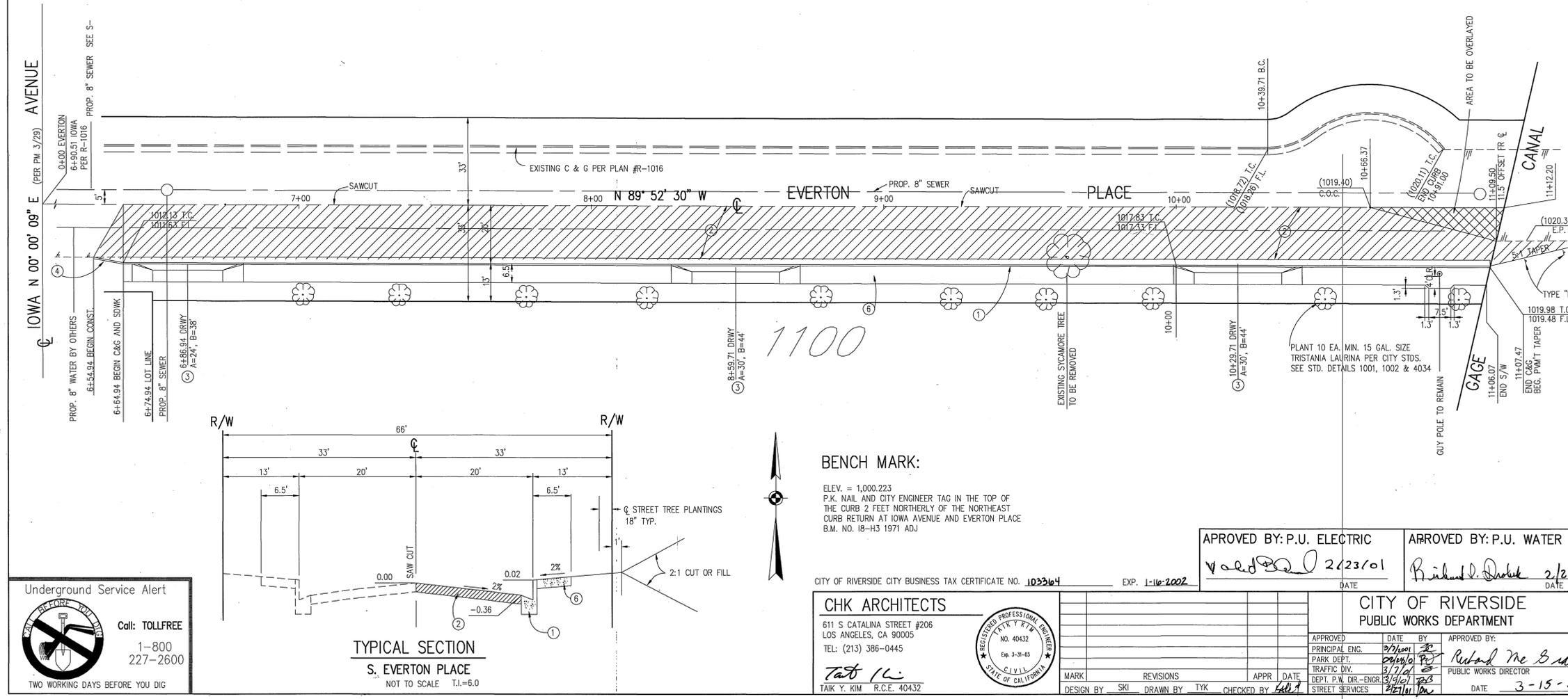


- CONSTRUCTION NOTES;**
- CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING #200, TYPE 1, CF=6"
 - CONSTRUCT 3 1/2" A.C. PAVING OVER 6" CAB PER S.R. 700, R=55
 - CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING #302, A & B AS NOTED, TYPE CURB-1
 - CONSTRUCT A.C. BERM PER STD. DWG. 250, TYPE 1
 - CONSTRUCTION CURB SIDEWALK PER STD DWG. # 325

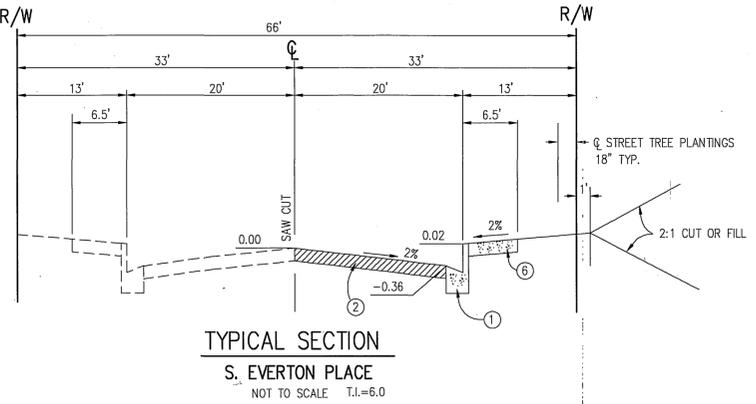
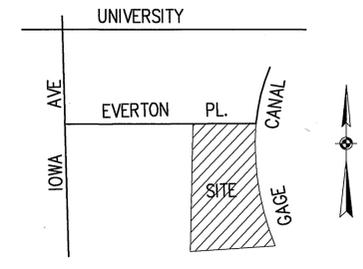
- GENERAL NOTES;**
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
 - 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, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
 - 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 REVISIONS TO 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.
 - ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
 - 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 STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
 - FINAL STRIPING FOR THE TRAFFIC CONTROL AND OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
 - 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 FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
 - 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.
 - ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
 - 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.
 - SEE CITY OF RIVERSIDE DRAWING UOL-604788 FOR PLANS AND SPECIFICATIONS FOR STREET LIGHTS AND UNDERGROUND FACILITIES. (CONTACT VAHID BAZEL AT (909) 826-5830 FOR DETAIL)

SCALE
HORIZ: 1"=20'
VERT: 1"=4'



- 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 stage of inspection. A verbal 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 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 shall call the Street Tree Inspector at (909) 351-6126 for a 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.
 - ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
 - The developer shall be responsible to acceptably maintain all planting for a minimum period of one year.
 - Street Tree planting shall be as follows:

Street name	Botanical name/Common name	Min. size	Appr. spacing	# required
Everton Pl.	Tristania laurina/no common name	15 gal.	45' o.c.	10 ea.
Everton Pl.	Exist. sycamore - to be removed			1 ea.
 - All Street Trees must be automatically irrigated.
- 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.



BENCH MARK:
ELEV. = 1,000.223
P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF THE CURB 2 FEET NORTHERLY OF THE NORTHEAST CURB RETURN AT IOWA AVENUE AND EVERTON PLACE
B.M. NO. 18-H3 1971 ADJ



CHK ARCHITECTS
611 S CATALINA STREET #206
LOS ANGELES, CA 90005
TEL: (213) 386-0445

APPROVED BY: P.U. ELECTRIC <i>Vald...</i> 2/23/01		APPROVED BY: P.U. WATER <i>Richard...</i> 2/23/01		APPROVED BY: SO. CAL GAS CO. <i>...</i> 2-23-01		APPROVED BY: GAGE CANAL CO. <i>...</i> 2-23-01	
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT				EVERTON STREET WIDENING SOUTHERLY SIDE FROM 675' E/O IOWA AVE. TO GAGE CANAL 1100 EVERTON PLACE			
APPROVED: [Signature] DATE: 3-15-2001				ACCOUNT NO. R-3588			
DESIGN BY: SKI DRAWN BY: TYK CHECKED BY: [Signature]				SHEET 1 OF 1			

INDEXED 4-12-07 lfh