

GENERAL NOTES

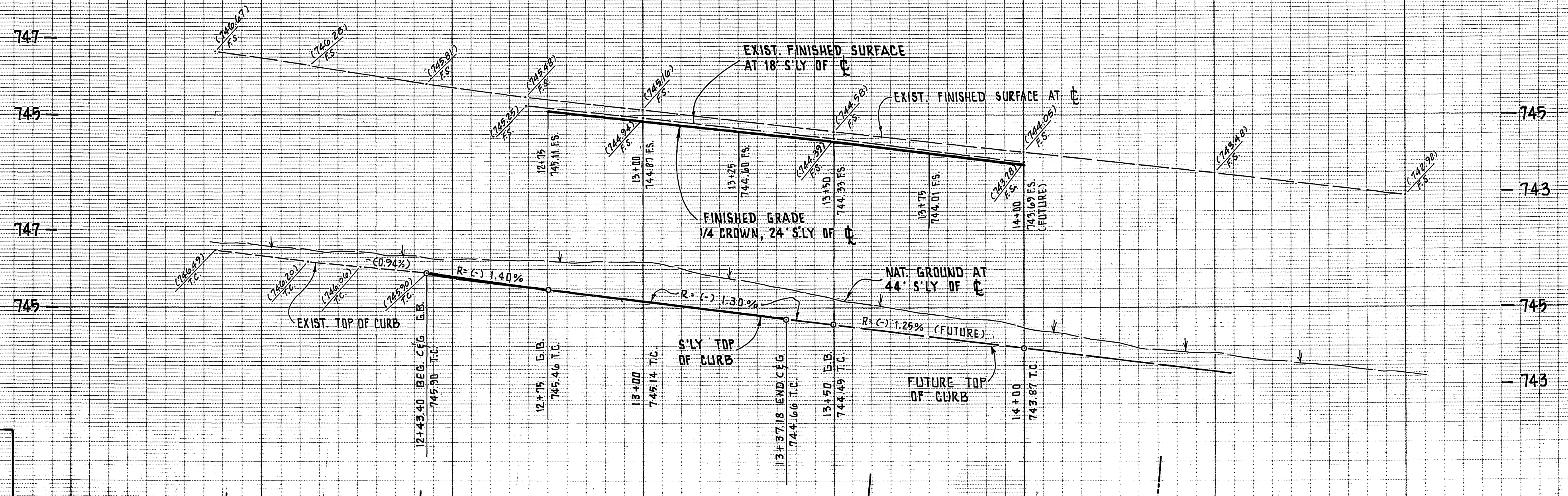
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1982 EDITION.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AND OVERLAY PAVING AS MAY BE DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK & RECREATION DEPARTMENT STANDARDS.
- 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.
- 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.
- CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 29' INTERVALS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- ALL TESTING AND CERTIFICATION OF THE TREATED BASE WILL BE AT THE DEVELOPER'S COST.
- 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.
- 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)
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
GAMERCY PLACE	SAGERSTROMICA INDICA / CRAPE MYRTLE	15 GAL.	50'	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).

CENTERLINE PROFILE

S'LY TOP OF CURB PROFILE

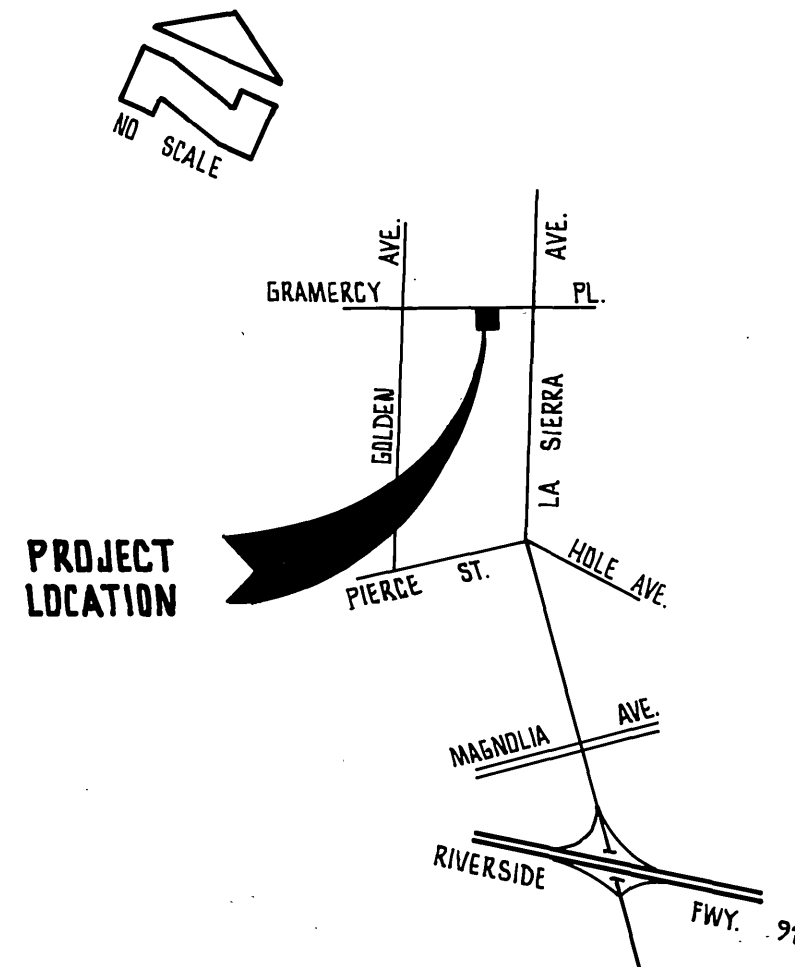
PROFILE SCALES
 HORIZ: 1"=20'
 VERT: 1"=2'



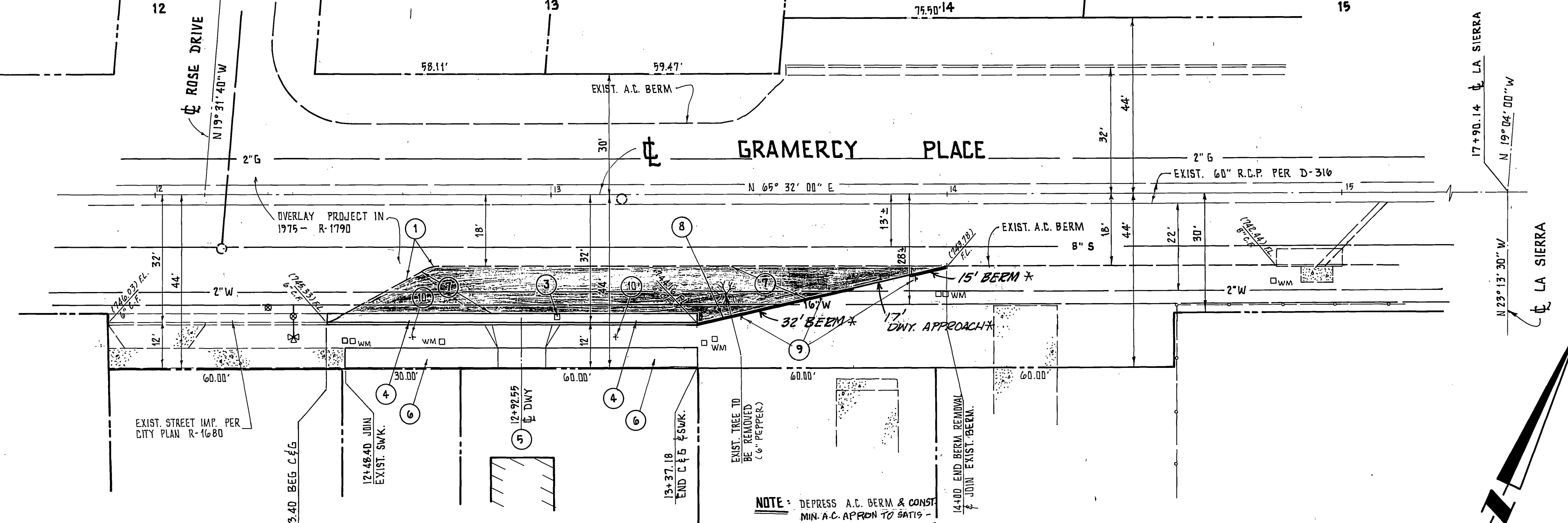
CONSTRUCTION NOTES

QUANTITIES

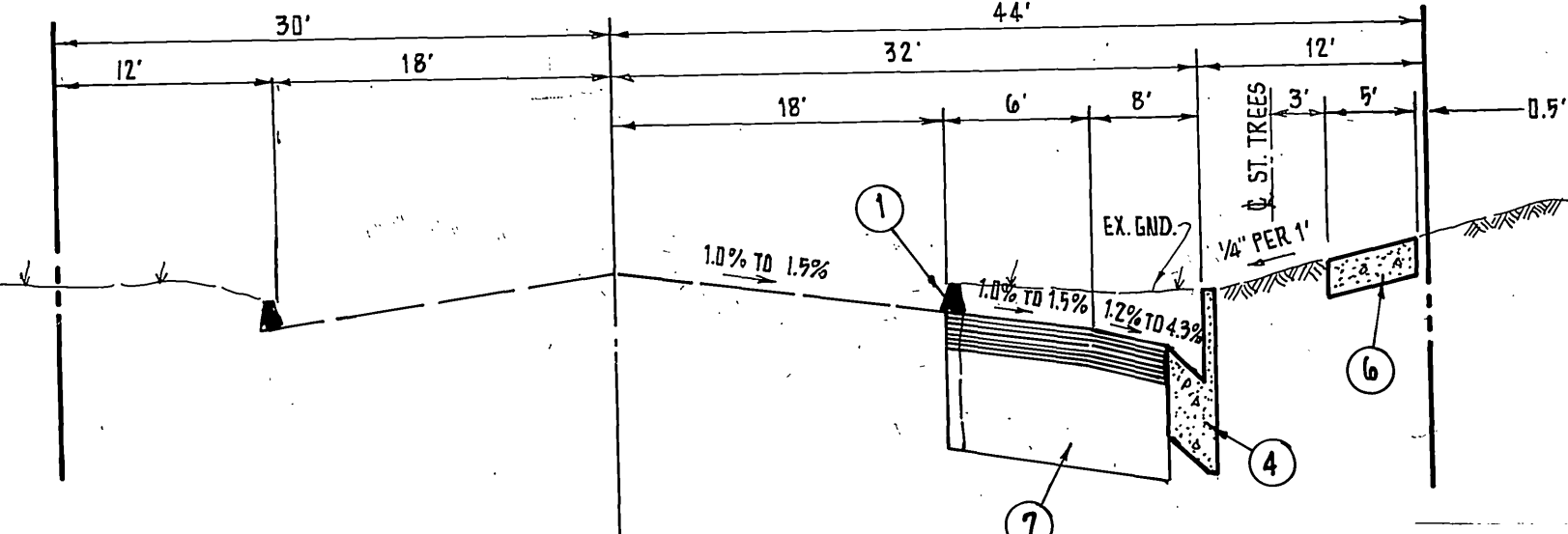
1	SAWCUT AND REMOVE EXIST. A.C. BERM	111 L.F.
2	EXTEND WATER SERVICE AND RELOCATE WATER METER BEHIND BACK OF CURB (BY CITY FORCES)	1 EA.
3	CONSTRUCT CONC. CURB & GUTTER, TYPE I, 6" C.F. PER CITY STD. DWG. NO. 200	94 L.F.
4	CONSTRUCT 6" THICK CONC. DWY. PER CITY STD-DWG. NO. 302, A=10', B=17'	88 S.F.
5	CONSTRUCT 3 1/2" THICK CONC. SIDEWALK, 5' WIDE PER CITY STD. DWG. NO. 325	384 S.F.
6	CONSTRUCT 4" A.C. OVER 1 1/2" A.B. ASPHALT CONC. PAVING PER CITY PLAN R-1600	1410 S.F.
7	CONSTRUCT ASPHALT CONCRETE BERM, TYPE I, PER CITY STD. DWG. NO. 250	69 L.F.
8	INSTALL TYPE "L" MARKERS	3 EA.
9	PLANT STREET TREES PER CITY OF RIVERSIDE PARK & RECREATION DEPARTMENT STANDARDS.	2 EA.



VICINITY MAP



OWNER: WILBUR PANGRATZ ADDRESS: 11162 GRAMERCY PLACE
 OWNER: FRED BEVELHEIMER ADDRESS: 11150 GRAMERCY PLACE
 OWNER: LEON MARIO ADDRESS: 11146 GRAMERCY PLACE
 OWNER: LUIS MIRANDA ADDRESS: 11140 GRAMERCY PLACE



STREET SECTION - GRAMERCY PLACE

NOT TO SCALE
 T.I. = 7.0

CITY OF RIVERSIDE WATER DEPT. APPROVED BY: <i>Fred Pangratz</i> DATE: 5/11/83	BENCH MARK: F2-C PK NAIL & TAG IN CENTER OF RETURN OF NEWLY CURB RETURN AT LA SIERRA AVE. & GRAMERCY PLACE ELEV. = 740.718 NOTE: TOP OF NAIL SHEARED OFF, USED ELEVATION 0.02' LOWER PER G. HUTCHINSON 3/19/73 ELEV. = 740.718 - 0.02 = 740.698	LANDMARK SURVEYING 25562 ORCHARD RIM LANE EL TORO, CA. 92630 714-768-4478 PLANS PREPARED UNDER THE SUPERVISION OF: <i>Mike Tortomas</i> MIKE TORTOMASI, R.C.E. 28328	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF PUB. WKS. ENG.	STREET PLAN AND PROFILE FOR GRAMERCY PLACE (SOUTH SIDE 94'± LONG AT 500' W'LY LA SIERRA) FOR BUILDING PERMIT: 11150 & 11198 GRAMERCY PL. SCALE: HORIZONTAL = 1"=20' VERTICAL = 1"=2'	ACCOUNT No. DRAWING NUMBER R-2517
					SHEET 1 OF 1