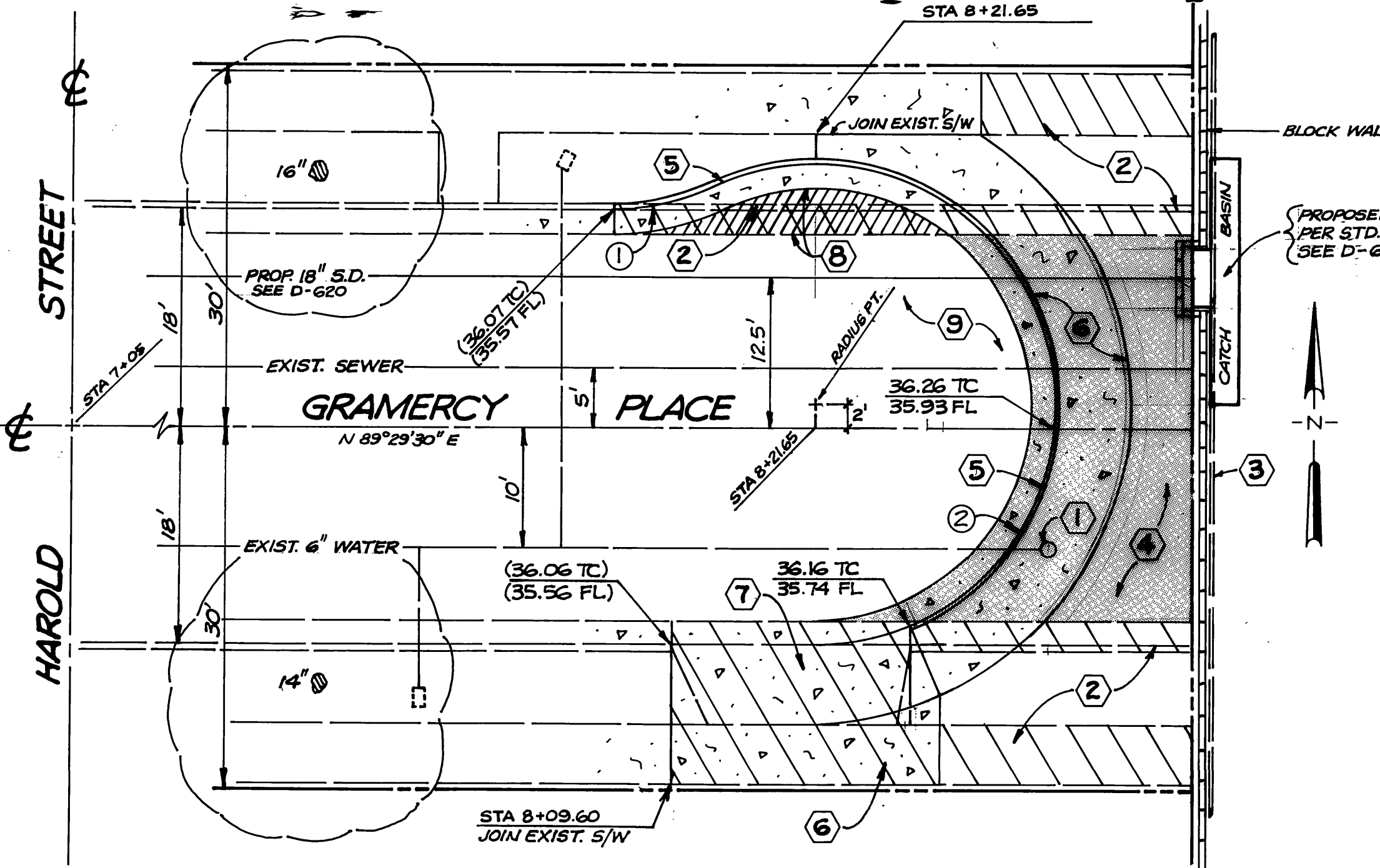


PROFILE SCALE
 HORIZ = 1" = 10'
 VERT = 1" = 2'

CURVE DATA

- ① DELTA = 25°50'31"
 RADIUS = 20.00'
 LENGTH = 9.02'
 TANGENT = 4.59'
- ② DELTA = 181°57'03"
 RADIUS = 20.00'
 LENGTH = 63.51'
 TANGENT = 1174.10'



NOTE = STATIONING IS BASED ON THE CENTERLINE INTERSECTION OF GRAMERCY PLACE AND MONTGOMERY STREET BEING STATION 4 + 20 PER R-583.

CONSTRUCTION NOTES

- ① CITY OF RIVERSIDE WATER DEPARTMENT TO ADJUST WATER VALVE COVER TO GRADE
- ② REMOVE EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY APPROACH WHERE SHADED.
- ③ REMOVE EXISTING BARRICADE.
- ④ REMOVE EXISTING A.C. PAVEMENT WHERE SHADED.
- ⑤ CONSTRUCT CURB AND GUTTER PER STANDARD DRAWING NO. 200, TYPE I. (CURB FACE VARIES FROM 4" TO 6")
- ⑥ CONSTRUCT SIDEWALK PER STANDARD DRAWING NO. 325.
- ⑦ CONSTRUCT DRIVE APPROACH PER STANDARD DRAWING NO. 302. MODIFY.
- ⑧ CONSTRUCT 0.5' FULL DEPTH A.C. PAVEMENT OVER COMPACTED NATIVE.
- ⑨ TRIM OR OVERLAY EXISTING A.C. PAVEMENT TO MATCH UP WITH PROPOSED GUTTER, IF NEEDED.

UNDERGROUND SERVICE ALERT

CALL: TOLL FREE 1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE:
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

GENERAL NOTES

1. EXISTING UTILITIES SHOWN ON THIS PLAN, ARE PLOTTED FROM UTILITY RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UTILITIES WHETHER OR NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.), PHONE # 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.
2. 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.
3. 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.
4. 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 PLAN FOR APPROVAL BY THE CITY.
5. 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.
6. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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.
9. 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.

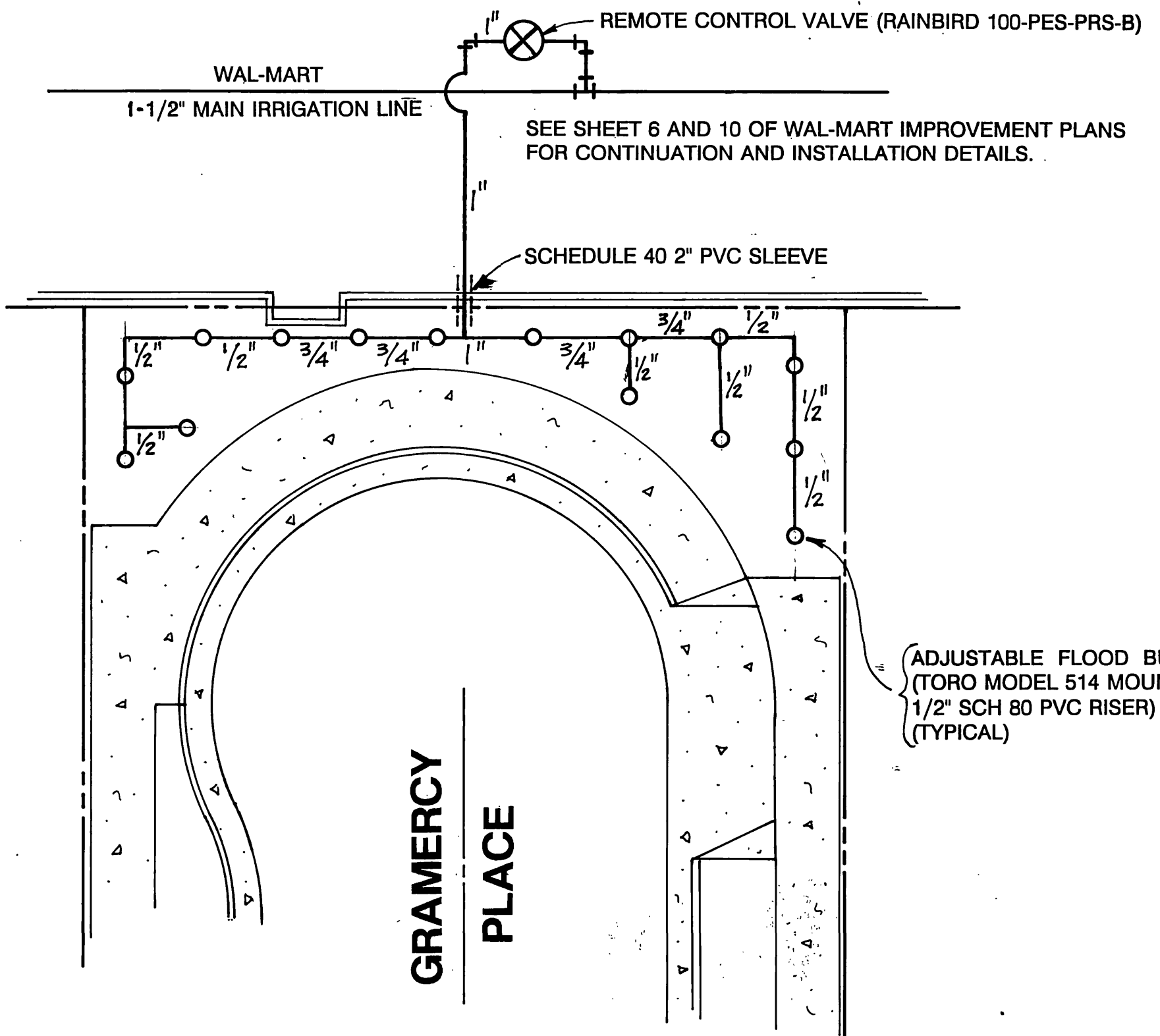
GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

1. All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
 2. 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:
 - a. After completion of final grading of the lots and when all utility services and sewer lateral 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.
 - 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;
 - d. 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;
 3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
 4. The Developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.
 5. Street tree planting shall be as follows:

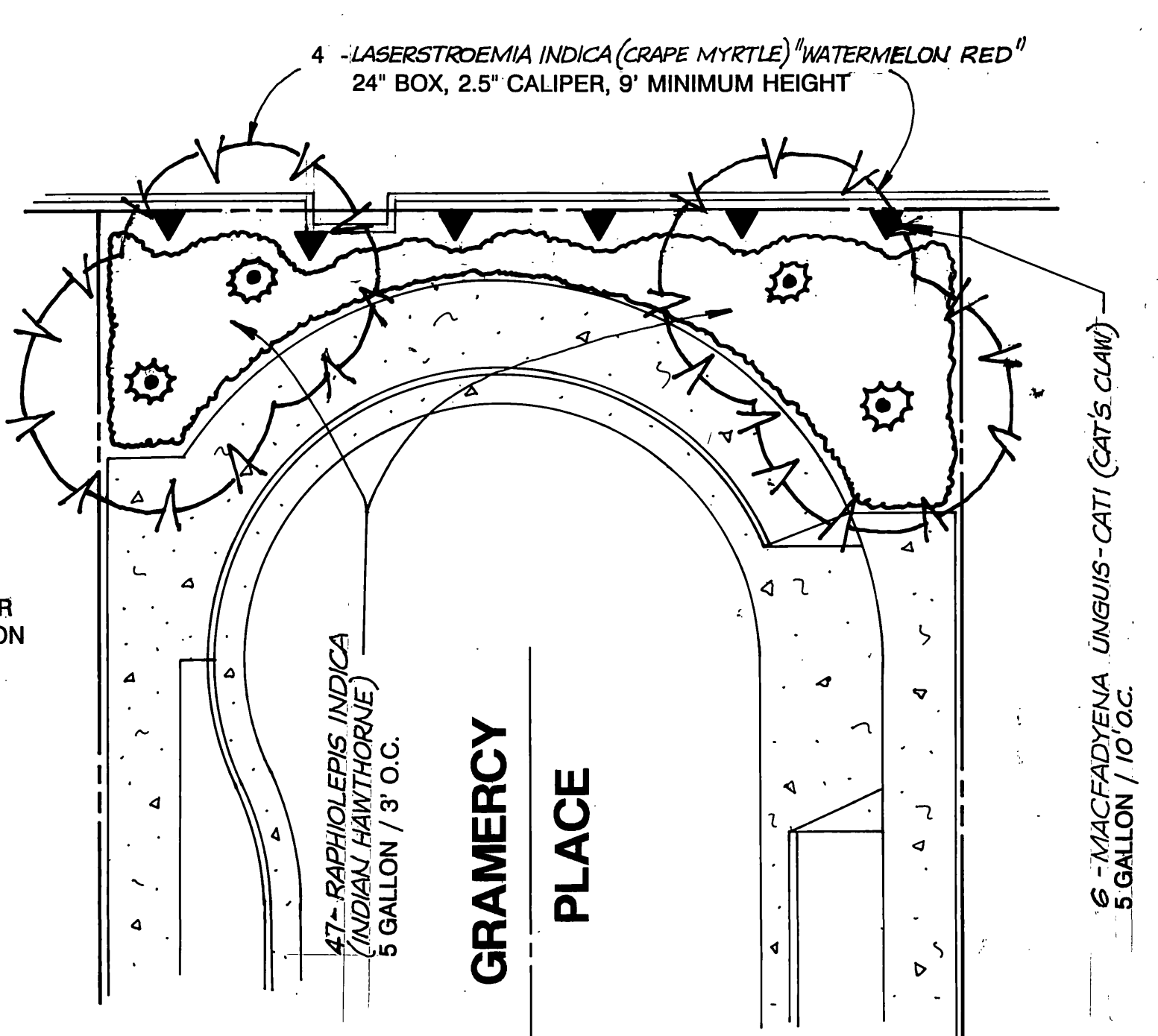
Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Required
a. GRAMERCY PL.	LASERSTROEMIA INDICA "WATERMELON RED"	24" Box	-	4
 6. Both a street tree Relocation/Removal permit as issued by the Park and Recreation Department and a Street Opening permit as issued by the Public Works Department are required prior to commencement of tree relocation and/or removal work. For all 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.
 7. All Street Trees must be automatically irrigated, except where adjacent to single 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.
- Revised: October 23, 1989

NOTE: 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.
 (909) 351-6168

IRRIGATION PLAN



PLANTING PLAN



SEE SHEETS 5 AND 6 OF SITE IMPROVEMENT PLANS FOR WAL-MART STORES, INC. ON VAN BUREN BOULEVARD IN RIVERSIDE CALIFORNIA FOR ALL DETAILS AND NOTES. REQUIREMENTS OF THESE SHEETS WILL APPLY TO THIS OFF-SITE CONSTRUCTION.

BENCHMARK: G3-K P.K. NAIL IN EAST CURB OF VAN BUREN BOULEVARD 0.5' SOUTH OF THE SOUTH-EAST CURB RETURN AT PHILBIN AVENUE. ELEVATION: 739.275	CITY OF RIVERSIDE WATER DEPT. Approved by: <i>Richard J. Duda</i> 3-31-93 DATE	CITY OF RIVERSIDE ELECTRICAL DEPT. Approved by: <i>Michael A. Tullis</i> 3/30/93 DATE	DUNAWAY ASSOCIATES WEST INC ENGINEERS LANDSCAPE ARCHITECTS PLANNERS PHOENIX, AZ FORT WORTH, TX ONTARIO, CA 302 SOUTH MILLIKAN AVE. SUITE E-3 ONTARIO, CA. 91761 (909) 988-4893 FAX (909) 988-5335	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT Approved by: <i>[Signature]</i> 4/12/93 DATE	GRAMERCY PLACE TERMINATION 148 ± E'LY OF HAROLD STREET FOR R-2-923 & C-3-923 SHEET 1 OF 1	ACCOUNT NO. R-3331
PACIFIC BELL TELEPHONE CO. Approved by: <i>[Signature]</i> 3-30-93 DATE	CITY OF RIVERSIDE PLANNING DEPT. Approved by: <i>Mark Capps</i> 4/7/93 DATE	CENCOM CABLE Approved by: <i>[Signature]</i> 3/29/93 DATE	REGISTERED PROFESSIONAL ENGINEER ROBERT LEE WILKINSON No. C28766 CIVIL STATE OF CALIFORNIA	DESIGNED BY: <i>JWC</i> DRAWN BY: <i>JWC</i> CHECKED BY: <i>SM</i> DATE: 4/12/93	PUBLIC WORKS DIRECTOR Approved by: <i>[Signature]</i> 4/12/93 DATE	HORIZ. SCALE: 1" = 10' VERT. SCALE: 1" = 2'

INDEXED 5-87-93 6H

RC 3545-5