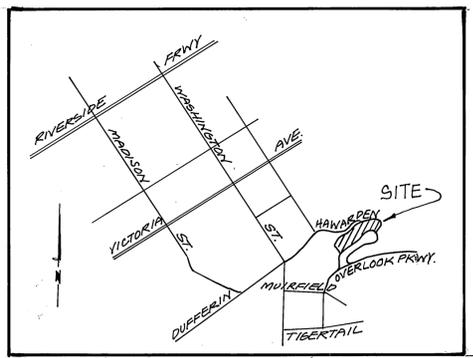
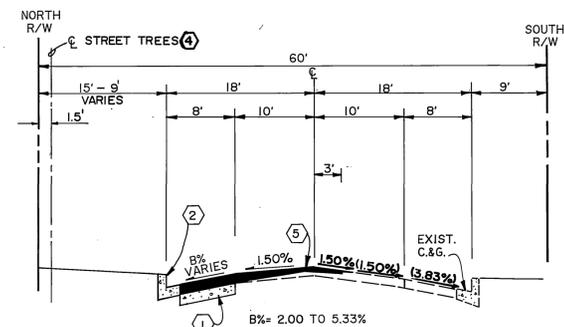


PM ~~23424~~ 32111

# STREET IMPROVEMENT PLANS



VICINITY MAP  
N.T.S.



TYPICAL SECTION  
N.T.S.

CONSTRUCT 2.5" A.C. OVER 4.5" AGG. BASE PER TYP. SECTION.  
PER S.R. 1281 R=46.0 T.I.=5.0  
PER R-2739  
OCOTILLO DRIVE  
SEE CROSS FALL CHART SHT. 2

### GENERAL NOTES

- 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.
- Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, Std. Dwg. No. 10, and the Standard Specifications for Public Works Construction, Current Edition.
- Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct match-up paving as shown on plan and overlay paving as directed in the field to produce a smooth section.
- Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
- The developer and/or contractor shall contact the street division (351-6127) to pick up any existing standard 180 barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.

### CONSTRUCTION NOTES

- CONSTRUCT 2.5" A.C. OVER 4.5" AGG. BASE PER TYP. SECTION.
- CONSTRUCT 6" CURB AND GUTTER, TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200.
- REMOVE EXIST. EUCALYPTUS TREES TO THE SPECIFICATION OF THE PARK & RECREATION DEPARTMENT.
- PLANT STREET TREE TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.
- PROVIDE A.C. OVERLAY AS SHOWN ON PLAN.

- CONSTRUCT MODIFIED APWA STD 151 UNDER SIDEWALK DRAIN

### PARKS AND RECREATION NOTES

- All related work shall conform to the City of Riverside, Park and Recreation Department Standards and City of Riverside Street Tree policies.
- ALL STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
- The Developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.
- All Street Trees must be automatically irrigated, except where adjacent to single family or duplex residential uses.

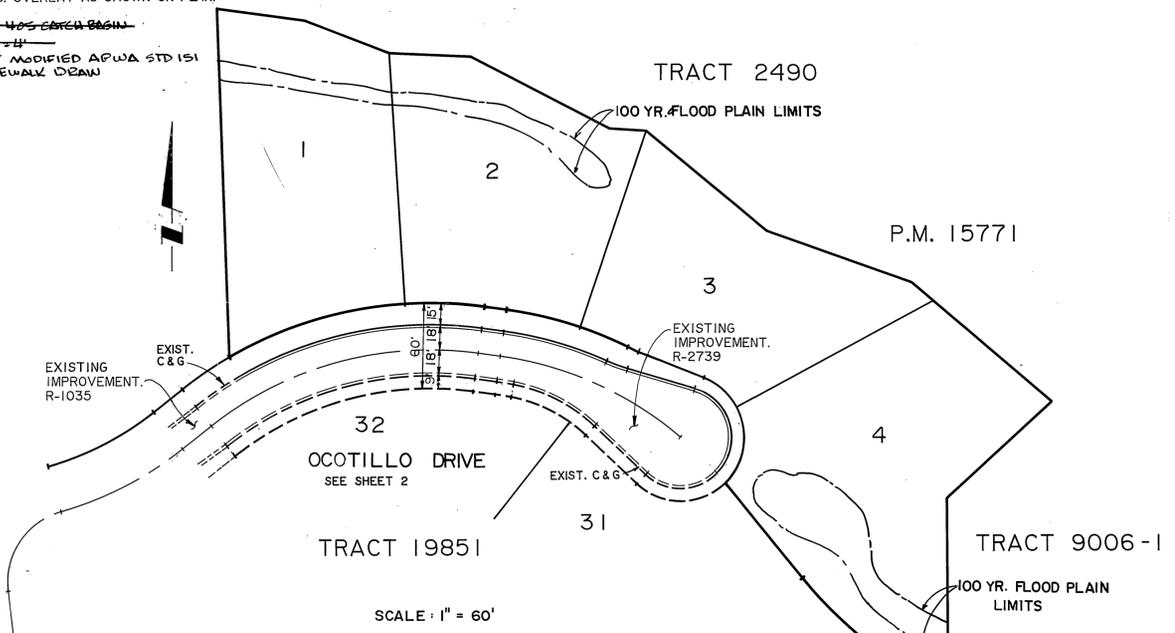
NOTE: In the interest of public safety and maintenance the Street Tree Inspector shall have the authority to revise the street tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.

- When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (714) 351-6126 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required:
  - After completion of final grading of the lots and when all utility services and sewer laterals have been marked, but prior to digging plant pits, all final street tree locations are to be spotted in the field by the street tree inspector.
  - While digging plant pits and planting/relocating trees;
  - After planting and all other indicated or specified work has been completed, for start of maintenance;
  - At end of the maintenance period, the contractor/developer shall call the Street Tree Inspector at (714) 351-6126 for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the trees pass final inspection and the Park and Recreation department is assuming maintenance responsibilities.
- Both a street tree Relocation/Removal permit as issued by the Park and Recreation Department and a Street Opening permit as issued by the Public Works Department are required prior to commencement of tree relocation and/or removal work. For all existing trees within what will ultimately be the Public Right-of-Way pavement area, backfill of all holes must be inspected by the Public Works Inspector for proper compaction.
- Street tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Size	Spacing	Req. Qty.
a. OCOTILLO DR.	PINUS CANARIENSIS / CANARY ISLAND PINE	15 GAL.	45'	10

NOTE: In the interest of public safety and maintenance the Street Tree Inspector shall have the authority to revise the street tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.

- All flagged elevations shall be staked in the field by the private engineer.
- 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.
- 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.
- 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.
- See "Street Lighting Plans" for quantity and location of required street lights.
- Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.
- Contractor agrees that he shall 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 engineer.
- 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.
- The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 1-800-422-4133, two working days before digging. No construction permit will be issued by the Public Works Department involving excavation for underground facilities unless the applicant has been provided an inquiry identification number by U.S.A.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the inspector prior to overlaying with A.C. paving.
- The contractor shall coordinate trenching for cable television with other trenching within the subdivision.
- Relocation fee to be paid by developer to Public Utilities Dept. prior to relocation of electrical facilities.



LANDMARK SURVEYING-MAPPING-ENGINEERING  
9312 NARNIA DRIVE  
RIVERSIDE, CA 92503  
(951) 358-1305 358-1306 FAX  
CIVIL LICENSE #1955 EXP 3/21/05  
REV. 12/91 ONLY  
CIVIL EXP. UC EXP.



CITY OF RIVERSIDE WATER SYSTEMS Approved by: <i>Richard J. White</i> Date: 2-19-92	PACIFIC BELL TELEPHONE Approved by: <i>Steve Holman</i> Date: 1-22-92	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND Approved by: <i>Wm. White</i> Date: 10-1-91	CENCOM CABLE TELEVISION Approved by: <i>John Brown</i> Date: 2-11-92
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**Underground Service Alert**  
Call: TOLL FREE 1-800-422-4133  
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE  
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:  
REGISTERED CIVIL ENGINEER NO. 48212  
EXPIRATION DATE: 12/31/94. DATE: 10/16/91

CITY BUSINESS TAX CERT. No. 4994 EXP. DATE 12/31/92  
**J.F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE  
3880 Lemon Street Suite 300 P.O. Box 403 Riverside, CA 92502 (714) 686-0844 FAX 714-686-9954  
11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92234 (714) 825-1082  
73-080 El Paseo, Suite 105 Palm Desert, CA 92260 (619) 348-5591 FAX 619-340-0529  
SCALE: AS SHOWN  
DATE: AUGUST, 1991

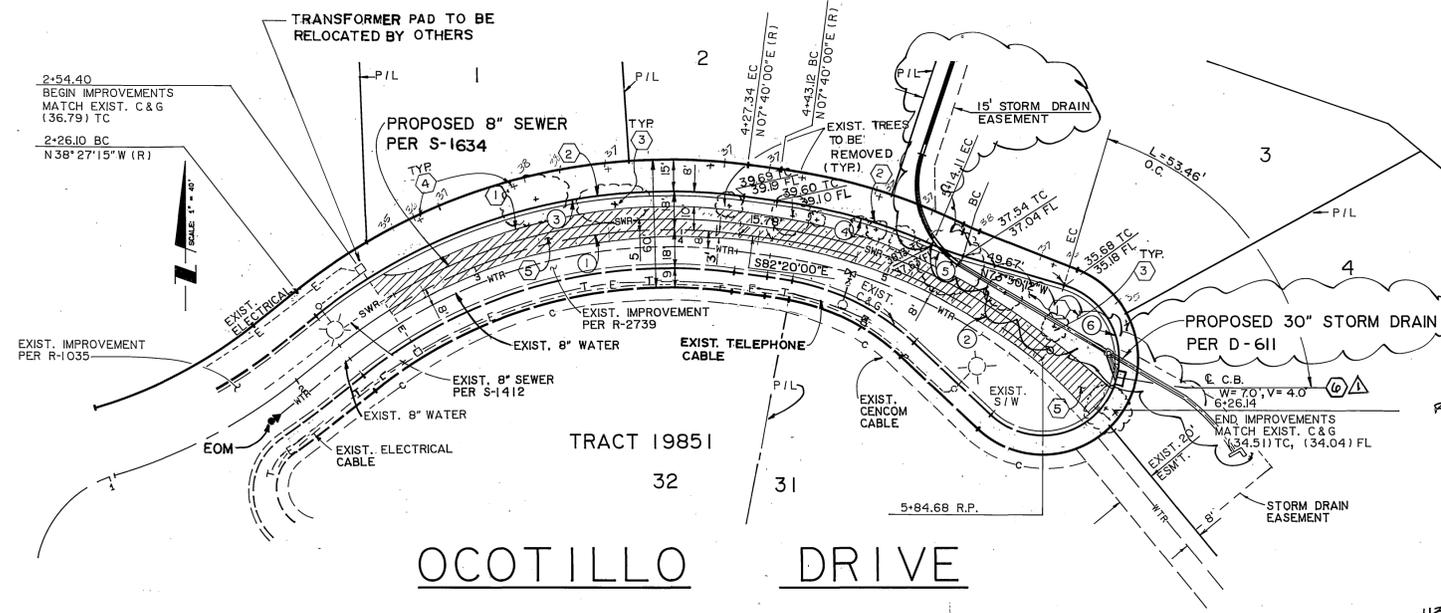
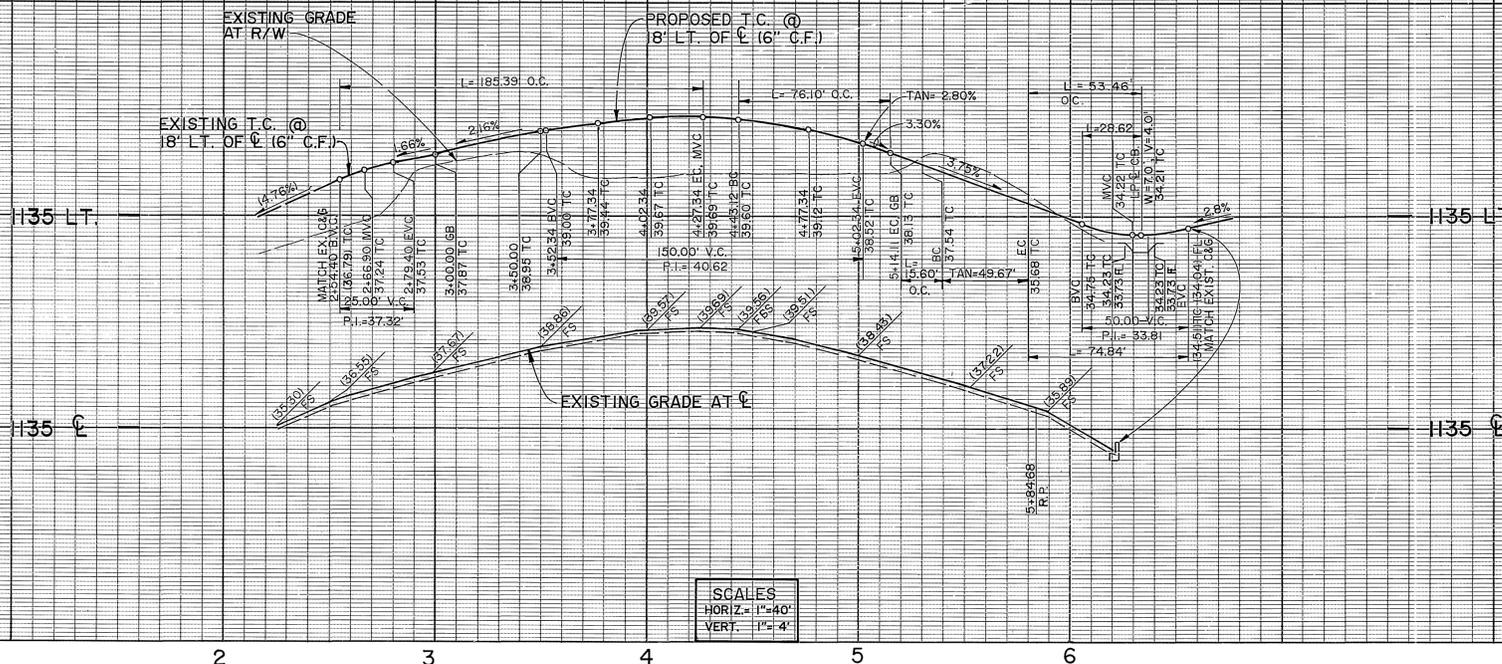
DESIGNED BY: T.S.	DRAWN BY: D.P.	CHECKED BY: T.C.L.
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APPROVED BY: <i>[Signature]</i> DATE: 7/21/92	PRINCIPAL ENGINEER
APPROVED BY: <i>[Signature]</i> DATE: 7/21/92	CHIEF P.W. ENGR.

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS  
PROJECT NO. 9112583  
STREET IMPROVEMENT PLANS  
TITLE SHEET  
OCOTILLO DRIVE  
SHEET 1 OF 2  
FILE NO. 9112583

INDEXED 8-13-92 FROST

PC-3436-S



CURVE DATA				
NO.	Δ	R	L	T
①	46° 07' 15"	250.00'	201.24'	106.43'
②	32° 26' 37"	250.00'	141.56'	72.73'
③	46° 07' 15"	268.00'	215.73'	114.09'
④	16° 16' 12"	268.00'	76.10'	38.31'
⑤	07° 06' 23"	115.00'	15.60'	7.81'
⑥	119° 06' 42"	36.00'	74.84'	61.25'

CROSS FALL CHART						
STATION	C ELEV.	H-P ELEV.	A%	B%	LIP	T.C.
3+00.00	37.77	37.62	1.50	2.00%	37.50	37.87
3+50.00	38.96	38.81	1.50	3.83%	38.58	38.95
4+00.00	39.67	39.52	1.50	4.00%	39.30	39.65
4+27.34	39.79	39.64	1.50	5.33%	39.32	39.69
4+43.12	39.66	39.51	1.50	4.67%	39.23	39.60
4+50.00	39.61	39.46	1.50	5.00%	39.16	39.53
5+00.00	37.12	38.38	1.50	2.83%	38.21	38.58

DELETE STORM DRAIN IMPROVEMENTS (EXCEPT STD 405 C.B.) PER PLAN # D-611/2 SHEETS  
SEE GRADING PLAN PW04-018 FOR PROPOSED PRIVATE STORM DRAIN SYSTEM.

REPLACE CITY STD. 405 WITH PARALLEL DRAIN MOD. STD. 151-1 (2 SHEETS)

EXISTING TREES INDICATES NEW PAVING INDICATES OVERLAY



LAND MARK SURVEYING, MAPPING, ENGINEERING  
9342 WAGNER DRIVE  
RIVERSIDE, CA 92503  
(909) 358-1305 3581306 FAX  
CITY LIC # 71955 EXP 31 2105

Raymond J. Dudak 6/30/07  
CIVIL ENGR. LC EXP

CITY OF RIVERSIDE WATER SYSTEMS Approved by: <i>Richard J. Dudak</i> 2-19-92 Date:	PACIFIC BELL TELEPHONE Approved by: <i>Steve Holzman</i> 1-32-92 Date:	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND Approved by: <i>Wm. Wolter</i> 10-1-91 Date:	CENCOM CABLE TELEVISION Approved by: <i>Joseph J. Gano</i> 2-11-92 Date:
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Underground Service Alert  
Call: TOLL FREE 1-800-422-4133  
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE  
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

PREPARED UNDER THE DIRECTION OF:  
REGISTERED CIVIL ENGINEER NO. 46212  
EXPIRATION DATE: 12-31-94 DATE: 10/16/94

**J.F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE  
3880 Lemon Street, Suite 300 11200 S. Mt. Vernon Ave., Suite "D" 73-080 El Paseo, Suite 106  
P.O. Box 483 Colton, CA 92324 Palm Desert, CA 92260  
Riverside, CA 92502 (714) 825-1082 (619) 348-0991  
714 886-0844 FAX 619-340-0529 FAX 714-886-5854

SCALE: 1" = 40'  
DATE: AUGUST, 1991

DESIGNED BY T.S. DRAWN BY D.P. CHECKED BY T.C.L.  
REVISIONS: REV. 1: A.C.A. APPR. DATE: 7/21/92

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: *Wayne Frost* DATE: 7/21/92  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
CHIEF P.W. ENGR.

PM 23424 32111  
STREET IMPROVEMENT PLANS  
OCOTILLO DRIVE  
FOR WAYNE FROST

PROJECT NO. 9112583  
R-3269  
SHEET 2 OF 2  
FILE NO. 9112583