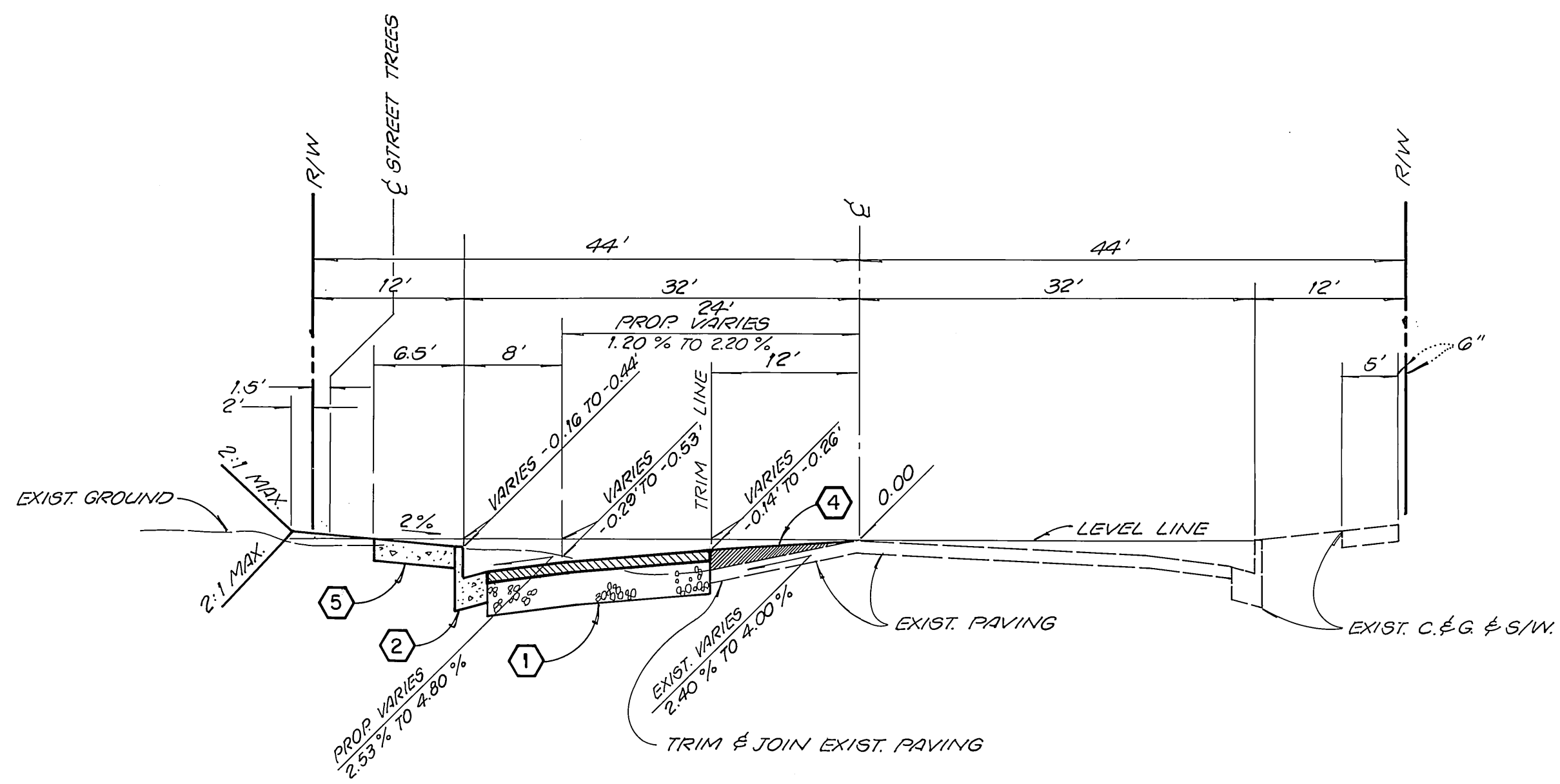


GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- IN PAVEMENT OVERLY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING NO. 302. EXACT SIZE AND LOCATION 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/OUT SHEETS.
- DEVELOPER TO CALL PACIFIC BELL PRIOR TO CONSTRUCTION FOR POLE RELOCATION
PACIFIC BELL TELEPHONE COMPANY
3073 ADAMS ST ROOM 120
RIVERSIDE, CA. 92504
(714) 359-2525
ATTN: JOHN IRISH
- 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) 351-6168

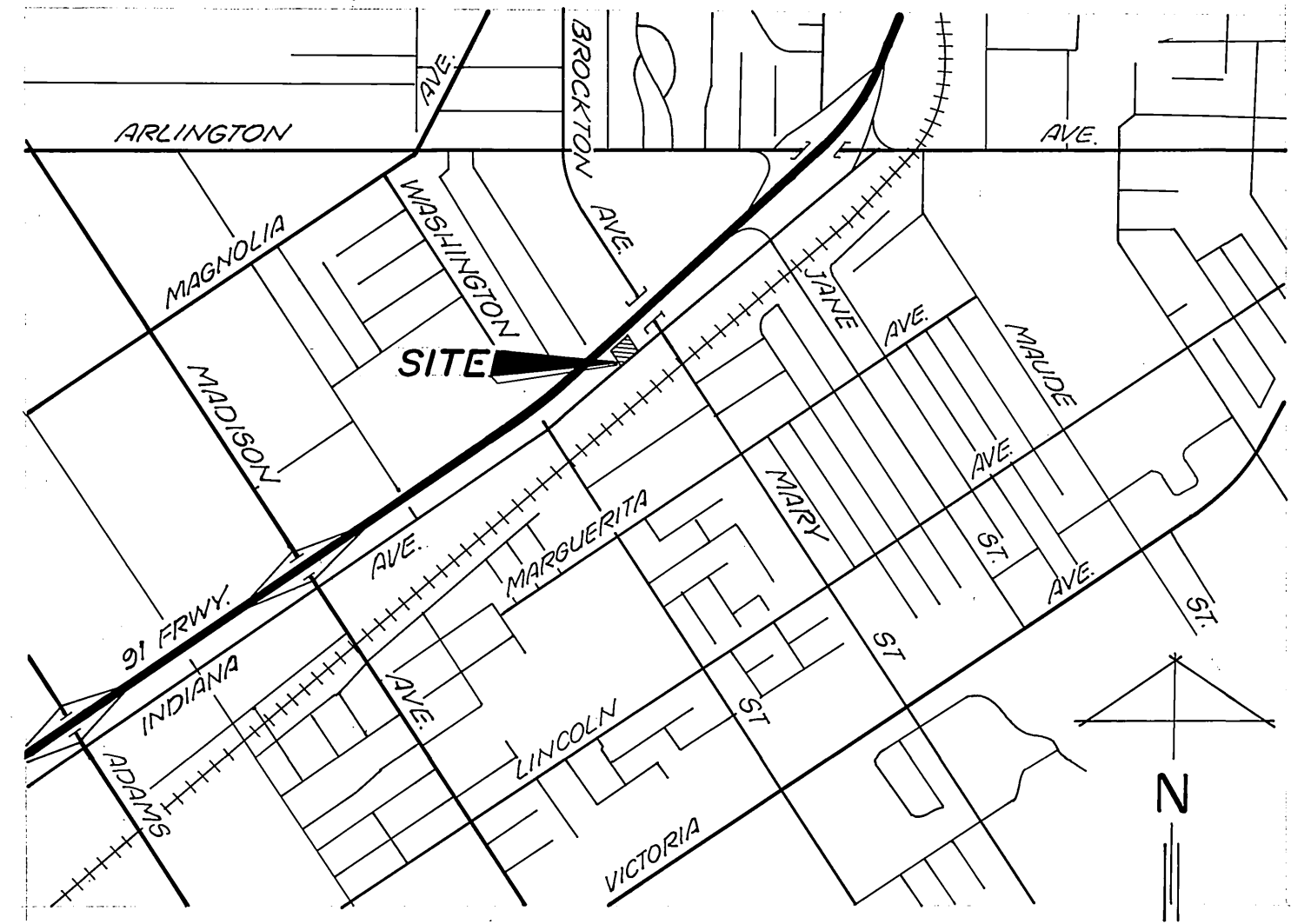


INDIANA AVE. TYPICAL SECTION NOT TO SCALE T. I. = 9.0

PARK AND RECREATION DEPT. NOTES

- 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.

| STREET NAME | BOTANICAL/COMMON NAME | MIN. SIZE | APPROX. SPACING | NO. REQD. |
|-------------|--------------------------------------|-----------|-----------------|-----------|
| INDIANA | LAGER STROEMIA INDICA / CRAPE MYRTLE | 24" BOX | 45' | 5 |



VICINITY MAP
N.T.S.



NOTE:
IMPROVEMENTS PER P-3104 & P-3235 TO BE JOINED AND CONSTRUCTED AS ONE.

BENCH MARK: RIV. CO. 601-16-68 BRONZE DISC IN CONC. POST STAKED "25.00 R/W" LINE & WASHINGTON "0.6' N.E. ALONG AT & S.E. R.R. FROM MADISON ST. "X-ING" TO WASHINGTON ST. "X-ING" 550.0' NW TO MONUMENT, 182' NW OF INDIANA & 28' SE OF SE R/W. R/W. 114' IN METAL WELL EL. = 866.370

CENCOM CABLE
APPROVED BY: *Robert S. Gullback* DATE: 8/15/91

CITY OF RIVERSIDE WATER SYSTEM
APPROVED BY: *Richard L. Dinkel* DATE: 9-10-91

CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND
APPROVED BY: *Michael J. Touli* DATE: 9/15/91

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY: *Kenneth Winger* DATE: 3-18-91

PACIFIC TELEPHONE COMPANY
APPROVED BY: *John Irish* DATE: 3-8-91

JUNBEELER LAND SURVEYING AND MAPPING
18848 VAN BUREN BOULEVARD, SUITE 5C
RIVERSIDE, CA. 92508
(909) 789-4434

PLANS PREPARED UNDER THE SUPERVISION OF:
John Jordan DATE: 3-7-91
R.C.E. 27983 EXP. 3-31-98

MARK REVISIONS APPR. DATE
DESIGNED BY: *EB* DRAWN BY: *KBM* CHECKED BY: *JJ*

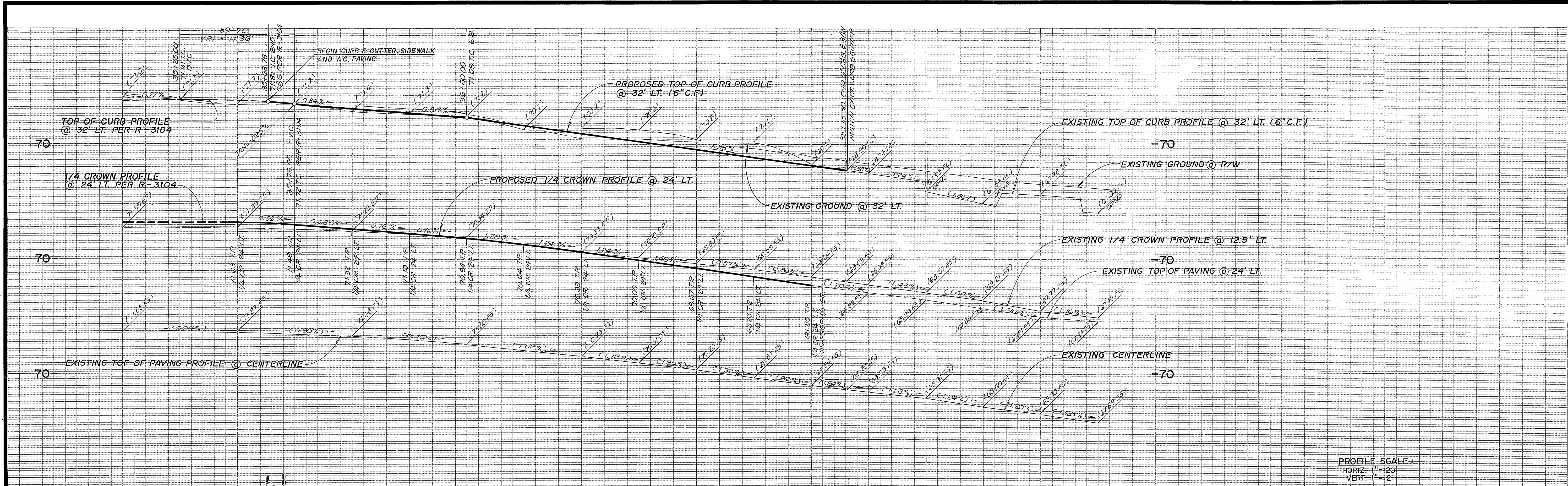
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

| APPROVED BY | DATE | BY |
|----------------------------|---------|------------|
| <i>Principal Engineer</i> | 3/10/95 | <i>JJ</i> |
| <i>Park Department</i> | 6/14/91 | <i>MT</i> |
| <i>Traffic Division</i> | 3-3-91 | <i>CD</i> |
| <i>Chief P.W. Engineer</i> | 3-12-91 | <i>MLC</i> |
| | 8-9-95 | <i>LCC</i> |

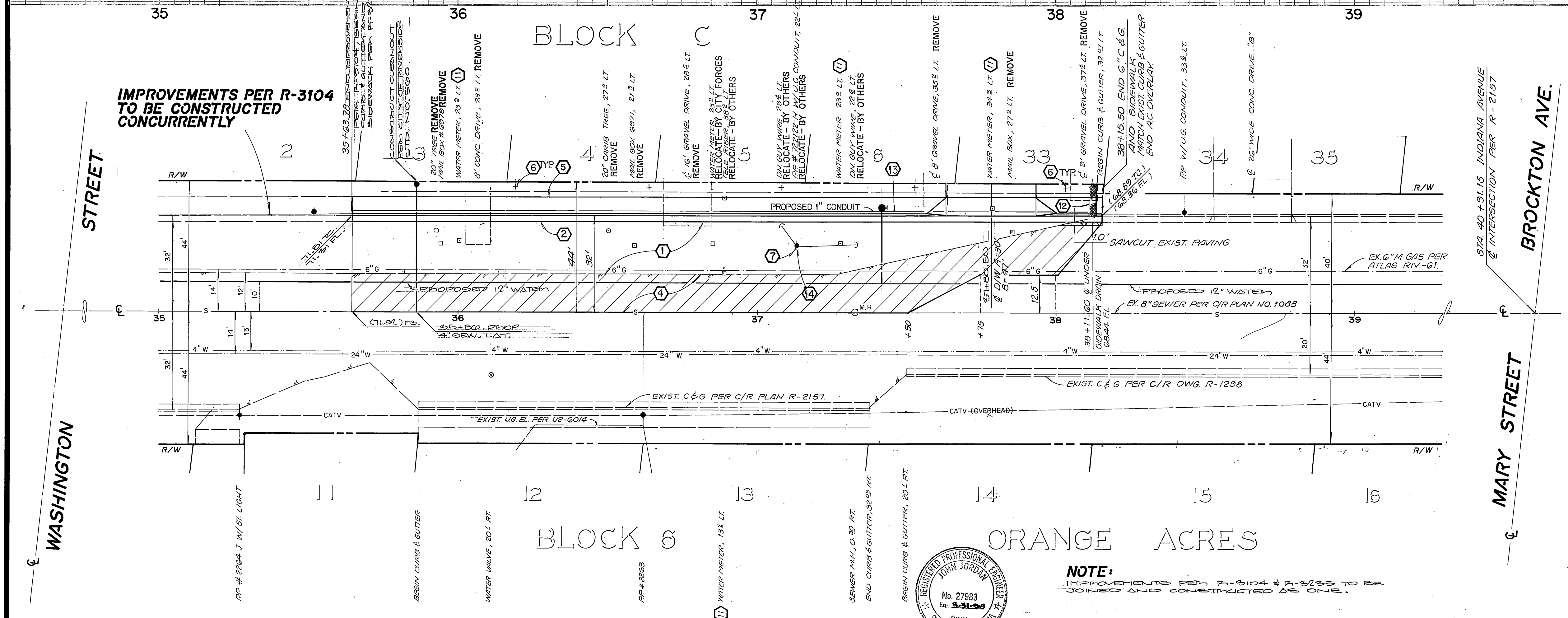
APPROVED BY: *Dan Paul* DATE: 8/14/95
PUBLIC WORKS DIRECTOR

STREET PLAN AND PROFILE
7001 INDIANA AVE.
TITLE SHEET
RZ-013-934

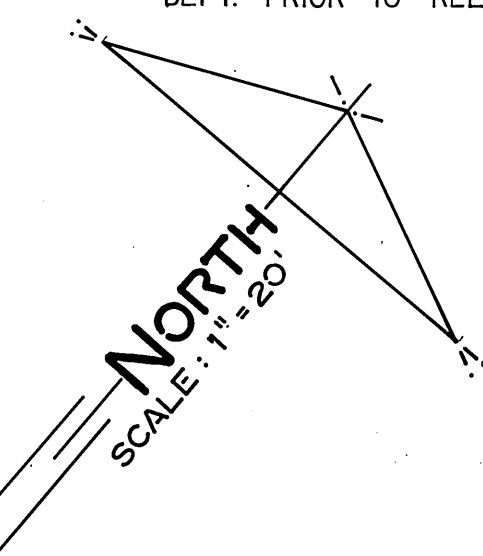
ACCOUNT NO. R-3235
SHEET 1 OF 2
HORIZ. SCALE: 1" = NONE VERT. SCALE: 1" = NONE
91-400-01



PROFILE SCALE:
 HORIZ. 1" = 20'
 VERT. 1" = 2'



- ### CONSTRUCTION NOTES
1. CONSTRUCT 4" A.C. PAVING OVER 8 1/2" CLASS II AGGREGATE BASE OR 8" A.C. OVER COMPACTED NATIVE PER S.R. 706, R = 54
 2. CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD NO. 200 (TYPE I).
 3. INDICATES REMOVAL OF EXISTING PAVING
 4. CONSTRUCT A.C. OVERLAY AS INDICATED BY
 5. CONSTRUCT 6.5' WIDE CONCRETE CURBLINE SIDEWALK PER CITY OF RIVERSIDE STANDARD NO. 325.
 6. PLANT STREET TREES PER CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
 7. REFER TO GENERAL NOTE NO. 15 FOR POLE LOCATION
 11. WATER SERVICE LINE TO BE CUT AND PLUGGED AT MAIN, WATER METER AND BOX TO BE SALVAGED; ALL WORK BY CITY FORCES.
 12. CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. NO. 411.
 13. INSTALL 1" RIGID PLASTIC CONDUIT DB TYPE PER CITY OF RIVERSIDE PUBLIC UTILITY DEPT. STREET LIGHT SPEC. NO. 119. CALL 782-5429 TO ARRANGE FOR INSPECTION.
 14. RELOCATION FEE TO BE PAID BY DEVELOPER TO PUBLIC UTILITIES DEPT. PRIOR TO RELOCATION OF ELECTRICAL FACILITIES.



BENCH MARK: RIV CO 601-16-68 BRONZE
 DISC IN CONC. POST STAMPED "25.00 R/W LINE
 & WASHINGTON" 0.5" NE ALONG A.T. & S.E. R.R.
 FROM MADISON ST. "X-ING" TO WASHINGTON ST.
 "X-ING" 530.0' NW TO MONUMENT, 182' NW OF INDIANA
 & 25' SE OF SE R/W. R/W IN WELL EL. = 866.370

APPROVED BY: *Richard J. Deibel* DATE: 9-10-91

APPROVED BY: *Michael J. Toulk* DATE: 9/5/91

| | |
|--|--|
| CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: <i>Richard J. Deibel</i> DATE: 9-10-91 | SOUTHERN CALIFORNIA GAS COMPANY APPROVED BY: <i>Kevin Wayne</i> DATE: 3-18-91 |
| CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND APPROVED BY: <i>Michael J. Toulk</i> DATE: 9/5/91 | PACIFIC TELEPHONE COMPANY APPROVED BY: <i>John Grisk</i> DATE: 3-8-91 |

UNBEELER and associates LAND SURVEYING AND MAPPING
 18845 VAN BUREN BOULEVARD, SUITE 5C
 RIVERSIDE, CA 92508
 (951) 789-4434

PLANS PREPARED UNDER THE SUPERVISION OF:
John Jordan DATE: 3-17-91
 R.C.E. 2-1993 EXP. 3-31-98

NOTE:
 IMPROVEMENTS PER R-3104 & R-3235 TO BE JOINED AND CONSTRUCTED AS ONE.

DESIGNED BY: *EB* DRAWN BY: *K.M.* CHECKED BY: *ut*

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *John Jordan* DATE: 9/10/91

PRINCIPAL ENGINEER: *John Jordan* DATE: 9/10/91

TRAFFIC DIVISION: *John Jordan* DATE: 9/10/91

CHIEF P.W. ENGINEER: *John Jordan* DATE: 9/10/91

| | | |
|-------------------------|----------------------|--------------|
| STREET PLAN AND PROFILE | | ACCOUNT NO. |
| 7001 INDIANA AVE. | | R-3235 |
| RZ-013-934 | | SHEET 2 OF 2 |
| HORIZ. SCALE: 1" = 20' | VERT. SCALE: 1" = 2' | 91-400-01 |

INDEXED 5-29-98

PC 3326-S