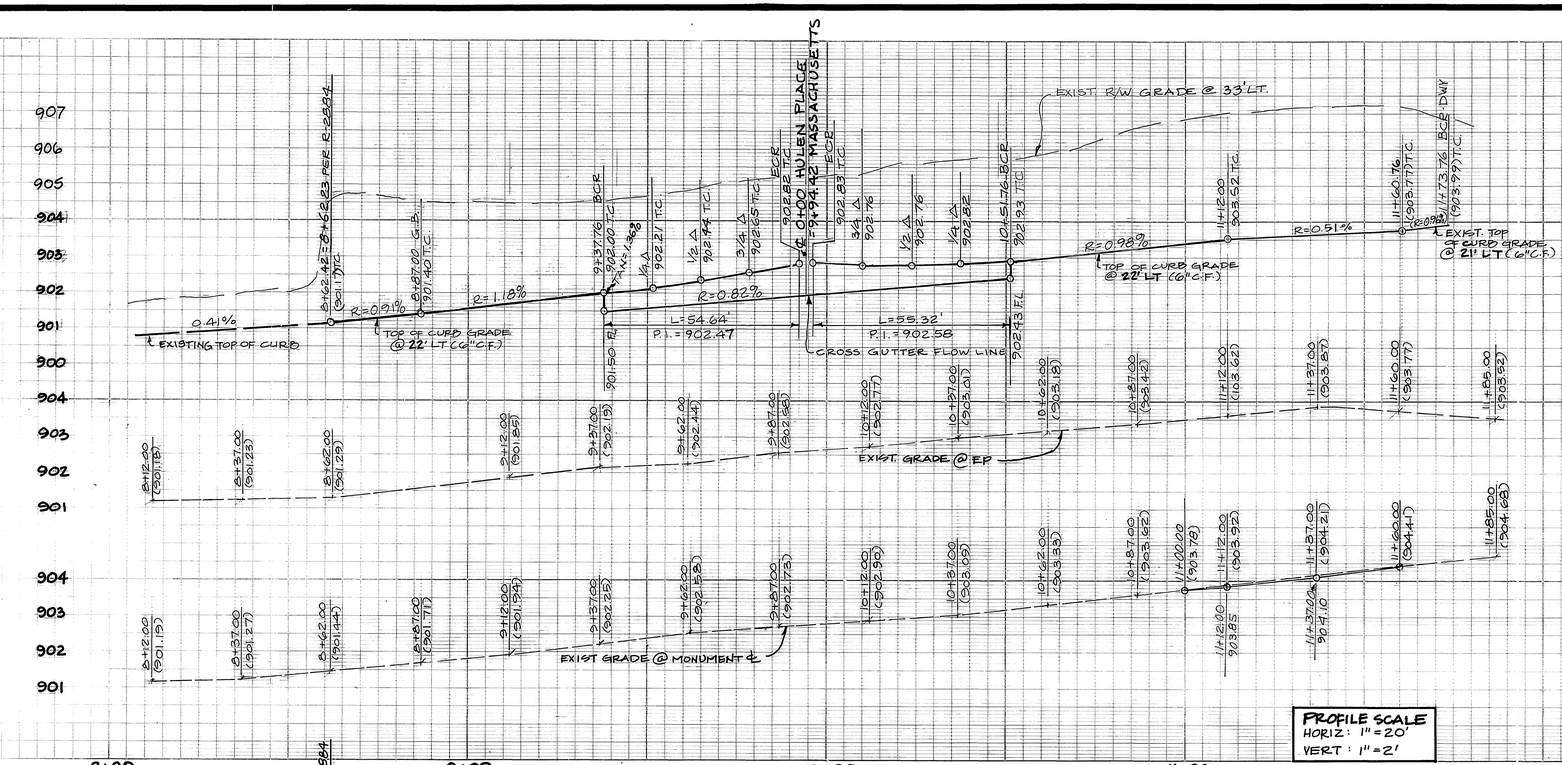
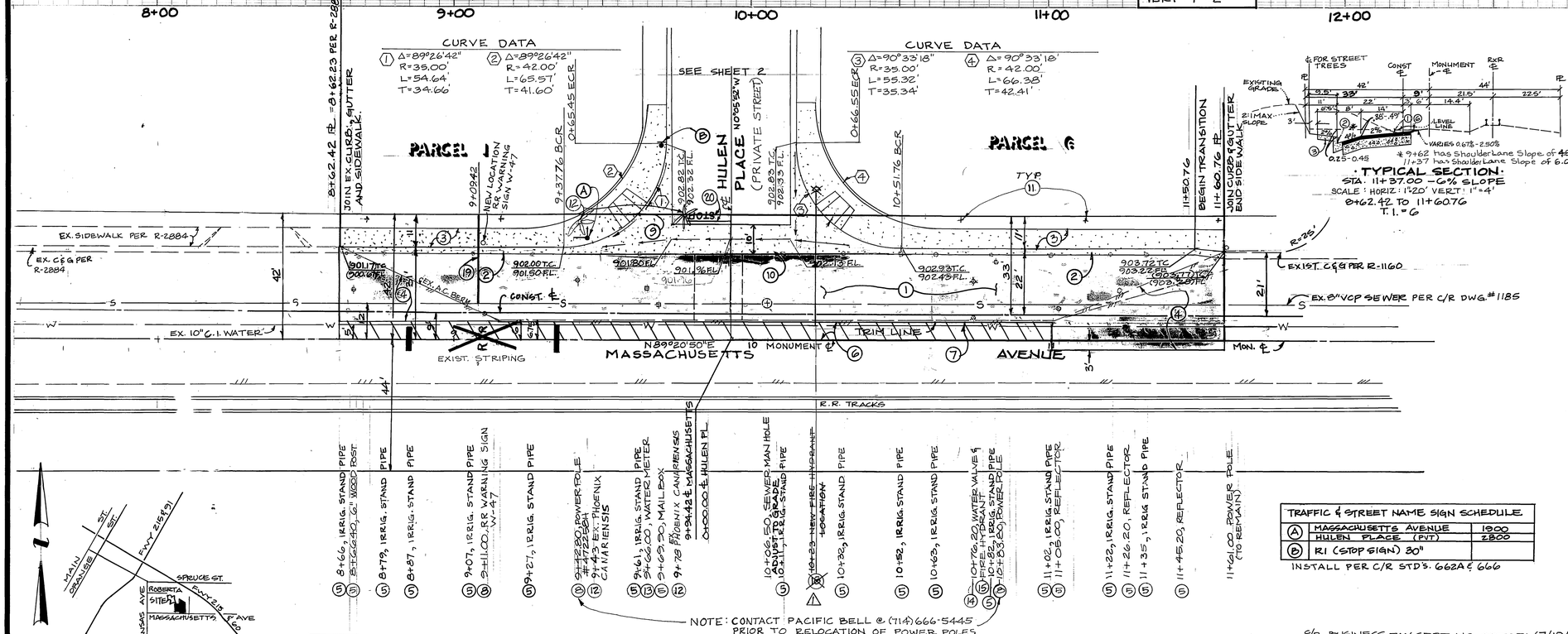




STREET TREE NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND REC. DEPT STDS.
2. CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HRS IN ADVANCE @ 351-6126 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.
   - D. AT THE 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 REC. DEPT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. THE CONTRACTOR / DEVELOPER SHALL MAINTAIN ALL PLANTING FOR A MINIMUM PERIOD OF ONE (1) YEAR.
4. STREET TREE PLANTING SHALL BE AS FOLLOWS:

	STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX SPACING	NO REQ
a)	MASSACHUSETTS	BRAHEA EDULIS / GUADALUPE PALM	4' OF BROWN TRUNK	45'	5
		PHOENIX CANARIENSIS / CANARY ISLAND PALM	RELOCATE TO JACKSON ST. BETWEEN DUFFERIN AVE. AND THE SAGE CANAL.		2

5. PARK AND REC. DEPT AND PUBLIC WORKS DEPT. 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 INSPECTION BY THE CITY FOR PROPER COMPACTION.
6. ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.

CONSTRUCTION NOTES

		QUANTITY ESTIMATES
⚠1	CONST. 0.21' A.C. OVER 0.50' CRUSHED A.B.	7,400 S.F.
2	CONST. CURB & GUTTER, TYPE "I" W/6" C.F. PER C/R STD. DWG 200	294 L.F.
3	CONST. CONC. SIDEWALK PER C/R STD. DWG. 225 (CURB-LINE SIDEWALK)	1,800 S.F.
4	REMOVE EXIST. PAVEMENT AND A.C. BERM	3,900 S.F.
5	REMOVE ITEM SHOWN	1 EA.
6	FEATHER AS REQUIRED TO PROVIDE SMOOTH TRANSITION	1,450 S.F.
7	TRIM EDGE OF PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH STRAIGHT LINE.	380 L.F.
8	RELOCATE ITEM SHOWN.	5 EA.
9	CONST. WHEELCHAIR RAMP PER C/R STD. DWG 304.	180 S.F.
10	CONST. CONC. CROSS GUTTER PER C/R STD. DWG 220	1,190 S.F.
11	PLANT STREET TREES TO THE SPECIFICATION OF THE CITY OF RIVERSIDE PARK & RECREATION DEPT.	5 EA.
12	RELOCATE AS TO THE SPECIFICATIONS OF THE CITY OF RIVERSIDE PARK & RECREATION DEPT.	2 EA.
13	WATER SERVICE LINE TO BE CUT & PLUGGED AT MAIN; WATER METER & BOX TO BE SALVAGED	1 EA.
14	NEW SERVICE TO BE INSTALLED AT DEVELOPERS REQUEST	1 EA.
15	ADJUST EXIST. WATER VALVE TO GRADE BY CITY FORCES	1 EA.
⚠16	6" FIRE LINE TO BE CUT AND PLUGGED AT MAIN BY FIRE HYDRANT TO BE RELOCATED TO STATION 10+62.95 ALL WORK BY CITY FORCES	1 EA.
17	FIRE HYDRANT TO BE INSTALLED BY ~~CONTRACTOR~~ ⚠1 CONTRACT	1 EA.
18	CONST. SEWER LATERAL PER C/R STD. DWG 562	1 EA.
19	PAINT 12" SOLID WHITE STOP BAR AND "STOP" LEGEND	1 EA.
⚠1	18 FIRE HYDRANT TO BE RELOCATED AND ADJUSTED TO GRADE BY CITY FORCES	1 EA.

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

TRAFFIC & STREET NAME SIGN SCHEDULE		
A	MASSACHUSETTS AVENUE	1900
	HULEN PLACE (PVT)	2800
B	R1 (STOP SIGN) 30"	

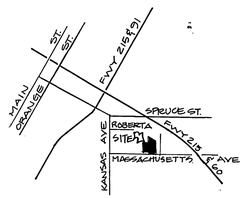
INSTALL PER C/R STD'S. 662A & 666

GENERAL NOTES

1. IT **SHALL** BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH PROVISIONS OF THE LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND @ NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS STD. DRAWINGS, STANDARD NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
3. 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.
4. QUANTITIES SHOWN HEREON ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
5. 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.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. 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.
8. **IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED & REPLACED AS DIRECTED BY THE INSPECTOR, PRIOR TO OVERLAYING W/A.C. PAVING.**
9. 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.
10. FINAL STRIPING, FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
11. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO THE UNDERGROUND SERVICE ALERT (U.S.A.) PHONE NO. 1-800-422-4133 2 WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPT. INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
12. NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR TAKING PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES AND OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
13. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW THE CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (714-351-6168).
14. **THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE & PRIOR TO CURB & GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL & A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS & TEST PROCEDURES.**

#43 BULLY 4-3-2007/DM

VICINITY MAP · NO SCALE



BENCH MARK

BRASS DISK STAMPED (17-A) CAPPED @ THE INTERSECTION OF ℄ THIRD ST & CHICAGO AVE.
ELEV. = 941.005

CITY OF RIVERSIDE WATER SYSTEMS — APPROVED BY — DATE 1-17-89
CITY OF RIVERSIDE OVERHEAD AND UNDERGROUND — APPROVED BY — DATE 4/22/88
PACIFIC TELEPHONE — APPROVED BY — DATE 5-1988
CITY OF RIVERSIDE-FIRE DEPT. APPROVED FOR FIRE HYDRANT LOCATION — APPROVED BY — DATE 7-22-89

REGISTERED PROFESSIONAL ENGINEER — JOHN B. ABELL — No. 9070 — Exp. 12-31-92 — CIVIL — STATE OF CALIFORNIA

JOHN B. ABELL, INC.
140 W. ORANGE STREET
COVINA, CA. 91723
(818) 915-7671

John B Abell
JOHN B. ABELL, RCE 9070 — DATE 8-17-87

MARK	REVISIONS	APPR.	DATE
⚠2	ADDED PAVING SECTION PER SR 1600; R-WLOP-40-SEE	WLK	11-21-88
⚠1	REVISED FIRE HYDRANT LOCATION (CAC)	WLK	5-1-89

DESIGNED BY CAC — DRAWN BY DTM — CHECKED BY CAC

C/R BUSINESS TAX CERT. NO. 007071 (7/19/89)

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	2-23-89	WLK
PARK DEPARTMENT	1/30/89	SS
TRAFFIC DIVISION	2-23-89	JBS
CHIEF P.W. ENGINEER	2-24-89	WLK
	2/26/89	WLK

APPROVED BY — PUBLIC WORKS DIRECTOR — DATE 2/26/89

STREET PLAN AND PROFILE
1957 MASSACHUSETTS AVENUE
PARCEL MAP NO. 22083
FROM 8+62.42' ℄LY OF KANSAS AVE TO 11+60.76' ℄LY

ACCOUNT NO. R-2973

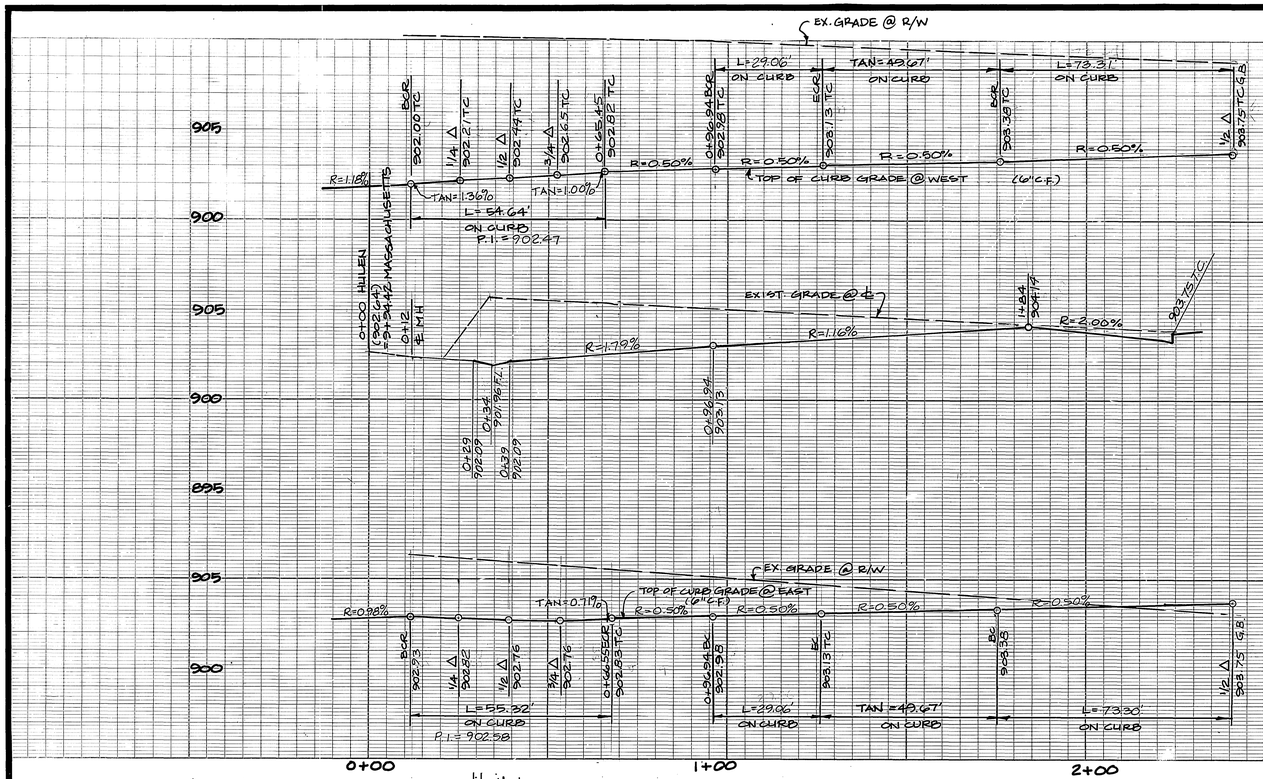
SHEET 1 OF 2

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

PC 2569

FRED

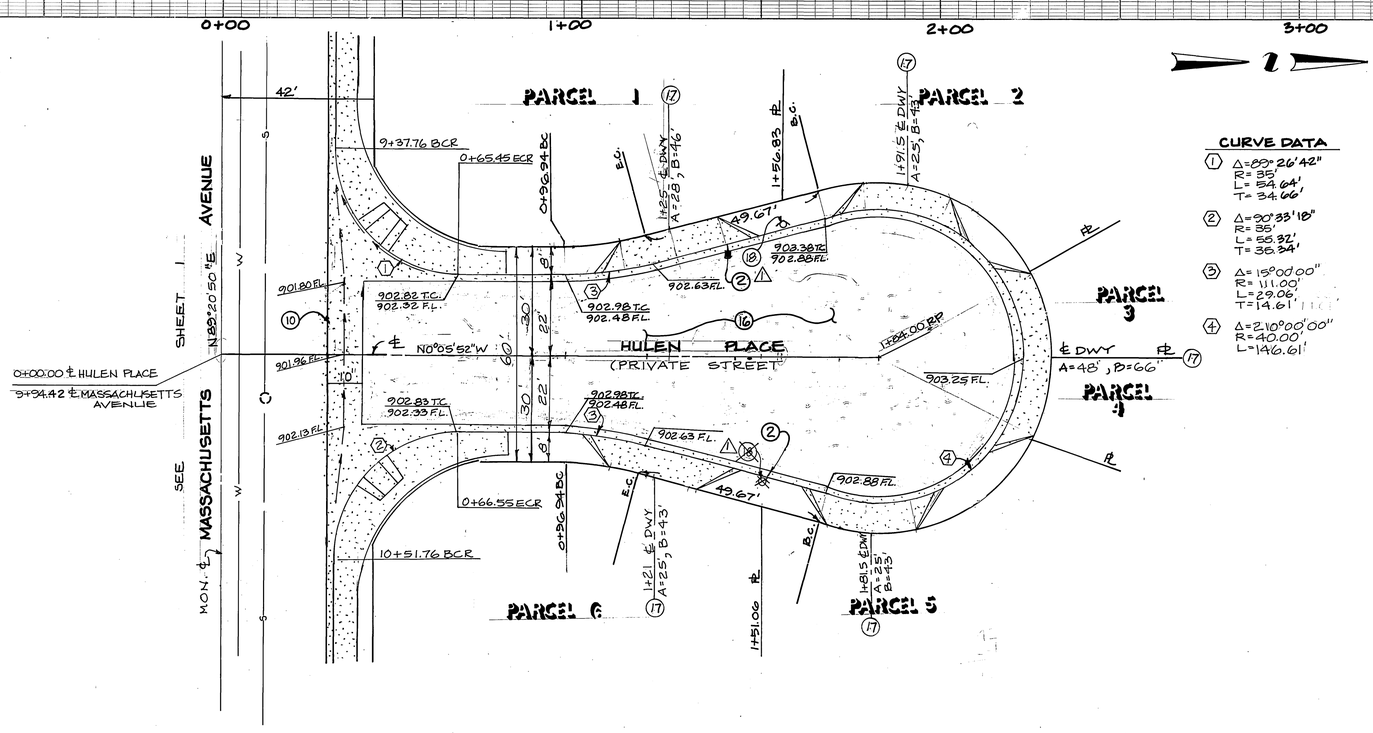
INDEXED 3-27-89 GH



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

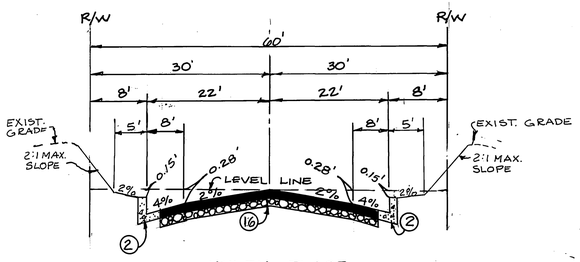
CONSTRUCTION NOTES

		QUANTITY ESTIMATES
(2)	CONST. CURB & GUTTER TYPE "I" W/6" C.F. PER C/R STD. DWG 200	370 L.F.
Δ (16)	CONST. 0.2' A.C. OVER 0.50' CRUSHED A.B.	9,650 S.F.
(17)	CONST. CONC. DRIVEWAY PER C/R STD. DWG. 302	1,470 S.F.
(18)	FIRE HYDRANT TO BE INSTALLED BY ~~CITY FORCES~~ CONTRACTOR Δ	1 EA.



CURVE DATA

1. Δ = 89° 26' 42"
   R = 35'
   L = 54.64'
   T = 34.66'
2. Δ = 90° 33' 18"
   R = 55'
   L = 55.32'
   T = 36.24'
3. Δ = 15° 00' 00"
   R = 111.00'
   L = 29.06'
   T = 14.61'
4. Δ = 2° 10' 00" 00"
   R = 40.00'
   L = 146.61'



HULEN PLACE
·TYPICAL SECTION·
NO SCALE
T.I. = 6.0

·BENCH MARK·

BRASS DISK STAMPED (17-A) CAPPED @ THE INTERSECTION OF ℄ THIRD ST & CHICAGO AVE.
ELEV. = 941.005

CITY OF RIVERSIDE WATER SYSTEMS — Richard J. Dudek — APPROVED BY — 1-17-89 DATE — R&O 5-15-89

PACIFIC TELEPHONE — APPROVED BY — 5-1-89 DATE

CITY OF RIVERSIDE, OVERHEAD AND UNDERGROUND — John Johnson — APPROVED BY — 4/22/89 DATE

CITY OF RIVERSIDE - FIRE DEPARTMENT — APPROVED FOR FIRE HYDRANT LOCATION — SEE SHEET 1 OF 2 FOR LOCATION — APPROVED BY — 7-22-88 DATE

REGISTERED PROFESSIONAL ENGINEER — JOHN B. ABELL — No. 9070 — Exp. 12-31-92 — CIVIL — STATE OF CALIFORNIA

JOHN B. ABELL, INC.
140 W. ORANGE STREET
COVINA, CA. 91723
(818) 915-7671
John B. Abell 6-17-87
JOHN B. ABELL, RCE 9070 DATE

C/R BUSINESS TAX CERT. NO. 0070701 (7/19/89)

MARK	REVISIONS	APPR.	DATE
Δ	ADDED PAVING SECTION PER S.R. 1400; R-VALUE 40	WLA	11/30/88
Δ	REVISED FIRE HYDRANT LOCATION (2018)	WLA	5/10/89

DESIGNED BY EAE DRAWN BY BT CHECKED BY EAE

FRED

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	2-23-89	WLA
PARK DEPARTMENT	1/20/89	CJG
TRAFFIC DIVISION	2-23-89	RBT
CHIEF P. W. ENGINEER	2-24	WLA
	5/10/89	WLA

APPROVED BY — PUBLIC WORKS DIRECTOR
DATE 2/24/89

STREET PLAN AND PROFILE
HULEN PLACE
(PRIVATE STREET)
PARCEL MAP NO. 22083
FROM MASSACHUSETTS TO 184.00' N'LY

ACCOUNT NO. R-2973

SHEET 2 OF 2

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

*AS BUILT 4/2/90 KJW

INDEXED 3-27-89 KH

PC 2569