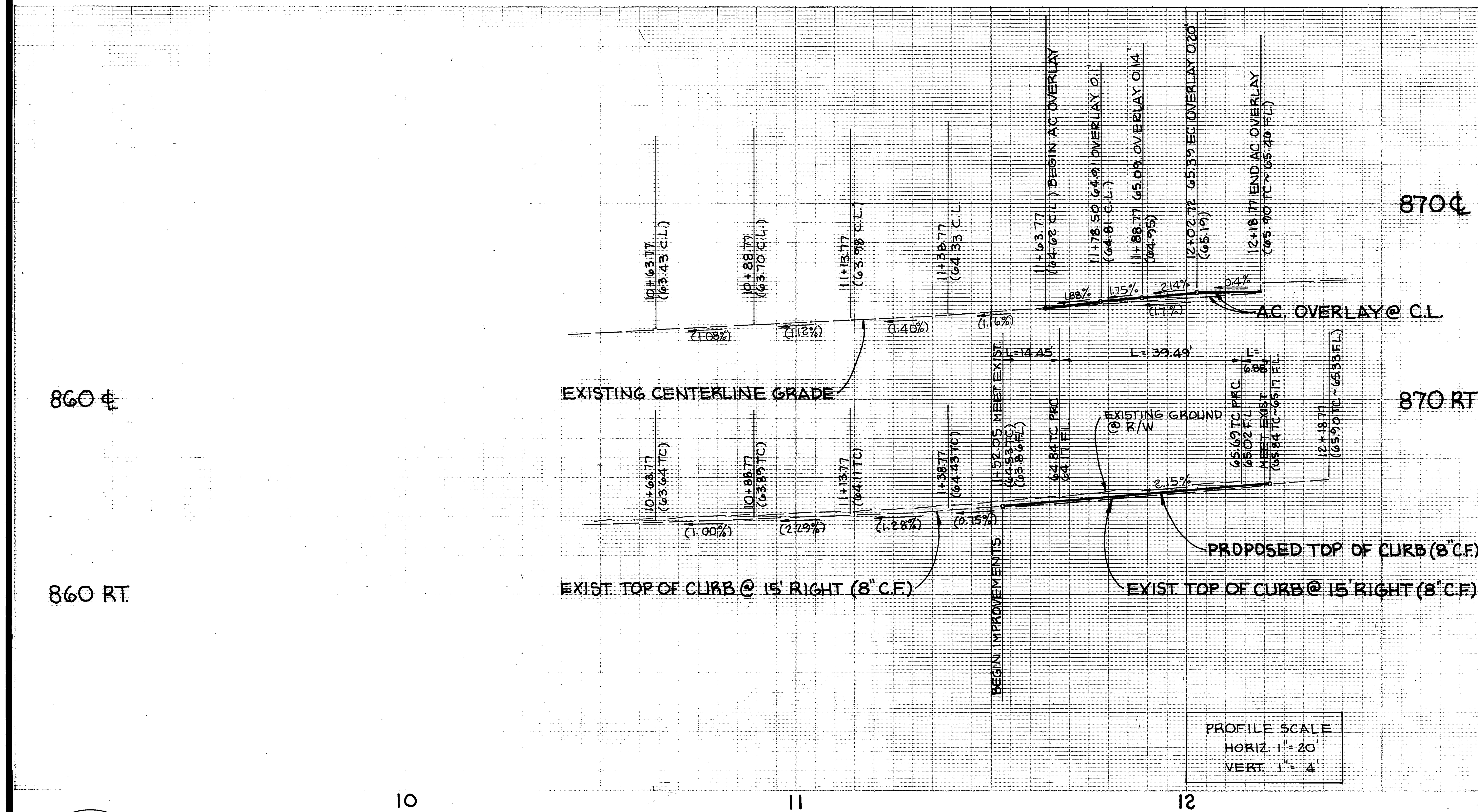
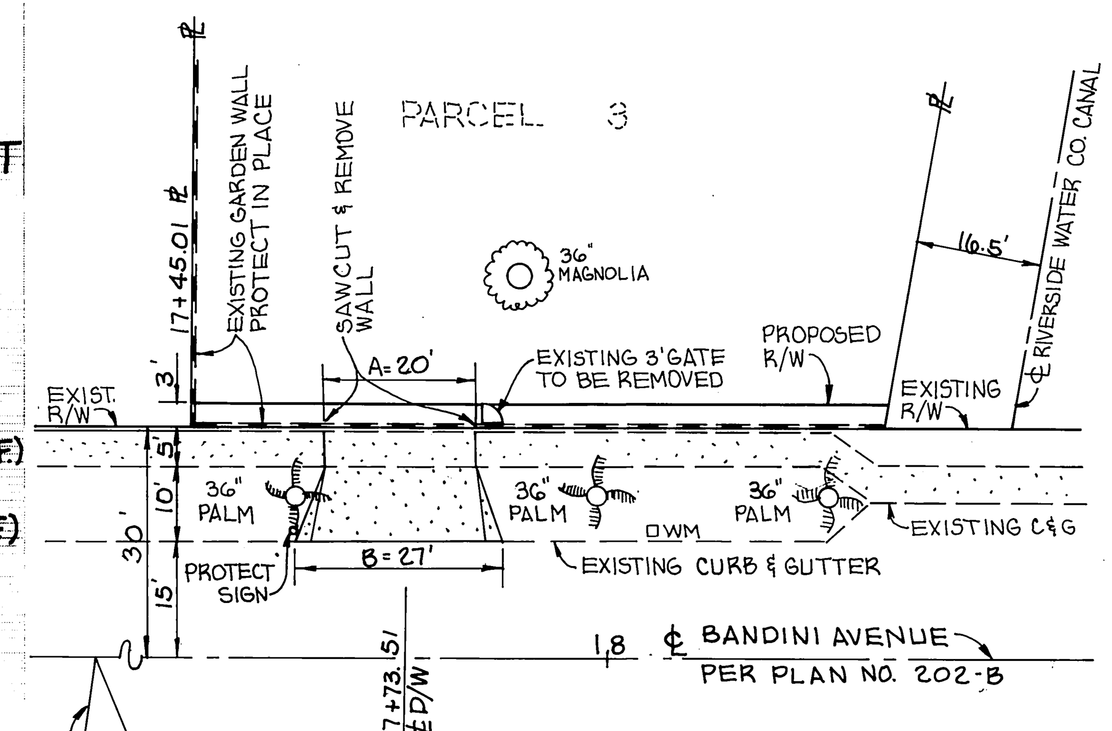
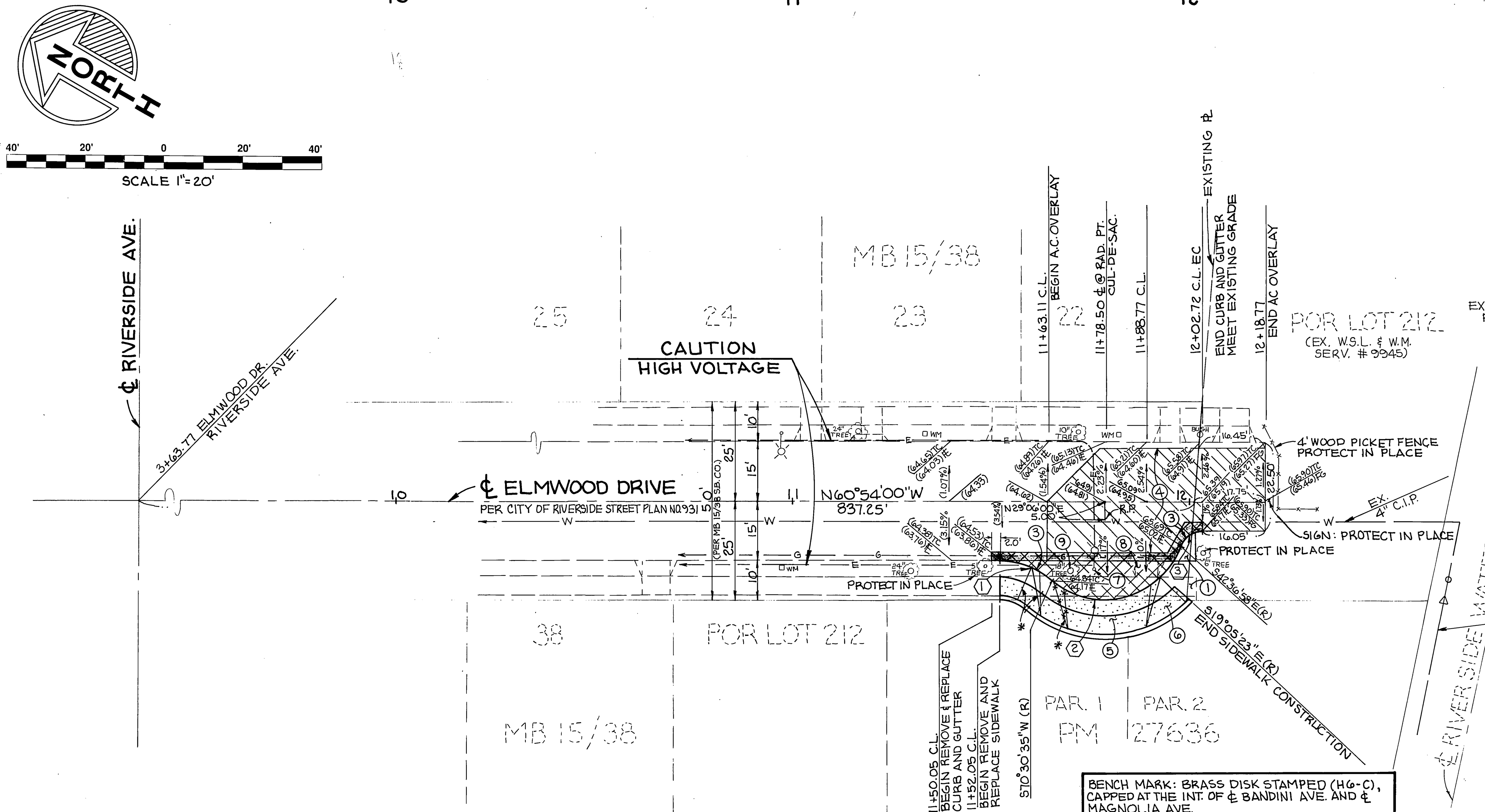
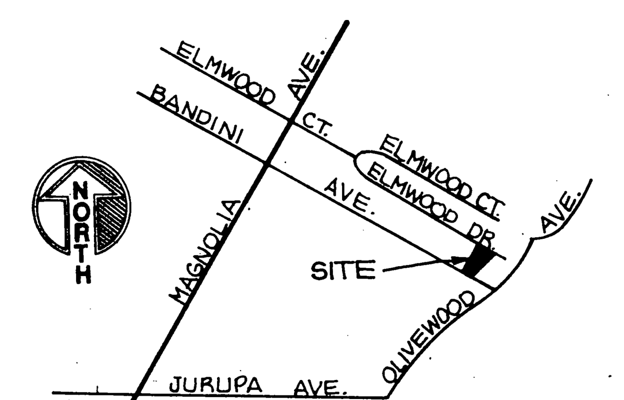


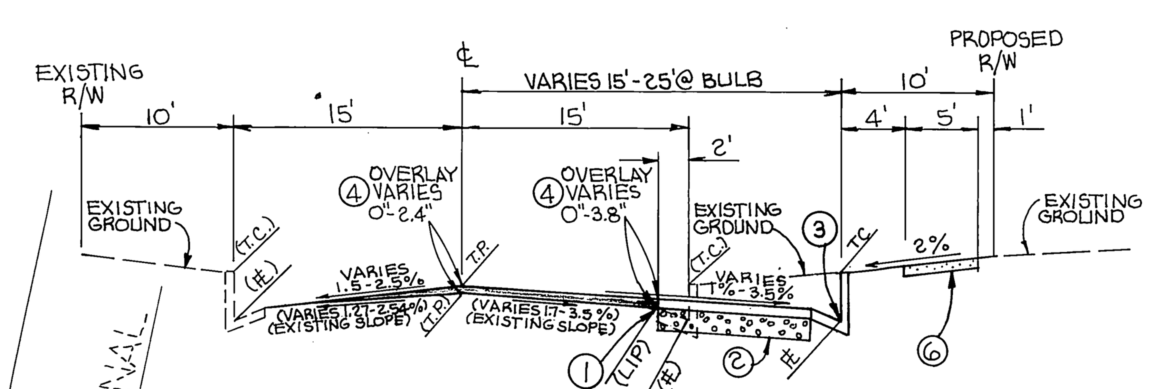


DRIVEWAY PARCEL 3
BANDINI AVENUE
1" = 20'





VICINITY MAP
NTS



TYPICAL SECTION
ELMWOOD DRIVE
NOT TO SCALE
T.I. = 5.0

SAWCUT AND REMOVE-SEE CONSTRUCTION NOTE ①

NEW A.C. PAVING-SEE CONSTRUCTION NOTE ②

OVERLAY A.C. PAVING-SEE CONSTRUCTION NOTE ④

CURVE DATA

	Δ	R	L	T
1	41°24'35"	20.00'	14.45'	7.56'
2	113°07'33"	20.00'	39.49'	30.29'
3	71°42'58"	5.50'	6.88'	3.98'

BENCH MARK: BRASS DISK STAMPED (H6-C), CAPPED AT THE INT. OF ℄ BANDINI AVE. AND ℄ MAGNOLIA AVE.
ELEV. 846.926

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. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
5. 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.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
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. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
9. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
10. 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.
11. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
12. 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.
13. 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.
14. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
15. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
16. NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4' ABOVE THE SEWER FLOW LINE AT POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
17. IN PAVEMENT OVERLAY AREAS, 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.

GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK & 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 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 LATERAL 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. DEVELOPERS BONDS <u>WILL NOT</u> BE RELEASED UNTIL AFTER <u>RECEIPT</u> OF <u>WRITTEN</u> 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:
   <u>STREET NAME BOTANICAL NAME/COMMON NAME SIZE SPACING REQ'D</u>
   a. ______________________
   b. ______________________
6. 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.
7. 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.

CONSTRUCTION NOTES

① SAWCUT EXISTING A.C. PAVING AND REMOVE EXISTING CURB AND GUTTER AND SIDEWALK.
② CONSTRUCT ~~2-1/2" A.C. OVER 10"~~ *7" A.C. CRUSHED AGGREGATE BASE PER S.R. 1475, R = 12.
③ CONSTRUCT TYPE I CURB AND GUTTER, 8" C.F., PER CITY OF RIVERSIDE STD. DWG. NO. 200.
④ OVERLAY EXISTING A.C. PAVING; THICKNESS VARIES 0" - 3.8".
⑤ CONSTRUCT TYPE I DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302; A = ~~20'~~ *29', B = ~~27'~~ *36'.
⑥ CONSTRUCT 5 FOOT WIDE 6" P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325.
⑦ THIS PROJECT REQUIRES THE RELOCATION OF A CITY OF RIVERSIDE PUBLIC UTILITY DEPARTMENT STREET LIGHT AT THE DEVELOPER'S EXPENSE. CONTACT THE DEPARTMENT AT (909) 782-5404 THIRTY DAYS PRIOR TO CONSTRUCTION TO ARRANGE FOR PAYMENT OF THE CHARGE, SCHEDULING, AND COORDINATION OF THE DEPARTMENT WORK.
⑧ REMOVE EXISTING DRIVEWAY APRON.
⑨ REMOVE STREET TREE. CITY PARKS DEPARTMENT REMOVAL PERMIT REQUIRED.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM DAVID GABEL
No. 21740
Exp. 09-30-93
CIVIL
STATE OF CALIFORNIA

*AS BUILT 11/17/94

UNDERGROUND SERVICE ALERT of Southern California
CALL BEFORE YOU DIG
Call: TOLL FREE 1-800 422-4133

CITY OF RIVERSIDE WATER SYSTEM	CITY OF RIVERSIDE ELECTRICAL SYSTEM	PAC-BELL TELEPHONE CO.	SOUTHERN CALIFORNIA GAS CO.
Richard L. Drobek 4-1-93	William F. Mainord 3/12/93	A. Wroblewski 3/9/93	H. D. Sanders 3-18-93
AS APPROVED / DATE	AS APPROVED / DATE	AS APPROVED / DATE	AS APPROVED / DATE

GABEL, COOK & BECKLUND
Civil Engineering • Surveying
Environmental • Hydrology • Planning
647 North Main Street, Suite 1-B, Riverside, Calif. 92501
Telephone (714) 788-8092 • FAX (714) 788-5184
CITY BUSINESS TAX NO. 012144 EXP. 12/31/93
APPROVED BY: 30 MAR 93 (DATE)
R.C.E. 21740 EXPIRE 9/30/93

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KG DRAWN BY CLL CHECKED BY WDG

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	5/5/93	
PARK DEPARTMENT	3/25/93	
TRAFFIC DIVISION	5/4/93	
CHIEF P. W. ENGINEER	5/7/93	
	5/5/93	

APPROVED BY Barry Beck
PUBLIC WORKS DIRECTOR
DATE 5/7/93

STREET IMPROVEMENTS
PLAN AND PROFILE
ELMWOOD DRIVE
P.M. 27636

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

ACCOUNT NO.
R-3330
SHEET 1 OF 1
W.O. 1375

INDEXED 6-22-93