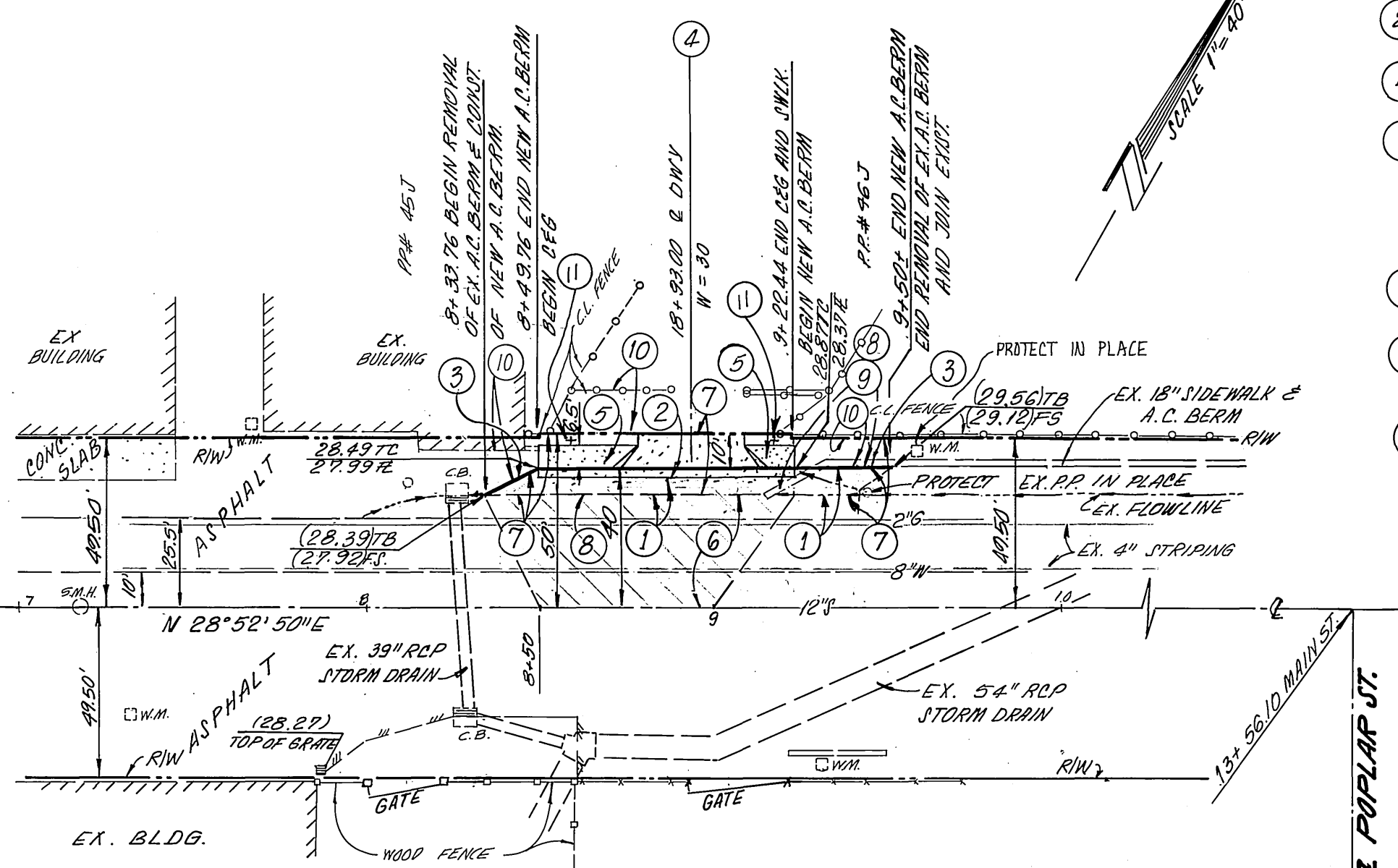
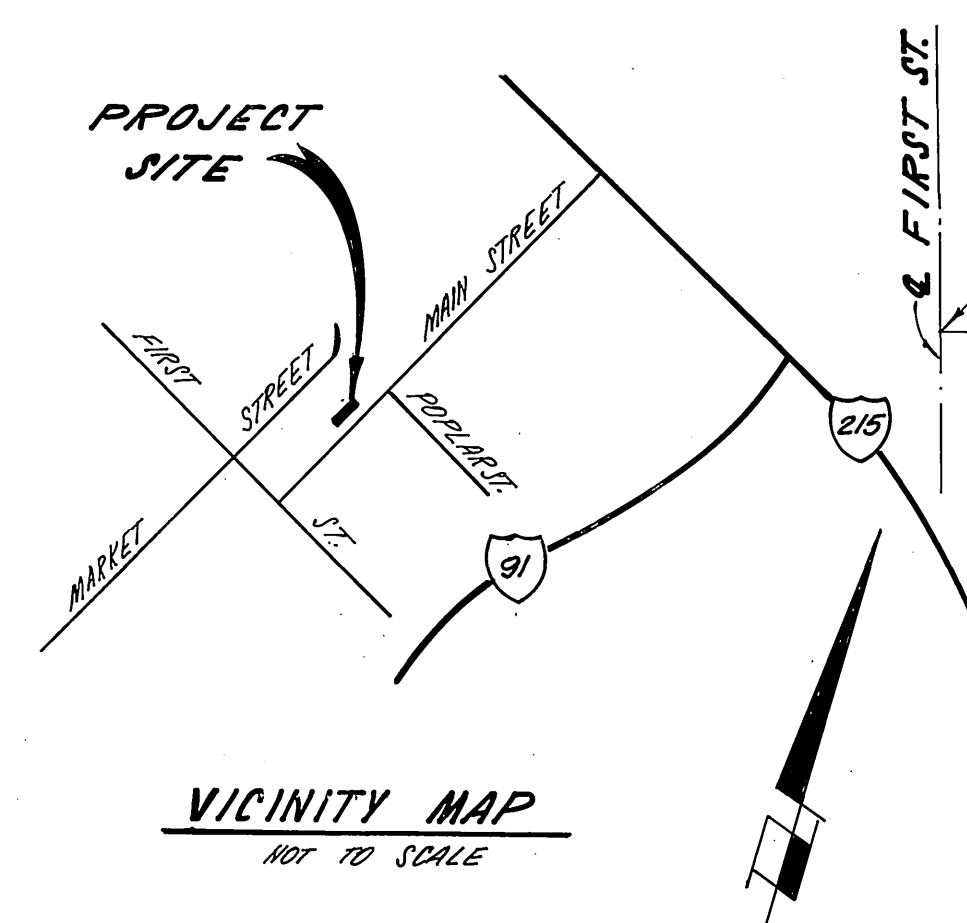


- GENERAL NOTES**
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION CURRENT EDITION.
 - 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 STD. DWG. 302. EXACT SIZE AND LOCATION TO BE AS SHOWN.
 - ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
 - 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.
 - 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.
 - SEE "STREET LIGHTING PLAN" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
 - NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
 - FINAL STRIPING FOR TRAFFIC CONTROL AND / OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
 - CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
 - 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 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. DEVELOPER'S BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREE 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 OF ONE (1) YEAR.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. APPROX. NO.	SIZE	SPACING REQUIRED
MAIN STREET	LAGERSTROMIA	15	45"	2'
	COFFEE	5	45"	2'
	AVOCADO	5	45"	2'
 - 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.
 - QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
 - 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 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 USA.

CONSTRUCTION NOTES AND ESTIMATED QUANTITIES

1	CONST. 0.30' A.C. OVER COMPACTED NATIVE SOIL PER R-2262	480 S.F.
2	CONST. TYPE I CURBS AND GUTTER PER STD. DWG. NO. 200	73 L.F.
3	CONST. TYPE I A.C. BERM PER STD. DWG. NO. 250	47 L.F.
4	CONST. DRIVEWAY APPROACH TYPE II PER STD. DWG. NO. 302 (A=30, B=A+18')	1 EA.
5	CONST. SIDEWALK PER STD. DWG. NO. 325	436 S.F.
6	CONST. VARIABLE THICKNESS A.C. LAP	3,456 S.F.
7	REMOVE EX. A.C. PAVEMENT	1,860 S.F.
8	REMOVE EX. A.C. BERM	118 L.F.
9	REMOVE EX. CONC. SIDEWALK	57 S.F.
10	REMOVE EX. A.C. PAVEMENT AS NECESSARY TO MEET THE NEW CONDITIONS	LUMP SUM
11	PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.	2



PRIVATE ENGINEER'S NOTE TO CONTRACTOR

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

CONDOM CABLE TV
 1-10-91
 DATE: 1-10-91

BENCH MARK: 1" AF (REJET)
 SPK IN LEAD IN ELY TO OF MAIN ST 450± N OF FIRST STREET.
 ELEV. = 832.95'
 O.P. S.B. 0370152

UNAUTHORIZED CHANGES & REVISIONS: THE ENGINEER'S SIGNATURES THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR OMISSIONS FROM THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CITY OF RIVERSIDE
 WATER SYSTEM
 Richard L. Duda
 1-4-91
 DATE

CITY OF RIVERSIDE
 OVERHEAD AND UNDERGROUND
 1-10/91
 DATE

PACIFIC TELEPHONE
 1-9-91
 DATE

SP-2AL GAS CO.
 Bob Krueger
 1-10-91
 DATE

HR ENGINEERING, INC.
 ENGINEERS PLANNERS SURVEYORS
 (714) 684-9522
 4351 LATHAM STREET RIVERSIDE, CA. 92501

REGISTRATION EXPIRES 12-31-92
 9/26/90
 DATE

REGISTERED PROFESSIONAL ENGINEER
 MASSOOD TAJIK
 No. CD43613
 Exp. 12-31-92
 CIVIL
 STATE OF CALIFORNIA

MARK REVISIONS APPR. DATE
 DESIGNED BY: DL DRAWN BY: JLR CHECKED BY: LABBY

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
 DATE: 2/13/91

PRINCIPAL ENGINEER: [Signature]
 DATE: 2/7/91

PARK DEPARTMENT: [Signature]
 DATE: 1/30/91

TRAFFIC DIVISION: [Signature]
 DATE: 1-31-91

CHIEF P.W. ENGINEER: [Signature]
 DATE: 2-13-91

STREET PLAN AND PROFILE
2727 MAIN STREET
 FROM 849± N.E. OF 1ST ST. TO 923± N.E. OF 1ST ST.
 PMW - 28 - 890

ACCOUNT NO. R-3196

SHEET 1 OF 1

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

INDEXED 9-8-92 LHH