

CONSTRUCTION NOTES

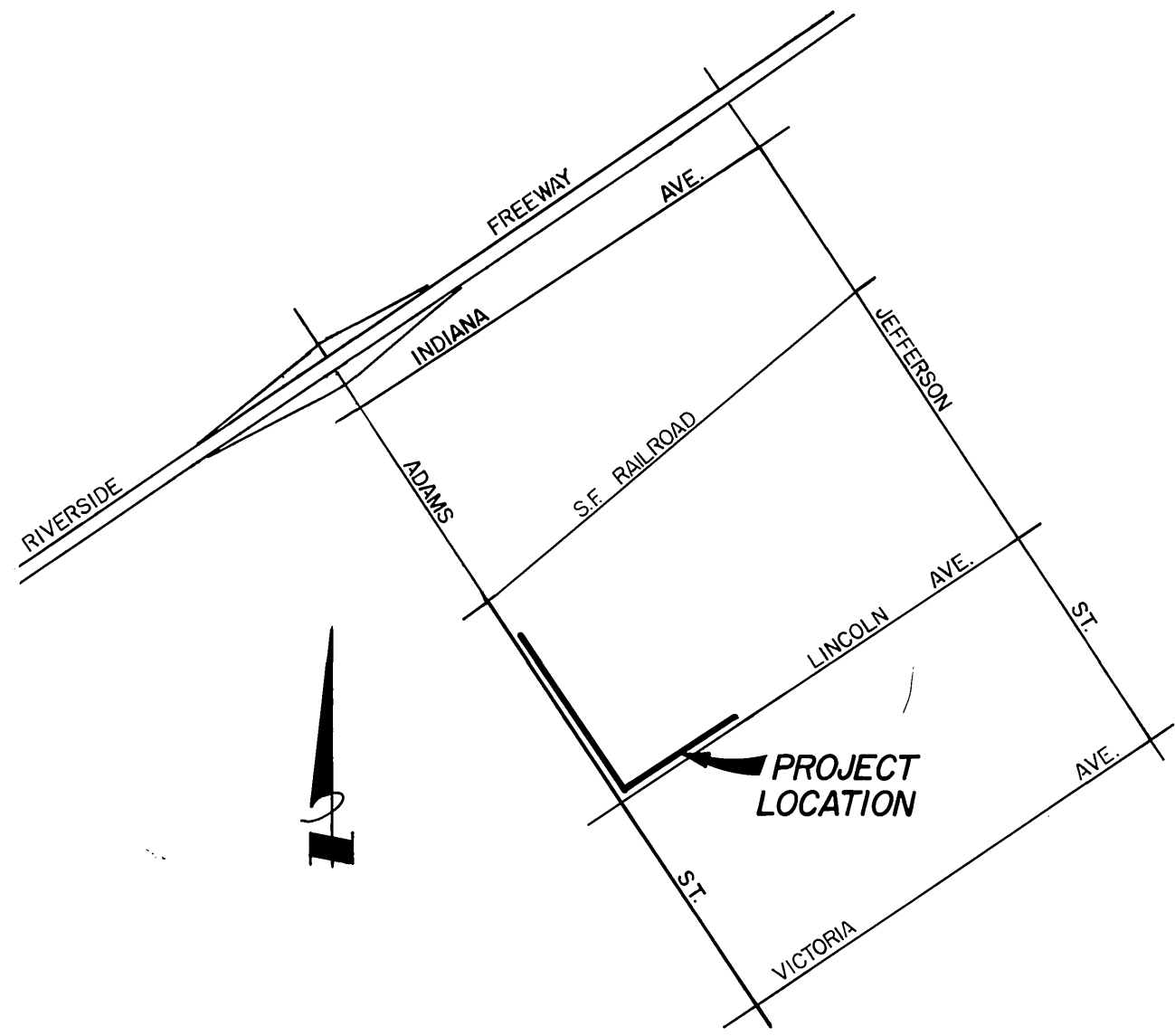
1. CONSTRUCT 4-1/2" A.C. PAVING OVER 10-1/2" CAB PER R-1929 (R=51).
2. CONSTRUCT 4" A.C. PAVING OVER 10" CAB PER R-1929 (R=51).
3. CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY.
4. CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE I, 6" CF. GUTTER 8" THICK AT DRIVEWAY APPROACH.
5. CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302, TYPE IV, A=30', B=48', UNLESS NOTED OTHERWISE. (8" THICK - FOR TRUCK/INDUSTRIAL TRAFFIC.)
6. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304.
7. CONSTRUCTION CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325.
8. REMOVE EXISTING STRUCTURAL SECTION.
9. REMOVE.
10. ADJUST TO GRADE.
11. TO BE RELOCATED BY OTHERS.
12. PROTECT IN PLACE.
13. INSTALL TYPE F-1 MARKERS AT 20' O.C.
14. PLANT STREET TREE TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
15. TO BE ADJUSTED TO GRADE BY PUBLIC UTILITIES WATER DEPARTMENT.
16. CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 WITH 5' WIDE GUTTER FOR BIKEWAY.
17. CONSTRUCT 6" A.C. BERM TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING 250.
18. INSTALL R-26 AND R-81 SIGNS FOR CITY OF RIVERSIDE STANDARDS NO. 666
19. INSTALL W-11 SIGN FOR CITY OF RIVERSIDE STANDARDS NO. 666
20. CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD DRAWING NO. 405.
21. CONSTRUCT JUNCTION STRUCTURE NO. 4 PER CITY OF RIVERSIDE STANDARD DRAWING NO. 423 "CASE 1".
22. INSTALL 55.5± L.F. OF 18" R.C.P., 2000 D.

STREET TREE NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
2. 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:
 - A. 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;
 - 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 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 TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL/COMMON NAME	MIN. SIZE	APPROX. NO.
ADAMS ST.	LAGERSTROEMIA INDICA/ CRAPE MYRTLE	15 GAL.	45' 12
LINCOLN AVE.	WASHINGTONIA ROBUSTA/ MEXICAN FAN PALM	4' OF BROWN TRUNK	45' 8
6. 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.
7. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.

NOTE: 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.



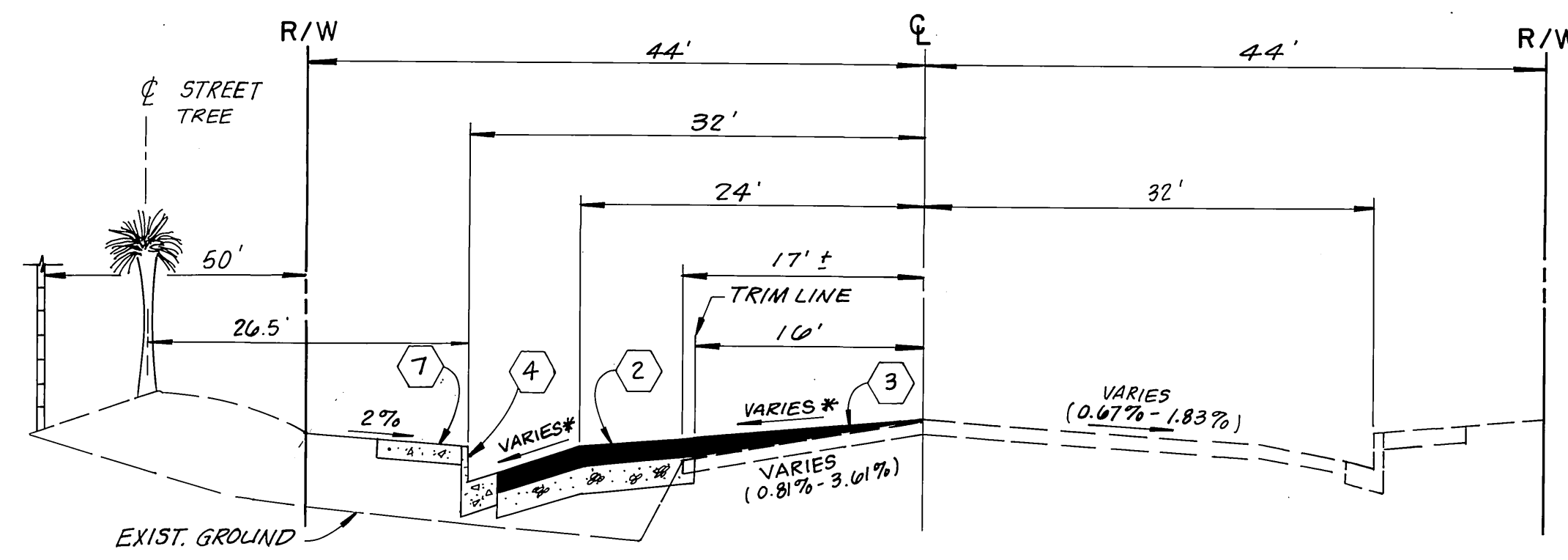
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

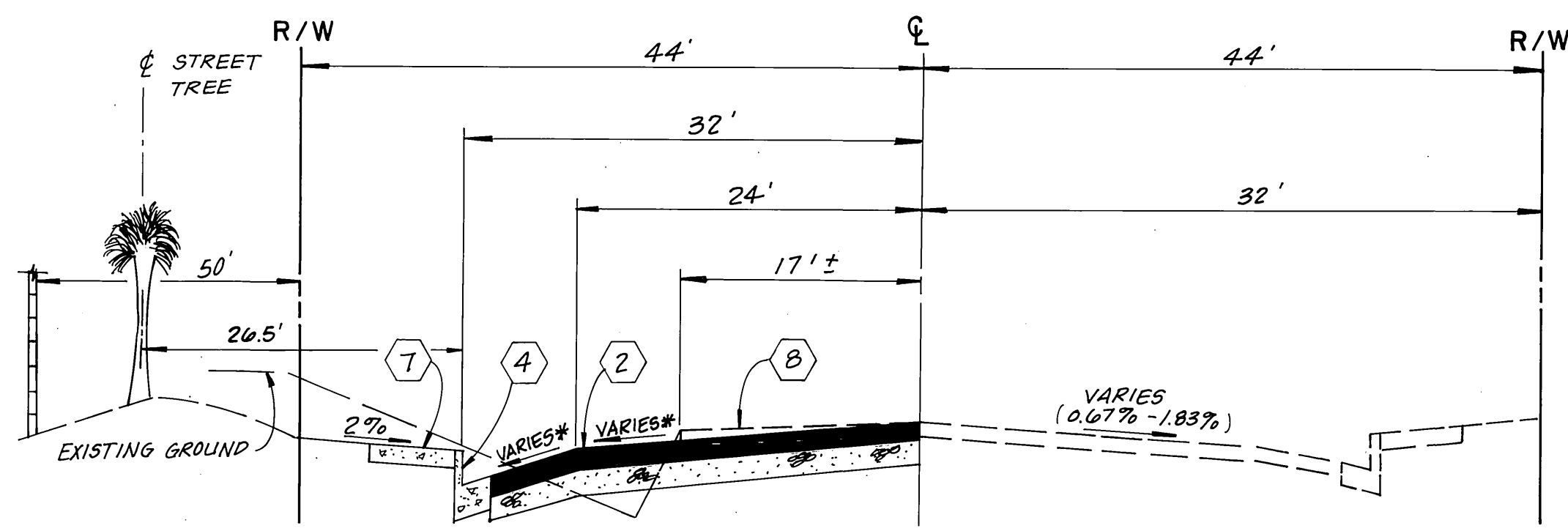
1. It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
2. Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, Standard Drawing No. 10 and the Standard Specifications for Public Works Construction, current edition.
3. 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.
4. 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.
5. All flagged elevations shall be staked in the field by private engineer.
6. 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.
7. 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.
8. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
9. The contractor shall call in a location request to Underground Service Alert (USA), Phone #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.
10. In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the Inspector prior to overlaying with A.C. paving.
11. Developer/Contractor 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.
12. All traffic signs shall be installed prior to opening the streets to traffic.

TEYSSIER FRONTAGE : ST. IMPROVEMENT QUANTITIES

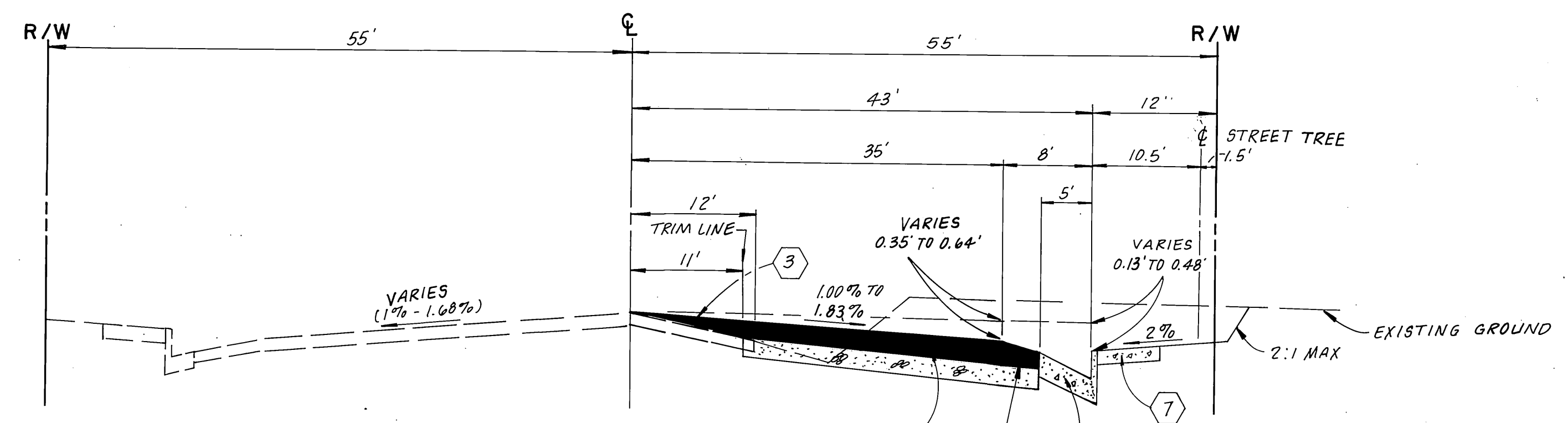
1. 251.78 LF 6" CURB W/ 5" GUTTER
2. 1540 SQ. FT. CONC. S/W (6' WIDE)
3. 5700 SQ. FT. AC. PAVING
4. 5700 SQ. FT. CRUSHED AGG. BASE



LINCOLN AVENUE
STA. 28+02.78 TO 31+30.00
T.I. = 9.5



LINCOLN AVENUE
STA. 31+30.00 TO 31+90.00
T.I. = 9.5



ADAMS STREET
STA. 0+75.00 TO 9+50.00
T.I. = 10.0

*** CROSSFALL CHART**

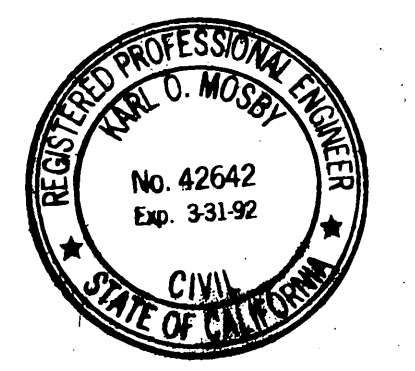
STA.	DRIVING LANE	PARKING LANE
28+02	2.083	6.000
28+25	1.625	5.000
28+50	1.375	5.000
28+75	1.542	5.000
29+00	1.125	5.000
29+25	1.000	3.667
29+50	1.000	4.500
29+75	1.000	4.667
30+00	1.042	5.000
30+25	1.042	3.83
30+50	1.000	1.67
30+75	1.000	4.17
31+00	1.000	4.000
31+25	1.579	4.333
31+50	1.625	5.000
31+75	1.667	5.000
31+90	1.625	5.000

BENCHMARK

BENCH MARK: F5-F

ELEVATION: 896.317

P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE CURB ADJACENT TO THE S'LY SIDE OF A DIRT DRIVEWAY ON THE W'LY SIDE OF ADAMS ST., 150'± N'LY OF VICTORIA AVE. PER CRFB 739/79



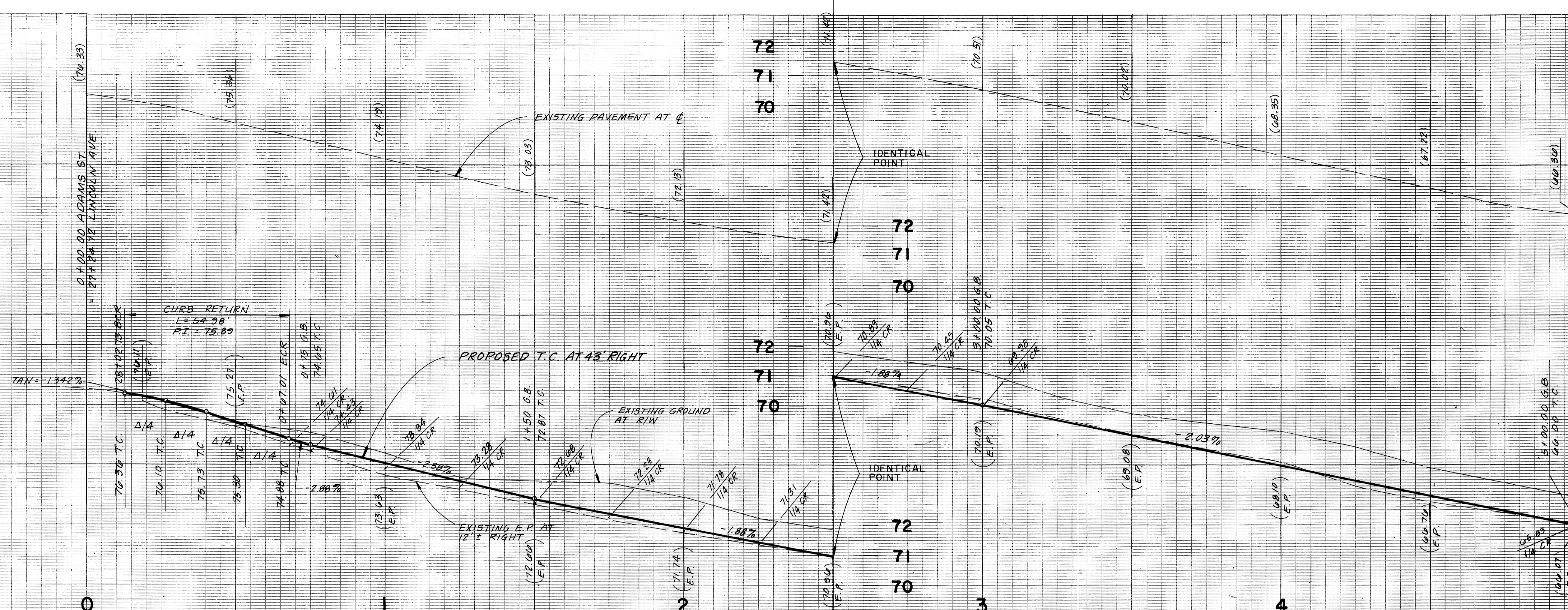
<p>UNDERGROUND SERVICE ALERT 2 WORKING DAYS PRIOR TO DIGGING. CALL TOLL FREE 1-(800)-422-4133</p>	<p>CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: [Signature] DATE: 3-5-91</p>	<p>SOUTHERN CALIFORNIA GAS COMPANY APPROVED BY: [Signature] DATE: 11-15-90</p>	<p>JUN BEELER and associates LAND SURVEYING AND MAPPING 6104 RIVERSIDE AVENUE SUITE B RIVERSIDE, CA 92506 (714) 682-2216</p>	<p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: [Signature] DATE: 3/27/91</p>	<p>STREET IMPROVEMENT PLANS ACCOUNT NO. R-3214</p>
<p>CENCOM CABLE APPROVED BY: [Signature] DATE: 11-15-90</p>	<p>CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND APPROVED BY: [Signature] DATE: 1-7-91</p>	<p>PACIFIC TELEPHONE COMPANY APPROVED BY: [Signature] DATE: 11-6-90</p>	<p>PLANS PREPARED UNDER THE SUPERVISION OF: [Signature] DATE: 2/13/92 R.C.E. 42642 EXP 3-31-92</p>	<p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT PRINCIPAL ENGINEER: [Signature] DATE: 6/27/91 TRAFFIC DIVISION: [Signature] DATE: 6/27/91 CHIEF P.W. ENGINEER: [Signature] DATE: 7/27/91</p>	<p>PUBLIC UTILITIES OPERATIONS CENTER 8095 LINCOLN AVENUE ADAMS STREET STA. 0+00.00 TO STA. 9+00.00 LINCOLN AVENUE STA. 27+24.72 TO STA. 33+51.00 HORIZ. SCALE: NO SCALE</p>
<p>DESIGNED BY: KARL DRAWN BY: CIANCI CHECKED BY: KARL</p>					<p>SHEET 1 OF 5 88-279-16</p>

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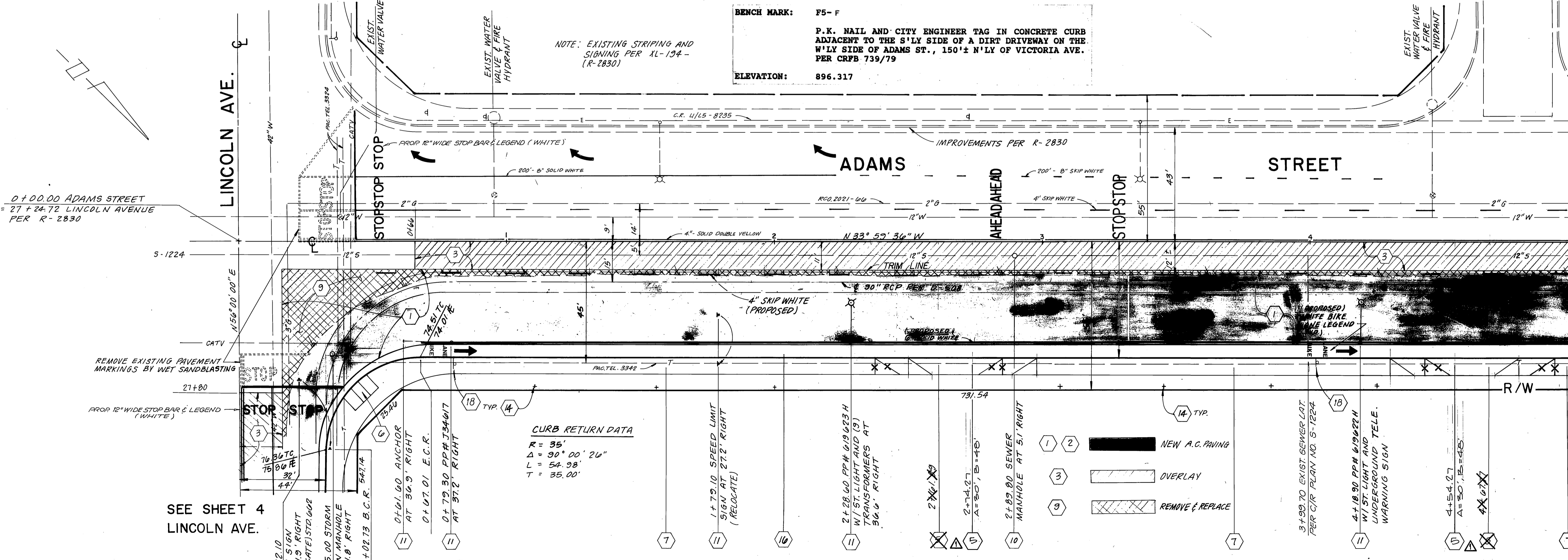
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MATCHLINE STA. 5+00.00 SEE SHT. 3

BENCH MARK: F5-F
 ELEVATION: 896.317
 P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE CURB ADJACENT TO THE S'LY SIDE OF A DIRT DRIVEWAY ON THE W'LY SIDE OF ADAMS ST., 150'± N'LY OF VICTORIA AVE. PER CRFB 739/79



MATCHLINE STA. 5+00.00 SEE SHT. 3

SEE SHEET 4 LINCOLN AVE.

CENCOM, CABLE
 APPROVED BY: *[Signature]*
 DATE: 11-15-90

CITY OF RIVERSIDE ELECTRICAL OVERHEAD AND UNDERGROUND
 APPROVED BY: *[Signature]*
 DATE: 11/9/90

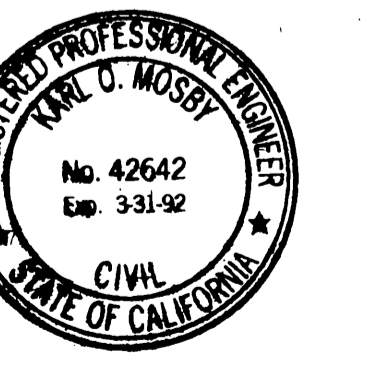
PACIFIC TELEPHONE COMPANY
 APPROVED BY: *[Signature]*
 DATE: 11-16-90

J.M. DEELER LAND SURVEYING AND MAPPING
 5104 RIVERSIDE AVENUE SUITE B RIVERSIDE, CA 92506 (714)682-2216
 PLANS PREPARED UNDER THE SUPERVISION OF: *[Signature]*
 DATE: 11/3/90

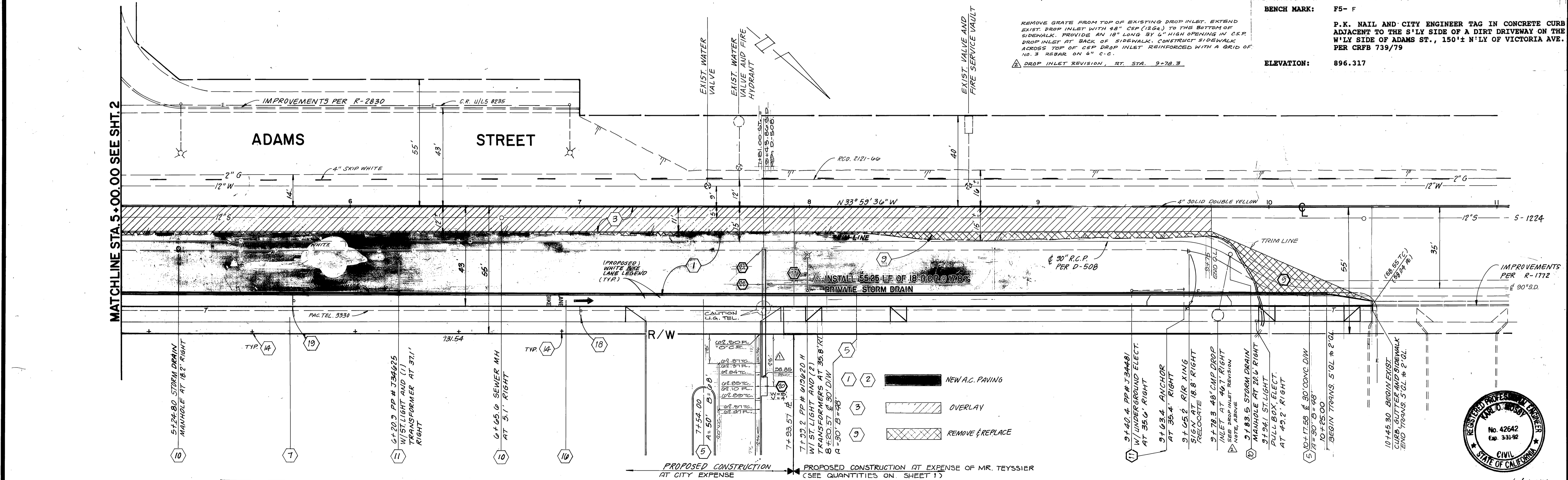
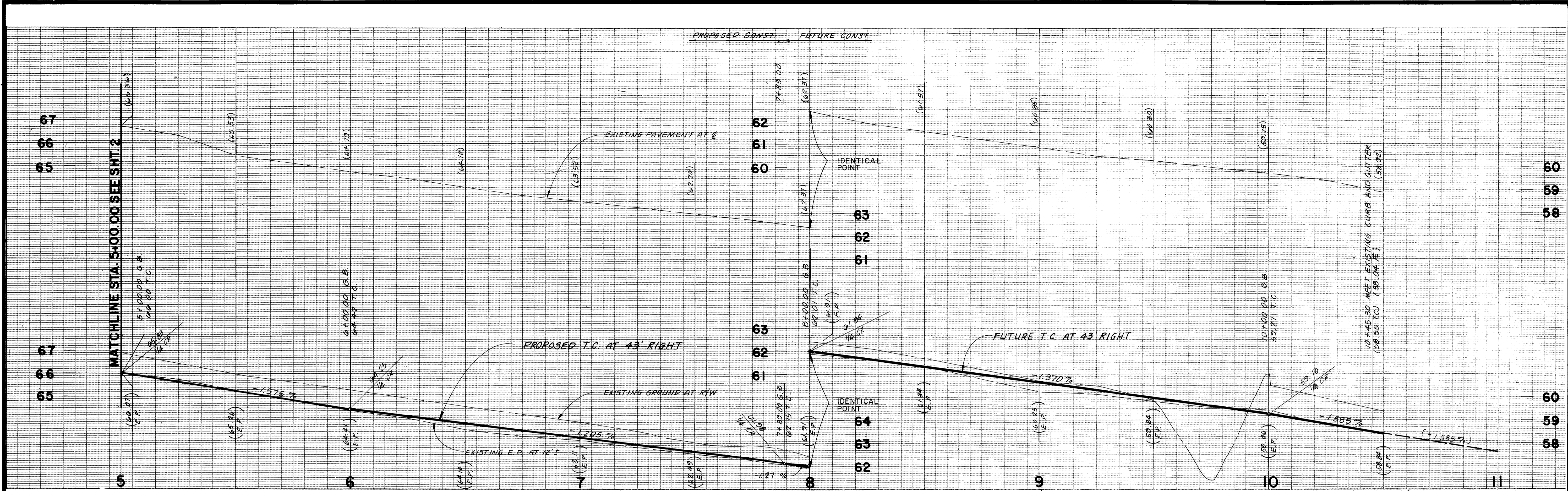
DESIGNED BY: KARL
 DRAWN BY: CIANCI
 CHECKED BY: KARL

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]*
 DATE: 11/15/90
 PRINCIPAL ENGINEER: *[Signature]*
 TRAFFIC DIVISION: *[Signature]*
 CHIEF P.W. ENGINEER: *[Signature]*

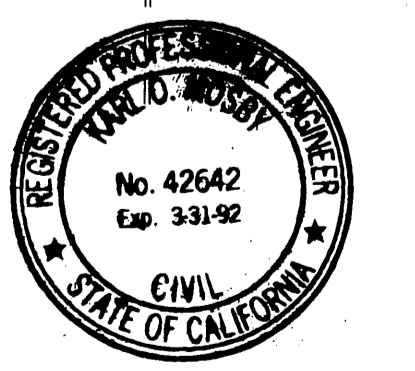
STREET IMPROVEMENT PLANS
 PUBLIC UTILITIES OPERATIONS CENTER
 8095 LINCOLN AVENUE
 ADAMS STREET STA. 0+00.00 TO STA. 9+00.00
 HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'

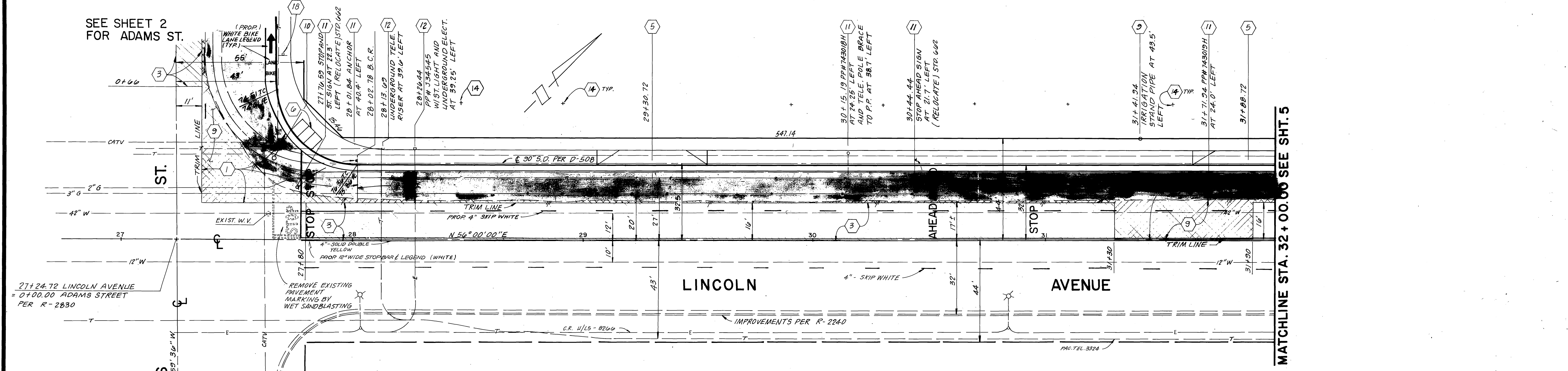
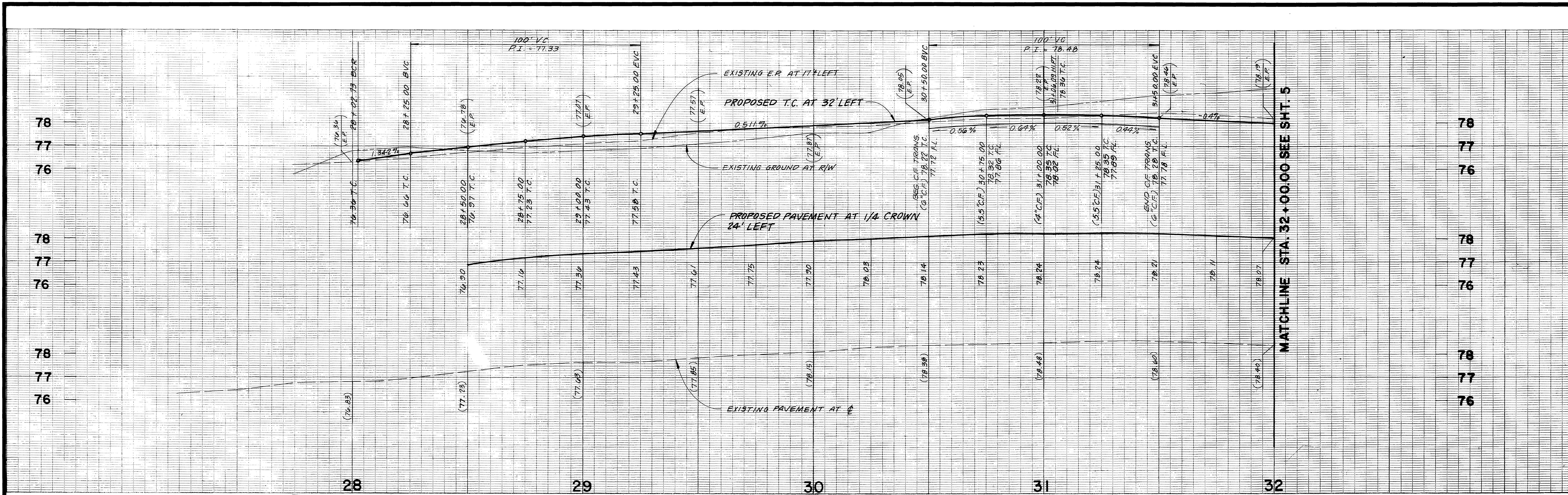


ACCOUNT NO. R-3214
 SHEET 2 OF 5
 88-279-16



CITY OF RIVERSIDE WATER SYSTEM Approved by: <i>Richard L. Dinkel</i> 3-5-91 DATE		JUN BEELER and associates LAND SURVEYING AND MAPPING 6104 RIVERSIDE AVENUE SUITE B RIVERSIDE, CA. 92506 (714)882-2216		CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT Approved by: <i>[Signature]</i> DATE: 9-27-91		STREET IMPROVEMENT PLANS ACCOUNT NO.	
CENCOM CABLE Approved by: <i>[Signature]</i> 11-15-90 DATE		CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND Approved by: <i>[Signature]</i> 1-7-91 DATE		PACIFIC TELEPHONE COMPANY Approved by: <i>[Signature]</i> 11-16-90 DATE		PUBLIC UTILITIES OPERATIONS CENTER 8095 LINCOLN AVENUE ADAMS STREET STA. 0+00.00 TO STA. 9+00.00 HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'	
PLANS PREPARED UNDER THE SUPERVISION OF: <i>Karl M. [Signature]</i> DATE 11/17/90 R.C.E. 42642 EXP. 3-31-92		DESIGNED BY: <i>KARL</i> DRAWN BY: <i>CIANCI</i> CHECKED BY: <i>KARL</i>		PRINCIPAL ENGINEER: <i>[Signature]</i> DATE: 6/23/91 PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGINEER: <i>[Signature]</i> DATE: 9/27/91		R-3214 SHEET 3 OF 5 88-275-16	





NOTE: EXISTING STRIPING AND SIGNING PER XL-194 (R-2830)

LEGEND:

- 1 2 [Symbol] NEW A.C. PAVING
- 3 [Symbol] OVERLAY
- 3 [Symbol] REMOVE & REPLACE

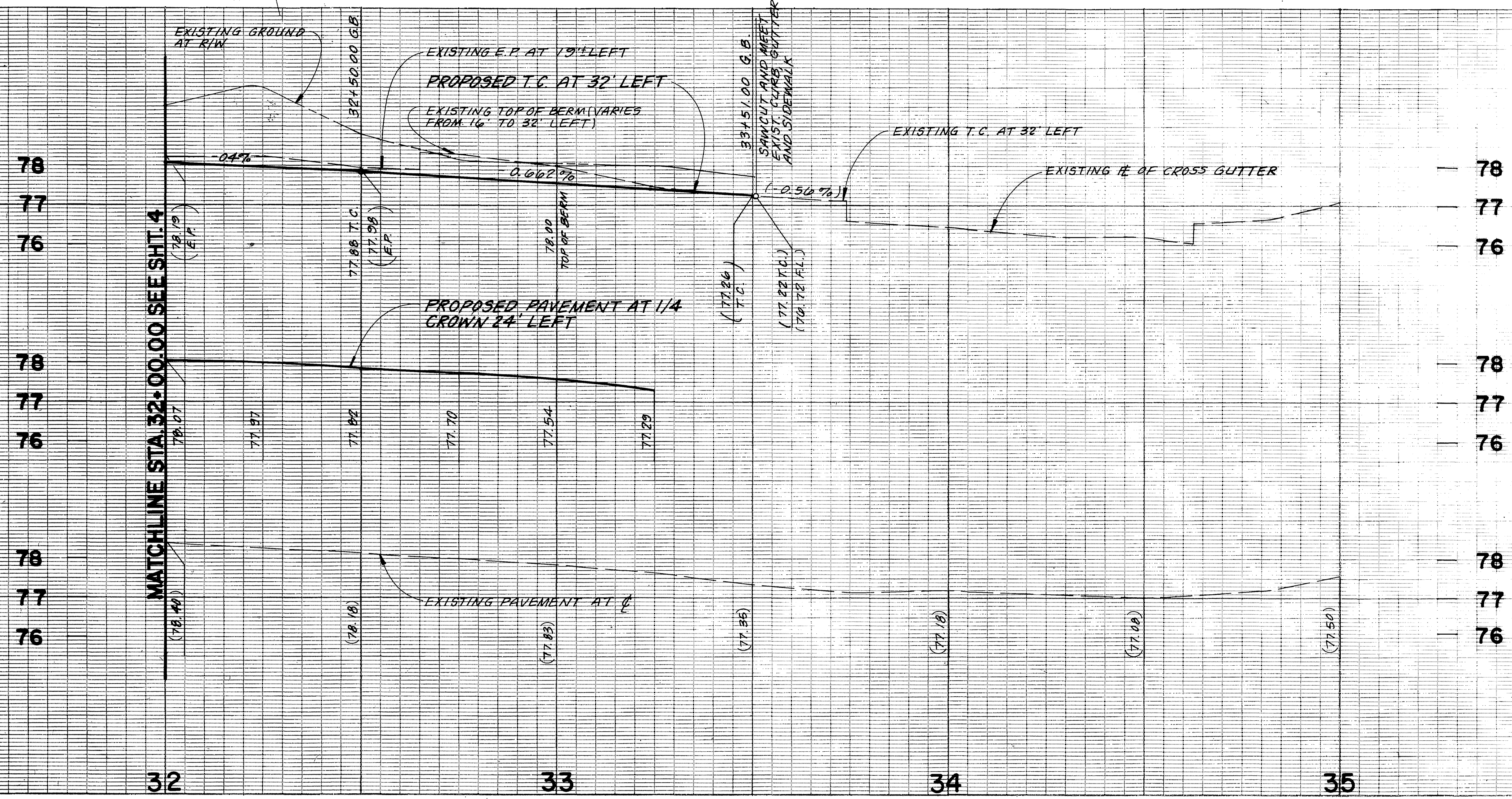
BENCH MARK: F5-F

ELEVATION: 896.317

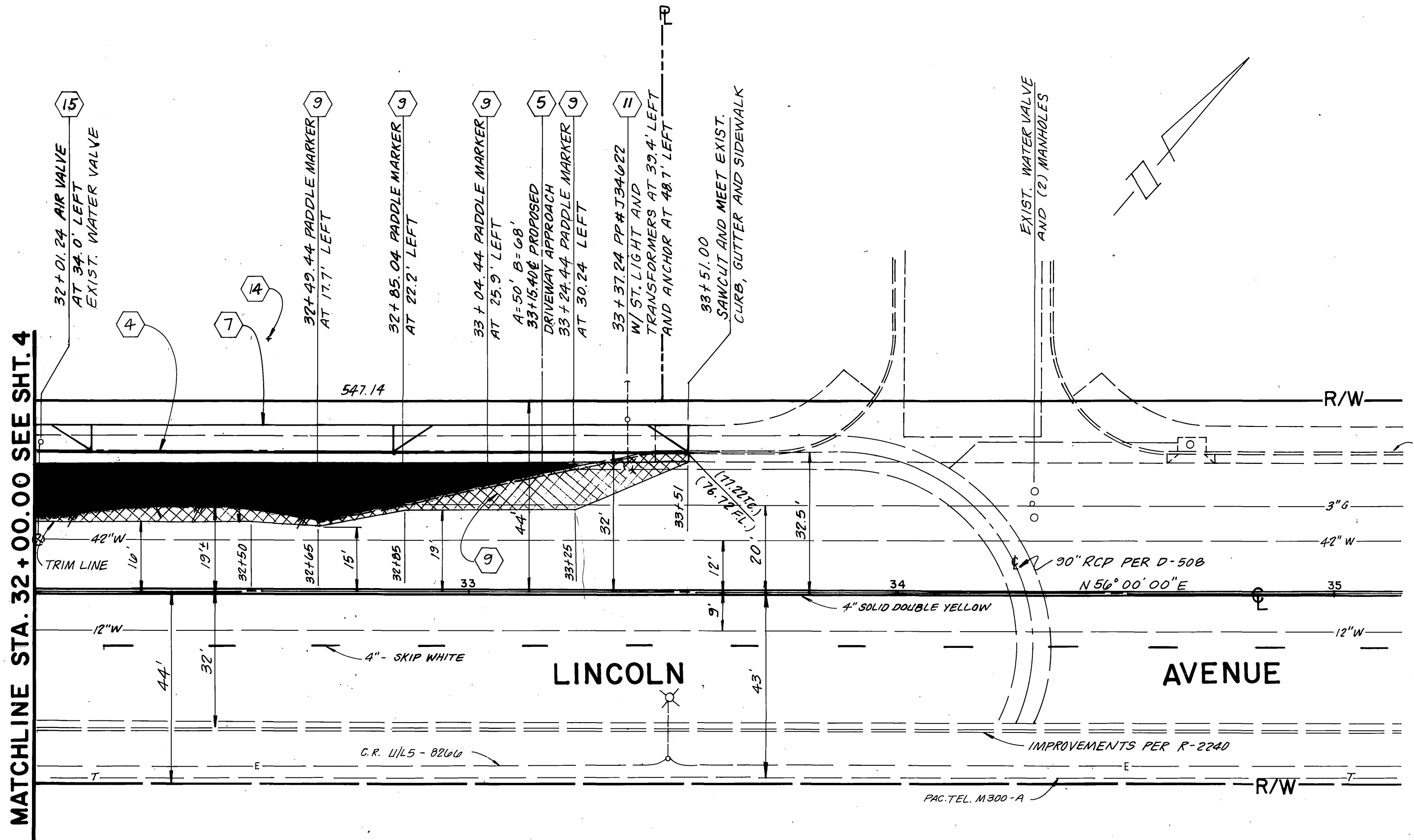
P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE CURB ADJACENT TO THE S'LY SIDE OF A DIRT DRIVEWAY ON THE W'LY SIDE OF ADAMS ST., 150'± N'LY OF VICTORIA AVE. PER CRFB 739/79

CITY OF RIVERSIDE WATER SYSTEM Approved by: <i>Richard J. Doherty</i> 3-5-91 DATE		SOUTHERN CALIFORNIA GAS COMPANY Approved by: <i>Robert St. John</i> 11-15-92 DATE		JN DEELER and associates LAND SURVEYING AND MAPPING 6104 RIVERSIDE AVENUE SUITE B RIVERSIDE, CA. 92506 (714)682-2216		CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT		STREET IMPROVEMENT PLANS PUBLIC UTILITIES OPERATIONS CENTER 8095 LINCOLN AVENUE LINCOLN AVENUE STA. 27+24.72 TO STA. 33+51.00 HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'		ACCOUNT NO. R-3214 SHEET 4 OF 5 88-279-16	
CENCOM CABLE Approved by: <i>W. M. J. Ruffenberger</i> 11-15-90 DATE		CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND. Approved by: <i>W. M. J. Ruffenberger</i> 1-29-91 DATE		PACIFIC TELEPHONE COMPANY Approved by: <i>Sheryl A. East</i> 11-16-90 DATE		PLANS PREPARED UNDER THE SUPERVISION OF: <i>Karl D. Mosby</i> DATE 2/13/90 R.C.E. 42642 EXP. 3-31-92		APPROVED BY: <i>Tom Kail</i> PUBLIC WORKS DIRECTOR DATE 9/27/91		AS BUILT 5/11/96 RUM INDEXED 10-16-91 LTH	





BENCH MARK: F5-F
 P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE CURB ADJACENT TO THE S'LY SIDE OF A DIRT DRIVEWAY ON THE W'LY SIDE OF ADAMS ST., 150'± N'LY OF VICTORIA AVE. PER CRFS 739/79
 ELEVATION: 896.317



- ① ② [Pattern] NEW A.C. PAVING
- ③ [Pattern] OVERLAY
- ④ [Pattern] REMOVE & REPLACE

CITY OF RIVERSIDE WATER SYSTEM
 APPROVED BY: *Richard L. Durbak* DATE: 3-5-91

CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND
 APPROVED BY: *[Signature]* DATE: 1-15-91

SOUTHERN CALIFORNIA GAS COMPANY
 APPROVED BY: *[Signature]* DATE: 1-15-91

JUNDEBLER LAND SURVEYING AND MAPPING
 8104 RIVERSIDE AVENUE SUITE 9
 RIVERSIDE, CA. 92506
 (714)682-2216
 PLANS PREPARED UNDER THE SUPERVISION OF:
Karl D. Mohr DATE: 9/13/90
 R.S.E. 42642 EXP. 3-31-92

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 9/27/91
 PRINCIPAL ENGINEER: *[Signature]*
 PAVK DEPARTMENT: *[Signature]*
 TRAFFIC DIVISION: *[Signature]*
 CHIEF P.W. ENGINEER: *[Signature]*

STREET IMPROVEMENT PLANS
PUBLIC UTILITIES OPERATIONS CENTER
 8095 LINCOLN AVENUE
 LINCOLN AVENUE STA. 27+24.72 TO STA. 33+51.00
 ACCOUNT NO. R-3214
 SHEET 5 OF 5
 HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'
 INDEXED 10-16-91 Lfh



PC 3230-5