

PROFILE SCALE  
 HORZ. 1"=20'  
 VERT. 1"=4'

GENERAL NOTES FOR TREE PLANTING AND RELOCATION

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
  - WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE AND 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 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 THE 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. INDIANA	WASHINGTONIA MEXICANA ROBUSTA/FAN PALM			1
b. INDIANA	WASHINGTONIA MEXICANA ROBUSTA/FAN PALM	10'	45'	1
  - BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET TREE OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF 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.

GENERAL NOTES

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, STANDARD DRAWING NO. 10, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.

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.

CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.

CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 12.5' INTERVALS AND TWO ROWS OF NUMBER 3 REBAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.40%. PLACE 3/4" DOWEL PINS AT ALL EXPANSION JOINTS.

QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BARELY 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.

ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

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 CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), 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.

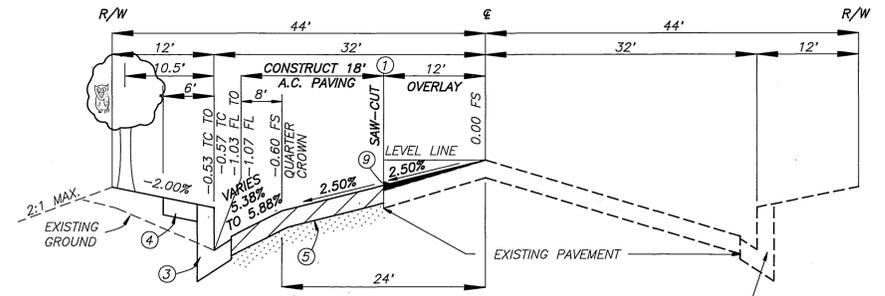
THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.

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.

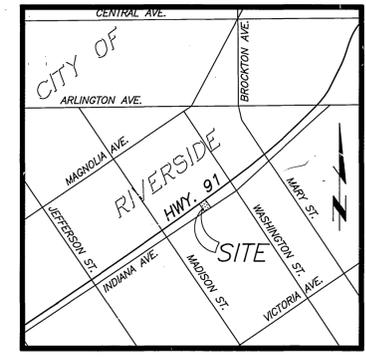
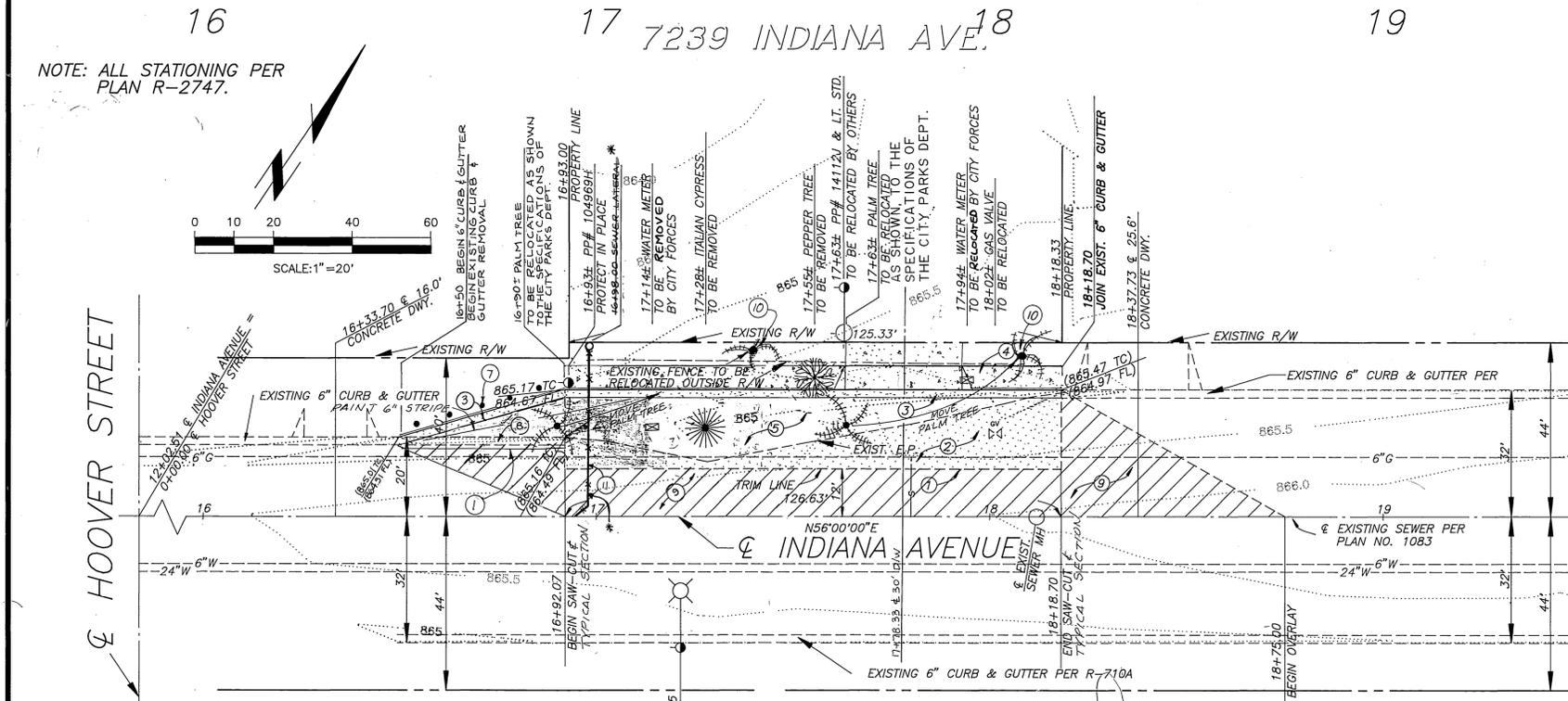
IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

DEVELOPER SHALL PROVIDE WRITTEN NOTICE TO CITY WATER DIVISION FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AND ALLOW CITY TEN (10) WORKING DAYS FOR THE COMPLETION OF WORK. (714) 351-8150

CONTRACTOR SHALL NOTIFY CENCOM CABLE TELEVISION SHOULD CABLE NEED RELOCATION. NOTICE SHALL BE GIVEN FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK. CONTACT ROBERT SHELLENBACK, CONSTRUCTION COORDINATOR (714) 359-8989.



TYPICAL SECTION  
 INDIANA AVENUE  
 NO SCALE  
 T.I. = 9.0



CONSTRUCTION NOTES & QUANTITIES

- SAW-CUT TO NEAT FINISH 154 L.F.
- REMOVE EXISTING PAVEMENT 1152 S.F.
- CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 201 TYPE I 168.10 L.F.
- CONSTRUCT 6" CURB-SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325 756.60 S.F.
- CONSTRUCT 1" A.C. PAVEMENT OVER 6" CRUSHED AGGREGATE BASE OR 7 1/4" A.C. OVER COMPACTED NATIVE SOIL (PER SR-898, R=55) 4035 S.F.
- CONSTRUCT 30" DRIVEWAY APPROX. PER CITY OF RIVERSIDE STD. DWG. NO. A-30, 3-16" 1EA.
- INSTALL 1" DELIMITATORS PER CITY OF RIVERSIDE STD. DWG. NO. 665 5 EA.
- REMOVE EXISTING CURB & GUTTER 42 L.F.
- OVERLAY AND FEATHER A.C. PAVEMENT OVER EXISTING PAVEMENT 2300 S.F.
- PLANT STREET TREE TO THE SPECIFICATIONS OF PARK & RECREATION DEPT. 2 EA.
- INSTALL SEWER LATERAL @ 2% CLEANOUT 44 L.F.

BENCHMARK  
 B.M. 601-16-68  
 BRASS DISK IN CONCRETE POST IN CAPPED WELL - 25' SE OF SE FREEWAY R/W @ & OF WASHINGTON STREET, DN 0.9'.  
 ELEVATION = 866.37

OWNER:  
 INDIANA AVE. PROPERTIES  
 6141 RIVERSIDE AVE. #3  
 RIVERSIDE, CA 92506

CENCOM CABLE CO.  
 LOG # 1434-91  
 APPROVED BY: Robert S. Shellenback 11/6/92



APPROVED BY: Robert S. Shellenback 11-30-92  
 APPROVED BY: H.D. Sandoz 1-14-92  
 APPROVED BY: L.P. Hall 11/30/92  
 APPROVED BY: Wm. W. Watten 1-21-92  
 APPROVED BY: Richard J. Dolek 3-9-92

CITY BUSINESS TAX CERTIF. NO. 021048 EXP. DATE: 07/25/92

WINCHESTER ASSOCIATES, INC.  
 ENGINEERS & LAND SURVEYORS  
 23640 TOWER STREET SUITE 3  
 MORENO VALLEY, CA 92553 (714) 924-5425  
 APPROVED BY: Harvey Marell DATE: 11/25/92  
 R.C.E. NO. 23099 EXPIRES 12/31/93

CITY OF RIVERSIDE  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: DATE: 12/17/92  
 PRINCIPAL ENGINEER: Sany Besh  
 PARK DEPARTMENT: DATE: 11/21/92  
 TRAFFIC DIVISION: DATE: 11/21/92  
 CHIEF P.W. ENGINEER: DATE: 12/17/92

STREET IMPROVEMENT PLANS  
 7239 INDIANA AVENUE  
 R-76-867  
 ACCOUNT NO. DRAWING NUMBER R-3275  
 SHEET 1 OF 1

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'  
 INDEXED 2-8-93