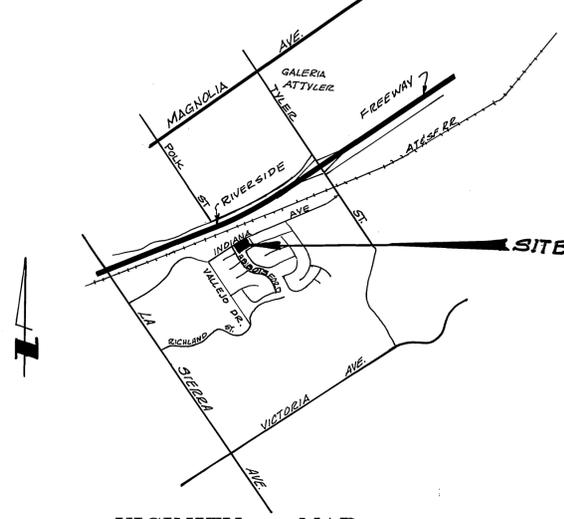


**NOTICE TO CONTRACTOR:**

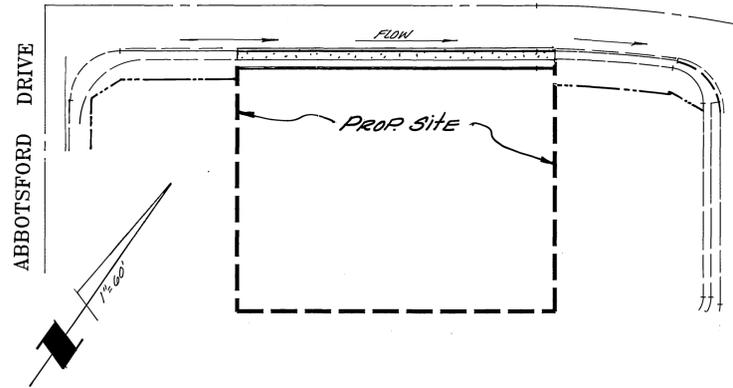
1. THE EXISTENCE, HORIZONTAL AND VERTICAL LOCATIONS OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
2. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. LOCATIONS OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO EXCAVATION.



**VICINITY MAP**

N.T.S.

**INDIANA AVENUE**



**LOCATION MAP**

SCALE 1" = 60'

**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. CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 351-6126 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED:
  - A. AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL HAVE BEEN MARKED.
  - 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 PERIOD, THE CONTRACTOR SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-6126 FOR FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER 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.
3. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
4. PARK AND RECREATION DEPARTMENT AND PUBLIC WORKS DEPARTMENT PERMITS 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 CITY FOR PROPER COMPACTION.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:
 

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D
INDIANA AVENUE	WASHINGTONIA ROBUSTA (MEX. FAN PALM)	4" BTH	45'	4
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 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.
7. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.

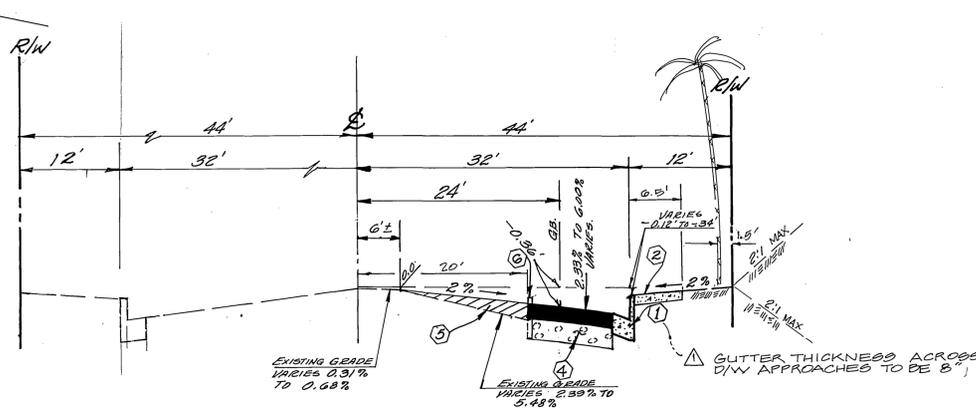
NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

**CONSTRUCTION NOTES:**

1. CONSTRUCT STANDARD 300 CURB AND GUTTER-6" CURB FACE TYPE I (GUTTER THICKNESS ACROSS D/W APPROACHES TO BE 8")
2. CONSTRUCT STANDARD 325 CURBLINE SIDEWALK
3. CONSTRUCT STANDARD 302, DRIVEWAY APPROACH (TYPE III). (8" THICK)
4. CONSTRUCT 5" A.C. PAVING OVER 6" CRUSHED AGGREGATE (REF. R-1944; R-VALUE = 51 ±)
5. CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY (SEE PLAN).
6. REMOVE EXISTING CURB AS REQUIRED.
7. CONSTRUCT STANDARD 411, UNDER SIDEWALK DRAIN.

**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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
5. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY A PRIVATE ENGINEER.
6. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302 EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER AND AS APPROVED BY THE TRAFFIC ENGINEER.
7. 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.
8. 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.
9. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
10. 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.
11. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. 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 FIELD TO PRODUCE A SMOOTH SECTION.
13. 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 (909) 351-6130.
14. SEE TRAFFIC SIGNAL PLAN X-301 FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.
15. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVEMENT.
16. EXCAVATION FOR POWER SUBSTRUCTURES, CONDUITS AND ELECTROLIER FOUNDATIONS MUST BE DONE AFTER INSTALLATION OF CURBS AND GUTTERS, BUT BEFORE INSTALLATION OF CURB RETAINERS WITH SANDFILLS, CROSS GUTTERS, SIDEWALKS AND DRIVE APPROXS. COORDINATION BETWEEN STREET IMPROVEMENT WORK AND ELECTRICAL STRUCTURES WORK SHALL BE THE RESPONSIBILITY OF THE PROJECT SUPERINTENDENT.
17. SEE DRAWING U/L9-4269-2 FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.



**TYPICAL SECTION**

SCALE: HORIZ. 1" = 10'; VERT. 1" = 2'  
T.I. = 0.5

**BENCH MARK:**

BRASS DISC SET IN CONCRETE STAMPED 601-25-68 ON WEST SIDE OF TYLER ST. 250' + NORTH OF INDIANA AVENUE & 1' N.E. OF BRIDGE # 56-419

ELEVATION: 756.665

**UNDERGROUND SERVICE ALERT**



TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
Richard J. Duda 5-31-95 APPROVED DATE	Stephen H. B. 3/25 APPROVED DATE
VOID ONE YEAR FROM THIS DATE	
SOUTHERN CALIFORNIA GAS CO. H. Sanchez 3-8-95 APPROVED DATE	



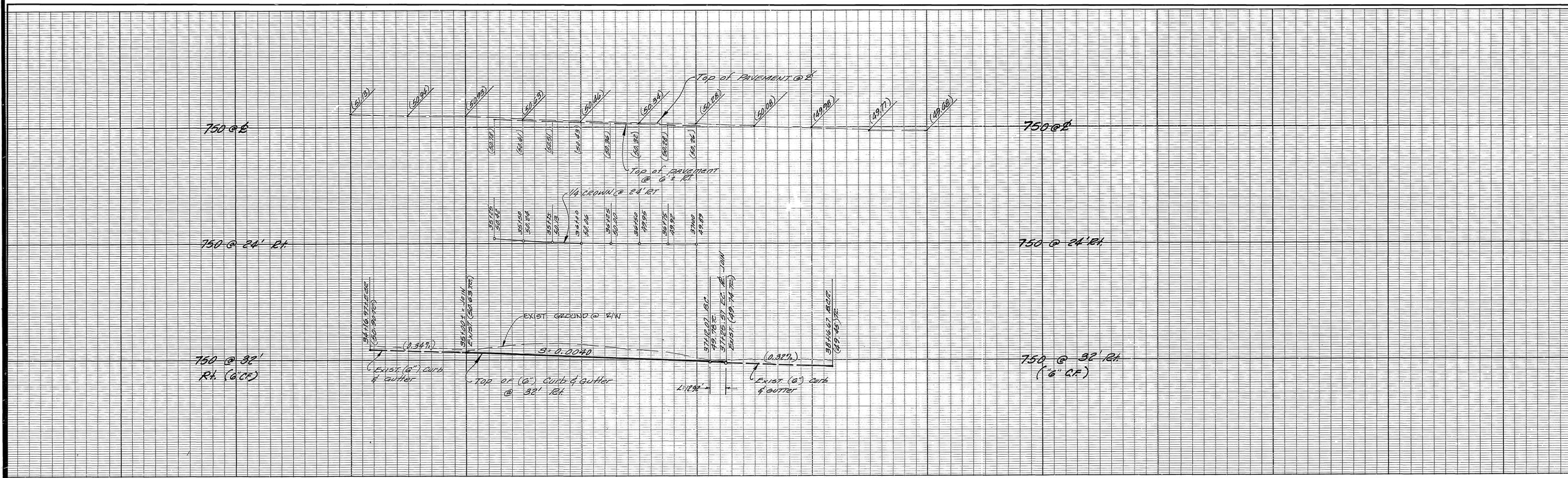
CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. DATE 12/31/95

<b>ALBERT A. WEBB ASSOCIATES</b>	
CIVIL ENGINEERS RIVERSIDE, CALIFORNIA	
APPROVED BY <u>Matthew E. Webb</u> DATE <u>11/10/94</u>	
R.E. No. <u>37385</u>	
W.O. 94-186 FOR: WOLF, LANG & CHRISTOPHER F.B.	

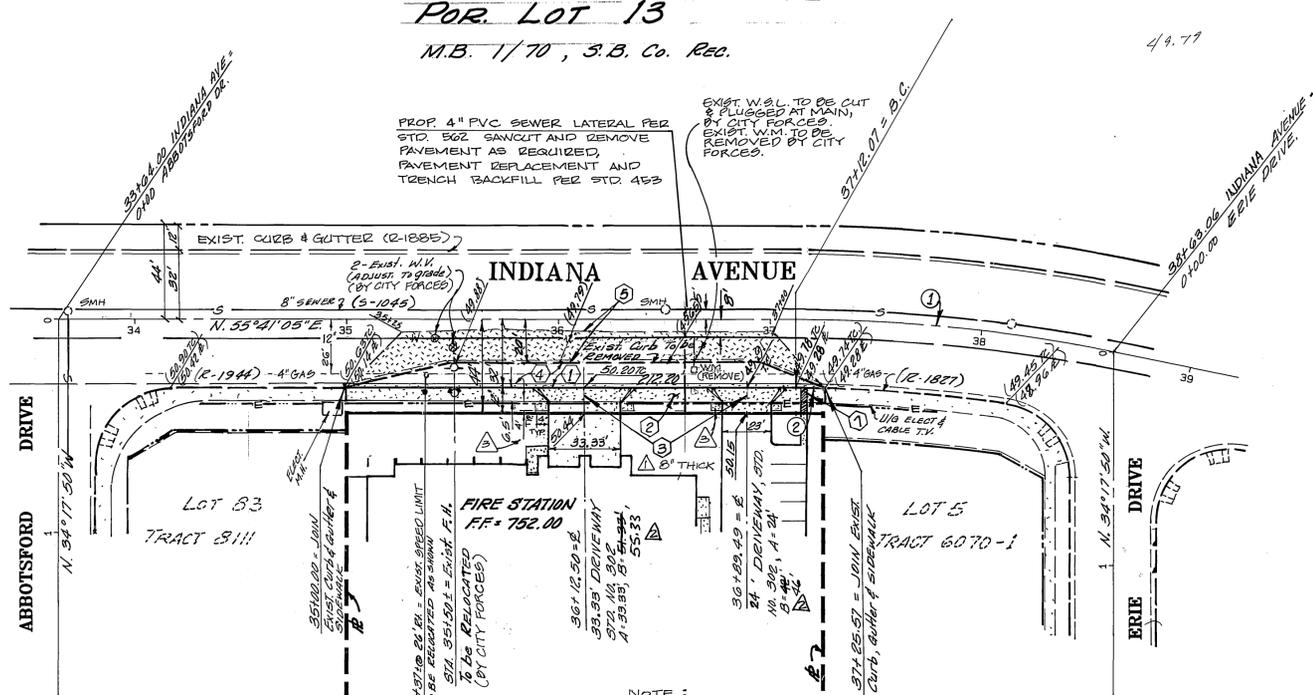
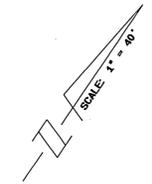
REVISIONS	APPR. DATE
1. REVISE CONSTRUCTION NOTE NO. 1 AND 5 TO 8" THICK	11/10/94
DESIGNED BY <u>JVP</u> CHECKED BY <u>ajr</u> PLN CK REF.	

<b>CITY OF RIVERSIDE, CALIFORNIA</b>	
<b>PUBLIC WORKS DEPARTMENT</b>	
APPROVED BY <u>[Signature]</u> DATE <u>7/12/95</u>	
PRINCIPAL ENGINEER	DATE
PARK DEPARTMENT	DATE
TRAFFIC DIVISION	DATE
DEP. PUB. WKS. DIR.	DATE

<b>STREET IMPROVEMENT PLAN</b>	
10692 INDIANA AVENUE	
CU-023-945	
ACCOUNT No. DRAWING NUMBER	R-3395
SHEET 1 OF 2	
SCALE: AS SHOWN	94-186-A



**POR. LOT 13**  
 M.B. 1/70, S.B. Co. Rec.



**DATA**

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
11° 32' 05"	750.00'	150.99'	75.75'
01° 01' 52"	718.00'	12.92'	6.46'

SEE SHEET ONE FOR GENERAL AND CONSTRUCTION NOTES.

**BENCH MARK:**  
 BRASS DISC SET IN CONCRETE STAMPED 601-25-68  
 ON WEST SIDE OF TYLER ST. 250' + NORTH OF INDIANA AVENUE & 1' N.E. OF BRIDGE # 56-419  
 ELEVATION: 756.665

**UNDERGROUND SERVICE ALERT**

CALL: TOLL FREE 1-800-422-4133  
 TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM APPROVED: <i>Richard J. Durbak</i> DATE: 5-31-95 VOID ONE YEAR FROM THIS DATE	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND APPROVED: <i>Joseph H. B. [Signature]</i> DATE: 3/25/95
SOUTHERN CALIFORNIA GAS CO. APPROVED: <i>H. D. Sanchez</i> DATE: 3-8-95	DOWN CABLE APPROVED: <i>[Signature]</i> DATE: 2-28-95



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. DATE 12/31/95

**ALBERT A. WEBB ASSOCIATES**  
 CIVIL ENGINEERS  
 RIVERSIDE, CALIFORNIA

APPROVED BY: *Matthew E. Webb* DATE: 11/10/94  
 R.E. No. 37385

W.O. 94-186 FOR: WOLF, LANG & CHRISTOPHER F.B.

DESIGNED BY: *[Signature]* CHECKED BY: *[Signature]* PLN CK REF.

REVISIONS:

1	add 4\"/>
2	REVISED 'B' DIMENSION FOR D/W APPRS. TO INCREASE 'X' FROM 2' TO 4' ON EACH SIDE.
3	REVISED DIMENSIONS FROM 8\"/>

CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 7/12/95  
 DIRECTOR OF PUBLIC WORKS

TRAFFIC DIVISION  
 APPR. DATE: 7/12/95

**STREET IMPROVEMENT PLAN**  
 10692 INDIANA AVENUE  
 CU-023-945  
 STA. 35+00 TO 37+25.57

ACCOUNT No. 94-186-A  
 DRAWING NUMBER R-3395  
 SHEET 2 OF 2

SCALE: HORIZ: 1"=40', VERT: 1"=4'  
 INDEXED 8/18/95 G.H. PC 9772-3