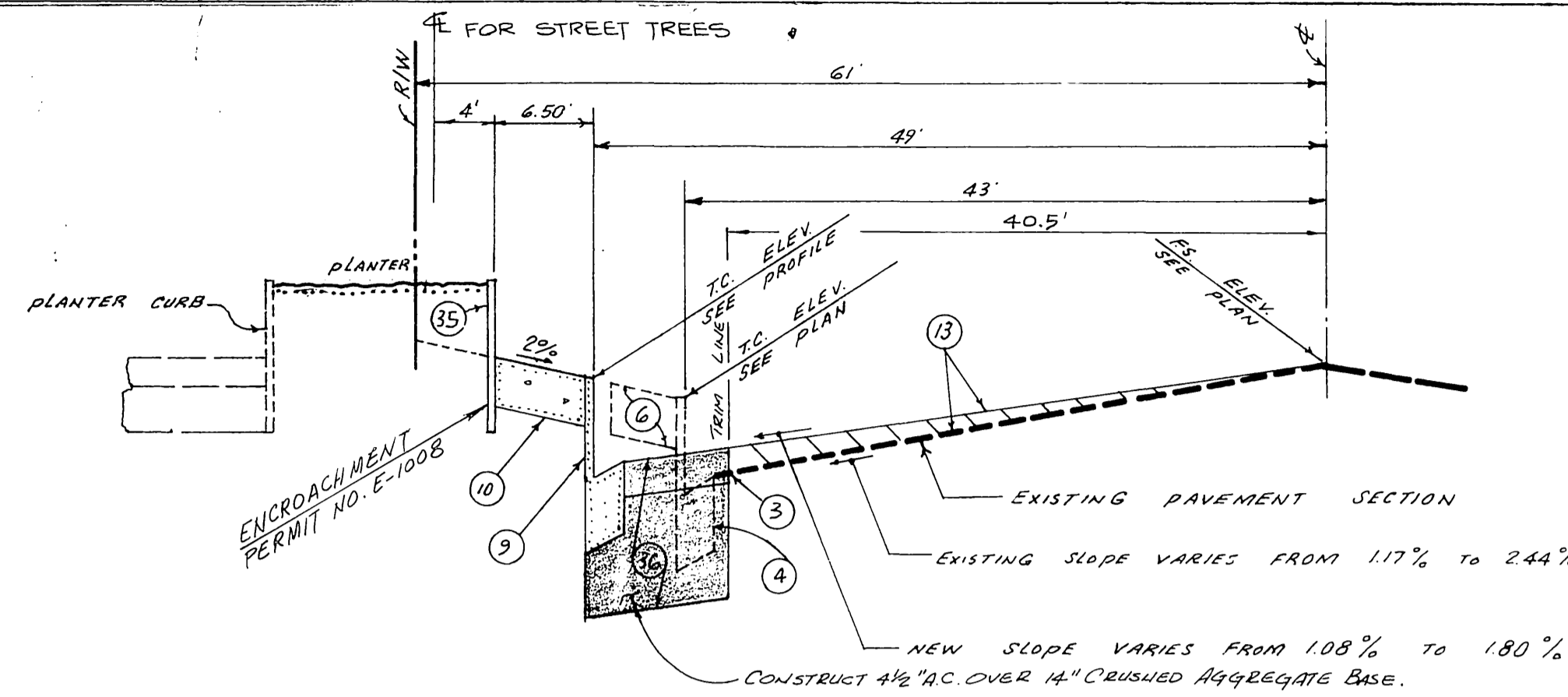
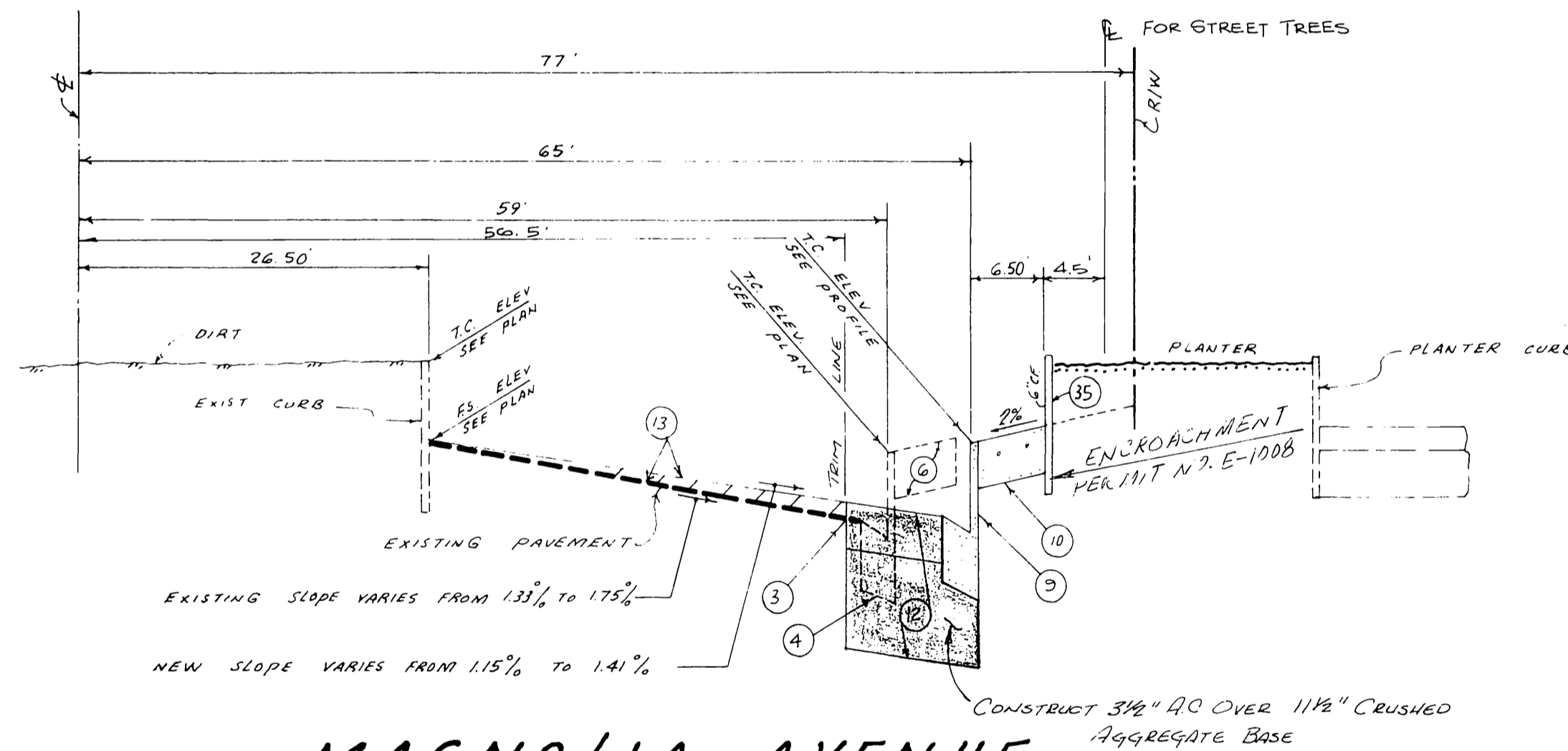


Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the 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 or the Engineer.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR
 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 this plan. 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.



LA SIERRA AVENUE
 FROM STA. 11+00.04 TO STA. 12+16.00
TYPICAL SECTION
 NO SCALE
 TI-10



MAGNOLIA AVENUE
 FROM STA. 20+84.04 TO STA. 22+05.00
TYPICAL SECTION
 NO SCALE
 TI-8

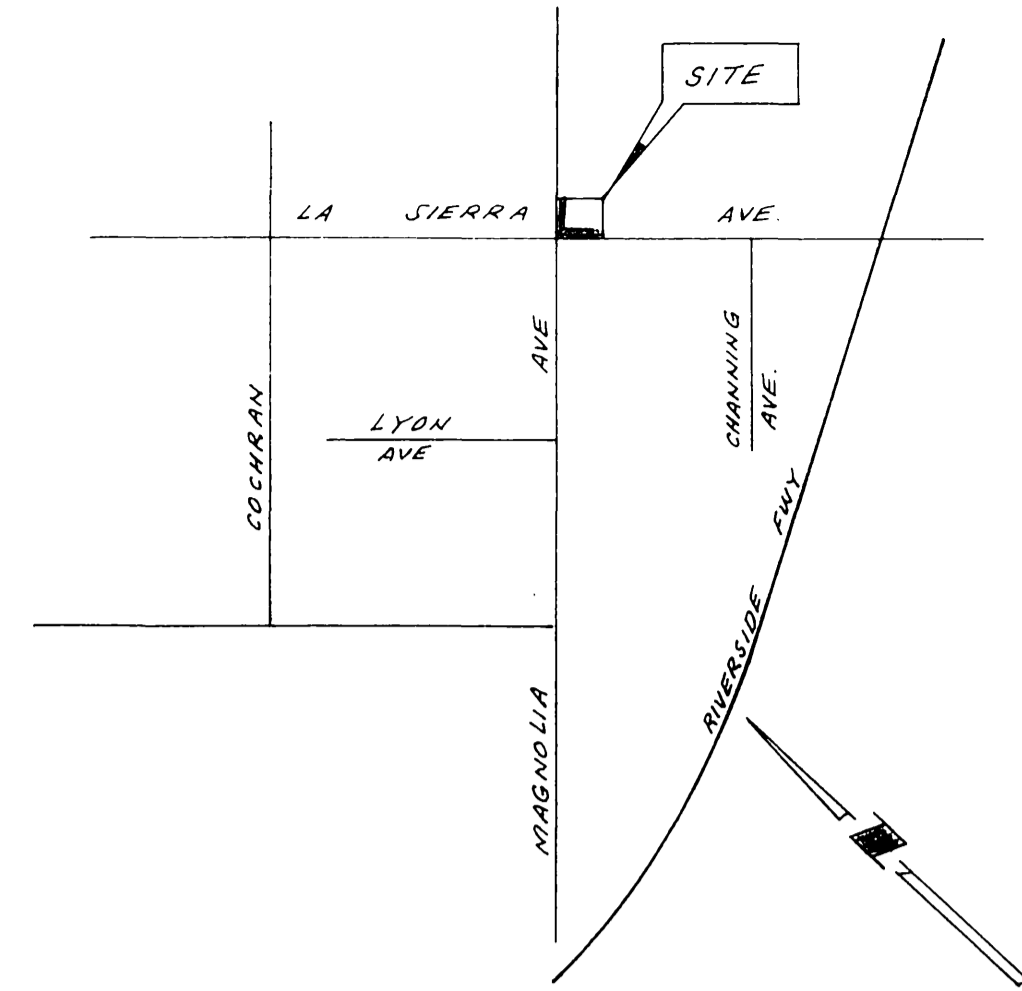
LANDSCAPING NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK RECREATION DEPARTMENT STANDARDS.
- CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED:
 - WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS.
 - 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 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.)
- THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME	COMMON NAME	MIN. SIZE	APPROX. SPACING	No. REQ.
A. LA SIERRA AVE.	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	15 GAL	AS SHOWN	1
B. MAGNOLIA AVE.	WASHINGTONIA ROGUSTA	FAN PALM	110 GAL	"	1
- 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 A HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
 - ALL STREET TREES TO BE AUTOMATICALLY IRRIGATED.



EXPIRATION DATE: DEC 1986



VICINITY MAP
 NO SCALE

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 CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STD. DWGS, STD. DWG. NO. 10 & STD. 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING & REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTR. SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- TRIM EDGE OF EXIST. PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTR. MATCH-UP PAVING AS SHOWN ON PLAN & OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302 AS SHOWN.
- 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/STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- SEE TRAFFIC SIGNAL PLAN X-325 FOR TRAFFIC SIGNAL FACILITIES & STRIPING WORK.
- 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.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS MADE TO MAINTAIN SIGNAL OPERATION.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.) PHONE NUMBER 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPT. INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT W/ PROPOSED AND/OR EXISTING FACILITIES.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- ALL TRAFFIC SIGNAL WORK SHALL BE PERFORMED IN ACCORDANCE TO THE PROVISIONS OF SEC. 86 OF THE STANDARD SPECIFICATIONS, THE STANDARD PLANS, BOTH PUBLISHED BY THE STATE OF CALIFORNIA DEPT. OF TRANSPORTATION, AND IN ACCORDANCE TO THE CITY OF RIVERSIDE REQUIREMENTS.
- 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. (787-7611)

CONSTRUCTION NOTES & ESTIMATE OF QUANTITIES

1	SAW-CUT EXIST. CURB AND GUTTER	
2	SAW-CUT EXIST. CONC. SIDEWALK	18-L.F.
3	SAW-CUT EXIST. PAVEMENT	316-L.F.
4	REMOVE EXIST. CURB AND GUTTER	284-L.F.
5	REMOVE EXIST. DRIVEWAY APRON	1394-S.F.
6	REMOVE EXIST. SIDEWALK	1140-S.F.
7	REMOVE EXIST. CONC. APRON	340-S.F.
8	REMOVE EXIST. CATCH-BASIN (W=33') V=2.67'	ONE EA.
9	CONSTRUCT CURB AND GUTTER TYPE I (B' C.F.) PER CITY STD. 200	268-L.F.
10	CONSTRUCT SIDEWALK PER CITY STD. 325	845-S.F.
11	CONSTRUCT WHEEL CHAIR RAMP PER CITY STD. 304	3 EA.
12	CONSTRUCT PAVING SECTION PER TYP. SECTION PER S.E. 595 R=40'	(1365-S.F.)
13	CONSTRUCT VAR. AC PAVEMENT OVERLAY-FEATHER OVER EXIST. PAVEMENT	(11958-S.F.)
14	CONSTRUCT CATCH-BASIN W=4', V=2.67 PER CITY STD. 405	ONE EA.
15	INSTALL 12" R.C.P. - 2000 D	8-L.F.
16	JOIN EXISTING R.C.P. - INSTALL CONC. COLLAR PER CITY STD. 424. EXIST. PIPE INVERT AT THIS POINT SHALL BE VERIFIED IN FIELD TO INSURE PROPER DRAINAGE.	ONE EA.
17	REMOVE EXIST. PLANTER CURB	88-L.F.
18	EXIST. YARD LIGHT TO BE REMOVED	ONE EA.
19	EXIST. RTD SIGN TO BE RELOCATED	ONE EA.
20	CONSTRUCT COMMERCIAL DRIVEWAY PER CITY STD. 302	1280-S.F.
21	EXIST. YARD LIGHT TO BE REMOVED	ONE EA.
22	EXIST. PRICE SIGN TO BE RELOCATED	ONE EA.
23	EXIST. 24" DIA. PALM TREE TO BE RELOCATED	ONE EA.
24	EXIST. "SHELL" SIGN TO BE REMOVED	ONE EA.
25	EXIST. STREET NAME SIGN TO BE RELOCATED	ONE EA.
26	EXIST. TRAFFIC SIGNAL POLE W/ SIGN TO BE RELOCATED	ONE EA.
27	EXIST. TRAFFIC SIGNAL PULL-BOX TO BE REPLACED @ A NEW LOCATION	ONE EA.
28	EXIST. CROSS-WALK SIGNAL / TRAFFIC SIGNAL POLE TO BE RELOCATED	ONE EA.
29	EXIST. PWR. POLE #29855 J (W/UNDERGROUND) TO BE RELOCATED BY CITY FORCES	ONE EA.
30	EXIST. TRAFFIC SIGNAL PULL-BOX TO BE REPLACED @ A NEW LOCATION	ONE EA.
31	EXIST. TRAFFIC SIGNAL TO REMAIN	ONE EA.
32	EXIST. TRAFFIC SIGNAL PULL BOX TO REMAIN	ONE EA.
33	EXIST. TRAFFIC SIGNAL PULL-BOX TO REMAIN	ONE EA.
34	CONSTRUCT CONC. CURB TYPE II (6" C.F.) PER CITY STD. 200	226-L.F.
35	REMOVE LOCAL DEPRESSION	116-S.F.
36	REMOVE EXIST. CATCH-BASIN (L=21' V=5.25')	ONE EA.
37	INSTALL 18" R.C.P. - 20000	9-L.F.
38	CONST. CATCH BASIN (L=21', V=5') PER CITY STD. 407	ONE EA.
39	EXIST. SIGN (MUST TURN RIGHT) TO BE RELOCATED	ONE EA.
40	EXIST. TRAFFIC SIGNAL PULL-BOX TO BE RELOCATED	ONE EA.
41	EXIST. YARD LIGHT TO REMAIN	ONE EA.
42	EXIST. GUARD POST TO BE REMOVED	TWO EA.
43	EXIST. POWER POLE (#25493T) & STREET LIGHT TO BE RELOCATED BY CITY FORCES	ONE EA.
44	EXIST. WATER METER PULL BOXES TO BE RELOCATED AND ADJUSTED TO GRADE BY CITY FORCES	TWO EA.
45	CONST. R.C.P. LOCAL DEPRESSION	132-S.F.
46	EXIST. 4" HIGH CONC. BLK. PLANTER WALL TO REMAIN	ONE EA.
47	PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. (SEE LANDSCAPING NOTES)	
48	RELOCATE EXISTING PALM TREE TO THIS LOCATION	

NOTE: TRAFFIC SIGNAL CONSTRUCTION NOTES AND QUANTITIES ARE FOR REFERENCE ONLY; SEE GENERAL NOTE NO. 11

*As built 2-16-88 TE

BENCH MARK
 CITY OF RIVERSIDE E2-G
 PK. NAIL AND CITY ENGR TAG IN
 N. W. CURB RETURN OF LA SIERRA AVE.
 MAGNOLIA AVE. ELEV. = 711.232

PREPARED BY:
HAYES & ASSOC. INC.
 CIVIL ENGINEERS/SURVEYORS/PLANNERS
 9821 W. MACARTHUR BLVD. SUITE 120
 SANTA ANA, CALIFORNIA 92704
 (714) 878-7181

M.D. Zanjebilliar
 M.D. ZANJEBILLIAR RCE 25155
 ACCT. NO. 026325 EXP. 10-6-87

DESIGNED BY: MZ DRAWN BY: KH CHECKED BY: M.D.

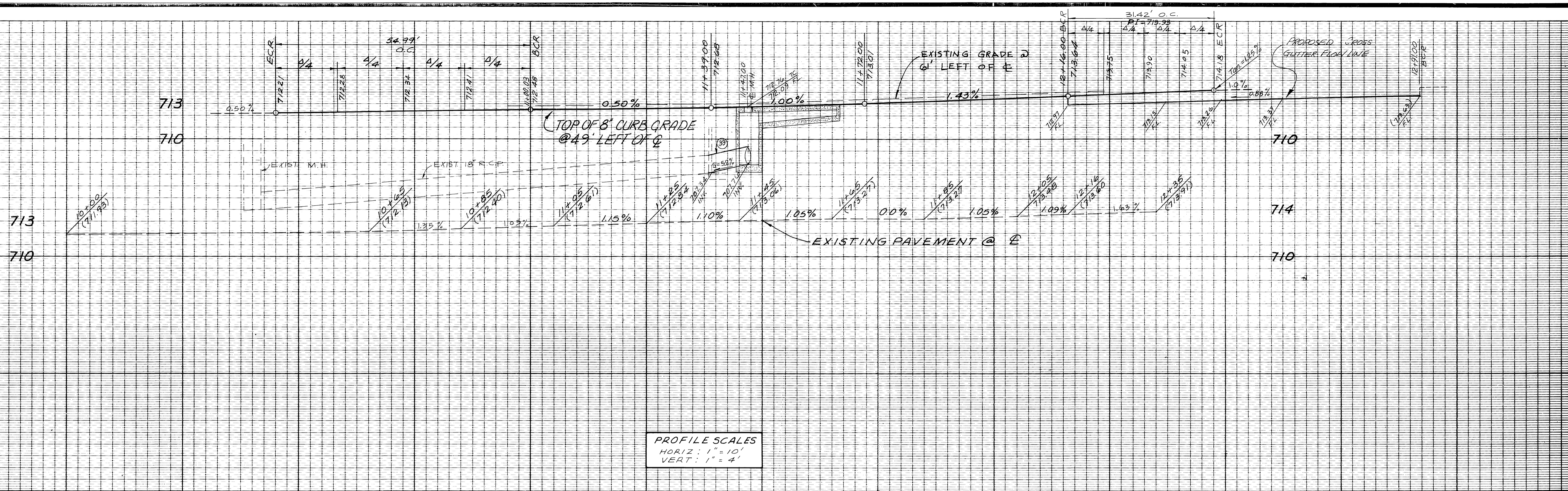
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY:
 MUNICIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGINEER

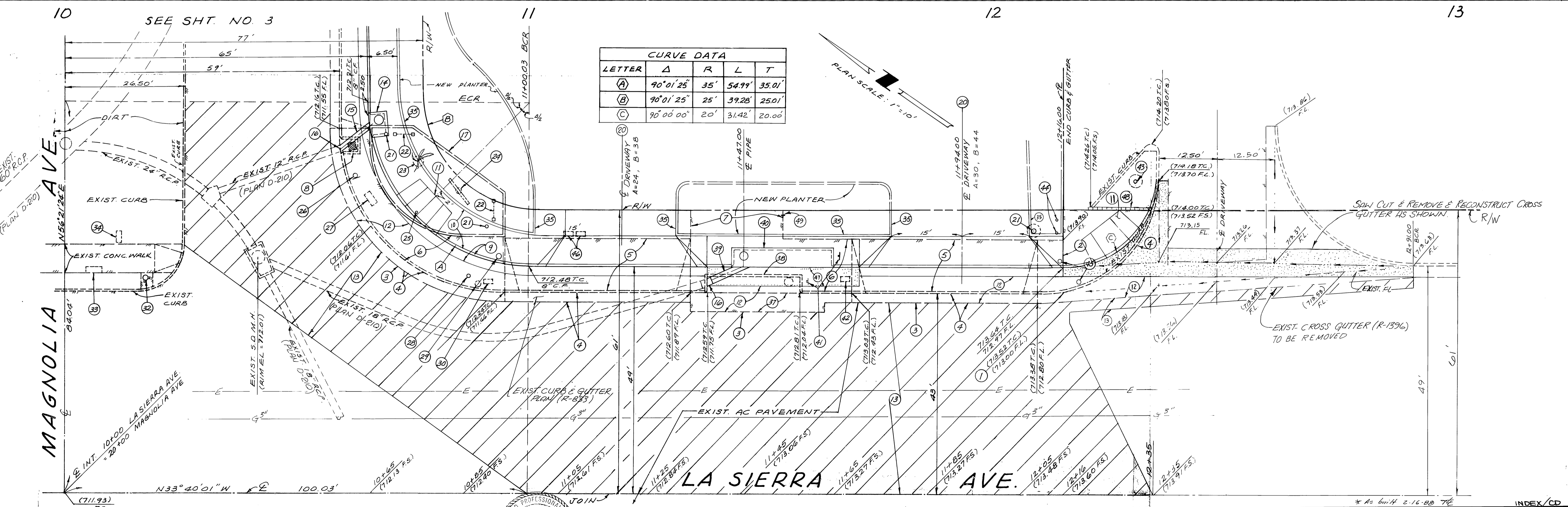
TITLE SHEET
MAGNOLIA AVE.
& LA SIERRA AVE.
RIVERSIDE, CALIF.

APPROVED BY:
 William D. Gardner
 PUBLIC WORKS DIRECTOR
 DATE: 4-8-87

INDEX/CD.
 ACCOUNT NO.
R-2822
 SHEET 1 OF 3
 FILE NO.



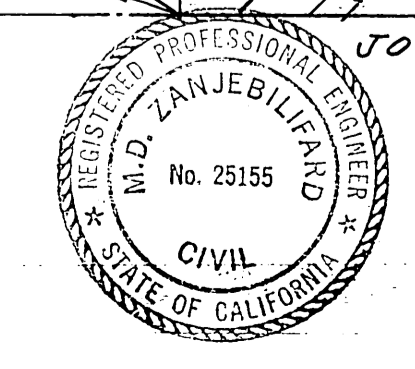
PROFILE SCALES
 HORIZ: 1" = 10'
 VERT: 1" = 4'



BENCHMARK
 CITY OF RIVERSIDE E2-G
 P.K. NAIL AND CITY ENGR. TAG IN
 NWLY CURB RETURN OF LA SIERRA AVE
 & MAGNOLIA AVE ELEV. 711.232

APPROVALS:

WATER DATE 2/4/87	SEWER DATE 2/9/87	ELECTRIC DATE 1/2/87	TELEPHONE DATE 2-3-87
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PREPARED BY:
HAYES & ASSOC. INC.
 CIVIL ENGINEERS/SURVEYORS/PLANNERS
 3881 W. MACARTHUR BLVD., SUITE 120
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 (714) 878-7181

M.D. Zanjebilifard
 M.D. ZANJEBILIFARD RCE 25155 DATE
 JUN 2 1986
 DESIGNED BY: MZ DRAWN BY: KN CHECKED BY: MZ
 ACCT. NO. 026325 EXP. 10-6-87

NO.	REVISIONS	APPR. DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

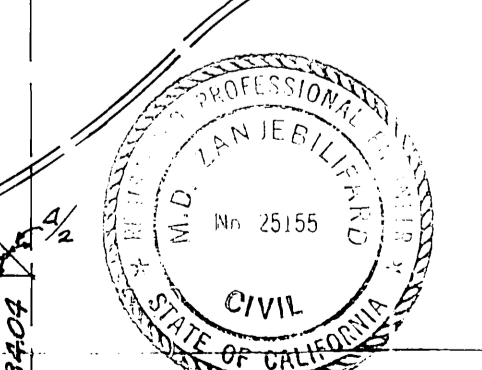
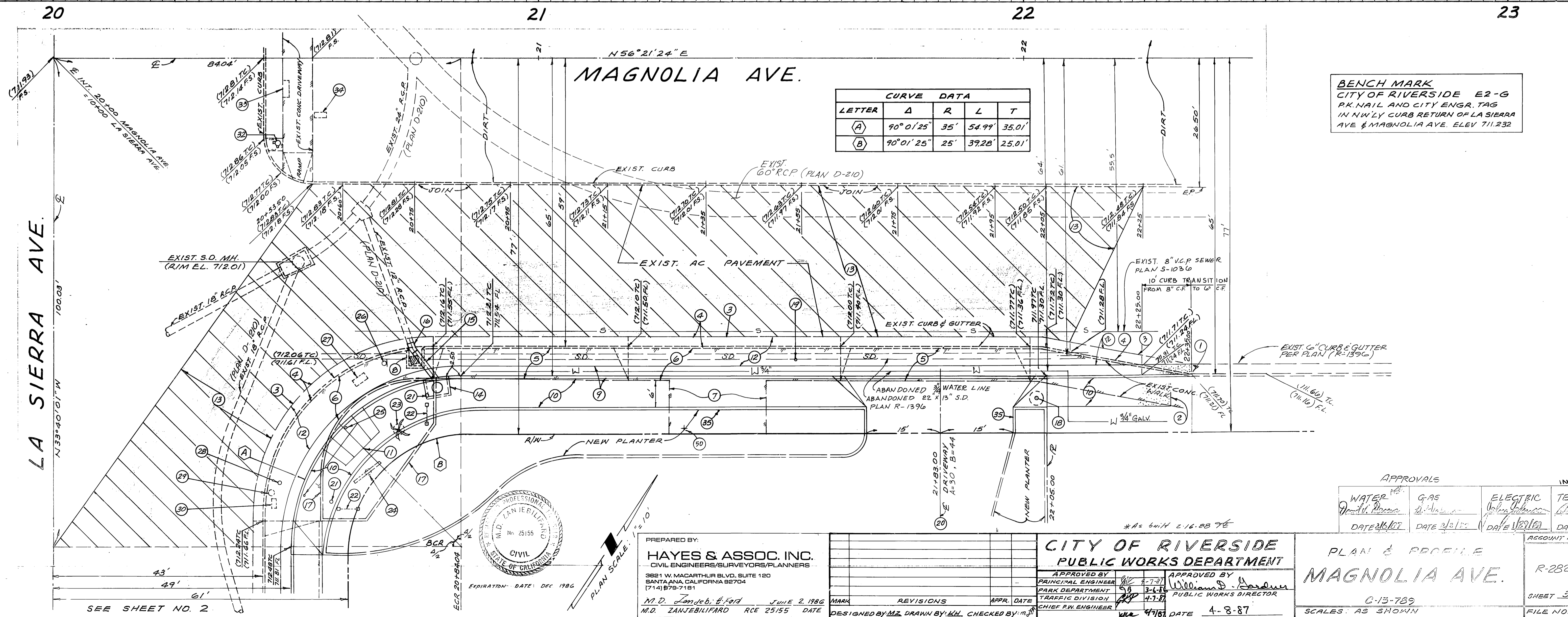
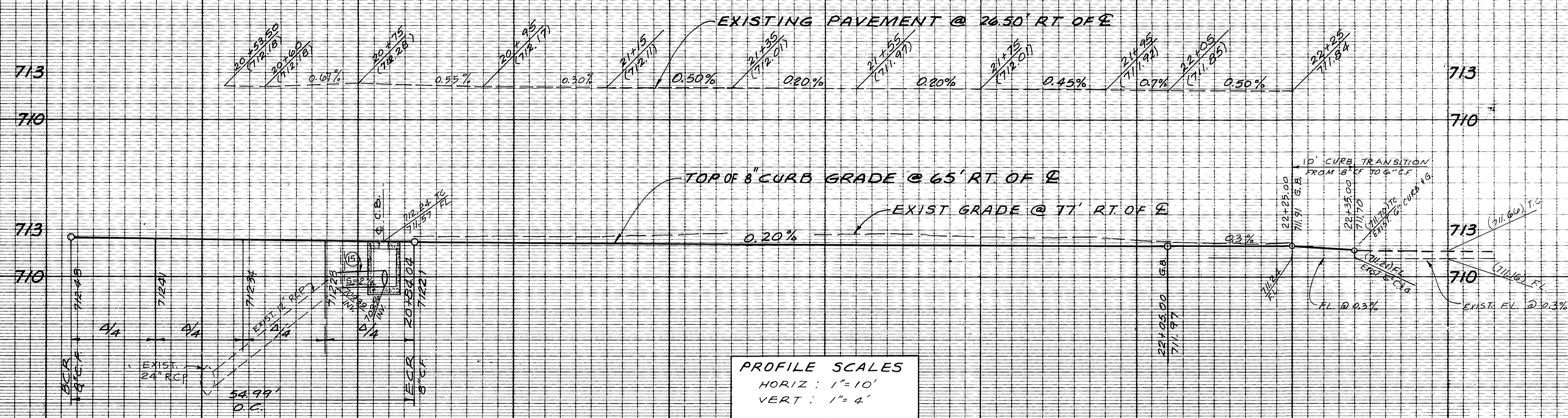
APPROVED BY:
 PRINCIPAL ENGINEER: [Signature]
 TRAFFIC DIVISION: [Signature]
 CHIEF P.W. ENGINEER: [Signature]

APPROVED BY:
 PUBLIC WORKS DIRECTOR: [Signature]

DATE: 4-8-87

PLAN & PROFILE
LA SIERRA AVE.
 C-13-789
 SCALES: AS SHOWN

ACCOUNT NO. R-2822
 SHEET 2 OF 2
 FILE NO. 6755



PREPARED BY:
HAYES & ASSOC. INC.
CIVIL ENGINEERS/SURVEYORS/PLANNERS
3821 W. MACARTHUR BLVD. SUITE 120
SANTA ANA, CALIFORNIA 92704
(714) 878-7181
M.D. Zanjebifard, E. Ford, JUNE 2, 1986
M.D. ZANJEBIFARD RCE 25155 DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

APPROVED BY
W. J. ...
PUBLIC WORKS DIRECTOR

REVISIONS
APPR. DATE

DESIGNED BY: MZ DRAWN BY: LHL CHECKED BY: MZ

APPROVALS

WATER
GAS
ELECTRIC
TELEPHONE

DATE 3/16/87 DATE 3/16/87 DATE 3/16/87 DATE 3/16/87

ACCOUNT NO. R-2822

SHEET 3 OF 3

FILE NO.

PLAN & PROFILE
MAGNOLIA AVE.
C-13-789
SCALE: AS SHOWN

DATE 4-8-87