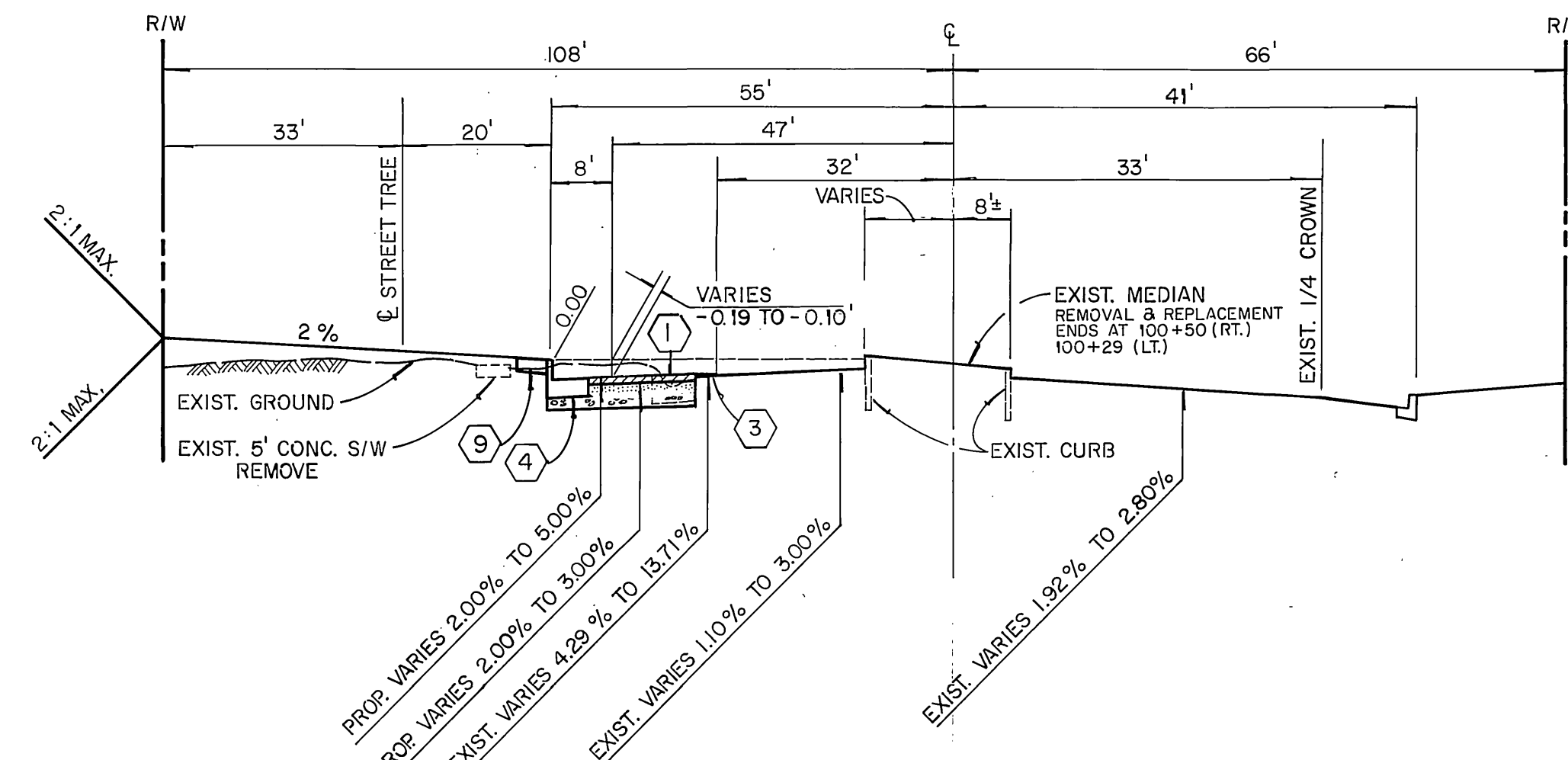
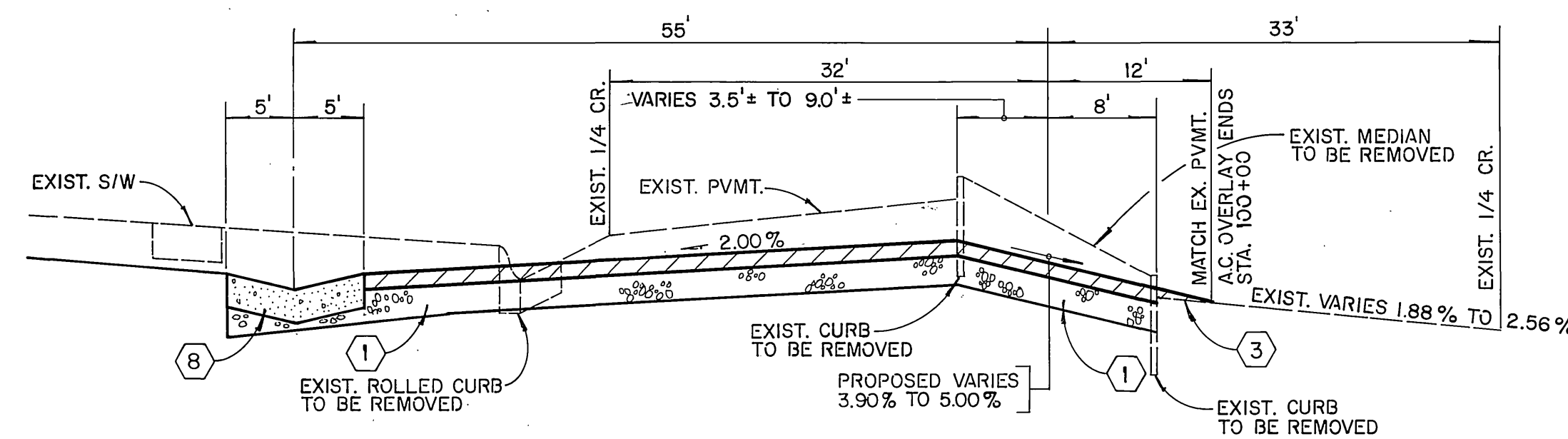


**GENERAL NOTES**

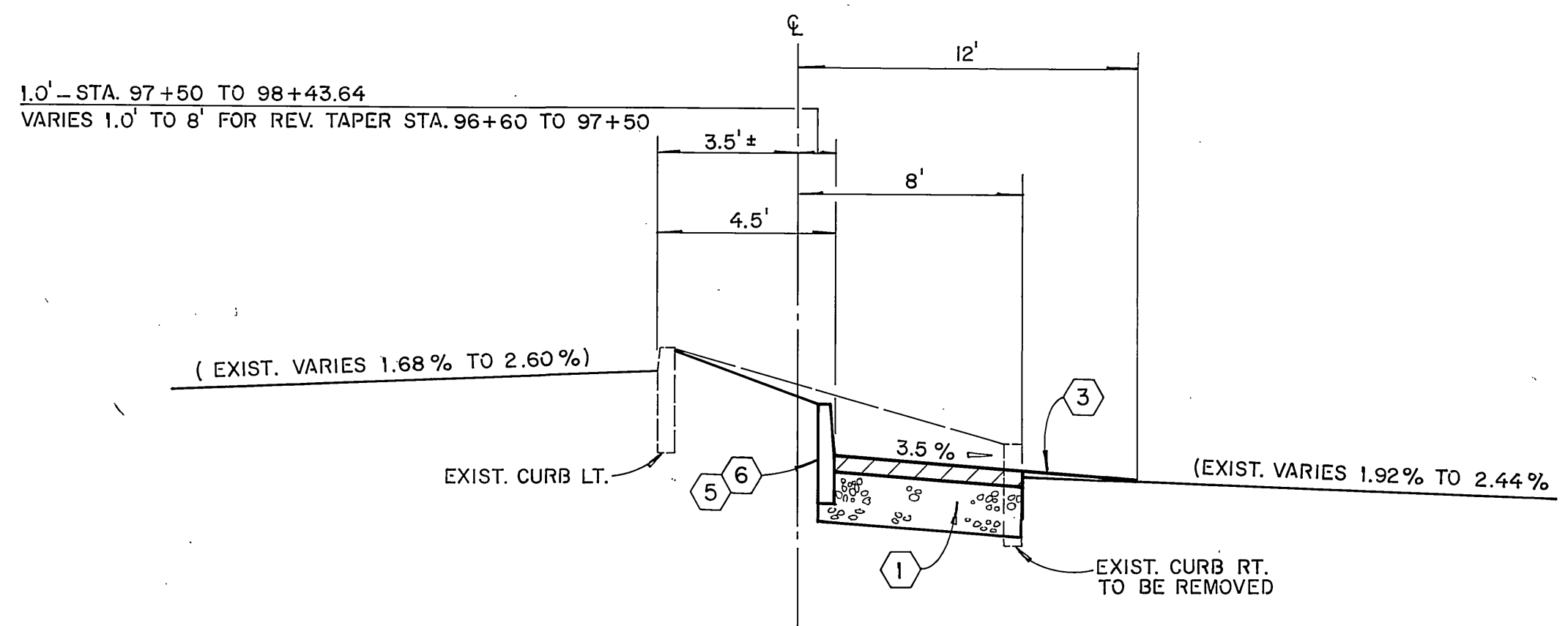
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES, AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC 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.
- 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 FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO (2) 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- SEE TRAFFIC SIGNAL PLAN X-357 FOR SIGNAL, SIGNING AND STRIPING REQUIREMENTS.
- 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.
- 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) 351-6168



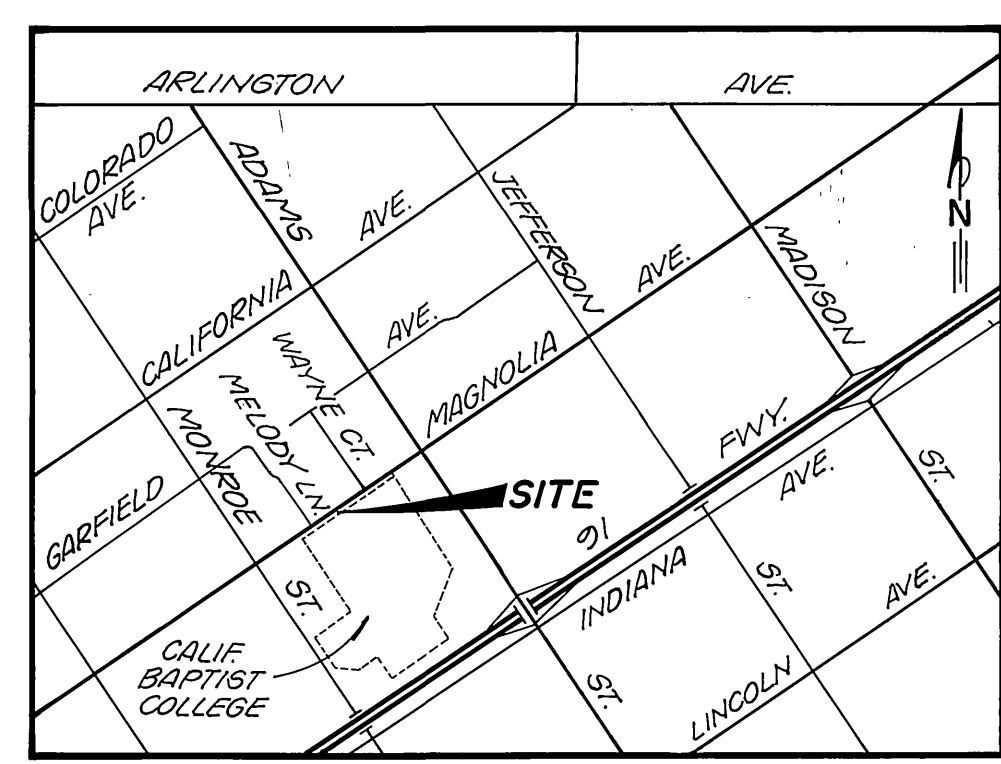
**TYPICAL SECTION - MAGNOLIA AVENUE** T.I. = 9.0  
STA. 99+61.39 TO 105+48.85  
NOT TO SCALE



**MEDIAN OPENING - MAGNOLIA AVENUE** T.I. = 9.0  
**TYPICAL SECTION**  
STA. 98 + 46.39 TO STA. 99 + 46.89  
SCALE:  
HORIZ. 1" = 10'  
VERT. 1" = 2'



**MEDIAN - MAGNOLIA AVENUE** T.I. = 9.0  
**TYPICAL SECTION**  
STA. 96+60.00 TO STA. 98+46.39  
NOT TO SCALE



**PARK AND RECREATION DEPT. 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 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 ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- 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.
- IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

STREET NAME	BOTANICAL/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQD.
A. MAGNOLIA AVE.	MAGNOLIA GRANDIFLORA	24" BOX	45'	13
B. MAGNOLIA AVE.	MAJESTIC BEAUTY EUCALYPTUS			(1) REMOVE TO THE SPECIFICATIONS OF THE PARKS AND REC. DEPT. (3)
C. MAGNOLIA AVE.	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM			(1) RELOCATE TO THE SPECIFICATIONS OF THE PARKS AND REC. DEPT. ALONG MAGNOLIA AVE.
D. MAGNOLIA AVE.	MAGNOLIA GRANDIFLORA	24" BOX		ADDITIONAL (17) TREES TO BE DELIVERED TO THE CITY CORP. YARD 8095 LINCOLN, RIV.

**CONSTRUCTION NOTES**

- CONSTRUCT 4" A.C. PAVING OVER 1'-9" CRUSHED AGGREGATE BASE. PER S.R. 1467 R-VALUE = 13
- REMOVE EXISTING A.C. PAVING.
- CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY.
- CONSTRUCT 6" CURB W/5' WIDE GUTTER FOR CLASS II BIKEWAY PER CITY OF RIVERSIDE STANDARD NO. 200.
- CONSTRUCT 6" CURB TYPE II PER CITY OF RIVERSIDE STD. NO. 200.
- CONSTRUCT 8" CURB TYPE II PER CITY OF RIVERSIDE STD. NO. 200.
- CONSTRUCT CURB TRANSITION PER CITY OF RIVERSIDE STD. NO. 210.
- CONSTRUCT 10" WIDE CROSS GUTTER PER CITY OF RIVERSIDE STANDARD NO. 220.
- CONSTRUCT 6" SIDEWALK PER CITY OF RIVERSIDE STANDARD NO. 325.
- CONSTRUCT WHEELCHAIR RAMPS PER CITY OF RIVERSIDE STD. NO. 304.
- PLANT STREET TREE TO CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS; BOX OR CITY APPROVED EQUAL.
- INSTALL FLEXIBLE DELINEATORS AT 20' O/C PER CITY OF RIVERSIDE STD. NO. 665.
- SAWCUT EXISTING A.C. PAVING
- PAINT NOSE OF MEDIAN REFLECTIVE YELLOW
- PAINT 8" WIDE BARRIER STRIPE
- REMOVE EXIST. STRIPING BY WET SANDBLASTING AS REQ'D.
- PAINT 4" WIDE DASHED WHITE STRIPE AS INDICATED.
- PAINT 12" WIDE SOLID WHITE LIMIT LINE.
- PAINT WHITE "BIKE LANE" LEGEND AND INSTALL R-26 AND R-81 SIGNS PER CITY OF RIVERSIDE STD. NO. 666.
- INSTALL UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STANDARD NO. 410, W = 4.00'

**CONSTRUCTION NOTES CON'T.**

- INSTALL 1-6" AND 1-4" PVC SCH. 40 SLEEVE W/NYLON PULL CORDS AND TERMINATE ENDS W/BROOKS #3TL VALVE
- CONTRACTOR SHALL COORDINATE DEMOLITION WORK W/ LANDSCAPE CONTRACTOR TO MINIMIZE IMPACT ON EXISTING LANDSCAPE FOR MEDIAN LANDSCAPING REFER TO MEDIAN LANDSCAPE ARCHITECTURAL PLANS R-3236L PREPARED BY CLOSSON & CLOSSON 1355 W. KATELLA AVE. STE 23D ORANGE, CA. (714) 639-2252

BENCH MARK:  
65-A CITY OF RIVERSIDE BRASS DISC STAMPED "65-A" AT INTERSECTION OF MAGNOLIA AVE AND ADAMS STREET F.B. 735/16 ELEV. = 797.890

CENCOM CABLE  
APPROVED BY: [Signature] DATE: 4-5-91

CITY OF RIVERSIDE WATER SYSTEM  
APPROVED BY: [Signature] DATE: 9-10-91

CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND  
APPROVED BY: [Signature] DATE: 9/10/91

SOUTHERN CALIFORNIA GAS COMPANY  
APPROVED BY: [Signature] DATE: 3-18-91

PACIFIC TELEPHONE COMPANY  
APPROVED BY: [Signature] DATE: 3-20-91

JN BEELER and associates LAND SURVEYING AND MAPPING  
6104 RIVERSIDE AVENUE SUITE B RIVERSIDE, CA. 92506 (714)682-2216

PLANS PREPARED UNDER THE SUPERVISION OF:  
R.C.E. 27983 EXP. 3-31-94

MARK REVISIONS APPR. DATE  
DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]

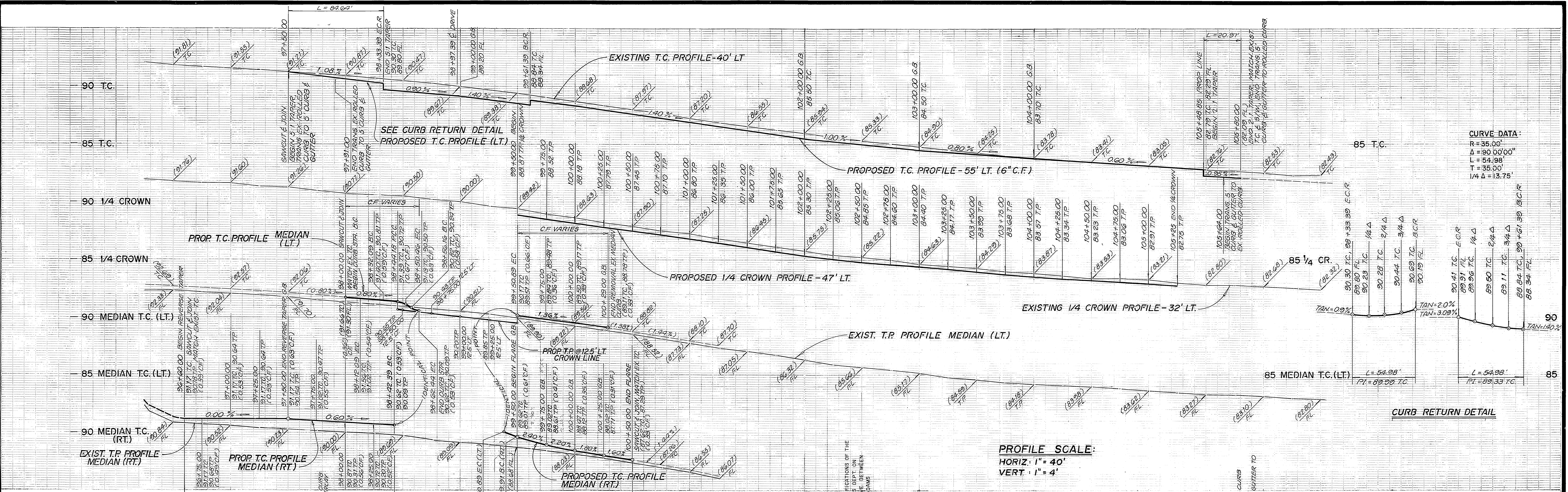
**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

APPROVED BY: [Signature] DATE: 4/13/92  
PRINCIPAL ENGINEER: [Signature] DATE: 2/14/92  
TRAFFIC DIVISION: [Signature] DATE: 4/19/92  
CHIEF P.W. ENGINEER: [Signature] DATE: 4/14/92

STREET PLAN AND PROFILE  
**8558 MAGNOLIA AVE.**  
**TITLE SHEET**  
PRD-4-901 R-28-889  
HORIZ. SCALE: 1" = NONE VERT. SCALE: 1" = NONE

ACCOUNT NO. **R-3236**  
SHEET 1 OF 2  
88-259-04





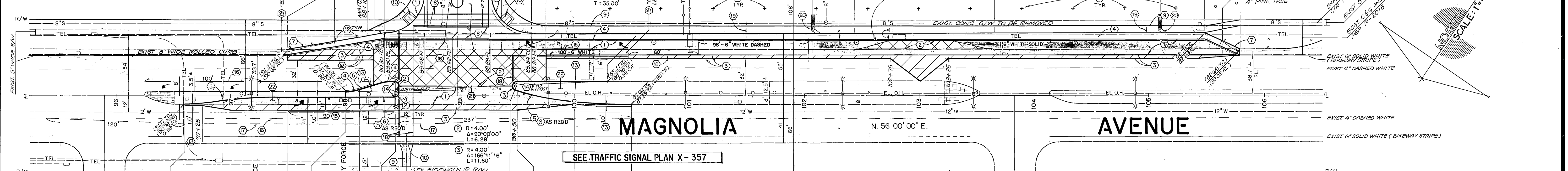
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  - CONSTRUCT WHEELCHAIR RAMPS PER CITY OF RIVERSIDE STD. NO. 304.

**PARABOLIC FLARE** L = 100' W = 12.5' (PER STD. 123)

X	10	20	25	30	40	45	50	60	70	75	80	90	100
Y	0.12	0.50	0.78	1.12	2.00	2.53	3.12	4.50	6.12	7.03	8.00	9.12	12.50

**REVERSE TAPER** L = 90' W = 7'

X	7.5'	15'	22.5'	30'	45'	60'	67.5'	75'	82.5'	90'
E-C.F.Y	6.0'	7.89'	7.56'	7.02'	6.25'	2.75'	1.98'	1.44'	1.11'	1.00'



**Underground Service Alert**  
 Call: TOLL FREE  
 1-800-422-4133  
 TWO WORKING DAYS BEFORE YOU DIG

<b>CITY OF RIVERSIDE WATER SYSTEM</b> Approved by: <i>Richard J. Duda</i> 9-10-91 DATE	<b>SOUTHERN CALIFORNIA GAS COMPANY</b> Approved by: <i>Kenneth Wayne</i> 3-18-91 DATE	<b>JN BEELER</b> LAND SURVEYING AND ASSOCIATES 6104 RIVERSIDE AVENUE SUITE 104 RIVERSIDE, CA. 92506 (714) 682-2216
<b>CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND</b> Approved by: <i>Stephen H. Boyett</i> 9/10/91 DATE	<b>PACIFIC TELEPHONE COMPANY</b> Approved by: <i>B.A. Dagon</i> 3-20-91 DATE	<b>PLANS PREPARED UNDER THE SUPERVISION OF:</b> R.C.E. 27983 EXP. 3-31-94 DESIGNED BY: <i>EE</i> DRAWN BY: <i>K.S.M.</i> CHECKED BY: <i>EE</i>

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

**STREET PLAN AND PROFILE**  
**8558 MAGNOLIA AVE**  
 E'LY 612' BEGINNING 700± E'LY OF MONROE ST.

**ACCOUNT NO. R-3236**

PRD-4-901 R-28-889 SHEET 2 OF 2  
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' 88-259-04