

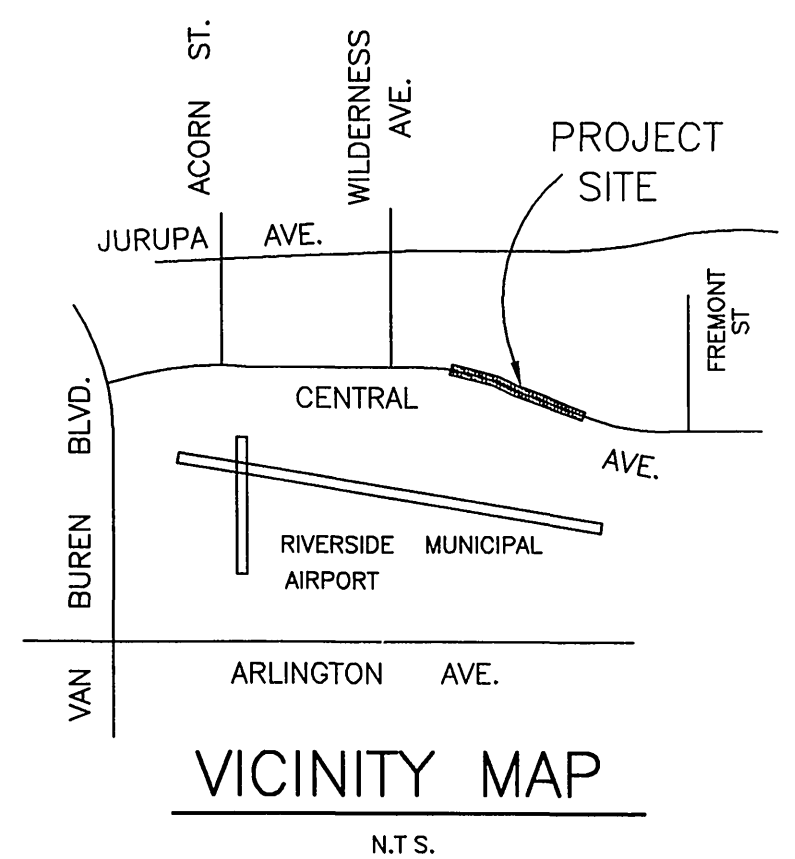
STREET IMPROVEMENT PLANS

CITY OF RIVERSIDE, CALIFORNIA

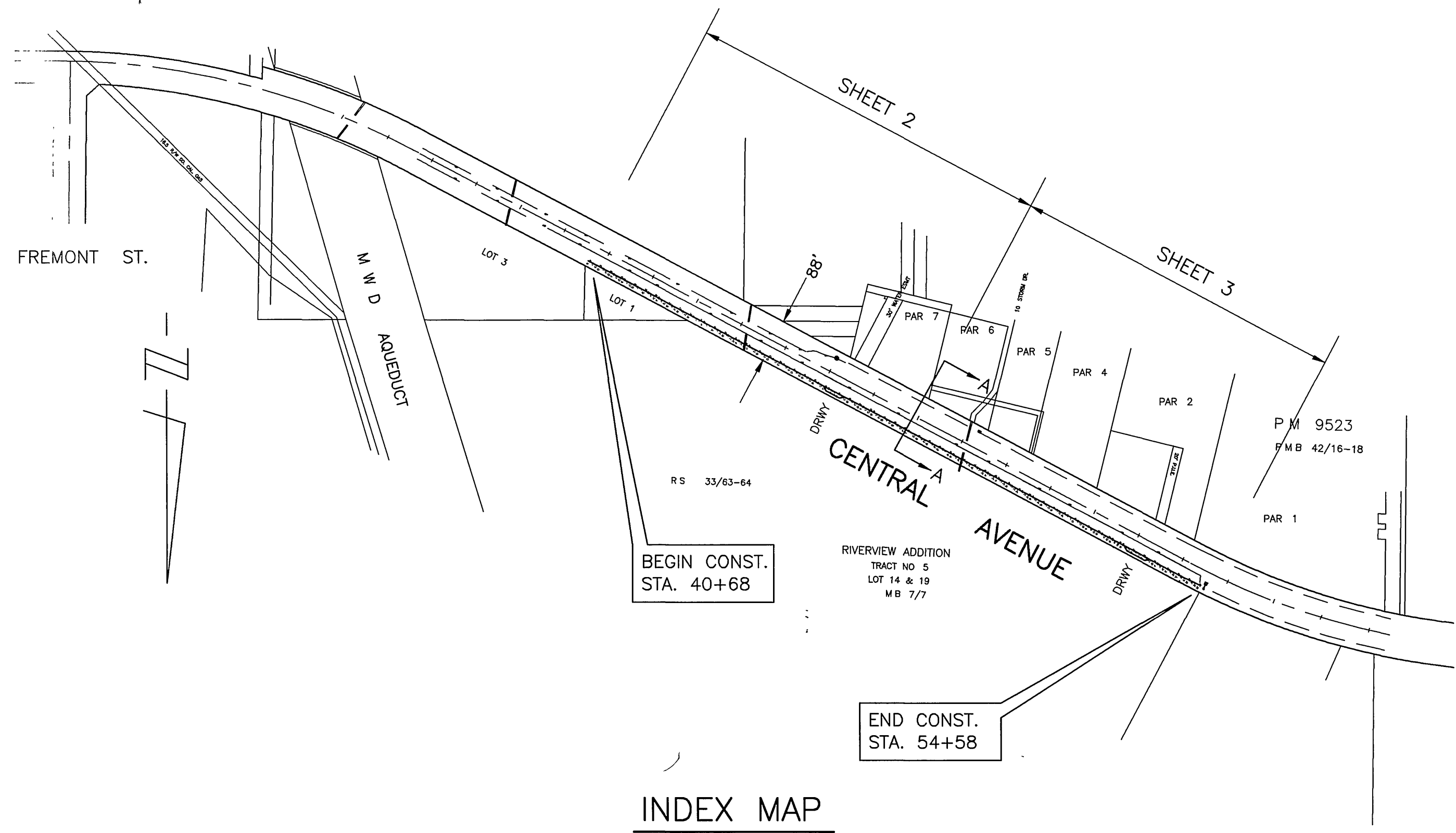
GENERAL NOTES FOR STREET TREE PLANTING

- 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. VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS. ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR.
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE.
 - AT THE 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 TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	*NUMBER REQUIRED
A. CENTRAL AVE.	PODOCARPOSGRACILIA/FERN PINE	15 GAL.	45' O.C.	25 EA.
 - ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED.
- *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.



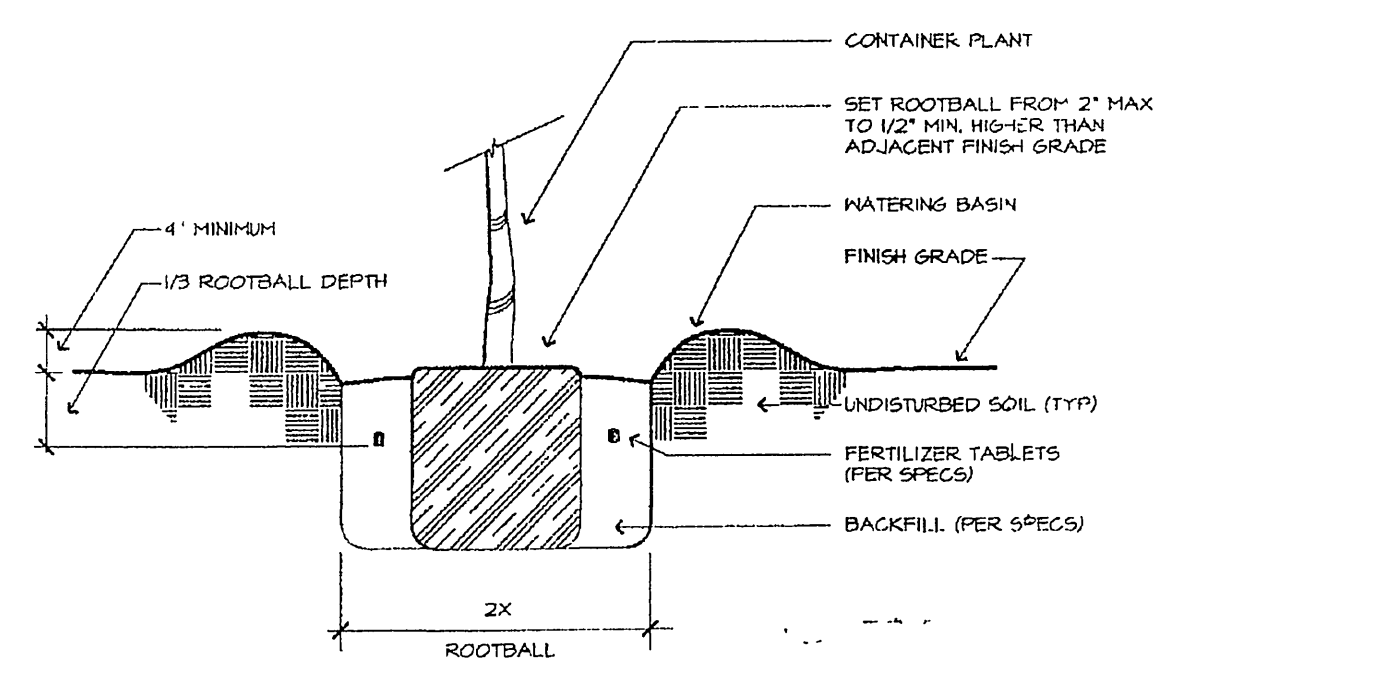
- GENERAL NOTES:**
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHTS-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND ADJUTENANCES 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.
 - QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
 - SEE CITY OF RIVERSIDE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
 - ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
 - 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 OVERLAP PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
 - CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE AS SHOWN.
 - ON ALL AREAS WITHIN PUBLIC RIGHTS-OF-WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION 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.
 - 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 DEVELOPER.
 - 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 AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
 - DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (909-351-6368)



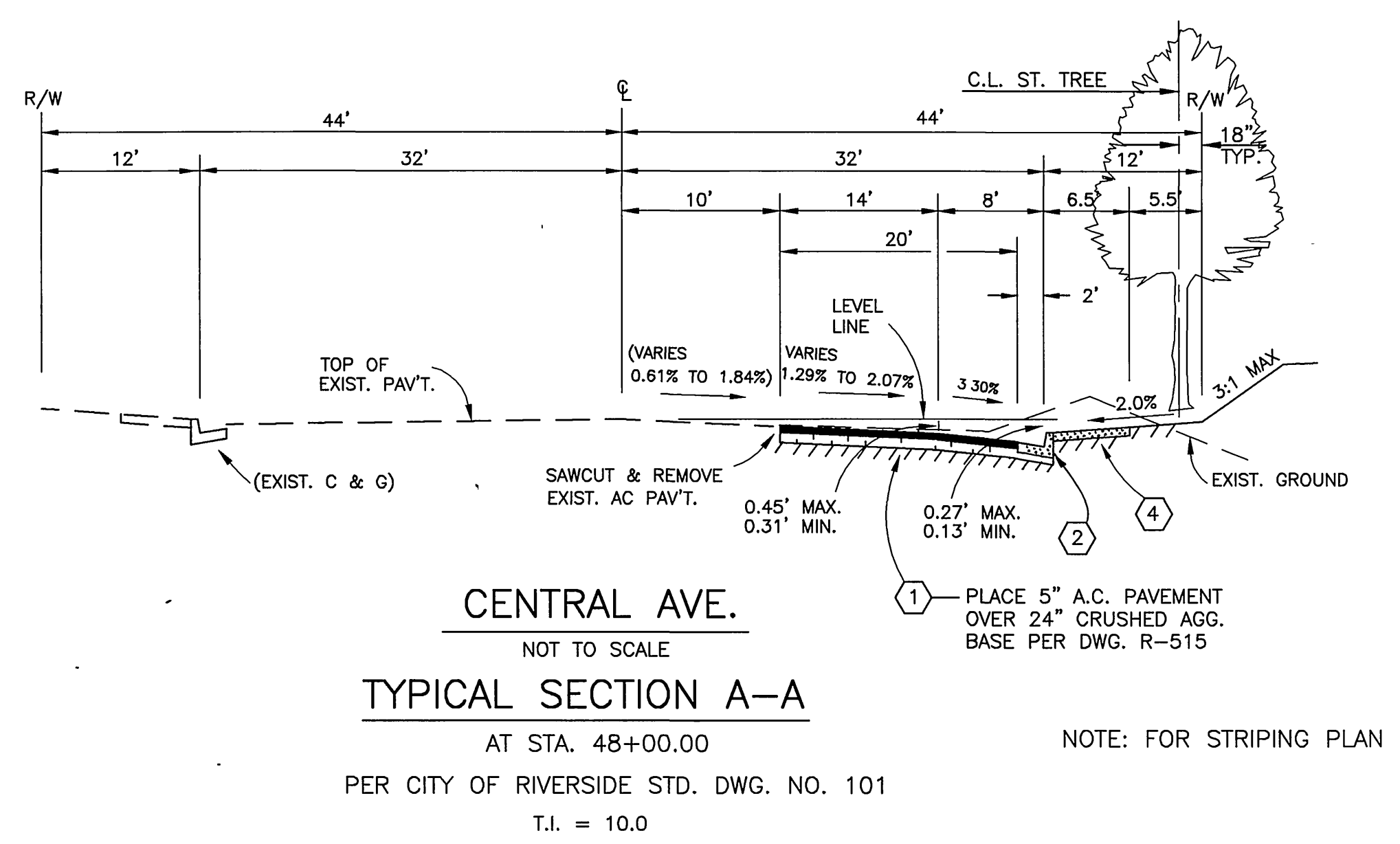
TOPOGRAPHY SOURCE:
CITY OF RIVERSIDE & STD. FIELD TOPOGRAPHIC SURVEY.

- GENERAL PLANTING NOTES**
- Contact the Street Tree Inspector at 951-6126 two working days (48 hours) prior to installing any plant material.
 - Trees planted in turf areas shall be maintained with a minimum 12" radius around the tree free of turf throughout the maintenance period.
 - Watering basins may be removed after the maintenance period.
 - For staking information as applicable refer to Standard Detail 1002.
 - For gaging information as applicable, refer to Standard Detail 1003.
 - For specification information refer to City of Riverside Park and Recreation Department Standard Specifications, Section 02400 Planting.
 - Provide Fertilizer Tablets as follows:

1 gallon plant	2 tablets
5 gallon plant	8 tablets
15 gallon plant	15 tablets
24" box plant	6 tablets

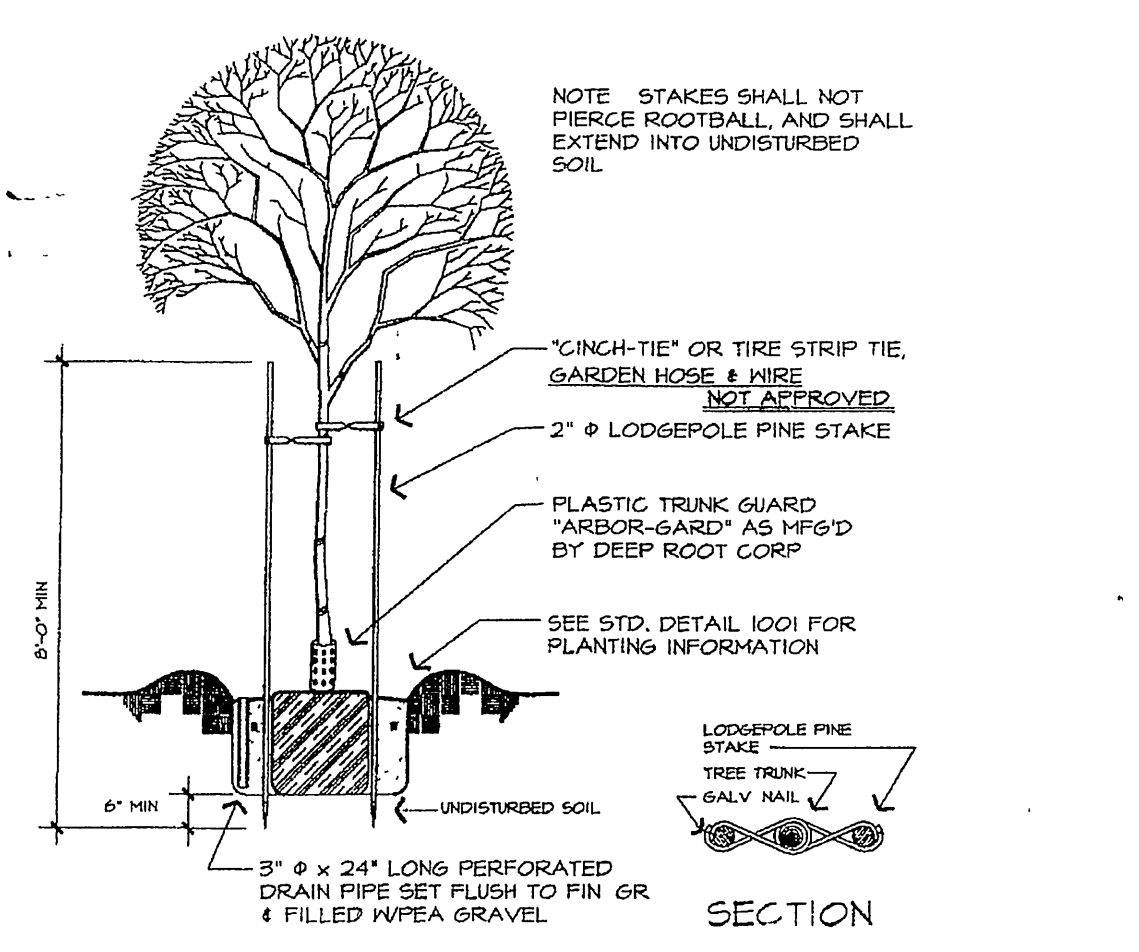


PLANTING DETAIL
N.T.S.



CENTRAL AVE.
NOT TO SCALE
TYPICAL SECTION A-A
AT STA. 48+00.00
PER CITY OF RIVERSIDE STD. DWG. NO. 101
T.I. = 10.0

NOTE: FOR STRIPING PLAN SEE SHEET 4



DOUBLE STAKING DETAIL
N.T.S.

CONSTRUCTION NOTES:	QUANTITIES:
1 PLACE A.C. PAVEMENT OVER AGG. BASE PER TYPICAL SECTION.	28,960 S.F.
2 CONSTRUCT 6" TYPE I CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200	1284 L.F.
3 CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302, TYPE IV.	572 S.F.
4 CONSTRUCT CONCRETE CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325	7768 S.F.
5 CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. NO. 411	3 EA.
6 SAWCUT AND REMOVE EXIST. A.C. PAVEMENT	3005 S.F.
7 CONSTRUCT 24" RCP STORM DRAIN CL. IV	130 L.F.
8 CONSTRUCT 18" RCP STORM DRAIN CL. IV	21 L.F.
9 CONSTRUCT CONCRETE COLLAR PER CITY STD. 424	1 EA.
10 CONSTRUCT 4" VCP SEWER LATERAL PER CITY STD. 502A	30 L.F.
11 ADJUST MANHOLE TO GRADE	6 EA.
12 CONSTRUCT MANHOLE EZ PER CITY STD. DWG. NO. 431	1 EA.
13 CONSTRUCT CLEANOUT BOX PER CITY STD. DWG. NO. 425	1 EA.
14 INSTALL F-1 FLEXIBLE DELINEATORS PER PLAN	6 EA.

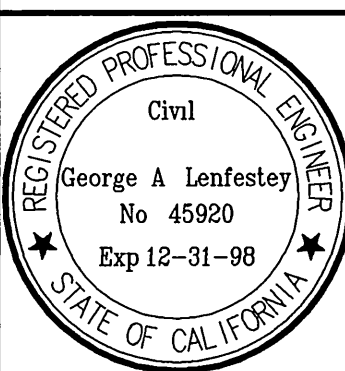
CITY OF RIVERSIDE OVERHEAD & UNDERGROUND ELECTRICAL
Richard J. Durbak 9/24/98
APPROVED BY DATE

CITY OF RIVERSIDE WATER SYSTEM
George A. Lenfestey 9/23/98
APPROVED BY DATE
VOID AFTER 1 YEAR FROM THIS DATE

BUSINESS TAX CERTIFICATION # 033595 EXP. DATE 4/2/99



PRIVATE ENGINEERING NOTE
CONSTRUCTION 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 CONSTRUCTION AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY FROM OR ARISING 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:
George A. Lenfestey 9/23/98
R.C.E. 45920 - EXP. 12/31/98

KEITH INTERNATIONAL, INC.
"Surveying • Civil Engineering • Instrumental Services"
"Land Surveying • Public Works • Water Resources"
Inland Empire Division
2800 Center Ave., Ste. 300, Moreno Valley, CA 92553 (909) 850-0844

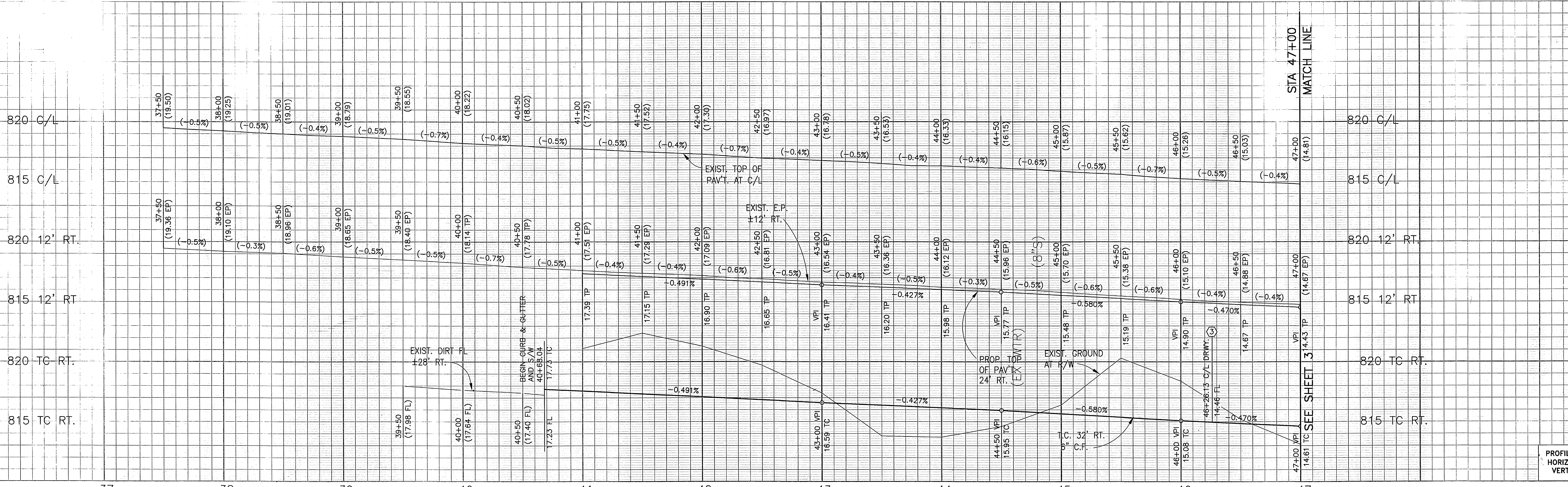
MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: **R. Mc Grath**
BY DATE: 11-12-98
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
P.W. ENGR. MANAGER
STREET SERVICES

STREET IMPROVEMENT PLANS
MP-11-867
CENTRAL AVENUE
TITLE SHEET
SCALE: AS SHOWN

PROJECT NO. 31015
R-3510
SHEET 1 OF 3

INDEXED 12-14-98 4H

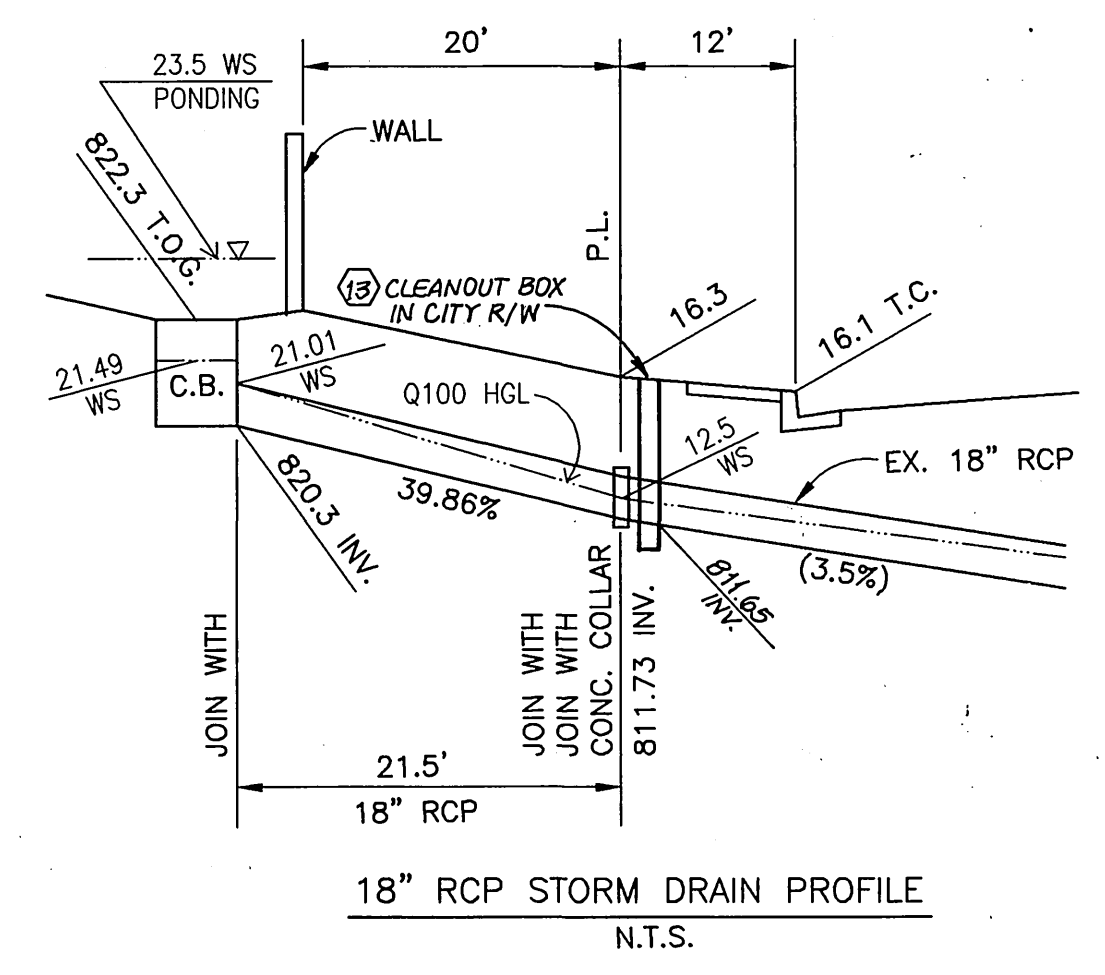
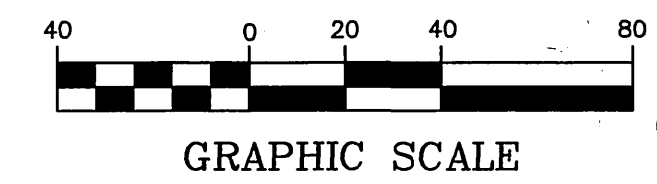
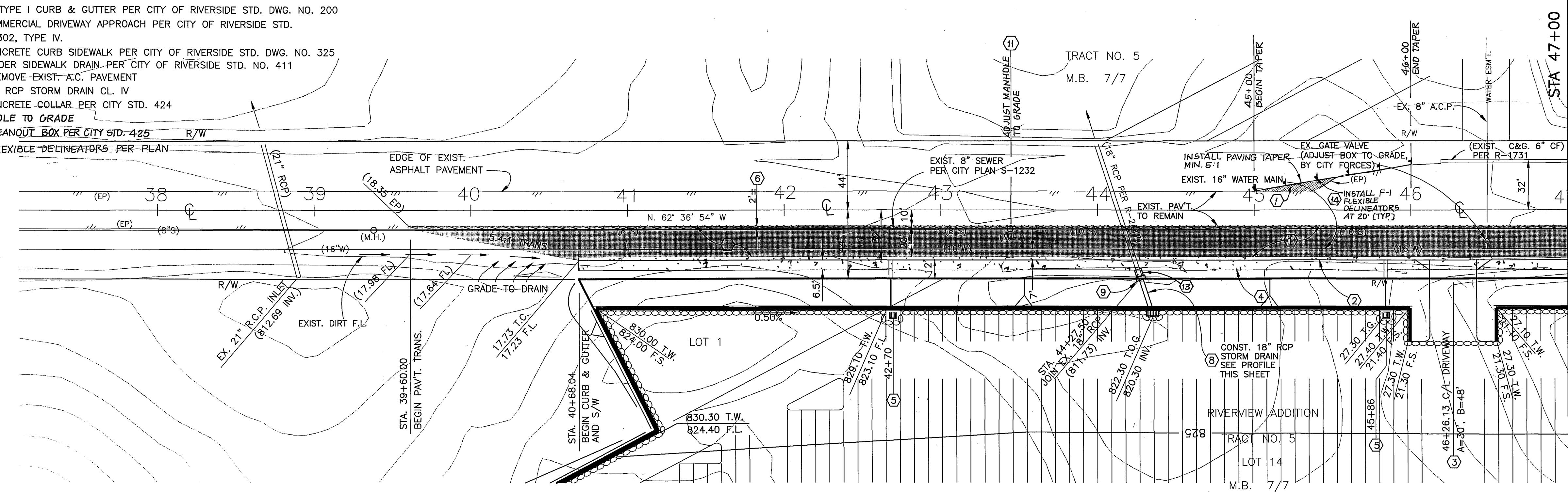


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

CONSTRUCTION NOTES:

- 1 PLACE A.C. PAVEMENT OVER AGG. BASE PER TYPICAL SECTION.
- 2 CONSTRUCT 6" TYPE I CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200
- 3 CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302, TYPE IV.
- 4 CONSTRUCT CONCRETE CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
- 5 CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. NO. 411
- 6 SAWCUT AND REMOVE EXIST. A.C. PAVEMENT
- 7 CONSTRUCT 18" RCP STORM DRAIN CL. IV
- 8 CONSTRUCT CONCRETE COLLAR PER CITY STD. 424
- 9 ADJUST MANHOLE TO GRADE
- 10 CONSTRUCT CLEANOUT BOX PER CITY STD. 425
- 11 INSTALL F-1 FLEXIBLE DELINEATORS PER PLAN

EX. PM - 9523



CENTRAL AVENUE

BUSINESS TAX CERTIFICATION # 033595 EXP. DATE 4/2/99

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND ELECTRICAL
 APPROVED BY: *Bill Amante* 1/19/98
 DATE: 1/19/98

CITY OF RIVERSIDE WATER SYSTEM
 APPROVED BY: *Richard J. Duda* 9/29/98
 DATE: 9/29/98
 VOID AFTER 1 YEAR FROM THIS DATE

Underground Service Alerts
 Call: TOLL FREE 1-800-227-2300
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ON-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT IS EQUIPMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER
 Civil
 George A. Lenfestey
 No. 45920
 Exp. 12-31-98
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
 GEORGE A. LENFESTEY
 R.C.E. 45920 - EXP. 12/31/98
 DATE: 9/23/98

KEITH INTERNATIONAL, INC.
 "Planning • Civil Engineering • Environmental Services"
 Land Surveying • Public Works • Water Resources
 Inland Empire Division
 28899 Chino Ave., Ste. 300, Moreno Valley, CA 92553 (909) 868-0284

BENCHMARK: USGS DESIGNATION Q1144, BENCHMARK DISK STAMPED: 1961 4.5 MILES SOUTHWEST ALONG THE UNION PACIFIC RAILROAD FROM THE STATION AT RIVERSIDE, THENCE 0.4 MILE WEST ALONG JURUPA AVENUE, AT THE INTERSECTION OF FREMONT STREET, SET VERTICALLY IN THE WEST CONCRETE FOUNDATION OF THE BOWEN PACIFIC CORPORATION BUILDING, 0.8 FOOT SOUTH OF THE NORTHWEST CORNER, 203 FEET NORTH OF THE CENTER LINE OF THE AVENUE, 83 FEET EAST OF THE CENTER LINE OF THE STREET, 67 FEET SOUTH OF THE SOUTH RAIL OF A SIDE TRACK AND 0.8 FOOT ABOVE THE GROUND. ELEVATION: 788.71

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: PM DRAWN BY: RM CHECKED BY: RY

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *R. Mc Bratt*
 DATE: 11-12-98
 DIRECTOR OF PUBLIC WORKS

PRINCIPAL ENGINEER: *R. Mc Bratt*
 PARK DEPARTMENT: *R. Mc Bratt*
 TRAFFIC DIVISION: *R. Mc Bratt*
 P.W. ENGR. MANAGER: *R. Mc Bratt*
 STREET SERVICES: *R. Mc Bratt*

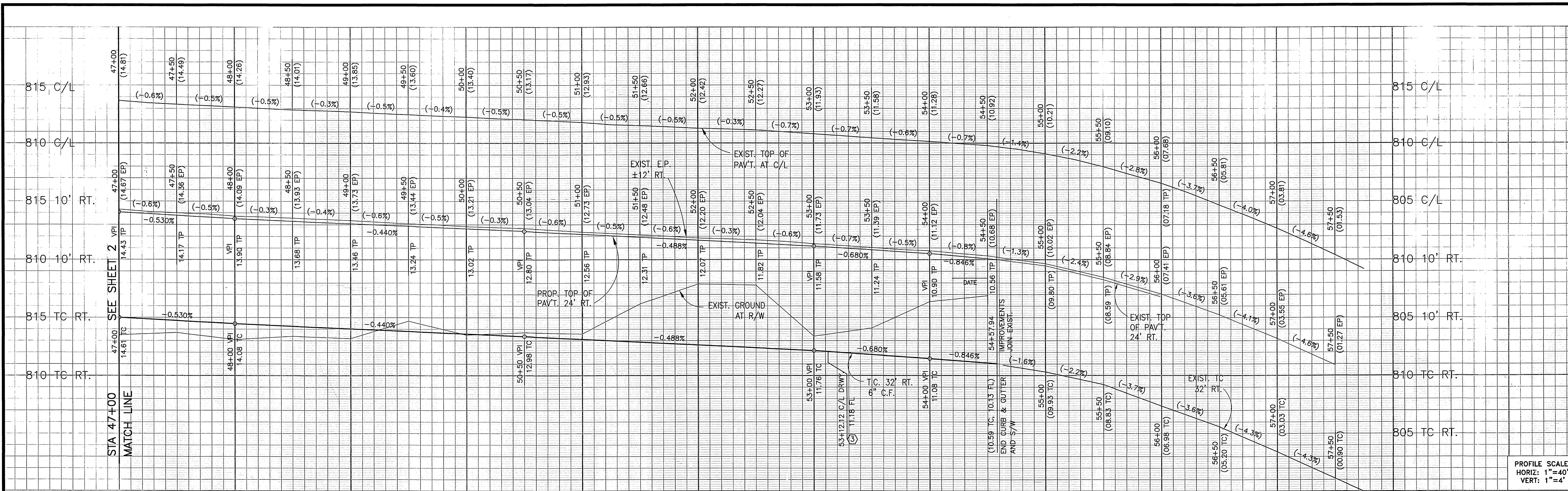
STREET IMPROVEMENT PLANS
 CENTRAL AVENUE
 STA. 40+68 TO STA. 47+00

PROJECT NO. 31015
 R-3510

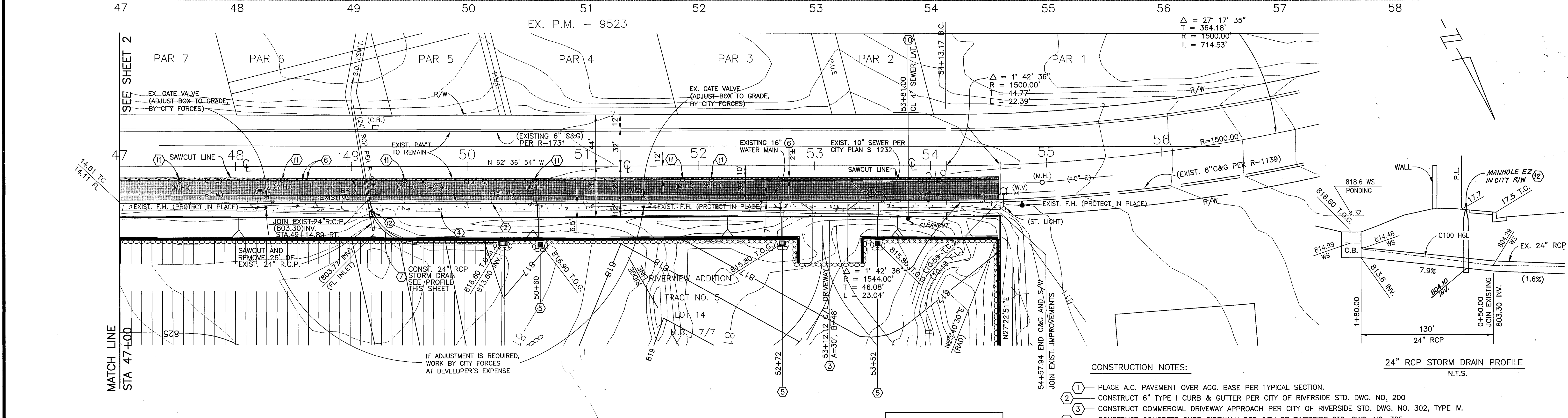
SCALE: 1"=40'
 SHEET 2 OF 3

INDEXED 12-14-98 4/11

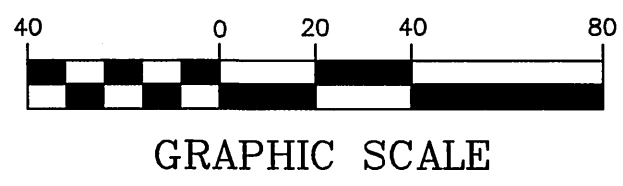
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PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



CENTRAL AVENUE



- CONSTRUCTION NOTES:
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 - 8 CONSTRUCT 4" VCP SEWER LATERAL PER CITY STD 502A
 - 9 ADJUST MANHOLE TO GRADE
 - 10 CONSTRUCT MANHOLE EZ PER CITY STD. DWG. N2 431

24" RCP STORM DRAIN PROFILE
N.T.S.

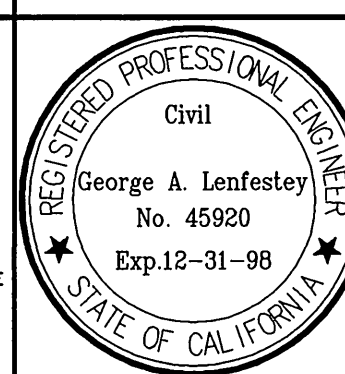
CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND ELECTRICAL

CITY OF RIVERSIDE
WATER SYSTEM

APPROVED BY: *B. Amante* 9/19/98 DATE: 9/24/98

APPROVED BY: *Richard D. Duda* 9/24/98 DATE: 9/24/98

VOID AFTER 1 YEAR FROM THIS DATE



PREPARED UNDER THE DIRECTION OF:
George A. Lenfestey 9/23/98 DATE: 12/31/98
R.C.E. 45920 - EXP. 12/31/98



BUSINESS TAX CERTIFICATION # 033595 EXP. DATE 4/2/99



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

MARK	REVISIONS	APPR. DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *R. McBratt* DATE: 11-12-98

PRINCIPAL ENGINEER: *R. McBratt*
TRAFFIC DIVISION: *R. McBratt*
R.W. ENGR. MANAGER: *R. McBratt*
STREET SERVICES: *R. McBratt*

STREET IMPROVEMENT PLANS
CENTRAL AVENUE
STA. 47+00 TO STA. 54+58

PROJECT NO. 31015
R-3510

SCALE: 1"=40'
SHEET 3 OF 3

INDEXED 12-19-98 GAT

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