

**STREET GENERAL NOTES**

- 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.
- 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 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 SEAM.
- 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.
- 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 USA.
- 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.

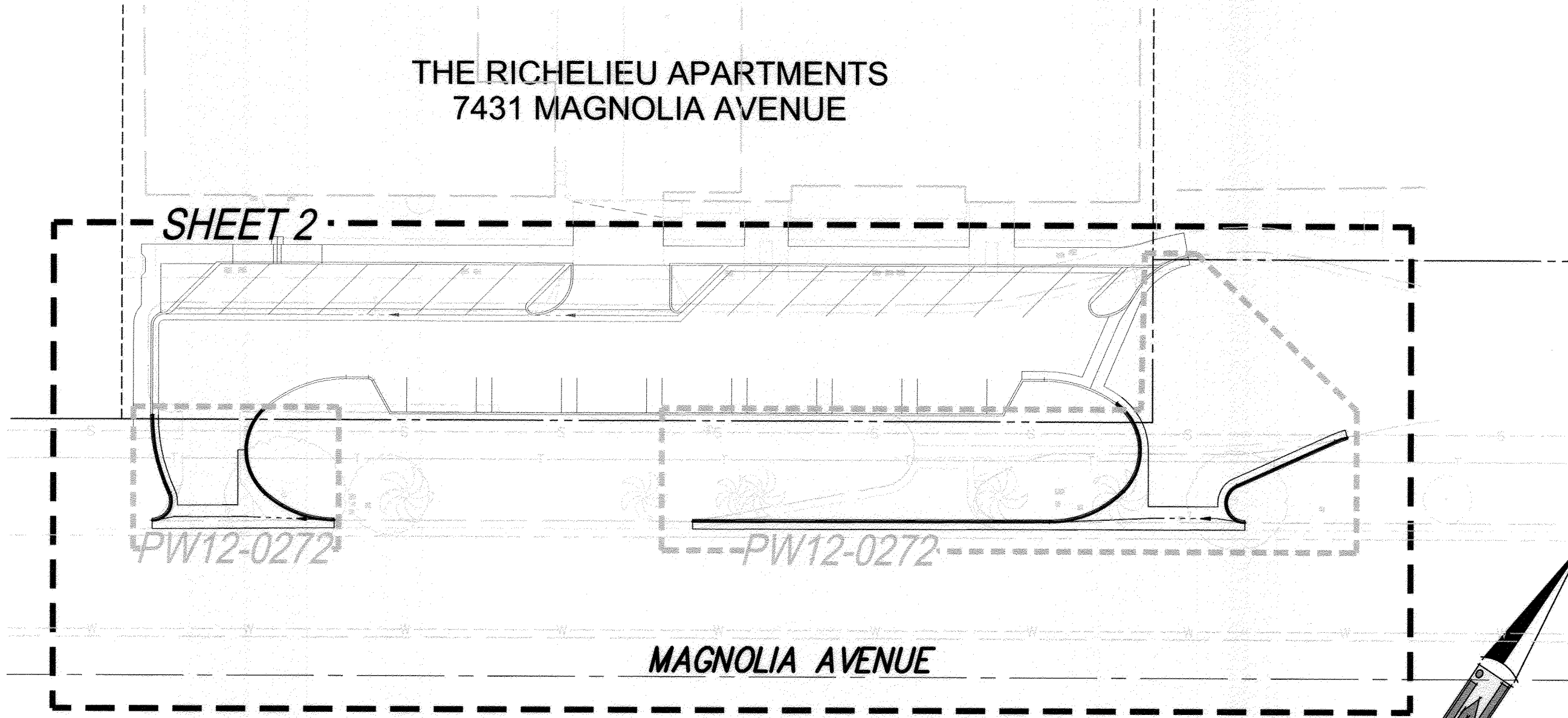
# CITY OF RIVERSIDE

## STREET IMPROVEMENT PLAN

### THE RICHELIEU APARTMENTS

### 7431 MAGNOLIA AVENUE

THE RICHELIEU APARTMENTS  
7431 MAGNOLIA AVENUE

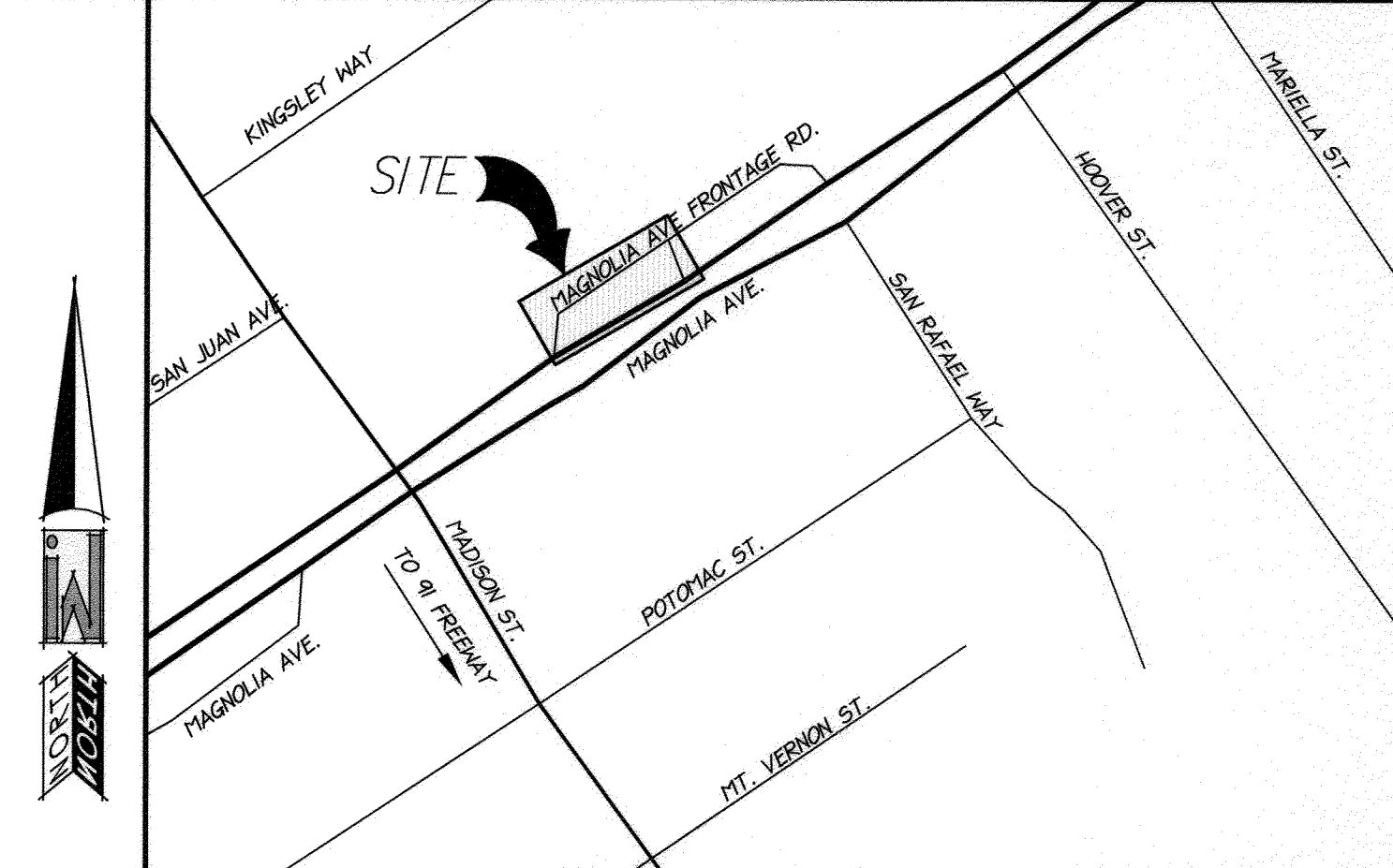
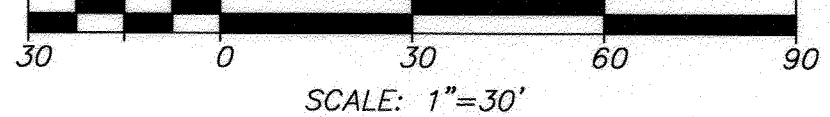


SHEET 2

PW12-0272

MAGNOLIA AVENUE

INDEX MAP



**VICINITY MAP**

THOMAS GUIDE - PAGE 715, D-3 (2005 EDITION)  
SECTION 3, TOWNSHIP 3 SOUTH RANGE 5 WEST  
NOT TO SCALE

**SITE DATA:**

ADDRESS: 7431 MAGNOLIA AVENUE (FRONTAGE ROAD)  
RELATED CASES: P11-0543 VC, P10-0762 DR, # P10-0763 VR  
AREA: 0.57± ACRES

**SOURCE OF TOPOGRAPHIC MAP**

EXISTING TOPOGRAPHY IS BASED ON FIELD SURVEY PERFORMED BY:

IW CONSULTING ENGINEERS, INC.

DATE PERFORMED: 2/2012

**SHEET INDEX**

SHEET 1 - TITLE SHEET  
SHEET 2 - PLAN & PROFILE

**SIGNING AND STRIPING GENERAL NOTES**

- ALL MATERIAL AND WORK SHALL CONFORM TO THE LATEST EDITION OF CALTRANS STANDARD PLANS AND STANDARD SPECIFICATIONS, AND CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL TRAFFIC STRIPES SHALL BE REFLECTORIZED AND IN STANDARD SIZES. ALL STRIPING SHALL MATCH CALTRANS STANDARD PLANS DETAILS. ALL TRAFFIC PAVEMENT MARKINGS AND STRIPES SHALL BE THERMOPLASTIC WITH RESPECTIVE RAISED PAVEMENT MARKERS.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC AND SHALL HAVE DG3 (ASTM XI) REFLECTIVE SHEETING.
- THE CONTRACTOR SHALL LAYOUT (CAT-TRACK) THE PROPOSED STRIPING IN ACCORDANCE WITH THE PLANS WITHIN THREE WORKING DAYS OF FINAL PAVING. CONTACT CITY PUBLIC WORKS TRAFFIC DEPT. TO OBTAIN APPROVAL OF LAYOUT PRIOR TO ACTUAL INSTALLATION.

**GENERAL NOTES**

- NO WORK WHATSOEVER SHALL BE STARTED WITHOUT NOTIFYING THE CITY OF RIVERSIDE 48 HOURS PRIOR TO BEGINNING WORK.
- THE DESIGN ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO ENSURE COMPLIANCE WITH THE APPROVED PLANS WITHIN HIS AREA OF TECHNICAL SPECIALTY.
- ALL DIRT, SAND, MUD, OR DEBRIS DEPOSITED OR SPILLED UPON PUBLIC STREETS DURING ANY GRADING, HAULING, OR EXPORT OPERATIONS SHALL IMMEDIATELY BE CLEANED UP BY DEVELOPER, HIS CONTRACTOR OR SUBCONTRACTOR.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANS PRIOR TO START OF GRADING OPERATIONS. ANY DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON PLANS AND THE CONTRACTOR'S QUANTITIES SHALL BE REPORTED TO THE ENGINEER.
- PLANTED SLOPES SHALL BE WATERED AND MAINTAINED.
- APPROVED EROSION PROTECTION DEVICES SHALL BE PROVIDED AND MAINTAINED DURING THE RAINY SEASON AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK AND BEFORE FORECASTED RAINY WEATHER.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITEE.

**PRIVATE ENGINEER'S NOTES:**

- UNLESS SPECIFIED IN THE PROJECT SPECIFIC CONSTRUCTION DOCUMENTS, ALL CONSTRUCTION SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCIES STANDARD SPECIFICATIONS AND STANDARD DRAWINGS, THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (CURRENT EDITION) AND THE "STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION" (CURRENT EDITION).
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF 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 DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL POSITION OF ALL POINTS OF CONNECTION TO EXISTING STRUCTURES, THIS SHALL INCLUDE BOTH ABOVE GROUND AND BELOW GROUND POINTS OF CONNECTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- NO PORTION OF ANY PAVEMENT SURFACE WITHIN THE DISABLED PARKING SPACES OR ACCESS AISLES SHALL EXCEED 2% GRADIENT IN ANY DIRECTION. NO PORTION OF THE PATH OF TRAVEL SHALL EXCEED 5% GRADIENT EXCEPT AT DESIGNATED RAMPS WHICH SHALL NOT EXCEED 8.33% GRADIENT. NO PORTION OF THE PATH OF TRAVEL SHALL EXCEED 2% CROSS-FALL GRADIENT. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- THICKNESS OF PAVEMENT AND BASE MATERIAL SHOWN HEREON IS PRELIMINARY ONLY. FINAL PAVEMENT SECTION TO BE DETERMINED BY SOILS TEST AND RECOMMENDED BY THE SOILS ENGINEER UPON COMPLETION OF ROUGH GRADING. R-VALUES, SAND EQUIVALENTS AND STRUCTURAL SECTION OF PUBLIC STREETS SHALL BE SUBMITTED TO THE GOVERNING AGENCY FOR APPROVAL UPON COMPLETION OF ROUGH GRADING.
- 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.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS ACCORDINGLY.

**STREET CONSTRUCTION NOTES**

- CONSTRUCT A.C. PAVING OVER A.B. (CLASS II) PER SOILS REPORT # (R-VALUE = ). PRELIMINARY SECTION BASED ON 2.5" A.C. PAVING OVER 6.5" A.B. (CLASS III) PER R-1426, T.I. 5.0 (SEE PRIVATE ENGINEERS NOTE 5) 2,330 SF
- GRIND & AC OVERLAY (0.1" MIN. THICKNESS; 2' MINIMUM WIDTH FOR SMOOTH TRANSITION) SEE DETAIL ON SHEET 1 405 SF
- CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. 200 TYPE 1 260 LF
- REMOVE EXISTING A.C. PAVING 1,862 SF
- SAW CUT LINE
- CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. 220 586 SF / 2 EA

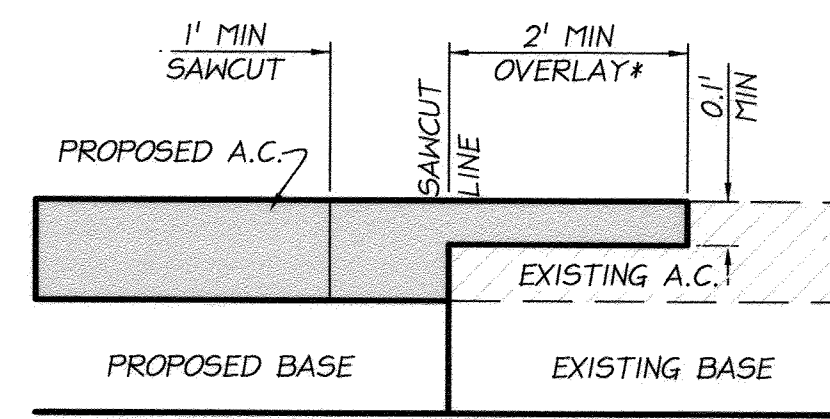
**QUANTITY**

**SIGN SCHEDULE**

- INSTALL R3-1 NO RIGHT TURN SIGN PER CITY OF RIVERSIDE STD DWG. 666 2 EA
- INSTALL R5-1 DO NOT ENTER SIGN PER CITY OF RIVERSIDE STD DWG. 666 1 EA

**QUANTITY**

\* OR AS DIRECTED



**PAVEMENT JOIN DETAIL**

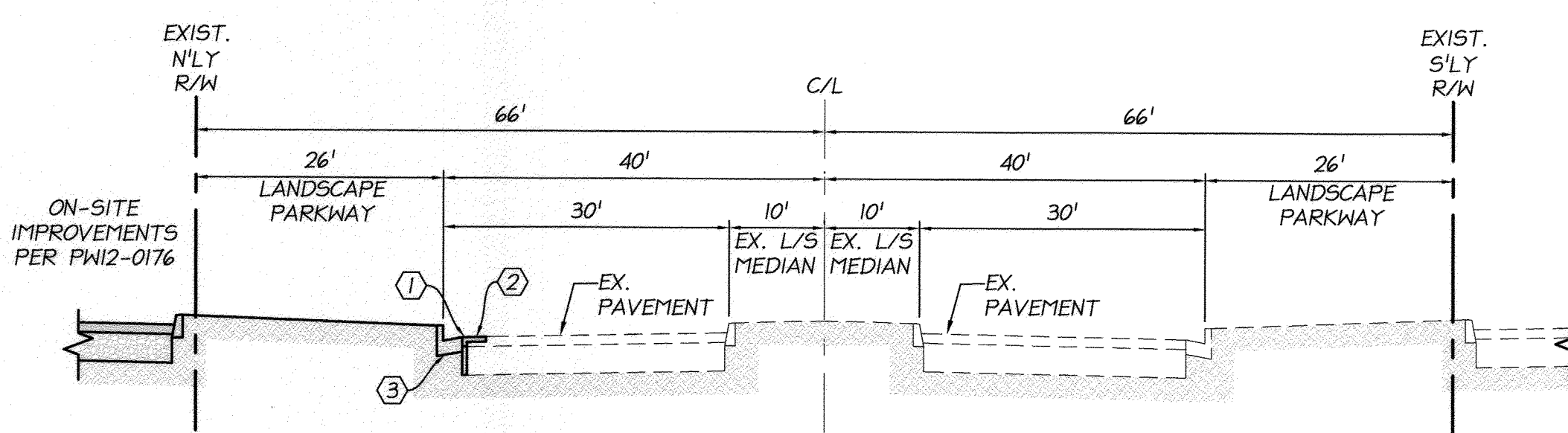
NTS

**LEGEND**

- RIGHT-OF-WAY
- LOT LINE
- CENTER LINE
- R/W RIGHT OF WAY
- P/L PROPERTY LINE
- C/L CENTERLINE OF STREET
- - - - - EXISTING CONTOUR
- ▲ SLOPE DIRECTION
- TC TOP OF CURB ELEVATION
- FS FINISH SURFACE ELEVATION
- FL FLOW LINE
- B.C.R. BEGIN OF CURB RETURN
- E.C.R. END OF CURB RETURN
- P.C.C. POINT OF COMPOUND CURVE
- MOC MIDDLE OF CURVE
- T.B.R. TO BE REMOVED
- P.I.P. PROTECT IN PLACE
- R&R REMOVE AND RELOCATE

**PAVEMENT LEGEND**

- ① AC PAVEMENT
- ② AC GRIND AND OVERLAY



**TYPICAL SECTION MAGNOLIA AVE.**

NOT TO SCALE  
T.I. = 5.0

**DIGALERT**  
DIAL BEFORE YOU DIG  
TWO WORKING DAYS BEFORE YOU DIG  
TOLL FREE 1-800-227-2600  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT-WATER  
APPROVED BY: [Signature] DATE: 9/11/12

CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND  
APPROVED BY: [Signature] DATE: 9/11/12

BENCHMARK:  
CITY OF RIVERSIDE  
POINT ID: 602-04-69  
A STANDARD CITY OF RIVERSIDE BRASS DISK STAMPED "602-4-69" IN A CONCRETE POST 81.6 FEET NORTH OF THE CENTERLINE OF DEWEY AVENUE, 4.5 FEET WEST OF THE CENTERLINE OF ARCH WAY PRODUCED, 58 FEET NORTHWEST OF POWER POLE # 464609-H, 33.7 FEET NORTH OF THE NORTH RAIL OF THE U.P. RAILROAD, 2.5 FEET SOUTH OF A 5 FOOT OVERBLOCK WALL, 2.5 FEET NORTHWEST OF A WOODEN GUARD POST AND 2 FEET LOWER THAN THE TRACK.  
1929 ELEVATION: 802.991

REGISTERED PROFESSIONAL ENGINEER  
DONALD P. YOUNG  
No. 49918  
Exp. 09/30/14  
CIVIL  
STATE OF CALIFORNIA

CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2013  
IW CONSULTING ENGINEERS, INC.  
3544 UNIVERSITY AVENUE, TEL: 951.905.5300  
RIVERSIDE, CA 92501 FAX: 951.905.5302  
www.iwcei.com  
UNDER THE SUPERVISION OF: [Signature] R.C.E. NO. 49918  
DATE: 9/11/12

| MARK | REVISIONS | APPR. DATE |
|------|-----------|------------|
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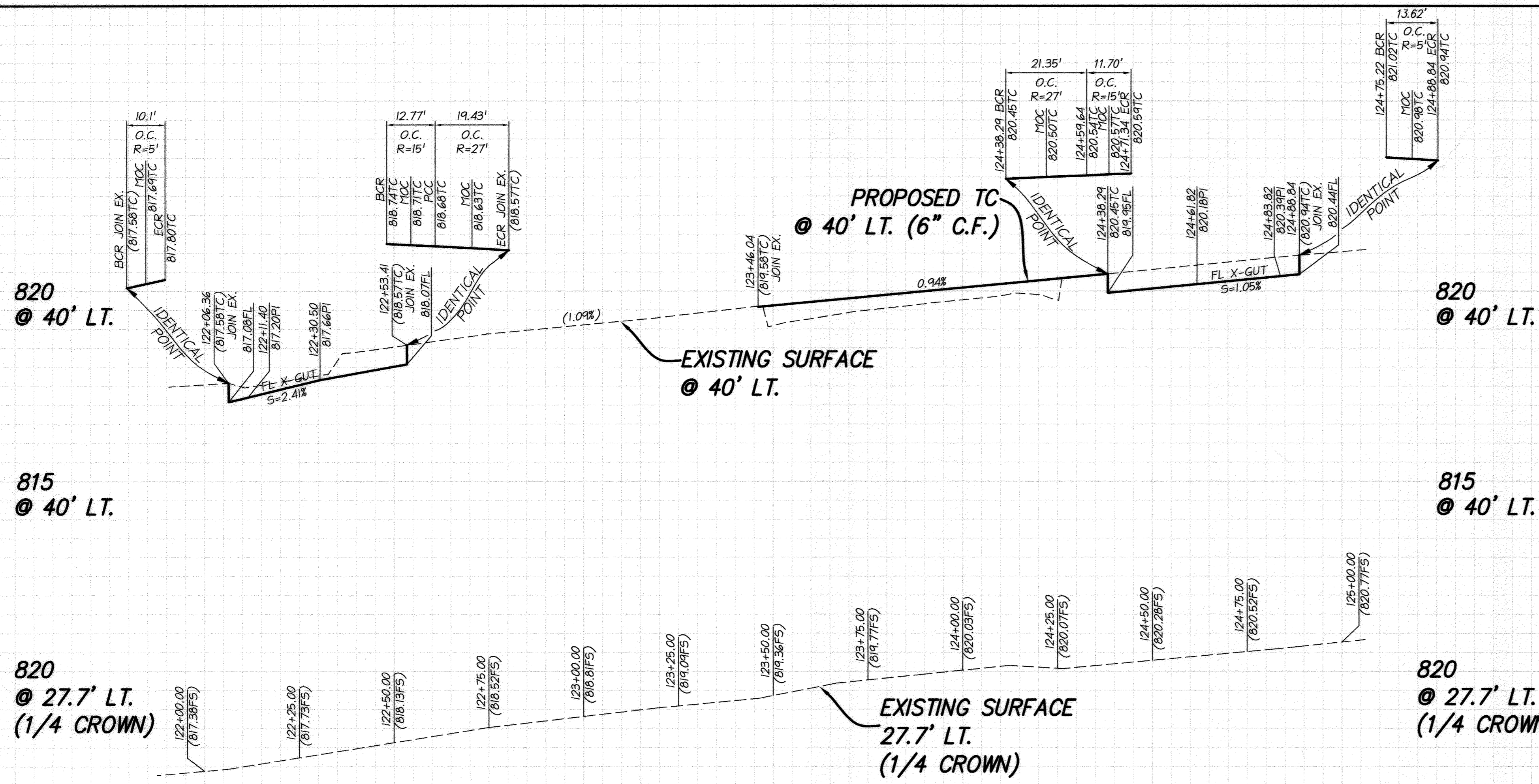
DESIGNED BY: JB DRAWN BY: JC CHECKED BY: JB/DY

**CITY OF RIVERSIDE  
PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] BY: DATE: 9/11/12  
ENGINEERING MANAGER  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
APPROVED BY: [Signature] DATE: 9/11/12  
CITY ENGINEER/PW DIRECTOR

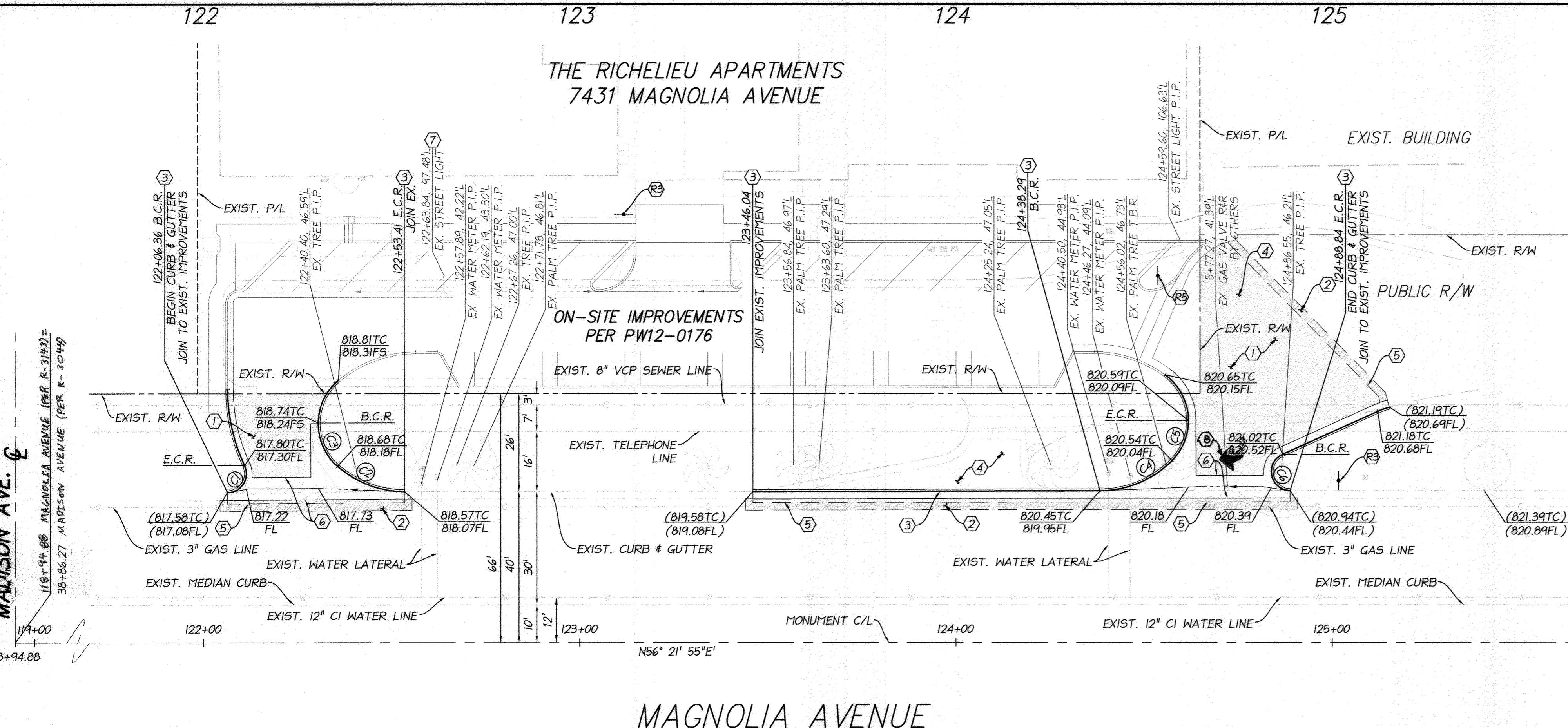
**STREET PLAN & PROFILE**  
THE RICHELIEU APARTMENTS  
7431 MAGNOLIA AVENUE  
TITLE SHEET  
FOR: D. K. PATTERSON, INC.

PW12-0272  
SCALE: AS NOTED  
R-4250  
SHEET 1 OF 2  
W.O.: 351.007

Indexed - 9/11/12



**PROFILE SCALE**  
 HORZ: 1" = 20'  
 VERT: 1" = 2'

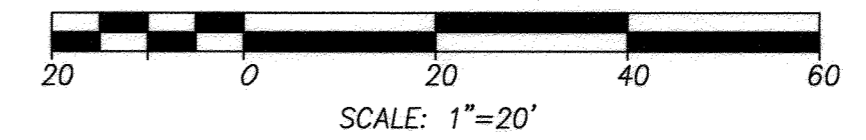


| CURVE TABLE |        |        |            |        |
|-------------|--------|--------|------------|--------|
| CURVE #     | LENGTH | RADIUS | DELTA      | TAN    |
| C1          | 10.10' | 5.00'  | 115°45'31" | 7.96'  |
| C2          | 19.43' | 27.00' | 41°4'09"   | 10.16' |
| C3          | 12.77' | 15.00' | 48°45'51"  | 6.80'  |
| C4          | 21.35' | 27.00' | 45°18'26"  | 11.27' |
| C5          | 11.70' | 15.00' | 44°41'34"  | 6.17'  |
| C6          | 13.62' | 5.00'  | 156°01'53" | 23.55' |

- STREET CONSTRUCTION NOTES**
- CONSTRUCT A.C. PAVING OVER A.B. (CLASS II) PER SOILS REPORT #... (R-VALUE = ...). PRELIMINARY SECTION BASED ON 2.5" A.C. PAVING OVER 6.5" A.B. (CLASS III) PER R-1426, T.I. 5.0 (SEE PRIVATE ENGINEERS NOTE 5)
  - GRIND & AC OVERLAY (0.1" MIN. THICKNESS; 2' MINIMUM WIDTH FOR SMOOTH TRANSITION) SEE DETAIL ON SHEET 1
  - CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. 200 TYPE 1
  - REMOVE EXISTING A.C. PAVING
  - SAW CUT LINE
  - CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. 220
  - RELOCATE EXIST. STREET LIGHT (BY DEVELOPER). PER RIVERSIDE PUBLIC UTILITIES, ELECTRIC APPROVED PLAN.
  - PAINT TYPE II (R) ARROW PER CALTRANS STD. PLAN A24-A.

- SIGN SCHEDULE**
- INSTALL R3-1 NO RIGHT TURN SIGN PER CITY OF RIVERSIDE STD DWG. 666
  - INSTALL R5-1 DO NOT ENTER SIGN PER CITY OF RIVERSIDE STD DWG. 666

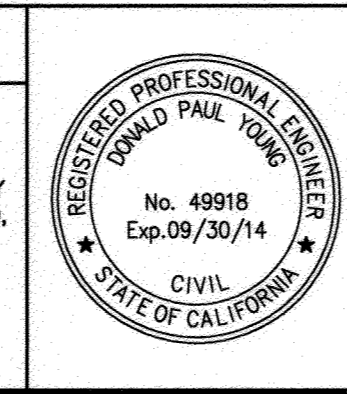
- PAVEMENT LEGEND**
- ① AC PAVEMENT
  - ② AC GRIND AND OVERLAY



CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPARTMENT-WATER  
 APPROVED BY: *Arthur...* DATE: 9/10/12

CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPARTMENT-ELECTRIC  
 OVERHEAD & UNDERGROUND  
 APPROVED BY: *Ethan...* DATE: 9/11/12

BENCHMARK:  
 CITY OF RIVERSIDE  
 POINT ID: 602-04-69  
 A STANDARD CITY OF RIVERSIDE BRASS DISK STAMPED \* 602-4-69 \* IN A CONCRETE POST 81.6 FEET NORTH OF THE CENTERLINE OF DENEY AVENUE, 4.5 FEET WEST OF THE CENTERLINE OF ARCH WAY PRODUCED, 58 FEET NORTHWEST OF POWER POLE # 464609-H, 33.7 FEET NORTH OF THE NORTH RAIL OF THE U.P. RAILROAD, 2.5 FEET SOUTH OF A 5 FOOT CONCRETE BLOCK WALL, 2.5 FEET NORTHWEST OF A WOODEN GUARD POST AND 2 FEET LOWER THAN THE TRACK.  
 1929 ELEVATION: 802.991



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2013  
**IW CONSULTING ENGINEERS, INC.**  
 CIVIL ENGINEERING • LAND PLANNING  
 AERIAL MAPPING • SURVEYING  
 ENTITLEMENTS • GOVERNMENT RELATIONS  
 3544 UNIVERSITY AVENUE TEL: 951.905.5300  
 RIVERSIDE, CA 92501 FAX: 951.905.5302  
 WWW.IWCEI.COM  
 UNDER THE SUPERVISION OF: *Donald P. Young* R.C.E. NO. 49918  
 DATE: 9/11/12

| MARK | REVISIONS | APPR. DATE |
|------|-----------|------------|
|      |           |            |
|      |           |            |

DESIGNED BY: *JB* DRAWN BY: *JC* CHECKED BY: *JB/DY*

**CITY OF RIVERSIDE  
 PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: *[Signature]* BY DATE: 9/12/12  
 ENGINEERING MANAGER  
 PRINCIPAL ENGINEER  
 TRAFFIC DIVISION  
 APPROVED BY: *[Signature]* BY DATE: 9/12/12  
 CITY ENGINEER/PW DIRECTOR

**STREET PLAN & PROFILE**  
 THE RICHELIEU APARTMENTS  
 7431 MAGNOLIA AVENUE  
 FOR: D. K. PATTERSON, INC.

PW12-0272  
 SCALE: AS NOTED  
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 SHEET 2 OF 2  
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