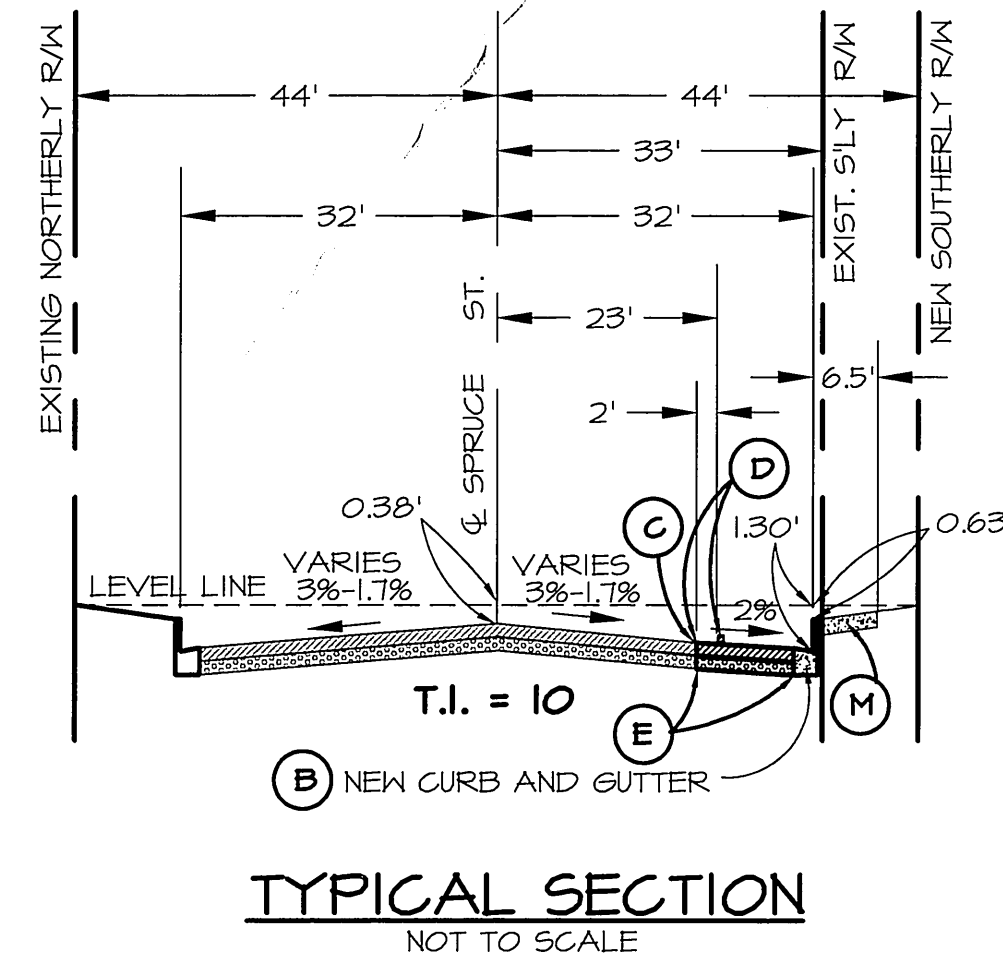
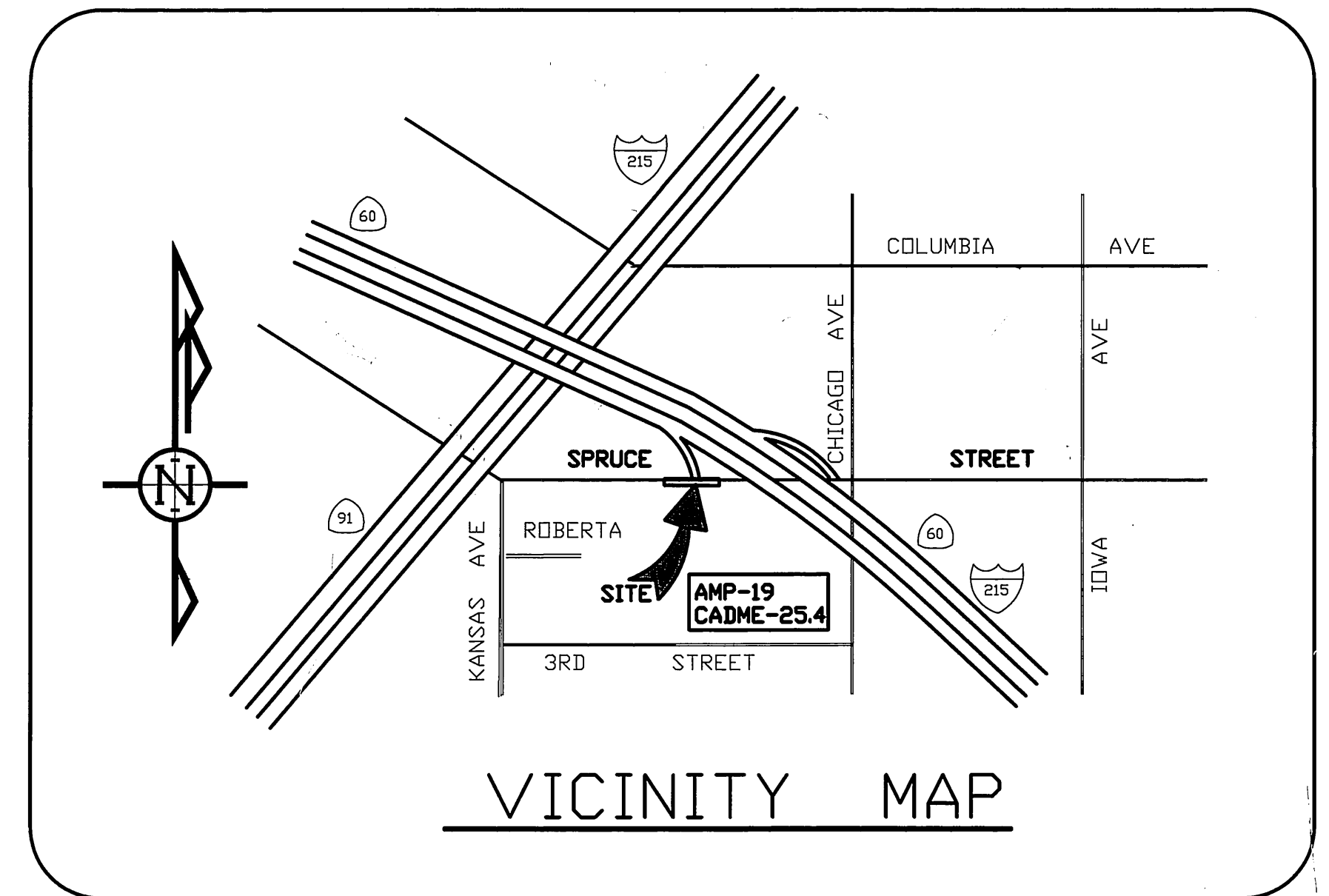


# STREET IMPROVEMENT PLANS

## SPRUCE STREET

STATION 23+07.15 TO STATION 26+50.25



### GENERAL NOTES

- No person shall perform any construction activity or install any objects within the public rights-of-way or easements of the City of Riverside without a valid Construction Permit or, a Street Opening Permit or an Encroachment Permit issued by the City's Public Works Department.
- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, its Supplemental Notes and the Standard Specifications for Public Works Construction, current edition.
- The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the work hereon. In the event of discrepancies arising during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
- The contractor shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of the construction shown hereon.
- All flagged elevations shall be staked in the field.
- Where new pavement is to join the existing pavement, the edge of the existing pavement shall be trimmed in a smooth and straight line. Construct match-up paving as shown on the plans and overlay paving as directed in the field to produce a smooth section.
- 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.
- Final striping for traffic control and/or pavement marking to be the responsibility of the city.
- The contractor shall call in a location request to Underground Service Alert (USA), Phone # 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 and inquiry identification number by U.S.A.
- Contractor is to verify existing sewer elevation prior to construction.
- In pavement overlay areas, any distressed existing pavement shall be removed and replaced as directed by the Inspector prior to overlaying with A.C. paving.
- 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 the completion of work. (909) 351-6368.

### GENERAL NOTES FOR STREET TREE PLANTING - TO BE INSTALLED BY DEVELOPER

- 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 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 the end of the Maintenance Period, the Contractor/Developer shall call the Street Tree Inspector at (909) 351-6126 for final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the trees pass final inspection and the Park and Recreation Department is assuming maintenance responsibilities.
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- The developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.
- Street Tree planting shall be as follows:
 

| Street Name   | Botanical Name/ Common Name             | Min. Size | Spacing  | Number Req. |
|---------------|---|-----------|----------|-------------|
| Spruce Street | PYRUS C. 'ARISTOCRAT' / ARISTOCRAT PEAR | 15 GAL.   | 45' o.c. | 7           |

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 the approved plans based upon field conditions found at the time of installation of the trees.

### PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, OWNER AND 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.
- ALL UNDERGROUND UTILITIES OR STRUCTURES, REPORTED OR FOUND IN PUBLIC RECORDS, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH THE IMPROVEMENTS HEREON, AGREES TO ASSUME LIABILITY AND HOLD THE ENGINEER HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED OR INDICATED ON PUBLIC RECORDS, OR THOSE CONSTRUCTED IN VARIANCE WITH REPORTED OR RECORD LOCATIONS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHERS FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE ENGINEER OF RECORD OF THESE PLANS.
- THE ENGINEER DOES NOT RECOMMEND OR ENDORSE THE USE OF ASBESTOS CEMENT WATER PIPE OR ANY PRODUCTS CONTAINING ASBESTOS DUE TO THE HEALTH HAZARD CONNECTED WITH SUCH PRODUCTS. SPECIFICATIONS HEREON OF ANY SUCH PRODUCT IS AT THE SOLE DIRECTION OF THE JURISDICTION AGENCY. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL CONSTRUCTION, CONNECTIONS AND REMOVAL OF ASBESTOS PRODUCTS AND SHALL ADHERE TO ALL O.S.H.A. AND E.P.A. GUIDELINES TO MINIMIZE HEALTH HAZARDS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AT THE JOB SITE PRIOR TO ANY CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCY, PFEILER & ASSOCIATES ENGINEERS, INC. SHALL BE NOTIFIED AT ONCE. SUBSTANTIAL REVISIONS TO THE PLAN SHALL BE APPROVED BY THE ENGINEER IN WRITING PRIOR TO IMPLEMENTATION OF SUCH REVISIONS IN THE FIELD. BEGINNING OF CONSTRUCTION MEANS ACCEPTANCE OF CONDITIONS.
- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS PERTAINING TO THE CLEAN AIR AND CLEAN WATER ACT.

### CONSTRUCTION NOTES

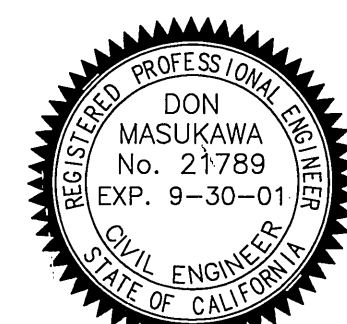
- CONSTRUCT TYPE II CURB DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING 302 (A = 30', B = 48', B' CF)
- CONSTRUCT 8" C.F. CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE I
- SAWCUT EXISTING PAVEMENT
- REMOVE EXISTING A.C. BERM AND PAVEMENT SECTION
- CONSTRUCT NEW 0.4' AC OVER 0.8' CAB PAVEMENT SECTION PER SR 171 R-VALUE = 44
- ON-SITE IMPROVEMENTS PER GRADING PLAN (BY OTHERS)
- REMOVE EXISTING DROP INLET AND 18" LATERAL AND CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD DWS NO. 405 (4'-7") INSTALL NEW 18" R.C.P. LATERAL TO EXISTING JUNCTION STRUCTURE @ STATION 23+25.00 AND NEW 18" R.C.P. FROM BACK OF NEW BASIN TO RIGHT OF WAY PER PROFILE SHEET NO. 2
- EXISTING SIGN TO BE RELOCATED AS DIRECTED.
- RELOCATE EXISTING FIRE HYDRANT (BY CITY FORCES)
- INSTALL 2" WATER SERVICE (BY CITY FORCES)
- INSTALL 4" SEWER LATERAL TO NEW RIGHT-OF-WAY PER CITY OF RIVERSIDE STANDARD DRAWING NO. 562 AND 562A, TRENCHING, BACKFILL & REPAVING PER CITY OF RIVERSIDE STANDARD DWS 453.
- CONSTRUCT CURBLINE SIDEWALK PER CITY STANDARD 325
- INSTALL 1" WATER SERVICE FOR LANDSCAPE IRRIGATION (BY CITY FORCES)
- REMOVE EXISTING SMALL PALM TREES.
- CONSTRUCT TYPE I ASPHALT CONCRETE BERM PER RIVERSIDE STD. DWS NO. 250
- PROTECT EXISTING IMPROVEMENT IN PLACE.

CITY OF RIVERSIDE  
WATER SYSTEM

*Ronald J. Duda*  
APPROVED  
DATE 9/2/98  
VOID ONE YEAR FROM THIS DATE

**BASIS OF BEARINGS:**  
THE BEARING OF N 89° 17'16" E FOR THE CENTERLINE OF SPRUCE STREET PER R/S 92/22 WAS USED AS A BASIS OF BEARINGS FOR THIS IMPROVEMENT PLAN.

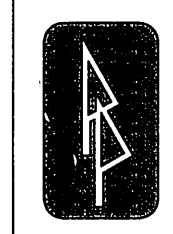
**BENCHMARK:** CITY OF RIVERSIDE NO. 601-08-068  
A C.S.D.H. BRONZE DISK STAMPED "B.M. 66-B-61" IN THE TOP OF THE SOUTHWEST END OF THE SOUTHEAST CONCRETE HEADWALL OF A 20 X 8 FOOT BOX CULVERT UNDER A ROAD 47 YARDS SOUTHWEST OF THE SOUTHWEST EDGE OF U.S. HWY. 60 OVERCROSSING OF THE A.T. & S.F. RAILROAD, 45 FEET NORTHWEST OF THE NORTHWEST RAIL, 22 FEET SOUTHEAST OF THE CENTERLINE OF E. LA CADENA DRIVE AND LEVEL WITH THE GROUND.  
ELEVATION: 881.881 (19870 ADJ.)



### LANDSCAPE ARCHITECT

WILSON & ASSOCIATES  
11262 WARMINGTON STREET  
RIVERSIDE, CA 92503  
CONTACT: SCOTT WILSON  
TEL: (909) 353-2436  
FAX: (909) 353-1103

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 031281, EXPIRES APRIL 1, 1999



**PFEILER & ASSOCIATES ENGINEERS, INC.**  
CIVIL ENGINEERING & LAND SURVEYING  
612 N. Diamond Bar Boulevard, Diamond Bar, Ca 91765  
Telephone (909) 860-5850 Fax (909) 860-3967

PREPARED UNDER THE DIRECT SUPERVISION OF:  
*Don Masukawa*  
DON MASUKAWA R.C.E. NO. 21789  
DATE 9/1/98

| MARK | REVISIONS | APPR. | DATE |
|------|-----------|-------|------|
|      |           |       |      |
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**CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT**

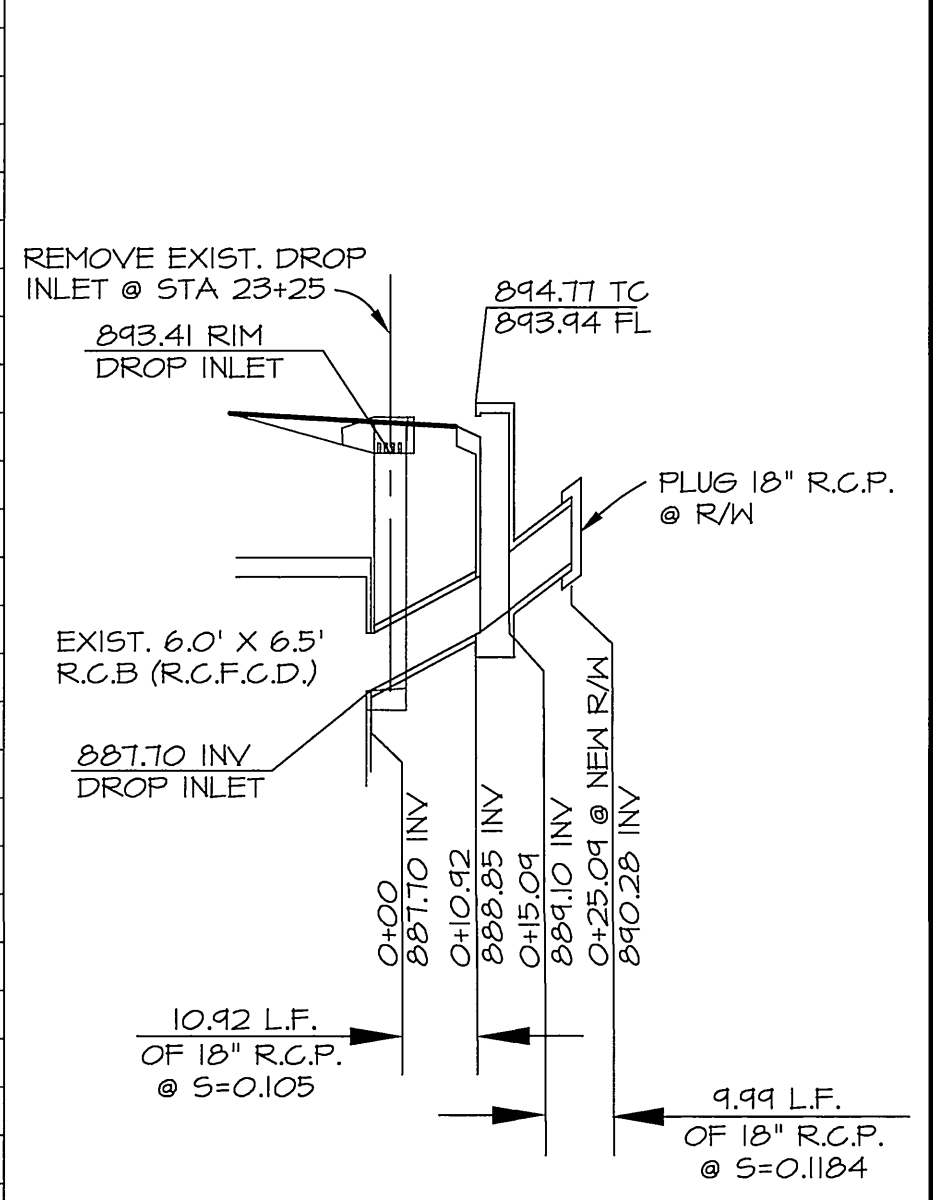
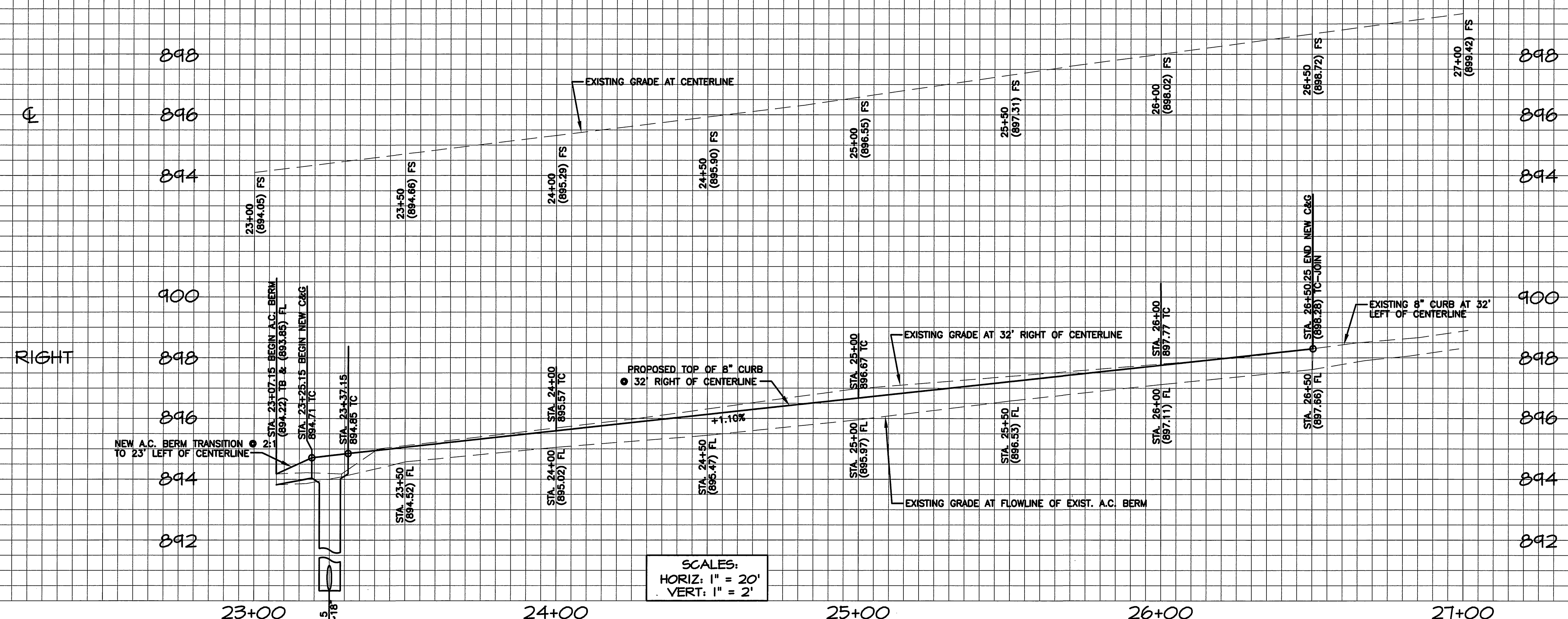
APPROVED BY: *R.M. Smith* DATE 9-10-98  
P.W. ENGR. MANAGER  
PRINCIPAL ENGINEER  
STREET SERVICES  
SURVEYOR  
TRAFFIC DIVISION  
PARKS DEPARTMENT

**1886 SPRUCE STREET  
SOUTH SIDE**  
STA. 23+07.15 TO 26+50.25

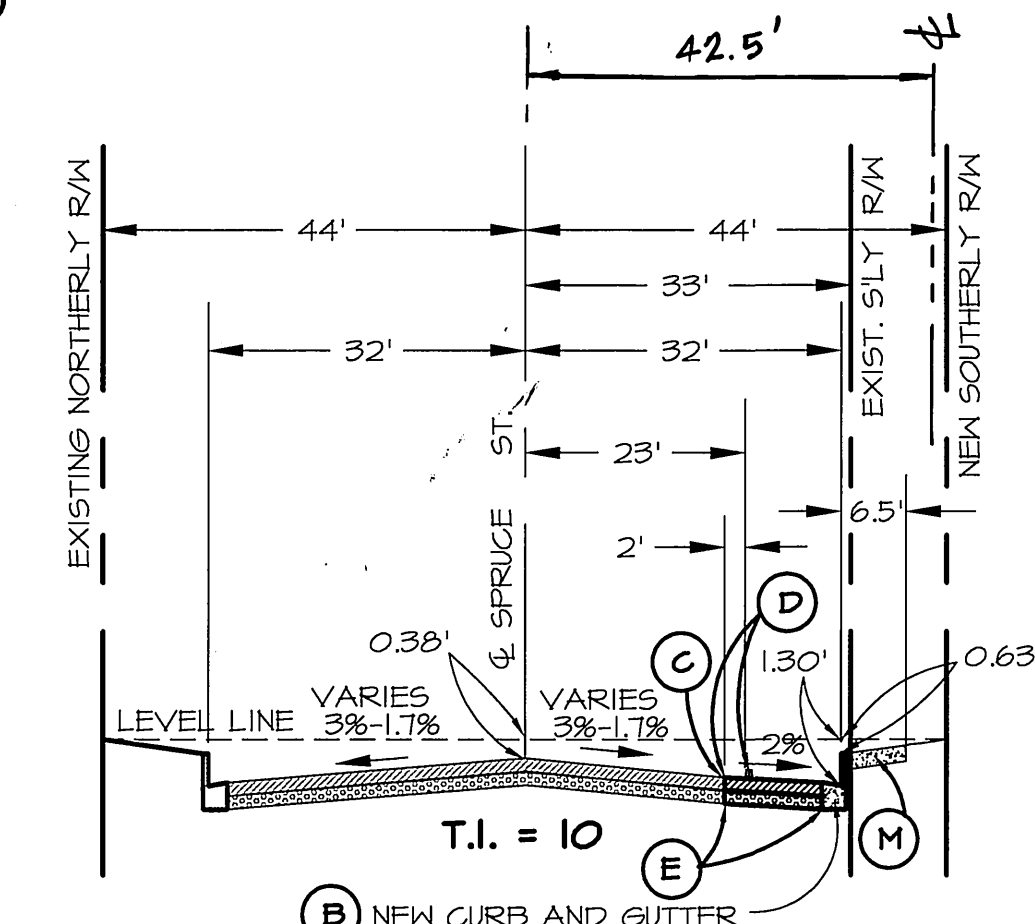
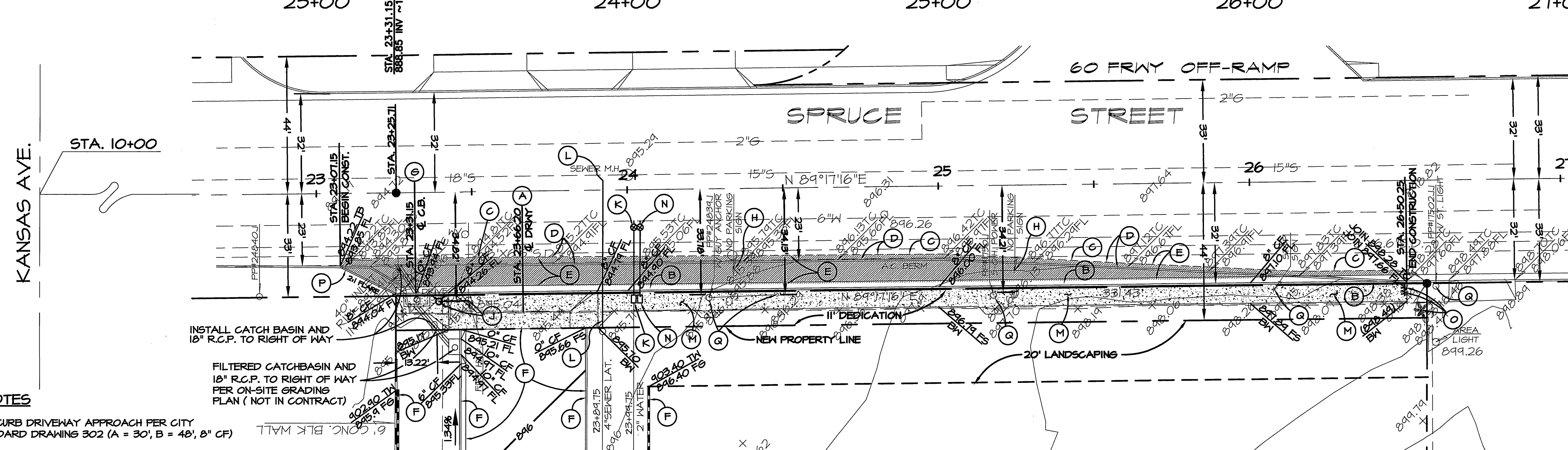
R-3507  
SHEET 1 OF 2

HORIZ. SCALE: 1" = 20'  
VERT. SCALE: 1" = 2'  
FILE NO.





SCALES:  
HORIZ: 1" = 20'  
VERT: 1" = 2'



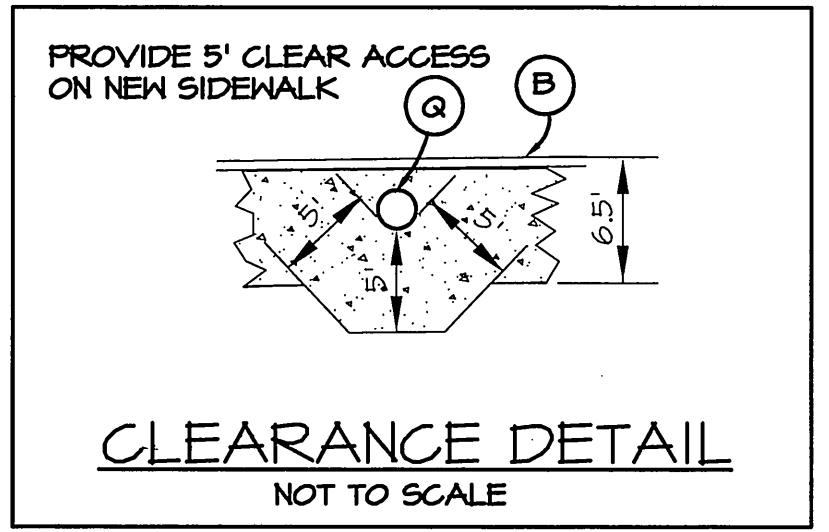
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- (L) INSTALL 4" SEWER LATERAL TO NEW RIGHT-OF-WAY PER CITY OF RIVERSIDE STANDARD DRWG. NO. 562 AND 562A, TRENCHING, BACKFILL & REPAVING PER CITY OF RIVERSIDE STANDARD DRWG 453
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- (N) INSTALL 1" WATER SERVICE FOR LANDSCAPE IRRIGATION (BY CITY FORCES)
- (O) REMOVE EXISTING SMALL PALM TREES.
- (P) CONSTRUCT TYPE I ASPHALT CONCRETE BERM PER RIVERSIDE STD. DRWG NO. 250

**DIG ALERT**

2 WORKING DAYS BEFORE YOU DIG  
CALL TOLL FREE  
**1-800-227-2600**

UNDERGROUND SERVICE ALERT  
OF SOUTHERN CALIFORNIA



CITY OF RIVERSIDE  
WATER SYSTEM

*Richard L. Deibel* 9/2/98  
APPROVED DATE  
VOID ONE YEAR FROM THIS DATE

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 031287, EXPIRES APRIL 1, 1999

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PREPARED UNDER THE DIRECT SUPERVISION OF:  
*Don Masukawa* 9/1/98  
DON MASUKAWA R.C.E. NO. 21789 DATE

| MARK | REVISIONS | APPR. DATE |
|------|-----------|------------|
|      |           |            |
|      |           |            |

| CITY OF RIVERSIDE, CALIFORNIA<br>PUBLIC WORKS DEPARTMENT |                       |        |
|--|-----------------------|--------|
| APPROVED BY:   | BY:                   | DATE:  |
| P.W. ENGR. MANAGER                                       | <i>R. McBrath</i>     | 9/2/98 |
| PRINCIPAL ENGINEER                                       | PUBLIC WORKS DIRECTOR |        |
| STREET SERVICES  |                       |        |
| SURVEYOR   |                       |        |
| TRAFFIC DIVISION   | DATE: 9-10-98         |        |
| PARKS DEPARTMENT   |                       |        |

EXISTING IMPROVEMENT REFERENCE PLANS:  
STREET IMPROVEMENTS: R-2150 & R-1333  
STORM DRAIN IMPROVEMENTS: D-446  
SEWER IMPROVEMENTS: S-228 & S-183

BASIS OF BEARINGS:  
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R-3507  
SHEET 2 OF 2

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2' FILE NO.