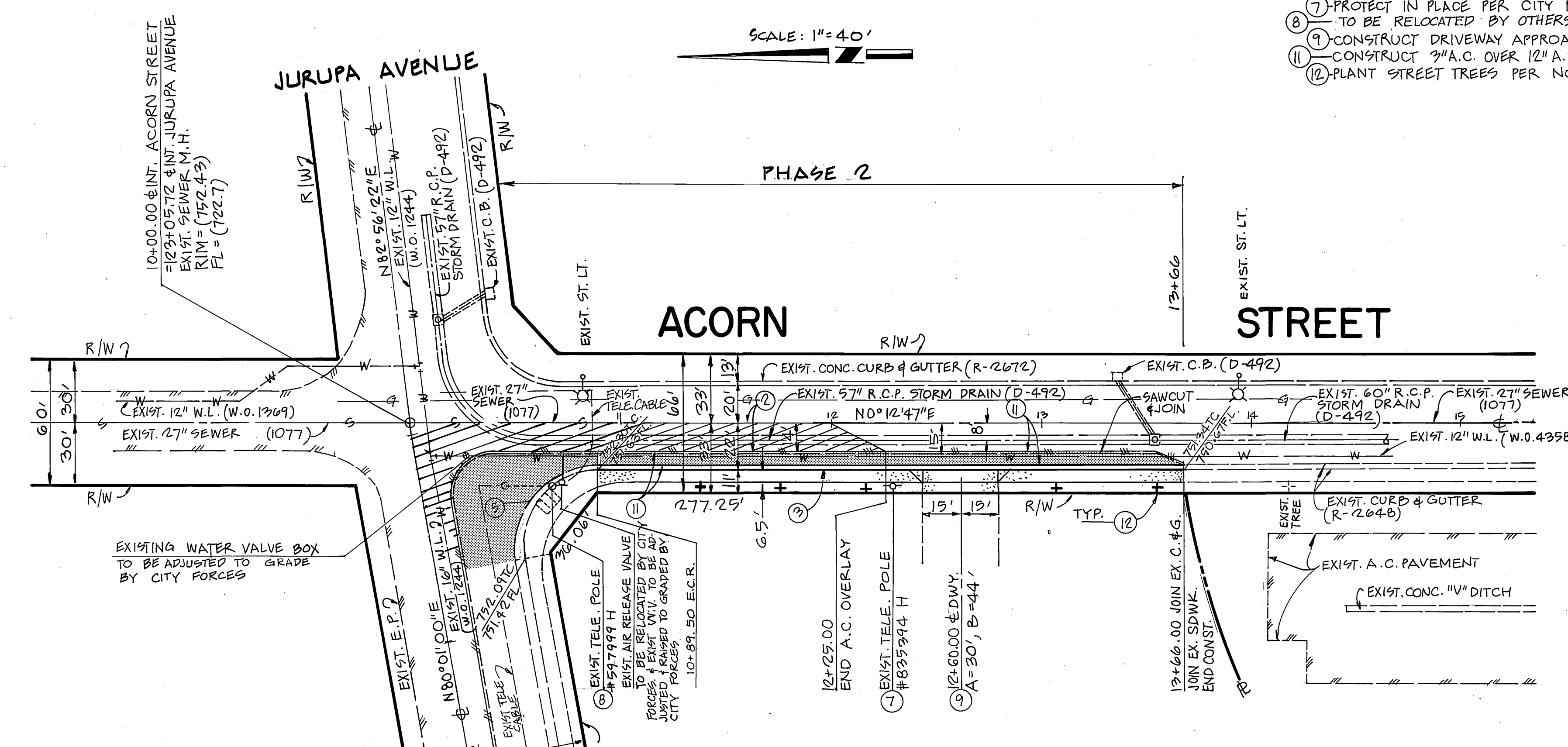
ACCOUNT NO.
R-3035
SHEET 2 OF 3

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

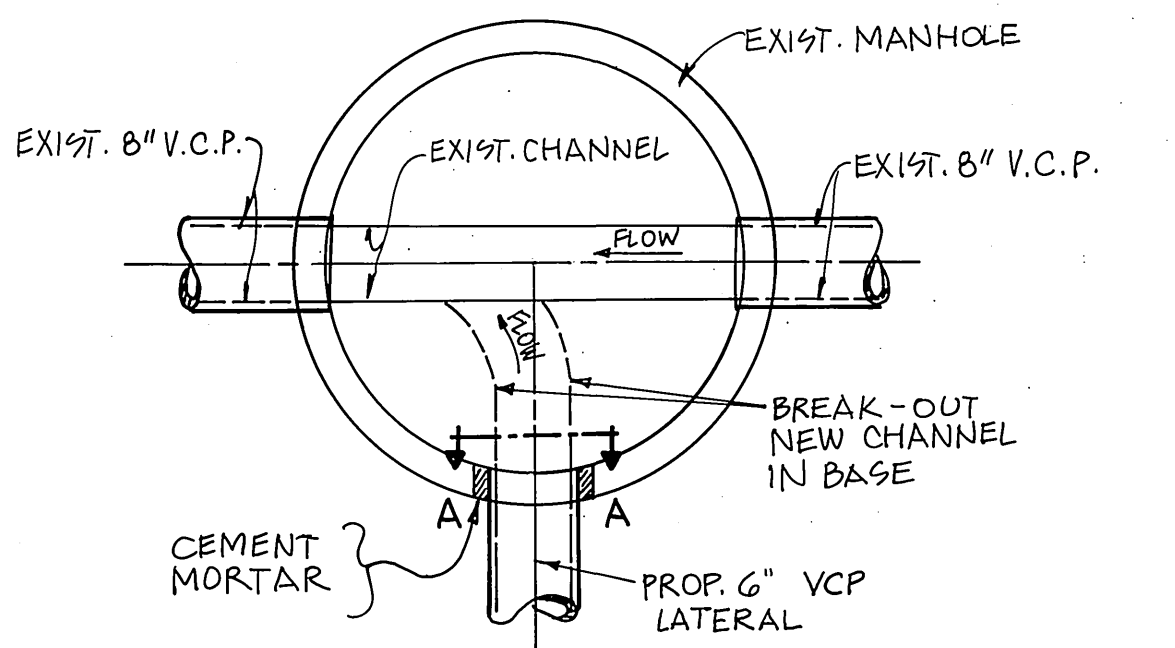
INDEXED 2-14-90 JH



- CONSTRUCTION NOTES:**
- CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY
 - CONSTRUCT TYPE I CURB AND GUTTER (8" C.F.) PER STD. NO. 200
 - CONSTRUCT P.O.C. SIDEWALK PER STD. NO. 215
 - CONSTRUCT WHEELCHAIR RAMP PER STD. NO. 304
 - PROTECT IN PLACE PER CITY REQUIREMENTS
 - TO BE RELOCATED BY OTHERS
 - CONSTRUCT DRIVEWAY APPROACH PER STD. NO. 302
 - CONSTRUCT 3" A.C. OVER 12" A.B. PER TYPICAL SECTION ON SHT. 1 AND R-2648
 - PLANT STREET TREES PER NOTES ON SHEET NO. 1



SECTION A-A



PLAN VIEW

CONNECTION TO EXIST. M.H. DETAIL
NO SCALE

BENCH MARK:
 B.M. # H-4-A ELEV. = 788.314
 P.K. NAIL & CITY ENGINEER'S TAG IN BASE OF STREET LIGHT, ON NORTH SIDE OF JURUPA AVENUE, 40' WESTERLY OF THE RORR RAILROAD SPUR, PER CITY OF RIVERSIDE FIELD BOOK 739/48

| | | |
|---|---|---|
| APPROVED BY: CHOICE TV <i>[Signature]</i> DATE | APPROVED BY: CITY OF RIVERSIDE WATER SYSTEMS Richard J. Dahl B-889 DATE | PLANS PREPARED BY: K D ENGINEERING 1661 N. RAYMOND AVENUE SUITE 200 A ANAHEIM, CALIF 92801 (714) 870-1500 No. 37888 Exp. 3/31/91 CIVIL DATE |
| APPROVED BY: CITY OF RIVERSIDE ELECTRICAL DEPT. DATE | APPROVED BY: CITY OF RIVERSIDE ELECTRICAL DEPT. DATE | MARK REVISIONS APPR. DATE DESIGNED BY: <i>G.M.H.</i> DRAWN BY: <i>C.E.M.</i> CHECKED BY: <i>R.J.B.</i> |

| CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT | | | |
|---|---|--|---|
| APPROVED BY PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGINEER | DATE 10-2-91 3-22-91 9-28-91 10-18-91 | BY <i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i> | APPROVED BY PUBLIC WORKS DIRECTOR DATE Oct. 16, 1989 |

STREET PLAN & PROFILE
 FOR
 WESTERLY SIDE OF
 ACORN STREET
 SOUTH OF JURUPA AVENUE
 MP-5-889

| |
|------------------------------|
| ACCOUNT NO. R-3035 |
| SHEET 3 OF 3 |
| 88-181 |