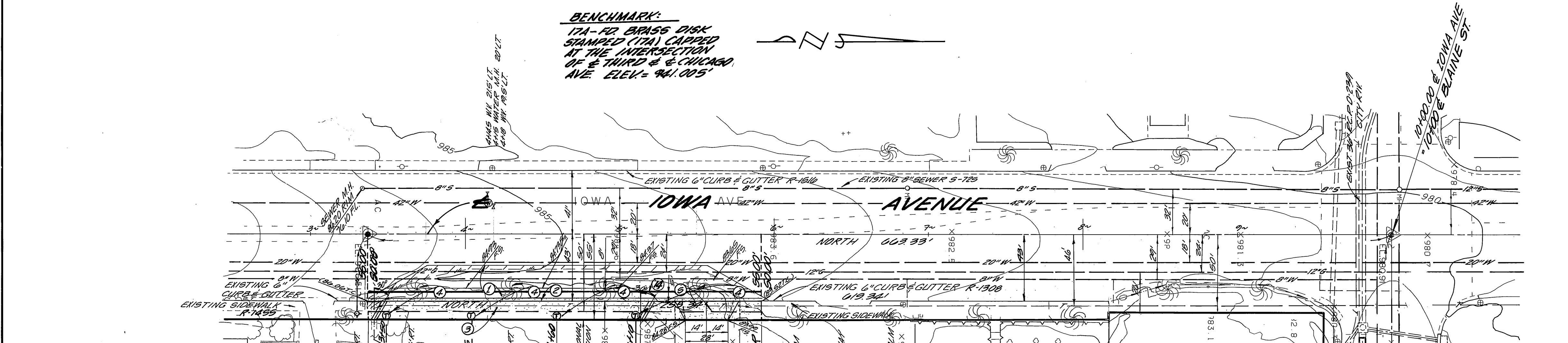


CONSTRUCTION NOTES & QUANTITIES		
ITEM	DESCRIPTION	QUANTITY
1	STRUCTURAL SECTIONS - 2 1/2\"/>	4600 S.F.
2	A.C. PAVEMENT OVERLAY	5,075 S.F.
3	6\"/>	58 L.F.
4	6\"/>	453 L.F.
5	8\"/>	1496 L.F.
6	3\"/>	4247 S.F.
7	6\"/>	1,193 S.F.
8	8\"/>	1,908 S.F.
9	STORM DRAIN JUNCTION STRUCTURE PER STD. 422	2 EA.
10	STORM DRAIN MANHOLE PER STD. 431	1 EA.
11	CATCH BASIN W=14' PER STD. 405	1 EA.
12	CATCH BASIN W=2'-11 3/8\"/>	1 EA.
13	UNDERSIDEWALK DRAIN PER STD. 411	4 EA. (96 L.F.)
14	CURB OUTLET PER STD. 410 MODIFIED	1 EA. (28 L.F.)
15	30\"/>	204 L.F.
16	30\"/>	88 L.F.
17	18\"/>	41 L.F.
18	15\"/>	20 L.F.
19	TIMBER BULKHEAD	1 EA.
20	8\"/>	500 L.F.
21	RELOCATE PALM TREES	4 EA.
22	A.C. PAVEMENT & A.C. DIKE REMOVAL	7,035 S.F.
23	CONCRETE SIDEWALK, ALLEY & CURB REMOVAL	525 S.F.
24	CATCH BASIN & 10\"/>	LUMP SUM
25	CONCRETE BULKHEAD REMOVAL	1 EA.
26	SEWER MANHOLE PER STD. 500	1 EA.

- GENERAL NOTES**
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK & RECREATION DEPT. STDS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF 48 HOURS IN ADVANCE AT 10:00 AM TO THE CITY ENGINEER FOR THE LOCATION OF ALL UTILITIES TO BE EXPOSED. LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING. PLANT FITS, (B) WHILE DIGGING PLANT FITS 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 MAINTENANCE (DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK & REC. DEPT. IS RESUMING MAINTENANCE RESPONSIBILITIES).
 - THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MIN. PERIOD OF ONE YEAR.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:
 - A. IOWA AVE. RELOCATE 4 WASHINGTONIA FILIFERA PALM TREES, 25' O.C., TOTAL 4.
 - B. BLAINE ST. WASHINGTONIA ROBUSTA, AMERICAN PALM PALM, 4 BROWN TRUNKS, 45' O.C., TOTAL 15.
 - C. EDWARDS AVE. 25' O.C. CHAMPAGNE CHERRY, 25' O.C. AS SHOWN TOTAL 4.
 - A PUBLIC WORKS DEPT. 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 CONSTRUCTION.
 - 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, and the Standard Specifications for Public Works Construction, 1982 Edition.
 - 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 17 tons.
 - Construct driveway approaches per Std. Dwg. 302. or 35' curb returns with a 30' wide opening per Public Works Specifications.
 - Curb and gutter shall be staked with 3' offsets at 25' intervals.
 - DEVELOPER TO GIVE CITY OF RIVERSIDE WATER DEPT. FIVE WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW THE CITY WATER DEPT. TEN (10) WORKING DAYS FOR COMPLETION OF WORK (187-761).
 - Contractor is to verify existing sewer elevation prior to construction.
 - 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.
 - Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
 - All traffic signs shall be installed prior to opening the streets to traffic.
 - 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.



- CONSTRUCTION NOTES:**
- STRUCTURAL SECTION IOWA AVENUE 4 1/2\"/>
 - CONSTRUCT 6\"/>
 - CONSTRUCT SIDEWALK PER CITY OF RIV. STD. DRWG. NO. 325 (CURB SIDEWALK)
 - RELOCATE PALM TREES TO THE LOCATIONS SHOWN. RELOCATION TO BE DONE TO THE SPECIFICATION OF THE CITY OF RIV., PARK & RECREATION DEPT. (REFER TO LANDSCAPE PLAN)
 - CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIV. STD. DRWG. NO. 302
 - PAINT BIKE LANE LINE & PAVEMENT MARKINGS PER FIGURE 6-33 OF THE STATE TRAFFIC MANUAL & UNDER THE DIRECTION OF THE CITY OF RIVERSIDE TRAFFIC SECTION

NOTE: THERE WILL BE NO SEWER CONNECTION FROM THIS PROJECT INTO IOWA AVE.

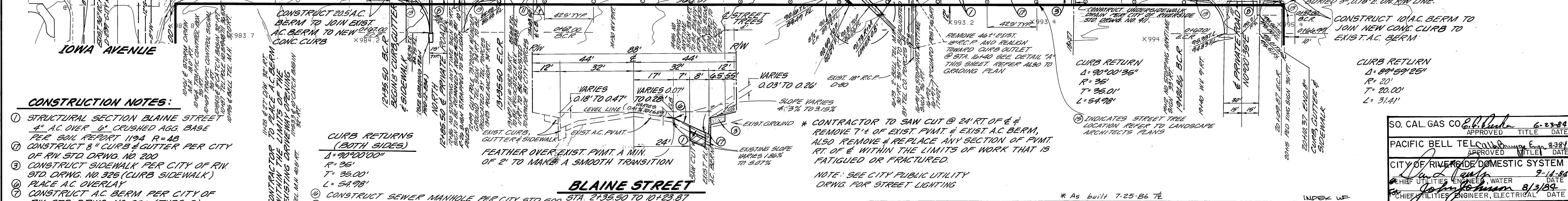
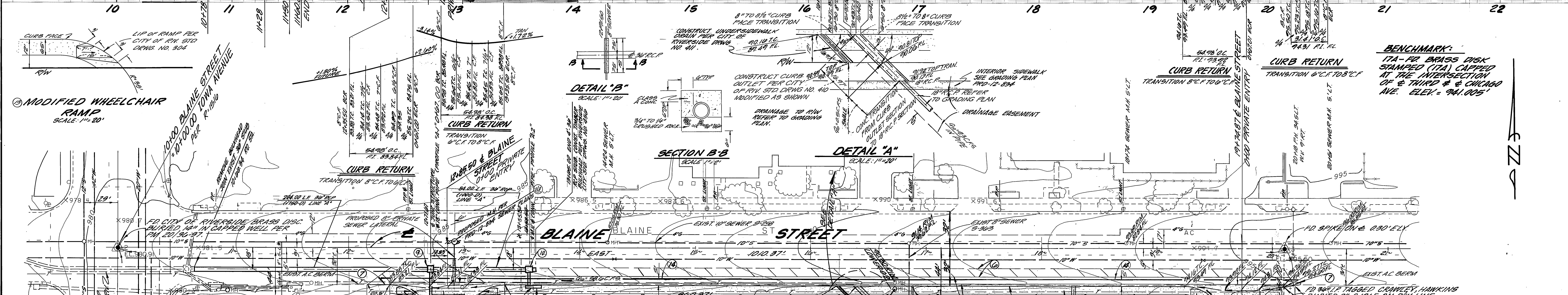
NOTE: SEE CITY PUBLIC UTILITY DRWG. FOR STREET LIGHTING

SEE STREET IMPROVEMENT PLAN FOR STORM DRAIN DETAIL

CONTRACTOR TO SAW CUT @ 20' RT. OF 6\"/>

The existence and location of any underground utilities or structures shown on these plans are obtained by a search of available records. To the best of our knowledge there are no existing utilities except those shown on the plans. The contractor is required to take all precautionary measures to protect the utilities shown, and any other lines or structures not shown on these plans, and is responsible for the protection of, and any damage to these lines or structures. The contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner, city and engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner, city or engineer. The contractor shall be responsible to report discrepancies in plans and/or field conditions immediately to the design engineer for resolution prior to construction, and shall be responsible for discrepancies not so reported and resolved.

SO. CAL. GAS CO. <i>[Signature]</i> 6-23-84 APPROVED TITLE DATE PACIFIC BELL TEL. <i>[Signature]</i> 8-3-84 APPROVED TITLE DATE CITY OF RIVERSIDE DOMESTIC SYSTEM <i>[Signature]</i> 8/13/84 CHIEF UTILITIES ENGINEER, WATER DATE	GFB-McCUTCHAN, INC. 6809 INDIANA AVENUE, SUITE 201 RIVERSIDE, CALIFORNIA 92506 (714) 781-0811 APPROVED BY: <i>[Signature]</i> REGISTERED CIVIL ENGINEER NO. 9890 THOMAS G. MCCUTCHAN	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> PRINCIPAL ENGINEER DATE 11/7/84 PARK DEPARTMENT 11/7/84 TRAFFIC DIVISION 11-6-84 CHIEF PUB. WKS. ENGR. 11/7/84	STREET IMPROVEMENT PLAN IOWA AVENUE 3+36.70 TO 5+92.00 S. OF BLAINE PRD-12-834 SCALE: HORIZ. 1" = 40' VERT. 1" = 4' INDEX # ACCOUNT NO. DRAWING NUMBER R-2632 SHEET 1 OF 3
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- CONSTRUCTION NOTES:**
- STRUCTURAL SECTION BLAINE STREET 4' AC OVER 6\"/>

- CURB RETURNS (BOTH SIDES)**
- 1- 90'00\"/>

- BLAINE STREET**
- CONSTRUCT 20\"/>
 - PLANT STREET TREES PER CITY OF RIVERSIDE PARK & REC DEPT STDS
 - CONSTRUCT STORM DRAIN MANHOLE E2 PER CITY OF RIVERSIDE STD DRWG NO 431
 - CONSTRUCT JUNCTION STRUCTURE 'B' PER CITY OF RIVERSIDE STD DRWG NO 422
 - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD DRWG NO 425
 - PAINT BIKE LANE LINE & PAVEMENT MARKINGS PER FIG. 6-23 OF THE ST. TRAFFIC MANUAL & UNDER THE DIRECTION OF THE CITY OF RIV. TRAFFIC SECTION.

CONTRACTOR TO SAW CUT @ 24\"/>

REMOVE 7\"/>

NOTE: SEE CITY PUBLIC UTILITY DRWG FOR STREET LIGHTING

SO. CAL. GAS CO. APPROVED 6-23-84
 PACIFIC BELL TEL. APPROVED 8-23-84
 CITY OF RIVERSIDE DOMESTIC SYSTEM APPROVED 9-11-84
 CHIEF UTILITIES ENGINEER WATER DATE
 CHIEF UTILITIES ENGINEER ELECTRICAL DATE

GFB - McCUTCHAN, INC.
 6809 INDIANA AVENUE, SUITE 201
 RIVERSIDE, CALIFORNIA 92506 (714) 781-0811

APPROVED BY: *[Signature]*
 REGISTERED CIVIL ENGINEER NO. 3890
 THOMAS A. McCUTCHAN

REVISIONS	DATE	BY	APP'D
1	5/23/84	TJH	

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]*
 DIRECTOR OF PUBLIC WORKS

STREET IMPROVEMENT PLAN
 BLAINE STREET
 12+25.50 TO 20+34.86 E. OF IOWA
 PRD-12-834

ACCOUNT NO.
 DRAWING NUMBER
R-2632
 SHEET 2 OF 3

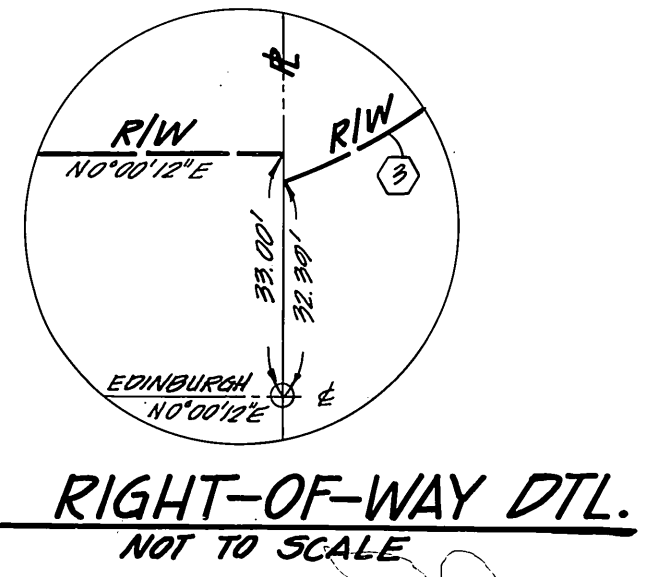
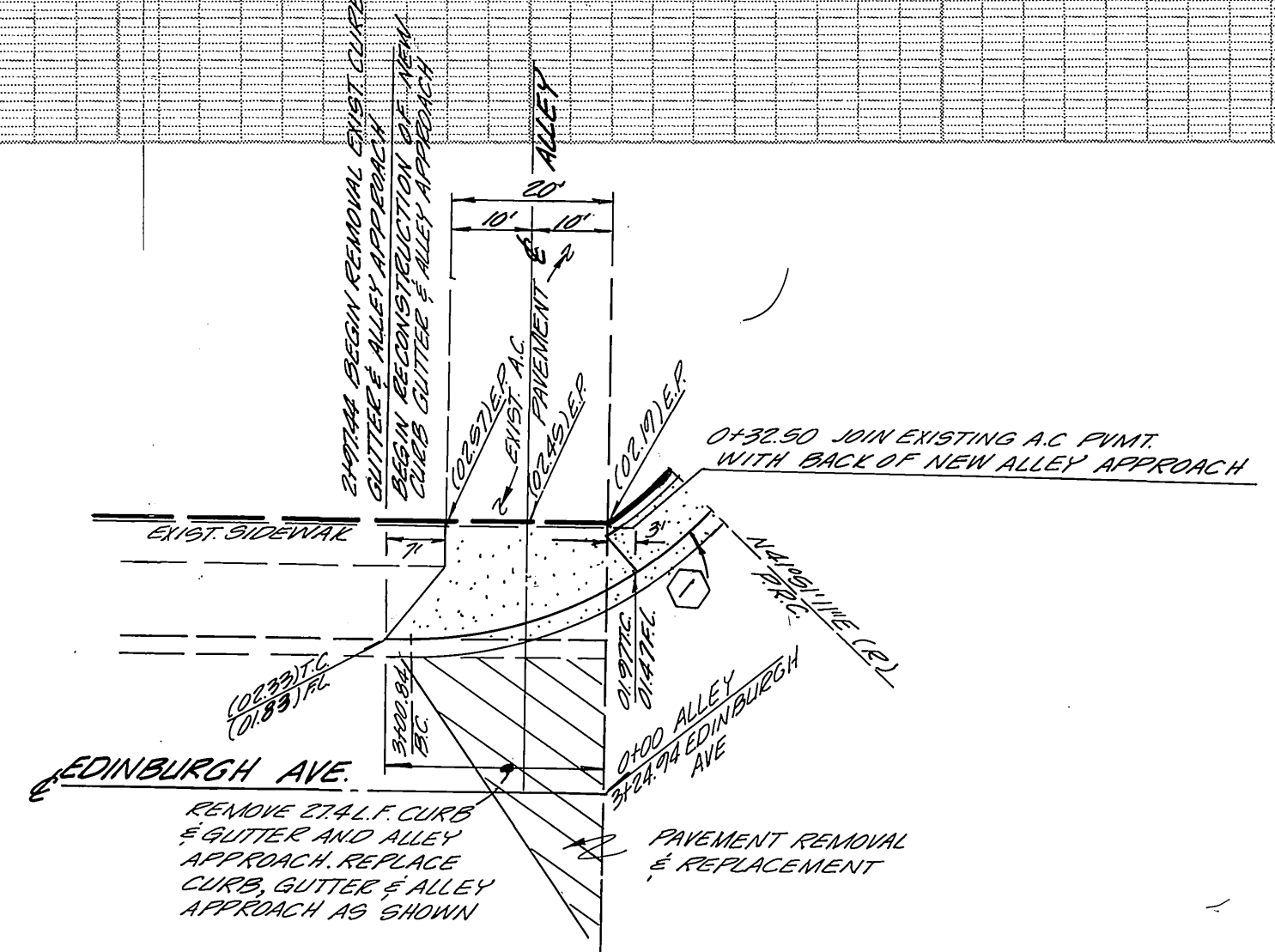
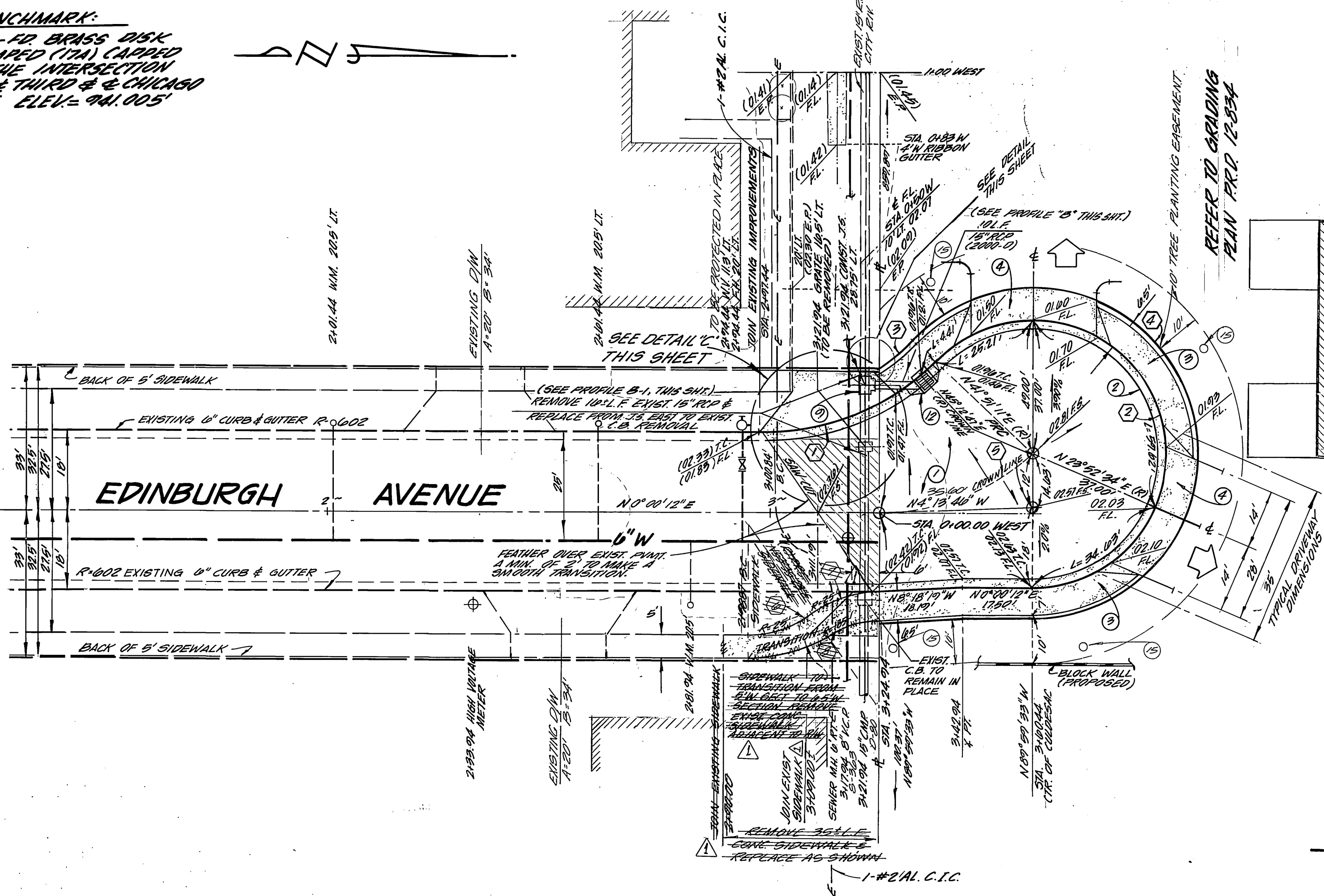
TG-164

& TRIPOLI STREET
BEGIN STATIONS 0+00.00

CURVE DATA			
Δ	R	L	T
48° 09' 10"	50'	42.02'	22.34'
228° 09' 10"	30'	119.44'	
14° 04' 24"	43'	10.50'	5.31'
228° 09' 10"	31'	147.34'	
44° 47' 40"	50.39'	30.40'	20.77'
36° 24' 48"	28'	19.80'	8.22'
28° 26' 18"	25'	12.26'	6.22'
28° 26' 18"	18.5'	9.07'	4.03'

BENCHMARK:
174" 42" BRASS BUCK
STANDARD (T.M.) CAPRIED
AT THE INTERSECTION
OF 3RD & CHILDS
AVE. ELEV. = 941.005'

- CONSTRUCTION NOTES:**
- 2 1/2" A.C. OVER 9" CRUSHED AGG. BASE T.I. = 5 PER SOIL REPORT 1194 R=42
 - CONSTRUCT 6" CURB & GUTTER PER CITY OF RIV STD. DRWG. NO. 200.
 - CONSTRUCT SIDEWALK PER CITY OF RIV STD. DRWG. NO. 325 (CURB SIDEWALK)
 - CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIV STD. DRWG. NO. 302. A=28' B=35'
 - CONSTRUCT JUNCTION STRUCTURE PER RIV STD. DRWG. NO. 422 A=70' B=15' C=30' D=15' E=15' L=3' ELEV. R=99.00' ELEV. S=99.00'
 - CONSTRUCT CATCH BASIN PER RIV STD. DRWG. NO. 400. W=21 1/2" V=27"
 - PLANT STREET TREES PER CITY OF RIVERSIDE PARK & REC. DEPT. STDS.



SO. CAL GAS CO. <i>[Signature]</i> 6-23-88 APPROVED TITLE DATE PACIFIC BELL TEL. CO. <i>[Signature]</i> 7-14-84 APPROVED TITLE DATE CITY OF RIVERSIDE DOMESTIC SYSTEM <i>[Signature]</i> 7-14-84 CHIEF UTILITIES ENGINEER, WATER <i>[Signature]</i> 8/3/84 CHIEF UTILITIES ENGINEER, ELECTRICAL	GFB-McCUTCHAN, INC. 6809 INDIANA AVENUE, SUITE 201 RIVERSIDE, CALIFORNIA 92506 (714) 781-0811 APPROVED BY: <i>[Signature]</i> DATE: 5/23/84 REGISTERED CIVIL ENGINEER 9890 THOMAS G. MCCUTCHAN	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 11/9/84 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF PUB. WKS. ENGR.	STREET IMPROVEMENT PLAN EDINBURGH CULDESAC I+24.94 TO 3+60.44 N. OF TRIPOLI PRD-12-834 SCALE: HORIZ. 1" = 20' VERT. 1" = 4'	ACCOUNT NO. DRAWING NUMBER R-2632 SHEET 3 OF 3
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PC-1481