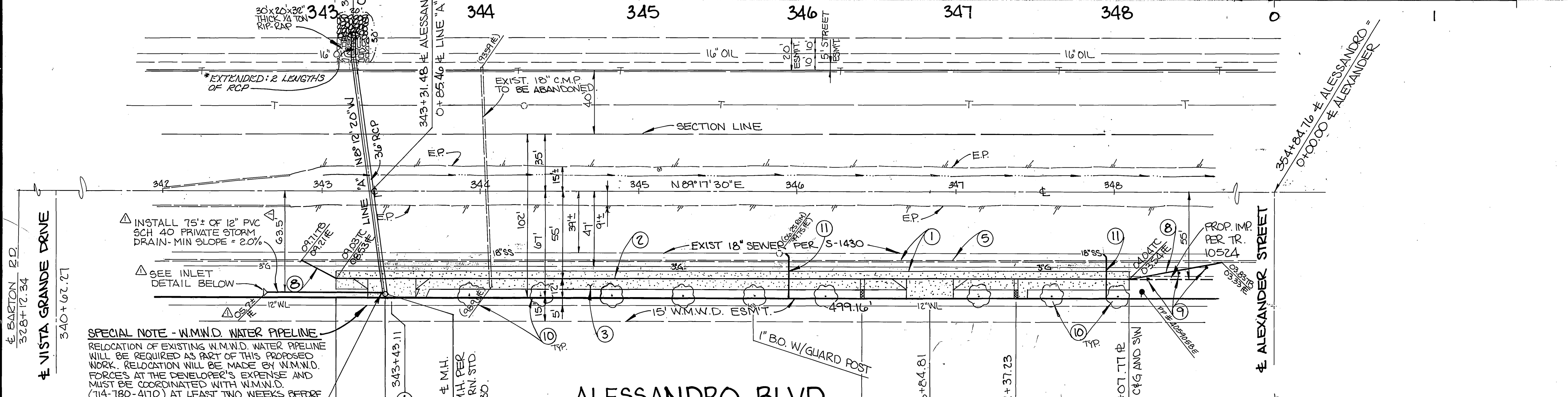


- GENERAL NOTES**
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE 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.
 - 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.
 - 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 INSPECTOR.
 - FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
 - 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.

- CONSTRUCTION NOTES**
- CONSTRUCT 0.50' A.C. OVER 127' CRUSHED AGGREGATE BASE PER S.R. 1361 "R" VALUE = 28
 - CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 W/ 5' GUTTER FOR BIKEWAY
 - CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. 325.
 - CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302. A=30' B=48'.
 - REMOVE EXIST A.C. BERM.
 - SAWCUT EXIST A.C. PER TYPICAL SECTION.
 - CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. 411
 - CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. 250
 - INSTALL F-1 FLEXIBLE DELINEATORS @ 20' C.C.
 - INSTALL STREET TREES PER PARKS AND RECREATION STANDARDS
 - CONSTRUCT 6" V.C.P. SEWER LATERAL

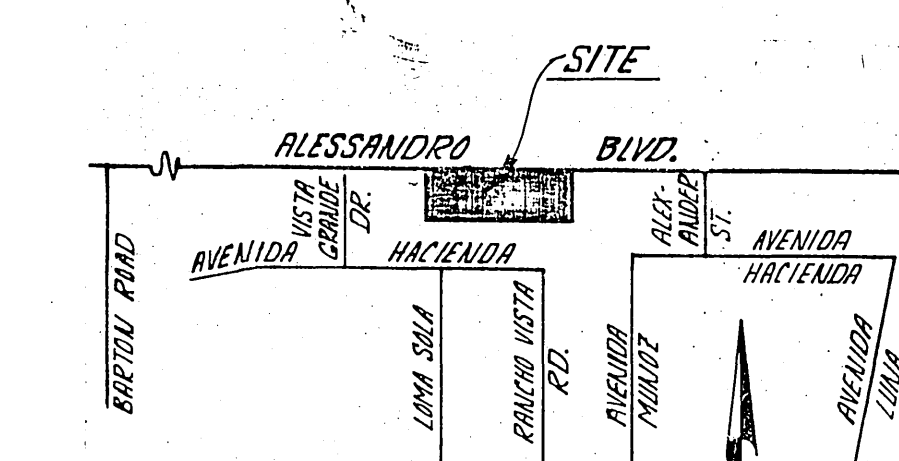
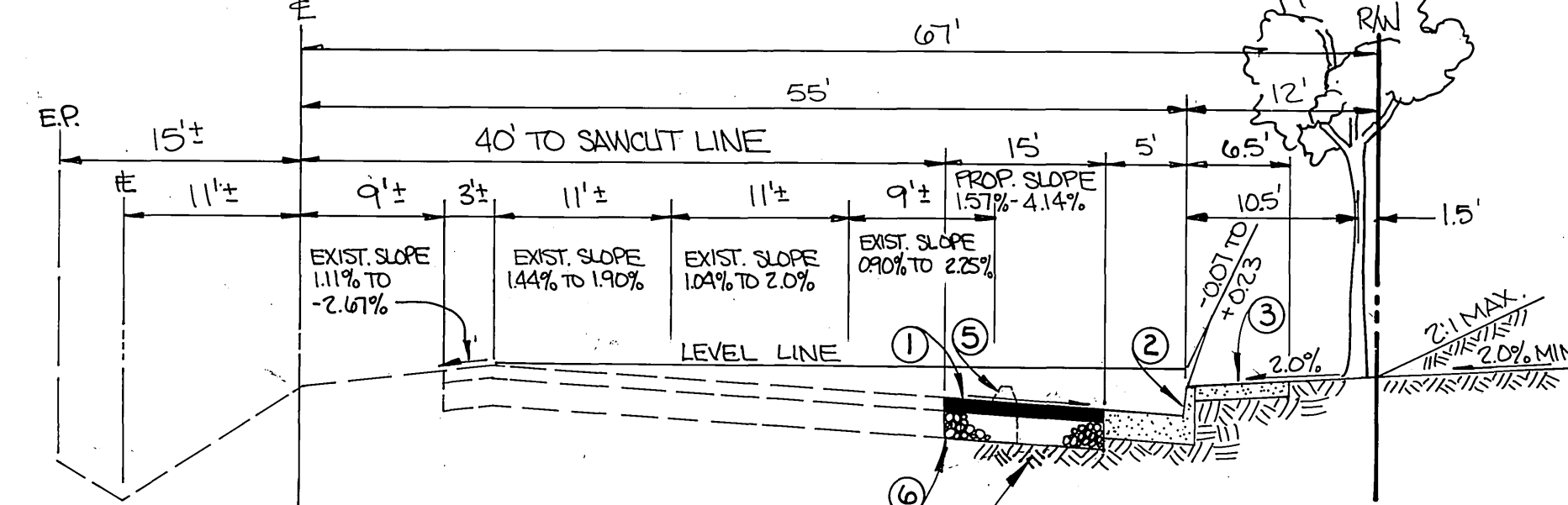


- STREET TREE GENERAL NOTES**
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
 - CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 351-6126 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED:
 - WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS.
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
 - AFTER PLANTING 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 PARKS 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. APPROX. NO. | SIZE SPACING REQ. |
|-------------|---|------------------|---------------------|
| ALESSANDRO | WASHINGTONIA ROBUSTA/ MEXICAN FAN PALM | 4' | BROWN 45 9 TRUNK |

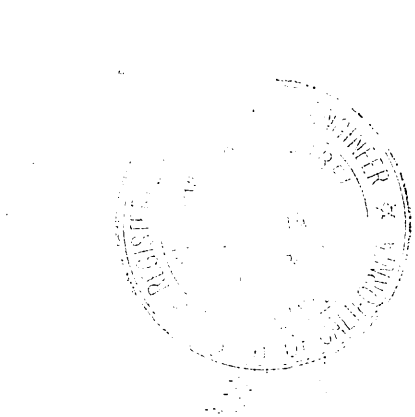
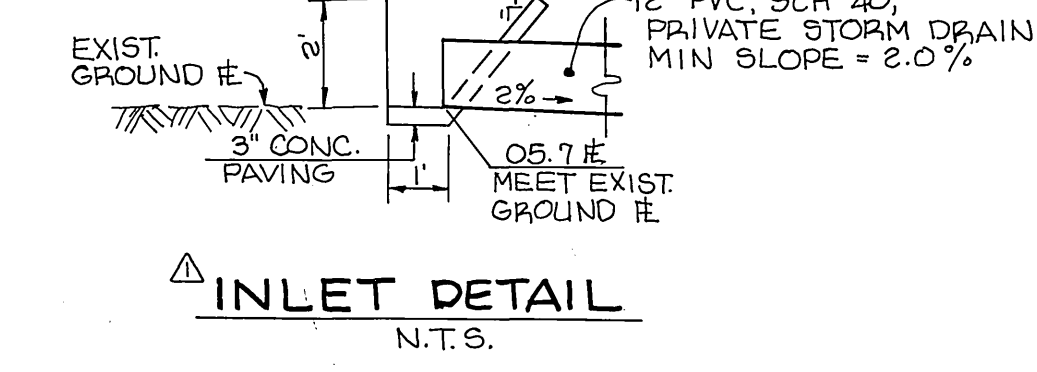
- A PUBLIC WORKS AND PARKS AND RECREATION DEPARTMENT PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.

NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE NUMBERS AND LOCATIONS AS SHOWN ON APPROVED PLANS.



REVIEWED BY:
WESTERN MUNICIPAL WATER DISTRICT
SEE SPECIAL NOTE - WATER PIPELINE SHEET THRU
Tom M. Stahl
SUPV. DESIGN. ENG. R.C.E. 21643
DATE: 5/22/89

FOUR CORNERS PIPELINE COMPANY
R.M. Mendenhall
APPROVED
DATE 1-17-89



BENCH MARK: RIVERSIDE COUNTY DESIGNATION 600-46-68. BRASS DISC IN TOP OF CONC. POST 0.15 MILE N.E. OF ALESSANDRO AND HWY 395, 5 POLES FROM ALESSANDRO, 84' N.W. OF THE SOUTHWIND LANE OF HWY 395, 45' SE. OF RAILWAY. ELEV. 1533.642

APPROVED BY: *R.D. Baughman*
DATE 12-2-88

APPROVED BY: *26 June 89*
DATE 26 June 89
R.C.E. 21740 EXPIRES 30 SEPT. 1989

DESIGNED BY J.L.E. DRAWN BY T.N.M. CHECKED BY W.D.G.

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: *Barry Bed*
DATE 8/21/89
PUBLIC WORKS DIRECTOR

PRINCIPAL ENGINEER: 8-17-81
PAVEMENT ENGINEER: 5-22-81
TRAFFIC DIVISION: 8-17-81
CHIEF P.W. ENGINEER: 8-21-89

STREET IMPROVEMENT PLAN
ALESSANDRO BLVD.
ZONING CASE C-36-878

ACCOUNT NO. R-3068
SHEET 1 OF 1

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

DATE 8/21/89

PC 2091