

**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 (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 UTILITY SERVICES AND SEWER LATERALS PRIOR TO DIGGING PLANT PITS. ALL FINAL STREET 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 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 ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:
 

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D.
OLD BRIDGE RD.	CINNAMOMUM CAMPHORA/CAMPHOR TREE	15 GAL.	45'	7
- 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 IN 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.

**STREET IMPROVEMENT NOTES**

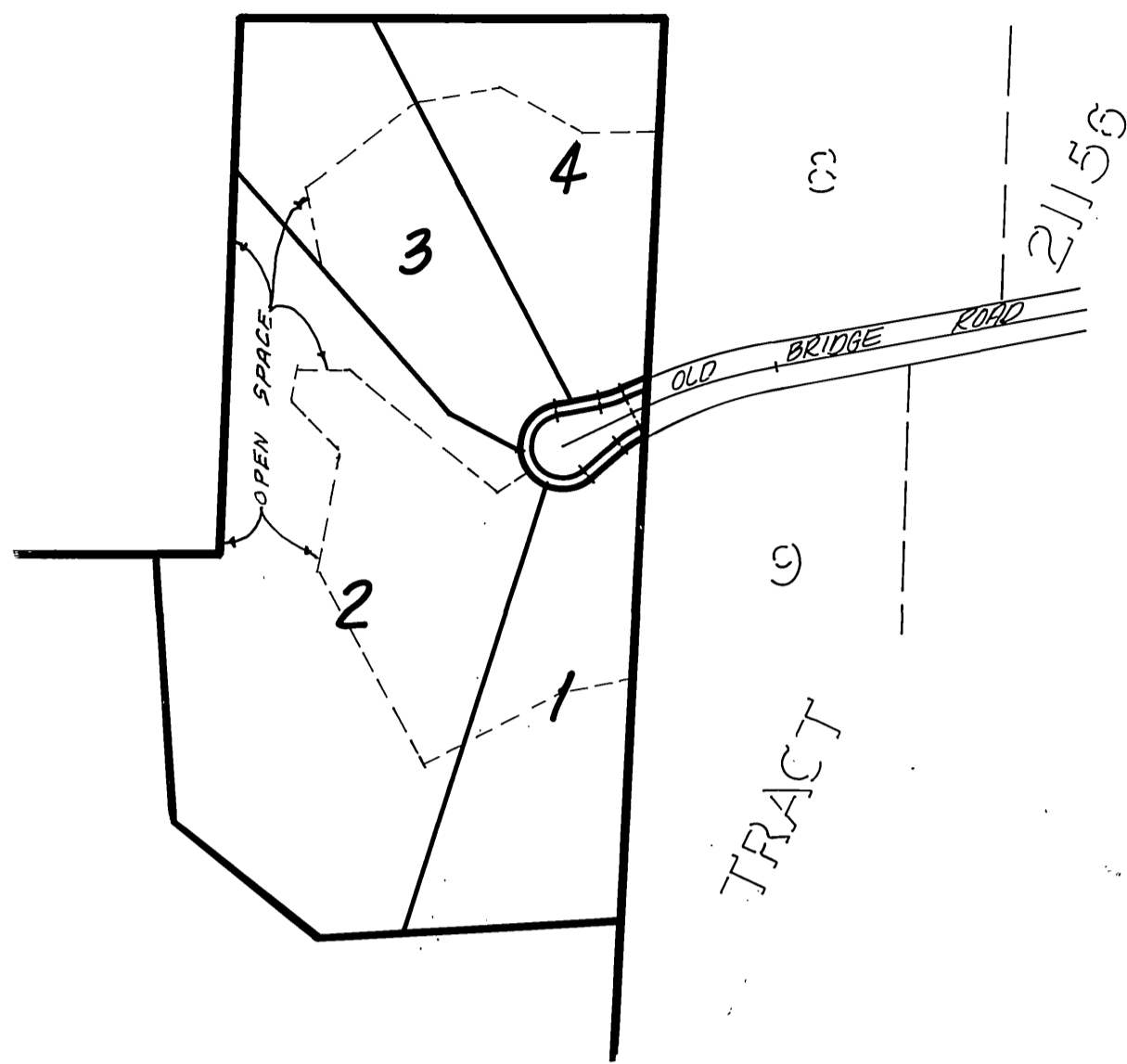
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING 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.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-227-2600, 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.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- 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 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- BEFORE THE RIP RAP IS ACCEPTED, AS PLACED, AT THE OUTLET OF ANY DRAINAGE STRUCTURE, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE OR AN ENCROACHMENT PERMIT OR A STREET OPENING PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.

**CONSTRUCTION NOTES**

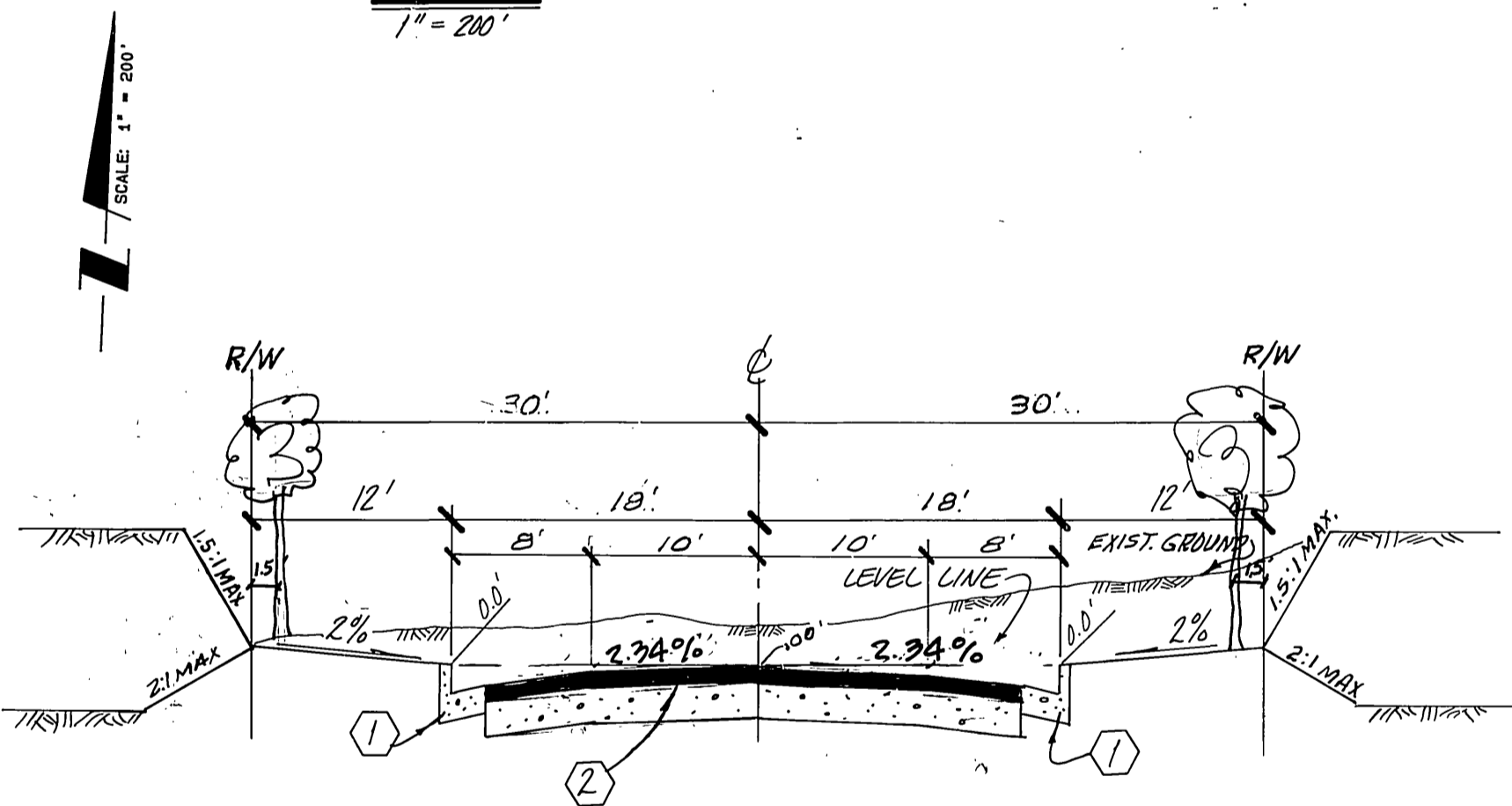
- CONSTRUCT STANDARD 200 CURB AND GUTTER - 6" C.F. TYPE I
- CONSTRUCT A.C. PAVING OVER CRUSHED AGGREGATE BASE. PER S.R. \_\_\_\_\_, R=\_\_\_\_\_.
- CONSTRUCT CATCH BASIN STD. NO. 405 (W=8' )(V=5').
- CONSTRUCT DRIVEWAY APPROACH STD. NO. 302, TYPE CURB II (A=16')(B=23') EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- INSTALL 24" 12 GAGE GALVANIZED PAVED INVERT CMP W/ CONCRETE PIPE SLOPE ANCHOR PER DETAIL ON SHEET 2.

**NOTICE TO CONTRACTOR**

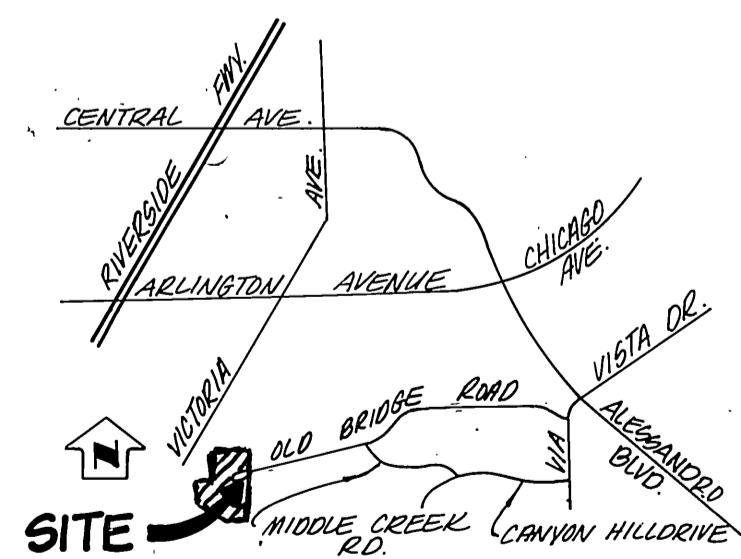
- THE EXISTENCE, HORIZONTAL AND VERTICAL LOCATIONS OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. LOCATIONS OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO EXCAVATION.



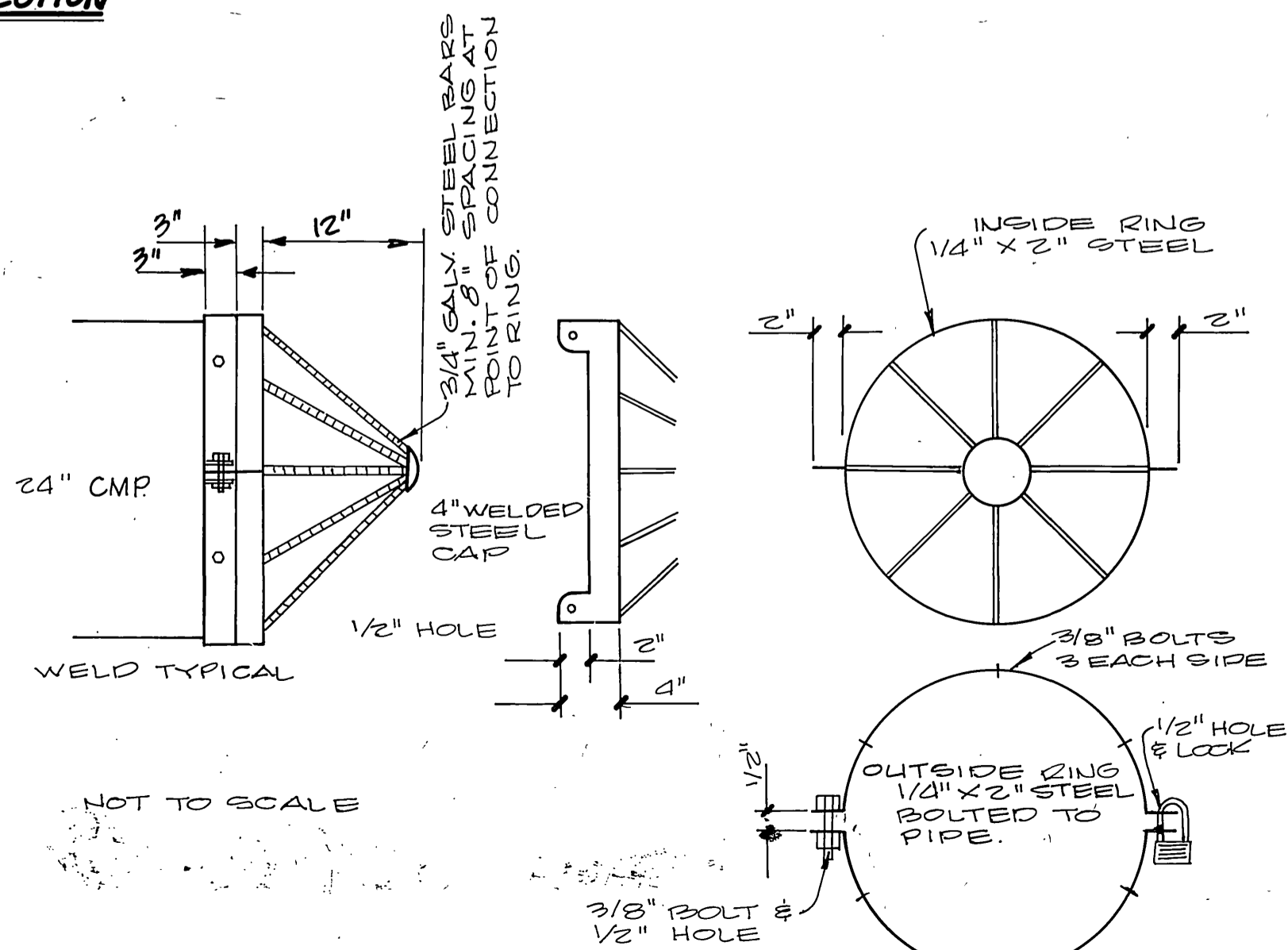
**INDEX**  
1" = 200'



**TYPICAL SECTION**  
N.T.S.  
T.I. = 5



**VICINITY MAP**  
N.T.S.



NOT TO SCALE



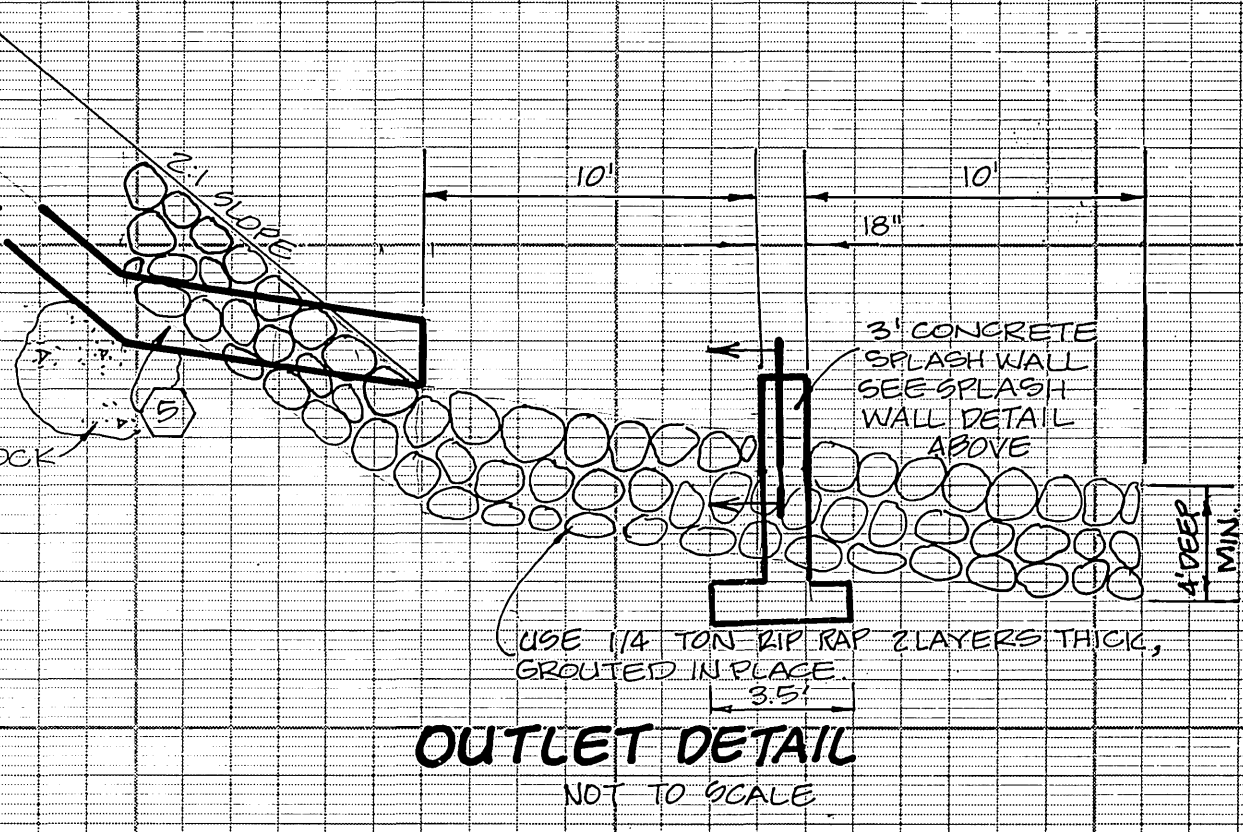
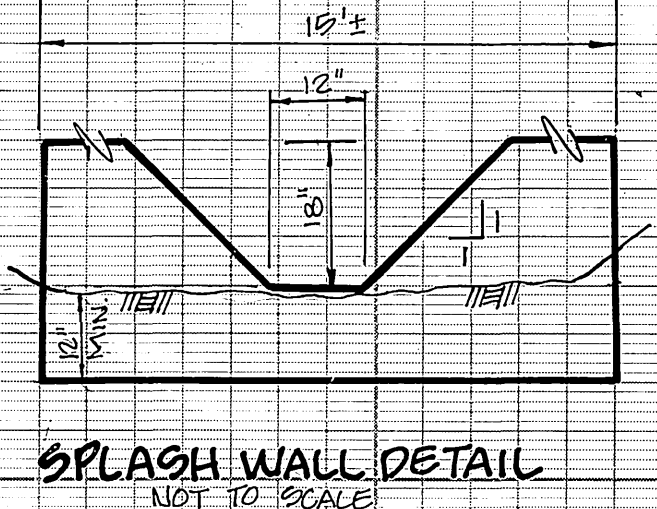
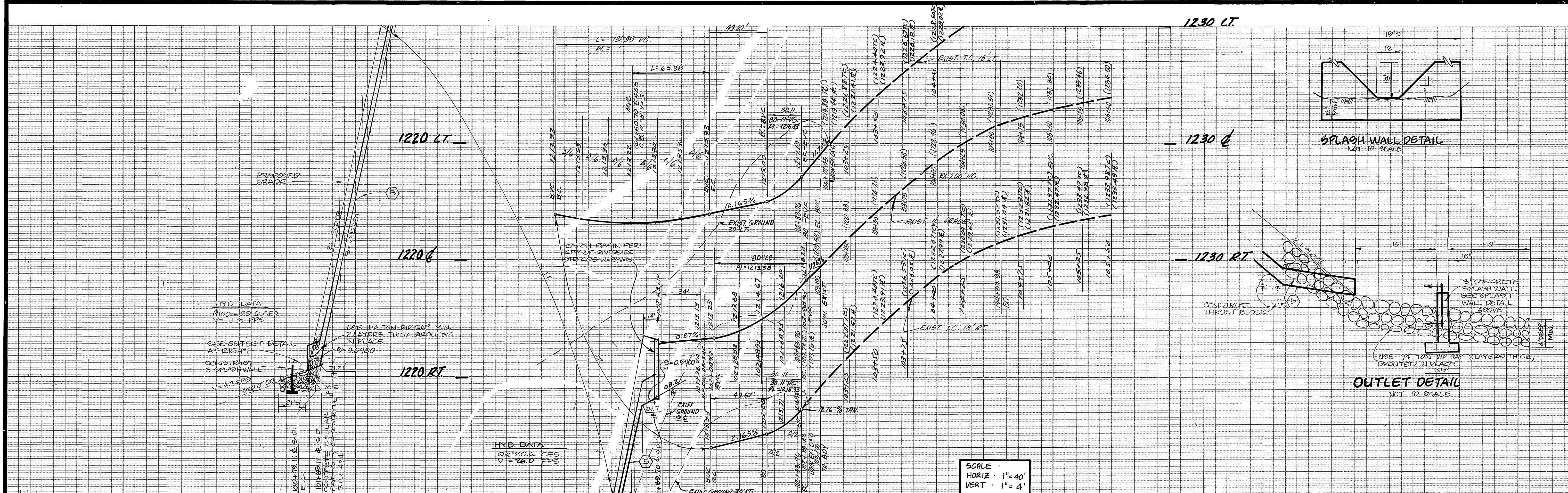
CITY BUSINESS TAX CERTIFICATE NO. 8151 EXP. DATE 12-31-99

<b>ALBERT A. WEBB ASSOCIATES</b> CIVIL ENGINEERS 3788 McCRAV STREET RIVERSIDE, CALIFORNIA (714) 688-1070 APPROVED BY: <i>Matthew E. Webb</i> DATE: 6/18/99 R.E. No. 37395	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>R. M. ...</i> DIRECTOR OF PUBLIC WORKS DATE: 5-25-99	<b>STREET PLAN &amp; PROFILE</b> OLD BRIDGE ROAD TRACT 23663-1		ACCOUNT NO. DRAWING NUMBER <b>R-3394</b>
		SCALE: AS SHOWN		SHEET <b>1</b> OF <b>2</b> 92-109-9 PC 3661-5

**BENCH MARK:**

40' ± S.W. LY. OF THE S.W. COR. SEC. 6  
 T3S, R44W (1" I.P. IN THE CENTERLINE  
 OF VIA VISTA DRIVE, PER C.F.B. LL14/04)  
 ELEV. 1324.34

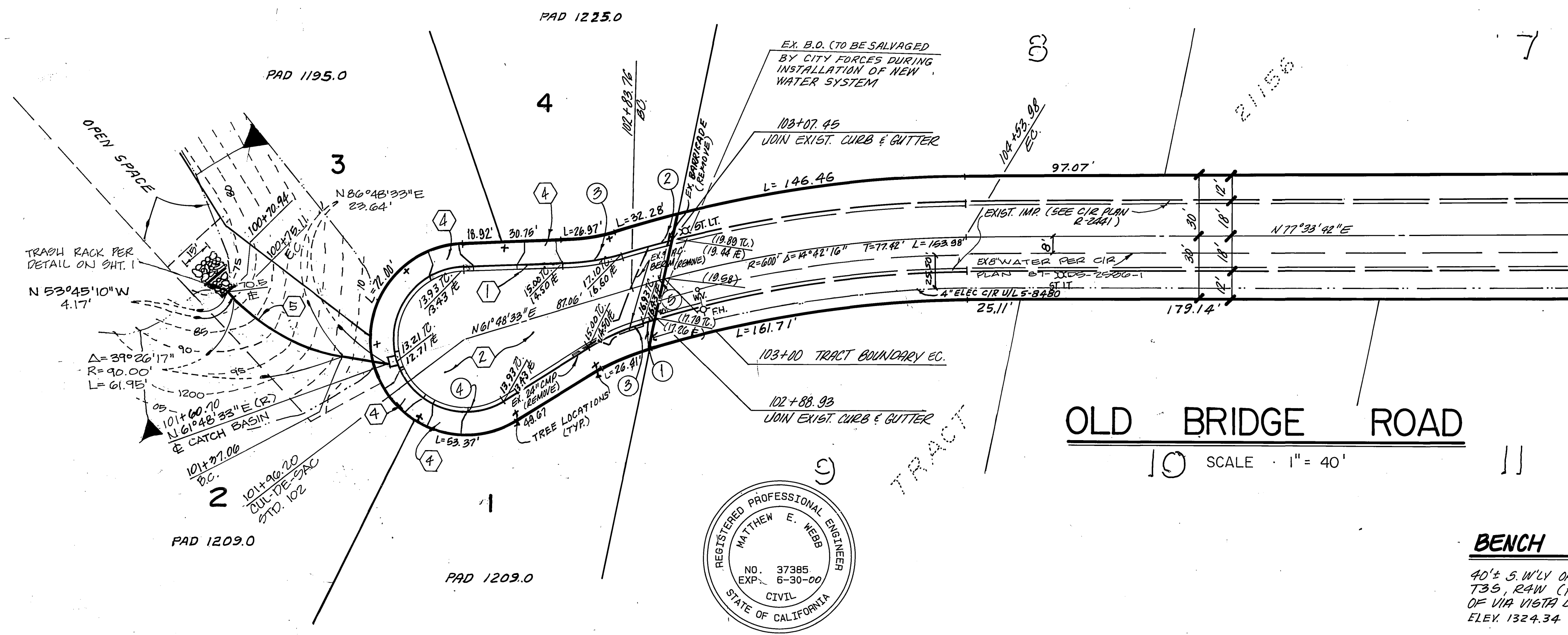
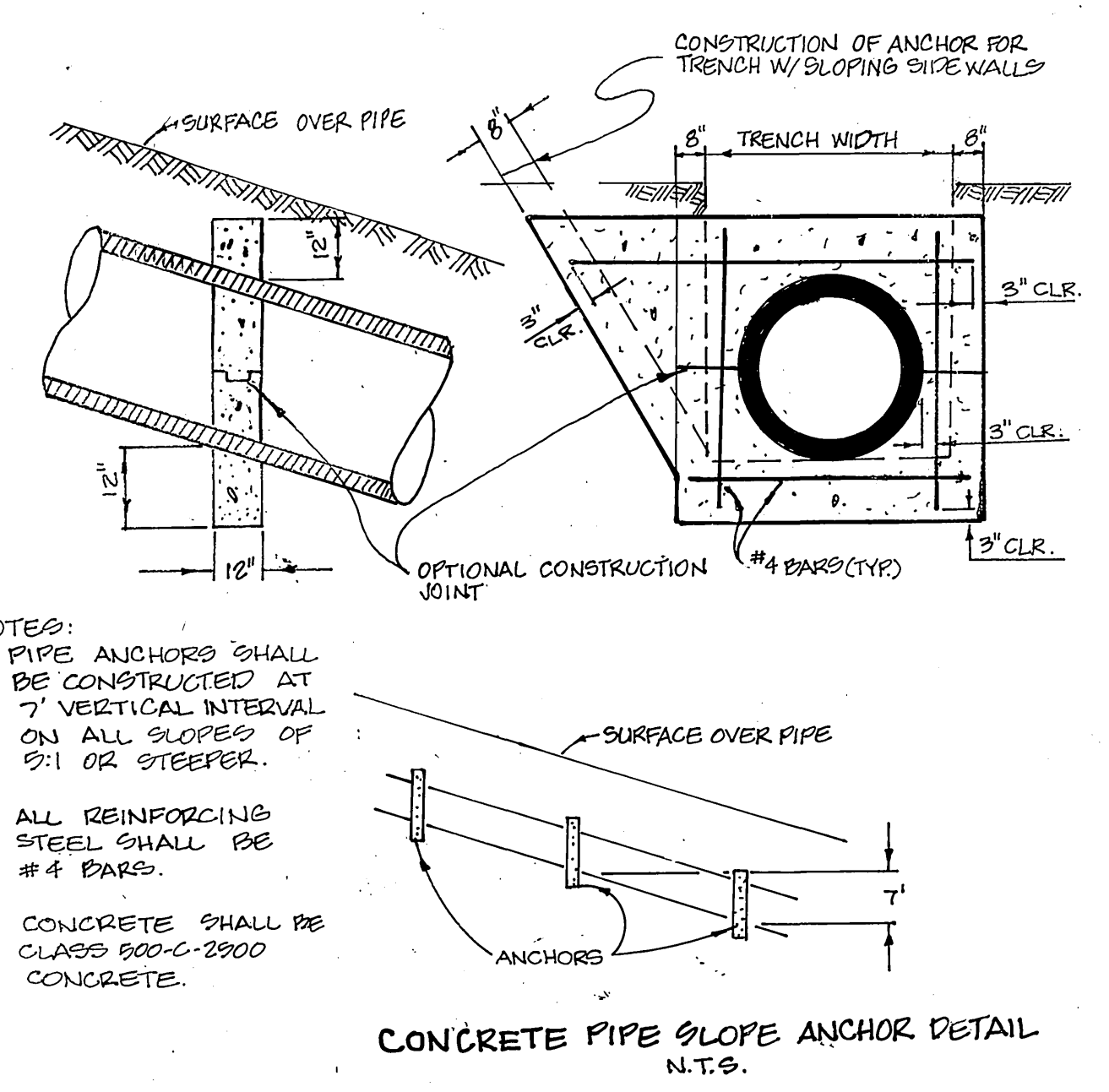




- CONSTRUCTION NOTES**
1. CONSTRUCT STANDARD 200 CURB & GUTTER - 6" C.F. TYPE I.
  2. CONSTRUCT "A.C. PAVING OVER CRUSHED AGGREGATE BASE PER S.R. \_\_\_\_\_"
  3. CONSTRUCT CATCH BASIN STD. NO. 405 (W=8')(V=5').
  4. CONSTRUCT DRIVEWAY APPROACH STD. NO. 302, TYPE II, (A=16')(B=30'). EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
  5. INSTALL 24" 12 GAGE GALVANIZED PAVED INVERT CMP. W/ CONCRETE PIPE SLOPE ANCHOR, SEE DETAIL HEREON.

**CURVE DATA**

NO.	$\Delta$	R	T	L
1	00° 38' 32"	582'	3.26'	6.52'
2	02° 23' 59"	618'	12.94'	25.88'
3	13° 11' 27"	118'	16.14'	30.11'
4	210° 00' 00"	36'	124.35'	131.95'
5	01° 33' 02"	600'	8.12'	16.24'



**BENCH MARK**  
 40'± S.W. 1/4 OF THE S.W. COR. SEC. 6  
 T3S., R4W. (1" I.P. IN THE CENTERLINE  
 OF VIA VISTA DRIVE, PER CRFB LL 14/04)  
 ELEV. 1324.34

CHARTER CABLE APPROVED BY: <i>[Signature]</i> DATE: 1-7-99	CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: <i>[Signature]</i> DATE: 12/22/98	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD AND UNDERGROUND APPROVED BY: <i>[Signature]</i> DATE: 12-30-98	ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS 3789 McGRAY STREET RIVERSIDE, CALIFORNIA (714) 686-1070 APPROVED BY: <i>[Signature]</i> DATE: _____ R.E. No. 37385	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 5-25-99 TRAFFIC DIVISION STREET SERVICES	STREET PLAN & PROFILE OLD BRIDGE ROAD TRACT 23663-1 STR. 101+06.70 TO STR. 103+00.00 SHEET 2 OF 2 ACCOUNT No. R-3394
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DATE: 5-25-99  
 SCALE: HORIZ. 1" = 40' VERT. 1" = 4'  
 INDEXED 1-22-2001