GENERAL NOTES:

1. 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.
2. 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.
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 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 "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. 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.
10. 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.
11. 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.
12. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
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 # 1-800-227-2600, 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.
16. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
17. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
18. 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.
19. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
20. 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.
21. OVER ALL NEWLY LAID ASPHALT CONCRETE PAVING, THE CONTRACTOR SHALL APPLY A SEAL COAT OF EMULSIFIED ASPHALT SS-1h AS PER SECTION 203-3 OF THE STANDARD SPECIFICATIONS. RATE OF APPLICATION SHALL BE APPROXIMATELY 0.10 GALLONS PER SQUARE YARD OR AS DIRECTED BY THE ENGINEER.
22. 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.
23. SEE TRAFFIC SIGNAL PLAN X-382A FOR TRAFFIC SIGNAL FACILITIES AND STRIPING REVISIONS.

OWNER / DEVELOPER

IOWA CENTER PARTNERS, LLC
3685 MAIN STREET, SUITE 220
RIVERSIDE, CA 92501
PHONE (909) 788-6100

LEGAL DESCRIPTION

THAT PORTION OF LOT 81 OF EAST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 33 OF MAPS, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
AP# 247-140-011

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

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.

CONTACT UTILITY COMPANIES BEFORE EXCAVATION

1	PACIFIC BELL	(909) 359-2273
2	SO. CALIF. GAS CO.	(909) 335-7716
3	CITY OF RIVERSIDE	
	ELECTRIC	(909) 826-5393
	WATER	(909) 826-5393
	SEWER	(909) 826-5393

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 DEPARTMENT 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

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.....	TOP OF RAIL
TB.....	TOP OF BERM	ANG PT..	ANGLE POINT
AC.....	ASPHALT CONCRETE	.....	FIRE HYDRANT
ST.....	STREET	..	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

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

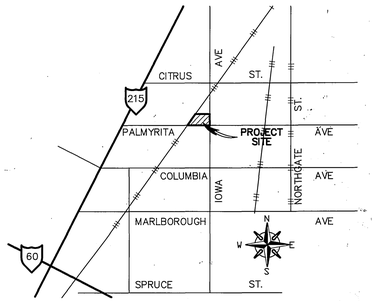
ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONST. A.C. OVER AGG. BASE (CLASS 2) PER TYPICAL SECTION	9995	SF
2	PLACE FOG SEAL PER GENERAL NOTE NO. 21	-	SY
3	CONST. 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200, TYPE 1	1156	LF
4	CONST. SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325	2685	SF
5	CONST. WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304, TYPE III	8	EA
6	CONST. WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304, TYPE I	1	EA
7	CONST. CROSS GUTTER PER CITY STD. 220, W=6'	2396	SF
8	EXTEND EXIST. AIR VALVE & BOX TO GRADE (BY CITY FORCES)	1	EA
9	PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.	1	LS
10	REMOVE EXIST. CURB & GUTTER	417	LF
11	REMOVE EXIST. A.C. BERM	574	LF
12	REMOVE EXIST. RAILROAD SPUR TRACK WITHIN STREET R/W	120	LF
13	CONST. PARKWAY DRAIN PER APWA STD. 151-1, TYPE 2, S=1.50'	8	LF
14	CONST. PARKWAY DRAIN PER APWA STD. 151-1, TYPE 2, S=3.00'	16	LF
15	CONST. VARIABLE THICKNESS A.C. PAVEMENT OVERLAY	6417	SF
16	2" DOM. WAT. SERVICE W/ 1" METER PER CWD-601~BY CITY FORCES	7	EA
17	8" FIRE SERVICE PER CWD-615~8"x12"x12" TAP TEE W/8" TAP GATE VALVE ~BY CITY FORCES	2	EA
18	FIRE HYDRANT ASSY. PER CWD-700 (BY CITY FORCES)	3	EA
19	CONST. SEWER LATERAL W/P.L. C.O. PER RIVERSIDE CITY STD. DWG. NO. 562A	1	EA

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.

SHEET INDEX

SHEET 1- TITLE SHEET
SHEET 2- TYPICAL SECTIONS/DETAILS
SHEET 3- PALMYRITA AVENUE - STA. 22+86 TO STA. 29+77
SHEET 4- IOWA AVENUE- STA 106+66 TO STA. 110+70



VICINITY MAP

NO SCALE

CITY TAX CERTIFICATE NO. 106813, EXP. 03/14/2005

PACIFIC BELL TELEPHONE
APPROVED: 11/16/04 DATE

CITY OF RIVERSIDE WATER SYSTEM
APPROVED 11/12/04 DATE

APPROVED BY:
UTILITIES ENGINEER-ELECTRIC 11-12-04 DATE

BENCH MARK J8-D3

LEAD & TACK IN TOP OF CURB 3.5' N/O BCR OF N/W CURB RETURN @ PALMYRITA AVE. & IOWA AVE.
CAUTION: THERE IS ALSO L&T AT MOC ADJ. AS PART OF AT&SF RR @ IOWA PROJECT 2/96.
ELEVATION: 918.908

REGISTERED PROFESSIONAL ENGINEER ROBERT J. BELL No. 37888 Exp. 3-31-05 CIVIL STATE OF CALIFORNIA

RB ENGINEERING
civil engineering · surveying · environmental planning
3198 N. ASHWOOD STREET
ORANGE, CA 92865
PHONE (714) 637-8100
FAX (714) 921-2227
ROBERT BELL 11/8/04 DATE
R.C.E. 37888 EXP. 3-31-05

MARK	REVISIONS	APPR.	DATE

DESIGNED BY C.H. DRAWN BY C.H. CHECKED BY R.B.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	12/16/04	
PARK DEPARTMENT	—	
TRAFFIC DIVISION	12/16/04	
STREET SERVICES	11/16/04	

APPROVED BY
CITY ENGINEER
DATE 12/16/04

* AS-BUILT PER PLAN 1-06-06

STREET IMPROVEMENT PLAN AND PROFILE
P.M. 31914
PALMYRITA AVENUE
NORTH SIDE: FROM IOWA ST.~ W'LY 700'
IOWA STREET
WESTSIDE: FROM PALMYRITA AVE. ~ N'LY 400'
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'

PW04-0411
ACCOUNT NO.
R-3798
SHEET 1 OF 4

INDEXED 1-18-05

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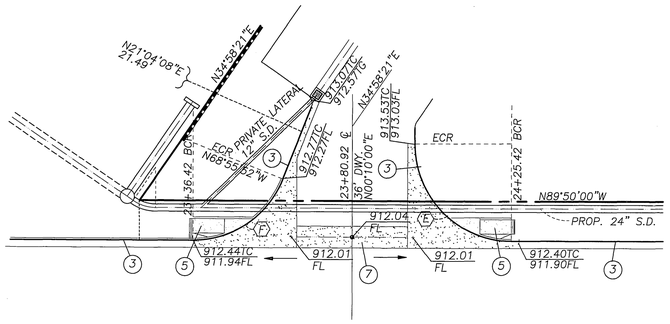
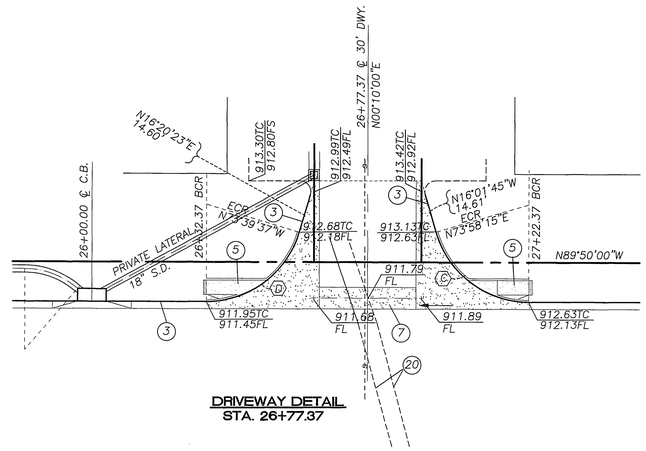
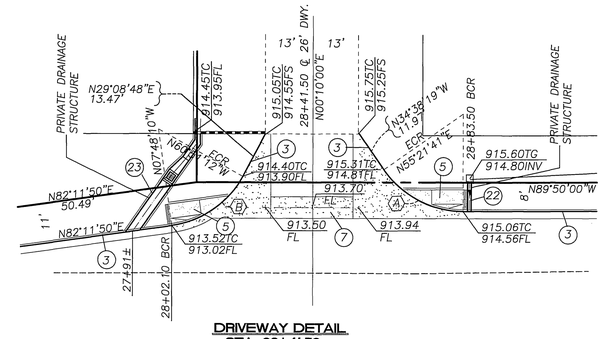


DRIVEWAY DETAIL
STA. 23+80.92



DRIVEWAY DETAIL
STA. 26+77.37



DRIVEWAY DETAIL
STA. 28+41.50

CURVE DATA TABLE				
⬡	△	R	L	T
A	55°11'41"	27.00'	26.01'	14.11'
B	53°03'02"	27.00'	25.00'	13.48'
C	73°48'15"	27.00'	34.78'	20.27'
D	73°49'37"	27.00'	34.79'	20.28'
E	90°00'00"	27.00'	42.41'	27.00'
F	69°05'52"	27.00'	32.56'	18.59'

CONSTRUCTION NOTES	
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10	REMOVE EXIST. CURB & GUTTER
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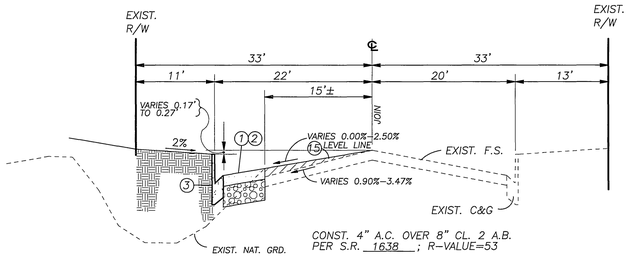
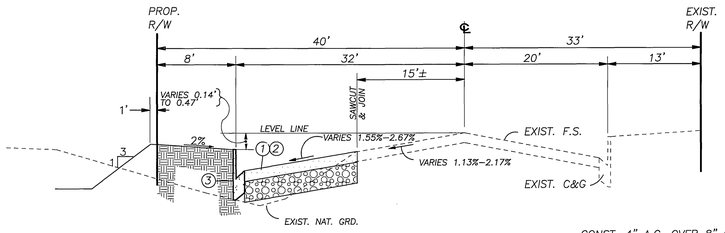
18	FIRE HYDRANT ASSY. PER CWD-700 (BY CITY FORCES)
19	CONST. SEWER LATERAL W/P.L. C.O. PER RIVERSIDE CITY STD. DWG. NO. 562A



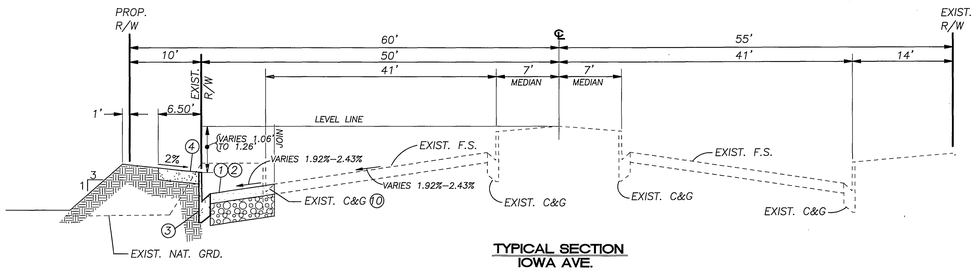
CONST. 4" A.C. OVER 8" CL. 2 A.B.
PER S.R. 1638 ; R-VALUE=53

TYPICAL SECTION
PALMYRITA AVE.
STA. 22+86 TO STA. 26+32±
T.I.=8.0



TYPICAL SECTION
PALMYRITA AVE.
STA. 28+83± TO STA. 29+78±
T.I.=8.0

CONST. 4" A.C. OVER 8" CL. 2 A.B.
PER S.R. 1638 ; R-VALUE=53



TYPICAL SECTION
IOWA AVE.
STA. 106+66 TO STA. 110+19
T.I.=10.5

CONST. 4" A.C. OVER 12" CL. 2 A.B.
PER S.R. 1638 ; R-VALUE=63

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

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED 11/12/04 DATE

PACIFIC BELL TELEPHONE
APPROVED: 11/16/04 DATE

APPROVED BY: 11-12-04
UTILITIES ENGINEER-ELECTRIC DATE

BENCH MARK J8-D3
LEAD & TACK IN TOP OF CURB 3.5' N/O BCR OF N/W CURB RETURN @ PALMYRITA AVE. & IOWA AVE.
CAUTION: THERE IS ALSO L&T AT MOC ADJ. AS PART OF AT&SF RR @ IOWA PROJECT 2/96.
ELEVATION: 918.908

CITY TAX CERTIFICATE NO. 106813, EXP. 03/14/2005

REGISTERED PROFESSIONAL ENGINEER ROBERT T. BELL No. 37888 Exp. 3-31-05 CIVIL STATE OF CALIFORNIA

BB ENGINEERING
civil engineering · surveying · environmental planning
3198 N. ASHWOOD STREET
ORANGE, CA 92865
PHONE (714) 637-8100
FAX (714) 921-2223
ROBERT BELL 11-3-04 DATE
R.C.E. 37888 EXP. 3-31-05

MARK	REVISIONS	APPR.	DATE

DESIGNED BY C.H. DRAWN BY C.H. CHECKED BY R.B.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	12/16/04	PH
PARK DEPARTMENT		
TRAFFIC DIVISION	12/14/04	
STREET SERVICES	11/16/04	

APPROVED BY
CITY ENGINEER
DATE 12/16/04

*AS-BUILT PER PLAN 1-06-06 HH

STREET IMPROVEMENT PLAN DETAILS/SECTIONS
P.M. 31914
PALMYRITA AVENUE
AND
IOWA AVENUE

HORIZ. SCALE: VERT. SCALE:

PW04-0411
ACCOUNT NO.
R-3798
SHEET 2 OF 4

ZVZ

INDEXED 1-18-05 HH

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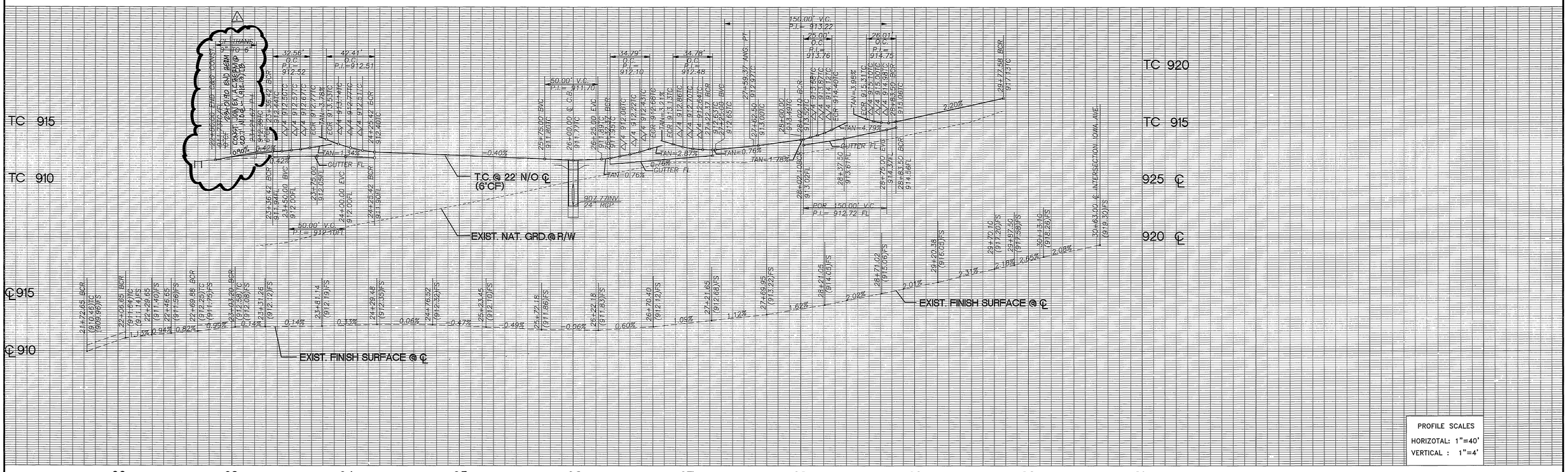

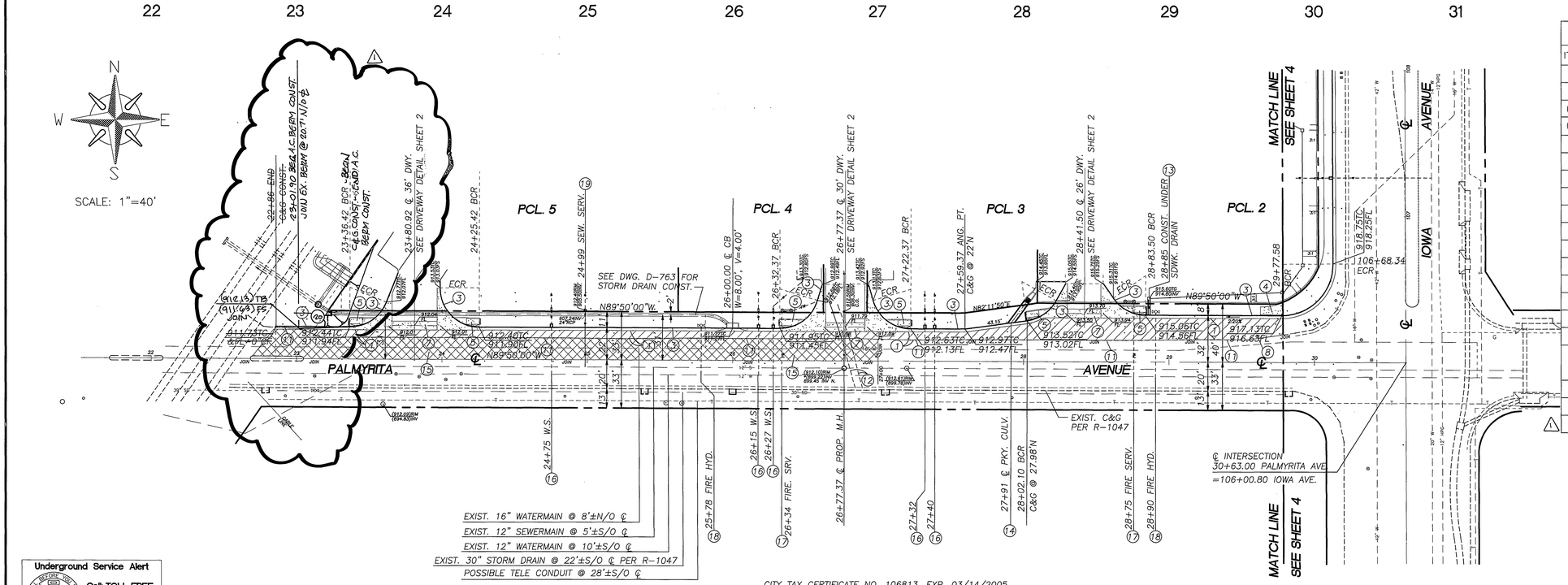

CONSTRUCTION NOTES

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19	CONST. SEWER LATERAL W/P.L. C.O. PER RIVERSIDE CITY STD. DWG. NO. 562A
20	CONST. 6" A.C. BERM (TYPE I) PER CITY OF RIVERSIDE STD. DWG. NO. 250

CITY TAX CERTIFICATE NO. 106813, EXP. 03/14/2005

*AS-BUILT PER PLANS 1-06-06 HH

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

PACIFIC BELL TELEPHONE
APPROVED: 11/16/04 DATE

CITY OF RIVERSIDE WATER SYSTEM
APPROVED 11/12/04 DATE

APPROVED BY: 11-12-04
UTILITIES ENGINEER-ELECTRIC DATE

BENCH MARK J8-D3

LEAD & TACK IN TOP OF CURB 3.5' N/O BCR OF N/W CURB RETURN @ PALMYRITA AVE. & IOWA AVE.
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ELEVATION: 918.908

REGISTERED PROFESSIONAL ENGINEER ROBERT J. BELL No. 37888 Exp. 3-31-05 CIVIL STATE OF CALIFORNIA

BB ENGINEERING
civil engineering · surveying · environmental planning
3198 N. ASHWOOD STREET
ORANGE, CA 92865
PHONE (714) 637-8100
FAX (714) 921-2223
ROBERT BELL 11-8-04
R.C.E. 37888 EXP. 3-31-05 DATE

MARK	REVISIONS	APPR.	DATE
1	REDUCE IMPROVEMENT CONST. LIMITS AT IOWA WITH RAILROAD R/W	RJZ	3-15-05

DESIGNED BY C.H. DRAWN BY C.H. CHECKED BY R.B.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		12/16/04	PH
PARK DEPARTMENT		12/16/04	
TRAFFIC DIVISION		12/16/04	
STREET SERVICES		11/16/04	RJZ

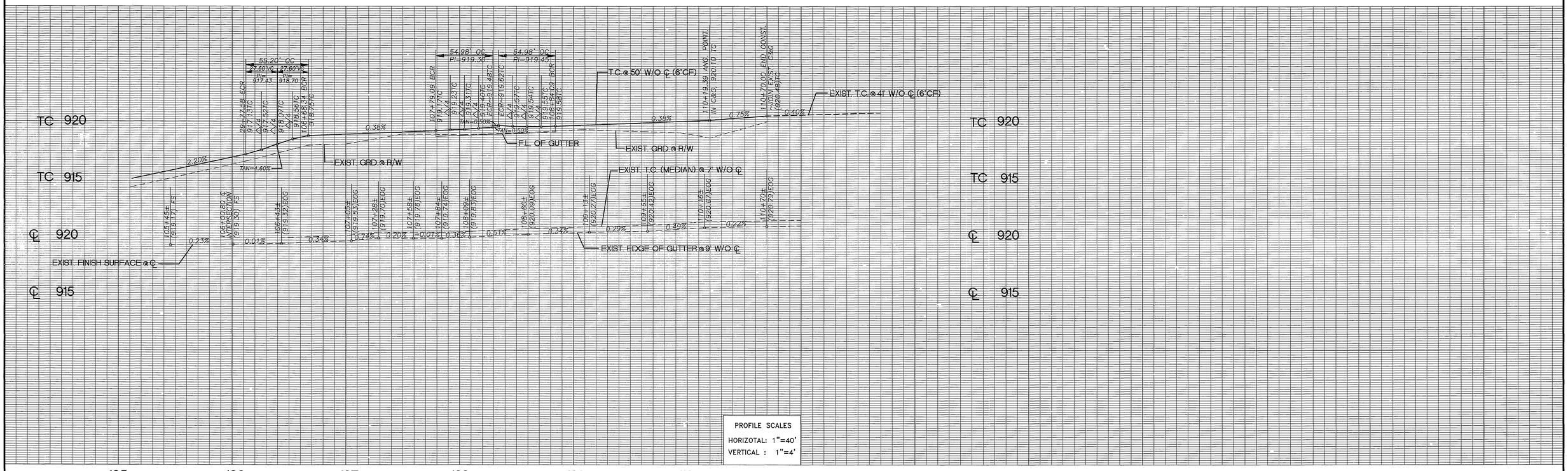
APPROVED BY
CITY ENGINEER
DATE 12/16/04

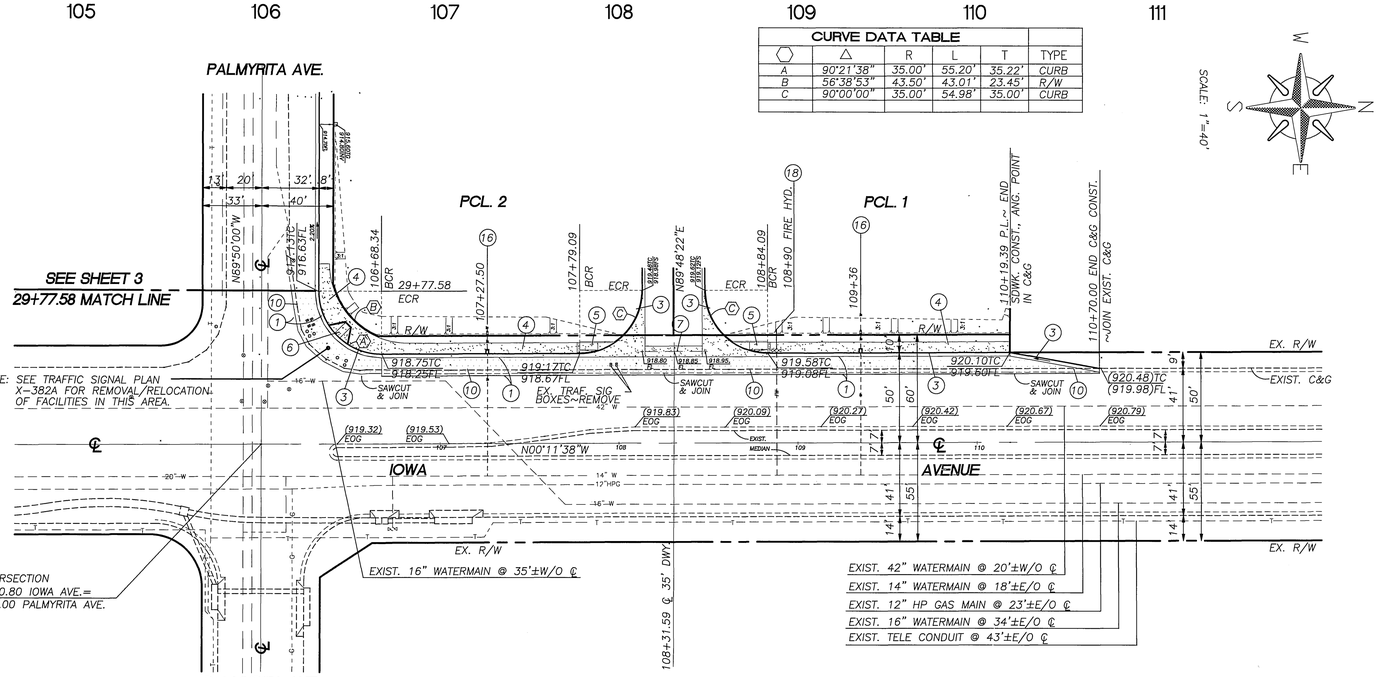
STREET IMPROVEMENT PLAN AND PROFILE
P.M. 31914
PALMYRITA AVENUE
NORTH SIDE: FROM STA. 22+86.00 TO STA. 29+77.58
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'

ACCOUNT NO.
R-3798
SHEET 3 OF 4
PW04-0411

INDEXED 1-18-05 HH

03-376C3.DWG / 09-22-04





CURVE DATA TABLE

⬡	Δ	R	L	T	TYPE
A	90°21'38"	35.00'	55.20'	35.22'	CURB
B	56°38'53"	43.50'	43.01'	23.45'	R/W
C	90°00'00"	35.00'	54.98'	35.00'	CURB

CONSTRUCTION NOTES

ITEM	DESCRIPTION
1	CONST. A.C. OVER AGG. BASE (CLASS 2) PER TYPICAL SECTION
2	PLACE FOG SEAL PER GENERAL NOTE NO. 21
3	CONST. 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200, TYPE 1
4	CONST. SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
5	CONST. WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304, TYPE III
6	CONST. WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304, TYPE I
7	CONST. CROSS GUTTER & SPANDREL PER CITY STD. 220, W=6'
8	EXTEND EXIST. AIR VALVE & BOX TO GRADE (BY CITY FORCES)
9	PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.
10	REMOVE EXIST. CURB & GUTTER
11	REMOVE EXIST. A.C. BERM
12	REMOVE EXIST. RAILROAD SPUR TRACK WITHIN STREET R/W
13	CONST. PARKWAY DRAIN PER APWA STD. 151-1, TYPE 2, S=1.50'
14	CONST. PARKWAY DRAIN PER APWA STD. 151-1, TYPE 2, S=3.00'
15	CONST. VARIABLE THICKNESS A.C. PAVEMENT OVERLAY
16	2" DOM. WAT. SERVICE W/ 1" METER PER CWD-601~BY CITY FORCES
17	8" FIRE SERVICE PER CWD-615~8"x12"x12" TAP TEE W/8" TAP GATE VALVE ~BY CITY FORCES
18	FIRE HYDRANT ASSY. PER CWD-700 (BY CITY FORCES)
19	CONST. SEWER LATERAL W/P.L. C.O. PER RIVERSIDE CITY STD. DWG. NO. 562A

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

CITY OF RIVERSIDE WATER SYSTEM
APPROVED 11/12/04 DATE

PACIFIC BELL TELEPHONE
APPROVED: 11/16/04 DATE

APPROVED BY 11-12-04
UTILITIES ENGINEER-ELECTRIC DATE

BENCH MARK J8-D3

LEAD & TACK IN TOP OF CURB 3.5' N/O BCR OF N/W CURB RETURN @ PALMYRITA AVE. & IOWA AVE.

CAUTION: THERE IS ALSO L&T AT MOC ADJ. AS PART OF AT&SF RR @ IOWA PROJECT 2/96.

ELEVATION: 918.908

REGISTERED PROFESSIONAL ENGINEER ROBERT J. BELL No. 37888 Exp. 3-31-05 CIVIL STATE OF CALIFORNIA

CITY TAX CERTIFICATE NO. 106813, EXP. 03/14/2005

3B ENGINEERING
civil engineering · surveying · environmental planning
3198 N. ASHWOOD STREET
ORANGE, CA 92865
PHONE (714) 637-8100
FAX (714) 921-2223

ROBERT BELL 11-8-04
ROBERT BELL DATE
R.C.E. 37888 EXP. 3-31-05

MARK	REVISIONS	APPR.	DATE

DESIGNED BY C.H. DRAWN BY C.H. CHECKED BY R.B.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	12/16/04	
PARK DEPARTMENT		
TRAFFIC DIVISION	12/16/04	
STREET SERVICES	11/16/04	

APPROVED BY
CITY ENGINEER
DATE 12/16/04

* AS-BUILT PER PLANS 1-06-06

STREET IMPROVEMENT PLAN AND PROFILE
P.M. 31914
IOWA AVENUE
WEST SIDE: FROM STA. 106+00.80 TO STA. 110+70.00
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'

ACCOUNT NO.
R-3798
SHEET 4 OF 4
PW04-0411

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