

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 EFFECTS 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 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.
- 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.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- 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.
- 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.
- 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 INSPECTORS.
- 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 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- 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.
- ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN 14 DAYS FOLLOWING PLACEMENT OF ASPHALT SURFACING AND SHALL BE APPLIED AT A RATE OF 0.05 GAL/SQ. YD. AND SHALL CONFORM TO SECTIONS 37, 39 AND 94 OF STATE STANDARD SPECIFICATIONS.
- 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.

GENERAL NOTES- 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.
CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED:
(A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS.
(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 MAINTENANCE /FINAL ACCEPTANCE (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 DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.

ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.

STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	COMMON NAME	QUANTITY	MIN. SIZE
COLUMBIA AVE.	-	4 EA	15 GAL.

UTILITY NOTE

THE CONTRACTOR SHALL CONFIRM LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT SHOWN ON PLANS. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS.

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. WHILE DUE CARE WAS TAKEN IN THE PREPARATION OF THIS MATERIAL, R.B. ENGINEERING CANNOT AND DOES NOT GUARANTEE THE ACCURACY NOR COMPLETENESS OF SAID INFORMATION.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL 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 U.S. DEPARTMENT OF LABOR, AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTOR'S COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

WATER DEPT. 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. 909.351.6368

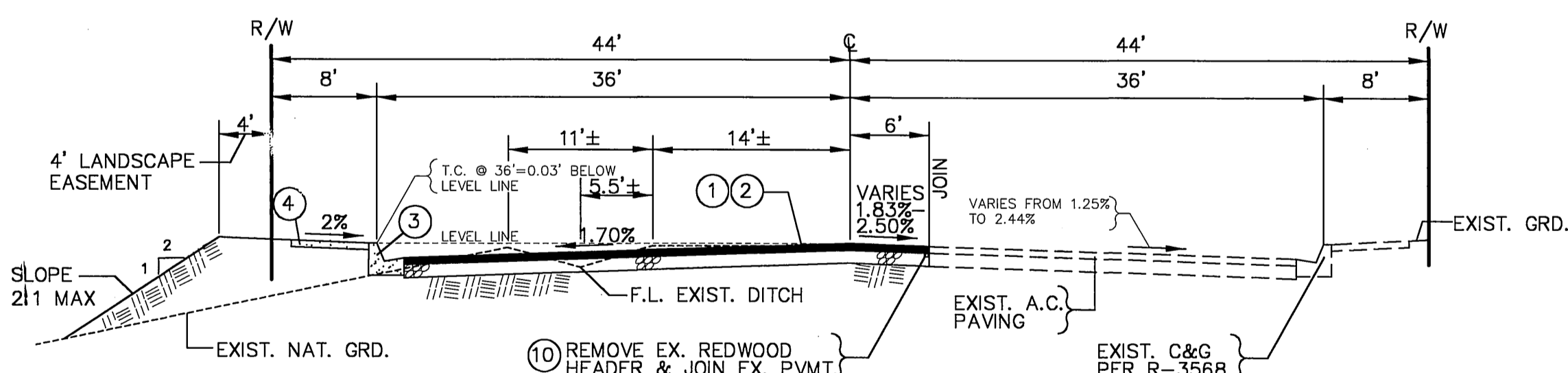
CONSTRUCTION NOTES AND QUANTITY ESTIMATE			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONST. " A.C. OVER " AGG. BASE (CLASS 2) PER S.R.- , R=	17,990	SF
2	PLACE FOG SEAL PER GENERAL NOTE NO. 21	2000	SY
3	CONST. 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200, TYPE 1	343	LF
4	CONST. SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325	1805	SF
5	CONST. WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304, TYPE III	2	EA
6	CONST. 5' WIDE PARKWAY DRAIN INLET, TYPE 2 PER APWA STD. NO. 151-0	8	LF
7	CONST. DRIVEWAY APPROACH PER DETAIL ON SHEET 1	1368	SF
8	CONST. 12" DRIVEWAY PER CITY OF RIVERSIDE STD. DWG. 302, (A=12', B=24') TYPE CURB-I	144	SF
9	PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.	4	EA
10	REMOVE EXIST. REDWOOD HEADER AND JOIN EXIST. PVMT.	600	LF
11	REMOVE EXIST. 18" RCP PIPE	16	LF
12	ADJUST EXIST. SEWER MANHOLE TO GRADE	2	EA
13	INSTALL TYPE S-1 DELINEATORS @ 20' O.C.	9	EA
14	CONST. SEWER LATERAL W/P.L. C.O. PER RIVERSIDE CITY STD. DWG. NO. 562A	1	EA
15	CONST. 2" A.C. PAVEMENT DRAINAGE APRON	600	SF
16	CONST. GROUTED RIP-RAP (COBBLESTONE) PAD (5'x10')	50	SF

NOTE TO CONTRACTOR:

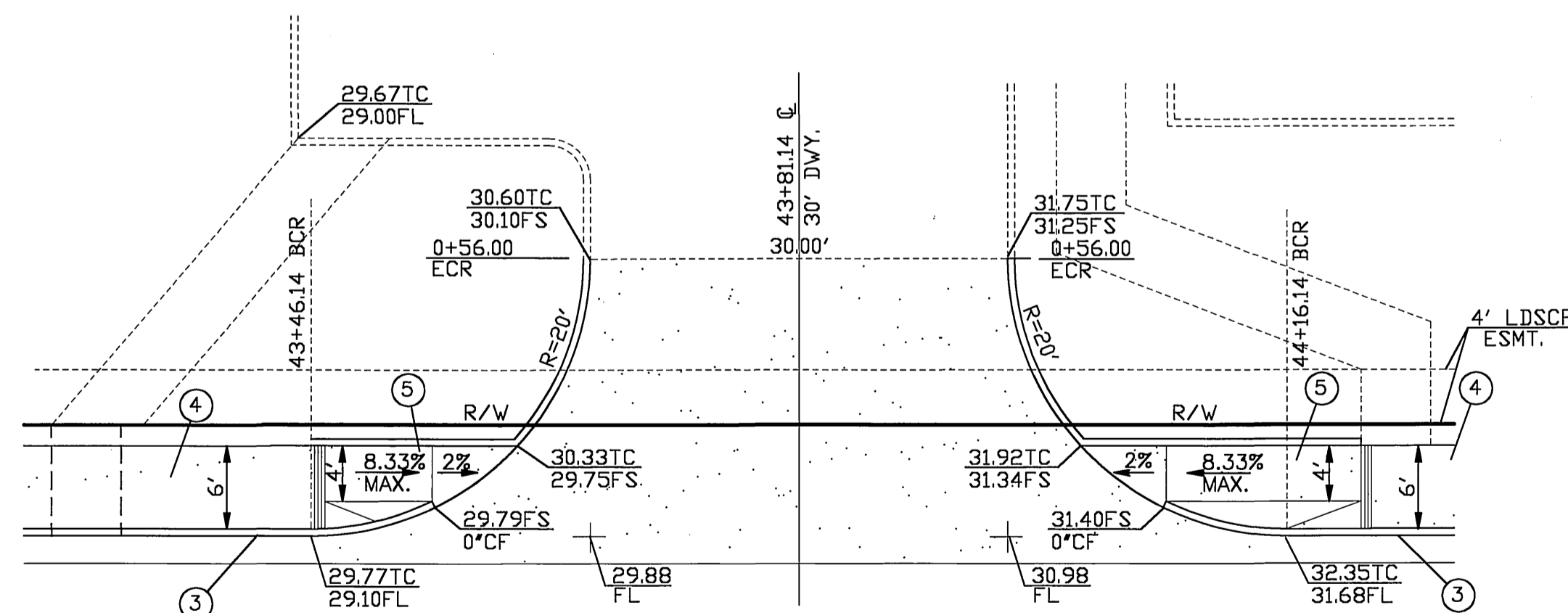
THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS. THE CONTRACTOR SHALL PERFORM HIS OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS.

LEGEND

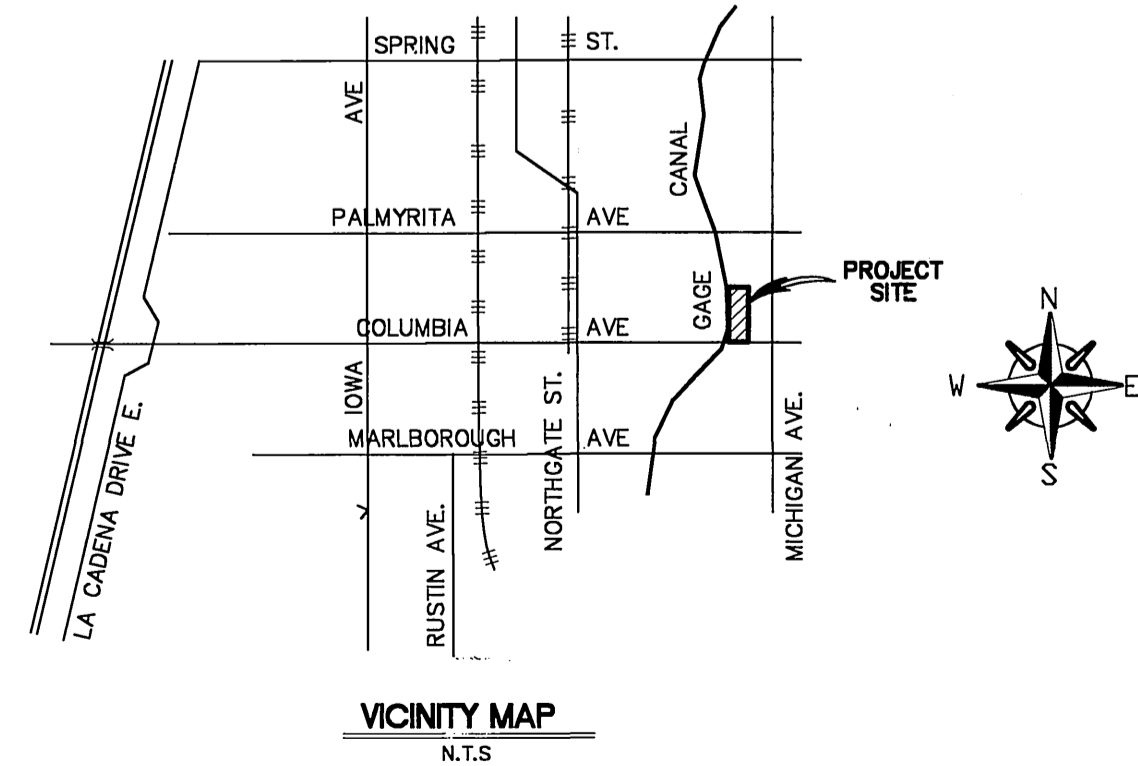
S..... SOUTH	PL..... PROPERTY LINE
N..... NORTH	HDR..... HEADER
E..... EAST	MH..... MANHOLE
W..... WEST	FS..... FINISHED SURFACE
NLY..... NORTHERLY	FF..... FINISHED FLOOR
WLY..... WESTERLY	-S- ... SEWER
Ely..... EASTERLY	WW..... WATER WASTE
Sly..... SOUTHERLY	-W- ... WATER
N/S..... NORTH/SIDE	BW..... BACK OF WALK
FOL..... FOLIAGE	CLF..... CHAIN LINK FENCE
COR..... CORNER	EP..... EDGE OF PAVEMENT
BLDG... BUILDING	SD..... STORM DRAIN
TC..... TOP OF CURB	IP..... IRON PIPE
FL..... FLOWLINE	TR..... TCP OF RAIL
TB..... TOP OF BERM	ANG PT.. ANGLE POINT
AC..... ASPHALT CONCRETE	FD..... FIRE HYDRANT
ST..... STREET	SL..... STREET LIGHT
PP..... POWER POLE	(421.0). EXISTING ELEVATION
FD..... FOUND	-G-..... GAS
CLR..... CLEAR	-E- ... ELECTRIC
-T- ... TELEPHONE	SPR..... SPRINKLER
CF..... CURB FACE	-X- ... FENCE
C&G... CURB & GUTTER	P.I.V..... POST INDICATOR VALVE
F.D.C... FIRE DEPT. CONNECT	FW..... FIRE WATER VALVE
PROP. AC PVMT	EXIST. AC PVMT



TYPICAL SECTION - NO SCALE
COLUMBIA AVENUE
STA. 42+74.13 TO STA. 46+16.89
T.I. = 8.0



DRIVEWAY APPROACH DETAIL
SCALE: 1"=10'



OWNER / DEVELOPER
RIVERSIDE COMMERCIAL INVESTORS
3885 MAIN STREET, SUITE 220
RIVERSIDE, CA 92501
PHONE (909) 788-6100

LEGAL DESCRIPTION
THAT PORTION OF LOT 11 IN SECTION 17, T2S, R4W OF THE SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE OF LANDS OF EAST RIVERSIDE LAND COMPANY, RECORDED IN BOOK 6, PAGE 44 OF MAPS, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
A.P. NO. 257-020-010 & 011

CITY TAX CERTIFICATE NO. 106813, EXP. 03/14/2003

GAGE CANAL APPROVED: <i>[Signature]</i> 7/3/02 DATE	PACIFIC BELL TELEPHONE APPROVED: <i>[Signature]</i> 7/1/02 DATE
CITY OF RIVERSIDE WATER SYSTEM APPROVED: <i>[Signature]</i> 7/5/02 DATE	UTILITIES ENGINEER-ELECTRIC APPROVED: <i>[Signature]</i> 7/11/02 DATE

BENCH MARK J8-H3
LEAD & TACK IN TOP OF CONC. OF CATCH BASIN. LOC. IN THE N/W COR. OF CATCH BASIN IN THE S/W COR. OF PALMYRA AVE. & NORTHGATE S'LY. OF C.L. OF P.I.
ELEVATION: 981.648



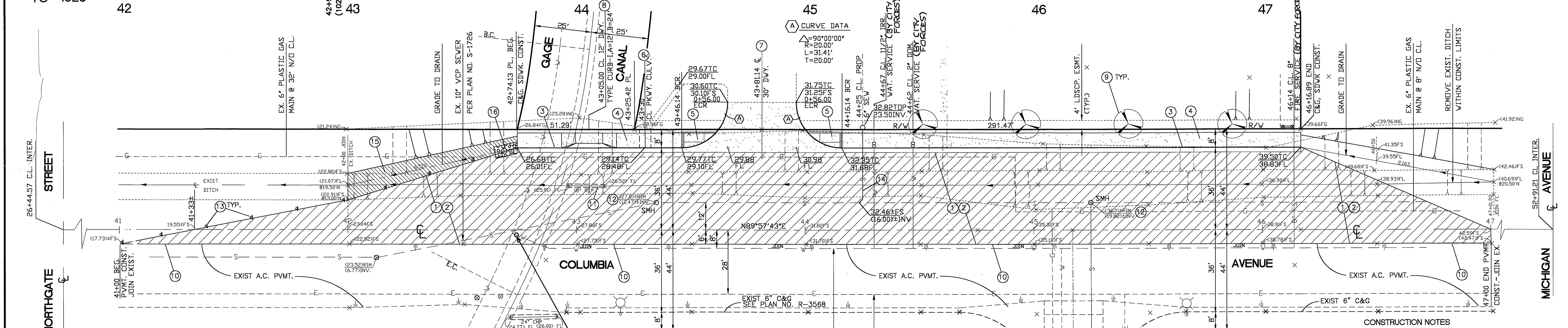
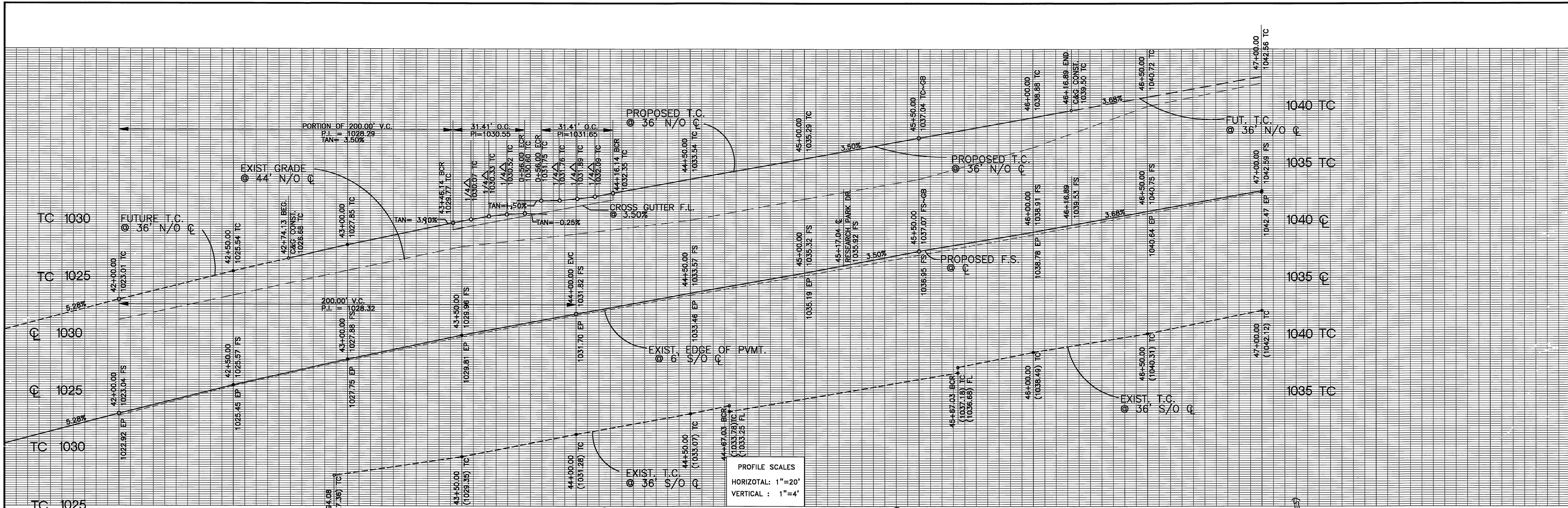
R.B. ENGINEERING
civil engineering - surveying - environmental planning
3198 N. ASHWOOD STREET
ORANGE, CA 92665
PHONE (714) 637-8100
FAX (714) 921-2223
ROBERT BELL
R.C.E. 37888 EXP. 3-31-05

MARK	REVISIONS	APPR.	DATE
DESIGNED BY: C.H.	DRAWN BY: C.H.	CHECKED BY: R.B.	DATE: 7/1/02

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* 8/22/02
DATE
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
DEPUTY P.W. DIRECTOR
STREET SERVICES

STREET IMPROVEMENT PLAN AND PROFILE
MP-006-989
601 COLUMBIA AVENUE
NORTH SIDE: FROM STA. 42+74.13 TO STA. 46+16.89
HORIZ. SCALE: 1"= 20' VERT. SCALE: 1"= 4'

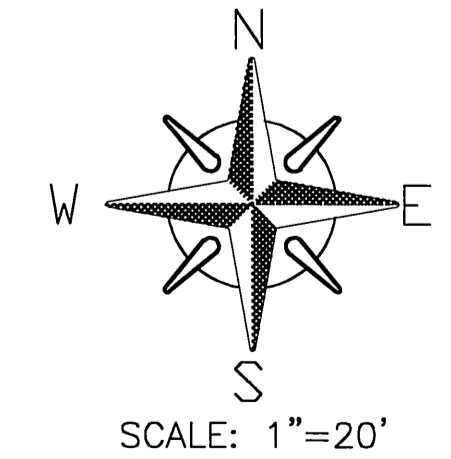
ACCOUNT NO.
R-3662
SHEET 1 OF 2



CONSTRUCTION NOTES

- CONST. " A.C. OVER " AGG. BASE (CLASS 2) PER S.R. - , R=
- PLACE FOG SEAL PER GENERAL NOTE NO. 21
- CONST. 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200, TYPE 1
- CONST. SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
- CONST. WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304, TYPE III
- CONST. 5' WIDE PARKWAY DRAIN INLET, TYPE 2 PER APWA STD. NO. 151-0
- CONST. DRIVEWAY APPROACH PER DETAIL ON SHEET 1
- CONST. 12" DRIVEWAY PER CITY OF RIVERSIDE STD. DWG. NO. 302, (A=12', B=24") TYPE CURB-I
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.
- REMOVE EXIST. REDWOOD HEADER AND JOIN EXIST. PVMT.
- REMOVE EXIST. 18" RCP PIPE
- ADJUST EXIST. SEWER MANHOLE TO GRADE
- INSTALL TYPE S-1 DELINEATORS @ 20' O.C.
- CONST. SEWER LATERAL W/P.L. C.O. PER RIVERSIDE CITY STD. DWG. NO. 562A
- CONST. 2" A.C. PAVEMENT DRAINAGE APRON
- CONST. GROUTED RIP-RAP (COBBLESTONE) PAD (5'x10')

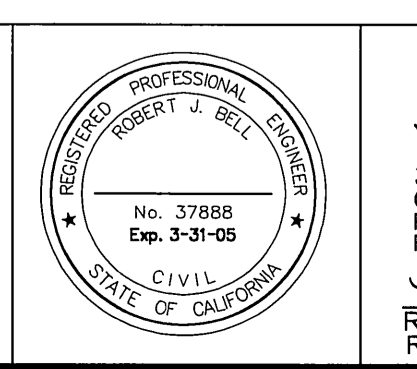
Underground Service Alert
 Call TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG



APPROVED: *[Signature]* 7/5/02
 DATE: 7/5/02
 CITY OF RIVERSIDE
 WATER SYSTEM

PACIFIC BELL TELEPHONE
 APPROVED: *[Signature]* 7/11/02
 DATE: 7/11/02
 UTILITIES ENGINEER-ELECTRIC

BENCH MARK J8-H3
 LEAD & TACK IN TOP OF CONC. OF CATCH BASIN, LOC. IN THE N/W COR. OF CATCH BASIN IN THE S/W COR. OF PALMYRITA AVE. & NORTHGATE S'LY. OF C.L. OF P.I.
 ELEVATION: 981.648



33 ENGINEERS
 civil engineering - surveys - environmental planning
 3198 N. ASHWOOD STREET
 ORANGE, CA 92665
 PHONE (714) 637-8100
 FAX (714) 921-2222
 ROBERT BELL
 R.C.E. 37888 EXP. 3-31-05

MARK REVISIONS APPR. DATE
 DESIGNED BY: C.H. DRAWN BY: C.H. CHECKED BY: R.B. DATE: 6-29-02

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 8/24/02
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEPUTY P.W. DIRECTOR
 STREET SERVICES

STREET IMPROVEMENT PLAN AND PROFILE
 MP-006-989
 601 COLUMBIA AVENUE
 NORTH SIDE: FROM STA. 42+74.13
 TO STA. 46+16.89
 HORIZ. SCALE: 1"= 20' VERT. SCALE: 1"= 4'

ACCOUNT NO.
R-3662
 SHEET **2** OF **2**