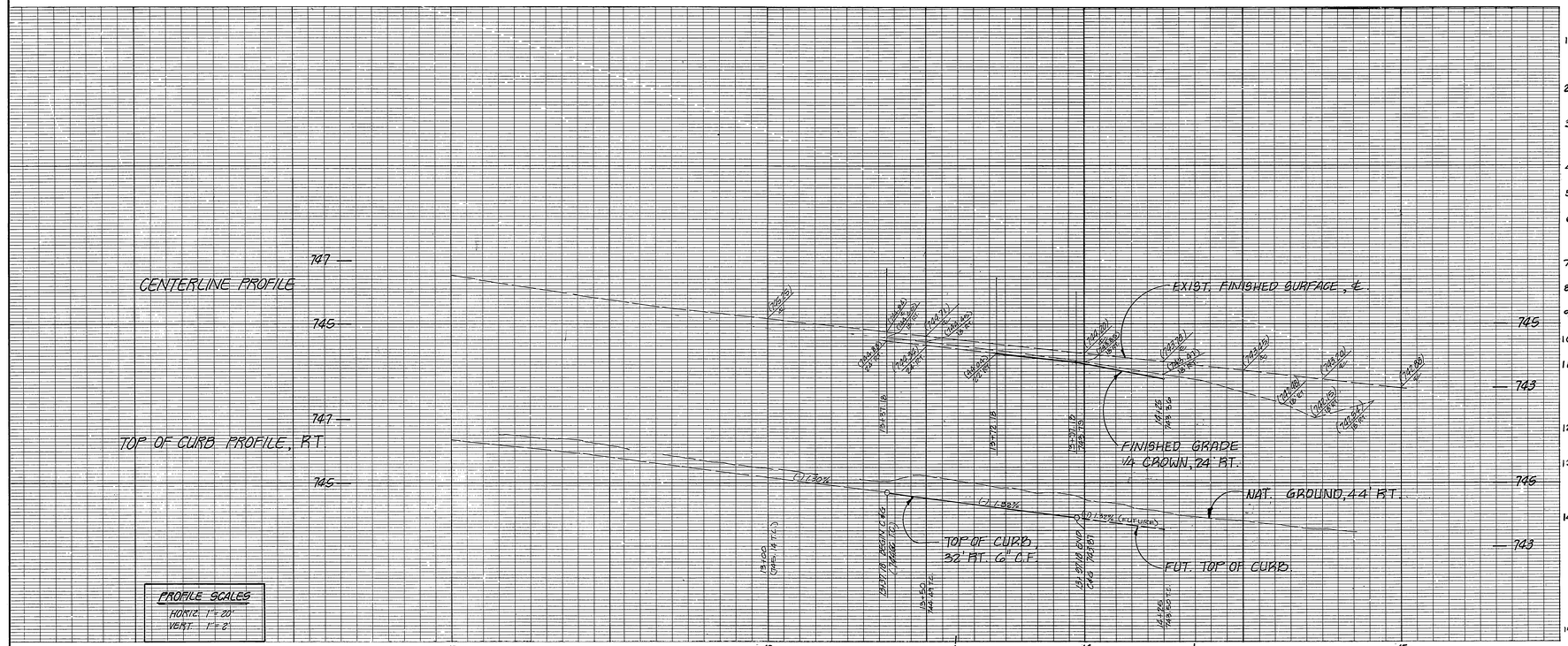
GENERAL NOTES

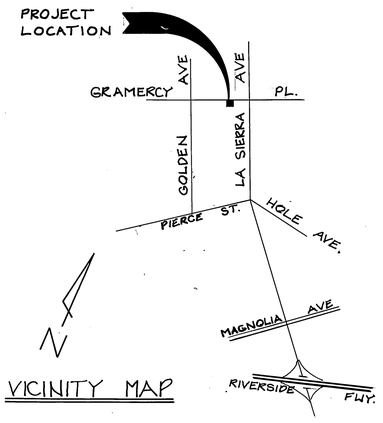
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC 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 AND OVERLAY PAVING AS MAYBE DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
4. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
5. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK & RECREATION DEPARTMENT STANDARDS.
6. 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 ARE TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
7. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD ONE (1) YEAR.
10. ALL TESTING AND CERTIFICATION OF THE TREATED BASE WILL BE AT THE DEVELOPERS COST.
11. 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.
12. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (787-7611)
13. STREET TREE PLANTING SHALL BE AS FOLLOWS:

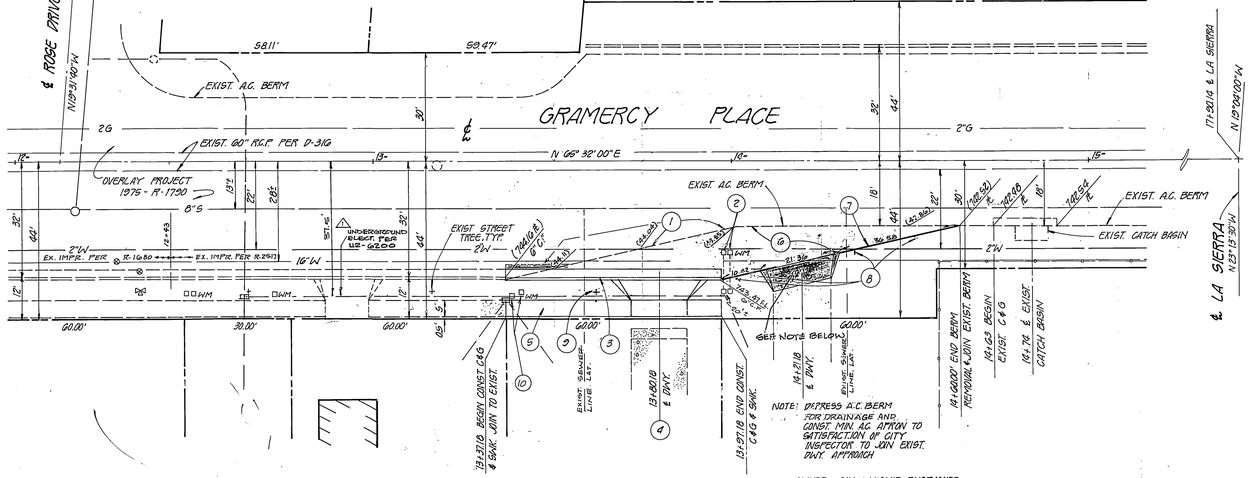
STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING
GRAMERCY PLACE	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15 GAL.	50'

(1) TREES REQUIRED ONE.

14. 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.)
15. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLEY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTOR







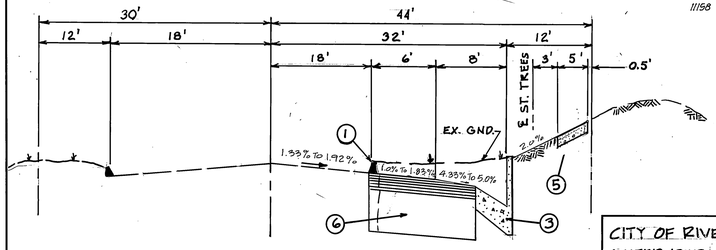
OWNER: WILBUR PANGRATZ
ADDRESS: 11102 GRAMERCY PLACE

OWNER: WILBUR PANGRATZ
ADDRESS: 11198 GRAMERCY PLACE

OWNER: FRED BEVELHEIMER
ADDRESS: 11150 GRAMERCY PLACE

OWNER: LEON MARIO
ADDRESS: 11146 GRAMERCY PLACE

OWNER: BILL & VICKIE ENCRIQUEZ
ADDRESS: 11140 GRAMERCY PLACE
ACCEPTABLE TO US AS SHOWN:
Bill Encriquez 1-24-85
BILL ENCRIQUEZ DATE
Vickie Encriquez 1-24-85
VICKIE ENCRIQUEZ DATE



STREET SECTION - GRAMERCY PLACE
NOT TO SCALE
T.I. = 7.0

SCALE 1"=20'

FOR ⚠
CITY OF RIVERSIDE
ELECTRICAL DEPT.
APPROVED BY: [signature] 4/15/85
DATE

1. SAWCUT AND REMOVE EXIST. A.C. BERM	125 L.F.
2. EXTEND WATER SERVICE AN RELOCATE WATER METER BEHIND BACK OF CURB (BY CITY FORCES)	2 EA.
3. CONSTRUCT CONC. CURB & GUTTER, TYPE I, 6" C.F. PER CITY STD. DWG. NO. 200	60 L.F.
4. CONSTRUCT 6" THICK CONC. DWY. PER CITY STD. DWG NO. 302, A=16' B=25'	387 SQ FT.
5. CONSTRUCT 3½" THICK CONC. SIDEWALK, 5' WIDE PER CITY STD. DWG. NO. 325	300 SQ FT.
6. CONSTRUCT 4" A.C. OVER 13" A.B. ASPHALT CONC. PAVING PER CITY PLAN R-1680	752 SQ. FT.
7. CONSTRUCT ASPHALT CONCRETE BERM, TYPE I, PER CITY STD. DWG. NO. 250	49 L.F.
8. INSTALL TYPE "F-1" DEUNEATORS	4 EA.
9. PLANT STREET TREES PER CITY OF RIVERSIDE PARK & RECREATION DEPARTMENT STANDARDS.	1 EA.
10. 2 WATER METERS (ADJUST TO GRADE BY CITY FORCES).	

CITY OF RIVERSIDE
WATER DEPARTMENT
APPROVED BY: [signature]
DATE: 3-19-85

BENCH MARK: FZ-C
PK NAIL & TAG IN CENTER OF RETURN OF NW'LY CURB RETURN AT LA SIERRA AVE. & GRAMERCY PLACE. P.B. 139/67
ELEV. = 740.718
NOTE: TOP OF NAIL SHEARED OFF, USED ELEVATION 0.02' LOWER PER G. HUTCHINSON 3/21/83.
ELEV.: 740.718 - 0.02 = 740.698

JERRY APPLEGET P.E.
CIVIL ENGINEER
41610 TAVA LANE
HEMET, CALIFORNIA. 92343
714-658-3906 - 685-7941
APPROVED BY: [signature] 10-16-84
JERRY APPLEGET R.C.E. 21481 DATE

MARK	REVISIONS	APPR.	DATE
⚠	ADDED UNDERGROUND ELECT. LN.	KHC	4/4/85

DESIGNED BY: J.A. DRAWN BY: K.S. CHK. BY: J.A.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY: PRINCIPAL ENGINR.	[signature]	4/18/85
PARKS DEPT.	[signature]	3-28-85
TRAFFIC DIVISION	[signature]	4-1-85
CHIEF PUB. WKS DIV.	[signature]	4/8/85

APPROVED BY: DIRECTOR OF PUBLIC WORKS DEPT.
DATE: 4/1/85

STREET PLAN AND PROFILE
GRAMERCY PLACE
(SOUTH SIDE 60'± LONG AT 330' W'LY LA SIERRA) PUB. PLAN PERMIT: 11140 GRAMERCY PLACE
SCALE: 1" = 20'

ACCOUNT NO.
DRAWING NUMBER R-2679
SHEET 1 OF 1

* As built 9.20.85 TE

INDEX UP

94879FF