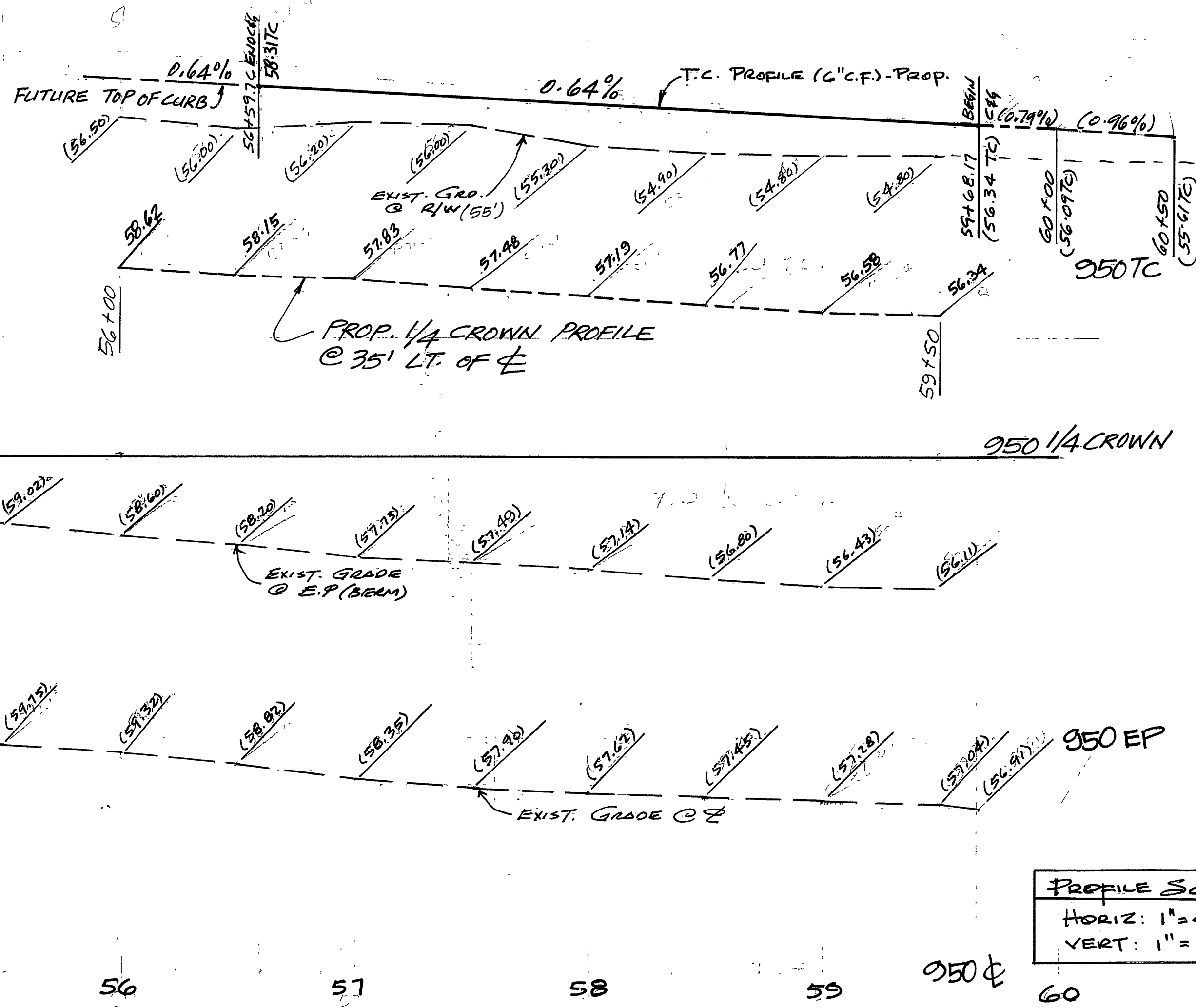


GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY 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. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SENIOR 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.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:
 - IOWA AVE. - 2 EXISTING PALM TREES TO BE RELOCATED AS SHOWN IN THE PLAN.
 - IOWA AVE. - PLANT 5 EA. WASHINGTON FILIFERA/CALIFORNIA FAN PALM 45' O.C. AS SHOWN IN THE PLAN.
- 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 SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL WORK MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPLETION.
- ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED.

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.



GENERAL NOTES

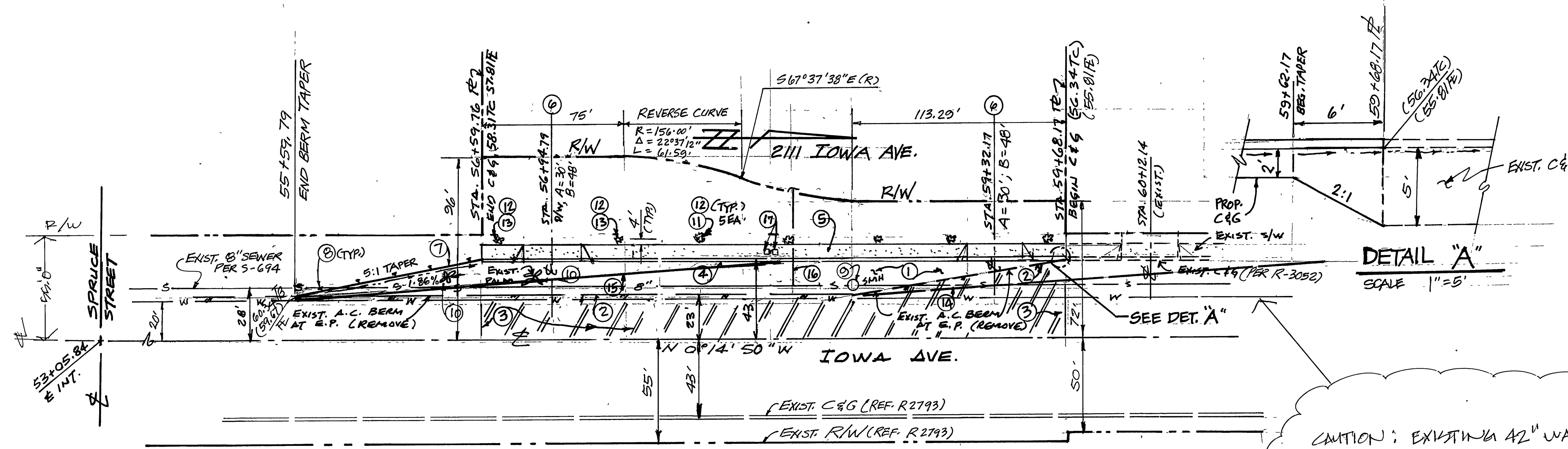
- No person shall perform any construction activity or install any objects within the public rights-of-way or easements of the City of Riverside without a valid Construction Permit or a Street Opening Permit or an Encroachment Permit issued by the City's Public Works Department.
- It shall be the responsibility of the contractor to clear the right-of-way in accordance with the provisions of law: 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, its Supplemental Notes 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.
- 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.
- Where new pavement is to join the existing pavement, the edge of the existing pavement shall be trimmed in a smooth and straight line. Construct match-up paving as shown on the plans and overlay paving as directed in the field to produce a smooth section.
- 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.
- 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.
- In pavement overlay areas, any distressed existing pavement shall be removed and replaced as directed by the inspector prior to overlaying with A.C. paving.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE & LOCATION AS SHOWN ON PLAN & STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF CURB & GUTTER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-221-2600, 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.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEV. PRIOR TO CONSTRUCTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DISCRETION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.

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

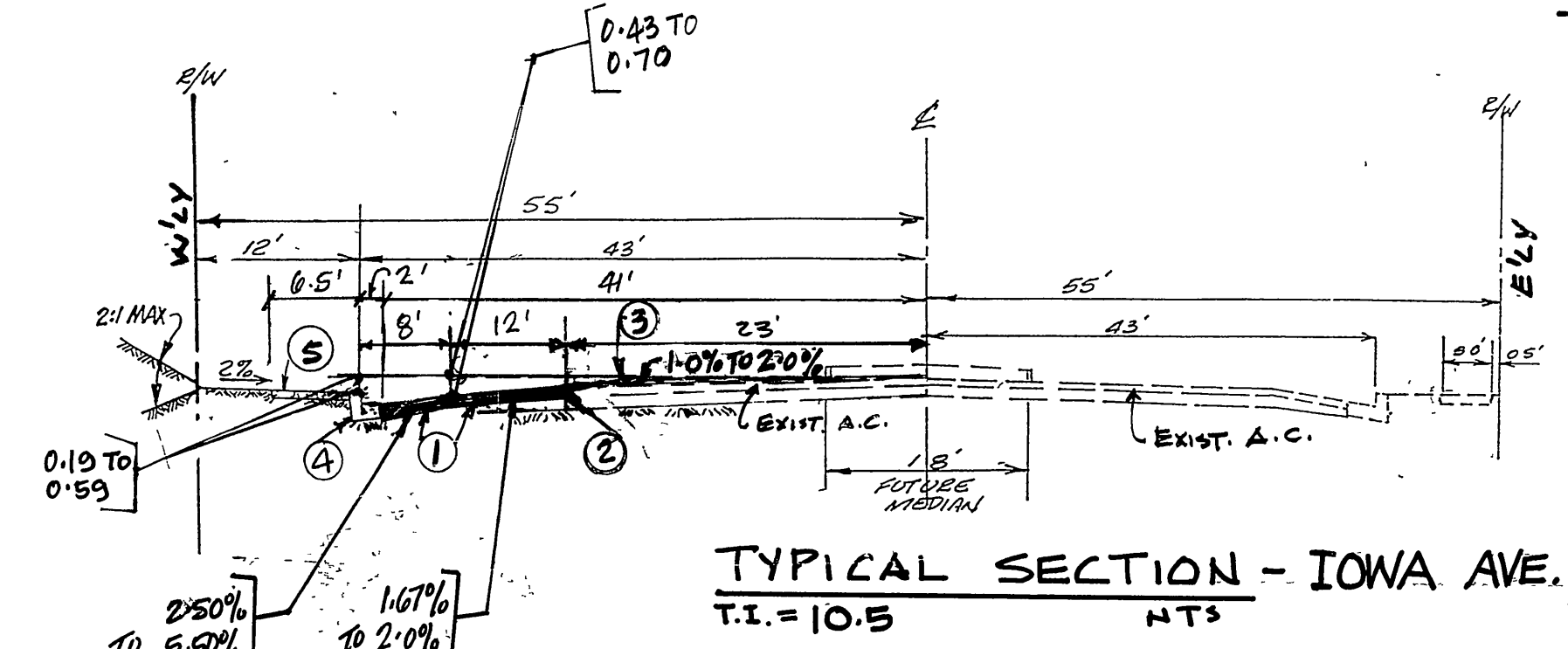
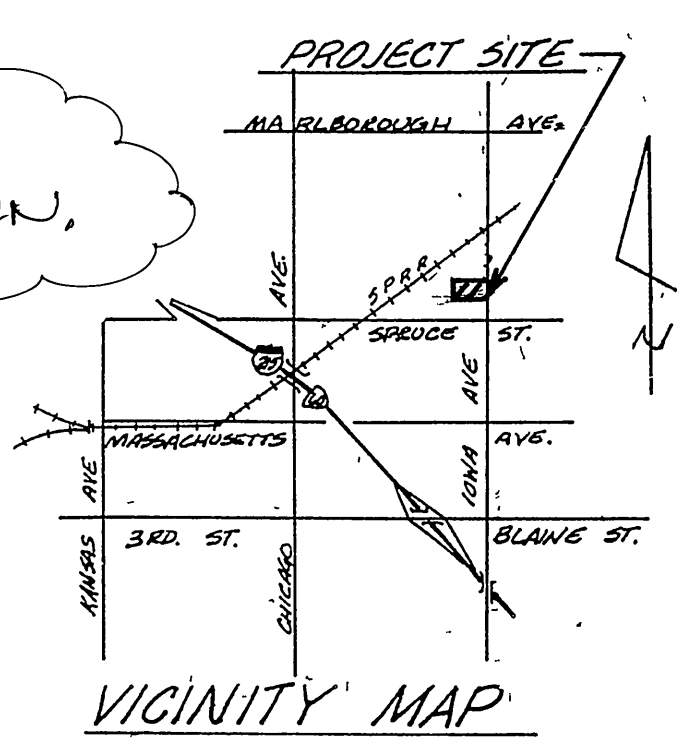


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Los Angeles • Riverside • Imperial
Orange • San Diego • San Bernardino
Underground Service Alert
of Southern California



CAUTION: EXISTING 42" WATER MAIN.



CONSTRUCTION NOTES

- CONSTRUCT 5" A.C. OVER 6" C.I.B.
- SAW CUT EXIST. A.C. BEFORE EXIST. BERM TO A SMOOTH SURFACE.
- OVERLAY EXISTING A.C. PAVEMENT.
- CONSTRUCT CURB & GUTTER PER CITY STD. NO. 200 (TYPE I G).
- CONSTRUCT SIDEWALK PER CITY STD. NO. 325.
- CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 302 (TYPE CURB-I).
- CONSTRUCT A.C. BERM PER CITY STD. 250 (B').
- CONSTRUCT TYPE F-1 DELIMITERS AT 20' O.C.
- ADJUST SEWER MANHOLE TO GRADE.
- EXISTING PALM TREES TO BE RELOCATED PER PARKS DEPT. DETAIL 1004.

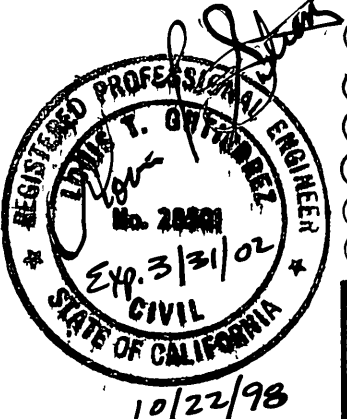
QTY.

- 4950± SF
- 360± LF
- 8430 SF
- 308± LF
- 1860± SF
- 870± SF
- 65± LF
- 5 EA.
- 1 EA.
- 2 EA.

- PLANT 4' BROWN TRUNK WASHINGTON FILIFERA/CALIFORNIA FAN PALM PER CITY STANDARDS
- PROVIDE AUTOMATIC IRRIGATION FOR ALL STREET TREES PER PARKS DEPT. DETAIL 4034
- NEW LOCATION OF RELOCATED PALM TREE
- REMOVE EXISTING TRAFFIC LINE BY WET SAND BLASTING
- PAINT 6" WIDE REFLECTIVE WHITE TRAFFIC LINE
- INSTALL 6" SEWER LATERAL WITH CLEANOUT PER STD. 562 A
- EXISTING WATER METER(S) PROTECT IN PLACE.

QTY.

- 5 EA.
- 300 LF±
- 2 EA.
- 260 LF±
- 20 LF±
- 2 EA.



CITY OF RIVERSIDE BUSINESS TAX ACCT. NO. 073574 EXP. 9-22-99

SANDERSON-GUTIERREZ
CIVIL ENGINEERS & LAND SURVEYORS, INC.
10050-A 6TH STREET, RANCHO CUCAMONGA, CA 91730
(909) 980-1211
LOUIS T. GUTIERREZ, RCE 28501, EXP. 3-31-02

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *R. Me Swath*
DATE: 3-12-99
TRAFFIC DIVISION: 3/5/99
ENG. MANAGER: 3/4/99

STREET IMPROVEMENTS PLAN & PROFILE
2111 IOWA AVENUE

WEST SIDE
STA. 55+99.79 TO STA. 59+08.17
MP - 4-890

ACCOUNT NO.
R-35112
SHEET 1 OF 1

CITY OF RIVERSIDE
DOMESTIC WATER SYSTEM
APPROVED BY: *Richard J. Durbak*
DATE: 10/29/98

CHARTER COMMUNICATIONS
DATE: 10-26-98

BENCHMARK: JS-A-3
TOP OF BRASS DISC AT CENTERLINE
INTERSECTION OF IOWA AVENUE
AND MARLBOROUGH AVENUE, IN WELL
ELEVATION 929.110