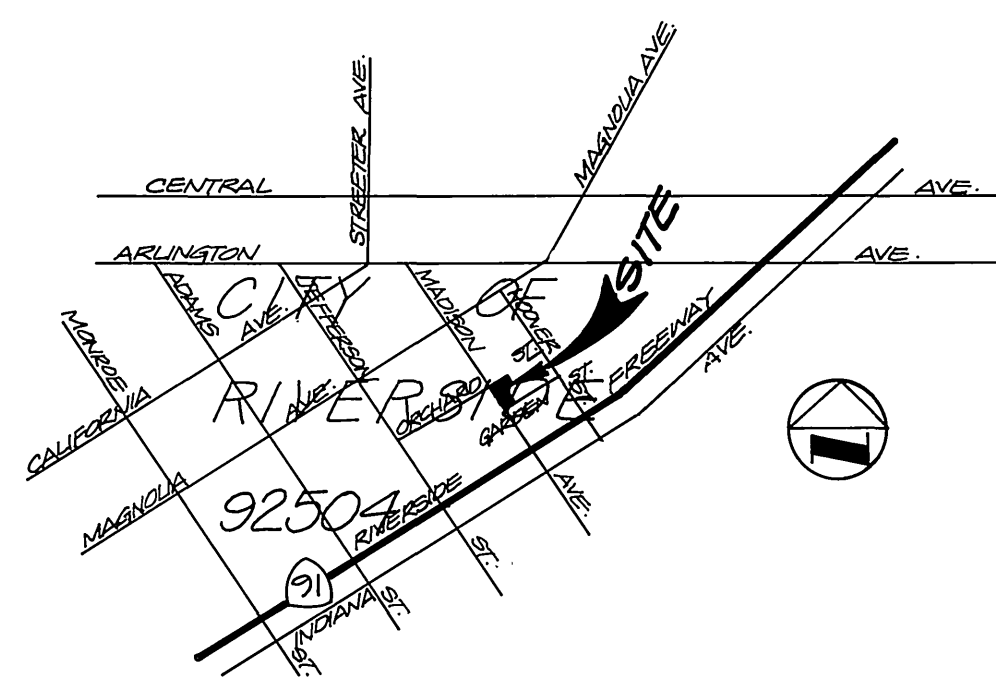


INDEX MAP
NTS



VICINITY MAP
NOT TO SCALE

CONSTRUCTION NOTES

- ① CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. NO. 200 (6" CURB FACE).
- ② CONSTRUCT A.C. PAVEMENT OVER CRUSHED AGGREGATE BASE (SEE TYP SECTION)
- ③ CONSTRUCT CURBLINE SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325.
- ④ CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. NO. 220.
- ⑤ CONSTRUCT ACCESS RAMPS PER CITY OF RIVERSIDE STD. NO. 304.
- ⑥ CONSTRUCT DRIVEWAYS (A=24', B=38') PER CITY OF RIVERSIDE STD. NO. 302
- ⑦ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.

QUANTITY ESTIMATE

1. CURB AND GUTTER (6" C.F.)	308 LF.
2. ACCESS RAMP	2 EA
3. SIDEWALK CURB TYPE (5.5')	2504 SF.
4. 3" A.C. PAVEMENT	790 SF.
5. FOG SEAL	790 SF.
6. CROSS GUTTER	586 SF.
7. DRIVEWAY APPROACHES	2 EA.
8. CLASS 3 BASE (")	790 SF.
9. A.C. OVERLAY (2")	480 SF.
10. UNDER SIDEWALK DRAIN	1 EA.

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, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
3. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION. PRIVATE ENGINEER ESTIMATES OVERLAY TO BE 6 TONS.
4. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
7. 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.
8. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
9. Street Tree planting shall be as follows:

Street Name	Botanical Name / Common Name	Min Size	Approx Spacing	No. Req.
(a) Madison Street	Magnolia grandiflora / southern magnolia	15 gal	45' ±	6
(b) Garden Street	Lagerstroemia / crape myrtle	15 gal	45' ±	3
10. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
11. Contact the Park Projects Inspector a minimum of 48 hours in advance at 787-7223 to schedule inspections. Inspections 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).
12. 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.
13. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.), PHONE NO. 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES WILL BE VALID UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
14. IN RESIDENTIAL AREAS 6" X 6" OR 6" DIAMETER BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK 10" TO 14" FROM CURB FACE AT THE PROPERTY LINE ADJACENT RESIDENCES. 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.
15. 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.
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/CUT SHEETS.
17. The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
18. All related work shall conform to the City of Riverside Park and Recreation Department Standards.
19. A Park and Recreation Department and Public Works Department permits are 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.
20. All Street Trees to be Automatically Irrigated.
21. Developer to give City Water Division five (5) working days written notice prior to start of construction and to allow ten (10) working days for completion of work. (714-351-6150)

BENCH MARK: EL = 814.399
CITY OF RIVERSIDE B.M. No. G5-G, PK NAIL AND TAG IN CONCRETE BASE OF TRAFFIC SIGNAL AT THE SOUTHERLY CORNER OF MAGNOLIA AVE. AT MADISON STREET.

NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURE SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE.
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

L.D. LANSING & ASSOCIATES, INC. ENGINEERS & PLANNERS 1881 BUSINESS CENTER DRIVE, SUITE 9 SAN BERNARDINO, CALIFORNIA 92408 (714) 880-0203 & (714) 825-5473		CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT		STREET IMPROVEMENT PLANS INDEX		ACCOUNT NO. R-2762
APPROVED BY: <i>[Signature]</i> REGISTERED CIVIL ENGINEER NO. 27105 EXP. DATE 3-31-89		APPROVED BY: <i>[Signature]</i> PRINCIPAL ENGINEER DATE 5/5/86 PUBLIC WORKS DIRECTOR		NORTHEASTERLY CORNER MADISON & GARDEN R-7-856		SHEET 1 OF 2
DATE 1-8-86		DESIGNED BY: <i>[Signature]</i> DRAWN BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i>		DATE 5-7-86		HORIZ. SCALE: 1" = VERT. SCALE: 1" =

40 ~ 18' Lt.

40 ~ E

40 ~ E

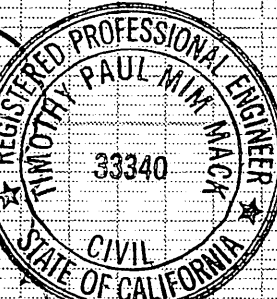
40 ~ 32' Rt.

EL-30 ~ E

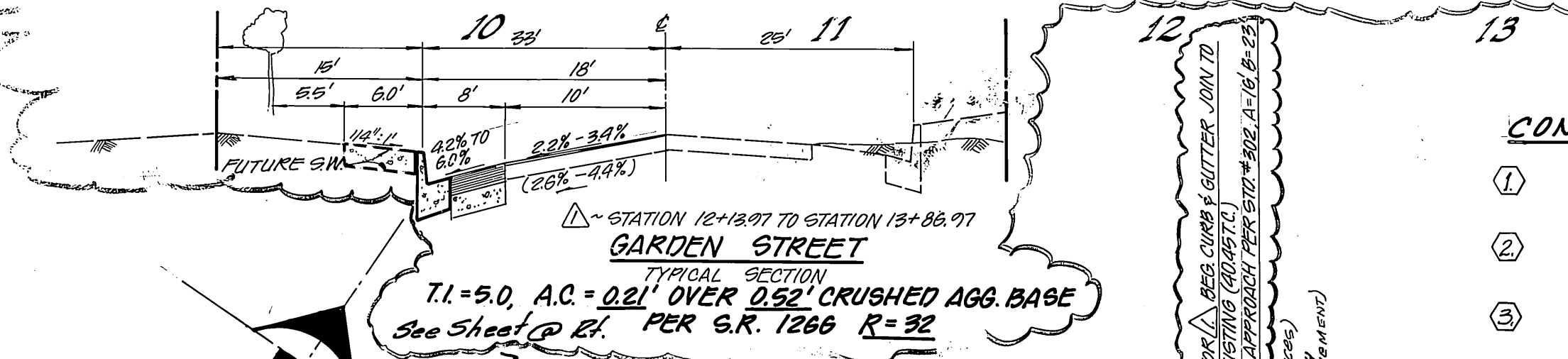
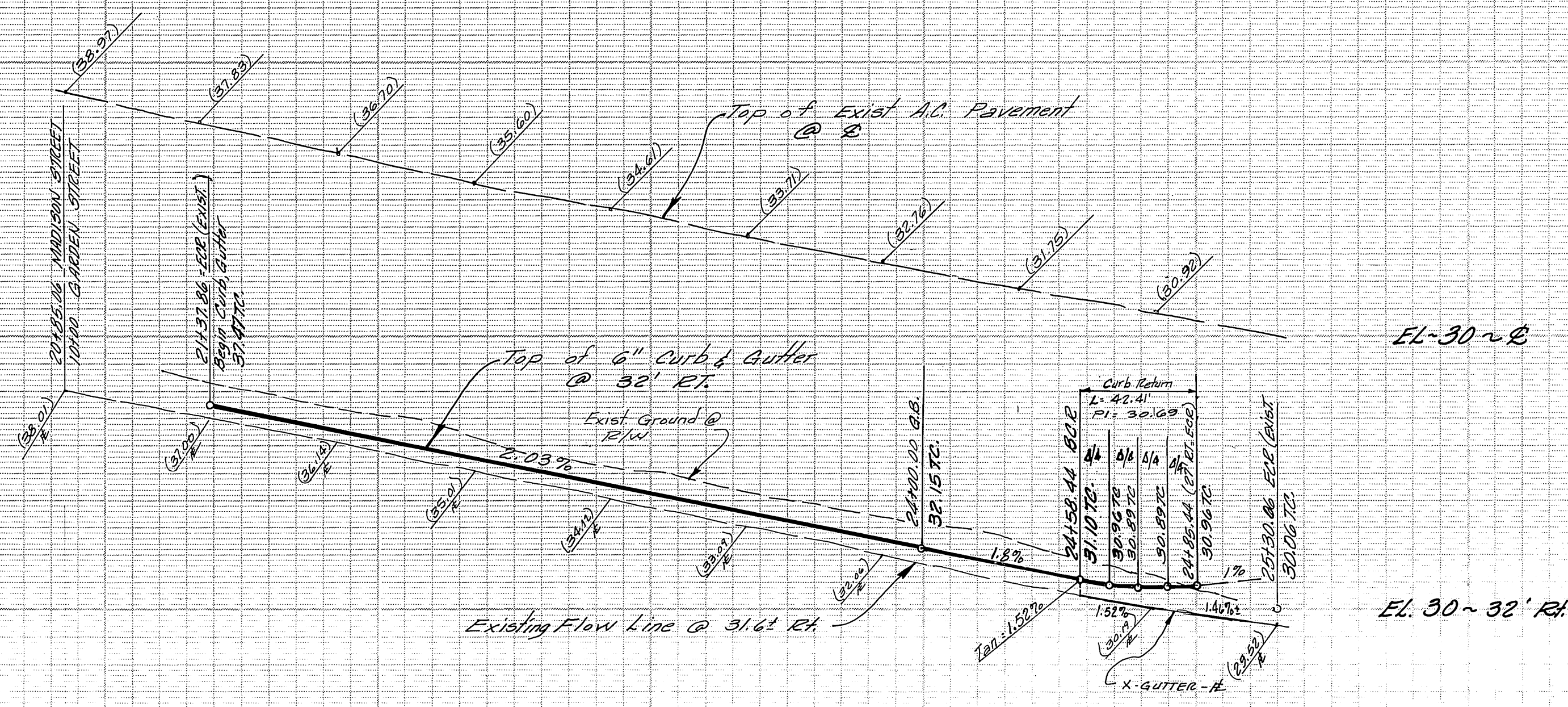
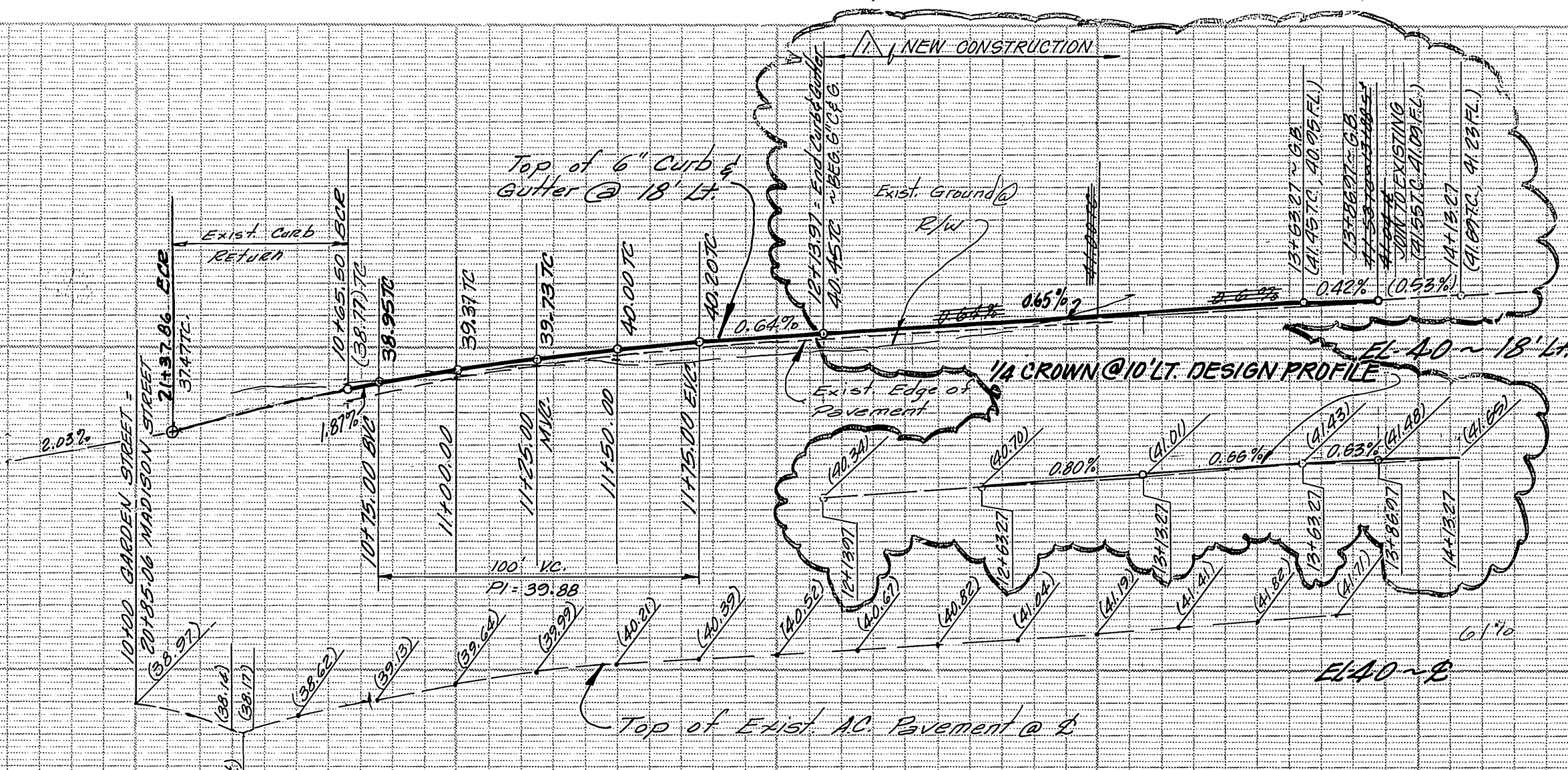
EL. 30 ~ 32' Rt.

MIM MACK ENGINEERING
214 SOUTH EUCLID AVENUE
ONTARIO, CALIFORNIA 91762
TELEPHONE (714) 983-0439

Tom Mimm Mack
R.C.E. 33340 (EXP. 6-30-90) DATE 1-14-88



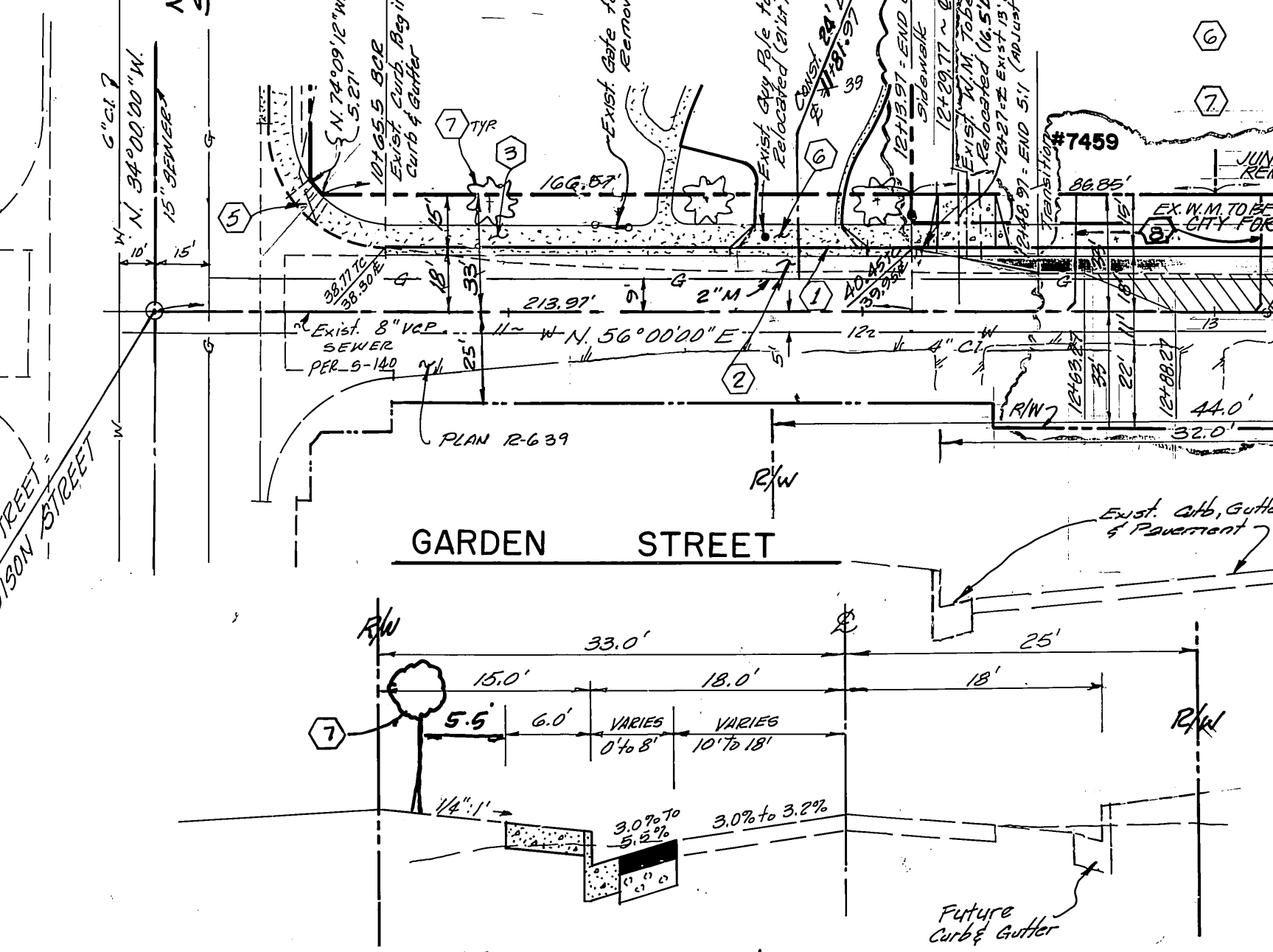
So. Calif. Gas Co.	Pacific Telephone	City of Riverside PUBLIC UTILITIES DEPT. (ELECT.)	City of Riverside WATER SYSTEM
<i>E.P. Paul</i> APPROVED DATE 1-14-88	<i>P.B. Woodhams</i> APPROVED DATE 1-14-88	<i>Whitless</i> APPROVED DATE 1/14/88	<i>Carl Wenzel</i> APPROVED DATE 1/28/88



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STATION 12+12.97 TO STATION 13+88.97
GARDEN STREET
T.I. = 5.0, A.C. = 0.21' OVER 0.52' CRUSHED AGG. BASE
See Sheet @ Lt. PER S.R. 1266 R=32



TYPICAL SECTION
MADISON STREET
T.I. = 5.0 A.C. = 0.21' Over 0.52' Crushed Agg. Base
Per S.R. 1266 R = 32

TYPICAL SECTION
MADISON STREET
T.I. = 8.5 A.C. = 0.33' Over 1.12' Crushed Agg. Base
Per S.R. 1266 R = 32
BENCH MARK: EL = 814.399
City of Riverside B.M. No. 85-9, P.K. Nail and tag in Concrete Base of Traffic Signal at the Southerly Corner of Magnolia Ave. at Madison Street.

- CONSTRUCT 0.21' THICK A.C. OVER 0.52' C.A.B. PER S.R. 1266.
- OVERLAY PER DESIGN PROFILE.
- REMOVE EXTS CONCRETE.

EXISTING WATERLINE SERVICE TO BE CUT & PLUGGED AT MAIN; EXISTING WATER METERS & BOXES TO BE SALVAGED; ALL WORK BY CITY FORCES.

L.D. LANSING & ASSOCIATES, INC.
ENGINEERS & PLANNERS
1881 BUSINESS CENTER DRIVE - SUITE 9
SAN BERNARDINO, CALIFORNIA 92408
(714) 889-2223 & (714) 825-5373

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

STREET IMPROVEMENT PLANS

ACCOUNT NO.

So. Calif. Gas Co.	Pacific Telephone	CITY OF RIVERSIDE Public Utilities Dept. (Elect.)	CITY OF RIVERSIDE WATER SYSTEM (See Above)
<i>E.P. Paul</i> DATE 2-5-86	<i>P.B. Woodhams</i> DATE 1-30-86	<i>John Johnson</i> DATE 3/3/86	<i>David V. Garcia</i> DATE 4-28-86

APPROVED DATE 1-8-86
DESIGNED BY DATE 1-8-86
DRAWN BY DATE 1-8-86
CHECKED BY DATE 1-8-86

ADDED DESIGN FOR IMPROVEMENTS OF 7441 & 7450 GARDEN ST. (R/S 10/30)
DATE 5/1/86
REVISIONS
DATE 5/1/86

APPROVED BY DATE 5-7-86
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

APPROVED BY DATE 5-7-86
PUBLIC WORKS DIRECTOR
NORTHEASTERLY CORNER
MADISON & GARDEN
R-7-856
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

R-2762
SHEET 2 OF 2

* As built 4-14-88 T.E. INDEXED P.A.