

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 INSPECTORS, CONTACT THE STREET TREE INSPECTOR AT A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6120 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 SERVICES HAVE BEEN MADE AND PRIOR TO FINAL PLANTING 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 THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6120 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 PAGES AND PUBLIC 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.
- STREET TREE QUANTITIES SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	SPACING	NO. REQUIRED
A. MAGNOLIA	MAGNOLIA GRANDIFLORA / MAGNOLIA	24" BOX	45'	2
B. POLK	PNUS CALIFORNIENSIS / CALIF. PINE	15" GAL.	45'	4
- REMOVE EXIST. MULBERRY TREE TO THE SPECIFICATIONS OF THE PARKS AND RECREATION DEPARTMENT.
- REMOVE (0) VOLUNTEER UNDERSIZED PALMS TO THE SPECIFICATIONS OF THE PARKS AND RECREATION DEPARTMENT.
- 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 COMPLETION.
- ALL STREET TREES MUST BE AUTOMATICALLY ISOLATED 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 THE ABOVE PERMITTED STREET TREE FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

DEITCH MARK: 3" ALUMINUM DISK STAMPED: POLK ST. R.C.P. DEPT. CONC. 6" C.C. COR. 18" MIN. DIA. D.B. POLK ST. 11/1/88. BASIS OF BEARINGS.

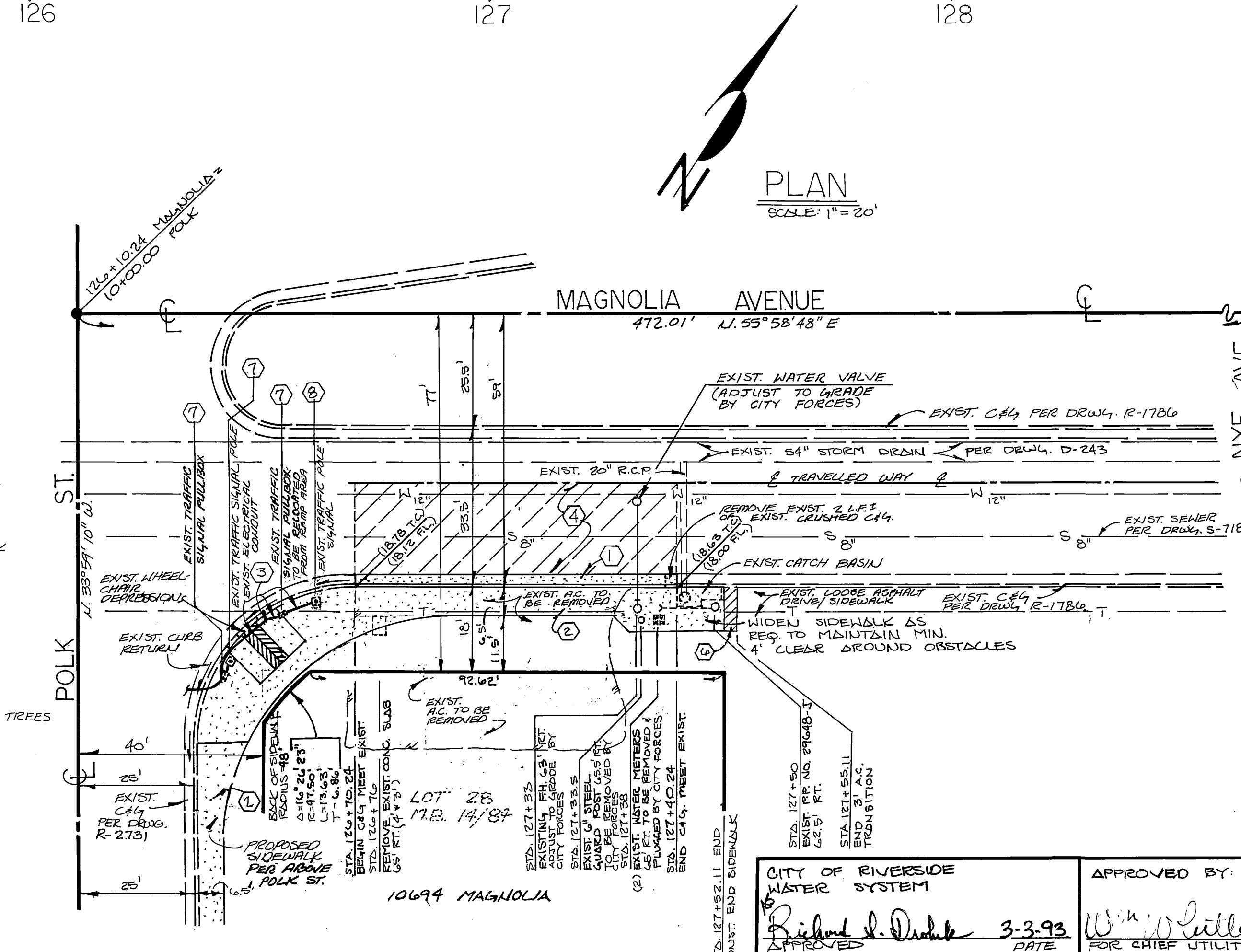
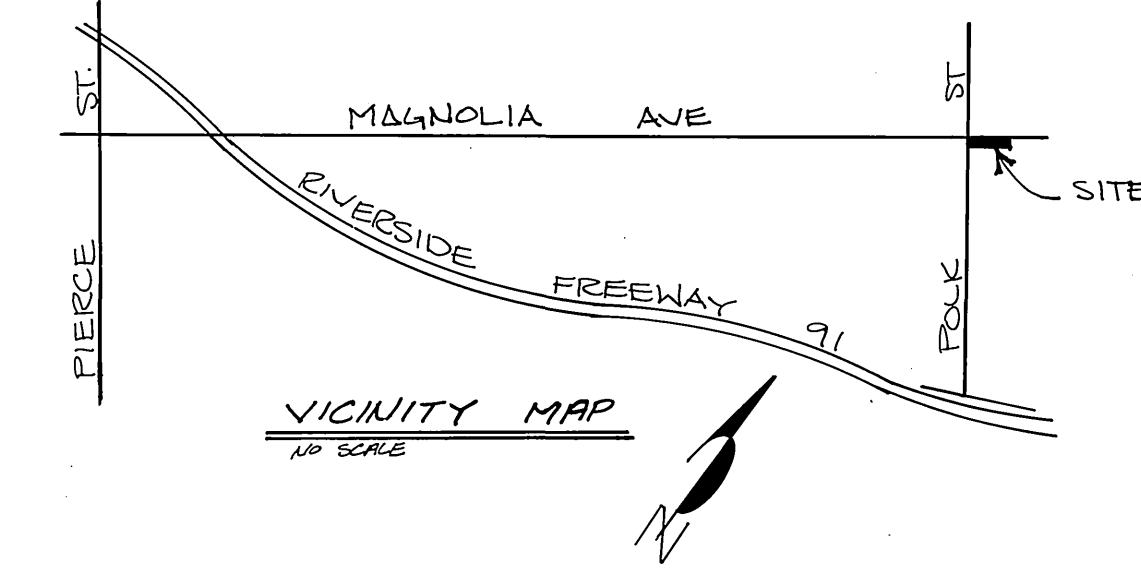
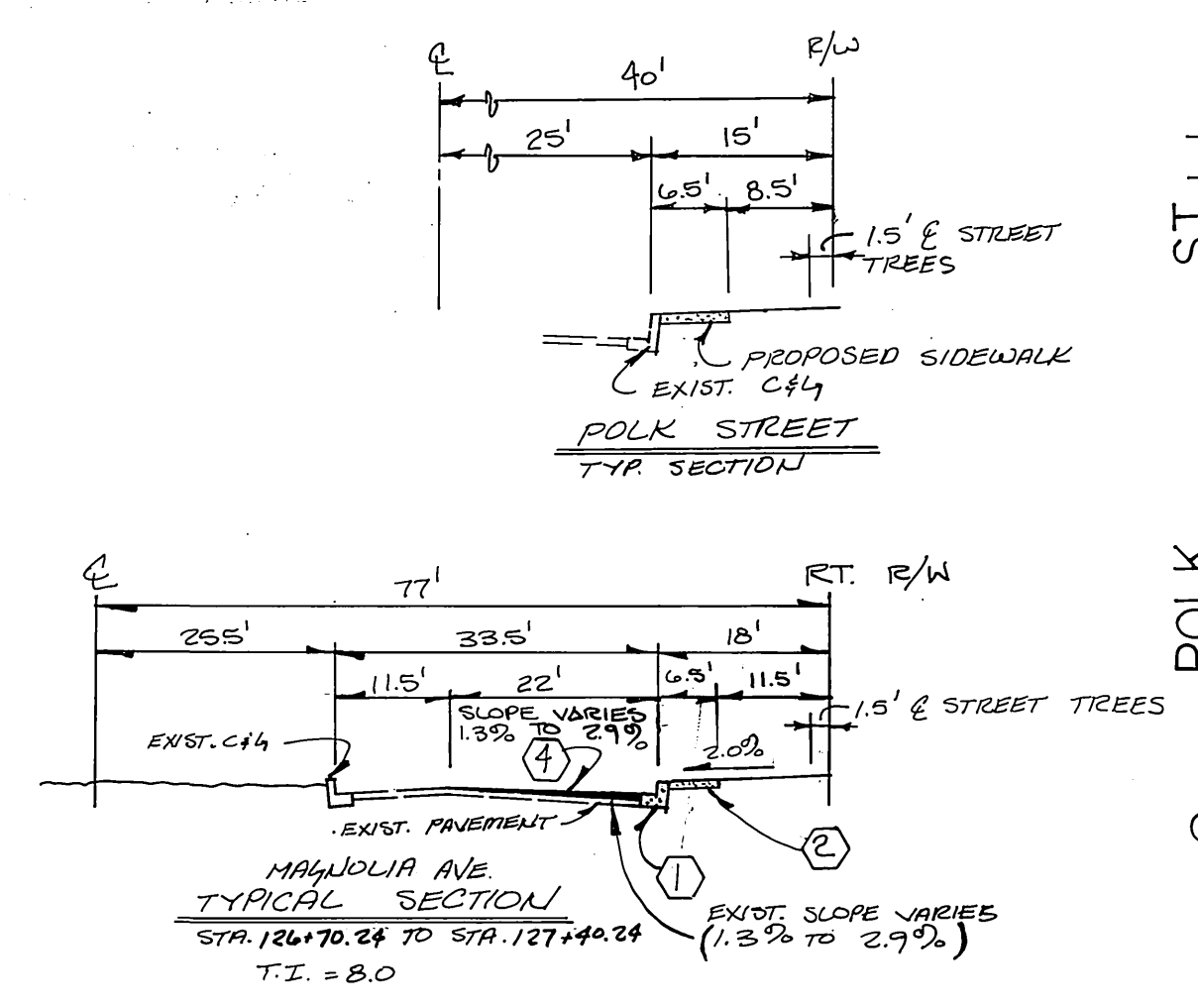
CENTERLINE OF ARCADE AVENUE SHOWN AS N 33° 59' 00" W 100.00' ACCORDING TO RECORDS PERMITS 118-17484.

CONSTRUCTION NOTES AND QUANTITIES CONT.:

EXISTING TYPE 19-2-70 TRAFFIC SIGNAL POLE - CONSTRUCT NEW FOUNDATION TO ACCOMMODATE NEW GRADE; RELOCATE POLE TO NEW FOUNDATION; INSTALL 2" CONDUIT TO ADJACENT PULLBOX AND REINSTALL CONDUCTORS; AND REMOVE ABANDONED FOUNDATION.

CONSTRUCTION NOTES AND QUANTITIES:

- CONSTRUCT CURB AND GUTTER --- 70 LF.
- CONST. SIDEWALK PER CITY STD. 302. PROPERTY LINE SIDEWALK --- 1850 S.F.
- CONST. WHEELCHAIR RAMP --- 1 EACH PER CITY STD. 304.
- CONST. VARIABLE THICKNESS OVERLAY --- 1400 S.F.
- CONST. DRIVEWAY PER CITY STD. # 302, TYPE III --- 451 S.F. (14' 24" x 15' 38").
- REMOVE EXIST. LOOSE ASPHALT & SOIL TO CONSTRUCT MIN. 3" THICK ASPHALT TRANSITION FROM PROPOSED SIDEWALK TO EXIST. GRADE. NOTE THAT EXIST. GRADE IS 1" BELOW PROPOSED SIDEWALK.
- EXISTING TRAFFIC SIGNAL FACILITIES... 2 EACH TO BE ADJUSTED TO GRADE.



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 AIRLINES 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.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH-UP RAVINE AS SHOWN ON PLAN AND OVERLAY RAVINE AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION. ENGINEER ESTIMATES OVERLAY TO BE 5.7 TONS.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. SIZE, NUMBER, AND LOCATION OF DRIVEWAYS AS SHOWN.
- 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 PLANNED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR VERIFYING THE ACCURACY AND THE RELIABILITY 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREET TO TRAFFIC.
- 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- STREET TREES WILL BE SPOTTED IN THE FIELD PRIOR TO PLANTING BY THE STREET TREE INSPECTOR.
- DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALL CITY STREETS (10) WORKING DAYS FOR COMPLETION OF WORK. TELEPHONE (909) 351-6150.
- TRAFFIC SIGNAL WORK SHALL CONFORM TO SECTION 86 OF THE CALTRANS SPECIFICATIONS, THE CALTRANS STANDARD PLANS, BOTH DATED JULY, 1992, AND AS DIRECTED BY THE CITY TRAFFIC ENGINEER OR HIS REPRESENTATIVE.

NEAL L. SMITHHAMMER
 CIVIL ENGINEERING
 392 S. ARROWHEAD B2
 SAN BERNARDINO CA 92401
 714-889-9757
 Neal L. Smithhammer 8/20/93
 R.C.E. 16757 EXP. 6-30-93

MARK	REVISIONS	APPR. DATE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *Richard J. Duda* 3-3-93 DATE
 FOR CHIEF UTILITIES ENGINEER - ELECTRIC

APPROVED BY: *W. J. Miller* 1-28-92 DATE
 PUBLIC WORKS DIRECTOR

DATE: 4/5/93

APPROVED BY: *Steve Hollan* 2-3-93 DATE
 PUBLIC IMPROVEMENT ENGINEER

APPROVED BY: *A. D. Sandy* 3-19-92 DATE

CITY OF RIVERSIDE WATER SYSTEM

STREET PLAN AND PROFILE
 MAGNOLIA AVE. STA. 126+10.24 TO STA. 131+06.11
 POLK ST. STA. 7+23.85 TO STA. 9+04.00
 10694 MAGNOLIA
 HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

ACCOUNT NO. **R-3276**
 SHEET 1 OF 1