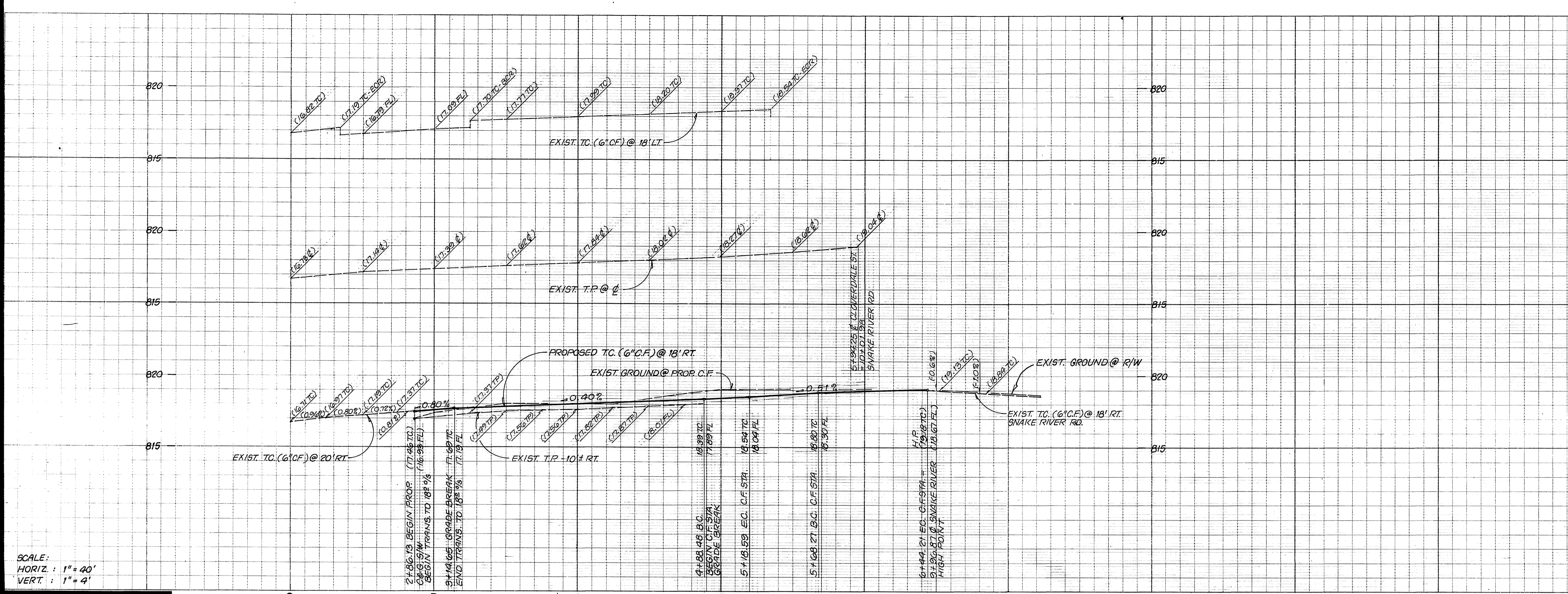


**PARK AND RECREATION NOTES**

- 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) 351-6126 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.
  - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL 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. DEVELOPER'S 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.
- 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 QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:
 

STREET NAME	BOTANICAL/COMMON NAME	MIN. SIZE	APPROX. NO. SPACING	NO. REQ'D.
a.) CLOVERDALE	LIQUIDAMBAR STYRACIFLUA "PROTECT IN PLACE"			1
b.) " "	" "	15 GAL	45'	7



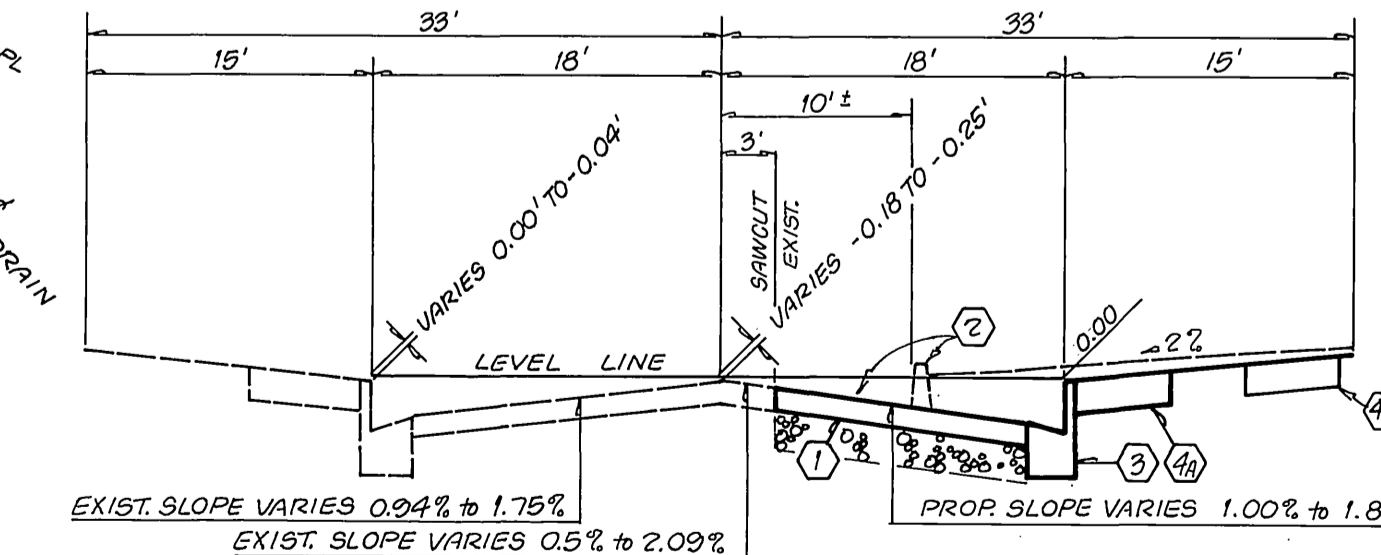
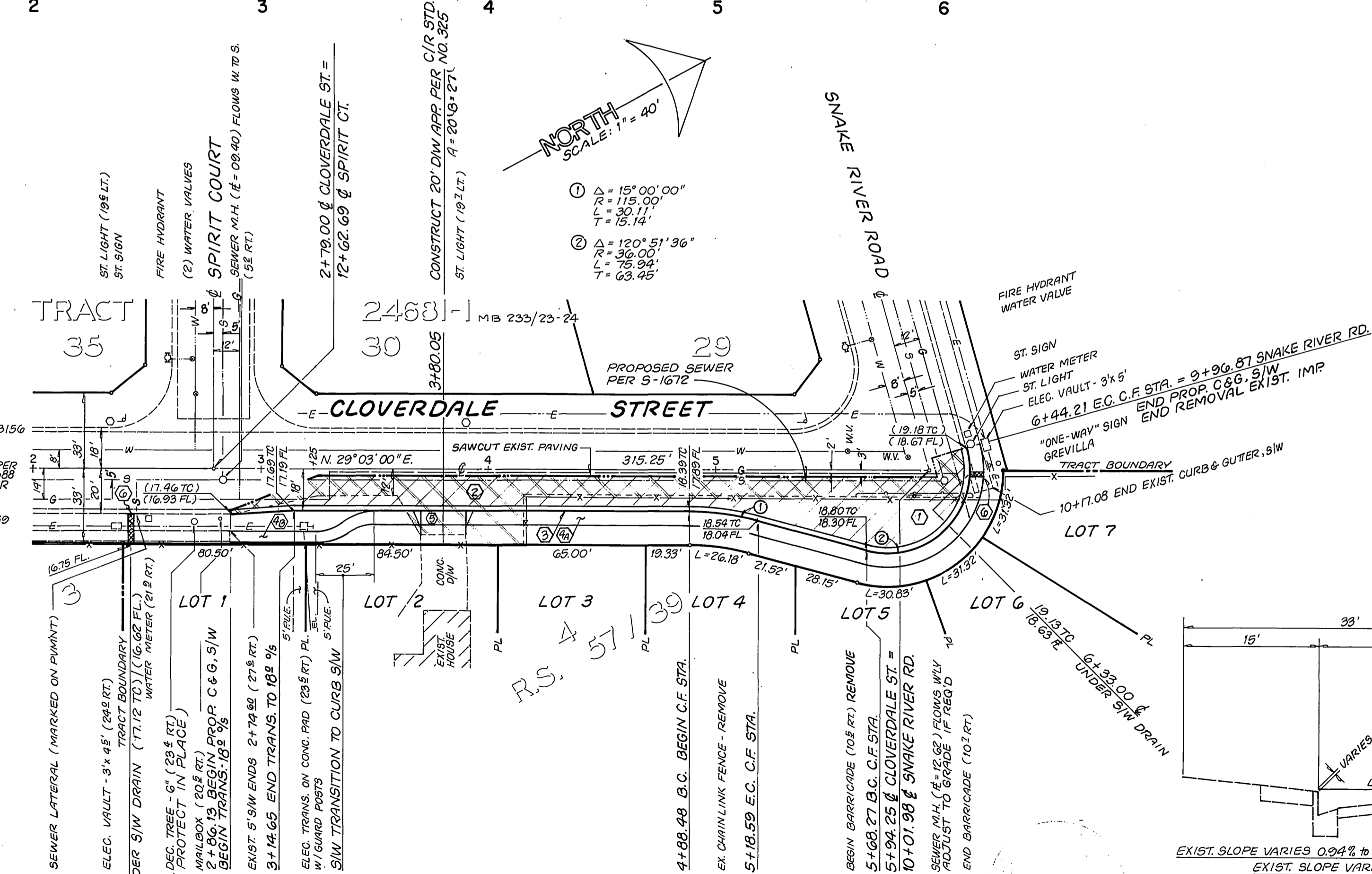
**Underground Service Alert**  
 Call: TOLL FREE  
**1-800-227-2600**  
 TWO WORKING DAYS BEFORE YOU DIG

**CONSTRUCTION NOTES**

- CONSTRUCT 2-1/2" A.C. PAVING OVER 4" CRUSHED AGGREGATE BASE OR 3-1/2" OVER COMPACTED NATIVE SOIL. R = 59 PER CITY OF RIVERSIDE S.R. NO. 1454 (SEE R-3156 TR. 24681-1)
- REMOVE EXISTING A.C. PAVING AND A.C. BERM
- CONSTRUCT 6" CONCRETE CURB AND GUTTER PER CITY OF RIVERSIDE STD. NO. 200 (TYPE I)
- CONSTRUCT 3-1/2" CONCRETE S/W PER CITY OF RIVERSIDE STD. NO. 325  
 A - CURB SIDEWALK  
 B - PROPERTY LINE SIDEWALK
- CONSTRUCT CONCRETE D/W APPROACH PER CITY OF RIVERSIDE STD. NO. 302
- CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. NO. 411

**GENERAL NOTES**

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE R/W OF ANY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT EFFECTS 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, STANDARD DRAWINGS, STD. DWG. 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 AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
- 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.
- 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 STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC UTILITIES DEPT. 90 DAYS PRIOR TO CONSTRUCTION TO ALLOW THE DEPARTMENT TO PREPARE AN UNDERGROUND ELECTRIC DISTRIBUTION DESIGN DRAWING FOR BIDDING AND CONSTRUCTION PURPOSES. CONTACT: DWAYNE ROBINSON (909) 782-5866.
- 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.
- 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 CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE #1-800-227-2600, 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- THE DEVELOPER AND/OR CONTRACTOR SHALL ADJUST ALL EXISTING PUBLIC UTILITY STRUCTURES TO FINISHED GRADE. INSPECTION IS REQUIRED FOR ALL ADJUSTED FACILITIES. CALL (909) 782-5429 TWO WORKING DAYS IN ADVANCE FOR ELECTRIC UTILITY INSPECTION.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT CROWN CABLE PRIOR TO CONSTRUCTION TO COORDINATE CATV TRENCHING AND INSTALLATION. CALL (909) 688-9012 ATTN: TRACY FRUZZEL



**SITE T.B.M.**  
 SET CHISELED BOX AT E.C.R. SW CURB RETURN CLOVERDALE ST. AND SPIRIT CT. HELD PER C/R PLAN R-3156 ELEV = 17.19

**BENCH MARK**  
 CITY OF RIVERSIDE B.M. NO. J7-K PER CRFB 857/16. PK NAIL AND TAG IN EAST CURB OF MAIN ST. 18' S. OF B.C.R. AT INTERSECTION OF COLUMBIA AVE. AND MAIN ST. ELEV. = 813.23

<b>CITY OF RIVERSIDE WATER SYSTEM</b> Richard J. Duda APPROVED BY: VOID ONE YEAR AFTER THIS DATE DATE 5-22-97 5-18-95	<b>SOUTHERN CALIFORNIA GAS COMPANY</b> H.V. Sanchez APPROVED BY: 1-25-95 DATE	<b>JN BEELER and associates</b> LAND SURVEYING AND MAPPING 18845 VAN BUREN BLVD, SUITE 5C RIVERSIDE, CA 92508 (909) 789-4434	<b>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</b> APPROVED BY: DATE: 5/23/97 PRINCIPAL ENGINEER: DATE: 5/21/97 PARK DEPARTMENT: DATE: 5/21/97 TRAFFIC DIVISION: DATE: 5/21/97 CHIEF P.W. ENGINEER: DATE: 5/21/97 STREET SERVICES: DATE: 5/21/97	<b>STREET PLAN AND PROFILE</b> TRACT 27911 CLOVERDALE STREET ACCOUNT NO. R-3399 SHEET 1 OF 1
<b>CROWN CABLE</b> APPROVED BY: DATE: 3/20/95	<b>CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND</b> William F. Meindl APPROVED BY: DATE: 3/15	<b>PACIFIC TELEPHONE COMPANY</b> APPROVED BY: DATE: 1-25-95	DESIGNED BY: EB DRAWN BY: EB CHECKED BY: EB R.C.E. 27983 EXPIRES 3-31-98	HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' 86-279-30 INDEXED 9-7-97 LH

PC 3790-S