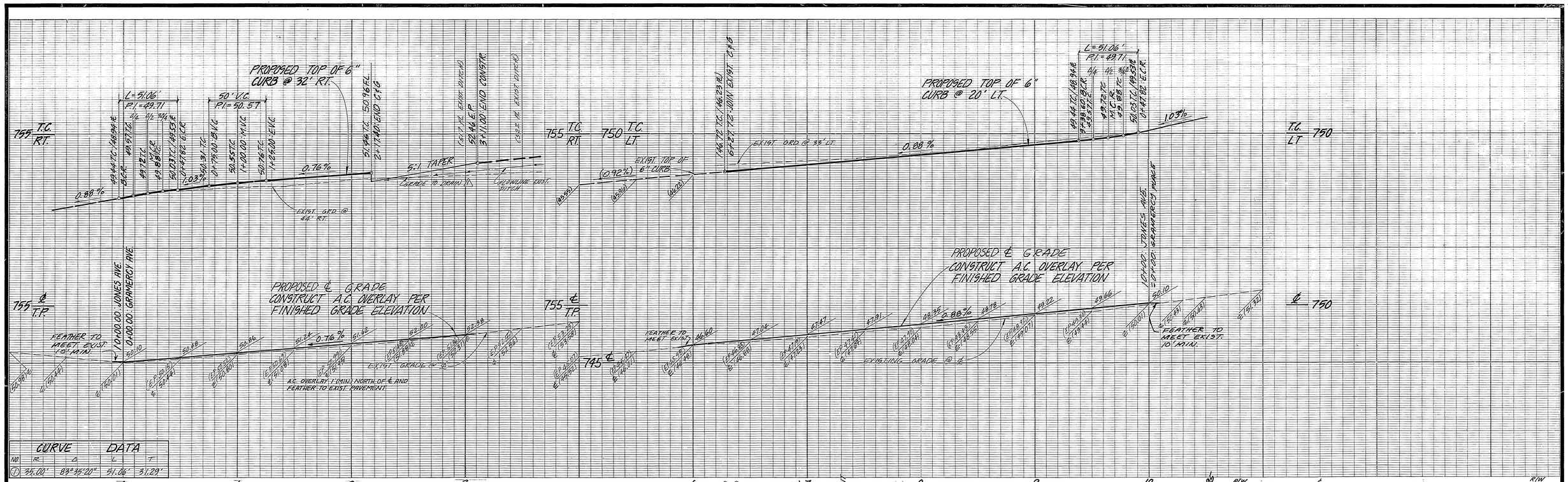
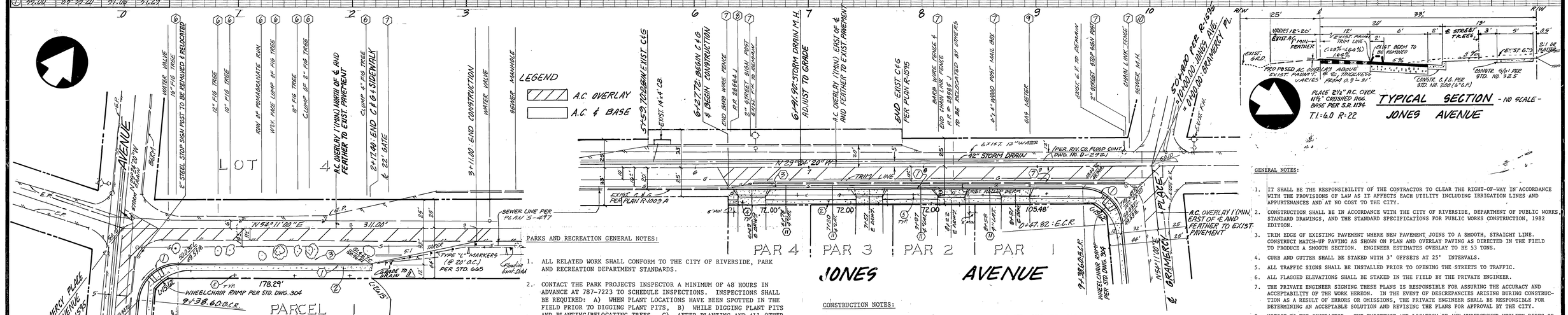


CURVE DATA				
NO.	R	Δ	L	T
①	35.00'	83°35'20"	51.06'	31.29'



PARKS AND RECREATION GENERAL NOTES:

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS, 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, AND D) AT END OF MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR/DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES).
3. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
4. STREET TREE PLANTING SHALL BE AS FOLLOWS:

	STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
a.	GRAMERCY PL.	PYRUS CALLERYENA BRADFORD/ BRADFORD PEAR	15 GAL	50'	3
b.	JONES AVE	LAGERSTROEMIA INDICA/ CRAPE MYRTLE	15 GAL	50	5

5. A PUBLIC WORKS DEPARTMENT PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
6. TREES TO BE PLANTED 1.0' INSIDE OF RIGHT-OF-WAY LINE.

CONSTRUCTION NOTES:

1. CONSTRUCT CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 (TYPE I) C.F. AS SHOWN IN TYPICAL SECTION.
2. CONSTRUCT SIDEWALK PER CITY OF RIV. STD. DWG. NO. 325. TYPE AS SHOWN IN TYPICAL SECTION.
3. CONSTRUCT PAVING SECTION PER TYPICAL SECTION SHOWN.
4. CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIV. STD. DWG. NO. 302. A = 24'. B = 31', (TYPE II).
5. PLANT STREET TREES PER CITY OF RIVERSIDE PARKS AND RECREATION DEPARTMENT STANDARDS.
6. REMOVE EXISTING TREE.
7. REMOVE ROLLED BERM, FENCE, WOOD POST, SIGN POST AND GATE.
8. EXISTING POWER POLE TO REMAIN.
9. GAS METER TO BE RELOCATED BY OTHERS.
10. ADJUST TOP OF MANHOLE TO GRADE
11. CONSTRUCT 4" VCP SEWER LATERAL PER STD. DWG. 562

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, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1982 EDITION.
3. 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. ENGINEER ESTIMATES OVERLAY TO BE 53 TONS.
4. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
5. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DESCREPANCIES ARISING DURING CONSTRUCTION AS A RESULT OF ERRORS OR OMISSIONS, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
8. NOTICE TO THE 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.
9. ~~DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO WITHIN CITY TEN (10) WORKING DAYS AFTER COMPLETION OF WORK. (787-7611)~~
10. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICTS WITH PROPOSED AND/OR EXISTING FACILITIES.
11. 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
12. IN RESIDENTIAL AREAS 6" x 6" OR 6" DIAMETER BLOCKOUTS FOR MAIL BOXES ARE REQUIRED IN CURB SIDEWALK 10" TO 14" FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES.
13. THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.

*As built 11/86 TL

INDEX WF

SOUTH. CALIF. GAS CO.
APPROVED BY:
3-16-84
DATE

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
3/15/84
FOR ELECTRICAL SYSTEM MANAGER DATE

CITY OF RIVERSIDE
DOMESTIC SYSTEM
4-11-84
CHIEF UTILITIES ENGINEER, WATER DATE

PACIFIC TELEPHONE
APPROVED BY:
3/20/84
PUBLIC IMPROVEMENT ENGINEER DATE

BENCH MARK:
CITY OF RIVERSIDE B.M. # 62-F FD. P.K. NAIL & TAG IN CENTER OF N.W. CURB RETURN AT TYLER ST. & CAMPBELL AVE.
ELEVATION = 780.14'

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE - COLTON - PALM DESERT - TEMECULA
686-0844
APPROVED BY Ralph M. Hopkins DATE 1/12/84
R.E. No. 14312
DESIGNED BY N.M.M. DRAWN BY C.M.F. CHECKED BY J.K.R.

JFD ASSOCIATES

MARK	REVISIONS	BY	APPR.	DATE
1	ADDED "GRADE TO DRAIN"	BWM	WLL	8/5/85 11/18/86

DESIGNED BY N.M.M. DRAWN BY C.L.F. CHECKED BY N.M.M.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	RC	5/1/84
PARK DEPARTMENT	RC	4/13/84
TRAFFIC DIVISION	Gross	4-5-84
CHIEF P. W. ENGR.	WJW	5-3-84
	WLL	5-3-84

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 5/3/84

P.M. 17974
STREET PLAN & PROFILE
GRAMERCY PLACE & JONES AVENUE

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

PROJECT NO. R-2586
SHEET 1 OF 1
FILE NO. 83-8045(M1)

FOR: ELROD