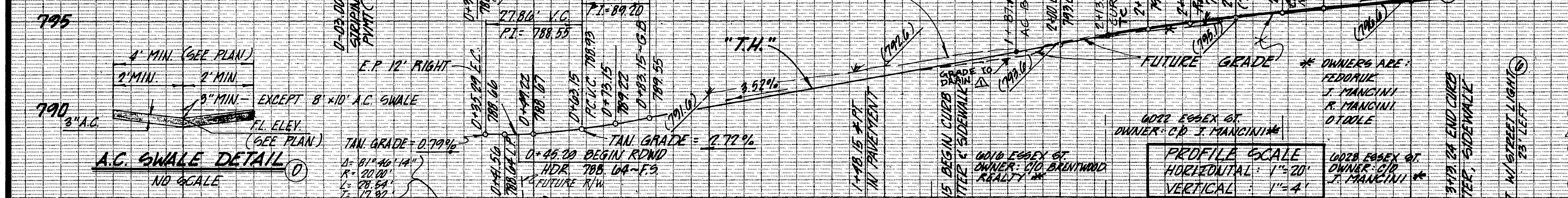


CONSTRUCTION NOTES & QUANTITY ESTIMATES

	SIGNS & MARKERS PER CITY OF RIVERSIDE STD. DWG NO. 665	9 EA.
(0)	CONST. 3" THICK A.C. SWALE PER DETAIL HEREON & PLAN VIEW	689 S.F.
(1)	CONST. 3" A.C. OVER 5" A.B. PER S.R. No. 1161	17,223 S.F.
(2)	CONST. 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200	350 L.F.
(3)	CONST. CONC. SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325	1135 S.F.
(4)	CONST. DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302, TYPE II, A-16', B-23'	960 S.F.
(5)	PLANT STREET TREES PER CITY OF RIVERSIDE PARKS & RECREATION DEPT. STDS.	7 EA.
(6)	RELOCATE EX. POWER POLE W/ STREET LIGHT (BY OTHERS @ DEVELOPERS EXPENSE)	1 EA.
(7)	REMOVE EX. DRIVEWAY	800 S.F.
(8)	CONST. 2" x 4" REDWOOD HEADER	971 L.F.

HOSSEIN ZAND ASSOC.
CIVIL ENGINEERING CONS.
5175 CHAPALA DR.
RIVERSIDE, CA 92507
(909) 784-2424
APPR. ____ DATE 11/29/93
BUS. TAX 032408 EXP. 10/1/94

GENERAL NOTES

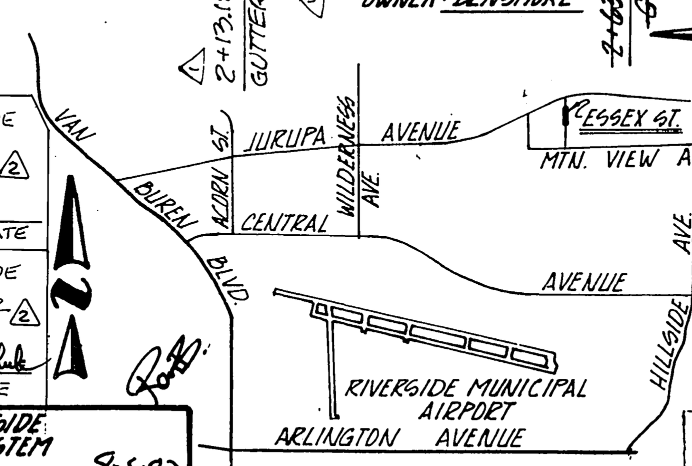
1. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
3. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF RIVERSIDE, DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1982 EDITION.
4. 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.
5. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
6. 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 AS A RESULT OF ERRORS OR OMISSIONS, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
7. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
8. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK & RECREATION DEPARTMENT STANDARDS.
9. CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 782-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: (A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS, (B) WHILE DIGGING PLANT PITS AND PLANTING, RELOCATING TREES, (C) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND (D) AT END OF MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR/DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES).
10. STREET TREES TO BE PLANTED IN ESSEX STREET ARE TRACHYCARPUS FORTUNEI/WINDMILL PALM. (15 GAL. @50' O.C.)
11. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
12. 6" X 6" OR 6" DIAMETER BLOCKOUTS FOR MAIL BOXES REQUIRED IN CURB SIDEWALK, 10" TO 14" FROM CURB FACE.
13. CONSTRUCT DRIVEWAY APPROACHES PER STD.302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
14. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE RESPONSIBILITY OF THE DEVELOPER.
15. THE PRIVATE ENGINEER PREPARING THIS PLAN SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HERE ON.
16. ON ALL AREAS WITHIN PUBLIC R/W WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOIL ENGINEER CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF CONSTRUCTION PERMIT/CUT SHEETS.
17. DEVELOPER TO GIVE CITY WATER DIVISION, FIVE DAYS (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. TELE: 909-351-6168

STAN SCHUPP & ASSOCIATES
PLANNING • ENGINEERING • SURVEYING
18,510 MOCKINGBIRD CANYON RD.
RIVERSIDE, CALIFORNIA 92504 (909) 780-1850
APPROVED: Stan Schupp
DATE: APRIL 23, 94
BUSINESS TAX LIC. NO. 010774
EXP. 2/1/95

REGISTERED PROFESSIONAL ENGINEER — JAMES STANLEY SCHUPP — 14,568 — 4/23/94 — CIVIL — STATE OF CALIFORNIA
LIC. EXP. 3/31/97

CITY OF RIVERSIDE ELECTRIC DEPT.
BY: Bill Mason 6/24/94 DATE

CITY OF RIVERSIDE DOMESTIC WATER SYSTEM
BY: Richard L. Dolub 6-27-94 DATE



LOCATION MAP
NO SCALE

CITY OF RIVERSIDE DOMESTIC SYSTEM
E. J. Ahmann for 9-5-93
WATER SYSTEMS, MAN. DATE

PARK DEPT.
Mike Hutchinson 12-29-93
Mike Hutchinson 5-6-94

ESSEX STREET

STREET TREE LOCATION NOTE:

STREET TREE LOCATIONS AS SHOWN ARE SUBJECT TO FIELD ADJUSTMENT AS NECESSARY TO PROVIDE ADEQUATE SITE DISTANCE, TO CLEAR DRIVEWAYS, UTILITIES, STREET LIGHTS AND OTHER SIGNIFICANT SITE FEATURES.

BENCH MARK: H4-B

P.K. NAIL AND TAG IN NW CURB RETURN @ JURUPA AVE. & FREMONT ST.
F.B. 739/47 ELEV. = 790.235

PRIVATE ENGINEER'S NOTICES TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE & 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 THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER CITY & 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, CITY OR ENGINEER.

*AS BUILT 7-23-84 BBET!

PACIFIC TELEPHONE APPROVED BY:
R.P. Nolasco Eng. 8-4-83 DATE

ELECTRIC DEPT. APPROVED BY:
John Johnson 8/8/83 DATE

PLANS PREPARED BY:
STAN SCHUPP & ASSOC., INC.
PLANNING ENGINEERING SURVEYING
18510 MOCKINGBIRD CANYON ROAD, RIV, CA. 92504
(714) 781-0150, 780-1850
Stan Schupp Aug 4, 1983
STAN SCHUPP A.C.E. 14568 DATE

MARK	REVISIONS	APPR.	DATE
3	REV. RT. C, G & SW ALIGNMENT TO 5:1		11/9/94
	Approved revisions 1 & 2		5/19/94
2	ADDED ST. IMP. FOR 6046 & 6051 ESSEX ST.		4/12/94
1	ADDED IMPROVEMENTS FOR 6023 Essex 12492		12/28/93

DESIGNED BY J.J.L. DRAWN BY J.J.L. CHECKED BY J.S.S.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		8.23
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		8.23

APPROVED BY ____ DIRECTOR OF PUBLIC WORKS
DATE 8/23/83

PLAN & PROFILE FOR STREET IMPROVEMENTS FOR
ESSEX STREET
FROM JURUPA AVENUE TO 463'± SOUTH FOR BLDG. PERMITS @ 6046 & 6051 ESSEX ST

SCALE: HORIZ: 1" = 20', VERT: 1" = 4'

ACCOUNT No.
DRAWING NUMBER R-2530A
SHEET 1 OF 1
JNs: 023-001 & 180-001

P.C. 1335