

# CITY OF RIVERSIDE SEWER IMPROVEMENT PLANS TRACT NO. 32533

## GENERAL NOTES

- 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.
- 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.
- 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.
- 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 A CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- 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.
- 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.
- 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.

## 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

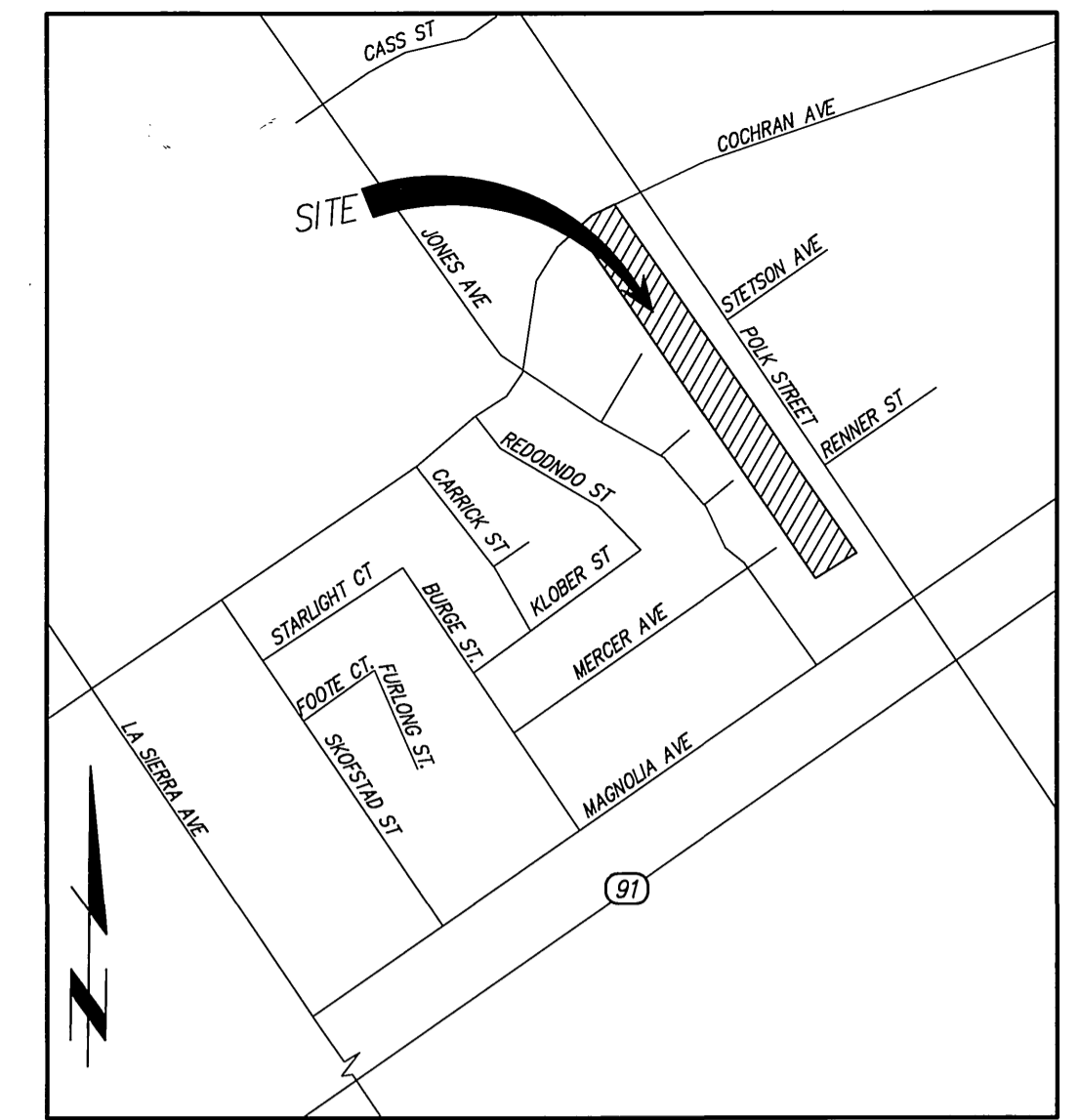
RIVERSIDE PUBLIC WORKS DEPARTMENT..... (951) 826-5341  
 R.F. DICKSON STREET SWEEPING..... (800) 841-7994  
 WESTERN WASTE..... (951) 737-0343  
 RIVERSIDE DIAL-A-RIDE (SUPERVISOR)..... (951) 275-9620  
 US POSTAL SERVICE..... (951) 737-0451  
 RIVERSIDE UNIFIED SCHOOL DISTRICT..... (951) 788-7134  
 RIVERSIDE TRANSIT AGENCY..... (951) 684-0850

## CONTRACTOR'S RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE 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.



## VICINITY MAP

THOMAS GUIDE - PAGE 714, E7 (2000 EDITION)  
 NOT TO SCALE

## CONSTRUCTION NOTES & QUANTITY ESTIMATE

NO.	DESCRIPTION	TOTAL	UNIT
①	8" VCP SEWER PIPE & PIPE BEDDING PER CITY STANDARD 452.	1,427	LF
②	4" SEWER LATERAL W/ CLEANOUT PER CITY OF RIVERSIDE STD. 562A	868	LF
③	4" SEWER MANHOLE PER CITY OF RIVERSIDE STANDARD 500.	8	EA

## SITE DATA:

APN: 143-300-002, 143-300-003, 143-300-004  
 APN: 143-300-005, 143-300-006, 143-300-008  
 GROSS: 5.94 ACRES  
 TOTAL AREA OF DISTURBANCE: 5.84 ACRES

## OWNER/DEVELOPER

RYLAND HOMES  
 1250 CORONA POINTE COURT  
 CORONA, CA 92879  
 PH: (951) 273-3473  
 CONTACT: JEFF ROBERSON

## ENGINEER

IW CONSULTING ENGINEERS, INC.  
 3544 UNIVERSITY AVENUE  
 RIVERSIDE, CA 92501  
 PH: (951) 687-2929 FAX: (951) 687-2999  
 CONTACT: ANDREW WALCKER

## SOILS ENGINEER & GEOLOGIST

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

## ZONING AND LAND USE

EXISTING LAND USE: ..... VACANT  
 EXISTING ZONING: ..... R-1-65  
 PROPOSED LAND USE: ..... TOWN HOMES  
 PROPOSED ZONING: ..... R-3-20

## LEGAL DESCRIPTION

PARCEL 2 OF P.M. 23301, P.M.B. 152, PAGES 32 AND 33, O.R.R.C. TOGETHER WITH PORTIONS OF LOTS 4 THRU 6, 10 AND 12 IN BLOCK 17, LOT 3 IN BLOCK 51 AND LOTS 4 AND 5 IN BLOCK 54, ALL OF LA SIERRA GARDENS, M.B. 11, PAGE 42 THRU 50. O.R.R.C. SEE DOCUMENT FOR MORE PARTICULARS.

## SCHOOL DISTRICT

RIVERSIDE UNIFIED SCHOOL DISTRICT

## SOURCE OF TOPOGRAPHY

DAWSON SURVEY, INC.  
 1332 VILLA STREET  
 RIVERSIDE, CA 92507  
 PH: (951) 682-3286  
 FAX: (951) 682-3281

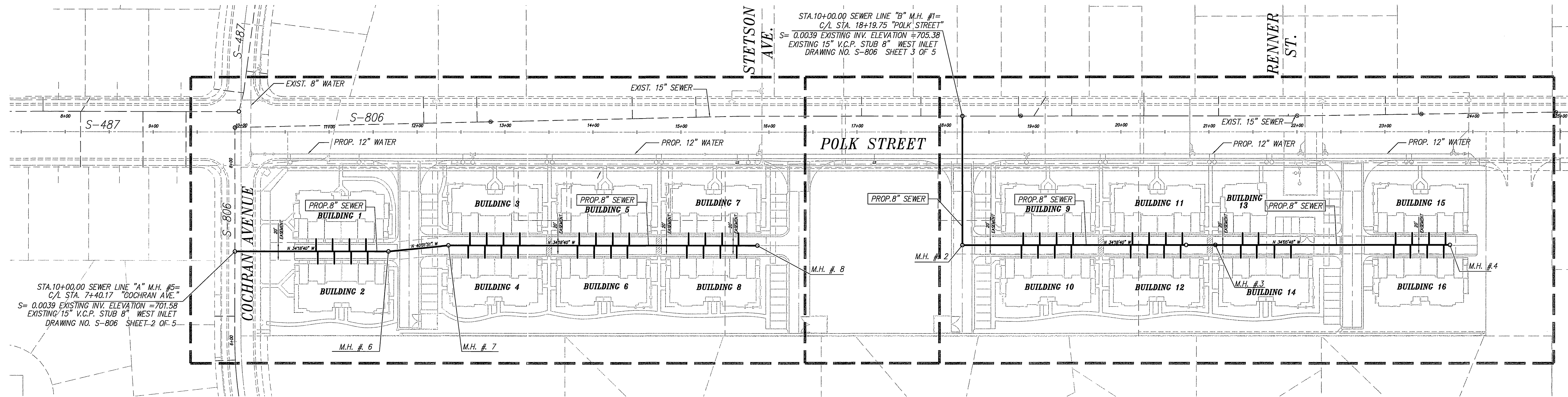
## SHEET INDEX:

SHEET NO	SHEET DESCRIPTION
1	TITLE SHEET
2	INDEX MAP
3 & 4	SEWER PLAN



<p>PRIVATE ENGINEERING NOTE</p> <p>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.</p>	<p>BENCHMARK: CITY OF RIVERSIDE</p> <p>F3-R3</p> <p>P.K. NAIL AND CITY ENGINEER TAG IN THE WESTERLY CURB OF POLK STREET, 40 FEET SOUTHERLY OF THE CENTERLINE OF COCHRAN AVENUE.</p> <p>ELEV. - 710.956</p>	<p>WATER</p> <p>MW 1462nd 12/4/05</p> <p>APPROVED BY WATER ENGINEERING</p> <p>PUBLIC ROW ONLY</p>		<p>CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2007</p> <p><b>IW Consulting Engineers, Inc.</b></p> <ul style="list-style-type: none"> <li>Civil Engineering</li> <li>Surveying</li> <li>Land Planning</li> </ul> <p>3544 University Avenue Tel: 951.687.2929          Riverside, CA 92501 Fax: 951.687.2999</p> <p>PREPARED BY: <i>FW</i> R.C.E. NO. 60874 DATE: 11/30/05</p>	<p style="text-align: center;"><b>CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>APPROVED BY</td> <td>BY</td> <td>DATE</td> <td>APPROVED BY</td> </tr> <tr> <td>PRINCIPAL ENGINEER</td> <td><i>se</i></td> <td><i>12/13/05</i></td> <td><i>Andrew Walcker</i></td> </tr> <tr> <td></td> <td></td> <td></td> <td>CITY ENGINEER</td> </tr> <tr> <td></td> <td></td> <td></td> <td>DATE: <i>12/13/05</i></td> </tr> </table> <p>DESIGNED BY: _____ REVISIONS: _____ APPR. DATE: _____          DRAWN BY: _____ CHECKED BY: _____</p>	APPROVED BY	BY	DATE	APPROVED BY	PRINCIPAL ENGINEER	<i>se</i>	<i>12/13/05</i>	<i>Andrew Walcker</i>				CITY ENGINEER				DATE: <i>12/13/05</i>	<p style="text-align: center;"><b>CITY OF RIVERSIDE</b></p> <p style="text-align: center;"><b>ONSITE SEWER COLLECTION SYSTEM SEWER IMPROVEMENTS PLANS</b></p> <p style="text-align: center;"><b>TRACT NO. 32533</b></p> <p style="text-align: center;">SITE CORNER POLK STREET AND COCHRAN AVENUE</p> <p style="text-align: right;">PW 05-0761</p> <p style="text-align: right;"><b>S-1937</b></p> <p style="text-align: right;">SHEET 1 OF 4</p> <p style="text-align: right;">INDEXED 1-05-06 LHH</p>
APPROVED BY	BY	DATE	APPROVED BY																			
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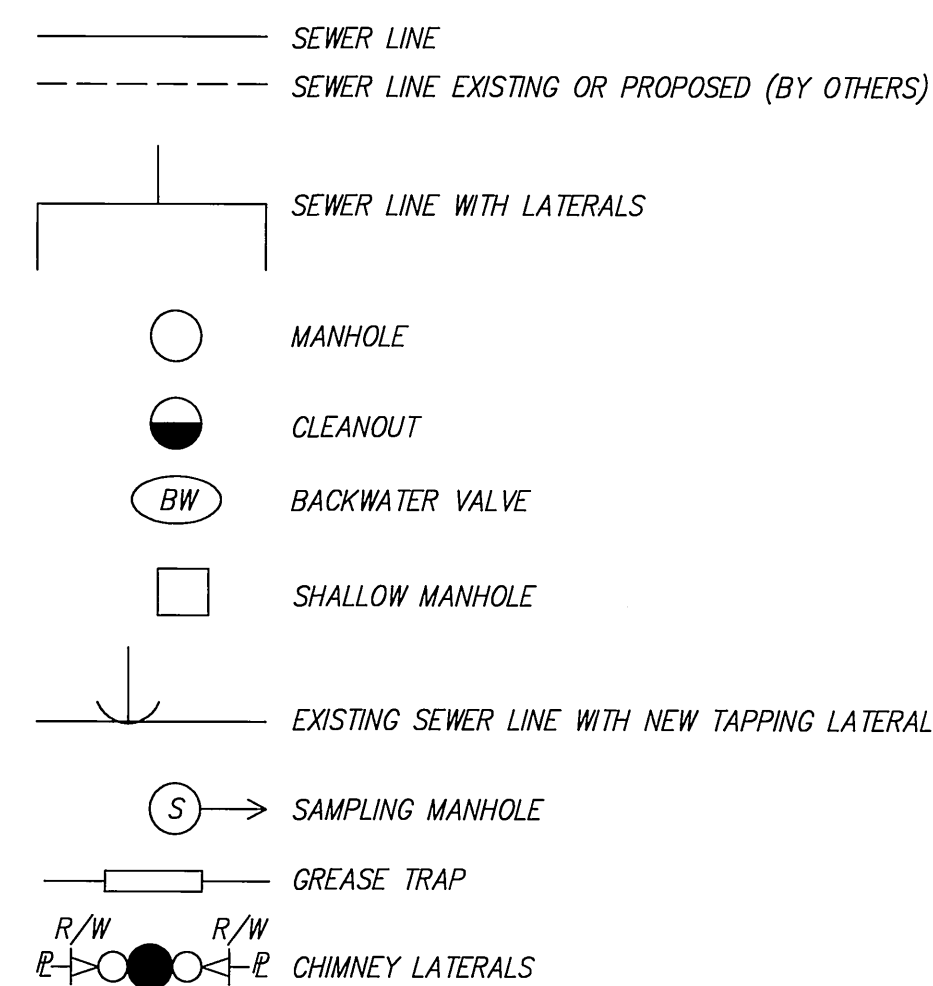
# CITY OF RIVERSIDE SEWER IMPROVEMENT PLAN INDEX MAP TRACT NO. 32533



SEE SHEET 3

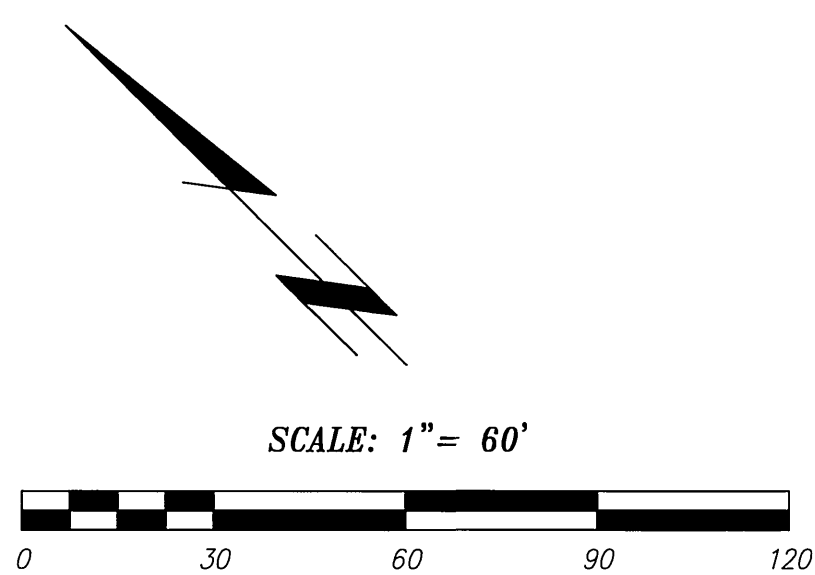
SEE SHEET 4

### SEWER LEGEND



### ABBREVIATIONS

- AV - AIR VACUUM
- BF - BLIND FLANGE
- BFV - BUTTERFLY VALVE
- BOSD - BOTTOM OF STORM DRAIN
- BOW - BOTTOM OF WATER LINE
- CAV - COMBINATION AIR VALVE
- C.G. - CENTER GRADE
- C.O. CLEANOUT
- C.V. - CHECK VALVE
- E.P. - EDGE OF PAVEMENT
- F - FLANGE
- F.H. - FIRE HYDRANT
- M.H. - MANHOLE
- PROP. - PROPOSED
- R/W - RIGHT OF WAY
- SW - SEWER LINE
- SD - STORM DRAIN
- WT. - WATER LINE
- V.P. - VERTICAL POINT OF INTERSECTION
- EMWD. - EASTERN MUNICIPAL WATER DISTRICT



#### PRIVATE ENGINEERING NOTE

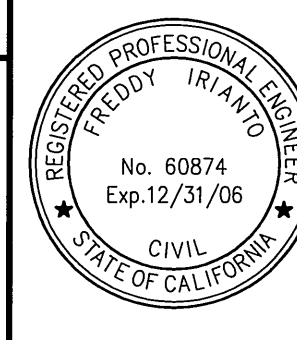
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#### BENCHMARK: CITY OF RIVERSIDE

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ELEV. - 710.956

#### WATER

MW *Muel* 12/2/05  
APPROVED BY  
WATER ENGINEERING  
PUBLIC ROW ONLY



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2007

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

PREPARED BY: *FW* R.C.E. NO. 60874 DATE: 11/30/05

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

APPROVED BY: *[Signature]* BY DATE: *12/13/05*  
PRINCIPAL ENGINEER

APPROVED BY: *[Signature]* BY DATE: *12/13/05*  
CITY ENGINEER

DESIGNED BY: \_\_\_\_\_ REVISIONS: \_\_\_\_\_ APPR. DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

WDID# 833C35282



#### CITY OF RIVERSIDE

ONSITE SEWER COLLECTION SYSTEM  
SEWER IMPROVEMENTS PLANS

TRACT NO. 32533  
S/E CORNER POLK STREET AND COCHRAN AVENUE

PW 05-0761

**S-1937**

SHEET 2 OF 4

720

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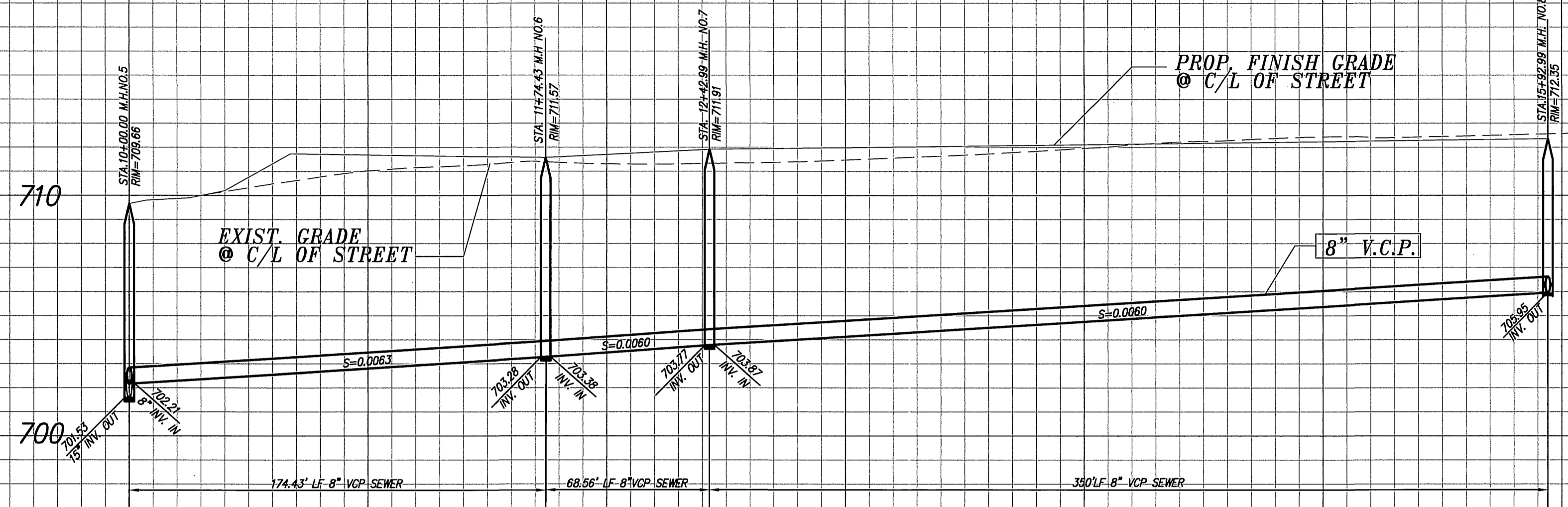
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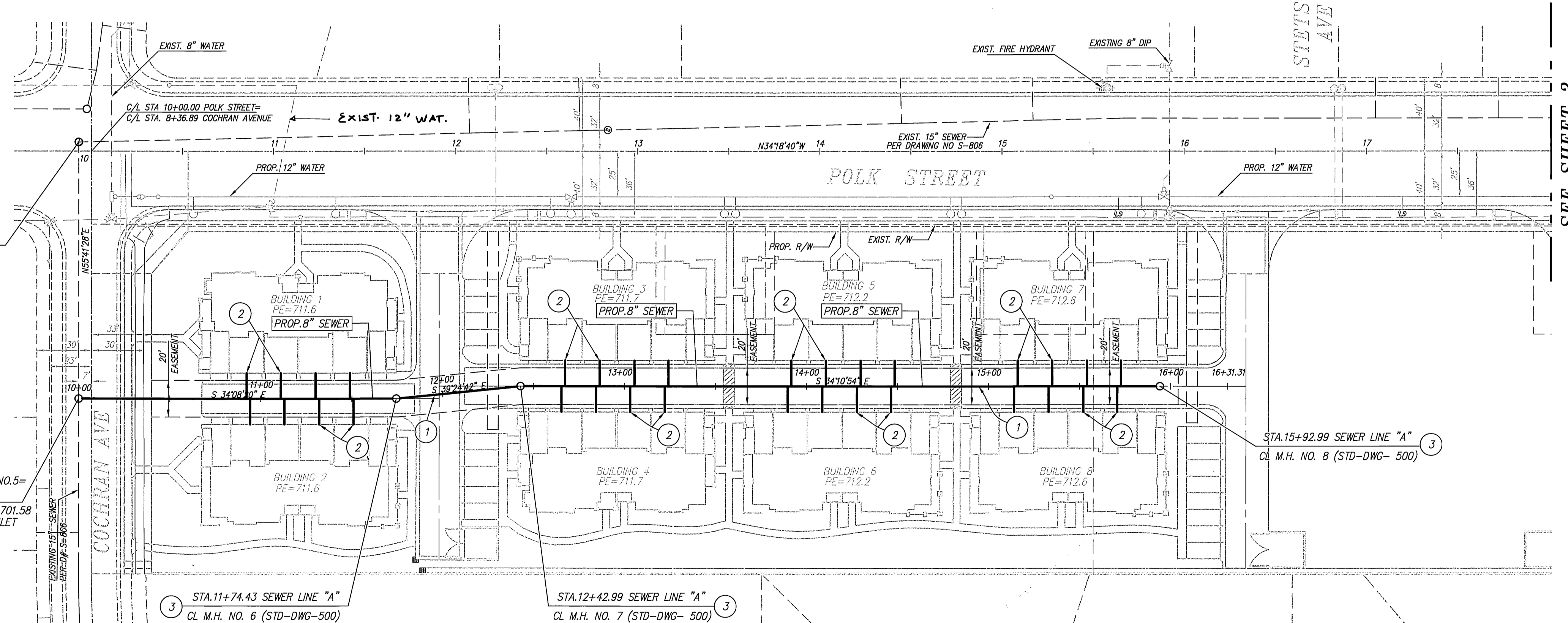
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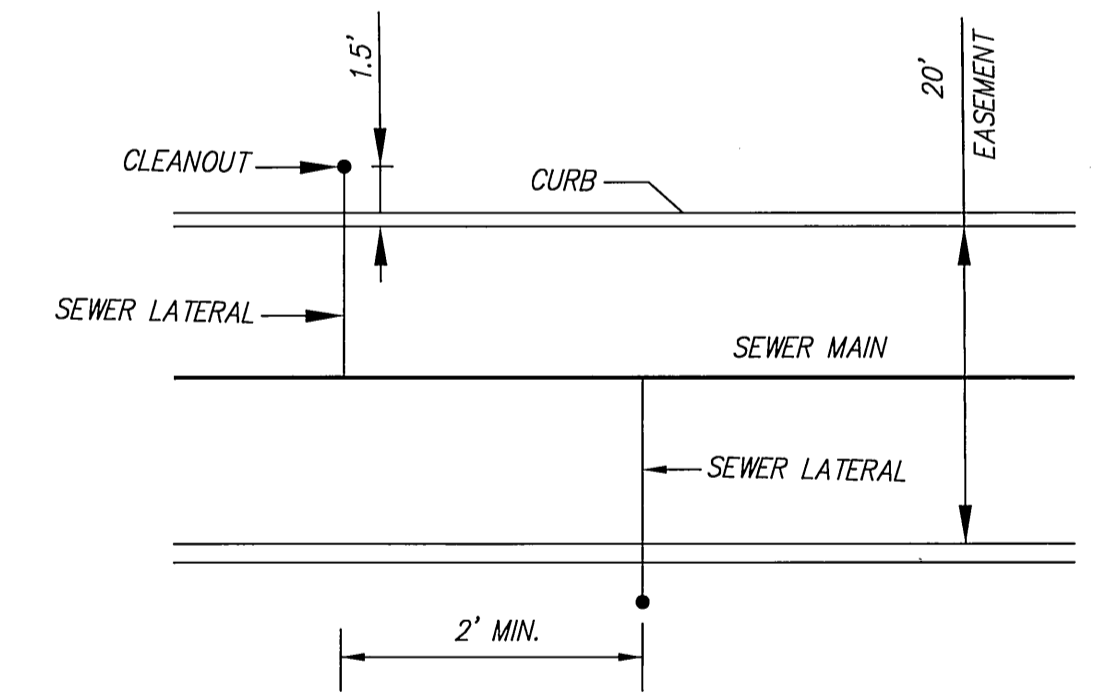
**PROFILE SCALE**  
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**CONSTRUCTION NOTES:**

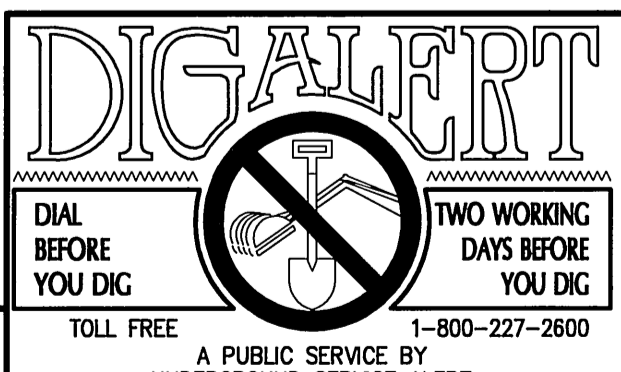
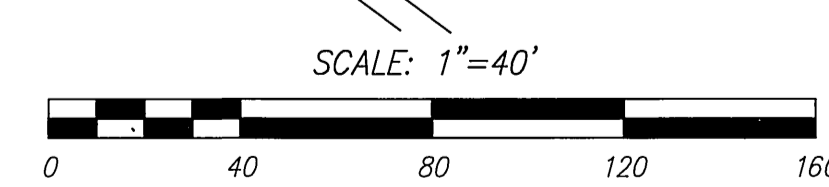
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SEE SHEET 3



**ADJACENT LATERAL DETAILS**  
N.S.



**WDID# 833C335282**

**CITY OF RIVERSIDE**  
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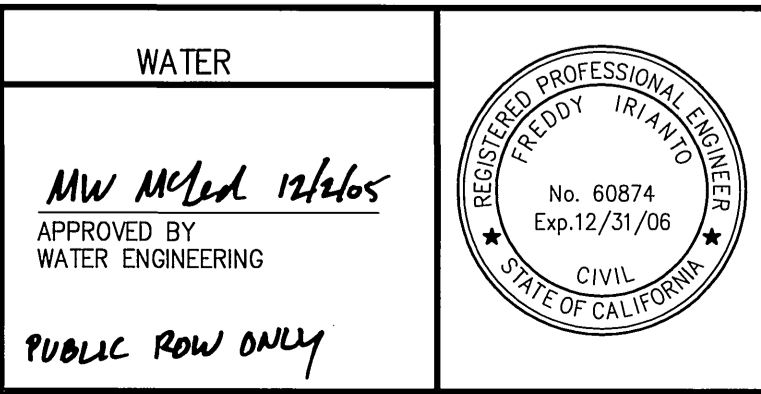
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**WATER**

MW McLeod 12/16/05  
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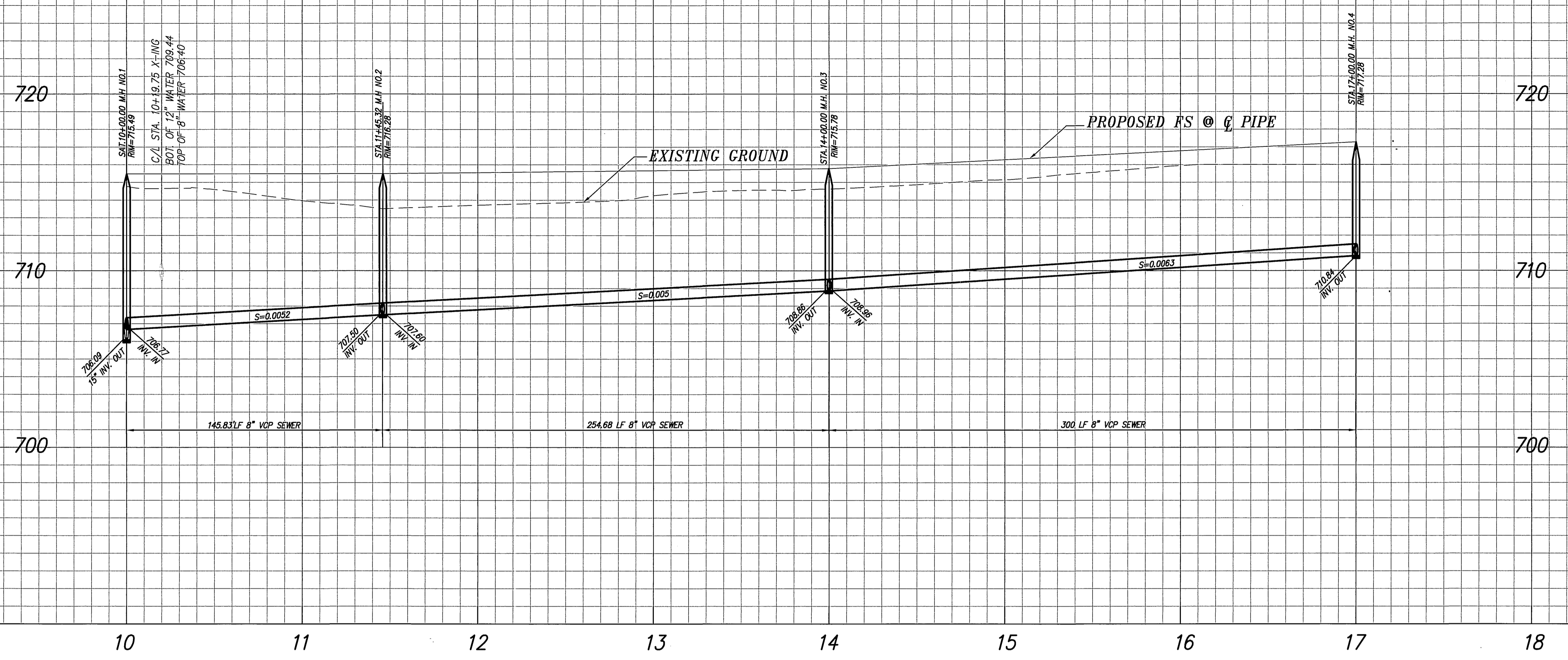
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MARK	REVISIONS	APPR.	DATE
DESIGNED BY: FL	DRAWN BY: FL	CHECKED BY: FL	

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

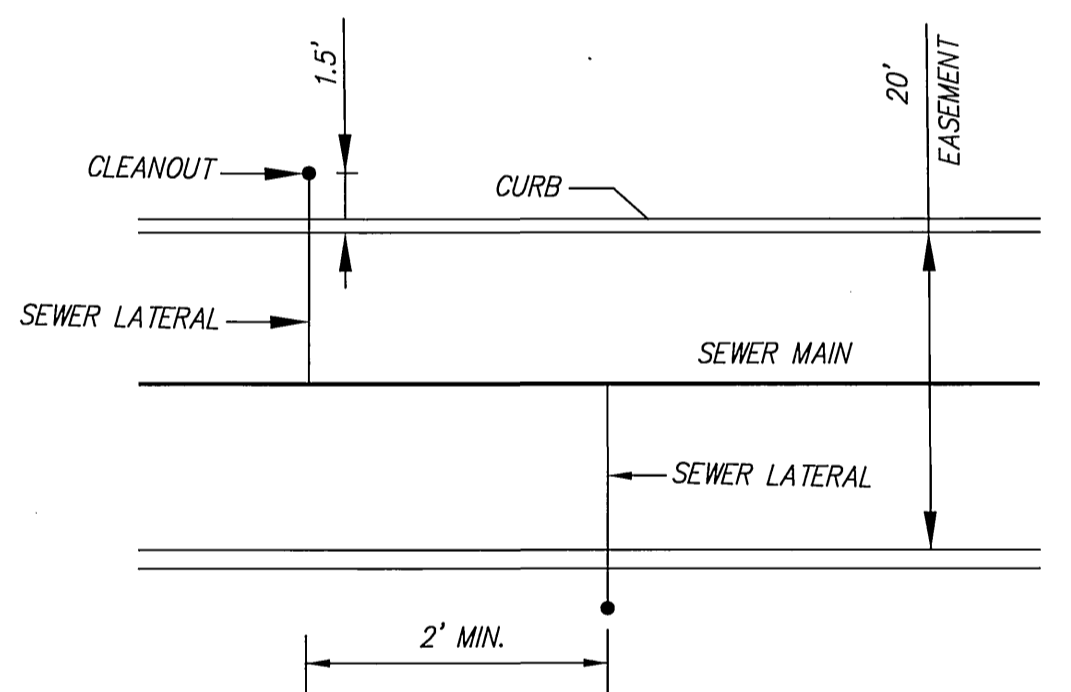
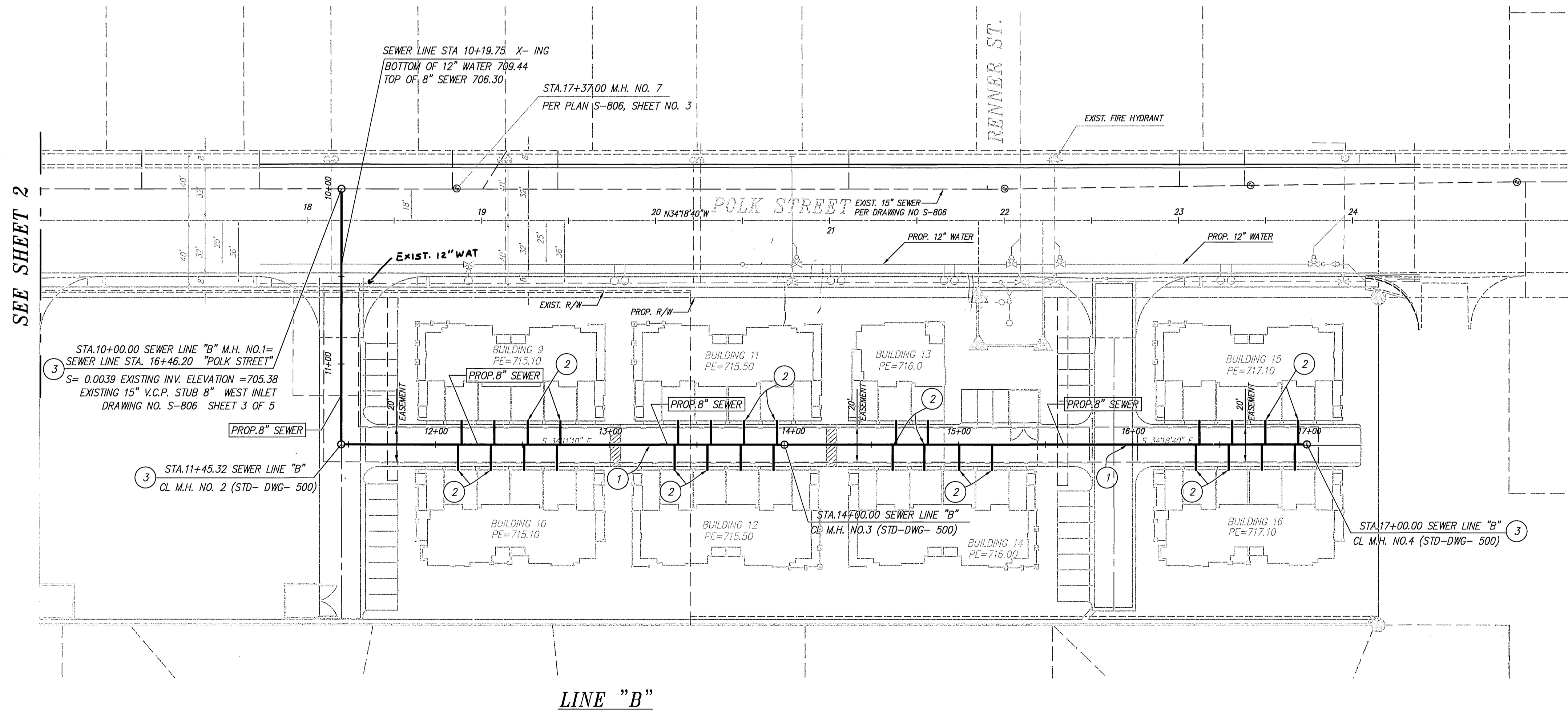
APPROVED BY: [Signature] DATE: 12/16/05  
 PRINCIPAL ENGINEER

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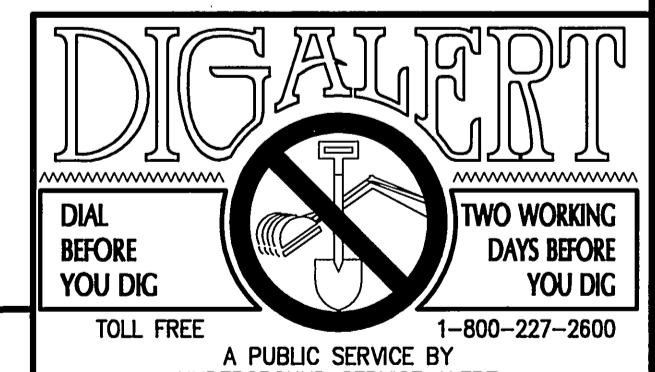
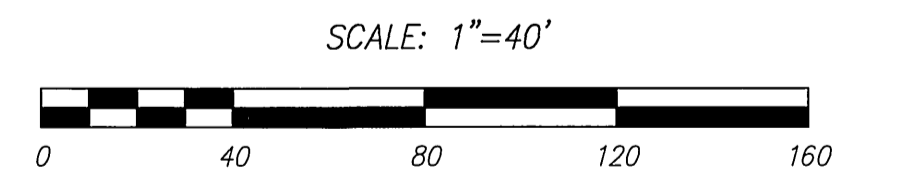


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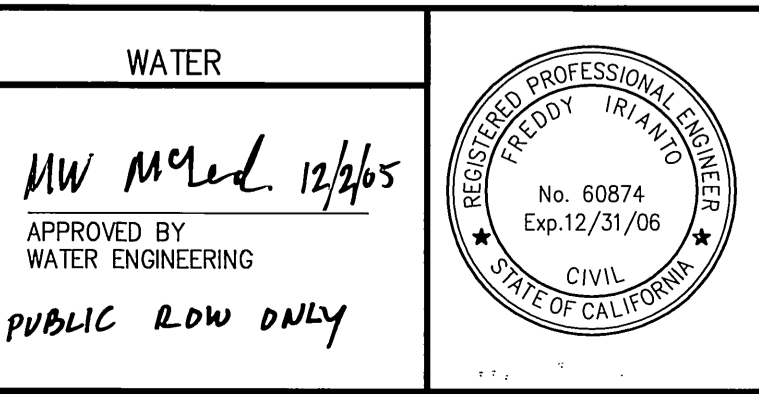
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MARK	REVISIONS	APPR.	DATE
DESIGNED BY: [Signature]	DRAWN BY: [Signature]	CHECKED BY: [Signature]	

**CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] BY: [Signature] DATE: 12/1/05  
 PRINCIPAL ENGINEER  
 APPROVED BY: [Signature] DATE: 12/1/05  
 CITY ENGINEER

**WDID# 833C335282**

**CITY OF RIVERSIDE**  
**ONSITE SEWER COLLECTION SYSTEM**  
**SEWER IMPROVEMENTS PLANS**  
**TRACT NO. 32533**  
 S/E CORNER POLK STREET AND COCHRAN AVENUE

**S-1937**  
 SHEET 4 OF 4

PW 05-0761