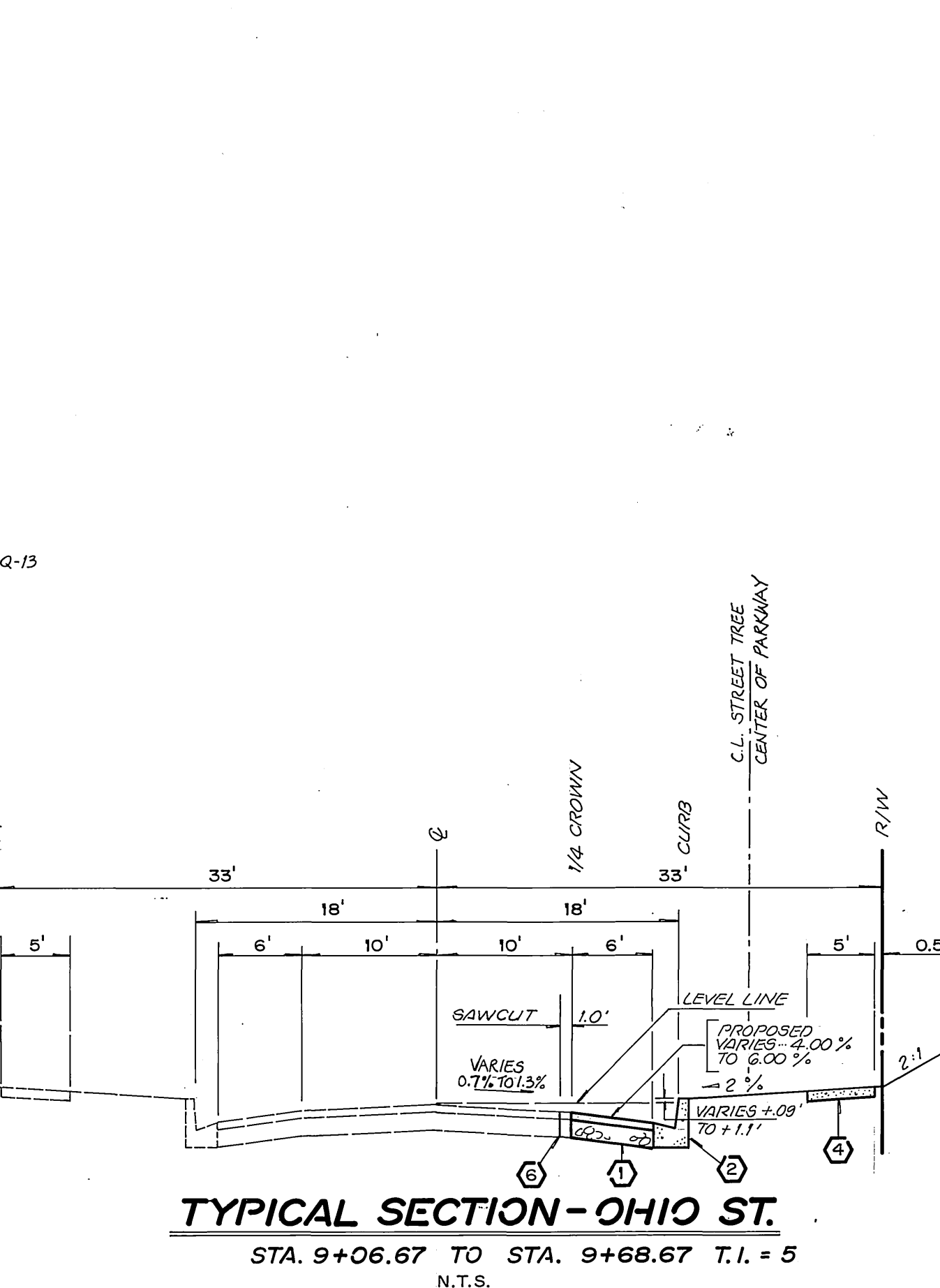
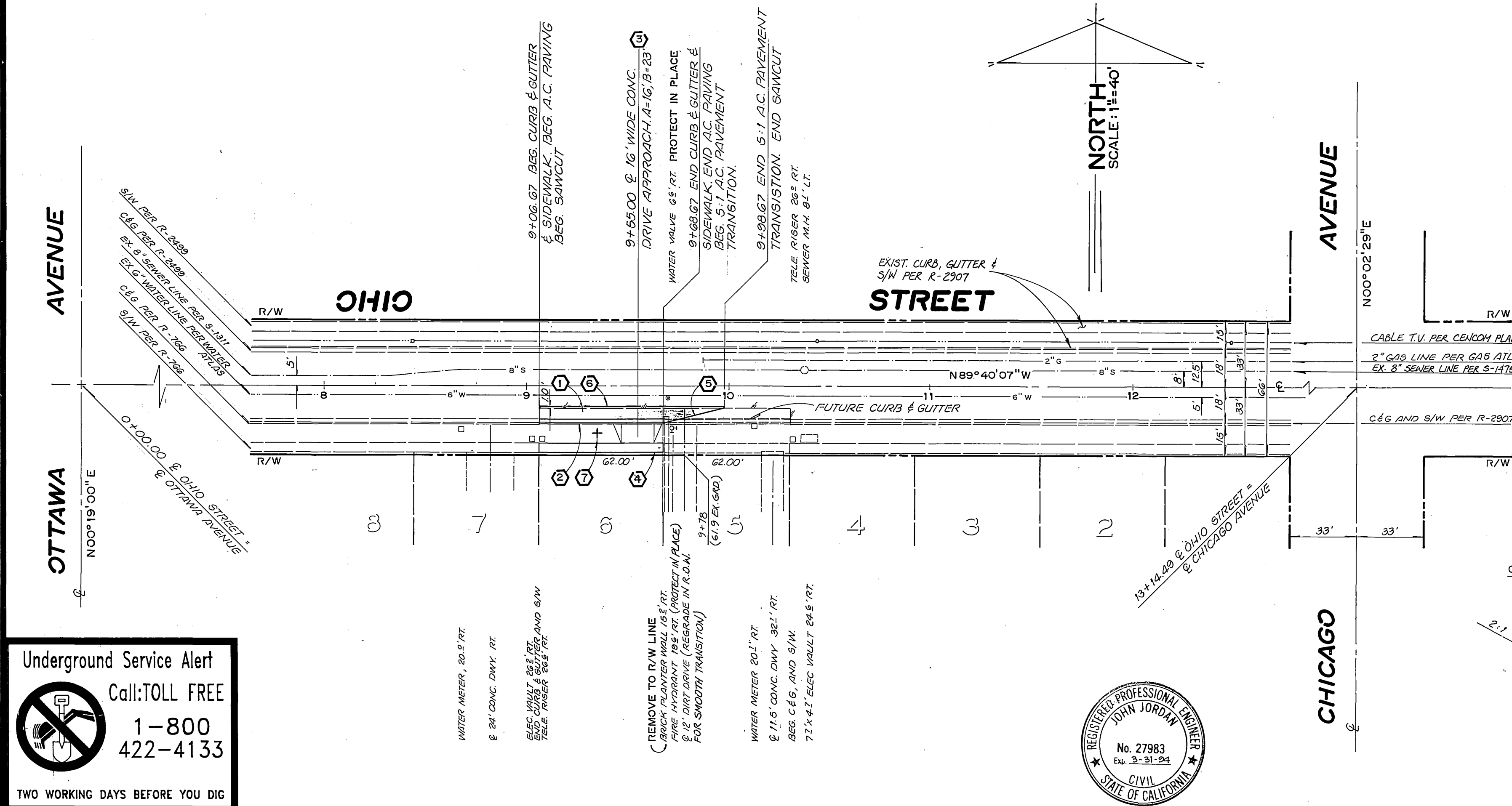
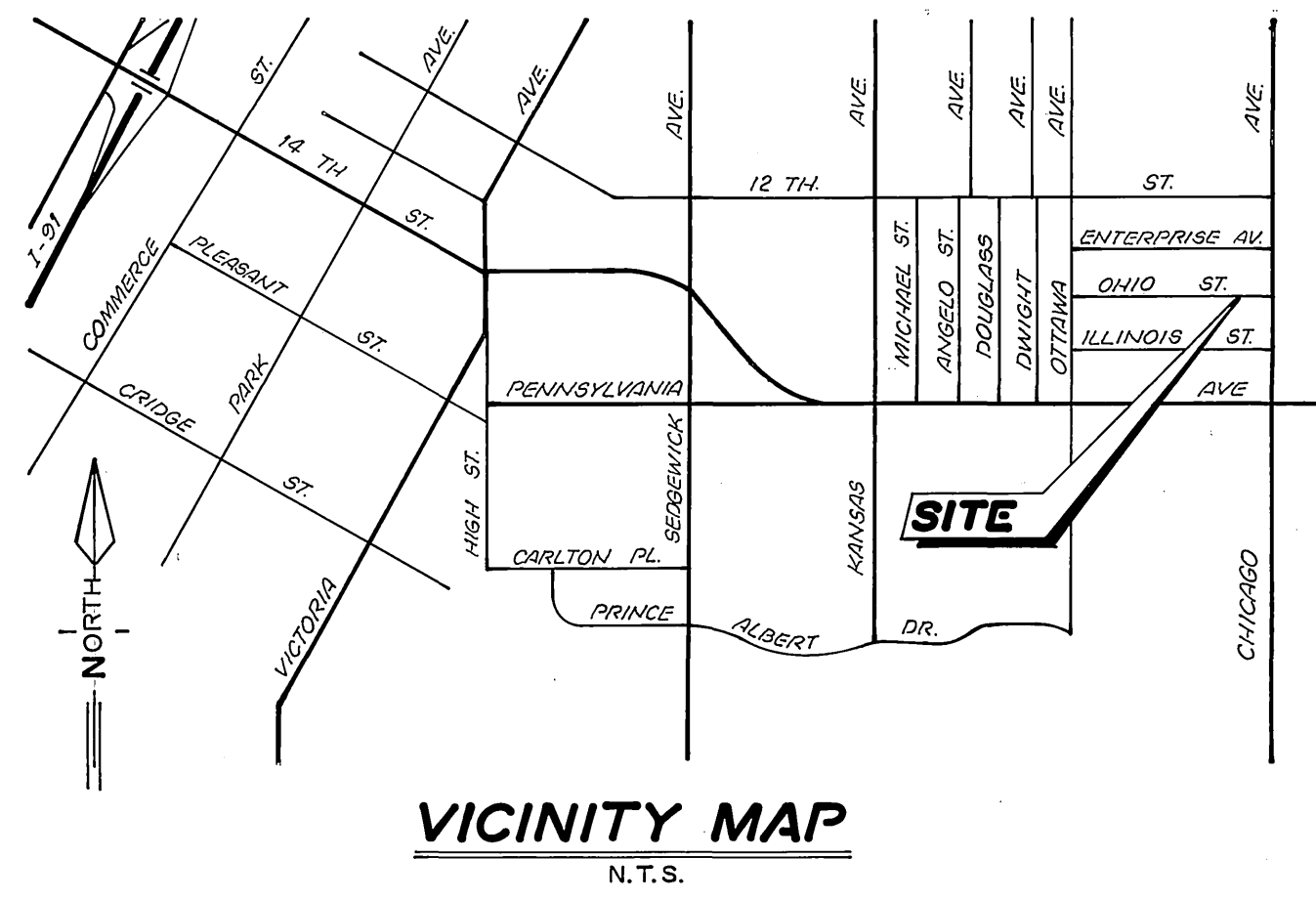


**CONSTRUCTION NOTES:**

- ① CONSTRUCT 2 1/2" A.C. PAVING OVER 8" CRUSHED AGGREGATE BASE. PER C/R PLAN R-766
- ② CONSTRUCT 6" CURB AND GUTTER, TYPE I, PER CITY OF RIVERSIDE STANDARD NO. 200.
- ③ CONSTRUCT CONCRETE DRIVE APPROACH PER CITY OF RIVERSIDE STANDARD NO. 302, A=16', B=23'.
- ④ CONSTRUCT 5' CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325.
- ⑤ CONSTRUCT 5:1 SMOOTH A.C. PAVING TRANSITION.
- ⑥ SAW CUT 1' EXISTING A.C. PAVING FOR SMOOTH TRANSITION.
- ⑦ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK & REC. DEPT.

**GENERAL NOTES:**

1. 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.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
3. 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.
4. 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.
5. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
6. 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.
7. 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.
8. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
9. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO (2) 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.
10. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
11. CONSTRUCT DRIVEWAY APPROACH PER STANDARD DRAWING NO. 302.



**PARK AND RECREATION DEPT.**

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
2. WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
  - A. AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER 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;
  - B. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
  - C. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
  - D. AT END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER'S BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. 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.
6. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.
7. 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.

| STREET NAME | BOTANICAL/COMMON NAME                | MIN. SIZE | APPROX. SPACING | NO. REQD. |
|-------------|--------------------------------------|-----------|-----------------|-----------|
| OHIO STREET | PODOCARPUS / FERN PINE<br>GRACILLIOR | 15 GAL.   | 45'             | 1         |

**Underground Service Alert**  
Call: TOLL FREE  
1-800-422-4133  
TWO WORKING DAYS BEFORE YOU DIG

**BENCH MARK**  
CITY B.M. H7-G; P.K. NAIL AT S.W. CURB RETURN AT CHICAGO AND PENNSYLVANIA  
ELEV. = 971.11

**CENCOM CABLE**  
By: Robert Skillebæk 10/8/91

**CITY OF RIVERSIDE WATER SYSTEM**  
Richard J. Dubek 11-6-91

**CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND**  
Wm. Whitten 11/6/91

**SOUTHERN CALIFORNIA GAS COMPANY**  
Drew Sanchez 10-8-91

**PACIFIC TELEPHONE COMPANY**  
John Irish 10-10-91



**JN BEILER and Associates LAND SURVEYING AND MAPPING**  
6104 RIVERSIDE AVENUE SUITE B  
RIVERSIDE, CA 92506  
(714) 682-2216

PLANS PREPARED UNDER THE SUPERVISION OF:  
DATE: 2/24/91  
R.C.E. 27983 EXP. 3/31/94

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

APPROVED BY: [Signature] DATE: 11/24/91

TRAFFIC DIVISION CHIEF P.W. ENGINEER: [Signature] DATE: 11/24/91

MARK DESIGNED BY: B.P. DRAWN BY: K.S.M. CHECKED BY: J.J.

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

APPROVED BY: [Signature] DATE: 11/24/91

TRAFFIC DIVISION CHIEF P.W. ENGINEER: [Signature] DATE: 11/24/91

APPROVED BY: [Signature] DATE: 12/2/91

**STREET PLAN & PROFILE**  
**1754 OHIO STREET**  
STA. 9+06.67 TO STA. 9+68.67  
1754 OHIO STREET

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. **R-3258**

SHEET 1 OF 1

91-421-01

PC 3430-S