

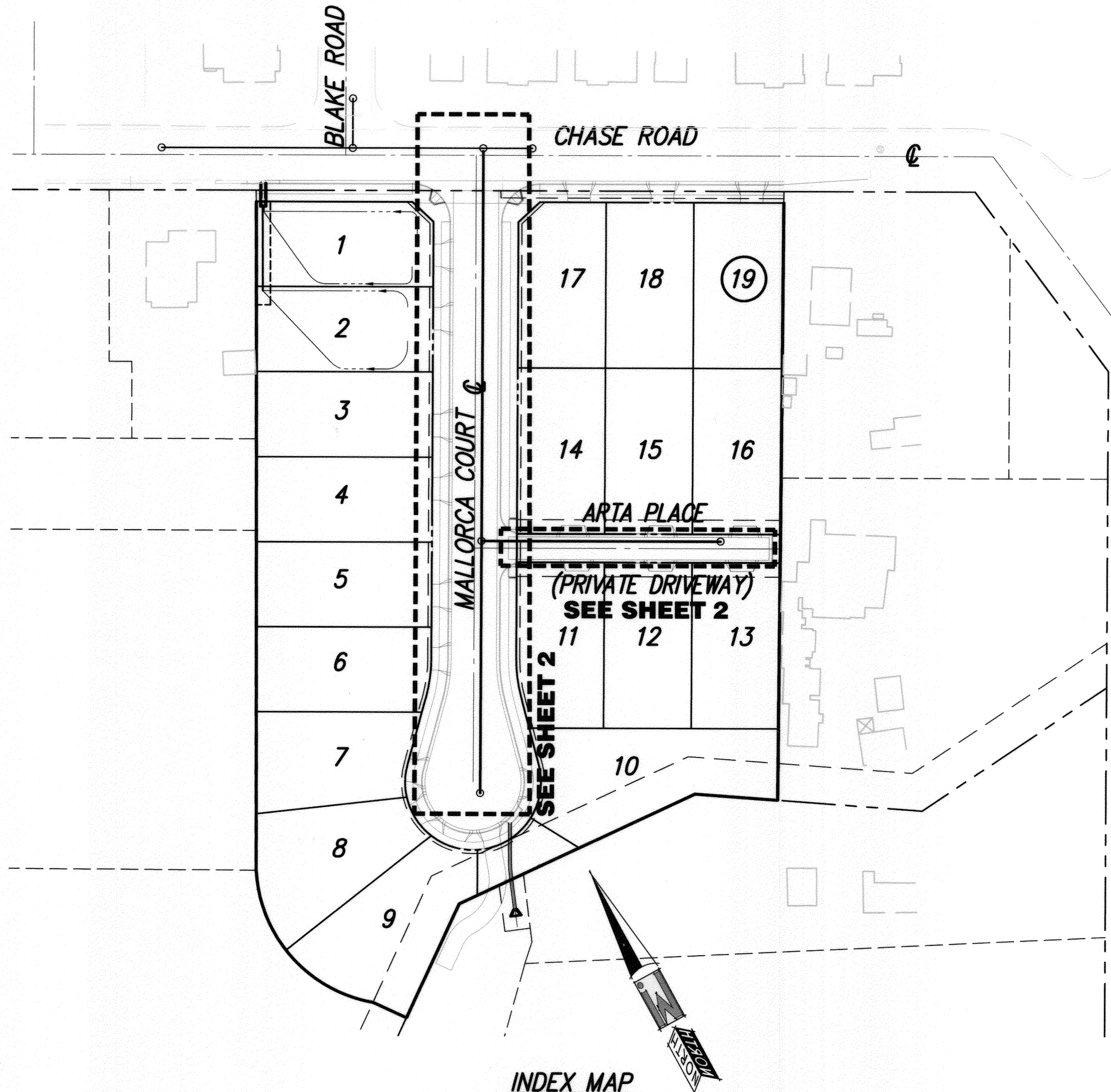
CITY OF RIVERSIDE SEWER IMPROVEMENT PLANS TRACT NO. 33506

GENERAL NOTES

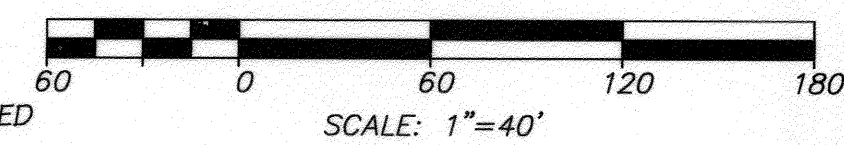
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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 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.
- 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.
- 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.
- 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.
- 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.
- 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.

PRIVATE ENGINEER'S NOTES:

- 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).
- 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.
- 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.
- CONTRACTOR SHALL ASSUME A PRELIMINARY PAVEMENT SECTION OF 0.25' A.C. OVER 0.85' CLASS 2 AGGREGATE BASE. THIS SECTION IS FOR BIDDING PURPOSES ONLY. FINAL PAVEMENT SECTION TO BE DETERMINED BY SOILS TEST AND RECOMMENDED BY THE SOILS ENGINEER UPON COMPLETION OF ROUGH GRADING.
- 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.
- 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.



INDEX MAP



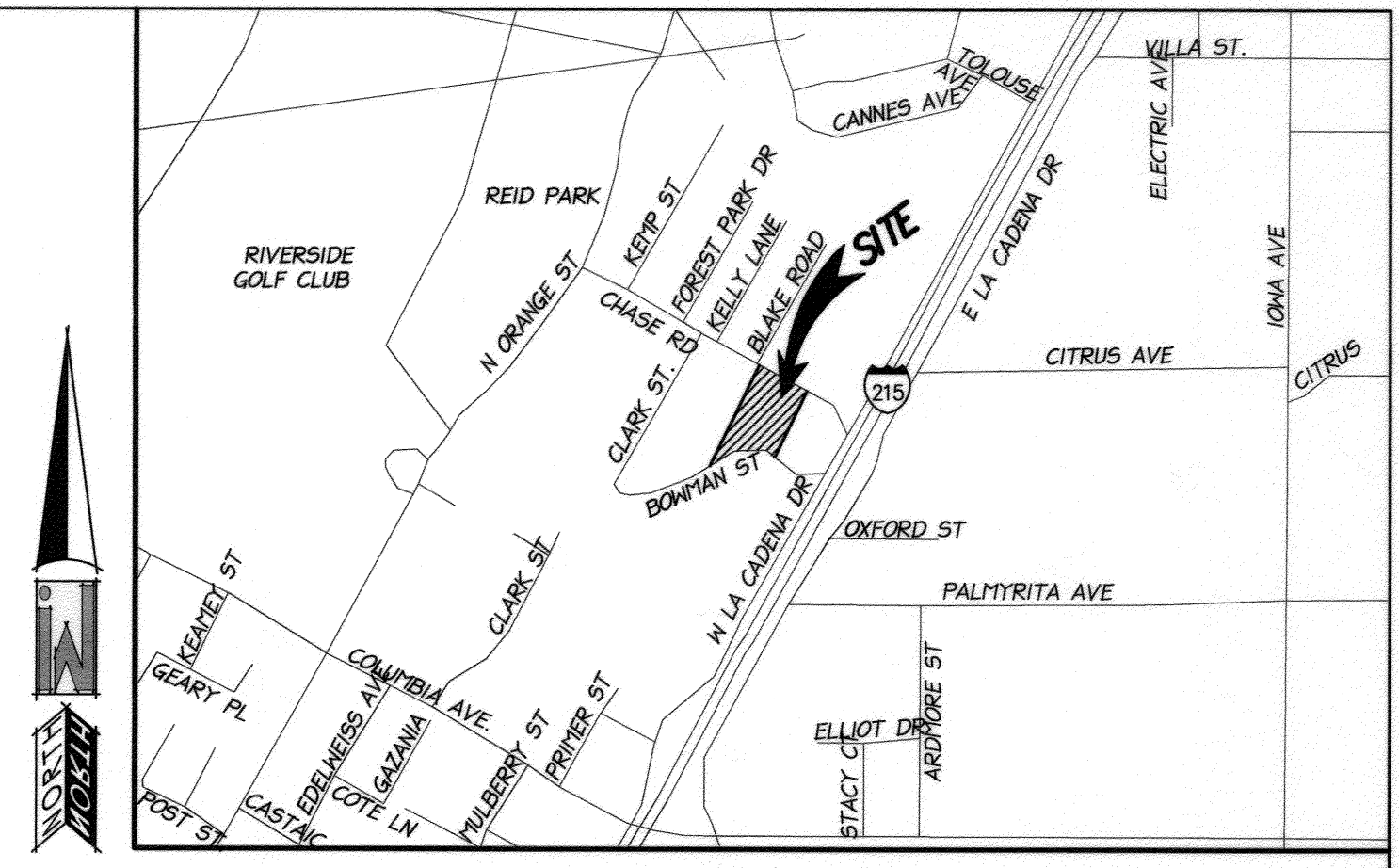
ATTENTION CONTRACTORS:

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.

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) 227-2600
CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES	(800) 782-0330
PACIFIC BELL	(800) 227-2600
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 646, A-7 (2005 EDITION)
SECTION 12 TOWNSHIP 2 SOUTH RANGE 5 WEST
NOT TO SCALE

OWNER/DEVELOPER

MARC HOMES, LLC
MICHAEL LUTZ
8282 WHITE OAK AVE, SUITE 112
RANCHO CUCAMONGA, CA 91730
PHONE: 909-244-8986
FAX: 951-271-7315

ENGINEER

IW CONSULTING ENGINEERS
3544 UNIVERSITY AVENUE
RIVERSIDE, CA 92501
PH: (951) 905-5300
FAX: (951) 905-5302

LEGAL DESCRIPTION

A PORTION OF LOT 11 OF ROSE TRACT IN THE CITY OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 6 OF OFFICIAL RECORD OF RIVERSIDE COUNTY.

SOILS ENGINEER & GEOLOGIST

LOR GEOTECHNICAL GROUP, INC.
6121 QUAIL VALLEY COURT
RIVERSIDE, CA 92507
PH: (951) 653-1760
FAX: (951) 653-1741
CONTACT: JOHN LOHR

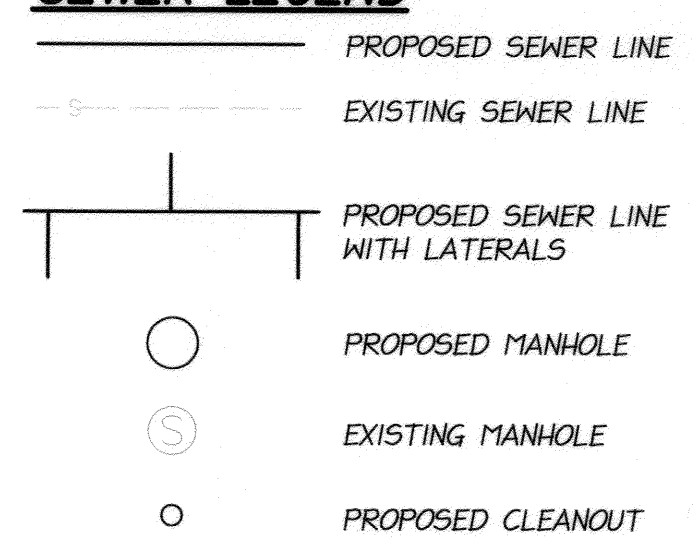
SOURCE OF TOPOGRAPHY

EXISTING TOPOGRAPHY IS BASED UPON AN AERIAL SURVEY BY ANALYTICAL PHOTOGRAMMETRIC SURVEYS, INC. 3544 UNIVERSITY AVE. RIVERSIDE CA 92501
PHONE: (951) 686-5103

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	MALLORCA CT. AND ARTA PL. PLAN & PROFILE

SEWER LEGEND



CONSTRUCTION NOTES:

- INSTALL 8" PVC SEWER PIPE & PIPE BEDDING PER CITY STANDARD 452. BEDDING CASE 2 624 L.F. (GRANULAR MATERIAL SHALL NOT BE SAND OR NATIVE MATERIAL).
- INSTALL SEWER MANHOLE PER CITY OF RIVERSIDE STANDARD 500. 4 EACH
- INSTALL 4" SEWER LATERAL WITH P.L. CLEANOUT PER CITY OF RIVERSIDE STANDARD 562. 581 L.F./19 EACH

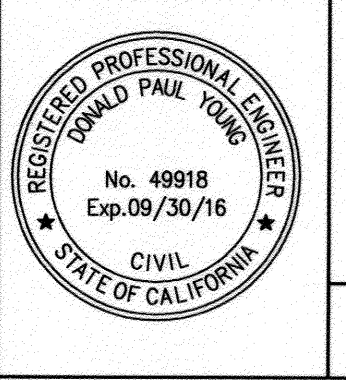
QUANTITIES



BENCHMARK:
CITY OF RIVERSIDE
POINT ID: J7-B2
BRASS DISK STAMPED "J7-B" IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF CHASE STREET AND ORANGE STREET
DATE: 1971
ELEV: 841.159 (NGVD 1929)

CITY OF RIVERSIDE PUBLIC UTILITIES
WATER DIVISION
REVIEWED FOR CONFLICTS ONLY
Matthew B. [Signature]
APPROVED BY WATER ENGINEERING
DATE: 6/18/2015

CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/31/2016
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
PREPARED BY: *David [Signature]*
R.C.E. NO. 49918
DATE: 6/12/15

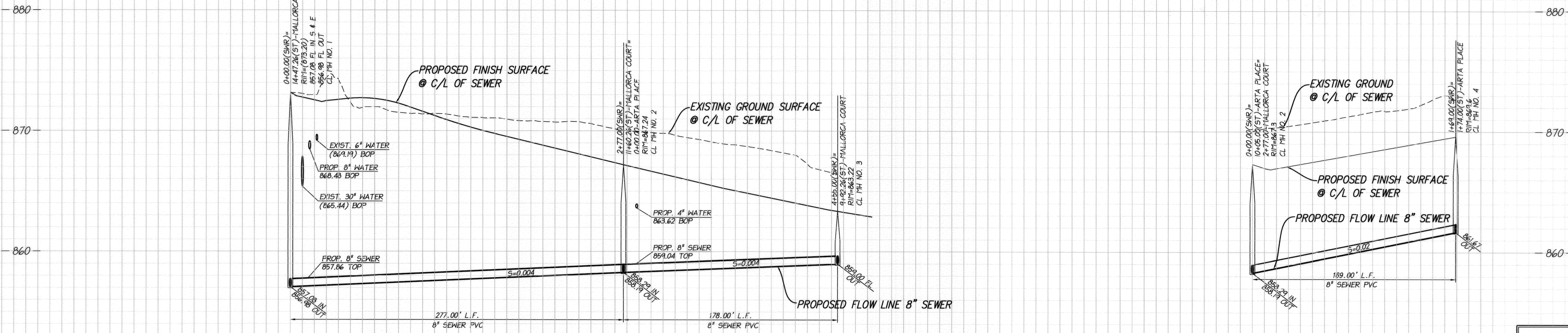


CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY [Signature]
ENGINEERING MANAGER
DATE: 6/25/2015
CITY ENGINEER/PW DIRECTOR

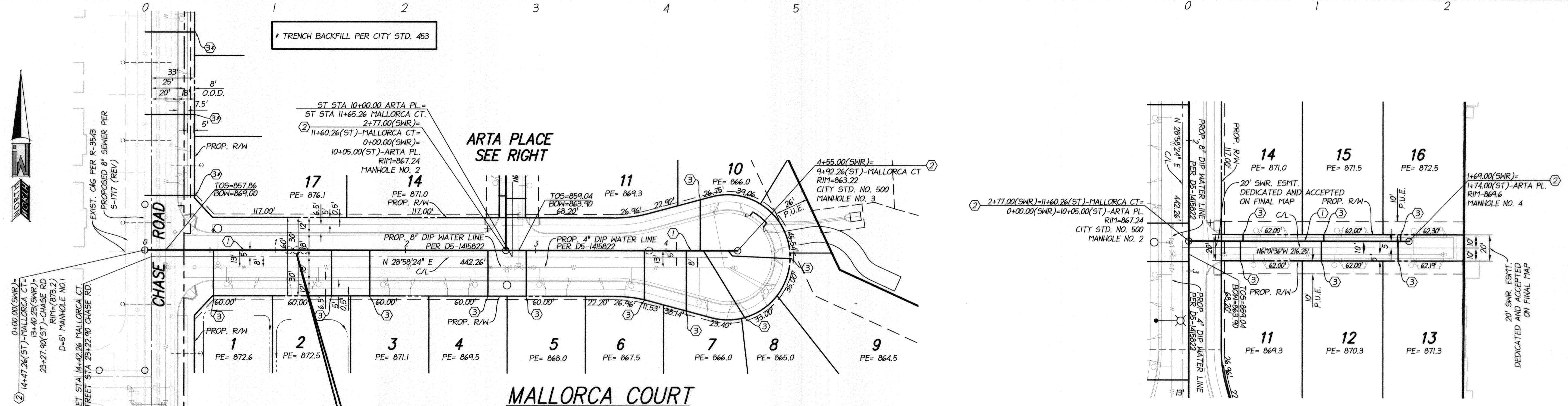
MARK	REVISIONS	APPR. DATE
DESIGNED BY	DRAWN BY	CHECKED BY

CITY OF RIVERSIDE
SEWER IMPROVEMENTS PLAN
TRACT NO. 33506
HORIZ. SCALE: AS SHOWN VERT. SCALE: AS SHOWN

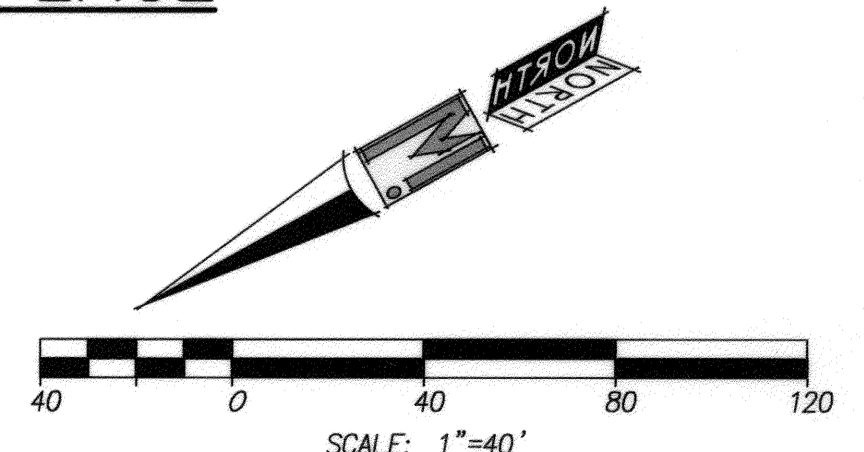
PW14-0342
S-2124
SHEET 1 of 2



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

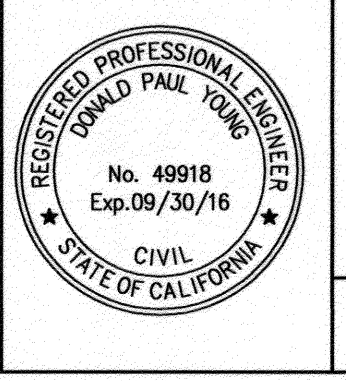


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 3544 UNIVERSITY AVENUE TEL: 951.905.5300
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 PREPARED BY: [Signature]
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MARK	REVISIONS	APPR. DATE
DESIGNED BY	DRAWN BY	CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 BY DATE: 6/25/2015
 CITY ENGINEER/PW DIRECTOR

CITY OF RIVERSIDE
SEWER IMPROVEMENTS PLAN
TRACT NO. 33506
 HORIZ. SCALE: VERT. SCALE:

PW14-0342
 S-2124
 SHEET 2 OF 2