

PARK AND RECREATION DEPARTMENT

- 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 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 LATERALS 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.
- 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.

B.	STREET NAME	BOTANICAL/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQD.
	ALESSANDRO BLVD.	WASHINGTON ROBUSTA / (RELOCATE AS) MEXICAN FAN PALM	(SHOWIN)		1
	ALESSANDRO BLVD.	WASHINGTONIA ROBUSTA / BROWN TRUNK MEXICAN FAN PALM	46'		6
	BARTON ST.	CUPANIOSIS ANACARDIODES	15 GAL. 45'		2

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.
- THIS NOTE, BEING THAT IT IS A REPLACEMENT FOR A PREVIOUSLY UNNECESSARY NOTE NO. 4, SHALL CONTAIN AND/OR CONVEY NO PERTINENT INFORMATION.
- 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.
- THE DEVELOPER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- IN PAVEMENT OVERLY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

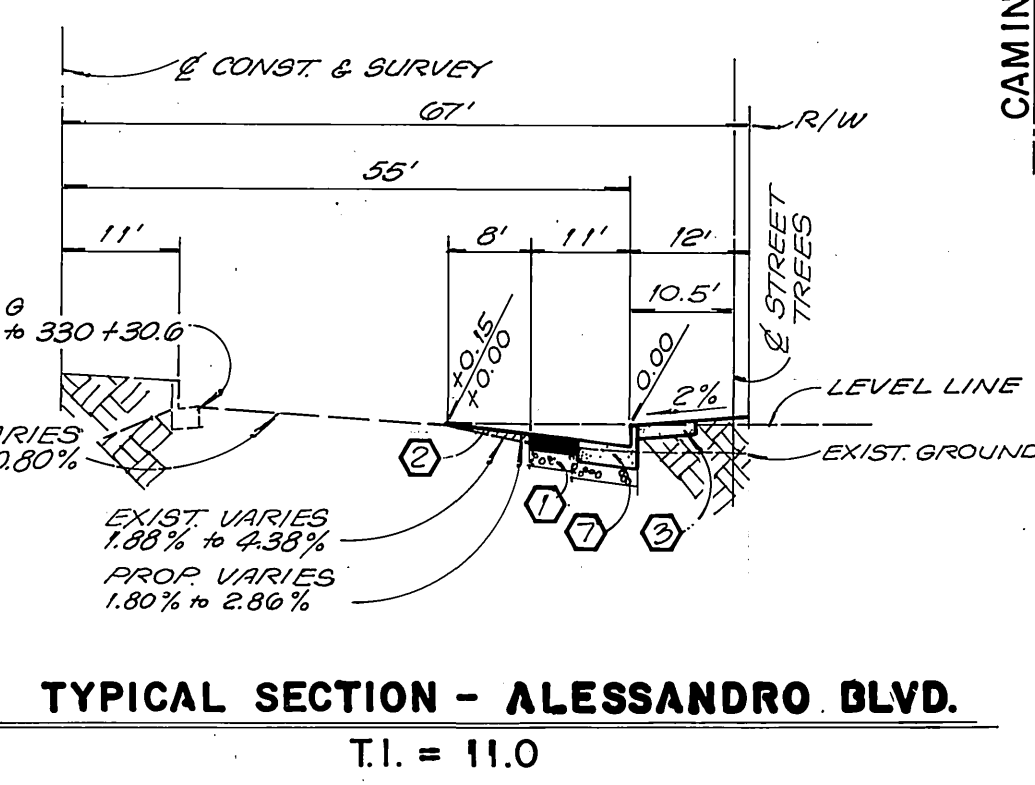
BENCH MARK:

F8-B PK. NAIL AND CITY ENGINEER'S TAG IN BASE OF RETAINING WALL AT S.E. COR. OF ALESSANDRO BLVD. AND TRAUTWEIN RD. ELEV. = 1607.635

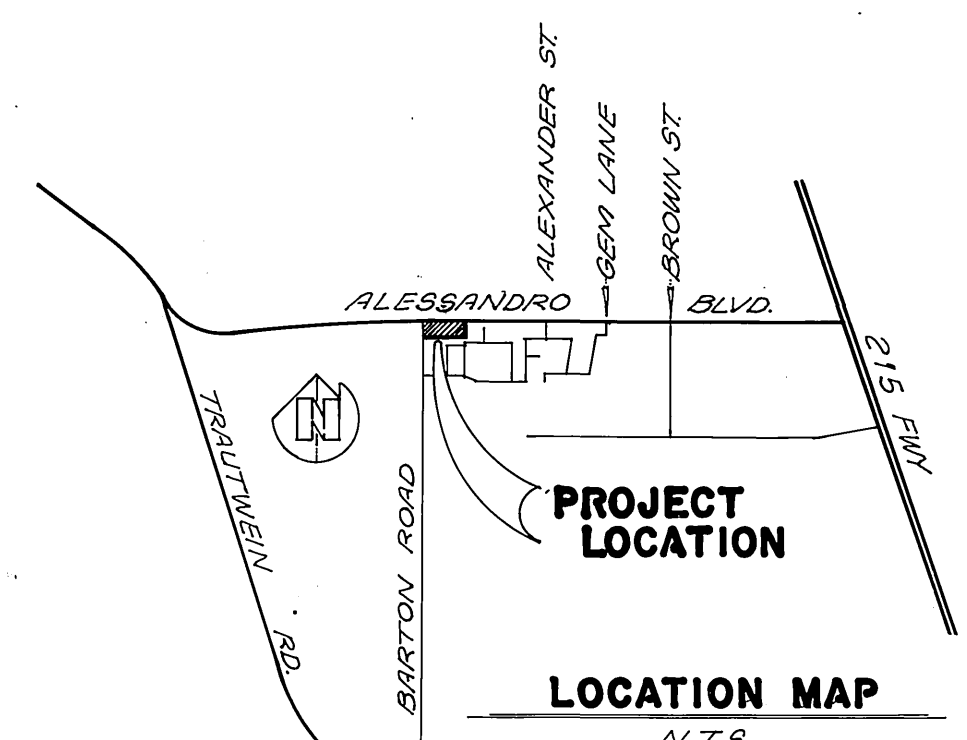
CONSTRUCTION NOTES

- CONSTRUCT 0.21' A.C. PAVING OVER 1.0' PAVING STRIP ALONG BARTON ST.
- CONSTRUCT 0.46' A.C. PAVING OVER 0.50' CRUSHED AGGREGATE BASE.
- CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY.
- CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325.
- CONSTRUCT 6.0' WIDE CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. NO. 220.
- CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STD. NO. 304.
- CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. NO. 411.
- CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. NO. 200. W/5' WIDE GUTTER FOR BIKEWAY.
- CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. NO. 250.
- CONSTRUCT DRIVE APPROACH PER CITY OF RIVERSIDE RIVERSIDE STD. NO. 302 A = 30' B = 48'
- INSTALL TYPE "F" DELINEATORS AT 20' O.C. PER CITY OF RIVERSIDE STD. NO. 665.
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. NO. 405; W = 4', V = 8.3'
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
- RELOCATE PALM TREE TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
- INSTALL FIRE HYDRANT PER W.M.W.D. STANDARDS.
- SEE TRAFFIC FACILITY NOTES - SHEET NO. 1
- INSTALL "ONE WAY" SIGN R10 (RT.) PER CITY OF RIVERSIDE STD. NO. 662 A.

TYPICAL SECTION - BARTON STREET
T.I. = 6.0



TYPICAL SECTION - ALESSANDRO BLVD.
T.I. = 11.0

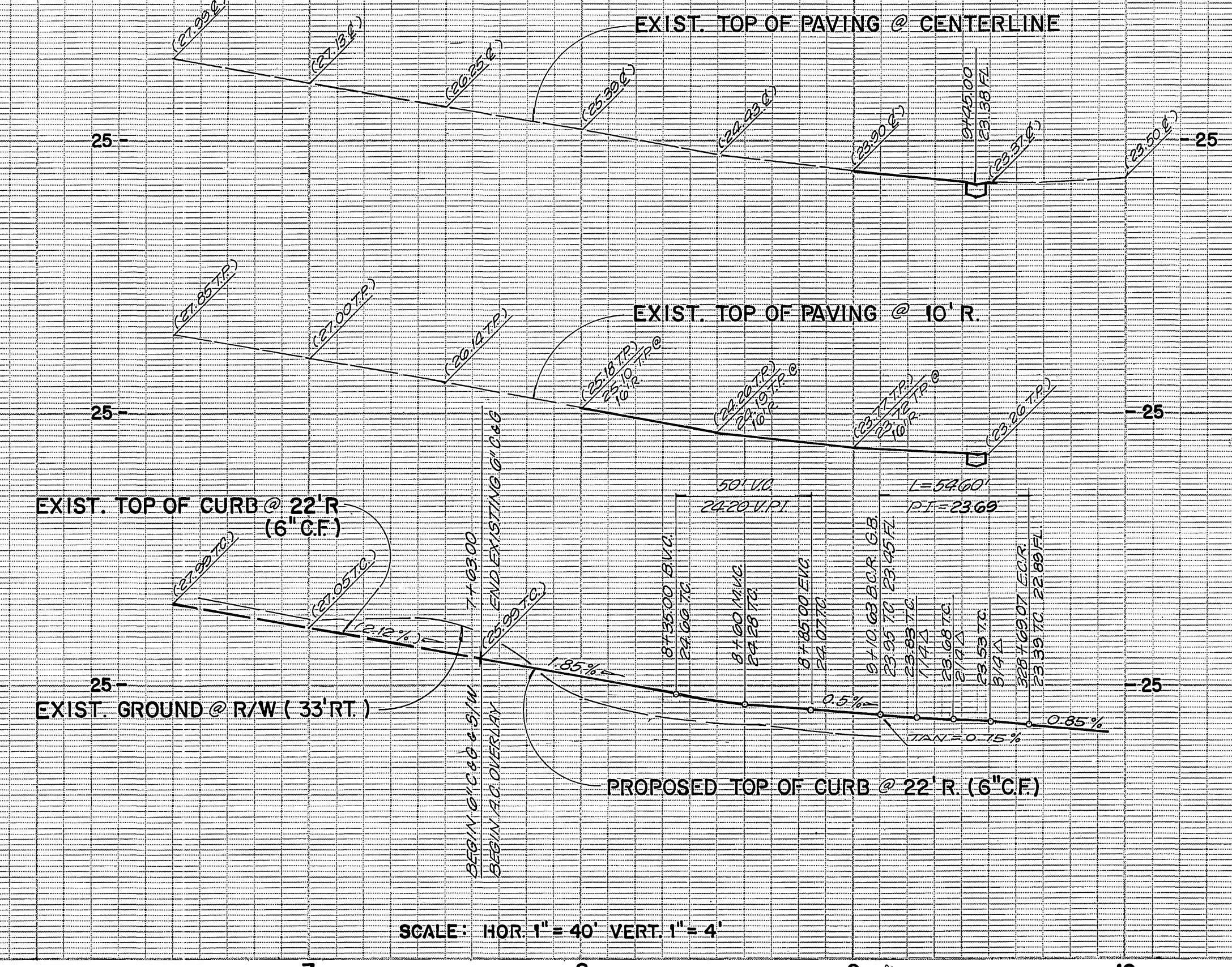


SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY: [Signature] DATE: 12-5-89

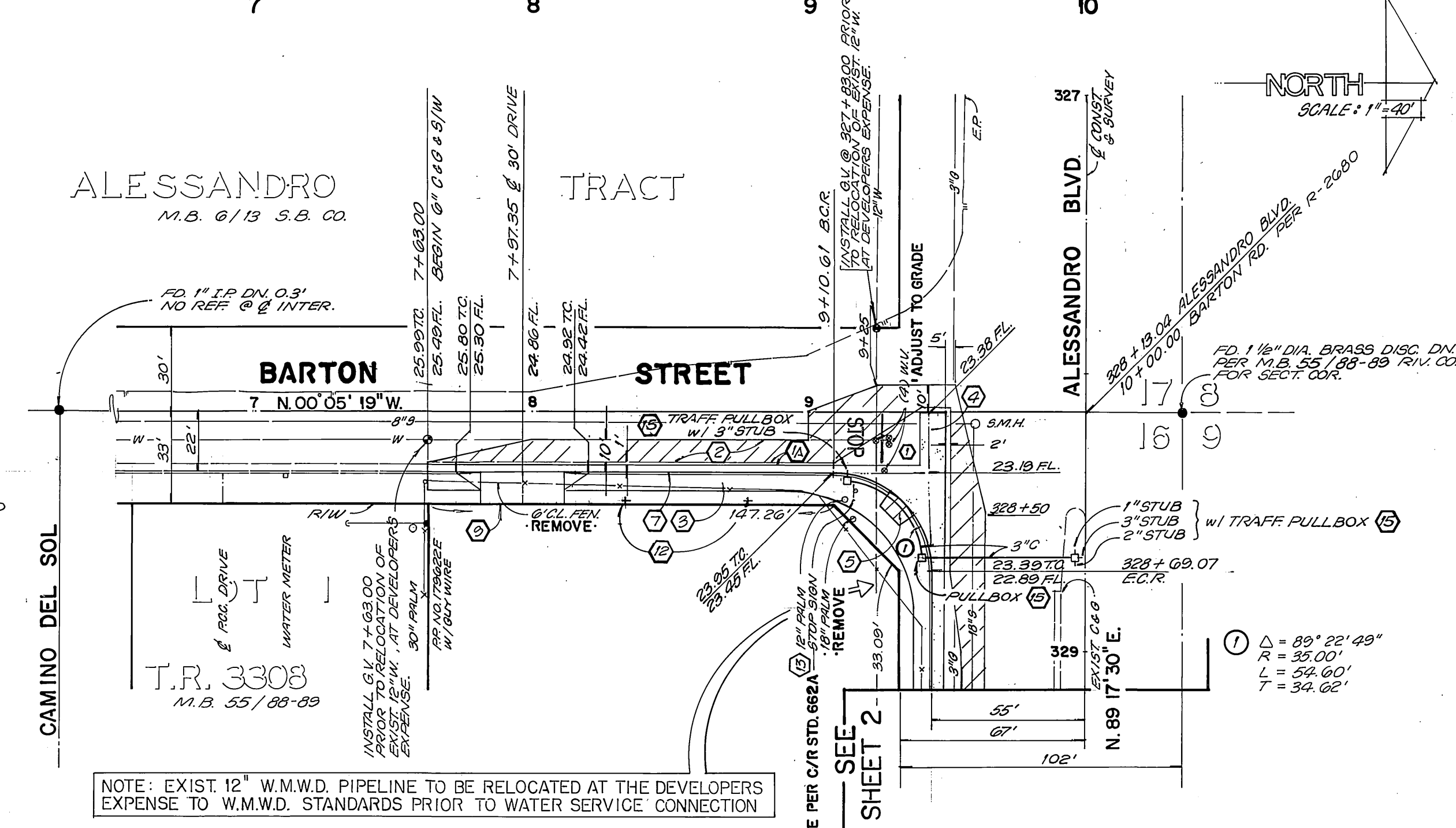
JN DEELER and associates LAND SURVEYING AND MAPPING
6104 RIVERSIDE AVENUE, SUITE B
RIVERSIDE, CA 92506
(714) 682-2216

PLANS PREPARED UNDER THE SUPERVISION OF:
[Signature] DATE: 11-15-89
R.C.E. 27983 EXP. 02/29/90

DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]



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



NOTE: EXIST 12" W.M.W.D. PIPELINE TO BE RELOCATED AT THE DEVELOPERS EXPENSE TO W.M.W.D. STANDARDS PRIOR TO WATER SERVICE CONNECTION

REVIEWED BY:
WESTERN MUNICIPAL WATER DISTRICT
SHEET 1 THRU 2
[Signature]
SUPV. DESIGN ENG. R.C.E. 21463
DATE: 3/23/90

TRAFFIC SIGNAL FACILITY NOTES

- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND STANDARD PLANS AS PUBLISHED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, 1988 EDITION.
- PULLBOXES SHALL BE NO. 5
- CONDUIT SHALL BE RIGID STEEL.
- CONTACT TRAFFIC SIGNAL MAINTENANCE AT (714) 782-5748 FOR INSPECTION OF THIS WORK.

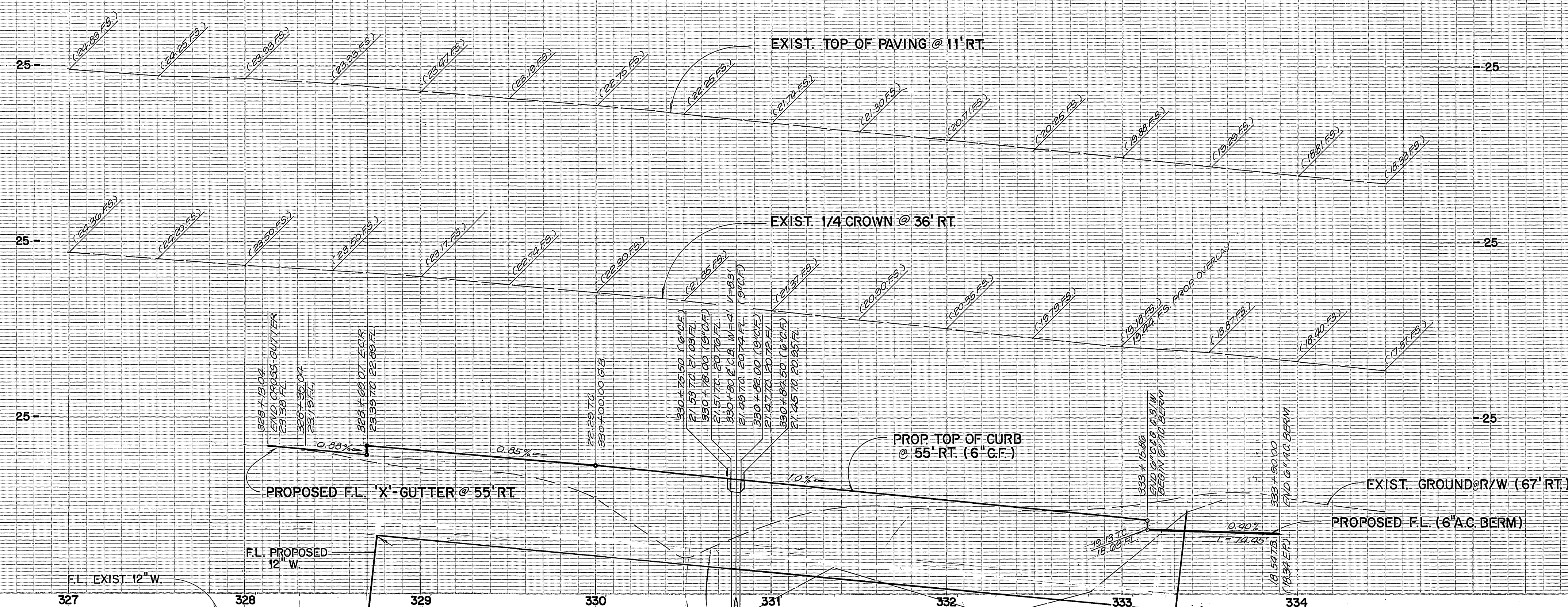
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 9/5/90
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

STREET PLAN AND PROFILE
BARTON STREET
FROM ALESSANDRO BLVD. TO 300' S'LY
ACCOUNT NO. R-3124

BUILDING PERMIT AT 1001-1051 ALESSANDRO BLVD.
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
SHEET 1 OF 2
80-303-01

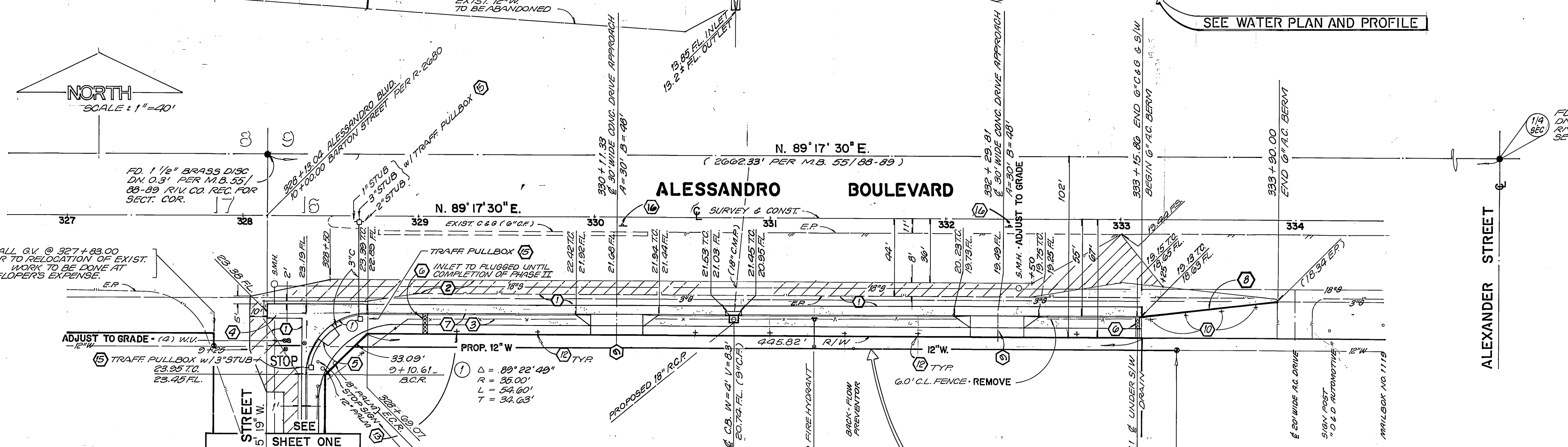
INDEXED 9-10-90 LFI



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

BENCH MARK :
 1-1/2" DIA. BRASS DISC STAMPED L.S. 3708
 ON N. 1/4 COR. SEC. 16 @ INTERSECT. OF ALESSANDRO
 BLVD & ALEXANDER ST. ELEV. = 1596.21

SET TBM ON ELY. END MEDIAN CURB SLY. SIDE
 200' ± ELY. FROM INTERSECT. ALESSANDRO /
 BARTON ST. ELEV. = 1622.88'



CONSTRUCTION NOTES

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- 3. CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325
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- 11. CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. NO. 405 ; W = 4', V = 8.3'

- 12. PLANT STREET TREES TO THE SPECIFICATIONS OF PARKS AND RECREATION DEPT.
- 13. RELOCATE PALM TREE TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.
- 14. INSTALL FIRE HYDRANT PER W.M.W.D. STANDARDS
- 15. SEE TRAFFIC FACILITY NOTES - SHEET NO. 1

16. INSTALL "ONE WAY" SIGN R10 (RT) PER CITY OF RIVERSIDE STD. 662.A.

SOUTHERN CALIFORNIA GAS COMPANY
 APPROVED BY: *John St...* DATE: 12-5-89



JIM BEELER LAND SURVEYING AND MAPPING
 5104 RIVERSIDE AVENUE SUITE B
 RIVERSIDE, CA. 92506
 (714) 682-2216

PLANS PREPARED UNDER THE SUPERVISION OF:
 DATE: 11/5/89

PER S.R. NO. 1037 R-62
 DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 9/5/90
 PUBLIC WORKS DIRECTOR

STREET PLAN AND PROFILE
ALESSANDRO BOULEVARD
 FROM BARTON RD. TO 600' E'LY
 BUILDING PERMIT AT 1001-1051 ALESSANDRO BLVD.
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. R-3124
 SHEET 2 OF 2
 89-303-01