

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, STANDARD DRAWING NO. 10 AND THE STANDARD 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 AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION 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/CUT SHEETS.
- 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.
- 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- 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 (714 351-6150)

PARK DEPT. NOTES

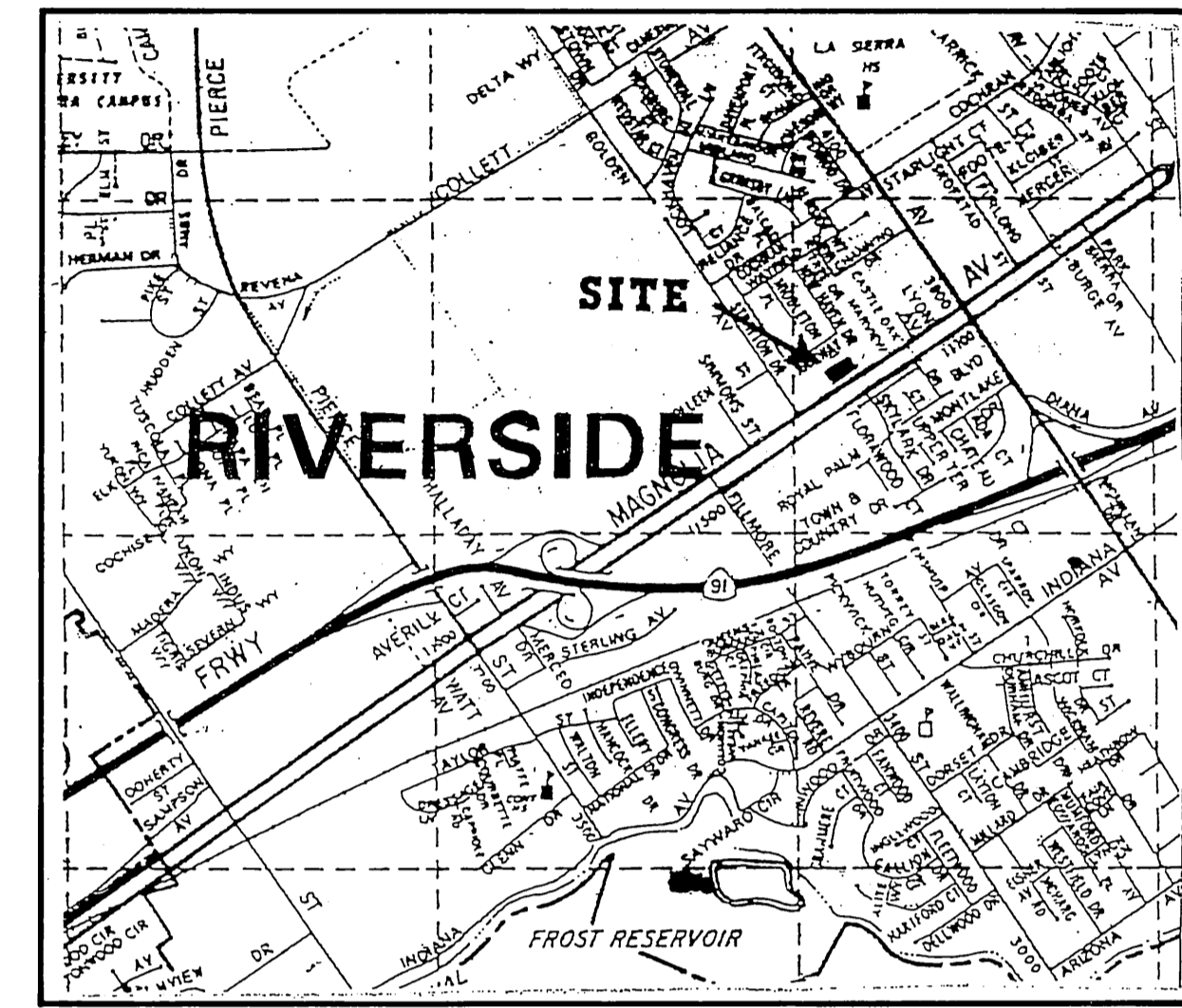
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
 - CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE INSPECTION. INSPECTION SHALL BE REQUIRED:
 - WHEN PLAN LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR 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).
 - STREET TREE SHALL BE PLANTED PRIOR TO OCCUPANCY.
 - 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. MAGNOLIA AVE.	-	-	-	PROTECT EXISTING PALMS IN PLACE (4)
B. MAGNOLIA AVE.	-	-	-	RELOCATE AS SHOWN ON PLANS (1)
C.	-	-	-	-
D.	-	-	-	-
 - 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 AND OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
- *NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE NUMBERS AND LOCATIONS AS SHOWN ON APPROVED PLANS.

CONSTRUCTION NOTES

- CONSTRUCT 4 1/2" A.C. OVER 1 1/2" CRUSHED A.B. OR 1 1/2" A.C. OVER COMPACTED NATIVE SOIL (PER C/R DWG. NO. R-2749). $R=35$ 1272 S.F.
- CONSTRUCT A.C. OVERLAY 5088 S.F.
- CONSTRUCT 6" CURB AND GUTTER PER C/R STD. 200 (TYPE I). CURB & GUTTER SHALL BE STAKED WITH 3' OFFSETS @ 12.5' INTERVALS. 2 ROWS OF #3 REBARS SHALL BE PLACED IN GUTTER WITH 3/4" DOWEL PINS AT ALL EXPANSION JOINTS. 212 L.F.
- CONSTRUCT PROPERTY LINE SIDEWALK PER C/R STD. 325 848 S.F.
- CONSTRUCT DRIVEWAY APPROACH PER C/R STD. 302 (TYPE III) 1 EA.
- INSTALL 15" R.C.P. (2000-D) AND CONNECT TO EXISTING STORM DRAIN 212 L.F.
- CONSTRUCT UNDER SIDEWALK DRAIN PER C/R STD. 411 2 EA.

QUANTITIES



VICINITY MAP
N.T.S.

LEGEND

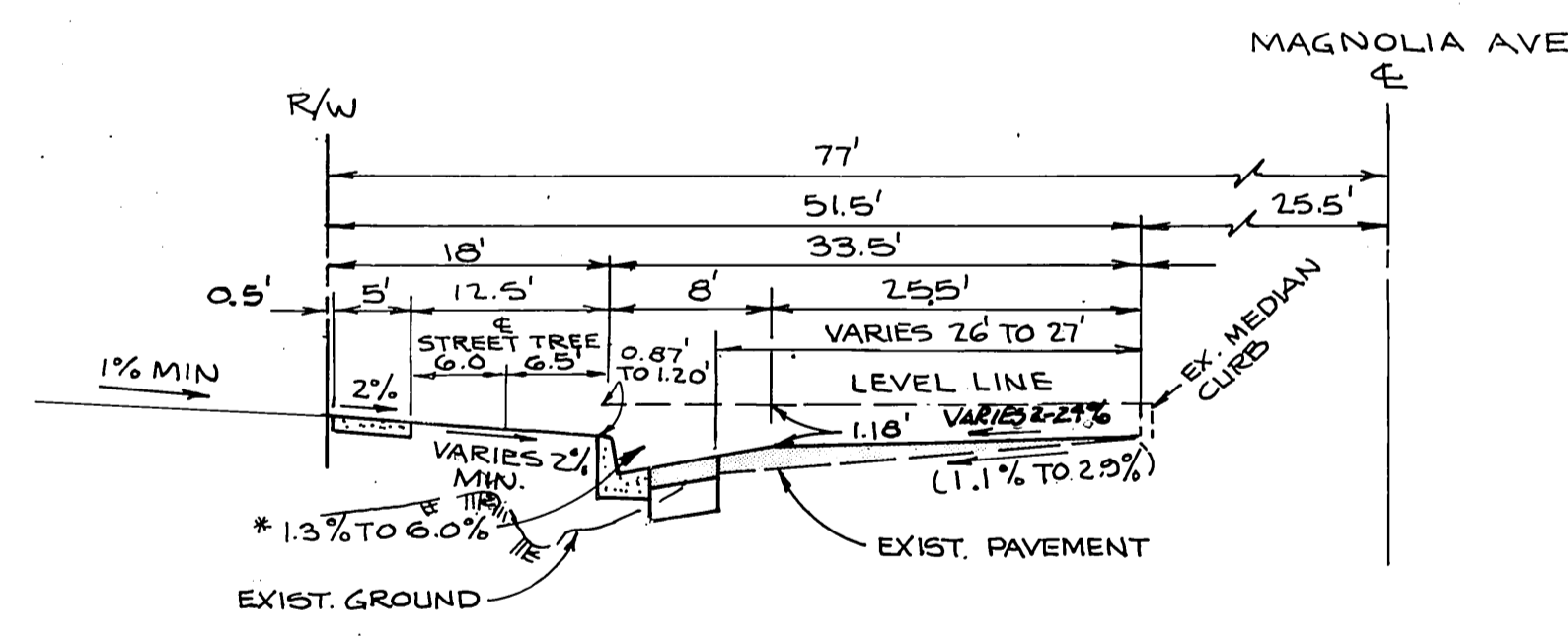
CHAIN LINK FENCE	TC	TOP OF CURB
FLOWLINE	CL	CHAIN LINK FENCE
EXISTING WATER SUPPLY LINE	E	FLOWLINE
EXISTING ELEVATION	(C)	SEWER MANHOLE
GAS LINE	AC	ASPHALT
EXISTING SEWER LINE	BW	BACK OF WALK
EXISTING ELECTRIC LINE	FS	FINISH SURFACE
EXISTING IRRIGATION LINE	FG	FINISH GRADE
STORM DRAIN	TW	TOP OF WALL
EXISTING TELEPHONE LINE	EP	EDGE OF PAVEMENT
SEWER MANHOLE	PB	PULL BOX
CONCRETE	FF	FINISH FLOOR
STREET LIGHT	SW	SIDEWALK
DECIDUOUS TREE	C&G	CURB AND GUTTER
PALM TREE	HB	HORSE BIB
SLOPE	PP	POWER POLE
EXISTING EDGE OF PAVEMENT	BLDG	BUILDING
EXISTING CONTOURS	DIA	DIAMETER
EXISTING BUILDING	EXIST	EXISTING
EXISTING COMMUNICATION LINES	CF	CURB FACE
WATERLINE WITH GATE VALVE	D.F.	DEEPENED FOOTING
BOARD FENCE		
BLOCK WALL		

UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED. NOT INDICATED ON THE PUBLIC RECORDS EXAMINED. LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

NOTIFICATIONS

- THE EXACT DEPTH OF UNDERGROUND UTILITIES SHOWN IS UNKNOWN. THE LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE FROM UTILITY RECORDS. THE CONTRACTOR IS TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
- CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITIES 48 HOURS PRIOR TO EXCAVATION:
 - SOUTHERN CALIFORNIA GAS COMPANY 1-800-422-4133
 - PACIFIC BELL COMPANY 1-800-422-4133



MAGNOLIA AVE

TYPICAL SECTION
(N.T.S.)

TI = 9

SHEET INDEX

- SHEET NO. 1 TITLE SHEET: GENERAL NOTES, CONSTRUCTION NOTES, & QUANTITIES
- SHEET NO. 2 STREET PLAN AND PROFILE

NOTES

THE CONTRACTOR SHALL BE FAMILIAR WITH THE PROJECT SOILS REPORT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IMPROVEMENT QUANTITIES. THE IMPROVEMENT QUANTITIES SHOWN HEREON ARE NOT TO BE USED FOR BIDDING PURPOSES.

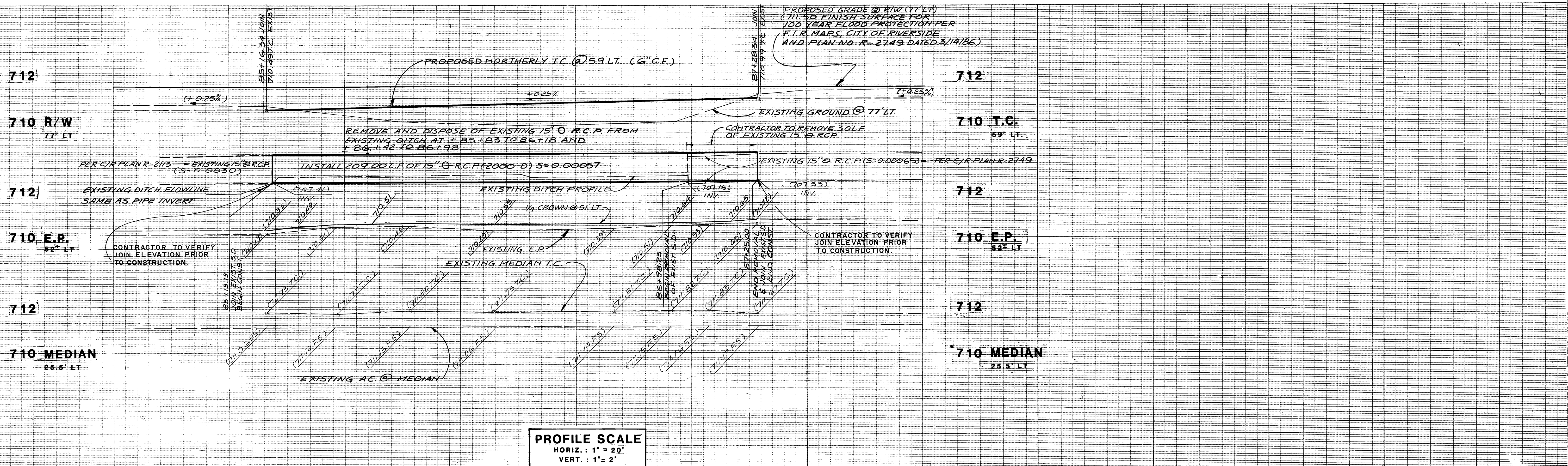


P.C. # 2952-P

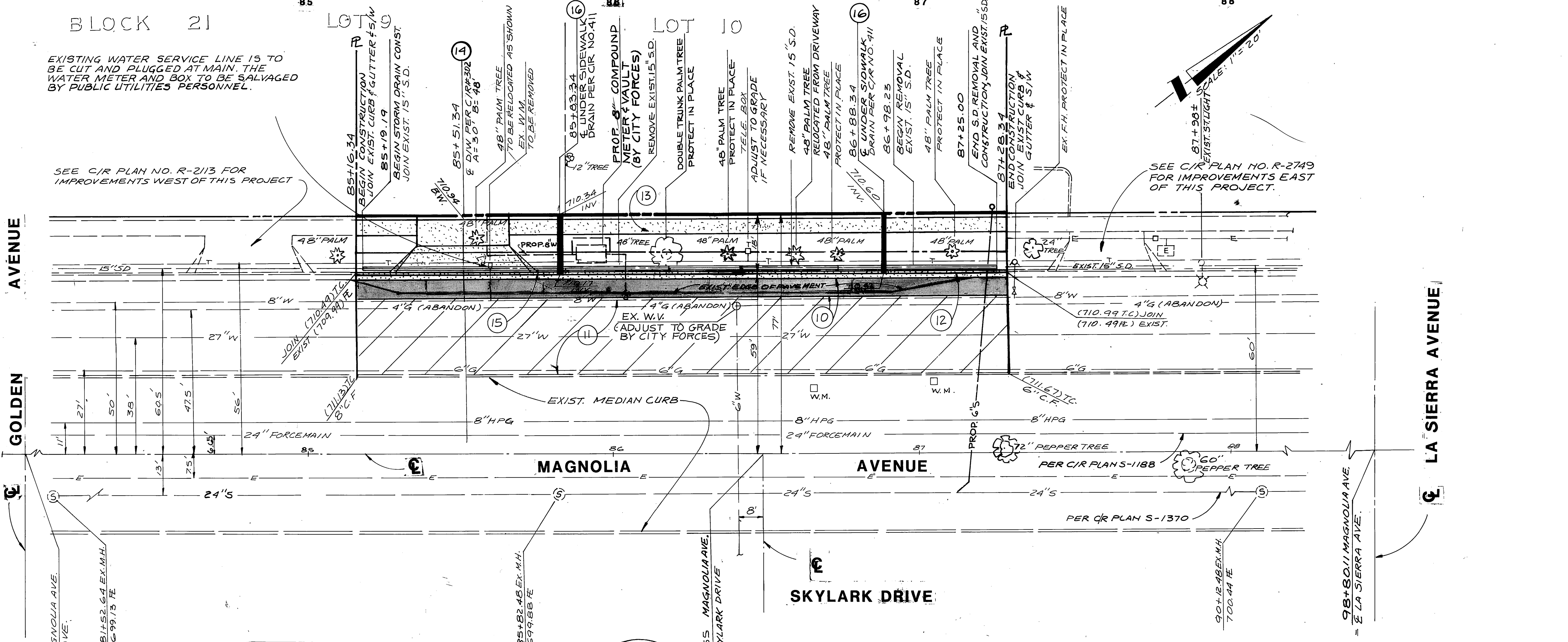
AS BUILT 2-7-91 LHM

CITY OF RIVERSIDE - FIRE DIVISION APPROVED BY: [Signature] DATE: 12-22-89 CHOICE T.V. APPROVED BY: [Signature] DATE: 12-22-89		UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.		SOILS ENGINEER SOUTHERN CALIFORNIA SOIL AND TESTING, INC. 1802 COMERCENTER WEST, SUITE C SAN BERNARDINO, CALIFORNIA 92408 CITY OF RIVERSIDE BUS. TX. NO. 039832 EXP. DTG. 12/31/89		OWNER MAGNOLIA PROPERTIES, INC. 3696 BEATTY DRIVE RIVERSIDE, CALIFORNIA 92506		DM^C DEREK J. MCGREGOR, INC. PROFESSIONAL CIVIL ENGINEERS & PLANNERS 4840 IRVINE BLVD., SUITE 208 • IRVINE, CA 92720 TELEPHONE (714) 730-5156 APPROVED BY: [Signature] DATE: 1-25-90 CITY OF RIVERSIDE BUS. TX. NO. 042818 EXP. DTG. 1/1/90			
PACIFIC BELL TELEPHONE COMPANY APPROVED BY: [Signature] DATE: 12/22/89 CITY OF RIVERSIDE - PUBLIC UTILITIES ELECTRIC APPROVED BY: [Signature] DATE: 12/22/89		SOUTHERN CALIFORNIA GAS CO. APPROVED BY: [Signature] DATE: 1-11-90 CITY OF RIVERSIDE - WATER SYSTEM APPROVED BY: [Signature] DATE: 1-25-90		BASIS OF BEARING N 55° 41' 30" E. ALONG THE CENTERLINE OF MAGNOLIA AVENUE PER PARCEL MAP NO. 12445		BENCH MARK CITY OF RIVERSIDE B.M. = E2-G P.K. NAIL & CITY ENG. TAG. IN N'WLY CURB RETURN OF LA SIERRA AVE. @ MAGNOLIA AVE. ELEV. = 711.23		CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: [Signature] DATE: 2/16/90 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION P.W. ENGINEER		TITLE SHEET STREET IMPROVEMENT PLAN BUILDING PERMIT FOR 11207 MAGNOLIA AVE. FROM 368' TO 580' NE'LY OF GOLDEN AVE. ACCOUNT NO. R-3109 SHEET 1 of 2	

INDEXED 3-1-90 LHM



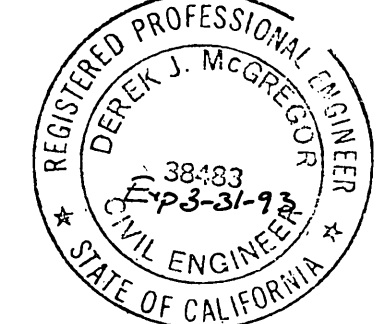
PROFILE SCALE
 HORIZ. : 1" = 20'
 VERT. : 1" = 2'



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CITY OF RIVERSIDE
 WATER SYSTEM
 Richard L. Deibel
 1-25-90
 DATE



DMC
 DEREK J. MCGREGOR, INC.
 PROFESSIONAL CIVIL ENGINEERS & PLANNERS
 4840 IRVINE BLVD., SUITE 208 • IRVINE, CA 92720
 TELEPHONE (714) 730-5256
 APPROVED BY: [Signature] DATE: 1-25-90
 R.G.E. 38488

MARK	REVISIONS	APPR. DATE	CHK'D DATE
	DESIGNED BY D.S.G. DRAWN BY A.W. CHECKED BY D.J.M.		

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 2/16/90
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 P.W. ENGINEER

STREET PLAN AND PROFILE
 BUILDING PERMIT FOR
 11207 MAGNOLIA AVENUE
 FROM 368' TO 580'
 NE'LY OF GOLDEN AVE.
 HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'
R-3109
 SHEET 2 of 2
 ACCOUNT NO.
 AS BUILT 2-7-91 L.H.