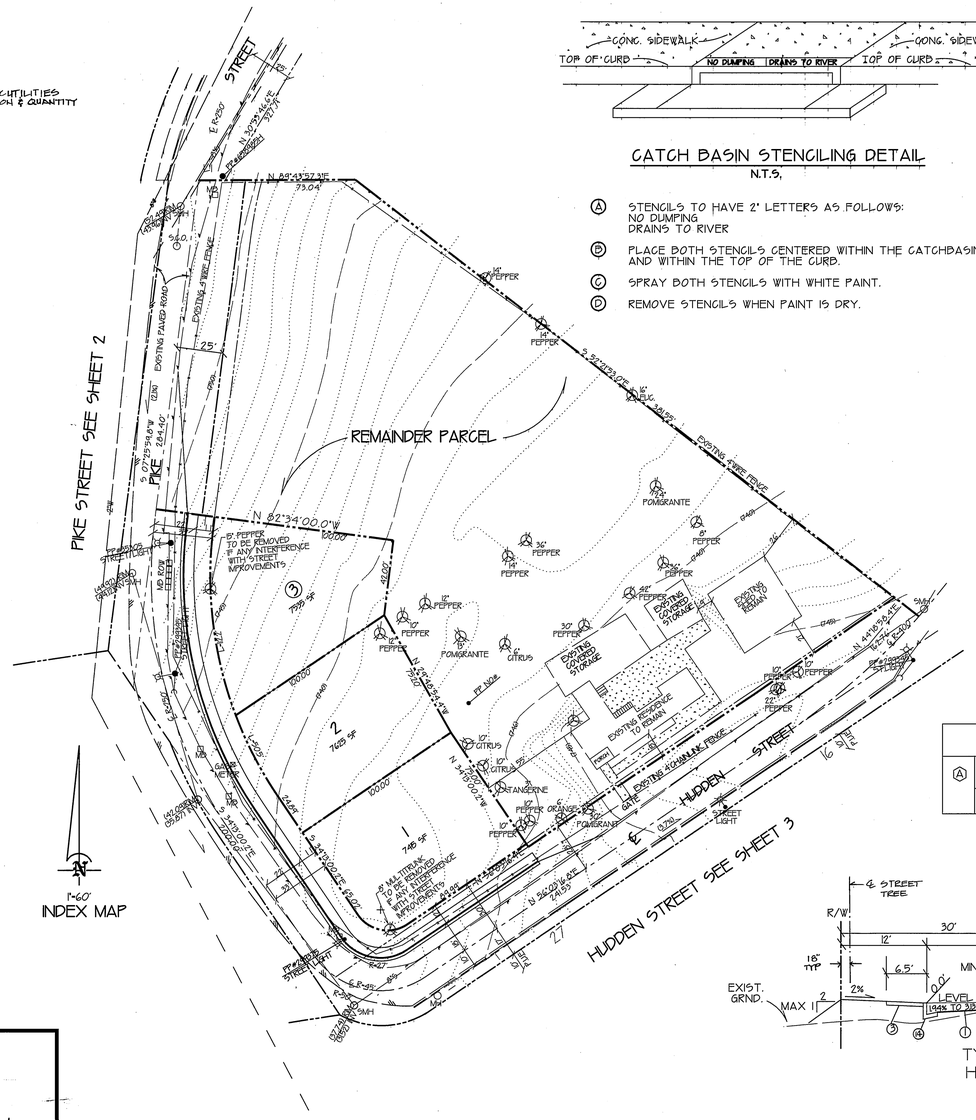
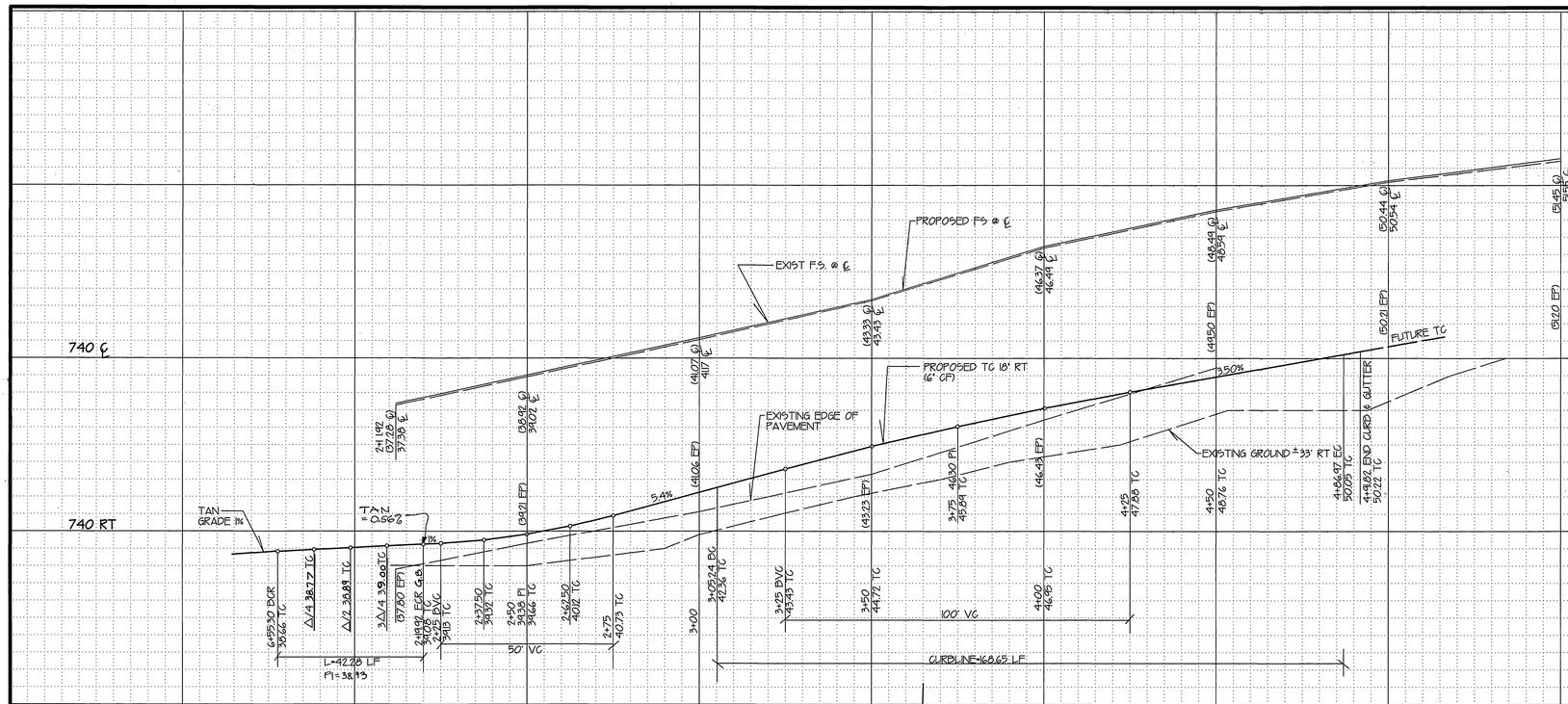
STREET IMPROVEMENT PLAN
IN THE CITY OF RIVERSIDE
PARCEL MAP 29070
PIKE STREET AND HUDDEN STREET

GENERAL NOTES

1. 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.
2. 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.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
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. ~~SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.~~ SEE CITY OF RIVERSIDE PUBLIC UTILITIES DWG. W0LS-6044733 FOR LOCATION & QUANTITY OF REQUIRED STREET LIGHTS.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. 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.
10. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. (TYPE CURB-1) EXACT SIZE AND LOCATION TO BE AS SHOWN
11. 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.
12. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
13. 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.
14. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
15. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
16. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
17. 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.
18. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
19. 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) 351-6368
20. ALL STREET TREE PLANTING WORK SHALL CONFORM WITH CITY OF RIVERSIDE PARK & RECREATION DEPARTMENT STANDARDS. CONTACT THE TREE MAINTENANCE INSPECTOR AT (909) 351-6126 A MINIMUM OF 48 HOURS (TWO WORKING DAYS) PRIOR TO INITIATING ANY STREET TREE PLANTING WORK.
21. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION
22. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
23. 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 LATERIAL.
24. CONTACT THE PUBLIC UTILITIES ELECTRIC DEPARTMENT (90) DAYS PRIOR TO CONSTRUCTION TO ALLOW THE DEPARTMENT TO PREPARE ELECTRIC UTILITY RELOCATION PLANS FOR BIDDING AND CONSTRUCTION PURPOSES CONTACT JULIAN CARDENAS AT (909) 826-5937





GENERAL NOTES FOR STREET TREE PLANTING

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 HOURS IN ADVANCE AT (909) 351-6126 TO SCHEDULE 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 LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS. ALL FINAL STREET TREE LOCATIONS ARE TO BE STAKED IN THE FIELD BY THE STREET TREE INSPECTOR;
   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 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 BOND 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. 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 (1) ONE YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	* NUMBER REQUIRED
HUDDEN ST.	LAGERSTROEMIA INDICA / CREPE MYRTLE	15 GAL	45' O.C.	9 EA.
PIKE ST.	PINUS CANARIENSIS / CANARY ISLAND PINE	24" BOX	45' O.C.	19 EA.

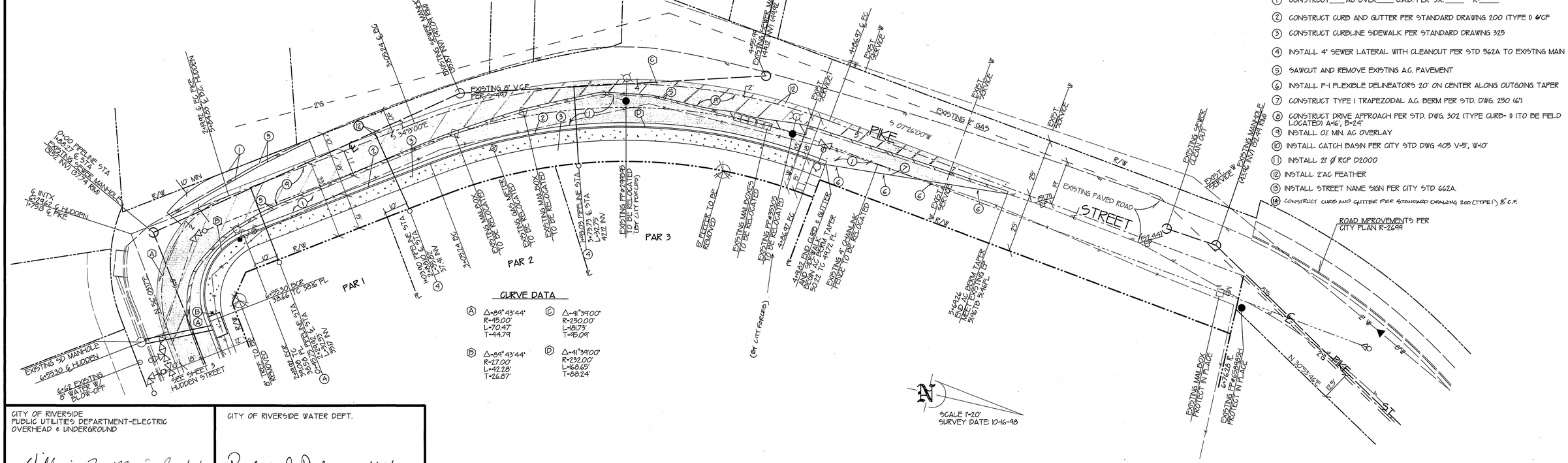
6. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.

* 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 THE APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

NOTE: ALL STREET TREES TO BE PLANTED PER CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT DETAIL 1001 AND 1002.

CONSTRUCTION NOTES*

1. CONSTRUCT ____ AC OVER ____ C.A.B. PER S.R. ____ R-____
2. CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING 200 (TYPE I) 6"CF
3. CONSTRUCT CURBLINE SIDEWALK PER STANDARD DRAWING 325
4. INSTALL 4" SEWER LATERAL WITH CLEANOUT PER STD 562A TO EXISTING MAIN
5. SAWCUT AND REMOVE EXISTING A.C. PAVEMENT
6. INSTALL F-I FLEXIBLE DELINEATORS 20' ON CENTER ALONG OUTGOING TAPER
7. CONSTRUCT TYPE I TRAPEZOIDAL A.C. BERM PER STD. DWG. 250 (6")
8. CONSTRUCT DRIVE APPROACH PER STD. DWG. 302 (TYPE CURB- I) (TO BE FIELD LOCATED) A-16', B-24'
9. INSTALL 0' MIN. AC OVERLAY
10. INSTALL CATCH BASIN PER CITY STD DWG 405 V-5', W-10'
11. INSTALL 21" Ø RCP D2000
12. INSTALL 2' AC FEATHER
13. INSTALL STREET NAME SIGN PER CITY STD 662A.
14. CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING 200 (TYPE I) 8" C.F.



CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

William F. Marnell 4/12/00
APPROVED BY DATE

CITY OF RIVERSIDE WATER DEPT.

Richard L. Diedrich 4/4/00
APPROVED BY DATE

UNDERGROUND SERVICE ALERT
Call Toll FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION: Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

SOUTHERN CALIFORNIA GAS CO.

Larry Bales 7-14-00
APPROVED BY DATE

REGISTERED PROFESSIONAL ENGINEER
MELVIN W. THATCHER, III
No. 39964
Exp. 12/31/01
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
MELVIN W. THATCHER, III R.C.E. NO. 39964
EXPIRATION DATE: 12-31-01 DATE: 3-29-00

THATCHER ENGINEERING & ASSOCIATES
34590 COUNTY LINE ROAD, STE. 3
YUCAIPA, CA. 92399
(909) 795-1419 FAX (909) 795-1486
CIVIL ENGINEERING LAND PLANNING SURVEYING
Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec 31, 2001

SCALE: 1"=20'
DATE: 5/30/00

BENCHMARK: CITY OF RIVERSIDE BENCHMARK E2-B BEING A BRASS DISK STAMPED "DM E2-B" IN CONCRETE LOCATED IN THE CENTER TRAFFIC ISLAND AT THE NORTHWEST CORNER OF PIERCE STREET AND ANN DRIVE, FIELD BOOK 735 PAGE 18, ELEV. 726.776'

CITY BUSINESS TAX CERTIF. NO.: 055169
EXP. DATE: 6/4/00

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: M.W.T. DRAWN BY: GH/JV CHECKED BY: KM

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGR	[illegible]	9/20/00
PARK DEPARTMENT	RKS	9/20/00
TRAFFIC DIVISION	EG	9/22/00
P.W. ENG. MANAGER	TM	9/27/00
STREET SERVICES	[illegible]	9/21/00

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 9-29-2000

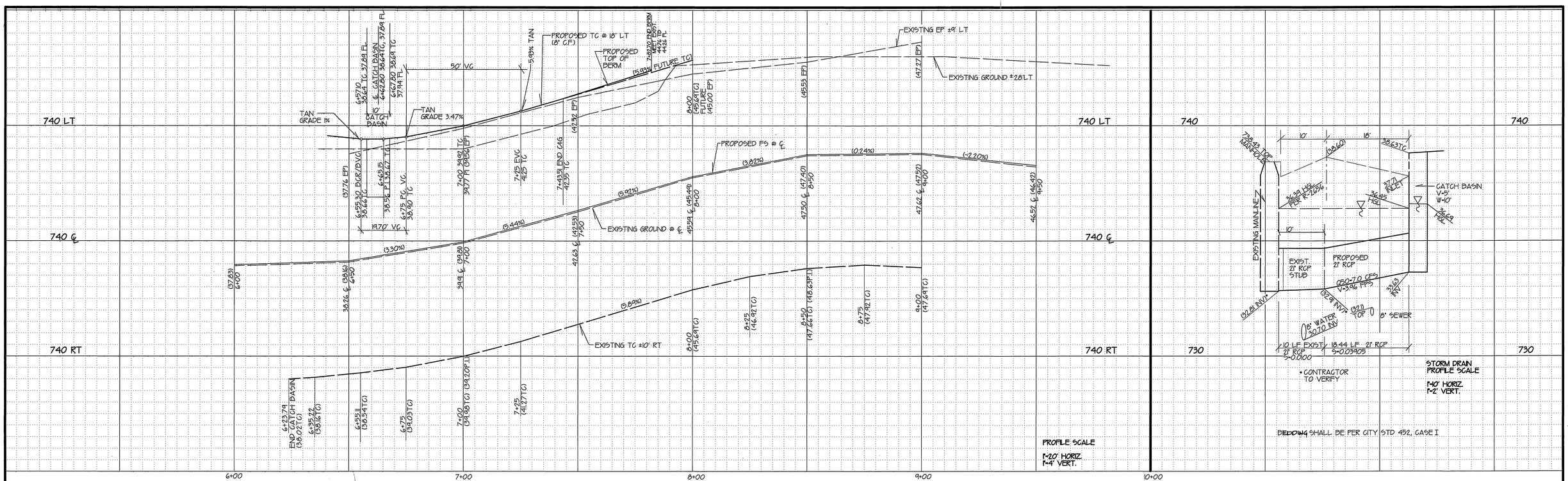
IN THE CITY OF RIVERSIDE
STREET PLAN & PROFILE
PM 29070
PIKE STREET

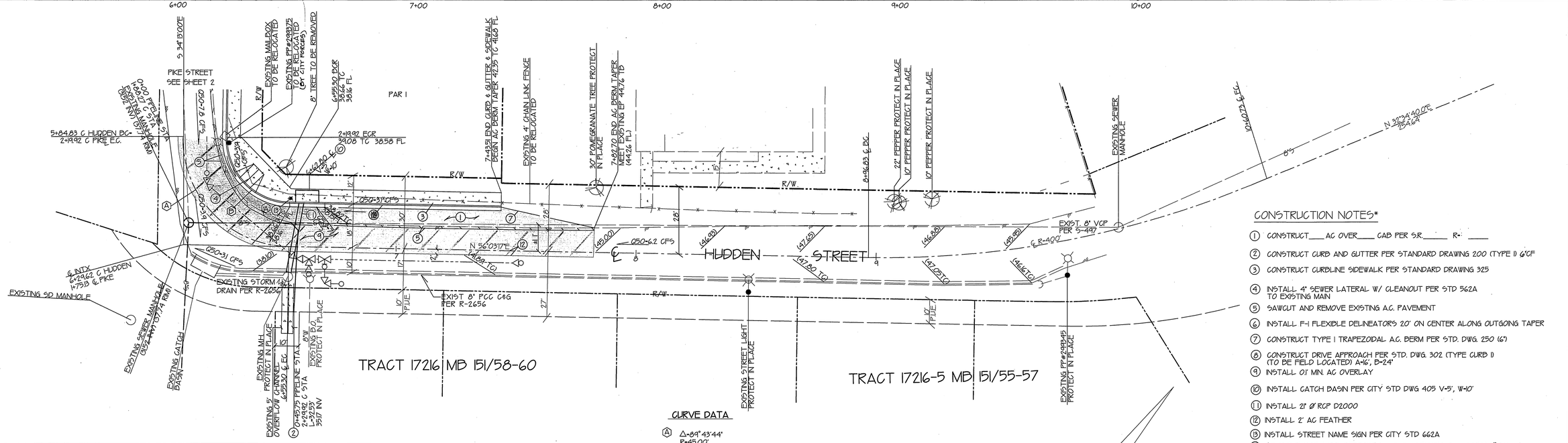
FOR:

PROJECT NO. R-3576
SHEET 2 OF 3
FILE NO.

PC-42.73-5

INDEXED 10-11-2000 GH 70401R2





CONSTRUCTION NOTES*

1. CONSTRUCT ___ AC OVER ___ CAB PER S.R. ___ R= ___
2. CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING 200 (TYPE I) 6"CF
3. CONSTRUCT CURBLINE SIDEWALK PER STANDARD DRAWING 325
4. INSTALL 4" SEWER LATERAL W/ CLEANOUT PER STD 562A TO EXISTING MAIN
5. SAWCUT AND REMOVE EXISTING A.C. PAVEMENT
6. INSTALL F-1 FLEXIBLE DELINEATORS 20' ON CENTER ALONG OUTGOING TAPER
7. CONSTRUCT TYPE I TRAPEZOIDAL A.C. BERM PER STD. DWG. 250 (6")
8. CONSTRUCT DRIVE APPROACH PER STD. DWG. 302 (TYPE CURB I) (TO BE FIELD LOCATED) A=16', B=24'
9. INSTALL 0' MIN. AC OVERLAY
10. INSTALL CATCH BASIN PER CITY STD DWG 405 V-5', W-10'
11. INSTALL 21" Ø RCP D2000
12. INSTALL 2' AC FEATHER
13. INSTALL STREET NAME SIGN PER CITY STD 662A
14. CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING 200 (TYPE I) 8" C.F.

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

William F. Morrison 4/12/00
APPROVED BY DATE

CITY OF RIVERSIDE WATER DEPT.

Richard A. Drake 4/4/00
APPROVED BY DATE

UNDERGROUND SERVICE ALERT
Call: Toll FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION: Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify."

REGISTERED PROFESSIONAL ENGINEER — MELVIN W. THATCHER, III — No. 39964 — Exp. 12/31/01 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
MELVIN W. THATCHER, III R.C.E. NO. 39964
EXPIRATION DATE: 12-31-01 DATE: 3-29-00

THATCHER ENGINEERING & ASSOCIATES
34690 COUNTY LINE ROAD, STE. 3
YUCAIPA, CA. 92399
(909) 795-1619 FAX (909) 795-1688
CIVIL ENGINEERING — LAND PLANNING — SURVEYING
Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec 31, 2001

SCALE: 1"=20'
DATE: 5/30/00

BENCHMARK: CITY OF RIVERSIDE BENCHMARK E2-B BEING A BRASS DISK STAMPED "BM E2-B" IN CONCRETE LOCATED IN THE CENTER TRAFFIC ISLAND AT THE NORTHWEST CORNER OF PIERCE STREET AND ANN DRIVE, FIELD BOOK 733 PAGE 18. ELEVATION 726.776'

CITY BUSINESS TAX CERTIF. NO: 055148
EXP. DATE: 6/4/00

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: M.W.T. DRAWN BY: GH/JV CHECKED BY: KM

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGR	[illegible]	9/29/00
PARK DEPARTMENT	[illegible]	9/29/00
TRAFFIC DIVISION	[illegible]	9/29/00
P.W. ENG. MANAGER	[illegible]	9/27/00
STREET SERVICES	[illegible]	9/29/00

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 9-29-2000

IN THE CITY OF RIVERSIDE
STREET PLAN & PROFILE
PM 29070
HUDDEN STREET

FOR:

PROJECT NO.
R-3576
SHEET 3 OF 3
FILE NO.

R-4273-D

INDEXED 10-11-2000 LH 704013