

CITY OF RIVERSIDE STREET IMPROVEMENT PLANS APN: 231-090-068

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. SEE CITY OF RIVERSIDE APPROVED UTILITY DWGS. FOR EXACT LOCATION AND QUANTITY OF REQUIRED STREET LIGHTS.
CONTACT: VAHID BAZEL, (951) 526-5880
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. WHERE NEW PAVEMENT IS TO JOIN 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.
10. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED AS SHOWN PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
11. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
12. ON ALL AREAS WITHIN THE 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 SUB-GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
13. 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.
14. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
15. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2800, 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 USA.
16. THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
17. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
18. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
19. IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAY WITH A.C. PAVING.

SITE DATA:

APN: 231-090-069
ADDRESS: N/A

OWNER/DEVELOPMENT

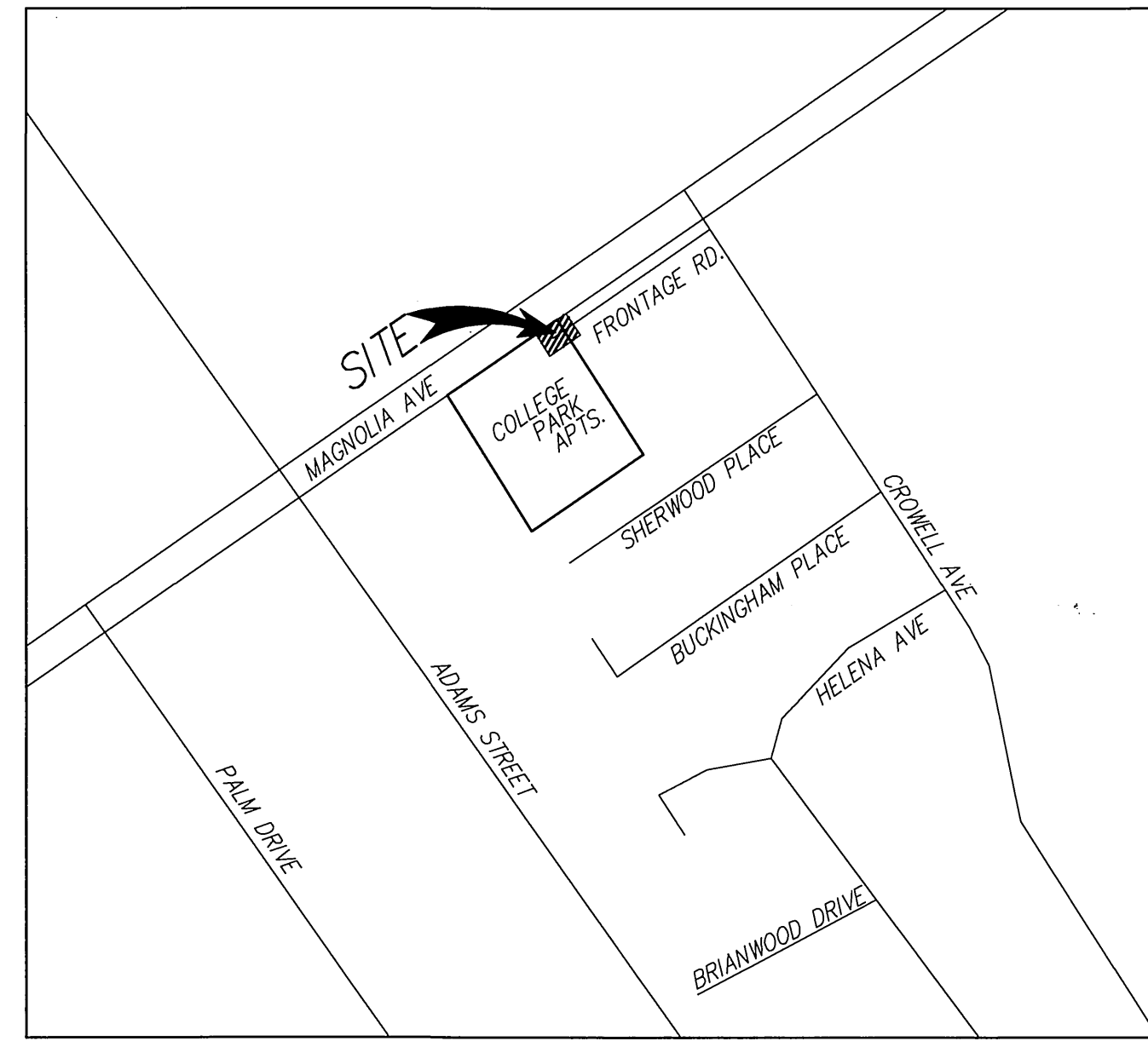
COLLEGE PARK 32, LLC
7119 INDIANA AVE
RIVERSIDE, CA 92504
PHONE: (909) 784-0840

SOILS ENGINEER & GEOLOGIST

LOR GEOTECHNICAL GROUP, INC
6121 QUAIL VALLEY CT.
RIVERSIDE, CA 92507
PHONE: (909) 653-1760
FAX: (909) 653-1741

SOURCE OF TOPOGRAPHY

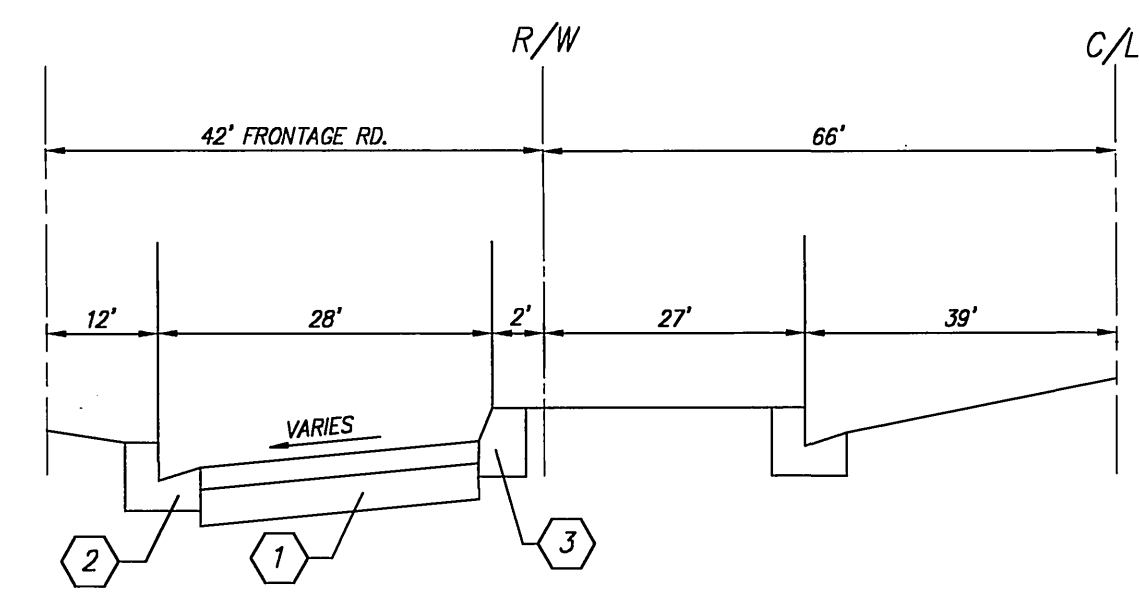
FIELD TOPOGRAPHY
PERFORMED BY: DAWSON & ASSOCIATES
DATED: JUNE 2003



VICINITY MAP
NOT TO SCALE

CONSTRUCTION NOTES:

1. CONSTRUCT . . . A.C. OVER . . . C.A.B. PER SOILS REPORT # 2645 S.F.
2. CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 97 L.F.
3. CONSTRUCT 6" P.C.C. CURB TYPE II MODIFIED PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200 86 L.F.
4. CONSTRUCT DRIVEWAY APPROACH FOR CURB TYPE I PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302 (A=24 B=38) 1 E.A.
5. CONSTRUCT 6" WIDE P.C.C. SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325 620 S.F.
6. EXIST SIDEWALK TO BE REMOVED 475 S.F.
7. EXISTING TREE TO BE REMOVED 3 EACH
8. EXISTING POWER POLE TO BE RELOCATED BY CITY FORCES. 1 EACH
9. EXISTING WATER METER TO BE RELOCATED BY CITY FORCES 1 EACH
10. INSTALL 6" FIRE SERVICE PER CWD STD. 615 (BY CITY FORCES) 1 EACH
11. INSTAL 2" SERVICE WITH 2" METER (BY CITY FORCES). 1 EACH
12. EXIST POST TO BE REMOVED 2 EACH
13. CONST. UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STANDARD DWG. NO. 411 1 EACH
14. INSTALL F.H. PER CWD STD. 700 (BY CITY FORCES) 1 EACH



TYPICAL SECTION
MAGNOLIA AVE. FRONTAGE RD.

TELEPHONE NUMBERS

EMERGENCY	
RIVERSIDE POLICE DEPARTMENT	(909) 787-7911
RIVERSIDE FIRE DEPARTMENT	(909) 826-5321
GOODHEW AMBULANCE.....	(909) 684-5520
RIVERSIDE COMMUNITY HOSPITAL.....	(909) 788-3000
RIVERSIDE GENERAL HOSPITAL.....	(909) 351-0925
UTILITIES	
UNDERGROUND SERVICE ALERT.....	(800) 227-2600
CITY OF RIV. ELEC. OPERATIONS CONTROL CTR. ..	(909) 687-0791
SOUTHERN CALIFORNIA GAS (DISTRIBUTION).....	(800) 422-4133
CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES..	(800) 782-0330
PACIFIC BELL.....	(800) 422-4133
AMERICAN TELEPHONE & TELEGRAPH.....	(909) 381-7380
CHARTER COMMUNICATION CABLE.....	(909) 688-9012
CITY OF RIV. WATER OPERATIONS EMERGENCIES...	(909) 688-9012
OTHERS	
RIVERSIDE PUBLIC WORKS DEPARTMENT.....	(909) 826-5341
R.F. DICKSON STREET SWEEPING.....	(800) 841-7894
WESTERN WASTE.....	(909) 737-0343
RIVERSIDE DIAL-A-RIDE (SUPERVISOR).....	(909) 275-9620
US POSTAL SERVICE.....	(909) 737-0451
RIVERSIDE UNIFIED SCHOOL DISTRICT.....	(909) 788-7134
RIVERSIDE TRANSIT AGENCY.....	(909) 684-0850

ATTENTION CONTRACTORS:

GRADES ARE GIVEN FROM TOP OF STAKES AND NAILS UNLESS OTHERWISE NOTED HEREIN. IN THE CASE OF A PIPE OR FLUME, GRADES GIVEN REFER TO THE HEIGHT OF THE BOTTOM OF THE INVERT OR INSIDE BOTTOM. CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULE IN USING THE GRADE STAKES GIVEN BY THIS OFFICE FOR PUTTING IN CURBS, WALKS, SEWER, FLUMES, AND ALL OTHER WORK. THREE CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME RATE OF SLOPE MUST BE USED IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT GRADE MAY BE DETECTED, AND IN CASE ANY SUCH DISCREPANCY IS FOUND, THE SAME MUST BE REPORTED. OTHERWISE THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY ERROR IN THE GRADE OF THE FINISHED WORK. IN ANY CASE, ALL STAKES, NAILS, ETC., VOID IN THREE (3) DAYS.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PREVENT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

ACTUAL THICKNESS OF BASE MATERIAL TO BE DETERMINED BY THE SOILS TEST AND RECOMMENDED BY THE SOILS ENGINEER. R-VALUES, SAND EQUIVALENTS AND STRUCTURAL SECTION OF STREETS SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR APPROVAL UPON COMPLETION OF ROUGH GRADING.

CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITE, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEAVING IMPROVEMENTS.

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.

CONTRACTORS RESPONSIBILITY:

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, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



PRIVATE ENGINEERING NOTE

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BENCHMARK:
ID-GS-A2 ELEV. 797.890
FD, BRASS DISK STAMPED "GS-A" IN MONUMENT WELL
@ INTERSECTION OF ADAMS ST. & MAGNOLIA AVE.

ELECTRIC	WATER	
APPROVED BY APPROVED BY ELECTRIC ENGINEERING	APPROVED BY APPROVED BY WATER ENGINEERING	

IW Consulting Engineers, Inc.
 • Civil Engineering
 • Surveying
 • Land Planning
 3544 University Avenue Riverside, CA 92501
 Tel: 951.687.2929 Fax: 951.687.2999
 CITY OF RIVERSIDE BUSINESS TAX #106198 EXP 1/1/05

PREPARED BY:
 R.C.E. NO. 60874
 DATE: 8/17/09

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

APPROVED BY:
 DATE: 9/17/09
 CITY ENGINEER

**CITY OF RIVERSIDE
STREET IMPROVEMENTS PLANS
MAGNOLIA AVE- FRONTAGE RD.
WLY OF CROWELL AVE**

PW03-0512
R-3764
SHEET 1 OF 2
HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'
IWCW W.O.: 185.003

795 LT

795 LT

795 RT

795 RT

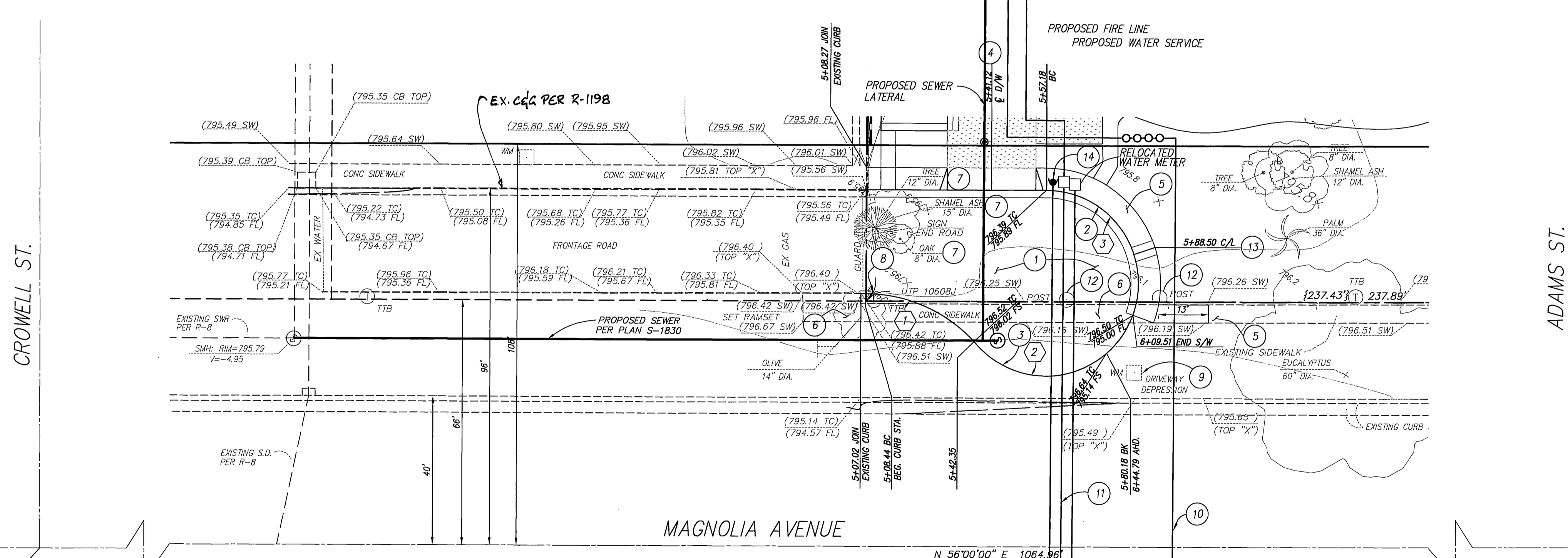
PROFILE SCALE
HORIZ: 1" = 20'
VERT: 1" = 4'

4

5

6

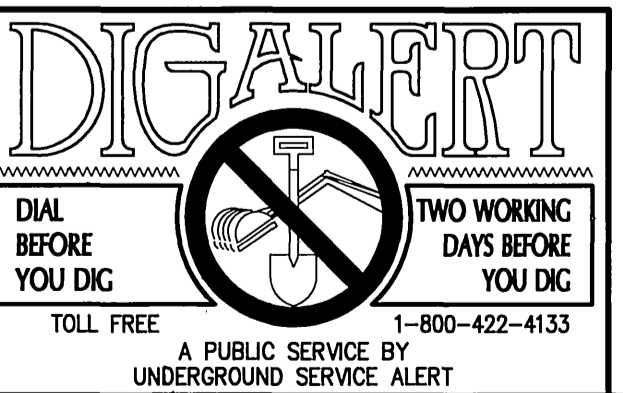
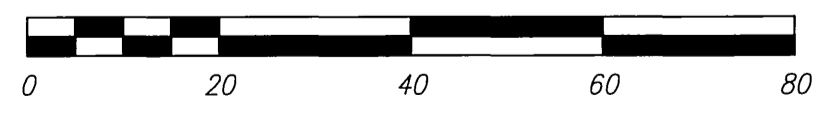
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CONSTRUCTION NOTES:

- 1 CONSTRUCT 3" A.C. OVER 4" C.A.B. PRELIMINARY SECTION 2645 S.F.
ULTIMATE SECTION DETERMINED AT COMPLETION OF
ROUGH GRADE
- 2 CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE 97 L.F.
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- 13 CONST. UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STANDARD 1 EACH
DWG. NO. 411
- 14 INSTALL FH PER CWD-700 (BY CITY FORCES)

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH TANGENT
1	48°34'27"	40.00'	33.91' 18.05'
2	86°42'00"	25.00'	37.83' 23.60'
3	51°52'57"	25.00'	66.27' 99.83'



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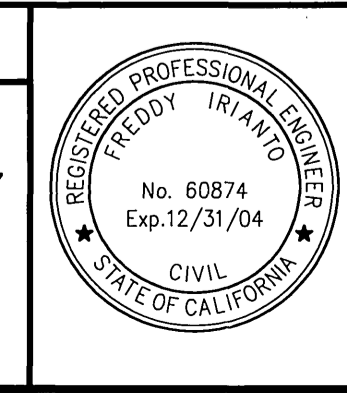
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ELECTRIC

WATER

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 CIVIL ENGINEERING



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 Riverside, CA 92501 Fax: 951.687.2999
 CITY OF RIVERSIDE BUSINESS TAX #106198 EXP 1/1/05

PREPARED BY: DATE: 60874 9/2/04

MARK REVISIONS

DESIGNED BY: DRAWN BY: CHECKED BY:

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: DATE: 9/1/04

PRINCIPAL ENGINEER: DATE: 9/1/04

TRAFFIC DIVISION: DATE: 9/1/04

CITY OF RIVERSIDE
 STREET IMPROVEMENTS PLANS
 MAGNOLIA AVE.- FRONTAGE RD.
 WLY OF CROWELL AVE

PW03-0512
 R-3764
 SHEET 2 OF 2
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