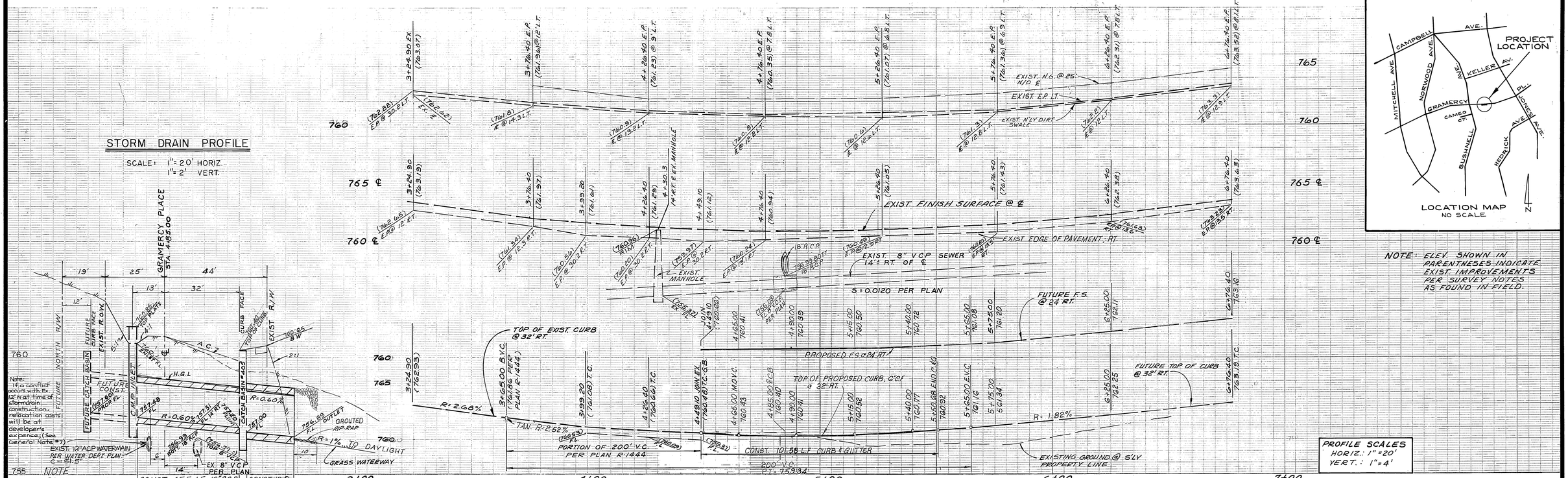
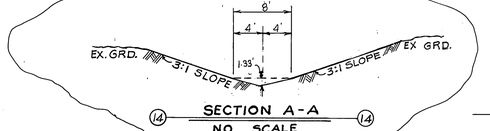
## STORM DRAIN PROFILE

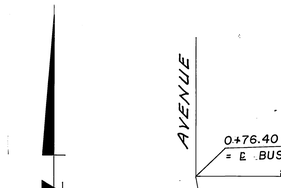
SCALE: 1"= 20' HORIZ.
1"= 2' VERT.

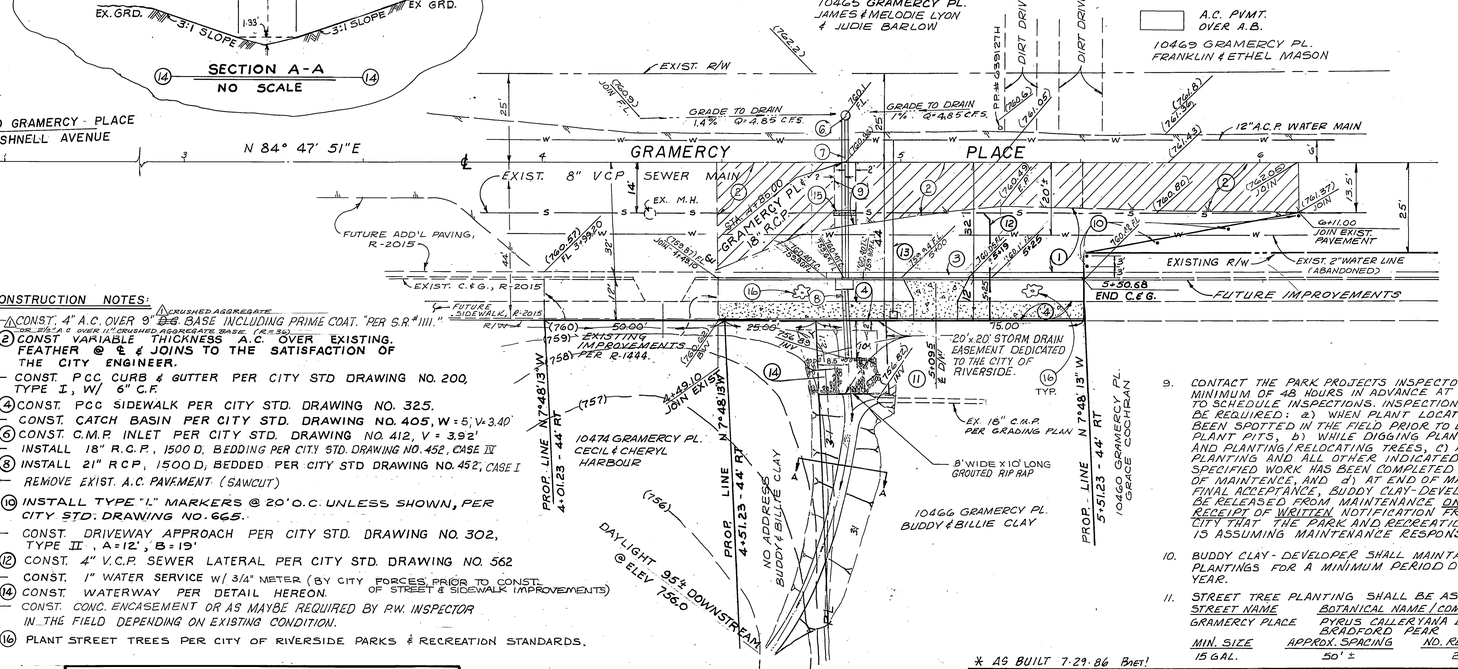



Note: If a conflict occurs with ex. 12" w.at. time of storm drain construction, relocation costs will be at developer's expense. (See General Note #7)

NOTE: PRIOR TO CONST. OF STORM DRAIN CONTRACTOR TO VERIFY LOCATION & DEPTH OF ALL UNDER GROUND UTILITIES.




### CONSTRUCTION NOTES:

1. CONST. 4" A.C. OVER 9" CRUSHED AGGREGATE BASE INCLUDING PRIME COAT. "PER S.R.# 1111." OR 3½" A.C. OVER 11" CRUSHED AGGREGATE BASE. (R-4.30)
2. CONST VARIABLE THICKNESS A.C. OVER EXISTING. FEATHER @ ℄ & JOINS TO THE SATISFACTION OF THE CITY ENGINEER.
3. CONST. P.C.C. CURB & GUTTER PER CITY STD DRAWING NO. 200, TYPE I, W/ 6" C.F.
4. CONST. P.C.C. SIDEWALK PER CITY STD. DRAWING NO. 325.
5. CONST. CATCH BASIN PER CITY STD. DRAWING NO. 405, W = 5', V = 3.40
6. CONST. C.M.P. INLET PER CITY STD. DRAWING NO. 412, V = 3.92'
7. INSTALL 18" R.C.P., 1500 D, BEDDING PER CITY STD. DRAWING NO. 452, CASE IV
8. INSTALL 21" RCP, 1500 D, BEDDED PER CITY STD DRAWING NO. 452, CASE I
9. REMOVE EXIST. A.C. PAVEMENT (SAWCUT)
10. INSTALL TYPE "L" MARKERS @ 20' O.C. UNLESS SHOWN, PER CITY STD. DRAWING NO. 665.
11. CONST. DRIVEWAY APPROACH PER CITY STD. DRAWING NO. 302, TYPE II, A=12', B=19'
12. CONST. 4" V.C.P. SEWER LATERAL PER CITY STD. DRAWING NO. 562
13. CONST. 1" WATER SERVICE W/ 3/4" METER (BY CITY FORCES PRIOR TO CONST. OF STREET & SIDEWALK IMPROVEMENTS)
14. CONST. WATERWAY PER DETAIL HEREON.
15. CONST. CONC. ENCASEMENT OR AS MAYBE REQUIRED BY P.W. INSPECTOR IN THE FIELD DEPENDING ON EXISTING CONDITION.
16. PLANT STREET TREES PER CITY OF RIVERSIDE PARKS & RECREATION STANDARDS.

### NOTICE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES NOT OF RECORD OR NOT SHOWN.

WE HEREBY AGREE TO ACCEPT THE DRAINAGE AND GRADING AS SHOWN ON THIS PLAN. WE FURTHER STIPULATE THAT WE ARE THE OWNERS OF THE PROPERTY LOCATED AT 10470/ 10474 GRAMERCY PLACE.

Cecil M Harbour 6-25-81
CECIL M. HARBOUR

Cheryl D Harbour 6/25/81
CHERYL D. HARBOUR

### LEGEND

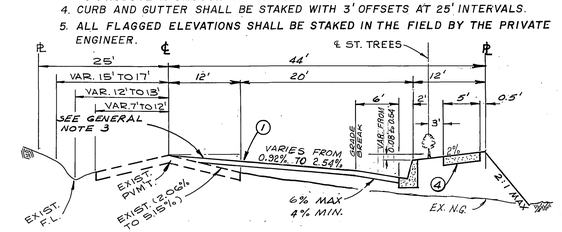
- A.C. CAP
- A.C. PVMT. OVER A.B.

### GENERAL NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979 EDITION.
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, AT NO COST TO THE CITY.
3. TRIM THE EDGE OF THE EXISTING PAVING, WHERE NEW PAVING JOINS THE EXISTING PAVING, TO A STRAIGHT, CLEAN LINE, CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
4. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
5. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. CONTACT THE PARK PROJECTS INSPECTORS 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 MAINTENCE, AND d) AT END OF MAINTENANCE/ FINAL ACCEPTANCE, BUDDY CLAY-DEVELOPER, WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPT. IS ASSUMING MAINTENANCE RESPONSIBILITIES.
10. BUDDY CLAY - DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
11. STREET TREE PLANTING SHALL BE AS FOLLOWS:

| STREET NAME | BOTANICAL NAME / COMMON NAME | MIN. SIZE | APPROX. SPACING | NO. REQUIRED |
|---|---|---|---|---|
| GRAMERCY PLACE | PYRUS CALLERYANA BRADFORD/ BRADFORD PEAR | 15 GAL. | 50' ± | 2 |

6. 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 AS A RESULT OF ERRORS OR OMISSIONS, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING PLANS FOR APPROVAL BY THE CITY.
7. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY FIFTEEN(15) WORKING DAYS FOR COMPLETION OF WORK. (787-7611)
8. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.




### TYPICAL STREET SECTION

NO SCALE T.I. = 7

### BENCH MARK:

F.B. 704-70 ELEV. = 751.845 RAILWAY SPIKE IN POLE 581503 H-ON N.E. CORNER GRAMERCY AND JONES.


PREPARED BY
JOHNSON - FRANK & ASSOC., INC.
1360 S. SUNKIST SUITE "C"
ANAHEIM, CALIFORNIA 92806 PH. (714) 634-2157
PREPARED UNDER THE SUPERVISION OF
A E Hoelderlin 5/28/81
ART HOELDERLIN R.C.E. 19152


APPROVED ASE
Grant Lant DATE 7/14/81
WATER DEPARTMENT

* AS BUILT 7-29-86 Bmet!

| MARK | REVISIONS | APPR. | DATE |
|---|---|---|---|
| △ | REVISED PAVING SECTION 7/8 & 9/2 | GHM | 11-7-82 |

DESIGNED BY C.K. DRAWN BY G.H. CHECKED BY GHM 6-25-81

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

| | BY | DATE |
|---|---|---|
| APPROVED BY | | |
| PRINCIPAL ENGINEER | [illegible] | 7/23/81 |
| PARK DEPARTMENT | [illegible] | 7/14/81 |
| TRAFFIC DIVISION | [illegible] | 7/24/81 |
| CHIEF P. W. ENGR. | | 6-25-81 |

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 9/24/81

STREET IMPROVEMENT PLANS
GRAMERCY PLACE
(SOUTH SIDE, 375'± TO 477'±E'LY OF BUSHNELL)
10466 GRAMERCY PLACE
(BUILDING PERMIT)

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

INDEXED BLD
PROJECT NO. 196-79
R-2399
SHEET 1 OF 1
FILE NO.

FC-1181