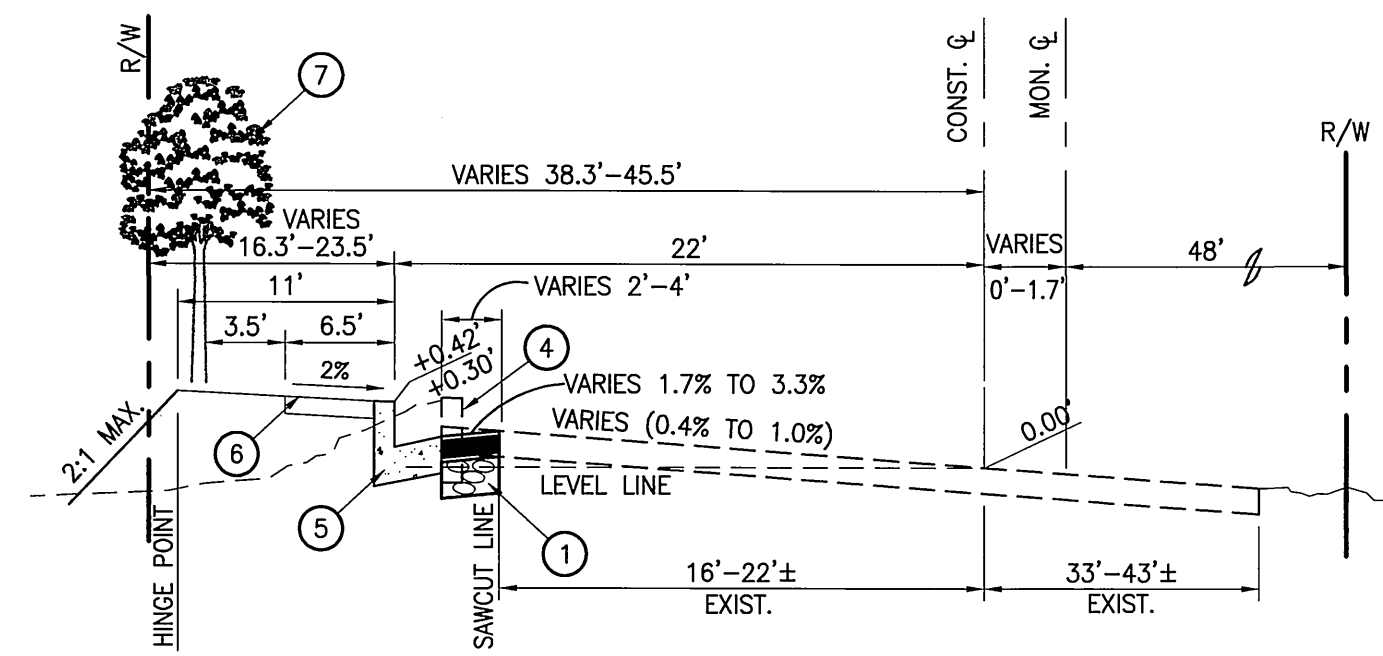
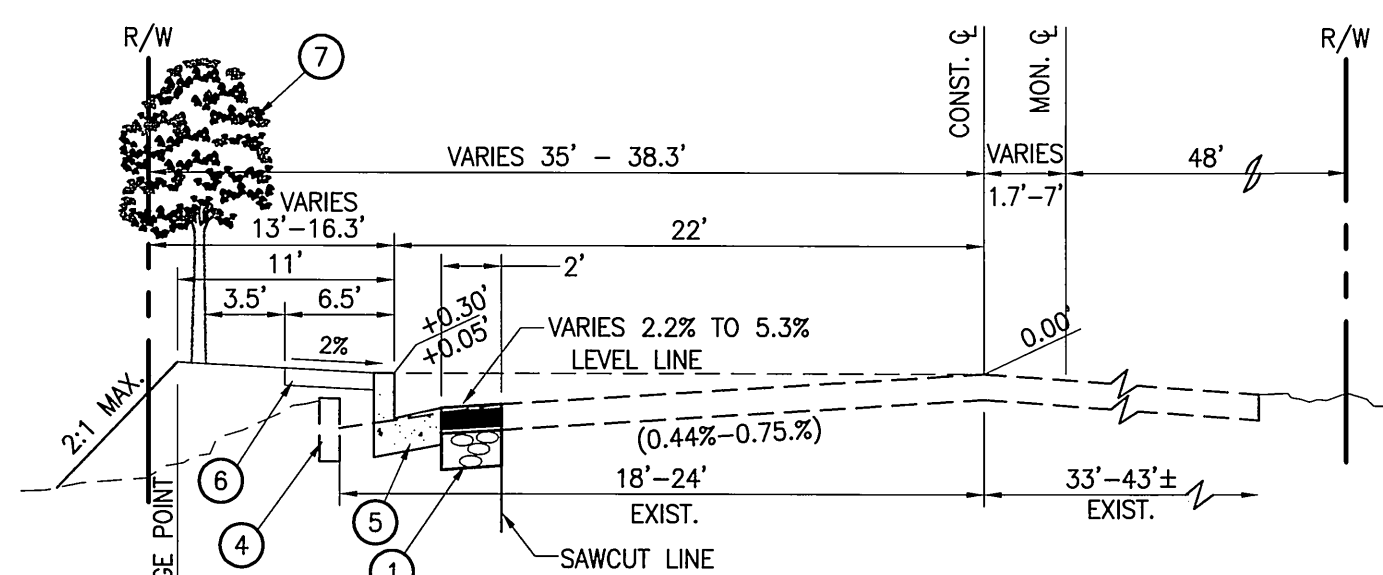


STREET IMPROVEMENT PLANS FOR: PIERCE MINI STORAGE EXPANSION 4188 PIERCE STREET, RIVERSIDE, CA.



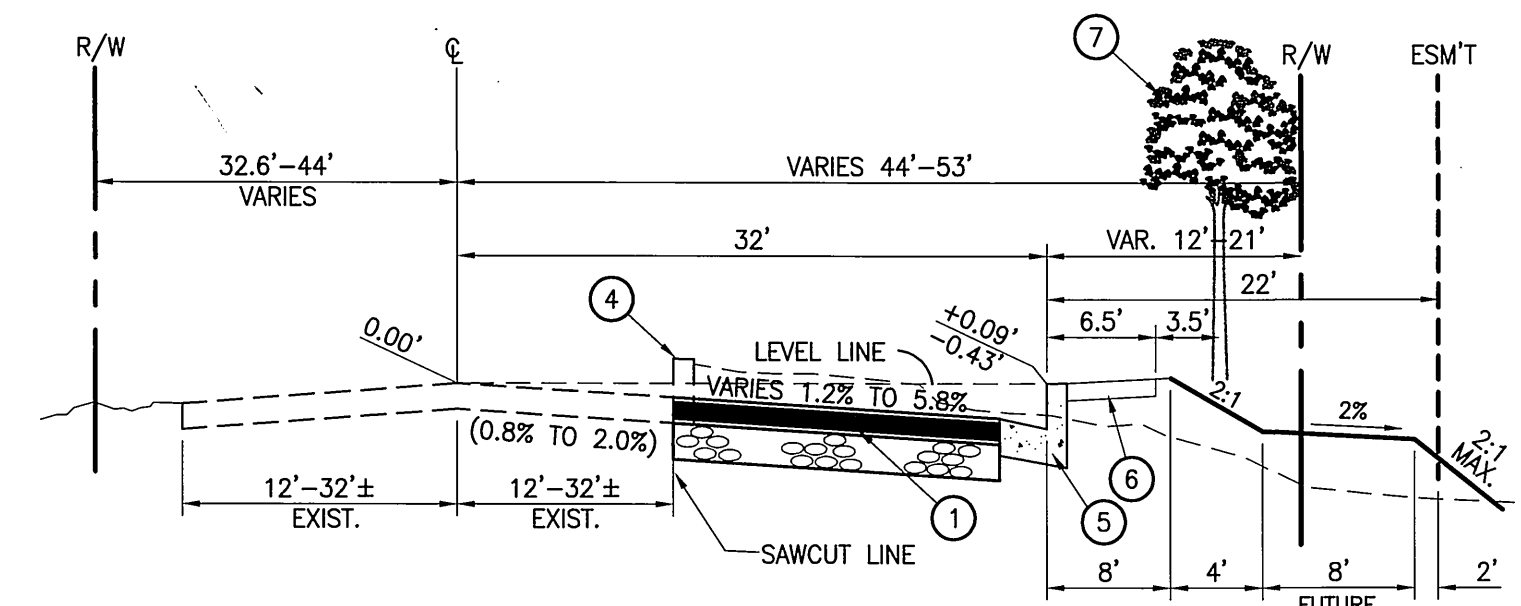
PIERCE STREET TYPICAL SECTION

STA. 18+25± TO STA. 21+04± T.I.= 7.0 N.T.S.



PIERCE STREET TYPICAL SECTION

STA. 16+58± TO 18+25± T.I.= 7.0 N.T.S.

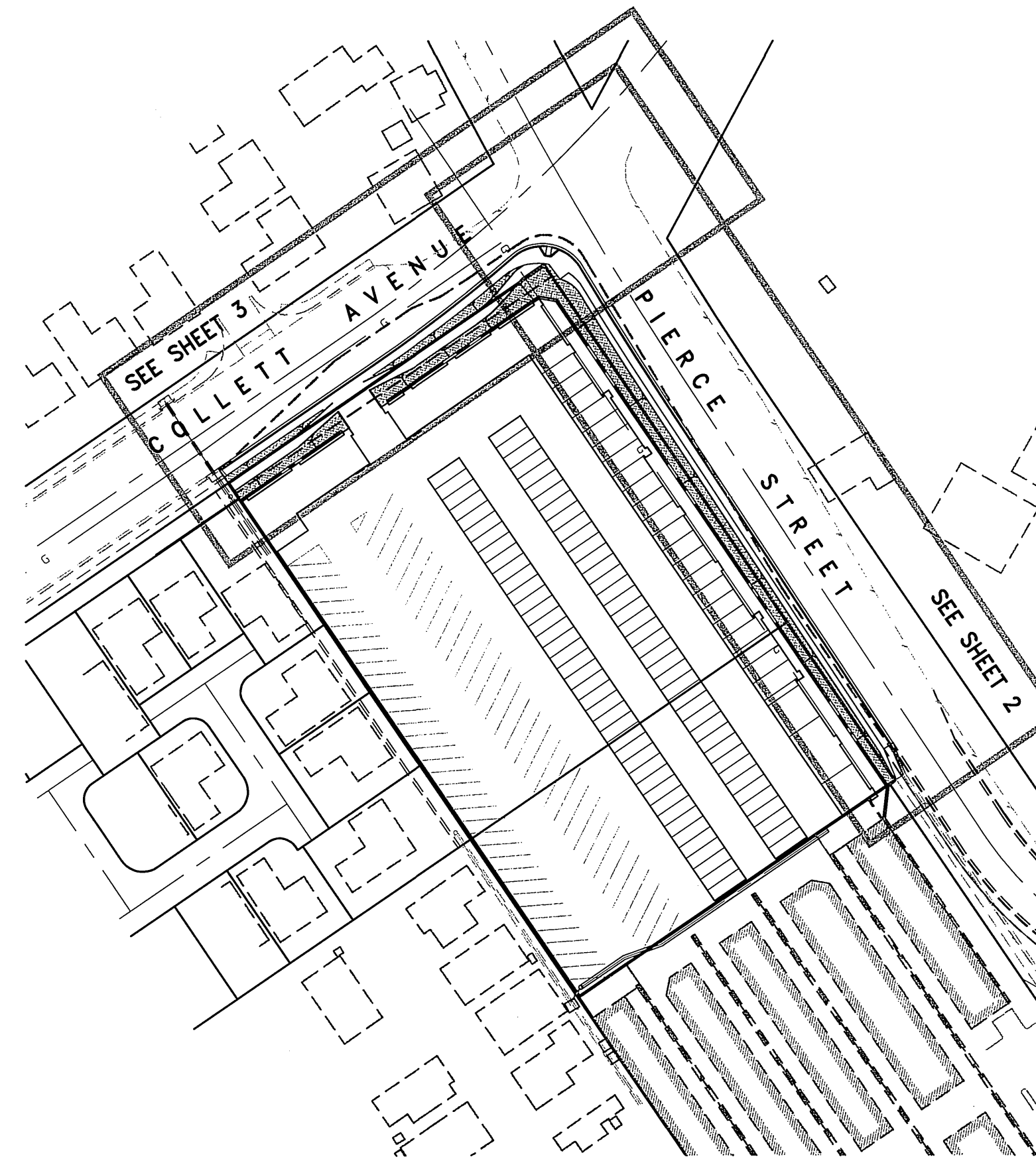


COLLETT AVENUE TYPICAL SECTION

T.I.= 8.0 N.T.S.

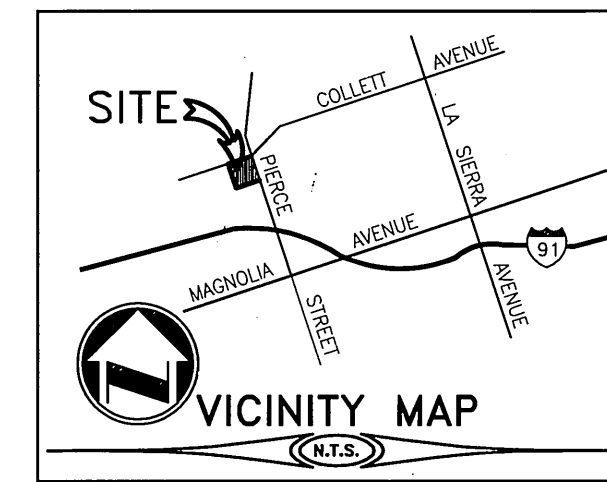
LEGEND

- BLDG. BUILDING
- CB CATCH BASIN
- CHK CHAIN LINK FENCE
- C&G CURB AND GUTTER
- C.L. CENTERLINE
- CONC. CONCRETE
- D/W DRIVEWAY
- EP EDGE OF PAVEMENT
- EXIST. EXISTING
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- H.C. HANDICAPPED
- HP HIGH POINT
- INV. INVERT OF PIPE
- LP LOW POINT
- MH MAN HOLE
- P.P. POWER POLE
- R.D. ROOF DRAIN
- R.O.W. RIGHT-OF-WAY
- SWR SEWER
- S/W SIDEWALK
- SD STORM DRAIN
- STD. STANDARD
- TC TOP OF CURB
- TEL. TELEPHONE
- TOP OF GRATE
- TF TOP OF FOOTING
- TW TOP OF WALL
- W WATER



INDEX MAP

SCALE: 1" = 100'



STREET CONSTRUCTION GENERAL NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-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.
2. 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.
3. 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.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. 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.
7. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, 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.
10. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
11. ON ALL AREAS WITH PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOIL ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
12. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FOR THE CITY INSPECTORS.
13. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER. (CONTRACTOR IS TO REPLACE THE CENTERLINE STRIPING WITHIN PROJECT LIMITS)
14. 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.
15. IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.
CONTACT: BILL MAINORD
PH. NO. (909) 826-5393
3900 MAIN STREET, 4TH FLOOR
RIVERSIDE CALIFORNIA, 92022
17. 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 ARE MADE TO MAINTAIN SIGNAL OPERATION.
18. SEE TRAFFIC SIGNAL PLAN X-465A FOR REQUIRED SIGNAL WORK.

GENERAL NOTES FOR STREET TREE PLANTING & RELOCATION

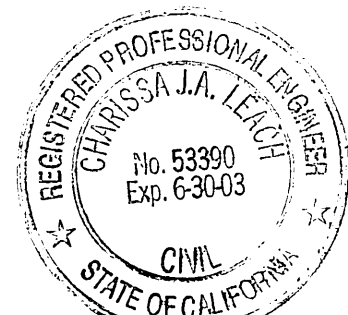
1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
2. WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE.
INSPECTIONS ARE REQUIRED:
 - 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, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
 - B. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
 - C. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
 - D. AT END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER'S SURETY 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.
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NUMBER REQ.
PIERCE STREET	TRACHYCARPUS PERTUNEI / MONDILL PALM	15 GAL.	45'	10
COLLETT AVENUE	TRACHYCARPUS PERTUNEI / MONDILL PALM	15 GAL.	45'	5
6. 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.
7. 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 NOTES AND QUANTITY ESTIMATE

THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKE-OFF".

1 PLACE 0.40' A.C. OVER 0.70' C.A.B. (PER PLAN R-3216 R=54)	3,535 S.F.
2 SAWCUT AND REMOVE EXISTING PAVEMENT	693 S.F.
3 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. No. 304 (TYPE I)	1 EA.
4 REMOVE EXISTING A.C. BERM	807 L.F.
5 CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG. No. 200 (TYPE I)	788 L.F.
6 CONSTRUCT SIDEWALK PER CITY STD. DWG. No. 325	4,950 S.F.
7 INSTALL STREET TREES AS SHOWN PER STREET TREE GENERAL NOTES ON SHEET 1	15 EA.
8 CONSTRUCT DRIVEWAY APPROACH (TYPE CURB-I) PER CITY STD. DWG. No. 302 (A=30' B=48')	1 EA.



CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP. 1/1/02

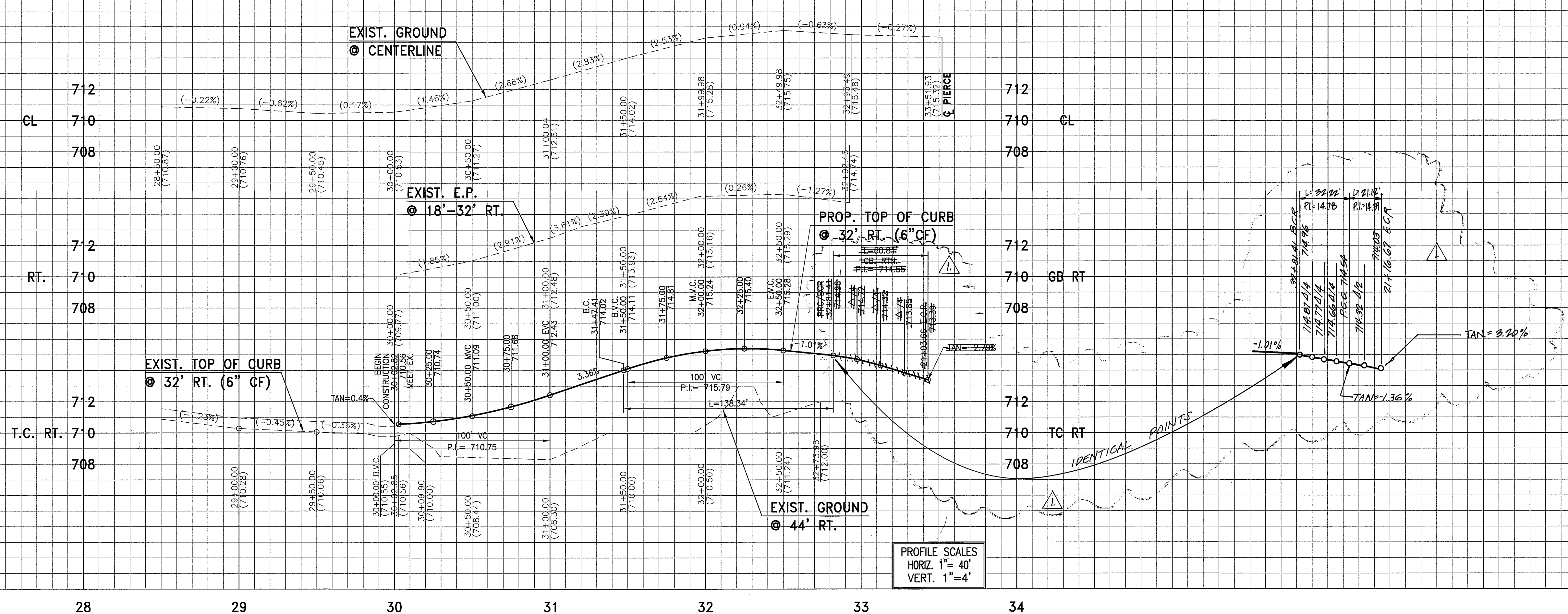
CITY OF RIVERSIDE WATER DEPT. APPROVED BY: <i>X.D. Milligan</i> DATE: 6/1/2001 APPROVED BY: _____ DATE: _____	CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. ELECTRICAL - OVERHEAD & UNDERGROUND APPROVED BY: <i>[Signature]</i> DATE: 5/31/01 APPROVED BY: _____ DATE: _____	Underground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG	PLANS PREPARED BY: adkan ENGINEERS CIVIL ENGINEERING • SURVEYING • PLANNING 6820 AIRPORT DRIVE, RIVERSIDE, CA 92504 TEL: (909) 698-0241 FAX: (909) 698-0596 DATE: 5/31/01
SO. CA. GAS CO. APPROVED BY: <i>[Signature]</i> DATE: 5-15-01	PACIFIC BELL APPROVED BY: <i>[Signature]</i> DATE: 5-22-01	CHARTER COMMUNICATIONS APPROVED BY: <i>[Signature]</i> DATE: 5-15-01	BENCHMARK: CITY OF RIVERSIDE BENCHMARK No. E2-M3 PK. NAIL AND CITY ENGINEER TAG IN N'LY CATCH BASIN WING IN THE W'LY CURB OF PIERCE STREET 1300 FEET S'LY OF AMBS DRIVE ELEVATION: 694.231

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 6-12-2001 PUBLIC WORKS DIRECTOR	STREET IMPROVEMENT PLAN PIERCE STREET/COLLETT AVENUE COVER SHEET CU-036-967 (REVISED) HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' J.N. 5905
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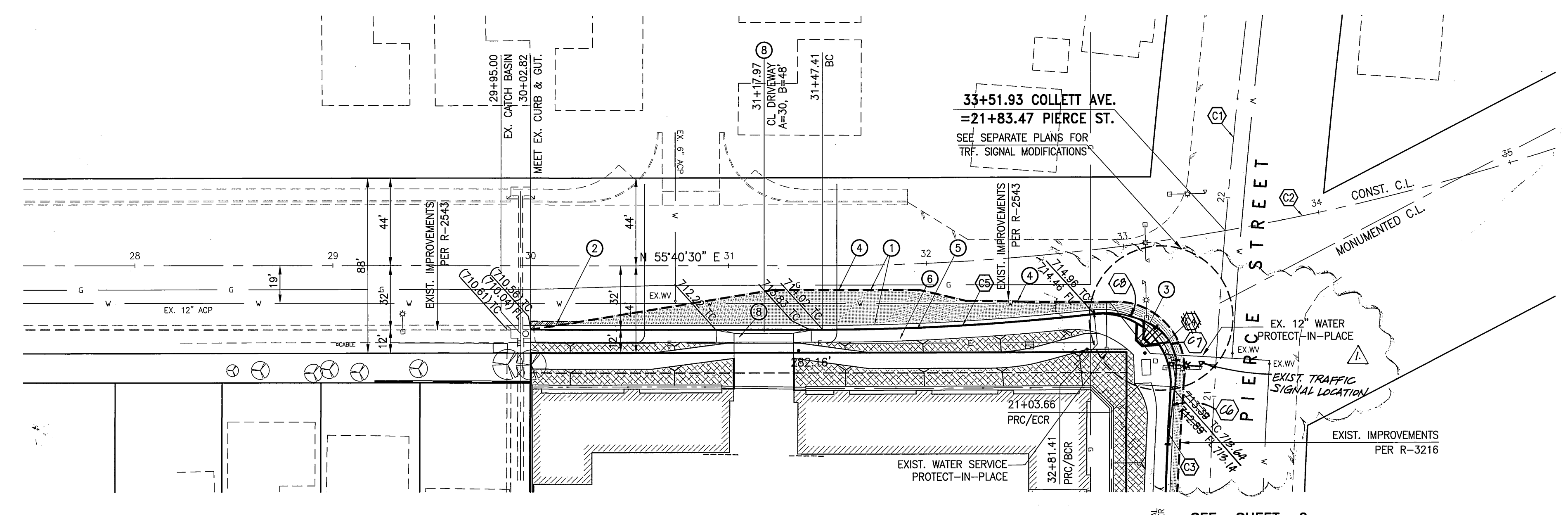
DESIGNED BY: BERNIE DRAWN BY: CRAIG CHECKED BY: C-	REVISIONS: _____ APPR. DATE: _____
--	------------------------------------

APPROVED BY: <i>[Signature]</i> DATE: 6/12/01 PRINCIPAL ENGINEER	APPROVED BY: <i>[Signature]</i> DATE: 6-12-2001 PUBLIC WORKS DIRECTOR
---	--

ACCOUNT NO. R-3618 SHEET 1 OF 3	INDEXED 6-21-01 <i>[Signature]</i>
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PROFILE SCALES
 HORIZ. 1" = 40'
 VERT. 1" = 4'

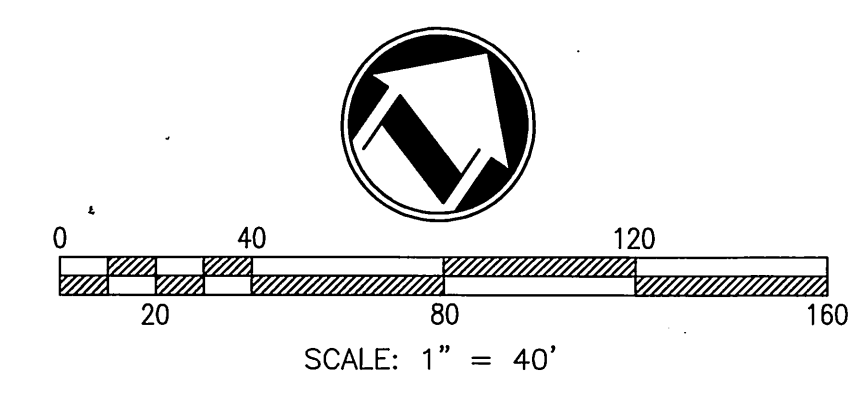
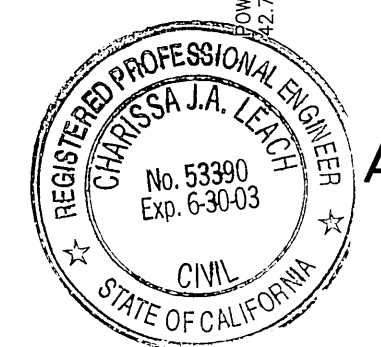


- CONSTRUCTION NOTES**
- PLACE 0.40' A.C. OVER 0.70' C.A.B. (PER PLAN R-3216 R=54)
 - SAWCUT AND REMOVE EXISTING PAVEMENT
 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. DWG. No. 304 (TYPE I)
 - REMOVE EXISTING A.C. BERM
 - CONSTRUCT 6" CURB & GUTTER PER CITY STD. DWG. No. 200 (TYPE I)
 - CONSTRUCT SIDEWALK PER CITY STD. DWG. No. 325
 - INSTALL STREET TREES AS SHOWN PER STREET TREE GENERAL NOTES ON SHEET 1
 - CONSTRUCT DRIVEWAY APPROACH (TYPE CURB-I) PER CITY STD. DWG. No. 302 (A=30' B=48')

NUMBER	Δ=	R=	L=	T=
C1	09°00'06"	3000.00	471.32	236.15
C2	27°22'00"	1200.00	573.17	292.16
C3	02°11'58"	3000.00	320.37	60.35
C4	09°32'21"	38.00	60.81	31.32
C5	06°23'52"	1232.00	137.57	68.86
C6	00°21'38"	3091.18	24.81	12.80
C7	88°54'05"	22.45	01.12	11.41
C8	50°24'41"	36.66	32.22	17.28

A = 0° 49' 00", R = 3022.00, L = 95.82, T = 47.92

COLLETT AVENUE



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

adkan ENGINEERS
 CIVIL ENGINEERING • SURVEYING • PLANNING
 6820 AIRPORT DRIVE, RIVERSIDE, CA 92504
 TEL: (909) 884-0241 • FAX: (909) 886-0599
 DATE: 5/31/01
 UNDER THE SUPERVISION OF: R.C.E. 43980 6/30/03

BENCHMARK:
 CITY OF RIVERSIDE BENCHMARK No. E2-M3
 PK. NAIL AND CITY ENGINEER TAG IN N'LY CATCH BASIN WING IN THE W'LY CURB OF PIERCE STREET 1300 FEET S'LY OF AMBS DRIVE
ELEVATION: 694.231

DESIGNED BY: BERNIE DRAWN BY: CRAIG CHECKED BY: C-
 REVISIONS: 1. 7/1/01
 2. 7/1/01
 3. 7/1/01

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 6-12-2001
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEPUTY P.W. DIRECTOR

STREET IMPROVEMENT PLAN
COLLETT AVENUE
 SOUTH SIDE OF STREET FROM PIERCE STREET TO 350'± WESTERLY
CU-036-967 (REVISED)
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. **R-3618**
 SHEET **3** OF **3**
 J.N. 5905

* AS-BUILT PER PLANS 5-28-03 LFT

INDEXED 6-21-01 LFT

PC # 6024 S
 PLOT DATE: 05/30/01
 VESLEY:5905:5905S102.DWG