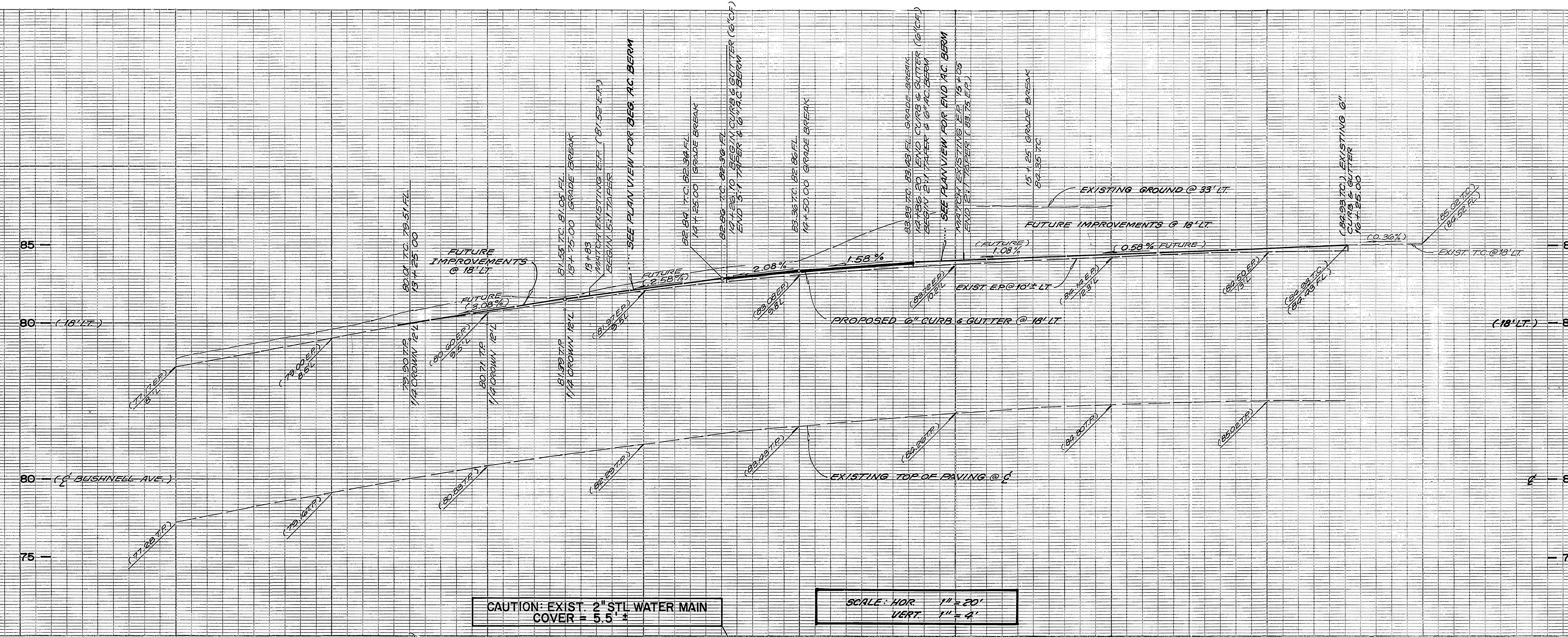


**GENERAL NOTES**

- 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.
- 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.
- 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 CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO (2) 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.
- IN PAVEMENT OVERLY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

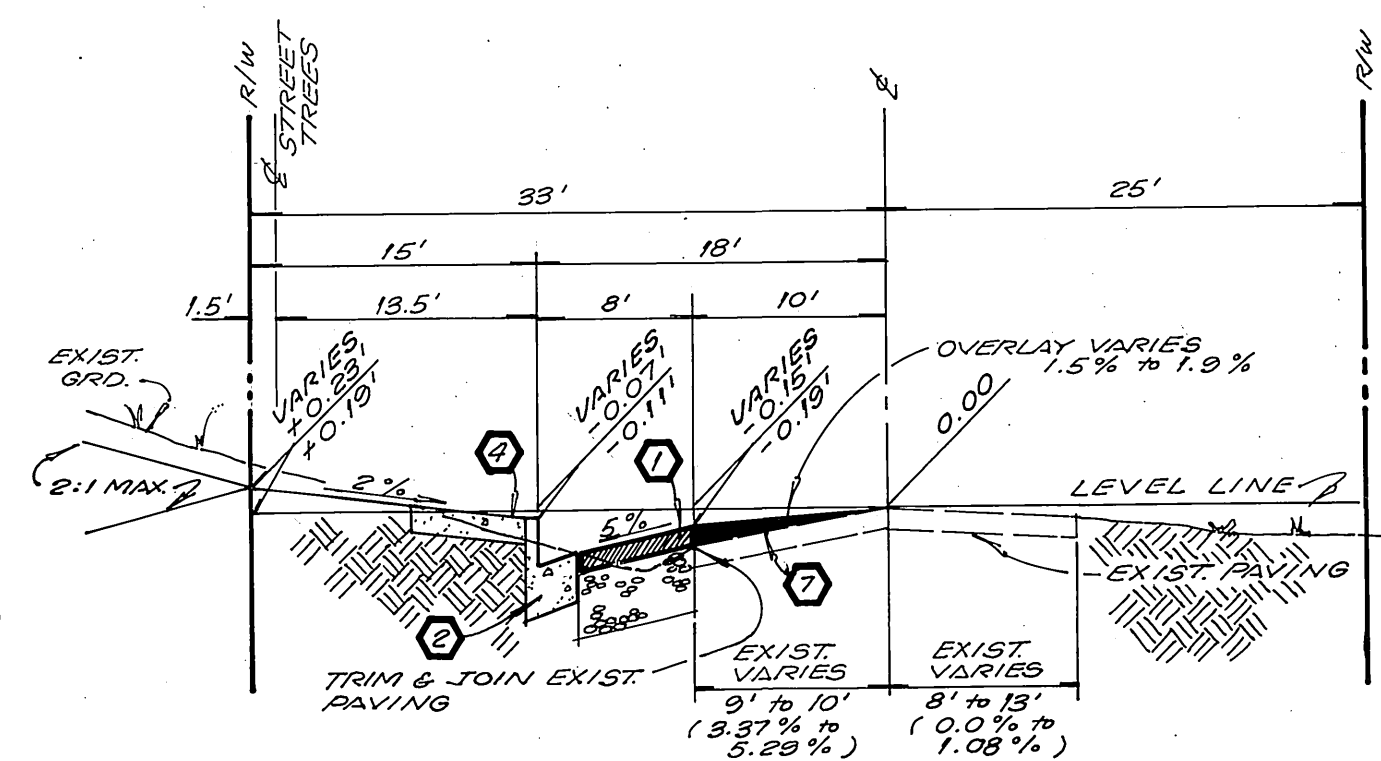
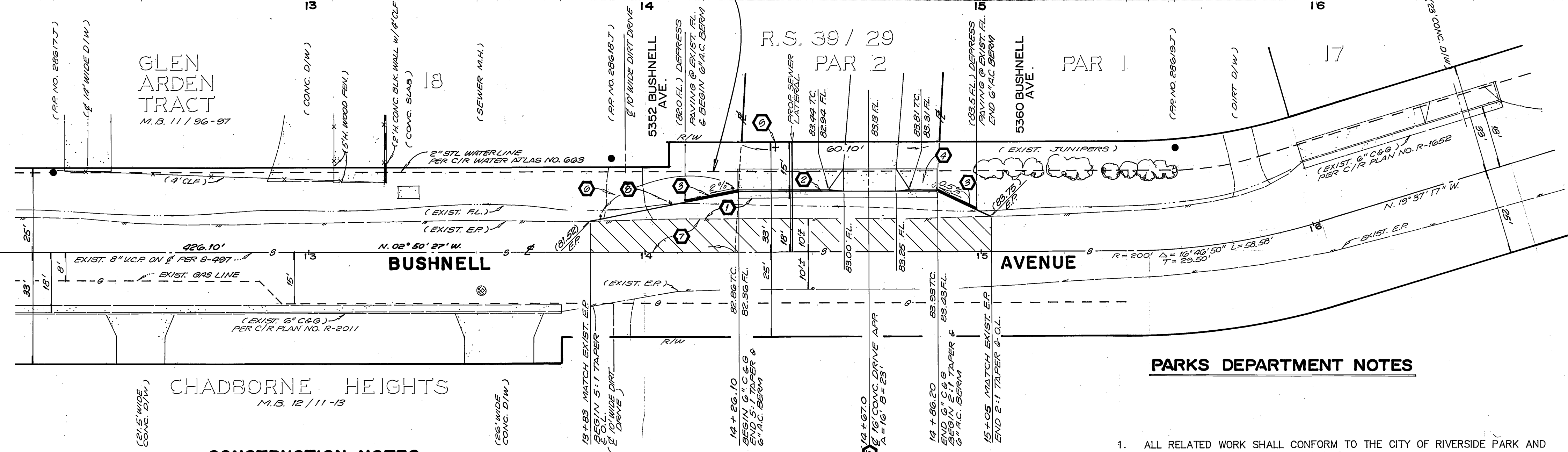


CAUTION: EXIST. 2" STL WATER MAIN COVER = 5.5'

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

SCALE: 1" = 20'

GRAMERCY PLACE



**TYPICAL SECTION**  
NOT TO SCALE  
T.I. = 6.0

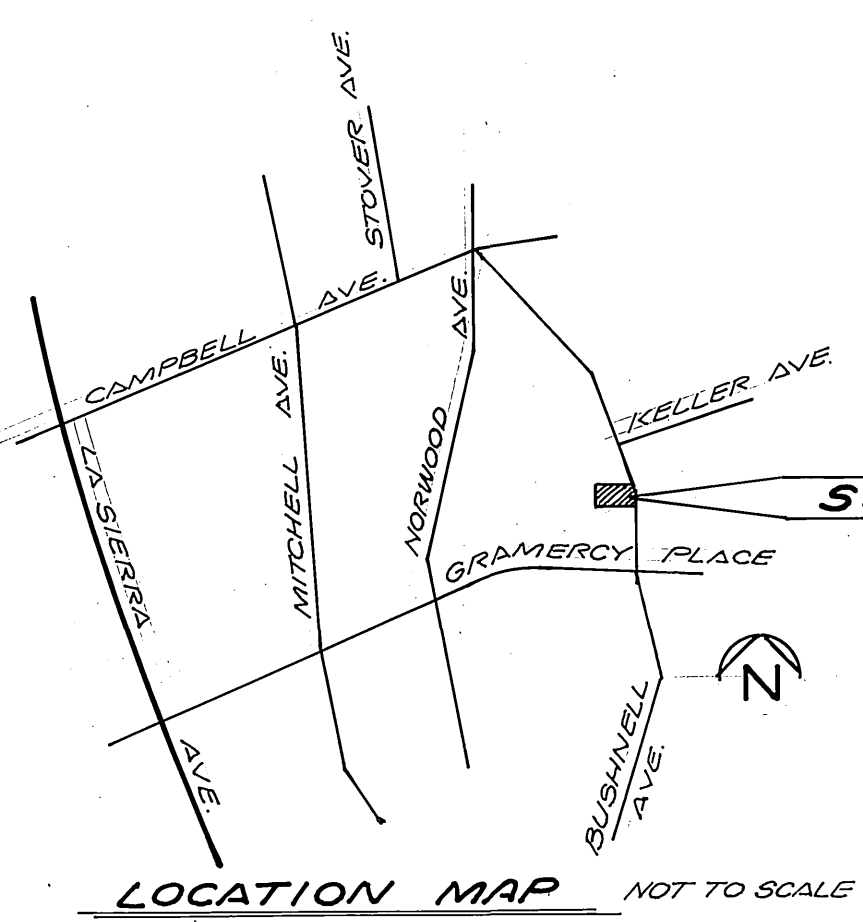
**BENCHMARK:**  
CITY OF RIVERSIDE, NO. 62-1  
R.R. SPIKE IN RR (NO NUMBER) AT NORTHWEST CORNER  
CAMPBELL AVENUE AND NORWOOD AVENUE. ELEV. = 771.650

**PARKS DEPARTMENT 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 (714) 351-6126 TO SCHEDULE INSPECTION. INSPECTIONS SHALL BE REQUIRED:
  - (a) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS.
  - (b) WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
  - (c) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
  - (d) 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	SIZE	SPACING REQ.
BUSHNELL AVE	PRUNUS CERASIFERA / RED LEAF PLUM	15 GAL.	45'
	"KRAUTER VESUVIUSUS"	PLUM	1
- 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.
- ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.
- IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE NUMBERS AND LOCATION AS SHOWN ON APPROVED PLANS.

- CONSTRUCTION NOTES**
- CONSTRUCT 2 1/2" A.C. PAVING OVER 12 1/2" CLASS II AGGREGATE BASE. (R-VALUE = 15 PER C/R PLAN NO. R-1652)
  - CONSTRUCT 6" CURBS & GUTTER PER C/R STD. NO. 200 (TYPE I).
  - CONSTRUCT 6" A.C. BERM PER C/R STD. NO. 250 (TYPE I).
  - CONSTRUCT CURB S/W PER C/R STD. NO. 325.
  - CONSTRUCT RESIDENTIAL DRIVEWAY APPROACH PER C/R STD. NO. 302, A = 16' B = 23'
  - REGRADE EXIST. D/W AS REQUIRED.
  - CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY.
  - INSTALL FLEXIBLE DELINEATORS @ 20' % INSTALL IN 5:1 TAPER PER STD. 665
  - PLANT STREET TREE PER CITY OF RIVERSIDE PARK & RECREATION DEPT.



CITY OF RIVERSIDE WATER SYSTEM  
APPROVED BY: *R. J. Dinkel* 9-20-89  
DATE

SOUTHERN CALIFORNIA GAS COMPANY  
APPROVED BY: *R. Bloughman* 6-20-89  
DATE

UNBEILER LAND SURVEYING AND MAPPING  
6164 RIVERSIDE AVENUE SUITE B  
RIVERSIDE, CA. 92506  
(714) 682-2216



**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT

**STREET IMPROVEMENT PLAN**  
BUSHNELL AVENUE  
ELY SIDE FROM 200' TO 300' NLY OF GRAMERCY PLACE

ACCOUNT NO. **R-3090**

BUILDING PERMIT @ 5356 BUSHNELL AVE.

SHEET **ONE** OF **ONE**

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

NO. 88-229-01

CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND  
APPROVED BY: *John Johnson* 4/19/89  
DATE

PACIFIC TELEPHONE COMPANY  
APPROVED BY: *B. A. Johnson* 6-21-89  
DATE

PLANS PREPARED UNDER THE SUPERVISION OF:  
*John Jordan* DATE: 3-31-89  
R.C.E. 27983 EXP. 3-30-89

DESIGNED BY: L.R. DRAWN BY: E.B. CHECKED BY: J.L.T.

APPROVED BY: *John Jordan* DATE: 12/13/89  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
CHIEF P.W. ENGINEER

APPROVED BY: *John Jordan* DATE: 12/13/89  
PUBLIC WORKS DIRECTOR