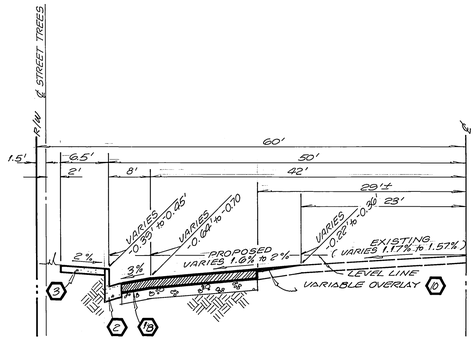
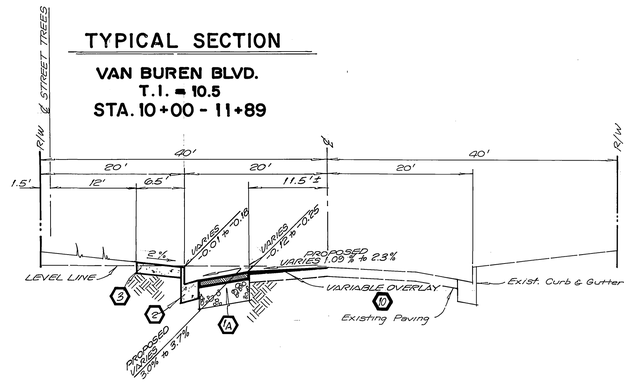
GENERAL NOTES

1. 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.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
3. 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.
4. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
5. 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.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. 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.
8. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
9. 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.
10. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
11. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO (2) 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.
12. IN PAVEMENT OVERLY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
13. 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 MADE TO MAINTAIN SIGNAL OPERATION.
14. 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. (714-351-6150)



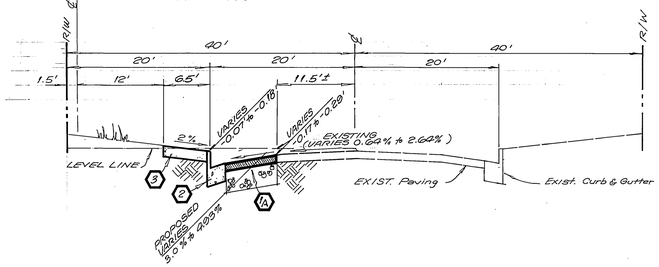
TYPICAL SECTION

VAN BUREN BLVD.
T.I. = 10.5
STA. 10+00 - 11+89



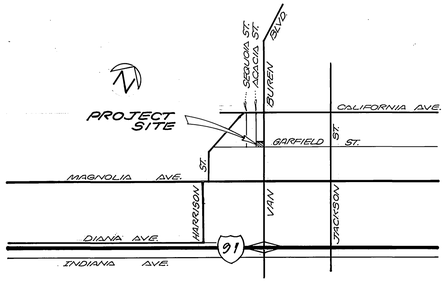
TYPICAL SECTION

GARFIELD ST.
STA. 0+50
STA. 2+25 - 2+75
T.I. = 7.0



TYPICAL SECTION

GARFIELD ST.
STA. 0+75 - 2+00
T.I. = 7.0



VICINITY MAP

NOT TO SCALE

PARKS AND RECREATION DEPT.

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE INSPECTION. 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.
   (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.
3. STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
4. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME / COMMON NAME	SIZE	APPROX. SPACING	NO. REQ.
ACACIA ST.	CINNAMOMUM CAMPHORA / CAMPHOR	15 GAL.	50'	1
VAN BUREN BLVD	LAGERSTROMIA INDICA / CRAPE MYRTLE	15 GAL.	50'	2
GARFIELD ST.	SCHINUS MOLLE / CALIFORNIA PEPPER	REMOVE		3
GARFIELD ST.	MAGNOLIA GRANDIFLORA / "SAMUEL SOMMER" MAGNOLIA	24" BOX	50'	3
ACACIA ST.	GREVILLEA ROBUSTA / SILK OAK PINUS SPP / PINE SPECIES	PROTECT IN PLACE		(2)

6. 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 TREES WITHIN THE ULTIMATE PAVEMENT AREA ,BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION
7. ALL STREET TREES IN ALL ZONES EXCEPT RESIDENTIAL MUST BE AUTOMATICALLY IRRIGATED.
8. 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 THE APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

CONSTRUCTION NOTES

1A. CONSTRUCT 3" A.C. PAVING OVER 9" CRUSHED AGGREGATE BASE . **(TYP. GARFIELD ST.)**
1B. CONSTRUCT 6" A.C. PAVING OVER 12" CRUSHED AGGREGATE BASE . **(TYP. VAN BUREN BLVD.)** PER R-2945 .
2. CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. NO. 200 TYPE I
3. CONSTRUCT —— S/W PER CITY OF RIVERSIDE STD. NO. 325
4. CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STD. NO.304 .
5. CONSTRUCT COMMERCIAL DRIVE APPROACH PER CITY OF RIVERSIDE STD. NO. 302 (A = 30' B = 44')
6. CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. NO. 220 , MODIFIED AS SHOWN ON PLAN (6' WIDE)
7. CONSTRUCT 6" TYPE I A.C. BERM PER CITY OF RIVERSIDE STD. NO. 250 .
8. INSTALL REDWOOD HEADER .
9. CONSTRUCT 5' WIDE 4" THICK A.C. WALK.
10. CONSTRUCT A.C. OVERLAY AS INDICATED BY
11. INDICATES REMOVAL OF EXISTING PAVING
12. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
13. PROTECT EXISTING STREET TREES IN PLACE.

REGISTERED PROFESSIONAL ENGINEER JOHN JORDAN No. 27983 Exp. 3-30-90 CIVIL STATE OF CALIFORNIA

AS BUILT 2-21-91 GH

CHOICE CABLE T.V. APPROVED BY: 11-15-89 DATE	CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: R. McGrath 12-27-89 DATE	CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND APPROVED BY: 10/6/89 DATE	PACIFIC TELEPHONE COMPANY APPROVED BY: 10-24-89 DATE

JN BEELER and associates — LAND SURVEYING AND MAPPING
6104 RIVERSIDE AVENUE SUITE B
RIVERSIDE, CA. 92506
(714)682-2216

PLANS PREPARED UNDER THE SUPERVISION OF:
R.C.E. 27983 EXP. 3-30-90 DATE 10.22.89

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY ER	CHECKED BY	

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	3/14/90	
PARKS DEPARTMENT	11-30-89	
TRAFFIC DIVISION	3-14-90	
P.W. ENGINEER	3/15/90	

APPROVED BY: PUBLIC WORKS DIRECTOR
DATE 3/16/90

STREET IMPROVEMENT PLAN
GARFIELD ST. (350'± SWLY FROM INTER.)
VAN BUREN BLVD. (180'± NWLY FROM INTERSECTION)
4006 VAN BUREN BLVD.
R-37-889

ACCOUNT NO. R-3114
SHEET 1 OF 2
HORIZ. SCALE: 1"= VERT. SCALE: 1"=
W.O. NO. 88-279-04

INDEXED 3-29-90 GH

P.C. 2980-S

PROPOSED CURB & GUTTER (6"C.F.) @ 20'LT.

PROPOSED 1/2a CROWN PROFILE @ 17.5'±

EXISTING TOP OF PAVEMENT @ ℄

EXIST. G.R.D. @ R1W

EXIST. E.P. @ 11'± LT.

0.66%

70 — LT.

70 — ℄

PROPOSED G" CURB & GUTTER @ 50' LT.

0.60%

FUTURE G" CURB & GUTTER @ 50' LT.

FUTURE 0.60%

EXIST. E.P. @ 29'± LT.

EXIST. TOP OF PAVING @ ℄

EXIST. G.R.D. @ R1W

EXIST E.P. @ 29'±LT.

L = 91.44'

Scale: Hor.: 1" = 20'
Vert.: 1" = 2'

0 1 2 3 10 11 12

11+86.79 END PROP. S/W

11+96.87 ℄ UNDER S/W DRAIN PER C/R STD. 411

ST. LIGHT ON 2"x 25' CONC. BASE

EXIST. GREVILLEA ROBUSTA 12+07

EXIST. PINE 12+42

4025 ACACIA ST.

BENCH MARK:
#4-0 PK NAIL AND CITY ENGINEERS TAG IN MOST E'LY CURB RETURN @ VAN BUREN BLVD. AND GARFIELD ST.
EL. = 771.483

4006 VAN BUREN BLVD.

SCALE: 1" = 20'

ACACIA STREET

N. 34° 01' 00" W.

116.01'

12+82

FIRE HYDRANT W/ W.V.

(REMOVE TREE) (EXIST. GAS SERVICE - MARKED) (EXIST. GAS SERVICE - MARKED) (36" PEPPER) REMOVE (36" PEPPER) REMOVE (36" PEPPER) REMOVE (SIGN - 52 MPH) RELOCATE AS SHOWN

RELOCATE ("AN GUY") BY OTHERS

RELOCATE (PP NO. 710852 W/ DOWN GUY) RELOCATE GUY WIRE

RELOCATE (PP NO. 757693H) BY OTHERS (SIGNAL VAULT) (TRAFFIC SIGNAL)

228.64'

353.42'

N. 56° 00' 00" E.

GARFIELD STREET

VAN BUREN BLVD.

N. 34° 01' 00" W.

10+55.00 B.C.R.

EXIST. DETECTOR LOOPS PER C/R PLAN X-481

(TRAFFIC PULLBOX) (ST. LIGHT & SIGNAL) RELOCATE

NEW CROSSWALK

JOIN EXIST. SPANDREL

BEGIN 6" WIDE "X" GUTTER

EXISTING CROSSWALK (TYP.)

EXISTING DETECTOR LOOPS PER C/R PLAN X-481 (TYPICAL)

10+00.00 GARFIELD ST. = 18+62.80 ACACIA ST.

0+38.00 B.C.R. BEGIN 6" CURB & GUTTER JOIN EXISTING IMPROVEMENTS

0+53

SEWER M.H.

W.V.

1+21.00 ℄ COND. DRIVE APPROACH A = 30' B = 44'

2+40

2+68.80 B.C.R.

10+00.00 VAN BUREN BLVD. = 34+53.42 GARFIELD ST.

CONSTRUCTION NOTES

1A CONSTRUCT 3" A.C. PAVING OVER 9" CRUSHED AGGREGATE BASE. (TYP. GARFIELD ST.

1B CONSTRUCT 6" A.C. PAVING OVER 12" CRUSHED AGGREGATE BASE. (TYP. VAN BUREN BLVD.)

2 CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. NO. 200 (TYPE I)

3 CONSTRUCT S/W PER CITY OF RIVERSIDE STD. NO. 325.

4 CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STD. NO. 304.

5 CONSTRUCT COMMERCIAL DRIVE APPROACH PER CITY OF RIVERSIDE STD. NO. 302. (A = 30' , B = 44')

6 CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. NO. 220 ; 6' WIDE MODIFIED AS SHOWN ON PLAN.

7 CONSTRUCT 6" TYPE I A.C. BERM PER CITY OF RIVERSIDE STD. NO. 250.

8 INSTALL REDWOOD HEADER.

9 CONSTRUCT 5' WIDE 4" THICK A.C. WALK.

10 CONSTRUCT A.C. OVERLAY AS INDICATED BY

11 INDICATES REMOVAL OF EXISTING PAVING

12 PLANT STREET TREES TO SPECIFICATIONS OF THE PARKS AND RECREATION DEPARTMENT.

13 PROTECT EXISTING STREET TREES IN PLACE.

14 CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. NO. 411.

REGISTERED PROFESSIONAL ENGINEER JOHN JORDAN No. 27983 Exp. 3-30-90 CIVIL STATE OF CALIFORNIA

CURVE DATA

①	R = 48.00' Δ = 90° 01' 00"	L = 75.41' T = 48.01'
②	R = 97.50' Δ = 26° 07' 23"	L = 21.66' T = 11.02'
③	R = 35.00' Δ = 90° 01' 00"	L = 52.99' T = 35.01'
④	R = 20.00' Δ = 90° 01' 00"	L = 31.42' T = 20.00'

GARFIELD STREET 12"S

N. 56° 00' 00" E.

20'

RELOCATE (TRAFFIC SIGNAL) (SIGNAL VAULT) (AP NO. 757583H)

RELOCATE (ON GUY)

(PROTECT IN PLACE) EXIST. FENCE

4026 VAN BUREN

(A.C. DRIVE) (W.M.)

FUTURE CONSTRUCTION ("CASH OUT" FOR THIS PORTION OF WORK)

118.10'

TRAFFIC 70.09 FL.

EXISTING (TRAFFIC DETECTORS) TYPICAL PER C/R PLAN X-481

VAN BUREN BLVD.

11+00.00 END CURB & GUTTER, & S/W. BEGIN A.C. BERM & WALK

11+89 END A.C. BERM & WALK JOIN EXIST. E.P.

TRAFFIC SIGNAL NOTES

AB Abandon-remove conductors

CC Connect new and existing conduit. Remove existing conductors and install new conductors. No splicing allowed.

RR Remove and reuse equipment. Existing signal foundation base to be completely removed.

#6 Install new #6 pullbox.

D Install new detector loops

NOTE:
IF ANY EXIST. WATER SERVICE LINES / WATER METERS ARE ENCOUNTERED WITHIN IMPROVEMENT AREA, RELOCATIONS AND/OR ADJUSTMENTS BY CITY FORCES; AT DEVELOPER'S EXPENSE.

AS BUILT 2-21-91 GH

CHOICE CABLE T.V.
APPROVED BY: 11-15-89 DATE

JN BEELER and associates
LAND SURVEYING AND MAPPING
6104 RIVERSIDE AVENUE SUITE B
RIVERSIDE, CA. 92506
(714)682-2216

PLANS PREPARED UNDER THE SUPERVISION OF:
R.C.E. 27983 EXP. 3-30-90 DATE 10-27-89

CITY OF RIVERSIDE WATER SYSTEM
APPROVED BY: R. McGrath 12-27-89 DATE

CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND
APPROVED BY: Michael J. Faulk 10/6/89 DATE

PACIFIC TELEPHONE COMPANY
APPROVED BY: B. A. Wagner 10-20-89 DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: DRAWN BY: CHECKED BY:

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		3/14/90	
PARK DEPARTMENT		3-30-90	
TRAFFIC DIVISION		3-19-90	
P.W. ENGINEER		3/15/90	

APPROVED BY: PUBLIC WORKS DIRECTOR
DATE 3/16/90

STREET IMPROVEMENT PLAN

GARFIELD ST. (350'± S/W'LY. FROM INTER.)
VAN BUREN BLVD. (180'± N/W'LY. FROM INTERSECTION)
4006 VAN BUREN BLVD.
R-37-889

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'

ACCOUNT NO.
R-3114
SHEET 2 OF 2
W.O. NO. 88-278-04

P.C. 2850-S

INDEXED 3-29-90 GH