

GENERAL NOTES:

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- 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, ITS SUPPLEMENTAL NOTES 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 CONTRACTOR 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 VOL.5-694224 FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- 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.
- 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER PRIOR TO OVERLAYING WITH A.C. PAVING.
- 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.

NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

AT & T
CITY OF RIVERSIDE
SOUTHERN CALIFORNIA GAS CO.
PACIFIC BELL
CHARTER COMMUNICATIONS

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL SIDEWALKS, RAMPS, RAILS, CLEARANCES AND APPURTENANCES MEET OR EXCEED THE MOST STRINGENT REQUIREMENTS OF CITY, STATE OR FEDERAL GOVERNMENT FOR ACCESSIBILITY.

PARKS DEPARTMENT NOTES:

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
- CONTACT THE ENGINEER A MINIMUM OF 2 WORKING DAYS IN ADVANCE TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED:
 - WHEN PLANT 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).
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- 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 OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ'D.
MAGNOLIA AVE.	EX. PALM TREES (PROTECT IN PLACE)			2 EA.
	EX. DRAGONLEAF TREES (PROTECT IN PLACE)			3 EA.
	EX. MAGNOLIA TREES (TO BE REMOVED)			1 EA.
	MAGNOLIA 9" MAJESTIC REALITY/SOUTHERN MAGNOLIA	24" BOX	45' O.C.	3 EA.
McCRAY ST.	LAGERSTROEMIA INDICA CATAPAWPA/CAPE MYRTLE	24" BOX	45' O.C.	3 EA.

6. NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE ENGINEER SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON THE APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

7. ALL STREET TREES ARE TO BE AUTOMATICALLY IRRIGATED.

CONSTRUCTION NOTES

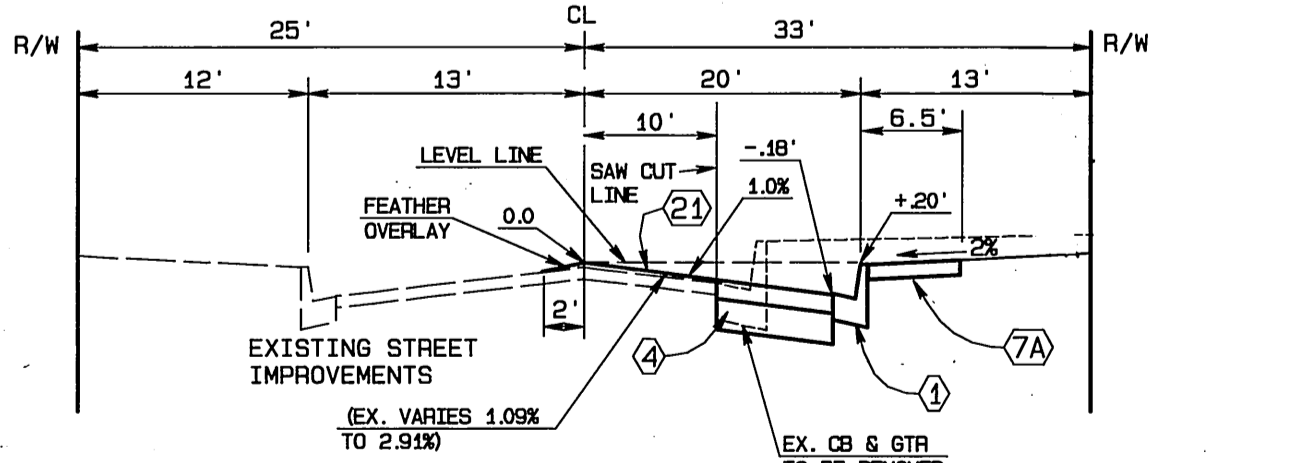
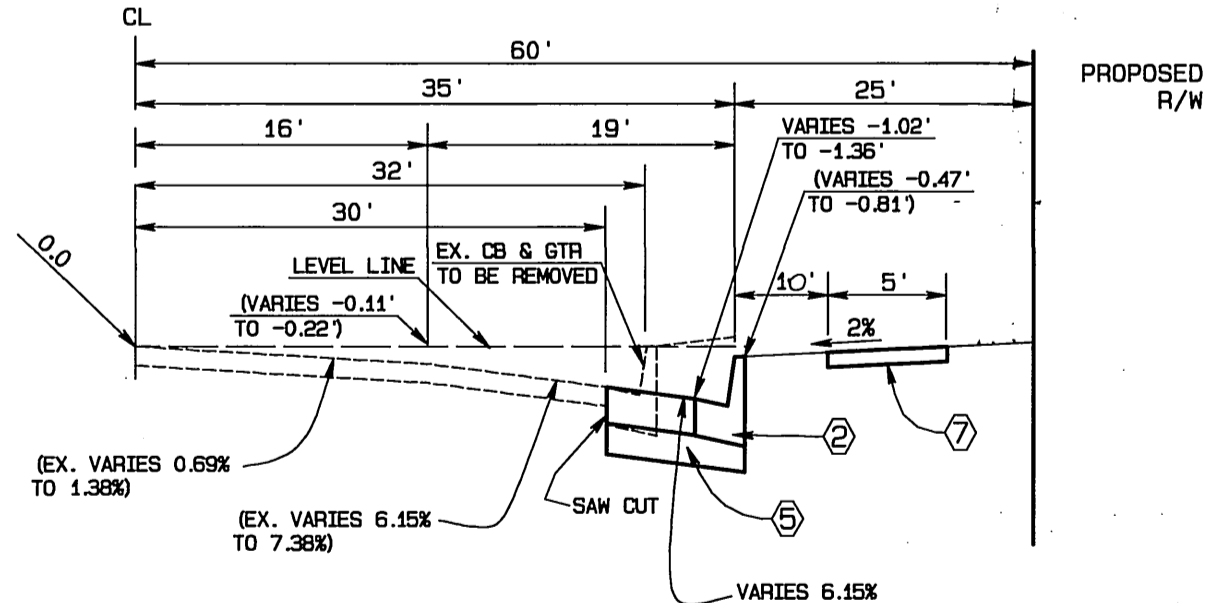
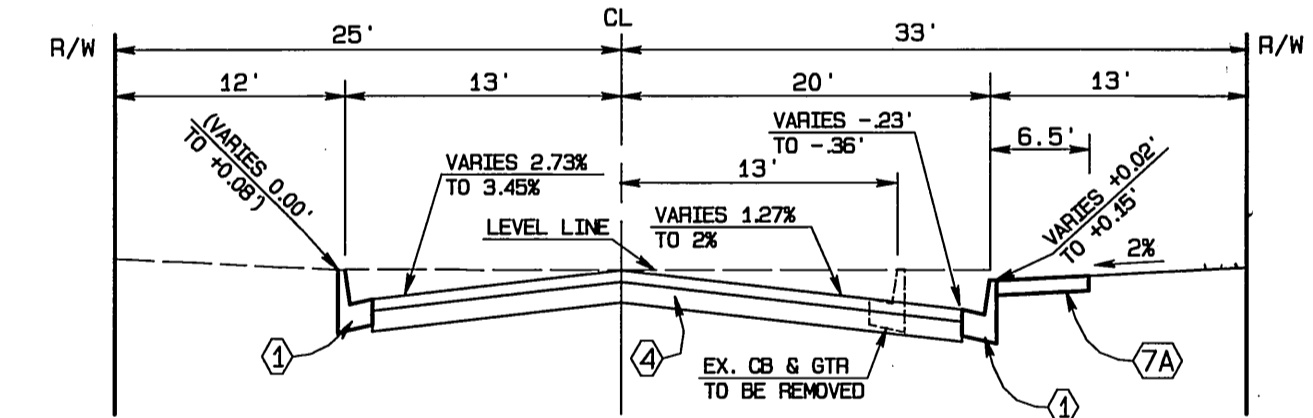
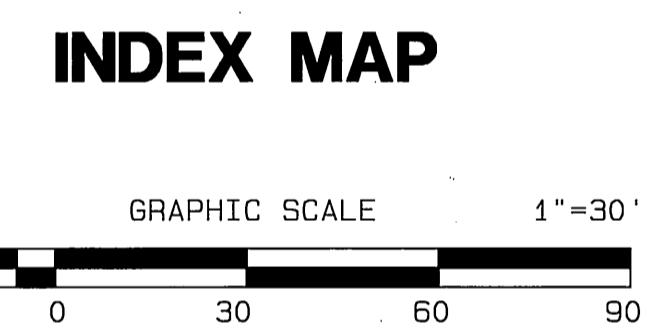
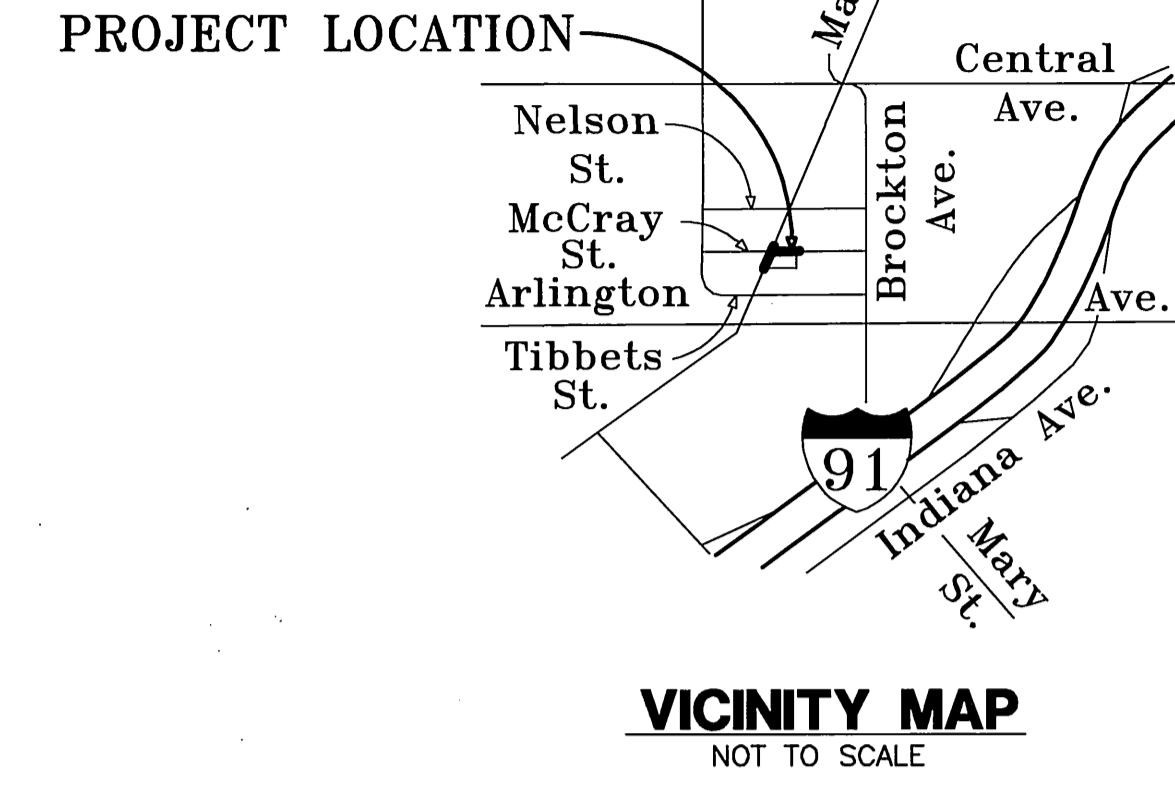
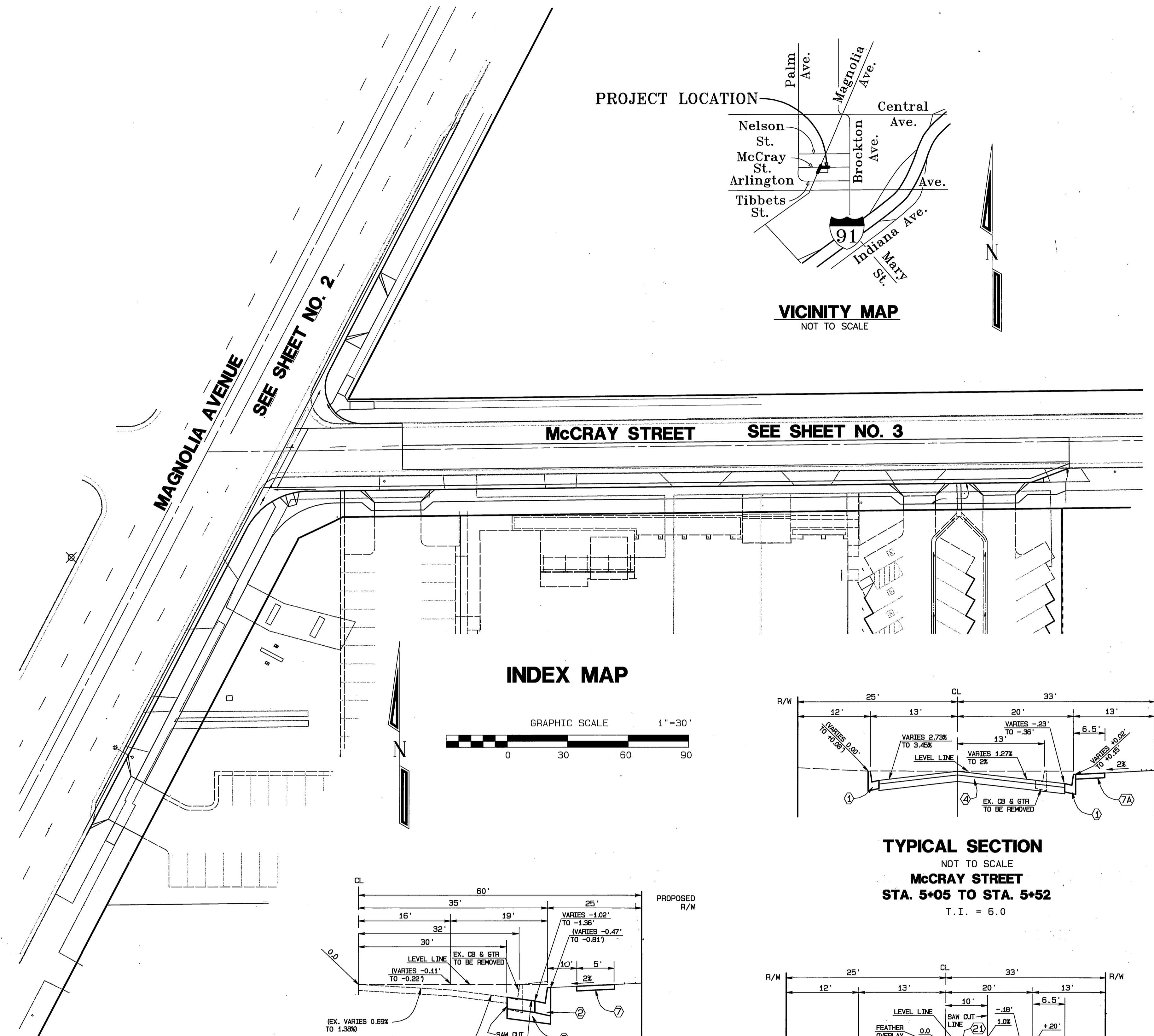
- CONSTRUCT STANDARD DWG. # 200 CURB AND GUTTER-6" CURB FACE TYPE I
- CONSTRUCT STANDARD DWG. # 200 CURB AND GUTTER-8" CURB FACE TYPE I
- CONSTRUCT STANDARD DWG. # 220, CROSS GUTTER (WIDTH = 6 FT.)
- CONSTRUCT 0.25" A.C. PAVING 1.05" CRUSHED AGGREGATE BASE PER S.R. 222, R-VALUE= 8.
- CONSTRUCT 0.5" A.C. PAVING 1.70" CRUSHED AGGREGATE BASE PER S.R. 222, R-VALUE= 8.
- NOT USED
- CONSTRUCT STANDARD DWG. # 325, PROPERTY LINE SIDEWALK.
- CONSTRUCT STANDARD DWG. # 325, CURBLINE SIDEWALK.
- CONSTRUCT STANDARD DWG. # 304, WHEELCHAIR RAMP, TYPE AS SHOWN ON PLAN.
- CONSTRUCT PARKWAY DRAIN PER ADWA STD. PLAN 191-1, S=1%
- CONSTRUCT STANDARD DWG. # 302, DRIVEWAY APPROACH, TYPE II, A & B AS SHOWN.
- ADJUST SEWER MANHOLE TO GRADE.
- REMOVE WATER METER, BY CITY FORCES
- RELOCATE WATER METER, BY CITY FORCES, IF REQUIRED
- RELOCATE GAS METER, BY OTHERS.
- REMOVE GAS METER, BY OTHERS.
- RELOCATE STREET LIGHT, AND CONDUIT PER CITY DWG. # VOL.5-694324
- EXTEND EXIST. WATER METER, BY CITY FORCES.
- REMOVE TELEPHONE POLE, BY OTHERS.
- RELOCATE STOP AND STREET NAME SIGN PER STANDARD DWG. # 662.
- INSTALL F1 DELINEATOR
- CONSTRUCT VARIABLE THICKNESS AC OVERLAY (0.10 FT. MIN.)
- ADJUST WATER VALVE BOX TO GRADE BY CONTRACTOR
- RELOCATE IRRIGATION VALVE BOX

Construction Notes (continued)

22 CONSTRUCT CURB TRANSITION PER STD. DWG. 210.

25 INSTALL 4" DIA. CAST IRON CURB DRAIN AND CONNECT TO EXISTING STUB AT RIGHT-OF-WAY

WATER DEPARTMENT NOTE:
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.
(909) 391-6368



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00

BENCH MARK: ELEV.: 845.155
CITY OF RIVERSIDE BENCH MARK G5-L2
P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHERLY WING OF A CATCH BASIN ON THE WEST SIDE OF BROCKTON AVENUE, 79 FEET SOUTHERLY OF ARLINGTON AVENUE.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
3788 McCRAY STREET RIVERSIDE, CA 92505
(909) 686-1070

APPROVED BY: *[Signature]* DATE: 6/5/00
R.C.E. NO. C39530

W.D. 98-0317 FOR: CITY OF RIVERSIDE F.B. 1998

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

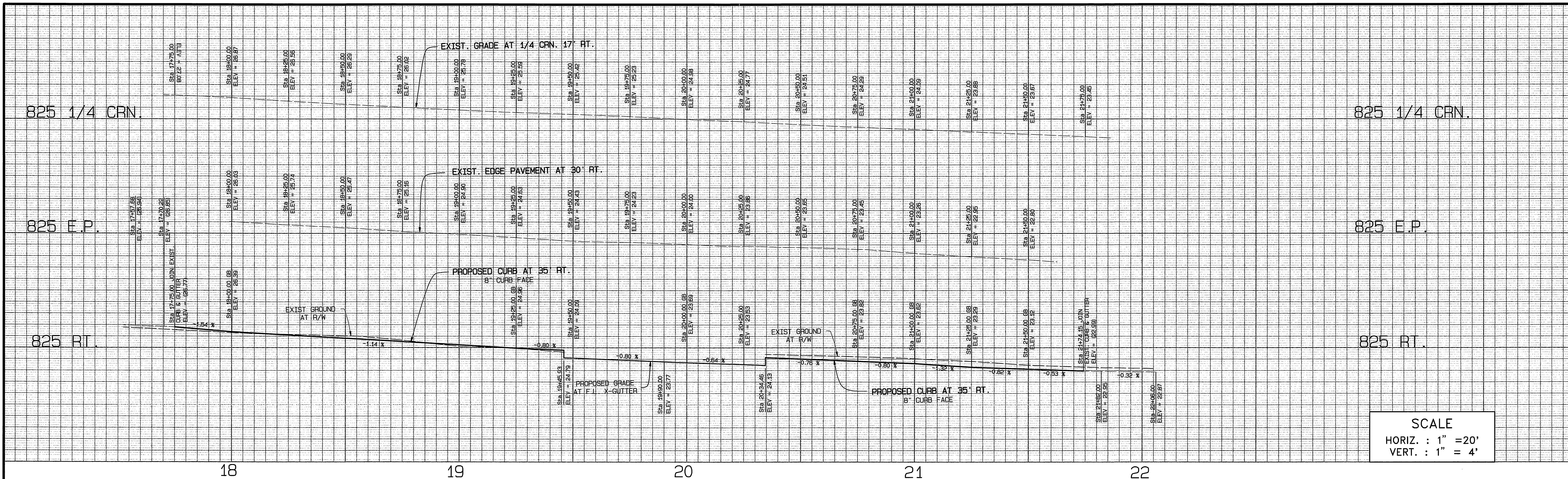
APPROVED BY: *[Signature]* DATE: 11-20-2000
PRINCIPAL ENGINEER: *[Signature]*
TRAFFIC DIVISION: *[Signature]*
STREET SERVICES: *[Signature]*
DEP. P.W. DIR.-ENGR: *[Signature]*

STREET IMPROVEMENT PLANS

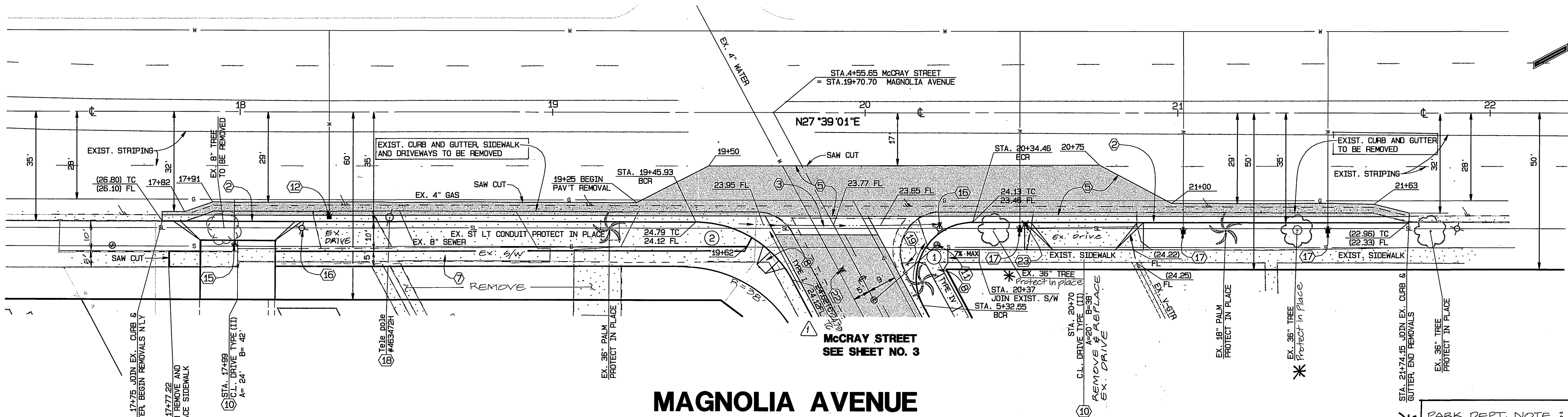
MAGNOLIA AVENUE WIDENING AT McCRAY STREET

ACCOUNT NO. 98-0317
DRAWING NUMBER: **R-3556**
SHEET 1 OF 3
SCALE: AS SHOWN
DATE: 11-20-2000

INDEXED 12-5-2000 lfh



SCALE
 HORIZ. : 1" = 20'
 VERT. : 1" = 4'



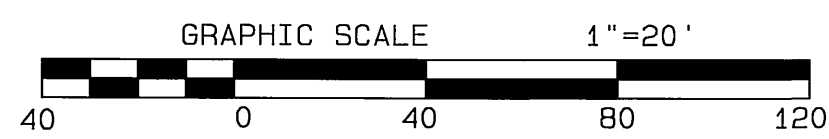
- CONSTRUCTION NOTES**
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 - CONSTRUCT STANDARD DWG. # 304, WHEELCHAIR RAMP, TYPE AS SHOWN ON PLAN.
 - CONSTRUCT PARKWAY DRAIN PER APWA STD PLAN 151-1, S=18"
 - CONSTRUCT STANDARD DWG. # 302, DRIVEWAY APPROACH, TYPE II, A & B AS SHOWN.
 - ADJUST SEWER MANHOLE TO GRADE.
 - REMOVE WATER METER, BY CITY FORCES
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 - INSTALL F1 DELINEATOR
 - CONSTRUCT VARIABLE THICKNESS AC OVERLAY (0.10 FT. MIN.)
 - ADJUST WATER VALVE BOX TO GRADE BY CONTRACTOR
 - RELOCATE IRRIGATION VALVE BOX

PARK DEPT. NOTE :
 * PROTECT OAK TREES IN PLACE. HAND EXCAVATION WITHIN 3 FEET EACH SIDE OF TRUNK ONLY. NO EXCAVATION ALLOWED WITHOUT URBAN FORESTOR. BEINGS PRESENT. CONTRACTOR SHALL CONTACT DAVE ROGERS, URBAN FORESTOR @ 909-912-2100 PRIOR TO EXCAVATION TO SCHEDULE INSPECTION.

CURB RETURN DATA

- A=118'20"19" R=18.00' L=37.18' T= 30.16'
- A=61'42"03" R=35.00' L=37.69' T= 20.91'

CITY OF RIVERSIDE WATER DEPARTMENT Approved by: <i>Richard L. Orndale</i> DATE: 10/24/00	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT OVERHEAD & UNDERGROUND Approved by: <i>John Esary</i> DATE: 6-14-00	SOUTHERN CALIFORNIA GAS COMPANY Approved by: <i>Leri Lee</i> DATE: 6-14-2000	PACIFIC BELL Approved by: <i>Julie Barry</i> DATE: 6/14/00
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BENCH MARK: ELEV.: 845.155
 CITY OF RIVERSIDE BENCH MARK G5-L2
 P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHERLY WING OF A CATCH BASIN ON THE WEST SIDE OF BROCKTON AVENUE, 79 FEET SOUTHERLY OF ARLINGTON AVENUE.



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
 3788 McCray Street Riverside, CA 92506 (909) 686-1070

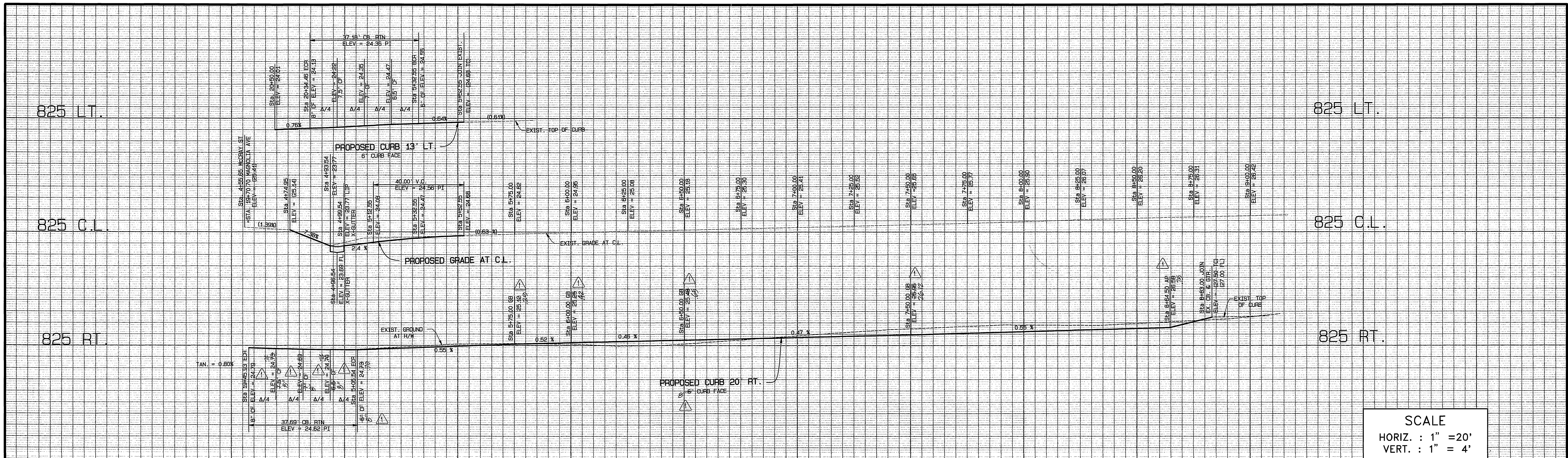
APPROVED BY: *Albert A. Webb* DATE: 6/5/00
 R.C.E. NO. C39530

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>Richard McCreath</i> BY DATE: 11/20/00 DIRECTOR OF PUBLIC WORKS		STREET IMPROVEMENT PLANS ACCOUNT NO. 98-0317 DRAWING NUMBER R-3556 SHEET 2 OF 3 98-317
MAGNOLIA AVENUE STA. 17+75 TO STA. 21+74.15		SCALE: HORIZ. = 1"=20' VERT. = 1"=4' DATE: 11-20-2000



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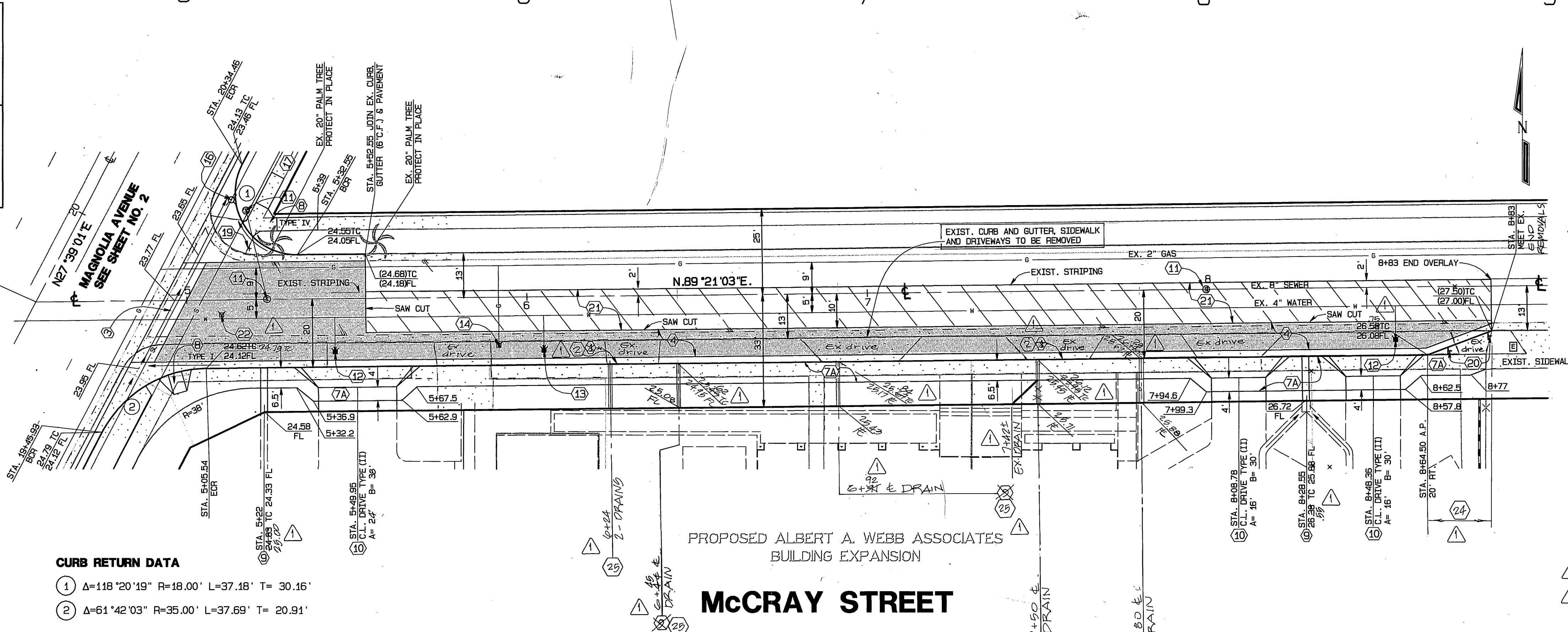
INDEXED 12-5-2000 LfH



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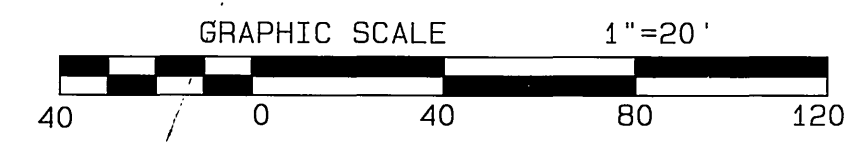
SOUTHERN CALIFORNIA GAS COMPANY
 APPROVED BY *Steve Lee* DATE 6-26-00
CITY OF RIVERSIDE
 WATER DEPARTMENT
 APPROVED BY *Richard S. DeLute* DATE 10/24/00

- CONSTRUCTION NOTES**
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 - 23 RELOCATE IRRIGATION VALVE BOX
 - 24 CONSTRUCT CURB TRANSITION PER STD. DWG. 210
 - 25 INSTALL 4" DIA. CAST IRON CURB DRAIN AND CONNECT TO EXISTING STUP AT RIGHT-OF-WAY



CURB RETURN DATA

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BENCH MARK: ELEV.: 845.155
 CITY OF RIVERSIDE BENCH MARK 65-L2
 P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHERLY WING OF A CATCH BASIN ON THE WEST SIDE OF BROCKTON AVENUE, 79 FEET SOUTHERLY OF ARLINGTON AVENUE.



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00
ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 3788 McCRAY STREET RIVERSIDE, CA 92506
 (909) 686-1070
 APPROVED BY *[Signature]* DATE 6/15/00
 R.C.E. NO. C39530

MARK	REVISIONS	APPR. DATE
1	REVISED CURB HEIGHT TO 6" & 2" DIA. DRAIN	6/15/00
2	ADD CURB DRAIN	6/15/00

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY *[Signature]* BY DATE *[Signature]*
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 STREET SERVICES
 DEP. P.W. DIR.-ENGR. *[Signature]*

STREET IMPROVEMENT PLANS
McCRAY STREET
 STA. 20+53.92 TO STA. 21+74.15
 SCALE: HORIZ. = 1"=20' VERT. = 1"=4'
 ACCOUNT NO. 98-0317
 DRAWING NUMBER
R-3556
 SHEET 3 OF 3
98-317

UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

*AS-BUILT PER PLANS 10-03-03 LTH

INDEXED 12-5-2000 LTH