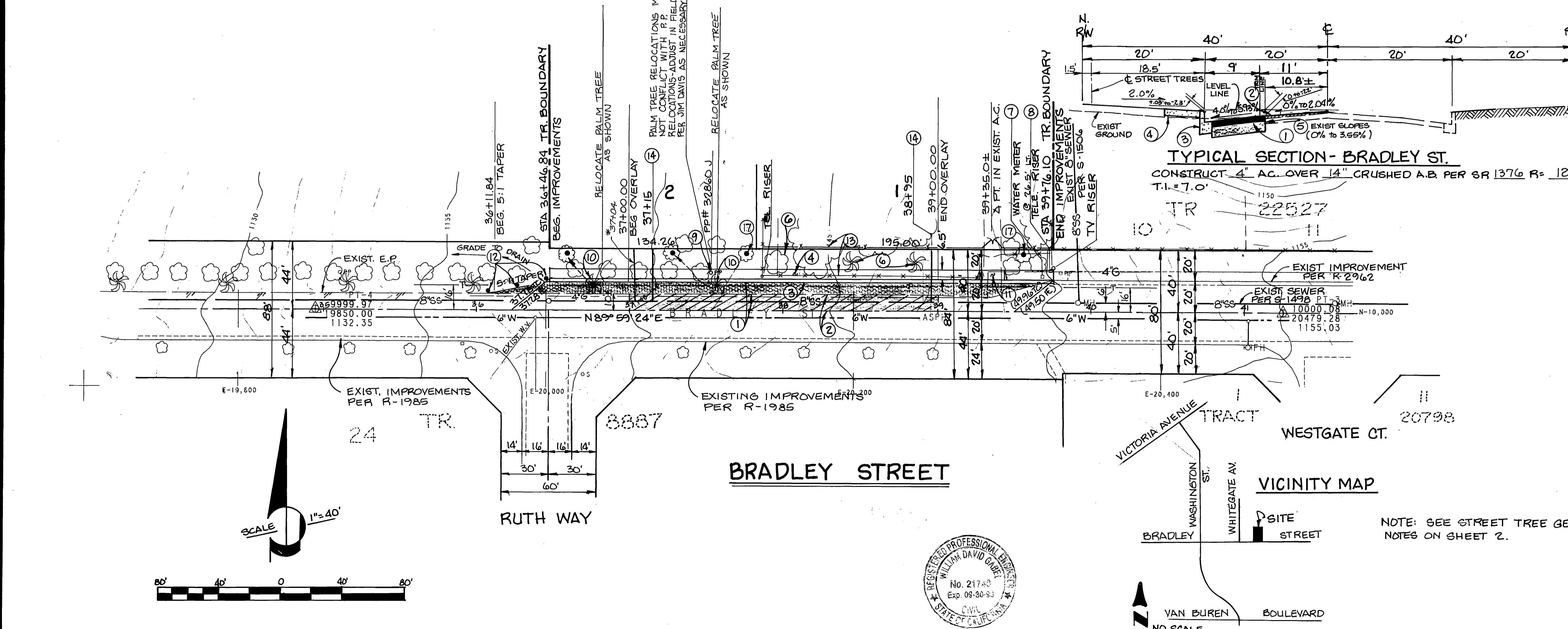
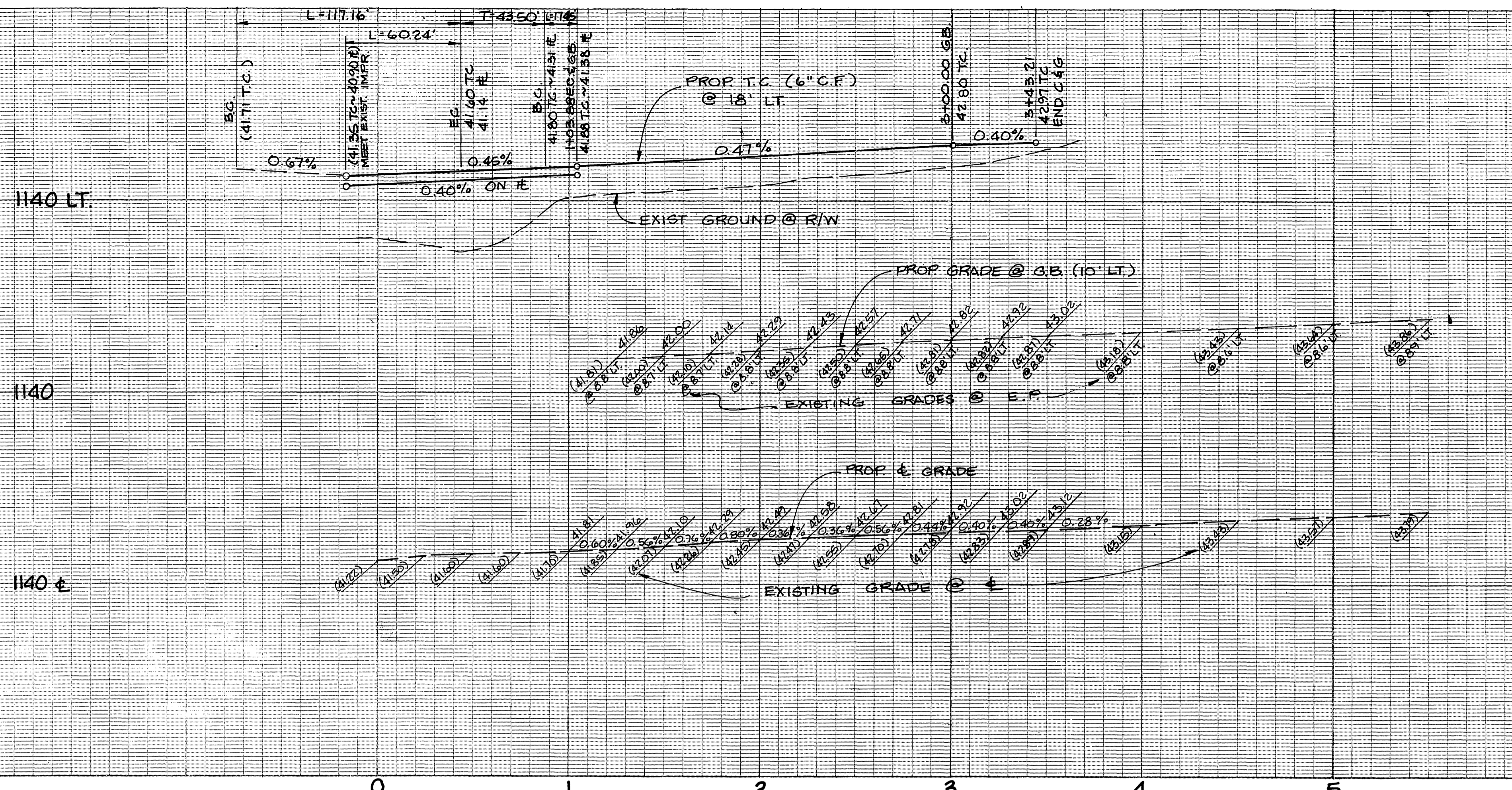


- GENERAL NOTES**
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE 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.
 - QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
 - 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.
 - SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
 - ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
 - 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.
 - 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.
 - ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
 - 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 COMPACTON OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
 - 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.
 - THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), 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.
 - CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
 - LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
 - NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4' ABOVE THE SEWER FLOW LINE AT POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
 - THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
 - IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
 - 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 (714) 351-6150.3



- CONSTRUCTION NOTES**
- CONSTRUCT AC OVER AB PER TYPICAL SECTION.
 - CONSTRUCT AC OVERLAY.
 - CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200 TYPE 1.
 - CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG 325.
 - SAWCUT EXISTING A.C. AND REMOVE A.C. BERM.
 - PROTECT TREES IN PLACE.
 - RELOCATE WATER METER. (BY CITY FORCES)
 - RELOCATE TELE. RISER.
 - PP TO BE RELOCATED BY OTHERS PRIOR TO CONSTRUCTION.
 - REMOVE & RELOCATE TREES TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.
 - CONSTRUCT DMY APPROACH PER CITY OF RIV. STD. DWG 302. TYPE 5 A-16'.
 - INSTALL 3 TYPE F-1 FLEXIBLE DELINEATORS AT 20' OC. PER CITY OF RIVERSIDE STD. DWG. 665.
 - REMOVE & RELOCATE EXISTING C.L. FENCE.
 - INSTALL 4" SEWER LATERAL PER CITY OF RIVERSIDE STD. DWG. 562.
 - RESET VALVE BOX TO NEW GRADE. (BY CITY FORCES)
 - CONSTRUCT AC BERM PER CITY OF RIVERSIDE STD TYPE 1 250.
 - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS.

BENCH MARK: B.M. F5-D PK. NAIL IN S'LY HEADWALL OF DRAIN FLUME ON N'LY SIDE OF JEFFERSON ST S'LY OF GAGE CANAL. NOTE: PK NAIL HAS BEEN REMOVED. FD. HEAD UP 0.01 ELEV. 1007.999	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND ELECTRIC Chief Engineer-Electric DATE 5/9/90	PACIFIC BELL TELEPHONE APPROVED DATE 7-9-90	CITY OF RIVERSIDE WATER SYSTEM APPROVED DATE 11-6-90	SO. CALIFORNIA GAS CO. APPROVED DATE 7-10-90	GABEL, COOK & BECKLUND Environmental • Hydrology • Planning Civil Engineering • Surveying • Structures 647 North Main Street, Suite 1-6, Riverside, Calif. 92501 Telephone 714 788-0992	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY DATE BY PRINCIPAL ENGINEER 11/30/90 PARK DEPARTMENT 10/28/90 TRAFFIC DIVISION 11/27/90 P.W. ENGINEER 11/30/90	TRACT 23709 STREET IMPROVEMENT PLAN & PROFILE BRADLEY ST. FROM RUTH WAY TO 330' EAST ACCOUNT NO. R-3187 SHEET 1 of 2



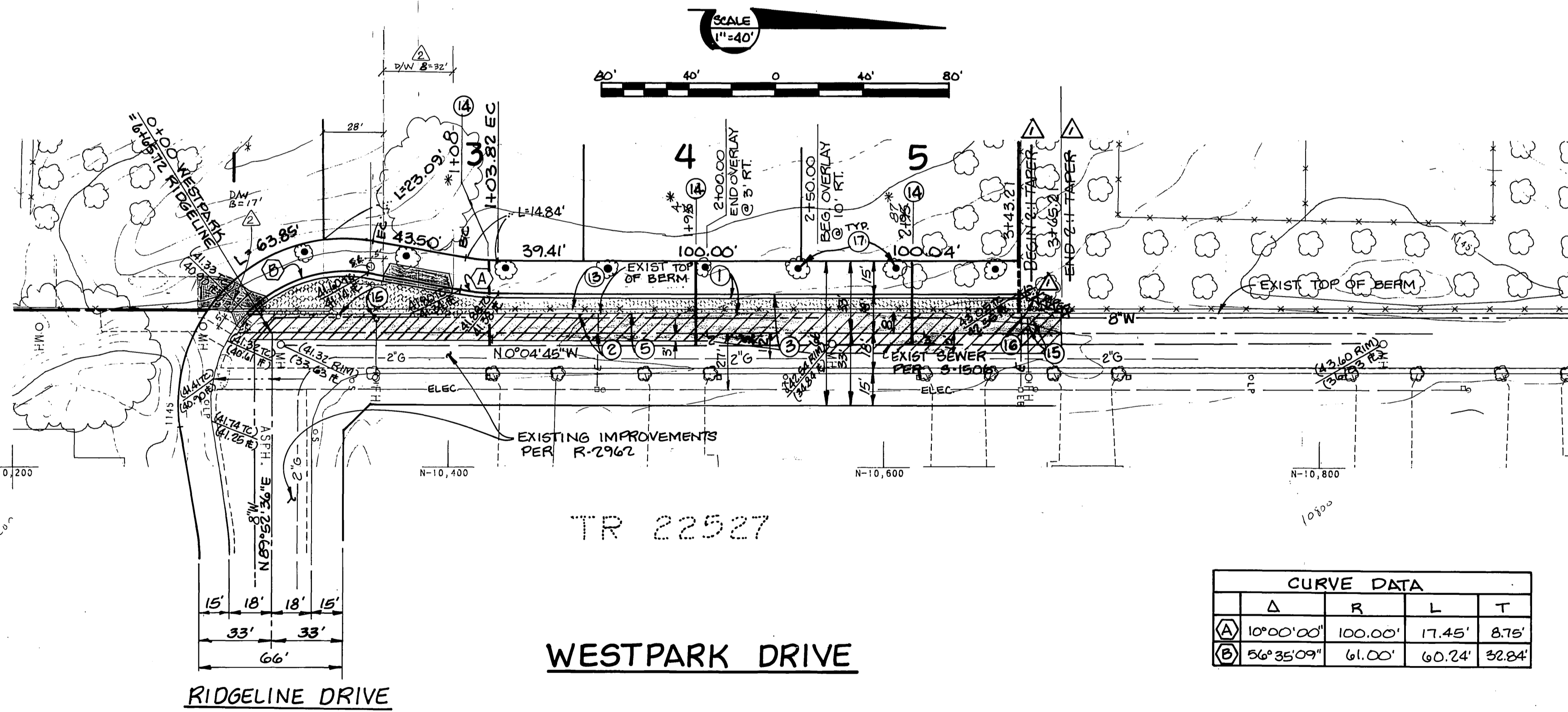
CONSTRUCTION NOTES

1. CONSTRUCT AC OVER 'AB PER TYPICAL SECTION.
2. CONSTRUCT AC OVERLAY.
3. CONSTRUCT 6" CURB & GUTTER PER CITY STD. 200 TYPE I.
4. CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG 325.
5. SAWCUT EXISTING A.C. AND REMOVE A.C. BERM.
6. PROTECT TREES IN PLACE.
7. RELOCATE WATER METER. (BY CITY FORCES)
8. RELOCATE TELE. RISER.
9. PP TO BE RELOCATED BY OTHERS PRIOR TO CONSTRUCTION.
10. REMOVE & RELOCATE TREES TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.
11. CONSTRUCT DWY APPROACH PER CITY OF RIV. STD. DWG 302. TYPE 5 A=16'.
12. INSTALL 3 TYPE F1 FLEXIBLE DELINEATORS AT 20' OC PER CITY OF RIVERSIDE STD. DWG. 665.
13. REMOVE & RELOCATE EXISTING C.L. FENCE.
14. INSTALL 4" SEWER LATERAL PER CITY OF RIVERSIDE STD. DWY. 562.
15. RESET VALVE BOX TO NEW GRADE. (BY CITY FORCES)
16. CONSTRUCT AC BERM PER CITY OF RIVERSIDE STD TYPE 1 250.
17. INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS.

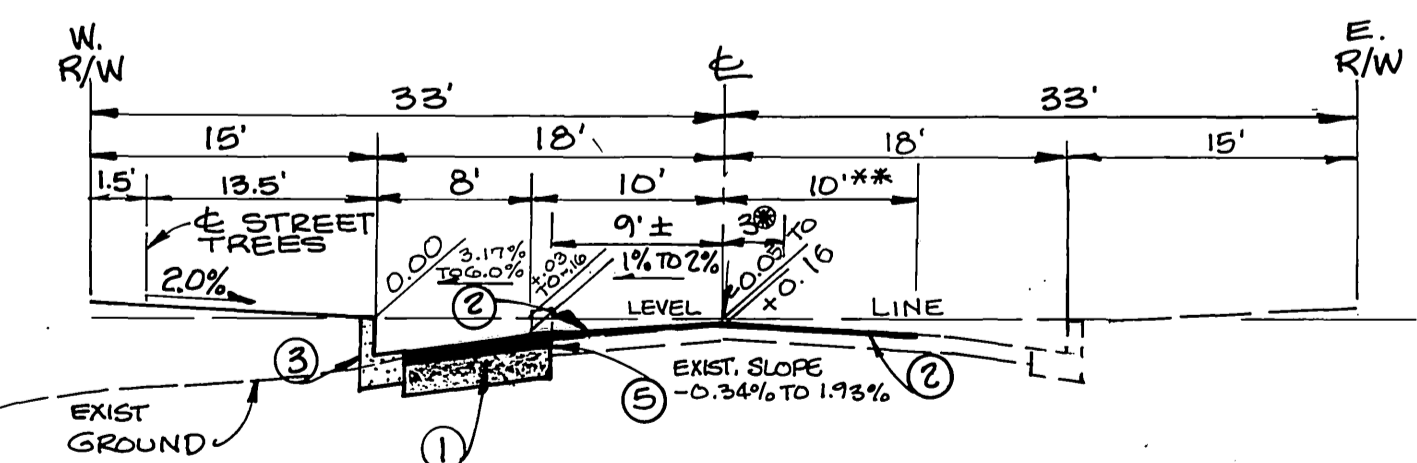
STREET TREE GENERAL NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 351-6176 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 ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
 - (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 PARKS AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITY.
3. STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
4. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. APPROX. NO.	SPACING REQ.
(A) BRADLEY	WASHINTONIA/MEXICAN ROBUSTA/FAN PALM	4'	45'
(B) BRADLEY	PHOENIX/CI CANARIENSIS/DATE PALM	PROTECT IN PLACE	2
(C) BRADLEY	WASHINTONIA/MEXICAN ROBUSTA/FAN PALM	RELOCATE AS SHOWN TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT	
(D) BRADLEY	CYPRESS	PROTECT IN PLACE	1
(E) WEST PARK	JACARANDO/JACARANDO MIMOSIFOLIA	15 GAL	45' 8
6. 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 TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
7. ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.



CURVE DATA			
Δ	R	L	T
(A) 10°00'00"	100.00'	17.45'	8.75'
(B) 56°35'09"	61.00'	60.24'	52.84'



TYPICAL SECTION - WESTPARK DRIVE
 CONSTRUCT 2 1/2" AC OVER 10" CRUSHED A.B. PER SR 1376 R= 12
 T.I. = 50
 * STA 0+00 TO STA 2+00.00
 ** STA 2+50 TO STA 3+45.21



BENCH MARK:
 B.M. F6-D PK. NAIL IN S'LY HEADWALL OF DRAIN FLUME ON N'LY SIDE OF JEFFERSON ST S'LY OF GAGE CANAL.
 NOTE: PK NAIL HAS BEEN REMOVED. FD. HEAD UP 0.01 ELEV. 1007.999

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND ELECTRIC
 Chief Utilities Engineer-Electric
 DATE 5/9/90

PACIFIC BELL TELEPHONE
 Approved: *Charles Cook*
 DATE 7-9-90

CITY OF RIVERSIDE WATER SYSTEM
 Approved: *Richard P. Dinkel*
 DATE 11-6-90

SO. CALIFORNIA GAS CO.
 Approved: *G. St. John*
 DATE 7-10-90

GABEL, COOK & BECKLUND
 Environmental • Hydrology • Planning
 Civil Engineering • Surveying • Structures
 647 North Main Street, Suite 1-8, Riverside, Calif. 92501
 Telephone 971.4.788-8092
 Approved by: *[Signature]*
 DATE 3 MAY 90
 R.C.E. 71740 EXPIRES 31 DEC. 93

DESIGNED BY JLE DRAWN BY C.L.L. CHECKED BY W.D.G.
 REVISIONS: [None listed]

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 Approved by: *[Signature]*
 DATE 12/3/90
 PUBLIC WORKS DIRECTOR

TRACT 23709
 STREET IMPROVEMENT
 PLAN & PROFILE
 WESTPARK DRIVE
 STA 0+00.00 TO STA 3+43.21
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. R-3187
 SHEET 2 OF 2