

**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.
- 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.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE 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.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- SEE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT DWG: UOL5-604786 FOR LOCATION & QUANTITY OF REQUIRED STREET LIGHTS. CONTACT BILL ARMENTA AT (909) 826-5629.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

**WATER DEPARTMENT NOTE:**

DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (909) 351-6368

**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 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.
- 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.

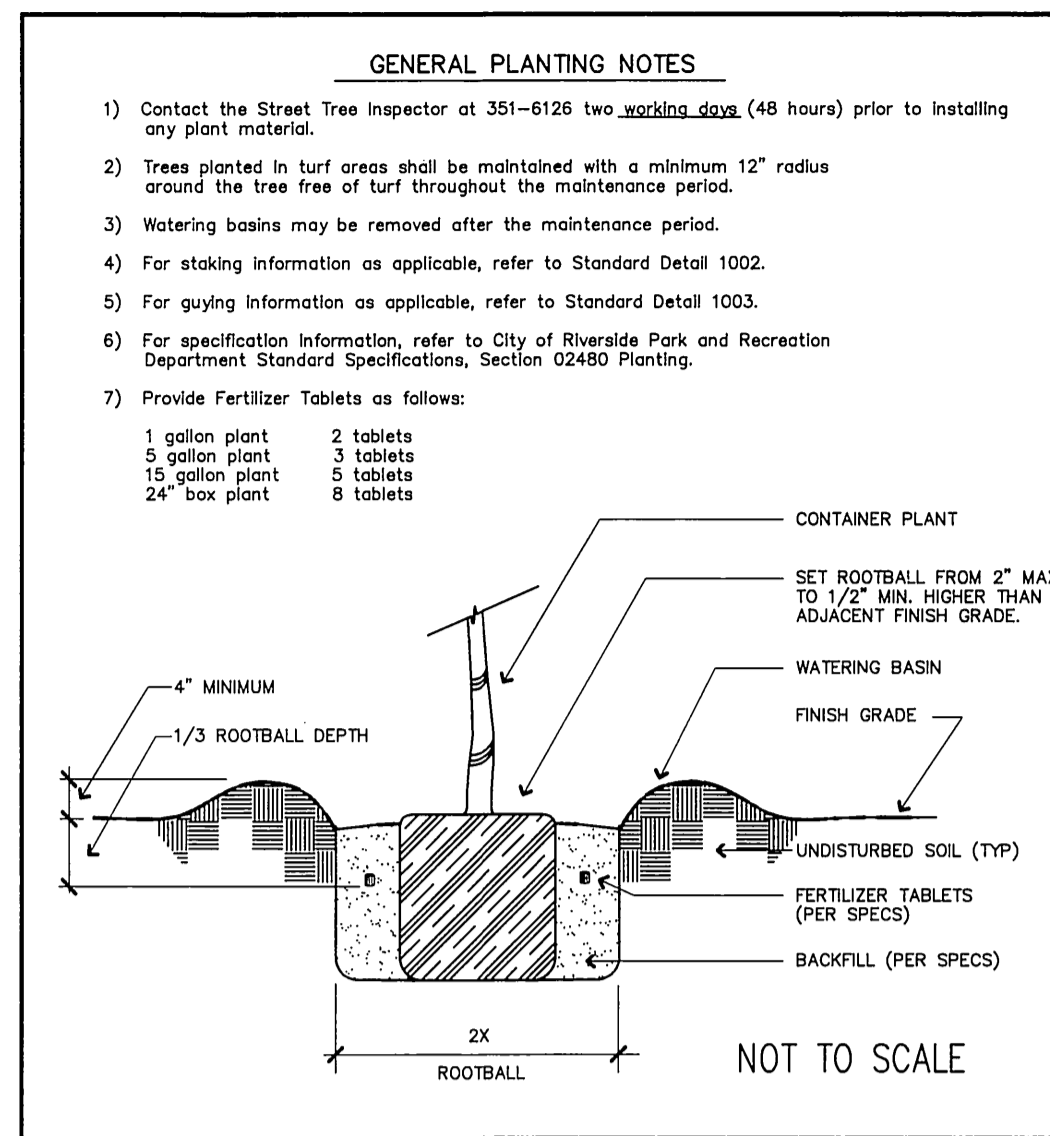
STREET NAME	BOTANICAL/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D.
ARLINGTON AVENUE	MAGNOLIA G. 'MAJESTIC BEAUTY' / SOUTHERN MAGNOLIA	15 GAL.	45' O.C.	5 EA.
ARLINGTON AVENUE	EXISTING BROADLEAF TO BE REMOVED ("NO FEE" PERMIT REQUIRED, CONTACT STREET TREE INSPECTOR @ 351-6126.)			1 EA.

**CONSTRUCTION NOTES**

- CONSTRUCT CONCRETE CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE I (6" CURB FACE).
- CONSTRUCT 5" OF ASPHALT PAVING OVER 12 1/2" OF CRUSHED AGGREGATE BASE MATERIAL. PER S.R. 155B, R=47
- CONSTRUCT VARIABLE THICKNESS ASPHALT OVERLAY.
- CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325 (CURB SIDEWALK).
- CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304, TYPE I.
- SAWCUT AND REMOVE EXISTING CURB & GUTTER, SIDEWALK AND DRIVE APPROACHES.
- SAWCUT AND REMOVE EXISTING CURB & GUTTER AND SIDEWALK, CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING 304, TYPE II.
- SAWCUT AND REMOVE EXISTING WHEELCHAIR RAMP, CONSTRUCT CURB & GUTTER AND SIDEWALK TO MATCH EXISTING.
- SAWCUT REMOVE AND REPLACE A 12" WIDE STRIP OF ASPHALT PAVING.
- INSTALL 12" WIDE WHITE CROSS WALK DELINEATION LINE.
- INSTALL STOP TEXT AT LOCATIONS SHOWN.
- REMOVE PAVEMENT MARKINGS BY WET SANDBLASTING.

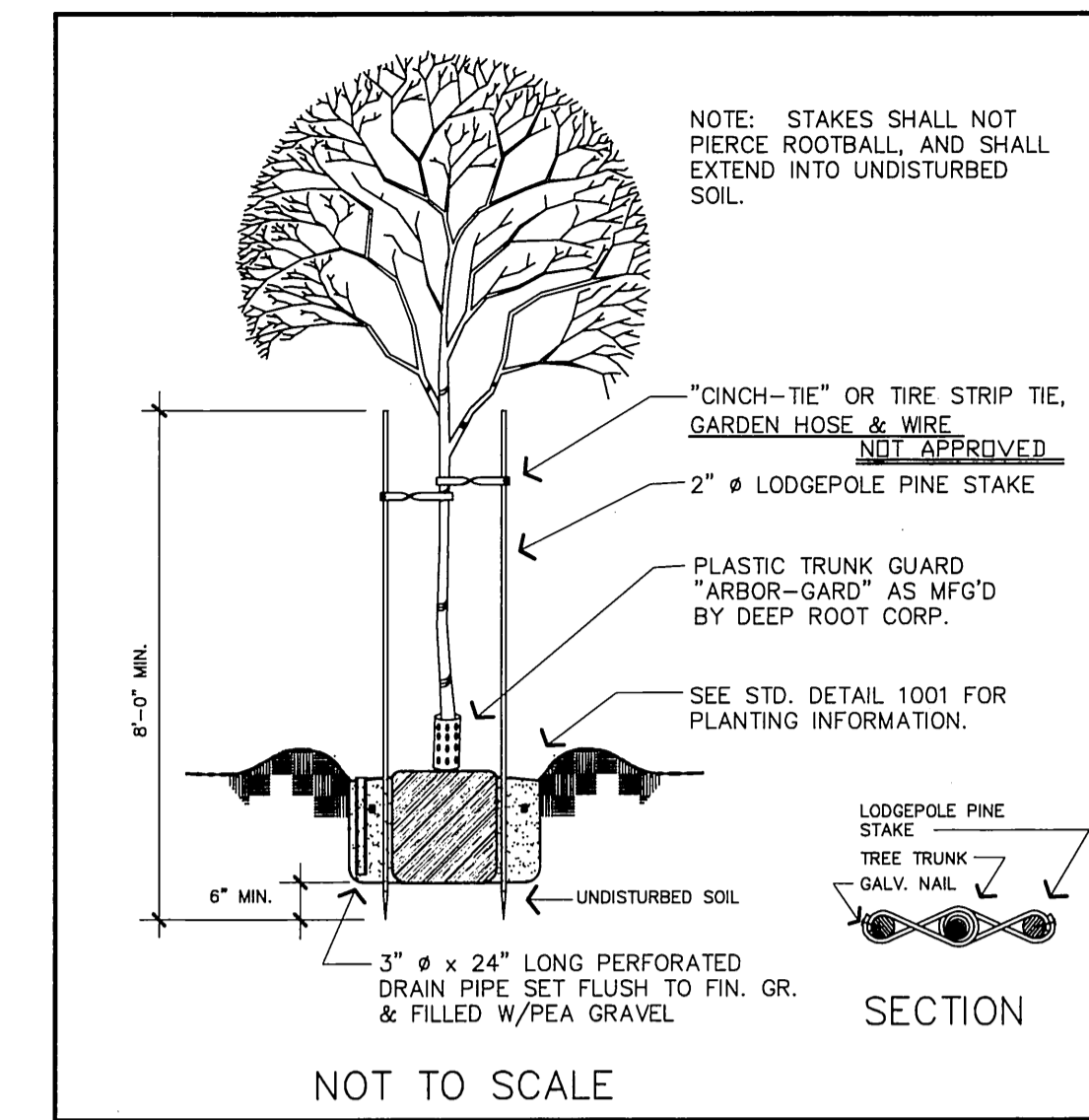
**BENCH MARK**

CITY OF RIVERSIDE PRECISE B.M. G5-L2  
P.K. NAIL AND CITY ENGINEER TAG IN SOUTHERLY WING OF A CATCH BASIN ON THE WEST SIDE OF BROCKTON AVENUE, 79 FEET SOUTHERLY OF ARLINGTON AVENUE.  
ELEVATION=845.155



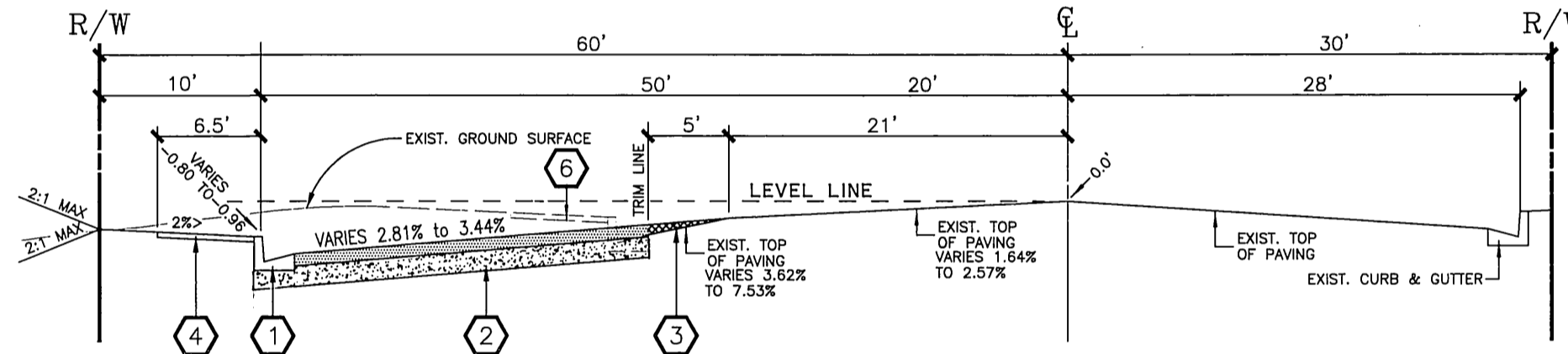
Approved	Date	Park and Recreation Department	Detail No.
Revised	Date	CITY OF RIVERSIDE	1001

**PLANTING DETAIL**



Approved	Date	Park and Recreation Department	Detail No.
Revised	Date	CITY OF RIVERSIDE	1002

**DOUBLE STAKING DETAIL**



**TYPICAL SECTION**  
**ARLINGTON AVENUE**  
STA.65+15.94 TO STA.69+01.94  
T.I.=10.5



**LOCATION MAP**  
NO SCALE



CHARTER COMMUNICATIONS  
APPROVED BY: [Signature] DATE: 9-18-00

CITY OF RIVERSIDE WATER SYSTEM  
APPROVED BY: [Signature] DATE: 11/1/00

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD AND UNDERGROUND  
APPROVED BY: [Signature] DATE: 10-23-00

SOUTHERN CALIFORNIA GAS COMPANY  
APPROVED BY: [Signature] DATE: 9-20-00

PACIFIC BELL  
APPROVED BY: [Signature] DATE: 10-25-00



CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 25540, EXPIRES 7/2/01

JN DEELER and associates LAND SURVEYING AND MAPPING  
18845 VAN BUREN BLVD., SUITE 5C  
RIVERSIDE, CA 92508  
(909) 789-4434  
FAX (909) 789-1712

PLANS PREPARED UNDER THE SUPERVISION OF:  
R.C.E. 27983 EXP. 3/31/02 DATE 9-18-00

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

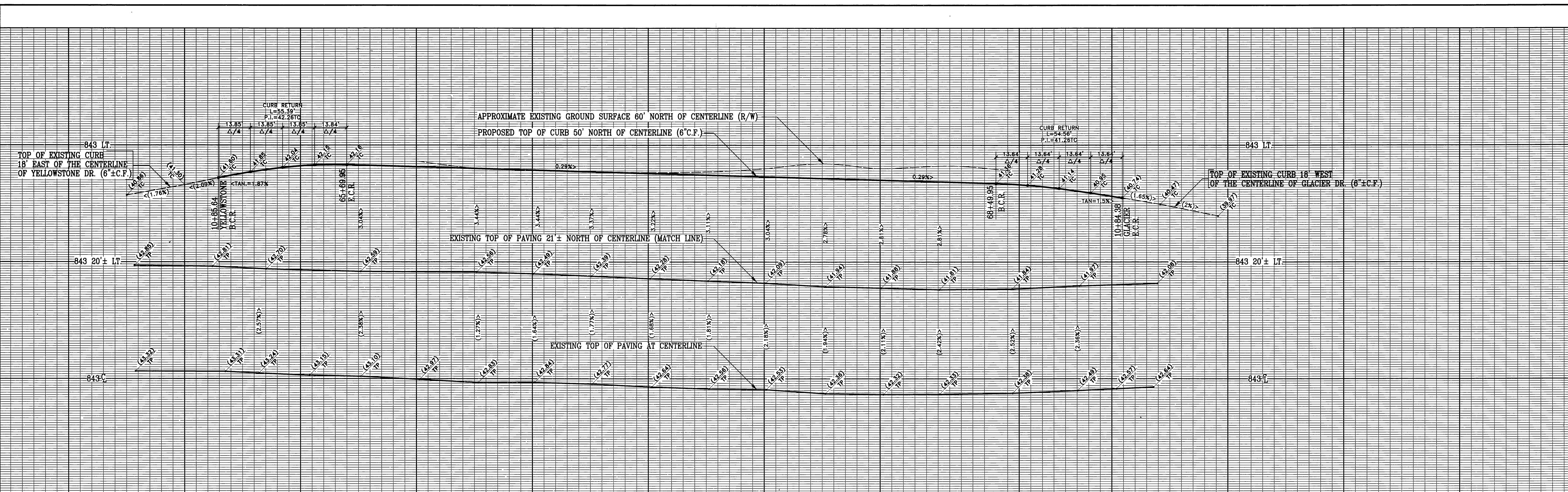
APPROVED BY: [Signature] DATE: 12-9-2000

PRINCIPAL ENGINEER: [Signature]  
TRAFFIC DIVISION: [Signature]  
DEPUTY P.W. DIRECTOR: [Signature]

**STREET IMPROVEMENT PLAN**  
**ARLINGTON AVENUE**  
NORTHERLY SIDE  
YELLOWSTONE DR. TO GLACIER DR.  
GP-008-990/RZ-019-990

ACCOUNT NO.  
**R-3598**  
SHEET ONE OF TWO

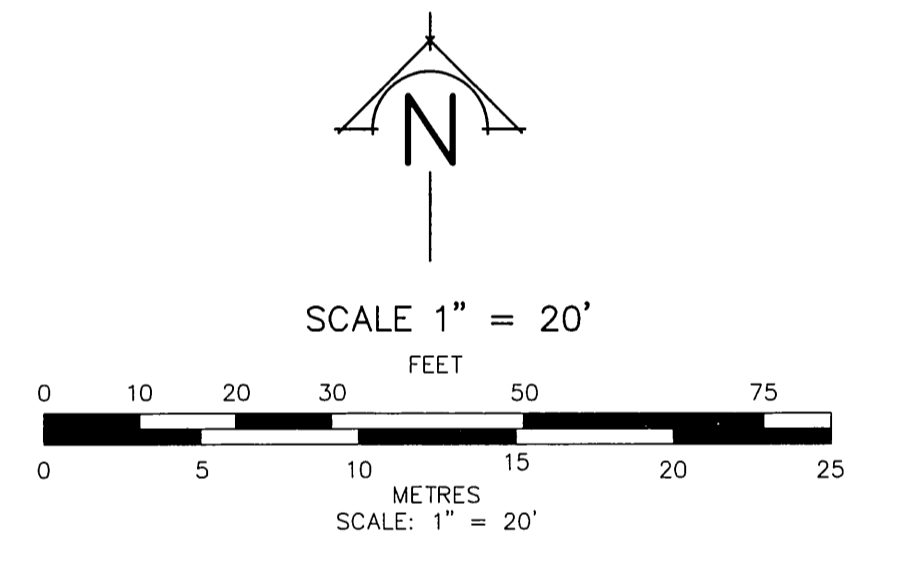
HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=2'  
ASBUILT 05-24-01 INDEXED 1-8-01



**CURVE DATA**

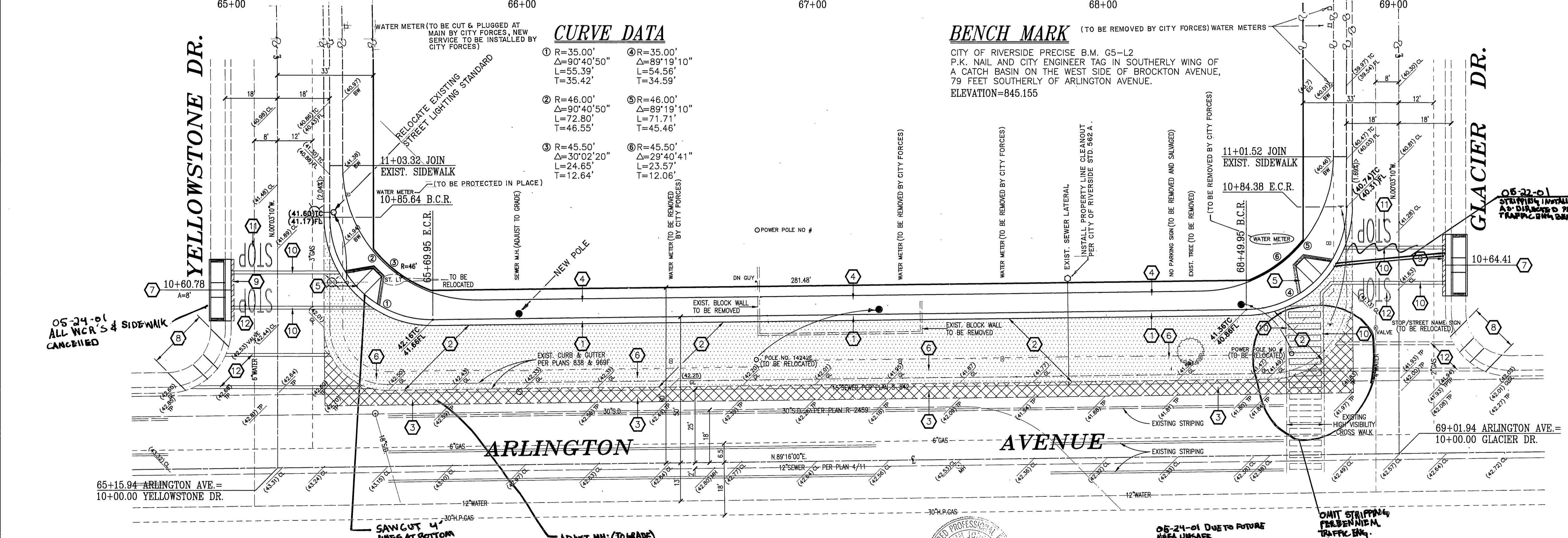
1 R=35.00' Δ=90°40'50" L=55.39' T=35.42'	2 R=46.00' Δ=90°40'50" L=72.80' T=46.55'	3 R=45.50' Δ=30°02'20" L=24.65' T=12.64'	4 R=35.00' Δ=89°19'10" L=54.56' T=34.59'	5 R=46.00' Δ=89°19'10" L=71.71' T=45.46'	6 R=45.50' Δ=29°40'41" L=23.57' T=12.06'
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**BENCH MARK** (TO BE REMOVED BY CITY FORCES) WATER METERS  
 CITY OF RIVERSIDE PRECISE B.M. C5-L2  
 P.K. NAIL AND CITY ENGINEER TAG IN SOUTHERLY WING OF  
 A CATCH BASIN ON THE WEST SIDE OF BROCKTON AVENUE,  
 79 FEET SOUTHERLY OF ARLINGTON AVENUE.  
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  - 11 INSTALL STOP TEXT AT LOCATIONS SHOWN.
  - 12 REMOVE PAVEMENT MARKINGS BY WET SANDBLASTING.
- BUILT AS PER PLAN STRIPPIING CANCELED BY BENNIE  
 \$5907 TRAFFIC



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

**CITY OF RIVERSIDE WATER SYSTEM**  
 APPROVED BY: *Ruben L. Dush* DATE: 11/1/00  
 CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT—ELECTRIC OVERHEAD AND UNDERGROUND  
 APPROVED BY: *John L. Sney* DATE: 10-23-00

**SOUTHERN CALIFORNIA GAS COMPANY**  
 APPROVED BY: *Kenny W. Baker* DATE: 9-20-00  
 PACIFIC BELL  
 APPROVED BY: *Ray Hallgren* DATE: 10-20-00

**JN BELER and associates** LAND SURVEYING AND MAPPING  
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 (909) 789-4434  
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 PLANS PREPARED UNDER THE SUPERVISION OF:  
 R.C.E. 27983 EXP. 3/31/02 DATE: 9-13-02

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: *R. Mc Smith* DATE: 12-9-2000  
 PRINCIPAL ENGINEER  
 PARKS DEPARTMENT  
 TRAFFIC DIVISION  
 DEPUTY P.W. DIRECTOR  
 STREET SERVICES

**STREET IMPROVEMENT PLAN**  
**ARLINGTON AVENUE**  
 NORTHERLY SIDE  
 YELLOWSTONE DR. TO GLACIER DR.  
 GP-008-990/RZ-019-990

ACCOUNT NO.  
**R-3598**  
 SHEET TWO OF TWO  
 86-148-13

C:\MADONVILLE\409351.dwg Wed Sep 13 11:22:30 2000

PC-4309-S

ASBUILT 5-24-01

INDEXED 1-8-01 LH