

GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY NOR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE COUNTY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE COUNTY'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 COUNTY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COUNTY 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 COUNTY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE COUNTY 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 COUNTY 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.
- 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 COUNTY.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- ALL MATERIALS USED AND INSTALLATION SHALL CONFORM TO RIVERSIDE COUNTY STANDARDS & SPECIFICATIONS ORDINANCE 461.
- SEPARATION REQUIREMENTS BETWEEN WATER AND SEWER LINES SHALL CONFORM TO STATE HEALTH CODE STANDARDS.
- SEWER LATERALS SHALL BE INSTALLED ACCORDING TO COUNTY STANDARDS NO. 600 & 601 OR THE SERVING AGENCY.

NOTICE TO CONTRACTOR

ACCORDING TO THE INFORMATION PROVIDED BY UNDERGROUND SERVICE ALERT (U.S.A.) DATED FEBRUARY 18, 1999, THE FOLLOWING ORGANIZATIONS ARE U.S.A. MEMBERS WITHIN THE PROJECT AREA:

- ADELPHIA
- PACIFIC BELL
- RIVERSIDE HIGHLAND WATER COMPANY
- D.W.R.
- THE GAS COMPANY
- SOUTHERN CALIFORNIA EDISON

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBERS AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

UNAUTHORIZED CHANGES & USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORD EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SEWER IMPROVEMENT PLANS
 TRACT NO. 29741

WORK TO BE DONE

IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT RIVERSIDE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION (APWA) "GREEN BOOK" STANDARDS AND SPECIFICATIONS.

CONSTRUCTION NOTES AND QUANTITY TABLE

ITEM	DESCRIPTION	AMOUNT	UNIT
1	INSTALL 8" SDR 35 PVC SEWER MAIN, BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452	4,210	LF
2	CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500	18	EA
3	INSTALL 4" PVC (SDR 35) SEWER LATERAL W/ CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A, 560	86	EA
4	REMOVE 8" PLUG	4,065	LF
5	BACKWATER VALVE	4	EA
6	NOT USED	37	EA
7	CAUTION! UTILITY CROSSING, SEE PROFILE FOR ELEVATIONS	0	EA
		23	EA

ABBREVIATIONS

- AB - ANCHOR BLOCK
- EOP - EDGE OF PAVEMENT
- FLG - FLAGGED
- GV - GATE VALVE
- T.B. - THRUST BLOCK
- W.L. - WATERLINE
- D.I. - DUCTILE IRON
- T.P. - TOP OF PIPE
- B.P. - BOTTOM OF PIPE
- T.O.R. - TOP OF RIM
- PE - PAD ELEVATION
- PC - POINT OF CURVE
- PT - POINT OF TANGENT
- PCC - POINT OF COMPOUND CURVE

LEGEND

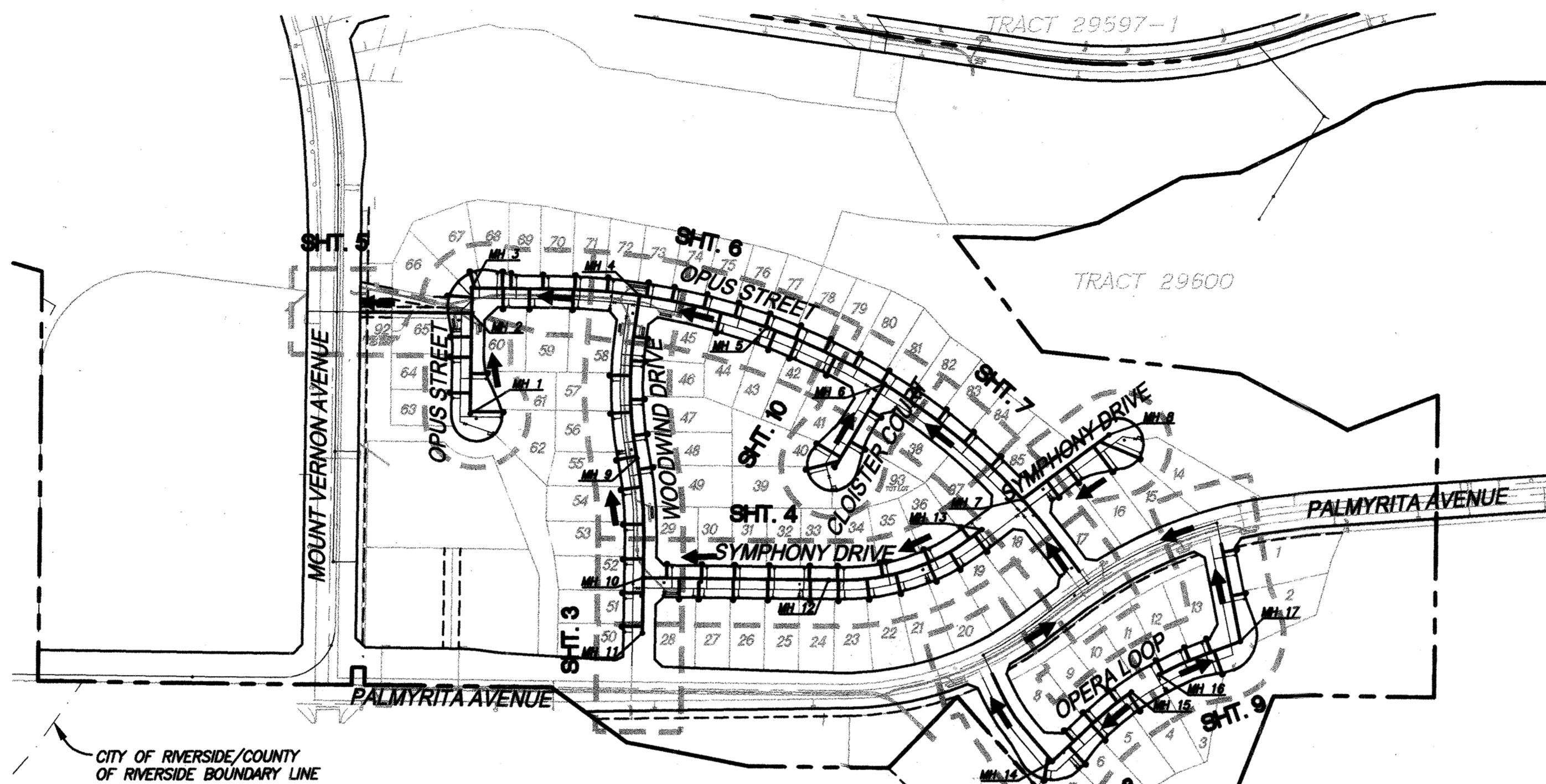
- SEWER LATERAL WITH CLEANOUT
- WATER LATERAL
- FIRE HYDRANT
- EXISTING SS LINE
- EXISTING SS MANHOLE
- PROPOSED SS LINE
- PROPOSED SS MANHOLE
- TRACT BOUNDARY

OWNER / PERMITTEE

SMR VENTURES
 2710 LOKER AVENUE WEST, SUITE 350
 CARLSBAD, CA 92008
 (760) 918-6797

BY:

ROBERT J. TURI _____ DATE
 VICE PRESIDENT



CITY OF RIVERSIDE/COUNTY OF RIVERSIDE BOUNDARY LINE

NOTE

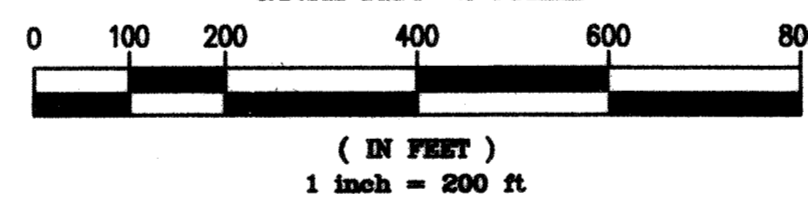
CSA 152C SANITARY SERVICE IN THE HIGHGROVE COMMUNITY FOR SPRING MOUNTAIN RANCH PROJECT PROVIDED PER THE WASTEWATER TREATMENT AGREEMENT, OPERATION AND MAINTENANCE AGREEMENT AND PRETREATMENT PROGRAM AGREEMENT BETWEEN THE COUNTY OF RIVERSIDE AND THE CITY OF RIVERSIDE. REFERENCE AGENDA ITEM NO. 3.47 OF THE COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT AGENCY, DATED MAY 4, 2004.



INDEX MAP

SCALE: 1" = 200'

GRAPHIC SCALE



SOURCE OF TOPOGRAPHY

TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY PHOTOGRAMMETRIC METHODS FROM INFORMATION GATHERED IN JANUARY OF 2006, BY INLAND AERIAL SURVEYS, INC. TOPOGRAPHY SHOWN HEREON CONFORMS TO NATIONAL MAP ACCURACY STANDARDS.

LEGAL DESCRIPTION

BEING A DIVISION OF PORTIONS OF SECTIONS 8, 9, AND 10, TOWNSHIP 2S, RANGE 4W, SAN BERNARDINO MERIDIAN.

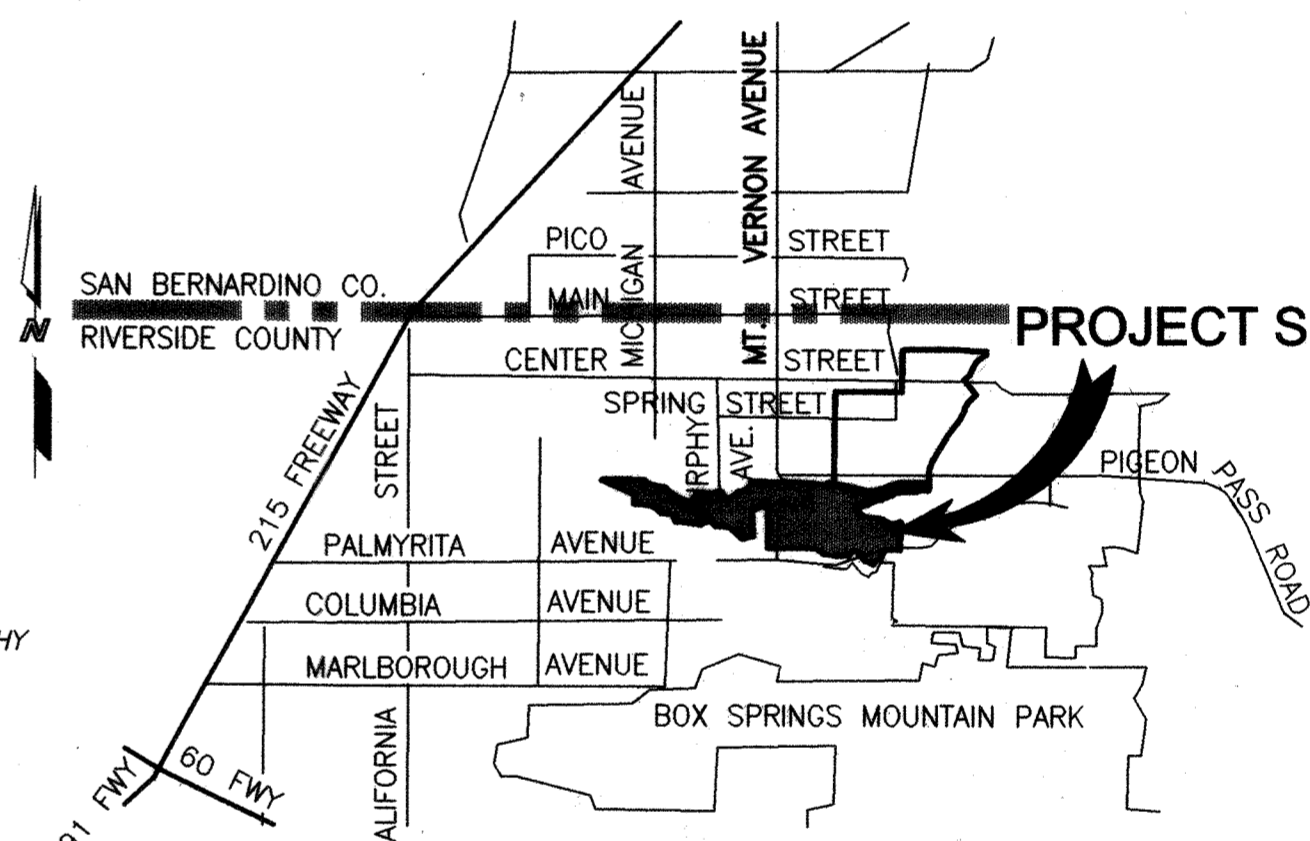
DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONAL CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. IN ASSUMING RESPONSIBLE CHARGE I ACCEPT FULL RESPONSIBILITY FOR THE ENTIRE DESIGN OF THIS PROJECT AS SHOWN ON THESE PLANS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF RIVERSIDE, CITY OF RIVERSIDE, OR THEIR AGENTS IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

THE KEITH COMPANIES
 277 RANCHEROS DRIVE, SUITE 300
 SAN MARCOS, CA 92089
 P: (760) 891-3200
 F: (760) 891-3201

KENT J. STEPAN R.C.E. 66133 DATE
 EXPIRATION DATE: 06-30-08



Thomas Guide (2004); page. 646, E-7

VICINITY MAP

NOT TO SCALE
 SECTION: 9, 10, 15, AND 16
 TOWNSHIP: 2 SOUTH, RANGE: 4 WEST
 S8M

SHEET INDEX

- TITLE AND INDEX MAP SHEET ----- 1
- CONSTRUCTION NOTES AND DETAILS ----- 2
- WOODWIND DRIVE ----- 3
- SYMPHONY DRIVE ----- 4
- OPUS STREET ----- 5-7
- OPERA LOOP ----- 8-9
- GLOISTER COURT ----- 10



COUNTY OF RIVERSIDE
 DEPARTMENT OF HEALTH

APPROVED BY: _____
 DATE: _____

NOTES:
 STREET RIGHT-OF-WAY DEDICATION PER
 TRACT NO. 29741, M.B. _____

CITY OF RIVERSIDE
 RECOMMENDS APPROVAL

Kent J. Stepan 10/22/06
 CITY ENGINEER DATE

CITY OF RIVERSIDE DRAWING NO. 8-1897
 WDID No. 833C327881 PW05-0221

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR GRADING PERMIT HAS BEEN ISSUED.

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DATE	BY	MARK	REVISIONS	APPR.	DATE

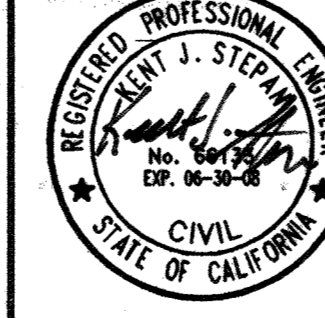
SEAL-COUNTY



**COUNTY OF RIVERSIDE
 TRANSPORTATION DEPARTMENT**

APPROVED BY:
 KHALED A. OTHMAN DATE: _____

SEAL



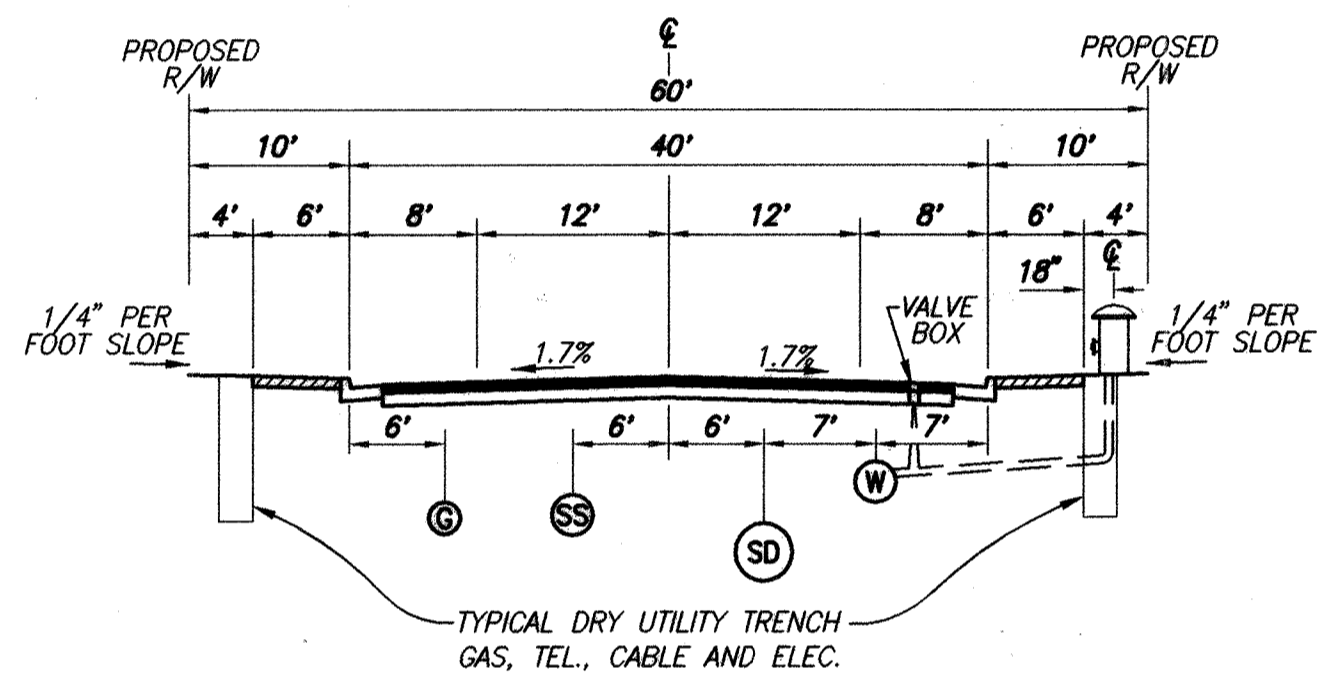
STANTEC CONSULTING INC.
 277 RANCHEROS DRIVE
 SUITE 300
 SAN MARCOS, CA 92069
 760.891.3200

PREPARED BY: *Kent J. Stepan*
 R.C.E. NO. 66133 DATE: 9/22/06

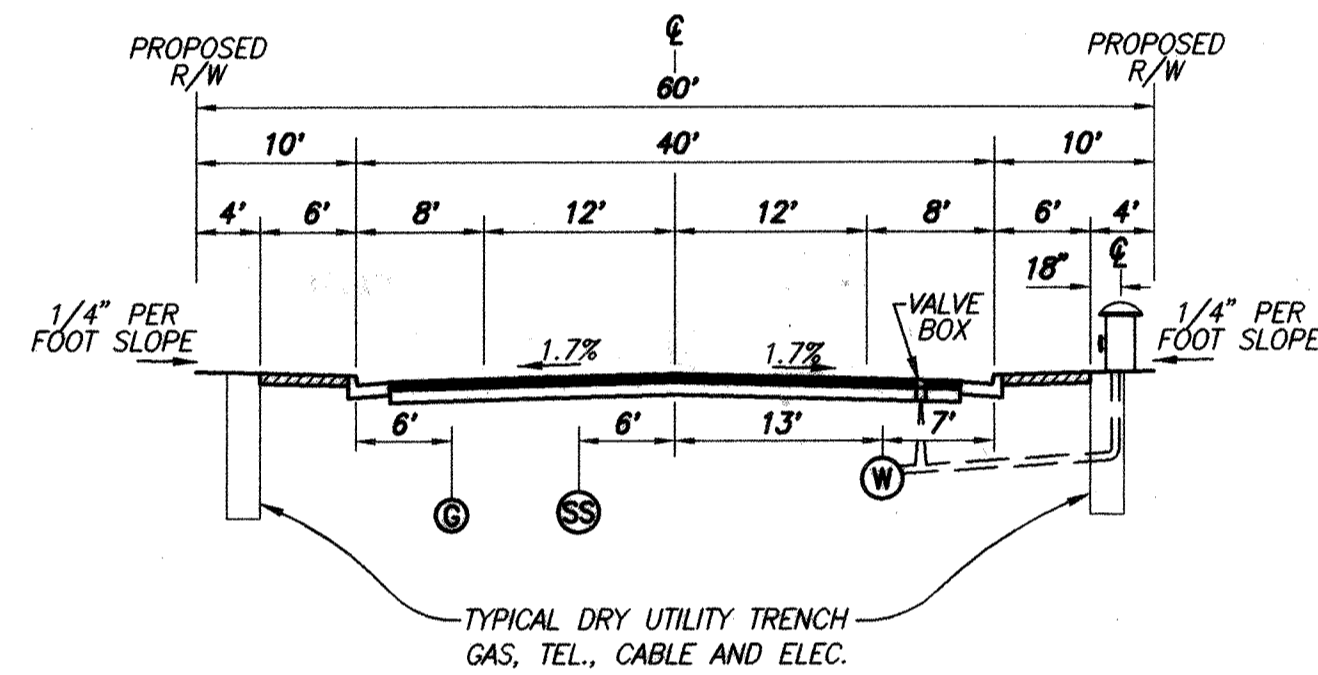
BENCHMARK DATUM - NAVD 88
 PROJECT BENCHMARK
 CITY OF RIVERSIDE B.M. JB-D3
 ELEVATION: 918.908 (NGVD29) PUBLISHED/921.398 ADJUSTED TO NAVD88 (ADD 2.49' PER NGS VERTCON PROGRAM-921.398 NAVD88)
 DESCRIPTION: LEAD & TACK IN TOP OF CURB 3.5' N/O BCR OF NW CURB RETURN AT PALMYRITA AVE. & IOWA AVE.
 BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE GRID BEARINGS PER THE CALIFORNIA COORDINATE SYSTEM ZONE 6.
 SCALE:
 HOR: N/A VERT: N/A

TRACT NO. 29741 IP NO. 050029
 COUNTY OF RIVERSIDE
 SEWER IMPROVEMENT PLANS
 SPRING MOUNTAIN RANCH
 TITLE AND INDEX
 MAP SHEET
 SHEET NO. 1
 OF 10 SHEETS

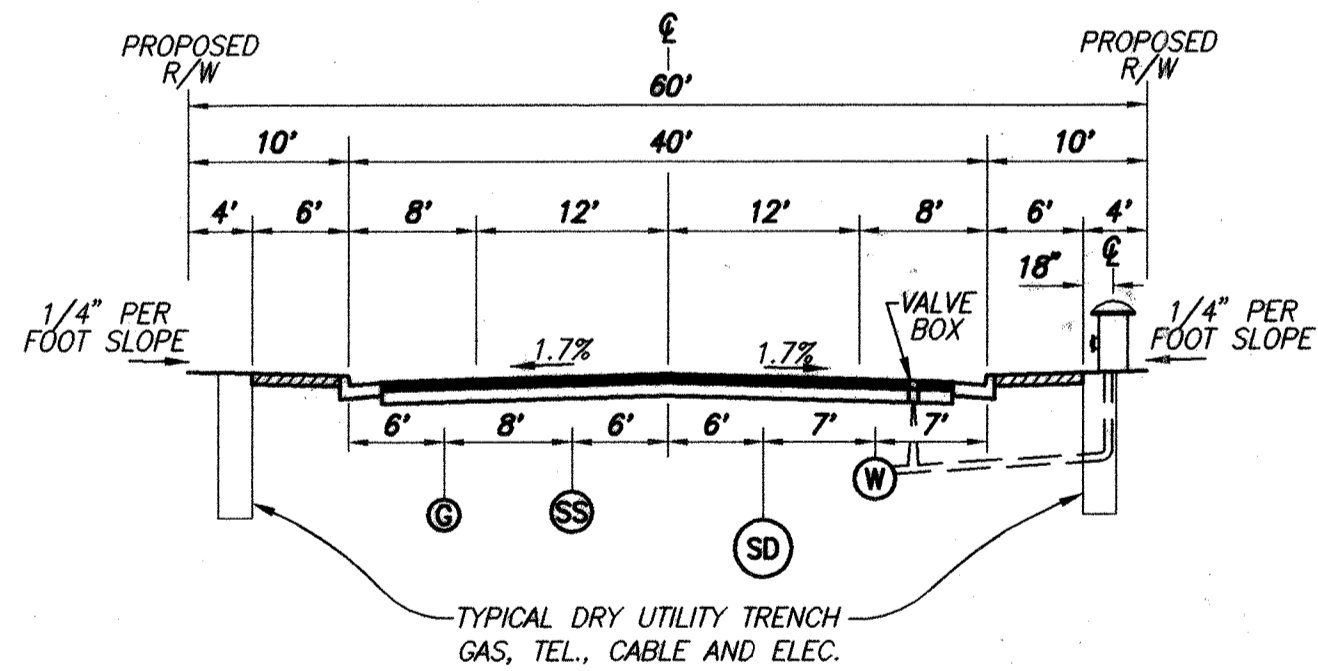
S+I 10/16/06 INDEXED 5-02-07 lfh



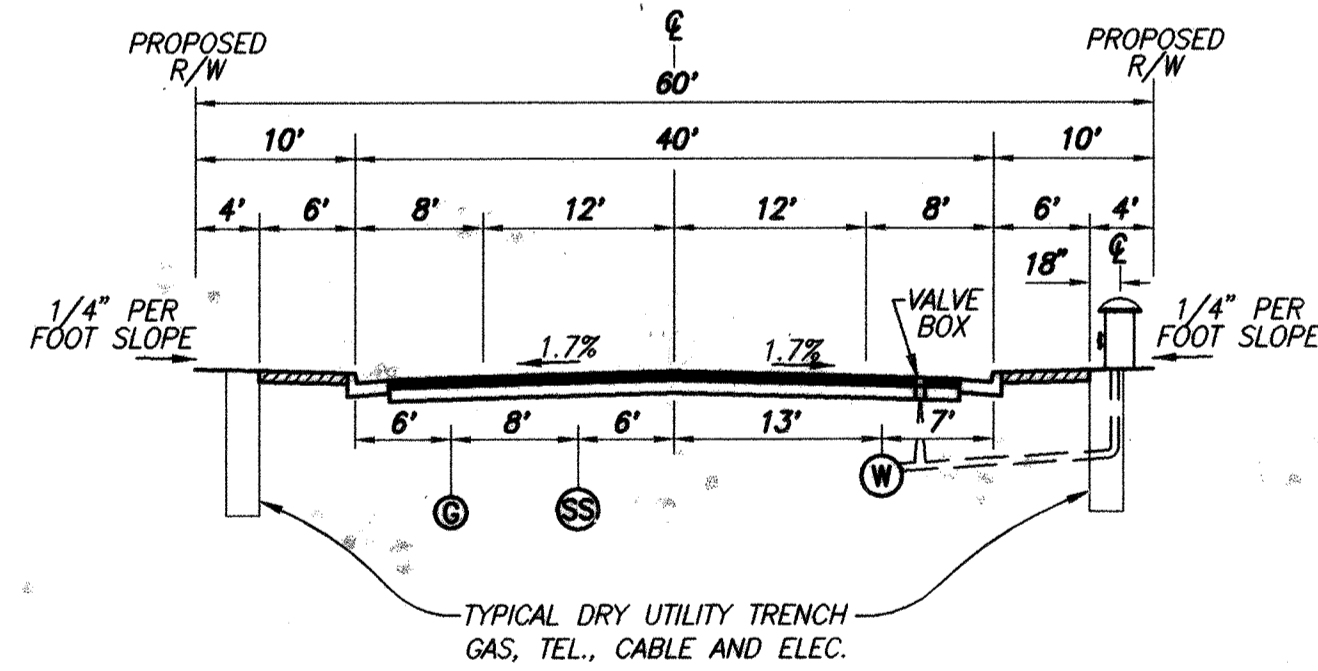
TYPICAL SECTION
 OPUS STREET STA: 11+73.29 TO STA: 12+00.90
 SYMPHONY DRIVE STA: 10+00.00 TO STA: 10+52.00
 WOODWIND DRIVE STA: 12+13.48 TO STA: 17+33.21
 NTS



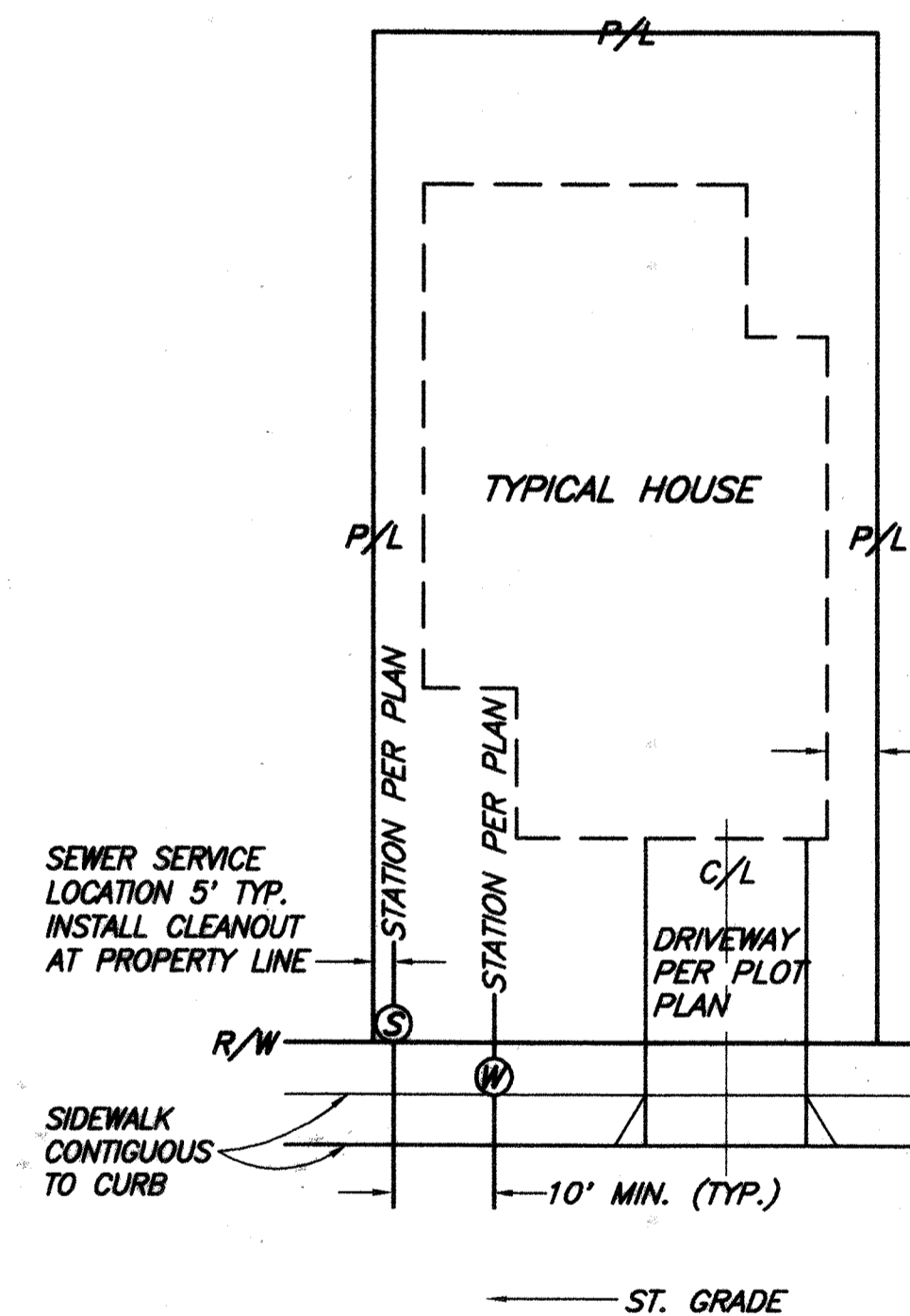
TYPICAL SECTION
 CLOISTER COURT STA: 9+81.06 TO STA: 9+99.85
 OPERA LOOP STA: 10+32.87 TO STA: 18+12.59
 OPUS STREET STA: 9+84.45 TO STA: 11+73.29
 SYMPHONY DRIVE STA: 10+52.00 TO STA: 19+89.33
 WOODWIND DRIVE STA: 10+42.08 TO STA: 12+13.48
 NTS



TYPICAL SECTION
 OPUS STREET STA: 12+00.90 TO STA: 15+90.21
 NTS



TYPICAL SECTION
 CLOISTER STREET STA: 9+99.85 TO 11+88.01
 OPUS STREET STA: 15+90.21 TO STA: 25+40.33
 NTS



TYPICAL LATERAL LOCATION DETAIL "C"
 NOT TO SCALE

- NOTES:**
1. FINAL DRIVEWAY LOCATIONS AND CONSTRUCTION THEREOF SHALL BE PER SEPARATE PLAN. DRIVEWAY SHALL NOT BE CONSTRUCTED OVER WATER OR 5' TYP. SEWER LATERALS LOCATION.
 2. SEWER AND WATER LATERAL LOCATIONS ARE STATIONED IN PLAN VIEW, AND ARE LOCATED, IN MOST CASES, PER THE TYPICAL DETAIL. IF ANY CONFLICTS ARISE DURING CONSTRUCTION, LATERALS ARE TO BE FIELD ADJUSTED, EITHER VERTICALLY AND/OR HORIZONTALLY.
 3. SEWER LATERALS ARE STATIONED FROM THE SEWER MAIN LINE STATIONING. WATER LATERALS ARE STATIONED FROM THE STREET CENTERLINE STATIONING.



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DATE	BY	MARK	REVISIONS	APPR.	DATE
	ENGINEER				COUNTY

SEAL-COUNTY



COUNTY OF RIVERSIDE
 TRANSPORTATION DEPARTMENT
 APPROVED BY:

KHALED A. OTHMAN DATE: _____
 RECOMMENDED DATE: _____

SEAL



NOTES:
 STREET RIGHT-OF-WAY DEDICATION PER
 TRACT NO. 29741, M.B. _____

STANTEC CONSULTING INC.
 277 RANCHEROS DRIVE
 SUITE 300
 SAN MARCOS, CA 92069
 760.891.3200

PREPARED BY: _____ R.C.E. NO. 66133
 DATE: 9/23/06

CITY OF RIVERSIDE
 RECOMMENDS APPROVAL
 [Signature] DATE: 10/23/06
 CITY ENGINEER

BENCHMARK
 SEE BENCHMARK NOTE ON SHEET 1
 SCALE: HOR: AS SHOWN VERT: AS SHOWN

CITY OF RIVERSIDE DRAWING NO. S-1897

WDID No. 833C327881 PW05-0221

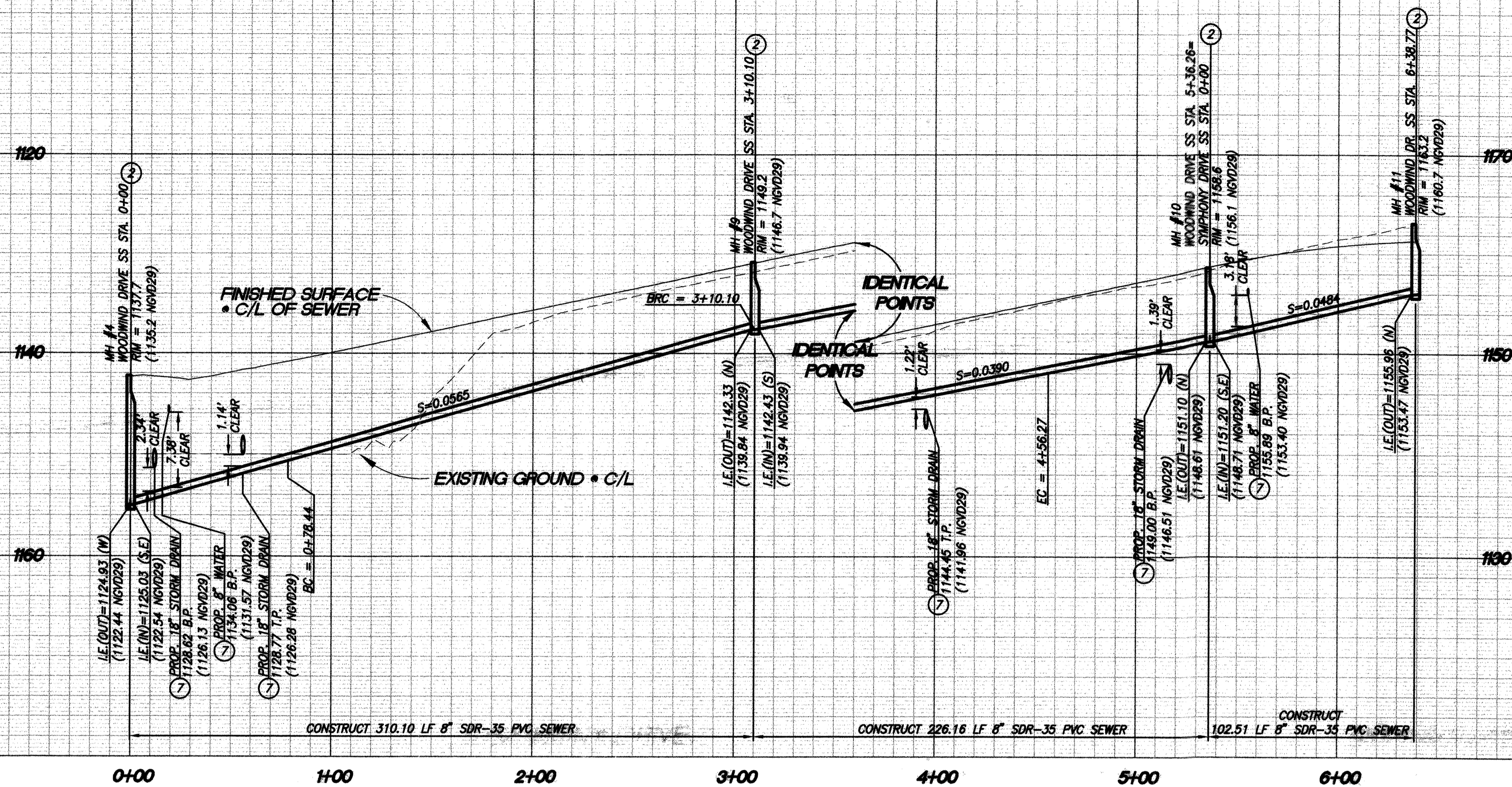
TRACT NO. 29741 IP NO. 050029
 COUNTY OF RIVERSIDE
 SEWER IMPROVEMENT PLANS
 SPRING MOUNTAIN RANCH

CONSTRUCTION NOTES AND DETAILS OF 10 SHTS.

FOR: _____ W.O. COUNTY FILE NO. _____

S+I 1/12/16 INDEXED 5-02-07 LFI

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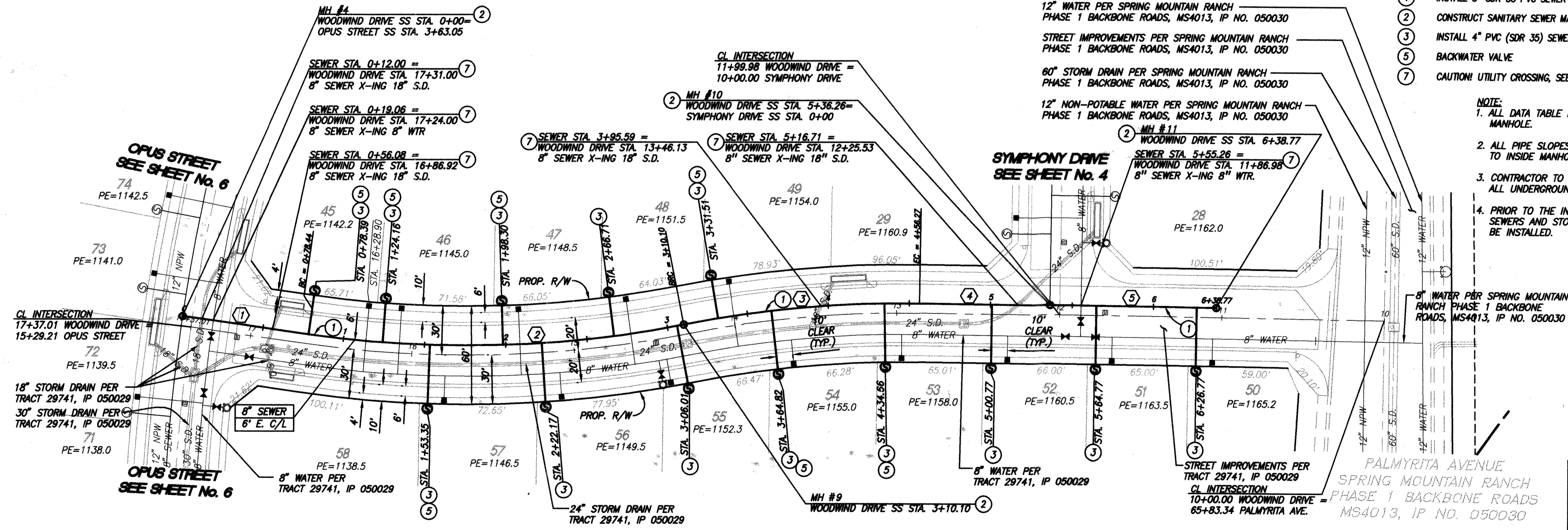
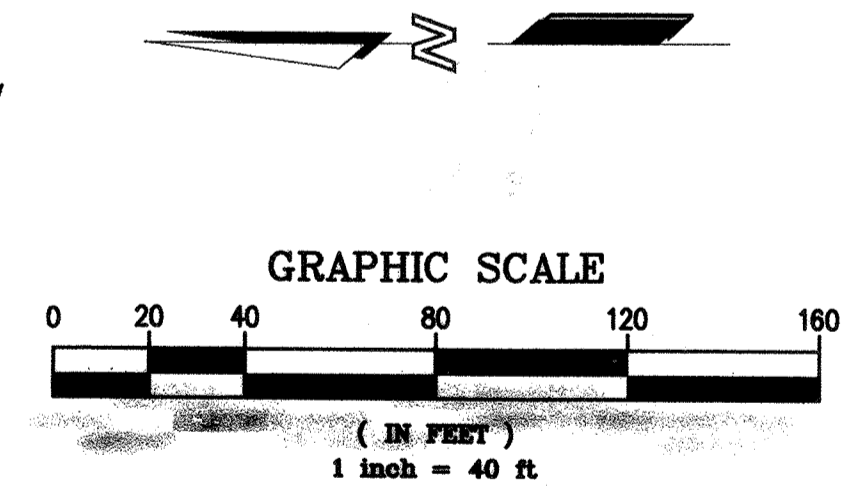


PROFILE SCALE
HORIZ: 1"=40'
VERT: 1"=8'

CONSTRUCTION NOTES

- 1. INSTALL 8" SDR 35 PVC SEWER MAIN. BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452
- 2. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500
- 3. INSTALL 4" PVC (SDR 35) SEWER LATERAL W/ CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A, 560
- 4. BACKWATER VALVE
- 5. CAUTION! UTILITY CROSSING, SEE PROFILE FOR ELEVATIONS

- NOTE:**
- 1. ALL DATA TABLE LENGTHS ARE MEASURED TO CENTER OF MANHOLE.
 - 2. ALL PIPE SLOPES ARE CALCULATED FROM INSIDE MANHOLE WALL TO INSIDE MANHOLE WALL.
 - 3. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 4. PRIOR TO THE INSTALLATION OF WATER MAINS AND FACILITIES, SEWERS AND STORM DRAINS, INCLUDING LATERALS SHALL BE INSTALLED.



SANITARY SEWER DATA TABLE					
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT	REMARKS
1	S08°00'38\"W	-	78.44'	-	8\" PVC
2	19°07'32\"	694.00'	231.66'	116.92'	8\" PVC
3	11°51'45\"	706.00'	146.18'	73.35'	8\" PVC
4	S00°44'52\"W	-	79.98'	-	8\" PVC
5	S00°44'52\"W	-	102.51'	-	8\" PVC

CITY OF RIVERSIDE
RECOMMENDS APPROVAL
[Signature] 10/22/08
CITY ENGINEER DATE

CITY OF RIVERSIDE DRAWING NO. S-1897

WDID No. 833C327881 PW05-0221

TRACT NO. 29741 IP NO. 050029
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH
WOODWIND DRIVE
SHEET NO. 3
OF 10 SHTS.



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DATE	BY	MARK	REVISIONS	APPR. DATE	COUNTY

SEAL-COUNTY

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:
KHALED A. OTHMAN DATE: _____
RECOMMENDED DATE: _____

SEAL

REGISTERED PROFESSIONAL ENGINEER
KHALED A. OTHMAN
No. 33950
Exp. 6/30/08
CIVIL
STATE OF CALIFORNIA

SEAL

REGISTERED PROFESSIONAL ENGINEER
KENT J. STEPAN
No. 66133
Exp. 06-30-08
CIVIL
STATE OF CALIFORNIA

STANTEC CONSULTING INC.
277 RANCHEROS DRIVE
SUITE 300
SAN MARCOS, CA 92069
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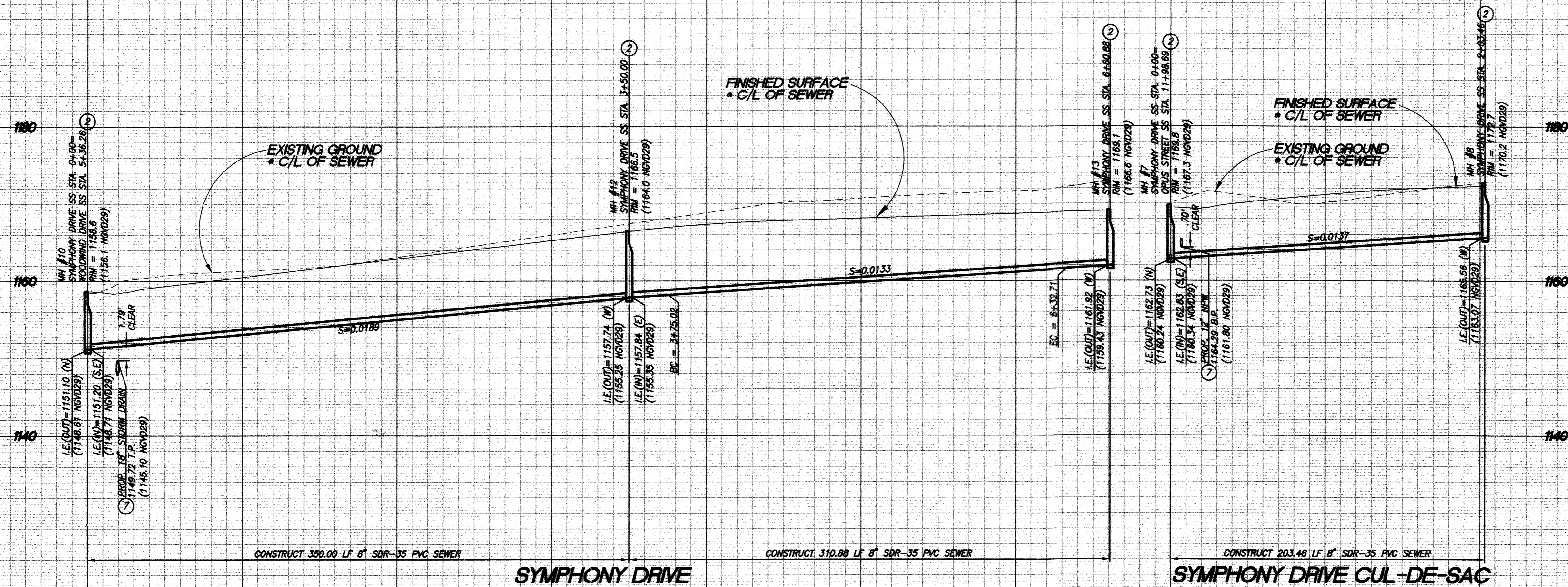
PREPARED BY: *[Signature]* R.C.E. No. 86133
KENT J. STEPAN DATE: 10/22/08

BENCHMARK
SEE BENCHMARK NOTE ON SHEET 1

SCALE: HOR: AS SHOWN VERT: AS SHOWN

S+I 1/12/16 INDEXED B-02-07 LTH

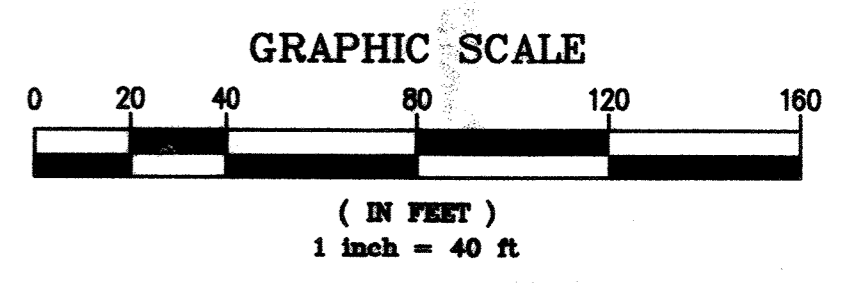
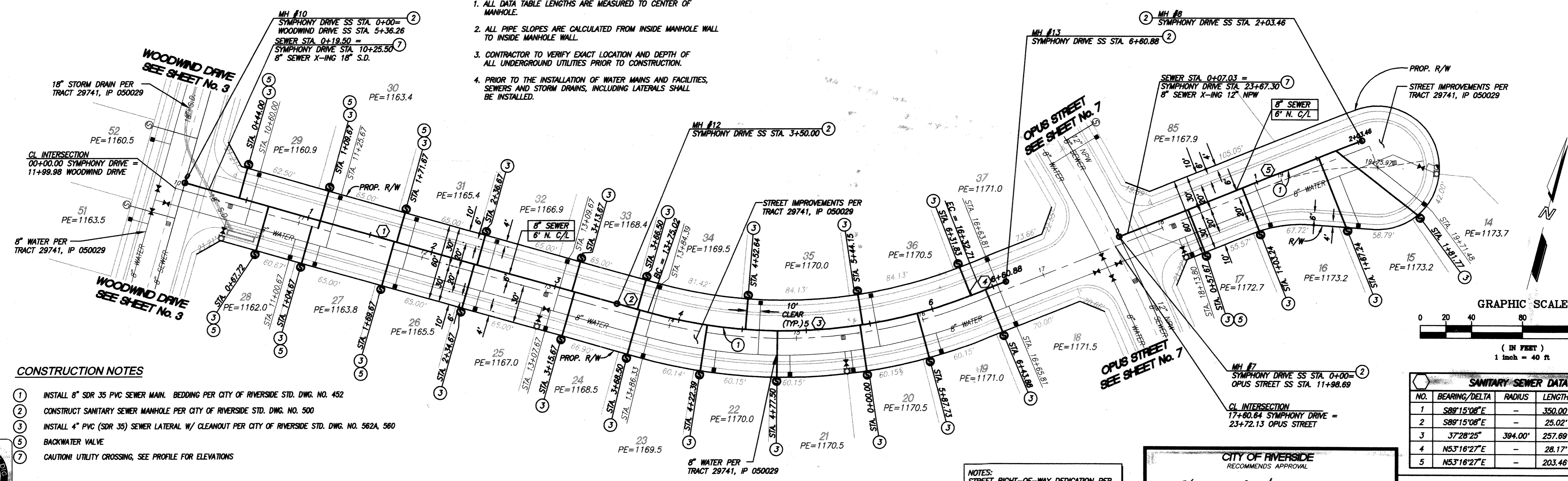
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0+00 1+00 2+00 3+00 4+00 5+00 6+00 1+00 2+00 3+00

PROFILE SCALE:
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SANITARY SEWER DATA TABLE					
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT	REMARKS
1	S89°15'08"E	-	350.00'	-	8" PVC
2	S89°15'08"E	-	25.02'	-	8" PVC
3	37°28'25"	394.00'	257.69'	133.64'	8" PVC
4	N53°16'27"E	-	28.17'	-	8" PVC
5	N53°16'27"E	-	203.46'	-	8" PVC

- CONSTRUCTION NOTES**
1. INSTALL 8" SDR 35 PVC SEWER MAIN. BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452
 2. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500
 3. INSTALL 4" PVC (SDR 35) SEWER LATERAL W/ CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A, 560
 4. BACKWATER VALVE
 5. CAUTION! UTILITY CROSSING, SEE PROFILE FOR ELEVATIONS

CITY OF RIVERSIDE
RECOMMENDS APPROVAL
John R. ...
CITY ENGINEER
DATE: 10/22/06

CITY OF RIVERSIDE DRAWING NO. S-1897
WDID No. 839C327881 PW05-0221

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DATE	BY	MARK	REVISIONS	APPR.	DATE

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER
KHALED A. OTHMAN
No. 33950
Exp. 6/30/08
CIVIL
STATE OF CALIFORNIA

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:
KHALED A. OTHMAN
DATE: _____
RECOMMENDED
DATE: _____

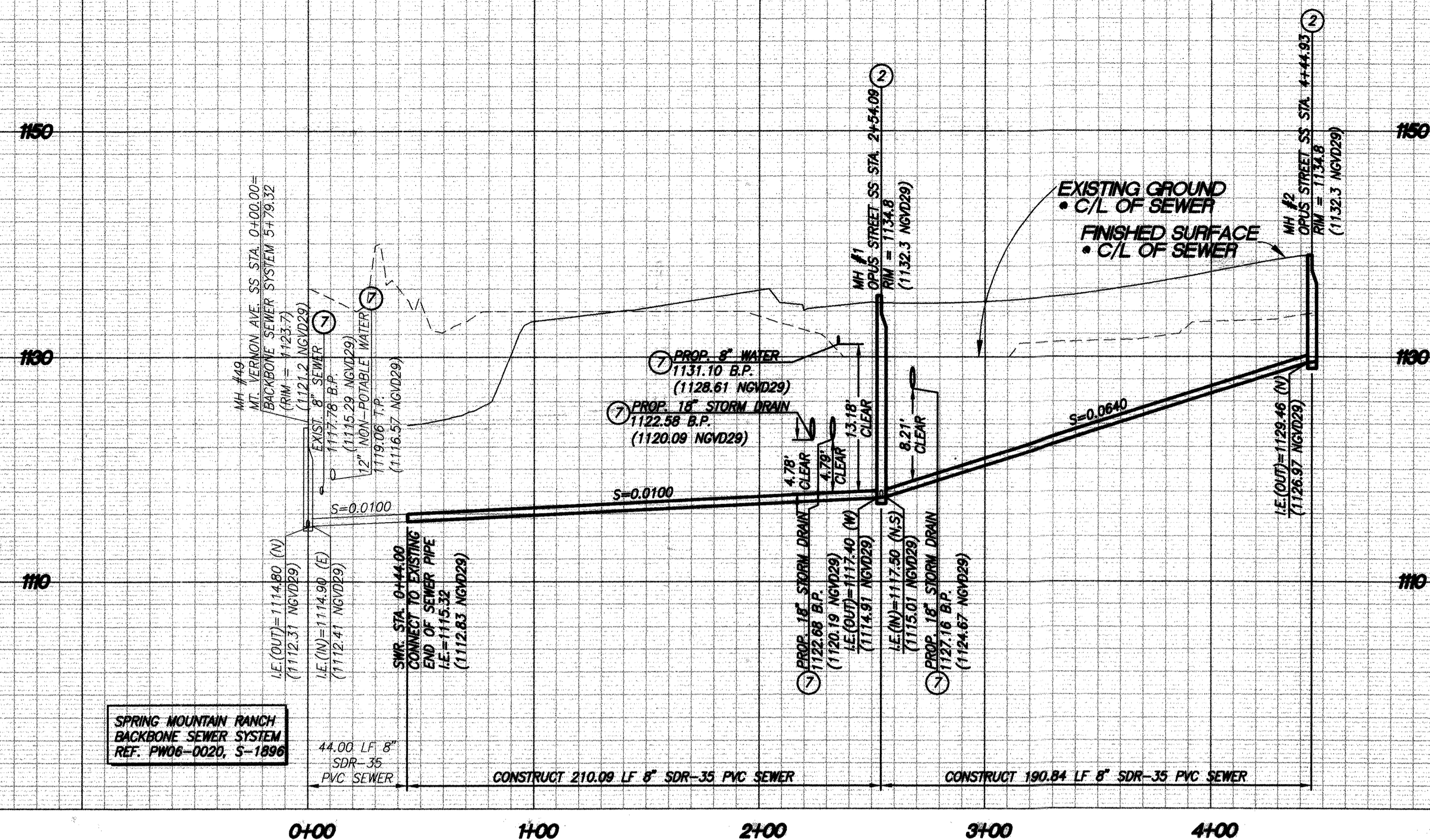
SEAL
REGISTERED PROFESSIONAL ENGINEER
KENT J. STEPAN
No. 66135
Exp. 06-30-08
CIVIL
STATE OF CALIFORNIA

STANTEC CONSULTING INC.
277 RANCHEROS DRIVE
SUITE 300
SAN MARCOS, CA 92069
760.891.3200
Prepared by: *Kent J. Stepan*
R.C.E. No. 66133
DATE: *10/22/06*

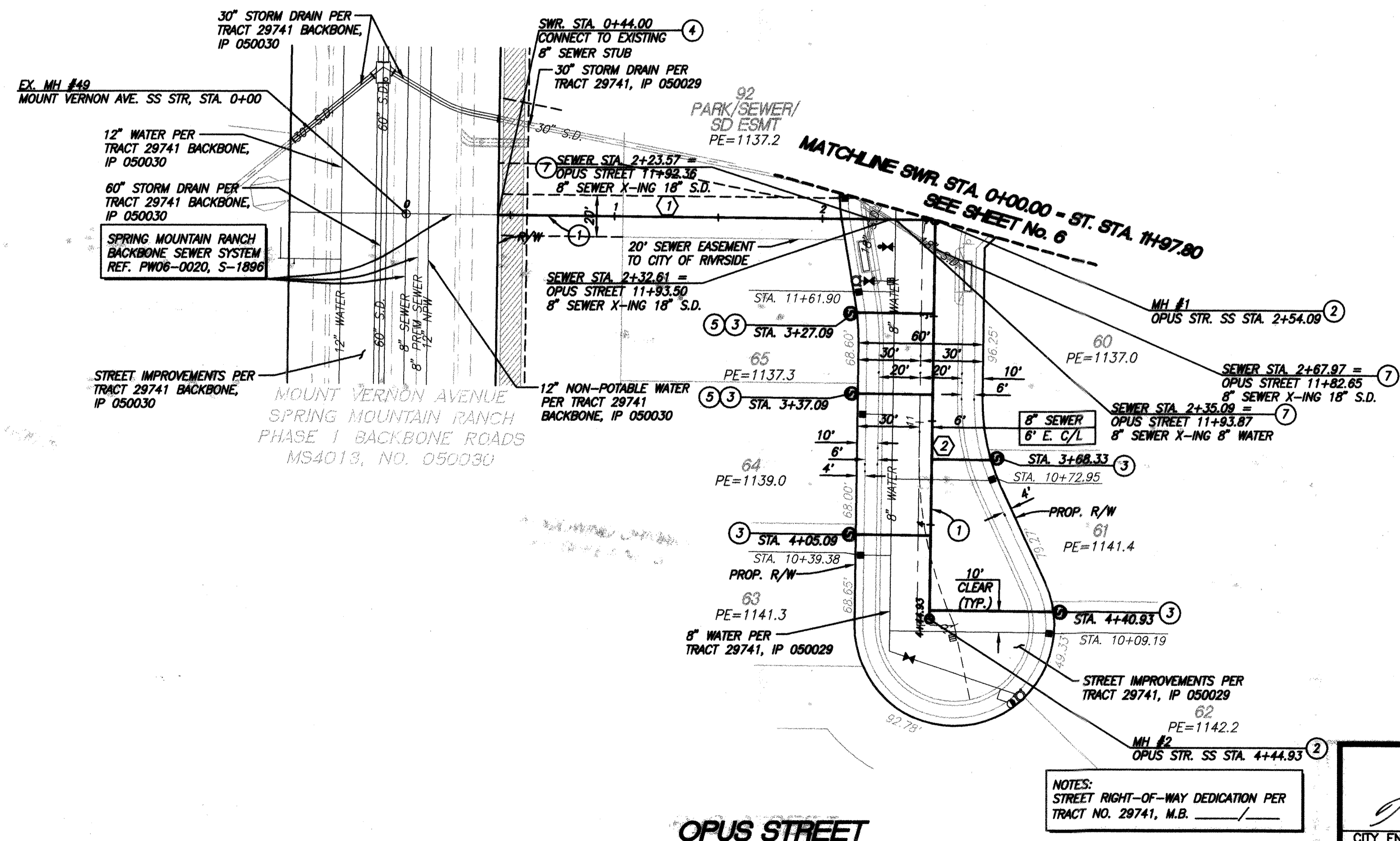
BENCHMARK
SEE BENCHMARK NOTE ON SHEET 1
SCALE:
HOR: AS SHOWN VERT: AS SHOWN

TRACT NO. 29741 IP NO. 050029
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN PLANS
SYMPHONY DRIVE
SHEET NO. 4
OF 10 SHTS.

S&I 1/24/16 288 Indexed S-02-07 Lft



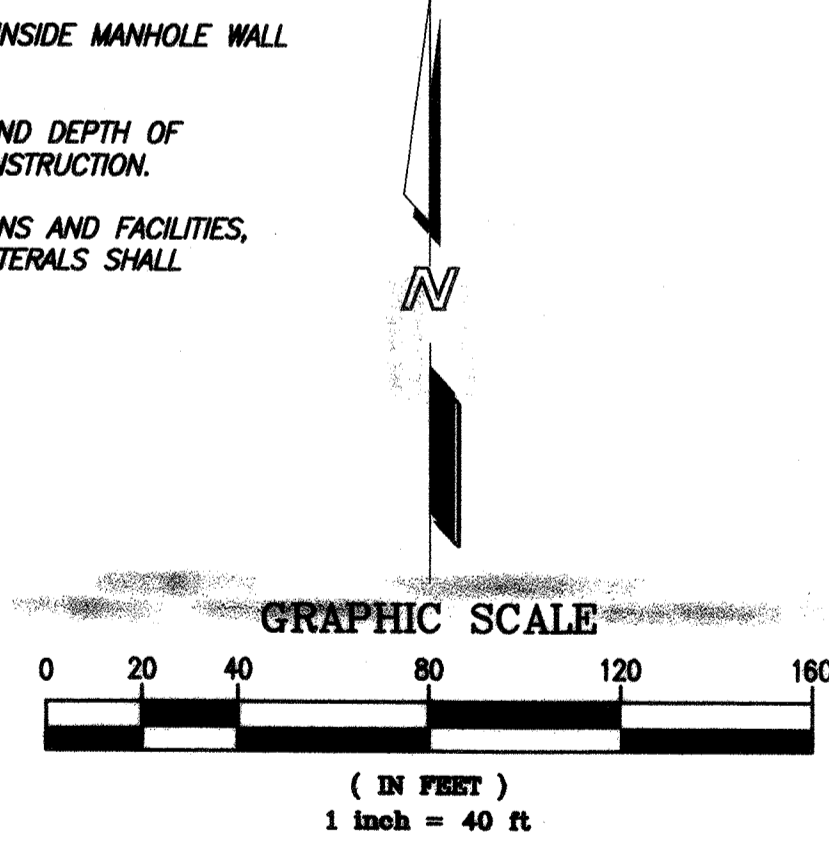
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



CONSTRUCTION NOTES

1. INSTALL 8" SDR 35 PVC SEWER MAIN. BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452
2. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500
3. INSTALL 4" PVC (SDR 35) SEWER LATERAL W/ CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A, 560
4. REMOVE 8" PLUG
5. BACKWATER VALVE
7. CAUTION! UTILITY CROSSING, SEE PROFILE FOR ELEVATIONS

- NOTE:
1. ALL DATA TABLE LENGTHS ARE MEASURED TO CENTER OF MANHOLE.
 2. ALL PIPE SLOPES ARE CALCULATED FROM INSIDE MANHOLE WALL TO INSIDE MANHOLE WALL.
 3. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 4. PRIOR TO THE INSTALLATION OF WATER MAINS AND FACILITIES, SEWERS AND STORM DRAINS, INCLUDING LATERALS SHALL BE INSTALLED.



SANITARY SEWER DATA TABLE					
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT	REMARKS
1	S85°15'08"E	-	210.09'	-	8" PVC
2	S00°44'52"W	-	190.84'	-	8" PVC

CITY OF RIVERSIDE DRAWING NO. S-1897
WDID No. 833C327881 PW05-0221

TRACT NO. 29741 IP NO. 050029
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH
OPUS STREET
SHEET NO. 5 OF 10 SHEETS

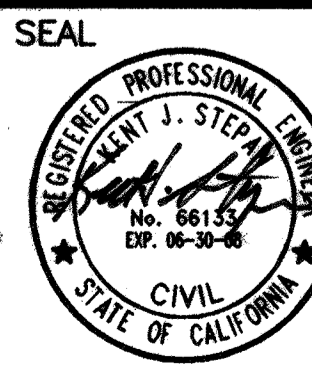
CITY OF RIVERSIDE
RECOMMENDS APPROVAL
Alan B. J. 10/27/06
CITY ENGINEER DATE

NOTES:
STREET RIGHT-OF-WAY DEDICATION PER TRACT NO. 29741, M.B. _____

STANTEC CONSULTING INC.
277 RANCHEROS DRIVE
SUITE 300
SAN MARCOS, CA 92069
760.891.3200

PREPARED BY: *Kent J. Stepan* R.C.E. NO. 86133
DATE: 9/29/06

SEAL-COUNTY
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:
KHALED A. OTHMAN DATE: _____
RECOMMENDED: _____ DATE: _____

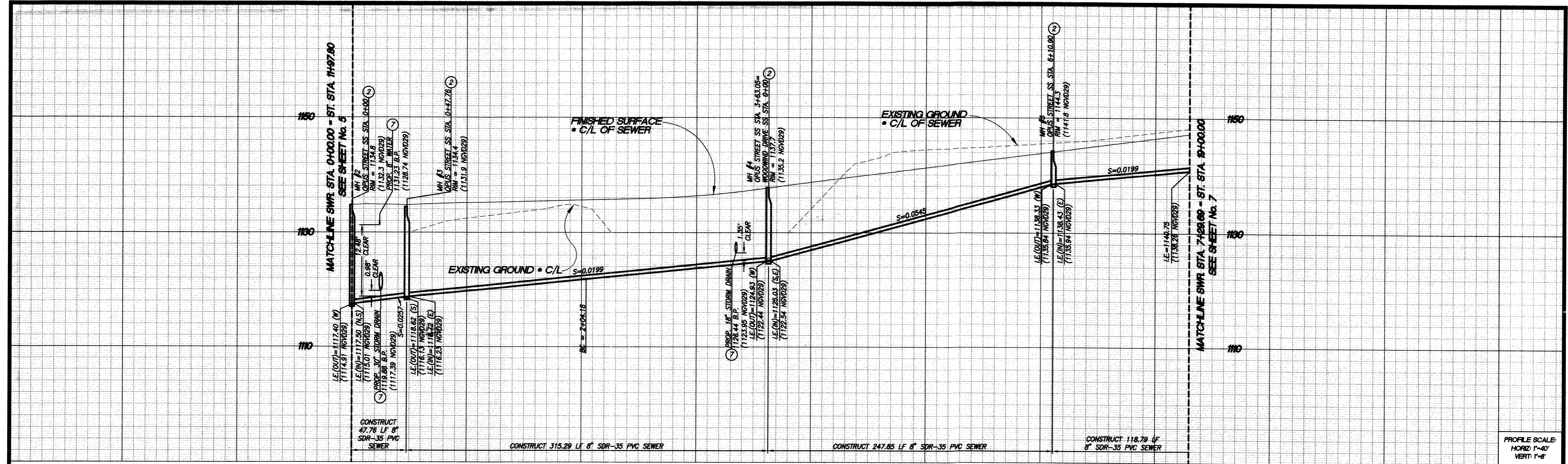


NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR GRADING PERMIT HAS BEEN ISSUED.

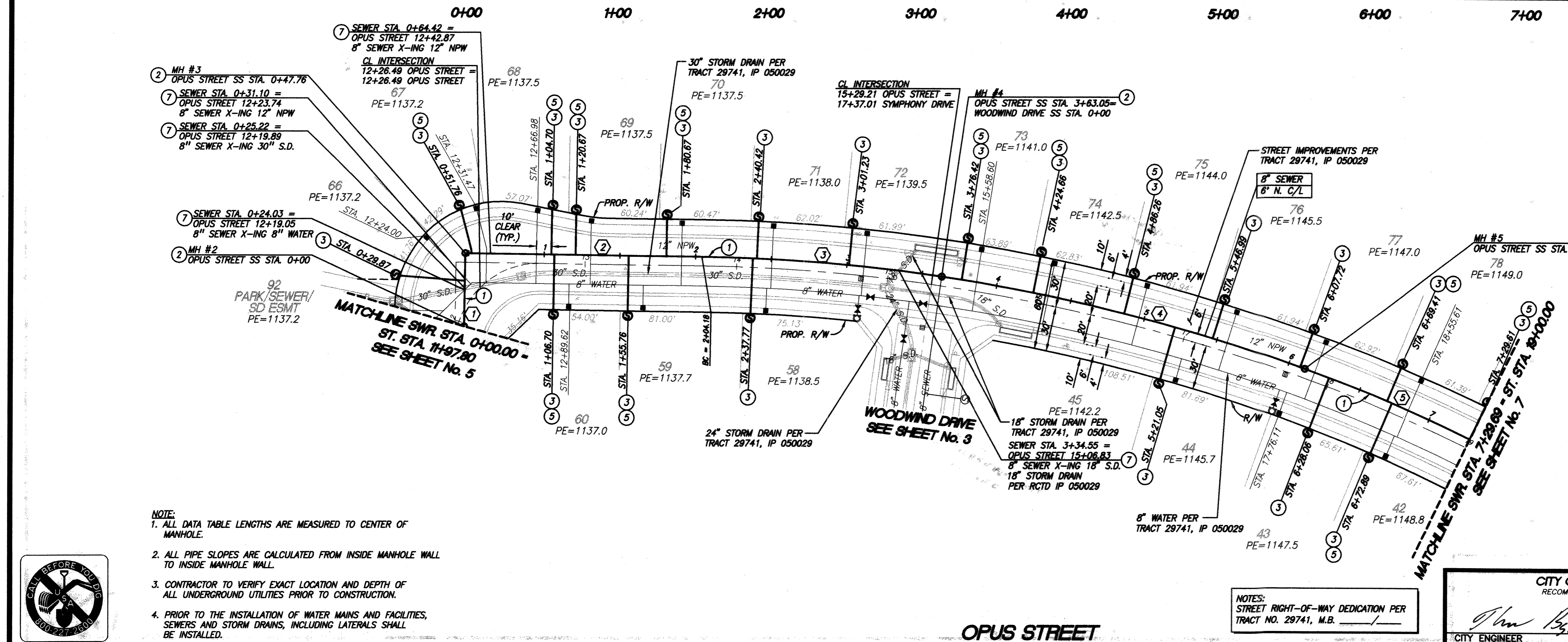
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

DATE	BY	MARK	REVISIONS	APPR.	DATE

SFI 1/2/16 *DS* Indexed 5-02-07 LFI



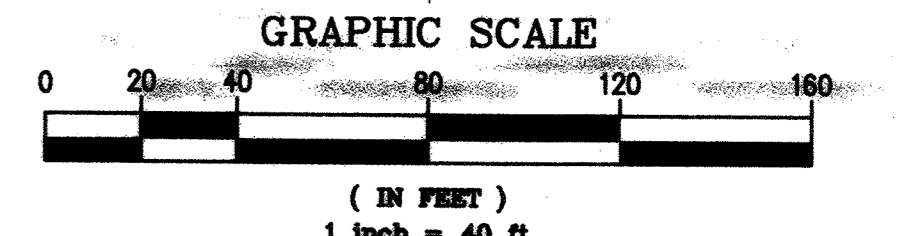
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



CONSTRUCTION NOTES

1. INSTALL 8" SDR 35 PVC SEWER MAIN. BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452
2. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500
3. INSTALL 4" PVC (SDR 35) SEWER LATERAL W/ CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A, 560
4. BACKWATER VALVE
5. CAUTION! UTILITY CROSSING, SEE PROFILE FOR ELEVATIONS

- NOTE:**
1. ALL DATA TABLE LENGTHS ARE MEASURED TO CENTER OF MANHOLE.
 2. ALL PIPE SLOPES ARE CALCULATED FROM INSIDE MANHOLE WALL TO INSIDE MANHOLE WALL.
 3. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 4. PRIOR TO THE INSTALLATION OF WATER MAINS AND FACILITIES, SEWERS AND STORM DRAINS, INCLUDING LATERALS SHALL BE INSTALLED.



SANITARY SEWER DATA TABLE					
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT	REMARKS
1	N00°44'52"E	-	47.76'	-	8" PVC
2	S89°15'08"E	-	156.42'	-	8" PVC
3	07°32'53"	1206.00'	158.87'	79.55'	8" PVC
4	11°46'31"	1206.00'	247.85'	124.36'	8" PVC
5	05°38'37"	1206.00'	118.79'	59.44'	8" PVC

CITY OF RIVERSIDE
RECOMMENDS APPROVAL
[Signature] 10/22/04
CITY ENGINEER RIZ DATE

NOTES:
STREET RIGHT-OF-WAY DEDICATION PER TRACT NO. 29741, M.B. _____

CITY OF RIVERSIDE DRAWING NO. S-1897

WDID No. 833C327881 PW05-0221

TRACT NO. 29741 IP NO. 050029
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH
OPUS STREET
SHEET NO. 6
OF 10 SHTS.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

DATE	BY	MARK	REVISIONS	APPR. DATE	COUNTY

SEAL-COUNTY
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:
KHALED A. OTHMAN DATE: _____

SEAL
REGISTERED PROFESSIONAL ENGINEER
KENT J. STEPAN
CIVIL
STATE OF CALIFORNIA
No. 33960
Exp. 6/30/08

STANTEC CONSULTING INC.
277 RANCHEROS DRIVE
SUITE 300
SAN MARCOS, CA 92069
760.891.3200

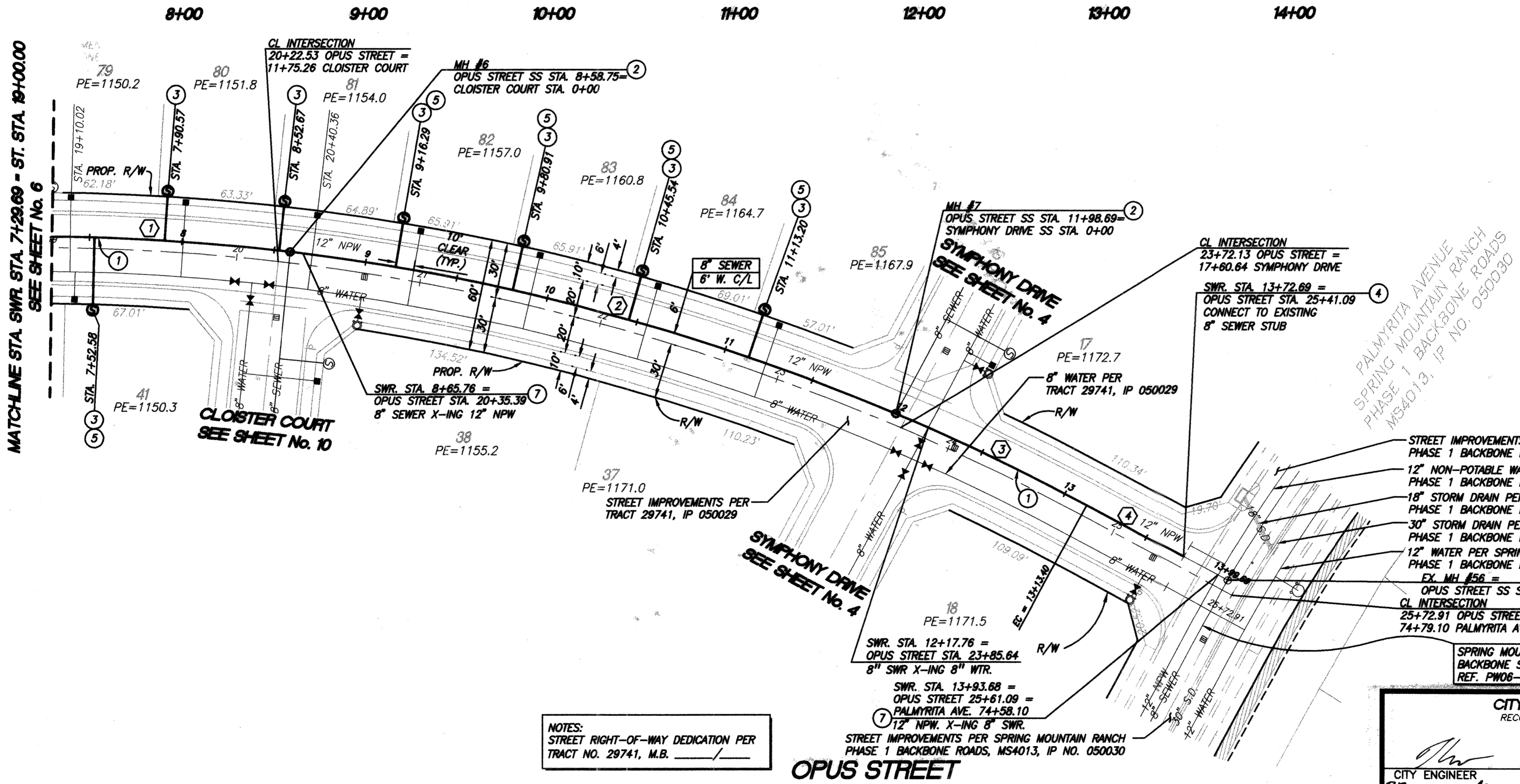
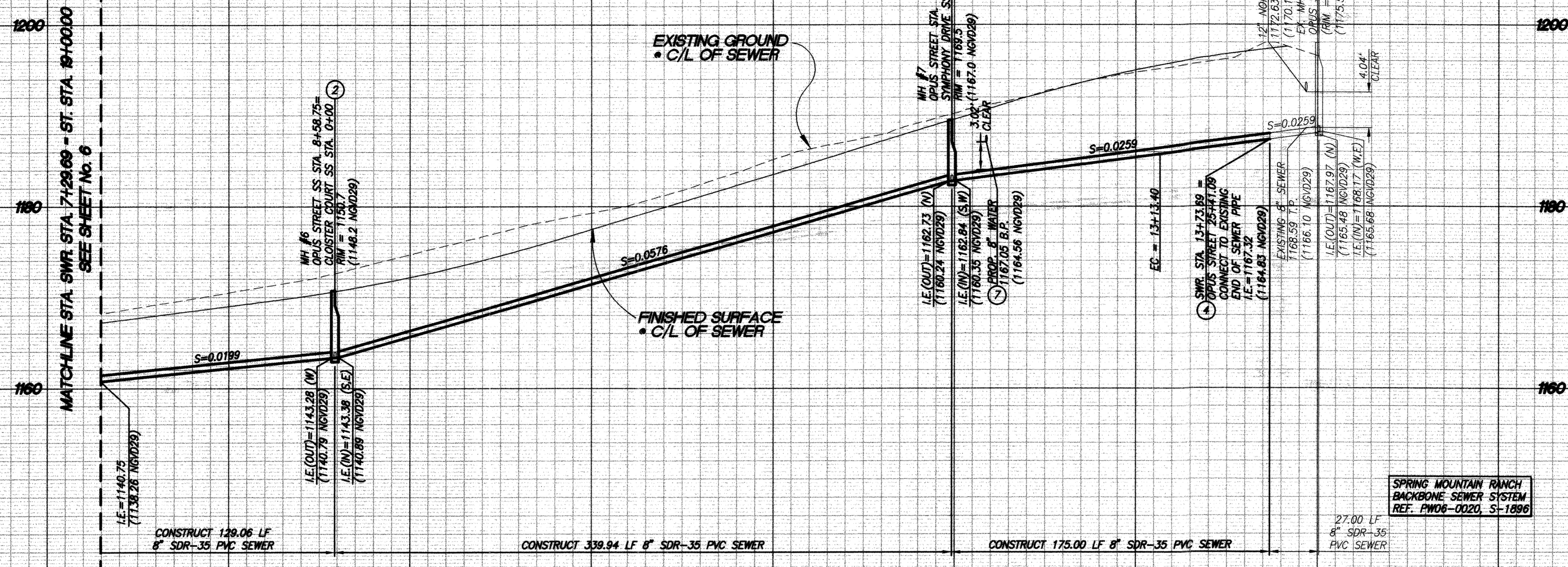
PREPARED BY: *[Signature]* R.C.E. No. 66133
KENT J. STEPAN DATE: 9/20/06

BENCHMARK
SEE BENCHMARK NOTE ON SHEET 1
SCALE:
HOR: AS SHOWN VERT: AS SHOWN

FOR: _____ W.O. _____ COUNTY FILE NO. _____

S&I 1/2/16 JES INOEXED 5-02-07 LHH

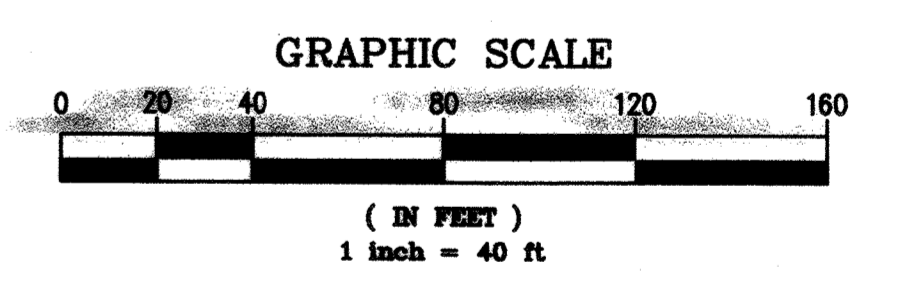
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CONSTRUCTION NOTES

1. INSTALL 8" SDR 35 PVC SEWER MAIN. BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452
2. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500
3. INSTALL 4" PVC (SDR 35) SEWER LATERAL W/ CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A, 560
4. REMOVE 8" PLUG
5. BACKWATER VALVE
6. CAUTION! UTILITY CROSSING, SEE PROFILE FOR ELEVATIONS

- NOTE:**
1. ALL DATA TABLE LENGTHS ARE MEASURED TO CENTER OF MANHOLE.
 2. ALL PIPE SLOPES ARE CALCULATED FROM INSIDE MANHOLE WALL TO INSIDE MANHOLE WALL.
 3. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 4. PRIOR TO THE INSTALLATION OF WATER MAINS AND FACILITIES, SEWERS AND STORM DRAINS, INCLUDING LATERALS SHALL BE INSTALLED.



SANITARY SEWER DATA TABLE					
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT	REMARKS
1	06°07'54"	1206.00'	129.06'	64.59'	8" PVC
2	16°09'00"	1206.00'	339.93'	171.10'	8" PVC
3	05°27'00"	1206.00'	114.72'	57.40'	8" PVC
4	S36°33'14"E	-	59.27'	-	8" PVC

CITY OF RIVERSIDE
RECOMMENDS APPROVAL

Alan Bied 10/2/06
CITY ENGINEER DATE

CITY OF RIVERSIDE DRAWING NO. S-1897

WDID No. 833C327881 PW05-0221

TRACT NO. 29741 IP NO. 050029

COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH

OPUS STREET

SHEET NO. 7 OF 10 SHTS.



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR GRADING PERMIT HAS BEEN ISSUED.

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DATE	BY	MARK	REVISIONS	APPR. DATE

SEAL-COUNTY

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT

APPROVED BY:

KHALED A. OTHMAN DATE: _____

RECOMMENDED DATE: _____

SEAL

PROFESSIONAL ENGINEER
KENT J. STEPAN
No. 66193
Exp. 06-30-08
CIVIL
STATE OF CALIFORNIA

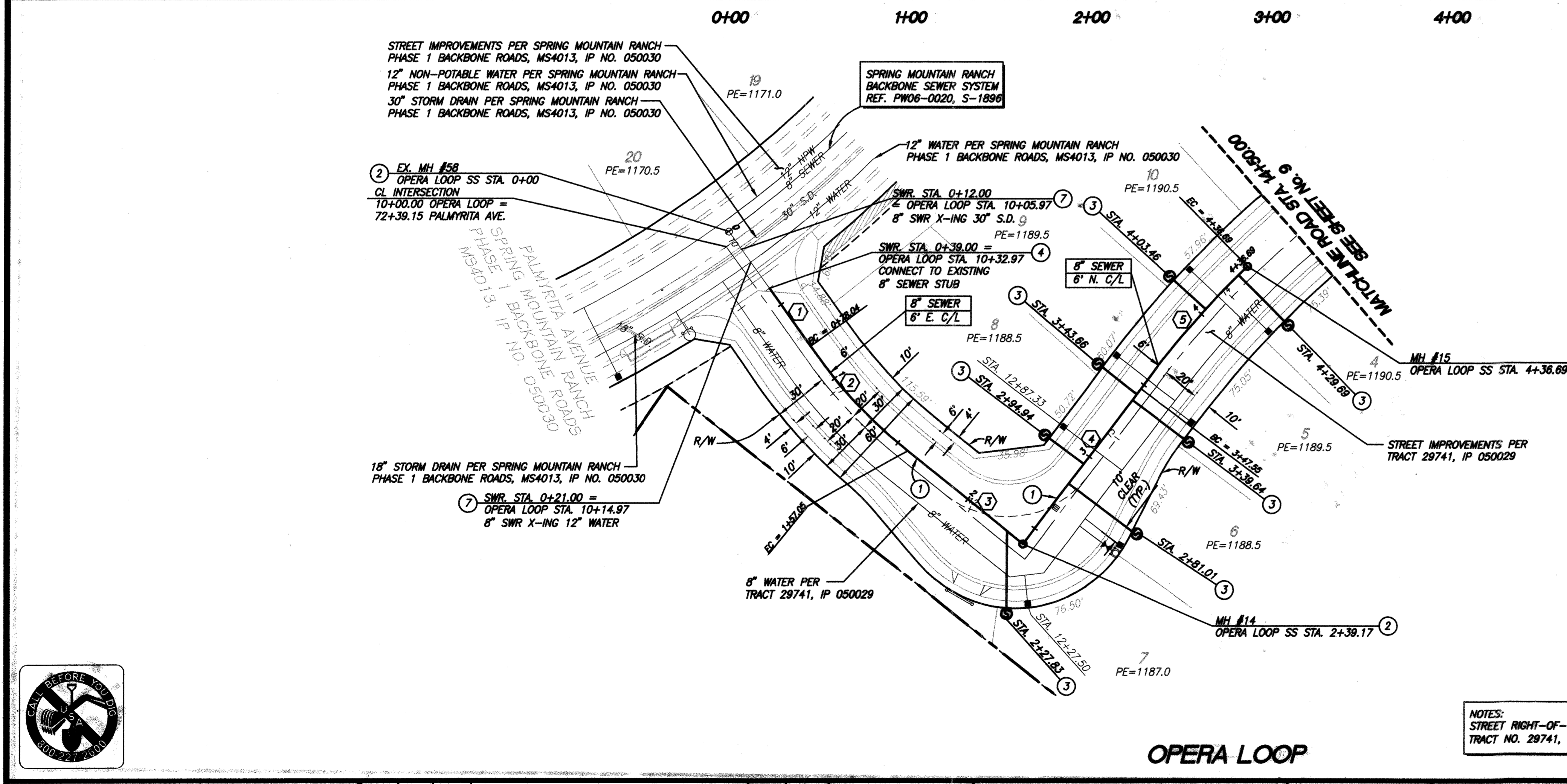
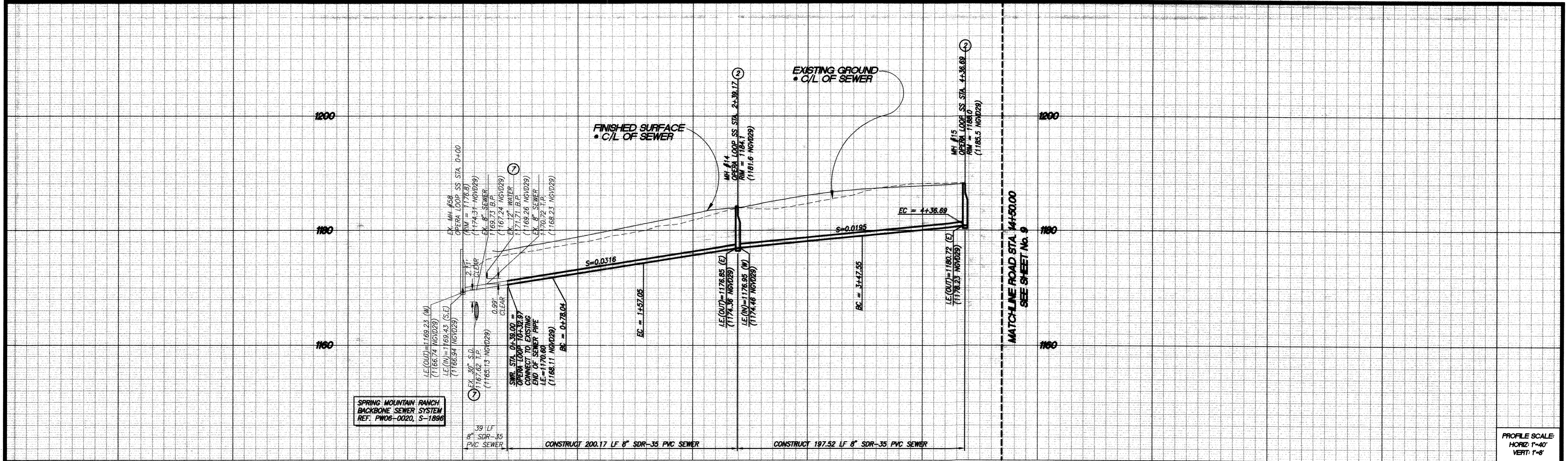
STANTEC CONSULTING INC.
277 RANCHEROS DRIVE
SUITE 300
SAN MARCOS, CA 92069
760.891.3200

PREPARED BY: *Kent J. Stepan* R.C.E. No. 66133
DATE: 9/29/06

BENCHMARK
SEE BENCHMARK NOTE ON SHEET 1

SCALE: HOR: AS SHOWN VERT: AS SHOWN

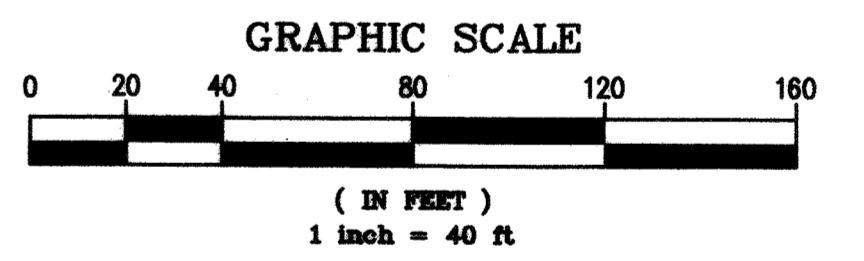
ST-I 1/2/16 RSD INDEXED 5-02-07 LTH



CONSTRUCTION NOTES

1. INSTALL 8" SDR 35 PVC SEWER MAIN. BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452
2. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500
3. INSTALL 4" PVC (SDR 35) SEWER LATERAL W/ CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A, 560
4. REMOVE 8" PLUG
5. CAUTION! UTILITY CROSSING, SEE PROFILE FOR ELEVATIONS

- NOTE:**
1. ALL DATA TABLE LENGTHS ARE MEASURED TO CENTER OF MANHOLE.
 2. ALL PIPE SLOPES ARE CALCULATED FROM INSIDE MANHOLE WALL TO INSIDE MANHOLE WALL.
 3. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 4. PRIOR TO THE INSTALLATION OF WATER MAINS AND FACILITIES, SEWERS AND STORM DRAINS, INCLUDING LATERALS SHALL BE INSTALLED.



SANITARY SEWER DATA TABLE					
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT	REMARKS
1	S25°29'35"E	-	39.03'	-	8" PVC
2	15°23'56"	294.00'	79.02'	39.75'	" "
3	S40°53'31"E	-	82.12'	-	" "
4	N47°04'02"E	-	108.38'	-	" "
5	08°38'01"	591.60'	89.14'	44.66'	" "



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR GRADING PERMIT HAS BEEN ISSUED.

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DATE	BY	MARK	REVISIONS	APPR.	DATE

SEAL-COUNTY

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:

KHALED A. OTHMAN DATE: _____

RECOMMENDED DATE: _____

SEAL

REGISTERED PROFESSIONAL ENGINEER
KENT J. STEPAN
No. 33950
Exp. 6/30/08
CIVIL
STATE OF CALIFORNIA

STANTEC CONSULTING INC.
277 RANCHEROS DRIVE
SUITE 300
SAN MARCOS, CA 92069
760.891.3200

PREPARED BY: *Kent J. Stepan* R.C.E. NO. 66133
DATE: 7/2/06

CITY OF RIVERSIDE
RECOMMENDS APPROVAL

Ken Ryd 10/22/06
CITY ENGINEER DATE

CITY OF RIVERSIDE DRAWING NO. S-1897

WDID No. 833C327881 PW05-0221

TRACT NO. 29741 IP NO. 050029

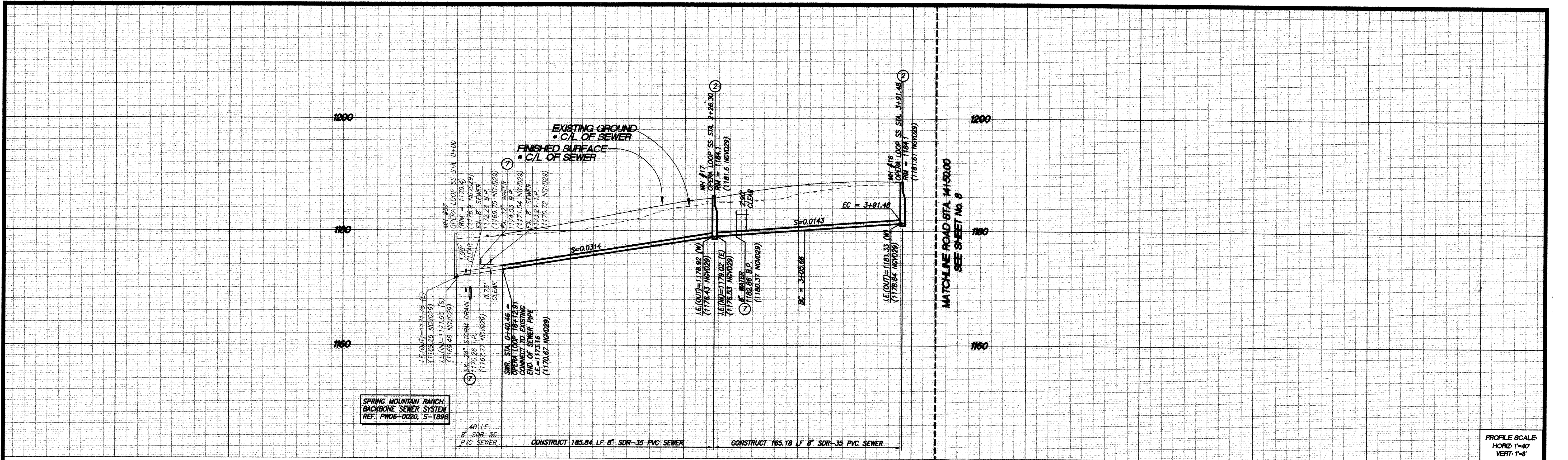
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH

OPERA LOOP

SHEET NO. 8 OF 10 SHTS.

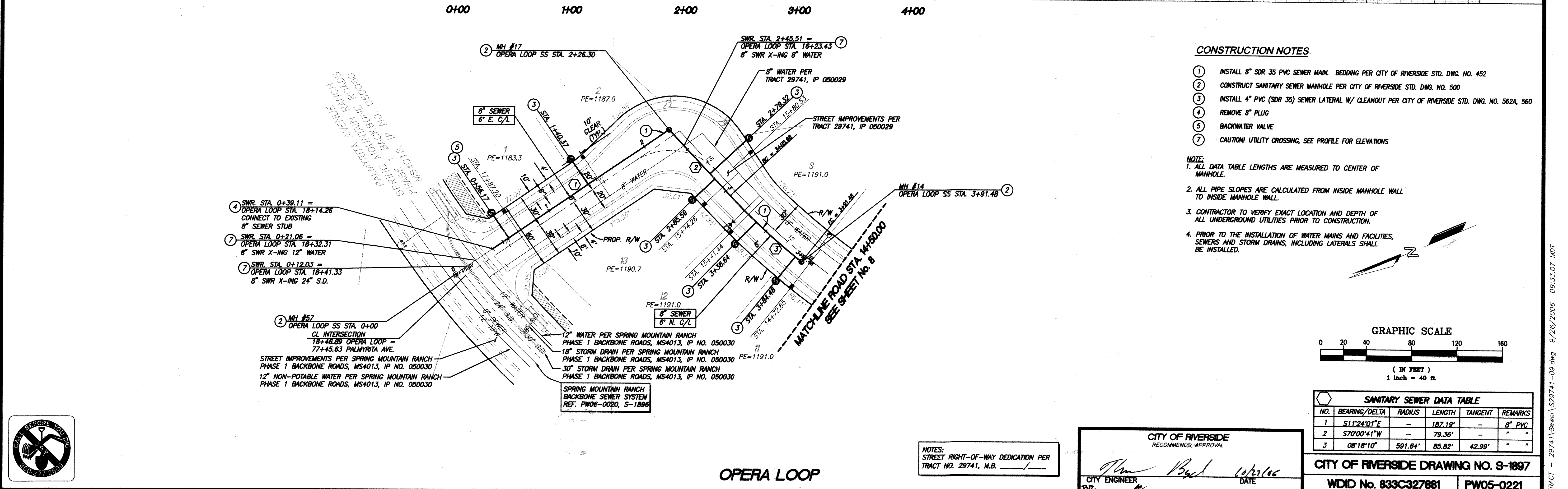
3+1 1/2/16 288 Indexed 5-02-07 411

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SPRING MOUNTAIN RANCH
BACKBONE SEWER SYSTEM
REF. PW06-0020, S-1896

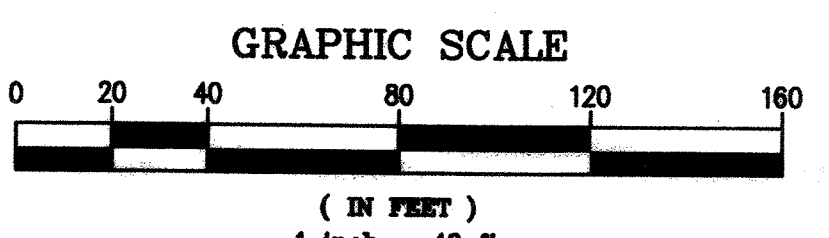
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



CONSTRUCTION NOTES

1. INSTALL 8" SDR 35 PVC SEWER MAIN. BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452
2. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500
3. INSTALL 4" PVC (SDR 35) SEWER LATERAL W/ CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A, 560
4. REMOVE 8" PLUG
5. BACKWATER VALVE
7. CAUTION! UTILITY CROSSING, SEE PROFILE FOR ELEVATIONS

- NOTE:**
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 2. ALL PIPE SLOPES ARE CALCULATED FROM INSIDE MANHOLE WALL TO INSIDE MANHOLE WALL.
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SANITARY SEWER DATA TABLE					
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT	REMARKS
1	S11°24'01"E	-	187.19'	-	8" PVC
2	S70°00'41"W	-	79.36'	-	" "
3	08°18'10"	591.64'	85.82'	42.99'	" "

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DATE	BY	MARK	REVISIONS	APPR.	DATE

SEAL-COUNTY

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:

KHALED A. OTHMAN

NOTES:
STREET RIGHT-OF-WAY DEDICATION PER TRACT NO. 29741, M.B. _____

SEAL

REGISTERED PROFESSIONAL ENGINEER
KENT J. STEPAN
No. 66133
Exp. 06-30-08
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE
RECOMMENDS APPROVAL

Tom Paul
CITY ENGINEER DATE 10/26/06

BENCHMARK
SEE BENCHMARK NOTE ON SHEET 1

CITY OF RIVERSIDE DRAWING NO. S-1897

WDID No. 833C327881 PW05-0221

TRACT NO. 29741 IP NO. 050029
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH

OPERA LOOP

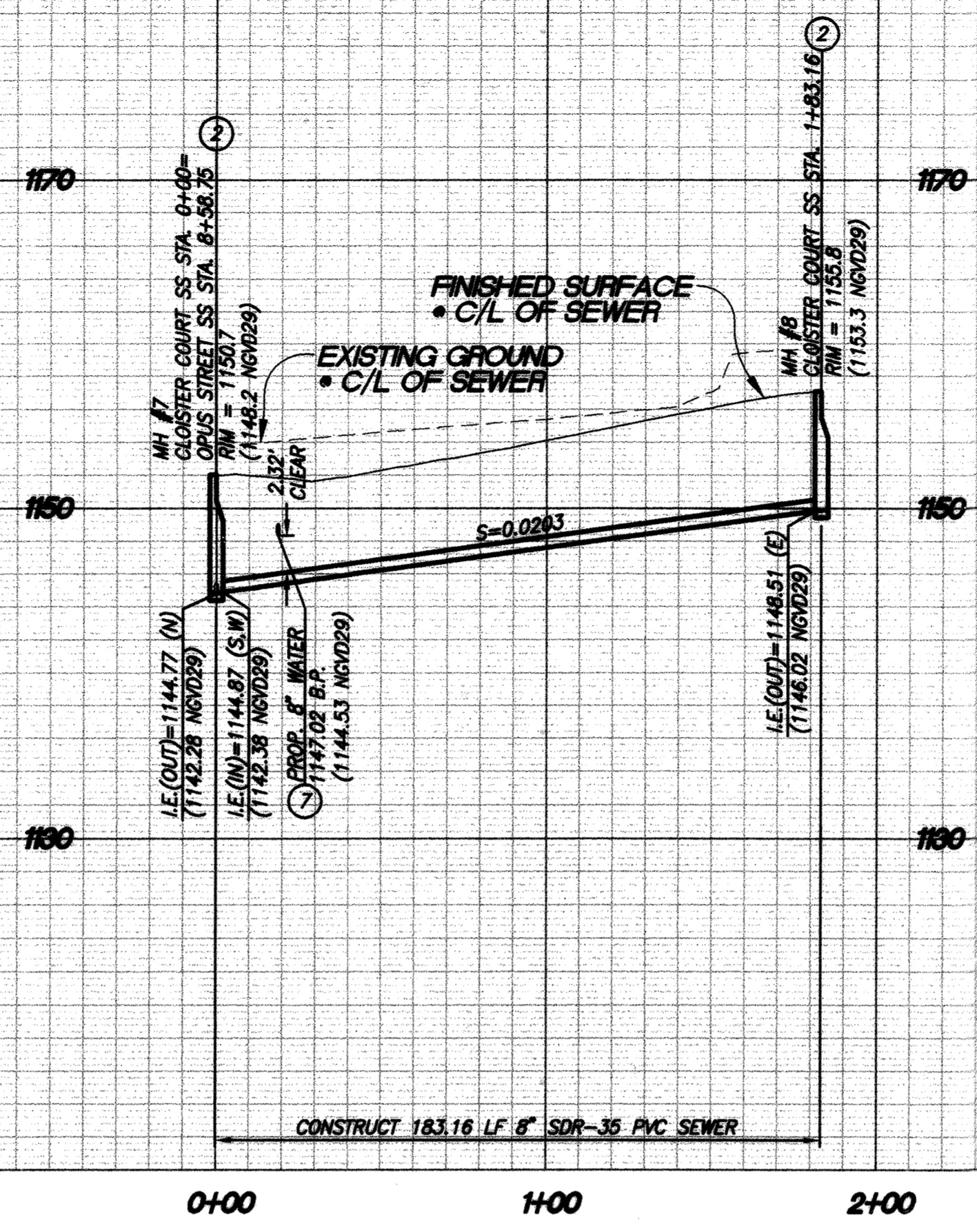
SHEET NO. 9 OF 10 SHTS.

SCALE: HOR: AS SHOWN VERT: AS SHOWN

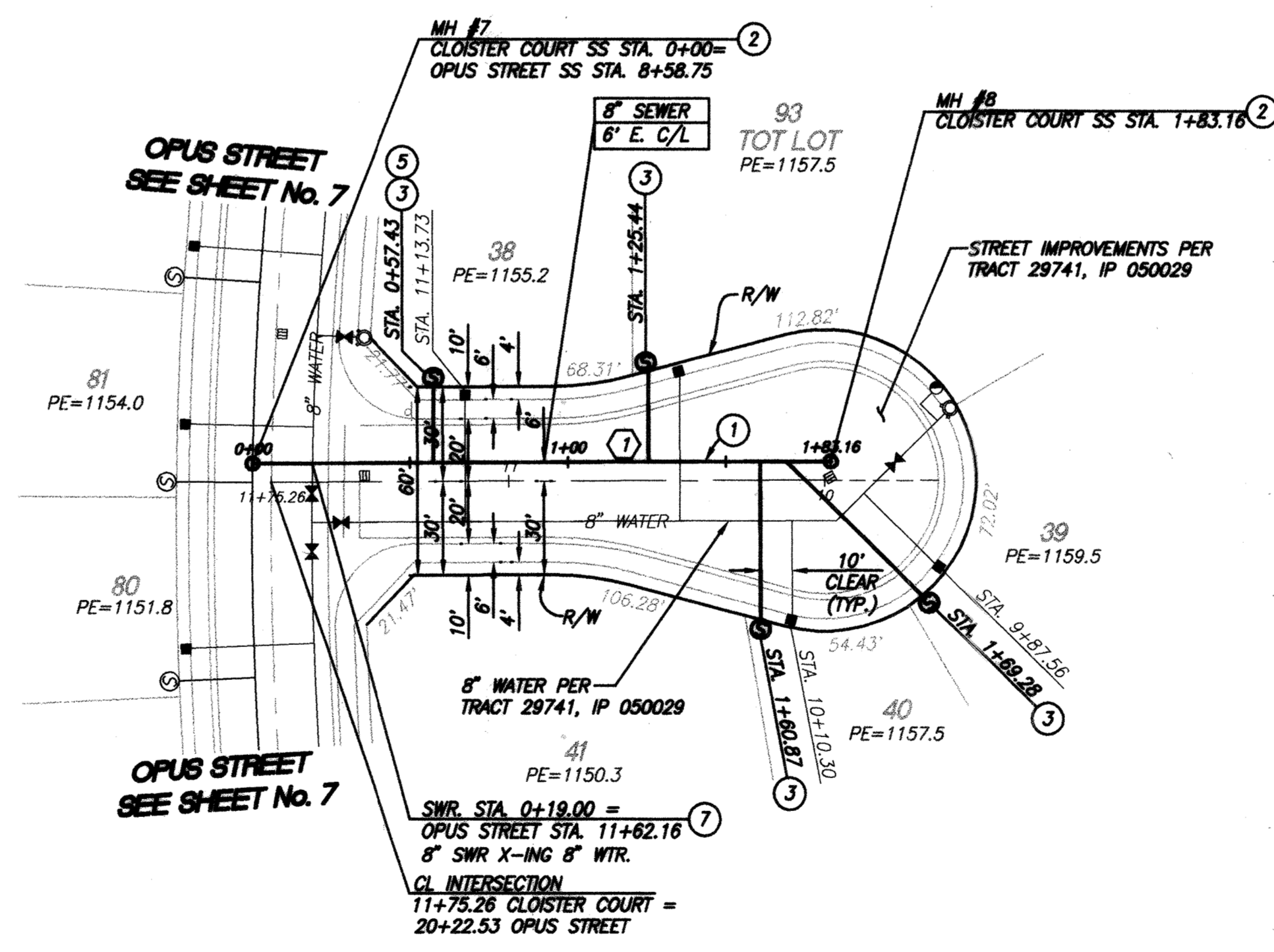
FOR: W.O. COUNTY FILE NO.

SFI 1/2/16 285 INDEXED S-02-07 LFI

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PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'

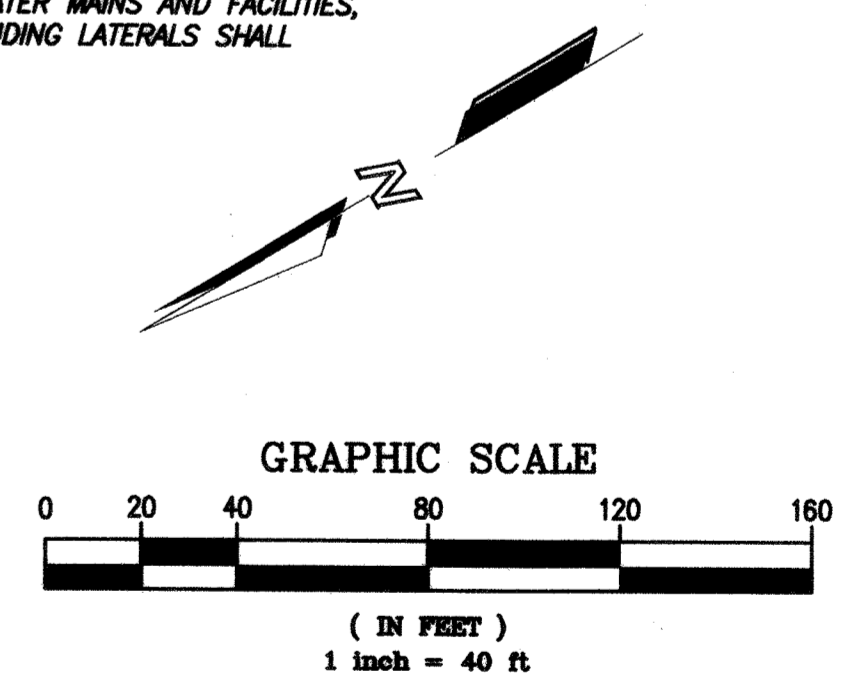


CONSTRUCTION NOTES

- ① INSTALL 8" SDR 35 PVC SEWER MAIN. BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452
- ② CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500
- ③ INSTALL 4" PVC (SDR 35) SEWER LATERAL W/ CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A, 560
- ④ BACKWATER VALVE
- ⑤ CAUTION! UTILITY CROSSING, SEE PROFILE FOR ELEVATIONS

NOTE:

1. ALL DATA TABLE LENGTHS ARE MEASURED TO CENTER OF MANHOLE.
2. ALL PIPE SLOPES ARE CALCULATED FROM INSIDE MANHOLE WALL TO INSIDE MANHOLE WALL.
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DATE	BY ENGINEER	MARK	REVISIONS	APPR. DATE	COUNTY

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER
KHALED A. OTHMAN
No. 33950
Exp. 6/30/08
CIVIL
STATE OF CALIFORNIA

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:
KHALED A. OTHMAN
DATE: _____
RECOMMENDED
DATE: _____

SEAL
REGISTERED PROFESSIONAL ENGINEER
KENT J. STEPAN
No. 27125
Exp. 12/31/08
CIVIL
STATE OF CALIFORNIA

STANTEC CONSULTING INC.
277 RANCHEROS DRIVE
SUITE 300
SAN MARCOS, CA 92069
760.891.3200
stantec.com

PREPARED BY: *Kent J. Stepan*
R.C.E. NO. 66133
DATE: 1/22/06

CITY OF RIVERSIDE
RECOMMENDS APPROVAL
Alan Boyd 1/22/06
CITY ENGINEER
DATE

BENCHMARK
SEE BENCHMARK NOTE ON SHEET 1
SCALE:
HOR: AS SHOWN VERT: AS SHOWN

SANITARY SEWER DATA TABLE					
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT	REMARKS
1	S30°46'32"W	-	183.16'	-	8" PVC

CITY OF RIVERSIDE DRAWING NO. S-1897
WDID No. 833C327881 PW05-0221

TRACT NO. 29741 IP NO. 050029
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH
CLOISTER COURT
SHEET NO. 10 OF 10 SHTS.

SSI 1/22/06 10x60 5-02-07 LFT