

IN THE CITY OF RIVERSIDE P.M. 28267 STREET IMPROVEMENT PLAN

GENERAL NOTES

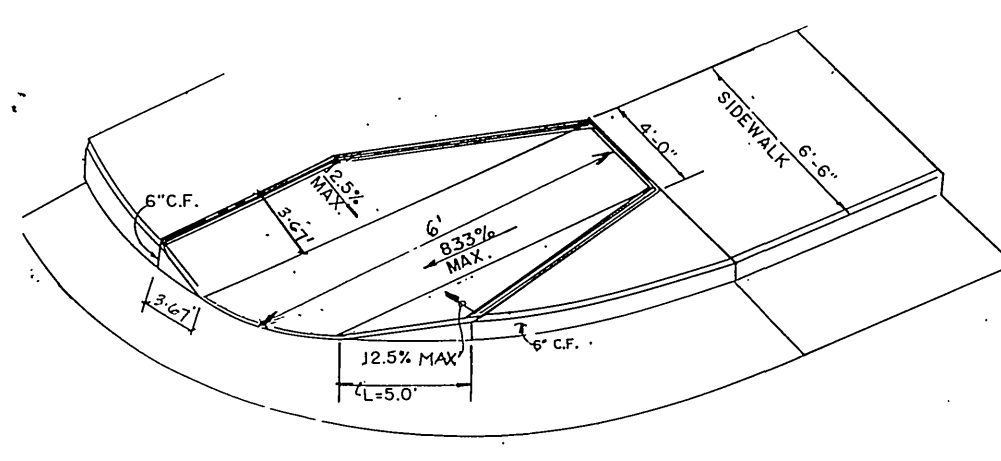
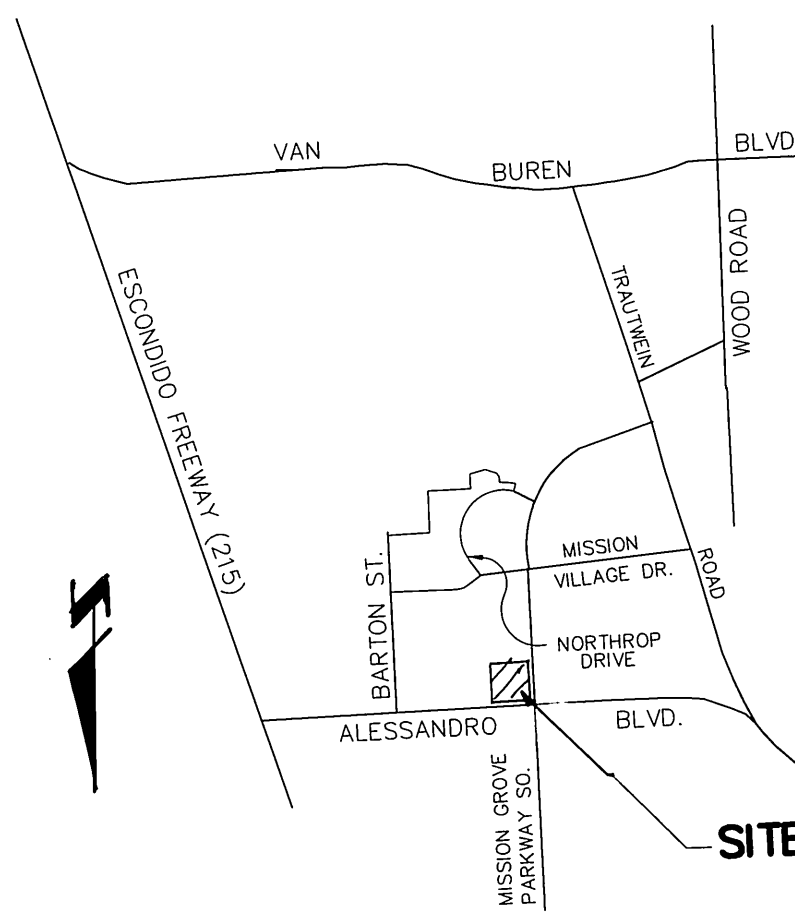
- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside Dept. of Public Works, 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.
- Construct driveway approaches per Std. Dwg. 302, and as approved by the Traffic Engineer.
- 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.
- On all areas within public right of way where the fill is one (1) foot or greater, a letter will be required from the soils engineer, certifying the compactness of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.
- All traffic signs shall be installed prior to opening the streets to traffic.
- 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.
- Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City Inspectors.
- 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.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- The developer shall give WMD five (5) working days written notice prior to the start of construction and to allow WMD ten (10) working days for completion of work. Phone: (909) 780-4170.
- In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the inspector prior to overlaying with A.C. paving.
- Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
- SEE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT DRAWING U/L5-4429-2 FOR STREET LIGHTING REQUIREMENTS.

STREET TREE PLANTING NOTES

- 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 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 (909)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 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 Name	Botanical Name/ Common Name	Minimum Size	Approximate Spacing	# Required
ALESSANDRO	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	4" BTH	45'	5

* 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.



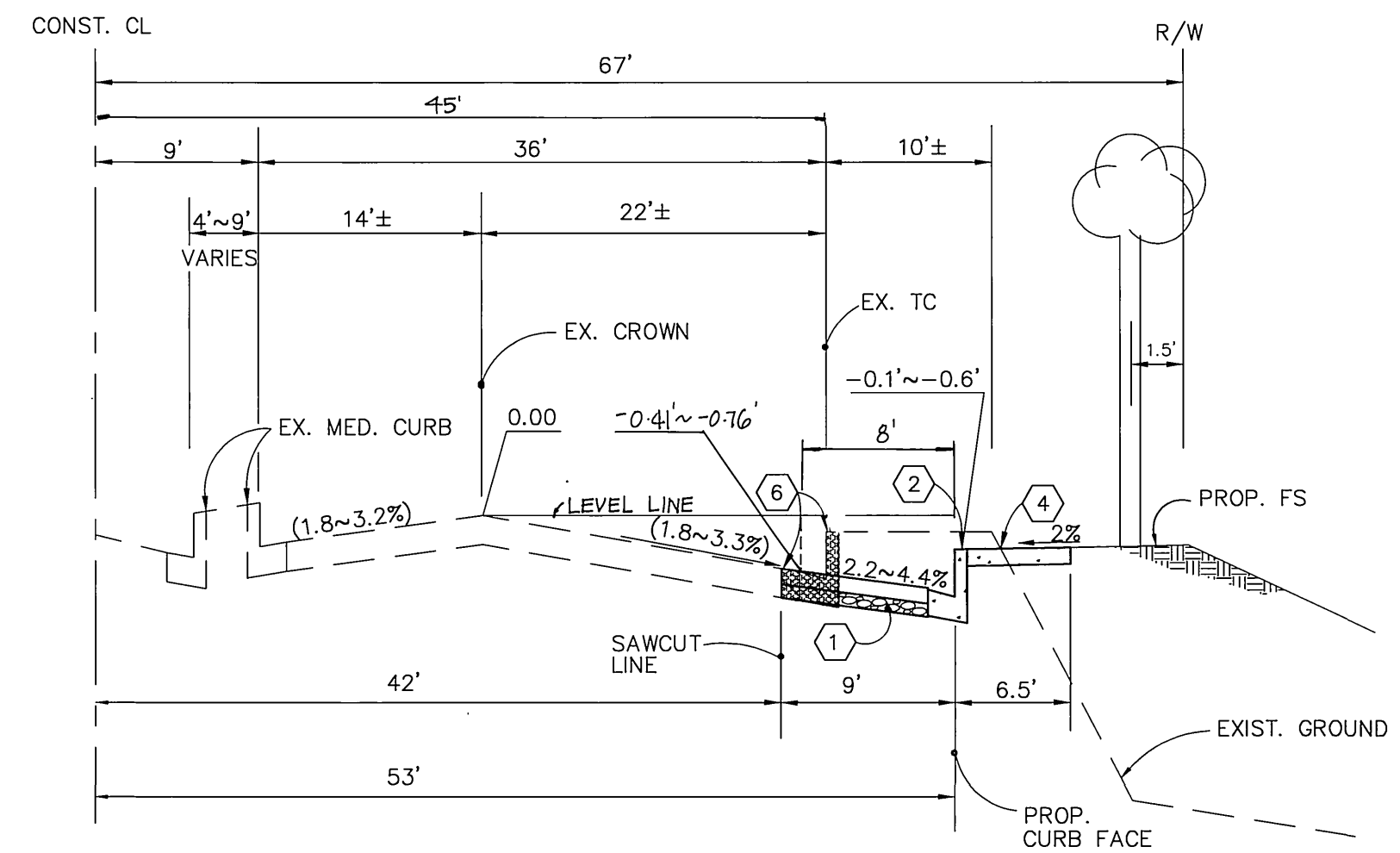
NOTE: ALL CONSTRUCTION NOTES, GROOVING DETAIL & LIP OF RAMP DETAIL SHALL CONFORM WITH CITY STD. DETAIL 304.
MODIFIED HANDICAP RAMP (TYPE I)
N.T.S.

CONSTRUCTION NOTES

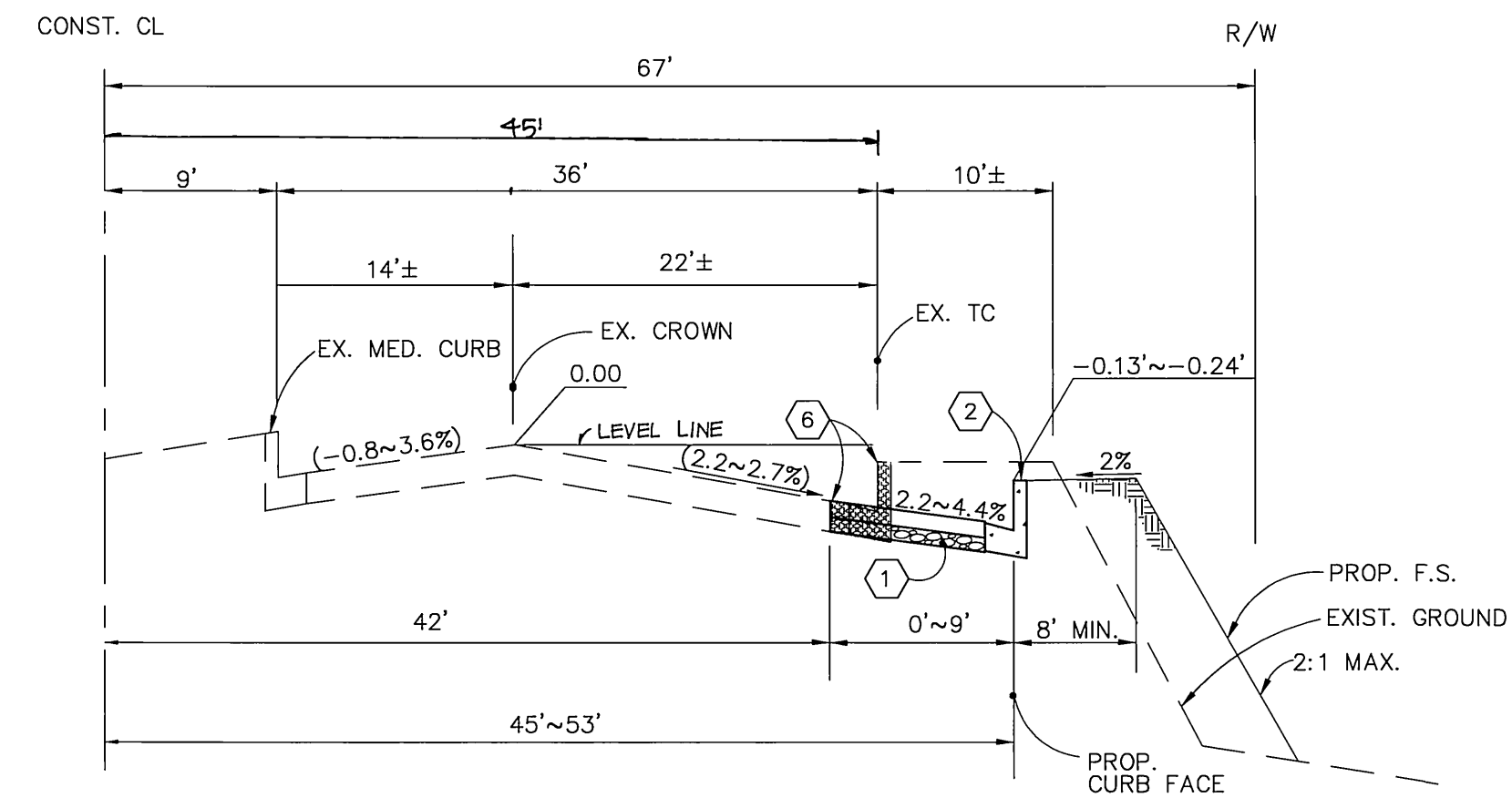
- CONSTRUCT 4 1/2" A.C. OVER 8" CLASS II AGG. BASE. (T.I.=10.0) R=58
- CONSTRUCT MODIFIED HANDICAP RAMP (TYPE I) PER DETAIL ON THIS SHEET.
- CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200 TYPE I.
- CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.
- CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
- REMOVE EXIST. SIDEWALK
- SAWCUT PAVING 1' FROM EXIST. GUTTER REMOVE EXIST. C & G.
- RELOCATE EXIST. SIGN.
- EXIST. ST. LIGHT TO BE RELOCATED TO NEW FOUNDATION BEHIND NEW CURB AND GUTTER PER CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT DRAWING U/L5-4429-2 REMOVE EXIST. FOUNDATION.
- RELOCATE EXIST. TRAFFIC SIGNAL & PULL BOX PER TRAFFIC SIGNAL PLAN. X-337
- PROTECT IN PLACE.
- CONSTRUCT 30" R.C.P. (D-1000)
- CONSTRUCT 42" R.C.P. (D-1000)
- CONSTRUCT 18" R.C.P. (CLASS IV)
- CONSTRUCT CONCRETE COLLAR PER CITY STD. 424.
- CONSTRUCT TRANSITION STRUCTURE W/M.H. PER DETAIL ON SHT. 1.
- REMOVE EXIST. CONCRETE HEADWALL
- REMOVE EXIST. RIP-RAP.
- CONSTRUCT 10" CROSS-GUTTER PER CITY STD. 220.
- CONSTRUCT 6" VCP SEWER LAT. PER CITY STD. 562.
- EXIST. STREET LIGHT BOX TO BE RELOCATED BEHIND NEW CURB AND GUTTER PER CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT DRAWING U/L5-4429-2.
- EXIST. 1 1/2" STREET LIGHT CONDUIT WITH TWO #2 COPPER TO BE ABANDONED/REMOVED/INSTALLED PER CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT DRAWING U/L5-4429-2.
- INSTALL SUPER FIRE HYDRANT PER CITY STD. CVD-700 & WMD STD. W-0610 CALL WESTERN MUNICIPAL WATER DISTRICT AT (909) 780-4170 FOR INSTALLATION.

LEGEND:

- CONSTRUCT A.C. OVER AGG. BASE.
- CONCRETE

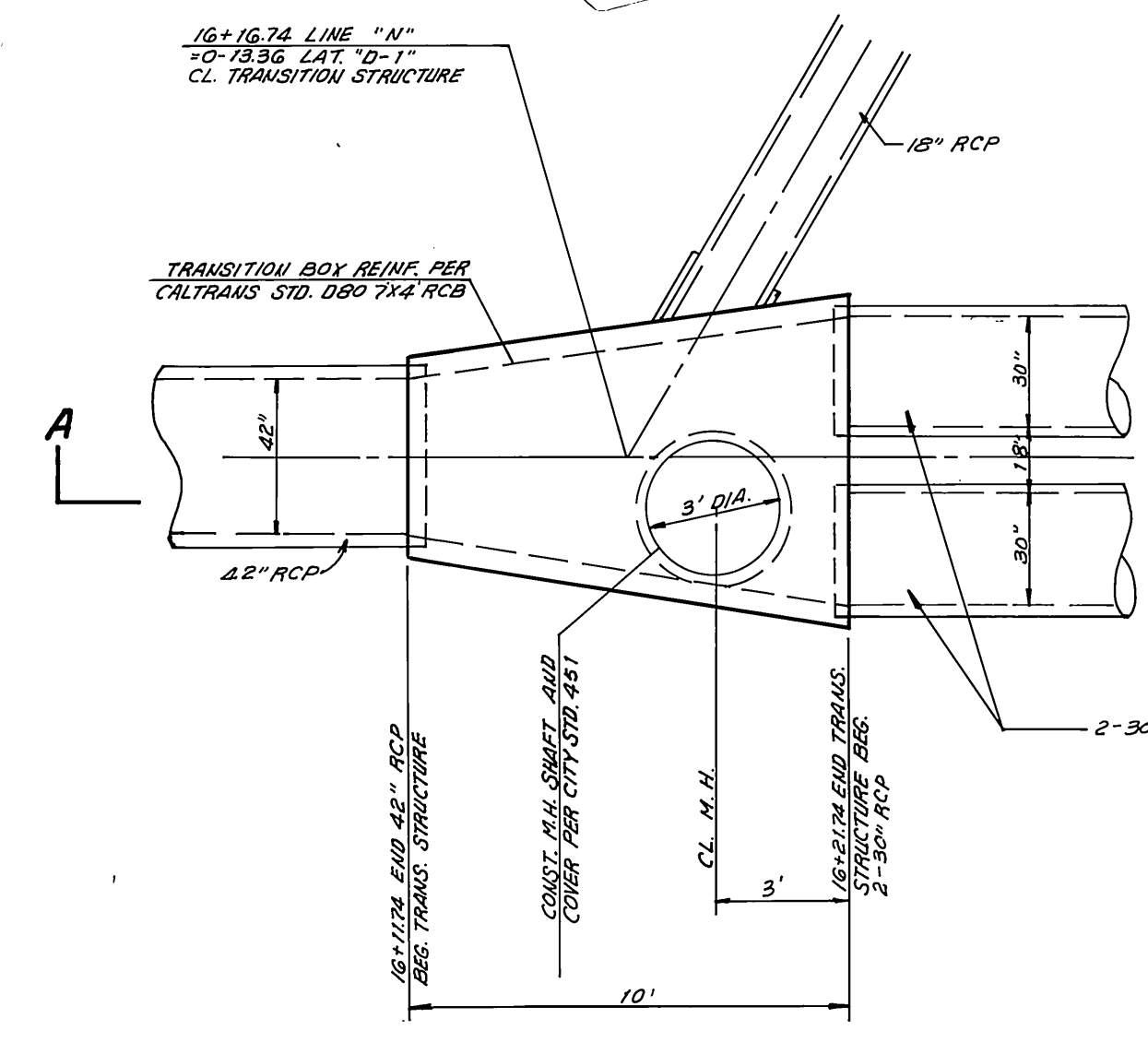


ALESSANDRO BLVD. T.I.=10.0 N.T.S.
STA. 295+89.66 TO STA. 298+79.66

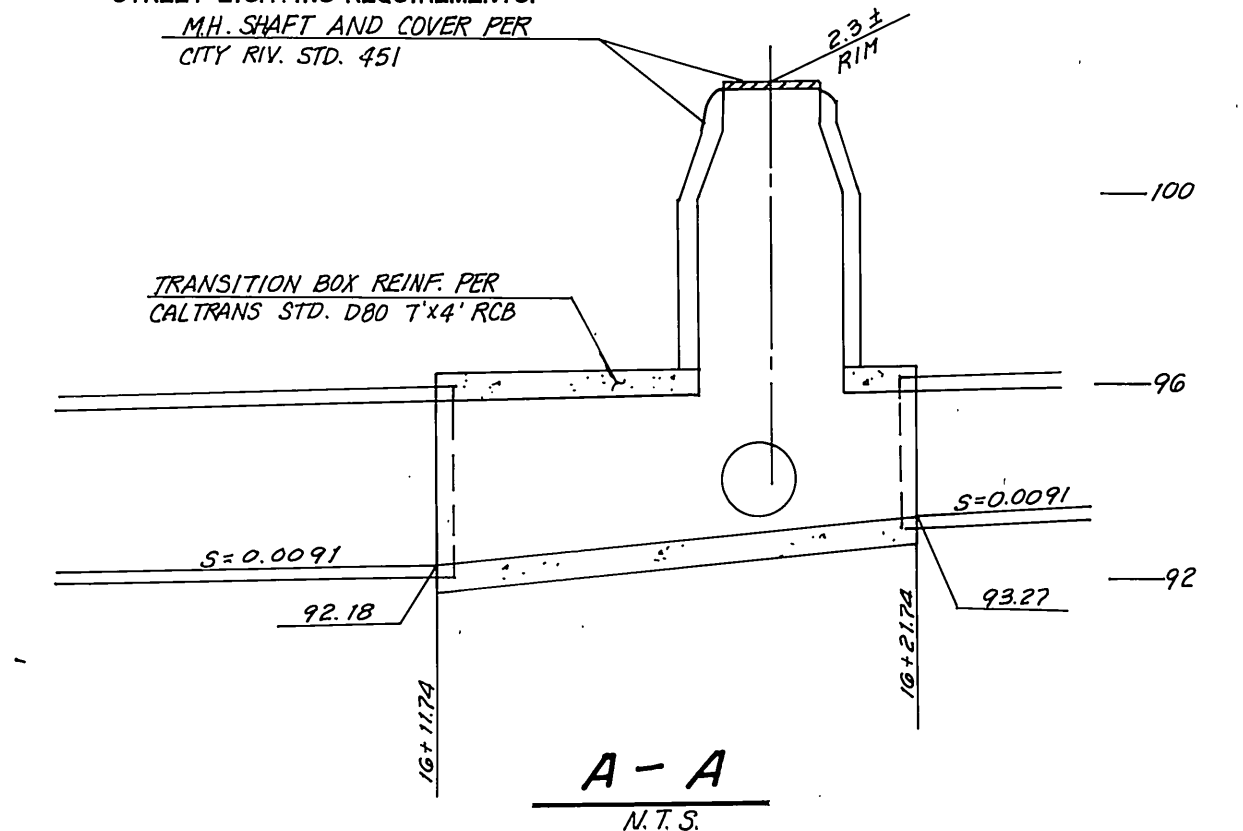


ALESSANDRO BLVD. T.I.=10.0 N.T.S.
STA. 298+79.66 TO STA. 302+75

* SITE TBM: CHIS. □ IN TC AT BCR N.W. CORNER OF ALESSANDRO BLVD. AND MISSION GROVE NORTH PER J.F. DAVIDSON ASSOC. F.B. 10164/20 EL.=1601.91

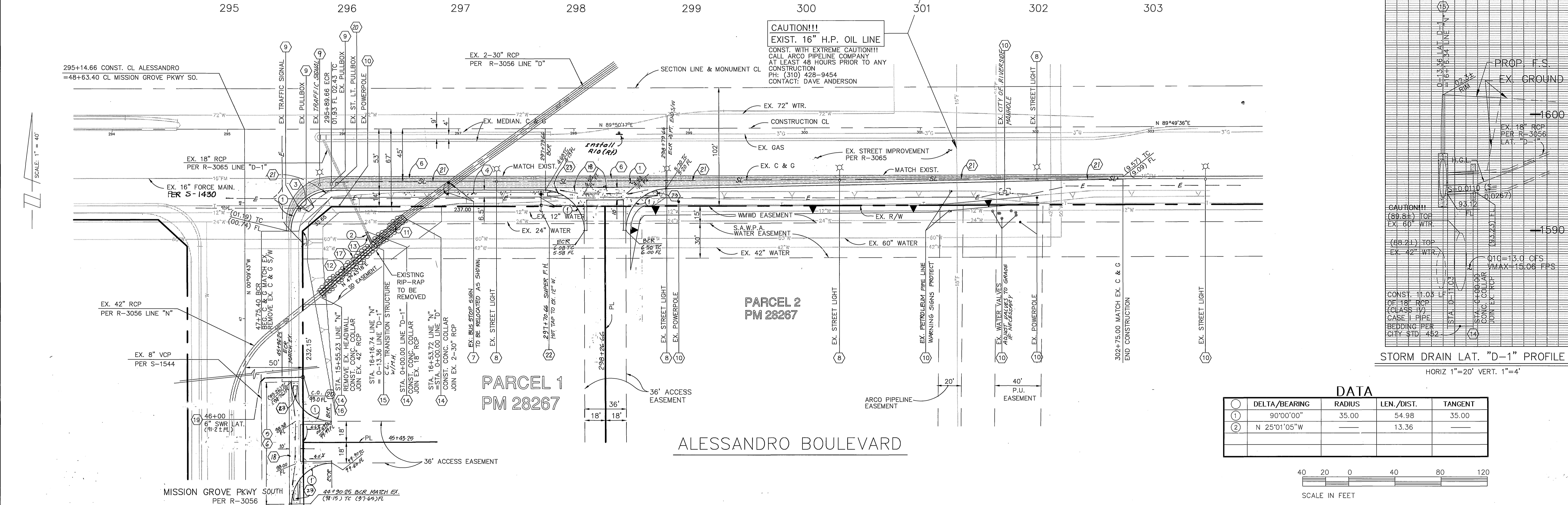
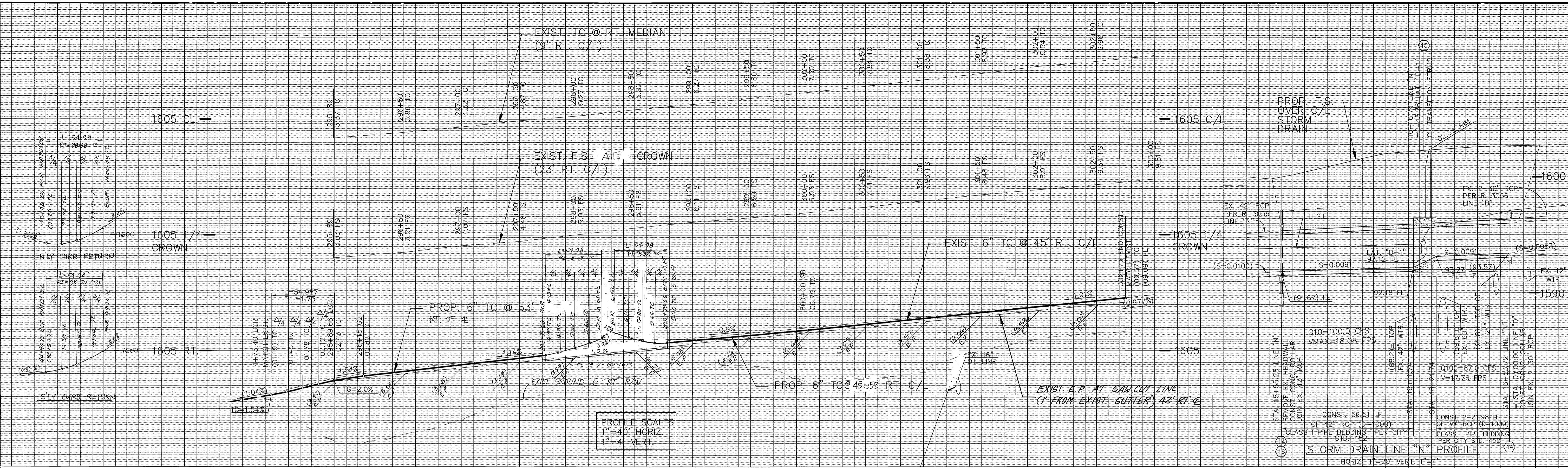


TRANSITION STRUCTURE DETAIL
N.T.S.



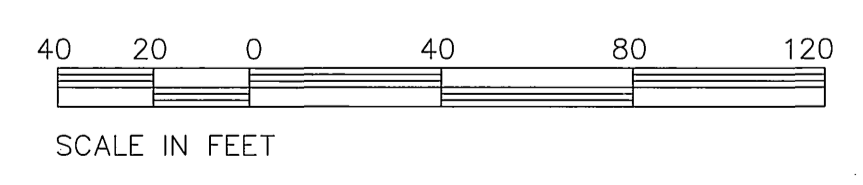
A-A
N.T.S.

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND APPROVED BY: <i>[Signature]</i> DATE: 5-12-96	THE GAS COMPANY APPROVED BY: <i>[Signature]</i> DATE: 5-17-96	PACIFIC BELL TELEPHONE APPROVED BY: <i>[Signature]</i> DATE: 5-27-96	ARCO PIPELINE COMPANY APPROVED BY: <i>[Signature]</i> DATE:	REVIEWED BY WESTERN MUNICIPAL WATER DISTRICT (SHEET 1-2) FOR NON-INTERFERENCE COMPLIANCE ONLY CIVIL ENGINEER: <i>[Signature]</i> RCE #46212 DATE: 5/17/96	SANTA ANA WATERSHED PROJECT AUTHORITY APPROVED BY: <i>[Signature]</i> DATE: 9/17/96	CITY OF RIVERSIDE FIRE DEPT. APPROVED BY: <i>[Signature]</i> DATE: 5/15/96
Underground Service Alert Call: TOLL FREE 1 - 800 227 - 2600 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE 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 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: <i>[Signature]</i> HUA LIN MCCAFFREY R.C.E. NO. 49405 EXPIRATION DATE: 9-30-96 DATE: 2-28-96	J.F. DAVIDSON ASSOCIATES, INC. - CIVIL ENGINEERS - SURVEYORS - PLANNERS - 1777 Alhambra Ave. 27349 JEFFERSON ST. 77-564 COUNTRY CLUB DR. RIVERSIDE CA 92507 TEMECULA, CA 92590 PALM DESERT CA 92280 (909) 586-0844 (909) 916-7770 (919) 360-3780 FAX (909) 586-9954 FAX 909-699-1981 FAX 619-360-3789 CITY OF RIV. BUSINESS TAX ACCT. NO. 4994 EXP. DATE 12-31-96 SCALE: AS SHOWN BENCH MARK: CITY OF RIVERSIDE "E8-A" DATE: DEC. 1995 P.K. NAIL AND TAG ON TOP OF 35 X 50 X 20" HIGH GRANITE BOULDER, 100' W/LY OF TRAUTWEIN ROAD AND 0.3 MILE N/LY OF WOOD ROAD. FB 735/74 ELEV. 1588.453 * SEE SITE TBM	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>[Signature]</i> DATE: 6/21/96 PRINCIPAL ENGR. <i>[Signature]</i> PARK DEPARTMENT <i>[Signature]</i> TRAFFIC DIVISION <i>[Signature]</i> DEP. P.W. DIRECTOR <i>[Signature]</i> STREET SERVICES <i>[Signature]</i>	IN THE CITY OF RIVERSIDE PM 28267-PARCEL 1 STREET IMPROVEMENT PLAN TITLE SHEET FOR: REGIONAL PROPERTIES INDEXED 8-1-96 4/1	PROJECT NO. R-3442 SHEET 1 OF 2 FILE NO.: 9513293 PC 3855-S



DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 90°00'00"	35.00	54.98	35.00
② N 25°01'05"W		13.36	



Underground Service Alert
Call: TOLL FREE
1 - 800
227 - 2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES...
REGISTERED PROFESSIONAL ENGINEER
HUA IN MCCARTHY
NO. 49405
Exp. 9-30-96
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
Lin McCarty
REGISTERED CIVIL ENGINEER NO. 49405
EXPIRATION DATE: 9-30-96 DATE: 3-28-96

J.F. DAVIDSON ASSOCIATES, INC.
- CIVIL ENGINEERS - SURVEYORS - PLANNERS -
1777 Alhambra Ave. 27340 JEFFERSON ST. 77-564 COUNTRY CLUB DR.
SHEILA, CA 92380 TEMECULA, CA 92390 PALM DESERT, CA 92260
(951) 696-0844 (951) 696-7710 (951) 696-3790
FAX (951) 696-5954 FAX 909-699-1981 FAX 619-350-3789

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
PRINCIPAL ENGR.
PARK DEPARTMENT
TRAFFIC DIVISION
DEP. P.W. DIRECTOR
STREET SERVICES

IN THE CITY OF RIVERSIDE
PM 28267-PARCEL 1
STREET IMPROVEMENT PLAN
ALESSANDRO BLVD.
FROM: MISSION GROVE PKWY TO STA. 302+75
FOR: REGIONAL PROPERTIES

PROJECT NO. 9513293
R-3442
SHEET 2 of 2
FILE NO: 9513293
PC 3855-5

K:\9513293\3293202.DWG
PLOT DATE: 3-27-96, 5:02