

# WALMART EXPANSION #2028-03

**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 CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR.
- 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.
- CONSTRUCT APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- THE CONTRACTOR SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO A ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND AC PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE STANDARD DRAWINGS AND TEST PROCEDURES.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- 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.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED. APPROACHES SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- SEE TRAFFIC SIGNAL PLAN, SHEETS 12 AND 13, FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.
- 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.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

**CONTRACTOR'S NOTE:**

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD CITY OF RIVERSIDE HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

**ENGINEER'S NOTE:**

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES & USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

**PUBLIC UTILITIES DEPARTMENT NOTE:**

CONTRACTOR TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND ALLOW CITY FIFTEEN (15) WORKING DAYS FOR COMPLETION OF WORK. (951)351-6368

**SHEET INDEX**

SHEET NO.	DESCRIPTION:
1	COVER SHEET
2	NOTES, TYPICAL SECTIONS AND DETAIL
3	VAN BUREN BLVD IMPROVEMENTS
4	VAN BUREN BLVD IMPROVEMENTS
5	VAN BUREN BLVD IMPROVEMENTS
6	VAN BUREN BLVD IMPROVEMENTS
7	CALIFORNIA AVE IMPROVEMENTS
8	PRIVATE IMPROVEMENTS

**BENCHMARK**

CITY OF RIVERSIDE BENCH MARK  
G3-K3-CITY OF RIVERSIDE P.K. NAIL IN EAST CURB OF VAN BUREN BLVD. 0.5 FEET SOUTHERLY OF THE SOUTHEAST CURB RETURN OF A DRIVEWAY TO A SHOPPING CENTER AT THE INTERSECTION OF VAN BUREN BOULEVARD AND PHILBIN AVENUE.

ELEVATION = 739.275' NAVD29 DATUM

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD 83 ZONE 6 GRID BEARING BETWEEN STATION "Z-10947" AND STATION "Z-6313", EPOCH 2000.35, PER RIVERSIDE COUNTY FLOOD CONTROL GPS CONTROL.

I.E. N01°34'15"E

COMBINED SCALE FACTOR AT STATION "Z-10947" IS 0.999981344  
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.

**TOPOGRAPHY SOURCE**

ALTA SURVEY DONE BY: NASLAND ENGINEERING  
4740 RUFFNER STREET  
SAN DIEGO, CA 92111

TOPO SOURCE METHOD: ALTA FIELD SURVEY DONE 6/26/09

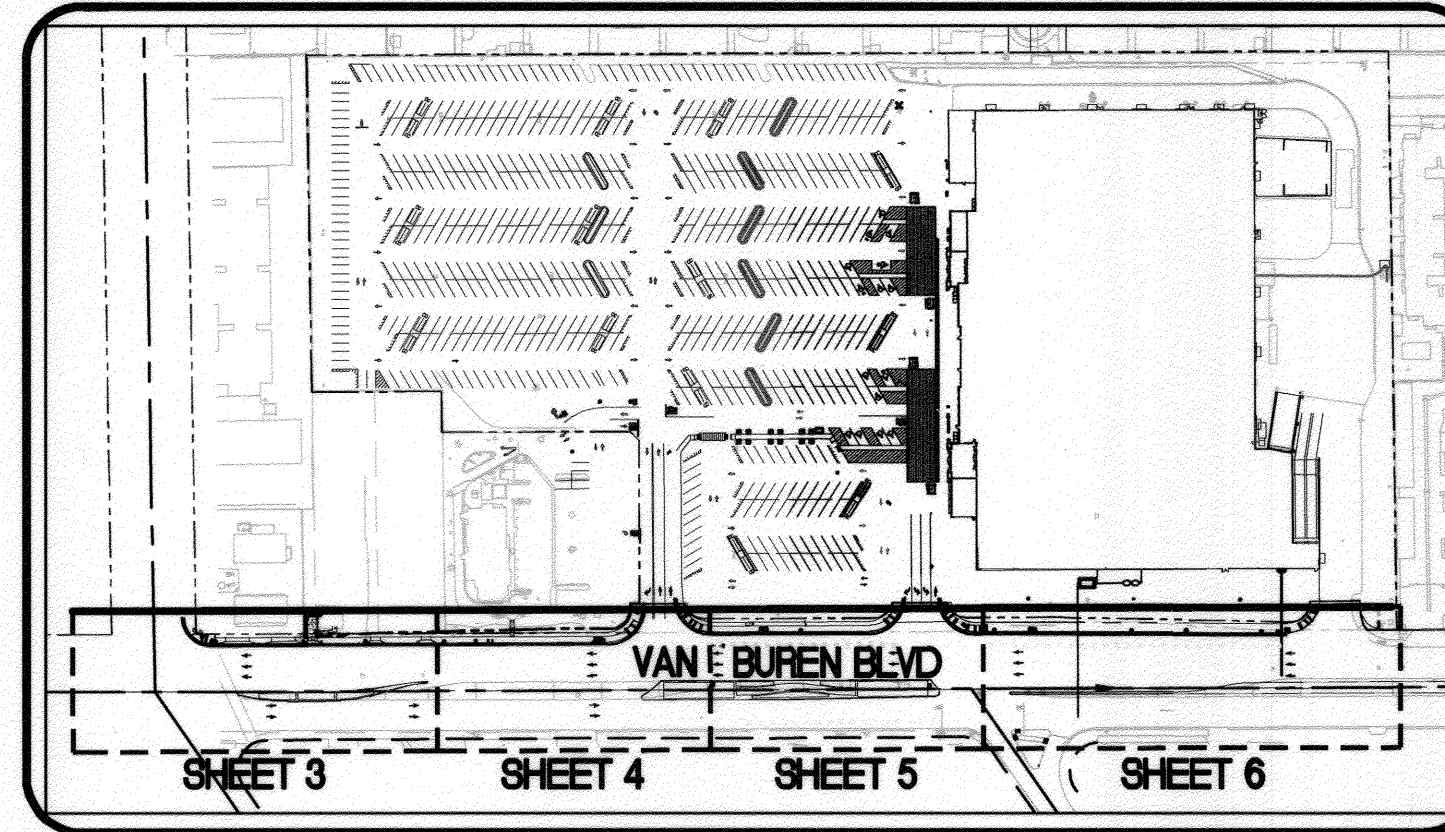
**WORK TO BE DONE**

THE IMPROVEMENT WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS, CURRENT AT THE TIME OF CONSTRUCTION, AS DIRECTED BY THE CITY ENGINEER:

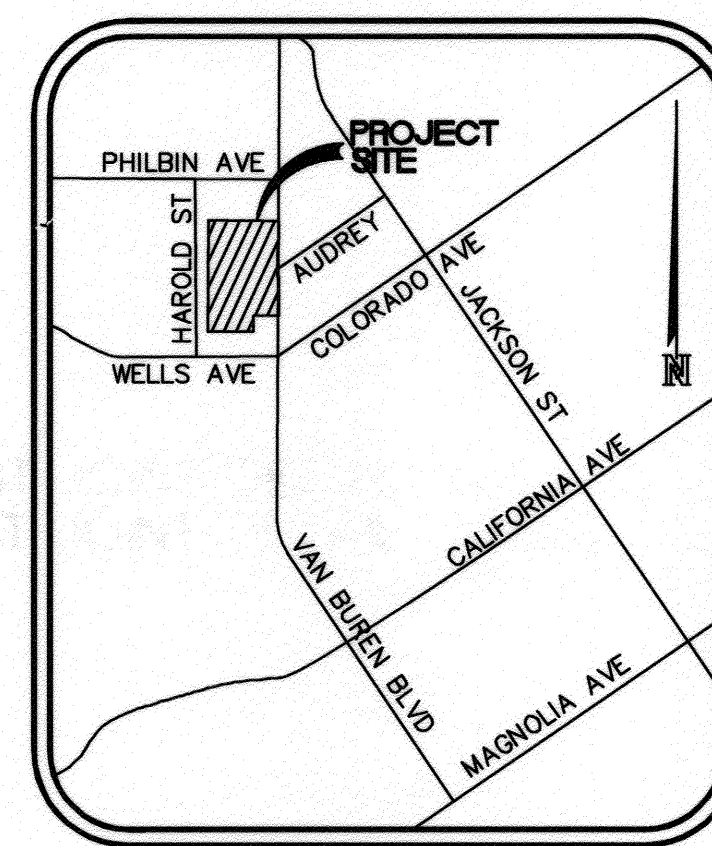
- RIVERSIDE DEVELOPMENT CODE,
- CITY OF RIVERSIDE STANDARD DRAWINGS,
- THIS SET OF PLANS,
- THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK) AND THE RIVERSIDE SPECIAL PROVISIONS,
- THE RIVERSIDE AREA REGIONAL STANDARD DRAWINGS, AND AS MAY BE MODIFIED BY THE CITY OF RIVERSIDE STANDARDS.

**WATER UTILITY PAVING NOTE:**

ALL ASPHALT PAVING INCLUDING TRENCH LINE AND CONCRETE REPAIR WORK ASSOCIATED WITH WATER UTILITY CONSTRUCTION SHALL BE COMPLETED BY THE DEVELOPER



KEY MAP  
NO SCALE



SITE VICINITY MAP  
NO SCALE

**ENGINEER OF WORK**

NASLAND ENGINEERING  
4740 RUFFNER STREET  
SAN DIEGO, CA 92111  
(858) 292-7770

**OWNER/APPLICANT**

WAL-MART REAL ESTATE BUSINESS TRUST  
2001 S.E. 10TH STREET, SWDC  
BENTONVILLE, ARKANSAS 72716-0550  
(479) 273-4000

**PROPERTY ADDRESS**

5200 VAN BUREN BOULEVARD  
RIVERSIDE, CA 92507

**ASSESSOR'S PARCEL NUMBERS**

150-290-020

**WDID NUMBER**

8 33C370066

**UTILITY COMPANIES**

**GAS** SOUTHERN CALIFORNIA GAS COMPANY  
1981 W LUGONIA AVE.  
REDLANDS, CA 92734-9796  
CONTACT KEN STEELMAN  
909-335-7677

**TELEPHONE** VERIZON  
150 S. JUANITA ST  
REDLANDS, CA 92584  
CONTACT ANDY KING  
951-929-0724

**ELECTRIC** RIVERSIDE ELECTRIC  
3750 UNIVERSITY AVE, 3RD FLOOR  
RIVERSIDE, CA 92501  
CONTACT SUMMER DELGADO  
951-826-2129

**SANITARY SEWER** RIVERSIDE PUBLIC UTILITIES - SEWER ENGINEERING  
3901 ORANGE STREET  
RIVERSIDE, CA 92501  
CONTACT TONI REDMAN  
951-826-2126

**WATER** RIVERSIDE PUBLIC UTILITIES - WATER ENGINEERING  
3901 ORANGE STREET  
RIVERSIDE, CA 92501  
CONTACT TONI REDMAN  
951-826-2126

**STORM SEWER** RIVERSIDE PUBLIC UTILITIES - PUBLIC WORKS  
3900 MAIN STREET  
RIVERSIDE, CA 92522  
CONTACT KEVIN MARSTALL  
951-826-5345

**FIRE DEPARTMENT** CITY OF RIVERSIDE FIRE DEPARTMENT  
3085 ST. LAWRENCE ST  
RIVERSIDE, CA 92504  
INTERIM FIRE CHIEF: MICHAEL ESPARZA  
951-826-5321

**LEGEND**

PROPOSED IMPROVEMENTS	STANDARD DWGS.	SYMBOL
PROPERTY LINE		---
EXISTING GROUND CONTOUR		~440
FINISHED GROUND CONTOUR		~440
PROPOSED SPOT ELEVATIONS		400.50 TC 400.00 FS
CONSTRUCTION NOTE		①
FINISH SURFACE ELEVATION		FS
TOP OF CURB ELEVATION		TC
FLOW LINE		FL
TOP OF GRATE ELEVATION		TG
RIM ELEVATION		RIM
INVERT ELEVATION		IE
CURB AND GUTTER	CITY STD. 200	2,100 LF
LANDSCAPING		3,300 SF
SAWCUT AND REMOVE EXISTING PAVING AND REPLACE WITH A.C. PAVEMENT (4" AC OVER 11.5 CLASS 2 BASE)		57,000 SF
PROPOSED CONCRETE SIDEWALK	CITY STD. 325	7,400 SF
PROPOSED SAWCUT LINE		---
PROPOSED PEDESTRIAN RAMP	CITY STD DWG 304	(7)
PROPOSED TRUNCATED DOMES		(7)
PROPOSED DRIVEWAY	CITY STD 302	(4)
PROPOSED FIRE HYDRANT RELOCATION PER CWD-700		(3)
PROPOSED IRRIGATION LINE		W
PROPOSED OVERHEAD UTILITIES		E
FIRE SERVICE LATERAL		FS
DIRECTION OF DRAINAGE		→
PROPOSED SITE SIGNAGE INSTALLED PER CITY STD NO. 664		⊕
<b>EXISTING IMPROVEMENTS</b>		
RIGHT-OF-WAY		R/W
EXISTING STORM DRAIN		---
EXISTING SEWER MANHOLE		⊙
EXISTING SEWER		S-S
EXISTING SEWER LATERAL		---
EXISTING WATER		W
EXISTING ELECTRIC		E
EXISTING TELEPHONE		T
EXISTING FIRE HYDRANT		⊕
EXISTING TELEPHONE POLE		⊕
EXISTING CURB		---
EXISTING CURB AND GUTTER		---
EXISTING DRIVEWAY		---
EXISTING STREET LIGHT		⊕
EXISTING CURB RAMP		---

CONSTRUCTION NOTES	QUANTITY
① REMOVE EXISTING CURB AND GUTTER.	2740 LF
② SAWCUT, REMOVE, AND REPLACE EXISTING STREET SECTION PER TYPICAL SECTIONS ON SHEET 2. FINAL PAVEMENT SECTION SUBJECT TO 'R' VALUE TESTING BY CONTRACTOR, TO BE APPROVED BY THE CITY ENGINEER.	53,643 SF
③ INSTALL NEW AC PAVING SECTIONS PER APPROPRIATE CROSS SECTION DETAILS ON SHEET 2.	
⑤ INSTALL MODIFIED CURB RAMP TYPE I PER CITY STANDARD NO. 304.	7 EA
⑥ INSTALL 6" TYPE I COMBINED CURB AND GUTTER PER CITY STANDARD NO. 200.	1,244 LF
⑦ INSTALL 8" TYPE II CURB PER CITY STANDARD NO. 200.	960 LF
⑧ INSTALL PCC SIDEWALK PER CITY STANDARD NO. 325.	7,400 SF
⑨ INSTALL CONCRETE CROSS GUTTER PER CITY STANDARD NO. 220.	766 SF
⑩ MATCH CROSS GUTTER WITH EXISTING EDGE OF CONCRETE.	--
⑪ INSTALL COMMERCIAL DRIVEWAY APPROACH TYPE CURB-1 PER CITY STANDARD NO. 302. A = 25', B = 39'	2 EA
⑫ INSTALL RESIDENTIAL DRIVEWAY APPROACH TYPE CURB-1 PER CITY STANDARD NO. 302. A = 10', B = 17'	3 EA

CONSTRUCTION NOTES	QUANTITY
⑬ RELOCATE EXISTING LIGHT POLE.	1 EA
⑭ RELOCATE EXISTING COMBINED UTILITY AND LIGHT POLE TO 2.0' BEHIND FACE OF CURB.	6 EA
⑮ RELOCATE EXISTING TRAFFIC SIGNAL REFER TO TRAFFIC SIGNAL MODIFICATION PLAN FOR DETAILS.	3 EA
⑰ ADJUST EXISTING TRAFFIC SIGNAL PULL BOX TO FINISHED GRADE.	1 EA
⑱ PROTECT EXISTING ABOVE GROUND ELECTRICAL UTILITY BOX IN PLACE.	4 EA
⑲ RELOCATE EXISTING BELOW GRADE ELECTRICAL JUNCTION BOX AT FINISHED GRADE.	2 EA
⑳ REMOVE EXISTING INLET STRUCTURE AND INSTALL NEW STORM DRAIN CATCH BASIN PER CITY STANDARD NO. 405 WITH 6" WIDE INLET LENGTH. W=6', V=3.65', D=3', t=8"	3 EA
㉑ PROPOSED RAISED MEDIAN WITH LANDSCAPED AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.	3,654 SF
㉒ MEDIAN TAPER DESIGN PER CITY STANDARD NO. 121, 122, AND 123. REFER TO MEDIAN DESIGN CALCULATIONS ON SHEET 7.	--

CONSTRUCTION NOTES	QUANTITY
㉓ SIGN TO BE RELOCATED AND/OR REPLACED AS NEEDED PER CITY STANDARD NO. 664.	1 EA
㉔ REPLACE EXISTING INLET WITH NEW AREA 24"x24" CATCH BASIN INLET.	1 EA
㉕ ADJUST EXISTING GATE VALVE LID TO GRADE.	3 EA
㉖ ADJUST EXISTING MANHOLE TO GRADE.	1 EA
㉗ INSTALL 2" PVC AND IRRIGATION WRING. REFER TO IRRIGATION PLANS FOR DETAILS.	366 LF
㉘ TRENCHING AREA FOR 1'-3" SLEEVE AND 1'-2" SLEEVE FOR IRRIGATION PIPING AND WRING. REFER TO IRRIGATION PLANS FOR UTILITY CONFIGURATION UNDERNEATH MEDIAN AREA. TRENCHING TO BE COMPLETED PER CITY OF RIVERSIDE DETAIL NO. 2001.	760 SF
㉙ TERMINATE EXISTING IRRIGATION WATER SERVICE.	1 EA
㉚ EXISTING CURB AND GUTTER TO BE PROTECTED IN PLACE	--
㉛ RELOCATED EXISTING TRAFFIC SIGNAL PULL BOX. ADJUST TO FINISHED GRADE.	8 EA
㉜ CAP AND COVER EXISTING INLET TO STORM DRAIN FACILITIES.	1 EA
㉝ INSTALL MEDIAN IRRIGATION EQUIPMENT PER LANDSCAPE PLANS.	1 EA
㉞ TRENCH REPAIR PER CITY OF RIVERSIDE DETAIL NO. 453.	

**DECLARATION OF RESPONSIBLE CHARGE**

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT CITY OF RIVERSIDE STANDARDS. I AGREE THAT THE WORK PERFORMED BY ME COMPLIES WITH GENERALLY ACCEPTED STANDARDS AND PRACTICES OF MY TRADE OR PROFESSION. I FURTHER AGREE THAT THE WORK PERFORMED HEREIN IS IN ACCORDANCE WITH THE RULES AND REGULATIONS REQUIRED BY THE CITY OF RIVERSIDE. I AGREE THAT PLAN CHECK OR REVIEW OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF RIVERSIDE, IN ITS CAPACITY AS A PUBLIC ENTITY FOR THE PLANS PREPARED BY ME, IS CONFINED TO A REVIEW ONLY AND IS NOT A DETERMINATION BY THE CITY OF RIVERSIDE OF THE TECHNICAL SUFFICIENCY OR ADEQUACY OF THE PLANS OR DESIGN AND THEREFORE DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PLANS OR DESIGN OF IMPROVEMENTS BASED THEREON.

I AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF RIVERSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES FROM PROPERTY DAMAGE OR BODILY INJURY ARISING SOLELY FROM NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF THE ENGINEER, ITS AGENTS, OR ITS EMPLOYEES, ACTING WITHIN THE COURSE AND SCOPE OF SUCH AGENCY AND EMPLOYMENT, AND ARISING OUT OF THE WORK PERFORMED BY ME.

*Peter Ritchey*  
PETER RITCHEY R.C.E. NO. 67652 EXP. 06-30-15 DATE 4-23-15

**RIVERSIDE PUBLIC UTILITIES - WATER FOR WATER CONFLICTS ONLY**  
APPROVED: *Matthew B. ...* DATE: 4/30/2015

**RIVERSIDE PUBLIC UTILITIES - ELECTRIC**  
APPROVED: *Sumit ...* DATE: 4/30/15

**BENCHMARK:**  
DESCRIPTION: G3-K3-CITY OF RIVERSIDE P.K. NAIL IN EAST CURB OF VAN BUREN BLVD. 0.5 FEET SOUTHERLY OF THE SOUTHEAST CURB RETURN OF A DRIVEWAY TO A SHOPPING CENTER AT THE INTERSECTION OF VAN BUREN BLVD. AND PHILBIN AVE.  
ELEVATION: 739.275'  
DATUM: NAVD29

**IMPORTANT NOTICE**  
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be posted before a Permit to Excavate will be void. For your Dig Alert ID, Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

BUSINESS TAX ID BL00102994 EXP. DATE 11/30/14

**NASLAND ENGINEERING**  
CIVIL ENGINEERING • SURVEYING • LAND PLANNING  
4740 Ruffner Street, San Diego, California, 92111 • 619-592-7770

*Peter Bowen Ritchey*  
PETER BOWEN RITCHEY  
R.C.E. NO. 67652 expires 6/30/15  
DATE: 4-23-15

REGISTERED PROFESSIONAL ENGINEER  
PETER BOWEN RITCHEY  
NO. 67652  
STATE OF CALIFORNIA

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**

APPROVED BY: *En* DATE: 4/15/15  
ENGINEERING MANAGER

APPROVED BY: *...*  
CITY ENGINEER/PW DIRECTOR

DATE: 5/8/2015

MARK REVISIONS APPR. DATE  
DESIGNED BY SH DRAWN BY SH CHECKED BY PR

**RIVERSIDE (S) WALMART EXPANSION #2028-03**  
VAN BUREN BOULEVARD  
STA 534+77.95 - STA 66+50.00  
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'

PLAN DATE IDENTIFIER  
DATE OF LAST CHANGE TO THIS PLAN: 04/22/15 BY: *...*

PW14-0038  
R-4298  
SHEET 1 OF 7



**SITework NOTES:**

1. THE SITework FOR THE WAL-MART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "WAL-MART STANDARD SITework SPECIFICATIONS."
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

**DISABLED ACCESS NOTES:**

1. ALL GRADES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITY ACT (A.D.A.). IT IS THE CONTRACTORS' RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE DISABILITY ACT GUIDELINES (A.D.A.A.G.). IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
2. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO A.D.A.A.G. ACCESS FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS CALLED OUT BY A.D.A.A.G. ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTORS' EXPENSE.
3. SINCE THE CIVIL ENGINEER OR SURVEYOR CAN NOT CONTROL THE EXACT MEANS OR METHODS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF A.D.A.A.G. RELATED ITEMS BY THE CITY, ANY OTHER AUTHORITY, OR OTHER AFFECTED PARTIES.

**SPECIAL NOTES**

1. THE FOLLOWING NOTES ARE PROVIDED TO GIVE INSTRUCTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE CITY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES, AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.
2. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES, SURFACE IMPROVEMENTS, STRUCTURES, AND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND TO WHICH THE PROPOSED IMPROVEMENT WILL CONNECT, SUFFICIENTLY AHEAD OF CONSTRUCTION, TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF WORK OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION.
4. LOCATION AND ELEVATION OF IMPROVEMENTS TO BE JOINED BY PROPOSED WORK SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
6. WHERE TRENCHES ARE ADJACENT TO FUTURE BUILDING SITES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
7. SAFETY FENCES SHALL BE PROVIDED BY THE CONTRACTOR WHERE REQUIRED BY THE CITY ENGINEER.
8. CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO GRADE.
9. CONTRACTOR SHALL REMOVE/REPLACE/RELOCATE ALL EXISTING FACILITIES AS REQUIRED TO INSTALL PROPOSED IMPROVEMENTS.
10. CONTRACTOR SHALL REMOVE/REPLACE/RELOCATE ANY LANDSCAPING AND/OR HARDSCAPING WHICH CONFLICTS IN ANY WAY WITH THE INSTALLATION OR PROPER FUNCTIONING OF THE PROPOSED IMPROVEMENTS.
11. CURB HEIGHT SHALL BE 6" FACE UNLESS OTHERWISE NOTED ON THE PLANS.

**STATE WATER RESOURCES CONTROL BOARD**

1. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 99-08-DWQ (N.P.D.E.S. GENERAL PERMIT NO. CAS00002), WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY.
2. IN ACCORDANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A MONITORING PROGRAM PLAN SHALL BE DEVELOPED AND IMPLEMENTED CONCURRENT WITH THE COMMENCEMENT OF GRADING ACTIVITIES AND A COMPLETE AND ACCURATE NOTICE-OF-INTENT (NOI) WILL BE FILED WITH THE SWRCB. A COPY OF THE ACKNOWLEDGMENT FROM THE SWRCB THAT A NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF RIVERSIDE WHEN RECEIVED; FURTHER, A COPY OF THE COMPLETED NOI FROM THE SWRCB SHOWING THE PERMIT NUMBER FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF RIVERSIDE WHEN RECEIVED; (WDID No. 8 33C370066).
3. IN ADDITION, THE UNDERSIGNED AND SUBSEQUENT OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THIS GRADING PERMIT NO. PW10-0538 AND BY SWRCB ORDER NO. 99-08-DWQ, AND ANY SUBSEQUENT AMENDMENTS THERETO, SHALL COMPLY WITH SPECIAL PROVISIONS AS SET FORTH IN SECTION C.7 OF SWRCB ORDER NO. 99-08-DWQ.

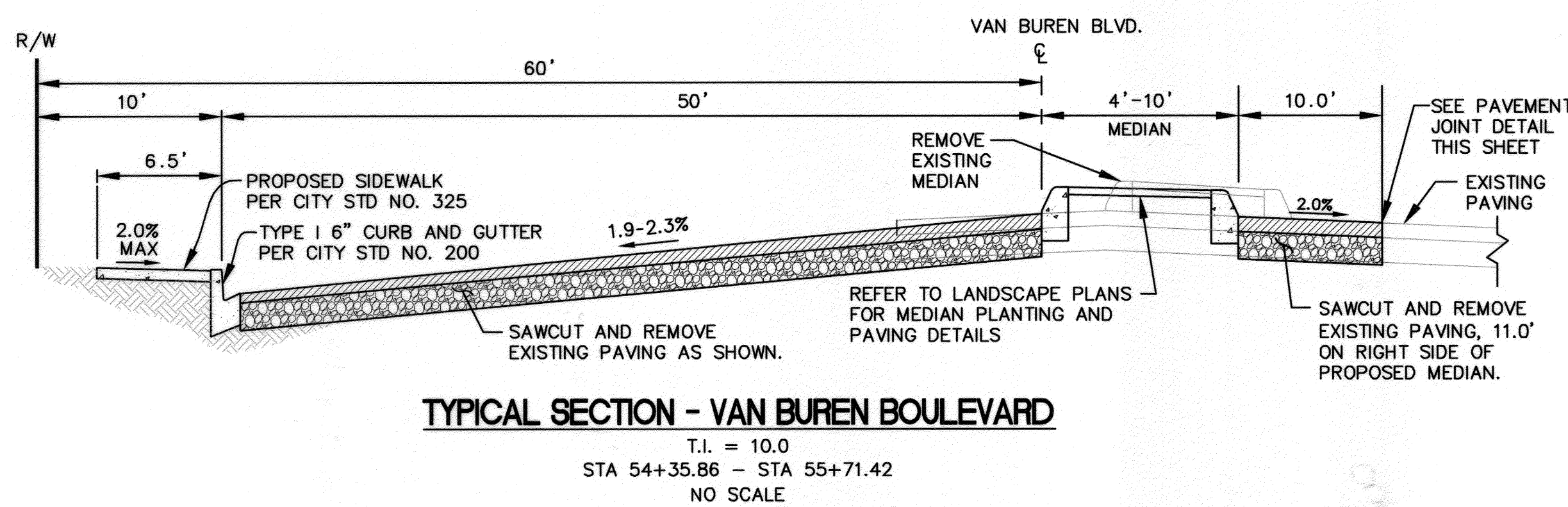
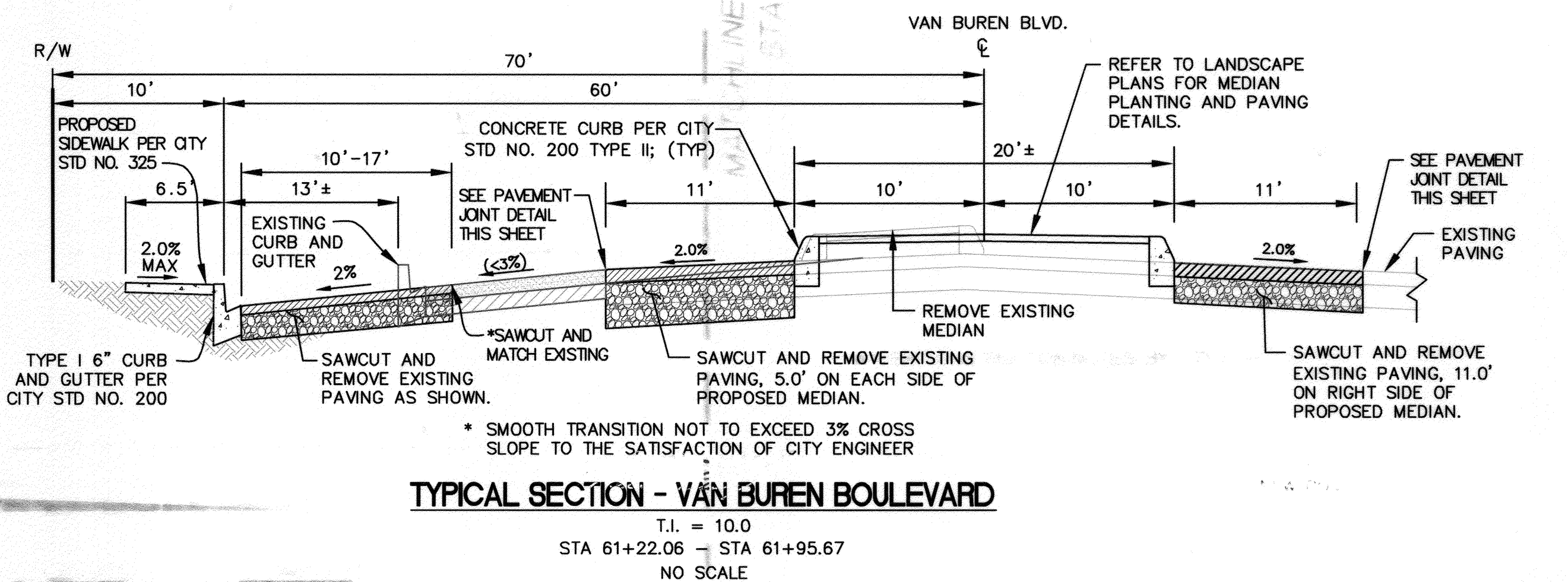
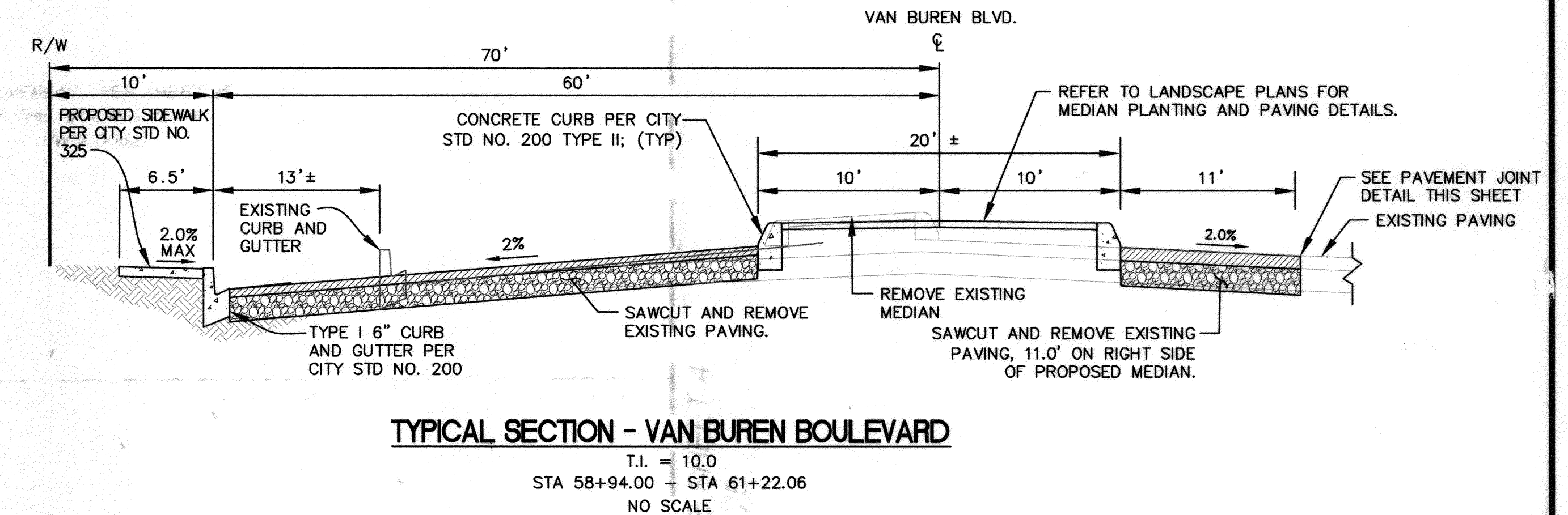
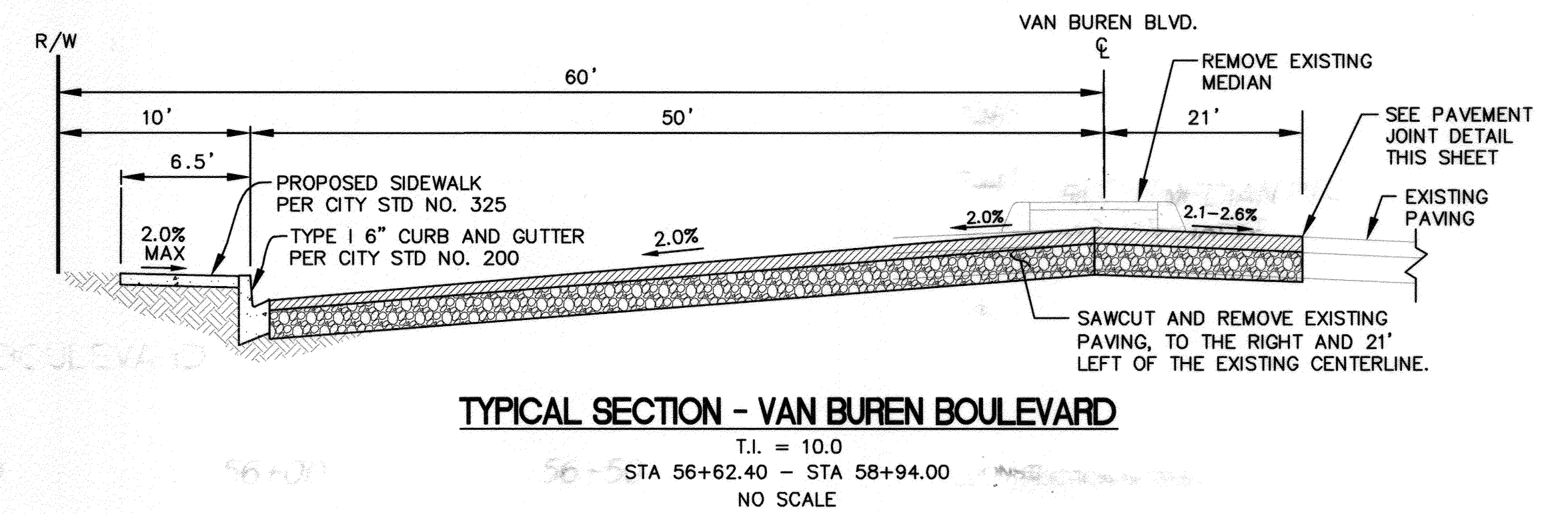
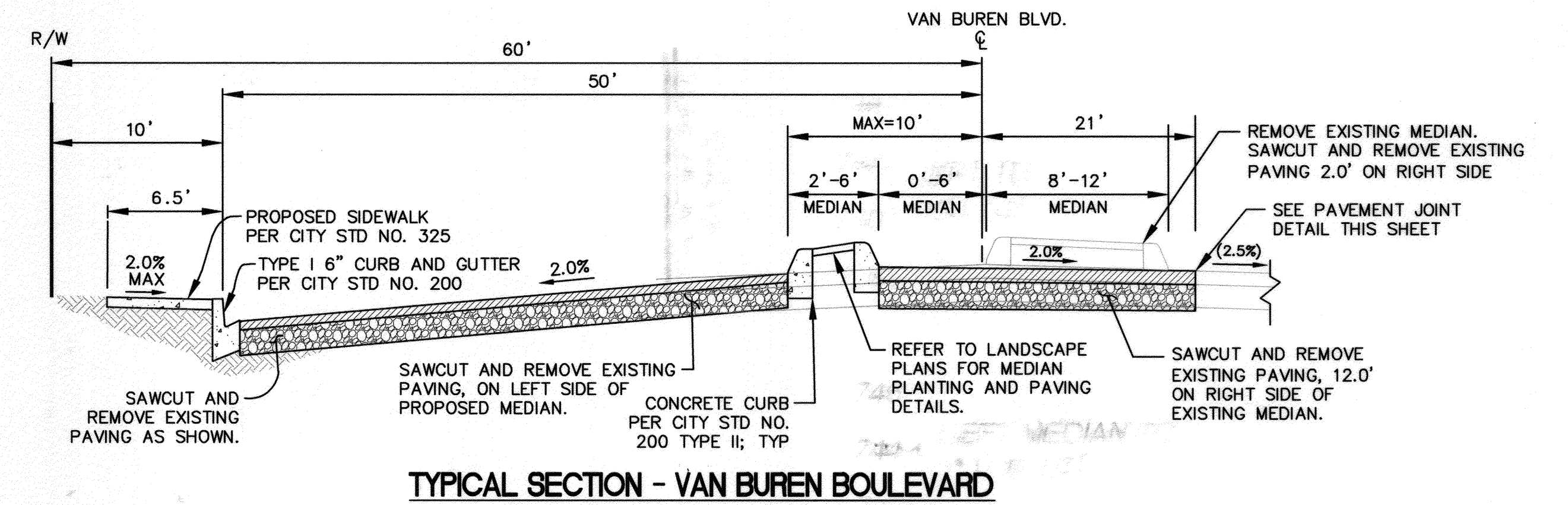
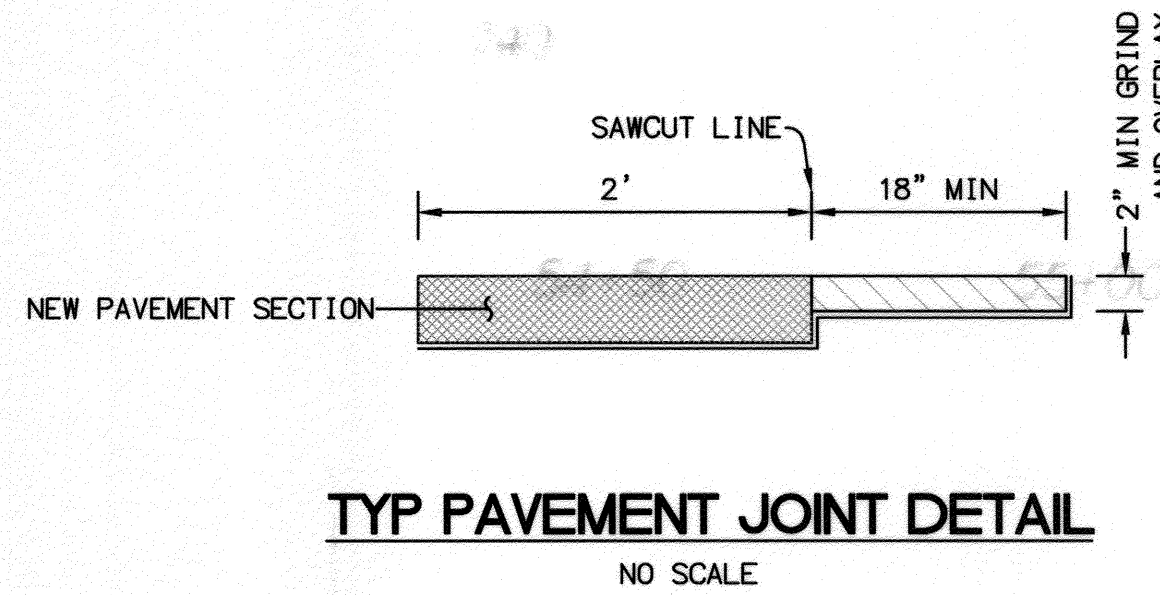
WAL-MART REAL ESTATE BUSINESS TRUST  
OWNER OF LAND

SIGNATURE OF LAND OWNER, CORPORATE OFFICER,  
GENERAL PARTNER, OR PROPRIETOR

PRINTED NAME OF ABOVE PERSON

DATE

TITLE



**RIVERSIDE PUBLIC UTILITIES - WATER**  
FOR WATER CONFLICTS ONLY  
APPROVED: [Signature] DATE: 4/23/15

**RIVERSIDE PUBLIC UTILITIES - ELECTRIC**  
APPROVED: [Signature] DATE: 4/23/15

**BENCHMARK:**  
DESCRIPTION: G3-K3-CITY OF RIVERSIDE P.K. NAIL IN EAST CURB OF VAN BUREN BLVD. 0.5 FEET SOUTHERLY OF THE SOUTHEAST CURB RETURN OF A DRIVEWAY TO A SHOPPING CENTER AT THE INTERSECTION OF VAN BUREN BLVD. AND PHILBIN AVE.  
ELEVATION: 739.275'  
DATUM: NGVD29

**IMPORTANT NOTICE**  
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a permit to Excavate will be valid. For your Dig Alert ID, Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

**NASLAND ENGINEERING**  
CIVIL ENGINEERING • SURVEYING • LAND PLANNING  
4100 River Street • San Dimas, CA 91773 • 951-948-7700  
PETER BOWEN RITCHIEY  
R.C.E. No. 67652 expires 6/30/15  
DATE: 4-23-15

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: SH DRAWN BY: SH CHECKED BY: PR

**CITY OF RIVERSIDE, CALIFORNIA**  
PUBLIC WORKS DEPARTMENT

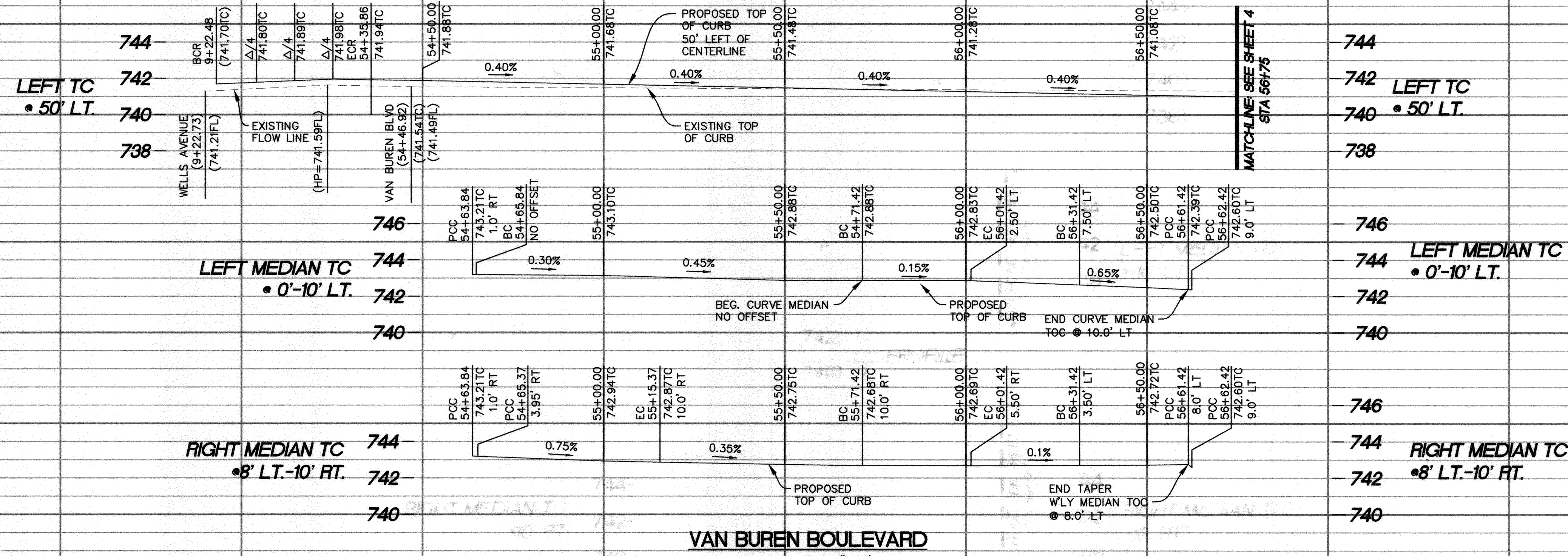
APPROVED BY: [Signature] DATE: 5/8/15  
ENGINEERING MANAGER: Fm  
CITY ENGINEER/PW DIRECTOR: [Signature]  
DATE: 5/8/2015

**RIVERSIDE (S)**  
WALMART EXPANSION  
#2028-03  
VAN BUREN BOULEVARD  
STA 53+77.95 - STA 66+50.00  
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'

PLAN DATE IDENTIFIER  
DATE OF LAST CHANGE TO THIS PLAN  
10/24/14 BY: JL

PW14-0038  
R-4298  
SHEET 2 OF 7





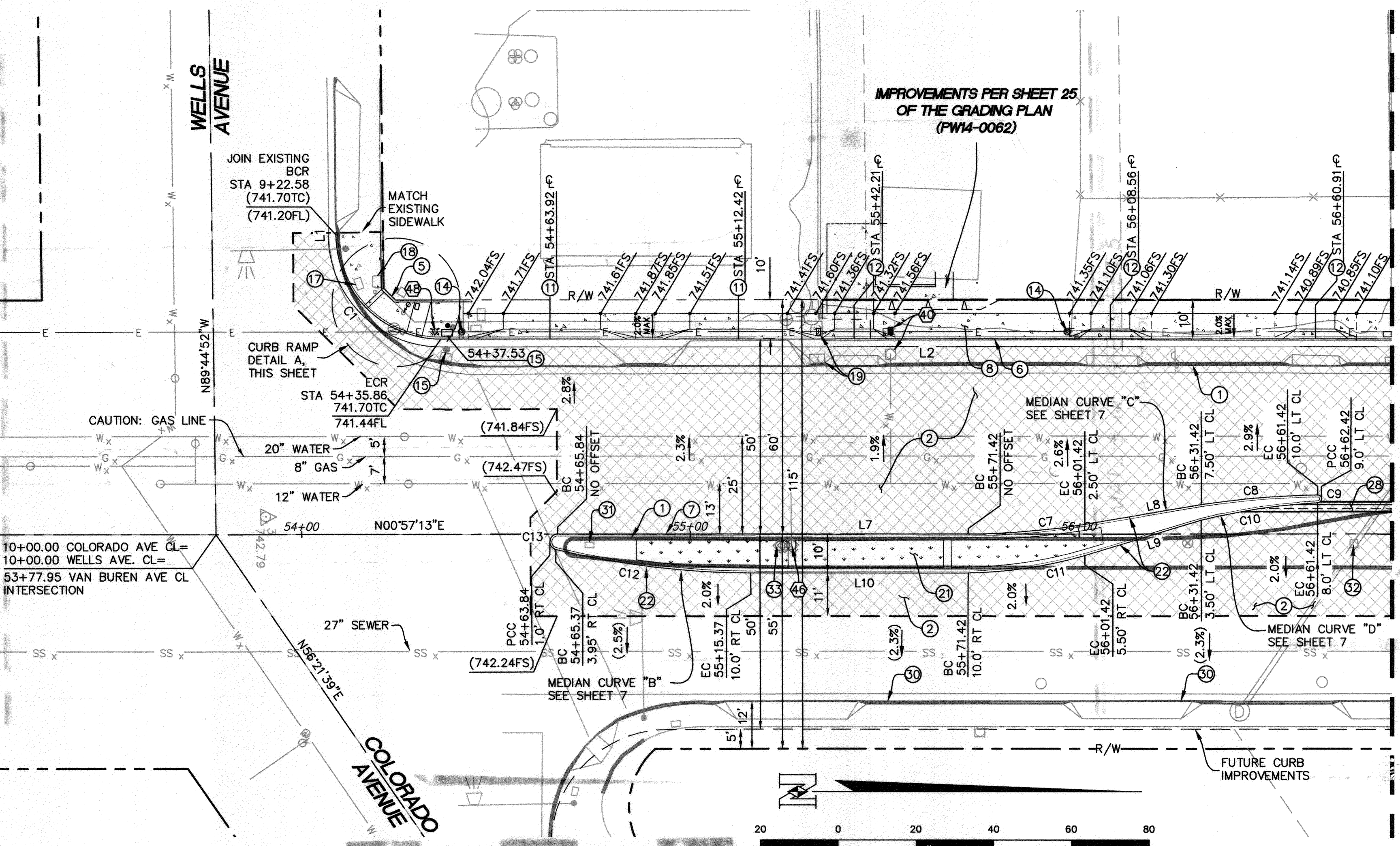
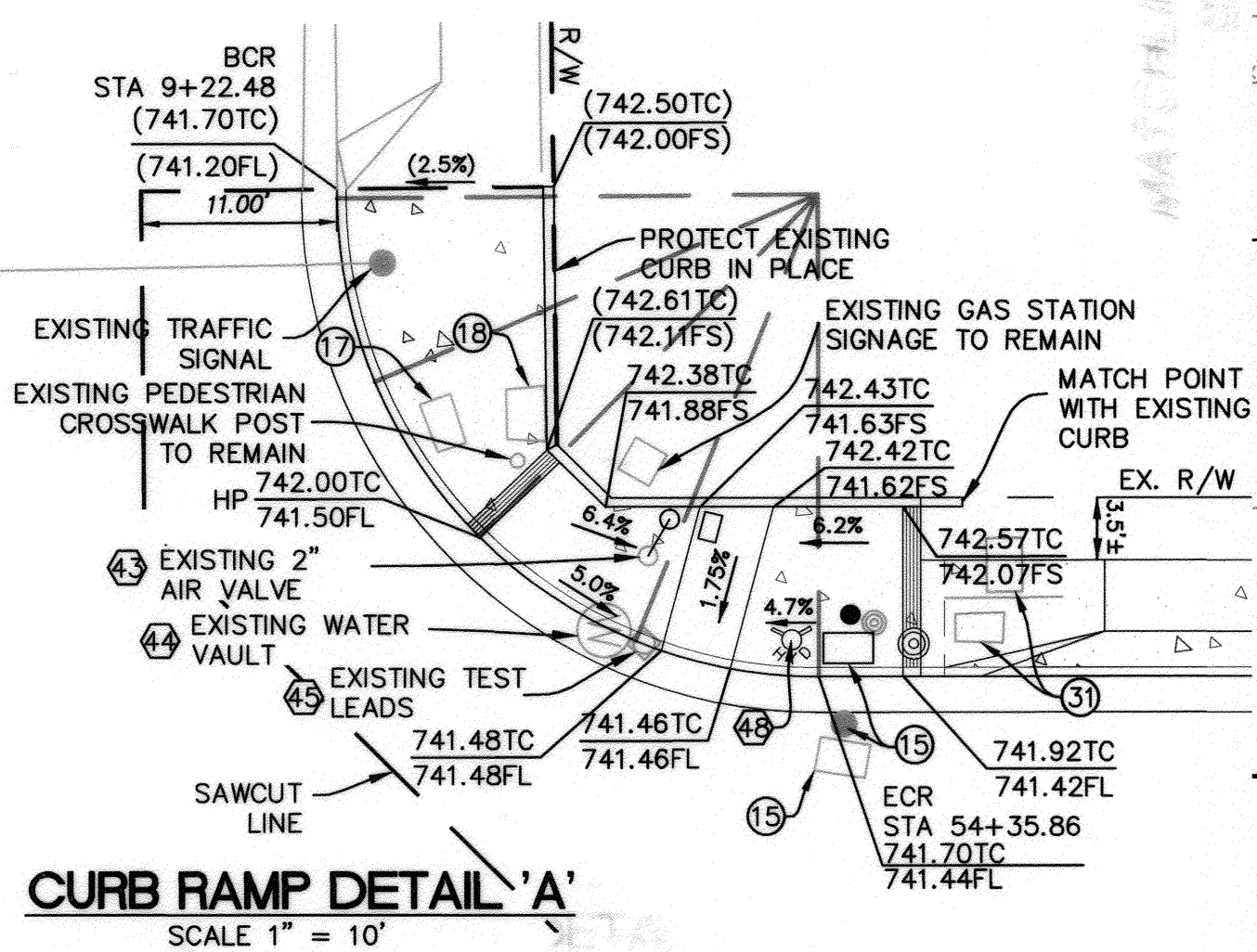
VAN BUREN BOULEVARD

SCALE HORIZ. 1"=20'  
VERT. 1"=4'

**CURB DATA TABLES**

LINE TABLE			
SECTION	LENGTH	BEARING	NOTES
L1	0.50'	N89°27'22"W	6" CURB AND GUTTER
L2	414.77'	N00°57'13"E	6" CURB AND GUTTER
L7	105.56'	N00°57'13"E	8" CURB
L8	30.41'	N08°30'31"W	8" CURB
L9	31.32'	N15°44'44"W	8" CURB
L10	55.93'	N00°57'14"E	8" CURB

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	NOTES
C1	42.22'	27.0'	89°35'25"	6" CURB AND GUTTER
C7	30.12'	193.50'	8°54'00"	8" CURB
C8	30.12'	193.50'	8°55'00"	8" CURB
C9	3.14'	1.0'	180°00'00"	8" CURB
C10	30.40'	148.83'	11°41'55"	8" CURB
C11	30.40'	114.77'	15°11'18"	8" CURB
C12	50.62'	188.38'	15°22'45"	8" CURB
C13	5.85'	2.0'	167°36'34"	8" CURB



**CONSTRUCTION NOTES:**

- REMOVE EXISTING CURB AND GUTTER.
- SAWCUT, REMOVE, AND REPLACE EXISTING STREET SECTION PER TYPICAL SECTIONS ON SHEET 2. FINAL PAVEMENT SECTION SUBJECT TO "R" VALUE TESTING BY CONTRACTOR, TO BE APPROVED BY THE CITY ENGINEER.
- INSTALL CURB RAMP TYPE I (MODIFIED) PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304.
- INSTALL 6" TYPE I COMBINED CURB AND GUTTER PER CITY STANDARD NO. 200.
- INSTALL 8" TYPE II CURB PER CITY STANDARD NO. 200.
- INSTALL PCC SIDEWALK PER CITY STANDARD NO. 325.
- INSTALL COMMERCIAL DRIVEWAY APPROACH TYPE CURB-1 PER CITY STANDARD NO. 302. A = 25', B = 39'
- INSTALL RESIDENTIAL DRIVEWAY APPROACH TYPE CURB-1 PER CITY STANDARD NO. 302. A = 10', B = 17'
- RELOCATE EXISTING COMBINED UTILITY AND LIGHT POLE TO 2.0' BEHIND FACE OF CURB.
- RELOCATE EXISTING TRAFFIC SIGNAL AND PULL BOX. REFER TO TRAFFIC SIGNAL MODIFICATION PLAN FOR DETAILS.
- ADJUST EXISTING TRAFFIC SIGNAL PULL BOX TO FINISHED GRADE.
- PROTECT EXISTING ABOVE GROUND ELECTRICAL UTILITY BOX IN PLACE.
- RELOCATE EXISTING BELOW GRADE ELECTRICAL JUNCTION BOX AT FINISHED GRADE.
- PROPOSED RAISED MEDIAN WITH LANDSCAPED AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
- MEDIAN TAPER DESIGN PER CITY STANDARD NO. 121, 122, AND 123. REFER TO MEDIAN DESIGN CALCULATIONS SHEET 7.
- SIGN TO BE RELOCATED AND/OR REPLACED AS NEEDED PER CITY STANDARD NO. 664.
- TRENCHING AREA FOR 1"-3" SLEEVE AND 1"-2" SLEEVE FOR IRRIGATION PIPING AND WIRING. REFER TO IRRIGATION PLANS FOR UTILITY CONFIGURATION UNDERNEATH MEDIAN AREA. TRENCHING TO BE COMPLETED PER CITY OF RIVERSIDE DETAIL NO. 2001.
- EXISTING CURB AND GUTTER TO BE PROTECTED IN PLACE
- ADJUST UTILITY BOX TO FINISHED GRADE.
- CAP AND COVER EXISTING INLET TO STORM DRAIN FACILITIES.
- REMOVE EXISTING BACKFLOW PREVENTER. CONTRACTOR TO VERIFY SERVICE DOES NOT FEED SOUTH OF COLORADO AVENUE.

**WATER CONSTRUCTION NOTES: BY CITY FORCES**

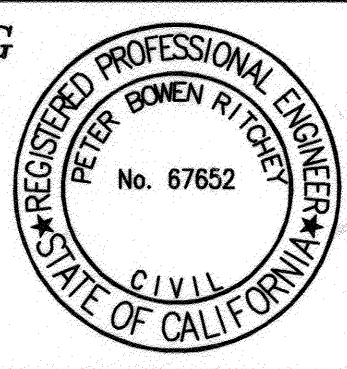
- EXTEND EXISTING (3) 1"-2" WATER SERVICES.
- EXTEND EXISTING 2" AIR RELEASE VALVE.
- REMOVE EXISTING MANHOLE.
- RELOCATE EXISTING TEST LEADS. INSTALL NEW CONCRETE BOX TO GRADE.
- CUT AND PLUG EXISTING 2" WATER SERVICE AND REMOVE METER
- INSTALL 6" BLOW OFF FIRE HYDRANT PER CWD-409 WITH CHECK VALVE. CONNECT AT EXISTING WATER MANHOLE

**RIVERSIDE PUBLIC UTILITIES - WATER**  
FOR WATER CONFLICTS ONLY  
APPROVED: [Signature] DATE: 4/30/2015

**BENCHMARK:**  
DESCRIPTION: G3-K3-CITY OF RIVERSIDE P.K. NAIL IN EAST CURB OF VAN BUREN BLVD. 0.5 FEET SOUTHERLY OF THE SOUTHEAST CURB RETURN OF A DRIVEWAY TO A SHOPPING CENTER AT THE INTERSECTION OF VAN BUREN BLVD. AND PHILBIN AVE.  
ELEVATION: 739.275'  
DATUM: NGVD29

**IMPORTANT NOTICE**  
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DATE: 4-23-15

**NASLAND ENGINEERING**  
CIVIL ENGINEERING • SURVEYING • LAND PLANNING  
4740 Redwood Street, San Diego, California, 92121-388-7779  
REGISTERED PROFESSIONAL ENGINEER  
PETER BOWEN RITCHEY  
No. 67652  
CIVIL  
STATE OF CALIFORNIA  
PETER BOWEN RITCHEY  
R.C.E. No. 67652 expires 6/30/15  
DATE: 4-23-15

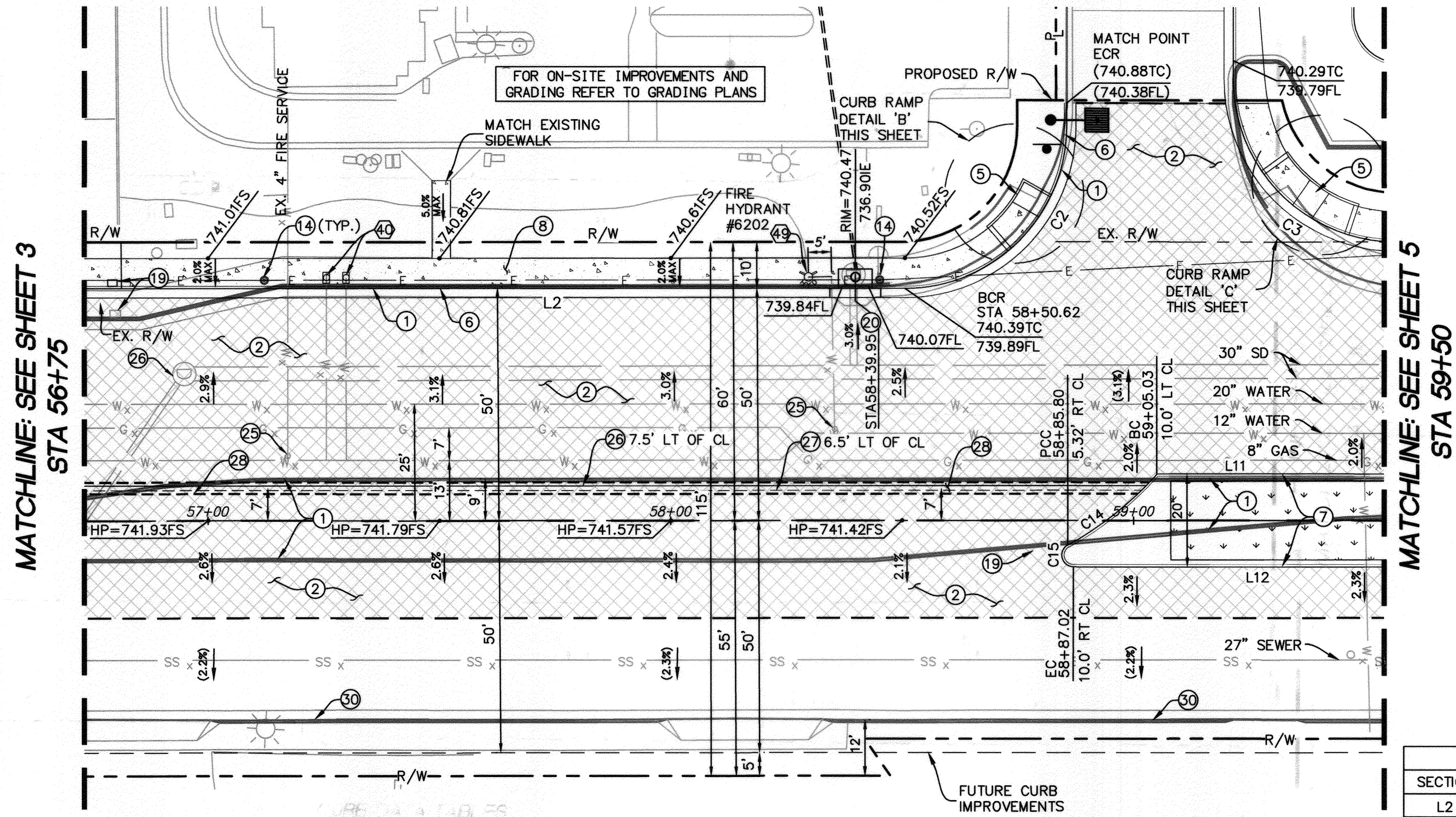
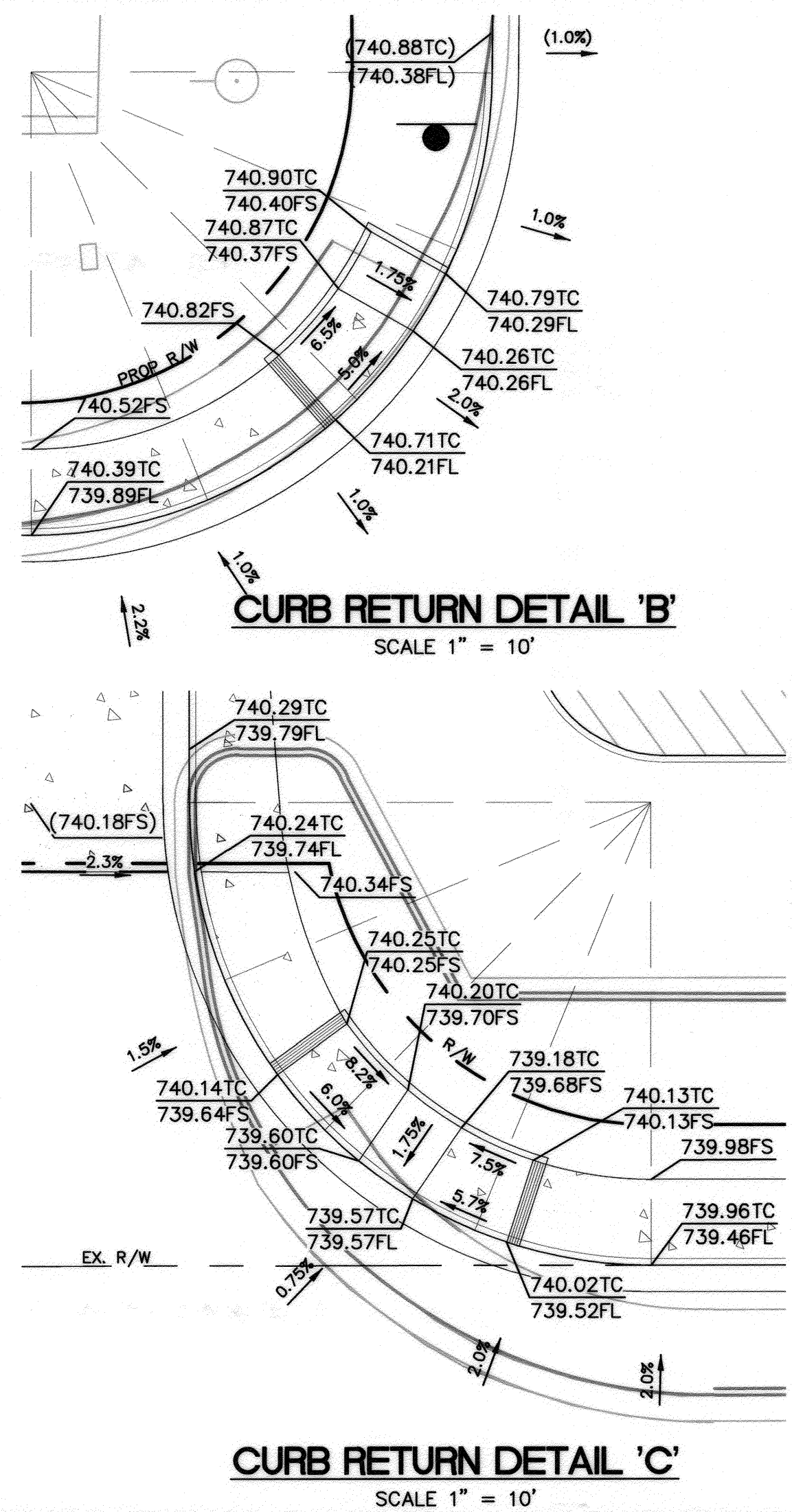
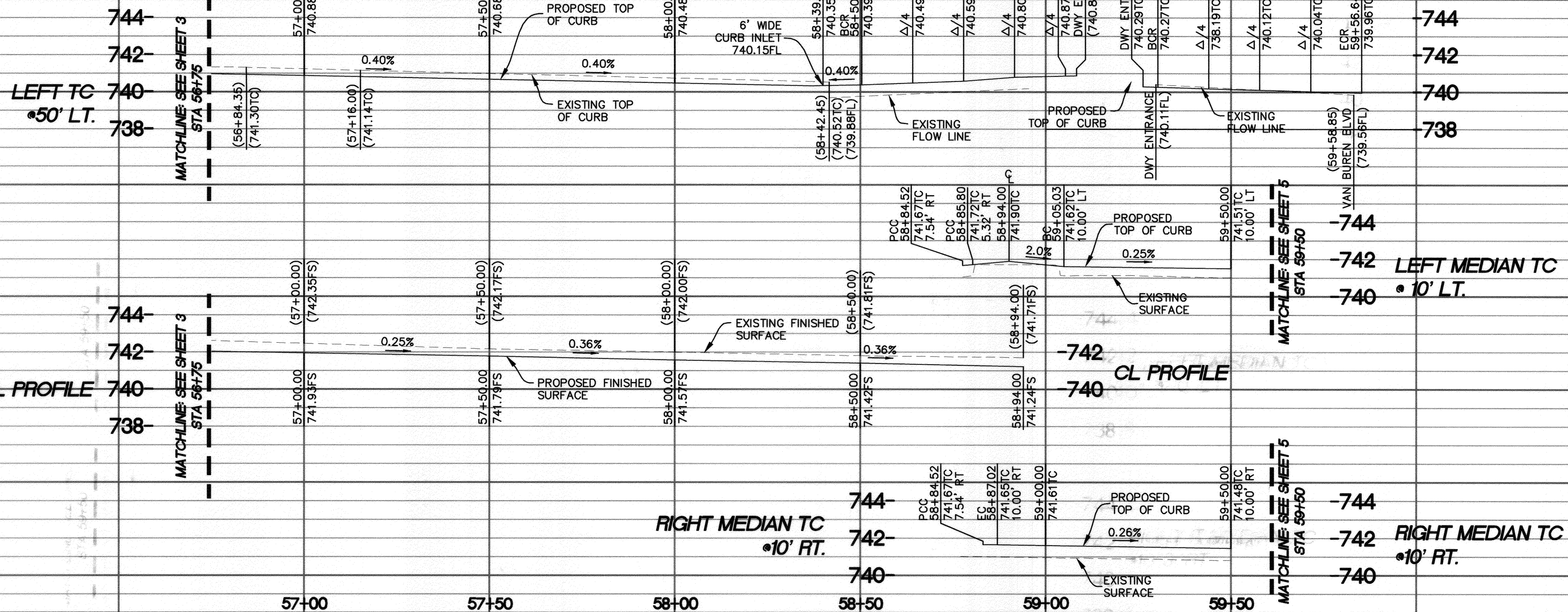


MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA**  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: [Signature] DATE: 5/19/15  
ENGINEERING MANAGER  
BY: [Signature] DATE: 5/19/15  
CAPITAL PROJECTS  
TRAFFIC ENGINEERING  
DATE: 5/18/2015

**RIVERSIDE (S)**  
**WALMART EXPANSION**  
#2028-03  
VAN BUREN BOULEVARD  
STA 53+77.95 - STA 56+75.00  
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'  
PW14-0038  
R-4298  
SHEET 3 OF 7





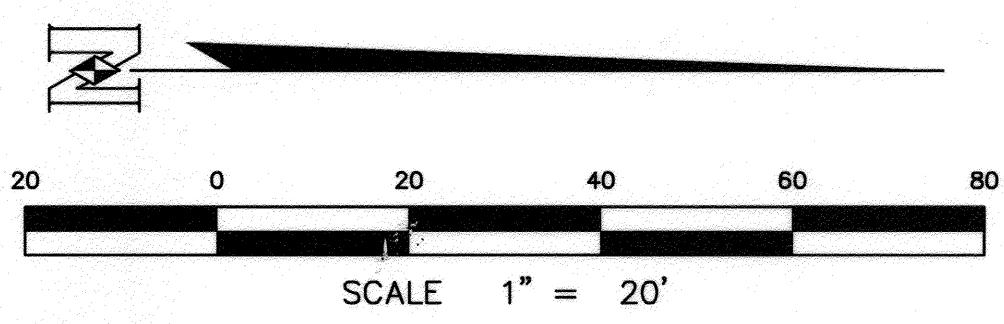
- CONSTRUCTION NOTES:**
- REMOVE EXISTING CURB AND GUTTER.
  - SAWCUT, REMOVE, AND REPLACE EXISTING STREET SECTION PER SECTIONS ON SHEET 2. FINAL PAVEMENT SECTION SUBJECT TO "R" VALUE TESTING BY CONTRACTOR, TO BE APPROVED BY THE CITY ENGINEER.
  - INSTALL CURB RAMP CASE B PER COUNTY OF RIVERSIDE STANDARD DRAWING NO. 403.
  - INSTALL 6" TYPE I COMBINED CURB AND GUTTER PER CITY STANDARD NO. 200.
  - INSTALL PCC SIDEWALK PER CITY STANDARD NO. 325.
  - RELOCATE EXISTING COMBINED UTILITY AND LIGHT POLE TO 2.0' BEHIND FACE OF CURB.
  - RELOCATE EXISTING BELOW GRADE ELECTRICAL JUNCTION BOX AT FINISHED GRADE.
  - REMOVE EXISTING INLET STRUCTURE AND INSTALL NEW STORM DRAIN CATCH BASIN PER CITY STANDARD NO. 405 WITH 6' WIDE INLET LENGTH. W=6', V=3.65', D=3', t=6"
  - ADJUST EXISTING GATE VALVE COVER TO GRADE PER CWD-515
  - ADJUST EXISTING MANHOLE COVER TO GRADE PER
  - INSTALL 2" PVC AND IRRIGATION WIRING. REFER TO IRRIGATION PLANS FOR DETAILS.
  - TRENCHING AREA FOR 1'-3" SLEEVE AND 1'-2" SLEEVE FOR IRRIGATION PIPING AND WIRING. REFER TO IRRIGATION PLANS FOR UTILITY CONFIGURATION UNDERNEATH MEDIAN AREA. TRENCHING TO BE COMPLETED PER CITY OF RIVERSIDE DETAIL NO. 2001.
  - EXISTING CURB AND GUTTER TO BE PROTECTED IN PLACE.
- WATER CONSTRUCTION NOTES BY CITY FORCES**
- EXTEND EXISTING (3) 1"-2" WATER SERVICES.
  - OFFSET FIRE HYDRANT 5' FROM CATCH BASIN PER CWD-700.

**CURB DATA TABLES**

LINE TABLE			
SECTION	LENGTH	BEARING	NOTES
L2	414.77'	N00°57'13"E	6" CURB AND GUTTER
L11+	281.04'	N00°57'13"E	8" CURB
L12+	145.68'	N00°15'37"E	8" CURB

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	NOTES
C2	54.88'	35.0'	89°50'49"	6" CURB AND GUTTER
C3	55.00'	35.0'	90°05'54"	6" CURB AND GUTTER
C14	24.69'	76.0'	18°36'49"	8" CURB
C15	6.58'	2.5'	150°48'09"	8" CURB



**RIVERSIDE PUBLIC UTILITIES - WATER**  
FOR WATER CONFLICTS ONLY  
APPROVED: *Matthew B...* DATE: 4/30/15

**RIVERSIDE PUBLIC UTILITIES - ELECTRIC**  
APPROVED: *Samuel...* DATE: 4/30/15

**BENCHMARK:**  
DESCRIPTION: G3-K3-CITY OF RIVERSIDE P.K. NAIL IN EAST CURB OF VAN BUREN BLVD. 0.5 FEET SOUTHERLY OF THE SOUTHEAST CURB RETURN OF A DRIVEWAY TO A SHOPPING CENTER AT THE INTERSECTION OF VAN BUREN BLVD. AND PHILBIN AVE.  
ELEVATION: 739.275'  
DATUM: NGVD29

**IMPORTANT NOTICE**  
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**NASLAND ENGINEERING**  
CIVIL ENGINEERING • SURVEYING • LAND PLANNING  
4760 Wilbur Street, San Diego, California 92111 • 619-586-7777

*Peter Bowen Ritchey*  
PETER BOWEN RITCHEY  
R.C.E. No. 67652 expires 6/30/15  
DATE: 4-23-15

REGISTERED PROFESSIONAL ENGINEER  
PETER BOWEN RITCHEY  
No. 67652  
CIVIL  
STATE OF CALIFORNIA

**CITY OF RIVERSIDE, CALIFORNIA**  
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Fm* DATE: 9/15  
ENGINEERING MANAGER

APPROVED BY: *...* DATE: 5/18/2015  
CITY ENGINEER/PW DIRECTOR

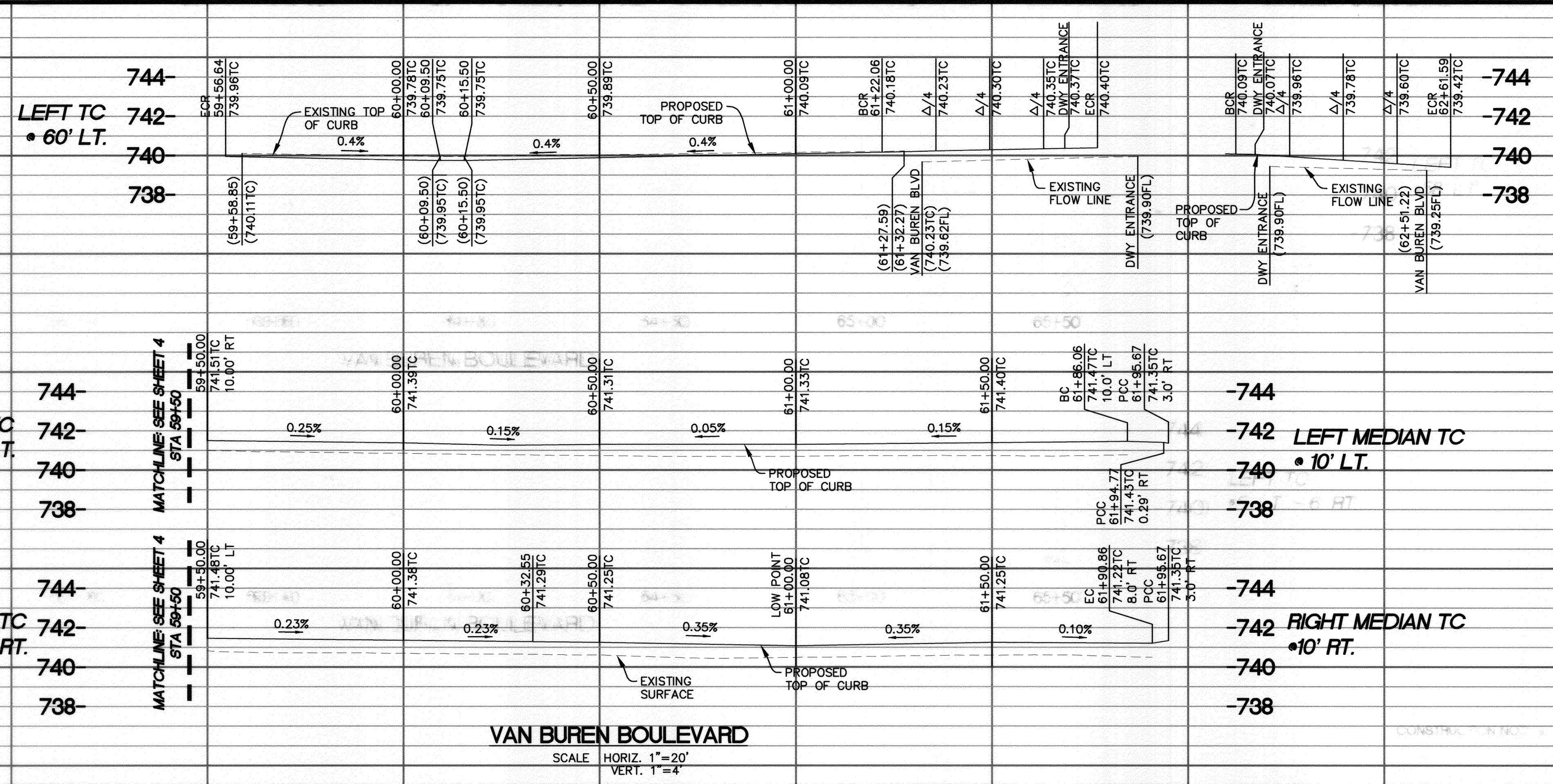
MARK REVISIONS APPR. DATE

DESIGNED BY: SH DRAWN BY: SH CHECKED BY: PR

**RIVERSIDE (S)**  
WALMART EXPANSION  
#2028-03  
VAN BUREN BOULEVARD  
STA 56+75.00 - STA 59+50.00  
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'

PW14-0038  
R-4298  
SHEET 4 OF 7



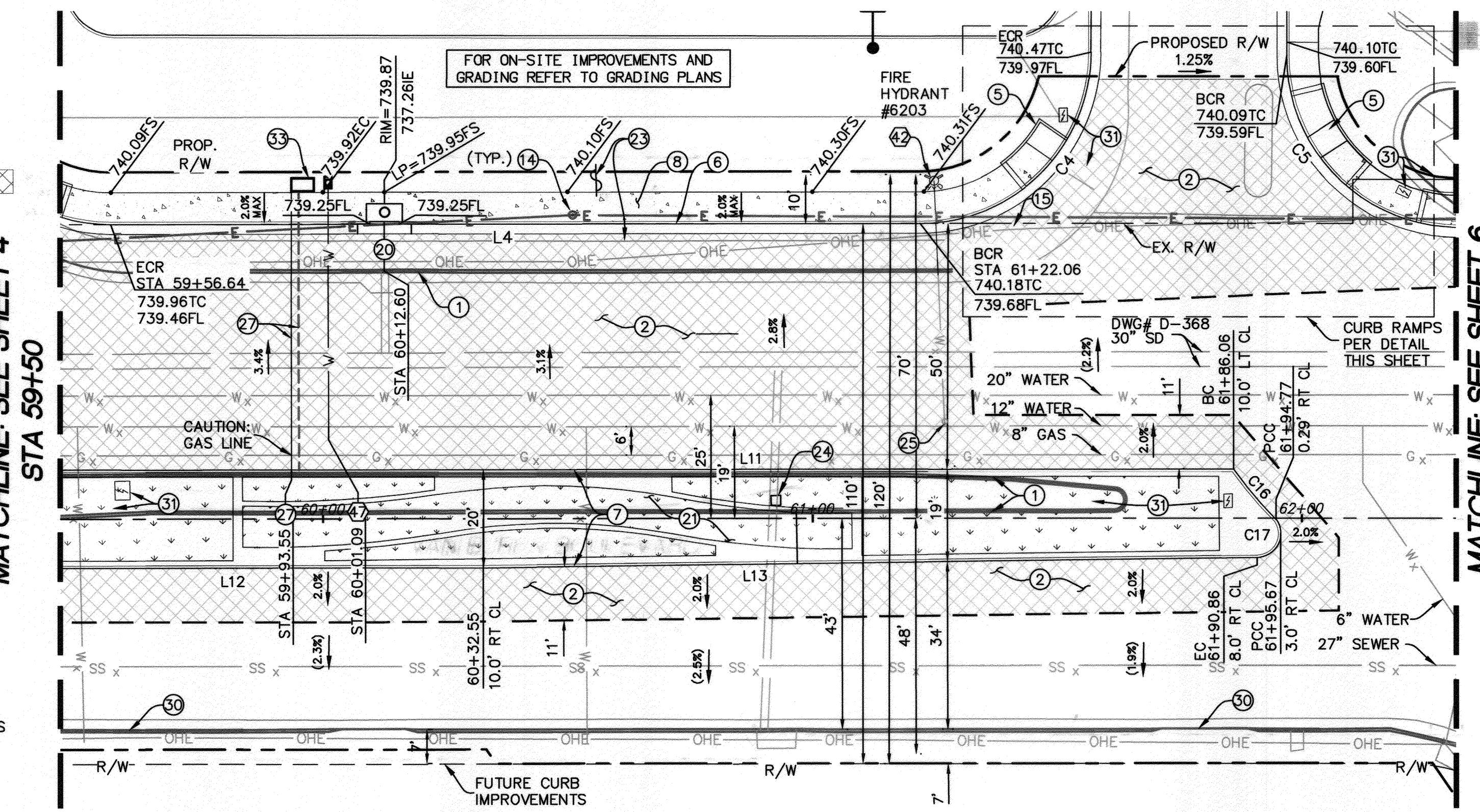


**VAN BUREN BOULEVARD**

SCALE HORIZ. 1"=20'  
VERT. 1"=4'

- CONSTRUCTION NOTES:**
- REMOVE EXISTING CURB AND GUTTER.
  - SAWCUT, REMOVE, AND REPLACE EXISTING STREET SECTION PER SECTIONS ON SHEET 2. FINAL PAVEMENT SECTION SUBJECT TO 'R' VALUE TESTING BY CONTRACTOR, TO BE APPROVED BY THE CITY ENGINEER.
  - INSTALL MODIFIED CURB RAMP TYPE I PER CITY STANDARD NO. 304.
  - INSTALL 6" TYPE I COMBINED CURB AND GUTTER PER CITY STANDARD NO. 200.
  - INSTALL 8" TYPE II CURB PER CITY STANDARD NO. 200.
  - INSTALL PCC SIDEWALK PER CITY STANDARD NO. 325.
  - RELOCATE EXISTING COMBINED UTILITY AND LIGHT POLE TO 2.0' BEHIND FACE OF CURB.
  - RELOCATE EXISTING TRAFFIC SIGNAL. REFER TO TRAFFIC SIGNAL MODIFICATION PLAN FOR DETAILS.
  - REMOVE EXISTING INLET STRUCTURE AND INSTALL NEW STORM DRAIN CATCH BASIN PER CITY STANDARD NO. 405 WITH 6' WIDE INLET LENGTH. W=6', V=2.58', D=3', t=6"
  - PROPOSED RAISED MEDIAN WITH LANDSCAPED AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
  - MEDIAN TAPER DESIGN PER CITY STANDARD NO. 121, 122, AND 123. REFER TO MEDIAN DESIGN CALCULATIONS ON SHEET 7.
  - SIGN TO BE RELOCATED AND/OR REPLACED AS NEEDED PER CITY STANDARD NO. 664.
  - REPLACE EXISTING INLET WITH NEW AREA 24"x24" CATCH BASIN INLET.
  - ADJUST EXISTING GATE VALVE LID TO GRADE PER CWD-515.
  - INSTALL 2" PVC IRRIGATION PIPING AND WIRING. REFER TO IRRIGATION PLANS FOR DETAILS.
  - EXISTING CURB AND GUTTER TO BE PROTECTED IN PLACE.
  - RELOCATE EXISTING TRAFFIC SIGNAL PULL BOX. COORDINATE EXACT LOCATION IN FIELD. ADJUST TO FINISHED GRADE.
  - INSTALL MEDIAN IRRIGATION EQUIPMENT PER LANDSCAPE PLANS.

- WATER CONSTRUCTION NOTES: BY CITY FORCES**
- EXTEND EXISTING FIRE HYDRANT PER CWD-700.
  - INSTALL 2" WATER SERVICE, WITH 1.5" MTR FOR IRRIGATION PER CWD-601.



MATCHLINE: SEE SHEET 4  
STA 59+50

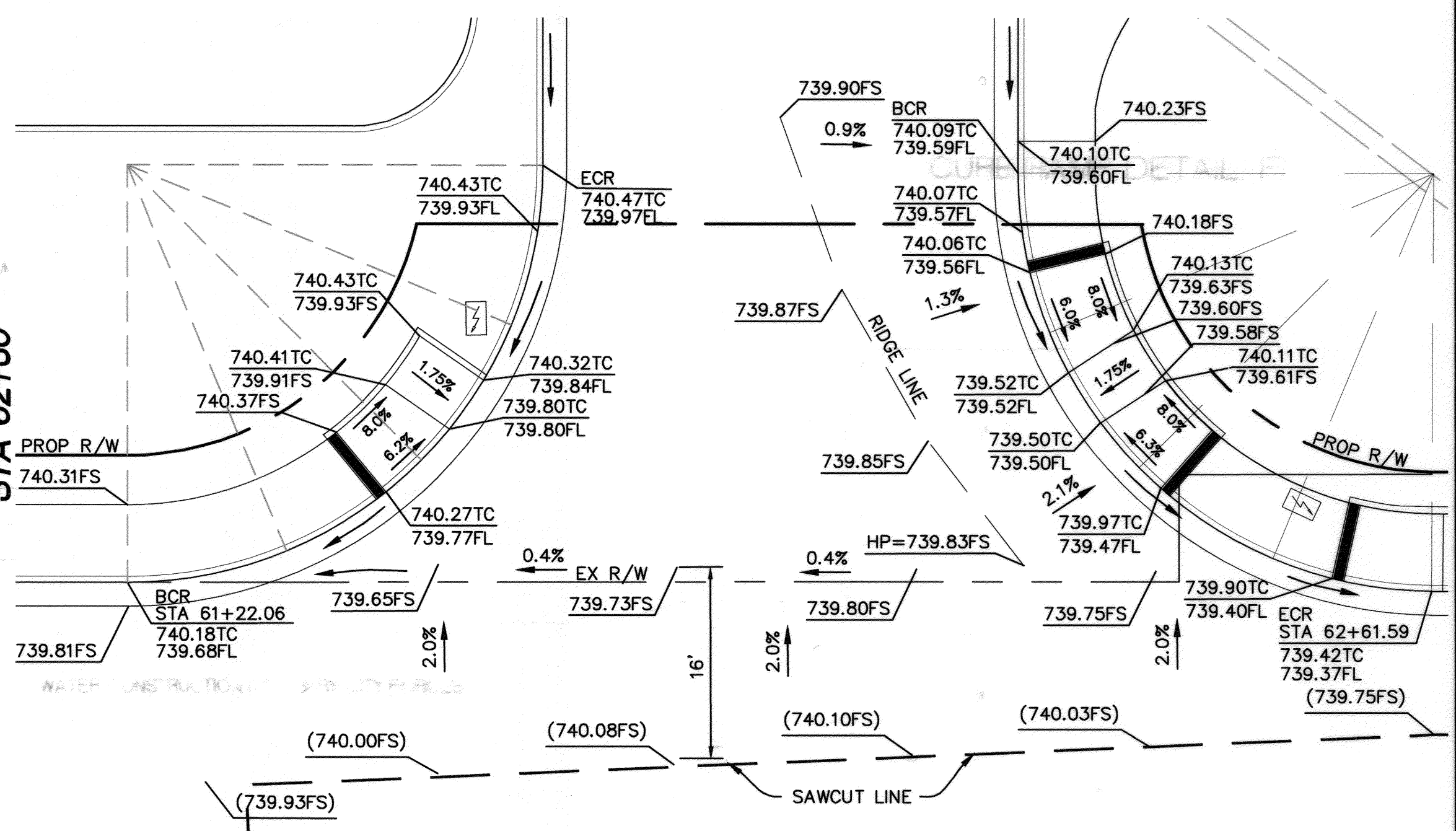
MATCHLINE: SEE SHEET 6  
STA 62+30

**CURB DATA TABLES**

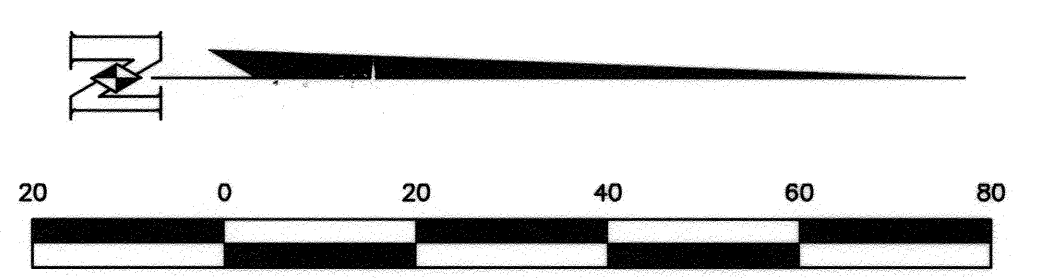
LINE TABLE			
SECTION	LENGTH	BEARING	NOTES
L4	165.42'	N00°57'13"E	6" CURB AND GUTTER
L11*	227.37'	N00°57'13"E	8" CURB
L12*	158.15'	N00°57'14"E	8" CURB
L13	158.17'	N00°14'14"E	8" CURB

\* CONTINUES THROUGH MATCHLINE

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	NOTES
C4	54.92'	35.0'	89°54'13"	6" CURB AND GUTTER
C5	54.78'	35.0'	89°40'52"	6" CURB AND GUTTER
C16	13.50'	100'	7°43'47"	8" CURB
C17	10.60'	4.9'	124°06'13"	8" CURB



**CURB RETURN DETAIL**  
SCALE 1" = 10'



**RIVERSIDE PUBLIC UTILITIES - WATER**  
FOR WATER CONFLICTS ONLY  
APPROVED: *Matthew B...* DATE: 4/30/2015

**RIVERSIDE PUBLIC UTILITIES - ELECTRIC**  
APPROVED: *Steven Rippe* DATE: 4/20/15

**BENCHMARK:**  
DESCRIPTION: G3-K3-CITY OF RIVERSIDE P.K. NAIL IN EAST CURB OF VAN BUREN BLVD. 0.5 FEET SOUTHERLY OF THE SOUTHEAST CURB RETURN OF A DRIVEWAY TO A SHOPPING CENTER AT THE INTERSECTION OF VAN BUREN BLVD. AND PHILBIN AVE.  
ELEVATION: 739.275'  
DATUM: NGVD29

**IMPORTANT NOTICE**  
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**NASLAND ENGINEERING**  
CIVIL ENGINEERING • SURVEYING • LAND PLANNING  
4010 Redwood Street, San Diego, California, 92121 • 619-594-7779  
*Peter Bowen Ritchey*  
REGISTERED PROFESSIONAL ENGINEER  
No. 67652  
PETER BOWEN RITCHEY  
R.C.E. No. 67652 expires 6/30/15  
DATE: 4-23-15



MARK	REVISIONS	APPR.	DATE

DESIGNED BY: SH DRAWN BY: SH CHECKED BY: PR

**CITY OF RIVERSIDE, CALIFORNIA**  
PUBLIC WORKS DEPARTMENT

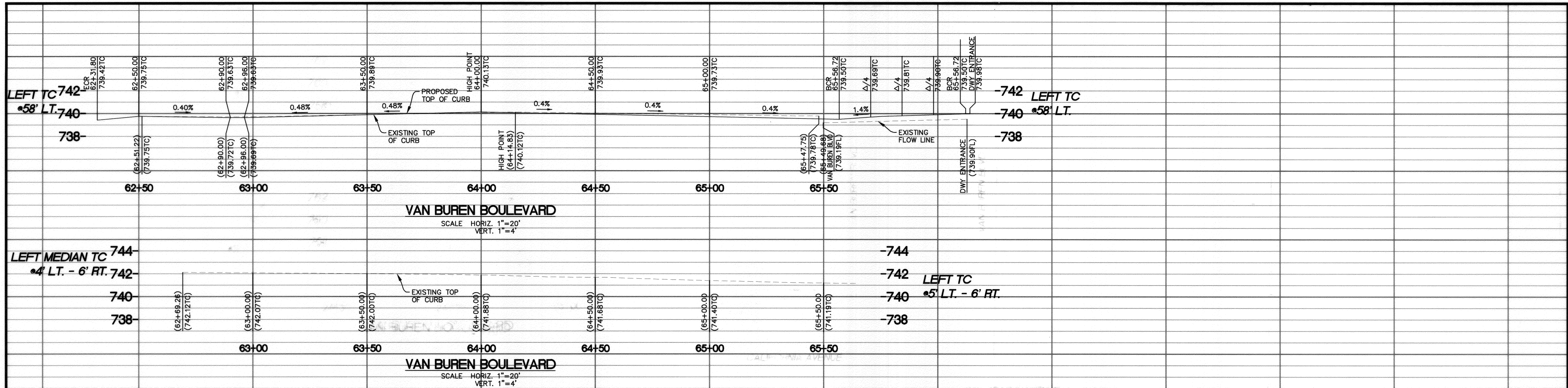
APPROVED BY:	BY:	DATE:	APPROVED BY:
ENGINEERING MANAGER	Fm	5/8/15	<i>[Signature]</i>
CAPITAL PROJECTS			CITY ENGINEER/PW DIRECTOR
TRAFFIC ENGINEERING			DATE: 5/8/2015

**RIVERSIDE (S)**  
**WALMART EXPANSION**  
#2028-03  
VAN BUREN BOULEVARD  
STA 59+50.00 - STA 62+30.00  
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'

PLAN DATE IDENTIFIER  
DATE OF LAST CHANGE TO THIS PLAN  
04/22/15 BY: J.

PW14-0038  
R-4298  
SHEET 5 OF 7

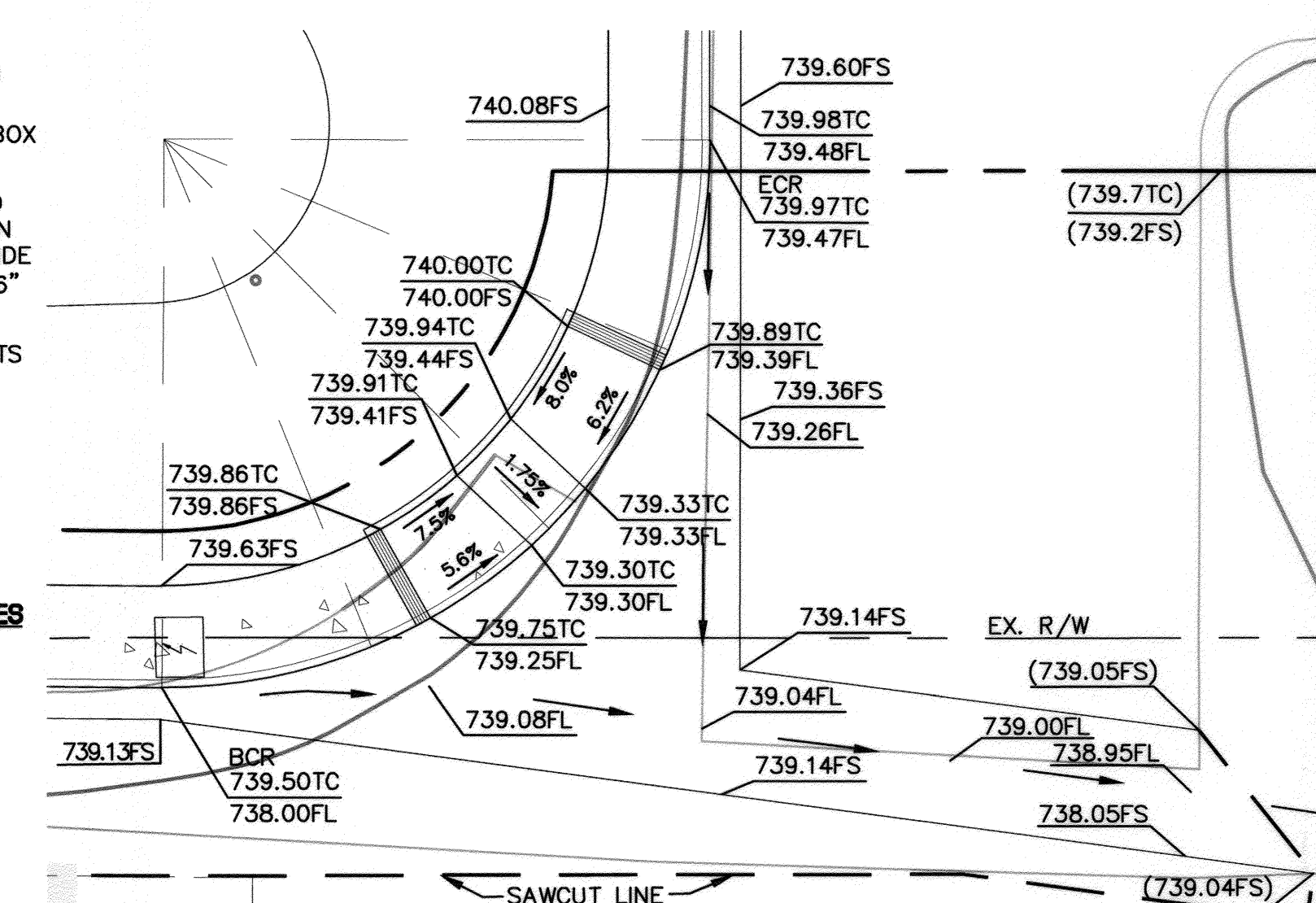




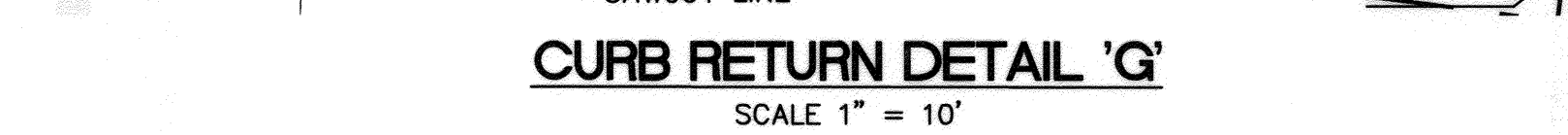
**CONSTRUCTION NOTES:**

- 1 REMOVE EXISTING CURB AND GUTTER.
  - 2 SAWCUT, REMOVE, AND REPLACE EXISTING STREET SECTION PER SECTIONS ON SHEET 2. FINAL PAVEMENT SECTION SUBJECT TO 'R' VALUE TESTING BY CONTRACTOR, TO BE APPROVED BY THE CITY ENGINEER.
  - 5 INSTALL MODIFIED CURB RAMP TYPE III PER CITY STANDARD NO. 304.
  - 6 INSTALL 6" TYPE I COMBINED CURB AND GUTTER PER CITY STANDARD NO. 200.
  - 8 INSTALL PCC SIDEWALK PER CITY STANDARD NO. 325.
  - 9 INSTALL CONCRETE CROSS GUTTER PER CITY STANDARD NO. 220.
  - 10 MATCH CROSS GUTTER WITH EXISTING EDGE OF CONCRETE.
  - 13 RELOCATE EXISTING LIGHT POLE TO 2' BEHIND BACK OF CURB.
  - 14 RELOCATE EXISTING COMBINED UTILITY AND LIGHT POLE TO BE RELOCATED.
  - 15 RELOCATE EXISTING TRAFFIC SIGNAL. REFER TO TRAFFIC SIGNAL MODIFICATION PLAN FOR DETAILS.
  - 18 PROTECT EXISTING ELECTRICAL UTILITY BOX IN PLACE.
  - 20 REMOVE EXISTING INLET STRUCTURE AND INSTALL NEW STORM DRAIN CATCH BASIN PER CITY STANDARD NO. 405 WITH 6 WIDE INLET LENGTH. W=6', V=3.12', D=3', t=6"
  - 30 EXISTING CURB AND GUTTER. REFER TO CITY OF RIVERSIDE STREET IMPROVEMENTS R-4210 AND R-4242 FOR DETAILS.
  - 31 RELOCATE EXISTING PULL BOX. COORDINATE EXACT LOCATION OF PULL BOX IN FIELD. ADJUST EXISTING TRAFFIC SIGNAL PULL BOX TO FINISHED GRADE.
  - 34 TRENCH REPAIR PER CITY OF RIVERSIDE DETAIL NO. 453.
- WATER CONSTRUCTION NOTES: BY CITY FORCES**
- 42 EXTEND EXISTING FIRE HYDRANT PER CWD-700.

**CURB RAMP DETAIL 'F'**  
SCALE 1" = 10'



**CURB RETURN DETAIL 'G'**  
SCALE 1" = 10'

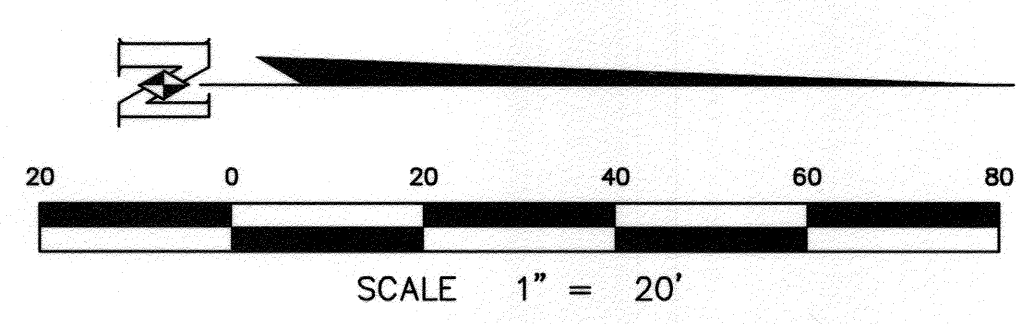


MATCHLINE - SEE SHEET 5 STA 62+00

**CURB DATA TABLES**

LINE TABLE			
SECTION	LENGTH	BEARING	NOTES
L5	325.13'	N01°27'10"E	6" CURB AND GUTTER

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	NOTES
C6	55.17'	35.0'	90°18'57"	6" CURB AND GUTTER



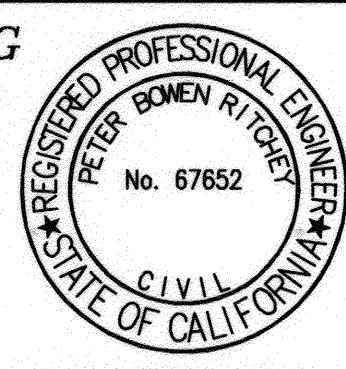
**RIVERSIDE PUBLIC UTILITIES - WATER**  
FOR WATER CONFLICTS ONLY  
APPROVED: *Matthew B...* DATE: 4/30/15

**RIVERSIDE PUBLIC UTILITIES - ELECTRIC**  
APPROVED: *Simon...* DATE: 4/30/15

**BENCHMARK:**  
DESCRIPTION: G3-K3-CITY OF RIVERSIDE P.K. NAIL IN EAST CURB OF VAN BUREN BLVD. 0.5 FEET SOUTHERLY OF THE SOUTHEAST CURB RETURN OF A DRIVEWAY TO A SHOPPING CENTER AT THE INTERSECTION OF VAN BUREN BLVD. AND PHILBIN AVE.  
ELEVATION: 739.275'  
DATUM: NGVD29

**IMPORTANT NOTICE**  
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert ID Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

**NASLAND ENGINEERING**  
CIVIL ENGINEERING • SURVEYING • LAND PLANNING  
4700 Redwood Street, San Diego, California, 92121 • 619-582-7700  
*Peter Bowen Ritchey*  
PETER BOWEN RITCHEY  
R.C.E. No. 67652 expires 6/30/15  
DATE: 4-23-15



MARK	REVISIONS	APPR.	DATE

DESIGNED BY: SH DRAWN BY: SH CHECKED BY: PR

**CITY OF RIVERSIDE, CALIFORNIA**  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: *...* BY: *...* DATE: 5/8/15  
ENGINEERING MANAGER  
CAPITAL PROJECTS  
TRAFFIC ENGINEERING

**RIVERSIDE (S)**  
**WALMART EXPANSION**  
#2028-03  
VAN BUREN BOULEVARD  
STA 62+30.00 - STA 66+50.00  
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'

PLAN DATE IDENTIFIER  
DATE OF LAST CHANGE TO THIS PLAN  
04/22/15 BY: J...  
PW14-0038  
**R-4298**  
SHEET 6 OF 7



LEFT  
MEDIAN  
15'-3.5' LT.  
762  
760  
758

RIGHT  
MEDIAN  
TC  
3.5'-9.5' LT.  
762  
760  
758

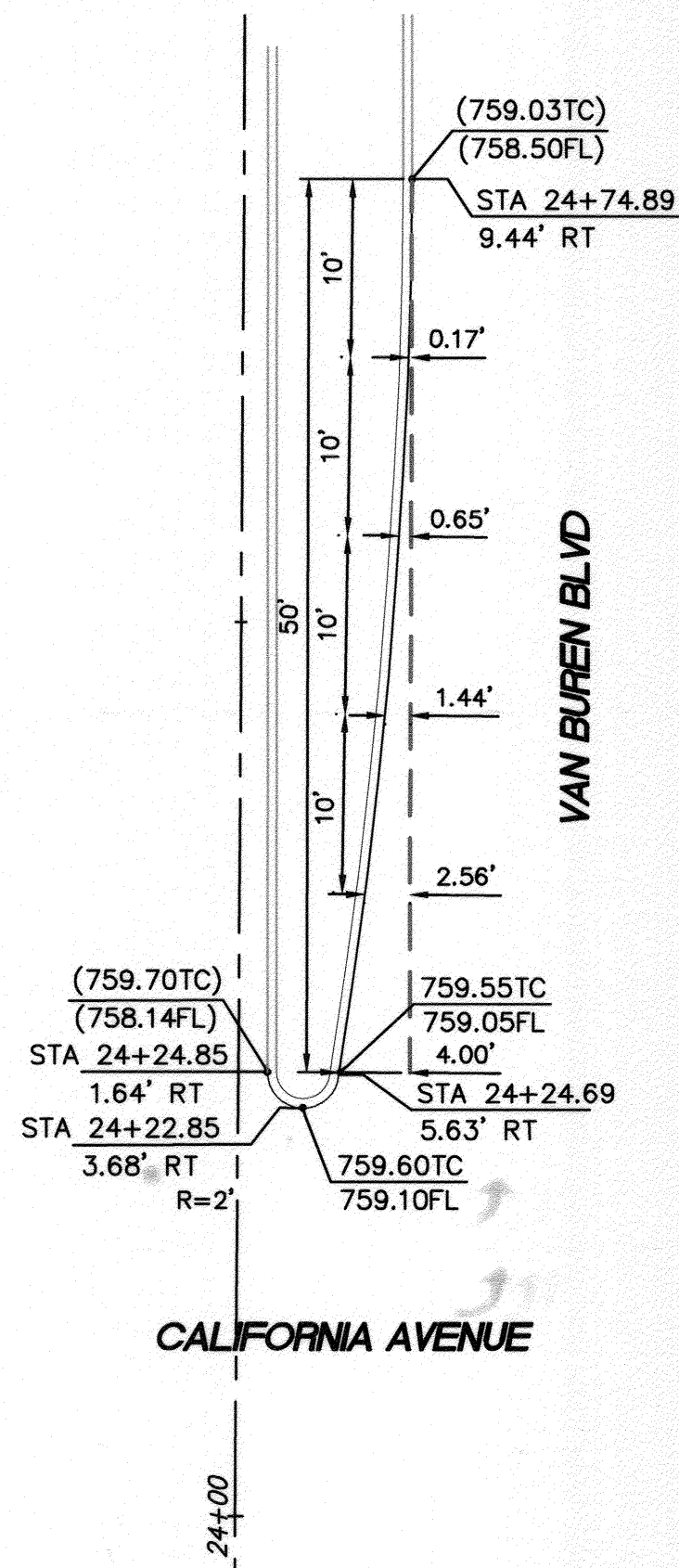
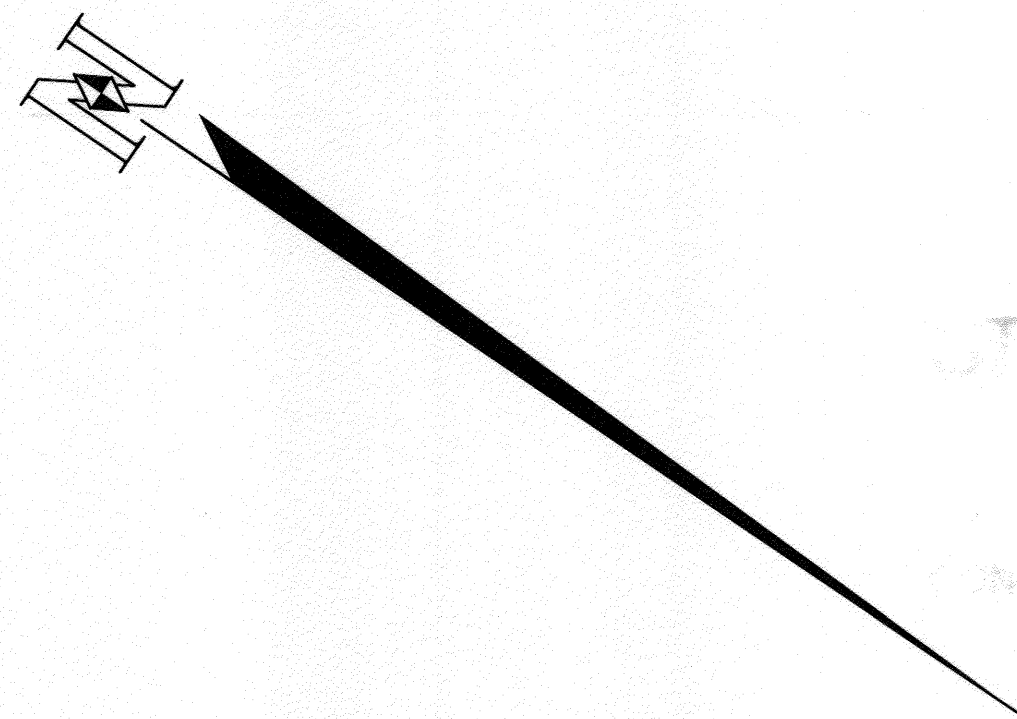
24+00 24+50 25+00

**VAN BUREN BOULEVARD**

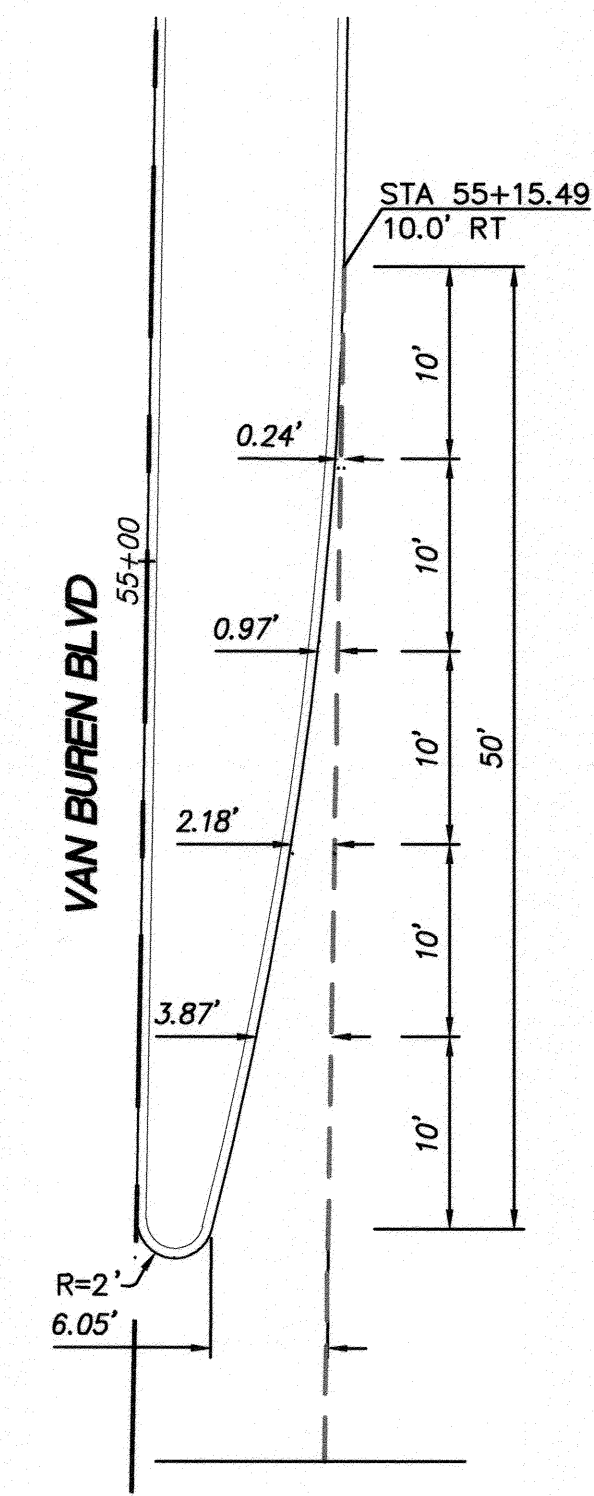
SCALE HORIZ. 1"=20'  
VERT. 1"=4'

**CONSTRUCTION NOTES:**

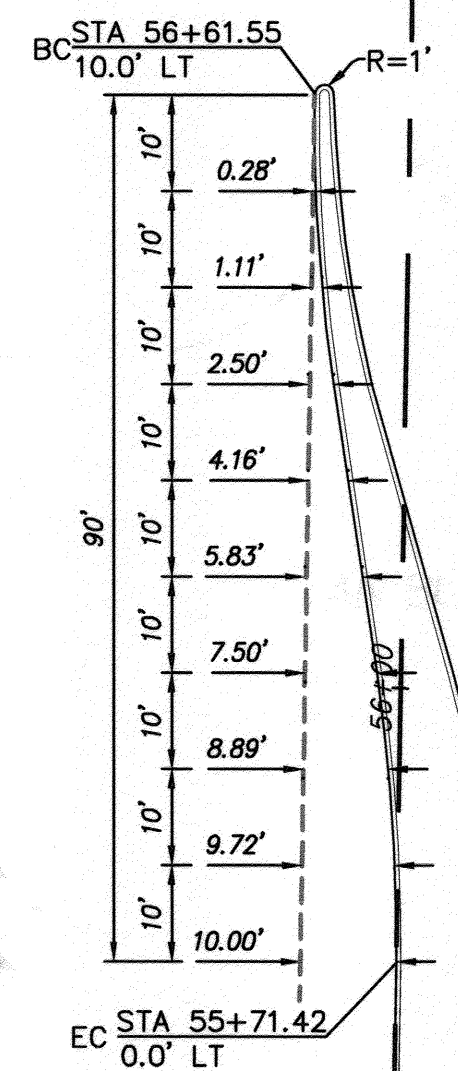
- REMOVE EXISTING CURB AND GUTTER.
- SAWCUT, REMOVE, AND REPLACE EXISTING STREET SECTION PER TYPICAL SECTIONS ON SHEET 2. FINAL PAVEMENT SECTION SUBJECT TO 'R' VALUE TESTING BY CONTRACTOR, TO BE APPROVED BY THE CITY ENGINEER.
- INSTALL 8" TYPE II CURB PER CITY STANDARD NO. 200.
- MEDIAN TAPER DESIGN PER CITY STANDARD NO. 121, 122, AND 123. REFER TO MEDIAN DESIGN CALCULATIONS THIS SHEET.
- RELOCATE EXISTING TRAFFIC SIGNAL PULL BOX. ADJUST TO FINISHED GRADE.



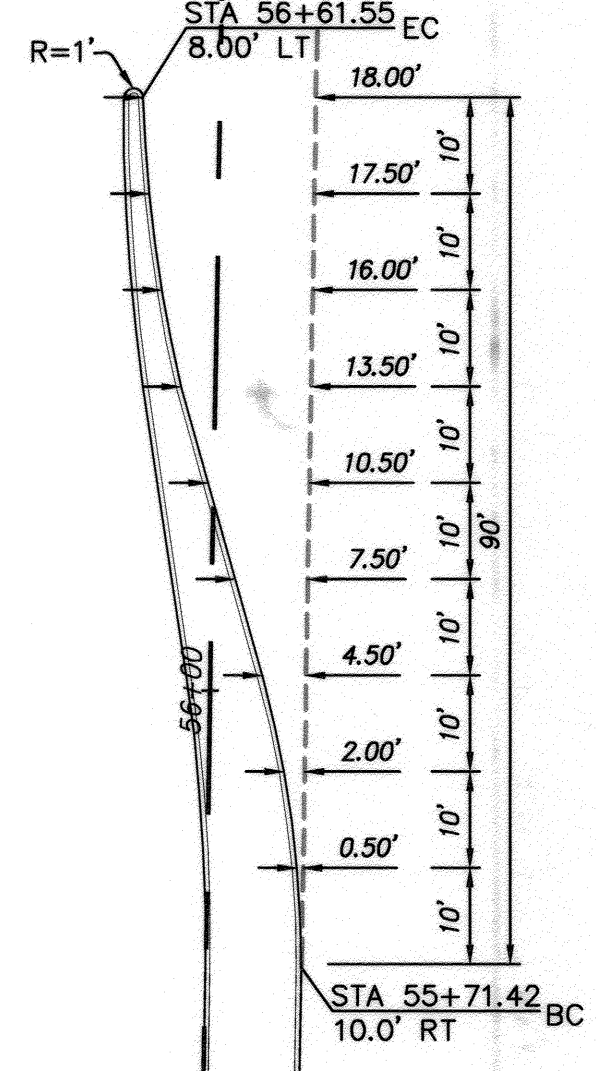
**MEDIAN 'A' IMPROVEMENT DETAIL**  
SCALE 1"=10'



**MEDIAN 'B' IMPROVEMENT DETAIL**  
SCALE 1"=10'



**MEDIAN 'C' IMPROVEMENT DETAIL**  
SCALE 1"=20'



**MEDIAN 'D' IMPROVEMENT DETAIL**  
SCALE 1"=20'

L=50' φ=13.60°  
W=6.05' a=0.24  
R=2.0'

Y(10')=0.24'  
Y(20')=0.97'  
Y(25')=1.51'  
Y(30')=2.18'  
Y(40')=3.87'  
Y(50')=6.05'

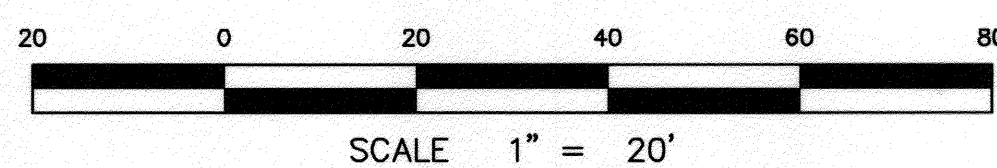
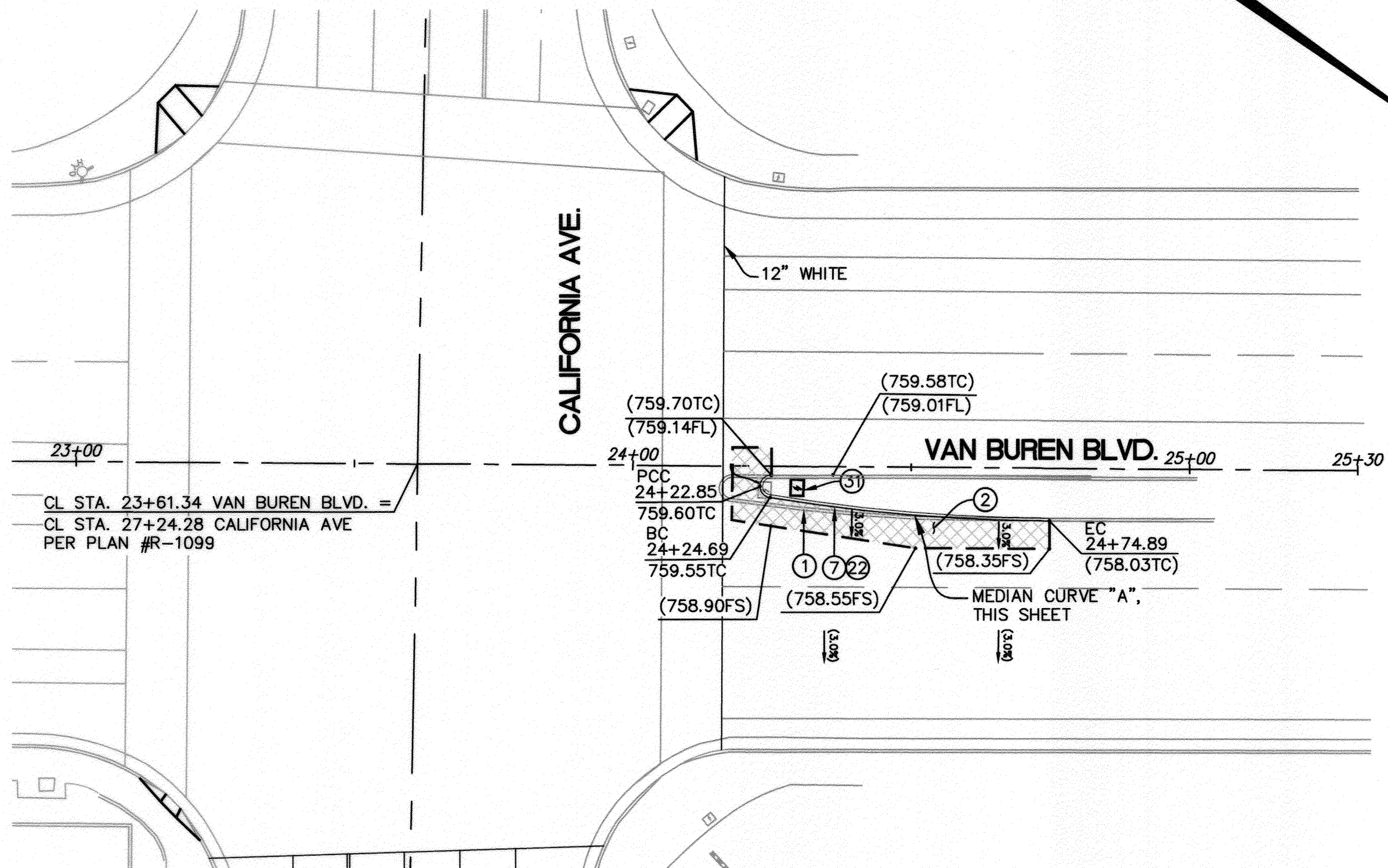
L=90'  
W=10.0'

Y(10')=0.28'  
Y(20')=1.11'  
Y(30')=2.50'  
Y(40')=4.16'  
Y(50')=5.83'  
Y(60')=7.50'  
Y(70')=8.89'  
Y(80')=9.72'  
Y(90')=10.0'

L=90'  
W=8.50'

Y(10')=0.5'  
Y(20')=2.0'  
Y(30')=4.5' (PT. B)  
Y(40')=7.5'  
Y(50')=10.5'  
Y(60')=13.5' (PT. C)  
Y(70')=16.0'  
Y(80')=17.5'  
Y(90')=18.0'

NOTES:  
MEDIAN CURVE "A", AND "B" ARE BASED ON DESIGN CALCULATIONS SHOWN IN STANDARD DRAWING NO. 123  
MEDIAN CURVE "D" AND "E" ARE BASED ON DESIGN CALCULATIONS SHOWN IN STANDARD DRAWING NO. 122



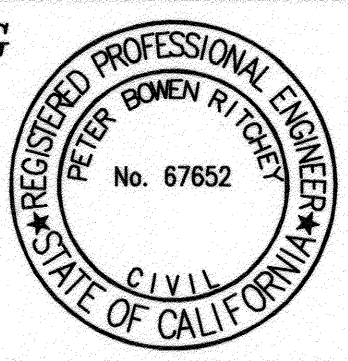
**RIVERSIDE PUBLIC UTILITIES - WATER**  
FOR WATER CONFLICTS ONLY  
APPROVED: *Matthew B...* DATE: 4/30/2015

**RIVERSIDE PUBLIC UTILITIES - ELECTRIC**  
APPROVED: *Sumner...* DATE: 4/30/15

**BENCHMARK:**  
DESCRIPTION: G3-K3-CITY OF RIVERSIDE P.K. NAIL IN EAST CURB OF VAN BUREN BLVD. 0.5 FEET SOUTHERLY OF THE SOUTHEAST CURB RETURN OF A DRIVEWAY TO A SHOPPING CENTER AT THE INTERSECTION OF VAN BUREN BLVD. AND PHILBIN AVE.  
ELEVATION: 739.275'  
DATUM: NGVD29

**IMPORTANT NOTICE**  
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**NASLAND ENGINEERING**  
CIVIL ENGINEERING • SURVEYING • LAND PLANNING  
PETER BOWEN RITCHIEY  
R.C.E. No. 67652 expires 6/30/15  
DATE: 4-23-15



MARK	REVISIONS	APPR.	DATE
DESIGNED BY	SH	DRAWN BY	SH
CHECKED BY	PR		

**CITY OF RIVERSIDE, CALIFORNIA**  
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
ENGINEERING MANAGER	Fm	5/8/15	<i>[Signature]</i>
CAPITAL PROJECTS			CITY ENGINEER/PW DIRECTOR
TRAFFIC ENGINEERING			DATE: 5/8/2015

**RIVERSIDE (S)**  
**WALMART EXPANSION**  
#2028-03  
VAN BUREN BOULEVARD  
STA 24+00.00 - STA 25+30.00  
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'

**PLAN DATE IDENTIFIER**  
DATE OF LAST CHANGE TO THIS PLAN: 10/24/2014 BY: JL

PW14-0038  
**R-4298**  
SHEET 7 OF 7



# MEDIAN LANDSCAPE PLANS

## WALMART EXPANSION #2028-03

### GENERAL NOTES FOR PUBLIC LANDSCAPES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS FOR PLANTING AND IRRIGATION WORK. (SECTIONS 02441 AND 02483).
2. A "PUBLIC LANDSCAPE" PERMIT, AS ISSUED BY THE PUBLIC WORKS DEPARTMENT IS REQUIRED. CONTACT THE PUBLIC WORKS LANDSCAPE INSPECTOR AT (951) 361-6313 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND TO OBTAIN THE PERMIT.
3. WHEN CALLING FOR INSPECTIONS, CONTACT THE PUBLIC WORKS LANDSCAPE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION. A WRITTEN APPROVAL WILL BE PROVIDED ON THE PUBLIC LANDSCAPE PERMIT CARD FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED PER THE STANDARD SPECIFICATIONS, AND INCLUDED BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
  - a. AFTER COMPLETION OF FINAL GRADING AND WHEN ALL UTILITY SERVICES HAVE BEEN MARKED, BUT PRIOR TO INITIATING ANY LANDSCAPE WORK WITHIN THE PUBLIC RIGHT OF WAY.
  - b. AT TIME OF INSTALLATION OF IRRIGATION SLEEVES AND CONSTANT PRESSURE MAINLINES, BUT PRIOR TO BACKFILL OF TRENCHES FOR SAME (NOTE: MAINLINES MUST BE PRESSURE TESTED IN THE PRESENCE OF THE PUBLIC WORKS LANDSCAPE INSPECTOR).
  - c. AT TIME OF INSTALLATION OF IRRIGATION VALVES, LATERALS AND HEADS.
  - d. FOR SPOTTING OF ALL TREES PRIOR TO DIGGING PLANTING PITS.
  - e. WHILE DIGGING PLANTING PITS AND PLANTING/RELOCATING TREES.
  - f. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE.
  - g. AT SUBSTANTIAL COMPLETION OF THE PROJECT FOR CITY'S ACCEPTANCE TO START THE REQUIRED MAINTENANCE PERIOD.
  - h. AT THE END OF THE MAINTENANCE, THE CONTRACTOR/DEVELOPER SHALL CALL THE PUBLIC WORKS LANDSCAPE INSPECTOR AT THE NUMBER LISTED ABOVE FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. CONTRACTOR'S BOND WILL NOT BE RELEASED UNTIL AFTER CITY'S ISSUANCE OF WRITTEN NOTIFICATION THAT THE PROJECT HAS PASSED FINAL INSPECTION AND THE PUBLIC WORKS DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM OF ONE (1) YEAR AS SPECIFIED IN THE BID DOCUMENTS.
5. CONTRACTOR SHALL KEEP EXISTING IRRIGATION SYSTEMS OPERATIONAL AND SHALL BE RESPONSIBLE FOR REPLACING ANY DEAD PLANTS AND TREES AT THE CONTRACTOR'S EXPENSE.
6. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A LETTER OF CERTIFICATION FOR WORK COMPLETED RELATED TO THE LANDSCAPE CONTRACT DOCUMENTS. THE LETTER SHALL SPECIFICALLY STATE THAT PLANTS WERE INSTALLED AS SPECIFIED AND THAT THE IRRIGATION SYSTEM WAS INSTALLED AS DESIGNED. THE LETTER SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT OF RECORD AND THE CITY OF ESCONDIDO PRIOR TO THE START OF THE MAINTENANCE PERIOD. LETTER FORMAT WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT OF RECORD.
7. THE LANDSCAPE CONTRACTOR SHALL PREPARE AN IRRIGATION AUDIT REPORT. THE AUDIT REPORT SHALL BE PREPARED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR APPROVED BY THE OWNER'S REPRESENTATIVE. AUDIT MEMORANDUM AND SERVICES WILL INCLUDE ON SITE REVIEW WITH THE OWNER'S REPRESENTATIVE OF THE IRRIGATION SYSTEM, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, YEARLY IRRIGATION SCHEDULE, AND ASSOCIATED DATA PER IRRIGATION AUDIT INDUSTRY STANDARDS. THE REPORT SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING THE MAINTENANCE PERIOD. COST FOR IRRIGATION AUDIT REPORT AND SERVICES SHALL BE PROVIDED BY THE CONTRACTOR.

### OWNER/APPLICANT

WAL-MART REAL ESTATE BUSINESS TRUST  
2001 S.E. 10TH STREET,  
SWDC BENTONVILLE, ARKANSAS 72716-0550  
(479) 273-4000

### LANDSCAPE ARCHITECT

PARTERRE  
1221 HAYES AVENUE  
SAN DIEGO, CA 92103  
(619) 296-3713

### ENGINEER OF WORK

NASLAND ENGINEERING  
4740 RUFFNER STREET  
SAN DIEGO, CA 92111  
(858) 292-7770

### PROPERTY ADDRESS

5200 VAN BUREN BOULEVARD  
RIVERSIDE, CA 92507

### ASSESSOR'S PARCEL NUMBERS

150-290-020

### BENCHMARK

CITY OF RIVERSIDE BENCH MARK

G3-J3-CITY OF RIVERSIDE P.K. NAIL IN EAST CURB OF VAN BUREN BLVD. 0.5 FEET SOUTHERLY OF THE SOUTHEAST CURB RETURN OF A DRIVEWAY TO A SHOPPING CENTER AT HE INTERSECTION OF VAN BUREN BOULEVARD AND PHILBIN AVENUE.

ELEVATION = 739.275' NGVD29 DATUM

### WORK TO BE DONE

THE IMPROVEMENT WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS, CURRENT AT THE TIME OF CONSTRUCTION, AS DIRECTED BY THE CITY ENGINEER;

1. RIVERSIDE DEVELOPMENT CODE,
2. CITY OF RIVERSIDE STANDARD DRAWINGS,
3. THIS SET OF PLANS,
4. THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK) AND THE RIVERSIDE SPECIAL PROVISIONS,
5. THE RIVERSIDE AREA REGIONAL STANDARD DRAWINGS, AND AS MAY BE MODIFIED BY THE CITY OF RIVERSIDE STANDARDS,

### SUMMARY OF LANDSCAPE QUANTITIES:

1) GRAND TOTAL SQUARE FOOTAGE (HORIZONTAL MEASURE) OF ALL LANDSCAPE AREAS WITHIN THE PROJECT LIMITS:	6,785 S.F.
a) SUBTOTAL OF SQUARE FOOTAGE OF 2:1 SLOPE AREAS	0 S.F.
b) SUBTOTAL OF SQUARE FOOTAGE OF PLANTING BY TYPE:	
i) TURF	0 S.F.
ii) SHRUB/GROUNDCOVER	4,815 S.F.
c) DECORATIVE PAVEMENT	1,970 S.F.
d) DECOMPOSED GRANITE PAVEMENT	0 S.F.
2) NUMBER OF SPECIMEN TREES BY SIZE:	
a) 24" BOX	4 EA.
3) TOTAL LINEAR FEET OF "EDGES" OF TRIMMING.	0 L.F.

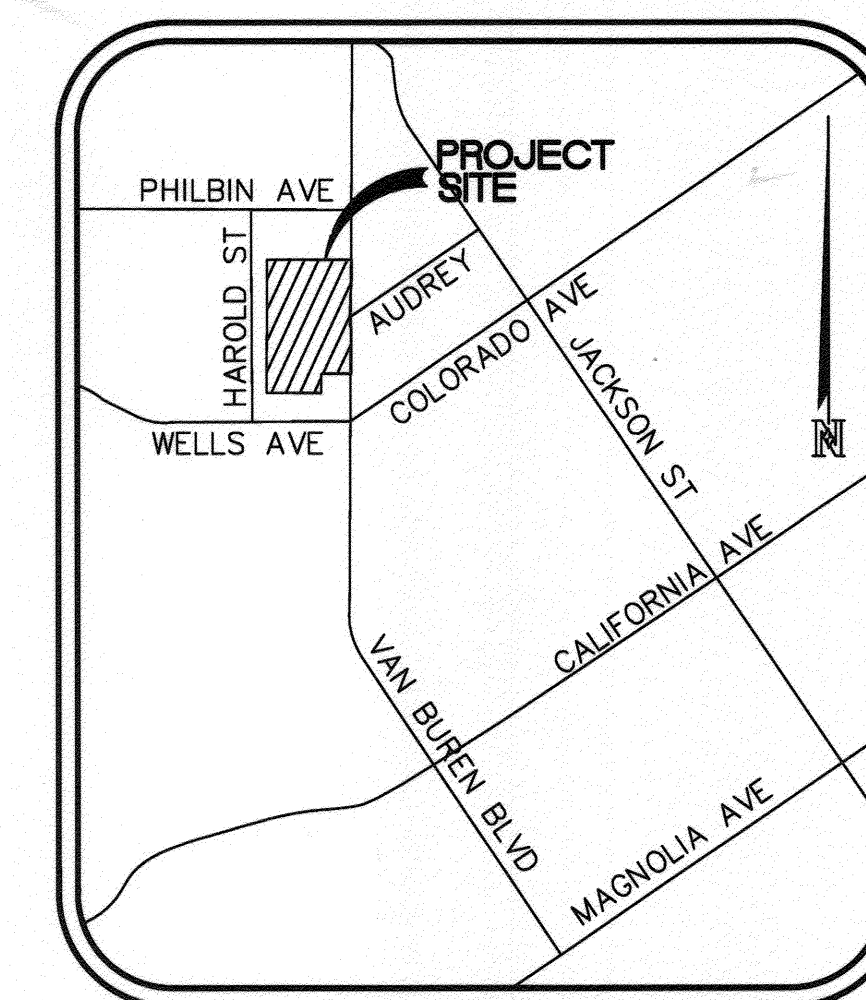
### MAINTENANCE RESPONSIBILITIES

1) TOTAL SQUARE FEET OF ALL AREAS TO BE MAINTAINED BY THE CITY FOLLOWING ACCEPTANCE BY THE CITY AFTER ONE YEAR MAINTENANCE PERIOD BY THE DEVELOPER.	6,785 S.F.
2) TOTAL SQUARE FEET OF ALL AREAS TO BE MAINTAINED BY THE DEVELOPER FOR A ONE YEAR PERIOD FOLLOWING APPROVAL OF CONSTRUCTION BY THE GENERAL CONTRACTOR.	6,785 S.F.

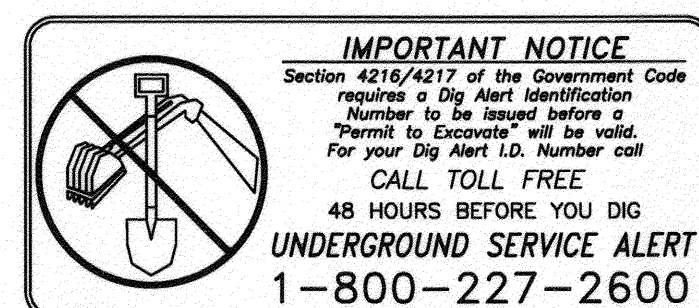
### SHEET INDEX

SHEET NO.	DESCRIPTION:
1	COVER SHEET
2	HARDSCAPE PLAN
3	IRRIGATION LEGEND AND NOTES
4	IRRIGATION PLAN
5	IRRIGATION DETAILS
6	IRRIGATION DETAILS
7	PLANTING PLAN

PUBLIC UTILITIES - WATER	PUBLIC UTILITIES - ELECTRIC
 Approved	 Approved
9-9-2014 Date	7/6/14 Date



SITE VICINITY MAP  
NO SCALE



PARTERRE

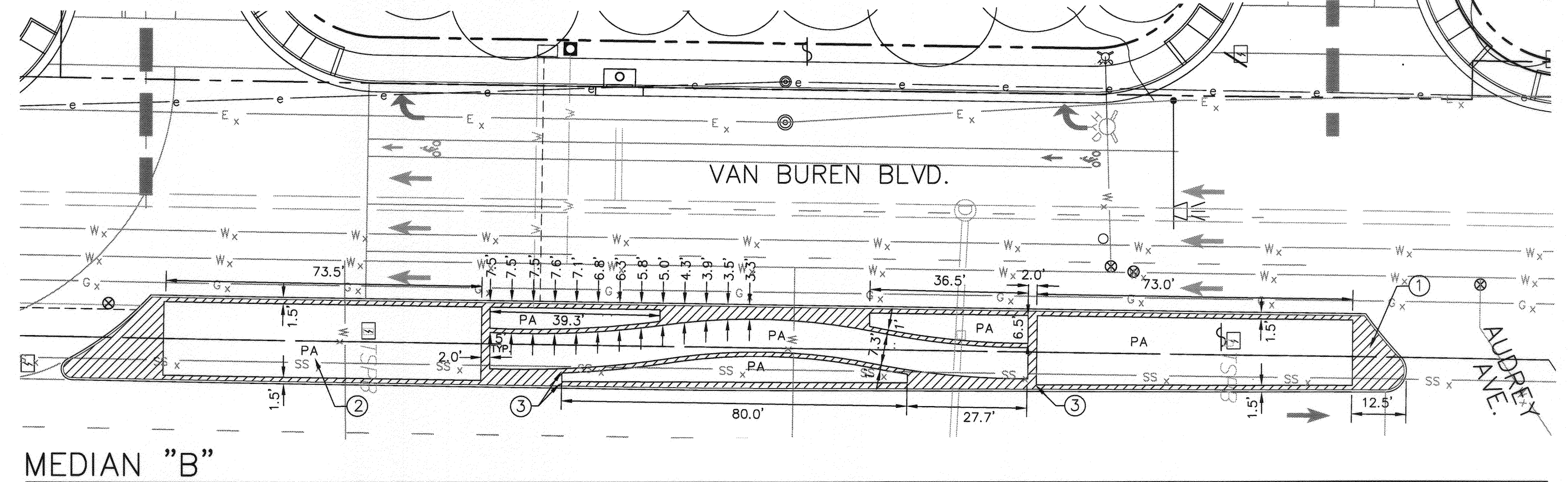
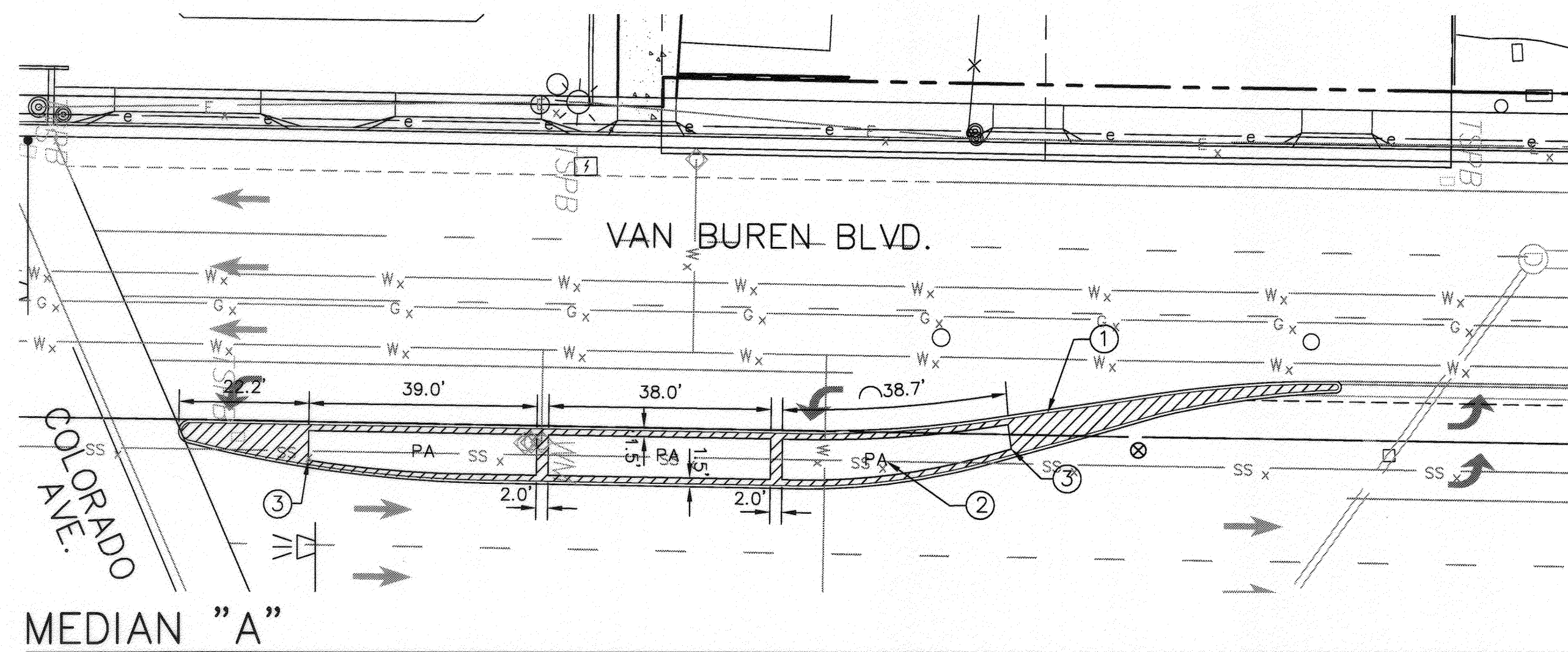
SITE PLANNING / URBAN DESIGN / LANDSCAPE ARCHITECTURE  
1221 Hayes Avenue San Diego, CA 92103  
Phone (619) 296-3713 Fax (619) 296-3702

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
ENGINEERING MANAGER	LFB	5/27/15	 CITY ENGINEER / PW DIRECTOR DATE 5/29/2015
PW TREES & LANDSCAPE	R.F.	5/13/15	
TRAFFIC ENGINEERING			
MARK	REVISIONS	APPR.	DATE
DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____			

COVER SHEET	PLAN DATE IDENTIFIER
VAN BUREN BOULEVARD WELLS AVE. TO AUDREY AVE.	DATE OF LAST CHANGE TO THIS PLAN
5200 VAN BUREN BOULEVARD, RIVERSIDE, CA	BY:
ACCT. NO. XXXX-XXXX	
R- 4298 -ML	
SHEET 1 OF 7	

PW14-0069



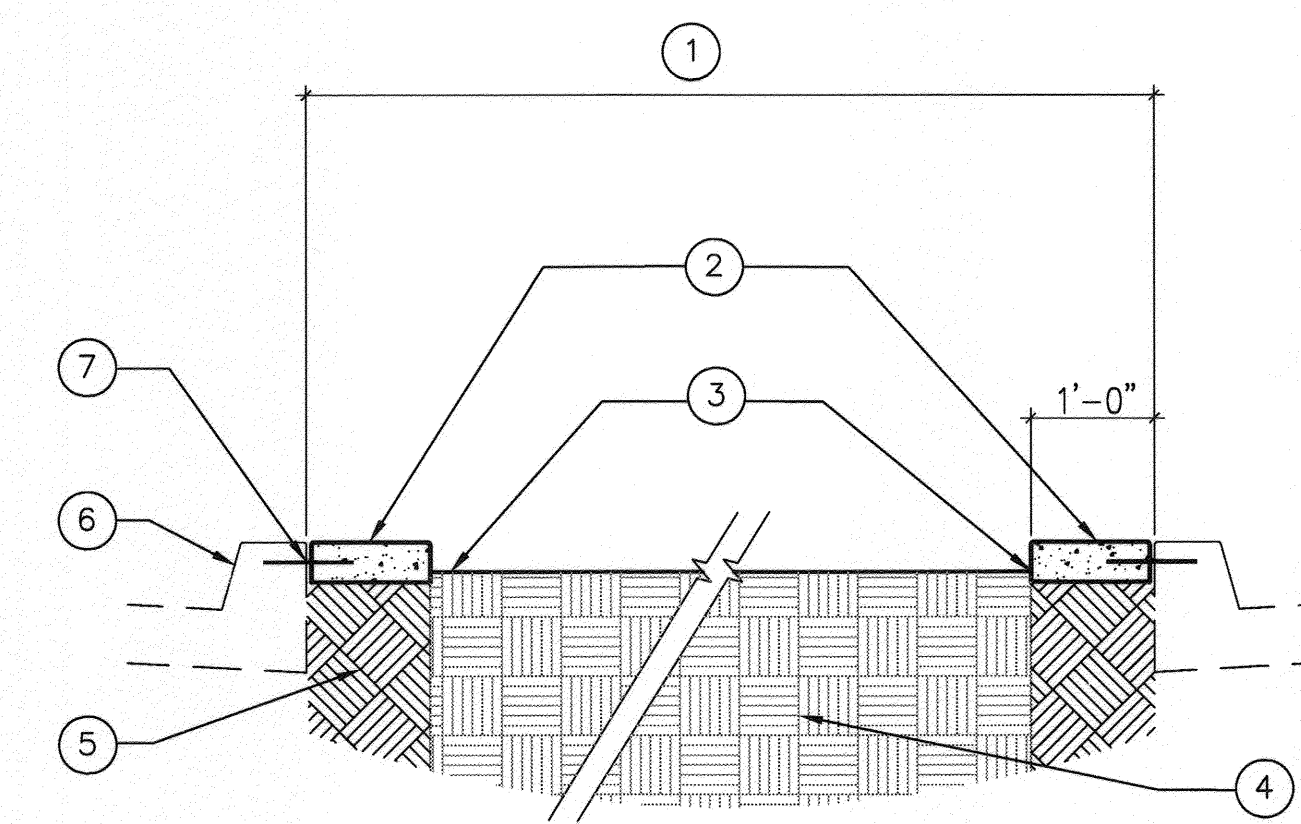


**PLAN NOTES**

- ① COLORED STAMPED CONCRETE PAVING. SEE DETAIL 1 THIS SHEET FOR INSTALLATION REQUIREMENTS. TYPICAL THIS SYMBOL.
- ② PLANTING AREA, TYPICAL THIS SYMBOL.
- ③ INSTALL CONTROL JOINT AT ALL CORNERS IN CONCRETE SLAB PERPENDICULAR TO CURB FACE, TYPICAL.

**GENERAL NOTES**

- A. VERIFY DIMENSIONS PRIOR TO LAYOUT OF PAVING. DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.
- B. PROVIDE SAMPLE PANEL. SAMPLE PANEL SHALL BE A MINIMUM 5 FOOT BY 5 FOOT SQUARE IN SIZE. THE SAMPLE PANEL SHALL DEMONSTRATE TYPICAL COLOR, FINISH AND JOINT WORKMANSHIP. THE SAMPLE PANELS SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLING THE PAVING WORK.

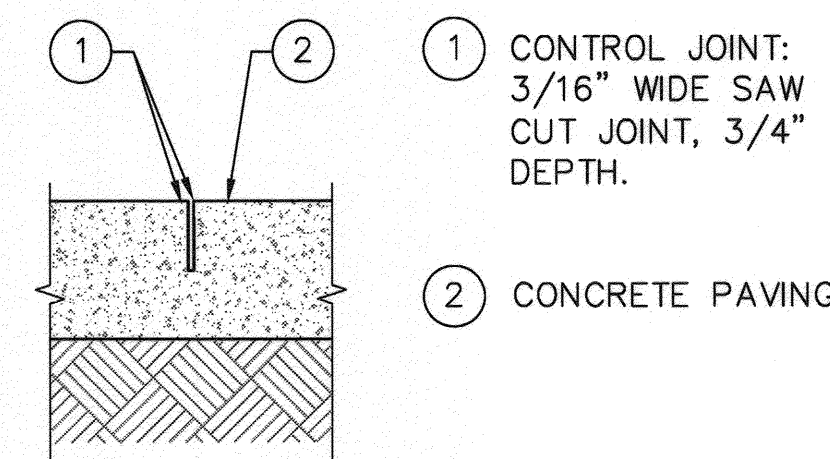


- ① DIMENSION VARIES, SEE PLAN.
- ② STAMPED COLORED CONCRETE PAVING WITH RUNNING BOND BRICK (4"x8") PATTERN PERPENDICULAR TO CURB FACE. MINIMUM 4" DEPTH. INTEGRAL COLOR, L.M. SCOFIELD, C-32, LA QUINTA QUARRY RED OR APPROVED EQUAL. INSTALL PER MANUFACTURER REQUIREMENTS.
- ③ FINISH GRADE OF PLANTER SOIL 3" BELOW TOP OF PAVING. SEE CIVIL IMPROVEMENT PLANS FOR REQUIRED FINISH GRADE IN MEDIAN PLANTER.
- ④ NON-COMPACTED FILL.
- ⑤ MIN. 90% COMPACTED SUBGRADE.
- ⑥ CURB.
- ⑦ EXPANSION JOINT WITH 12" LONG METAL DOWELS BETWEEN STAMPED CONCRETE AND CURB. 10'-0" ON CENTER. BOTH SIDES OF MEDIAN.

NOTES:  
PROVIDE EXPANSION JOINTS 20'-0" ON CENTER, CONTROL JOINTS 10'-0" ON CENTER.

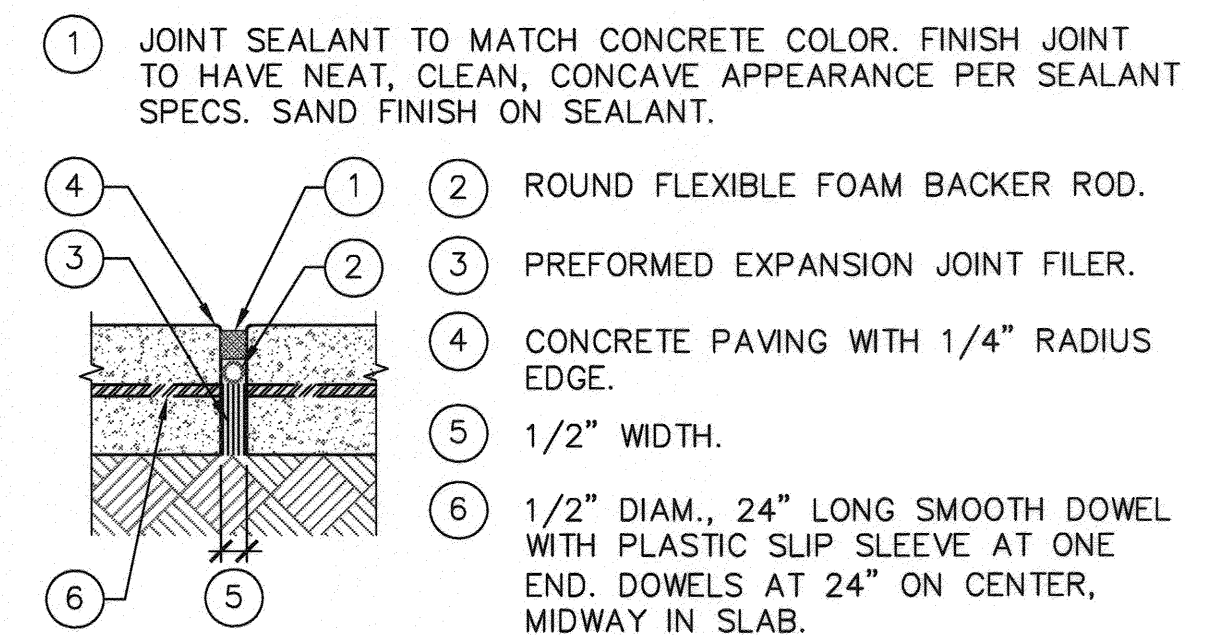
**SECTION: COLORED STAMPED CONCRETE PAVING IN MEDIAN**

① N.T.S.



- ① CONTROL JOINT: 3/16" WIDE SAW CUT JOINT, 3/4" DEPTH.
- ② CONCRETE PAVING.

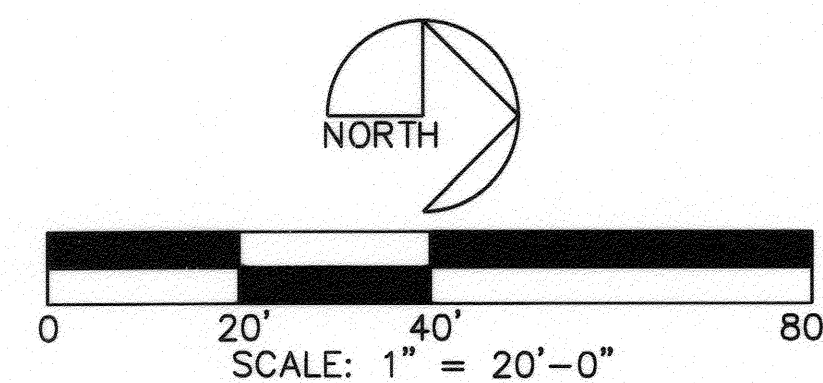
③ CONTROL JOINT NOT TO SCALE



- ① JOINT SEALANT TO MATCH CONCRETE COLOR. FINISH JOINT TO HAVE NEAT, CLEAN, CONCAVE APPEARANCE PER SEALANT SPECS. SAND FINISH ON SEALANT.
- ② ROUND FLEXIBLE FOAM BACKER ROD.
- ③ PREFORMED EXPANSION JOINT FILER.
- ④ CONCRETE PAVING WITH 1/4" RADIUS EDGE.
- ⑤ 1/2" WIDTH.
- ⑥ 1/2" DIAM., 24" LONG SMOOTH DOWEL WITH PLASTIC SLIP SLEEVE AT ONE END. DOWELS AT 24" ON CENTER, MIDWAY IN SLAB.

② EXPANSION JOINT WITH SEALANT NOT TO SCALE

PUBLIC UTILITIES - WATER	PUBLIC UTILITIES - ELECTRIC
<i>Matthew Bates</i> Approved	<i>Sumi Lopez</i> Approved
9-7-2014 Date	9/2/14 Date



**PARTERRE**  
SITE PLANNING / URBAN DESIGN / LANDSCAPE ARCHITECTURE  
1221 Hayes Avenue San Diego, CA 92103  
Phone (619) 296-9713 Fax (619) 296-9702

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
ENGINEERING MANAGER	P.M.	8/7/15	<i>Matthew Bates</i>
PW TREES & LANDSCAPE	K.E.	9/1/14	CITY ENGINEER / PW DIRECTOR
TRAFFIC ENGINEERING			DATE <i>8/2/15</i>
MARK	REVISIONS	APPR. DATE	
DESIGNED BY	DRAWN BY	CHECKED BY	

**HARDSCAPE PLAN**  
**VAN BUREN BOULEVARD**  
**WELLS AVE. TO AUDREY AVE.**  
5200 VAN BUREN BOULEVARD, RIVERSIDE, CA

PLAN DATE IDENTIFIER DATE OF LAST CHANGE TO THIS PLAN BY:	ACCT. NO. XXXX-XXXX
	R- 4298 -ML
	SHEET 2 OF 7

PW14-0069



# GENERAL IRRIGATION NOTES

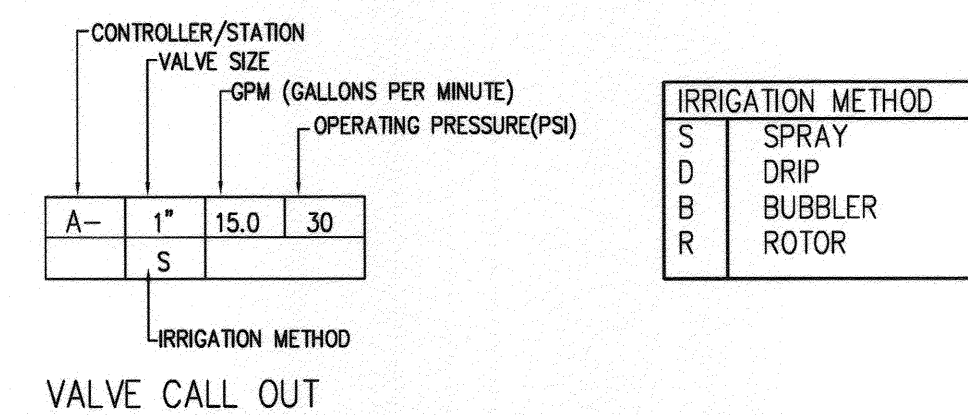
- EXISTING UTILITIES AND CONDITIONS: PRIOR TO CUTTING INTO THE SOIL, LOCATE ALL CABLES, CONDUITS, AND OTHER UTILITIES THAT ARE COMMONLY FOUND UNDERGROUND, AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK, PROMPTLY NOTIFY OWNER, WHO WILL ARRANGE FOR RELOCATIONS IF REQUIRED. PROCEED IN THE SAME MANNER IF ROCK LAYERS OR ANY OTHER CONDITIONS ENCOUNTERED UNDERGROUND MAKE CHANGES ADVISABLE.
- THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL CONFORM TO ALL APPLICABLE REGULATIONS AND CODES. THE IRRIGATION SYSTEMS ARE TO BE INSTALLED AS SHOWN ON THE PLANS.
- THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY. LOCATE ALL PIPING, HOSE, EQUIPMENT AND APPURTENANCES WITHIN THE PLANTING AREAS SHOWN UNLESS NOTED OR DIRECTED OTHERWISE. LOCATE ALL VALVES AND VALVE BOXES IN GROUND COVER AREAS WHEREVER POSSIBLE. LOCATE ALL QUICK COUPLER VALVES AT THE EDGE OF THE NEAREST GROUND COVER AREA. LOCATE PRESSURE MAIN LINES WITHIN 18" (450MM) OF EDGE OF PLANTING AREAS.
- SPECIMEN TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES. STAKE ALL SPECIMEN TREE LOCATIONS PRIOR TO TRENCHING PIPE.
- ALL PIPE AND WIRING UNDER PAVING AND ROADWAYS SHALL BE SLEEVED AS NOTED:  
 SLEEVES UNDER ROADS-SCHEDULE 80 PVC  
 6" OR LESS IN DIAMETER 36" COVER  
 GREATER THAN 6" DIAMETER 48" COVER  
 SLEEVES UNDER PAVING(NON-ROADS)-SCHEDULE 40 PVC  
 LESS THAN 3" DIAMETER 18" COVER  
 3"-5 1/2" DIAMETER 24" COVER  
 6" OR GREATER DIAMETER 36" COVER
- COORDINATE SLEEVE INSTALLATION WITH OTHER TRADES TO ENSURE PROPER AND TIMELY INSTALLATION IN LOCATIONS REQUIRED.
- ALL BRASS PIPE AND FITTINGS TO BE IPS RED BRASS, STANDARD PIPE SIZE, SCHEDULE 40. ALL COPPER PIPE TO BE TYPE "L" COPPER.
- ALL END RUNS OF PVC PIPING IS TO BE 3/4" SIZE UNLESS NOTED OTHERWISE.
- USE TWO WRAPS OF 3/4" TEFLON TAPE FOR ALL THREADED CONNECTIONS.
- ALL EXPOSED PIPE AND JOINTS SHALL BE SHADED WHENEVER TEMPERATURES EXCEED 100 DEGREES FARENHEIT (34 DEGREES CENTIGRADE).
- PROVIDE PULL BOXES FOR CONTROL WIRING AT ALL CHANGES OF DIRECTION AND WHERE RUNS EXCEED 200 FEET (60M). SPLICES SHALL BE MADE ONLY IN PULL BOXES OR VALVE CONTROL BOXES. PULL BOXES ARE TO BE GRAY PVC WITH GRAY LID BRANDED "PB ELECTRICAL". BOXES ARE TO BE CONCRETE WITH CONCRETE LIDS WHEN INSTALLED IN VEHICULAR TRAFIC AREAS.
- CONTRACTOR SHALL SECURE AND COORDINATE ALL NECESSARY CONNECTIONS FOR 120 VOLT AC 60 HZ CONTINUOUSLY HOT ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATIONS.
- A MINIMUM OF TWO (2) SPARE CONTROL WIRES SHALL BE RUN ALONG EACH MAINLINE BRANCH TO THE FURTHEST VALVE MANIFOLD. BUNDLE AND TAPE 10' OF ADDITIONAL WIRE AND INSTALL IN A PULL BOX ADJACENT TO THE VALVE MANIFOLD.
- WHENEVER DIRECT BURIAL PULL CONTROL WIRES ARE TO BE INSTALLED UNDER IMPROVEMENTS, I.E. CURBS, SIDEWALKS, PAVEMENTS, THEY SHOULD BE INSTALLED IN A P.V.C. CONDUIT WHICH SHALL EXTEND ONE FOOT BEYOND EACH SIDE OF THE IMPROVEMENT. THE LETTER "E" SHALL BE STAMPED OR CHISELED ON THE IMPROVEMENT ABOVE THE CONDUIT.
- DIRECT BURIAL CONTROL WIRING IS BASED ON THE USE OF ONE 24 VOLT DC REMOTE CONTROL VALVE OPERATING AT A TIME PER CONTROLLER.
- MONITOR IRRIGATION SCHEDULING CAREFULLY DURING STARTUP AND MODIFY SUCH THAT ALL AREAS RECEIVE ADEQUATE BUT NEVER EXCESSIVE MOISTURE. SHORT SETS WITH REPEAT CYCLES ARE PREFERRED TO SINGLE LONG SETS.
- ADJUST START TIMES TO ALLOW A MINIMUM OF ONE HOUR BETWEEN REPEAT CYCLES.
- EXTEND DAYS BETWEEN WATERING AS FAR AS IS PRACTICAL FOR THE SEASON. CHANGE IRRIGATION TIMING MONTHLY TO MATCH EVAPOTRANSPIRATION CONDITIONS.
- CONTRACTOR TO COORDINATE ALL ITEMS ASSOCIATED WITH LANDSCAPE IRRIGATION SYSTEM INSTALLATION INCLUDING POINTS OF CONNECTION FOR POWER, WATER AND SLEEVING.
- THE CONTROLLER COMPONENTS AND REMOTE CONNECTION SHALL BE FIELD TESTED BY CONTROLLER MANUFACTURER PRIOR TO TURNOVER TO THE OWNER. CONTROLLER MANUFACTURER SHALL PROVIDE CERTIFICATION LETTER THAT THE CONTROLLER HAS BEEN INSTALLED PROPERLY WITH ALL PERIPHERALS AS NOTED ON THE DRAWINGS.
- THE IRRIGATION SYSTEM IS CONNECTED TO A POTABLE WATER SYSTEM. EQUIPMENT SPECIFIED IS FOR RECYCLED WATER IN ANTICIPATION FOR A FUTURE CONNECTION TO RECYCLED WATER.
- ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER THE CIVIL PLANS. PARTERRE CANNOT VERIFY ACTUAL LOCATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.
- ALL EXISTING IRRIGATION AND PLANTING ON SITE AND ADJACENT TO SITE AND IN THE PUBLIC RIGHT OF WAY THAT IS DISTURBED OR DAMAGED BY PROJECT CONSTRUCTION SHALL BE RESTORED TO ORIGINAL WORKING CONDITION AND RELOCATED OR REPLACED AS REQUIRED BY SITE CONDITIONS.
- CONTRACTOR SHALL GUARANTEE 100% COVERAGE OF ALL IRRIGATED LANDSCAPE AREAS.
- CONTRACTOR SHALL REFER TO CIVIL DRAWINGS FOR MEDIAN DEMOLITION AND REMOVAL, INCLUDING EXISTING PLANTING AND IRRIGATION. EXISTING WATER METER AND SERVICE LINE, BACKFLOW PREVENTER, IRRIGATION CONTROLLER AND ELECTRICAL SERVICE FOR CONTROLLER. CONTROLLER SHALL BE DISCONNECTED AND RETURNED TO THE CITY OF RIVERSIDE.

# IRRIGATION LEGEND

NOTE: SD DETAIL DESIGNATION REFERS TO "STANDARD DRAWINGS FOR CONSTRUCTION, CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, (MAY 2011 OR LATEST EDITION)

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL / REMARKS	DETAIL
W	IRRIGATION WATER METER		NEW 3/4" POTABLE WATER METER - SEE CIVIL DRAWINGS FOR LOCATION	
RP	REDUCED PRESSURE BACKFLOW PREVENTER W/ BACKFLOW ENCLOSURE	WILKINS STRONG BOX	975XL-S 1" SIZE, INSTALL IN ENCLOSURE SBBC-SS WITH GREEN POWDER COAT FINISH; SIZE AS REQ'D	SD 2002
P	PRESSURE REDUCING VALVE	WILKINS	500XL-G; 1" SIZE-INSTALL ON BACKFLOW PREVENTER PER AGENCY AND MANUFACTURER SPECIFICATION	-
MCV	MASTER CONTROL VALVE NORMALLY OPEN	SUPERIOR	3300-RW; 1-1/2" SIZE;	1/5
FS	FLOW SENSOR	CALSENSE	FM 1B; #14 AWG IN CONDUIT FROM FLOW METER TO CONTROLLER	4/5
RB	TIPPING RAIN BUCKET	CALSENSE	PART OF CONTROLLER ASSEMBLY- PROVIDE POLE AND ADDITIONAL CABLE FINAL LOCATION TO BE APPROVED BY CITY INSPECTOR PRIOR TO INSTALLTION	SD 2005
QC	QUICK COUPLING VALVE	NELSON	7645 W/ACME THREADS ONLY W/LOCKABLE CAP; IN CONCRETE VALVE BOX	SD 2014
RCV	REMOTE CONTROL VALVE	TORO	P-220 / EFF-KIT-60HZ/EZR-100-EZ-REG; 1" SIZE ; DO NOT INSTALL 'WARNING TAG'	SD 2010
DRM	DRIP REMOTE CONTROL VALVE ASSEMBLY	TORO	DZK-700-1-MF (2 TO 20 GPM) WITH EFFLUENT LOW FLOW HANDLE	2/5
GV	GATE VALVE (MAINLINE ISOLATION )	NIBCO	T-113-K LINE SIZE	SD 2015
FV	FLUSH VALVE	TORO	T-FCH-H	2/6 3/6
AVR	AIR/VACUUM RELIEF VALVE	TORO	T-YD-500-34 9	1/6
IC	IRRIGATION CONTROLLER ASSEMBLY	CALSENSE	CONTROLLER ASSEMBLY "M": ET2000E-12-LR-RB-RRe-TPP-LR-DOME-RRe/RB-1/FM 1B MOUNTED IN A MYERS POWER PRODUCTS CAT. NO. MEUG22-ENC-RIV SS.ENCLOSURE (INSTALL PER SD 2018)	SD 2018
---	PRESSURE MAINLINE	ALERTLINE	1-1/2" AND SMALLER P.V.C. SCHEDULE 40., PURPLE ASTM-D1784 TYPE 1, GRADE 1 P.V.C. 1120 2" TO 3" , SDR 13.5, CLASS 315, PURPLE ASTM-2241 TYPE1, GRADE 1 P.V.C. 1120	4/6
---	NON-PRESSURE LATERAL LINES	ALERTLINE	P.V.C. SCHEDULE 40 PIPE, PURPLE ASTM-D1784 TYPE 1 GRADE 1, P.V.C. 1120	4/6
---	SLEEVE	ALERTLINE	2X DIAMETER OF PIPE SLEEVED, 2" MINIMUM P.V.C. SCHEDULE 40, PURPLE	4/6
<b>SPRINKLER SCHEDULE</b>				
---	DRIFLINE W/ INLINE PRESSURE COMPENSATING EMITTERS (SUBSURFACE INSTALLATION)	TORO	DL-2000 RGP-418-E DRIPPERLINE WITH PRESSURE COMPENSATING INLINE EMITTERS AT 18" O.C /1 GPH PER EMITTER	7/5 8/5 5/5
■	POP-UP STREAM BUBBLER	TORO	570Z-4P-PRX -COM-E-SB-180PC2 EACH SYMBOL REPRESENTS TWO MICRO-SPRAYS PER TREE. PLACE AT EDGE OF PLANTING PIT(NOT ROOTBALL) ON OPPOSITE SIDES OF TREE.	2' 30 .46 GPM 5/6

PUBLIC UTILITIES - WATER  Approved 7-7-2014 Date	PUBLIC UTILITIES - ELECTRIC  Approved 7/9/14 Date
--	---



**PARTERRE**  
 SITE PLANNING / URBAN DESIGN / LANDSCAPE ARCHITECTURE  
 1281 Hayes Avenue San Diego, CA 92109  
 Phone (619) 298-3713 Fax (619) 298-3702



MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA**  
**PUBLIC WORKS DEPARTMENT**

APPROVED BY: DATE: 5/7/15  
 CITY ENGINEER / PW DIRECTOR

DESIGNED BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

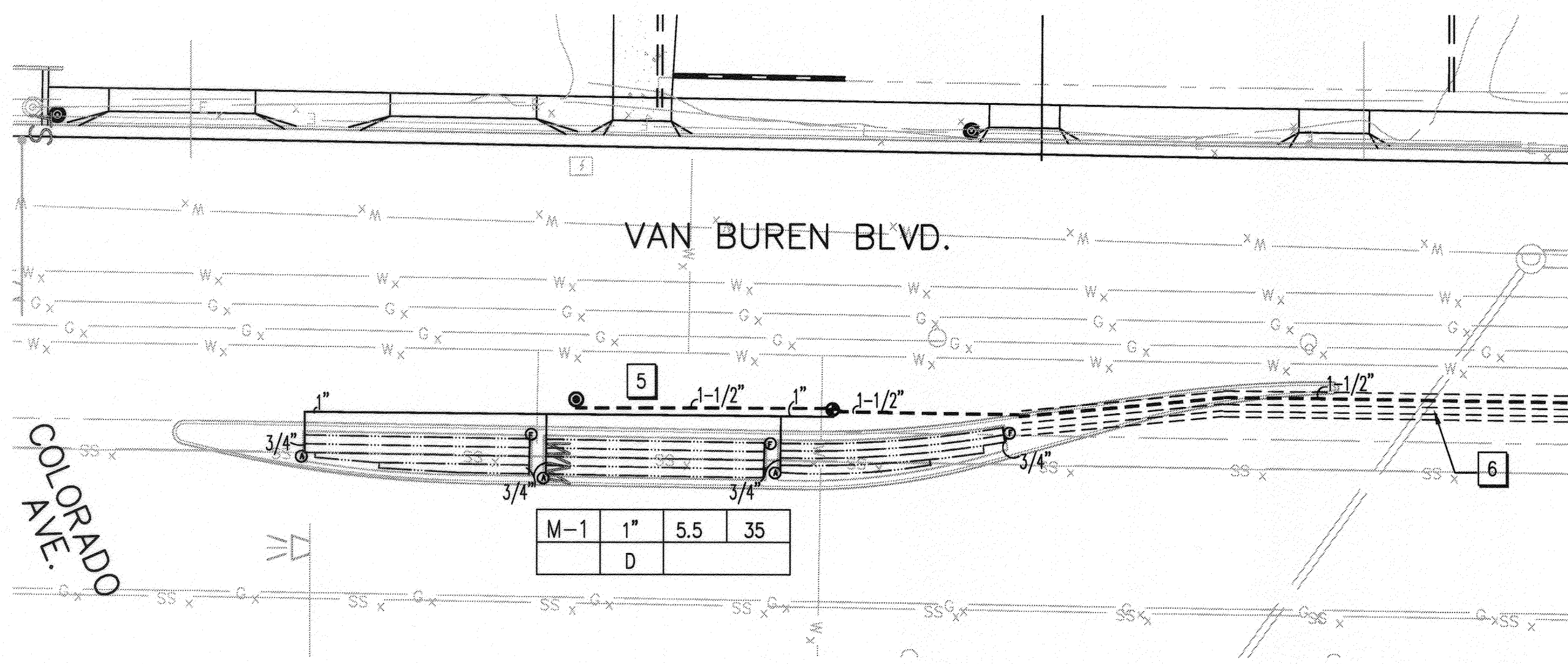
**IRRIGATION LEGEND AND NOTES**  
**VAN BUREN BOULEVARD**  
**WELLS AVE. TO AUDREY AVE.**  
 5200 VAN BUREN BOULEVARD, RIVERSIDE, CA

PLAN DATE IDENTIFIER  
 DATE OF LAST CHANGE TO THIS PLAN: \_\_\_\_\_ BY: \_\_\_\_\_

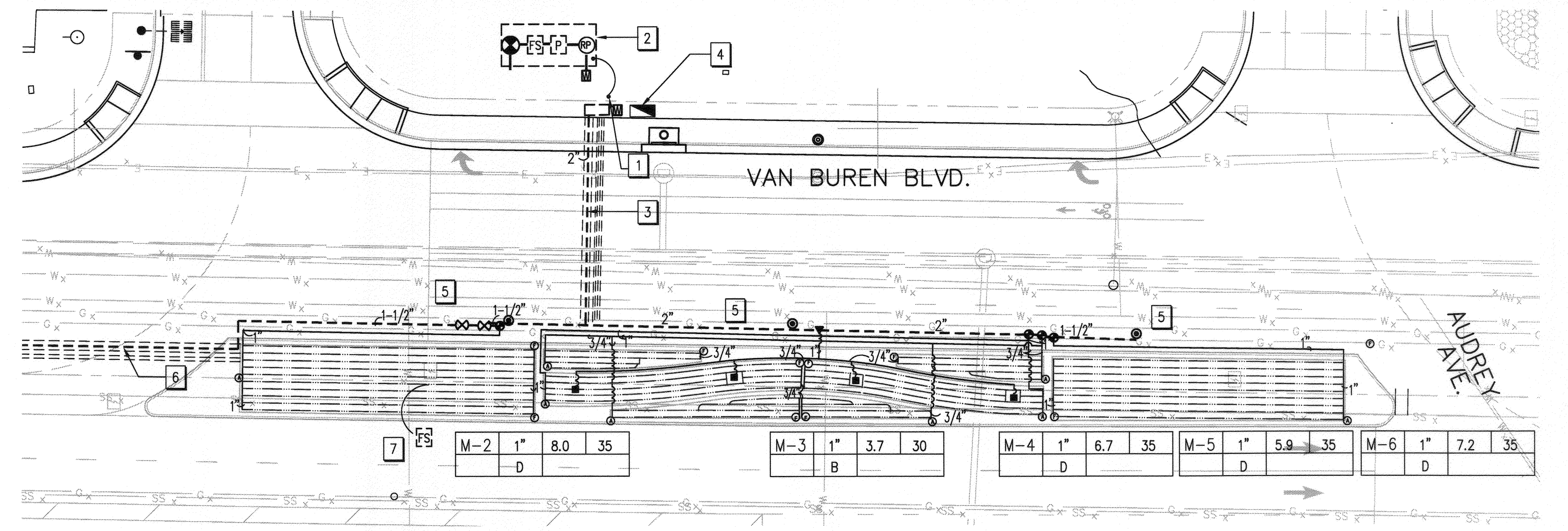
ACCT. NO. XXXX-XXXX  
**R- 4298 -ML**  
 SHEET **3** OF **7**

PW14-0069





MEDIAN "A"

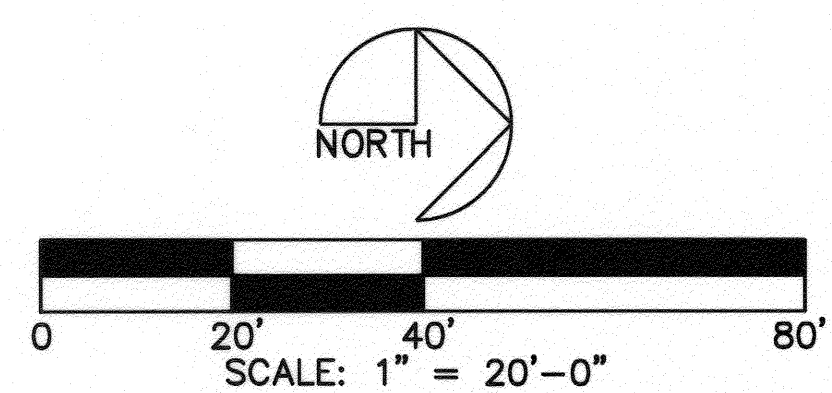


MEDIAN "B"

PLAN NOTES MEDIAN "A" AND "B"

- 1 POINT OF CONNECTION FOR MEDIAN IRRIGATION AFTER NEW 3/4" POTABLE WATER METER AND 2" SERVICE; SEE CIVIL DRAWINGS FOR LOCATION; VERIFY EXACT LOCATION ON SITE. IRRIGATION SYSTEM FOR MEDIAN IS DESIGNED TO A MAXIMUM OF 8.0 GPM @ 35 PSI. VERIFY STATIC PRESSURE AT METER BETWEEN 90 TO 112 PSI.
- 2 ENLARGED SCHEMATIC- POINT OF CONNECTION EQUIPMENT SEQUENCE AFTER METER. SEE IRRIGATION LEGEND FOR SYMBOLS AND ITEM DESCRIPTION/SPECIFICATION. ALL COMPONENTS ARE TO BE INSTALLED IN RIGHT OF WAY PLANTING AREA BEHIND BACK OF SIDEWALK. THE LOCATION OF ALL EQUIPMENT IS TO BE APPROVED BY THE CITY OF RIVERSIDE LANDSCAPE INSPECTOR, PRIOR TO INSTALLATION.
- 3 1-4" SLEEVE AND 2- 2" SLEEVES FOR IRRIGATION PIPE AND WIRING; SEE CIVIL DRAWINGS FOR LOCATION, TRENCHING AND STREET REPAIR.
- 4 AUTOMATIC IRRIGATION CONTROLLER ASSEMBLY-EXACT LOCATION IN RIGHT OF WAY TO BE APPROVED BY CITY OF RIVERSIDE LANDSCAPE INSPECTOR. CONTRACTOR TO PROVIDE POWER TO CONTROLLER -REFER TO CIVIL DRAWINGS. COORDINATE ELECTRIC SERVICE WITH RPU ELECTRIC, SUZANNE RIVERA (951-826-5357) FOR ELECTRIC SERVICE TO THE IRRIGATION CONTROLLER.
- 5 THE LOCATION OF IRRIGATION COMPONENTS IS SHOWN DIAGRAMMATICALLY; INSTALL ALL EQUIPMENT WITHIN PLANTING AREAS, EXCEPT AT CROSSOVER LOCATIONS.
- 6 MAINLINE AND WIRING CROSSOVER BETWEEN MEDIANS: 1-3" SLEEVE AND 1-2" SLEEVE, SEE CIVIL DRAWINGS FOR LOCATION, TRENCHING AND STREET REPAIR.
- 7 TIPPING RAINBUCKET ON POLE INSTALL PER STD. DWG 2005 THE EXACT LOCATION OF ALL EQUIPMENT IS TO BE APPROVED BY THE CITY OF RIVERSIDE LANDSCAPE INSPECTOR, PRIOR TO INSTALLATION.

PUBLIC UTILITIES - WATER	PUBLIC UTILITIES - ELECTRIC
<i>M. H. Roberts</i> Approved	<i>Samuel</i> Approved
7-8-2014 Date	9/1/14 Date



**IMPORTANT NOTICE**  
Section 4216/4217 of the Government Code requires a City Alert Identification Number to be placed before a "Permit to Excavate" will be valid. For your City Alert ID, Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

**PARTERRE**

SITE PLANNING / URBAN DESIGN / LANDSCAPE ARCHITECTURE  
1221 Hayes Avenue San Diego, CA 92103  
Phone (619) 296-3713 Fax (619) 296-8702

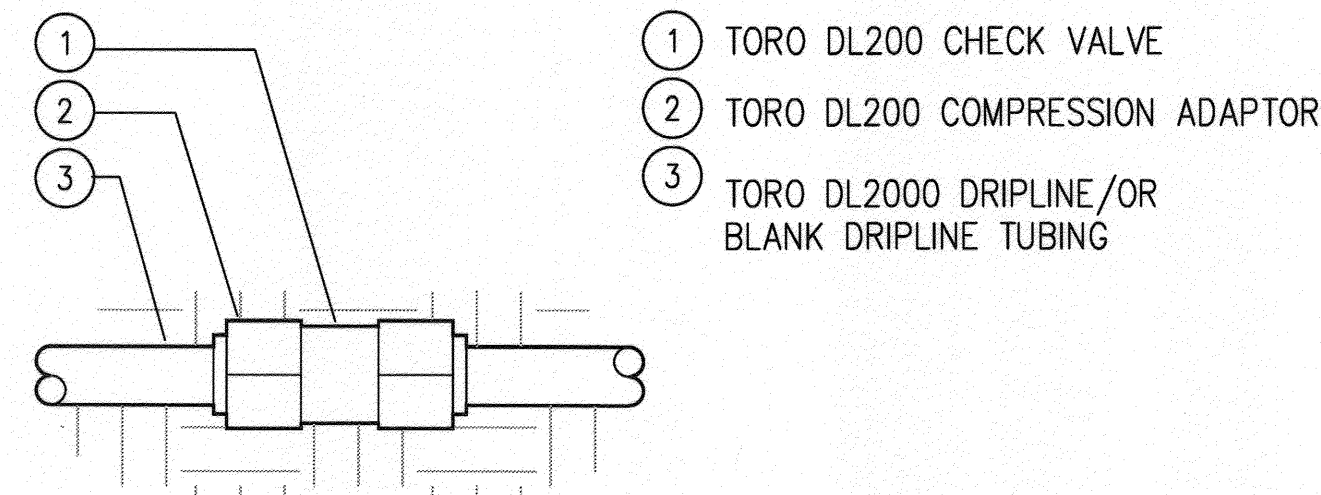
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
ENGINEERING MANAGER	J.P.R.	5/17/14	<i>Samuel</i>
PW TREES & LANDSCAPE	C.E.F.	5/14/14	CITY ENGINEER / PW DIRECTOR
TRAFFIC ENGINEERING			DATE: 5/12/2015
MARK	REVISIONS	APPR. DATE	DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____

**IRRIGATION PLAN**  
**VAN BUREN BOULEVARD**  
**WELLS AVE. TO AUDREY AVE.**  
5200 VAN BUREN BOULEVARD, RIVERSIDE, CA

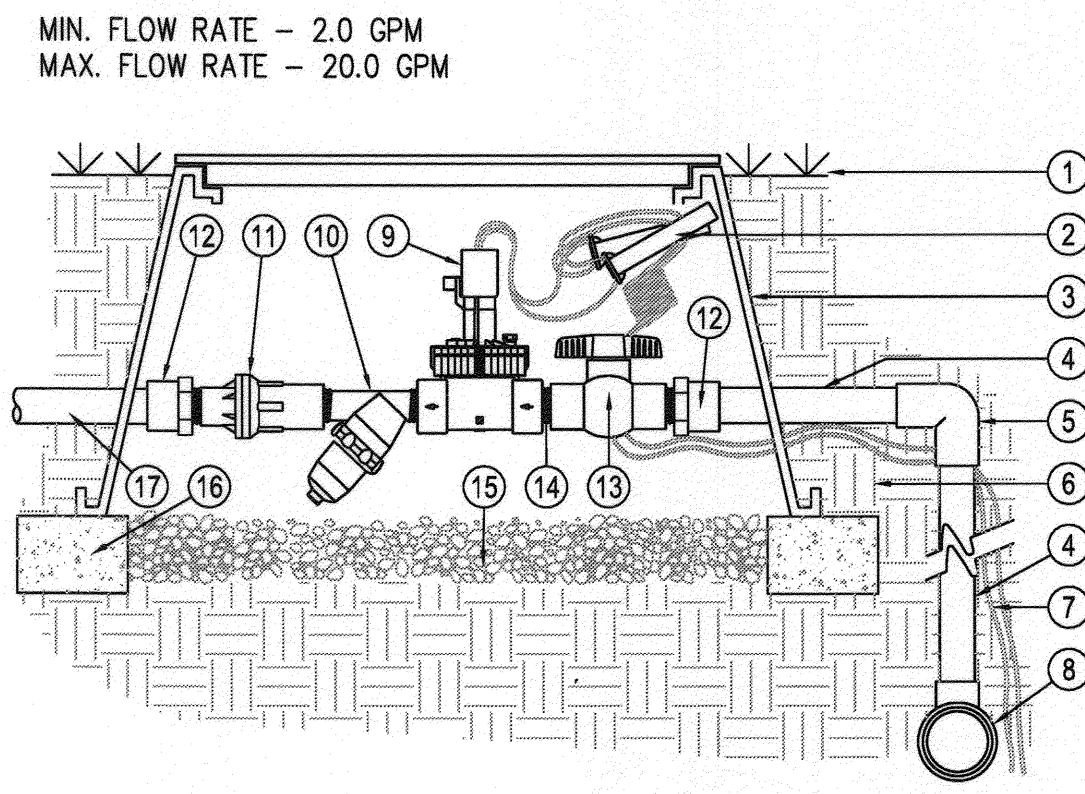
PLAN DATE IDENTIFIER DATE OF LAST CHANGE TO THIS PLAN BY:	ACCT. NO. XXXX-XXXX
	R- 4298 -ML
	SHEET 4 OF 7

PW14-0069





- ① TORO DL200 CHECK VALVE
- ② TORO DL200 COMPRESSION ADAPTOR
- ③ TORO DL2000 DRIPLINE/OR BLANK DRIPLINE TUBING

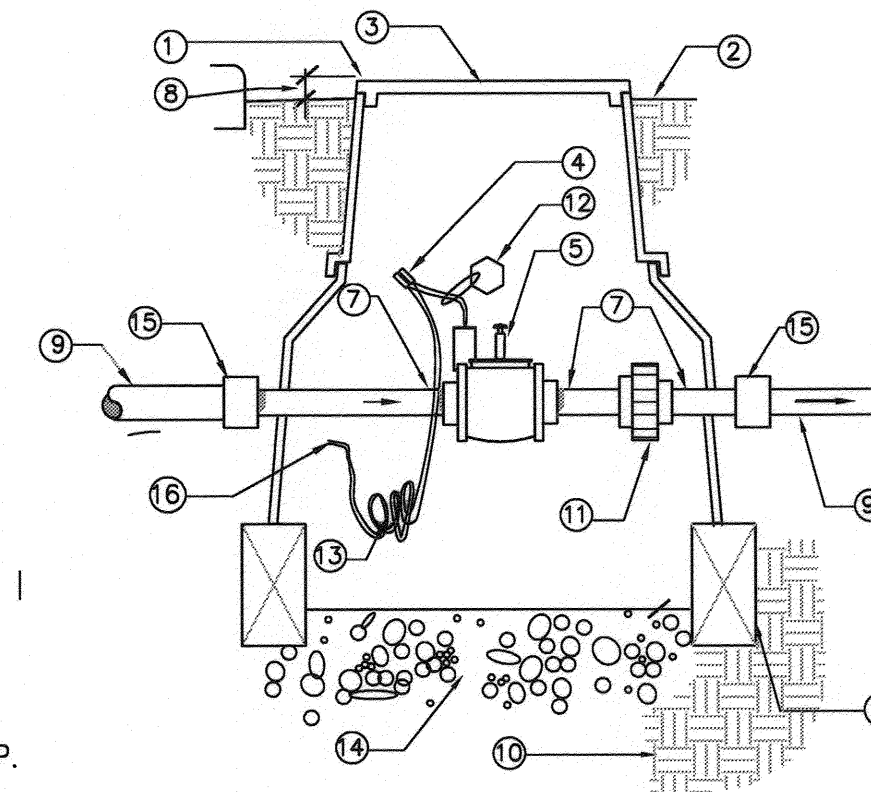


MIN. FLOW RATE - 2.0 GPM  
MAX. FLOW RATE - 20.0 GPM

ELEVATION/SECTION

- ① FINISH GRADE.
- ② CONTROL WIRES WITH 36" SERVICE COIL AND WATER PROOF WIRE CONNECTIONS, DBY OR EQUAL.
- ③ RECTANGULAR PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" HIGH CHARACTERS.
- ④ PVC MAINLINE PER SPECIFICATIONS (LENGTH AS REQUIRED).
- ⑤ SCH 40 PVC ELL (5x5).
- ⑥ SOIL PER SPECIFICATIONS.
- ⑦ CONTROL WIRES TO CONTROLLER.
- ⑧ PVC MAINLINE FITTING.
- ⑨ TORO 700-1 INLINE VALVE (\*).
- ⑩ TORO 150 MESH Y-FILTER (\*).
- ⑪ TORO 25 PSI LOW FLOW PRESSURE REGULATOR (\*).
- ⑫ SCH 40 PVC MALE ADAPTER.
- ⑬ SCH 40 PVC BALL VALVE (\*).
- ⑭ SCH 80 PVC CLOSE NIPPLE (\*).
- ⑮ PEA GRAVEL SUMP, MINIMUM 6" DEEP.
- ⑯ BRICK SUPPORTS (4 COMMON BRICKS REQUIRED).
- ⑰ LATERAL LINE TO DRIP SYSTEM.

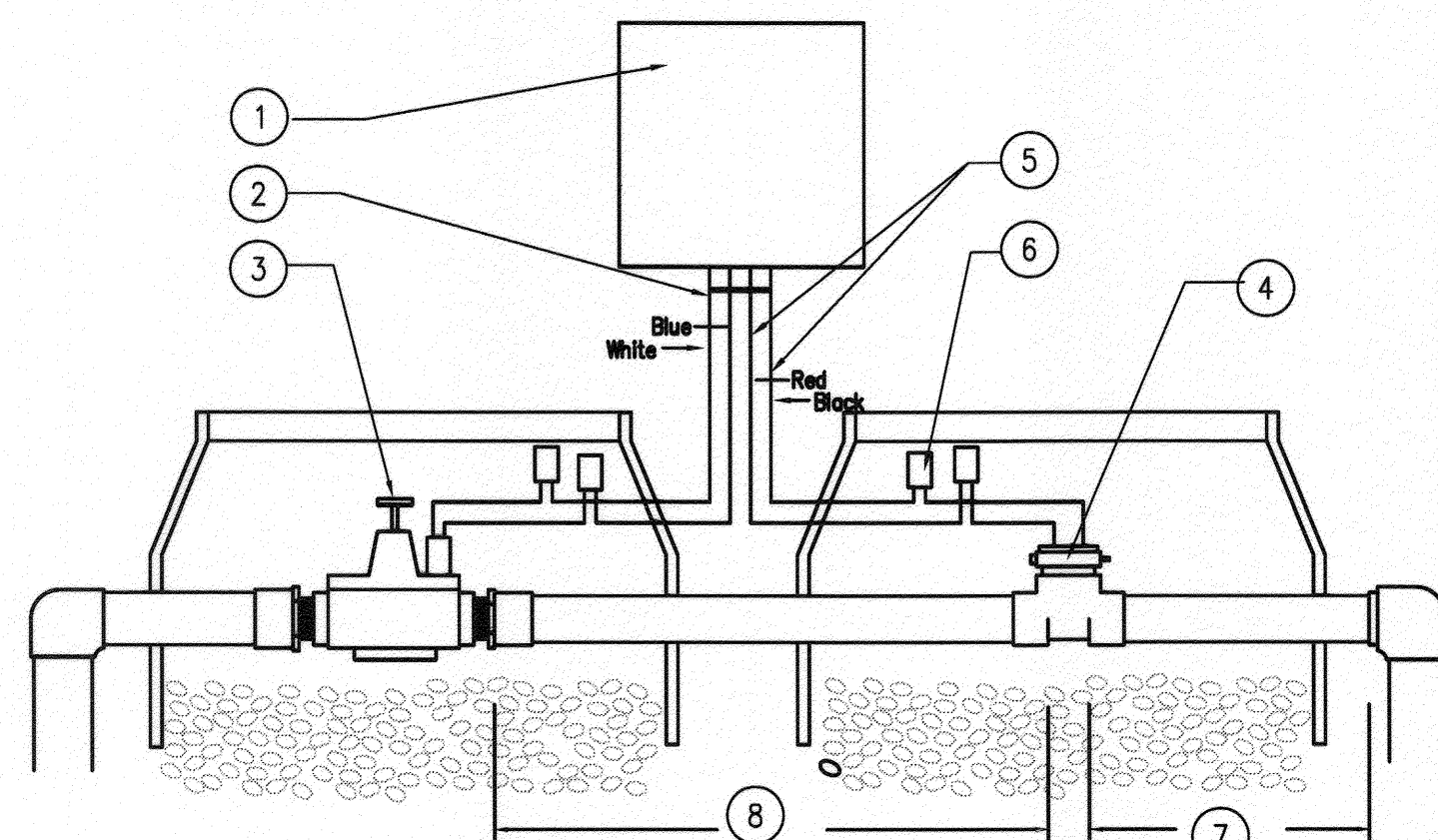
(\* PARTS IN DRIP ZONE KIT.



- ① 6" MINIMUM FROM FACE OF FIXED IMPROVEMENT
- ② FINISH GRADE
- ③ COCONRETE VALVE BOX WITHNON HINGED LOCKING CAST IRON COVERS. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE.
- ④ WATERPROOF CONNECTORS
- ⑤ MASTER CONTROL VALVE
- ⑥ BRICK SUPPORTS
- ⑦ BRASS NIPPLE THREADED ONE END
- ⑧ 3" IN GROUNDCOVER FLUSH IN TURF PRESSURE MAINLINE
- ⑨ 90% COMPACTED SUBGRADE
- ⑩ BRASS UNION
- ⑪ STAMPED BRASS TAG MARKED W/ MASTER VALVE NO.
- ⑫ 24" MINIMUM EXPANSION LOOPS
- ⑬ 2 CU. FT. PEA GRAVEL SUMP
- ⑭ 5xT ADAPTER-USE FLANGES ON 4" VALVES OR LARGER
- ⑮ CONTROL WIRE IN CONDUIT OUTSIDE OF VALVE

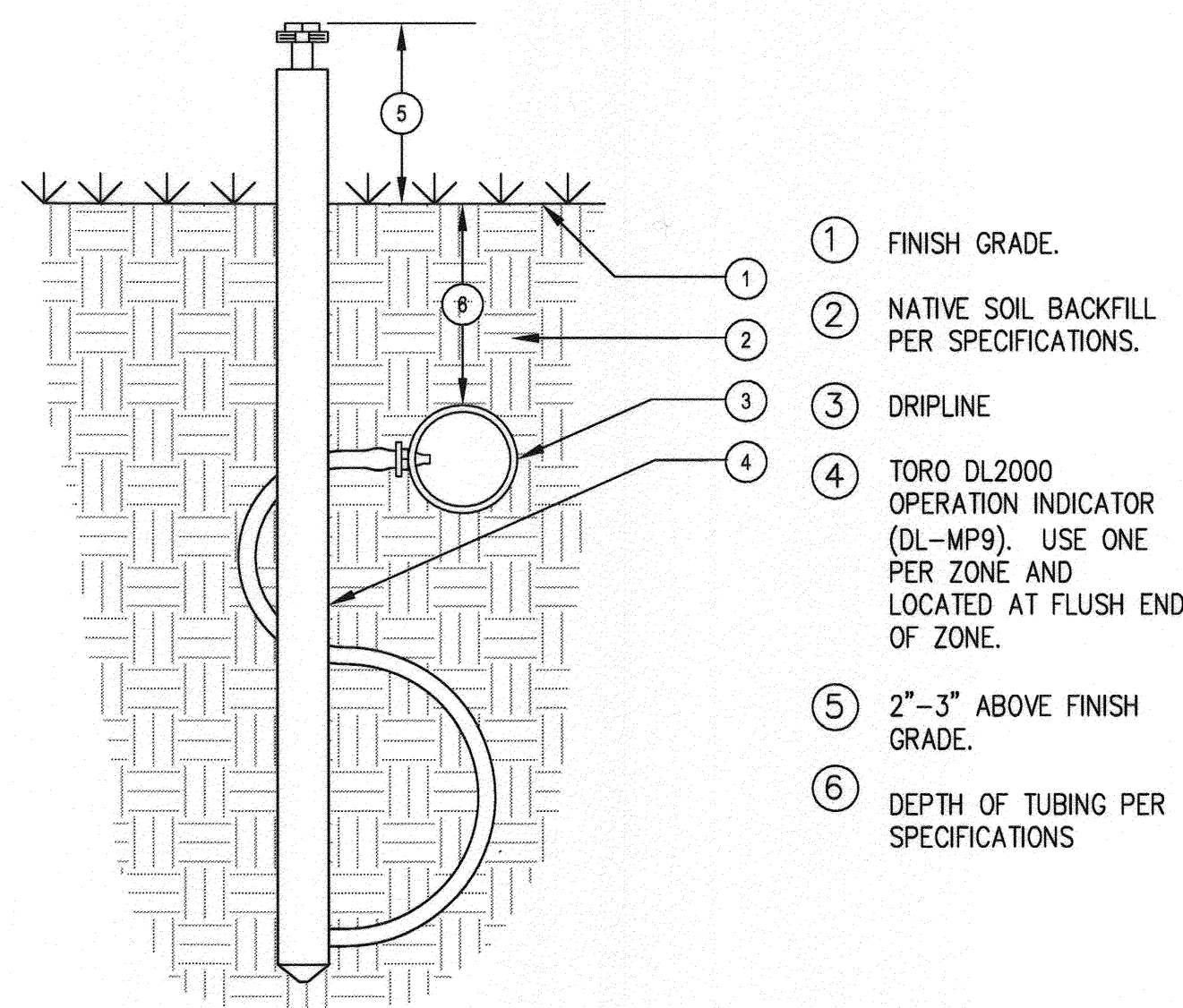
③ CHECK VALVE IN DRIPLINE  
N.T.S.

- ① CALSENSE CONTROLLER
- ② BLACK WIRE HARNESS
- ③ MASTER VALVE IN VALVE BOX
- ④ FLOW METER IN VALVE BOX
- ⑤ 14 GAUGE WIRES FROM CONTROLLER TO FLOW SENSOR IN 1" CONDUIT. COLORS AS DESIGNATED BY MANUFACTURER.
- ⑥ WATERPROOF ELECTRICAL CONNECTORS. DO NOT USE PREFILLED
- ⑦ MINIMUM DOWNSTREAM DISTANCE 5X FLOW METER SIZE
- ⑧ MINIMUM UPSTREAM DISTANCE 10X FLOW METER SIZE
- ⑨ MASTER VALVE



⑥ FLOW METER WIRING  
N.T.S.

② DRIP REMOTE CONTROL VALVE ASSEMBLY  
N.T.S.

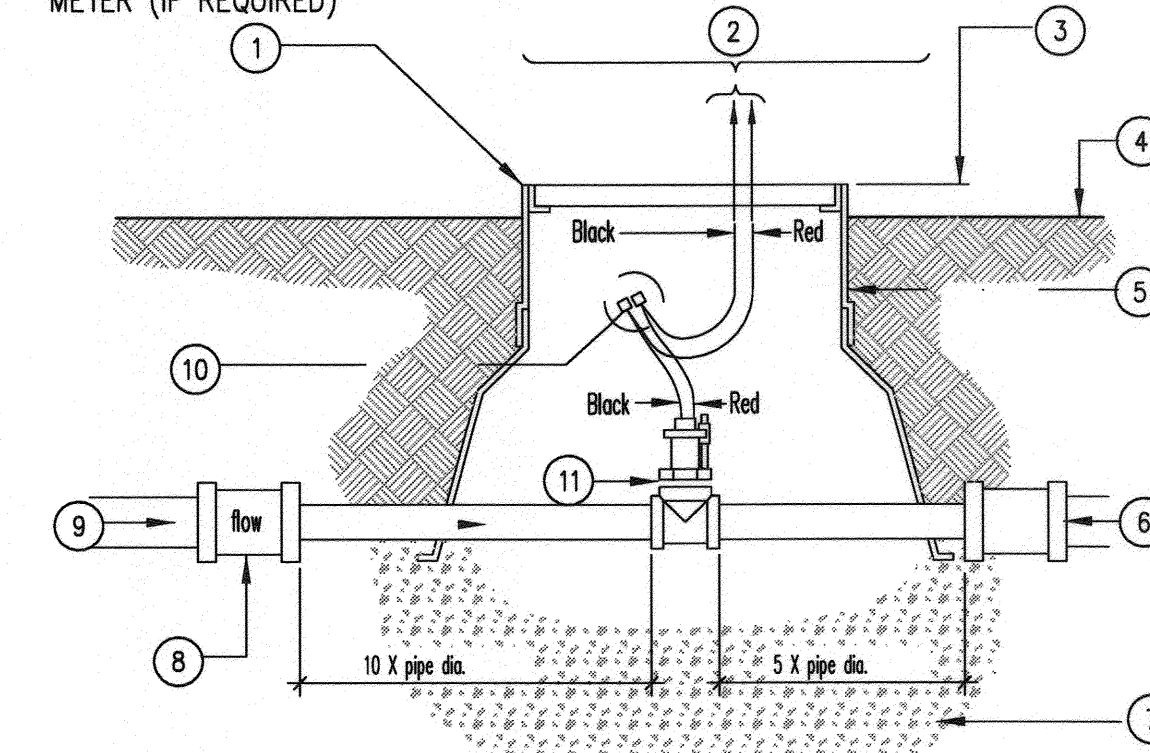


- ① FINISH GRADE.
- ② NATIVE SOIL BACKFILL PER SPECIFICATIONS.
- ③ DRIPLINE
- ④ TORO DL2000 OPERATION INDICATOR (DL-MP9). USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE.
- ⑤ 2"-3" ABOVE FINISH GRADE.
- ⑥ DEPTH OF TUBING PER SPECIFICATIONS

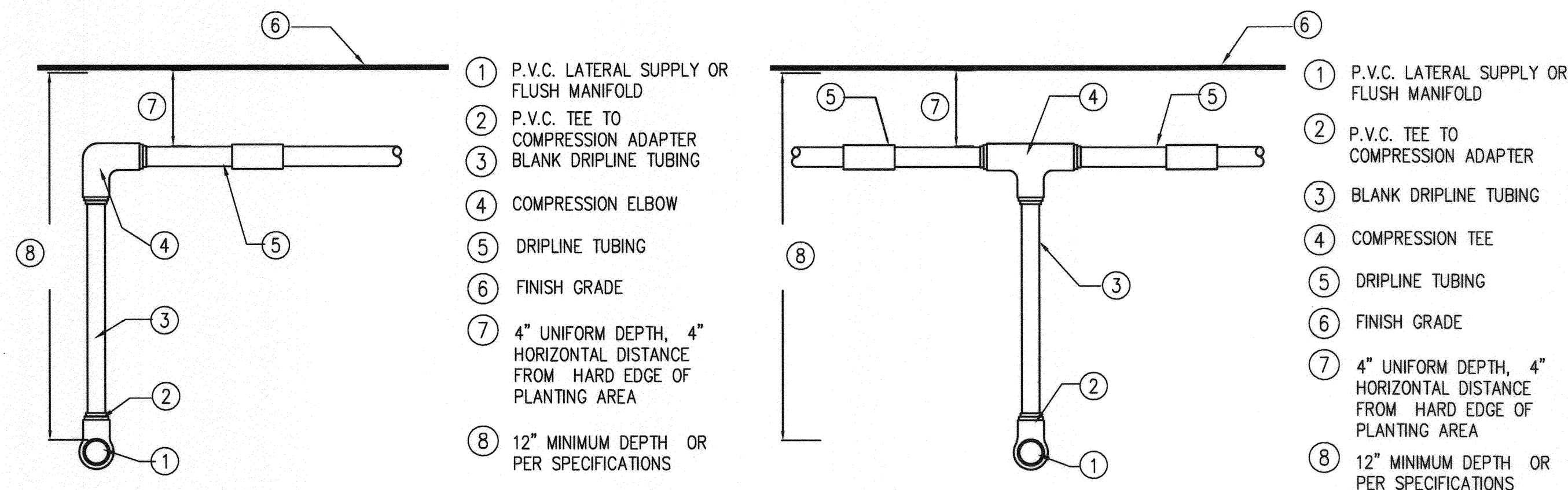
⑤ DRIPLINE OPERATION INDICATOR  
N.T.S.

① MASTER CONTROL VALVE  
N.T.S.

- ① JUMBO VALVE BOX WITH 2- 6" EXTENSIONS AND LOCKING COVERS
- ② WIRING TO CONTROLLER -INSTALL IN 1" CONDUIT
- ③ 1" IN TURF AREA, 2" IN SHRUB AREAS
- ④ FINISH GRADE
- ⑤ EXTENSION
- ⑥ SIZE OR DIRECTION CHANGE AT DISTANCE EQUAL TO 5X PIPE DIAMETER FROM FLOW METER (IF REQUIRED)
- ⑦ 6" DEEP, 3/4" PEA GRAVEL SUMP
- ⑧ SIZE OR DIRECTION CHANGE AT DISTANCE EQUAL TO 10X PIPE DIAMETER FROM FLOW SENSOR
- ⑨ MAINLINE PIPE
- ⑩ WATERPROOF CONNECTORS
- ⑪ FLOW METER



④ FLOW SENSOR  
N.T.S.



- ① P.V.C. LATERAL SUPPLY OR FLUSH MANIFOLD
- ② P.V.C. TEE TO COMPRESSION ADAPTER BLANK DRIPLINE TUBING
- ③ COMPRESSION ELBOW
- ④ DRIPLINE TUBING
- ⑤ FINISH GRADE
- ⑥ 4" UNIFORM DEPTH, 4" HORIZONTAL DISTANCE FROM HARD EDGE OF PLANTING AREA
- ⑦ 12" MINIMUM DEPTH OR PER SPECIFICATIONS

- ① P.V.C. LATERAL SUPPLY OR FLUSH MANIFOLD
- ② P.V.C. TEE TO COMPRESSION ADAPTER
- ③ BLANK DRIPLINE TUBING
- ④ COMPRESSION TEE
- ⑤ DRIPLINE TUBING
- ⑥ FINISH GRADE
- ⑦ 4" UNIFORM DEPTH, 4" HORIZONTAL DISTANCE FROM HARD EDGE OF PLANTING AREA
- ⑧ 12" MINIMUM DEPTH OR PER SPECIFICATIONS

⑦ DRIPLINE SUBSURFACE INSTALLATION  
N.T.S.

PUBLIC UTILITIES - WATER	PUBLIC UTILITIES - ELECTRIC
<i>[Signature]</i> Approved	<i>[Signature]</i> Approved
9-9-2014 Date	9/9/14 Date

**IMPORTANT NOTICE**  
Section 4130/4137 of the Government Code  
Requires a Dig Alert Notification  
Number to be placed above a  
"Hazard to Excavation" will be notified.  
For your Dig Alert ID, Number call  
CALL TOLL FREE  
48 HOURS BEFORE YOU DIG  
**UNDERGROUND SERVICE ALERT**  
1-800-227-2600

**PARTERRE**  
SITE PLANNING / URBAN DESIGN / LANDSCAPE ARCHITECTURE  
1821 Hayes Avenue San Diego, CA 92103  
Phone (619) 296-3718 Fax (619) 296-3702

REGISTERED LANDSCAPE ARCHITECT  
No. 1260  
EXPIRES 10-31-14  
CALIFORNIA

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

**CITY OF RIVERSIDE, CALIFORNIA**  
**PUBLIC WORKS DEPARTMENT**

APPROVED BY	DATE	APPROVED BY	DATE
<i>[Signature]</i>	9/15/14	<i>[Signature]</i>	5/2/2015
ENGINEERING MANAGER PW TREES & LANDSCAPE TRAFFIC ENGINEERING		CITY ENGINEER / PW DIRECTOR	

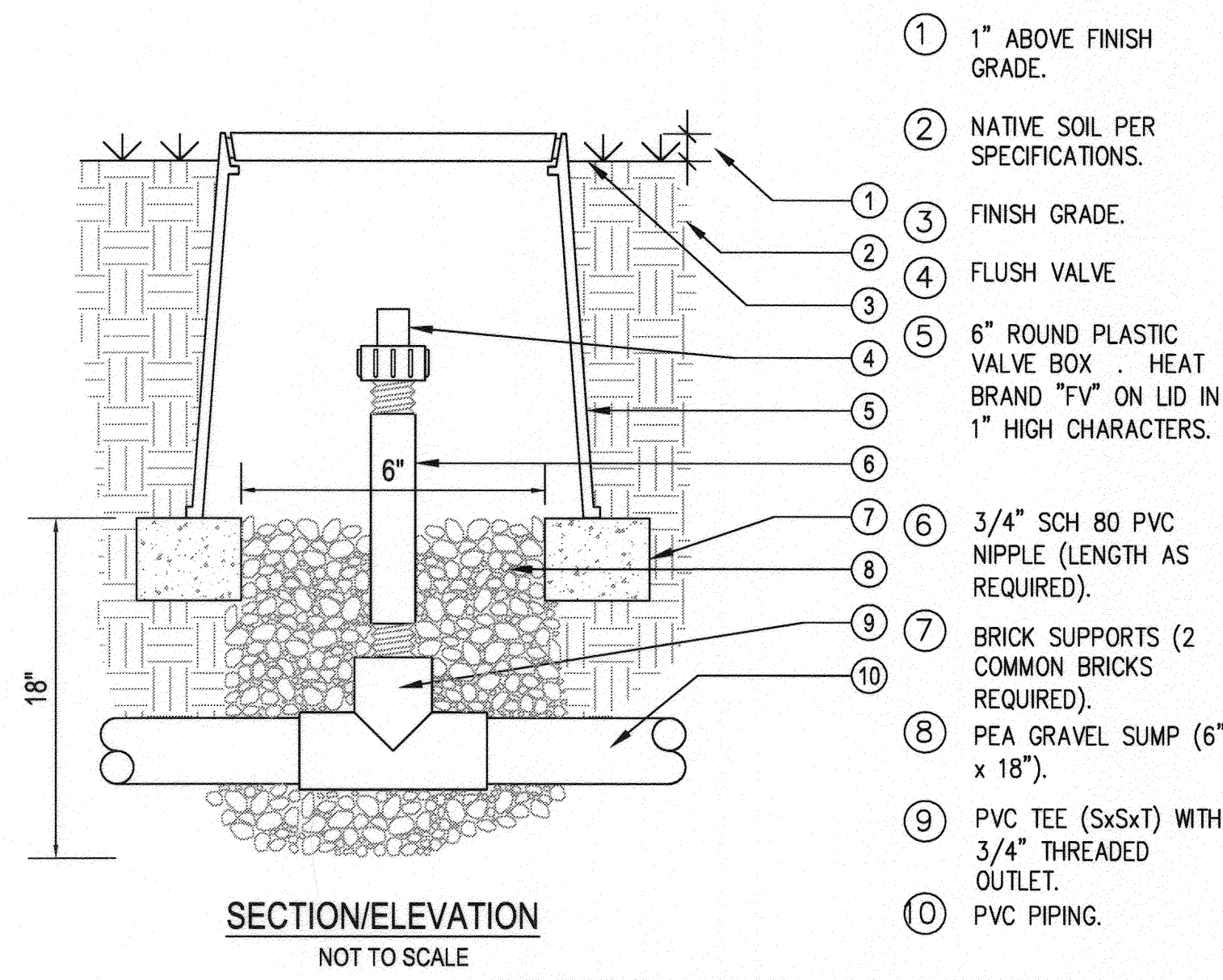
**IRRIGATION DETAILS**  
**VAN BUREN BOULEVARD**  
**WELLS AVE. TO AUDREY AVE.**  
5200 VAN BUREN BOULEVARD, RIVERSIDE, CA

ACCT. NO. XXXX-XXXX	R- 4298 -ML
	SHEET 5 OF 7

PW14-0069

PLAN-DATE IDENTIFIER  
DATE OF LAST CHANGE TO THIS PLAN

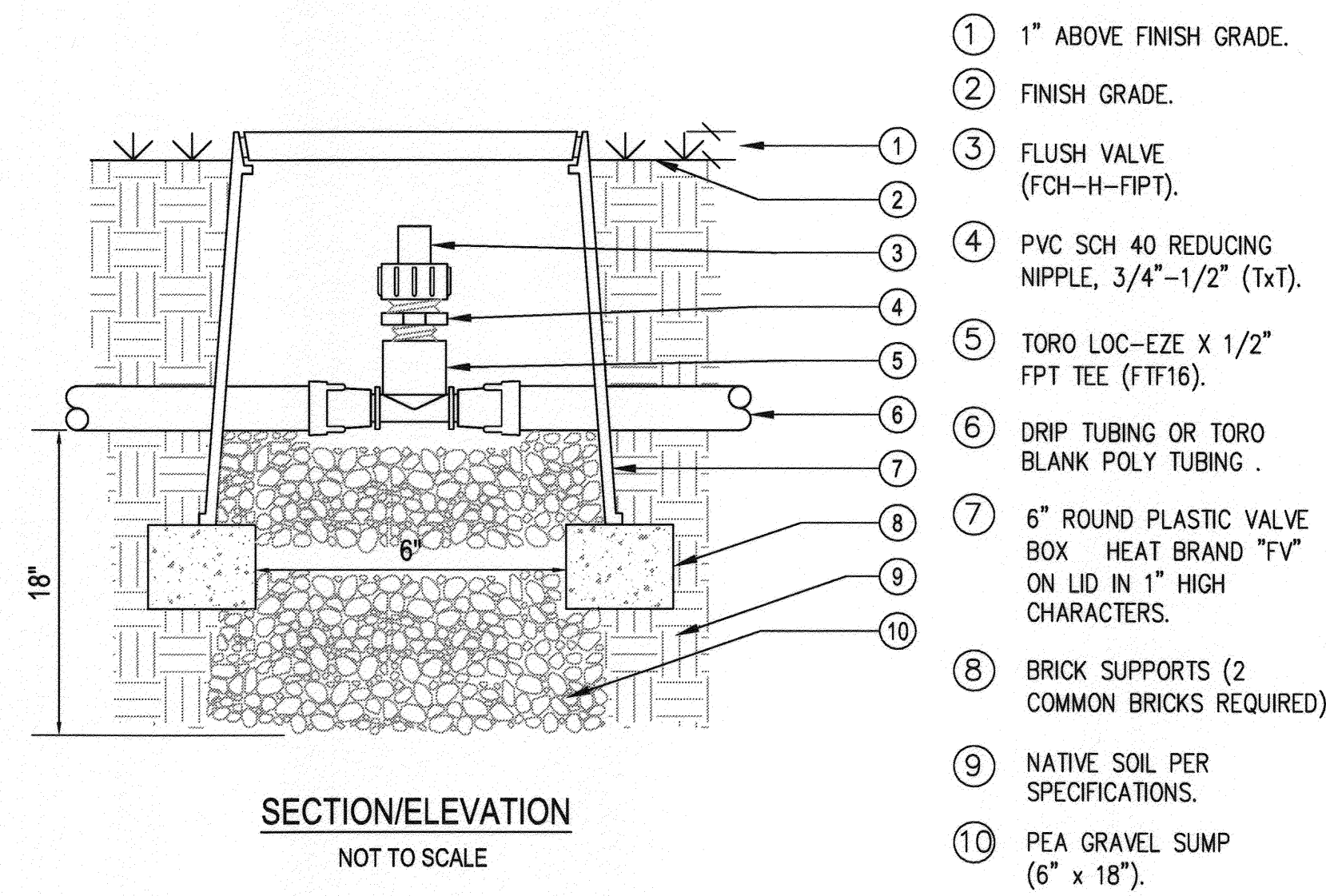




- ① 1" ABOVE FINISH GRADE.
- ② NATIVE SOIL PER SPECIFICATIONS.
- ③ FINISH GRADE.
- ④ FLUSH VALVE
- ⑤ 6" ROUND PLASTIC VALVE BOX . HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS.
- ⑥ 3/4" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
- ⑦ BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
- ⑧ PEA GRAVEL SUMP (6" x 18").
- ⑨ PVC TEE (SxSxT) WITH 3/4" THREADED OUTLET.
- ⑩ PVC PIPING.

NOTE:  
USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI. REFER TO TORO PUBLICATION #ALT111 FOR SPECIFICATIONS.

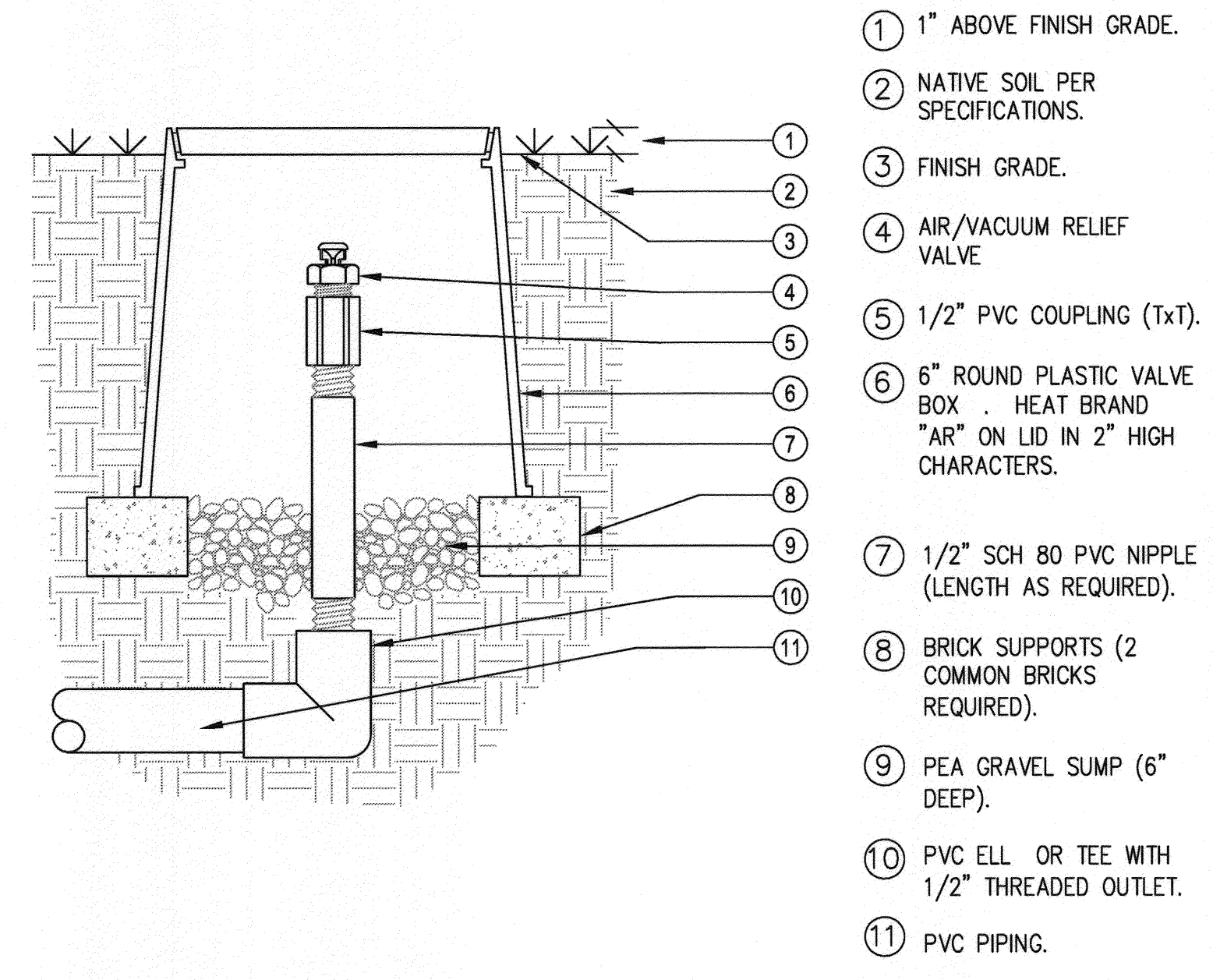
③ FLUSH VALVE ON PVC LATERAL  
N.T.S.



- ① 1" ABOVE FINISH GRADE.
- ② FINISH GRADE.
- ③ FLUSH VALVE (FCH-H-FIPT).
- ④ PVC SCH 40 REDUCING NIPPLE, 3/4"-1/2" (TxT).
- ⑤ TORO LOC-EZE X 1/2" FPT TEE (FTF16).
- ⑥ DRIP TUBING OR TORO BLANK POLY TUBING .
- ⑦ 6" ROUND PLASTIC VALVE BOX HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS.
- ⑧ BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
- ⑨ NATIVE SOIL PER SPECIFICATIONS.
- ⑩ PEA GRAVEL SUMP (6" x 18").

NOTE:  
USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI. REFER TO TORO PUBLICATION #ALT111 FOR SPECIFICATIONS.

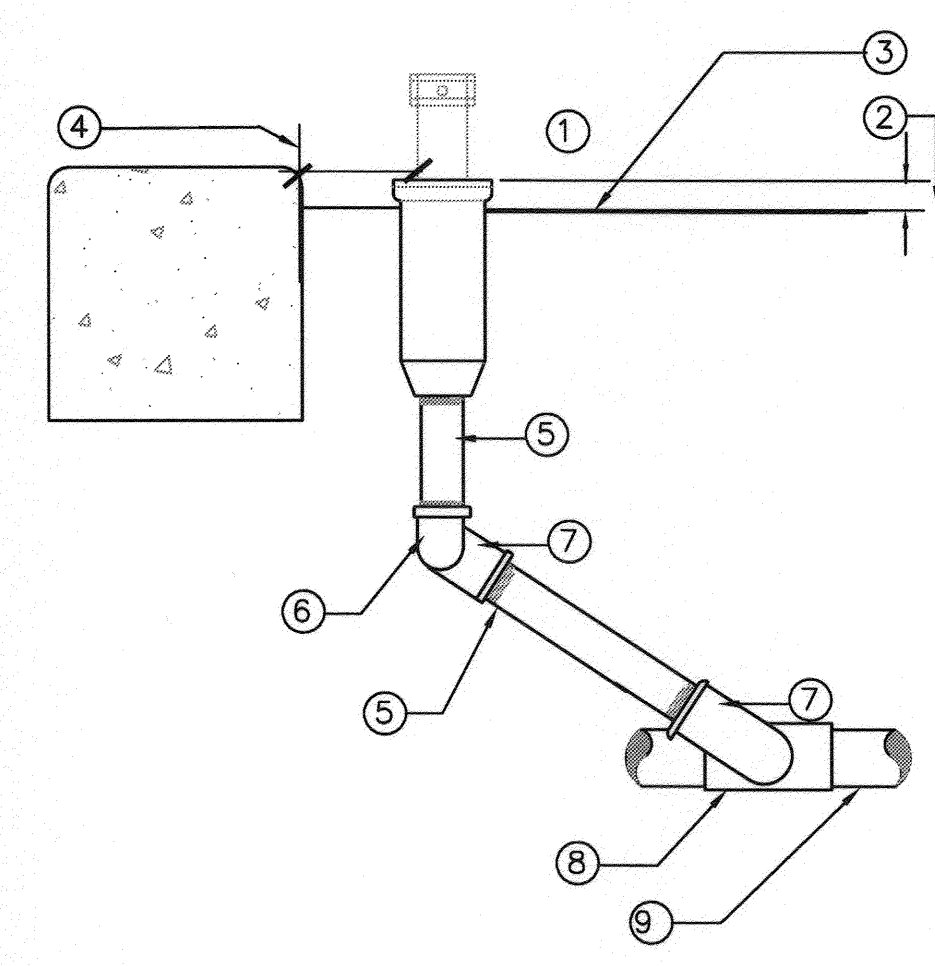
② FLUSH VALVE ON TUBING  
N.T.S.



- ① 1" ABOVE FINISH GRADE.
- ② NATIVE SOIL PER SPECIFICATIONS.
- ③ FINISH GRADE.
- ④ AIR/VACUUM RELIEF VALVE
- ⑤ 1/2" PVC COUPLING (TxT).
- ⑥ 6" ROUND PLASTIC VALVE BOX . HEAT BRAND "AR" ON LID IN 2" HIGH CHARACTERS.
- ⑦ 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
- ⑧ BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
- ⑨ PEA GRAVEL SUMP (6" DEEP).
- ⑩ PVC ELL OR TEE WITH 1/2" THREADED OUTLET.
- ⑪ PVC PIPING.

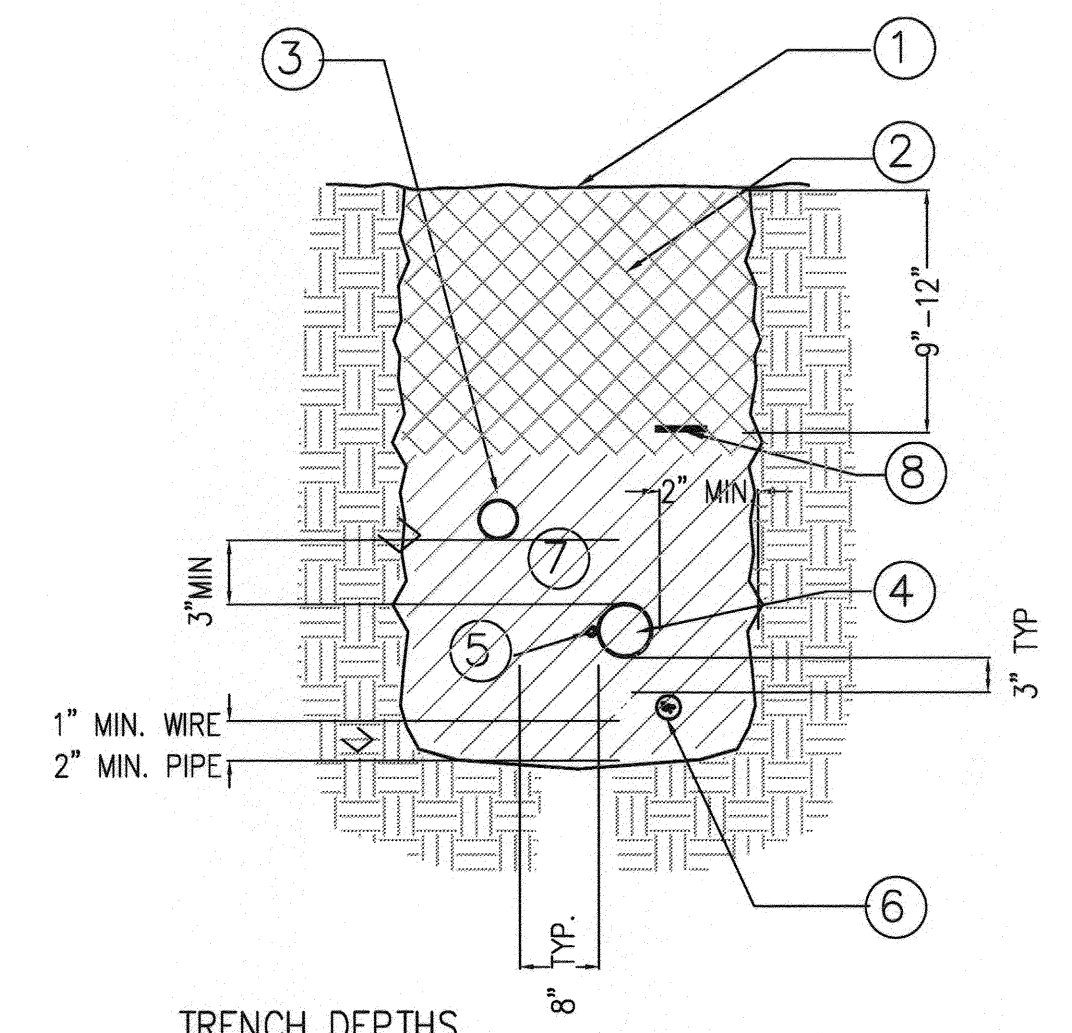
NOTE:  
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS. REFER TO TORO PUBLICATION #ALT111 FOR SPECIFICATIONS.

① AIR VACUUM/RELIEF VALVE ON PVC ELL OR TEE  
N.T.S.



- ① POP-UP SPRAY
- ② 1-1/2" MAX. FOR 4" POP-UP, 2" FOR 6" AND 12". ADJUST MULCH TO LOWER DEPTH AT SPRINKLER IF NECESSARY
- ③ FINISH GRADE
- ④ 2" AT EDGE OF PAVING
- ⑤ P.V.C. SCHEDULE 80 NIPPLE (LENGTH AS REQUIRED)
- ⑥ P.V.C. SCHEDULE 40 ELL
- ⑦ POLYETHYLENE STREET ELL
- ⑧ P.V.C. SCHEDULE 40 LATERAL TEE (OR ELL)
- ⑨ LATERAL LINE

⑤ POP-UP SPRAY  
N.T.S.



- ① FINISH GRADE
- ② CLEAN BACKFILL AT 90% COMPACTION
- ③ NON-PRESSURE LATERAL LINE
- ④ PRESSURE MAINLINE (SUPPLY LINE)
- ⑤ TRACER WIRE- BLUE COLOR
- ⑥ BUNDLE AND TAPE AT 10' O.C WHERE DIRECT BURIAL OR INSTALL 3" BELOW MAINLINE IN CONDUIT UNDER PAVING ; PROVIDE SWEEPS AND ELLS AT ANY CHANGE OF DIRECTION FOR CONDUIT
- ⑦ SAND BEDDING MATERIAL
- ⑧ TRENCH MARKER

TRENCH DEPTHS

LINE TYPE	LOCATION	SIZE	DEPTH (min)
Pressure mainline	Within landscape	< 3" I.D.	18"
		≥ 3" I.D.	24"
		≥ 4" I.D.	30"
Non-pressure lateral	Under paving	< 3" I.D.	30"
		≥ 3" I.D.	36"
		≥ 4" I.D.	36"

④ TRENCH DETAIL  
N.T.S.

PUBLIC UTILITIES - WATER	PUBLIC UTILITIES - ELECTRIC
<i>Matthew Byers</i> Approved	<i>Sumit Patel</i> Approved
7-9-2014 Date	7/9/14 Date

**IMPORTANT NOTICE**  
Section 4214/4217 of the Government Code requires a Dig Alert identification Number to be posted before a "Hazard to Concrete" will be valid. For your Dig Alert I.D. Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

**PARTERRE**  
SITE PLANNING / URBAN DESIGN / LANDSCAPE ARCHITECTURE  
1221 Hayes Avenue San Diego, CA 92103  
Phone (619) 298-3713 Fax (619) 298-3702

REGISTERED LANDSCAPE ARCHITECT  
LINDA O'CONNOR  
CALIFORNIA

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
ENGINEERING MANAGER	R.M.	8/1/14	<i>Sumit Patel</i>
PW TREES & LANDSCAPE	R.F.	5/1/14	CITY ENGINEER / PW DIRECTOR
TRAFFIC ENGINEERING			

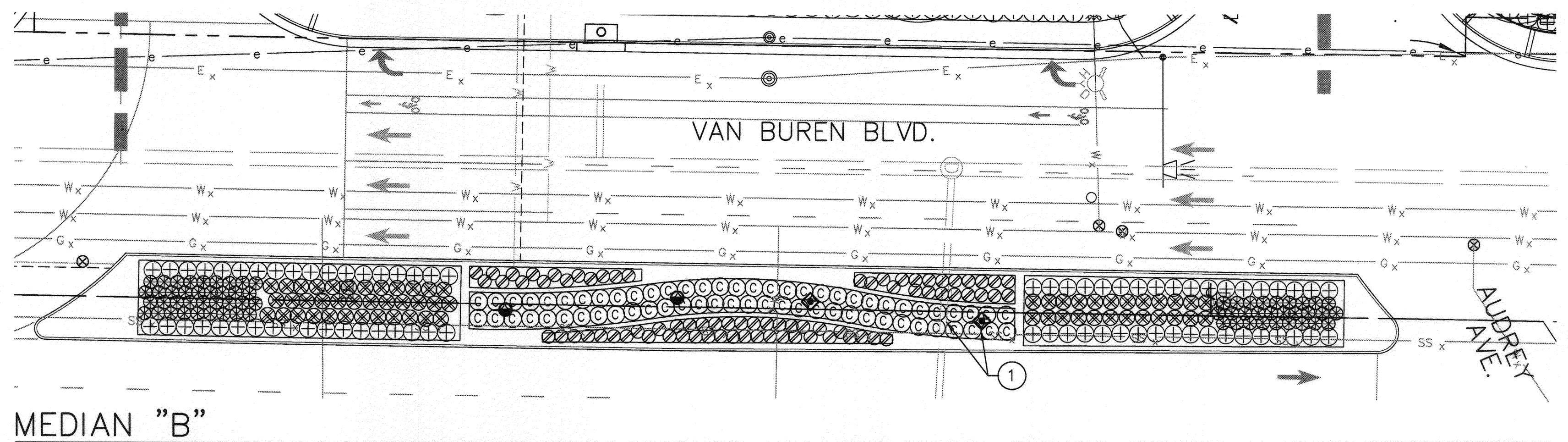
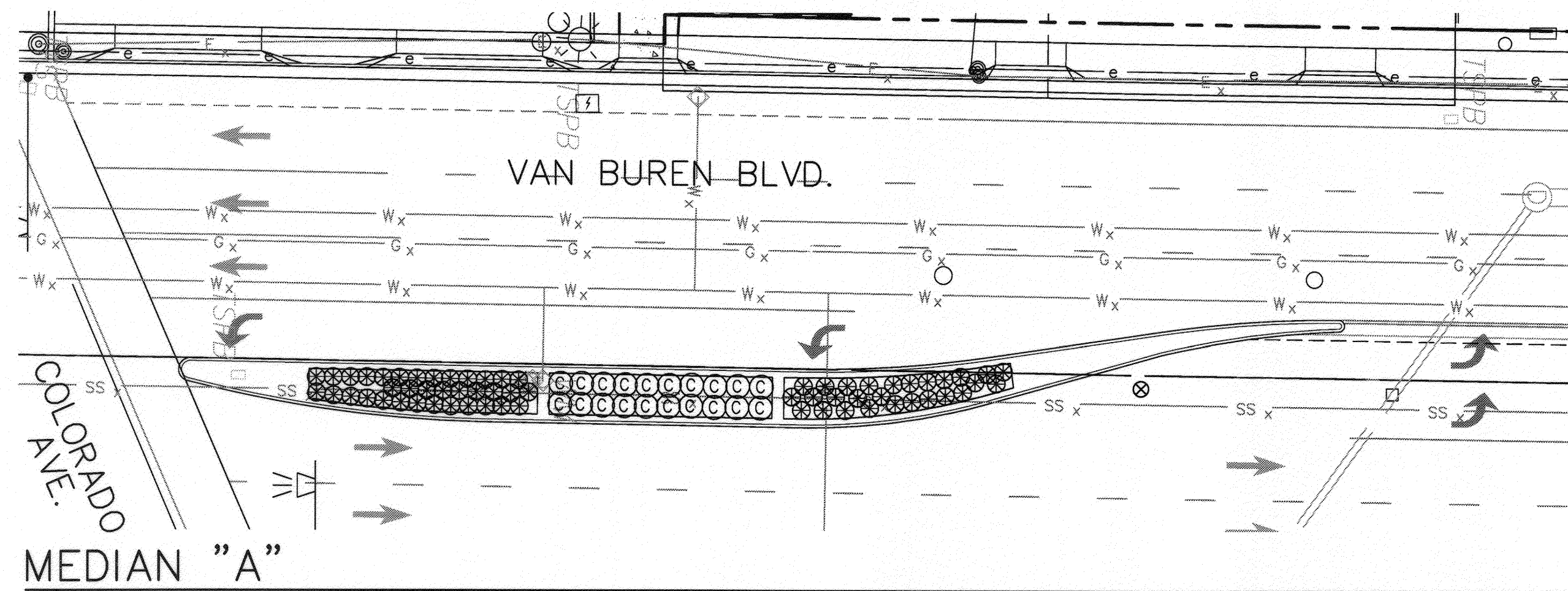
DESIGNED BY \_\_\_\_\_ DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

IRRIIGATION DETAILS  
**VAN BUREN BOULEVARD**  
WELLS AVE. TO AUDREY AVE.  
5200 VAN BUREN BOULEVARD, RIVERSIDE, CA

PLAN DATE IDENTIFIER  
DATE OF LAST CHANGE TO THIS PLAN  
ACCT. NO. XXXX-XXXX  
R- 4298 -ML  
SHEET 6 OF 7

PW14-0069





**PLANT MATERIAL LEGEND – TREE / SHRUBS / GROUNDCOVER**

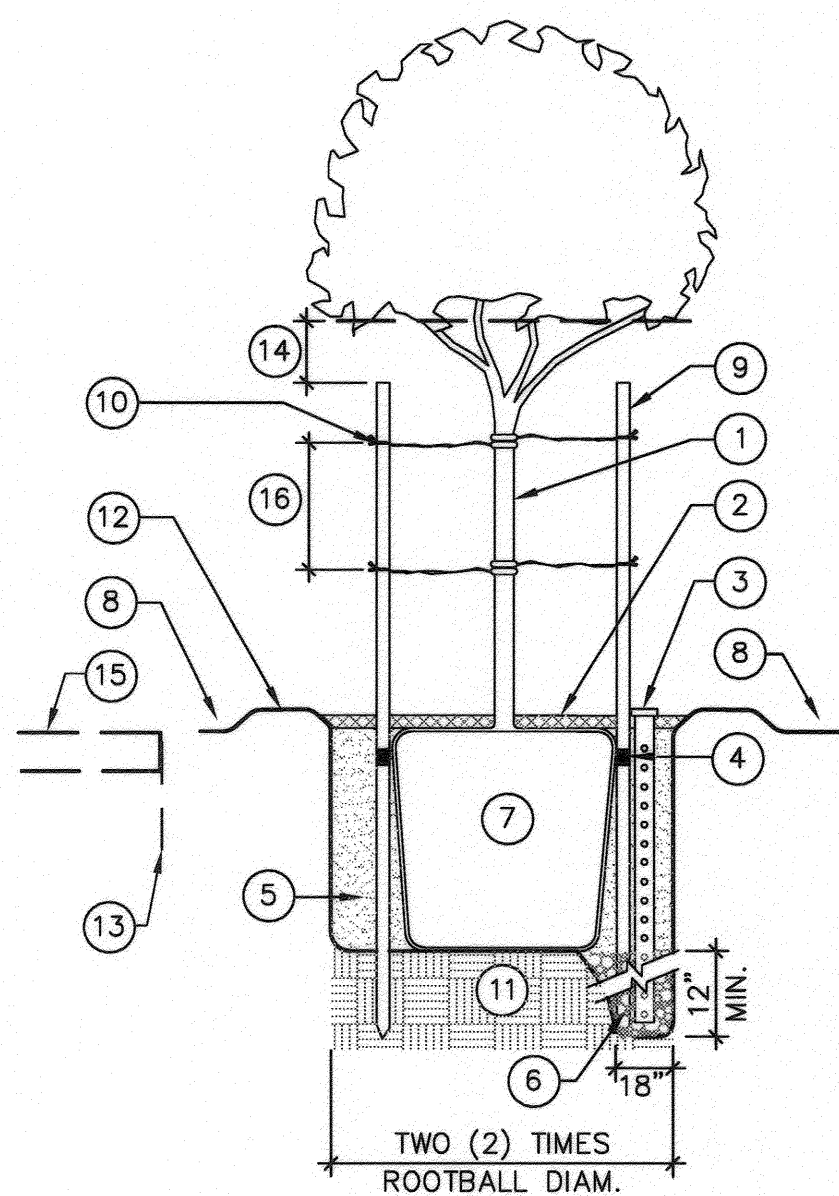
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MINIMUM CALIPER	MAXIMUM CALIPER	DETAIL
<b>TREES</b>							
●	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	36" BOX	11' – 12' HT / 4' – 5' SP. STANDARD	1.75"	3.00"	A
◆	TABEBUIA CHYROTICHA	GOLDEN TRUMPET TREE	36" BOX	11' – 12' HT / 5' – 6' SP. STANDARD, SINGLE LEADER	1.25"	2.25"	A
<b>SHRUBS</b>							
⊙	CALLISTEMON VIMINALIS "LITTLE JOHN"	DWARF BOTTLEBRUSH	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR			B
⊕	MYOPORUM PARVIFOLIUM "PINK"	MYOPORUM	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR			B
⊗	NANDINA DOMESTICA "GULF STREAM"	DWARF HEAVENLY BAMBOO	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR			B
⊗	STRELITZIA REGINAE	BIRD OF PARADISE	15 GAL.	FULL, BUSHY, GOOD GREEN COLOR			B
⊗	ROSA "NOARE"	ROSE	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR			B

**PLANTING NOTES**

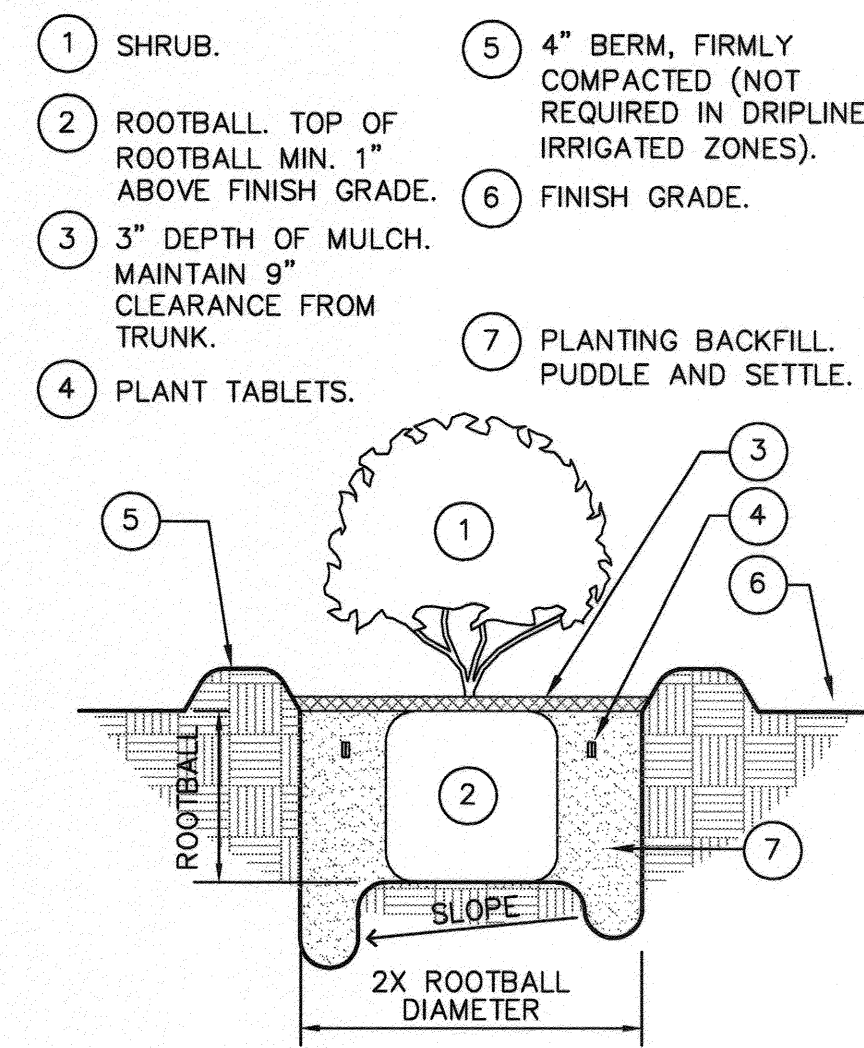
- CONTRACTOR SHALL CALL THE ENGINEER'S ATTENTION TO SITE CONDITIONS WHICH PREVENT HIS INSTALLATION PER PLAN IN A REASONABLE MANNER.
- REPLACEMENT OF DAMAGED OR DESTROYED PLANTINGS SHALL TAKE PLACE WITHIN 48 HOURS OF NOTIFICATION BY THE ENGINEER, OR SAID REPLACEMENT ITEMS SHALL BE DEDUCTED FROM THE CONTRACTOR'S FINAL BILLING.
- REPLACEMENT ITEMS SHALL EXACT DUPLICATE OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- IRRIGATION SYSTEMS SHALL BE INSTALLED PRIOR TO PLANT MATERIAL.
- TREES SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE HAS BEEN APPROVED.
- PLACE TREES BETWEEN SPRAY HEADS WHENEVER POSSIBLE.
- A SITE SHALL BE PRE-SELECTED BY THE ENGINEER FOR PLANT DELIVER AND APPROVAL, FOR MIXING OF BACKFILL.
- CLEAN UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE CITY'S REPRESENTATIVE.
- MAINTENANCE PERIOD SHALL BE A MINIMUM OF ONE (1) YEAR, 365 CONSECUTIVE CALENDAR DAYS FOR STREET TREES AND A MINIMUM OF 365 CONSECUTIVE CALENDAR DAYS FOR SHRUBS AND SOD FROM THE DATE OF ACCEPTANCE. MAINTENANCE SHALL INCLUDE WEEKLY WEED AND RODENT ABATEMENT PROCEDURES INCLUDING FOLIAR APPLICATION OF CHELATED IRON AND TRACE MINERALS NINETY (90) DAYS APART.
- ALL PLANTING AND IRRIGATION WORK SHALL BE GUARANTEED AGAINST ANY AND ALL POOR, INADEQUATE, OR INFERIOR MATERIALS AND/OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF PROJECT ACCEPTANCE.
- THE FINISH GRADE OF ALL SHRUB AND GROUND COVER AREAS SHALL BE FREE OF ROCKS 4 INCHES AND LARGER.
- ALL LANDSCAPE AREAS SHALL BE GRADED TO MAINTAIN A MINIMUM SLOPE OF 2 PERCENT TO DRAINS, CURBS AND WALKS.
- VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATING FOR PLANT MATERIAL. SEE CIVIL IMPROVEMENT PLANS FOR LOCATIONS. SEE PLAN NOTES FOR MINIMUM SETBACK DIMENSIONS FOR TREES FROM UNDERGROUND UTILITY LINES.
- ROOT BARRIERS SHALL BE 10'-0" IN LENGTH CENTERED ON THE TRUNK OF THE TREE ALONG THE EDGE OF THE RIGID SURFACE. SEE SPECIFICATIONS FOR REQUIREMENTS.
- THE CONTRACTOR SHALL INSTALL MINIMUM THREE (3) INCH DEPTH OF WOOD MULCH IN ALL PLANTING AREAS.
- TREE AND SHRUB PLACEMENT (UNLESS DIMENSIONED ON THE PLANS) SHALL BE SET IN PLACE BY SCALING THE LOCATIONS FROM THE PLAN. VERIFY PRIOR TO DIGGING PLANTING HOLE. INSTALL ROOTBARRIER ADJACENT PAVEMENT/CURB/WALL EDGE AS REQUIRED.

- SET TRUNK PLUMB / CENTER IN PIT
- 4" DEPTH OF MULCH. MAINTAIN 9" CLEARANCE FROM TRUNK.

- 4" ABS FILTER FABRIC WRAPPED PERFORATED STAND PIPE WITH REMOVABLE PVC CAP.
- PLANT TABLETS, DEPTH PER SPECS.
- AMENDED BACKFILL SOIL. REMOVE ROCKS 4" AND LARGER.
- 3/4" GRAVEL, DEPTH OF PIPE.
- ROOT BALL. TOP OF ROOTBALL MIN. 1" ABOVE FINISH GRADE.
- FINISH GRADE.
- 2" DIA. LODGE POLE PINE STAKE, 2 EACH, 12' LONG. SET ONE STAKE PARALLEL TO PREVAILING WIND.
- "CINCH TIE" BY U.I.T. OR EQUAL.
- SET ROOT BALL ON UNDISTURBED NATIVE SOIL.
- 3" HIGH BERM IN SHRUB/GROUND COVER AREAS ONLY. IN TURF AREAS MAINTAIN TURF 18" FROM TREE TRUNK.
- "BIO BARRIER" ROOT CONTROL SYSTEM, SEE NOTE.
- CUT STAKES 6" BELOW CANOPY.
- COLORLED STAMPED CONCRETE PAVING.



**A SPECIMEN TREE PLANTING / DOUBLE STAKE**  
N.T.S.



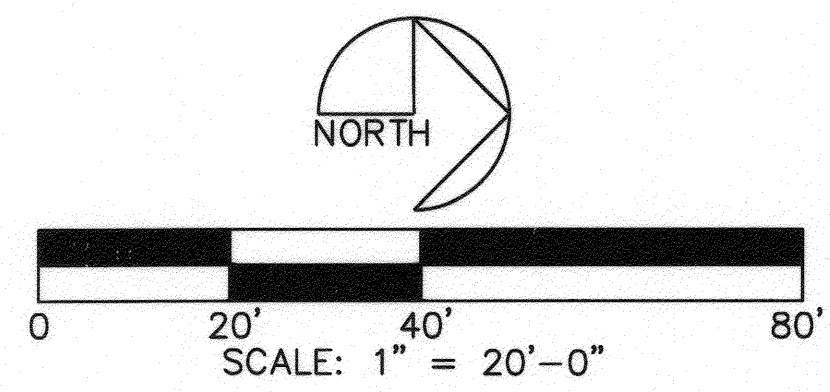
**B SHRUB PLANTING**  
N.T.S.

NOTE:  
INSTALL STAND PIPE AND GRAVEL AT BASE WITH SPECIMEN (24" BOX & LARGER) TREE ONLY.  
INSTALL 10 FOOT LENGTH OF ROOT CONTROL SYSTEM CENTERED ON THE TRUNK FOR ALL TREE ROOTBALLS. ALIGN WITH EDGE OF STAMPED CONCRETE PAVING. USE 24 INCH WIDE FABRIC. INSTALL PER MANUFACTURER'S REQUIREMENTS.

**PLAN NOTES**

- MAINTAIN MINIMUM 10'-0" CLEARANCE FROM UTILITY LINE.

PUBLIC UTILITIES – WATER	PUBLIC UTILITIES – ELECTRIC
<i>[Signature]</i> Approved	<i>[Signature]</i> Approved
9/9/14 Date	9/9/14 Date



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REGISTERED LANDSCAPE ARCHITECT  
*[Signature]*  
LIVING O'CONNOR  
MAY 1993  
CALIFORNIA

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

**CITY OF RIVERSIDE, CALIFORNIA**  
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
ENGINEERING MANAGER	RE	9/15/14
PW TREES & LANDSCAPE		
TRAFFIC ENGINEERING		

APPROVED BY  
*[Signature]*  
CITY ENGINEER / PW DIRECTOR  
DATE 9/15/14

**PLANTING PLAN**  
**VAN BUREN BOULEVARD**  
WELLS AVE. TO AUDREY AVE.  
5200 VAN BUREN BOULEVARD, RIVERSIDE, CA

PLAN DATE IDENTIFIER	ACCT. NO. XXXX-XXXX
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BY:	SHEET 7 OF 7

PW14-0069