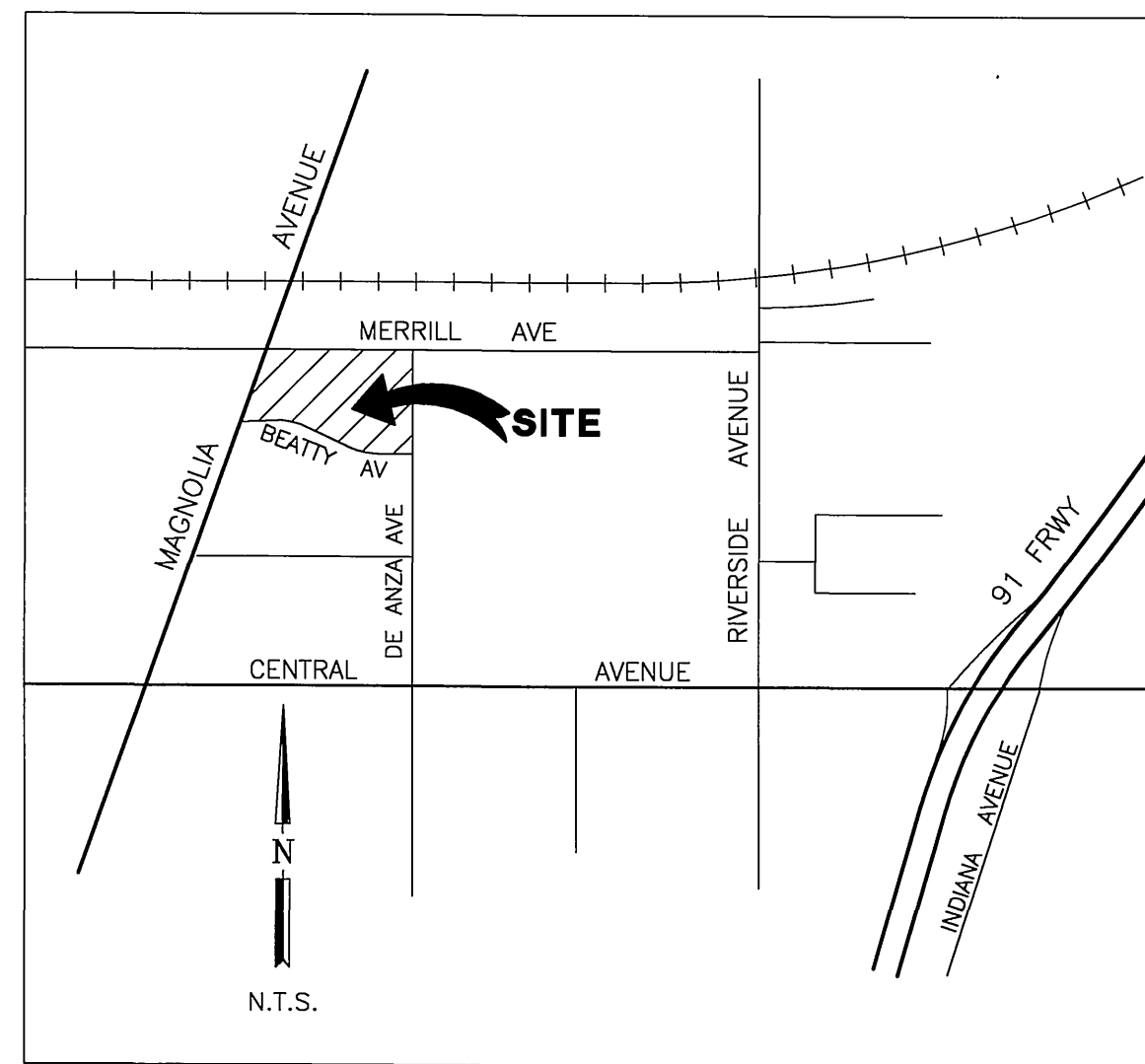
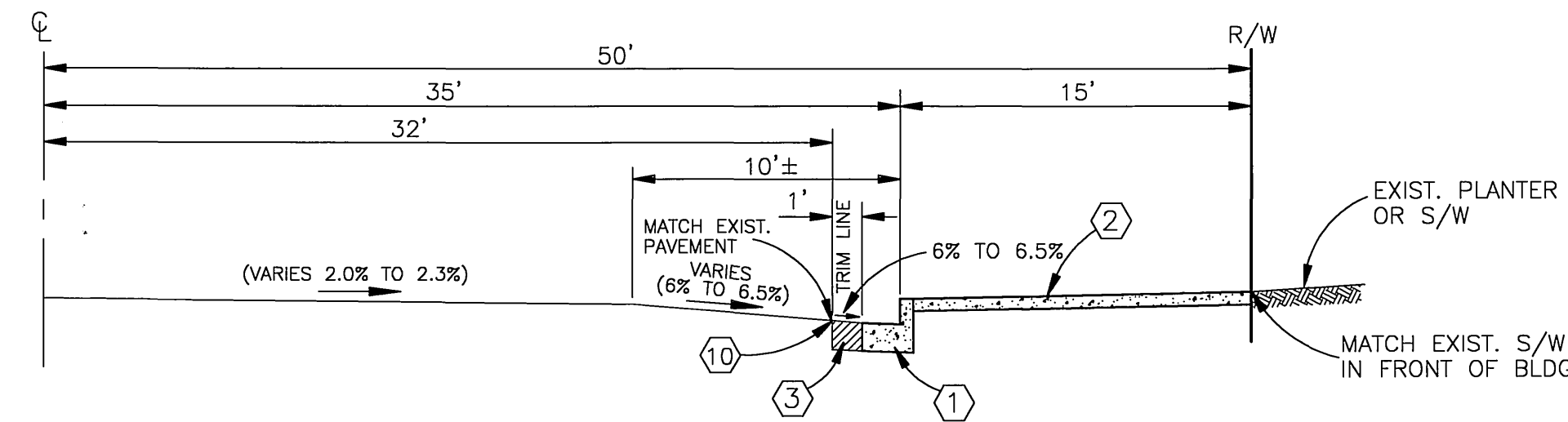


STREET IMPROVEMENT PLANS

MAGNOLIA AVENUE BEATTY DR. TO MERRILL AVE.

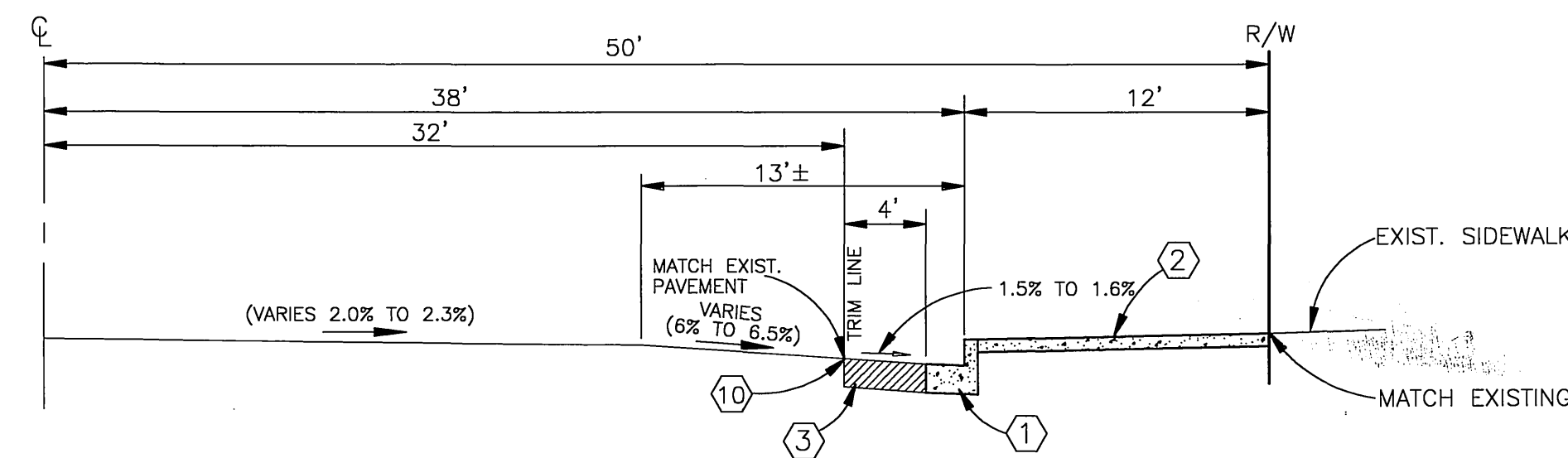


LOCATION MAP
N.T.S.



TYPICAL SECTION
N.T.S.

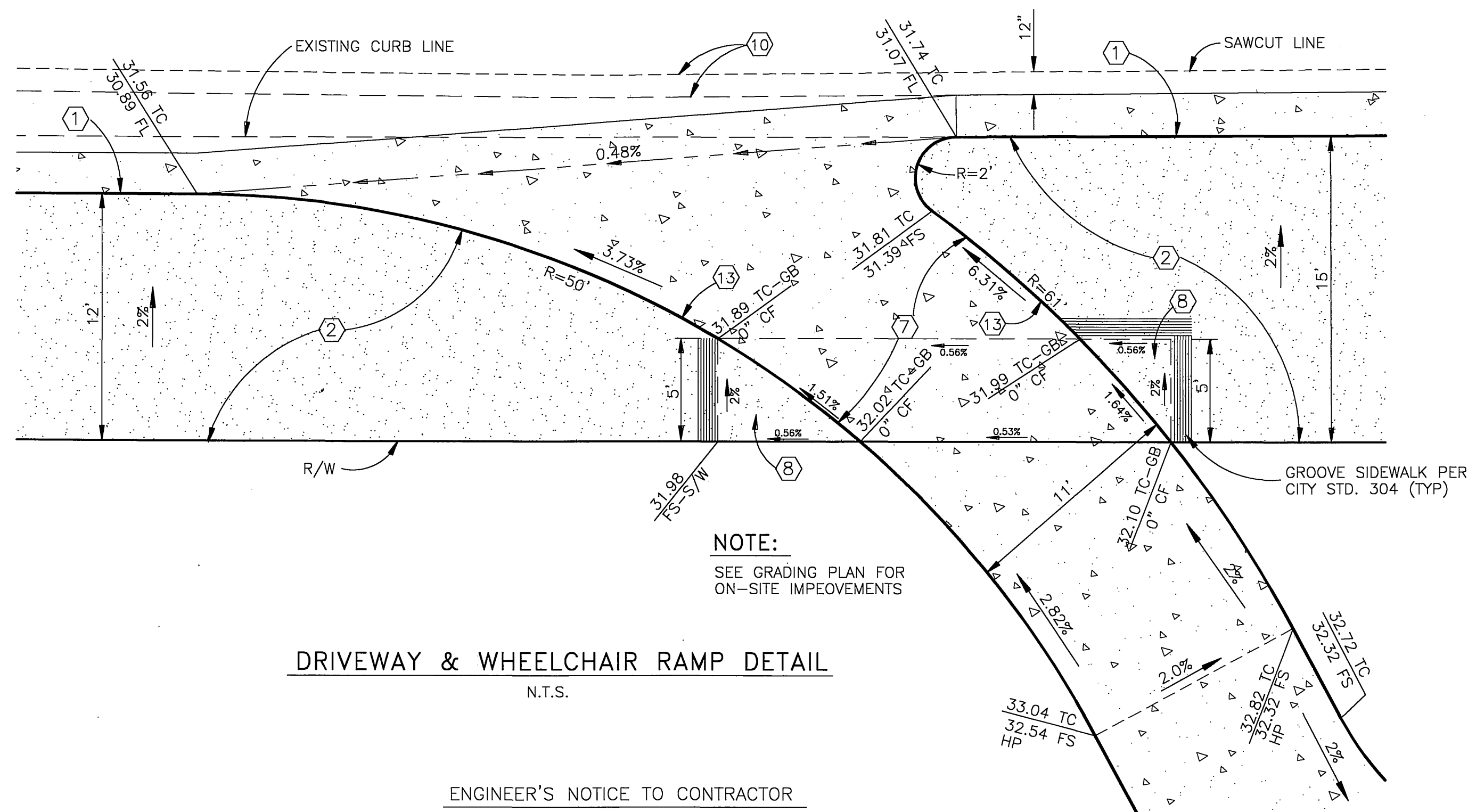
STA 6+98.94 TO 7+68.98 AND STA. 8+46.76 TO 9+67.14



TYPICAL SECTION
N.T.S.

STA 7+84.18 TO 8+09.59

- 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.
- 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.
- 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 AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN 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 CURB AND GUTTER.
- 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.
- 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.
- 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.
- 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)



DRIVEWAY & WHEELCHAIR RAMP DETAIL
N.T.S.

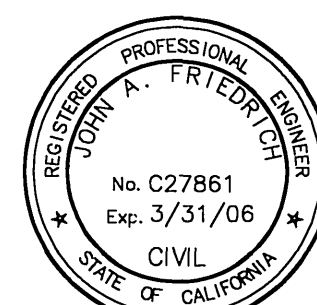
NOTE:
SEE GRADING PLAN FOR ON-SITE IMPROVEMENTS

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND 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 EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS 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, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.



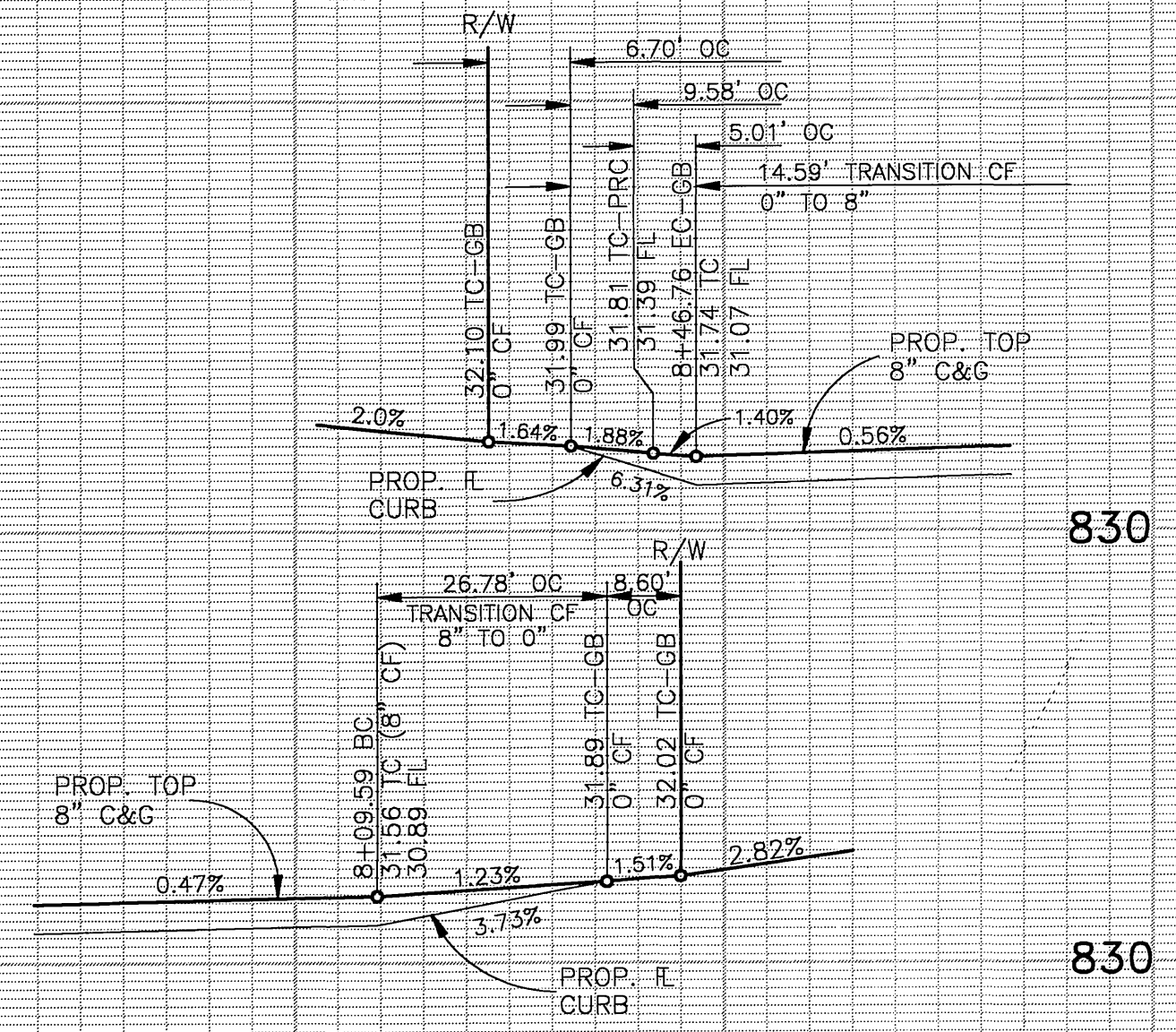
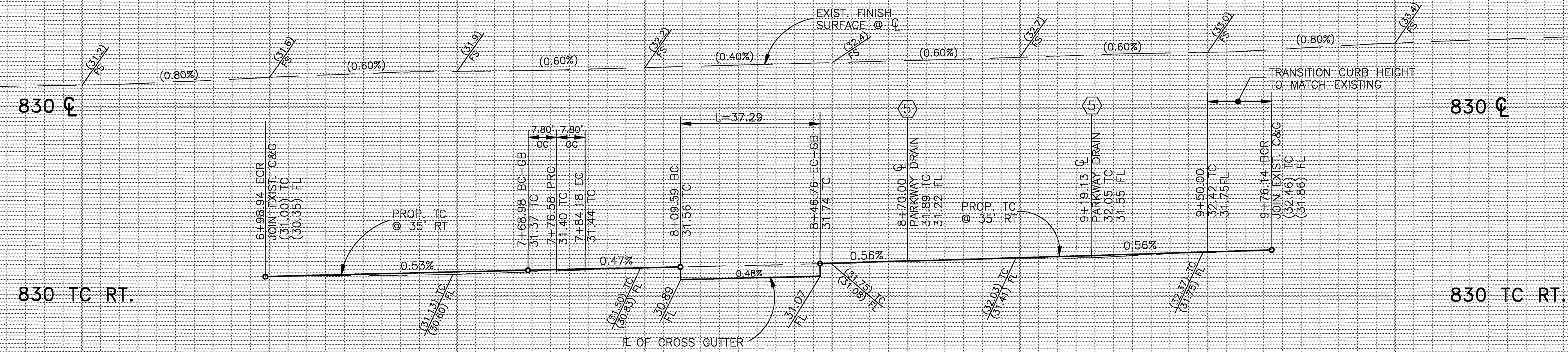
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 60137 EXP. 5-2-03

CONSTRUCTION NOTES

- CONSTRUCT 8" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. NO. 200
- CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325
- CONSTRUCT AC PAVEMENT OVER AGG. BASE, THICKNESS TO MATCH EXISTING
- CONSTRUCT TREE WELL IN SIDEWALK AROUND EXIST TREE, SIZE TO MATCH EXISTING
- CONSTRUCT UNDER SIDEWALK DRAIN PER A.P.W.A. STD. 151-1(MOD) W=PER PLAN, 6" OUTLET OPENING
- ADJUST EXISTING SEWER MANHOLE TO GRADE
- CONSTRUCT 6" THICK CONCRETE DRIVEWAY PER DETAIL ON SHEET 1
- CONSTRUCT WHEELCHAIR RAMP PER DETAIL HEREON
- PROTECT EXISTING TREE
- SAWCUT AND REMOVE EXISTING PAVEMENT
- SAWCUT REMOVE EXISTING CURB & GUTTER AND SIDEWALK
- REMOVE EXISTING TREE
- CONSTRUCT CONC. CURB PER CITY OF RIVERSIDE STD 200 TYPE II (CF VARIES 0" TO 8")

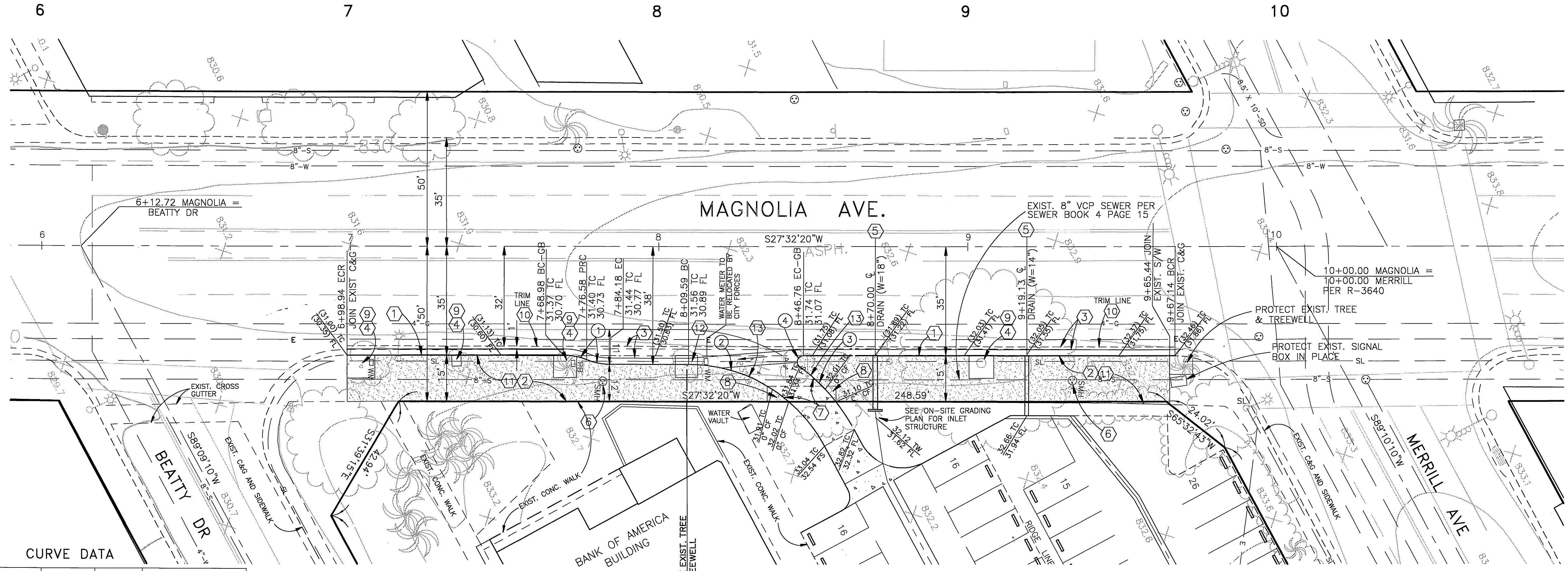
CITY OF RIVERSIDE - PUBLIC UTILITIES, ELECTRIC		CITY OF RIVERSIDE WATER SYSTEM (FOR SHEETS 1-2)		BENCH MARK: B.M. # G-6-03 EL. = 830.950 P.K. NAIL & CITY ENGINEER TAG IN THE E'LY CURB OF DE ANZA AVE. 1" NLY OF THE E.C.S. AT THE N/E CURB RETURN OF CENTRAL AVE. & DE ANZA AVE.		PREPARED BY: GFB-FRIEDRICH & ASSOC., INC. CONSULTING CIVIL ENGINEERS 6529 RIVERSIDE AVENUE, STE. 230 RIVERSIDE, CA 92506 (909) 781-0811		CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT		STREET IMPROVEMENT PLAN MAGNOLIA AVENUE BEATTY DRIVE TO MERRILL AVENUE STA. 6+98.94 TO STA. 9+67.14 6370 MAGNOLIA AVE		ACCOUNT NO.
APPROVED BY	DATE	APPROVED BY	DATE	APPROVED BY	DATE	APPROVED BY	DATE	APPROVED BY	DATE	APPROVED BY	DATE	DRAWING NUMBER
			5/23/03									R-3714
												SHEET 1 OF 2
												PW03-0037

INDEXED 6-30-03 4-11



PROFILE
 HORZ. 1" = 20'
 VERT. 1" = 4'

DRIVEWAY PROFILES



CONSTRUCTION NOTES

- 1) CONSTRUCT 8" CURB & GUTTER TYPE I PER CITY OF RIVERSIDE STD. NO. 200
- 2) CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325
- 3) CONSTRUCT AC PAVEMENT OVER AGG. BASE, THICKNESS TO MATCH EXISTING
- 4) CONSTRUCT TREE WELL IN SIDEWALK AROUND EXIST TREE, SIZE TO MATCH EXISTING.
- 5) CONSTRUCT UNDER SIDEWALK DRAIN PER A.P.W.A. STD. NO. 151-1 (MOD) W=PER PLAN, 6" OUTLET OPENING
- 6) ADJUST EXISTING SEWER MANHOLE TO GRADE
- 7) CONSTRUCT 6" THICK CONCRETE DRIVEWAY PER DETAIL ON SHEET 1
- 8) CONSTRUCT WHEELCHAIR RAMP PER DETAIL ON SHEET 1
- 9) PROTECT EXISTING TREE
- 10) SAWCUT AND REMOVE EXISTING PAVEMENT
- 11) SAWCUT REMOVE EXISTING CURB & GUTTER AND SIDEWALK
- 12) REMOVE EXISTING TREE
- 13) CONSTRUCT CONC. CURB PER CITY OF RIVERSIDE STD 200 TYPE II (CF VARIES 0" TO 8")

CURVE DATA

	Δ	R	L	T	COMMENT
1	22°19'54"	20.00'	7.80'	3.95'	REVERSE CURVE
2	40°32'09"	50.00'	35.37'	18.46'	CURB TO R.
3	15°17'35"	61.00'	16.28'	8.19'	CURB TO R.
4	14°3'36'39"	2.00'	5.01'	6.08'	CURB RETURN



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

BENCH MARK:
 B.M. # G-6-03 EL. = 830.950
 P.K. NAIL & CITY ENGINEER TAG IN
 THE E'LY CURB OF DE ANZA AVE.
 1' N'LY OF THE E.C.R. AT THE N/E
 CURB RETURN OF CENTRAL AVE. &
 DE ANZA AVE.

PREPARED BY:
GFB-FRIEDRICH & ASSOC., INC.
 CONSULTING CIVIL ENGINEERS
 6529 RIVERSIDE AVENUE, STE. 230
 RIVERSIDE, CA 92506
 (951) 781-0811

**CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT**
 APPROVED BY: [Signature]
 DATE: 5-23-03
 BY: [Signature]
 CITY ENGINEER

DESIGNED BY: G.R.W. DRAWN BY: G.R.W. CHECKED BY: G.F.B.
 DATE: 5-23-03

**STREET PLAN & PROFILE
 MAGNOLIA AVENUE**
 BEATTY DRIVE TO MERRILL AVENUE
 STA. 6+98.94 TO STA. 9+67.14
 6370 MAGNOLIA AVE

ACCOUNT NO. DRAWING NUMBER
R-3714
 SHEET **2** OF **2**
 PW03-0037