

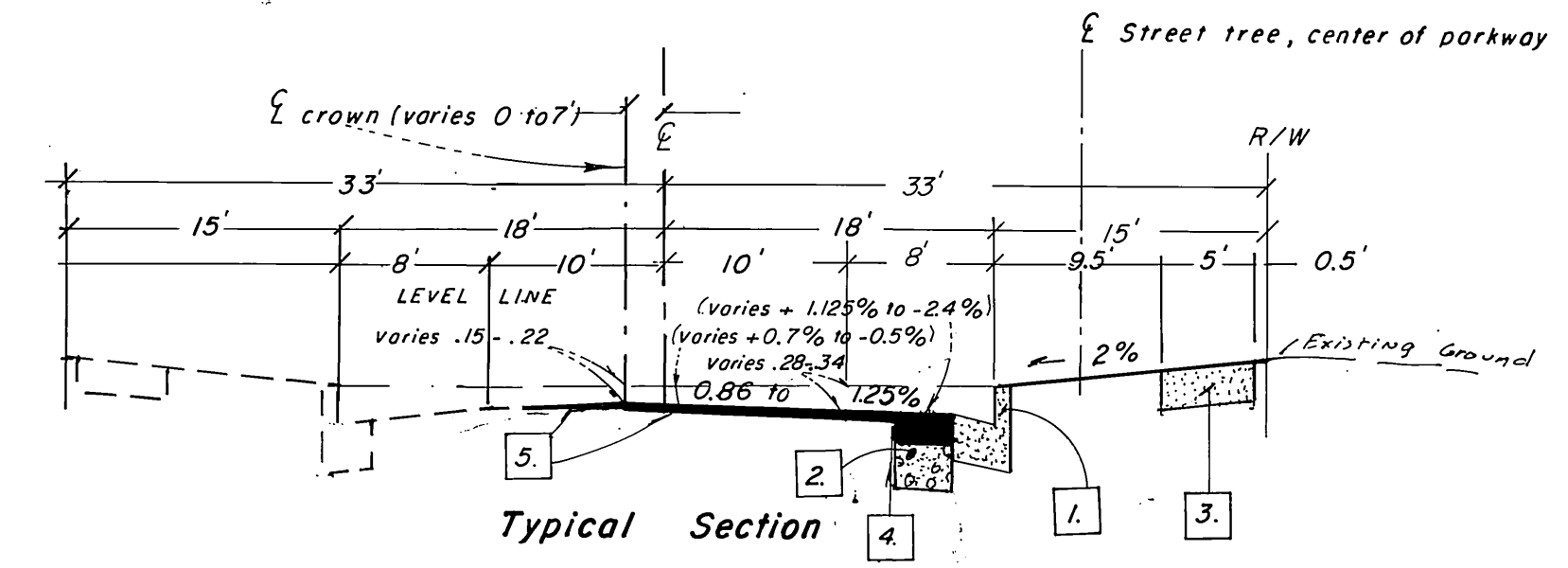
**GENERAL TREE PLANTING NOTE**

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPT. 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) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
  - AFTER COMPLETION OF FINAL GRADING OF THESE 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 THE 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 BOND 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:
 

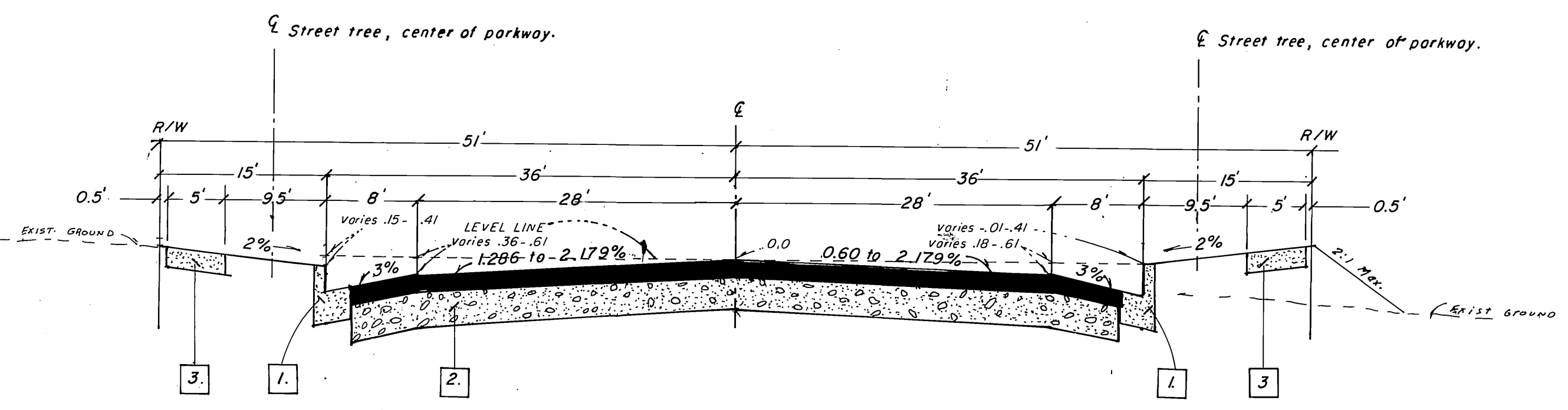
	FAIRMOUNT BLVD.	KIRKHOOD AVE.
BOTANICAL NAME-	LIQUIDAMBAR STRYACIFLUA	LIQUIDAMBAR STRYACIFLUA
COMMON NAME-	AMERICAN SWEET GUM	AMERICAN SWEET GUM
MIN. SIZE-	15 GAL.	15 GAL.
APPROX. SPACING-	45'	45'
NO. REQUIRED-	3	4
- BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT 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 EXISTING TREE 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.
- IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND RELOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

**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.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING 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.
- 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.
- ALL OVER HANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- ON ALL AREAS WITHIN PUBLIC RIGHT-OF-WAY WHERE THE FILL IS (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 SHEET.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-277-2600 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.
- 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. (709) 351-6168
- ON PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS HAVE BEEN OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL UTILITY LINE AND PROTECTING THEM, WHETHER OR NOT THEY ARE SHOWN ON THESE PLANS.
- CONTACT THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT AT (909) 782-5488 THIRTY DAYS PRIOR TO CONSTRUCTION FOR STREET LIGHT AND ELECTRICAL DISTRIBUTION REQUIREMENTS.

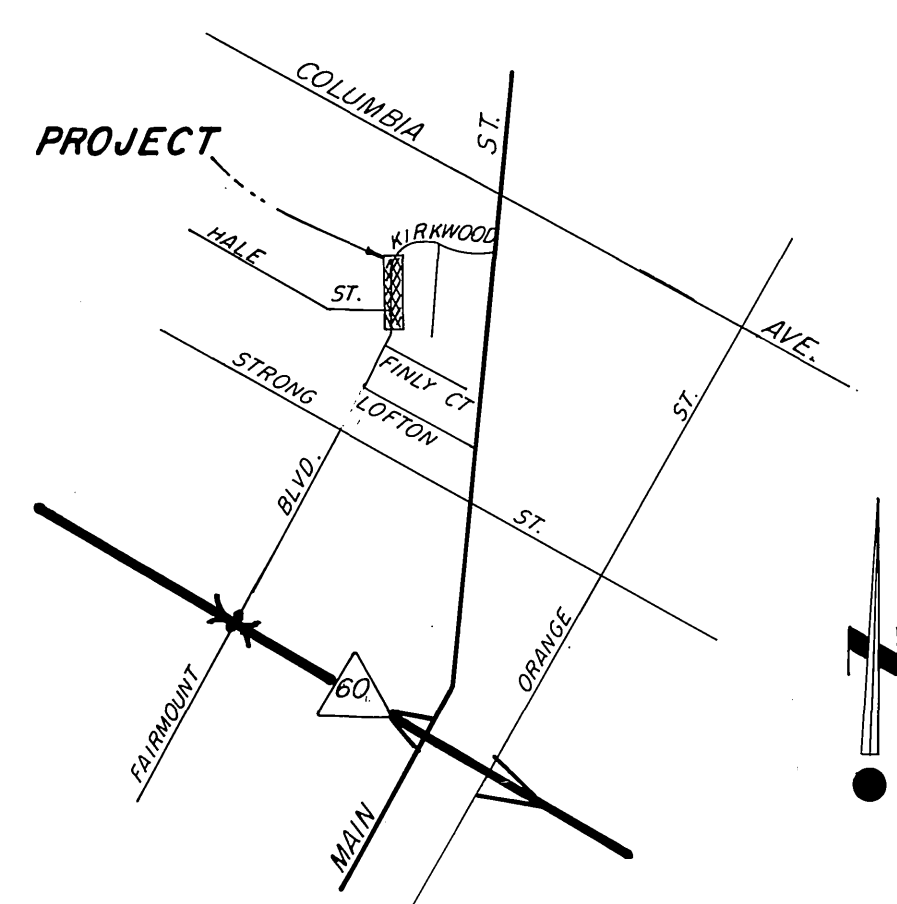


Typical Section from 12+05.23 Fairmount Blvd. to 10+45 Hale St.  
T.I. = 5.0 no scale



Typical Section Kirkwood Avenue T.I. = 5.0  
(@ radius point 9+83.57) no scale

**VICINITY MAP**  
No Scale



C/R Bus. Tax No. 058833 Expires 1-1-97

City of Riverside Fire Department F.H. Relocation & access only Appr. by: <i>[Signature]</i> Date: 10/21/96	City of Riverside, Electric Appr. by: <i>[Signature]</i> Date: 3-21-97	City of Riverside, Water Appr. by: <i>[Signature]</i> Date: 3-21-97
City of Riverside Charter Communications Appr. by: <i>[Signature]</i> Date: 10-29-96	Pacific Telephone Appr. by: <i>[Signature]</i> Date: 10/24/96	So. Cal. Gas Co. Appr. by: <i>[Signature]</i> Date: 10-8-96

PLANS PREPARED BY:  
**adkan ENGINEERS**  
ENGINEERING \* PLANNING \* SURVEYING  
6820 AIRPORT DR., RIVERSIDE, CA. 92504  
TEL: (909) 880-0244 FAX: (909) 880-0249  
DATE: 10/25/96  
UNDER THE SUPERVISION OF: *[Signature]*

**CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	3/27/97	<i>[Signature]</i>
PARK DEPARTMENT	3/27/97	<i>[Signature]</i>
TRAFFIC DIVISION	3/27/97	<i>[Signature]</i>
CHIEF P.W. ENGINEER	3/27/97	<i>[Signature]</i>
STREET SERVICES	3/27/97	<i>[Signature]</i>

APPROVED BY: *[Signature]*  
PUBLIC WORKS DIRECTOR  
DATE: 3/26/97

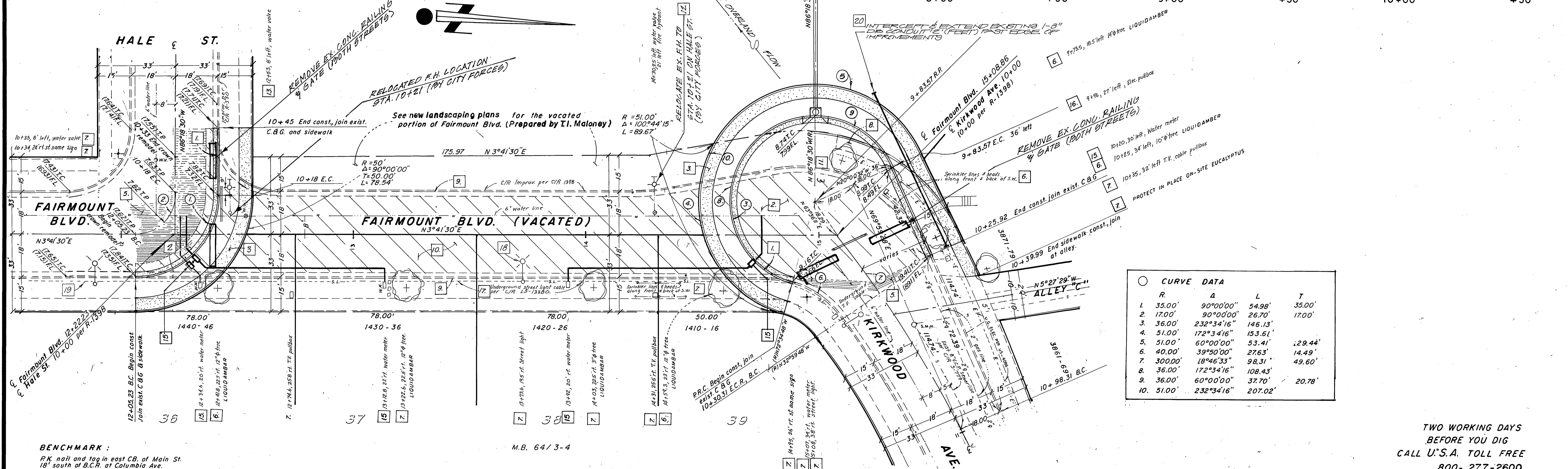
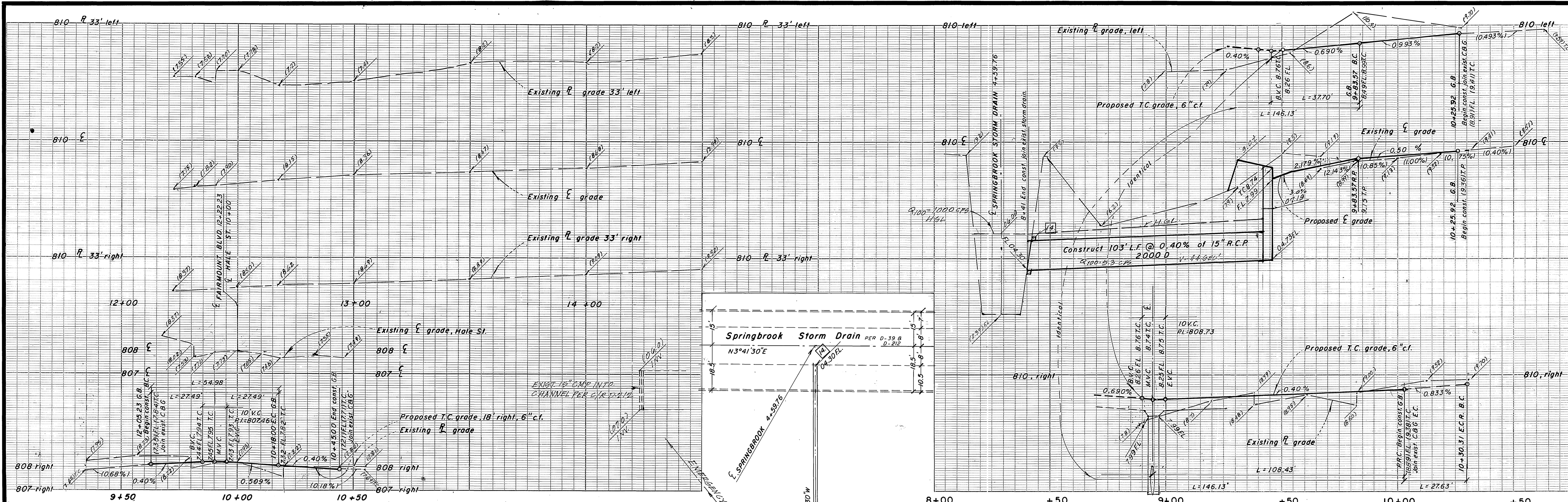
STREET PLAN & PROFILE  
**FAIRMOUNT BLVD.**  
Hale St. to Kirkwood Ave.  
VAC. - 8-90'

ACCOUNT NO. **R-3311**  
SHEET 1 OF 2  
HORIZ. SCALE: 1" = 100' VERT. SCALE: 1" = N/A  
P-2

- CONSTRUCTION NOTES**
- CONSTRUCT 6" GUTTER PER C/R STD. DWG. 200, TYPE I
  - CONSTRUCT 3" A.C. OVER 0" CRUSHED A.B. PER R-1398.
  - CONSTRUCT PROPERTY LINE SIDEWALK PER C/R STD. DWG. 325.
  - TRIM EDGE OF PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH STRAIGHT LINE.
  - CONSTRUCT A.C. OVERLAY, FEATHER TO PROVIDE SMOOTH TRANSITION, AS DIRECTED IN THE FIELD BY THE INSPECTOR.
  - REMOVE ITEM SHOWN.
  - PROTECT ITEM SHOWN.
  - REMOVE EXISTING CONCRETE SIDEWALK.
  - REMOVE EXISTING CURB & GUTTER.
  - REMOVE EXISTING A.C. PAVEMENT.
  - CONSTRUCT CATCH BASIN PER C/R STD. 405 W=4 V=4
  - EXISTING FIRE HYDRANT 6" W. TO BE CUT AND PLUGGED AT MAIN, F.H. TO BE SALVAGED, NEW FIRE HYDRANT TO BE INSTALLED AT NEW LOCATION; ALL WORK BY CITY FORCES.
  - EXISTING WATER VALVE TO BE ADJUSTED TO GRADE; ALL WORK BY CITY FORCES.
  - CONSTRUCT JUNCTION STRUCTURE NO. 1 PER R.C.F.C.D. STD. DWG. NO. JS232.
  - EXISTING WATER METER AND BOX TO BE RELOCATED. ALL WORK BY CITY FORCES.
  - RELOCATE EXISTING PULL BOX BY DIRECTION OF OWNER.
  - REMOVE WIRE & ABANDON CIRCUIT
  - SALVAGE ST. LIGHT & RETURN TO CITY YARD AT 8000 LINCOLN AVE., RIVERSIDE, CA.
- AE J.N. 5036

- FULL NEW 2-# 8CU THW 900V CABLES TO EXIST'G ST. LIGHT
- COORDINATE CONDUIT INSTALLATION WITH THE PUBLIC UTILITY INSPECTOR PRIOR TO TRENCHING AND BACKFILLING AT (909) 782-5488





CURVE DATA				
R	$\Delta$	L	T	
1. 35.00'	$90^{\circ}00'00''$	54.98'	35.00'	
2. 17.00'	$90^{\circ}00'00''$	26.70'	17.00'	
3. 36.00'	$232^{\circ}34'16''$	146.13'		
4. 51.00'	$172^{\circ}34'16''$	153.61'		
5. 51.00'	$60^{\circ}00'00''$	53.41'	29.44'	
6. 40.00'	$39^{\circ}50'00''$	27.63'	14.49'	
7. 300.00'	$18^{\circ}46'33''$	98.31'	49.60'	
8. 36.00'	$172^{\circ}34'16''$	108.43'		
9. 36.00'	$60^{\circ}00'00''$	37.70'	20.78'	
10. 51.00'	$232^{\circ}34'16''$	207.02'		

TWO WORKING DAYS  
BEFORE YOU DIG  
CALL U.S.A. TOLL FREE  
800-277-2600  
AE J.N.5036

City of Riverside Fire Department F.H. Relocation B access only Appr. by: <i>[Signature]</i> Date 10/24/96 Geneom <i>[Signature]</i> Appr. by: <i>[Signature]</i> Date 10-24-96	City of Riverside, Electric Appr. by: <i>[Signature]</i> Date 3-21-97 Pacific Telephone Appr. by: <i>[Signature]</i> Date 10/24/96	City of Riverside, Water Appr. by: <i>[Signature]</i> Date 3-21-97 So. Cal. Gas Co. Appr. by: <i>[Signature]</i> Date 10-8-96
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PLANS PREPARED BY  
**adkan ENGINEERS**  
 ENGINEERING • PLANNING • SURVEYING  
 8820 AIRPORT DR. RIVERSIDE, CA. 92504  
 TEL: (951) 514-0241 FAX: (951) 514-0241  
 DATE: 10/25/96  
 UNDER THE SUPERVISION OF: *[Signature]*  
 R.C.E. 53322 EXP. 6/30/99

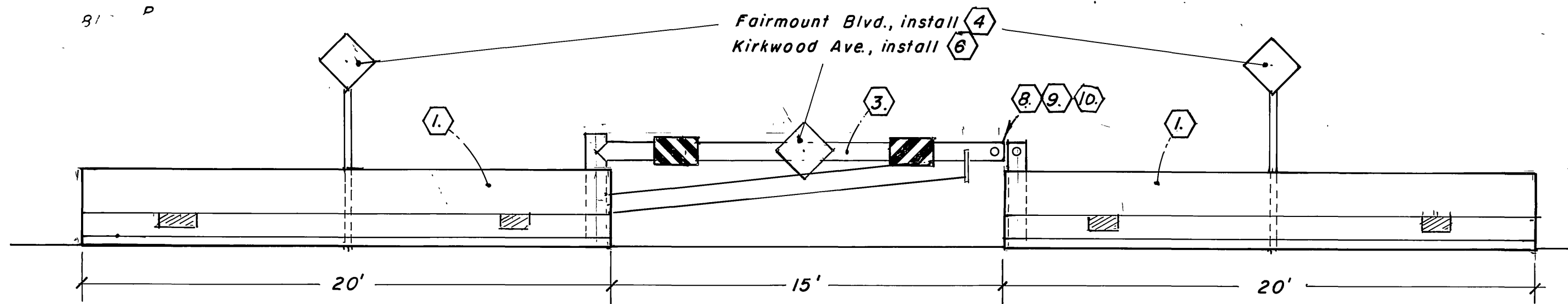
DESIGNED BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT		
APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	3/25/97	<i>[Signature]</i>
PARK DEPARTMENT	3/21/97	<i>[Signature]</i>
TRAFFIC DIVISION	3/21/97	<i>[Signature]</i>
CHIEF P.W. ENGINEER	3/21/97	<i>[Signature]</i>
STREET SERVICES	3/21/97	<i>[Signature]</i>
APPROVED BY	DATE	BY
PUBLIC WORKS DIRECTOR	3/26/97	<i>[Signature]</i>

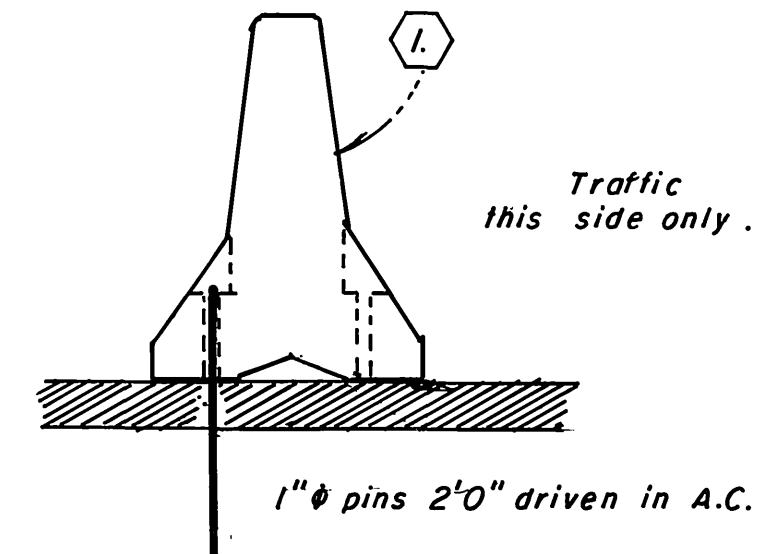
STREET PLAN & PROFILE		ACCOUNT NO.
<b>FAIRMOUNT BLVD.</b> From E Hale St. to E Kirkwood Ave. VAC. - 8-901		<b>R-3311</b>
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'		SHEET 2 OF 2
P-2		

INDEXED 4-29-97 LFL



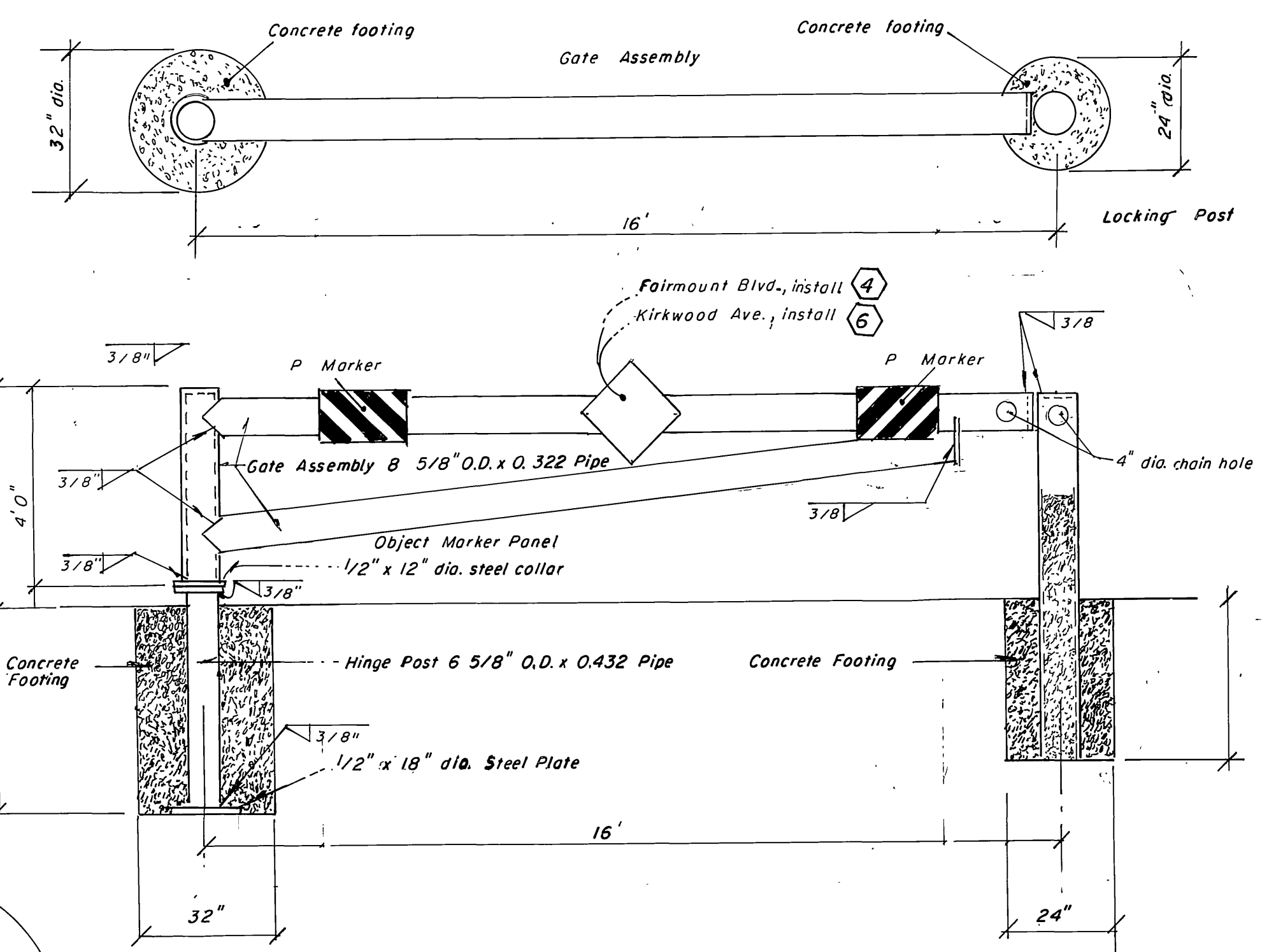


ELEVATION FACING TRAFFIC  
No Scale

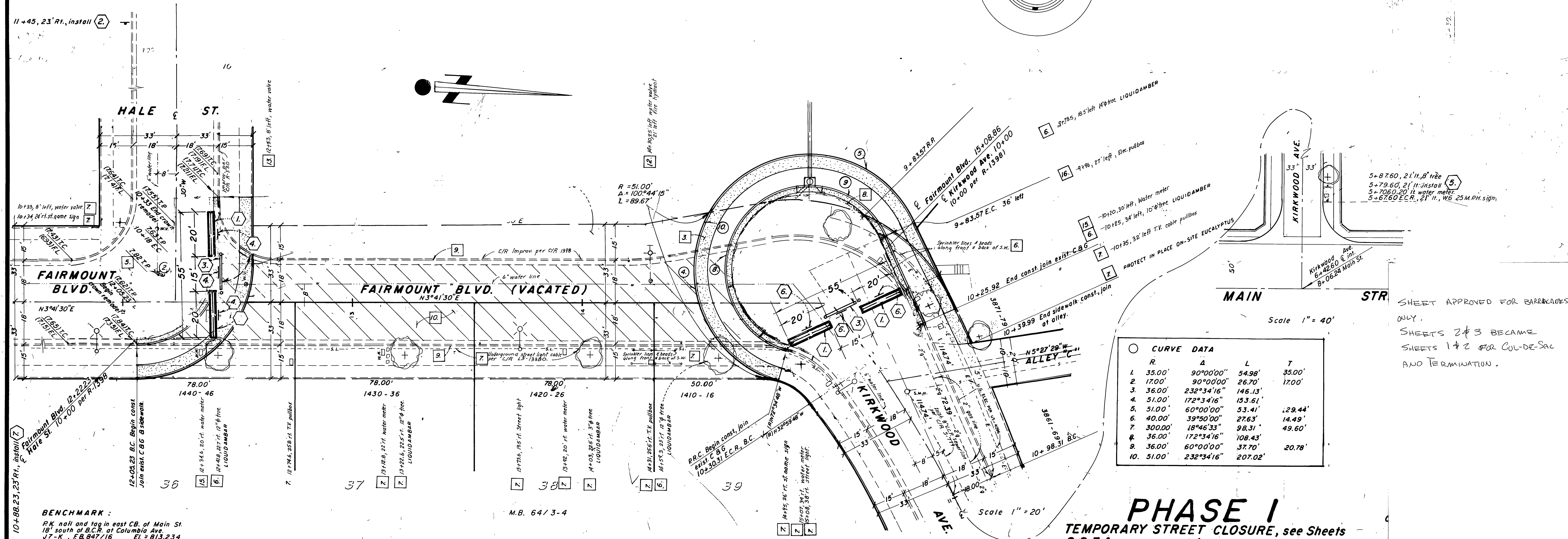


PHASE I CONSTRUCTION NOTES:

1. Install Temporary Concrete Railing 20' lengths (Type K) per State of California, Dept. of Transportation Standards. (T3)
2. Install Traffic Control & Direction Signs W3 right with W6-10M.P.H. per C/R Std. Dwg. 666.
3. Install U.S. Dept. of Agr. Forest Service (Angeles Forest) Single Heavy Weight Road Closure Gate. Permanently fasten one Type N Red Diamond to the center of the gate facing traffic on Kirkwood Avenue. On the other gate on Fairmount Blvd. permanently fasten on W61 to the center of the gate facing traffic.
4. Install Traffic Direction sign W81 per C/R Std. 666.
5. Install Traffic Control Sign W53A, No Outlet, per C/R Std. 666.
6. Install Traffic Control Sign, Type N Red Diamond per C/R Dwg. 665.
7. Install Traffic Control & Direction Signs W3 left with W6-10M.P.H. per C/R Std. Dwg. 666.
8. Provide two (2) Model PL-1W Weatherproof Knox Padlocks (one for each gate). Application shall be made with City of Riverside, Fire Dept., contact Bob Jertz, 782-5321.
9. Padlocks by City Forces (Water) Contact Inspection @ (909) 782-5549; Attn: Ginger McGinnis
10. Padlocks by City Forces (Electric) Contact Don Miller 351-6100.



SINGLE HEAVY WEIGHT ROAD CLOSURE GATE  
No Scale



Curve No.	R	Δ	L	T
1.	35.00'	90°00'00"	54.98'	35.00'
2.	17.00'	90°00'00"	26.70'	17.00'
3.	36.00'	232°34'16"	146.13'	
4.	51.00'	172°34'16"	153.61'	
5.	51.00'	60°00'00"	53.41'	29.44'
6.	40.00'	39°50'00"	27.63'	14.49'
7.	300.00'	18°46'33"	98.31'	49.60'
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9.	36.00'	60°00'00"	37.70'	20.78'
10.	51.00'	232°34'16"	207.02'	

PHASE I  
TEMPORARY STREET CLOSURE, see Sheets 2 & 3 for permanent improvements (NOT APPROVED)

City of Riverside, Fire Appr. by: <i>[Signature]</i> Date: 9/27/93	City of Riverside, Electric Appr. by: <i>[Signature]</i> Date: 9-27-93	City of Riverside, Water (PH. 1, ONLY) Appr. by: <i>[Signature]</i> Date: 10-6-93	<b>ROBERT L. TAYLOR - Civil Engineer</b> R.C.E. 10470 5830 Magnolia Ave. Riverside, CA. 92506 (714) 683-0617 <i>Robert L. Taylor</i> 9/19/93		<b>CITY OF RIVERSIDE</b> PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> PRINCIPAL ENGINEER: <i>[Signature]</i> PARK DEPARTMENT: <i>[Signature]</i> TRAFFIC DIVISION: <i>[Signature]</i> CHIEF P.W. ENGINEER: <i>[Signature]</i>	STREET PLAN & PROFILE <b>FAIRMOUNT BLVD.</b> From E Hale St. to E Kirkwood Ave. VAC. - 8 - 901	ACCOUNT NO. <b>R-3311</b> SHEET 1 OF 3
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SHEET APPROVED FOR BARRICADES ONLY.  
SHEETS 2 & 3 BECAME SHEETS 1 & 2 FOR COL-DE-SAC AND TERMINATION.

\* Phase I only