

PARKS DEPARTMENT NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND THE CITY OF RIVERSIDE STREET TREE POLICIES.
- WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE TREE INSPECTOR.
 - WHILE DIGGING PLANT PITS AND PLANTING / RELOCATING TREES.
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE.
 - AT END OF THE MAINTENANCE PERIOD, THE CONTRACTOR / DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- BOTH A STREET TREE RELOCATION / REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF THE RELOCATION AND / OR REMOVAL WORK. EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
- ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLY FAMILY OR DUPLEX RESIDENTIAL USES.

NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D
ELDERWOOD	PODOCARPUS GRACILIOR FERN PINE	15 GAL.	45'	10
GREGORY	LAGERSTROMIA INDICA CRAPE MYRTLE	15 GAL.	45'	12

CONSTRUCTION NOTES

- CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- CONSTRUCT STANDARD 325 SIDEWALK
- CONSTRUCT STANDARD 220, 6" WIDE CROSS GUTTER
- CONSTRUCT STANDARD 304 WHEELCHAIR RAMP
- CONSTRUCT 3/4" A.C. PAVING OVER 4" CRUSHED AGGREGATE OR A.C. OVER COMPACTED NATIVE PER S.R. 1652 R=75
- INSTALL 2" X 4" REDWOOD HEADER
- INSTALL F-1 FLEXIBLE DELINEATORS AT 20 FEET ON CENTERS AND APPROXIMATELY 1.5 FEET BEHIND REDWOOD HEADER.
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
- REMOVE EXISTING PAVING AS SHOWN.
- OVERLAY EXISTING PAVING AS REQUIRED.
- INSTALL GUARD POST PER DETAIL BELOW (110' L.F.) (6" X 8" TIMBER POST)
- RE-LOCATE EXISTING POWER POLE & GUY WIRES (BY CITY FORCES)
- RE-LOCATE EXISTING POWER POLE (BY CITY FORCES)

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, STANDARD SPECIFICATIONS FOR PUBLIC WORKS, CONSTRUCTION, CURRENT EDITION.
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE CITY OF RIVERSIDE - PUBLIC UTILITIES DEPARTMENT "STREET LIGHTING PLAN" FOR STREET LIGHTING INSTALLATION REQUIREMENTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-482-1333 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.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN FIELD TO PRODUCE A SMOOTH SECTION.
- 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.
- DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (351-6150)
- ACCESS TO RESIDENCES AND EMERGENCY VEHICLES ON GREGORY ROAD AND ON ELDERWOOD COURT IS TO REMAIN OPEN AT ALL TIMES DURING CONSTRUCTION AND GRADING OPERATIONS OF THIS TRACT.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE T.V. WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- STREETLIGHT LOCATIONS MUST BE PER CITY OF RIVERSIDE STANDARDS, ACCORDING TO THE ELECTRIC UTILITY UNDERGROUND DESIGN PROVIDED BY THE CITY'S ELECTRIC UTILITY DIVISION. FOR COORDINATION WITH THE ELECTRIC UTILITY, CONTACT VAHID BAZEL AT (951) 826-5830.

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

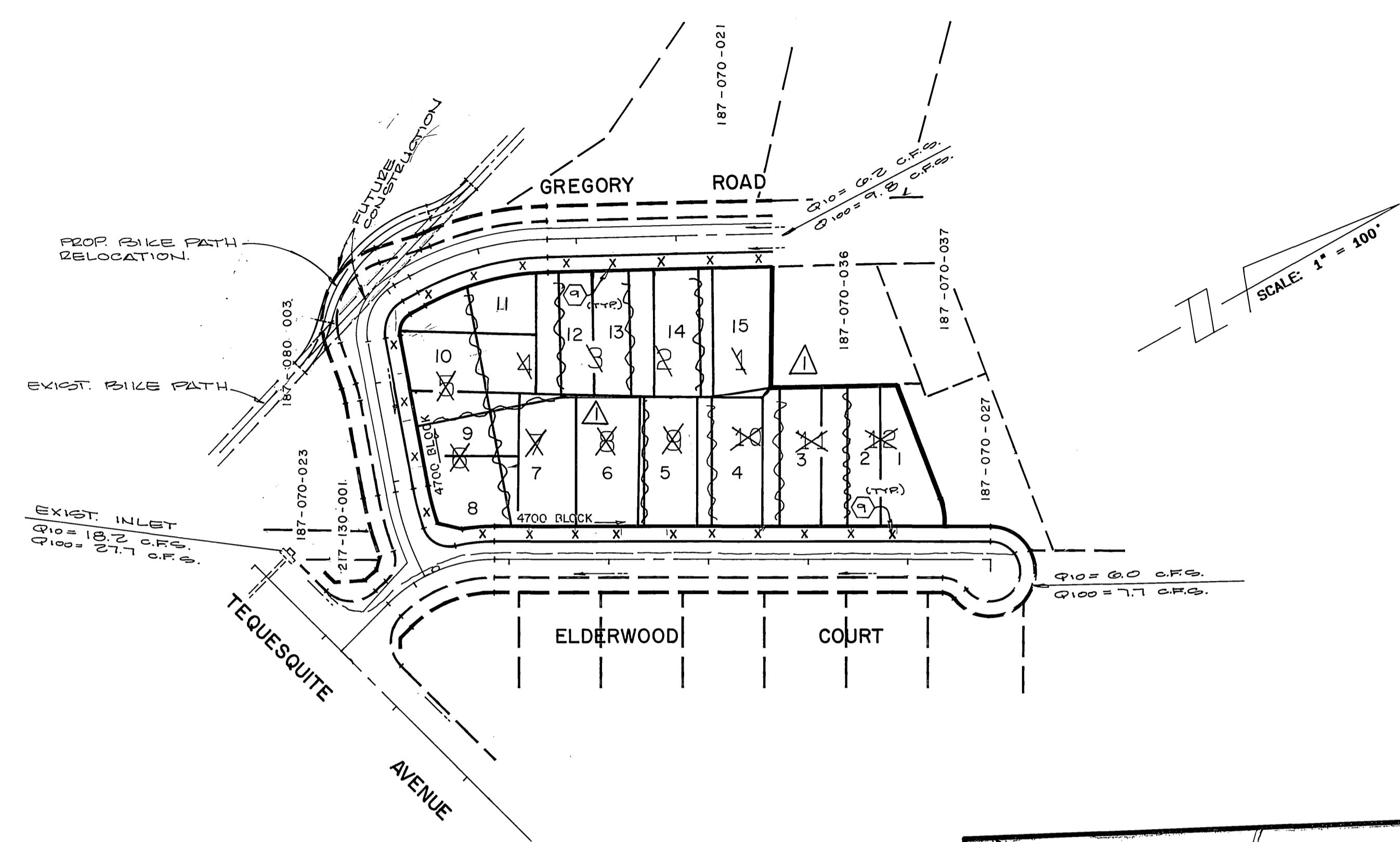
CALL UNDERGROUND SERVICE ALERT (USA) 1-800-482-1333 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

STREET NAME & SIGN SCHEDULE

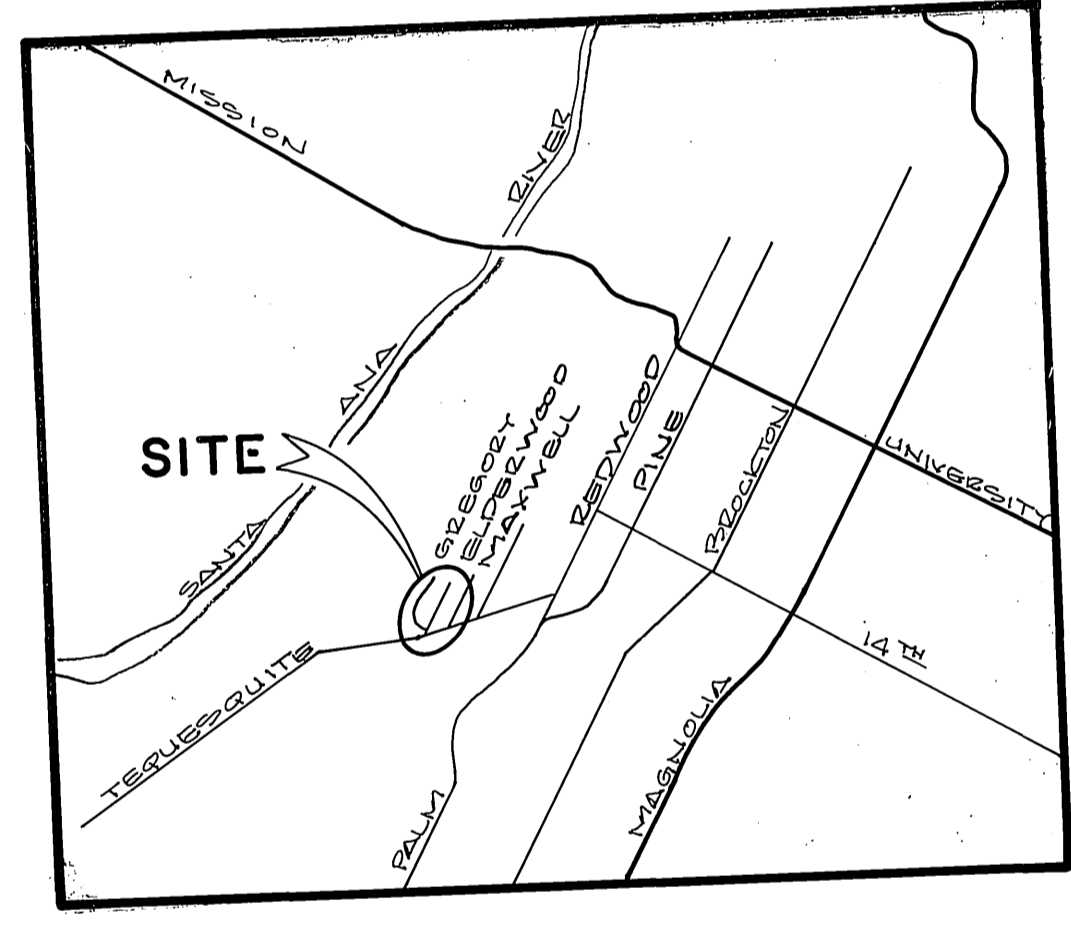
STREET NAME	BLOCK NO.
GREGORY ROAD	4700
ELDERWOOD COURT	4700
R-1 (STOP SIGN - 36")	

- GENERAL NOTES CONTINUED**
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
 - CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
 - QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
 - ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.

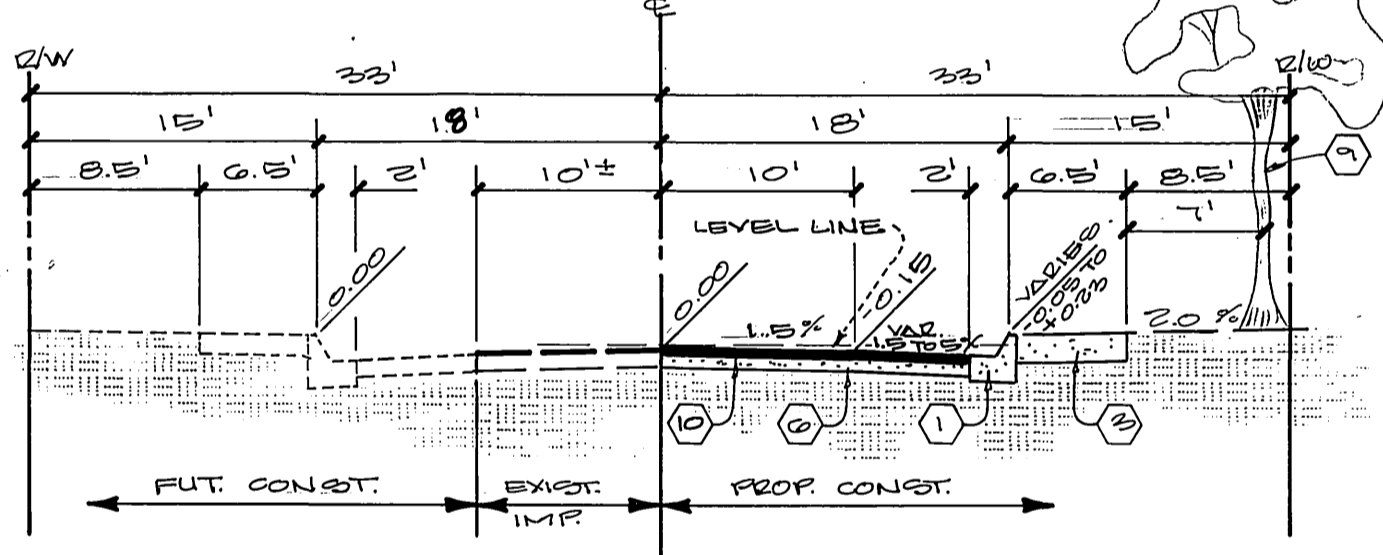
CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
APPROVED BY: *Michael A. Tulli*
DATE: 4/11/90



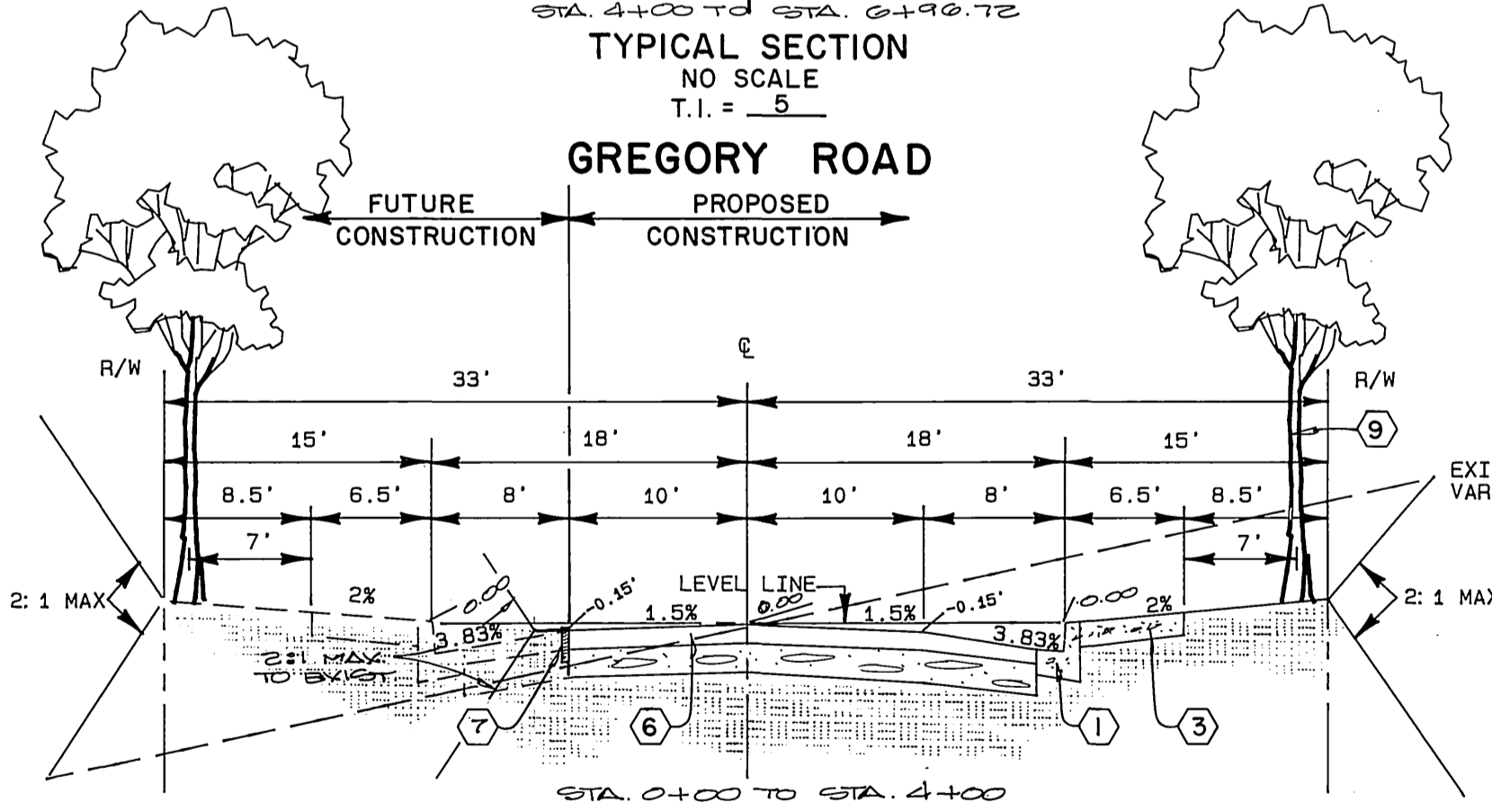
INDEX MAP
SCALE 1"=100'



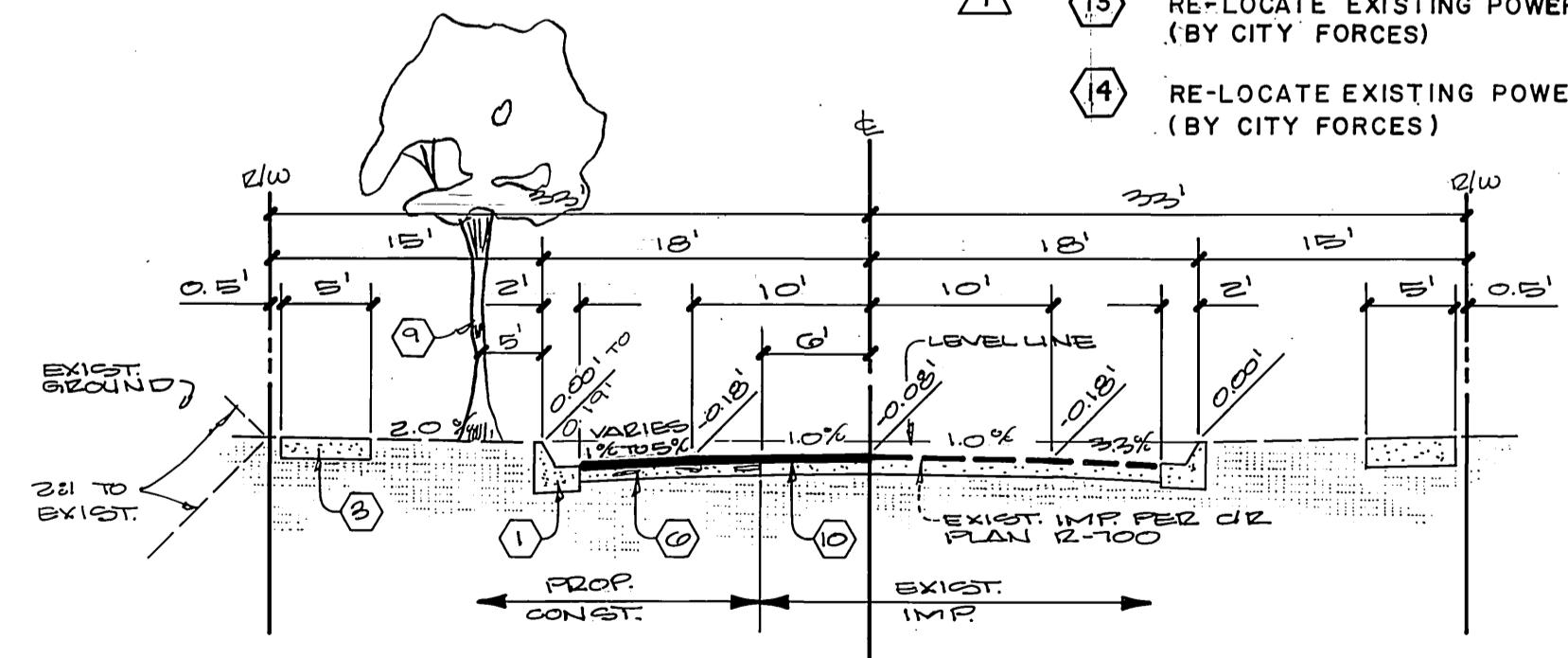
LOCATION MAP
NOT TO SCALE



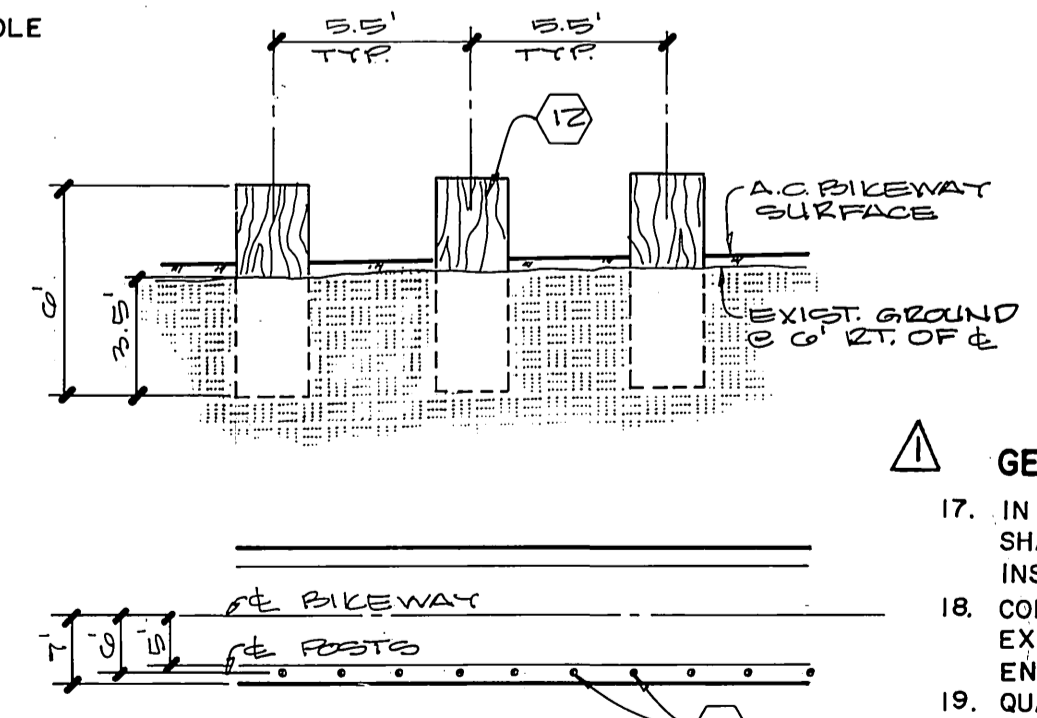
TYPICAL SECTION
NO SCALE
T.I. = 5



TYPICAL SECTION
NO SCALE
T.I. = 5



TYPICAL SECTION
NO SCALE
T.I. = 5
ELDERWOOD COURT



TYPICAL GUARD POSTS
PLACEMENT DETAIL
NO SCALE

BENCH MARK :

FOUND BRASS DISK STAMPED (16 - F) CAPPED AT THE INTERSECTION OF THE CENTERLINE OF ELEVENTH STREET AND REDWOOD DRIVE. FIELD BOOK NO. 735, PAGE NO. 56. ELEVATION: 853.156

PRIZM GROUP
310 N. COTA ST. STE I CORONA, CA. 92880
(951) 737-4406
Vincent Kapp 8-3-04
VINCENT G. KLEPPE
R.C.E. 55750

CITY OF RIVERSIDE WATER SYSTEM
Richard D. Delek
APPROVED BY
DATE: 7-10-90

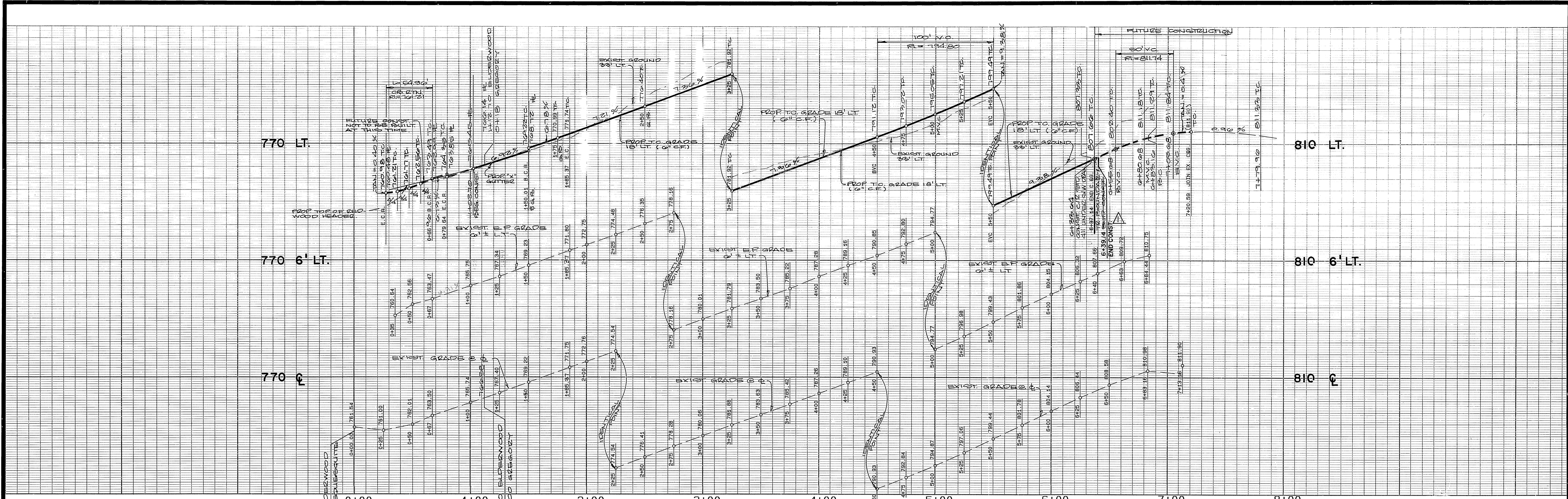
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY: *Matthew E. Webb* DATE 11/3/89
R.E. NO. 37385

W.O. 89-113 FOR: NEIL SAFAI F.B. 1013

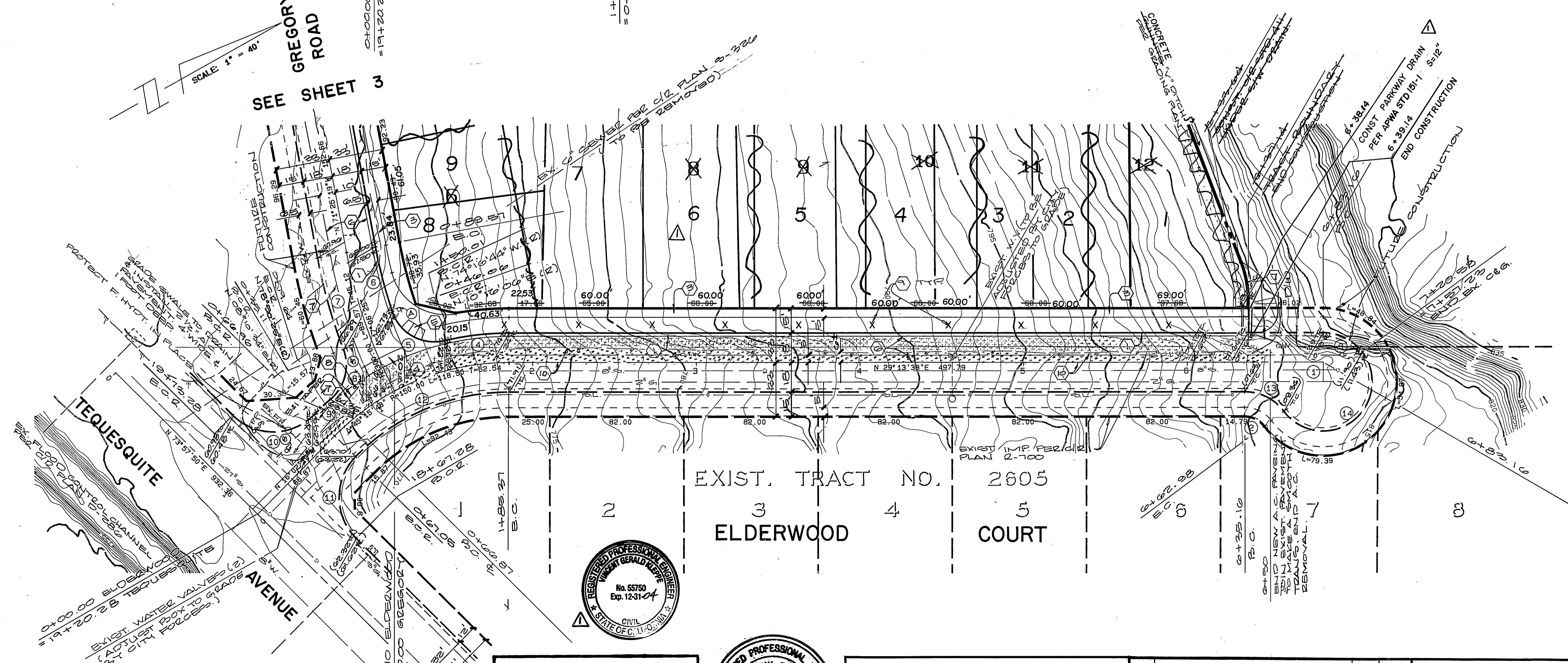
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Ray Bel*
PRINCIPAL ENGINEER
DATE: 10/24/90

STREET PLAN & PROFILE
TRACT NO. 31511
INDEX SHEET

ACCOUNT NO. 89-113
DRAWING NUMBER
R-3140
SHEET 1 OF 3
89-113 A



SCALE 1" = 40'
 SEE SHEET 3
 GREGORY ROAD

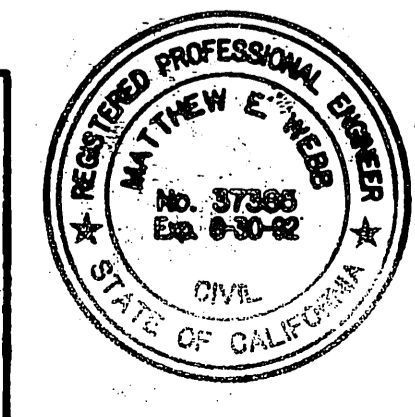


DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 60° 46' 22" W	12.00		
2	53° 07' 48"	15.00	13.91	7.50
3	53° 07' 50"	30.00	27.82	15.00
4	13° 30' 22"	168.00	39.60	19.89
5	84° 32' 51"	27.00	39.84	24.55
6	08° 18' 34"	282.00	40.90	20.48
7	10° 24' 07"	318.00	57.73	28.95
8	70° 39' 51"	27.00	33.30	19.14
9	04° 50' 26"	168.00	14.19	7.10
10	89° 57' 51"	35.00	54.96	34.98
11	90° 04' 30"	35.00	55.02	35.05
12	45° 11' 18"	132.00	104.11	54.93
13	53° 07' 48"	30.00	27.82	15.00
14	179° 59' 58"	30.00	94.25	

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THE PRISM GROUP
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 CORONA, CA. 92880
 (951) 737 4406
 Vincent G. Kleppe
 R.C.E. 56750



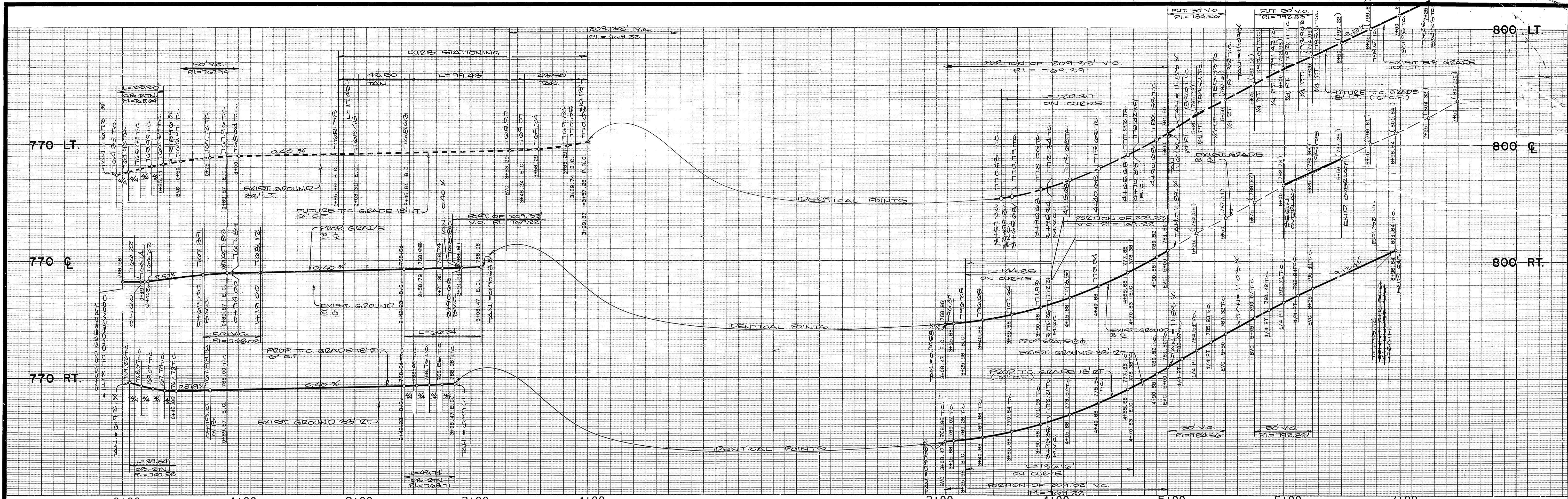
ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: Matthew F. Webb DATE: 11/3/89
 R.E. No. 37385

REV. MAP NO. & LOT LAYOUT, ADD NOTES: R12-13-14
 DESIGNED BY: R.H. DRAWN BY: R.H. CHECKED BY: R.L.

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 10/24/90
 DIRECTOR OF PUBLIC WORKS

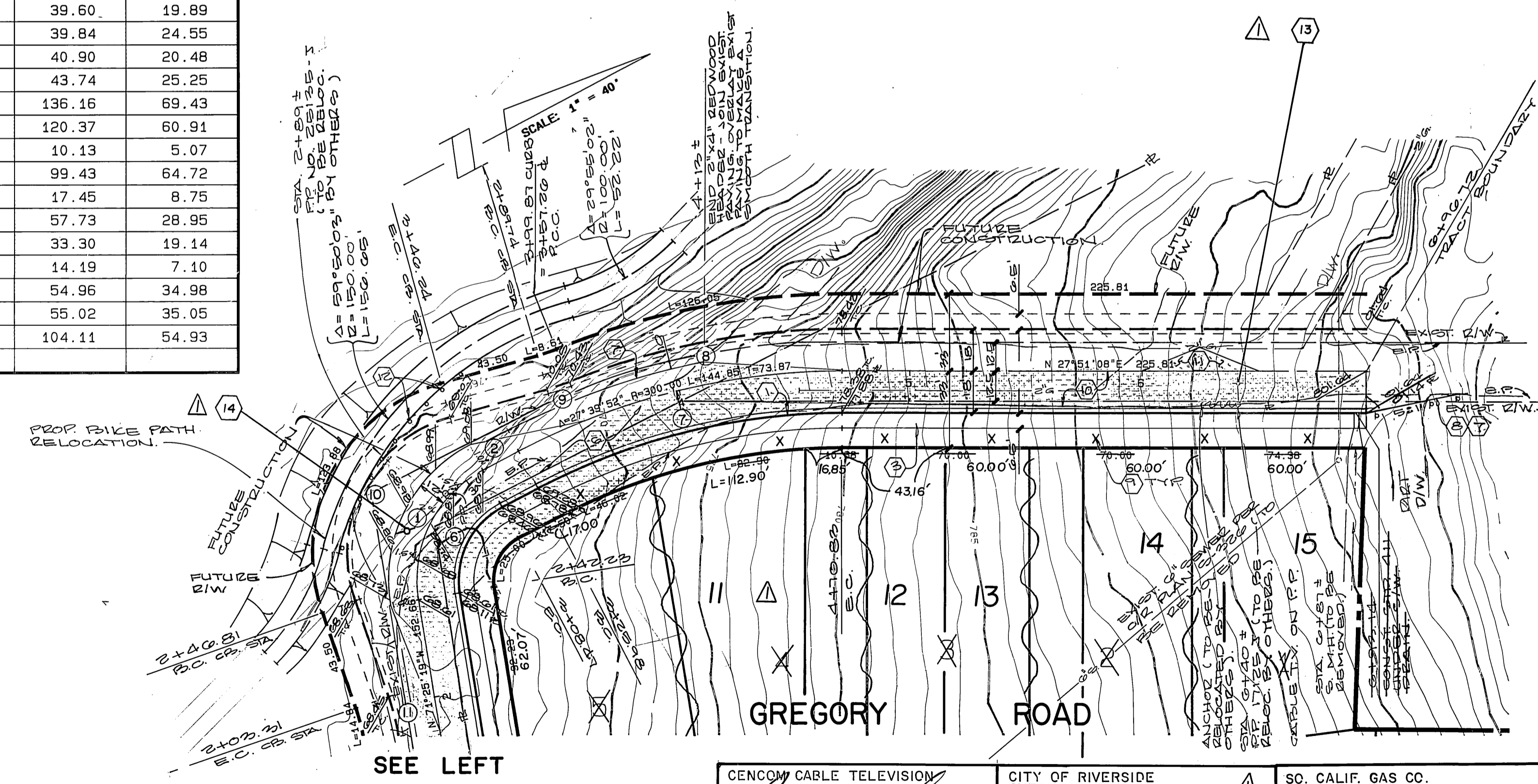
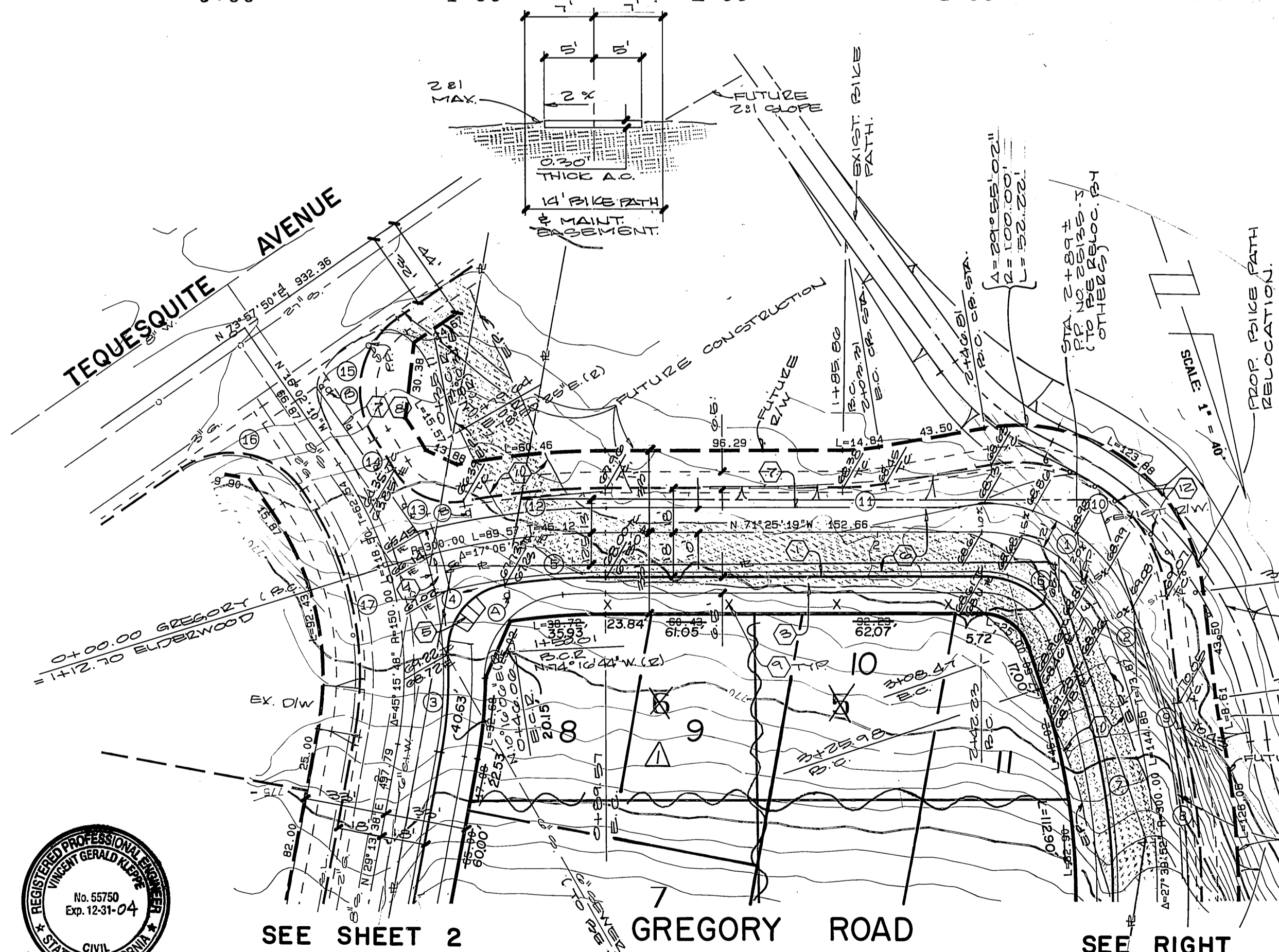
CITY OF RIVERSIDE OVERHEAD & UNDERGROUND WATER SYSTEM
 APPROVED BY: [Signature] DATE: 7-10-90
STREET PLAN & PROFILE
 TRACT NO. 23917
 ELDERWOOD COURT
 SHEET 2 OF 3
 ACCOUNT No. 89-113
 DRAWING NUMBER
R-3140
 SHEET 2 OF 3
 89-113 . A

SCALE: HORIZ. 1"=40', VERT. 1"=8'
 INDEXED 10-24-90 Lft



DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	71° 36' 35"	53.00	66.24	38.23
2	N 0° 11' 16" E		17.50	
3	13° 30' 22"	168.00	39.60	19.89
4	84° 32' 51"	27.00	39.84	24.55
5	08° 18' 34"	282.00	40.90	20.48
6	71° 36' 35"	35.00	43.74	25.25
7	27° 39' 52"	282.00	136.16	69.43
8	21° 41' 16"	318.00	120.37	60.91
9	05° 48' 12"	100.00	10.13	5.07
10	93° 23' 23"	61.00	99.43	64.72
11	10° 00' 00"	100.00	17.45	8.75
12	10° 24' 07"	318.00	57.73	28.95
13	70° 39' 51"	27.00	33.30	19.14
14	04° 50' 26"	168.00	14.19	7.10
15	89° 57' 51"	35.00	54.96	34.98
16	90° 04' 30"	35.00	55.02	35.05
17	45° 11' 18"	132.00	104.11	54.93



SEE SHEET 2
ELDERWOOD COURT

GREGORY ROAD

SEE RIGHT

SEE LEFT

CENCOM CABLE TELEVISION <i>Matthew E. Webb</i> APPROVED BY: DATE: 4/11/90	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND <i>Michael J. Tulli</i> APPROVED BY: DATE: 4/11/90	SO. CALIF. GAS CO. <i>Robert St. John</i> APPROVED BY: DATE: 4-8-90
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BENCH MARK :
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 OF THE CENTERLINE OF ELEVENTH STREET AND REDWOOD DRIVE.
 FIELD BOOK NO. 735, PAGE NO. 56.
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THE PRIZM GROUP
 310 N COTA ST STE I
 CORONA, CA. 92880
 (951) 737-4406
Vincent G. Kleppe 8-3-04
 DATE
 VINCENT G. KLEPPE
 R.C.E. 55750



ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *Matthew E. Webb* DATE: 11/3/89
 R.E. No. 37385
 W.O. 89-113 OR: NEIL SAFAI F.B. 1013

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *David Paul* DATE: 10/22/90
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR.

STREET PLAN & PROFILE
 TRACT NO. 23917
 GREGORY ROAD
 SCALE: HORIZ. 1"=40' VERT. 1"=8'

ACCOUNT No. 89-113
 DRAWING NUMBER
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 SHEET 3 OF 3
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