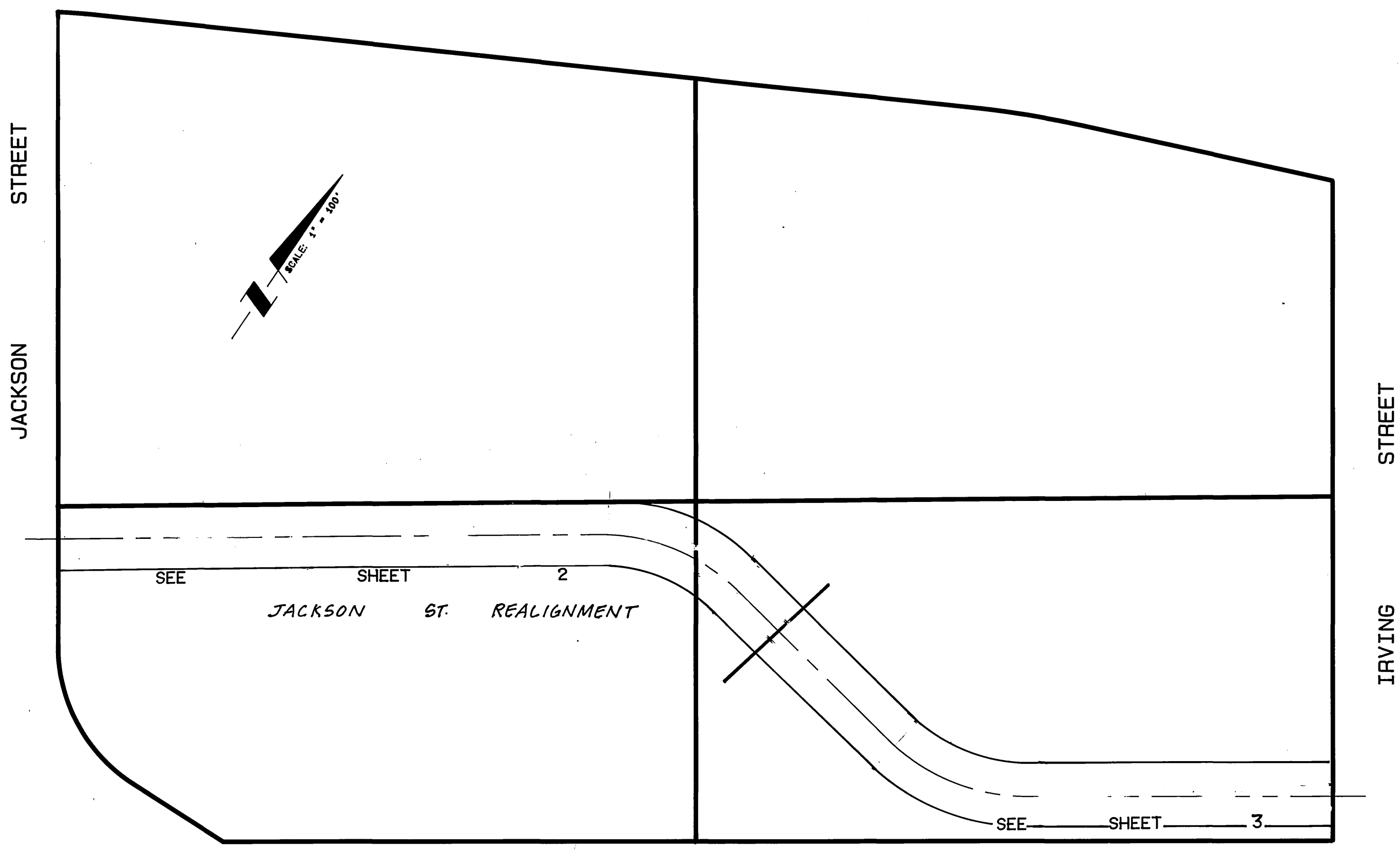


GENERAL NOTES FOR STREET TREE PLANTING

GENERAL NOTES



INDEX MAP
SCALE: 1"=100'

- 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 (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:
 - 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 (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;
 - ALL STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	SIZE	SPACING	REQUIRED
 - 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.

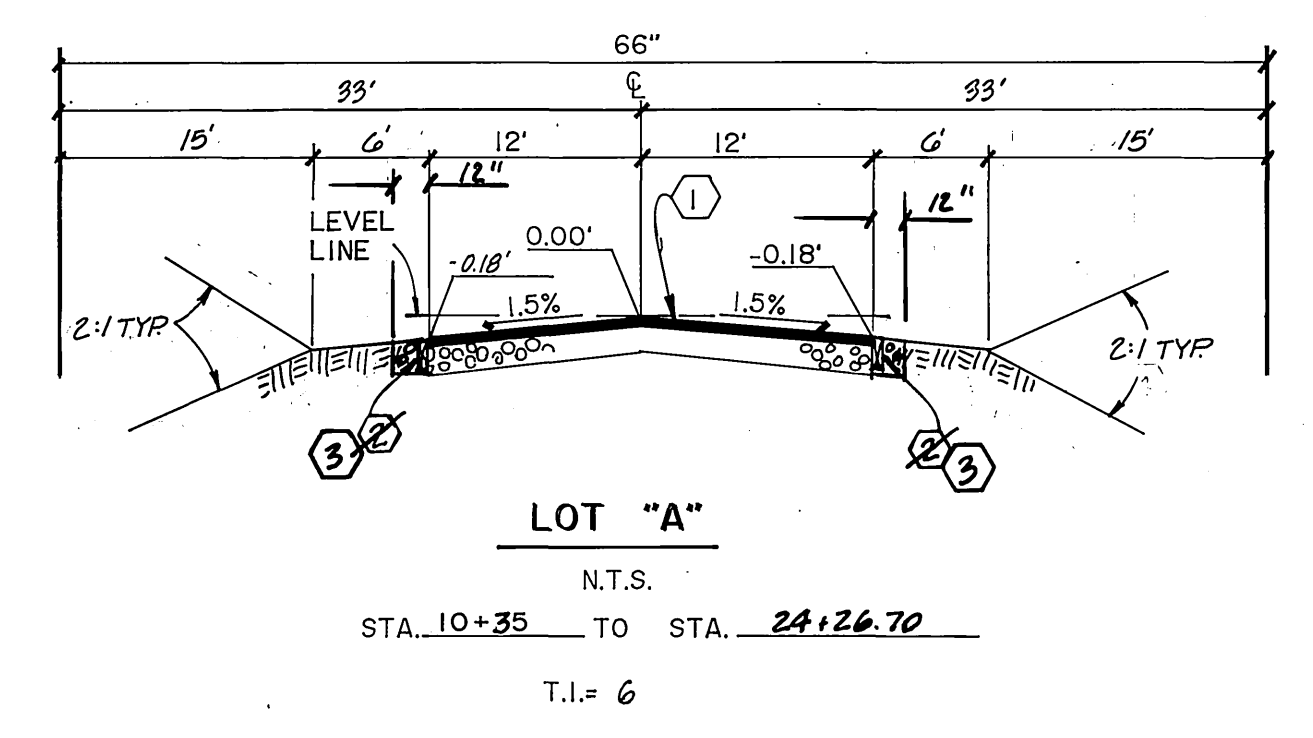
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, STD. DWG. NO. 10, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- 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.
- NOTICE TO CONTRACTOR. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- ELEVATIONS FOR CROSS-GUTTERS AND CONSTRUCTION BEYOND ECR'S AND BCR'S ARE FLAGGED IN THE PLAN VIEW.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 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.

NOTE TO CONTRACTOR:

FIELD VERIFICATION SURVEY IS REQUIRED ON JACKSON ST. AND IRVING ST. PRIOR TO CONSTRUCTION. INTERSECTION DESIGN SHOWN ON THESE PLANS HAS BEEN INTERPOLATED FROM AERIAL TOPOGRAPHY (2' CONTOUR INTERVALS) WITHOUT BENEFIT OF FIELD VERIFICATION OR BOUNDARY SURVEY.

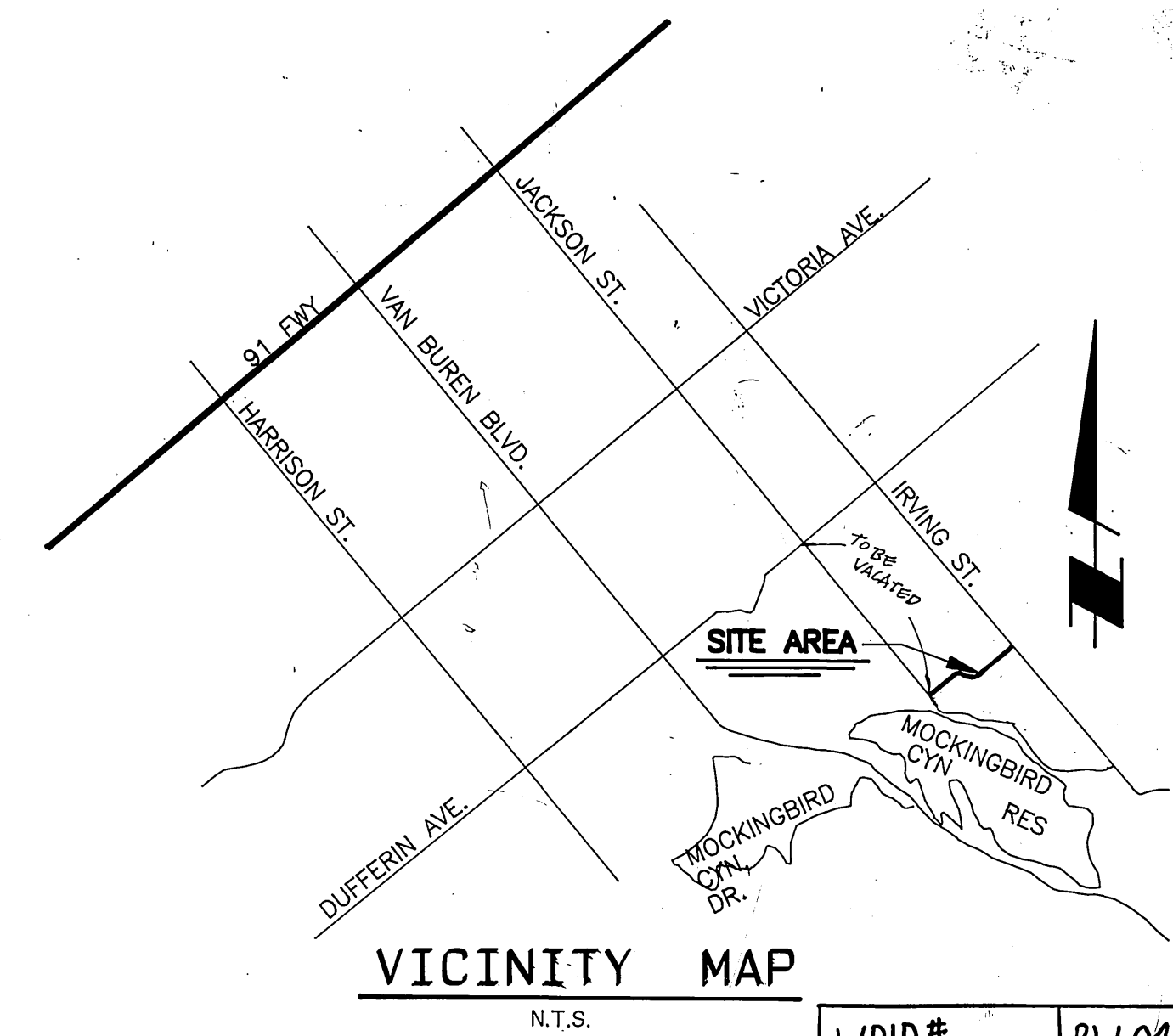
CONSTRUCTION NOTES

- CONSTRUCT 4" A.C. OVER 8" CRUSHED AGGREGATE BASE PER SOILS REPORT BY WESTERN TECHNOLOGIES INC. NO. 4521K051 SR# 1488, R=17
- INSTALL 2" x 4" REDWOOD HEADER
- CONSTRUCT 12" x 12" CRUSHED AGGREGATE BASE SHOULDER



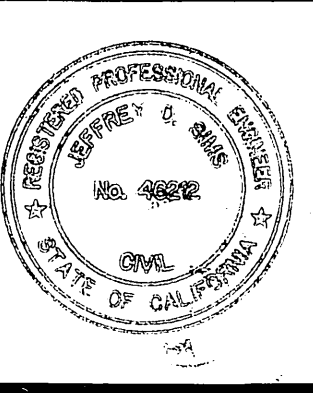
REVISIONS PREPARED BY:

ALBERT A. WEBB ASSOCIATES
3788 Mc. CRAY ST. (909) 686-1070
RIVERSIDE, CA 92506
SCOTT R. HILDEBRANDT, P.E. DATE 7-28-04
P.E. # C44702 EXP. 3-31-06



Underground Service Alert
Call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 46217
EXPIRATION DATE: 12/31/94 DATE: 1/27/93

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300 11200 S. Mt. Vernon Ave., Suite 107 73-080 El Paseo, Suite 106
P.O. Box 493 Palm Desert, CA 92260
Riverside, CA 92502 Colton, CA 92324
(714) 686-0844 (714) 825-1982 (919) 346-6581
FAX 714-686-5954 FAX 919-346-0529

SCALE: AS SHOWN
DATE: SEPT. 1991

BENCH MARK: U.S.G.S. "0 38" AT THE INTERSECTION OF MAGNOLIA AND ROOSEVELT STREETS, AT THE ARLINGTON BRANCH OF THE RIVERSIDE PUBLIC LIBRARY, ON THE EAST SIDE OF THE MAIN ENTRANCE, AND ABOUT 1 FOOT ABOVE THE GROUND. A STANDARD DISK, STAMPED "0 38 1B24". EL. 788.485

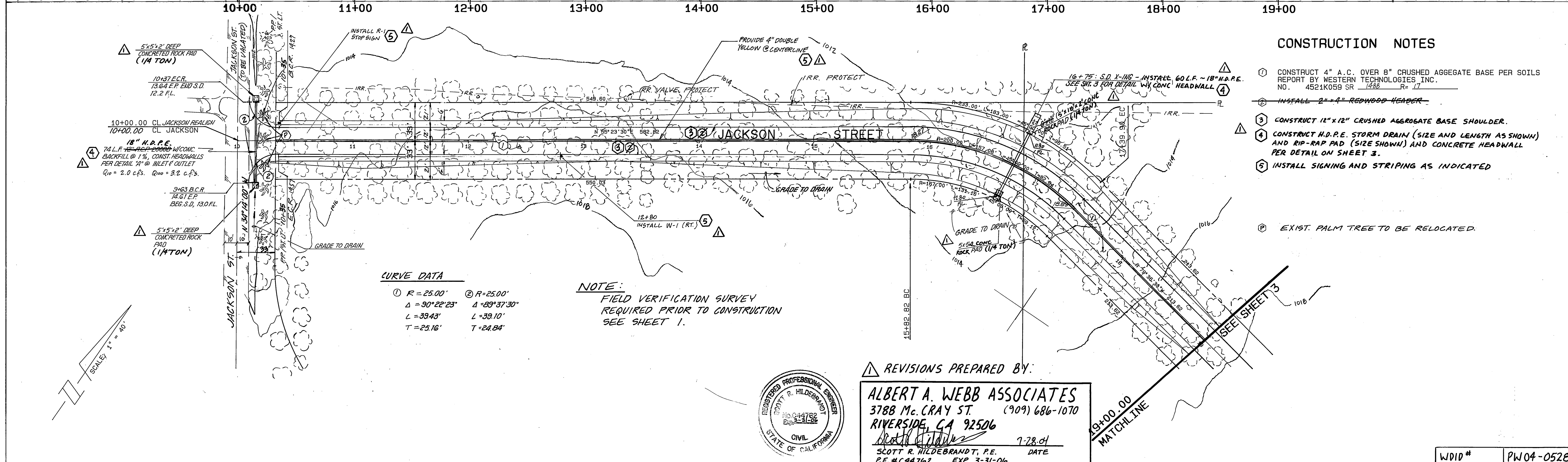
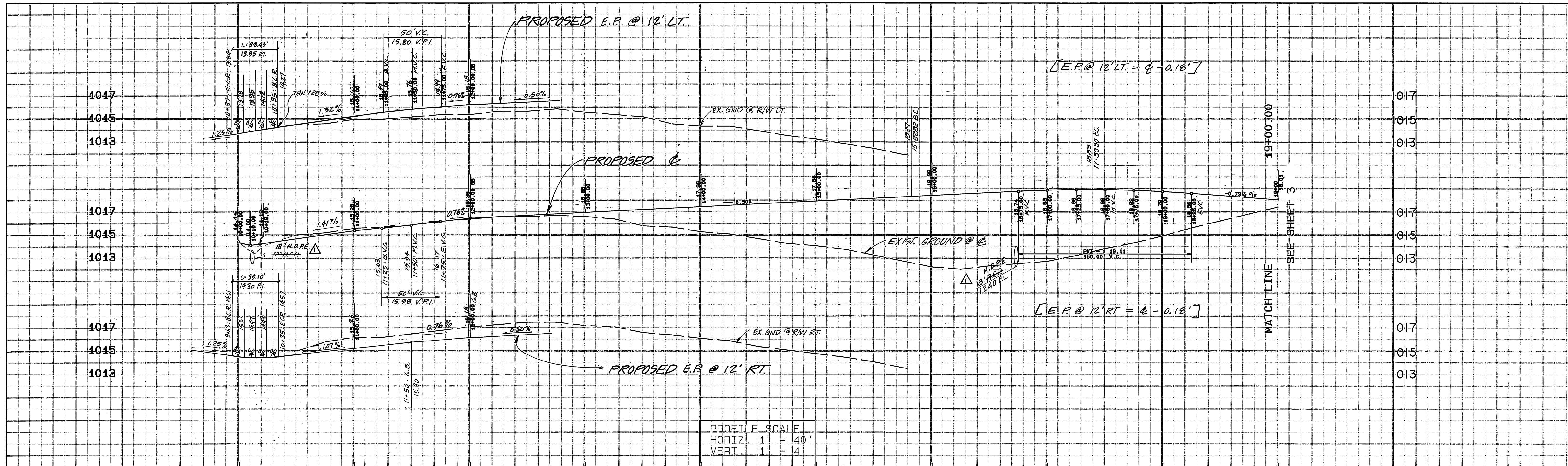
REVISIONS	DATE
REVISE STREET SECTIONS AND DRAINAGE FACILITIES	SR# 0710A 2/2 2/2/04
MARK	REVISIONS
DESIGNED BY C.G.	DRAWN BY J.A.A.
CHECKED BY E.B.	

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] DATE: 11/6/94
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGR.

JACKSON ST. REALIGNMENT AT CITRUS PARK
STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION
FOR: C.C.S.H.P.

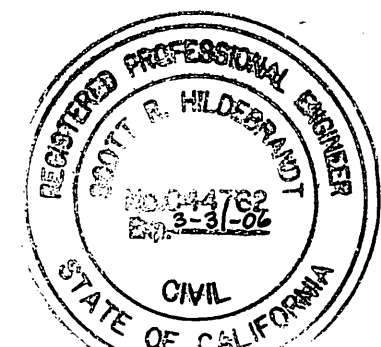
PROJECT NO. R-3386
SHEET 1 OF 3
FILE NO. 9112343



CURVE DATA

① R = 25.00'	② R = 25.00'
Δ = 90° 22' 23"	Δ = 89° 37' 30"
L = 39.43'	L = 39.10'
T = 25.16'	T = 24.84'

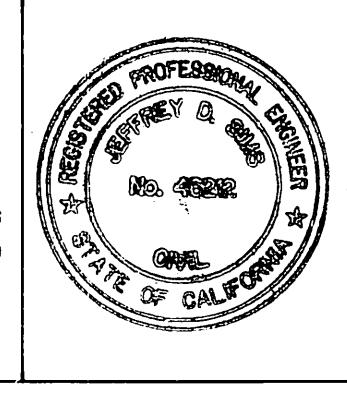
NOTE:
 FIELD VERIFICATION SURVEY
 REQUIRED PRIOR TO CONSTRUCTION
 SEE SHEET 1.



Underground Service Alert
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 1 - 800
 422 - 4133
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY TO PERSONS AND PROPERTY, THAT THE RESULTS SHALL BE MADE TO PERSONS AND PROPERTY THAT ARE LIMITED TO NORMAL WORKING PLACES AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS ANY AND ALL PERSONS FROM THE LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE SUPERVISION OF:
 REGISTERED CIVIL ENGINEER NO. 46212
 EXPIRATION DATE: 12/31/04 DATE: 1/27/03

J.F. DAVIDSON ASSOCIATES, INC.
 - CIVIL ENGINEERS - SURVEYORS - PLANNERS -

3350 SHELBY ST. #100 77-584 COUNTRY CLUB DR. #400-B 27349 JEFFERSON ST. #110
 RIVERSIDE, CA 92501 ONTARIO, CA 91764 PALM DESERT, CA 92260 TEMECULA, CA 92590
 (714) 686-0844 (714) 944-2891 (818) 360-3785 (714) 676-7740
 FAX 714-686-0854 FAX 714-944-7761 FAX 818-360-3789 FAX 714-686-1981

SCALE: 1" = 40'
 DATE:

BENCH MARK: U.S.G.S. "0 38" AT ARLINGTON, RIVERSIDE COUNTY, AT THE INTERSECTION OF MAGNOLIA AND ROOSEVELT STREETS, AT THE ARLINGTON BRANCH OF THE RIVERSIDE PUBLIC LIBRARY, ON THE EAST SIDE OF THE MAIN ENTRANCE, AND ABOUT 1 FOOT ABOVE THE GROUND. A STANDARD DISK, STAMPED "0 38 1924". E.L. 788.483

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] DATE: 8/16/04
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGR.

APPROVED BY: [Signature] DATE: 8/16/04
 DIRECTOR OF PUBLIC WORKS

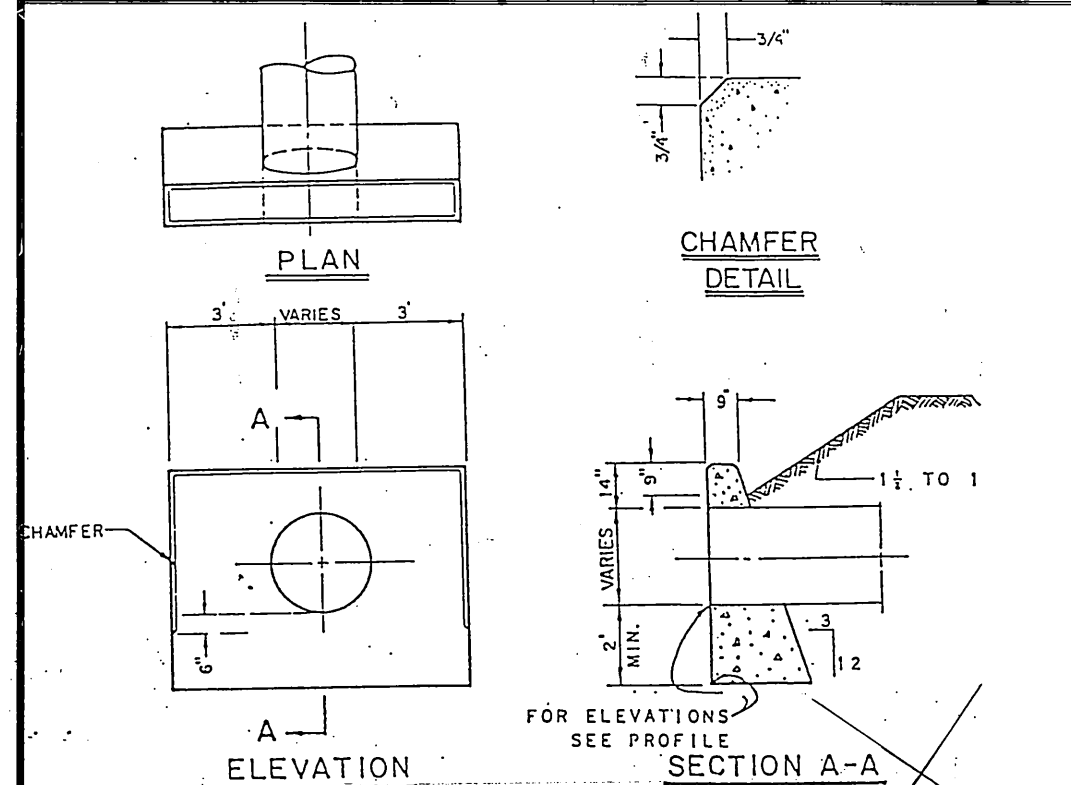
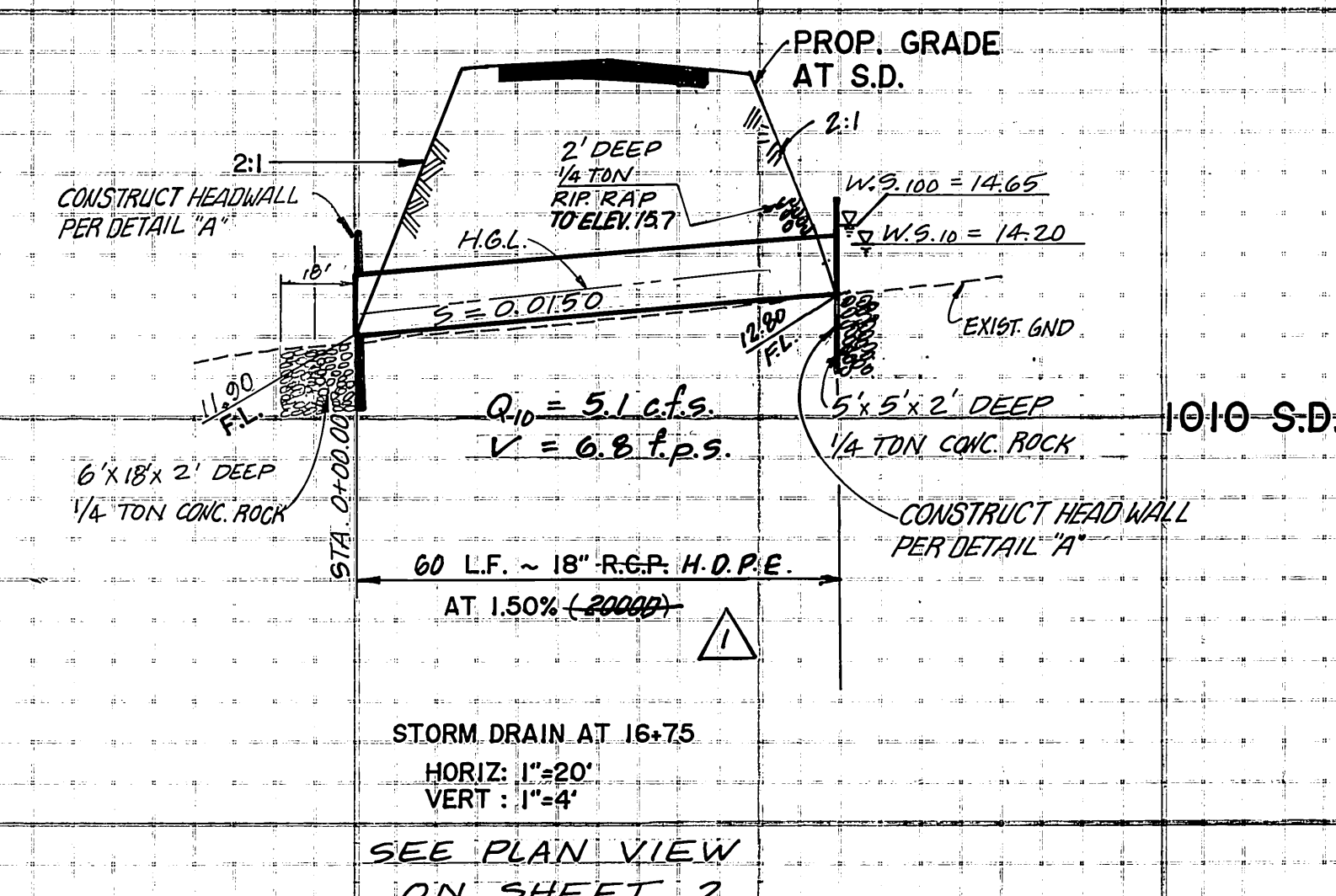
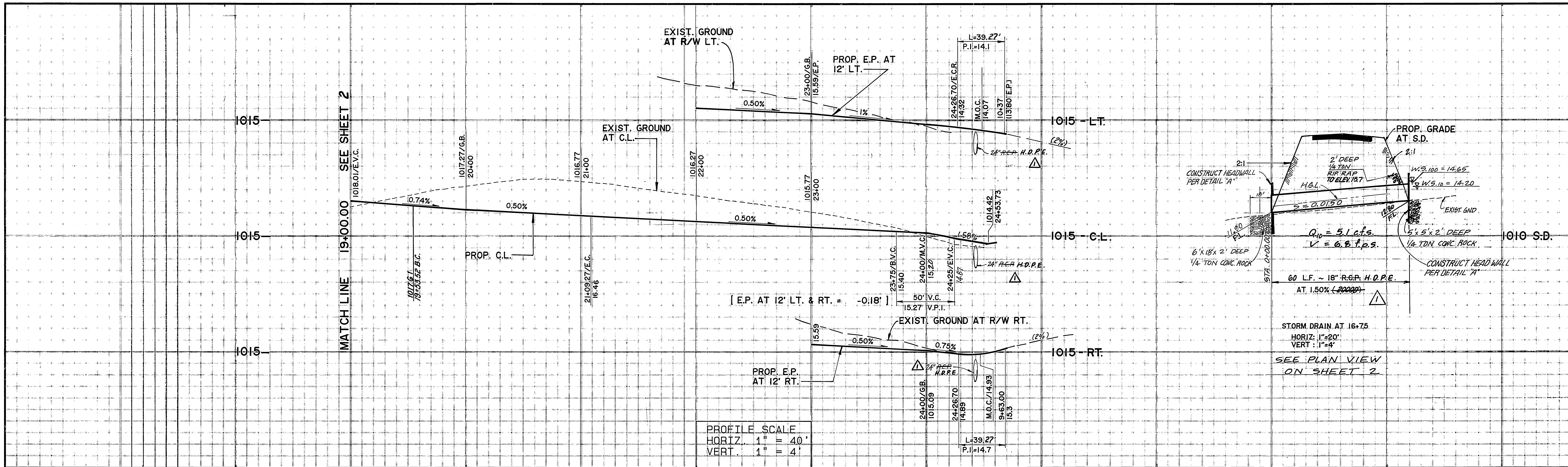
STREET PLANS FOR
JACKSON ST. REALIGNMENT AT CITRUS PARK
 STATE OF CALIFORNIA
 DEPARTMENT OF PARKS AND RECREATION

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

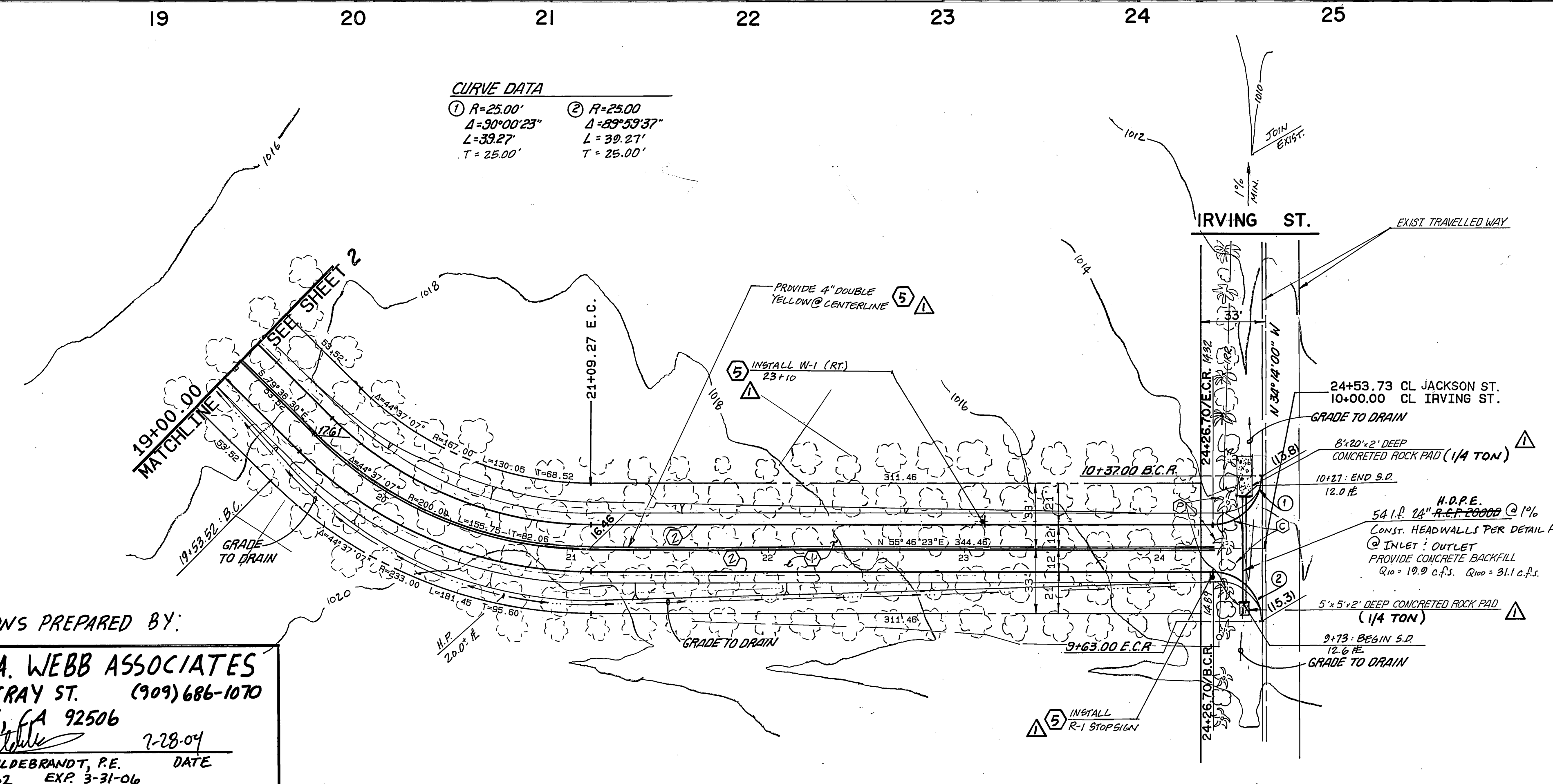
PROJECT NO. **R-3386**
 SHEET **2** OF **3**
 FILE NO.: **9112343**

WDD# **PW04-0528**

INDEXED 8-2-95 4/1

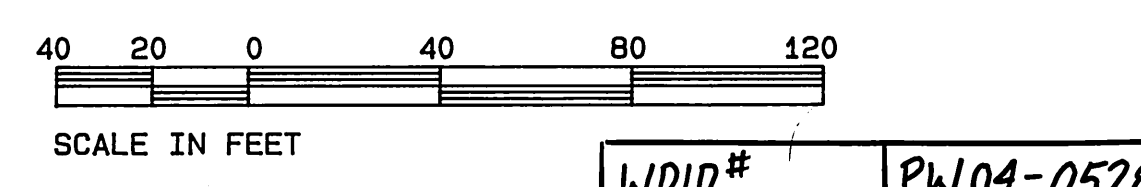


NOTES:
 1. ALL CONCRETE SHALL BE CLASS B CONCRETE.
 2. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4".
 3. DESIGN FEATURES SHALL CONTROL THE INSTALLATION OF THIS HEADWALL.

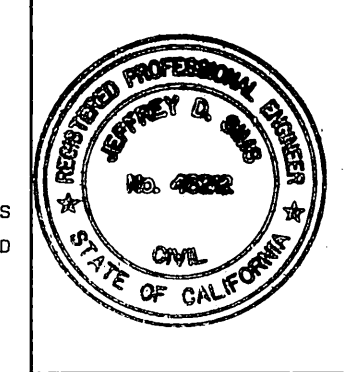


- CONSTRUCTION NOTES**
- ① CONST 4" A.L. OVER 8" AGGREGATE BASE PER S.R. 1488 R-VALUE = 17
 - ② INSTALL 2" x 4" REDWOOD HEADER
 - ③ EXIST. PALM TREE TO BE RELOCATED
 - ④ EXIST. CITRUS TREE TO BE REMOVED
 - ⑤ CONSTRUCT 12" x 12" CRUSHED AGGREGATE BASE SHOULDER.
 - ⑥ CONSTRUCT H.D.P.E. STORM DRAIN (SIZE AND LENGTH AS SHOWN) AND RIP-RAP PAD (SIZE AS SHOWN) AND CONCRETE HEADWALL PER DETAIL ON SHEET 3
 - ⑦ INSTALL SIGNING AND STRIPING AS INDICATED.

NOTE:
 FIELD VERIFICATION SURVEY REQUIRED PRIOR TO CONSTRUCTION. SEE SHEET 1



REVISIONS PREPARED BY:
ALBERT A. WEBB ASSOCIATES
 3788 Mc. CRAY ST. (909) 686-1070
 RIVERSIDE, CA 92506
 SCOTT R. HILDEBRANDT, P.E. DATE 7-28-04
 P.E. # C44782 EXP. 3-31-06



PREPARED UNDER THE DIRECTION OF:
J.F. DAVIDSON ASSOCIATES, INC.
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 REGISTERED CIVIL ENGINEER NO. 46212
 EXPIRATION DATE: 12/31/13 DATE: 1/21/13

J.F. DAVIDSON ASSOCIATES, INC.
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 2825 SHELBY ST. #100 ONTARIO, CA 91764 714-846-2881
 27340 JEFFERSON ST. #115 TOWNSHIP, CA 92580 (714) 676-7710
 71-564 COUNTRY CLUB DR. #400-B PALM DESERT, CA 92260 (760) 360-3780
 FAX 714-846-2884 FAX 714-846-7761 FAX 629-360-3789 FAX 714-688-1881

MARK	REVISIONS	APPR. DATE
1	REVISE STREET SECTION AND DRAINAGE FACILITIES	8/2/04

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature] DATE: 11/6/99
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.M. ENGR. [Signature]
 DATE: 11/6/99

STREET PLANS FOR
JACKSON ST. REALIGNMENT AT CITRUS PARK
 STATE OF CALIFORNIA
 DEPARTMENT OF PARKS AND RECREATION
 PROJECT NO. R-3386
 SHEET 3 OF 3
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
 FILE NO.: 9112343

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 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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INDEXED 8-2-95 LHM