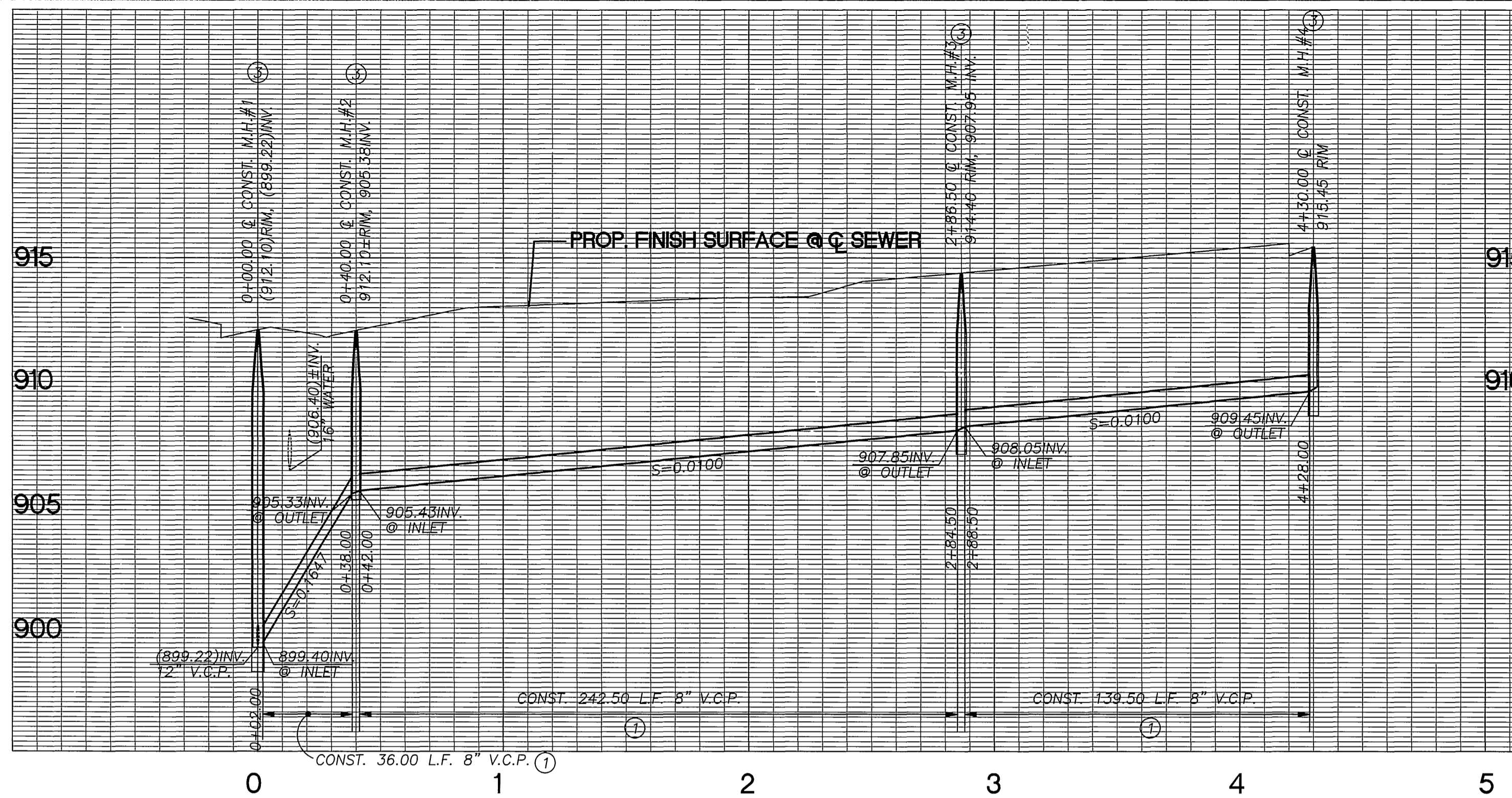


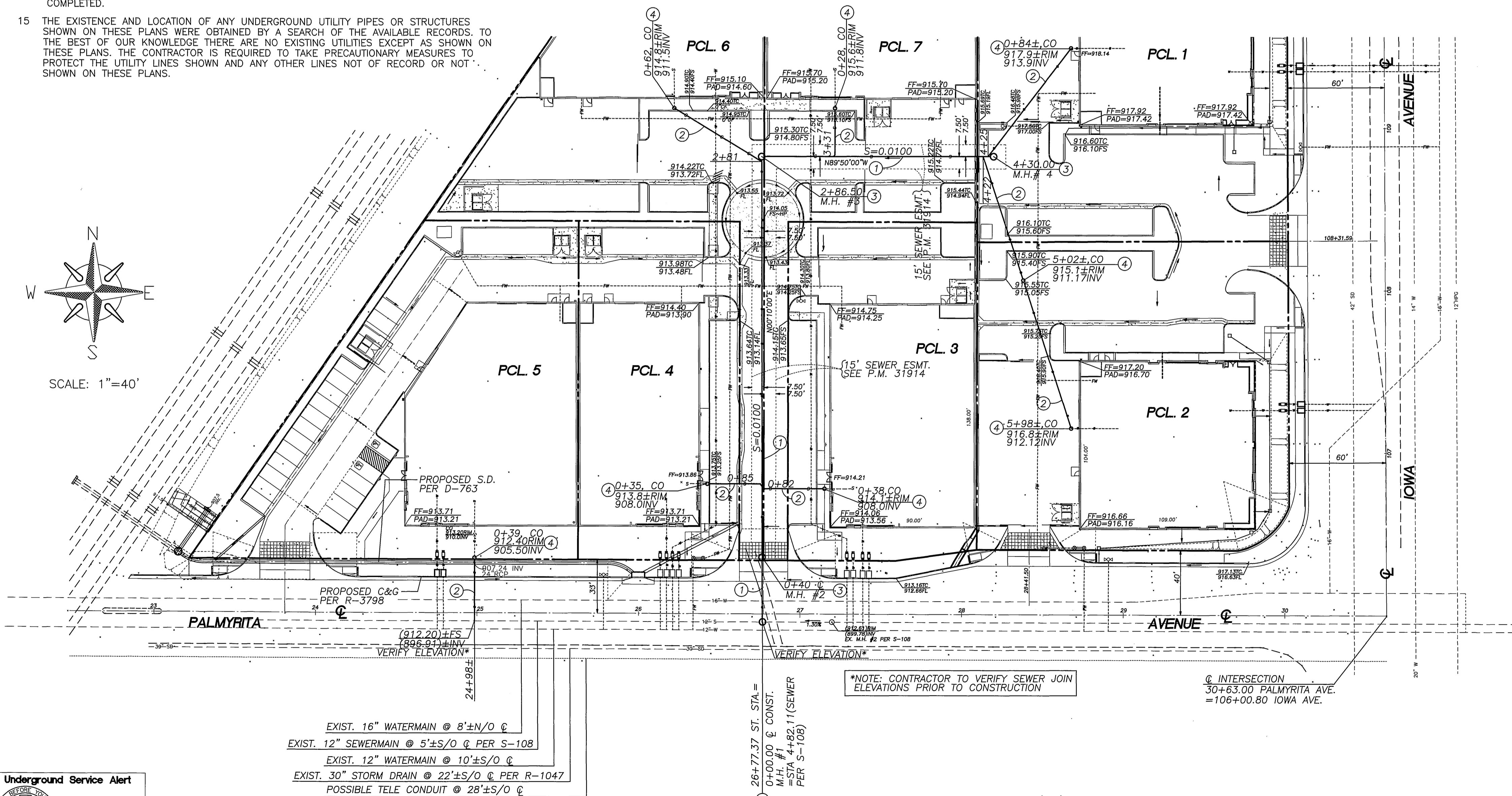
**GENERAL NOTES:**

- NO PERSON 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 EFFECTS 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 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.
- 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.
- 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 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.
- 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 REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.



PROFILE SCALES  
HORIZ: 1"=40'  
VERTICAL: 1"=4'

**P.M. 31914**



| CONSTRUCTION NOTES AND QUANTITY ESTIMATE |  |          |      |
|--|--|----------|------|
| ITEM                                     | DESCRIPTION  | QUANTITY | UNIT |
| ①  | CONST. 8" V.C.P. SEWER, CASE I BEDDING PER CITY OF RIVERSIDE STD. 452  | 418      | LF   |
| ②  | CONST. 6" V.C.P. SEWER LATERAL PER CITY OF RIVERSIDE STD. 562<br>CASE I BEDDING PER CITY OF RIVERSIDE STD. 452 | 461      | LF   |
| ③  | CONST. SEWER MANHOLE PER CITY OF RIVERSIDE STD. 500  | 4        | EA   |
| ④  | CONST. SEWER CLEANOUT PER CITY OF RIVERSIDE STD. 560   | 8        | EA   |

**NOTICE TO CONTRACTOR**

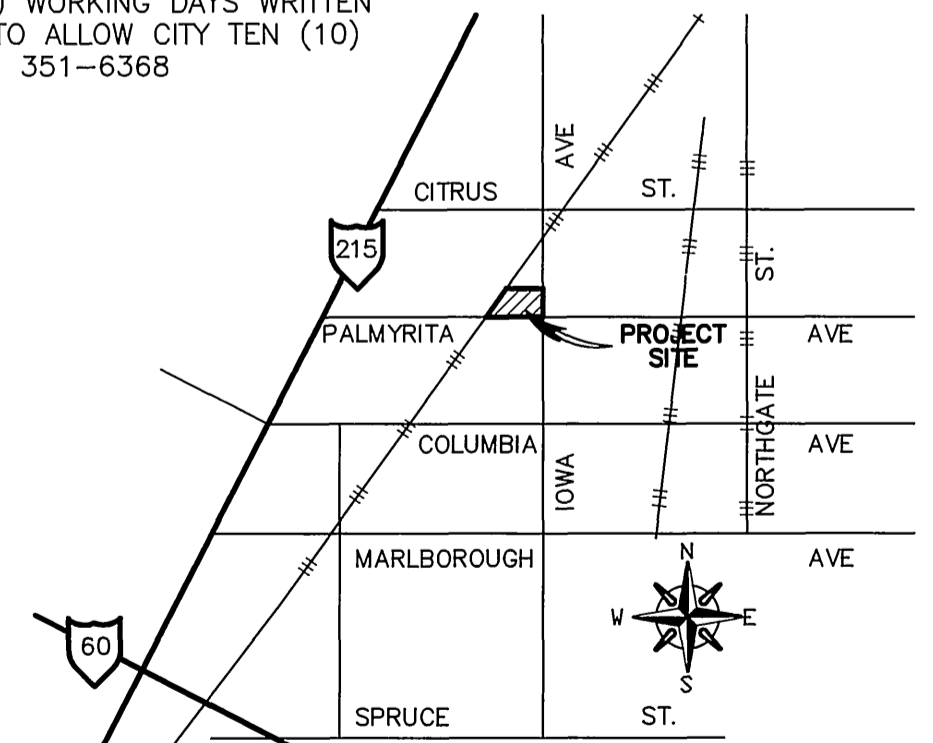
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. WHILE DUE CARE WAS TAKEN IN THE PREPARATION OF THIS MATERIAL, R.B. ENGINEERING CANNOT AND DOES NOT GUARANTEE THE ACCURACY NOR COMPLETENESS OF SAID INFORMATION.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

**WATER DEPARTMENT NOTE**

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. (909) 351-6368



**OWNER / DEVELOPER**

IOWA CENTER PARTNERS, LLC  
3685 MAIN STREET SUITE 220  
RIVERSIDE, CA 92501  
PHONE (909) 788-6100

**LEGAL DESCRIPTION**

THAT PORTION OF LOT 81 OF EAST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 33 OF MAPS, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.  
AP# 247-140-011

**VICINITY MAP**  
NO SCALE

\*AS-BUILT PER PLANS 1-06-06 LTH



PACIFIC BELL TELEPHONE  
APPROVED: *[Signature]* 11/12/04  
DATE  
APPROVED BY: *[Signature]* 11/12/04  
DATE  
UTILITIES ENGINEER-ELECTRIC

**BENCH MARK J8-D3**  
LEAD & TACK IN TOP OF CURB 3.5' N/O BCR OF N/W CURB RETURN @ PALMYRITA AVE. & IOWA AVE.  
CAUTION: THERE IS ALSO L&T AT MOC ADJ. AS PART OF AT&SF RR @ IOWA PROJECT 2/96.  
ELEVATION: 918.908



**ENGINEERING**  
CIVIL ENGINEERING - SURVEYING - ENVIRONMENTAL PLANNING  
3188 N. ASHWOOD STREET  
ORANGE, CA 92665  
PHONE (714) 931-4100  
FAX (714) 931-2223  
ROBERT BELL  
R.C.E. 37888 EXP. 3-31-05

| MARK | REVISIONS | APPR. | DATE |
|------|-----------|-------|------|
|      |           |       |      |
|      |           |       |      |
|      |           |       |      |

DESIGNED BY: C.H. DRAWN BY: C.H. CHECKED BY: R.B.

**CITY OF RIVERSIDE**  
**PUBLIC WORKS DEPARTMENT**  
APPROVED BY: *[Signature]* DATE: 11/12/04  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
CITY ENGINEER  
DATE: 11/12/04

**SEWER IMPROVEMENT PLAN AND PROFILE**  
**SEWER IMPROVEMENT**  
**P.M. 31914**  
**IN EASEMENT N/O PALMYRITA, W/O IOWA**  
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'

FW04-0742  
ACCOUNT NO.  
**S-1866**  
SHEET 1 OF 1