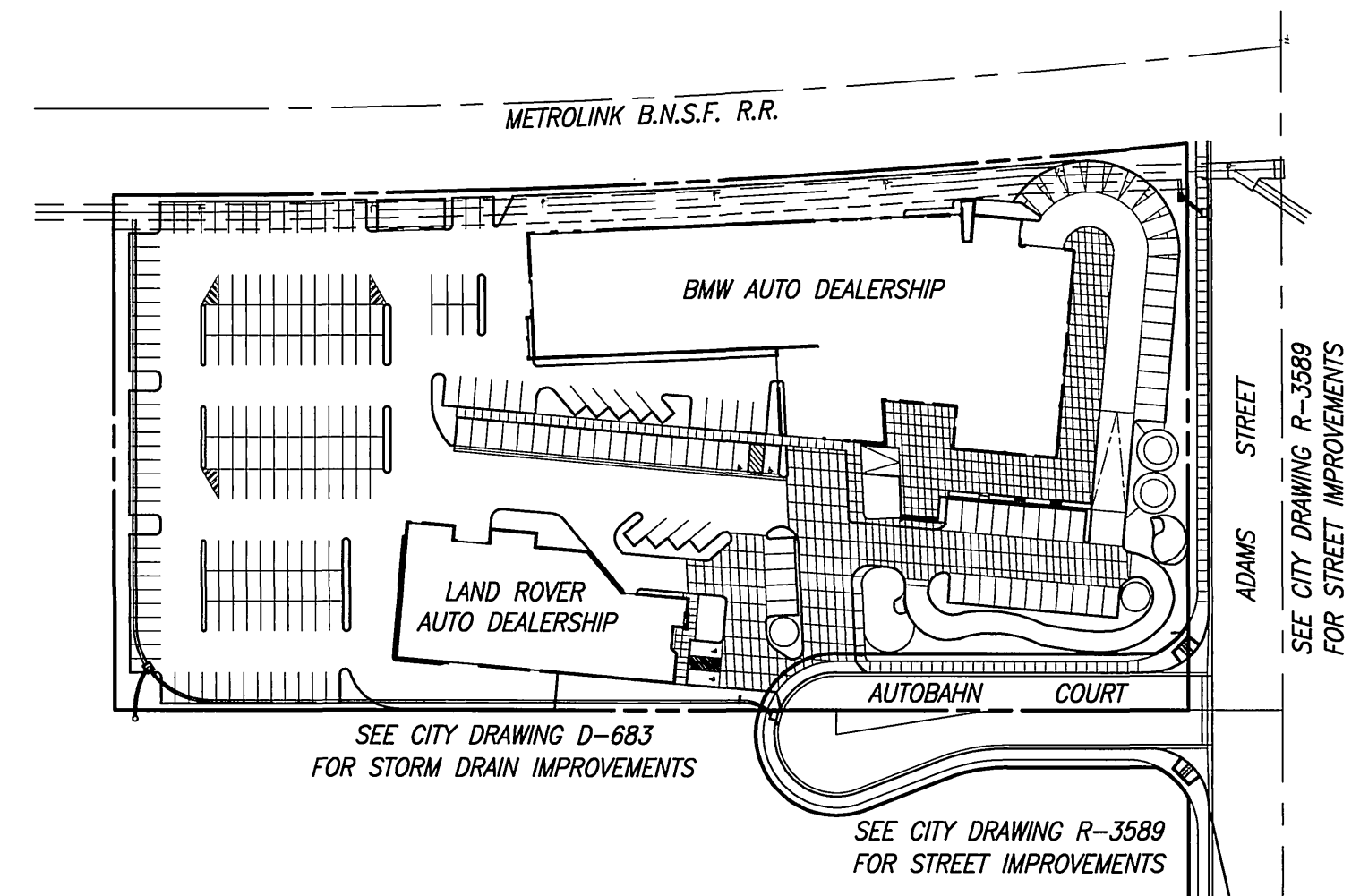


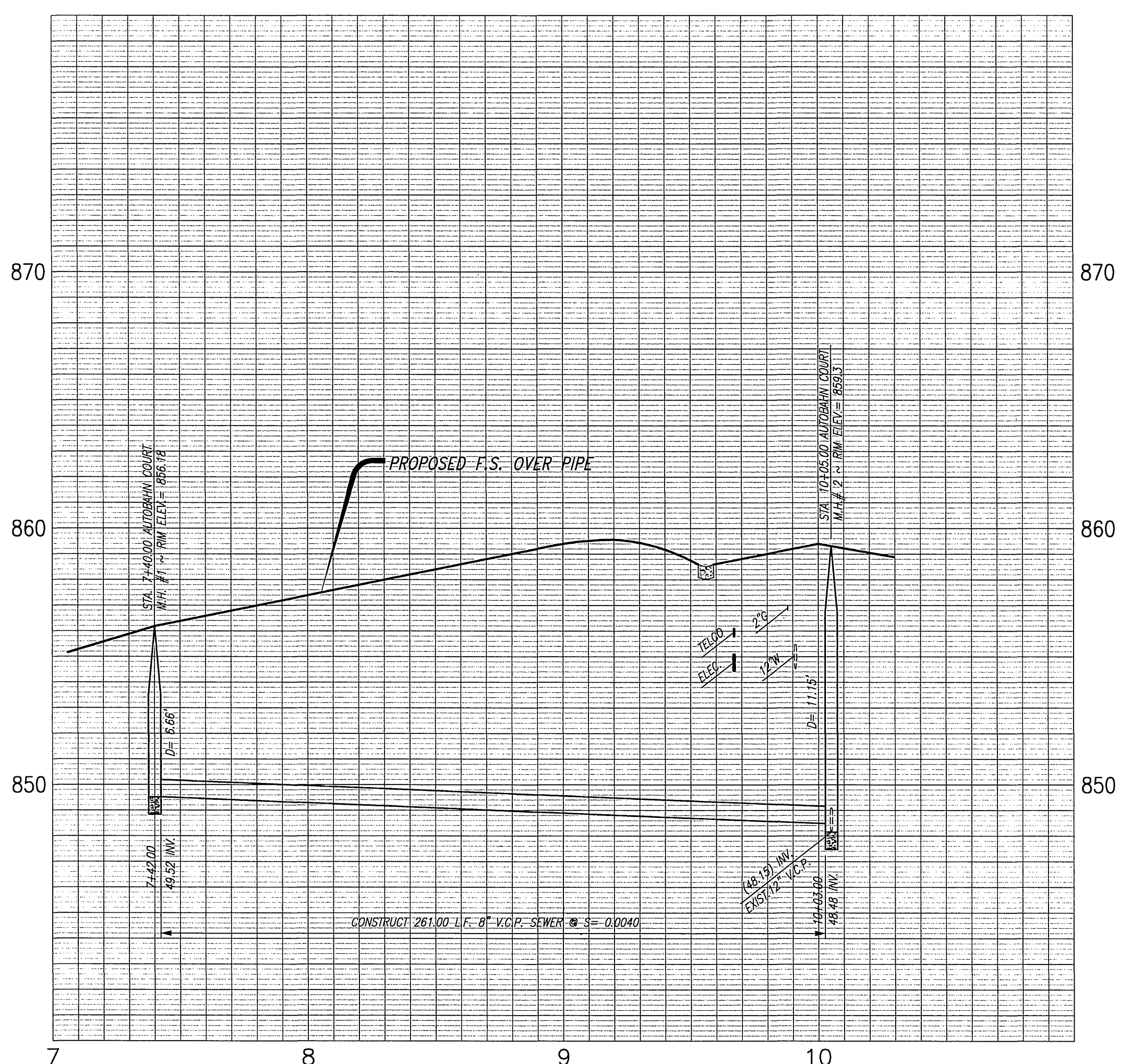
SEWER IMPROVEMENT PLANS FOR AUTOBAHN COURT AT BMW / LANDROVER SITE

GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OF 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 AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OF 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 THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENTS SHALL BE TRIMMED IN A SMOOTH AND 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 BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- 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.
- 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 FOR THE FILL, BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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 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 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH 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.
- IN PAVEMENT OVERLAY AREAS, ANY DISRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.



INDEX MAP
SCALE: 1"=100'



CONSTRUCTION NOTES AND QUANTITY ESTIMATES		
NO.	DESCRIPTION	QUANTITY TOTAL UNIT
1	CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500.	2 EA.
2	INSTALL 8" V.C.P.	261 L.F.
3	INSTALL 6" V.C.P. LATERAL w/PROPERTY LINE CLEANOUT PER CITY OF RIVERSIDE STD. DWG. AND 562A.	142-76 L.F.

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

THE CONTRACTOR SHALL EXCAVATE INSPECTION HOLES (POT HOLES) AND DETERMINE THE LOCATION AND DEPTH OF ALL UNDERGROUND STRUCTURES AND UTILITIES THAT ARE BEING JOINED WITH NEW IMPROVEMENTS, ARE IN THE VICINITY OF, OR THAT MAY BE AFFECTED BY THE PROPOSED IMPROVEMENT WORK PRIOR TO THE START OF ANY CONSTRUCTION WORK WHICH COULD DAMAGE OR CONFLICT WITH SAID STRUCTURES OR UTILITIES.

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

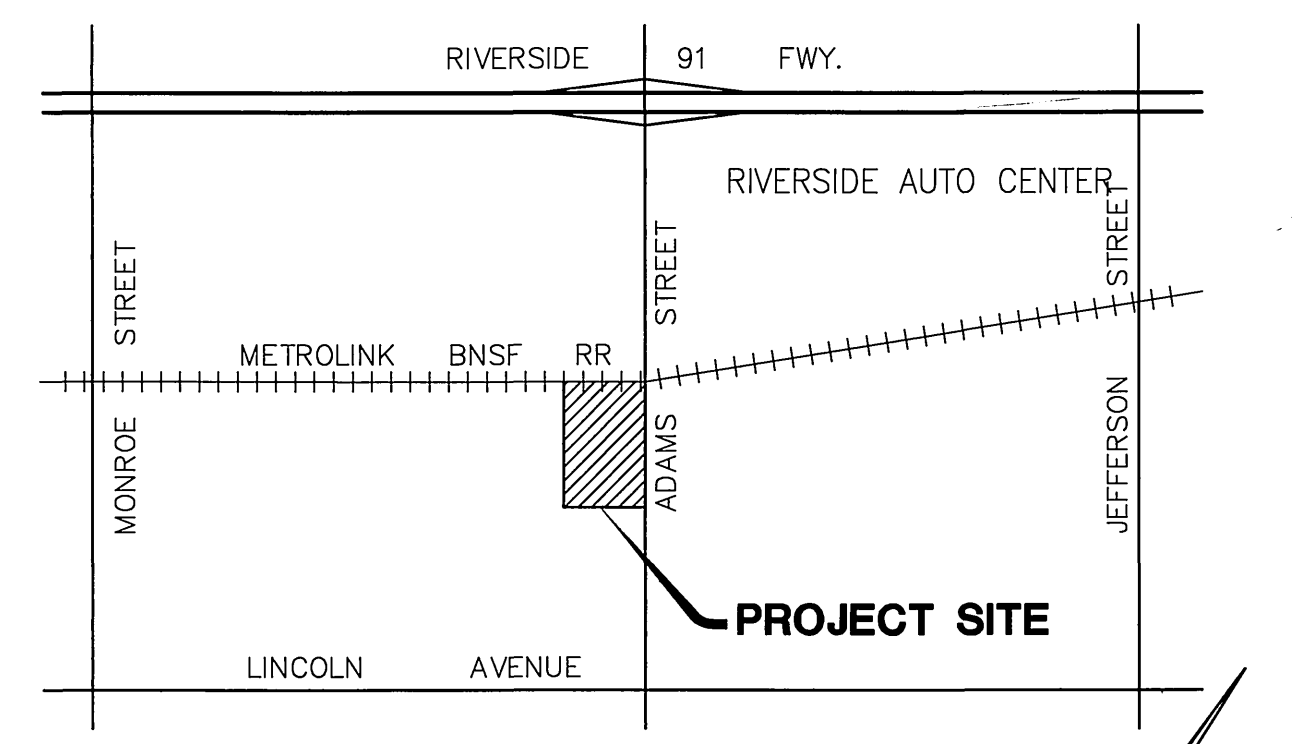
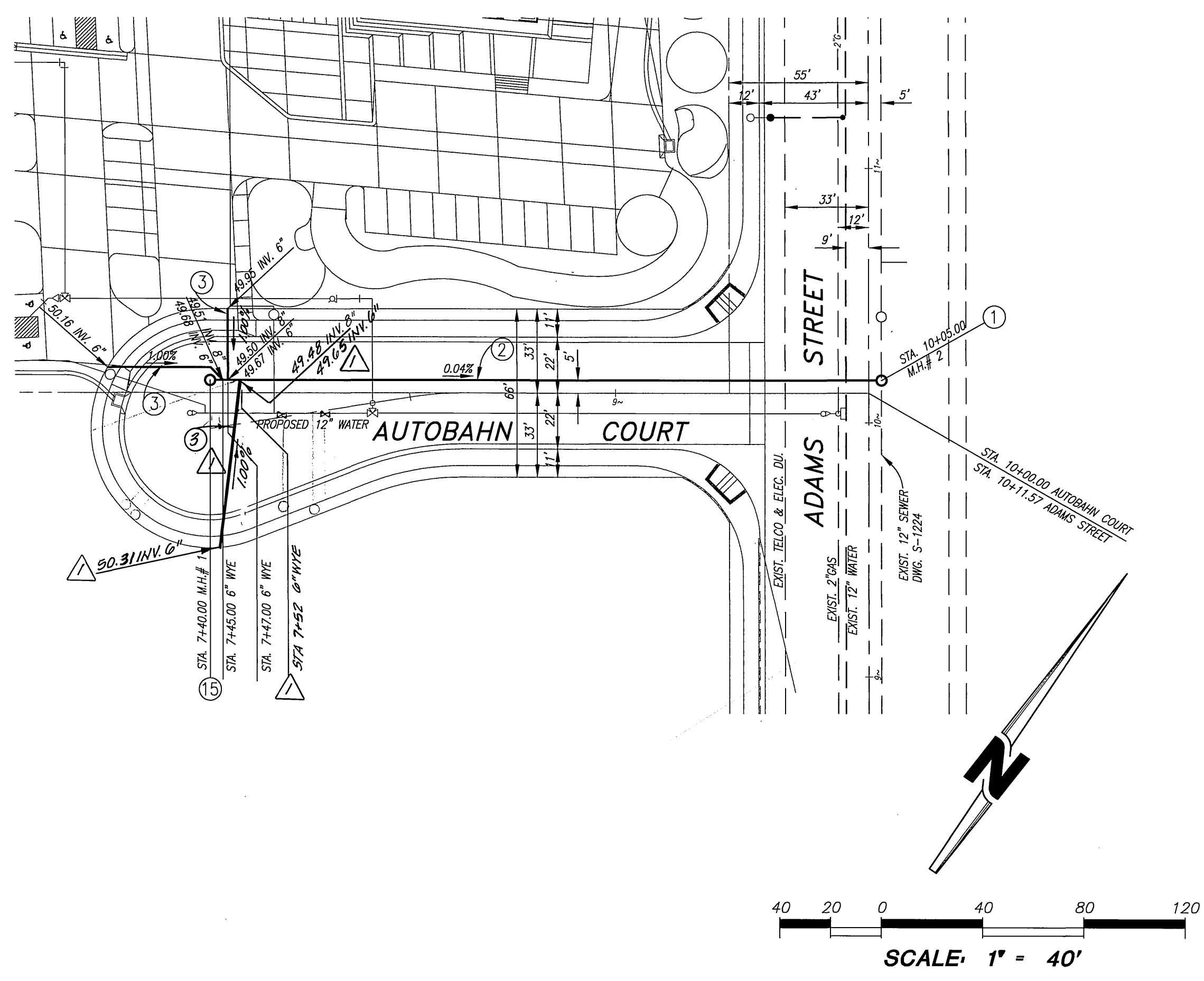
CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

BENCHMARK

CITY OF RIVERSIDE POINT NO. GPS-64.
A 2.5" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 64-1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE EASTERLY CURB OF ADAMS STREET AT THE SOUTHEASTERLY CORNER OF ADAMS STREET AND LINCOLN AVENUE.
ELEV. = 876.680 (NGVD29 DATUM)

BASIS OF BEARING

THE CENTERLINE BEARING OF ADAMS STREET BEING N 33°59'33" W IS THE BASIS OF ALL BEARINGS SHOWN ON THESE PLANS.



VICINITY MAP
NO SCALE
T.B.M. PG. 715, C-5

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED UNDER THE SUPERVISION OF:
STEVEN L. RAY
CIVIL ENGINEER
R.C.E. 35334
EXP. 9/30/03

RHA Engineering, Inc.
7177 BROCKTON AVENUE • SUITE 220
RIVERSIDE, CA 92506
(909) 683-8088 FAX (909) 683-6915

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY:	BY:	DATE:	APPROVED BY:
DEPUTY P.W. DIRECTOR	<i>R. Mc Grath</i>	9/7/00	PUBLIC WORKS DIRECTOR
PRINCIPAL ENGINEER			
STREET SERVICES			
SURVEYOR			
TRAFFIC DIVISION			
PARKS DEPARTMENT			

DESIGNED BY: *TH* DRAWN BY: *SK* CHECKED BY: *TH*

BMW CENTER
AUTOBAHN COURT
SEWER PLAN AND PROFILE
STA. 7+42.00 TO 10+05.00

HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

ACCOUNT No. -
S-1737
SHEET 1 OF 1
FILE NO. 202-0102