

CITY OF HUNTINGTON BEACH

DEPARTMENT OF PUBLIC WORKS

GLEN MAR TRACT FRONTAGE ROADS ADAMS AVE, BUSHARD ST, MAGNOLIA ST

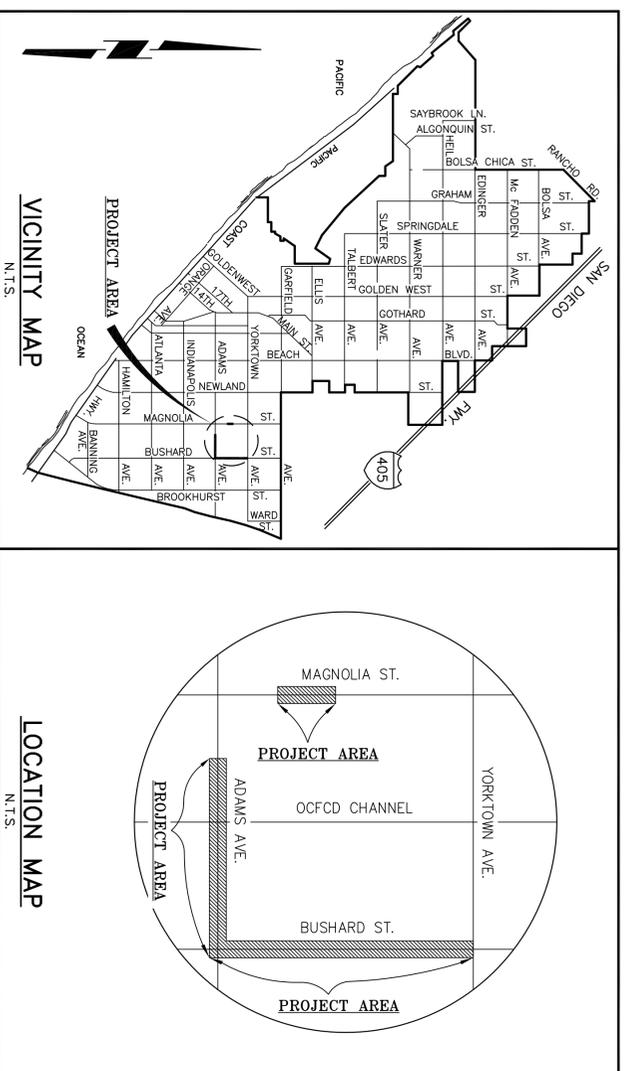
C.C. No. 1688

- GENERAL NOTES:**
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE BASED ON A SEARCH OF THE AVAILABLE RECORDS. UTILITY SURFACE FEATURES ARE BASED ON FIELD OBSERVATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES, SHOWN OR NOT SHOWN ON THESE PLANS.
 - POTHOLING REQUIRED FOR UTILITIES SHOWN OR NOT SHOWN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST FOR THE POTHOLING REQUIRED SHALL BE INCLUDED IN THE CONTRACT BID PRICE.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COMPLETE AND SUBMIT TO THE AGENCY THE UNDERGROUND SERVICE ALERT IDENTIFICATION FORM WHICH HAS BEEN PROVIDED IN THE PROJECT SPECIFICATIONS.
 - ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AGENCY'S STANDARD PLANS, PROJECT PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS. THE CONTRACTOR SHALL KEEP A COPY OF THIS INFORMATION ON THE JOB SITE.
 - A PRE-CONSTRUCTION MEETING SHALL BE HELD A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCING OF WORK.
 - THE CONTRACTOR SHALL NOTIFY PUBLIC WORKS @ (714) 536-5431, A MINIMUM OF 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AND 48 HOURS IN ADVANCE FOR PROJECT SPECIFICATION.
 - STOCKPILING OF REMOVAL MATERIAL WILL NOT BE ALLOWED IN OR AROUND THE PROJECT SITE.
 - PUBLIC AND/OR PRIVATE IMPROVEMENTS TO BE PROTECTED IN PLACE ARE NOT LIMITED TO THOSE SPECIFICALLY CALLED OUT ON THE PLANS. ALL EXISTING IMPROVEMENTS WHICH ARE NOT IDENTIFIED FOR REMOVAL AND/OR RECONSTRUCTION ON THE PLANS AND/OR SPECIFICATIONS SHALL BE PROTECTED IN PLACE AT THE CONTRACTOR'S EXPENSE.

NPDES GENERAL NOTES:

- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING INDUSTRY ACCEPTED BEST MANAGEMENT PRACTICES (BMPs). THESE BMPs SHALL BE MAINTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY SUCH AS GRADING, EROSION CONTROL, OR DISCHARGING. THESE BMPs ARE TO BE MAINTAINED THROUGH THE ENTIRETY OF THE PROJECT OR UNTIL ALL LOOSE SEDIMENT HAS BEEN STABILIZED.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES AND ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND. STOCKPILED MATERIAL SHALL BE NO MORE THAN 6 FEET IN HEIGHT AND SHALL BE COMPLETELY COVERED WITH A SECURE IMPERMEABLE AVARY AT THE END OF EACH WORK DAY. ALL STOCKPILES SHALL BE LOCATED AWAY FROM ANY STORM DRAIN INLETS AND AWAY FROM ANY STORM WATER CONVEYANCE STRUCTURES. AT NO TIME SHALL ANY RAW MATERIAL BE STAGED OR STOCKPILED ON CITY STREETS, SIDEWALKS, AND/OR GUTTERS WITHOUT A VALID OBSTRUCTION PERMIT.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, AND ADJOINING PROPERTY BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED ON THE CONSTRUCTION SITE AND SHALL NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE STORM DRAIN SYSTEM.
- CONCRETE WASH OUT WATER SHALL BE CONTAINED IN A WATER-TIGHT DEVICE TO PREVENT CEMENT DEPOSITION ONTO THE GROUND AND RUNOFF INTO STREETS, DRAINAGE FACILITIES, AND RECEIVING WATERS. ALL CONCRETE SLURRY FROM SAW-CUTTING IS TO BE COLLECTED IMMEDIATELY AND NOT ALLOWED TO DRY INTO RESIDUE/STAIN. ALL SAW-CUTTING ACTIVITIES SHALL BE CONDUCTED BY A TWO-PERSON TEAM WITH ONE PERSON CUTTING AND THE SECOND VACUUMING THE SAW CUTTING AREA. ALL SAW-CUTTING DEBRIS SHALL BE PROPERLY STORED AND TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY. WORKING AREAS MUST BE PROTECTED FROM CONSTRUCTION ACTIVITIES AND FILTER FABRIC IS TO BE REMOVED IF GREENER THAN 40% CHANGE OF RAIN IS PREDICTED.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMPs AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH WORK DAY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN COVERED TRASH OR RECYCLE BINS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT STORMWATER DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIALS OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- ALL UNPAVED CONSTRUCTION ENTRANCES AND EXITS SHALL BE PROTECTED USING AN EFFECTIVE COMBINATION OF TRACKING CONTROL BMPs TO MINIMIZE AND/OR ELIMINATE OFF-SITE TRACKING OF SEDIMENT. THESE BMPs SHALL BE MAINTAINED AND INSPECTED DAILY.
- ALL TEMPORARY PORTABLE RESTROOMS MUST HAVE A CATCHMENT PAN AND MUST BE LOCATED AT LEAST 50 FEET AWAY FROM ANY STORM DRAIN INLETS.
- POLLUTANTS ARE ANY SUBSTANCES INTRODUCED INTO THE ENVIRONMENT THAT ADVERSELY AFFECTS THE USEFULNESS OF A RESOURCE. POTENTIAL POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO: SEDIMENT, SOLID OR LIQUID CHEMICALS SUCH AS PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDE, HERBICIDE, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS, CONCRETE, AND RELATED CUTTING OR CURING RESIDUES, FLOATABLE WASTES, WASTES FROM ENGINE / EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING, WASTES FROM STREET CLEANING, AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLESHINGS AND TESTING.
- DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED MANNER. A DESIGNATED TEMPORARY AREA ON-SITE SHALL BE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DISCHARGING CONTAMINATED GROUNDWATER, PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- DISCHARGES OF STORM WATER FROM CONSTRUCTION SITES SHALL NOT BE LOADED WITH SEDIMENT. ALL STORM WATER DISCHARGES MUST BE RELATIVELY FREE OF SEDIMENT.
- ALL CONTRACTORS AND CONSTRUCTION PERSONNEL SHALL MEET THE REGULATORY CONSTRUCTION REQUIREMENTS ON THE PROJECT SITE IN COMPLIANCE WITH THE CITY'S MUNICIPAL CODE 14.25, STORMWATER AND URBAN RUNOFF MANAGEMENT AND THE MUNICIPAL CODE 17.05, GRADING AND EXCAVATION CODE.

APPROVED: _____ DATE _____
SEAN CRUMBY, P.E.
DIRECTOR OF PUBLIC WORKS



NOTICE TO THE CONTRACTOR

CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

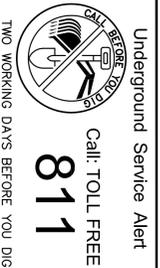
SHEET NO.	SHEET INDEX
1	TITLE SHEET
2	IMPROVEMENT PLAN - ADAMS AVENUE
3	IMPROVEMENT PLAN - BUSHARD STREET
4	IMPROVEMENT PLAN AND DETAILS - MAGNOLIA STREET

CONSTRUCTION NOTES:

- PROTECT IN PLACE
- REMOVE TREE AND ROOTS, GRIND TREE STUMP AND ROOTS TO 24" BELOW TOP OF SIDEWALK/GRADE.
- FINISH AND PLANT NEW 24" BOX TREE, GRAPE VITIS - LAKESTROMMA INDICA, PER HB STD. PLANS 714, 715, 716, 718 & 719 AS SHOWN ON PLANS. ITEM INCLUDES EXISTING LANDSCAPE AND IRRIGATION REMOVAL TO ACCOMMODATE NEW TREE; REPLACEMENT OF IRRIGATION IN KIND; BACKFILLING WITH CLASS A TOP SOIL AND INSTALLATION OF ARBOR-GARD OR APPROVED EQUAL AT BASE OF NEW TREE).
- CONSTRUCT NEW 6"x6" CONCRETE MOW STRIP PER DETAIL ON SHEET 4.
- REMOVE EXISTING PLASTER AND FOOTING. CONSTRUCT NEW PLASTER PER TYPICAL NEW PLASTER DETAIL IN PLACE OF OLD FOOTING.
- RENOVATE EXISTING PLASTER PER TYPICAL EXISTING PLASTER RENOVATION DETAIL ON SHEET 4.
- CONSTRUCT NEW PLASTER AND FOOTING PER TYPICAL NEW PLASTER DETAIL ON SHEET 4.
- PROTECT PLASTER IN PLACE AND REMOVE EXISTING CAP. CONSTRUCT NEW CAP PER TYPICAL EXISTING PLASTER RENOVATION DETAIL ON SHEET 4 TO COMPLETE PLASTER IMPROVEMENTS.
- DEMOLISH AND REMOVE ROW WALL FROM EXISTING PLASTER. PROJECT PLASTER IN PLACE OR RECONSTRUCT AS NECESSARY BASED ON CONDITION OF STRUCTURE.
- REMOVE EXISTING FENCE STRUCTURE WHERE PRESENT. CONSTRUCT NEW FENCE PER TYPICAL FENCING DETAIL ON SHEET 4.
- EXISTING PLASTERS, FOOTINGS, AND FENCING MATERIALS TO BE PERMANENTLY REMOVED. ADD BACKFILL AS REQUIRED TO MATCH FINISHED GRADE.
- DEMOLISH AND REMOVE EXISTING ASPHALT PAVEMENT.
- INSTALL CS-2 ARBORUM MULCH TO A MINIMUM DEPTH OF 2";
- INSTALL KUBIKPA GROUNDCOVER MATERIAL AS S00.
- CONSTRUCT SIDEWALK PER HB STD. PLAN 207.
- RENOVATE EXISTING ENTRANCE SIGN (INCLUDES OF SIGN REMOVAL, REFINISHING SURFACE, ETC.) PER TYPICAL ENTRANCE SIGN DETAIL ON SHEET 4; RENOVATED MONUMENT SIGN TO MATCH THOSE AT LOCATIONS WHERE IMPROVEMENTS HAVE BEEN COMPLETED.
- DEMOLISH PORTION OF IRRIGATION SUPPLY LINE UPSTREAM OF WATER METER. CONSTRUCT NEW IRRIGATION SUPPLY LINE AND THE IN TO EXISTING WATER METER.
- INSTALL NEW MASTER VALVE, BACKFLOW DEVICE, AND FLOW SENSOR PER CITY STD. PLAN 706. AT THE LOCATION SHOWN ON PLANS, CONTRACTOR TO VERIFY WITH CITY LANDSCAPE SUPERVISOR IF OTHER APPLICANCES ARE REQUIRED FOR THIS APPLICATION.
- CONSTRUCT NEW IRRIGATION MAIN SUPPLY LINE WITH IN-LINE TEE FOR DUAL ZONE SERVICE TO EXISTING NEW IRRIGATION ROAD LANDSCAPE AND EXISTING MEDIAN IRRIGATION. CONSTRUCT NEW IRRIGATION LINE CROSSING ADAMS AVE TO SERVICE EXISTING MEDIAN IRRIGATION. CONSTRUCT NEW IRRIGATION LINE ALONG FRONTAGE ROAD.
- INSTALL NEW IRRIGATION LATERAL LINES, CONTROL VALVES, AND SPRINKLER HEADS AS NEEDED PER LANDSCAPE STD. PLAN 706.
- INSTALL NEW ELECTRICAL AND CONTROL WIRING WITH ALL NECESSARY APPLICANCES AS REQUIRED FOR DUAL ZONE IRRIGATION PER LANDSCAPE STD. PLAN 706.
- SALVAGE AND CONNECT INTO EXISTING ELECTRICAL AND CONTROL WIRING FOR MEDIAN IRRIGATION.
- DEMOLISH AND REMOVE EXISTING BACKFLOW DEVICE LOCATED ON STREET MEDIAN. CONSTRUCT NEW IRRIGATION SUPPLY LINE TO THE IN TO EXISTING LINE IN PLACE OF OLD BACKFLOW DEVICE.
- DEMOLISH AND REMOVE EXISTING IRRIGATION CONTROLLER CABINET. CONSTRUCT NEW CS3000 CONTROLLER CABINET PER LANDSCAPE STD. PLAN 706. CONTRACTOR TO COORDINATE WITH CITY LANDSCAPE SUPERVISOR ON SET-UP OF DUAL ZONE IRRIGATION.
- TRIM EXISTING OVERGROWN TREE BACK.

QTY

C.C. No. 1688



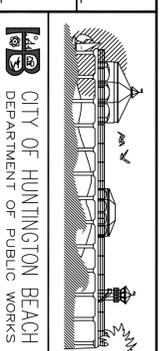
Underground Service Alert

Call: TOLL FREE
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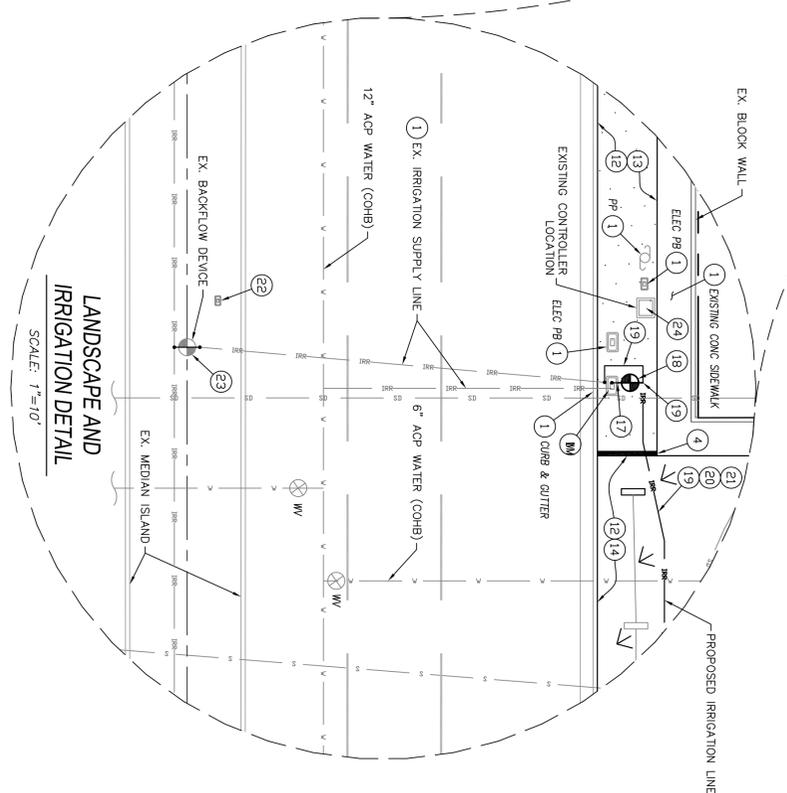
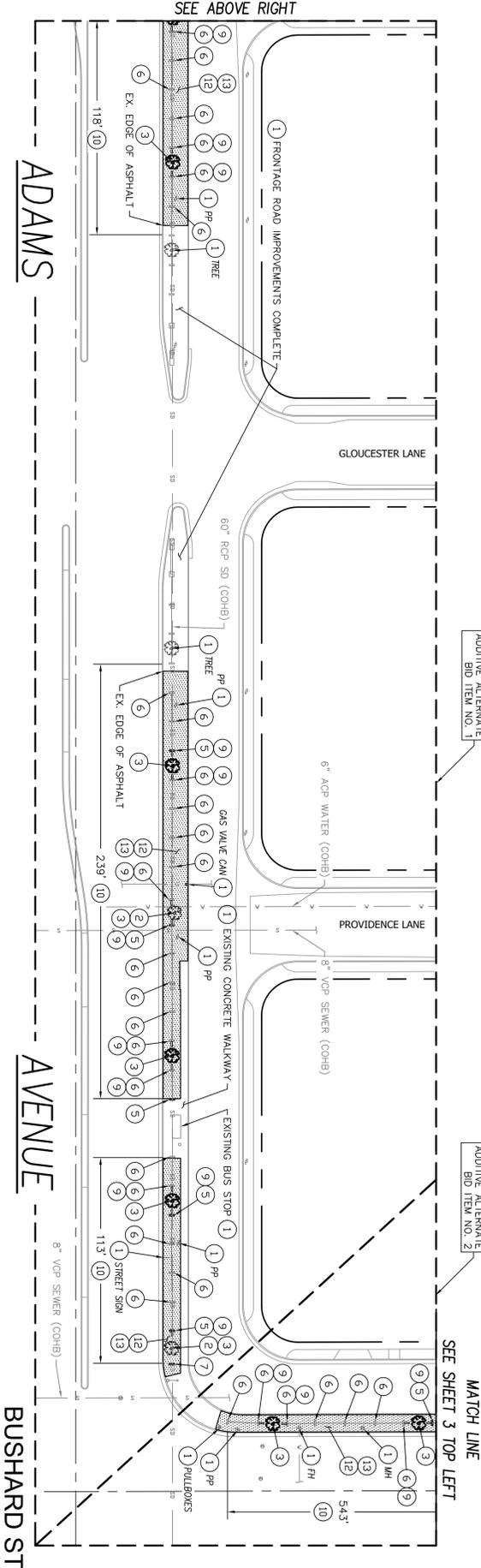
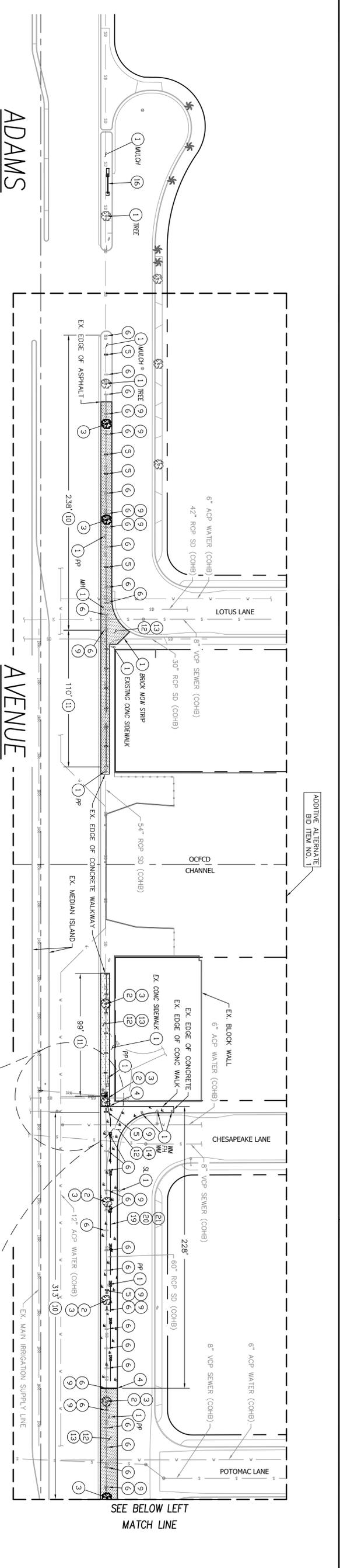
TWO WORKING DAYS BEFORE YOU DIG

REV.	DATE	BY	DESCRIPTION	APP'VD.

CITY ENGINEER:		PREPARED UNDER THE SUPERVISION OF:	
Thomas M. Hermal, P.E.	DATE	Brian Palumbo, C.A.	DATE
R.C.E. NO.: CS5300	EXP. DATE: 06/30/23	R.C.E. NO.:	EXP. DATE:
DESIGNED BY: JUAN	10/31/22	APPROVED BY: Justin Torres, Landscape Supervisor	DATE
CHECKED BY: BR	10/31/22	R.C.E. NO.:	EXP. DATE:

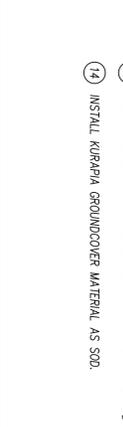


TITLE SHEET	
GLEN MAR FRONTAGE ROAD	SHEET NO. 1
ADAMS AVE, BUSHARD ST, MAGNOLIA ST	OF 4



- CONSTRUCTION NOTES:**
- PROTECT IN PLACE.
 - REMOVE TREE AND ROOTS, GRIND TREE STUMP AND ROOTS TO 24" BELOW TOP OF SIDEWALK/GRADE. PULL OUT ALL ROOTS WITHIN PROPOSED IMPROVEMENTS.
 - FURNISH AND PLANT NEW 24" BOX TREE, ORANGE MYRTLE - LAGERSTROEMIA INDICA, PER HS STD. PLANS 714, 715, 716, 718, & 719 AS SHOWN ON PLANS. (ITEM INCLUDES EXISTING LANDSCAPE AND IRRIGATION REMOVAL TO ACCOMMODATE NEW TREE. REPLACEMENT OF IRRIGATION IN KIND - BACKFILLING WITH CLASS A TOP SOIL AND INSTALLATION OF ABBOT-GARD OR APPROVED EQUAL AT BASE OF NEW TREE).
 - CONSTRUCT NEW 6"x6" CONCRETE MOW STRIP PER DETAIL ON SHEET 4.
 - REMOVE EXISTING PLASTER AND FOOTING. CONSTRUCT NEW PLASTER PER TYPICAL NEW PLASTER DETAIL ON SHEET 4. IF RELOCATING PLASTER THEN ADD BACKFILL AS REQUIRED TO MATCH FINISHED GRADE IN PLACE OF OLD FOOTING.
 - RENOVATE EXISTING PLASTER PER TYPICAL EXISTING PLASTER RENOVATION DETAIL ON SHEET 4.
 - CONSTRUCT NEW PLASTER AND FOOTING PER TYPICAL NEW PLASTER DETAIL ON SHEET 4.
 - DEMOLISH AND REMOVE POWY WALL FROM EXISTING PLASTER. PROTECT PLASTER IN PLACE.
 - RECONSTRUCT AS NECESSARY BASED ON CONDITION OF STRUCTURE.
 - REMOVE EXISTING FENCE STRUCTURE WHERE PRESENT. CONSTRUCT NEW FENCE PER TYPICAL FENCING DETAIL ON SHEET 4.
 - EXISTING PLASTERS, FOOTINGS, AND FENCING MATERIALS TO BE PERMANENTLY REMOVED. ADD BACKFILL AS REQUIRED TO MATCH FINISHED GRADE.
 - DEMOLISH AND REMOVE EXISTING ASPHALT PAVEMENT.
 - INSTALL ES-2 ARGONIM MULCH TO A MINIMUM DEPTH OF 25".
 - INSTALL KURAPA GROUNDCOVER MATERIAL AS SOO.

- RENOVATE EXISTING ENTRANCE SIGN (INCLUDES OF SIGN RENOVATION, REFINISHING SURFACE, ETC.) PER TYPICAL ENTRANCE SIGN DETAIL ON SHEET 4. RENOVATED MONUMENT SIGN TO MATCH THOSE AT LOCATIONS WHERE IMPROVEMENTS HAVE BEEN COMPLETED.
- DEMOLISH PORTION OF IRRIGATION SUPPLY LINE UPSTREAM OF WATER METER. CONSTRUCT NEW IRRIGATION SUPPLY LINE AND TIE IN TO EXISTING WATER METER.
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- CONSTRUCT NEW IRRIGATION MAIN SUPPLY LINE WITH IN-LINE TEE FOR DUAL ZONE SENSING TO BOTH NEW FRONTAGE ROAD LANDSCAPING AND EXISTING MEDIAN LANDSCAPING. TIE-IN TO EXISTING IRRIGATION LINE CROSSING ADAMS AVE TO SERVICE EXISTING MEDIAN IRRIGATION. CONSTRUCT NEW IRRIGATION LINE ALONG FRONTAGE ROAD.
- INSTALL NEW IRRIGATION LATERAL LINES, CONTROL VALVES, AND SPRINKLER HEADS AS NEEDED PER LANDSCAPE STD. PLAN 706.
- INSTALL NEW ELECTRICAL AND CONTROL WIRING WITH ALL NECESSARY APPURTENANCES AS REQUIRED FOR DUAL ZONE IRRIGATION, PER LANDSCAPE STD. PLAN 706.
- SAVAGE AND CONNECT INTO EXISTING ELECTRICAL AND CONTROL WIRING FOR MEDIAN IRRIGATION.
- DEMOLISH AND REMOVE EXISTING BACKFLOW DEVICE LOCATED ON STREET MEDIAN. CONSTRUCT NEW IRRIGATION SUPPLY LINE TO THE IN TO EXISTING LINE IN PLACE OF OLD BACKFLOW DEVICE.
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- ABBREVIATIONS**
- F = FLOW LINE
 - CL = CENTER LINE
 - (TYP.) = TYPICAL
 - W/O = WEST OF
 - E/O = EAST OF
 - N/O = NORTH OF
 - S/O = SOUTH OF
 - R = RADIUS

- LEGEND**
- PROPOSED MULCH
 - PROPOSED NATURAL GROUND COVER
 - TREE

- ABBREVIATIONS**
- HYD = FIRE HYDRANT
 - CB = CATCH BASIN
 - EX = EXISTING
 - ABAND. = ABANDONED
 - LP = LIGHT POLE
 - PP = POWER POLE
 - SL = STREET LIGHT
 - WH = MANHOLE
 - WM = WATER METER
 - WV = WATER VALVE

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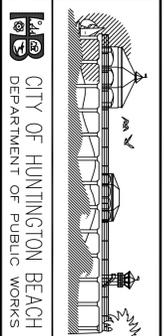
REVISIONS

REV.	DATE	BY	DESCRIPTION	APP'VD.

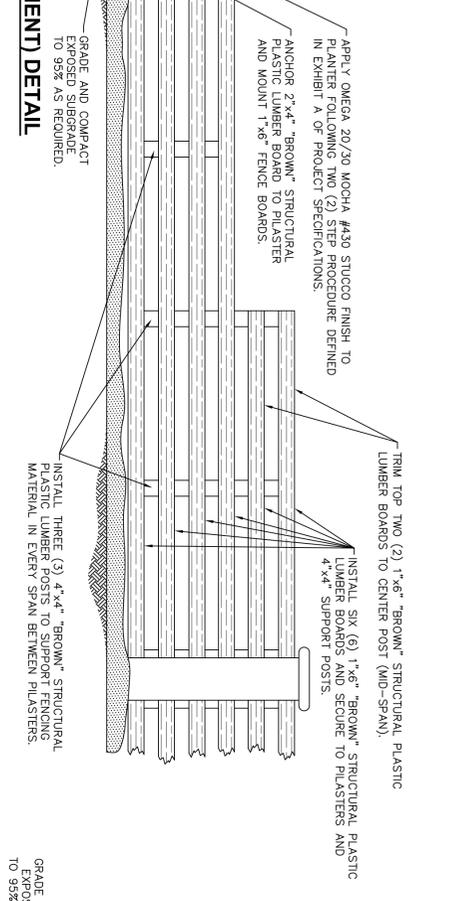
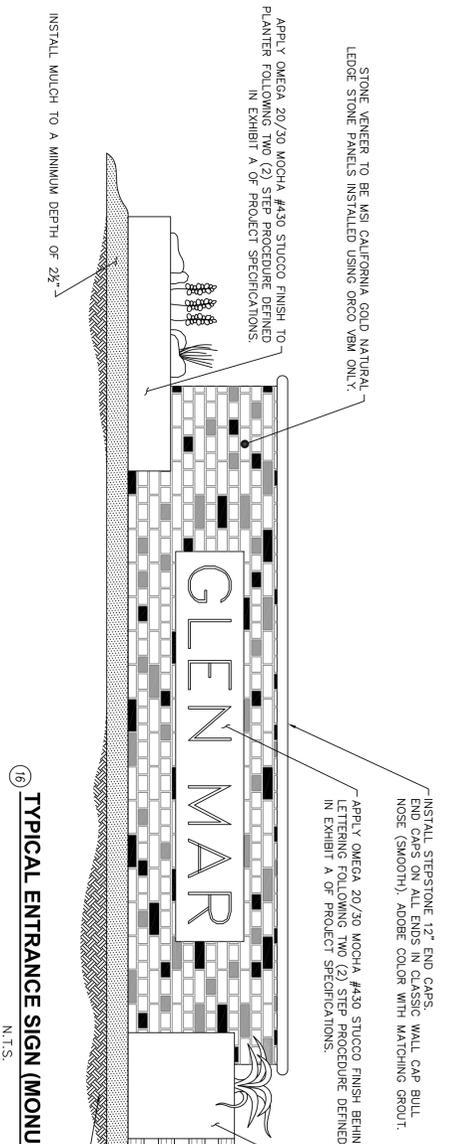
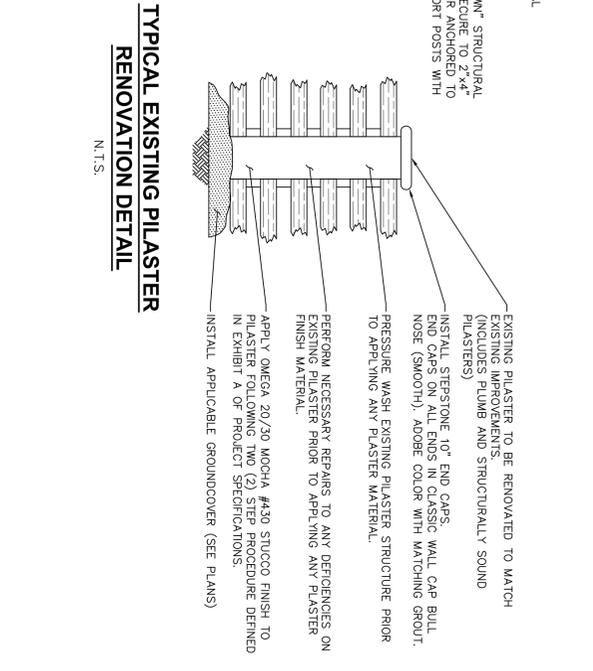
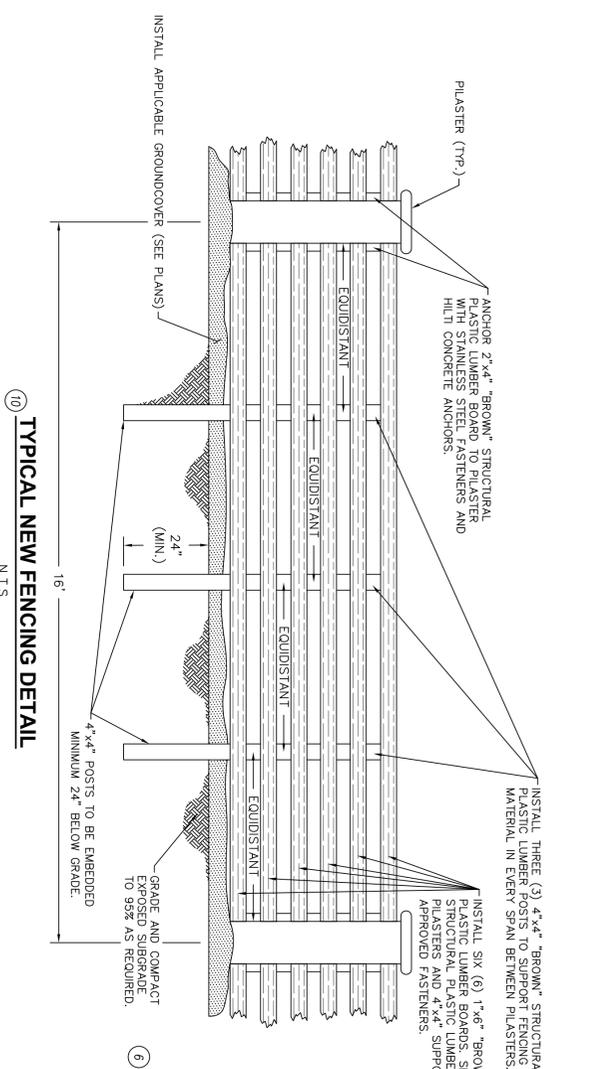
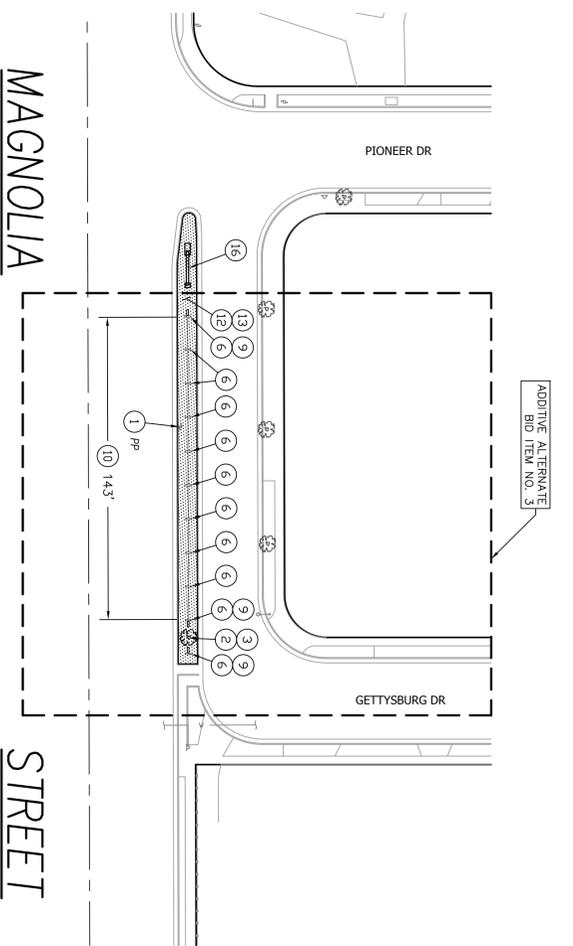
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PREPARED UNDER THE SUPERVISION OF:

DESIGNED BY:	DATE:
CHECKED BY:	DATE:

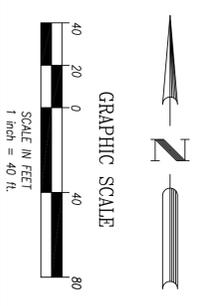
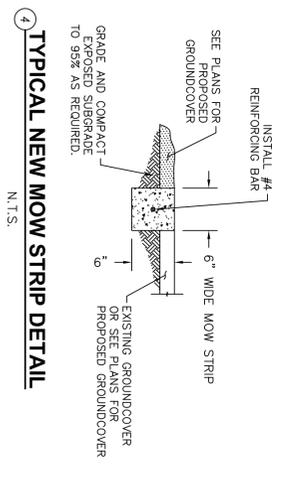
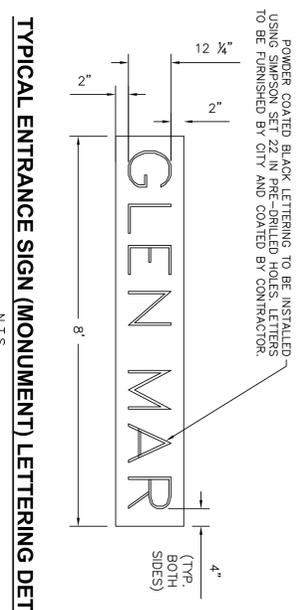


IMPROVEMENT PLAN
GLEN MAR FRONTAGE ROAD
 ADAMS AVENUE



CONSTRUCTION NOTES:

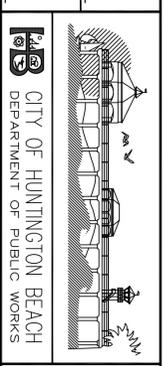
- 1 PROTECT IN PLACE.
- 2 REMOVE TREE AND ROOTS, GRIND TREE STUMP AND ROOTS TO 24" BELOW TOP OF SIDEWALK/GRADE. PULL OUT ALL ROOTS WITH PROPOSED IMPROVEMENTS.
- 3 FURNISH AND PLANT NEW 24" BOX TREE, GRAPE VITIFL - LAURESTROBIA INOCA, PER HS STD. PLANS 714, 715, 716, 718, & 719 AS SHOWN ON PLANS. (ITEM INCLUDES EXISTING LANDSCAPE AND IRRIGATION REMOVAL TO ACCOMMODATE NEW TREE. REPLACEMENT OF IRRIGATION IN KIND, BACKFILLING WITH CLASS A TOP SOIL AND INSTALLATION OF ARBOR-GARD OR APPROVED EQUAL AT BASE OF NEW TREE).
- 6 RENOVATE EXISTING PLASTER PER TYPICAL EXISTING PLASTER RENOVATION DETAIL ON SHEET 4.
- 9 DEMOLISH AND REMOVE POXY WALL FROM EXISTING PLASTER. PROTECT PLASTER IN PLACE.
- 10 RECONSTRUCT AS NECESSARY BASED ON CONDITION OF STRUCTURE.
- 12 DEMOLISH AND REMOVE EXISTING ASPHALT PAVEMENT.
- 13 INSTALL ES-2 AGRICULT MULCH TO A MINIMUM DEPTH OF 24".
- 16 RENOVATE EXISTING ENTRANCE SIGN (INCLUDES EXISTING SIGN RENOVATION, REFINISHING SURFACE, ETC.) PER TYPICAL ENTRANCE SIGN DETAIL ON SHEET 4. RENOVATED MONUMENT SIGN TO MATCH THOSE AT LOCATIONS WHERE IMPROVEMENTS HAVE BEEN COMPLETED.



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REV.	DATE	BY	DESCRIPTION	APP'VD.

DESIGNED BY	CHECKED BY	DATE



IMPROVEMENT PLAN AND DETAILS
GLEN MAR FRONTAGE ROAD
MAGNOLIA STREET

LEGEND	ABBREVIATIONS
PROPOSED MULCH	FL = FLOW LINE
RECK PLASTIC LUMBER	CL = CENTER LINE
NATIVE SOIL	(TYP) = TYPICAL
TREE	W/O = WEST OF
	E/O = EAST OF
	N/O = NORTH OF
	S/O = SOUTH OF
	R = RADIIUS
	HYD = FIRE HYDRANT
	CB = CATCH BASIN
	EX = EXISTING
	ABAND = ABANDONED
	BGR = BEGIN CURB RETURN
	ECR = END CURB RETURN
	LP = LIGHT POLE
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	WV = WATER VALVE

