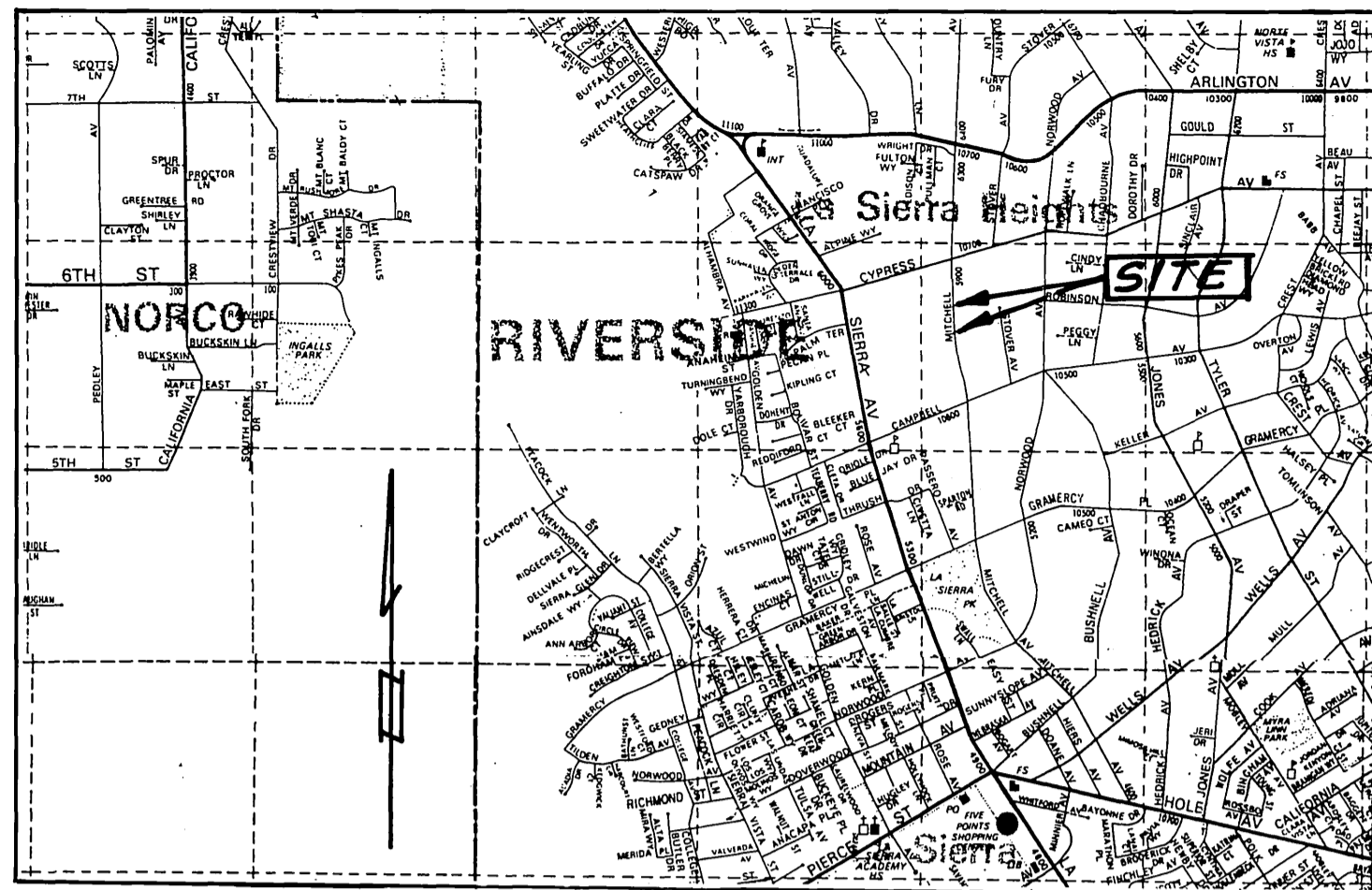


CITY OF RIVERSIDE STREET IMPROVEMENT PLAN MITCHELL AVENUE



VICINITY MAP
SCALE: 1" = 1/2 MILE

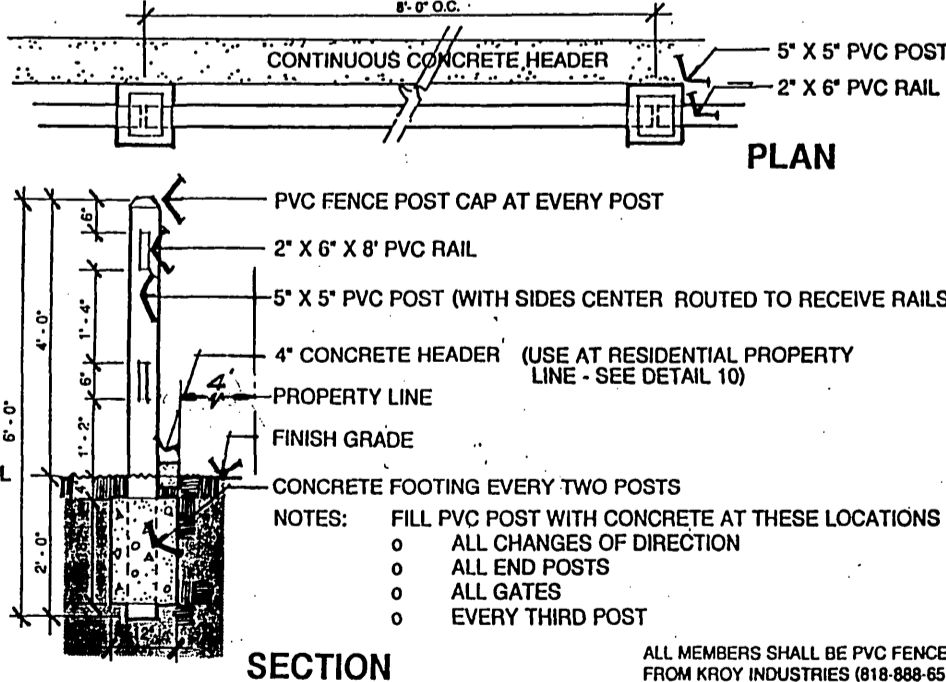
GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

- 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.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

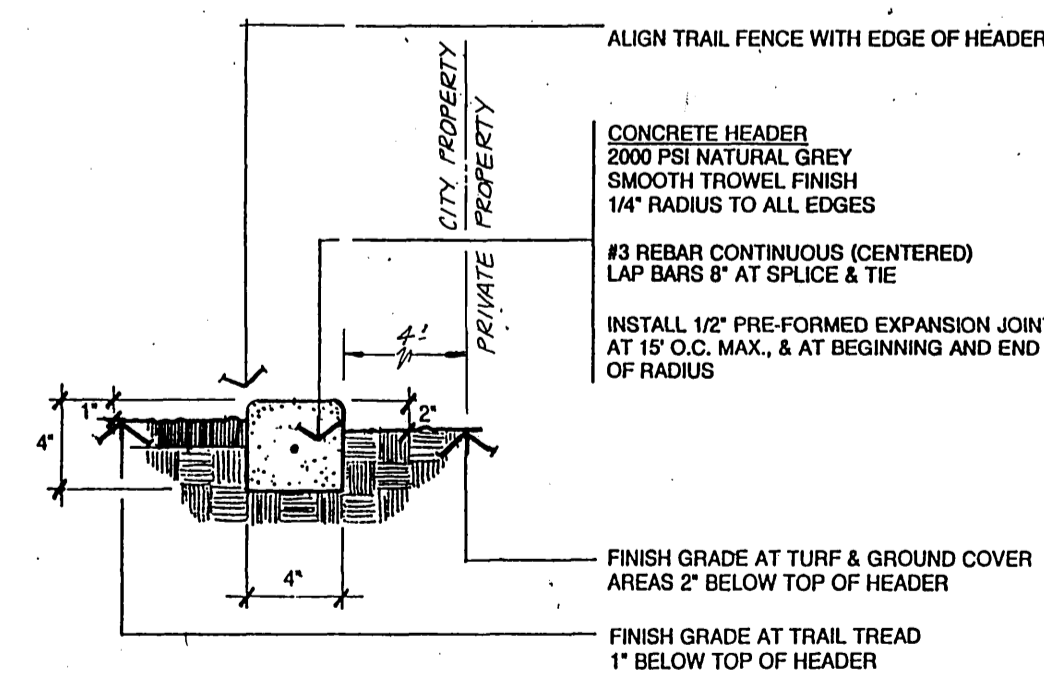
Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Required
a. Mitchell	Pinus Canariensis/Island Pine	15 Gal.	45'	9

- 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.

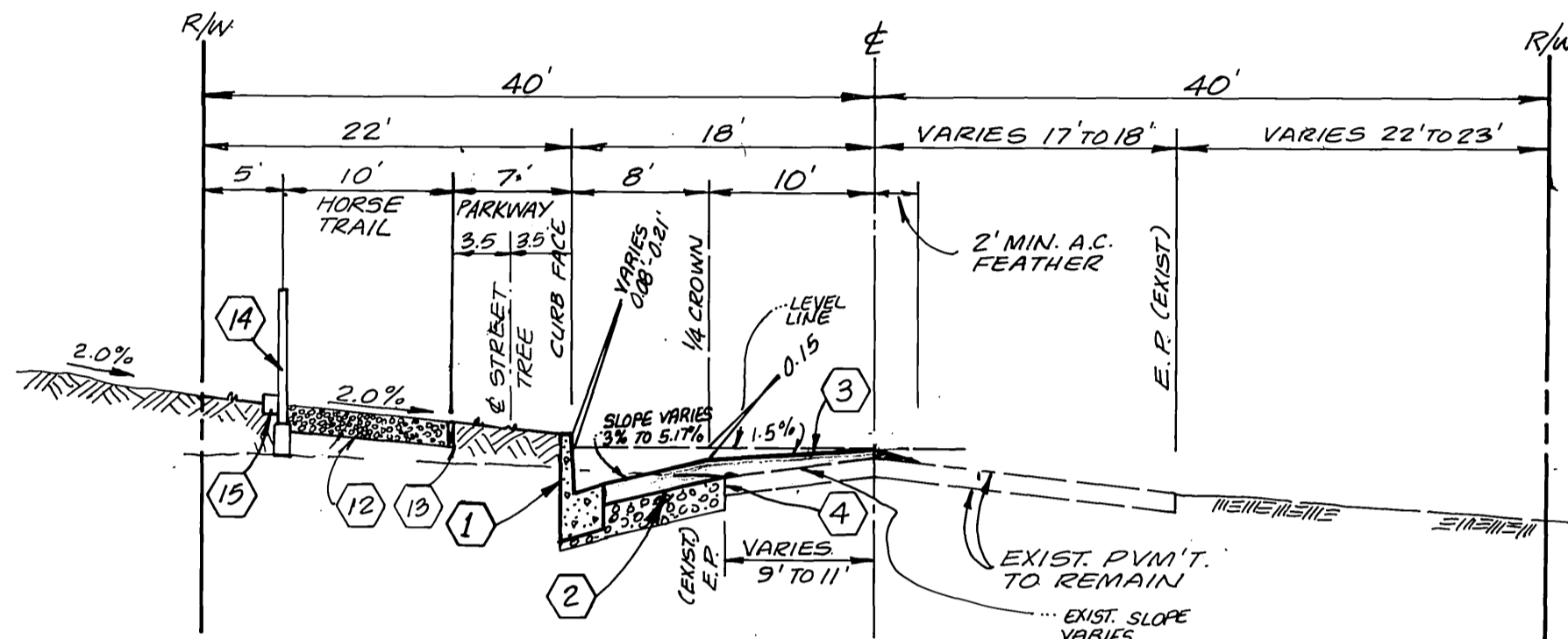
*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.



Park & Recreation Department
CITY OF RIVERSIDE
PVC FENCE DETAIL
Detail No. **9**



Park & Recreation Department
CITY OF RIVERSIDE
CONCRETE HEADER
Detail No. **10**



SCALE: HORIZ. 1"=10'; VERT. 1"=2'
T.I. = 5.0
TYPICAL SECTION
MITCHELL AVENUE
STA. 77+62.64 TO STA. 81+63.93

CONSTRUCTION NOTES AND ESTIMATED QUANTITIES

- CONSTRUCT 8" CURB & GUTTER, TYPE I, PER CITY OF RIVERSIDE STD. NO. 200 401.3 L.F.
- CONSTRUCT 3" A.C. OVER 5" C.A.B. PER SR#1472; R-VALUE = 32 2,618 S.F.
- CONSTRUCT VARIABLE THICKNESS (MIN. 0.1") A.C. OVERLAY PER TYPICAL SECTION AND CITY OF RIV. SPECS. 4,060 S.F.
- SAW-CUT EDGE OF EXIST. P.V.M.T. IN A STRAIGHT LINE 441 L.F.
- REMOVE EXISTING A.C. PAVEMENT 516 S.F.
- CONSTRUCT CONC. DRIVEWAY APPROACH (TYPE III) PER CITY OF RIVERSIDE, STD. NO. 302 1,483 S.F.
- INSTALL F-1 FLEXIBLE DELINEATORS @ 20' O.C. 3 EA.
- CONST. CATCH BASIN PER CITY OF RIVERSIDE STD. NO. 405, (W=10.0', V=8.80', T=10", 11" C.F.) 1 EA.
- CONST. INLET PER CITY OF RIVERSIDE STANDARD NO. 412, (V=5.10), SEE PROFILE "A", SHT. 2 1 EA.
- PLACE 6 L.F. OF 18" R.C.P. (D=2000) PER PROFILE ON SHEET NO. 2 6 L.F.
- CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RIVERSIDE COUNTY FLOOD CONTROL STD. JS-229 (CASE-1) 1 EA.
- PLACE 35" D.G. BASE MATERIAL AT PARKWAY GRADE FOR HORSE TRAIL 3,812 S.F.
- CONSTRUCT 2"x4" WIDE REDWOOD HEADER BETWEEN PARKWAY AND HORSE TRAIL PER CITY SPECS. 401 L.F.
- INSTALL PVC TRAIL FENCE PER CITY SPECIFICATIONS, SEE DETAIL #9 343 L.F.
- CONSTRUCT 4" CONCRETE HEADER PER CITY SPECIFICATIONS SEE DETAIL #10 343 L.F.



ELECTRIC DEPARTMENT NOTES

- 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) 782-5281 THIRTY DAYS PRIOR TO CONSTRUCTION TO ARRANGE FOR PAYMENT OF THE CHARGE, SCHEDULING, AND COORDINATION OF THE DEPARTMENT WORK.
- CONTACT THE CITY OF RIVERSIDE, PUBLIC UTILITY DEPARTMENT AT (714) 782-5281 THIRTY DAYS PRIOR TO CONSTRUCTION FOR STREET LIGHT AND ELECTRICAL DISTRIBUTION REQUIREMENTS.

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 RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- 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.
- SEE "STREET LIGHTING PLAN" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE AS SHOWN, AND STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF CURB & GUTTER.
- 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 THE COMPLETION OF WORK. (714) 351-6150
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- 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.
- 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.
- 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- AN ENCROACHMENT PERMIT IS REQUIRED FROM RIVERSIDE COUNTY FLOOD CONTROL PRIOR TO CONNECTION INTO THE EXISTING STORM DRAIN. R.C.F.C.D. ENCROACHMENT PERMIT NO. 1-0-065-1951. DEVELOPER AND/OR CONTRACTOR TO GIVE R.C.F.C.D. 5 DAYS WRITTEN NOTICE PRIOR TO STARTING WORK ON STORM DRAIN.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.

SPECIAL NOTES (PRIVATE ENGINEER'S NOTICE TO CONTRACTOR)

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

CONTRACTOR AGREES THAT HE ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS, AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING OF LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

WHEN CONSTRUCTION STAKING IS PERFORMED ON THE JOBSITE BY THE ENGINEER'S SURVEY CREW, CUT SHEETS FOR THE STAKING SHALL BE ISSUED TO THE CONTRACTOR BY THE ENGINEER'S OFFICE. USE OF THE STAKES BY THE CONTRACTOR PRIOR TO THE RECEIPT OF THE CUT SHEETS FROM THE ENGINEER'S OFFICE SHALL BE AT HIS OWN RISK. CUT SHEETS WILL BE AVAILABLE FOR THE CONTRACTOR TO PICK UP AT THE ENGINEER'S OFFICE THE MORNING AFTER THE STAKES HAVE BEEN SET IN THE FIELD.

William J. McKeever 4-3-92
WILLIAM J. McKEEVER R.C.E. 22502

Underground Service Alert



BENCH MARK:

CITY OF RIVERSIDE B.M. G2-8 BEING A R.K. NAIL AND CITY ENGINEER'S TAG IN S.W. LY CURB RETURN OF CAMPBELL AVE. AND LA SIERRA AVE.
ELEV. = 770.448

W.J. McKEEVER, INC.

CIVIL ENGINEERING
BUSINESS TAX CERT. NO. 009428, EXP. 12/31/92
4-3-92 *William J. McKeever*
DATE W.J. McKEEVER, RCE 22502

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

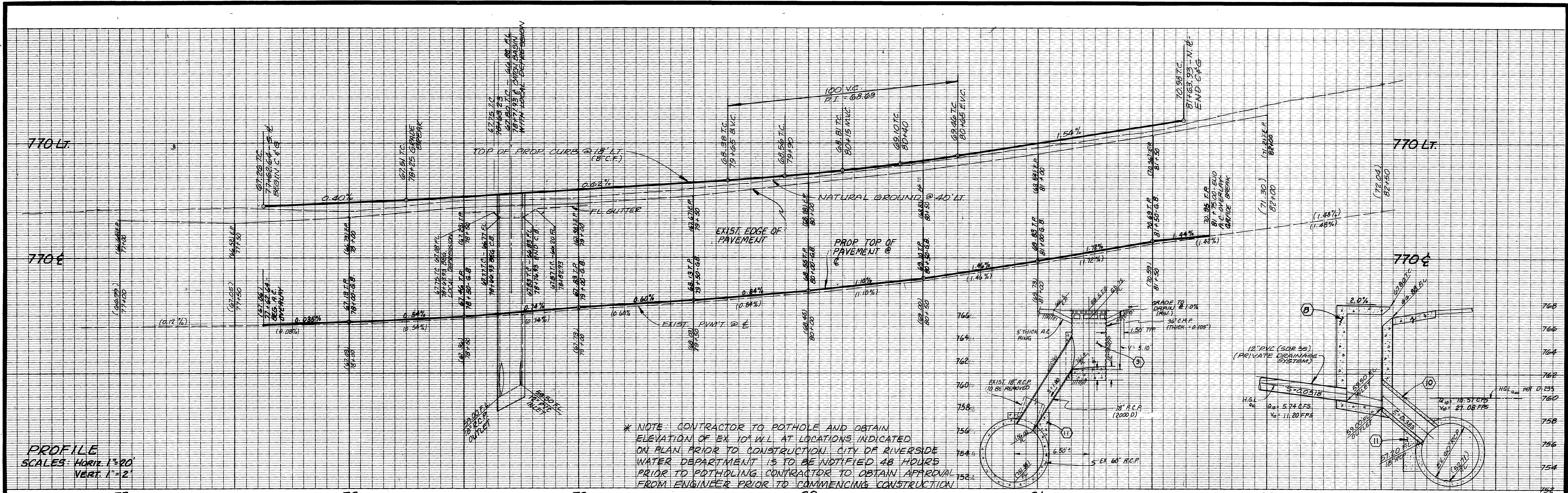
APPROVED BY: *William J. McKeever*
PRINCIPAL ENGINEER
DATE: 4/3/92
TRAFFIC DIVISION: *William J. McKeever*
CHIEF PUBLIC WORKS ENGINEER

**STREET IMPROVEMENT PLAN
MITCHELL AVE.**

TITLE SHEET
CITY CASE NO. C-35-901
SCALE: AS SHOWN

ACCOUNT No.
DRAWING NUMBER
R-3284

SHEET **1** OF **2**

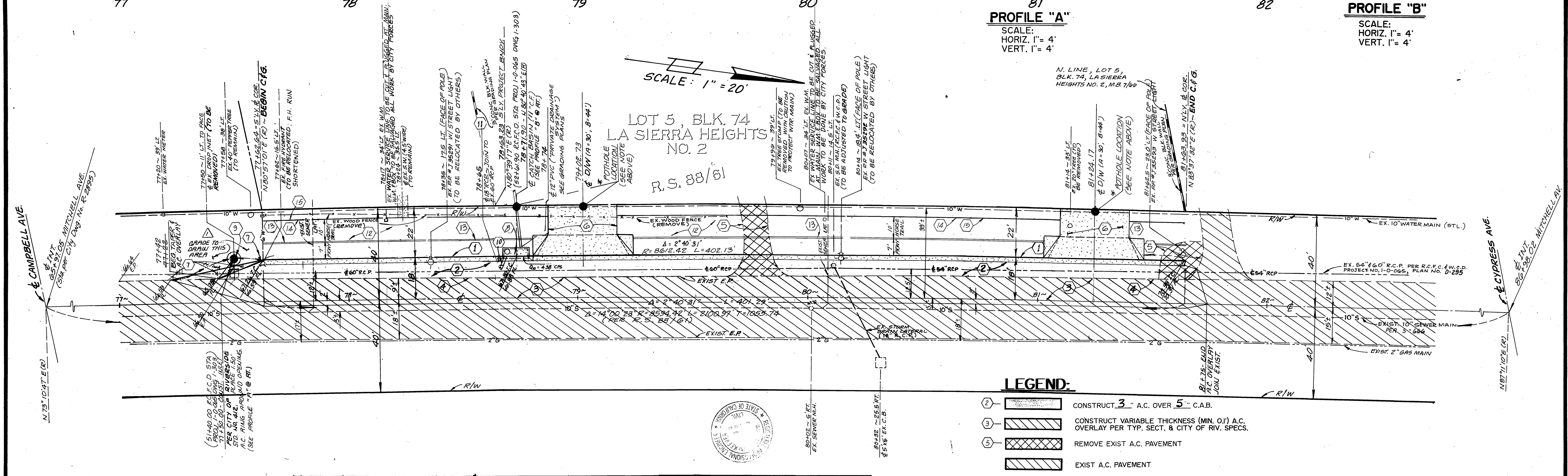


PROFILE
 SCALES: HORIZ. 1"=20'
 VERT. 1"=2'

* NOTE: CONTRACTOR TO POTHOLE AND OBTAIN ELEVATION OF EX 10" W.L. AT LOCATIONS INDICATED ON PLAN PRIOR TO CONSTRUCTION. CITY OF RIVERSIDE WATER DEPARTMENT IS TO BE NOTIFIED 48 HOURS PRIOR TO POTHOLING. CONTRACTOR TO OBTAIN APPROVAL FROM ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

PROFILE "A"
 SCALE:
 HORIZ. 1"= 4'
 VERT. 1"= 4'

PROFILE "B"
 SCALE:
 HORIZ. 1"= 4'
 VERT. 1"= 4'



SCALE: 1"=20'

LEGEND:

- 2) [Symbol] CONSTRUCT 3" A.C. OVER 5" C.A.B.
- 3) [Symbol] CONSTRUCT VARIABLE THICKNESS (MIN. 0.1) A.C. OVERLAY PER TYP. SECT. & CITY OF RIV. SPECS.
- 5) [Symbol] REMOVE EXIST. A.C. PAVEMENT
- [Symbol] EXIST. A.C. PAVEMENT

CITY OF RIVERSIDE WATER DEPARTMENT APPROVED 10-15-92 DATE	CITY OF RIVERSIDE ELEC. OVERHEAD APPROVED 8/14/92 DATE	SOUTHERN CALIFORNIA GAS COMPANY APPROVED 8-19-92 DATE	UNDERGROUND SERVICE ALERT CALL: TOLL FREE 1-800-422-4133	BENCH MARK: CITY OF RIVERSIDE B.M. G2-B BEING A P.K. NAIL AND CITY ENGINEER'S TAG IN S.W. LY CURB RETURN OF CAMPBELL AVE. AND LA SIERRA AVE. ELEV. = 770.448	W.J. McKEEVER, INC. CIVIL ENGINEERING BUSINESS TAX CERT. NO. 009428, EXP. 12/31/92 4-3-92 DATE W.J. McKEEVER, RCE 22502	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY DATE APPROVED BY DATE	STREET IMPROVEMENT PLAN MITCHELL AVE. W'LY SIDE FROM 1165' N'LY OF CAMPBELL AVE, N'LY 402'. CITY CASE NO. C-35-901 SCALE: HORIZ. 1"=20'; VERT. 1"=2'	ACCOUNT No. DRAWING NUMBER R-3284 SHEET 2 OF 2