

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. Exact size and location to be staked by the Private Engineer prior to construction of the curb and gutter and as approved by the Traffic Engineer.
- The developer shall give the City Water Division five (5) working days written notice prior to the start of construction and to allow the City ten (10) working days for completion of work phone: (909) 351-6168
- 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 compaction of the fill below subgrade prior to issuance of the Construction Permit/Cut Sheets.
- See "Street Lighting Plans" for quantity and location of required street lights.
- 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 (U.S.A). Phone No. 1-800-422-4133 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.
- 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 project.
- Relocation fee to be paid by developer to Public Utilities Dept. prior to relocation of electrical facilities.
- Contractor shall contact the Public Utilities Dept. Inspector 48 hr. prior to construction. Ph. 909-782-5429

PARKS AND RECREATION NOTES

- All related work shall conform to the City of Riverside, Park and Recreation Department Standards and City of Riverside Street Tree policies.
- All street trees shall 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, 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. **351-6126**
- When calling for inspections contact the street tree inspector a minimum of 48 hours in advance at (909) ~~782-5429~~ **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) 782-5429 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;
 - 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.
- Street tree planting shall be as follows:

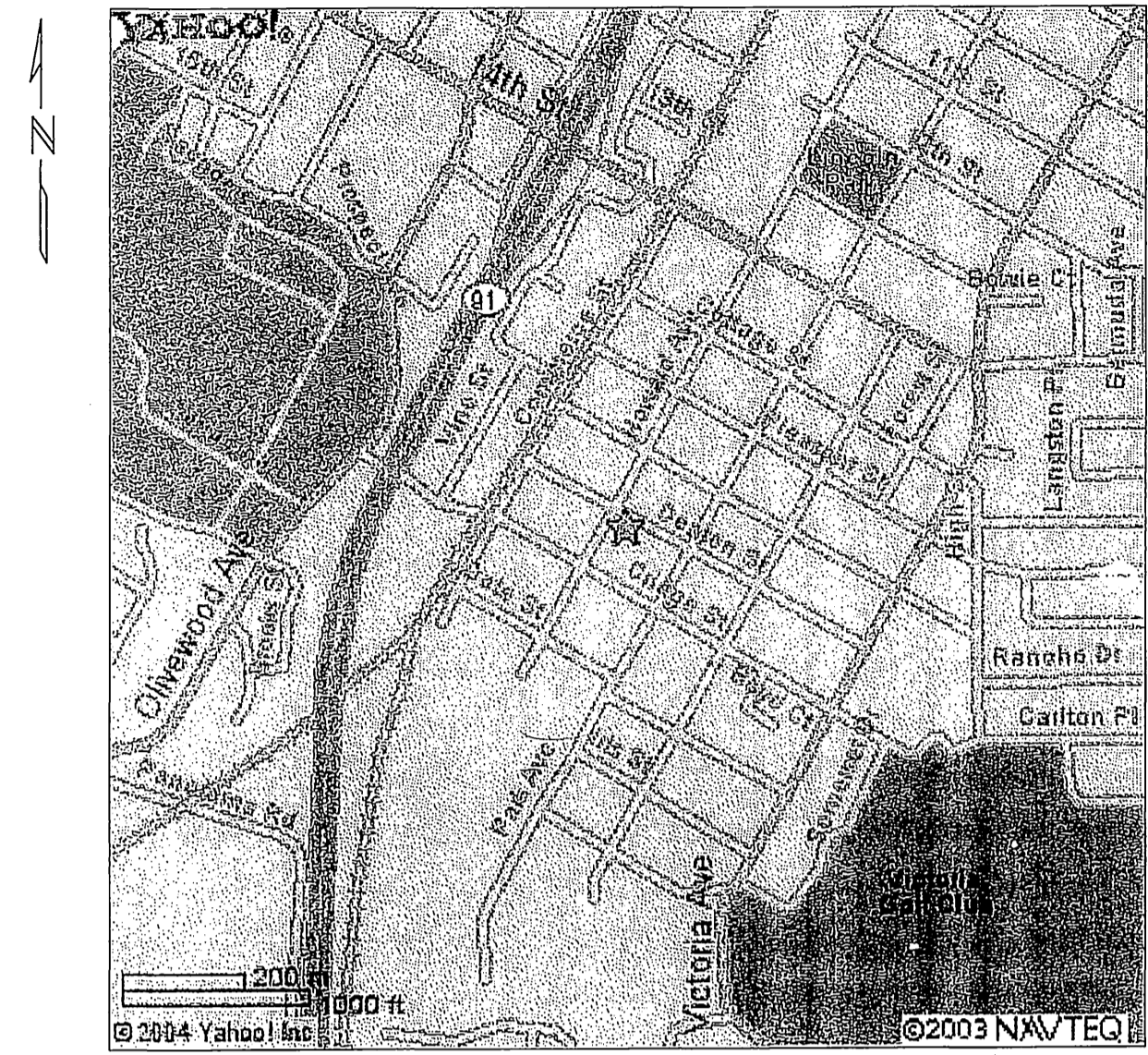
Howard Av. : Relocate existing Calif Fan Palm/W. latifera on site.
Plant two (2) 8" boxed Chinese Hackberry / Celtis sinensis

NOTE TO CONTRACTOR
The existence and approximate location of underground utilities or structure shown on this plan were determined by a research of the available public records. To the best of our knowledge there are no existing underground utilities or structures except as shown on this map. (Said utilities identified hereon were not "potholed" to determine precise location)
The contractor is required to take due precautionary measures to protect the utilities or structures shown and any other structures or utilities not shown. It shall be the contractor's responsibility to notify the owner of the underground utilities and structures concerned before starting work.
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 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.

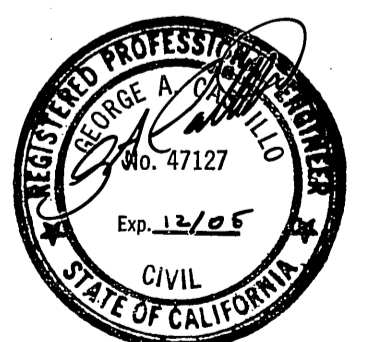
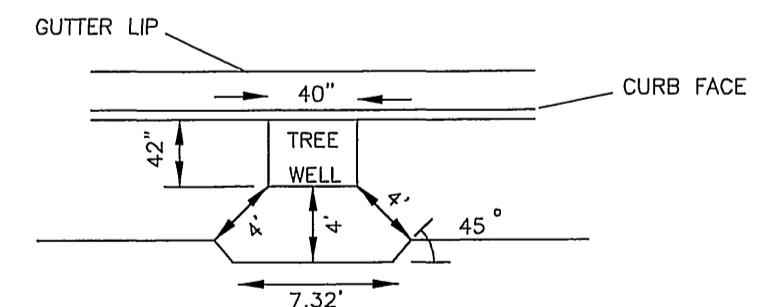
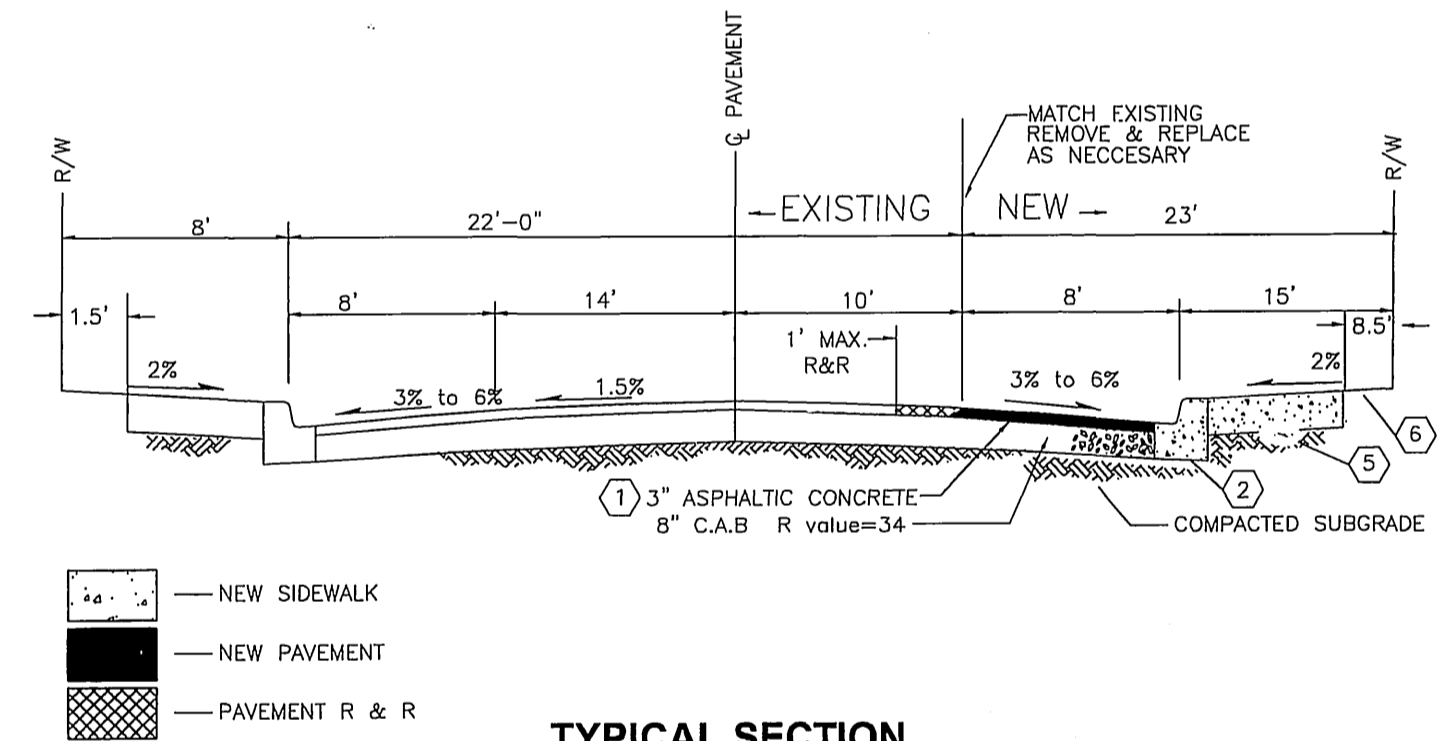
BENCH MARK H6-13 **BASIS OF BEARINGS**
FD PK & CITY ENGR WSHR THE CENTERLINE OF DENTON ST BETWEEN HOWARD AVE & PARK AVE HAVING A BEARING OF S 60°00'30" E
IN W'LY CURB OF HOWARD AVE PER RECORD OF SURVEY RECORDED IN BOOK 27/
1' N'LY OF BCR AT NW COR PAGE 20 RECORD OF SURVEY IN COUNTY OF RIVERSIDE
HOWARD AVE & DENTON ST
EL = 887.90 REFERENCE DRAWING NUMBER R-3363 & R-2325

WATER DEPARTMENT NOTE:

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



LOCATION MAP
NTS



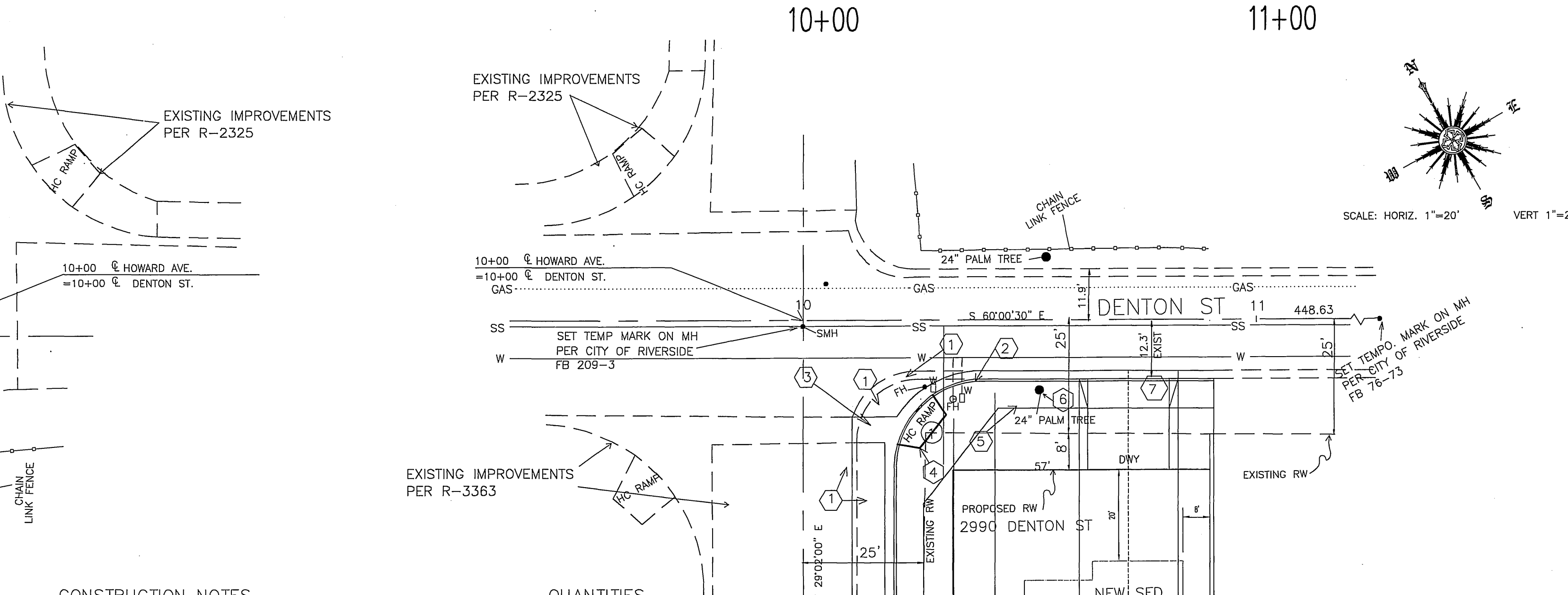
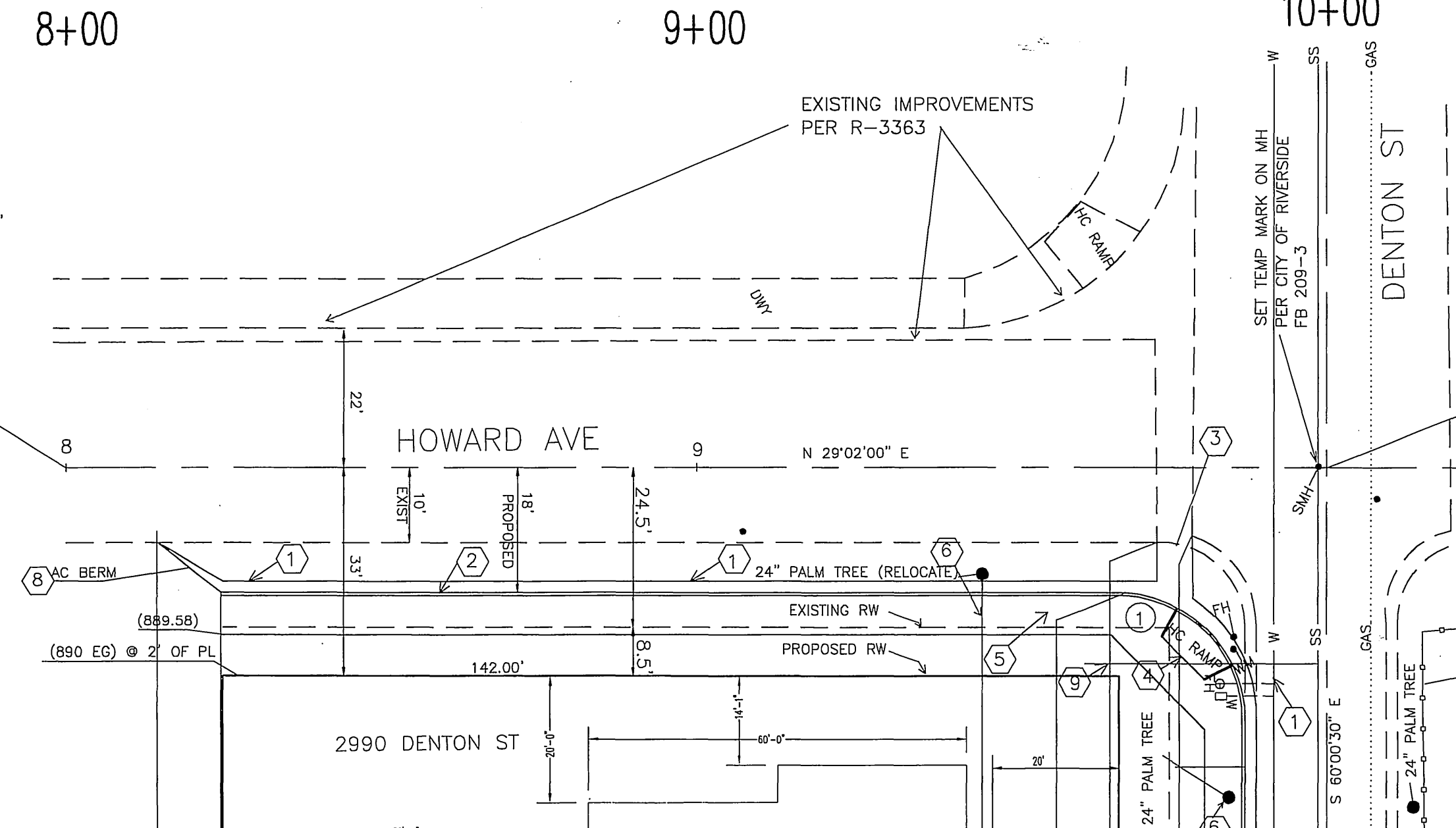
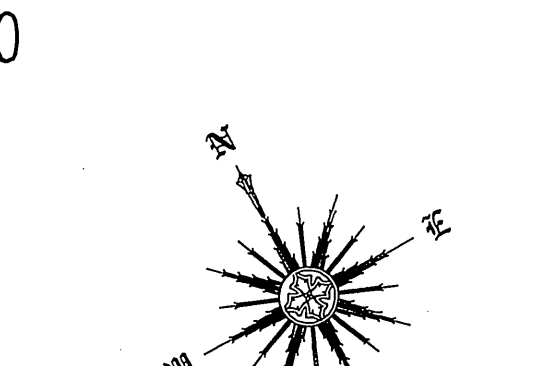
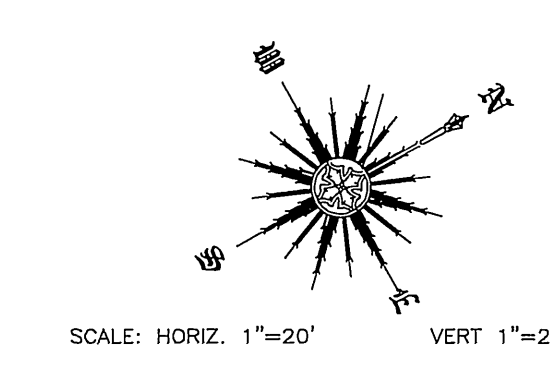
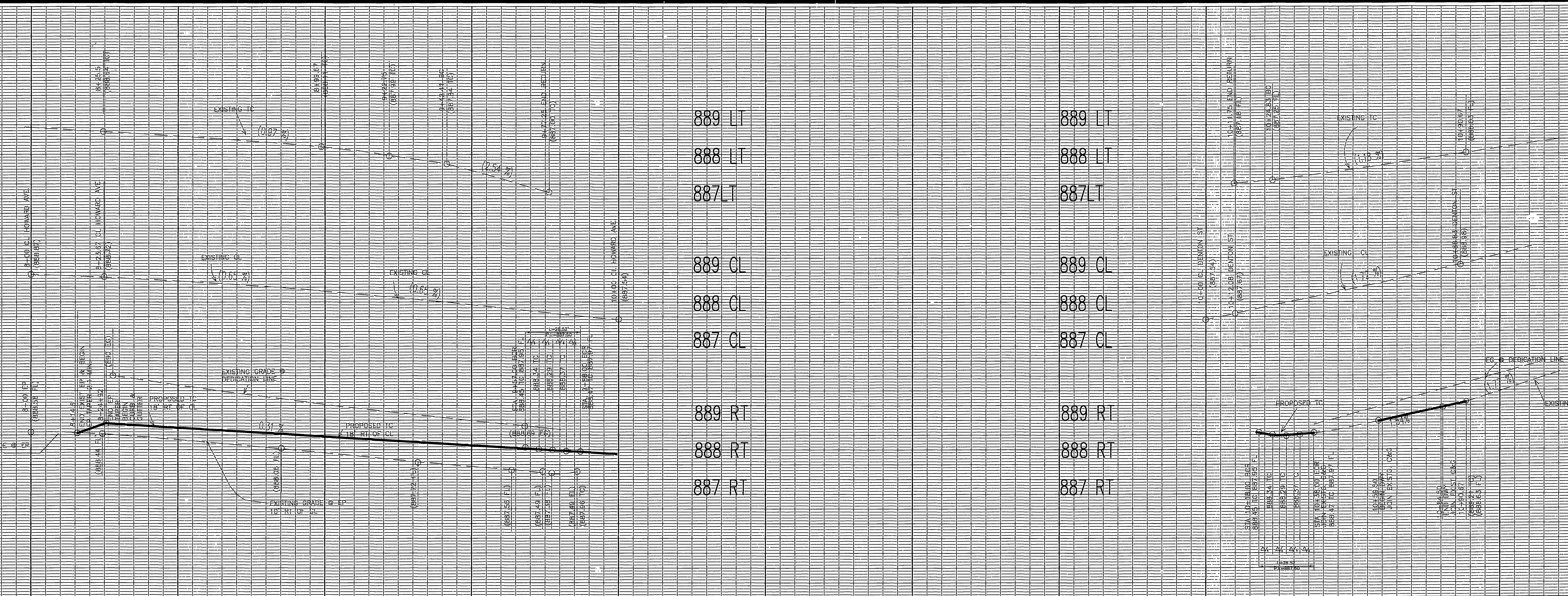
<p>Call Toll Free -800-422-4133 Working Days Before You Dig Underground Service Alert of Southern California</p>	<p>CITY OF RIVERSIDE PARKS AND RECREATION</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 6/9/04</p>	<p>CITY OF RIVERSIDE PUBLIC UTILITIES - ELECTRICAL DIVISION</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 6/9/04</p>	<p>CITY OF RIVERSIDE PUBLIC UTILITIES - WATER DIVISION</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 6/9/04</p>	<p>CALCULUS INC. ENGINEERS DEVELOPERS 2121 W. Imperial Hwy., #403 LA HABRA, CALIFORNIA Phone: 562.682.3620</p> <p>GEORGE A. CASTILLO #C47127 DATE: 6/9/04 City Business Tax Cert. #115557 Exp. 3/2/05</p>	<p>CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 7/13/04 PRINCIPAL ENGINEER STREET SERVICES TRAFFIC DIVISION Park Department</p>	<p>STREET PLAN & PROFILE TRACT Hall's Addition DENTON ST. HOWARD AVE</p> <p>SCALE: HORIZ. N/A VERT N/A</p>	<p>ACCOUNT No. DRAWING NUMBER R-3792</p> <p>SHEET 1 OF 2 FILE NO. PW04-0185</p>
	<p>DESIGN BY: GAC DRAWN BY: CA CHECKED BY: GAC DATE: 7/13/04</p>		<p>W.O. FOR: F.B.</p>		<p>INDEXED 7-26-04</p>		

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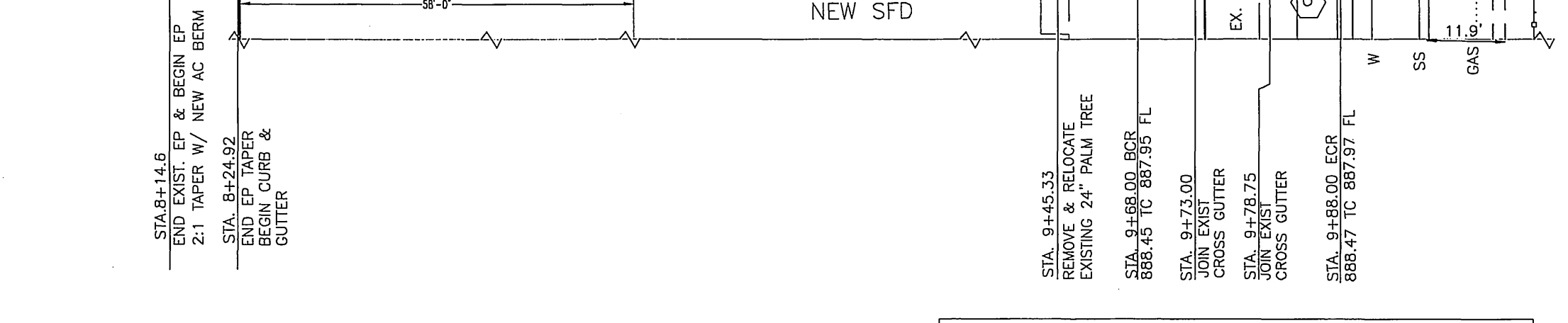
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LEGEND
 DWY = DRIVE WAY
 TC = TOP OF CURB
 FL = FLOW LINE
 EP = EDGE OF PAVEMENT
 BW = BACK OF SIDEWALK
 LIP = LIP OF GUTTER
 HC RAMP = HANDICAP RAMP
 FH = FIRE HYDRANT
 WM = WATER METER
 CL = CENTER LINE



CONSTRUCTION NOTES

- CONSTRUCT A.C. PAVEMENT OVER CRUSHED AGGREGATE BASE PER GENERAL NOTE NO. 7 AND STANDARD DWG. NO. 101
- CONSTRUCT CURB AND GUTTER PER STD. DWG. NO. 200 (TYPE I) 6" C.F.
- CONSTRUCT CROSS GUTTER PER STD. DWG. NO. 220
- CONSTRUCT WHEELCHAIR RAMP PER STD. DWG. NO. 304 (TYPE I)
- CONSTRUCT CURB SIDEWALK PER STD. DWG. NO. 325
- PLANT STREET TREES PER CITY OF RIVERSIDE PARKS & RECREATION DEPT. (SEE DETAIL "A" SHEET 1)
- REMODEL DRIVEWAY APPROACH PER STD. DWG. NO. 302 (DRIVEWAY APPROACH WITH CURB SIDEWALK)
- CONSTRUCT AC BERM PER STD. DWG. NO. 250 (TYPE III)
- CONNECT EXISTING SEWER LATERAL WITH P/L CLEANOUT PER STD. DWG. NO. 562-A

QUANTITIES

1	1750 SF
2	210 LF
3	440 SF
4	1
5	625 SF
6	1
7	1
8	12 LF
9	20 LF

CURVE		DATA	
NO.	Δ	R	T
1	90°00'00"	20.0'	28.52'

<p>Call Toll Free -800-422-4133 Working Days Before You Dig Underground Service Alert of Southern California</p>	<p>CITY OF RIVERSIDE PARKS AND RECREATION</p> <p>APPROVED BY _____ DATE _____</p>	<p>CITY OF RIVERSIDE PUBLIC UTILITIES - ELECTRICAL DIVISION</p> <p>APPROVED BY <i>Butmann</i> DATE <i>6/9/09</i></p>	<p>CITY OF RIVERSIDE PUBLIC UTILITIES - WATER DIVISION</p> <p>APPROVED BY <i>x8 mally</i> DATE <i>6/9/09</i></p>	<p>CALCULUS, INC. ENGINEERS - DEVELOPERS 2121 W. Imperial Hwy., #403 LA HABRA, CALIFORNIA Phone: 562.682.3620</p> <p>APPROVED BY <i>George A. Castillo</i> DATE <i>6/9/09</i> GEORGE A. CASTILLO #C47127 City Business Tax Cert. #115557 Exp. 3/2/05</p> <p>W.O. FOR: _____ F.B. _____</p>	<p>CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY _____ DATE _____ STREET SERVICES _____ TRAFFIC DIVISION _____</p>	<p>STREET PLAN & PROFILE STREET IMPROVEMENTS FOR 2990 DENTON ST.</p> <p>ACCOUNT No. _____ DRAWING NUMBER R-3792 SHEET 2 OF _____ FILE NO. PW04-0185</p>
	<p>APPROVED BY _____ DATE _____</p>				<p>APPROVED BY _____ DATE <i>7/13/09</i></p>	<p>SCALE: HORIZ. 1"=40' VERT. 1"=2' INDEXED 7-26-09 LFH</p>

