

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 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 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.
- 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 TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE STREET GRADE SHALL BE TRIMMED BACK.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4' ABOVE THE SEWER FLOWLINE AT POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- 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.

CITY OF RIVERSIDE, WATER DEPT. (714) 351-6160
3900 MAIN STREET
RIVERSIDE, CA 92522

CITY OF RIVERSIDE, UTILITIES DEPT. (714) 782-5404
3900 MAIN STREET
RIVERSIDE, CA 92522
MIKE TORELLI

SOUTHERN CALIF. GAS CO. (714) 335-7773
P.O. BOX 3003
REDLANDS, CA 92373
JERRY SOTOBERG

METROPOLITAN WATER DISTRICT (714) 693-7474
P.O. BOX 54153
LOS ANGELES, CA 90054

PACIFIC BELL TELEPHONE COMPANY (714) 359-2519
3073 ADAMS STREET
RIVERSIDE, CA 92504
BETTY WAGNER

CENCOM CABLE (714) 687-2721
6680 VIEW PARK CT.
RIVERSIDE, CA 92503
ROBERT SHELLENBACK

CITY OF RIVERSIDE, PUBLIC WORKS DEPT. (714) 782-5341
3900 MAIN STREET
RIVERSIDE, CA 92522

17. THE DEVELOPER SHALL GIVE CITY OF RIVERSIDE, WATER DEPARTMENT FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY FORCES TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (714) 351-6150

18. CONTACT CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT FOR STREET LIGHTING AND ELECTRICAL DISTRIBUTION PLANS TEN (10) WORKING DAYS PRIOR TO START OF CONSTRUCTION.

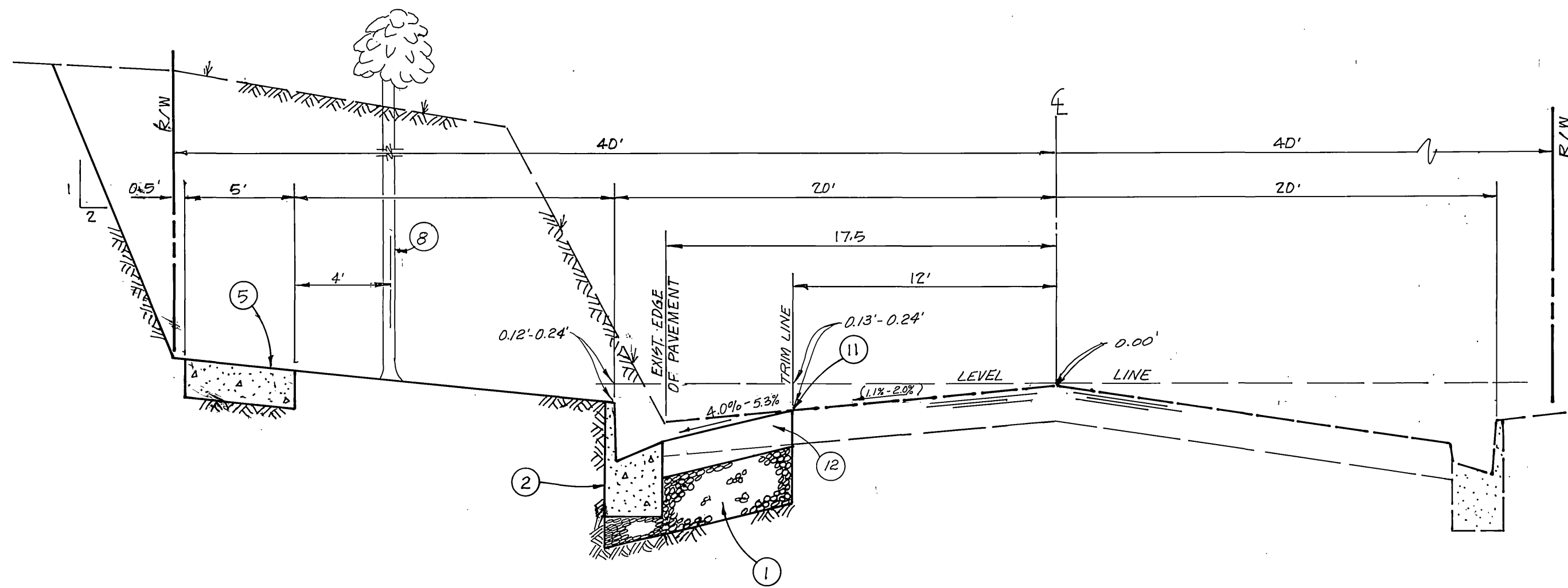
ESTIMATE OF QUANTITIES

1. CONSTRUCT 4" A.C. OVER 6" C.A.B.	2,448 S.F.
2. CONSTRUCT 6" P.C.C. PAVING	675 S.F.
3. CONSTRUCT 4" P.C.C. SIDEWALK	2,020 S.F.
4. INSTALL STREET TREES	8 EA.
5. SAWCUT A.C. PAVEMENT	436 S.F.
6. REMOVE A.C. PAVEMENT	2,732 S.F.
7. REMOVE EXISTING P.C.C. DRIVE APPROACH	480 S.F.
8. CONSTRUCT EXISTING P.C.C. DRIVE APPROACH	740 S.F.
9. REMOVE EXISTING TREES	9 EA.
10. CONSTRUCT P.C.C. CURB AND GUTTER	409 S.F.

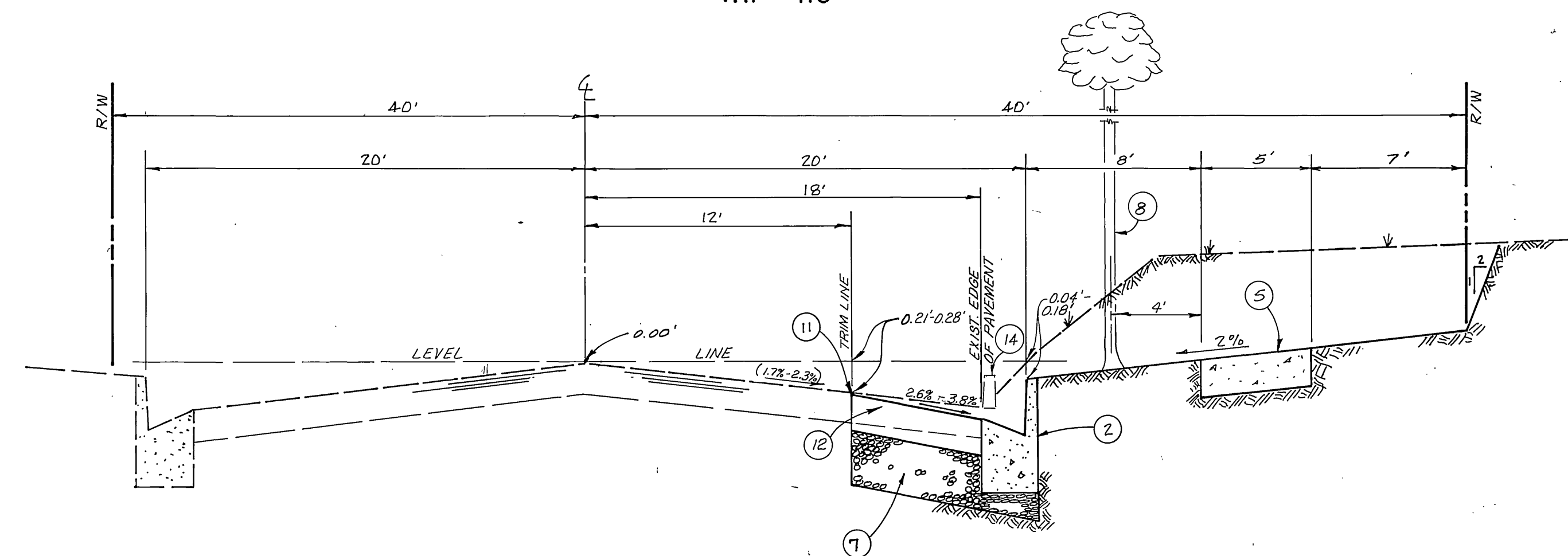
RECORD DOCUMENT
Timothy P. MIM MACK 7/26/93
TIMOTHY P. MIM MACK DATE

STREET IMPROVEMENT PLAN

PARCEL MAP NO. 26822



**TYPICAL SECTION
MONROE STREET**
STA. 10+46.70 TO STA. 12+60.00
SCALE: HORIZ. : 1"=5'
VERT. : 1"=1'
T.I. = 7.0



**TYPICAL SECTION
COLORADO AVENUE**
STA. 0+47.00 TO STA. 2+41.60
SCALE: HORIZ. : 1"=5'
VERT. : 1"=1'
T.I. = 8.5

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 INSPECTION 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 LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL 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 CO 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 OF ONE (1) YEAR.

5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

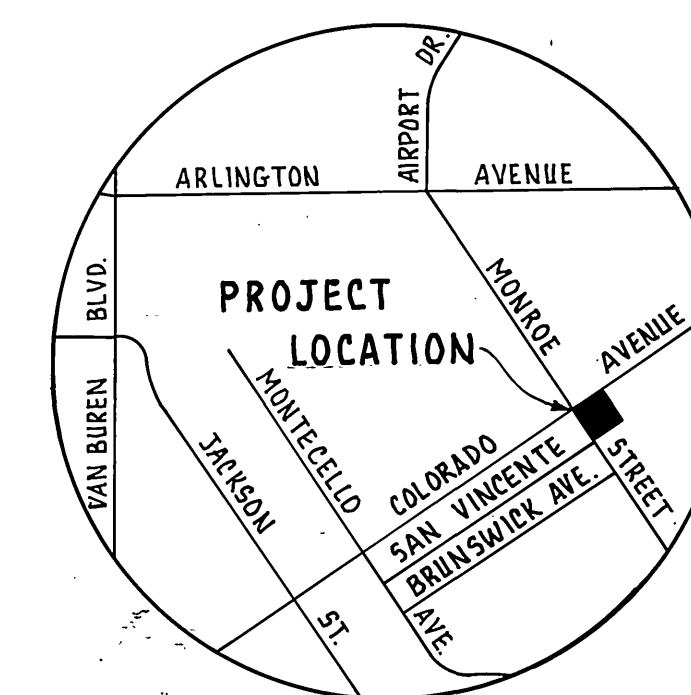
STREET NAME	BOTANICAL NAME/Common Name	MIN. SIZE	APPROX. SPACING	NO. REQUIRED
A. MONROE	JACARANDA MIMOSIFOLIA/JACARANDA	15 GAL.	45'	5
B. COLORADO	PODOCARPUS GRACILIOR/FERN PINE	15 GAL.	45'	5

- 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 PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

CONSTRUCTION NOTES

- CONSTRUCT 2.5" A.C. OVER 16" CRUSHED AGGREGATE BASE PER S. R. 1465, R=15 (MONROE ST)
- CONSTRUCT P.C.C. CURB & GUTTER, 6" C.F., PER CITY OF RIVERSIDE STD. DWG. 200, TYPE I
- CONSTRUCT P.C.C. DRIVE APPROACH PER CITY OF RIVERSIDE STD. DWG. 302, TYPE III
- CONSTRUCT 6" P.C.C. PAVEMENT
- CONSTRUCT 5" P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. DWG. 325
- CONSTRUCT WHEELCHAIR ACCESS RAMP PER CITY OF RIVERSIDE STD. DWG. 304
- CONSTRUCT 3.5" A.C. OVER 16" CRUSHED AGGREGATE BASE PER S.R. 1465, R=4 (COLORADO AVE)
- PLANT STREET TREE PER CITY OF RIVERSIDE, PARKS & RECREATION DEPT. STD'S
- REMOVE EXISTING TREE (P&R APPROVAL APPLICABLE TO OFF-SITE IMPROVEMENTS ONLY)
- REMOVE EXISTING WALL
- SAWCUT A.C. PAVEMENT TO STRAIGHT CLEAN EDGE
- REMOVE EXISTING A.C. PAVEMENT
- REMOVE EXISTING P.C.C. DRIVE APPROACH



VICINITY MAP
N.T.S.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.



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

CITY OF RIVERSIDE BUSINESS LICENSE # 034944 EXP: 5/5/92
PM #26822 ABUC-15-901

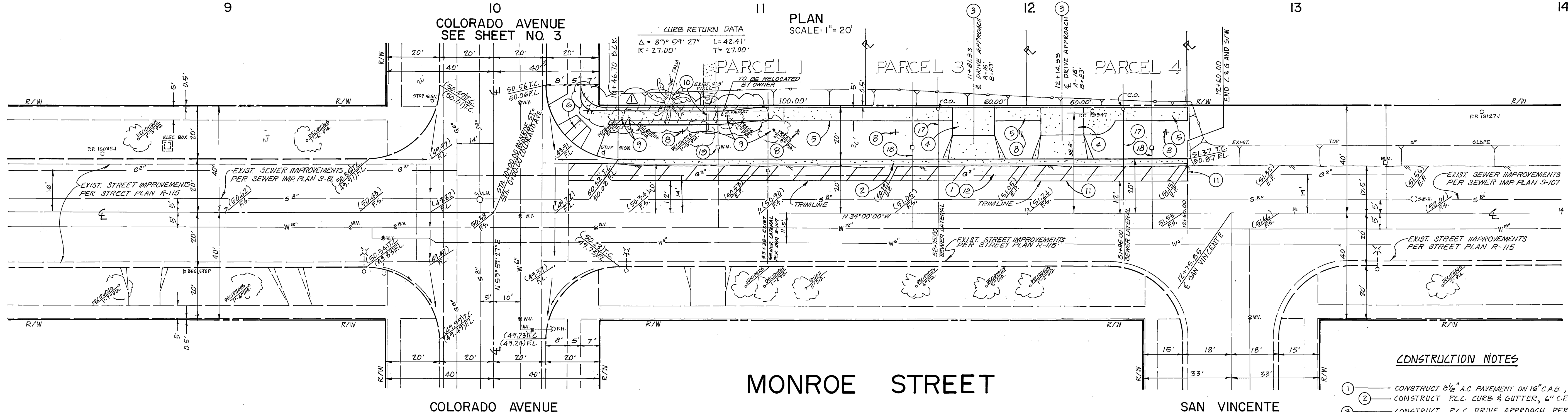
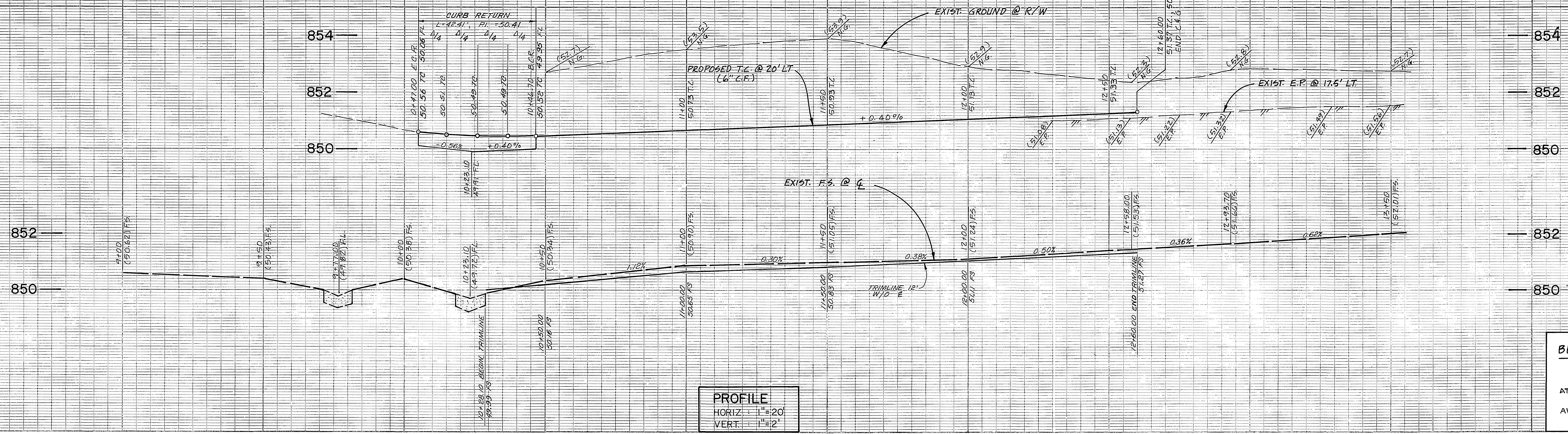
PLANS PREPARED BY
MIM MACK ENGINEERING
2890 INLAND EMPIRE BLVD., STE. 109
ONTARIO, CALIFORNIA 91764
(714) 948-3820 Fax: (714) 948-3823
Timothy P. MIM MACK 8-22-91
TIMOTHY P. MIM MACK R.C.E. 33340 (EXP. 6-30-94) DATE

DESIGNED BY: SN DRAWN BY: RL CHECKED BY: TPA

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 1/23/92
PRINCIPAL ENGINEER: [Signature] DATE: 1/23/92
PARK DEPARTMENT: [Signature] DATE: 1/23/92
TRAFFIC DIVISION: [Signature] DATE: 1/23/92
CHIEF P.W. ENGINEER: [Signature] DATE: 1/23/92
WATER DEPARTMENT: [Signature] DATE: 1/23/92

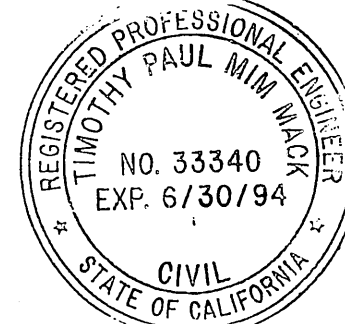
PARCEL MAP NO. 26822
STREET IMPROVEMENT PLAN
TITLE SHEET

ACCOUNT NO. **R-3261**
SHEET 1 OF 3



- CONSTRUCTION NOTES**
1. CONSTRUCT 2 1/2" A.C. PAVEMENT ON 16" C.A.B., R-VALUE = 15
 2. CONSTRUCT P.C.C. CURB & GUTTER, 6" C.F., PER CITY OF RIVERSIDE STD. DWG. 200, TYPE I
 3. CONSTRUCT P.C.C. DRIVE APPROACH PER CITY OF RIVERSIDE STD. DWG. 302 TYPE III
 4. CONSTRUCT 6" P.C.C. PAVEMENT
 5. CONSTRUCT 5" P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. DWG. 325.
 6. PLANT STREET TREE PER CITY OF RIVERSIDE, PARKS & RECREATION DEPT. STD'S.
 7. REMOVE EXISTING TREE (P&R APPROVAL APPLICABLE TO OFF-SITE IMPROVEMENTS ONLY)
 8. REMOVE EXISTING WALL.
 9. SAWCUT A.C. PAVEMENT TO STRAIGHT CLEAN EDGE
 10. REMOVE EXISTING A.C. PAVEMENT.
 11. CONSTRUCT 4" VCP SEWER LATERAL & CLEANOUT PER CITY OF RIVERSIDE STD. DWG. 5001.500.
 12. INSTALL 1" WATER SERVICE (BY CITY FORCES)
 13. EXISTING WATER METER TO BE RELOCATED (BY CITY FORCES)

RECORD DOCUMENT
 Tim M. Mack 7/16/93
 TIMOTHY P. MIM MACK DATE



CITY OF RIVERSIDE WATER SYSTEM
 Richard D. Diller 11-19-91 DATE APPROVED

CITY OF RIVERSIDE ELECTRIC DEPARTMENT
 Michael J. Tolle 10/20/91 DATE APPROVED



CITY OF RIVERSIDE BUSINESS LICENSE
 * 034944 EXP: 5/5/92

PM # 26822
 ALUC-15-901

LEGEND

REMOVE EXIST. A.C. PAVEMENT

CONSTRUCT 2 1/2" A.C. OVER 16" C.A.B.

PLANS PREPARED BY
 MIM MACK ENGINEERING
 2890 INLAND EMPIRE BLVD., STE. 108
 ONTARIO, CALIFORNIA 91764
 (714) 948-3820 Fax: (714) 948-3823

Tim M. Mack 8-22-91 DATE
 TIMOTHY P. MIM MACK R.C.E. 33340 (EXP. 6-30-94)

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

MARK	REVISIONS	APPR.	DATE
32" PALM TREE			
"AS-BUILT" RELOCATED SW TO CLEAR			

DESIGNED BY: SN, DRAWN BY: RL, CHECKED BY: JPM

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

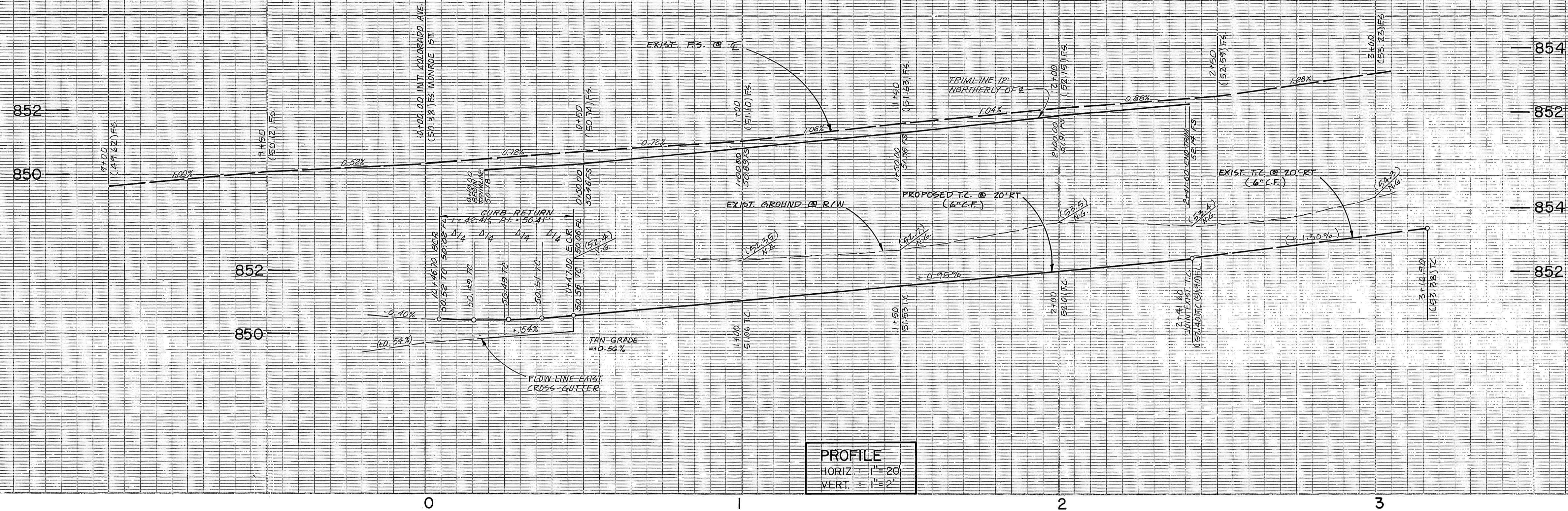
APPROVED BY	DATE	BY
Principal Engineer	11/19/91	R.D.
Park Department	12/14/91	JM
Traffic Division	1/16/92	JM
Chief P.W. Engineer	1/24/92	JM
Water Department	1/24/92	JM

APPROVED BY: [Signature] DATE: 1/23/92

MONROE STREET STREET IMPROVEMENT PLAN
 & COLORADO AVE. TO 260' S'LY

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

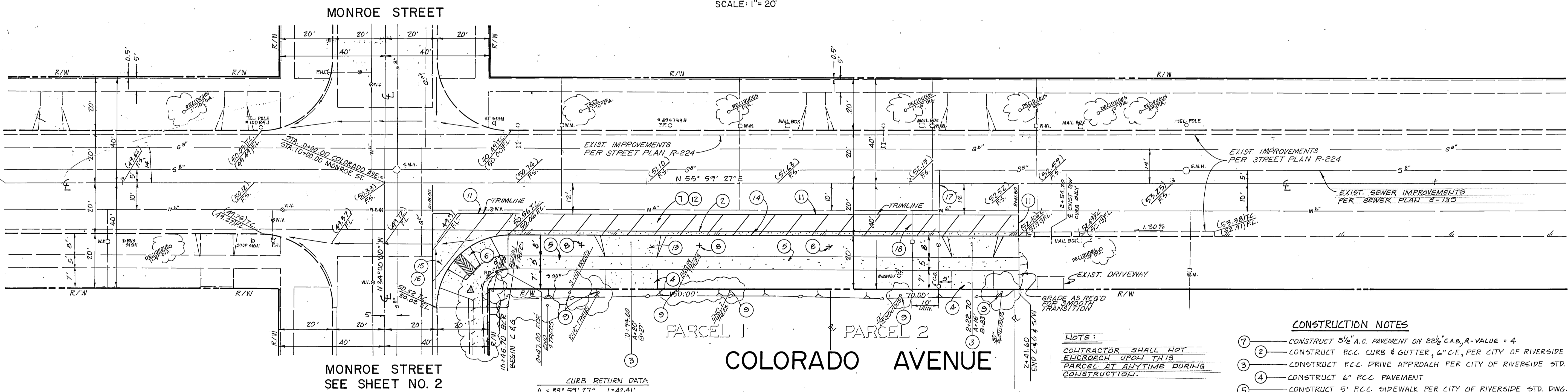
ACCOUNT NO.
 A-3261
 SHEET 2 OF 3



BENCH MARK: 64-C
 P.K. NAIL IN W'LY CURB RETURN
 AT MONROE STREET AND COLORADO
 AVENUE.
 ELEV. = 750.075

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

PLAN
 SCALE: 1" = 20'



- CONSTRUCTION NOTES**
- ① CONSTRUCT 3/4" A.C. PAVEMENT ON 22% C.A.B. R-VALUE = 4.
 - ② CONSTRUCT P.C.C. CURB & GUTTER, 6" C.F., PER CITY OF RIVERSIDE STD. DWG. 200, TYPE I.
 - ③ CONSTRUCT P.C.C. DRIVE APPROACH PER CITY OF RIVERSIDE STD. DWG. 302, TYPE III.
 - ④ CONSTRUCT 6" P.C.C. PAVEMENT.
 - ⑤ CONSTRUCT 5" P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. DWG. 325.
 - ⑥ CONSTRUCT WHEELCHAIR ACCESS RAMP PER CITY OF RIVERSIDE STD. DWG. 304.
 - ⑦ REMOVE EXIST. TREE. (P.E.R. APPROVAL APPLICABLE TO OFF-SITE IMPROVEMENTS ONLY).
 - ⑧ PLANT STREET TREE PER CITY OF RIVERSIDE, PARKS & RECREATION DEPT. STD'S.
 - ⑨ SANICUT A.C. PAVEMENT TO STRAIGHT CLEAN EDGE.
 - ⑩ REMOVE EXISTING A.C. PAVEMENT.
 - ⑪ REMOVE EXISTING P.C.C. DRIVE APPROACH.
 - ⑫ REMOVE EXIST. A.C. BERM.
 - ⑬ REMOVE EXIST. P.C.C. CURB & GUTTER AND SPANDREL.
 - ⑭ CONSTRUCT P.C.C. CURB RETURN & SPANDREL PER CITY OF RIVERSIDE STD. DWG. 220.
 - ⑮ CONSTRUCT 4" VCP SEWER LATERAL & CLEAN-OUT PER CITY OF RIVERSIDE STD. DWG. 14. 500 & 502.
 - ⑯ INSTALL 1" WATER SERVICE (BY CITY FORCES).

NOTE:
 CONTRACTOR SHALL NOT
 ENCROACH UPON THIS
 PARCEL AT ANYTIME DURING
 CONSTRUCTION.

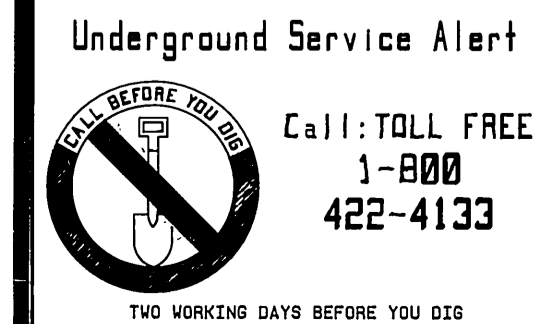
CURB RETURN DATA
 $\Delta = 89^\circ 59' 27''$ $L = 42.41'$
 $R = 27.00'$ $T = 27.00'$



CITY OF RIVERSIDE WATER SYSTEM
 Richard J. Dulick 11/18/91 DATE APPROVED

CITY OF RIVERSIDE ELECTRIC DEPARTMENT
 Michael J. Tackie 10/30/91 DATE APPROVED

RECORD DOCUMENT
 Tim M. Mack 1/26/93 DATE
 TIMOTHY P. MIM MACK



CITY OF RIVERSIDE BUSINESS LICENSE
 * 034944 EXP: 5/5/92

PM #26822
 ALUC-15-901

LEGEND

- REMOVE EXIST. A.C. PAVEMENT & CONCRETE CROSS-GUTTER.
- CONSTRUCT 3/4" A.C. OVER 22% C.A.B.

PLANS PREPARED BY
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Tim M. Mack 8/22/91 DATE
 TIMOTHY P. MIM MACK R.C.E. 33340 (EXP 6-30-94)

DESIGNED BY SN DRAWN BY RL CHECKED BY JPM

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 1/23/92

PRINCIPAL ENGINEER: [Signature] DATE: 1/17/92

PARK DEPARTMENT: [Signature] DATE: 1/14/92

TRAFFIC DIVISION: [Signature] DATE: 1/16/92

CHIEF P.W. ENGINEER: [Signature] DATE: 1/23/92

COLORADO AVENUE STREET IMPROVEMENT PLAN
 MONROE STREET TO 250' E'LY

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

ACCOUNT NO. **R-3261**
 SHEET 3 OF 3