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, STANDARD DRAWING NO.10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT 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.

4. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 12.5' INTERVALS AND TWO ROWS OF NUMBER 3 RE-BAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.40%. PLACE 3/4" DOWEL PINS AT ALL EXPANSION JOINTS.

5. 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.

6. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

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, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

9. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, 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.

10. 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.

11. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (787-7611)

PARKS DEPARTMENT NOTES

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

5. STREET TREE PLANTING SHALL BE AS FOLLOWS.

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	SPACING	NO. REQ.
ARLINGTON AVE.	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	15 GAL.	45'	4

6. ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE 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 DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

CALL UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO EXCAVATION

THE QUANTITY ESTIMATE SHOWN HEREON IS FOR THE USE OF GOVERNING AGENCIES IN DETERMINING BOND AMOUNTS AND/OR FEES AND IS NOT TO BE USED FOR BID PURPOSES.

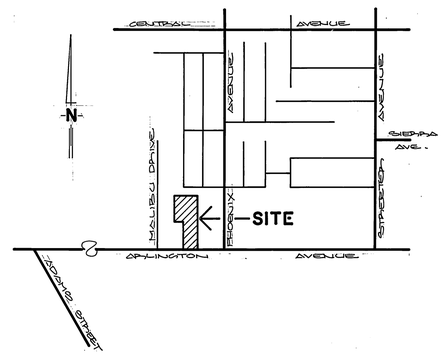
BENCH MARK

BRASS DISC STAMPED (G5-E) CAPPED AT JEFFERSON STREET 10 FEET SOUTHEASTERLY OF ARLINGTON AVENUE. PER THE CITY OF RIVERSIDE PRECISE LEVEL BOOK AND CITY OF RIVERSIDE FIELD BOOK 735/41.

ELEVATION = 767.860

LOCATION MAP

NOT TO SCALE.



REGISTERED PROFESSIONAL ENGINEER
JOHN JORDAN
No. 27983
EXP. 3-31-90
CIVIL
STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
(714) 686-1070
APPROVED BY [signature] DATE 2-10-86
R.E. No. 27983
W.O. 85-256 FOR: CONCORDIA DEVELOPMENT F.B. 1053

MARK	REVISIONS	APPR.	DATE

DESIGNED BY [illegible] DRAWN BY [illegible] CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	3/16
PARK DEPARTMENT	[illegible]	4-2-86
TRAFFIC DIVISION	[illegible]	4-16-86
CHIEF PUB. WKS. ENGR.	[illegible]	4/16/86

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 4.18.86

*As built 2-12-87 TE

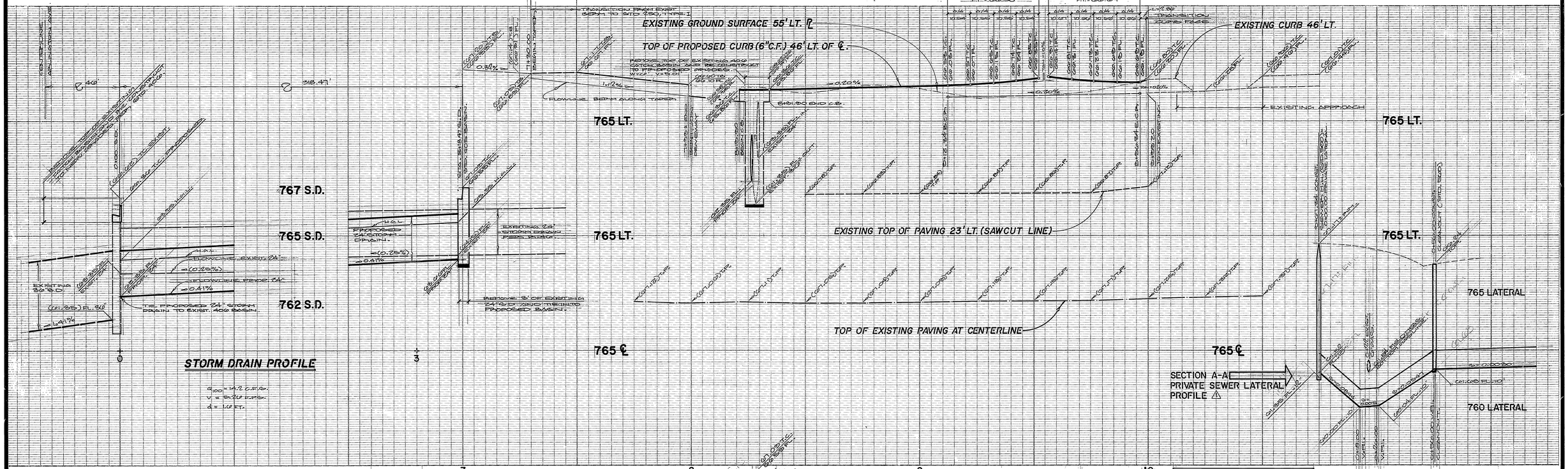
STREET IMPROVEMENT PLAN

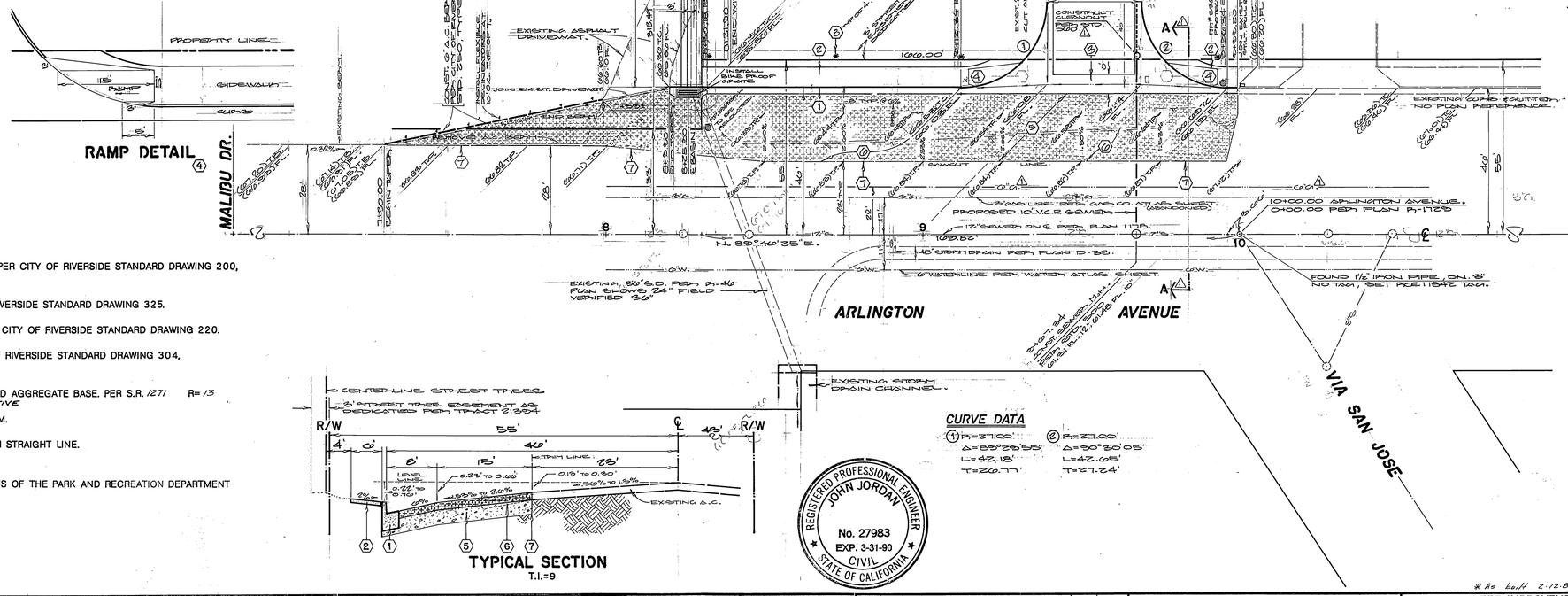
5657 ARLINGTON AVENUE
Z.C. R-4-856
TR 21394

SCALE: AS SHOWN

INDEXED BY C.S.
ACCOUNT No. 85-256
DRAWING NUMBER
R-2766
SHEET one OF two
85-256A

PC 1874





CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING 200, TYPE I, 6" CURB FACE.
2. CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING 325.
3. CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING 220.
4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING 304, MODIFIED PER RAMP DETAIL HEREON.
5. CONSTRUCT 4" OF A.C. OVER 22" OF CRUSHED AGGREGATE BASE. PER S.R. 1271 R=13 OR 12" A.C. OVER COMPACTED NATIVE
6. REMOVE EXISTING A.C. PAVING AND A.C. BERM.
7. SAWCUT EXISTING A.C. PAVING TO A SMOOTH STRAIGHT LINE.
8. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT

EXISTING WATER SERVICE LINE TO BE CUT AND PLUGGED AT MAIN; EXISTING WATER METER AND METER BOX TO BE SALVAGED! (CALL WORK!!! BY CITY FORCES)

BENCH MARK

BRASS DISC STAMPED (ΔE-E) CAPPED AT JEFFERSON STREET 10' SOUTH-EASTERLY OF ARLINGTON AVENUE. PER CITY PRECISE LEVEL BOOKS AND C.P.F.B. 725/41.

ELEV. = 767.860

PACIFIC BELL CO.	SOUTHERN CALIFORNIA GAS CO.	CITY OF RIVERSIDE WATER SYSTEM	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
BY BA Nagamos	BY P.A. Gunder	BY David V. Garcia	BY MB Anderson
DATE 3-31-86	DATE 2-14-86	DATE 4-2-86	DATE 3/19/86

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
(714) 686-1070
APPROVED BY [signature] DATE 2-10-86
R.E. No. 27983
W.O. 85-256 FOR: CONCORDIA DEVELOPMENT F.B. 1053

MARK	REVISIONS	APPR.	DATE
1	ADDED SECTION A-A, PRIVATE SEWER LATERAL PROFILE	WLK	4/16/86

DESIGNED BY [illegible] DRAWN BY [illegible] CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	4-16
PARK DEPARTMENT	[illegible]	4-23-86
TRAFFIC DIVISION	[illegible]	4-16-86
CHIEF PUB. WKS. ENGR.	WLK	4/16/86

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 4-18-86

As built 2-12-87 MB

INDEXED BY C.S.

STREET IMPROVEMENT PLAN

5657 ARLINGTON AVENUE
Z.C. R-4-856
TR 21394

SCALE: 1"=20' HORIZ. 1"=2' VERT.

ACCOUNT No. 85-256
DRAWING NUMBER
R-2766
SHEET two OF two
85-256A

PC 1874