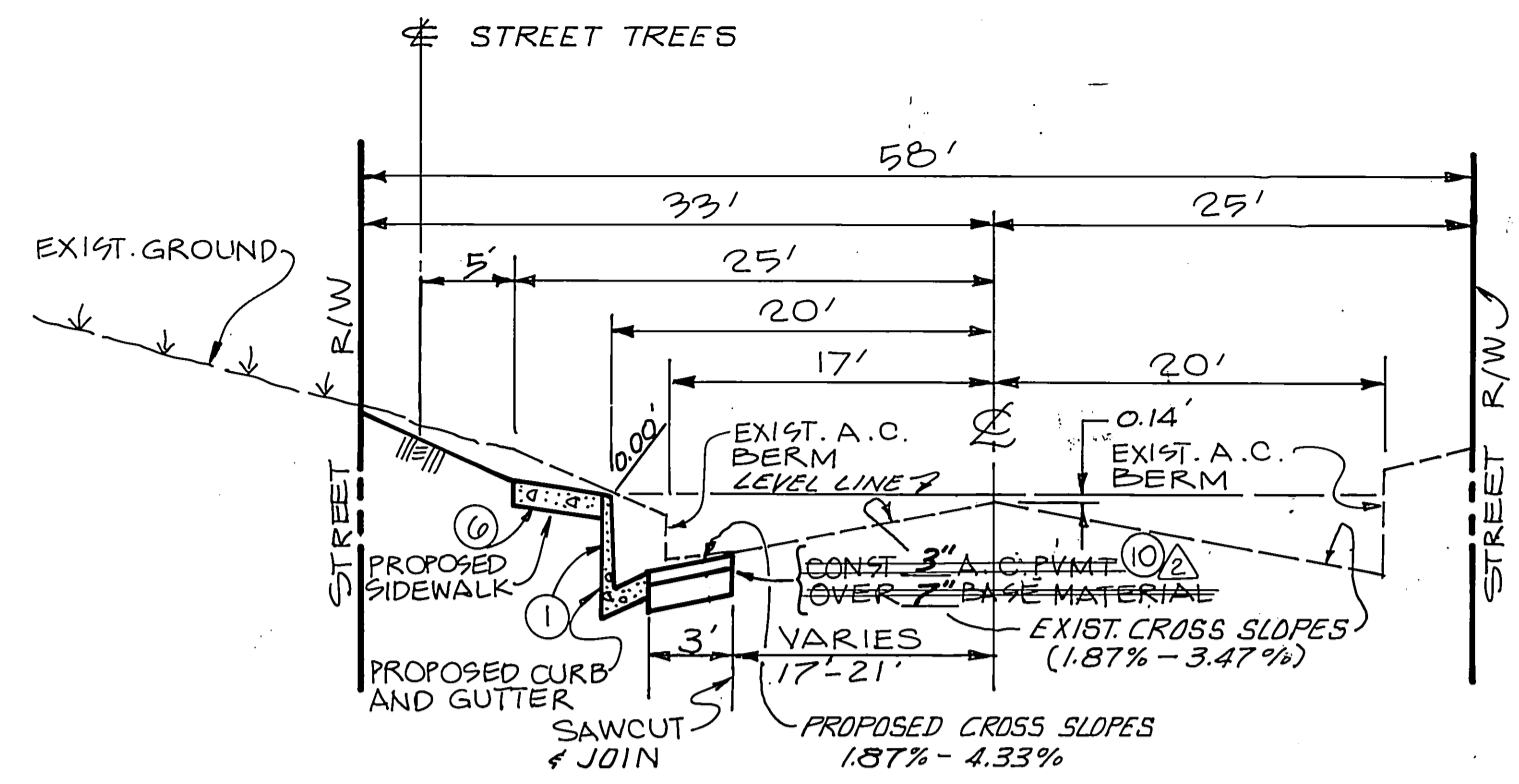
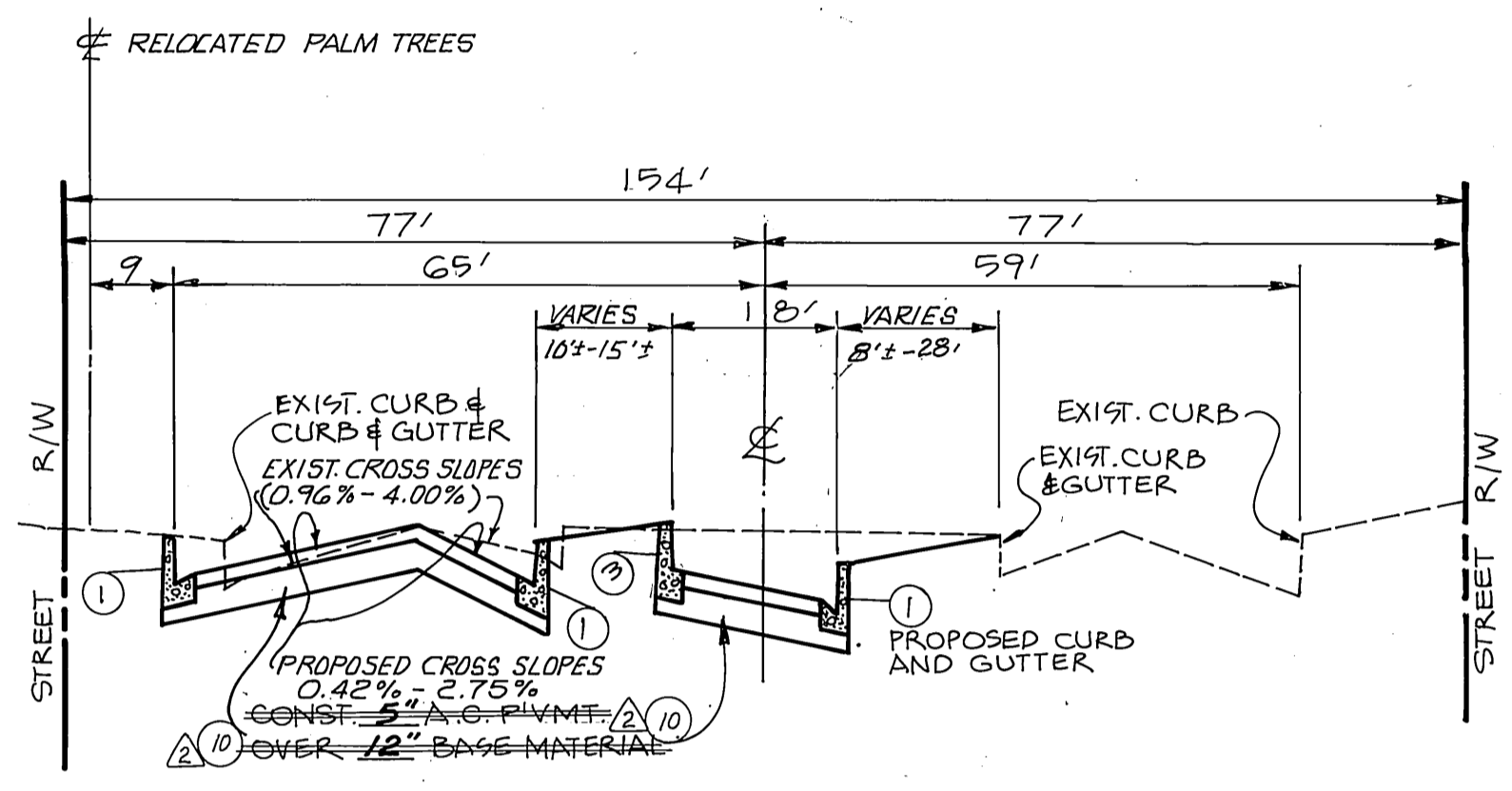


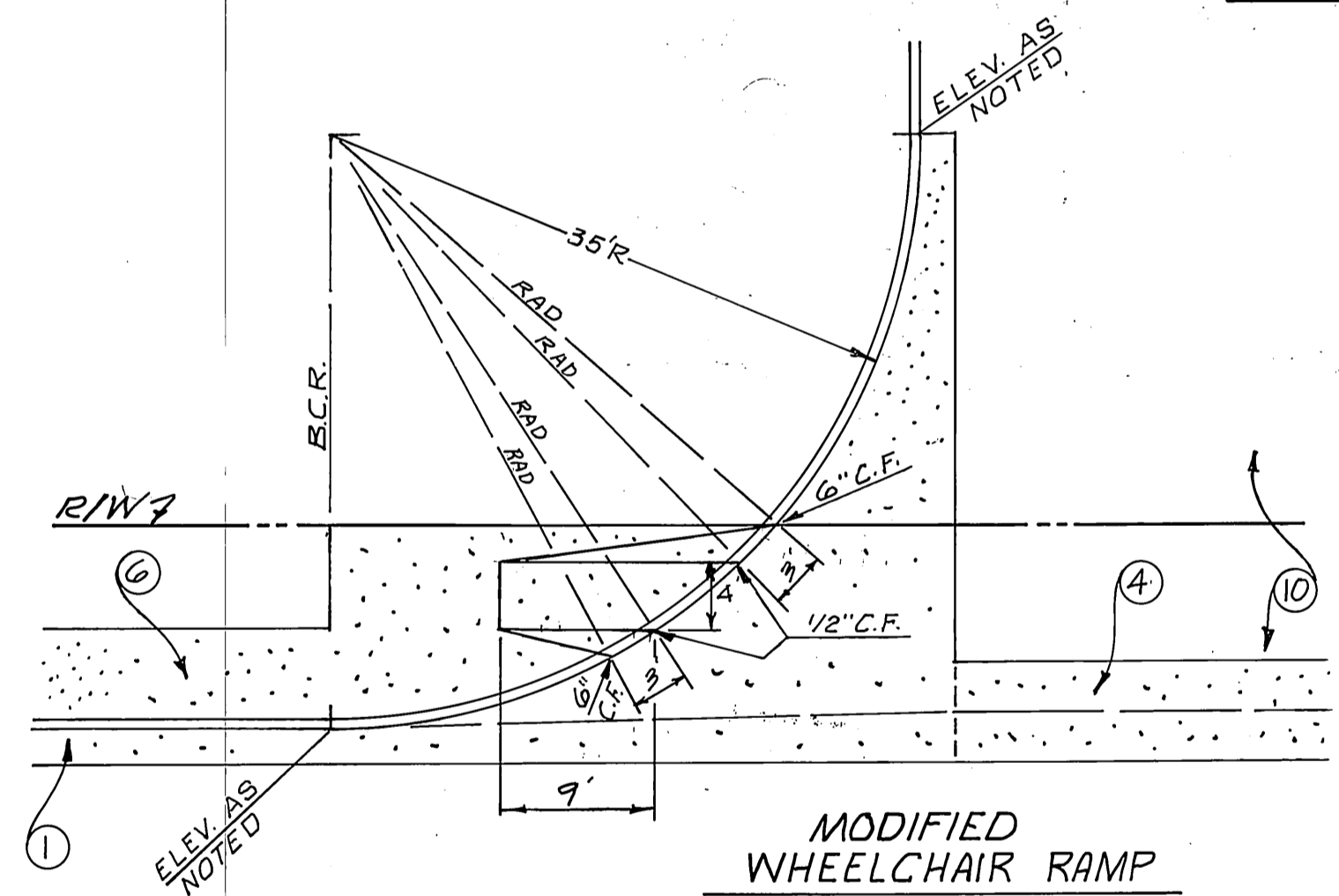
3 MEDIAN CURB  
NO SCALE



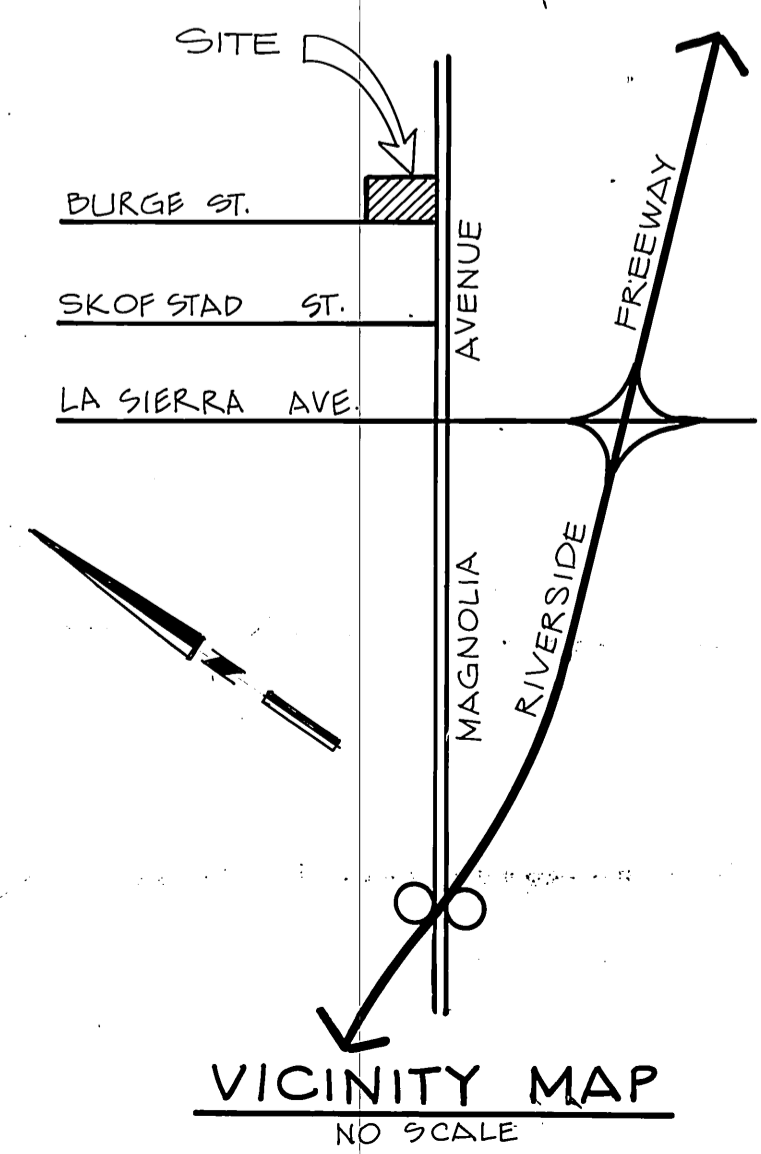
TYPICAL CROSS SECTION  
BURGE STREET  
NO SCALE  
TI:6



TYPICAL CROSS SECTION  
MAGNOLIA AVENUE  
NO SCALE  
TI:8



MODIFIED  
WHEELCHAIR RAMP  
NO SCALE  
SEE STD. DWG. NO. 304 FOR DETAILS NOT COVERED.



VICINITY MAP  
NO SCALE

- LEGEND**
- T.C. TOP OF CURB
  - F.L. FLOW LINE
  - T.B. TOP OF BERM
  - H.P. HIGH POINT

**BENCH MARK**  
RIVERSIDE CITY BENCH MARK  
P.K. # TAG IN NORTHWESTERLY  
CURB RETURN MAGNOLIA AVE.  
AND LA SIERRA AVE.  
ELEVATION = 711.20

**CONSTRUCTION NOTES & QUANTITIES**

- 1 CONST. CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. DWG. # 200 795 L.F.
- 2 CONST. CURB TYPE II (MODIFIED 6") PER CITY OF RIVERSIDE STD. DWG. # 200 L.F.
- 3 CONST. CURB & GUTTER PER DETAIL HEREOF (FOR MEDIAN) 450 L.F.
- 4 CONST. 6" CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. # 220 1062 S.F.
- 5 CONST. 8" TO 6" CURB & GUTTER TRANSITION 27 L.F.
- 6 CONST. 6" SIDEWALK PER CITY OF RIVERSIDE STD. DWG. # 325 2620 S.F.
- 7 CONST. CATCH BASIN PER CITY OF RIVERSIDE STD. DWG. # 409 1 EA.
- 8 CONST. WHEEL CHAIR RAMPS PER CITY OF RIVERSIDE STD. DWG. # 304 281 S.F.
- 9 CONST. 24" DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. # 302 354 S.F.
- 10 CONST. A.C. 3" BURG. ST. R=22' 18" A.C. OVER COMPACTED NATIVE Δ AGGREGATE BASE PER S.R. 1203 Δ 15675 S.F.
- 11 CONST. VARIABLE THICKNESS OVERLAY 2970 S.F.
- 12 CONST. 18" R.C.P. STORM DRAIN 2000 D 47 L.F.
- 13 SAWCUT & REMOVE EXISTING CURB AND GUTTER 510 L.F.
- 14 SAWCUT & REMOVE EXISTING CURB 45 L.F.
- 15 SAWCUT & REMOVE EXISTING A.C. BERM 272 L.F.
- 16 SAWCUT & REMOVE EXISTING A.C. PAVING 6431 S.F.
- 17 REMOVE EXISTING TREES 4 EA.
- 18 SAWCUT & REMOVE EXISTING DRIVEWAY 650 S.F.
- 19 TO BE RELOCATED THIS CONTRACT AS DIRECTED BY CITY FORCES: 5 EA.
- 20 TO BE RELOCATED BY OTHERS: P.P. ETC. 1 EA.
- 21 ADJUST TO GRADE - BY CITY FORCES 4 EA.
- 22 CONST. C.S.P. INLET PER CITY OF RIVERSIDE STD. DWG. # 412 1 EA.
- 23 CONST. CONCRETE COLLAR PER CITY OF RIVERSIDE STD. DWG. # 424 1 EA.
- 24 PAINT CURB FACE REFLECTIVE WHITE 12 L.F.
- 25 PAINT CURB FACE REFLECTIVE YELLOW 30 L.F.
- 26 INSTALL COMPLETE TRAFFIC CONTROL (TYPE AS NOTED ON PLAN) (SEE CHART BELOW) 12 EA.
- 27 RELOCATE PALM TREES AS SHOWN PER CITY OF RIVERSIDE PARKS & RECREATION DEPT. STANDARDS. 4 EA.
- 28 PLANT STREET TREES PER CITY OF RIVERSIDE PARKS & RECREATION DEPT. STANDARDS. 5 EA.
- 29 CONTACT PARK PROJECTS INSPECTOR @ 767-7225 PRIOR TO INITIATING ANY IRRIGATION SYSTEM WORK. RELOCATE VALVE & IRRIGATION LINES ALL PER PARK & REC DEPT. STANDARDS.

**TRAFFIC SIGN SCHEDULE**

A	(3) R-11 & (3) R-11A
B	(1) R-7
C	(2) R-17 & (2) R-17A
D	(1) R-10 RIGHT

**PARKS & REC. CONSTRUCTION NOTES**

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 767-7225 TO SCHEDULE INSPECTIONS. INSPECTION 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 AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND (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 PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES).
3. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
4. STREET TREE PLANTING SHALL BE AS FOLLOWS:  
STREET NAME BOTANICAL NAME COMMON NAME MIN. SIZE SPACING NO.  
a. MAGNOLIA AVE. RELOCATE ROBUSTA PALM TREES AS SHOWN 4  
b. BURG. ST. ULMUS PARVIFOLIA/EVERGREEN ELM 156' 50' 5
5. MAGNOLIA MEDIUM MODIFY IRRIGATION SYSTEM TO PROVIDE MAINS, LATERALS, CONTROL WIRES AND SUGEVES UNDER ALL PAVED AREAS. RELOCATE REVS AS DIRECTED FOR A COMPLETE OPERABLE SYSTEM.
6. A PUBLIC WORKS DEPARTMENT PERMIT IS 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 CITY FOR PROPER COMPACTION.

**ENGINEERS NOTE TO CONTRACTORS**

ALL UTILITIES SHOWN HEREOF ARE FROM A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT UTILITY LINES SHOWN HEREOF OR THOSE NOT OF RECORD.

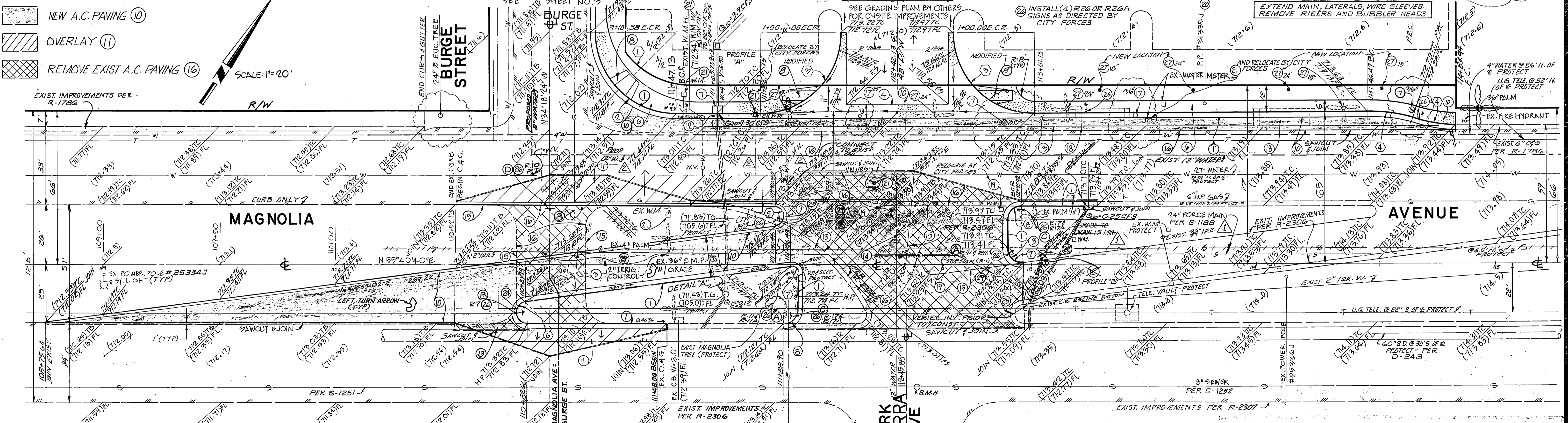
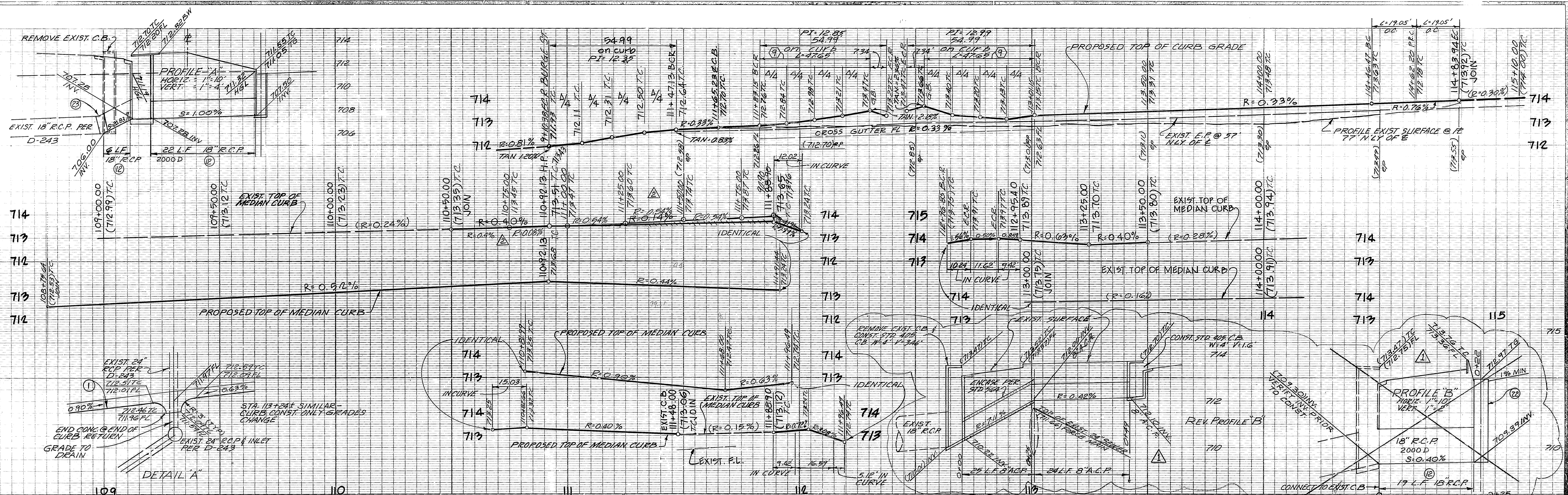
**GENERAL NOTES:**

1. 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.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1982 EDITION.
3. 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. PRIVATE ENGINEER ESTIMATES OVERLAY TO BE 51 TONS.
4. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302.
5. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
6. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 12.5' INTERVALS AND TWO ROWS OF NUMBER 3 RE-BAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.40%. PLACE 3/4" DOWEL PINS AT ALL EXPANSION JOINTS.
7. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
8. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
9. SEE TRAFFIC SIGNAL PLAN X-475 FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.
10. 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.
11. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
12. STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES REQUIRED.
13. 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. (767-7611)
14. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
15. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
16. 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/CLT SHEETS.
17. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREOF. 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.
18. 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.
19. FOR MAILBOXES FOR BUSINESS, MOBILE HOME PARKS OR APARTMENT HOUSES, DEVELOPER TO CHECK WITH THE U.S.P.S. FOR THE NUMBER AND LOCATION OF MAILBOXES.
20. THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREOF.
21. TRAFFIC SIGNAL INSTALLATION MUST BE COORDINATED WITH STREET IMPROVEMENTS. LEFT TURN STORAGE CAN NOT OPERATE SAFELY WITHOUT SIGNALS. THEREFORE, PLEASE CONTACT MILES WILLIAMSON (714) 767-7635 TO COORDINATE CONSTRUCTION.

\*AS BUILT 5-23-85 76

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.

PLANS PREPARED BY: <b>WALDEN &amp; ASSOCIATES, INC.</b> 4002 WEST GARRY AVENUE, SUITE D SANTA ANA, CALIFORNIA 92704 (714) 549-8649 CIVIL ENGINEERS - LAND SURVEYORS DAVID L. WALDEN RCE 19402 DATE 4-18-84	DESIGNED BY J.L.T. DRAWN BY G.E.M. CHECKED BY R.B.M. DATE 4/18/84	<b>CITY OF RIVERSIDE, CALIFORNIA</b> <b>PUBLIC WORKS DEPARTMENT</b>		<b>STREET PLAN AND PROFILE</b> <b>MAGNOLIA AVENUE</b> AND <b>BURG. STREET</b> FOR <b>CPC C-10-834</b>		ACCOUNT NO. <b>R-2628</b>
		APPROVED BY: [Signature] DATE: 4/18/84 PRINCIPAL ENGINEER PARK DEPARTMENT		APPROVED BY: [Signature] DATE: 4/18/84 DIRECTOR OF PUBLIC WORKS		SHEET 1 OF 3



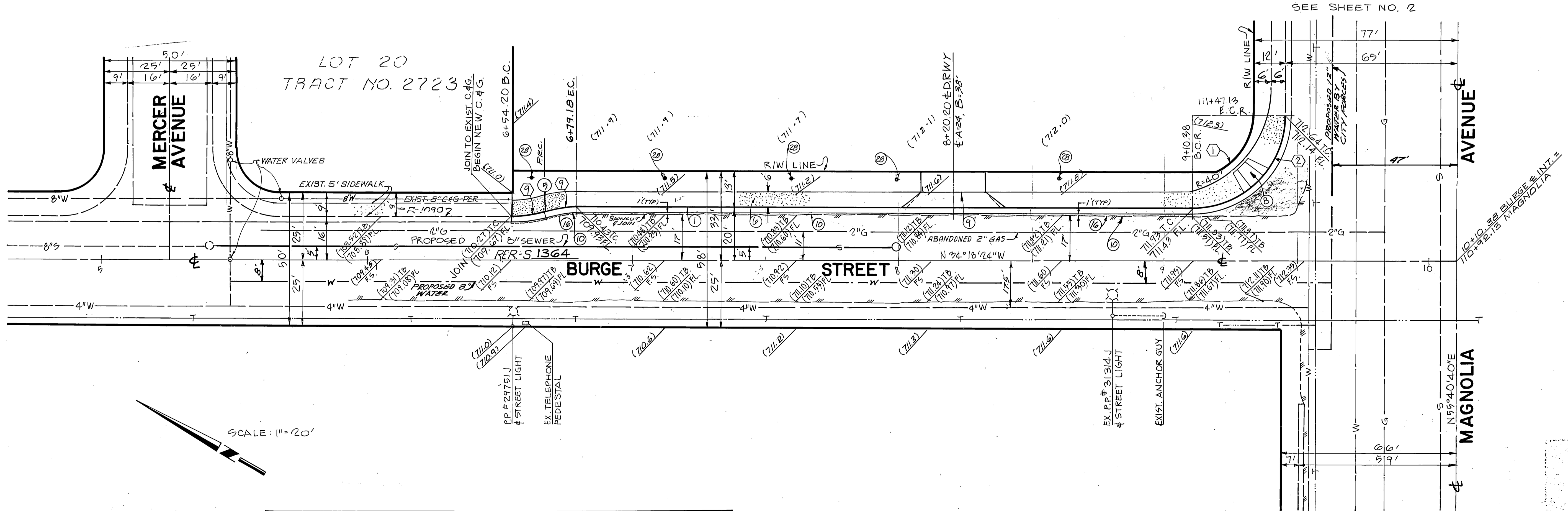
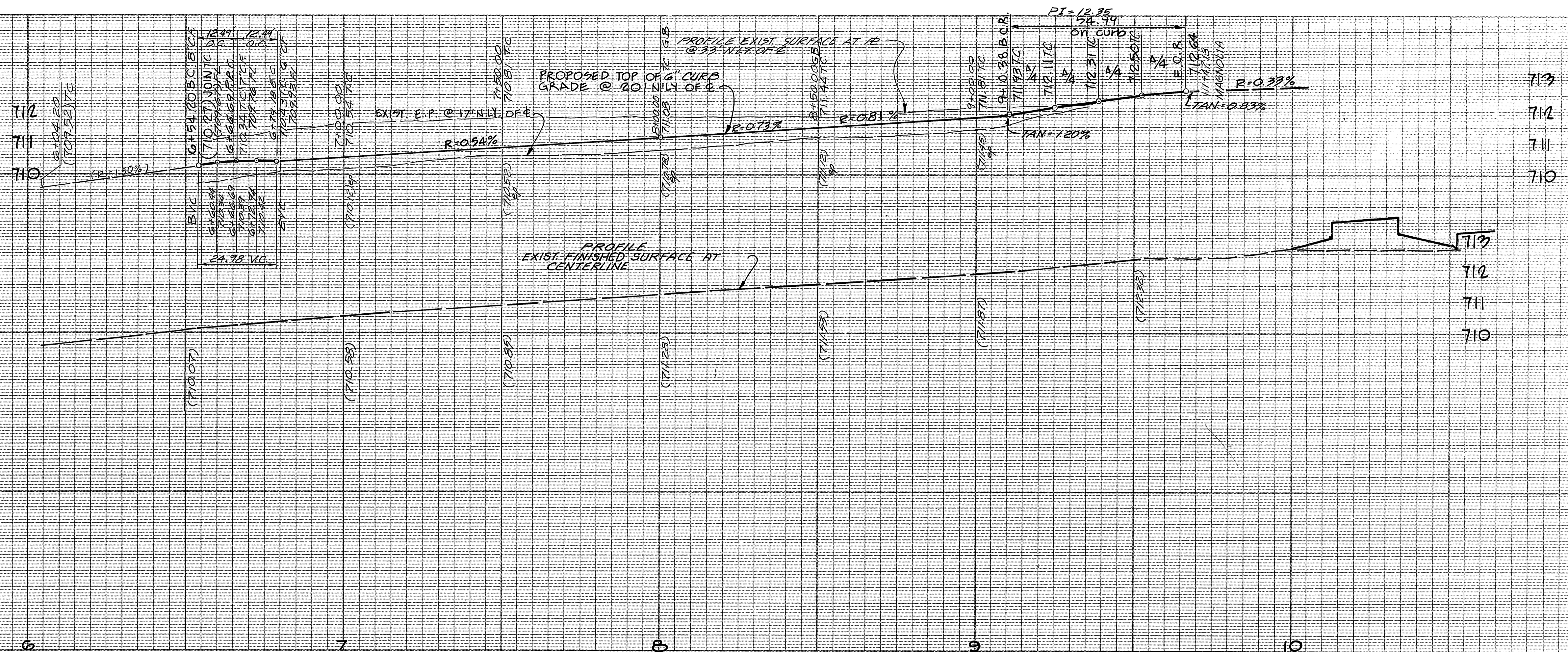
No	Δ	R	L	T
1	55° 42' 59"	34.50'	39.99'	18.23'
2	90° 00' 56"	39.00'	54.99'	35.01'
3	90° 00' 00"	35.00'	54.98'	35.02'
4	18° 11' 42"	60.00'	19.05'	9.61'
5	172° 14' 22"	4.00'	12.02'	58.37'
6	172° 14' 22"	5.00'	15.03'	73.72'
7	97° 45' 38"	3.00'	5.12'	3.44'
8	90° 00' 00"	6.00'	9.42'	6.00'
9	78° 00' 18"	35.00'	47.65'	28.34'

<b>PACIFIC TELEPHONE</b> DATE: 10-10-84 SOUTHERN CALIFORNIA GAS CO. Daniel C. Gallo 10-10-84	<b>CITY OF RIVERSIDE</b> John Johnson 10-10-84 CITY OF RIVERSIDE - DOMESTIC SYSTEM Daniel C. Gallo 10-10-84	<b>WALDEN &amp; ASSOCIATES, INC.</b> 4002 WEST GARRY AVENUE, SUITE B SANTA ANA, CALIFORNIA 92704 (714) 549-8649 CIVIL ENGINEERS - LAND SURVEYORS David L. Walden RCE 19402 4-18-84	<b>CITY OF RIVERSIDE, CALIFORNIA</b> PUBLIC WORKS DEPARTMENT APPROVED BY: [Signature] DATE: 11/2/84 DIRECTOR OF PUBLIC WORKS	<b>STREET PLAN AND PROFILE</b> ACCOUNT NO.: DRAWING NUMBER: R-2628 SHEET 2 OF 3

**ENGINEERS NOTE TO CONTRACTORS**  
 ALL UTILITIES SHOWN HEREON ARE FROM A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT UTILITY LINES SHOWN HEREON OR THOSE NOT OF RECORD.

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.

California Council of Civil Engineers & Land Surveyors



SCALE: 1"=20'

**ENGINEERS NOTE TO CONTRACTORS**  
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No.	Δ	R	L	T
①	55° 42' 53"	24.50'	22.55'	18.23'
②	90° 00' 56"	29.00'	54.99'	35.01'
③	18° 11' 48"	40.00'	12.70'	6.41'

**CITY OF RIVERSIDE**  
 John Johnson 10-10-84  
 CHIEF UTILITIES ENGINEER, ELECTRIC DATE  
**PACIFIC TELEPHONE**  
 DATE  
**CITY OF RIVERSIDE - DOMESTIC SYSTEM**  
 Dan L. Hall 10-16-84  
 CHIEF UTILITIES ENGINEER, WATER DATE

PLANS PREPARED BY:  
**WALDEN & ASSOCIATES, INC.**  
 4002 WEST GARRY AVENUE, SUITE B  
 SANTA ANA, CALIFORNIA 92704  
 (714) 549-8649  
**CIVIL ENGINEERS - LAND SURVEYORS**  
 David L. Walden 4-18-84  
 DAVID L. WALDEN RCE 19402 DATE

MARK	REVISIONS	APP. DATE

**CITY OF RIVERSIDE, CALIFORNIA**  
**PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] DATE: 11/2/84  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 CHIEF PUB. WKS. ENGR.  
 APPROVED BY: [Signature] DATE: 11/2/84  
 DIRECTOR OF PUBLIC WORKS

STREET PLAN AND PROFILE  
**BURGE STREET**  
 129' S'LY. OF MERCER AVENUE  
 TO MAGNOLIA AVENUE  
**CPC C-10-834**  
 SCALE: HORIZ.: 1"=20', VERT.: 1"=2'

ACCOUNT No.  
**DRAWING NUMBER**  
**R-2628**  
 SHEET 3 OF 3

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.

California Council of Civil Engineers & Land Surveyors

R-2628