

Tree Planting Notes

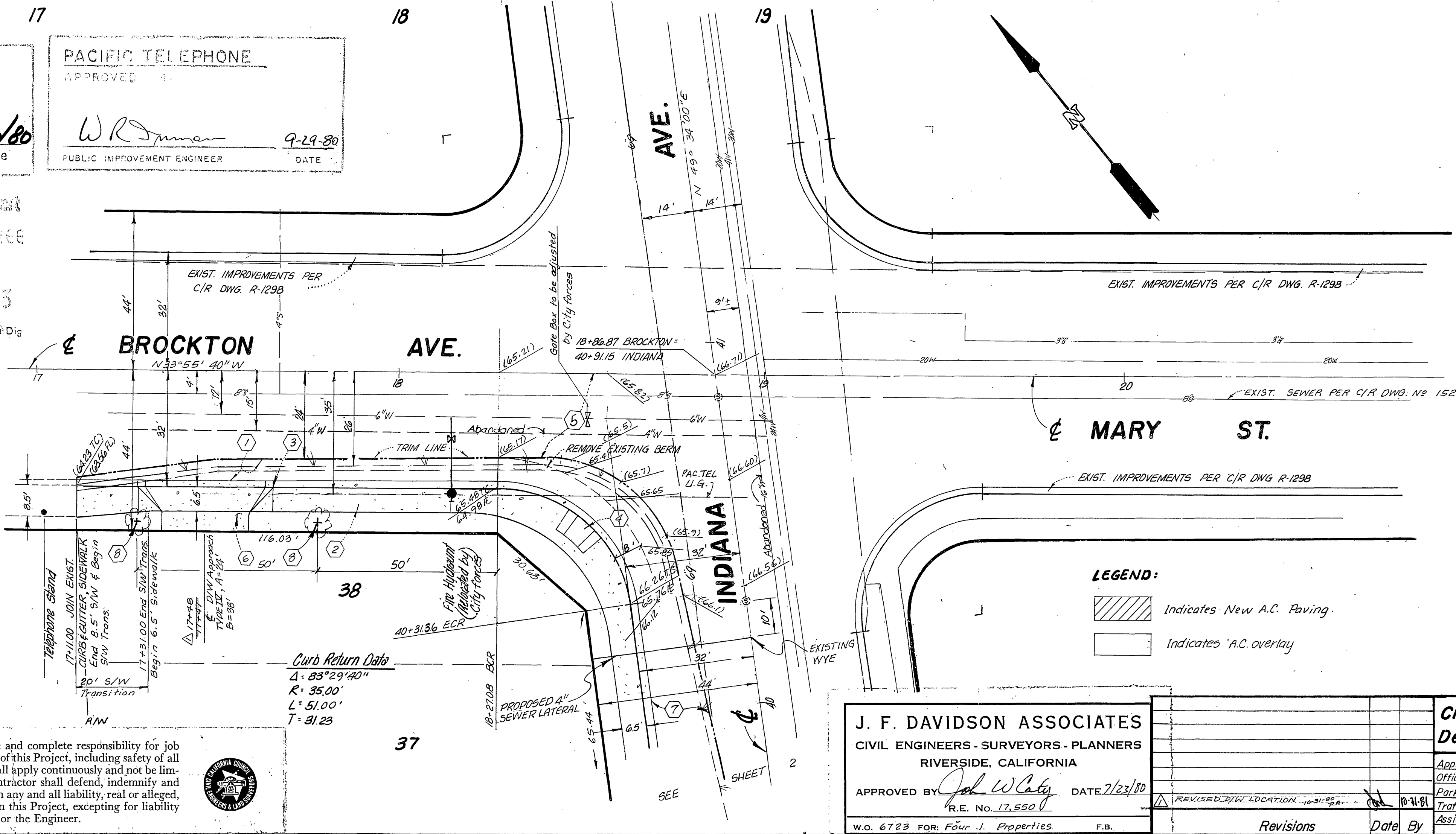
- All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
- Contact the Park Projects Inspector a minimum of 48-hours in advance at 787-7223 to schedule inspections. Inspections shall be required:
 - when plant locations have been spotted in the field prior to digging plant pits,
 - while digging plant pits and planting/relocating trees,
 - after planting and all other indicated or specified work has been completed for start of maintenance, and
 - at end of maintenance/final acceptance (Developer will be released from maintenance only upon receipt of written notification from the City that the Park and Recreation Department is assuming maintenance responsibilities).
- The Developer shall maintain all plantings for a minimum period of one (1) year.
- Street tree planting shall be as follows:

| Street Name | Botanical Name/Common Name | Min. Size | Approx. Spacing |
|------------------|-------------------------------------|-----------|-----------------|
| a. Indiana Ave. | Washingtonia Robusta/Robusta Palm | 15 Gal. | 50' O.C. |
| b. Brockton Ave. | Washingtonia Filifera/Filifera Palm | 15 Gal. | 50' O.C. |

BENCH MARK:
Top U.S.C. # G. Brass Cap (Triangulation Station Navel) in Sidewalk N.W. Corner Arlington & Brockton. ELEV. 843.05

SOUTHERN CALIFORNIA GAS CO.
Approved by *E. P. [Signature]* 7/30/80 date
PACIFIC TELEPHONE
APPROVED *W. R. [Signature]* 9-29-80 DATE
PUBLIC IMPROVEMENT ENGINEER

Underground Sewer Plant
CITY OF RIVERSIDE
1800
422-433
48 Hours Before You Dig



- ### General Notes
- 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. (787-7611).
 - The private Engineer signing these plans is responsible for 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.
 - Construction shall be in accordance with the Standard Specifications for Public Works Construction 1979 edition and per City of Riverside Standard Drawings.
 - All flagged elevations shall be staked in the field by the Private Engineer.
 - Trim edge of existing pavement where new pavement joins to a smooth straight line. Construct match up paving as shown on the plans & overlay paving as directed in the field to produce a smooth section. Engineer estimates overlay to be 22 tons.
 - It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of the law that affects each utility, irrigation lines, & appurtenances, and at no cost to the City.
 - Curb & gutter to be staked on 3' offset at 25' intervals.
 - Building Area:
 - First floor = 2740 s.f.
 - Second floor = 2680 s.f.
 - Total = 5420 s.f.

- ### Construction Notes
- Construct 4" A.C. paving over 4" D.G. base, per S.R. 706 (R-54).
 - Construct curb type sidewalk per C/R Std. Dwg. 325.
 - Construct curb & gutter per C/R Std. Dwg. 200.
 - Construct wheel chair ramp per C/R Std. Dwg. 304.
 - Construct variable A.C. overlay.
 - Construct 24" Driveway Approach per C/R Std. 302, type IV.
 - Construct 30" or 6" A.C. over compacted native per S.R. 706, R-54.
 - Plant street tree per Parks & Rec. Dept. Standards.

CITY OF RIVERSIDE
DOMESTIC SYSTEM
Med Lantz 8/5/80
WATER SYSTEMS MANAGER

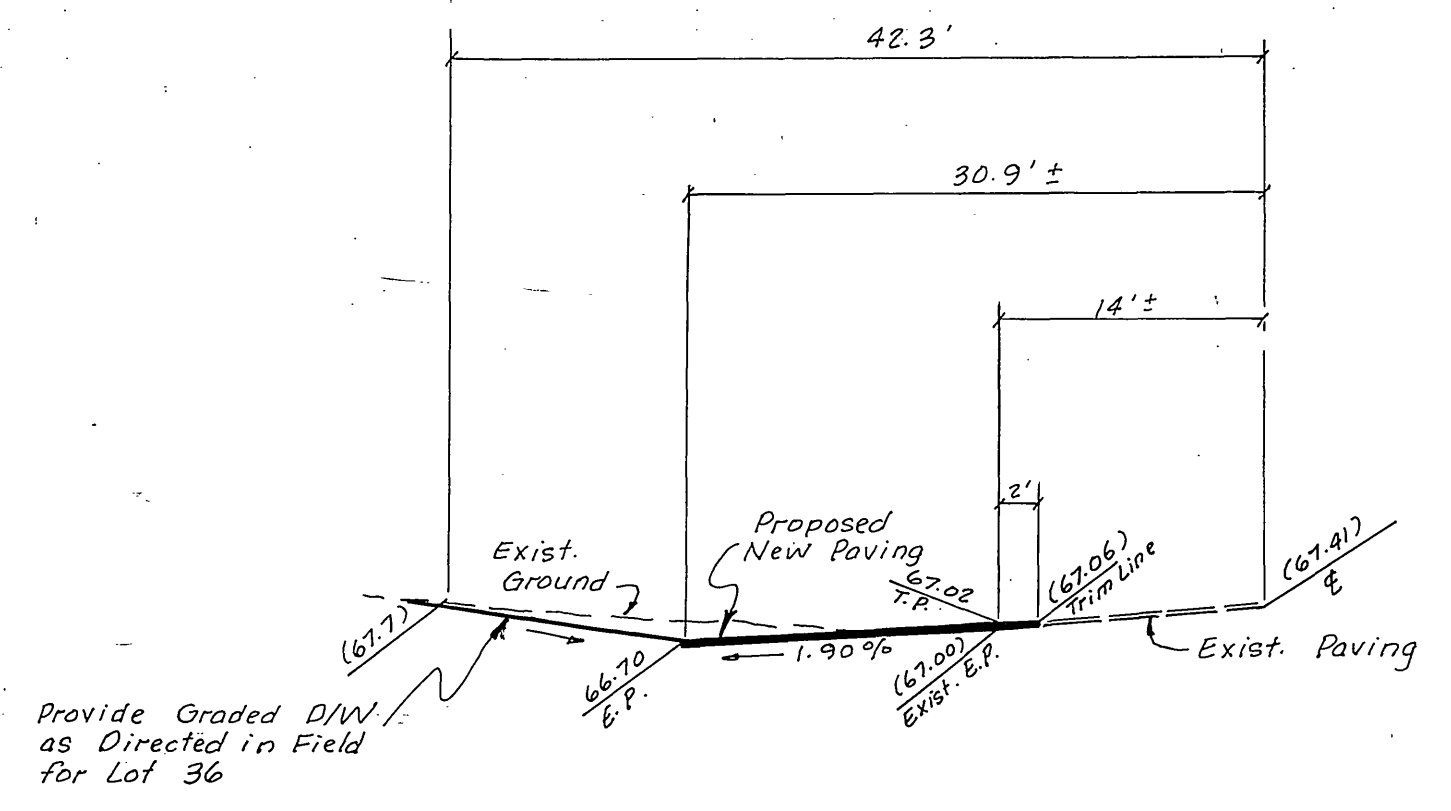
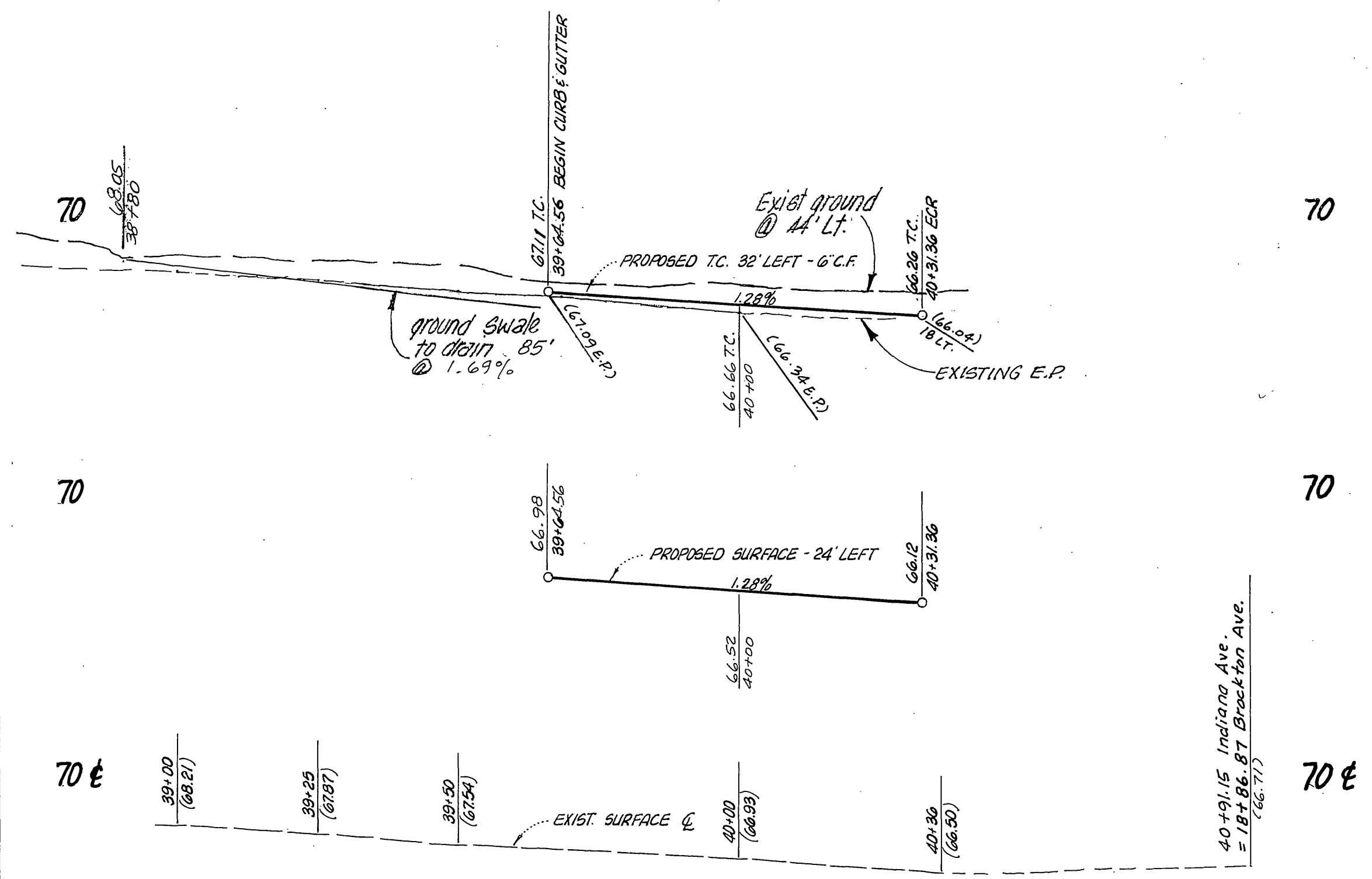
Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor 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.

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY *Jed W. [Signature]* DATE 7/23/80
R.E. No. 17,550
W.G. 6723 FOR FOUR J. PROPERTIES F.B.

| City of Riverside, California Department of Public Works | | | |
|---|--------------------|---------|--------------------------|
| Approved By | By | Date | Approved By |
| Office Engineer | <i>[Signature]</i> | 7/23/80 | <i>[Signature]</i> |
| Park Department | <i>[Signature]</i> | 7/23/80 | Director of Public Works |
| Traffic Division | <i>[Signature]</i> | 7/23/80 | |
| Assistant City Eng | <i>[Signature]</i> | 7/23/80 | |

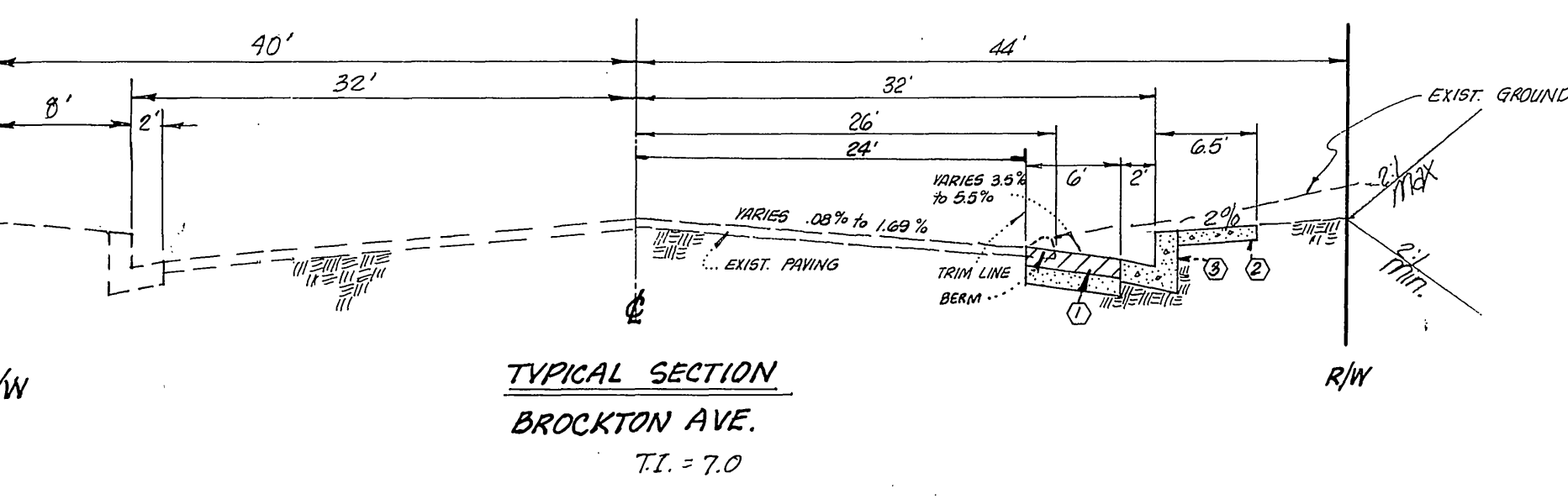
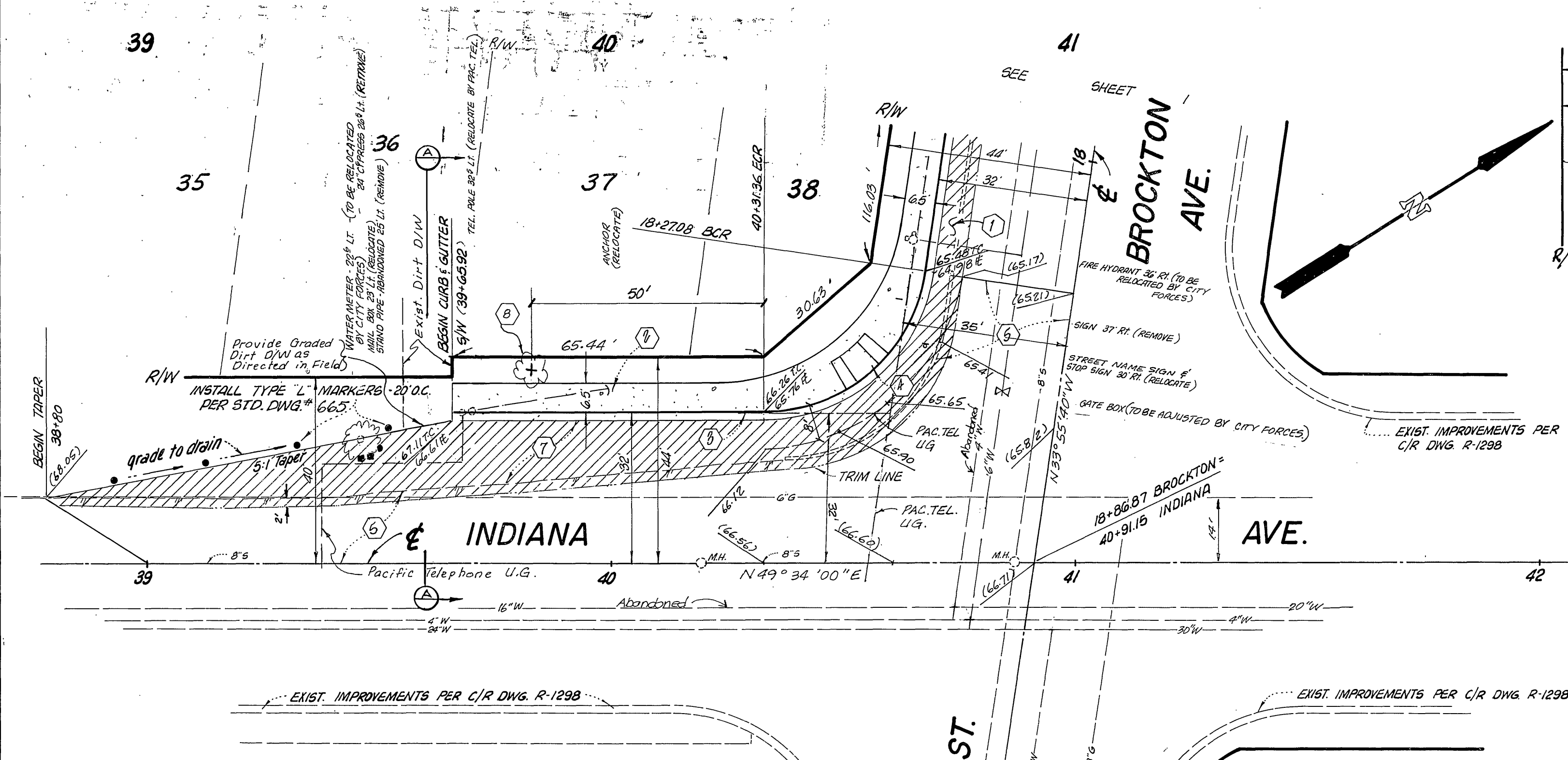
Street Plan and Profile
Brockton Ave. at Indiana Ave.
(For Rezoning Case R-9-789)
Tract 16576
Scale: 1" = 20'

R-2311
Sheet 1 of 2

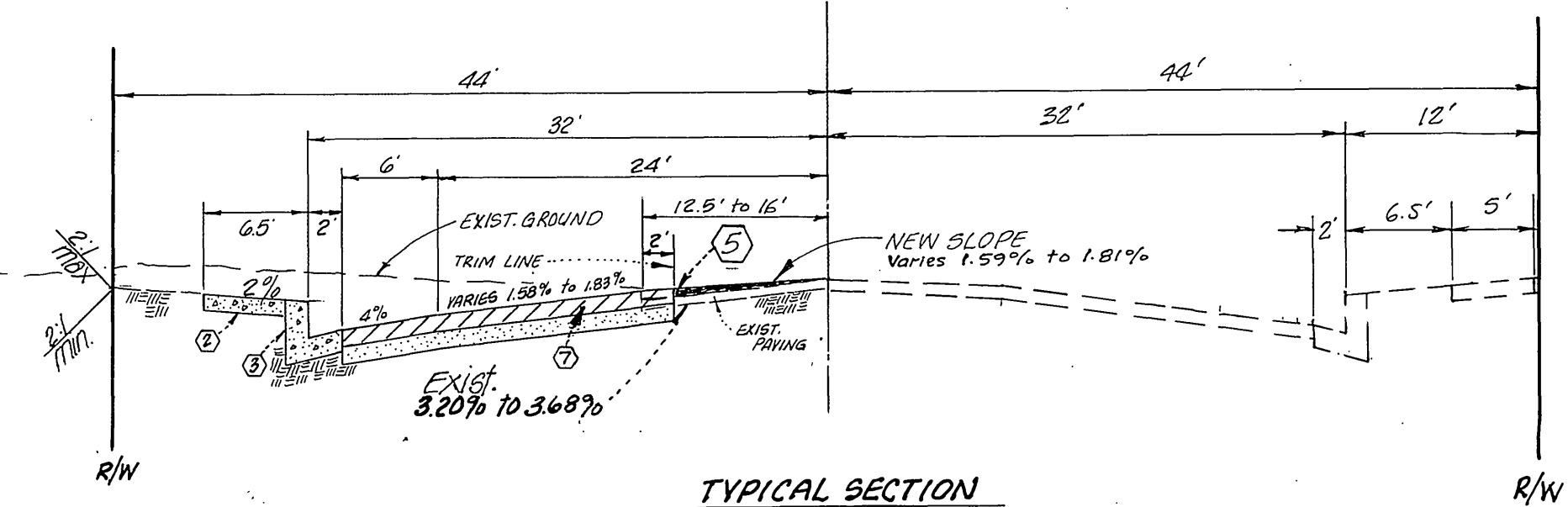


Section A
No Scale
Dirt D/W of Lot 36 @
sta. 39+60 Indiana

VERTICAL SCALE: 1"=4'



TYPICAL SECTION
BROCKTON AVE.
T.I. = 7.0



TYPICAL SECTION
INDIANA AVE
T.I. = 7.5

LEGEND:
 Indicates New A.C. Paving
 Indicates A.C. Overlay

PACIFIC TELEPHONE
 APPROVED BY:
W. D. ... 7-29-80
 PUBLIC IMPROVEMENT ENGINEER DATE

SOUTHERN CALIFORNIA GAS CO.
 Approved by:
B. P. ... 7-30-80
 DATE

Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 48 Hours Before You Dig

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.

NOTE: SEE SHEET 1 FOR GENERAL AND CONSTRUCTION NOTES.

CITY OF RIVERSIDE ASST
 DOMESTIC SYSTEM
Fred ... 8/9/80
 WATER SYSTEMS MANAGER DATE

Bench Mark
 Top U.S.C. of G. Brass Cap (Tri-angulation Sta. Name) in SW NW Cor. Arlington & Brockton.
 Elev. 843.016

J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *Jak W. ...* DATE: 7/25/80
 R.E. No. 17,550

City of Riverside, California
 Department of Public Works
 Approved by: *[Signature]* DATE: 7/25/80
 Office Engineer
 Park Department
 Traffic Division

Street Plan and Profile
 Indiana Ave. at Brockton Ave.
 Tract 16576
 (For Rezoning Case R-9-789)
 Scale: 1"=20'

R-2311
 Sheet 2 of 2