

SPRUCE STREET IMPROVEMENTS

GENERAL NOTES

GENERAL NOTES

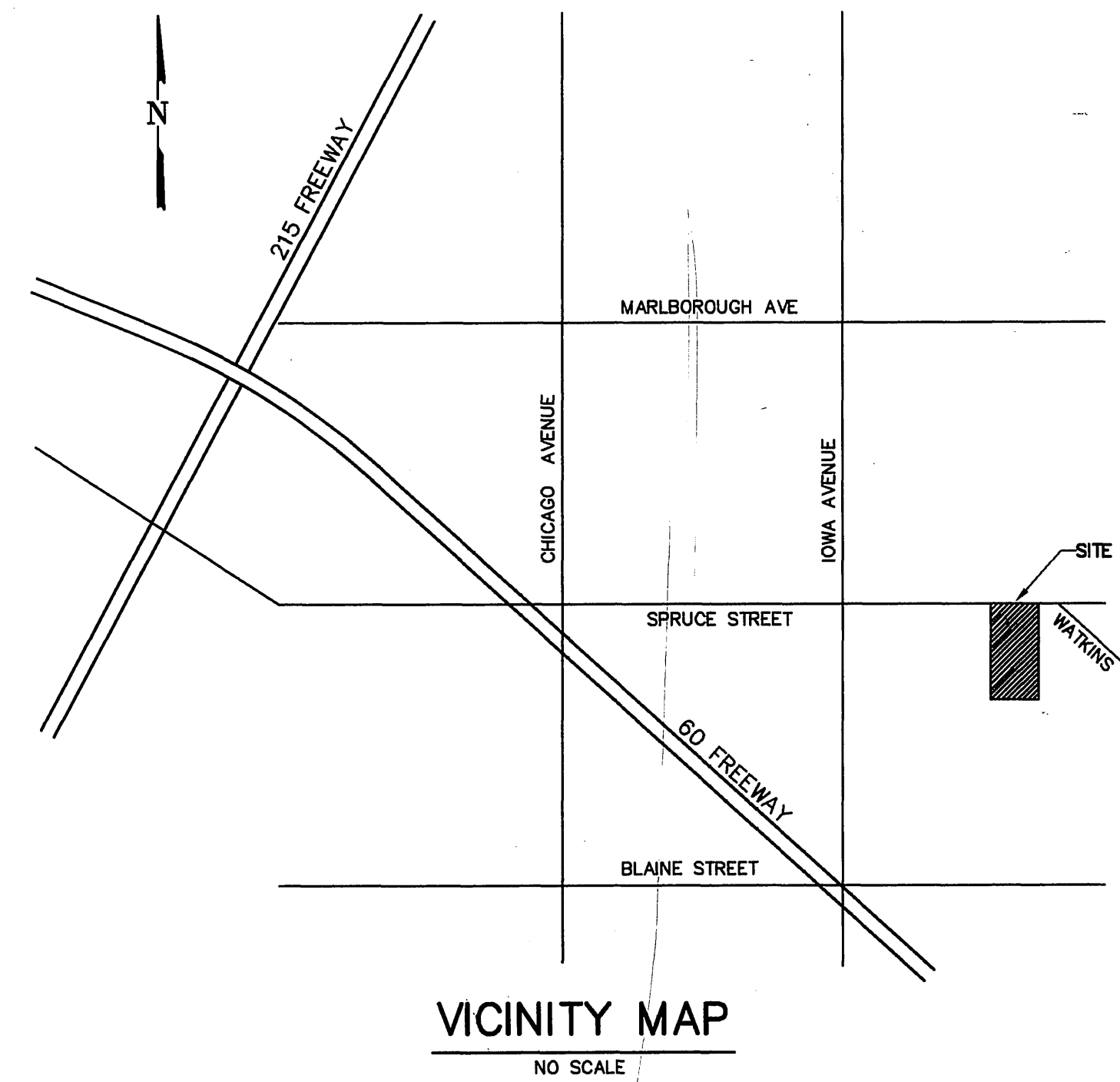
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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 DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY PRIVATE ENGINEER.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY 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 DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1800-227-2600, 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- DEVELOPER/CONTRACTOR TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW THE CITY TWENTY (20) WORKING DAYS FOR COMPLETION OF WORK. (909)351-6150.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE FILL IS ONE 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATIONS PRIOR TO CONSTRUCTION.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETE.
- NO FINISH FLOOR ELEVATION SHALL BE LESS THAN 4' ABOVE THE SEWER FLOW LINE AT THE POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY OF RIVERSIDE.

GENERAL ELECTRIC NOTES:
SEE CITY OF RIVERSIDE DRAWING UL5-69434B FOR PLANS AND SPECIFICATIONS FOR STREET LIGHTS AND UNDERGROUND FACILITIES.
(CONTACT VAHD BAZEL AT 909 782-5830 FOR DETAILS)

CONSTRUCTION NOTES:
COORDINATE RELOCATION & RELOCATION CHARGES WITH CITY OF RIVERSIDE.
(CONTACT VAHD BAZEL AT 909 782-5830)

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. 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. DEVELOPER BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FOR 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:
 - SPRUCE STREET: WASHINGTONIA FILIFERA/CALIFORNIA FAN PALM MIN 4" BROWN TRUNK, 7 EACH*
 - * WHERE OVERHEAD WRES EXIST, SUBSTITUTE MIN 15 GALLON SIZE PYRUS c. 'ARISTOCRAT'/ARISTOCRAT PEAR FOR FOR THE FAN PALM.
- BOTH A STREET TREE RELOCATION/ REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/ OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
- ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES. NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.



CONSTRUCTION NOTES AND ESTIMATED QUANTITIES

ITEM	QUANT	UNIT
1 REMOVE AC DRIVEWAY	980	SF
2 REMOVE CHAIN LINK FENCE	150	LF
3 REMOVE AC BERM	358	LF
4 REMOVE AC PAVEMENT	2,920	SF
5 RELOCATE POWER POLE (BY OTHERS)	3	EA
6 ADJUST WATER VALVE BOX TO GRADE, 3 EACH, BY CITY FORCES	3	EA
7 REMOVE WATER METER AND CUT AND PLUG SERVICE LINE AT MAIN, ALL BY CITY FORCES	2	EA
8 EXISTING FIRE HYDRANT (B.O) TO BE RELOCATED BY CITY FORCES	1	EA
9 GRIND PAVEMENT 0.2' DEEP STA 16+50 TO 17+50 AND 18+25 TO 18+75, 0.1' DEEP ALL OTHER AREAS	4,720	SF
10 CONSTRUCT 5" AC PAVEMENT ON 10" BASE (SECTION BASED ON STREET PLAN R-3171 S.R. 1425,R=45)	5,200	SF
11 CONSTRUCT 8" CURB AND GUTTER PER CITY STD PLAN 200 TYPE 1	320	LF
12 CONSTRUCT WALK PER CITY STD PLAN 325	1,600	SF
13 CONSTRUCT DRIVEWAY PER CITY STD PLAN 302	430	SF
14 INSTALL 8" FMCT METER IN 6'X10' VAULT (BY CITY FORCES)	1	EA
15 INSTALL 8" HOT TAP (BY CITY FORCES)	1	EA
16 INSTALL 8" D.I. PIPE CLASS 350 (BY CITY FORCES)	23	LF
17 INSTALL SEWER MANHOLE PER CITY STD 500	1	EA
18 CONSTRUCT 8" VCP SEWER AT S=0.005	47	LF
20 PLACE VARIABLE THICKNESS AC OVERLAY	4,720	SF
21 RELOCATE EXIST 30" DIA RR X-ING SIGN TO 2' BEHIND NEW CURB AT SAME STATION AS EXIST LOCATION	1	EA
22 PAINT RAILROAD CROSSING SYMBOL PER CALTRANS STD. PLAN A24C	2	EA
23 REMOVE EXISTING STRIPE ON CL BY SANDBLASTING/PAINT CL STRIPE PER CALTRANS STD. PLAN A20A, DETAIL 1.	340	LF
24 INSTALL CLEANOUT AT R/W PER CITY STD PLAN 560	1	EA
25 PLANT STREET TREE PER CITY STD DETAIL 1001 & 1002 AND PROVIDE AUTOMATIC IRRIGATION PER CITY STD DETAIL 4034	7	EA

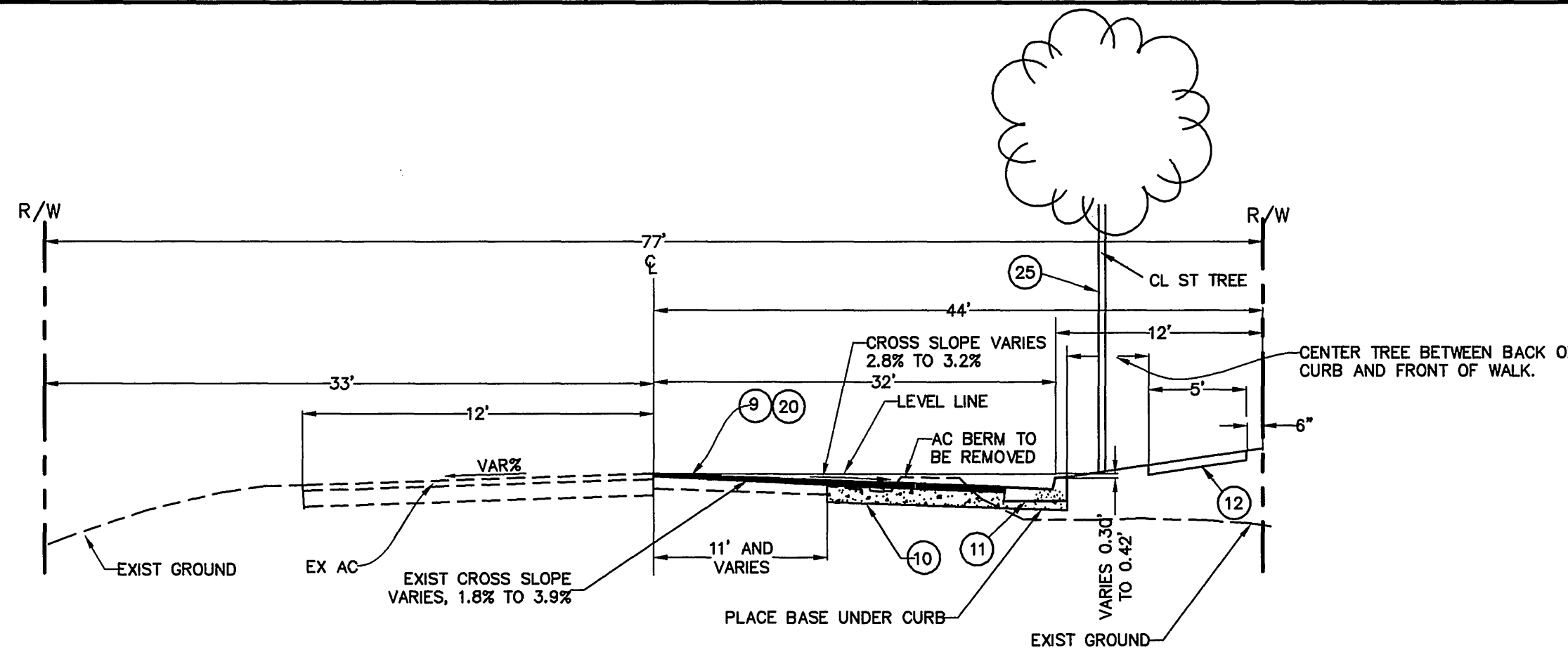
PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

SAFETY RESPONSIBILITY

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 the requirements 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 the engineer.

EXISTING UNDERGROUND STRUCTURES

The existence and location of any underground utilities or structures shown in these plans are obtained by a search of 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 all precautionary measures to protect the utilities shown, and any other lines or structures not shown on these plans, and is responsible for the protection of, and any damage to these lines or structures. The contractor shall call DigAlert and have all utilities marked before digging.



SPRUCE STREET TYPICAL SECTION

T.I.=9.5
NO SCALE

CITY OF RIVERSIDE
WATER SYSTEM
Richard J. Drobek 8/23/99
Approved Date

GENCOM CABLE TELEVISION
CHARACTER COMMUNICATION
REVIEWED BY: [Signature] DATE: 8-31-99

CITY OF RIVERSIDE ELECTRIC
REVIEWED BY: [Signature] DATE: 8-20-99

SOUTHERN CALIFORNIA GAS COMPANY
REVIEWED BY: [Signature] DATE: 8/18/99

BENCH MARK No. 18-83 ELEV. 961.275
LOCATION: P.K. NAIL AND CITY ENGR TAG IN CONC BASE OF STREET LIGHT POLE AT S/W COR OF IOWA AVE AND MASSACHUSETTS AVE. RETURN.



* AS-BUILT PER PLANS 5-28-03 Lft

Thielmann Engineers

221 S GLASSSELL ST
ORANGE, CA 92666
(714) 744-9700, FAX (714) 744-9312

CITY BUSINESS TAX CERTIFICATE NO. 113073 EXP DATE 5/12/00

DATE	BY	MARK	REVISIONS	APPR.	DATE
DESIGNED BY	JT			CHECKED BY	GT
DRAWN BY	JT				



PREPARED BY: [Signature] DATE: 8-17-99
JENS THIELMANN
R.C.E. No. 25742 EXP. DATE 12/31/01

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 9/10/99
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
P.W. ENG'G MANAGER
STREET SERVICES

APPROVED BY: [Signature] DATE: 9-24-99
PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLAN

PD-003-989 RZ-013-989
1046 SPRUCE STREET APARTMENTS
FROM 328' EASTERLY TO 648' EASTERLY OF CL RUSTIN AVE

SPRUCE STREET
TITLE SHEET

HORIZONTAL SCALE: AS SHOWN VERTICAL SCALE: AS SHOWN

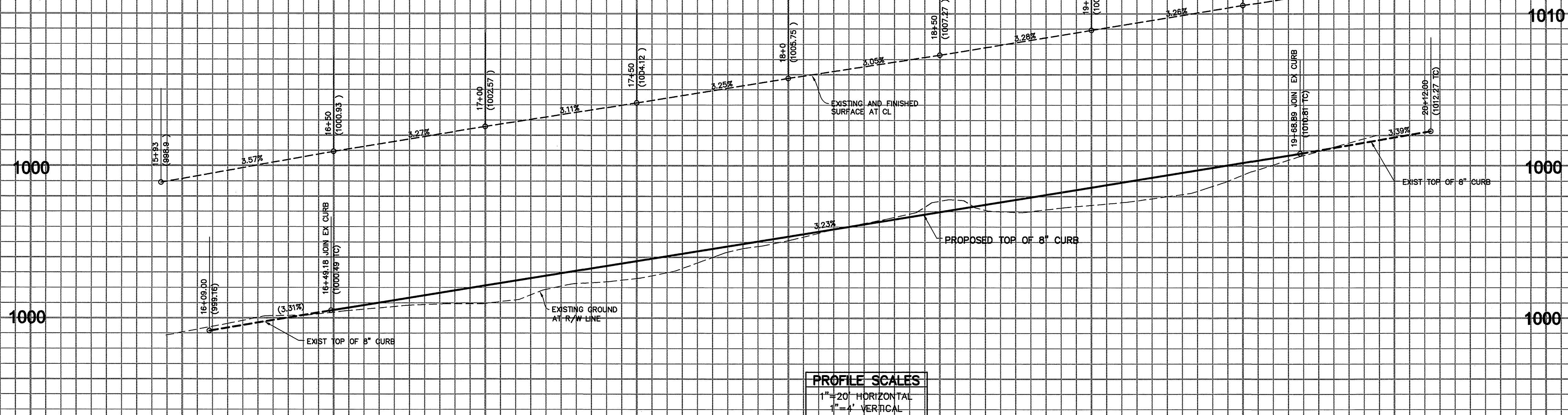
ACCOUNT NO

R-3548

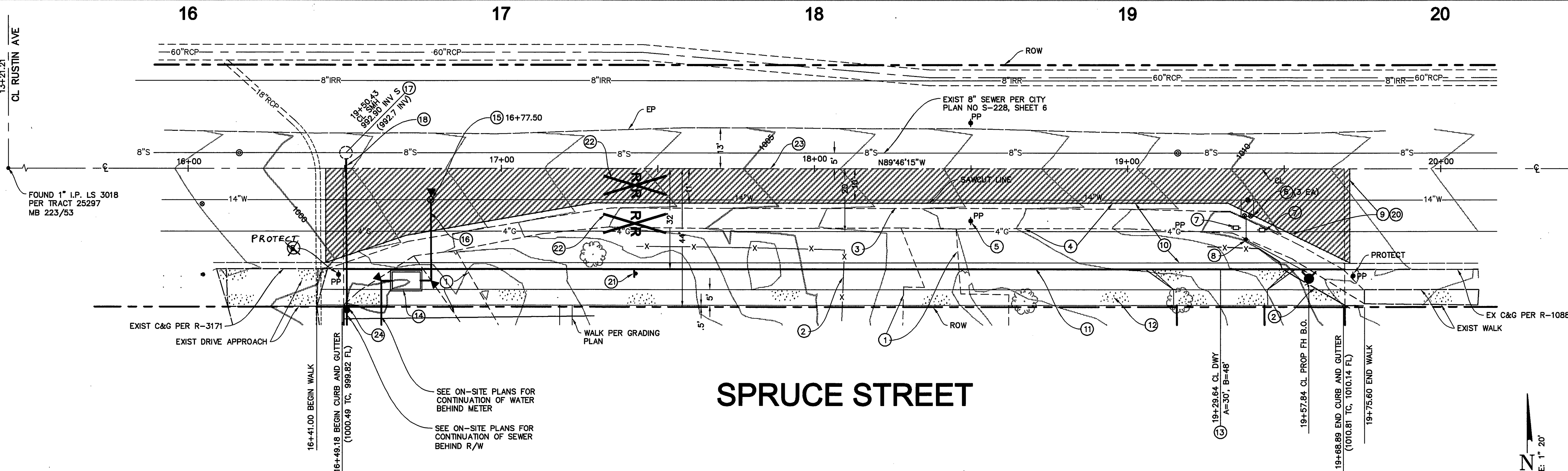
SHEET 1 OF 2

PC-4195-S

INDEXED 10-19-99 Lft



PROFILE SCALES
 1"=20' HORIZONTAL
 1"=4' VERTICAL



CONSTRUCTION NOTES

- 1 REMOVE AC DRIVEWAY
- 2 REMOVE CHAIN LINK FENCE
- 3 REMOVE AC BERM
- 4 REMOVE AC PAVEMENT
- 5 RELOCATE POWER POLE (BY OTHERS) *
- 6 ADJUST WATER VALVE BOX TO GRADE, 3 EACH, BY CITY FORCES
- 7 REMOVE WATER METER AND CUT AND PLUG SERVICE LINE AT MAIN, ALL BY CITY FORCES
- 8 EXISTING FIRE HYDRANT (B.O) TO BE RELOCATED BY CITY FORCES
- 9 GRIND PAVEMENT 0.2' DEEP STA 16+50 TO 17+50 AND 18+25 TO 18+75, 0.1' DEEP ALL OTHER AREAS
- 10 CONSTRUCT 5" AC PAVEMENT ON 10" BASE (SECTION BASED ON STREET PLAN R-3171 S.R. 1425,R=45)
- 11 CONSTRUCT 8" CURB AND GUTTER PER CITY STD PLAN 200 TYPE I
- 12 CONSTRUCT WALK PER CITY STD PLAN 325
- 13 CONSTRUCT DRIVEWAY PER CITY STD PLAN 302
- 14 INSTALL 8" FWC METER IN 6'x10' VAULT (BY CITY FORCES)
- 15 INSTALL 8" HOT TAP (BY CITY FORCES)
- 16 INSTALL 8" D.I. PIPE CLASS 350 (BY CITY FORCES)
- 17 INSTALL SEWER MANHOLE PER CITY STD 500
- 18 CONSTRUCT 8" VCP SEWER AT S=0.005
- 20 PLACE VARIABLE THICKNESS AC OVERLAY
- 21 RELOCATE EXIST 30" DIA RR X-ING SIGN TO 2' BEHIND NEW CURB AT SAME STATION AS EXIST LOCATION
- 22 PAINT RAILROAD CROSSING SYMBOL PER CALTRANS STD. PLAN A24C.
- 23 REMOVE EXISTING STRIPE ON CL BY SANDBLASTING. PAINT CL STRIPE PER CALTRANS STD. PLAN A20A, DETAIL 1.
- 24 INSTALL CLEANOUT AT R/W PER CITY STD PLAN 500
- 25 PLANT STREET TREE PER CITY STD DETAIL 1001 & 1002 AND PROVIDE AUTOMATIC IRRIGATION PER CITY STD DETAIL 4034



CITY OF RIVERSIDE WATER SYSTEM
 Reviewed by: *Rudolph D. Duda* 8/23/99 Date
 Approved

BENCOM CABLE TELEVISION
 CHARTER COMMUNICATION
 Reviewed by: *Frank King* 8-23-99 DATE

CITY OF RIVERSIDE ELECTRIC
 Reviewed by: *Bill Mainord* 8-20-99 DATE

SOUTHERN CALIFORNIA GAS COMPANY
 Reviewed by: *Mark Lewis* 8/18/99 DATE

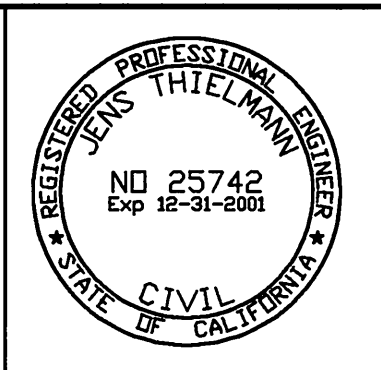
BENCH MARK No. 18-B3 ELEV. 961.275
 LOCATION: P.K. NAIL AND CITY ENGR TAG IN CONC BASE OF STREET LIGHT POLE AT S/W COR OF IOWA AVE AND MASSACHUSETTS AVE. RETURN.

* COORDINATE RELOCATION 30 DAYS IN ADVANCE OF CONSTRUCTION. CONTACT: BILL MAINORD @ (909) 782-5393 RIVERSIDE PUBLIC UTILITIES ELECTRIC

* AS-BUILT PER PLANS 5-8-03 4th

Thielmann Engineers
 221 S GILFILL ST
 ORANGE, CA 92666
 (714) 744-9100, FAX (714) 744-9312
 CITY BUSINESS TAX CERTIFICATE NO. 113073 EXP DATE 5/12/00

DATE	BY	MARK	REVISIONS	APPR. DATE
DESIGNED BY	JT			
DRAWN BY	JS			
CHECKED BY	GT			



PREPARED BY: *Jens Thielmann* DATE: 8-17-99
 R.C.E. No. 25742 EXP. DATE 12/31/01

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: *R. McBrath* DATE: 9-29-99
 PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLAN
 PD-003-989 RZ-013-989
 1046 SPRUCE STREET APARTMENTS
PLAN AND PROFILE
 FROM 328' EASTLY OF CL RUSTIN AVE TO 648' EASTLY
SPRUCE STREET
 HORIZONTAL SCALE: 1"=20' VERTICAL SCALE: 1"=4'
 ACCOUNT NO. **R-3548**
 SHEET **2** OF **2**
 PC-4195-S