

GENERAL CONSTRUCTION NOTES:

- 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.
- CONFLICTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE RELOCATED OR ABANDONED. PIPE ABANDONMENT SHALL CONFORM TO STATE STANDARDS AND SPECIFICATIONS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE STANDARD DRAWINGS AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1997 EDITION, INCLUDING 1998 SUPPLEMENT, REFERENCE TO STATE STD. REFERS TO STATE OF CALIFORNIA, BUSINESS AND TRANSPORTATION AGENCY, DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS, 1995 METRIC EDITION.
- WHERE SURVEY MONUMENTS EXIST, SUCH MONUMENTS SHALL BE PROTECTED OR SHALL BE REFERENCED AND RESET PURSUANT TO BUSINESS AND PROFESSIONS CODE, SECTIONS 8700 TO 8805 (LAND SURVEYOR'S ACT).
- ALL ELEVATIONS SHOWN ON THE PLANS SHALL BE STAKED IN THE FIELD.
- PRIME CONTRACTORS BIDDING THIS WORK SHALL HAVE A CLASS "A" OR "C-12" LICENSE.
- THE CONTRACTOR SHALL ADEQUATELY EXPOSE REINFORCEMENT OF EXISTING STORMDRAINS TO CONNECT PROPOSED IMPROVEMENTS. ALL SPACING OF REINFORCEMENT SHALL BE IN CONFORMANCE WITH SECTION 52-1.08A OF CALTRANS SPECIFICATIONS DATED JULY 1992.
- ALL SIGNING, STRIPING, AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TRAFFIC MANUAL, PUBLISHED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, AND THE SPECIAL PROVISIONS. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL COORDINATE ALL LOCAL STREET CONSTRUCTION SIGNING WITH CONSTRUCTION SIGNING, REQUIRED FOR RAMP.

RIVERSIDE CALIFORNIA

PUBLIC WORKS DEPARTMENT

IOWA AVENUE STREETSCAPE

UNIVERSITY AVENUE TO LINDEN STREET

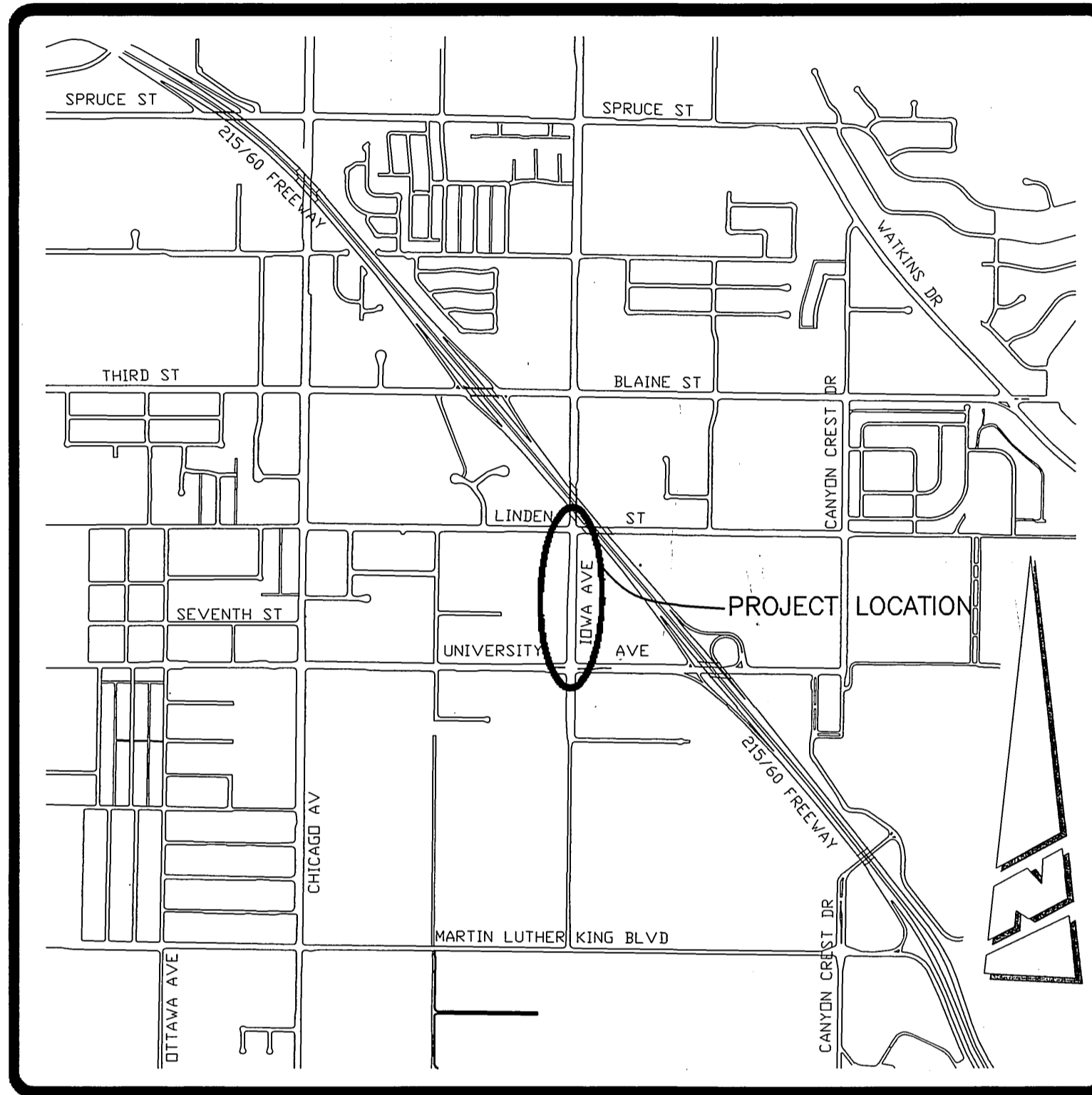
EDA Project No. 07-01-03654

IRRIGATION NOTES SHEETS 10-12

THIS PLAN IS DIAGRAMMATICALLY ACCURATE FOR IRRIGATION FACILITIES ONLY. SEE STREET, HARD SCAPE, PLANTING, LIGHTING, AND SIGNAL PLANS FOR THOSE IMPROVEMENTS. ALL LOCATIONS SHOWN ARE APPROXIMATE. PRECISE LOCATIONS FOR IRRIGATION FACILITIES WILL BE ESTABLISHED IN THE FIELD BY THE ENGINEER.

ALL FACILITIES INSTALLED BY THE CONTRACTOR SHALL BE INSPECTED AND APPROVED BY THE DEPARTMENT CONSTRUCTION INSPECTOR. ANY CHANGES SHALL BE APPROVED BY THE DEPARTMENT PRIOR TO EXECUTION.

- INSTALL 1 1/4" PVC MAIN LINE.
- INSTALL 3/4" PVC IRRIGATION LINE.
- INSTALL 3" PVC SLEEVE UNDER HARDSCAPE AND PAVING FOR IRRIGATION LINES.
- INSTALL 2" PVC SLEEVE UNDER HARDSCAPE AND PAVING FOR CONTROL WIRE.
- INSTALL QUICK CONNECT COUPLERS PER DETAIL IN 1 1/4" MAIN LINE. MAXIMUM SPACING TO BE 75' BETWEEN COUPLERS.
- ELECTRICAL CONNECTION FOR CONTROLLER PER DETAIL. CITY FORCES TO MAKE FINAL SERVICE CONNECTION. CONTRACTOR SHALL NOT MAKE SERVICE CONNECTION.
- 16 STATION CONTROLLER AND CABINET PER DETAIL AND SPECIFICATIONS.
- INSTALL TREE WELL IRRIGATION PER DETAIL.
- MEDIAN PLANTING AREA IRRIGATION PER DETAILS AND SPECIFICATIONS. INSTALL ADDITIONAL EMITTERS AS NECESSARY TO OBTAIN COMPLETE COVERAGE.
- INSTALL IRRIGATION CONTROL WIRE ADJACENT TO MAIN LINE. WIRE IS NOT SHOWN ON PLANS. SEPARATE PVC SLEEVE REQUIRED UNDER PAVING AND HARDSCAPE.
- INSTALL 12" x 18" VALVE BOX PER SPECIFICATIONS.
- 3/4" WATER SERVICE AND METER, INSTALLED BY CITY FORCES.



VICINITY MAP

LIGHTING NOTES SHEETS 16-17

ALL STREET LIGHTING FACILITIES INSTALLED BY THE CONTRACTOR SHALL BE INSPECTED AND APPROVED BY THE PUBLIC UTILITIES DEPARTMENT CONSTRUCTION INSPECTOR (PH. 782-5429). ALL OTHER LIGHTING FACILITIES SHALL BE INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT. ANY CHANGES SHALL BE APPROVED BY THE ENGINEER PRIOR TO EXECUTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL PHASES OF CONSTRUCTION WITH THE CONSTRUCTION INSPECTOR(S) AND THE PUBLIC UTILITIES DEPARTMENT CONSTRUCTION SUPERINTENDENT (PH. 351-6173).

PROVIDE AND INSTALL ALL LIGHTING FACILITIES SHOWN, INCLUDING WIRING, AS SHOWN IN CONFORMANCE WITH THE FOLLOWING STANDARD DRAWINGS: UGS-800, UGS-801, AND STREET LIGHT SPECIFICATION #2-6.

EXCAVATION FOR LIGHTING CONDUIT AND FOUNDATIONS MUST BE DONE AFTER INSTALLATION OF CURBS AND GUTTERS, BUT BEFORE INSTALLATION OF CURB RETURNS WITH SPANDRELS, CROSS GUTTERS, SIDEWALKS, AND DRIVE APRONS, UNLESS SURVEY CHECKS LINE AND GRADE OF ANCHOR BOLTS PRIOR TO POUR OF FOUNDATION.

INSTALL A WATER PROOF "IN-LINE" FUSE HOLDER ON THE PHASE LEG CONDUCTOR(S) IN THE BASE OF EACH LIGHT STANDARD. FUSE HOLDER TO BE "BUSMAN TROM" #HEX COMPATIBLE WITH SIZE AND TYPE OF WIRE, WITH A "BUSMAN" FNM TO AMP 250 V FUSE OR APPROVED EQUAL.

MARK INSTALLATION DATE ON PHOTO CONTROLS AND LAMPS AS PROVIDED FOR BY MFG.

ACQUIRE A STREET OPENING PERMIT PRIOR TO EXCAVATING IN STREET RIGHT-OF-WAY.

THIS PLAN IS ACCURATE FOR STREET AND PEDESTRIAN LIGHTING FACILITIES ONLY. SEE STREET, HARDSCAPE, LANDSCAPE (PLANTING AND IRRIGATION), AND SIGNAL PLANS FOR THOSE IMPROVEMENT DETAILS.

ALL LOCATIONS ARE APPROXIMATE. PRECISE LOCATIONS SHALL BE ESTABLISHED IN THE FIELD BY THE ENGINEER.

ALL STREET LIGHT FEED POINTS TO BE CONNECTED BY THE PUBLIC UTILITIES DEPARTMENT AND ENERGIZED WHEN CLEARED BY THE DEPARTMENT INSPECTOR. STREET LIGHT SERVICE POINTS ARE 2 WIRE 240V SYSTEM, UNLESS OTHERWISE NOTED. FEED POINTS ARE TO BE CONFIRMED AT TIME OF CONSTRUCTION.

IF THESE PLANS AND/OR SPECIAL PROVISIONS SPECIFY MANUFACTURERS NAMES ALONG WITH THE TERM "CITY APPROVED EQUAL", THE FOLLOWING SHALL APPLY:

IF THE CONTRACTOR PROPOSES TO FURNISH EQUIPMENT AND/OR MATERIAL OTHER THAN THAT SPECIFIED, A SAMPLE OF THE ITEM(S) MUST BE SUBMITTED TO THE ENGINEER TO DETERMINE ITS EQUALITY. THE ITEM(S) MUST BE REVIEWED PRIOR TO THE BEGINNING OF CONSTRUCTION AND WILL NOT BE ACCEPTED FOR INSTALLATION UNLESS APPROVED BY THE ENGINEER. JUDGMENT SHALL BE BASED ON INTENDED USE, MAINTENANCE, QUALITY AND INTERCHANGEABILITY, IF APPLICABLE.

PEDESTRIAN LIGHTING FACILITIES ON THE WESTERLY SIDE OF IOWA AVENUE WILL INCLUDE CONSTRUCTION OF FOUNDATIONS, STANDARDS, LUMINAIRES, LAMPS, PHOTO CONTROL, AND CONDUIT. WIRING WILL BE INSTALLED BY OTHERS AT TIME OF CONSTRUCTION OF ON-SITE IMPROVEMENTS.

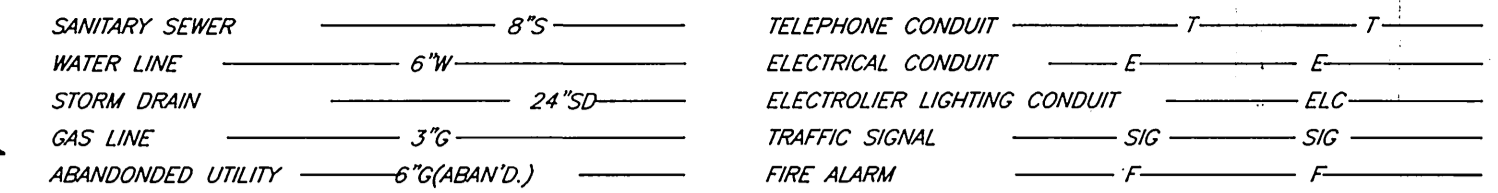
HARDSCAPE NOTES SHEETS 13-15

- NOTE NOT USED
- NOTE NOT USED
- 16" WIDE, 4" THICK STAMPED CONCRETE BANDING
- WHEELCHAIR RAMP PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 304
- CURB AND GUTTER PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 200, TYPE I, 6" CURB FACE
- CURB AND GUTTER PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 200, TYPE II, 8" CURB FACE
- TREEWELL, 4 FEET SQUARE, STATIONING IS TO CENTERLINE OF TREEWELL. SEE DETAIL, SHEET LH3
- EXPANSION JOINT
- TOOLED SCORE JOINT
- NATURAL GREY CONCRETE SIDEWALK WITH LIGHT TO MEDIUM BROOM FINISH
- NATURAL GREY CONCRETE BANDING WITH SMOOTH WOOD FLOAT FINISH
- 1 1/2" TO 4" SALT RIVER ROCK SET IN MORTAR BED
- TEMPORARY AC WALKWAY, WIDTH = 5', THICKNESS = 3"
- MEDIAN ISLAND LANDSCAPE AREA SEE LANDSCAPE PLANTING PLANS
- DRIVEWAY APPROACH PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 302, TYPE V, A=24', B=46', SEE DETAIL SHEET
- DRIVEWAY APPROACH PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 302, TYPE V, A=40', B=62', SEE DETAIL SHEET
- STAMPED CONCRETE CROSS WALK W/BANDING SEE DETAIL SHEET

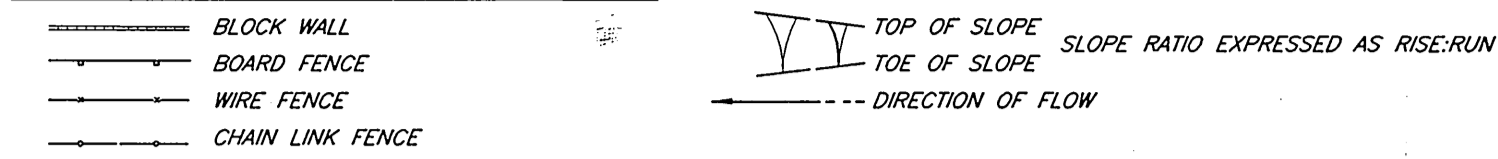
CONSTRUCTION NOTES SHEETS 2-4

- PROTECT EXISTING DECORATIVE SIDEWALK.
- ADJUST TO GRADE BY CONTRACTOR.
- ADJUST TO GRADE BY OTHERS.
- RELOCATE/RECONSTRUCT BY OTHERS.
- CONSTRUCT STANDARD 122 REVERSE TAPER, L=120', W=10'.
- CONSTRUCT STANDARD 122 REVERSE TAPER, L=120', W=13'.
- CONSTRUCT STANDARD 123 PARABOLIC FLARE, L=45' W=3'.
- CONSTRUCT STANDARD 200 CURB AND GUTTER, TYPE I, 6" CURB FACE.
- CONSTRUCT STANDARD 200 CURB, TYPE II, 8" CURB FACE.
- CONSTRUCT STANDARD 325 SIDEWALK, SEE HARDSCAPE PLANS FOR DECORATIVE SCORING AND BANDING.
- EXISTING 3' CHAIN LINK FENCE, PROTECT IN PLACE.
- PROPOSED 3' CHAIN LINK FENCE 1.5' BEHIND SIDEWALK, SEE SPECIAL PROVISIONS. EXISTING 6" CLF TO BE REMOVED BY OTHERS.
- CONSTRUCT DRIVEWAY APPROACH, TYPE V, A=30', B=52', SEE HARDSCAPE PLANS.
- CONSTRUCT DRIVEWAY APPROACH, TYPE V, A=40', B=62', SEE HARDSCAPE PLANS.
- EXISTING SIGN, REINSTALL, SEE STRIPING PLAN.
- EXISTING SIGN, RETURN TO CITY, SEE STRIPING PLAN AND SPECIFICATIONS.
- CONSTRUCT TREE WELL, SEE HARDSCAPE AND LANDSCAPE PLANS.
- CONSTRUCT MEDIAN EDGING, SEE HARDSCAPE PLANS.
- EXISTING PALM TREE TO BE RELOCATED, SEE PLANTING PLANS.
- PROPOSED PEDESTRIAN LIGHTING, SEE LIGHTING PLAN.
- EXISTING 96" RCP OUTLET STRUCTURE AND PIPE TO BE REMOVED. AS PART OF CLEARING AND GRUBBING. SEE PLAN D-669.
- STREET LIGHTING FACILITY, SEE LIGHTING PLAN.
- SIGNAL FACILITY, SEE SIGNAL PLAN X-326.
- SIGNAL FACILITY, SEE SIGNAL PLAN X-467.
- CONSTRUCT STANDARD 405 CATCH BASIN, W=4', V=5'.
- CONSTRUCT STD 423 JUNCTION STRUCTURE, B=80', D=24"
- INSTALL 24" RCP, 2000D.
- REMOVE EXISTING 18" CMP DRAIN.
- REMOVE EXISTING DRAINS. CONSTRUCT STD 411 UNDERSIDEWALK DRAIN.
- CONSTRUCT TEMPORARY AC WALKWAY BEHIND CURB, W=5', T=3", WIDEN AS NECESSARY TO PROVIDE 4' MIN. CLEARANCE AT LIGHTING STANDARDS.
- CONSTRUCT PCC BUS BAY. PAVEMENT SECTION = 8" PCC WITH #3 REBAR AT 24" O.C. OVER 12" CRUSHED AGGREGATE BASE.
- COSMETIC CONCRETE REPAIR TO VAULT AS PART OF SIDEWALK CONSTRUCTION.
- ADJUST ELECTRIC VAULT FRAME AND COVER TO GRADE.
- REMOVE INTERFERING PLANTINGS AND ADJUST SPRINKLER SYSTEM AS REQUIRED.
- CONSTRUCT 96" STORM DRAIN FACILITY. SEE PLAN D-669.
- INSTALL 8" WATER SERVICE LATERAL. SEE WATER PLAN.
- INSTALL 8" WATER LINE. CONNECTIONS BY CITY FORCES. SEE WATER PLAN.
- INSTALL 4-2" SCH. 40 PVC SLEEVES WITH PULL ROPES TERMINATING IN PULL BOXES. LENGTH = 110 L.F. 2" MIN COVER. 6" MIN CONCRETE ENCASUREMENT.
- CONSTRUCT STD 250 AC BERM, TYPE I.
- PLANTING AREA. SEE LANDSCAPE PLANS.
- STAMPED CONCRETE CROSS WALK WITH BANDING, SEE HARDSCAPE PLANS.

EXISTING UNDERGROUND UTILITIES:



EXISTING TOPOGRAPHY:



PLAN SHEET INDEX

SHEET #	DESCRIPTION
1	TITLE SHEET
2-4	CONSTRUCTION PLAN
5-6	CROSS SECTIONS
7-9	PLANTING PLAN
10-12	IRRIGATION PLAN
13-15	HARDSCAPE PLAN
16-17	LIGHTING PLAN
18	REMOVAL AND PAVING PLAN

PLANTING NOTES SHEETS 7-8

- PLANT DESIGN IS DIAGRAMMATIC AND SHALL NOT TAKE PLACE WHERE UNFORESEEN SITE CONDITIONS PREVENT EXECUTION OF THE DESIGNERS INTENT. WHEN UNEXPECTED SITE CONDITIONS CAUSE UNREASONABLE DEVIATIONS IN THE INTENDED PLANTING SCHEME THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER.
- MAINTENANCE PERIOD SHALL BE 90 DAYS FROM DATE OF ACCEPTANCE. TREE PLANTING SHALL BE GUARANTEED FOR ONE YEAR. MAINTENANCE SHALL INCLUDE BI-WEEKLY WEED AND RODENT ABATEMENT PROCEDURES INCLUDING 4 FOLIAR APPLICATIONS OF CHELATED IRON AND TRACE MINERALS 90 DAYS APART.
- REPLACEMENT OF DAMAGED OR DESTROYED ITEMS SHALL TAKE PLACE WITHIN 48 HOURS OF NOTIFICATION BY THE CITY'S REPRESENTATIVE, OR SAID REPLACEMENT ITEMS SHALL BE DEDUCTED FROM THE CONTRACTOR'S FINAL BILLING.
- REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE ENGINEER OR CITY'S REPRESENTATIVE.
- TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE HAS BEEN APPROVED.
- PLACE TREES BETWEEN SPRAY HEADS WHEREVER POSSIBLE.
- AREAS TO BE PLANTED WITH GROUND COVER SHALL HAVE THE FOLLOWING TILLED INTO THE TOP 6" OF SOIL PER 1,000 SQ. FT. AREA: 4 CU. YDS. NITROGENIZED WOOD SHAVINGS, 20 LBS. 12-12-12 COMMERCIAL FERTILIZER (BEST PRODUCTS OR EQUAL), 100 LBS. AG GYPSUM, 10 LBS. SOIL SULFUR, 20 LBS. IRON SULFATE.
- PRIOR TO PLANTING OF GROUND COVER FLATS, A GRANULAR PRE-EMERGENT, NON-SELECTIVE HERBICIDE SHALL BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATION.
- TREE BACKFILL MIX SHALL CONSIST OF THE FOLLOWING PER CU. YD.: 2/3 YD. SCREENED SITE SOIL, 1/3 YD. NITROGENIZED WOOD SHAVINGS, 1 LB. 12-12-12 COMMERCIAL FERTILIZER, 10 LBS. AG GYPSUM, 1 LBS. SOIL SULFUR, 2 LBS. IRON SULFATE.
- IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIAL.
- CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE CITY'S REPRESENTATIVE.
- CONTACT THE PARK PROJECTS INSPECTOR AT 715-3469 TWO WORKING DAYS (48 HOURS) PRIOR TO INSTALLING ANY PLANT MATERIAL.
- WATERING BASINS MAY BE REMOVED AFTER THE MAINTENANCE PERIOD.
- FOR STAKING INFORMATION AS APPLICABLE, REFER TO STAKING DETAIL.
- FOR GUYING INFORMATION AS APPLICABLE, REFER GUYING DETAIL.
- FOR SPECIFICATION INFORMATION, REFER TO CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARD SPECIFICATIONS, SECTION 02480 PLANTING.
- PROVIDE FERTILIZER TABLETS AS FOLLOWS:
1 GALLON PLANT 2 TABLETS
5 GALLON PLANT 3 TABLETS
15 GALLON PLANT 5 TABLETS
24" BOX PLANT 2 TABLETS
- TREE HEIGHTS LISTED IN THE PALM TREE RELOCATION TABLE ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL EVALUATE TREES TO BE RELOCATED AND SHALL ASSUME RESPONSIBILITY FOR TREE HEIGHT DETERMINATION.
- ADJACENT TO EACH HATCHED AREA ON THE PLAN SHOWING PLANT TYPE IS THE APPROXIMATE SQUARE FOOTAGE AREA OF THAT TYPE OF PLANT. THESE PLANS ARE INTENDED TO BE DIAGRAMMATIC IN NATURE AND ADJUSTMENTS MAY BE MADE IN THE FIELD BY THE INSPECTOR.
- ALL AREAS WITHIN THE MEDIANS SHALL BE BACKFILLED WITH CLASS "A" TOPSOIL TO A MINIMUM THICKNESS OF 12".
- ALL SHRUB AREAS WITHIN THE MEDIAN NOSES SHALL RECEIVE A 2" LAYER OF MULCH.

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a permit to excavate will be valid. For your Dig Alert ID Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

ENGINEER IN RESPONSIBLE CHARGE
Ronald C. Mueller
RONALD C. MUELLER
R.C.E. No. 29510 expires 3/31/03
DATE 10-1-99

REGISTERED PROFESSIONAL ENGINEER
RONALD C. MUELLER
No. 29510
Exp. 3-31-03
CIVIL
STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY DPY DRAWN BY *DPY* CHECKED BY *REN*

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: **R. McElyett**
By: *R. McElyett* Date: 12-9-99
Principal Engineer
Public Works Director

CHIEF ENGINEER: *[Signature]*
CHIEF PLANNING: *[Signature]*
CHIEF DESIGN: *[Signature]*
CHIEF SURVEYING: *[Signature]*
CHIEF TRAFFIC: *[Signature]*
CHIEF UTILITIES: *[Signature]*

IOWA AVENUE
STREETSCAPE
FROM UNIVERSITY AVE. TO LINDEN ST.
TITLE SHEET

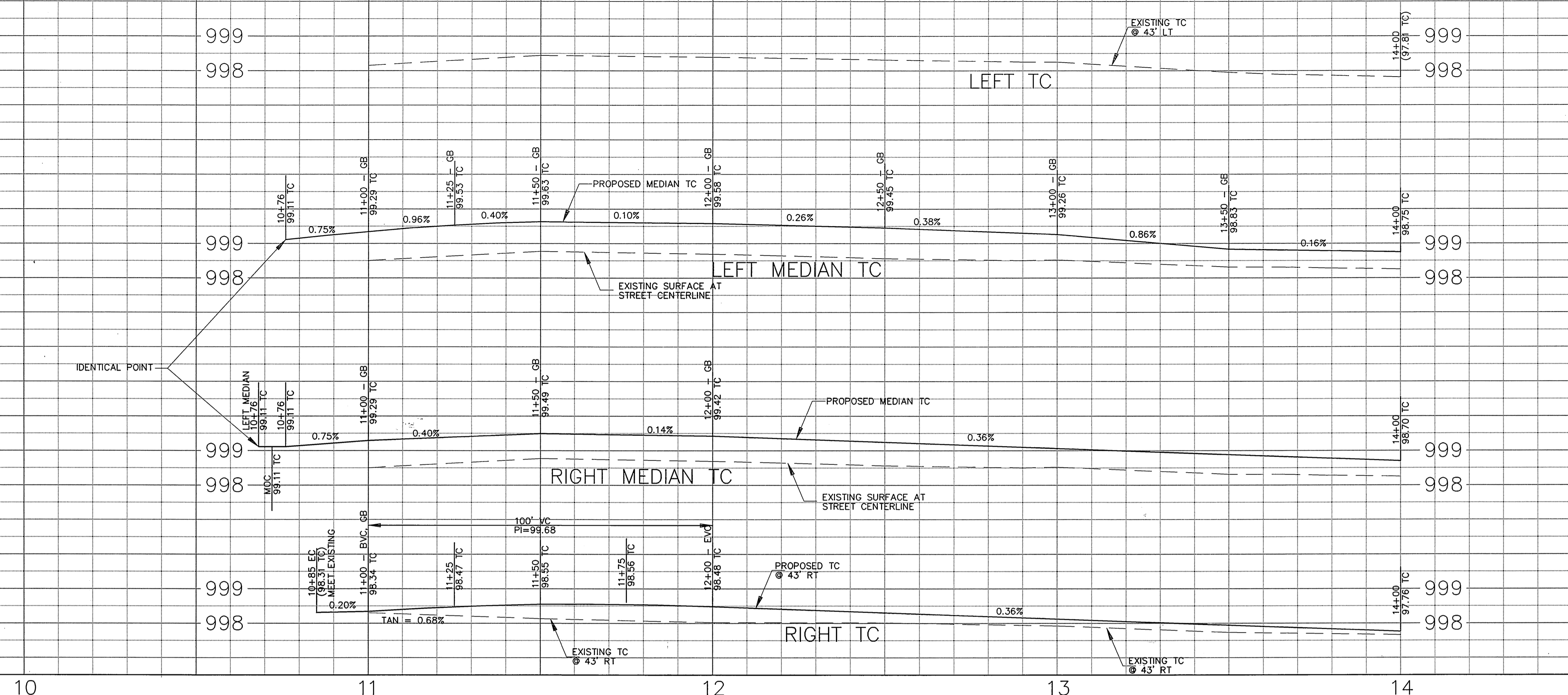
EDA Project No. 07-01-03654

ACCOUNT NUMBER
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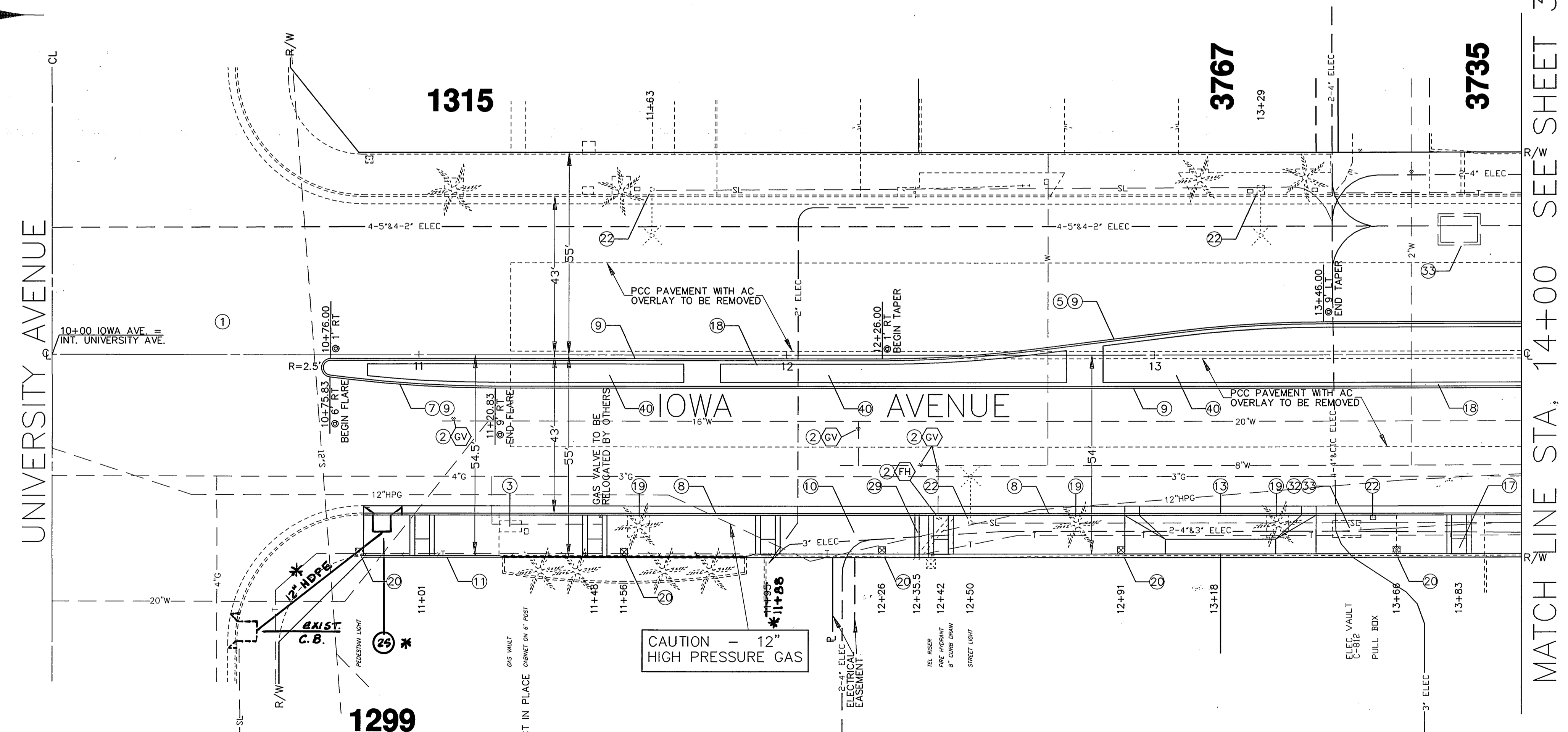
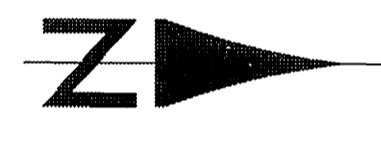
R-3416

SHEET 1 OF 18

BENCHMARK
 18-G, P.K. NAIL & CITY ENGINEER TAG IN
 THE CENTER OF THE SW CURB RETURN
 UNIVERSITY AVENUE AT IOWA AVENUE.
 ELEVATION 997.467



- CONSTRUCTION NOTES**
- ① PROTECT EXISTING DECORATIVE SIDEWALK.
 - ② ADJUST TO GRADE BY CONTRACTOR.
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 - ④ RELOCATE/RECONSTRUCT BY OTHERS.
 - ⑤ CONSTRUCT STANDARD 122 REVERSE TAPER, L=120', W=10'.
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 - ㉖ CONSTRUCT STD 423 JUNCTION STRUCTURE, B=80", D=24"
 - ㉗ INSTALL 24" RCP, 20000.
 - ㉘ REMOVE EXISTING 18" CMP DRAIN.
 - * ㉙ REMOVE EXISTING DRAINS. CONSTRUCT STD **4"x14" CAST IRON DRAIN PIPE.**
 - ㉚ CONSTRUCT TEMPORARY AC WALKWAY BEHIND CURB, W=5', T=3". WIDEN AS NECESSARY TO PROVIDE 4" MIN. CLEARANCE AT LIGHTING STANDARDS.
 - ㉛ CONSTRUCT PCC BUS BAY. PAVEMENT SECTION = 8" PCC WITH #3 REBAR AT 24" O.C. OVER 12" CRUSHED AGGREGATE BASE.
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 - ㊴ CONSTRUCT STD 250 AC BERM, TYPE I.
 - ㊵ PLANTING AREA. SEE LANDSCAPE PLANS.
 - ㊶ STAMPED CONCRETE CROSS WALK WITH BANDING, SEE HARDSCAPE PLANS.



CAUTION - 12" HIGH PRESSURE GAS

ENGINEER IN RESPONSIBLE CHARGE
Ronald C. Mueller
 R.C.E. No. 29510 expires 3/31/03
 DATE 10-1-99



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

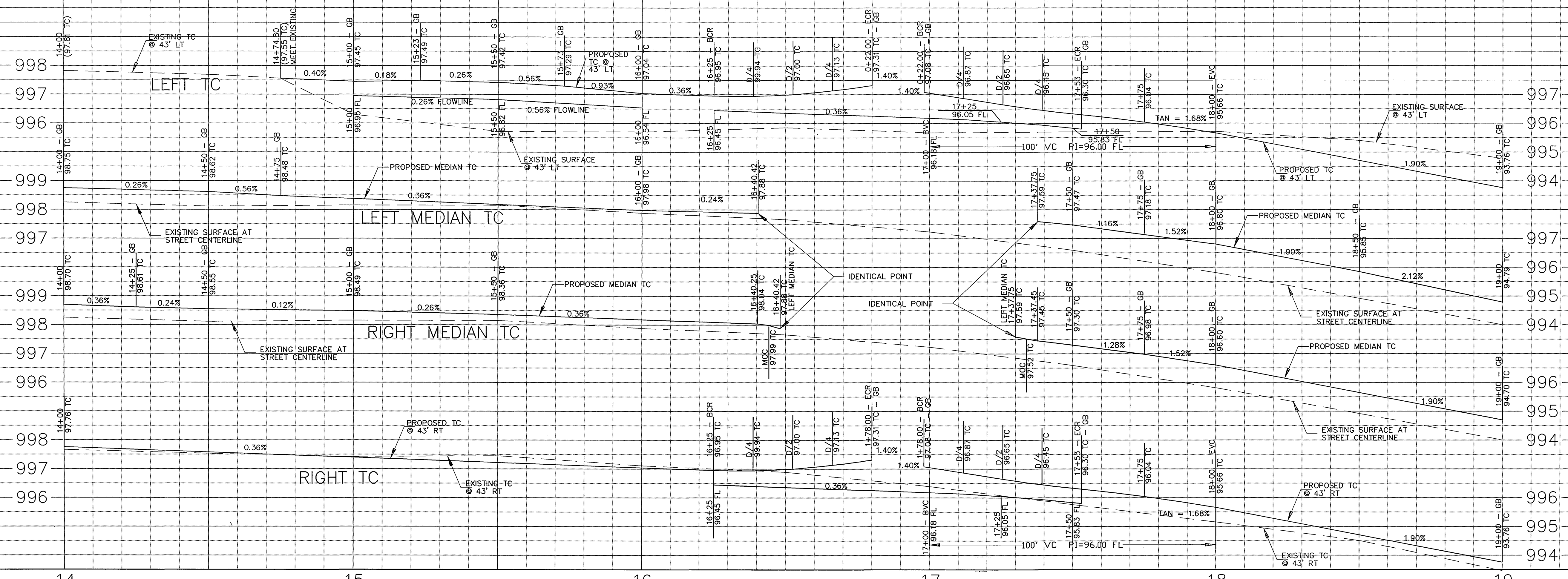
APPROVED BY	BY	DATE	APPROVED BY
ENGINEERING MANAGER	<i>R.Mc</i>	12-9-99	<i>R.Mc</i>
PRINCIPAL ENGINEER			
CHIEF			
TRAFFIC ENGINEER			
SURVEYOR			
STREET DIVISION			
PARKS DEPARTMENT			

DESIGNED BY: DPY DRAWN BY: *ony* CHECKED BY: *APM* DATE: 12-9-99

**IOWA AVENUE
 STREETSCAPE**
 FROM UNIVERSITY AVE. TO LINDEN ST.
CONSTRUCTION PLAN

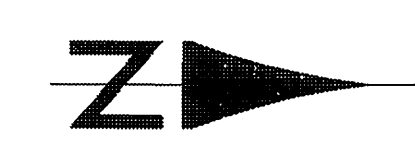
ACCOUNT NUMBER
 476-528160-440446-12127
R-3416
 SHEET **2** OF **18**
 FILE NO.:

BENCHMARK
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 THE CENTER OF THE SW CURB RETURN
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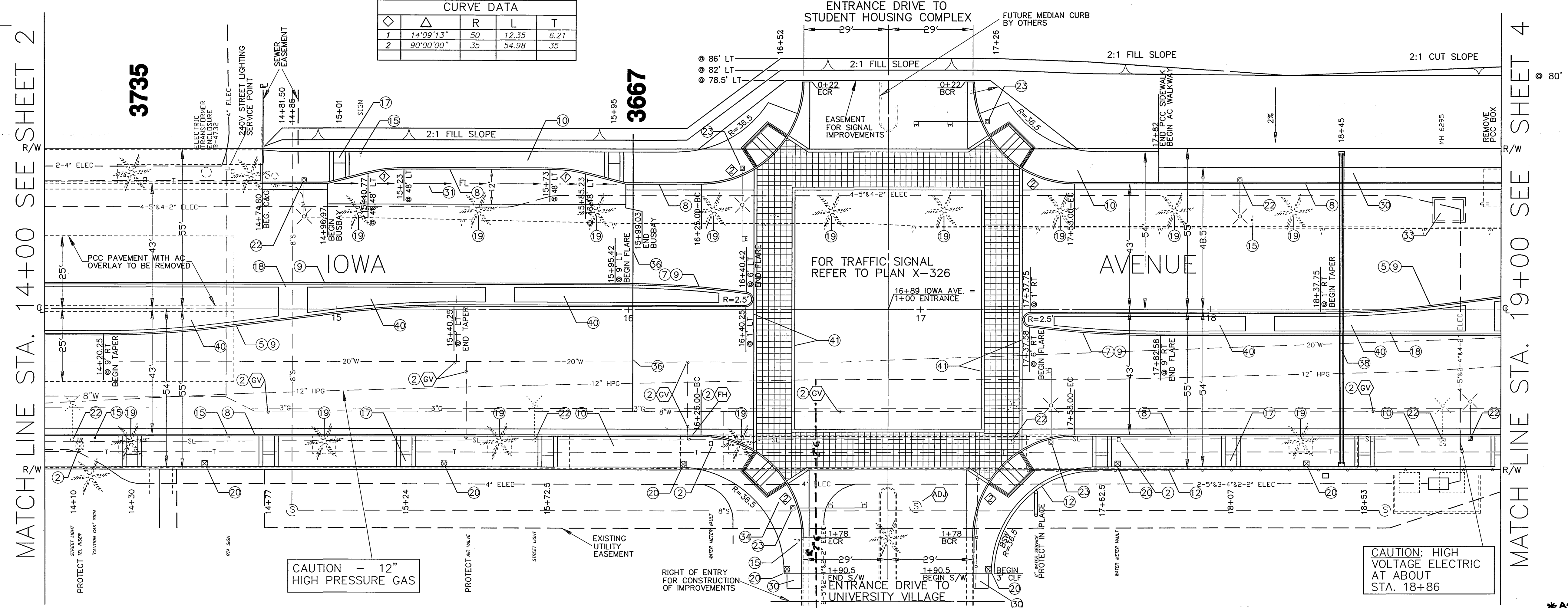
CURVE DATA

Curve No.	Stationing	R	L	T
1	14+00' to 13"	50	12.35	6.21
2	90'00'00"	35	54.98	35



MATCH LINE STA. 14+00 SEE SHEET 2

MATCH LINE STA. 19+00 SEE SHEET 4



CAUTION - 12" HIGH PRESSURE GAS

CAUTION: HIGH VOLTAGE ELECTRIC AT ABOUT STA. 18+86

ENGINEER IN RESPONSIBLE CHARGE
Ronald C. Mueller
 R.C.E. No. 29510 expires 3/31/03
 DATE 10-1-99



CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	APPROVED BY	DATE
ENGINEERING MANAGER	7/26/99	R. M. Graft	12-9-99
CHIEF P.W. INSPECTOR			
TRAFFIC DIVISION			
SURVEYOR			
STREET DIVISION			
PARKS DEPARTMENT			

*AS-BUILT 11-10-05 LHM

**IOWA AVENUE
 STREETSCAPE**
 FROM UNIVERSITY AVE. TO LINDEN ST.
 CONSTRUCTION PLAN

ACCOUNT NUMBER
 476-528160-440446-12127

R-3416

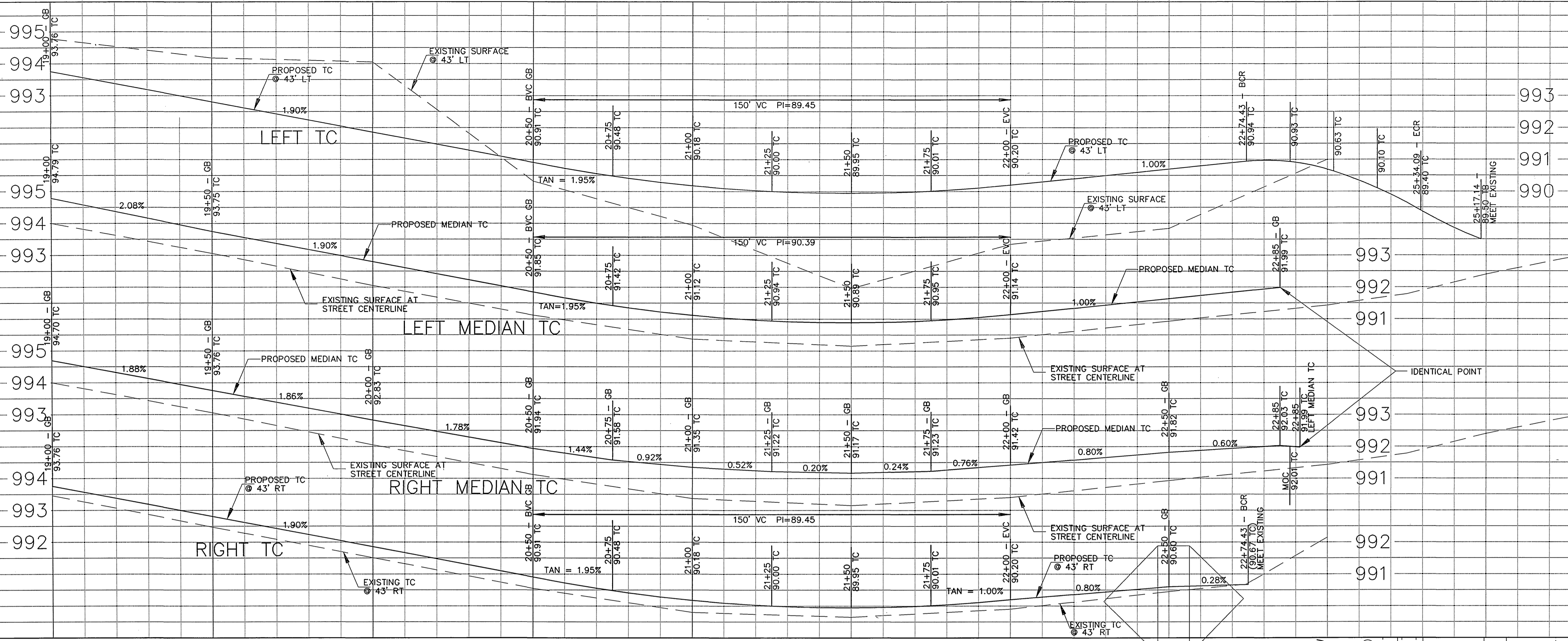
SHEET **3** OF **18**

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

FILE NO. :

INDEXED 11-30-2000 LHM

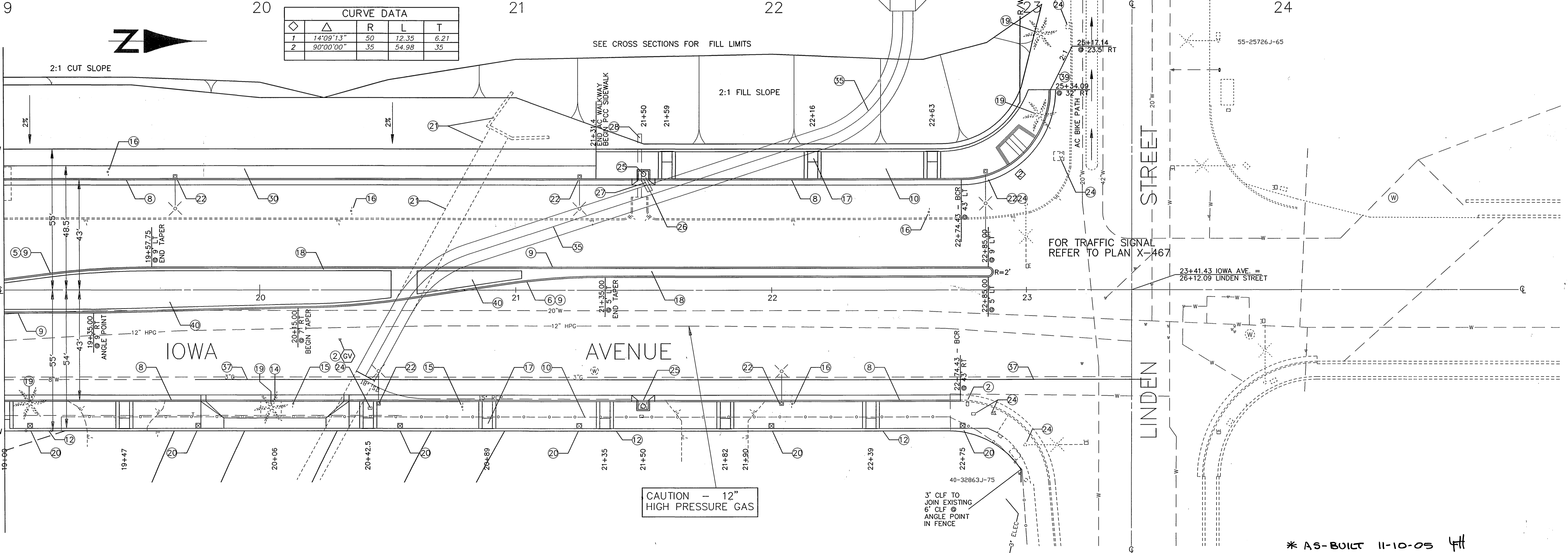
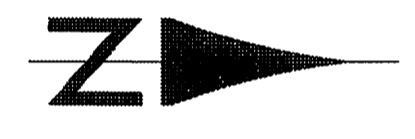
BENCHMARK
 18-G, P.K. NAIL & CITY ENGINEER TAG IN
 THE CENTER OF THE SW CURB RETURN
 UNIVERSITY AVENUE AT IOWA AVENUE.
 ELEVATION 997.467



CURVE DATA

Station	R	L	T
1	14'09"13"	50	12.35
2	90'00"00"	35	54.98

MATCH LINE STA. 19+00 SEE SHEET 3

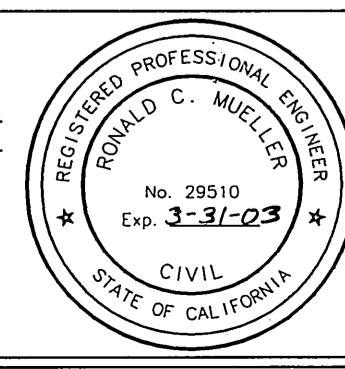


CAUTION - 12" HIGH PRESSURE GAS

FOR TRAFFIC SIGNAL REFER TO PLAN X-467

* AS-BUILT 11-10-05 ftt

ENGINEER IN RESPONSIBLE CHARGE
 Ronald C. Mueller
 R.C.E. No. 29510 expires 3/31/03
 DATE 10-1-02



MARK	REVISIONS	APPR.	DATE

DESIGNED BY DPY DRAWN BY *dmj* CHECKED BY *ROM*

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
	<i>R. Mc Smith</i>	12-9-99	

ENGINEERING MANAGER
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 SURVEYOR
 STREET DIVISION
 PARKS DEPARTMENT

**IOWA AVENUE
 STREETSCAPE**
 FROM UNIVERSITY AVE. TO LINDEN ST.
 CONSTRUCTION PLAN

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

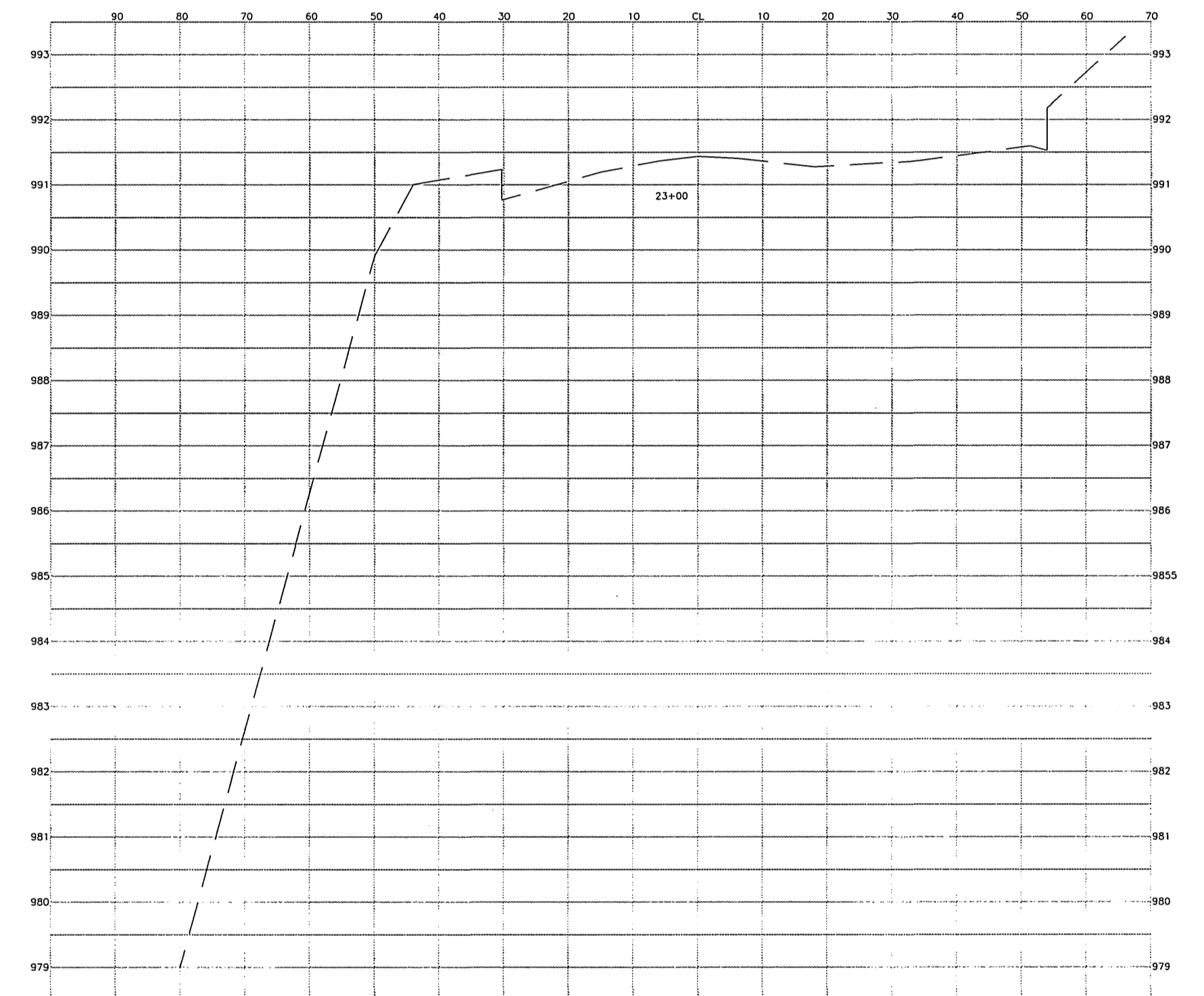
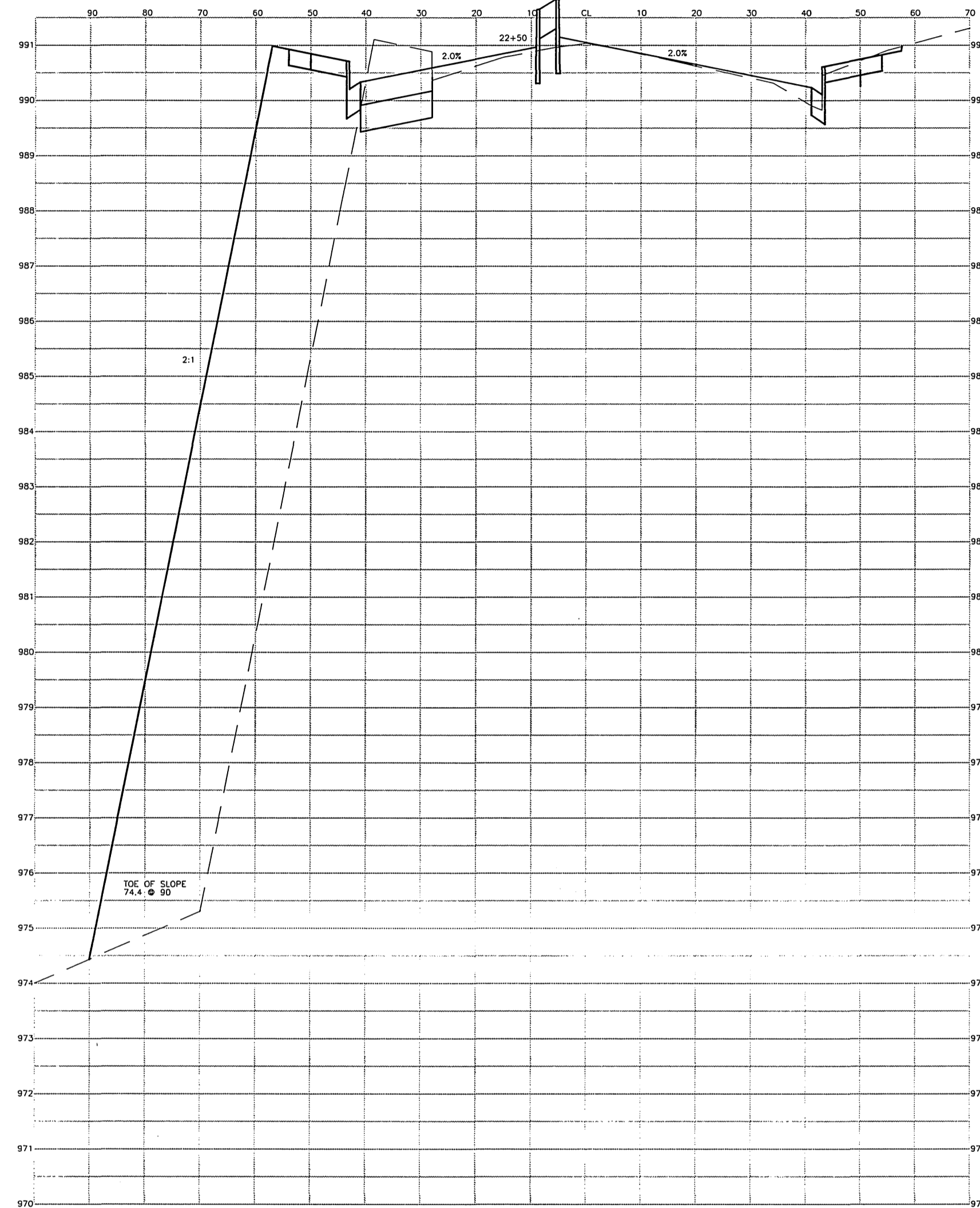
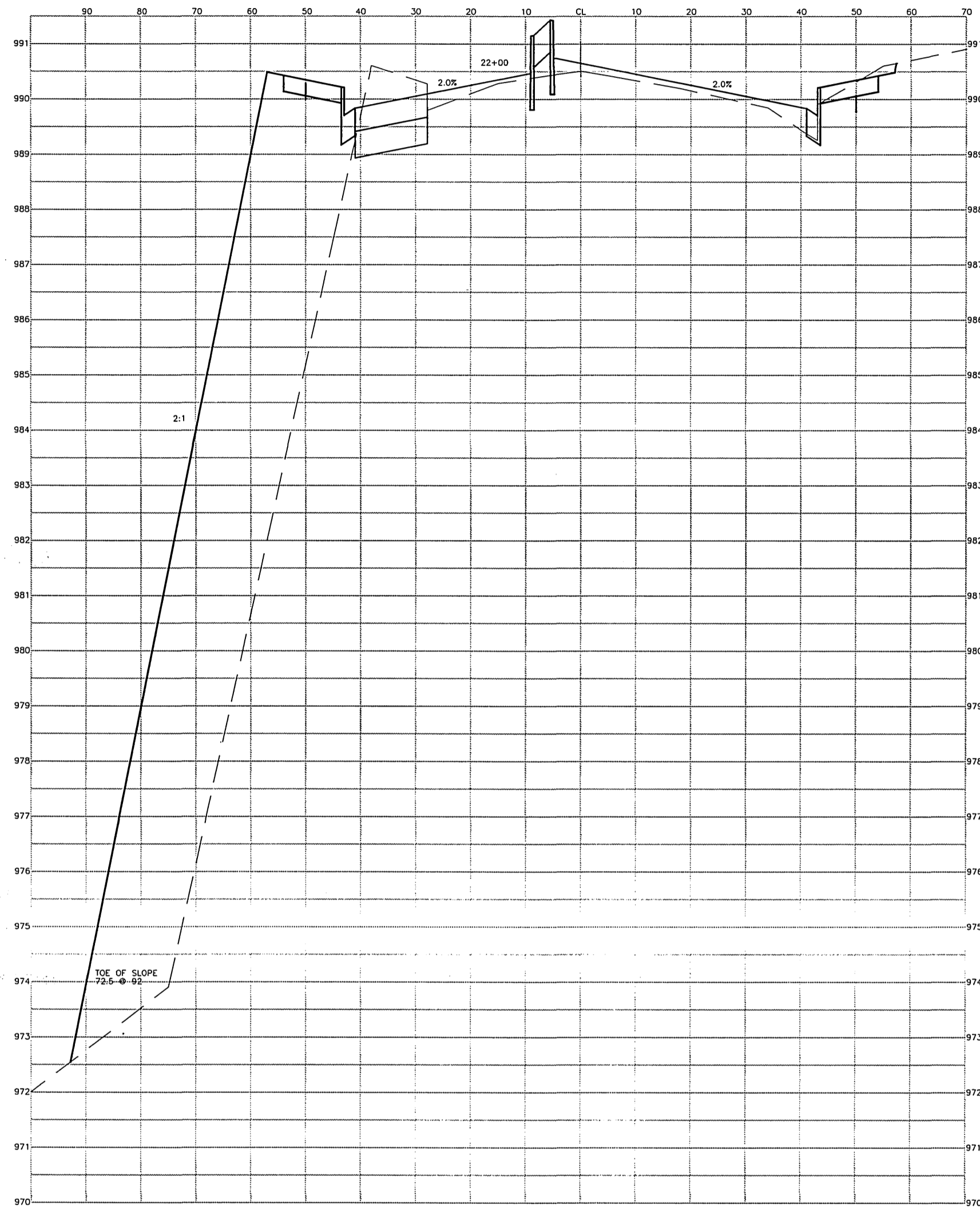
ACCOUNT NUMBER
 476-528160-440446-12127

R-3416

SHEET **4** OF **18**

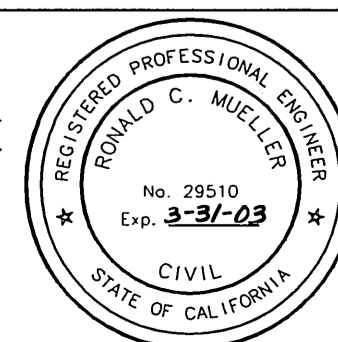
FILE NO. :

INDEXED 11-20-2000 ftt



IMPORTANT NOTICE
 Section 4216/4217 of the Government Code
 requires a Dig Alert Identification
 Number to be issued before a
 Permit to Excavate will be valid.
 For your Dig Alert I.D. Number call
 CALL TOLL FREE
 48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
 1-800-227-2600

ENGINEER IN RESPONSIBLE CHARGE
Ronald C. Mueller
 RONALD C. MUELLER
 R.C.E. No. 29510 expires 3/31/99
 DATE 10-1-99



MARK	REVISIONS	APPR.	DATE

DESIGNED BY DPY DRAWN BY DPY CHECKED BY RCM

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		
APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR	<i>[Signature]</i>	<u>12/9/99</u>
PRINCIPAL ENGINEER	<i>[Signature]</i>	<u>12/9/99</u>
CHEF ENGINEER	<i>[Signature]</i>	<u>12/9/99</u>
TRAFFIC DESIGN	<i>[Signature]</i>	<u>12/9/99</u>
SURVEYOR	<i>[Signature]</i>	<u>12/9/99</u>
STREET DIVISION	<i>[Signature]</i>	<u>12/9/99</u>
PARKS DEPARTMENT	<i>[Signature]</i>	<u>12/9/99</u>

***AS-BUILT 11-10-05 LHM**

**IOWA AVENUE
STREETSCAPE**
 FROM UNIVERSITY AVE. TO LINDEN ST.
CROSS SECTIONS
 HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'

ACCOUNT NUMBER
 476-528160-440446-12127

R-3416

SHEET 6 OF 18

FILE NO. :

INDEXED 11-30-2000 LHM

GENERAL NOTES FOR PUBLIC LANDSCAPING:

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND SPECIFICATIONS FOR PLANTING AND IRRIGATION WORK. (SPECIFICATION SECTIONS 02441 AND 02480).
- WHEN CALLING FOR INSPECTIONS, CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 715-3469 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 PER THE SPECIFICATIONS, AND INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
 - AFTER COMPLETION OF ROUGH GRADING OF THE PROJECT SITE WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO INITIATING ANY TREE RELOCATION OR LANDSCAPE WORK WITHIN THE PUBLIC RIGHT OF WAY.
 - AT TIME OF INSTALLATION OF IRRIGATION SLEEVES AND CONSTANT PRESSURE MAINLINES, BUT PRIOR TO BACKFILL OF TRENCHES FOR SAME (NOTE: MAINLINES MUST BE PRESSURE TESTED IN THE PRESENCE OF THE PARKS PROJECTS INSPECTOR).
 - AT TIME OF INSTALLATION OF IRRIGATION VALVES, LATERALS AND HEADS.
 - FOR SPOTTING OF ALL TREES PRIOR TO DIGGING PLANT PITS.
 - 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 SUBSTANTIAL COMPLETION OF THE PROJECT FOR CITY'S ACCEPTANCE TO START THE REQUIRED MAINTENANCE PERIOD.
 - AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL CALL THE PARK PROJECTS INSPECTOR FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PROJECT HAS PASSED FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A PERIOD OF ONE YEAR FOR TREES AND 90 DAYS FOR TURF AND SHRUBS.
- ALL LANDSCAPE AREAS TO BE PUBLICLY MAINTAINED SHALL BE AUTOMATICALLY IRRIGATED.

*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE PARK PROJECTS INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

LANDSCAPE SYMBOL

10
LP3 — SEE DETAIL NUMBER 10 ON PLANTING PLAN - LP3 SHEET 9 OF 18

TREE LEGEND

- Lagerstroemia indica 'Tuscarora'
Crepe Myrtle
36" Box, multi-trunk
4 required
- Maytenus boaria
Mayten Tree
36" Box, Standard
5 required
- Koeleruteria bipinnata
Chinese Flame Tree
36" Box, Matched Standard
6 required
- Relocated palm tree in tree well
See Palm Tree Relocation Table
3 required
- Existing Palm Tree (WF/WR)
(Washingtonia filifera and/or Washingtonia robusta) to be relocated on Iowa Avenue
See Palm Tree Relocation Table
ID # in lower half of hexagon.
Existing Palm Trees to be relocated offsite will be to an existing City park site or other City maintained public landscape area as designated by the Park and Recreation Department Urban Forester.
- Existing Palm Tree to remain

MEDIAN ISLAND PLANTINGS

- Moraea bicolor
Fortnight Lily
1 gal at 18" o.c.
165 sq. ft., 84 required
- Pittosporum tobira 'Wheeler's Dwarf'
Wheeler's Dwarf Pittosporum
1 gal at 30" o.c.
322 sq. ft., 59 required
- Raphiolepis indica 'Pink Cloud'
India Hawthorne
5 gal at 24" o.c.
215 sq. ft., 62 required
- Carissa m. 'Boxwood Beauty'
Dwarf Natal Plum
1 gal at 24" o.c.
245 sq. ft., 70 required
- Hydroseeded Turf per Specification 02480
1601 sq. ft.

IOWA AVENUE STREETSCAPE PLANTING SUMMARY TABLE			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
Moraea bicolor	Fortnight Lily	1 gal.	337 ea.
Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum	1 gal.	171 ea.
Raphiolepis indica 'Pink Cloud'	India Hawthorne	5 gal.	124 ea.
Raphiolepis indica 'Pink Cloud'	India Hawthorne	1 gal.	56 ea.
Carissa m. 'Boxwood Beauty'	Dwarf Natal Plum	1 gal.	204 ea.
Lagerstroemia indica 'Tuscarora'	Crepe Myrtle	36" box, multitrunk	12 ea.
Koeleruteria bipinnata	Chinese Flame Tree	36" box	25 ea.
Maytenus boaria	Mayten Tree	36" box	10 ea.
Hydroseeded Turf	Seed Mix per Specifications		4700 sq. ft.
Palm Tree, Relocate Onsite			18 ea.
Palm Tree, Relocate Offsite			3 ea.

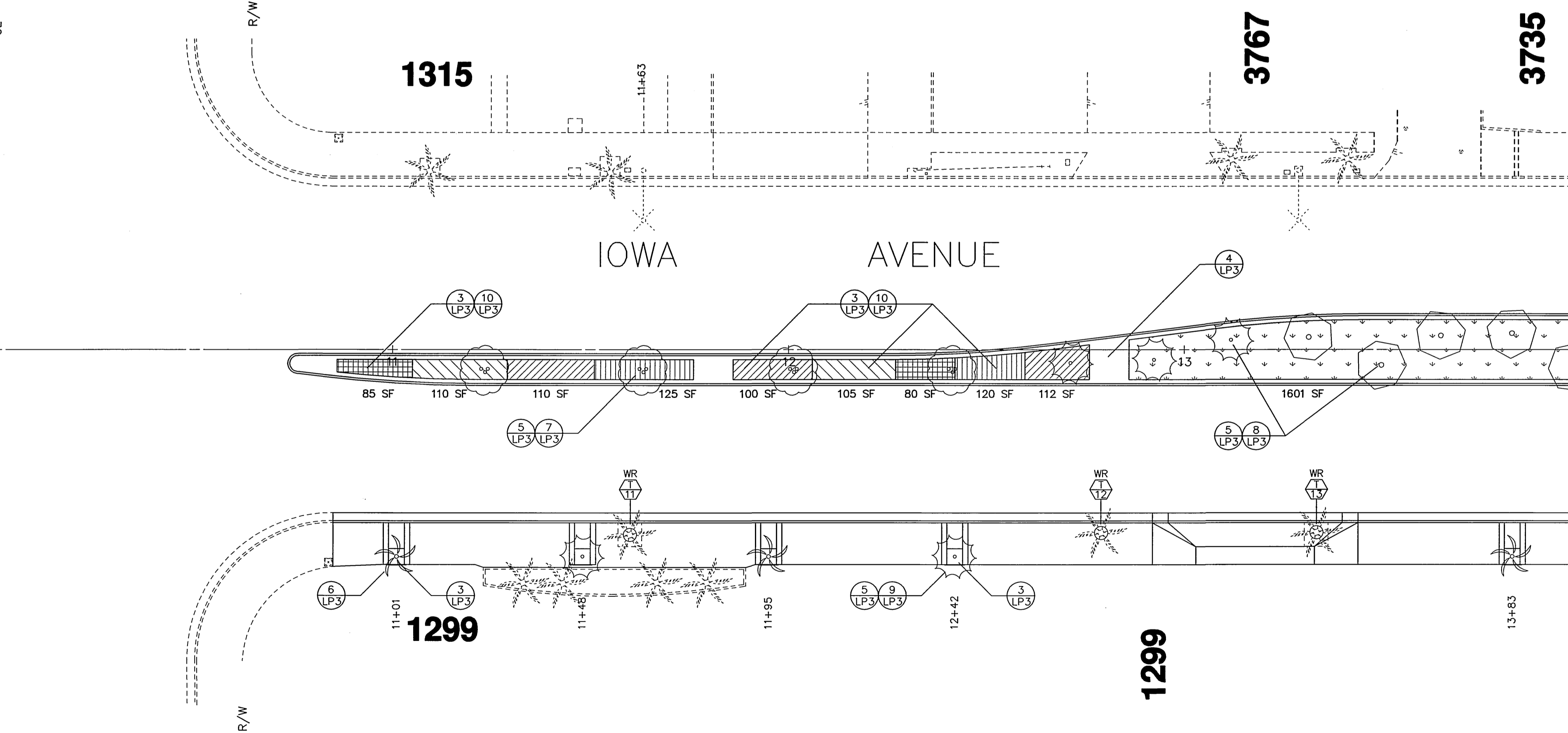
PALM TREE RELOCATION TABLE		
TREE ID #	RELOCATE TO STA	APPROXIMATE HEIGHT
1	15+01	40'-50'
2	14+77	40'-50'
3	15+95	40'-50'
4	19+72.5	40'-50'
5	20+18	40'-50'
6	22+16	40'-50'
7	21+13.5	40'-50'
8	19+24	40'-50'
9	18+33	40'-50'
10	OFFSITE	15'-20'
11	11+95	50'-60'
12	13+83	50'-60'
13	11+01	50'-60'
14	22+39	20'-30'
15	21+35	20'-30'
16	17+62.5	20'-30'
17	19+47	20'-30'
18	18+53	20'-30'
19	OFFSITE	10'-15'
20	20+42.5	20'-30'
21	OFFSITE	15'-20'

SHRUB PLANTING TABLE FOR SIDEWALK TREEWELLS					
RIGHT SIDE			LEFT SIDE		
TREE STATION	SHRUB TYPE	QUANTITY AND SIZE	TREE STATION	SHRUB TYPE	QUANTITY AND SIZE
11+01	Moraea	8 ea, 1 gal	15+01	Raphiolepis	4 ea, 1 gal
11+48	Carissa	6 ea, 1 gal	15+95	Raphiolepis	4 ea, 1 gal
11+95	Raphiolepis	4 ea, 1 gal	17+90.5	None	
12+42	Carissa	6 ea, 1 gal	18+33	None	
13+83	Raphiolepis	4 ea, 1 gal	18+75.5	None	
14+30	Carissa	6 ea, 1 gal	19+24	None	
14+77	Moraea	8 ea, 1 gal	19+71	None	
15+24	Carissa	6 ea, 1 gal	20+18	None	
15+72.5	Raphiolepis	4 ea, 1 gal	20+65	None	
17+62.5	Raphiolepis	6 ea, 1 gal	21+13.5	None	
18+07	Moraea	8 ea, 1 gal	21+59	Carissa	6 ea, 1 gal
18+53	Raphiolepis	6 ea, 1 gal	22+16	Raphiolepis	6 ea, 1 gal
19+00	Carissa	6 ea, 1 gal	22+63	Carissa	6 ea, 1 gal
19+47	Raphiolepis	6 ea, 1 gal			
20+42.5	Moraea	8 ea, 1 gal			
20+89	Carissa	6 ea, 1 gal			
21+35	Raphiolepis	6 ea, 1 gal			
21+82	Moraea	8 ea, 1 gal			
22+39	Raphiolepis	6 ea, 1 gal			

PLANTING NOTES:

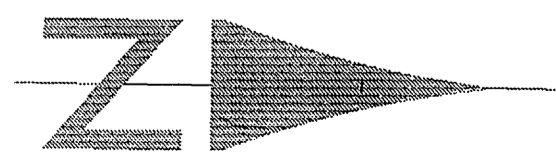
- PLANS DESIGN IS DIAGRAMMATIC AND SHALL NOT TAKE PLACE WHERE UNFORESEEN SITE CONDITIONS PREVENT EXECUTION OF THE DESIGNERS INTENT. WHEN UNEXPECTED SITE CONDITIONS CAUSE UNREASONABLE DEVIATIONS IN THE INTENDED PLANTING SCHEME THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER.
- MAINTENANCE PERIOD SHALL BE 90 DAYS FROM DATE OF ACCEPTANCE. TREE PLANTING SHALL BE GUARANTEED FOR ONE YEAR. MAINTENANCE SHALL INCLUDE BI-WEEKLY WEED AND RODENT ABATEMENT PROCEDURES INCLUDING 4 FOLIAR APPLICATIONS OF CHELATED IRON AND TRACE MINERALS 90 DAYS APART.
- REPLACEMENT OF DAMAGED OR DESTROYED ITEMS SHALL TAKE PLACE WITHIN 48 HOURS OF NOTIFICATION BY THE CITY'S REPRESENTATIVE, OR SAID REPLACEMENT ITEMS SHALL BE DEDUCTED FROM THE CONTRACTOR'S FINAL BILLING.
- REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE ENGINEER OR CITY'S REPRESENTATIVE.
- TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE HAS BEEN APPROVED.
- PLACE TREES BETWEEN SPRAY HEADS WHEREVER POSSIBLE.
- AREAS TO BE PLANTED WITH GROUND COVER SHALL HAVE THE FOLLOWING TILLED INTO THE TOP 6" OF SOIL PER 1,000 SQ. FT.:
 - 4 CU. YDS. NITROLIZED WOOD SHAVINGS
 - 20 LBS. 12-12-12 COMMERCIAL FERTILIZER (BEST PRODUCTS OR EQUAL)
 - 100 LBS. AG GYPSUM
 - 10 LBS. SOIL SULFUR
 - 20 LBS. IRON SULFATE
- PRIOR TO PLANTING OF GROUND COVER FLATS, A GRANULAR PRE-EMERGENT, NON-SELECTIVE HERBICIDE SHALL BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATION.
- TREE BACKFILL MIX SHALL CONSIST OF THE FOLLOWING PER CU. YD.:
 - 2/3 YD. SCREENED SITE SOIL
 - 1/3 YD. NITROLIZED WOOD SHAVINGS
 - 1 LB. 12-12-12 COMMERCIAL FERTILIZER
 - 10 LBS. AG GYPSUM
 - 1 LBS. SOIL SULFUR
 - 2 LBS. IRON SULFATE
- IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIAL.
- CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE CITY'S REPRESENTATIVE.
- CONTACT THE PARK PROJECTS INSPECTOR AT 715-3469 TWO WORKING DAYS (48 HOURS) PRIOR TO INSTALLING ANY PLANT MATERIAL.
- WATERING BASINS MAY BE REMOVED AFTER THE MAINTENANCE PERIOD.
- FOR STAKING INFORMATION AS APPLICABLE, REFER TO STAKING DETAIL.
- FOR GUYING INFORMATION AS APPLICABLE, REFER TO GUYING DETAIL.
- FOR SPECIFICATION INFORMATION, REFER TO CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARD SPECIFICATIONS, SECTION 02480 PLANTING.
- PROVIDE FERTILIZER TABLETS AS FOLLOWS:
 - 1 GALLON PLANT 2 TABLETS
 - 5 GALLON PLANT 3 TABLETS
 - 15 GALLON PLANT 5 TABLETS
 - 24" BOX PLANT 2 TABLETS
- TREE HEIGHTS LISTED IN THE PALM TREE RELOCATION TABLE ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL EVALUATE TREES TO BE RELOCATED AND SHALL ASSUME RESPONSIBILITY FOR TREE HEIGHT DETERMINATION.
- ADJACENT TO EACH HATCHED AREA ON THE PLAN SHOWING PLANT TYPE IS THE APPROXIMATE SQUARE FOOTAGE AREA OF THAT TYPE OF PLANT. THESE PLANS ARE INTENDED TO BE DIAGRAMMATIC IN NATURE AND ADJUSTMENTS MAY BE MADE IN THE FIELD BY THE INSPECTOR.
- ALL AREAS WITHIN THE MEDIANS SHALL BE BACKFILLED WITH CLASS "A" TOPSOIL TO A MINIMUM THICKNESS OF 12".
- ALL SHRUB AREAS WITHIN THE MEDIAN NOSES SHALL BE RECEIVE A 2" LAYER OF MULCH.

UNIVERSITY AVENUE

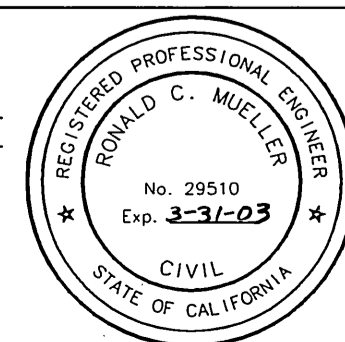


MATCH LINE STA. 14+00 SEE SHEET 2

IMPORTANT NOTICE
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ENGINEER IN RESPONSIBLE CHARGE
Ronald C. Mueller
RONALD C. MUELLER
R.C.E. No. 29510 expires 3/31/03
DATE 10-1-99



MARK	REVISIONS	APPR.	DATE

DESIGNED BY: DPY DRAWN BY: *ony* CHECKED BY: *ROM*

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	APPROVED BY	DATE
<i>R. Mc Hest</i>	12-9-99	<i>R. Mc Hest</i>	12-9-99

PRINCIPAL ENGINEER
CHIEF PUBLIC WORKS DIRECTOR
SURVEYOR
STREET DIVISION
PARKS DEPARTMENT
PLANNING DEPARTMENT

*AS-BUILT 11-10-05 LHM

IOWA AVENUE STREETSCAPE
FROM UNIVERSITY AVE. TO LINDEN ST.
PLANTING PLAN - LP1

ACCOUNT NUMBER 476-528160-440446-12127
R-3416
SHEET 7 OF 18
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

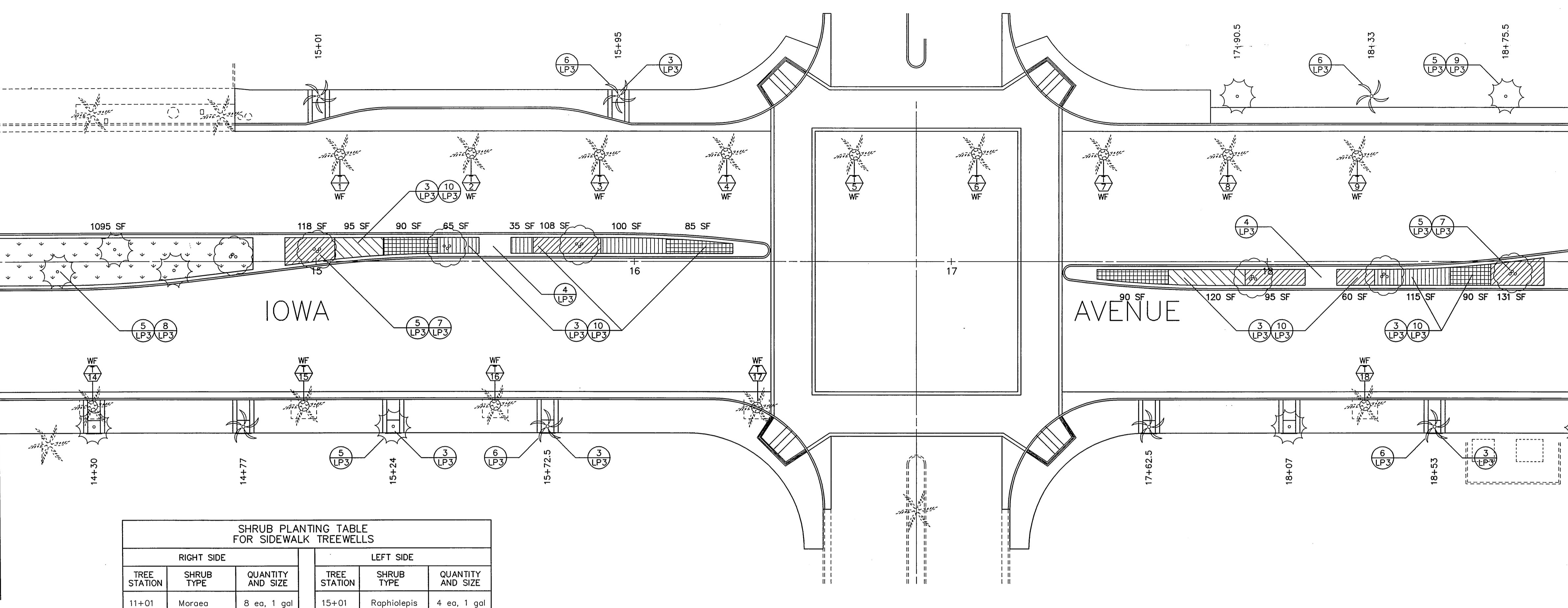
INDEXED 11-30-2000 LHM

PC-4176-M

MATCH LINE STA. 14+00 SEE SHEET 1

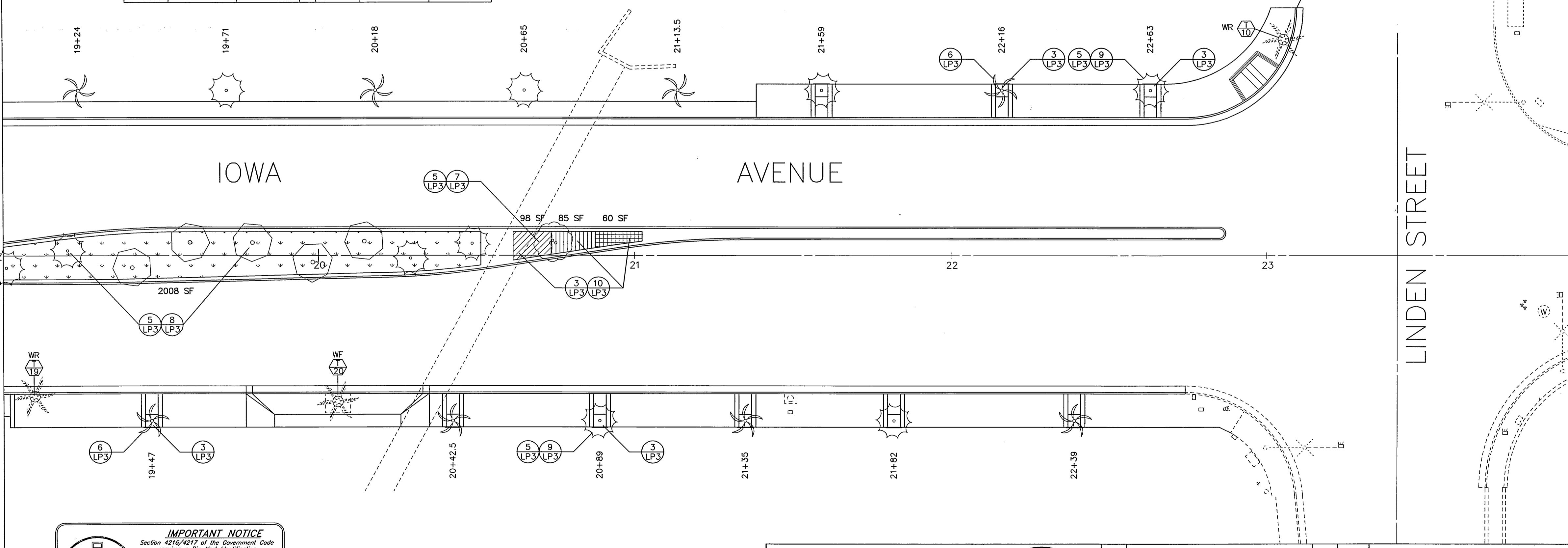
MATCH LINE STA. 19+00 SEE ABOVE

MATCH LINE STA. 19+00 SEE BELOW



SHRUB PLANTING TABLE FOR SIDEWALK TREEWELLS

RIGHT SIDE			LEFT SIDE		
TREE STATION	SHRUB TYPE	QUANTITY AND SIZE	TREE STATION	SHRUB TYPE	QUANTITY AND SIZE
11+01	Moraea	8 ea, 1 gal	15+01	Raphiolepis	4 ea, 1 gal
11+48	Corissa	6 ea, 1 gal	15+95	Raphiolepis	4 ea, 1 gal
11+95	Raphiolepis	4 ea, 1 gal	17+90.5	None	
12+42	Corissa	6 ea, 1 gal	18+33	None	
13+83	Raphiolepis	4 ea, 1 gal	18+75.5	None	
14+30	Corissa	6 ea, 1 gal	19+24	None	
14+77	Moraea	8 ea, 1 gal	19+71	None	
15+24	Corissa	6 ea, 1 gal	20+18	None	
15+72.5	Raphiolepis	4 ea, 1 gal	20+65	None	
17+62.5	Raphiolepis	6 ea, 1 gal	21+13.5	None	
18+07	Moraea	8 ea, 1 gal	21+59	Corissa	6 ea, 1 gal
18+53	Raphiolepis	6 ea, 1 gal	22+16	Raphiolepis	6 ea, 1 gal
19+00	Corissa	6 ea, 1 gal	22+63	Corissa	6 ea, 1 gal
19+47	Raphiolepis	6 ea, 1 gal			
19+94	Corissa	6 ea, 1 gal			
20+42.5	Moraea	8 ea, 1 gal			
20+89	Corissa	6 ea, 1 gal			
21+35	Raphiolepis	6 ea, 1 gal			
21+82	Moraea	8 ea, 1 gal			
22+39	Raphiolepis	6 ea, 1 gal			



- TRE LEGEND**
- Lagerstroemia indica 'Tuscarora' 36" Box, multi-trunk 8 required
 - Maytenus boaria 36" Box, Standard 5 required
 - Koeleruteria bipinnata Chinese Flame Tree 36" Box, Matched Standard 19 required
 - Relocated palm tree in tree well See Palm Tree Relocation Table 15 required
 - Existing Palm Tree (WF/WR) (Washingtonia filifera and/or Washingtonia robusta) to be relocated on Iowa Avenue See Palm Tree Relocation Table ID # in lower half of hexagon Existing Palm Trees to be relocated offsite will be to an existing City park site or other City maintained public landscape area as designated by the Park and Recreation Department Urban Forester.
 - Existing Palm Tree to remain

- MEDIAN ISLAND PLANTINGS**
- Moraea Bicolor 1 gal at 18" o.c. 413 sq. ft., 213 required
 - Pittosporum tobira 'Wheeler's Dwarf' 1 gal at 30" o.c. 610 sq. ft., 112 required
 - Raphiolepis indica 'Pink Cloud' India Hawthorne 5 gal at 24" o.c. 215 sq. ft., 82 required
 - Carissa m. 'Boxwood Beauty' Dwarf Natal Plum 1 gal at 24" o.c. 300 sq. ft., 86 required
 - Hydroseeded Turf per Specification 02480 3103 sq. ft.

PALM TREE RELOCATION TABLE

TREE ID #	RELOCATE TO STA	APPROXIMATE HEIGHT
1	15+01	40'-50'
2	14+77	40'-50'
3	15+95	40'-50'
4	15+72.5	40'-50'
5	20+18	40'-50'
6	22+16	40'-50'
7	21+13.5	40'-50'
8	19+24	40'-50'
9	18+33	40'-50'
10	OFFSITE	15'-20'
11	11+95	50'-60'
12	13+83	50'-60'
13	11+01	50'-60'
14	22+39	20'-30'
15	21+35	20'-30'
16	17+62.5	20'-30'
17	19+47	20'-30'
18	18+53	20'-30'
19	OFFSITE	10'-15'
20	20+42.5	20'-30'
21	OFFSITE	15'-20'

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ENGINEER IN RESPONSIBLE CHARGE
 Ronald C. Mueller
 R.C.E. No. 29510 expires 3/31/03
 DATE 10-1-99

APPROVED BY: [Signature]
 DATE: 12-9-99

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

***AS-BUILT 11-10-05 LH**

IOWA AVENUE STREETScape
 FROM UNIVERSITY AVE. TO LINDEN ST.
 PLANTING PLAN - LP2

ACCOUNT NUMBER 476-528160-440446-12127
R-3416
 SHEET 8 OF 18

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

INDEXED 11-30-2000 LH

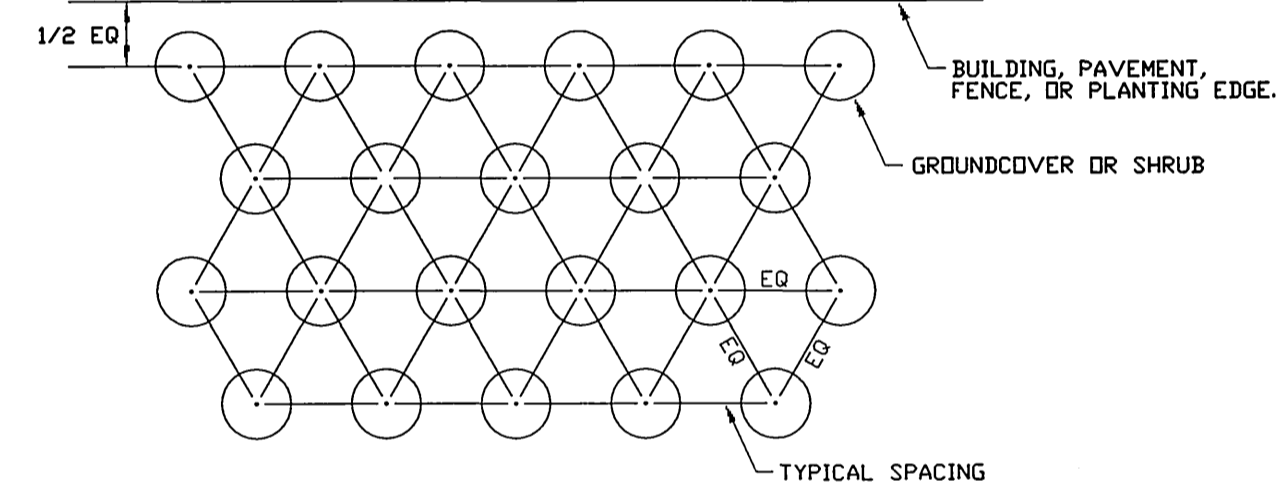
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PLANTING NOTES:

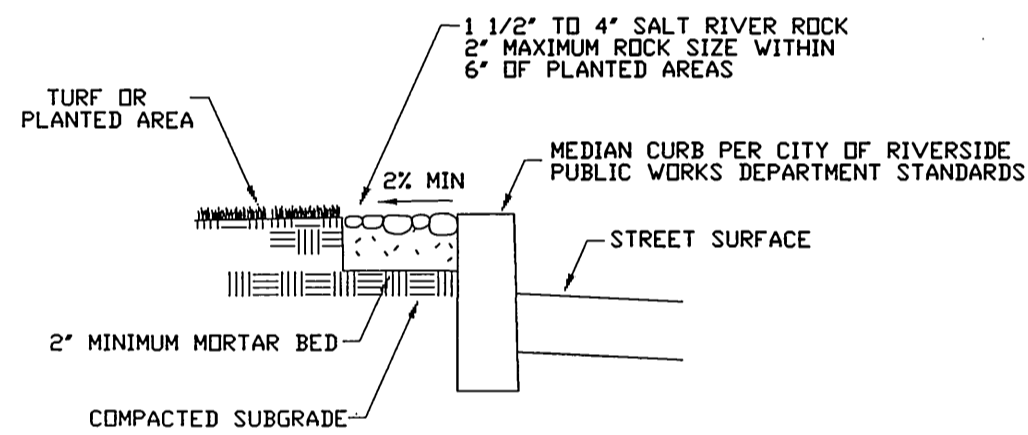
1. PLANT DESIGN IS DIAGRAMMATIC AND SHALL NOT TAKE PLACE WHERE UNFORESSEEN SITE CONDITIONS PREVENT EXECUTION OF THE DESIGNER'S INTENT. WHEN UNEXPECTED SITE CONDITIONS CAUSE UNREASONABLE DEVIATIONS IN THE INTENDED PLANTING SCHEME THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER.
2. MAINTENANCE PERIOD SHALL BE 360 DAYS FROM DATE OF ACCEPTANCE. PLANTING SHALL BE GUARANTEED FOR ONE YEAR. MAINTENANCE SHALL INCLUDE BI-WEEKLY WEED AND ROCKET ABATEMENT PROCEDURES INCLUDING 4 FOLIAR APPLICATIONS OF CHELATED IRON AND TRACE MINERALS 90 DAYS APART.
3. REPLACEMENT OF DAMAGED OR DESTROYED ITEMS SHALL TAKE PLACE WITHIN 48 HOURS OF NOTIFICATION BY THE CITY'S REPRESENTATIVE. OR SAID REPLACEMENT ITEMS SHALL BE DEDUCTED FROM THE CONTRACTOR'S FINAL BILLING.
4. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE ENGINEER OR CITY'S REPRESENTATIVE.
5. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE HAS BEEN APPROVED.
6. PLACE TREES BETWEEN SPRAY HEADS WHEREVER POSSIBLE.
7. AREAS TO BE PLANTED WITH GROUND COVER SHALL HAVE THE FOLLOWING TILLED INTO THE TOP 6" OF SOIL PER 1,000 SQ. FT.:
4 CU. YDS. NITROGENIZED WOOD SHAVINGS
20 LBS. 12-12-12 COMMERCIAL FERTILIZER (BEST PRODUCTS OR EQUAL)
100 LBS. AG. GYPSUM
10 LBS. SOIL SULFUR
20 LBS. IRON SULFATE
8. TREE BACKFILL MIX SHALL CONSIST OF THE FOLLOWING PER CU. YD.:
2/3 YD. SCREENED SITE SOIL
1/3 YD. NITROGENIZED WOOD SHAVINGS
1 LB. 12-12-12 COMMERCIAL FERTILIZER
10 LBS. AG. GYPSUM
1 LBS. SOIL SULFUR
2 LBS. IRON SULFATE
9. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIAL.
10. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE CITY'S REPRESENTATIVE.
11. CONTACT THE PARK PROJECTS INSPECTOR AT 715-3469 TWO WORKING DAYS (48 HOURS) PRIOR TO INSTALLING ANY PLANT MATERIAL.
12. WATERING BASINS MAY BE REMOVED AFTER THE MAINTENANCE PERIOD.
13. FOR STAKING INFORMATION AS APPLICABLE, REFER TO STAKING DETAIL.
14. FOR GUYING INFORMATION AS APPLICABLE, REFER TO GUYING DETAIL.
15. FOR SPECIFICATION INFORMATION, REFER TO CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARD SPECIFICATIONS, SECTION 02480 PLANTING.
16. PROVIDE FERTILIZER TABLETS AS FOLLOWS:
1 GALLON PLANT 2 TABLETS
5 GALLON PLANT 3 TABLETS
12 GALLON PLANT 5 TABLETS
24" BOX PLANT 2 TABLETS
17. TREE HEIGHTS LISTED IN THE PALM TREE RELOCATION TABLE ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL EVALUATE TREES TO BE RELOCATED AND SHALL ASSUME RESPONSIBILITY FOR TREE HEIGHT DETERMINATION.
18. ADJACENT TO EACH HATCHED AREA ON THE PLAN SHOWING PLANT TYPE IS THE APPROXIMATE SQUARE FOOTAGE AREA OF THAT TYPE OF PLANT. THESE PLANS ARE INTENDED TO BE DIAGRAMMATIC IN NATURE AND ADJUSTMENTS MAY BE MADE IN THE FIELD BY THE INSPECTOR.
19. ALL AREAS WITHIN THE MEDIANS SHALL BE BACKFILLED WITH CLASS "A" TOPSOIL TO A MINIMUM THICKNESS OF 12".
20. ALL SHRUB AREAS WITHIN THE MEDIAN NOSES SHALL RECEIVE A 2" LAYER OF MULCH.

GENERAL NOTES FOR PUBLIC LANDSCAPING:

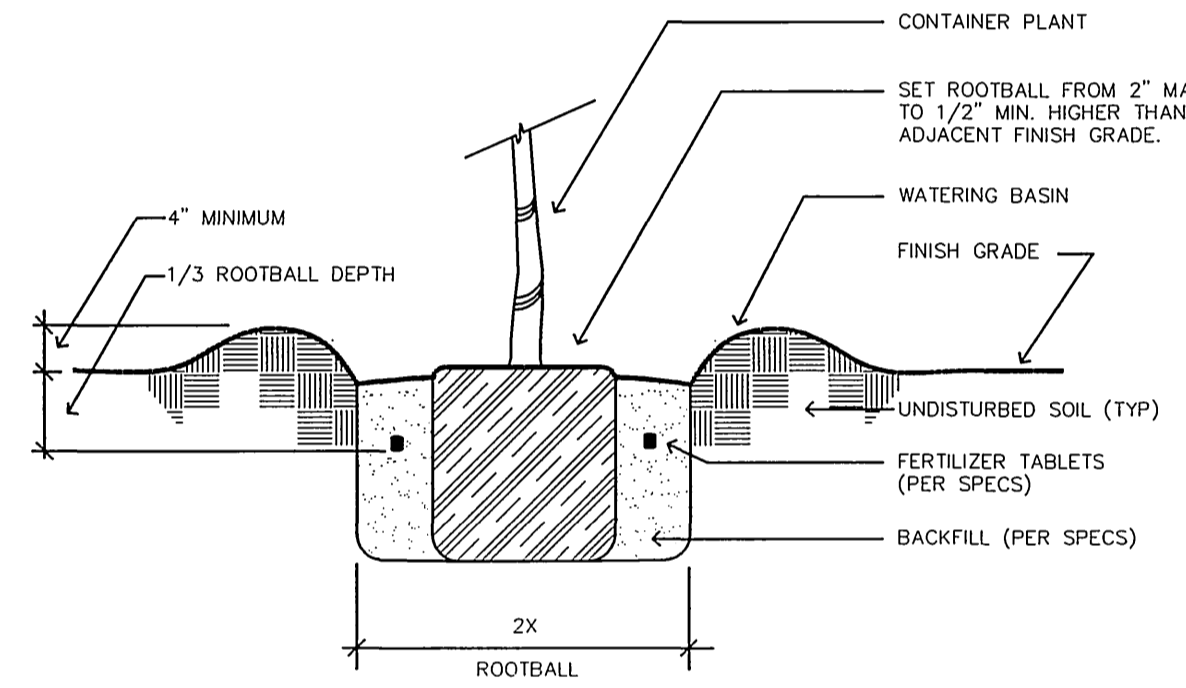
1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND SPECIFICATIONS FOR PLANTING AND IRRIGATION WORK (SPECIFICATION SECTIONS 02441 AND 02480).
 2. WHEN CALLING FOR INSPECTIONS, CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 715-3469 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 PER THE SPECIFICATIONS, AND INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
 - A. AFTER COMPLETION OF ROUGH GRADING OF THE PROJECT SITE WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO INITIATING ANY TREE RELOCATION OR LANDSCAPE WORK WITHIN THE PUBLIC RIGHT OF WAY.
 - B. AT TIME OF INSTALLATION OF IRRIGATION SLEEVES AND CONSTANT PRESSURE MAINLINES, BUT PRIOR TO BACKFILL OF TRENCHES FOR SAME (NOTE: MAINLINES MUST BE PRESSURE TESTED IN THE PRESENCE OF THE PARKS PROJECTS INSPECTOR).
 - C. AT TIME OF INSTALLATION OF IRRIGATION VALVES, LATERALS AND HEADS.
 - D. FOR SPOTTING OF ALL TREES PRIOR TO DIGGING PLANT PITS.
 - E. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
 - F. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE.
 - G. AT SUBSTANTIAL COMPLETION OF THE PROJECT FOR CITY'S ACCEPTANCE TO START THE REQUIRED MAINTENANCE PERIOD.
 - H. AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL CALL THE PARK PROJECTS INSPECTOR FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PROJECT HAS PASSED FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A PERIOD OF ONE YEAR.
 4. ALL LANDSCAPE AREAS TO BE PUBLICLY MAINTAINED SHALL BE AUTOMATICALLY IRRIGATED.
- *NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE PARK PROJECTS INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.



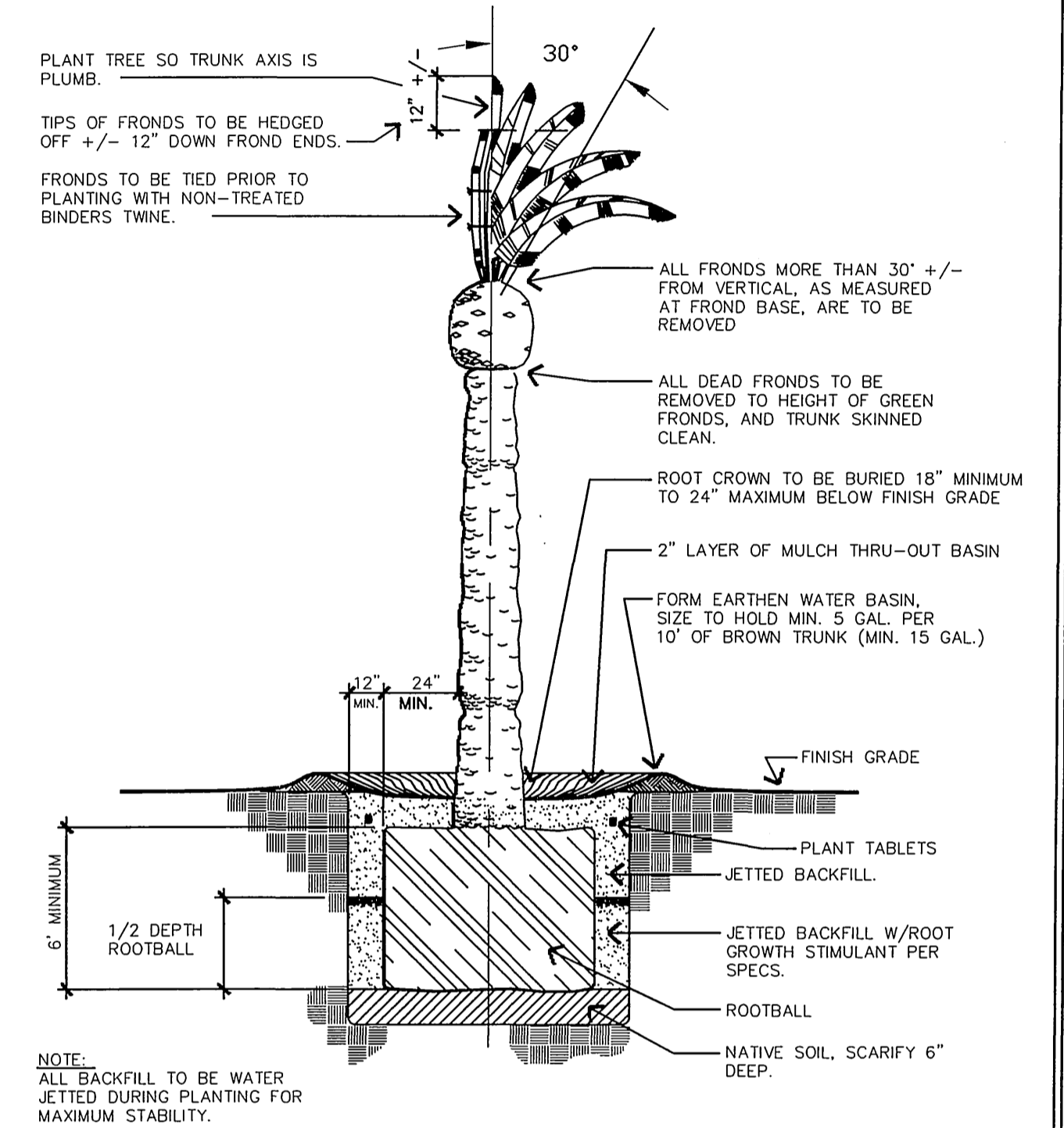
3 SHRUB AND GROUND COVER
NO SCALE



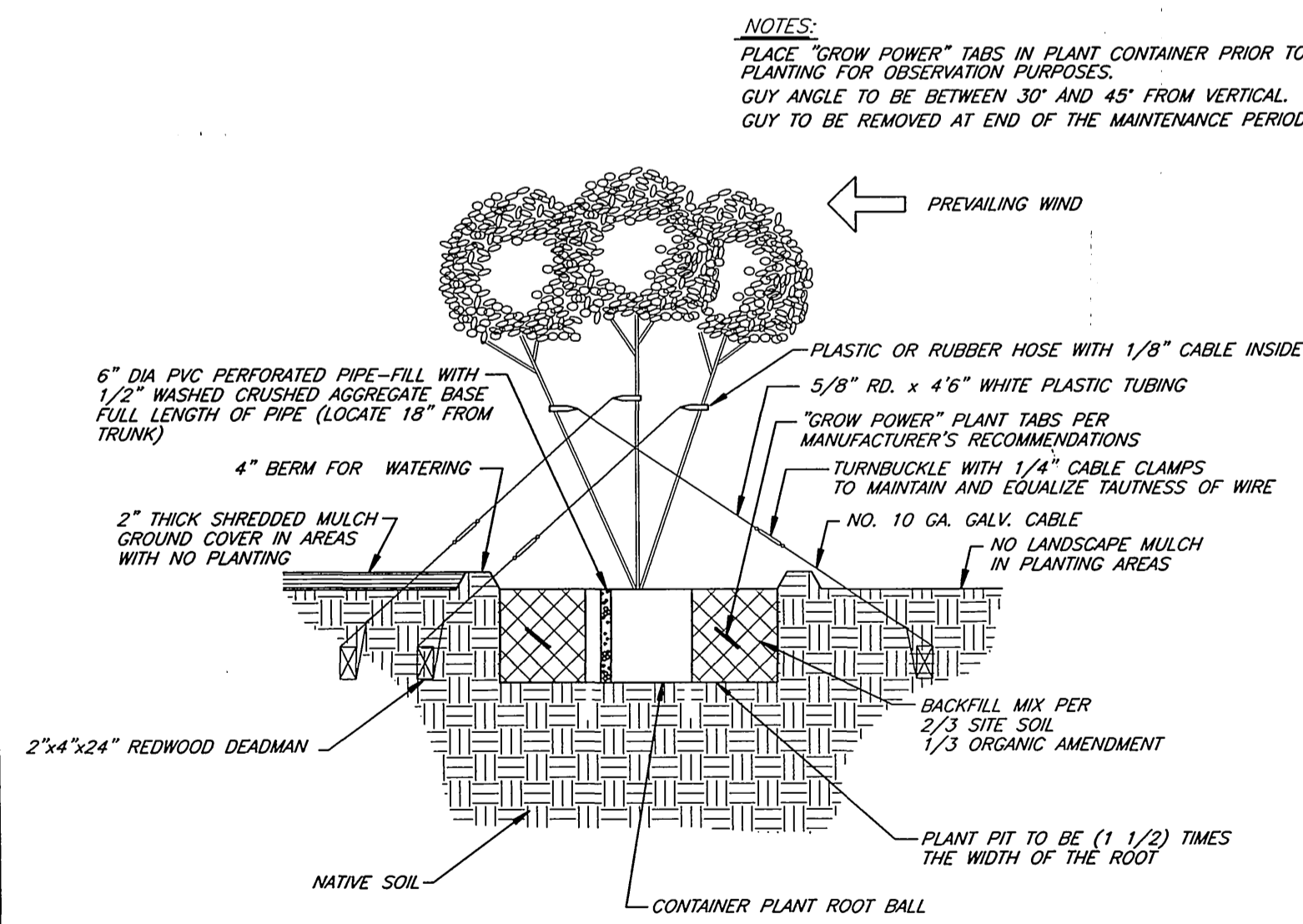
4 RIVER ROCK MEDIAN EDGING DETAIL
NO SCALE



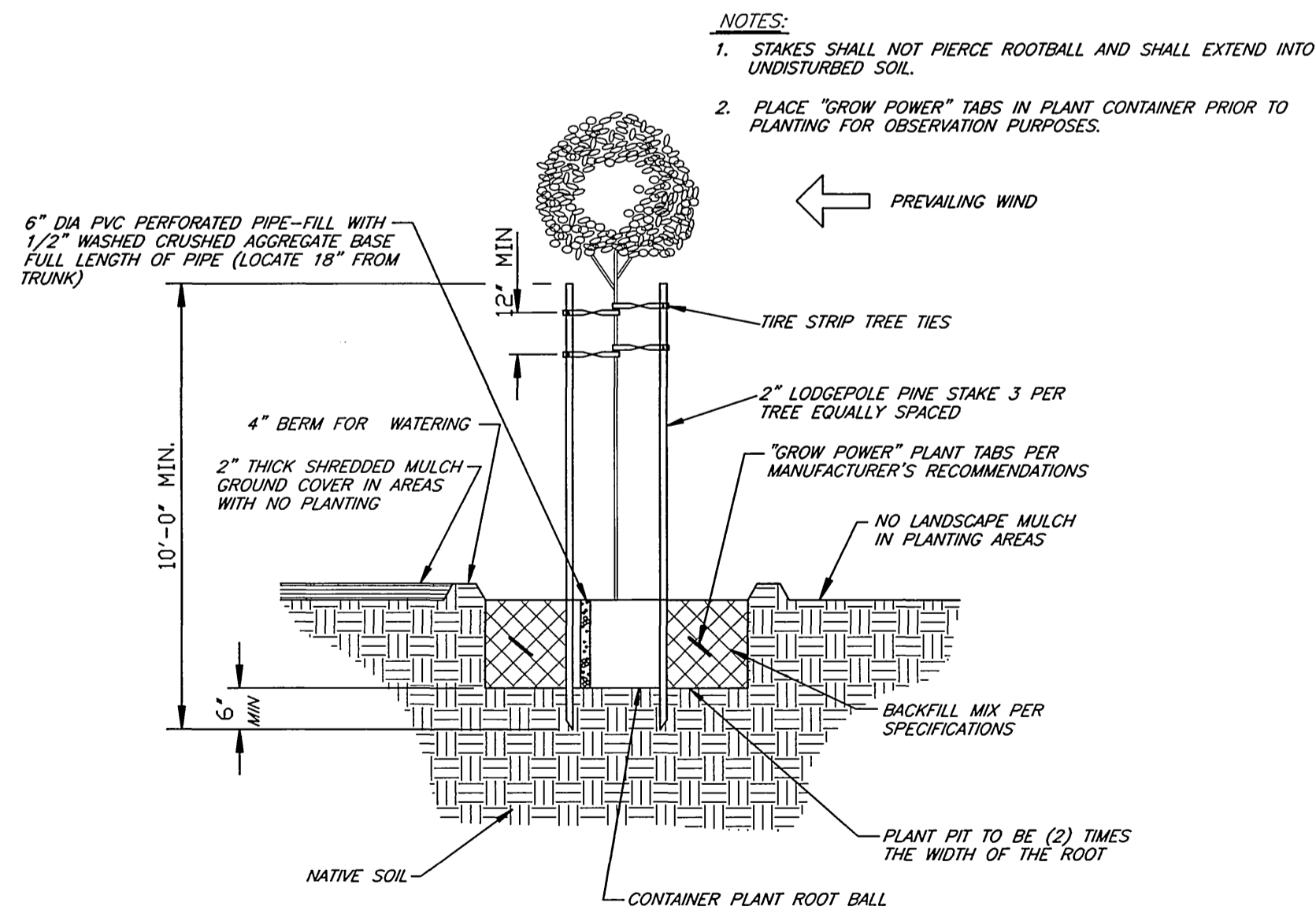
5 PLANTING DETAIL
NO SCALE



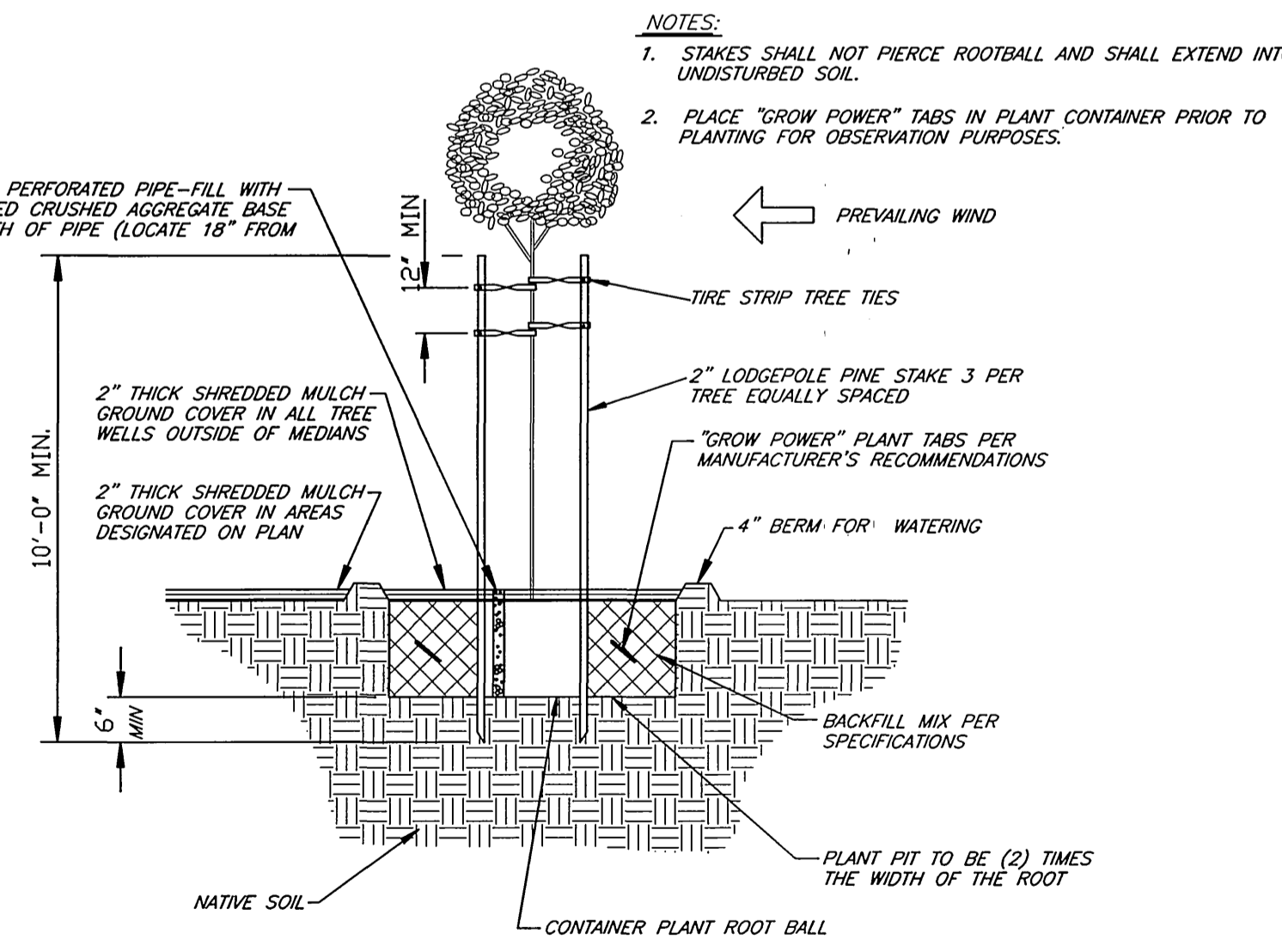
6 PALM TREE RELOCATION PLANTING DETAIL
NO SCALE



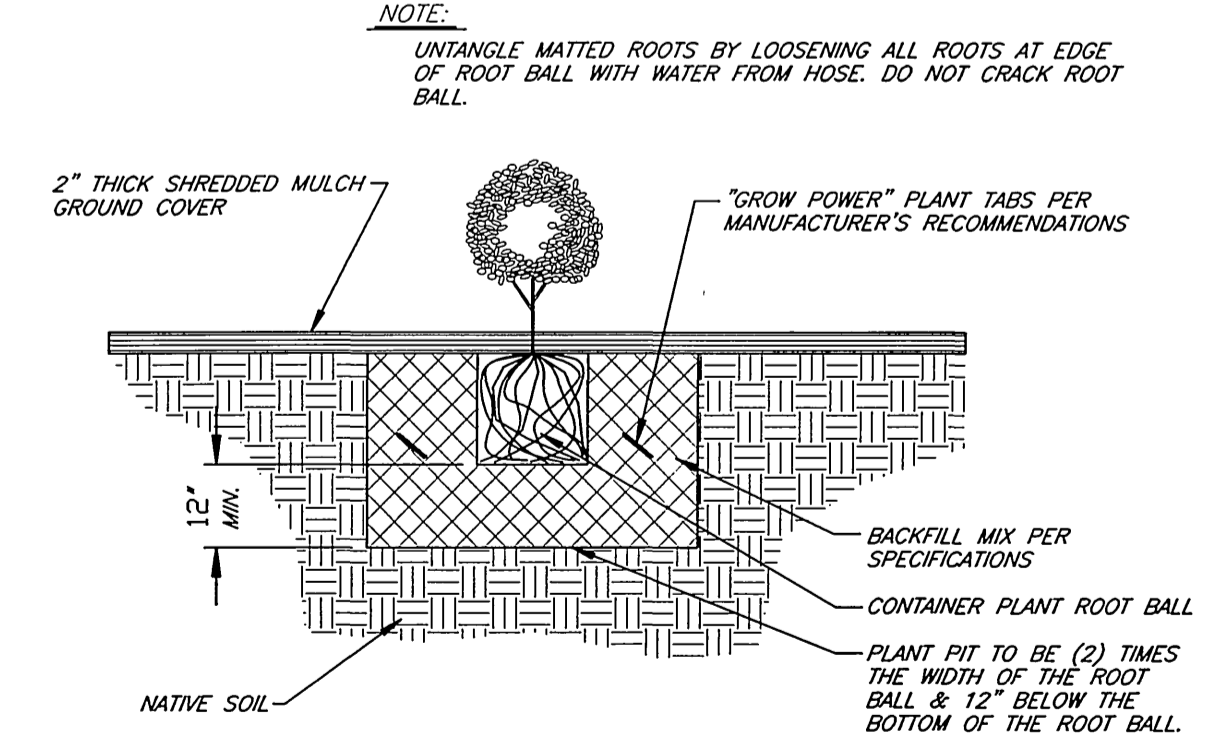
7 MULTI-TRUNK MEDIAN TREE PLANTING & GUYING DETAIL
NO SCALE



8 MEDIAN TREE PLANTING/STAKING DETAIL
NO SCALE



9 TREE PLANTING/STAKING DETAIL OUTSIDE MEDIAN
NO SCALE



10 SHRUB PLANTING DETAIL
NO SCALE

IMPORTANT NOTICE
Section 4216 (a)(1) of the Government Code requires a Dig Alert Identification Number be placed before "Permit to Excavate" will be valid. For your Dig Alert ID, call toll free 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

ENGINEER IN RESPONSIBLE CHARGE
Ronald C. Mueller
RONALD C. MUELLER
R.C.E. No. 29510 expires 3/31/03
DATE 10-1-02



MARK	REVISIONS	APPR.	DATE

DESIGNED BY DPY DRAWN BY DTJ CHECKED BY RCM

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *R. Mueller*
DATE: 12-9-99

*AS-BUILT 11-10-05 LHM

IOWA AVENUE STREETScape
FROM UNIVERSITY AVE. TO LINDEN ST.
PLANTING DETAILS - LP3

ACCOUNT NUMBER: 476-528160-440446-12127
R-3416
SHEET 9 OF 18

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

NOTES

THIS PLAN IS DIAGRAMMATICALLY ACCURATE FOR IRRIGATION FACILITIES ONLY. SEE STREET, HARD SCAPE, PLANTING, LIGHTING, AND SIGNAL PLANS FOR THOSE IMPROVEMENTS. ALL LOCATIONS SHOWN ARE APPROXIMATE. PRECISE LOCATIONS FOR IRRIGATION FACILITIES WILL BE ESTABLISHED IN THE FIELD BY THE ENGINEER.

ALL FACILITIES INSTALLED BY THE CONTRACTOR SHALL BE INSPECTED AND APPROVED BY THE DEPARTMENT CONSTRUCTION INSPECTOR. ANY CHANGES SHALL BE APPROVED BY THE DEPARTMENT PRIOR TO EXECUTION.

- ① INSTALL 1 1/4" PVC MAIN LINE.
- ② INSTALL 3/4" PVC IRRIGATION LINE.
- ③ INSTALL 3" PVC SLEEVE UNDER HARDSCAPE AND PAVING FOR IRRIGATION LINES.
- ④ INSTALL 2" PVC SLEEVE UNDER HARDSCAPE AND PAVING FOR CONTROL WIRE.
- ⑤ INSTALL QUICK CONNECT COUPLERS PER DETAIL IN 1 1/4" MAIN LINE. MAXIMUM SPACING TO BE 75' BETWEEN COUPLERS.
- ⑥ ELECTRICAL CONNECTION FOR CONTROLLER PER DETAIL. CITY FORCES TO MAKE FINAL SERVICE CONNECTION. CONTRACTOR SHALL NOT MAKE SERVICE CONNECTION.
- ⑦ 16 STATION CONTROLLER AND CABINET PER DETAIL AND SPECIFICATIONS.
- ⑧ INSTALL TREE WELL IRRIGATION PER DETAIL.
- ⑨ MEDIAN PLANTING AREA IRRIGATION PER DETAILS AND SPECIFICATIONS. INSTALL ADDITIONAL EMITTERS AS NECESSARY TO OBTAIN COMPLETE COVERAGE.
- ⑩ INSTALL IRRIGATION CONTROL WIRE ADJACENT TO MAIN LINE. WIRE IS NOT SHOWN ON PLANS. SEPERATE PVC SLEEVE REQUIRED UNDER PAVING AND HARDSCAPE.
- ⑪ INSTALL 12" x 18" VALVE BOX PER SPECIFICATIONS.
- ⑫ 3/4" WATER SERVICE AND METER, INSTALLED BY CITY FORCES.

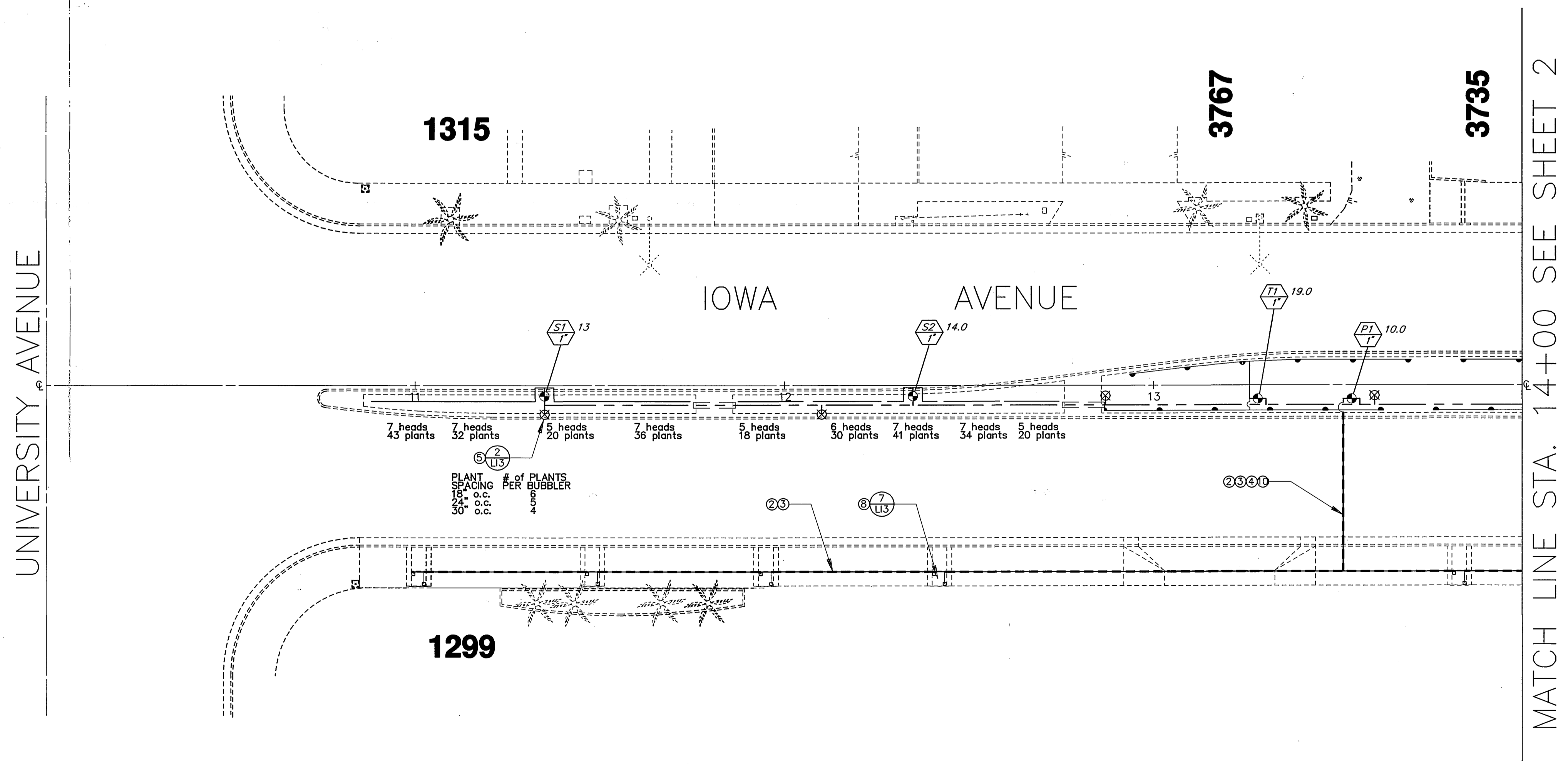
LEGEND

- ⊗ QUICK CONNECT COUPLER IN MAIN LINE PER DETAIL. MAXIMUM 75' SPACING.
- REMOTE CONTROL VALVE PER DETAIL. APPROVED BY THE DEPARTMENT PRIOR TO EXECUTION.
- 1 1/4" PVC MAIN LINE. CONTROL WIRE WHERE REQUIRED.
- 3/4" PVC IRRIGATION SUPPLY AND RETURN HEADERS PER DETAIL.
- 3" PVC SLEEVE UNDER HARDSCAPE AND PAVING FOR IRRIGATION LINES.
- - - 2" PVC UNDER HARDSCAPE AND PAVING FOR CONTROL WIRE.

12.0 IRRIGATION CONTROL VALVE. STATION DESIGNATION LISTED ON TOP HALF. VALVE SIZE LISTED ON BOTTOM HALF. FLOWRATE LISTED AT RIGHT.
 P# INDICATES PARKWAY VALVE NUMBER.
 T# INDICATES TURF AREA VALVE NUMBER.
 S# INDICATES SHRUB AREA VALVE NUMBER.

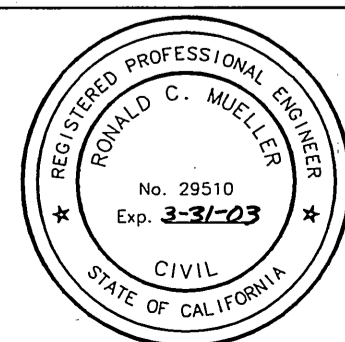
SYMBOL	DESCRIPTION	DETAIL	REMARKS	SYMBOL	DESCRIPTION	REMARKS
⊗	GRISWOLD 2000 REMOTE CONTROL VALVE - SIZE PER PLAN	SIZE PER PLAN		⊗	RAINBIRD 148 FLOOD BUBBLER	0.50 GPM FLOOD BUBBLER, 2 PER TREE
■	TORO PRV15025 PRESSURE REGULATOR 7-40 GPM - 25 PSI	SIZE PER PLAN		⊗	RAINBIRD T-12 PC-130-1.3 ROTOR SPRINKLER	22" 1.20 GPM FULL CIRCLE
—	NIBCO T-580 BALL VALVE	LINE SIZE		⊗	RAINBIRD T-12 PC-130-1.3 ROTOR SPRINKLER	22" 1.20 GPM PART CIRCLE, ADJUSTED TO 180°
[A]	RAINBIRD RCM-128 CONTROLLER (12 STATION)	LINE SIZE		⊗	RAINBIRD T-12 PC-130-1.3 ROTOR SPRINKLER	22" 1.20 GPM PART CIRCLE, ADJUSTED TO 90°
⊗	RAINBIRD 44LRC 1" QUICK COUPLER	LINE SIZE		⊗	RAINBIRD 1812-MPR-10F-LA SPRAY SPRINKLER	8" 1.44 GPM
---	PRESSURE MAINLINE PVC SCH 40 - SIZE PER PLAN	SIZE PER PLAN		⊗	RAINBIRD 1812-MPR-10H-LA SPRAY SPRINKLER	8" 0.72 GPM
- - -	NON-PRESSURE LATERAL LINE PVC CL200	SIZE PER PLAN		⊗	RAINBIRD 1812-MPR-100-LA SPRAY SPRINKLER	8" 0.36 GPM
==	PVC PIPE & WIRE SLEEVE - SIZE PER PLAN OR 2X PIPE DIA	SIZE PER PLAN		⊗	RAINBIRD 1812-MPR-12F SPRAY SPRINKLER	12" 2.60 GPM
NOT SHOWN	UF DIRECT BURIAL CONTROL WIRE, SOLID COPPER	SIZE PER PLAN		⊗	RAINBIRD 1812-MPR-12H SPRAY SPRINKLER	12" 1.30 GPM
NOT SHOWN	FEBCO 825Y R.P. BACKFLOW PREVENTER W/ MILKENS 500 YBSR PRESSURE REGULATOR/STRAINER	SIZE PER PLAN		⊗	RAINBIRD 1812-MPR-12Q SPRAY SPRINKLER	12" 0.65 GPM

NOTE:
 THIS IRRIGATION PLAN IS CONCEPTUAL IN NATURE. CONTRACTOR SHALL PREPARE SIGNED AND STAMPED CONSTRUCTION PLANS BY QUALIFIED PERSONNEL FOR SUBMITTAL TO THE CITY FOR APPROVAL. SEE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.



IMPORTANT NOTICE
 Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be void. For your Dig Alert I.D. Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

ENGINEER IN RESPONSIBLE CHARGE
 Ronald C. Mueller
 R.C.E. No. 29510 expires 3/31/03
 DATE 10-1-99



MARK	REVISIONS	APPR.	DATE

DESIGNED BY DPY DRAWN BY *DPY* CHECKED BY *APM*

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
ENGINEERING MANAGER	<i>R. McGrath</i>	12-9-99
PRINCIPAL ENGINEER		
CHIEF		
TRAFFIC DIVISION		
SURVEYOR		
STREET DIVISION		
PARKS DEPARTMENT		
PLANNING DEPARTMENT		

* AS-BUILT 11-10-05 LH
IOWA AVENUE
STREETSCAPE
 FROM UNIVERSITY AVE. TO LINDEN ST.
 IRRIGATION PLAN - LI1

ACCOUNT NUMBER
 476-528160-440446-12127
R-3416
 SHEET 10 OF 18

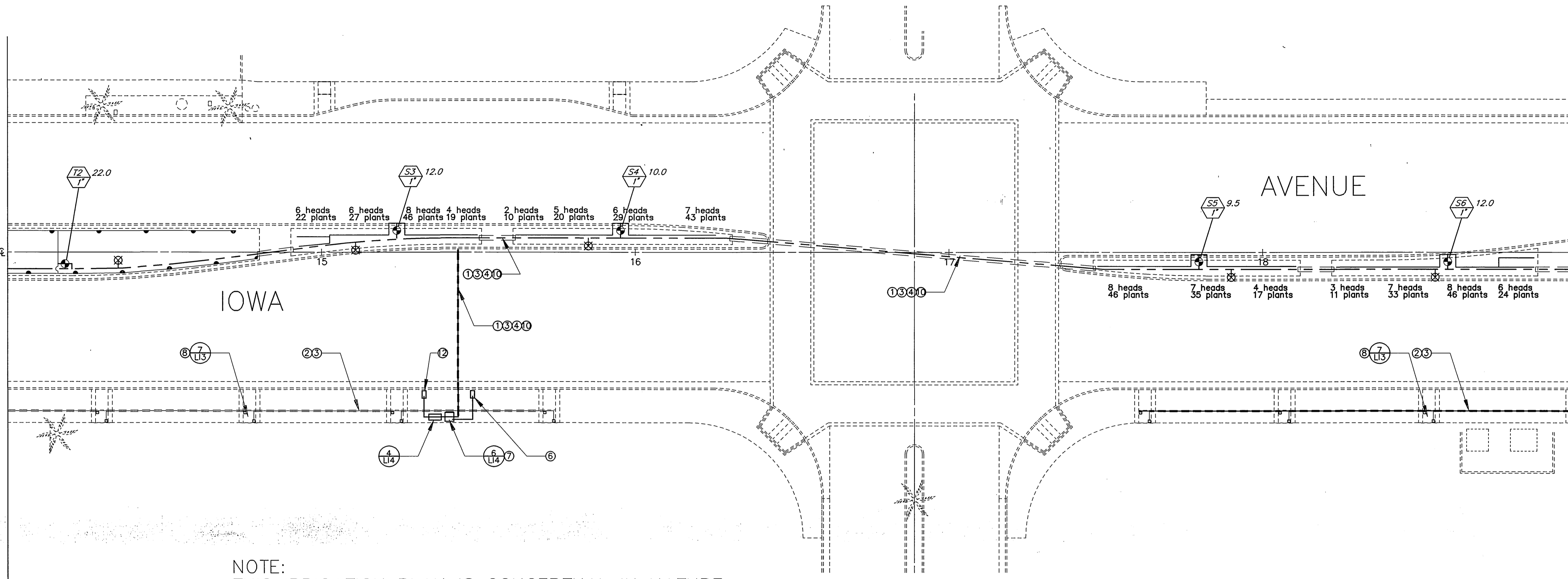
HORIZ. SCALE: 1" = 20'

INDEXED 11-30-2000 LH

PC-4176-M

MATCH LINE STA. 14+00 SEE SHEET 1

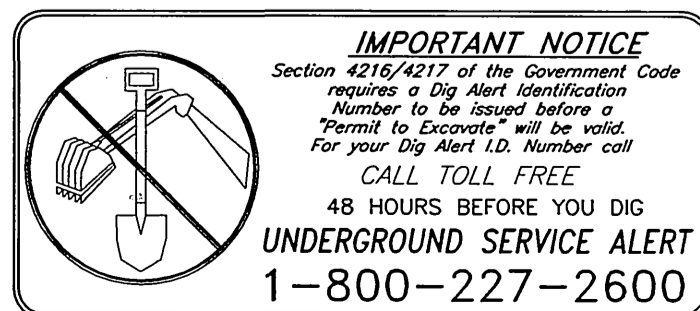
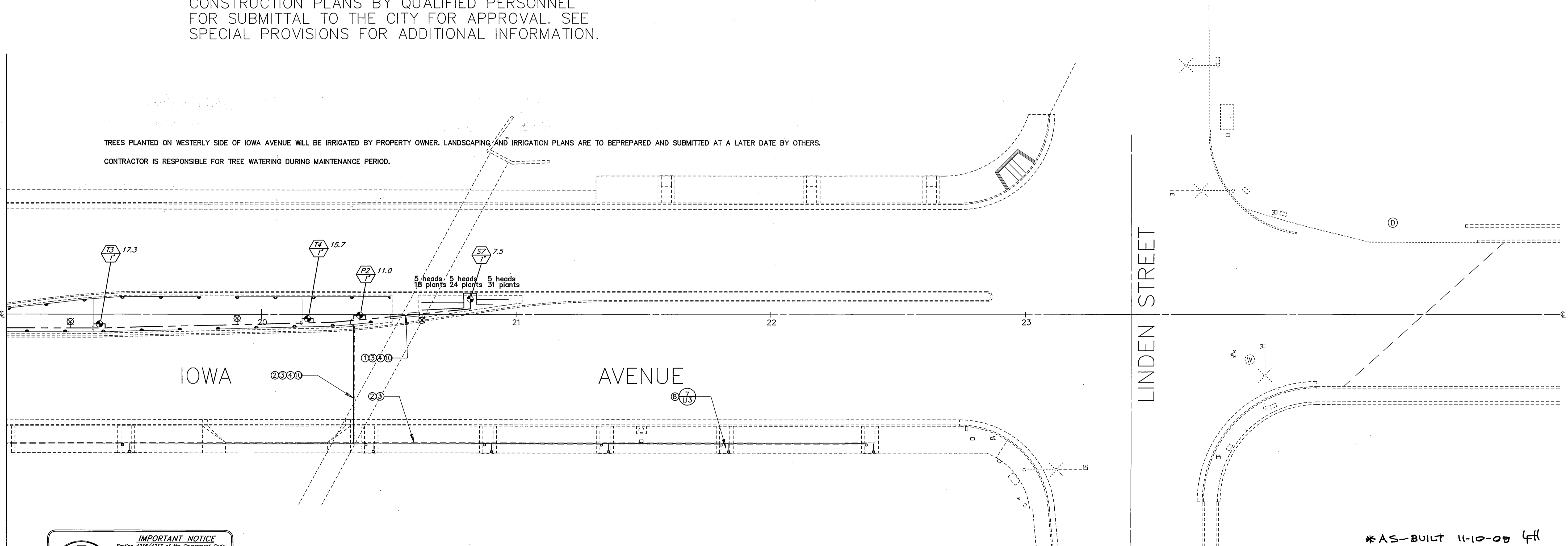
MATCH LINE STA. 19+00 SEE BELOW



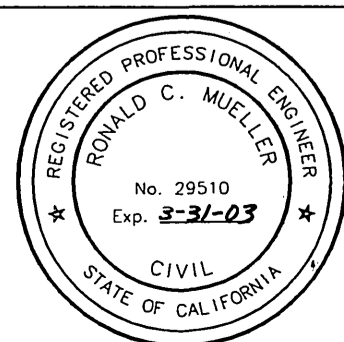
NOTE:
 THIS IRRIGATION PLAN IS CONCEPTUAL IN NATURE.
 CONTRACTOR SHALL PREPARE SIGNED AND STAMPED
 CONSTRUCTION PLANS BY QUALIFIED PERSONNEL
 FOR SUBMITTAL TO THE CITY FOR APPROVAL. SEE
 SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION.

MATCH LINE STA. 19+00 SEE ABOVE

TREES PLANTED ON WESTERLY SIDE OF IOWA AVENUE WILL BE IRRIGATED BY PROPERTY OWNER. LANDSCAPING AND IRRIGATION PLANS ARE TO BE PREPARED AND SUBMITTED AT A LATER DATE BY OTHERS.
 CONTRACTOR IS RESPONSIBLE FOR TREE WATERING DURING MAINTENANCE PERIOD.



ENGINEER IN RESPONSIBLE CHARGE
 Ronald C. Mueller
 R.C.E. No. 29510 expires 3/31/03
 DATE 12-1-99



DESIGNED BY	DPY	DRAWN BY	DPY	CHECKED BY	REM
APPROVED BY		DATE			
REVISIONS		APPR.	DATE		

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	
APPROVED BY	DATE
ENGINEERING MANAGER	12-9-99
PRINCIPAL ENGINEER	12-9-99
CHIEF ENGINEER	12-9-99
TRAFFIC DIVISION	12-9-99
SURVEYOR	12-9-99
STREET DIVISION	12-9-99
PARKS DEPARTMENT	12-9-99
PLANNING DEPARTMENT	12-9-99

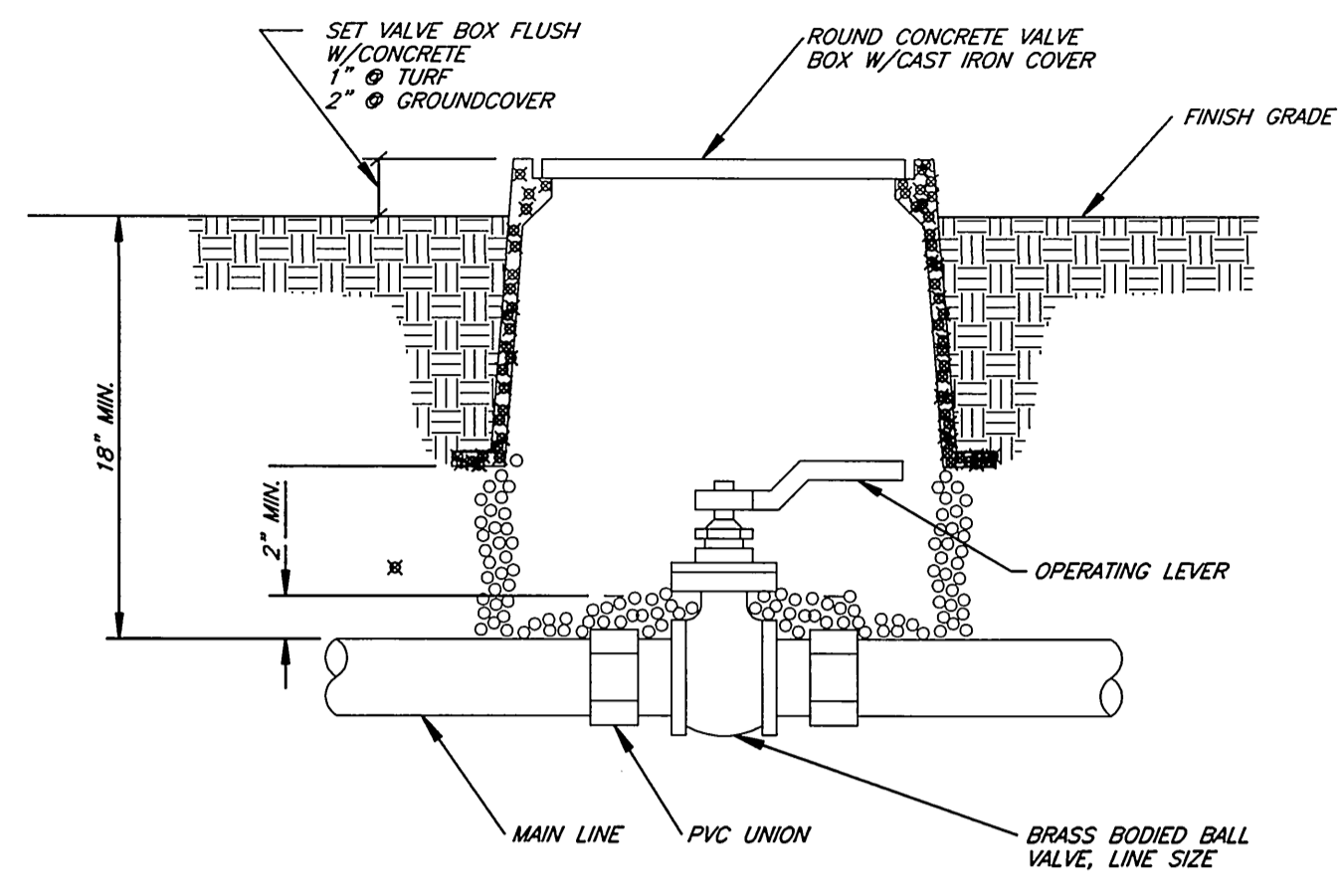
*AS-BUILT 11-10-09 fH
**IOWA AVENUE
 STREETSCAPE**
 FROM UNIVERSITY AVE. TO LINDEN ST.
 IRRIGATION PLAN - LI2
 HORIZ. SCALE: 1" = 20'

ACCOUNT NUMBER	476-528160-440446-12127
R-3416	
SHEET 11 OF 18	

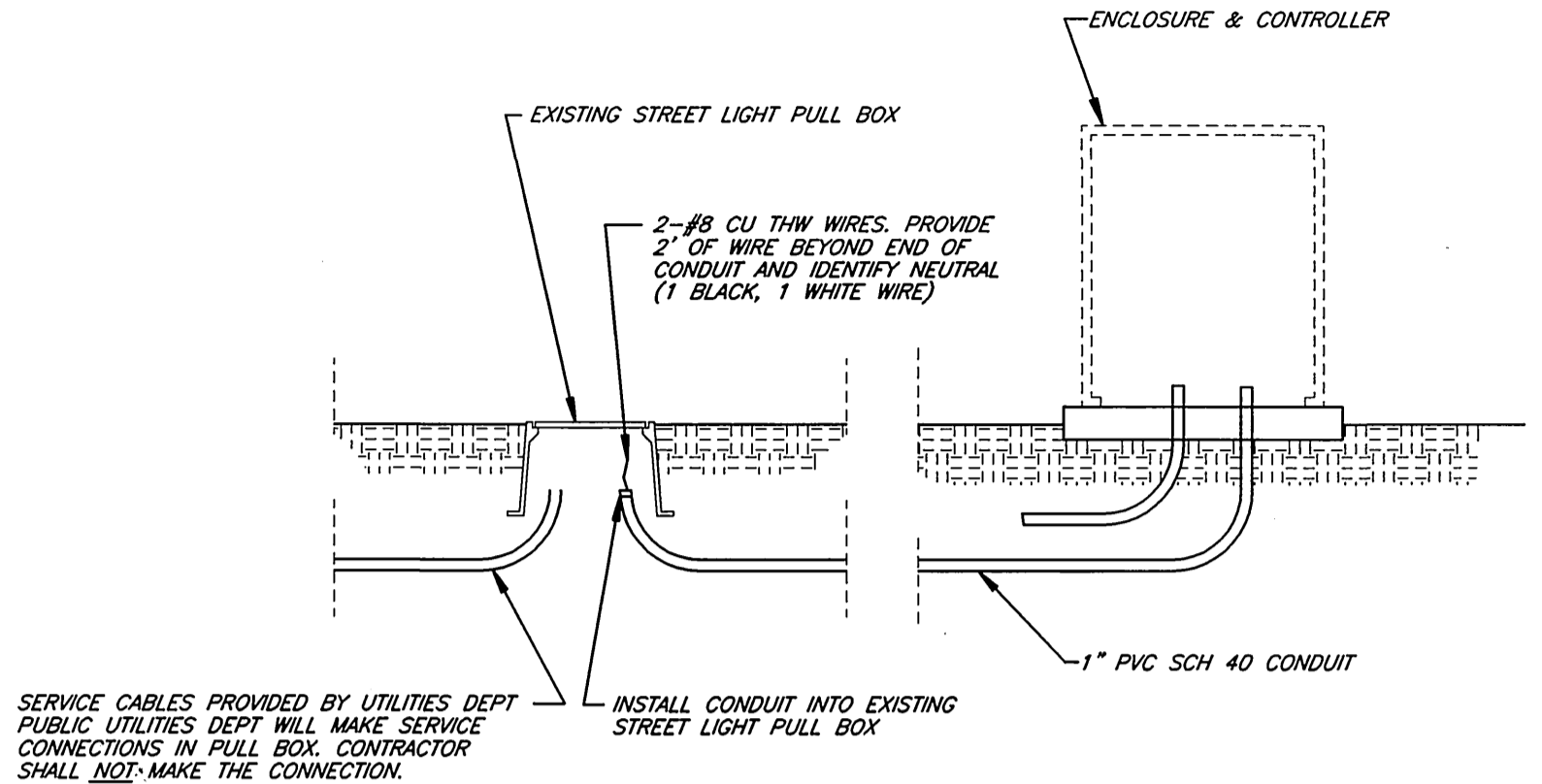
INDEXED 11-30-2000 fH

PC-4176-M

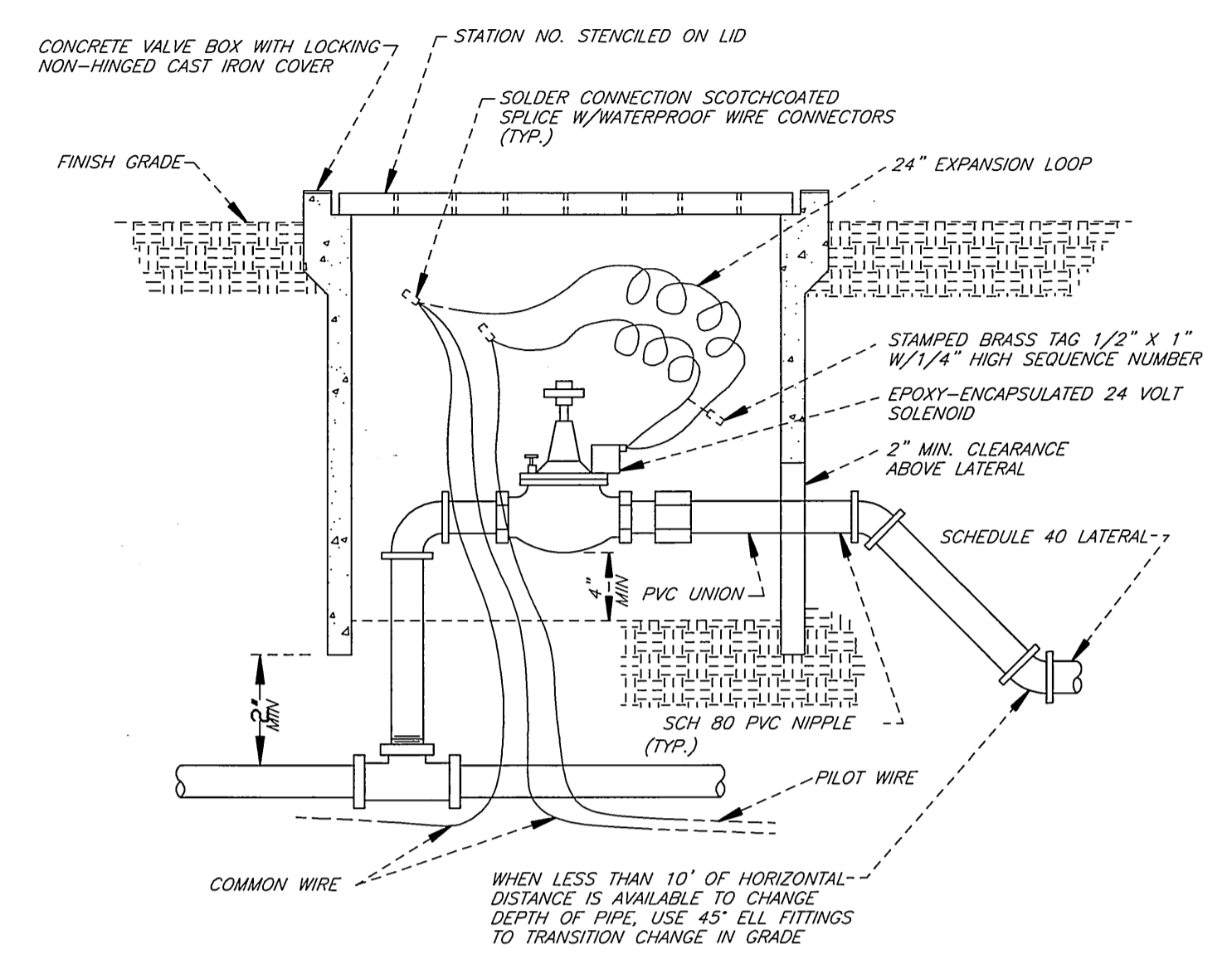
- NOTES**
- 1) EACH VALVE SHALL HAVE ITS OWN TEE OR ELL CONNECTION TO THE MAINLINE. NO MANIFOLD CONNECTIONS
 - 2) PROVIDE MINIMUM 3' CLEAR DISTANCE BETWEEN VALVES
 - 3) INSTALL VALVE BOX IN A MANNER THAT BOX DOES NOT REST ON ANY IRRIGATION LINE



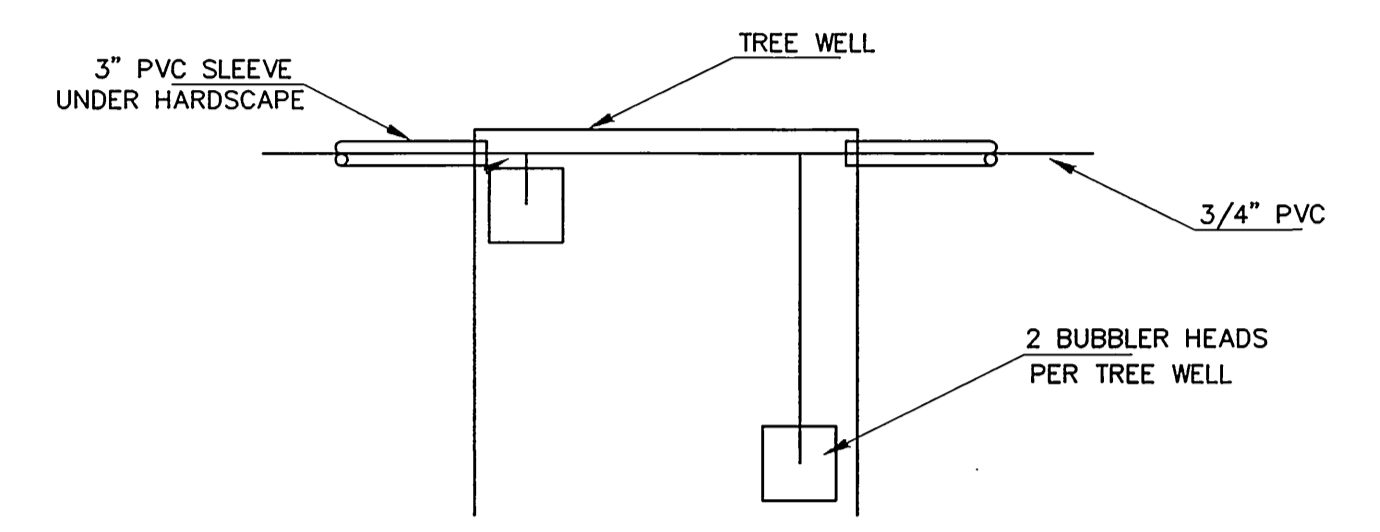
1 TYPICAL BALL VALVE ASSEMBLY
NO SCALE



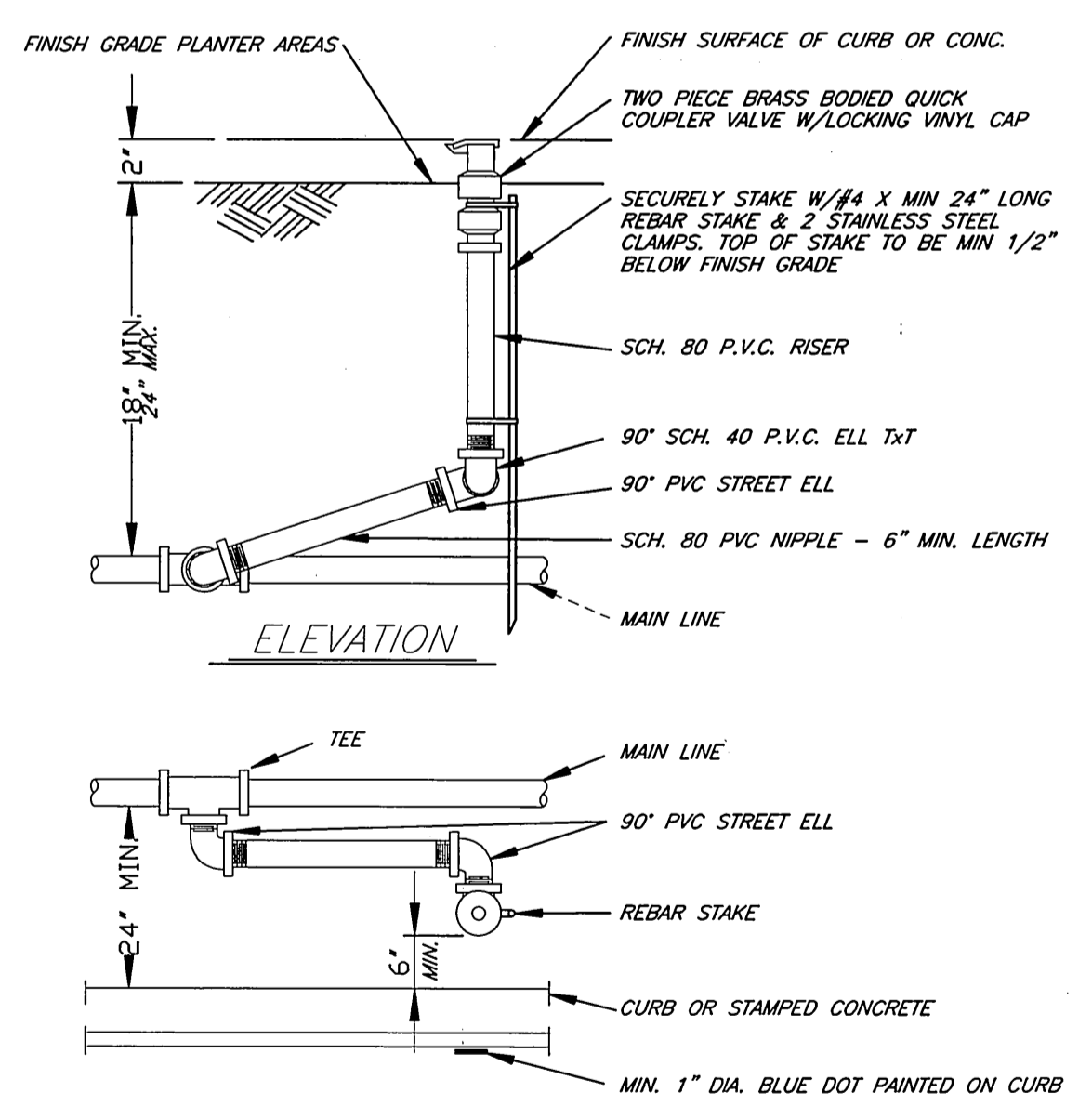
3 ELECTRICAL SERVICE
NO SCALE



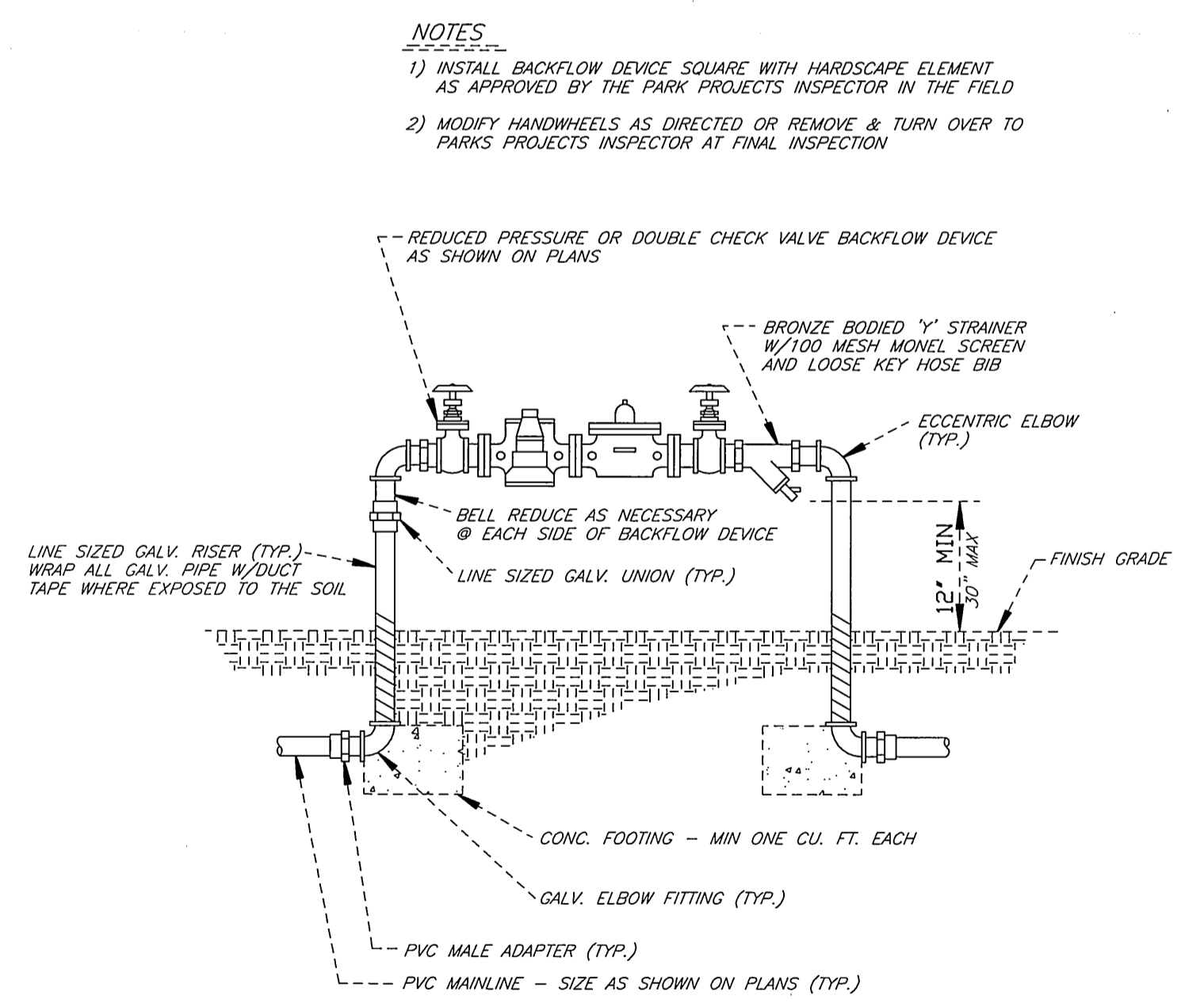
5 TYPICAL AUTOMATIC VALVE
NO SCALE



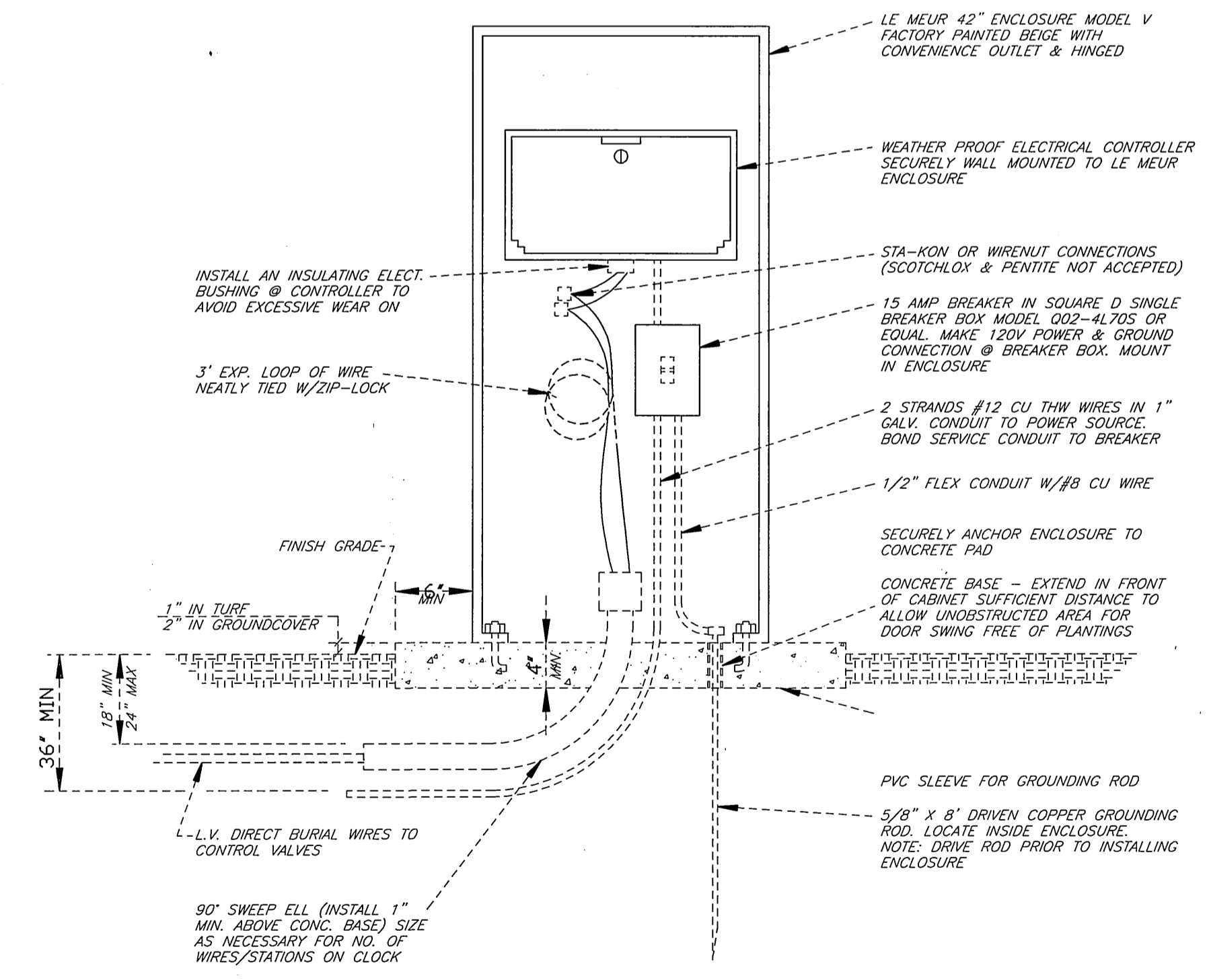
5 TYPICAL TREE WELL IRRIGATION
NO SCALE



2 TYPICAL QUICK COUPLER VALVE
NO SCALE



4 TYPICAL BACKFLOW DEVICE
NO SCALE



6 TYPICAL CONTROLLER
NO SCALE

* AS-BUILT 11-10-05 LHM

<p>ENGINEER IN RESPONSIBLE CHARGE <i>Ronald C. Mueller</i> RONALD C. MUELLER R.C.E. No. 29510 expires 3/31/03 10-1-99</p>			<p>CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: <i>R. McSwath</i> By DATE: 12-9-99 R. McSwath PUBLIC WORKS DIRECTOR</p>	<p>ACCOUNT NUMBER 476-528160-440446-12127</p> <p>IOWA AVENUE STREETSCAPE FROM UNIVERSITY AVE. TO LINDEN ST. IRRIGATION DETAILS - L14</p> <p>SHEET 12 OF 18</p>
<p>DESIGNED BY: DPY DRAWN BY: <i>DPY</i> CHECKED BY: <i>REM</i></p>		<p>MARK REVISIONS APPR. DATE</p>	<p>DATE: 12-9-99</p>	<p>HORIZ. SCALE: 1" = ---</p>

INDEXED 11-30-2000 LHM

PC-4176-M

SPECIFIC NOTES

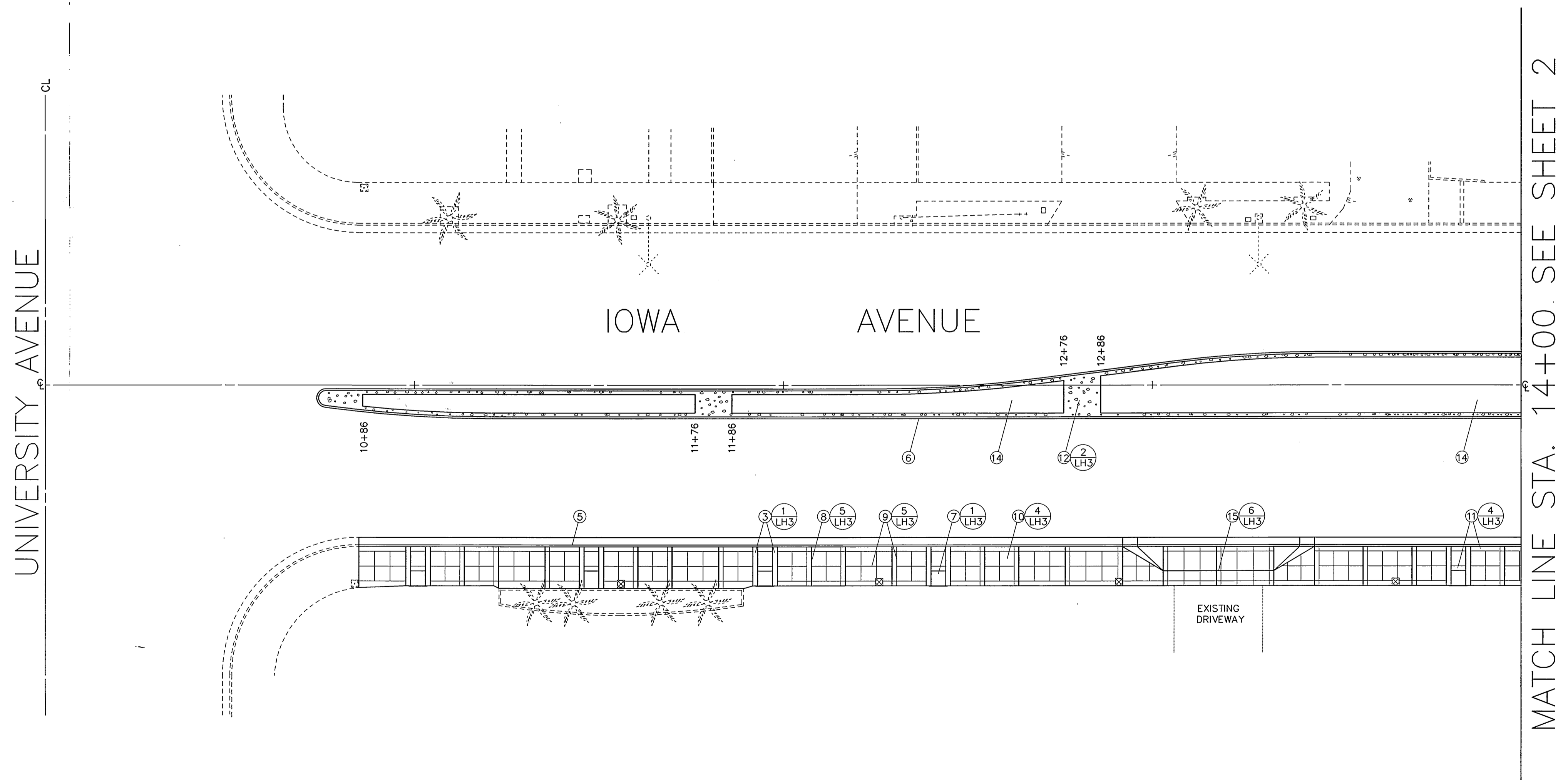
- KEYNOTES
- ① NOTE NOT USED
 - ② NOTE NOT USED
 - ③ 16" WIDE, 4" THICK STAMPED CONCRETE BANDING
 - ④ WHEELCHAIR RAMP PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 304
 - ⑤ CURB AND GUTTER PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 200, TYPE I, 6" CURB FACE
 - ⑥ CURB AND GUTTER PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 200, TYPE II, 8" CURB FACE
 - ⑦ TREEWELL, 4 FEET SQUARE, STATIONING IS TO CENTERLINE OF TREEWELL. SEE DETAIL, SHEET LH3
 - ⑧ EXPANSION JOINT
 - ⑨ TOOLED SCORE JOINT
 - ⑩ NATURAL GREY CONCRETE SIDEWALK WITH LIGHT TO MEDIUM BROOM FINISH
 - ⑪ NATURAL GREY CONCRETE BANDING WITH SMOOTH WOOD FLOAT FINISH
 - ⑫ 1 1/2" TO 4" SALT RIVER ROCK SET IN MORTAR BED
 - ⑬ TEMPORARY AC WALKWAY, WIDTH = 5', THICKNESS = 3"
 - ⑭ MEDIAN ISLAND LANDSCAPE AREA SEE LANDSCAPE PLANTING PLANS
 - ⑮ DRIVEWAY APPROACH PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 302, TYPE V, A=30', B=52'. SEE DETAIL SHEET
 - ⑯ DRIVEWAY APPROACH PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 302, TYPE V, A=40', B=62'. SEE DETAIL SHEET
 - ⑰ STAMPED CONCRETE CROSS WALK W/BANDING SEE DETAIL SHEET

GENERAL NOTES

THIS PLAN IS ACCURATE FOR HARDSCAPE CONSTRUCTION ITEMS ONLY. SEE STREET, LANDSCAPE (PLANTING AND IRRIGATION), LIGHTING, AND SIGNAL PLANS FOR THOSE IMPROVEMENT DETAILS.

HARDSCAPE SYMBOL

④ — SEE DETAIL NUMBER 4 ON PLANTING PLAN — LP3 SHEET 15 OF 18



UNIVERSITY AVENUE

IOWA AVENUE

MATCH LINE STA. 14+00 SEE SHEET 2

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ENGINEER IN RESPONSIBLE CHARGE
 Ronald C. Mueller
 R.C.E. No. 29510 expires 3/31/03
 DATE 10-1-99

REGISTERED PROFESSIONAL ENGINEER
 RONALD C. MUELLER
 No. 29510 Exp. 3-31-03
 CIVIL
 STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY DPY. DRAWN BY 0717 CHECKED BY REM

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY	By	DATE	APPROVED BY
ENGINEERING MANAGER	DPY	12/9/99	R. McSwath
PRINCIPAL ENGINEER			
CHIEF			
TRAFFIC DIVISION			
SURVEYOR			
STREET DIVISION			
PARKS DEPARTMENT			

DATE 12-9-99

* AS-BUILT 11-10-05 4ft

IOWA AVENUE
 STREETSCAPE
 FROM UNIVERSITY AVE. TO LINDEN ST.
 HARDSCAPE PLAN

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

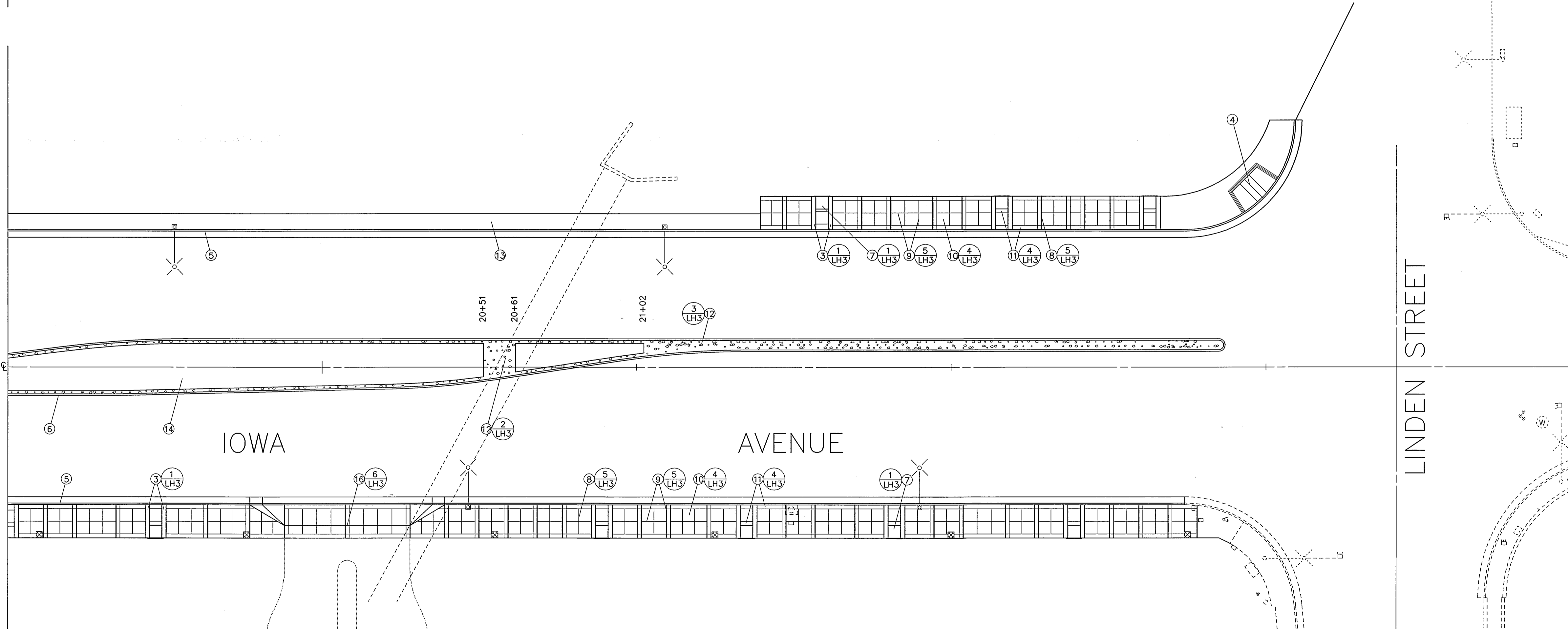
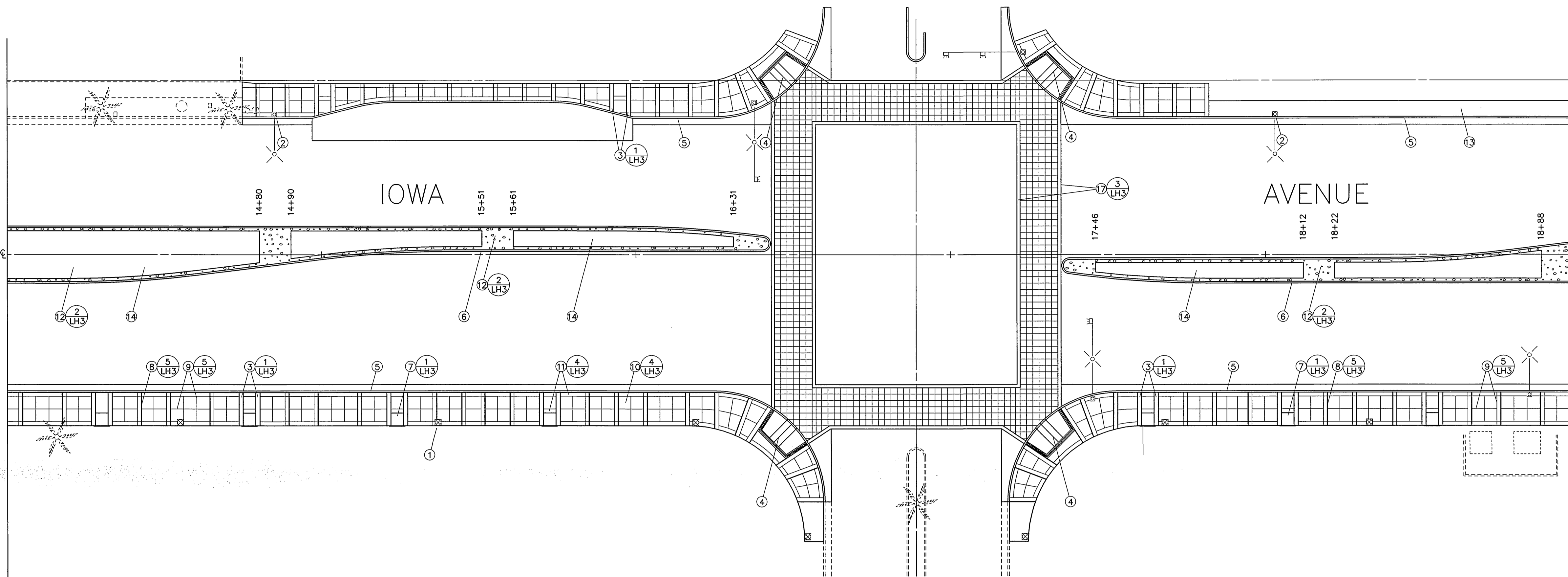
ACCOUNT NUMBER	476-528160-440446-12127
R-3416	SHEET 13 OF 18
FILE NO. :	

INDEXED 11-30-2000 4ft

MATCH LINE STA. 14+00 SEE SHEET 1

MATCH LINE STA. 19+00 SEE ABOVE

MATCH LINE STA. 19+00 SEE BELOW

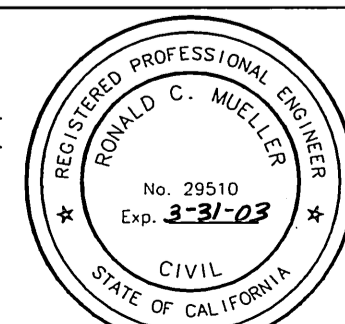


SPECIFIC NOTES

- KEYNOTES
- ① NOTE NOT USED
 - ② NOTE NOT USED
 - ③ 16" WIDE, 4" THICK STAMPED CONCRETE BANDING
 - ④ WHEELCHAIR RAMP PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 304
 - ⑤ CURB AND GUTTER PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 200, TYPE I, 6" CURB FACE
 - ⑥ CURB AND GUTTER PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 200, TYPE II, 8" CURB FACE
 - ⑦ TREEWELL, 4 FEET SQUARE, STATIONING IS TO CENTERLINE OF TREEWELL. SEE DETAIL, SHEET LH3
 - ⑧ EXPANSION JOINT
 - ⑨ TOOLED SCORE JOINT
 - ⑩ NATURAL GREY CONCRETE SIDEWALK WITH LIGHT TO MEDIUM BROOM FINISH
 - ⑪ NATURAL GREY CONCRETE BANDING WITH SMOOTH WOOD FLOAT FINISH
 - ⑫ 1 1/2" TO 4" SALT RIVER ROCK SET IN MORTAR BED
 - ⑬ TEMPORARY AC WALKWAY, WIDTH = 5', THICKNESS = 3"
 - ⑭ MEDIAN ISLAND LANDSCAPE AREA SEE LANDSCAPE PLANTING PLANS
 - ⑮ DRIVEWAY APPROACH PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 302, TYPE V, A=30', B=52'. SEE DETAIL SHEET
 - ⑯ DRIVEWAY APPROACH PER CITY OF RIVERSIDE PUBLIC WORKS STANDARD DRAWING NO. 302, TYPE V, A=40', B=62'. SEE DETAIL SHEET
 - ⑰ STAMPED CONCRETE CROSS WALK W/BANDING SEE DETAIL SHEET

IMPORTANT NOTICE
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ENGINEER IN RESPONSIBLE CHARGE
 Ronald C. Mueller
 R.C.E. No. 29510 expires 3/31/03
 DATE 10-1-99



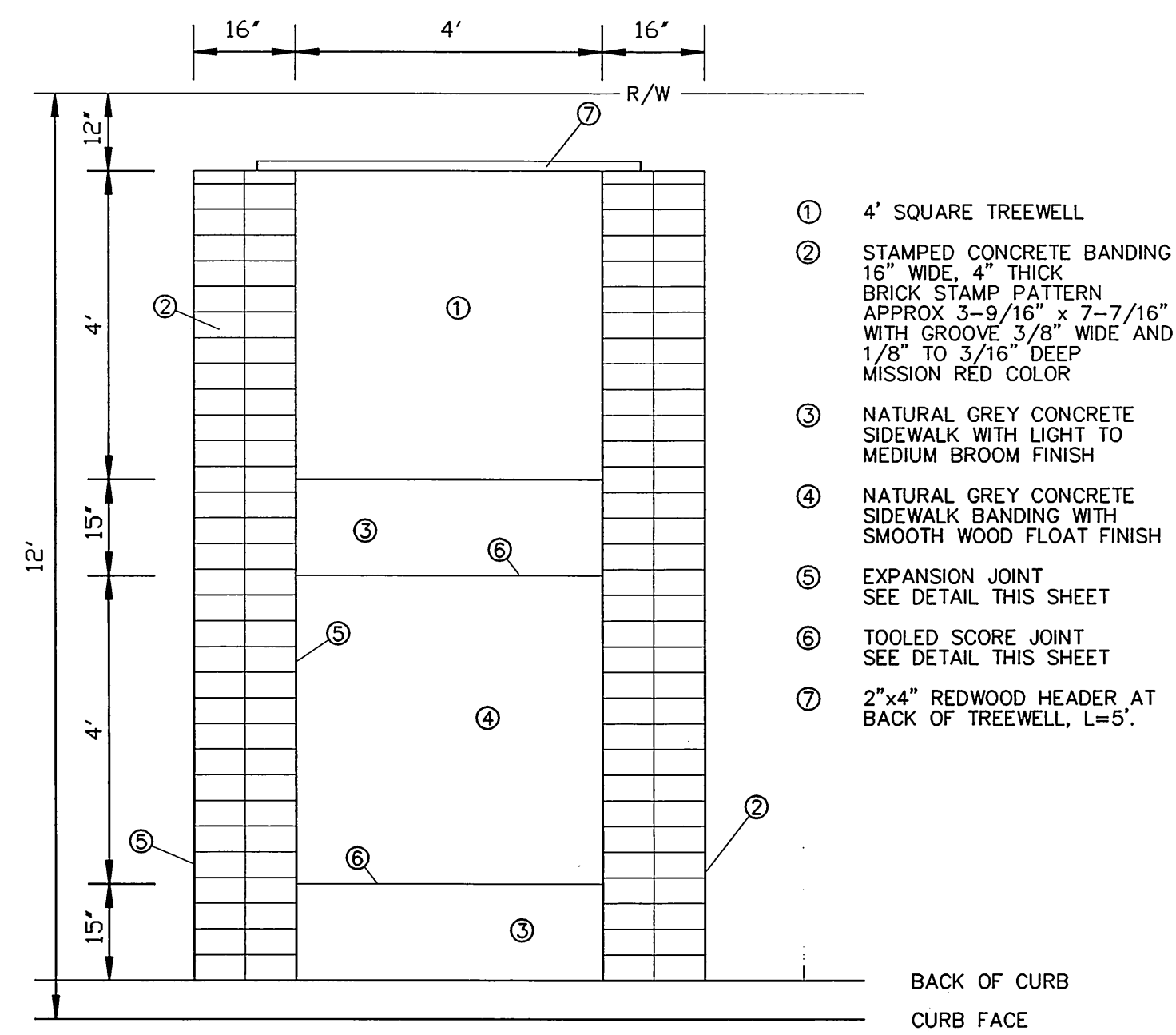
MARK	REVISIONS	APPR.	DATE

DESIGNED BY DPY DRAWN BY omr CHECKED BY RCM

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	By	DATE	APPROVED BY
ENGINEERING MANAGER			
PRINCIPAL ENGINEER			
CHEF			
TRAFFIC DIVISION			
SURVEYOR			
STREET DIVISION			
PARKS DEPARTMENT			

DATE 12-9-99

* AS-BUILT 11-10-05 LHM	
IOWA AVENUE STREETSCAPE FROM UNIVERSITY AVE. TO LINDEN ST. HARDSCAPE PLAN	ACCOUNT NUMBER 476-528160-440446-12127 R-3416 SHEET 14 OF 18
HORIZ. SCALE: 1" = 20'	VERT. SCALE: 1" = 4'
INDEXED 11-30-2000 LHM	

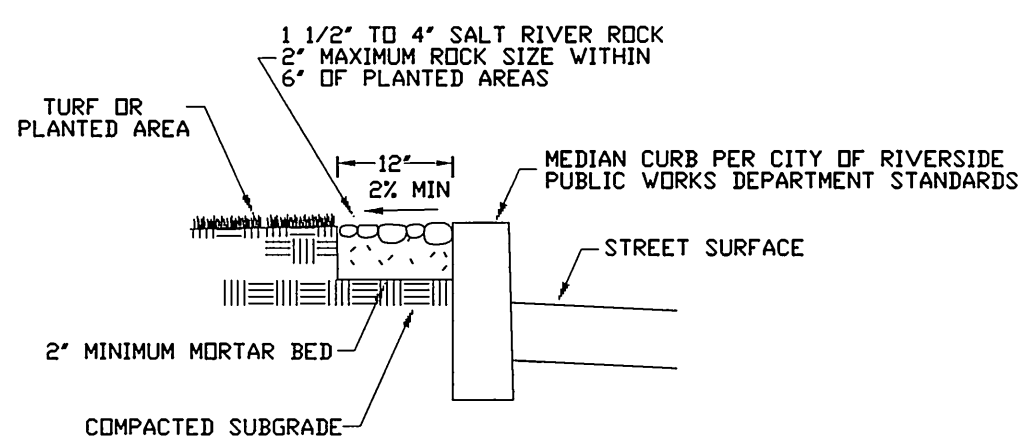


- ① 4' SQUARE TREEWELL
- ② STAMPED CONCRETE BANDING 16" WIDE, 4" THICK BRICK STAMP PATTERN APPROX 3-9/16" x 7-7/16" WITH GROOVE 3/8" WIDE AND 1/8" TO 3/16" DEEP MISSION RED COLOR
- ③ NATURAL GREY CONCRETE SIDEWALK WITH LIGHT TO MEDIUM BROOM FINISH
- ④ NATURAL GREY CONCRETE SIDEWALK BANDING WITH SMOOTH WOOD FLOAT FINISH
- ⑤ EXPANSION JOINT SEE DETAIL THIS SHEET
- ⑥ TOOLED SCORE JOINT SEE DETAIL THIS SHEET
- ⑦ 2"x4" REDWOOD HEADER AT BACK OF TREEWELL, L=5'.

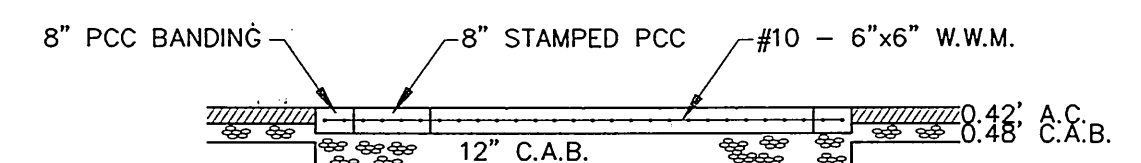
BACK OF CURB
CURB FACE

GUTTER LIP

1 TREEWELL WITH CONCRETE BANDING
1"=2'



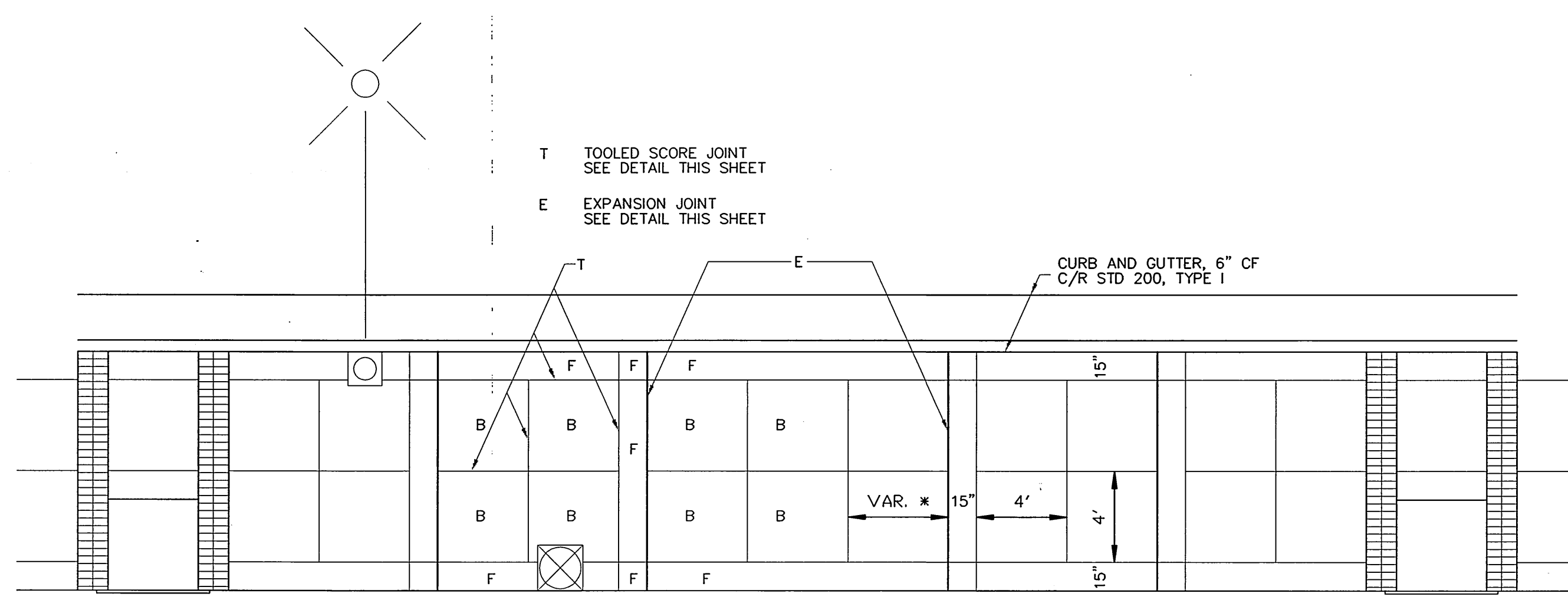
2 RIVER ROCK MEDIAN EDGING DETAIL
NO SCALE



STAMPED CONCRETE CROSSWALK
8" PCC OVER 12" BASE
APPROX 24" x 24" PATTERN
WITH GROOVE 3/8" WIDE AND
1/4" TO 5/16" DEEP
MISSION RED COLOR
CONCRETE CLASS 520-C-2500
WITH #10 6"x6" WELDED WIRE
FABRIC AT 4" FROM THE SURFACE
WIRE FABRIC SHALL EXTEND A
MINIMUM OF 9" INTO CONCRETE
BANDING FROM CROSS WALK CONCRETE

NATURAL GREY CONCRETE
CROSSWALK BANDING WITH
SMOOTH WOOD FLOAT FINISH
8" PCC OVER 12" BASE

3 STAMPED CONCRETE CROSS WALK W/BANDING
NO SCALE



- T TOOLED SCORE JOINT
SEE DETAIL THIS SHEET
- E EXPANSION JOINT
SEE DETAIL THIS SHEET

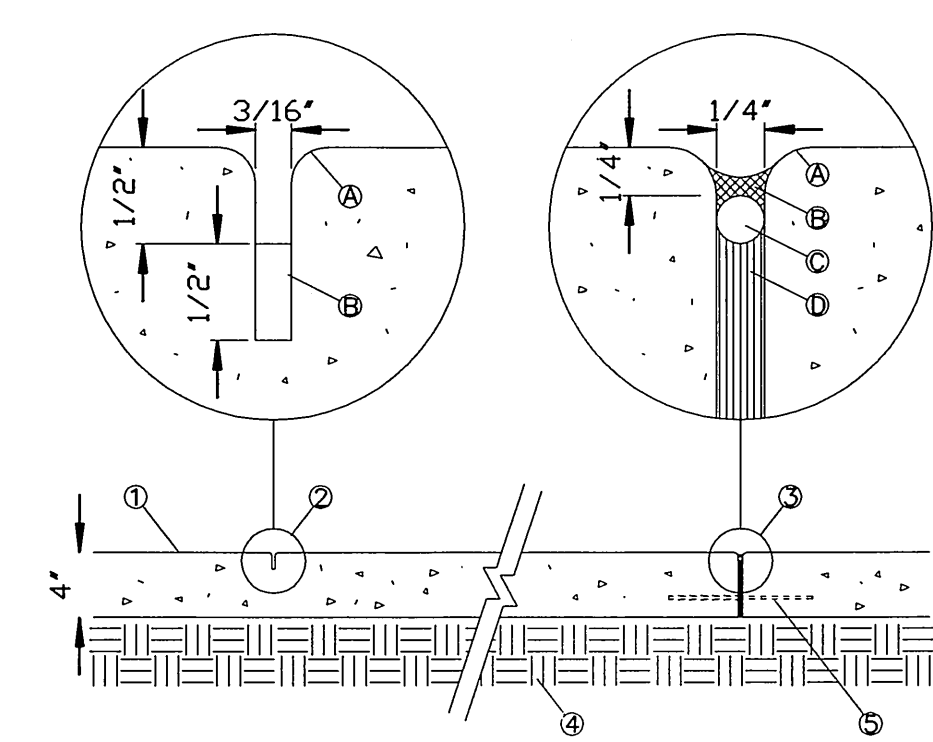
4' SQUARE TREEWELL
SEE DETAIL THIS SHEET

- B NATURAL GREY CONCRETE SIDEWALK WITH LIGHT TO MEDIUM BROOM FINISH
- F NATURAL GREY CONCRETE SIDEWALK BANDING (16"x15") WITH SMOOTH WOOD FLOAT FINISH

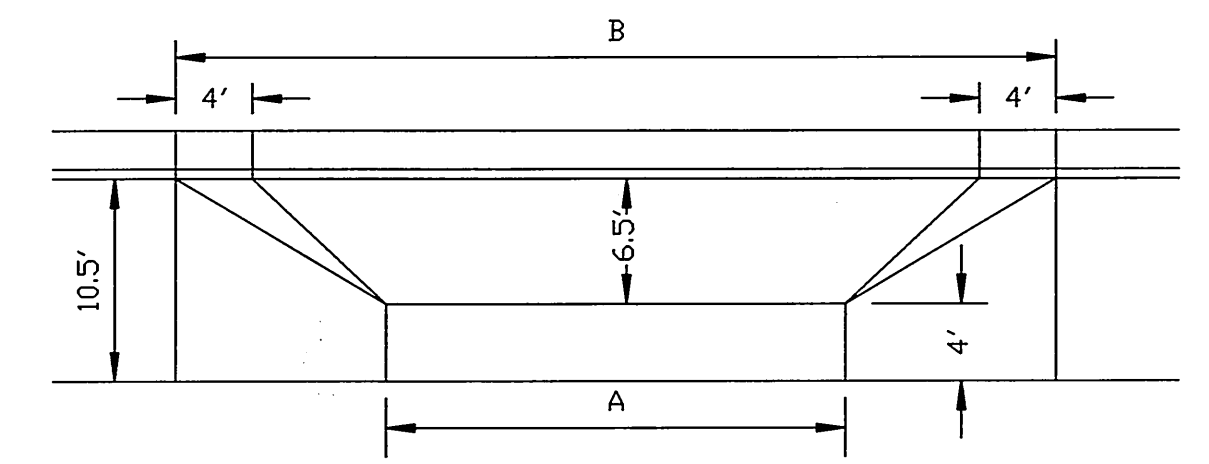
*WIDTH TO BE 4' (TYP.), ADJUST WIDTH OF MIDDLE SECTIONS BETWEEN TREE WELLS PROPORTIONALLY AS REQUIRED.

4' SQUARE TREEWELL
SEE DETAIL THIS SHEET

4 CONCRETE FLATWORK
NO SCALE

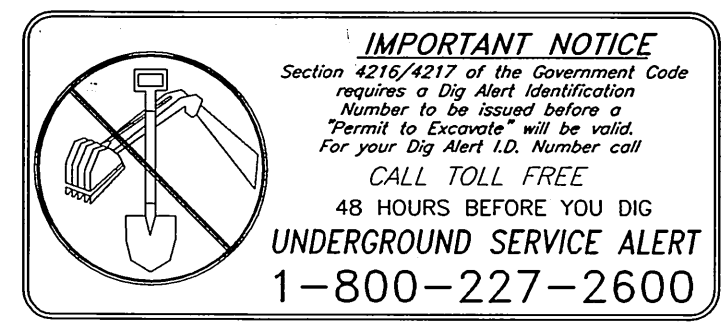


- ① CONCRETE PAVING, COLOR, SCORING/ JOINT PATTERN AND FINISH PER SITE PLAN, DETAILS HEREON.
- ② SCORE JOINT
A. 3/16" TOOLED RADIUS
B. 1" DEEP SAWCUT - CUT TO BE MADE WITHIN 24 HOURS OF POUR
- ③ EXPANSION JOINT
A. 1/4" TOOLED RADIUS
B. CAULKING, COLOR TO MATCH NATURAL GREY CONCRETE PAVING. SUBMIT COLOR SAMPLES PRIOR TO INSTALLATION. CONTRACTOR TO SWEEP SAND INTO ALL CAULK JOINTS WHILE CAULKING IS STILL PLIABLE. SAND TO BE APPROVED BY ENGINEER.
C. BACKER ROD.
D. 1/4" FELT EXPANSION FIBER BOARD
- ④ COMPACTED SUBGRADE
- ⑤ 18" STEEL DOWEL @ 30" O.C. SLEEVE ONE END.

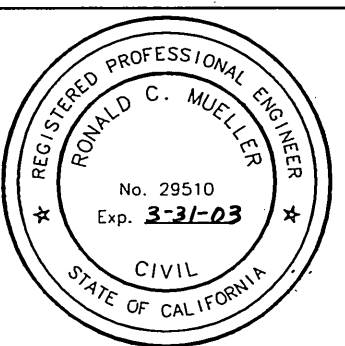


CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING 302, TYPE V, BUT HOLD CONSTRUCTION DIMENSIONS AS SHOWN ABOVE.

6 DRIVEWAY APPROACH
NO SCALE



ENGINEER IN RESPONSIBLE CHARGE
Ronald C. Mueller
RONALD C. MUELLER
R.C.E. No. 29510 expires 3/31/03
DATE 10-1-99



REVISIONS	DATE	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	APPROVED BY	DATE
ENGINEERING MANAGER	12/9/99	R. Mc Death	12/9/99
PRINCIPAL ENGINEER	12/9/99	PUBLIC WORKS DIRECTOR	12/9/99
CHIEF SURVEYOR	12/9/99		
TRAFFIC DIVISION	12/9/99		
SURVEYOR	12/9/99		
STREET DIVISION	12/9/99		
PARKS DEPARTMENT			

* AS-BUILT 11-10-05 LPH

IOWA AVENUE
STREETSCAPE
FROM UNIVERSITY AVE. TO LINDEN ST.
HARDSCAPE DETAILS

ACCOUNT NUMBER
476-528160-440446-12127
R-3416
SHEET 15 OF 18
FILE NO. :

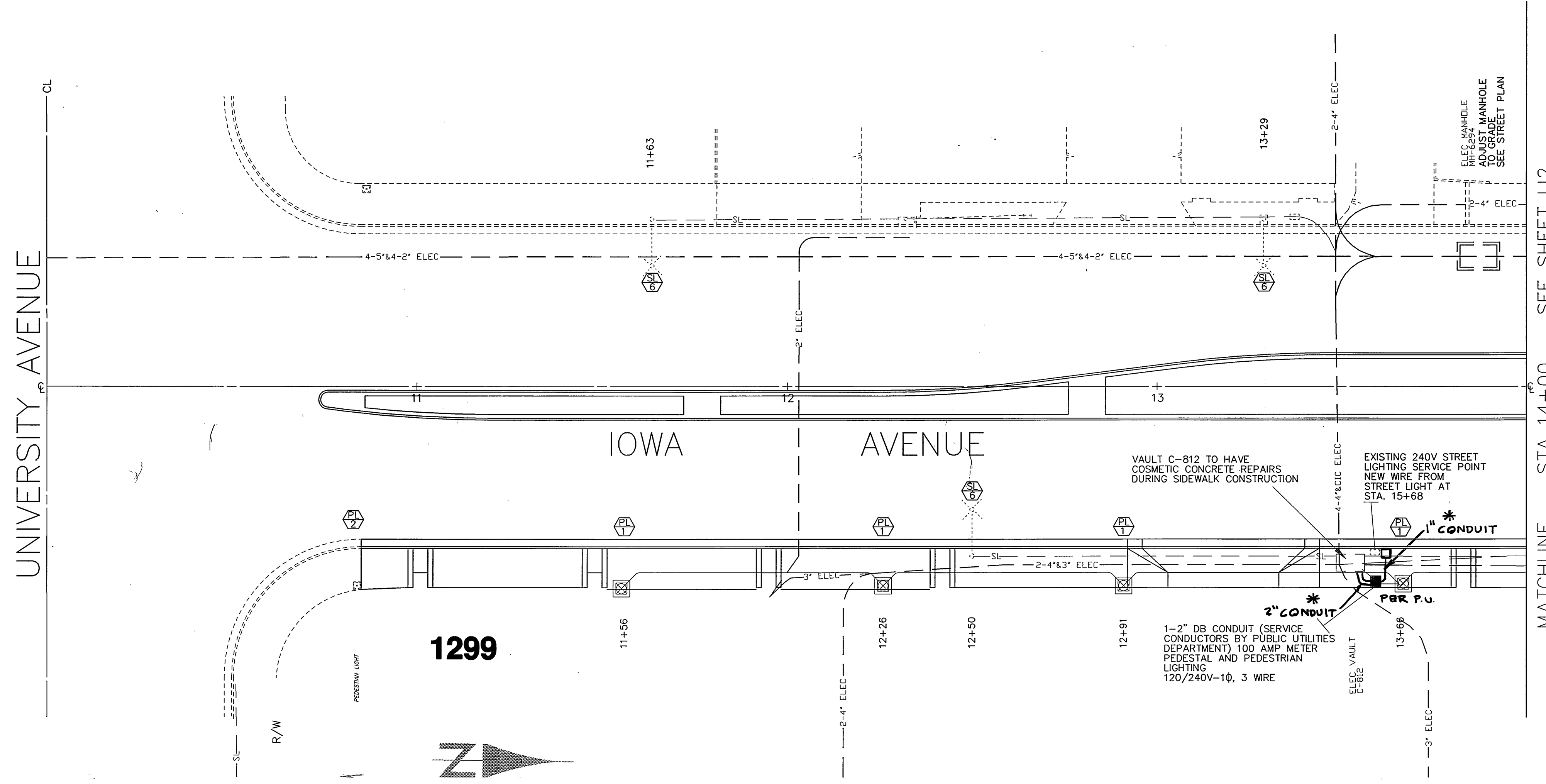
INDEXED 11-30-2000 LPH

NOTES

- ALL STREET LIGHTING FACILITIES INSTALLED BY THE CONTRACTOR SHALL BE INSPECTED AND APPROVED BY THE PUBLIC UTILITIES DEPARTMENT CONSTRUCTION INSPECTOR (PH. 782-5429). ALL OTHER LIGHTING FACILITIES SHALL BE INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT. ANY CHANGES SHALL BE APPROVED BY THE ENGINEER PRIOR TO EXECUTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL PHASES OF CONSTRUCTION WITH THE CONSTRUCTION INSPECTOR(S) AND THE PUBLIC UTILITIES DEPARTMENT CONSTRUCTION SUPERINTENDENT (PH. 351-6173).
- PROVIDE AND INSTALL ALL LIGHTING FACILITIES SHOWN, INCLUDING WIRING, AS SHOWN IN CONFORMANCE WITH THE FOLLOWING STANDARD DRAWINGS: UGS-800, UGS-801, AND STREET LIGHT SPECIFICATION #2-6.
- EXCAVATION FOR LIGHTING CONDUIT AND FOUNDATIONS MUST BE DONE AFTER INSTALLATION OF CURBS AND GUTTERS, BUT BEFORE INSTALLATION OF CURB RETURNS WITH SPANDRELS, CROSS GUTTERS, SIDEWALKS, AND DRIVE APRONS, UNLESS SURVEY CHECKS LINE AND GRADE OF ANCHOR BOLTS PRIOR TO POUR OF FOUNDATION.
- INSTALL A WATER PROOF "IN-LINE" FUSE HOLDER ON THE PHASE LEG CONDUCTOR(S) IN THE BASE OF EACH LIGHT STANDARD. FUSE HOLDER TO BE "BUSSMAN TRON" #HEX COMPATIBLE WITH SIZE AND TYPE OF WIRE, WITH A "BUSSMAN" FNM TO AMP 250 V FUSE OR APPROVED EQUAL.
- MARK INSTALLATION DATE ON PHOTO CONTROLS AND LAMPS AS PROVIDED FOR BY MFR.
- ACQUIRE A STREET OPENING PERMIT PRIOR TO EXCAVATING IN STREET RIGHT-OF-WAY.
- THIS PLAN IS ACCURATE FOR STREET AND PEDESTRIAN LIGHTING FACILITIES ONLY. SEE STREET, HARDSCAPE, LANDSCAPE (PLANTING AND IRRIGATION), AND SIGNAL PLANS FOR THOSE IMPROVEMENT DETAILS.
- ALL LOCATIONS ARE APPROXIMATE. PRECISE LOCATIONS SHALL BE ESTABLISHED IN THE FIELD BY THE ENGINEER.
- ALL STREET LIGHT FEED POINTS TO BE CONNECTED BY THE PUBLIC UTILITIES DEPARTMENT AND ENERGIZED WHEN CLEARED BY THE DEPARTMENT INSPECTOR. STREET LIGHT SERVICE POINTS ARE 2 WIRE 240V. SYSTEM, UNLESS OTHERWISE NOTED. FEED POINTS ARE TO BE CONFIRMED AT TIME OF CONSTRUCTION.
- IF THESE PLANS AND/OR SPECIAL PROVISIONS SPECIFY MANUFACTURERS NAMES ALONG WITH THE TERM "CITY APPROVED EQUAL", THE FOLLOWING SHALL APPLY:
IF THE CONTRACTOR PROPOSES TO FURNISH EQUIPMENT AND/OR MATERIAL OTHER THAN THAT SPECIFIED, A SAMPLE OF THE ITEM(S) MUST BE SUBMITTED TO THE ENGINEER TO DETERMINE ITS EQUALITY. THE ITEM(S) MUST BE REVIEWED PRIOR TO THE BEGINNING OF CONSTRUCTION AND WILL NOT BE ACCEPTED FOR INSTALLATION UNLESS APPROVED BY THE ENGINEER. JUDGMENT SHALL BE BASED ON INTENDED USE, MAINTENANCE, QUALITY AND INTERCHANGEABILITY, IF APPLICABLE.
- PEDESTRIAN LIGHTING FACILITIES ON THE WESTERLY SIDE OF IOWA AVENUE WILL INCLUDE CONSTRUCTION OF FOUNDATIONS, STANDARDS, LUMINAIRES, LAMPS, PHOTO CONTROL AND CONDUIT. WIRING WILL BE INSTALLED BY OTHERS AT TIME OF CONSTRUCTION OF ONSITE IMPROVEMENTS.

LEGEND

- PULL BOX (10"x17"x12")
PER ITEM # P-1 OF UGS-800 (CONCRETE ONLY)
INSTALL PER UGS-320
- ⊠ CITY OF RIVERSIDE ELECTRIC POINT OF CONNECTION
- ⊠ EXISTING S-9 MARBELITE STANDARD WITH 250W H.P.S. LUMINAIRE
PROTECT IN PLACE OR RELOCATE AS INDICATED
- ⊠ STREET LIGHT ELECTROLIER
CONCRETE STANDARD 31"3 PER ITEM S-8 (EXCEPT AS MODIFIED BELOW) LUMINAIRE 250W H.P.S. PER ITEM H-5 TO BE FURNISHED WITH I.E.S. TYPE 3, MEDIUM FULL-CUT OFF LIGHT DISTRIBUTION LAMP 250W H.P.S. PER ITEM HL-5 AND PHOTO CONTROL, ALL PER UGS-800 AND UGS-801
- SL — EXISTING STREET LIGHT CONDUIT AND WIRING
PROTECT IN PLACE OR EXTEND AS INDICATED
- SL — EXISTING UNDERGROUND STREET LIGHT CONDUIT WITHOUT WIRING
INSTALL 2-8CU 600V CABLES
- 2-3" — EXISTING ELECTRIC CONDUIT AND WIRING
QUANTITY AND SIZE OF CONDUIT AS INDICATED
- — UNDERGROUND CONDUIT AND WIRING (STREET LIGHT)
1" SCHEDULE 40 PVC CONDUIT WITH 2 NO. 8 CU 600V CABLES
- ⊠ EXISTING STREET LIGHT
PROTECT IN PLACE
- ⊠ EXISTING STREET LIGHT
RELOCATE AS SHOWN
- ⊠ PROPOSED STREET LIGHT
INSTALL AS DESCRIBED ABOVE
- ⊠ PROPOSED OR EXISTING SIGNAL POLE WITH STREET LIGHT
RELOCATE, SEE SIGNAL PLANS X-326 AND X-467
- ⊠ EXISTING STREET LIGHT
RELOCATE FROM STA 17+32 TO STA 20+46.5
- ⊠ EXISTING STREET LIGHT
REMOVE AND SALVAGE 10' TYPE S-4 ARM AND 200W LUMINAIRE. REPLACE WITH 8' TYPE S-8 ARM WITH 250W LUMINAIRE PER ABOVE
- ⊠ PEDESTRIAN LIGHT ELECTROLIER
CONCRETE STANDARD 15-1" PER ITEM S-11 (CORSIAN)
LUMINAIRE 150W H.P.S. PER ITEM H-10 (ACORN)
LAMP 150W H.P.S. PER ITEM H-3 AND PHOTO CONTROL, ALL PER UGS-800 AND UGS-801
- ⊠ ELECTRIC METERED SERVICE PEDESTAL
SERVICE PEDESTAL, MYERS PRODUCES MEUGO-M100 OR CITY APPROVED EQUAL, WITH PHOTO CONTROLLED 2 POLE 30 AMP CONTACTOR TO SWITCH THE MEDIAN ISLAND UP LIGHTS, NO PHOTO CONTROLLED CIRCUIT FOR PEDESTRIAN LIGHTS. UP LIGHTS TO BE METERED. PEDESTRIAN LIGHTS TO BE METERED
- — UNDERGROUND CONDUIT AND WIRING (PED LIGHTS)
INSTALL 1" SCHEDULE 40 PVC CONDUIT WITH 2 NO. 8 CU AND 1 NO. 10 GREEN FOR 240 VOLT OPERATION UNLESS OTHERWISE NOTED
- — UNDERGROUND CONDUIT ONLY
INSTALL 1" SCHEDULE 40 PVC CONDUIT
- ⊠ PROPOSED PEDESTRIAN LIGHT
INSTALL AS DESCRIBED ABOVE
- ⊠ EXISTING PEDESTRIAN LIGHT STANDARD
INSTALL 150 W H.P.S. PER ITEM H-10 (WITHOUT CAPITAL) AND 150 W LAMP PER ITEM H-3, ALL PER UGS-800



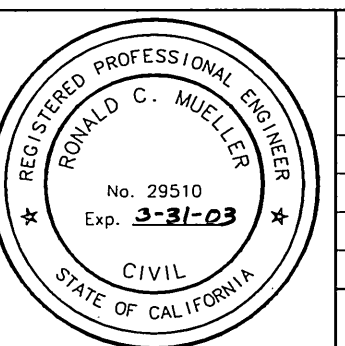
OPTIMUM ILLUMINATION LEVELS SUMMARY							
SPACING	MH	ARM LENGTH	PHOTOMETRIC CURVE	LAMP WATTAGE	ROADWAY WIDTH	AVG. ILL.	U/R
80' STAG	33.7'	10'	7318	250W	86'	1.31	2.22

* NOT INCLUDING WALKWAY LIGHTING

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CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
STREET LIGHTING
APPROVED BY: *[Signature]*
DATE: 10/21/99

ENGINEER IN RESPONSIBLE CHARGE
Ronald C. Mueller
RONALD C. MUELLER
R.C.E. No. 29510 expires 3/31/03
DATE: 12-1-99

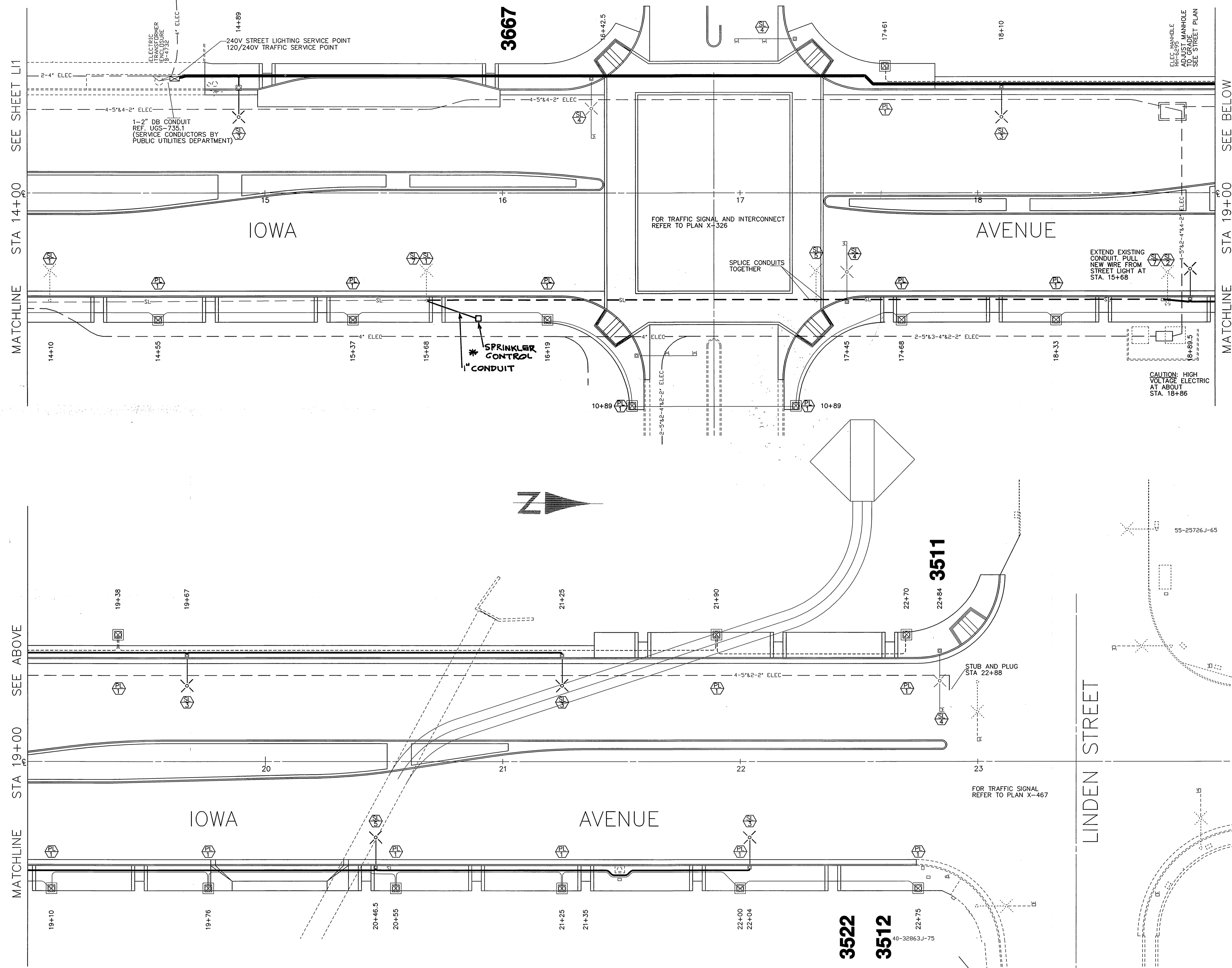


DESIGNED BY: DPY DRAWN BY: *[Signature]* CHECKED BY: *[Signature]*
REVISIONS: _____
APPR. DATE: _____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 12-9-99
R. Mc Grath
PUBLIC WORKS DIRECTOR

IOWA AVENUE
STREETSCAPE
FROM UNIVERSITY AVE. TO LINDEN ST.
LIGHTING PLAN
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

REFERENCE DWGS
L5-1082
L5-4872
L5-13561
U5-4440-2
U2-8651
U5-4499
STREET LIGHTING DWG NO
L5-13794
ACCOUNT NUMBER
476-528160-440446-12127
R-3416
SHEET 16 OF 18
FILE NO. :



SEE SHEET L1
MATCHLINE STA 14+00

SEE BELOW
MATCHLINE STA 19+00

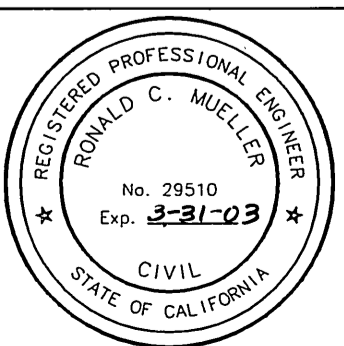
SEE ABOVE
MATCHLINE STA 19+00

LINDEN STREET

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PLOTTED 10:55 AM 9/26/99

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
STREET LIGHTING
APPROVED BY *[Signature]*
DATE 10/21/99

ENGINEER IN RESPONSIBLE CHARGE
Ronald C. Mueller
RONALD C. MUELLER
R.C.E. No. 29510 expires 3/31/03
DATE 10-1-99



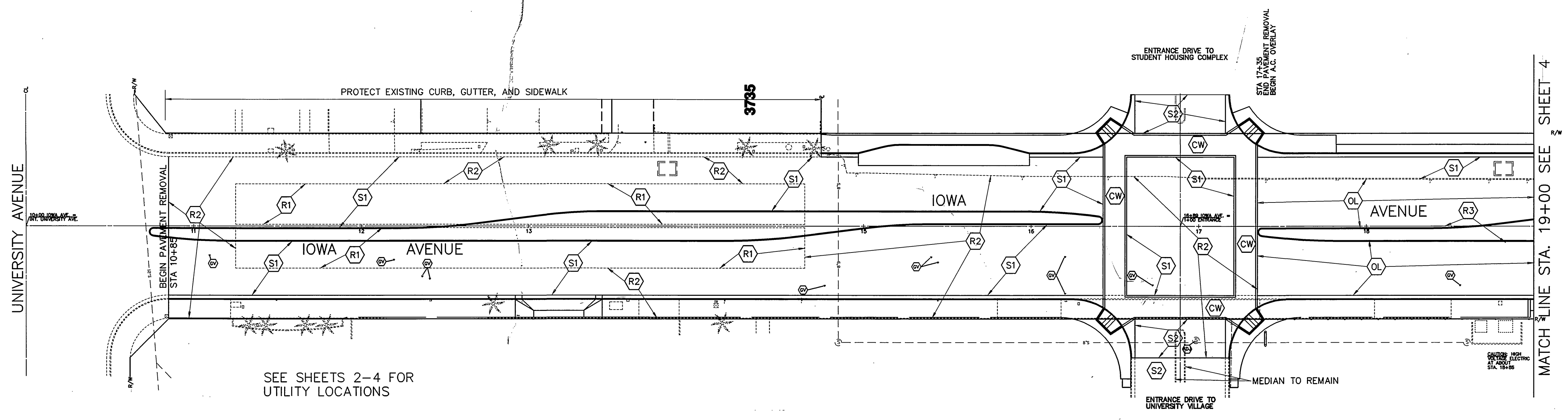
MARK	REVISIONS	DATE	APPR.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY *[Signature]* DATE 12-9-99
PUBLIC WORKS DIRECTOR
DESIGNED BY DPY DRAWN BY *[Signature]* CHECKED BY *[Signature]*

**IOWA AVENUE
STREETSCAPE
LIGHTING PLAN**
FROM UNIVERSITY AVE. TO LINDEN ST.
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

STREET LIGHTING DWG NO
L5-13794
ACCOUNT NUMBER
476-528160-440446-12127
R-3416
SHEET 17 OF 18
FILE NO.:

INDEXED 11-30-2000 LHM

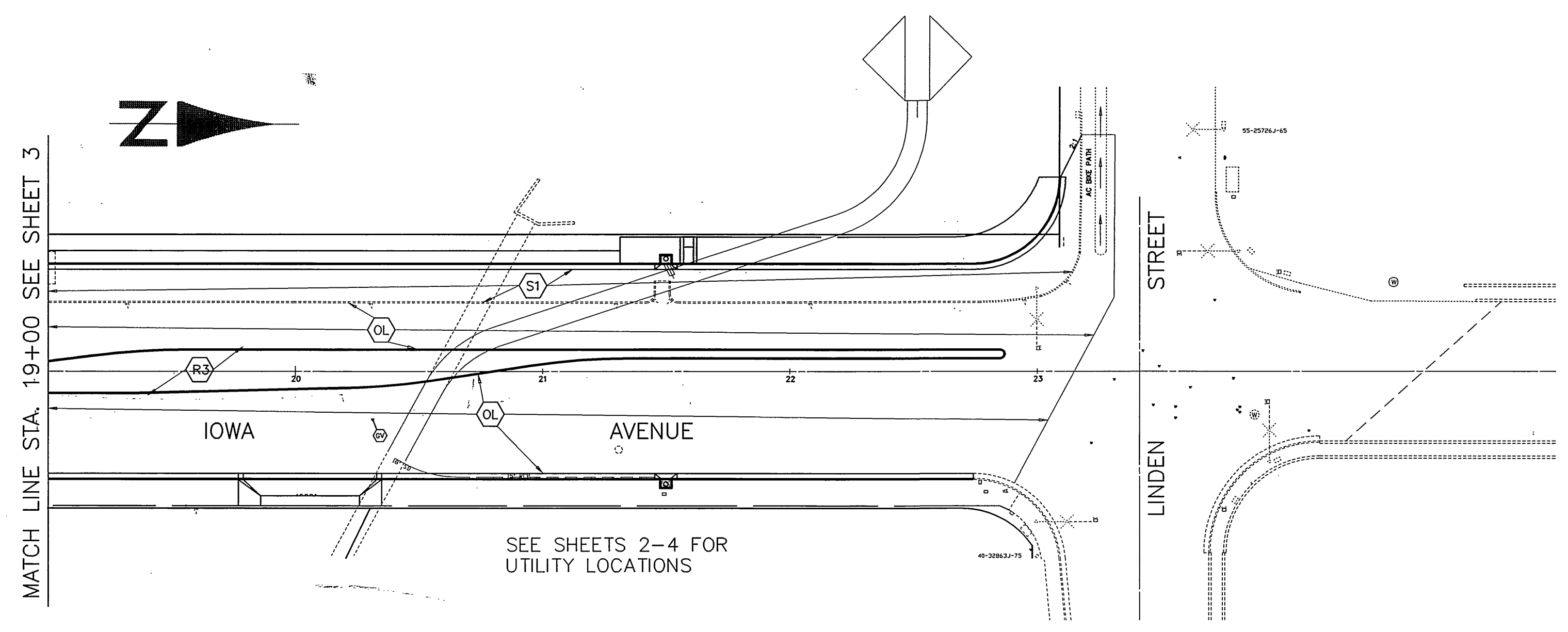


SEE SHEETS 2-4 FOR UTILITY LOCATIONS

MATCH LINE STA. 19+00 SEE SHEET 4

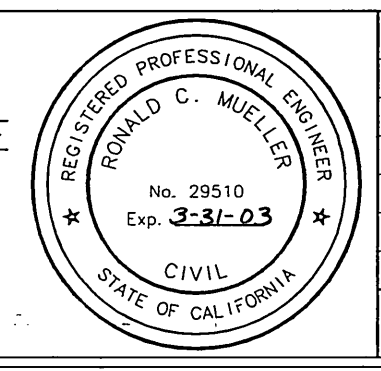
LEGEND

- (R1) REMOVE EXISTING PCC PAVING WITH AC OVERLAY. APPROX. STA 11+25 TO STA 14+65, W=50'.
- (R2) REMOVE EXISTING AC PAVING, CURB, GUTTER AND SIDEWALK. APPROX. STA 10+85 TO STA 17+35.
- (R3) REMOVE EXISTING AC PAVING FOR MEDIAN CONSTRUCTION. APPROX STA 17+35 TO STA 22+90.
- (S1) CONSTRUCT STRUCTURAL SECTION OF 0.42' DGAC OVER 0.48' C.A.B.
- (S2) CONSTRUCT STRUCTURAL SECTION OF 0.40' DGAC OVER NATIVE.
- (OL) CONSTRUCT DGAC OVERLAY, VARIABLE THICKNESS. APPROX. STA 17+35 TO STA 22+25.
- (CW) CONSTRUCT CROSS WALK PER HARDSCAPE PLAN.
- (GV) WATER VALVE TO BE LOCATED, PROTECTED, AND ADJUSTED TO GRADE.



SEE SHEETS 2-4 FOR UTILITY LOCATIONS

ENGINEER IN RESPONSIBLE CHARGE
Ronald C. Mueller
 RONALD C. MUELLER
 R.C.E. No. 29510 expires 3/31/03
 DATE 10-1-99



MARK	REVISIONS	APPR.	DATE

DESIGNED BY DPY DRAWN BY *DPY* CHECKED BY *RCM*

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY

DATE 12-9-99

*AS-BUILT 11-10-05 *fh*

**IOWA AVENUE
STREETSCAPE**
 FROM UNIVERSITY AVE. TO LINDEN ST.
REMOVAL & PAVING PLAN

ACCOUNT NUMBER
476-528160-44046-12127

R-3416

SHEET **18** OF **18**

HORIZ. SCALE: 1" = 40'

FILE NO. :