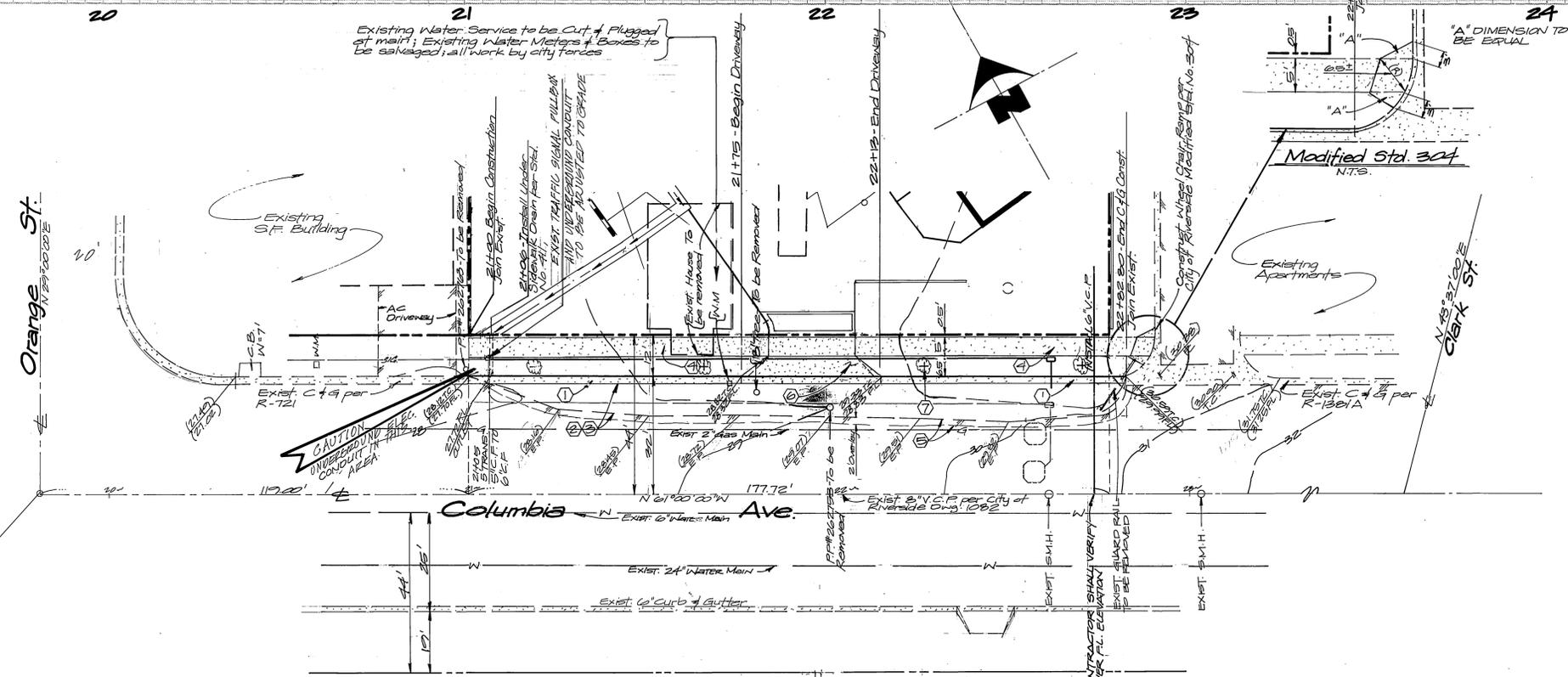


PROFILE SCALE
 HORIZ. 1" = 20'
 VERT. 1" = 4'



- Tree Planting Notes:**
- All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
 - Contact the Park Projects Inspector a minimum of 48 hours in advance at 787-1228 to schedule inspections. Inspections shall be required:
 - when plant locations have been spotted in the field prior to digging plant pits,
 - while digging plant pits and planting/relocating trees,
 - after planting and all other indicated or specified work has been completed for start of maintenance, and,
 - 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.
 - The Developer shall maintain all plantings for a minimum period of one (1) year.
 - Street Tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. per 40'
a. Columbia Ave.	Pyrus Calleryana/Breadford Pear	15gal.	40'	1
 - Park and Recreation Department and Public Works Department permits are required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper compaction.
 - All street trees to be automatically irrigated.

- Traffic Signal Notes:**
- Abandon existing conduits and detector loops as shown; install 1 1/2" rigid steel conduit, No. 5 pull box, and (3) 6" x 6" detector loops. Reuse existing lead-in cable.
 - Contact the Traffic Signal Maintenance Shop, (714) 787-7576 for inspection.

BENCH MARK:
 City of Riverside, B.M., JT-F, P.K. nail
 in lead of E.C. of Curb Return on Southwest
 corner of Columbia Ave and Orange St.,
 per field book TPA/48 8-27-86
 Elev. = 227.282

So. Calif. Gas Co. C. P. Hunter 2-5-86 Date	Pacific Telephone William J. Davis 2-20-86 Date	City of Riverside Public Utilities Dept. (Elect) John Johnson 3/3/86 Date	City of Riverside Water System David V. Garcia 4-25-86 Date
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L.D. LANSING & ASSOCIATES, INC.
 ENGINEERS & PLANNERS
 1881 BUSINESS CENTER DRIVE - SUITE 9
 SAN BERNARDINO, CALIFORNIA 92408
 (714) 888-0203 & (714) 825-5373

APPROVED: [Signature]
 REGISTERED CIVIL ENGINEER NO. 72105
 DATE 1/21/86

DESIGNED BY HAL	REVISIONS	APPR. DATE
DRAWN BY HAL	CHECKED BY DM	

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
 DATE 5-30-86
 PUBLIC WORKS DIRECTOR

STREET PLANS		ACCOUNT NO.
COLUMBIA AVENUE R-35-634		R-2761
HORIZ. SCALE: 1" = 20'		SHEET 2 OF 2
VERT. SCALE: 1" = 4'		F.B. 15/22-27

PC 1865