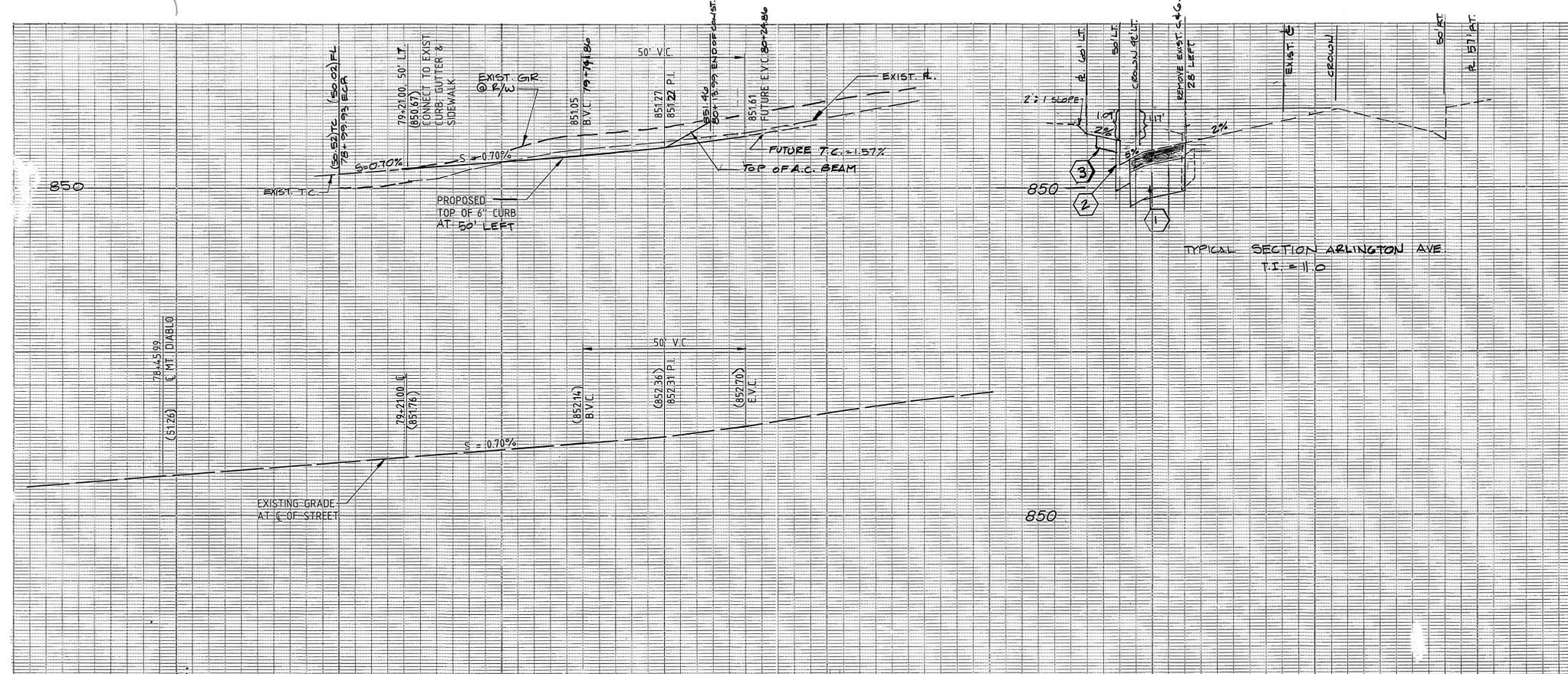


GENERAL NOTES FOR STREET PLANTING AND RELOCATION

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
- WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
 - 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 THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER'S BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES;
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY
- THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

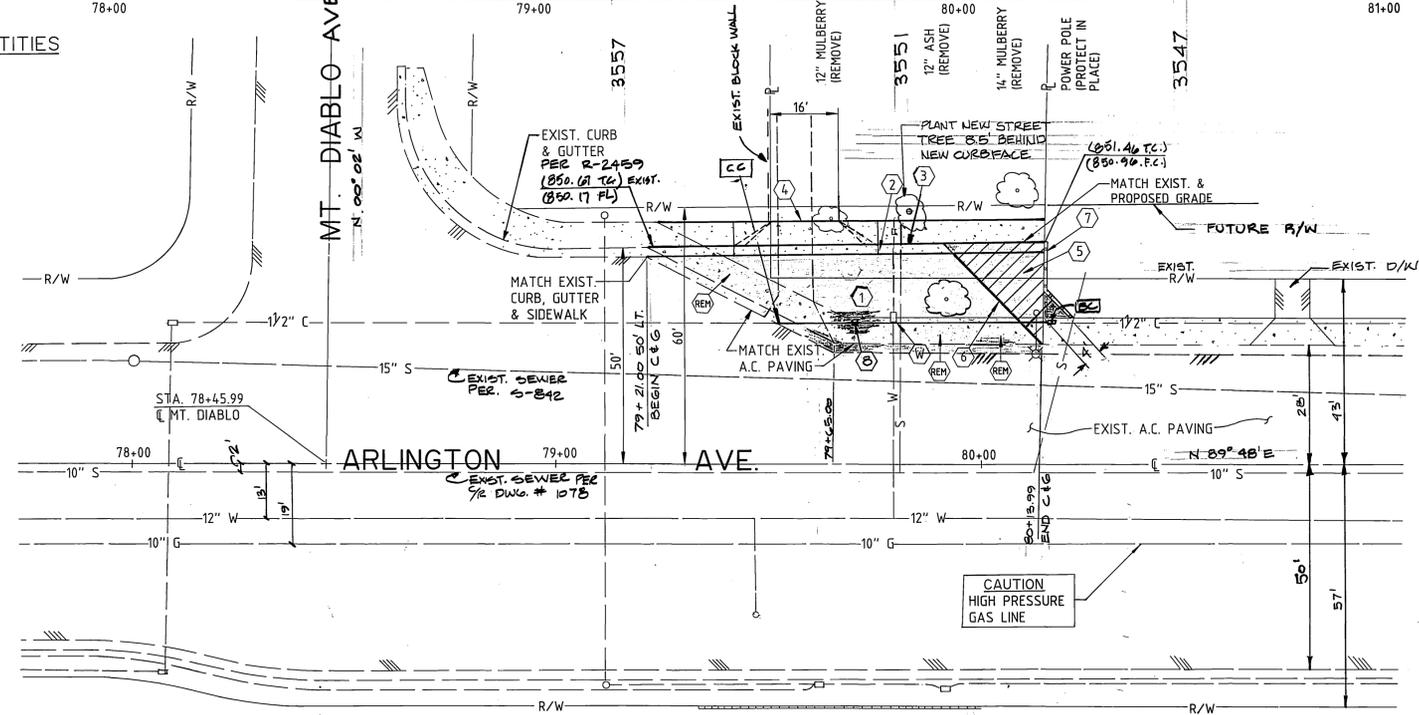
STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQUIRED
a. ARLINGTON	MAGNOLIA GRANDIFLORA MAJESTIC BEAUTY/SOUTHERN MAGNOLIA	15 GAL.	45'	1
- BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
- ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.

NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.



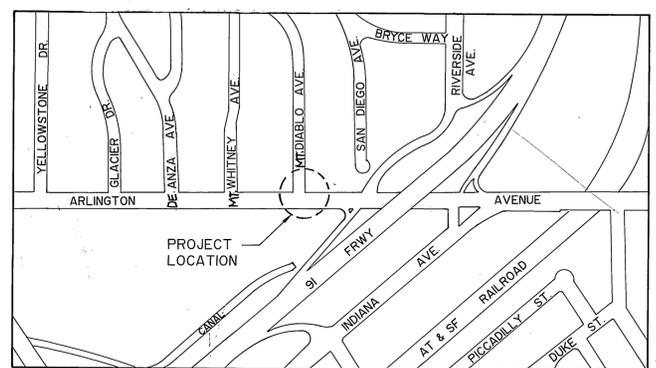
TYPICAL SECTION ARLINGTON AVE
T.I. = 1:0

- TRAFFIC CONSTRUCTION NOTES:**
- INSTALL PULL BOX IN EXISTING CONDUIT RUN. 1 EA.
 - CONVERT NEW & EXISTING CONDUIT. EXACT INTERCEPTION POINT SHALL BE DETERMINED IN THE FIELD. 80 LF.
- STREET CONSTRUCTION NOTES:**
- INSTALL NEW 0.48' DENSE GRADED ASPHALTIC CONCRETE OVER 1.15' CRUSHED AGGREGATE BASE. 1250 SF.
 - INSTALL NEW 6" CONCRETE CURB AND GUTTER PER STANDARD DRAWING No. 200, TYPE I. 95 LF.
 - INSTALL CONCRETE CURB SIDEWALK PER STANDARD DRAWING No. 325. 95 LF.
 - INSTALL CONCRETE DRIVEWAY APPROACH PER STANDARD DRAWING No. 302, TYPE IV, A=16', B=34'. 1 EA.
 - INSTALL 2 1/2" ASPHALTIC CONCRETE OVER COMPACTED FILL, FINISH GRADE OF A.C. TO MATCH FINISH GRADE OF EXISTING AND FUTURE CONCRETE SIDEWALK. 250 SF.
 - INSTALL A.C. BERM PER STANDARD DRAWING No. 250, TYPE I. 30 LF.
 - EXISTING WATER METER TO BE RELOCATED BEHIND CURB (BY CITY FEES). 1 EA.
 - REMOVE EXISTING CONCRETE CURB, GUTTER AND SIDEWALK. -
 - INSTALL 2"x4" REDWOOD HEADER. 18 LF.
 - REMOVE PULL BOX. 1 EA.



REFER TO CITY OF RIVERSIDE DRAWING R-2459
BENCHMARK G6-E
PK. NAIL AND TAG IN N. CB. OF ARLINGTON AVE. 1.5' W. OF THE W. CB. OF THE NORTHBOUND ON-RAMP TO THE RIVERSIDE FRWY. PD 739/76 EL. 858.755'

- GENERAL CONSTRUCTION NOTES:**
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF THE 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.
 - UTILITIES SHOWN ON THESE PLANS ARE CORRECT AND ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. HOWEVER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES, PUBLIC OR PRIVATE, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE OR REPAIR OR REPLACEMENT OF ANY UNDERGROUND FACILITIES DAMAGE BY HIS OPERATIONS.
 - THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), Phone # 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
 - THE CONTRACTOR SHALL RESTORE OR REPLACE IN KIND ALL EXISTING IMPROVEMENTS DISTURBED DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNS, PAVEMENT MARKINGS AND SIDEWALK.
 - 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 AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
 - STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED, AND SHALL BE OBTAINED AT THE PUBLIC WORKS COUNTER ON THE THIRD FLOOR OF CITY HALL.
 - 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 RESEARCHING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
 - CONTACT THE TRAFFIC SIGNAL MAINTENANCE (714) 351-6096 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION OF THE WORK PERFORMED. INSPECTION FEE FOR TRAFFIC SIGNAL MODIFICATIONS WILL BE AT THE RATE OF \$29.25 PER HOUR.



LOCATION MAP
SCALE: 1" = 500'

WATER DEPARTMENT
Richard J. Dinkel 2-27-91

ELECTRICAL DEPARTMENT
M. J. Tullis 2-15-91

Underground Service Alert
Call: TOLL FREE
1-800-422-4133

PALMER - NAMDAR ENGINEERING
5015 CANYON CREST DR.
SUITE 102
RIVERSIDE, CA 92507
(714) 682-9025
CERT. # 007667 EXP. 12-31-91

MARK REVISIONS APPR. DATE
DESIGNED BY M.P. DRAWN BY G.R.C. CHECKED BY R.G.P.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY DATE BY
PRINCIPAL ENGINEER 3/14/91
PARK DEPARTMENT 3/14/91
TRAFFIC DIVISION 3/14/91
CHIEF P.W. ENGINEER 3/15/91

APPROVED BY DATE BY
PUBLIC WORKS DIRECTOR 3/15/91

3551 ARLINGTON AVENUE
R-52-890
N'LY SIDE ARLINGTON AVENUE, E'LY OF MT. DIABLO AVENUE

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

ACCOUNT NO.
R-3215
SHEET 1 OF 1