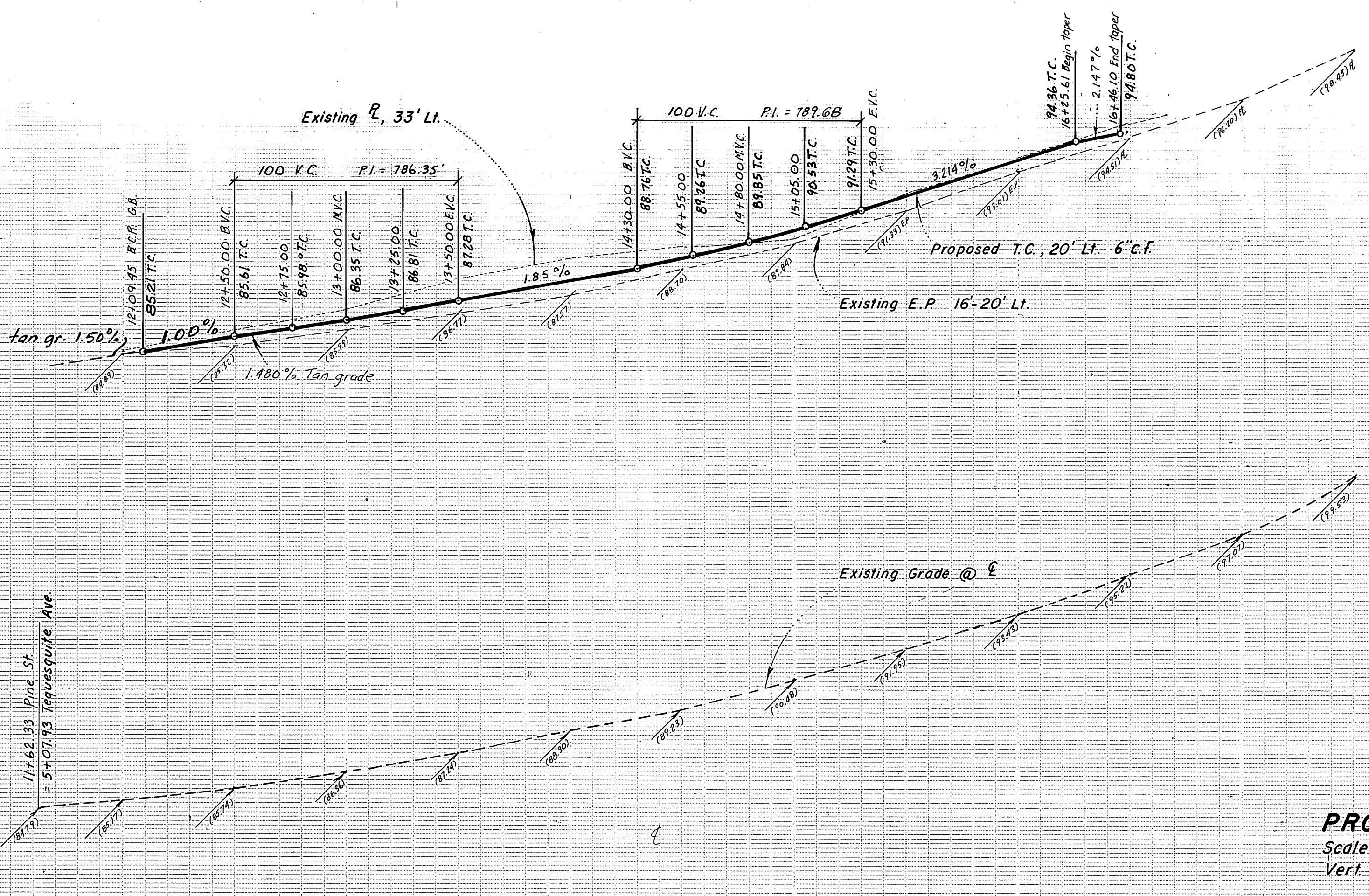


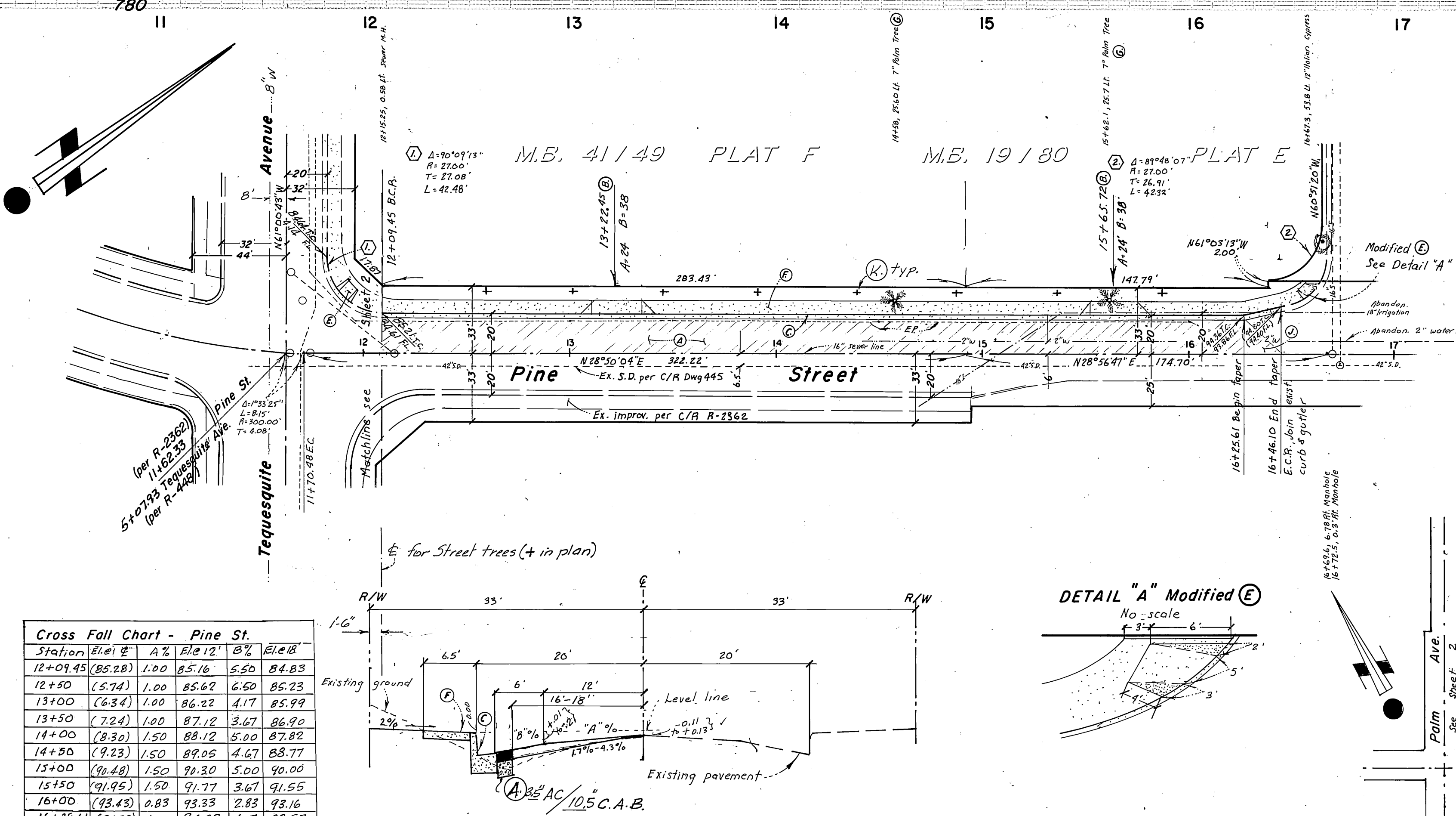
GENERAL NOTES (STREET TREES)

- All related work shall conform to the City of Riverside, Parks & Recreation Department Standards.
- Contact the Parks Project Inspector a minimum of 48 hrs. in advance at 787-1223 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. (Contractor/developer will be released from maintenance only upon receipt of written notification from the city that the Parks & Recreation Department is assuming maintenance responsibilities).
- The Contractor/developer shall maintain all plantings for a minimum period of one (1) year.
- Street tree plantings shall be as follows:

| STREET NAME | BOTANICAL NAME | COMMON NAME | MIN. SIZE | SPACING | NO. REQ. |
|--------------------|-----------------------|---------------------|-------------------|---------|----------|
| a. Pine Street | Washingtonia Filifera | California Fan Palm | 4' of brown trunk | 45' | 8 |
| b. Tequesquite Ave | Washingtonia Filifera | California Fan Palm | 4' of brown trunk | 45' | 7 |
| c. Palm Ave | Washingtonia Filifera | California Fan Palm | 4' of brown trunk | 45' | 8 |
- 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 holes is to be inspected by the City for proper compaction.
- All street trees are to be automatically irrigated.



PROFILE Scale 1" = 40' Vert. 1" = 4'

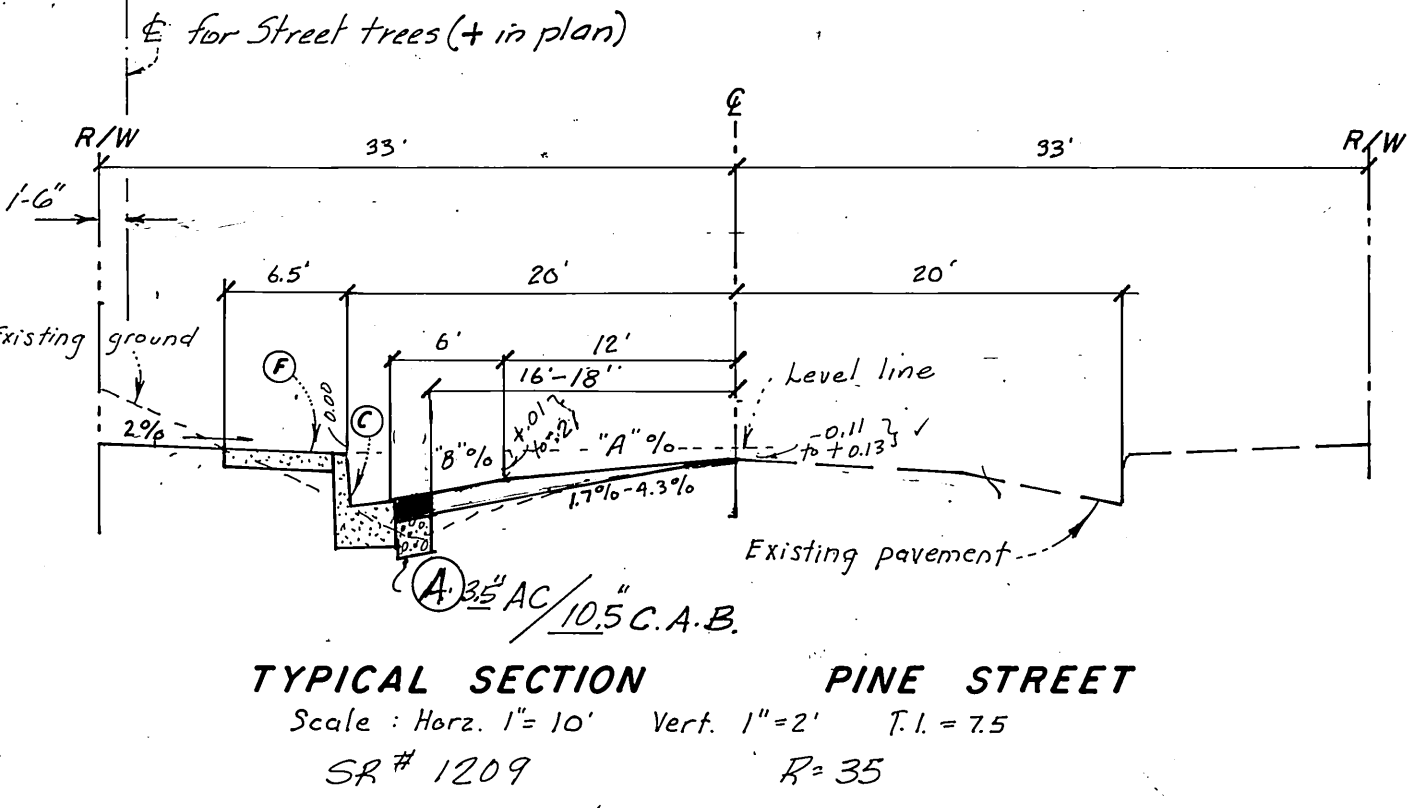


PLAN Scale: Horz. 1" = 40'

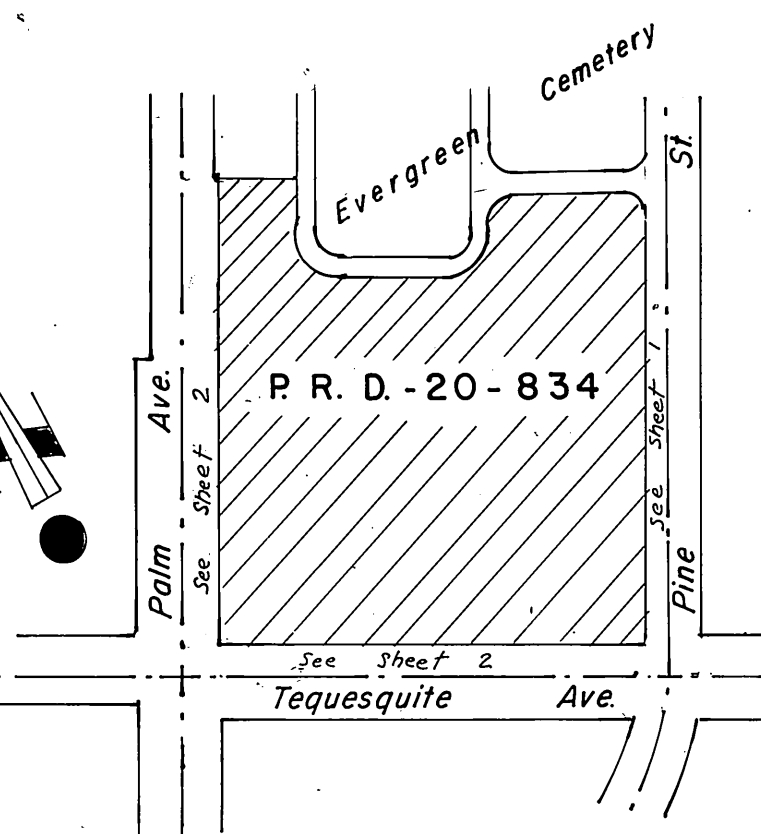
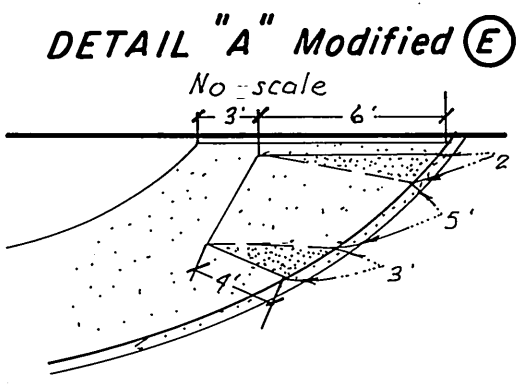
Cross Fall Chart - Pine St.

| Station | El. @ E | A% | El. @ 12' | B% | El. @ 8' |
|------------------|---------|-------|-----------|-------|----------|
| 12+09.45 (85.28) | 1.00 | 85.16 | 5.50 | 84.83 | |
| 12+50 (5.74) | 1.00 | 85.62 | 6.50 | 85.23 | |
| 13+00 (6.34) | 1.00 | 86.22 | 4.17 | 85.99 | |
| 13+50 (7.24) | 1.00 | 87.12 | 3.67 | 86.90 | |
| 14+00 (8.33) | 1.50 | 88.12 | 5.00 | 87.82 | |
| 14+50 (9.23) | 1.50 | 89.05 | 4.67 | 88.77 | |
| 15+00 (9.48) | 1.50 | 89.30 | 5.00 | 90.00 | |
| 15+50 (91.95) | 1.50 | 91.77 | 3.67 | 91.55 | |
| 16+00 (83.43) | 0.83 | 93.33 | 2.83 | 93.16 | |
| 16+25.61 (94.35) | 1.00 | 94.23 | 4.17 | 93.95 | |

() denotes existing elevation



TYPICAL SECTION PINE STREET Scale: Horz. 1" = 10' Vert. 1" = 2' T.I. = 7.5 SR# 1209 R=35



INDEX MAP Scale 1" = 200'

GENERAL NOTES:

- It shall be the responsibility of the contractor to clear the right-of-way in accordance with the provisions of the 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 Dept. of Public Works, Std. Drawings and the Std. Specifications for Public Work Construction, 1982 Edition.
- 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. Private Engineer estimates overlay to be 75 tons.
- Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
- Curb and gutter shall be staked with 3' offsets at 25' intervals where grade is equal to or greater than 0.40%.
- Curb and gutter shall be staked with 3' offsets at 12.5' intervals and two rows on number 3 re-bar shall be placed in gutter where grade is less than 0.40%. Place 3/4" dove tail pins at all expansion joints.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- 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.
- No finished floor elevation shall be less than 4' above the sewer flow line at point of connection without having a proper backwater valve installed in the lateral.
- All flagged elevations shall be staked in the field by the private engineer.
- Location of laterals to be determined in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
- 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.
- The contractor shall call in a location request to the Underground Service Alert (U.S.A.), Phone No. 1-800-922-4133, two working days before digging. No construction permit issued by the Public Works Department involving excavation for underground facilities will be valid unless the applicant has been provided an inquiry identification number by U.S.A.
- In residential areas 6"x6" or 6" diameter blockouts for mailboxes are required in curb sidewalk 10" to 14" from curb face of the property line between adjacent residences. For mailboxes for business, mobilehome parks or apartment houses, developer to check with the U.S.P.S. for the number and location of mailboxes.
- The private engineer preparing these plans shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
- 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.

ESTIMATE OF QUANTITIES

| | |
|----------------------------|-----------|
| 1. 6" PCC Cb. & Gtr. | 1230 LF ± |
| 2. 8" PCC Cb. & Gtr. | 65 LF ± |
| 3. PCC Driveway Approach | 3 ea. |
| 4. PCC Sidewalk | 8000 SF ± |
| 5. A.C. Pavement | 155 Ton ± |
| 6. Class II Aggregate base | 200 CY ± |
| 7. A.C. Pavement Overlay | 75 Ton ± |
| 8. Wheel Chair Ramp | 3 ea. |
| 9. Std. Catch Basin | 1 ea. |
| 10. 15" x 2000 D R.C.P. | 57' ± |
| 11. Sewer Lateral (6") | 70' ± |

Quantities are for informational purposes only.

CONSTRUCTION NOTES:

- Constr. A.C. pvm't over Aggregate Base per Typical Sections
- Constr. Std. Driveway Approaches per Std. Dwg. 302.
- Constr. curb and gutter (6"C.F.) per Std. Dwg. No. 200, Type 1.
- Constr. variable overlay as shown on plan.
- Constr. wheelchair ramp per Std. Dwg. No. 304.
- Constr. sidewalk per Std. Dwg. No. 325.
- Remove item shown.
- Relocate item shown.
- Trim edge of pavement where new pavement joins to a smooth straight line.
- Feather as required to provide a smooth join.
- Denote street trees per C/R Parks & Rec. Dept. Stds.
- Constr. Std. Dwg. No. 411. Undersidewalk drain.
- Remove 2"x4" R.W. Id.
- Remove A.C. pavement.
- Constr. Std. Catch Basin per Std. Dwg. No. 405.
- Constr. 15" R.C.P., 65 ± 2000 D
- Adjust to grade (manhole)

BENCHMARK

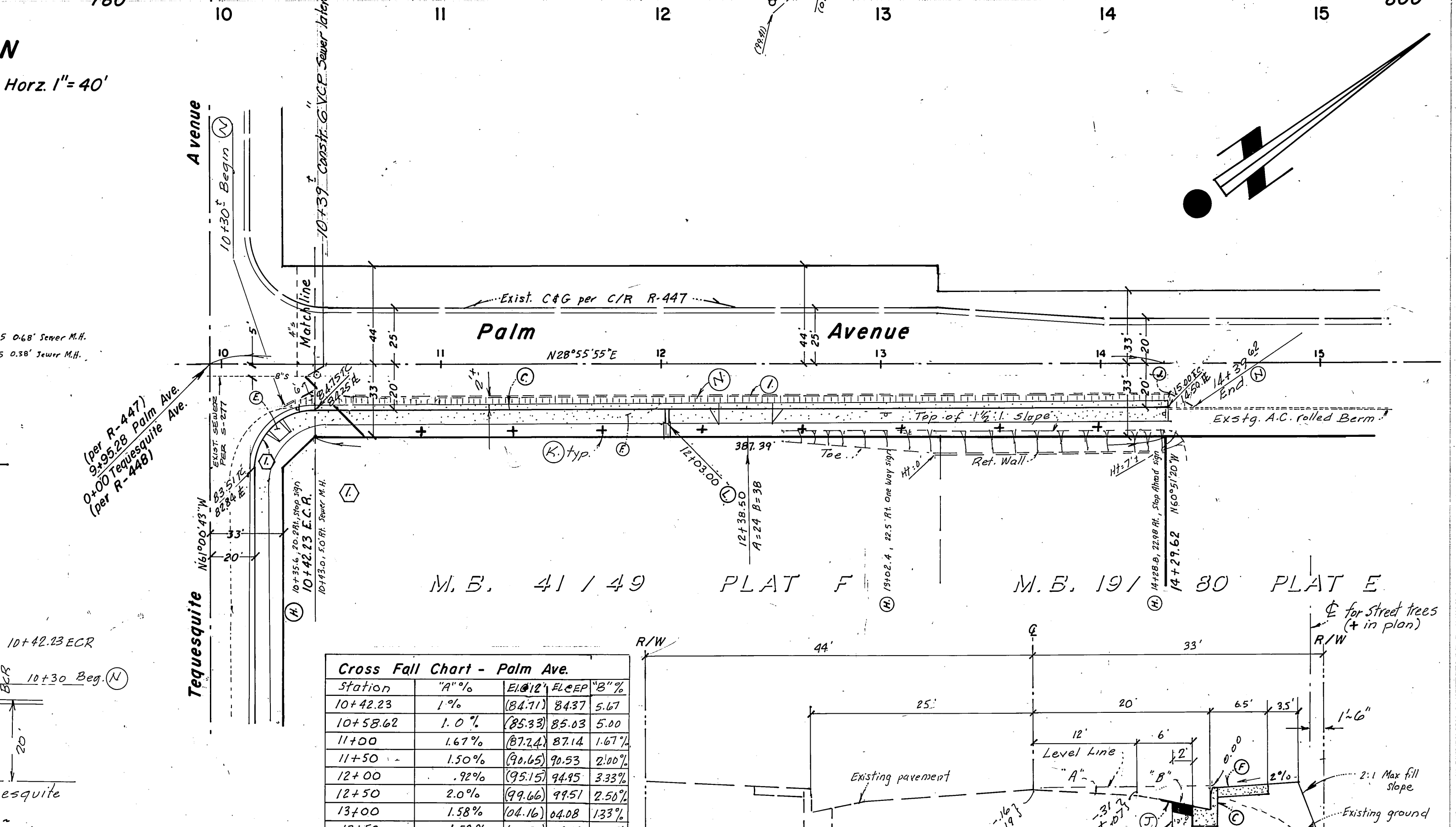
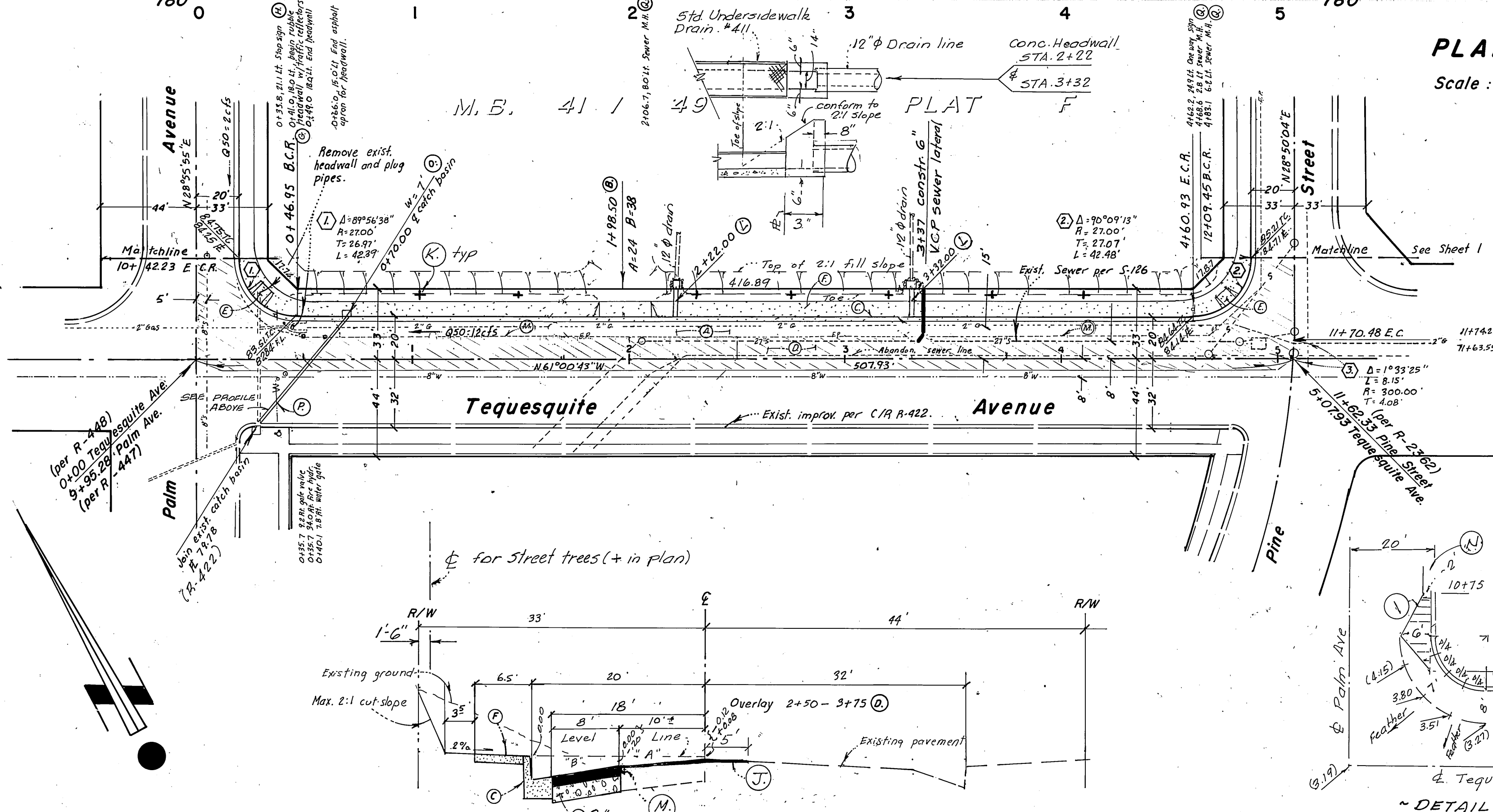
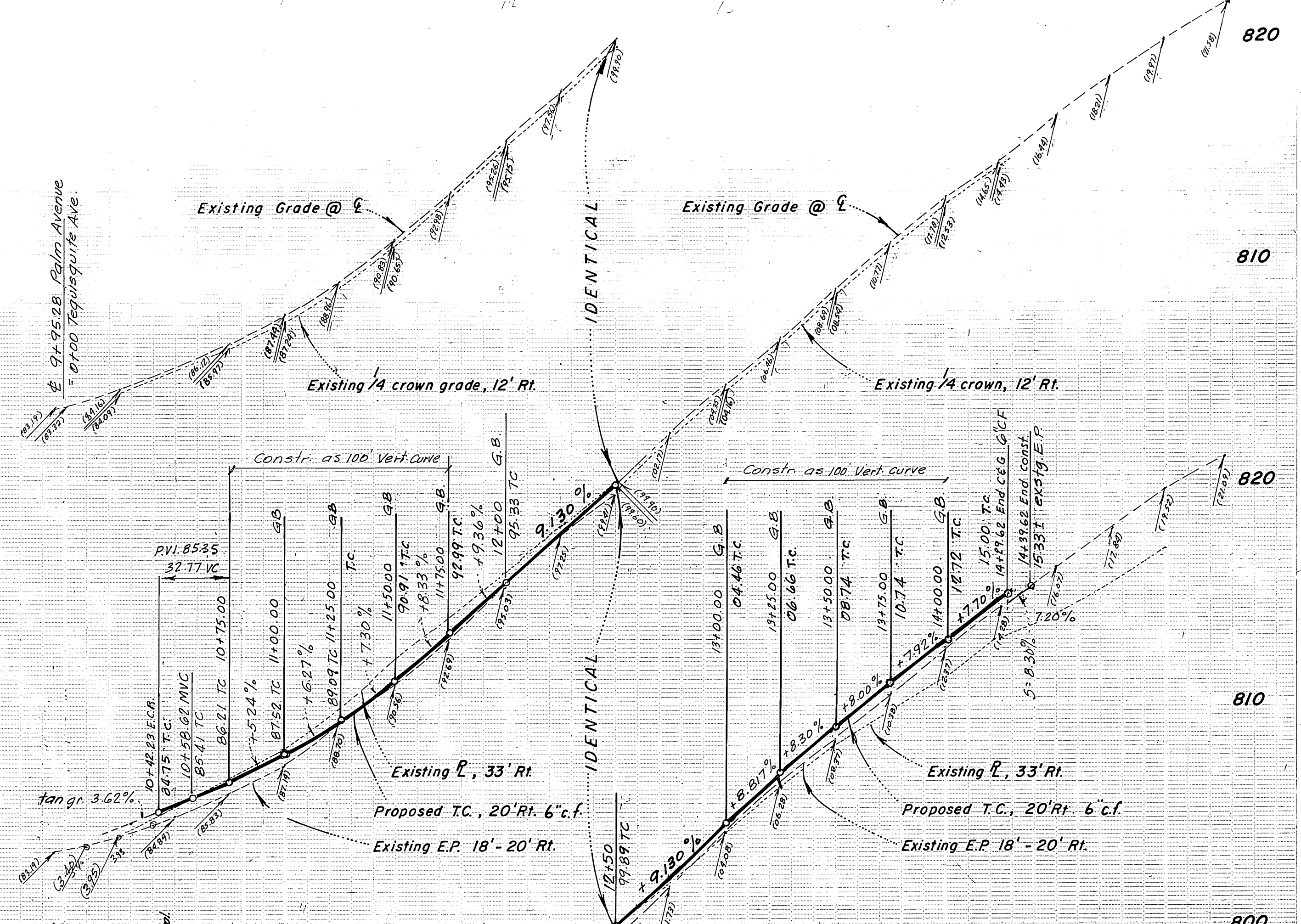
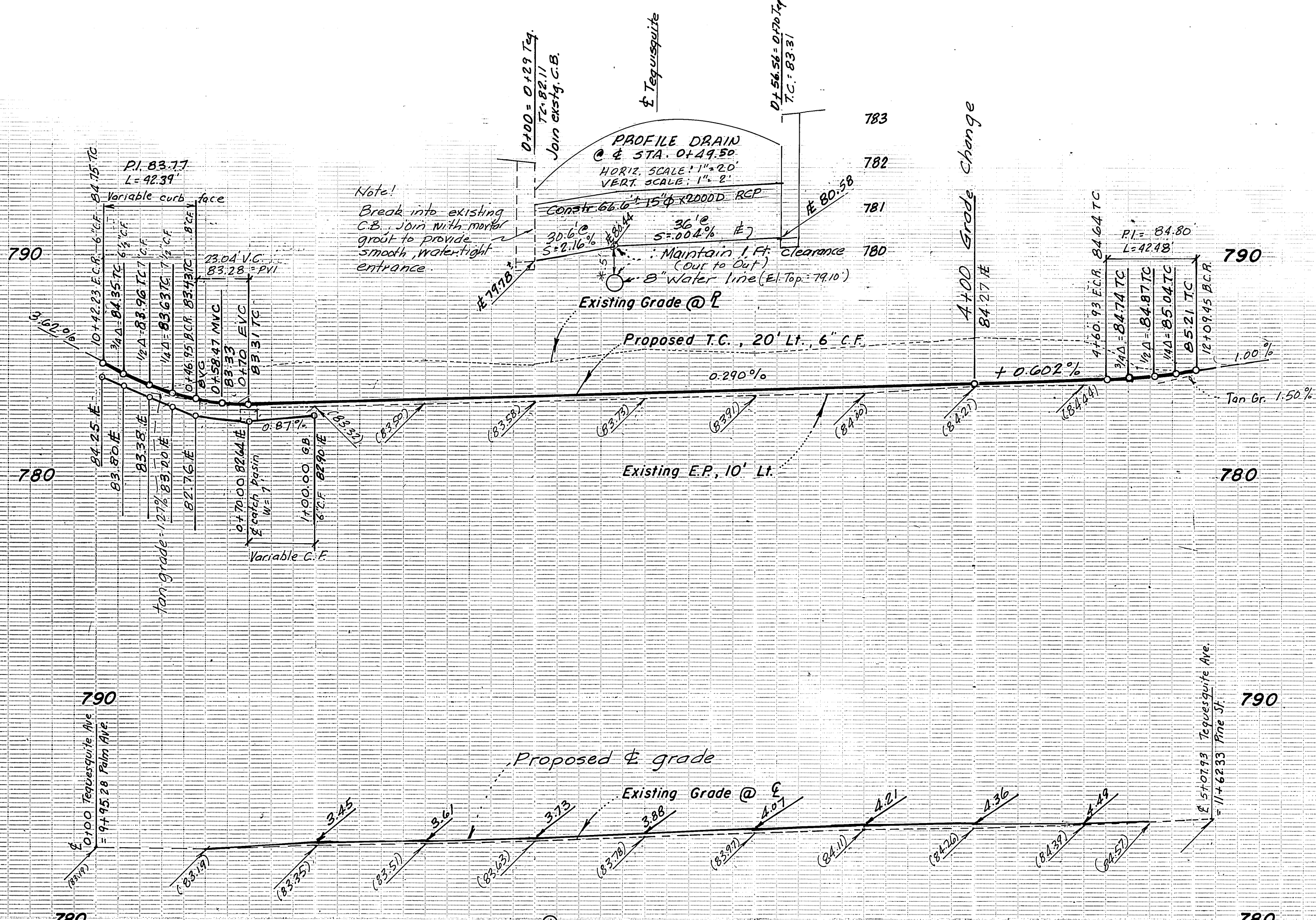
Ed Brass Disk stamped (16-c) at the intersection of E Pine Street and E Palm Ave. per E.B. 735/42. Elevation = 173.826

INDEXED D.W.

| | | | |
|--|---|---|--|
| <p>City of Riverside Domestic Water System Approved by: <i>[Signature]</i> Date: 12-12-85</p> <p>So. Calif. Gas Co. Approved by: <i>[Signature]</i> Date: 12-12-85</p> | <p>Robert L. Taylor - Civil Engineer Riverside, California Approved by: <i>[Signature]</i> Date: 9/12/84 Robert L. Taylor, R.C.E. 10470</p> | <p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 11/18/85 PRINCIPAL ENGINEER: <i>[Signature]</i> DATE: 12/18/85 TRAFFIC DIVISION: <i>[Signature]</i> DATE: 11/18/85 CHIEF P.W. ENGINEER: <i>[Signature]</i> DATE: 11/18/85</p> | <p>STREET PLAN & PROFILE PINE ST. w/y side from 11+62.33 to 16+67.42, between Tequesquite Ave and Fourteenth St., for P.R.D.-20-834 & R-31-834.</p> <p>ACCOUNT NO. R-2655 SHEET 1 OF 2</p> |
|--|---|---|--|

DESIGNED BY: J.L. B.L. DRAWN BY: J.L. B.L. CHECKED BY: R.L.T.

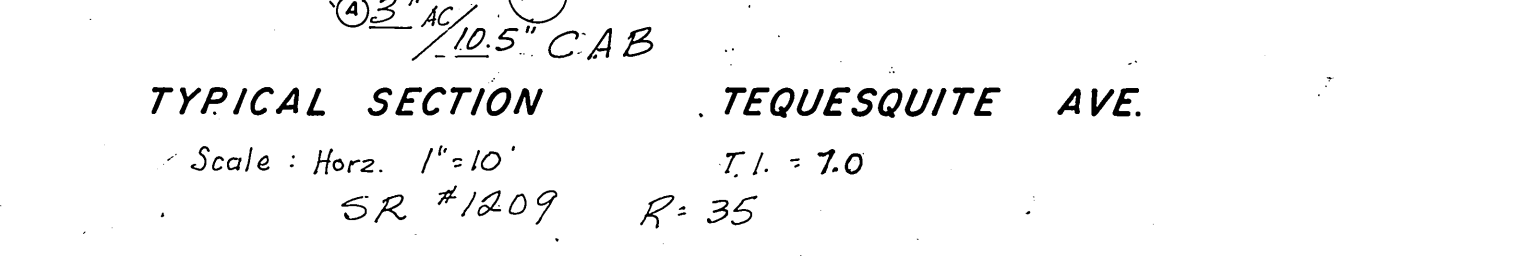
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'



Cross Fall Chart - Teq. Ave.

| Station | E | A | B | C | D | E |
|---------|--------|-------|--------|------|------|---|
| 0+46.95 | 3.29 | 1.50% | 3.24 | 4.50 | 2.88 | |
| 0+50 | | | | | | |
| 1+00 | 3.45 | 1.30% | (3.32) | 3.75 | 3.92 | |
| 1+50 | 3.61 | 1.1% | (3.50) | 4.25 | 3.74 | |
| 2+00 | 3.73 | 1.5% | (3.58) | 3.78 | 3.31 | |
| 2+50 | 3.88 | 1.5% | (3.73) | 3.50 | 2.76 | |
| 3+00 | 4.07 | 1.6% | (3.91) | 3.88 | 2.40 | |
| 3+50 | 4.21 | 1.7% | (4.00) | 3.72 | 2.75 | |
| 4+00 | 4.36 | 1.5% | (4.21) | 4.00 | 2.84 | |
| 4+50 | 4.49 | 0.5% | (4.44) | 3.72 | 4.19 | |
| 4+60.93 | (4.52) | 0.3% | (4.49) | 2.87 | 4.26 | |

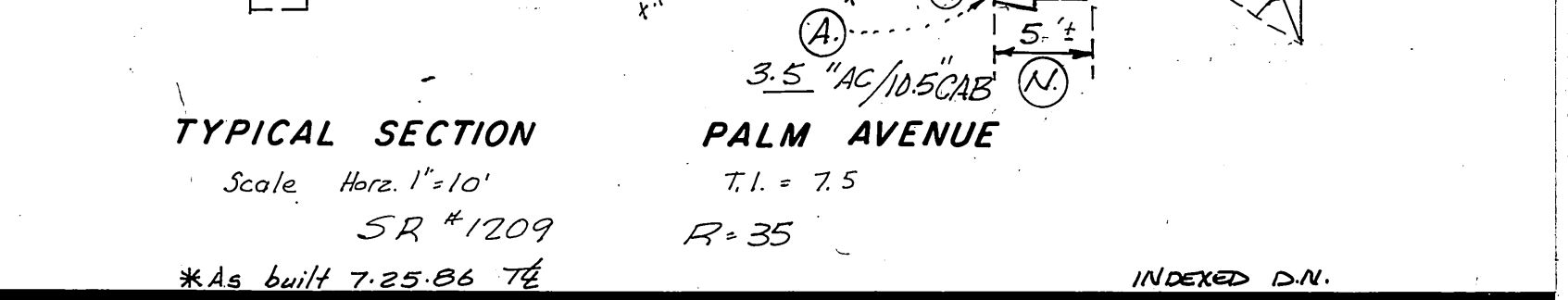
() denotes existing elevations



Cross Fall Chart - Palm Ave.

| Station | A | B | C | D | E |
|----------|-------|----------|--------|------|---|
| 10+42.23 | 1.7% | (84.71) | 84.37 | 5.67 | |
| 10+58.62 | 1.0% | (85.33) | 85.03 | 5.00 | |
| 11+00 | 1.67% | (87.24) | 87.14 | 1.67 | |
| 11+50 | 1.50% | (90.65) | 90.53 | 2.00 | |
| 12+00 | .9% | (95.15) | 94.45 | 3.33 | |
| 12+50 | 2.0% | (99.66) | 99.57 | 2.50 | |
| 13+00 | 1.58% | (104.16) | 104.08 | 1.33 | |
| 13+50 | 1.58% | (108.50) | 108.36 | 2.33 | |
| 14+00 | 2.08% | (112.53) | 112.35 | 3.00 | |
| 14+29.62 | 1.75% | (117.77) | 117.62 | 2.50 | |

() denotes existing elevation



City of Riverside
Domestic Water System
Approved by: *[Signature]* Date: 12-12-84

So. Calif. Gas Co.
Approved by: *[Signature]* Date: 12/17/84

Robert L. Taylor - Civil Engineer
Riverside, California
Approved by: *[Signature]* Date: 9/12/84
Robert L. Taylor R.C.E. 10470

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 11/19/85
PRINCIPAL ENGINEER: *[Signature]*
TRAFFIC DIVISION: *[Signature]*
CHIEF P.W. ENGINEER: *[Signature]*

DESIGNED BY: *[Signature]* DRAWN BY: *[Signature]* CHECKED BY: *[Signature]*

STREET PLAN & PROFILE

TEQUESQUITE AVE. nly side from 0+00 to 5+07.93, between Palm Ave. and Pine St.
PALM AVE. e'ly side from 9+95.28 to 1430+, between Tequesquite Ave. and Fourteenth St. for P.R.D. 20-834 & R-31-834.

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

ACCOUNT NO. **R-2655**
SHEET 2 OF 2