

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

**GENERAL NOTES**

1. PLANT IS GALION STREET TREES IN ACCORDANCE WITH PARK AND RECREATION DEPARTMENT STANDARDS.
2. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
3. CONTRACT THE PARK PROJECT INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE OF THE FOLLOWING: (A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO PLACING 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 STREET OR SIDEWALKS; AND (D) AT END OF MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
4. THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM OF ONE YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:
 

STREET NAME	BOTANICAL NAME	MIN. SIZE	APPROX. SPACING
GRAMERCY	LAGERSTROMIA INDICA (COPPE MIMBLE)	15 GALS	50' OC.

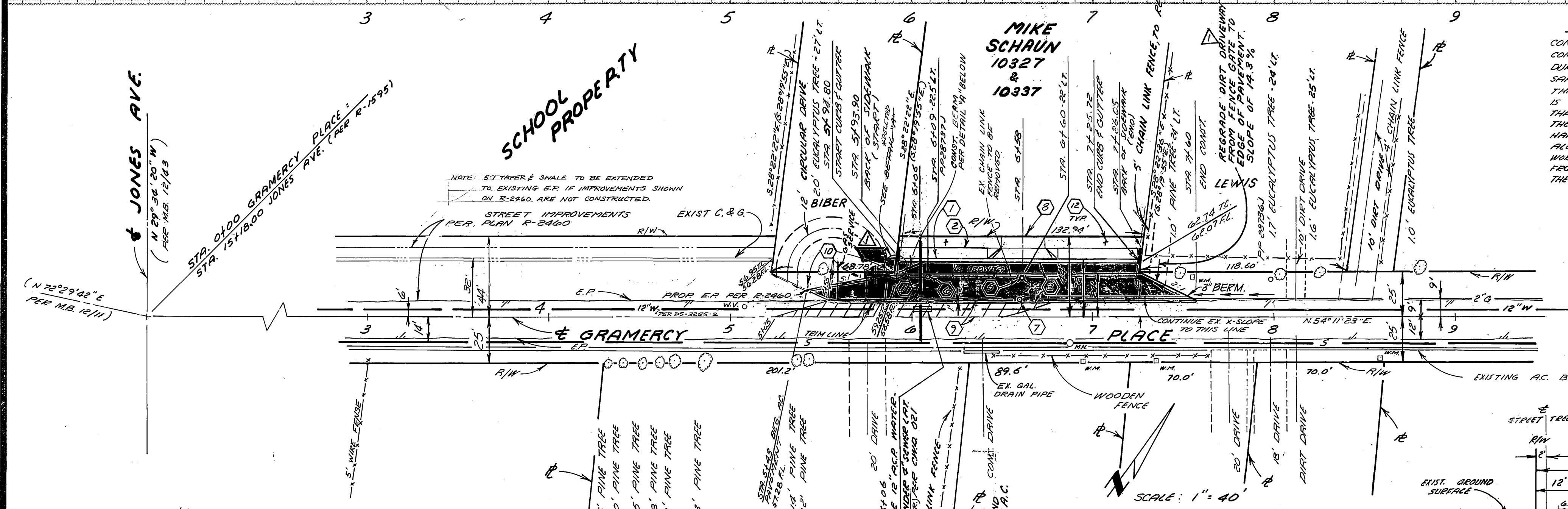
**NOTE**

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR DEFEND, INDEMNIFY, AND HOLD THE OWNER, THE ENGINEER, AND THE CITY OF RIVERSIDE HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER, OR THE CITY OF RIVERSIDE.

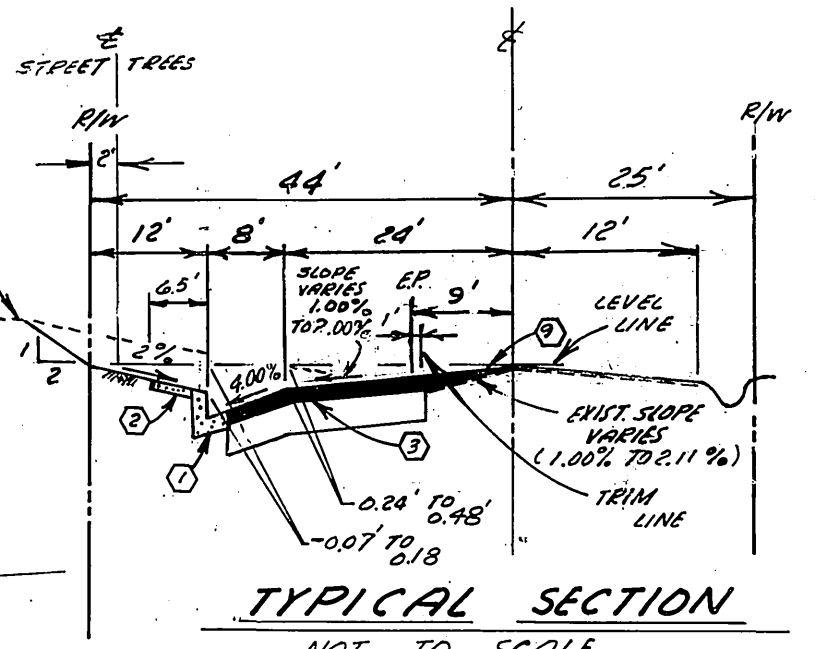
**PRIVATE ENGINEER'S NOTICE TO CONTRACTOR**

ALL UNDERGROUND UTILITIES AND STRUCTURES, PRIVATE AND PUBLIC, SHOWN HEREON REFLECT A SEARCH OF ALL KNOWN RECORDED DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND DAMAGE TO ALL STRUCTURES AND UTILITIES SHOWN OR NOT HEREON.

6. 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.
7. 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.
8. Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct match-up pavement as shown on plans and overlay paving as directed in the field to produce a smooth section. Engineer estimates overlay to be 5.4 tons.
9. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
10. Curb and Gutter shall be staked with 3' offsets, at 25' intervals.
11. All flagged elevations shall be staked in the field by the private engineer.
12. 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 the plans for approval by the City.
13. Water Valve Boxes to be adjusted to finished grade by city forces. 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.



**BENCH MARK: THIS PROJECT ONLY**  
 18' 10" TO RAILROAD DRAIN IN EAST CORNER ON NORTHEAST CORNER GRAMERCY AND JONES. ON CITY CIRCUIT THIS BENCH = 751.71



TYPICAL SECTION B-B  
 NOT TO SCALE

GRAMERCY PLACE  
 T1 = 7

**QUANTITIES ESTIMATE**

1	8" CURB & GUTTER PER STD 200	132 LF
2	6" WIDE SIDEWALK PER STD 325	131 LF
3	CONST. 3" A.C. OVER 9" CRUSIED AGGREGATE PER S.E. No. 1136, R=40	3933.5F
4	RELOCATE FIRE HYDRANT (BY CITY FORCES)	1 EA.
5	RELOCATE POWER POLE (BY CITY FORCES)	1 EA.
6	RAISE WATER VALVE BOX TO GRADE (BY CITY FORCES)	1 EA.
7	CONST. DRIVEWAY APPROACH PER STD. 302	88E SF
8	A.C. OVERLAY	54 TONS
9	INSTALL TYPE "L" MANHOLES @ 20' CENTERS PER STD. 66.5 (DO NOT INSTALL IN ADJACENT 20')	6 EA.
10	INSTALL 4" O.P. SEWER LATERAL PER STD. 562	58 LF
11	PLANT STREET TREES PER CITY OF RIVERSIDE PARKS & RECREATION DEPT. STANDARDS	2 EA.

APPROVED BY: *Lynn A. Terry*  
 DATE 6-10-81  
 LYNN A. TERRY  
 P.C.E. 19640 17141735-6450

APPROVED BY: *Fred Rantz*  
 DATE 7/16/82  
 FRED RANTZ  
 WATER SYSTEMS MANAGER  
 WATER DIVISION

APPROVED BY: *William J. ...*  
 DATE 8-17-81  
 WILLIAM J. ...  
 ELECTRIC SYSTEMS MANAGER  
 ELECTRIC DIVISION

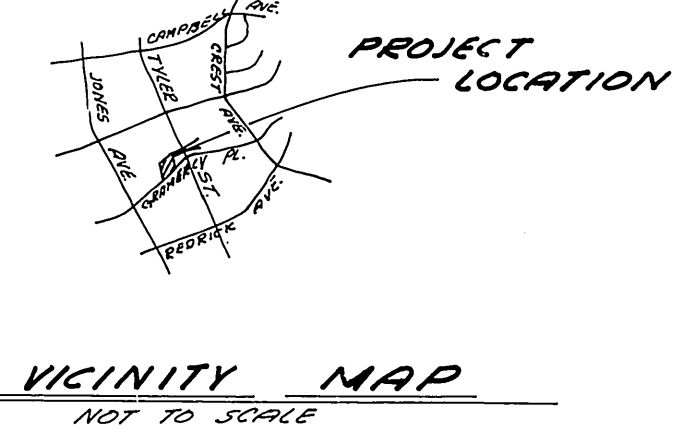
CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT

STREET IMPROVEMENT PLANS FOR  
**GRAMERCY PLACE**  
 NORTH SIDE FROM 594' ± TO 726' ±  
 22' W OF JONES AVENUE

ACCOUNT NO.  
 DRAWING NUMBER  
**R-2474**  
 SHEET 1 OF 1

REVISIONS	DATE	APPROVED BY
1	8-22-82	<i>William J. ...</i>

FOR BLDG. PERMIT - 10327-10337  
 GRAMERCY PLACE  
 SCALE: 1" = 40' (HORIZONTAL)



VICINITY MAP  
 NOT TO SCALE