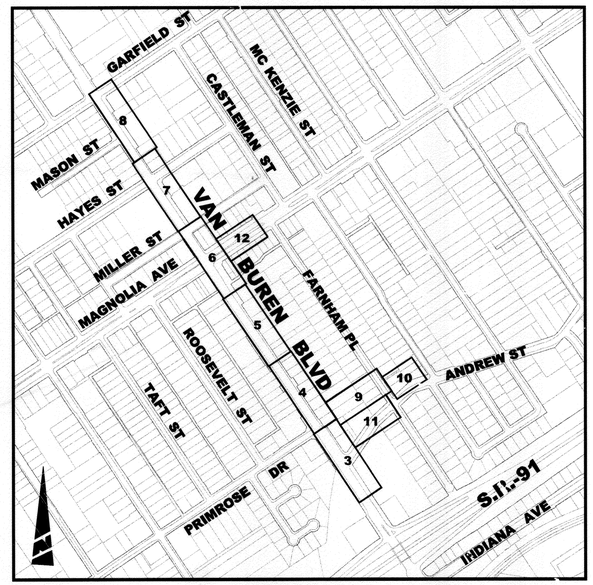
RIVERSIDE CITY OF RIVERSIDE CALIFORNIA

PUBLIC WORKS DEPARTMENT

VAN BUREN BLVD STREET IMPROVEMENTS (FROM ANDREW ST TO GARFIELD ST)

CONSTRUCTION NOTES:

- NUMBERS ABOVE 100 IN A HEXAGON ON THE PLAN REFER TO THE RESPECTIVE STANDARD DRAWING AND SHALL BE CONSTRUCTED ACCORDINGLY, UNLESS MODIFICATIONS ARE NOTED ON THE PLAN. ANY NUMBER SHOWN BELOW THE STANDARD DRAWING NUMBER INDICATES THE SPECIFIC ALTERNATE TO BE CONSTRUCTED.
- G1 — 5' WIDE AND 0.1' MIN DEPTH GRIND.
- G2 — 10' WIDE AND 0.1' MIN DEPTH GRIND.
- G3 — VARIABLE AREA GRIND TO A 0.1' MIN DEPTH.
- C S1 — CONSTRUCT STRUCTURAL SECTION OF 0.10 ARHM OVER 0.50' DGAC OVER 0.90' CRUSHED MISCELLANEOUS BASE (T.I.=10.5, R-VALUE=40)
- C S2 — CONSTRUCT STRUCTURAL SECTION OF 0.10 ARHM OVER 0.15' DGAC OVER 0.50' CRUSHED MISCELLANEAOUS BASE (T.I.=5, R-VALUE=40)
- C S3 — CONSTRUCT STRUCTURAL SECTION OF 0.10 ARHM OVER 0.23' DGAC OVER 0.67' CRUSHED MISCELLANEAOUS BASE (T.I.=5, R-VALUE=40)
- C S4 — CONSTRUCT STRUCTURAL SECTION OF 0.50' PCC WITH WIRE MESH REINFORCEMENT OVER 0.67' CRUSHED MISCELLANEOUS BASE (T.I.=5, R-VALUE=40)
- OL — OVERLAY EXISTING PAVEMENT WITH VARIABLE THICKNESS ARHM (0.1' MIN).
- ADJ MH — ADJUST MANHOLE COVER TO GRADE.
- ADJ GV — ADJUST WATER GATE VALVE COVER TO GRADE
- ADJ CO — ADJUST SEWER CLEANOUT TO GRADE
- ADJ WM — ADJUST WATER METER BOX TO GRADE
- ADJ ETS — ADJUST GAS ETS VALVE COVER TO GRADE
- REM ? — REMOVE EXISTING FACILITY. DESCRIPTION FOR ? AS FOLLOWS: PH=PHONE, LGT=LIGHT, FNC=FENCE, HB=HOSE BIBB, SGN=SIGN TR=TREE, AL=ALARM, SP=STAND PIPE, BB=BASKETBALL POLE, CK=CLOCK BASE (TO BE SALVAGED PER THE SPECIAL PROVISIONS)
- 325 — CONSTRUCT SIDEWALK PER CITY STANDARD 325 (WIDTH PER PLAN). CONSTRUCT TO EXISTING WIDTH WHEN JOINING EXISTING.
- PIP — PROTECT IN PLACE (DESCRIPTION PER PLAN).
- 220 M — MODIFICATION: CONSTRUCT 1/2 CROSS GUTTER ACROSS BUS BAY (1/2 WIDTH PER PLAN). REMAINING HALF OF CROSS GUTTER WILL BE CONSTRUCTED TO STRAIGHT GRADE FROM CROSS GUTTER FLOWLINE TO BUS BAY CURB FLOWLINE. ALSO, TRANSITION FLOWLINE FROM BOTH RETURNS TO PROPOSED FLOWLINE LOCATED 4' FROM EP.
- 200 T6 — CONSTRUCT CURB ONLY PER STANDARD, HOWEVER HEIGHT SHALL ONLY BE 6". FLOWLINE ELEVATION SHALL MATCH EXISTING WHEN JOINING EXISITNG.
- 1 — PROPOSED LANDSCAPED AREA. SEE PLANS FOR PARKWAY LANDSCAPE AREA DIMENSIONS (FROM CURB FACE WHEN ADJACENT TO CURB). SEE LANDSCAPE PLANS FOR LANDSCAPE/IRRIGATION LAYOUT INFORMATION AND MEDIAN LANDSCAPE DIMENSIONS (WIDTH VARIES PER PLANS HERON).
- 2 — CONTRUCT STAMPED CONCRETE WITHIN MEDIANS. SEE LANDSCAPE PLANS FOR TYPICAL MEDIAN LAYOUT DESIGN. AMOUNT OF STAMPED CONCRETE PER MEDIAN VARIES.
- 3 — CONSTRUCT SIDEWALK TO CREATE 4' X 4' PLANTER FOR PROPOSED TREE (STATION PER PLAN). SEE LANDSCAPE PLANS FOR TREE PLANTING.
- 4 — REMOVE ALL EXISTING PAVEMENT BETWEEN STA 0+10 TO APPROXIMATELY STA 19+60. REMOVE EXISTING PAVEMENT EASTERLY OF THE PROPOSED MEDIANS BETWEEN STA 24+40 TO STA 29+60. ALL OTHER EXISTING IMPROVEMENT W'LY OF ALL PROPOSED MEDIANS SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE INDICATED ON ANY RESPECTIVE PLAN. ALL EXISTING IMPROVEMENTS E'LY OF ALL PROPOSED MEDIANS SHALL BE REMOVED AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS AS SHOWN ON THE RESPECTIVE IMPROVEMENT PLANS.
- 5 — REMOVE PORTION OF THE EXISTING STORM DRAIN SYSTEM TO CONTRUCT NEW STORM DRAIN FACILITIES. ALL EXISTING PIPE AND STRUCTURES SHALL BE REMOVED WITHIN THE LIMITS OF THE PROPOSED STORM DRAIN IMPROVEMENTS
- 6 — CONSTRUCT NEW 15" RCP STORM DRAIN LINE PER PLAN & PROFILE SHOWN ON SHEET 12.
- 7 — STRIPE PARKING LOTS AND ALLEY AS SHOWN ON PLANS, ADHEARING TO ALL ADA REQUIREMENTS WHEN APPLICABLE, INCLUDING SIGNAGE.
- 8 — RECONSTRUCT PORTION OF EXISTING PAVEMENT BEYOND RIGHT OF WAY LINE (DISTANCE PER PLAN).
- 9 — PARKING LIGHT POLE AND FIXTURE (INLCUDES UNDGERGROUND ELECTRICAL WIRING AS NECESSARY PROPER AND POWER SERVICE)
- 10 — RECONSTRUCT SOUTHERLY FIRE STATION DRIVEWAY. STRAIGHT GRADE BETWEEN DRIVEWAY JOIN LOCATIONS. PROTECT IN PLACE REMAINING.
- 11 — CONSTRUCT 2' WIDE CONCRETE GUTTER WITH 5% GRADE TOWARD SWALE FLOWLINE (0.05' DIFFERENCE). FLOWLINE LOCATED ALONG CURB FLOWLINE WHERE APPLICABLE (CURB GUTTER SHALL BE MODIFIED TO 1' WIDTH AS WELL). EDGE OF GUTTER LOCATED ADJACENT TO WALL WHERE APPLICABLE. GUTTER TO BE 8" THICK OVER COMPACTED NATIVE
- 12 — JOIN EXISTING E'LY DRIVEWAY BC AND EXTEND EXISTING CURB TO THE RIGHT OF WAY. CONTINUE CURB W'LY ALONG THE RIGHT OF WAY LINE. TO THE EDGE OF THE PARKING STALLS. EDGE OF PARKING STALLS SHALL ALIGN WITH EXISTING BUILDING FACE. SEE LANDSCAPE PLANS FOR PROPOSED PLANTING WITH LANDSCAPED AREA.
- 13 — RECONSTRUCT PAVEMENT WITH CONCRETE PAVEMENT TO THE EXISTING ELEVATIONS. MODIFY GRADES ADJACENT TO DRIVEWAYS TO PROVIDE 5% MAX.
- 14 — ADJUST HEIGHT OF CURB AS NECESSARY TO OBTAIN ELEVATION SHOWN ON THE PLAN WHILE MAINTAINING THE EXISTING ELEVATION ON THE ADJACENT PARCEL.
- 15 — INSTALL FLAG POLE AND FIRE STATION MONUMENT SIGN (BOTH WITH FOUNDATIONS)
- 16 — INSTALL WROUGHT IRON GATE WITHIN WALL OPENING. PROPOSED GATES AND WALLS TO CONSTRUCTED PERPENDICULAR TO EXISTING BUILDING. ALIGN WALL WITH EXISTING WALL WHEN APPLICABLE. SIZE OF GATE PER PLAN.
- 17 — 6' HIGH CONCRETE BLOCK CONSTRUCT WALL AROUND FIRE STATION SO THAT BASE OF WALL IS AT 2% MIN ABOVE TOP OF CURB, UNLESS OTHERWISE INDICATED WITH DIFFERENT ELEVATIONS OR NOTES.
- 18 — INSTALL BROOKS PRODUCTS 1212T6 CATCH BASIN WITH STEEL GRATE, OR EQUAL AS APPROVED BY THE ENGINEER. BOX TO BE PLACED ON 3" THICK MIN CONCRETE OVER COMPACTED NATIVE. CONNECT 4" SCH40 PVC CURB OUTLET FROM THE BOX TO THE CURB (INVERT PER PLAN). TOP OF 3" THICK CONCRETE SHALL BE PLACED AT THE PIPE INVERT ELEVATION IN THE BOX. ADJUST WALL FOOTING AS NECESSARY TO CONSTRUCT WALL AROUND CURB OUTLET PIPE.
- 19 — RECONSTRUCT EXISTING DRIVEWAY AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
- 20 — REMOVE EXISTING WALL.
- 21 — REMOVE EXISTING TREE (CLASS PER PLAN)
- 22 — REMOVE, RELOCATE AND/OR DISPOSE SIGN AT THE DIRECTION OF THE ENGINEER.
- 23 — RELOCATE/RECONSTRUCT MONUMENT SIGN INCLUDING ALL NECESSARY ELECTRICAL WIRING AND PROPERLY RECONNECT.
- 24 — RELOCATE/MODIFY EXISTING IRRIGATION SYSTEMS AS NECESSARY TO CONSTRUCT THE PROPOSED STREET AND LANDSCAPE IMPROVEMENTS.
- 25 — CONSTRUCT CURB RETURNS AS SHOWN PER PLAN HOWEVER, CONSTRUCT THE EP PER THE SEPARATE CURVE DATA PROVIDE GUTTER WIDTH WILL VARY (2' MIN)
- 26 — CONSTRUCT MEDIAN CURB SO THAT THE FLOWLINE GRADE IS ABOVE THE EXISTING EP JOIN AT 1% MIN (OVERLAY AS NECESSARY)
- 27 — RECONSTRUCT DAMAGED OR REPLACE MISSING SIDEWALK. AREA SHALL BE MARKED IN THE FIELD BY THE ENGINEER. (AMOUNT PER PLAN)
- 28 — RECONSTRUCT DAMAGED DRIVEWAY. AREA SHALL BE MARKED IN THE FIELD BY THE ENGINEER. (AMOUNT PER PLAN)
- 29 — REMOVE EXISTING DRIVEWAY AND REPLACE WITH CURB, GUTTER, AND SIDEWALK, OR LANDSCAPE.
- 30 — REMOVE AND REPLACE EXISTING CURB AND GUTTER
- 31 — REMOVE PIPE RISER WITH LIGHT FIXTURE AND PROPERLY TERMINATE UNDERGROUND WIRING



LOCATION/INDEX MAP
NTS

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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

STREET LIGHTING PLANS
15.060131-3 SHEET INDEX:

SHEET NO.	DESCRIPTION
1	TITLE SHEET, VICINITY MAP, NOTES, ABBREVIATIONS, SYMBOLS & INSTALLATION SCHEDULE
2-6	STREET LIGHTING PLANS
7-9	PEDESTRIAN & HOLIDAY LIGHTING PLAN
10	LIGHTING DETAILS

OVERHEAD TO UNDERGROUND PLANS
U5.050013-2 SHEET INDEX:

SHEET NO.	DESCRIPTION
1	TITLE SHEET, VICINITY MAP, NOTES, ABBREVIATIONS AND SYMBOLS
2	REMOVAL & INSTALLATION SCHEDULES
3-7	OVERHEAD ELECTRICAL CONSTRUCTION PLAN
8-9	SCHEMATIC DIAGRAM

GENERAL NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE STANDARD DRAWINGS AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2003 EDITION.
2. ALL ELEVATIONS SHOWN IN THE PLAN VIEW SHALL BE STAKED IN THE FIELD, EXCEPT FOR ELEVATIONS SHOWN IN PARENTHESIS WHICH DENOTE EXISTING GRADES.
3. CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE SHOWN ON THE PLAN.
4. EXISTING UTILITIES SHOWN ON THE PLANS, ARE PLOTTED FROM UTILITY RECORDS THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UTILITIES WHETHER OR NOT SHOWN ON THESE PLANS.

STRIPING IMPROVEMENT PLANS
XL-465 SHEET INDEX:

SHEET NO.	DESCRIPTION
1	VAN BUREN BLVD (STA 0+00 TO 23+00)
2	VAN BUREN BLVD (STA 23+00 TO 35+00)

CHARTER COMMUNICATIONS PLANS
SHEETS 1-5 CONDUIT CONSTRUCTION

TIME WARNER PLAN 6261UG
SHEETS 1-5 CONDUIT CONSTRUCTION

TRAFFIC SIGNAL PLANS
X-259, X-308C, X-282, X-481B:

PLAN NO.	DESCRIPTION
X-259	SIGNAL INSTALLATION FOR VAN BUREN BLVD @ ANDREW ST
X-308C	SIGNAL MODIFICATION FOR VAN BUREN BLVD @ MAGNOLIA AVE
X-282	SIGNAL INSTALLATION FOR VAN BUREN BLVD @ HAYES ST
X-481B	SIGNAL MODIFICATION FOR VAN BUREN BLVD @ GARFIELD ST

AT&T PLANS LB (28) 1522T
SHEETS 1-5 CONDUIT CONSTRUCTION

CONSTRUCTION NOTES (CONTINUED):

- 32 — REMOVE AND RECONSTRUCT EXISTING FENCES AND GATES AT THE RIGHT OF WAY LINE AND DRIVEWAYS TO PROVIDE ADEQUATE ACCESS (TYPE PER PLAN). CUT EXISTING FENCES LOCATED ONLY ON PROPERTY LINES AT THE RIGHT OF WAY LINE AND ADD POSTS AS NECESSARY.
- 33 — REMOVE BOLLARD
- 34 — REMOVED DEBRIS FROM ALL EXISTING CURB AND GUTTER TO REMAIN (ALL AREAS TYPICAL)
- 35 — RELOCATE BUS BENCH
- 36 — RELOCATE PRIVATE PARKING LOT LIGHT POLE AND FIXTURE INLCUDING ALL NECESSARY UNDERGROUND WIRING.
- 37 — RELOCATE FIRE STATION WASH LINE RISER AROUND CORNER NEAR DOOR.
- 38 — CONSTRUCT 6' WALL TO CREATE 6' X 5' TRASH ENLCOSURE WITH CONCRETE SURFACE FLUSH WITH ADJACENT DRIVEWAY. REMOVE EXISTING LANDSCAPE AND ADJUST IRRIGATION. (CONCRETE INCLUDED IN QUANTITY FOR SIDEWALK)
- 39 — REMOVE 3' WALL WITH WROUGHT IRON FENCE AND RECONSTRUCT WITH 6' SOLID WALL TO R/W
- 40 — REMOVE EXISTING CURB, STREET, ETC AS NECESSARY TO OBTAIN DRAINAGE FROM EXISTING PARKWAY TO PROPOSED STREET CURB.
- E1 — PROPOSED CITY OF RIVERSIDE ELECTRICAL FACILITY (SEE ELECTRICAL PLANS)
- E2 — PROPOSED CITY OF RIVERSIDE LIGHTING FACILITY (SEE STREET LIGHTING PLANS)
- E3 — PROPOSED TRENCH LINE FOR RIVERSIDE PUBLIC UTILITIES, SBC, AND CHARTER IMPROVEMENTS (SEE UNDERGROUND ELECTRIC, STREET LIGHTING, SBC AND CHARTER PLANS).
- E4 — EXISTING ELECTRIC FACILITY TO BE MODIFIED (SEE ELECTRIC PLANS)
- T1 — PROPOSED TRAFFIC FACILITY (SEE TRAFFIC SIGNAL PLANS)
- T2 — EXISTING TRAFFIC FACILITY SYSTEM TO BE MODIFIED (SEE TRAFFIC SIGNAL PLANS)
- W1 — PROPOSED WATER MAIN (SEE WATER IMPROVEMENT PLANS)
- W2 — PROPOSED WATER FACILITY (SEE WATER IMPROVEMENT PLANS)
- W3 — EXISTING WATER FACILITY TO BE MODIFIED (SEE WATER IMPROVEMENT PLANS)
- W4 — 2" IRRIGATION LATERAL AND 1-1/2" WATER METER TO BE CONSTRUCTED BY CITY FORCES (SEE LANDSCAPE IMPROVEMENT PLANS FOR EXACT LOCATION)
- W5 — CONNECT TO EXISTING LATERAL (BEHIND THE METER) AND EXTEND LANDSCAPE LATERAL WITH ALL NECESSARY SLEEVING TOWARD PROPOSED FIRE STATION IRRIGATION FACILITIES. (SEE LANDSCAPE IMPROVEMENT PLANS)
- L — PROPOSED IRRIGATION FACILITIES AS PART OF THE PROPOSED LANDSCAPE IMPROVEMENTS (SEE LANDSCAPE IMPROVEMENT PLANS)
- GS — EXISTING GAS FACILITY TO BE MODIFIED BY SO CAL GAS.
- CAB — EXISTING CABLE FACILITY TO BE ADJUSTED TO GRADE OR RELOCATED IF NECESSARY BY CABLE COMPANY.
- △ 41 — CONSTRUCT STAMPED ASPHALT CONCRETE CROSSWALK USING "STREETPRINT PAVEMENT TEXTURING" DEVELOPED BY INTEGRATED PAVEMENT CONCEPS, INC. OR CITY APPROVED EQUAL. OUTSIDE 12" BORDER TO BE WHITE COLOR INSIDE 12' CROSSWALK TO BE RED COLOR. STAMP PATTERN TO BE DETERMINED BY ENGINEER

STREET IMPROVEMENT PLANS
R-3924 SHEET INDEX:

SHEET NO.	DESCRIPTION
1	TITLE SHEET & NOTES
2	TYPICAL SECTIONS, CURVE DATA, LEGEND
3	VAN BUREN BLVD STREET IMPROVEMENTS (STA 0+00 TO STA 5+00)
4	VAN BUREN BLVD STREET IMPROVEMENTS (STA 5+00 TO STA 11+00)
5	VAN BUREN BLVD STREET IMPROVEMENTS (STA 11+00 TO STA 17+00)
6	VAN BUREN BLVD STREET IMPROVEMENTS (STA 17+00 TO STA 23+00)
7	VAN BUREN BLVD STREET IMPROVEMENTS (STA 23+00 TO STA 29+00)
8	VAN BUREN BLVD STREET IMPROVEMENTS (STA 29+00 TO STA 35+00)
9	PROPOSED ANDREW STREET REALIGNMENT (STA 51+20 TO STA 55+00)
10	PROPOSED ANDREW STREET REALIGNMENT (STA 55+50 TO STA 58+00)
11	EXISTING ANDREW STREET MODIFICATIONS (STA 41+26 TO STA 44+00)
12	MAGNOLIA AVENUE & ALLEY MODIFICATIONS, AND LINE A STORM DRAIN IMPROVEMENTS

LANDSCAPE IMPROVEMENT PLANS
R-3924L SHEET INDEX:

SHEET NO.	DESCRIPTION
L1	TITLE SHEET, LANDSCAPING, IRRIGATION, AND CONSTRUCTION NOTES
L2	VAN BUREN BOULEVARD LANDSCAPE IMPROVEMENTS (STA 0+00 TO STA 11+00)
L3	VAN BUREN BOULEVARD LANDSCAPE IMPROVEMENTS (STA 11+00 TO STA 23+00)
L4	VAN BUREN BOULEVARD LANDSCAPE IMPROVEMENTS (STA 23+00 TO STA 35+00)
L5	ANDREW STREET LANDSCAPE IMPROVEMENTS (FIRE STATION ONLY)
L6	LANDSCAPE & IRRIGATION LEGENDS, AND LANDSCAPE DETAILS
L7	IRRIGATION DETAILS

WATER IMPROVEMENT PLANS
D5-0604396 SHEET INDEX:

SHEET NO.	DESCRIPTION
1	TITLE SHEET, LOCATION & VICINITY MAP, & INDEX
2	CONSTRUCTION NOTES, GENERAL NOTES, & ABBERVIATIONS
3	12" MAIN REPLACEMENT (STA. 9+78.03 TO STA. 14+27.78)
4	12" MAIN REPLACEMENT (STA. 14+27.78 TO STA. 20+27.78)
5	12" MAIN REPLACEMENT (STA. 20+27.78 TO STA. 26+27.78)
6	12" MAIN REPLACEMENT (STA. 26+72.22 TO STA. 31+27.78)
7	12" MAIN REPLACEMENT (STA. 31+27.78 TO STA. 37+27.78)
8	12" MAIN REPLACEMENT (STA. 37+27.78 TO STA. 43+04.27)
9	SYSTEM CONNECTION DETAILS
10	SYSTEM CONNECTION DETAILS

ENGINEER IN RESPONSIBLE CHARGE
PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

MARK	REVISIONS	APPR.	DATE
△	ADDED CONSTRUCTION NOTE 41	PH	7/3/06

DESIGNED BY FL DRAWN BY FL CHECKED BY PH

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	PH	5/15/06
CONSTRUCTION ADMIN.	[illegible]	5/19/06
SURVEYOR	[illegible]	5/15/06
STREET SERVICES	[illegible]	5/18/06
TRAFFIC ENGINEER	[illegible]	5/16/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BLVD STREET IMPROVEMENTS
(FROM ANDREW STREET TO GARFIELD STREET)
TITLE SHEET & NOTES
HORIZ. SCALE: N/A VERT. SCALE: N/A

ACCT. NO. 91-1430214-440302
R-3924
SHEET 1 OF 12
FILE NO.

INDEXED 10-24-06 PH

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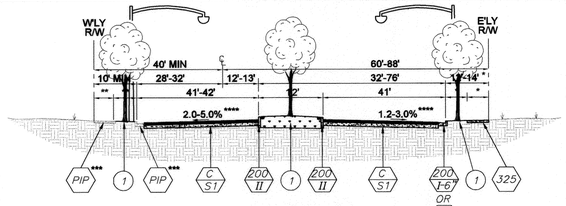


NOTE: LOCATION OF ITEMS TO BE CONSTRUCTED VARY. SEE PLAN FOR SPECIFIC LOCATIONS.

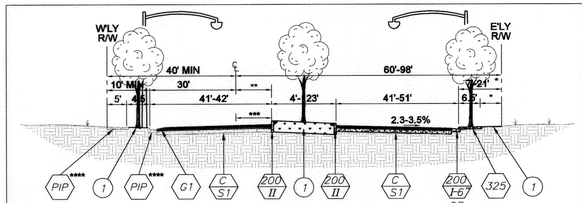
VAN BUREN BLVD
SCALE: NTS
(0+00 - 19+50)
(T.I.=10.5, R-VALUE=40)

* PARKWAY CRITERIA VARIES. LANDSCAPED WIDTH GENERALLY MEASURES 6' TO 7' AND THE SIDEWALK WIDTH GENERALY MEASURES 5.5' to 6'. PARKWAY WIDTH WILL MEASURE UP TO 28' WHERE THE IMPROVEMENTS JOIN EXISTING NEAR ANDREW STREET AND WILL REDUCE TO 7' NEAR STATION 18+00. THE LANDSCAPE AREA WILL NOT BE CONSTRUCTED BETWEEN STATIONS 16+07 AND 27+45. SIDEWALK WILL BE CONSTRUCTED WITH TREE WELLS WITHIN THESE LIMITS.

** THE PARKWAY DIMENSIONS VARY, HOWEVER THE PARKWAY WIDTH GENERALLY MEASURES 3.5' AND THE SIDEWALK WIDTH GENERALLY MEASURES 5.5'. THE LANDSCAPE AREA WILL NOT BE CONSTRUCTED BETWEEN STATIONS 16+07 AND 27+45. SIDEWALK TO BE CONSTRUCTED WITHIN THESE LIMITS WILL REQUIRE TREE WELLS.

*** THE WESTERLY PARKWAY WILL GENERALY BE PROTECTED IN PLACE. HOWEVER, SPECIFIC AREAS WILL CALL FOR THE REMOVAL AND REPLACEMENT OF CURB, GUTTER AND SIDEWALK. SOME LANDSCAPED AREAS WILL BE REMOVED AND REPLACED.

**** THE CONSTRUCTION OF NEW PAVEMENT WILL REQUIRE LARGER CROSS-SLOPES WHEN JOINING EXISTING PAVEMENT



NOTE: LOCATION OF ITEMS TO BE CONSTRUCTED VARY. SEE PLAN FOR SPECIFIC LOCATIONS.

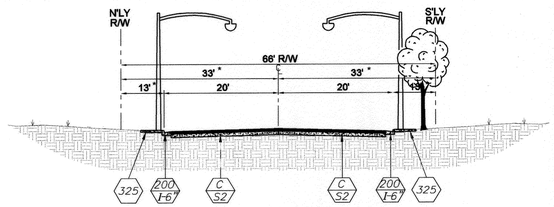
VAN BUREN BLVD
SCALE: NTS
(20+50 - 33+50)
(T.I.=10.5, R-VALUE=40)

* PARKWAY CRITERIA VARIES. LANDSCAPED WIDTH GENERALLY MEASURES 3.5'. THE LANDSCAPE AREA WILL NOT BE CONSTRUCTED BETWEEN STATIONS 16+07 AND 27+45. SIDEWALK WILL BE CONSTRUCTED WITH TREE WELLS WITHIN THESE LIMITS. PARKWAY WIDTH INCREASES TO 21' NEAR MAGNOLIA AVE DUE TO THE BUS BAY CONSTRUCTION. THE PARKWAY WIDTH DECREASE TO 7' TO PROTECT IN PLACE AN EXISTING STRUCTURE.

** THE CURB LOCATION WILL VARY FROM CENTERLINE DUE TO THE TRANSITIONING NATURE OF THE PROPOSED ROADWAY TO MATCH THE EXISTING ROADWAY AT THE GARFIELD ST INTERSECTION. THE LOCATION OF THE LEFT EDGE OF MEDIAN VARIES FROM 6' LEFT OF CENTERLINE TO 12' RIGHT OF CENTERLINE.

*** THE EXISTING PAVEMENT LEFT OF THE MEDIAN SHALL BE PROTECTED IN PLACE AND OVERLAYED WITH VARIABLE THICKNESS DGAC. THE VARIABLE OVERLAY RIGHT OF THE EXISTING PAVEMENT CROWN SHALL BE PLACED TO PROVIDE DRAINAGE AWAY FROM THE MEDIAN CURB TOWARD THE EXISTING W'LY CURB AND GUTTER @ 1% MINIMUM.

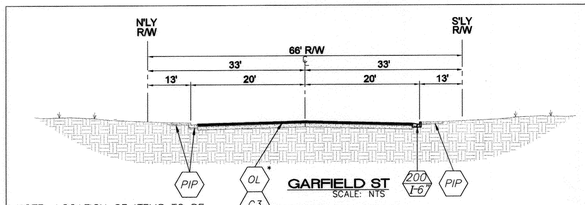
**** THE WESTERLY PARKWAY WILL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED TO REMOVE AND REPLACE EXISTING CURB, GUTTER, OR SIDEWALK. THE MAJORITY OF THE LANDSCAPED AREA WILL BE REMOVED AND REPLACED.



NOTE: LOCATION OF ITEMS TO BE CONSTRUCTED VARY. SEE PLAN FOR SPECIFIC LOCATIONS.

PROPOSED ANDREW ST
SCALE: NTS
(STA 51+00 - 58+00)
(T.I.=5, R-VALUE=40)

* THE GENARAL RIGHT OF WAY DIMENSIONS WITHIN THIS SECTION IS 33' FROM CENTERLINE. HOWEVER, THE MAJORITY OF THE ROADWAY CONSTRUCTED WILL HAVE VARIABLE RIGHT OF WAY DIMENSIONS (33' MIN).



NOTE: LOCATION OF ITEMS TO BE CONSTRUCTED VARY. SEE PLAN FOR SPECIFIC LOCATIONS.

GARFIELD ST
SCALE: NTS
(STA 90+50 - 91+25)
(T.I.=5, R-VALUE=40)

* A PORTION OF THIS ROADWAY WILL BE RECONSTRUCTED ADJACENT TO THE INTERSECTION. HOWEVER, THE MAJORITY OF THE ROADWAY WILL HAVE A VARIABLE GRIND AND A VARIABLE OVERLAY TO OBTAIN THE EVEVATIONS SHOWN ON THE PLAN.

"TYPICAL CROSS-SECTIONS"

CURVE DATA TABLE

◇	DELTA	RADIUS	LENGTH	TANGENT	REMARK
1	25°01'05"	165.00	72.05	36.61	E'LY VAN BUREN BLVD CURB
2	25°00'00"	175.00	76.36	38.80	E'LY VAN BUREN BLVD CURB
3	90°07'47"	35.00	55.06	35.08	PRIMROSE DR CURB RETURN
4	89°44'17"	35.00	54.82	34.84	PRIMROSE DR CURB RETURN
5	90°00'26"	35.00	54.98	35.00	PROP ANDREW ST CURB RETURN
6	89°59'34"	35.00	54.97	35.00	PROP ANDREW ST CURB RETURN
7	4°58'12"	1300.00	112.76	56.42	E'LY VAN BUREN BLVD CURB
8	4°58'12"	1300.00	112.76	56.42	E'LY VAN BUREN BLVD CURB
9	146°51'13"	2.00	5.13	6.72	MEDIAN NOSE
10	10°39'28"	60.00	11.16	5.60	MEDIAN NOSE
11	43°48'15"	5.00	3.82	2.01	MEDIAN NOSE
12	4°58'12"	1341.00	116.32	58.20	RIGHT EDGE OF MEDIAN
13	3°28'40"	1259.00	76.42	38.22	RIGHT EDGE OF MEDIAN
14	15°31'42"	163.00	44.18	22.22	RIGHT EDGE OF MEDIAN
15	14°02'10"	163.00	39.93	20.07	RIGHT EDGE OF MEDIAN
16	89°51'13"	35.00	54.89	34.91	MAGNOLIA AVE CURB RETURN
17	90°00'57"	35.00	54.99	35.01	MAGNOLIA AVE CURB RETURN
18	104°14'51"	35.00	63.68	45.00	MAGNOLIA AVE CURB RETURN
19	14°14'06"	50.00	12.42	6.24	E'LY BUS BAY CURB
20	14°14'06"	50.00	12.42	6.24	E'LY BUS BAY CURB
21	104°10'01"	35.00	63.63	44.93	MILLER ST CURB RETURN
22	90°01'09"	35.00	54.99	35.01	MILLER ST CURB RETURN
23	13°21'10"	177.00	41.25	20.72	LEFT EDGE OF MEDIAN
24	13°21'10"	177.00	41.25	20.72	LEFT EDGE OF MEDIAN
25	8°36'44"	300.00	45.09	22.59	RIGHT EDGE OF MEDIAN
26	6°37'11"	300.00	34.66	17.35	RIGHT EDGE OF MEDIAN
27	178°00'27"	2.80	8.70	161.01	MEDIAN NOSE
28	1°59'33"	4017.00	139.70	69.86	E'LY VAN BUREN BLVD CURB
29	92°11'13"	35.00	56.31	36.36	HAYES ST CURB RETURN
30	87°50'56"	35.00	53.66	33.71	HAYES ST CURB RETURN
31	14°02'10"	100.00	24.50	12.31	LEFT EDGE OF MEDIAN
32	14°02'10"	100.00	24.50	12.31	LEFT EDGE OF MEDIAN
33	142°57'19"	2.00	4.99	5.97	MEDIAN NOSE
34	12°08'21"	60.00	12.71	6.38	MEDIAN NOSE
35	49°11'02"	5.00	4.29	2.29	MEDIAN NOSE
36	9°27'44"	180.00	29.73	14.90	LEFT EDGE OF MEDIAN
37	9°51'06"	180.00	30.95	15.51	LEFT EDGE OF MEDIAN
38	1°36'11"	1188.00	33.24	16.62	LEFT EDGE OF MEDIAN
39	9°09'02"	180.00	28.75	14.40	RIGHT EDGE OF MEDIAN
40	9°59'47"	180.00	31.40	15.74	RIGHT EDGE OF MEDIAN
41	1°08'48"	4022.00	80.49	40.24	RIGHT EDGE OF MEDIAN
42	1°59'33"	3971.00	138.10	69.06	E'LY VAN BUREN BLVD CURB
43	90°00'30"	35.00	54.98	35.01	GARFIELD ST CURB RETURN
44	18°55'07"	420.00	138.68	69.98	N'LY PROP ANDREW ST CURB
45	18°55'07"	380.00	125.47	63.31	S'LY PROP ANDREW ST CURB
46	108°38'57"	27.00	51.20	37.61	FARNHAM ST CURB RETURN
47	71°57'42"	27.00	33.91	19.60	FARNHAM ST CURB RETURN
48	71°02'45"	27.00	33.48	19.28	FARNHAM ST CURB RETURN
49	108°55'13"	27.00	51.33	37.80	FARNHAM ST CURB RETURN
50	3°37'25"	380.00	24.03	12.02	N'LY PROPOSED ANDREW ST CURB
51	3°37'25"	420.00	26.56	13.29	S'LY PROPOSED ANDREW ST CURB
52	14°59'56"	113.00	29.58	14.88	N'LY EXISTING ANDREW ST CURB
53	209°59'52"	38.00	139.28	141.83	EXISTING ANDREW ST CUL-DE-SAC
54	14°59'56"	113.00	29.58	14.88	S'LY EXISTING ANDREW ST CURB
55	8°01'13"	200.00	28.00	14.02	S'LY EXISTING ANDREW ST CURB
56	90°00'43"	37.00	58.13	37.01	MAGNOLIA AVE EP RETURN
57	68°20'14"	27.00	32.20	18.33	EXISTING ANDREW ST CURB RETURN
58	111°39'35"	15.00	29.23	22.10	EXISTING ANDREW ST CURB RETURN
59	18°55'07"	400.00	132.08	66.64	EXISTING ANDREW ST CURB RETURN

NOTE: SEE PLANS FOR LOCATIONS

EXISTING TOPOGRAPHY:

- SANITARY SEWER M.H.
- STORM DRAIN M.H.
- WATER GATE VALE
- ELECTRIC M.H.
- TELEPHONE M.H.
- WATER METER
- FIRE HYDRANT
- IRRIGATION BOX
- BLOW-OFF VALVE
- TRAFFIC SIGN
- POWER POLE
- GUY ANCHOR
- STREET LIGHT ON MAST ARM
- EXISTING UTILITY RISER
- PALM TREE
- MISC. TREE
- EXIST BUILDING
- TOP OF SLOPE
- TOE OF SLOPE
- DIRECTION OF DRAINAGE FLOW
- EDGE OF PAVEMENT
- EXISTING TREE LINE
- EXISTING FENCE
- EXISTING WALL
- EXISTING SIGNS

CONSTRUCTION LEGEND:

- CONSTRUCT STRUCTURAL SECTION OF ARHM OVER DGAC OVER CRUSHED MISCELLANEOUS BASE (DESCRIPTION PER PLAN).
- OVERLAY EXISTING PAVEMENT WITH VARIABLE THICKNESS ARHM (0.10' MIN.).
- CONSTRUCT PCC CONCRETE (DESCRIPTION PER PLAN)
- GRIND AND OVERLAY EXISTING PAVEMENT WITH VARIABLE THICKNESS ARHM (0.10' MIN.).
- PROPOSED CATCH BASIN, CONNECTING PIPE, AND TRENCH LINE LIMITS (DESCRIPTION PER PLAN)
- PROPOSED JUNCTION STRUCTURE, CONNECTING PIPE AND TRENCH LINE LIMITS (DESCRIPTION PER PLAN)
- PROPOSED UNDERGROUND UTILITY STRUCTURES (SEE ELECTRICAL DRAWINGS)
- PROPOSED SPLIT FACE BLOCK WALL
- AC PAVING SIDEWALK BEHIND CURB
- PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS)
- CONSTRUCT RECREATIONAL TRAIL
- PROPOSED WHEELCHAIR RAMP WITH SCORING (SEE PLAN FOR TYPE)
- PROPOSED WHITE VINYL RECREATIONAL TRAIL FENCE WITH MOW CURB
- PROPOSED WROUGHT IRON FENCE WITH MASONRY PILASTERS AND LANDSCAPE HEDGE PER DETAIL SHOWN ON SHEET 15.
- PROPOSED TRAFFIC FACILITIES (SEE TRAFFIC SIGNAL PLANS)
- STREET CENTERLINE
- STREET R/W OR PRIVATE PROPERTY LINE
- EASEMENT LINE
- (960) EXISTING CONTOUR
- 960 PROPOSED CONTOUR
- (8"W) TYPICAL EXISTING UTILITY (SEE PLAN FOR VARIOUS UTILITIES)

(54.76)	EXISTING SPOT ELEVATION	STA	STREET STATION
54.76	PROPOSED SPOT ELEVATION	PI	POINT OF INTERSECTION
TC	TOP OF CURB	V.C.	VERTICAL CURVE
EP	EDGE OF PAVEMENT	BVC	BEGIN VERTICAL CURVE
FL	FLOWLINE	EVC	END VERTICAL CURVE
FS	FINISHED SURFACE	G_1	GRADE INTO VERTICAL CURVE
CL	CENTERLINE	G_2	GRADE OUT OF VERTICAL CURVE
GB	GRADE BREAK	APN	ASSESSORS PARCEL NUMBER
AC	ASPHALT CONCRETE	RCP	REINFORCED CONCRETE PIPE
PCC	PORTLAND CONCRETE CEMENT	N'LY	NORTHERLY
C&G	CURB AND GUTTER	S'LY	SOUTHERLY
R/W	RIGHT OF WAY	E'LY	EASTERLY
		W'LY	WESTERLY

ENGINEER IN RESPONSIBLE CHARGE
PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

MARK	REVISIONS	APPR.	DATE

DESIGNED BY FL DRAWN BY FL CHECKED BY PH

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		5/15/06
CONSTRUCTION ADMIN.		5/19/06
SURVEYOR		5/15/06
STREET SERVICES		5/18/06
TRAFFIC ENGINEER		5/16/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BLVD
STREET IMPROVEMENTS
(FROM ANDREW STREET TO GARFIELD STREET)
TYPICAL SECTIONS, CURVE DATA, LEGEND
HORIZ. SCALE: N/A VERT. SCALE: N/A

ACCT. NO. 951443021 4-440302
R-3924
SHEET 2 OF 12
FILE 1

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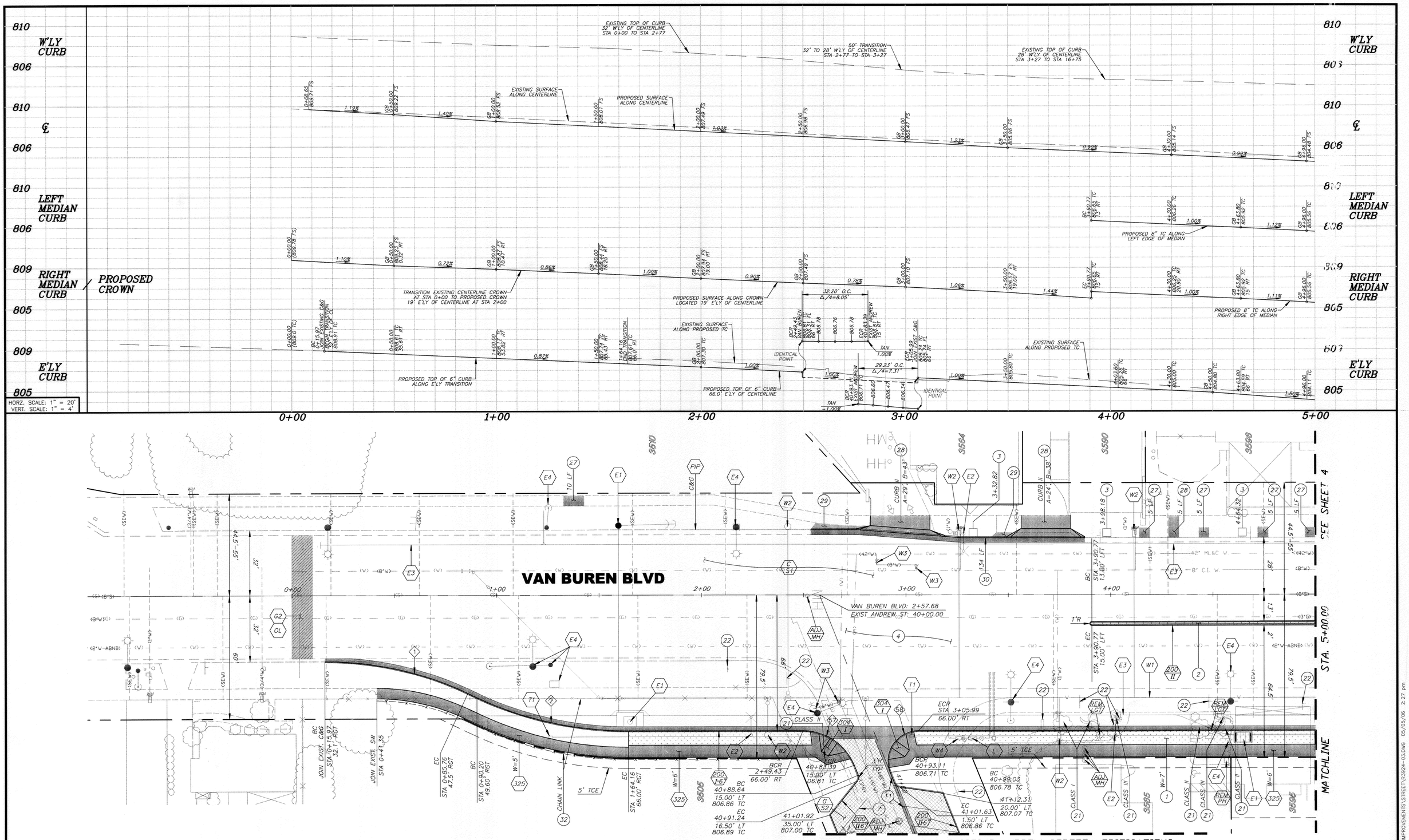
INDEXED 10-24-06 HH



GRAPHIC SCALE

20 0 20 40 60

BENCHMARK F4-D3

P.K. NAIL AND CITY ENGINEER TAG IN THE MOST EASTERLY CURB RETURN OF VAN BUREN BLVD AND GARFIELD STREET.

ELEVATION: 771.483

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

REGISTERED PROFESSIONAL ENGINEER PHILIP L. HANNAWI No. 44747 Exp. 3-31-2008 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY F.L. DRAWN BY F.L. CHECKED BY P.H.

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	PH	5/15/06
CONSTRUCTION ADMIN.	DB	5/19/06
SURVEYOR	CS	5/15/06
STREET SERVICES	DD	5/15/06
TRAFFIC ENGINEER	SL	5/16/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BLVD STREET IMPROVEMENTS
(FROM ANDREW STREET TO GARFIELD STREET)

STA 0+00 TO STA 5+00

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

ACCT. NO. 4430214-440302

R-3924

SHEET 3 OF 12

FILE NO.

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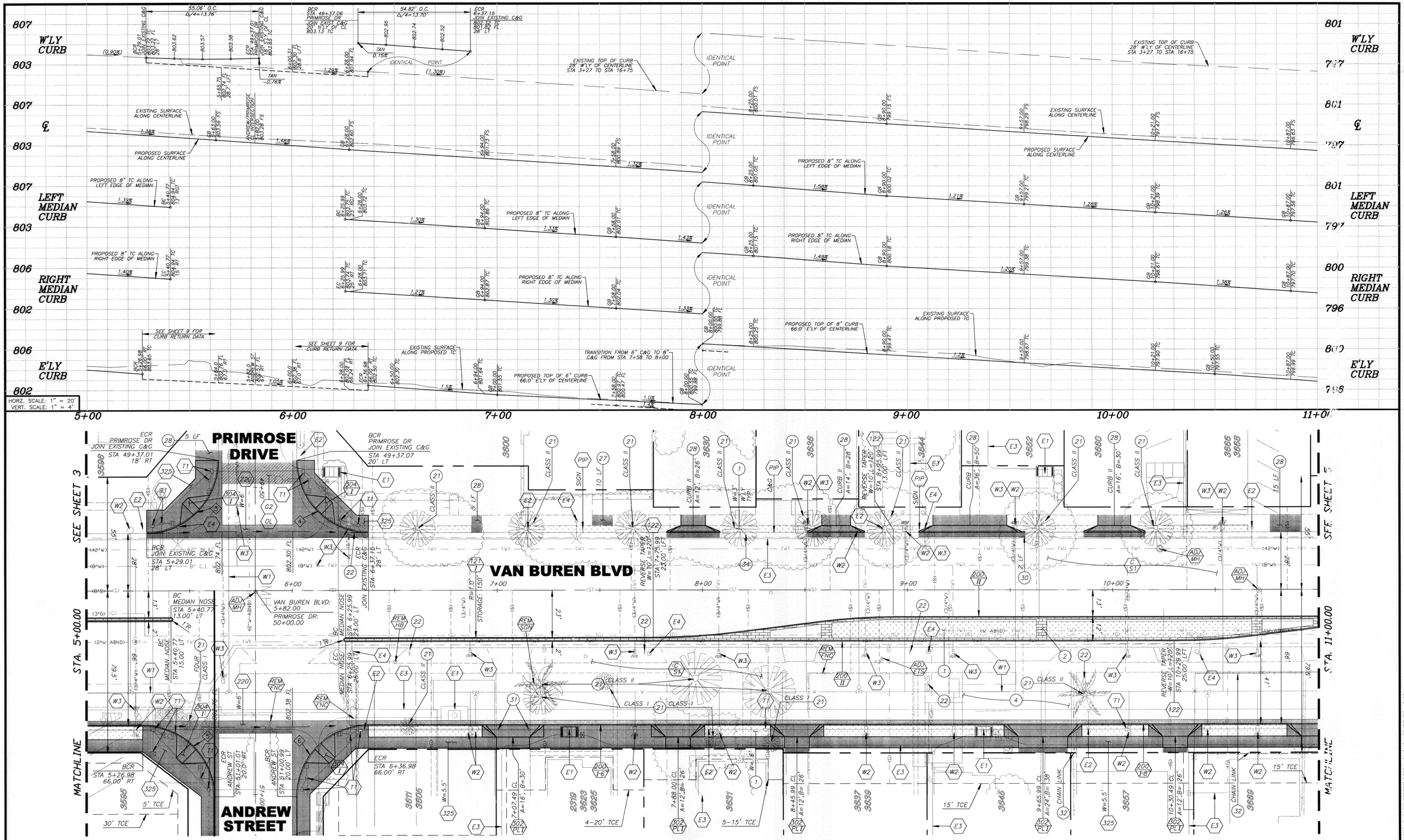

GRAPHIC SCALE

BENCHMARK F4-D3

P.K. NAIL AND CITY ENGINEER TAG IN THE MOST EASTERLY CURB RETURN OF VAN BUREN BLVD AND GARFIELD STREET.

ELEVATION: 771.483

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

REGISTERED PROFESSIONAL ENGINEER PHILIP L. HANNAWI No. 44747 Exp. 3-31-2008 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY FL DRAWN BY FL CHECKED BY PH

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	PH	5/15/06
CONSTRUCTION ADMIN.	[illegible]	5/19/06
SURVEYOR	CS	5/15/06
STREET SERVICES	[illegible]	5/19/06
TRAFFIC ENGINEER	SC	5/16/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BLVD STREET IMPROVEMENTS
(FROM ANDREW STREET TO GARFIELD STREET)

STA 5+00 TO STA 11+00

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=8'

ACCT. NO. 9514430214-440302

R-3924

SHEET 4 OF 12

FILE NO.

INDEXED 10-24-06 LH

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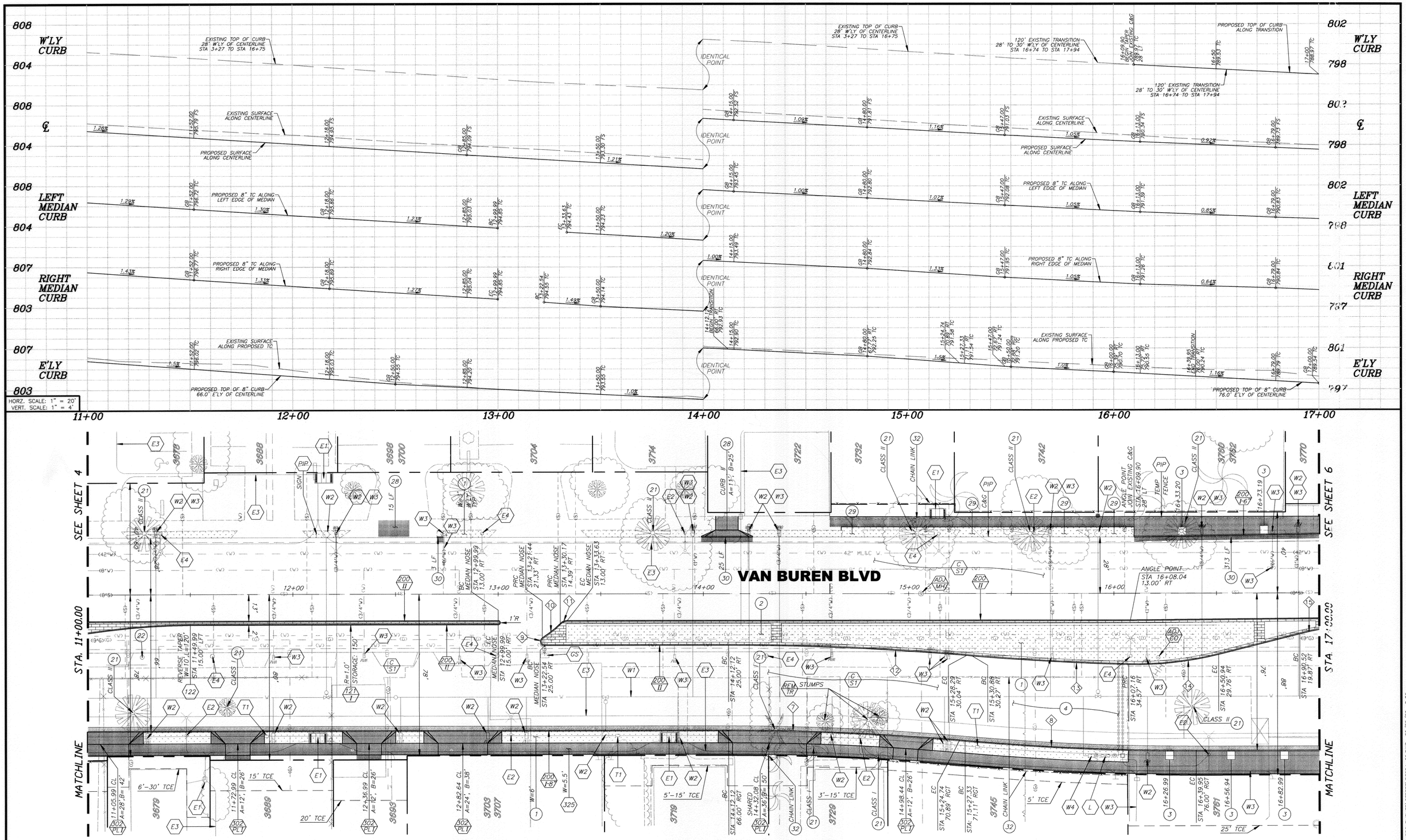

BENCHMARK F4-D3

P.K. NAIL AND CITY ENGINEER TAG IN THE MOST EASTERLY CURB RETURN OF VAN BUREN BLVD AND GARFIELD STREET.

ELEVATION: 771.483

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

REGISTERED PROFESSIONAL ENGINEER PHILIP L. HANNAWI No. 44747 Exp. 3-31-2008 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY FL DRAWN BY FL CHECKED BY PH

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		5/15/06
CONSTRUCTION ADMIN.		5/19/06
SURVEYOR		5/15/06
STREET SERVICES		5/15/06
TRAFFIC ENGINEER		5/16/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BLVD STREET IMPROVEMENTS
(FROM ANDREW STREET TO GARFIELD STREET)

STA 11+00 TO STA 17+00

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=8'

ACCT. NO. 951443021 4-440302

R-3924

SHEET 5 OF 12

FILE 4

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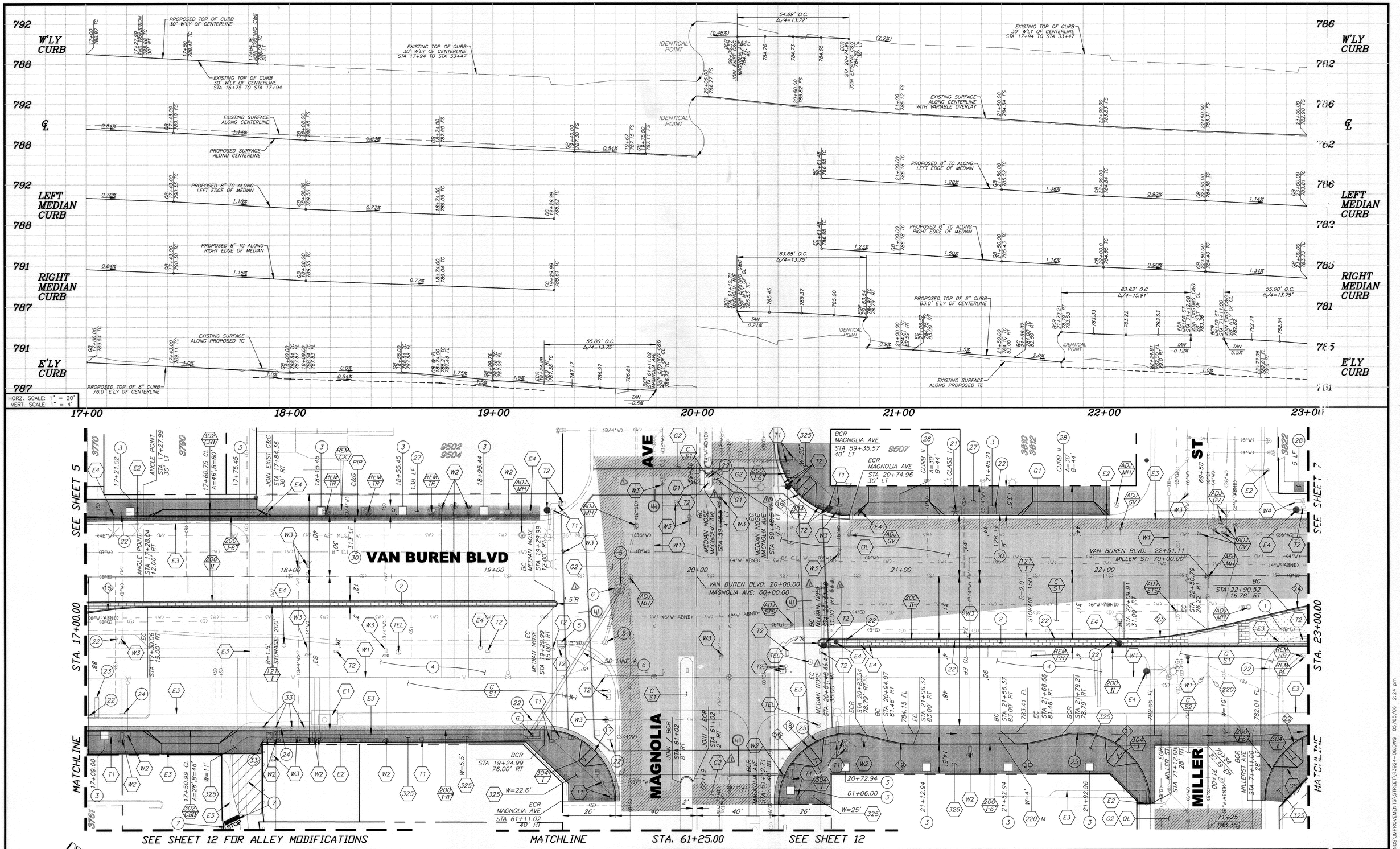

GRAPHIC SCALE

20 0 20 40 60

BENCHMARK F4-D3

P.K. NAIL AND CITY ENGINEER TAG IN THE MOST EASTERLY CURB RETURN OF VAN BUREN BLVD AND GARFIELD STREET.

ELEVATION: 771.483

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

REGISTERED PROFESSIONAL ENGINEER PHILIP L. HANNAWI No. 44747 Exp. 3-31-2008 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE
1	ADDED DECORATIVE ASPHALT CROSSWALKS	PH	7/5/06

DESIGNED BY F.L. DRAWN BY F.L. CHECKED BY P.H.

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	PH	5/15/06
CONSTRUCTION ADMIN.	RK	5/19/06
SURVEYOR	CS	5/18/06
STREET SERVICES	BW	5/19/06
TRAFFIC ENGINEER	SL	5/18/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BLVD STREET IMPROVEMENTS
(FROM ANDREW STREET TO GARFIELD STREET)

STA 17+00 TO STA 23+00

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=8'

ACCT. NO. 951430214-440302

R-3924

SHEET 6 OF 12

FILE NO

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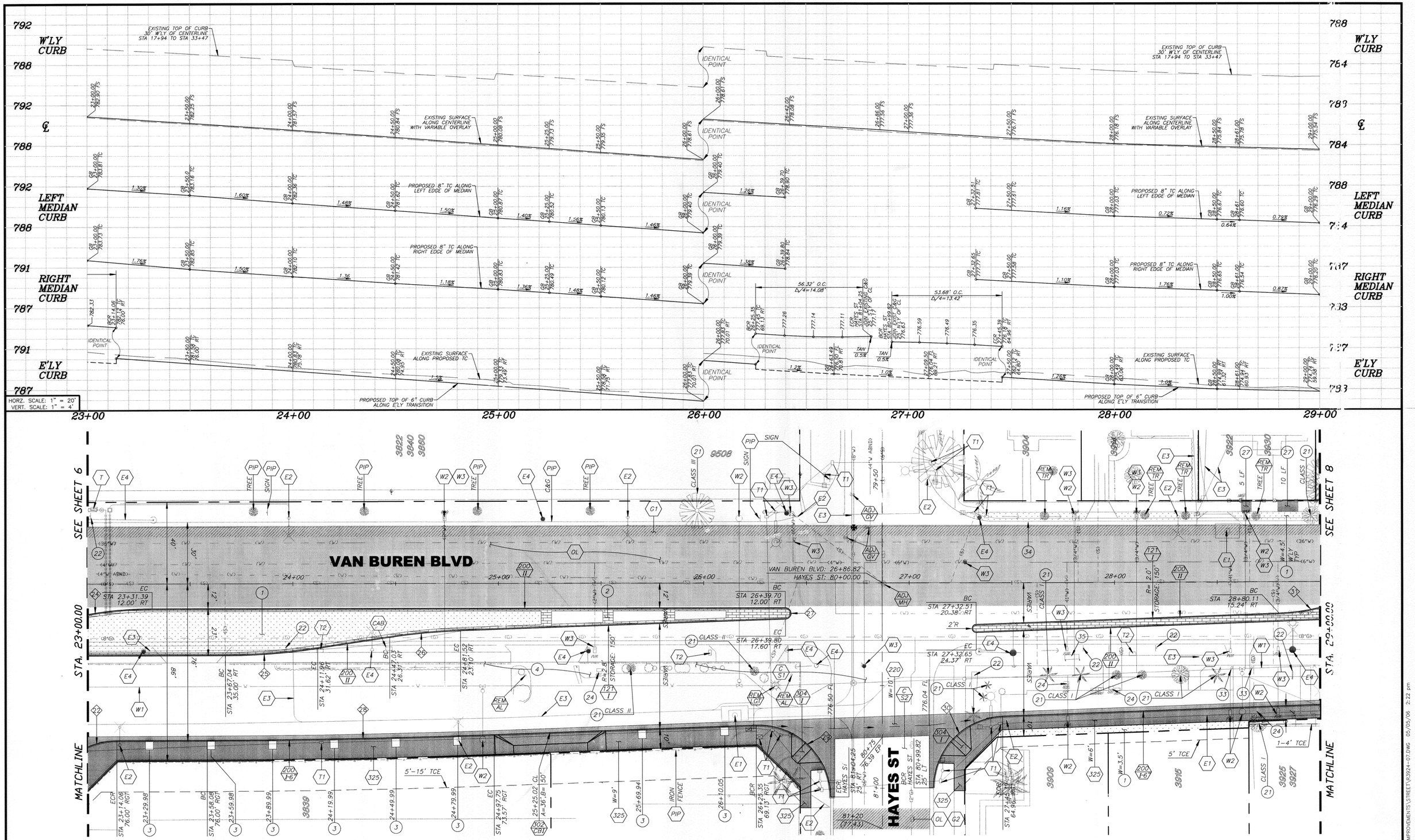
INDEXED 10-24-06 PH



BENCHMARK F4-D3

P.K. NAIL AND CITY ENGINEER TAG IN THE MOST EASTERLY CURB RETURN OF VAN BUREN BLVD AND GARFIELD STREET.

ELEVATION: 771.483

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

REGISTERED PROFESSIONAL ENGINEER PHILIP L. HANNAWI No. 44747 Exp. 3-31-2008 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY FL DRAWN BY FL CHECKED BY PH

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		5/15/06
CONSTRUCTION ADMIN.		5/19/06
SURVEYOR		5/15/06
STREET SERVICES		5/18/06
TRAFFIC ENGINEER		5/16/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
CITY ENGINEER
DATE 5/18/06

VAN BUREN BLVD STREET IMPROVEMENTS
(FROM ANDREW STREET TO GARFIELD STREET)

STA 23+00 TO STA 29+00

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=8'

ACCT. NO. 5144430214-440302

R-3924

SHEET 7 OF 12

FILE NO.

INDEXED 10-24-06

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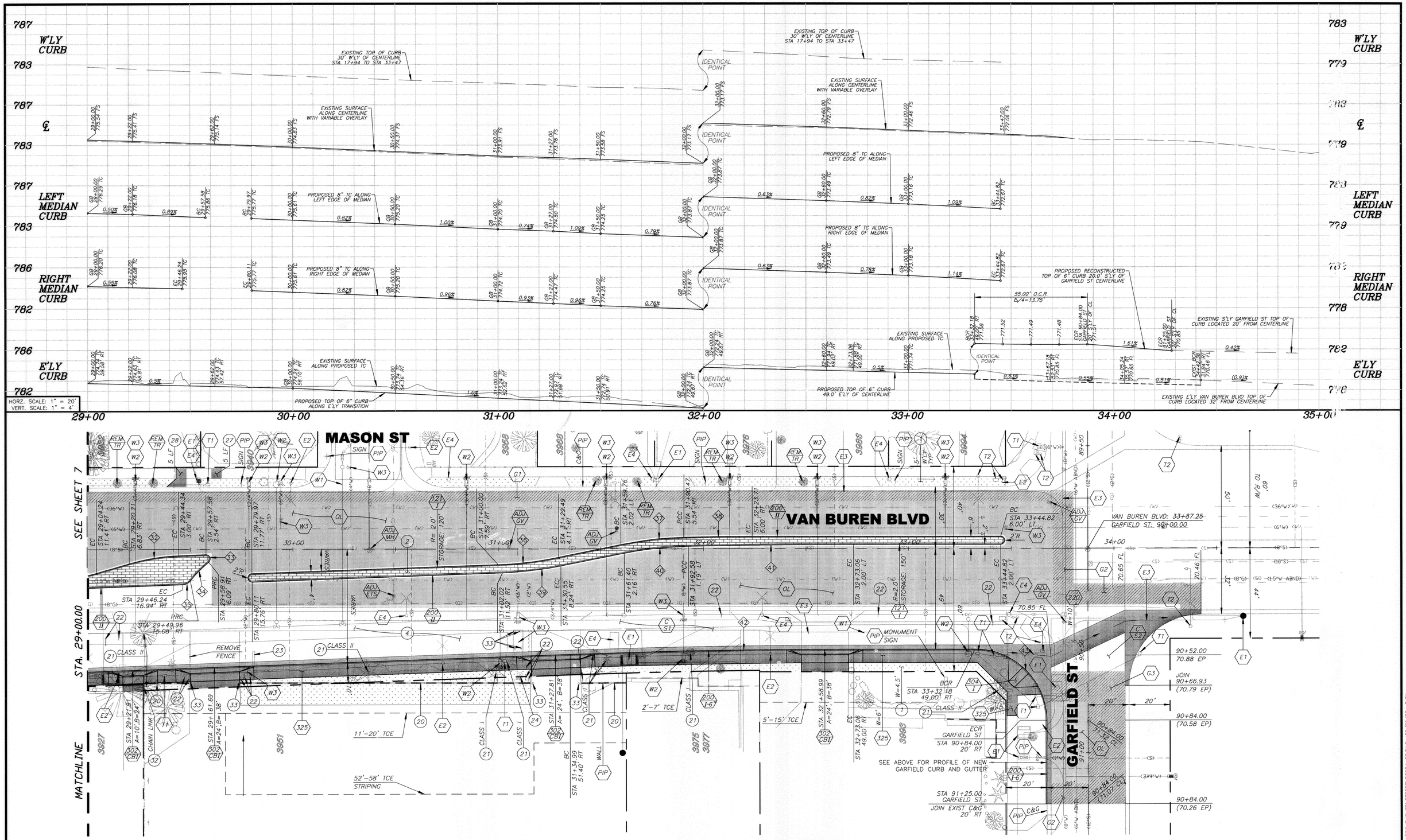

BENCHMARK F4-D3

P.K. NAIL AND CITY ENGINEER TAG IN THE MOST EASTERLY CURB RETURN OF VAN BUREN BLVD AND GARFIELD STREET.

ELEVATION: 771.483

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

REGISTERED PROFESSIONAL ENGINEER PHILIP L. HANNAWI No. 44747 Exp. 3-31-2008 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY F.L. DRAWN BY F.L. CHECKED BY P.H.

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	PH	5/15/06
CONSTRUCTION ADMIN.	BE	5/19/06
SURVEYOR	CS	5/15/06
STREET SERVICES	DW	5/18/06
TRAFFIC ENGINEER	FL	5/16/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BLVD STREET IMPROVEMENTS
(FROM ANDREW STREET TO GARFIELD STREET)

STA 29+00 TO STA 35+00

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=8'

ACCT. NO. 4430214-440302

R-3924

SHEET 8 OF 12

FILE NO.

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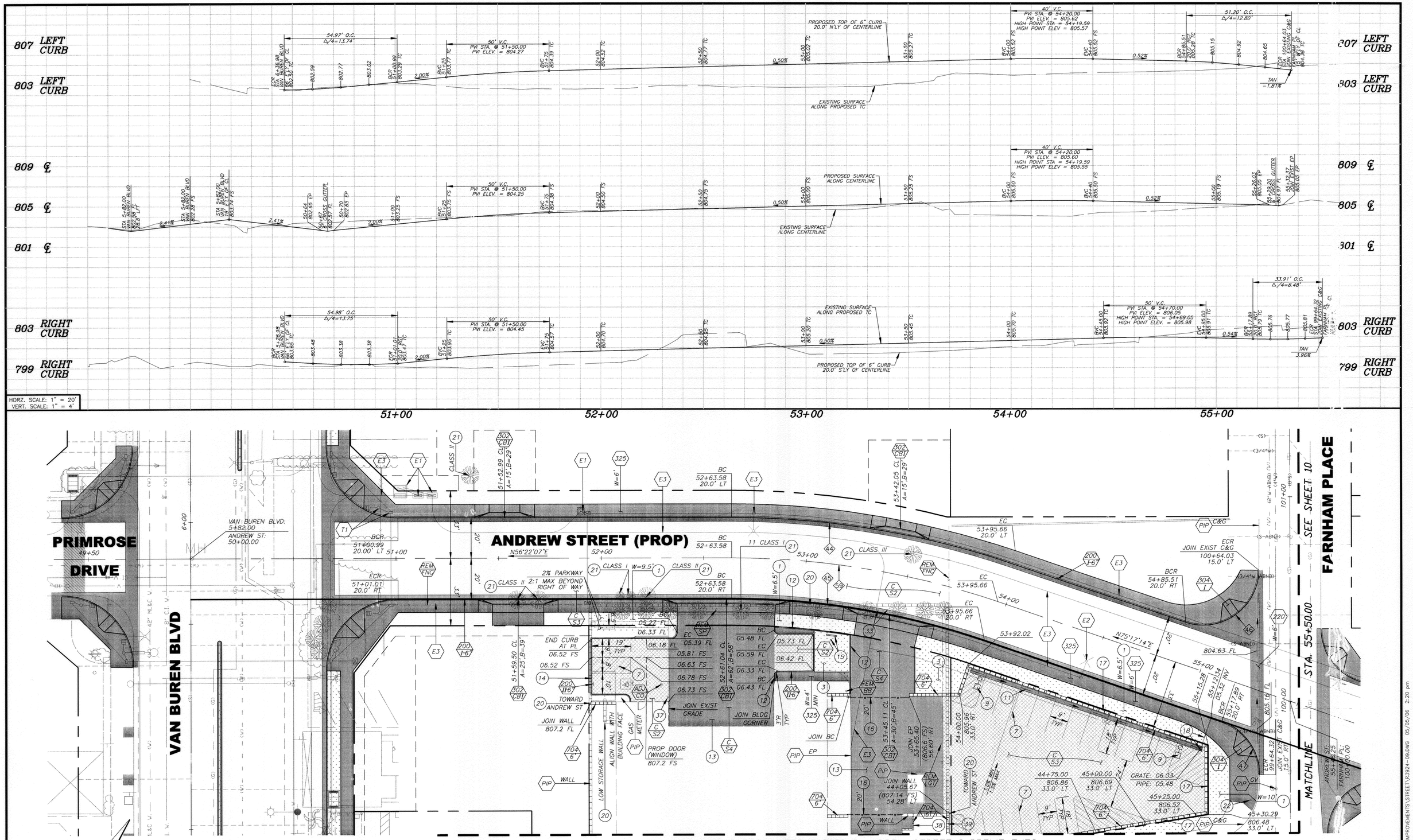

BENCHMARK F4-D3

P.K. NAIL AND CITY ENGINEER TAG IN THE MOST EASTERLY CURB RETURN OF VAN BUREN BLVD AND GARFIELD STREET.

ELEVATION: 771.483

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

REGISTERED PROFESSIONAL ENGINEER PHILIP L. HANNAWI No. 44747 Exp. 3-31-2006 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY FL DRAWN BY FL CHECKED BY PM

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	PH	5/15/06
CONSTRUCTION ADMIN.	DS	5/19/06
SURVEYOR	es	5/15/06
STREET SERVICES	DH	5/15/06
TRAFFIC ENGINEER	ZL	5/16/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BLVD STREET IMPROVEMENTS
(FROM ANDREW STREET TO GARFIELD STREET)

PROP. ANDREW STREET REALIGNMENT
STA 51+20 TO STA 55+50

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=8'

ACCT. NO. 5/4430214-440302

R-3924

SHEET 9 OF 12

FILE NO.

INDEXED 10-24-06 GH

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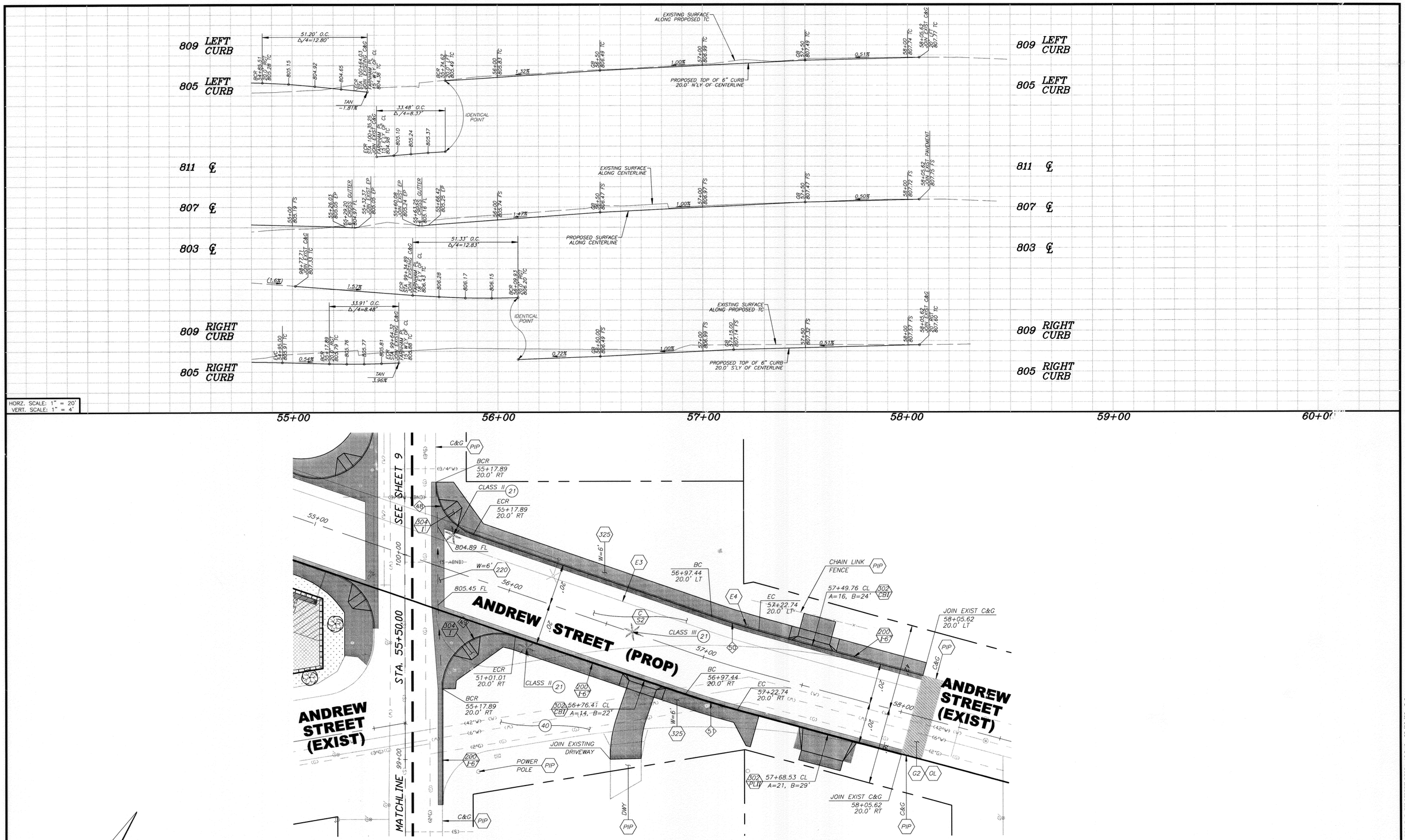

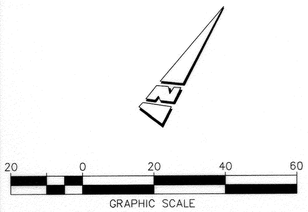

BENCHMARK F4-D3

P.K. NAIL AND CITY ENGINEER TAG IN THE MOST EASTERLY CURB RETURN OF VAN BUREN BLVD AND GARFIELD STREET.

ELEVATION: 771.483

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

REGISTERED PROFESSIONAL ENGINEER PHILIP L. HANNAWI No. 44747 Exp. 3-31-2008 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY FL DRAWN BY FL CHECKED BY PH

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		5/15/06
CONSTRUCTION ADMIN.		5/19/06
SURVEYOR		5/15/06
STREET SERVICES		5/18/06
TRAFFIC ENGINEER		5/18/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
CITY ENGINEER
DATE 5/18/06

VAN BUREN BLVD
STREET IMPROVEMENTS
(FROM ANDREW STREET TO GARFIELD STREET)

PROP. ANDREW STREET REALIGNMENT
STA 55+50 TO STA 58+00

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

ACCT. No. 9: 14430214-440302

R-3924

SHEET 10 OF 12

FILE NO.

INDEXED 10-24-06 LH

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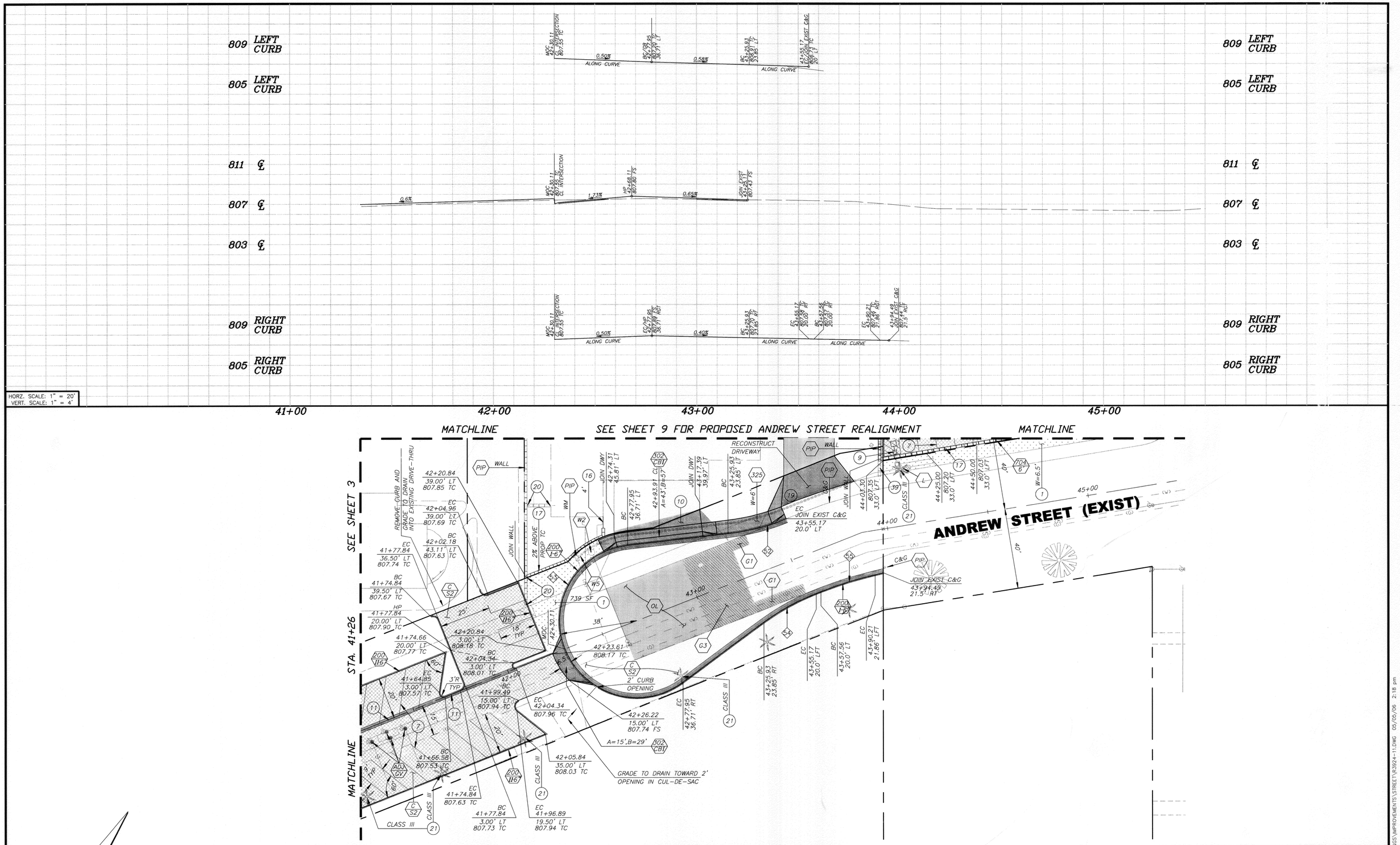

BENCHMARK F4-D3

P.K. NAIL AND CITY ENGINEER TAG IN THE MOST EASTERLY CURB RETURN OF VAN BUREN BLVD AND GARFIELD STREET.

ELEVATION: 771.483

ENGINEER IN RESPONSIBLE CHARGE

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R.C.E. No. 44747 expires 3/31/08
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CONSTRUCTION ADMIN.		5/19/06
SURVEYOR	CS	5/15/06
STREET SERVICES		5/18/06
TRAFFIC ENGINEER	SL	5/18/06
PARK & REC. DEP.		

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BLVD
STREET IMPROVEMENTS
(FROM ANDREW STREET TO GARFIELD STREET)

EXIST. ANDREW STREET MODIFICATIONS STA 41+26 TO STA 44+00

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

ACCT. NO 514430214-440302

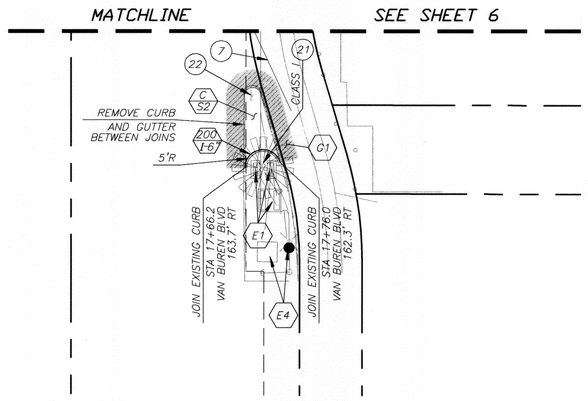
R-3924

SHEET 11 OF 12

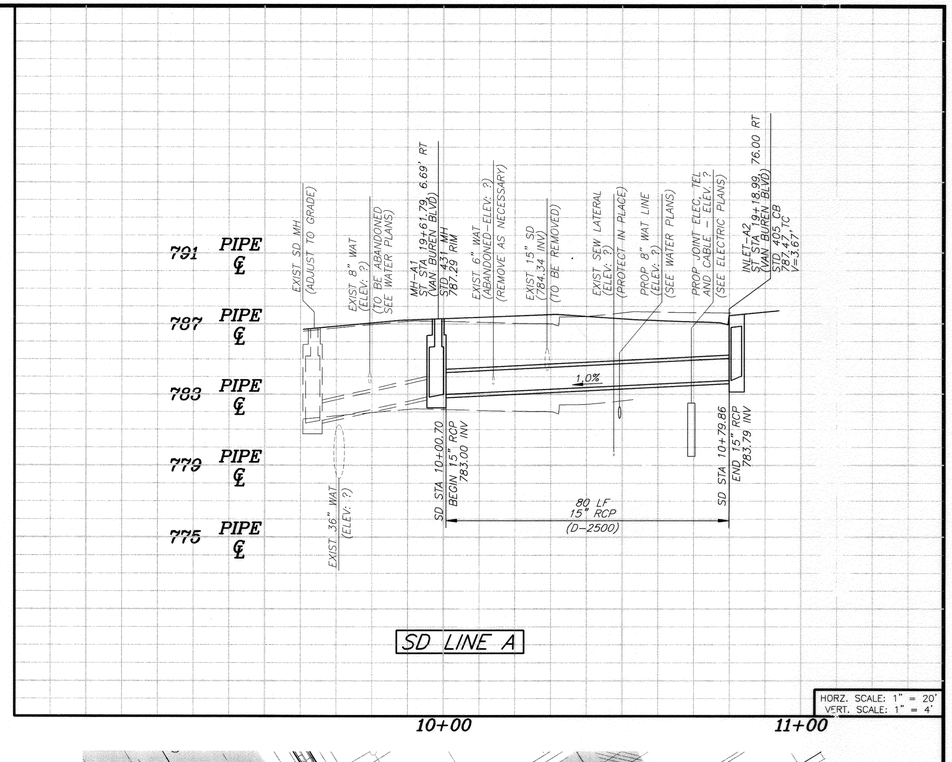
FILE

G:\USR\YELARA\5144\DRAWINGS\IMPROVEMENTS\STREET\R3924-11.DWG 05/05/06 2:18 pm

INDEXED 10-24-06

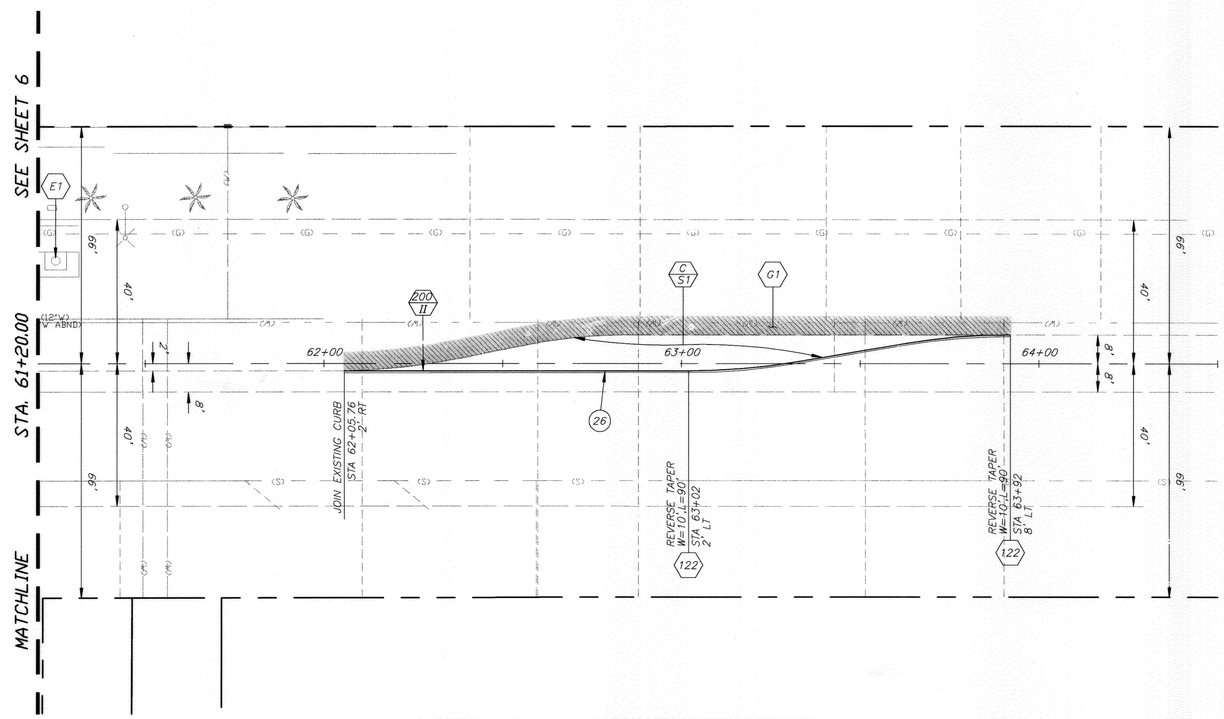


EXISTING ALLEY MODIFICATIONS

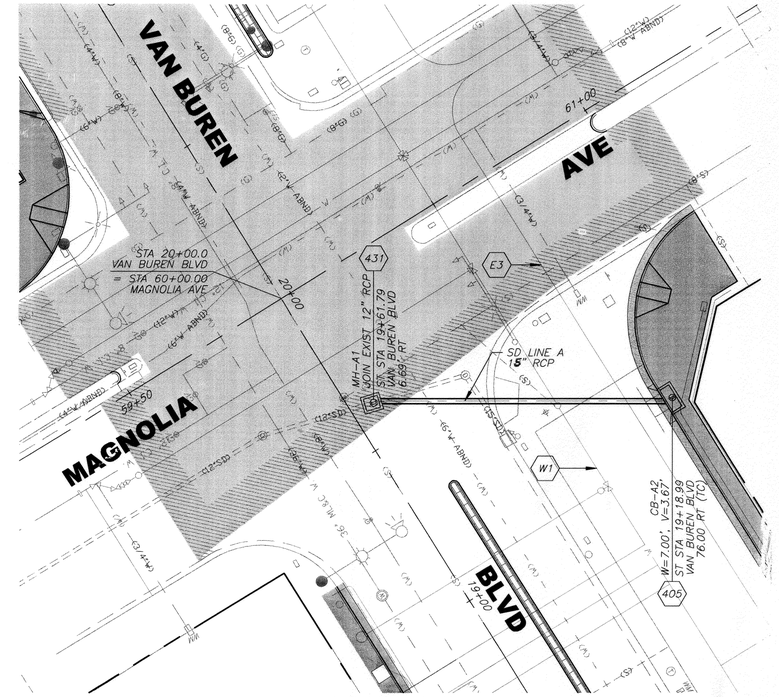


SD LINE A

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



MAGNOLIA AVE MEDIAN MODIFICATIONS



SD LINE A

GRAPHIC SCALE

BENCHMARK F4-D3

P.K. NAIL AND CITY ENGINEER TAG IN THE MOST EASTERLY CURB RETURN OF VAN BUREN BLVD AND GARFIELD STREET.

ELEVATION: 771.483

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

MARK	REVISIONS	APPR.	DATE

DESIGNED BY F.L. DRAWN BY F.L. CHECKED BY P.H.

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		5/15/06
CONSTRUCTION ADMIN.		5/19/06
SURVEYOR		5/15/06
STREET SERVICES		5/18/06
TRAFFIC ENGINEER		5/16/06
PARK & REC. DEP.		

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BLVD
STREET IMPROVEMENTS
(FROM ANDREW STREET TO GARFIELD STREET)

MAGNOLIA AVENUE & ALLEY MODIFICATIONS, AND LINE A STORM DRAIN IMPROVEMENTS

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=8'

ACCT. NO. 5514430214-440302

R-3924

SHEET 12 OF 12

FILE NO.

INDEXED 10-24-06 LH

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RIVERSIDE CALIFORNIA

CITY OF RIVERSIDE — INCORPORATED 1883

PUBLIC WORKS DEPARTMENT

VAN BUREN BLVD LANDSCAPE IMPROVEMENTS
(ANDREW STREET TO GARFIELD STREET)

CONSTRUCTION NOTES:

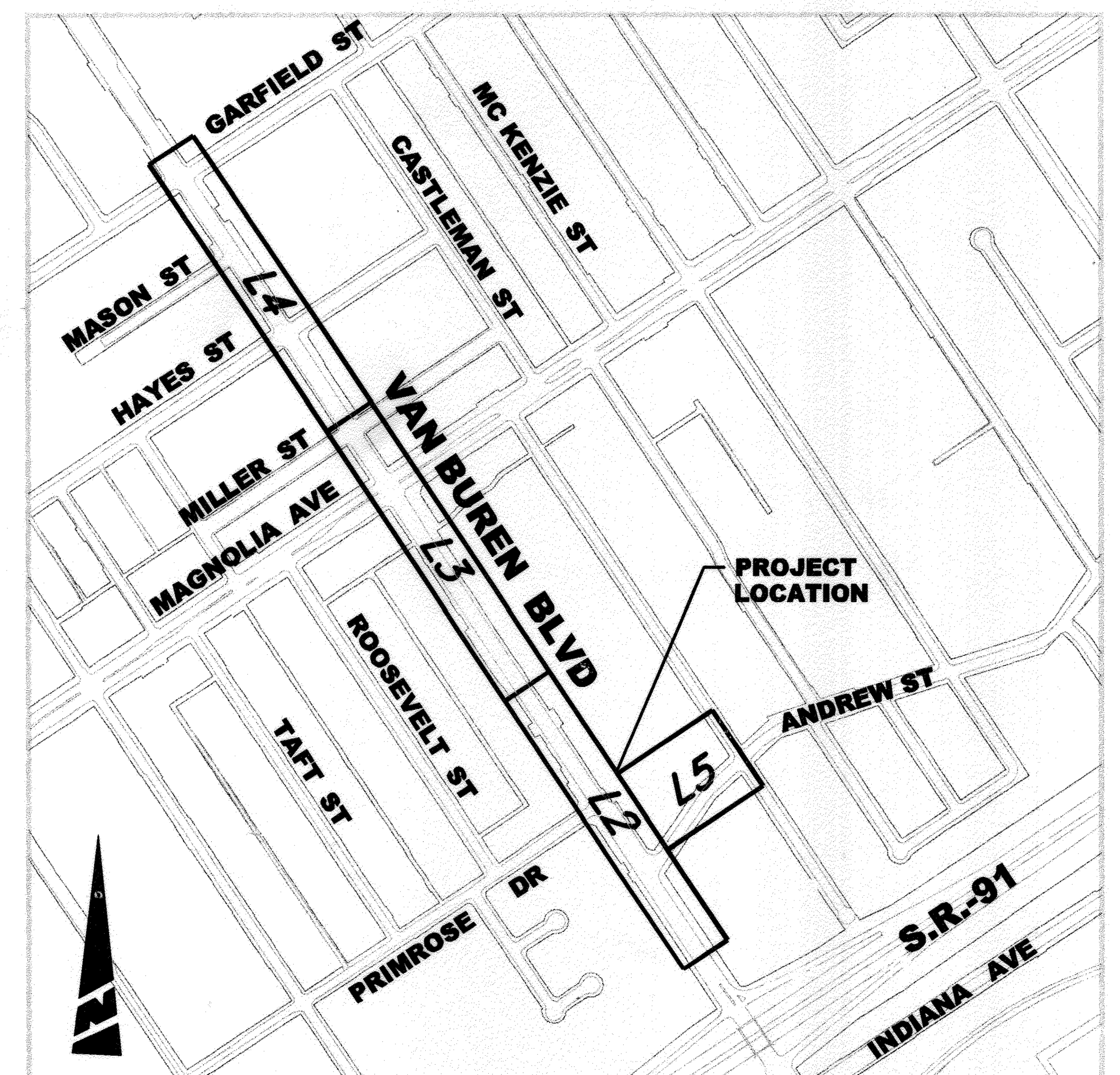
W4 — 1-1/2" IRRIGATION WATER METER AND 2" LATERAL POINT OF CONNECTION (STATION PER PLAN). WATER SERVICE SUMMARY TABLE SHOWN SHEET L7 SHALL BE COMPLETE FOR EACH POINT OF CONNECTION.

W5 — CONNECT TO EXISTING LATERAL (BEHIND THE METER) AND EXTEND LANDSCAPE LATERAL WITH ALL NECESSARY SLEEVING TOWARD PROPOSED FIRE STATION IRRIGATION FACILITIES. (SEE LANDSCAPE IMPROVEMENT PLANS)

1. PLANT PARKWAY TREE (EASTERN REDBUD) PER PLAN AND DETAIL SHOWN ON SHEET L6.
2. PLANT MEDIAN TREE (PINK TRUMPET) PER PLAN AND DETAIL SHOWN ON SHEET L6.
3. PLANT GRASS (SOD) WITHIN MEDIAN AND PARKWAY (WIDTH OF PLANTING AREAS PER STREET PLANS) LANSCAPE AREA AROUND FIRE STATION SHALL BE COVERED BY IRRIGATION FACILITIES CONNECTING TO FIRE STATION METER ONLY.
4. PLANT MEDIAN SHRUB (EVERGREEN DAYLILY) PER PLAN AND DETAIL SHOWN ON SHEET L6..
5. PLANT MEDIAN SHRUB (SOCIETY GARLIC) PER PLAN AND DETAIL SHOWN ON SHEET L6.
6. INSTALL BACKFLOW DEVICE SHOWN ON SHEET L7.
7. INSTALL BALL ASSEMBLY VALVE PER DETAIL SHOWN ON SHEET L7.
8. INSTALL 3" DIAMETER PVC SCH 40 SLEEVING, EXTENDING 1' INTO PROPOSED PLANTING AREA WITH 24" OF COVER. INSTALL 1-1/2" IRRIGATION SUPPLY LINE, OR SIZE DETERMINED NECESSARY, FROM BALL VALVE ASSEMBLY TO PROPOSED COVERAGE AREA. (ADDITIONAL SLEEVING AND PIPE MAY BE REQUIRED BETWEEN LANDSCAPED AREAS AS PART OF THE IRRIGATION DESIGN.)
9. CONNECT TO THE PROPOSED UNDERGROUND ELECTRICAL FACILITY TO SERVE THE 12-STATION IRRIGATION CONTROLLER SHOWN ON THE PLAN PER DETAIL NO. 8 SHOWN ON SHEET 8.
10. INSTALL IRRIGATION CONTROLLER (AMOUNT OF STATIONS TO BE DETERMINED) PER DETAIL SHOWN ON SHEET L7.
11. INSTALL 2" DIA PVC SCH 40 SLEEVING, EXTENDING 1' INTO PLANTING AREA, WHERE APPLICABLE, WITH 24" OF COVER MIN, TERMINATING IN A BROOKS #3 PULLBOX OR CITY APPROVED EQUAL W/ TRAFFIC COVER, AT EACH END FOR IRRIGATION CONTROL WIRES. (ADDITIONAL SLEEVING REQUIRED BETWEEN LANDSCAPED AREAS AS PART OF THE IRRIGATION DESIGN FOR THE ENTIRE PROJECT.)

GENERAL NOTES FOR PUBLIC LANDSCAPES:

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS FOR PLANTING AND IRRIGATION WORK. (SECTIONS 02441 AND 02480).
2. A "PUBLIC LANDSCAPE" PERMIT, AS ISSUED BY THE PUBLIC WORKS DEPARTMENT IS REQUIRED. CONTACT THE PUBLIC WORKS LANDSCAPE INSPECTOR AT (951) 351-6127 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND TO OBTAIN THE PERMIT.
3. WHEN CALLING FOR INSPECTIONS CONTACT THE PUBLIC WORKS LANDSCAPE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT TO SCHEDULE AN INSPECTION. A WRITTEN APPROVAL WILL BE PROVIDED ON THE PUBLIC LANDSCAPE PERMIT CARD FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED PER THE STANDARD SPECIFICATIONS, AND INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
   - A. AFTER COMPLETION OF FINAL GRADING AND WHEN ALL UTILITY SERVICES HAVE BEEN MARKED, BUT PRIOR TO INITIATING ANY LANDSCAPE WORK WITHIN IN THE PUBLIC RIGHT OF WAY;
   - B. AT TIME OF INSTALLATION OF IRRIGATION SLEEVES AND CONSTANT PRESSURE MAINLINES, BUT PRIOR TO BACKFILL OF TRENCHES FOR SAME (NOTE: MAINLINES MUST BE PRESSURE TESTED IN THE PRESENCE OF THE PUBLIC WORKS LANDSCAPE INSPECTOR);
   - C. AT TIME OF INSTALLATION OF IRRIGATION VALVES, LATERALS AND HEADS;
   - D. FOR SPOTTING OF ALL TREES PRIOR TO DIGGING PLANTING PITS;
   - E. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
   - F. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
   - G. AT SUBSTANTIAL COMPLETION OF THE PROJECT FOR CITY'S ACCEPTANCE TO START THE REQUIRED MAINTENANCE PERIOD;
   - H. AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE PUBLIC WORKS LANDSCAPE INSPECTOR AT THE NUMBER LISTED ABOVE FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. CONTRACTOR'S BOND WILL NOT BE RELEASED UNTIL AFTER CITY'S ISSUANCE OF WRITTEN NOTIFICATION THAT THE PROJECT HAS PASSED FINAL INSPECTION AND THE PUBLIC WORKS DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD AS SPECIFIED IN THE BID DOCUMENTS.



LOCATION MAP/SHEET INDEX
NTS

TYPICAL LANDSCAPE IRRIGATION NOTES:

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS FOR PLANTING AND IRRIGATION WORK. (SPECIFICATIONS SECTION 02441 AND DESIGN CRITERIA SECTION D02441).

2. WHEN THE MEDIAN ISLANDS EXCEED 400' IN LENGTH, EACH NORTHERLY AND SOUTHERLY DRIP TUBING RUN FOR THE ROSSES, SHALL HAVE MINIMUM OF FOUR IRRIGATION REMOTE VALVES, LOCATED NEAR THE P.O.C.. LATERAL LINES SHALL RUN FROM THE RCV TO THE NEXT DRIP TUBING SPLIT.

3. DRIP TUBING INSTALLATION:

A. THE DESIGN MUST CONFORM TO THE MANUFACTURE WARRANTY REQUIREMENTS;
B. VITAL COMPONENTS SHALL BE INSTALLED SUCH AS FLUSH VALVES, AIR/VACUME VALVES, INDICATORS, FILTER (140MISH MINIMUM), REGULATOR, ETC;
C. THE DRIP TUBING SHALL HAVE 2' EXPANSION LOOPS AT EVERY TURN IN DIRECTION, AND AT EVERY 100' FOOT DISTANCE;
D. METAL STAKES SHALL BE INSTALLED AT A MINIMUM OF EVERY 10' TO KEEP THE TUBING IN A UNIFORM LINE.
E. ONLY FITTING APPROVED BY THE MANUFACTURE SHALL BE USED TO ENSURE COMPLIANCE TO THE MANUFACTURE RECOMMENDATIONS;

4. CONTROLLER: THE CONTROLLER SHALL BE INSTALLED PER THE MANUFACTURE REQUIREMENTS TO OBTAIN INSTALLATION CERTIFICATION. ALL COMPONENTS LISTED WITHIN THESE PLAS BELOW SHALL BE INSTALLED TO MANUFACTURE REQUIREMENTS

POINT OF CONNECTION ELECTRIC NOTES:

1. ALL FACILITIES INSTALLED BY THE CONTRACTOR SHALL BE INSPECTED AND APPROVED BY THE UTILITIES DEPT CONSTRUCTION INSPECTOR (PH. 782-5429). ANY CHANGES SHALL BE APPROVED BY THE UTILITIES DEPT. PRIOR TO EXECUTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL PHASES OF CONSTRUCTION WITH THE UTILITIES DEPT. CONSTRUCTION INSPECTOR AND CONSTRUCTION SUPERINTENDANT (PH. 351-6173)
2. ALL IRRIGATION CONTROLLER FEED POINTS TO BE CONNECTED BY PUBLIC UTILITIES DEPT. AND ENERGIZED WHEN CLEARED BY UTILITIES DEPT. INSPECTOR.
3. ALL WIRE TO BE #12 CU. THW.
4. CONDUIT AND FITTINGS TO BE IN CONFORMANCE WITH UGS-100. BACKFILL TO BE TYPE AND COMPACTED AS SPECIFIED IN UGS-100.1.
5. PROVIDE RELEASE LETTER AUTHORIZING ENERGIZATION, SIGNED BY RESPONSIBLE PERSON IN CHARGE. OBTAIN FORM LETTER FROM UTILITY INSPECTOR.

SHEET INDEX:

NO.	DESCRIPTION
L1	TITLE SHEET, LANDSCAPING, IRRIGATION, AND CONSTRUCTION NOTES
L2	VAN BUREN BOULEVARD LANDSCAPE IMPROVEMENTS (STA 0+00 TO STA 11+00)
L3	VAN BUREN BOULEVARD LANDSCAPE IMPROVEMENTS (STA 11+00 TO STA 23+00)
L4	VAN BUREN BOULEVARD LANDSCAPE IMPROVEMENTS (STA 23+00 TO STA 35+00)
L5	ANDREW STREET LANDSCAPE IMPROVEMENTS (FIRE STATION ONLY)
L6	LANDSCAPE & IRRIGATION LEGENDS, AND LANDSCAPE DETAILS
L7	IRRIGATION DETAILS

IRRIGATION SYSTEM DESIGN CRITERIA:

WATER SERVICE: CONTRACTOR SHALL CONTACT CITY OF RIVERSIDE, PUBLIC UTILITIES WATER AND OBTAIN AND PAY FOR NEW WATER METER(S) AS NECESSARY TO ADEQUATELY SERVE THE IRRIGATION SYSTEM AS DESIGNED. METER AND BACKFLOW DEVICES SHALL BE LOCATED IN THE PARKWAY A MINIMUM OF 100' FROM ANY INTERSECTION OR MAJOR DRIVEWAY (CURB RETURN TYPE DRIVEWAY OPENING). CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER COSTS THROUGHOUT THE MAINTENANCE AND PLANT ESTABLISHMENT PERIOD IF APPLICABLE.

ELECTRIC SERVICE: CONTRACTOR SHALL CONTACT THE CITY OF RIVERSIDE, PUBLIC UTILITIES, ELECTRIC DIVISION AND SHALL OBTAIN AND PAY FOR A NEW "NON-METERED" ELECTRIC SERVICE AS NECESSARY TO SERVE THE NEW IRRIGATION CONTROLLER. SERVICE SHALL BE UNDERGROUND TYPE AND SHALL BE COORDINATED WITH THE CONTROLLER LOCATION.

IRRIG. CONTROLLER: THE IRRIGATION CONTROLLER(S) (ONE REQUIRED AT EACH POINT OF CONNECTION, IE. POC), EACH SHALL BE SIZED TO ACCOMMODATE THE NUMBER OF VALVES REQUIRED TO SERVE THE ENTIRE PROJECT AND TO PROVIDE A MINIMUM OF TWO SPARE STATIONS. THE CONTROLLER SHALL BE THE TYPE AND MANUFACTURER AS INDICATED ON THE PLANS. CONTROLLER SHALL BE WEATHERPROOF, WALL-MOUNT TYPE, INSTALLED WITHIN A LOCKING STAINLESS STEEL METAL ENCLOSURE TO SUPPORT CONTROLLER MANUFACTURE REQUIREMENTS, AS WELL AS CITY REQUIREMENTS, AND SHALL BE LOCATED MINIMUM OF 100' FROM ANY INTERSECTION OR MAJOR DRIVEWAY (CURB RETURN TYPE DRIVEWAY OPENING).

MAINLINE & ALL LINES BENEATH THE STREET (I.E. NOT WITHIN THE LANDSCAPE MEDIAN PLANTING AREAS) SHALL BE CONSTANT
SLEEVES: PRESSURE LINES INSTALLED IN SLEEVES. SLEEVES SHALL BE INSTALLED IN STRAIGHT LINES (NO TURNS OR BENDS, EITHER VERTICAL OR HORIZONTAL). PROVIDE A LINE SIZE GATE VALVE WITHIN A VALVE BOX IMMEDIATELY UPSTREAM OF LINE ENTERING THE STREET AREA. SIZE MAINLINE TO KEEP WATER VELOCITY BELOW 5 FEET PER SECOND. CONTROLLER WIRES SHALL ALSO BE SLEEVED IN GRAY PVC SCH. 40 PIPE, WITH 12" MINIMUM SEPARATION FROM THE MAINLINE WATER SLEEVE.

CONTROL WIRE: ALL CONTROL WIRE LOCATED UNDER PAVEMENT OF ANY TYPE SHALL BE SEPARATELY SLEEVED. PROVIDE A MINIMUM OF TWO SPARE CONTROL WIRES AT EACH END OF THE PROJECT, STUBBED OUT IN A VALVE BOX WITH THE LID MARKED "SW".

MAIN LINE: PRESSURE SUPPLY LINES 2 INCHES IN DIAMETER AND UP TO 8 INCHES IN DIAMETER SHALL BE EITHER CLASS 315 SOLVENT WELD PVC OR GASKET TYPE PVC. SOLVENT WELD AND RING TYPE PIPE SHALL NOT BE USED TOGETHER ON THE SAME PRESSURE SUPPLY LINE. PRESSURE SUPPLY LINES 1?1/2 INCHES IN DIAMETER AND SMALLER SHALL BE MINIMUM SCHEDULE 40 PVC.

LATERAL LINES: SIZE ALL LATERAL LINES AS NECESSARY TO KEEP WATER VELOCITY BELOW 5 FEET PER SECOND. DESIGN LATERAL LINE PLACEMENTS AT EDGES OF PLANTING SPACES TO AVOID CONFLICT WITH PLANTINGS, THE PIPE SHALL BE
SCH. 40.

CONTROL VALVES: ALL IRRIGATION CONTROL VALVES SHALL BRASS, PRESSURE REGULATING (MATER VALVE NON-REGULATING), SIZED TO PROVIDE THE WATER VOLUME REQUIRED WITH PRESSURE LOSS THROUGH THE VALVE KEPT AT BELOW A MAXIMUM OF 10% OF THE AVAILABLE STATIC PRESSURE. INSTALL VALVES IN "INLINE" CONFIGURATION WHERE AVAILABLE. ALL STATIONS SHALL BE SIZED TO AVOID STATIONS WITH MORE THAN 20 GPM DEMAND OR 50 HEADS PER STATION WHICHEVER IS GREATER.

VALVE BOXES: ALL VALVE BOXES SHALL BE CONCRETE BODY, WITH CAST IRON LIDS, NON-HINGED.

QUICK COUPLERS: PROVIDE QUICK COUPLER VALVES AT A MAXIMUM OF 50' FROM THE END OF THE LANDSCAPED AREA IN EACH ISLAND, AND SPACED AT A MAXIMUM OF 100' O.C. IN SHRUB AREAS AND 75' O.C. IN TURF AREAS.

BUBBLERS: ALL BUBBLERS SHALL BE OF THE TYPE AND MANUFACTURER INDICATED ON THE PLANS AND SHALL BE INSTALLED WITH TRIPLE SWING JOINTS AS DETAILED. TWO BUBBLERS SHALL BE INSTALLED AT EACH TREE, WITH 48" MINIMUM SPACING BETWEEN EACH BUBBLER. TREES SHALL BE PLANTED 50' MINIMUM FROM EACH NOSE, THEN SPACED 45' MINIMUM BETWEEN EACH TREE.

DRIP TUBING SHALL HAVE A MINIMUM 140-MESH FILTER WITH FLUSHING CAPABILITY MOUNTED ABOVE GROUND, WITH BRASS FITTINGS. THE DRIP TUBING SHALL BE EQUAL TO NETAFIM TECHLINE MODEL TLDL-9-24-10. EACH EMITTER SHALL NOT EXCEED 1 GPH, WITH LINE FLUSHING VALVES MOUNTED IN RECTANGULAR VALVE BOXES, AIR-VACUUM RELIEF VALVES MOUNTED IN SQUARE VALVE BOXES AND OPERATION/PRESSURE INDICATORS AT THE END OF EACH RUN.

MISC: 1. THE RAIN BUCKET AND THE ET GAUGE SHALL BE INSTALLED PER MANUFACTURE REQUIREMENTS.
2. A FERTALIZER INJECTOR SHALL BE INSTALLED AFTER THE MASTER VALVE, ADEQUTLY SIZED PER MANUFACTURE RECOMMENDATIONS. EQUAL TO EZ-FLO FERTILIZING SYSTEMS, (866) 393-5601

RECORD PRINTS: INITIALLY SHALL BE MARKED UP BLUE LINE PRINTS, ALL DIMENSIONS NOTED ON A COMPACT DISK (CD) WITH ALL GLOBAL POSITIONING SYSTEM (GPS) COORDINATES FOR EACH REQUIRED ITEM, AND WHICH INFORMATION IS TO BE TRANSFERRED TO EITHER SEPIA MYLAR OR PHOTO MYLAR PRINTS PRIOR TO TURN-OVER TO THE CITY AT FINAL ACCEPTANCE OF THE PROJECT.

PLANTING NOTES:

1. CONTRACTOR SHALL CALL THE ENGINEER'S ATTENTION TO SITE CONDITIONS WHICH PREVENT HIS INSTALLATION PER PLAN IN A REASONABLE MANNER.
2. REPLACEMENT OF DAMAGED OR DESTROYED PLANTINGS SHALL TAKE PLACE WITHIN 48 HOURS OF NOTIFICATION BY THE ENGINEER, OR SAID REPLACEMENT ITEMS SHALL BE DEDUCTED FROM THE CONTRACTOR'S FINAL BILLING.
3. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
4. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIAL.
5. TREES SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE HAS BEEN APPROVED.
6. PLACE TREES BETWEEN SPRAY HEADS WHEREVER POSSIBLE.
7. A SITE SHALL BE PRE-SELECTED BY THE ENGINEER FOR PLANT DELIVERY AND APPROVAL AND FOR MIXING OF BACKFILL.
8. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE CITY'S REPRESENTATIVE.
9. MAINTENANCE PERIOD SHALL BE A MINIMUM OF ONE YEAR (365) CONSECUTIVE CALENDER DAYS FOR STREET TREES AND A MINIMUM OF NINETY (90) CONSECUTIVE CALENDER DAYS FOR SHRUBS AND SODS FROM DATE OF ACCEPTANCE. MAINTENANCE SHALL INCLUDE BI-WEEKLY WEED AND RODENT ABATEMENT PROCEDURES INCLUDING FOLIAR APPLICATION OF CHELATED IRON AND TRACE MINERALS 90 DAYS APART.

ENGINEER IN RESPONSIBLE CHARGE
PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

MARK	REVISIONS	APPR.	DATE

DESIGNED BY EL DRAWN BY EL CHECKED BY MK

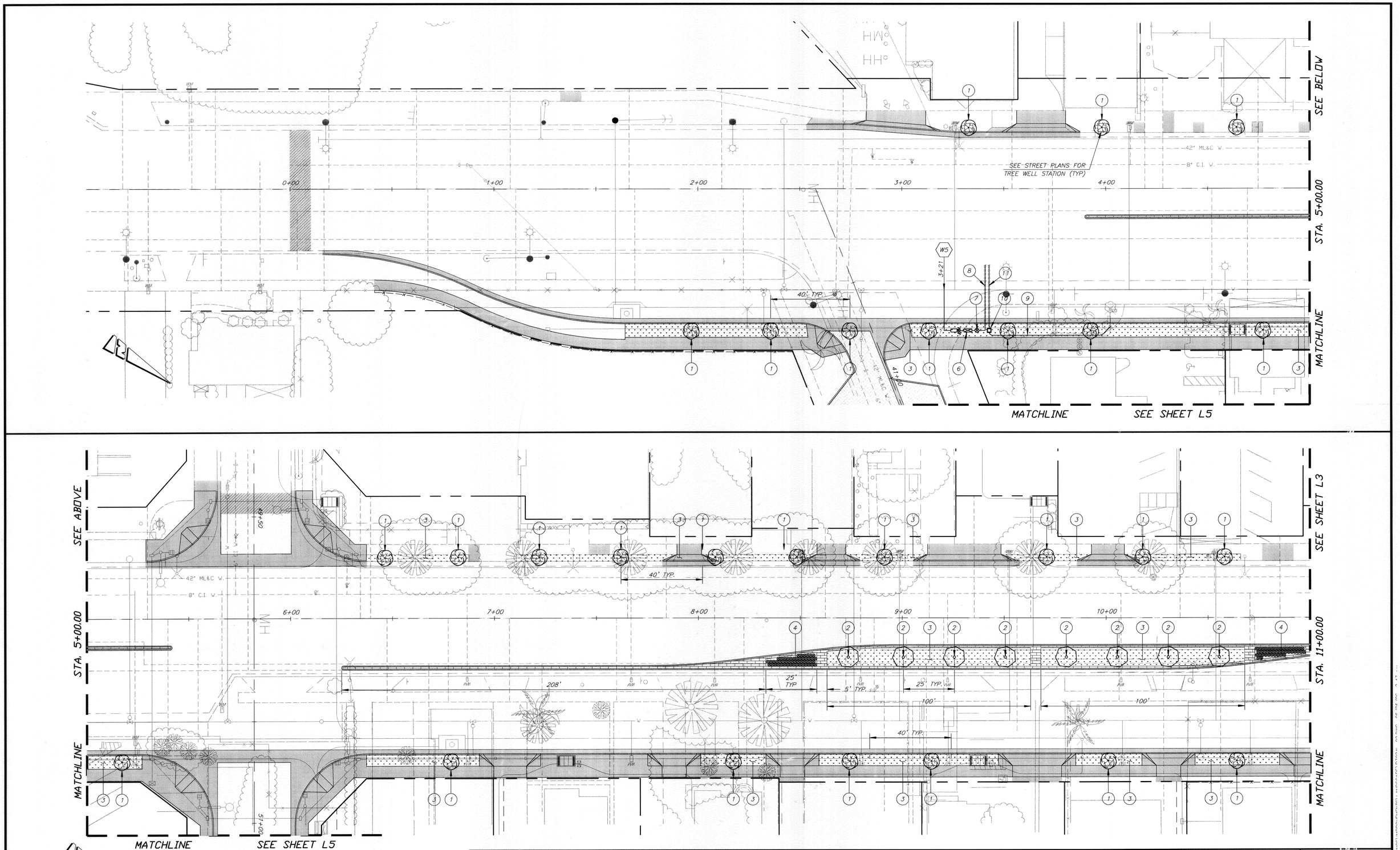
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	PH	5/15/06
CONSTRUCTION ADMIN.	BE	5/19/06
SURVEYOR	GS	5/15/06
STREET SERVICES	DB	5/18/06
TRAFFIC ENGINEER	SL	5/16/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BOULEVARD LANDSCAPE IMPROVEMENTS
(ANDREW STREET TO GARFIELD STREET)
TITLE SHEET, LANDSCAPING, IRRIGATION, AND CONSTRUCTION NOTES
HORIZ. SCALE: N/A VERT. SCALE: N/A

ACCOUNT NO. 951-[illegible]14-440302
WORK ORDER. NO. [illegible]01830
R-3924L
SHEET L1 OF 7
FILE NO.

INDEXED 10-24-06 LH



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GRAPHIC SCALE

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 14747 expires 3/31/08
DATE 5/15/06

REGISTERED PROFESSIONAL ENGINEER
PHILIP L. HANNAWI
No. 44747
Exp. 3-31-2008
CIVIL
STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY F.L. DRAWN BY F.L. CHECKED BY M.K.

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		5/15/06
CONSTRUCTION ADMIN.		5/19/06
SURVEYOR		5/15/06
STREET SERVICES		5/18/06
TRAFFIC ENGINEER		5/16/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BOULEVARD LANDSCAPE IMPROVEMENTS

(ANDREW STREET TO GARFIELD STREET)

STA 122+00 TO STA 131+00

HORIZ. SCALE: 1"=20' VERT. SCALE: N/A

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WORK ORDER. N.). 1501830

R-3924L

SHEET 12 OF 7

FILE NO.

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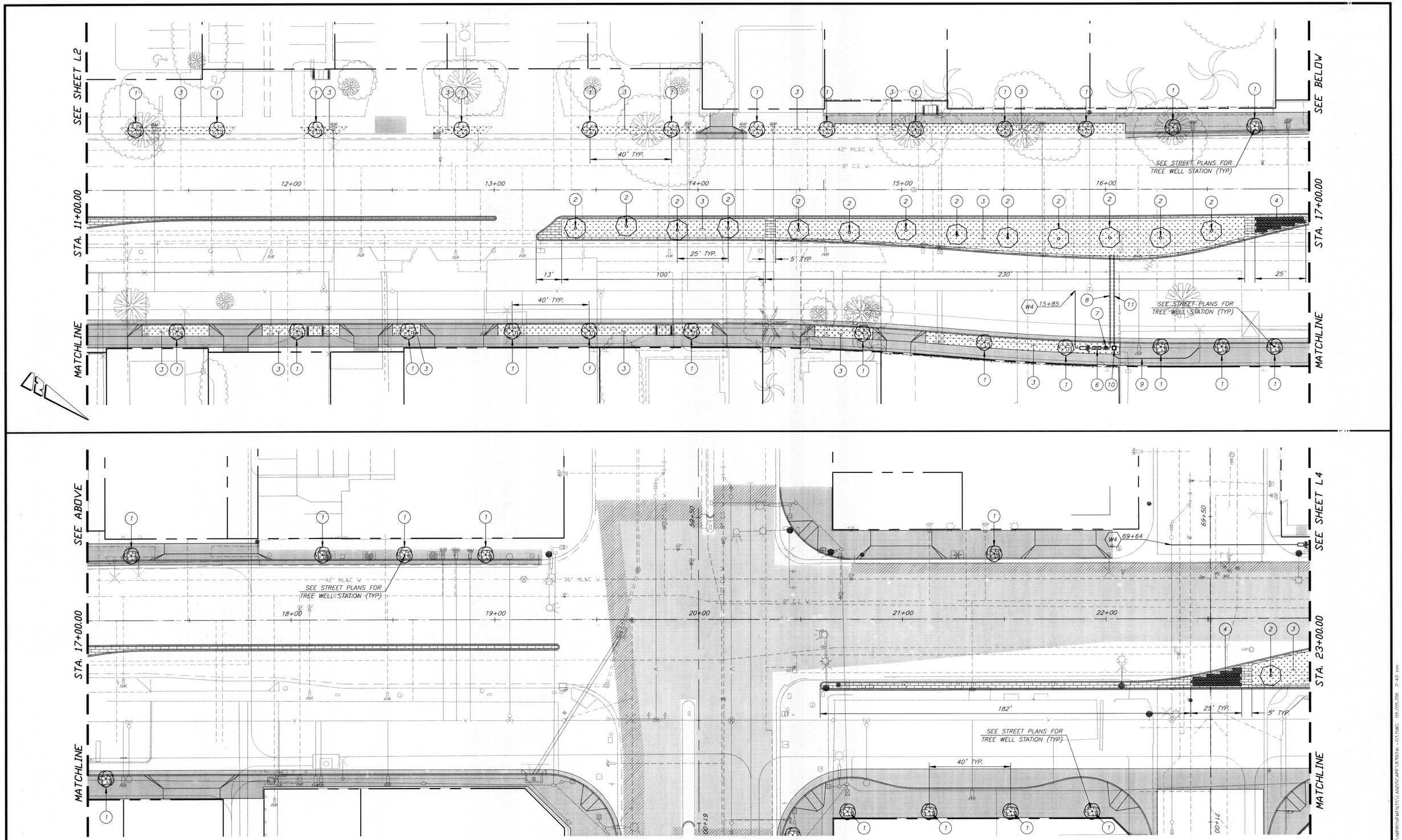

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CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
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ACCOUNT NO. 9514430214-440302
WORK ORDER. NO. 0501830

R-3924L

SHEET 13 OF 7

FILE NO.

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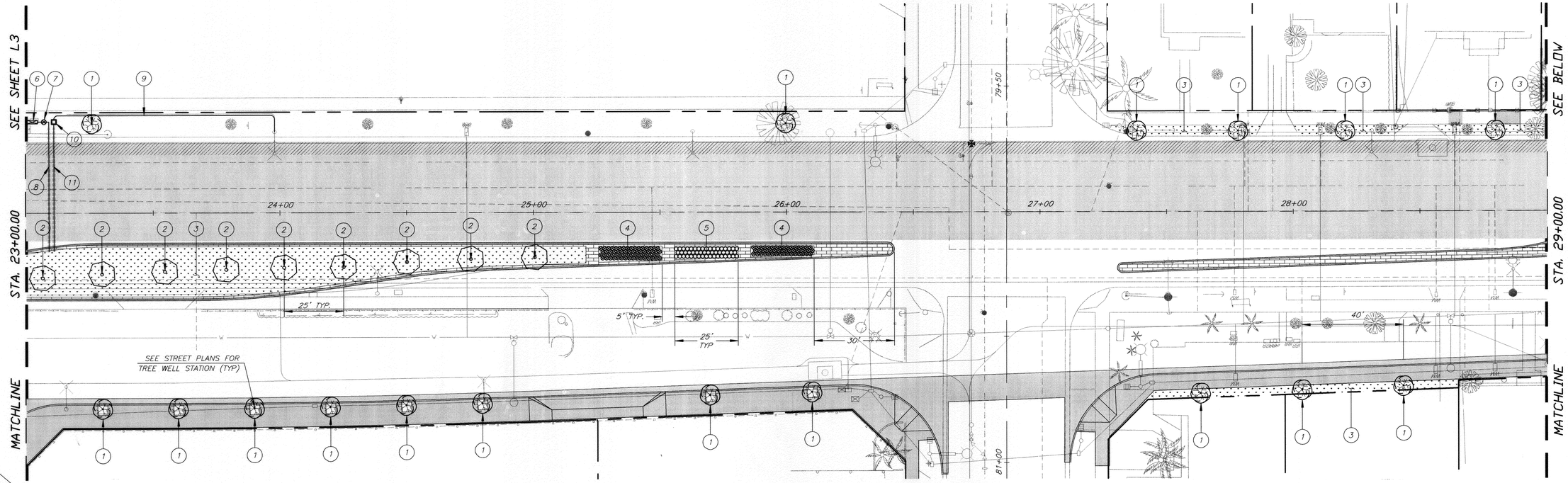

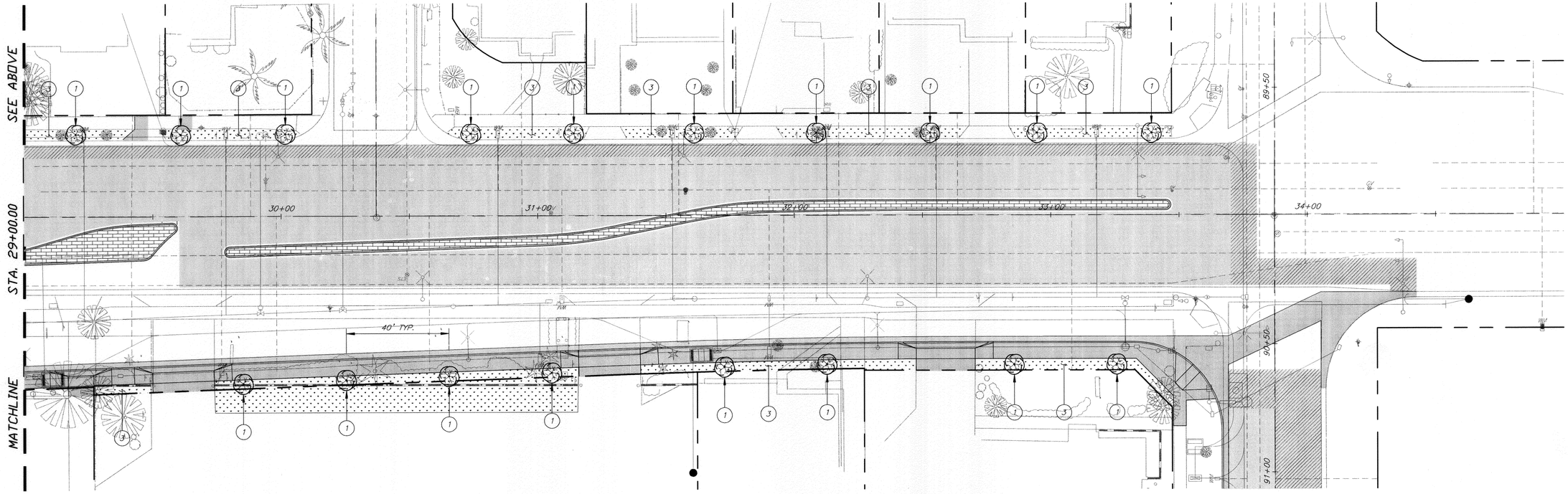

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REGISTERED PROFESSIONAL ENGINEER PHILIP L HANNAWI No. 44747 Exp. 3-31-2008 CIVIL STATE OF CALIFORNIA

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CITY OF RIVERSIDE, CALIFORNIA
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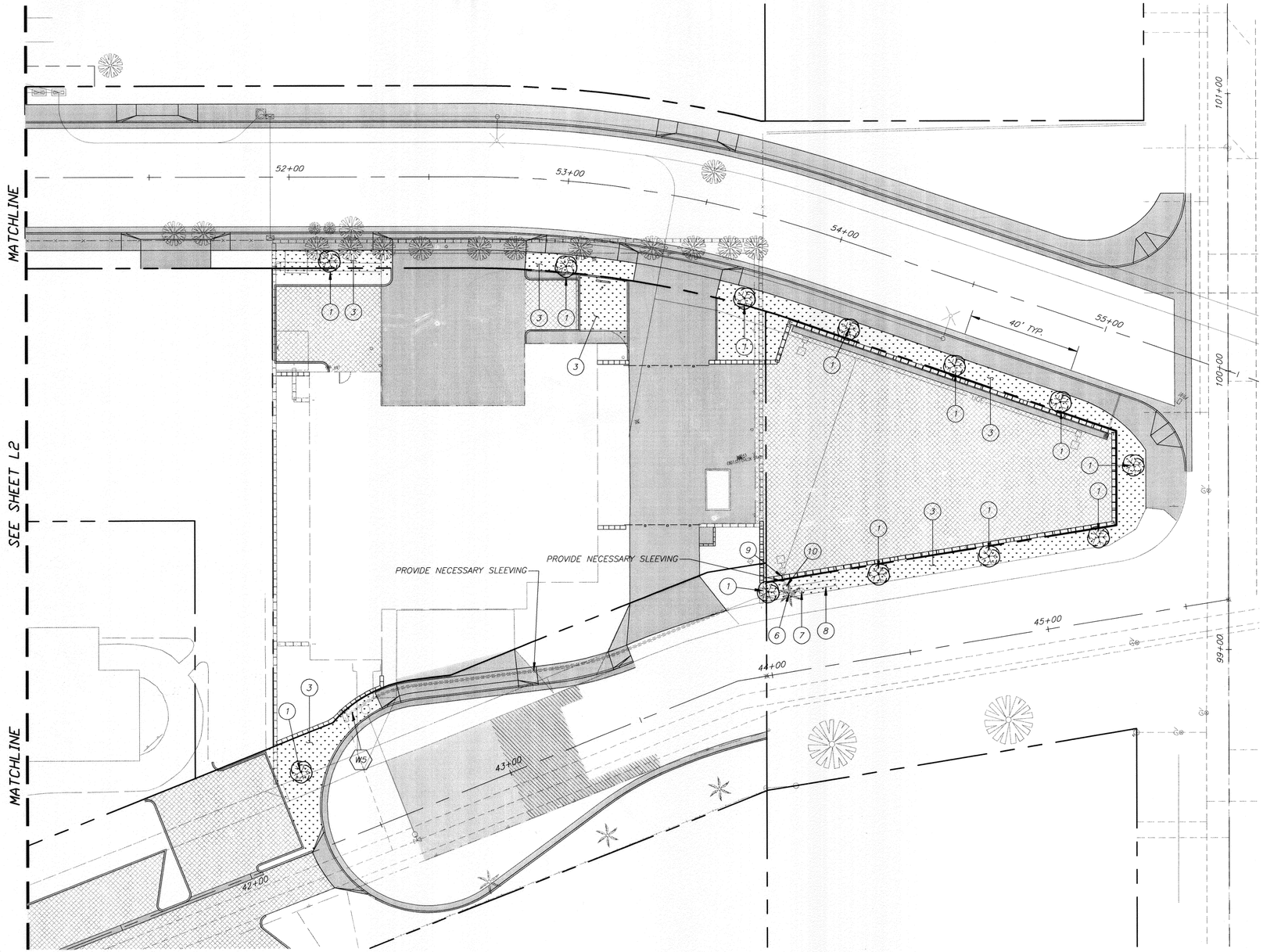
FILE NO.

INDEXED 10-24-06 [illegible]



20 0 20 40 60
GRAPHIC SCALE

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

REGISTERED PROFESSIONAL ENGINEER
PHILIP L. HANNAWI
No. 44747
Exp. 3-31-2008
CIVIL
STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY FL DRAWN BY FL CHECKED BY MK

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		5/15/06
CONSTRUCTION ADMIN.		5/19/06
SURVEYOR		5/15/06
STREET SERVICES		5/18/06
TRAFFIC ENGINEER		5/16/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
CITY ENGINEER
DATE 5/18/06

VAN BUREN BOULEVARD
LANDSCAPE IMPROVEMENTS
(ANDREW STREET TO GARFIELD STREET)

ANDREW ST. LANDSCAPE IMPROVEMENTS

HORIZ. SCALE: 1"=20' VERT. SCALE: N/A

ACCOUNT NO. 95[illegible]4-440302
WORK ORDER NO. [illegible]30

R-3924L

SHEET L5 OF 7

FILE NO.

INDEXED 10-24-06

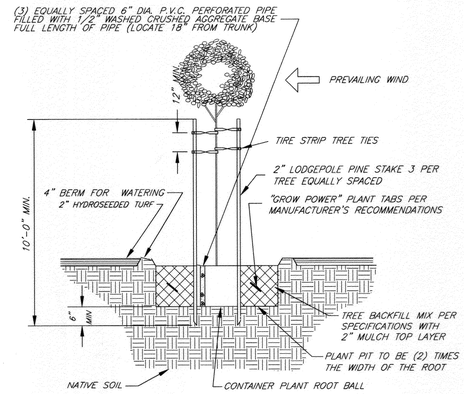
A	TBD	"A" CONTROLLER: SHALL BE CALSENSE ET2000-??(# OF STATIONS)-LR-RR-G-RB, WITH LR-DOME-RR ANTENNA, TP-1 BOARD, AND TP-110 LINE SURGE PROTECTOR. WHEN TWO CONTROLLERS USE ONE SINGLE SOURCE OF WATER, THE FL-SOFTWARE IS REQUIRED AT EACH CONTROLLER. SHALL BE INSTALLED IN A MYERS POWER PRODUCTS CAT. NO. MEUG22X-ENC-RIV S.S. ENCLOSURE TO SUPPORT ALL MATERIALS REQUIRED BY CITY AGENCIES, OR EQUAL THAT IS COMPATIBLE WITH CITY'S IRRIGATION CENTRAL CONTROL SYSTEM.
B	TBD	"B" CONTROLLER: SHALL BE CALSENSE ET2000-??(# OF STATIONS)-LR-RR, WITH LR-DOME-RR ANTENNA, TP-1 BOARD, AND TP-110 LINE SURGE PROTECTOR. WHEN TWO CONTROLLERS USE ONE SINGLE SOURCE OF WATER, THE FL-SOFTWARE IS REQUIRED AT EACH CONTROLLER. SHALL BE INSTALLED IN A MYERS POWER PRODUCTS CAT. NO. MEUG22X-ENC-RIV S.S. ENCLOSURE TO SUPPORT ALL MATERIALS REQUIRED BY CITY AGENCIES, OR EQUAL THAT IS COMPATIBLE WITH CITY'S IRRIGATION CENTRAL CONTROL SYSTEM.
M	TBD	WATER METER: SIZE AS APPROVED ON PLANS.
FM	TBD	FLOW METER: SHALL BE TYPE APPROVED BY THE CONTROLLER MANUFACTURE, SO AS TO ENSURE CERTIFICATION OF THE CONTROLLER.
	TBD	MASTER VALVE: SUPERIOR TYPE BRASS, MODEL NUMBER 950DW LINE SIZE, NON-REGULATING.
	TBD	BACK FLOW: FEBCO 825YA TO INCLUDE BRASS FITTINGS, Y-STRAINER, S.S. ENCLOSURE LOCKABLE WITH PAD LOCK, REGULATING, 140MESH MINIMUM DISK FILTER.
	TBD	ISOLATION VALVES: SHALL BE NIBCO CLASS 125 BRONZE MODEL #T-113-K, GATE VALVE, OR EQUAL.
	TBD	REMOTE CONTROL VALVES: SHALL BE BRASS SUPERIOR #950-DWPRS, REGULATING, OR EQUAL
	1"	QUICK COUPLERS: SHALL BE RAIN BIRD MODEL #44-LRC, BRASS OR EQUAL.
	TBD	MAIN LINE/CONSTANT PRESSURE PIPE: SHALL BE CL-315, PVC
	TBD	LATERAL LINE/INTERMITTENT PIPE: SHALL BE SCH 40, PVC. BROWNLINE UVR FITTINGS AND PIPE ARE REQUIRED WHEN INSTALLED ABOVE GRADE.
	2x LINE SIZE	SLEEVING MAIN LINE/CONSTANT PRESSURE: SHALL BE CLASS 315, PVC
	2" MIN	LOW VOLTAGE WIRE SLEEVING: SHALL BE SCH 40, PVC
	AS APPROVED	DRIP TUBING: NETAFIM DRIP TUBING MODEL # TLDL-9-24-10, NON PRESSURE COMPENSATING, OR EQUAL, WITH FLUSHING CAPS, AIR RELEASE VALVES, PRESSURE INDICATORS, ETC.
	1/2"	BUBBLERS: PRESSURE COMPENSATING BUBBLER 1GPM. TO INSTALLED IN A 4" PVC PERFORATED PIPE, WITH A 4" PVC CAP.
	TBD	ET GAUGE: SHALL BE TYPE EQUAL TO MANUFACTURE.
	LINE SIZE	ARV'S: SHALL BE SAME MANUFACTURED BY DRIP TUBING MANUFACTURE.
	LINE SIZE	FLUSH VALVES: SAME MANUFACTURE AS DRIP TUBING
	TBD	SPARE WIRE BOX: SHALL BE LOCKABLE CONCRETE BOX WITH NON-HINGED, CAST IRON LID, WITH TWO ELECTRICAL SWEEPS, AND THREE FOOT LOOP OF SPARE WIRE FOR EACH STATION WITH WIRE CONNECTORS.
	LINE SIZE	FILTER: FILTER SHALL BE A MINIMUM 140MESH, FLUSHABLE.
	TBD	FERTILIZER INJECTOR: SHALL BE SIZED TO MANUFACTURE RECOMMENDATIONS, INSTALLED IN A CONCRETE VALVE BOX, WITH C.I. LID MARKED "FI", ABLE TO ACCOMMODATE THE FLOW NEEDED FOR EACH STATION. EQUAL TO EZ-FLO FERTILIZING SYSTEMS, (866) 393-5601
A B C	AS APPROVED	A -CONTROLLER STATION B -SIZE PER PLAN C -G.P.M. DEMAND

IRRIGATION LEGEND DETAIL

NOTE: PLANS PREPARED FOR APPROVAL SHALL UTILIZE THIS LEGEND.

PLANTING LEGEND

ITEM	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
PARKWAY TREE		CERCIS CANADENSIS	EASTERN REDBUD	36" BOX	SPACED @ 40' O.C.	110
MEDIAN TREE		TABEBOUIA IMPETIGINOSA	PINK TRUMPET	36" BOX	SPACED @ 25' O.C.	31
MEDIAN SHRUB		HEMEROCALLIS HYBRID	EVERGREEN DAYLILY (YELLOW)	5 GAL.	SPACED @ 18" O.C.	333
MEDIAN SHRUB		TULBAGHIA VIOLACEA	SOCIETY GARLIC	5 GAL.	SPACED @ 18" O.C.	50
GRASS			HYDROSEEDED TURF		SEE SPECIFICATION 02480	25,000 SF
MULCH MATERIAL			SHREDDED MULCH		2" THICK	1,000 SF

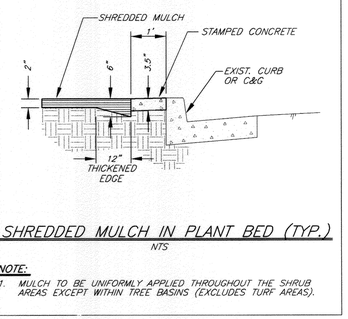


MEDIAN TREE PLANTING / STAKING DETAIL

NTS

NOTES:

1. STAKES SHALL NOT PIERCE ROOTBALL AND SHALL EXTEND INTO UNDISTURBED SOIL.
2. PLACE "GROW POWER" TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR OBSERVATION PURPOSES.

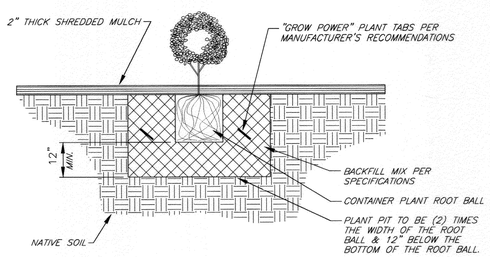


SHREDDED MULCH IN PLANT BED (TYP.)

NTS

NOTE:

1. MULCH TO BE UNIFORMLY APPLIED THROUGHOUT THE SHRUB AREAS EXCEPT WITHIN TREE BASINS (EXCLUDES TURF AREAS).



CONTAINER PLANTING MEDIAN PLANTER

NTS

NOTES:

1. UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL WITH WATER FROM HOSE. DO NOT CRACK ROOT BALL.
2. PLACE "GROW POWER" TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR OBSERVATION PURPOSES.

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/08
DATE 5/15/06

REGISTERED PROFESSIONAL ENGINEER PHILIP L. HANNAWI No. 44747 Exp. 3-31-2008 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY F.L. DRAWN BY F.L. CHECKED BY M.K.

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		5/15/06
CONSTRUCTION ADMIN.		5/19/06
SURVEYOR		5/15/06
STREET SERVICES		5/15/06
TRAFFIC ENGINEER		5/16/06

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BOULEVARD
LANDSCAPE IMPROVEMENTS
(ANDREW STREET TO GARFIELD STREET)

LANDSCAPE & IRRIGATION LEGENDS, AND LANDSCAPE DETAILS

HORIZ. SCALE: N/A VERT. SCALE: N/A

ACCOUNT NO. 9514-5[illegible]4-440302
WORK ORDER. NO. 0[illegible] 930

R-3924L

SHEET L6 OF 7

FILE NO.

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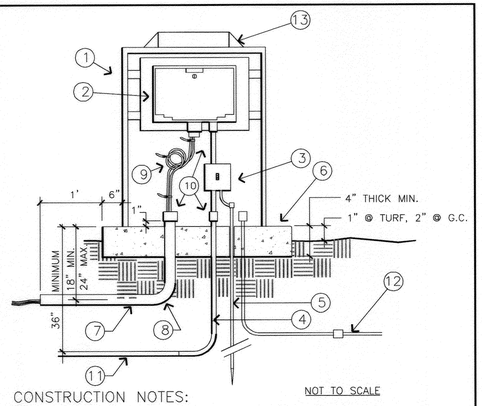
INDEXED 10-24-06 LH

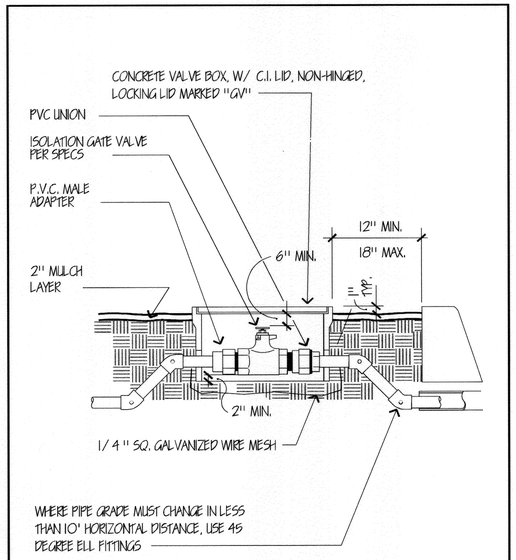


NOT TO SCALE

CONSTRUCTION NOTES:

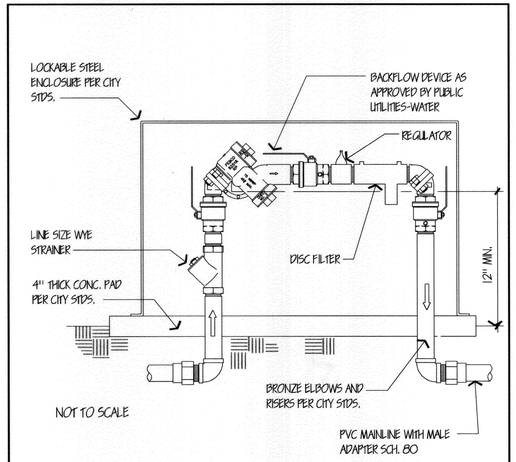
1. MYERS POWER PRODUCTS, CAT NO MEUGCZX-ENCE-RN, SS STAINLESS STEEL ENCLOSURE, MODEL SIZED TO FIT CONTROLLER, WITH SERVICE ADDRESS STENCILED ON LOCKING HINGED DOOR. SECURELY ANCHOR ENCLOSURE TO CONCRETE PAD.
2. WEATHER PROOF AUTOMATIC CONTROLLER, SECURELY WALL MOUNTED TO ENCLOSURE. NOTE LEGEN FOR ADDITIONAL EQUIPMENT NOT SHOWN, BUT REQUIRED.
3. SQUARE D BREAKER BOX MODEL QO2-4L70S, OR APPROVED EQUAL WITH SINGLE 15 AMP BREAKER AND DUPLEX OUTLET. MAKE 120 V POWER AND GROUND CONNECTION AT BREAKER BOX. MOUNT IN ENCLSOURE.
4. 3-#8 CU THW WIRES IN MIN. 2" SCH 40 PVC CONDUIT FROM CONTROLLER TO POWER SOURCE. BOND SERVICE TO BREAKER BOX.
5. #8 CU COPPER GROUND WIRE AND 5/8" BY 8' LONG DRIVEN COPPER GROUNDING ROD WITHIN ENCLOSURE. DRIVE ROD PRIOR TO INSTALLATION OF ENCLOSURE.
6. CONCRETE PAD. EXTEND SUFFICIENT DISTANCE IN FRONT OF ENCLOSURE TO ALLOW UNOBSTRUCTED AREA FOR DOOR SWING FREE OF PLANTINGS, 6" MIN. BEYOND ENCLOSURE ON ALL OTHER SIDES.
7. LOW VOLTAGE DIRECT BURIAL WIRES TO CONTROL VALVES.
8. 90° WRAPPED HDG SWEEP ELL, SIZED TO FIT WIRE FOR NUMBER OF STATIONS ON THE CONTROLLER, PLUS SPARES AND COMMON.
9. THREE FOOT EXPANSION LOOP OF CONTROL WIRE, NEATLY LACED WITH ZIP-LOCKS. MAKE CONNECTION DIRECTLY TO IRRIGATION CONTROLLER TERMINALS FOR 12 STATION & SMALLER. USE TERMINAL STRIPS FOR CONTROLLERS LARGER THAN 12 STATIONS.
10. PROVIDE INSULATING ELECTRICAL BUSHINGS AT CONTROLLER AND END OF CONDUITS.
11. ET GUAGE CONDUIT 1" MIN IN SIZE, GRAY P.V.C., CONTINUOUS TO GAUGE.
12. RAIN BUCKET CONDUIT 1" MIN, GRAY PVC, CONTINUOUS TO BUCKET
13. REMOTE DOME ANTENNA

Approved	Date	Park and Recreation Department CITY OF RIVERSIDE	Detail No.
BJ	09/01/02	IRRIGATION CONTROLLER	4070
Revised BJ-Rev. Conductors	Date 11/21/02		



NOT TO SCALE

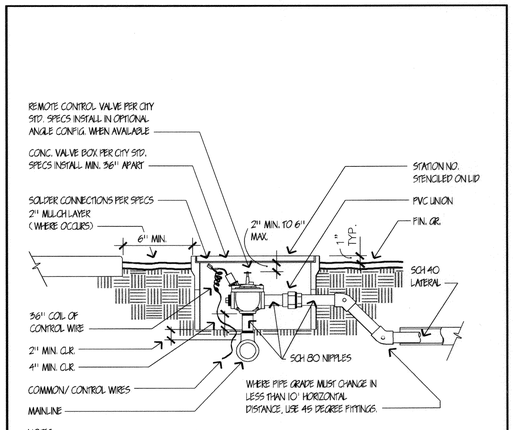
Approved	Date	Park and Recreation Department CITY OF RIVERSIDE	Detail No.
BJ	04/30/02	ISOLATION VALVE IN BOX	4052
Revised	Date		



NOT TO SCALE

Notes:
1) Install backflow device square with hardscape elements as approved by the Park Projects Inspector in the field.
2) Coordinate with Public Utilities-Water for location of backflow and water service. Wherever possible, locate service and backflow in the parkway at mid-block a minimum of 100' from the intersection per City standards.
3) Riverside Public Utilities Standard Drawing # CWD-630 applies.

Approved	Date	Park and Recreation Department CITY OF RIVERSIDE	Detail No.
BJ	09/21/02	REDUCED PRESSURE BACKFLOW DEVICE	4011
Revised	Date		



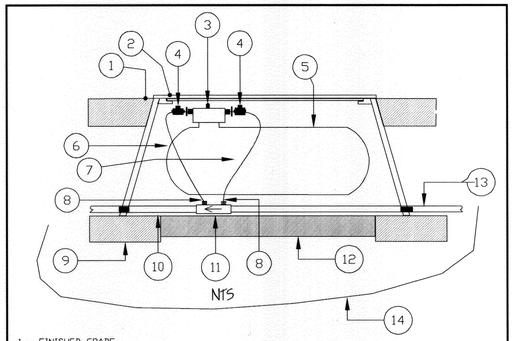
NOTES:
1) EACH VALVE SHALL HAVE ITS OWN TEE OR ELL CONNECTION TO THE MAINLINE. NO MANIFOLD CONNECTIONS.
2) PROVIDE MINIMUM 3' CLEAR DISTANCE BETWEEN VALVES.
3) INSTALL VALVE BOX SO THAT BOX DOES NOT REST ON ANY IRRIGATION LINES.
4) PROVIDE STAMPED BRASS TAG 1/2" BY 1" W/ 1/4" HIGH SEQUENCE NUMBER ON ALL CONTROL WIRES.
5) DETAIL MAY VARY SLIGHTLY DURING THE APPROVAL IRRIGATION PLANS.

NOT TO SCALE

Approved	Date	Park and Recreation Department CITY OF RIVERSIDE	Detail No.
BJ	06/21/02	REMOTE CONTROL VALVE	4030
Revised	Date		

P.O.C. DATA WATER SERVICE
METER SIZE: X/X"
SERVICE ADDRESS: XXXXXXXXXXXXXXXXX
ELEVATION: XXX.XX
PRESSURE ZONE: GRAVITY (XXX ZONE)
STATIC PRESSURE: XX P.S.I.
SERVED AREA: HIGHEST ELEV. XXX.XX
LOWEST ELEV. XXX.XX
MAX. GPM DEMAND: XX.XX G.P.M.
METER NO.:

WATER SERVICE SUMMARY TABLE

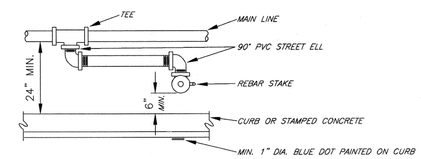


1 - FINISHED GRADE
2 - VALVE BOX & COVER 17" L X 12"D X 11 3/4" W (MIN), CONCRETE, C.I. LID, NON-HINGED, MARKED "FI".
3 - PROPORTIONING CAP WITH FEED ADJUSTMENT KNOB
4 - EZ-FLO SHUT OFF VALVES
5 - EZ-FLO MODEL EZ001-CX FERTILIZING SYSTEM 13" L X 8" D X 11" H
6 - FERTILIZER OUT - CONNECT CLEAR TUBE TO GREEN CONNECTIONS ON PROPORTIONING CAP AND COUPLING
7 - WATER IN - CONNECT BLACK TUBE TO BLUE CONNECTIONS ON PROPORTIONING CAP AND COUPLING
8 - 1/4" TUBING CLAMP - BOTH THE GREEN AND BLUE COUPLING TUBING CONNECTIONS
9 - APPROVED BACKFILL
10 - PVC MAIN LINE TO VALVE MANIFOLD
11 - EZ COUPLING CONNECTOR - INSTALL ACCORDING TO WATER FLOW DIRECTION ARROW
12 - PEA GRAVEL (1 CU. FT.)
13 - PVC MAIN LINE FROM BACK FLOW PREVENTER
14 - 1/4 GALVINIZED WIRE MESH

©2005 EZ-FLO FERTILIZING SYSTEMS, INC.

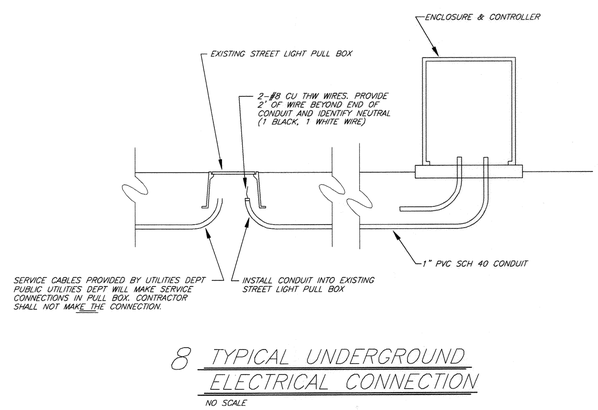
NOTE:
ITEMS 3, 4, 5, 6, 7 AND 8 ARE INCLUDED WITH THE EZ-FLO SYSTEM. ITEM 11 IS PURCHASED SEPARATELY.

EZ-FLO FERTILIZING SYSTEM MODEL NUMBER - EZ001-CX 1.5 GALLON CAPACITY



PLAN VIEW

3 TYPICAL QUICK COUPLER VALVE
NO SCALE
(NOTE: PROVIDE A ROUND CONCRETE VALVE BOX IN TURF AREAS)



8 TYPICAL UNDERGROUND ELECTRICAL CONNECTION
NO SCALE

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CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY
CITY ENGINEER
DATE 5/19/06

VAN BUREN BOULEVARD LANDSCAPE IMPROVEMENTS
(ANDREW STREET TO GARFIELD STREET)
IRRIGATION DETAILS
HORIZ. SCALE: N/A VERT. SCALE: N/A

ACCOUNT NO. 9514130214-440302
WORK ORDER NO. 05001830
R-3924L
SHEET L7 OF 7
FILE NO.

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INDEXED 10-24-06 LH