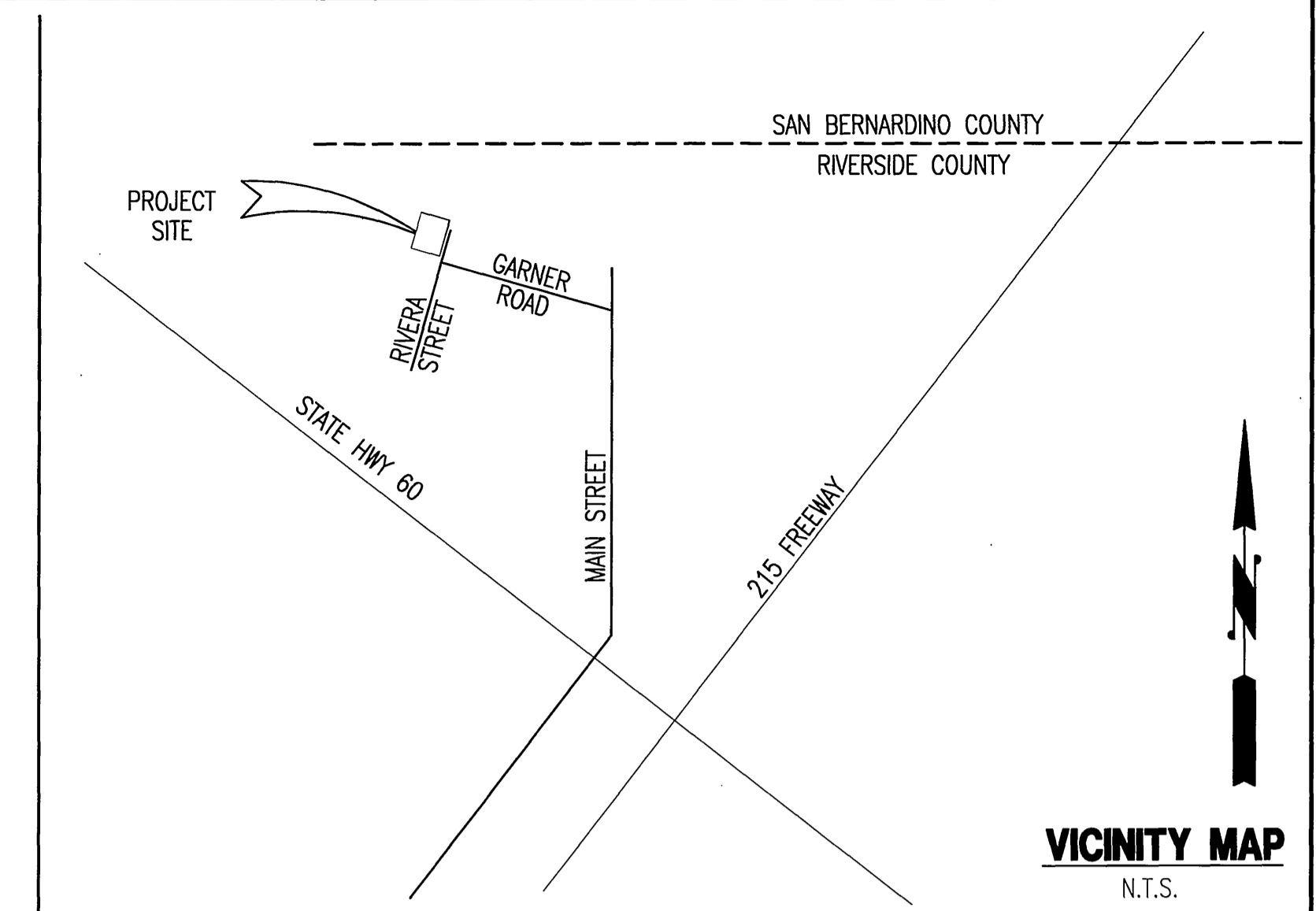


# SEWER IMPROVEMENT PLANS

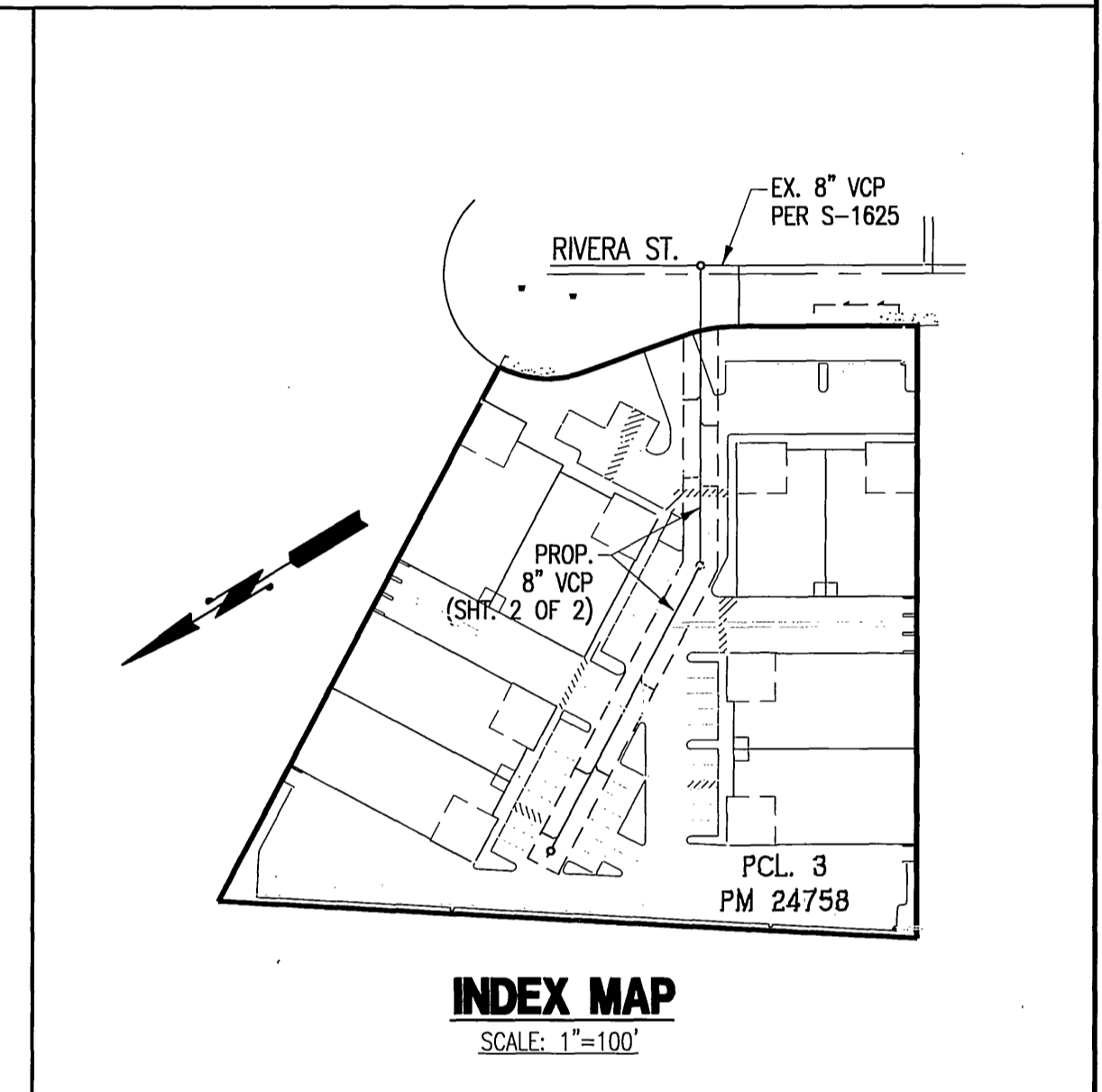
## PARCEL 3, PM 24758

### 435-485 RIVERA STREET, RIVERSIDE



**GENERAL NOTES:**

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
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. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
4. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES. LATERALS TO BE 6" AND EXTENDED TO THE EASEMENT LINE. NO LATERALS DIRECTLY OPPOSITE EACH OTHER. LATERAL TO BE INSTALLED PER STD. 562.
5. NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4 FEET ABOVE THE SEWER FLOW LINE AT POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
6. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
7. 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.
8. CONTRACTOR SHALL MODIFY EXISTING MANHOLE INVERT TO RE-CHANNEL FLOW FROM NEW MAIN.
9. 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.
10. THE CONTRACTOR SHALL CALL IN A LOCATION REQUESTED TO UNDERGROUND SERVICE ALERT (USA), PHONE NO.: (800) 422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPT. INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
11. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
12. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
13. 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.
14. CONTRACTOR SHALL CONSTRUCT PIPE BEDDING FOR SEWER PIPE TO THE SATISFACTION OF THE CITY ENGINEER, PER CITY OF RIVERSIDE STANDARD 452, NOTE 2.



**QUANTITY ESTIMATE**

1. MANHOLE(S) ..... 3 EA
2. V.C.P. SEWER PIPE (8") ..... 350 L.F.
3. V.C.P. SEWER LATERALS (6") ..... 87 L.F.
4. MANUFACTURED END CAP ..... 1 EA
5. PIPE BEDDING ..... 315 L.F.

**BENCH MARK:**

GPS-51  
ELEVATION = 813.657 FT.  
DATE: 1991 (DATUM 1929, ADJUSTED 1971)  
2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51  
1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE  
NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE  
BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE.

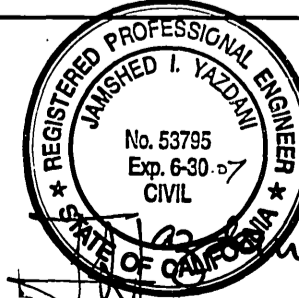


**CITY OF RIVERSIDE WATER SYSTEM**  
*MW McLed* 8/17/06  
APPROVED DATE

PREPARED FOR:  
**OMNIWEST GROUP RIVERSIDE, LLC**  
3 GARNET, IRVINE, CALIFORNIA 92620  
TEL.: (714) 336-2433

JOB NO.: 9928  
DESIGNED BY: JIY  
DRAWN BY: SW  
CHECKED BY: JIY

**AEI**  
**AMPAK CIVIL ENGINEERING, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
9420 TOPANGA CANYON BLVD. #201  
CHATHAM, CALIFORNIA 91311  
TEL.: (818) 700-9729 FAX: (818) 700-8548  
e-mail: ampakcivil@yahoo.com



MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

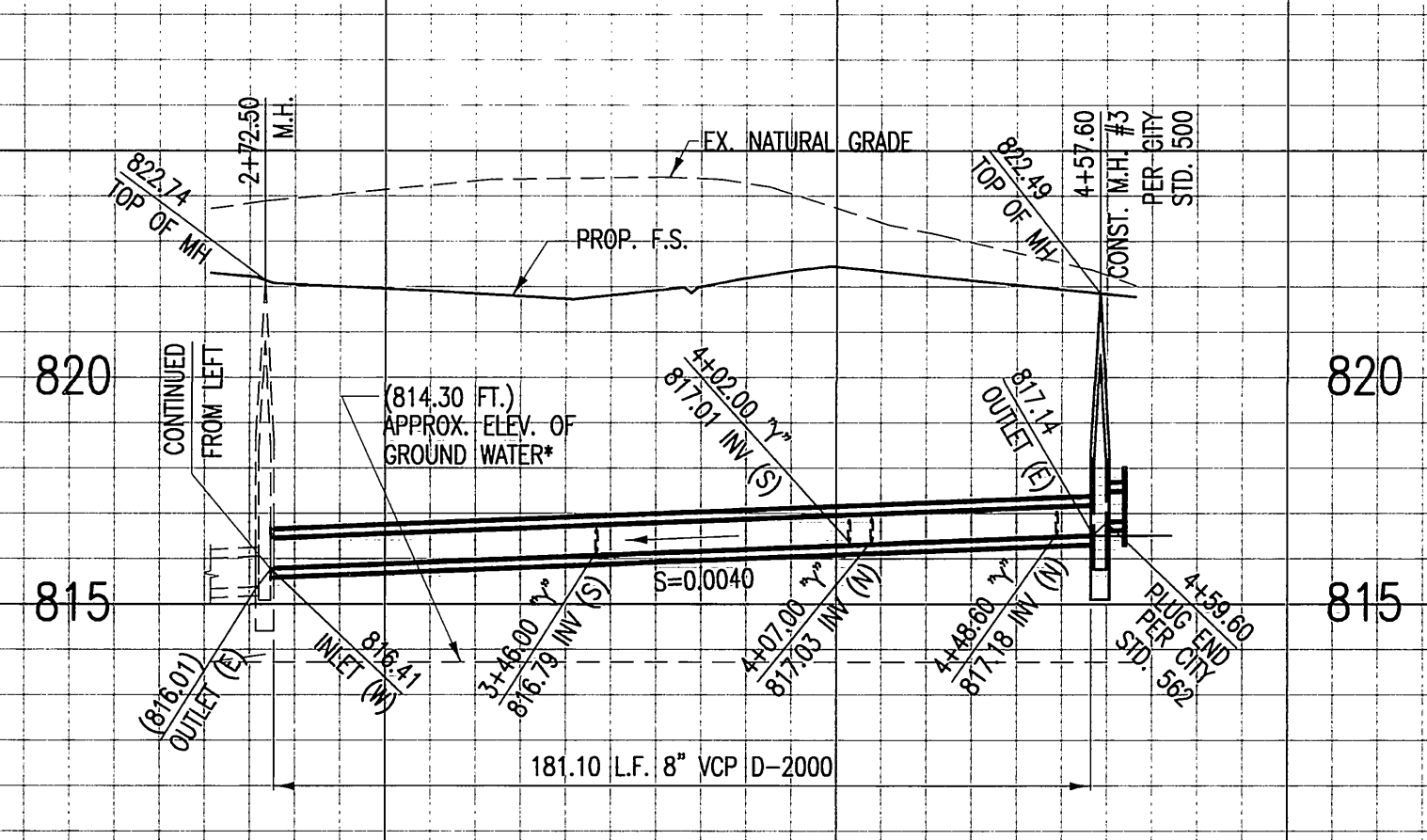
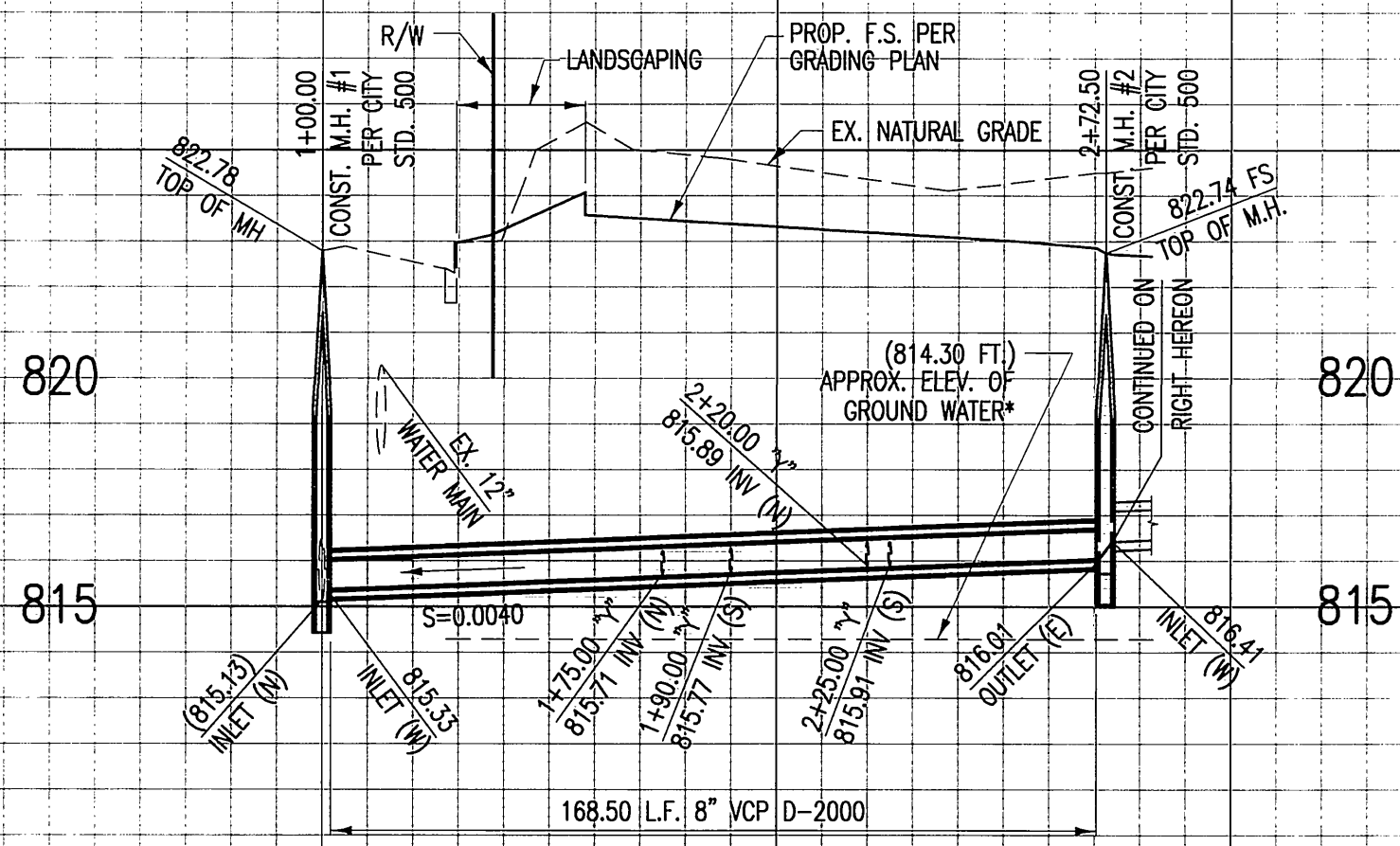
APPROVED	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	10/27/06	<i>Michael T. Yezzer</i>	<i>Alan Boggs</i>
TRAFFIC DIVISION			CITY ENGINEER
	DATE		10/27/06

PERMIT NO.: PW06-0421  
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO.: 123499, EXP.: 3-15-2007

**SANITARY SEWER PLANS**  
**PARCEL 3, PM 24758**  
**435-485 RIVERA STREET, RIVERSIDE**  
**TITLE SHEET**  
HORIZ. SCALE: AS SHOWN VERT. SCALE: AS SHOWN

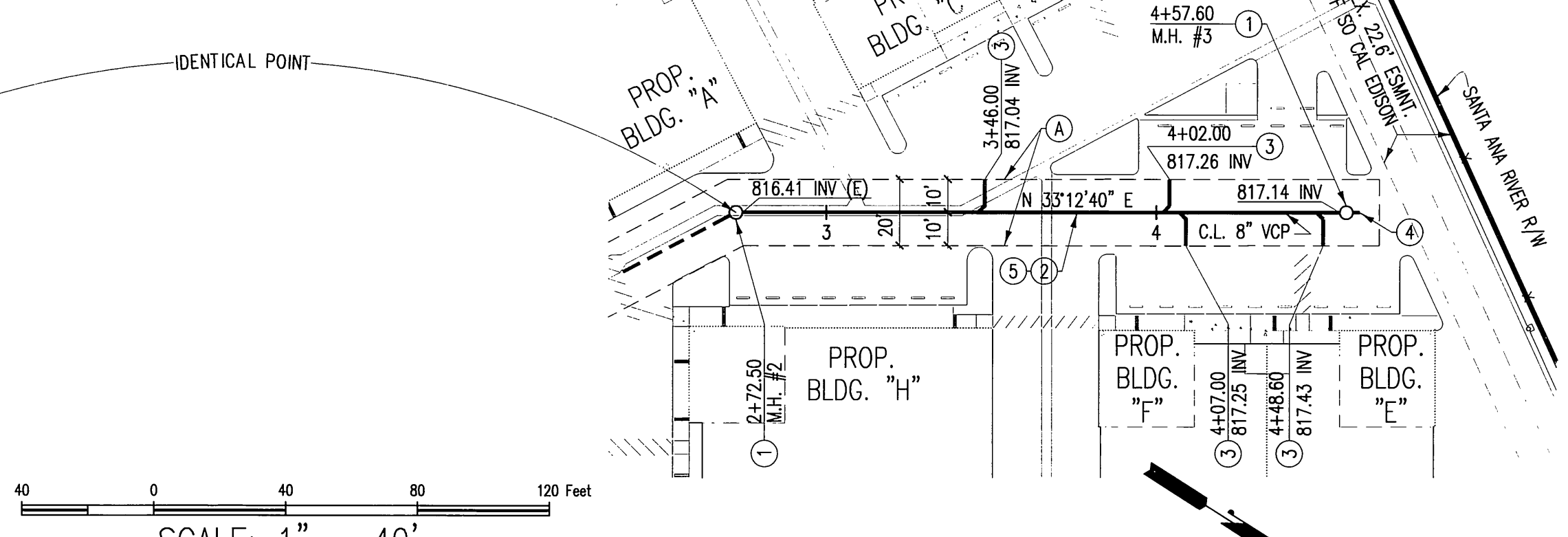
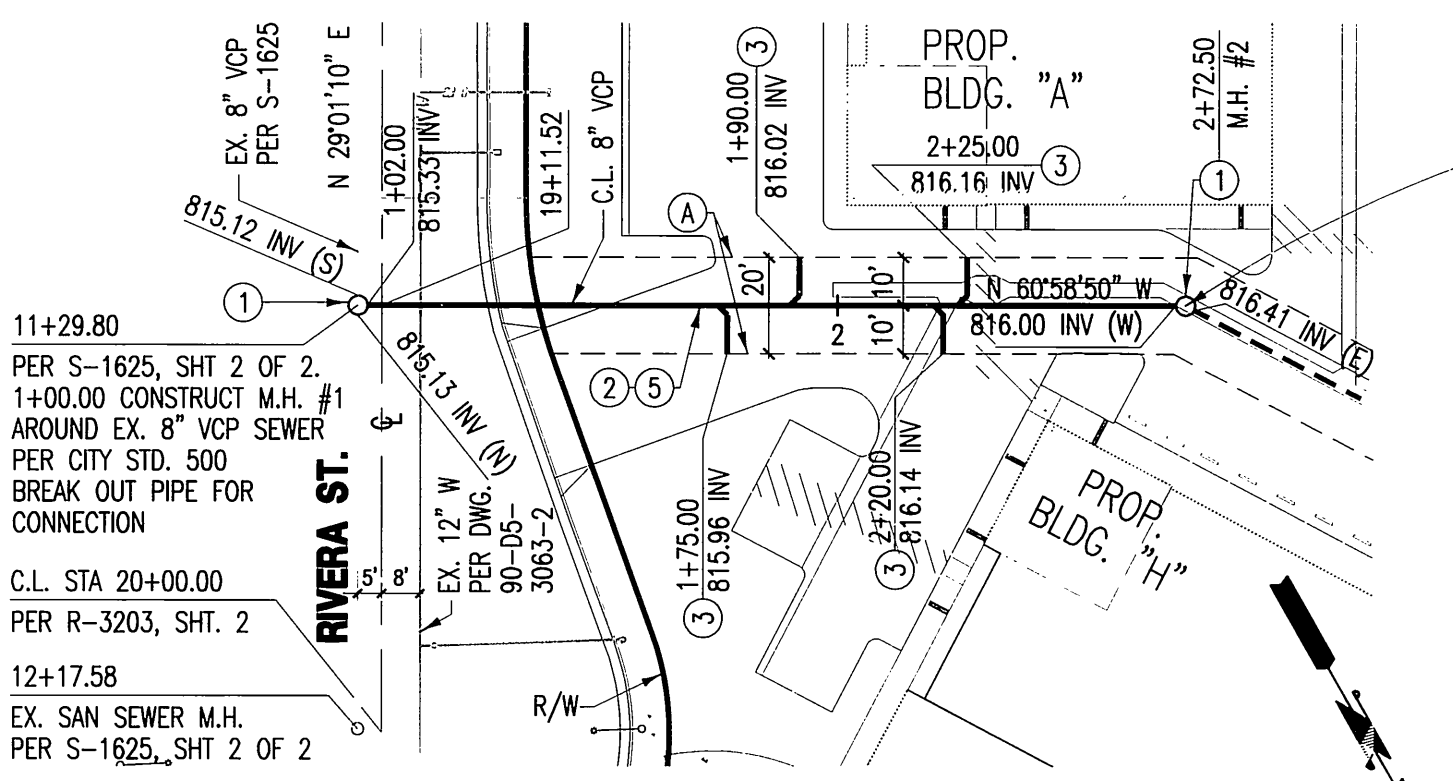
ACCOUNT NO.:  
**S-1976**  
SHEET 1 OF 2

INDEXED 11-20-06 LKH



SCALES:  
 HORIZ.: 1" = 40'  
 VERT.: 1" = 4'

**\*GROUND WATER NOTE:**  
 GROUND WATER DEPTH OF 10 FT. PER  
 SOIL EXPLORATION REPORT PREPARED BY  
 JOHN R. BYERLY, INC., DATED 5-12-2006



SCALE: 1" = 40'

**EASEMENT NOTE:**  
 (A) 20.00 FT. WIDE EASEMENT TO THE CITY OF RIVERSIDE FOR UTILITY PURPOSES TO BE RESERVED IN DOCUMENTS.

**"Y" NOTE:**  
 ALL "Y"s TO BE INSTALLED FLAT.

- CONSTRUCTION NOTES:**
1. CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STANDARD 500.
  2. INSTALL 8" V.C.P. SANITARY SEWER PIPE. INVERT PER PLAN.
  3. CONSTRUCT 6" SEWER LATERAL PER CITY OF RIVERSIDE STANDARD 562. INVERT PER PLAN.
  4. MANUFACTURED PLUG AS SHOWN IN CITY STANDARD 562.
  5. PIPE BEDDING PER CITY OF RIVERSIDE STANDARD 452, CASE II.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTOR**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY 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 PROTECT THE UTILITY LINES OR ANY OTHER LINES OF RECORD, SHOWN OR NOT SHOWN ON THESE PLANS.

**BENCH MARK:**  
 GPS-51  
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CITY OF RIVERSIDE  
 PUBLIC UTILITIES, WATER DIVISION  
 APPROVED: *MW Melch* 8/17/06

PREPARED FOR:  
 OMNIWEST GROUP RIVERSIDE, LLC  
 3 GARNET, IRVINE, CALIFORNIA 92690  
 TEL.: (714) 389-3742

JOB NO.: 9928  
 DESIGNED: JIY  
 DRAWN BY: SW  
 CHECKED BY: JIY

**AMPK CIVIL ENGINEERING, INC.**  
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 CHATSWORTH, CALIFORNIA 91311  
 TEL: (818) 700-9729 FAX: (818) 700-8548  
 e-mail: ampkcivil@yahoo.com

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE  
 PUBLIC WORKS DEPARTMENT  
 APPROVED: *[Signature]* DATE: 10/27/06 BY: *[Signature]*  
 PRINCIPAL ENGINEER  
 TRAFFIC DIVISION  
 CITY ENGINEER

SANITARY SEWER PLANS  
**PARCEL 3, PM 24758**  
**435-485 RIVERA STREET, RIVERSIDE**  
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PERMIT NO.: PW06-0421  
 CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO.: 123499, EXP.: 3-15-2007  
 ACCOUNT NO.: PW06-0421  
**S-1976**  
 SHEET 2 OF 2

INDEXED 11-30-06 LHH