

# STREET IMPROVEMENT PLANS

## BLAINE STREET FROM GAGE CANAL R/W TO CANYON CREST DR.

### CANYON CREST DR. FROM BLAINE ST. N'LY 660' ±

**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 DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- 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 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS: CITY OF RIVERSIDE UOL 5-694311.
- 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 REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- 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.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION OR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL GIVE W/MWD FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO THE START OF CONSTRUCTION AND TO ALLOW W/MWD TEN (10) WORKING DAYS FOR COMPLETION OF WORK. PHONE NO. 780-4170
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- 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 ARE MADE TO MAINTAIN SIGNAL OPERATION.
- NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

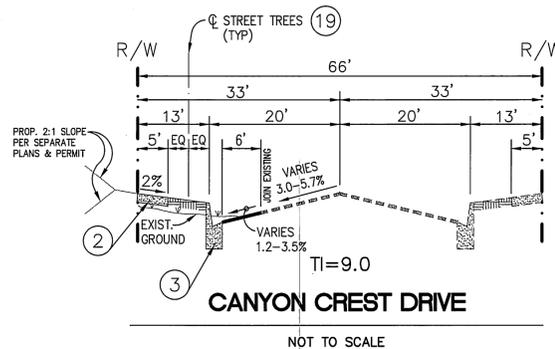
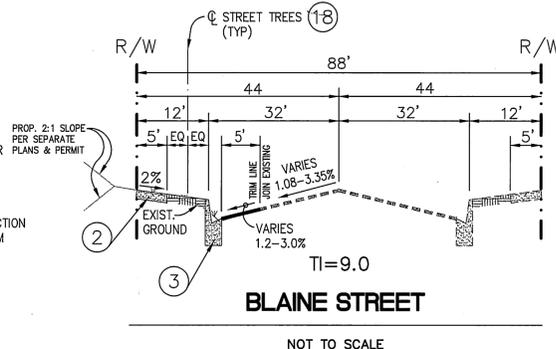
**GENERAL NOTES FOR STREET TREE PLANTING :**

- 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 (909) 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 LATERALS 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 (909) 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	*NUMBER REQUIRED
BLAINE STREET	BRAHEA EDULIS/GUADALUPE PALM	6" B.T.	45' O.C.	10 EA.
CANYON CREST DR.	PINUS CANARIENSIS/CANARY ISLAND PINE 24" BOX	45' O.C.		13' EA.
- WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 351-6126 TO SCHEDULE AN INSPECTION.

\*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.

**TYPICAL SECTIONS :**



**UNDERGROUND UTILITIES & STRUCTURES**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN IN THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

\*CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

**PRIVATE ENGINEER'S NOTE TO CONTRACTORS**

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

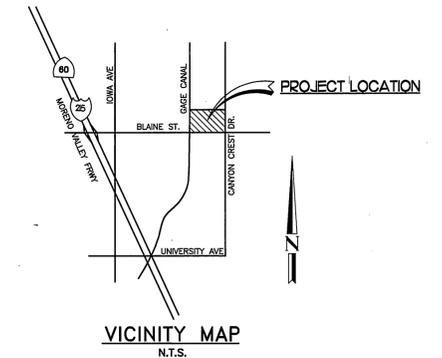
**BASIS OF BEARINGS :**

BASIS OF BEARING IS THE CENTERLINE OF BLAINE STREET TAKEN AS WEST, AS SHOWN ON TRACT NO. 16834, RECORDED IN MAP BOOK 127, PAGES 63 AND 64, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**BENCH MARK: 18-E3 ELEV. 979.847 FT.**

CITY OF RIVERSIDE. ADJUSTMENT YEAR 1971  
LOCATION: P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF CURB 2 FEET SOUTHERLY OF THE SOUTH WEST CURB RETURN AT IOWA AVENUE AND BLAINE STREET.

UTILITY REVIEW		
UTILITY	APPROVED BY	DATE
WATER DEPT.	<i>[Signature]</i>	9-13-99
ELEC. DEPT.	<i>[Signature]</i>	9-14-99
CHARTER COMM.	<i>[Signature]</i>	9-14-99
GAS CO.	<i>[Signature]</i>	9-14-99
GAGE CANAL	<i>[Signature]</i>	9-15-99



**CONSTRUCTION NOTES & QUANTITIES :**

- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302 (TYPE PL-1). 4 EA
- CONSTRUCT PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325. 5,670 SF
- CONSTRUCT 6" CURB AND GUTTER (TYPE I) PER CITY OF RIVERSIDE STD. DWG. NO. 200. 1,070 LF
- CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304, TYPE 1. 1 EA
- CONSTRUCT 4" A.C. OVER 11.5", C.A.B. PER S.R. #1528; R-VALUE=45. 5,630 SF
- PROTECT IN PLACE. 1 LUMP SUM
- CONSTRUCT PARKWAY CULVERT PER CITY OF RIVERSIDE STD. DWG. NO. 411. USE 3/8" CHECKERED PLATE. 1 EA
- 8" WATER SEVICE INSTALLED BY CITY FORCES. 1 EA
- CONSTRUCT 8" PVC SEWER LATERAL WITH PROP. LINE CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A. BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452, CASE II. 1 EA
- TRENCH AND REPLACE PAVEMENT PER CITY OF RIVERSIDE STD. DWG. NO. 453. 400 SF
- CONSTRUCT PARKWAY CULVERT PER CITY OF RIVERSIDE STD. DWG. NO. 410. 1 EA
- INSTALL PRECAST CONCRETE SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500. 1 EA
- INSTALL STREET LIGHT STANDARD PER CITY OF RIVERSIDE STREET LIGHTING PLANS UOL 5-694311. 2 EA
- INSTALL NEW DETECTOR LOOP IN LOCATION SHOWN PER CALTRANS SPECIFICATIONS TO ADJACENT PULL BOX. 1 EA
- REPLACE BIKE LANE STRIPING PER CITY OF RIVERSIDE DRAWING NO. XL-144. 470 LF
- INSTALL GUADALUPE PALM 45' O.C. PER GENERAL NOTES HEREON AND DETAILS/SPECIFICATIONS ON SHEET 4. CALL STREET TREE INSPECTOR TO FIELD SPOT TREE LOCATIONS PRIOR TO DIGGING 10 EA
- INSTALL CANARY ISLAND PINE 45' O.C. PER GENERAL NOTES HEREON AND DETAILS/SPECIFICATIONS ON SHEET 4. CALL STREET TREE INSPECTOR TO FIELD SPOT TREE LOCATIONS PRIOR TO DIGGING 13 EA

**DISPOSITION NOTES AND QUANTITIES :**

- SAWCUT AND REMOVE EXISTING CURB AT GUTTER FLOWLINE 14 LF
- SAWCUT AND REMOVE EXISTING A.C. 7,770 SF



**PRIVATE ENGINEERING NOTE:**

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

PREPARED UNDER THE DIRECTION OF :

*[Signature]*  
THOMAS A. PETERSEN, R.C.E. 35275 DATE 9-14-99



CITY BUSINESS TAX ACCT # 071166 EXP 10/15/99

PREPARED BY:  
**The SP Consulting Group**  
150 El Camino Real, Suite 120  
Tustin, California 92780  
(714)573-4425 FAX (714)669-9150

**CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS**

APPROVED BY: *[Signature]* R. McNaught  
DIRECTOR OF PUBLIC WORKS  
DATE: 9-17-99

DESIGNED BY MSA DRAWN BY MSA CHECKED BY TAP

STREET IMPROVEMENT PLAN FOR :

**BLAINE STREET AND  
CANYON CREST DRIVE**

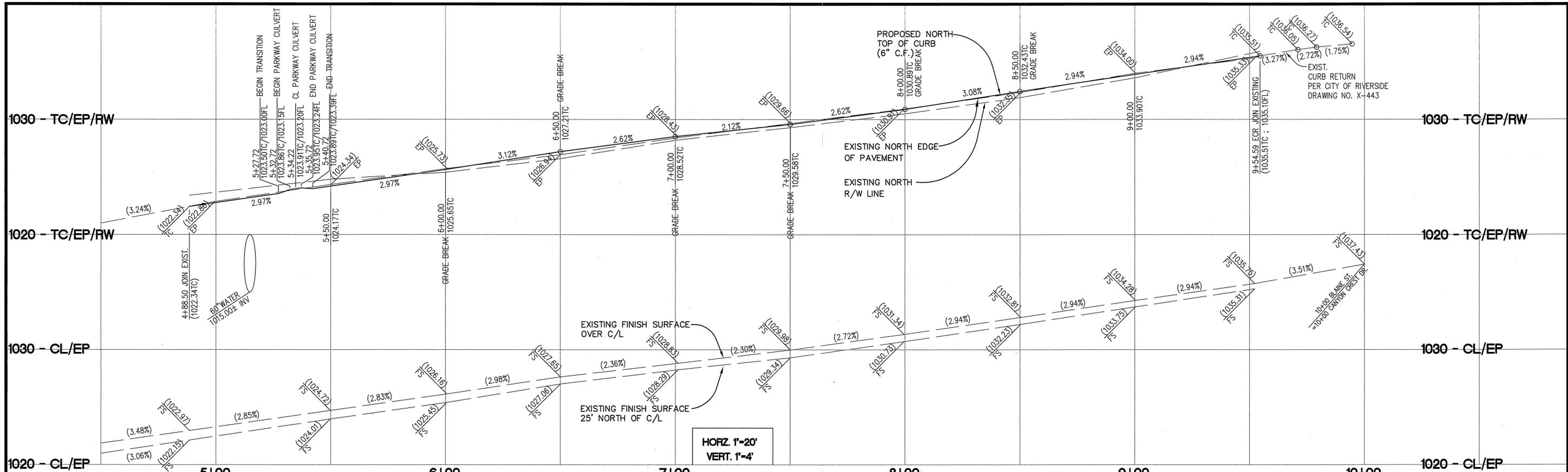
FROM GAGE CANAL TO CANYON CREST DRIVE  
TITLE SHEET

PROJECT NO.

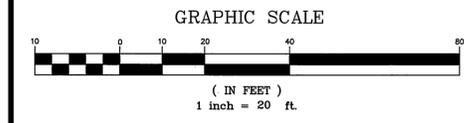
**R-3546**

SHEET 1 OF 4

FILE NO.



1030 - TC/EP/RW  
 1020 - TC/EP/RW  
 1030 - CL/EP  
 1020 - CL/EP



**CONSTRUCTION NOTES :**

- ① CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302 (TYPE PL-1).
- ② CONSTRUCT PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325.
- ③ CONSTRUCT 6" CURB AND GUTTER (TYPE I) PER CITY OF RIVERSIDE STD. DWG. NO. 200.
- ④ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304, TYPE 1.
- ⑤ CONSTRUCT 4" A.C. OVER 11.5", C.A.B. PER S.R. #1938. R-VALUE= 45.
- ⑥ PROTECT IN PLACE.
- ⑦ CONSTRUCT PARKWAY CULVERT PER CITY OF RIVERSIDE STD. DWG. NO. 411. USE 3/8" CHECKERED PLATE.
- ⑧ 8" WATER SERVICE INSTALLED BY CITY FORCES.

- ⑩ CONSTRUCT 8" PVC SEWER LATERAL WITH PROP. LINE CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A. BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452, CASE I.
- ⑪ TRENCH AND REPLACE PAVEMENT PER CITY OF RIVERSIDE STD. DWG. NO. 453.
- ⑫ CONSTRUCT PARKWAY CULVERT PER CITY OF RIVERSIDE STD. DWG. NO. 410 (A-B=15.26').
- ⑬ INSTALL PRECAST CONCRETE SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500.
- ⑭ REPLACE BIKE LANE STRIPING PER CITY OF RIVERSIDE DRAWING NO. XL-144.
- ⑮ INSTALL GUADALUPE PALM 45' O.C. PER GENERAL NOTES ON SHT. 1 AND DETAILS/SPECIFICATIONS ON SHEET 4. CALL STREET TREE INSPECTOR TO FIELD SPOT TREES PRIOR TO DIGGING PLANT PITS (351-6126). APPROX. QUANTITY 10 EA.

**DISPOSITION NOTES**

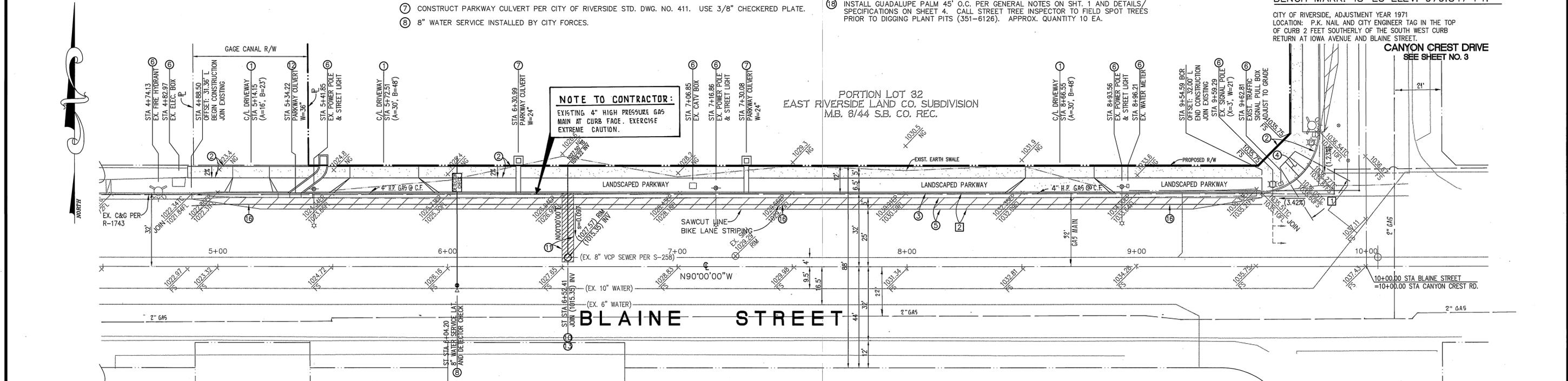
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**Underground Service Alert**  
 Call: TOLL FREE  
 1-800  
 227-2600  
 TWO WORKING DAYS  
 BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:  
 THOMAS A. PETERSEN, R.C.E. 35275  
 DATE 9-14-99



PREPARED BY:  
**The SP Consulting Group**  
 150 El Camino Real, Suite 120  
 Tustin, California 92780  
 (714)573-4425 FAX (714)669-9150

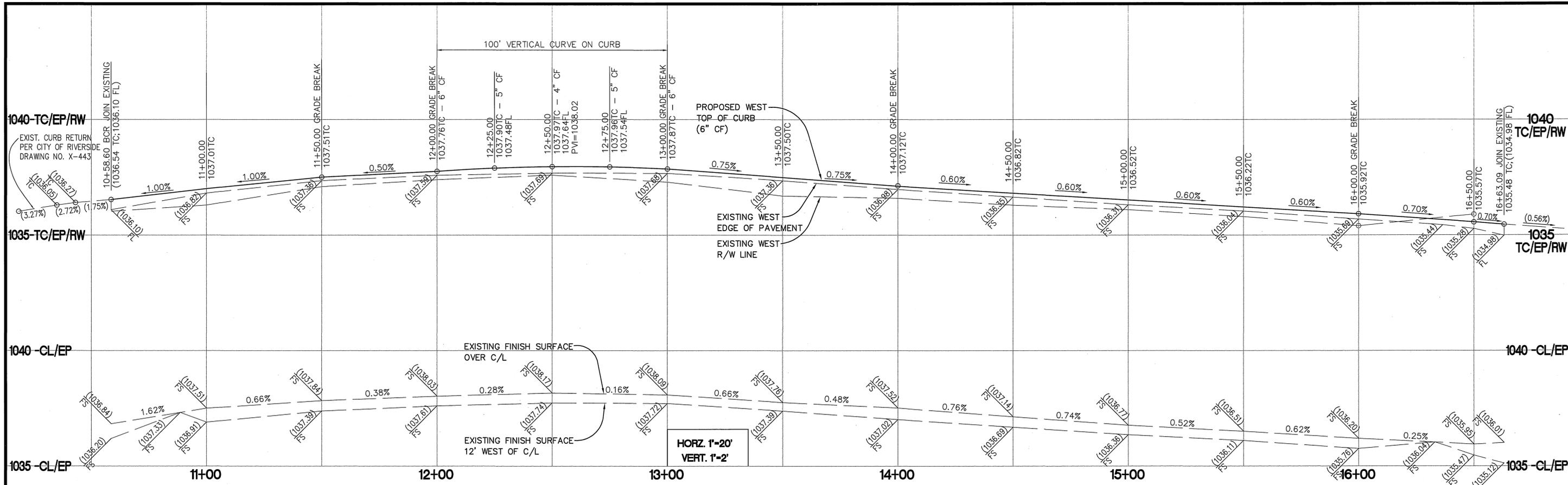
MARK	REVISIONS	DATE	BY
A	ADD PAVING SECTION	9/13/99	JAP

**CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS**

APPROVED BY: [Signature]  
 BY: [Signature]  
 DATE: 9-17-99

STREET IMPROVEMENT PLAN FOR :  
**BLAINE STREET**  
 FROM GAGE CANAL TO CANYON CREST DRIVE

PROJECT NO.  
**R-3546**  
 SHEET **2** OF **4**  
 FILE NO.

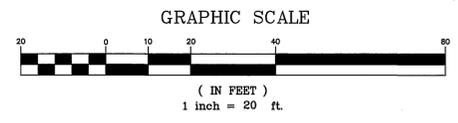


**CONSTRUCTION NOTES & QUANTITIES :**

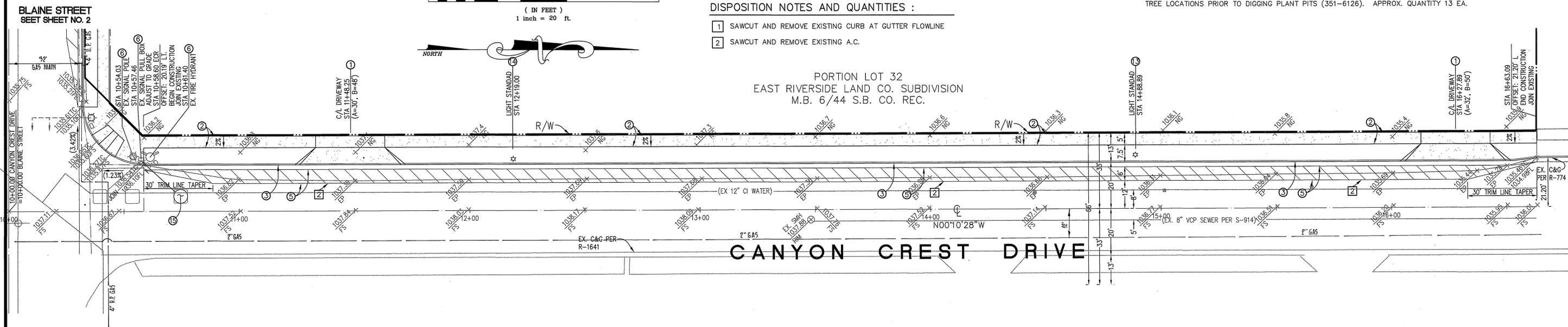
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- ⑯ INSTALL CANARY ISLAND PINE 45' O.C. PER GENERAL NOTES ON SHT. NO. 1 AND DETAILS/SPECIFICATIONS ON SHEET 4. CALL TREE INSPECTOR TO FIELD SPOT TREE LOCATIONS PRIOR TO DIGGING PLANT PITS (351-6126). APPROX. QUANTITY 13 EA.

**DISPOSITION NOTES AND QUANTITIES :**

- 1 SAWCUT AND REMOVE EXISTING CURB AT GUTTER FLOWLINE
- 2 SAWCUT AND REMOVE EXISTING A.C.



PORTION LOT 32  
EAST RIVERSIDE LAND CO. SUBDIVISION  
M.B. 6/44 S.B. CO. REC.



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TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF :  
*Thomas A. Petersen*  
THOMAS A. PETERSEN, R.C.E. 35275 DATE 4-14-99

REGISTERED PROFESSIONAL ENGINEER  
No. 35275  
Exp. 9/30/03  
CIVIL  
STATE OF CALIFORNIA

PREPARED BY:  
**The SP Consulting Group**  
150 El Camino Real, Suite 120  
Tustin, California 92780  
(714)573-4425 FAX (714)669-9150

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *R. McBrath*  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
P.W. ENGR. MANAGER  
STREET SERVICES

APPROVED BY: *R. McBrath*  
DIRECTOR OF PUBLIC WORKS

DATE 9-17-99

STREET IMPROVEMENT PLAN FOR :  
**CANYON CREST DRIVE**  
FROM BLAINE STREET 660± N'LY  
STREET PLAN AND PROFILE

PROJECT NO.  
**R-3546**

SHEET **3** OF **4**

FILE NO.

**PART 1 - GENERAL**

**1.01 RELATED DOCUMENTS:**

A. **Standard Specifications:** All Work shall conform to the "Standard Specifications for Public Works Construction" Current Edition, prepared by the Southern California Chapter of the American Public Works Association and Southern California District of the Associated General Contractors of California, published by Building News, Inc., Los Angeles, California, and all amendments thereto adopted by the City of Riverside, and as provided herein.

B. **Reference Standards:** American Association of Nurserymen Standards.

1.02 **SCOPE:** The Work of this Section shall consist of furnishing all labor, materials, equipment, appliances and services necessary for the execution and completion of all Street Tree Planting Work as shown on the Plans and as described in the Specifications including, but not necessarily limited to, the following:

- Planting trees;
- Guying and staking trees;
- Maintenance;
- Plant Establishment;
- Replacements, Repairs, Guarantees and Warranty Work;
- Coordination with Work of other Sections;
- Clean-up.

1.03 **GUARANTEE:** All trees installed under the contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one (1) year. The Guarantee period shall run concurrently with Plant Establishment period. During the guarantee period, any material found to be dead, missing, or in poor condition, whether or not due to the fault of Contractor, shall be replaced by Contractor within ten (10) days of written notification. The Street Tree Inspector shall be the sole judge as to the condition of the material. Replacements shall be made in accordance with the Park and Recreation Department's standards. Material and labor involved in replacing plant material shall be provided by Contractor at no additional cost to City.

1.04 **INSPECTIONS:** Inspections will be required. Contractor shall contact the Street Tree Inspector at least 48 hours (2 working days) in advance of an anticipated inspection. An inspection will be required at each of the steps listed below:

- A. **Spotting:** When plants are spotted for planting, but before planting holes are excavated.
- B. **Completion:** When planting and all other indicated or specified Work has been completed.
- C. **Start of Plant Establishment Period:** At start of Plant Establishment ("Maintenance") Period.
- D. **End of the Plant Establishment Period:** Prior to release of the Project Landscape Improvement Bonds, the Project will be inspected for end of the Plant Establishment Period. Release of Project Bonds will be confirmed in writing by the Park and Recreation Department.

**PART 2 - MATERIALS**

2.01 **GENERAL:** All materials shall conform with Section 212 LANDSCAPE AND IRRIGATION MATERIALS of the Standard Specifications except as modified herein.

**2.02 FERTILIZER, SOIL AMENDMENTS AND CONDITIONERS:**

A. **Planting Tablets:** Tightly compressed long-lasting, slow-release fertilizer tablets weighing 21 grams, with a potential acidity of not more than 5 percent by weight and having an analysis of 20-10-5 derived from the sources listed in the following guaranteed analysis:

**GUARANTEED ANALYSIS**

Total Nitrogen (N) . . . . . 20%  
Derived from urea formaldehyde  
7.0% water soluble nitrogen  
13.0% water insoluble nitrogen

Available Phosphoric Acid (P<sub>2</sub>O<sub>5</sub>) . . . . . 10%  
Derived from calcium phosphate

Soluble Potash (K<sub>2</sub>O) . . . . . 5%  
Derived from calcium phosphates

Combined Calcium (Ca) . . . . . 2.6%  
Derived from calcium phosphates

Combined Sulfur (S) . . . . . 1.6%  
Derived from ferrous and potassium sulfates

Iron (expressed as elemental Fe) . . . . . 35%  
Derived from ferrous sulfate

B. **Commercial Fertilizer:** Shall bear the manufacturer's guaranteed statement of analysis and shall meet the following minimum requirements: 14 - 16% nitrogen, 7% phosphoric acid, and 5% potash.

C. **Organic Soil Amendment:** Shall be Type I organic soil amendment (wood shavings), nitrogen stabilized, free of foreign matter.

D. **Soil Conditioners:** Inorganic conditioners shall be agricultural grade gypsum, soil sulfur and iron sulfate. Iron sulphate shall be ferric sulphate or ferrous sulphate in pelleted or granular form containing not less than 18.5% iron, expressed as metallic iron, and shall be registered as an agricultural mineral with the State Department of Food and Agriculture in compliance with Chapter 5 "Fertilizing Materials", of Division 7 of the Food and Agriculture Code of California, commencing at Section 14501".

**2.03 HEADERS, STAKES AND TIES:**

A. **Tree Stakes:** Shall be straight-grained lodgepole pine, or City approved equal. Stakes shall be free from knots, checks, split, or disfigurements.

B. **Tree Ties:** Shall be made from tire casing, 22" long by 3/4" wide, fastened to tree stake with two galvanized 5d roofing nails each.

**2.04 PLANTS:**

A. **General:** All plants shall be true to name, with at least one of each bundle or lot tagged with the name and size in accordance with the American Association of Nurserymen Standards. In all cases, botanical names shall take precedence over common names. All plants and planting materials shall meet or exceed the specifications of Federal, State, and County Laws requiring inspection for plant disease and insect control.

**B. Quality and Size:**

1. **Quality:** All plant material shall comply with the definition for number one nursery stock per the current edition of "Horticultural Standards" as adopted by the American Association of Nurserymen.

2. **Size:**  
a) All container plants supplied by the Installer shall be of the specified standard height and diameter set by the American Standard for Nursery Stock. Minimum size for broadleaf trees, irrespective of species, shall be either to match the above standards, or as follows, whichever is greater:  
15 Gal Tree: Minimum caliper, measured twelve (12) inches above the crown roots, of 3/4" diameter, and minimum height, measured from the root crown to the last division of the terminal leader, shall be 6'-0".

b) All palm trees shall be of a minimum overall height of 8 to 12 feet as measured from the crown of the rootball to the tips of the fronds, or four feet of brown trunk whichever is greater.

c) All container grown plants shall be the size(s) as noted on the approved plans, but in no case less than the minimum 15 gallon container size standards specified above. Where substitution of bare root stock is approved by the Street Tree Inspector, bare root stock shall conform to the American Nurseryman's Association standards. Minimum caliper shall be two (2) inch diameter and minimum height shall be twelve (12) feet.

C. **Bare Root Stock:** Shall conform to the American Nurseryman's Association standards. Minimum caliper shall be two (2) inch diameter and minimum height shall be twelve (12) feet.

2.05 **TOPSOIL:** All topsoil shall be free of noxious weed seed and shall be of a loam characteristic, fertile and friable."

**PART 3 - EXECUTION**

**3.01 GENERAL:**

A. **Quantities:** The plan quantities are approximate; the actual quantity of trees to be planted will be determined on-site by the Street Tree Inspector to conform with site constraints while providing a minimum of one tree per lot and an average spacing of 45' O.C. whichever results in the greater number of trees.

B. **Reference Specification:** All Work shall conform with Section 308 LANDSCAPE AND IRRIGATION INSTALLATION of the Standard Specification except as modified herein.

C. **Bare Root Stock:** At Installer's option, subject to the Street Tree Inspector's acceptance of the material available and the appropriateness of the planting season, bare root stock may be substituted for tree species specified if commercially available as bare root plantings and provided the minimum caliper and height

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requirements for the corresponding container size(s) for the required plants are met (see Subsection 2.04 PLANTS, Subparagraph C. Bare Root Stock above).

**3.02 INSPECTION OF CONTAINER PLANTS:**

A. **Root Conditions:** The root condition of plants furnished in containers may be checked by the Street Tree Inspector by removal of earth from the roots of not less than two plants nor more than 2% of the total number of plants of each species or variety from a single source and proposed for use in the Work. When container-grown plants are from several different sources, the roots of not less than two plants of each species or variety from each source may be checked by the Street Tree Inspector at the Street Tree Inspector's option. The selection of plants to be checked will be made by the Street Tree Inspector.

B. **Sample Plants:** All plants rendered unsuitable for planting by virtue of this inspection shall be considered as samples, and replacements shall be provided at no additional cost. In case the sample plants are found to be defective, the entire lot or lots of plants represented by the defective samples will be rejected.

**3.03 PLANTING BACKFILL:**

A. **Mixing:** All backfill materials shall be bulk mixed, not individually mixed at each plant pit.

B. **Proportions:** Backfill for planting pits shall be enriched using the following blend per cubic yard:  
1. **Container Plants:**  
60% top soil  
40% Type I Organic Amendment  
2 lbs. iron sulphate  
2 lbs. commercial fertilizer  
2. **Bare Root Stock:**  
10% wood shavings  
90% top soil  
fertilizer and soil conditioners as specified for container plants.

**3.04 PLANTING:**

A. **Soil Conditions:** Soil within and surrounding the planting pit shall be in a friable condition and moist to a minimum depth of 8".

B. **Backfill:** Once the tree is placed within the planting pit, backfill the pit using the above specified soil mix to within 8" of finish grade. At this depth, place the plant fertilizer tablets using a minimum of 3 tablets for bare root stock, 5 tablets for 15 gallons, and 8 tablets for a 24" box and larger tree sizes. Complete backfilling to finish grade.

C. **Crown Depth:** Trees (other than relocated palms) shall be planted at such a depth that the crown roots bear the same relative position to finish grade as the crown did to the soils where the trees were grown. After planting, the backfill shall be compacted carefully into place without injuring the roots of the tree or breaking up the ball of earth surrounding the roots.

3.05 **TREE STAKING:** Stake trees in accordance with the Park and Recreation Department's standard detail #1002-1.

**3.06 WATERING:**

A. **Responsibility:** It shall be Installer's responsibility to maintain a balanced watering program to ensure proper growth until Final Acceptance of the Work.

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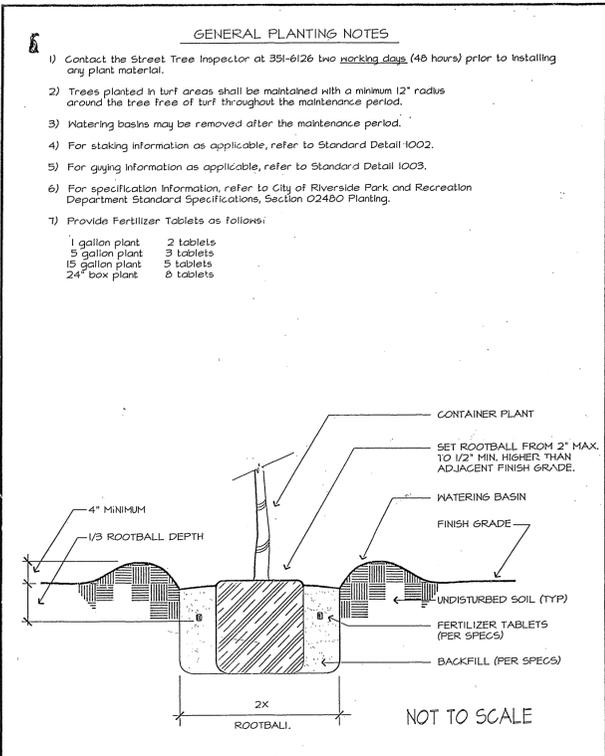
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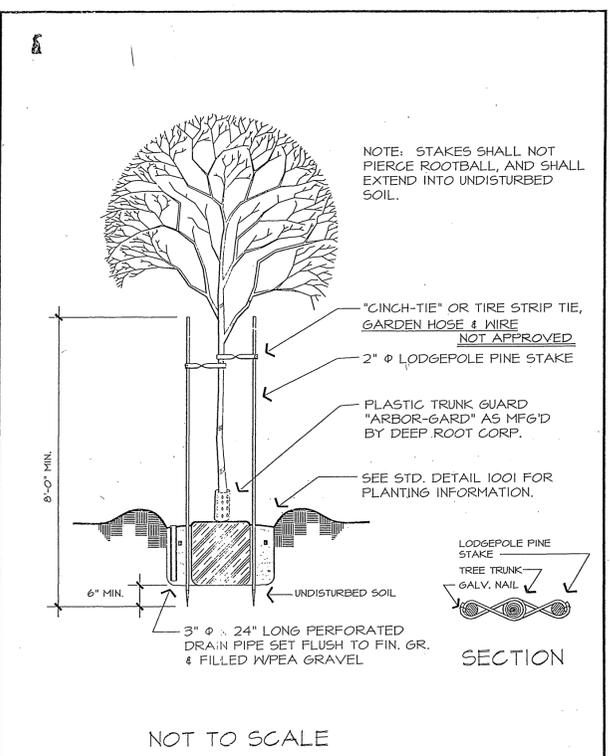
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Approved	Date	Park and Recreation Department CITY OF RIVERSIDE	Detail No. 1001
Revised	Date		



Approved	Date	Park and Recreation Department CITY OF RIVERSIDE	Detail No. 1002
Revised	Date		

B. **Initial Watering:** Immediately after planting, apply water to each plant. Apply water in a moderate stream in the planting hole until the material about the roots is completely saturated from the bottom of the hole to the top of the ground.

C. **Ongoing Watering:** Apply water in sufficient quantities and as often as seasonal conditions require to keep the planted areas moist at all times, well below the root system of plants.

D. **Irrigation:** Where irrigation systems are provided for the street tree plantings, Installer shall properly and completely maintain the irrigation system. A balanced water program shall be maintained to ensure proper growth and establishment of the plantings until Final Acceptance of the Work. All controllers are to have each station individually adjusted on a weekly basis. System shall be set considering the application rate each area is capable of receiving. Plants which cannot be watered sufficiently with the irrigation system shall be watered by other means such as a hose or water truck.

3.07 **MAINTENANCE AND PLANT ESTABLISHMENT:** Installer shall maintain all Street Tree Plantings installed for the Project on a continuous basis for a minimum Plant Establishment Period of one (1) calendar year from the date of written acceptance for start of Plant Establishment and until receipt of the Street Tree Inspector's written notification of Final Acceptance and Release of the Project. The official "Start of Plant Establishment" date will be confirmed in writing by the Street Tree Inspector.

**3.08 START OF PLANT ESTABLISHMENT:**

- A. **Criteria for Start of Plant Establishment Period:**
  1. The Plant Establishment Period shall not start until all elements of the Project that impact the street tree plantings are completed in accordance with the Park and Recreation Department's Standards. Projects will not be segmented into phases.
  2. Permanent power to all irrigation controllers serving the street trees shall be established. Written acceptance of the Street Tree Inspector must be obtained to start the Plant Establishment Period.
  3. If the project maintenance fails to continuously meet standards required, the Plant Establishment Period "day count" will be suspended and will not recommence until all deficiencies have been corrected.

**3.09 MAINTENANCE TASKS:**

A. **General:** Through out the Plant Establishment Period provide all watering, weeding of tree basins, fertilizing and spraying necessary to keep the trees in a healthy growing condition and to keep the tree basins neat and attractive. All new street tree plantings shall be pinched and pruned as necessary to encourage new growth and to eliminate rank sucker growth. Do not prune trees without written approval of the Street Tree Inspector.

B. **Iron Chlorosis:** After planting and during the Plant Establishment Period, in the event that any street tree plantings exhibit iron chlorosis symptoms, apply FE 138 Geigy or equivalent at manufacturer's recommended rates.

C. **Replacement Plantings:** During the Plant Establishment Period, should the appearance of any street tree planting indicate weakness, that plant shall be replaced immediately by the Installer with a new, healthy plant. At the end of the Plant Establishment Period, all plant materials shall be in a healthy, growing condition and spaced as approved and marked in the field by the Street Tree Inspector.



**PRIVATE ENGINEERING NOTE:**  
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

PREPARED UNDER THE DIRECTION OF:  
THOMAS A. PETERSEN, R.C.E. 35275  
DATE 9-3-99



CITY BUSINESS TAX ACCT # 071166 EXP 10/15/99  
PREPARED BY:  
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150 El Camino Real, Suite 120  
Tustin, California 92780  
(714)573-4425 FAX (714)669-9150

MARK	REVISIONS	APPR. DATE
DESIGNED BY MSA	DRAWN BY MSA	CHECKED BY JAP

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS		
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	R. McBrath	9-17-99
PARK DEPARTMENT	DIRECTOR OF PUBLIC WORKS	
TRAFFIC DIVISION		
P.W. ENGR. MANAGER		
STREET SERVICES		

STREET IMPROVEMENT PLAN FOR:  
**BLAINE STREET AND CANYON CREST DRIVE**  
FROM GAGE CANAL TO CANYON CREST DRIVE  
DETAILS AND SPECIFICATIONS

PROJECT NO. R-3546  
SHEET 4 OF 4  
FILE NO.