

TREE PLANTING NOTES

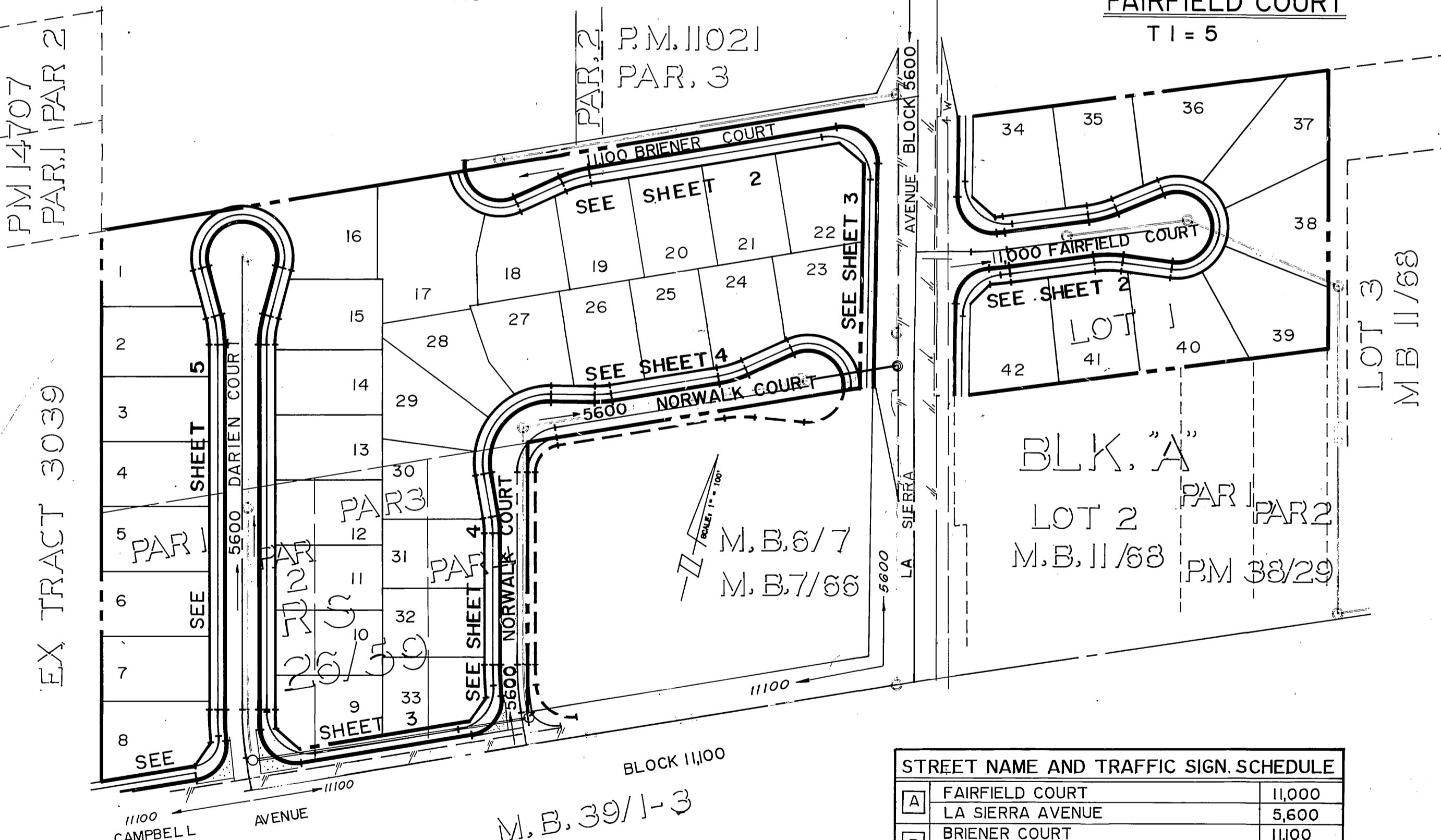
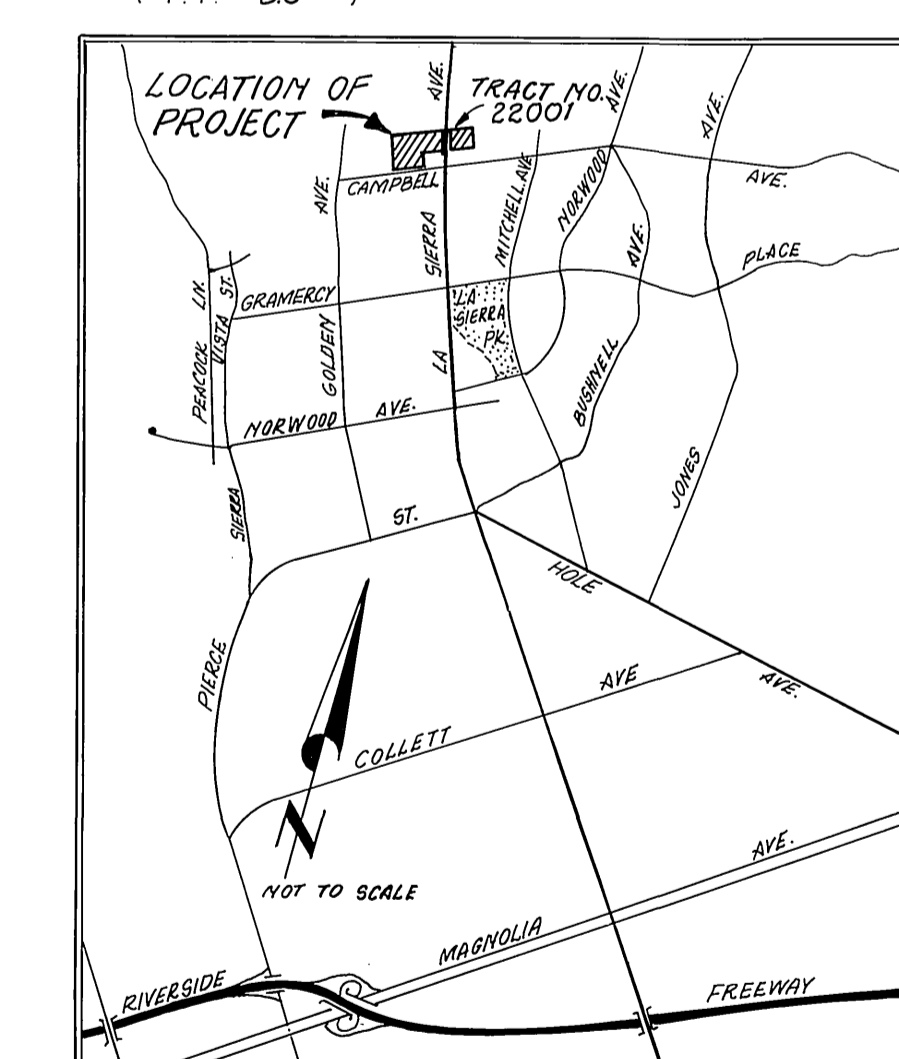
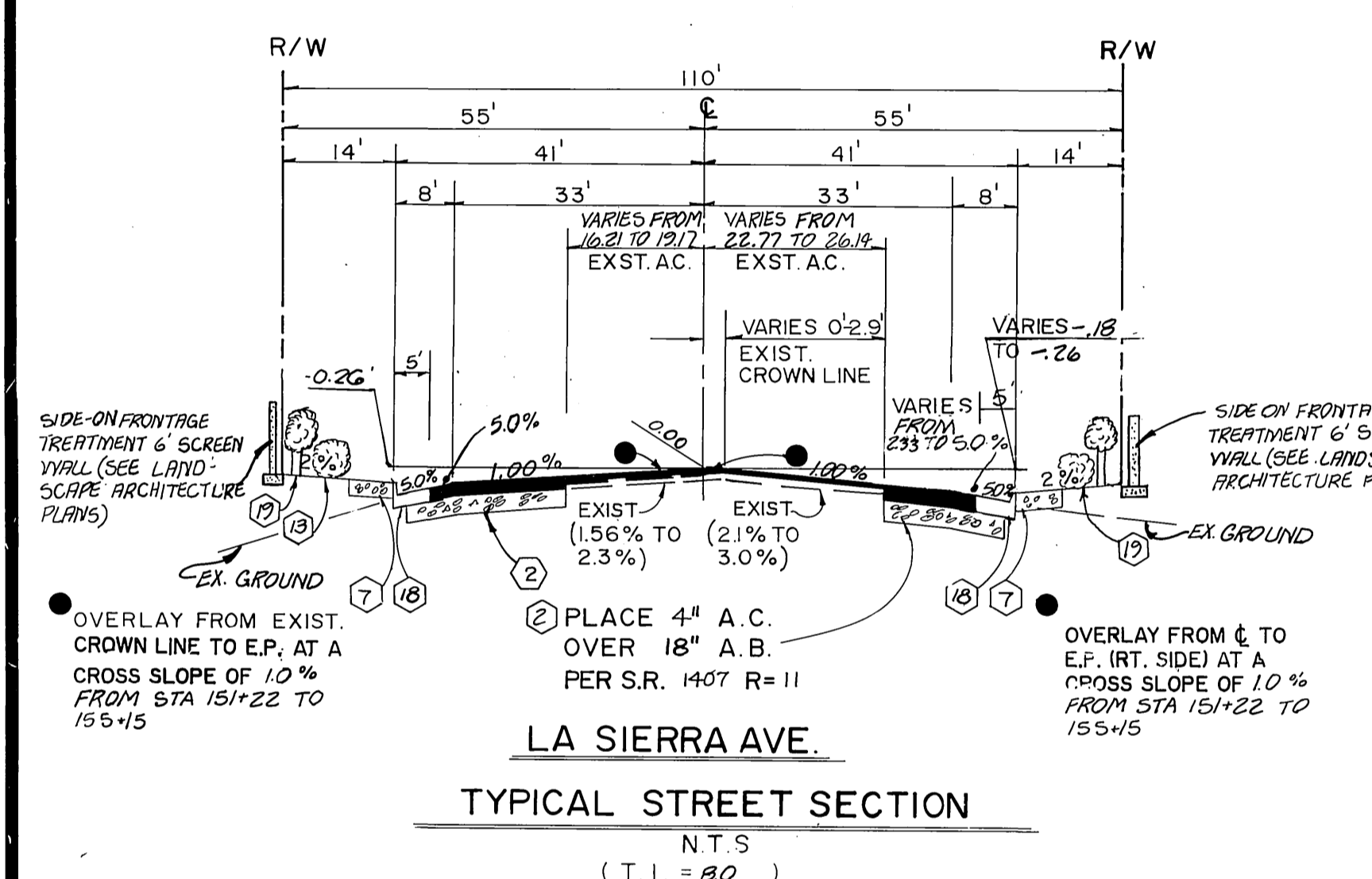
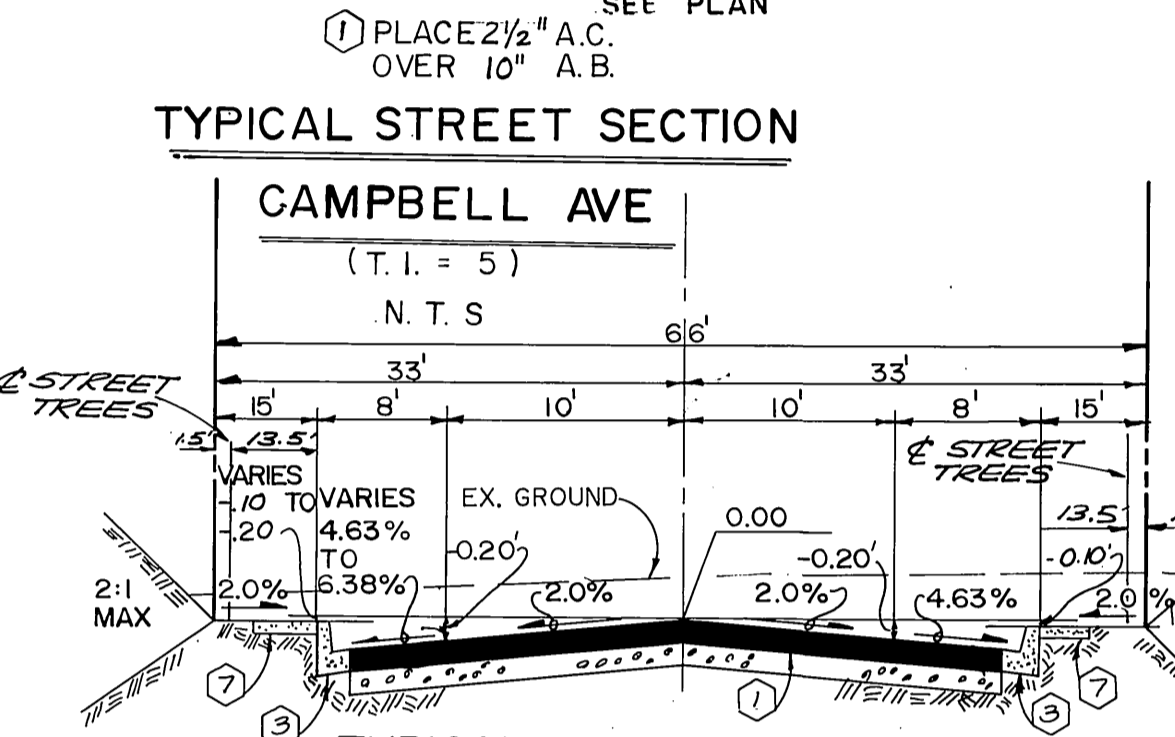
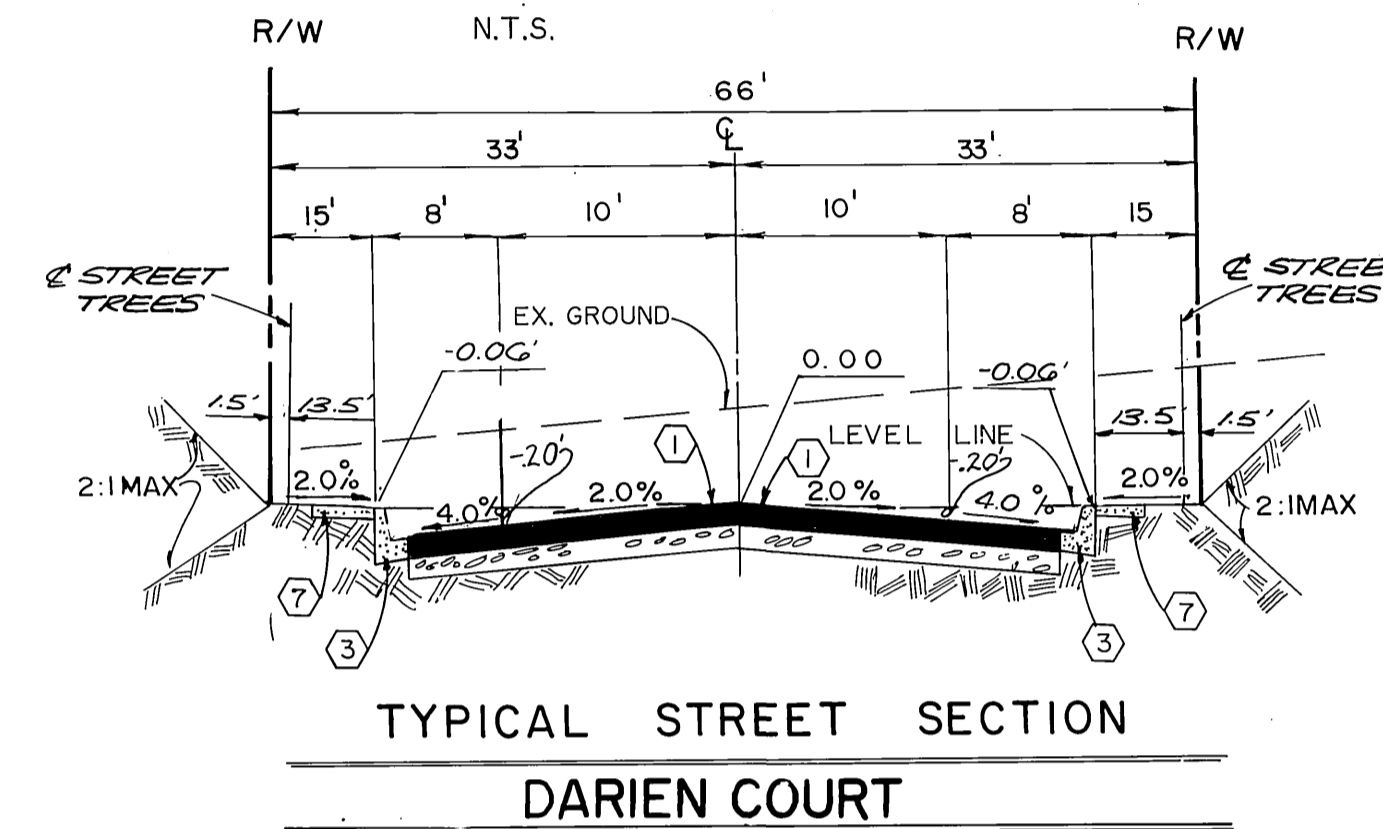
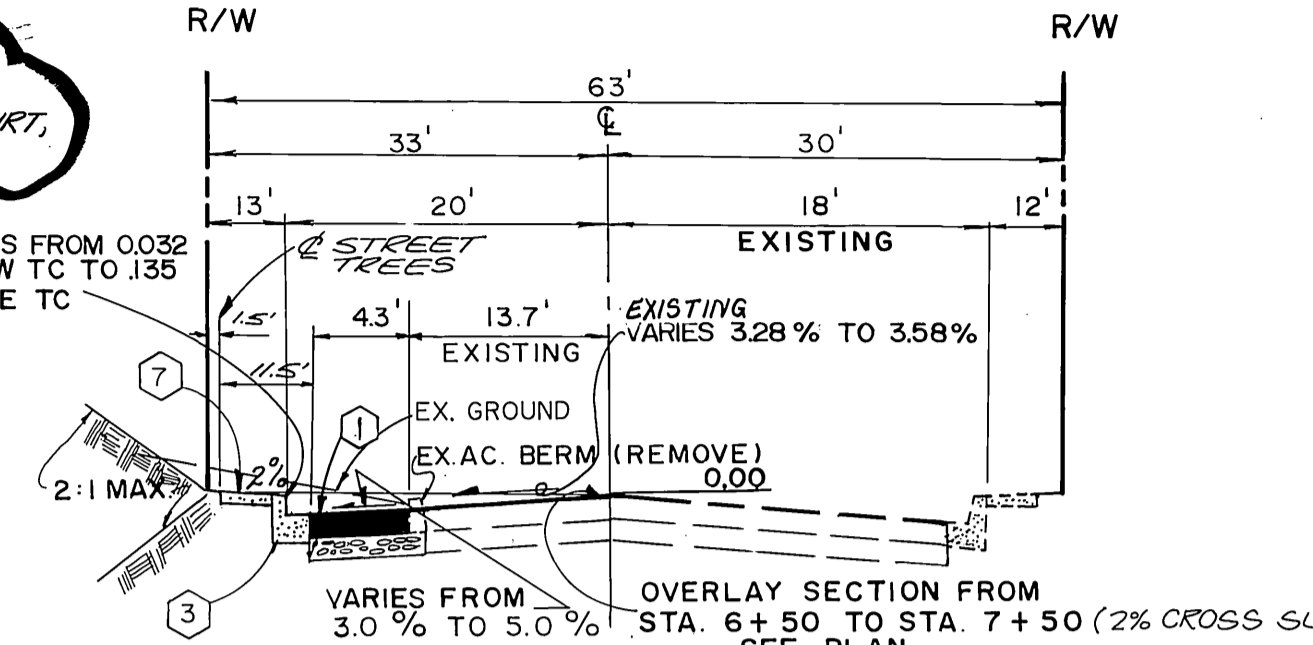
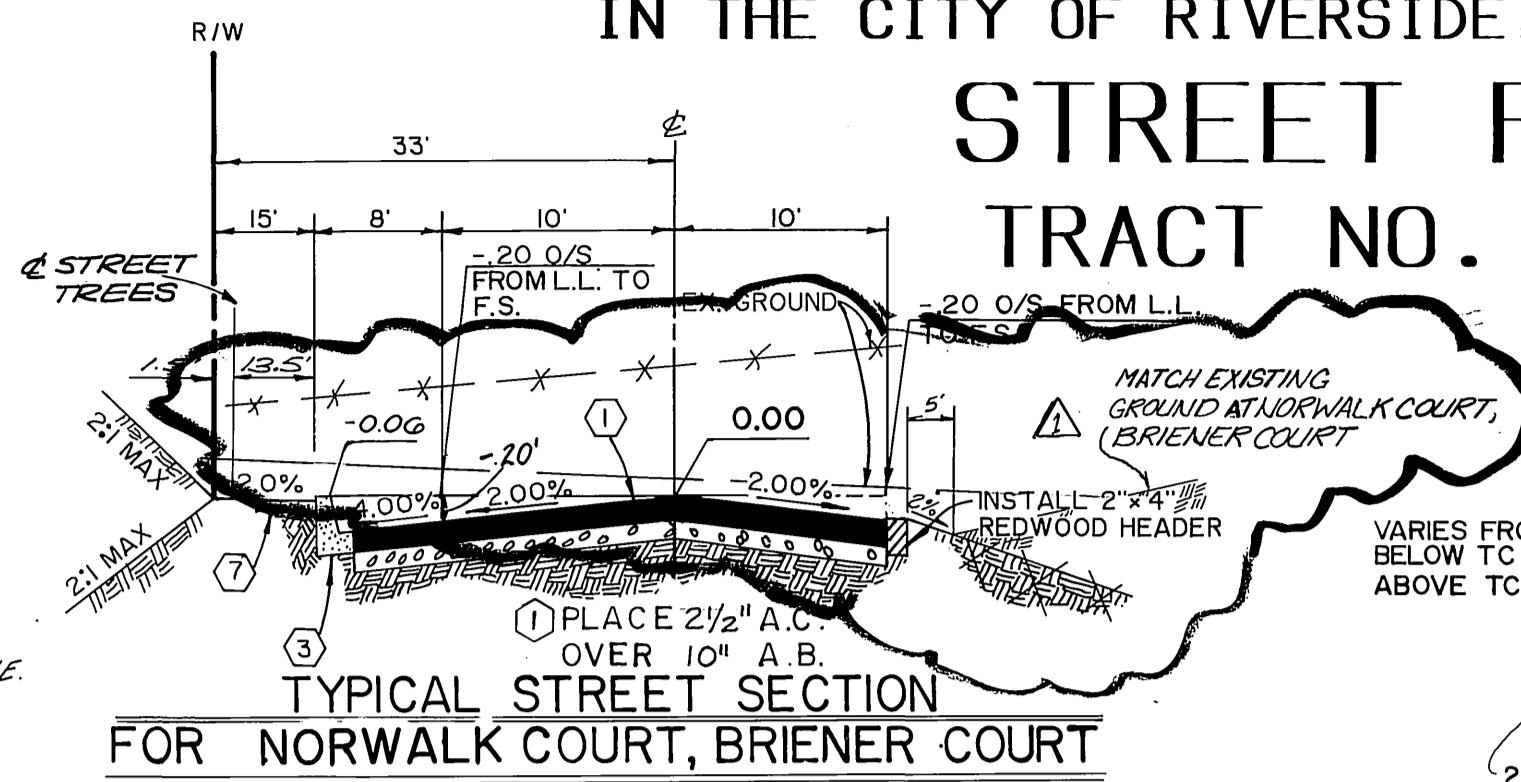
- All related work shall conform to the City of Riverside Park and Recreation Department Standards.
- Contact the Street Tree Inspector a minimum of 48 hours in advance at (714) 316-126 to schedule inspection. Inspections shall be required:
 - When plant locations have been spotted in the field prior 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.
 - At end of maintenance/finish acceptance (contractor/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.
- STREET TREE SHALL BE PLANTED PRIOR TO OCCUPANCY.
- The Contractor/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	No. Req.
La Sierra	See landscape frontage landscape plan #PC 28987 prepared by G.M.A. Phone 714-781-1130			
Briener Ct.	Jacaranda Mimosifolia/ Jacaranda	15 gal	45'	9
Fairfield Ct.	Prunus Cerasifera 'Krauter Vesuvius'/Red-Leaf Plum	15 gal	45'	11
Campbell Ave.	Pyrus Calleryana 'Aristocrat'/ Aristocrat Pear	15 gal	45'	5
Norwalk Ct.	Liquidambar styraciflua/ American Sweet Gum	15 gal	45'	14
Darien Ct.	Cinnamomum Camphora/ Camphor	15 gal	45'	24

- *NOTE: In the interest of public safety and maintenance, the Street Tree Inspector shall have the authority to revise street tree numbers and locations as shown on approved plans.
- Park and Recreation Department and Public Works Department permits are 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.
 - All Street Trees to be automatically irrigated.

*NOTE: ROOT GUARDS TO BE INSTALLED FOR ALL TREES ALONG CAMPBELL AVE.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY
STREET PLANS
TRACT NO. 22001



GENERAL NOTES

- 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.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT 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.
- 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- ON ALL AREAS WITHIN THE 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.
- NOTICE TO CONTRACTOR: 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.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS RESULT OF CONSTRUCTION SHOWN HEREON.
- THE DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF GRADING AND/OR CONSTRUCTION AND ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (351 - 6150)
- PLANT STREET TREES TO THE SPECIFICATIONS OF PARK AND RECREATION DEPARTMENT.

CONSTRUCTION NOTES

- CONSTRUCT 2 1/2" A.C. OVER 10" CRUSHED AGGREGATE BASE AS PER S.R. 1407 R-11 62,000 S.F.
- CONSTRUCT 4" A.C. OVER 18" CRUSHED AGGREGATE BASE AS PER S.R. 1407 R-11 20,000 S.F.
- CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 3,700 L.F.
- CONSTRUCT 8" CURB & GUTTER PER CITY OF RIVERSIDE STD. 200 300 L.F.
- CONSTRUCT 6" TO 8" CURB TRANSITION 50 L.F.
- CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. 325 22,000 S.F.
- CONSTRUCT WHEELCHAIR RAMPS PER CITY OF RIVERSIDE STD. 304 6 EA.
- CONSTRUCT DRIVEWAY APPROACH (6") PER CITY OF RIV. STD. 302 3,700 S.F.
- CONSTRUCT DRIVEWAY APPROACH (8") PER CITY OF RIV. STD. 302 100 S.F.
- INSTALL STREET SIGNS PER CITY OF RIVERSIDE STD. 662A AND STD. 666 4 EA.
- REMOVE STREET TREES PER CITY OF RIVERSIDE. 42 EA.
- CONSTRUCT SOLID WHITE STOP BAR 4 EA.
- CONSTRUCT AC BERM AS PER CITY OF RIVERSIDE STD. 250 4 EA.
- INSTALL REDWOOD 2x4 HEADER 1,000 L.F.
- A.C. OVERLAY
- CONSTRUCT 6" CURB AND GUTTER CITY OF RIV. STD. 200 (5.0" GUTTER)
- PLANT STREET-TREES TO THE SPECIFICATIONS OF PARK AND RECREATION DEPARTMENT.

STREET NAME	TRAFFIC SIGN SCHEDULE
FAIRFIELD COURT	11,000
LA SIERRA AVENUE	5,600
BRIENER COURT	11,000
LA SIERRA AVENUE	5,600
NORWALK COURT	5,600
CAMPBELL AVENUE	11,000
DARIEN COURT	5,600
CAMPBELL AVENUE	11,000
R1 (STOP SIGN 30")	
W53 (NOT A THROUGH STREET 24")	

- POWER POLE NOTES**
- POWER POLE - TO BE REMOVED BY OTHERS
 - POWER POLE - TO BE PROTECTED IN PLACE
 - POWER POLE - TO BE RELOCATED BY OTHERS

CITY BUSINESS TAX CERTIFICATE NO.
033595
1-2-90
EXP. DATE

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED BY: [Signature]
DATE: 10/16/92

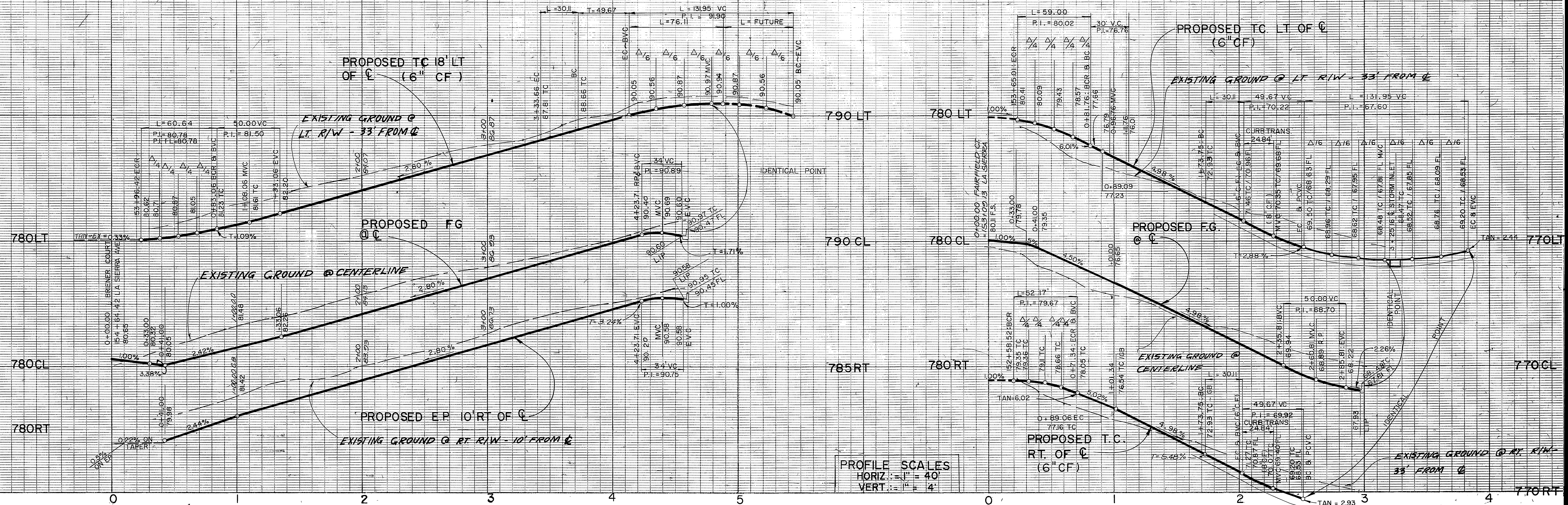
BENCH MARK
P.K. NAIL AND CITY ENGINEER
TAG IN SW'LY CURB RETURN OF
CAMPBELL AVENUE AT LA SIERRA
AVENUE.
ELEVATION = 770.448

THE KEITH COMPANIES
5225 CANYON CREST DRIVE
BLDG. 300, SUITE 307
RIVERSIDE, CA 92507
714-958-1170
PLANS PREPARED UNDER THE DIRECTION OF
CHRIS D. CUMMINS
DATE: 12-1-88

REVISIONS
DESIGNED BY: T.C. DRAWN BY: B.B. CHECKED BY: D.E.
DATE: 12-1-88

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
DATE: 3/10/90

STREET IMPROVEMENT PLANS
TRACT 22001
TITLE SHEET
ACCOUNT NO. R-3080
SHEET 1 OF 5
HORIZ. SCALE: 1" = AS SHOWN VERT. SCALE: 1" = AS SHOWN

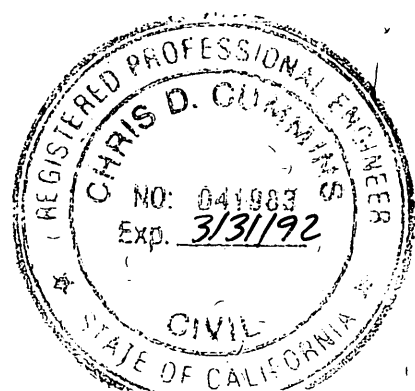
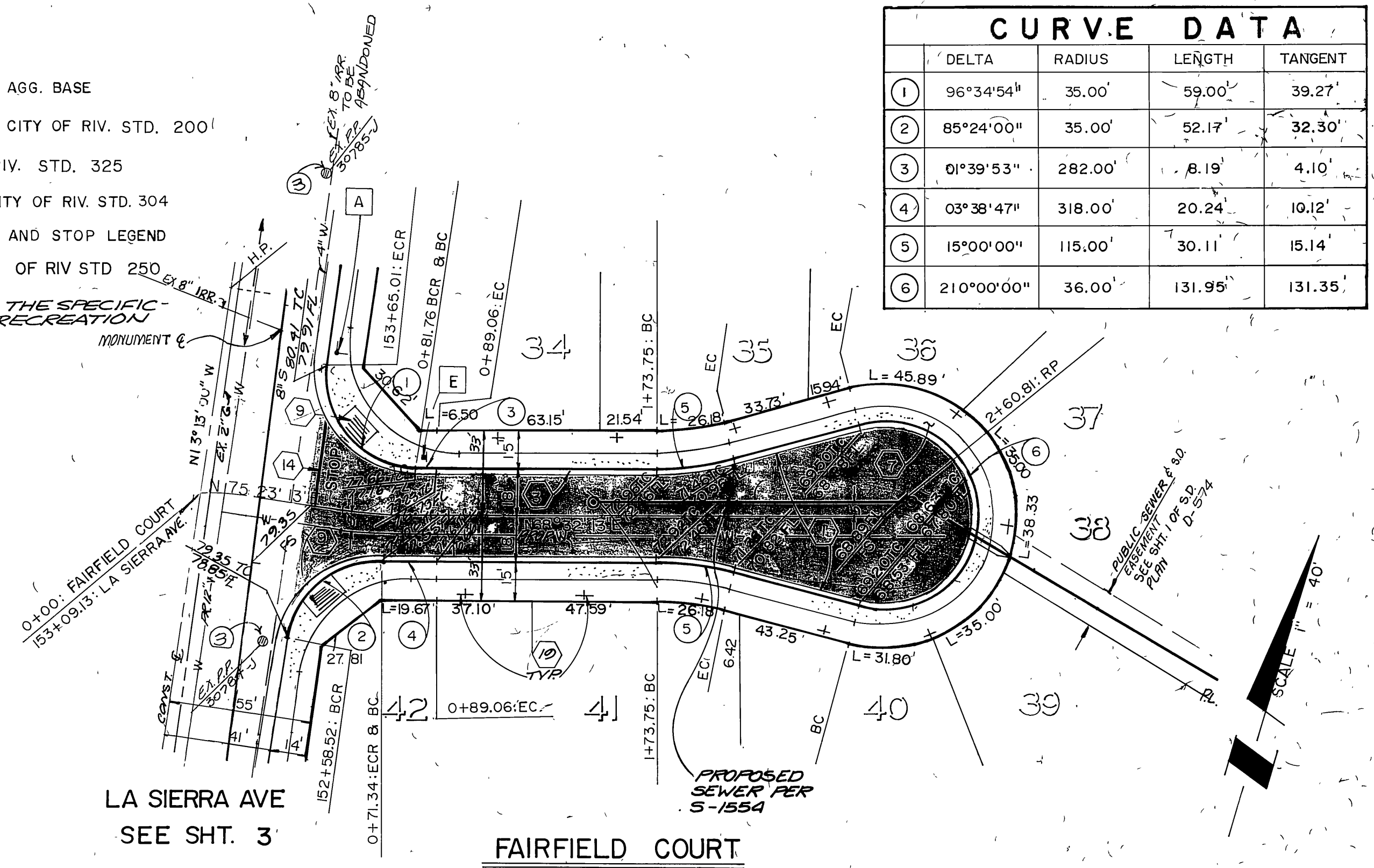
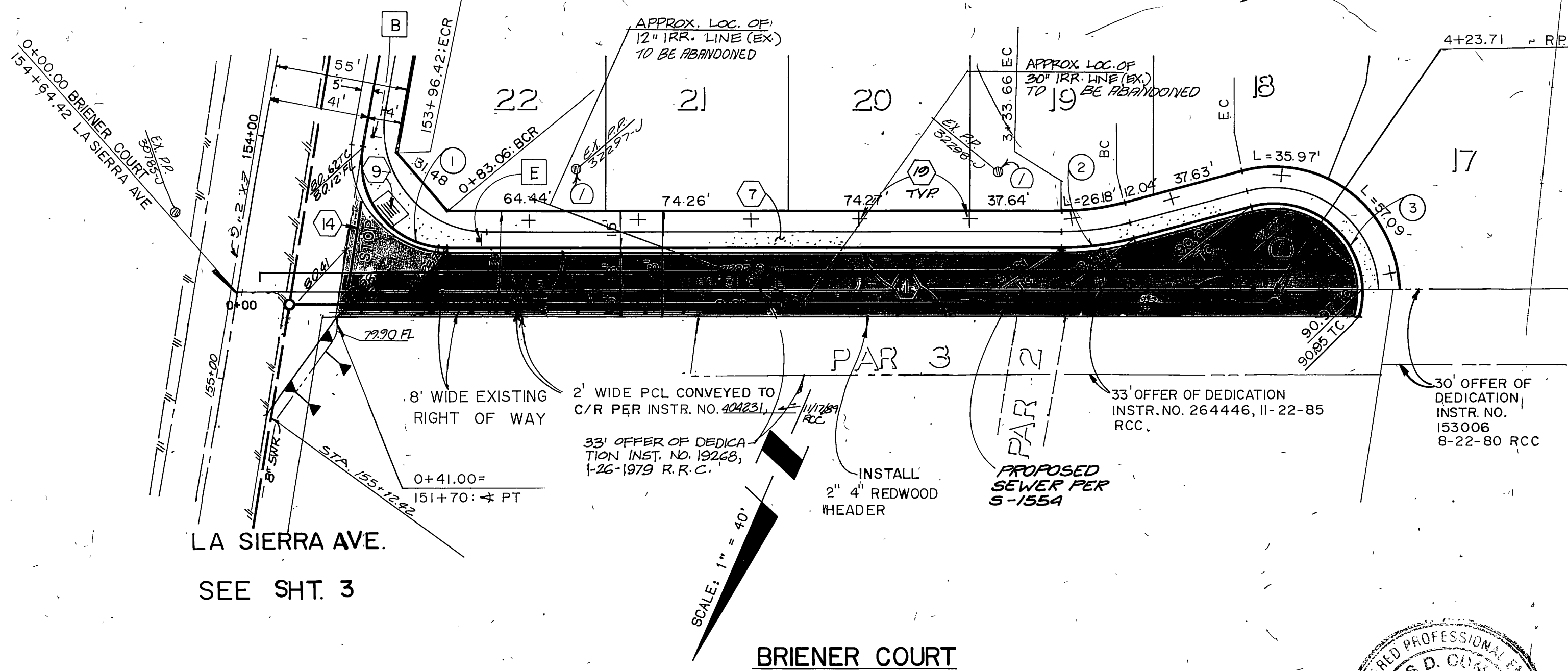


PROFILE SCALES
 HORIZ. 1" = 40'
 VERT. 1" = 4'

CURVE DATA			
DELTA	RADIUS	LENGTH	TANGENT
99°15'53"	35.00	60.64	41.17
14°59'58"	115.00	30.11	15.14
121°07'38"	36.00	76.11	63.79

CURVE DATA			
DELTA	RADIUS	LENGTH	TANGENT
96°34'54"	35.00'	59.00'	39.27'
85°24'00"	35.00'	52.17'	32.30'
0°39'53"	282.00'	8.19'	4.10'
0°38'47"	318.00'	20.24'	10.12'
15°00'00"	115.00'	30.11'	15.14'
210°00'00"	36.00'	131.95'	131.35'

- 1 CONSTRUCT 2 1/2" AC OVER 10" CRUSHED AGG. BASE PER S.R. 1407 R. 11
- 3 CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIV. STD. 200
- 7 CONSTRUCT SIDEWALK PER CITY OF RIV. STD. 325
- 9 CONSTRUCT WHEELCHAIR RAMPS PER CITY OF RIV. STD. 304
- 14 CONSTRUCT 12" SOLID WHITE STOP BAR AND STOP LEGEND
- 15 CONSTRUCT 6" BERM AS PER CITY OF RIV. STD. 250
- 16 PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPARTMENT.



CITY BUSINESS TAX CERTIFICATE NO.
 03359
 1-2-90
 EXP. DATE

APPROVED BY:
 Michael A. Taulte 10/12/89
 CITY OF RIVERSIDE ELECT. DEPT.
 APPROVED: [Signature] 1-4-90
 DATE

CITY OF RIVERSIDE WATER SYSTEM
 BENCH MARK
 P.K. NAIL AND CITY ENGINEER TAG IN SW'LY CURB RETURN OF CAMPBELL AVENUE AT LA SIERRA AVENUE.
 ELEVATION = 770.448

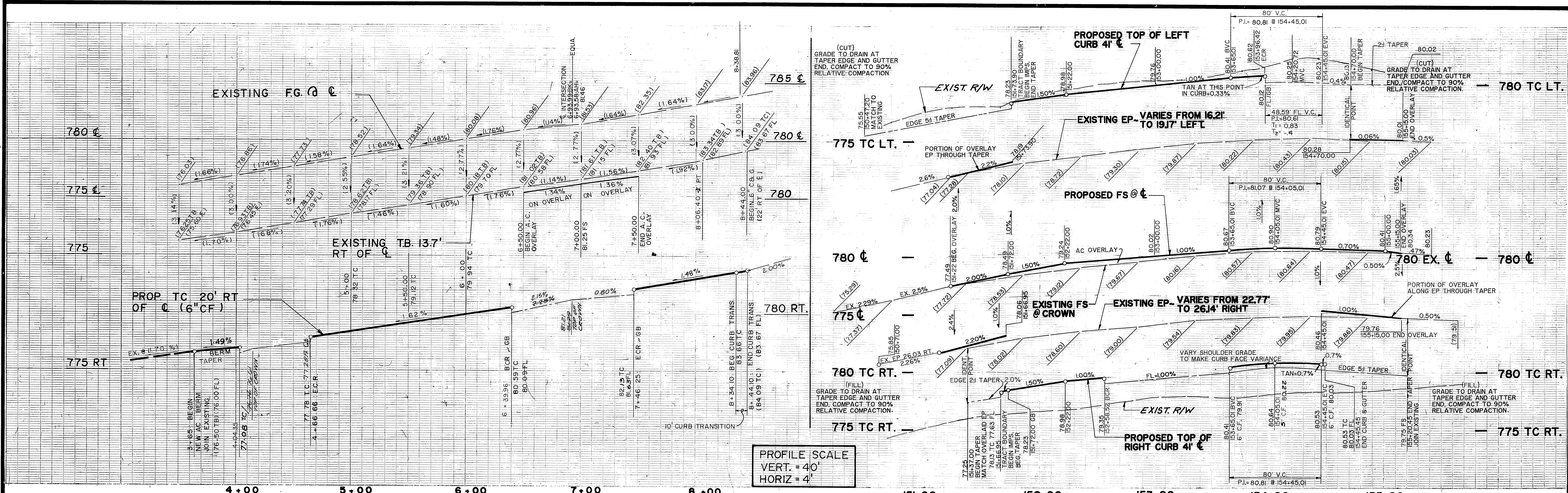
THE KEITH COMPANIES
 5225 CANYON CREST DRIVE
 BLDG. 300, SUITE 307
 RIVERSIDE, CA 92507
 714 952-1170
 PLANS PREPARED UNDER THE DIRECTION OF
 Chris D. Cummins 12-1-88
 DATE

DESIGNED BY T.C. DRAWN BY K.R. CHECKED BY D.E.
 REVISIONS
 APPR. DATE

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] 3/12/90
 PUBLIC WORKS DIRECTOR
 DATE

STREET IMPROVEMENT PLAN
 TRACT 22001
 BRIENER COURT
 FAIRFIELD COURT
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

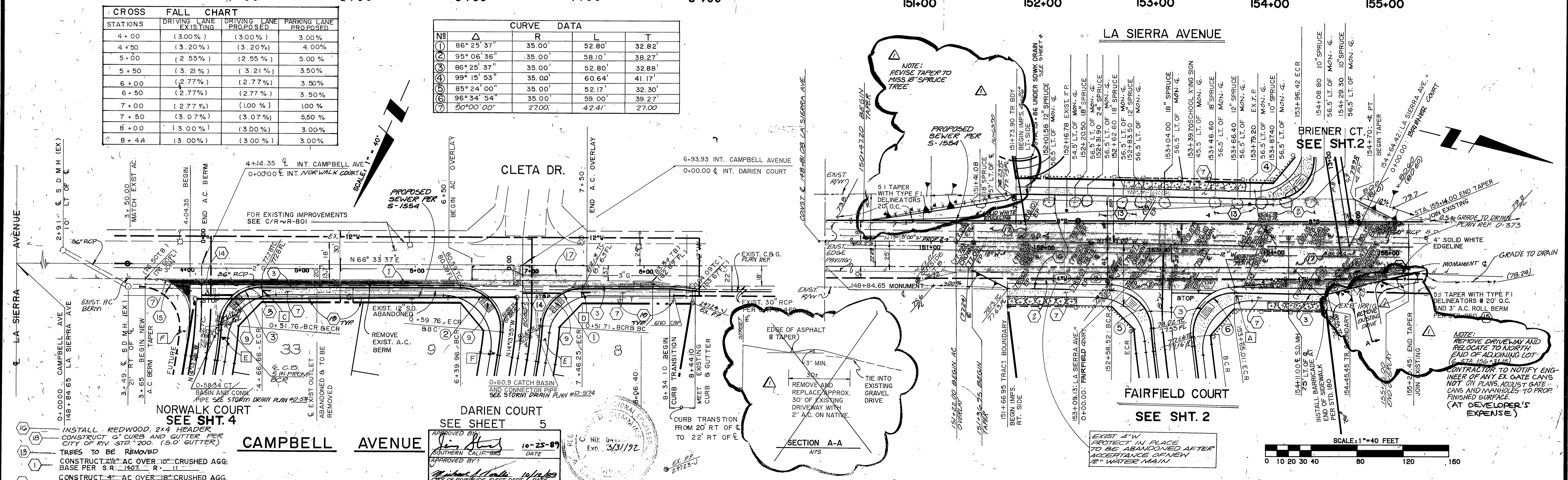
ACCOUNT NO.
 R-3080
 SHEET 2 OF 5



PROFILE SCALE
VERT. = 40'
HORIZ. = 4'

CROSS FALL CHART			
STATIONS	DRIVING LANE EXISTING	DRIVING LANE PROPOSED	PARKING LANE PROPOSED
4+00	(3.00%)	(3.00%)	3.00%
4+50	(3.20%)	(3.20%)	4.00%
5+00	(2.55%)	(2.55%)	5.00%
5+50	(3.21%)	(3.21%)	3.50%
6+00	(2.77%)	(2.77%)	3.50%
6+50	(2.77%)	(2.77%)	3.50%
7+00	(2.77%)	(1.00%)	1.00%
7+50	(3.07%)	(3.07%)	5.50%
8+00	(3.00%)	(3.00%)	3.00%
8+44	(3.00%)	(3.00%)	3.00%

CURVE DATA				
NO	Δ	R	L	T
1	86° 25' 37"	35.00'	52.80'	32.82'
2	95° 06' 36"	35.00'	58.10'	38.27'
3	86° 25' 37"	35.00'	52.80'	32.88'
4	99° 15' 53"	35.00'	60.64'	41.17'
5	85° 24' 00"	35.00'	52.17'	32.30'
6	96° 34' 54"	35.00'	59.00'	39.27'
7	90° 00' 00"	27.00'	42.41'	27.00'



- 10 INSTALL REDWOOD 2x4 HEADER
- 11 CONSTRUCT 6\"/>
- 12 CONSTRUCT 2 1/2\"/>
- 13 CONSTRUCT 2 1/2\"/>
- 14 CONSTRUCT 4\"/>
- 15 CONSTRUCT 6\"/>
- 16 CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE - STD. 325
- 17 PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPARTMENT.
- 18 CONSTRUCT WHEELCHAIR RAMPS PER CITY OF RIVERSIDE - STD. 304
- 19 CONSTRUCT STOP BAR AND STOP LEGEND
- 20 CONSTRUCT AC BERM PER CITY OF RIVERSIDE STD. 250

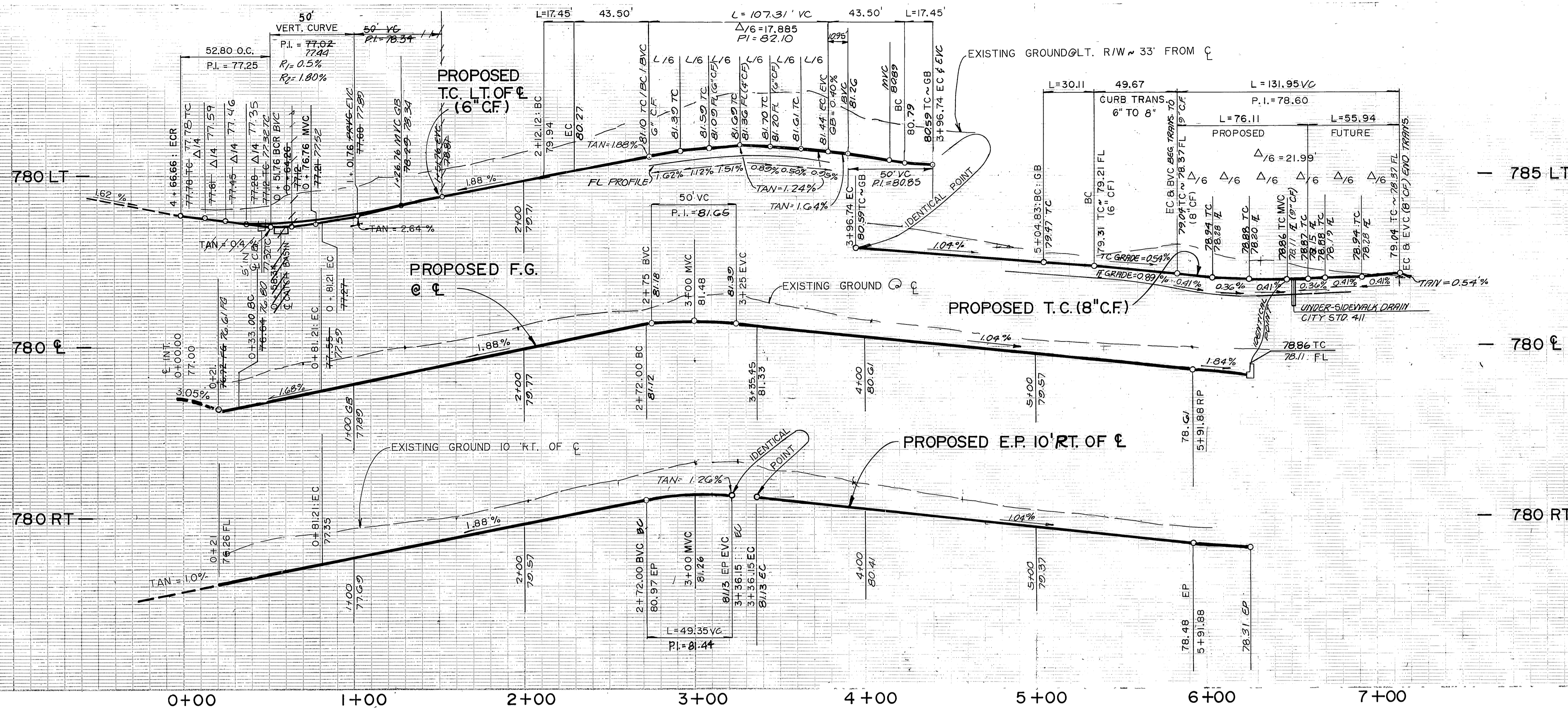
CITY OF RIVERSIDE
BENCH MARK
P.K. MAIL AND CITY ENGINEER
TAG IN SWLY CURB RETURN OF
CAMPBELL AVENUE AT LA SIERRA
AVENUE.
ELEVATION = 770.448

THE KEITH COMPANIES
5225 CANYON CREST DRIVE
BLDG. 300, SUITE 307
RIVERSIDE, CA 92507
7141 688-1170

PLANS PREPARED UNDER THE DIRECTION OF
DESIGNED BY I.C. DRAWN BY K.R. CHECKED BY D.E.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY
PRINCIPAL ENGINEER
DATE 1/30/92

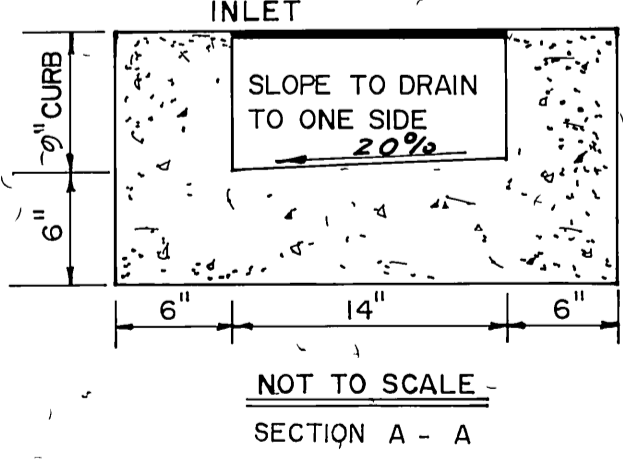
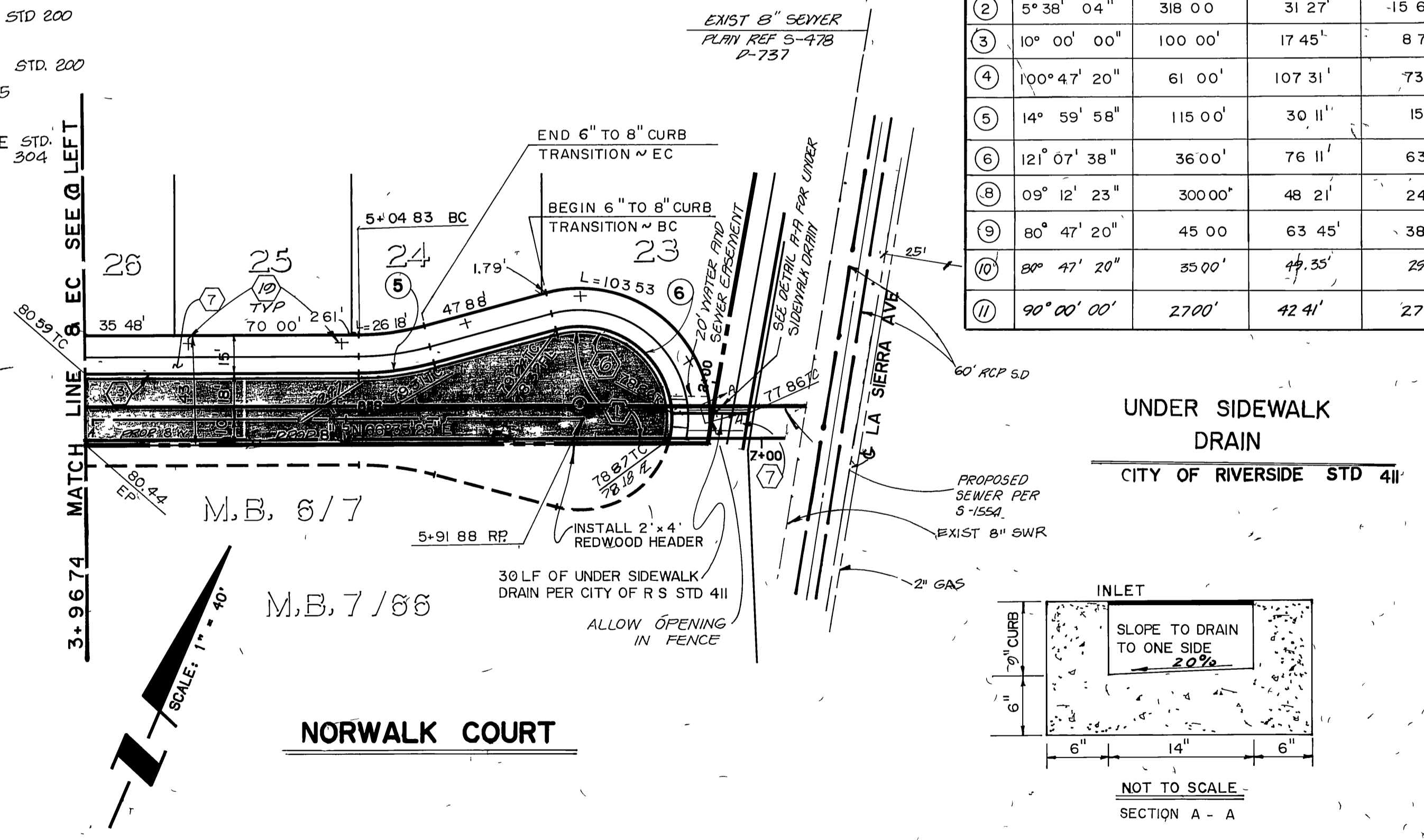
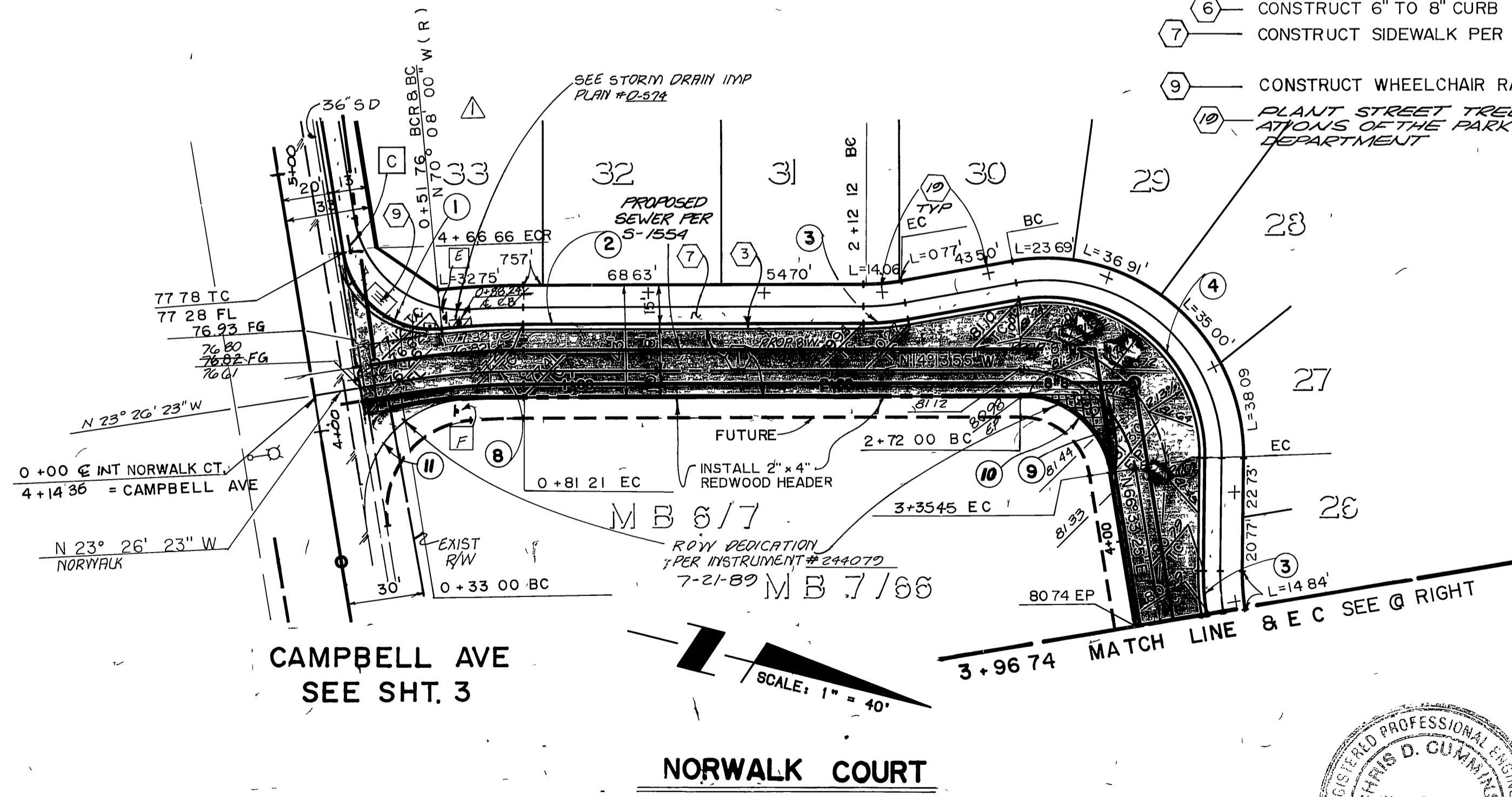
STREET IMPROVEMENT PLAN
TRACT 22001
LA SIERRA AVE
CAMPBELL AVE
ACCOUNT NO. R-3080
SHEET 3 OF 5
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'



PROFILE SCALES
 HORIZ.: 1" = 40'
 VERT.: 1" = 4'

CURVE DATA			
DELTA	RADIUS	LENGTH	TANGENT
①	86° 25' 37"	35 00'	52 80'
②	5° 36' 04"	318 00'	31 27'
③	10° 00' 00"	100 00'	17 45'
④	100° 47' 20"	61 00'	107 31'
⑤	14° 59' 58"	115 00'	30 11'
⑥	12° 07' 38"	36 00'	76 11'
⑧	09° 12' 23"	300 00'	48 21'
⑨	80° 47' 20"	45 00'	63 45'
⑩	80° 47' 20"	35 00'	49 35'
⑪	90° 00' 00"	2700'	42 41'

- ① CONSTRUCT 2 1/2" AC OVER 10" CRUSHED AGG BASE AS PER S R 1407 R = 11
- ③ CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD 200
- ⑥ CONSTRUCT 6" TO 8" CURB TRANSITION PER CITY OF RIV. STD. 220
- ⑦ CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD 325
- ⑨ CONSTRUCT WHEELCHAIR RAMPS PER CITY OF RIVERSIDE STD. 304
- ⑩ PLANT STREET TREES TO THE SPECIFIC ATTAINS OF THE PARK AND RECREATION DEPARTMENT



CITY BUSINESS TAX CERTIFICATE NO
 033995
 1-2-90
 EXP. DATE

CITY OF RIVERSIDE
 WATER SYSTEM
 Richard L. Deibel 1-4-90
 APPROVED DATE

BENCH MARK
 P.K. NAIL AND CITY ENGINEER
 TAG IN SW'LY CURB RETURN OF
 CAMPBELL AVENUE AT LA SIERRA
 AVENUE.
 ELEVATION = 770.448

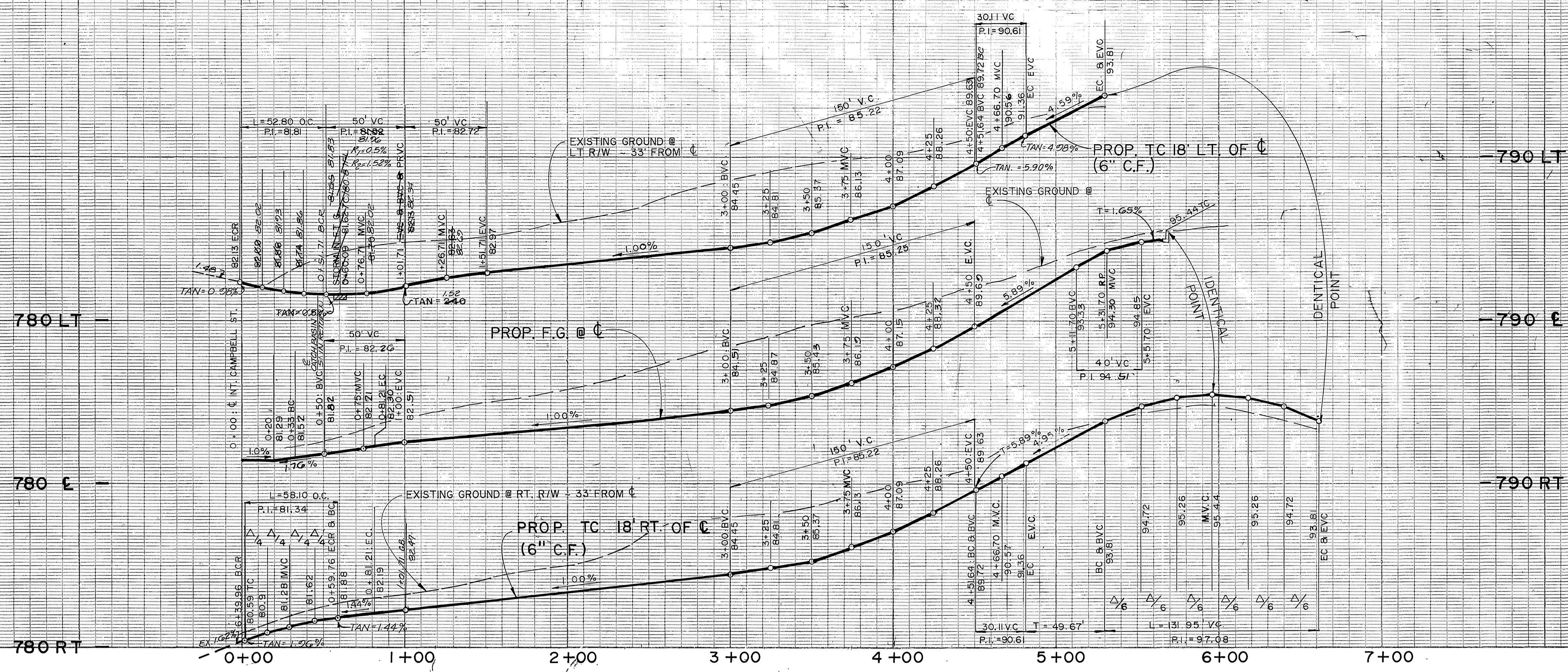
THE KEITH COMPANIES
 8226 CANYON CREST DRIVE
 BLDG. 300, SUITE 307
 RIVERSIDE, CA 92507
 (714) 952-1170
 PLANS PREPARED UNDER THE DIRECTION OF
 Chris D. Cummins 12-1-88
 CHRIS D. CUMMINS DATE

REVISIONS
 DESIGNED BY J.C. DRAWN BY BB CHECKED BY D.E.P.
 DATE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY
 PRINCIPAL ENGINEER 1/30/90
 PARK DEPARTMENT 12-1-88
 TRAFFIC DIVISION 1-23-90
 CIVIL ENGINEER 1/23/90
 DATE 3/12/90

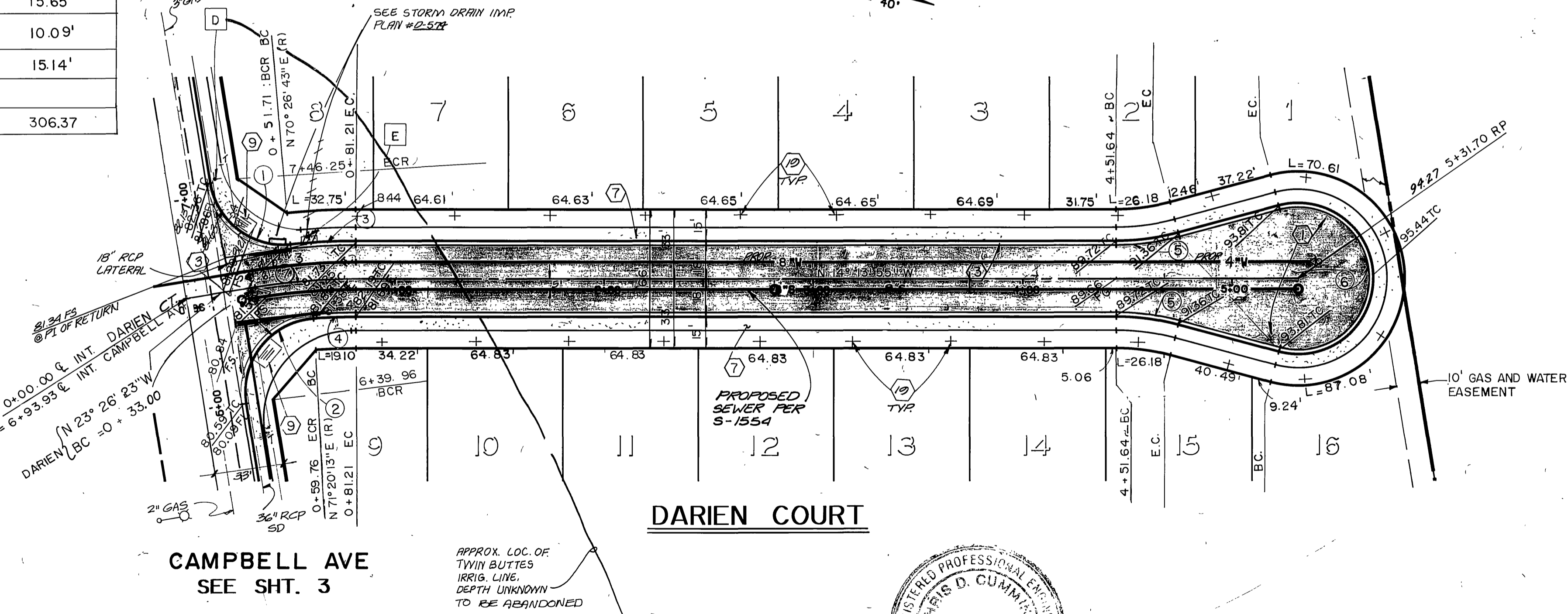
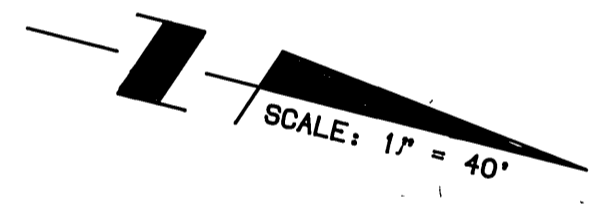
STREET IMPROVEMENT PLAN
 TRACT 22001
 NORWALK COURT
 HORIZ SCALE 1" = 40' VERT SCALE 1" = 4'

ACCOUNT NO
 R-3080
 SHEET 4 OF 5



CURVE DATA

NO	DELTA	RADIUS	LENGTH	TANGENT
①	86° 25' 37"	35.00'	52.80'	32.82'
②	95° 06' 36"	35.00'	58.10'	38.27'
③	05° 38' 04"	318.00'	31.27'	15.65'
④	04° 05' 52"	282.00'	20.17'	10.09'
⑤	14° 59' 58"	115.00'	30.11'	15.14'
⑥	209° 59' 57"	36.00'	131.95'	
⑦	91° 12' 28"	300'	48.21'	306.37'



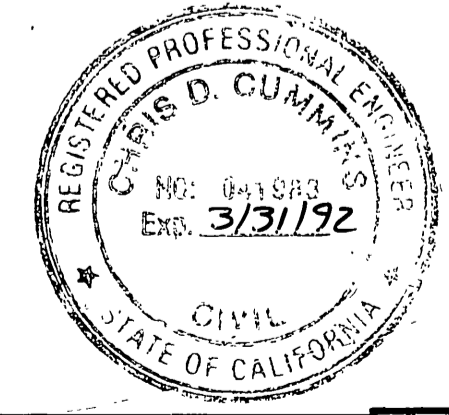
- ① CONSTRUCT 2 1/2" A.C. OVER 10" CRUSHED AGG. BASE PER S.R. 1407 R-11
- ② CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STD 200
- ③ CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD 325
- ④ CONSTRUCT WHEELCHAIR RAMPS PER CITY OR R/S STD 304
- ⑤ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPARTMENT.

CITY BUSINESS TAX CERTIFICATE NO.
 233525
 1-2-90
 EXP. DATE

CITY OF RIVERSIDE
WATER SYSTEM
 APPROVED: *Richard J. Deibel* 1-4-90
 DATE

BENCH MARK
 P.K. NAIL AND CITY ENGINEER
 TAG IN SW'LY CURB RETURN OF
 CAMPBELL AVENUE AT LA SIERRA
 AVENUE.
 ELEVATION = 770.448

THE KEITH COMPANIES
 5225 CANYON CREST DRIVE
 BLDG. 300, SUITE 307
 RIVERSIDE, CA 92507
 714 942-1170
 PLANS PREPARED UNDER THE DIRECTION OF
 CHRIS D. CUMMINS 12-1-88
 DATE



REVISIONS
 DESIGNED BY TC
 DRAWN BY BB
 CHECKED BY DE RA
 APPROVED BY *Chris D. Cummins* 3/12/90
 DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
 APPROVED BY *Chris D. Cummins*
 DATE 3/12/90
 PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLAN
 TRACT 22001
DARIEN COURT
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'

ACCOUNT NO.
 R-3080
 SHEET 5 OF 5