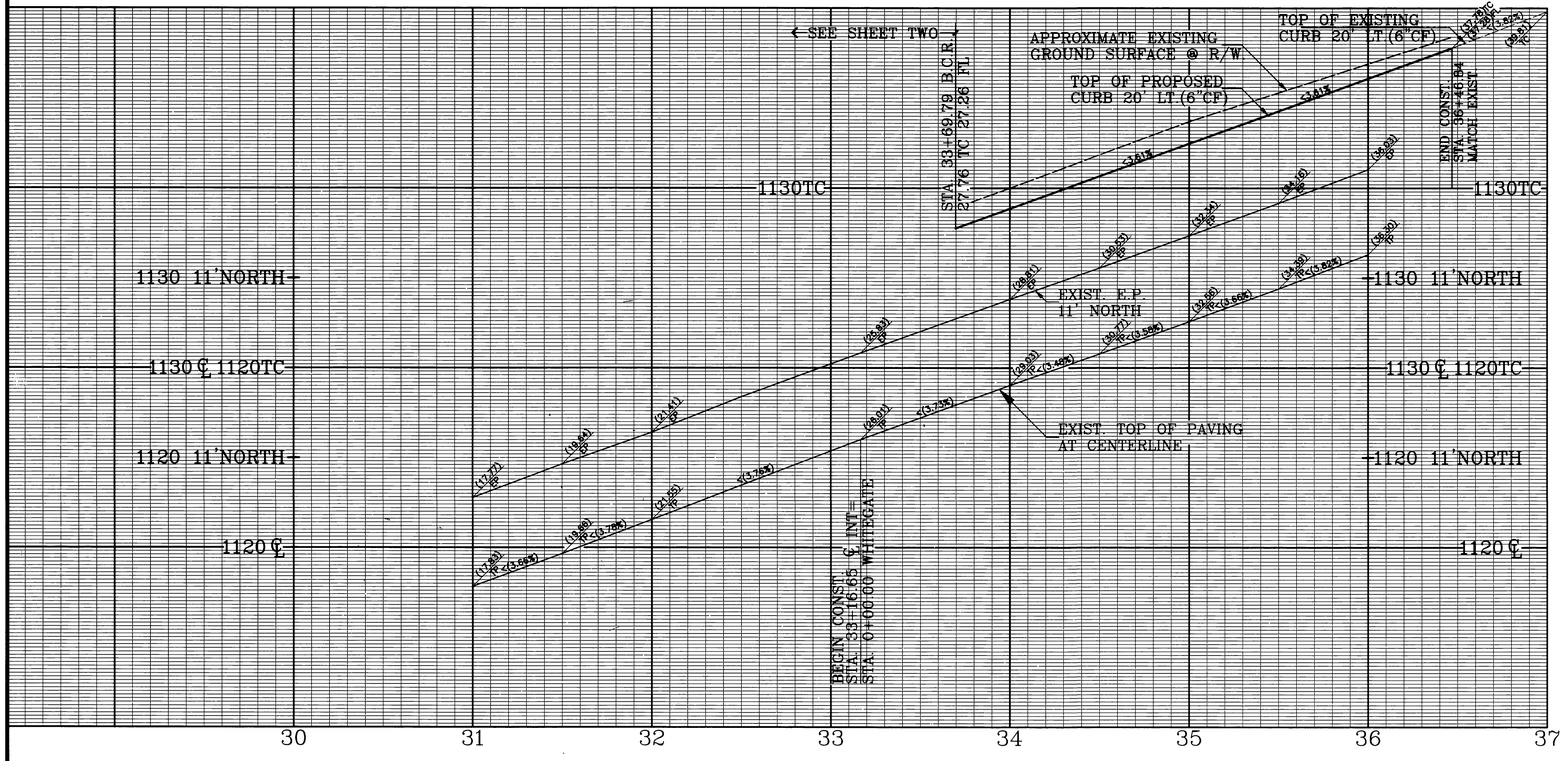


GENERAL NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.

2. 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.

3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS AND, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.

4. 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.

5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

6. 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.

7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

8. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.

9. SEE PUBLIC UTILITIES, ELECTRIC DIVISION, DWG. NO. UL5-694294 FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.

10. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.

11. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.

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

13. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.

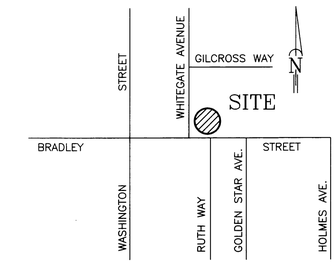
14. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.

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

16. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, 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.

17. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

18. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW TEN (10) WORKING DAYS FOR COMPLETION OF WORK. TELEPHONE (909) 351-6168.



LOCATION MAP

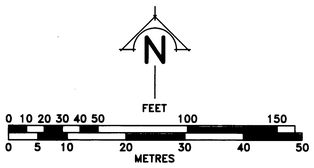
NO SCALE
THOMAS GUIDE PG. 715
GRID G-7

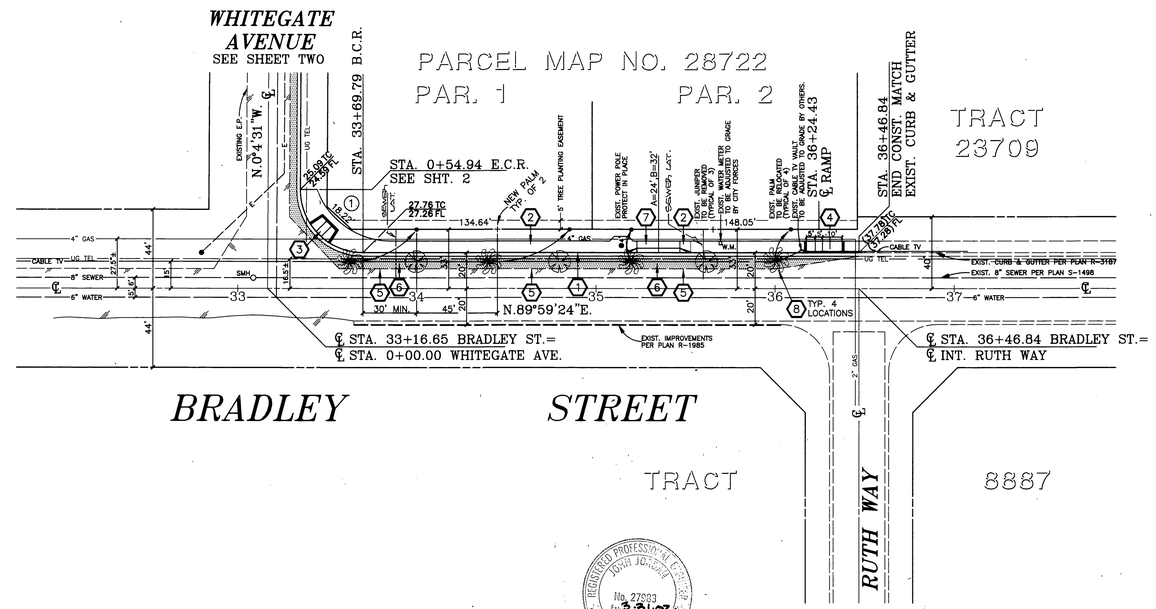
CURB RETURN DATA

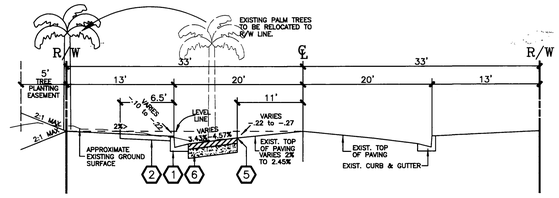
① R=35.00'
Δ=89°56'14"
L=54.94'
T=34.96'

CONSTRUCTION NOTES

1. CONSTRUCT 6" CONCRETE CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 "TYPE I".
2. CONSTRUCT 6' WIDE CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325.
3. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304 "TYPE I".
4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304 "TYPE II" (MODIFIED)
5. SAWCUT EXISTING EDGE OF PAVING TO A SMOOTH STRAIGHT LINE.
6. CONSTRUCT STRUCTURAL SECTION OF 4" OF ASPHALT PAVING OVER 10" OF CLASS II AGGREGATE BASE MATERIAL PER S.R. 1376, R=12.
7. CONSTRUCT CONCRETE DRIVE APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302 "TYPE CURB-I" (A & B AS SHOWN)
8. RELOCATE EXISTING PALM TREE PER CITY STANDARDS. CONTACT STREET TREE INSPECTOR @ (909) 351-6126 PRIOR TO DIGGING TREES.







TYPICAL SECTION
BRADLEY STREET
STA.33+69.61 TO STA.36+46.84
T.I.=6

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 025540, EXPIRES 7/2/2000

CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: Richard L. Brodsky 9/13/99 DATE	SOUTHERN CALIFORNIA GAS COMPANY APPROVED BY: 9-8-99 DATE	J.N. BEELER and associates LAND SURVEYING AND MAPPING 18845 VAN BUREN BLVD., SUITE 5C RIVERSIDE, CA. 92508 (909) 789-4434 FAX (909) 789-1712
CHARTER COMMUNICATIONS APPROVED BY: 9.9.99 DATE	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD AND UNDERGROUND APPROVED BY: 9-13-99 DATE	PACIFIC TELEPHONE COMPANY APPROVED BY: 9-9-99 DATE
		PLANS PREPARED UNDER THE SUPERVISION OF: DATE 8-26-99 R.C.E. 27983 EXP. 3/31/02

REGISTERED PROFESSIONAL ENGINEER JOHN JOANSEN No. 27983 Exp. 3-31-02 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE
DESIGNED BY WAYNE	DRAWN BY WAYNE	CHECKED BY J.N.B.	

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
	PRINCIPAL ENGINEER	12/16/99	
	PARKS DEPARTMENT	12/17/99	
	TRAFFIC DIVISION	12/17/99	
	P.W. ENGINEERING MANAGER	12/20/99	
	STREET SERVICES	12/20/99	

APPROVED BY R. Van Wagenen
PUBLIC WORKS DIRECTOR
DATE 12-21-99

STREET IMPROVEMENT PLAN
PARCEL MAP NO. 28722
BRADLEY STREET
STA. 30+50 TO STA. 36+46.06
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'

ACCOUNT NO. R-3290
SHEET ONE OF TWO
99-710-05

PC-4162-S

INDEXED 5-2-2000 GH

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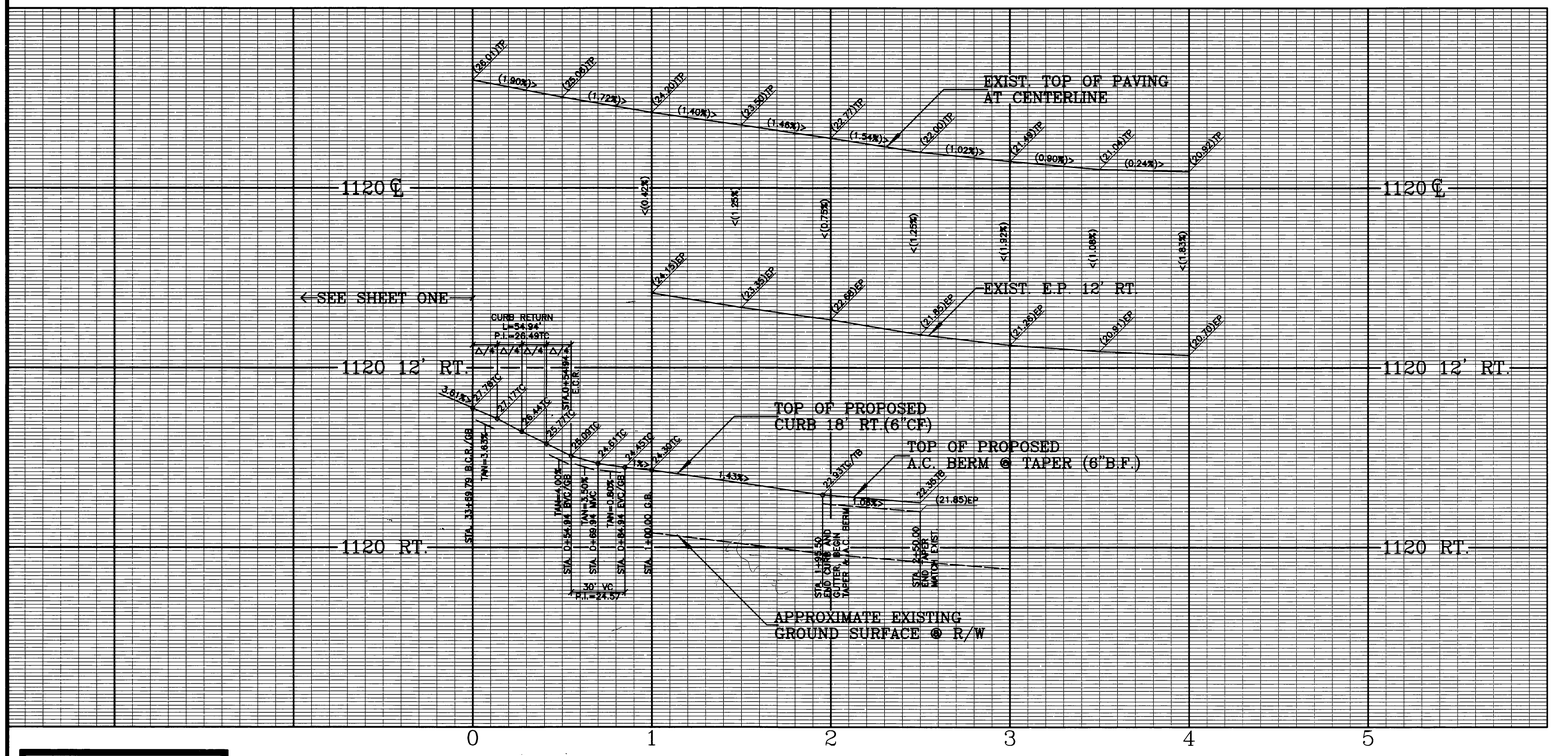
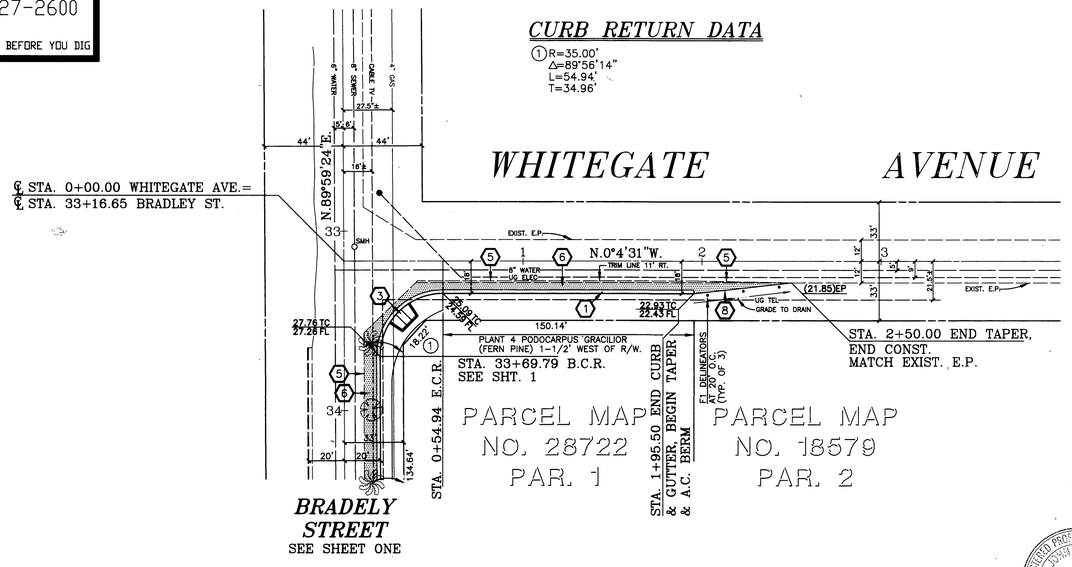
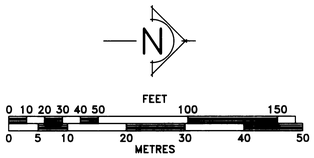


Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

CURB RETURN DATA

① R=35.00'
Δ=89°56'14"
L=54.94'
T=34.96'





GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
2. WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 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:
   - A. 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;
   - 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 END OF THE MAINTENANCE PERIOD, THE CONTRACTOR / DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS 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.
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
6. 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.
7. 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.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D.
BRADLEY	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	4' B.T.	45'	2
WHITEGATE	PODOCARPUS GRADILIOR / FERN PINE	15 GAL.	45'	3
BRADLEY	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	RELOCATE		4

CONSTRUCTION NOTES

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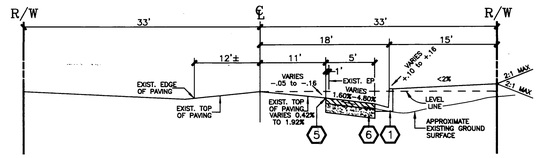
2. CONSTRUCT 6' WIDE CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325.
3. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304 "TYPE I".
4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304 "TYPE II" (MODIFIED)
5. SAWCUT EXISTING EDGE OF PAVING TO A SMOOTH STRAIGHT LINE.
6. CONSTRUCT STRUCTURAL SECTION OF 4" OF ASPHALT PAVING OVER 10" OF CLASS II AGGREGATE BASE MATERIAL PER S.R. 1376, R=12.
7. CONSTRUCT CONCRETE DRIVE APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302 "TYPE CURB-I" (A & B AS SHOWN)
8. CONSTRUCT 6" ASPHALT BERM PER CITY OF RIVERSIDE STANDARD DRAWING NO. 250 "TYPE I".



TYPICAL SECTION
WHITEGATE AVENUE
STA.0+00.00 TO STA.1+95.50
T.I.=6

PC-4162-S

REGISTERED PROFESSIONAL ENGINEER JOHN JOHNSON No. 27983 Exp. 3-31-02 CIVIL

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 025540, EXPIRES 7/2/2000

CITY OF RIVERSIDE WATER SYSTEM Richard L. Drobish APPROVED BY: DATE 9/13/99	SOUTHERN CALIFORNIA GAS COMPANY APPROVED BY: DATE 9-8-99	JN BEELER and associates LAND SURVEYING AND MAPPING 18845 VAN BUREN BLVD., SUITE 5C RIVERSIDE, CA. 92508 (909) 789-4434 FAX (909) 789-1712
CHARTER COMMUNICATIONS APPROVED BY: DATE 9-9-99	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD AND UNDERGROUND APPROVED BY: DATE 9-13-99	PACIFIC TELEPHONE COMPANY APPROVED BY: DATE 9-9-99
		PLANS PREPARED UNDER THE SUPERVISION OF: R.C.E. 27983 EXP. 3/31/02 DATE 8-26-99

MARK	REVISIONS	APPR.	DATE
DESIGNED BY WAYNE	DRAWN BY WAYNE	CHECKED BY J.N.B.	

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		11/24/99	
PARKS DEPARTMENT		11/24/99	
TRAFFIC DIVISION		12/1/99	
P.W. ENGINEERING MANAGER		12/14/99	
STREET SERVICES		12-20-99	

APPROVED BY
R. McGrath
PUBLIC WORKS DIRECTOR
DATE 12-21-99

STREET IMPROVEMENT PLAN
PARCEL MAP NO. 28722
WHITEGATE AVENUE
STA. 0+00 TO STA. 2+50.00
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'

ACCOUNT NO.
R-3290
SHEET TWO OF TWO
99-710-05

INDEXED 5-2-2000 GH

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