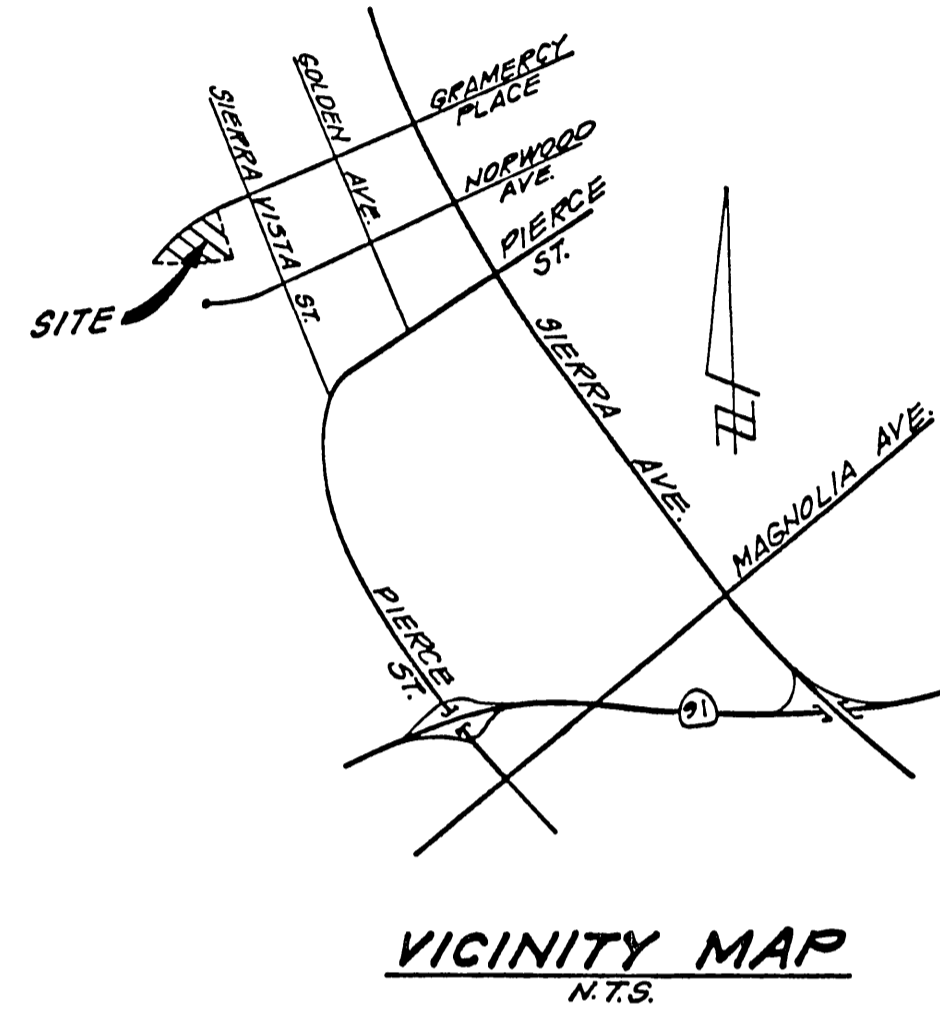
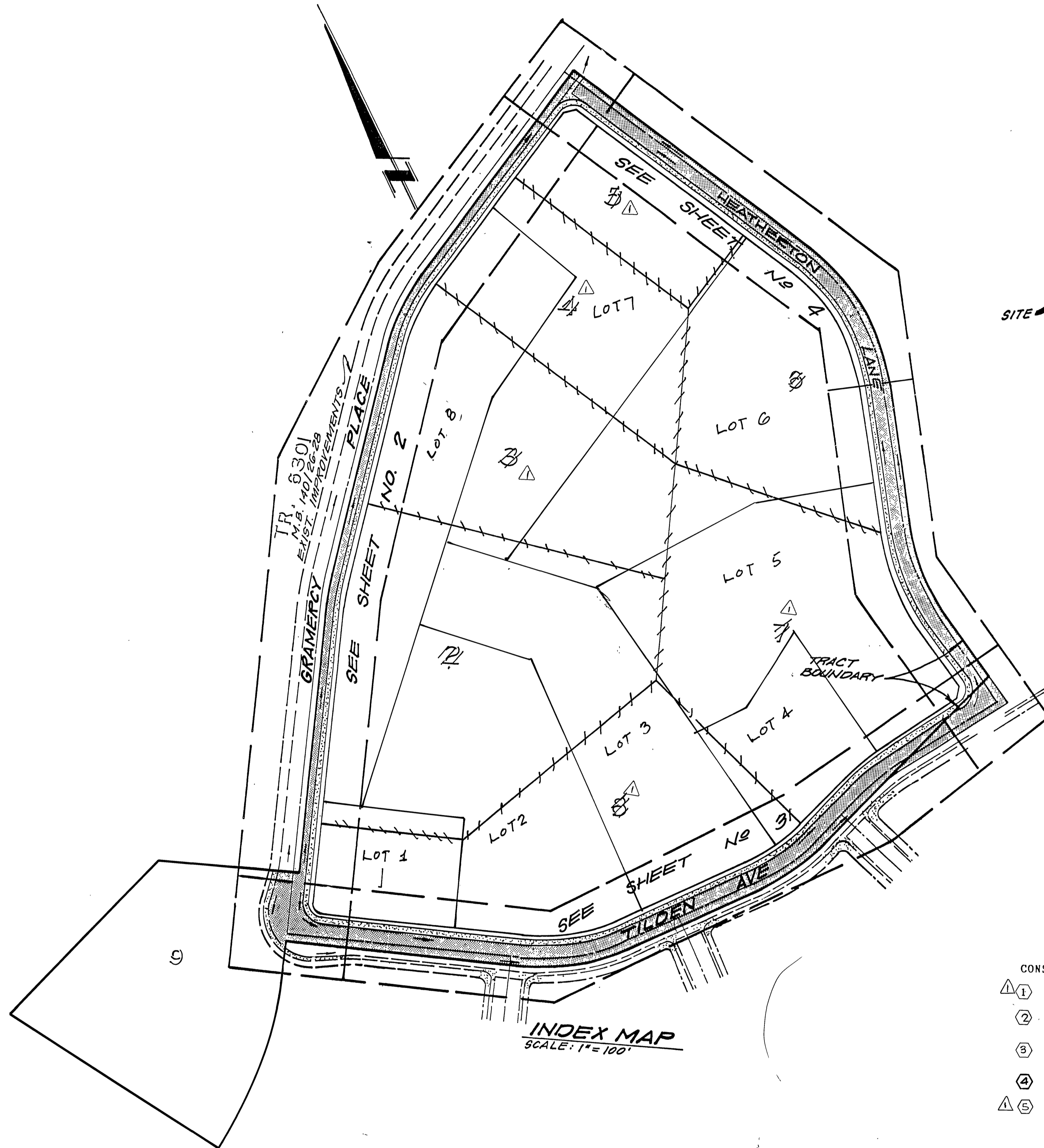


TRACT NO. ~~22421~~ 27322

SEWER IMPROVEMENT PLAN

GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
2. ALL SEWER MAINS AND LATERALS SHALL BE EXTRA STRENGTH VITRIFIED CLAY PIPE.
3. SEPARATION REQUIREMENTS BETWEEN SEWER AND WATER LINES SHALL CONFORM TO COUNTY STANDARD NO. 609.
4. MANHOLE CONSTRUCTION SHALL CONFORM TO CITY OF RIVERSIDE STANDARD DRAWING NO. 500.
5. SEWER LATERAL CONSTRUCTION SHALL CONFORM TO THE CITY OF RIVERSIDE STANDARD DRAWING NO. 562.
6. GRADING OVER SEWER MAINS SHALL BE DONE IN SUCH A MANNER AS TO PREVENT PONDING OF WATER.
7. IT SHALL BE THE SEWER CONTRACTOR'S RESPONSIBILITY TO SET MANHOLE COVER TO FINISH GRADE AFTER PAVING OF STREET.
8. SEWER PROFILE ELEVATIONS ARE TO FLOWLINE (CONDUIT INVERT).
9. ALL PIPE LENGTHS ARE FROM CENTERLINE MANHOLE TO CENTERLINE MANHOLE.
10. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
11. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
12. 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.
13. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, 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.
14. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
15. NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4' ABOVE THE SEWER FLOW LINE AT POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
16. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATIONS PRIOR TO CONSTRUCTION.
17. 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.



LEGEND:

- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- PROPOSED SEWER SERVICE LATERAL
- S- EXISTING SEWER MAIN AS NOTED
- W- EXISTING WATER LINE AS NOTED

CONSTRUCTION NOTES: & QUANTITIES

- ① INSTALL 4" VCP SEWER LATERAL PER CITY OF RIVERSIDE STD. DWG. NO. 562A..... 446
384 L.F.
- ② CONCRETE ENCASUREMENT PER CITY OF RIVERSIDE STD. DWG. NO. 564..... 60 L.F.
- ③ CONSTRUCT SEWER M.H. PER CITY OF RIVERSIDE STD. DWG. NO. 560..... 2 E.A.
- ④ CONSTRUCT 8" V.C.P. SEWER MAIN..... 375 L.F.
- ⑤ ABANDON SEWER LATERALS..... 4 EA

BASIS OF BEARINGS:

BEING THE CENTERLINE OF GRAMERCY AVENUE, BEING N65 32'15"E AS SHOWN BY TRACT NO. 6301, RECORDED IN BOOK OF MAPS, PAGES, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



CITY BUSINESS TAX CERTIF. No. 27049, EXP. DATE: 1/25/05

BENCHMARK:
BRASS DISK IN 12" CONCRETE MON. S.W. COR. OF GRAMERCY & SIERRA VISTA ON BACK OF CURB AT THE N.W. END OF SIDEWALK PLANTER.
CITY B.M. F1-A ELEVATION: 806.587

CITY OF RIVERSIDE WATER SYSTEM	APPROVAL BY: SOUTHERN CALIFORNIA GAS COMPANY
<i>Richard J. Dierck</i> APPROVED 7-21-89 DATE	<i>Robert St. John</i> DATE 6-20-89

PREPARED BY: SOUTHLAND ENGINEERING 2200 BUSINESS WAY STE 100 RIVERSIDE, CALIFORNIA 92501 (909) 788-8488
<i>Allen W. Martin</i> ALLEN W. MARTIN R.C.E. 38463, EXP. 3/31/05

APPROVED BY: ALLEN W. MARTIN R.C.E. 38463, EXP. 3/31/05	DATE 6/25/00
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REVISIONS	APPR. DATE
DESIGNED BY: <i>RM</i>	DRAWN BY: <i>RH</i>
CHECKED BY: <i>RM</i>	

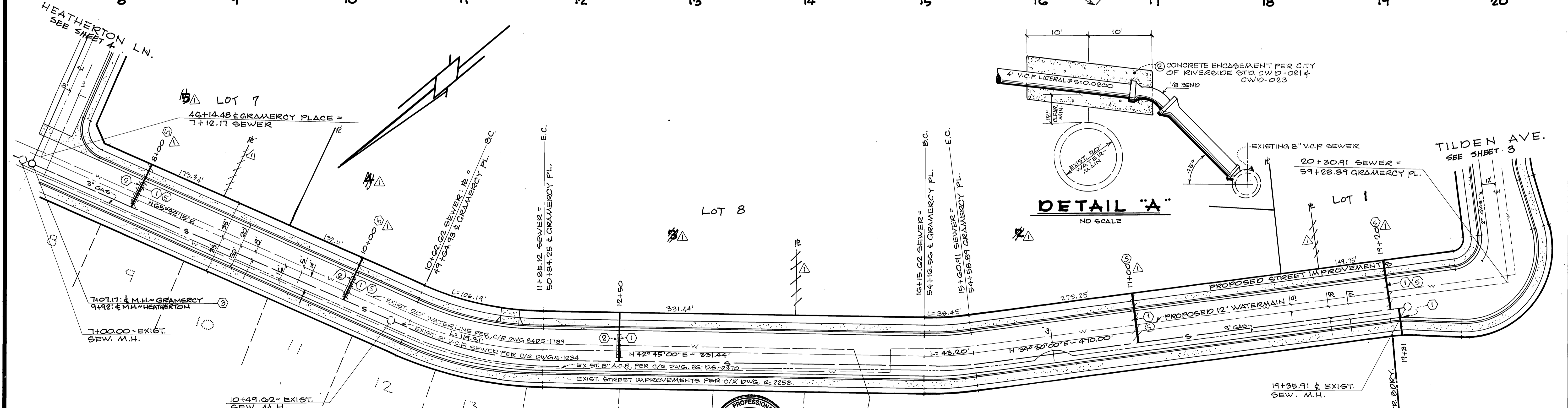
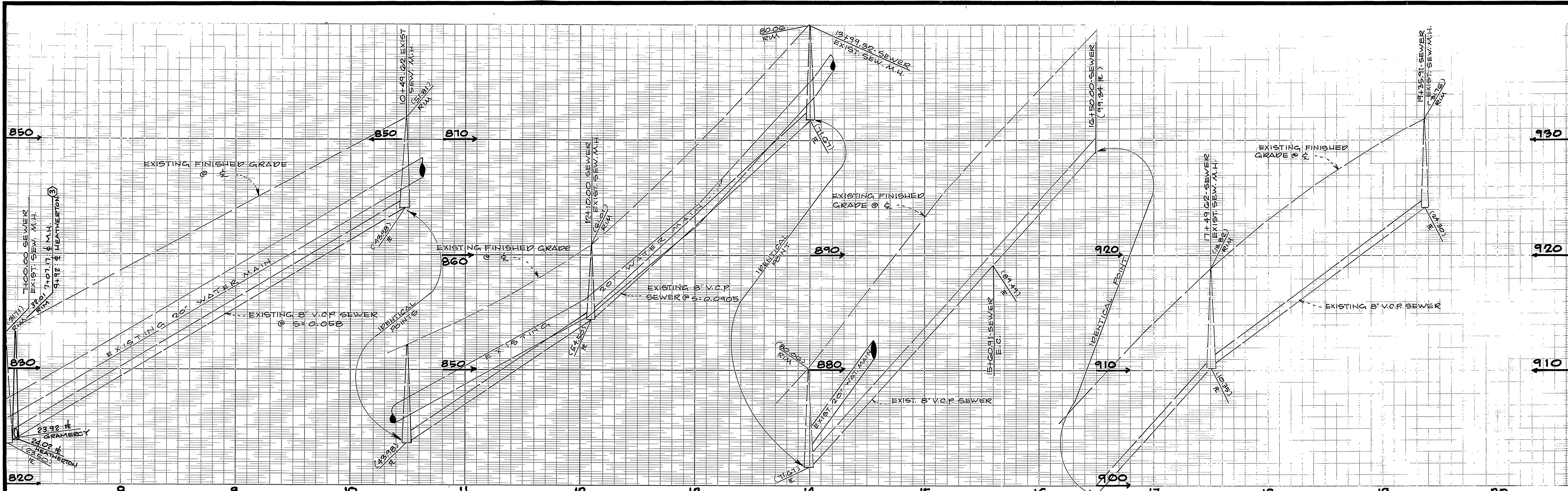
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT	
APPROVED BY: PRINCIPAL ENGINEER PARK DEPARTMENT 95	DATE 10-31-89
APPROVED BY: CHIEF P.W. ENGINEER	DATE 1/25/00

IN THE CITY OF RIVERSIDE, CALIFORNIA TRACT NO. 22421 27322 SEWER IMPROVEMENT PLANS TITLE SHEET
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ACCOUNT NO. 5-1518
SHEET 1 OF 4

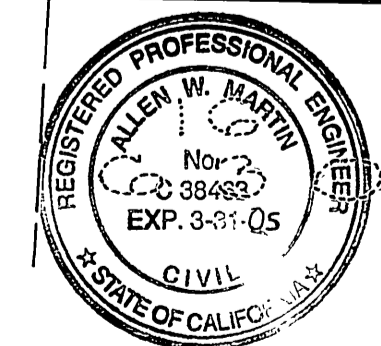
HORIZ. SCALE: 1"=AS NOTED VERT. SCALE: 1"=AS NOTED

INDEXED 3-30-00 4/1



- SEWER CONSTRUCTION NOTES**
- ① INSTALL 4" V.O.P. SEWER LATERAL PER STD. DETAIL # 562 & DETAIL 'A' ABOVE
 - ② CONCRETE ENCASUREMENT PER DETAIL 'A' ABOVE
 - ③ ABANDON SEWER LATERAL

GRAMERCY PLACE



APPROVAL BY:
SOUTHERN CALIFORNIA
GAS COMPANY
Robert H. John 6-20-89
DATE

CITY OF RIVERSIDE
WATER SYSTEM
Richard D. ... 7-21-89
APPROVED DATE

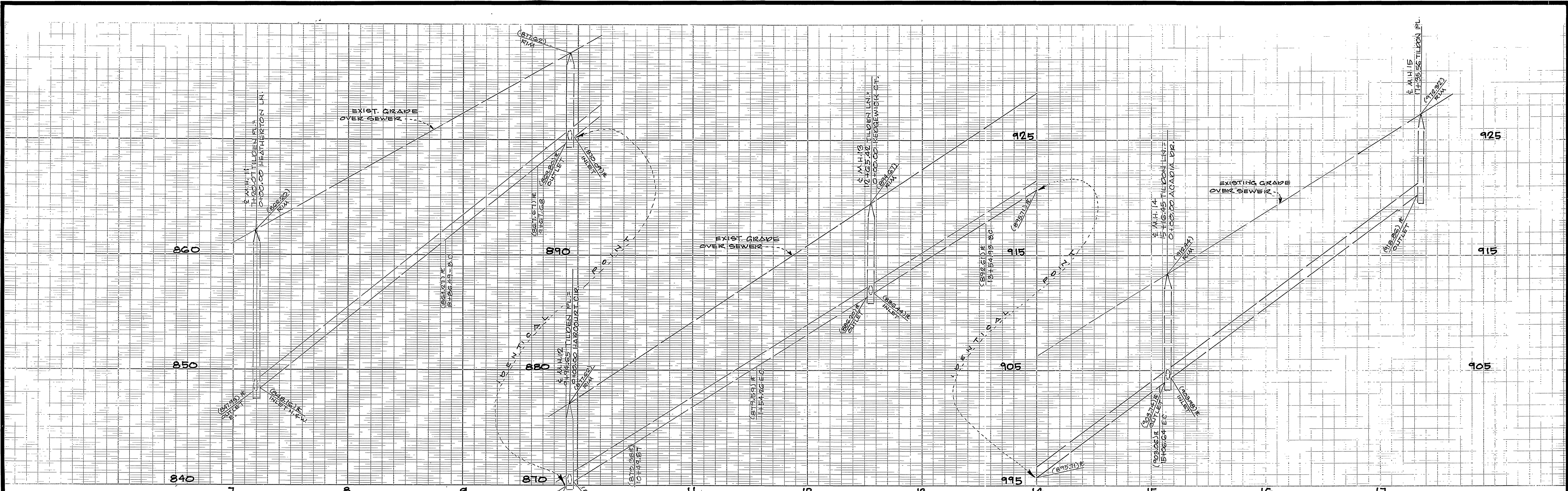
SOUTHLAND ENGINEERING
2200 BUSINESS WAY, STE. 100
RIVERSIDE, CALIFORNIA, 92501
PH. (909) 788-8488
Allen W. Martin

MARK	REVISIONS	APPR.	DATE
▲	REVISE LOT LINES, BND ADD CONSTRUCTION NOTE NO. 5, ABANDON SEWER LATERAL AS STA. 8+00, 10+00, 17+00 AND 19+20. REVISE TRACT NO.		

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Ray ...*
DATE: 1/26/90
PRINCIPAL ENGINEER: *Ray ...*
TRAFFIC DIVISION: 1-25
CHIEF P. W. ENGINEER: 1/23/90

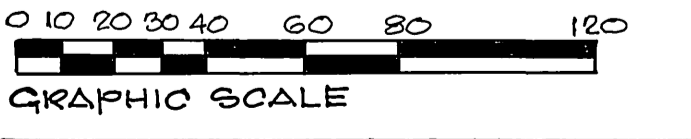
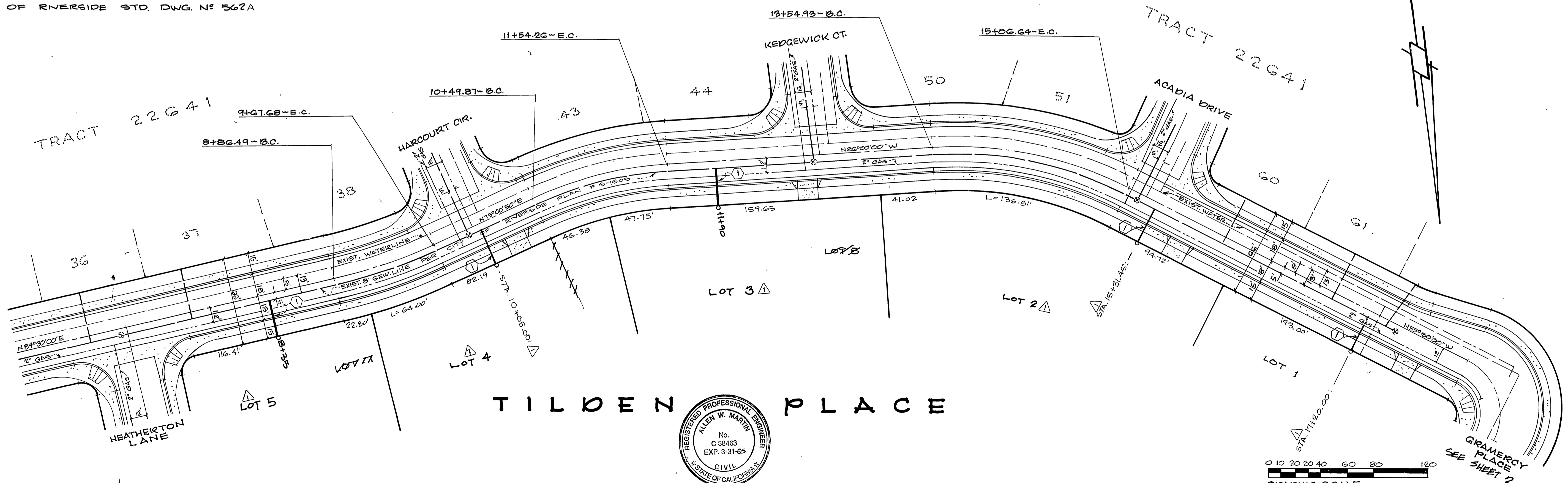
SEWER IMPROVEMENT PLAN
TRACT NO. 22421
GRAMERCY PLACE

ACCOUNT NO. S-1518
SHEET 2 OF 4
W.O.# 83117 99121

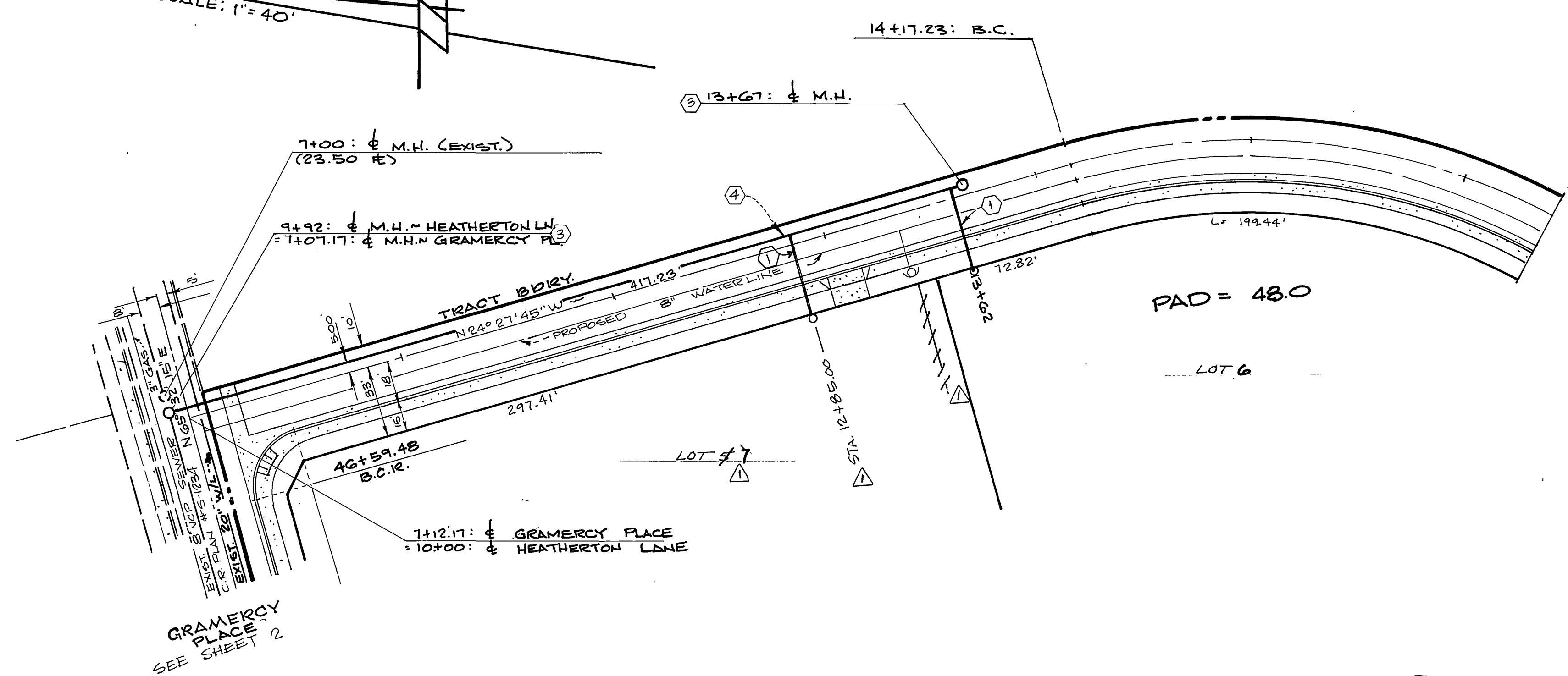
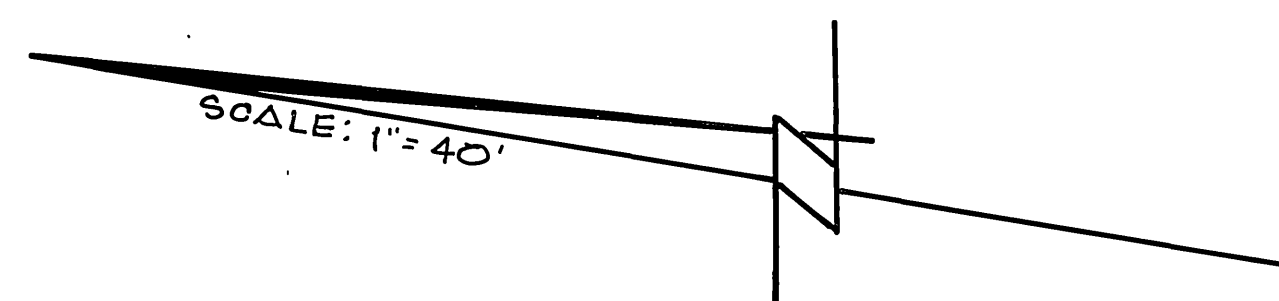
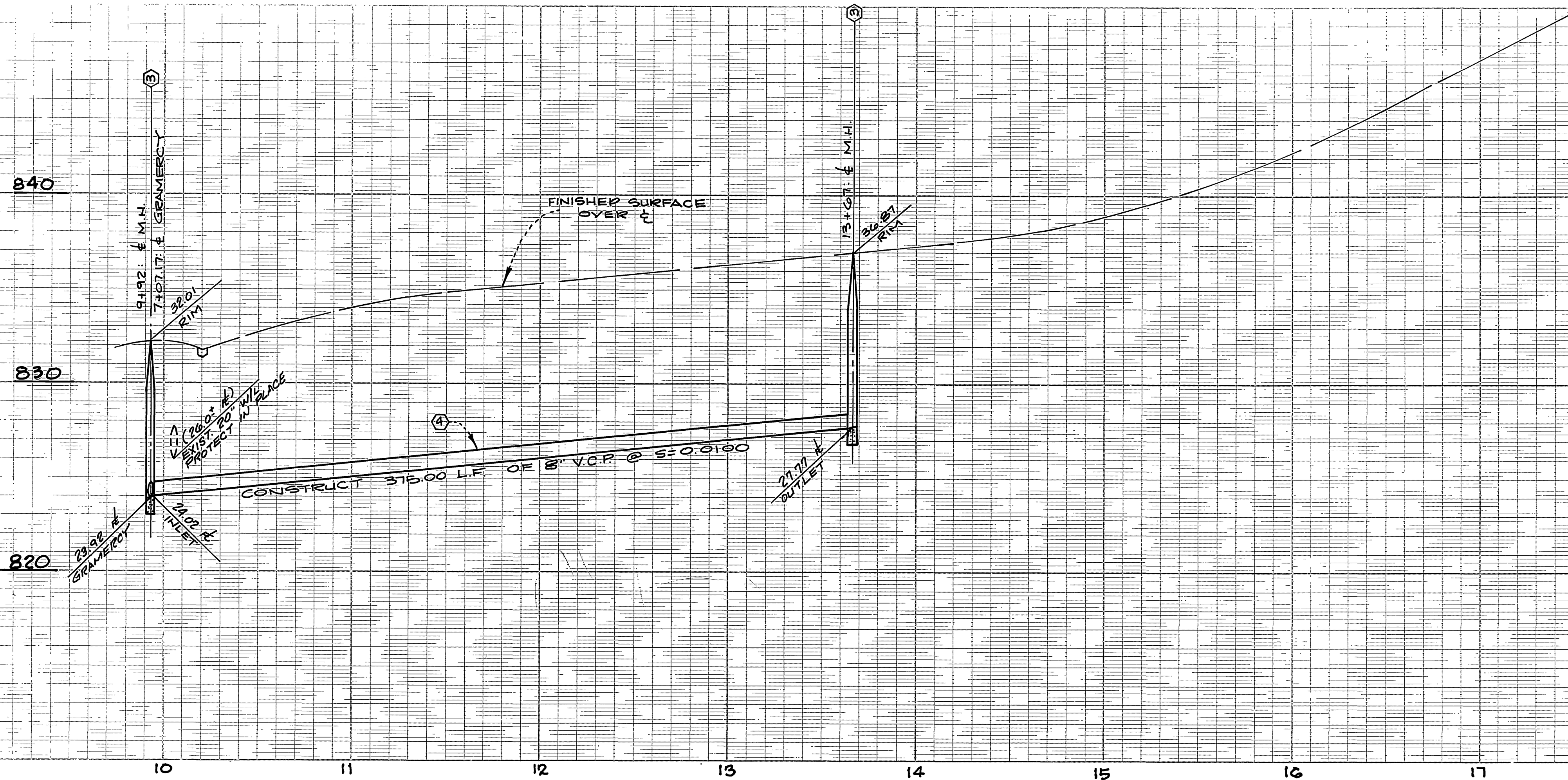


CONSTRUCTION NOTES

INSTALL 4" V.C.P. SEWER LATERAL PER CITY OF RIVERSIDE STD. DWG. NO. 567A

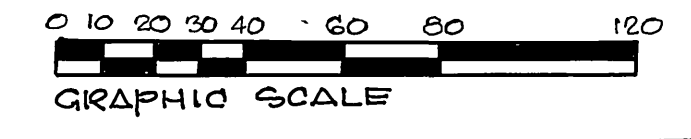


CITY OF RIVERSIDE WATER SYSTEM APPROVED: <i>Richard J. Duhon</i> 7-21-89 DATE	APPROVAL BY: SOUTHERN CALIFORNIA GAS COMPANY APPROVED: <i>Robert St. John</i> 6-20-89 DATE	SOUTHLAND ENGINEERING 2200 BUSINESS WAY, STE. 100 RIVERSIDE, CALIF., 92501, (909) 788-8488 <i>Allen W. Martin</i> ALLEN W. MARTIN, R.O.E. 38463 EXP. DATE: 3-31-05	ADD SEWER LATERAL @ STATIONS 10+05, 15+31.45 & 17+20, REVISE LOT LINES & CONSTRUCTION NOTE #1. DESIGNED BY: <i>RAM</i> DRAWN BY: <i>R.H.</i> CHECKED BY: <i>R.M.</i>	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT		SEWER IMPROVEMENT PLANS TRACT 22641 27322 TILDEN PLACE	ACCOUNT NO. S-1518 SHEET 3 OF 4 8777 99121
				APPROVED BY: <i>Allen W. Martin</i> DATE: 10-21-89	APPROVED BY: <i>Frank Beal</i> PUBLIC WORKS DIRECTOR DATE: 1/26/90		



- CONSTRUCTION NOTES**
- ① INSTALL 4" V.C.P. SEWER LATERAL PER CITY OF RIVERSIDE STD. DWG. NO. 5G2A
 - ② CONSTRUCT SEWER M.H. PER RIVERSIDE CITY STD. DWG. NO. 500
 - ④ CONSTRUCT 8" V.C.P. SEWER MAIN

HEATHERTON LANE



CITY OF RIVERSIDE WATER SYSTEM	APPROVED BY: SOUTHERN CALIFORNIA GAS COMPANY	SOUTHLAND ENGINEERING 2200 BUSINESS WAY, STE. 100 RIVERSIDE, CALIF., 92501, (909) 788-8488	ADD LATERAL @ STA. 12+85.00	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT		SEWER IMPROVEMENT PLANS TRACT 22421 21322 HEATHERTON LANE	ACCOUNT NO. S-1518
	Richard J. Doherty 7-21-89		Robert St. John 1-20-89	DESIGNED BY: K.M. DRAWN BY: R.H. CHECKED BY: K.M.	APPROVED BY: DATE: 12/6/90		APPROVED BY: DATE: 1/26/90
APPROVED DATE		EXP. DATE, 3-31-05	REVISIONS	TRAFFIC DIVISION	CHIEF P.W. ENGINEER	HORIZ. SCALE: 1" = 40'	VERT. SCALE: 1" = 4'