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. PRIVATE ENGINEER ESTIMATES OVERLAY TO BE 70.50 TONS.

4. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.

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. ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IN 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.

BENCH MARK

CITY OF RIVERSIDE PRECISE BENCHMARK JB-A
BRASS DISK AT ℄ INTERSECTION OF IOWA AND MARLBOROUGH
ELEVATION = 929.117

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. 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 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.
A.	IOWA AVENUE	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	RELOCATE AS SHOWN		11
B.	MARLBOROUGH AVENUE	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	RELOCATE FROM IOWA AVENUE AS SHOWN		1
C.	MARLBOROUGH AVENUE	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	4' OF BRN. TRUNK, 45±		9

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.

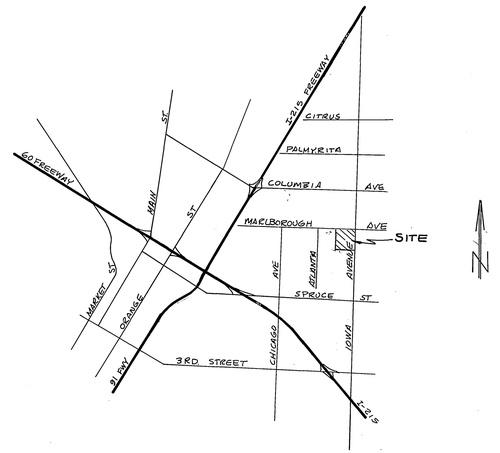
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

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

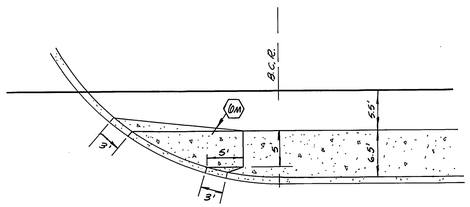
STREET NAME SIGN SCHEDULE

LOCATION	STREET NAME	BLOCK NUMBER
(A)	IOWA AVENUE	1600
(B)	MARLBOROUGH AVENUE	1300
(B)	R1 (STOP SIGN) 30" OCTAGON	

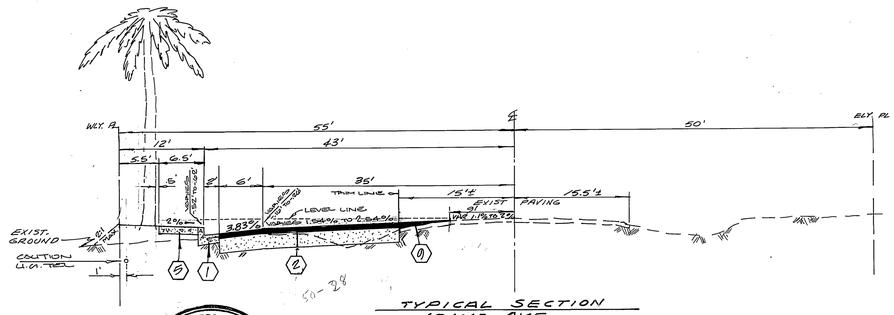
INSTALL PER C/PW STD'S 600A & 606



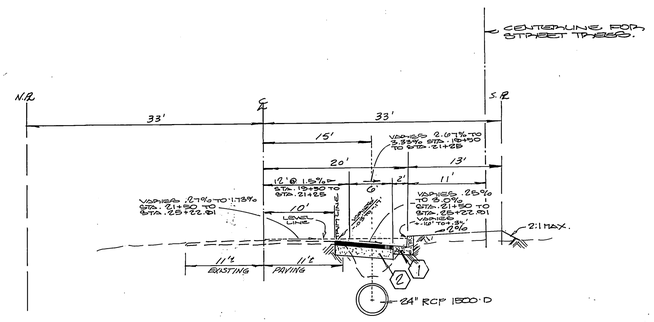
LOCATION MAP
NO SCALE



MODIFIED 304 WHEELCHAIR RAMP
NO SCALE



TYPICAL SECTION
IOWA AVE.
T1=7
NO SCALE



TYPICAL SECTION
MARLBOROUGH AVENUE
T1=6
NO SCALE

NOTE:
SEE SHEET 2 OF 3 FOR CONSTRUCTION NOTES.

REGISTERED PROFESSIONAL ENGINEER
JOHN JORDAN
No. 27983
EXP. 3-31-80
STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY _____ DATE 10-1-85
R.E. No. 27983
W.O. 85-141 FOR: TRAMMELL CROW CO. F.B. 1015

MARK	REVISIONS	APPR.	DATE
1	REVISED STORM DRAIN GRADES ON SHEET 5	LKK	6-5-86

DESIGNED BY ___ DRAWN BY ___ CHECKED BY ___

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		4/5/86
PARK DEPARTMENT		5-8-86
TRAFFIC DIVISION		6-4-86
CHIEF PUB. WKS. ENGR.		6-4-86

APPROVED BY
William D. Gardner
DIRECTOR OF PUBLIC WORKS

DATE JUNE 6, 1986

* As built 6-11-87 TE

INDEXED C.S.

STREET PLAN AND PROFILE

IOWA AVENUE
WEST SIDE: MARLBOROUGH TO 651.50 SOUTH
MARLBOROUGH AVENUE
SO. SIDE: IOWA TO 689' WEST
MP-1-950

ACCOUNT No.

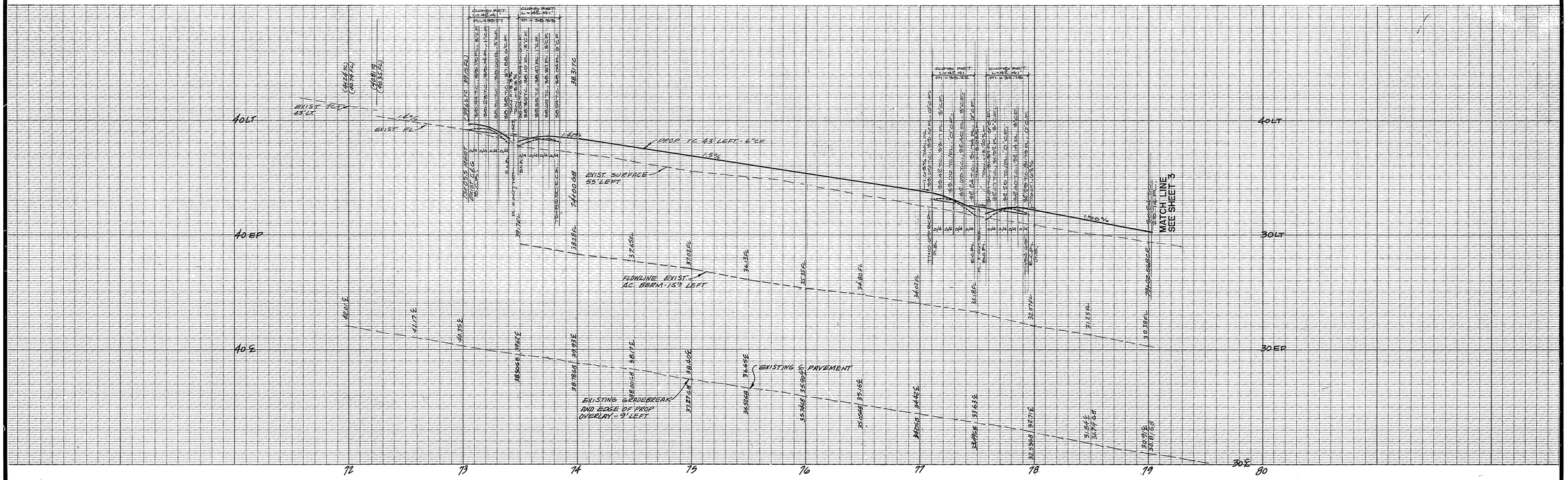
DRAWING NUMBER
R-2777

SHEET 1 OF 3

SCALE:

W.O. 85-141-A

P.C. 1794

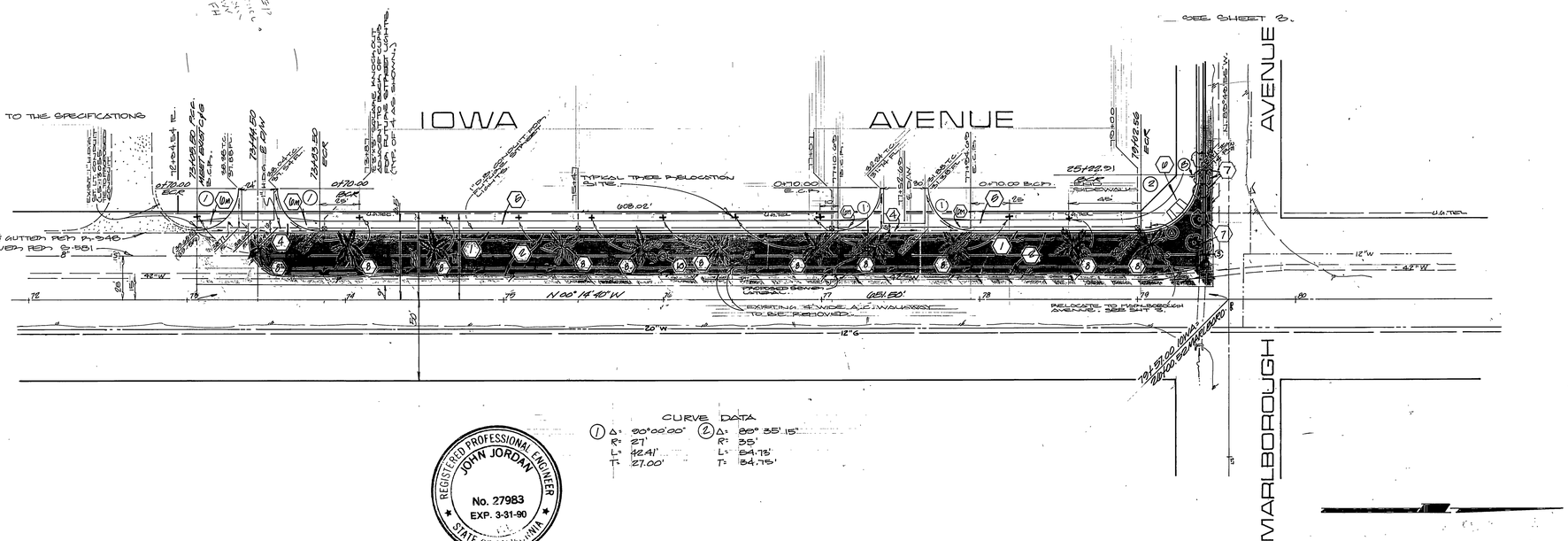


CONSTRUCTION NOTES:

1. CONSTRUCT CURB & GUTTER PER STD 200 (6" CF)
2. △2 CONSTRUCT 4" AC OVER 13½" OF CRUSHED AGGREGATE BASE. (IOWA AVENUE)
   CONSTRUCT 3" AC OVER 11½" OF CRUSHED AGGREGATE BASE. (MARLBOROUGH ST.)
3. REMOVE EXIST ACPAVING TO LIMITS SHOWN ON PLAN
4. CONST. CROSS GUTTER PER STD. 220
5. CONST. CURB SIDEWALK PER STD. 325
6. CONST. WHEELCHAIR RAMPS PER STD 304
6M. CONST. MODIFIED WHEELCHAIR RAMPS PER DETAIL ON SHT. 1
7. REMOVE ENTIRE TREE TO 3' BELOW FINISH GRADE.
8. RELOCATE EXIST. PALM TREES TO LOCATIONS MARKED + TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
9. PLACE VARIABLE THICKNESS AC OVERLAY
10. ADJUST EXIST. MANHOLE TO GRADE
11. CONST CURB & GUTTER PER STD 200 (8" CF)
12. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.

BENCH MARK

CITY OF RIVERSIDE PRECISE B.M. J-8-A. BRASS DISK AT THE CENTERLINE INTERSECTION OF IOWA AVENUE AND MARLBOROUGH AVENUE. ELEV. = 929.117



CURVE DATA

①		②	
Δ:	90°00'00"	Δ:	89° 35' 15"
R:	27'	R:	35'
L:	42.41'	L:	54.73'
T:	27.00'	T:	34.75'

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

* As built 6-11-87 TC

CITY OF RIVERSIDE WATER SYSTEM	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND	PACIFIC BELL CO.	SOUTHERN CALIFORNIA GAS CO.
BY Asst. David V. Garcia	BY John Johnson	BY [signature]	BY E. F. Parker
DATE 5-16-86	DATE 4/28/86	DATE 5-20-86	DATE 4-17-86

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 10-14-85
R.E. No. 27,983
W.O. 85-141 FOR: TRAMMELL CROW CO F.B. 1015

MARK	REVISIONS	APPR.	DATE
△2	ADDED PAVING SECTIONS PER SR-1097 R-VALUE = 17	WLK	10/9/86
△1	REVISED SIGNAL DRAIN GRADES ON SHEET 3.	WLK	9/25/86

DESIGNED BY BE DRAWN BY KE CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	6/5/86
PARK DEPARTMENT	[signature]	5-13-86
TRAFFIC DIVISION	[signature]	6-4-86
CHIEF PUB. WKS. ENGR.	[signature]	6/6/86

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE JUNE 6, 1986

STREET PLAN AND PROFILE
IOWA AVENUE
WEST SIDE
MARLBOROUGH TO 651.50' SOUTH
MP-1-85CO
SCALE: HORIZ. 1"=40' VERT. 1"=4'

ACCOUNT No.
DRAWING NUMBER R-2777
SHEET 2 OF 3
WO 85-141 A

P.C. 1794

BENCH MARK.

CITY OF RIVERSIDE PRECISE B.M. J-8-A.
BRASS DISK AT THE CENTERLINE INTERSECTION OF
IOWA AVENUE AND MARLBOROUGH AVENUE.
ELEV. = 929.117

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

CITY OF RIVERSIDE WATER SYSTEM	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND	PACIFIC BELL CO.	SOUTHERN CALIFORNIA GAS CO.
BY Ast. Paul V. Garcia	BY John Johnson	BY [signature]	BY E. A. Durken
DATE 5-16-86	DATE 4/28/86	DATE 5-20-86	DATE 4-17-86

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY John Jordan DATE 10-14-85
R.E. No. 27,983
W.O. 85-141 FOR: TRAMMELL-CROW CO. F.B. 1015

MARK	REVISIONS	APPR.	DATE
⚠	REVISED STORM DRAIN GRADES	WLK	8/27/86

DESIGNED BY BE DRAWN BY KE CHECKED BY WLS

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	WLK	6/5/86
PARK DEPARTMENT	SB	5-13-86
TRAFFIC DIVISION	Bmm	6-4-86
CHIEF PUB. WKS. ENGR.	WLK	6/6/86

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE JUNE 6, 1986

* As built 6-11-87 TE

STREET PLAN AND PROFILE
MARLBOROUGH AVENUE
SOUTH SIDE
IOWA AVENUE TO 689' WEST
MP-1-856

SCALE: HORIZ. 1"=40' VERT. 1"=4'

INDEXED C.S.
ACCOUNT No.
DRAWING NUMBER
R-2777
SHEET 3 OF 3
W.O. 85-141A

P.C. 1794