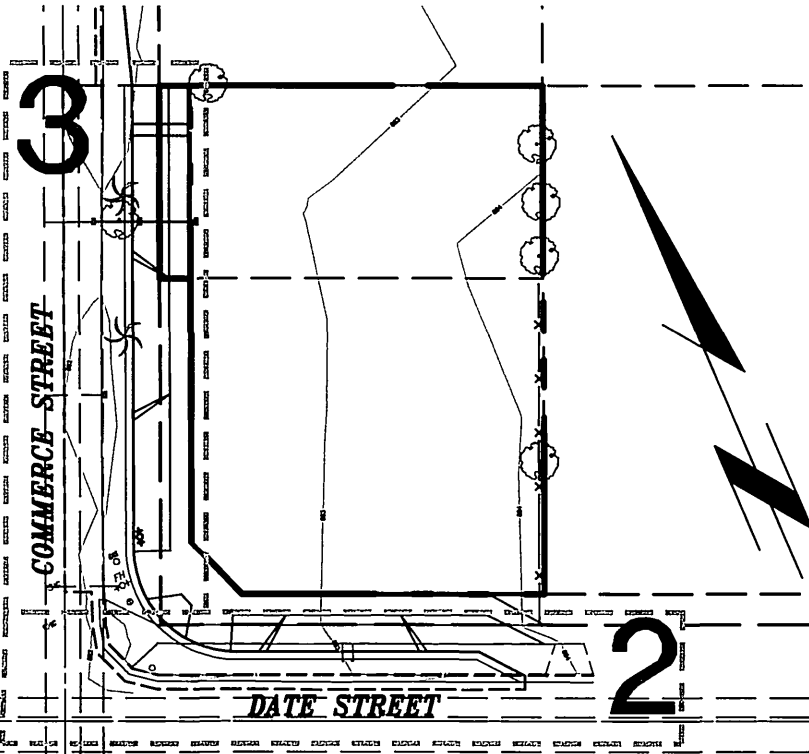


GENERAL NOTES:

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT, OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE 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.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES 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 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.
- 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.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED AS SHOWN PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- ON ALL AREAS WITHIN THE 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 SUB-GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- 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 UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, 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 USA.
- THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAY WITH A.C. PAVING.



INDEX MAP
SCALE : 1"=50'

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

ACTUAL THICKNESS OF BASE MATERIAL TO BE DETERMINED BY THE SOILS TEST AND RECOMMENDED BY THE SOILS ENGINEER. R-VALUES, SAND EQUIVALENTS, AND STRUCTURAL SECTION OF STREETS SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR APPROVAL UPON COMPLETION OF ROUGH GRADING.

CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITE, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES ENTERING OR LEAVING IMPROVEMENTS.

CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

TELEPHONE NUMBERS

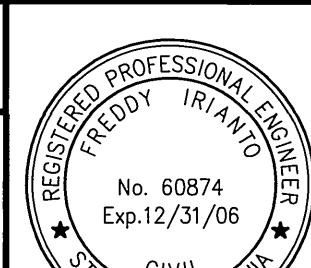
EMERGENCY	
RIVERSIDE POLICE DEPARTMENT	(951) 787-7911
RIVERSIDE FIRE DEPARTMENT	(951) 826-5321
GOODHEW AMBULANCE	(951) 684-5520
RIVERSIDE COMMUNITY HOSPITAL	(951) 788-3000

UTILITIES	
UNDERGROUND SERVICE ALERT	(800) 227-2600
CITY OF RIV. ELEC. OPERATIONS CONTROL CTR.	(951) 687-0791
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)	(800) 422-4133
CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES	(909) 782-0330
PACIFIC BELL	(800) 422-4133
AMERICAN TELEPHONE & TELEGRAPH	(951) 381-7380
CHARTER COMMUNICATION CABLE	(951) 688-9012
CITY OF RIV. WATER OPERATIONS EMERGENCIES	(951) 688-9012

OTHERS	
RIVERSIDE PUBLIC WORKS DEPARTMENT	(951) 826-5341
R.F. DICKSON STREET SWEEPING	(800) 841-7994
WESTERN WASTE	(951) 737-0343
RIVERSIDE DIAL-A-RIDE (SUPERVISOR)	(951) 275-9620
US POSTAL SERVICE	(951) 737-0451
RIVERSIDE UNIFIED SCHOOL DISTRICT	(951) 788-7134
RIVERSIDE TRANSIT AGENCY	(951) 684-0850

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY: *[Signature]*
ELECTRIC ENGINEERING

CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT
APPROVED BY: *[Signature]*
WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2007
IW Consulting Engineers, Inc.
Civil Engineering
Surveying
Land Planning
3544 University Avenue
Riverside, CA 92501
Tel: 951.687.2929
Fax: 951.687.2999

PREPARED BY: *[Signature]* R.C.E. NO. 60874 DATE: 4/14/06

MARK REVISIONS APPR. DATE DESIGNED BY_MK DONE BY_MK CHECKED BY_MK/EL

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]*
PRINCIPAL ENGINEER
TRAFFIC DIVISION
PARKS DEPARTMENT

DATE: 5/24/06

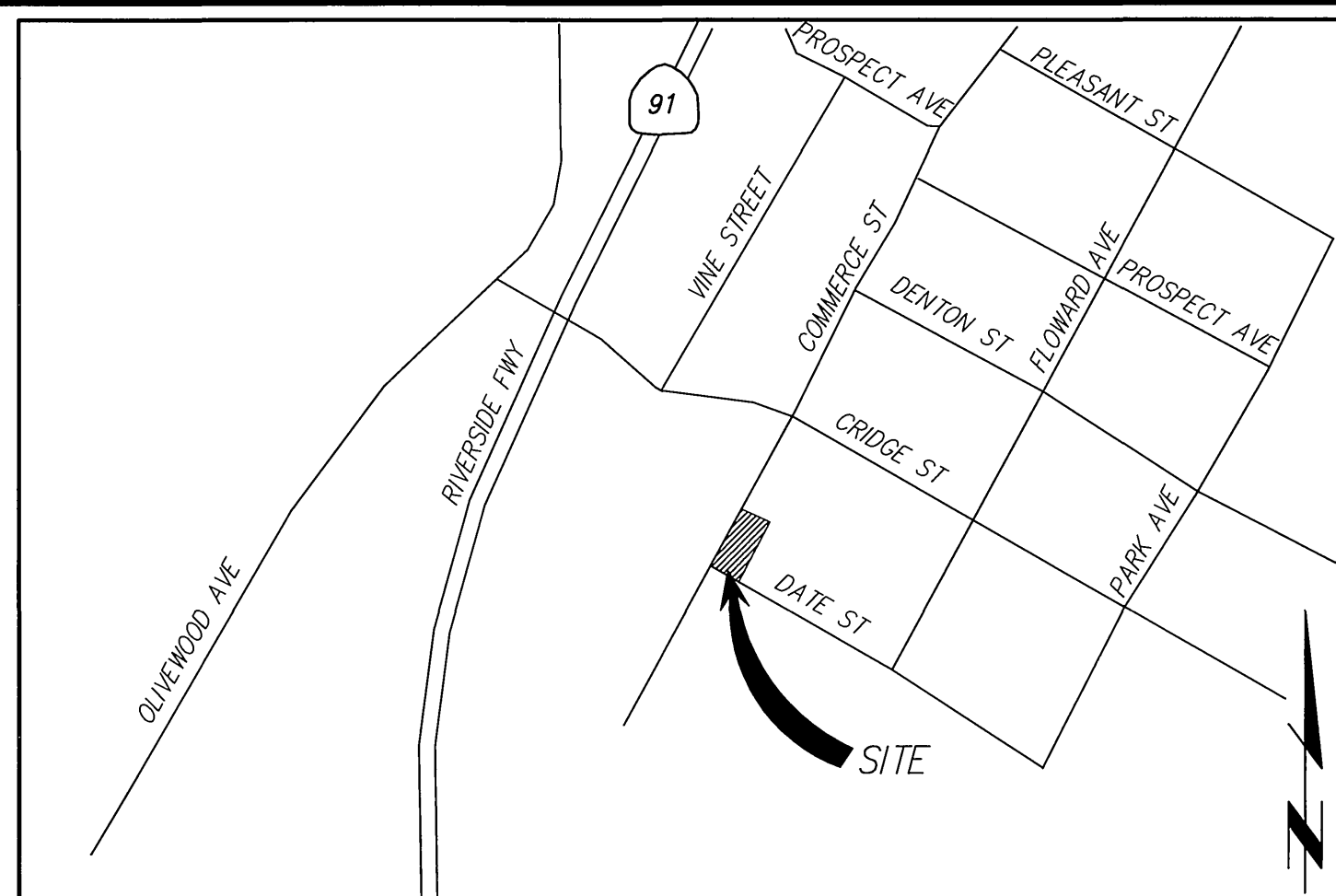
CITY OF RIVERSIDE
STREET IMPROVEMENTS PLANS
4768 COMMERCE STREET

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

PW 05-1120
R-3921
SHEET 1 OF 3

W.O. 300.001

CITY OF RIVERSIDE STREETS IMPROVEMENT PLAN 4768 COMMERCE STREET A.P.N.: 219-121-015 AND 219-121-018



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE 2000 EDITION
PAGE 684, GRID J-4
SEC. T2.SR.5W

LEGAL DESCRIPTION

FOR LOT 25 MB 009/002 HALLS ADD DIV B

OWNER/DEVELOPMENT

CERTIFIED TRANSPORTATION
DAVID GREGORY
1035 N. CUSTER ST.
SANTA ANA, CA 92701
PHONE: (714) 835-8676

ENGINEER

IW CONSULTING ENGINEERS, INC.
3544 UNIVERSITY AVENUE
RIVERSIDE, CA 92501
PH: (951) 687-2929
FAX: (951) 687-2999

SITE DATA:

APN: 219-121-015 & 219-121-018
ADDRESS: 4768 COMMERCE STREET
AREA: 0.28 ACRES

UTILITY PROVIDERS

WATER: CITY OF RIVERSIDE
SEWER: CITY OF RIVERSIDE
ELECTRICITY: CITY OF RIVERSIDE
GAS: THE GAS COMPANY
TELEPHONE: PACIFIC BELL
TELEVISION: AIR WAVES / CHARTER COMMUNICATIONS

SOURCE OF TOPOGRAPHIC MAP

DAWSON SURVEYING 575
EAST CARREON DRIVE
COLTON, CA 92324
TEL.: (909) 430-0016
FAX: (909) 430-0046
CONTACT: ROBERT DAWSON

SCHOOL DISTRICT

RIVERSIDE UNIFIED SCHOOL DISTRICT

LEGEND

- F.L. FLOW LINE
- F.G. FINISHED GRADE
- F.S. FINISH SURFACE ELEVATION
- P.E. PAD ELEVATION
- F.F. FINISH FLOOR ELEVATION
- G.F.F. GARAGE FINISH FLOOR ELEVATION
- T.W. TOP OF WALL ELEVATION
- T.F. TOP OF FOOTING ELEVATION
- T.G. TOP OF GRADE ELEVATION
- I.W. INVERT OF PIPE ELEVATION
- T.C. TOP OF CURB ELEVATION
- LIP LIP ELEVATION OF CURB OR GUTTER
- CURB RAMP
- CONCRETE SIDEWALK
- ASPHALT CONCRETE PAVEMENT
- COLD PLANE
- STREET TREE
- TRACT BOUNDARY
- RIGHT OF WAY
- LOT LINE
- CENTERLINE

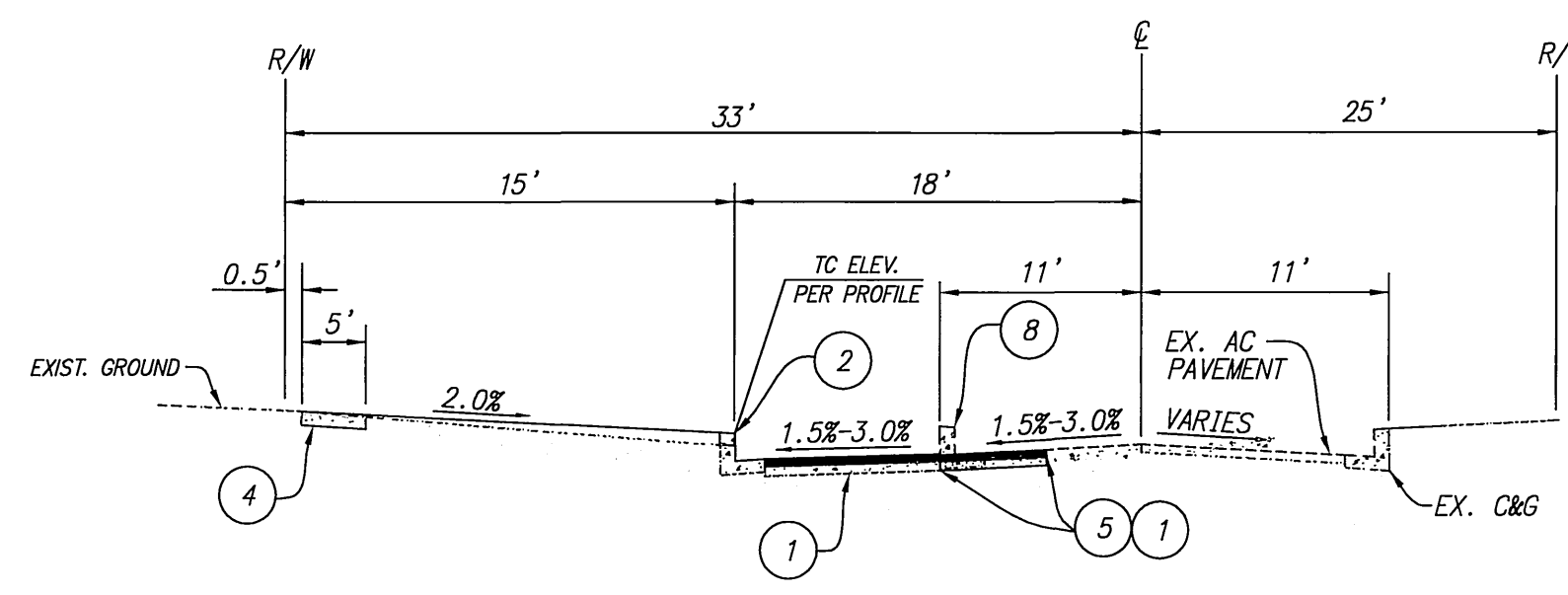
STREET LIGHT AND ELECTRIC NOTE

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREETS LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHTS AND ELECTRIC PLANS.

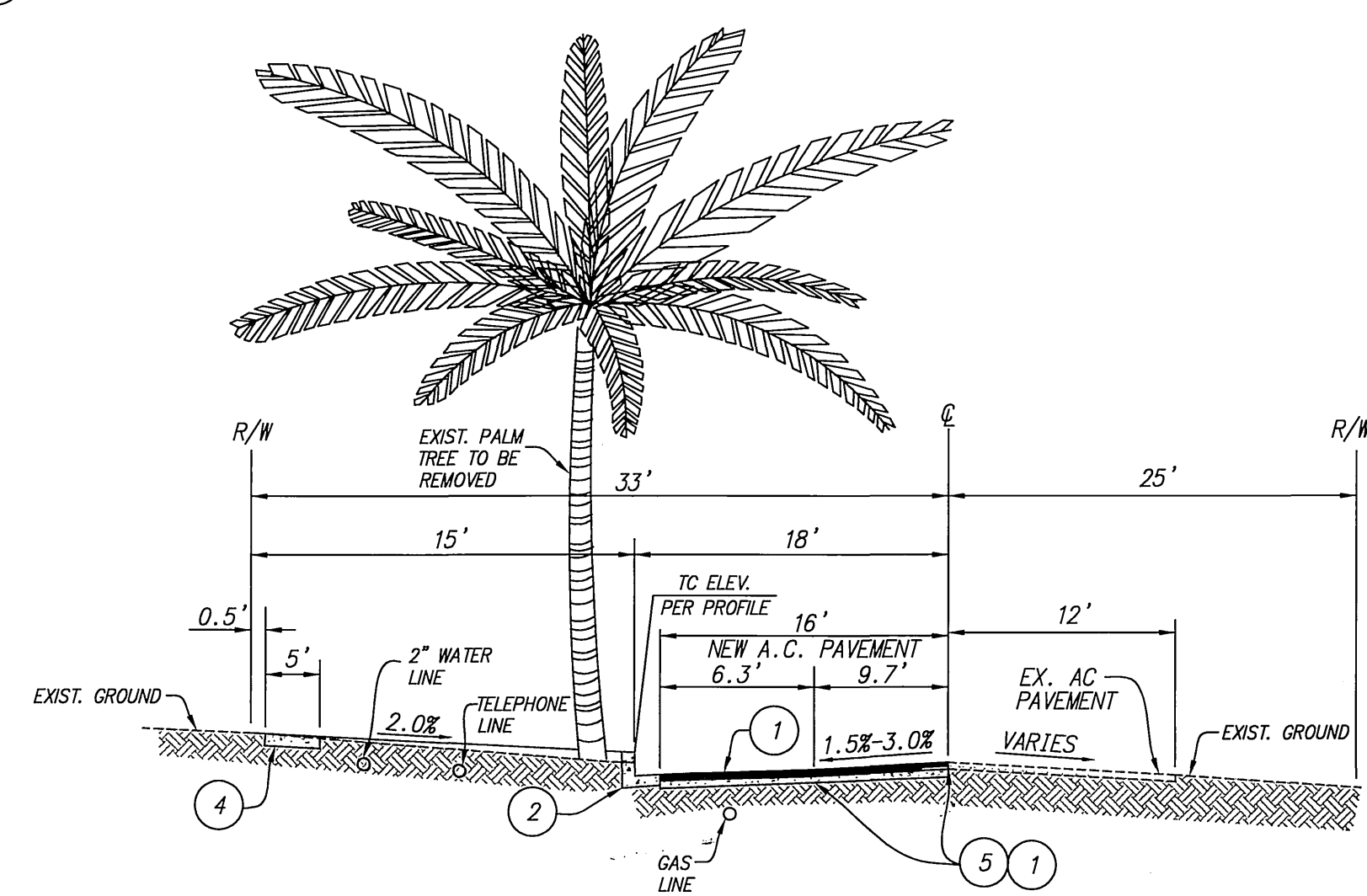
CONTACT:
VAHID BAZEL, P.E.
3900 MAIN STREET
CITY OF RIVERSIDE
RIVERSIDE, CA 92522
TEL.: (951)826-5830

CITY OF RIVERSIDE-BACKFLOW REQUIREMENTS

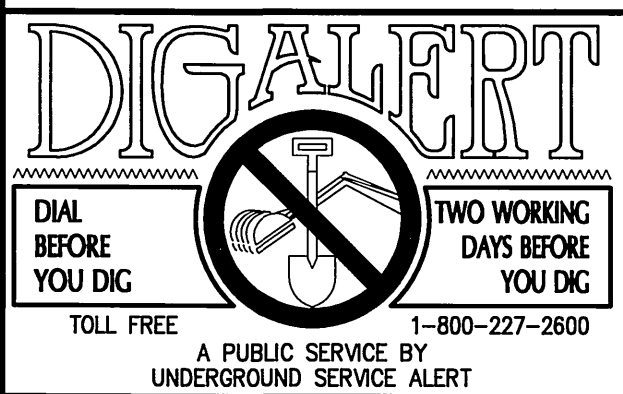
- (A) R.P. BACKFLOW DEVICE TO BE INSTALLED MIN. 18"-MAX. 2X24" BACK OF PROPERTY LINE.
- (B) MATERIALS TO BE BRASS OR COPPER FROM METER TO BACKFLOW DEVICE.



**STREET SECTION
DATE STREET**
I.L. : 5.5
NOT TO SCALE



**STREET SECTION
COMMERCE STREET**
I.L. : 5.5
NOT TO SCALE

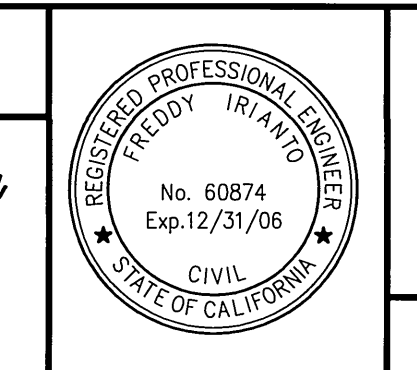


PRIVATE ENGINEERING NOTE
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BENCHMARK:
CITY OF RIVERSIDE
H.K.-E3
P.K. NAIL AND CITY ENGINEER TAG IN THE CENTER OF THE S.E. CURB RETURN OF COMMERCE ST. AND PROSPECT AVE.
ELEV. - 879.797

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY: *[Signature]*
ELECTRIC ENGINEERING

CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT
APPROVED BY: *[Signature]*
WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2007
IW Consulting Engineers, Inc.
Civil Engineering
Surveying
Land Planning
3544 University Avenue
Riverside, CA 92501
Tel: 951.687.2929
Fax: 951.687.2999

PREPARED BY: *[Signature]* R.C.E. NO. 60874 DATE: 4/14/06

MARK REVISIONS APPR. DATE DESIGNED BY_MK DONE BY_MK CHECKED BY_MK/EL

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]*
PRINCIPAL ENGINEER
TRAFFIC DIVISION
PARKS DEPARTMENT

DATE: 5/24/06

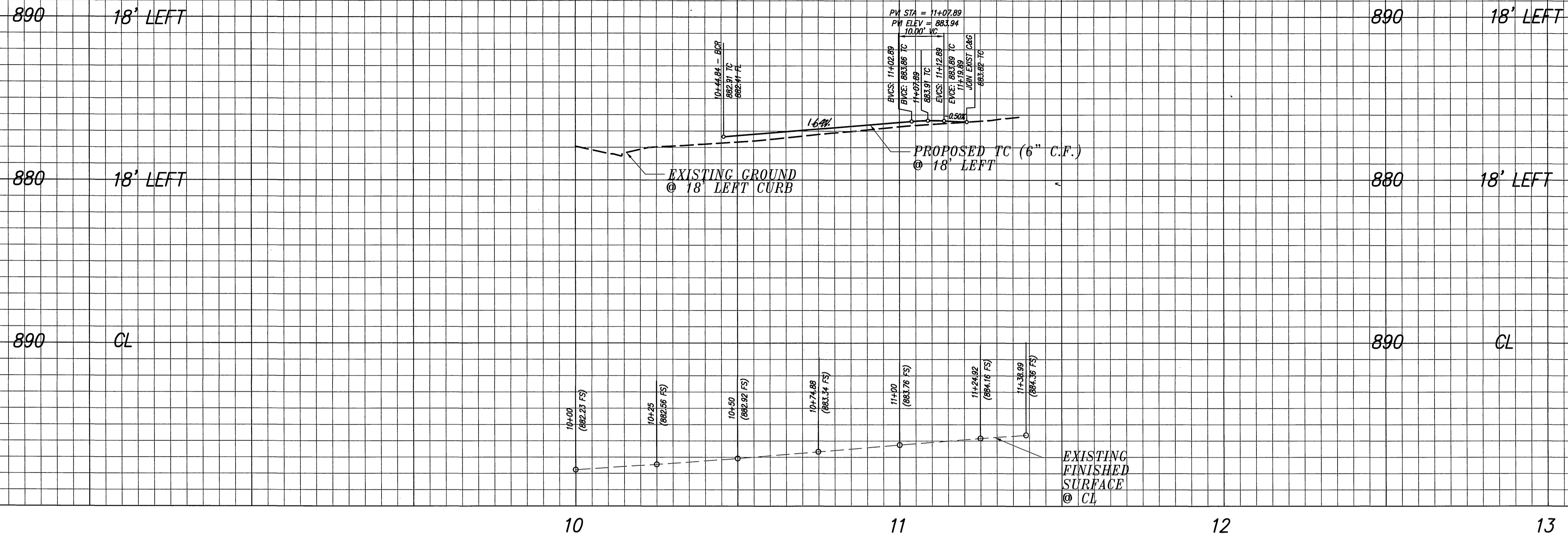
CITY OF RIVERSIDE
STREET IMPROVEMENTS PLANS
4768 COMMERCE STREET

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

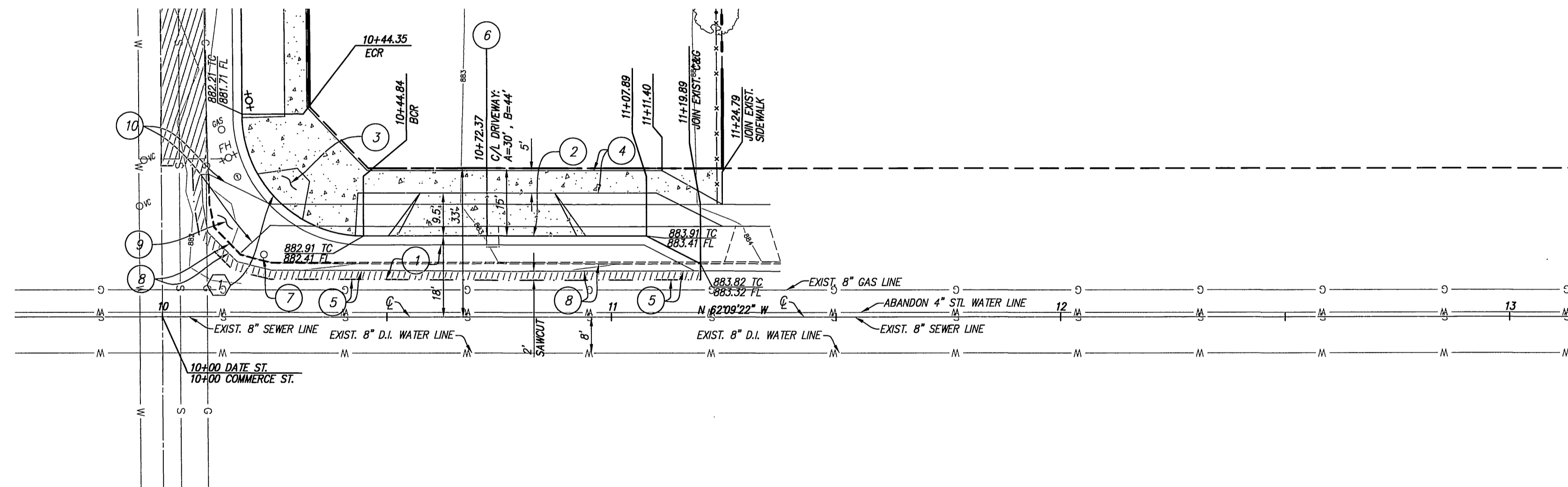
PW 05-1120
R-3921
SHEET 1 OF 3

W.O. 300.001

INDEXED 6/06/06 LTH



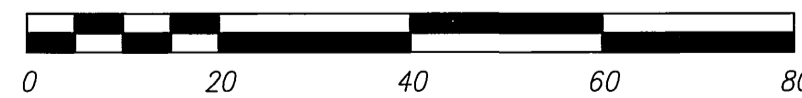
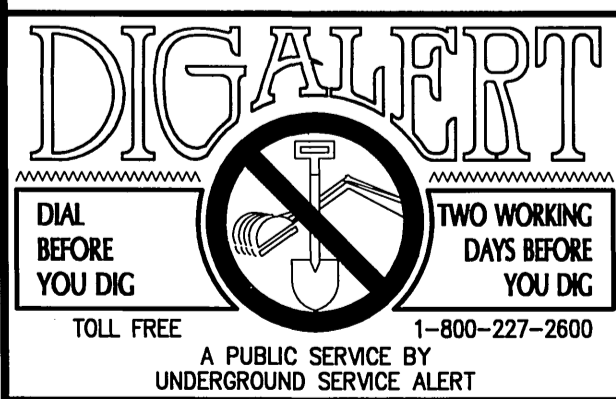
COMMERCE STREET
SEE SHEET 3



DATE STREET

CONSTRUCTION NOTES:

- 1 CONSTRUCT 3"A.C. OVER 4" A.B. PRELIMINARY SECTION, FINAL SECTION TO BE DETERMINED AT COMPLETION OF ROUGH GRADING.
- 2 CONSTRUCT 6" CURB & GUTTER PER. CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE I.
- 3 CONSTRUCT HANDICAPPED RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304, TYPE I.
- 4 CONSTRUCT PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325.
- 5 SAWCUT REMOVE EXISTING ASPHALT PAVING.
- 6 CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302.
- 7 RELOCATE STREET NAME SIGN PER CITY STD. 662.
- 8 REMOVE EXIST. CURB & GUTTER.
- 9 REMOVE EXIST. HANDICAPPED RAMP.
- 10 REMOVE EXIST. SIDEWALK.
- 11 CONSTRUCT UNDER SIDEWALK DRAIN PER APWA STD. 151, SECTION INLET TYPE II.
- 12 EXIST. FIRE HYDRANT TO BE EXTENDED BEHIND NEW CURB AND GUTTER, BY CITY FORCES
- 13 EXISTING 3/4" WATER SERVICE LATERAL TO BE ABANDON BY CITY FORCES.
- 14 REMOVE EXIST. TREE AND SHRUBS.
- 15 EXISTING 3/4" SERVICE LATERAL TO BE EXTENDED BY CITY FORCES.
- 16 INSTALL DEBRIS GUARD PER DETAIL ON SHEET 3.



PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK:
CITY OF RIVERSIDE
H6-E3
P.K. NAIL AND CITY ENGINEER TAG IN THE CENTER OF THE S.E. CURB RETURN OF COMMERCE ST. AND PROSPECT AVE.
ELEV. - 879.797

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY: *[Signature]* 4/4/06
ELECTRIC ENGINEERING

CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT
APPROVED BY: *[Signature]* 4/4/06
WATER ENGINEERING



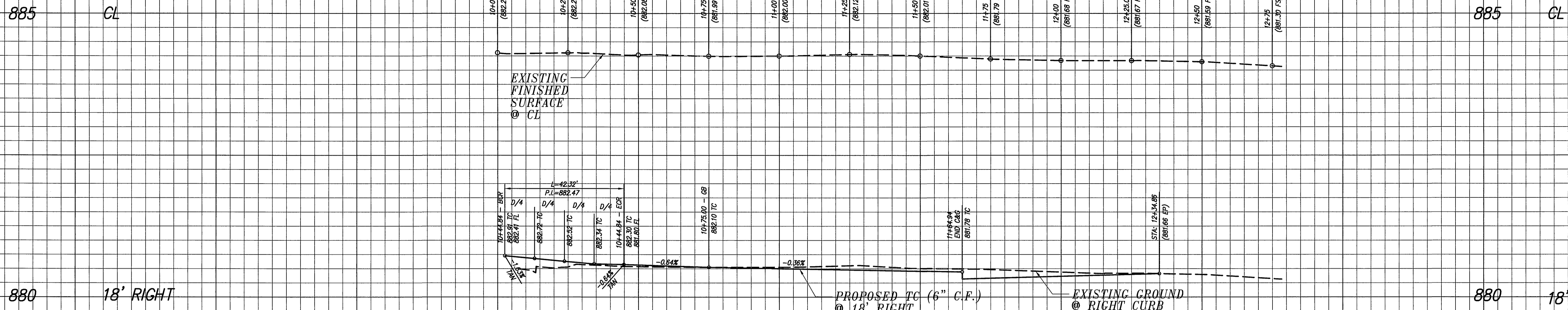
CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2007
IW Consulting Engineers, Inc.
Civil Engineering
Surveying
Land Planning
3544 University Avenue
Riverside, CA 92501
Tel: 951.687.2929
Fax: 951.687.2999
PREPARED BY: *[Signature]* R.C.E. NO. 60874
DATE: 3/23/06

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 5/2/06
PRINCIPAL ENGINEER: *[Signature]*
TRAFFIC DIVISION: *[Signature]*
PARKS DEPARTMENT: *[Signature]*

CITY OF RIVERSIDE
STREET IMPROVEMENTS PLANS
DATE STREET
PW 05-1120
R-3921
SHEET 2 OF 3
W.O. 300.001
HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'

INDEXED 6/06/06 LKH

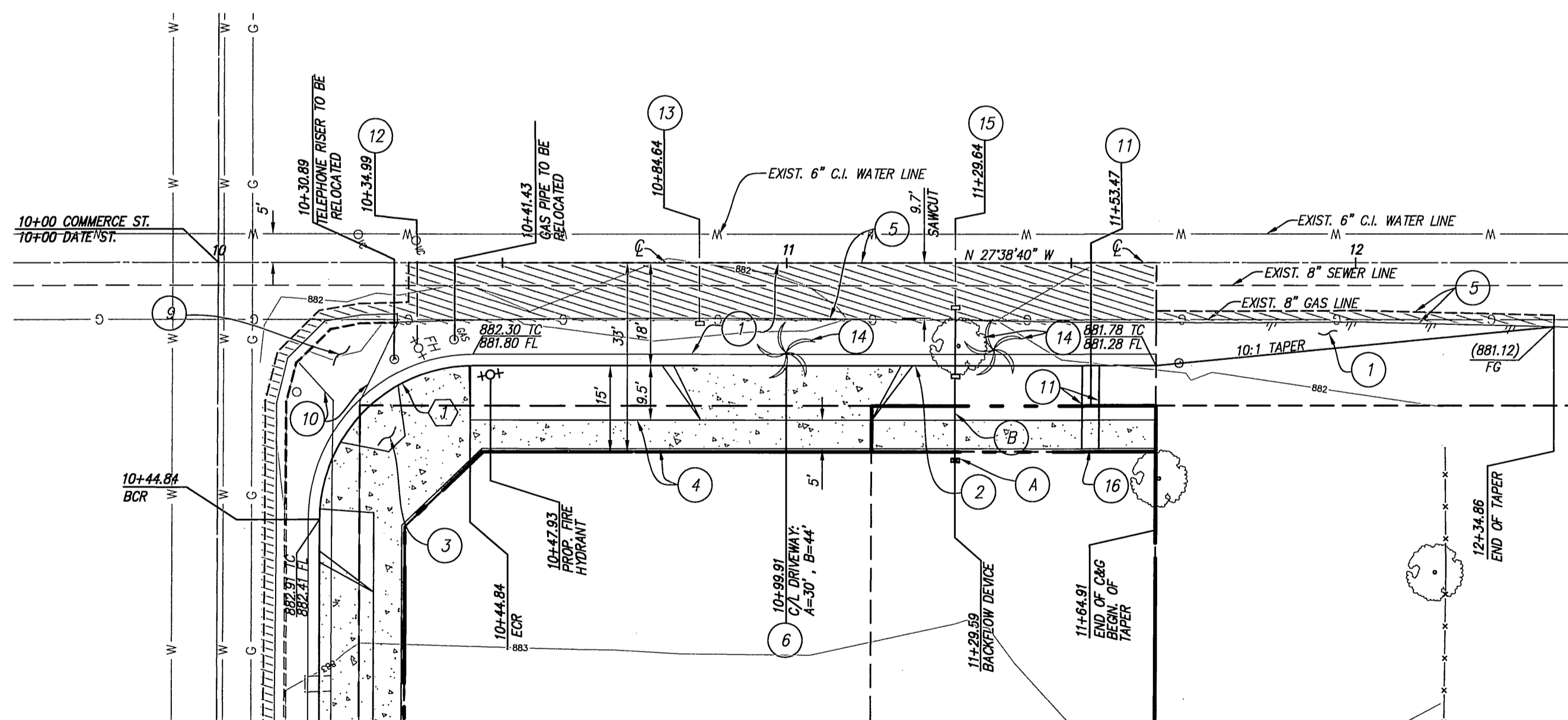


PROFILE SCALE
 HORZ: 1" = 20'
 VERT: 1" = 4'

10 11 12 13 14

CONSTRUCTION NOTES:

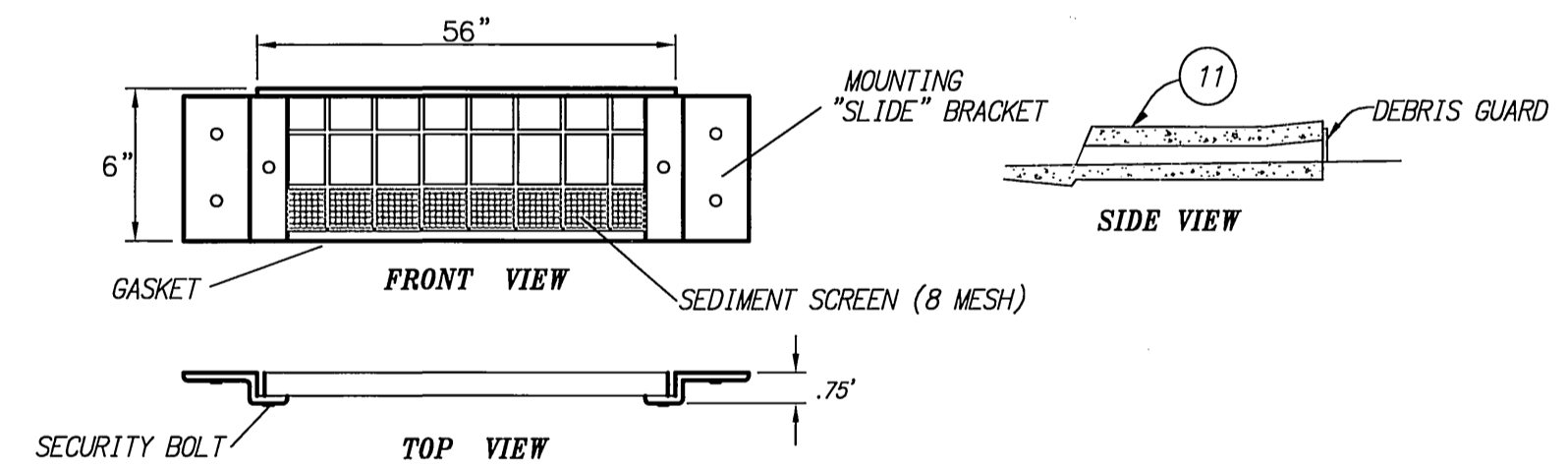
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DATE STREET SEE SHEET 2
COMMERCE STREET

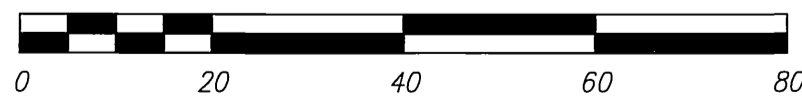
CITY OF RIVERSIDE-BACKFLOW REQUIREMENTS

- (A) R.P. BACKFLOW DEVICE TO BE INSTALLED MIN. 18"-MAX. 2X24" BACK OF PROPERTY LINE.
- (B) MATERIALS TO BE BRASS OR COPPER FROM METER TO BACKFLOW DEVICE.



FLOGARD-- TRASH & DEBRIS GUARD DETAIL FOR CATCH BASINS MODEL FG-TDG48
 NOT TO SCALE

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
(1)	89°48'02"	27'	42.32'	26.91'



PRIVATE ENGINEERING NOTE
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BENCHMARK:
 CITY OF RIVERSIDE
 H6-E3
 P.K. NAIL AND CITY ENGINEER TAG IN THE CENTER OF THE S.E. CURB RETURN OF COMMERCE ST. AND PROSPECT AVE.
 ELEV. - 879.797

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND
 APPROVED BY: *[Signature]*
 ELECTRIC ENGINEERING

CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT
 APPROVED BY: *[Signature]*
 WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2007
IW Consulting Engineers, Inc.
 • Civil Engineering
 • Surveying
 • Land Planning
 3544 University Avenue
 Riverside, CA 92501
 Tel: 951.687.2929
 Fax: 951.687.2999
 PREPARED BY: *[Signature]* R.C.E. NO. 60874
 DATE: 4/14/06

MARK REVISIONS APPR. DATE
 DESIGNED BY MK DONE BY MK CHECKED BY MK/EL

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 5/24/06
 PRINCIPAL ENGINEER: *[Signature]*
 TRAFFIC DIVISION: *[Signature]*
 PARKS DEPARTMENT: *[Signature]*

CITY OF RIVERSIDE STREET IMPROVEMENTS PLANS
COMMERCE STREET
 PW 05-1120
 R-3921
 SHEET 3 OF 3
 W.O. 300.001
 HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'
 INDEXED 6/06/06