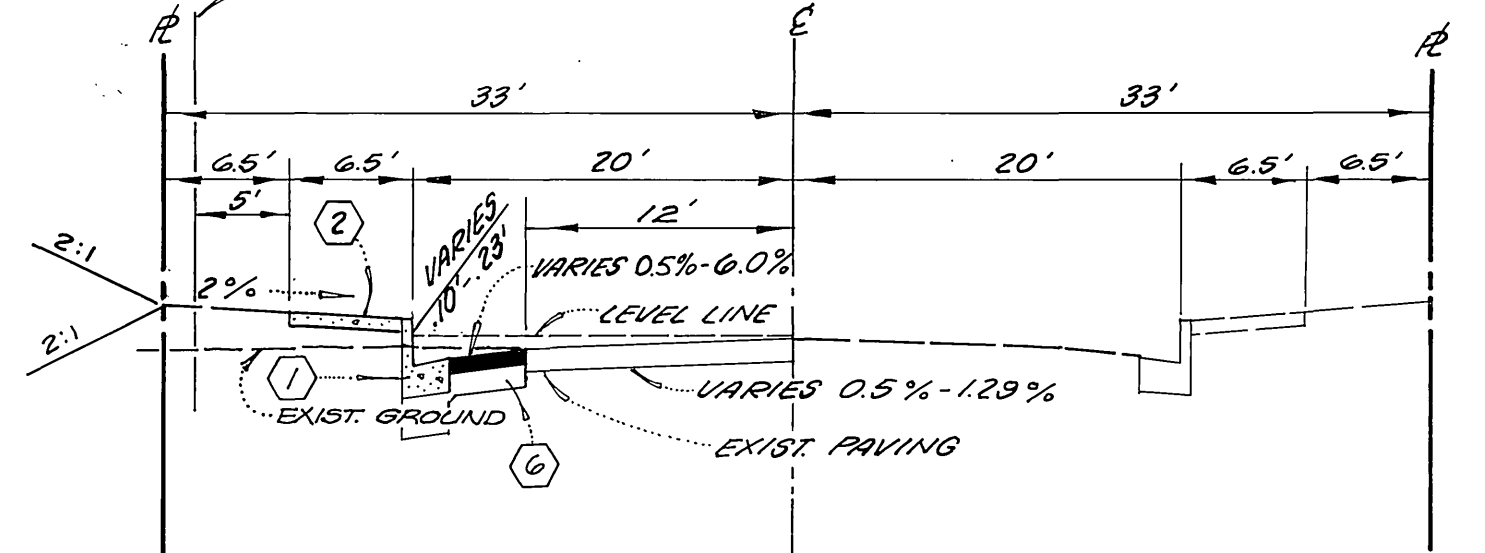
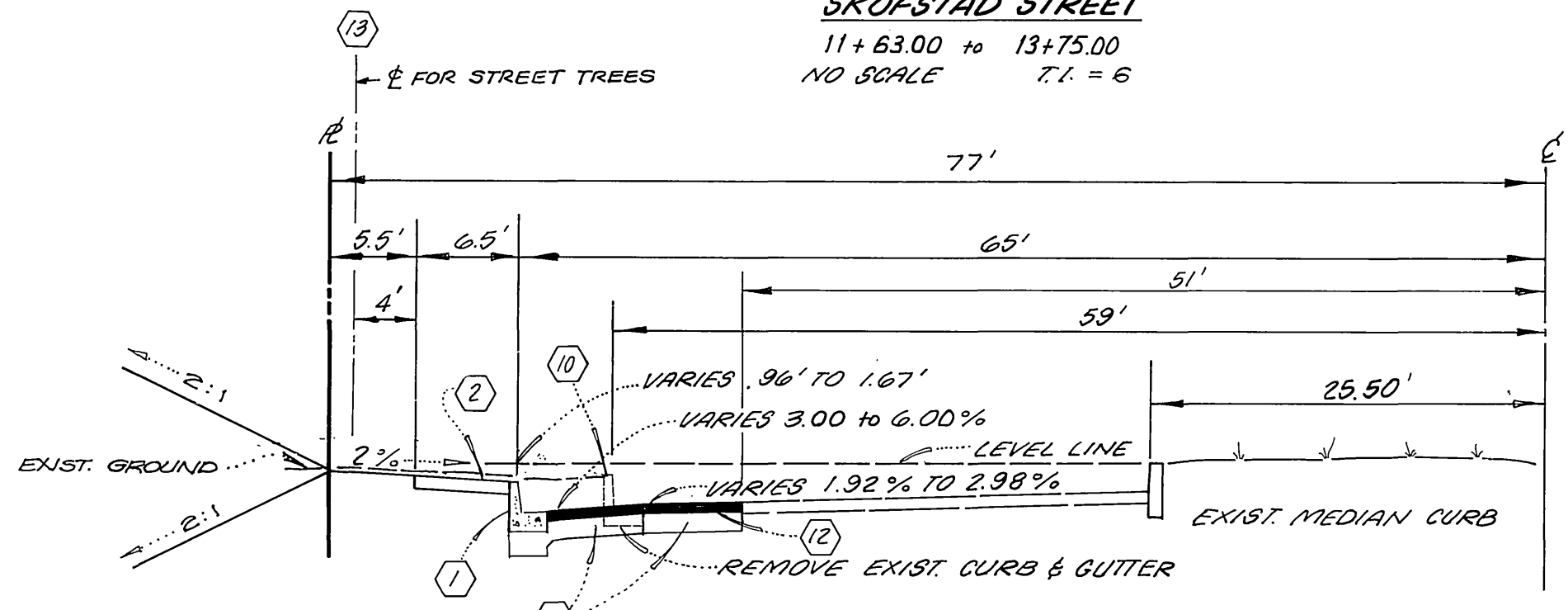


TYPICAL SECTION  
BURGE STREET  
6+54.38 to 9+10.38  
NO SCALE T.I. = 6



TYPICAL SECTION  
SKOFSTAD STREET  
11+63.00 to 13+75.00  
NO SCALE T.I. = 6



TYPICAL SECTION  
MAGNOLIA AVENUE  
105+41.24 to 110+37.13  
NO SCALE T.I. = 8

**GENERAL NOTES:**

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IS 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, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT 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.
- 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.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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 INSPECTOR.
- 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.
- 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 DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- DEVELOPER TO GIVE WATER DIVISION (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW THE CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (351-6150)
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- 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.

**CONSTRUCTION NOTES**

- CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD NO. 200. (6" TYPE I)
- CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD NO. 325.
- CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD NO. 304.
- CONSTRUCT WHEELCHAIR RAMP PER DETAIL "A" SHEET 2.
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD NO. 302. SIZE AS NOTED ON PLAN
- CONSTRUCT 6" A.C. BERM (TYPE I) PER CITY OF RIVERSIDE STANDARD NO. 250.
- CONSTRUCT 3" OF A.C. PAVING OVER 10 1/2" AGGREGATE BASE CL. II OR 7 1/2" OF A.C. PAVING OVER COMPACTED NATIVE SOIL. (S.R. 1203) R = 20
- REMOVE EXISTING CITY A.C. BERM. SAW-CUT AT EXISTING FLOWLINE.
- TO BE RELOCATED BY CITY OF RIVERSIDE FORCES.
- TO BE REMOVED OR RELOCATED BY CONTRACTOR TO THE SPECIFICATIONS OF THE PARK AND RECREATION AND PUBLIC WORKS DEPARTMENTS (AS APPLICABLE).
- REMOVE EXISTING CURB AND GUTTER.
- CONSTRUCT 6' WIDE CROSS GUTTER & SPANDREL PER CITY OF RIVERSIDE STD. NO. 220.
- REMOVE EXISTING A.C. PAVING.
- PLANT STREET TREE TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STANDARD NO. 400
- CONSTRUCT 15" DIA. R.C.P. STORM DRAIN.
- EXISTING WATER SERVICE LINE TO BE CUT AND PLUGGED AT MAIN; WATER METER & BOX TO BE SALVAGED; ALL WORK BY CITY FORCE.
- CONSTRUCT 5" OF A.C. PAVING OVER 13 1/2" AGGREGATE BASE CL. II OR 10 1/2" OF A.C. PAVING OVER COMPACTED NATIVE SOIL. (S.R. 1203) R = 20

**PARKS DEPT. NOTES:**

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARKS AND RECREATION DEPARTMENT STANDARDS.
- THE DEVELOPER SHALL CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 351-6126 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 PARKS 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	SPACING	NO.
(a) MAGNOLIA AVE.	WASHINGTONIA/CALIFORNIA FILIFERA FAN PALM		RELOCATE AS SHOWN	3
(b) MAGNOLIA AVE.	WASHINGTONIA/CALIFORNIA FILIFERA FAN PALM		RELOCATE AS SHOWN	4
(c) BURGE ST.	ULMUS PARVIFOLIA/EVERGREEN ELM	15 GAL.	45'	5
(d) SKOFSTAD ST.	PRUNUS /RED LEAF CERASIFERA PLUM	15 GAL.	45'	5

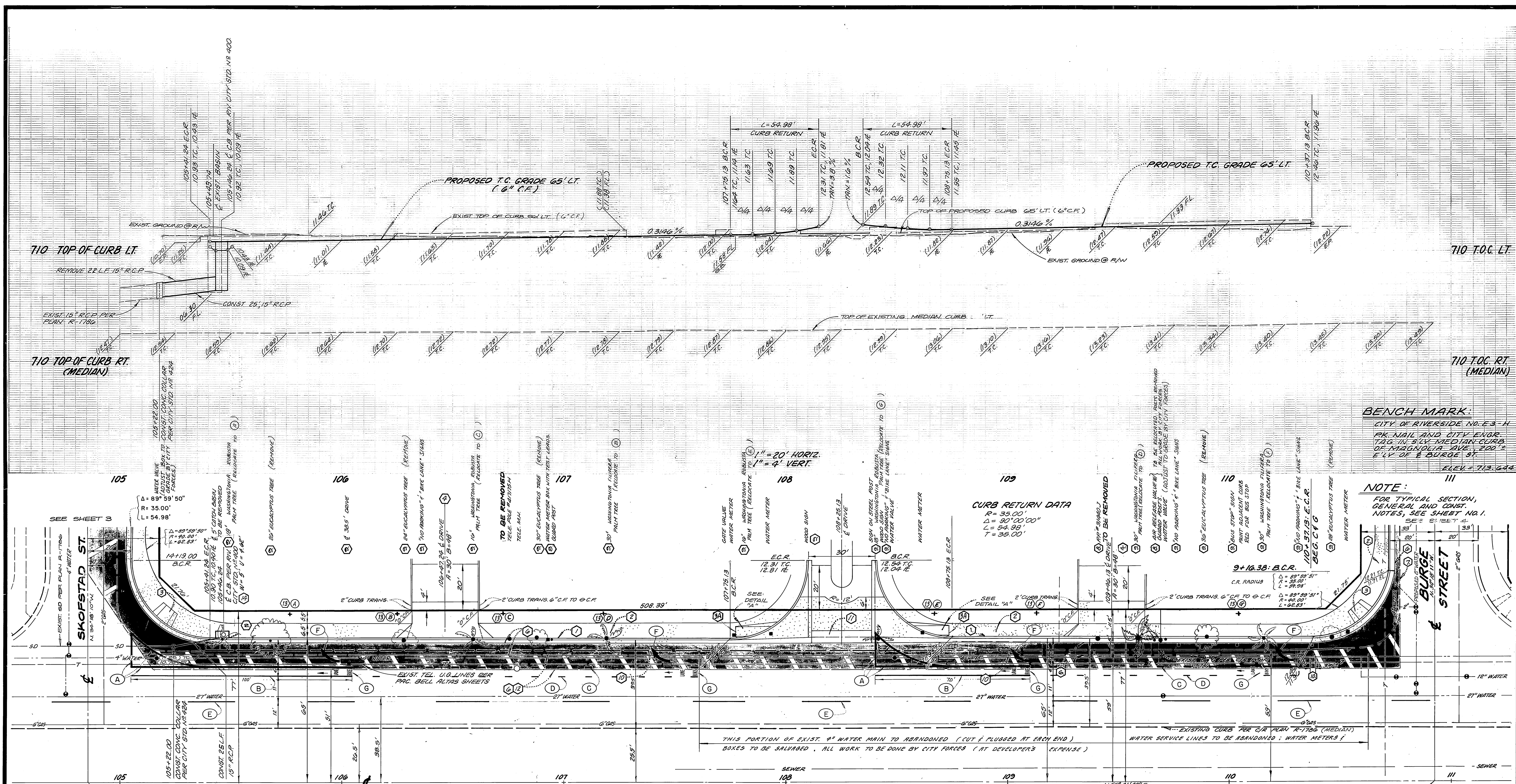
**ENGINEERS NOTICE TO CONTRACTORS**

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.

**BENCH MARK:**

CITY OF RIVERSIDE NO. E3-H  
P.K. NAIL AND CITY ENGINEER'S TAG IN SOUTHERLY MEDIAN CURB OF MAGNOLIA AVENUE, 200' EASTERLY OF BURGE STREET.  
ELEVATION: 713.644

SOUTHERN CALIFORNIA GAS CO. APPROVED BY: <i>C.R. Pardo</i> DATE: 12-23-86		CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: <i>Carl Weingarten</i> DATE: 3/29/88		CITY OF RIVERSIDE ELECTRIC OVERHEAD & UNDERGROUND APPROVED BY: <i>John Johnson</i> DATE: 1/13/87		J.N. BEELER AND ASSOCIATES Land Surveying and Mapping 7410 Indiana Avenue, Suite 205 Riverside, California 92504 (714) 351-8686 APPROVED BY: <i>James J. DeLeon</i> DATE: 1/13/87 P.C.E. NO. 15167-11 EXPIRES 6/30/89 W.O. 85,050-05 FOR: JACOBS DEV CO F.B. 1003		CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>Benny Beal</i> DATE: 6/24/88 PRINCIPAL ENGINEER: 6-21-88 TRAFFIC DIVISION: 6-21-88 CHIEF P.W. ENGINEER: 6-23-88		C-2-867 INDEXED 8-17-88 STREET PLAN AND PROFILE MAGNOLIA AVE. 104+88.03 TO 110+32.13 SKOFSTAD ST. 11+63.00 TO MAGNOLIA AVE. BURGE ST. 6+25 SOUTHERLY TO MAGNOLIA AVE. HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 45' DOWN ACCOUNT NO. R-2932 SHEET 1 OF 4	
--	--	--	--	--	--	--	--	--	--	--	--

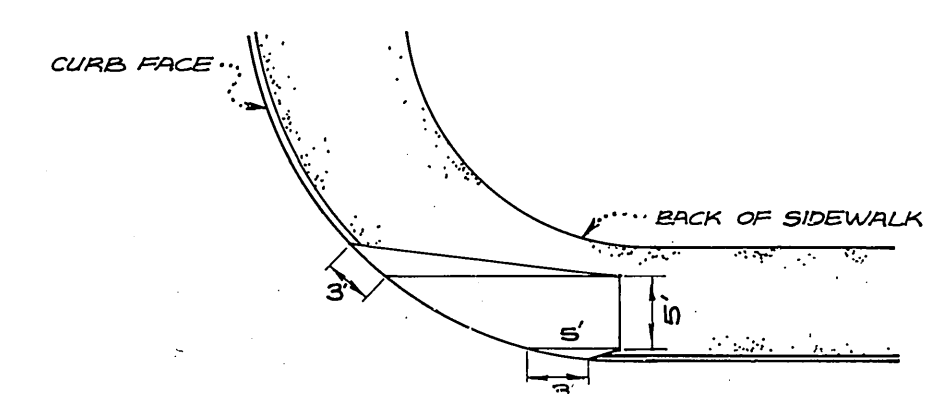


**BENCH MARK:**  
 CITY OF RIVERSIDE NO. E-3 - H  
 PK. NAIL AND CITY ENGR.  
 TO G.M. 9' LV. MEDIAN CURB  
 OF MAGNOLIA AVE. 200'  
 E' LV. OF E. BURGE ST.  
 ELEV. = 713.644

**NOTE:**  
 FOR TYPICAL SECTION,  
 GENERAL AND CONST.  
 NOTES, SEE SHEET NO. 1.  
 SEE SHEET 4.

**CURB RETURN DATA**  
 R = 35.00'  
 Δ = 90° 00' 00"  
 L = 54.98'  
 T = 35.00'

- STRIPING SCHEDULE**
- (A) 8" Solid - White
  - (B) 6" Solid - White
  - (C) 8" Skip - White (3' stripe, 9' gap)
  - (D) 6" Skip - White (3' stripe, 9' gap)
  - (E) 4" Skip - White (existing)
  - (F) Right Arrow (Typ. 4 places)
  - (G) BIKE LANE w/Arrow (Typ. 4 places)



SOUTHERN CALIFORNIA GAS CO.  
 APPROVED BY: *E. R. Puck* 12-23-86  
 DATE  
 PACIFIC TELEPHONE COMPANY  
 APPROVED BY: *D. A. Hogan* 2-17-87  
 DATE

CITY OF RIVERSIDE  
 WATER SYSTEM  
 APPROVED BY: *Carl Weingarten* 3/29/88  
 DATE

CITY OF RIVERSIDE  
 ELECTRIC OVERHEAD & UNDERGROUND  
 APPROVED BY: *John Johnson* 1/13/87  
 DATE

J.N. BEELER AND ASSOCIATES  
 Land Surveying and Mapping  
 7410 Indiana Avenue, Suite 205  
 Riverside, California 92504  
 (714) 351-8686  
 APPROVED BY: *John Beeler*  
 DATE: 12/28/86 EXPIRES: 6/30/89  
 W.C. 85-050-05 U.S. FOR JACOBS DEV. CO. FB 1005

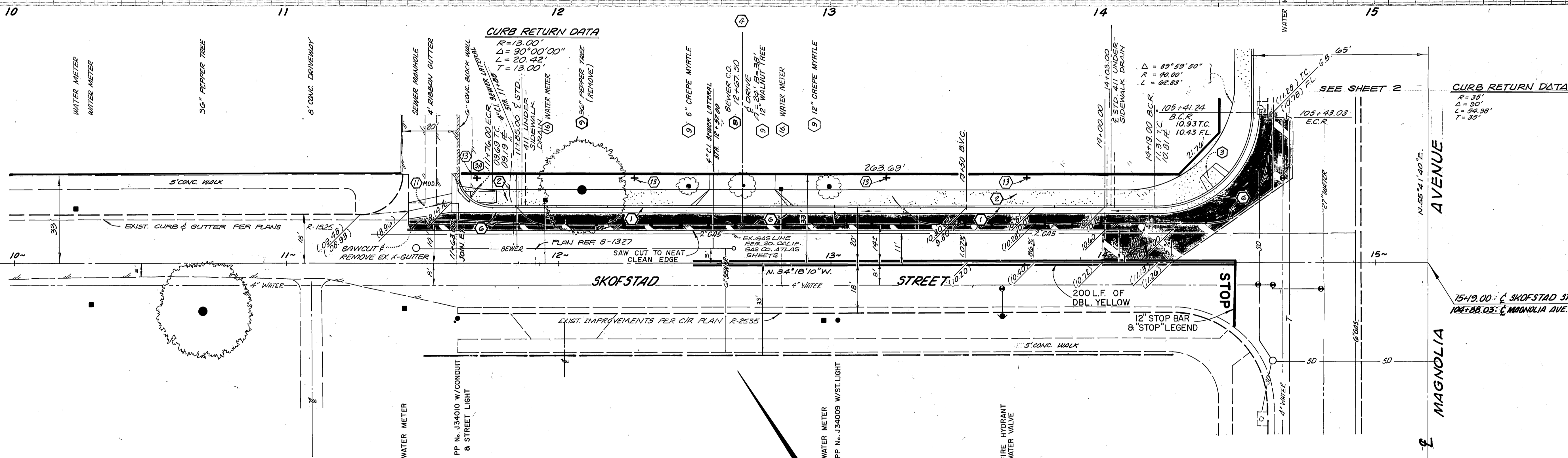
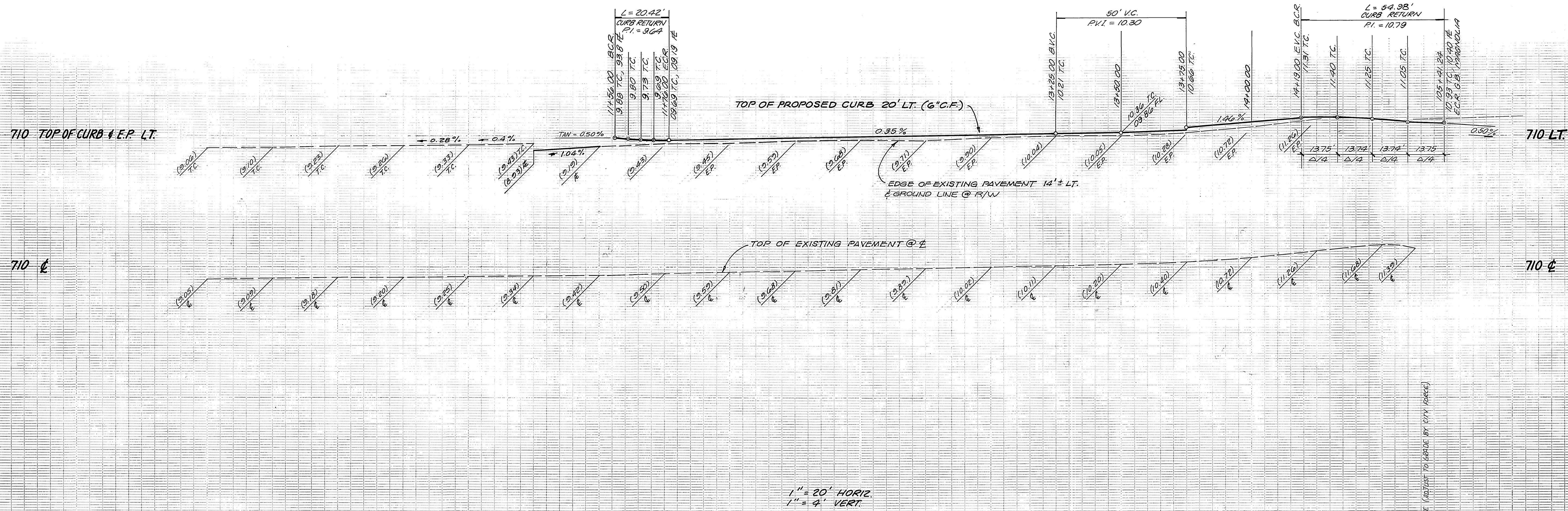
MARK REVISIONS APPR. DATE  
 DESIGNED BY: *JNB* DRAWN BY: *KM* CHECKED BY: *PK*

**CITY OF RIVERSIDE**  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: *John Beeler*  
 DATE: 6/24/88  
 PUBLIC WORKS DIRECTOR

STREET PLAN AND PROFILE  
**MAGNOLIA AVE.**  
 FROM 104+88.03 TO 110+92.13  
 C-2 867  
 HORIZ. SCALE: 1" = 20'  
 VERT. SCALE: 1" = 4'

ACCOUNT NO.  
**R-2932**  
 SHEET **2** OF **4**  
 85-050-05

INDEXED 8-17-88 4H



SOUTHERN CALIFORNIA GAS CO.  
 APPROVED BY: *E.P. Rube* DATE: 12-23-86  
 PACIFIC TELEPHONE COMPANY  
 APPROVED BY: *BA Hagan* DATE: 2-17-87

CITY OF RIVERSIDE  
 WATER SYSTEM  
 APPROVED BY: *Carl Wengert* DATE: 3/29/88

CITY OF RIVERSIDE  
 ELECTRIC OVERHEAD & UNDERGROUND  
 APPROVED BY: *John Johnson* DATE: 11/3/87

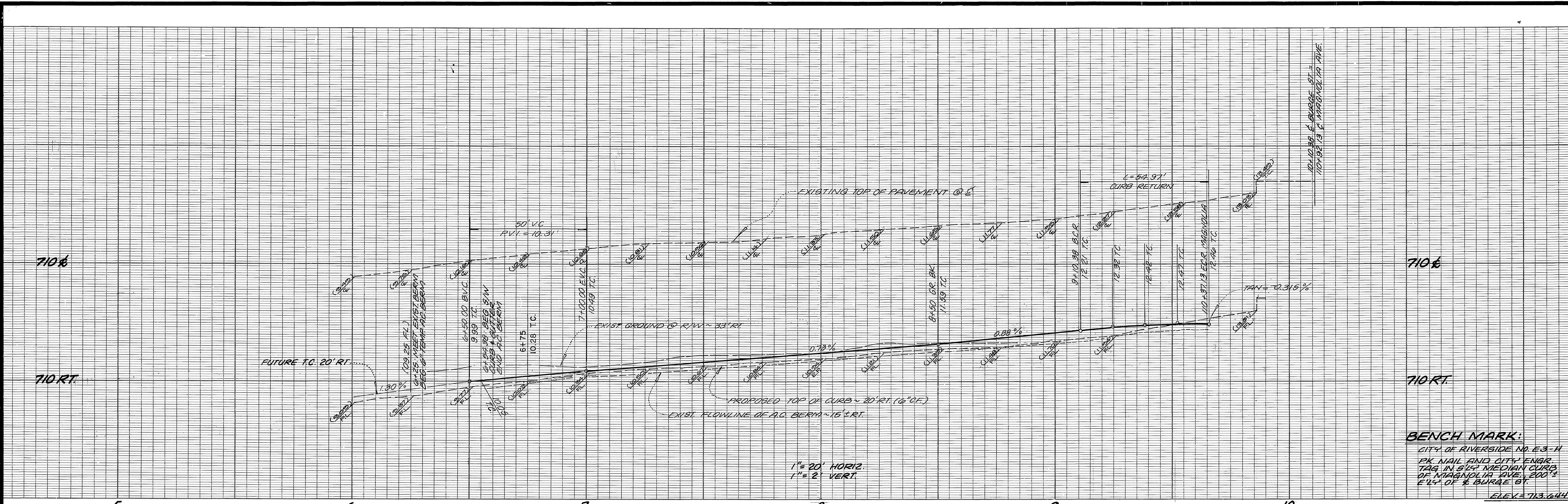
JAN BEELER AND ASSOCIATES  
 REGISTERED PROFESSIONAL SURVEYING AND MAPPING  
 1217 1/2 S. GARDEN ST. RIVERSIDE, CALIF. 92504  
 APPROVED BY: *James L. Dorn* DATE: 12/17/86  
 R.C.E. NO. 15167 EXPIRES 6/30/89

DESIGNED BY: JMB  
 DRAWN BY: KM  
 CHECKED BY: [Signature]

CITY OF RIVERSIDE  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: *James Beel* DATE: 6/22/87  
 PUBLIC WORKS DIRECTOR

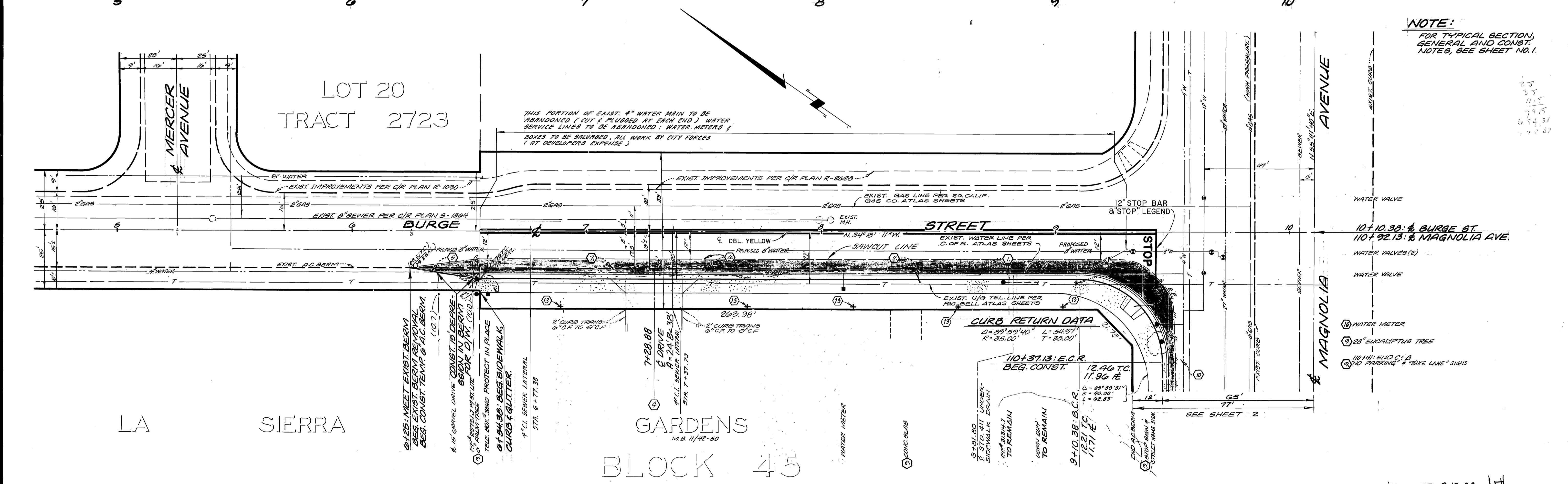
STREET PLAN AND PROFILE  
 SKOFSTAD ST.  
 STA. 11+6.3 SOUTHERLY TO MAGNOLIA AVE.  
 C-2-867  
 ACCOUNT NO. R-2932  
 SHEET 3 OF 4  
 HORIZ. SCALE: 1" = 20'  
 VERT. SCALE: 1" = AS SHOWN

INDEXED 8-17-88 LH



**BENCH MARK:**  
 CITY OF RIVERSIDE NO. E-3-11  
 PK NAIL AND CITY ENGR. TAG IN 8" MEDIAN CURB OF MAGNOLIA AVE. 200' E-W OF & BURGE ST.  
 ELEV. = 713.644'

**NOTE:**  
 FOR TYPICAL SECTION, GENERAL AND CONST. NOTES, SEE SHEET NO. 1.



25  
35  
11.5  
79.5  
654.36  
112.38

SOUTHERN CALIFORNIA GAS COMPANY APPROVED BY: <i>E.P. Ruck</i> 12-23-86 DATE		PACIFIC TELEPHONE COMPANY APPROVED BY: <i>BAJAGAN</i> 2/28/87 DATE		CITY OF RIVERSIDE WATER SYSTEM APPROVED BY: <i>Carl Wengert</i> 3/29/87 DATE		CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND APPROVED BY: <i>John Johnson</i> 1/13/87 DATE		J.N. BEELER AND ASSOCIATES Land Surveying and Mapping 7410 Indiana Avenue, Suite 205 Riverside, California 92504 (714) 351-8686 APPROVED BY: <i>Jacob GATEL</i> 12/28/86 R.C.E. 18105 EXPIRES 6/30/89 W.O. 55-050 FOR JACOBS DEV. CO. F.B. 1005		CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>Baus</i> 6/24/88 DATE		STREET PLAN AND PROFILE <b>BURGE STREET</b> STA. 6+25 SOUTHERLY TO MAGNOLIA AVE. C-2-867 SCALE: HORIZ. 1" = 20'; VERT. 1" = 2'		ACCOUNT NO. DRAWING NUMBER R-2932 SHEET 4 OF 4 '85-050-05	
---	--	--	--	--	--	---	--	--	--	---	--	--	--	--	--

INDEXED 8-17-88 LHI

PECI 20