

IN THE CITY OF RIVERSIDE, CALIFORNIA

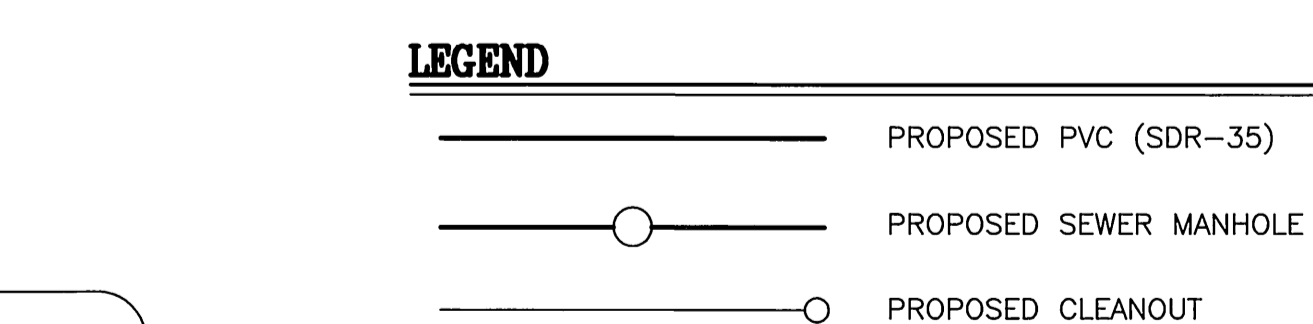
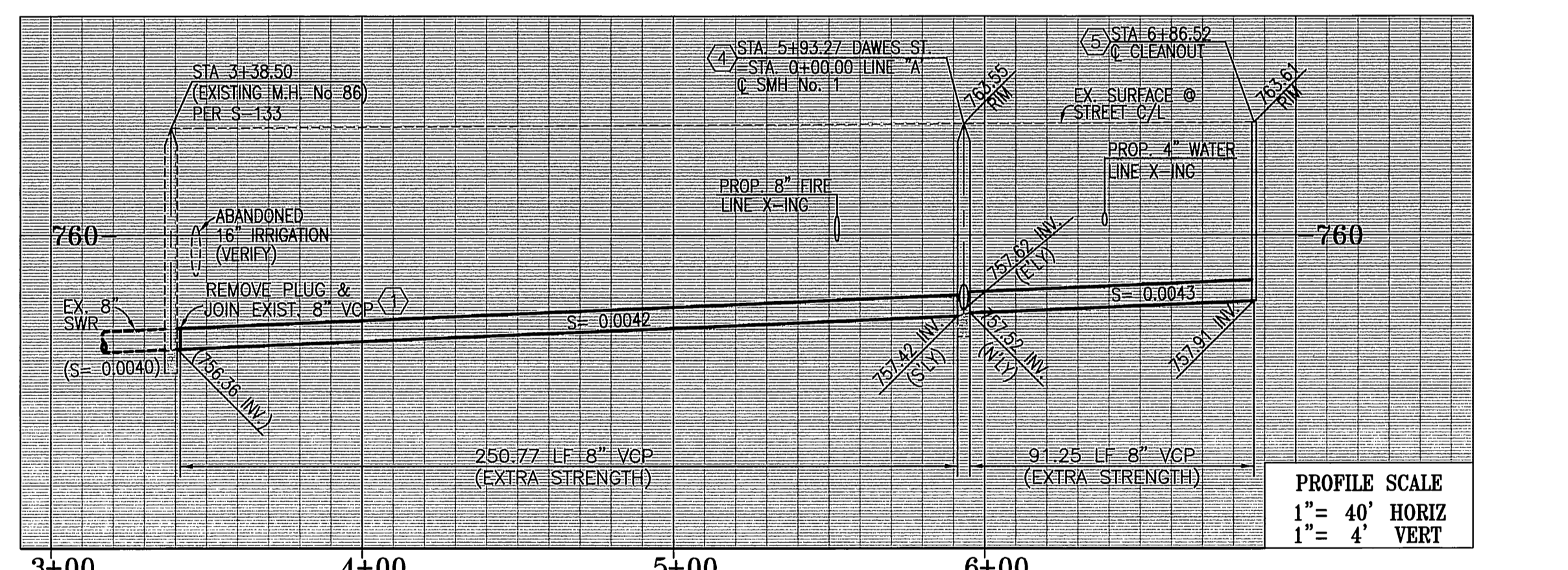
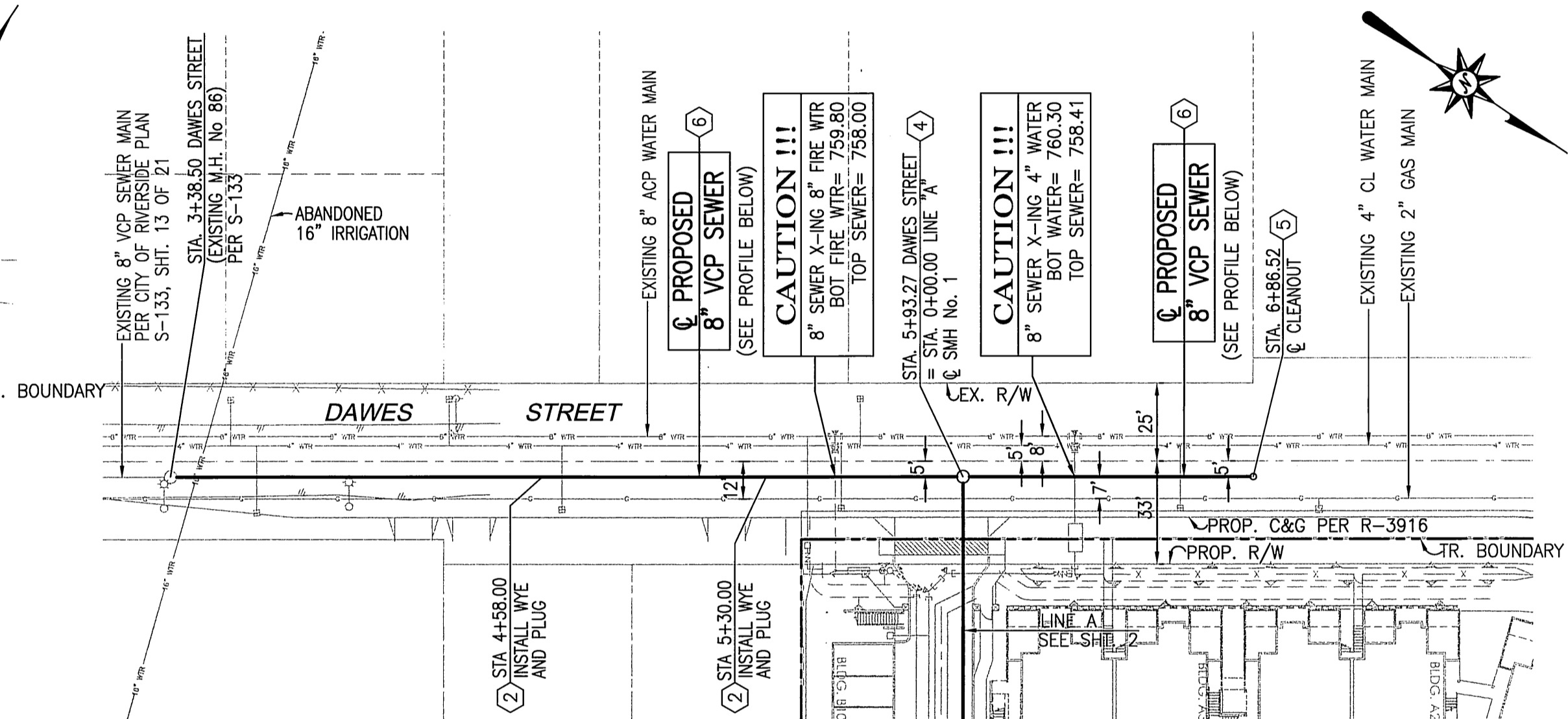
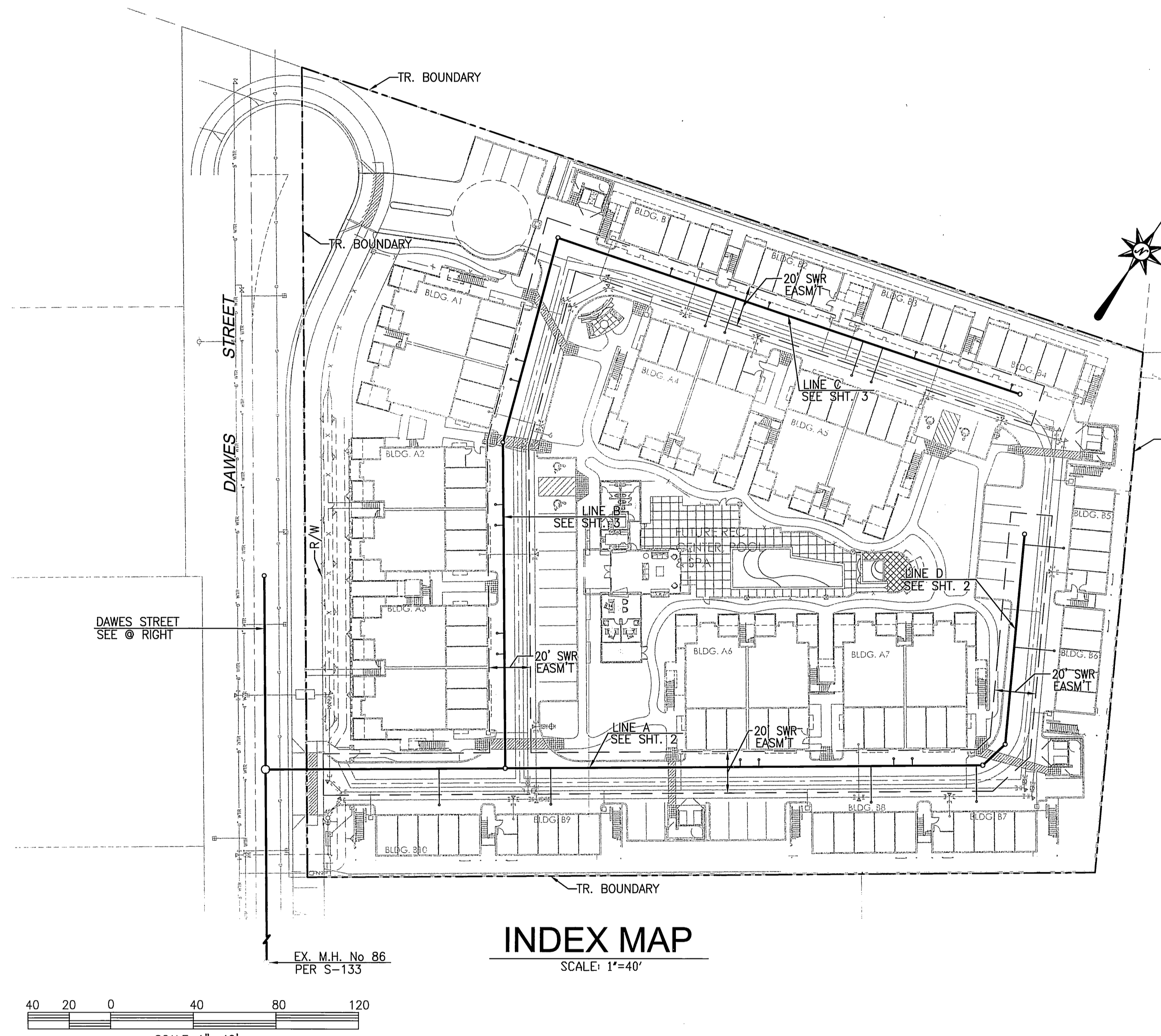
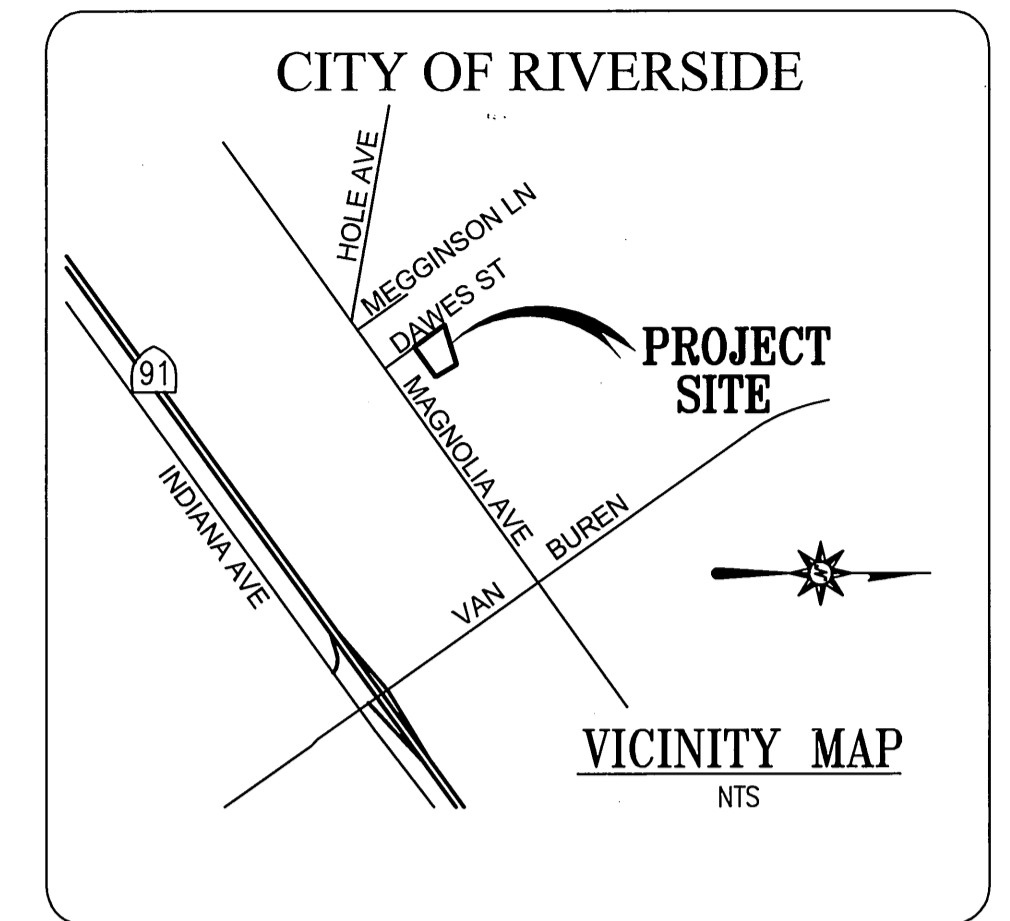
62 UNIT CONDOMINIUM

SEWER PLAN

3901 DAWES STREET

GENERAL NOTES

- 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.
- 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 DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- 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 OF RIVERSIDE.
- 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.
- THE CONTRACTOR SHALL CALL IN A LOCATIONS REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 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.
- 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.
- 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. 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 ON ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL POTHOLE ALL UTILITY CROSSING AND CONNECTIONS AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES AFFECTED. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
- 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.
- CONTRACTOR SHALL VERIFY THE LOCATIONS OF SEWER LATERALS FOR EACH BUILDING WITH THE MECHANICAL ENGINEER, PRIOR TO CONSTRUCTION.
- SEWER PIPE SHALL BE 8" PVC (SDR 35) IN ACCORDANCE WITH CITY OF RIVERSIDE SPECIFICATIONS AND STANDARDS.
- ALL LATERALS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, TERMINATE 5-FT. FROM BUILDING. ALL LATERALS SHALL BE 4" MINIMUM DIAMETER WITH A MINIMUM SLOPE OF 2%, UNLESS OTHERWISE NOTED. ALL LATERALS SHALL HAVE A CLEAN OUT. LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF RIVERSIDE STD. DWG. NO. 562A.
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RIVERSIDE STD. DWG. NO. 500.
- SEWER BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE STD. DWG. NOS. 452 CASE 1 & 453.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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.



SEWER CONSTRUCTION NOTES	QNTY	UNITS
(1) REMOVE EXISTING PLUG AND JOIN EXISTING 8" VCP SEWER.	1	EA
(2) CONSTRUCT 4" SEWER LATERAL PER CITY OF RIVERSIDE STD DWG. No. 562A. (274 LF)	26	EA
(3) INSTALL 8" PVC (SDR-35) SEWER.	932	LF
(4) CONSTRUCT CONCRETE SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500.	8	EA
(5) CONSTRUCT SEWER CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 560.	1	EA
(6) CONSTRUCT 8" VCP (EXTRA STRENGTH) SEWER.	342	LF

THE GAS COMPANY SHEETS 1 & 2

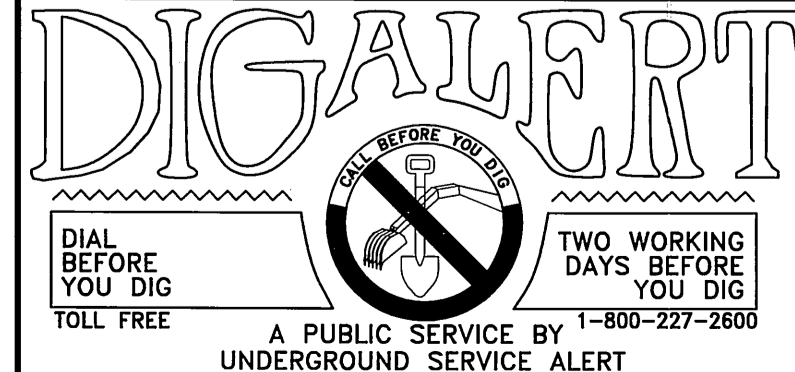
[Signature] 3/9/06

APPROVED BY DATE

CITY OF RIVERSIDE WATER DIVISION

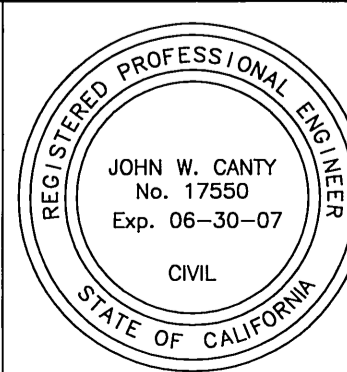
[Signature] 3/14/06

APPROVED BY DATE



PRIVATE ENGINEERING NOTE

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.



PREPARED UNDER THE SUPERVISION OF:

[Signature]

REGISTERED CIVIL ENGINEER No. 17550
EXPIRATION DATE: 6-30-07 DATE: 3/9/06

CANTY PSOMAS
CIVIL ENGINEERING - PLANNING - SURVEYING
2010 IOWA AVENUE, SUITE 110, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (951) 683-5234 FAX (951) 683-5301
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-7-07

SCALE: AS SHOWN BENCHMARK: CITY OF RIVERSIDE F3-S3
DATE: FEBRUARY 2006 P.L.K. MAIL AND CITY ENGINEER TAG IN THE TOP OF CURB AT THE M.O.C. OF THE NORTHWEST CORNER RETURN OF HARRISON STREET AND COUNTY FARM ROAD. ELEV. 768.872

MARK REVISIONS APPR DATE

DESIGNED BY ABI DRAWN BY MW CHECKED BY TL

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

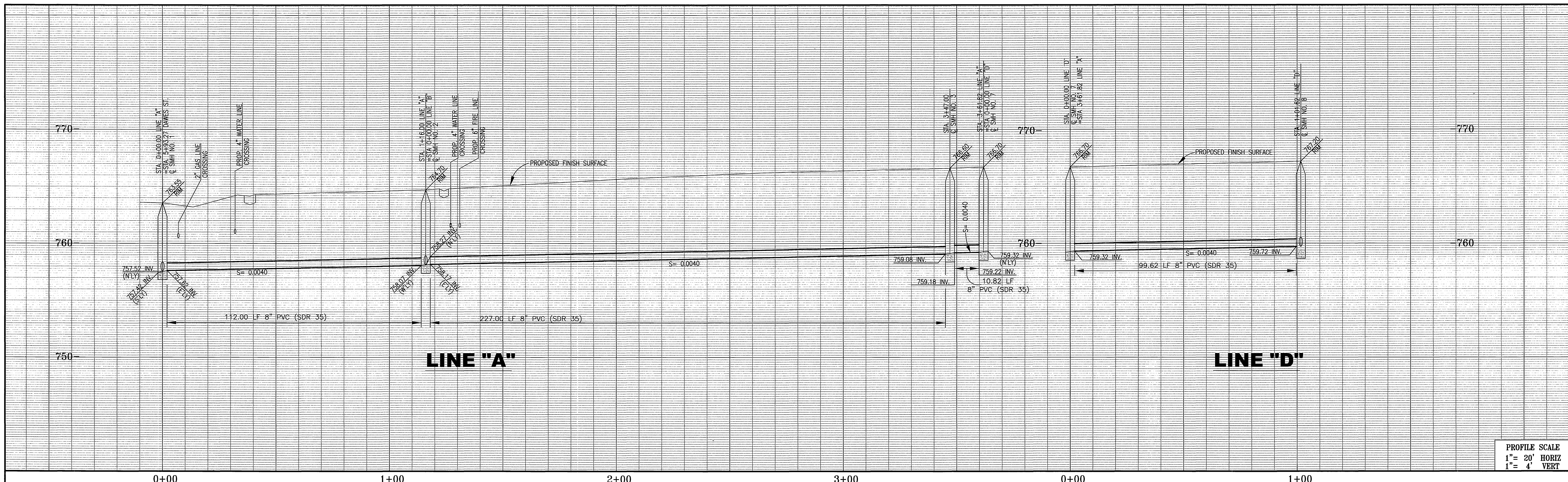
APPROVED BY *[Signature]* BY *[Signature]* DATE *[Signature]*

APPROVED BY *[Signature]* CITY ENGINEER DATE *[Signature]*

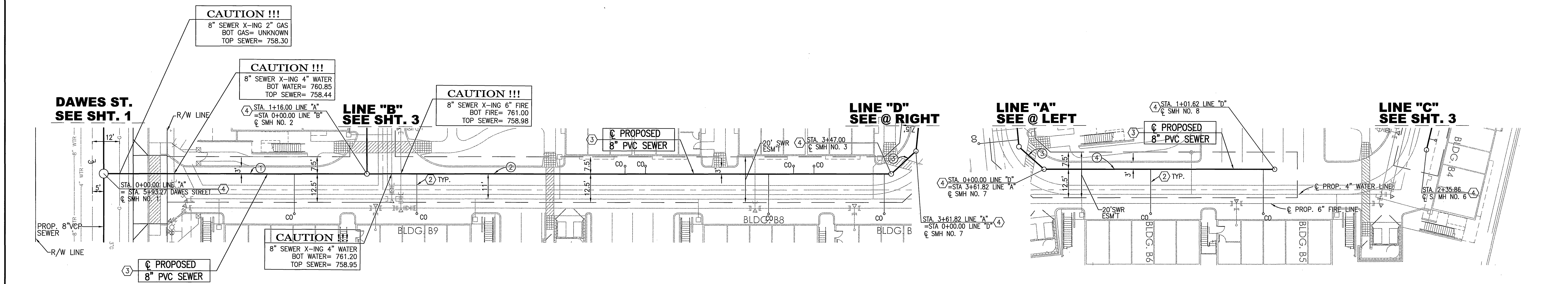
IN THE CITY OF RIVERSIDE, CA TRACT NO. 32502
62 UNIT CONDOMINIUM SEWER INDEX PLAN

FOR: KOELLER FILE No: 1276-001

PW 05-0950
S-1961
SHT. **1** OF **3**

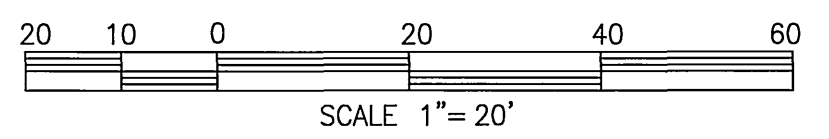
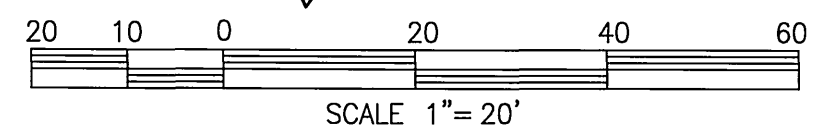


PROFILE SCALE
 1" = 20' HORIZ
 1" = 4' VERT



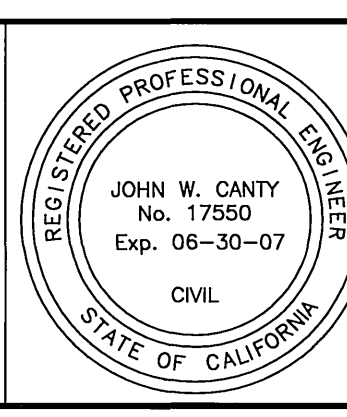
SEWER MAIN DATA

No.	BEARING	DISTANCE
①	N55°46'12"E	116.00'
②	N55°46'12"E	231.00'
③	N13°19'07"E	14.82'
④	N28°35'03"W	101.62'



DIGALERT
 DIAL BEFORE YOU DIG
 TOLL FREE
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT
 TWO WORKING DAYS BEFORE YOU DIG
 1-800-227-2800

PRIVATE ENGINEERING NOTE
 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 THIS 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.



PREPARED UNDER THE SUPERVISION OF:
John W. Canty
 REGISTERED CIVIL ENGINEER No. 17550
 EXPIRATION DATE: 6-30-07 DATE: 3/2/06

CANTY PSOMAS
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2010 IOWA AVENUE, SUITE 110, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (951) 683-5234 FAX (951) 683-5301
 CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-7-07

SCALE: AS SHOWN
 BENCHMARK: CITY OF RIVERSIDE F3-S3
 P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF CURB AT THE M.O.C. OF THE NORTHWEST CURB RETURN OF HARRISON STREET AND COUNTY FARM ROAD. ELEV. 768.872

MARK	REVISIONS	APPR	DATE
DESIGNED BY <u>ABI</u>	DRAWN BY <u>MW</u>	CHECKED BY <u>TL</u>	

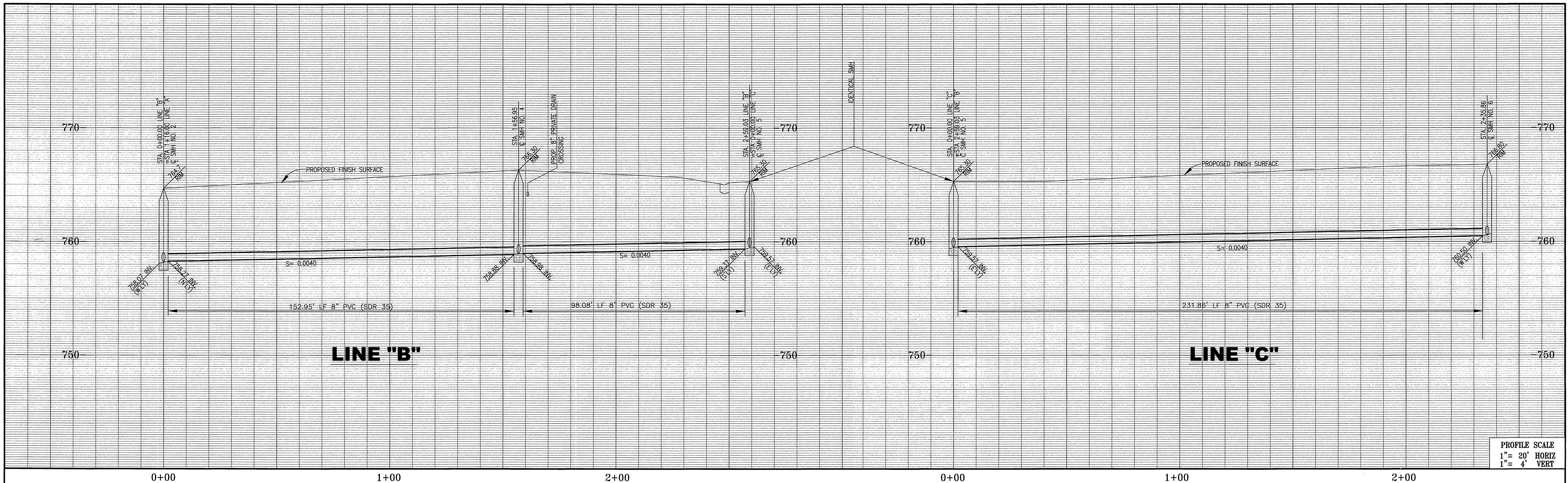
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] DATE: 3/2/06
 PRINCIPAL ENGR.
 APPROVED BY: [Signature] DATE: 3/2/06
 CITY ENGINEER

IN THE CITY OF RIVERSIDE, CA
 TRACT NO. 32502
 62 UNIT CONDOMINIUM
 SEWER IMPROVEMENT PLANS

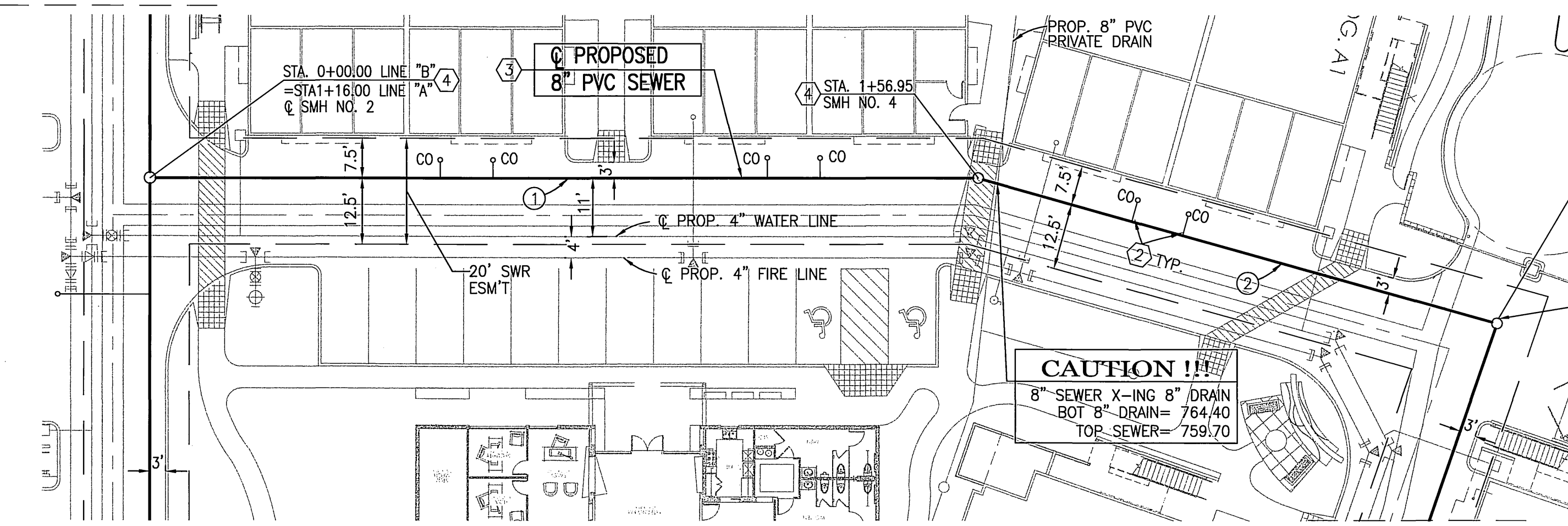
FOR: KOELLER

PW 05-0950
 S-1961
 SHT. 2 OF 3
 FILE No: 1276-001



PROFILE SCALE
1" = 20' HORIZ
1" = 4' VERT

LINE "A"
SEE SHT. 2

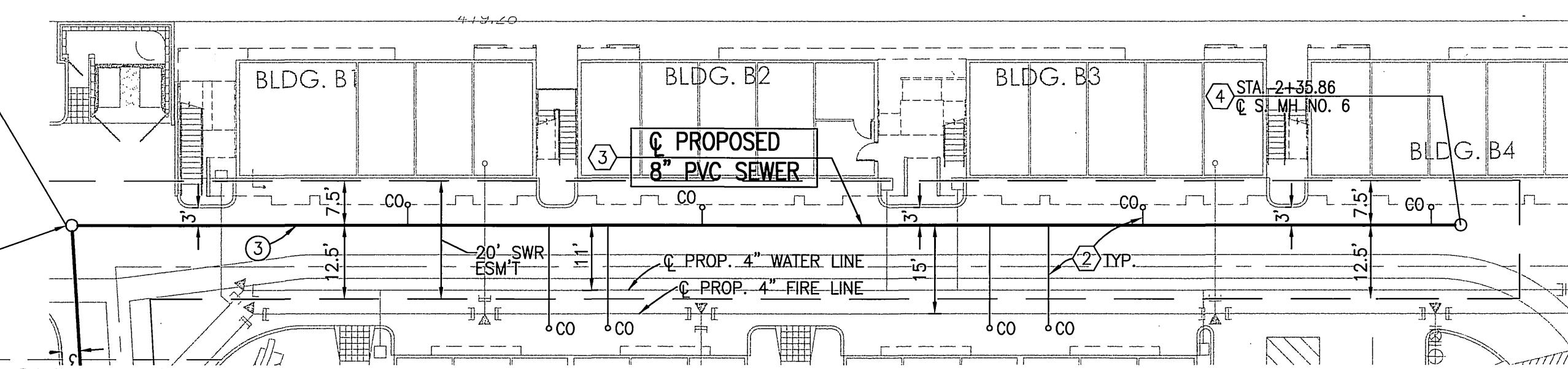


SEE SHT. 2

LINE "B"

SEE RIGHT
LINE "C"

4 STA. 0+00.00 LINE "C"
= STA. 2+59.03 LINE "B"
@ SMH NO. 5

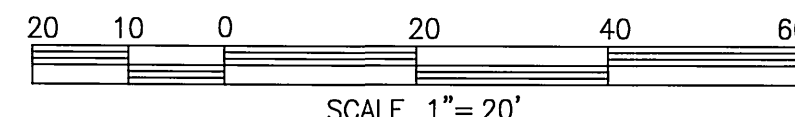


SEE LEFT
LINE "B"

LINE "C"

SEWER MAIN DATA

No.	BEARING	DISTANCE
①	N34°16'57"W	156.95'
②	N18°44'53"W	102.08'
③	N74°45'52"E	235.86'



DIGALERT
DIAL BEFORE YOU DIG
TOLL FREE
A PUBLIC SERVICE BY 1-800-227-2800
UNDERGROUND SERVICE ALERT

PRIVATE ENGINEERING NOTE
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.

REGISTERED PROFESSIONAL ENGINEER
JOHN W. CANTY
No. 17550
Exp. 06-30-07
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
John W. Canty
REGISTERED CIVIL ENGINEER No. 17550
EXPIRATION DATE: 6-30-07 DATE: 3/19/06

CANTY PSOMAS
CIVIL ENGINEERING - PLANNING - SURVEYING
2010 IOWA AVENUE, SUITE 110, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (951) 683-5234 FAX (951) 683-5301
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-7-07

SCALE: AS SHOWN
BENCHMARK: CITY OF RIVERSIDE F3-S3
P.I.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF CURB AT THE M.O.C. OF THE NORTHWEST CORNER RETURN OF HARRISON STREET AND COUNTY FARM ROAD, ELEV. 768.872

MARK	REVISIONS	APPR	DATE
DESIGNED BY	ABR	DRAWN BY	MW
CHECKED BY	TL		

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]
PRINCIPAL ENGR.
DATE: 3/24/06

APPROVED BY: [Signature]
CITY ENGINEER
DATE: 3/24/06

IN THE CITY OF RIVERSIDE, CA
TRACT NO. 32502
62 UNIT CONDOMINIUM
SEWER IMPROVEMENT PLANS

PW 05-0950
S-1961
SHT. 3 OF 3
FOR: KOELLER
FILE No: 1276-001

INDEXED 5-03-06 LHM