

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 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 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.
- THE 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.
- ALL SEWER MAINS AND LATERALS IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A FOUR INCHES WIDE MAGNETIC LOCATOR TAPE MARKED "CAUTION-SEWER LINE BELOW" PLACED ABOVE THE PIPE AT SIX INCHES BELOW SUBGRADE.
- ALL SEWER PIPES SHALL BE AIR PRESSURE TESTED IN ACCORDANCE WITH SECTION 306-1.4.4 OF THE "GREEN BOOK-2003."
- PIPE BEDDING PER CITY STD. 452 (CASE 1). GRANULAR MATERIAL SHALL NOT BE SAND OR NATIVE SOIL.

City of Riverside, California

Department of Public Works

SEWER IMPROVEMENT

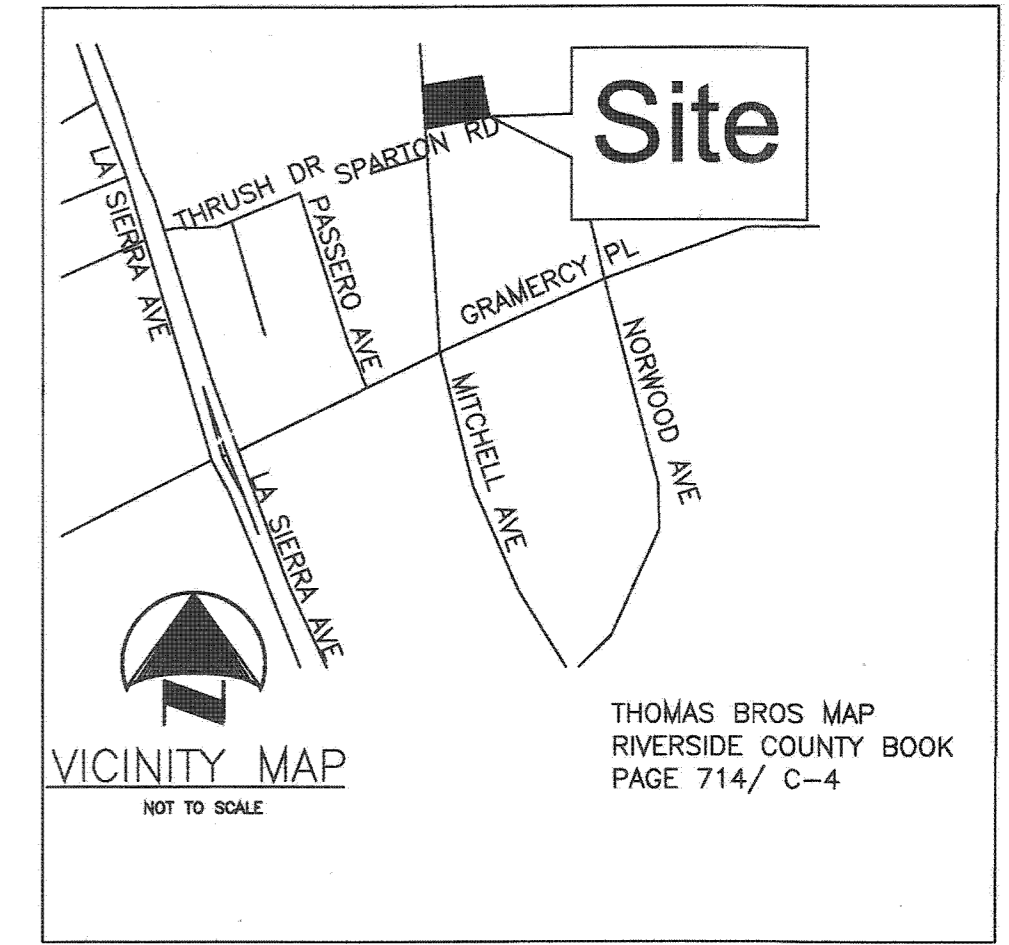
AT

PRIVATE DRIVEWAY

PM-35041

RIVERSIDE, CALIFORNIA

STATION 0+00.00 to STATION 3+59.72



PRIVATE ENGINEER'S NOTE:

ALL IDEAS, DESIGNS, PLANS, AND SPECIFICATIONS AND OTHER PROJECT DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA ARE THE PROPERTY OF MAZE ENGINEERING SERVICES AND MAY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN PERMISSION OF MAZE ENGINEERING SERVICES. -ALL RIGHTS RESERVED

REPORT ANY DISCREPANCIES TO THE ENGINEER. WORK DONE IN CONFLICT WITH ALL DRAWINGS SHALL BE CORRECTED AT CONTRACTORS OWN EXPENSE.

PRIVATE ENGINEER'S NOTE TO CONTRACTOR:

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.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE 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 DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

CITY ACCEPTANCE OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST FROM THE CITY INSPECTOR, THE REQUIRED PLANS REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW.

GEOLOGIC HAZARD NOTE

NO LAND IS SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARD, OR IS WITHIN A SPECIAL STUDIES ZONE.

FEMA NOTE

NONE OF THE SUBJECT PROPERTY IS LOCATED WITHIN A MAPPED FLOODPLAN OR FLOODWAY.

AS BUILT DATA

OFFSITE AND ONSITE AS BUILT DATA WERE DEVELOPED FROM A FIELD SURVEY PERFORMED ON DEC. 20, 2006 BY: PAPAN SURVEYING P.O. BOX 1957 CORONA, CA 92878 FAX: 951-808-6812 CELL: 951-858-6912

LEGEND

- (99.99) INDICATES EXISTING GRADE ELEVATION
- [] INDICATES PAVEMENT
- +— INDICATES CENTERLINE
- ⊙ INDICATES EXT'G SANITARY SEWER MANHOL
- ST. LITE INDICATES EXT'G STREET LIGHT
- C.L. INDICATES CENTER LINE
- P.L. INDICATES PROPERTY LINE
- W.V. INDICATES WATER VALVE
- E.P. INDICATES EDGE OF PAVEMENT
- T.C. INDICATES TOP OF CURB
- F.S. INDICATES FINISH SURFACE
- F.L. INDICATES FLOW LINE
- ⊙ INDICATES NEW SEWER MH

EXISTING UNDERGROUND UTILITIES

- W---W--- WATER LINE
- G---G--- GAS LINE
- SS---SS--- SEWER LINE
- SD---SD--- STORM DRAIN

LEGAL DESCRIPTION:

PARCEL NO. 35041
BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 92 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTIONS 2 AND 3, T. 3 S., R. 6 W., RANCHO LA SIERRA

OWNER AND APPLICANT:

TIOGA PASS PROPERTIES
928 W. TIOGA PASS ROAD
ORANGE, CA 92865
EMERGENCY TEL. (714) 553-5210

SITE INFO:

ADDRESS: 5417 MITCHELL AVENUE,
RIVERSIDE, CA 92505-1347
SITE AGERAGE = 2.24 ACRES
APN 149-320-002

CIVIL ENGINEER

IMAD ABUGHARBIH, P.E.
MAZE ENGINEERING SERVICES
2261 CORIANDER CIRCLE,
CORONA, CA 92879
TEL. 951.258.5900
EMAIL: MAZ00N6@GMAIL.COM

UTILITIES

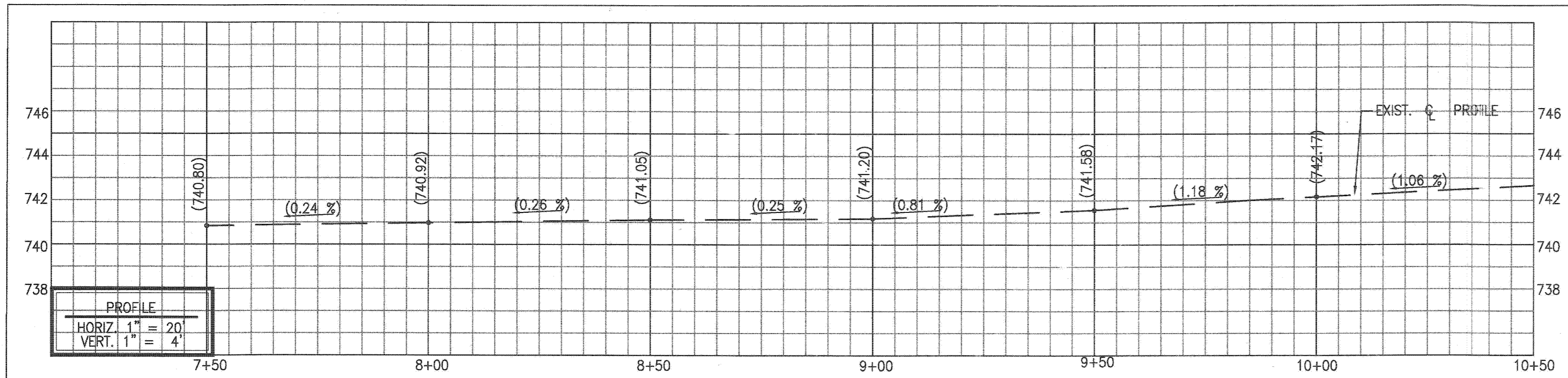
- WATER** CITY OF RIVERSIDE PUBLIC UTILITIES
3901 ORANGE STREET
RIVERSIDE, CA PHONE (951) 782-0330
- SOUTHERN CALIFORNIA GAS CO.** SOUTHERN CALIFORNIA GAS CO.
9781 LA SIERRA AVENUE
RIVERSIDE, CA. PHONE (800) 427-2000
- TELEPHONE** ATT
3580 ORANGE ST.
RIVERSIDE CA. PHONE (951) 684-0071
(OVERHEAD)
- ELECTRICAL** CITY OF RIVERSIDE PUBLIC UTILITIES
3901 ORANGE STREET
RIVERSIDE, CA PHONE (951) 782-0330
(OVERHEAD)

BENCHMARK:

CITY OF RIVERSIDE BENCHMARK G1-K3
ELEVATION: 736.645 (NAVD 29)
FOUND P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF CURB OF THE NORTHERLY WING OF A CATCH BASIN, ALONG THE WESTERLY CURB OF MITCHELL AVENUE, 290 FEET NORTHERLY OF GRAMERCY PLACE.

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING FOR THE CENTERLINE OF MITCHELL STREET, BEING N 03°56'08" W, AS SHOWN ON P.M.B. 13/92, RECORDS OF RIVERSIDE COUNTY.



MITCHELL AVENUE PROFILE

CONSTRUCTION NOTES:

TAG NUMBER	DESCRIPTION	QUANTITY
①	INSTALL 8" VCP SANITARY SEWER LINE PER BEDDING STD. 452, CASE 1 & STD 453. GRANULAR MATERIAL SHALL NOT BE SAND OR NATIVE SOIL	352 L.F.
②	INSTALL SANITARY VCP 4" SEWER LATERAL W/PL CLEAN OUT PER CITY OF RIVERSIDE STD. DWG. No. 562.	109 L.F. / 4 EACH
③	INSTALL SANITARY 4" SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. No. 500. OMIT STEPS IN MANHOLE.	3 EACH

IMPORTANT NOTICE
Section 4216/4317 of the Government Code requires a Dig Alert identification Number to be placed before a "Hornet to Excavate" will be void. For your Dig Alert ID, Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT

APPROVED BY: *[Signature]* DATE: *[Signature]*

PROFESSIONAL ENGINEER
IMAD ABU-GHARBIH
No. 52001
EXP. 12-31-16
STATE OF CALIFORNIA

BUSINESS TAX CERTIFICATE 120855. EXP. 06/30/2016

MAZE ENGINEERING SERVICES
2261 CORIANDER CIRCLE
CORONA, CA 92879
TEL: 951.258.5900 FAX: 951.258.5900
EMAIL: MAZ00N6@GMAIL.COM

PREPARED UNDER THE SUPERVISION OF DATE
IMAD ABU-GHARBIH 5-19-2016
R.C.E. NO. C-052001 12-31-16

MARK REVISIONS APPR. DATE

DESIGNED BY: *[Signature]* DRAWN BY: *[Signature]* CHECKED BY: *[Signature]*

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 9/23/16

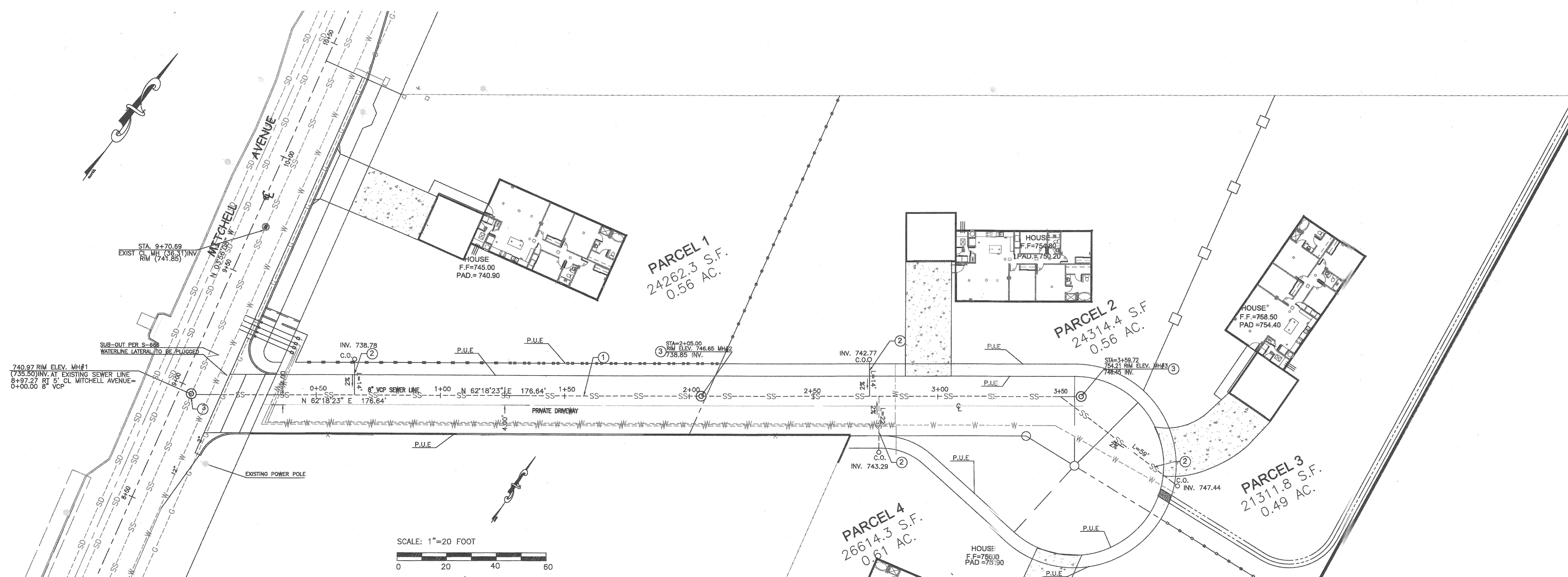
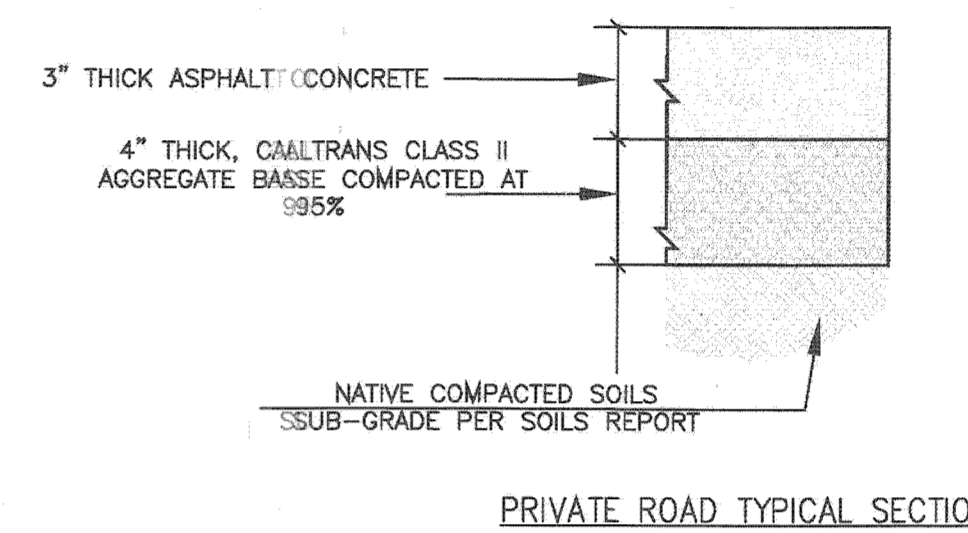
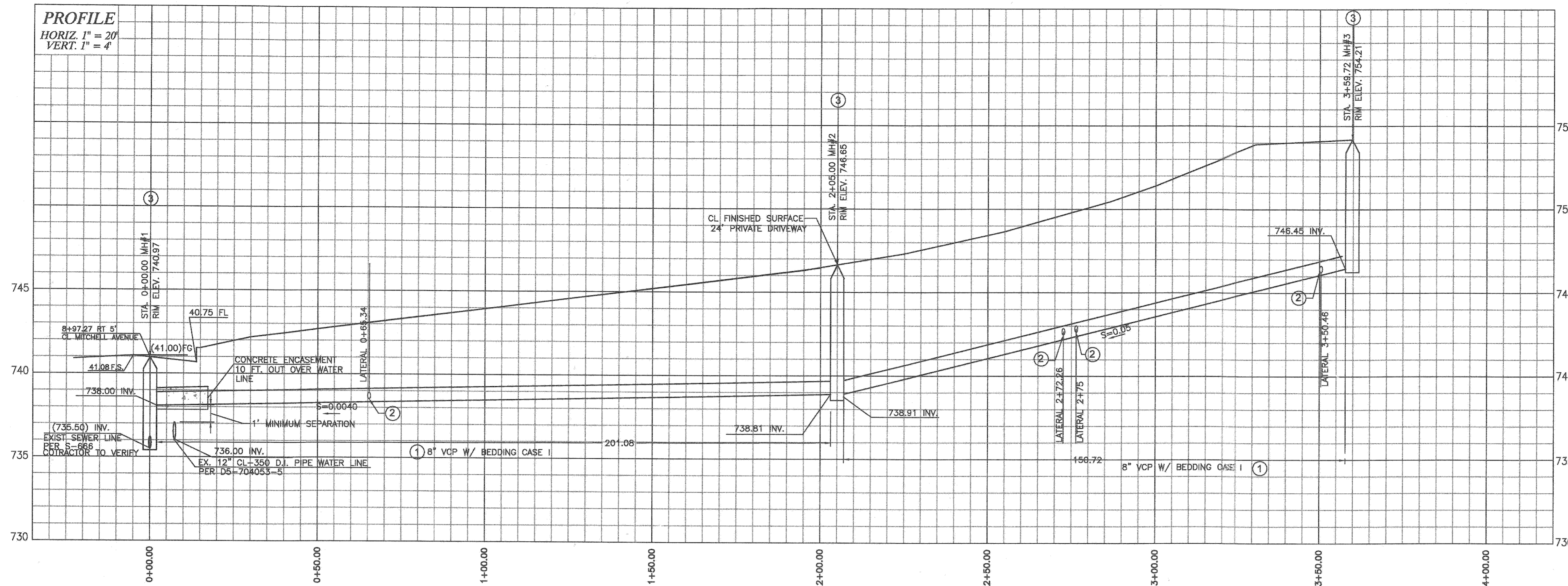
PRINCIPAL ENGINEER
CONST. CONTRACT ADMN.
STREET SERVICES
SURVEYOR
TRAFFIC DIVISION
PARKS DEPARTMENT

APPROVED BY: *[Signature]*
CITY ENGINEER
DATE: 9/23/16

SEWER IMPROVEMENT PLANS
PM 35041
MITCHELL AVENUE
RIVERSIDE, CA

SCALE: AS SHOWN

PW07-0334
S-2039
SHEET 1 OF 2



IMPORTANT NOTICE
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CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 APPROVED BY: *[Signature]* DATE: *[Date]*

MAZE ENGINEERING SERVICES
 2261 CORIANDER CIRCLE
 CORONA, CA 92679
 TEL: 951.258.5900 FAX: 951.258.5900
 EMAIL: MAZON@GMAIL.COM
 PREPARED UNDER THE SUPERVISION OF DATE
 MHD ABU-CHARBEN 5-18-2016
 R.C.E. NO. C-082001 12-31-16

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: *[Date]*

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: *[Date]*

SEWER IMPROVEMENT PLANS
 PM 35041
 MITCHELL AVENUE
 RIVERSIDE, CA
 SCALE: AS SHOWN

PW07-0334
 S-2039
 SHEET 2 OF 2