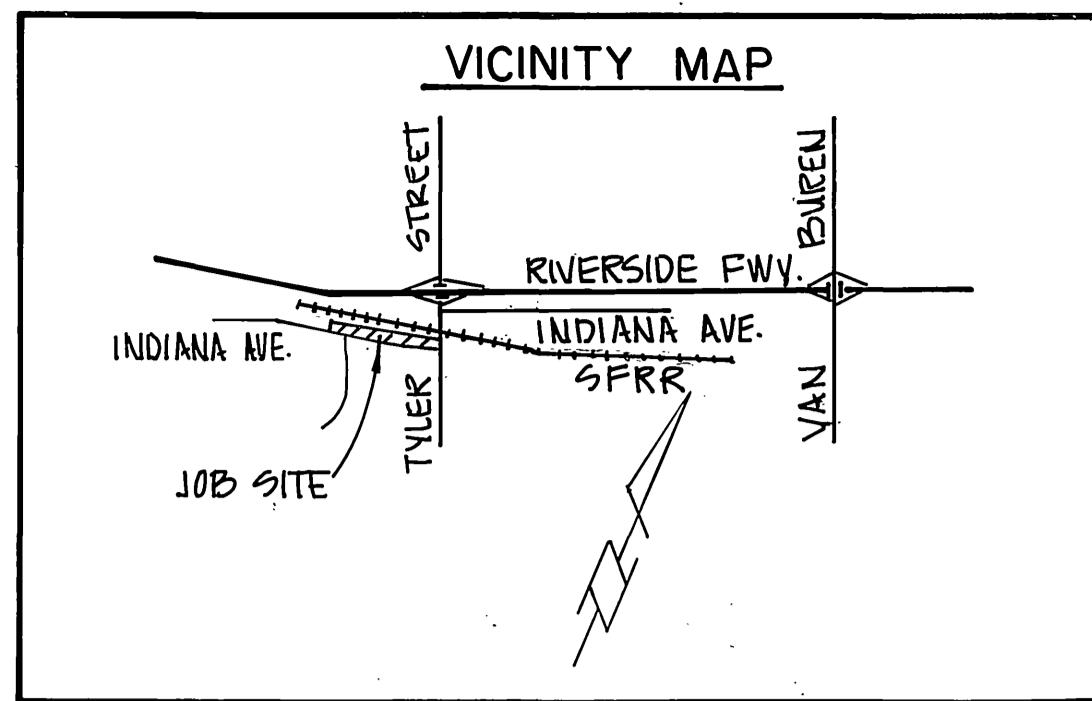


LEGEND

- EXISTING CONSTRUCTION**
- AC PAVEMENT - (PLAN)
 - PCC CURB & GUTTER - (PLAN)
 - AC BERM - (PLAN)
 - PCC - (SECTION)
- PROPOSED CONSTRUCTION**
- AC PAVING - ROADWAY - (PLAN)
 - AC OVERLAY - (PLAN)
 - PCC - (PLAN)
 - AC PAVEMENT - (SECTION)
 - PCC - (SECTION)
 - UNDISTURBED SOIL - (SECTION)
 - CRUSHED AGG. BASE (C.A.B.) - (SECTION)



B.M. 601-25-68 BENCHMARK
 STD. DISK IN CONCRETE POST AT RIVERSIDE FREEWAY BRIDGE #56-419, 47.0 FT. S.W. OF CL, TYLER ST. 1/2 I.O FT. N.E. OF N.W. CORNER, ABUTMENT # B-071-3
 ELEVATION = 756.665 (1970)

GENERAL NOTES, CONTINUED:

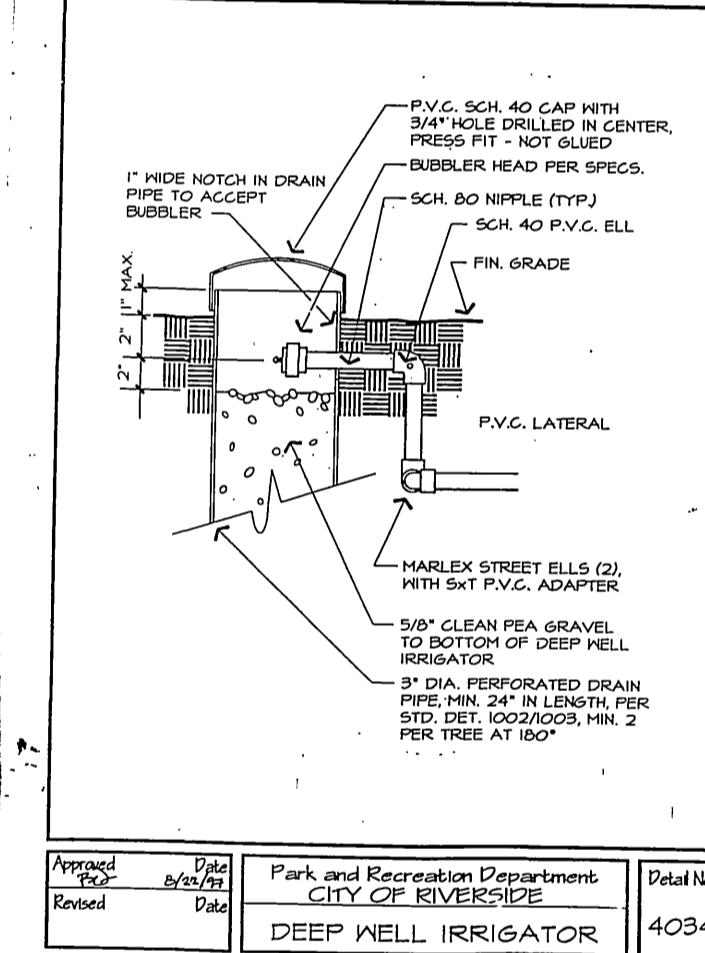
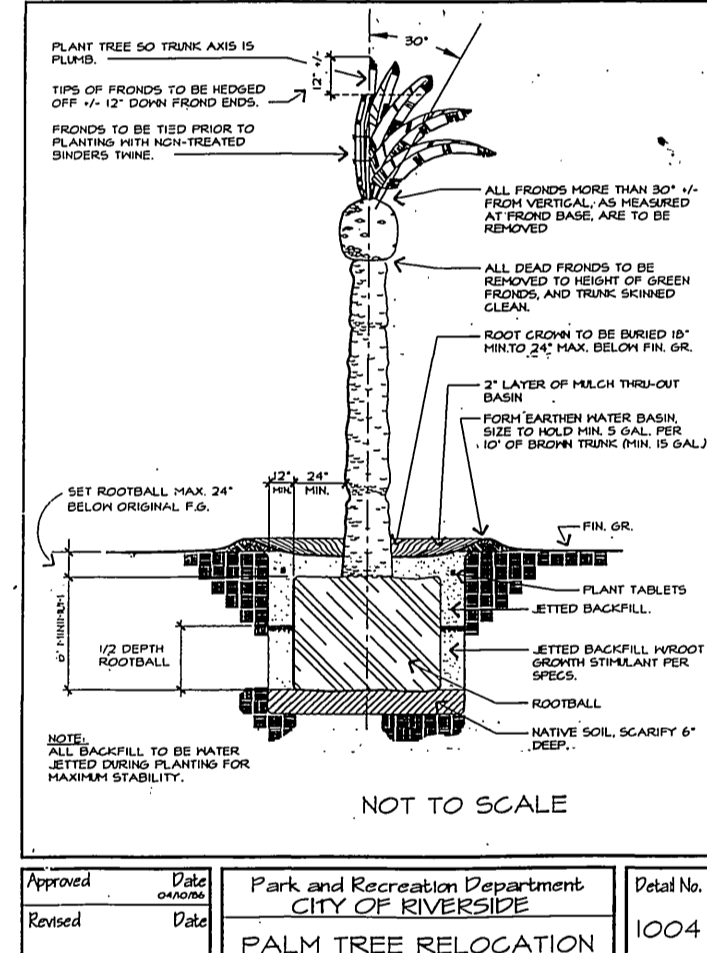
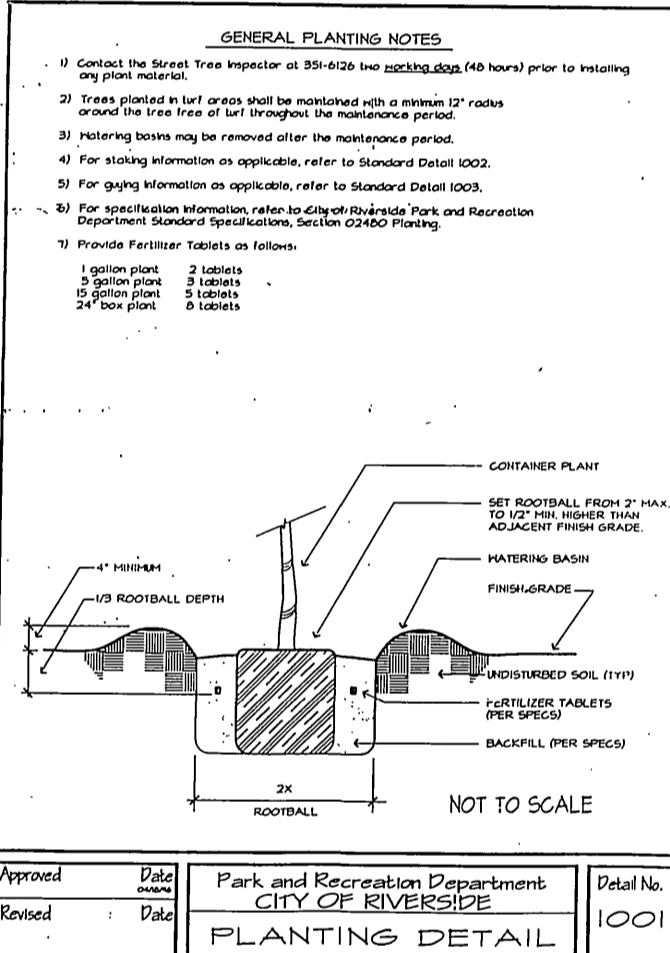
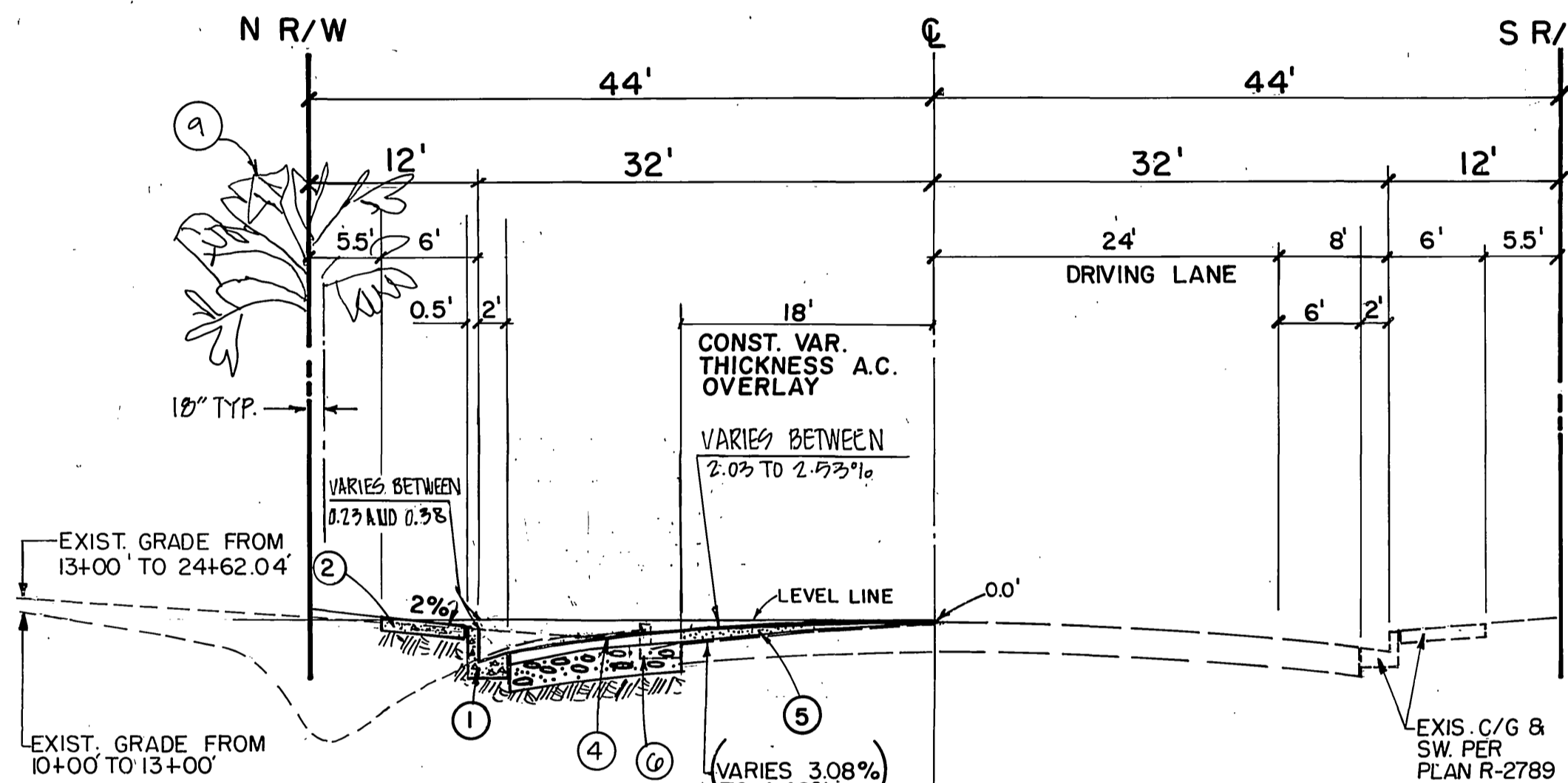
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS 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 DIRECTION 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.

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.
- 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.
- 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.
- IN ACCORDANCE WITH STATE LAW: 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 PROVIDE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE AS SHOWN.
- 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.
- SEE TRAFFIC SIGNAL PLAN X-37A FOR MODIFICATION OF TRAFFIC SIGNAL FACILITIES AND STRIPING.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE HILL 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

INDEX TO SHEETS

SHT. NO.	PLAN OF
1	INDEX, DETAILS & NOTES
2	INDIANA AVENUE STA. 8+31.77' TO 18+00.0'
3	INDIANA AVENUE STA. 18+00.0' TO 25+29.03'



CONSTRUCTION NOTES:

- CONST. P.C.C. CURB & GUTTER PER STD. DWG. NO. 200 TYPE I (6" C.F.)
- CONST. SIDEWALK PER STD. DWG. NO. 325
- CONST. WHEEL CHAIR RAMP PER STD. DWG. NO. 304.
- CONST. 3/4" A.C. PAVEMENT OVER 3/4" C.A.B. PER TYPICAL SECTION.
- CONST. VARIABLE THICKNESS A.C. OVERLAY TO MAKE A SMOOTH JOINT.
- REMOVE EXIST. CONC. CURB, CONC. GUTTER AND A.C. BERM.
- CONST. COMMERCIAL DRIVEWAY APPROACH PER STD. DWG. NO. 302 TYPE CURB-I
- EXIST. SPEED LIMIT SIGN TO BE RELOCATED.
- PLANT APPROXIMATELY 35 EA. MINIMUM 4" BROWIA TRUNK SIZE WASHINGTONIA ROBUSTA / MEXICAN FAN PALM STREET TREES AT LOCATIONS AS SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR (909/351-0126) PER CITY STANDARDS. PROVIDE AUTOMATIC IRRIGATION SYSTEM TO WATER ALL TREES, MINIMUM 2 EACH "DEEP WELL IRRIGATORS" PER TREE, ALL PER STANDARD DETAIL 4034.
- EXIST. CABLE TV. PULL BOX TO BE RELOCATED
- ADJUST EXIST. SANITARY SEWER M.H. COVER TO NEW FINISHED GRADE.
- REMOVE EXIST. CONC. HEADWALL AND PLUG ENDS OF EXIST. 48" DIAM. PIPES WITH CONC. BLOCK AND MORTAR.
- EXIST. POWER POLES TO BE REMOVED / RELOCATED BY CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. & DEVELOPER'S EXPENSE.

GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

- 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 (909) 351-0126 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: (A) 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; (B) ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR; (C) WHILE DIGGING PLANT PITS AND PLANTING / RELOCATING TREES; (D) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE; (E) AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR / DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-0126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER'S 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.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. SPACING	* NUMBER REQUIRED
a. INDIANA AVE.	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	4" D.T.	AP' O.C.	35

GENERAL NOTES FOR STREET TREES, CONTINUED:

- 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 REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

CITY OF RIVERSIDE WATER DIVISION	CHARTER COMMUNICATIONS	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY: <i>As</i> 6/3/98	APPROVED BY: <i>[Signature]</i>	APPROVED BY: <i>William F. Manning</i> 6/5/98
VOID ONE YEAR FROM THIS DATE	DATE 11-3-98	DATE
UNDERGROUND SERVICE ALERT	THE GAS COMPANY	PACIFIC BELL TELE.
2 DAYS PRIOR TO DIGGING, CALL TOLL FREE 1-800-227-2600	APPROVED BY: <i>[Signature]</i>	APPROVED BY: <i>[Signature]</i>
DATE:	DATE: 11-3-98	DATE: 11/2/98



PLAN PREPARED UNDER DIRECTION OF: *[Signature]* 1/24/97
 OSHIN TOSOUNIAN CIVIL ENG.
 7136 HASKELL AVE., SUITE 215
 VAN NUYS CA. 91406 818 988-4236

MARK	REVISIONS	APPR. DATE

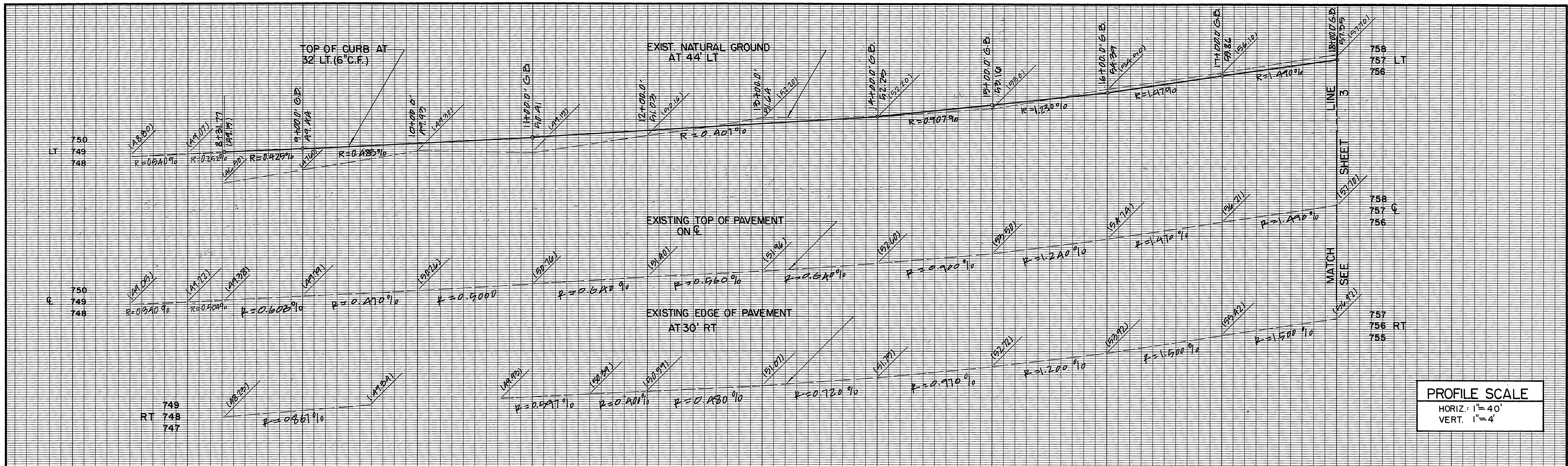
DESIGNED BY: J.M. DRAWN BY: J.M. CHECKED BY: O.T.

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: <i>[Signature]</i>	DATE: 6/3/98	BY: <i>[Signature]</i>	DATE: 6/3/98
PRINCIPLE ENGINEER		PUBLIC WORKS DIRECTOR	
TRAFFIC DIVISION			
DATE: 6-3-98		DATE: 3-3-99	

STREET IMPROVEMENTS
 10335 INDIANA AVENUE
 STATION 8+31.77' TO 25+29.03'
 CU-001-967 AND RZ-031-956
 HORIZ. SCALE: 1"=40' VERTICAL SCALE: 1"=4'

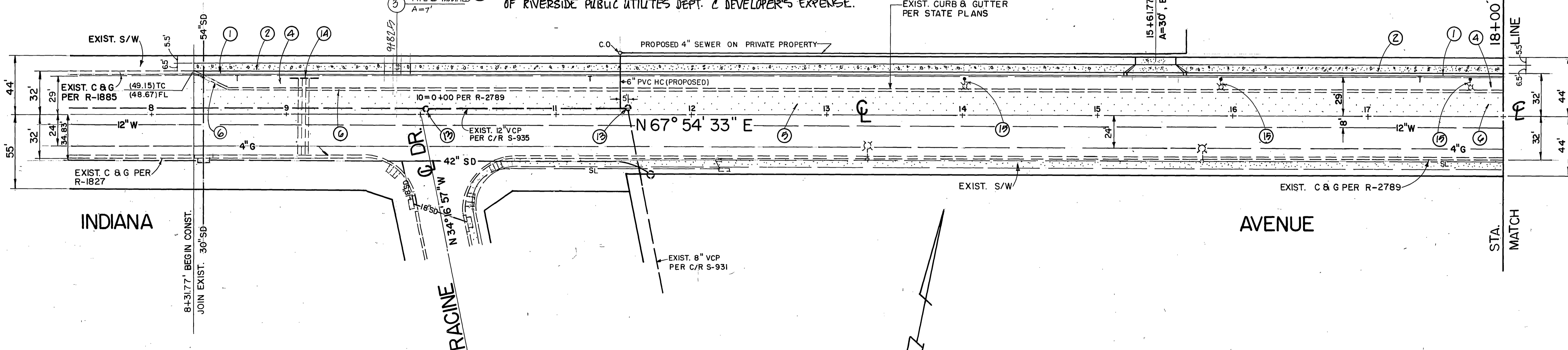
ACCOUNT NO. R-3496
 SHEET 1 OF 3



PROFILE SCALE
 HORIZ. 1"=40'
 VERT. 1"=4'

CONSTRUCTION NOTES:

- 1) CONST. P.C.C. CURB & GUTTER PER STD. DWG. NO. 200 TYPE I (6" C.F.).
- 2) CONST. SIDEWALK PER STD. DWG. NO. 325
- 3) CONST. WHEELCHAIR RAMP PER STD. DWG. NO. 304.
- 4) CONST. 3/12" A.C. PAVEMENT OVER 3/12" C.A.B. PER TYPICAL SECTION.
- 5) CONST. VARIABLE THICKNESS A.C. OVERLAY TO MAKE A SMOOTH JOINT.
- 6) REMOVE EXIST. CONC. CURB, CONC. GUTTER AND AC. BERM.
- 7) CONST. COMMERCIAL DRIVEWAY APPROACH PER STD. DWG. NO. 302 TYPE CURB-I
- 8) EXIST. SPEED LIMIT SIGN TO BE RELOCATED.
- 9) TYPE II MODIFIED A=7
- 10) EXIST. CABLE T.V. PULL BOX TO BE RELOCATED.
- 11) ADJUST EXIST. SANITARY SEWER M.H. COVER TO NEW FINISHED GRADE
- 12) REMOVE EXIST. CONC. HEADWALL AND PLUG ENDS OF EXIST. 18" DIAM. PIPES WITH CONC. BLOCK AND MORTAR.
- 13) EXIST. POWER POLES TO BE REMOVED/RELOCATED BY CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. @ DEVELOPER'S EXPENSE.



CITY OF RIVERSIDE WATER DIVISION APPROVED BY: <i>[Signature]</i> 6/5/98 DATE: 6/5/98 VOID ONE YEAR FROM THIS DATE	CHARTER COMMUNICATIONS APPROVED BY: <i>[Signature]</i> DATE: 11-3-98	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND APPROVED BY: <i>William F. Manned</i> 6/5/98 DATE: 6/5/98
UNDERGROUND SERVICE ALERT 2 DAYS PRIOR TO DIGGING, CALL TOLL FREE 1-800-227-2600	THE GAS COMPANY APPROVED BY: <i>[Signature]</i> DATE: 11-3-98	PACIFIC BELL TELE. APPROVED BY: <i>[Signature]</i> DATE: 11/2/98



PLAN PREPARED UNDER DIRECTION OF: *[Signature]* 1/24/97
OSHIN TOSOUNIAN CIVIL ENG.
 7136 HASKELL AVE., SUITE 215
 VAN NUYS CA. 91406 818 988-4236

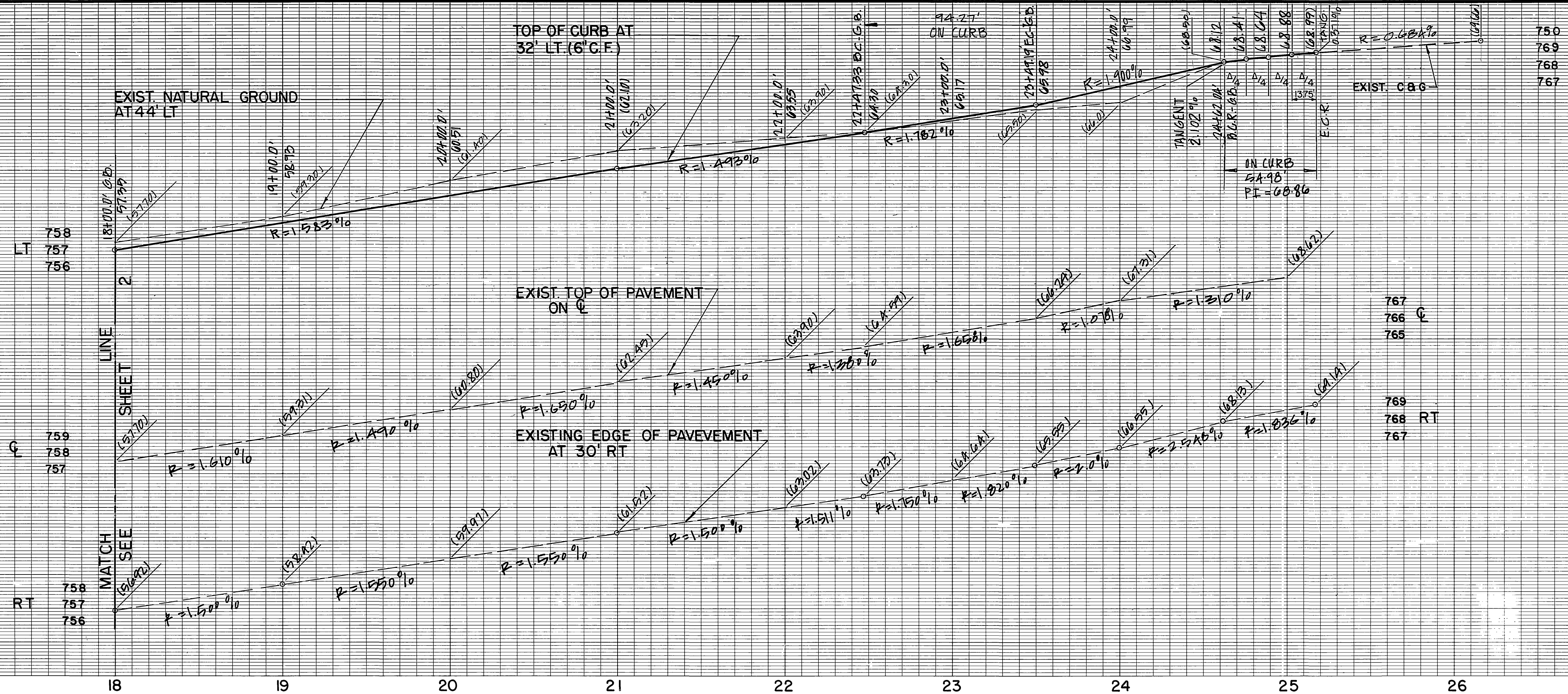
SCALE: 1"=40'

MARK	REVISIONS	APPR. DATE
DESIGNED BY: J.M.	DRAWN BY: J.M.	CHECKED BY: O.T.

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 3-3-99
 PRINCIPLE ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 PUBLIC WORKS DIRECTOR

STREET IMPROVEMENTS
10335 INDIANA AVENUE
 STATION 8+31.77' TO 25+29.03'
 CU-001-967 AND RZ-031-956
 HORIZ. SCALE: 1"=40' VERTICAL SCALE: 1"=4'

ACCOUNT NO. R-3496
 SHEET 2 OF 3

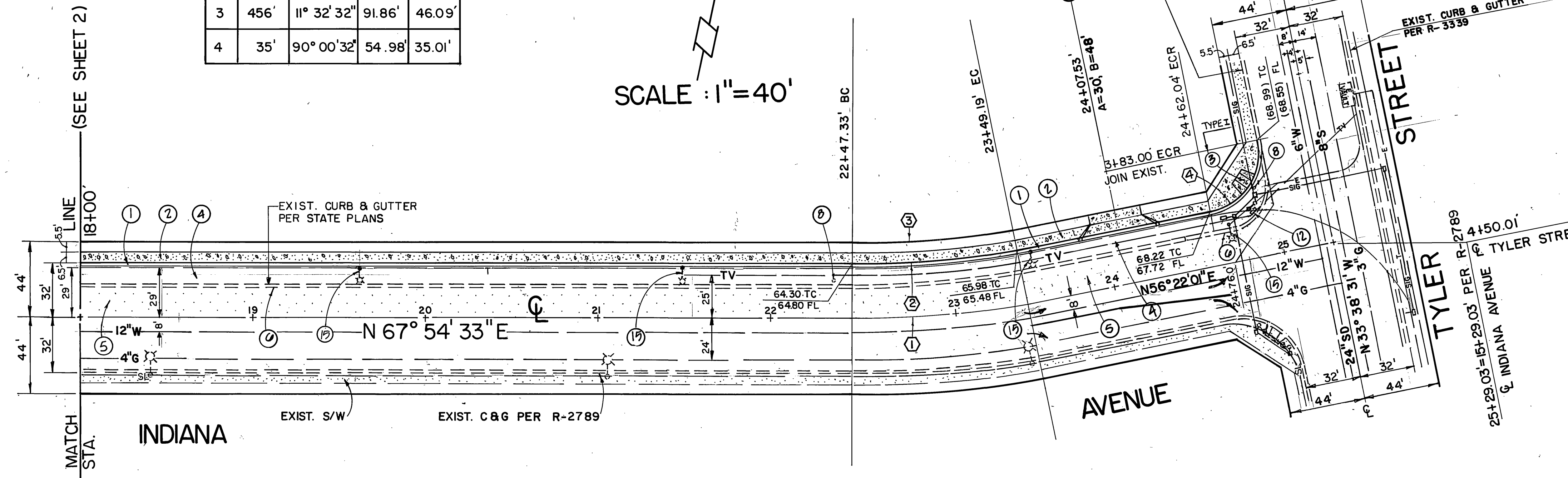


PROFILE SCALE
 HORIZ. 1"=40'
 VERT. 1"=4'

CURVE DATA

Curve No.	R	Δ	L	T
1	500'	11° 32' 32"	100.72'	50.53'
2	468'	11° 32' 32"	94.29'	47.30'
3	456'	11° 32' 32"	91.86'	46.09'
4	35'	90° 00' 32"	54.98'	35.01'

SCALE: 1"=40'



- CONSTRUCTION NOTES:**
- 1- CONST. P.C.C. CURB & GUTTER PER STD. DWG. NO. 200 TYPE I (6" GF)
 - 2- CONST. SIDE WALK PER STD. DWG. NO. 325.
 - 3- CONST. WHEELCHAIR RAMP PER STD. DWG. NO. 304.
 - 4- CONST. 3/4" A.C. PAVEMENT OVER 2 1/2" G.A.B PER TYPICAL SECTION.
 - 5- CONST. VARIABLE THICKNESS A.C. OVERLAY TO MAKE A SMOOTH JOINT.
 - 6- REMOVE EXIST. CONC. CURBS; CONC. GUTTER AND A.C. BERM.
 - 7- CONST. COMMERCIAL DRIVEWAY APPROACH PER STD. DWG. NO. 302 TYPE CURB-I
 - 8- EXIST. "STOP HERE..." SIGN TO BE RELOCATED
 - 9- EXIST. "STOP HERE..." SIGN TO BE RELOCATED
 - 10- EXIST. "STOP HERE..." SIGN TO BE RELOCATED
 - 11- EXIST. "STOP HERE..." SIGN TO BE RELOCATED
 - 12- EXIST. CABLE TV. PULL BOX TO BE RELOCATED.
 - 13- ADJUST EXIST. SANITARY SEWER M.H. COVER TO NEW FINISHED GRADE.
 - 14- REMOVE EXIST. CONC. HEADWALL AND PLUG ENDS OF EXIST. 48" DIAM PIPES WITH CONC. BLOCK AND MORTAR.
 - 15- EXIST. POWER POLES TO BE REMOVED / RELOCATED BY CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. 2 DEVELOPER'S EXPENSE.

CITY OF RIVERSIDE WATER DIVISION APPROVED BY: <i>AS</i> DATE: 6/5/98 VOID ONE YEAR FROM THIS DATE	CHARTER COMMUNICATIONS APPROVED BY: <i>[Signature]</i> DATE: 11-3-98	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND APPROVED BY: <i>William F. Mairand</i> DATE: 6/5/98
UNDERGROUND SERVICE ALERT 2 DAYS PRIOR TO DIGGING CALL TOLL FREE 1-800-227-2600 DATE:	THE GAS COMPANY APPROVED BY: <i>[Signature]</i> DATE: 11-3-98	PACIFIC BELL TELE. APPROVED BY: <i>[Signature]</i> DATE: 11/2/98



PLAN PREPARED UNDER DIRECTION OF
[Signature] 1/24/97
OSHIN TOSOUNIAN CIVIL ENG.
 7136 HASKELL AVE SUITE 215
 VAN NUYS CA. 91406 818.988-4236

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: <i>[Signature]</i> DATE: 1/24/97	BY APPROVED BY: <i>[Signature]</i> DATE: 3-3-99
PRINCIPLE ENGINEER	PUBLIC WORKS DIRECTOR
PARK DEPARTMENT	
TRAFFIC DIVISION	
DESIGNED BY J.M. DRAWN BY J.M. CHECKED BY O.T.	DATE 3-3-99

STREET IMPROVEMENTS 10335 INDIANA AVENUE STATION 84+31.77' TO 25+29.03' CU-001-967 AND RZ-031-956	ACCOUNT NO. R-3496 SHEET 3 OF 3
HORIZ SCALE 1"=40' VERTICAL SCALE 1"=4'	