

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 MIN. OF 48HRS. IN ADVANCE AT (909) 351-4122 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 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 MAINTENANCE PERIOD THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-4122 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER BANDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION 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 MIN. PERIOD OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQUIRED
MAGNOLIA	WASHINGTONIA CALIF. FAN PALM	PROTECT IN PLACE	RELOCATE AS SHOWN	2
BUCHANAN	MAGNOLIA MAJESTIC BEAUTY	18 GAL	45'	3
- BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK & RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPT. ARE REQUIRED PRIOR TO COMMENCEMENT OF STREET 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.

STREET IMPROVEMENT PLANS

FOR

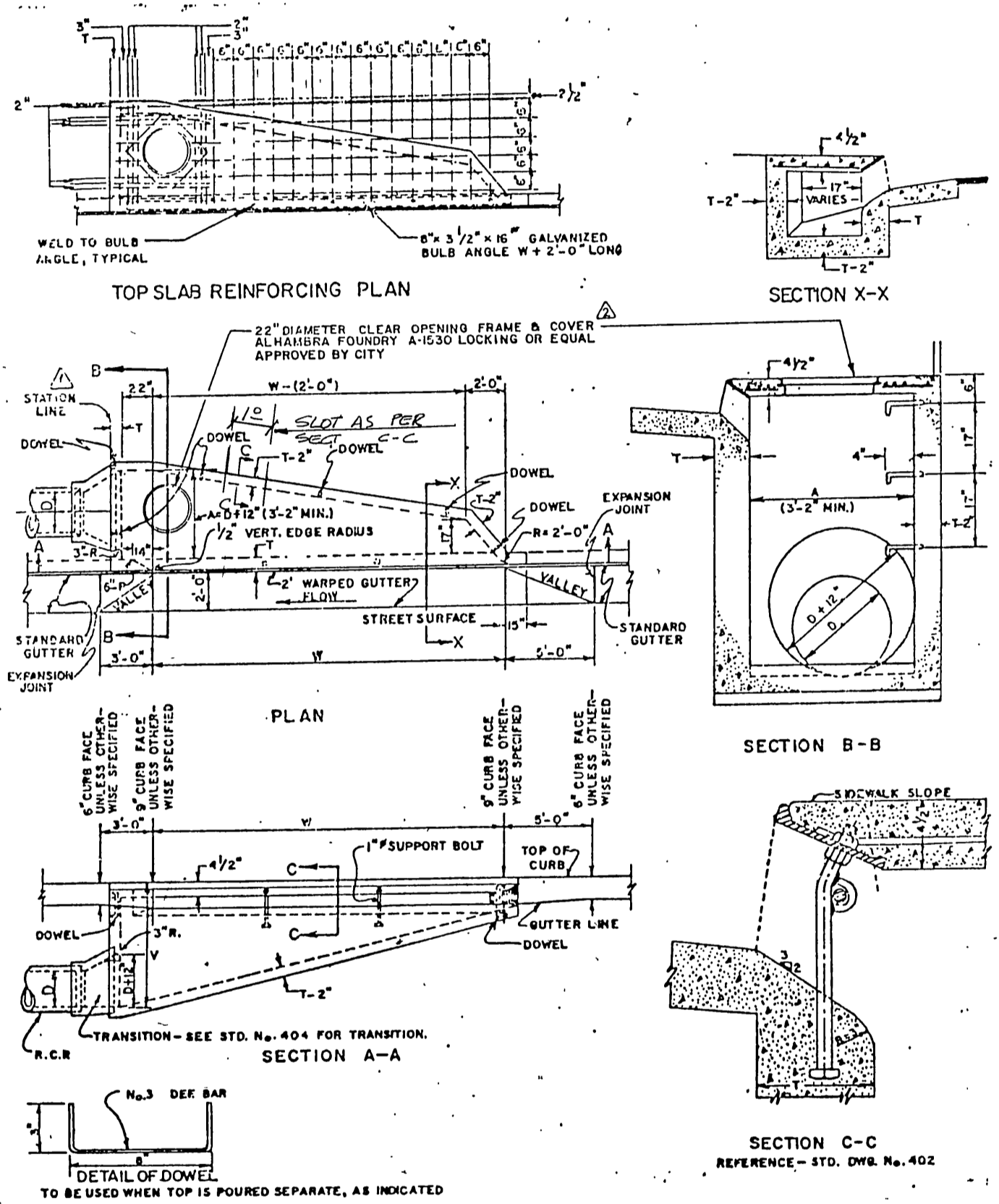
GORDON'S CABINETS

CALIFORNIA REGIONAL ENGINEERS

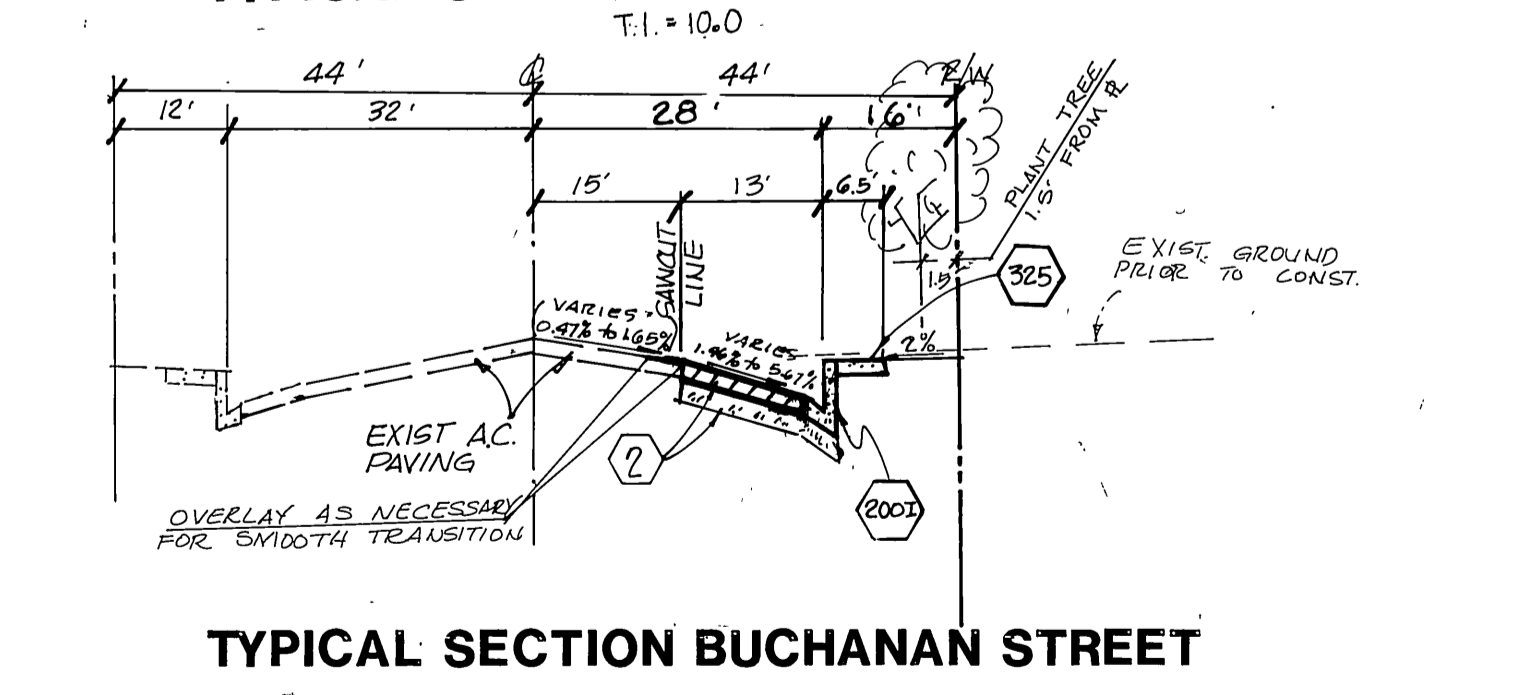
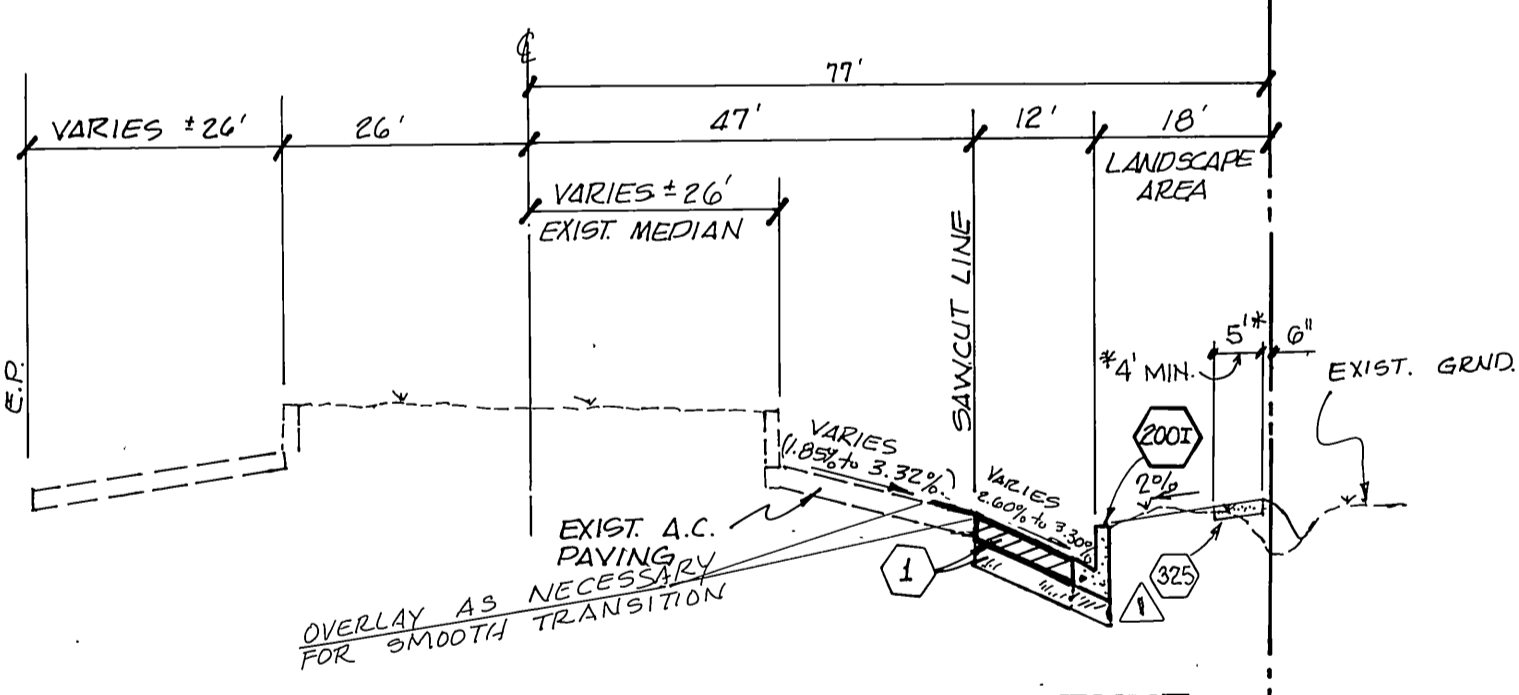
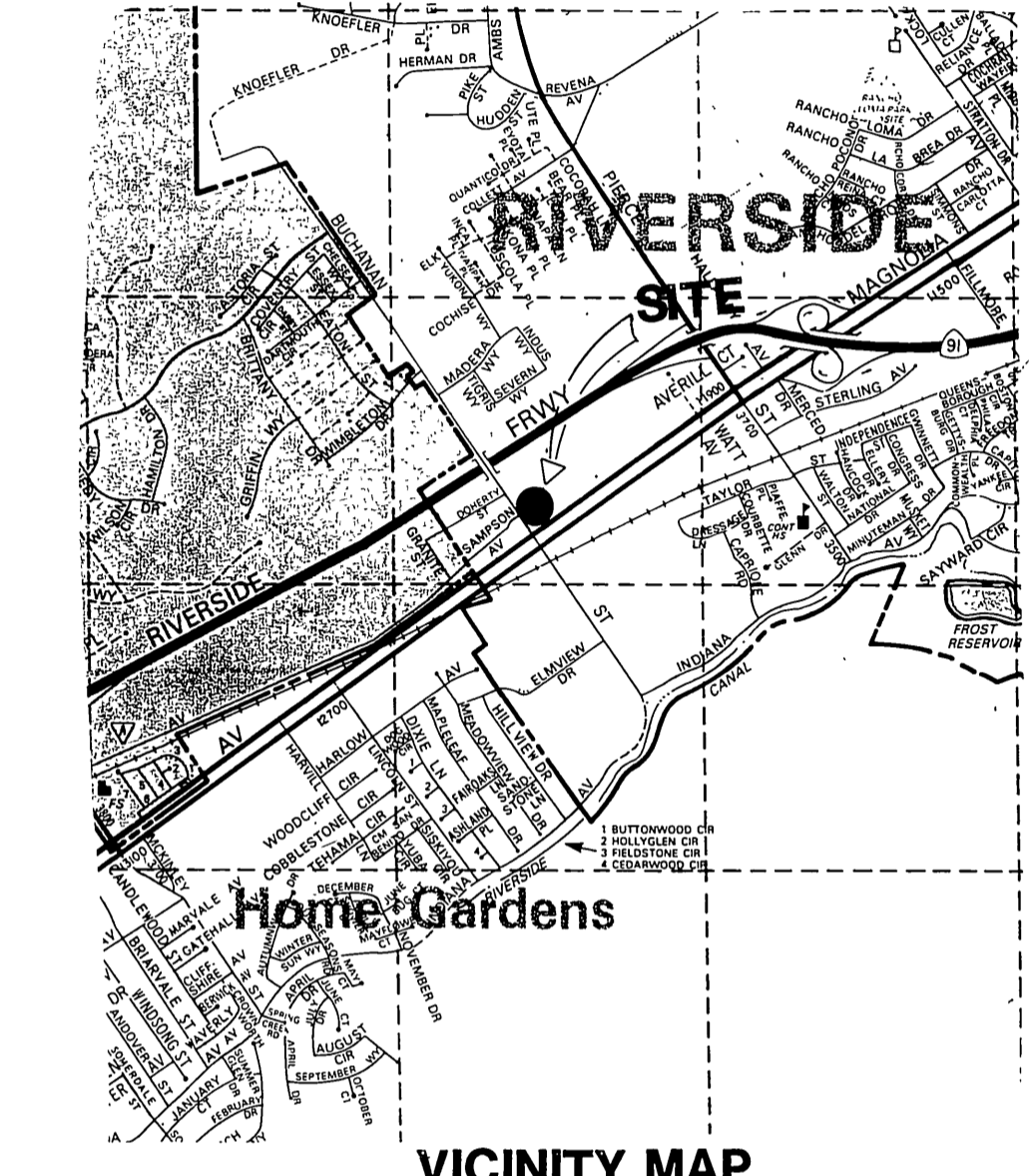
NOVEMBER 1991

STREET PLAN 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, ITS SUPPLEMENTAL NOTES 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.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION 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 NO. 302. EXACT SIZE AND LOCATION TO BE AS SHOWN.
- ON ALL AREAS WITHIN PUBLIC RIGHT-OF-WAY WHERE 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/UTOW SHEETS.
- 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-459 FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED BY 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 SHALL 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.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO GRADE AFTER PAVING IS COMPLETED.
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IN PAVEMENT OVERLAY AREAS DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.



MODIFIED STD. NO. 401 CATCH BASIN



CONSTRUCTION NOTES CONT.

NO.	DESCRIPTION	UNIT	QUANTITY
1	INSTALL 18" RCP STORM DRAIN PIPE	LF	176
2	REMOVE EXISTING 16" FIBERGLASS DRAIN PIPE	LF	167
3	REMOVE EXISTING DROP INLET	EA.	1
4	REMOVE EXISTING 16" RCP DRAIN PIPE	LF	60
5	INSTALL 18" RCP INTO EXISTING M.H.	EA.	1
6	CONSTRUCT 6" A.C. OVER 15" A.B. PER. R=20	S.F.	9860 8222
7	CONSTRUCT 4" A.C. OVER 15" A.B. PER S.R. 1037 R=20	S.F.	4060 3780
8	CLEAN SAWCUT LINE	L.F.	475 609
9	REMOVE EXISTING A.C. PAVING	S.F.	3450 9980
10	CONSTRUCT A.C. OVERLAY TO INSURE SMOOTH TRANSITION	S.F.	3800
11	RELOCATE EXISTING PALM TREE	EA.	1
	INDICATES PAVEMENT REMOVAL AND REPLACEMENT AREA		
RIVERSIDE CITY STANDARD DRAWINGS			
302	CONSTRUCT 6" CURB AND GUTTER PER STD. DWG. NO. 200 I.	EA.	585
302	CONSTRUCT DRIVE APPROACH PER STD. DWG. NO. 302 TYPE I	EA.	1
304	CONSTRUCT WHEELCHAIR RAMP PER STD. DWG. NO. 304.	EA.	1
325	CONSTRUCT CURB SIDEWALK PER STD. DWG. NO. 325.	EA.	2525
411	CONSTRUCT UNDER SIDEWALK DRAIN PER STD. DWG. NO. 411.	EA.	3
401	CONSTRUCT CATCH BASIN PER STD. DWG. 401 MODIFIED PER DETAIL THIS SHEET.	EA.	1
405	CONSTRUCT CATCH BASIN PER STD. DWG. 405	EA.	1
302	CONSTRUCT ONE WAY DRIVE APPROACH PER STD. DWG. NO. 302 TYPE PL II, A=18"	EA.	1
431	CONSTRUCT JUNCTION STRUCTURE PER STD. DWG. 431	EA.	1

ENGINEER'S NOTICE TO CONTRACTORS

The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of available records. These locations are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to take due precautionary measure to protect any utility lines shown and any other lines not of record or not shown on these plans.

CITY BUSINESS TAX CERT. 027049 EXP. DATE 1-25-99

REVISIONS BY: **Southland Engineering**
2200 BUSINESS WAY, STE. 100
RIVERSIDE, CA. 92501
(909) 788-8488

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER HANFORD
No. C 88463
EXP. 3-31-01
STATE OF CALIFORNIA

2/6/98

Underground Service Alert

Call: TOLL FREE 1-800-422-4133

30236 VIA AMANTE
MENIFEE, CALIF. 92584
(909) 672-4993

CALIFORNIA REGIONAL ENGINEERS

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 10/18/93

DESIGNED BY: JDS DRAWN BY: JDS CHECKED BY: RK

PMW-35-878

GORDON'S CABINETS
12201 MAGNOLIA AVENUE
RIVERSIDE, CA 92505

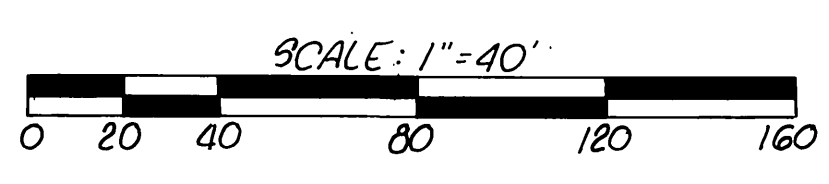
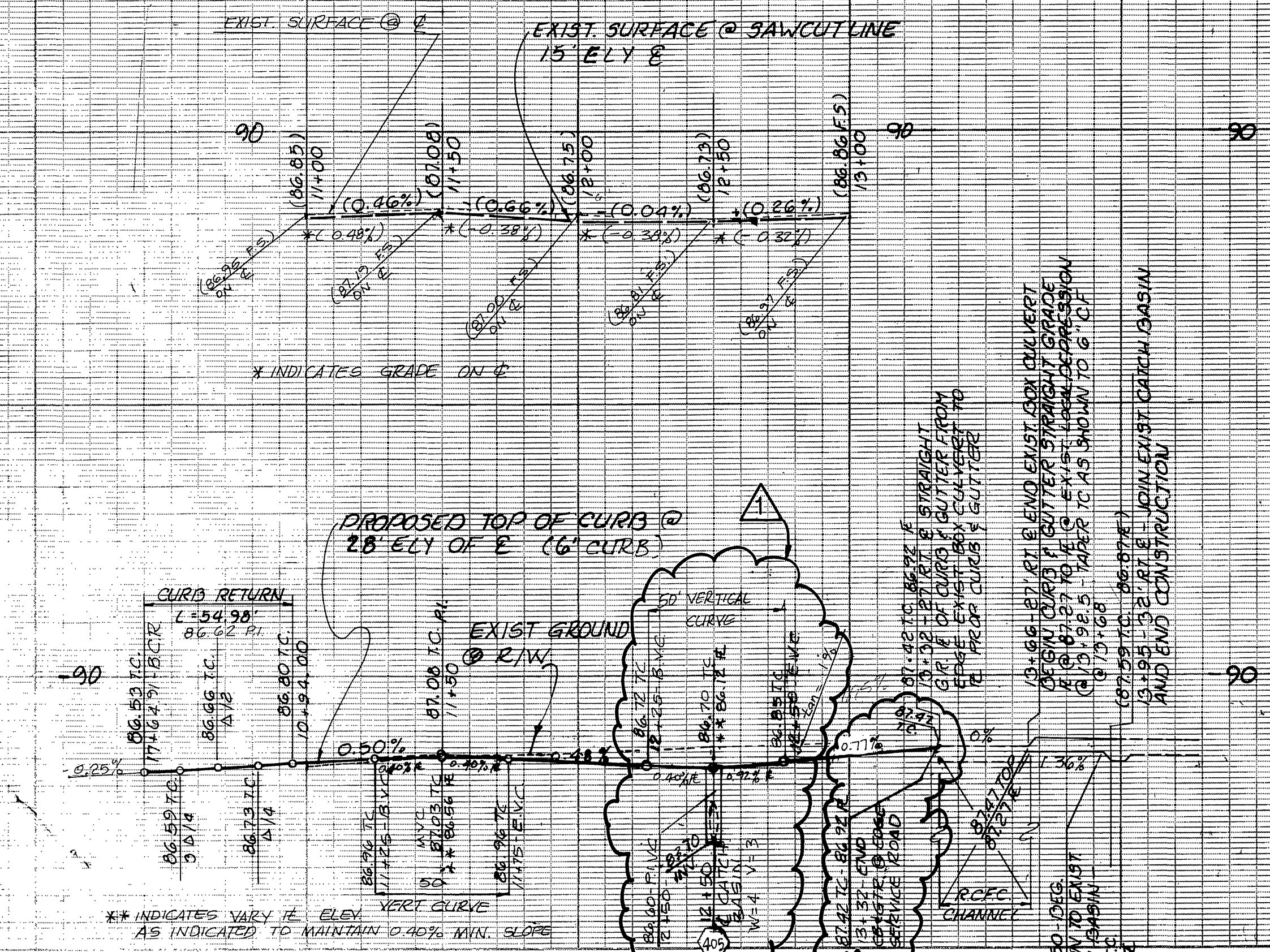
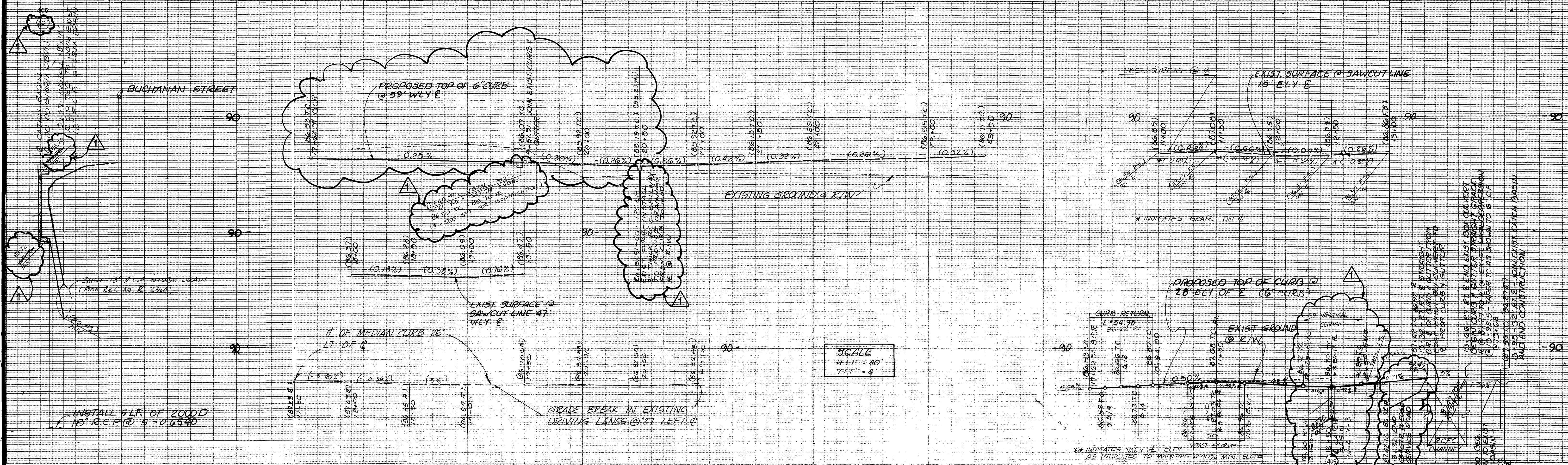
STREET IMPROVEMENT PLANS

ACCOUNT NO. **R-3310**

SHEET 1 OF 2

DATE: 10/18/93

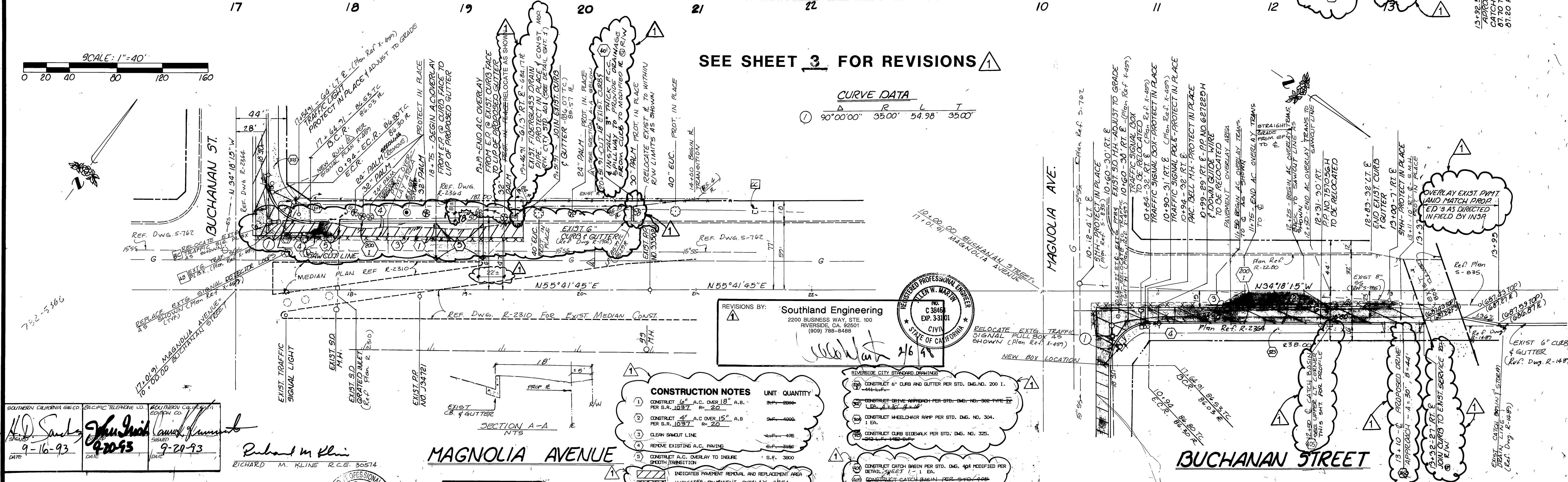
HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=2'



SEE SHEET 3 FOR REVISIONS

CURVE DATA

A	P	L	T
90°00'00"	35.00'	54.98'	35.00'



DATE 9-16-93
DATE 9-20-93
DATE 9-20-93

RICHARD M. KLING R.C.G. 30574

ENGINEER'S NOTICE TO CONTRACTORS

The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of available records. These locations are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to take the precautionary measure to protect any utility lines shown and any other lines not of record or not shown on these plans.

BENCH MARK:
No. E2-J
DES. - P.K. NAIL & CITY ENGR. TAG
LOC. - N.W. COR. OF MAGNOLIA @ PALMCE ST.
ELEV. 494.50

30236 VIA AMANTE
MENIFEE, CALIF 92584
(909) 672-4793

CALIFORNIA REGIONAL ENGINEERS

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
DATE: 10/19/93

APPROVED BY: [Signature]
DATE: 10/19/93

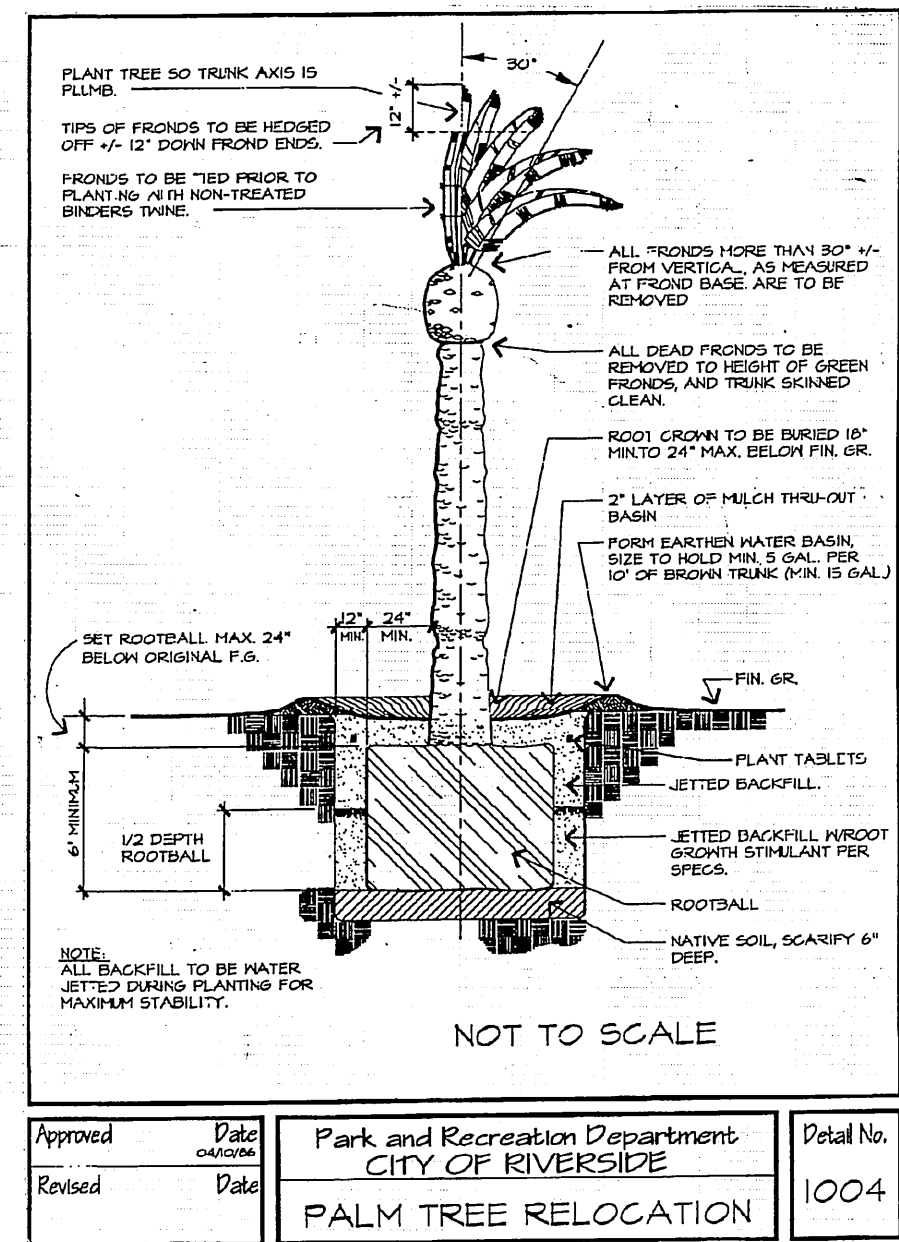
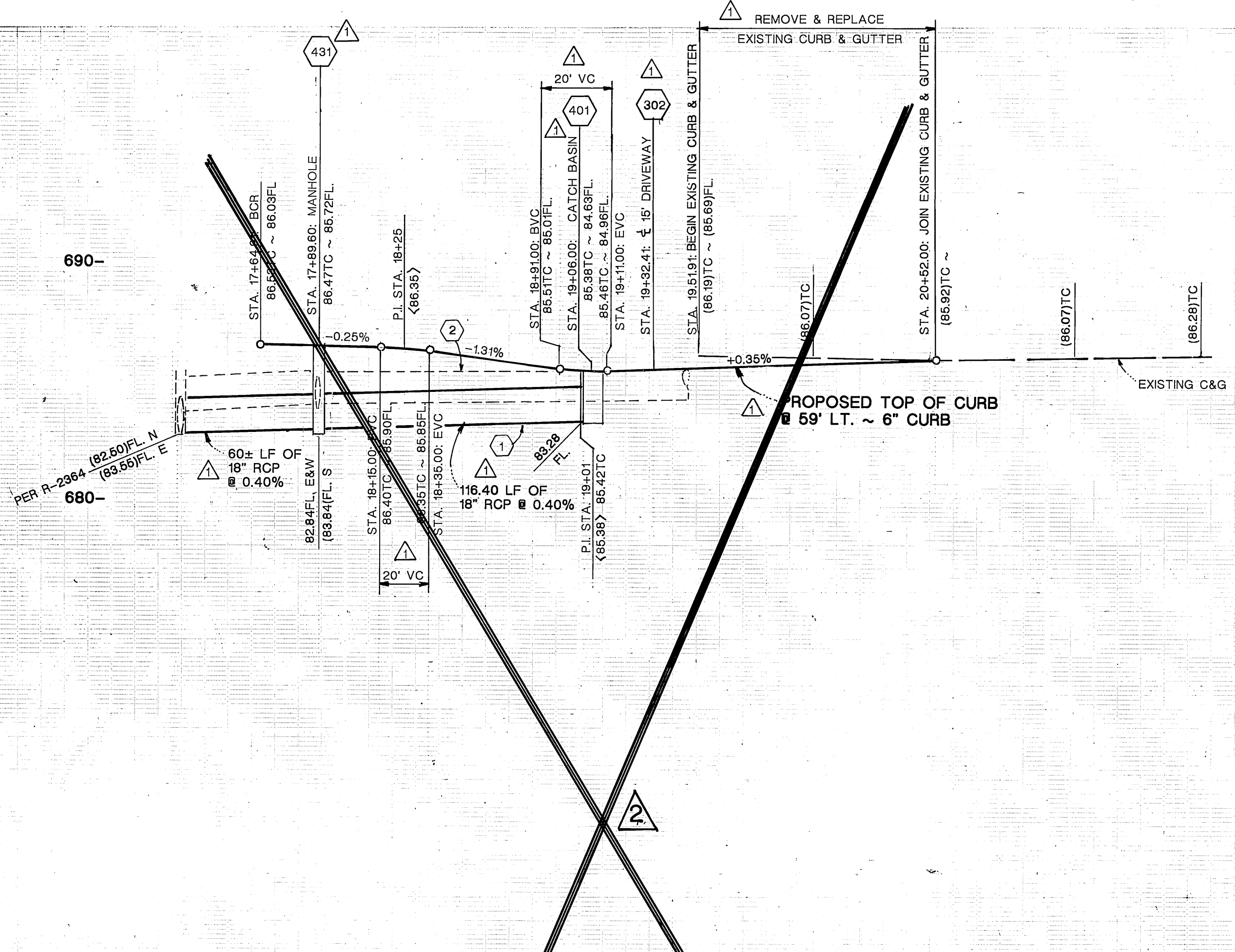
DESIGNED BY: JDS
DRAWN BY: JDS
CHECKED BY: JDS

GORDON'S CABINETS
12295 MAGNOLIA AVENUE
STREET IMPROVEMENT PLAN

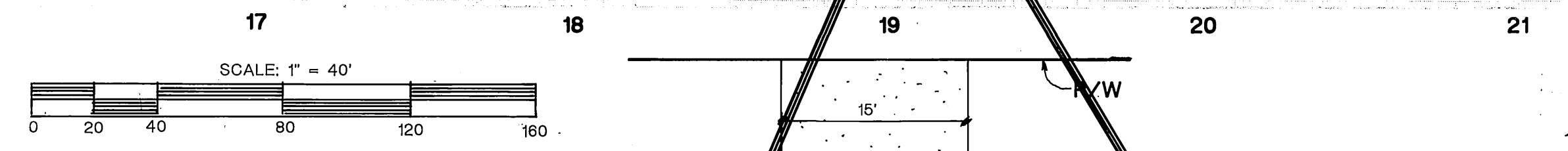
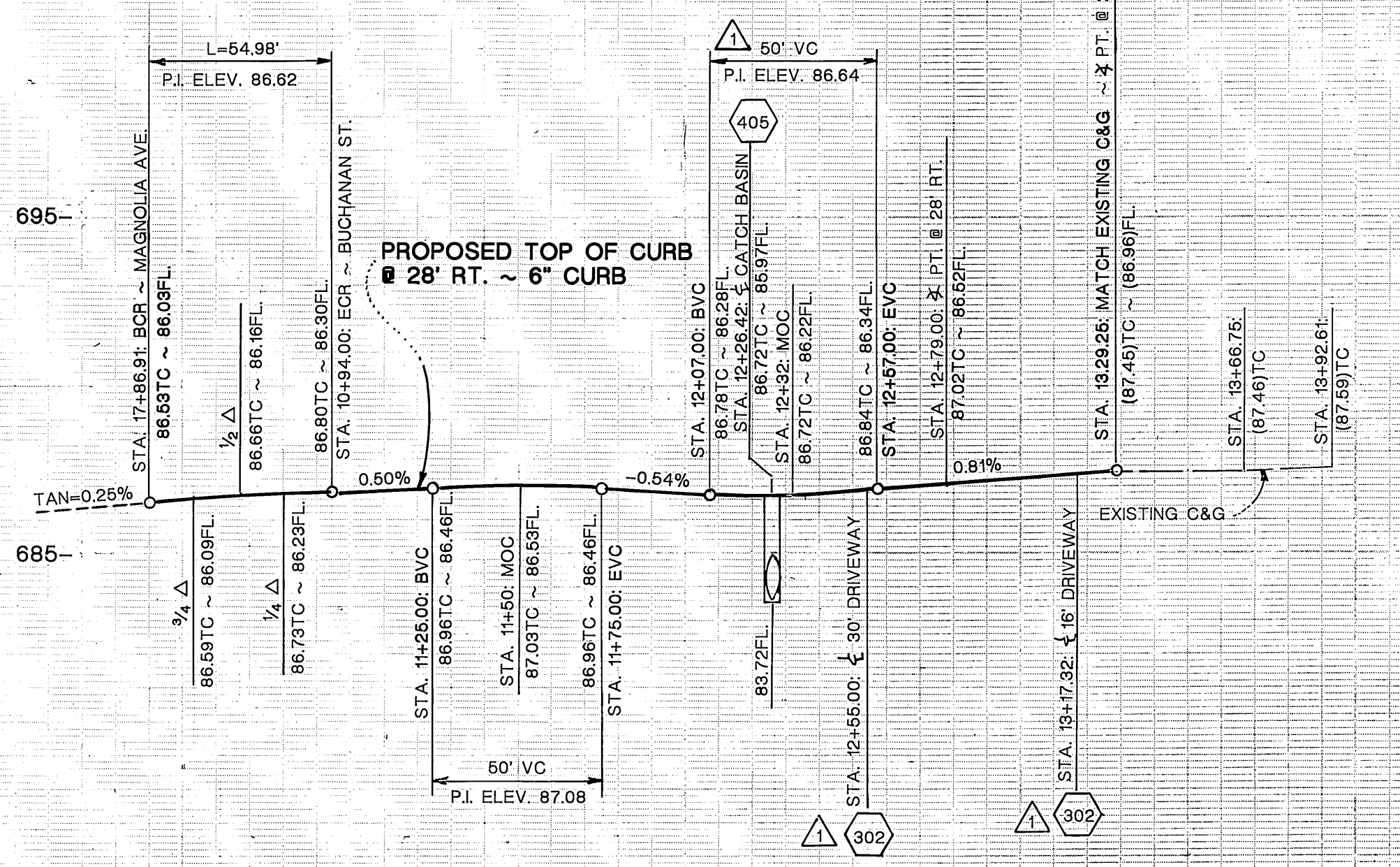
ACCOUNT NO. R-3210
SHEET NO. 3

HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

PC-4012-S/P

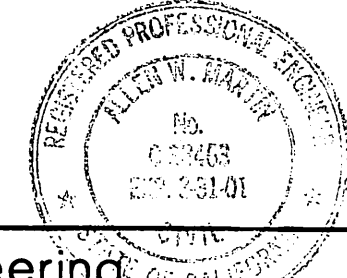
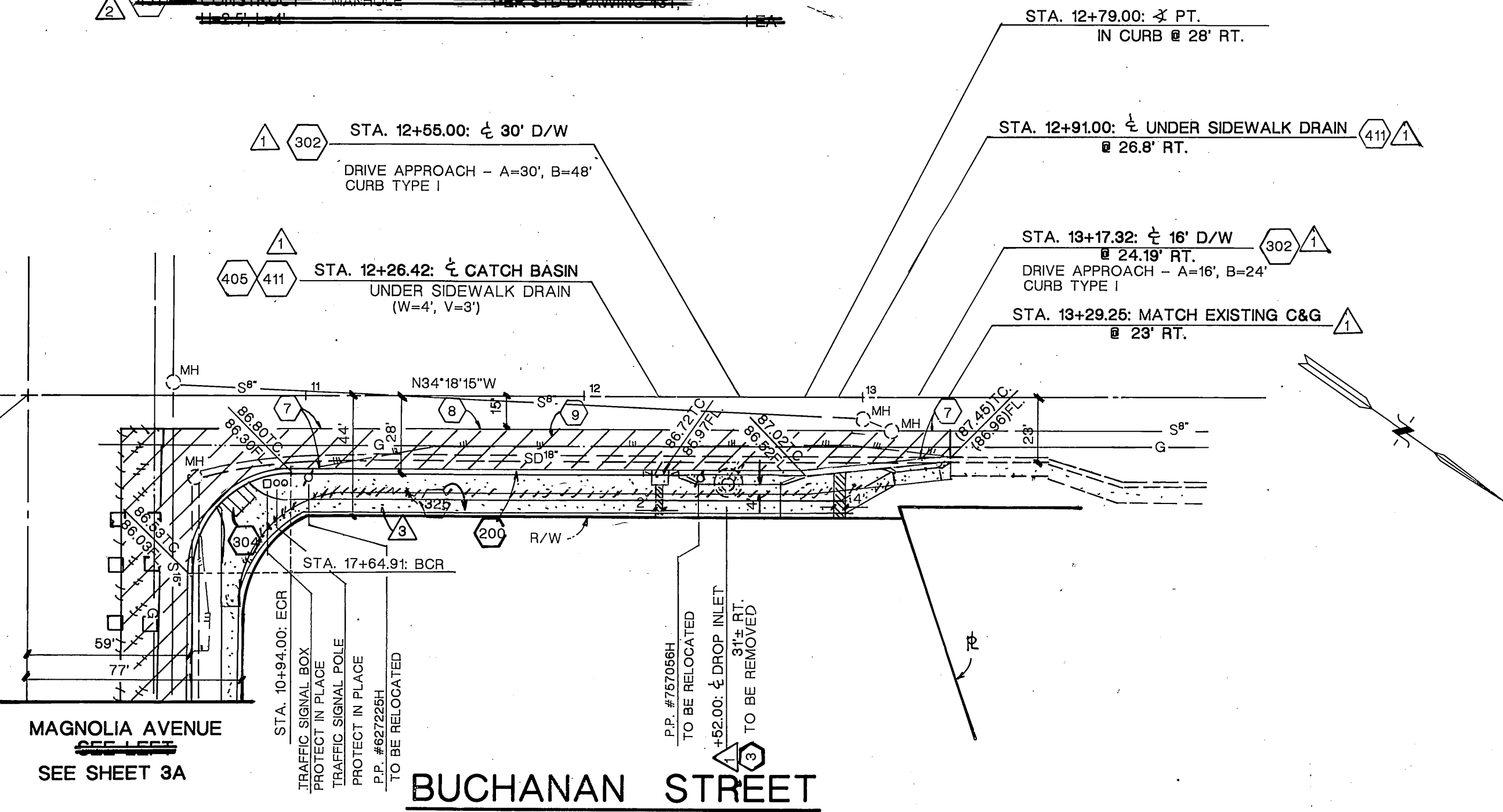
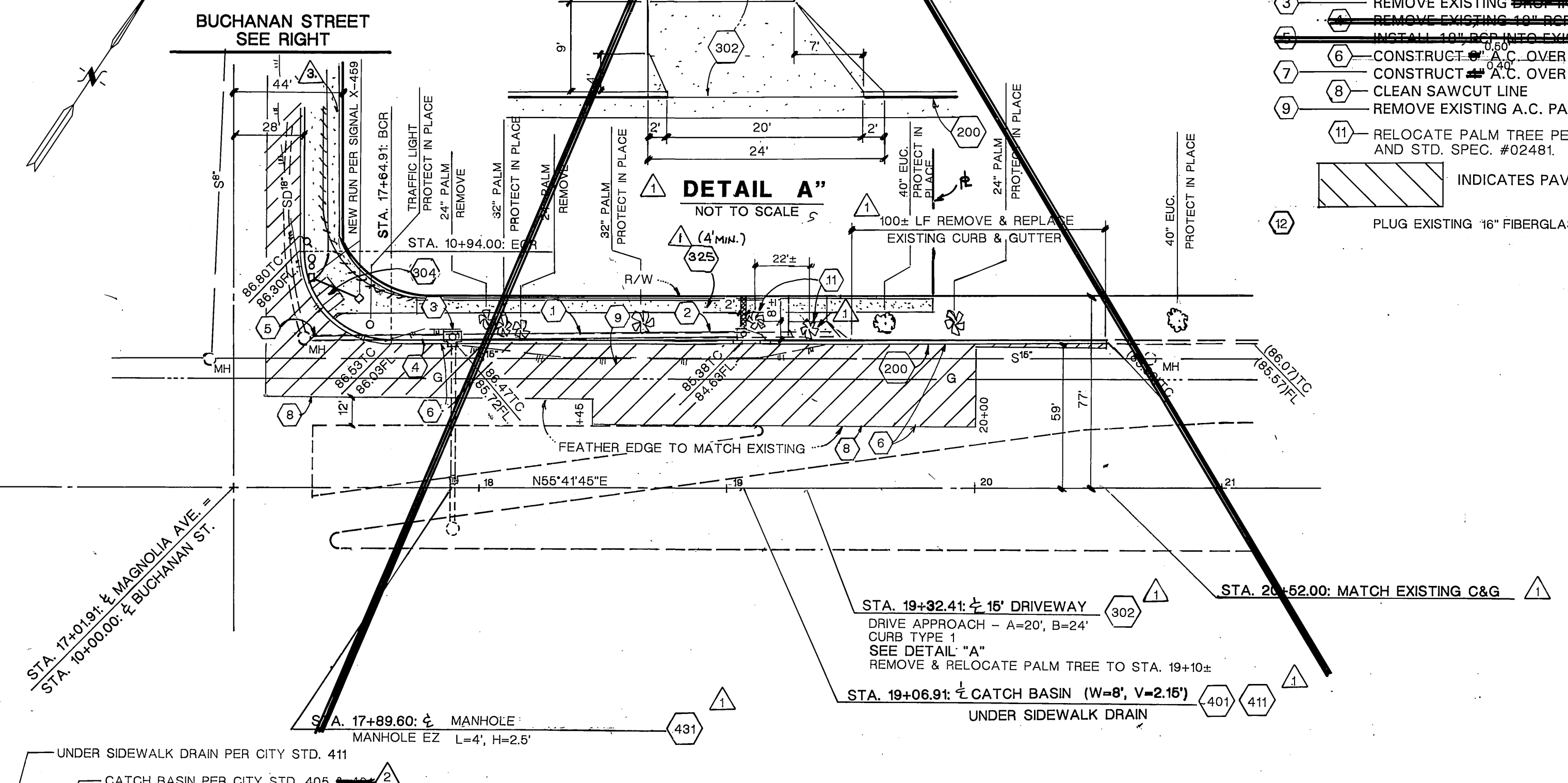


PROFILE SCALE
 HORIZ. 1" = 40'
 VERT. 1" = 4'



- CONSTRUCTION NOTES:** (PER REVISIONS)
- 1) INSTALL 18" RCP STORM DRAIN PIPE 170 LF
 - 2) REMOVE EXISTING 16" FIBERGLASS DRAIN PIPE 157 LF
 - 3) REMOVE EXISTING 30" W/24" GRATE & CAP EXIST. DROP INLET 1 EA
 - 4) REMOVE EXISTING 18" RCP DRAIN PIPE 60 LF
 - 5) INSTALL 10\"/>
- INDICATES PAVEMENT REMOVAL AND REPLACEMENT AREA

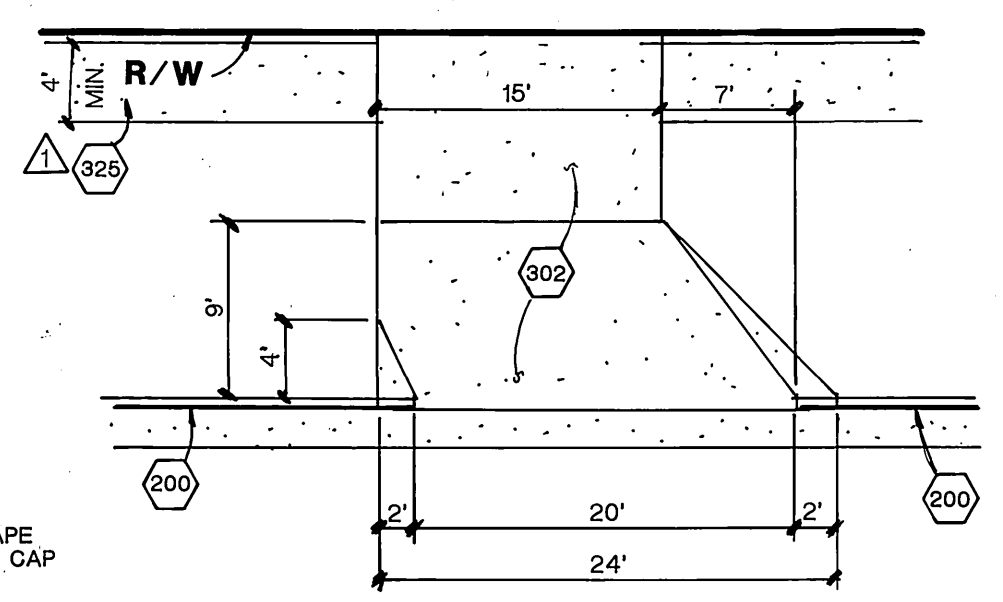
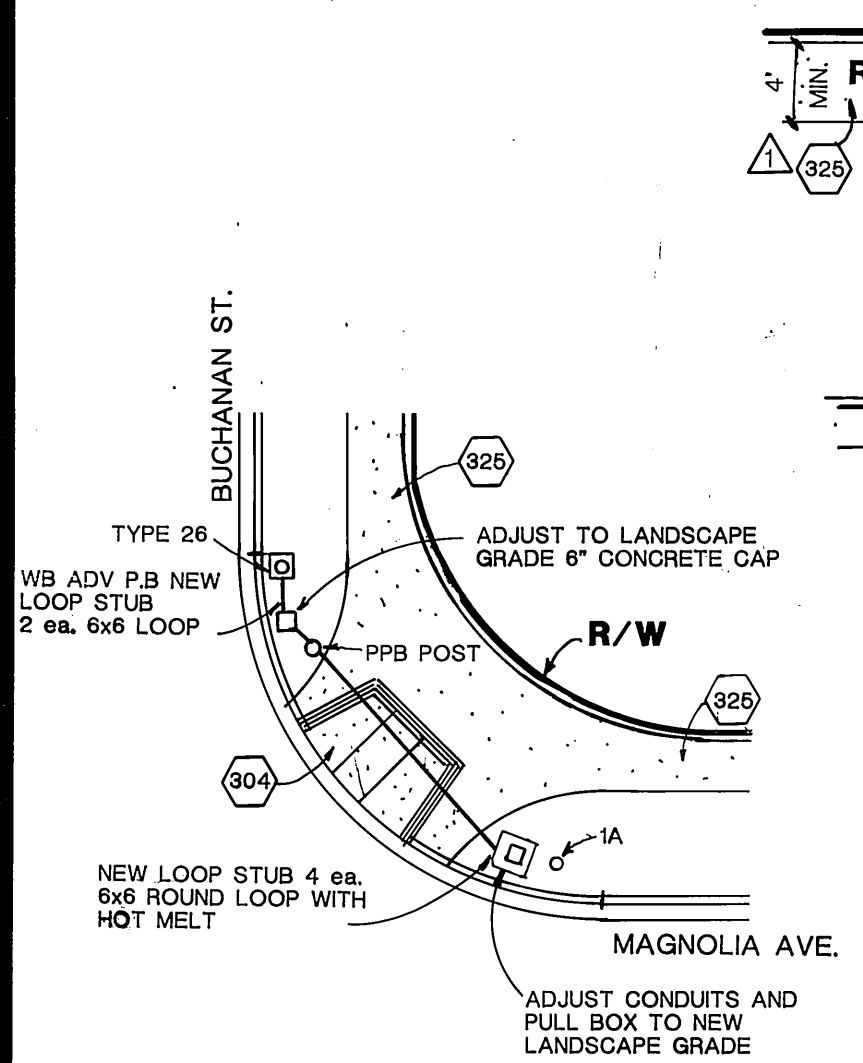
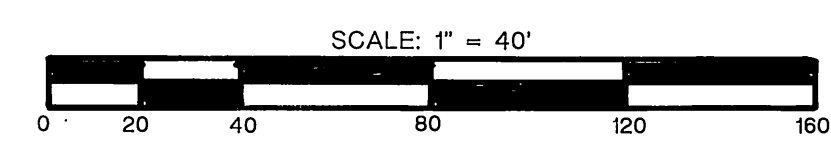
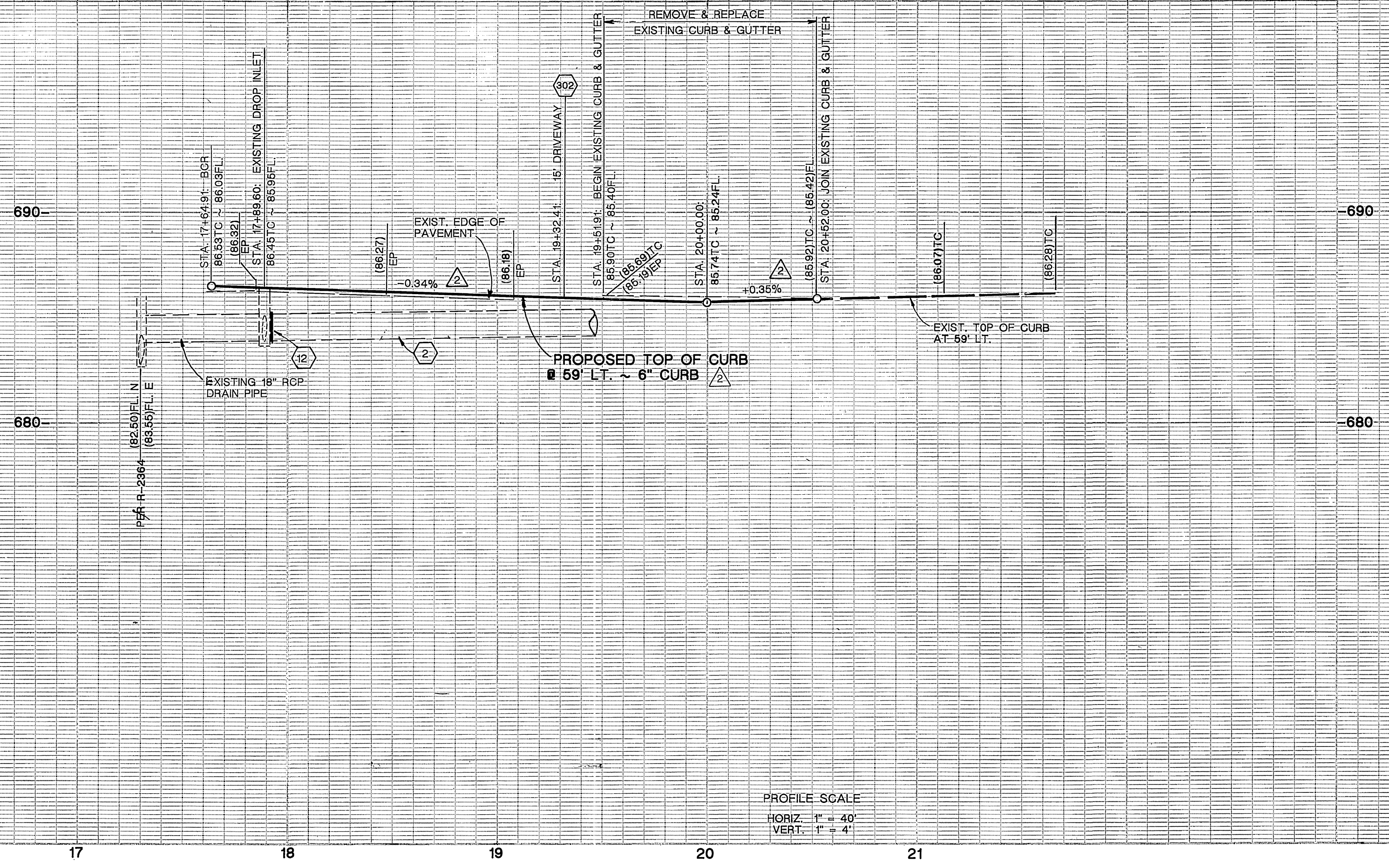
- RIVERSIDE CITY STANDARD DRAWINGS**
- 200 CONSTRUCT 6" CURB & GUTTER PER STD DRAWING 200, TYPE I 1585 LF
 - 302 CONSTRUCT DRIVEWAY APPROACH PER STD DRAWING 302, SIZE AND TYPE, AS SPECIFIED ON PLAN 3 EA
 - 304 CONSTRUCT WHEELCHAIR RAMP PER STD. DWG. 304 1 EA
 - 325 CONSTRUCT CURB SIDEWALK PER STD DRAWING 325 1475 SF
 - 405 CONSTRUCT CATCH BASIN PER STD DRAWING 405, WITH FOSSIL FILTER, W=4', V=3', PER DETAIL "A" 1 EA
 - 411 CONSTRUCT UNDER SIDEWALK DRAIN PER STD DRAWING 411 4 EA



SOUTHERN CALIFORNIA GAS CO. SIGNED: <i>[Signature]</i> DATE: 6-16-98	PACIFIC BELL SIGNED: <i>[Signature]</i> DATE: 6/26/98	SOUTHERN CALIFORNIA EDISON CO. SIGNED: <i>[Signature]</i> DATE: 6-16-98	REVISIONS BY: Southland Engineering 2200 BUSINESS WAY, STE. 100 RIVERSIDE, CA. 92501 (909) 788-8488 SIGNED: <i>[Signature]</i> 7/6/98
--	---	---	--

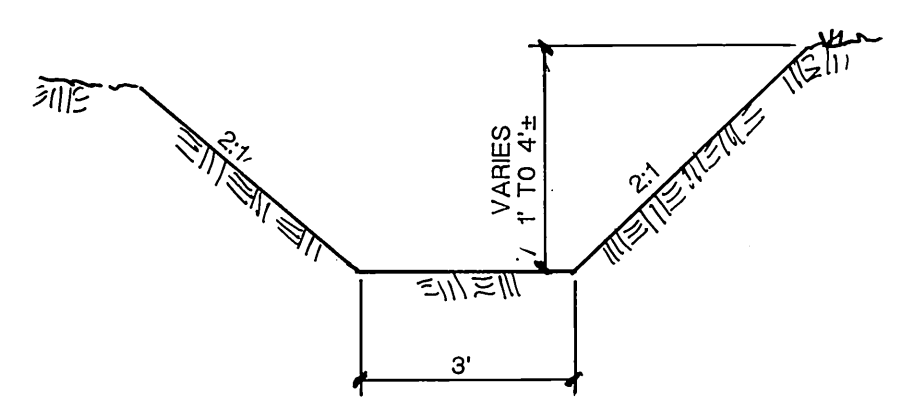
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 7/30/98 PRINCIPAL ENGINEER: <i>[Signature]</i> PARK DEPARTMENT: <i>[Signature]</i> TRAFFIC DIVISION: <i>[Signature]</i> CHIEF P. W. ENGINEER: <i>[Signature]</i>		STREET IMPROVEMENT PLAN PMW 35 - 878 GORDON'S CABINETS 12295 MAGNOLIA AVENUE ACCOUNT NO. R-3310 SHEET 3 of 4 JN 97131	
---	--	---	--

INDEXED 5-21-99 LFT

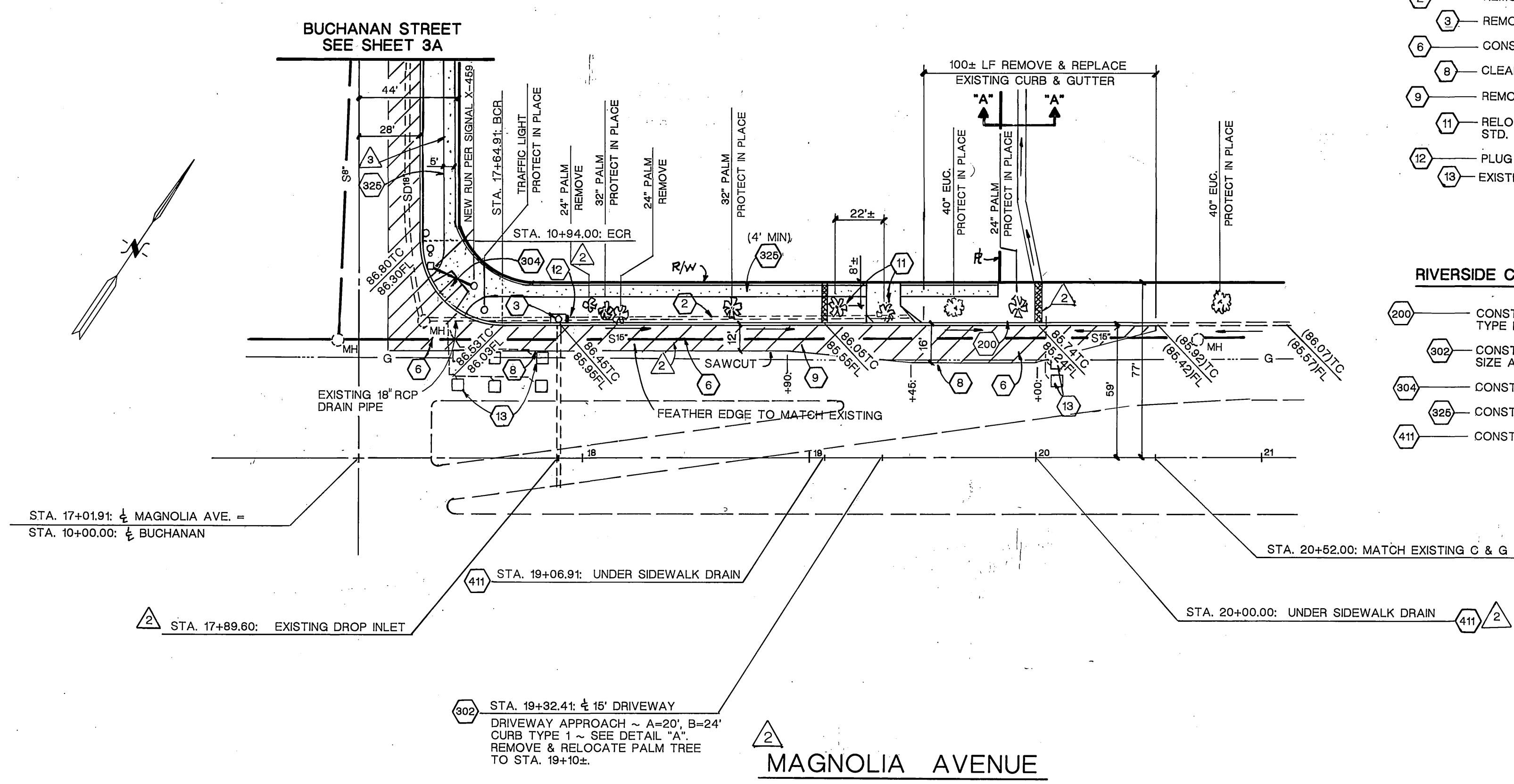


DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE



SECTION "A-A"
NOT TO SCALE



CONSTRUCTION NOTES: (FOR QUANTITIES SEE SHEET 3)

- 2 - REMOVE EXISTING 16" FIBERGLASS PIPE
- 3 - REMOVE EXISTING GRATE & CAP EXIST. DROP INLET
- 6 - CONSTRUCT 0.50' A.C. OVER 0.90' C.A.B PER S.R. 1520, R=43
- 8 - CLEAN SAWCUT LINE
- 9 - REMOVE EXISTING A.C. PAVING
- 11 - RELOCATE PALM TREE PER CITY STD. DET. #1004 AND STD. SPEC. #02481
- 12 - PLUG EXISTING 16" FIBERGLASS PIPE
- 13 - EXISTING (B) DETECTOR LOOPS TO BE REMOVE AND REPLACE

RIVERSIDE CITY STANDARD DRAWINGS (FOR QUANTITIES SEE SHEET 3)

- 200 - CONSTRUCT 6" CURB & GUTTER PER STD. DRAWING 200, TYPE 1
- 302 - CONSTRUCT DRIVEWAY APPROACH PER STD. DRAWING 302, SIZE AND TYPE, AS SPECIFIED ON PLAN
- 304 - CONSTRUCT WHEELCHAIR RAMP PER STD. DRAWING 304
- 325 - CONSTRUCT SIDEWALK PER PER STD. DRAWING 325
- 411 - CONSTRUCT UNDER SIDEWALK DRAIN PER DRAWING 411



REVISION BY:
Southland Engineering
 2200 BUSINESS WAY, Ste. 100
 RIVERSIDE, CA. 92501
 (909) 788-8488
AWM 8/20/98

MARK	REVISIONS	APPR. DATE
2	RELOCATE S/W ON BUCHANAN ST.	9/18/98
3	REVISED MAGNOLIA AVE. IMPROVEMENTS	9/17/98

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
 APPROVED BY: *R. McBrat*
 DATE: 9-21-98
 PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLAN
 PMW 35 - 878
GORDON'S CABINETS
 12295 MAGNOLIA AVENUE
 ACCOUNT NO. **R-3310**
 SHEET 3A OF 4

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'