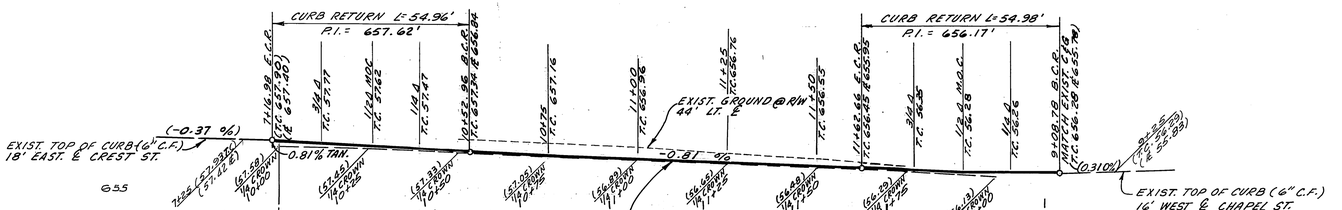
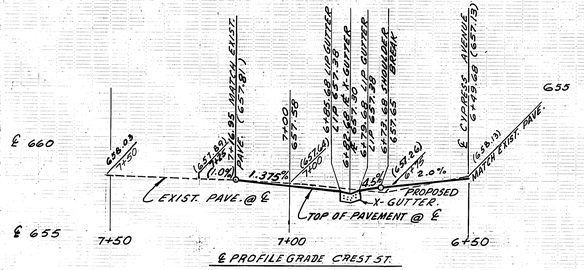
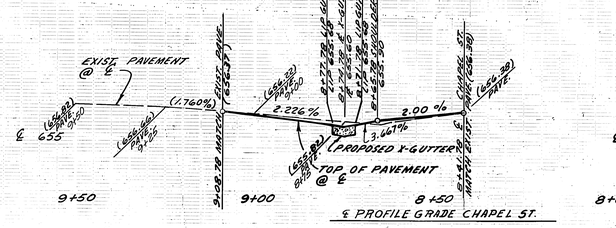






PROFILE SCALE: HORIZ.: 1"=20'
VERT: 1"=4'

GENERAL NOTES.

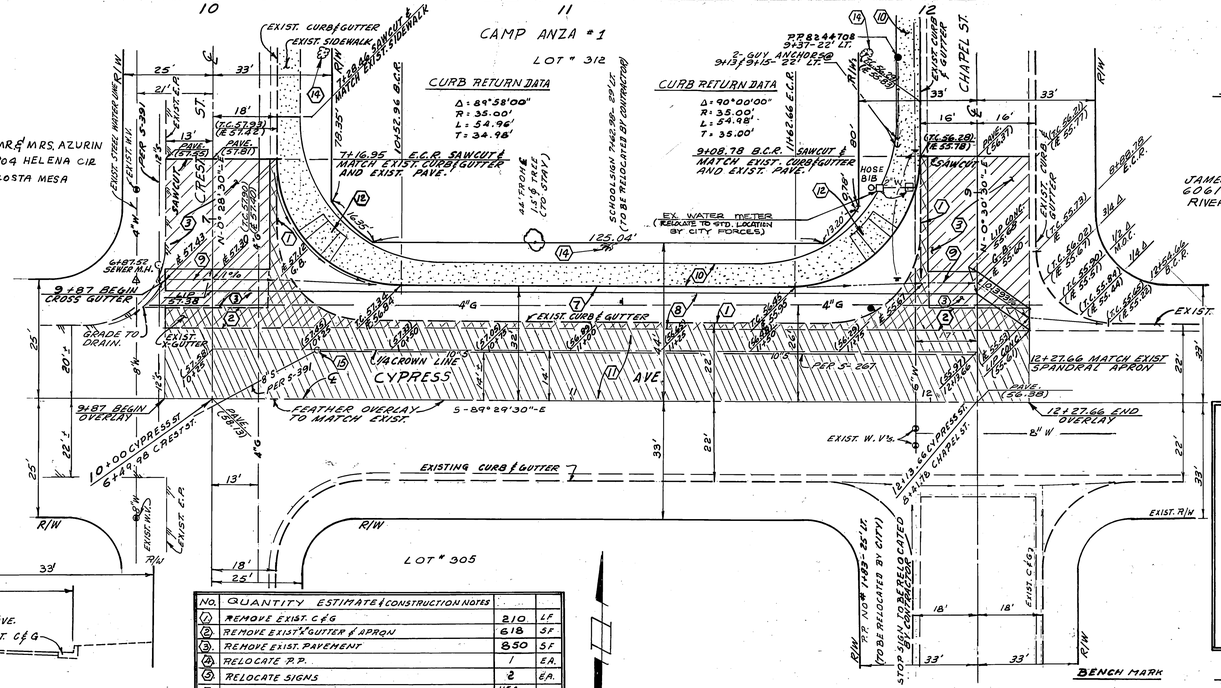
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988 EDITION.
3. 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 THE FIELD TO PRODUCE A SMOOTH SECTION. PRIVATE ENGINEER ESTIMATES OVERLAY TO BE TON
4. CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
5. CURB AND GUTTER SHALL BE STAKED 3' OFFSETS AT 25' INTERVALS.
6. LOCATIONS OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
7. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
8. 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.
9. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
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 (714) 787-7611.
11. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
12. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
13. 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.
14. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) PHONE NO. 1-800-422-4133 10 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 IN IDENTIFICATION NUMBER BY U.S.A.
15. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK & RECREATION DEPARTMENT STANDARDS.
16. 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 (CONTRACTOR/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.)
17. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR
18. STREET TREES SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APR. SP.	NO REQ.
CYPRESS AVE.	LAGERSTROEMIA / CRAPE MIRTLE	15 GAL.	55' O.C.	2

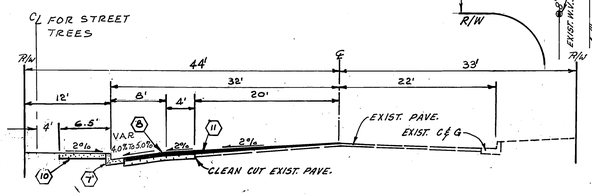
19. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
20. CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: a) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR 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 (CONTRACTOR/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.)
21. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTING FOR A MINIMUM PERIOD OF ONE (1) YEAR.
22. STREET TREE PLANTING SHALL BE AS FOLLOWS:

	STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO REQ.
a.	CYPRESS AVE	BRAHEA ARMATA / MEXICAN BLUE PALM	4' BRN TRUNK	AS SHOWN	1
b.	CHAPEL AVE.	PRUNUS CERASIFERA / RED LEAF KRAUTER VESUVIUS / PLUM	15 GAL.	AS SHOWN	1
c.	CREST ST.	ULMUS PARVIFOLIA / EVERGREEN ELM	15 GAL	AS SHOWN	1

23. PUBLIC WORKS AND PARK AND RECREATION DEPARTMENT PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMA PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.



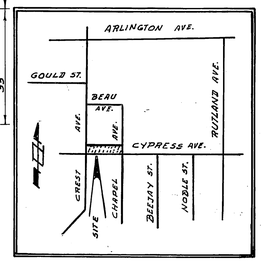
NOTE: NEW 6' SIDEWALK ALONG WEST SIDE OF CHAPEL ST. TO BE CONSTRUCTED UP TO STA. 9+72.76



TYPICAL SECTION CYPRESS AVE
FROM STA. 10+00 TO STA. 12+13.66
NOT TO SCALE
T.I.=7

NO.	QUANTITY ESTIMATE & CONSTRUCTION NOTES		
1	REMOVE EXIST. C & G	210	LF
2	REMOVE EXIST. 2' GUTTER & APRON	618	SF
3	REMOVE EXIST. PAVEMENT	850	SF
4	RELOCATE P.P.	1	EA.
5	RELOCATE SIGNS	2	EA.
6	ROADWAY EXC. & BACK FILL	115 E. 45 F.	CUY.
7	CONSTRUCT 6" C & G PER CITY STD. 200 TYPE "I"	220	LF
8	PLACE 4" A.C. PAVING OVER 15" CRUSHED AGGREGATE BASE, PER SR # 1233	2970	S.F.
9	CONSTRUCT 2' GUTTER PER CITY STD. 220, W= 6'	2	EA.
10	CONSTRUCT 6' SIDEWALK PER CITY STD. 225	2375	SF
11	PLACE VARIABLE THICKNES OVERLAY	4,740	S.F.
12	CONSTRUCT WHEELCHAIR RAMPS PER CITY STD 304	2	EA
13	CONSTRUCT STD. 2.4' DRIVEWAY PER CITY STD 302. ON CREST ST. STA: 7+61.96 / ON CHAPEL ST. STA: 9+53.76	1 / 1	EA. / EA.
14	STREET TREES SEE GENERAL NOTES		
15	ADJUST MANHOLE TO GRADE	1	EA.

SCALE 1" = 20'



VICINITY MAP
NOT TO SCALE

G2-P

BENCH MARK
RR SPIKE IN BASE OF RR # 28/843 AT NE CORNER OF TYLER STREET AND CYPRESS AVE.
EL.: 788.836

LEGEND
(600) EXISTING ELEVATION.
T.C. 600 TOP OF CURB ELEVATION.
F.L. 600 FLOWLINE ELEVATION.
4" A.C. OVER 15" AGGR. BASE △
REMOVE EXIST. A.C. PAVEMENT
REMOVE EXIST. CONCRETE
VARIABLE THICKNESS A.C. OVERLAY

J.E LIESER COMPANY
SURVEYING - SUBDIVISIONS - LAND PLANNING
1700 HAMNER AVE. #106 NORCO CALIF. (714) 734-5180
PREPARED UNDER THE SUPERVISION OF:
N.J. SAVNIEGA R.C.E. 17532 — 7-2-85 DATE

△ STRUCTURAL THICKNESS OF BASE CHANGED BACK TO ORIGINAL 15". 1/16/85

K.R.W. J.D. N.J.S. 11-21-84

* As built 7-28-86 TE

APPROVED: WATER DEPT.	APPROVED BY ELECTRIC CO.:	APPROVED BY GAS CO.:
DATE 11-6-85	DATE 10/24/85	DATE 9-11-85

12/2/85 10-21-85 12-2-85 12/4/85 — William D. Gardner — DEC. 5, 1985

STREET IMPROVEMENT PLAN & PROFILE
CYPRESS AVENUE
BUILDING PERMIT
9831-41, 9861-71 CYPRESS AVENUE
NORTHSIDE, BETWEEN CREST ST AND CHAPEL ST.
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

ACCOUNT NO.
R-273
SHEET 1 OF 1 SHEETS
*956

PC 1620