

INDEX MAP  
Scale: 1" = 100'

CONSTRUCTION NOTES:

- 1 Construct 0.21" A.C. over D.50' crushed A.B. or 0.37" over comp. native. R=42. Remove existing pavement.
- 2 Construct C.R. Std. Dwg. 250 Type III rolled A.C. berm
- 3 Construct grouted rock rip-rap (1/4 ton)
- 4 Denotes tree in R/W to be removed
- 5 Denotes 6" chain link fence in R/W to be removed.
- 6 Construct 0.21" overlay over existing A.C. pave. per S.R.# 1324 R=42.
- 7 Construct C/R Std. Dwg. 665 Type F-1 Marker.
- 8 Install redwood header (2"x4")
- 9 Construct 6" high chain link fence per C/R Std Dwg 380. (1228'±)
- 10 Plant street trees to the specifications of the Park and Recreation Department.
- 11 Relocate or adjust to grade by City forces, Water.
- 12 PAINT 4" SOLID WHITE RIGHT EDGELINE.
- 13 CONST CURB & GUTTER PER STD. 200 (6" C.F.)
- 14 INSTALL 6" x 21" R.C.P. (CLASS IV).
- 15 CONST. UNDERSIDEWALK PER A.P.W.A. STD. 151-1 (MOD.)
- 16 CONST DOWNDRAIN PER SECTION A-A, SHT. 3.
- 17 REMOVE EXIST. A.C. BERM.

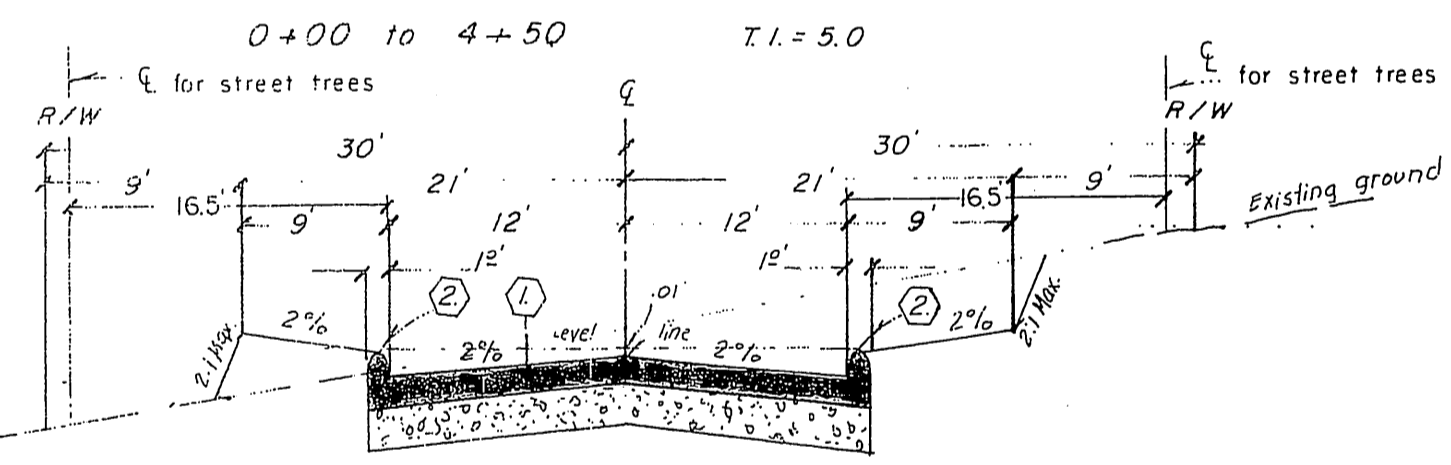
STREET NAME SIGN SCHEDULE		
1	JESSAMYN COURT	1500
2	WHITEGATE AVENUE	7700

GENERAL NOTES:

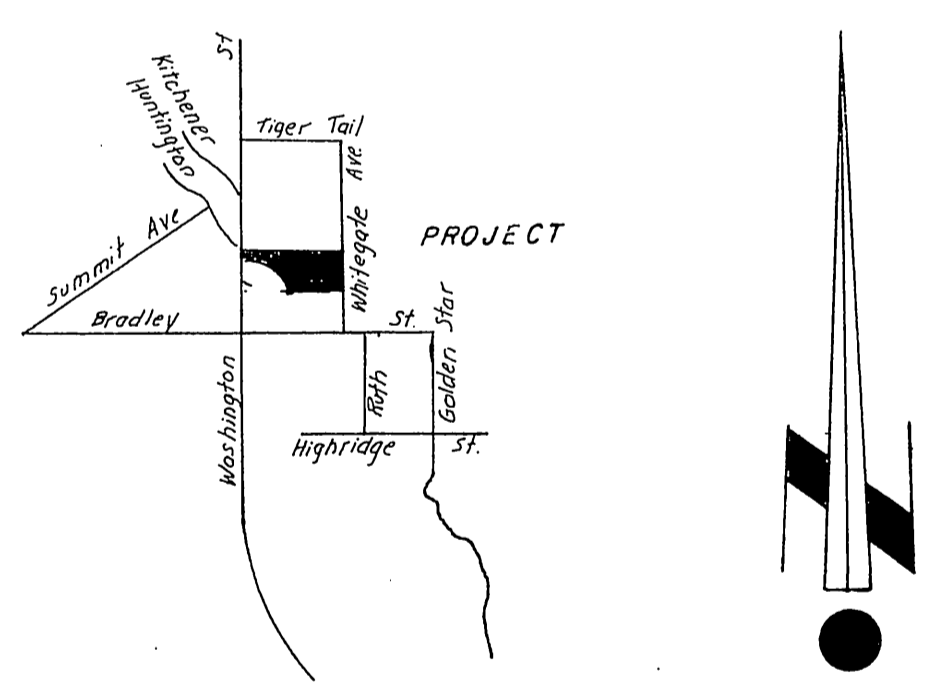
1. It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
2. Construction shall be in accordance with the City of Riverside Department of Public 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 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 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. The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade, and prior to curb and gutter construction. Depth of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
10. All overhanging tree limbs that are less than 14' above the street grade shall be trimmed back.
11. 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.
12. All traffic signs shall be installed prior to the opening the streets to traffic.
13. The Contractor shall call in a location request to Underground Service Alert (U.S.A.), 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. Before the rip rap is accepted, as placed, at the outlet of any drainage structure, it shall be tested under flows as close as possible to design conditions with water obtained from fire hydrants in the immediate area.
15. NOTICE TO CONTRACTOR: The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities, except as shown on these plans. The Contractor is required to take precautionary measures to protect the utility lines and any other lines not of record or not shown on these plans.
16. All related work shall conform to the City of Riverside, Park and Recreation Dept. standards.
17. Contact the Park Projects Inspector a minimum of 48 hours in advance of 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 street maintenance, and d) at the 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.)
18. The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
19. Street Tree planting shall be as follows:
 

Street Name	Botanical Name/Common Name	Min. size	Approx. spacing	Notes
a. Whitegate Ave.	Podocarpus / Fern Pine	15 gal.	45'	17
b. Jessamyn Ct.	Jacaranda / Jacaranda	15 gal.	45'	21
20. Park and Recreation Department and Public Works Department permits are 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.
21. 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. (787-1611)

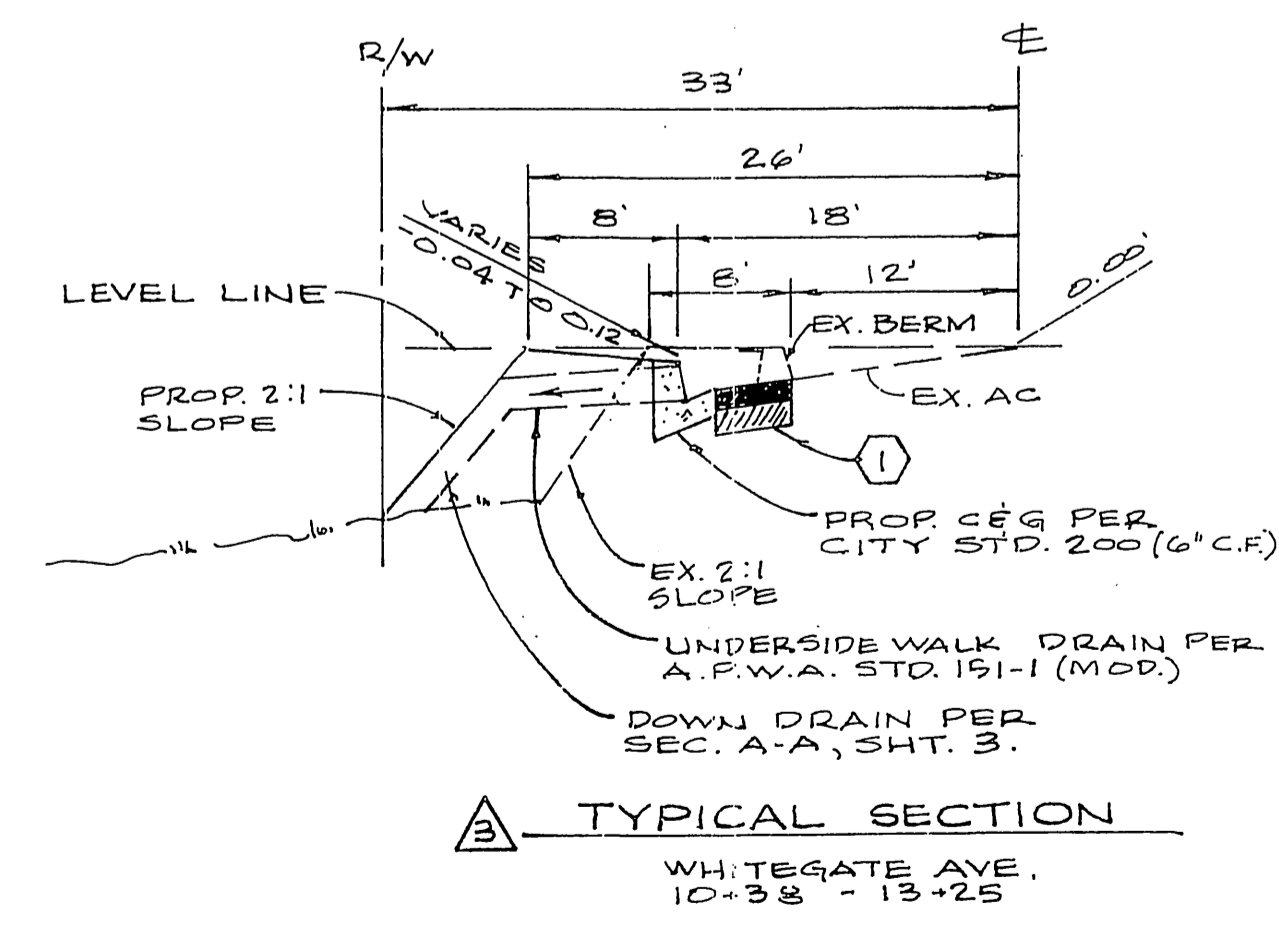
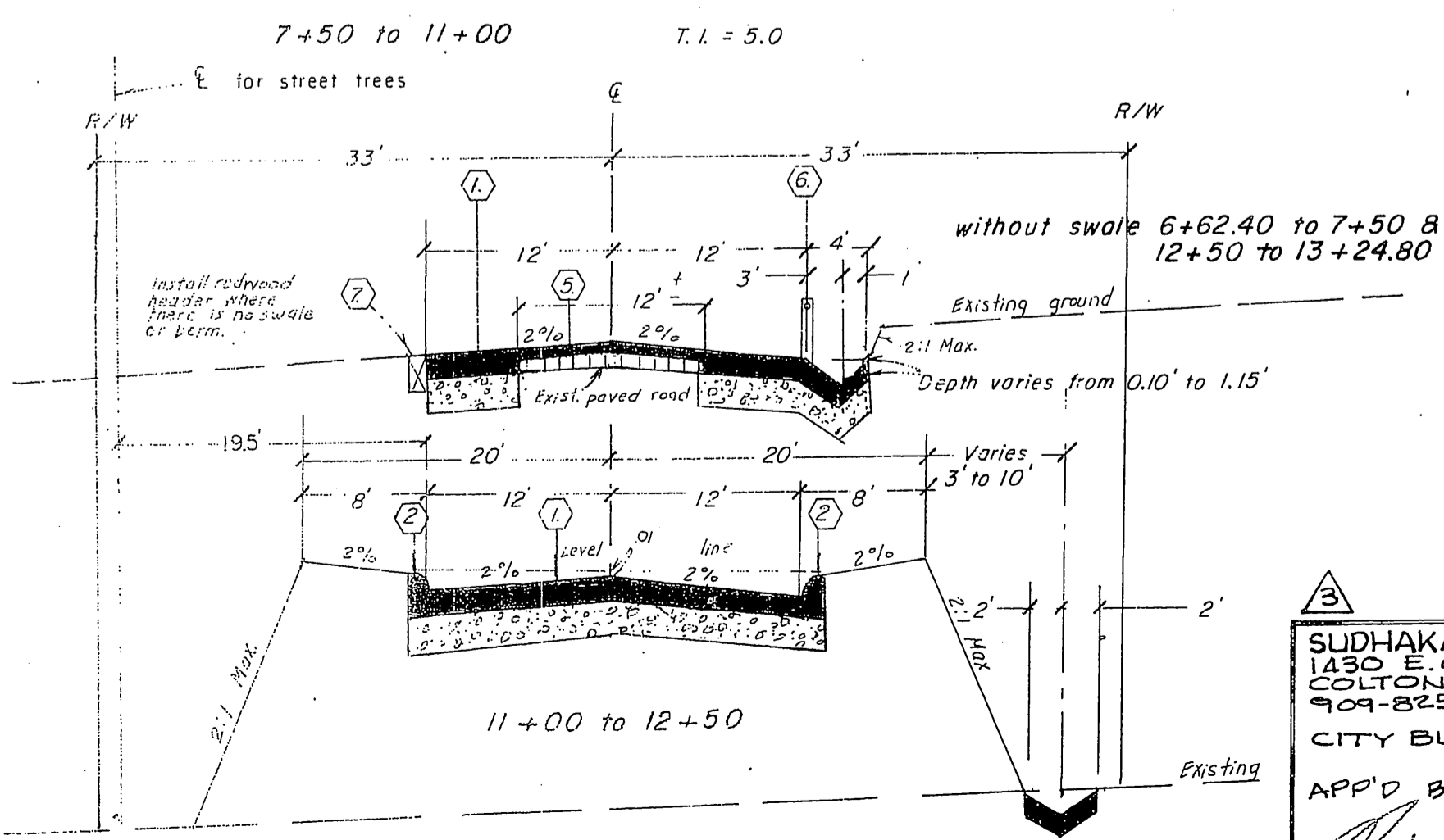
TYPICAL SECTION JESSAMYN COURT



VICINITY MAP - no scale



TYPICAL SECTION WHITEGATE AVE.



BENCHMARK:

City of Riverside Bench Mark E-6-C - Top of yellow painted bolt @ base of vent pipe south side of pump house N.W. cor of Washington and Bradley. Elev. = 1083.28

**SUDHAKAR ASSOC. LTD.**  
1430 E. COOLEY DR., #124  
COLTON, CA 92324  
909-865-5152  
CITY BUS. CERT. #109746  
EXP. 1-1-04

**Robert L. Taylor - Civil Engineer**  
5830 Magnolia  
Riverside, CA. 683-0617  
Approved by: *Robert L. Taylor* Date 7/5/06  
Robert L. Taylor P.C.E. 10470

APP'D BY: *[Signature]* 1-27-03  
DATE

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	10-23-07	[Signature]	[Signature]
PARK DEPARTMENT	1-21-07	[Signature]	[Signature]
TRAFFIC DIVISION	10-23-07	[Signature]	[Signature]
CHIEF P.W. ENGINEER	10-23-07	[Signature]	[Signature]
PLANNING	10-23-07	[Signature]	[Signature]

DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]

STREET PLAN & PROFILE

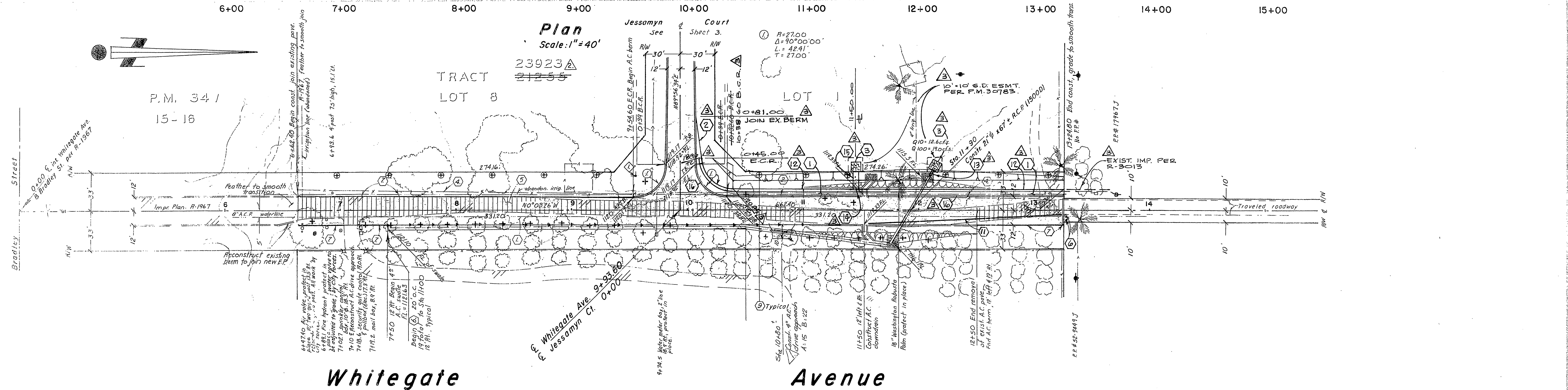
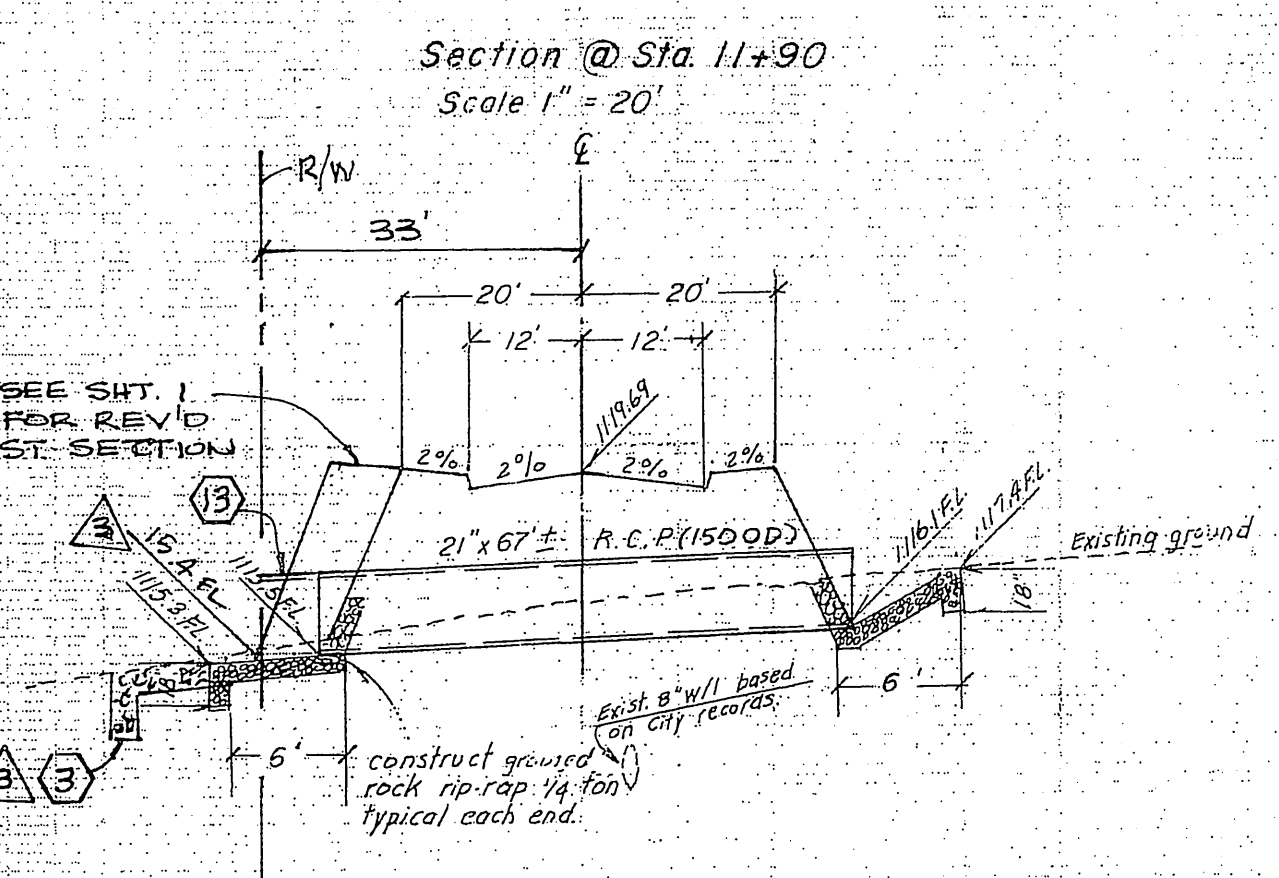
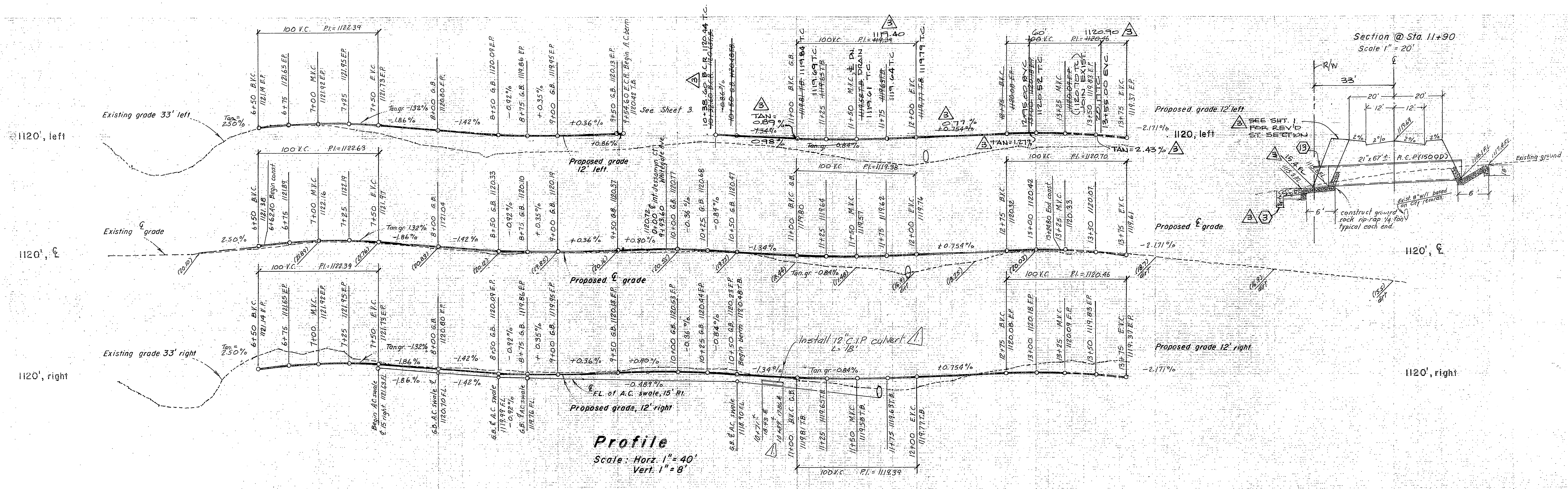
IMPROVEMENT PLANS TRACT 23923

TRACT 23923

R-2835

SHEET 1 OF 3

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'



**Whitegate Avenue**

**BENCHMARK**  
City of Riverside Bench Mark F-6-C - Top of yellow painted bolt @ base of vent pipe south side of pump house N.W. cor. of Washington and Bradley. Elev = 1083.28

SUDHAKAR ASSOC. LTD.  
130 E. COLE ST. #124  
COLTON, CA 92324  
909.825-5152  
CITY BUS. CERT #109746  
EXP. 1-1-04  
APPROVED BY: [Signature]  
DATE: 1-27-03

City of Riverside - Water  
Approved by: [Signature]  
Date: 9/5/07

**Robert L. Taylor - Civil Engineer**  
5830 Magnolia  
Riverside, CA. 92506-1017  
Approved by: Robert L. Taylor Date 9/5/06  
Robert L. Taylor R.C.E. 10470

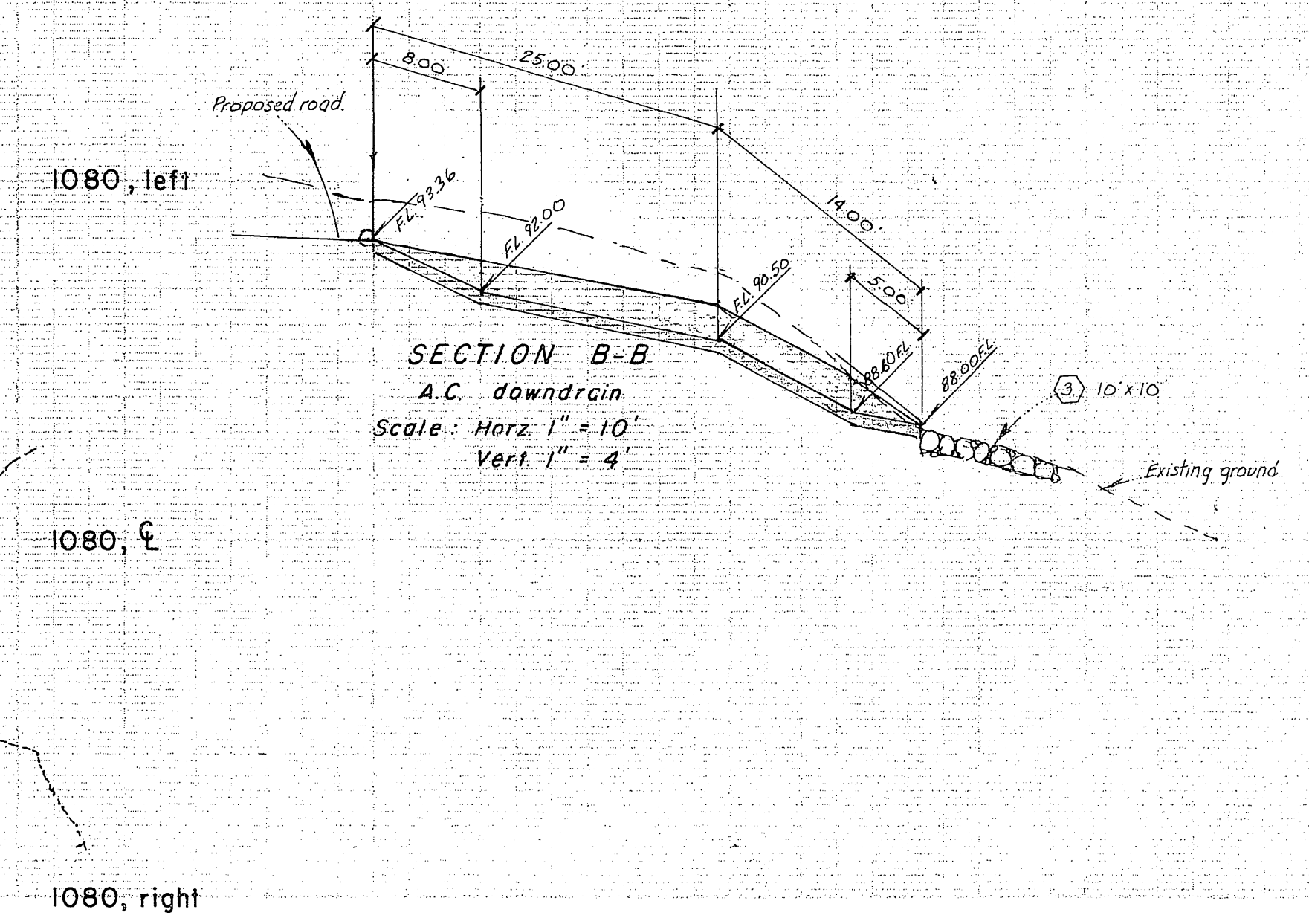
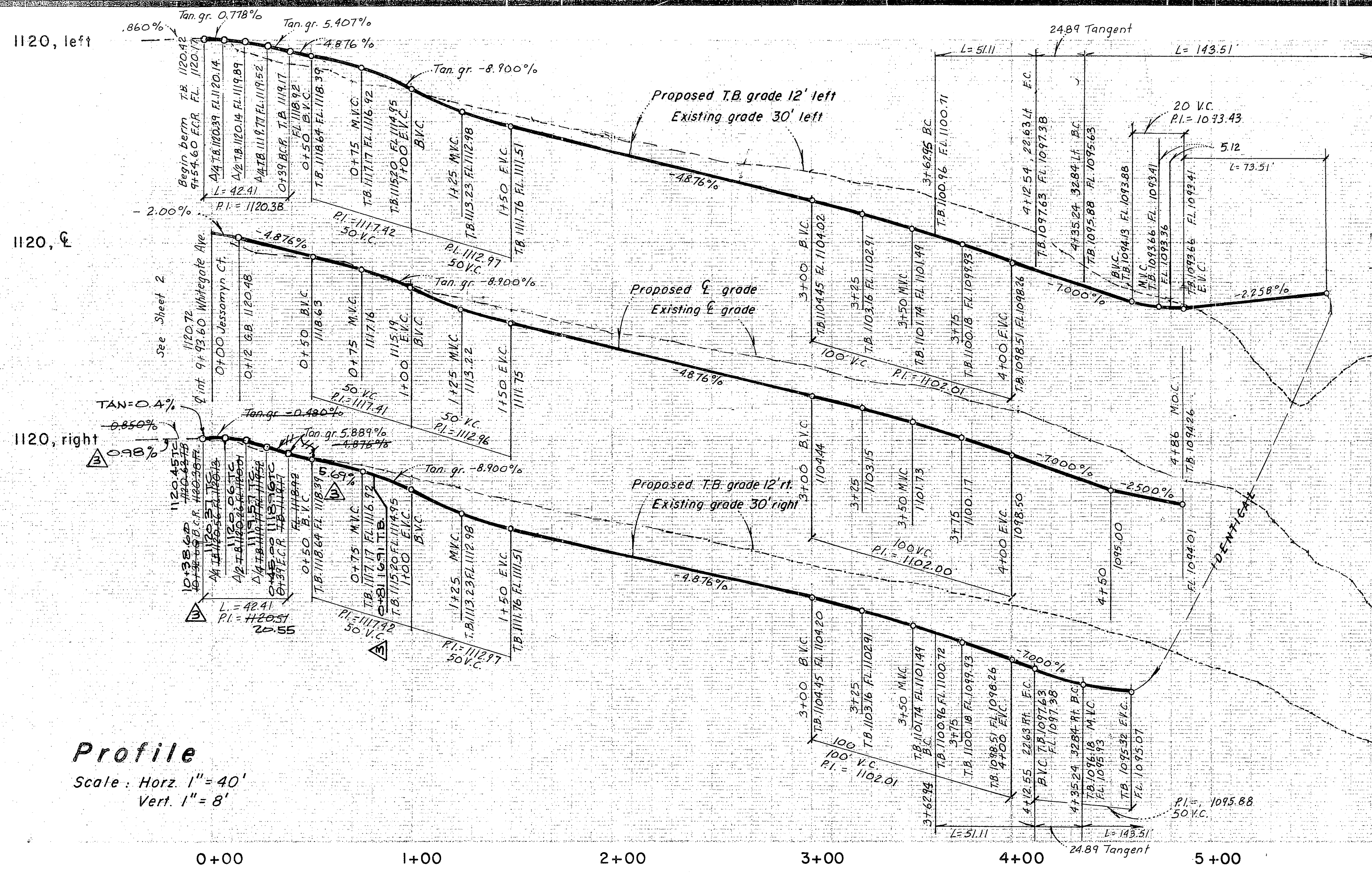
MARK	REVISIONS	APPR. DATE	PLANNING
A	ADD C & G. AT 18' LT. FOR PM 30783		
A	Change Tract # from 23925 to 23923		

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT

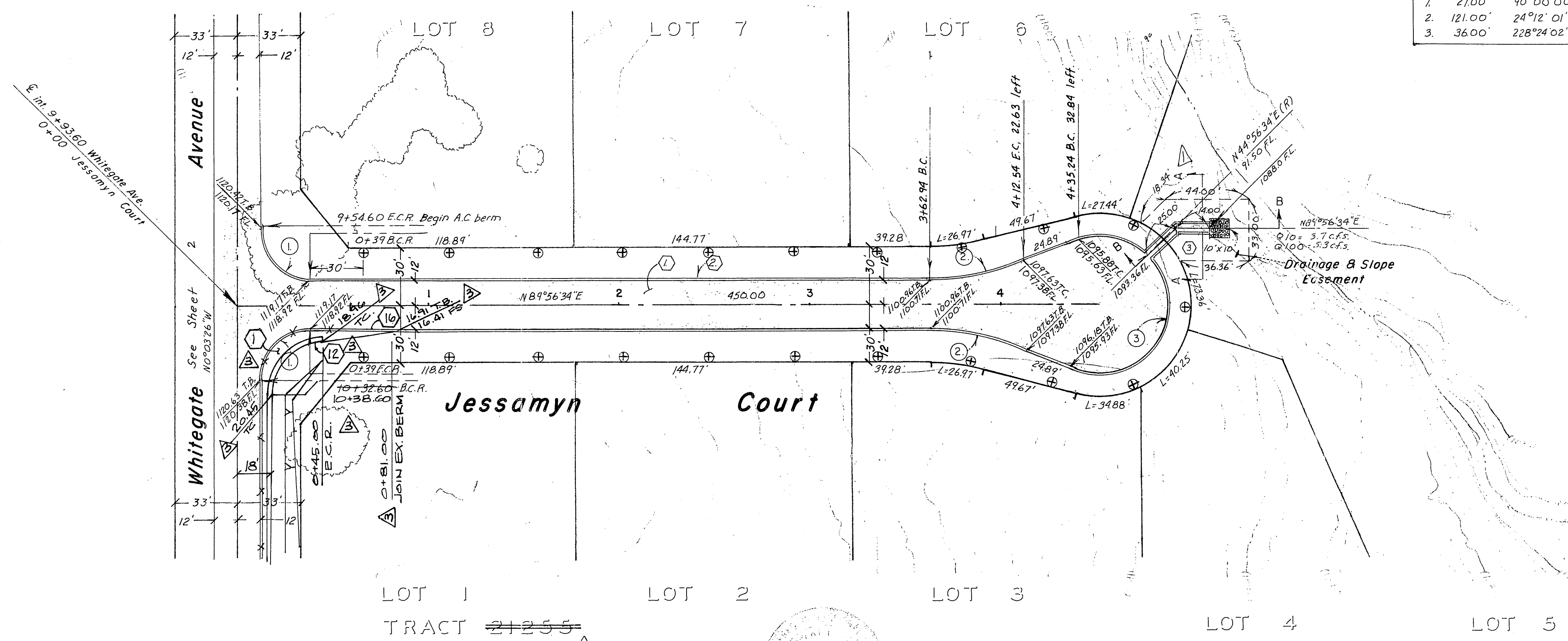
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	10-21-07	[Signature]	PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION	1-12-07	[Signature]	
CHIEF P. W. ENGINEER	10-21-07	[Signature]	

**STREET PLAN & PROFILE**  
IMPROVEMENT PLANS TRACT 23923  
Whitegate Avenue 6+62.40 to 13+24.80  
TRACT 23923  
HORIZ. SCALE: 1" = 40'  
VERT. SCALE: 1" = 8'

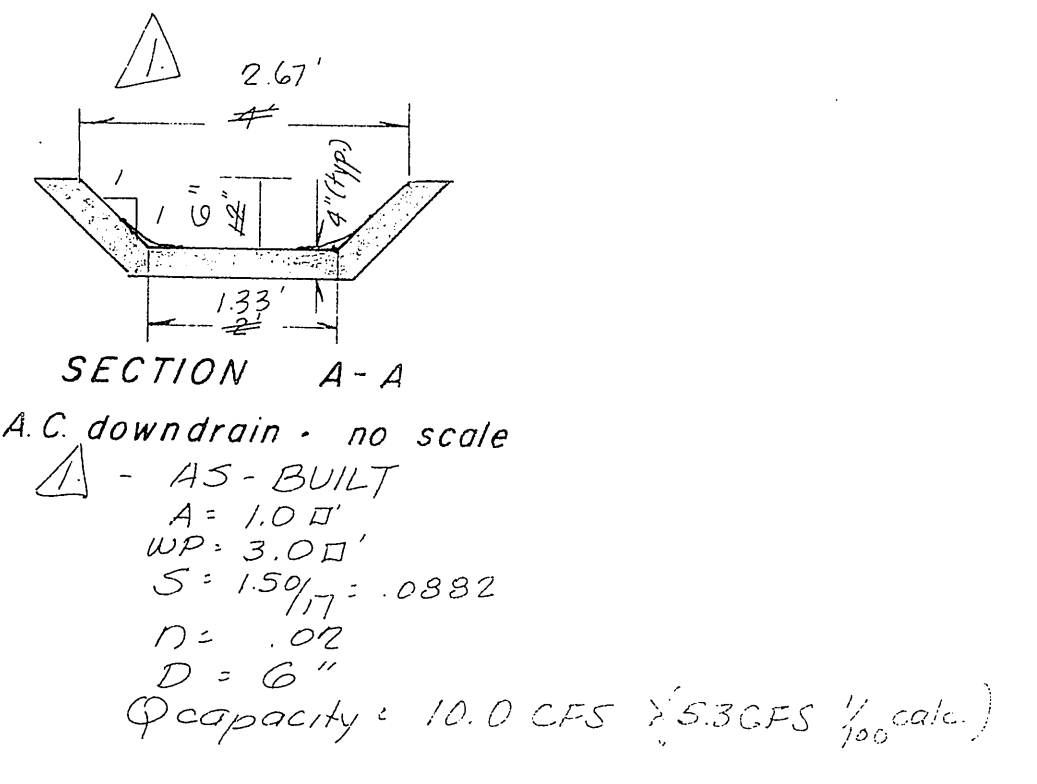
**R-2838**  
SHEET 2 OF 3



**Plan**  
Scale: 1" = 40'



CURVE DATA				
No.	R.	Δ	L	T
1	27.00'	90°00'00"	42.41'	27.00'
2	121.00'	24°12'01"	51.11'	25.94'
3	36.00'	228°24'02"	143.51'	—



**BENCHMARK**  
City of Riverside Bench Mark E-6-C - Top of yellow painted bolt @ base of vent pipe south side of pump house NW cor. of Washington and Bradley. Elev = 1083.28

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APP'D BY: [Signature] 1.27.03  
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**Robert L. Taylor - Civil Engineer**  
5830 Magnolia  
Riverside, CA 92506-0617  
Approved by: [Signature] Date 7/5/06  
Robert L. Taylor P.E. 10470

DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10-21-07	[Signature]
PARK DEPARTMENT	1-12-07	[Signature]
TRAFFIC DIVISION	8-22-07	[Signature]
CHIEF P. W. ENGINEER		

**STREET PLAN & PROFILE**

IMPROVEMENT PLANS TRACT 21255  
Jessamyn Court 0+00 to 4+5000  
TRACT 23923

**R-2838**

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'