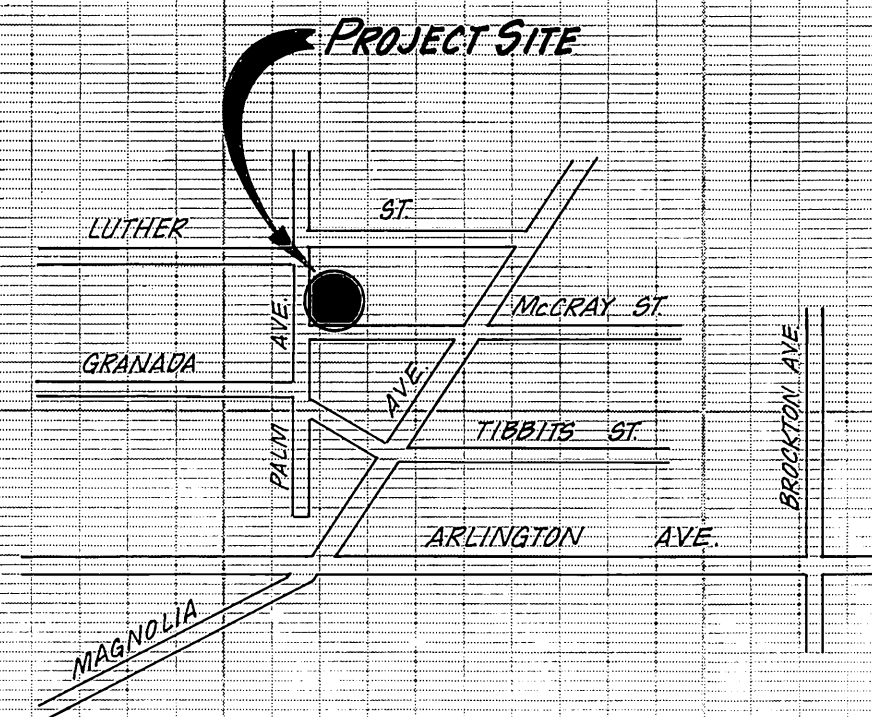


PARK AND RECREATION NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK & REC. DEPT. STDG. AND CITY OF RIVERSIDE STREET TREE POLICES.
- WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MIN. OF 48 HOURS IN ADVANCE @ (714) 351-6100 TO SCHEDULE AN INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES EXCEPT GAS HAVE BEEN MARKED. PRIOR TO DIGGING PLANT PITS ALL EXIST. STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE ST. TREE INSP.
 - WHILE DIGGING PLANT PITS & PLANTING/RELOCATING TREES.
 - AFTER PLANTING & ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
 - AT END OF MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE ST. TREE INSP. @ (714) 351-6100 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEV. BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE ST. TREE INSP. THAT THE ST. TREES PASS FINAL INSPECTION & THE PARK & REC. DEPT. IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTING FOR A MIN. PERIOD OF ONE YEAR.
- ST. TREE PLANTING AS FOLLOWS:

STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQUIRED
McCray Street	Lagerstromia Indica / Crepe Myrtle	18" GA	25'	3
Palm Avenue	Washingtonia / California Filicea / Fan Palm			5
- BOTH ST. TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK & REC. DEPT. AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPT. ARE REQ. PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN THAT WILL ULTIMATELY BE PUBLIC RIGHT-OF-WAY PAVT. AREA, BACKSILL OF ALL HOLES MUST BE INSPECTED BY THE P.W. INSP. FOR PROPER COMPACTION.
- ALL ST. TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENCES.
- RELOCATE ONTO PALM AVE. BETWEEN LUTHER ST. AND SHAWT. PLACE TO THE SPECIFICATIONS OF THE PARK & REC. DEPT.

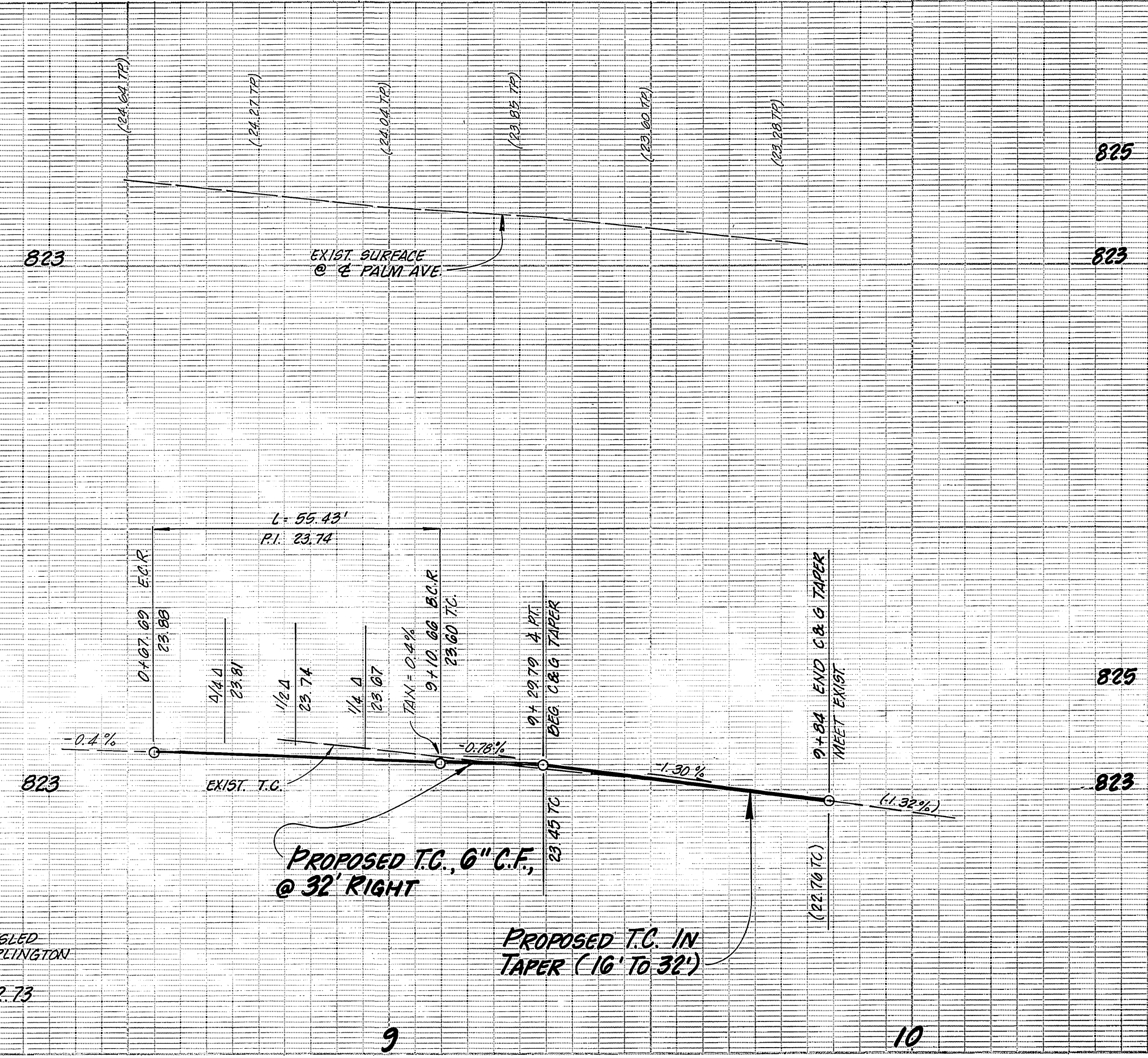
NOTE:
IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REMOVE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.



VICINITY MAP
NO SCALE

BENCH MARK

TOP SURV. 910 BOLT W/ CHISELED
"X" @ NW QTY. C.B. RET. ARLINGTON
& MAGNOLIA AVE.
Elev. 832.73

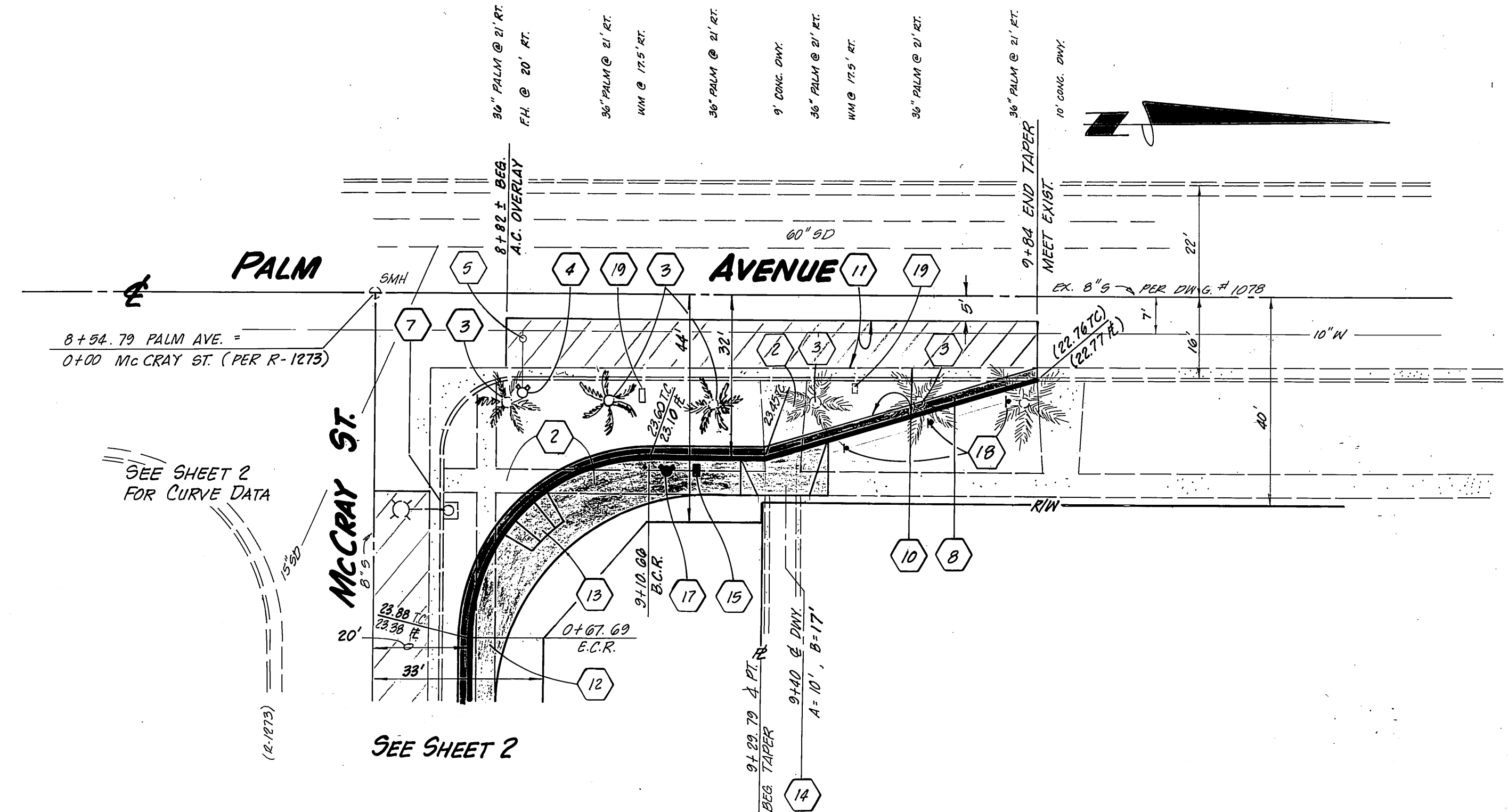


GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE STD. DWG. NO. 10, STD. DWGS., AND STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROV. OF LAW AS IT AFFECTS EACH UTILITY INCLUDING I.R. LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- 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 ENG. 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 CONGT. SHOWN HEREON.
- ALL FLAGGED ELEV. SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- TRIM EDGE OF EXIST. PAVT. WHERE NEW PAVT. JOINS TO A SMOOTH STRAIGHT LINE. CONGT. MATCH UP PAVING AS SHOWN ON PLAN & OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN 5 DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKINGS TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PH. # 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE P.W. DEPT. INVOLVING EXC. FOR UNDERGROUND UTIL. UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDEN. NO. BY U.S.A.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVT. SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING NEW A.C. PAVT.
- 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) 351-6100
- DEVELOPER TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RELOCATE THE EXIST. STREET LIGHT SYSTEM (POWER POLE EXCEPTED). ALL WORK SHALL CONFORM WITH THE PUBLIC UTILITY DEPT. SPECIFICATIONS AND SHALL BE COORDINATED THROUGH THE DEPARTMENT'S INSPECTOR (702-5422).
- THIS PROJECT REQUIRES THE RELOCATION OF A CITY OF RIVERSIDE, PUBLIC UTILITY DEPT. POWER POLE BY DEPT. FORCES AT THE DEVELOPER'S EXPENSE. CONTACT THE DEPT. AT (714) 702-5404 THIRTY (30) DAYS PRIOR TO CONGT. TO ARRANGE FOR PAYMENT OF THE CHARGE, SCHEDULING AND COORDINATION OF THE DEPT. WORK.
- CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE T.V. WITH OTHER TRENCHING WITHIN THE PROJECT.

CONSTRUCTION NOTES

- REMOVE EXIST. CONC. CURB & GUTTER.
- REMOVE EXIST. CONC. SIDEWALK & DWY.
- REMOVE EXIST. PALM TREES PER CITY PARKS DEPT. SPECS.
- RELOCATE FIRE HYDRANT (BY CITY FORCES)
- EXIST. W.V. (ADJUST TO GRADE BY CITY FORCES)
- RELOCATE EXISTING (5-3 TYPE) STREET LIGHT STANDARDS TO NEW FOUNDATIONS
- UTILITY POLE TO BE RELOCATED BY OTHERS
- CONGT. CONC. CURB & GUTTER PER STD. DWG. NO. 200, 6" C.F.
- CONGT. 3" A.C. OVER 7" C.A.B.
- CONGT. 4" A.C. OVER 14" C.A.B.
- CONGT. VARIABLE THICKNESS A.C. OVERLAY.
- CONGT. CURB LINE CONC. SIDEWALK PER STD. DWG. NO. 325
- CONGT. WHEELCHAIR RAMP PER STD. DWG. 30A
- CONGT. CONC. D/W APPROACH PER STD. DWG. NO. 302, A & B AS NOTED.
- INSTALL 1/2" WATER METER (BY CITY FORCES)
- REMOVE WIRE AND ABANDON 1" RIGID STEEL CONDUIT.
- INSTALL FIRE HYDRANT (BY CITY FORCES)
- INSTALL TYPE "F" MARKERS @ 20' O.C.
- EXIST. W.M. WATER SERVICE LINE TO BE CUT & PLUGGED @ MAIN; W.M. & BOX TO BE SALVAGED; ALL WORK BY CITY FORCES.
- INSTALL 1" RIGID PLASTIC DB TYPE WITH 2-# 0 CU 600V CABLES.
- (10"x17"x12") CONCRETE STREET LIGHT PULLBOX PER ITEM #P-1 OF UGS-800 AND INSTALL PER UGS-300.
- REMOVE STREET TREE TO THE SPECIFICATIONS OF THE PARK & REC. DEPT.
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK & REC. DEPT.



AS BUILT



ESGATE ENGINEERING SERVICE
5355 KENDAL DR. RIVERSIDE, CA 92506
714-781-9626
BRIAN G. ESGATE R.C.E. 21884 EXP. 9-30-93 DATE
CITY BUSINESS TAX NO. 022887 EXP. DATE 7-1-93

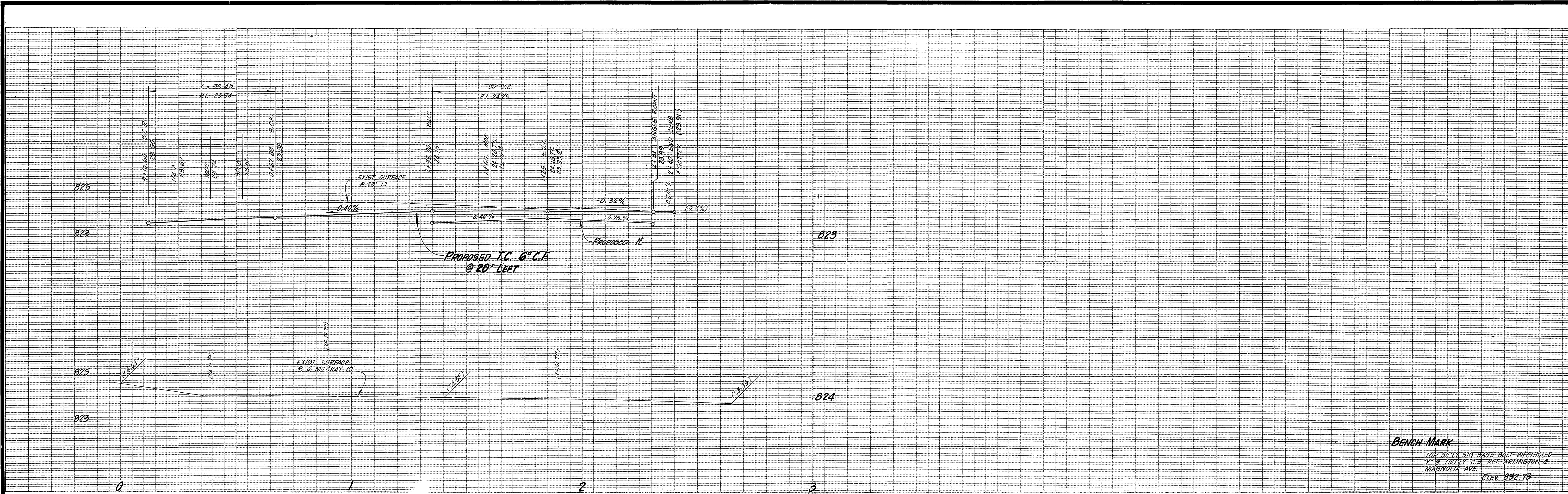
CITY OF RIVERSIDE WATER SYSTEM		CITY OF RIVERSIDE P.U. ELECTRIC	
APPROVED BY: Richard D. Drosak	DATE: 7-23-92	APPROVED BY: W. Mammone	DATE: 7/24/92
APPROVED BY: A.D. Sanchez	DATE: 10-25-91	APPROVED BY: Robert S. Dullwacker	DATE: 10/25/91
APPROVED BY: CENCOM CABLE T.V.	DATE: 10/25/91	APPROVED BY: PACIFIC BELL	DATE: 10/25/91

MARK	REVISIONS	APPR. DATE
DESIGNED BY: J.H.	DRAWN BY: J.H.	CHECKED BY: J.H.

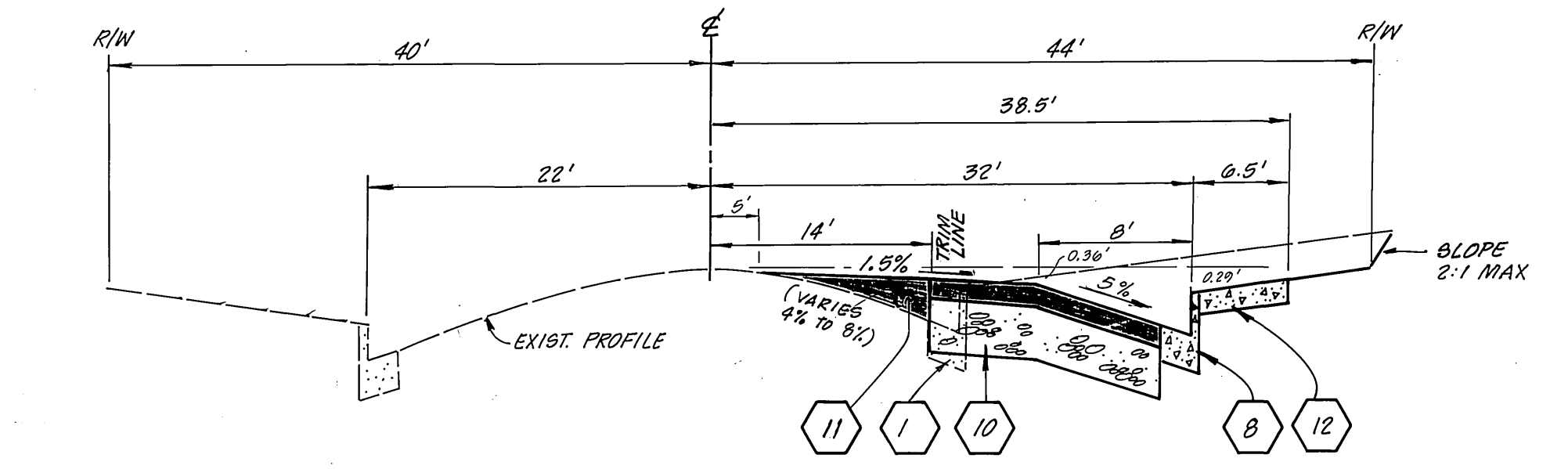
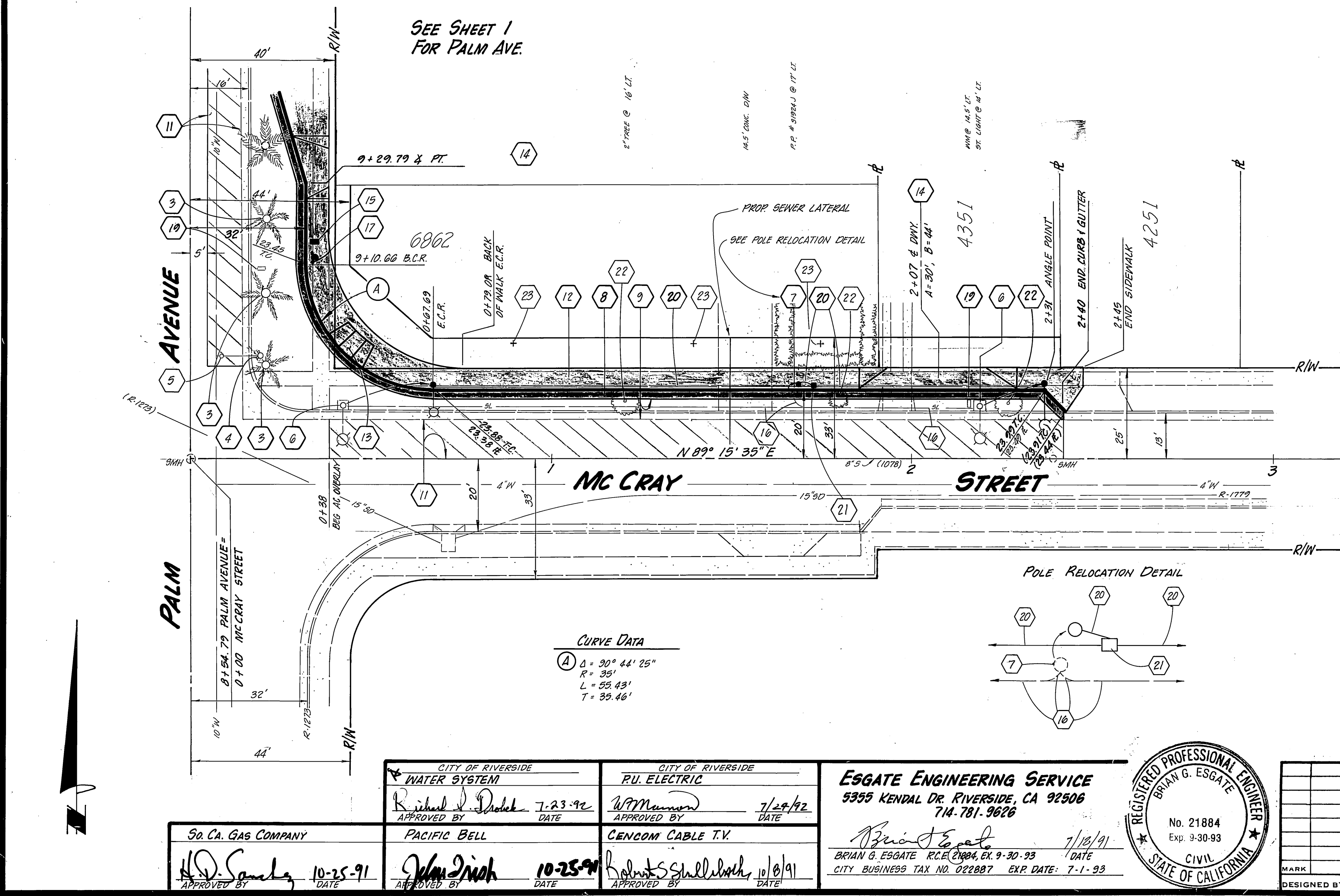
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
DATE: 8/24/92

STREET PLAN AND PROFILE
PALM AVENUE WIDENING
McCray St. To 130'± N'ly
FOR R-36-890
SHEET 1 OF 2
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'

PC 3346 SIF

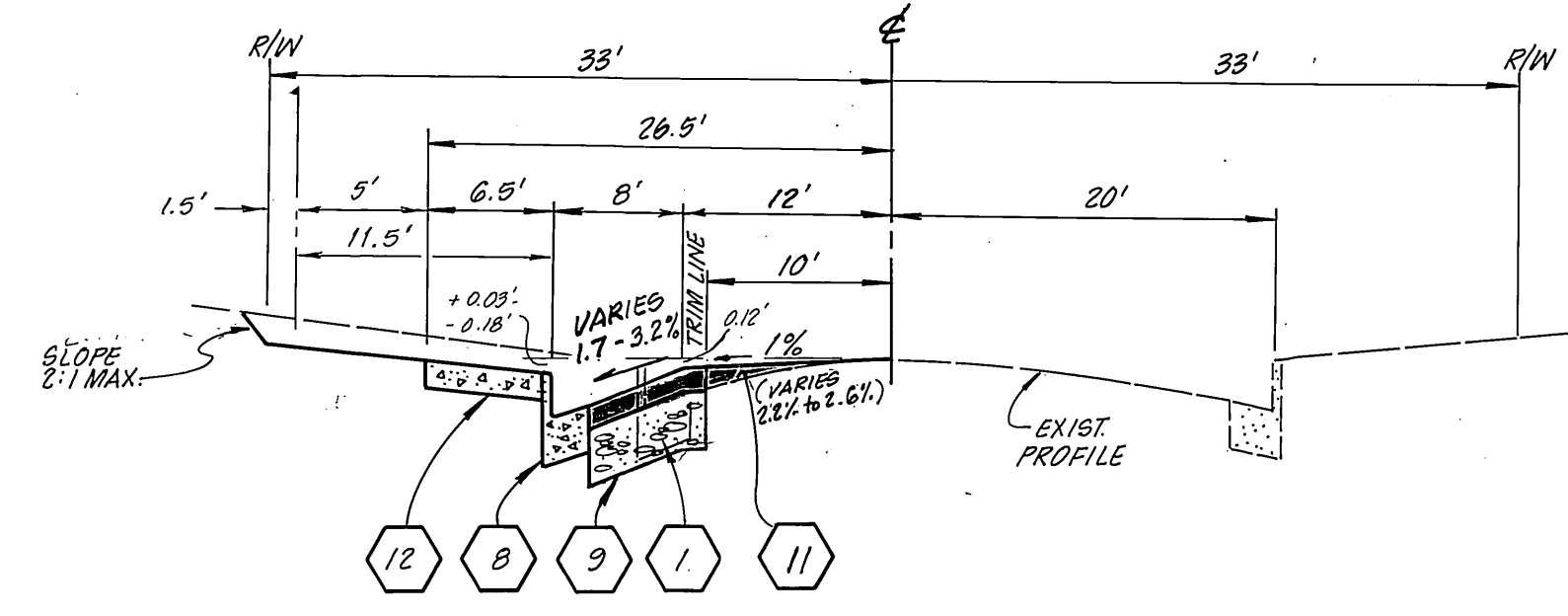


BENCH MARK
 TOP SURFACE OF BASE BOLT IN CHISELED
 "V" IN NAILLY I.C.B. REF. ARUNTINGTON &
 MAGNOLIA AVE.
 ELEV. 822.73



**TYPICAL SECTION
 PALM AVENUE**

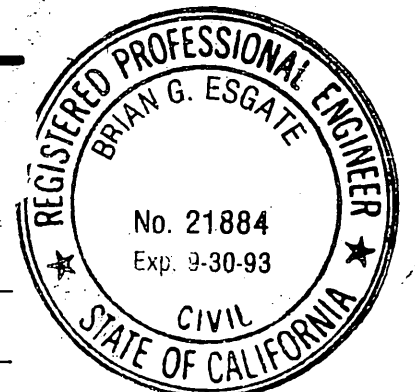
NO SCALE
 T1 = 5.0



**TYPICAL SECTION
 MCCRAY STREET**

NO SCALE
 T1 = 5.0

***AS BUILT**



Esgate Engineering Service
 5355 KENDAL DR. RIVERSIDE, CA 92506
 714.781.9626
 Brian G. Esgate 7/18/91
 BRIAN G. ESGATE R.C.E. 21884, EX. 3-30-93 DATE
 CITY BUSINESS TAX NO. 022887 EXP. DATE: 7-1-93

CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: Richard J. Dinkel 7-23-92 DATE	CITY OF RIVERSIDE P.U. ELECTRIC APPROVED BY: W. M. M... 7/23/92 DATE
So. Ca. Gas Company APPROVED BY: H.D. Sandy 10-25-91 DATE	PACIFIC BELL APPROVED BY: J. M. ... 10-25-91 DATE
CENCOM CABLE T.V. APPROVED BY: Robert S. ... 10/19/91 DATE	

**CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT**
 APPROVED BY: DATE BY: 8/24/92
 PRINCIPAL ENGINEER: 8/22/92
 TRAFFIC DIVISION: 7-20-92
 CHIEF P. W. ENGINEER: 8-20-92

STREET PLAN AND PROFILE McCRAY STREET WIDENING PALM AVENUE TO 250' W'LY FOR R-36-890	ACCOUNT NO. R-3232 SHEET 2 OF 2
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'	
INDEXED 9-9-92 LTH 92-24	

PC 3346 347