



# ENCROACHMENT PERMIT

## General Permit

City of Riverside - Public Works Dept.

951-826-5341

Issuance of this permit shall not be construed as a waiver of any other applicable permit or requirement, and is only revocable permission to use the land for the purpose described.

**Owner:** ARLINGTON BUSINESS PARTNERSHIP

**Location:**

**A.P.N.:**

**Encroachment:** INSTALL AND MAINTAIN VARIOUS IMPROVEMENTS AT THE ARLINGTON PASEO - SEE ATTACHED PLAN

The above-described encroachment being shown on Exhibit A attached hereto.

Upon issuance of this permit, I agree to comply with the attached terms and conditions.

Date: 2/19/09

By: [Signature]

Date: 2/19/09

By: [Signature]

**Applicant**

ARLINGTON BUSINESS PARTNERSHIP  
4510 VAN BUREN BOULEVARD RIVERSIDE, CA  
RIVERSIDE, CA

**Contractor/Developer**

PHONE: (951) 509-1100

ENCROACHMENT PERMIT APPROVAL

This permit has been reviewed and approved by the Departments listed below, provided the attached terms and conditions are adhered to:

- P/W ENGINEERING
- P/W TRAFFIC
- P/U WATER
- P/U ELECTRIC
- PLANNING

FINAL APPROVAL

Date: 2/18/08

[Signature]  
City Engineer

THIS PERMIT IS NOT VALID UNTIL ISSUED AND POSTED IN CITY RECORDS

Issued By: [Signature]

Dated: 2/20/09



# City of Riverside

The following are requirements that need to be met for your permit #PW08-0700 .

- 1: Permittee acknowledges that the area of encroachment is owned or controlled by the City of Riverside.
- 2: Permittee acknowledges that the described property could be needed for a proposed or planned public improvement and the City may revoke this permit. Upon written notice of revocation, the permittee shall, within the time prescribed by the City, remove all improvements placed, constructed or maintained. If the permittee fails to abide by the removal order of the City, the City shall have the right to remove and destroy the improvements without reimbursement to the permittee. The cost of such removal shall be paid by the permittee to the City and shall constitute a debt owed to the City.
- 3: Permittee waives the right of claim, loss, damage or action against the City resulting from revocation, termination, removal of improvements or any action of the City, its officers, agents or employees taken in accordance with the terms herein.
- 4: If the Public Works Director of the City of Riverside finds that the permittee is in default of the terms of this permit, that shall be cause for revocation.
- 5: Permittee herewith agrees to hold the City of Riverside harmless from and against all claims demands, costs, losses, damages, injuries, actions for damages and/or injuries, and liability in connection with the construction, encroachment, and/or maintenance to be done by permittee within the described property.
- 6: Prior to any construction taking place on City controlled property, permittee shall obtain a Construction Permit or Street Opening Permit from the City Public Works Department.
- 7: The permittee agrees to insure that construction of their improvements will not interfere in any way with any existing City or utility facilities.
- 8: Permittee acknowledges that existing city or utility facilities will require future maintenance, reconstruction, and revisions and that facilities may be added, any of which may result in removal or alteration of the permittee's improvements without reimbursement to the permittee.
- 9: Prior to construction, permittee shall contact Underground Service Alert to field locate existing utility lines. Any conflicts discovered will void the permit until acceptable revisions are made. It shall be Permittee's responsibility to determine the location and required clearances from all public and private utility, sewer and drainage facilities prior to drilling and shall only drill in compliance with such clearance requirements.

ED8-0700

**EXHIBIT A**  
Arlington Heritage Paseo

The City of Riverside will own and maintain the following:

- Irrigation System and Landscaping

The Arlington Business Partnership will own and maintain the following:

- Electrical System and Fixtures
- Lighting Systems and Fixtures
- 3 Monuments, Mounting Units and Foundations
- Clock, Mounting Unit, and Foundation.
- Rose Arbor
- DG Path
- Mural and Mural Anchors

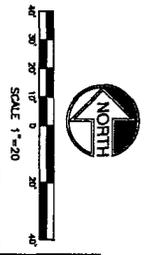
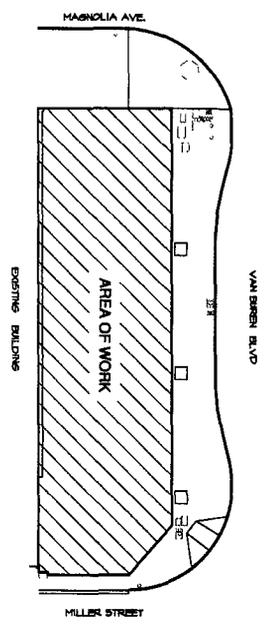
ALL AS SHOWN ON THE ATTACHED IMPROVEMENT PLANS

# RIVERSIDE CALIFORNIA



## PUBLIC WORKS DEPARTMENT ARLINGTON MINI PARK BEAUTIFICATION

### KEY MAP:



**LD**  
 LANDSCAPE DESIGN  
 L.A. COUNTY  
 PUBLIC WORKS DEPARTMENT  
 JIM DAVENPORT, LANDSCAPE ARCHITECTURE  
 1000 W. VAN BUREN BLVD.  
 RIVERSIDE, CA 92507  
 (951) 514-1200  
 WWW.LANDSCAPEDESIGN.COM



NO.	DATE	DESCRIPTION	BY	CHECKED

CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT  
 PROJECT NO. 12345  
 SHEET NO. T-1

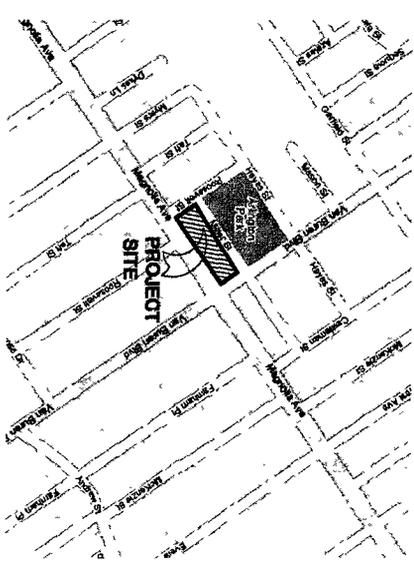
CITY OF RIVERSIDE  
 ARLINGTON MINI PARK  
 LANDSCAPE PLANS  
**TITLE SHEET**

DATE: 4/10/08  
 SHEET 1 OF 12

### GENERAL NOTES FOR PUBLIC LANDSCAPES:

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS FOR PLANNING AND INSTALLATION WORK. (SECTIONS 02441 AND 02480)
2. A PUBLIC LANDSCAPE PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT IS REQUIRED. CONTACT THE PUBLIC WORKS DEPARTMENT SECTION AT 951-501-5100 TO OBTAIN A PERMIT. THE CONSTRUCTION PERMIT AND TO OBTAIN THE PERMIT.
3. WHEN CALLING FOR BIDDING, THE PUBLIC WORKS DEPARTMENT INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION. A NOTIFICATION WILL BE PROVIDED ON THE PUBLIC LANDSCAPE PERMIT. THE INSPECTOR WILL BE REQUIRED TO VISIT THE PROJECT AND THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED FOR THE STAKEOUT SPECIFICATIONS, AND INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
  - a. AFTER COMPLETION OF RAW, GRADING AND WHEN ALL UTILITY SERVICES HAVE BEEN LAYED OUT FROM TO BE INSTALLED.
  - b. BEFORE OR AFTER THE PERMIT IS ISSUED AND BEFORE THE PERMITTING PROCESS IS COMPLETED.
  - c. AT THE TIME OF INSTALLATION OF IRRIGATION VALVES, UNIFORMS AND BENS.
  - d. FOR SPOTTING ALL TREES PRIOR TO DOING PLANTING PITS.
  - e. WHILE DOING PLANT PITS AND PLANTING/RELOCATING TREES.
4. AFTER PLANTING AND ALL OTHER NOTICED OR SCHEDULED WORK HAS BEEN COMPLETED FOR START OF THE PROJECT, SUBMITTAL OF THE PROJECT FOR CITY'S ACCEPTANCE TO START THE REQUIRED MAINTENANCE PERIOD.
5. AT THE END OF THE MAINTENANCE PERIOD THE CONTRACTOR/DESIGNER SHALL CALL THE PUBLIC WORKS DEPARTMENT INSPECTOR TO REVIEW THE PROJECT AND THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED TO VISIT THE PROJECT AND THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED FOR THE STAKEOUT SPECIFICATIONS, AND INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
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  - b. BEFORE OR AFTER THE PERMIT IS ISSUED AND BEFORE THE PERMITTING PROCESS IS COMPLETED.
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  - d. FOR SPOTTING ALL TREES PRIOR TO DOING PLANTING PITS.
  - e. WHILE DOING PLANT PITS AND PLANTING/RELOCATING TREES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO ACCEPTANCE MAINTAIN ALL PLANNING FOR A MINIMUM PERIOD AS SPECIFIED IN THE BID DOCUMENTS.

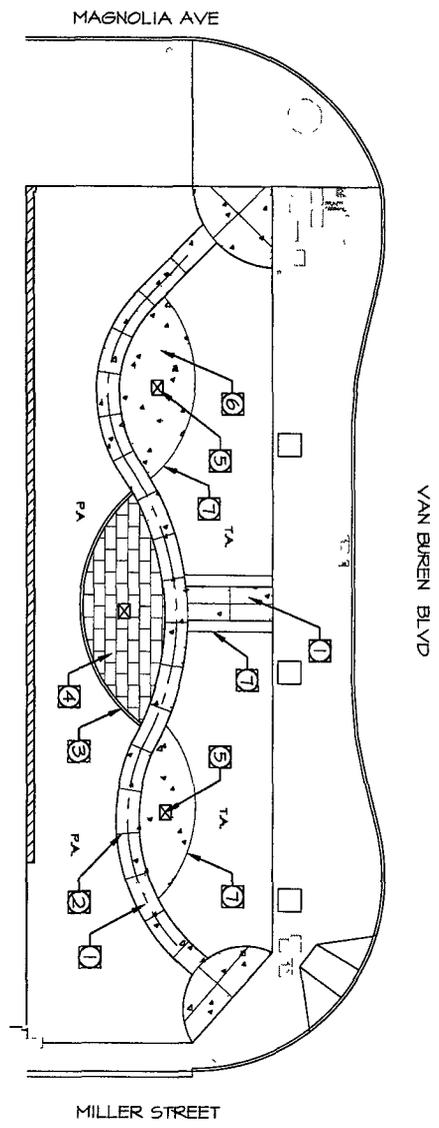
### VICINITY MAP:



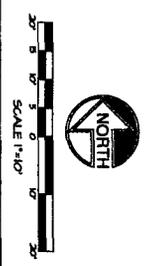
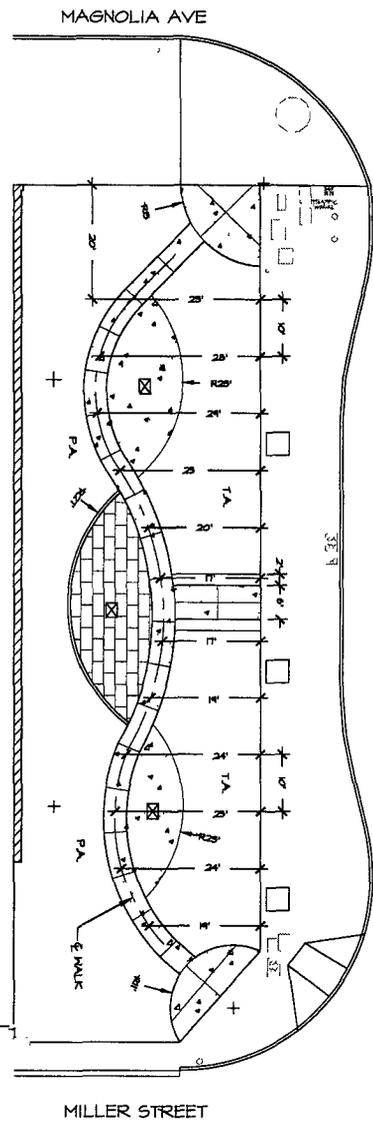
### SHEET INDEX:

- |      |                           |
|------|---------------------------|
| T-1  | TITLE SHEET               |
| CP-1 | CONSTRUCTION PLAN         |
| CP-2 | CONSTRUCTION DETAILS      |
| E-01 | ELECTRICAL DETAILS        |
| E-02 | ELECTRICAL DIAGRAMS       |
| E-11 | ELECTRICAL PLAN           |
| IR-1 | IRRIGATION PLAN           |
| IR-2 | IRRIGATION DETAILS        |
| IR-3 | IRRIGATION SPECIFICATIONS |
| PL-1 | PLANTING PLAN             |
| PL-2 | PLANTING DETAILS          |

208-0700



KEY	DESCRIPTION	TA - TREE AREA PA - PLANTING AREA DETAILS/BL.
1	STAMPED CONCRETE SIDEWALK	D / CP-2
2	SCORE JOINT - TYPICAL	A / CP-2
3	CONCRETE HOV CURB	C / CP-2
4	NONMENT BRICK	N/A
5	NONMENT FLAQUE - BY OTHERS	N/A
6	STAMPED CONCRETE PAD	D / CP-2
7	METAL EXISING	B / CP-2



**LD**  
LANDSCAPE DESIGN  
LAN DIVISION LANDSCAPE ARCHITECTURE  
PLANNING & DESIGN  
11415 138th Ave NE, Suite 100  
Bellevue, WA 98004  
TEL: 206.461.1000  
WWW.LDARCHITECT.COM



NO.	DATE	DESCRIPTION	BY	CHECKED

CITY OF RIVERSIDE  
ARLINGTON MINI PARK  
LANDSCAPE PLANS  
**CONSTRUCTION PLAN**

DATE 4/10/08  
CP-1  
SHEET 2 OF 15







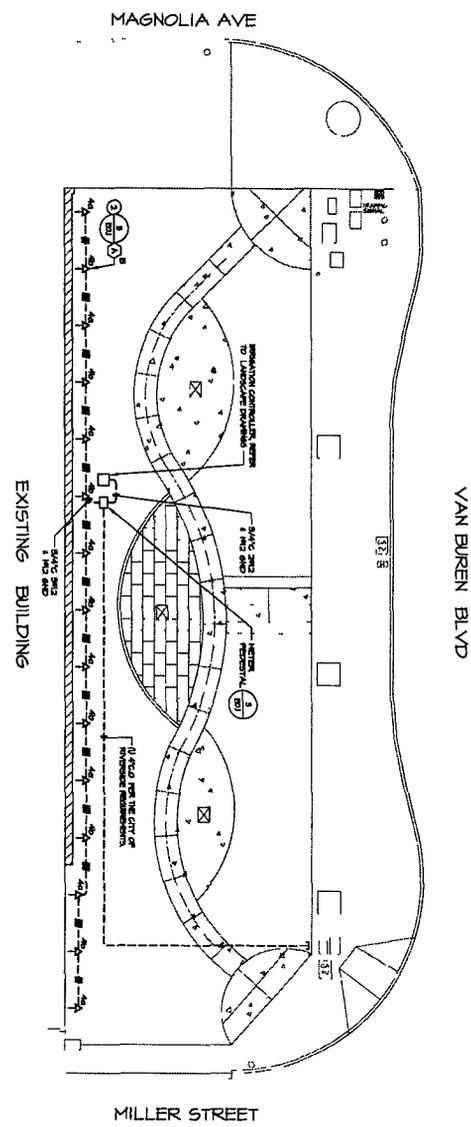
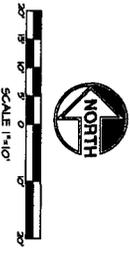


NO.	DATE	DESCRIPTION	BY	CHECKED

CITY OF RIVERSIDE CALIFORNIA  
 PUBLIC WORKS DEPARTMENT

CITY OF RIVERSIDE  
 ARLINGTON MINI PARK  
 LANDSCAPE PLANS  
 ELECTRICAL SITE PLAN

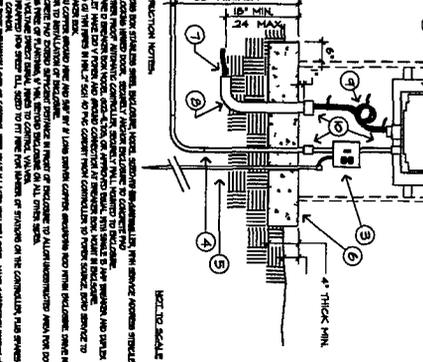
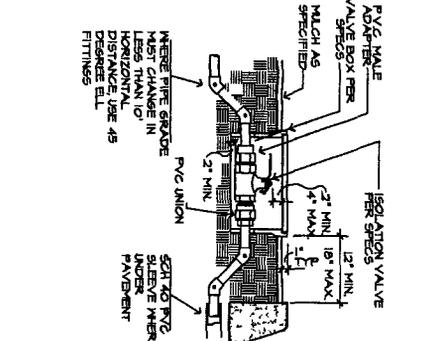
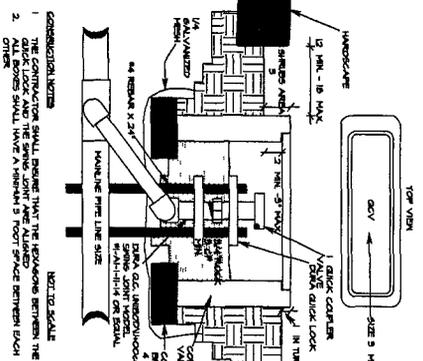
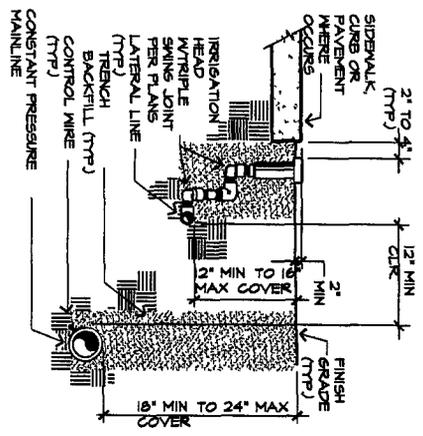
DATE 2/28/08  
 SHEET E11 OF



**PLAN NOTES**

- ① THE ELECTRICAL CONTRACTOR SHALL CONTACT THE CITY OF RIVERSIDE FOR THE REQUIREMENTS AND SPECIFICATIONS FOR ALL SERVICE CONNECTIONS TO THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND THE PUBLIC UTILITIES COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND THE PUBLIC UTILITIES COMPANY.
- ② ALL UTILITIES SHALL BE SHOWN ON THE ELECTRICAL SERVICE CONNECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND THE PUBLIC UTILITIES COMPANY.
- ③ THE CONTRACTOR SHALL VERIFY EXISTING UTILITY PLACEMENT AND DEPTHS OF THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND THE PUBLIC UTILITIES COMPANY.
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**G TRENCHING**

**E QUICK COUPLER**

**C ISOLATION VALVE**

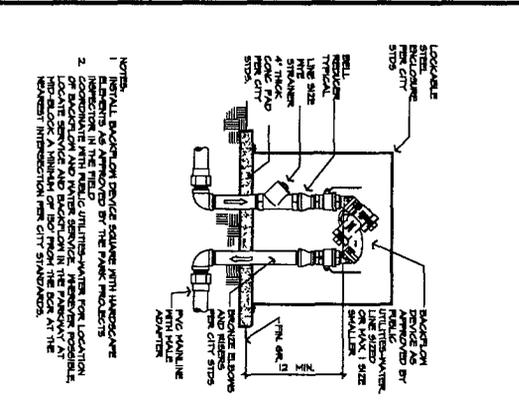
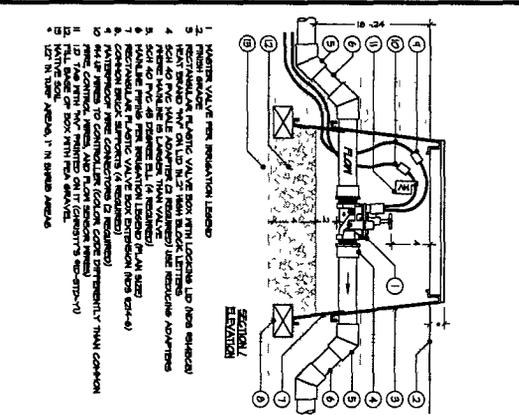
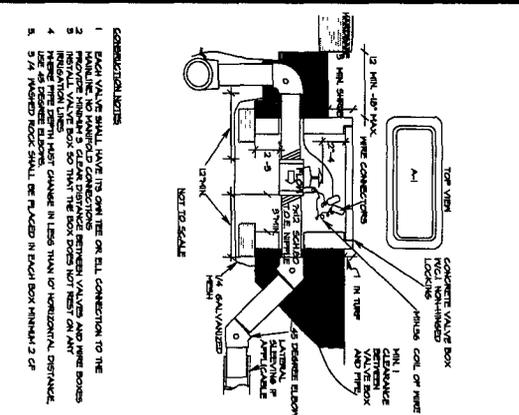
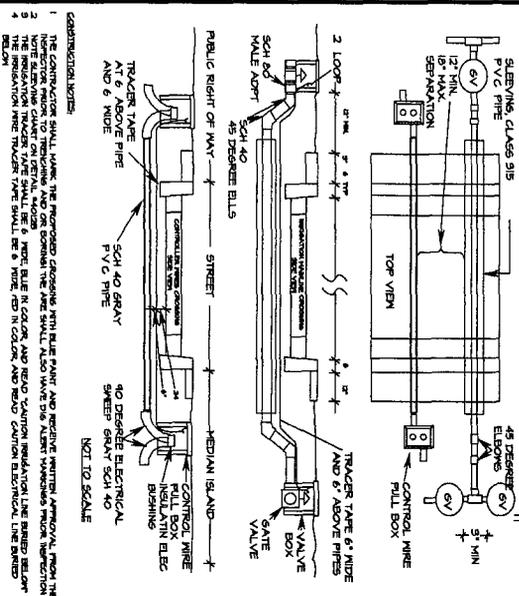
**A CONTROLLER**

**H SLEEVING**

**F CONTROL VALVE**

**D MASTER VALVE**

**B BACKFLOW PREVENTER**

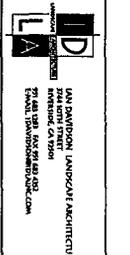


CONSTRUCTION NOTES:  
 1. THE CONNECTION SHALL MAKE THE PROPOSED CONNECTION WITH THE MAIN AND RESERVE THE MAIN APPROVAL FROM THE CITY ENGINEER.  
 2. THE SLEEVING SHALL BE INSTALLED WITH THE MAIN AND RESERVE THE MAIN APPROVAL FROM THE CITY ENGINEER.  
 3. THE CONNECTION SHALL BE MADE WITH THE MAIN AND RESERVE THE MAIN APPROVAL FROM THE CITY ENGINEER.  
 4. THE CONNECTION SHALL BE MADE WITH THE MAIN AND RESERVE THE MAIN APPROVAL FROM THE CITY ENGINEER.

CONSTRUCTION NOTES:  
 1. EACH VALVE SHALL HAVE ITS OWN THE OR EL CONNECTION TO THE MAIN.  
 2. PROVIDE MINIMUM 3' CLEARANCE BETWEEN VALVES AND THE BOXES.  
 3. PROVIDE MINIMUM 3' CLEARANCE BETWEEN VALVES AND THE BOXES.  
 4. PROVIDE MINIMUM 3' CLEARANCE BETWEEN VALVES AND THE BOXES.  
 5. 3/4" WELDED ROD SHALL BE PLACED IN EACH BOX MINIMUM 2' OF EACH SIDE.

CONSTRUCTION NOTES:  
 1. MASTER VALVE FOR ISOLATION, LEAKAGE.  
 2. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LIP OVER SIDEWAYS.  
 3. HEAVY DUTY WIP ON LIP 1/2" FROM BLACK LETTERS.  
 4. PROVIDE MINIMUM 3' CLEARANCE BETWEEN VALVES AND THE BOXES.  
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CITY OF RIVERSIDE  
 PUBLIC WORKS DEPARTMENT  
 DATE: 4/19/08

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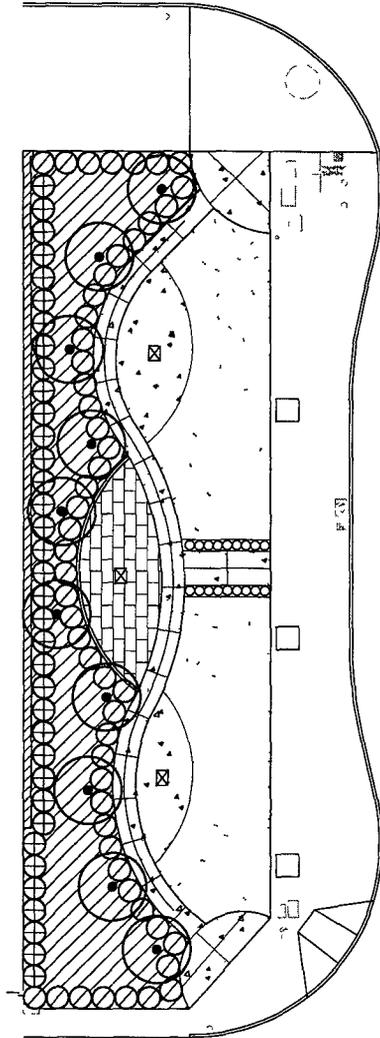


VAN BUREN BLVD

MAGNOLIA AVE

MILLER STREET

EXISTING BUILDING



**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
--------	----------------	-------------	------	----------



T-1 CITRUS BOULET DE FLEURS

SOLE ORANGE

24" BOX

STANDARD

**SHRUBS**



S-1 PIRACANTHA HYBRID TINT TIT

PIRACANTHA

5 GAL.



S-2 ROSA RAAGED ROBIN

ROSE

5 GAL.

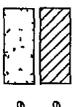


S-3 HEBERCALLIS HYBRID

DAYLILY - YELLOW

1 GAL. @ 18" O.C.

**GROUNDCOVERS**



G-1 CARISMA H NANA COMPACTA TUTTLEP

NATAL FLIM

1 GAL. @ 1" O.C.



G-2 SOD - WEST COASTER

TURF

- 1. EXTEND GROUNDCOVER UNDER SHRUBS
- 2. ALL PLANTING AREAS SHALL RECEIVE 3" THICK DARK WALNUT GROUND COVER



**DLA**  
 DAN DAVISON, LANDSCAPE ARCHITECTURE  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.8800  
 FAX: 303.733.8800  
 EMAIL: DAN@DLA-CO.COM



NO.	DATE	DESCRIPTION	BY	CHECKED

CITY OF RIVERSIDE CALIFORNIA	
PUBLIC WORKS DEPARTMENT	PROJECT NO. _____
DATE: _____	SCALE: _____
DESIGNED BY: _____	CHECKED BY: _____
DRAWN BY: _____	DATE: _____

CITY OF RIVERSIDE  
 ARLINGTON MAIN PARK  
 LANDSCAPE PLANS  
**PLANTING PLAN**

DATE: 4/10/08  
**PL-1**  
 SHEET NO. 1 OF 13

EMD-0700

