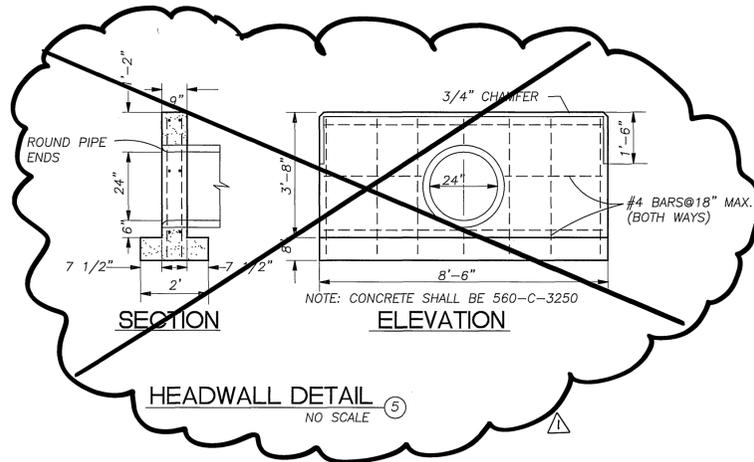


GENERAL NOTES:

- 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 BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- CONTRACTOR IS TO VERIFY EXISTING JOIN ELEVATIONS 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.
- 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.
- CATCH BASIN SHALL BE STENCILED WITH THE PHRASE "NO DUMPING" - DRAINS TO RIVER" SEE DETAIL BELOW.

LEGEND

- | | |
|-------------------------------|---------------------------------|
| S..... SOUTH | PL..... PROPERTY LINE |
| N..... NORTH | HDR..... HEADER |
| E..... EAST | MH..... MANHOLE |
| W..... WEST | FS..... FINISHED SURFACE |
| NLY..... NORTHERLY | FF..... FINISHED FLOOR |
| WLY..... WESTERLY | -S-..... SEWER |
| ELY..... EASTERLY | WW..... WATER WASTE |
| SLY..... SOUTHERLY | -W-..... WATER |
| N/S..... NORTH/SIDE | BW..... BACK OF WALK |
| FOL..... FOLIAGE | CLF..... CHAIN LINK FENCE |
| COR..... CORNER | EP..... EDGE OF PAVEMENT |
| BLDG..... BUILDING | SD..... STORM DRAIN |
| TC..... TOP OF CURB | IP..... IRON PIPE |
| FL..... FLOWLINE | TR..... TOP OF RAIL |
| TB..... TOP OF BERM | ANG PT..... ANGLE POINT |
| AC..... ASPHALT CONCRETE | 004..... FIRE HYDRANT |
| ST..... STREET | ☉..... STREET LIGHT |
| PP..... POWER POLE | (421.0)..... EXISTING ELEVATION |
| FD..... FOUND | -G-..... GAS |
| CLR..... CLEAR | -E-..... ELECTRIC |
| -T-..... TELEPHONE | SPR..... SPRINKLER |
| CF..... CURB FACE | --X-- FENCE |
| C&G..... CURB & GUTTER | P.I.V..... POST INDICATOR VALVE |
| F.D.C..... FIRE DEPT. CONNECT | FW..... FIRE WATER VALVE |
| ▨ PROP. AC PVMT | ▭ EXIST. AC PVMT |



CONSTRUCTION NOTES AND QUANTITY ESTIMATE			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONST. CATCH BASIN PER CITY OF RIVERSIDE STD. 405, W=8.00', V=4.00'	1	EA
2	CONST. 24" R.C.P., D-LOAD (AS NOTED), (CASE 1) PIPE BEDDING PER CITY OF RIVERSIDE STD. 452	342-179	LF
3	CONST. JUNCTION STRUCTURE "B" PER CITY OF RIVERSIDE STD. 421	1	EA
4	CONST. S.D. MANHOLE "JM" PER CITY OF RIVERSIDE STD. 432	1	EA
5	CONST. HEADWALL PER DETAIL THIS SHEET	1	LS
6	REMOVE EXISTING CONCRETE HEADWALL	1	EA

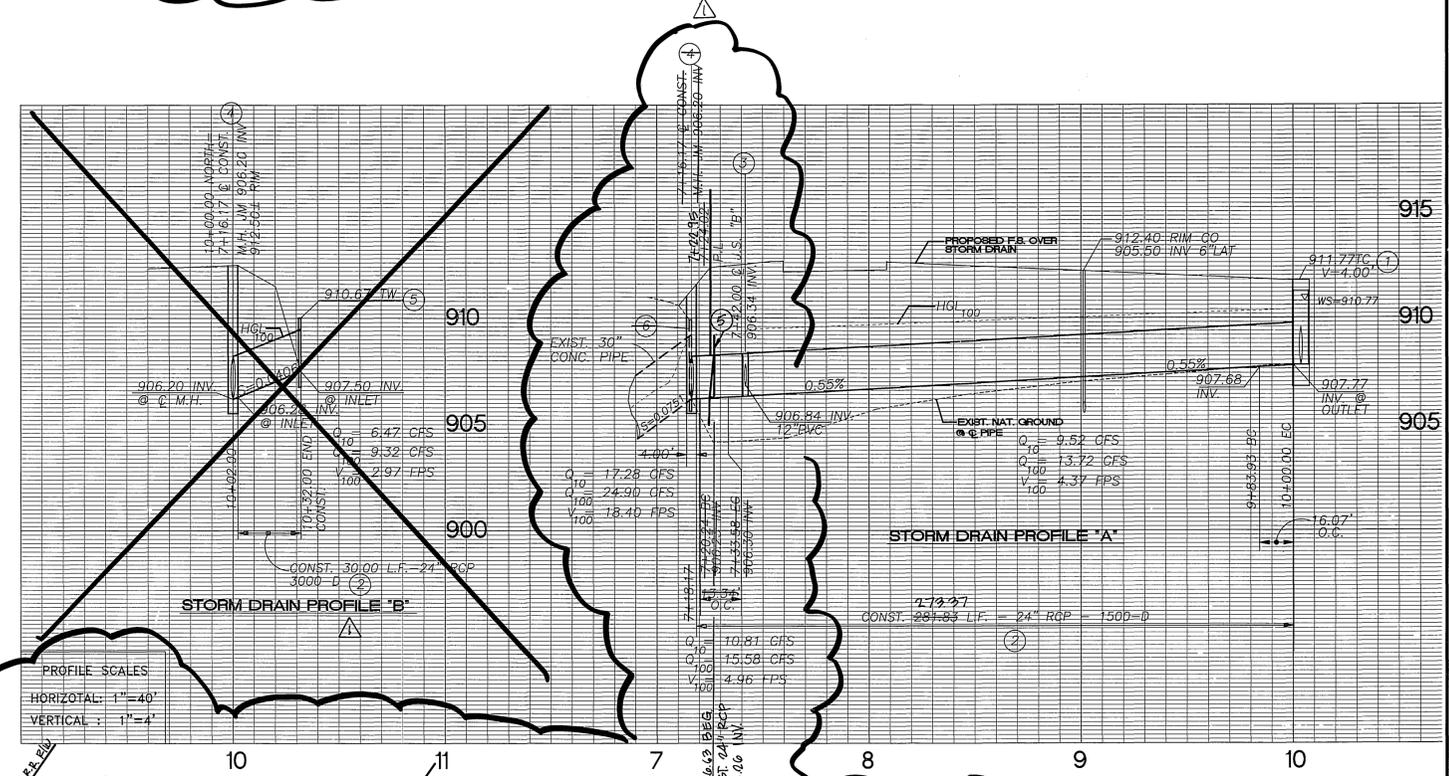
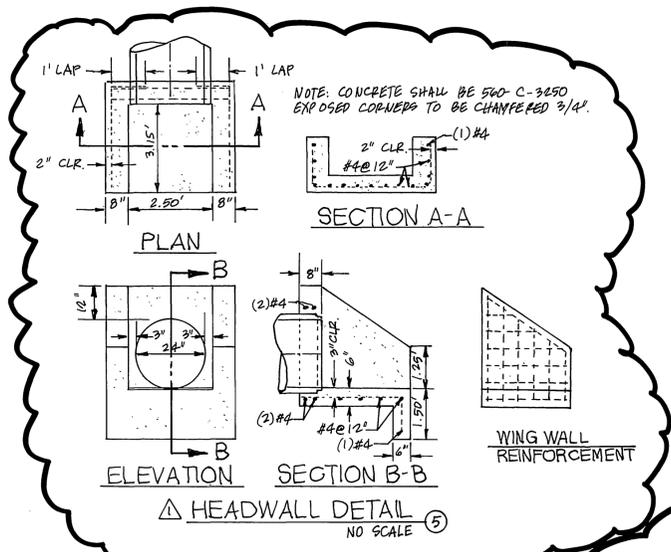
NOTE TO CONTRACTOR:
THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS. THE CONTRACTOR SHALL PERFORM HIS OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS.

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 SUBCONTRACTOR'S 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".



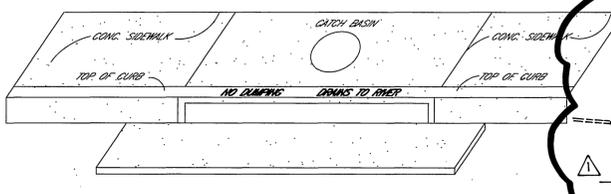
Station	R	L	T
33+58.36	22.50'	13.34'	6.07'
40+53.11	22.50'	16.07'	8.39'

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



- STENCILS TO HAVE 2" LETTERS AS FOLLOWS:
NO DUMPING
DRAINS TO RIVER
- PLACE BOTH STENCILS CENTERED WITHIN THE CATCH BASIN OPENING AND WITHIN THE TOP OF CURB.
- SPRAY BOTH STENCILS WITH WHITE PAINT.
- REMOVE STENCILS WHEN PAINT IS DRY.



PACIFIC BELL TELEPHONE
APPROVED: *Sheilany* 11/6/09 DATE
APPROVED BY: *John J. Swin* 11/12/09 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



R.B. ENGINEERING
civil engineering - surveying - environmental planning
3198 N. ASHWOOD STREET
ORANGE, CA 92665
PHONE (714) 637-8100
FAX (714) 921-2223
ROBERT BELL
R.C.E. 37888 EXP. 3-31-05

CITY TAX CERTIFICATE NO. 106813, EXP. 03/14/2005

DESIGNED BY: C.H. DRAWN BY: C.H. CHECKED BY: R.B.
MARK: *REPLACE STORM DRAIN COST. UNITS AT JOIN R/R* 3-15-05
DATE: 11/16/09

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *John Bird* DATE: 11/16/09
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CITY ENGINEER

* AS-BUILT PER PLANS 1-06-06 LFT PW04-0743

STORM DRAIN PLAN AND PROFILE
P.M. 31914
PALMYRITA AVENUE
FROM B.N. & S.F.R.R. TO 284' E'LY.
ACCOUNT NO. D-763
SHEET 1 OF 1
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
INDEXED 1-18-05 LFT