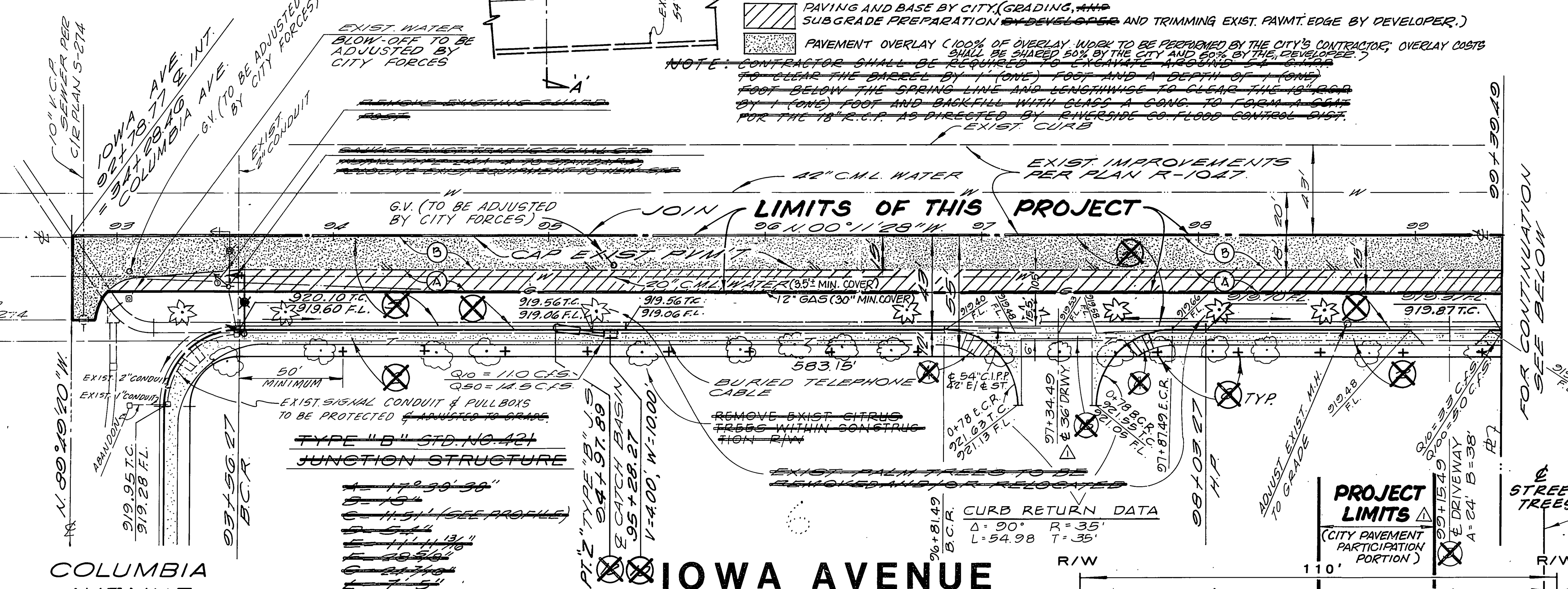
PAVING AND BASE BY CITY. (GRADING, ~~AND~~ SUBGRADE PREPARATION ~~BY DEVELOPER~~ AND TRIMMING EXIST. PAVMT. EDGE BY DEVELOPER.)

PAVEMENT OVERLAY (100% OF OVERLAY WORK TO BE PERFORMED BY THE CITY'S CONTRACTOR; OVERLAY COSTS SHALL BE SHARED 50% BY THE CITY AND 50% BY THE DEVELOPER.)

~~NOTE: CONTRACTOR SHALL BE REQUIRED TO EXCAVATE AROUND 54" C.I.P.P. TO CLEAR THE BARREL BY 1' (ONE) FOOT AND A DEPTH OF 1 (ONE) FOOT BELOW THE SPRING LINE AND LENGTHWISE TO CLEAR THE 18" R.C.P. BY 1 (ONE) FOOT AND BACKFILL WITH CLASS A CONC. TO FORM A SEAT FOR THE 18" R.C.P. AS DIRECTED BY RIVERSIDE CO. FLOOD CONTROL DIST.~~



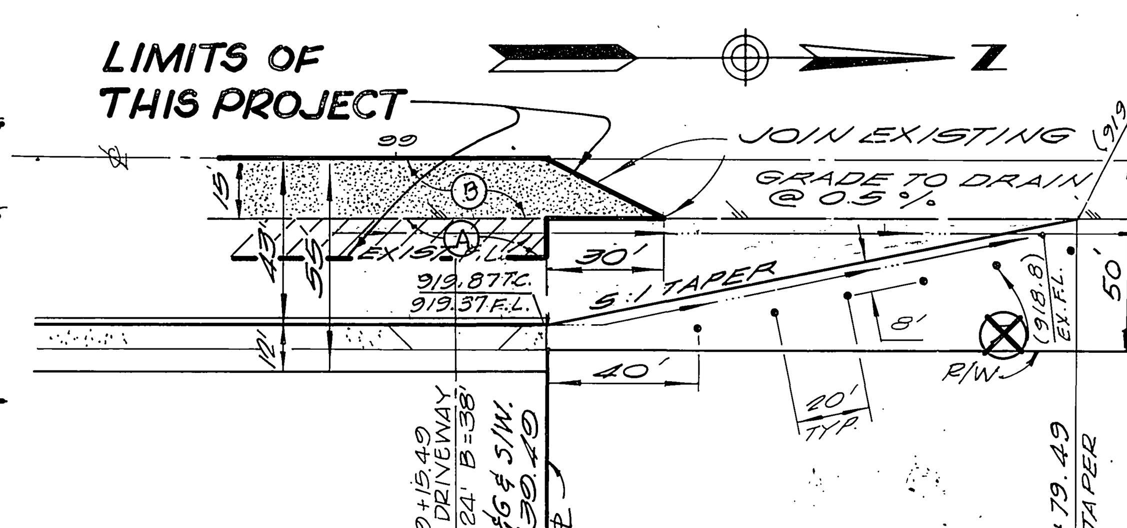
~~GENERAL NOTES (TRAFFIC SIGNALS)~~

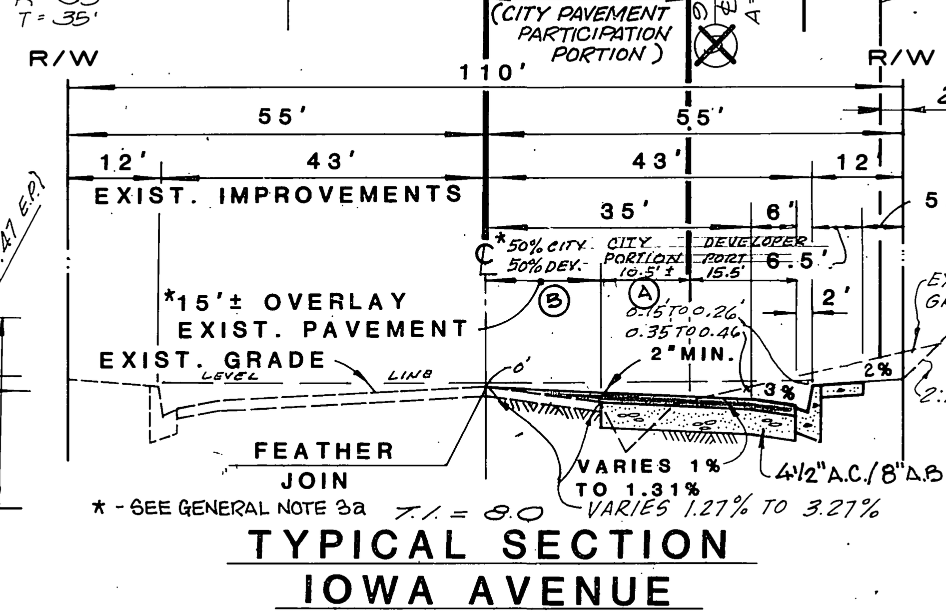
~~1. ALL TRAFFIC SIGNALS AND LIGHTING WORK SHALL CONFORM TO THE PROVISIONS OF SECTION 86 OF THE CURRENT STANDARD SPECIFICATIONS AND THE STANDARD PLANS AS PUBLISHED BY THE STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY, DEPARTMENT OF TRANSPORTATION, THE C/R PUBLIC UTILITIES SPECIFICATIONS NO 119 AND THE C/R APPLICABLE STANDARD DRAWINGS.~~

~~2. PULL BOXES, DETECTOR LOOPS AND TRAFFIC SIGNAL STANDARDS SHALL BE LOCATED IN THE FIELD BY THE TRAFFIC ENGINEER OR HIS REPRESENTATIVE.~~

~~3. WIRE FOR DETECTOR LOOPS SHALL BE NO. 12 GAUGE STRANDED COPPER.~~

~~4. SPLICES SHALL NOT BE ALLOWED; THE CONTRACTOR MAY USE COLOR CODED INSULATION MATCHING EXISTING CONDUCTORS.~~





TYPICAL SECTION
IOWA AVENUE
STA. 93+56.27 TO STA. 99+39.49
NO SCALE

GENERAL NOTES:

1. 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.

2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE, DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979 EDITION.

3. THE DEVELOPER IS HELD RESPONSIBLE TO TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION. ENGINEER ESTIMATES OVERLAY TO BE 63.5 TONS.

~~4. CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302.~~

3a. ALL PAVEMENT OVERLAY WORK REQUIRED UNDER THE PAVEMENT PARTICIPATION CONTRACT SHALL BE CONSTRUCTED BY THE CITY'S CONTRACTOR. PAYMENT FOR OVERLAY WORK SHALL BE BORNE 50% BY THE CITY AND 50% BY THE DEVELOPER.

~~5. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS WHERE GRADES ARE 0.4% OR GREATER.~~

~~6. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 12.5' INTERVALS AND TWO ROWS OF NUMBER 3 RE-BAR SHALL BE PLACED IN GUTTER WHERE GRADE IS LESS THAN 0.40%. PLACE 3/4" DOWEL PINS AT ALL EXPANSION JOINTS.~~

7. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

8. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.

9. SHOULD THE DEVELOPER DECIDE TO INSTALL THE ACCESS PAVING PRIOR TO THE CITY COMMENCING ITS PAVING WORK, THE DEVELOPER SHALL COORDINATE HIS INSTALLATION OF ACCESS PAVING ON IOWA AVE. WITH THE CITY CONSTRUCTION INSPECTOR. FINAL COURSE OF PAVING IN ACCESS AREA TO BE PAID FOR BY DEVELOPER PRIOR TO THE CITY COMMENCING ITS PAVING OPERATION. DEVELOPER WILL ALSO INSTALL TYPE "L" MARKERS (STD. 665) AT 20' ON CENTERS ON OUTGOING TAPER.

~~10. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.~~

11. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

~~12. THE CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT TWO WEEKS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.~~

13. ~~IN ORDER TO COORDINATE THE CITY'S PORTION OF THE WORK, THE DEVELOPER SHALL GIVE THE CITY 60 DAYS' NOTICE IN ORDER THAT THE DEVELOPER'S AND THE CITY'S WORK MAY BE INSTALLED CONCURRENTLY.~~ THE DEVELOPER SHALL PREPARE AND COMPACT ROUGH SUBGRADE (± .1') AND IS RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY AND UNTIL THE CITY'S CONTRACTOR STARTS WORKING. THE DEVELOPER IS ALSO RESPONSIBLE FOR BARRICADING DURING THIS TIME.

~~14. ALL TESTING AND CERTIFICATION OF THE TREATED BASE WILL BE AT THE DEVELOPER'S COST.~~

~~15. DEVELOPER TO GIVE RCFC 5 DAYS' WRITTEN NOTICE PRIOR TO STARTING WORK ON STORM DRAIN (OR DOING ANY WORK WITHIN RCFC EASEMENTS).~~

16. 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 AS A RESULT OF ERRORS OR OMISSIONS, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

17. ~~DEVELOPER~~ CONTRACTOR 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 (714-787-7611).

~~18. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.~~

~~19. CONTACT THE PARK PROJECT 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, AND D) AT THE END OF MAINTENANCE/FINAL ACCEPTANCE CONTRACTOR WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.~~

~~20. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.~~

~~21. STREET TREE RELOCATION SHALL BE AS FOLLOWS:~~

~~TOTAL TO BE RELOCATED - 41~~

~~STREET NAME~~	~~BOTANICAL NAME/COMMON NAME~~		~~APPROX. SPACING~~
~~A. IOWA AVENUE~~	~~EXISTING - 8~~	~~PLACE - 15~~	~~38'±~~
~~B. COLUMBIA AVENUE~~	~~EXISTING - 33~~	~~PLACE - 26~~	~~26'± (12) 38'± (14)~~

~~22. A PUBLIC WORKS DEPARTMENT PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.~~

CONSTRUCTION NOTES:

(A) CONST. 4½" A.C. OVER 8" A.B. PER S.R. 1097 ; "R" VALUE = 42

(B) CONST. VARIABLE THICKNESS A.C. OVERLAY PER PLAN & SECTION HEREON.

(1) ~~CONST. P.C.C. CURB & GUTTER PER CITY OF RIVERSIDE STD. NO. 200~~ (6" C.F.).

(2) ~~CONST. 6' WIDE P.C.C. CURB SIDEWALK PER CITY OF RIVERSIDE STD.~~ NO. 325.

(3) ~~CONST. DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. NO. 302.~~

(5) ~~CONST. 4½" A.C. OVER 8" D.G. PER S.R. 1097; "R" VALUE = 42~~

(7) ~~INSTALL TYPE "L" MARKERS PER CITY OF RIVERSIDE STD. NO. 665.~~

(8) ~~RELOCATE PALM TREES PER CITY OF RIVERSIDE PARKS & RECREATION DEPT. STANDARDS 35' ± O.C.~~

(10) ~~CONST. MODIFIED CATCH BASIN PER CITY OF RIVERSIDE NO. 405, V = 4.00', W = 10.00'.~~

(12) ~~CONST. MODIFIED TYPE "B" JUNCTION STRUCTURE PER CITY OF RIVERSIDE STD. NO. 421.~~

(15) ~~CONST. CROSS GUTTER PER CITY OF RIVERSIDE STD. 220~~

~~"ALL CONST. ON IOWA AVE. TO BE DONE DURING 2nd. PHASE."~~

BENCH MARK:
BRASS DISC IN WELL MONUMENT AT CENTERLINE INTERSECTION OF MARLBOROUGH AND IOWA AVENUE. STAMPED J8-A.
ELEVATION = 929.11

~~* AS BUILT 6/25/81~~

SOUTHERN CALIFORNIA GAS CO.	PACIFIC TELEPHONE CO.	CITY OF RIVERSIDE
OR McGowan	[signature]	Fred Lantz
		WATER SYSTEMS MANAGER
DATE: 1-22-81	DATE: 1-22-81	DATE: 2/3/81

SOUTHWEST — LAND PLANNING, CIVIL ENGINEERING AND SURVEYING
2953 SOUTH PULLMAN STREET, SANTA ANA, CA 92705
(714) 751-2880
APPROVED BY: William E. [signature] 11/12/81
R.C.E. NO. 25090 DATE

MARK	REVISIONS	APPR.	DATE
1	ADDED D/W APPROACHES PER MP-9-801 PLOT PLAN		11.30.81

DESIGNED BY L.B. DRAWN BY E.T. CHECKED BY F. PROCTOR

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		3/5/82
PARK DEPARTMENT	—	—
TRAFFIC DIVISION		3/5/82
CHIEF P. W. ENGR.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 1982

PLAN AND PROFILE FOR:
IOWA AVENUE
PAVEMENT PARTICIPATION
FROM
COLUMBIA AVE. NORTH 661'

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

INDEXED BLD
ACCOUNT NO. 30-575-358-07
R-2354 A
SHEET 1 OF 1
FILE NO.

PC 1084

J.N.: 80012-0324

STREET IMPROVEMENT PLANS - IOWA/COLUMBIA INDUSTRIAL PARK

ADAPTED FROM PLAN R-2354