

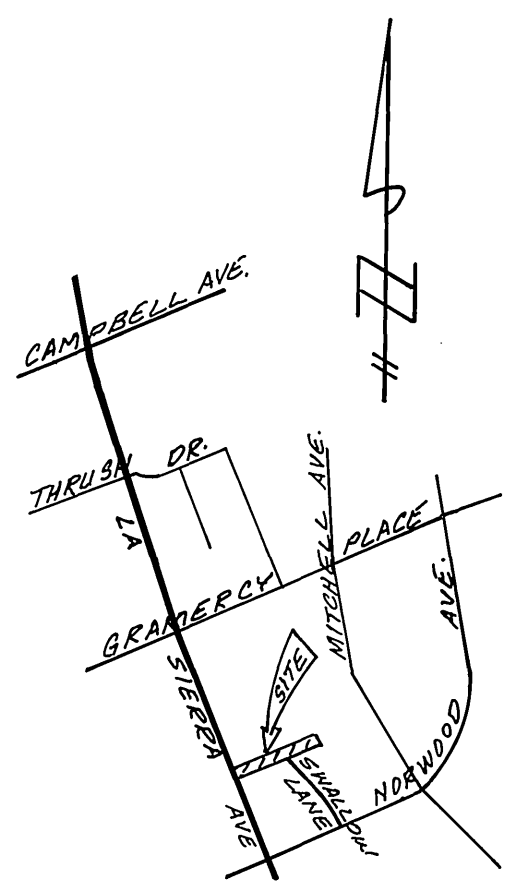
**STREET TREE NOTES**

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
  - WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6162 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
    - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR.
    - 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 THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
  - ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
  - THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY 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'D.
LA SIERRA AVE.	SCHINUS MOLLE / CALIFORNIA PEPPER	REMOVE		
SWALLOW LANE	CINNAMOMUM / CAMPHOR TREE	15 GAL.	45'	4
LA SIERRA AVE.	JACARANDA MINOSIFOLIA / JACARANDA	15 GAL.	45'	2
  - BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
  - ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.
- \* NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

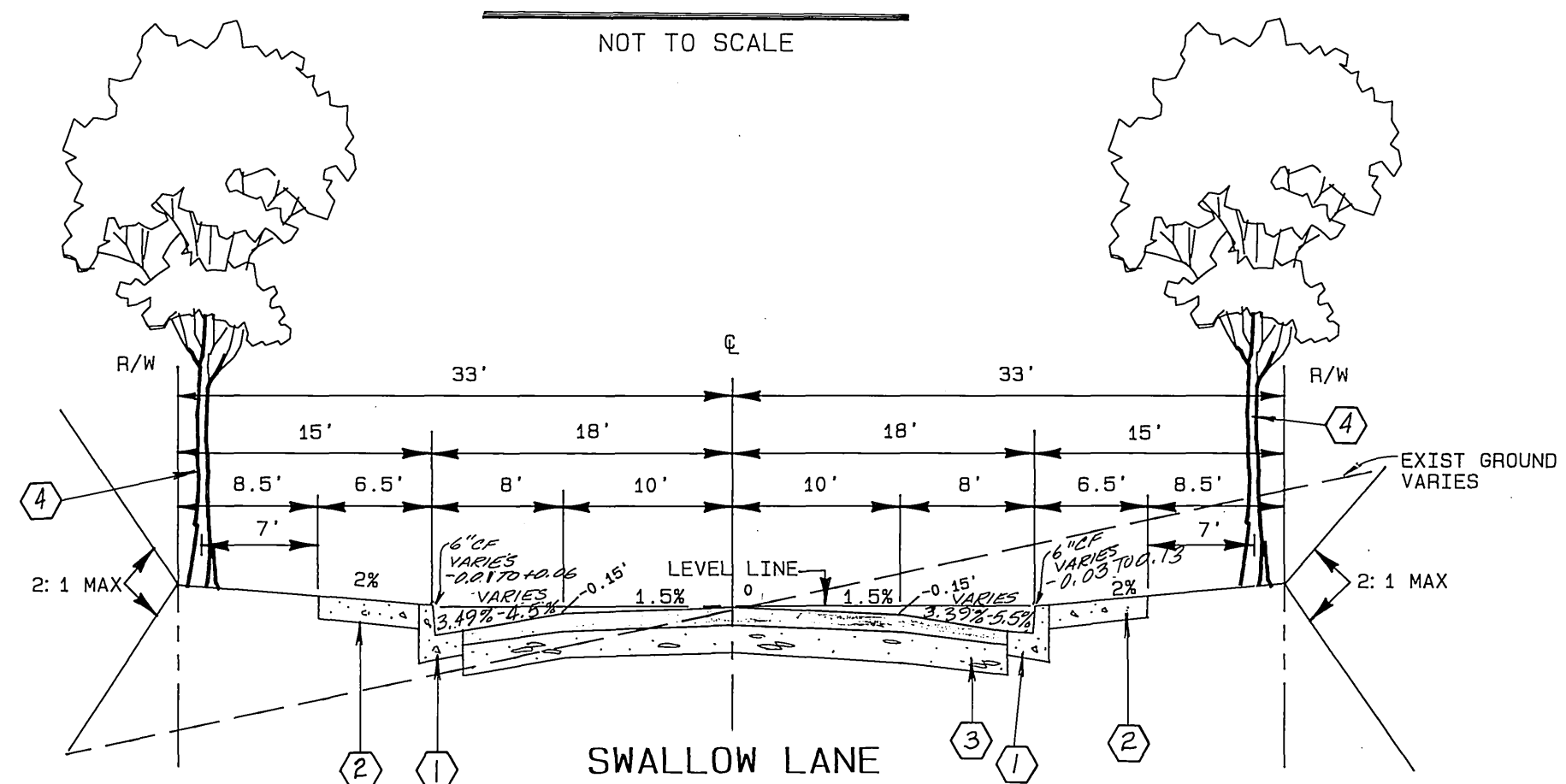
**STREET IMPROVEMENT NOTES**

- 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.
- 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 DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302 EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, 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.
- 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.
- 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 FIELD TO PRODUCE A SMOOTH SECTION.
- 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- 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. (714) 351-6168.



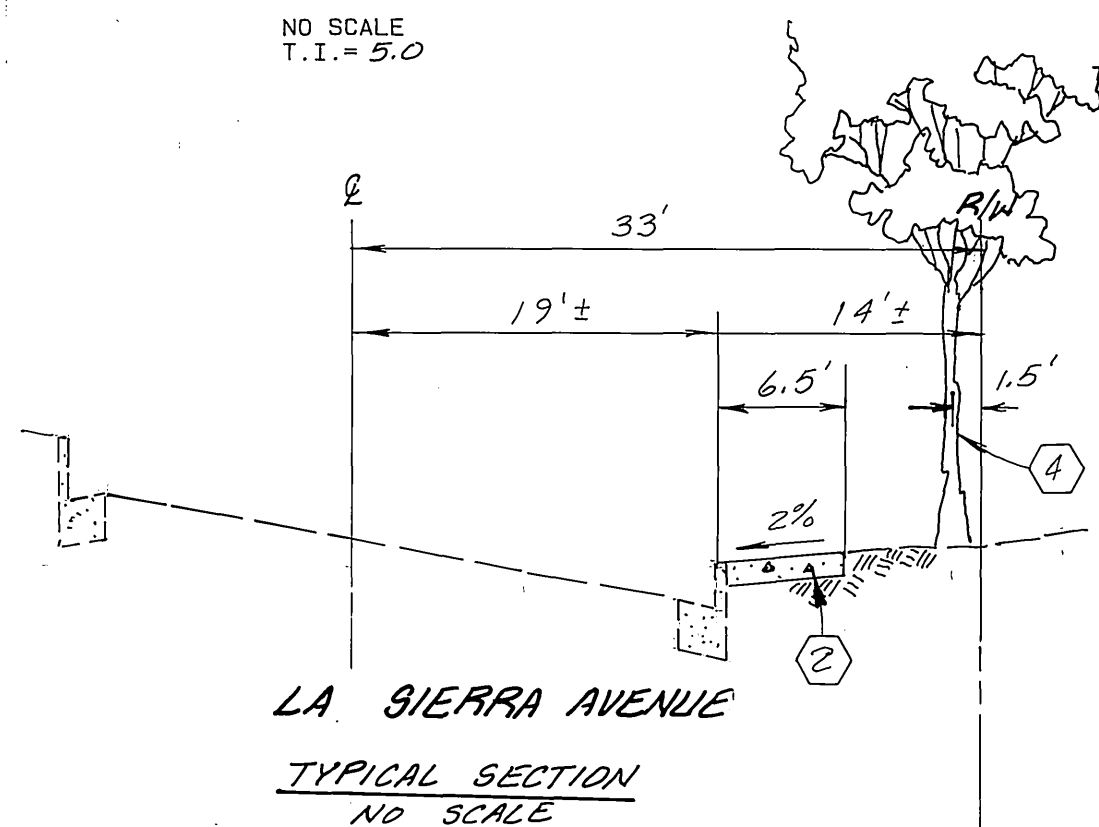
**VICINITY MAP**

NOT TO SCALE



**SWALLOW LANE TYPICAL SECTION**

NO SCALE  
T.I. = 5:0



**LA SIERRA AVENUE TYPICAL SECTION**

NO SCALE

**CONSTRUCTION NOTES**

- CONSTRUCT STANDARD 200 CURB AND GUTTER-6" CURB FACE TYPE I
- CONSTRUCT STANDARD 325 CURBLINE SIDEWALK
- CONSTRUCT A.C. PAVING OVER CRUSHED AGGREGATE OR " A.C. OVER COMPACTED NATIVE PER SR-# R-VALUE =
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
- CONSTRUCT STANDARD 704, 6' BLOCK WALL (THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PLANNING DEPT, BUILDING DIVISION)
- RELOCATE STANDARD 180 BARRICADE



**NOTICE TO CONTRACTOR**

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OR THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORDS OR NOT SHOWN ON THESE PLANS.
- CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

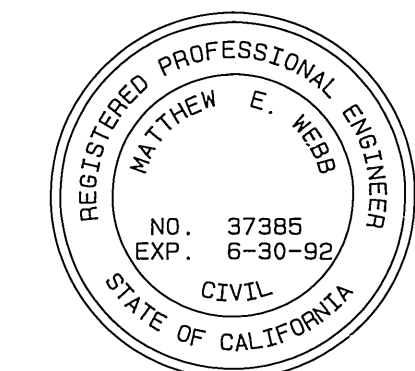
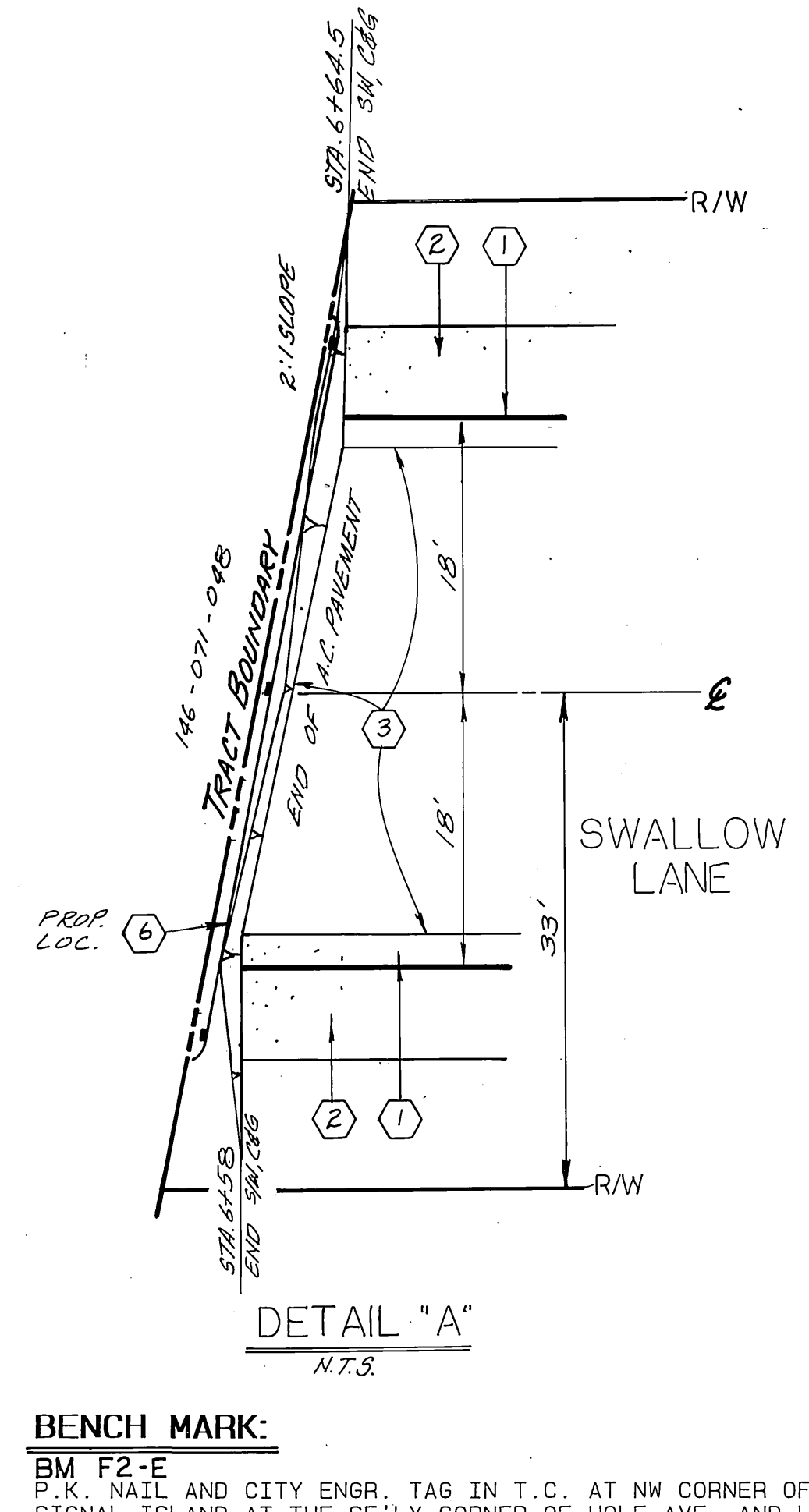
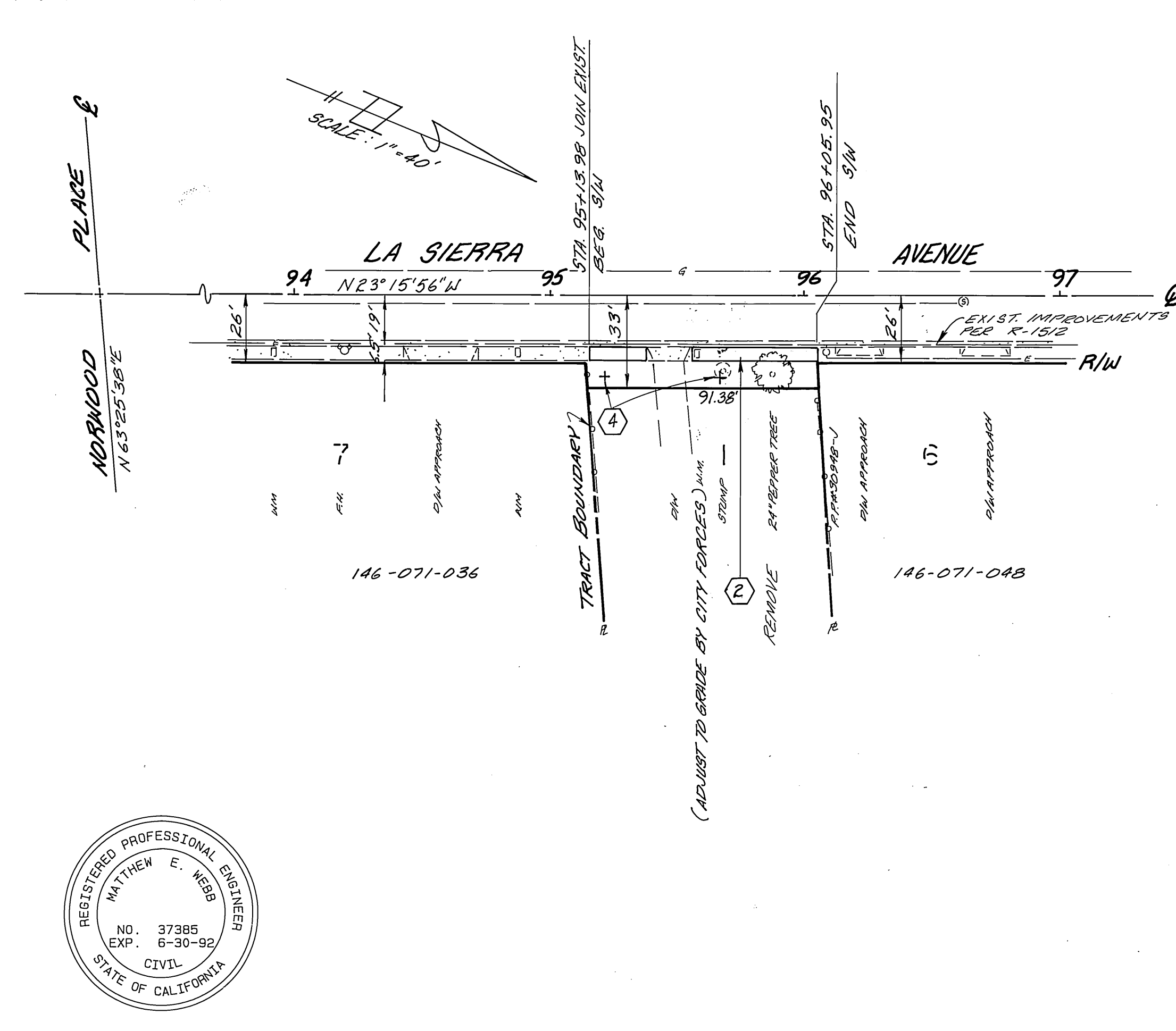
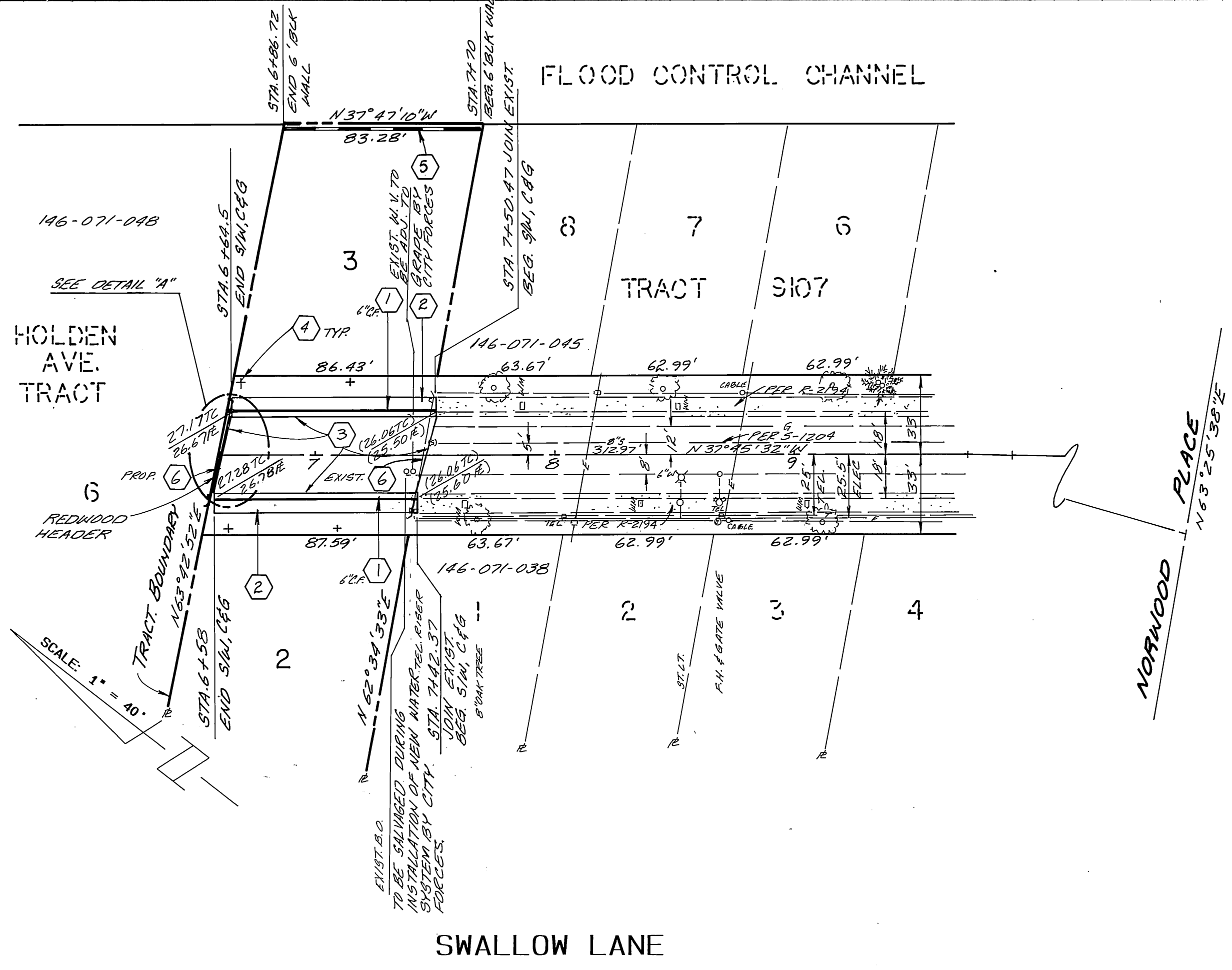
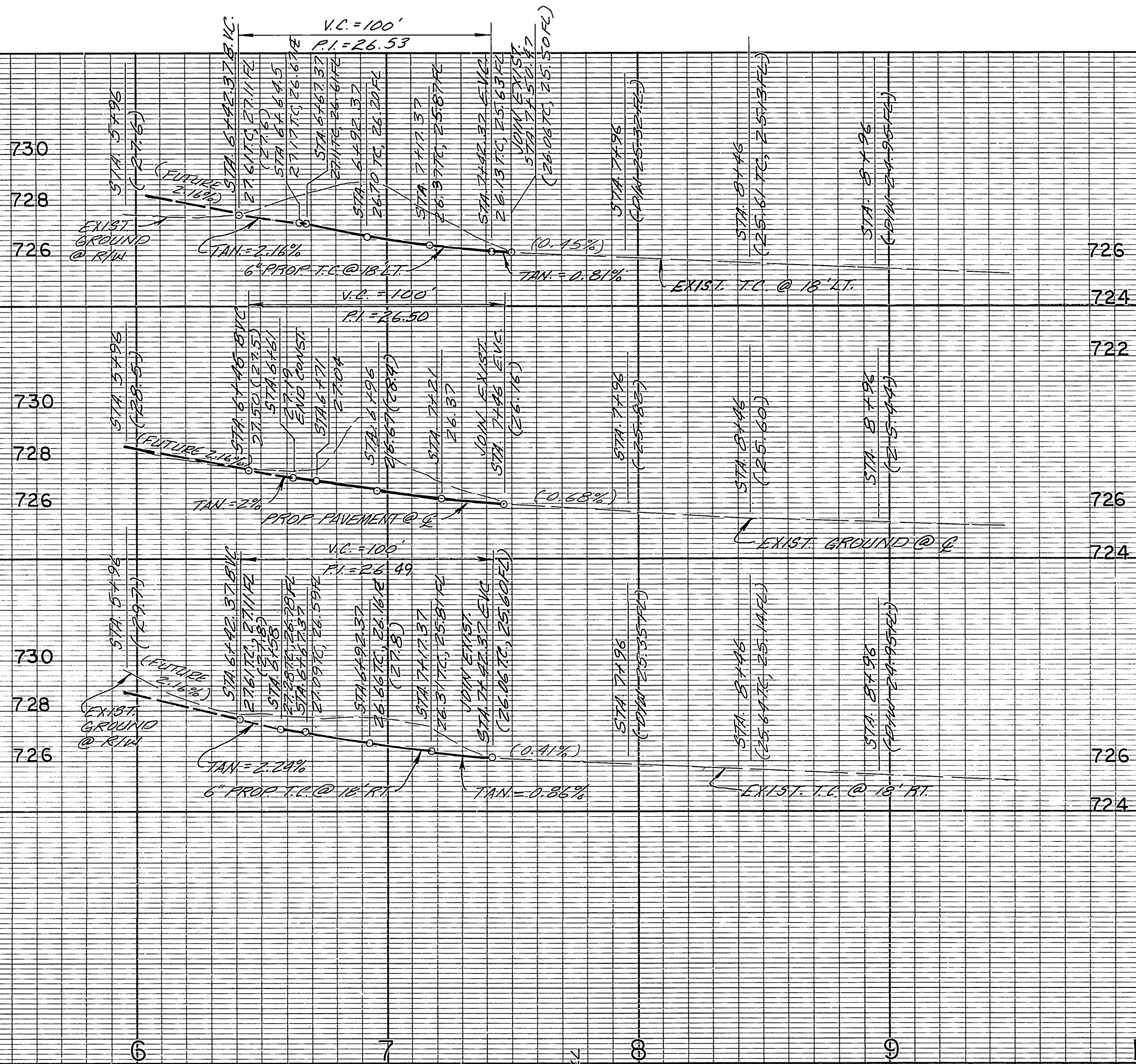
**BENCH MARK:**

BM F2-E  
P.K. NAIL AND CITY ENGR. TAG IN T.C. AT NW CORNER OF TRAFFIC SIGNAL ISLAND AT THE SE'LY CORNER OF HOLE AVE. AND LA SIERRA AVE.  
ELEV. 713.089

CITY BUSINESS TAX CERTIF. NO. 005751 EXP. DATE 12/31/91

CITY OF RIVERSIDE ELECTRIC	CITY OF RIVERSIDE WATER SYSTEM	SOUTHERN CALIFORNIA GAS COMPANY	PACIFIC BELL TELEPHONE	CEN COM CABLE TELEVISION	ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS 3788 McCRAV ST. RIVERSIDE, CA 92506 PH. (714) 686-1070 APPROVED BY: Matthew E. Webb DATE: 12/28/90 R.E. No. 37385	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	STREET IMPROVEMENT PLAN INDEX P.M. NO. 24979 SWALLOW LN. & LA SIERRA AVE.	ACCOUNT No. DRAWING NUMBER R-3213
APPROVED BY: W.W. Whetter DATE: 1/22/91	APPROVED BY: Richard J. Dieck DATE: 7-11-91	APPROVED BY: B. St. John DATE: 2-4-91	APPROVED BY: [Signature] DATE: 1-3-91	APPROVED BY: [Signature] DATE: 2-26-91	W.O. 89-164 FOR L. MACLAUGHLIN F.B. 1051	APPROVED BY: [Signature] DATE: 8/10/91	SCALE: AS NOTED	SHEET 1 OF 2 89-164A





CITY BUSINESS TAX CERTIF. NO. 005751 EXP. DATE 12/31/91

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CITY OF RIVERSIDE ELECTRIC	CITY OF RIVERSIDE WATER SYSTEM	SOUTHERN CALIFORNIA GAS COMPANY	PACIFIC BELL TELEPHONE	CEN COM CABLE TELEVISION	ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS 3788 MCCRAY ST. RIVERSIDE, CA 92506 PH (714) 686-1070 APPROVED BY: <i>Matthew E. Webb</i> DATE: 12/20/90 R.E. NO. 37385	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		P.M. NO. 24979 STREET PLAN AND PROFILE SWALLOW LN. & LA SIERRA AVE.	ACCOUNT NO. DRAWING NUMBER <b>R-3213</b>
						APPROVED BY: <i>Wm. Whitten</i> DATE: 1/22/91	APPROVED BY: <i>Richard D. Delek</i> DATE: 7-11-91		