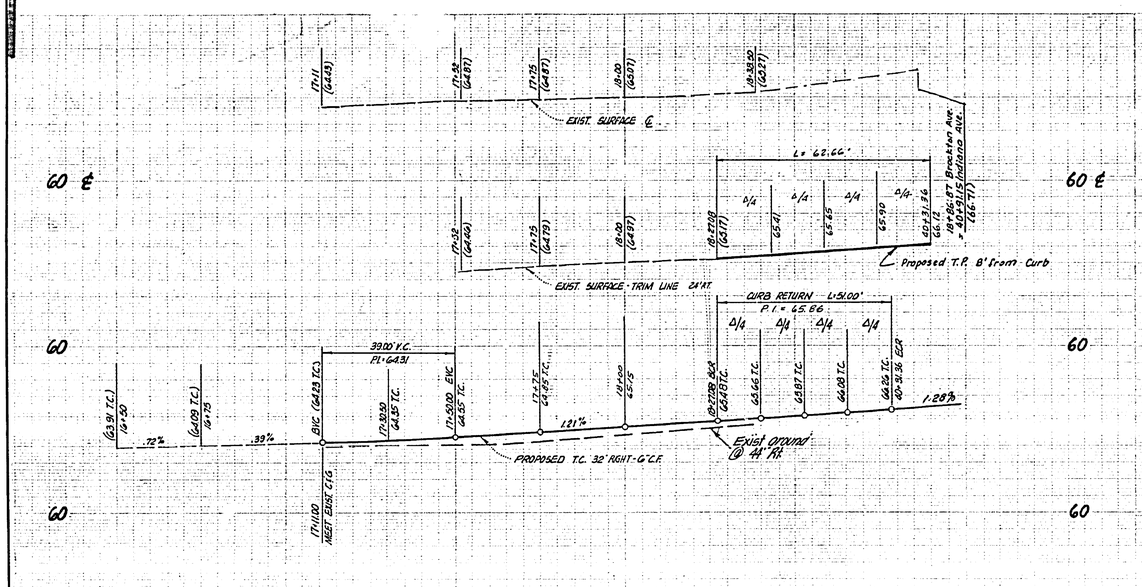
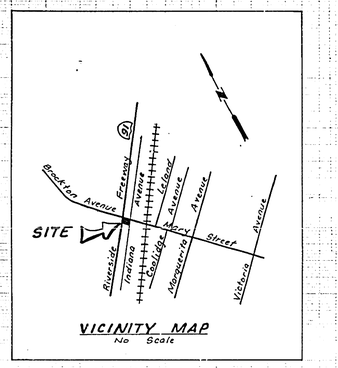


Tree Planting Notes

1. All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
2. Contact the Park Projects Inspector a minimum of 48-hours in advance at 787-7223 to schedule inspections. Inspections shall be required:
   a) when plant locations have been spotted in the field prior to digging plant pits,
   b) while digging plant pits and planting/relocating trees,
   c) after planting and all other indicated or specified work has been completed for start of maintenance, and
   d) at end of maintenance/final acceptance (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).
3. The Developer shall maintain all plantings for a minimum period of one (1) year.
4. Street tree planting shall be as follows:

	Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing
a.	Indiana Ave.	Washingtonia Robusta/Robusta Palm	15 Gal.	50' O.C.
b.	Brockton Ave.	Washingtonia Filifera/Filifera Palm	15 Gal.	50' O.C.



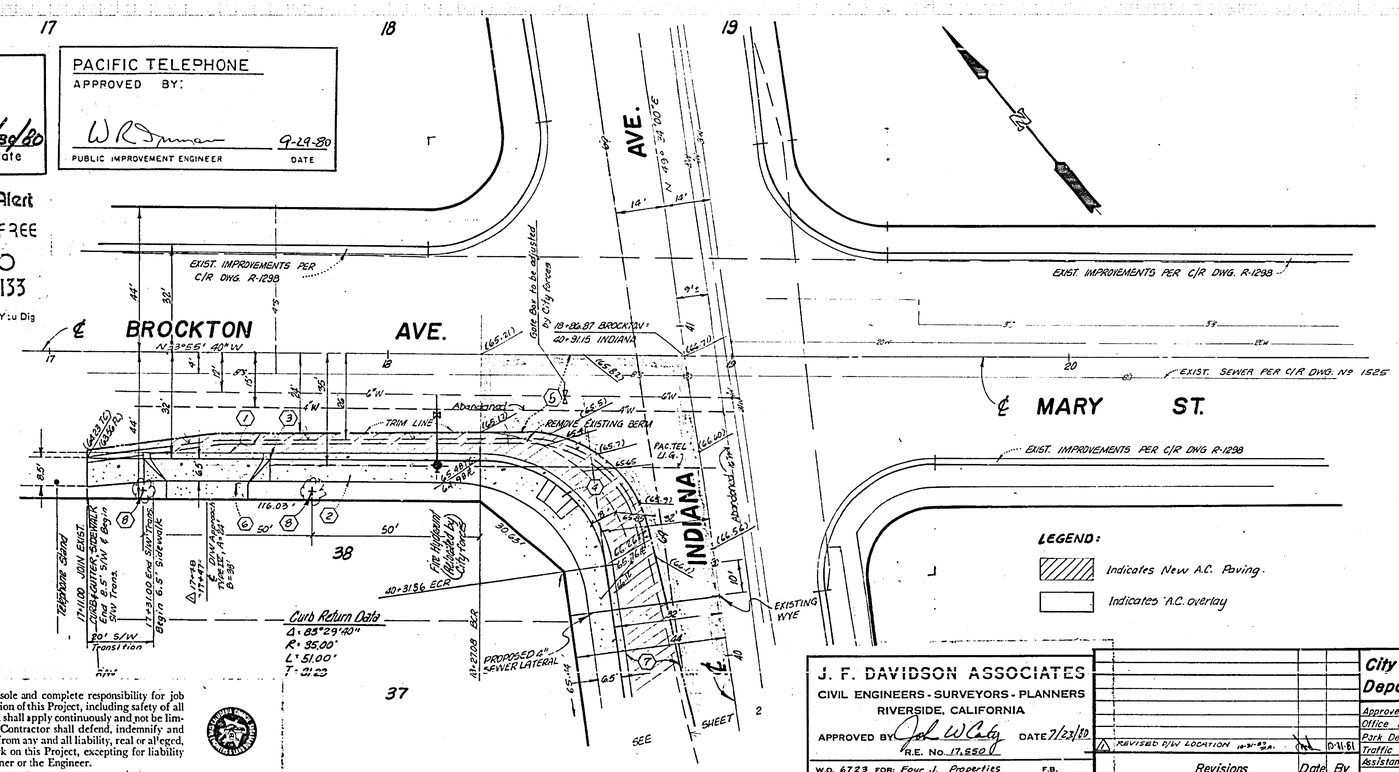
VICINITY MAP
No Scale

BENCH MARK:
Top U.S.C. & G. Brass Cap (Triangulation Station Novel) in Sidewalk N.W. Corner Arlington & Brockton.
ELEV. 843.015

SOUTHERN CALIFORNIA GAS CO.
Approved by: 7/30/80 date

PACIFIC TELEPHONE
APPROVED BY: 9-29-80
PUBLIC IMPROVEMENT ENGINEER — DATE

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
48 Hours Before You Dig



Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner or the Engineer.

General Notes

1. 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. (787-7611).
2. The private Engineer signing these plans is responsible for the accuracy and acceptability of the work thereon. 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.
3. Construction shall be in accordance with the Standard Specifications for Public Works Construction 1979 edition and per City of Riverside Standard Drawings.
4. All flagged elevations shall be staked in the field by the Private Engineer.
5. Trim edge of existing pavement where new pavement joins to a smooth straight line. Construct match up paving as shown on the plans & overlay paving as directed in the field to produce a smooth section.
   Engineer estimates overlay to be 22 tons.
6. It shall be the the responsibility of the contractor to clear the right of way in accordance with the provisions of the law as it affects each utility, irrigation lines, & appurtenances, and at no cost to the City.
7. Curb & gutter to be staked on 3' offset at 25' intervals.
8. Building Area:
   First floor = 2740 s.f.
   Second floor = 2680 s.f.
   Total = 5420 s.f.

Construction Notes

1. Construct 4" A.C. paving over 4" D.G. base, per S.R. 706 (R-54).
2. Construct curb type sidewalk per C/R Std. Dwg. 325.
3. Construct curb & gutter per C/R Std. Dwg. 200.
4. Construct wheel chair ramp per C/R Std. Dwg. 304.
5. Construct variable A.C. overlay
6. Construct 24' Driveway Approach per C/R Std 302, type IV.
7. Construct 4½" A.C. over 4" D.G. or 6" A.C. over compacted native per S.R. 706, R-54.
8. Plant street tree per Parks & Rec. Dept. Standards.

* AS BUILT 4-3-81 [illegible]

CITY OF RIVERSIDE
DOMESTIC SYSTEM
Fred Lantz 8/8/80
WATER SYSTEMS MANAGER — DATE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY [illegible] DATE 7/23/80
R.E. No. 17,550
W.O. 6723 FOR: Four J. Properties F.B.

Revisions	Date	By
△ REVISED D/W LOCATION	10-11-81	

City of Riverside, California
Department of Public Works

Approved By	By	Date
Office Engineer		7-17
Park Department		7/29/80
Traffic Division		7/28/80
Assistant City Engr		10-16

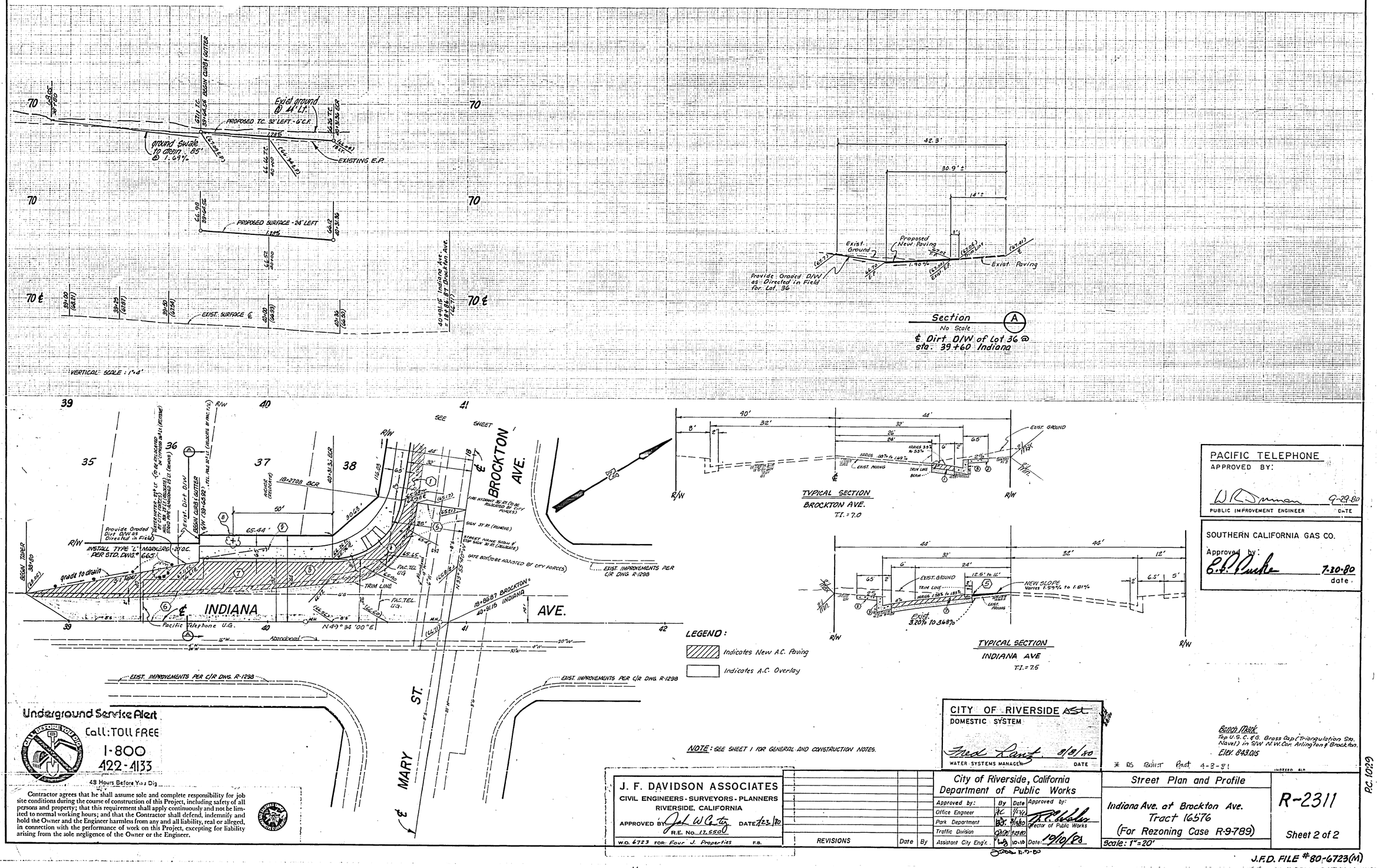
Approved By [illegible]
Director of Public Works
Date 10/10/80

Street Plan and Profile
Brockton Ave. at Indiana Ave.
(For Rezoning Case R-9-789)
Tract 16576
Scale: 1"=20'

R-2311
Sheet 1 of 2

P.C. 1029

J.F.D. FILE # 80-6723 (M)



PACIFIC TELEPHONE
APPROVED BY:
W. R. Dunman 9-29-80
PUBLIC IMPROVEMENT ENGINEER DATE

SOUTHERN CALIFORNIA GAS CO.
Approved by:
E. P. Burke 7-30-80
date

Underground Service Alert
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1-800
422-4133
48 Hours Before You Dig

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NOTE: SEE SHEET 1 FOR GENERAL AND CONSTRUCTION NOTES.

CITY OF RIVERSIDE
DOMESTIC SYSTEM
Fred Lantz 8/8/80
WATER SYSTEMS MANAGER DATE

Bench Mark
Top U.S.C.&G. Brass Cap (Triangulation Sta. Navel) in S/W N.W. Cor. Arlington & Brockton.
Elev. 843.015

* AS BUILT Part 4-3-81

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY Jack W. Carter DATE 7/23/80
R.E. No. 17,550
W.O. 6723 FOR: Four J. Properties F.B.

REVISIONS	Date	By

City of Riverside, California
Department of Public Works

Approved by:	By	Date	Approved by:
Office Engineer	AC	7/24/80	
Park Department	BJ	8/18/80	Director of Public Works
Traffic Division		9-23-80	
Assistant City Eng'r.		10-10	Date: 10/10/80

Street Plan and Profile
Indiana Ave. at Brockton Ave.
Tract 16576
(For Rezoning Case R-9-789)
Scale: 1"=20'

R-2311
Sheet 2 of 2

P.C. 10129

J.F.D. FILE #80-6723(M)