

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 REESTABLISHING 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.
- 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 AS SHOWN ON PLAN.
- 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 CONSTRUCTION PERMIT/CUT SHEETS.
- 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.
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
- CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE INSPECTION. INSPECTIONS SHALL BE REQUIRED:
 - WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS.
 - 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 MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR/DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
- THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
TYLER	CINNAMOMUM CAMPHORA/CAMPORH	15 GAL.	45'	3
KELLER	EUCALYPTUS LEUCOCORYMBOSUS	15 GAL.	45'	10

CONSTRUCTION NOTES

- REMOVE EXIST. A.C. BERM
- REMOVE EXIST. A.C. PAVEMENT
- REMOVE EXIST. FENCE
- INSTALL 6' HIGH CHAIN LINK FENCE
- CONSTRUCT CURB AND GUTTER PER CITY STD. NO. 200, TYPE I, 6" CURB FACE
- CONSTRUCT A.C. BERM PER CITY STD. NO. 250 TYPE I
- CONSTRUCT SIDEWALK PER CITY STD. NO. 325
- CONSTRUCT DRIVEWAY APPROACH PER CITY STD. NO. 302 TYPE IV
- PLACE 4" A.C. OVER 8" C.A.B. PER TYPICAL SECTION
- PLACE VARIABLE THICKNESS A.C. OVERLAY
- CONSTRUCT WHEELCHAIR RAMP PER CITY STD. NO. 304
- CONSTRUCT CATCH BASIN PER CITY STD. 405 W=4.0' V=4.0'
- PLACE 4" A.C. OVER 6" C.A.B. PER TYPICAL SECTION
- EXISTING POWER POLE TO BE RELOCATED BY OTHERS
- EXISTING TRAFFIC BOX TO BE RELOCATED
- EXISTING STREET SIGNS TO BE RELOCATED
- INSTALL TYPE F-1 DELINEATORS ON 10' CENTERS
- EXISTING STREET LIGHT TO BE RELOCATED BY OTHERS
- PLACE 18" R.C.P. 2000 D PER CITY STD. 452 CASE I
- CONSTRUCT CONCRETE COLLAR PER CITY STD. 424
- REMOVE EXISTING C.S.P. INLET
- CONSTRUCT UNDER SIDEWALK DRAIN PER CITY STD. 411
- PLANT STREET TREES TO SPECIFICATIONS OF PARK & RECREATION DEPT.
- REMOVE EXISTING TREES TO THE SPECIFICATION OF THE PARK & REC. DEPT.
- EXIST. BUS STOP TO BE RELOCATED BY OTHERS
- EXIST. MAIL BOX TO BE RELOCATED BY OTHERS
- INSTALL 4" THICK, 6' WIDE A.C. WALKWAY
- PROVIDE 3" SQUARE CONCRETE KNOCKOUT IN SIDEWALK PER PUBLIC UTILITY, DEPARTMENT REQUIREMENTS FOR FUTURE MARIJUANA STREET LIGHT STANDARDS (FOUNDATIONS AND LIGHTS TO BE INSTALLED BY OTHERS IN FUTURE)
- INSTALL 1" RIGID PLASTIC DR TYPE CONDUIT PER PUBLIC UTILITY DEPARTMENT REQUIREMENTS (TO BE INSTALLED BY OTHERS IN FUTURE)

16. PARK AND RECREATION DEPARTMENT AND PUBLIC WORKS DEPARTMENT PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.

17. ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.

*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE NUMBERS AND LOCATIONS AS SHOWN ON APPROVED PLANS.

18. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

19. 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 THE USA.

20. 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 (351-6150).

21. TRAFFIC SIGNAL WORK SHALL BE PERFORMED IN ACCORDANCE TO THE MOST CURRENT PROVISIONS OF SECTION 86 OF THE STANDARD SPECIFICATIONS, THE STANDARD PLANS, BOTH PUBLISHED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATIONS (CALTRANS), THE CONSTRUCTION PLANS(S) AND AS DIRECTED BY THE TRAFFIC ENGINEER.

22. SPLICING ON TRAFFIC SIGNAL CONDUCTORS IS NOT ALLOWED

23. THE TRAFFIC SIGNAL WORK REQUIRES A "STREET OPENING" PERMIT OBTAINED AT THE PUBLIC WORKS COUNTER ON THE THIRD FLOOR OF CITY HALL

24. CONTACT THE TRAFFIC SIGNAL MAINTENANCE 714 351-6096 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION OF THE WORK PERFORMED. INSPECTION FEE FOR TRAFFIC SIGNAL MODIFICATION WILL BE AT THE RATE OF \$29.35 PER HOUR

25. CONDUIT SHALL BE TYPE 1 OR 2; MIXING WILL NOT BE PERMITTED.

26. SEE CITY OF RIVERSIDE - PUBLIC UTILITY ELECTRICAL DIV. DWG. 55-12768 FOR STREET LIGHTING REQUIREMENTS.

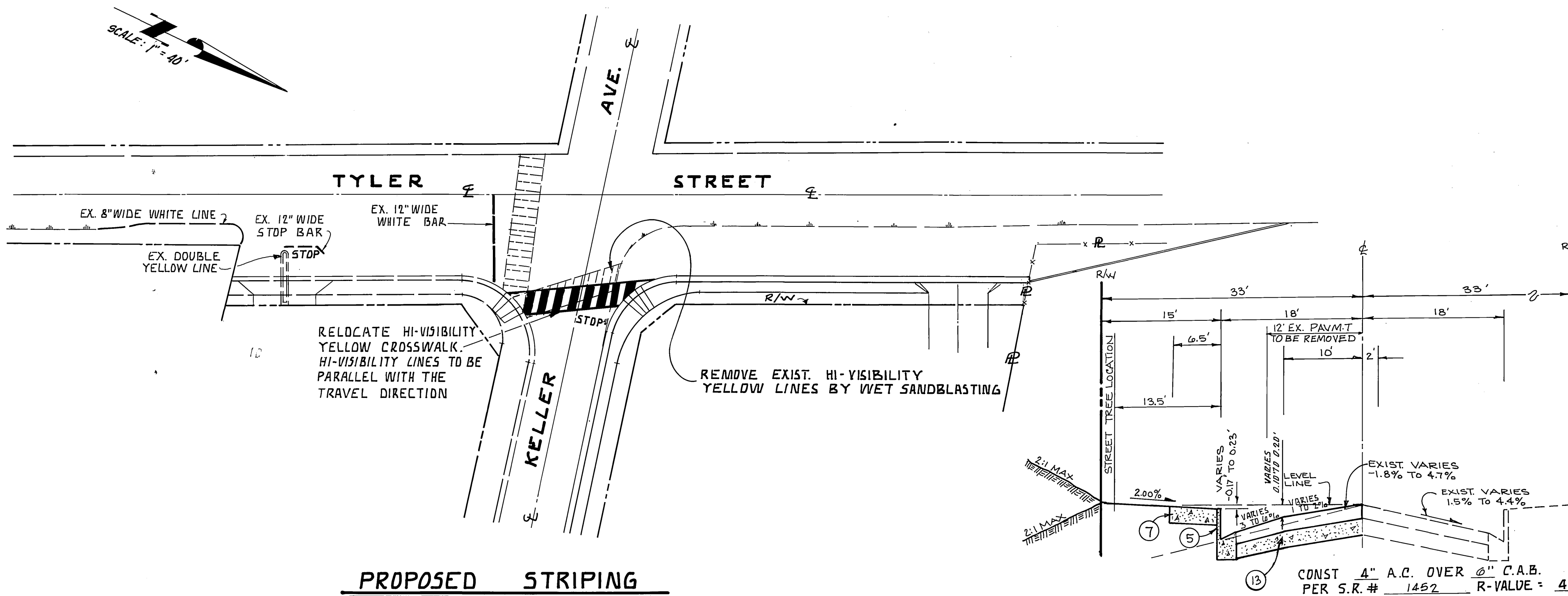
27. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

28. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.

29. THIS PROJECT REQUIRES RELOCATION OF CITY OF RIVERSIDE, PUBLIC UTILITY DEPARTMENT ELECTRICAL FACILITIES BY DEPARTMENT FORCES AT THE DEVELOPERS EXPENSE. CONTACT THE DEPARTMENT AT (714) 782-5404 THIRTY DAYS PRIOR TO CONSTRUCTION TO ARRANGE FOR PAYMENT OF THE CHARGE SCHEDULING, AND COORDINATION OF THE DEPARTMENT WORK.

30. THE RIVERSIDE TRANSIT AGENCY BUS STOP AT TYLER ST. MUST BE RELOCATED. CONTACT LOUIE AGUILAR AT THE AGENCY (714) 684-0850. 48 HOURS PRIOR TO CONSTRUCTION

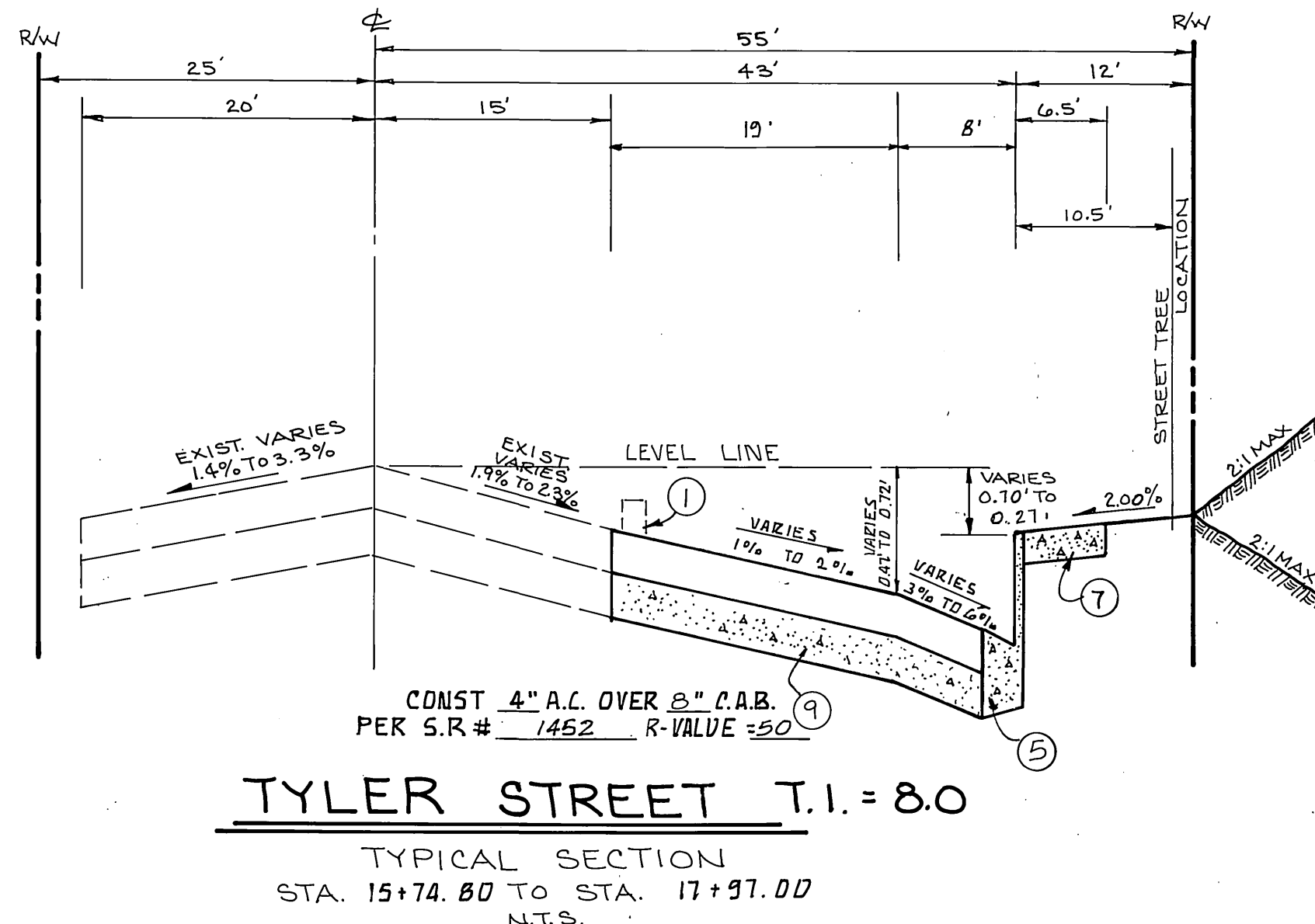
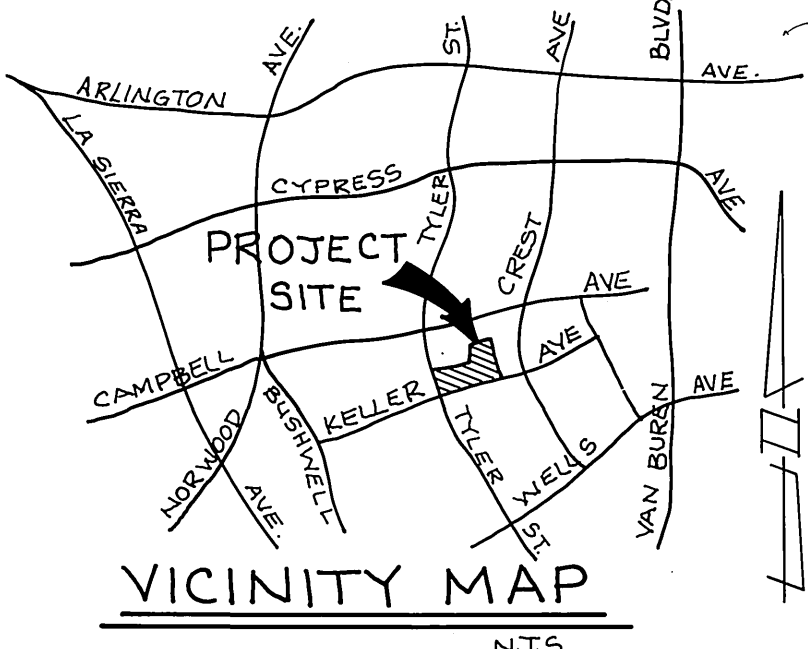
31. ALL CABLE T.V. UTILITIES RUNNING ON TYLER ST. & KELLER AVE. ARE AERIAL FACILITIES.



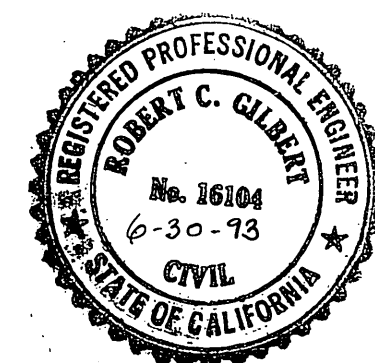
GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

- 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 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 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. 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.

*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.



Underground Service Alert



RIVERSIDE TRANSIT AG.	SO. CAL. GAS CO.
Approved by: <i>Land S. Patton</i> 10-10-91	Approved by: <i>H.D. Smith</i> 10-10-91

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND	CENCOM CABLE TV	CITY OF RIVERSIDE WATER SYSTEM
Approved by: <i>Richard D. Debel</i> 11-6-91	Approved by: <i>Richard D. Debel</i> 11-6-91	Approved by: <i>Richard D. Debel</i> 11-6-91

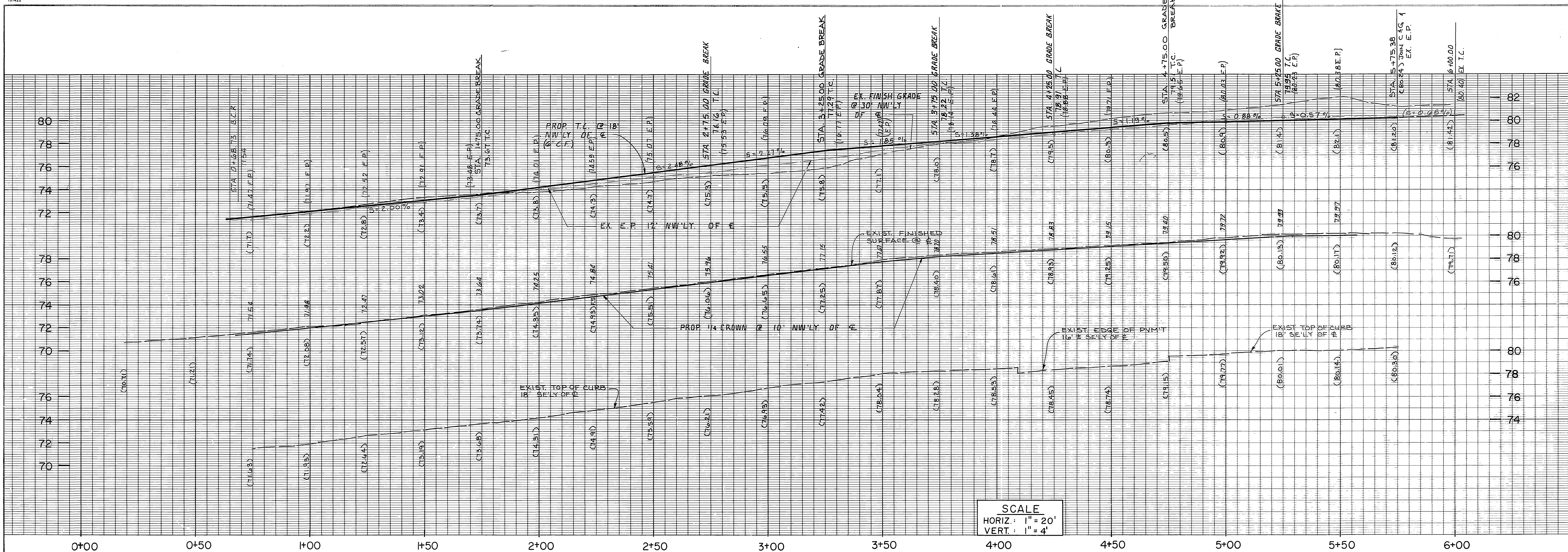
GILBERT ENGINEERING
4552 LINCOLN AVE. STE 206
CYPRESS, CA 90630
(213) 402-0196 (714) 995-7144
CITY OF RIVERSIDE BUSINESS LIC. NO. 049-040
EXP. DATE 4-17-92
R.C. Gilbert 10-10-91
R.C. GILBERT R.C.E. 16104

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT	
APPROVED BY: <i>Robert C. Gilbert</i>	DATE: 11/29/91
PRINCIPAL ENGINEER	DATE: 11/29/91
TRAFFIC DIVISION	DATE: 11/29/91
CHIEF P.W. ENGINEER	DATE: 11/29/91

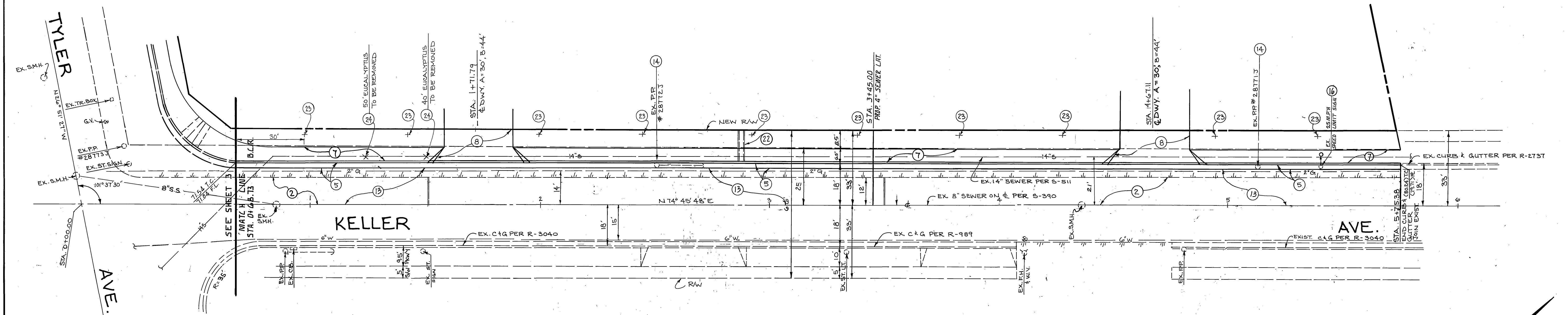
STREET IMPROVEMENT PLAN	ACCOUNT NO.
C-16-901	R-3238
TITLE SHEET	
NELY CORNER	
TYLER ST. & KELLER AVE.	SHEET 1 OF 3
CLIENT: RIVERSIDE KOREAN BAPTIST CHURCH	J.N. 90-92

INDEXED 12-16-91

PC-3375-S



SCALE
 HORIZ: 1" = 20'
 VERT: 1" = 4'

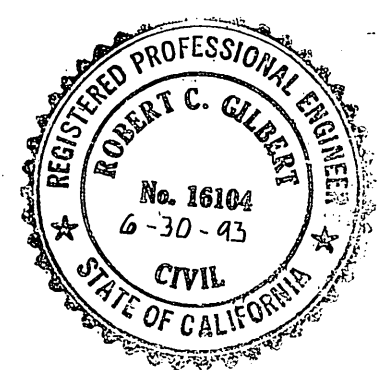


CONSTRUCTION NOTES

- 2) REMOVE EXIST. A.C. PAVEMENT
- 3) CONSTRUCT CURB & GUTTER PER CITY STD. NO. 200, TYPE I, 6" CURB FACE
- 7) CONSTRUCT SIDEWALK PER CITY STD. NO. 325
- 8) CONSTRUCT DRIVEWAY APPROACH PER CITY STD. NO. 302 TYPE III
- 13) PLACE # 4" A.C. OVER 6" C.A.B. PER TYPICAL SECTION
- 14) EXISTING POWER POLE TO BE RELOCATED BY OTHERS
- 16) EXISTING STREET SIGNS TO BE RELOCATED
- 22) CONSTRUCT UNDER SIDEWALK DRAIN PER CITY STD. #11
- 23) PLANT STREET TREES TO SPECIFICATIONS OF PARK & RECREATION DEPT.
- 24) REMOVE EXIST. TREES TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.

CITY OF RIVERSIDE
 OVERHEAD & UNDERGROUND
 [Signature] 10/1/91
 CHIEF UTILITY ENGINEER (ELECTRICAL) DATE

SO. CAL. GAS CO.
 [Signature] 10-10-91
 APPROVED BY DATE



Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK: 62-N
 P.K. NAIL & CITY ENGR.
 TAG IN W'LY C.B. OF
 TYLER ST. 30' ± S'LY
 OF C.L. KELLER AVE.
 ELEV. 770.246

CENCOM CABLE TV
 [Signature] 10/1/91
 APPROVED BY DATE

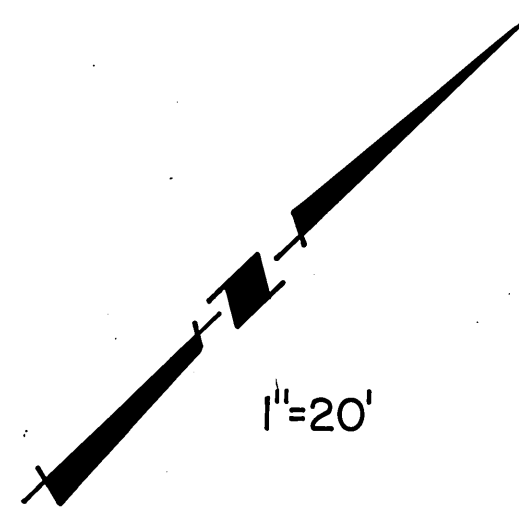
CITY OF RIVERSIDE
 WATER SYSTEM
 [Signature] 10-6-91
 APPROVED BY DATE

GILBERT ENGINEERING
 4552 LINCOLN AVE. STE 206
 CYPRESS, CA 90630
 (213) 402-0196 (714) 995-7144
 CITY OF RIVERSIDE BUSINESS LIC. NO. 049-401
 EXP. DATE 4-17-92
 R.C. Gilbert
 5-16-91 DATE

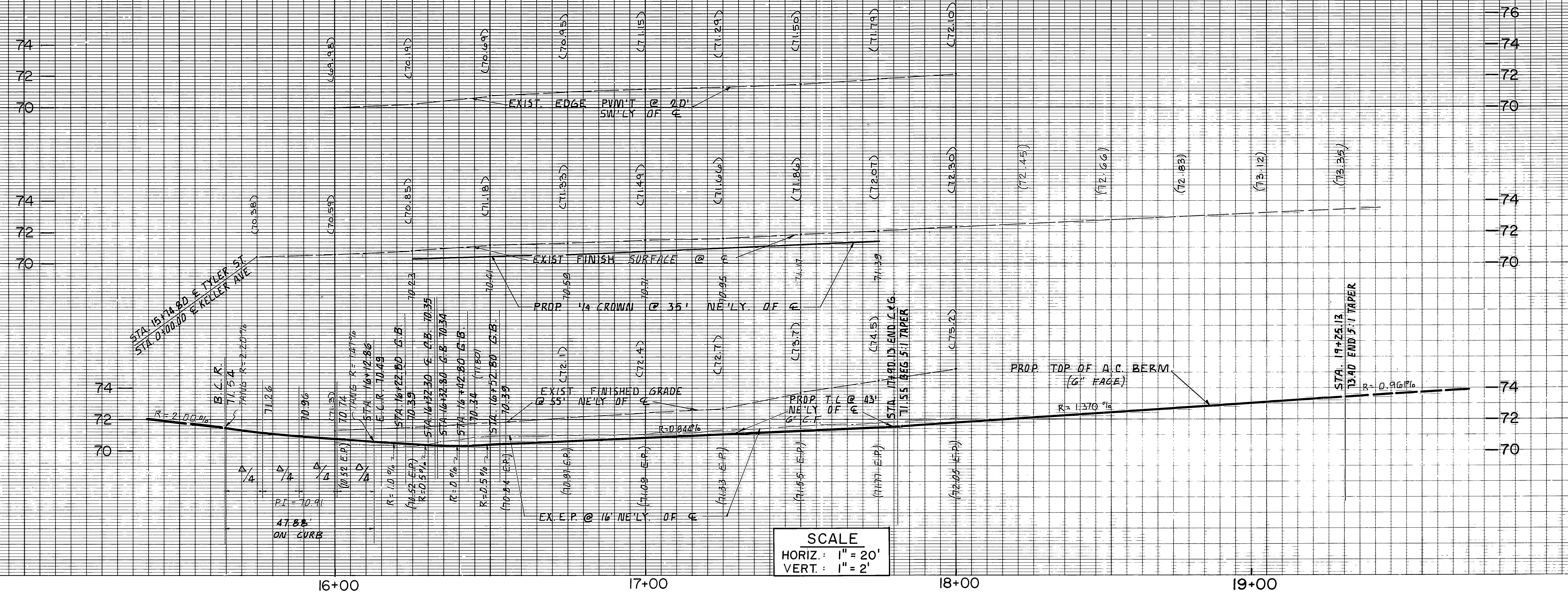
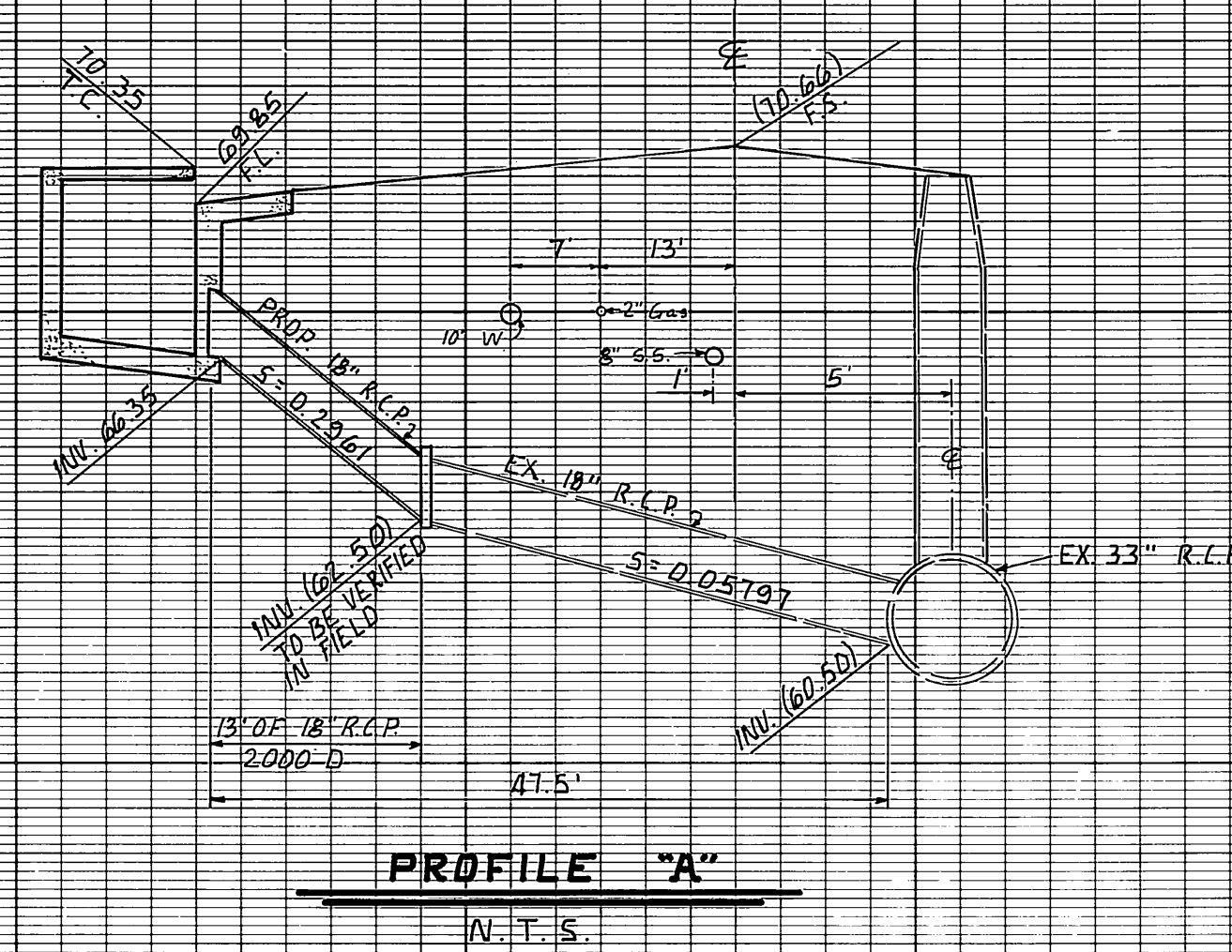
MARK	REVISIONS	APRV DATE
DESIGNED BY A.G.	DRAWN BY P.D.H.	CHECKED BY A.G.

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY [Signature] DATE 11/25/91
 PRINCIPAL ENGINEER
 PARK DEPARTMENT 10/10/91
 TRAFFIC DIVISION 11/27/91
 CHIEF P.W. ENGINEER 11/28/91

STREET IMPROVEMENT PLAN
 C-16-901
KELLER AVE.
 STA. 0+62.21 TO STA. 5+75.38
 CLIENT: RIVERSIDE KOREAN BAPTIST CHURCH
 ACCOUNT NO. R-323B
 SHEET 2 OF 3
 J.N.



PC-33757S



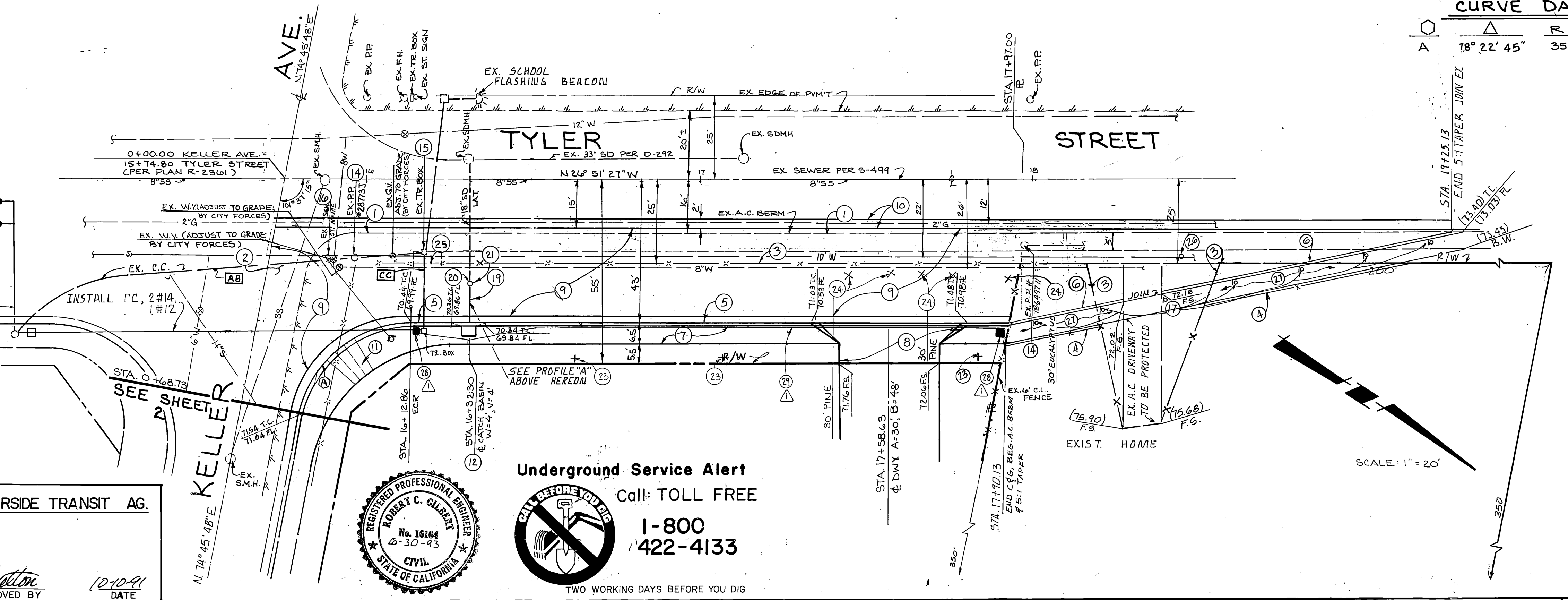
SCALE
 HORIZ. : 1" = 20'
 VERT. : 1" = 2'

CONSTRUCTION NOTES

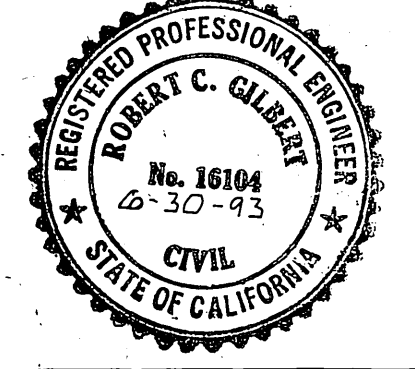
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- 12 CONSTRUCT CATCH BASIN PER CITY STD. 405 W=4.0, V=40'
- 14 EXISTING POWER POLE TO BE RELOCATED BY OTHERS
- 15 EXISTING TRAFFIC BOX TO BE RELOCATED
- 16 EXISTING STREET SIGNS TO BE RELOCATED
- 17 INSTALL TYPE F-1 DELINEATORS ON 20' CENTERS
- 19 PLACE 18" RCP 2000 D PER CITY STD. 452 CASE I
- 20 CONSTRUCT CONCRETE COLLAR PER CITY STD. 424
- 21 REMOVE EXISTING C.S.P. INLET
- 23 PLANT STREET TREES TO SPECIFICATIONS OF PARK & RECREATION DEPT.
- 24 REMOVE EXIST. TREES TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.
- 25 EXIST. BUS STOP TO BE RELOCATED BY RIV. TRANSIT AGENCY
- 26 EXIST. MAIL BOX TO BE RELOCATED BY CONTRACTOR
- 4 INSTALL 6" HIGH CHAIN LINK FENCE
- 27 INSTALL 4" THICK, 6" WIDE A.C. WALKWAY

CURVE DATA

Stationing	Angle (A)	Radius (R)	Length (L)	Tangent (T)
A	18° 22' 45"	35'	47.88'	28.53'



Underground Service Alert
 Call: TOLL FREE
1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG



BENCHMARK: G2-N P.K. NAIL & CITY ENGINEER TAG IN W'LY C.B. OF TYLER ST. 30' ± S'LY OF C.L. KELLER AVE. ELEV. = 770.246'	PACIFIC BELL APPROVED BY: [Signature] 10-29-91 DATE	RIVERSIDE TRANSIT AG. APPROVED BY: [Signature] 10-29-91 DATE
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SO. CAL. GAS CO. APPROVED BY: [Signature] 10-10-91 DATE	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND APPROVED BY: [Signature] 10/10/91 DATE	CENCOM CABLE TV APPROVED BY: [Signature] 10/10/91 DATE	CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: [Signature] 11-6-91 DATE	GILBERT ENGINEERING 4552 LINCOLN AVE. STE 206 CYPRESS, CA 90630 (213) 402-0196 (714) 995-7144 CITY OF RIVERSIDE BUSINESS LIC. NO. 049-401 EXP. DATE 4-17-92 APPROVED BY: R.C. Gilbert 5-15-91 DATE	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: [Signature] 11/25/91 DATE	CITY OF RIVERSIDE TRAFFIC DIVISION APPROVED BY: [Signature] 11/25/91 DATE	CITY OF RIVERSIDE PUBLIC WORKS DIRECTOR APPROVED BY: [Signature] 11/27/91 DATE	STREET IMPROVEMENT PLAN C-16-901 TYLER STREET STA. 15+74.80 TO STA. 17+97.00 CLIENT: RIVERSIDE KOREAN BAPTIST CHURCH	ACCOUNT NO. R-3238 SHEET 3 OF 3 J.N.
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