

# 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 DRAWING NO. 10 AND THE 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 RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- 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 THE FIELD TO PRODUCE A SMOOTH SECTION.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- 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.
- 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.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO (2) 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.
- RELOCATION FEE TO BE PAID BY DEVELOPER TO PUBLIC UTILITIES DEPT. PRIOR TO RELOCATION OF ELECTRICAL FACILITIES.
- 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. (351-6150)
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING NO. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

# PARK AND RECREATION DEPT. NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND 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 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 STREET 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. DEVELOPER'S 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 TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL 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 SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.
- 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 NAME	BOTANICAL/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQD.
WHITEGATE	PODOCARPUS / FERN GRAECIOLOR / PINE	15 GAL	45'	11
WESTPARK	JACARANDA / JACARANDA MIMOSIFOLIA / JACARANDA	15 GAL	45'	8
GILCROSS	JACARANDA / JACARANDA MIMOSIFOLIA / JACARANDA	15 GAL	45'	23
BISHOP	CINNAMOMUM / CAMPHOR CAMPHORA / CAMPHOR	15 GAL	45'	6

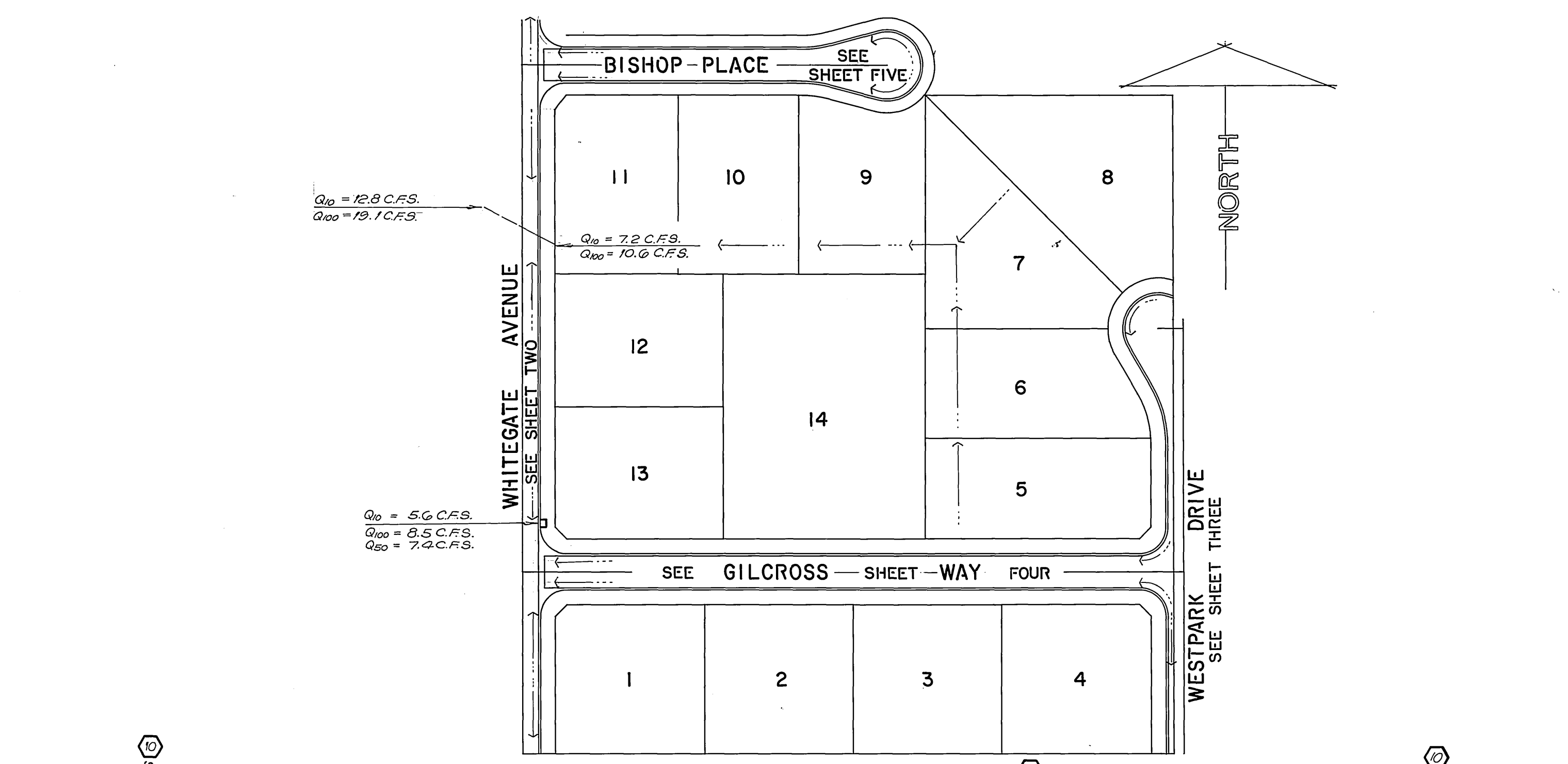
# SIGN SCHEDULE

- (A) 7700 WHITEGATE AVENUE / GILCROSS WAY 1400
- (B) 7600 WHITEGATE AVENUE / BISHOP PLACE 1400
- (C) 7700 WESTPARK DRIVE / GILCROSS WAY 1400
- (D) R1 (30') STOP SIGN

ALL STREET SIGNS TO BE INSTALLED IN ACCORDANCE WITH CITY OF RIVERSIDE STANDARD NO. 662A.

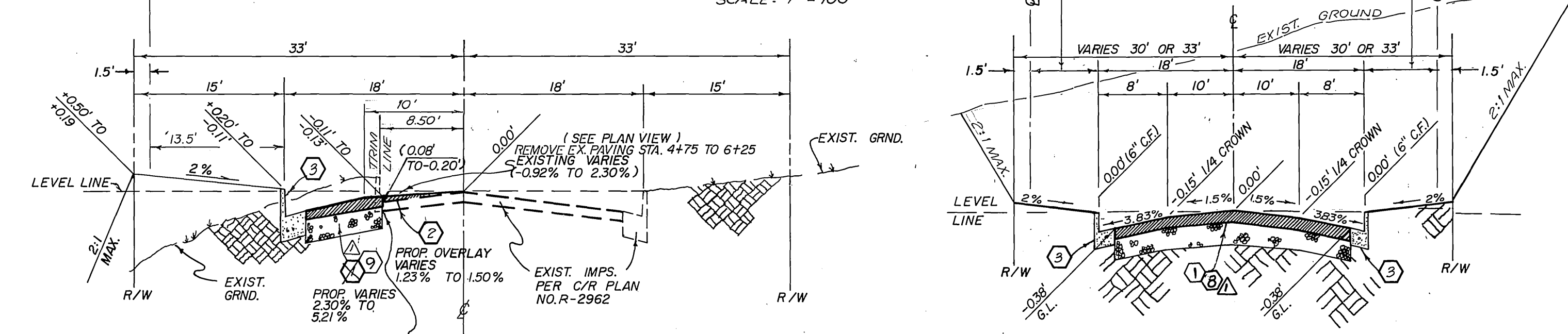
# CONSTRUCTION NOTES

- CONSTRUCT 2 1/4" A.C. PAVING OVER 5 1/4" CLASS II AGGREGATE BASE, AS SHOWN ON TYP SECTIONS PER S.R. 1455, R= 45.
- CONSTRUCT VARIABLE THICKNESS A.C. PAVING OVERLAY.
- CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. NO. 200.
- CONSTRUCT 6" WIDE CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. NO. 220.
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. NO. 405 W= 4.00' V= 2.88.
- CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. NO. 250.
- INSTALL F-1 FLEX. DELINEATORS AT 20' C.C. PER CITY OF RIVERSIDE STD. NO. 665.
- CONSTRUCT 2.75" A.C. PAVING OVER 4.5" CRUSHED AGGREGATE BASE PER S.R. 1455, R= 48.
- CONSTRUCT 3" A.C. PAVING OVER 5.5" CRUSHED AGGREGATE BASE.
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
- CONSTRUCT CONC. D/W APPROACH PER CITY OF RIVERSIDE STD. NO. 302 WIDTH AS INDICATED ON PLAN.



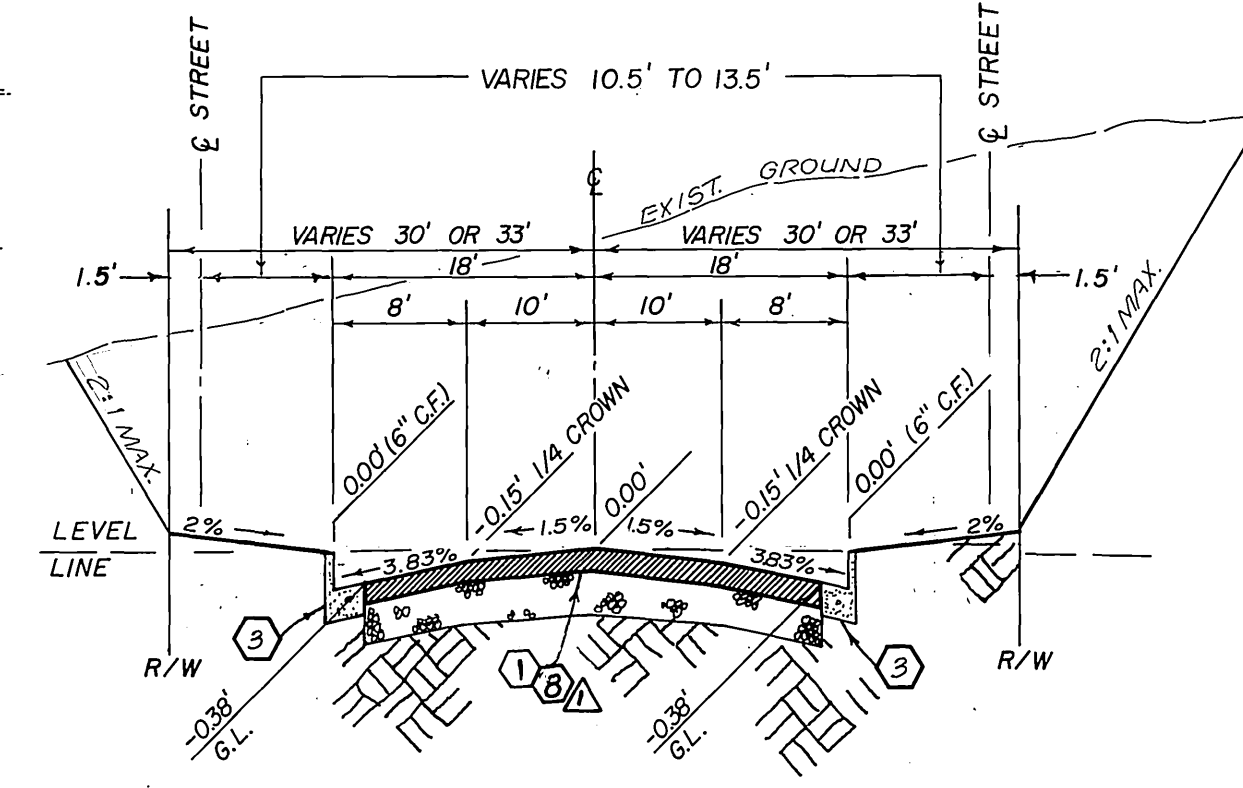
# INDEX MAP

SCALE: 1" = 100'



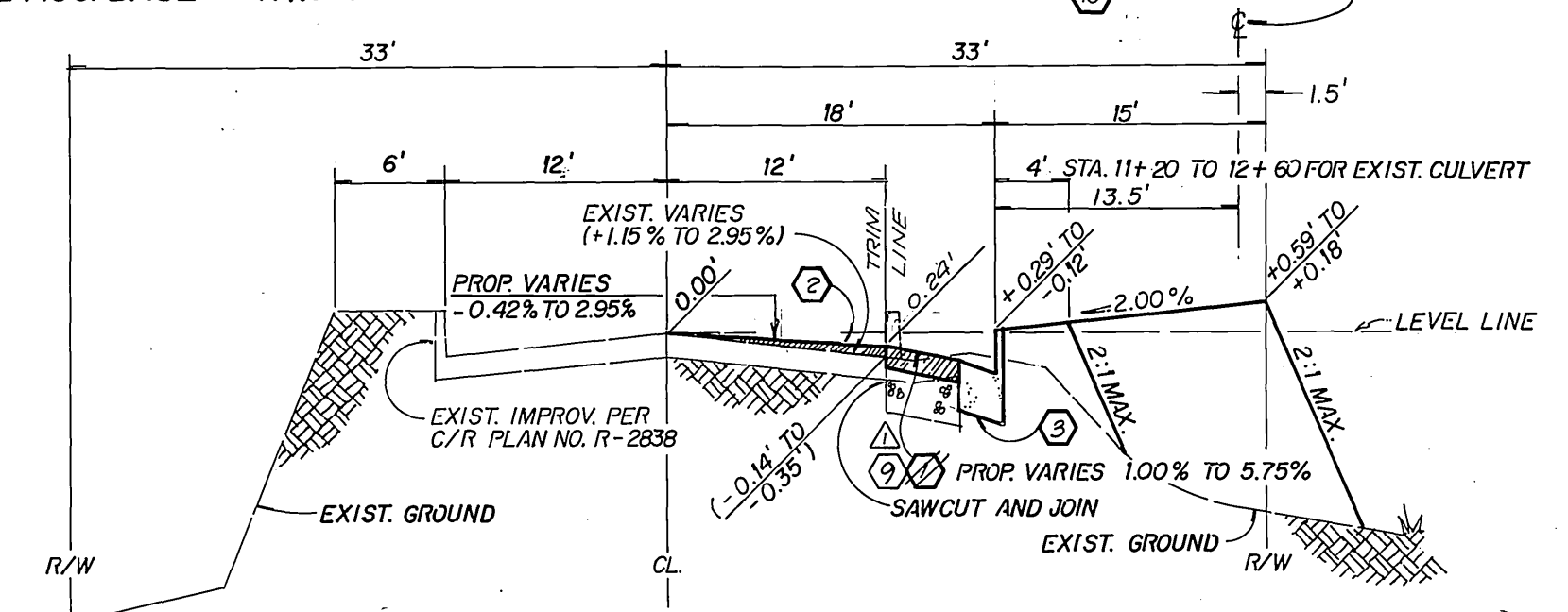
# TYPICAL SECTION WESTPARK DR.

N.T.S.  
A.C. AGG. BASE T.I. = 5.0



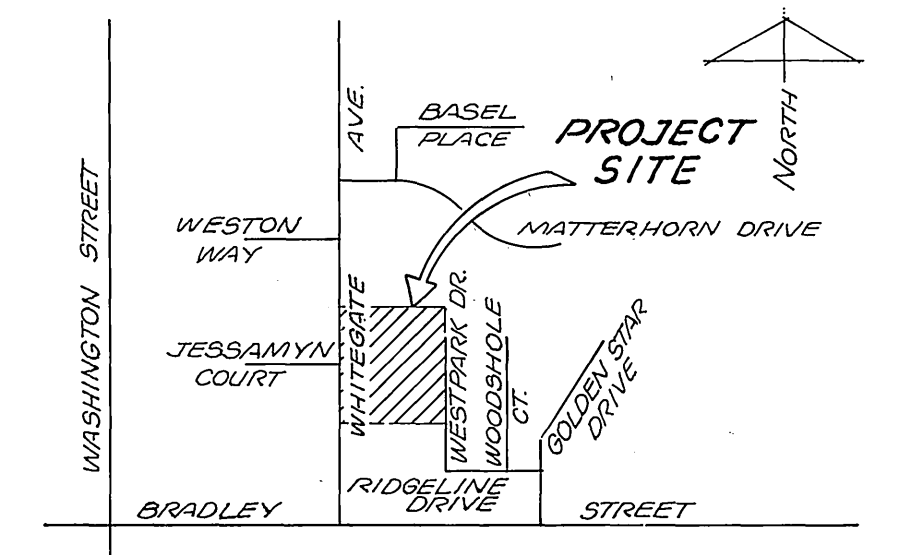
# TYPICAL SECTION GILCROSS WAY - BISHOP PLACE

N.T.S.  
A.C. AGG. BASE T.I. = 5.0



# TYPICAL SECTION WHITEGATE AVENUE

N.T.S.  
A.C. AGG. BASE T.I. = 5.0



# VICINITY MAP

NOT TO SCALE



<b>BENCH MARK</b> CITY OF RIVERSIDE B.M. F6-1 P.K. NAIL AND CITY OF RIVERSIDE ENGINEER'S TAG @ S.E. CURB RETURN MUIRFIELD ROAD AND LAURIE DRIVE ELEVATION = 1110.839		CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: <i>Richard J. Dinkel</i> DATE: 1-24-91		SOUTHERN CALIFORNIA GAS COMPANY APPROVED BY: <i>Robert St. John</i> DATE: 5-9-90		J. N. BEILER and associates LAND SURVEYING AND MAPPING 6104 RIVERSIDE AVENUE SUITE B RIVERSIDE, CA. 92506 (714) 982-2216		CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 1/27/90		STREET PLAN AND PROFILE TRACT 23896-1 <b>TITLE SHEET</b>		ACCOUNT NO. <b>R-3186</b>
CENCOM CABLE APPROVED BY: <i>[Signature]</i> DATE: 5-4-90		CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND APPROVED BY: <i>[Signature]</i> DATE: 11/8/90		PACIFIC TELEPHONE COMPANY APPROVED BY: <i>[Signature]</i> DATE: 5/17/90		PLANS PREPARED UNDER THE SUPERVISION OF: R.C.E. 27983 EXP. 3-31-94 DATE: 4-27-90		APPROVED BY: <i>[Signature]</i> DATE: 1/27/90 TRAFFIC DIVISION CHIEF P.W. ENGINEER		PUBLIC WORKS DIRECTOR DATE:		SHEET 1 OF 5
CITY BUSINESS TAX CERTIFICATE NO. 025540 EXP. 7-02-91												

PC 3135-S