

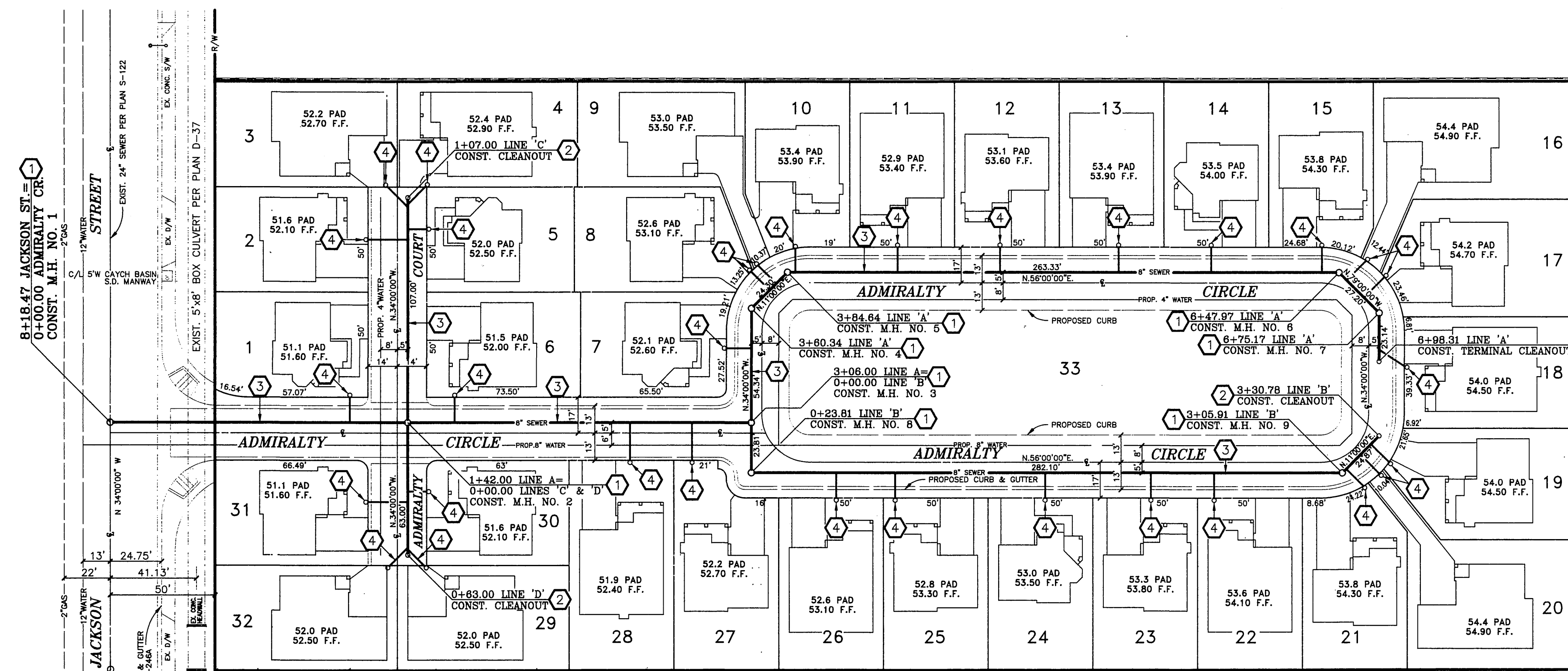
SCALE: 1" = 40'

BENCH MARK
 B.M. 04-13 ELEVATION 748.724
 P.K. NAIL AND CITY ENGINEER TAG IN TOP OF THE EASTERLY CURB OF JACKSON ST., 2' SOUTHEASTERLY OF THE B.C.R. OF THE EASTERLY CURB RETURN AT JACKSON ST. AND DELANO DR. PER THE CITY OF RIVERSIDE PRECISE BENCH MARK BOOK

- GENERAL NOTES**
- NO PERSONS SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-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.
 - ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
 - 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
 - CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
 - LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
 - NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4' ABOVE THE SEWER FLOW LINE AT POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
 - A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE NEW SEWER CONNECTS THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
 - THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.



- CONSTRUCTION NOTES**
- CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 500.
 - CONSTRUCT SEWER CLEANOUT PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 560.
 - CONSTRUCT 8" V.C.P. SEWER MAIN.
 - CONSTRUCT 4" V.C.P. SEWER LATERAL WITH PROPERTY LINE CLEANOUT PER CITY OF RIVERSIDE STANDARD DRAWING NUMBER 562A.



Underground Service Alert
 Call-TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

CHARTER COMMUNICATIONS
 APPROVED BY: [Signature] DATE: 9-18-00

CITY OF RIVERSIDE WATER SYSTEM
 APPROVED BY: [Signature] DATE: 11/1/00

SOUTHERN CALIFORNIA GAS COMPANY
 APPROVED BY: [Signature] DATE: 9-20-00

JN BEELER and associates LAND SURVEYING AND MAPPING
 18845 VAN BUREN BLVD., SUITE 5C
 RIVERSIDE, CA 92508
 (909) 789-4434
 FAX (909) 789-1712
 PLANS PREPARED UNDER THE SUPERVISION OF:
 R.C.E. 27983 EXP. 3/31/02

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 11/29/00

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 11-29-00

SEWER IMPROVEMENT PLAN
 TRACT NO. 29405/PD-002-990
ADMIRALTY CIRCLE ADMIRALTY COURT
 SHEET ONE OF ONE
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4' 99-710-03

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