

PROFILE SCALE
 HORIZ. 1" = 20'
 VERT. 1" = 4'

BENCHMARK
 STATE HIGHWAY BRASS DISK AT
 E. OF COLUMBIA AVE. # E. LA CADENA
 J7-H
 ELEV. = 872.696

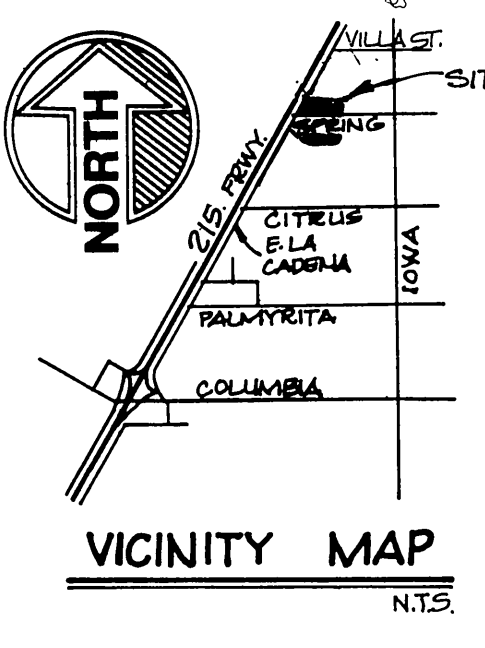
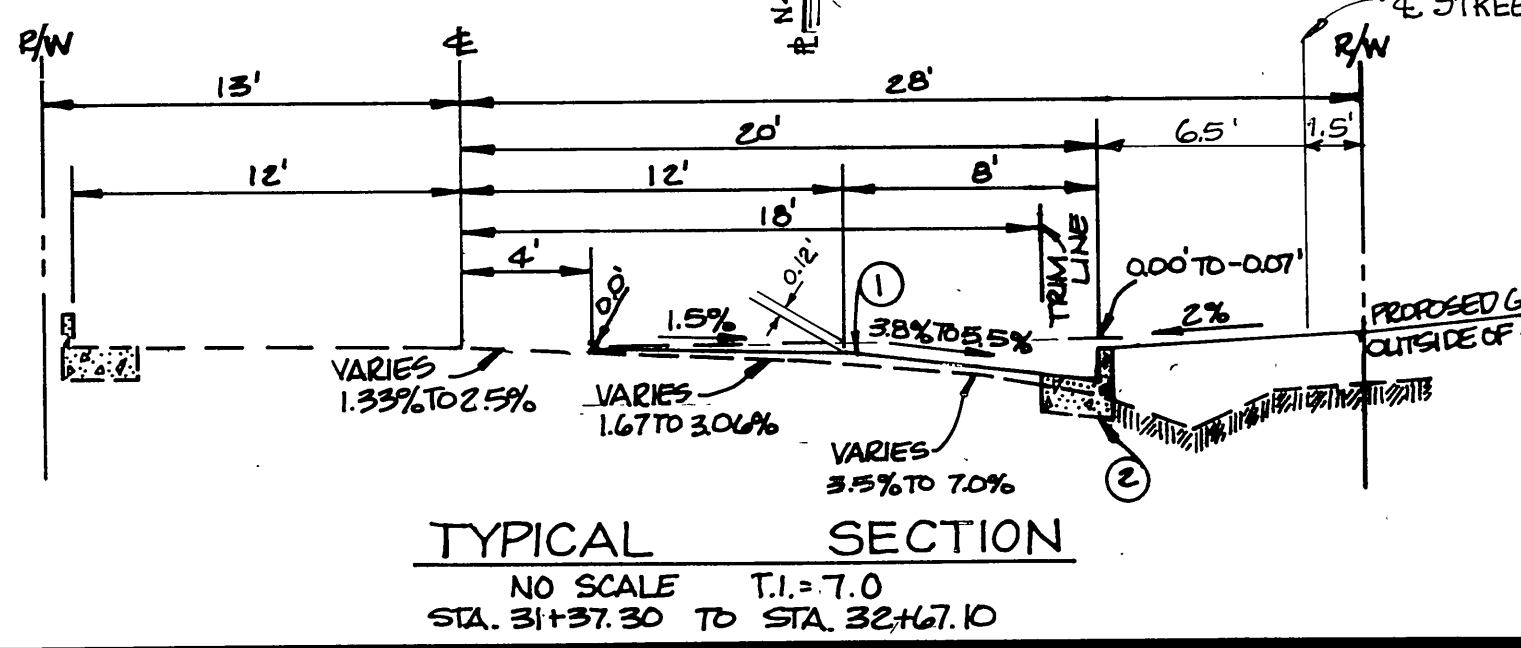
- CONSTRUCTION NOTES:**
1. CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY.
 2. CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200
 3. CONSTRUCT CATCH BASIN W=28' PER CITY OF RIVERSIDE STD. 402 & 405.
 4. INSTALL 28" x 36" RCP, 12000.
 5. REMOVE EXISTING 24" CMP.
 6. CONSTRUCT TYPE I - TRAPEZOIDAL BERM PER CITY OF RIVERSIDE STD. 250
 7. FUTURE D/W PER CITY OF RIVERSIDE STD 302. A=30, B=44'

- GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION**
1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK & RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
 2. 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:
 - a. 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.
 - b. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
 - c. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE.
 - d. 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.
 3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
 4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
 5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. APPROX. NO.	SIZE	SPACING REQ'D
EAST	LAGERTONIA	15	15"	15'
a. LA CADENA	INDICA MYRTLE	3	15"	15'
 6. 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.
 7. 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.

- GENERAL NOTES**
1. 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.
 2. 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.
 3. 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 REVISIONS THE PLANS FOR APPROVAL BY THE CITY.
 4. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
 5. 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.
 6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
 7. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF CURB AND GUTTER.
 8. 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/CUT SHEETS.
 9. 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.
 10. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER. LOCATION REQUEST TO UNDERGROUND SERVICE 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 U.S.A.
 11. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING
 12. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING



INDICATES AREA TO RECEIVE VARIABLE THICKNESS OVERLAY

SCALE: 1" = 20'

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 CITY OF RIVERSIDE BUSINESS TAX CENT. # 012144 EXP. 12-31-92

APPROVED BY: *[Signature]*
 DATE: 28 JUN 92

DESIGNED BY CAC DRAWN BY SLM CHECKED BY CAC

30. CA. EDISON	CITY OF RIVERSIDE WATER SYSTEM	CITY OF RIVERSIDE ELECTRICAL SYSTEM	PAC-BELL TELEPHONE CO.	SOUTHERN CALIFORNIA GAS CO.
M AS APPROVED	4/30/92 DATE	Richard L. Durbak AS APPROVED	7-29-92 DATE	Michael J. Torki AS APPROVED
			5/1/92 DATE	James M. Chamberlain AS APPROVED
				4-1-92 DATE
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT				
APPROVED BY: <i>[Signature]</i>		APPROVED BY: <i>[Signature]</i>		
PRINCIPAL ENGINEER		PUBLIC WORKS DIRECTOR		
TRAFFIC DIVISION		DATE: 12/21/92		
CHIEF P.W. ENGINEER		DATE: 12/21/92		
STREET PLAN & PROFILE				
476 E. LA CADENA DRIVE				
ACCOUNT NO. R-3282				
SHEET 1 OF 1				
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'				
W.D. 677				

INDEXED 1-14-93 G/H

PC 3478-S