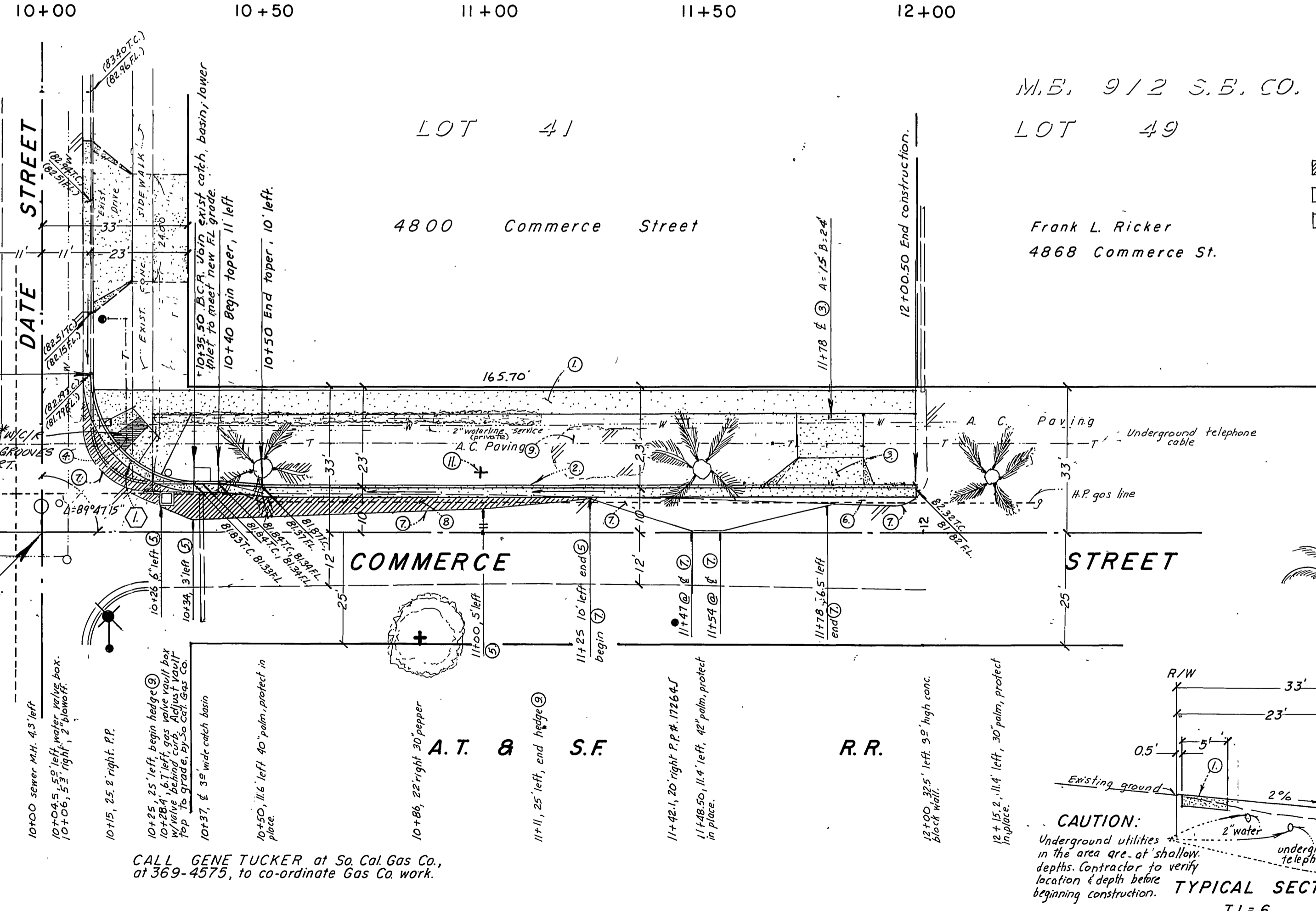


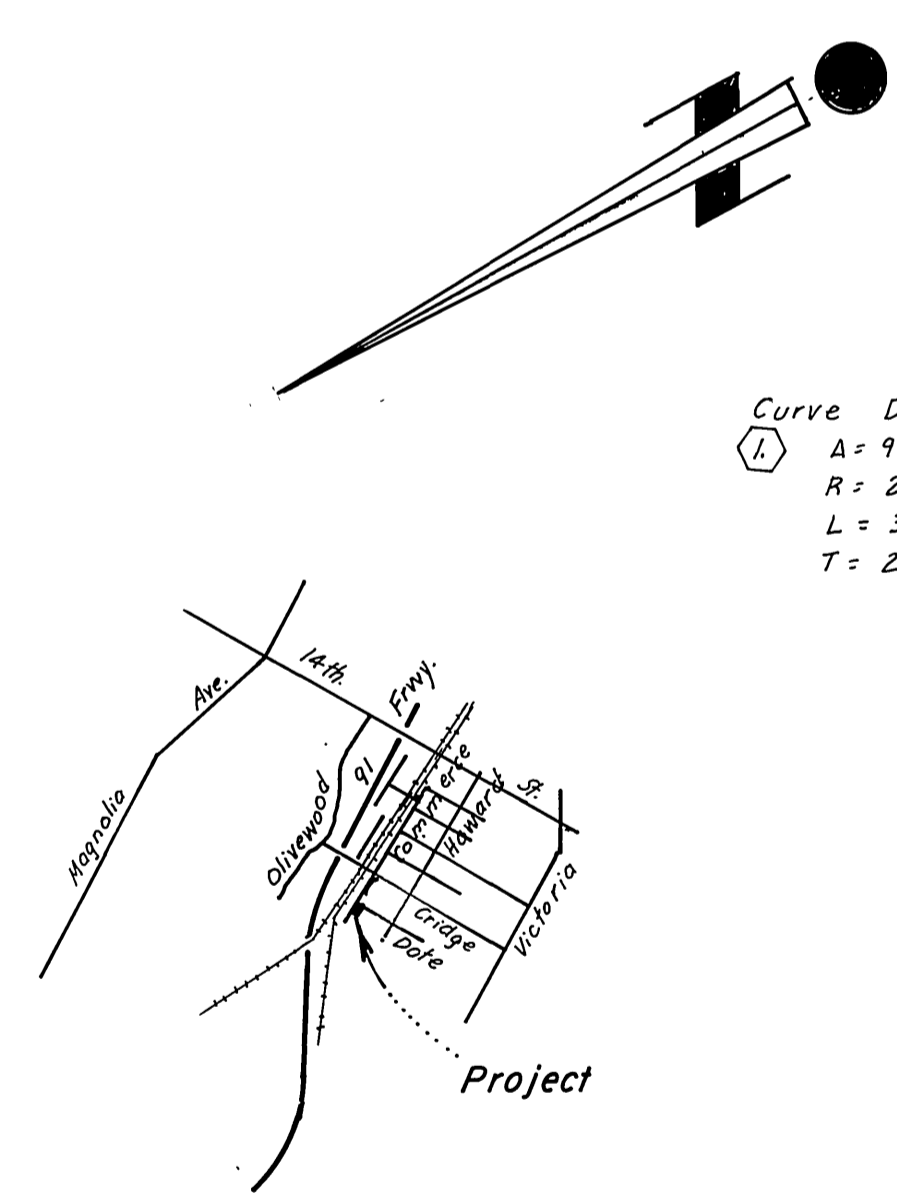
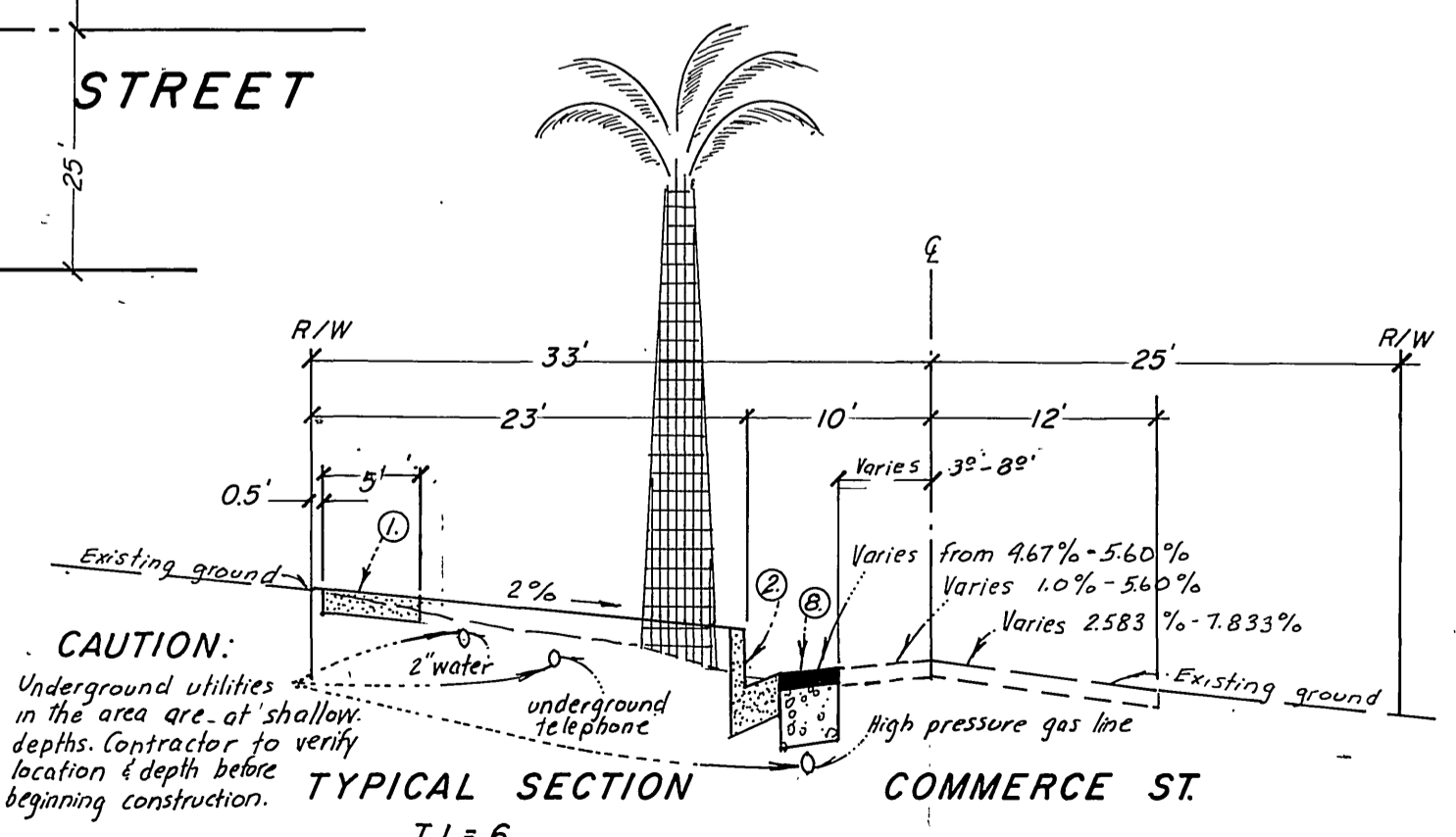
- GENERAL TREE PLANTING NOTES:**
- All related work shall conform to the City of Riverside Park and Recreation Department Standards.
 - Contact the Street Tree Inspector a minimum of 48 hours in advance of 35-6126 to schedule inspection. Inspections shall be required:
 - When plant locations have been 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 to start of maintenance.
 - At end of maintenance/finish acceptance (contractor/developer will be released from maintenance only upon receipt of written notification from the City that the Park and Recreation Department is assuming maintenance responsibility).
 - The Contractor/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. req'd
Commerce St.	Washingtonia filifera	4' Brown trunk California Fan Palm	As shown		1
 - Park and Recreation Department and Public Works Department permits are required prior to construction of the 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.



- CONSTRUCTION NOTES:**
- Construct property line sidewalk per C/A Std. Dwg. No. 325.
 - Construct Type I (6' c.f.) curb and gutter per C/A Std. Dwg. No. 200.
 - Construct Type II driveway approach per C/A Std. Dwg. No. 302. As 12' x 24' (10' x 11').
 - Construct wheelchair ramp per C/A Std. Dwg. 304.
 - Remove existing paving and construct 3" over 10" crushed A.B.
 - Construct 3" A.C. over 10" crushed A.B.
 - Construct A.C. overlay, feather to smooth joint as required.
 - Trim edge of pavement where new pavement joins to a smooth straight line.
 - Remove item shown.
 - Relocate water meter by City Forces (water).
 - Plant street tree per City of Riverside Parks and Recreation Standards.

- GENERAL NOTES:**
- It shall be the responsibility of the Contractor to clear the right of way in accordance with the provisions of the law as 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, Standard No. 10 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 herein. 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.
 - 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.
 - Street opening permit for construction and/or modification of traffic signal facilities is required.
 - 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.
 - The Contractor shall call in a location request to the Underground Service Alert (U.S.A.), Phone No. 1-800-485-4133, 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.
 - NOTICE TO CONTRACTOR:** The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The Contractor is responsible for taking precautionary measures to protect the utility lines and any other lines not of record or not shown on these plans.
 - 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)



VICINITY MAP - no scale

TWO DAYS BEFORE YOU DIG
CALL U.S.A. TOLL FREE
800-422-4133

CALL GENE TUCKER at So. Cal Gas Co., at 369-4575, to co-ordinate Gas Co. work.

<p>BENCHMARK:</p> <p>PK. nail and City Engineer in center of the S.E. curb return of Commerce St. and Prospect Ave. Elev. = 878.747</p>	<p>City of Riverside Water Systems</p> <p>Approved by <i>Carl Winters</i> Date <i>7/10/07</i></p> <p>Pacific Telephone</p> <p>Approved by <i>Paul Smith</i> Date <i>7/1/07</i></p>	<p>City of Riverside Electric Overhead & Underground</p> <p>Approved by <i>Mike Condit</i> Date <i>6/30/07</i></p> <p>So. Calif. Gas Co.</p> <p>Appr. by <i>M. Swabe</i> Date <i>5/21/07</i></p>	<p>ROBERT L. TAYLOR - Civil Engineer</p> <p>5830 Magnolia Ave. Riverside, CA 92506 714-683-0617</p> <p>Approved by <i>Robert Taylor</i> Date <i>3/10/07</i> R.L.T. J.C.E. 10470</p>	<p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: <i>Bruce Ford</i> DATE: <i>7/29/07</i></p> <p>PRINCIPAL ENGINEER: <i>Bruce Ford</i> DATE: <i>7/29/07</i></p> <p>TRAFFIC DIVISION: <i>Bruce Ford</i> DATE: <i>7/29/07</i></p> <p>CHIEF P.W. ENGINEER: <i>Bruce Ford</i> DATE: <i>7/29/07</i></p>	<p>STREET PLAN & PROFILE</p> <p>COMMERCE STREET</p> <p>4800 Commerce St., from Date St.</p> <p>200'± s'y on the east side for bldg. permit</p> <p>ACCOUNT NO. R-2892</p> <p>SHEET <i>1</i> OF <i>1</i></p> <p>HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'</p>
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