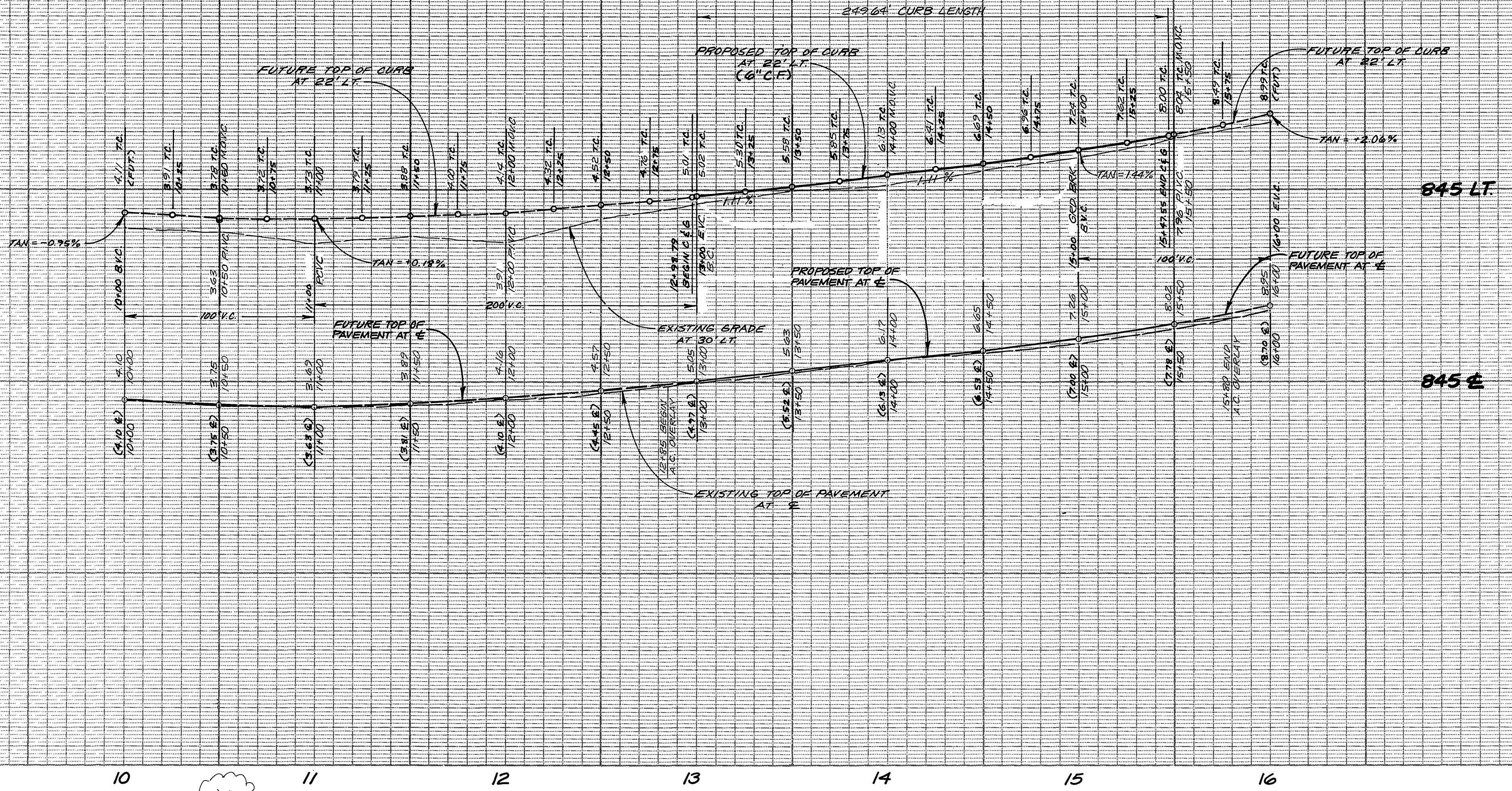


845 LT

845 E

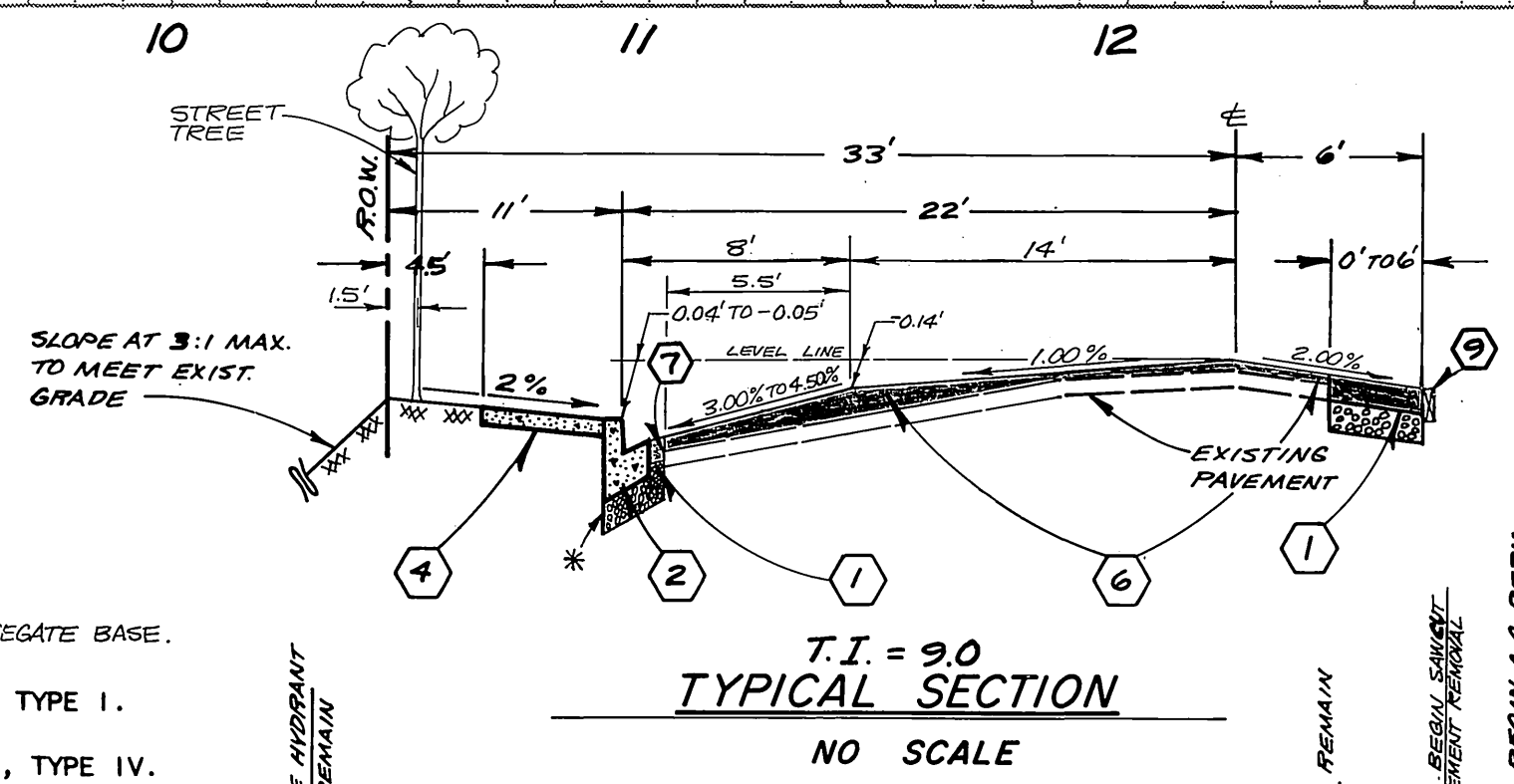
845 LT

845 E



- 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 (909) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STREET TREE 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 (909) 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 PLANTING FOR A MINIMUM PERIOD OF ONE (1) YEAR.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:
 - LAGERSTROEMIA INDICA/GRAPE MYRTLE - 15 GAL., 45" SPACING, 2 EA. REQUIRED.
 - LAGERSTROEMIA INDICA/GRAPE MYRTLE - 4 EXISTING, PROTECT IN PLACE.
 - 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.

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

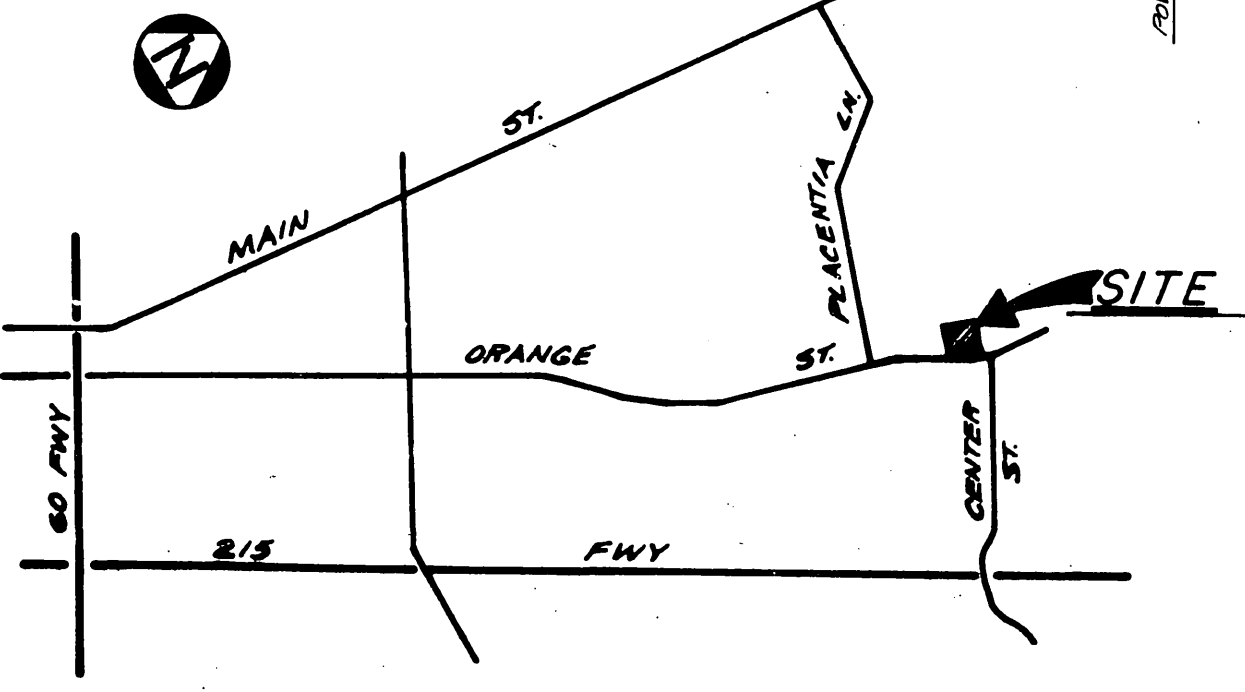


CONSTRUCTION NOTES:

- CONSTRUCT 0.45' A.C. PAVING OVER 1.50' CRUSHED AGGREGATE BASE PER S.R. #1461; R-VALUE = 10.
- CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG. NO. 200, TYPE 1.
- CONSTRUCT DRIVEWAY APPROACH PER CITY STD. DWG. NO. 302, TYPE IV.
- CONSTRUCT SIDEWALK PER CITY STD. DWG. NO. 325.
- CONSTRUCT 6" A.C. BERM PER CITY STD. DWG. NO. 250, TYPE 1.
- CONSTRUCT A.C. PAVEMENT OVERLAY, 1/2" MIN. THICKNESS.
- SAWCUT AND REMOVE EXISTING PAVEMENT.
- INSTALL F-1 DELINEATOR PER CITY STD. DWG. NO. 665.
- INSTALL A 2"x4" REDWOOD HEADER AT EDGE OF NEW PAVING.
- INSTALL DOUBLE YELLOW LINE WITH TYPE "C" REFLECTOR PER CALTRANS STD. A20-A, DETAIL 2E.

SCALE: 1" = 40'

- 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.
 - 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 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 staked by the Private Engineer prior to construction of the curb and gutter.
 - 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/Out 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.
 - 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.
 - 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 COMPLETION OF WORK. (909) 351-6150.



CURVE DATA

Δ = 14° 11' 30"
R = 1315.37'
L = 331.26'
T = 166.48'

CURB DATA

Δ = 10° 52' 26"
R = 1315.37'
L = 243.68'
T = 125.19'

BENCH MARK:
RIVERSIDE COUNTY B.M. M-56. BRASS DISK IN WELL
MONUMENT WEST SIDE OF HIGHWAY 216 AT INTERSECTION
OF CENTER ST AND STEPHENS ST. ELEVATION = 889.33'

APPROVED BY: 16
Richard J. Doherty 7-28-93
RIVERSIDE WATER DEPT.
(VOID ONE YEAR FROM THIS DATE)
William F. Manning
RIVERSIDE ELECTRIC DEPT.

ITETELCH INC.
11651 FENDELTON RD., TULSA, CALIFORNIA 91399
TELEPHONE (909) 793-3389
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 056594
EXP. 4-1-94

MARK	REVISIONS	APPR.	DATE

DESIGNED BY S.H.R. DRAWN BY S.H.R. CHECKED BY B.K.M.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	8/15/93		
PARK DEPARTMENT	7/14/93		
TRAFFIC DIVISION	8-5-93		
CHIEF P.W. ENGINEER	8/10/93		
	8/15/93		

DATE: 8/11/93

351 NORTH ORANGE STREET
CASE MP-003-923
608' TO 857' N. OF PLACENTIA RD.

ACCOUNT NO. R-3345
SHEET 1 OF 1

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