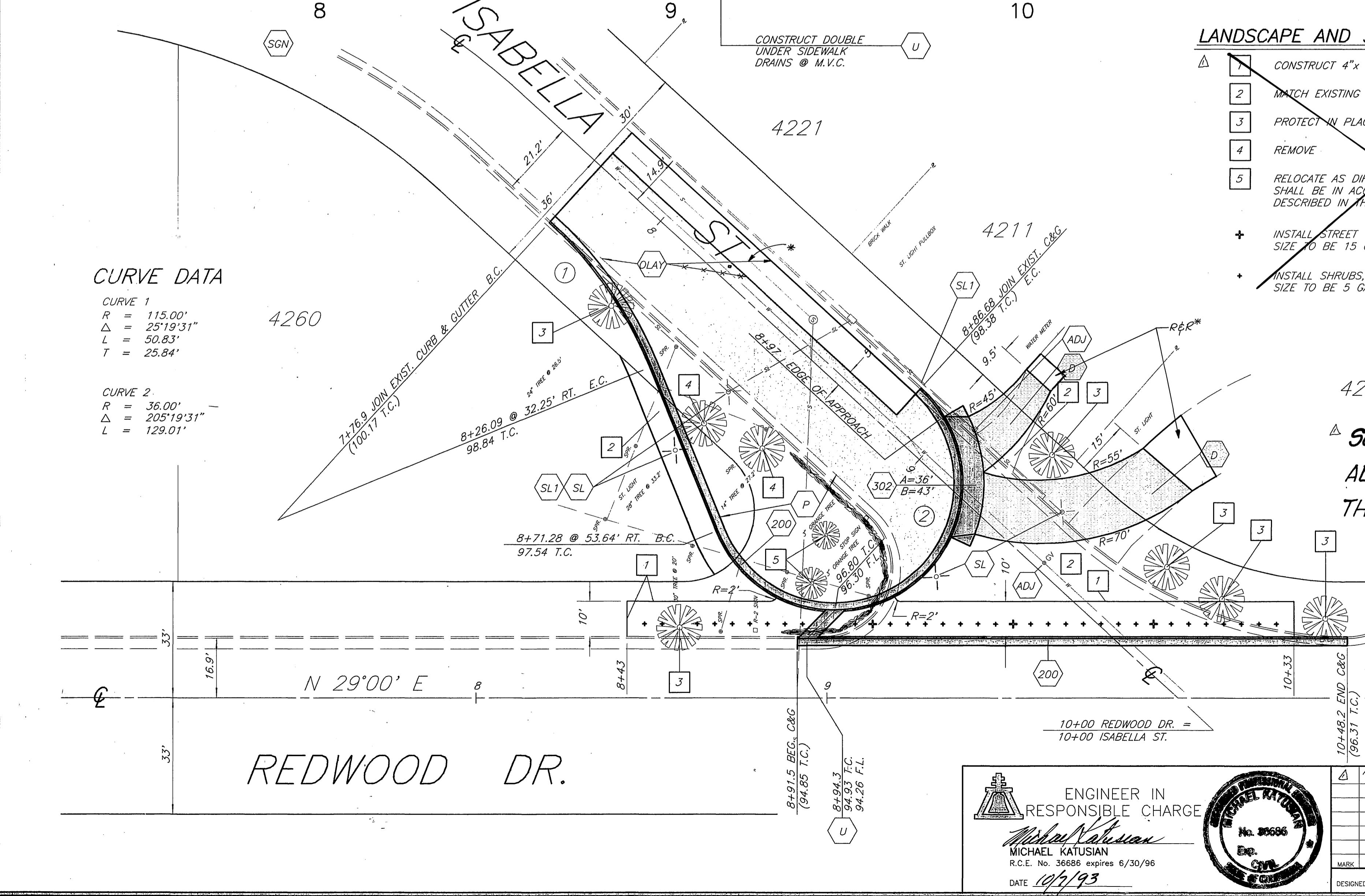
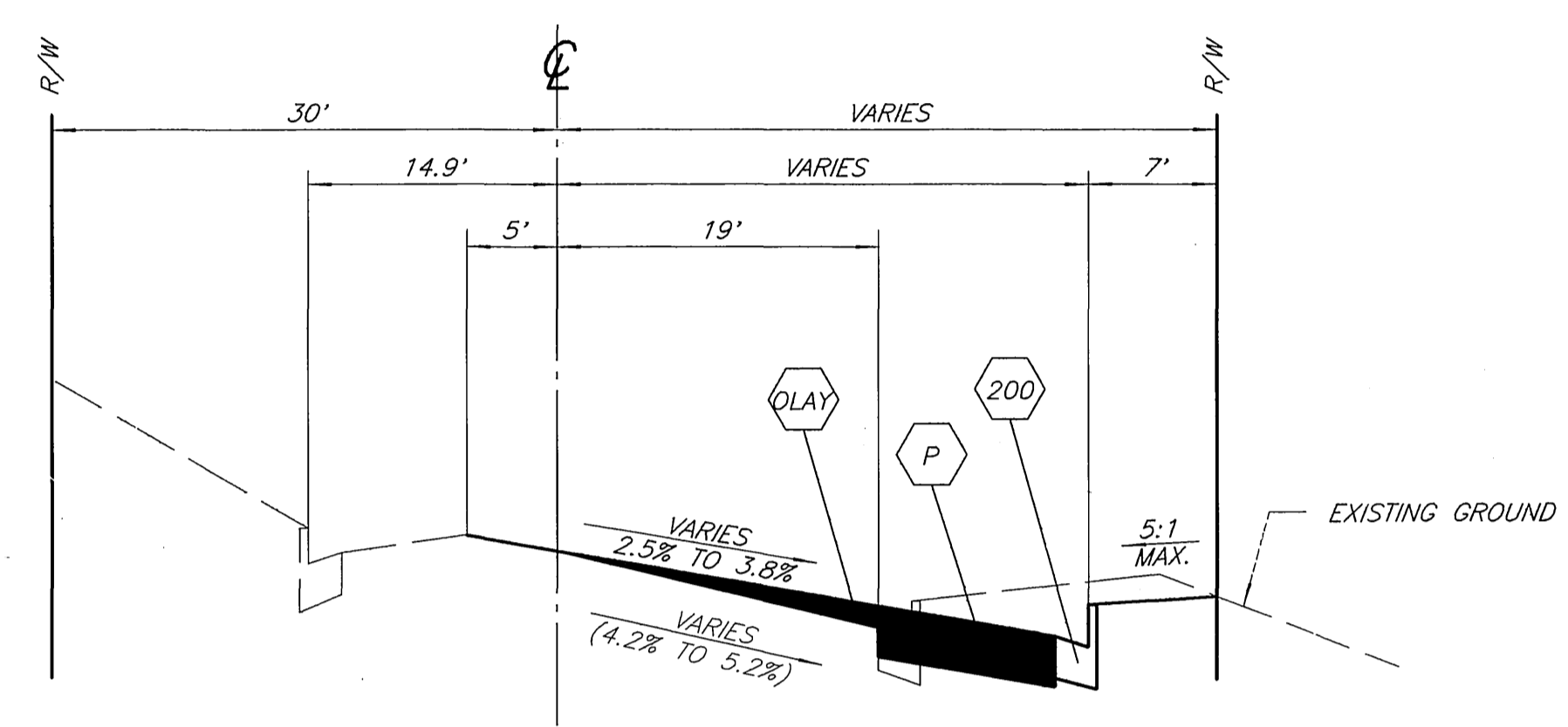


ISABELLA TYPICAL SECTION (NO SCALE)



- LANDSCAPE AND STREET TREE NOTES**
- 1 CONSTRUCT 4"x 6" MOWCURB
 - 2 MATCH EXISTING TURF
 - 3 PROTECT IN PLACE
 - 4 REMOVE
 - 5 RELOCATE AS DIRECTED BY PROPERTY OWNER. TRANSPLANT OPERATIONS SHALL BE IN ACCORDANCE WITH THE STREET TREE INSPECTOR AND AS DESCRIBED IN THE PARK & RECREATION SECTION OF THE SPECIAL PROVISIONS.
 - + INSTALL STREET TREE, QUERCUS ILICIFOLIA (HOLY OAK) SIZE TO BE 15 GAL., 3 EA.
 - + INSTALL SHRUBS, NEROLIUM OLEANDER (PETITE SALMON) SIZE TO BE 5 GAL., 32 EA.

- SPECIFIC CONSTRUCTION NOTES**
- NUMBERS ABOVE 100 IN A HEXAGON ON THE PLAN REFER TO THE RESPECTIVE STANDARD DRAWING AND SHALL BE CONSTRUCTED ACCORDINGLY. UNLESS MODIFICATIONS ARE NOTED ON THE PLAN OR COVER SHEET. ANY NUMBER SHOWN BELOW THE STANDARD DRAWING NUMBER INDICATES THE SPECIFIC ALTERNATE TO BE CONSTRUCTED.
 - SL RELOCATE EXISTING STREET LIGHT AS SHOWN ON THE PLANS AND AS DESCRIBED IN SPECIFICATION 2-6 OF THE ACCOMPANYING SPECIAL PROVISIONS.
 - SLT INTERCEPT AND EXTEND EXISTING 1" RIGID CONDUIT WITH 2- #8 CU. 600V CABLES AS REQUIRED IN THE FIELD. *PVC PER ELECTRICAL INSPECTOR
 - U CONSTRUCT UNDER SIDEWALK DRAIN PER STD. DWG. NO. 411, SIDE-BY-SIDE, SHARING A COMMON WALL
 - D REMOVE EXISTING DRIVEWAY AND CONSTRUCT NEW CONC. DRIVEWAY. SAWCUT WEAKENED PLANE JOINTS @ 10' O.C. AND ONE JOINT ALONG THE CENTERLINE OF THE DRIVEWAY.
 - SGN INSTALL "NOT A THROUGH STREET" SIGN AT INTERSECTION OF ISABELLA ST. AND 14TH ST.
 - ADJ ADJUST EXISTING WATER METER OR GATE VALVE TO NEW GRADE.
 - P CONSTRUCT 0.33' FULL DEPTH AC PAVING OVER COMPACTED NATIVE.
 - OLAY CONSTRUCT VARIABLE THICKNESS AC OVERLAY.

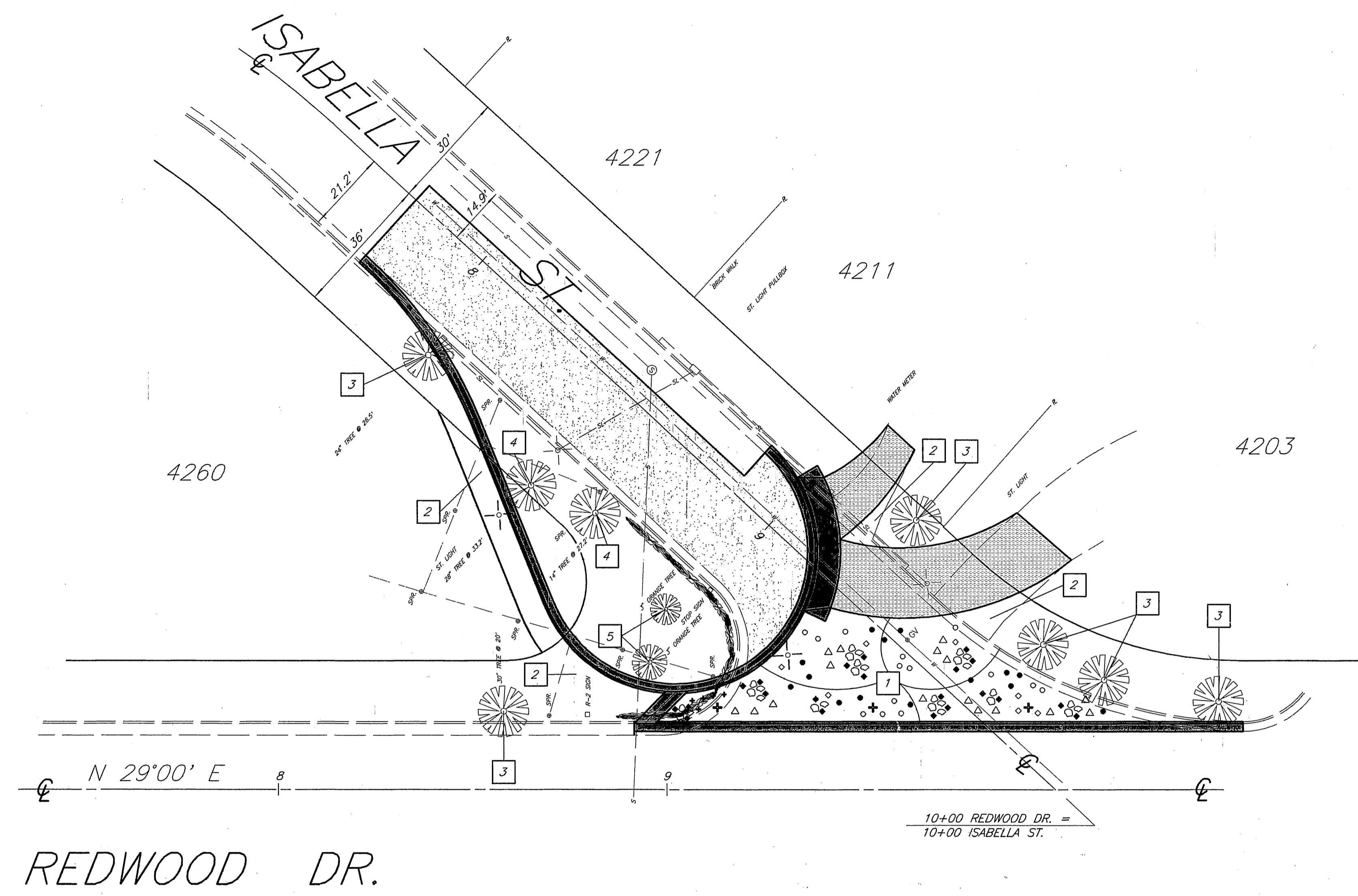
4203
 SEE SHEET 1A FOR ALL LANDSCAPING THIS SHEET DOES NOT APPLY

- GENERAL CONSTRUCTION NOTES**
- 1 EXISTING UTILITIES SHOWN ON THIS PLAN ARE PLOTTED FROM UTILITY RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UTILITIES WHETHER OR NOT SHOWN ON THIS PLAN. IF THE COVER OF A UTILITY IS KNOWN, IT IS SHOWN IN THE PROFILE. UTILITIES SHOWN IN THE PROFILE AS INDICATES THAT THE COVER IS UNKNOWN, BUT THE UTILITY IS NOT EXPECTED TO CONFLICT WITH THE PROPOSED IMPROVEMENTS.
 - 2 ALL ELEVATIONS SHOWN ON THE PLANS SHALL BE STAKED IN THE FIELD.
 - 3 PRIME CONTRACTORS BIDDING THIS WORK SHALL HAVE A CLASS A OR C-12 LICENSE.
 - 4 RIGHTS OF ENTRY HAVE BEEN OBTAINED FOR WORK SHOWN OUTSIDE OF CITY RIGHT OF WAY.
 - 5 WATER METER VAULTS AND PULL BOXES AFFECTED BY CONSTRUCTION SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.
 - 6 EXISTING SPRINKLERS AND IRRIGATION LINES AFFECTED BY THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE RELOCATED TO BACK OF PROPOSED IMPROVEMENTS. EXISTING IRRIGATION SYSTEMS SHALL BE ADJUSTED TO PREVENT OVERSPRAY ON TO HARDSCAPE.
 - 7 CONTRACTOR SHALL INSTALL NEW 4" POP SPRAY SYSTEM TO NEW TURF AREAS AND NEW FIXED SHRUB RISER BUBBLER SYSTEM TO ALL NEW TREES AND SHRUBS. THE SYSTEMS SHALL BE CONNECTED TO THE RESPECTIVE ADJACENT EXISTING SYSTEM.

STREET LIGHT NOTES

1. ALL FACILITIES INSTALLED BY THE CONTRACTOR SHALL BE INSPECTED BY THE PUBLIC UTILITIES DEPARTMENT INSPECTOR. CONTRACTOR SHALL CONTACT THE INSPECTOR AT 782-5429.
2. EXCAVATION FOR STREET LIGHT FOUNDATION AND CONDUITS MUST BE DONE AFTER INSTALLATION OF CURBS AND GUTTERS. FOUNDATION LOCATION SHALL BE APPROVED PRIOR TO EXCAVATION. *AS BUILT 2/6/95 EJM

ENGINEER IN RESPONSIBLE CHARGE MICHAEL KATUSIAN R.C.E. No. 36686 expires 6/30/96 DATE 10/9/93		CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: [Signature] DEPUTY P.W. DIRECTOR PRINCIPAL ENGINEER CHIEF P.W. INSPECTOR STREET SERVICES SURVEYOR TRAFFIC DIVISION PARKS DEPARTMENT		ISABELLA ST. ASSESSMENT DISTRICT ISABELLA ST. CUL-DE-SAC AT REDWOOD ACCT. NO. 103-541900-450145 R-3350 SHEET 1 OF 1 FILE NO.	
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GENERAL CONSTRUCTION NOTES

- 1 EXISTING UTILITIES SHOWN ON THIS PLAN ARE PLOTTED FROM UTILITY RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UTILITIES WHETHER OR NOT SHOWN ON THIS PLAN. IF THE COVER OF A UTILITY IS KNOWN, IT IS SHOWN IN THE PROFILE. UTILITIES SHOWN IN THE PROFILE AS INDICATES THAT THE COVER IS UNKNOWN, BUT THE UTILITY IS NOT EXPECTED TO CONFLICT WITH THE PROPOSED IMPROVEMENTS.
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- 3 PRIME CONTRACTORS BIDDING THIS WORK SHALL HAVE A CLASS A OR C-12 LICENSE.
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LANDSCAPE AND STREET TREE NOTES

- 1 *WOOD CHIPS INSTALLED.
2" THICK DECOMPOSED GRANITE (D.G.) MULCH OVER 10MM VISQUEEN BARRIER LINER.
 - 2 MATCH EXISTING TURF
 - 3 PROTECT IN PLACE
 - 4 REMOVE
 - 5 RELOCATE AS DIRECTED BY PROPERTY OWNER. TRANSPLANT OPERATIONS SHALL BE IN ACCORDANCE WITH THE STREET TREE INSPECTOR AND AS DESCRIBED IN THE PARK & RECREATION SECTION OF THE SPECIAL PROVISIONS.
- + INSTALL STREET TREE, QERCUS ILICIFOLIA (HOLY OAK)
SIZE TO BE 15 GAL., 3 EA.
 - + INSTALL SHRUBS, NANDINA DOMESTICA (HARBOUR DWARF)
SIZE TO BE 5 GAL., 5 EA.
 - o INSTALL SHRUBS, LANTANA CAMARA (YELLOW OR ORANGE)
SIZE TO BE 1 GAL., 14 EA.
 - o INSTALL SHRUBS, HESPERALOE PARVIFLORA (RED YUCCA)
SIZE TO BE 5 GAL., 7 EA.
 - Δ INSTALL SHRUBS, CISTUS HYBRIDUS (WHITE ROCKROSE)
SIZE TO BE 1 GAL., 16 EA.
 - INSTALL SHRUBS, PENNISETUM SETACEUM (RUBRUM)
SIZE TO BE 1 GAL., 21 EA.
 - INSTALL SHRUBS, SALVIA LEUCANTHA (MEXICAN BUSH SAGE)
SIZE TO BE 5 GAL., 14 EA.
 - ⊗ WEATHERED BOULDERS 1'-2' & 2'-3.5' BURRIED TO SPRING LINE
COLOR TO MATCH BOULDERS ON MT. RUBIDOUX, 28 TOTAL

REDWOOD DR.

ENGINEER IN RESPONSIBLE CHARGE
MICHAEL KATUSIAN
R.C.E. No. 36686 expires 6/30/96
DATE _____

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KARL DRAWN BY KARL CHECKED BY _____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY _____	BY _____	DATE _____
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHEF P.W. INSPECTOR		
STREET SERVICES SUPERVISOR		
TRAFFIC DIVISION		
PARKS DEPARTMENT		

ISABELLA ST. ASSESSMENT DISTRICT
ISABELLA ST. CUL-DE-SAC AT REDWOOD
LANDSCAPING PLAN
HORIZ. SCALE: 1" = 20'

ACCT. NO. 103-541900-450145
R-3350
SHEET 1 OF 1A
FILE NO. _____

INDEXED 2-19-95 4H