

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.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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.
- 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 A CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- NO FINISHED FLOOR ELEVATIONS SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM 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.
- 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.

CONTRACTOR'S RESPONSIBILITY:

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.

ATTENTION CONTRACTORS:

GRADES ARE GIVEN FROM TOP OF STAKES AND NAILS UNLESS OTHERWISE NOTED HEREIN. IN THE CASE OF A PIPE OR FLUME, GRADES GIVEN REFER TO THE HEIGHT OF THE BOTTOM OF THE INVERT OR INSIDE BOTTOM. CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULE IN USING THE GRADE STAKES GIVEN BY THIS OFFICE FOR PUTTING IN CURBS, WALKS, SEWER, FLUMES, AND ALL OTHER WORK. THREE CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME RATE OF SLOPE MUST BE USED IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT GRADE MAY BE DETECTED, AND IN CASE ANY SUCH DISCREPANCY IS FOUND, THE SAME MUST BE REPORTED. OTHERWISE THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY ERROR IN THE GRADE OF THE FINISHED WORK. IN ANY CASE, ALL STAKES, NAILS, ETC., VOID IN THREE (3) DAYS.

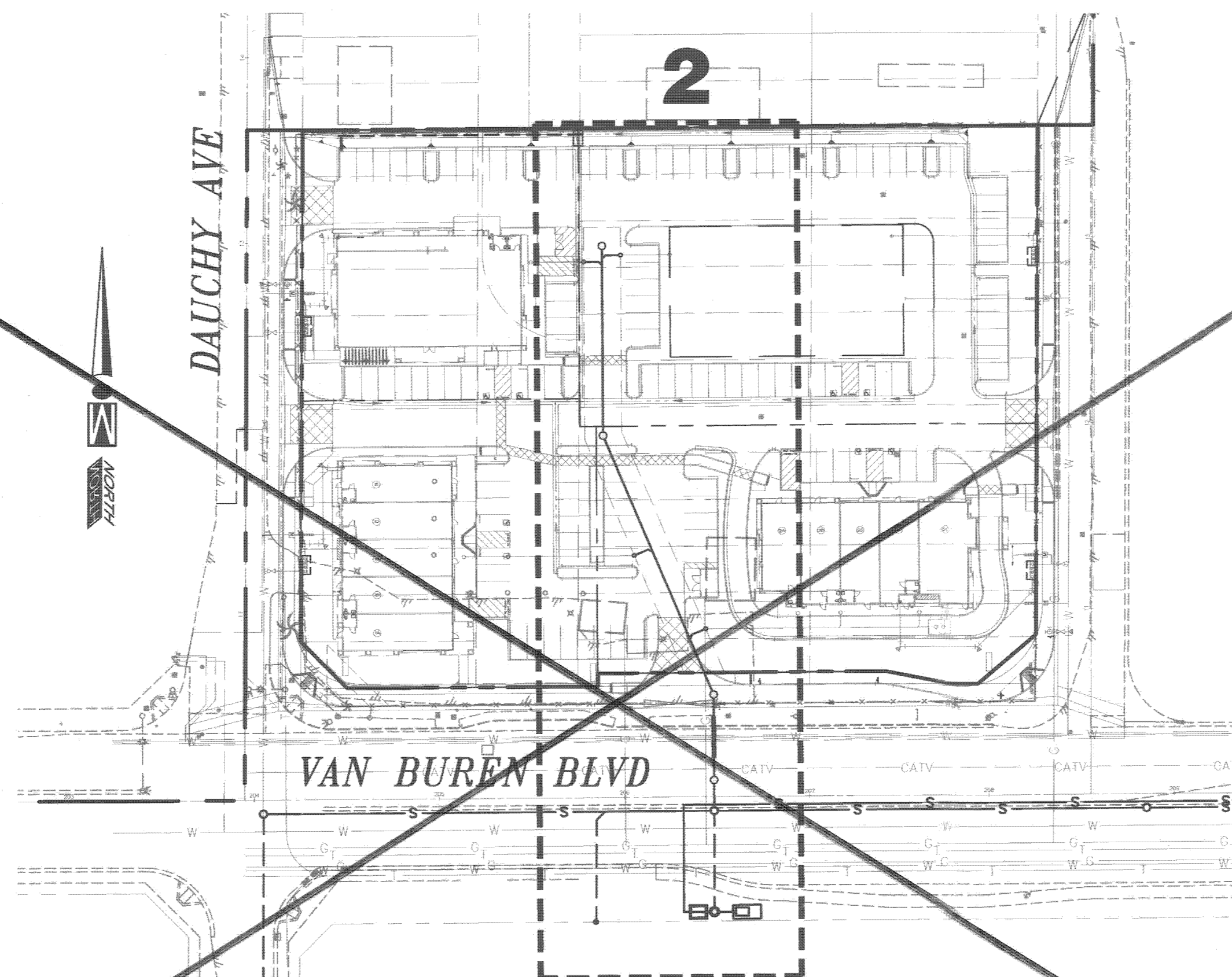
PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR 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.

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.

CITY OF RIVERSIDE SEWER IMPROVEMENT PLANS ORANGE WOOD CENTRE @ DAUCHY AVE. & VAN BUREN BLVD.

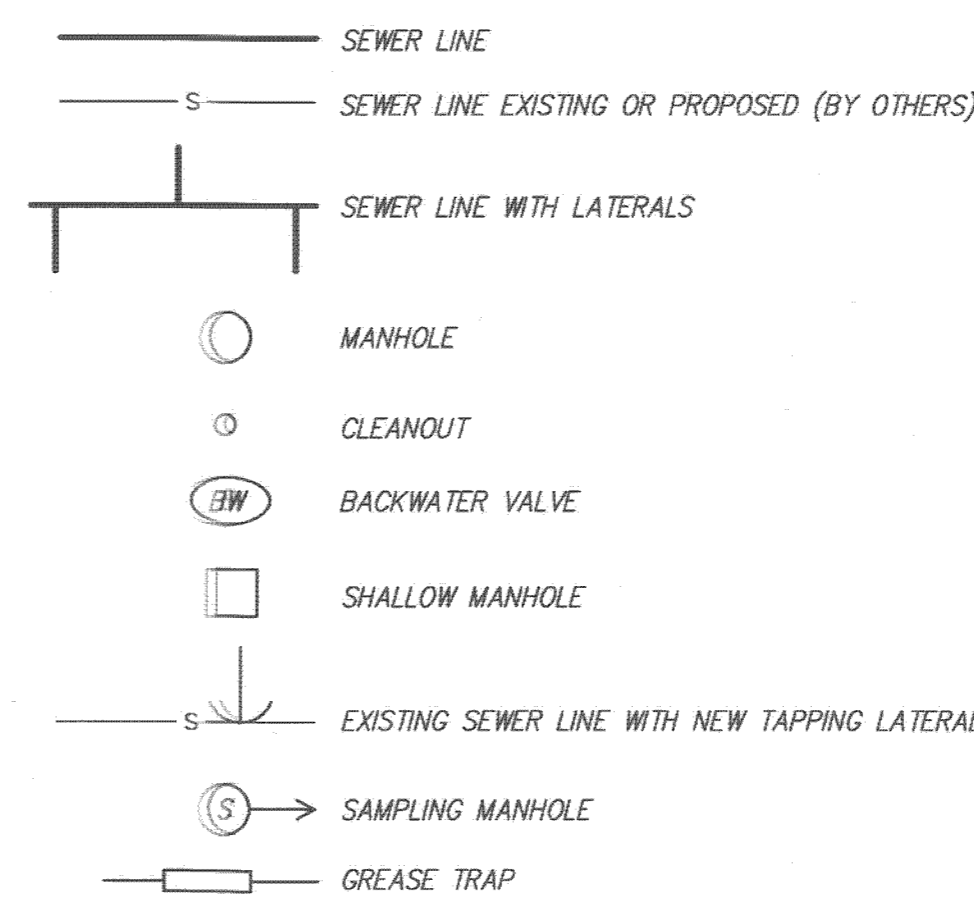


INDEX MAP
SCALE 1" = 60'

**** NOTE:**

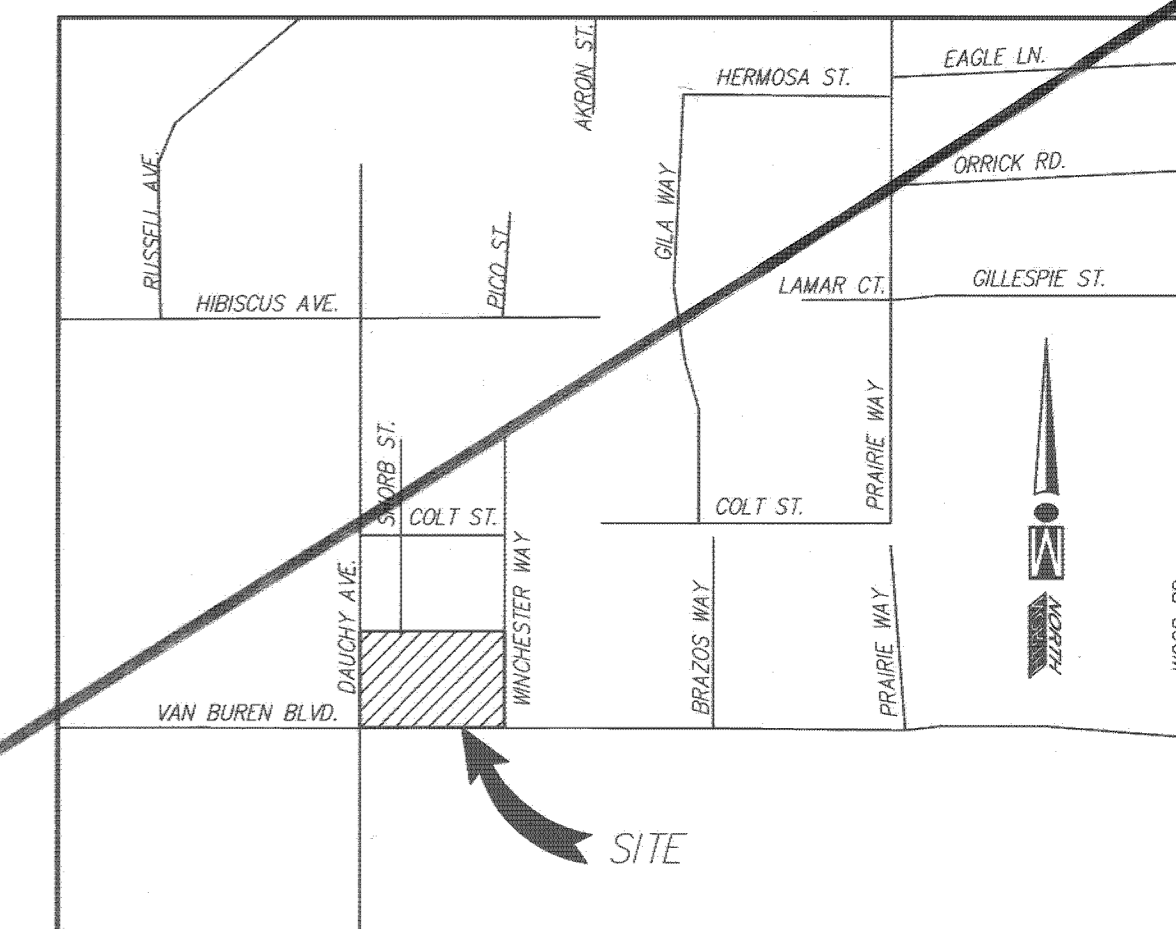
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL POSITION OF ALL POINTS OF CONNECTION TO AND/OR CROSSING OF EXISTING STRUCTURES. THIS SHALL INCLUDE BOTH ABOVE GROUND AND BELOW GROUND POINTS OF CONNECTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE BEGINNING OF CONSTRUCTION.

SEWER LEGEND



CONSTRUCTION NOTES

- CONSTRUCT 8" CL 50 D.I.P. EPOXY LINED SEWER (S=0.0040 MIN.) WITH PIPE BEDDING PER CITY STD. DWG. 452 CASE II & SOILS REPORT.
- CONSTRUCT 48" MANHOLE PER CITY STD. DWG. 500.
- CONSTRUCT 6" CL 50 D.I.P. SEWER LATERAL (S=0.0100 MIN.) PER CITY STD. DWG. 562 (LAY FLAT).
- CONSTRUCT 6" CLEANOUT PER CITY STD. DWG. 560.
- CONNECT 8" CL 50 D.I.P. SEWER TO EXISTING MANHOLE (RECONSTRUCT BOTTOM AS REQUIRED).
- CONSTRUCT 48" MANHOLE PER CITY STD. DWG. 500 MODIFIED; OMIT RINGS & CONE; PLACE 4" DIAMETER FRAME & COVER DIRECTLY ON MH BASE.
- CONSTRUCT 18" WELDED STEEL CASING (0.375" WALL THK.) PER DETAIL ON SHEET 2.



VICINITY MAP

THOMAS BROS. (2005 EDITION) PAGE 246, C-3
SECTION 19 T. 35 R. 4W
NOT TO SCALE

OWNER/DEVELOPMENT

MARINITA DEVELOPMENT COMPANY
DAVID B. GARRISON
3835 BIRCH STREET
NEWPORT BEACH, CALIF. 92626
PHONE: (949) 756-8867
FAX: (949) 756-8436

REPRESENTATIVE

IW CONSULTING ENGINEERS, INC.
3544 UNIVERSITY AVE.
RIVERSIDE, CA 92501
PHONE: (951) 687-2929
FAX: (951) 687-29999

SITE DATA

A.P.N.: 280-260-006
ADDRESSES: 18560, 18570, 18580, 18590 VAN BUREN BL
ACREAGE: 2.71 ACC.
PRESSURE ZONE: 118.37

SOURCE OF TOPOGRAPHY

DAWSON SURVEYING, INC.

UTILITY PURVEYORS

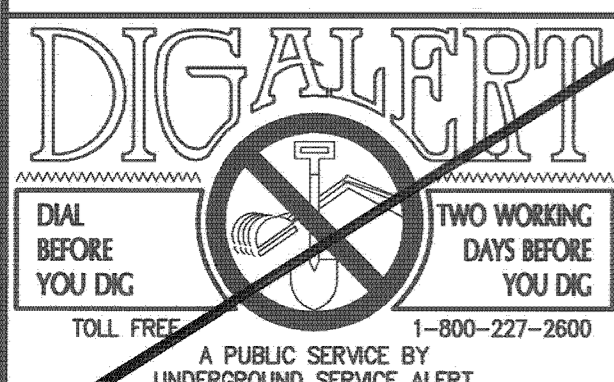
WATER.....WESTERN MUNICIPAL WATER DISTRICT
GAS.....SO. CALIF. GAS
ELECTRICAL.....CITY OF RIVERSIDE
TELEPHONE.....PACIFIC BELL
CABLE.....CHARTER

BENCHMARK

A BRASS DISK MARKED "VB-12-2" SET IN A 1x3x7 FOOT GRANITE BOULDER, 2 FEET EAST OF A MARKER POST, 116 FEET SOUTH OF VAN BUREN BLVD., 92' EAST OF CHICAGO AVE IN THE WOODCREST AREA.
ELEV.=1582.814

TELEPHONE NUMBERS

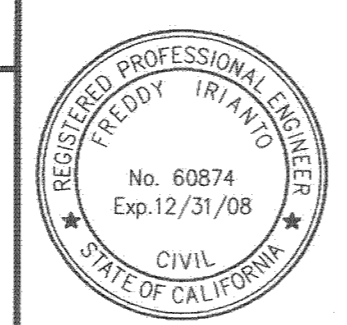
EMERGENCY	
RIVERSIDE POLICE DEPARTMENT	(951) 787-7911
RIVERSIDE FIRE DEPARTMENT	(951) 826-5321
GOODNEW AMBULANCE	(951) 684-5520
RIVERSIDE COMMUNITY HOSPITAL	(951) 788-3000
RIVERSIDE GENERAL HOSPITAL	(951) 351-0925
UTILITIES	
UNDERGROUND SERVICE ALERT	(800) 227-2600
CITY OF RIV. ELEC. OPERATIONS CONTROL CTR.	(951) 687-0791
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)	(800) 227-2600
CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES	(951) 782-0330
PACIFIC BELL	(800) 227-2600
AMERICAN TELEPHONE & TELEGRAPH	(951) 381-7380
CHARTER COMMUNICATION CABLE	(951) 688-9012
WESTERN MUNICIPAL WATER DISTRICT	(951) 789-5000
OTHERS	
RIVERSIDE PUBLIC WORKS DEPARTMENT	(951) 826-6341
R.F. DICKSON STREET SWEEPING	(800) 841-7924
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



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 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: VB-12-2
CITY OF RIVERSIDE
A BRASS DISK MARKED "VB-12" SET IN A 1x3x7 FOOT GRANITE BOULDER, 2 FEET EAST OF A MARKER POST, 116 FEET SOUTH OF VAN BUREN BLVD., 92' EAST OF CHICAGO AVE IN THE WOODCREST AREA.
ELEV.= 1582.814

WESTERN MUNICIPAL WATER DISTRICT
APPROVED BY: *Kath A. Owens* 8-7-07
DATE



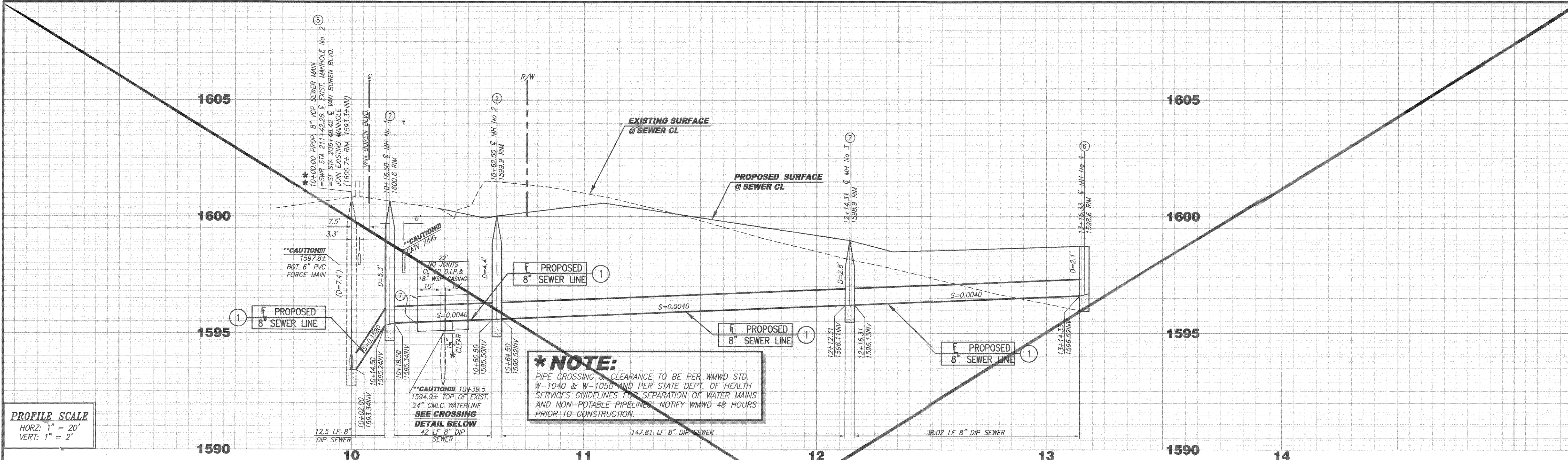
CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2008
IW Consulting Engineers, Inc.
• Civil Engineering
• Surveying
• Land Planning
3544 University Avenue
Riverside, CA 92501
Tel: 951.687.2929
Fax: 951.687.2999
UNDER THE SUPERVISION OF: *Freddy Iriano* R.C.E. NO. 60874
DATE: 8/7/07

THIS SHEET SUPERCEDED BY SHEET 1A
MARK REVISIONS APPR. DATE
DESIGNED BY: RJ/CA DRAWN BY: RC/CA CHECKED BY: RC

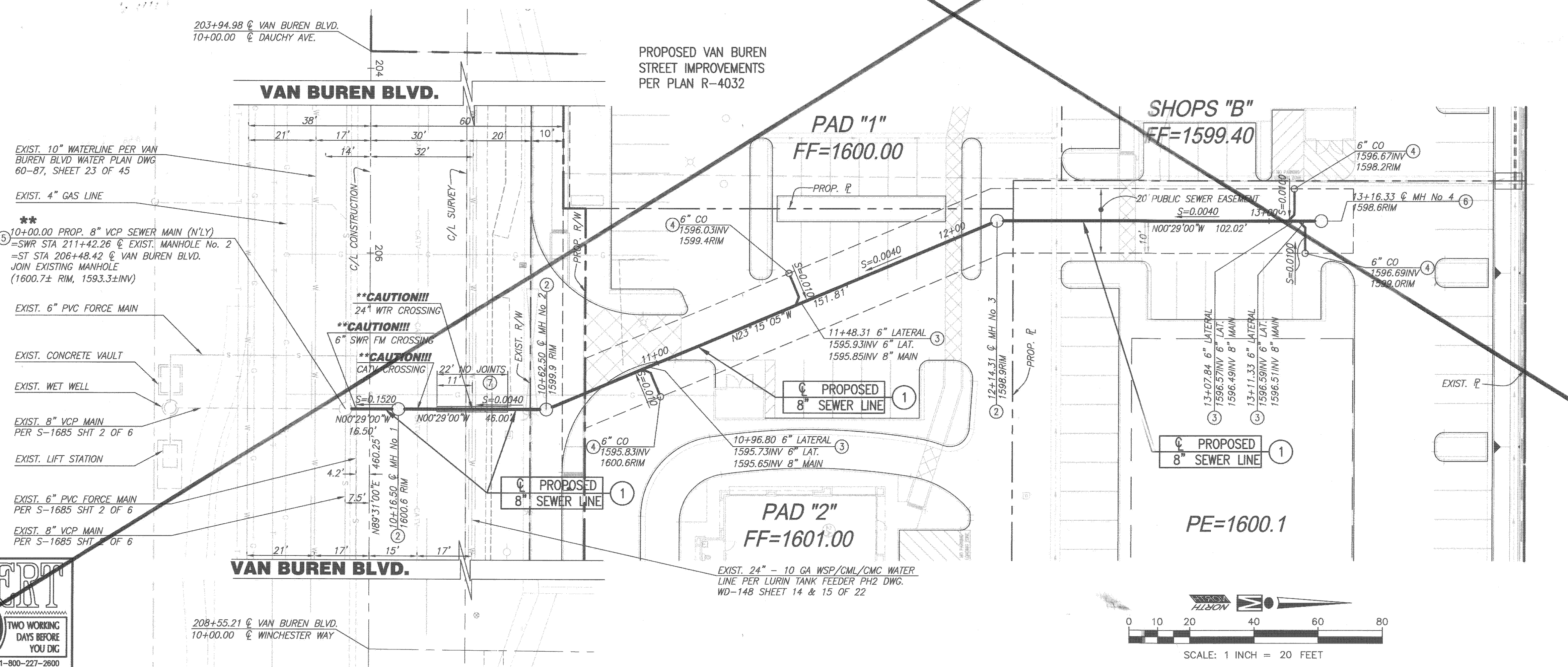
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* BY DATE: *[Signature]*
PRINCIPAL ENGINEER
APPROVED BY: *[Signature]*
CITY ENGINEER
DATE: 8/7/07

CITY OF RIVERSIDE
SEWER IMPROVEMENTS PLANS
ORANGE WOOD CENTRE @
DAUCHY AVE. &
VAN BUREN BLVD.
FOR: MARINITA DEVELOPMENT

SCALE: AS NOTED
S - 2029
SHEET 1 OF 2
W.O. : 303.002
INDEXED 9-09-08 Lfk
S2029-1

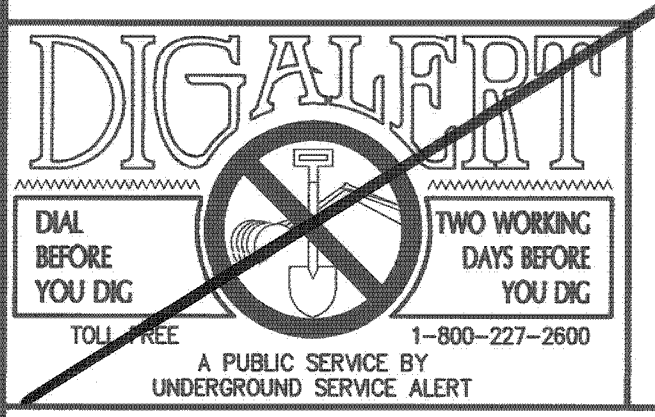
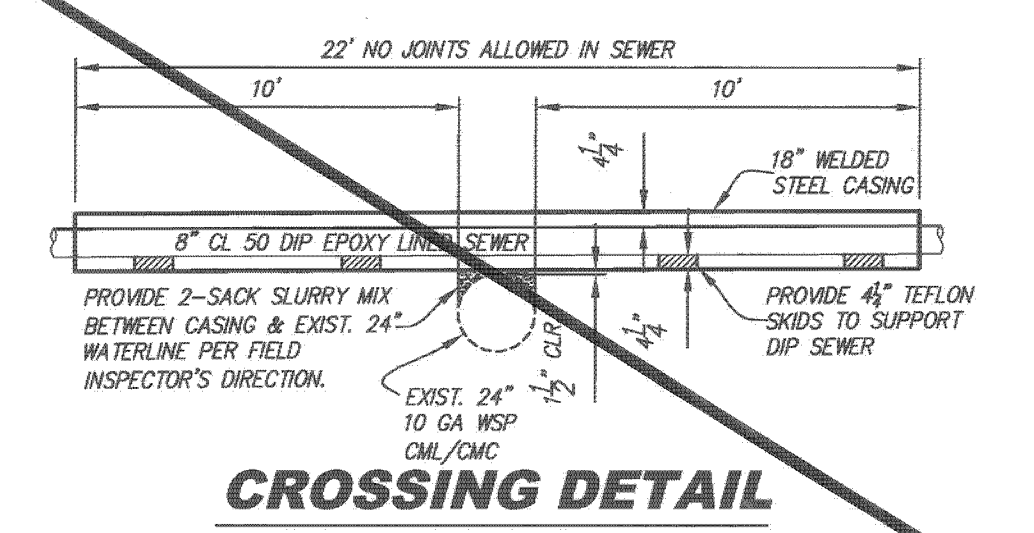


PROFILE SCALE
 HORZ: 1" = 20'
 VERT: 1" = 2'



**** NOTE:**
 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL POSITION OF ALL POINTS OF CONNECTION TO AND/OR CROSSING OF EXISTING STRUCTURES. THIS SHALL INCLUDE BOTH ABOVE GROUND AND BELOW GROUND POINTS OF CONNECTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE BEGINNING OF CONSTRUCTION.

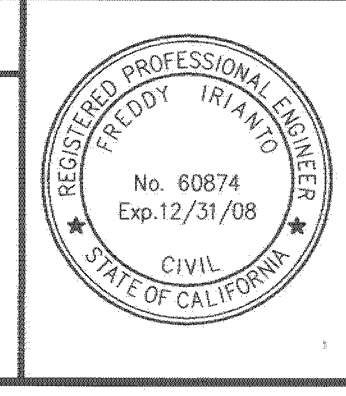
- CONSTRUCTION NOTES**
- 1 CONSTRUCT 8" CL 50 D.I.P. EPOXY LINED SEWER (S=0.0040 MIN.) WITH PIPE BEDDING PER CITY STD. DWG. 452 CASE II & SOILS REPORT.
 - 2 CONSTRUCT 48" MANHOLE PER CITY STD. DWG. 500.
 - 3 CONSTRUCT 6" CL 50 D.I.P. SEWER LATERAL (S=0.0100 MIN.) PER CITY STD. DWG. 562 (LAY FLAT).
 - 4 CONSTRUCT 6" CLEANOUT PER CITY STD. DWG. 560.
 - 5 CONNECT 8" CL 50 D.I.P. SEWER TO EXISTING MANHOLE (RECONSTRUCT BOTTOM AS REQUIRED).
 - 6 CONSTRUCT 48" MANHOLE PER CITY STD. DWG. 500 MODIFIED; OMIT RINGS & CONE; PLACE 4" DIAMETER FRAME & COVER DIRECTLY ON MH BASE.
 - 7 CONSTRUCT 18" WELDED STEEL CASING (0.375" WALL THK.) PER DETAIL ON SHEET 2.



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: VB-12-2
 CITY OF RIVERSIDE
 A BRASS DISK MARKED "VB-12" SET IN A 1x3x7 FOOT GRANITE BOULDER, 2 FEET EAST OF A MARKER POST, 116 FEET SOUTH OF VAN BUREN BLVD., 92' EAST OF CHICAGO AVE IN THE WOODCREST AREA.
 ELEV= 1582.814

WESTERN MUNICIPAL WATER DISTRICT
 DESIGNED BY: *Kelli A. Owens*
 DATE: 8-7-07



IW Consulting Engineers, Inc.
 Civil Engineering
 Surveying
 Land Planning
 3544 University Avenue
 Riverside, CA 92501
 Tel: 951.687.2929
 Fax: 951.687.2999
 UNDER THE SUPERVISION OF: *Freddy Irianto*
 R.C.E. NO. 60874
 DATE: 8/07/07

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]*
 PRINCIPAL ENGINEER
 DATE: 8/10/07

CITY OF RIVERSIDE SEWER IMPROVEMENTS PLANS ORANGE WOOD CENTRE @ DAUCHY AVE. & VAN BUREN BLVD.
 APPROVED BY: *[Signature]*
 CITY ENGINEER
 DATE: 8/10/07

SCALE: AS NOTED
 S-2029
 SHEET 2 OF 2
 FOR: MARINITA DEVELOPMENT
 W.O. : 303.002
 S2029-2
 INDEXED 9-09-08 LPH