STREET IMPROVEMENTS PLAN
TITLE SHEET

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, 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 See Street Lighting Plans for quantity and location of required street lights

8 All flagged elevations shall be staked in the field by the private engineer

9 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

10 Construct driveway approaches per Standard Drawing 302 Exact size and location to be as shown and staked by the Private Engineer prior to construction of the curb and gutter

11 On all areas within 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

12 Final striping for traffic control and/or pavement marking to be the responsibility of the developer

13 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 been provided an inquiry identification number by U S A

14 Contractor is to verify existing sewer elevation prior to construction

15 Location of laterals to be determined I the field at the direction of the owner Avoid conflict with and/or existing facilities

16 No finished floor elevation shall be less than 6 above the upper manhole rim elevation of the sewer line segment being connected to without having a proper backwater valve installed in the lateral

17 In pavement overlay areas any distressed existing pavement shall be removed and replaced as directed by Inspector prior to overlaying with A C. paving

18 The contractor shall coordinate trenching for cable television with other trenching within the subdivision

19 All traffic signs shall be installed prior to opening the streets to traffic

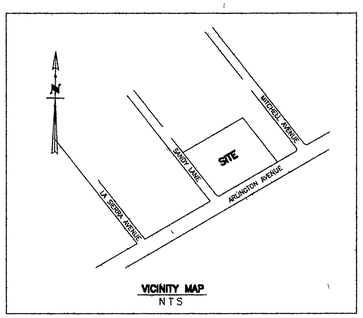
20 Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City Inspectors

LEGEND

F S	=	FINISH SURFACE
T C	=	TOP OF CURB
F L	=	FLOW LINE
F G	=	FINISH GRADE

NOTICE TO CONTRACTOR

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 THIS PLAN CALL UNDERGROUND SERVICE ALERT AT PH NO 1-800-227-2600 BEFORE COMMENCING EXCAVATION



VICINITY MAP
N T S

GENERAL NOTES FOR STREET TREE PLANTING:

1 All related work shall conform to the City of Riverside Park and Recreation Department Standards and the City of Riverside Street Tree Policies

2 When calling for inspection contact the Steet Tree Inspector a minimum of 48 hours in advanced 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

a After completion of final grading of the lots and when all utility services and sewer laterals have been marked but prior to digging plan pits All final street tree locations are to be spotted in a 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 the end of Maintenance Period, the Contractor/Developer shall calll the Street Tree Inspector at (909) 351-6126 for final acceptance inspection in order to be released from maintenance Developers bonds will not be accepted 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

5 Street Tree planting shall be as follows

Street Name	Botanical Name/Common Name	Min Size	Approx. Spacing	* Number Required
a Arlington Ave - Alternating Plantings of				
	Jacaranda Acutifolia/ Jacaranda	15 gal	90 o c	3 ea
	Magnolia Grandi Flora ' Majestic Beauty ' / Majestic Beauty Magnolia	24 Box	90 o c	3 ea.
b Sandy Lane	Prunus C Krauter Vesuvius/ Red Leafed Plum	15 gal	45' o c	5 ea
e				
f				

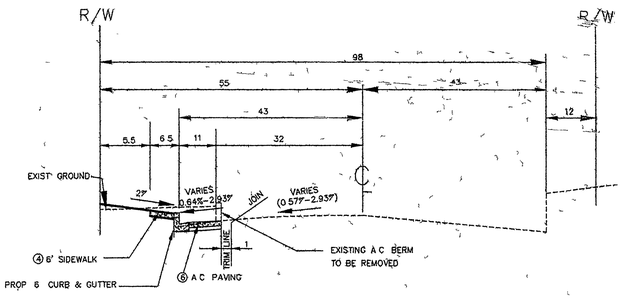
6 Both a " Street Tree Relocation/Removal Permit," as isued by the Park and Recreation Department and a ' Street Opening Permit " as issued by the Public Works Department are required prior to commencement of tree relocation and/or removal work For all existing tress within what will ultimatley be the 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 intrest of public safety and maintenance the Street Tree Inspector shall have the authority to revise the street tree quantatites and locations shown on approved plans based upon field conditions found at the time of installation of trees

CONSTRUCTION NOTES ESTIMATE OF QUANTITIES

ITEM	DESCRIPTION	QUANTITY
	ARLINGTON AVENUE	
1	CONST 8" CURB & GUTTER PER CITY OF RIVERSIDE STD #200	282 L F
2	CONST DRIVEWAY PER CITY STD #302	494 S F
3	CONST WHEELCHAIR RAMP PER CITY STD #304 (TYPE I)	1 EA
4	CONST 6 WIDE CURB SIDEWALK PER CITY STD #325	302 L F
5	CONST 8' A C BERM	24 L F
6	CONST 4 A C PAVEMENT OVER 6 5 CRUSHED AGG BASE PER S R. 1543 R=60	4468 S F
7	CONST UNDER SIDEWALK DRAIN PER CITY STD 411 W = PER PLAN	2 EA
	SANDY LANE	
1	CONST 6 CURB & GUTTER PER CITY OF RIVERSIDE STD #200	289 L F
2	CONST DRIVEWAY PER CITY STD #302	260 S F
4	CONST 6 WIDE CURB SIDEWALK PER CITY STD #325	269 L F
5	CONST 6 A C BERM	28 L F
6	CONST 2 5 A C PAVEMENT OVER 4" CRUSHED AGG BASE PER S R 1543, R=60	1434 S F
7	CONST UNDER SIDEWALK DRAIN PER CITY STD 411 W = 2 0	1 EA
8	CONST 5 WIDE P SIDEWALK PER CITY STD # 325	22 L F

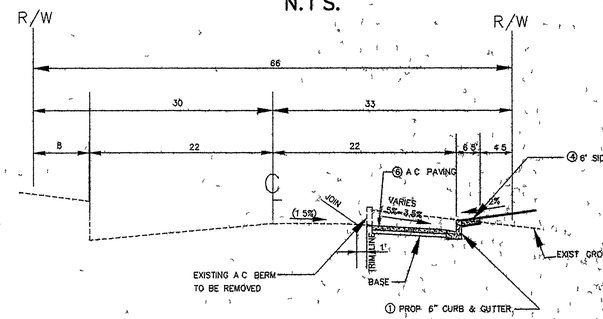


TYPICAL SECTION

FROM STA, 41+80.19 TO 45+38 28

ARLINGTON AVENUE T.I = 9.0

N.T.S.

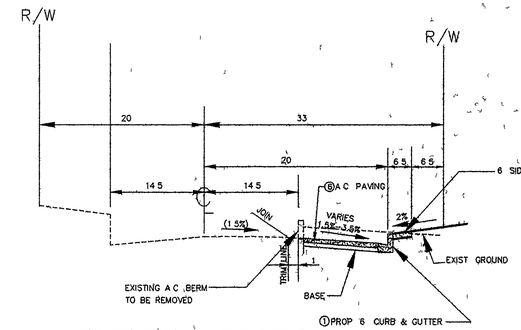


TYPICAL SECTION

FROM STA. 0+00 00 TO 0+88 30

SANDY LANE T.I. = 5.0

N.T.S.



TYPICAL SECTION

STA. 0+88.30 - 5+50.00

SANDY LANE T I = 5.0

N.T S

JAN 19 2000

PARKS DEPARTMENT

APPROVED BY DATE 12/16/99

BENCH MARK

POINT I D G2-D2

1-1/4 IRON PIPE IN A CAPPED WELL MONUMENT AT THE INTERSECTION OF MITCHELL AVENUE AND ARLINGTON AVENUE

ELEV = 800 374

CITY OF RIVERSIDE WATER SYSTEM
APPROVED BY DATE 12/10/99

CITY ELECTRIC DEPARTMENT
APPROVED BY DATE 12-10-99

RIVERSIDE TRANSPORTATION AUTHORITY
APPROVED BY DATE

REGISTERED PROFESSIONAL ENGINEER JOHN H. COLLISTER No. 12764 CIVIL STATE OF CALIFORNIA
EXPIRATION DATE 3-31-01

CITY BUSINESS TAX CERTIF NO 032781 EXP DATE 06/25/00

PLANS PREPARED BY
Loren Phillips & Associates, Inc
1930 S Brea Canyon Rd Suite #130
Diamond Bar Ca 91765
(909) 396-9636

JOHN H COLLISTER PREPARED BY
RCE No 12764
EXP 3/31/01
DATE 11/29/99

MARK	REVISIONS	APROV	DATE

DESIGNED BY L P DRAWN BY H S CHECKED BY J C

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

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

PUBLIC WORKS DIRECTOR
DATE 1-19-00

CU-035-989
SANDY LANE & ARLINGTON AVENUE
TITLE SHEET

SCALE NONE

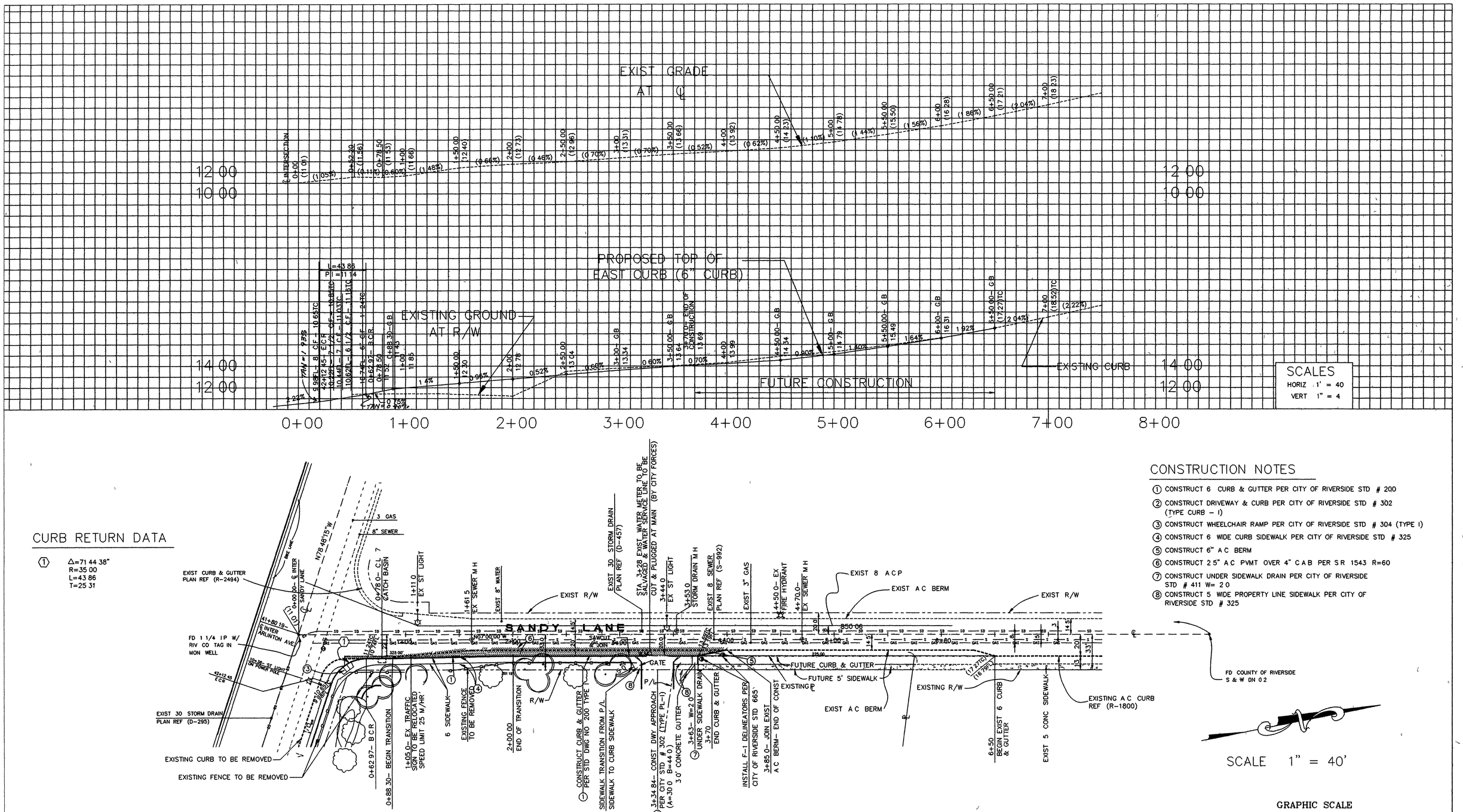
ACCOUNT NO.

R-3553

SHEET 1 OF 3

RC-4214-S

MISSING SHEET



BENCH MARK

POINT I D G2-D2

1-1/4 IRON PIPE IN A CAPPED WELL MONUMENT AT THE INTERSECTION OF MITCHELL AVENUE AND ARLINGTON AVENUE

ELEV = 800 374

CITY OF RIVERSIDE
WATER SYSTEM
Richard S Dahle 11/15/99
APPROVED DATE

CITY ELECTRIC DEPARTMENT
Michael A Traub 12 20 99
APPROVED BY DATE

RIVERSIDE TRANSPORTATION AUTHORITY
K Kraus 11/16/99
APPROVED BY DATE

REGISTERED PROFESSIONAL ENGINEER JOHN H COLLISTER No. 12764 CIVIL STATE OF CALIFORNIA
EXPIRATION DATE 3-31-01

PLANS PREPARED BY
Loren Phillips & Associates, Inc
1930 S Brea Canyon Rd Suite #130
Diamond Bar Ca 91765
(909) 396-9636
PREPARED BY JOHN H COLLISTER
RCE No 12764
DATE 11/10/99

DESIGNED BY L P DRAWN BY H S CHECKED BY J C

MARK	REVISIONS	APROV	DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY		
PRINCIPAL ENGINEER	12/16/99	
PARK DEPARTMENT	11/30/99	
TRAFFIC DIVISION	11/30/99	
P W ENGINEERING MANAGER	11/30/99	
STREET SERVICES	12/13/99	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 1-19 00

CU-035-989
SANDY LANE
STREET PLAN

HORIZ SCALE 1 = 40 VERT SCALE 1 = 4

ACCOUNT NO
R-3553
SHEET 3 OF 3

JAN 19 2000

PC-4214-S