

GENERAL NOTES FOR STREET TREE PLANTING

- 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) 351-6126 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 THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-6126 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 PLANTINGS SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	# REQUIRED
A)MAGNOLIA AVE.	MAGNOLIA	"Majestic beauty"	24"BOX	45' OC	8 EACH
B)HARRISON AVE.	MAGNOLIA	"Majestic beauty"	24"BOX	45' OC	17 EACH
C)MAGNOLIA AVE.	2 EXISTING MAGNOLIA TREES TO BE REMOVED				
D)MAGNOLIA AVE.	4 EXISTING MAGNOLIA TREES TO BE PROTECTED IN PLACE				
 - BOTH A "STREET TREE 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 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 REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

CONSTRUCTION NOTE 3 LABELS

ITEM	QUANTITY
a. SEWER MANHOLE	4
b. DELETED	-
c. WATER VALVE	1
d. LIGHT POLE	6
e. WHEELCHAIR RAMP	3
f. DELETED	-
g. ELECTRIC VAULT	2
h. CABLE TV BOX	1
i. STREET SIGN	3
j. CATCH BASIN	1
k. VENT RISER	1
m. TELEPHONE VAULT	2
n. DELETED	-
o. TELEPHONE MANHOLE	3
p. PULL BOX	7
q. TRAFFIC SIGNAL VAULT	1
r. TRAFFIC SIGNAL	3
s. UTILITY BOX	1
t. AIR VALVE	1
u. FIRE HYDRANT	1
v. SIDEWALK	6390 SF.

ELECTRIC:

CITY OF RIVERSIDE ELECTRIC DEPARTMENT
3900 MAIN STREET
RIVERSIDE, CA 92522
(909) 826-5629
CONTACT: BILL ARMENTA

TELEPHONE:

PACIFIC BELL
3073 ADAMS STREET, ROOM 216
RIVERSIDE, CA 92504
(909) 359-2516
CONTACT: PENNY HALLGREN

GAS:

SOUTHERN CALIFORNIA GAS COMPANY
1981 WEST LUGONIA AVENUE
REDLANDS, CA 92374-9720
(909) 335-7666
CONTACT: SKIP CARDOZA

TRANSPORTATION:

RIVERSIDE TRANSIT AGENCY
1825 THIRD STREET - P.O. BOX 59968
RIVERSIDE, CA 92517
(909) 565-5060
CONTACT: GRANT BRADSHAW

LEGEND OF ABBREVIATIONS & SYMBOLS

T.C.	TOP OF CURB	(100)	EXIST. CONTOUR
F.L.	FLOWLINE ELEV.	100	PROP. CONTOUR
T.G.	TOP OF GRATE		PROPERTY LINE
G.B.	GRADE BREAK		DAYLIGHT LINE
F.G.	FINISH GRADE	2%	SHEET FLOW RATE
R.G.	ROUGH GRADE		GRADED SWALE
F.S.	FINISH SURFACE		CENTERLINE
INV.	INVERT OF DRAIN		SWALE HIGH POINT
P.	PAD ELEVATION		FLOWLINE
F.F.	FINISH FLOOR ELEV.		SUBDRAIN
G.F.F.	GARAGE FINISH FLOOR		AREA DRAIN
B.V.C.	BEGIN VERTICAL CURVE		TOP OF SLOPE
E.V.C.	END VERTICAL CURVE		TOE OF SLOPE
P.I.	POINT OF INTERSECTION		RETAINING WALL
E.P.	EDGE OF PAVEMENT		FIRE HYDRANT
T.W.	TOP OF WALL ELEV.		STREET LIGHT
T.F.	TOP OF FOOTING ELEV.		SOUND OR SCREEN WALL
D.F.	DEEPEN FOOTING		DEEPEN FOOTING
L.	LENGTH		WATER METER
D.WY.	DRIVEWAY		CATCH BASIN & LOCAL DEPRESSION
N.T.S.	NOT TO SCALE		

INDEX MAP

SCALE: 1"=100'

BUSINESS TAX CERTIFICATION # 066083 EXP. DATE 05/24/01

PREPARED UNDER THE DIRECTION OF:
William L. Harris 10-03-00
WILLIAM L. HARRIS DATE
R.C.E. 31737 - EXP. 12/31/00

OWNER:

LOWE'S REAL ESTATE WESTERN DIVISION
1530 FARADAY AVENUE
SUITE 125
CARLSBAD, CA 92008

NOTE TO CONTRACTOR

PROPOSED CONCRETE CROSS-GUTTERS AND GUTTER FLOWLINES TO MATCH EXISTING A.C. PAVEMENT. IF DESIGN GRADES DO NOT CONFORM TO EXISTING PAVEMENT, NOTIFY DESIGN ENGINEER PRIOR TO CONSTRUCTION.

SOILS ENGINEER:

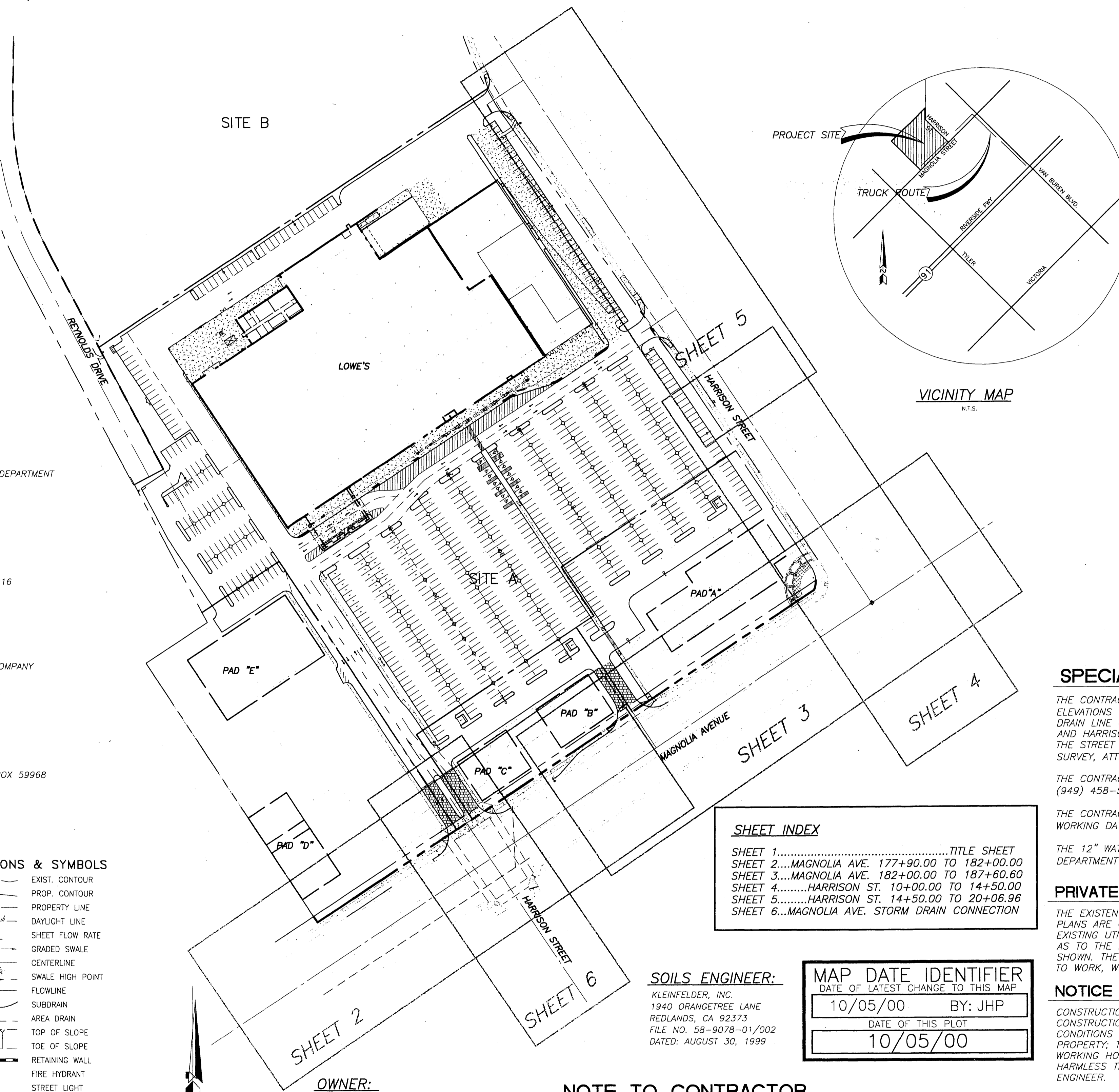
KLEINFELDER, INC.
1940 ORANGETREE LANE
REDLANDS, CA 92373
FILE NO. 58-9078-01/002
DATED: AUGUST 30, 1999

SHEET INDEX

SHEET 1.....TITLE SHEET
SHEET 2.....MAGNOLIA AVE. 177+90.00 TO 182+00.00
SHEET 3.....MAGNOLIA AVE. 182+00.00 TO 187+60.60
SHEET 4.....HARRISON ST. 10+00.00 TO 14+50.00
SHEET 5.....HARRISON ST. 14+50.00 TO 20+06.96
SHEET 6.....MAGNOLIA AVE. STORM DRAIN CONNECTION

MAP DATE IDENTIFIER

DATE OF LATEST CHANGE TO THIS MAP
10/05/00 BY: JHP
DATE OF THIS PLOT
10/05/00



CITY OF RIVERSIDE STREET IMPROVEMENT PLANS MAGNOLIA AVENUE & HARRISON STREET

GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION CURRENT EDITION, CALTRANS STANDARD PLANS & R.C.F.C. STANDARDS.
- NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- THE PRIVATE ENGINEER PREPARING 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 CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 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.
- 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.
- 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.
- WHERE EXISTING PAVEMENT JOINS NEW PAVEMENT, TRIM EDGE OF EXISTING PAVEMENT 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.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- ELEVATIONS FOR CROSS-GUTTERS AND CONSTRUCTION BEYOND ECR'S AND BCR'S ARE FLAGGED IN THE PLAN VIEW.
- CONSTRUCTION AND GENERAL NOTES FOR TRAFFIC SIGNAL MODIFICATIONS, AND STRIPING ARE LISTED ON THE TITLE SHEET FOR THAT PARTICULAR WORK AND CONTAINED WITHIN THIS SET OF DRAWINGS.
- ALL DIMENSIONS ARE FROM CENTERLINE OF ROAD.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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 SHALL GIVE CITY WATER DIVISION TEN (10) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY THIRTY (30) WORKING DAYS FOR COMPLETION OF WORK. (909) 351-6150.
- CONSTRUCTION WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED (909-351-6096) AND THE NECESSARY TIMING ADJUSTMENTS MADE TO MAINTAIN SIGNAL OPERATION.
- ALL PAVEMENT MARKINGS EXCEPT FOR STRIPING SHALL BE THERMOPLASTIC.
- MAKE REFERENCE TO TRAFFIC SIGNAL X-509 FOR THE REQUIRED SIGNAL INSTALLATION AT HARRISON STREET.

SPECIAL WATER LINE CONSTRUCTION NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE TOP-OF-PIPE ELEVATIONS FOR THE EXISTING 12" AND 36" WATER PIPELINES AT PROPOSED 30" STORM DRAIN LINE CROSSING POINTS, LOCATED AT THE INTERSECTION OF MAGNOLIA AVENUE AND HARRISON STREET, SOUTH. THE CONTRACTOR SHALL MARK T.O.P. ELEVATIONS ON THE STREET SURFACE AND FURNISH THE CITY OF RIVERSIDE WATER DEPARTMENT WITH SURVEY, ATTN: ADRAIN SAINT, (909) 826-5428.

THE CONTRACTOR SHALL NOTIFY HUNSAKER & ASSOCIATES, ATTN: JONATHAN PETKE, (949) 458-5440, REGARDING THE AS-BUILT T.O.P. ELEVATIONS.

THE CONTRACTOR SHALL NOTIFY THE CITY OF RIVERSIDE WATER DEPARTMENT FIVE (5) WORKING DAYS PRIOR TO START OF CONSTRUCTION, ATTN: DON NEAL, (909) 351-6366.

THE 12" WATER PIPELINE WILL BE RELOCATED BY THE CITY OF RIVERSIDE WATER DEPARTMENT FORCES. THE 36" WATER PIPELINE SHALL BE PROTECTED IN PLACE.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND APPROXIMATE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES OR STRUCTURES EXCEPT AS SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITIES OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK, WHETHER OR NOT THEIR FACILITIES ARE SHOWN HEREON, AND FOR ANY DAMAGE OF THESE LINES.

NOTICE TO CONTRACTORS

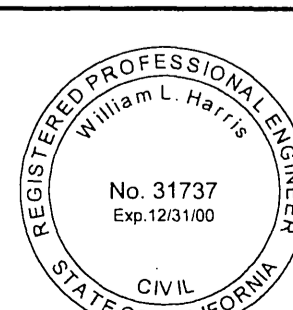
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CIVIL ENGINEER FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CIVIL ENGINEER.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE US DEPARTMENT OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR'S COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

Underground Service Alert
Call: TOLL FREE
1-800
227-2600

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



HUNSAKER & ASSOCIATES
IRVINE ENGINEERING, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • Ph: (949) 583-1010 • Fx: (949) 583-0759

SCALE: 1"=100'

DATE: JULY 10, 2000

BENCHMARK: F3-53

PK AND CITY OF RIVERSIDE TAG IN TOP OF CURB, NORTHWEST CORNER OF HARRISON STREET AND COUNTY FARM ROAD AT THE M.O.C. OF THE CURB RETURN.

ELEV = 768.872

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* BY: JHP DATE: 10/05/00
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
P.W. ENGR. MANAGER
STREET SERVICES

STREET IMPROVEMENT PLAN
RZ-021-989
MAGNOLIA AVENUE & HARRISON STREET

TITLE SHEET

HORIZ. SCALE: 1"=100' VERT. SCALE: N/A

PROJECT NO. R-3578

OCT 27 2000

SHEET 1 OF 6

CITY OF RIVERSIDE
WATER DEPARTMENT

APPROVED BY

Richard L. Duda DATE 10/5/00

PACIFIC BELL

APPROVED BY

DATE

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

APPROVED BY

John Sany DATE 10-10-00

NOTE TO CONTRACTOR

- PROPOSED CONCRETE CROSS-GUTTERS AND GUTTER FLOWLINES TO MATCH EXISTING A.C. PAVEMENT. IF DESIGN GRADES DO NOT CONFORM TO EXISTING PAVEMENT, NOTIFY DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- POTHOLE FOR ALL EXISTING UTILITIES CROSSING PROPOSED CONSTRUCTION OF 30" STORM DRAIN AND 36" WATER MAIN SIPHON IN MAGNOLIA AVENUE PRIOR TO CONSTRUCTION. (SEE SHEET 6 FOR PROFILE)

SPECIAL WATER LINE CONSTRUCTION NOTE

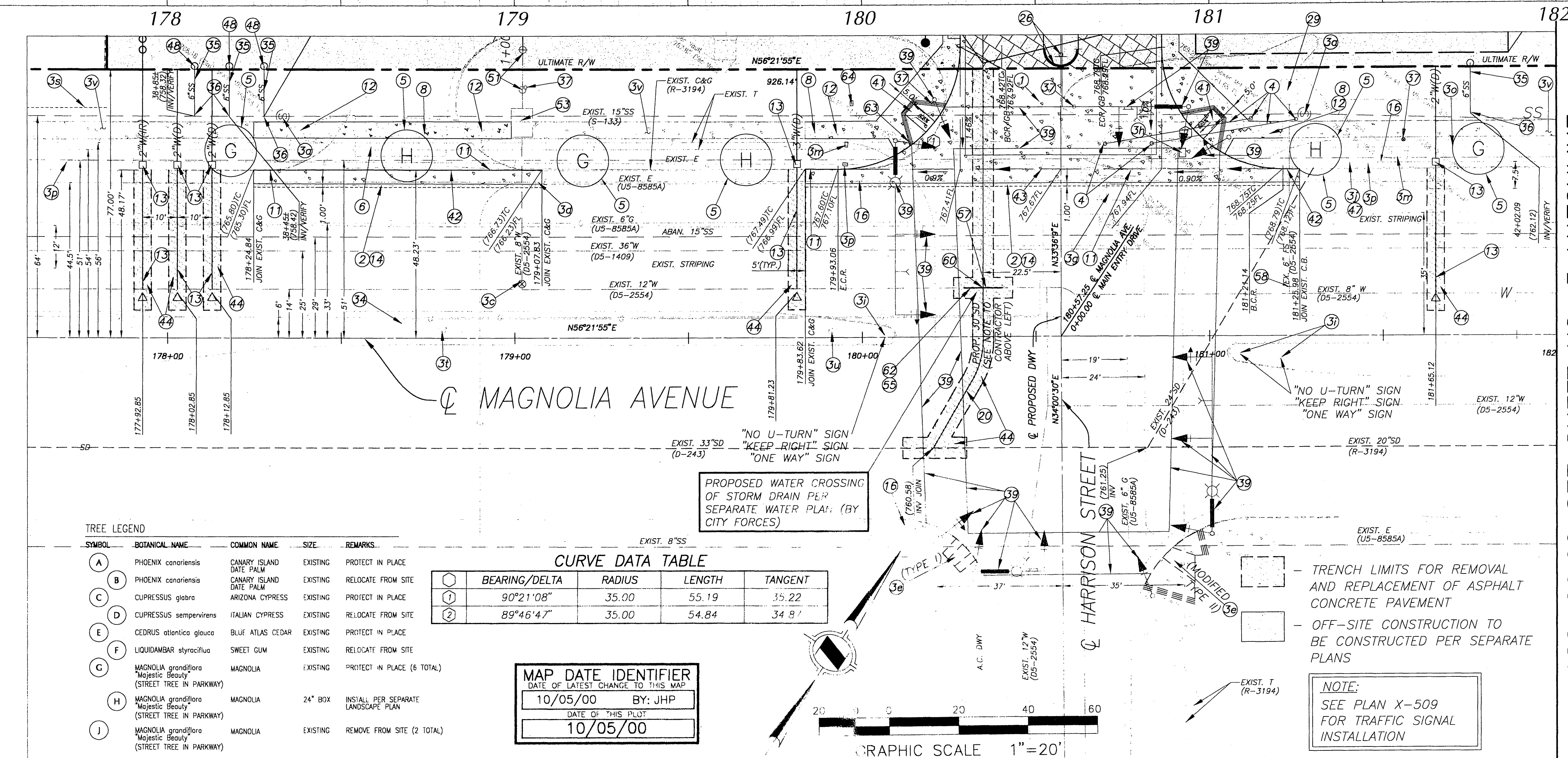
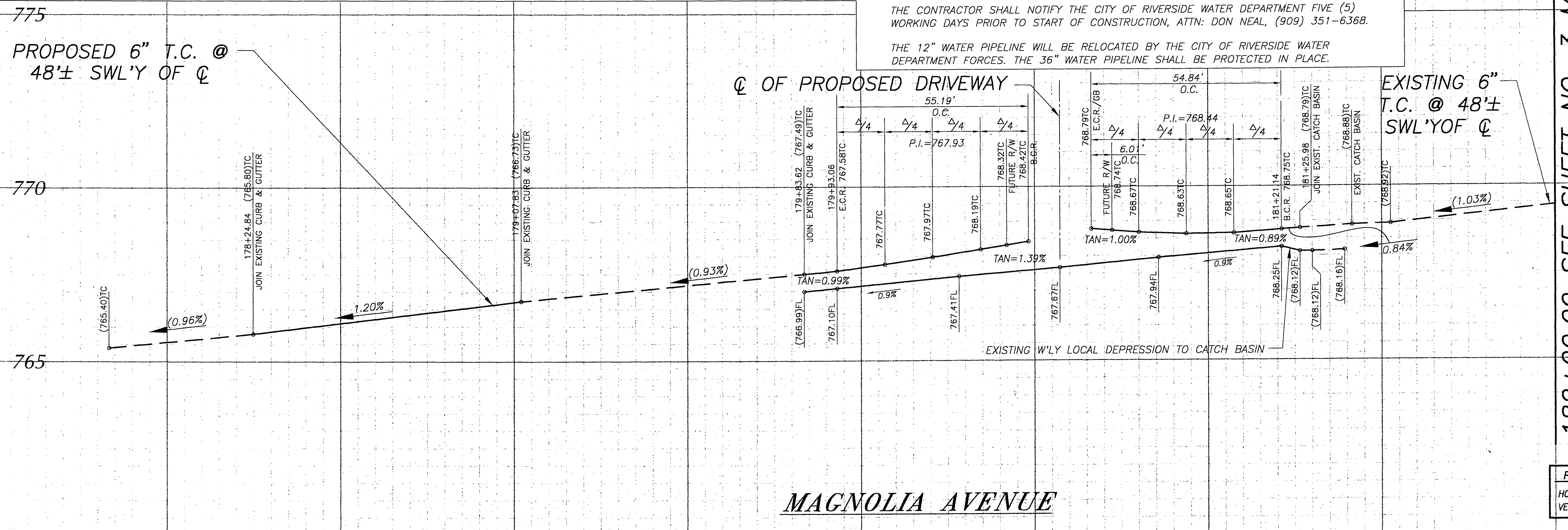
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THE CONTRACTOR SHALL NOTIFY HUNSAKER & ASSOCIATES, ATTN: JONATHAN PETKE, (949) 458-5440, REGARDING THE AS-BUILT T.O.P. ELEVATIONS.
THE CONTRACTOR SHALL NOTIFY THE CITY OF RIVERSIDE WATER DEPARTMENT FIVE (5) WORKING DAYS PRIOR TO START OF CONSTRUCTION, ATTN: DON NEAL, (909) 351-6368.
THE 12" WATER PIPELINE WILL BE RELOCATED BY THE CITY OF RIVERSIDE WATER DEPARTMENT FORCES. THE 36" WATER PIPELINE SHALL BE PROTECTED IN PLACE.

SEE SHEET NO. 1 FOR CONSTRUCTION NOTE 3 LABELS

CONSTRUCTION NOTES & QUANTITIES

- 1 CONSTRUCT 8" THICK CONCRETE PAVEMENT 3296 SF.
- 2 SAWCUT & REMOVE 12" WIDE ASPHALT CONCRETE & REPLACE w/ FULL DEPTH ASPHALT CONCRETE 2601 SF.
- 3 PROTECT IN PLACE SEE SHEET 1
- 4 REMOVE EXISTING 8" VENT RISER PIPES FOR VAULT V-4977 (7'x18") & REPLACE BEHIND SIDEWALK 2 EA.
- 5 PROTECT, REMOVE, OR INSTALL TREE PER LANDSCAPE PLAN AND TREE LEGEND ON THIS SHEET 34 EA.
- 6 REMOVE EXISTING DRIVEWAY 2 EA.
- 7 INSTALL 22,000 LUMEN STREET LAMP PER CITY OF RIVERSIDE AND S.C.E. STANDARDS 2 EA.
- 8 CONST. SIDEWALK PER CITY STD. 325 5431 SF.
- 9 CONST. WHEELCHAIR RAMP, TYPE III, PER CITY STD. 304 5 EA.
- 10 CONSTRUCT CURB OUTLET STRUCTURE PER CITY STD. 410 1 EA.
- 11 SAWCUT AND REMOVE EXIST. CURB & GUTTER 714 LF.
- 12 REMOVE EXIST. SIDEWALK 3225 SF.
- 13 INSTALL 2" WATER METER PER RIVERSIDE DPU DWG # CWD-601 (BY CITY FORCES) 6 EA.
- 14 JOIN EXIST. PAVING AND FEATHER OVER FOR A SMOOTH JOIN 909 LF.
- 15 REMOVE EXISTING ELECTRICAL VAULT 2 EA.
- 16 REMOVE EXISTING STREET LIGHT POLE 5 EA.
- 17 REMOVE EXISTING AIR VALVE AND REPLACE BEHIND SIDEWALK (BY CITY FORCES) 1 EA.
- 18 CONST. CONC. WALK PER ARCH. PLANS AND DETAILS 486 SF.
- 19 INSTALL 30" STOP SIGN PER CITY OF RIVERSIDE STD. #666 3 EA.
- 20 INSTALL 30" R.C.P. STORM DRAIN PIPE WITH BEDDING PER RIVERSIDE STD DWG #452 (SEE SHEET 6) 109 LF.
- 21 REMOVE EXISTING STREET SIGN ("ONE WAY") 1 EA.
- 22 INSTALL BUS STOP IMPROVEMENTS PER RIVERSIDE TRANSIT AGENCY STANDARDS 1 EA.
- 23 CONSTRUCT 6" CURB AND GUTTER, TYPE I, PER CITY STANDARD # 200 326 LF.
- 24 INSTALL SUPER FIRE HYDRANT PER RIVERSIDE DPU DWG # 93-05-3442-1 (BY CITY FORCES) PER SEP. PLAN
- 25 REMOVE EXISTING FIRE HYDRANT PER RIVERSIDE DPU DWG # 93-05-3442-1 (BY CITY FORCES) 2 EA.
- 26 INSTALL R7 SIGN AND PAINT NOSE ON MEDIAN REFLECTIVE YELLOW 1 EA.
- 27 CONSTRUCT CROSS-GUTTER PER CITY OF RIVERSIDE STD DWG #220 (W=6") 732 SF.
- 28 REMOVE EXISTING BUS STOP SIGNAGE AND BENCHES 3 EA.
- 29 REMOVE EXISTING UNDERGROUND DOUBLE DETECTOR CHECK FIRE SERVICE VAULT (BY CITY FORCES) 3 EA.
- 30 REMOVE EXISTING DEPRESSED CURB DWY APPROACH 1,335 SF.
- 31 CONSTRUCT 6" CURB AND GUTTER, TYPE II, PER CITY STANDARD # 200 162 LF.
- 32 INSTALL 12" D.I.P. WATER MAINLINE PER RIVERSIDE DPU DWG # 93-05-3442-1 (BY CITY FORCES) PER SEP. PLAN
- 33 INSTALL 8" PVC WATER LINE PER RIVERSIDE DPU DWG # 93-05-3442-1 (BY CITY FORCES) PER SEP. PLAN
- 34 REMOVE & SALVAGE EXISTING STREET SIGN ("ONE WAY") 1 EA.
- 35 INSTALL 6" PVC SEWER LATERAL PER CITY OF RIVERSIDE DPW STD # 562A 165 LF.
- 36 CONNECT TO EXISTING SEWER PER CITY OF RIVERSIDE DPW DWG # 562 9 EA.
- 37 REMOVE EXISTING IRRIGATION VALVE AND LINE AND REPLACE PER SEPARATE LANDSCAPE PLANS 10 EA.
- 38 INSTALL R10 SIGN (RT) 1 EA.
- 39 TRAFFIC SIGNAL & STRIPING IMPROVEMENTS PER SEPARATE TRAFFIC PLAN X-509 8 EA.
- 40 LOWER EXISTING SEWER MANHOLE TO NEW FINISHED SURFACE 1 EA.
- 41 CONST. WHEELCHAIR RAMP, TYPE I, PER CITY STD. 304 2 EA.
- 42 CONSTRUCT 6" CURB AND GUTTER, TYPE I, MODIFIED FROM 24" WIDE TO 48" WIDE PER CITY STANDARD # 200 141 LF.
- 43 CONSTRUCT CROSS-GUTTER PER CITY OF RIVERSIDE STD DWG #220 (W=8") 3164 SF.
- 44 SAWCUT REMOVE & REPLACE EXISTING A.C. PAVEMENT WITH EQUIVALENT PAVEMENT SECTION 2205 SF.
- 45 INSTALL PED. X-WALK PER CALTRANS STD A24E AND RIVERSIDE DWG 120. PAVEMENT MARKINGS TO BE THERMOPLASTIC 940 LF.
- 46 RELOCATE FORCE MAIN MANHOLE 5' SOUTHWESTERLY 1 EA.
- 47 INSTALL FOSSIL FILTER 1 EA.
- 48 CONSTRUCT SEWER CLEANOUT PER CITY OF RIVERSIDE DPW STD # 560 4 EA.
- 49 REMOVE EXISTING PULL BOX 1 EA.
- 50 CONST. WHEELCHAIR RAMP, MODIFIED TYPE IV, PER CITY STD. 304 1 EA.
- 51 REMOVE EXISTING ABOVE-GROUND BACKFLOW VALVE 1 EA.
- 52 REMOVE EXISTING 4" BACKFLOW VALVE, FDC, & PIV 1 EA.
- 53 CONVERT UNDERGROUND DETECTOR CHECK TO FIRE SERVICE PER CITY OF RIVERSIDE DPW STANDARD # 615 (BY CITY FORCES) 1 EA.
- 54 REMOVE EXISTING WATER VALVE PER RIVERSIDE DPU DWG # 93-05-3442-1 (BY CITY FORCES) PER SEP. PLAN
- 55 INSTALL THRUST RESTRAINT (BY CITY FORCES) PER SEP. PLAN
- 56 DELETED X XX.
- 57 REMOVE EXISTING 12" WATER MAIN CONFLICTING WITH PROPOSED 30" STORM DRAIN (BY CITY FORCES) PER SEP. PLAN
- 58 CUT & PLUG EXISTING WATER LINE (BY CITY FORCES) 1 EA.
- 59 DELETED X XX.
- 60 INSTALL WATER MAIN OVER STORM DRAIN (BY CITY FORCES) PER SEP. PLAN
- 61 DELETED X XX.
- 62 INSTALL 12" D.I. CLASS 350 WATER LINE (BY CITY FORCES) PER SEP. PLAN
- 63 RAISE EXISTING TELEPHONE MANHOLE COVER TO NEW FINISHED SURFACE 1 EA.
- 64 REMOVE EXISTING WATER METER (BY CITY FORCES) 1 EA.

NOTE: QUANTITIES FOR WATER SYSTEM ITEMS ARE FOR MAGNOLIA AVENUE ONLY. FOR WATER SYSTEM QUANTITIES IN HARRISON STREET, SEE RIVERSIDE DPU DRAWING NO. 93-05-3442-1. SEE SEPARATE CITY PLAN FOR QUANTITIES FOR 12" WATER MAIN RELOCATION AT THE INTERSECTION OF MAGNOLIA AVENUE AND SOUTH HARRISON STREET.



TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
(A)	PHOENIX canariensis	CANARY ISLAND DATE PALM	EXISTING	PROTECT IN PLACE
(B)	PHOENIX canariensis	CANARY ISLAND DATE PALM	EXISTING	RELOCATE FROM SITE
(C)	CUPRESSUS glabra	ARIZONA CYPRESS	EXISTING	PROTECT IN PLACE
(D)	CUPRESSUS sempervirens	ITALIAN CYPRESS	EXISTING	RELOCATE FROM SITE
(E)	CEDRUS atlantica glauca	BLUE ATLAS CEDAR	EXISTING	PROTECT IN PLACE
(F)	LIQUIDAMBAR styracilua	SWEET GUM	EXISTING	RELOCATE FROM SITE
(G)	MAGNOLIA grandiflora	MAGNOLIA	EXISTING	PROTECT IN PLACE (6 TOTAL)
(H)	MAGNOLIA grandiflora	MAGNOLIA	24" BOX	INSTALL PER SEPARATE LANDSCAPE PLAN
(J)	MAGNOLIA grandiflora	MAGNOLIA	EXISTING	REMOVE FROM SITE (2 TOTAL)

CURVE DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
90°21'08"	35.00	55.19	35.22
89°46'47"	35.00	54.84	34.91

MAP DATE IDENTIFIER

DATE OF LATEST CHANGE TO THIS MAP	BY:
10/05/00	JHP
DATE OF THIS PLOT	
10/05/00	



NOTE:
SEE PLAN X-509
FOR TRAFFIC SIGNAL
INSTALLATION

182+00.00 SEE SHEET NO. 3 MATCHLINE

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO AND CONTINUED BY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER
William L. Harris
No. 31737
Exp. 12/31/00
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
William L. Harris 10-03-00
DATE
WILLIAM L. HARRIS
R.C.E. 31737 - EXP. 12/31/00

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

SCALE: 1"=20'
BENCHMARK: F3-S3
PK AND CITY OF RIVERSIDE TAG IN TOP OF CURB, NORTHWEST CORNER OF HARRISON STREET AND COUNTY FARM ROAD AT THE M.O.C. OF THE CURB RETURN.
ELEV = 768.872

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
DATE: 10-27-2000

STREET IMPROVEMENT PLAN
RZ-021-989
MAGNOLIA AVENUE
STA. 177+90 TO STA. 182+00
HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=2'

PROJECT NO. R-3578
OCT 27 2000
SHEET 2 OF 6

NOTE TO CONTRACTOR

PROPOSED CONCRETE CROSS-GUTTERS AND GUTTER FLOWLINES TO MATCH EXISTING A.C. PAVEMENT. IF DESIGN GRADES DO NOT CONFORM TO EXISTING PAVEMENT, NOTIFY DESIGN ENGINEER PRIOR TO CONSTRUCTION.

CITY OF RIVERSIDE WATER DEPARTMENT

APPROVED BY: *Ronald J. DeBake* DATE 10/5/00

PACIFIC BELL

APPROVED BY: *P. DeBalle* DATE 10-4-00

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT - ELECTRIC OVERHEAD & UNDERGROUND

APPROVED BY: *John Sany* DATE 10-10-00

CITY OF RIVERSIDE TRANSPORTATION AUTHORITY

APPROVED BY: _____ DATE _____

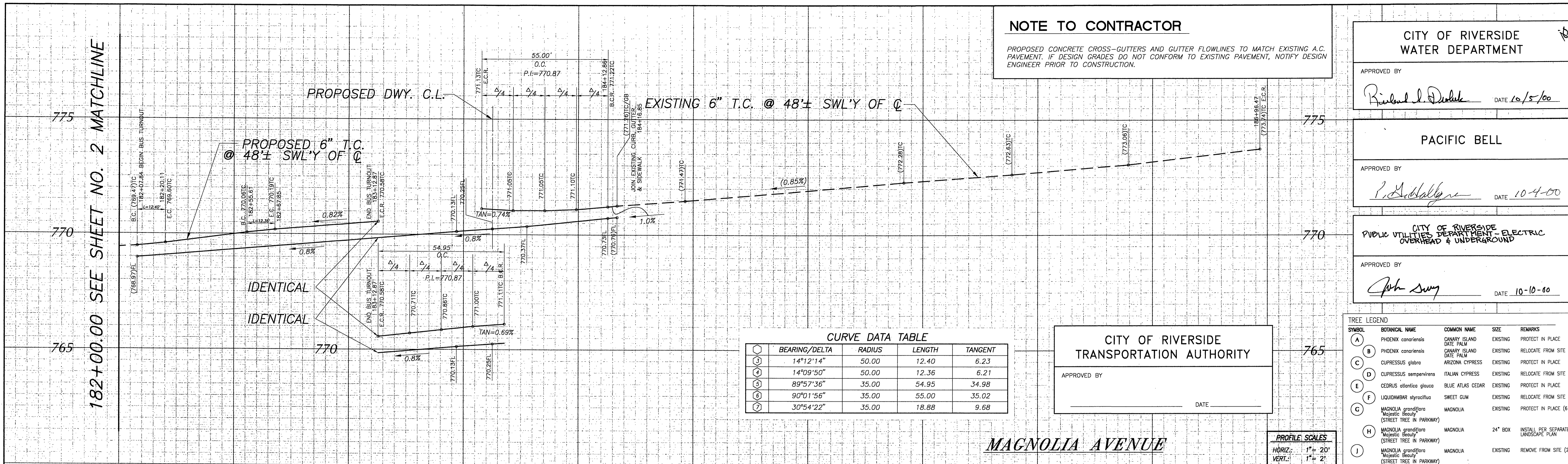
CURVE DATA TABLE

NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	14°12'14"	50.00	12.40	6.23
2	14°09'50"	50.00	12.36	6.21
3	89°57'36"	35.00	54.95	34.98
4	90°01'56"	35.00	55.00	35.02
5	30°54'22"	35.00	18.88	9.68

TREE LEGEND

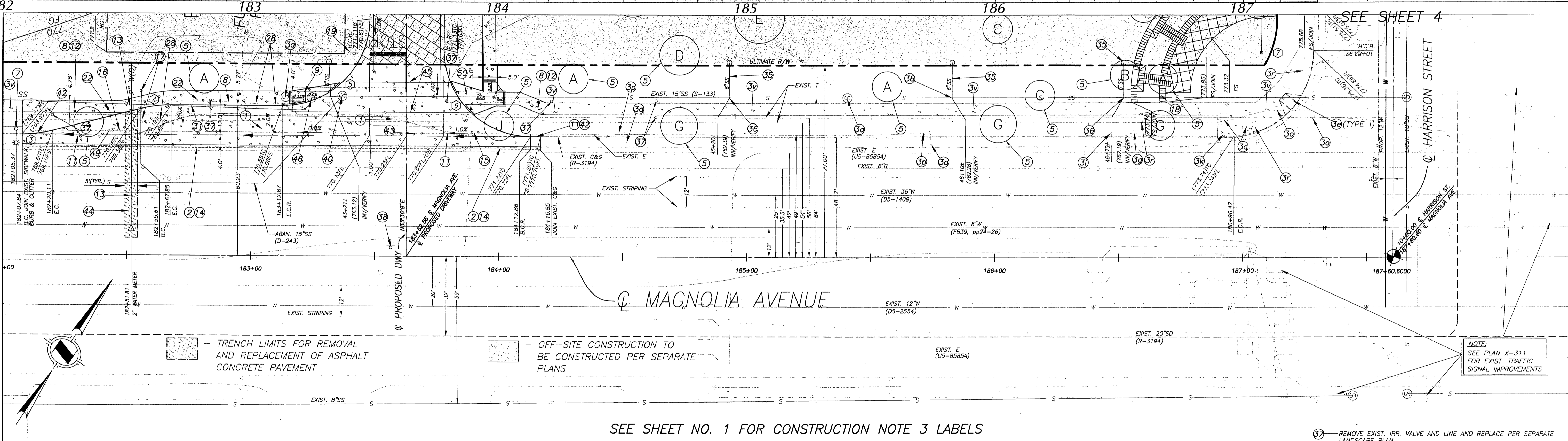
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
(A)	PHOENIX canariensis	CANARY ISLAND DATE PALM	EXISTING	PROTECT IN PLACE
(B)	PHOENIX canariensis	CANARY ISLAND DATE PALM	EXISTING	RELOCATE FROM SITE
(C)	CUPRESSUS glabra	ARIZONA CYPRESS	EXISTING	PROTECT IN PLACE
(D)	CUPRESSUS sempervirens	ITALIAN CYPRESS	EXISTING	RELOCATE FROM SITE
(E)	CEDRUS atlantica glauca	BLUE ATLAS CEDAR	EXISTING	PROTECT IN PLACE
(F)	LIQUIDAMBAR styraciflua	SWEET GUM	EXISTING	RELOCATE FROM SITE
(G)	MAGNOLIA grandiflora 'Majestic Beauty'	MAGNOLIA	EXISTING	PROTECT IN PLACE (6 TOTAL)
(H)	MAGNOLIA grandiflora 'Majestic Beauty'	MAGNOLIA	24" BOX	INSTALL PER SEPARATE LANDSCAPE PLAN
(I)	MAGNOLIA grandiflora 'Majestic Beauty'	MAGNOLIA	EXISTING	REMOVE FROM SITE (2 TOTAL)

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



182+00.00 SEE SHEET NO. 2 MATCHLINE

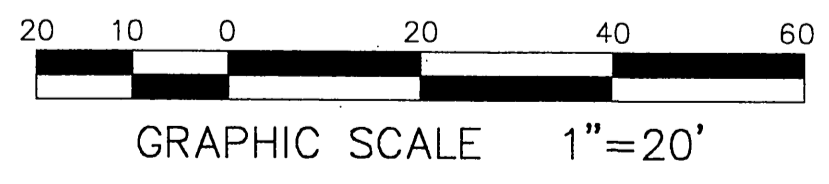
182+00.00 SEE SHEET NO. 2 MATCHLINE



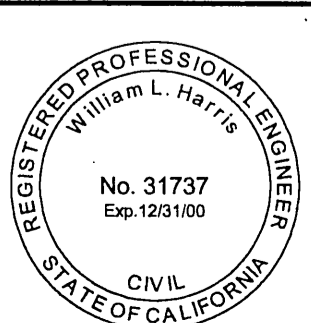
SEE SHEET NO. 1 FOR CONSTRUCTION NOTE 3 LABELS

- CONSTRUCTION NOTES**
- 1 - CONSTRUCT 8" THICK CONCRETE PAVEMENT
 - 2 - SAWCUT & REMOVE 12" WIDE ASPHALT CONCRETE & REPLACE w/ FULL DEPTH ASPHALT CONCRETE
 - 3 - PROTECT IN PLACE
 - 5 - PROTECT, REMOVE, OR INSTALL TREE PER LANDSCAPE PLAN AND TREE LEGEND ON THIS SHEET
 - 7 - INSTALL 22,000 LUMEN STREET LAMP PER CITY OF RIVERSIDE AND S.C.E. STANDARDS
 - 8 - CONST. SIDEWALK PER CITY STD. 325
 - 9 - CONST. WHEELCHAIR RAMP, TYPE III, PER CITY STD. 304
 - 11 - SAWCUT AND REMOVE EXIST. CURB & GUTTER
 - 12 - REMOVE EXIST. SIDEWALK
 - 13 - INSTALL 2" WATER METER PER RIVERSIDE DPW DWG # CWD-601
 - 14 - SAWCUT AND REMOVE EXIST. AC PAVING
 - 15 - REMOVE EXISTING ELECTRICAL VAULT
 - 16 - REMOVE EXISTING STREET LIGHT POLE
 - 17 - REMOVE EXISTING 2" AIR VALVE FOR 36" WATER MAIN & REPLACE BEHIND SIDEWALK
 - 18 - CONST. CONC. WALK PER ARCH. PLANS AND DETAILS
 - 19 - INSTALL STOP SIGN PER CITY OF RIVERSIDE STD # 666
 - 22 - INSTALL BUS STOP IMPROVEMENTS PER RIVERSIDE TRANSIT AGENCY STANDARDS
 - 23 - CONSTRUCT 6" CURB AND GUTTER, TYPE I, PER CITY STANDARD # 200
 - 27 - CONSTRUCT CROSS-GUTTER PER CITY OF RIVERSIDE STD DWG # 220 (W=6")
 - 28 - REMOVE EXISTING BUS STOP SIGNAGE AND BENCHES
 - 31 - CONSTRUCT 6" CURB AND GUTTER, TYPE II, PER CITY STANDARD # 200
 - 35 - INSTALL 6" PVC SEWER LATERAL PER CITY OF RIVERSIDE DPW STD # 562A
 - 36 - CONNECT TO EXISTING SEWER PER CITY OF RIVERSIDE DPW DWG # 562
 - 37 - REMOVE EXIST. IRR. VALVE AND LINE AND REPLACE PER SEPARATE LANDSCAPE PLAN
 - 38 - INSTALL R10 SIGN (RT)
 - 40 - REMOVE MANHOLE & PLUG LATERAL
 - 42 - CONSTRUCT 6" CURB AND GUTTER, TYPE I, MODIFIED FROM 24" WIDE TO 48" WIDE PER CITY STANDARD # 200
 - 43 - CONSTRUCT CROSS-GUTTER PER CITY OF RIVERSIDE STD DWG # 220 (W=8")
 - 44 - TRENCH LIMITS FOR PROPOSED PIPELINE INSTALLATION
 - 45 - INSTALL PED. X-WALK PER CALTRANS STD A24E AND RIVERSIDE DWG 120. PAVEMENT MARKINGS TO BE THERMOPLASTIC
 - 46 - RELOCATE FORCE MAIN MANHOLE 5' SOUTHWESTERLY
 - 49 - REMOVE EXISTING PULL BOX
 - 50 - CONST. WHEELCHAIR RAMP, MODIFIED TYPE IV, PER CITY STD. 304

MAP DATE IDENTIFIER
 DATE OF LATEST CHANGE TO THIS MAP: 09/12/00
 BY: JHP
 DATE OF THIS PLOT: 09/12/00



PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
William L. Harris 10-03-00
 WILLIAM L. HARRIS DATE
 R.C.E. 31737 - EXP. 12/31/00

HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING ENGINEERING SURVEYING
 Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

SCALE: 1" = 20'
 DATE: JULY 10, 2000

BENCHMARK: F3-83
 PK AND CITY OF RIVERSIDE TAG IN TOP OF CURB, NORTHWEST CORNER OF HARRISON STREET AND COUNTY FARM ROAD AT THE M.O.C. OF THE CURB RETURN
 ELEV = 788.872

DESIGNED BY JHP DRAWN BY JHP CHECKED BY WLH

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *R.M. Bial* DATE 10-27-00
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 P.W. ENGR. MANAGER
 STREET SERVICES

STREET IMPROVEMENT PLAN
 RZ-021-989
 MAGNOLIA AVENUE
 STA. 182+00 TO STA. 187+60.60

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'
 SHEET 3 OF 6

PROJECT NO. R-3578
 OCT 27 2000

DATE REVISION: _____ DATE PREPARED: _____ DATE REVISED: _____

PROPOSED 6" T.C. @ 32' SWL'Y OF C

EXISTING 6" T.C. @ 32' SWL'Y OF C

CITY OF RIVERSIDE WATER DEPARTMENT

APPROVED BY: *Richard L. Deibel* DATE 10/5/00

PACIFIC BELL

APPROVED BY: *P. J. Gallagher* DATE 10-4-00

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND

APPROVED BY: *John Seung* DATE 10-10-00

780
775
770

780
775
770

14+50.00 SEE SHEET NO. 5 MATCHLINE

HARRISON STREET

PROFILE SCALES

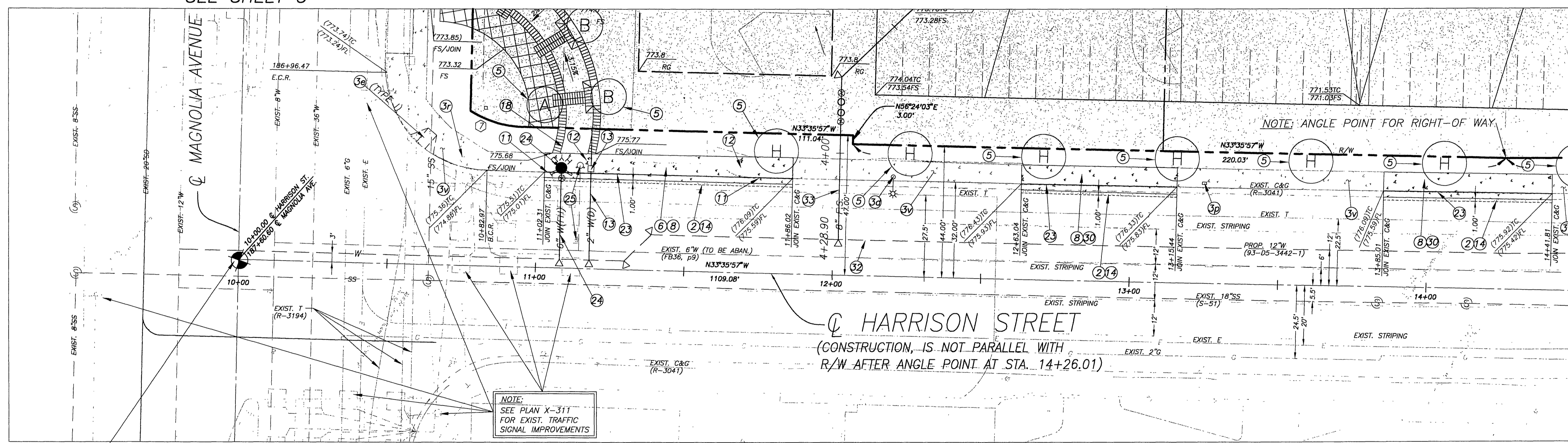
HORIZ.: 1" = 20'

VERT.: 1" = 2'

10 SEE SHEET 3

CURVE DATA TABLE

BEARING/DELTA	RADIUS	LENGTH	TANGENT
30°54'22"	35.00	18.88	9.68



OFF-SITE CONSTRUCTION TO BE CONSTRUCTED PER SEPARATE PLANS

NOTE: ALL PROPOSED WATER UTILITIES IN HARRISON STREET ARE TO BE CONSTRUCTED PER RIVERSIDE DPU DWG # 93-D5-3442-1

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	PHOENIX canariensis	CANARY ISLAND DATE PALM	EXISTING	PROTECT IN PLACE
B	PHOENIX canariensis	CANARY ISLAND DATE PALM	EXISTING	RELOCATE FROM SITE
C	CUPRESSUS glabra	ARIZONA CYPRESS	EXISTING	PROTECT IN PLACE
D	CUPRESSUS sempervirens	ITALIAN CYPRESS	EXISTING	RELOCATE FROM SITE
E	CEDRUS atlantica glauca	BLUE ATLAS CEDAR	EXISTING	PROTECT IN PLACE
F	LIQUIDAMBAR styraciflua	SWEET GUM	EXISTING	RELOCATE FROM SITE
G	MAGNOLIA grandiflora	MAGNOLIA	EXISTING	PROTECT IN PLACE (6 TOTAL)
H	MAGNOLIA grandiflora	MAGNOLIA	24" BOX	INSTALL PER SEPARATE LANDSCAPE PLAN
I	MAGNOLIA grandiflora	MAGNOLIA	EXISTING	REMOVE FROM SITE (2 TOTAL)

SEE SHEET 1 FOR CONSTRUCTION NOTE 3 LABELS

- CONSTRUCTION NOTES**
- 2 - SAWCUT & REMOVE 12" WIDE ASPHALT CONCRETE & REPLACE w/ FULL DEPTH ASPHALT CONCRETE
 - 3 - PROTECT IN PLACE
 - 5 - PROTECT, REMOVE, OR INSTALL TREE PER LANDSCAPE PLAN AND TREE LEGEND ON THIS SHEET
 - 6 - REMOVE EXISTING DRIVEWAY
 - 8 - CONST. SIDEWALK PER CITY STD. 325
 - 11 - SAWCUT AND REMOVE EXIST. CURB & GUTTER
 - 12 - REMOVE EXIST. SIDEWALK

- 13 - INSTALL 2" WATER METER PER RIVERSIDE DPU DWG # CWD-601 (BY CITY FORCES)
- 14 - JOIN EXIST. PAVING AND FEATHER OVER FOR A SMOOTH JOIN
- 18 - CONST. CONC. WALK PER ARCH. PLANS AND DETAILS
- 23 - CONSTRUCT 6" CURB AND GUTTER, TYPE I, PER CITY STANDARD # 200
- 24 - INSTALL SUPER FIRE HYDRANT PER RIVERSIDE DPU DWG # 93-D5-3442-1 (BY CITY FORCES)
- 25 - REMOVE EXISTING FIRE HYDRANT PER RIVERSIDE DPU DWG # 93-D5-3442-1 (BY CITY FORCES)
- 30 - REMOVE EXISTING DEPRESSED CURB DWY APPROACH
- 32 - INSTALL 12" D.I.P. WATER MAINLINE PER RIVERSIDE DPU DWG # 93-D5-3442-1 (BY CITY FORCES)

NOTE TO CONTRACTOR

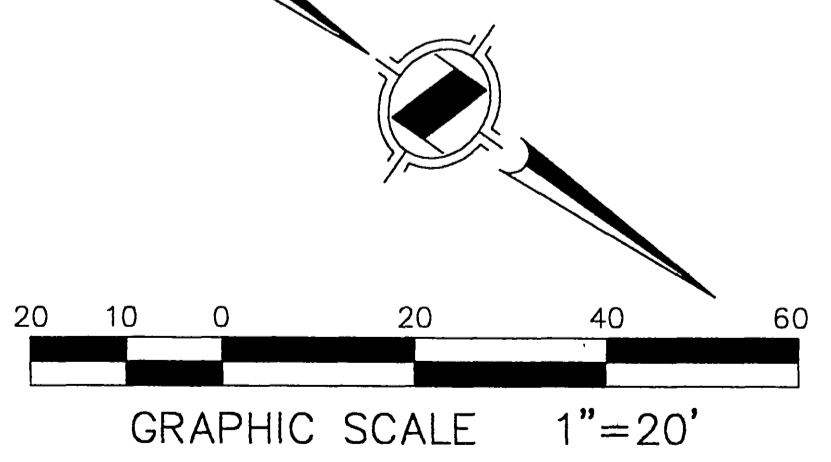
PROPOSED CONCRETE CROSS-GUTTERS AND GUTTER FLOWLINES TO MATCH EXISTING A.C. PAVEMENT. IF DESIGN GRADES DO NOT CONFORM TO EXISTING PAVEMENT, NOTIFY DESIGN ENGINEER PRIOR TO CONSTRUCTION.

MONUMENT:
FD 1-1/4" C.W. 7 CO TAG
ACC AS CL INT OF CL (CONST)
HARRISON AND CL SURVEY MAGNOLIA
PER CITY ENG TIES FOR SAID INT.

MAP DATE IDENTIFIER

DATE OF LATEST CHANGE TO THIS MAP: 09/12/00 BY: JHP

DATE OF THIS PLOT: 09/12/00



Underground Service Alert
Call: TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
William L. Harris 10-03-00
WILLIAM L. HARRIS DATE
R.C.E. 31737 - EXP. 12/31/00

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX (949) 583-0759

SCALE: 1" = 20'

DATE: JULY 10, 2000

BENCHMARK: F3-S3
PK AND CITY OF RIVERSIDE TAG IN TOP OF CURB, NORTHWEST CORNER OF HARRISON STREET AND COUNTY FARM ROAD AT THE M.O.C. OF THE CURB RETURN.
ELEV = 768.872

DESIGNED BY: JHP DRAWN BY: JHP CHECKED BY: WLH

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *R.M. Bratt* DATE: 10-27-2000
DIRECTOR OF PUBLIC WORKS

PRINCIPAL ENGINEER: *JHP* DATE: 10/11/00
TRAFFIC DIVISION: *JHP* DATE: 10/25/00
P.W. ENGR. MANAGER: *JHP* DATE: 10/25/00
STREET SERVICES: *JHP* DATE: 10/25/00

STREET IMPROVEMENT PLAN
RZ-021-989
HARRISON STREET
STA. 10+00 TO STA. 14+50

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

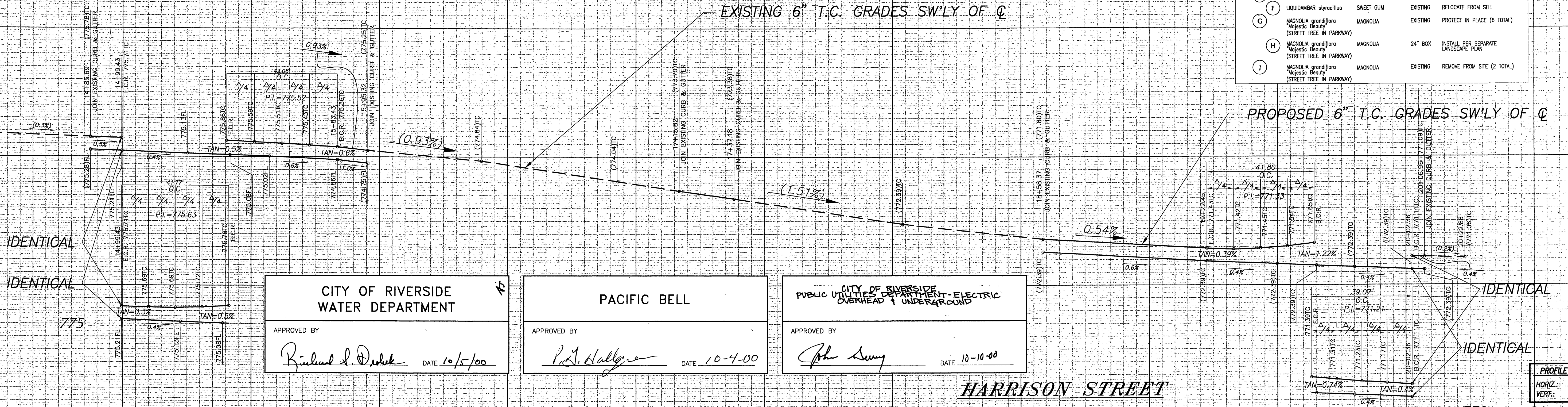
PROJECT NO. R-3578
OCT 27 2000
SHEET 4 OF 6

14+50.00 SEE SHEET NO. 4 MATCHLINE

14+50.00 SEE SHEET NO. 4 MATCHLINE

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
(A)	PHOENIX canariensis	CANARY ISLAND DATE PALM	EXISTING	PROTECT IN PLACE
(B)	PHOENIX canariensis	CANARY ISLAND DATE PALM	EXISTING	RELOCATE FROM SITE
(C)	CUPRESSUS globra	ARIZONA CYPRESS	EXISTING	PROTECT IN PLACE
(D)	CUPRESSUS sempervirens	ITALIAN CYPRESS	EXISTING	RELOCATE FROM SITE
(E)	CEDRUS atlantica glauca	BLUE ATLAS CEDAR	EXISTING	PROTECT IN PLACE
(F)	LIQUIDAMBAR styraciflua	SWEET GUM	EXISTING	RELOCATE FROM SITE
(G)	MAGNOLIA grandiflora "Majestic Beauty" (STREET TREE IN PARKWAY)	MAGNOLIA	EXISTING	PROTECT IN PLACE (6 TOTAL)
(H)	MAGNOLIA grandiflora "Majestic Beauty" (STREET TREE IN PARKWAY)	MAGNOLIA	24" BOX	INSTALL PER SEPARATE LANDSCAPE PLAN
(I)	MAGNOLIA grandiflora "Majestic Beauty" (STREET TREE IN PARKWAY)	MAGNOLIA	EXISTING	REMOVE FROM SITE (2 TOTAL)



CITY OF RIVERSIDE WATER DEPARTMENT

APPROVED BY: *Richard J. Dulak* DATE 10-15-00

PACIFIC BELL

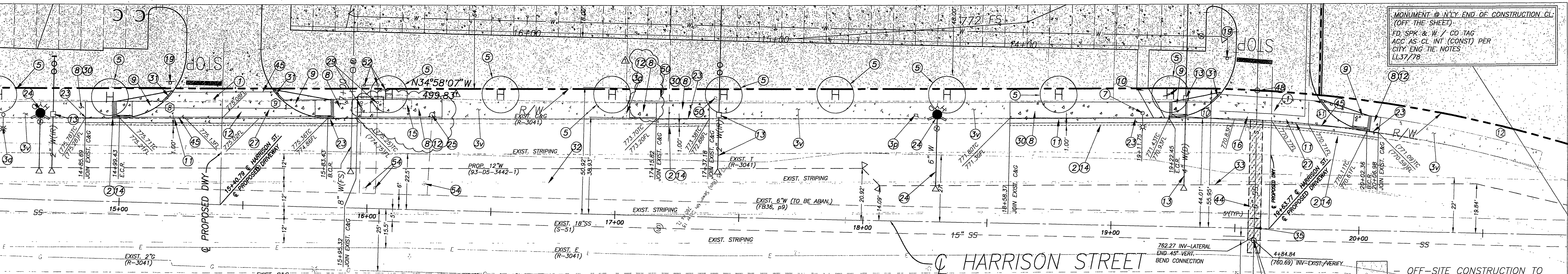
APPROVED BY: *P.J. Hallgren* DATE 10-4-00

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT - ELECTRIC

APPROVED BY: *John Sany* DATE 10-10-00

HARRISON STREET

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



NOTE TO CONTRACTOR

PROPOSED CONCRETE CROSS-GUTTERS AND GUTTER FLOWLINES TO MATCH EXISTING A.C. PAVEMENT. IF DESIGN GRADES DO NOT CONFORM TO EXISTING PAVEMENT, NOTIFY DESIGN ENGINEER PRIOR TO CONSTRUCTION.

CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
6	88°38'02"	27.00	41.77	26.36
8	91°21'58"	27.00	43.06	27.65
10	88°42'44"	27.00	41.80	26.40
11	82°55'05"	27.00	39.07	23.85
12	31°13'00"	544.00	296.39	151.97

NOTE: ALL PROPOSED WATER UTILITIES IN HARRISON STREET ARE TO BE CONSTRUCTED PER RIVERSIDE DPU DWG. # 93-D5-3442-1

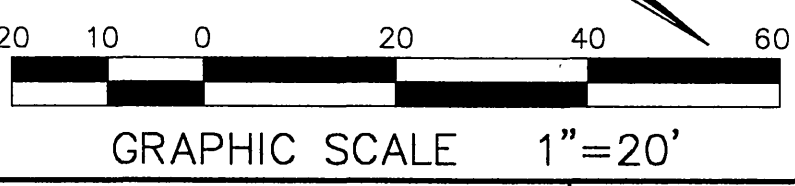
(CONSTRUCTION Q IS NOT PARALLEL WITH R/W AFTER ANGLE POINT AT STA. 14+26.01)

SEE SHEET 1 FOR CONSTRUCTION NOTE 3 LABELS

CONSTRUCTION NOTES

- 1 - CONSTRUCT 8" THICK CONCRETE PAVEMENT
- 2 - SAWCUT & REMOVE 12" WIDE ASPHALT CONCRETE & REPLACE W/ FULL DEPTH ASPHALT CONCRETE
- 3 - PROTECT IN PLACE
- 5 - PROTECT, REMOVE, OR INSTALL TREE PER LANDSCAPE PLAN AND TREE LEGEND ON THIS SHEET
- 7 - INSTALL 22,000 LUMEN STREET LAMP PER CITY OF RIVERSIDE AND S.C.E. STANDARDS
- 8 - CONST. SIDEWALK PER CITY STD. 325
- 9 - CONST. WHEELCHAIR RAMP, TYPE III, PER CITY STD. 304
- 10 - CONST. CURB OUTLET STRUCTURE PER CITY STD. 410
- 11 - SAWCUT AND REMOVE EXIST. CURB & GUTTER
- 12 - REMOVE EXIST. SIDEWALK
- 13 - INSTALL 2" WATER METER PER RIVERSIDE DPU DWG # CWD-601 (BY CITY FORCES)
- 14 - JOIN EXIST. PAVING AND FEATHER OVER FOR A SMOOTH JOIN
- 15 - REMOVE EXISTING ELECTRICAL VAULT
- 16 - REMOVE EXISTING STREET LIGHT POLE
- 19 - INSTALL 30" STOP SIGN PER CITY OF RIVERSIDE STD. #666
- 23 - CONSTRUCT 6" CURB AND GUTTER, TYPE I, PER CITY STANDARD # 200
- 24 - INSTALL SUPER FIRE HYDRANT PER RIVERSIDE DPU DWG # CWD-700 (BY CITY FORCES)
- 25 - REMOVE EXISTING FIRE HYDRANT PER RIVERSIDE DPU DWG # 93-D5-3442-1 (BY CITY FORCES)
- 27 - CONSTRUCT CROSS-GUTTER PER CITY OF RIVERSIDE STD DWG #220 (W=6")
- 29 - REMOVE EXISTING UNDERGROUND DOUBLE DETECTOR CHECK VAULT (6" FIRE SERVICE & 4" DOMESTIC SERVICE)
- 30 - REMOVE EXISTING DEPRESSIONED CURB DWY APPROACH
- 31 - CONSTRUCT 6" CURB AND GUTTER, TYPE II, PER CITY STANDARD # 200
- 32 - INSTALL 2" D.I.P. WATER MAINLINE PER RIVERSIDE DPU DWG # 93-D5-3442-1 (BY CITY FORCES)
- 33 - INSTALL 8" DIP FIRE SERVICE LINE PER RIVERSIDE DPU DWG # 93-D5-3442-1 (BY CITY FORCES)
- 35 - INSTALL 6" PVC SEWER LATERAL PER CITY OF RIVERSIDE DPW STD # 562A
- 36 - CONNECT TO EXISTING SEWER PER CITY OF RIVERSIDE DPW DWG # 562
- 37 - INSTALL SEWER MANHOLE PER CITY OF RIVERSIDE DPW DWG # 500
- 38 - TRENCH LIMITS FOR PROPOSED PIPELINE INSTALLATION
- 45 - INSTALL PED. X-WALK PER CALTRANS STD A24E AND RIVERSIDE DWG 120. PAVEMENT MARKINGS TO BE THERMOPLASTIC.
- 48 - CONSTRUCT SEWER CLEANOUT PER CITY OF RIVERSIDE DPW STD # 560
- 50 - REMOVE EXISTING "DO NOT ENTER" STREET SIGN
- 52 - REMOVE EXISTING 4" BACKFLOW VALVE, FDC, & PIV
- 54 - REMOVE EXISTING WATER VALVE PER RIVERSIDE DPU DWG # 93-D5-3442-1 (BY CITY FORCES)

MAP DATE IDENTIFIER
DATE OF LATEST CHANGE TO THIS MAP
09/12/00 BY: JHP
DATE OF THIS PLOT
09/12/00



Underground Service Alert
Call: TOLL FREE
1-800
227-2600

PRIVATE ENGINEERING NOTE
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REGISTERED PROFESSIONAL ENGINEER
William L. Harris
No. 31737
Exp. 10/31/00
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
William L. Harris 10-03-00
WILLIAM L. HARRIS DATE
R.C.E. 31737 - EXP. 12/31/00

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SCALE: 1"=20'
DATE: JULY 10, 2000

BENCHMARK: F3-53
PK AND CITY OF RIVERSIDE TAG IN TOP OF CURB, NORTHWEST CORNER OF HARRISON STREET AND COUNTY FARM ROAD AT THE M.O.C. OF THE CURB RETURN.
ELEV = 768.872

ADDED SIDEWALK REMOVAL & REPLACEMENT

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *R. De Ball* DATE: 10-27-2000
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC SECTION
DATE: 10-27-2000

STREET IMPROVEMENT PLAN
RZ-021-989
HARRISON STREET

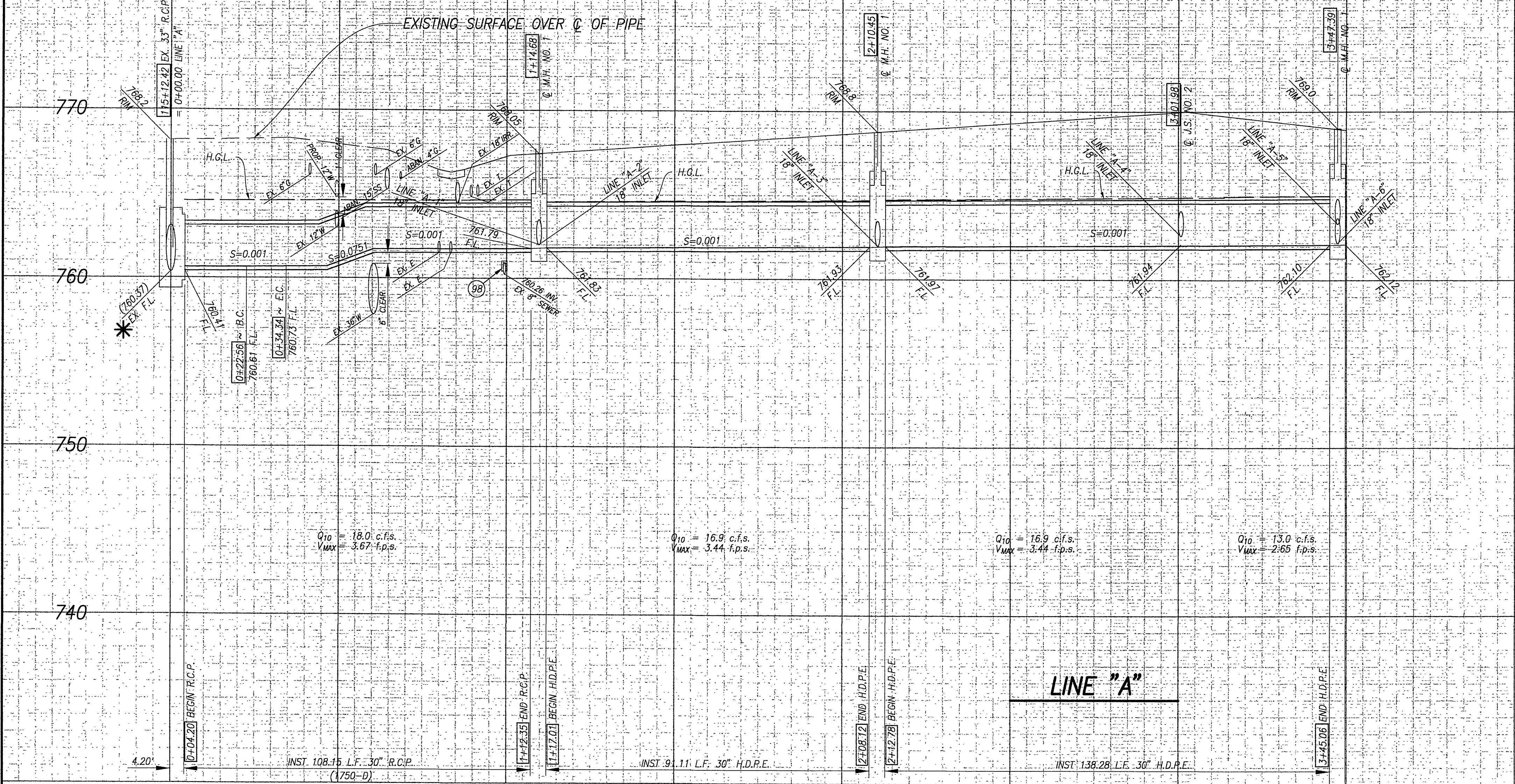
STA. 14+50 TO STA. 20+06.96
HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=2'

PROJECT NO. **R-3578**

OCT 27 2000
SHEET 5 OF 6

DATE PREPARED: DATE REVISION: CLIENT: LOWE'S BIL NO. W.O. 2428-1 PC-4262-5

* CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION PRIOR TO START OF ANY CONSTRUCTION.



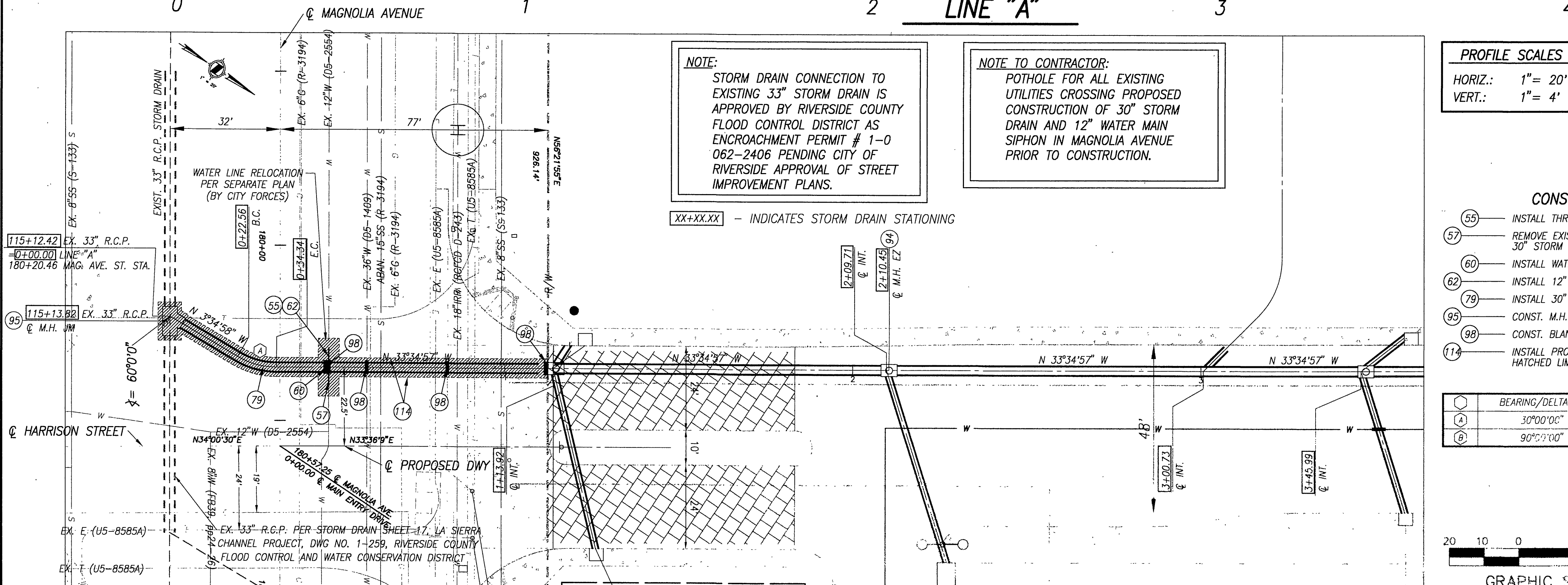
SPECIAL WATER LINE CONSTRUCTION NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE TOP-OF-PIPE ELEVATIONS FOR THE EXISTING 12" AND 36" WATER PIPELINES AT PROPOSED 30" STORM DRAIN LINE CROSSING POINTS, LOCATED AT THE INTERSECTION OF MAGNOLIA AVENUE AND HARRISON STREET, SOUTH. THE CONTRACTOR SHALL MARK T.O.P. ELEVATIONS ON THE STREET SURFACE AND FURNISH THE CITY OF RIVERSIDE WATER DEPARTMENT WITH SURVEY, ATTN: ADRAIN SAINT, (909) 826-5428.

THE CONTRACTOR SHALL NOTIFY HUNSAKER & ASSOCIATES, ATTN: JONATHAN PETKE, (949) 458-5440, REGARDING THE AS-BUILT T.O.P. ELEVATIONS.

THE CONTRACTOR SHALL NOTIFY THE CITY OF RIVERSIDE WATER DEPARTMENT FIVE (5) WORKING DAYS PRIOR TO START OF CONSTRUCTION, ATTN: DON NEAL, (909) 351-6368.

THE 12" WATER PIPELINE WILL BE RELOCATED BY THE CITY OF RIVERSIDE WATER DEPARTMENT FORCES. THE 36" WATER PIPELINE SHALL BE PROTECTED IN PLACE.



NOTE:
STORM DRAIN CONNECTION TO EXISTING 33" STORM DRAIN IS APPROVED BY RIVERSIDE COUNTY FLOOD CONTROL DISTRICT AS ENCROACHMENT PERMIT # 1-0 062-2406 PENDING CITY OF RIVERSIDE APPROVAL OF STREET IMPROVEMENT PLANS.

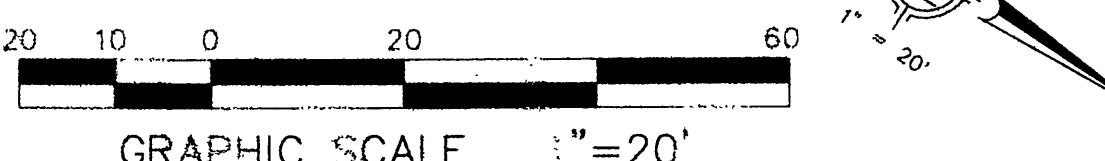
NOTE TO CONTRACTOR:
POTHOLE FOR ALL EXISTING UTILITIES CROSSING PROPOSED CONSTRUCTION OF 30" STORM DRAIN AND 12" WATER MAIN SIPHON IN MAGNOLIA AVENUE PRIOR TO CONSTRUCTION.

PROFILE SCALES
HORIZ.: 1" = 20'
VERT.: 1" = 4'

- CONSTRUCTION NOTES**
- 55 - INSTALL THRUST RESTRAINT (BY CITY FORCES)
 - 57 - REMOVE EXISTING 12" WATER MAIN CONFLICTING WITH PROPOSED 30" STORM DRAIN (BY CITY FORCES)
 - 60 - INSTALL WATER MAIN OVER STORM DRAIN (BY CITY FORCES)
 - 62 - INSTALL 12" D.I. CLASS 350 WATER LINE (BY CITY FORCES)
 - 79 - INSTALL 30" R.C.P. (1750-0)
 - 95 - CONST. M.H. NO. 4 PER R.C.F.C. & W.C.D. STD. DWG. NO. MH 254
 - 98 - CONST. BLANKET PROTECTION FOR PIPES PER A.P.W.A. STD 225-1
 - 114 - INSTALL PROP. S.D. IN EX. STREET AND RESURFACE PROP. TRENCH WITHIN HATCHED LIMITS SHOWN PER ROADWAY RESURFACING DETAIL HEREON

DATA TABLE

BEARING/DELTA	RAD'US	LENGTH	TANGENT
30°00'00"	22.50	11.78	6.03
90°00'00"	22.50	35.34	22.50

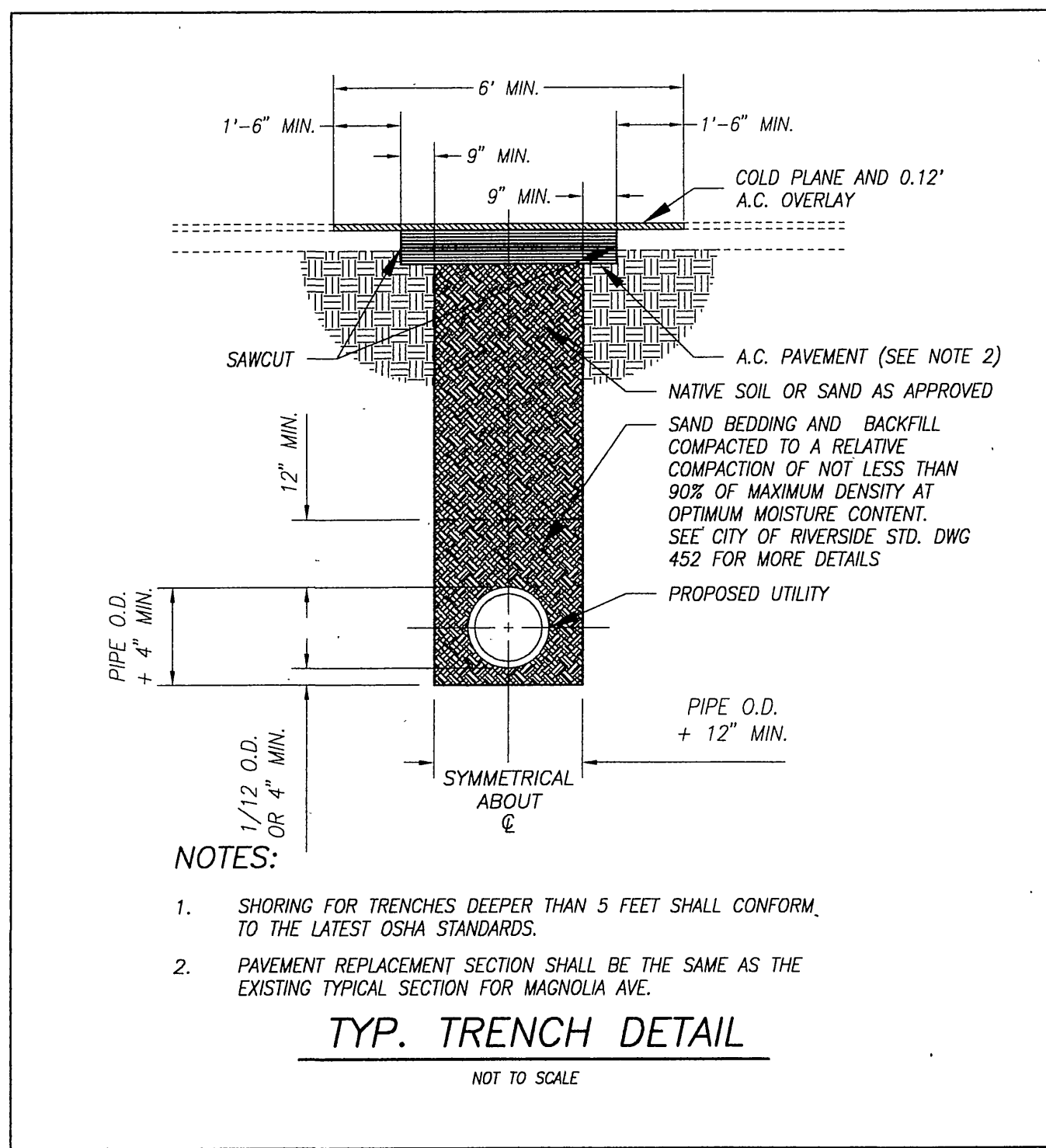


PACIFIC BELL
APPROVED BY: _____ DATE: _____

**CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND**
APPROVED BY: *John Sung* DATE: 10-10-00

**RIVERSIDE COUNTY FLOOD
CONTROL DISTRICT**
APPROVED BY: _____ DATE: _____

**CITY OF RIVERSIDE
WATER DEPARTMENT**
APPROVED BY: *Ronald J. DeBake* DATE: 10/5/00



- NOTES:**
1. SHORING FOR TRENCHES DEEPER THAN 5 FEET SHALL CONFORM TO THE LATEST OSHA STANDARDS.
 2. PAVEMENT REPLACEMENT SECTION SHALL BE THE SAME AS THE EXISTING TYPICAL SECTION FOR MAGNOLIA AVE.

NOTE:
ON-SITE STORM DRAIN IMPROVEMENTS TO BE CONSTRUCTED PER SEPARATE GRADING PLAN

MAP DATE IDENTIFIER
DATE OF LATEST CHANGE TO THIS MAP: 10/05/00 BY: JHP
DATE OF THIS PLOT: 10/05/00

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER
William L. Harris
No. 31737
Exp. 12/31/00
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
William L. Harris 10-03-00
WILLIAM L. HARRIS DATE
R.C.E. 31737 - EXP. 12/31/00

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759
SCALE: 1"=20'
DATE: JULY 10, 2000
BENCHMARK: 13-S3
PK AND CITY OF RIVERSIDE TAG IN TOP OF CURB, NORTHWEST CORNER OF HARRISON STREET AND COUNTY FARM ROAD AT THE M.O.C. OF THE CURB RETURN.
ELEV = 768.872

**CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS**
APPROVED BY: _____ BY: _____ DATE: _____
TRAFFIC DIVISION
P.W. ENGR. MANAGER
STREET SERVICES

**CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS**
APPROVED BY: *Ronald J. DeBake*
DIRECTOR OF PUBLIC WORKS
DATE: 10-27-2000

**MAGNOLIA AVENUE
STREET IMPROVEMENT PLAN
RZ-021-989
STORM DRAIN CONNECTION
STA. 115+12.42**
PROJECT NO. _____
R-3578
OCT 27 2000
HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'
SHEET 6 OF 6

DATE REVISED: _____ DATE PREPARED: _____ CLIENT: LOWE'S RM. NO. _____ BIN. NO. _____ PC-4262-S