

GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

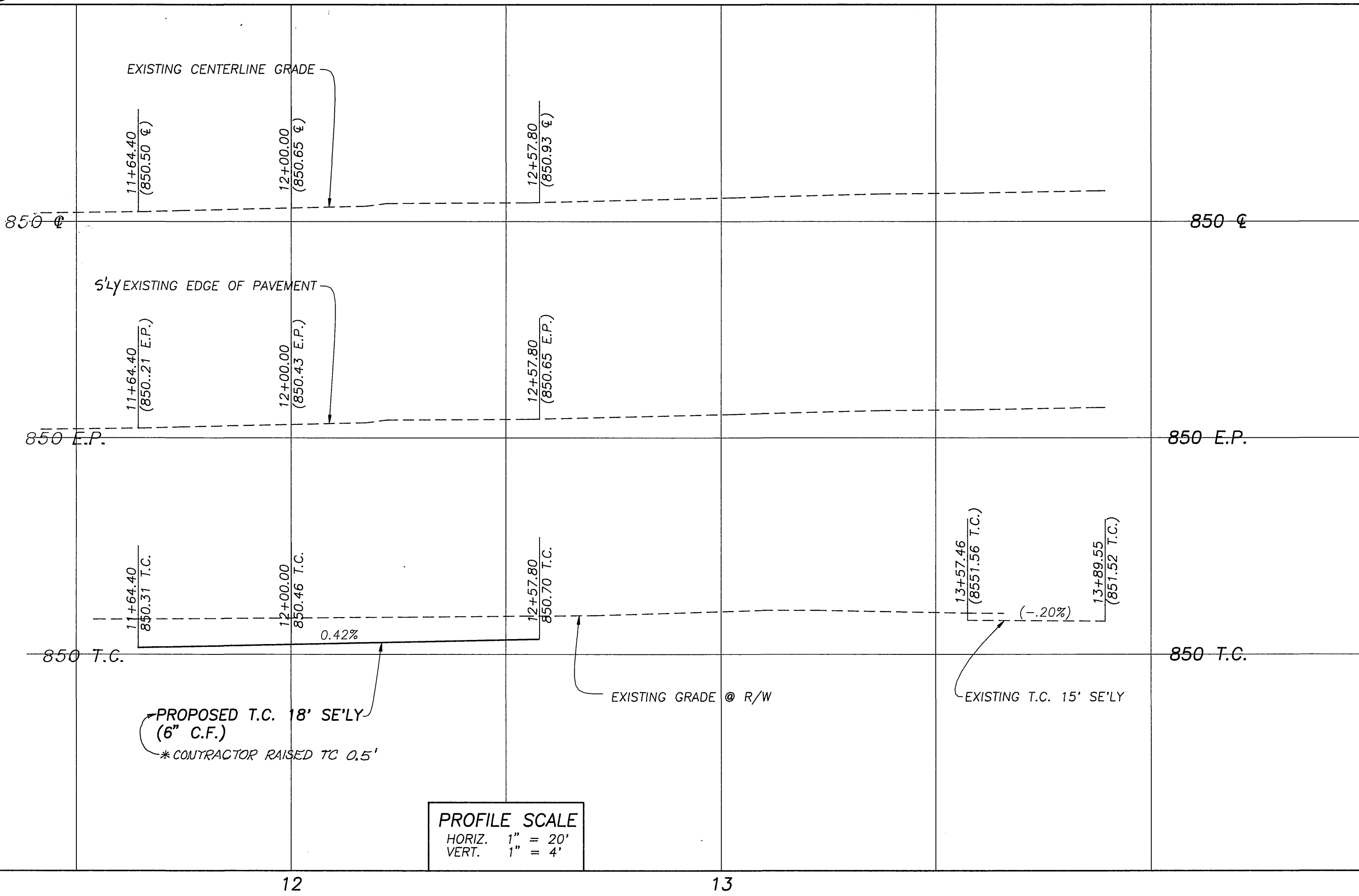
- All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
- When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (909) 351-6126 to schedule an inspection. A field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required:
 - After completion of final grading of the lots and when all utility services and sewer laterals 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 release from maintenance. Developer 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. Required
A. ORCHARD	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	EXISTING (2)	PROTECT IN PLACE	
B. ORCHARD	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	EXISTING (1)	PROTECT IN PLACE	
C. ORCHARD	FOREST PANSY (REBUD)	16 GAL.	45'	(1)

6. Both a street tree Relocation/Removal permit as issued by the Park and Recreation Department and a Street Opening permit as issued by Public Works Department are required prior to commencement of the 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.

7. 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.



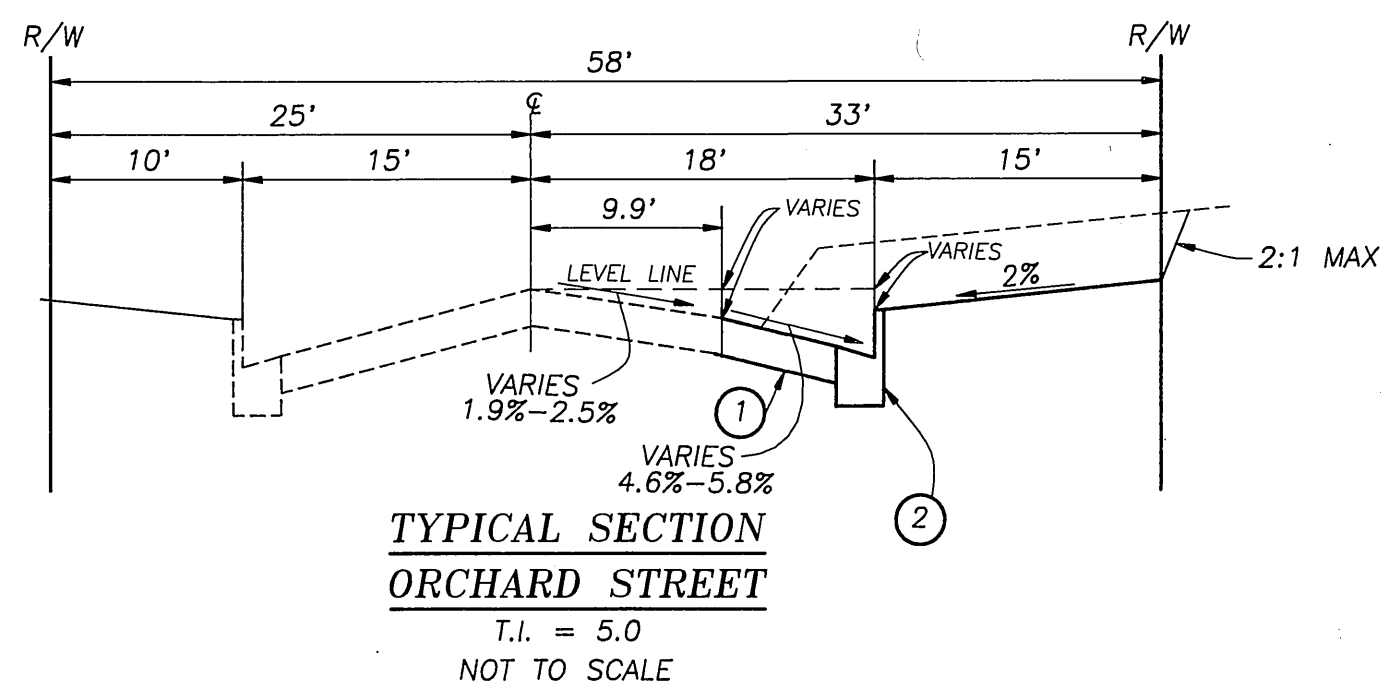
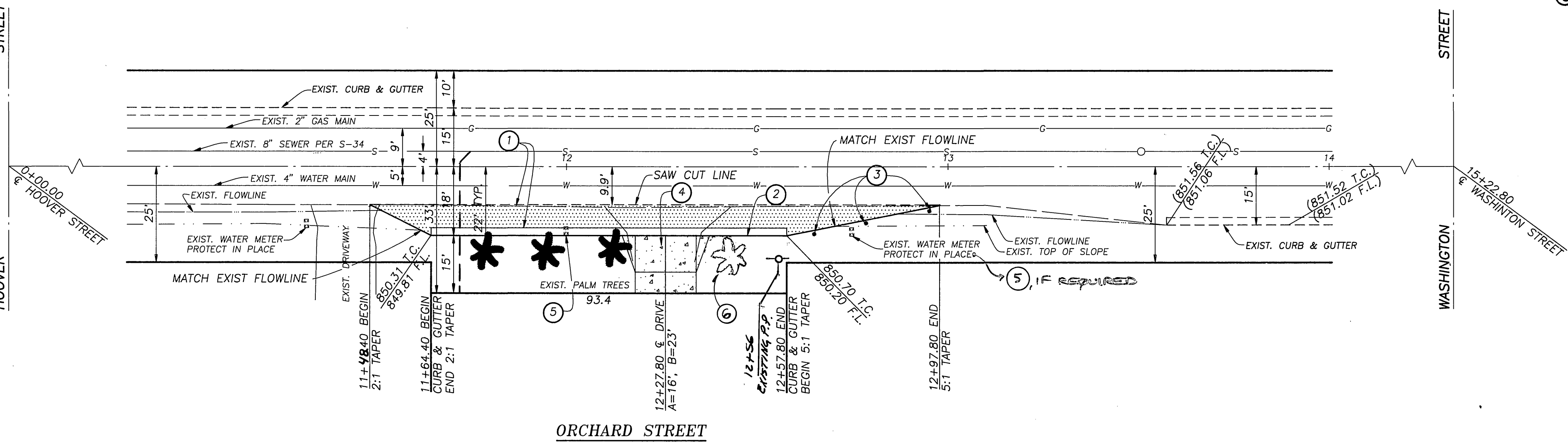
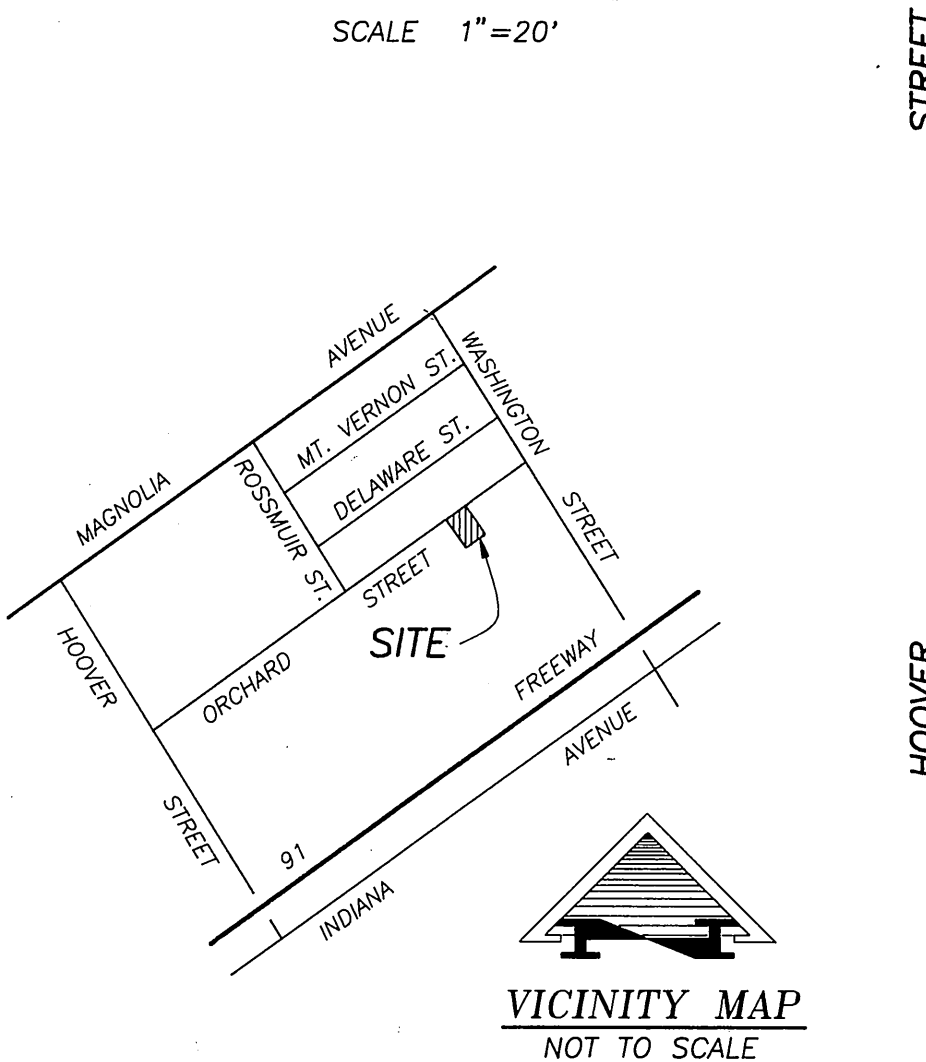
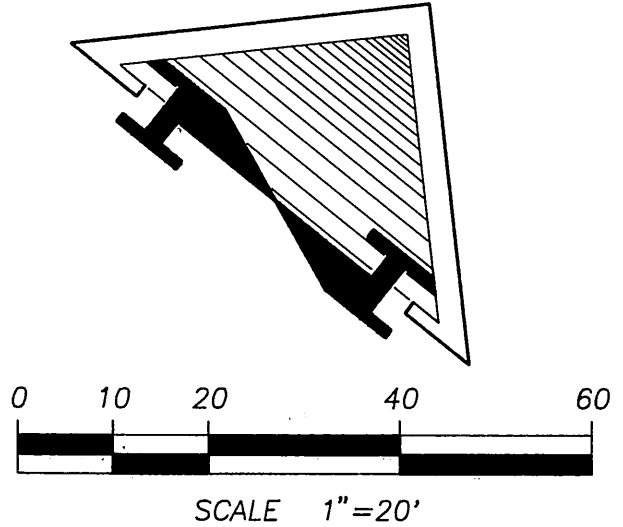
PROFILE SCALE
HORIZ. 1" = 20'
VERT. 1" = 4'

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 PAVING AS SHOWN ON PLAN AND OVERLAY AS DIRECTED IN THE FIELD TO PROVIDE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.) AT 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.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVEMENT.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THIS PROJECT.
- 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. (909.351.6362)

CONSTRUCTION NOTES

- CONSTRUCT 5 1/2" A.C. OVER COMPACTED NATIVE MATERIAL PER PLAN R-199
- CONSTRUCT TYPE "T" CURB AND GUTTER (6"C.F.) PER CITY STANDARD NO. 200
- CONSTRUCT FLEXIBLE DELINEATORS AT 20' O.C.
- CONSTRUCT DRIVEWAY APPROACH PER CITY STANDARD NO. 302, A=16", B=23"
- EXISTING WATER METER TO BE RELOCATED BY CITY FORCES
- TREE TO BE REMOVED AND REPLACED AS SHOWN HEREON.



CITY WATER DEPARTMENT & CHARACTER COMMUNICATIONS (CABLE T.V.)
APPROVED BY: [Signature]
DATED 7-20-95

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

BENCHMARK
S & L IN S. CB. HOOVER ON W. P/L OF ORCHARD
PER CITY OF RIVERSIDE F.B. 642/2-15
ELEVATION 839.738
The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

REGISTERED PROFESSIONAL ENGINEER
RICHARD M. KLINE
NO. 30574
EXP. 3-31-96
CIVIL
STATE OF CALIFORNIA

Riverside Survey Company
P.O. BOX 7891
MORENO VALLEY, CA. 92552-7891
909-243-8088
PREPARED UNDER THE SUPERVISION OF:
RICHARD M. KLINE R.C.E. 30574
DATE 7/05/95 EXP. DATE 3/31/96

BUSINESS TAX CERTIFICATE NO. 050191, EXPIRES 3/1/96

DATE	BY	MARK	REVISIONS	APPR.	DATE
DESIGNED BY	R.M.K.				
DRAWN BY	P.D.B.				
CHECKED BY	R.M.K.				

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
PRINCIPAL ENGINEER 7/25/95
PARK DEPARTMENT 7-10-95
TRAFFIC DIVISION 7-25-95
DEP. P.W. DIRECTOR 7-27-95

*AS BUILT 11/21/95 RUM
PC 3767-5
7140 ORCHARD STREET
S'LY SIDE FROM 360' TO 265'
W'LY OF WASHINGTON STREET
R-3410
SHEET 1
OF 1 SHEETS
FILE NO.

INDEXED 8-18-95 left