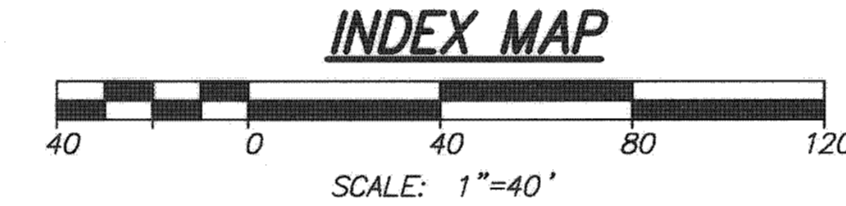
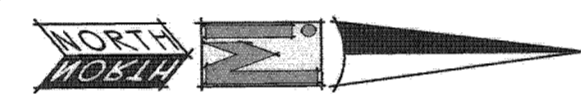
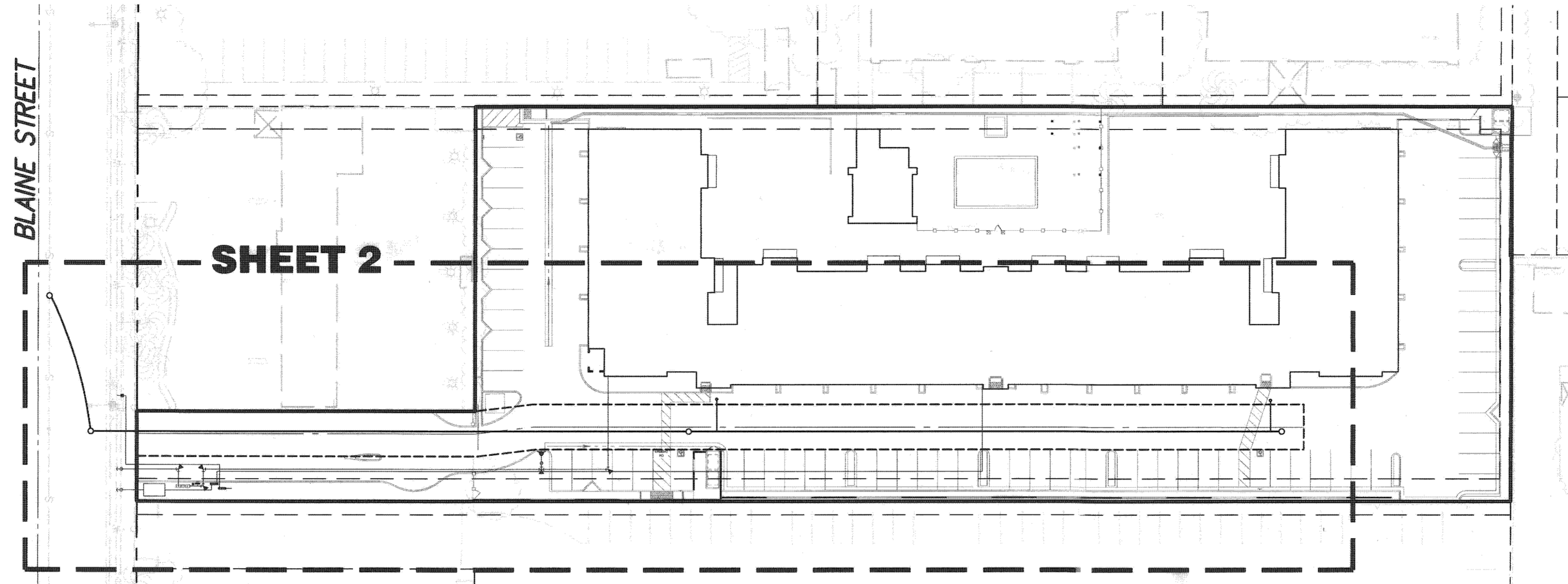


CITY OF RIVERSIDE SEWER IMPROVEMENT PLAN 807 BLAINE STREET

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. 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.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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.
9. 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.
10. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
11. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
12. 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.
13. 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.
14. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
15. PIPES JOINTS FOR VITRIFIED CLAY PIPE SHALL BE TYPE "G" AS SPECIFIED IN SECTION 208-2.3 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS PROJECTS. IF PLASTIC PIPE IS ALLOWED AS AN ALTERNATIVE, ALL PIPE JOINTS SHALL BE GASKETED. CEMENTED JOINTS SHALL NOT BE ALLOWED.
16. THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR PERFORMING A VIDEO INSPECTION OF ALL NEW SEWER AND STORM DRAIN FACILITIES TO BE PUBLICLY OWNED AND MAINTAINED PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE VIDEO INSPECTION MUST BE PERFORMED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. A RECORDING OF THE VIDEO INSPECTION MUST BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
17. IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.



CONSTRUCTION NOTES

1. INSTALL 8" VCP SEWER MAIN (S=0.0040 MIN.), CASE 2 BEDDING PER CITY OF RIVERSIDE STD. DWG. 462 5% L.F.
2. INSTALL 4' DIAMETER MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500, D=PER PLAN 4 EA.
3. INSTALL 6" SEWER LATERAL WITH CLEANOUT PER CITY OF RIVERSIDE STD. DWG. 562 28 L.F./2EA.

QUANTITIES

PRIVATE ENGINEER'S NOTES:

1. UNLESS SPECIFIED IN THE PROJECT SPECIFIC CONSTRUCTION DOCUMENTS, ALL CONSTRUCTION SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY ADOPTED VERSION OF THE UNIFORM BUILDING CODE, THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (CURRENT EDITION) AND THE "STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION" (CURRENT EDITION).
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF 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.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL POSITION OF ALL POINTS OF CONNECTION TO EXISTING STRUCTURES. THIS SHALL INCLUDE BOTH ABOVE GROUND AND BELOW GROUND POINTS OF CONNECTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
4. 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.
5. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS ACCORDINGLY.

TELEPHONE NUMBERS

EMERGENCY

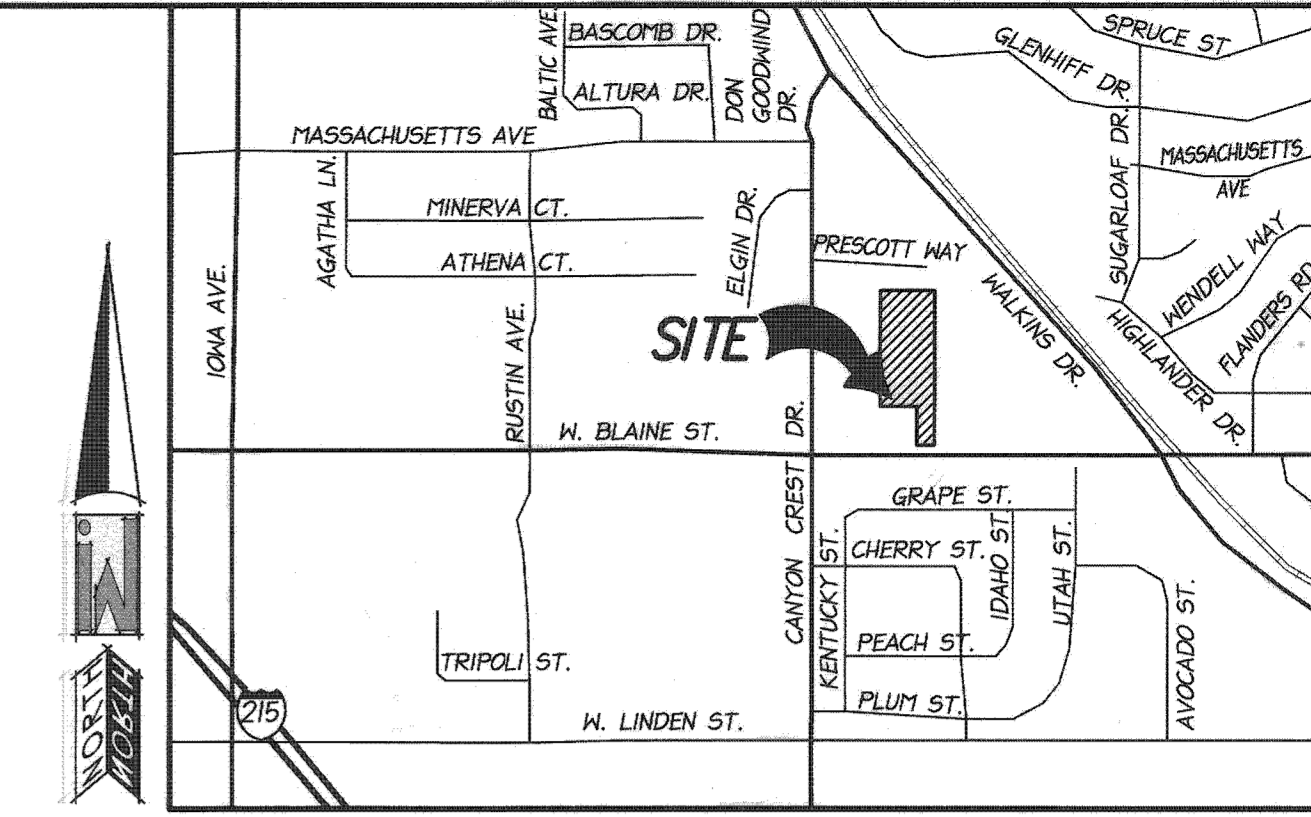
RIVERSIDE POLICE DEPARTMENT	(951) 787-7911
RIVERSIDE FIRE DEPARTMENT	(951) 826-5321
GOODHEW AMBULANCE	(951) 684-5520
RIVERSIDE COMMUNITY HOSPITAL	(951) 788-3000
RIVERSIDE GENERAL HOSPITAL	(951) 351-0925

UTILITIES

UNDERGROUND SERVICE ALERT	(800) 227-2600
CITY OF RIV. ELEC. OPERATIONS CONTROL CTR. ...	(951) 687-0791
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)	(800) 422-4133
CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES ...	(800) 782-0330
PACIFIC BELL	(800) 422-4133
AMERICAN TELEPHONE & TELEGRAPH	(951) 381-7380
CHARTER COMMUNICATION CABLE	(951) 688-9012
CITY OF RIV. WATER OPERATIONS EMERGENCIES ...	(951) 688-9012

OTHERS

RIVERSIDE PUBLIC WORKS DEPARTMENT	(951) 826-5341
R.F. DICKSON STREET SWEEPING	(800) 841-7994
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



VICINITY MAP
THOMAS GUIDE - PAGE 686 D-4 (2005 EDITION)
PORTION SOUTH EAST 1/4, SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 WEST
NOT TO SCALE

OWNER/DEVELOPER

SOCAL FRAMING, INC.
1845 E. STANFORD CT.
ANNAHEIM, CA 92805
PH: (714) 978-7871
FFAX: (714) 978-3675
CONTACT: STEPHEN WILSON

ENGINEER

IW CONSULTING ENGINEERS, INC.
33544 UNIVERSITY AVE.
RIVERSIDE, CA 92501
PH: (951) 905-5300
FFAX: (951) 905-5302

SOURCE OF TOPOGRAPHY

EXISTING TOPOGRAPHY IS BASED UPON AN AERIAL SURVEY BY ANALYTICAL PHOTOGRAMMETRIC SURVEYS, INC. 33544 UNIVERSITY AVE. RIVERSIDE CA 92501 PHONE: (951) 686-5103 PERFORMED SEPTEMBER 2009

LEGAL DESCRIPTION

PPARCEL NO. 2 OF RECORD OF SURVEY, FILED AUGUST 16, 19963, IN BOOK 40, PAGE 48 OF RECORDS OF SURVEY

UTILITY PURVEYORS

WATER:	CITY OF RIVERSIDE
SEWER:	CITY OF RIVERSIDE
ELECTRICITY:	CITY OF RIVERSIDE
GAS:	THE GAS COMPANY
TELEPHONE:	PACIFIC BELL
TELEVISION:	AIR WAVES / CHARTER COMMUNICATIONS

RELATED PLANS

GRADING PLAN	PW13-0141
COMPOSITE UTILITY PLAN	PUN12-0071

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	PLAN & PROFILE

SEWER LEGEND

	PROPOSED SEWER LINE
	EXISTING SEWER LINE
	PROPOSED SEWER LINE WITH LATERALS
	PROPOSED MANHOLE
	EXISTING MANHOLE
	PROPOSED CLEANOUT



BENCHMARK: 600-52-68
CITY OF RIVERSIDE
1988 ELEV. = 1173.340
14 U.S.C. & 33. BRASS DISK IN A CONCRETE HEADWALL OF A PIPE CULVERT, 285 FEET WEST OF THE A.1.&S.F. RAILROAD CROSSING WITH W.T. YERKIN AVENUE, 13 FEET SOUTH OF THE SOUTH RAIL, 4 FEET LOWER THAN THE TRACK, IN THE WEST END OF SOUTH CONCRETE HEADWALL OF PIPE CULVERT 3.4. THE DISK IS STAMPED "1144 1961"

CITY OF RIVERSIDE
PUBLIC UTILITIES-WATER DIVISION
REVIEWED FOR CONFLICTS ONLY
4-14-2014
APPROVED BY
WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/31/2015
IW CONSULTING ENGINEERS, INC.
3544 UNIVERSITY AVENUE, RIVERSIDE, CA 92501
TEL: 951.905.5300, FAX: 951.905.5302
WWW.IWCEI.COM
UNDER THE SUPERVISION OF:
DONALD PAUL YOUNG
R.C.E. NO. 49918
DATE: 4 14 14

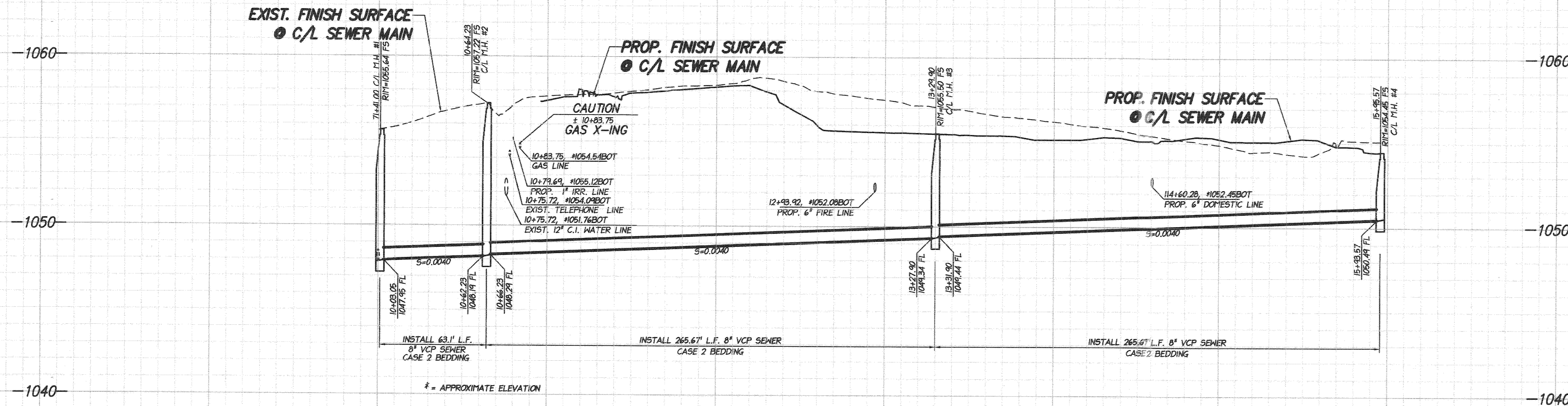
MARK	REVISIONS	APPR.	DATE
DESIGNED BY: JB	DRAWN BY: JC	CHECKED BY: DY	

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	
APPROVED BY	BY DATE
ENGINEERING MANAGER	7/22/11
CAPITAL PROJECTS	
APPROVED BY	DATE
CITY ENGINEER / PUBLIC WORKS DIRECTOR	4/22/2014

SEWER IMPROVEMENT PLAN	
807 BLAINE STREET TITLE SHEET	
FOR: SOCAL FRAMING, INC.	

PW13-0610	SCALE: AS NOTED
S-2118	SHEET 1 OF 2
W.O. : 452.001	

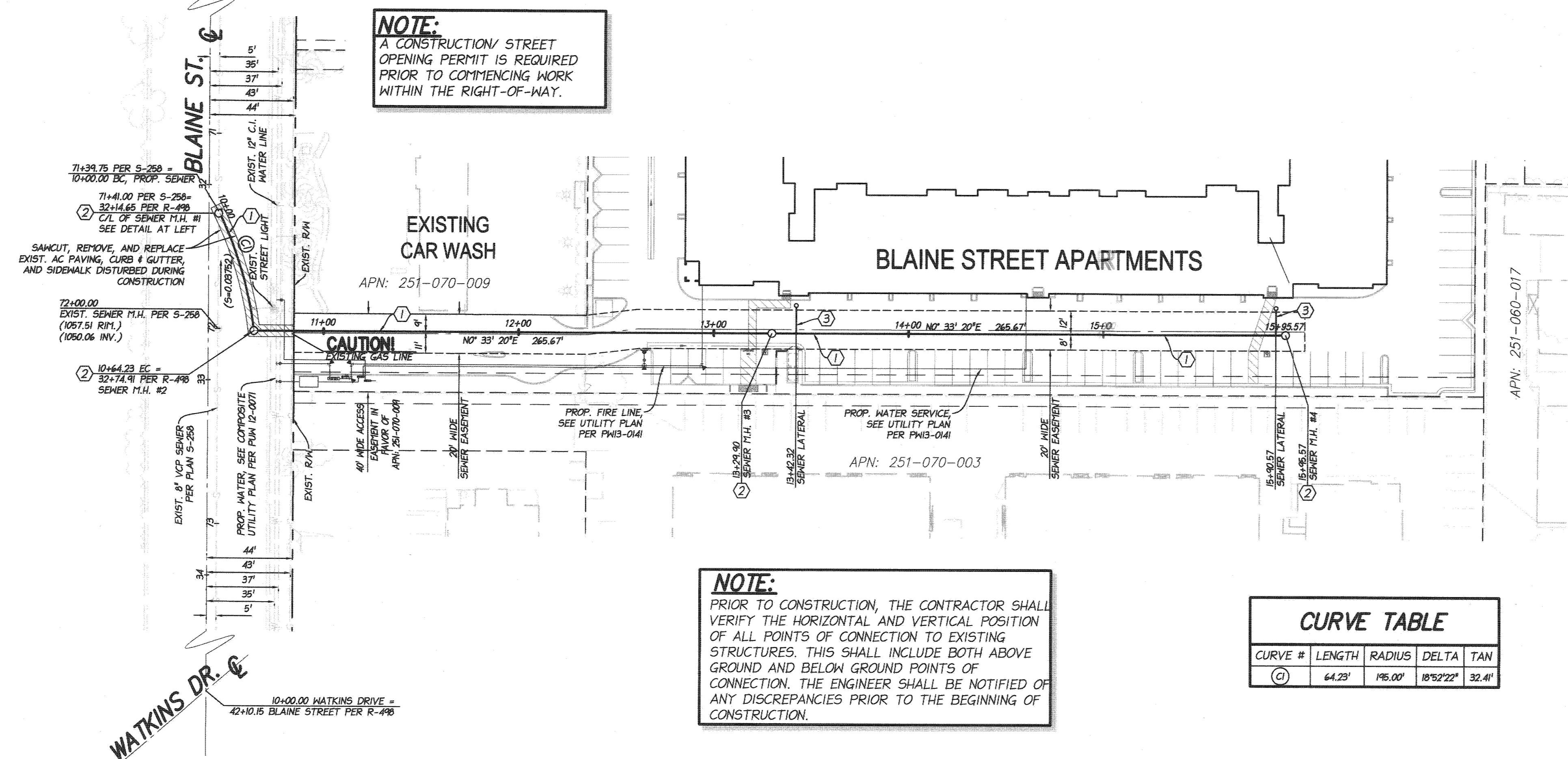
I & S 4/21/16 2118-1



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

CANYON CREST DR.
 36+45.04 CANYON CREST DRIVE PER R-3179 -
 26+48.78 BLAINE STREET PER R-498

NOTE:
 A CONSTRUCTION/ STREET
 OPENING PERMIT IS REQUIRED
 PRIOR TO COMMENCING WORK
 WITHIN THE RIGHT-OF-WAY.

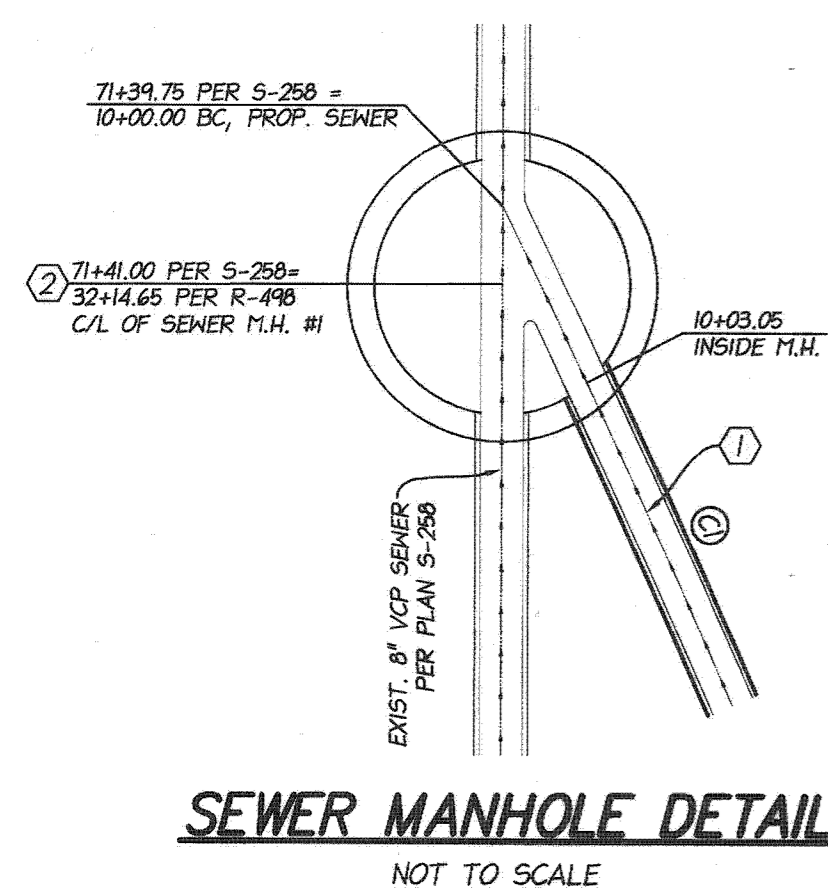
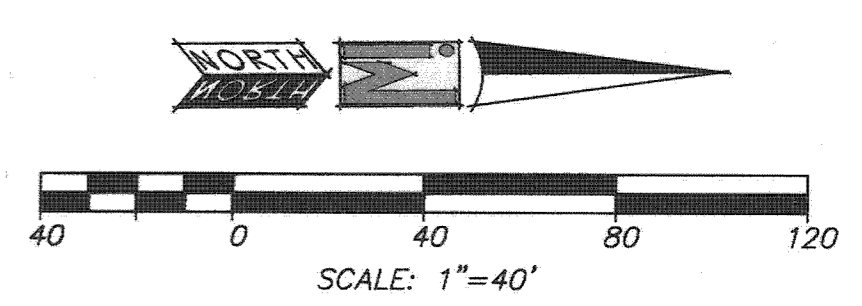


- CONSTRUCTION NOTES**
- ① INSTALL 8" VCP SEWER (S=0.0040 MIN.), CASE 2 BEDDING PER CITY OF RIVERSIDE STD. DWG. 452
 - ② INSTALL 4" DIAMETER MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500, D=PER PLAN
 - ③ INSTALL 6" SEWER LATERAL WITH CLEANOUT PER CITY OF RIVERSIDE STD. DWG. 562

NOTE:
 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL
 VERIFY THE HORIZONTAL AND VERTICAL POSITION
 OF ALL POINTS OF CONNECTION TO 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.

CURVE TABLE

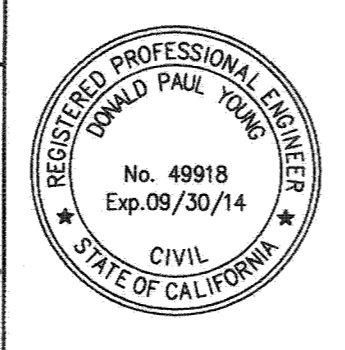
CURVE #	LENGTH	RADIUS	DELTA	TAN
(1)	64.23'	195.00'	18°52'22"	32.41'



BENCHMARK: 600-52-68
 CITY OF RIVERSIDE
 1988 ELEV. = 1173.340
 A U.S.C. & G.S. BRASS DISK IN A
 CONCRETE HEADWALL OF A PIPE
 CULVERT, 280 FEET WEST OF THE
 A.T.&P.F. RAILROAD CROSSING WITH
 MT. VERNON AVENUE, 13 FEET
 SOUTH OF THE SOUTH RAIL, 4 FEET
 LOWER THAN THE TRACK, IN THE
 WEST END OF SOUTH CONCRETE
 HEADWALL OF PIPE CULVERT 3.4.
 THE DISK IS STAMPED "1144 1981"

CITY OF RIVERSIDE
 PUBLIC UTILITIES-WATER DIVISION
 REVIEWED FOR CONFLICTS ONLY

APPROVED BY
 WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/31/2015

IW CONSULTING ENGINEERS, INC.
 CIVIL ENGINEERING • LAND PLANNING
 AERIAL MAPPING • SURVEYING
 ENTITLEMENTS • GOVERNMENT RELATIONS

3544 UNIVERSITY AVENUE TEL: 951.905.5300
 RIVERSIDE, CA 92501 FAX: 951.905.5302
 WWW.IWCEI.COM

UNDER THE SUPERVISION OF:
 DONALD PAUL YOUNG

R.C.E. NO. 49918
 DATE: 4/14/14

MARK _____ REVISIONS _____ APPR. DATE _____
 DESIGNED BY JB DRAWN BY JC CHECKED BY DY

**CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT**

APPROVED BY _____ BY DATE _____
 CAPITAL PROJECTS

APPROVED BY _____
 CITY ENGINEER/ PUBLIC WORKS DIRECTOR
 DATE 4/22/2014

SEWER IMPROVEMENT PLAN

**807 BLAINE STREET
 PLAN & PROFILE**

FEOR: SOCIAL FRAMING, INC.

PW13-0610
 SCALE: AS NOTED
S-2118
 SHEET 2 OF 2
 W.O.: 452.001

I+S 1/2/16 RZ S2118-2