

**GENERAL NOTES**

- 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.
- 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.
- 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE AS SHOWN.
- 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 USA.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4' ABOVE THE SEWER FLOW LINE AT POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- 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. (714-351-6150)

**DEVELOPER**

**RAYANN DEVELOPMENT CO.**  
10600 MAGNOLIA AVE. SUITE 1  
RIVERSIDE, CA. 92505  
(714) 689-7052

**PARKS DEPARTMENT NOTES**

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
  - CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE INSPECTION. INSPECTIONS SHALL BE REQUIRED:
    - WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS.
    - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
    - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
    - 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.
  - STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
  - CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
  - STREET TREE PLANTING SHALL BE AS FOLLOWS:
 

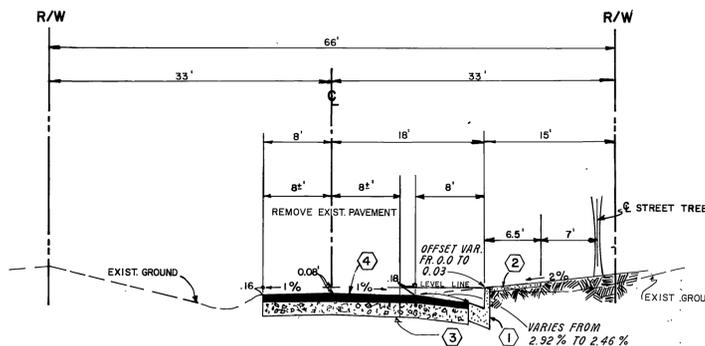
STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REG.
NYE AVENUE	WASHINGTONIA ROBUSTA	4" BROWN TRUNK	45'	3
  - PARK AND RECREATION DEPARTMENT AND PUBLIC WORKS DEPARTMENT PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
  - ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.
- \*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE NUMBERS AND LOCATIONS AS SHOWN ON APPROVED PLANS.

**CONSTRUCTION NOTES**

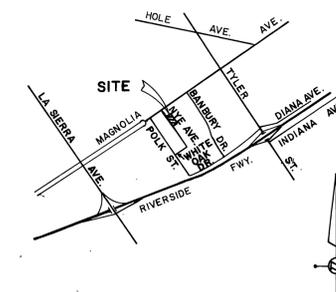
- CONSTRUCT 6" CURB AND GUTTER PER STD. 200 TYPE 1
- CONSTRUCT CURB SIDEWALK PER STD. 325
- CONSTRUCT 2 1/2" OF A.C. PAVING OVER 1 1/2" OF CRUSHED AGGREGATE BASE, INDICATED BY [ ] PER PLAN R-1021 R=20±
- REMOVE AND REPLACE EXISTING A.C. PAVING, INDICATED BY [ ] ON PLAN
- INSTALL TYPE F-1 FLEXIBLE DELINEATOR ON 20' CENTERS
- CONSTRUCT CONCRETE DRIVEWAY PER STD. 302 A=15' B=24'
- CONSTRUCT SEWER LATERAL PER STD. 562
- INSTALL 2"X4" REDWOOD HEADER
- REVAMP EXIST. A.C. DRIVEWAY AND JOIN NEW PAVEMENT
- INSTALL STREET TREES TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.

**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 AS 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.



**TYPICAL SECTION**  
NYE AVENUE  
T.I.=6



**VICINITY MAP**  
NO SCALE

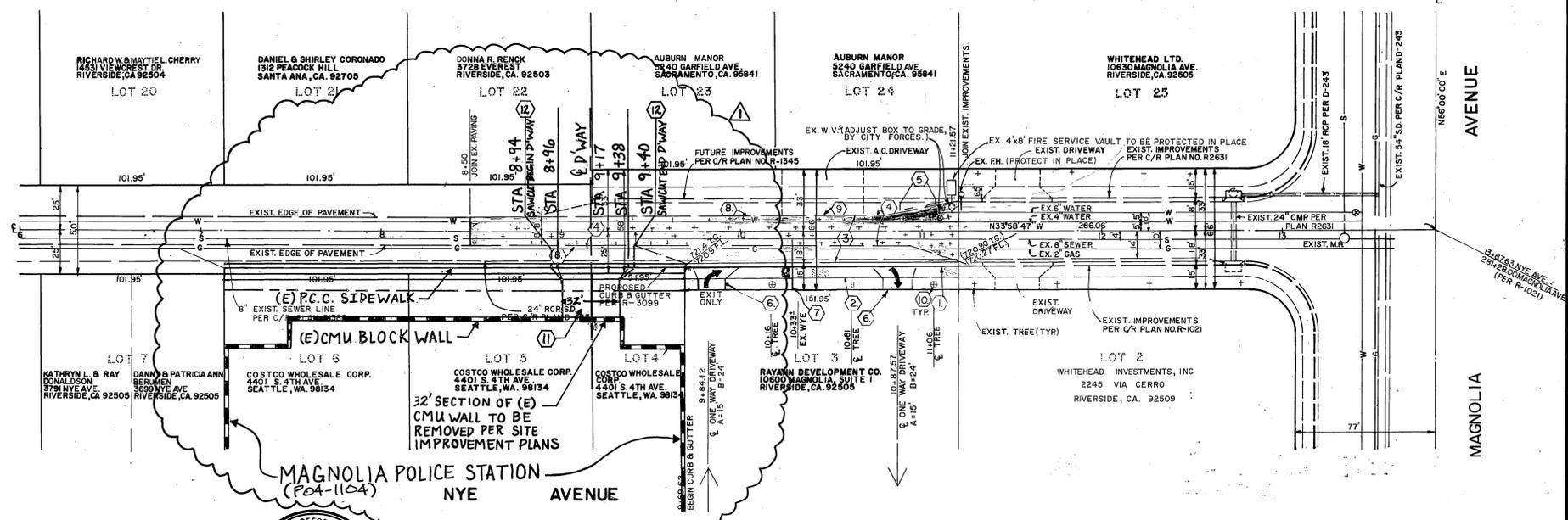
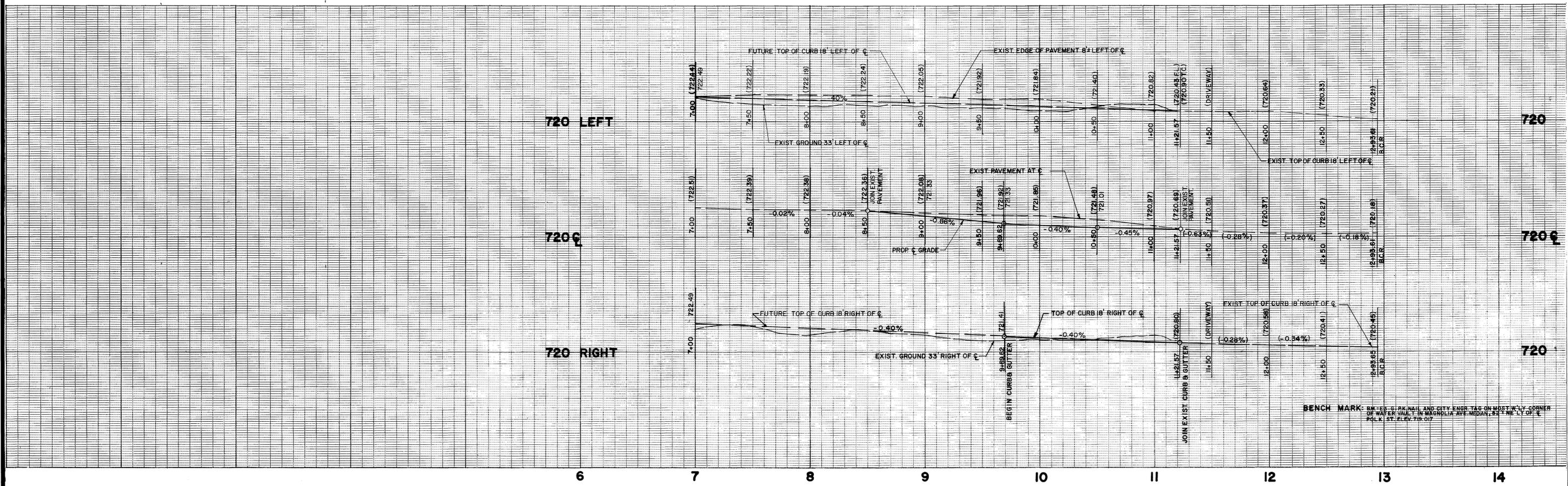
**CONSTRUCTION NOTES**

① CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY STD DWG. NOS. 302, (A=32', B=46') & 303.

② SAWCUT



CITY OF RIVERSIDE WATER SYSTEM	SOUTHERN CALIFORNIA GAS CO.	CHOICE TV.	<b>Crosby Mead Benton &amp; Associates</b> Planners Engineers Surveyors 2577 RANCHO CALIFORNIA ROAD SUITE 108 RANCHO CALIFORNIA, CA. 92590 (714) 676-6061	<b>CITY OF RIVERSIDE</b> PUBLIC WORKS DEPARTMENT	STREET IMPROVEMENT PLAN	ACCOUNT NO. 510-1
APPROVED BY: <i>Richard J. Doherty</i> 8-29-89	APPROVED BY: <i>Paul L. Sauer</i> 4/18/89	APPROVED BY: <i>George L. Benton</i> 12-18-89	APPROVED BY: <i>George L. Benton</i> DATE 1/27/89 R.C.E. NO. 14594	APPROVED BY: <i>Barry Bell</i> PUBLIC WORKS DIRECTOR DATE 1/26/90	NYE AVENUE 3749 & 3765 NYE AVENUE R-7-889	DRAWING NUMBER R-3054
DATE	DATE	DATE	DATE	DATE	HORIZ. SCALE: 1" = 40'	VERT. SCALE: 1" = 4'
			DESIGNED BY: R.W.F. DRAWN BY: T.P.F. CHECKED BY: G.L.B.			SHEET 1 OF 2
			CITY BUSINESS TAX CERTIFICATE NO. 040660 EXP. DATE 11/30/90			688



CITY OF RIVERSIDE  
WATER SYSTEM

APPROVED BY: *Richard J. Durbin* DATE: 8-29-89

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SOUTHERN CALIFORNIA GAS CO.

CHOICE TV

REVIEWED BY: *Rec by Paul Sorell* DATE: 4/18/89

APPROVED BY: *M. J. Jones* DATE: 12-18-89

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**Crosby Mead Benton & Associates**  
Planners Engineers Surveyors  
29377 RANCHO CALIFORNIA ROAD, SUITE 103  
RANCHO CALIFORNIA, CA. 92390 (714) 676-6061

APPROVED BY: *George L. Benton* DATE: 1/27/89  
GEORGE L. BENTON R.C.E. NO. 14594

J.N. 510-1 FOR: RALECO COMPANIES

DESIGNED BY: R.W.F. DRAWN BY: T.P.F. CHECKED BY: G.L.B.

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Davey Beal* DATE: 1/26/90  
PUBLIC WORKS DIRECTOR

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

STREET IMPROVEMENT PLAN

**NYE AVENUE**  
3749 & 3765 NYE AVENUE  
R-7-889

ACCOUNT NO. 510-1  
DRAWING NUMBER  
R-3054  
SHEET 2 OF 2

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

788

CITY BUSINESS TAX CERTIFICATE NO. 040660 EXP. DATE 11/30/90

INDEXED 3-1-90 411

PC2856