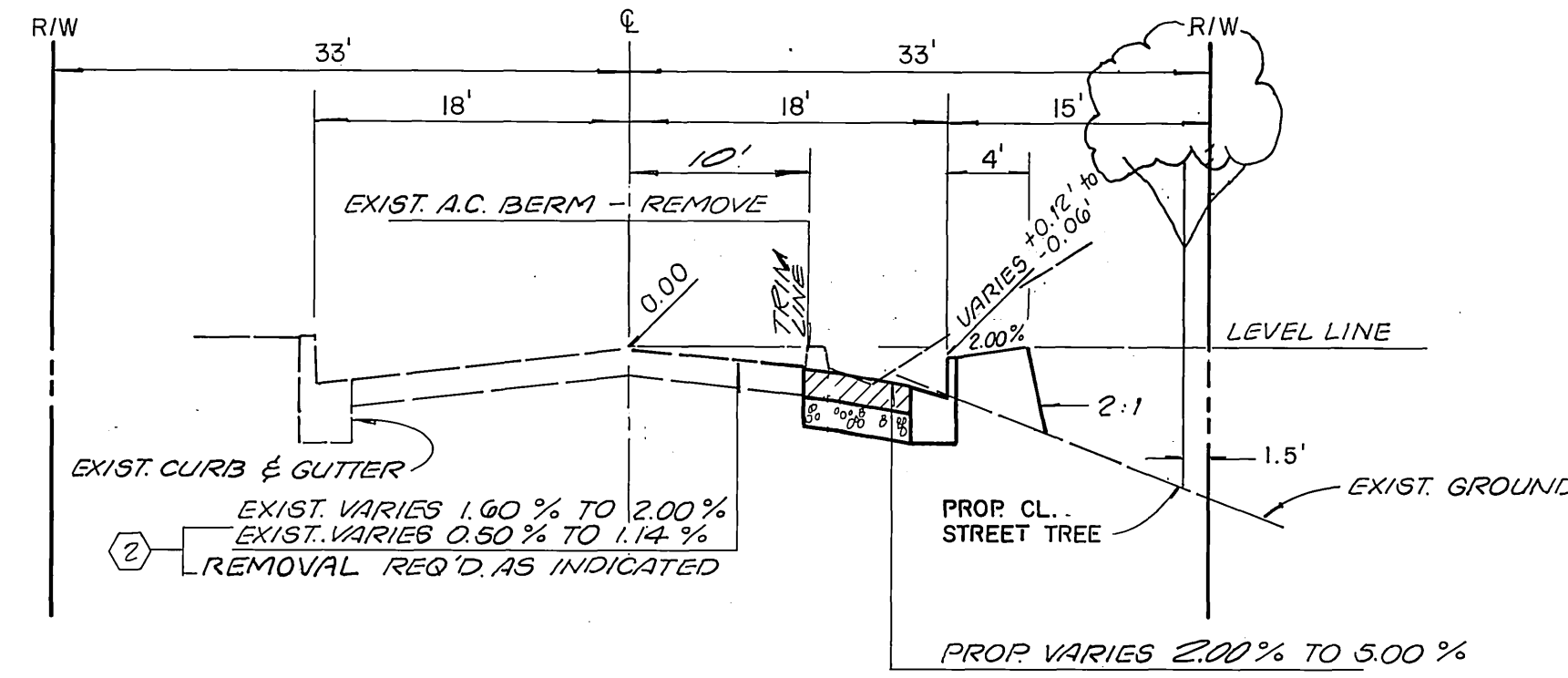


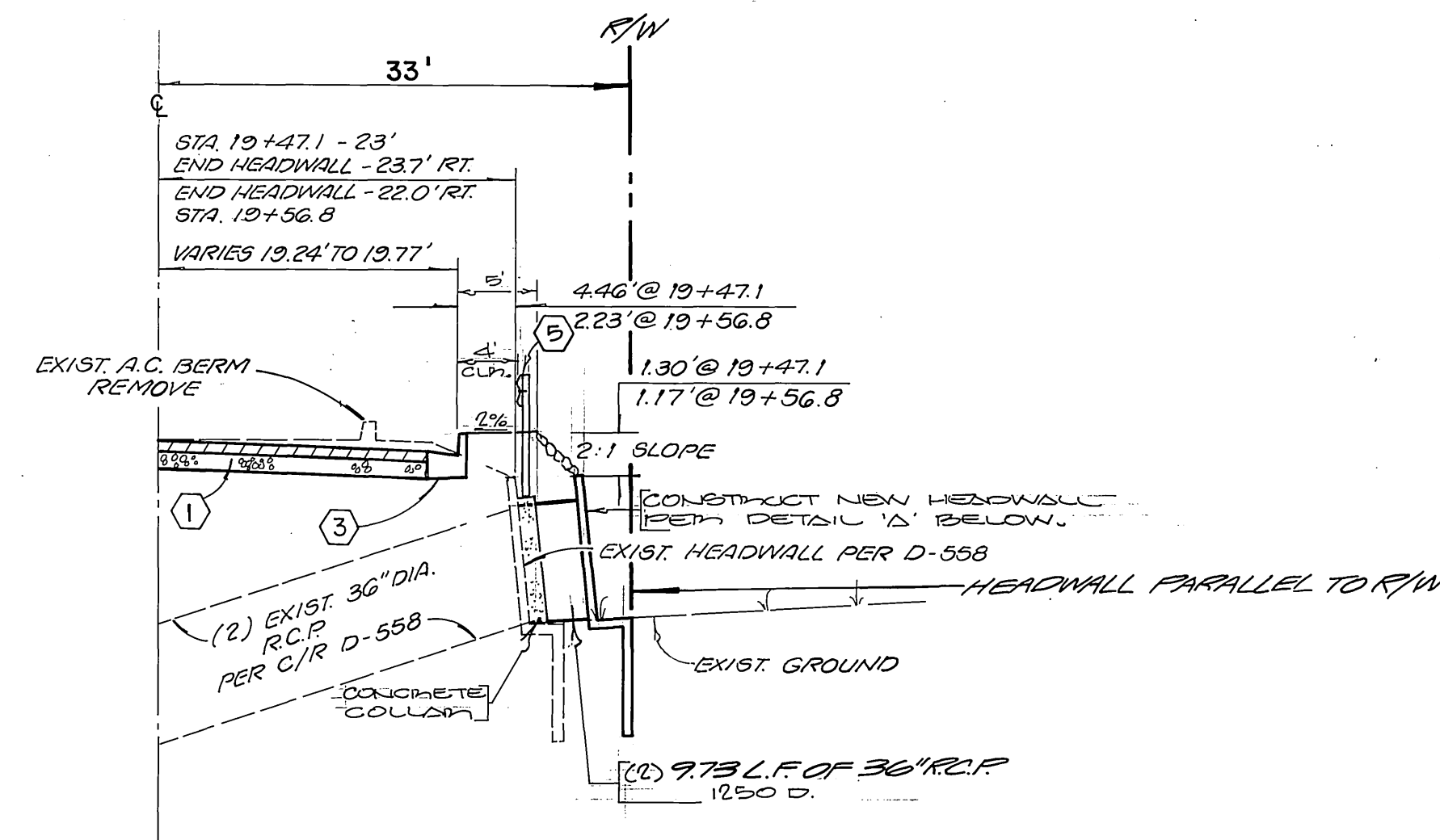
GENERAL NOTES

- 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, *ITS SUPPLEMENTAL NOTES* 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.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-~~271-2000~~, 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING NO. 302. EXACT SIZE AND LOCATION TO BE DETERMINED IN THE FIELD.
- 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.
- DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN WORKING DAYS FOR COMPLETION OF WORK. (909) 351-6168
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR C.A.T.V. WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.*
- See City of Riverside Public Utilities Drawing U/L5-604567 for location and quantity of required street lights.



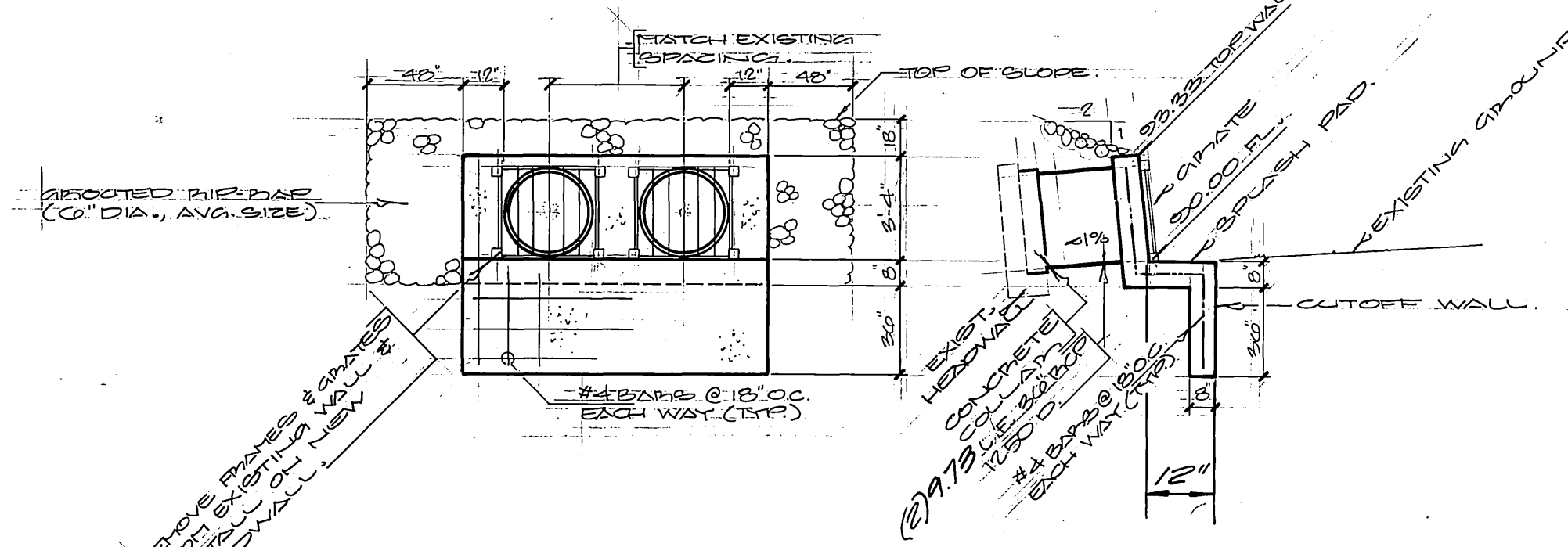
TYPICAL SECTION WHITEGATE AVENUE

N.T.S.
3" A.C./ 4" AGG. BASE T.I. = 6.0
PER S.R. 1121 R = 55 (PER TR. 8337)



TYPICAL SECTION WHITEGATE AVENUE

STA. 19+47.10 TO STA. 19+56.80
N.T.S.
3" A.C./ 4" AGG. BASE T.I. = 6.0
PER S.R. 1121 R = 55 (PER TR. 8337)



DETAIL 'A' N.T.S. HEADWALL, SPLASH PAD & CUTOFF WALL



GENERAL NOTES FOR STREET TREE PLANTING

- 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 (909) 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 (909) 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.

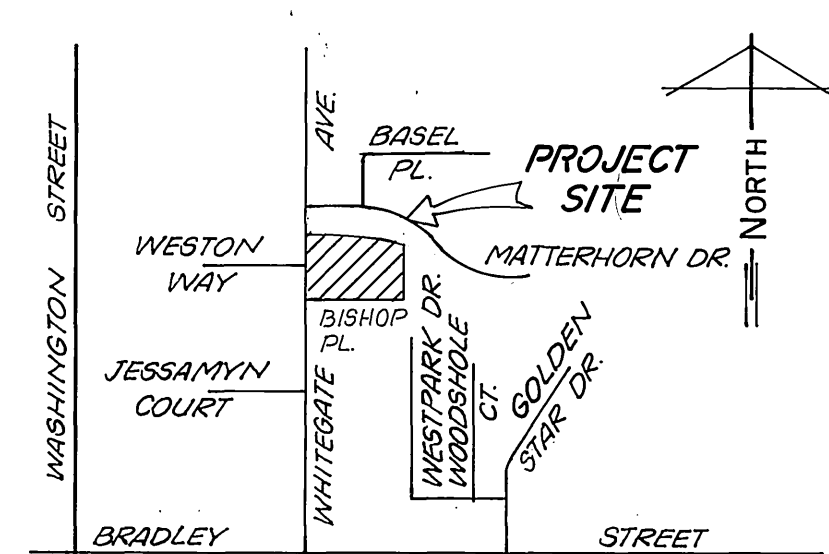
5. IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

STREET NAME	BOTANICAL/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQD.
WHITEGATE	PODOCARPUS GRACILIOR	15 GAL.	45' O.C.	12 EA. *
	FERN PINE			
	BISHOP PLICE CINNAMOMUM CAMPHORA / CAMPHOR TREES	15 GAL 40' O.C.		7 EA.

* PLANT STREET TREES FOR LOT NO. 1 THE REMAINING TREES MAY BE DEFERRED UNTIL ISSUANCE OF INDIVIDUAL BUILDING PERMITS.

CONSTRUCTION NOTES

- CONSTRUCT 3" A.C. PAVING OVER 4" CRUSHED AGGREGATE BASE. PER S.R. 1121 R = 55 (PER TR. 8337)
- REMOVE EXISTING A.C. PAVING.
- CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD NO. 200.
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. NO. 405 W = 4.00' V = 3.00'
- CONSTRUCT STEEL GUARD RAIL PER CITY OF RIVERSIDE STD. NO. 650.
- PLANT STREET TREES TO CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
- CONSTRUCT 15" R.C.P. (2000 D).
- CONSTRUCT JUNCTION STRUCTURE PER CITY OF RIVERSIDE STANDARD NO. 421.
- CONSTRUCT D/W APPROACH PER CITY OF RIVERSIDE STD. NO. 302 A = 12' B = 19'



VICINITY MAP NOT TO SCALE

BENCH MARK
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

CHARTER CABLE
APPROVED BY: *Devere Hurlbert* DATE: 8-1-00

CITY OF RIVERSIDE WATER SYSTEM
APPROVED BY: *Russell E. Sharp* DATE: 1/25/01

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY: *Eric Lee* DATE: 8-1-00

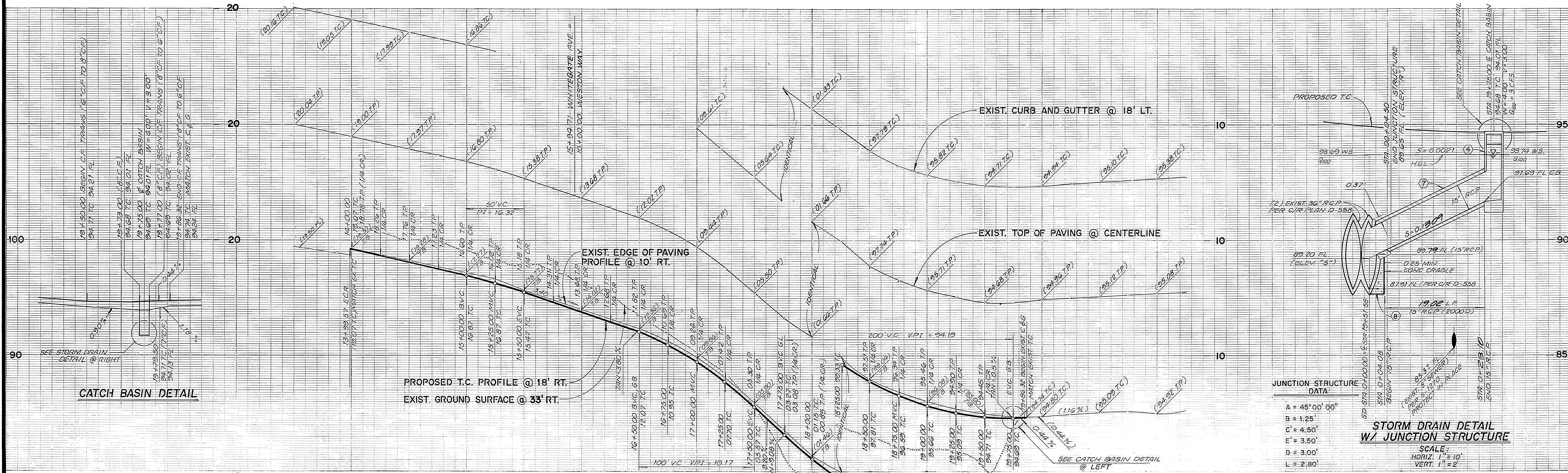
INTEGRA ENGINEERING INC.
LAND SURVEYORS, CIVIL ENGINEERS
6215 DORNING DRIVE, SAN BERNARDINO, CA 92408
909-383-0000 FAX 909-383-0003
EMAIL: INTEGRA@UKBS.NET

PLANS PREPARED UNDER THE SUPERVISION OF:
Russell E. Sharp DATE: 5/23/00
R.C.E. 28248 EXP. 3/31/02

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. McEath* DATE: 2-8-01
PARK DEPARTMENT: *R. McEath* DATE: 2/21/01
TRAFFIC DIVISION: *R. McEath* DATE: 2/21/01
CHIEF P.W. ENGINEER: *R. McEath* DATE: 2/21/01

STREET PLAN AND PROFILE
TRACT NO. 29612
TITLE SHEET
HORIZ. SCALE: 1" = NONE VERT. SCALE: 1" = NONE

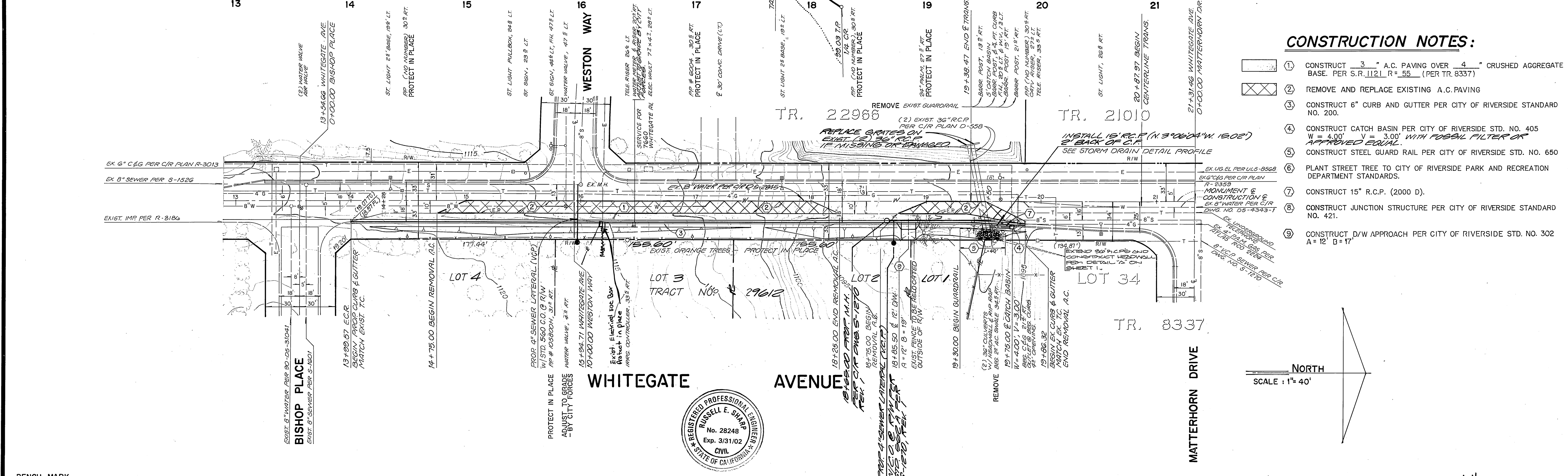
ACCOUNT NO.
R-3372
SHEET 1 OF 2
91-391-01



CATCH BASIN DETAIL

STORM DRAIN DETAIL W/ JUNCTION STRUCTURE

SCALE: HORIZ. 1"=10' VERT. 1"=2'



- CONSTRUCTION NOTES:**
- CONSTRUCT 3" A.C. PAVING OVER 4" CRUSHED AGGREGATE BASE. PER S.R. 112.1 R=55 (PER TR. 8337)
 - REMOVE AND REPLACE EXISTING A.C. PAVING
 - CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD NO. 200.
 - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. NO. 405 W = 4.00' Y = 3.00' WITH FOSSIL FILTER OR APPROVED EQUAL.
 - CONSTRUCT STEEL GUARD RAIL PER CITY OF RIVERSIDE STD. NO. 650
 - PLANT STREET TREE TO CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
 - CONSTRUCT 15" R.C.P. (2000 D).
 - CONSTRUCT JUNCTION STRUCTURE PER CITY OF RIVERSIDE STANDARD NO. 421.
 - CONSTRUCT D/W APPROACH PER CITY OF RIVERSIDE STD. NO. 302 A = 12' B = 17'



BENCH MARK
CITY OF RIVERSIDE B.M. F6-1
P.K. NAIL AND CITY OF RIVERSIDE ENGINEER'S TAG @
S.E. CURB RETURN MURFIELD ROAD AND LAURIE DRIVE
ELEVATION = 1110.839

CHARTER CABLE
APPROVED BY: *Debra Hurlbert* 8-1-00
DATE

CITY OF RIVERSIDE WATER SYSTEM
APPROVED BY: *Richard D. Dault* 1/25/01
DATE

CITY OF RIVERSIDE ELECTRIC
OVERHEAD AND UNDERGROUND
APPROVED BY: *Vanessa B. B...* 8/1/00
DATE

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY: *Shirley Lee* 8-1-00
DATE

PACIFIC TELEPHONE COMPANY
APPROVED BY: *Shirley R. C...* 6/23/00
DATE

INTEGRA ENGINEERING INC.
LAND SURVEYORS CIVIL ENGINEERS
207 E. CAMDEN AVE SUITE 200, RIVERSIDE, CA 92501
709-383-0200 FAX 709-383-0203
E-MAIL: INTEGRA@URS2.NET

PLANS PREPARED UNDER THE SUPERVISION OF:
James E. Sharp DATE 5/23/00
R.C.E. 28248 EXP. 3-31-02

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *R. McQuinn*
DATE 2-8-01

PRINCIPAL ENGINEER
MARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGINEER
STREET SERVICES

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *R. McQuinn*
DATE 2-8-01

PRINCIPAL ENGINEER
MARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGINEER
STREET SERVICES

STREET PLAN AND PROFILE
TRACT NO. 29012
WHITEGATE AVENUE

ACCOUNT NO. R-3372
SHEET 2 OF 2

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

91-391-01