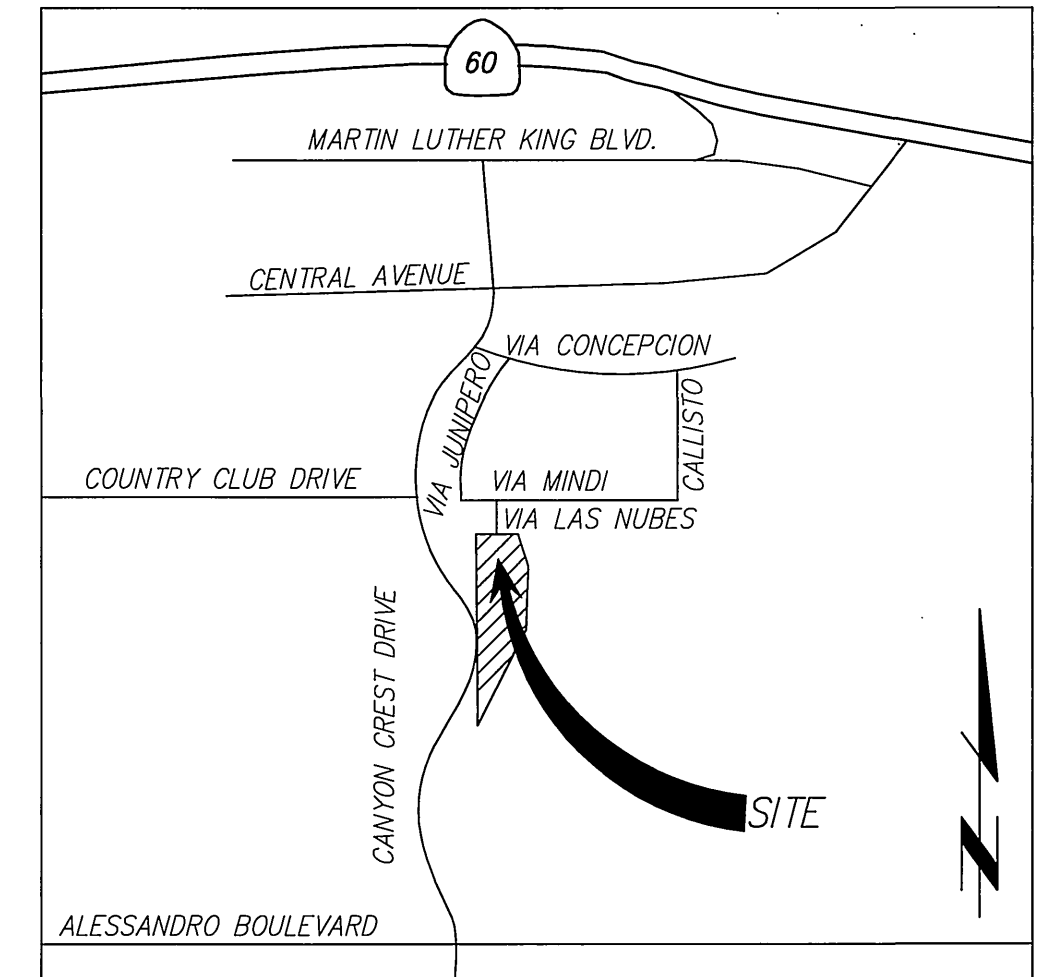


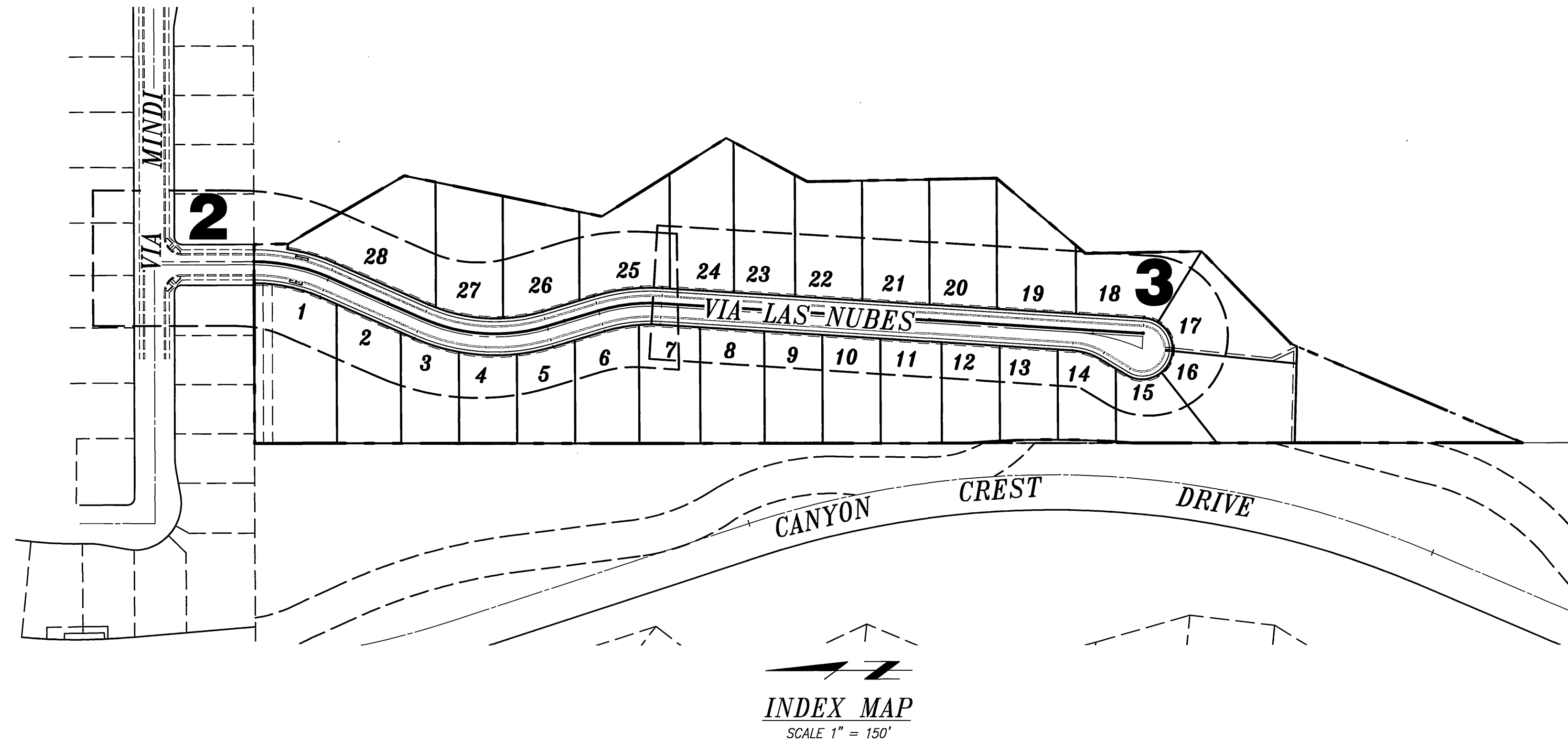
# CITY OF RIVERSIDE SEWER IMPROVEMENT PLANS TRACT NO. 31945



**VICINITY MAP**  
NOT TO SCALE

**GENERAL NOTES**

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-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. 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 USA.
9. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
10. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID A CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
11. NO FINISHED FLOOR ELEVATIONS SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
12. 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.
13. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
14. 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.



**INDEX MAP**  
SCALE 1" = 150'

**SITE DATA:**

APN: 272-020-003 & 272-020-002  
AREA: 15.6 ACRES

**OWNER/DEVELOPER**

SHEFFIELD - SYCAMORE CANYON LLC  
3400 CENTRAL AVENUE SUITE 325  
RIVERSIDE, CALIFORNIA 92506  
PHONE: (951) 682-5352

**SOILS ENGINEER & GEOLOGIST**

LGC INLAND, INC.  
40935 COUNTY CENTER DRIVE, STE-A  
TEMECULA, CA 92591  
PH: (951) 719-1076  
FAX: (951) 719-1077

**SOURCE OF TOPOGRAPHY**

SDH & ASSOCIATES, INC.  
5225 CANYON CREST DRIVE BLDG. 300 SUITE 357  
RIVERSIDE, CA 92507  
PH: (909) 788-2344  
FAX: (909) 788-2314

**CONTRACTOR'S RESPONSIBILITY:**

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COARSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

**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.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:**

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.

CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITE, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES ENTERING OR LEAVING IMPROVEMENTS.

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; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

**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) 351-6263

**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

**CONSTRUCTION NOTES:**

CONSTRUCTION NOTES:	QUANTITIES
1. INSTALL 8" VCP SEWER PIPE & PIPE BEDDING PER CITY STANDARD 452.	1,367 +3,359 L.F. $\Delta$
2. INSTALL 4' SEWER MANHOLE PER CITY OF RIVERSIDE STANDARD 500.	7-8 EACH $\Delta$
3. INSTALL SEWER CLEANOUT PER CITY OF RIVERSIDE STANDARD 560.	28 EACH
4. REMOVE EXISTING PLUG & CONNECT TO EXISTING 8" SEWER MAIN	1 EACH
5. INSTALL 4" SEWER LATERAL PER CITY OF RIVERSIDE STANDARD 562.	975 L.F.



**PRIVATE ENGINEERING NOTE**

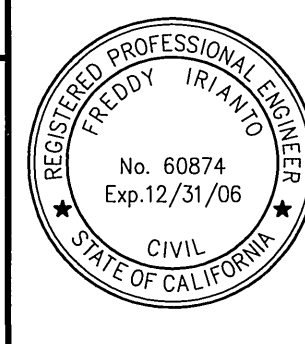
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**BENCHMARK:**

CITY OF RIVERSIDE  
GB-D-3  
P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT POLE IN THE MEDIAN OF COUNTRY CLUB DRIVE, 33 FEET WESTERLY OF VIA SOTELLO 1896; RE-ADJUSTED AS PART OF THE CENTRAL AVENUE TRUNK SEWER LEVELS.  
ELEV. - 1099.701

**WATER**

MW McNeil 5/9/05  
APPROVED BY  
WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2006

**IW Consulting Engineers, Inc.**

• Civil Engineering  
• Surveying  
• Land Planning  
3544 University Avenue  
Riverside, CA 92501  
Tel: 951.687.2929  
Fax: 951.687.2999

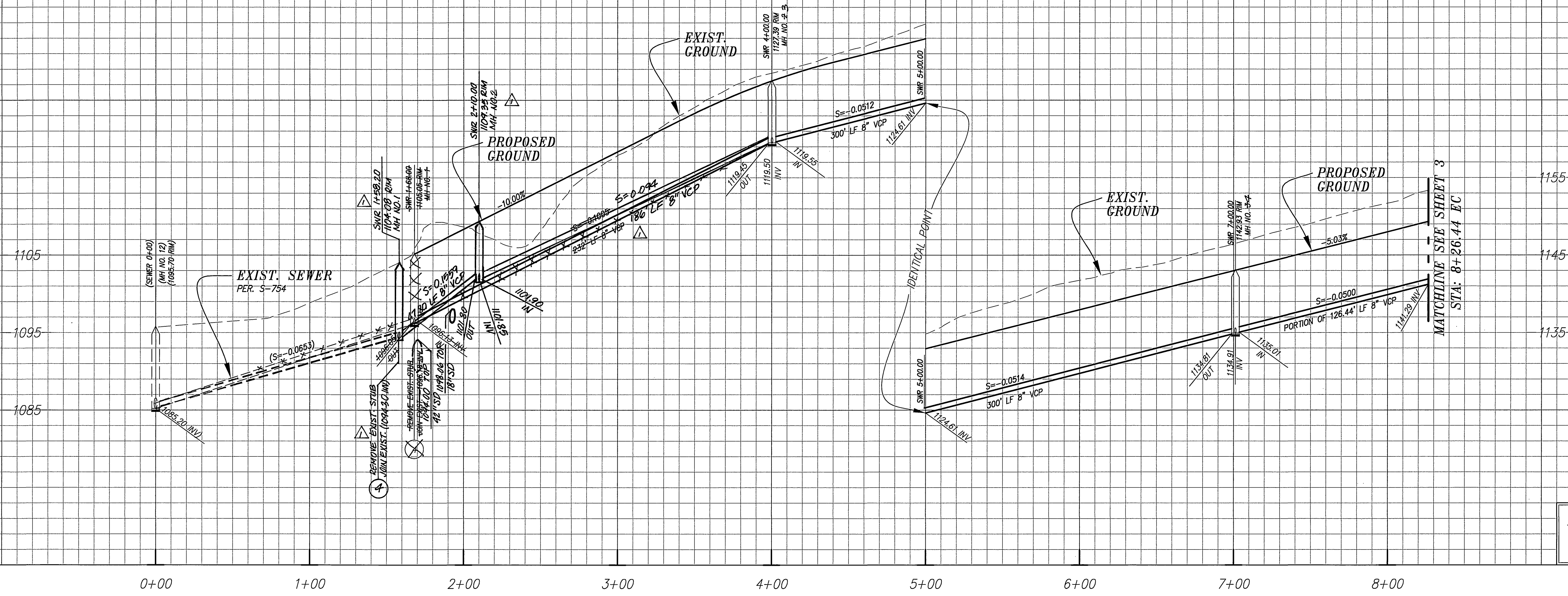
PREPARED BY: *[Signature]* R.C.E. NO. 60874  
DATE: 4/18/05

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

APPROVED BY: *[Signature]* DATE: 5/5/05  
PRINCIPAL ENGINEER: *[Signature]*  
STREET SERVICES: *[Signature]*  
TRAFFIC DIVISION: *[Signature]*  
PARKS DEPARTMENT: *[Signature]*

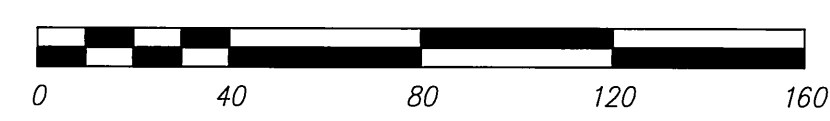
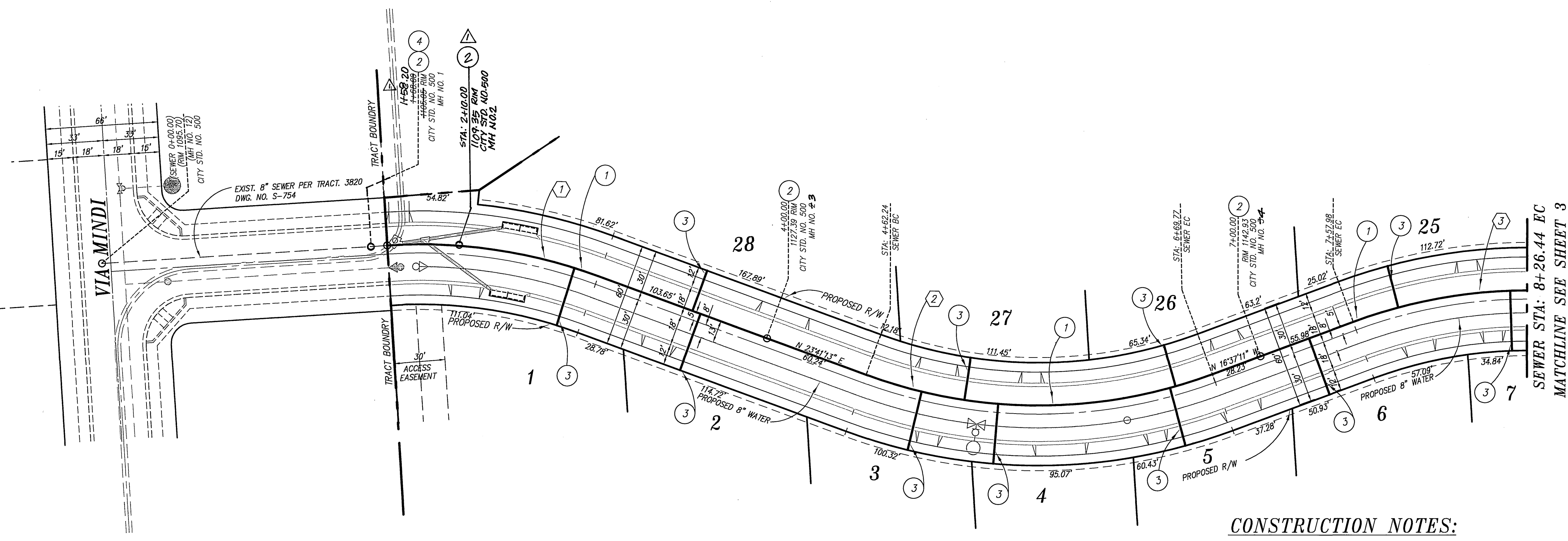
**CITY OF RIVERSIDE  
SEWER IMPROVEMENTS PLANS  
TRACT NO. 31945**

PW 04-1005  
S-1905  
SHEET 1 OF 3



**PROFILE SCALE**  
 HORZ: 1" = 40'  
 VERT: 1" = 8'

**CAUTION DOUBLE SCALE**



**VIA LAS NUBES**

**CONSTRUCTION NOTES:**

- 1 INSTALL 8" VCP SEWER PIPE & PIPE BEDDING PER CITY STANDARD 452.
- 2 INSTALL 4" SEWER MANHOLE PER CITY OF RIVERSIDE STANDARD 500.
- 3 INSTALL 4" SEWER CLEANOUT PER CITY OF RIVERSIDE STANDARD 560.
- 4 REMOVE EXISTING PLUG & CONNECT TO EXISTING 8" SEWER MAIN
- 5 INSTALL 4" SEWER LATERAL PER CITY OF RIVERSIDE STANDARD 562.

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	23°21'34"	305.00'	124.35'	63.05'
2	40°18'24"	295.00'	207.53'	108.27'
3	20°17'20"	295.00'	104.46'	52.78'

**DIGALERT**  
 DIAL BEFORE YOU DIG  
 TWO WORKING DAYS BEFORE YOU DIG  
 TOLL FREE 1-800-227-2600  
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

**PRIVATE ENGINEERING NOTE**

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**BENCHMARK:**  
 CITY OF RIVERSIDE  
 G8-D3  
 P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT POLE IN THE MEDIAN OF COUNTRY CLUB DRIVE 33 FEET WESTERLY OF VIA SOTELO 1986; READJUSTED AS PART OF THE CENTRAL AVENUE TRUNK SEWER LEVELS.  
 ELEV. - 1099.701

**WATER**

APPROVED BY  
 MW McLeod 5/3/05  
 APPROVED BY  
 WATER ENGINEERING

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 No. 60874  
 Exp. 12/31/06

CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2006  
**IW Consulting Engineers, Inc.**  
 Civil Engineering  
 Surveying  
 Land Planning  
 3544 University Avenue Riverside, CA 92501  
 Tel: 951.687.2929 Fax: 951.687.2999

PREPARED BY: [Signature]  
 R.C.E. NO. 60874  
 DATE: 4/8/05

REVISIONS

NO.	DATE	DESCRIPTION
1	12-15-05	REVISED D.S. CONNECTION & ADD M.H.

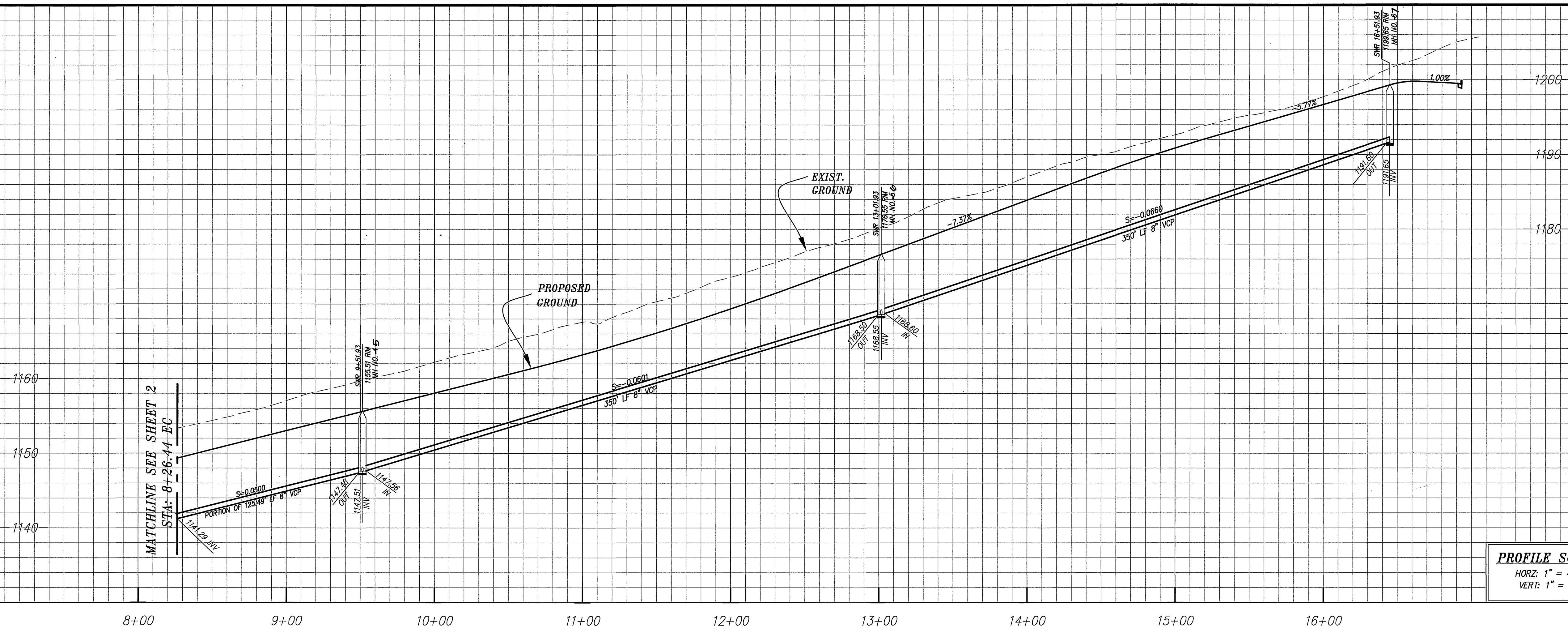
**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**

APPROVED BY [Signature] DATE 5/5/05  
 PRINCIPAL ENGINEER [Signature]  
 STREET SERVICES [Signature]  
 TRAFFIC DIVISION [Signature]  
 PARKS DEPARTMENT [Signature]

**CITY OF RIVERSIDE**  
**SEWER IMPROVEMENTS PLANS**  
 TRACT NO. 31945

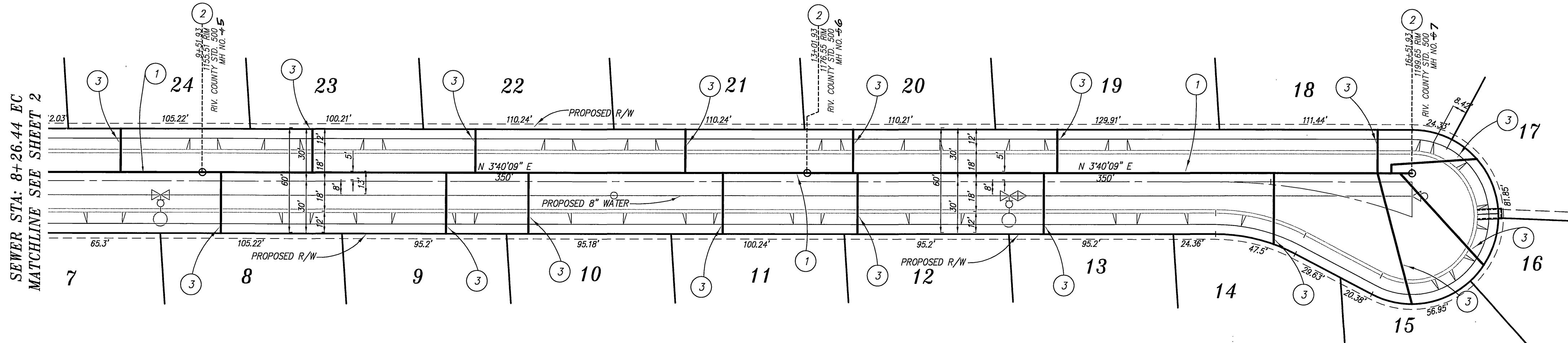
PW 04-1005  
 S-1905  
 SHEET 2 OF 3





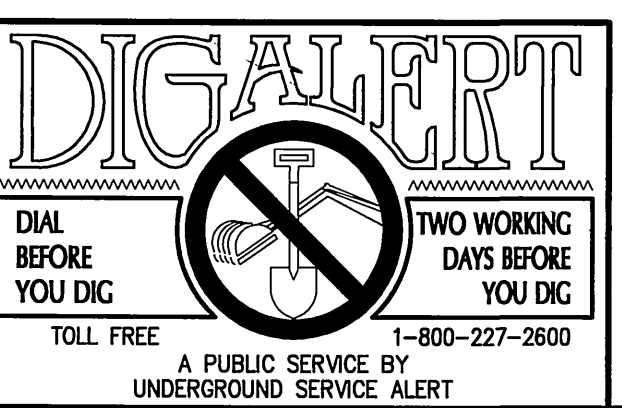
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- CONSTRUCTION NOTES:**
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**VIA LAS NUBES**



**PRIVATE ENGINEERING NOTE**

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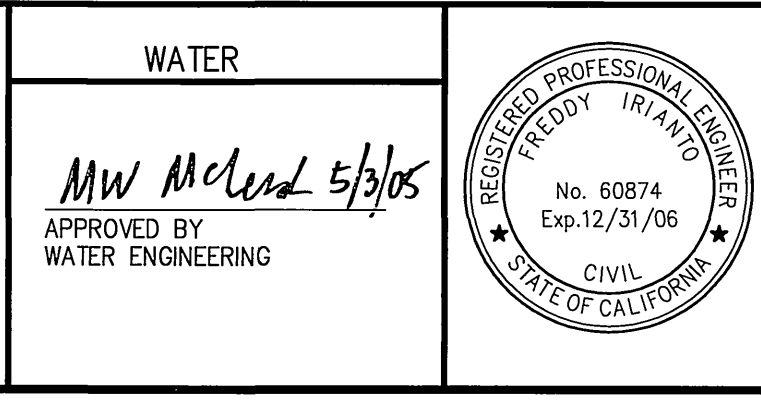
**BENCHMARK:**  
 CITY OF RIVERSIDE  
 GB-D3

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 ELEV. - 1099.701

**WATER**

MW McLeod 5/3/05

APPROVED BY  
 WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2006

**IW Consulting Engineers, Inc.**

- Civil Engineering
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- Land Planning

3544 University Avenue  
 Riverside, CA 92501  
 Tel: 951.687.2929  
 Fax: 951.687.2999

PREPARED BY: [Signature] R.C.E. NO. 60874  
 DATE: 4/8/05

MARK	REVISIONS	APPR.	DATE
Δ	REVISED M.H. #S	RJR	12/15/05
DESIGNED BY	FI	DRAWN BY	RS
CHECKED BY	FI		

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

APPROVED BY: [Signature] DATE: 5/16/05

PRINCIPAL ENGINEER: [Signature] DATE: 5/16/05

STREET SERVICES: [Signature] DATE: 5/16/05

TRAFFIC DIVISION: [Signature] DATE: 5/16/05

PARKS DEPARTMENT: [Signature] DATE: 5/16/05

**CITY OF RIVERSIDE  
 SEWER IMPROVEMENTS PLANS**

**TRACT NO. 31945**

PW 04-1005  
 S-1905  
 SHEET 3 OF 3