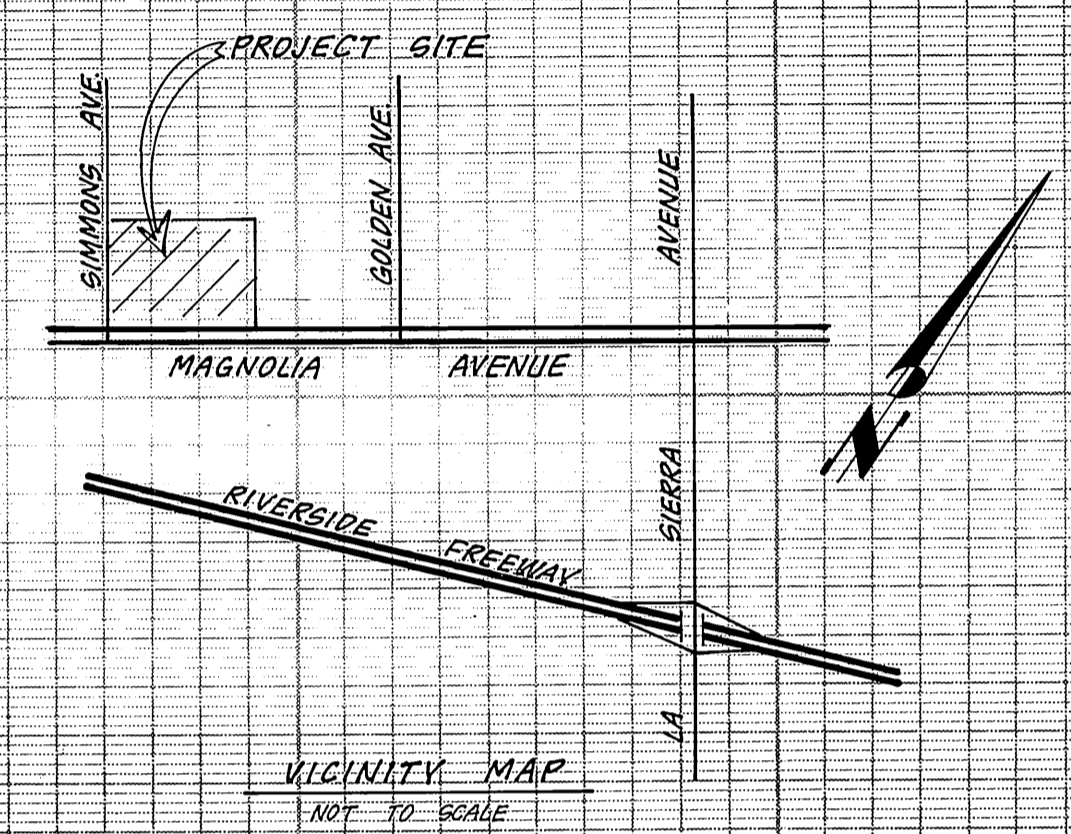
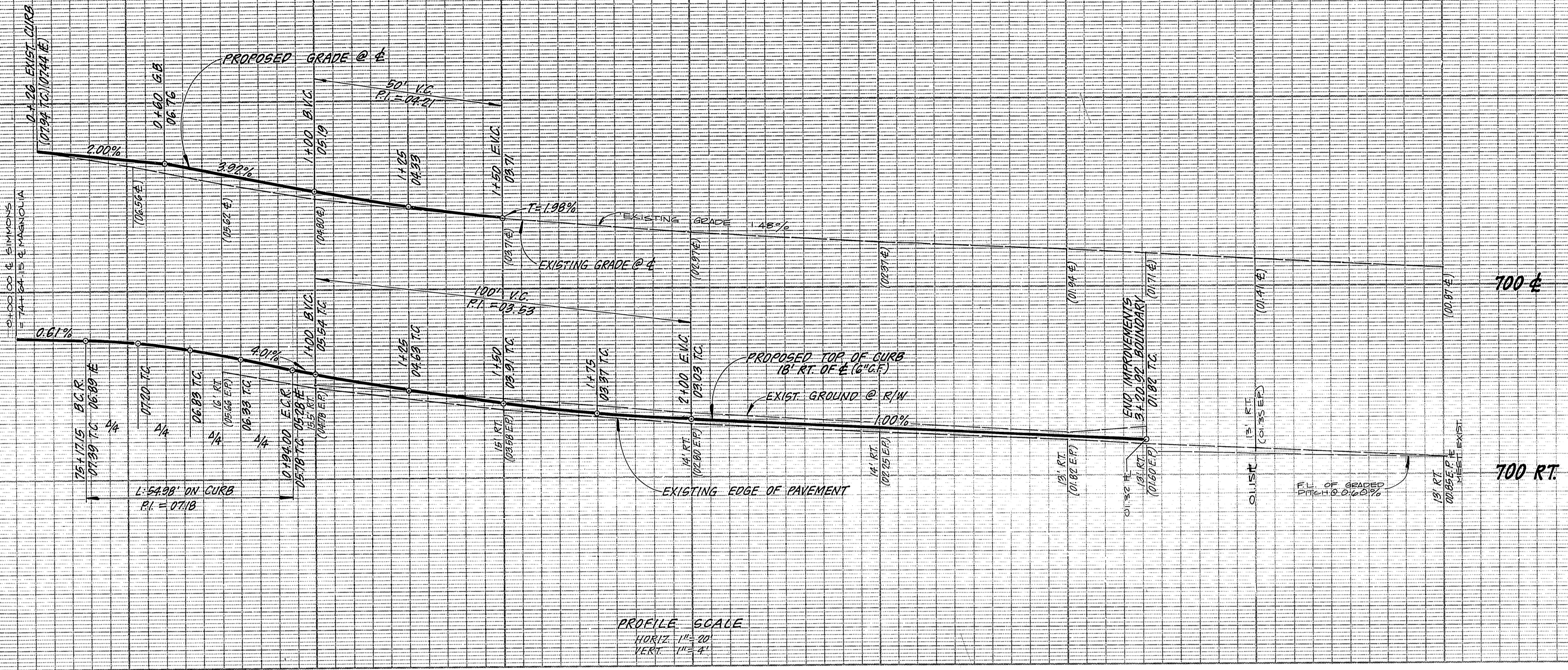
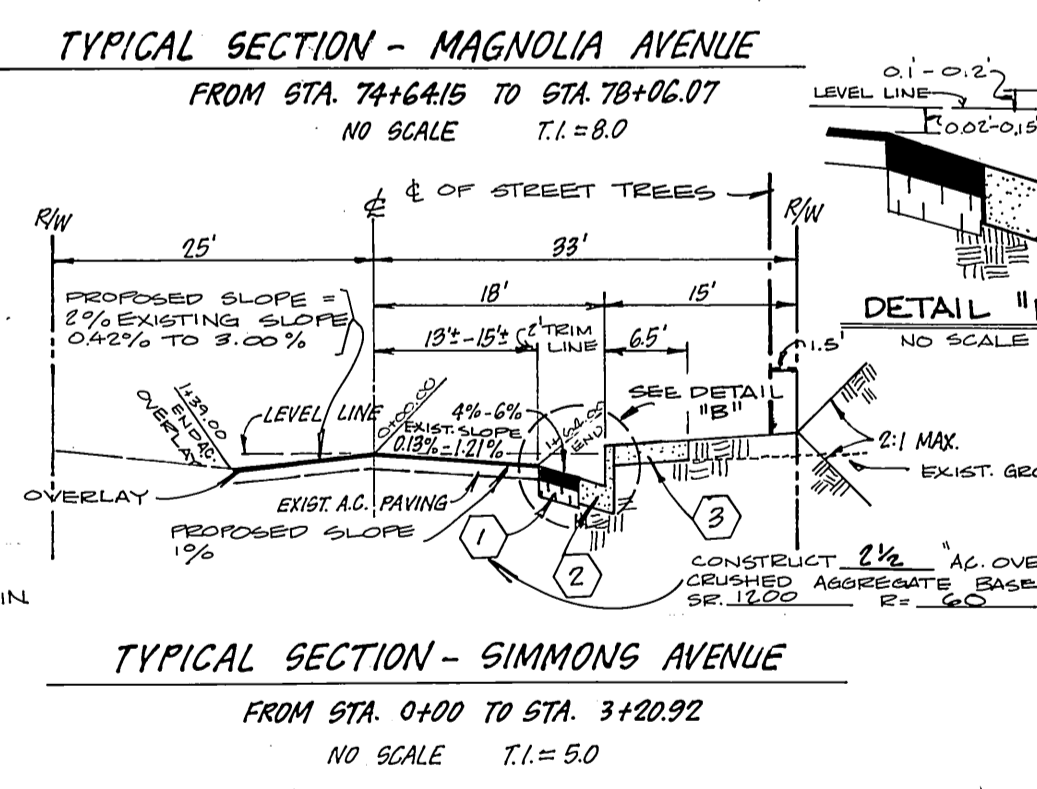
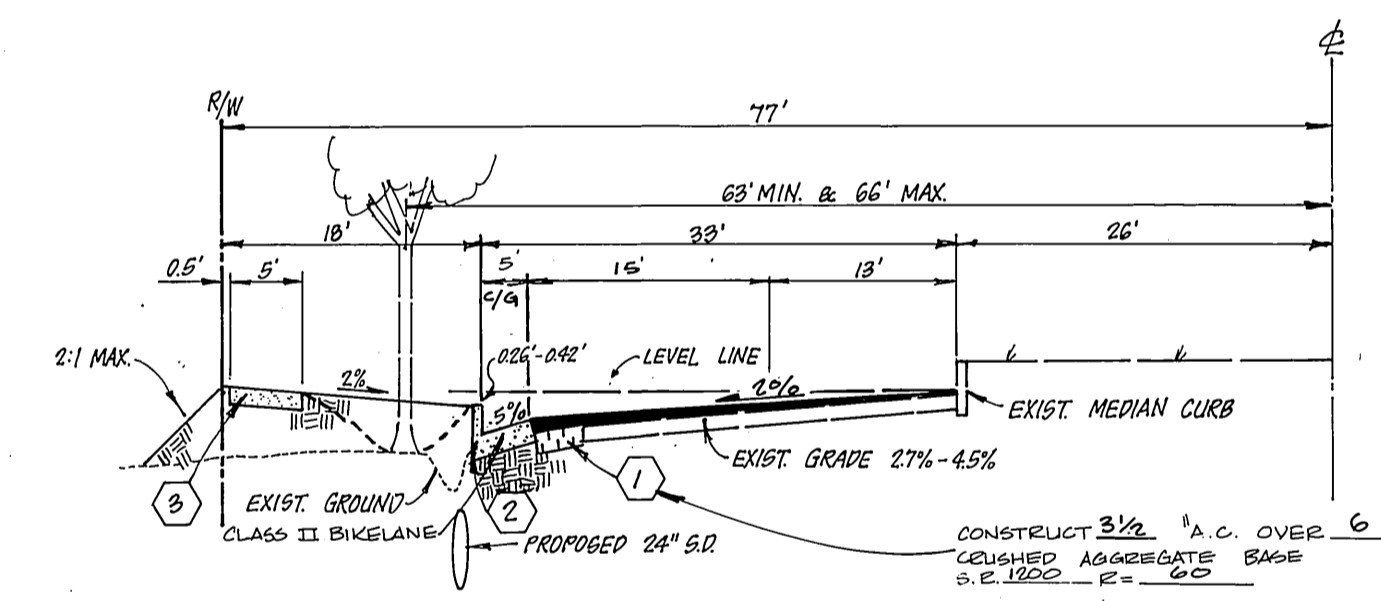
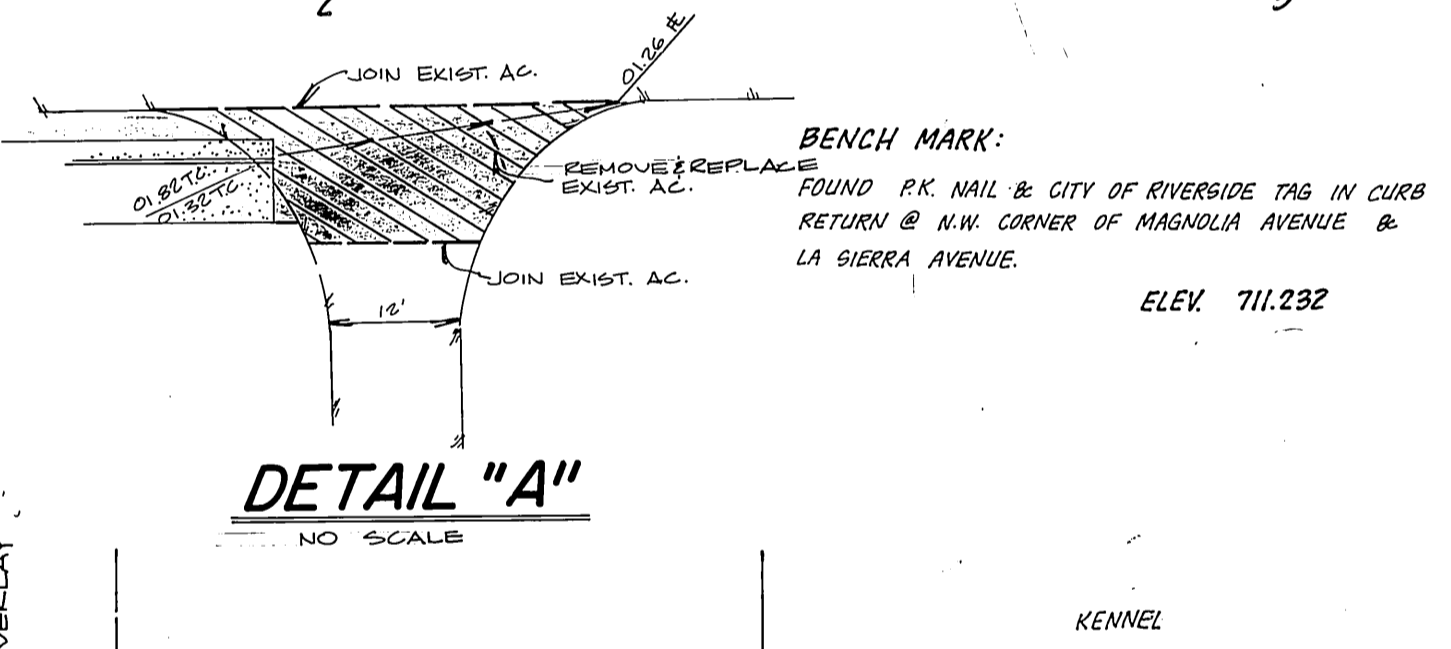
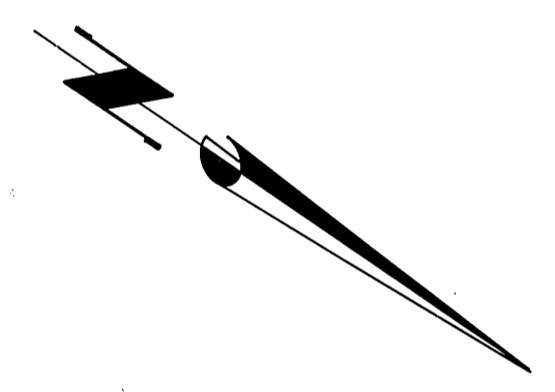


710 ±  
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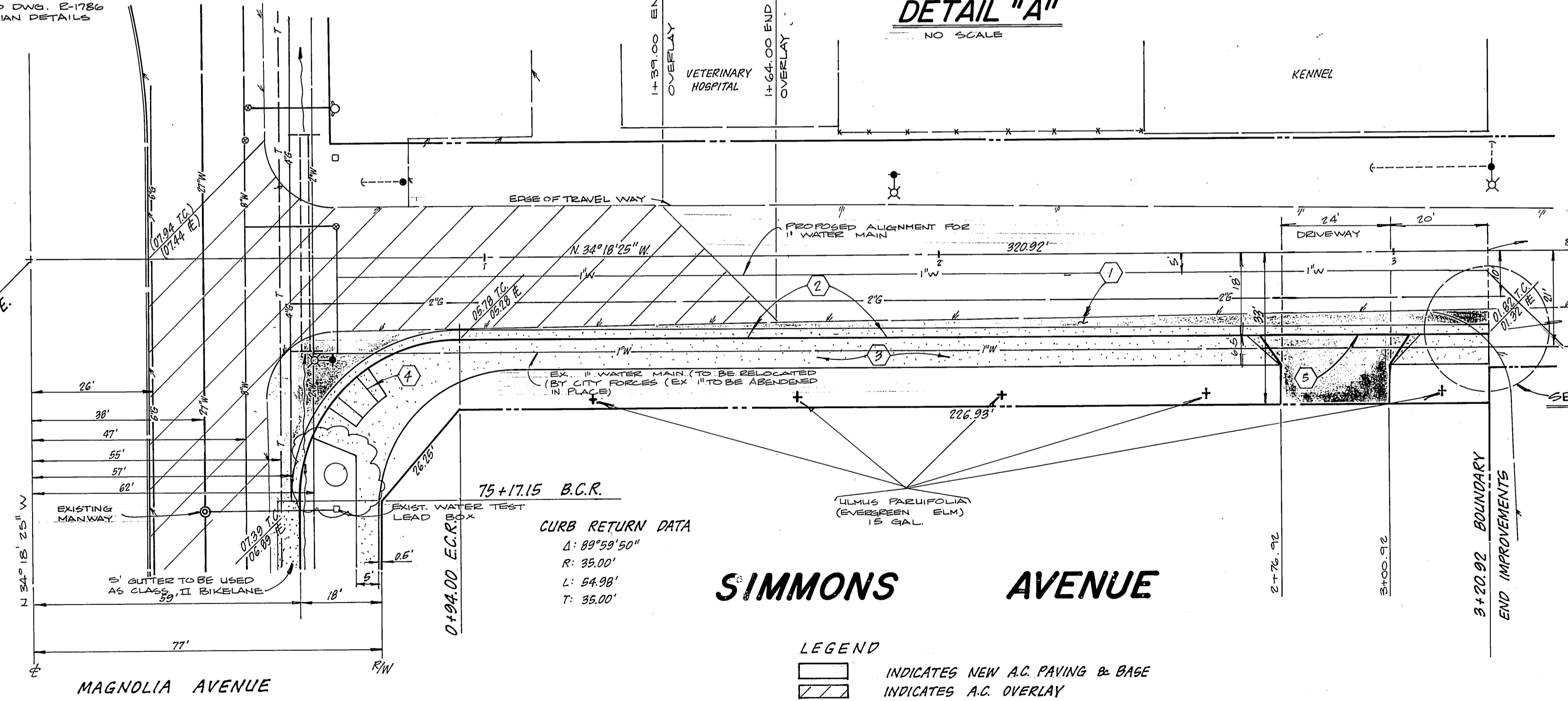


PROFILE SCALE  
HORIZ 1"=20'  
VERT 1"=4'



- 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, 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 250 TONS.
  - CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
  - 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.
  - ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
  - ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
  - 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 CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER.
  - FOR MAILBOXES FOR BUSINESS, MOBILEHOME PARKS OR APARTMENT HOUSES, DEVELOPER TO CHECK WITH THE U.S.P.S. FOR THE NUMBER AND LOCATION OF MAILBOXES.
  - 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 HEREON.
  - 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 SURFACE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/DCI SHEETS.
  - 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.
  - DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE BEFORE START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK TELEPHONE (714) 787-7611

REFER TO DWG. E-1782 FOR MEDIAN DETAILS



0+0000 & SIMMONS AVE.  
= 7+16.615 & MAGNOLIA AVE.

**SIMMONS AVENUE**

**LEGEND**  

 INDICATES NEW AC PAVING & BASE  
 INDICATES AC OVERLAY

- TREE PLANTING NOTES:**
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
  - CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HRS. IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED:
  - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
  - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND
  - 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).
  - A PUBLIC WORKS DEPARTMENT PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE UTILIZED PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.

- CONSTRUCTION NOTES:**
- CONSTRUCT AC PAVING OVER CRUSHED AGGREGATE BASE PER TYPICAL SECTION
  - CONSTRUCT TYPE I CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 (6' C.F.)
  - CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
  - CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 804
  - CONSTRUCT DEWEYWAY APPROACHES PER STD. DWG. 302
5. STREET TREE PLANTINGS SHALL BE AS FOLLOWS:  
 (A) SIMMONS AVE; ULMUS PARVIFOLIA/EVERGREEN ELM, 15 GAL. SPACING AS QUANTITY (S).  
 (B) MAGNOLIA AVE; RELOCATE WASHINGTON IA ROBUSTA AS SHOWN ON PLAN  
 6. ALL STREET TREES ARE TO BE AUTOMATICALLY IRRIGATED.  
 \*As built 9-20-85 74

**Underground Service Alert**

Call: TOLL FREE  
**1-800-422-4133**  
 TWO WORKING DAYS BEFORE YOU DIG

PACIFIC BELL	SOUTHERN CALIFORNIA GAS CO.	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND	CITY OF RIVERSIDE WATER SYSTEMS
TELEPHONE SYSTEM MANAGER DATE	GAS SYSTEM MANAGER DATE	ELECTRIC SYSTEM MANAGER DATE	APPROVED DATE

**W. J. McKEEVER, INC.**  
 CIVIL ENGINEERING  
 647 N. MAIN ST. RIVERSIDE, CA. 92501 • 824-5307

W. J. McKEEVER  
 WILLIAM J. McKEEVER R.C.E. 22502 DATE 8-7-84

FOR: PATEL  
 DESIGNED BY: CH. DRAWN BY: CH. CHECKED BY: W.J.M.

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**

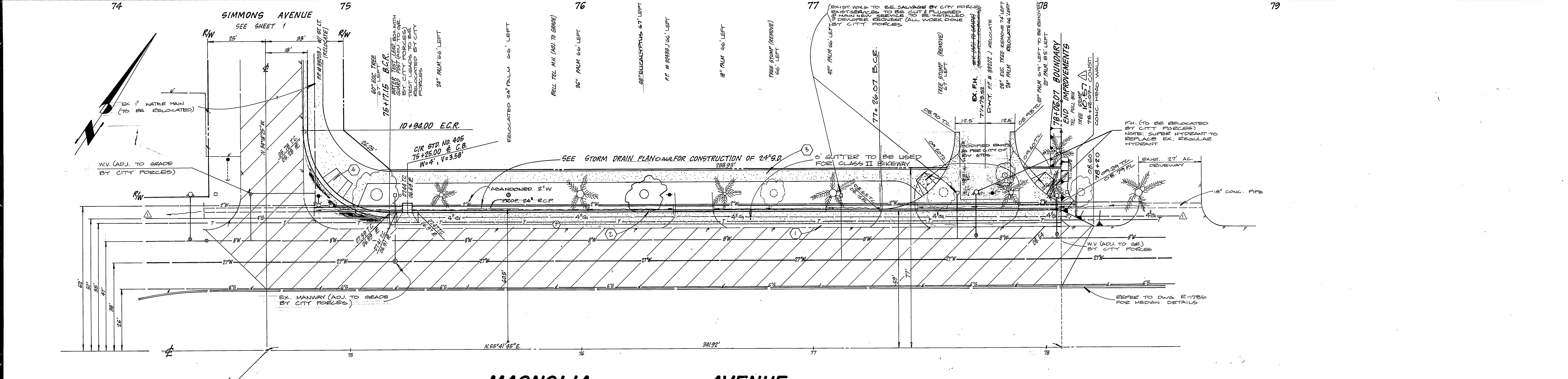
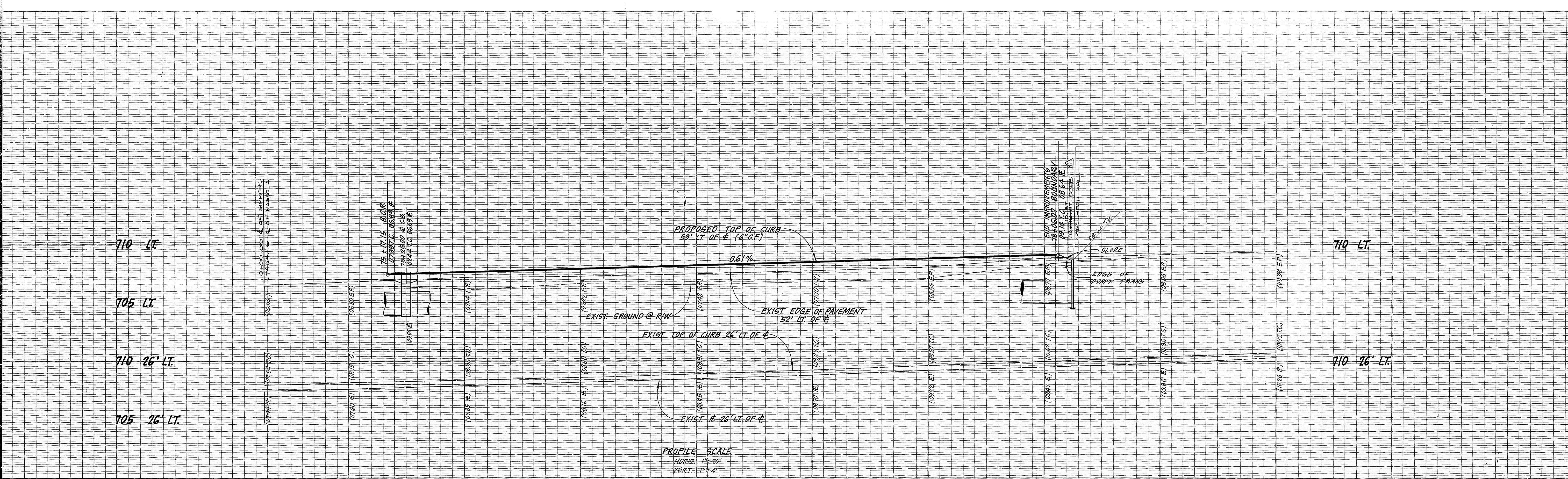
APPROVED BY: [Signature] DATE: 12/1/84  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 CHIEF PUP. WKS. ENGR.

**STREET PLAN AND PROFILE**  
 R-51-834 AND R-38-801

**SIMMONS AVENUE**  
 FROM STA. 10+00 TO STA. 13+20.92

ACCOUNT NO. 11056-10  
 DRAWING NUMBER R-2645  
 SHEET 1 OF 2

SCALE: HORIZ. 1"=20' VERT. 1"=4'



**MAGNOLIA AVENUE**

NOTE: SEE SHEET 1 FOR BENCH MARK & CONSTRUCTION NOTES.

**LEGEND**  
 [Symbol] INDICATES NEW A.C. PAVING & BASE  
 [Symbol] INDICATES A.C. OVERLAY

**Underground Service Alert**  
 Call: TOLL FREE



1-800  
 422-4133

TWO WORKING DAYS BEFORE YOU DIG

50. CAL. GAS CO PACIFIC BELL CITY OF RIVERSIDE OVERHEAD & UNDERGROUND CITY OF RIVERSIDE WATER SYSTEMS W. J. McKEEVER, INC. CIVIL ENGINEERING 647 N. MAIN ST. · RIVERSIDE, CA. 92501 · 824-5307 WILLIAM J. McKEEVER R.C.E. 22502 W.D. P-36 FOR: PATEL	APPROVED BY: [Signature] DATE: 11-13-84 DESIGNED BY: C.F.H. DRAWN BY: C.F.H. CHECKED BY: W.J.M.	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: [Signature] DATE: 12-7-84 DESIGNED BY: C.F.H. DRAWN BY: C.F.H. CHECKED BY: W.J.M.	STREET PLAN AND PROFILE R-51-834 AND R-38-801 <b>MAGNOLIA AVENUE</b> FROM STA. 74+64.15 TO STA. 78+06.07 SCALE: HORIZ. 1"=20' VERT. 1"=4'	ACCOUNT NO. DRAWING NUMBER <b>R-2645</b> SHEET 2 OF 2
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