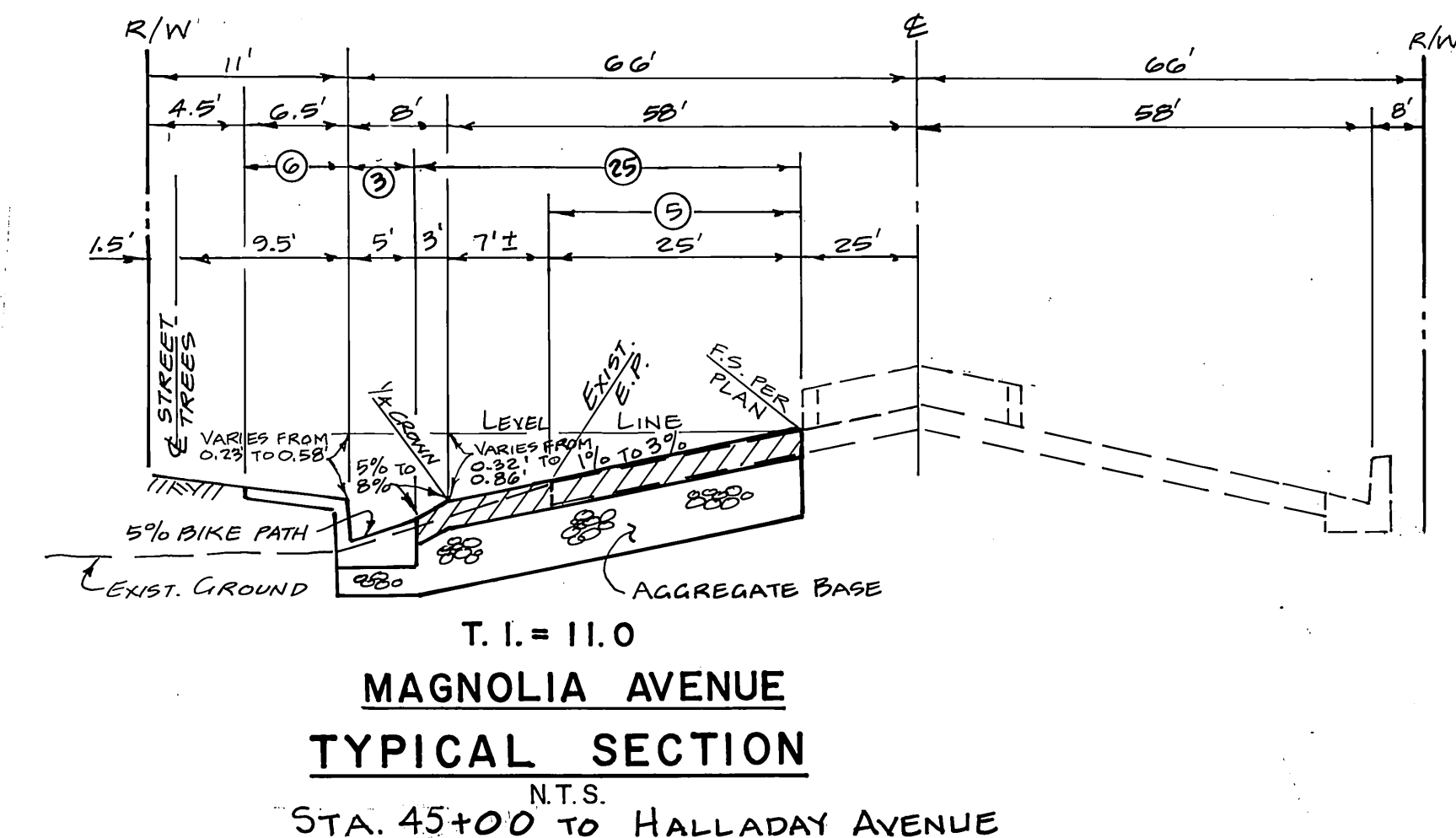
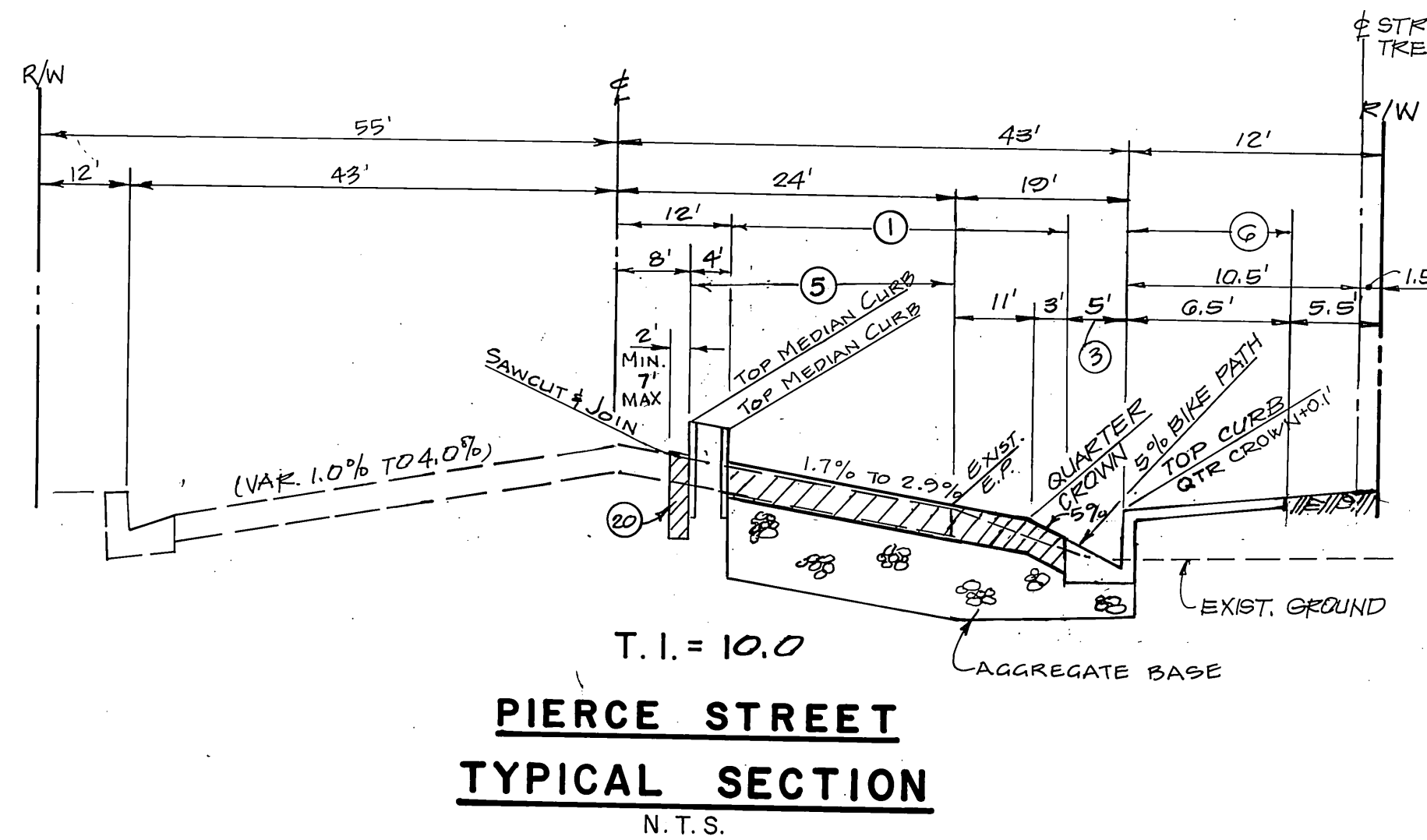


RIVERSIDE CALIFORNIA



PUBLIC WORKS DEPARTMENT

IMPROVEMENT PLANS FOR PIERCE STREET, HALLADAY AVENUE MAGNOLIA AVENUE



PARK DEPARTMENT NOTES

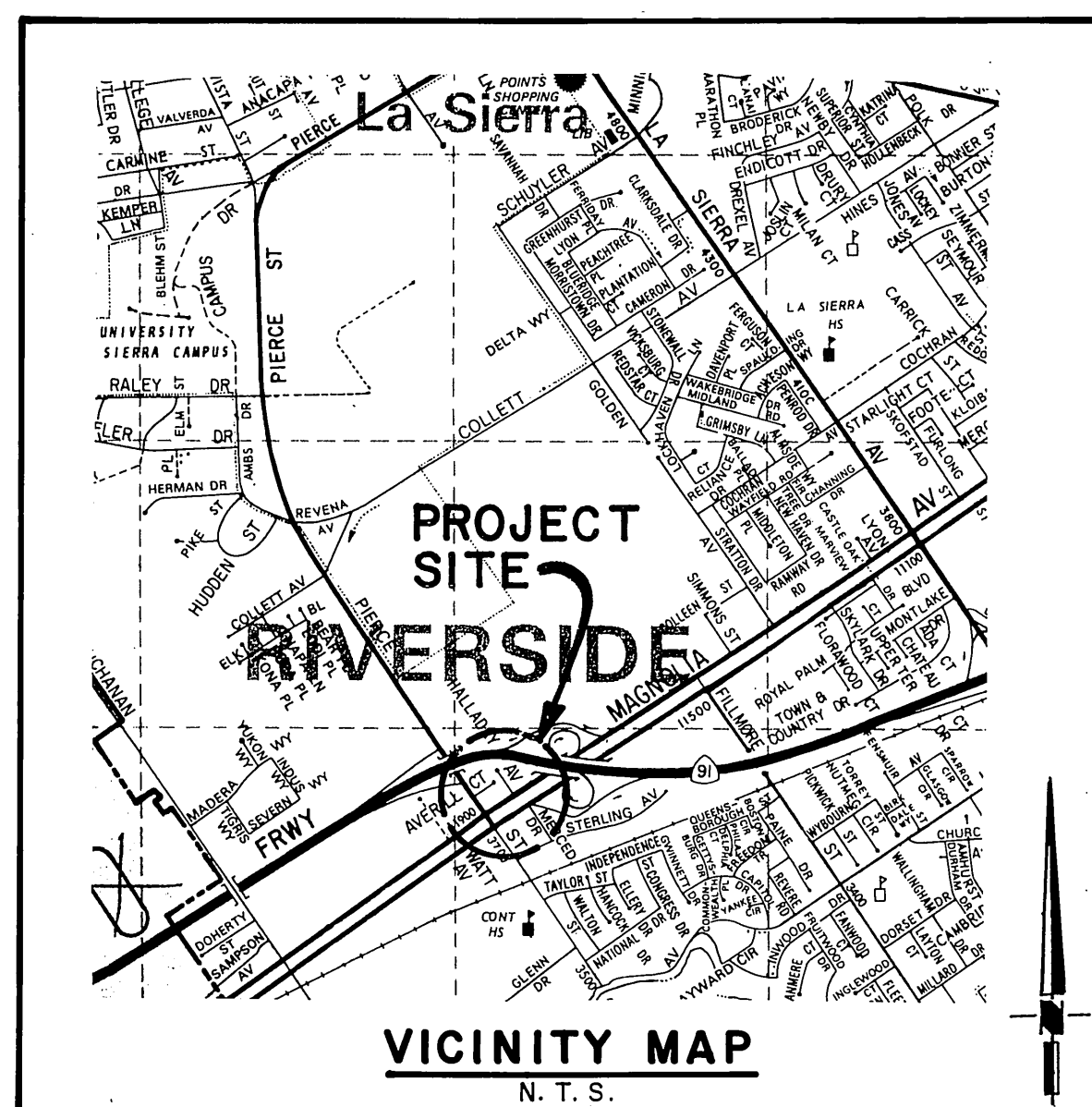
- All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
- When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (714) 351-6126 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required:
 - After completion of final grading of the lots and when all utility services and sewer laterals have been marked, but prior to digging plant pits. All final street tree locations are to be spotted in the field by the street tree inspector.
 - 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 the maintenance period, the contractor/developer shall call the Street Tree Inspector at (714) 351-6126 for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the trees pass final inspection and the Park and Recreation Department is assuming maintenance responsibilities.
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- The Developer shall be responsible to occupy 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. Required
a. Magnolia	Washington/Mexican Robusta - Fan Palm	Relocate to the specifications of the Park & Recreation Dept. (3)		
b. Magnolia	Washington/Mexican Robusta - Fan Palm	4' Brown Trunk	45'	3
c. Pierce St.	Washington/California Filifera - Fan Palm	4' Brown Trunk	45'	3
d. Halladay	Fraxinus Cerasifera/Red-Leaf 15 Gal Krillier/Neonurus Palm		45'	5
- Both a street tree Relocation/Removal permit as issued by the Park and Recreation Department and a Street Opening permit as issued by the Public Works Department are required prior to commencement of tree relocation and/or removal work. For all existing trees within what will ultimately be the Public Right-of-Way pavement area, backfill of all holes must be inspected by the Public Works Inspector for proper compaction.
- All Street Trees must be automatically irrigated, except where adjacent to single family or duplex residential uses.

*NOTE: In the interest of public safety and maintenance the Street Tree Inspector shall have the authority to remove the street tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.

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 APPLICABLE TO EACH UTILITY INCLUDING PERMITS AND APPROVANCES 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 SHOWN. 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. (THIS NOTE REQUIRED ON ALL PLANS.)
- 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 PLACED ELEVATION SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- TRIM EDGE OF EXISTING PAVEMENT HIDE NEW PAVEMENT JOINTS 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.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 150 BARBICAINS THAT ARE BEING REMOVED. THE CITY'S INSPECTOR SHALL MAKE THE FINAL DETERMINATION ON WHETHER A BARBICAIN CAN BE RELOCATED.
- 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 COMPLETION OF THE FILL BELOW SURFACE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CITY SHEETS.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- SEE TRAFFIC SIGNAL PLAN X-324A FOR TRAFFIC SIGNAL FACILITIES.
- 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 ADJUSTMENT 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 (USA), PHONE NO. 1-800-424-4133, 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.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DISCRETION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- 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.
- A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- 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
- SEE PLAN XL-246 FOR PAVEMENT DELINEATION AND TRAFFIC SIGNS



DISPOSITION QUANTITIES

NO	DESCRIPTION	UNITS	QTY
2	REMOVE	LS	1
3	ADJUST TO GRADE	EA	5



Surrender M. Dewan 5/18/90
LICENSE EXPIRES 9/30/91
* AS BUILT 8-28-91 LPH

CONSTRUCTION NOTES & QUANTITY ESTIMATES

NO.	DESCRIPTION	UNITS	QTY.
1	CONSTRUCT STRUCTURAL SECTION OF 6" A.C. PAVEMENT OVER 19 1/2" OF CRUSHED AGGREGATE BASE PER S.R. 1420 K VALUE = 16	S.F.	9,950
2	OVERLAY EXISTING A.C. PAVEMENT WITH VARIABLE THICKNESS A.C. PAVEMENT.	S.F.	16,700
3	CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 200, TYPE I W = 5.00' FOR MASTER PLAN BICYCLE PATH CURB & GUTTER UNLESS OTHERWISE NOTED ON PLAN.	L.F.	735
4	CONSTRUCT 8" CURB PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 200, TYPE II.	L.F.	500
5	SAWCUT AND REMOVE EXISTING AC PAVEMENT.	S.F.	9,920
6	CONSTRUCT CURB SIDEWALK (6.5') PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 325.	S.F.	6,510
7	CONSTRUCT WHEEL CHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 304.	EA.	7
8	CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 220.	S.F.	2,420
9	CONSTRUCT PARABOLIC FLARE PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 121.		
11	CONSTRUCT ASPHALT CONCRETE BERM PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 250, TYPE I.	L.F.	8
12	INSTALL 2" X 4" REDWOOD HEADER.	L.F.	160
13	CONSTRUCT STORM WATER CATCH BASIN TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 400.	EA.	2
14	CONSTRUCT 18" REINFORCED CONCRETE PIPE.	L.F.	263
15	PLANT STREET TREES PER CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.	L.S.	1
16	INSTALL TRAFFIC CONTROL SIGN ON POST PER CALTRANS TRAFFIC MANUAL. SIGN DESIGNATION PER PLAN.	EA.	12
17	APPLY YELLOW REFLECTIVE PAINT FOR TRAFFIC CONTROL.	EA.	0
18	PAINT PAVEMENT LEGEND OR STRIPE	EA.	6
19	REMOVE EXISTING CHAIN/LINK FENCE.	L.F.	60
20	1 1/2" A.C. OVER COMPACTED NATIVE PER S.R. 1420 K VALUE 16 OR USE 1	S.F.	4,100
21	CONSTRUCT JUNCTION STRUCTURE 'B' PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 421.	EA.	2
22	CONSTRUCT JUNCTION STRUCTURE '4' PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 423.	EA.	1
23	EXIST. 4" WATER LINE TO BE CUT & PLUGGED @ MAIN BY CITY FORCES	EA.	1
24	CONSTRUCT STRUCTURAL SECTION OF 3" A.C. PAVEMENT OVER 11 1/2" OF CRUSHED AGGREGATE BASE PER S.R. 1420 R VALUE = 16	S.F.	400
25	CONSTRUCT STRUCTURAL SECTION OF 2 1/2" A.C. PAVEMENT OVER 23" OF CRUSHED AGGREGATE BASE PER S.R. 1420 R VALUE = 16.	S.F.	13,000
26	CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 200 TYPE I W = 2.0'	L.F.	290
27	CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 302 TYPE 'I'	S.F.	210
28	INSTALL NEW FIRE HYDRANT AND ASSEMBLY PER CITY OF RIVERSIDE WATER STANDARDS BY CITY FORCES	EA.	1
29	REMOVE EXISTING FIRE SERVICE LINE AND CAP MAIN BY CITY FORCES. F.H. TO BE SALVAGED.	LS.	1
30	INSTALL 4" RVC. DRAIN PIPE, N = 2	LF.	8
31	REMOVE EXIST. SERVICE LINE & CAP MAIN (BY CITY FORCES) WATER METER TO BE SALVAGED	EA.	4

CHOICE CATV
CENCOM CO.

BY: *[Signature]*
APPROVED
DATE: 5-23-90

SO. CALIF. GAS CO. BY: <i>[Signature]</i> APPROVED DATE: 5-23-90	PACIFIC BELL BY: <i>[Signature]</i> APPROVED DATE: 5-23-90	CITY OF RIVERSIDE ELECTRIC DEPT. BY: <i>[Signature]</i> APPROVED DATE: 5-30-90	CITY OF RIVERSIDE WATER SYSTEM BY: <i>[Signature]</i> APPROVED DATE: 6-18-90
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SITE ADDRESS: 11881 MAGNOLIA AVE RIVERSIDE, CA 92503	PREPARED FOR: NEXUS USA 3636 BIRCH ST. # 100 NEWPORT BEACH, CA
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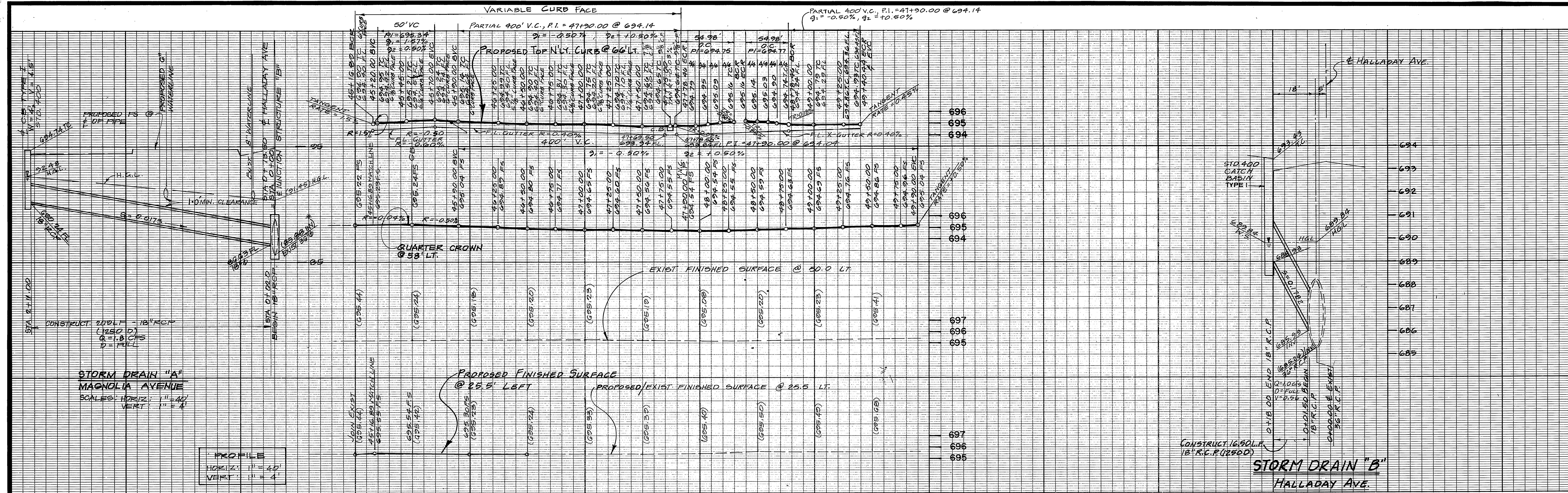


1182 North Tustin Avenue
Orange, California 92667
(714) 744-0802
[Signature] 6/15/90
SURRENDER DEWAN
DATE: 12 APR 90

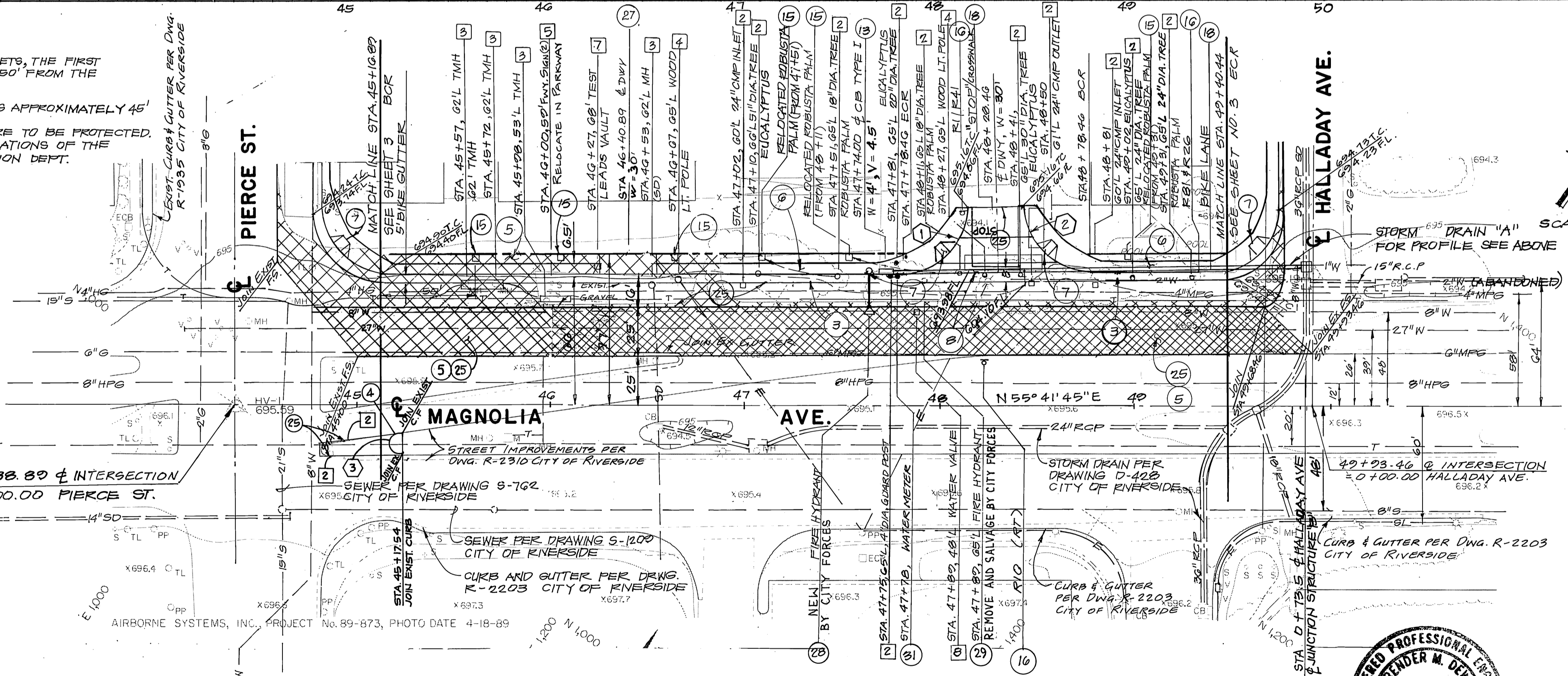
MARK	REVISIONS	APPR. DATE
DESIGNED BY EAC	DRAWN BY N.R.	CHECKED BY S.D.

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		
APPROVED BY: PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF PUB. WKS. ENGR	BY DATE: <i>[Signature]</i> 6/14/90 <i>[Signature]</i> 6/14/90 <i>[Signature]</i> 6/14/90	APPROVED BY: DIRECTOR OF PUBLIC WORKS
DATE: 10/12/90		

INTERIM STREET PLAN AND PROFILE PIERCE ST., HALLADAY AVE., MAGNOLIA AVENUE C-43-889	ACCOUNT NO. DRAWING NUMBER R-3160 SHEET 1 OF 3
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- STREET TREE NOTES:**
- ON MAJOR ARTERIAL STREETS, THE FIRST STREET TREE IS PLANTED 90' FROM THE CURB RETURN.
 - GENERAL TREE SPACING IS APPROXIMATELY 45'
 - KOBUSTA PALM TREES ARE TO BE PROTECTED, RELOCATE PER SPECIFICATIONS OF THE CITY PARK AND RECREATION DEPT.

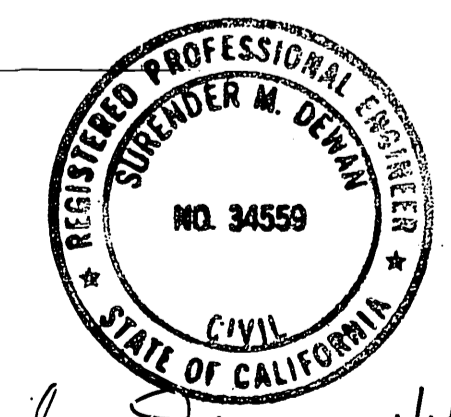


CURVE DATA

NO.	Δ	R	L	T
(1)	90° 00' 00"	35.00'	54.98'	35.00'
(2)	90° 00' 00"	35.00'	54.98'	35.00'
(3)	172° 00' 00"	550'	16.51'	78.65'

CHOICE CATV CENCOM CO.

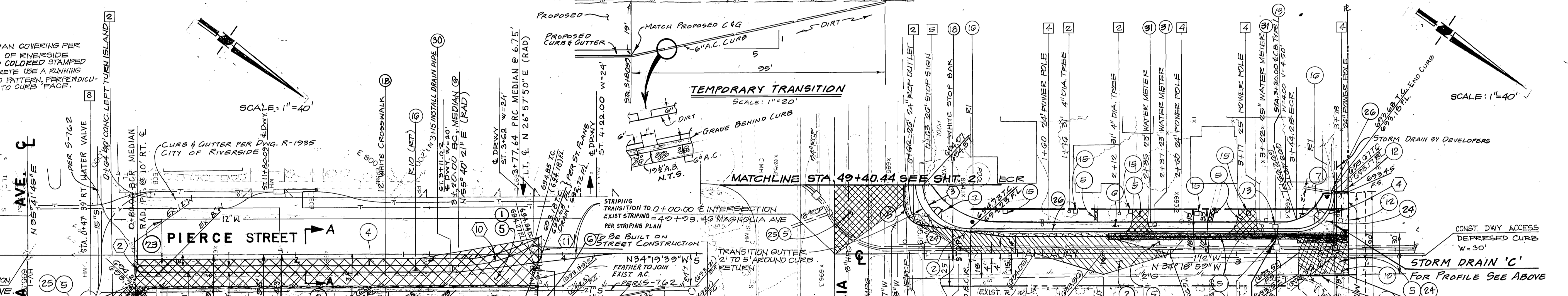
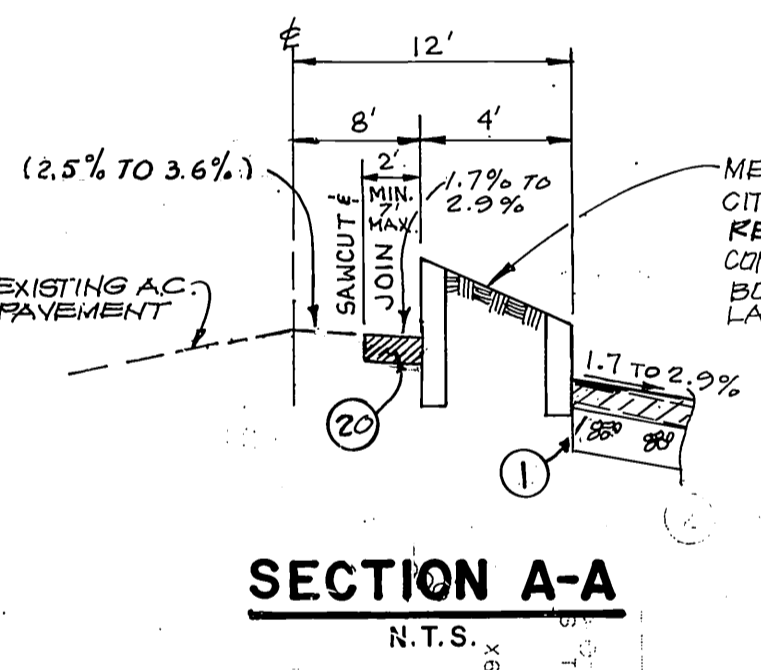
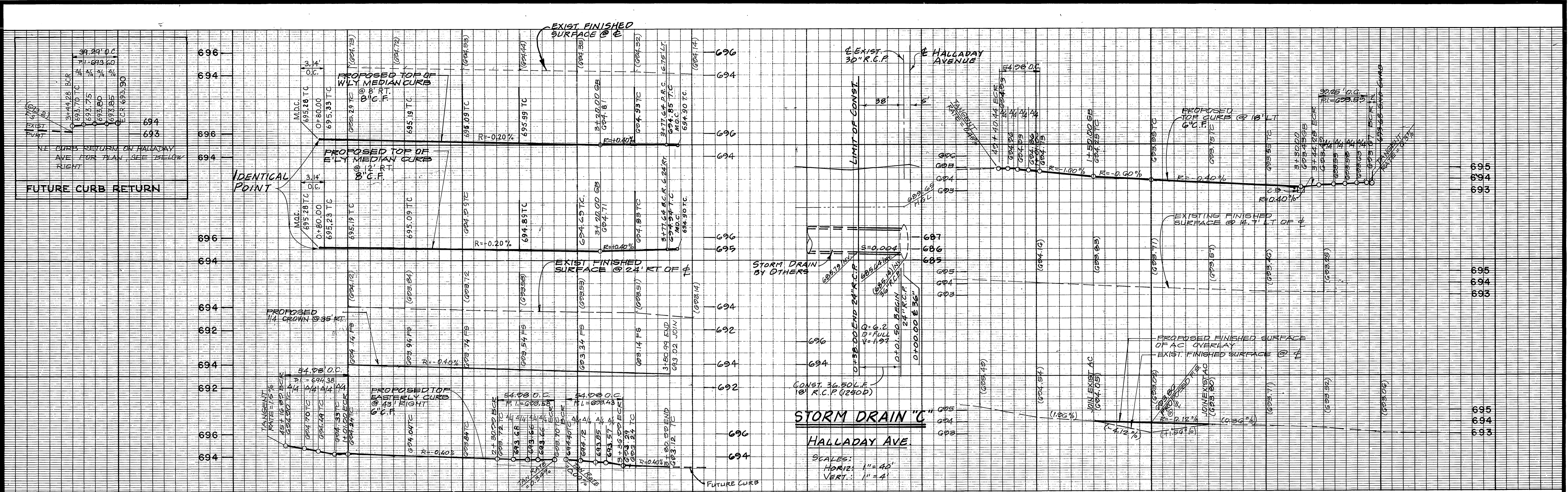
BY: *Mark Quinlan*
 APPROVED
 DATE: 5-23-90



- LEGEND:**
- A.C. OVERLAY
 - NEW STRUCTURAL SECTION
 - REMOVE EXIST. PAVEMENT
 - LOCATION OF NEW/RELOCATED STREET TREE (NOT TREE WELL)

- DISPOSITION NOTES:**
- PROTECT IN PLACE
 - REMOVE
 - ADJUST TO GRADE
 - TO BE RELOCATED BY OTHERS
 - TO BE RELOCATED BY TRAFFIC PLANS
 - DELETED
 - TO BE RELOCATED BY CITY FORCES
 - TO BE ADJUSTED TO GRADE BY CITY FORCES

SO. CALIF. GAS CO. BY: <i>J. Sts</i> APPROVED DATE: 5-23-90	PACIFIC BELL BY: <i>B. Lagom</i> APPROVED DATE: 5-23-90	CITY OF RIVERSIDE ELECTRIC DEPT. BY: <i>John Johnson</i> APPROVED DATE: 5-30-90	CITY OF RIVERSIDE WATER SYSTEM BY: <i>Richard D. G. Jr.</i> APPROVED DATE: 5-23-90	SITE ADDRESS: 11881 MAGNOLIA AVE RIVERSIDE, CA 92503	PREPARED FOR: NEXUS USA 3636 BIRCH ST. # 100 NEWPORT BEACH, CA		1182 North Tustin Avenue Orange, California 92667 (714) 744-0802 BY: <i>Surrender Dewan</i> DATE: 6/15/90	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>Dan Bol</i> DIRECTOR OF PUBLIC WORKS DATE: 10/2/90	INTERIM STREET PLAN AND PROFILE MAGNOLIA AVENUE PIERCE STREET TO HALLADAY AVENUE C.U.P. # C43-889	ACCOUNT NO. DRAWING NUMBER R-3160 SHEET 2 OF 3
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CURVE DATA

NO.	Δ	R	L	T
1	90°00'00"	35.00'	54.98'	35.00'
2	180°00'00"	2.00'	6.28'	—
3	00°00'44"	35.00'	54.99'	35.01'
4	80°57'46"	25.00'	39.25'	24.98'
5	90°00'00"	35.00'	54.98'	35.00'
6	00°00'00"	35.00'	54.98'	35.00'
7	40°02'14"	25.00'	39.29'	25.02'
8	78°41'24"	2.50'	3.43'	2.05'
9	90°00'00"	5.50'	8.64'	5.50'
10	28°42'31"	120.00'	60.13'	30.71'
11	180°00'00"	6.495'	20.40'	—

CITY OF RIVERSIDE
ELECTRIC DEPT.
APPROVED: [Signature]
DATE: 5-23-90

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED: [Signature]
DATE: 5-23-90

DGA
CONSULTANTS • INC
CIVIL ENGINEERING

1182 North Tustin Avenue
Orange, California 92667
(714) 744-0802
APPROVED: [Signature]
DATE: 6/14/90

- DISPOSITION NOTES:**
- PROTECT IN PLACE
 - REMOVE
 - ADJUST TO GRADE
 - TO BE RELOCATED BY OTHERS
 - TO BE RELOCATED BY TRAFFIC PLANS
 - DELETED
 - TO BE RELOCATED BY CITY FORCES
 - TO BE ADJUSTED TO GRADE BY CITY FORCES

- LEGEND:**
- AC OVERLAY
 - NEW STRUCTURAL SECTION
 - REMOVE EXIST. PAVEMENT
 - LOCATION OF NEW/RELOCATED TREE (NO TREE WELL)

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
DATE: 10/2/90

INTERIM STREET PLAN AND PROFILE
PIERCE ST., HALLADAY AVE.,
MAGNOLIA AVE. TO 400' NORTH
C-43-889

SITE ADDRESS:
11881 MAGNOLIA AVE.
RIVERSIDE, CA 92503

PREPARED FOR:
NEXUS USA
3636 BIRCH ST. #100
NEWPORT BEACH, CA.

CHOICE CATV
CENCOM CO.

SO. CALIF. GAS CO.

PACIFIC BELL

APPROVED: [Signature]
DATE: 5-23-90

APPROVED: [Signature]
DATE: 5-23-90

APPROVED: [Signature]
DATE: 5-23-90

ACCOUNT NO.
DRAWING NUMBER
R-3160
SHEET 3 OF 3