# STREET IMPROVEMENT PLANS FOR PARCEL MAP NO. 29840

## GENERAL NOTES
### STREET CONSTRUCTION

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.

3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.

4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.

7. SEE CITY OF RIVERSIDE PUBLIC UTILITY DRAWING No. UOL5-694275 FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.

8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

9. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.

10. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.

11. THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.

12. 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.

13. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.

14. 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.

15. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

16. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE #1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.

17. IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

18. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

19. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW TEN (10) WORKING DAYS FOR COMPLETION OF WORK. PH. (909) 351-6368.

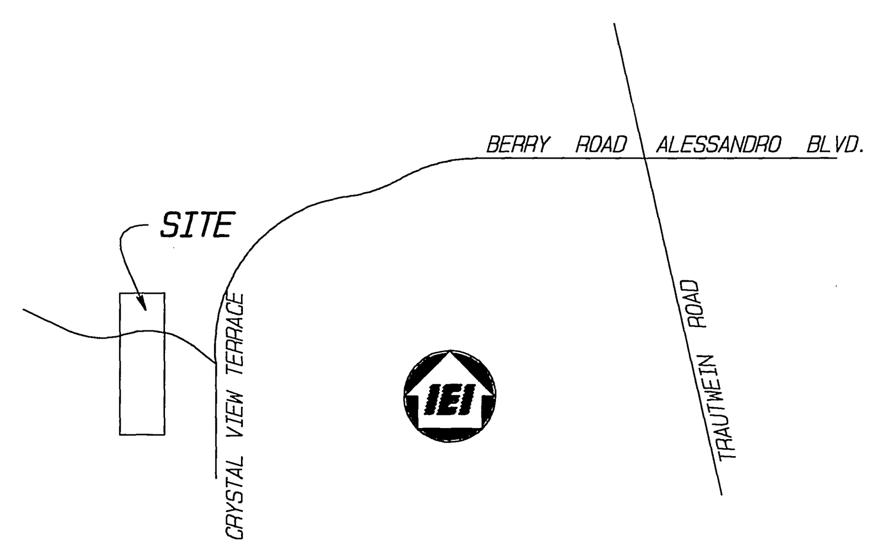
## GENERAL NOTES
### STREET TREE PLANTING

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 CONTRACT THE STREET TREE INSPECTION A MINIMUM OF 48 HOURS IN ADVANCE AT 909-351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. 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 THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT 909-351-6126 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.
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS;

| STREET NAME | BOTANICAL NAME/ COMMON NAME | MIN. SIZE | APPROX. SPACING | NUMBER REQUIRED |
|---|---|---|---|---|
| GREEN ORCHARD PLACE | QUERCUS ENGELMANII / MESA OAK | 15 GAL. | 45' OC. | 18 EA. |

6. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED.

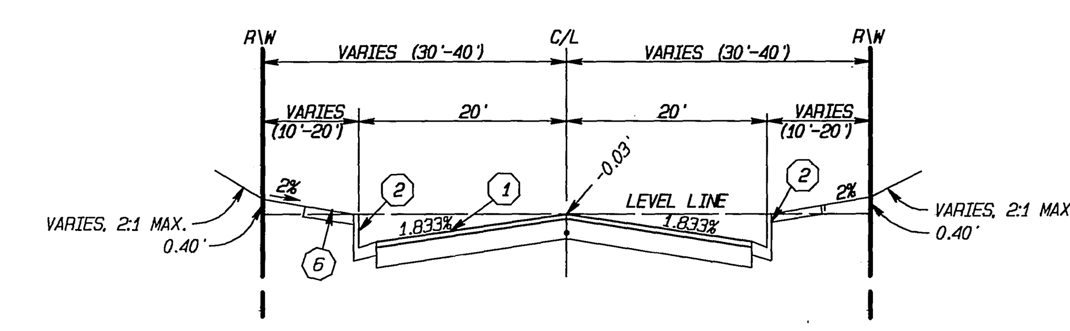
NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.




VICINITY MAP
N.T.S.

## CONSTRUCTION NOTES/QUANTITY ESTIMATE

| No. | DESCRIPTION | QUANTITY | UNIT |
|---|---|---|---|
| 1 (△1) | CONST. 3 " A.C. OVER 4" C.A.B. (PER SOILS REPORT 1584; R-VALUE=60 ) | 15,900 | S.F. |
| 2 | CONST. 6" CURB & GUTTER (TYPE 1) (C/R STD. NO. 200) | 895 | L.F. |
| 3 | SAWCUT EXISTING A.C. PAVING | 76 | L.F. |
| 4 | CONST. DRIVEWAY APPROACH (C/R STD. 302, TYPE CURB 1) | 8,000 | S.F. |
| 5 | REMOVE EXISTING CURB AND GUTTER | 52 | L.F. |
| 6 | CONSTRUCT CURBLINE SIDEWALK PER CITY STD. 325 | 2,680 | S.F. |
| 7 | CONST. DRIVEWAY APPROACH (C/R STD. 302, TYPE CURB-I) | 8,000 | S.F. |
| 8 | CONST. DEAD END STREET BARRICADE (C/R STD. 102) | 1 | EA. |




TYPICAL SECTION
GREEN ORCHARD PLACE
T.I.=6.0 N.T.S.

## GENERAL PLANTING NOTES

1) CONTACT THE STREET TREE INSPECTOR AT 351-6126 TWO WORKING DAYS (48 HOURS) PRIOR TO INSTALLING ANY PLANT MATERIAL.

2) TREES PLANTED IN TURF AREAS SHALL BE MAINTAINED WITH A MINIMUM 12" RADIUS AROUND THE TREE FREE OF TURF THROUGHOUT THE MAINTENANCE PERIOD.

3) WATERING BASINS MAY BE REMOVED AFTER THE MAINTENANCE PERIOD.

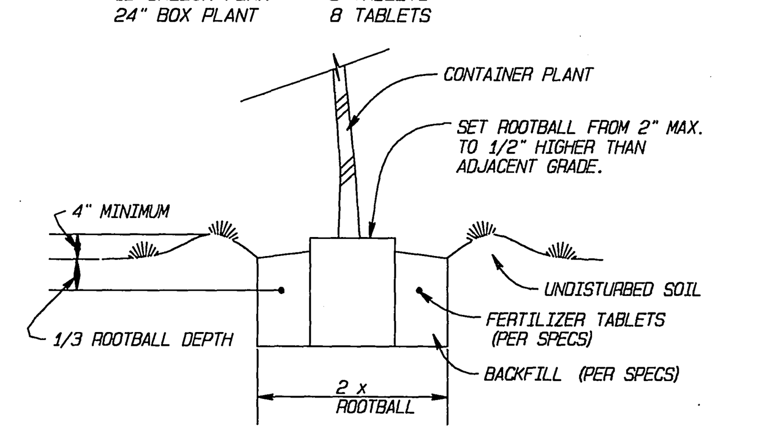
4) FOR STAKING INFORMATION AS APPLICABLE, REFER TO STD. DETAIL 1002.

5) FOR GUYING INFORMATION AS APPLICABLE, REFER TO STD. DETAIL 1003.

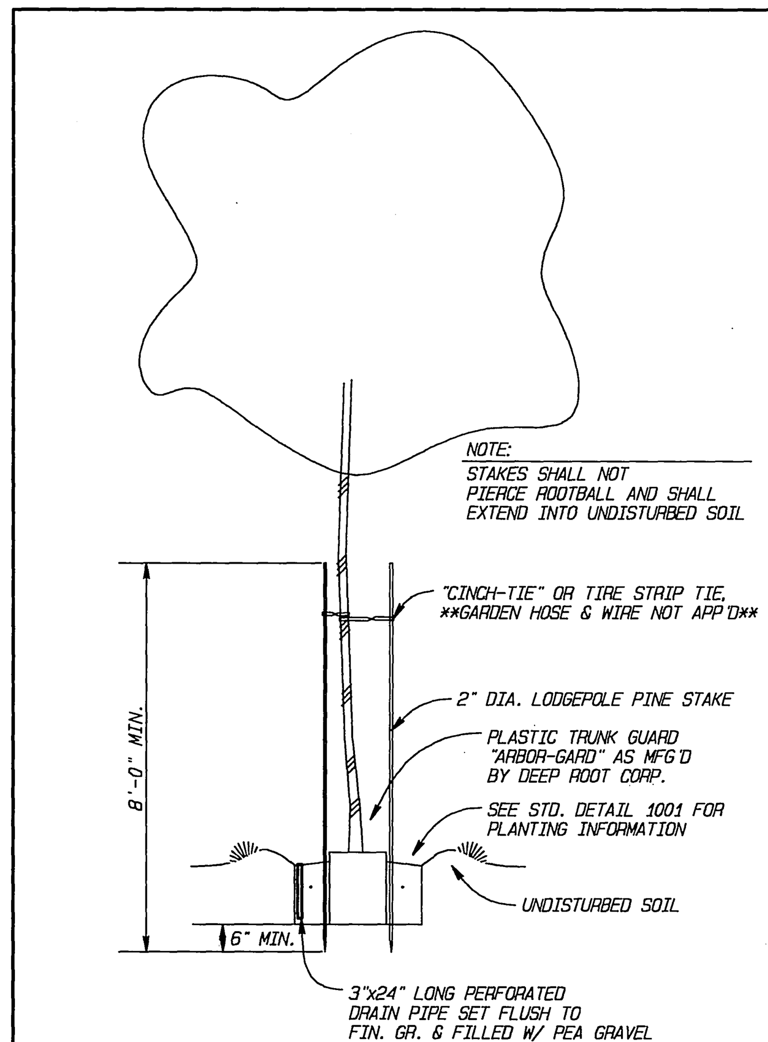
6) FOR SPECIFICATION INFORMATION, REFER TO CITY OF RIVERSIDE PARK AND RECREATION DEPT. STD. SPECIFICATIONS, SECTION 02480 PLANTING.

7) PROVIDE FERTILIZER TABLETS AS FOLLOWS.

| | |
|---|---|
| 1 GALLON PLANT | 2 TABLETS |
| 5 GALLON PLANT | 3 TABLETS |
| 15 GALLON PLANT | 5 TABLETS |
| 24" BOX PLANT | 8 TABLETS |




PLANTING DETAIL
PARKS DEPT. DETAIL 1001




DOUBLE STAKING DETAIL
PARKS DEPT. DETAIL 1002

## BENCHMARK

CITY OF RIV. B.M. F7-C2 ELEV. = 1426.493

SPIKE & TAG IN A BOULDER, 125 FEET NORTHERLY OF MUIRFIELD RD., 175 FEET WESTERLY OF A POWER POLE # 16626-J, AND 0.5 MILE WESTERLY OF WHITEGATES RESERVOIR NO. 2

T.B.M. FD. 1" I.P. TAGGED RCE 862 AT THE S.E. CORNER OF PARCEL MAP
ELEV. = 1511.72

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM
(W.O. SHEET NOS. ...)
APPROVED BY: K S McHugh DATE: 5/11/01

CHARTER CABLE
APPROVED BY: [signature] DATE: 5-11-01

REGISTERED PROFESSIONAL ENGINEER — RUSSELL E. SHARP — No. 28248 — Exp. 3-31-02 — CIVIL — STATE OF CALIFORNIA

PLAN PREPARED BY:
INTEGRA ENGINEERING, INC.
LAND SURVEYORS * CIVIL ENGINEERS
621 E. CARNEGIE DRIVE, #120, SAN BERNARDINO, CA. 92408
TELEPHONE: 909-784-5358 FAX: 909-784-7723
E-MAIL: INTEGRA@URS2.NET
C/R CERTIFICATE NO. 048073 - EXPIRES APRIL 28, 2002

APPROVED BY: Russell E Sharp DATE: 5/8/01
REGISTERED CIVIL ENGINEER No. 28248

| MARK | REVISIONS | | APPROVED | DATE |
|---|---|---|---|---|
| △1 | ADDED PAVING SECTION | FRED | DH | 12/18 |

DESIGNED BY: JMB DRAWN BY: EJL CHECKED BY: RES

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

| APPROVED BY | DATE | BY |
|---|---|---|
| PRINCIPAL ENGINEER | 5/17/2001 | [initials] |
| PARK DEPARTMENT | 5/10/01 | [initials] |
| TRAFFIC DIVISION | 5/17/01 | [initials] |
| DEPUTY P.W. DIRECTOR | 5/21/01 | TMB |

APPROVED BY Richard McGrath
PUBLIC WORKS DIRECTOR
DATE 5-23-2001

STREET IMPROVEMENT PLAN
PARCEL MAP NO. 29840
TITLE SHEET

HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'

ACCOUNT NO.
R-3616
SHEET 1 OF 2
INTEGRA WORKORDER: 012.21

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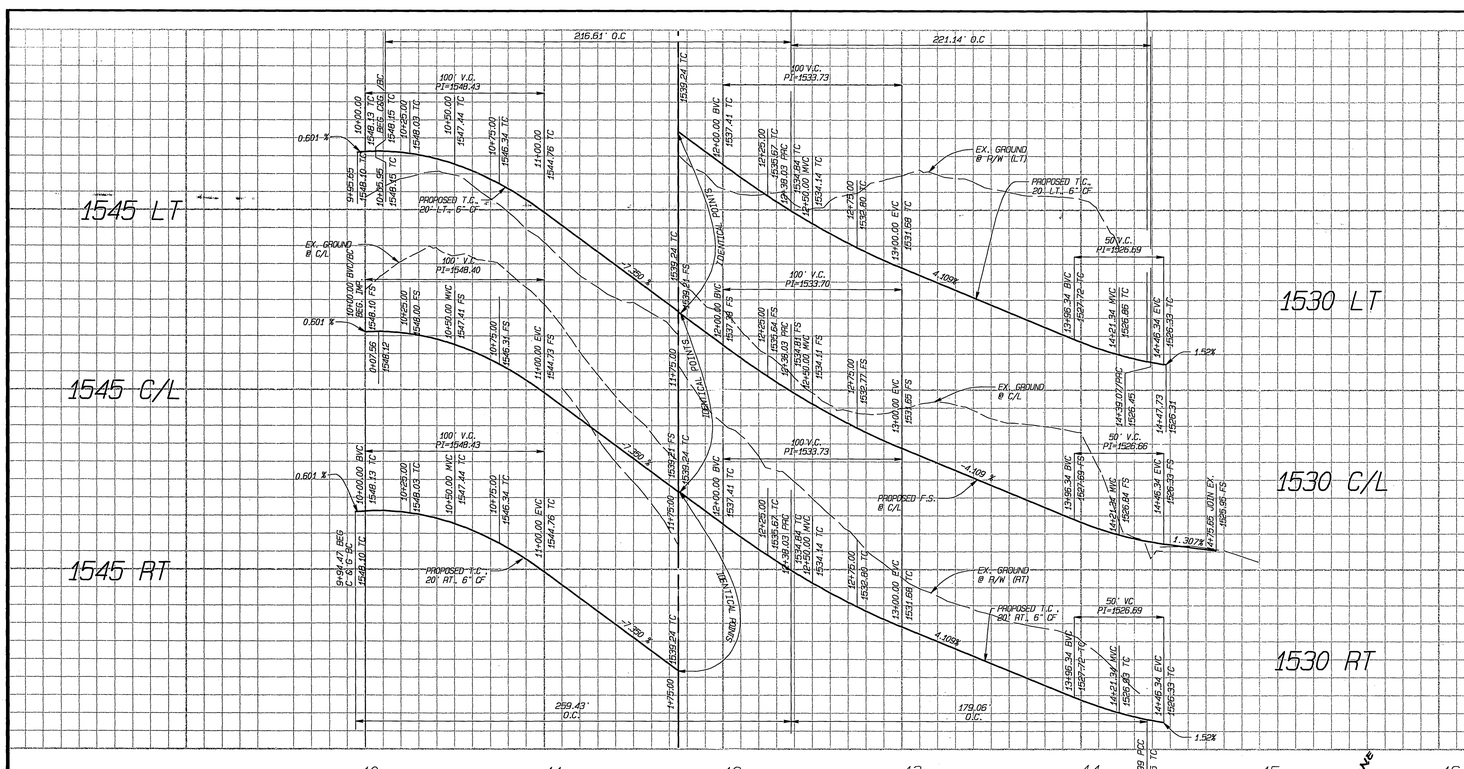
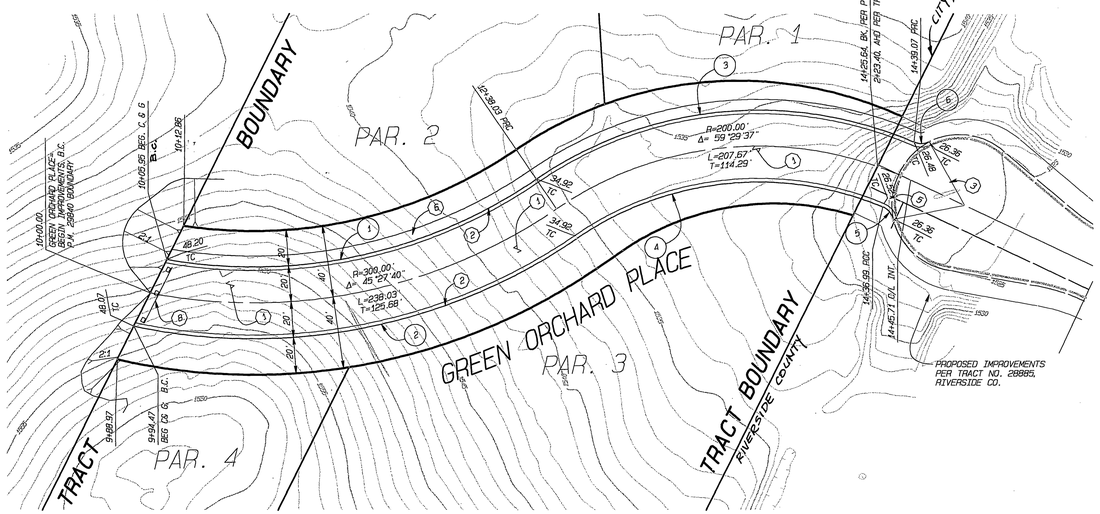
PLOTTED: 5/8/2001, 8:53:19AM

FRED

INDEXED 6-13-2001 LH




## CURVE DATA (#)

| LINE | RADIUS | DELTA | LENGTH | TANGENT |
|---|---|---|---|---|
| C1 | 280.00 | 44°19'28" | 216.61 | 114.05 |
| C2 | 320.00 | 46°27'02" | 259.43 | 137.32 |
| C3 | 220.00 | 57°35'30" | 221.14 | 120.93 |
| C4 | 160.00 | 66°99'93" | 179.06 | 97.73 |
| C5 | 10.00 | 53°33'59" | 9.35 | 5.05 |
| C5 | 10.00 | 49°36'34" | 8.66 | 4.62 |

GRAPHIC SCALE 1"=40'

0 40 80 120

## BENCHMARK

CITY OF RIV. B.M. F7-C2 ELEV. = 1426.493

SPIKE & TAG IN A BOULDER, 125 FEET NORTHERLY OF MURRIETA RD., 175 FEET WESTERLY OF A POWER POLE # 16626-J, AND 0.5 MILE WESTERLY OF WHITEGATES RESERVOIR NO. 2

FILENAME: C:\Civil~1\2000\MAPS\2000-21\MAP2-21.MAP
PLOTTED: 5/22/2001 10:09AM

Underground Service Alert
DIG ALERT BEFORE YOU DIG
Call: TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM
APPROVED BY: [signature] DATE: 5/11/01
CHARTER CABLE
APPROVED BY: [signature] DATE: 5-11-01

REGISTERED PROFESSIONAL ENGINEER RUSSELL E. SWARP No. 28248 Exp. 3-31-02 CIVIL STATE OF CALIFORNIA

PLAN PREPARED BY:
INTEGRA ENGINEERING, INC.
LAND SURVEYORS * CIVIL ENGINEERS
621 E.CARNEGIE DRIVE, #120, SAN BERNARDINO, CA.92408
TELEPHONE: 909-784-5358 FAX: 909-784-1723
E-MAIL: INTEGRA@USA.NET
C/A CERTIFICATE NO. 04823 - EXPIRES APRIL 28, 2002
APPROVED BY: [signature] DATE: 5/8/01
REGISTERED CIVIL ENGINEER No. 28248

| MARK | REVISIONS | APPROVED | DATE |
|---|---|---|---|

DESIGNED BY: JMB DRAWN BY: EJL CHECKED BY: RES

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

| APPROVED BY | DATE | BY |
|---|---|---|
| PRINCIPAL ENGINEER | 5/17/01 | RE |
| PARK DEPARTMENT | 5/10/01 | [illegible] |
| TRAFFIC DIVISION | 5/11/01 | [illegible] |
| DEPUTY P.W. DIRECTOR | 5/21/01 | DJB |

APPROVED BY: [signature] PUBLIC WORKS DIRECTOR
DATE 5-23-2001

STREET PLAN & PROFILE
PARCEL MAP NO. 29840
GREEN ORCHARD PLACE

ACCOUNT NO. R-3616
SHEET 2 OF 2
INTEGRA WORKORDER 012.21
HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'

FED

INDEXED 6-13-2001 GH