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 RIVISING 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. DEVELOPER TO GIVE CITY WATER DIVISION (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY (10) WORKING DAYS FOR COMPLETION OF WORK. (714) 351 - 6150
6. 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.
7. ALL FLAGGED ELEVATION SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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.
9. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION AS SHOWN.
10. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14" ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
11. 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 INSPECTOR.
12. EINAL STRIPING FOR TRAFFIC CONTROL AND / OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
13. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) PHONE 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORK DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
14. IN PAVEMENT OVERLAY A DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A. C. PAVING.

GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
2. WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HRS. IN ADVANCE AT (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:
   A. 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.
   B. WHILE DIGGING PLANTS 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 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 BOND WILL NOT BE RELEASED UNTILL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARKS AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS
   MAGNOLIA = WASHINGTONIA FILIFERA — RELOCATE TO THE SPECIFICATIONS OF THE PARK & REC. DEPT. CALIFORNIA FAN PALM

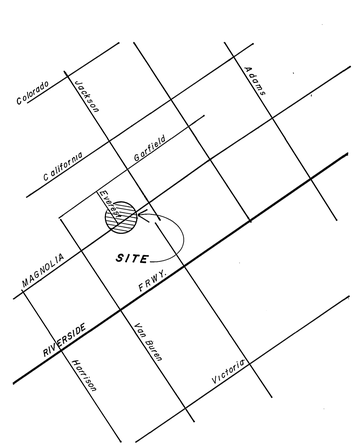
EVEREST =	LAGERSTROEMIA INDICA CRAPE MYRTLES	15 GAL. " "	45' SPACING 30' "	3 UN. REQ. " " "

6. BOTH A STREET TREE RELOCATION / REMOVAL PERMIT IS ISSUED BY THE PARK & RECREATION DEPT. AND A STREE OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPT. ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BY THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
7. 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 & LOCATION SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

BENCH MARK:

P.K. NAIL AND TAG IN CENTER OF E'LY CURB RET. AT MAGNOLIA AVE. AND EVEREST STREET EL. 782.356



VICINITY
T. 6. PG. - 22 C-1

QUANTITIES:

1.	6" CURB & GUTTER	426	L.F.
2.	DRIVEWAY APPROACHES	2	U.
3.	A. C. PAVING 6 - 1/2"	1,015	S.F.
4.	A. C. PAVING 7"	3,800	S.F.
5.	A. C. OVERLAY	9,500	S.F.
6.	SIDEWALK	2,350	S.F.
7.	WHEEL CHAIR RAMP	1	U.

PLANS PREPARED BY:
PACIFIC GENTRY CO.
1835 S. DEL MAR AVE. Suite 201
SAN GABRIEL, CA. 91776
TEL: (818) 571 - 1193
CITY OF RIVERSIDE BUSINESS LIC. No. 045847 EXP. 04-30-91
Kwei-Lin Wang
KWEI - LIN WANG
R.C.E. 35996 EXP. 6/30/92

REGISTERED PROFESSIONAL ENGINEER KWEI-LIN WANG 35996 CIVIL STATE OF CALIFORNIA

CENCOM TV — DATE 10-25-90 — APPROVED BY Ward Hollandsworth

CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. ELECTRIC DIVISION. — DATE 10/26/90 — APPROVED BY Michael J. Traitte

CITY OF RIVERSIDE WATER SYSTEM. — DATE 11-19-90 — APPROVED BY Richard S. Diedrich

SOUTHERN CALIFORNIA GAS — DATE 11-8-90 — APPROVED BY Bob Baumgarth

PACIFIC TELEPHONE — DATE 10-31-90 — APPROVED BY B. L. Wagoner

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KLW DRAWN BY FC CHECKED BY KLW

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	11/30/90	
PARK DEPARTMENT	11/26/90	
TRAFFIC DIVISION	11-27-90	
CHIEF P. W. ENGINEER	11-30-90	
	11/30/90	

APPROVED BY Barry Bal
PUBLIC WORKS DIRECTOR
DATE 12/1/90

STREET IMPROVEMENT PLANS

AT 9295 MAGNOLIA AV.
FROM EVEREST ST. TO 246' NE'LY.
EVEREST ST. FROM MAGNOLIA AV. TO 262' NW'LY.

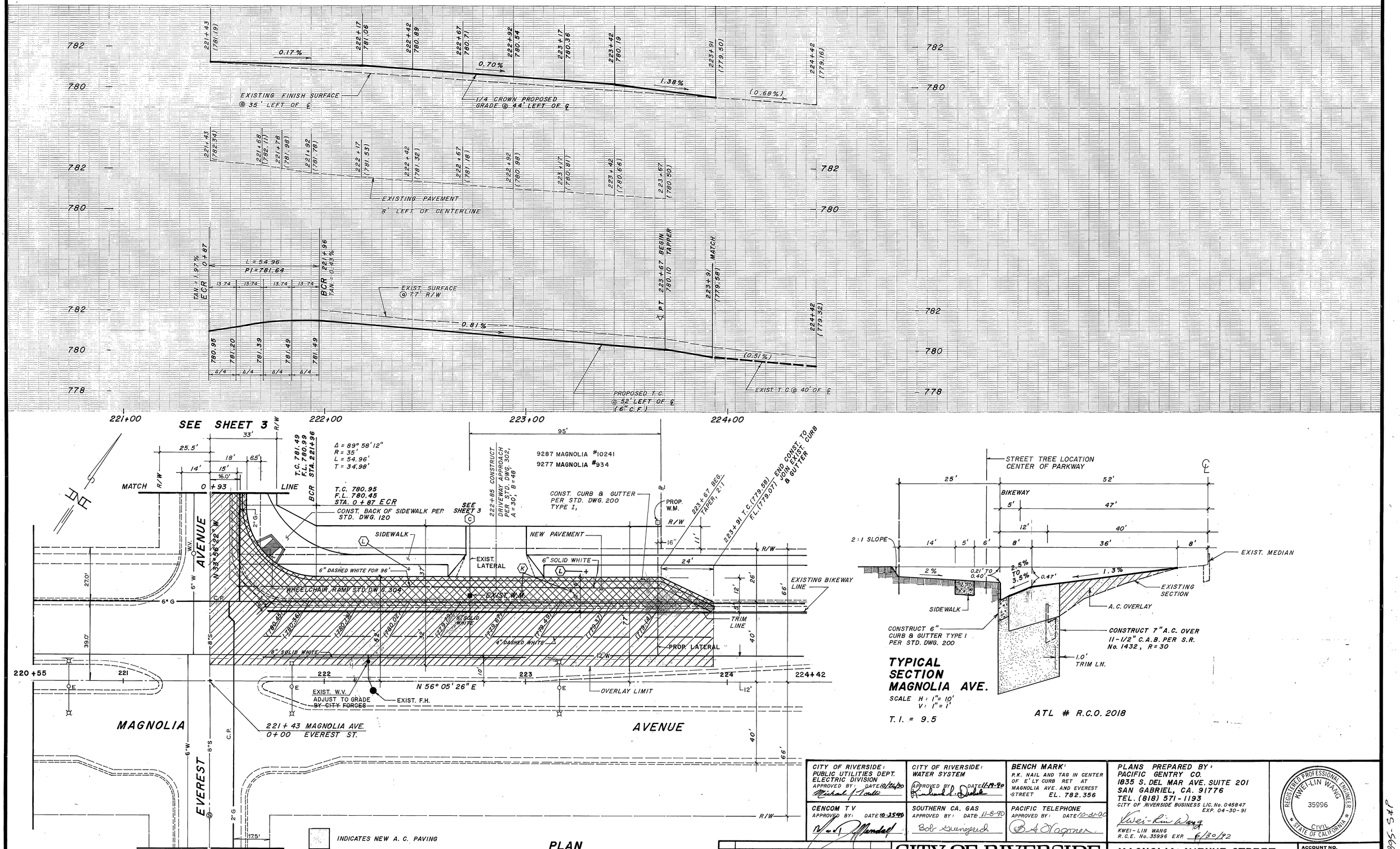
HORIZ. SCALE: 1" = VERT. SCALE: 1" =

ACCOUNT NO. R-3158

SHEET 1 OF 3

RC 1895-S&P

INDEXED 12-4-90 GH



TYPICAL SECTION MAGNOLIA AVE.

SCALE H: 1"= 10'
V: 1"= 1'

T. I. = 9.5

ATL # R.C.O. 2018

INDICATES NEW A. C. PAVING

INDICATES A.C. OVERLAY

INDICATES REMOVE & WASTE EXIST. CONDITION

PLAN

0 10 20 40

SCALE : 1"= 20'

CITY OF RIVERSIDE: PUBLIC UTILITIES DEPT. ELECTRIC DIVISION
APPROVED BY: Michael J. Toulis DATE 10/24/90

CITY OF RIVERSIDE: WATER SYSTEM
APPROVED BY: Richard D. Dekalb DATE 11-19-90

BENCH MARK: P.K. NAIL AND TAG IN CENTER OF E'LY CURB RET AT MAGNOLIA AVE. AND EVERETT STREET EL. 782.356

PLANS PREPARED BY: PACIFIC GENTRY CO. 1835 S. DEL MAR AVE. SUITE 201 SAN GABRIEL, CA. 91776 TEL. (818) 571-1193
CITY OF RIVERSIDE BUSINESS LIC. No. 045847 EXP. 04-30-91
Kwei-Lin Wang
KWEI-LIN WANG R.C.E. No. 35996 EXP 6/30/92

REGISTERED PROFESSIONAL ENGINEER KWEI-LIN WANG 35996 CIVIL STATE OF CALIFORNIA

CENCOM T V
APPROVED BY: W. A. Mendel DATE 10-25-90

SOUTHERN CA. GAS
APPROVED BY: Bob Guengerich DATE 11-8-90

PACIFIC TELEPHONE
APPROVED BY: B A Wagner DATE 10-31-90

MARK	REVISIONS	APPR.	DATE

DESIGNED BY K L W DRAWN BY F C CHECKED BY K L W

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	11/20/90	
PARK DEPARTMENT	11-26-90	
TRAFFIC DIVISION	11-27-90	
CHIEF P. W. ENGINEER	11-30-90	
	11/30/90	

APPROVED BY Barry Bell
PUBLIC WORKS DIRECTOR
DATE 12/1/90

MAGNOLIA AVENUE STREET IMPROVEMENT FROM EVEREST AVE. TO 276' NE'LY. AT 9295 MAGNOLIA AVE.

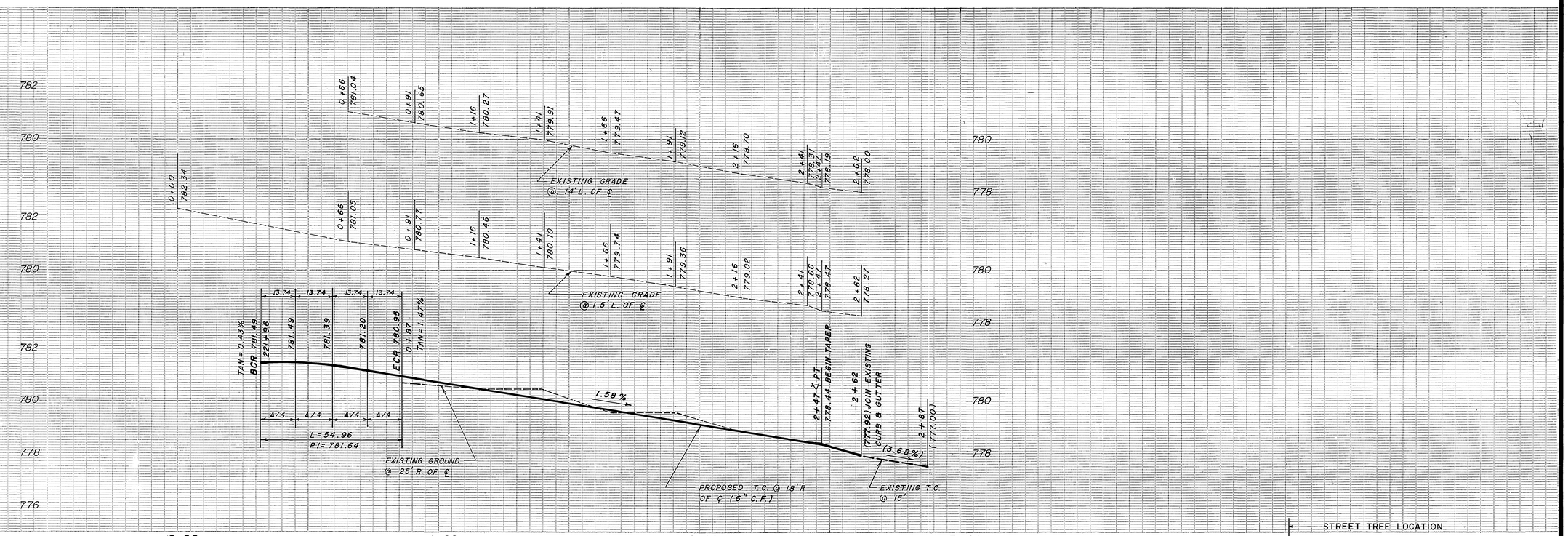
ACCOUNT NO. R-3158

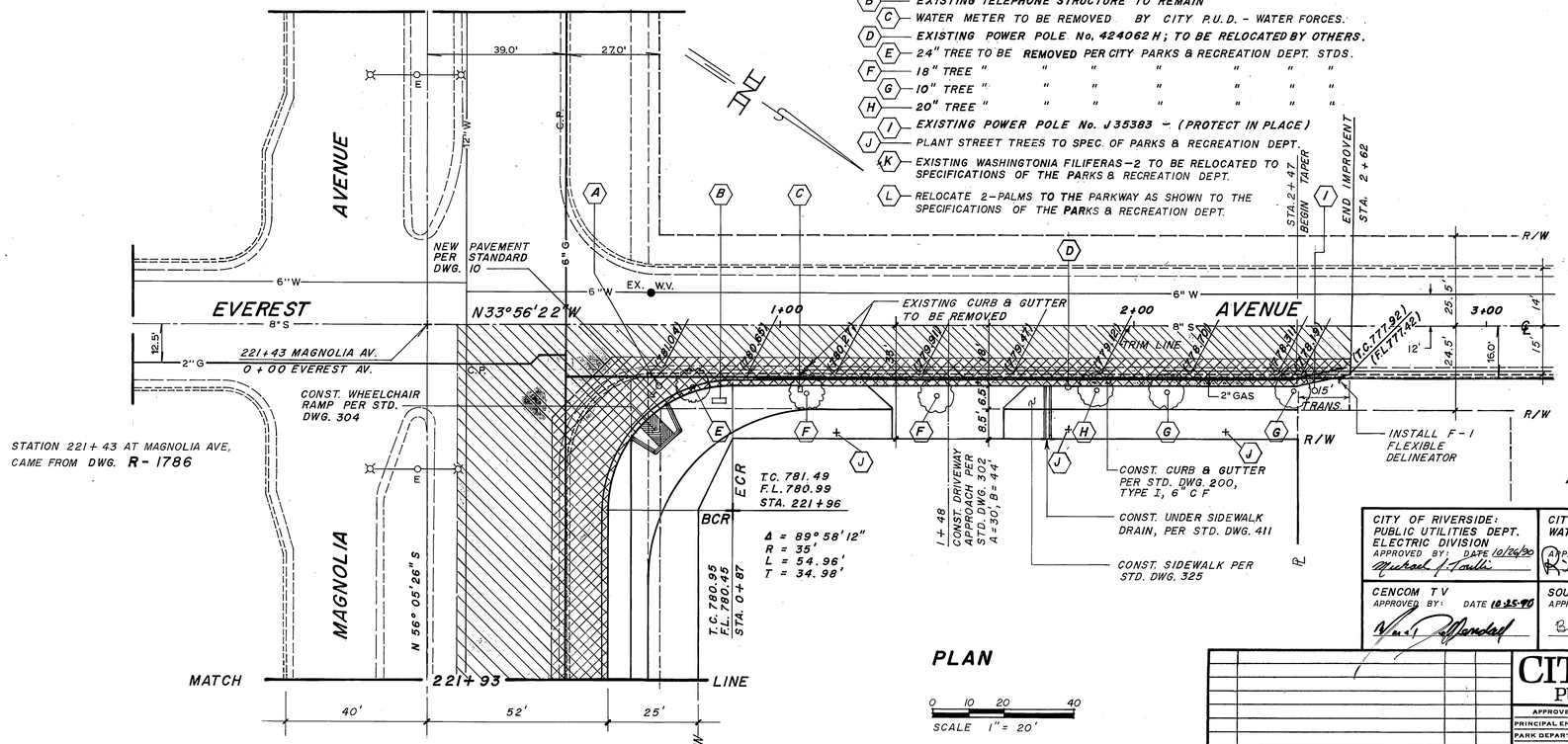
SHEET 2 OF 3

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

INDEXED 12-9-90 HH

R/C 1895-S#P

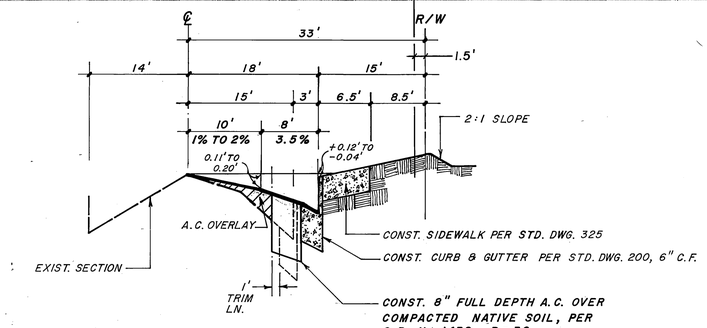




- A — EXISTING POWER POLE No. 712058 H; TO BE RELOCATED BY OTHERS.
- B — EXISTING TELEPHONE STRUCTURE TO REMAIN
- C — WATER METER TO BE REMOVED BY CITY P.U.D. - WATER FORCES.
- D — EXISTING POWER POLE No. 424062 H; TO BE RELOCATED BY OTHERS.
- E — 24" TREE TO BE **REMOVED** PER CITY PARKS & RECREATION DEPT. STDS.
- F — 18" TREE " " " " " " "
- G — 10" TREE " " " " " " "
- H — 20" TREE " " " " " " "
- I — EXISTING POWER POLE No. J35383 - (PROTECT IN PLACE)
- J — PLANT STREET TREES TO SPEC. OF PARKS & RECREATION DEPT.
- K — EXISTING WASHINGTONIA FILIFERAS - 2 TO BE RELOCATED TO SPECIFICATIONS OF THE PARKS & RECREATION DEPT.
- L — RELOCATE 2-PALMS TO THE PARKWAY AS SHOWN TO THE SPECIFICATIONS OF THE PARKS & RECREATION DEPT.

PLAN

0 10 20 40
SCALE 1" = 20'



TYPICAL SECTION EVEREST AVE.

T. I. = 7
SCALES, H: 1"=10'; V: 1"=1'

ATL. # R.C.O. 2018

CITY OF RIVERSIDE: PUBLIC UTILITIES DEPT. ELECTRIC DIVISION
APPROVED BY: Michael J. Failla DATE 10/26/90

CITY OF RIVERSIDE: WATER SYSTEM
APPROVED BY: Richard A. Derbek DATE 11-19-90

BENCH MARK: P.K. NAIL AND TAG IN CENTER OF E'LY CURB RET AT MAGNOLIA AVE. AND EVEREST STREET EL. 782.356

PLANS PREPARED BY: PACIFIC GENTRY CO.
1835 S. DEL MAR AVE. SUITE 201
SAN GABRIEL, CA. 91776
TEL. (818) 571-1193
CITY OF RIVERSIDE BUSINESS LIC. No. 045847 EXP. 04-30-91
Kwei-Lin Wang
KWEI-LIN WANG
R.C.E. No. 35996 EXP. 6/30/92

REGISTERED PROFESSIONAL ENGINEER KWEI-LIN WANG 35996 CIVIL STATE OF CALIFORNIA

CENCOM TV
APPROVED BY: Vern Mendal DATE 10-25-90

SOUTHERN CA. GAS
APPROVED BY: Bob Sheppard DATE 11-8-90

PACIFIC TELEPHONE
APPROVED BY: B.A. Wagner DATE 10-31-90

MARK REVISIONS APPR. DATE

DESIGNED BY KLW DRAWN BY FC CHECKED BY KLW

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	11/30/90	JB
PARK DEPARTMENT	11-26-90	JLK
TRAFFIC DIVISION	11-27-90	JD
CHIEF P.W. ENGINEER	11-30-90	RRG
	11/30/90	RRG

APPROVED BY Barry Bel
PUBLIC WORKS DIRECTOR
DATE 12/1/90

EVEREST AVENUE, STREET IMPROVEMENT FROM MAGNOLIA AVENUE TO 262' NW'LY
AT 9295 MAGNOLIA AVENUE

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

ACCOUNT NO. R-3158
SHEET 3 OF 3

RC 2895-S&P

INDEXED 12-4-90 GH