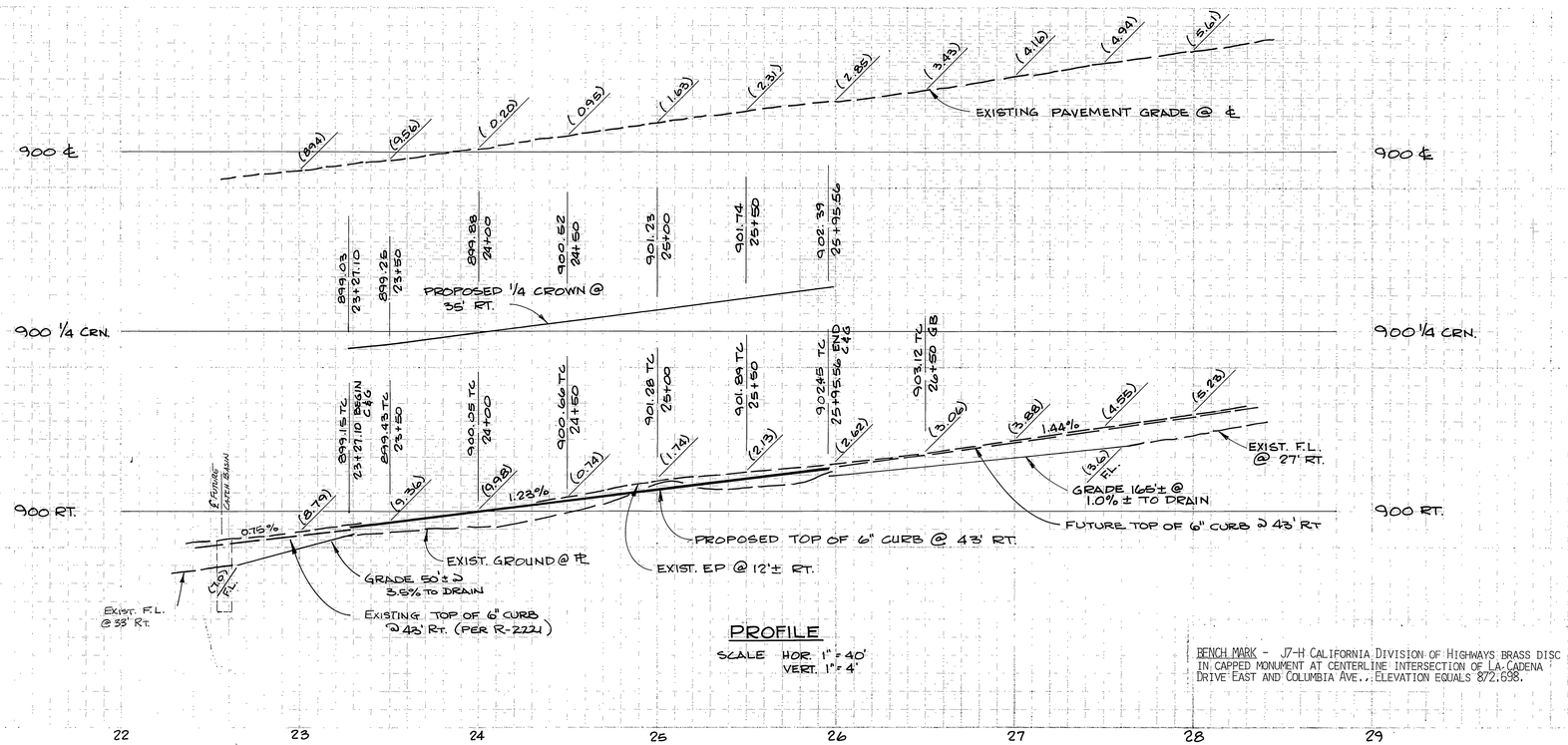


PROFILE

SCALE HOR. 1" = 40'
VERT. 1" = 4'

BENCH MARK - J7-H CALIFORNIA DIVISION OF HIGHWAYS BRASS DISC IN CAPPED MONUMENT AT CENTERLINE INTERSECTION OF LA CADENA DRIVE EAST AND COLUMBIA AVE.; ELEVATION EQUALS 872.698.

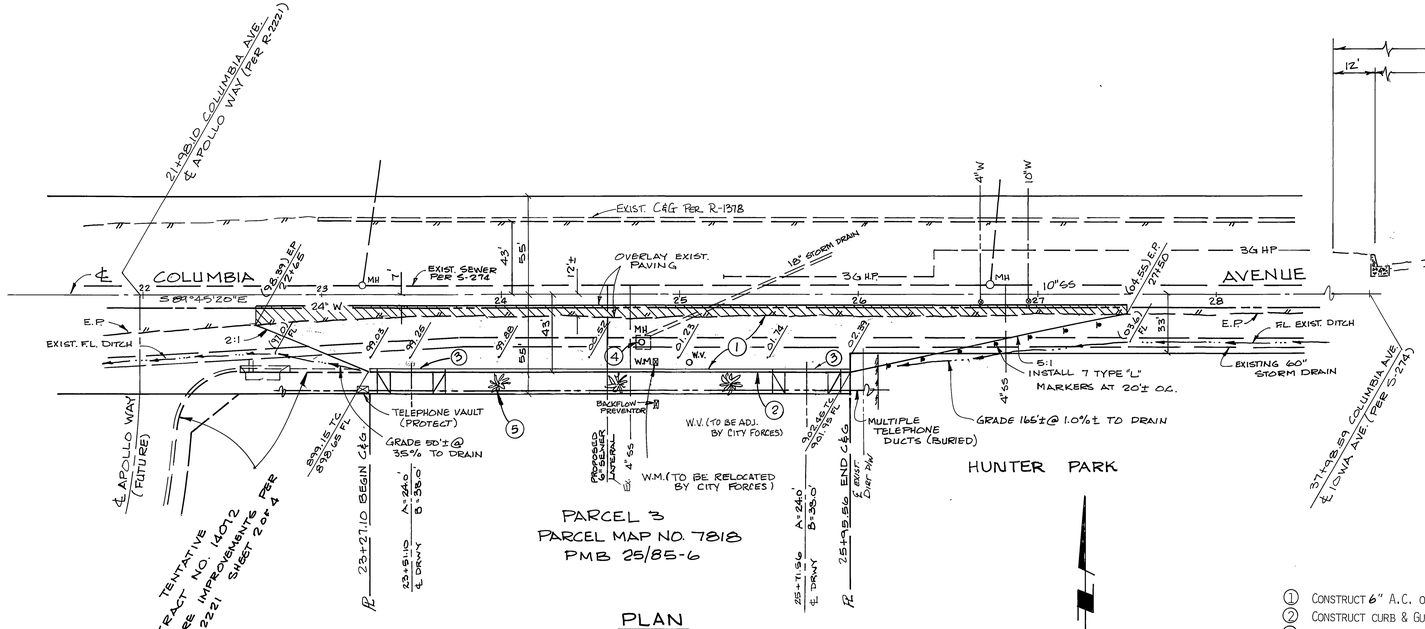
GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF THE 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, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979 EDITION.
3. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVING JOINS EXISTING PAVEMENT TO A CLEAN STRAIGHT LINE. CONSTRUCT MATCH UP PAVING AS SHOWN ON PLANS AND OVERLAY PAVEMENT AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION. ENGINEER ESTIMATES OVERLAY TO BE 10 TONS.
4. PRIME COAT, SEAL COAT, AND PAINT BINDER ARE REQUIRED.
5. CONSTRUCT DRIVEWAY APPROACHES PER CITY OF RIVERSIDE STANDARD DRAWING No. 302.
6. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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 AS A RESULT OF ERRORS OR OMISSIONS, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
9. NOTICE TO CONTRACTORS: THE EXISTANCE OR LOCATION OF ANY UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF 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.
10. 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. (787-7611)

GENERAL NOTES FOR TREE PLANTING

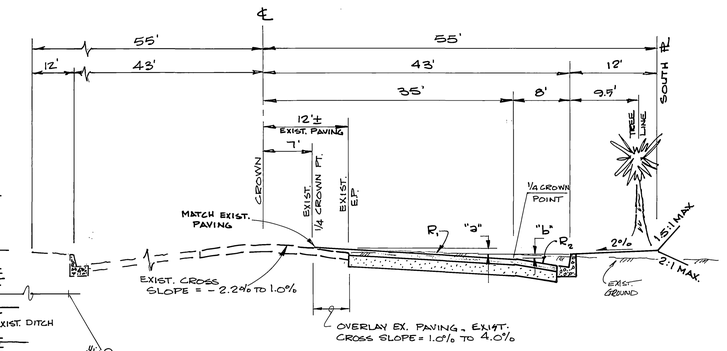
1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS, 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, AND D) AT END OF MAINTENANCE/FINAL ACCEPTANCE (DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.)
3. THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
4. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MINIMUM SIZE	APPROXIMATE SPACING
COLUMBIA AVE	WASHINGTONIA FILIFERA/CALIFORNIA FAN PALM	15 GAL.	50" ± O.C.



PLAN

1" = 40'



TYPICAL SECTION COLUMBIA AVENUE

STA. 23+27.10 TO STA. 25+95.56
T.I. = 8.5

STATION	"a"	R_1	"b"	R_2
23+27.10	0.16	1.0%	0.12	4.2%
23+50	0.10	1.0%	0.18	3.2%
23+75	0.10	1.0%	0.18	3.2%
24+00	0.11	1.0%	0.17	3.3%
24+25	0.15	1.0%	0.13	4.0%
24+50	0.28	1.5%	0.14	3.8%
24+75	0.37	2.0%	0.19	3.0%
25+00	0.61	2.0%	0.05	5.3%
25+25	0.45	2.0%	0.11	4.3%
25+50	0.41	2.0%	0.15	3.6%
25+75	0.29	1.5%	0.13	4.0%
25+95.56	0.21	1.0%	0.07	5.0%

CONSTRUCTION NOTES

1. CONSTRUCT 6" A.C. OVER 14" D.G. BASE, OR 5" A.C. OVER 15.5" D.G. BASE PER SR #1060. (R-18)
2. CONSTRUCT CURB & GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING No. 200, TYPE I, 6" CURB FACE.
3. CONSTRUCT DRIVEWAY PER GENERAL NOTE No. 5.
4. ADJUST STORM DRAIN M.H. RIM TO FINISH GRADE.
5. INSTALL FIVE 15 GALLON WASHINGTONIA FILIFERA IN ACCORDANCE WITH GENERAL NOTES HEREON.

* AS BUILT 6/14/82 KMR

BUILDING PERMIT FOR 1504 COLUMBIA AVE.

PACIFIC TELEPHONE
2-11-81 DATE — APPROVED BY

CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. WATER DIVISION
3/10/81 DATE — WATER SYSTEMS MANAGER

GABEL, COOK & BECKLUND
Environmental • Hydrology • Planning
Civil Engineering • Surveying • Structures
647 North Main Street, Suite 1-B, Riverside, Calif. 92501
Telephone (714) 788-8092
APPROVED BY: 26 NOV 80 DATE — R.C.E. 21740

MARK	REVISIONS	APPR.	DATE

DESIGNED BY WDS DRAWN BY SM CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY: Williams D. Murdock
DIRECTOR OF PUBLIC WORKS
DATE May 6, 1982

STREET PLAN AND PROFILE
COLUMBIA AVENUE (SOUTH SIDE)
PARCEL 3 P.M. NO 7818
FROM 289± FEET TO 527'± FEET EASTERLY OF AT. & S.F. RAILWAY

SCALE: HOR 1" = 40' VERT 1" = 4'

INDEXED BLD
ACCOUNT No.
DRAWING NUMBER R-2367
SHEET 1 OF 1
WO 80-052