

ENCROACHMENT PERMIT

(to be completed by applicant)

PEACOCK FINANCIAL CORPORATION, the Owner Lessee of the property located at 8405-8505 ARLINGTON AVE in the City of Riverside, Assessors Parcel No. 155-274-011 hereby requests permission to CONSTRUCT AND MAINTAIN UNDER SIDEWALK DRAINS, 6' WROUGHT IRON FENCE w/16" PILASTERS, 6' SLUMP STONE WALL, LANDSCAPING, & IRRIGATION FACILITIES

in the public right of way of ARLINGTON AVE. & BEN LOMOND WAY or the _____ easement at the rear / side / _____ front of said property. The attached drawing shows the requested encroachment. Upon issuance of this permit, I agree to comply with the attached terms and conditions.

Date _____ x James G. Estess

6/8-3

ENCROACHMENT PERMIT APPROVAL

(to be completed by City)

This permit shall become effective upon the approval of the Departments listed below. Issuance of this permit shall not be construed as a waiver of any other applicable permit or requirement, but is only revocable permission to use the land for the purpose described.

- Public Utilities Water B. Simpson 5/17/95
- Public Utilities Electric Butt Manor 5/18/95
- Planning David Ruser 5/19/95
- Parks and Recreation Tony Nelson 5/19/95
- _____ (other) _____
- _____ (other) _____

Upon obtaining the above signatures, return this permit to the Public Works Department for final approval.

Date 5/19/95 Darryl Bell
Public Works Director

Encroachment Permit No. E-1798

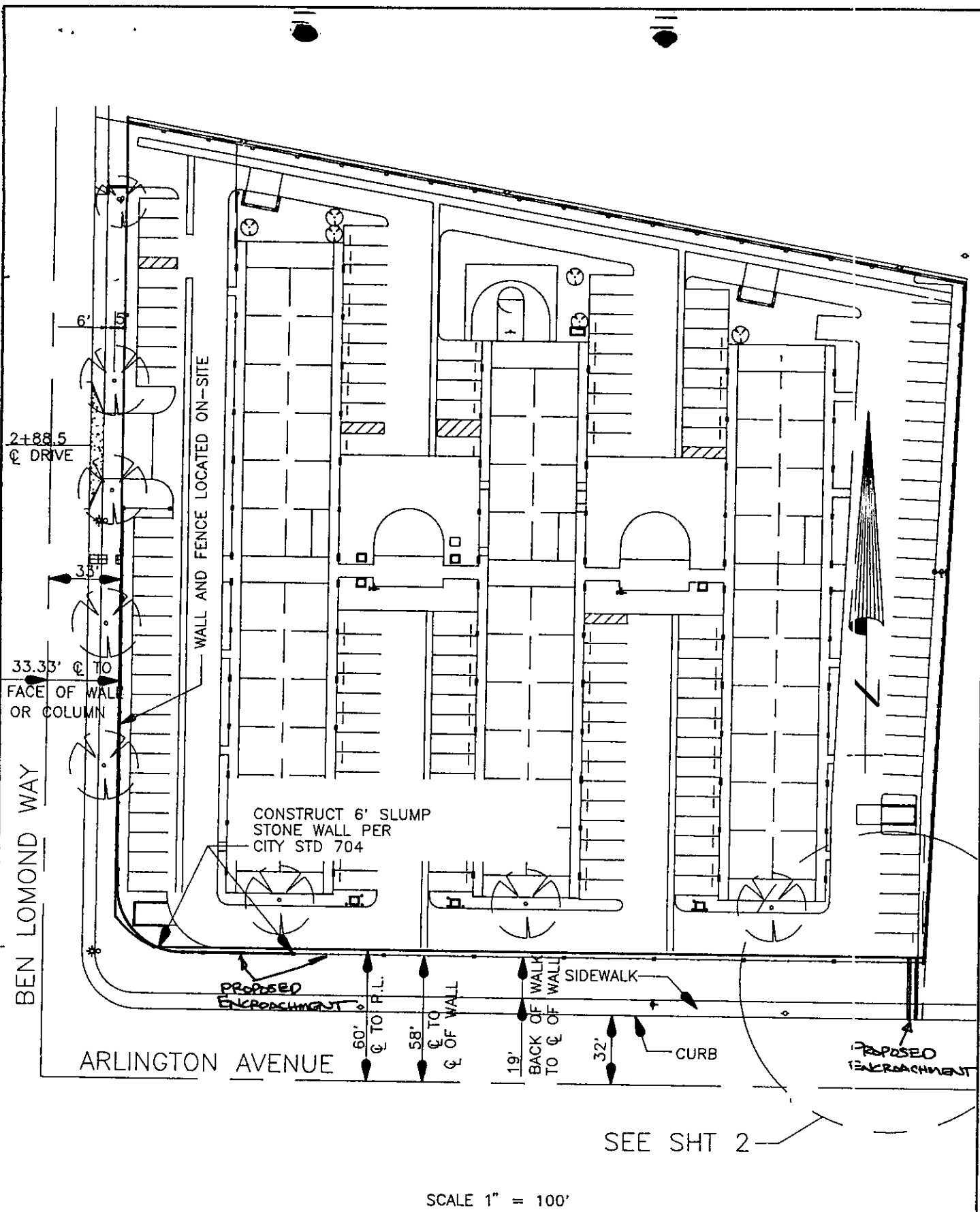
TERMS AND CONDITIONS

The following indicated terms and conditions apply to encroachment permit no. E-1298.

1. Permittee acknowledges that the area of encroachment is owned or controlled by the City of Riverside.
2. Permittee acknowledges that the described property could be needed for a proposed or planned public improvement and the City may revoke this permit. Upon written notice of revocation, the permittee shall, within the time prescribed by the City, remove all improvements placed, constructed or maintained. If the permittee fails to abide by the removal order of the City, the City shall have the right to remove and destroy the improvements without reimbursement to the permittee. The cost of such removal shall be paid by the permittee to the City and shall constitute a debt owed to the City.
3. Permittee waives the right of claim, loss, damage or action against the City resulting from revocation, termination, removal of improvements or any action of the City, its officers, agents or employees taken in accordance with the terms herein.
4. If the City Council of the City of Riverside finds that the permittee is in default of the terms of this permit, that shall be cause for revocation.
5. Permittee herewith agrees to hold the City of Riverside harmless from and against all claims demands, costs, losses, damages, injuries, actions for damages and/or injuries, and liability in connection with the construction, encroachment, and/or maintenance to be done by permittee within the described property.
6. Prior to any construction taking place on City controlled property, permittee shall obtain a Construction Permit or Street Opening Permit from the City Public Works Department.
7. The permittee agrees to insure that construction of their improvements will not interfere in any way with existing City or utility facilities. The existing facilities will require future maintenance, reconstruction and revisions and facilities may be added, any of which may result in removal or alteration of the permittee's improvements without

reimbursement to the permittee. Prior to construction, Permittee shall contact Underground Service Alert to field locate existing utility lines. Any conflicts discovered will void the permit until acceptable revisions are made.

8. Other _____



SCALE 1" = 100'

HOPPER & COMPANY Engineers & Consultants

1000 East Florida Avenue Suite 301 Hemet, CA 92344 (909) 925-0763 FAX (909) 925-0907

CANYON SHADOWS
 APARTMENTS

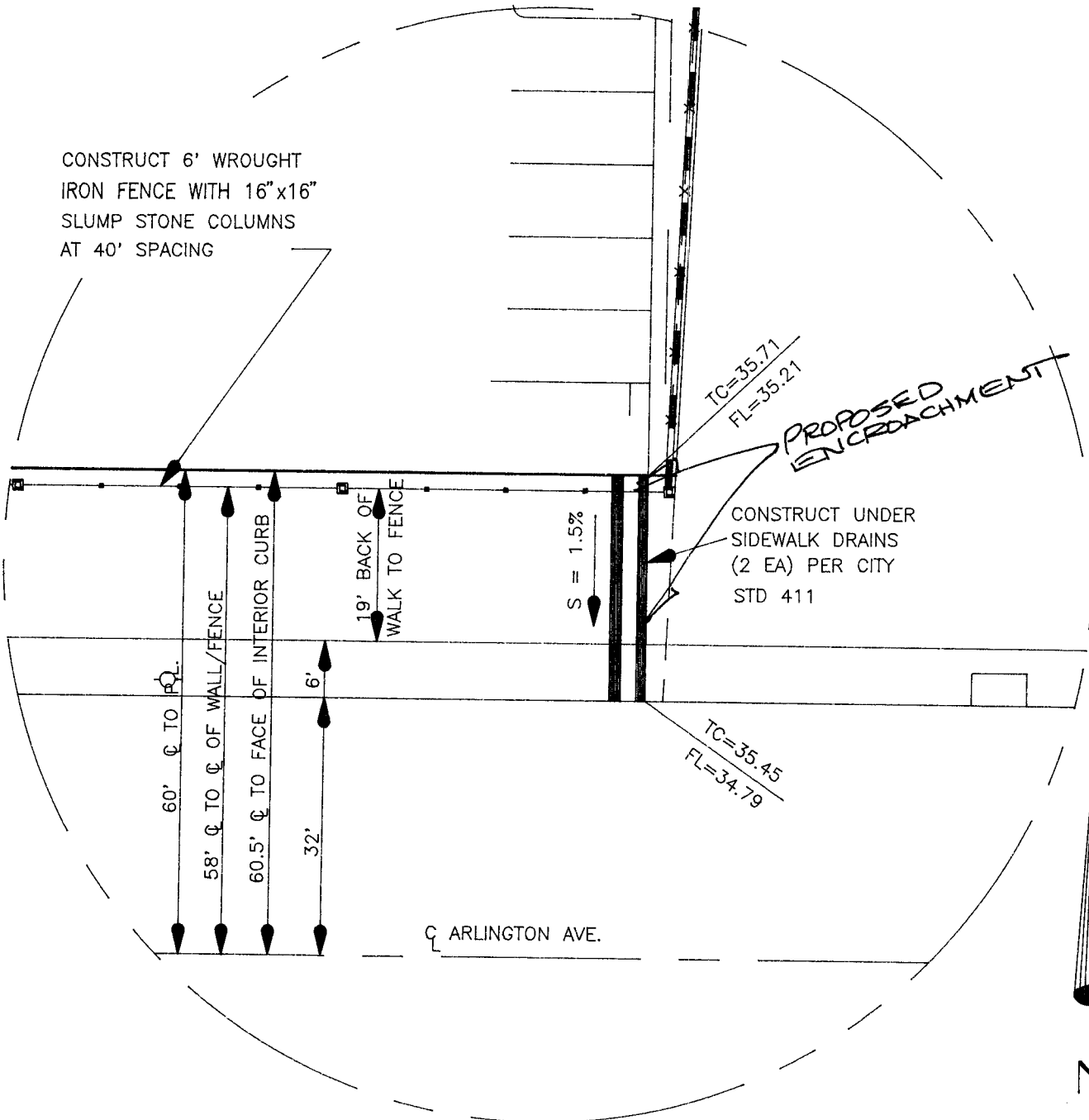
PEACOCK FINANCIAL CORPORATION

SHEET 1 OF 3

DWG:

E-1298

CONSTRUCT 6' WROUGHT
IRON FENCE WITH 16"x16"
SLUMP STONE COLUMNS
AT 40' SPACING



PROPOSED
ENCROACHMENT

CONSTRUCT UNDER
SIDEWALK DRAINS
(2 EA) PER CITY
STD 411

CL ARLINGTON AVE.

DETAIL
SCALE 1" = 20'



HOPPER & COMPANY Engineers & Consultants

1600 East Florida Avenue Suite 301 Hemet, CA 92544 (909) 925-9763 FAX (909) 929-8967

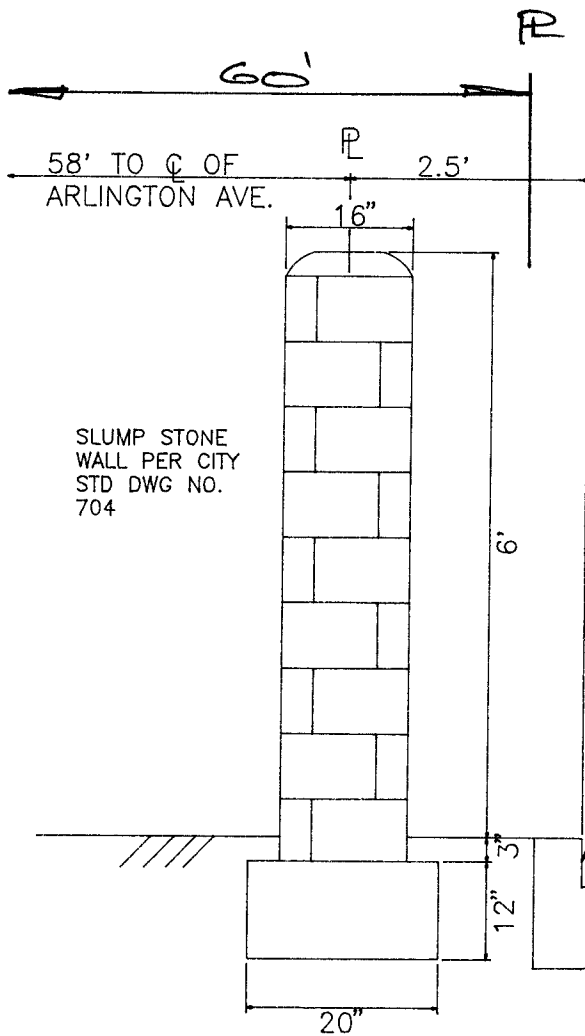
CANYON SHADOWS
APARTMENTS

PEACOCK FINANCIAL CORPORATION

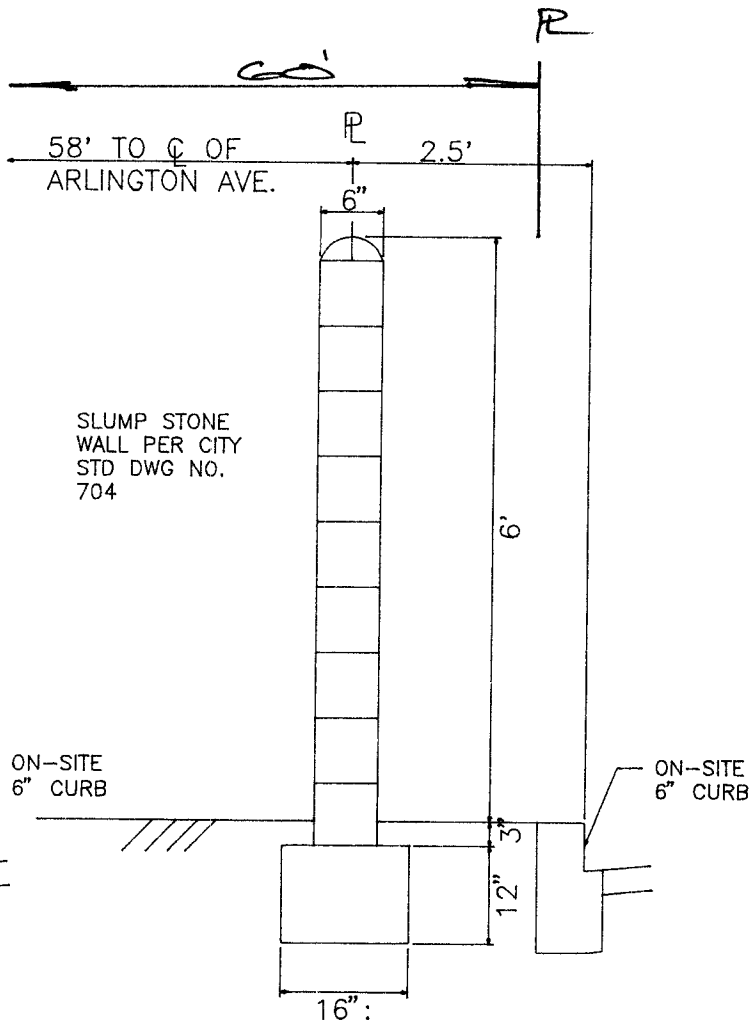
SHEET 2 OF 3

DWG:

E-1298
5



DETAIL
16" x 16"
COLUMN



DETAIL
SLUMP STONE
WALL

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CANYON SHADOWS
APARTMENTS

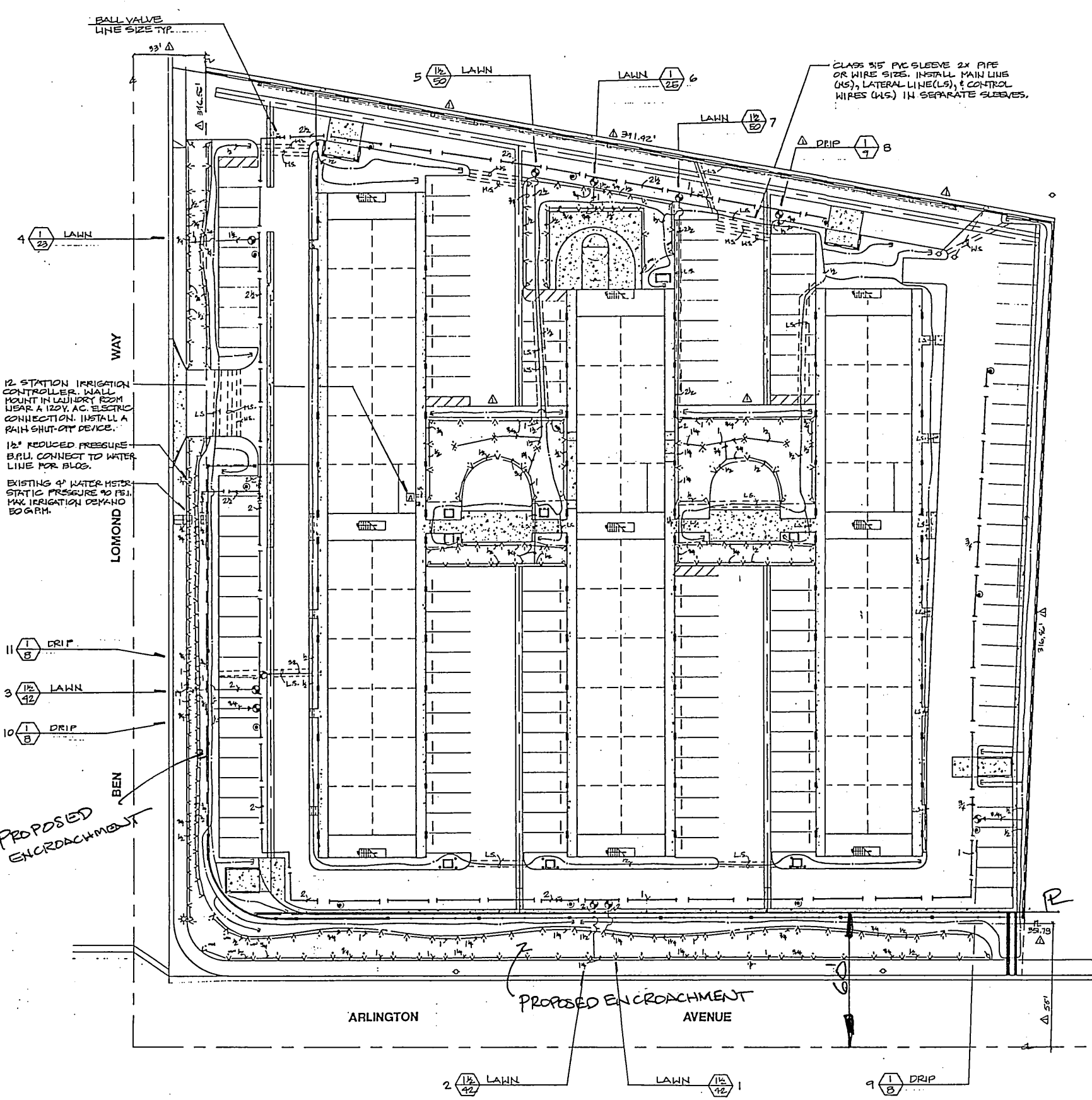
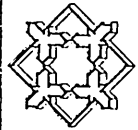
PEACOCK FINANCIAL CORPORATION

SHEET 3 OF 3

DWG:

E-1298

6



IRRIGATION NOTES:

- IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY. LOCATE ALL PIPE AND EQUIPMENT WITHIN PLANTING AREAS WHEREVER POSSIBLE.
- ALL LATERAL END RUNS ARE TO BE 1/2" P.V.C., CLASS 315 UNLESS NOTED OTHERWISE.
- LOCATE PRESSURE LINES WITHIN 18" OF EDGE OF HARDSCAPE IN PLANTING AREAS.
- ADJUST ALL HEADS TO AVOID OVERTHROW ONTO WALLS, WALKS, AND WINDOWS. REDUCE RADIUS WITH ADJUSTING SCREW FOR UNIFORM COVERAGE AND MINIMUM OVERTHROW OF AREA.
- TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING PIPE.
- CONTRACTOR SHALL ARRANGE AND PAY FOR ALL NECESSARY CONNECTIONS FOR 120 V. A.C. ELECTRICAL SERVICE TO IRRIGATION CONTROLLER.
- CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. TO ALLOW FOR ADEQUATE IRRIGATION COVERAGE AS SHOWN ON PLAN, CONTRACTOR SHALL ADJUST AND ADD HEADS TO COMPENSATE FOR ANY CHANGES IN AREA.
- TO ENSURE PROPER LOCATION OF IRRIGATION SLEEVE INSTALLATION CONTRACTOR SHALL COORDINATE LOCATION OF MAINLINE, LATERAL AND CONTROL WIRES WITH ALL OTHER RELATED TRADES AS REQUIRED.
- ALL BRASS FITTINGS TO BE RED BRASS TYPICAL.
- USE 3/4" TEFLON TAPE ON ALL TREADED CONNECTIONS.
- IRRIGATION SYSTEMS DESIGNED FROM A STATIC WATER PRESSURE OF 90 P.S.I. INFORMATION WAS OBTAINED FROM BRIAN RIVERSIDE WATER DISTRICT.
- CONTROL WIRE SCHEDULE: (MAX. LENGTHS OF RUNS)

CONTROL/COMMON	NO. 11	NO. 12	NO. 13	NO. 8
NO. 14	1700'	2000'	2400'	2700'
NO. 12		2700'	3300'	3800'
NO. 10			4300'	5200'
NO. 8				6700'

IRRIGATION LEGEND

SYMBOL	MANUFACT.	MODEL#	PSI.	SPR.	GPH.	REMARKS- FOR DETAILS SEE SHEET L-4
HEADS	RAINBIRD	1004-SFM-15F	30	15"	3.7	FULL CIRCLE SPRAY HEAD ON 4" POP-UP BODY
	RAINBIRD	1004-SFM-15H	30	15"	1.05	HALF CIRCLE SPRAY HEAD ON 4" POP-UP BODY
	RAINBIRD	1004-SFM-15D	30	15"	1.9	QUARTER CIRCLE SPRAY HEAD ON 4" POP-UP BODY
	RAINBIRD	1004-SFM-12H	30	12"	1.3	HALF CIRCLE SPRAY HEAD ON 4" POP-UP BODY
	RAINBIRD	1004-SFM-12D	30	12"	1.66	QUARTER CIRCLE SPRAY HEAD ON 4" POP-UP BODY
	RAINBIRD	1004-SFM-12H	30	0"	0.6	HALF CIRCLE SPRAY HEAD WITH PCS-050 ON 4" POP-UP
RAINBIRD	1004-SFM-12D	30	0"	0.3	QUARTER CIRCLE SPRAY HEAD WITH PCS-030 ON 4" POP-UP	
RAINBIRD	1004-SFM-12H	30	0"	0.3	MINI-DISC SPRAY HEAD ON 4" POP-UP BODY	
EQUIPMENT	RAINBIRD	RD-1200TICK				RAIN SHUT OFF DEVICE- ATTACH TO BLOCK UNOBTAINED BY PAGES OR OVERPAGE
	RAINBIRD	12-STATION				12-STATION AUTOMATIC CONTROLLER- LOCATE NEAR 120V D.C. ELEC. SOURCE
	RAINBIRD	DC-5025-1 x 3/4				PRESSURE REG. # 25 P.S.I. MAX. - 1/2" 3/4" NYE STRAINER (MPI MOD.#4E-3/4R150)
	RAINBIRD	100 PED				1" AUTOMATIC CONTROL VALVE
	RAINBIRD	DP104				TURBO-SL. PRES. COMP. EMITTER (1 GPH) - 2/5 G.P.L. 1/1 G.P.L. & C.C., 4/TREE
	RAINBIRD	OCV-075				3/4" QUICK COUPLING VALVE
	RAINBIRD	LD SERIES				BALL VALVE (THREADED) LINE SIZE - TYP
	RAINBIRD	SP100-HIGH				SPIN LOC X AUTOMATIC FLUSH ON CIP (HI-FLOW) LINE SIZE TYP.
	RAINBIRD	CLASS 300				NON PRESSURE LITERE. LINE-INSTALL 12" RIN COVER
	RAINBIRD	SCM 40				PRESSURE TYPIC. BULKING- INSTALL 18" RIN COVER
	RAINBIRD	CLASS 315				TYPICAL PVC SLEEVE TWO TIMES DIAMETER OF PIPE
	RAINBIRD	POLY				1/2" POLYURETHANE-INSTALL 2" BELOW GROUND
RAINBIRD	POLY				HICRO (SPRINT) POLYURETHANE WITH STIKES (SEE DETAILS FOR INSTALLATION)	
RAINBIRD	576-11A				REDUCED PRESSURE B.P.M.I. INSTALL IN GROUND AREA	



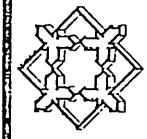
GRAPHIC SCALE 1" = 20' - 0"

12 STATION IRRIGATION CONTROLLER. WALL MOUNT IN LAUNDRY ROOM NEAR A 120V. A.C. ELECTRIC CONNECTION. INSTALL A RAIN SHUT-OFF DEVICE.
1/2" REDUCED PRESSURE B.P.M.I. CONNECT TO WATER LINE FOR BLOS.
EXISTING 4" WATER METER. STATIC PRESSURE 90 PSI. MAX. IRRIGATION DEMAND 60 G.P.M.

PROPOSED ENCROACHMENT

ARLINGTON

PROPOSED ENCROACHMENT AVENUE



PLANTING NOTES:

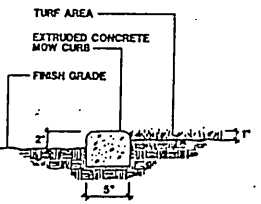
- CONTRACTOR SHALL APPLY "ROUND UP" HERBICIDE ON ALL PLANTING AREAS PRIOR TO PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL APPLY "RON STAR" PRE-EMERGENT HERBICIDE AT 3 lbs. PER 1000 S.F. AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS (ONLY ON NON-SEEDING AREAS)
- ALL PLANTING SHALL CONFORM TO THE CITY OF RIVERSIDE STANDARDS AND SPECIFICATIONS.
- SOIL TESTING:
CONTRACTOR SHALL PROVIDE A BOTANICAL SOILS ANALYSIS PERFORMED BY A LABORATORY OF THE CALIFORNIA ASSOC. OF AGRICULTURAL LABORATORIES. CONTRACTOR SHALL ADJUST SOIL AMENDMENT RECOMMENDATIONS TO CONFORM TO SOIL ANALYSIS RESULTS AS REQUIRED.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING AREAS ON SITE AND SUBSURFACE DRAINAGE FOR ENCLOSED PLANTING AREAS.
- THE CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND VERIFY ALL THE CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. NOTIFY LANDSCAPE ARCHITECT AND OWNER IF ANY INCONSISTENCIES OCCUR.
- THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, DEBRIS AND OTHER EXTRANEUS MATERIALS FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.
- ALL PLANT MATERIALS SHALL BE BAGED OR STORED SO THAT THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, FROM SUN OR WIND BURN, OR FROM ANY OTHER INJURY.
- THE CONTRACTOR SHALL INCORPORATE IN ALL SHRUB PLANTING AREAS A 2" LAYER OF MEDIUM GRIND "SHREDED" CLEAN GROUND FIR OR FINE BARK MULCH (WEED AND WEEDSEED FREE). CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS.
- SEE SHEET L-4 FOR DETAILS & L-5 FOR SPECIFICATIONS.

PLANTING LEGEND

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS-SEE DETAILS	
TREES	BRN. POP.	BROUSSHOTON POPULNEUS	BOTTLETREE	15 GFL	10	DOUBLE STAKE	
	CLIP. ANA.	CLYPIPHOIS INFERODIDES	GRANDWOOD	36" DB	2	DOUBLE STAKE	
	FAN. G. "H. D."	FORSYTHIA GARDNERI "HATHOOD"	RYNWOOD PCH	15 GFL	3	DOUBLE STAKE	
	MEL. GUL.	MELALEUCA QUINQUEFLOIA	SOUTHERN MAGNOLIA	15 GFL	7	STREET TREE	
	PRU. C. "K. V."	PRUNUS CENSIFERA	CHERRY TREE	24" DB	1	DOUBLE STAKE	
	TRI. CON.	TRISTEMA CONFERTA	PURPLE LEAF PLUM	15 GFL	77	DOUBLE STAKE	
	SHRUBS	DOUG. WIL.	DOUGLASS WILLOW	DOUGLASS WILLOW	5 GFL	32	FULL AND BUSHY
		ESC. FRA.	ESCALONIA FRAUCOSII	ESCALONIA	5 GFL	53	FULL AND BUSHY
		GRE. MOE.	GREVILLEA MOLLIS	GREVILLEA	5 GFL	38	FULL AND BUSHY
		HEM. HYB.	HEMIPHYSALIS HYBRIDUS	ORANGE DRY LILY	1 GFL	200	FULL AND BUSHY
		HEM. HYB.	HEMIPHYSALIS HYBRIDUS	HEMIPHYSALIS	5 GFL	14	FULL AND BUSHY
		HEM. HYB.	HEMIPHYSALIS HYBRIDUS	HEMIPHYSALIS	5 GFL	88	FULL AND BUSHY
PIT. T. "U."		PITOSPORUM TOLIDIA "VARIEGATA"	VARIEGATED TOLIDIA	5 GFL	71	FULL AND BUSHY	
PIT. T. "U."		PITOSPORUM TOLIDIA "VARIEGATA"	VARIEGATED TOLIDIA	5 GFL	88	FULL AND BUSHY	
ROS. O. "P."		ROSA OXYMECHALIS "JACK EVANS"	JACK EVANS ROSE	5 GFL	118	FULL AND BUSHY	
TUL. VIO.		TULIPARIA VIOLEACEA	SOCIETY GARDEN	1 GFL	99	FULL AND BUSHY	
TYL. GUL.		TYLOSIA GULONIFLORA	TYLOSIA	5 GFL	62	FULL AND BUSHY	
VINES		FIG. REP.	FIGUS REPENS	CREEPING FIG	5 GFL	17	SECURE TO WALL
	DIS. BUC.	DISTICHLIS DUCIMINATORIA	BLACK RED TRUMPET VINE	5 GFL	4	SECURE TO WALL	
	REC. CAP.	RECORDIA CAPSAICARIA	CANE HONEYBUCKLE	5 GFL	4	SECURE TO WALL	
GROUNDCOVER	ROS. O. "P."	ROSA OXYMECHALIS "JACK EVANS"	ROSEMARY	FLATS	20.0	TRIANGULAR SPACED	
	WATER SAVER	WATERSAVER II	WATERSAVER II	FLATS	20.0	TRIANGULAR SPACED	
TURF	WATER SAVER	WATERSAVER II	WATERSAVER II	FLATS	20.0	TRIANGULAR SPACED	
	WATER SAVER	WATERSAVER II	WATERSAVER II	FLATS	20.0	TRIANGULAR SPACED	

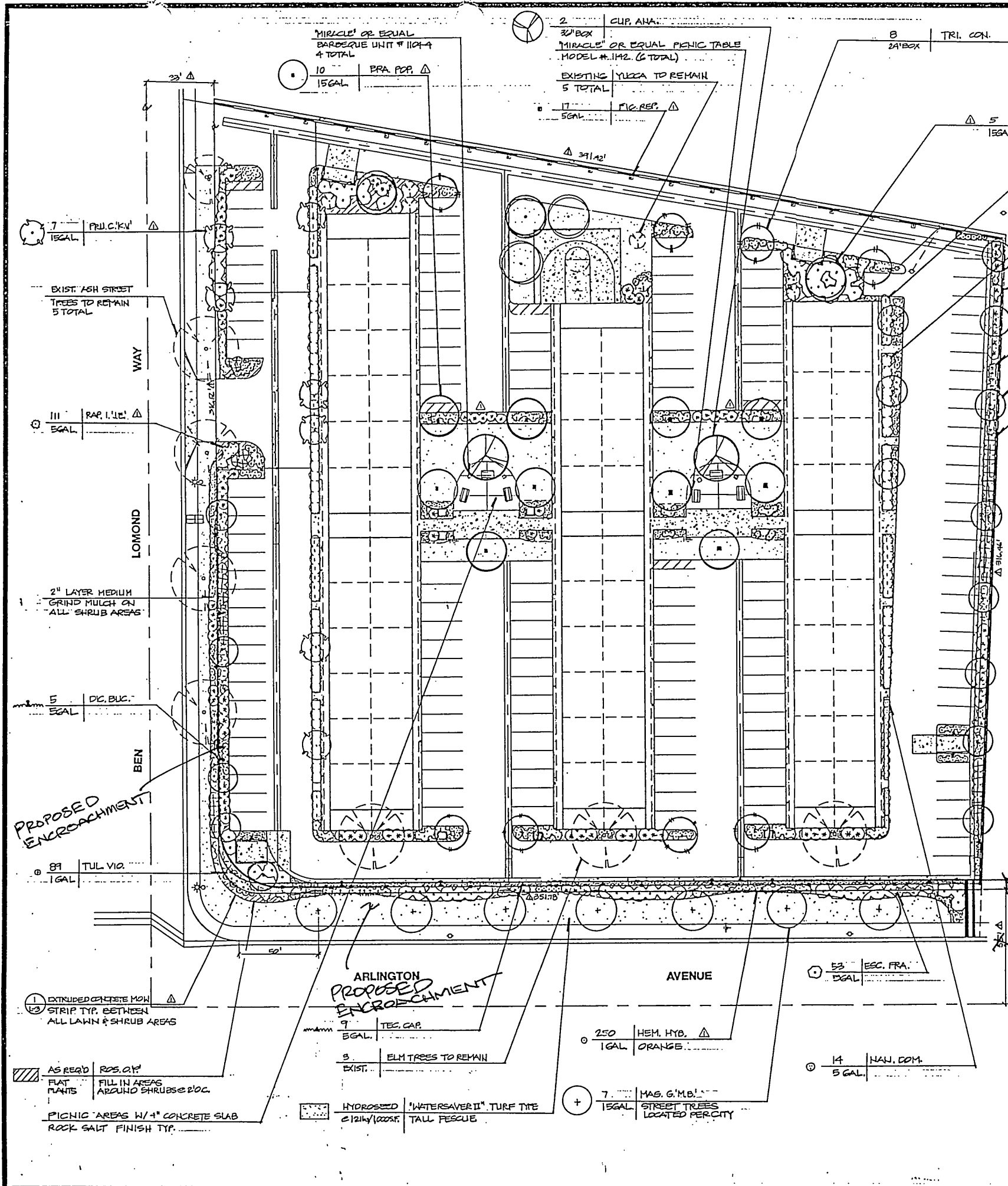


GRAPHIC SCALE 1" = 20' - 0"



EXTRUDED CONC. MOW CURB

PLANTING PLAN & LEGEND



ALL IDEAS, DESIGNS, & ARRANGEMENTS REPRESENTED HEREON ARE THE PROPERTY OF ALHAMBRA GROUP LANDSCAPE ARCHITECTS & SHALL BE USED FOR THIS PROJECT ONLY EXCEPT WITH THE WRITTEN PERMISSION OF SAID ARCHITECTS. ANY CHANGE MADE BY PARTIES OTHER THAN SAID ARCHITECTS SHALL RELIEVE ARCHITECTS OF RESPONSIBILITY FOR THE FACILITY OR ATTACHED PORTION THEREOF. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF ANY WORK & SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT.