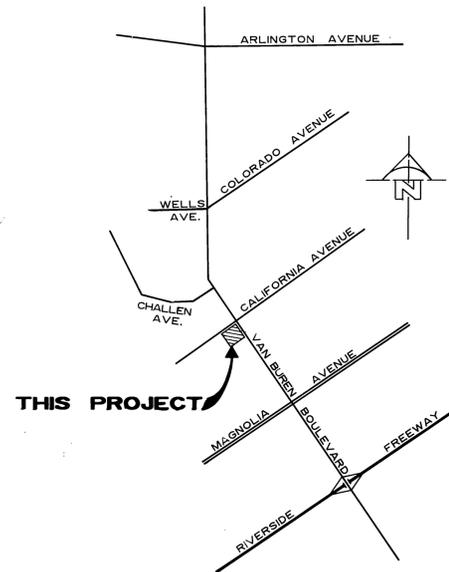
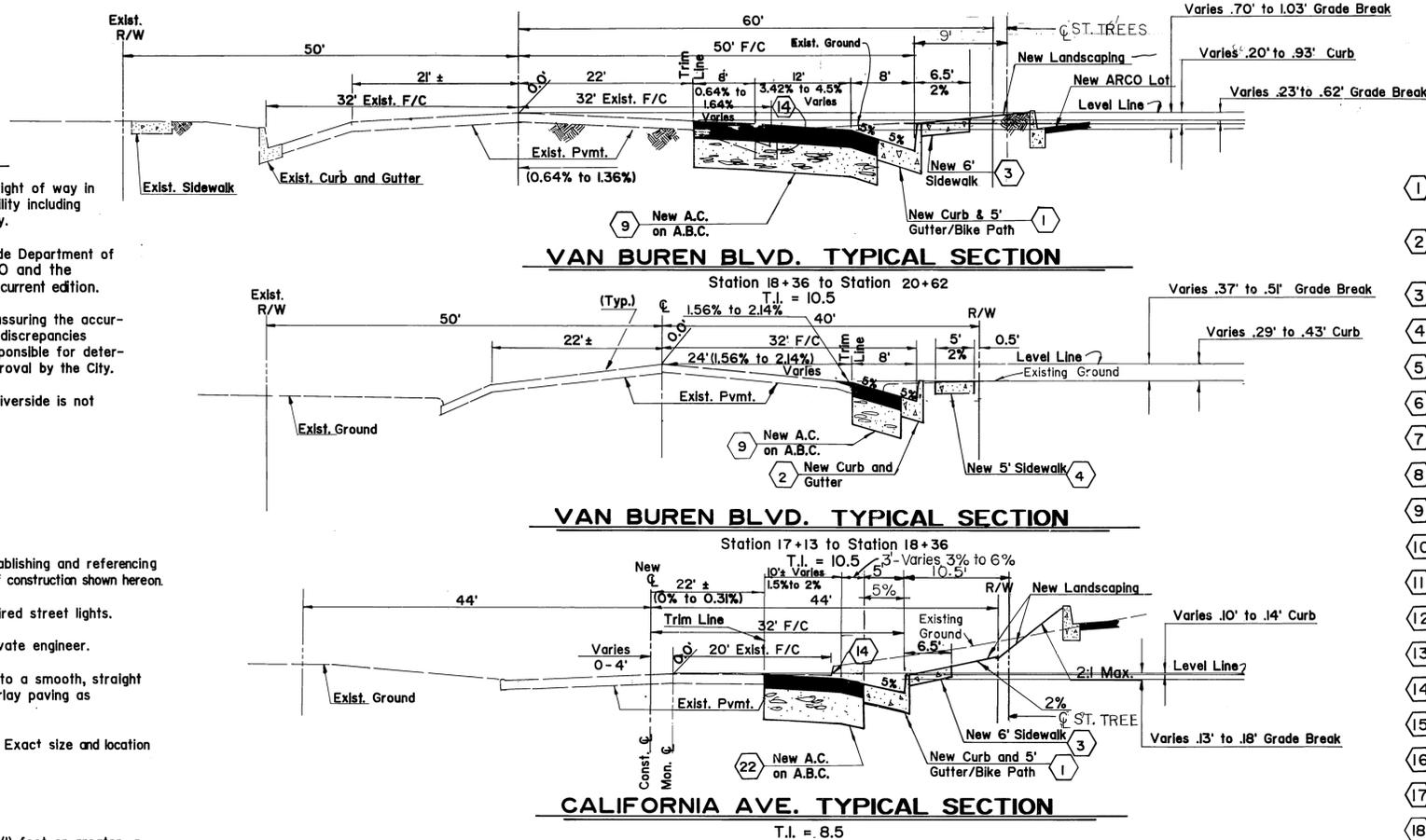


GENERAL NOTES

- 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.
- Street opening permit for construction and/or modification of traffic signal facilities is required.
- All traffic signs shall be installed prior to opening the streets to traffic.
- See Traffic Signal Plan X-331A for traffic signal facilities and striping.
- 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.
- Street improvement work that will cause damage to the detector loop(s) shall not be performed until traffic signal maintenance personnel have been notified and the necessary timing adjustments made to maintain signal operation.
- 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.
- Developer to give city water division five (5) working days written notice prior to start of construction and to allow city ten (10) working days for completion of work. (714-351-6150)
- In Pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the Inspector prior to overlaying with A.C. paving.

NOTICE TO CONTRACTOR

- The existence and location of any underground utility lines or structures shown on these plans are obtained by a search of the available records. To the best of our knowledge, there are no existing utilities except those shown on these plans.
- The contractor is required to take due precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.
- CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-422-4133 at least 48 hours prior to excavation.



CONSTRUCTION NOTES

- Construct Standard 200 Curb and Gutter - 6" Curb Face, Type I, with 5' Gutter Width.
- Construct Standard 200 Curb and Gutter - 6" Curb Face, Type I, with 24" Gutter Width.
- Construct Standard 325 Curblinewalk Sidewalk.
- Construct Standard 325 Propertyline Sidewalk.
- Construct Standard 302 Driveway, Type I, A=10', B=17'
- Construct Standard 302 Driveway, Type IV, A=30', B=48'
- Construct Standard 304 Wheelchair Ramp, A=4', B=6', C=14', D=10'
- Construct 5" A.C. Paving over 9" Crushed Aggregate Base Per R-1099 R=57
- Install Standard 180 Barricade, 8' between Posts.
- Install 6'-long Painted Direction Arrow.
- Remove Existing Concrete Driveway.
- Remove Existing Sidewalk.
- Remove Existing Curb and Gutter.
- Sawcut Existing Paving to a Smooth Straight Line, and Remove.
- Remove 10 s.f. ± Existing Concrete Driveway in Right-of-way.
- Relocate Street Light to end of sidewalk, 2' back from face of curb.
- Existing Water Service Lateral to be cut & plugged at main by city water utility forces. (water meter & boxes to be salvaged)
- Existing 6" Water to be cut & plugged at Main, Fire Hydrant & Water Valve Box to be salvaged, All work by City Forces. (NOTE: New Fire Hydrant to be installed by City Forces at Developers Expense.)

GENERAL NOTES FOR STREET TREE PLANTING & RELOCATION

- All related work shall conform to the City of Riverside Park and Recreation Department Standards & 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 & when all utility services & 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 inspector.
 - While digging plant pits & planting/relocating trees.
 - After planting & all other indications 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 of Riverside that the trees passed final inspection & the Park and Recreation dept. 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 minimum period of one (1) year.
- Street tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Required
a. Van Buren-braha edulis/quadruple palm			Relocate as shown to the Specifications of the Park and Recreation Dept.	(1)
b. California-braha edulis/quadruple palm			Relocate as shown to the Specifications of the Park and Recreation Dept.	(2)
c. California-braha edulis/quadruple palm			Relocate as shown to the Specifications of the Park and Recreation Dept.	(2)

- Both a street tree Relocation/Removal permit as issued by the Park and Recreation Dept. and a Street Opening permit as issued by the Public Works Dept. 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 composition.
- All Street Trees must be automatically irrigated, except where adjacent to single family or duplex residential uses.

* NOTE: In the interest of public safety & 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.

Revised: October 23, 1989

017c13/n - 10/23/89



City of Riverside Business Tax
Certif. No. 044388, Exp. 11/27/90.

Z & H Engineering, Inc.
717 West Dugas Avenue
Phoenix, Arizona 85021
Phone (602) 997-7536

APPROVED BY: *William D. Zeisler* DATE: 5-10-90
R.E. No. C041321
Z & H JOB NUMBER 89056

MARK	REVISIONS	APPR. DATE
DESIGNED BY: W.D.Z.	DRAWN BY: B.T.H.	CHECKED BY: L.S.H.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: <i>Barry J. Bell</i>	DATE: 7/18/90	BY: <i>Barry J. Bell</i>
PRINCIPAL ENGINEER	7/12/90	
PARK DEPARTMENT	7-11-90	
TRAFFIC DIVISION	7-11-90	
CHEF P.W. ENGINEER	7-20-90	

DATE: 7/18/90

STREET PLAN & PROFILE
VAN BUREN BLVD.
and
CALIFORNIA AVE.
C-12-790

HORIZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 4'

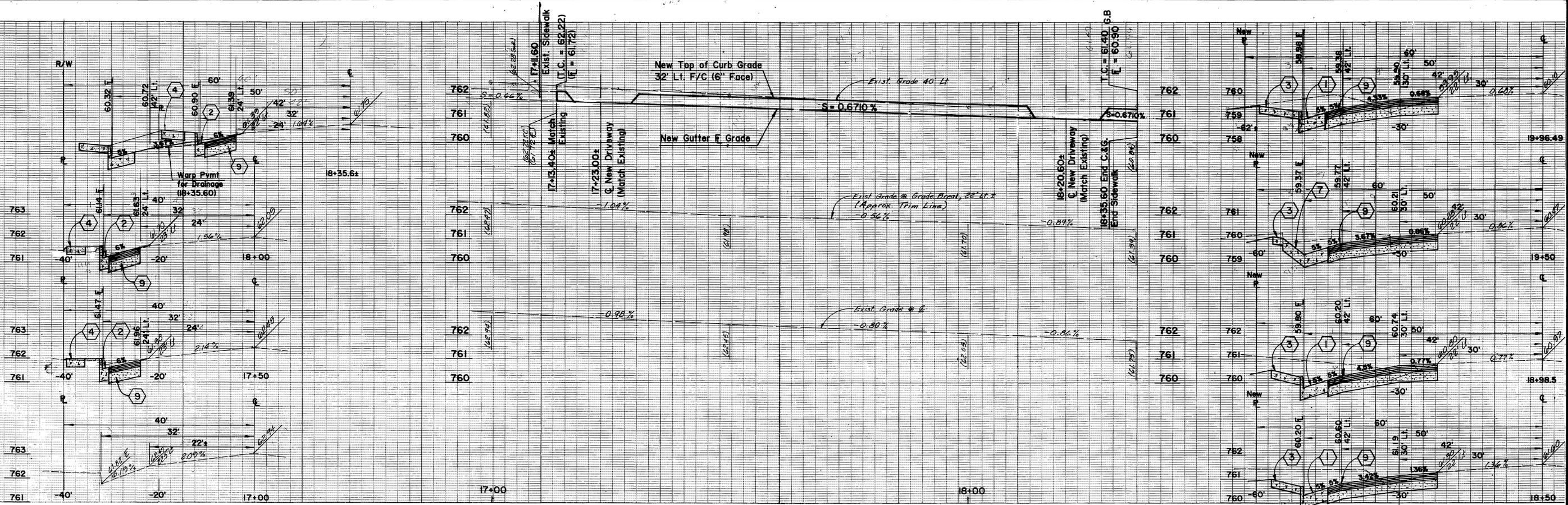
ACCOUNT NO.
R-3153
SHEET 1 OF 4

Philip Graham Combs Architects Inc.

3642 University Avenue
Riverside, California 92501
Telephone (714) 686-3520
FAX (714) 686-2958

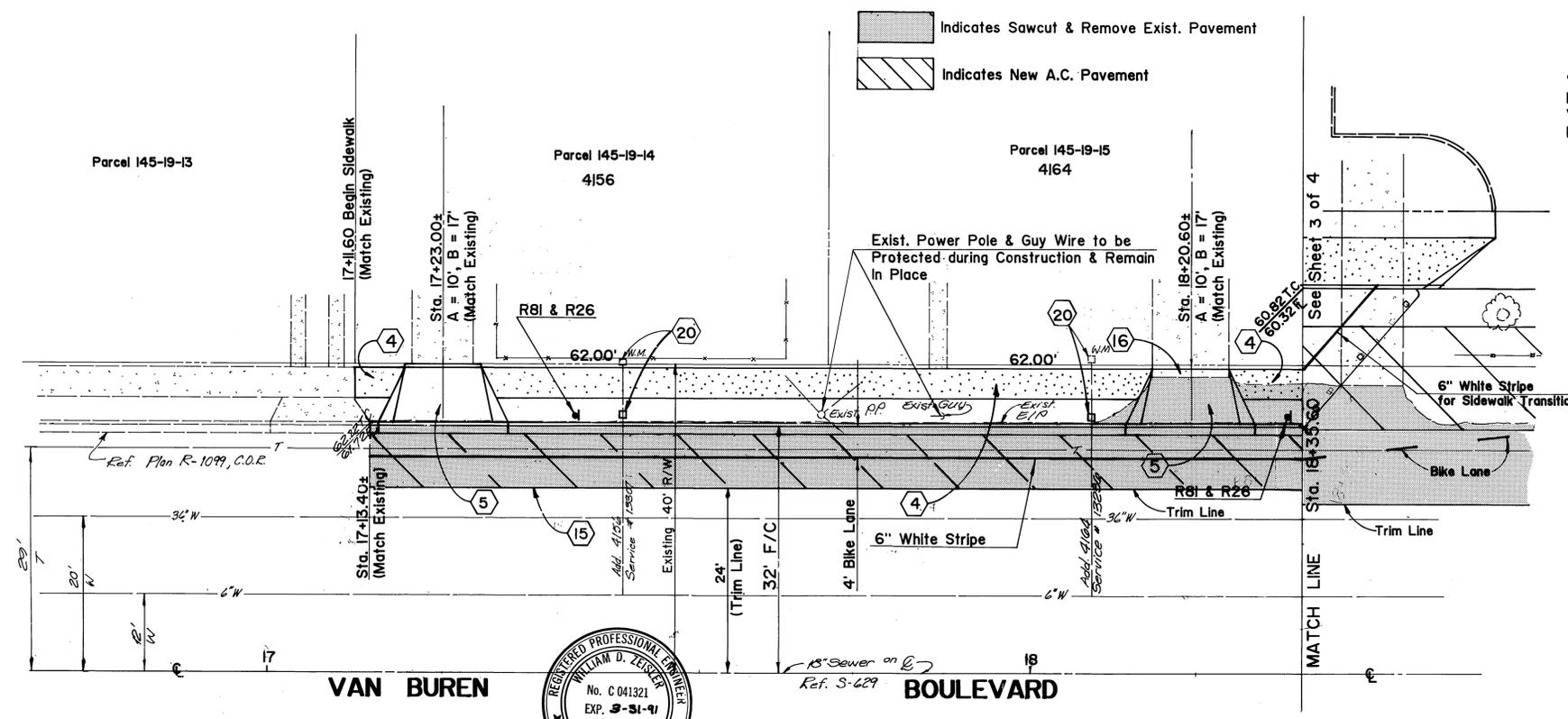
INDEXED 8-10-90

PC 3022-P



VAN BUREN BLVD.
HORIZ. 1" = 10', VERT. 1" = 2'

VAN BUREN BLVD.
HORIZ. 1" = 10', VERT. 1" = 2'



- Indicates Sawcut & Remove Exist. Pavement
- Indicates New A.C. Pavement

BENCH MARK
"City of Riverside No. F3-D" P.K.
Nail in the Northerly curb return of
Van Buren Blvd. & California Ave.
Elev. = 758.317



City of Riverside Business Tax
Certif. No. 044388 Exp. 11/27/90

Philip
Graham
Combs
Architects
Inc.

3642 University Avenue
Riverside, California 92501
Telephone (714) 586-3520
FAX (714) 586-2558

SOUTHERN CALIFORNIA GAS CO:
APPROVED BY: *Robert St. John* 7-5-90 DATE
PACIFIC TELEPHONE COMPANY
APPROVED BY: *Richard L. Durbin* 7-6-90 DATE

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED BY: *Richard L. Durbin* 7-6-90 DATE

CITY OF RIVERSIDE
ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY: *Wm. J. Patten* 7/5/90 DATE

Z & H Engineering, Inc.
717 West Dunlap Avenue
Phoenix, Arizona 85021
Phone (602) 997-7536
APPROVED BY: *William D. Jensen* DATE 5-10-90
R.E. No. C 041321
Z & H JOB NUMBER 89056

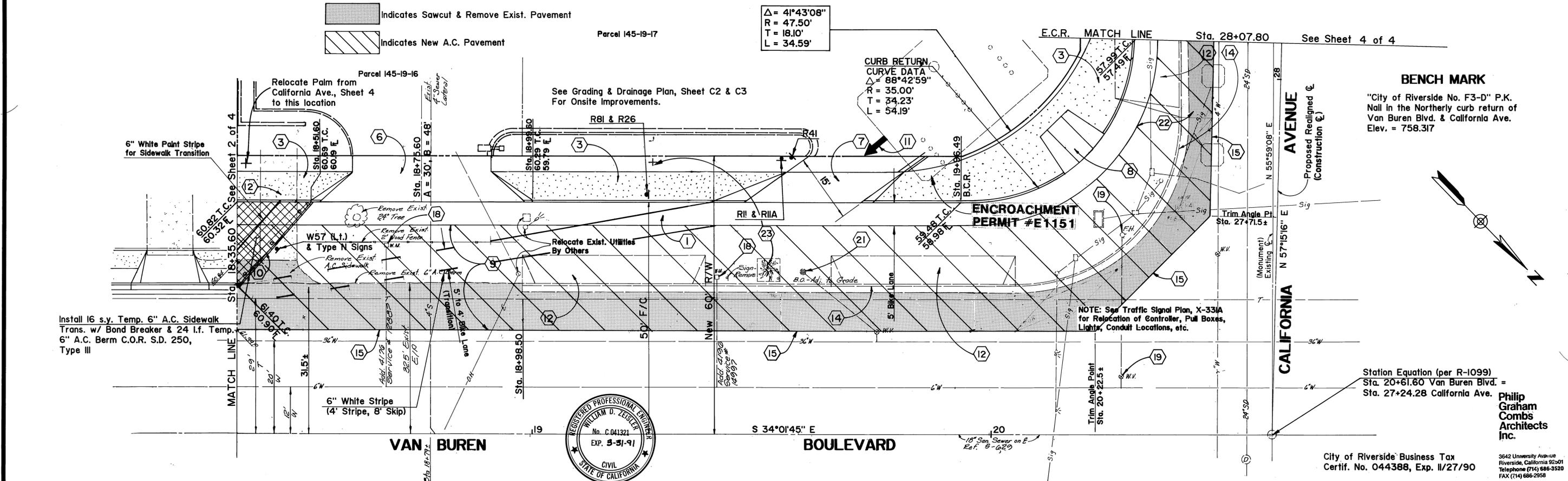
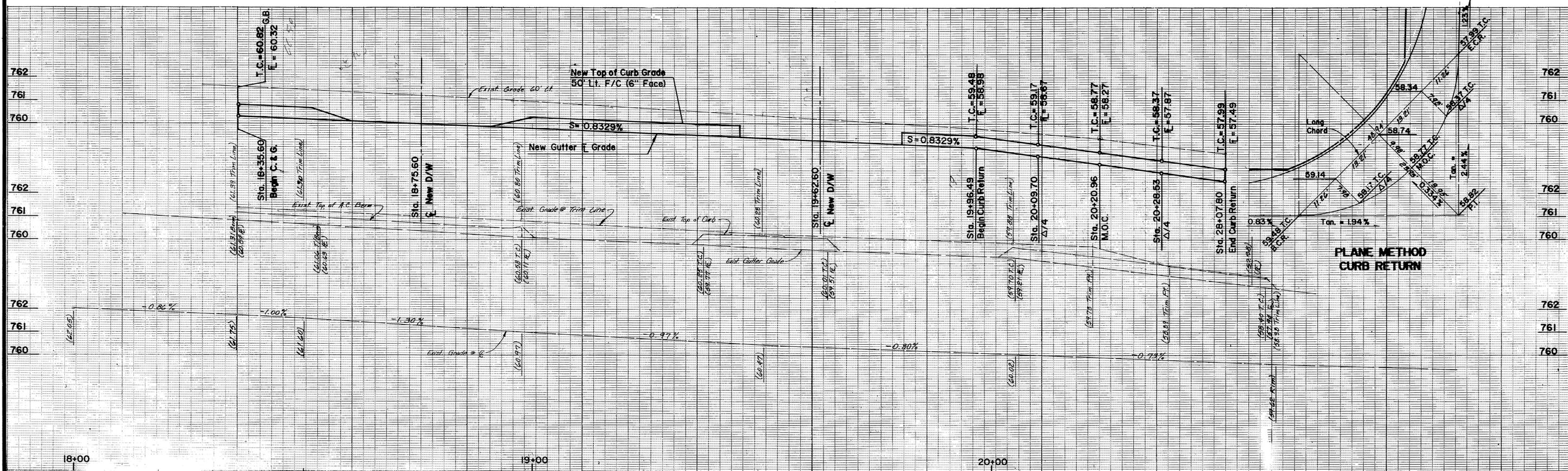
MARK	REVISIONS	APPR.	DATE

DESIGNED BY: *M.D.E.* DRAWN BY: *E.O.* CHECKED BY: *M.D.E.*

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Benjamin* DATE 7/20/90
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER
DATE 7/20/90

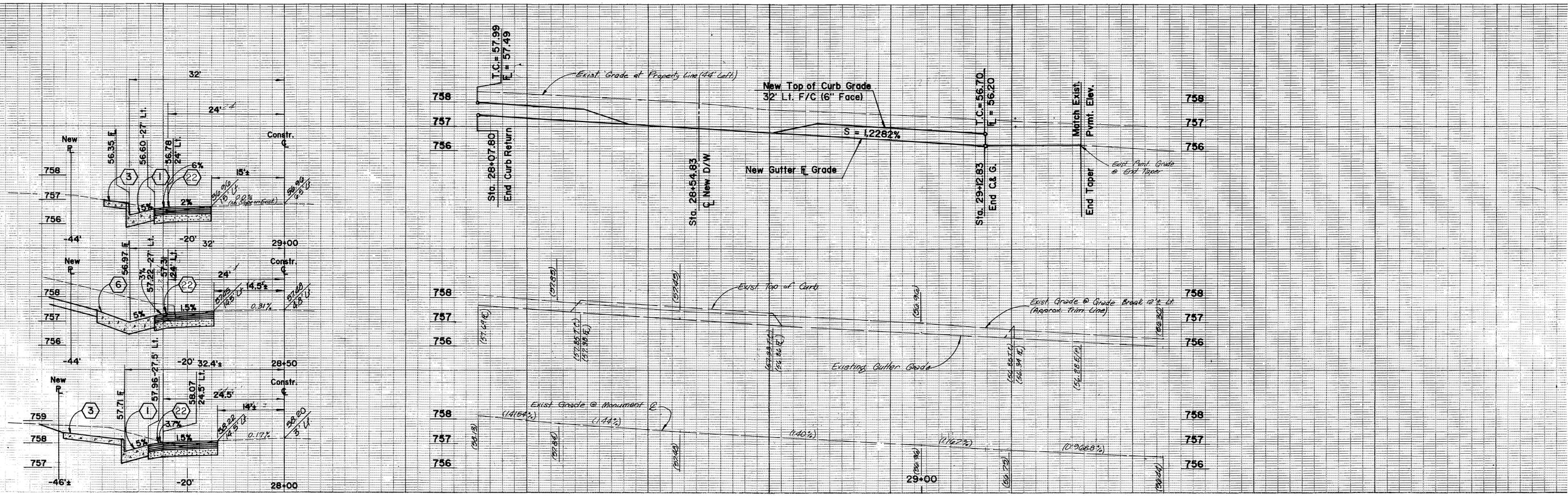
STREET PLAN & PROFILE
VAN BUREN BLVD.
C-12-790
HORIZ. SCALE: 1" = 10' VERT. SCALE: 1" = 2'

ACCOUNT NO.
R-3153
SHEET 2 OF 4

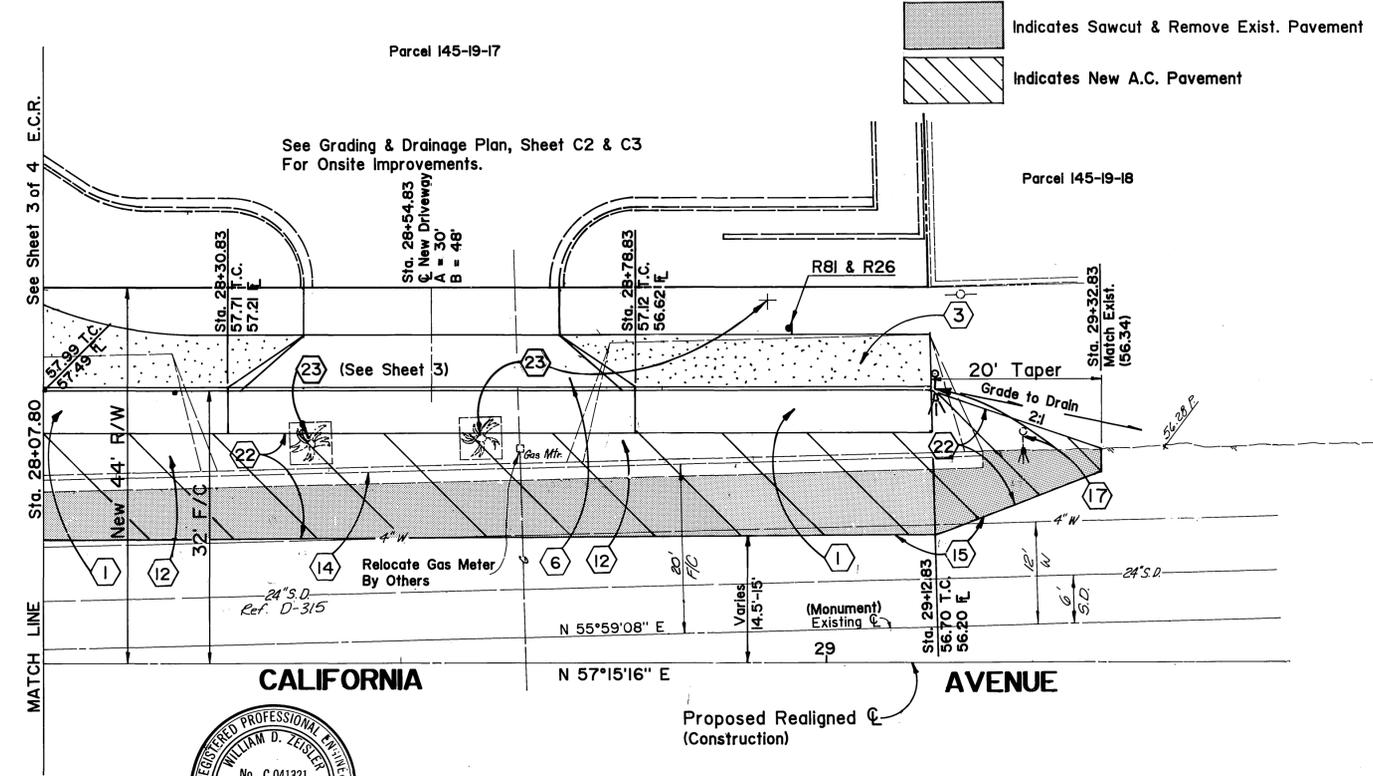


SOUTHERN CALIFORNIA GAS CO: APPROVED BY: <i>Robert St. John</i> DATE: 7-5-90 PACIFIC TELEPHONE COMPANY APPROVED BY: <i>W. W. Bendis</i> DATE: 7-6-90	CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: <i>Richard L. Dault</i> DATE: 7-9-90	CITY OF RIVERSIDE ELECTRIC OVERHEAD & UNDERGROUND APPROVED BY: <i>Wm. Whitten</i> DATE: 7/5/90	Z & H Engineering, Inc. 717 West Dangle Avenue Phoenix, Arizona 85021 Phone (602) 997-7536 APPROVED BY: <i>William D. Leister</i> DATE: 5-10-90 R.E. No. C01132 Z & H JOB NUMBER 89036	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>Ray Paul</i> DATE: 7/20/90 PUBLIC WORKS DIRECTOR	STREET PLAN & PROFILE VAN BUREN BLVD. CALIFORNIA AVE. C-12-790 HORIZ. SCALE: 1" = 10' VERT. SCALE: 1" = 2'	ACCOUNT NO. R-3153 SHEET 3 OF 4 INDEXED 8-10-90
---	---	---	--	--	---	---

PC 3022-P

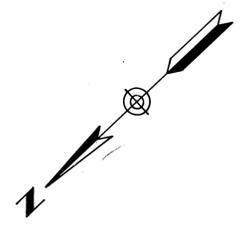


CALIFORNIA AVENUE
HORIZ. 1" = 10', VERT 1" = 2'



Indicates Sawcut & Remove Exist. Pavement
Indicates New A.C. Pavement

BENCH MARK
"City of Riverside No. F3-D" P.K.
Nail in the Northerly curb return of
Van Buren Blvd. & California Ave.
Elev. = 758.317



City of Riverside Business Tax
Certif. No. 044388



Philip
Graham
Combs
Architects
Inc.
3642 University Avenue
Riverside, California 92501
Telephone (714) 686-3520
FAX (714) 686-2958

SOUTHERN CALIFORNIA GAS CO.
APPROVED BY: *Robert L. Johnson* 7-5-90
DATE
PACIFIC TELEPHONE COMPANY
APPROVED BY: *G. W. Bendis* 7-6-90
DATE

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED BY: *Richard J. Dadek* 7-9-90
DATE

CITY OF RIVERSIDE
ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY: *William Whitten* 7/5/90
DATE

Z & H Engineering, Inc.
717 West Dunlap Avenue
Phoenix, Arizona 85021
Phone (602) 957-7536
APPROVED BY: *David J. Ziesler* DATE 5-10-90
R.E. No. C041321
Z & H JOB NUMBER 89056

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Tom Paul*
DATE 7/20/90
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P. W. ENGINEER
DATE 7/20/90

STREET PLAN & PROFILE
CALIFORNIA AVE.
C-12-790
HORIZ. SCALE: 1" = 10' VERT. SCALE: 1" = 2'

ACCOUNT NO.
R-3153
SHEET 4 OF 4

