

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 to be as shown.
- On 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.
- 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 been provided an inquiry identification number by U.S.A.
- In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the Inspector prior to overlaying with A.C. paving.
- 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.
- THE DEVELOPER SHALL GIVE THE WATER DIVISION OF THE CITY OF RIVERSIDE FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND SHALL ALLOW THE CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK, (TIME) 351-6168

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
BC	BEGIN CURVE
BCR	BEGIN CURVE RADIUS
BTC	BEGIN TANGENT CURVE
BV	BUTTERFLY VALVE
BVC	BEGIN VERTICAL CURVE
CB	CATCH BASIN
CF	CURB FACE
EC	END CURVE
ECR	END CURVE RADIUS
EVC	END VERTICAL CURVE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
JS	JUNCTION STRUCTURE
LOC	LENGTH ON CURVE
MM	MANHOLE
MOC	MIDDLE OF CURVE
OC	ON CURVE
OVC	ON VERTICAL CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRTC	POINT OF REVERSE TANGENT CURVE
PRVC	POINT OF REVERSE VERTICAL CURVE
PTC	POINT OF TANGENT CURVE
R	RATE OF GRADE
RAD	RADIAL BEARING TO CURVE
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
R/W	RIGHT OF WAY
TAN GR	TANGENT GRADE
TC	TOP OF CURB
V	DEPTH
VC	VERTICAL CURVE
W	WIDTH
CL	CENTER LINE
TS	TOP OF SLOPE
TOE	BOTTOM OF SLOPE
NG	NATURAL GROUND
TD	TOP OF DIKE
EP	EDGE OF PAVEMENT
INT.	INTERSECTION

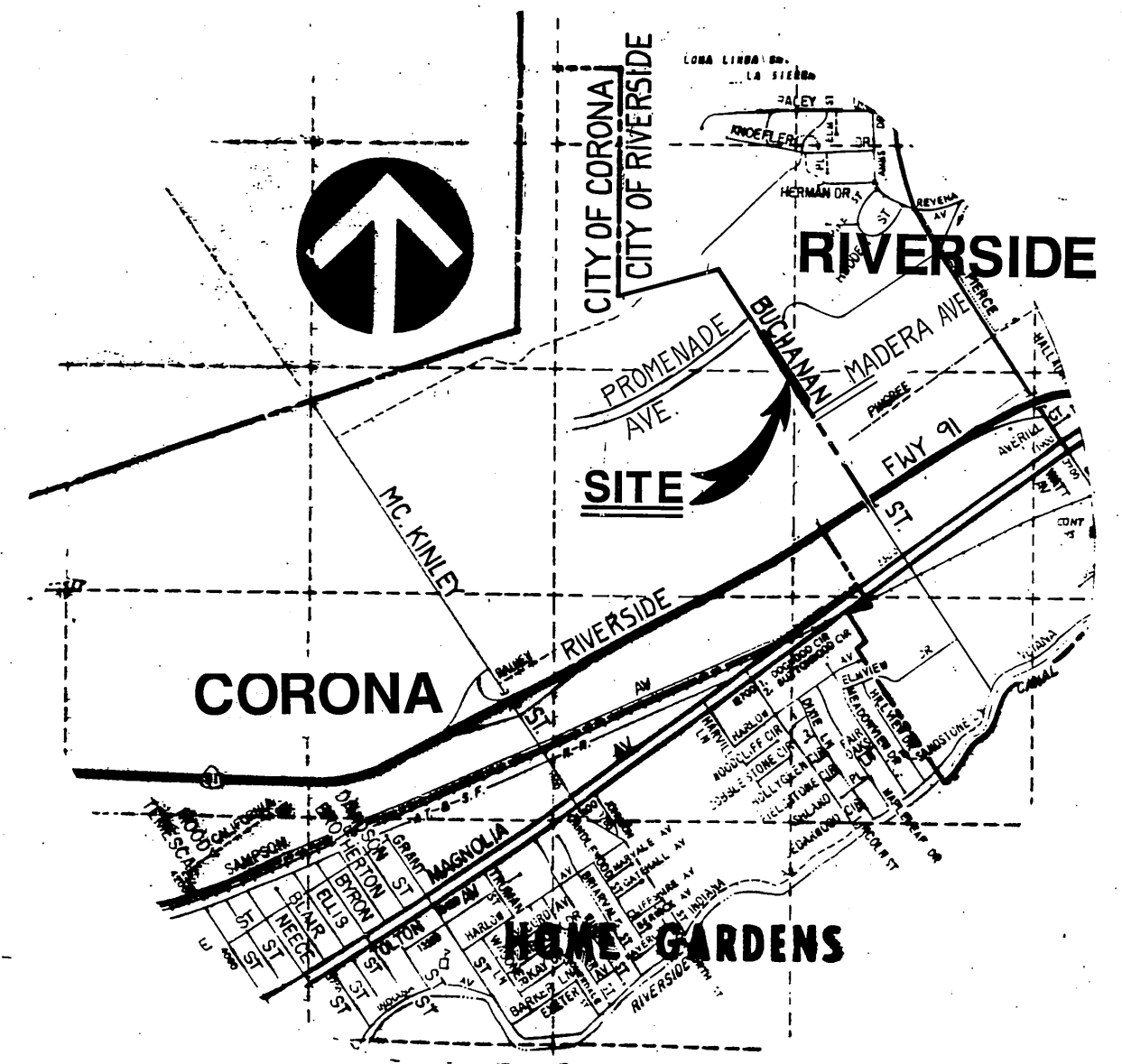
CONSTRUCTION NOTES AND QUANTITY ESTIMATE

- CONSTRUCT 4" AC OVER 3" C.A.B. PER SR 1446; R=45
- CONSTRUCT 8" CF CURB AND GUTTER PER STD. PLAN NO. 200 TYPE "I"
- CONSTRUCT DRIVEWAY APPROACHES PER STD. PLAN NO. 302 (A=30', B=44')
- CONSTRUCT DRIVEWAY APPROACH PER STD. PLAN NO. 302 (A=48', B=66')
- CONSTRUCT 18" RCP 1650D (PRIVATE S.D. LATERAL)
- CONSTRUCT STORM DRAIN INLET PER DETAILS BELOW
- SAWCUT AND REMOVE EXISTING PAVEMENT
- 8" AC BERM PER STD. DWG. NO. 250
- CONSTRUCT CONNECTION 18" R.C.P. TO EXIST. CATCH BASIN
- PLACE GUIDE MARKER PER STD. PLAN NO. 665 @ 20' C-C
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.

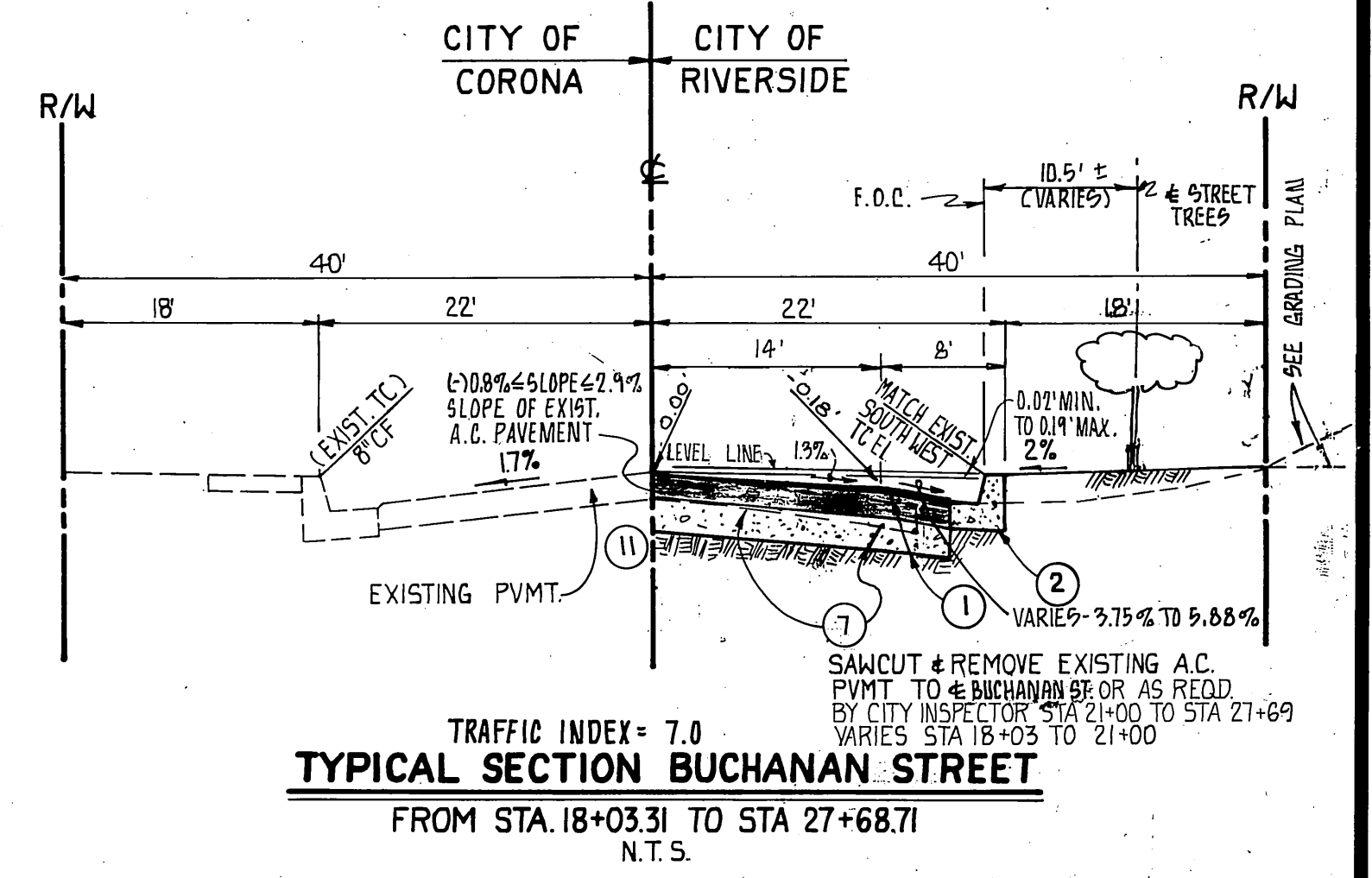
AMERICAN LEGION	SWISS DAIRY
3,159 SF	15,456 SF
166 LF	744 LF
586 SF	586 SF
	2,431 SF
	186 LF
	1 EA
3,078 SF	8,601 SF
	61 LF
	1 EA
	3 EA
1 EA	10 EA

GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

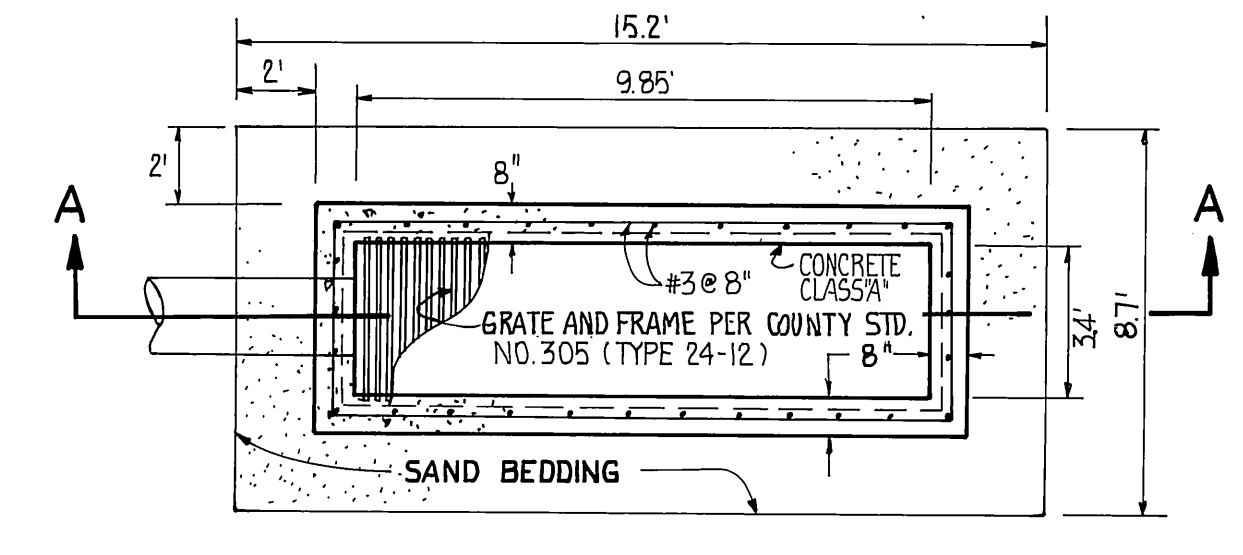
- All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
- When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (714) 351-6126 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required:
 - After completion of final grading of the lots and when all utility services and sewer lateral have been marked, but prior to digging plant pits, all final street tree locations are to be spotted in the field by the street tree inspector;
 - 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 the maintenance period, the contractor/developer shall call the Street Tree Inspector at (714) 351-6126 for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the trees pass final inspection and the Park and Recreation department is assuming maintenance responsibilities;
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- The Developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.
- Street tree planting shall be as follows: On Buchanan Street, Magnolia Grandiflora (Botanical Name) Magestic Beauty Magnolia (Common Name) of 24" box minimum size, approx. spacing 45', No. required 10-11.
- 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 existing trees within what will ultimately be the Public Right-of-Way pavement area, backfill of all holes must be inspected by the Public Works Inspector for proper compaction.
- All Street Trees must be automatically irrigated, except where adjacent to single family or duplex residential uses.
- 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.



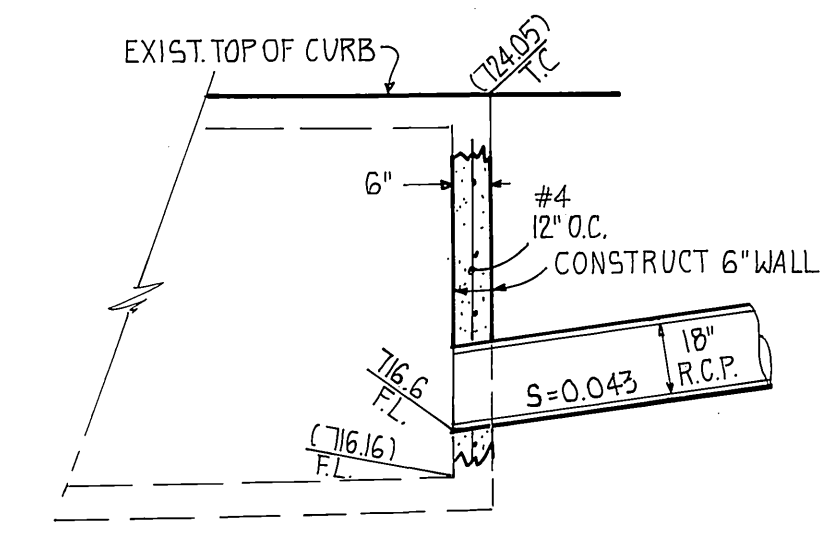
VICINITY MAP



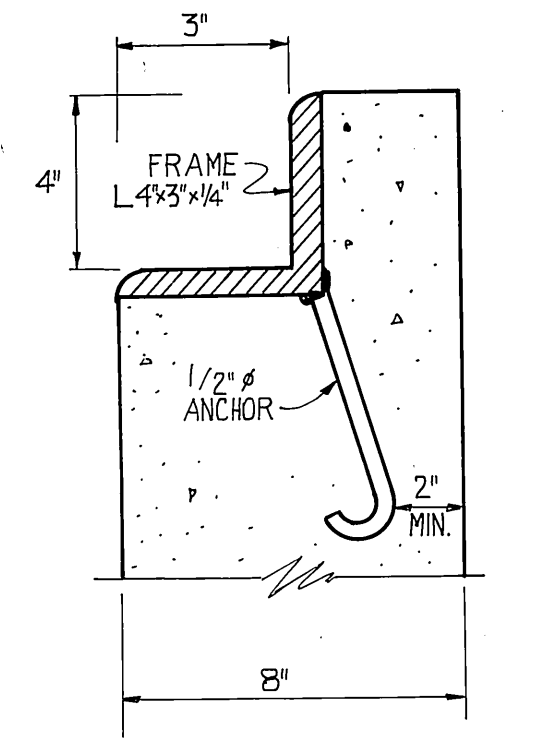
TYPICAL SECTION BUCHANAN STREET
FROM STA. 18+03.31 TO STA. 27+68.71
N.T.S.



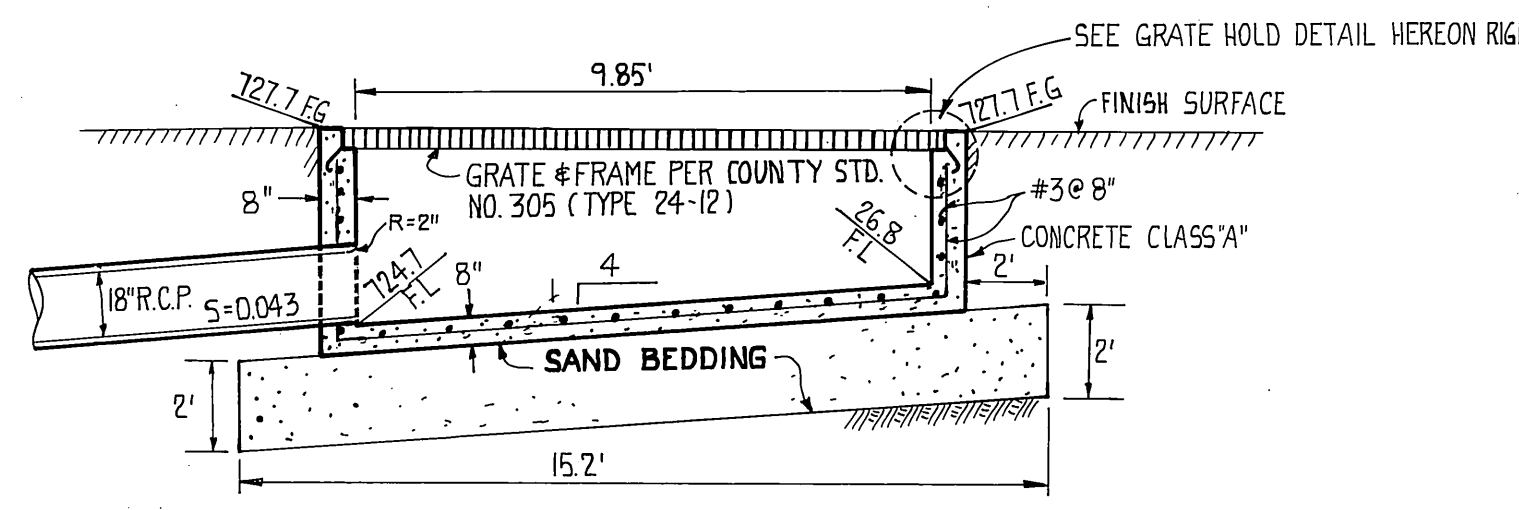
PRIVATE STORM DRAIN INLET-PLAN
N.T.S.



EXISTING CATCH BASIN DETAIL
N.T.S.



GRATE HOLD DETAIL
N.T.S.



PRIVATE STORM DRAIN INLET-SECTION A-A
N.T.S.



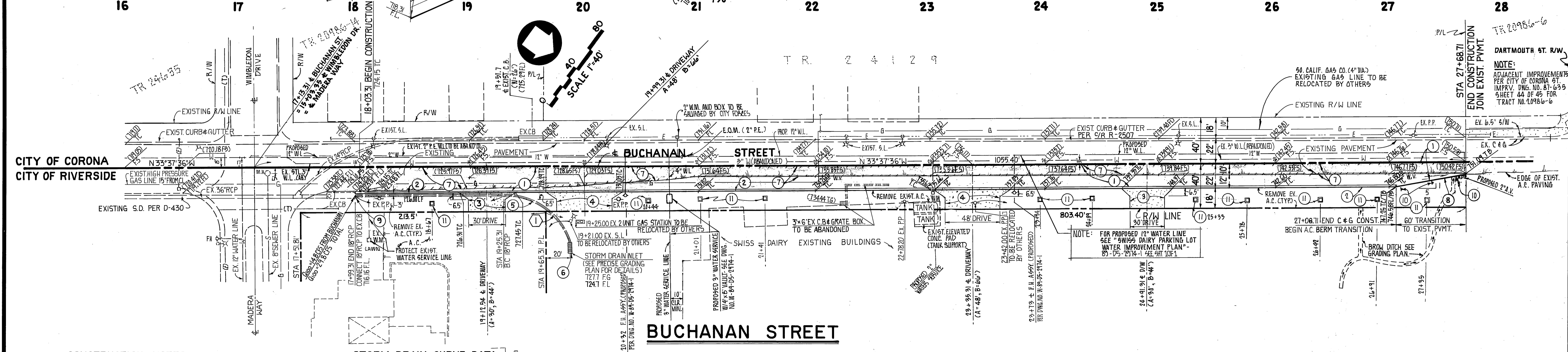
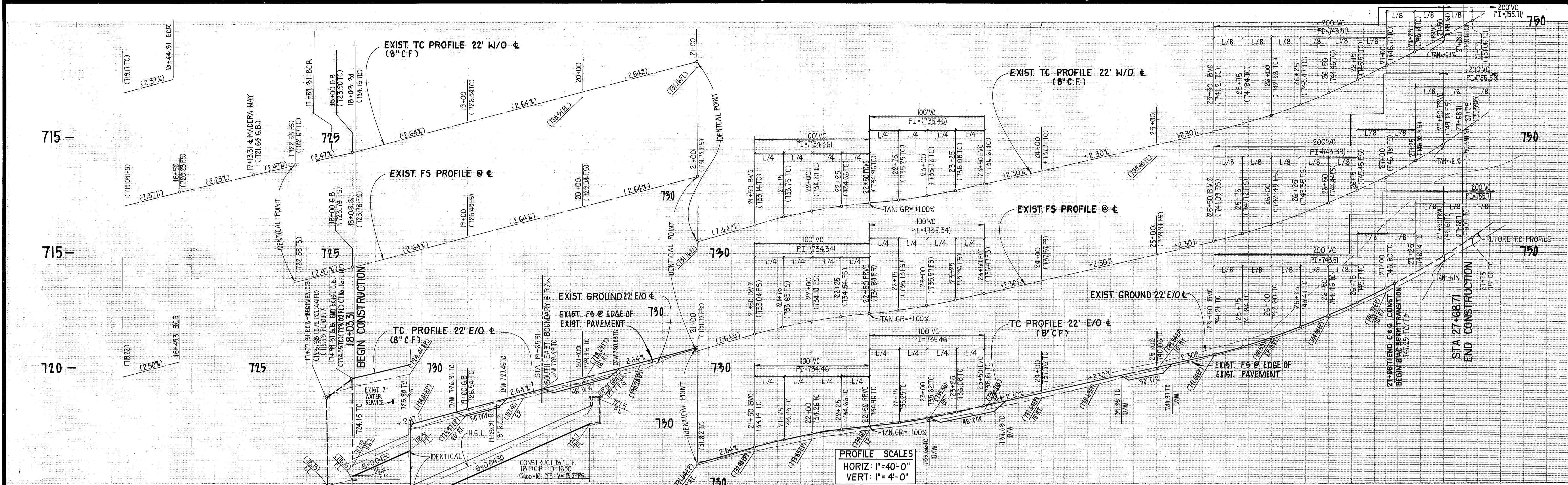
PLANS PREPARED UNDER THE SUPERVISION OF:
RONALD W. MARTIN RCE #14456
DATE: 10-8-90

ENGINEER:
RMA DESIGN GROUP
CIVIL ENGINEERING SURVEYING
32351 Pacific Coast Hwy., Suite D
South Laguna, California 92677
714-499-2442 753-2229

REVISIONS:
DESIGNED BY: M.S. DRAWN BY: M.S. CHECKED BY: D.B.

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *Richard J. Deibel* DATE: 10-12-90
APPROVED BY: *Wm. W. White* DATE: 10-4-90

BUCHANAN STREET IMPROVEMENTS N.E.L.Y. SIDE
FROM 90' N/O TO 1055' N/O & MADERA C-55-878 ; C-10-801
ELEVATION = 687.47
ACCOUNT NO. R-3118
SHEET 1 OF 2



- CONSTRUCTION NOTES**
1. CONSTRUCT 8" CURB AND GUTTER PER STD. DWG NO. 200 TYPE "I"
 2. CONSTRUCT DRIVEWAY PER STD. DWG NO. 302 SHT NO. 3 OF 4 (A=30', B=44')
 3. CONSTRUCT DRIVEWAY PER STD. DWG NO. 302 SHT NO. 3 OF 4 (A=48', B=66')
 4. CONSTRUCT 18" RCP (6500) (PRIVATE S.D. LATERAL)
 5. CONSTRUCT STORM DRAIN INLET PER DETAILS ON SHT. NO 1 OF 2
 6. SAWCUT AND REMOVE EXISTING PAVEMENT
 7. CONSTRUCT 8" A.C. BERM PER STD. DWG. NO. 250
 8. CONSTRUCT 18" RCP CONNECTION TO EXISTING CATCH BASIN
 9. PLACE GUIDE MARKER PER STD. PLAN NO. 665 @ 20' C-C
 10. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT

STORM DRAIN CURVE DATA

1	$\Delta = 57'1743''$	$R = 60'$	$L = 5999'$	$T = 32.78'$
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PLANS PREPARED UNDER THE SUPERVISION OF:

Ronald W. Martin
RONALD W. MARTIN RCE #14456
 10-8-90
 DATE

RMA DESIGN GROUP
 CIVIL ENGINEERING SURVEYING
 32351 Pacific Coast Hwy., Suite D
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 714-499-2442 753-7099

CITY PARK AND RECREATION DEPT. APPROVED BY: <i>Michael J. Johnson</i> DATE: 10-2-90	SOUTHERN CALIFORNIA GAS CO. APPROVED BY: <i>Kenneth W. Wayne</i> DATE: 5-2-90	CENCOM CABLE TELEVISION CO. APPROVED BY: <i>James J. Johnson</i> DATE: 5-2-90	CITY OF RIVERSIDE WATER DEPT. APPROVED BY: <i>Richard L. Dinkel</i> DATE: 10-12-90	CITY OF RIVERSIDE ELECTRIC DEPT. APPROVED BY: <i>Wm. W. Weller</i> DATE: 10-4-90	T.B.M. CITY CREB 1029/66 CONC. NAIL IN N.W. END OF HEAD WALL ON N.E. SIDE OF BUCHANAN ST. 950' S.N.W. OF & INTERSECTION MAGNOLIA AVE. ELEV. = 697.47	
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT					BUCHANAN STREET IMPROVEMENTS N.E. LY. SIDE FROM 90' N/O TO 1055' N/O & MADERA C-55-878 ; C-10-801	ACCOUNT NO. R-3118
APPROVED BY: <i>Ray Bol</i> PUBLIC WORKS DIRECTOR DATE: 10/30/90		DATE: 10/30/90			SHEET 2 OF 2	