

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 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 PLACED 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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: 714-942-2600, 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.
- 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, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.

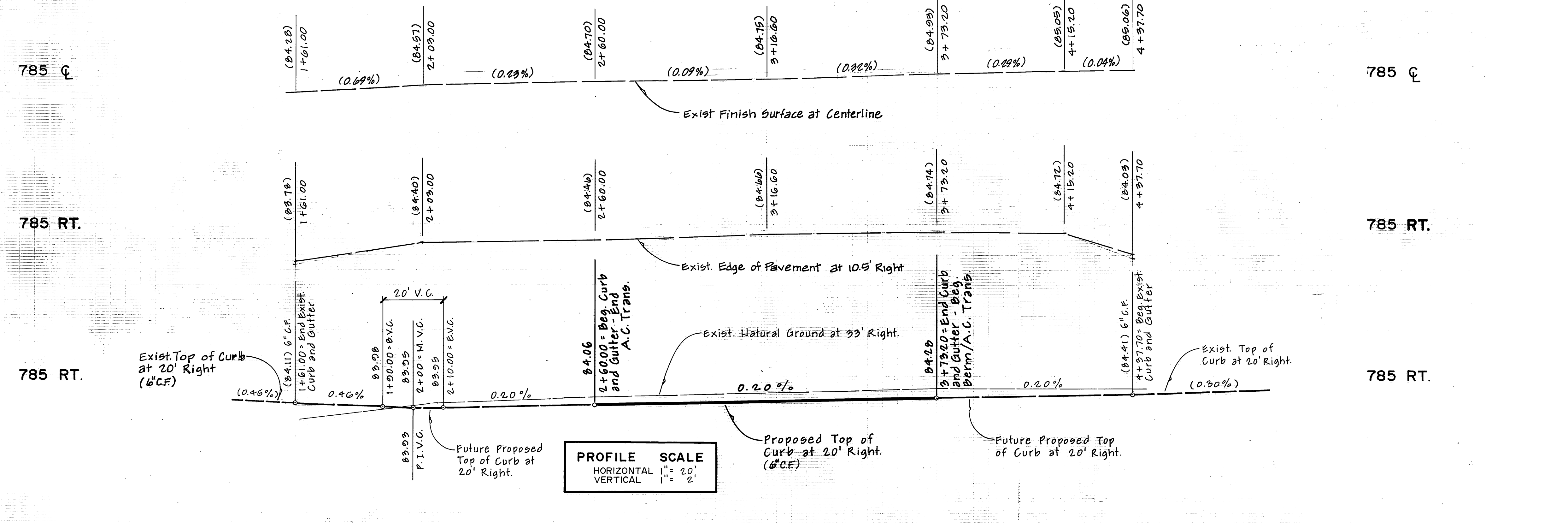
GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

- 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 stage of inspection. A verbal approval will not be acceptable. Inspections are required:
 - After compaction 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 plantings for a minimum period of (1) year.
 - Street tree planting shall be as follows:

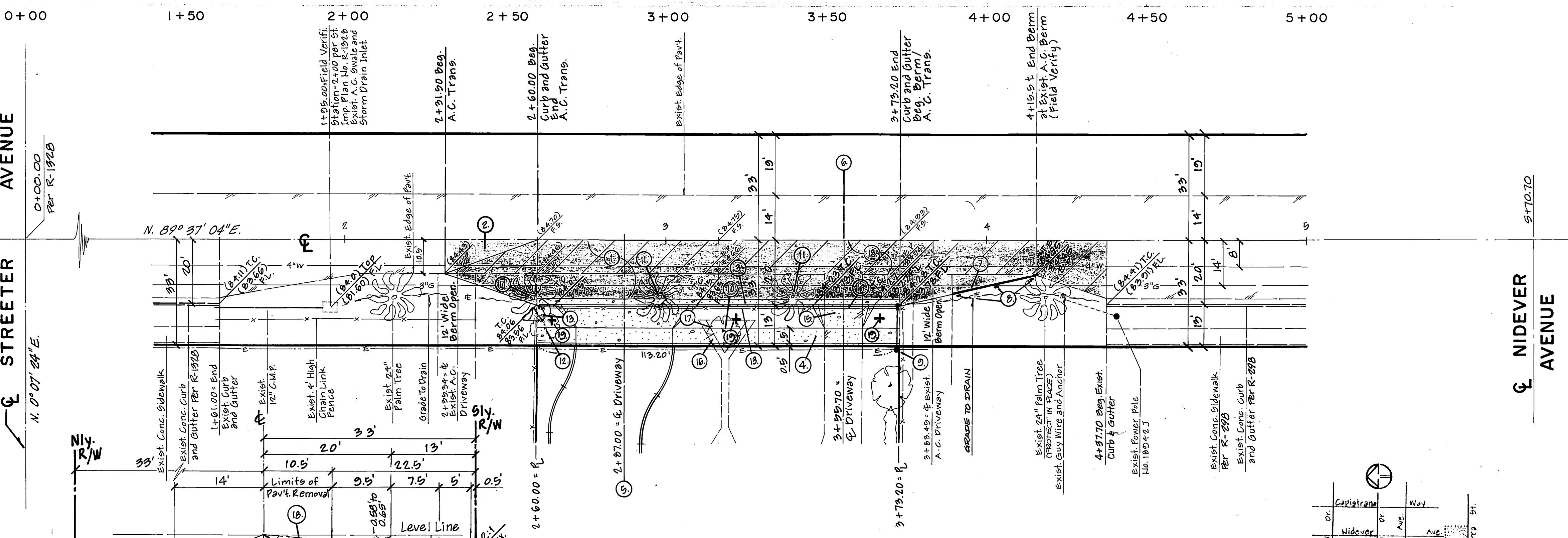
| Street Name | Botanical Name/Common Name | Min. Size | Approx. Spacing | No. Required |
|-------------|-------------------------------------|-----------|-----------------|--------------|
| a. DEWEY | CEJERA PARVIFLORA AUSTRALIAN WILLOW | 15 GAL. | 49' O.C. | (3) |
 - A Street Opening permit as issued by the Public Works Department is required prior to commencement of tree 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.

CONSTRUCTION NOTES

- CONSTRUCT 3" A.C. OVER 5" CLASS II BASE PER SOILS REPORT 2-R-1916 R-VALUE = 98
- CONSTRUCT A.C. OVERLAY AS INDICATED ON THE PLAN, SHOWN BY TYPICAL SECTION AND PER GENERAL NOTE NO. 7.
- CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE 1.
- CONSTRUCT PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 323.
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302 TYPE 11 (A = 30', B = 44').
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302 TYPE 11 (A = 12' B = 19').
- CONSTRUCT A.C. BERM PER CITY OF RIVERSIDE STD. DWG. NO. 250 TYPE 1 - TRAPEZOIDAL.
- CONSTRUCT MARKER PER CITY OF RIVERSIDE STD. NO. 665 TYPE F-1 DELINEATORS.
- EXISTING LIGHT STD./POWER POLE (NO NUMBER) TO BE PROTECTED IN PLACE.
- EXISTING DEODAR CEDAR TREE TO BE REMOVED.
- EXISTING PALM TREE STUMP TO BE REMOVED
- EXISTING 18" ELM TREE TO BE REMOVED.
- EXISTING 4" HIGH CHAIN LINK FENCE TO BE REMOVED.
- EXISTING 4" HIGH SLIDING GATE TO BE REMOVED.
- EXISTING A.C. DRIVEWAY TO BE REMOVED TO RIGHT OF WAY LINE.
- EXISTING CONC. SIDEWALK TO BE REMOVED.
- EXISTING 12" HIGH BRICK WALL TO BE REMOVED.
- EXISTING A.C. PAVEMENT TO BE REMOVED.
- PLANT STREET TREE PER CITY STD. AND PROVIDE AUTOMATIC IRRIGATION.

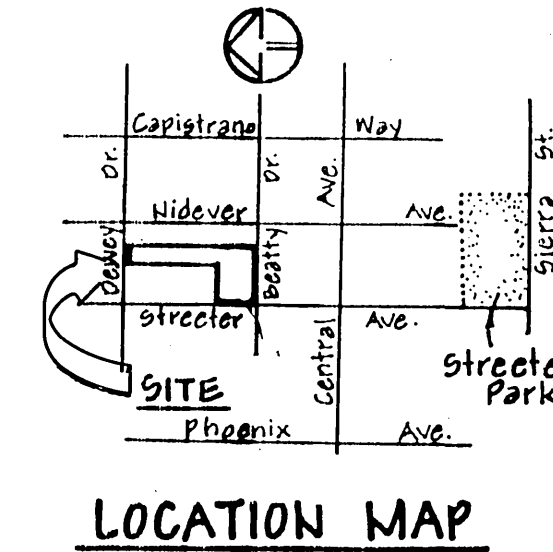


PROFILE SCALE
HORIZONTAL 1" = 20'
VERTICAL 1" = 2'



DEWEY AVENUE

PLAN SCALE: 1" = 20'



TYPICAL SECTION
T.I. = 7.0

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

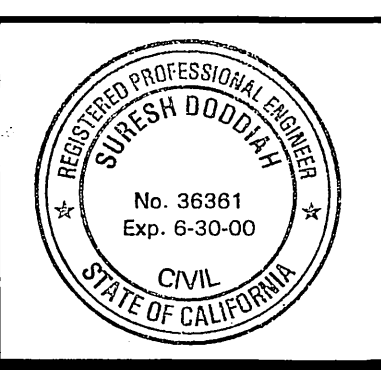
RIVERSIDE CITY BUSINESS TAX ACCOUNT No. 072996 EXP 9-11-99

* AS-BUILT PER PLANS 5-28-03 4H

Bench Mark: H5 - B2
Pd. P.K. Nail and City of Riverside Engineers
Tag Set in Conc. Base of Traffic Signal at
N.W. E.C.R. intersection of Central and
Streeter.
Elevation: 778.908

City Water Department
Richard J. Duda 3/13/98
Approved By
Pacific Bell
James E. James 3/18/98
Approved By

City Electric Department 3/13/98
William F. Maxwell 6/20/93
Approved By Wm
The Gas Company
Dennis Freeman 3-2-98
Approved By



SD ENGINEERING and ASSOCIATES
Land Planning and Civil Engineering
723 North "D" ST. - Suite 1, San Bernardino Calif. 92401
Phone (909) 884-7090 Fax (909) 884-0124
Surab Daddiah 2-19-98
Registered Civil Engineer R.C.E. 36361 Date

| MARK | REVISIONS | APPR. | DATE |
|------|-----------|-------|------|
| | | | |

DESIGNED BY: E.D. DRAWN BY: G.M. CHECKED BY: S.D.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: R. McSwath
DATE: 6-29-98

STREET IMPROVEMENT PLAN
DEWEY AVENUE
C-18-623 (REV.)

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

ACCOUNT NO. DRAWING NUMBER
R-3347
SHEET 1 OF 1
9296 Dewey Avenue