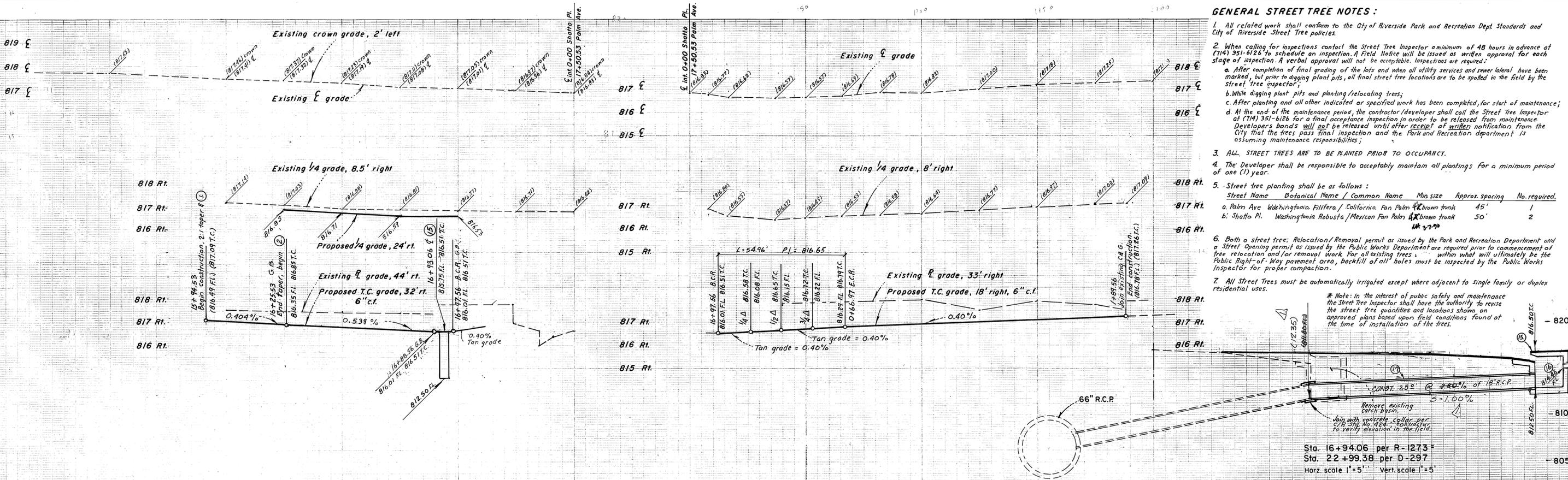


GENERAL STREET TREE NOTES :

- All related work shall conform to the City of Riverside Park and Recreation Dept Standards and City of Riverside Street Tree policies.
- When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance for (714) 351-6126 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required:
 - After completion of final grading of the lots and when all utility services and sewer lateral have been marked, but prior to digging plant pits, all final street tree locations are to be spotted in the field by the Street Tree Inspector.
 - While digging plant pits and planting/relocating trees;
 - After planting and all other indicated or specified work has been completed, for start of maintenance;
 - At the end of the maintenance period, the contractor/developer shall call the Street Tree Inspector at (714) 351-6126 for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the trees pass final inspection and the Park and Recreation department is assuming maintenance responsibilities;
- All street trees are to be planted prior to occupancy.
- The Developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.
- Street tree planting shall be as follows:

Street Name	Botanical Name / Common Name	Min size	Approx. spacing	No. required
a. Palm Ave	Washingtonia Filifera / California Fan Palm	45'		1
b. Shatto Pl.	Washingtonia Robusta / Mexican Fan Palm	50'		2
- 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. All existing trees within what will ultimately be the Public Right-of-Way pavement area, backfill of all holes must be inspected by the Public Works Inspector for proper compaction.
- All Street Trees must be automatically irrigated except where adjacent to single family or duplex residential uses.

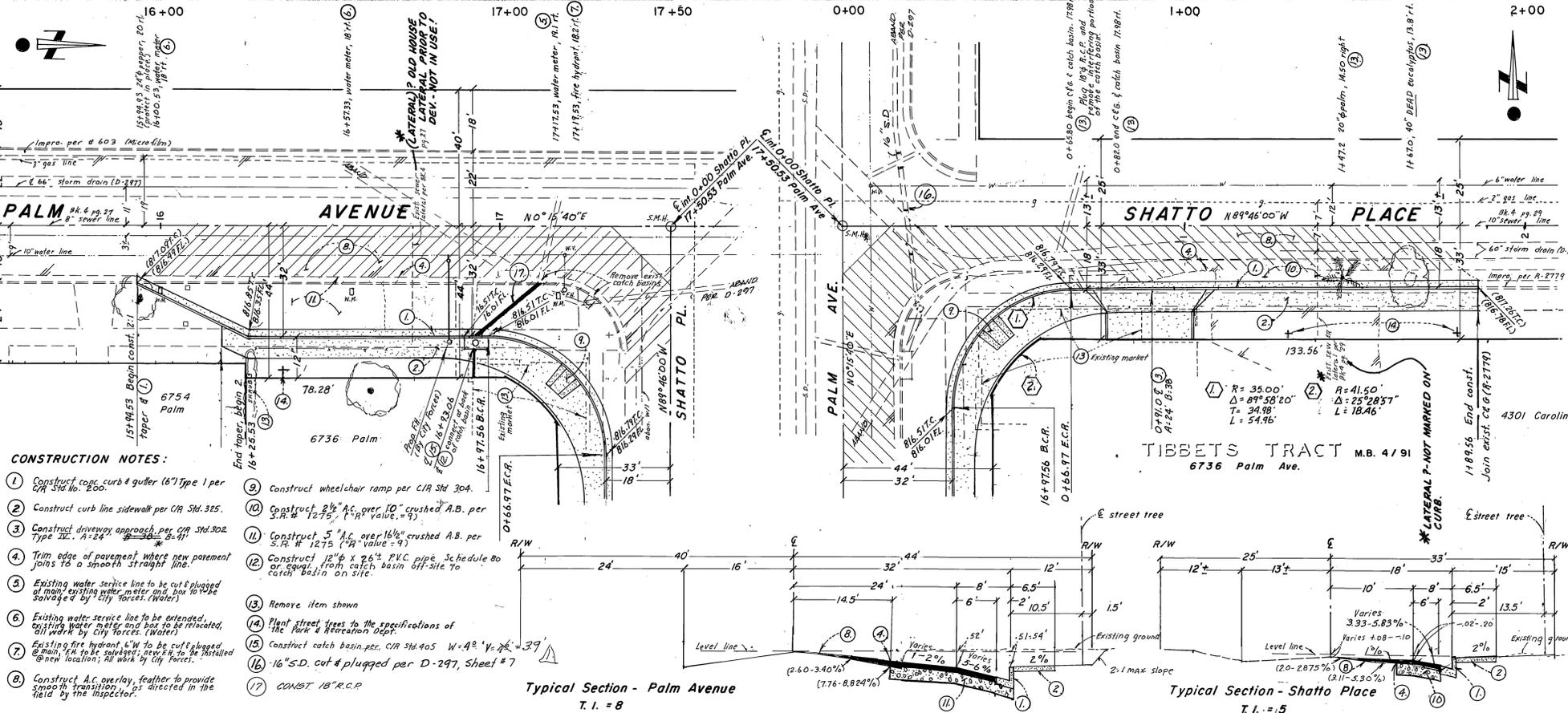
* Note: In the interest of public safety and maintenance the Street Tree Inspector shall have the authority to revise the street tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.



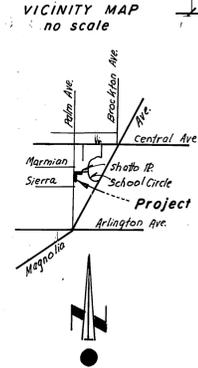
Sta. 16+94.06 per R-1273
 Sta. 22+99.38 per D-297
 Horiz. scale 1"=5' Vert. scale 1"=5'

GENERAL NOTES :

- It shall be the responsibility of the contractor to clear the right-of-way in accordance with the provisions of the 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, Standard Drawing No. 10 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.
- The Developer shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
- All flagged elevations shall be staked in the field by the private engineer.
- Trim edge of existing pavement where new pavement joins to a smooth line. Construct match-up paving as shown on plan and overlay paving as directed in the field to produce a smooth section.
- Construct driveway approaches per Standard Drawing 302. Exact size and location as shown.
- Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City Inspectors.
- Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
- The contractor shall call in a location request to Underground Service Alert (U.S.A.), Phone No. 1-800-422-4133, two working days before digging. No construction permit will be issued by the Public Works Department involving excavation for underground facilities unless the applicant has been provided an inquiry identification number by U.S.A.
- Omit.
- Location of laterals to be determined in the field of the direction of the owner. Avoid conflict with proposed and/or existing facilities.
- No finished floor elevation shall be less than 4' above the sewer flow line at point of connection without having a proper backwater valve installed in the lateral.
- In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the Inspector prior to overlaying with A.C. paving.
- NOTICE TO CONTRACTOR:** The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge, there are no existing utilities except as shown on these plans. The Contractor is responsible for taking precautionary measures to protect the utility lines and any other lines not of record or not shown on these plans.
- Developer to give City Water Division five (5) working days written notice prior to start of construction and to allow the City ten (10) working days for completion of work. (351-6150)



- CONSTRUCTION NOTES :**
- Construct curb & gutter (6") Type 1 per C.P.A. Std. No. 200.
 - Construct curb line sidewalk per C.P.A. Std. 325.
 - Construct driveway approach per C.P.A. Std. 302 Type 20 - A-24.
 - Trim edge of pavement where new pavement joins to a smooth straight line.
 - Existing water service line to be cut & plugged at main existing water meter and line to be salvaged by City Forces (Water).
 - Existing water service line to be extended, existing water meter and line to be replaced, all work by City Forces (Water).
 - Existing fire hydrant 6" W to be cut & plugged @ main, fire hydrant, new 6" to be installed @ new location; all work by City Forces.
 - Construct A.C. overlay, feather to provide smooth transition as directed in the field by the Inspector.
 - Construct wheelchair ramp per C.P.A. Std. 304.
 - Construct 2 1/2" A.C. over 10" crushed A.B. per S.P.A. # 1275 (P.R. value = 9).
 - Construct 5" A.C. over 16 1/2" crushed A.B. per S.P.A. # 1275 (P.R. value = 9).
 - Construct 12" x 26" PVC pipe schedule 80 or equal, catch basin off-site 7'0" catch basin on site.
 - Remove item shown.
 - Plant street trees to the specifications of the Park & Recreation Dept.
 - Construct catch basin per C.P.A. Std. 405 W-4" x 26" x 39"
 - 16" S.D. cut & plugged per D-297, Sheet # 7
 - CONST. 18" R.C.P.



BENCHMARK
 Elevation = 825.425
 City of Riverside B.M. No. H-6-G. Brass disc in conc. in traffic island bounded by Magnolia, Central and Brockton Aves.

TWO WORKING DAYS BEFORE YOU DIG
 CALL U.S.A. TOLL FREE 800-422-4133

CENCOM
 Appr. by [Signature] Date 3-5-92

City of Riverside, Water
 Appr. by [Signature] Date 3-2-92



ROBERT L. TAYLOR - Civil Engineer
 5830 Magnolia Ave
 Riverside, CA. 92506 714-683-0617
 Approved by: [Signature] Date 12/20/99
 Robert L. Taylor C.R.C.E. 10470

MARK	REVISIONS	APPR. DATE
1	Revise clean pipe slope & C.B. depth to reflect existing elevations	

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	3/26/92	[Signature]
PARK DEPARTMENT	3/29/92	[Signature]
TRAFFIC DIVISION	3/29/92	[Signature]
CITY P. W. ENGINEER	3/26/92	[Signature]

DESIGNED BY [Signature] DRAWN BY [Signature] CHECKED BY [Signature]

STREET PLAN & PROFILE

PALM AVE & SHATTO PL.
 SE 1/4 cor. Palm Ave & Shatto Pl.
 6736 Palm Ave, C.U.P. C-34-878

ACCOUNT NO. **R-3131**

SHEET 1 OF 1

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

DATE 3/27/90

INDEXED 4-13-90 LH