

BENCH MARK NO. F4-F
 P.K. NAIL AND TAG IN CEMENT BASE OF TRAFFIC SIGNAL AT N.E. CORNER OF MAGNOLIA AVE. AND JACKSON ST.
 ELEV. 772.458

GENERAL NOTES FOR STREET IMPROVEMENTS

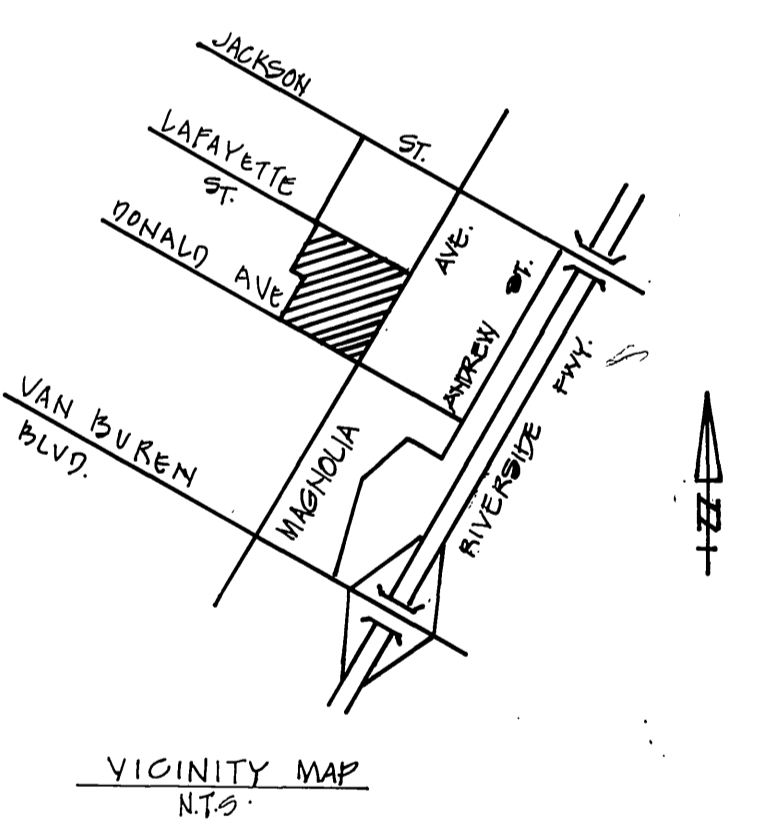
- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside Department of Public 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.
- See "Street Lighting Plans" for quantity and location of required street lights.
- 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 as shown.
- All overhanging tree limbs that are less than 14' above the street grade shall be trimmed back, and will require a street tree trimming permit. Contact the Park & Recreation Dept. @ 782-5305.
- Street opening permit for construction and/or modification of traffic signal facilities is required.
- All traffic signs shall be installed prior to opening the streets to traffic.
- See Traffic Signal Plan X-307A for traffic signal facilities and striping.
- 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.
- Street improvement work that will cause damage to the detector loop(s) shall not be performed until traffic signal maintenance personnel have been notified and the necessary timing adjustments made to maintain signal operation.
- 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 # 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.
- 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.

CONSTRUCTION NOTES

- ① - CONST. 0.40' A.C. PAVEMENT OVER 1.80' CLASS II A.B., PER SR#1471, R=12
- ② - CONST. 6" P.C.C. CURB & 24" GUTTER PER STD. 220
- ③ - CONST. P.C.C. SIDEWALK PER STD. 325
- ④ - CONST. P.C.C. CROSS-GUTTER PER STD. 220
- ⑤ - CONST. WHEELCHAIR RAMP PER STD. 224
- ⑥ - CONST. TREE WELL (7'x7')
- ⑦ - CONST. VAR. THICKNESS A.C. OVERLAY
- ⑧ - PROTECT EXIST. ST. TREE IN PLACE
- ⑨ - INSTALL STREET TREE (SEE NOTE #5)

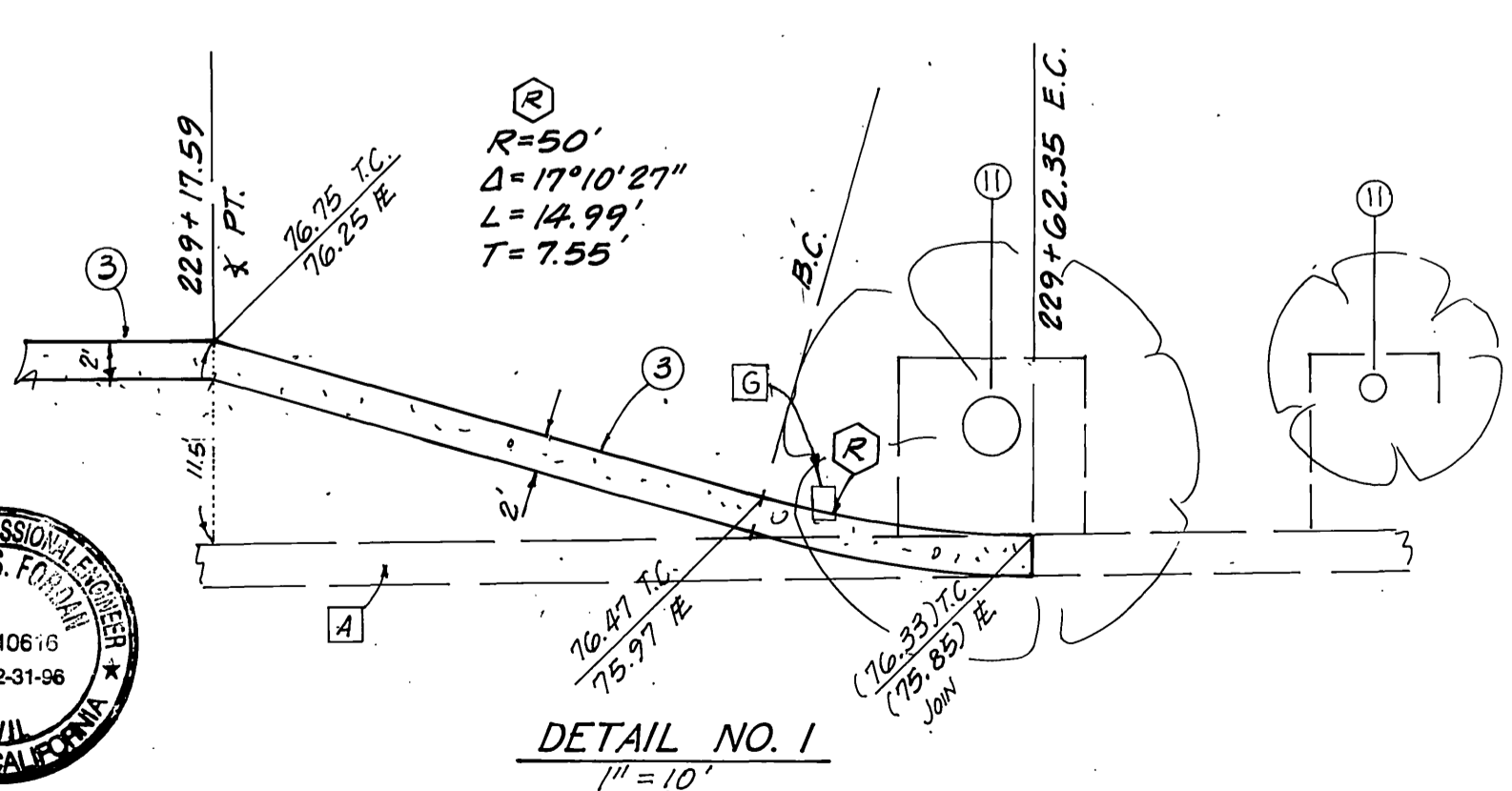
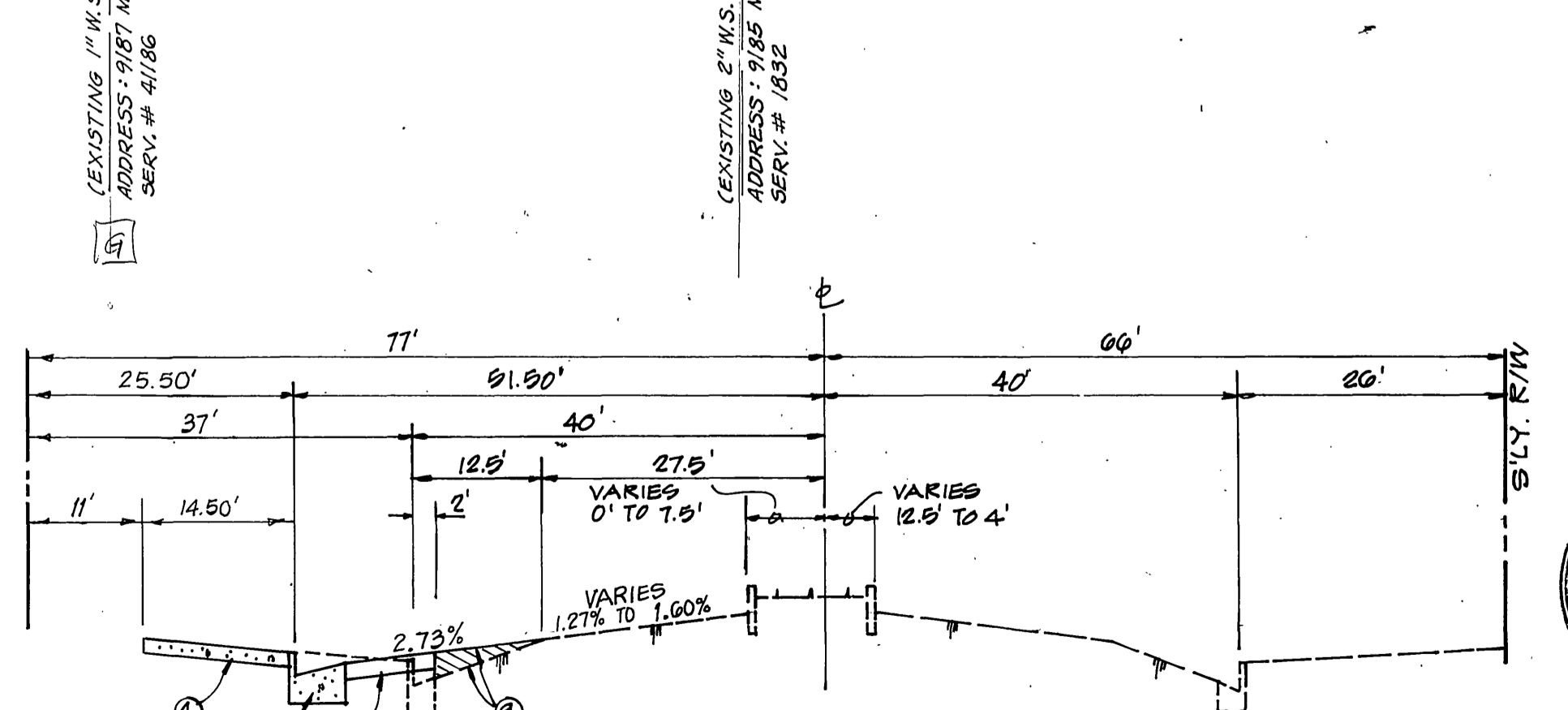
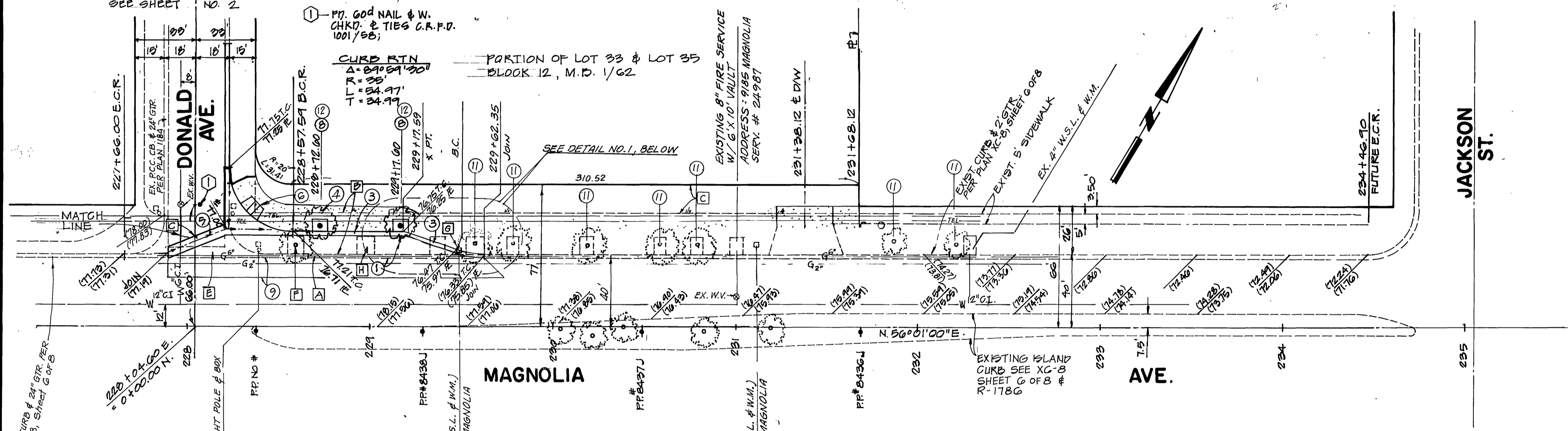
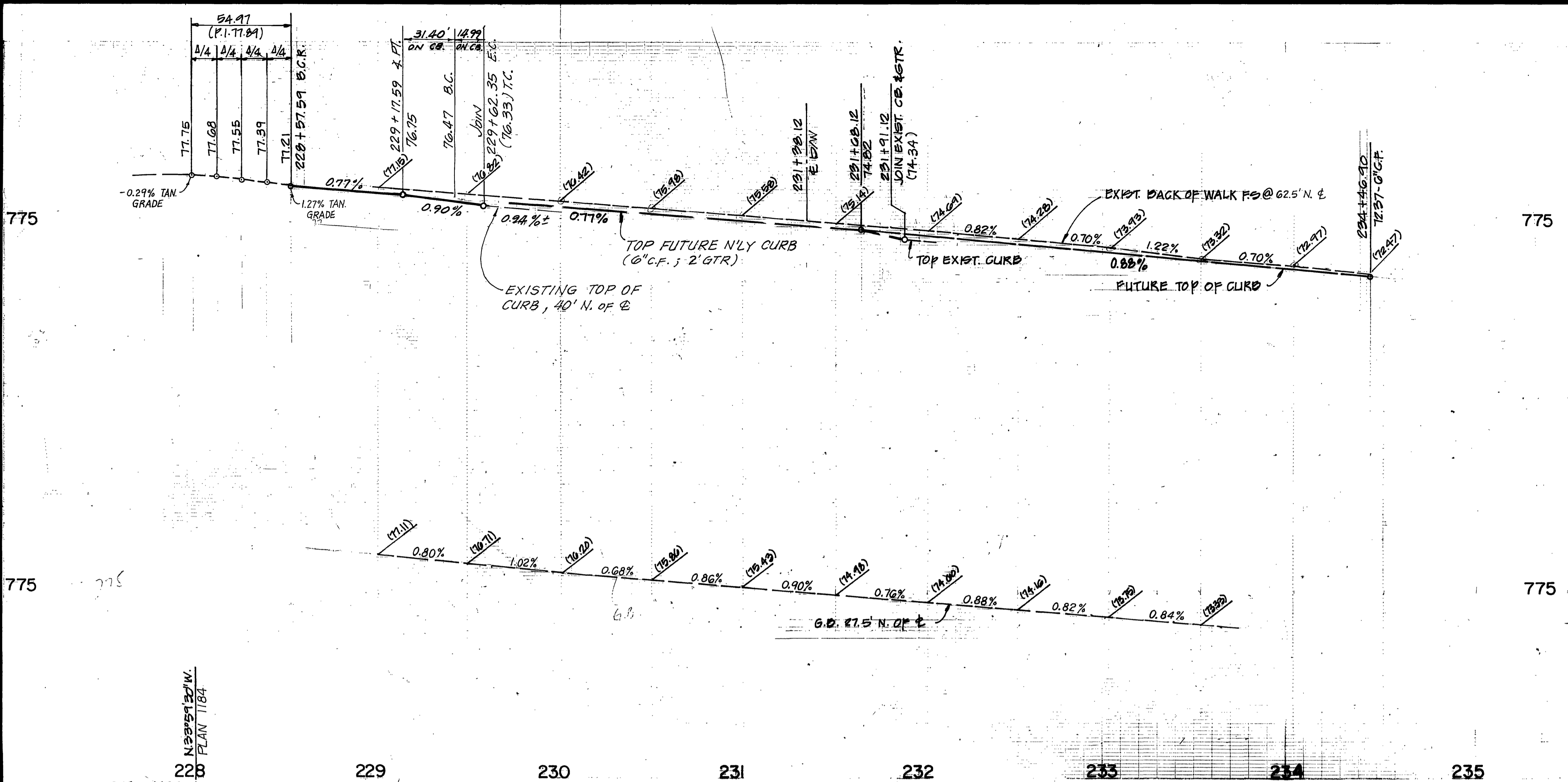
REMOVALS

- A - REMOVE P.C.C. CURB & GUTTER
- B - REMOVE P.C.C. SIDEWALK
- C - REMOVE A.C. PAVEMENT
- D - REMOVE P.C.C. CROSS-GUTTER
- E - REMOVE TREE
- F - RELOCATE WATER METER (TO BE EXTENDED BY CITY FORCES)
- G - RELOCATE "NO PARKING" SIGN



CITY WATER DIVISION GENERAL NOTE

DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY FIFTEEN (15) DAYS FOR COMPLETION OF WORK. TELEPHONE 909-351-6150.



ANDREASEN ENGINEERING INC.
 980 N. PARK AVE.
 POMONA, CA 91706 (714) 623-1945
 BUSINESS LICENSE NO. 040726
 EXP. 5-4-95
 E.S. Jordan 1-28-93
 R.G.B. 10616 DATE

MARK	REVISIONS	APPR. DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 PRINCIPAL ENGINEER: [Signature]
 PARK DEPARTMENT: [Signature]
 TRAFFIC DIVISION: [Signature]
 CHIEF P.W. ENGINEER: [Signature]

STREET IMPROVEMENT PLAN FOR
9185 MAGNOLIA AVENUE
 FROM DONALD AVE TO 375' EAST
 DR-55-012
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

ACCOUNT NO. **R-3307**
 SHEET **1** OF **2**

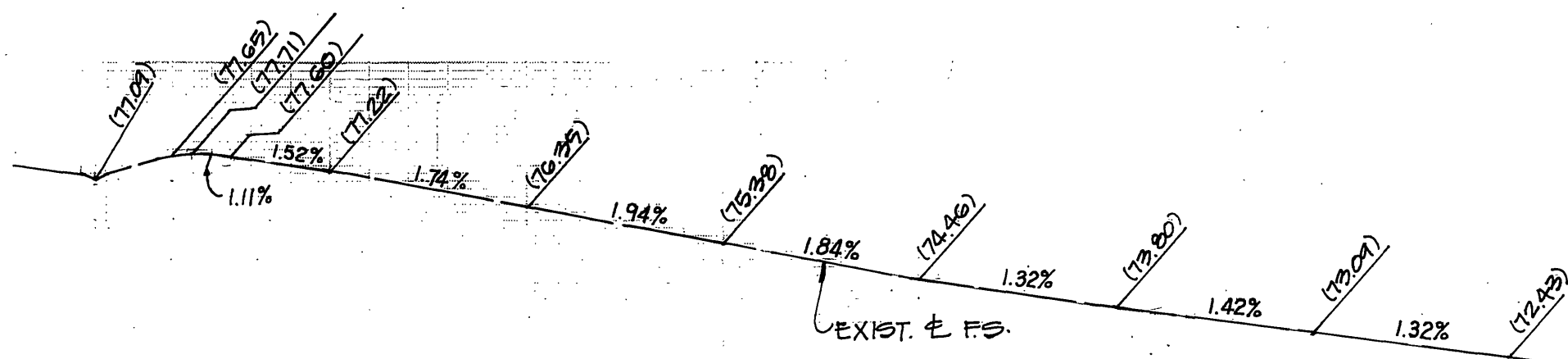
IMPORTANT NOTICE
 Section 42164217 of the Government Code requires a City Adult Identification Number and a valid "Permit to Excavate" will be valid. For your Dig Alert! D Number Call Underground Service Alert TOLL FREE 1-800-422-4133 Two working days before you dig

WATER DEPT.
 APPROVED BY: [Signature]
 DATE: 1-29-93

ELECTRIC DEPT.
 APPROVED BY: [Signature]
 DATE: 12/9/92

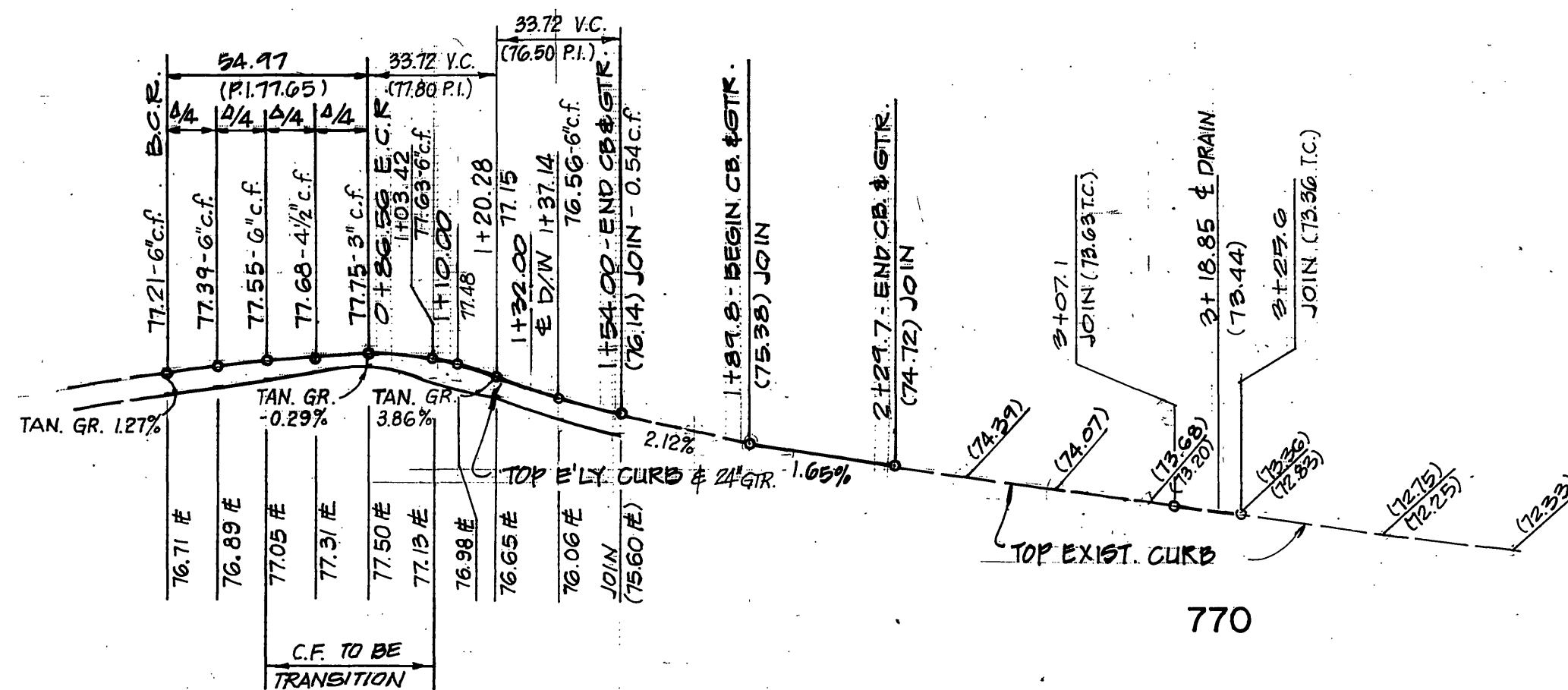
TYPICAL SECTION
MAGNOLIA AVE.
 T.I. = 9.5

780



770

780



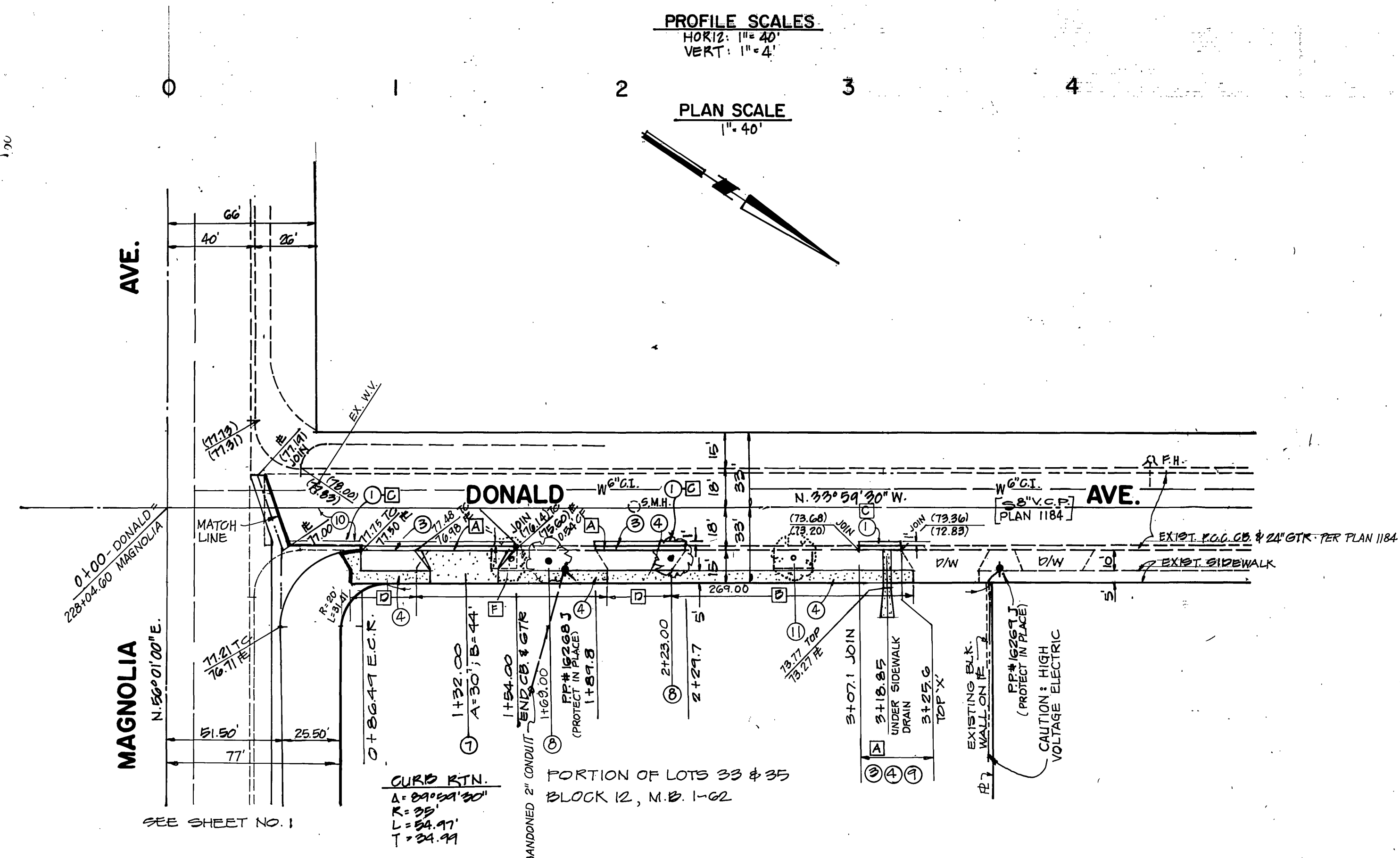
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770

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PROFILE SCALES
HORIZ: 1" = 40'
VERT: 1" = 4'

PLAN SCALE
1" = 40'



CONSTRUCTION NOTES

- 1) CONST. 0.21 A.G. PAVEMENT OVER 0.80' CLASS II A.B. PER S.R.#1471, R=12
- 2) CONST. P.O.G. CURB & 24" GUTTER PER STD. 200
- 3) CONST. P.O.G. SIDEWALK PER STD. 225
- 4) CONST. P.O.G. DRIVE APPROACH PER STD. 202
- 5) PARKWAY TREE (SEE NOTE #6)
- 6) CONST. CURB OUTLET PER STD. 411
- 7) CONST. A.G. OVERLAY
- 8) PROTECT EXIST. ST. TREE IN PLACE

REMOVALS

- A) REMOVE P.O.G. CURB & GUTTER
- B) REMOVE P.O.G. SIDEWALK
- C) REMOVE A.G. PAVEMENT
- D) REMOVE DRIVEWAY APPROACH
- E) REMOVE TREE

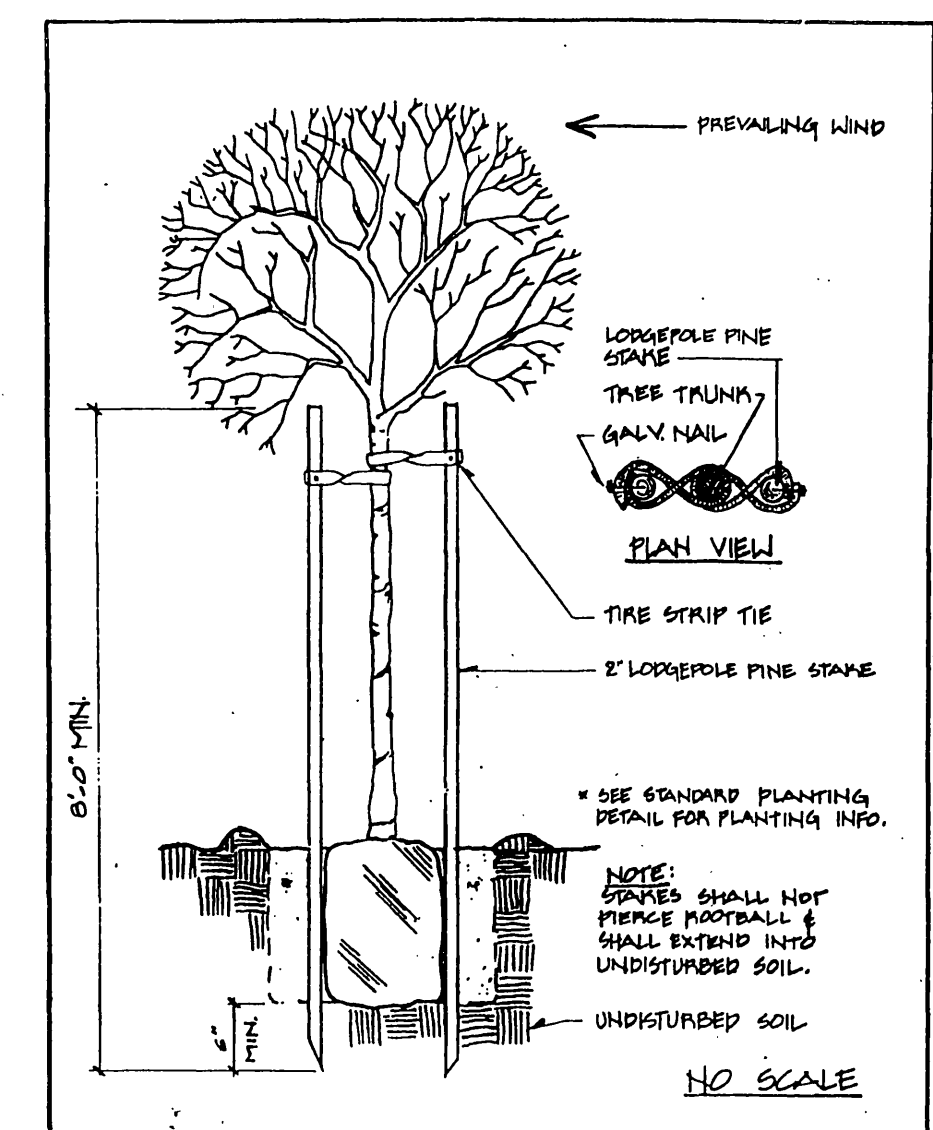
GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

1. All related work shall conform to the City of Riverside Park and 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:

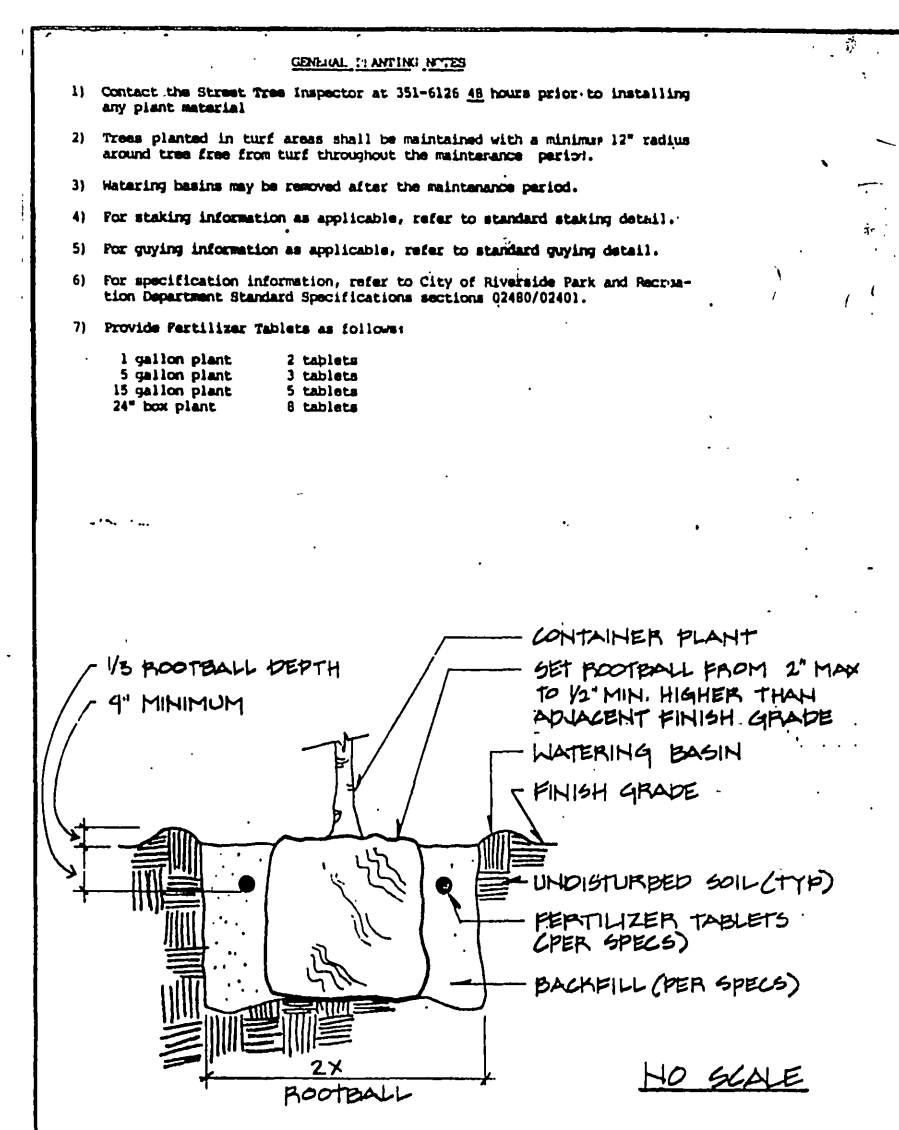
Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Required
a. MAGNOLIA	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'	24" BOX	45'	2
b. DONALD	CINNAMOMUM CAMPHORA 'CAMPBOR TREE'	15 GAL	55'	2
 6. Both a street tree Relocation/Removal permit as issued by the Park and Recreation Department and 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 compaction.
 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.

Revised: October 23, 1989

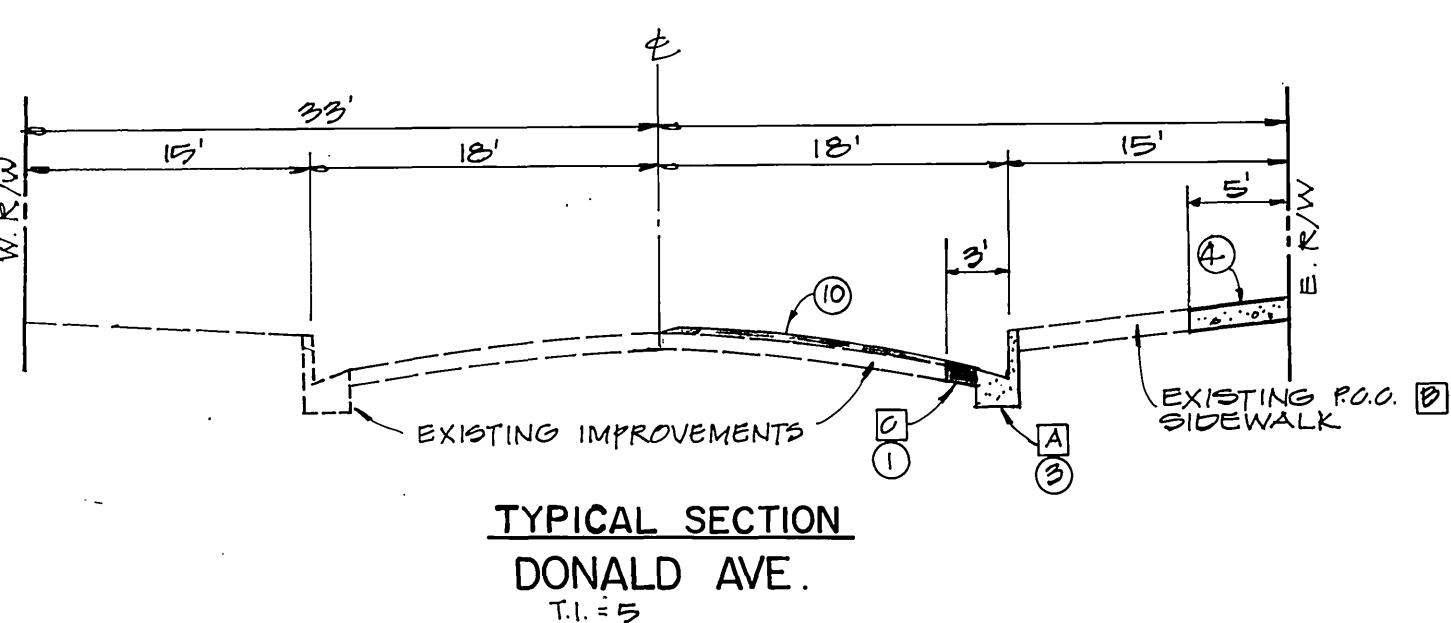
422-3
0170c(3)/n - 10/23/89



Approved: *[Signature]* Date: 1/29/93
 Revised: *[Signature]* Date: 1/29/93
 Park & Recreation Department
 CITY OF RIVERSIDE
 DOUBLE STAKING DETAIL
 Detail No. 1002



Approved: *[Signature]* Date: 1/29/93
 Revised: *[Signature]* Date: 1/29/93
 Park & Recreation Department
 CITY OF RIVERSIDE
 PLANTING DETAIL
 Detail No. 1001



WATER DEPT.
 APPROVED BY: *[Signature]* 1-29-93
 DATE

ELECTRICAL DEPT.
 APPROVED BY: *[Signature]* 1/29/93
 DATE



ANDREASEN ENGINEERING INC.
 800 N. PARK AVE.
 POMONA, CA. 91768 (714) 623-1545
 BUSINESS LICENSE NO. 04-0126
 EXP. 6-4-75
[Signature] 1-28-93
 R.O.E. 10010 DATE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 4/16/93
 PRINCIPAL ENGINEER: *[Signature]* DATE: 1/29/93
 PARK DEPARTMENT: *[Signature]* DATE: 1/29/93
 TRAFFIC DIVISION: *[Signature]* DATE: 1/29/93
 CHIEF P.W. ENGINEER: *[Signature]* DATE: 1/29/93

STREET IMPROVEMENT PLAN FOR
 DONALD AVENUE
 FROM
 MAGNOLIA AVE. TO 200' NORTH
 DR-55-812
 ACCOUNT NO. R-3307
 SHEET 2 OF 2
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

IMPORTANT NOTICE
 Section 4210 - Government Code requires that a copy of the plans be filed with the City Clerk's Office. For any questions, call the City Clerk's Office. Two working days before you dig.

INDEXED 4-28-93 GTH

J.H.2299

PC 3535-S