

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 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 FOR:
 - 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.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:

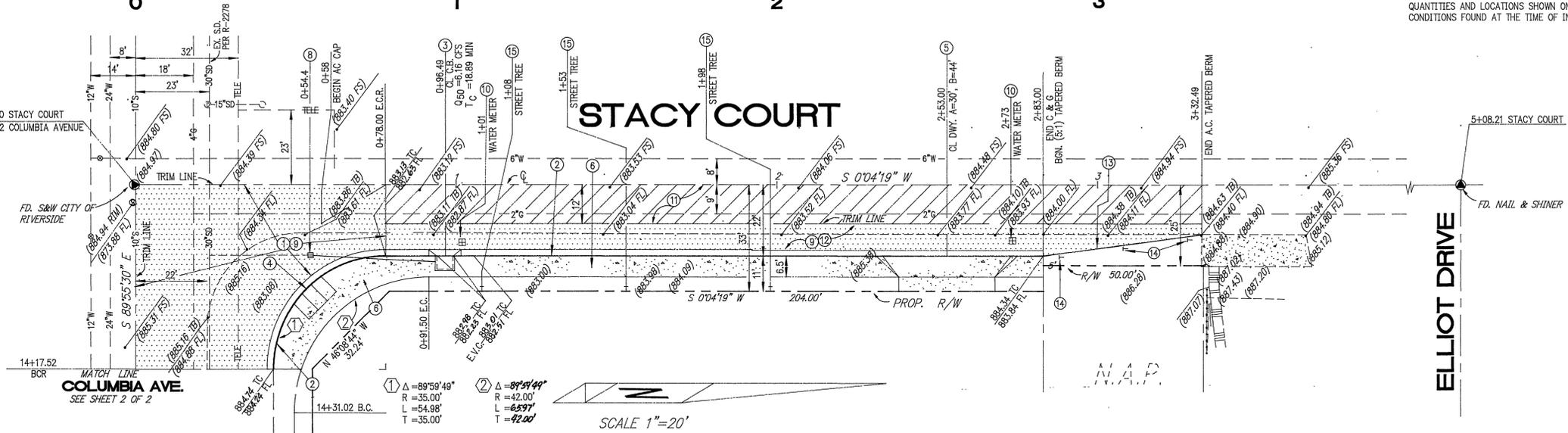
STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. NO.	SPACING REQ'D.
a) STACY CT.	LAGERSTROEMIA/CRAPE INDICA MYRTLE	15 GAL	45	3
b) COLUMBIA AVE.	WASHINGTONIA/ CALIF. FILIFERA	4' BRWN TRUNK	45'	2
 - BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT IS 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 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:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE, DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- 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. (351-6150)
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- 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 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.
- 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.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKINGS TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.), PHONE NO. 1-800-422-4133, TWO 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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.

PROFILE SCALE
HORIZ 1" = 20'
VERT 1" = 2'

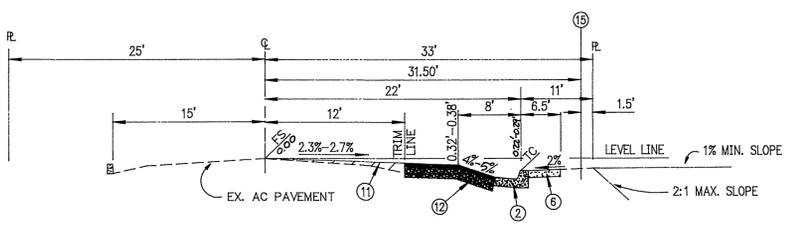
STACY COURT



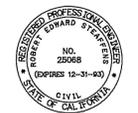
CONSTRUCTION NOTES

- | CONSTRUCTION NOTES | QUANTITIES |
|---|------------|
| 1. CONSTRUCT 8" AC OVER 18" CAB PER SR #227 (R-VALUE = 12) WITH 12" FULL DEPTH A.C. OVER COMPLETED NATIVE | 6200 S.F. |
| 2. CONSTRUCT TYPE I CONCRETE CURB AND GUTTER PER CITY OF RIVERSIDE STD. PLAN NO. 200 (6" CF) | 380 L.F. |
| 3. CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. PLAN NO. 405 (W=5'-4.25') | 1 EA. |
| 4. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. PLAN NO. 304. | 1 EA. |
| 5. CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. PLAN NO. 302 (TYPE V, A & B AS SHOWN). | 390 S.F. |
| 6. CONSTRUCT CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN NO. 325. | 2316 S.F. |
| 7. CONSTRUCT 16" RCP(20000) STORM DRAIN LATERAL. | 41 L.F. |
| 8. REMOVE EXIST. CSP INLET AND CONSTRUCT CONCRETE COLLAR PER RIVERSIDE STD. PLAN NO. 424 (A=3"±). | 1 EA. |
| 9. SAWCUT ALONG TRIM LINE AND REMOVE EXISTING AC PAVEMENT | 3615 S.F. |
| 10. RELOCATE EXISTING WATER SERVICES TO NEW CURB LINE (BY CITY FORCES) | 2 EA. |
| 11. CONSTRUCT VARIABLE THICKNESS AC CAP | 2838 S.F. |
| 12. CONSTRUCT 3" AC OVER 12" CAB PER SR #227 (R-VALUE = 12) | 1960 S.F. |
| 13. CONSTRUCT AC BERM (TYPE III) PER RIVERSIDE STD. PLAN NO. 250 | 50 L.F. |
| 14. INSTALL F-1 DELINEATORS ALONG TAPER (20' O.C.) PER RIVERSIDE STD. PLAN NO. 665 | 3 EA. |
| 15. INSTALL STREET TREES AS INDICATED (PER CITY OF RIVERSIDE-PARK AND RECREATION DEPT. SPECIFICATIONS) | 5 EA. |

TYPICAL SECTION STACY COURT T.I.=6.0

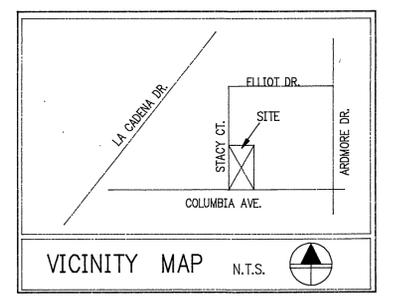


IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a Permit to Excavate will be valid. For your Dig Alert I.D. Number Call Underground Service Alert TOLL FREE 1-800-422-4133 Two working days before you dig.



BENCHMARK
J7-H ELEV. 872.698
FD. C.S.D.H. BRASS DISK CAP AT THE INTERSECTION OF LA CADENA DR. EAST AND COLUMBIA AVENUE

BASIS OF BEARINGS
BASIS OF BEARINGS ON THIS MAP IS THE CENTERLINE OF COLUMBIA AVENUE BEING S 89°55'30" E AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 41 PAGE 22 OF RECORDS OF SURVEY IN THE OFFICE OF COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.



SOUTHERN CA. GAS CO.
Robert St. John
DATE: 7-23-91

PACIFIC TEL. CO.
John Smith
DATE: 7-21-91

CITY OF RIVERSIDE WATER SYSTEM
Richard L. Durbal
DATE: 7-24-91

CITY OF RIVERSIDE ELECTRIC
Michael J. Tordella
DATE: 7-25-91

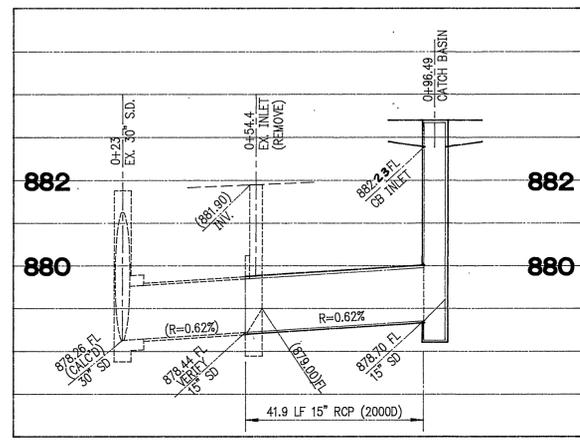
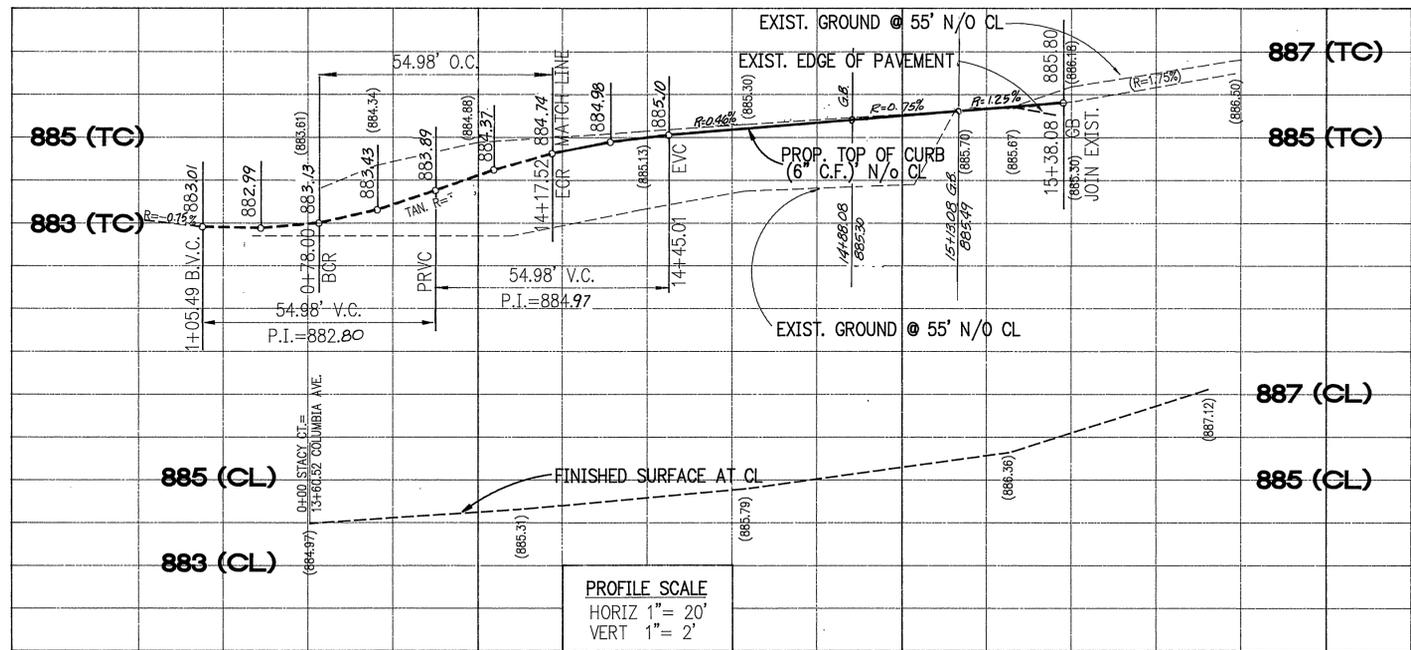
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 91691
EXPIRES: 9-12-91
CEN-COM TV
Robert S. Stull
DATE: 7/25/91

CIVIL ENGINEERING and SURVEYING
3829 Birch Street
Newport Beach, California 92660
W.R. HAYNES & CO.
Prepared Under the Supervision of:
P.E. Steffens
R.E. STEFFENS, D.L.C.E. 25068 (EXPIRES 12-31-93)
DATE: 7/16/91

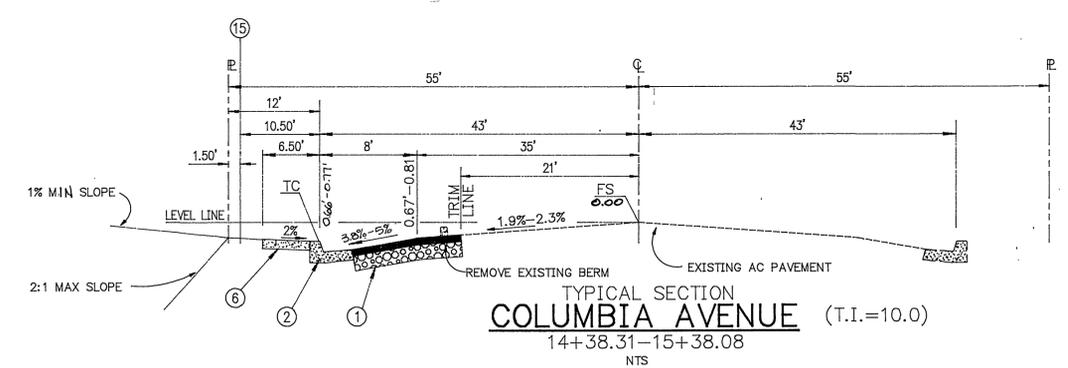
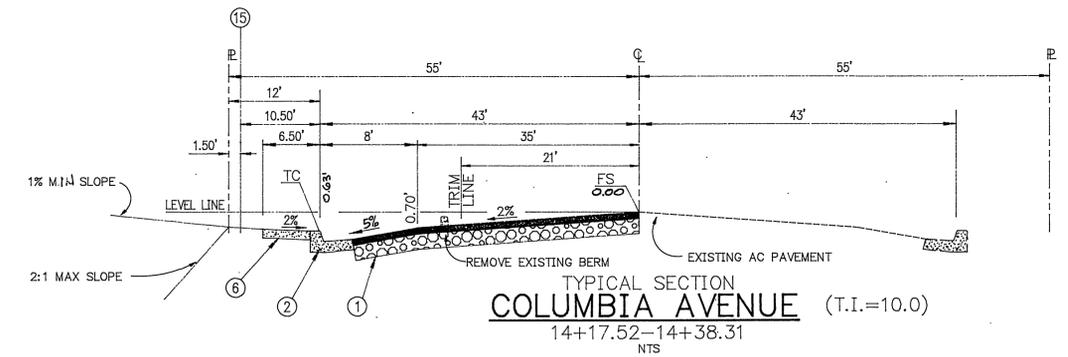
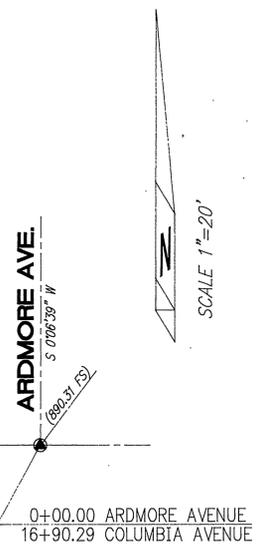
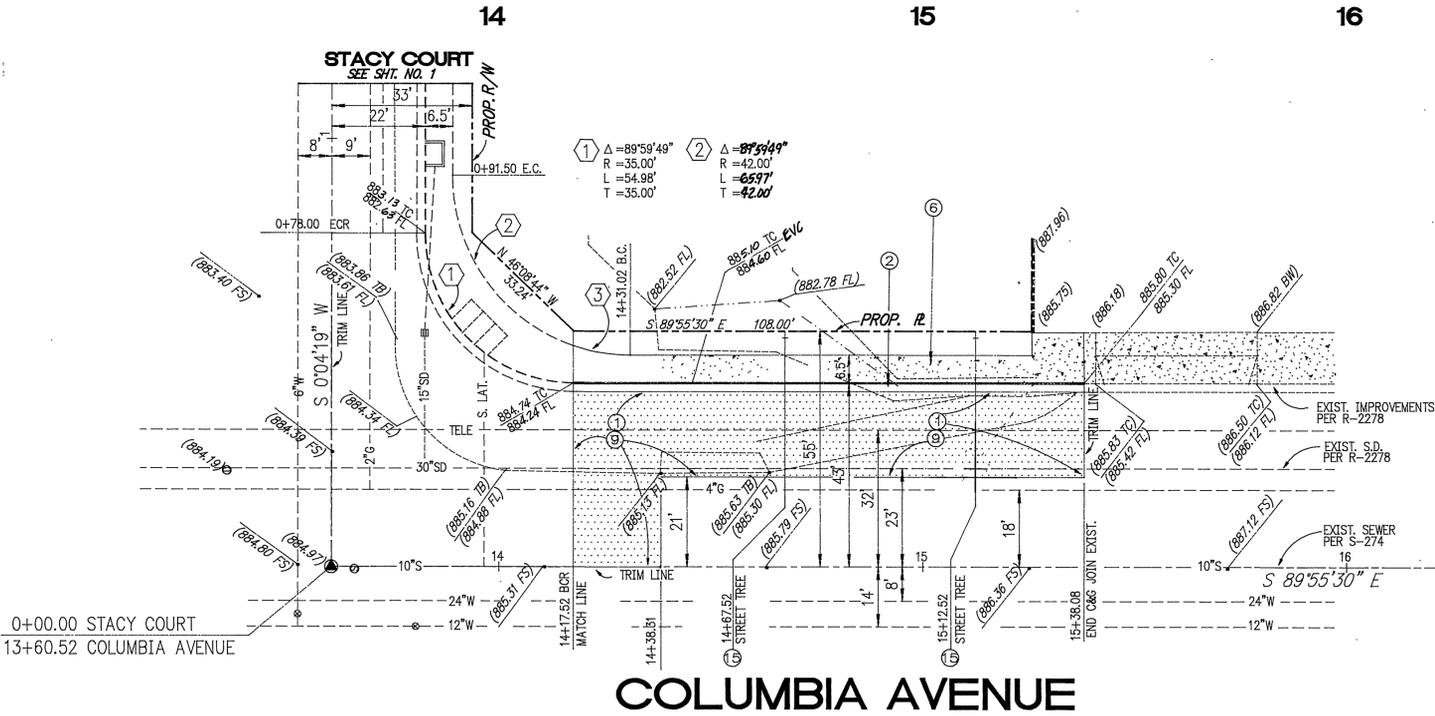
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
DATE: 7/26/91
PRINCIPAL ENGINEER: [Signature]
DATE: 7/26/91
TRAFFIC DIVISION: [Signature]
CHIEF P.W. ENGINEER: [Signature]
DATE: 7/26/91

STREET IMPROVEMENT PLAN
STACY COURT
COLUMBIA AVE. TO 283' N.L.Y.
1168 STACY COURT
ACCOUNT NO. R-3229
HORIZONTAL SCALE: 1"=20' VERTICAL SCALE: 1"=2'
SHEET 1 OF 2

PC 3255-S



LEGEND		
○ TELEPHONE POLE	— RD — ROOF DRAIN	FL FLOW LINE
○ POWER POLE	— H — SIGN POST	TC TOP OF CURB
○ SEWER MANHOLE	— M — MAIL BOX	GB GRADE BREAK
○ STORM DRAIN MANHOLE	— F — FIRE BOX	BW BACK OF WALK
○ TELEPHONE MANHOLE	— R — RAILROAD SIGN	(12.56) EXISTING ELEVATION
○ FIRE HYDRANT	— S — RAILROAD SIGNAL	13.45 PROPOSED ELEVATION
○ SPRINKLER RISER	— B — BARRICADE	— P — PROPERTY LINE
○ WATER FAUCET	— W — WIRE FENCE	— CL — CENTERLINE
○ IRRIGATION STANDPIPE	— C — CHAIN LINK FENCE	— L — LANDSCAPING
○ SEWER CLEANOUT	— W — WOOD FENCE	— A — AC PAVEMENT
○ WATER VALVE	— B — BLOCK WALL	— C — AC CAP
○ GAS VALVE	— S — SHRUB	— C — CONCRETE PAVEMENT
○ WATER METER	— T — TREE	— I — IRRIGATION VALVE
○ GAS METER	— P — PALM	— T — TRASH ENCLOSURE
○ WATER VAULT	— E — EVERGREEN	— CL — CENTERLINE
○ GAS VAULT	— H — HEDGE	— P — PROPERTY LINE
○ TELEPHONE VAULT	— C — CACTUS	— F — FLOW LINE
○ ELECTRIC VAULT	— T — TREE WELL	— S — SURVEY MONUMENT
○ WELL	— S — SURVEY MONUMENT	— F — FLOW DIRECTION
○ STREET LIGHT	— F — FLOW DIRECTION	— E — EASEMENT NOTE
○ TRAFFIC SIGNAL	— E — EASEMENT NOTE	— N — NUMBER OF PARKING SPACES
○ ELECTRIC PULLBOX	— N — NUMBER OF PARKING SPACES	— L/C — LINE/CURVE NOTE
○ GUY WIRE	— L/C — LINE/CURVE NOTE	

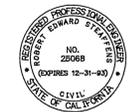


- CONSTRUCTION NOTES**
- CONSTRUCT 6" AC OVER 18" C&G PER SR #227 (R-VALUE = 12)
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 - INSTALL STREET TREES AS INDICATED (PER CITY OF RIVERSIDE-PARK AND RECREATION DEPARTMENT SPECIFICATIONS)

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 F.D. C.S.D.H. BRASS DISK CAP AT THE INTERSECTION OF LA CADENA DR. EAST AND COLUMBIA AVENUE.

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PACIFIC BELL DATE: 7-24-91	SOUTHERN CA. GAS CO. DATE: 7-23-91	CITY OF RIVERSIDE WATER SYSTEM DATE: 7-24-91	CIVIL ENGINEERING and SURVEYING W.R. HAYNES & Co. 3929 Birch Street Newport Beach, California 92660 (714) 852-8626 Prepared Under the Supervision of: R.E. STEAFFENS C.E. 25068 (EXPIRES 12-31-93)	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: DATE: 7/24/91 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGINEER DATE: 7/27/91	STREET IMPROVEMENT PLAN COLUMBIA AVENUE STACY COURT TO 180' E'LY 1168 STACY COURT HORIZONTAL SCALE: 1"=20' VERTICAL SCALE: 1"=2' SHEET 2 OF 2	ACCOUNT NO. R-3229

PC 3255-S