

GENERAL NOTES

- 1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE COUNTY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE COUNTY'S PUBLIC WORKS DEPARTMENT.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 29597
SPRING MOUNTAIN RANCH SEWER SYSTEM

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

Table with 4 columns: ITEM, DESCRIPTION, AMOUNT, UNIT. Contains 7 rows of construction items like 'INSTALL 8" SDR 35 PVC SEWER MAIN'.

ABBREVIATIONS

- ST. - STREET
N.T.S. - NOT TO SCALE
R/W - RIGHT OF WAY
P/L - PROPERTY LINE

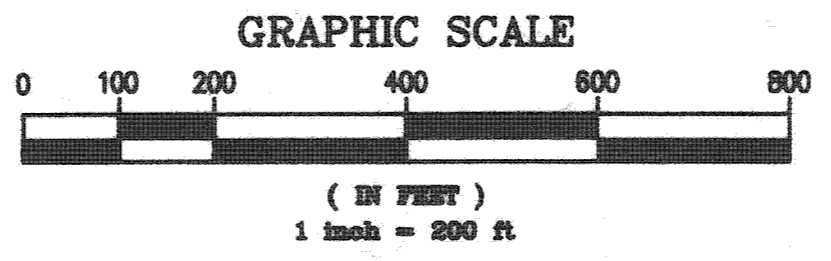
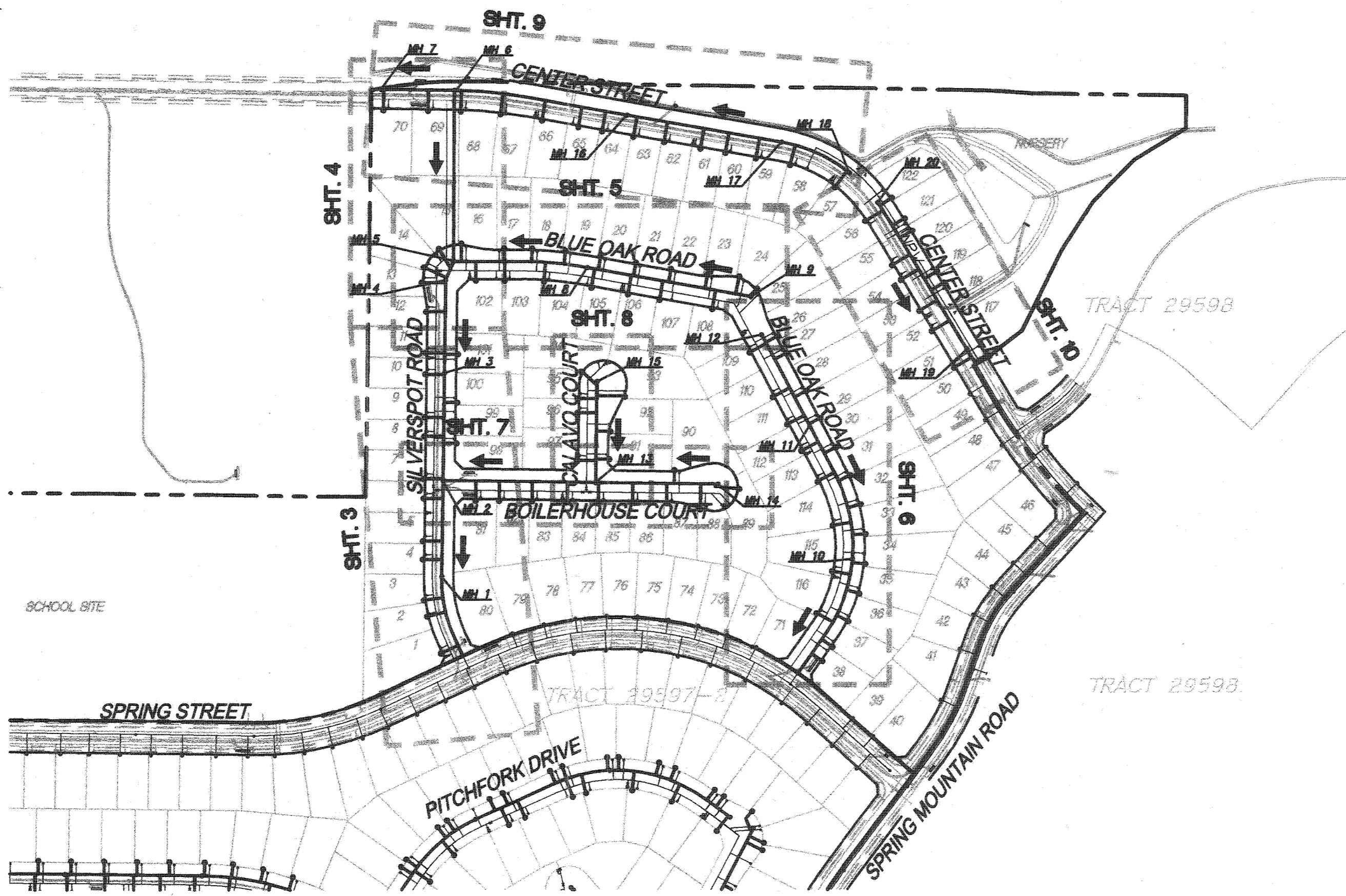
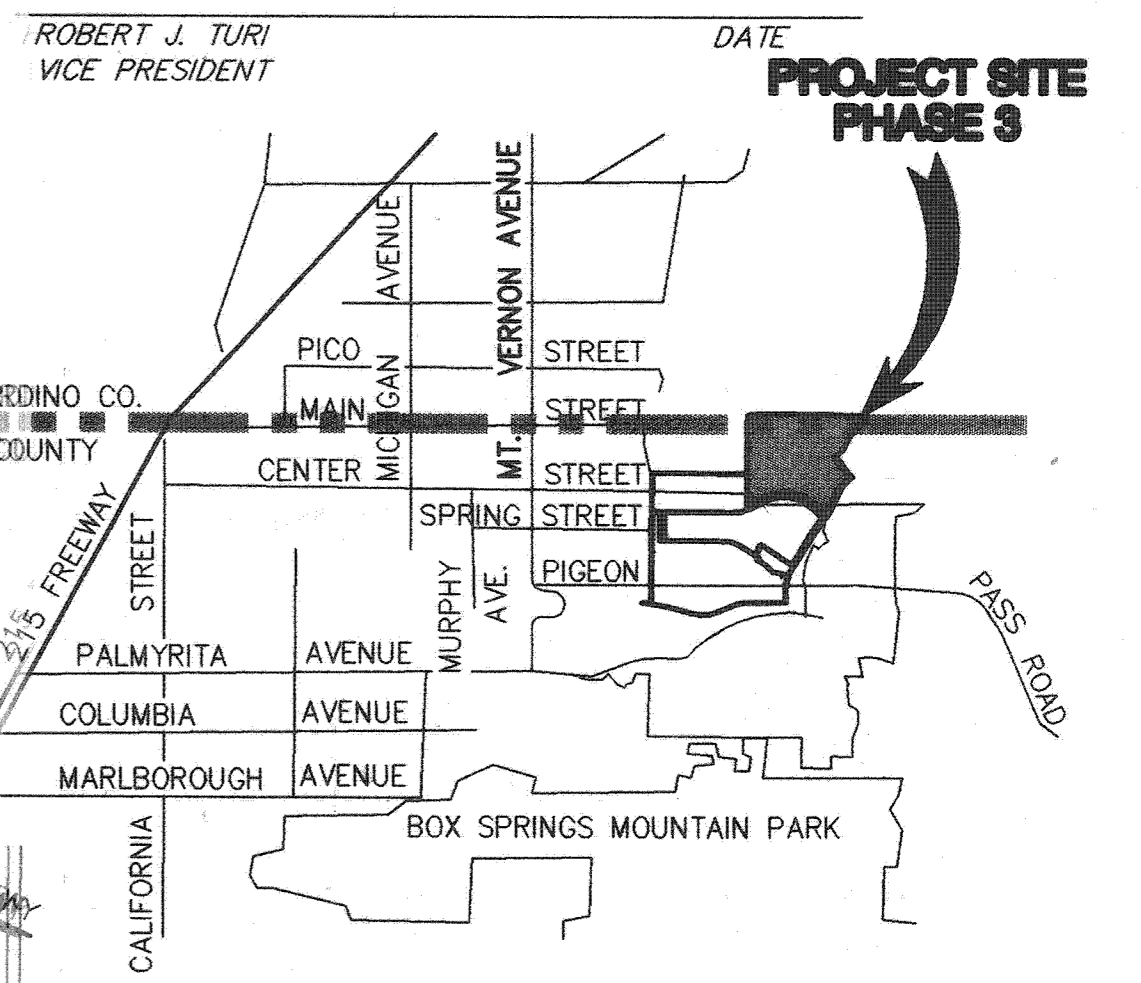
LEGEND

- SEWER LATERAL WITH CLEANOUT
WATER LATERAL
FIRE HYDRANT
EXISTING SS LINE

OWNER / PERMITTEE

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

BY:



NOTE

CSA 152C SANITARY SERVICE IN THE HIGHGROVE COMMUNITY FOR SPRING MOUNTAIN RANCH PROJECT PROVIDED PER THE WASTEWATER TREATMENT AGREEMENT...

SOURCE OF TOPOGRAPHY

TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY PHOTOGRAMMETRIC METHODS FROM INFORMATION GATHERED IN DECEMBER OF 2003...

LEGAL DESCRIPTION

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

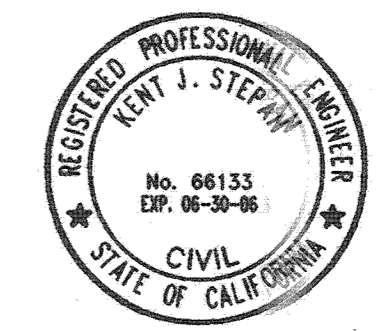
DECLARATION OF RESPONSIBLE CHARGE

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...

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.

STANTEC CONSULTING INC.
277 RANCHEROS DRIVE, SUITE 300
SAN MARCOS, CA 92069
P: (760) 891-3200
F: (760) 891-3201

KENT J. STEPHAN R.C.E. 66133 DATE: 1/24/06
EXPIRATION DATE: 06-30-06



VICINITY MAP

SECTION: 9, 10, 15, AND 16
TOWNSHIP: 2 SOUTH, RANGE: 4 WEST
SEM

SHEET INDEX

- TITLE AND INDEX MAP SHEET - 1
CONSTRUCTION NOTES AND DETAILS - 2
SILVERSPOT ROAD - 3
SILVERSPOT ROAD TO CENTER STREET - 4

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...

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...

SCHOOL DISTRICT

RIVERSIDE UNIFIED SCHOOL DISTRICT
951-788-7134

UTILITY CONTACTS

- WATER: RIVERSIDE HIGHLAND WATER COMPANY (909) 825-4128
SEWER: CITY OF RIVERSIDE (951) 826-5341
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY, BOB SIEGAL (909) 307-6770

ASSESSOR'S PARCEL NO.

- 255-210-010-0, 255-170-010-7, 255-190-004-4, 255-180-014-2, 255-210-011-1, 255-190-005-5, 255-190-007-7, 255-180-010-8, 255-180-012-0, 255-180-016-4, 255-220-007-9, 255-240-008-2, 255-240-009-3, 255-230-003-6, 255-230-009-2, 255-240-010-3, 255-200-012-1, 255-200-009-9, 255-200-010-9, 255-180-008-1, 257-170-007-9, 255-210-012-2, 255-230-011-3, 255-230-001-4, 255-200-002-2, 255-200-003-3, 255-140-019-3, 257-100-011-5, 255-200-011-0, 255-200-014-3, 255-200-002-2, 255-200-013-2, 255-120-011-3, 257-180-009-2, 255-210-010-0, 255-210-011-1, 257-120-003-0, 255-200-016-5, 255-200-017-6, 255-210-011-1

APPROVED BY: COUNTY OF RIVERSIDE DEPARTMENT OF HEALTH
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.

Table with columns: REVISIONS, APPR., DATE. Includes a grid for tracking changes.

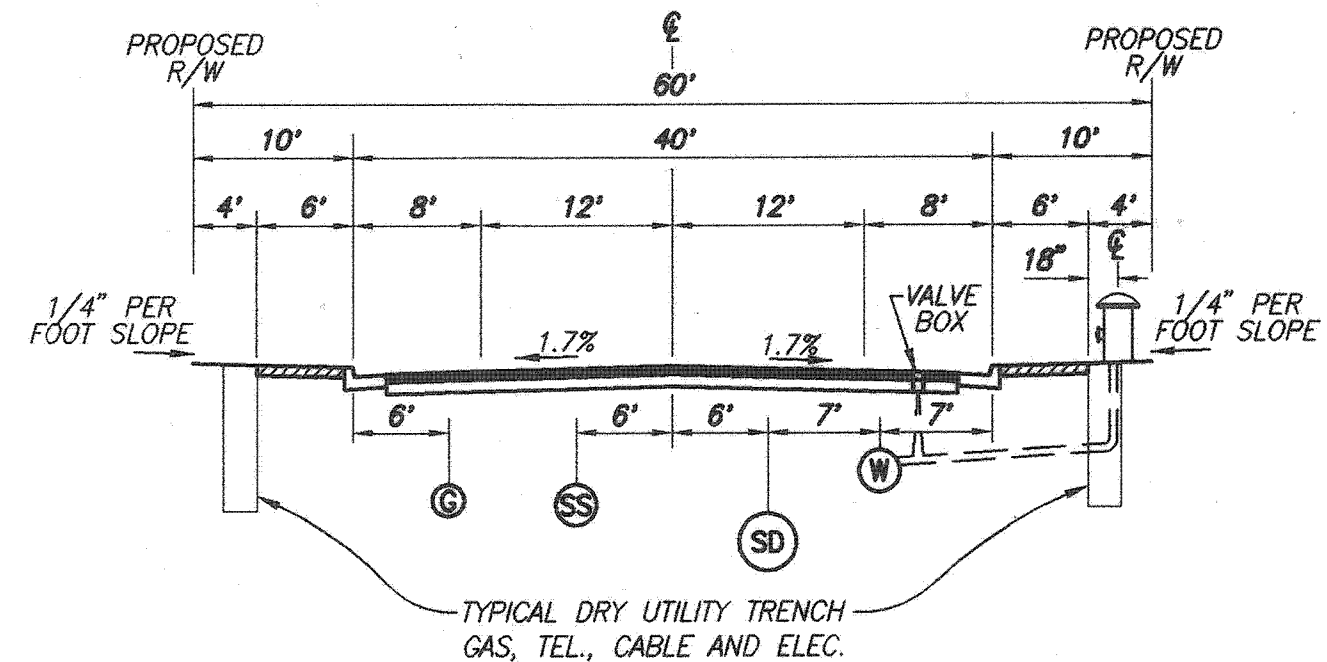
SEAL-COUNTY
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY: KHALED A. OTHMAN

SEAL
REGISTERED PROFESSIONAL ENGINEER
KENT J. STEPHAN
No. 66133
Exp. 06-30-06

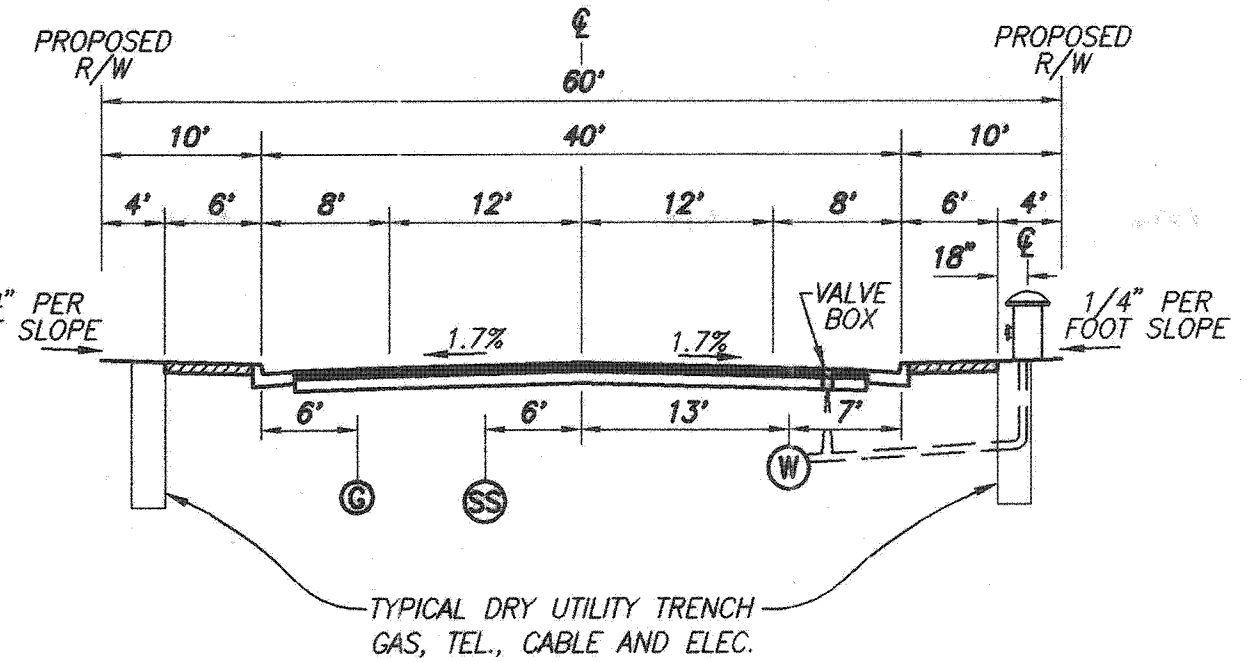
CITY OF RIVERSIDE
RECOMMENDS APPROVAL
CITY ENGINEER: Kent J. Stephan
DATE: 1/24/06

CITY OF RIVERSIDE DRAWING NO. S-1898
WDID No. 833C327881 PW05-0222
TRACT NO. 29597 IP NO. 050028
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH
TITLE AND INDEX MAP SHEET
SHEET NO. 1 OF 10 SHEETS

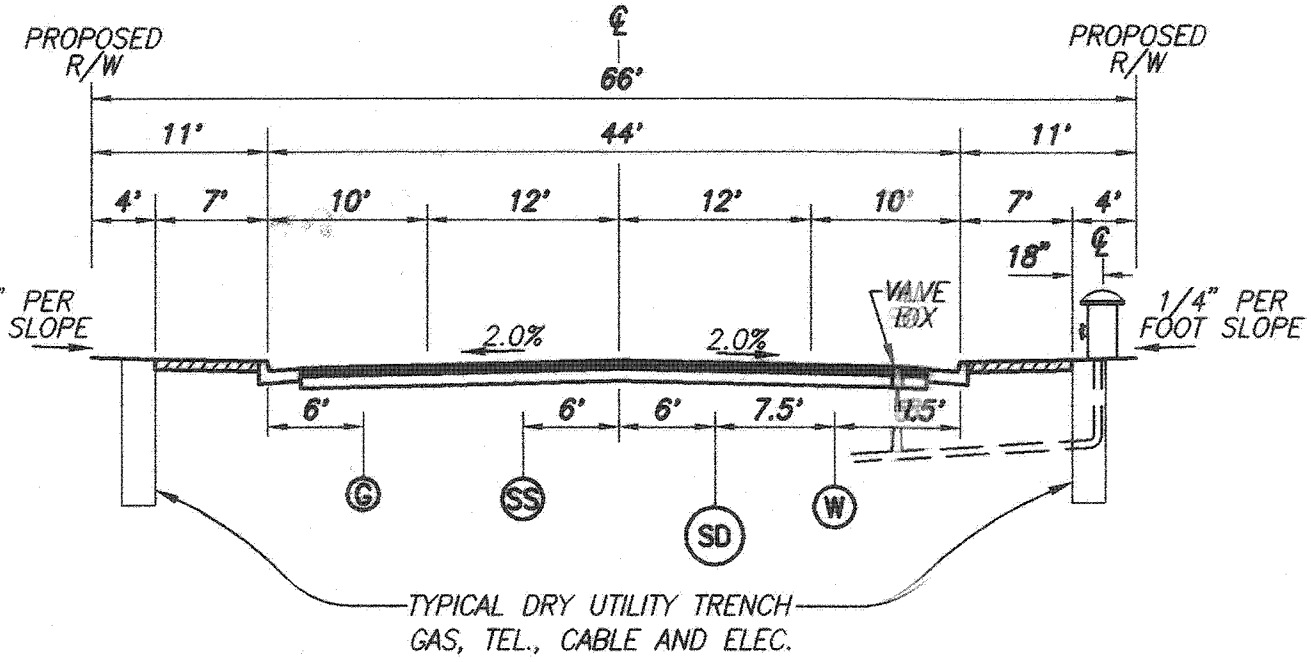
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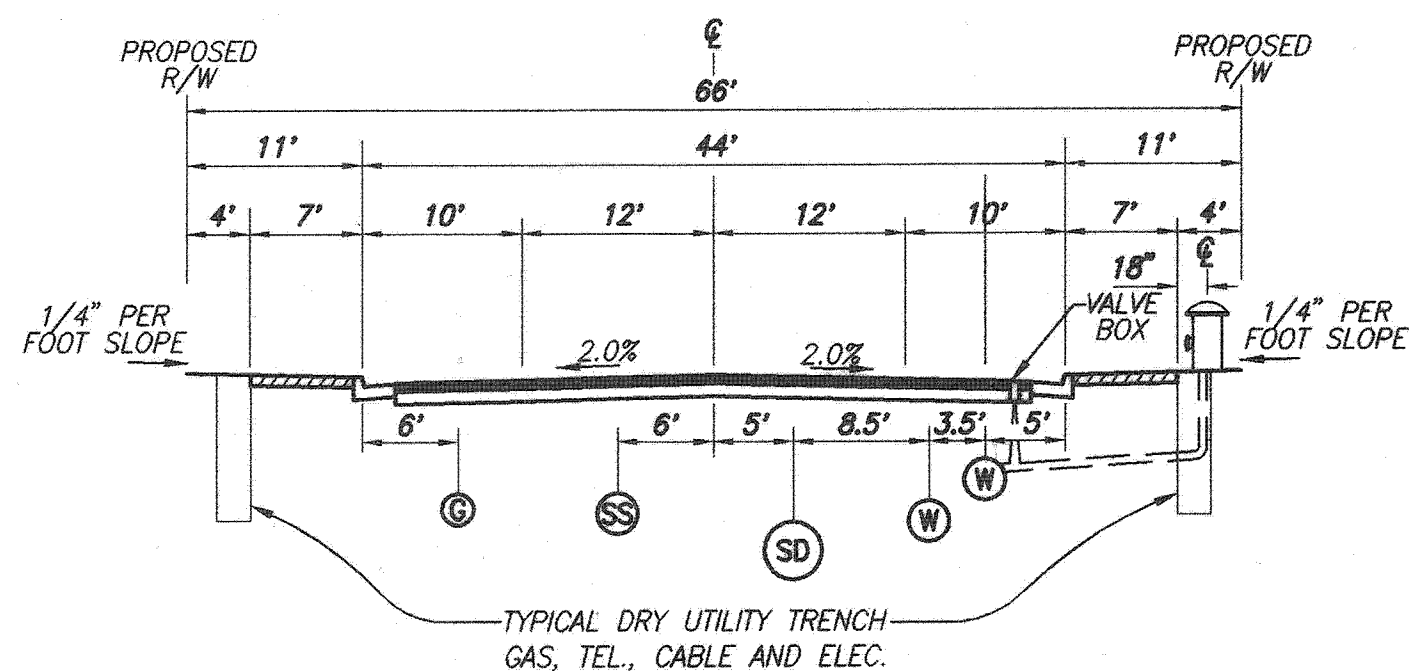
TYPICAL SECTION
 BLUE OAK ROAD STA: 32+33.38 TO STA: 33+07.81
 BOILERHOUSE COURT STA: 9+87.00 TO STA: 10+59.07
 SILVERSPOT ROAD STA: 9+85.00 TO STA: 17+81.22
 NTS



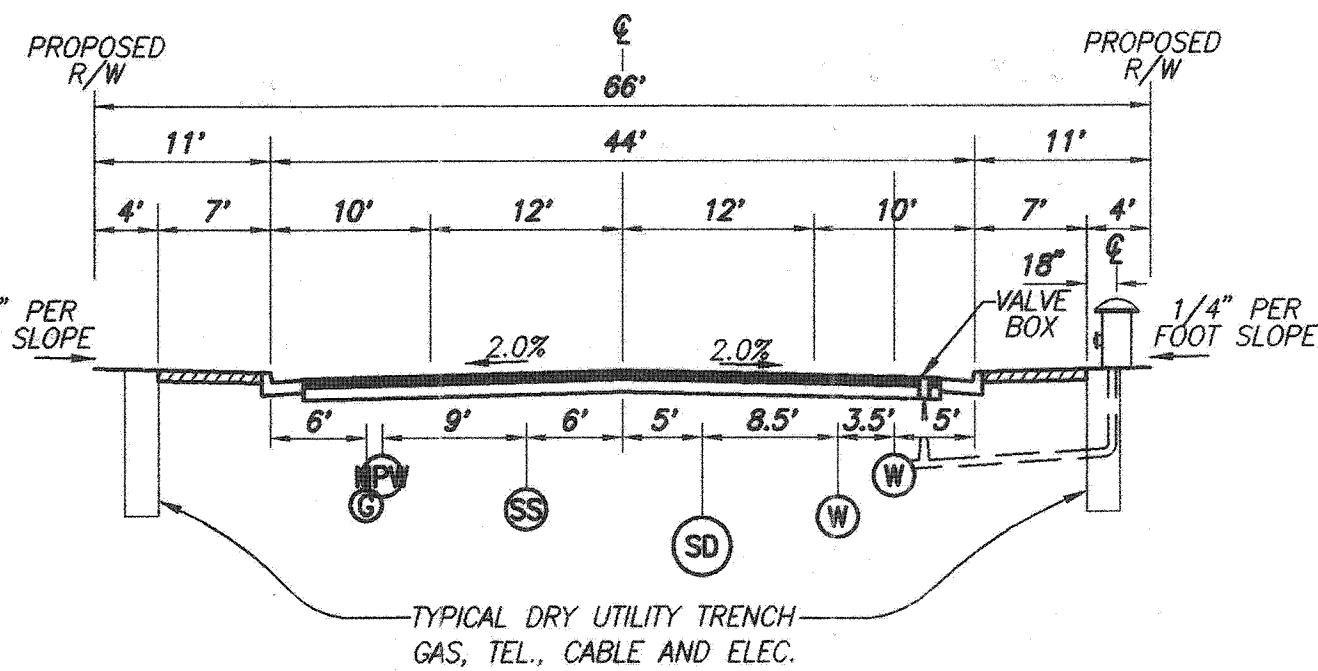
TYPICAL SECTION
 BLUE OAK ROAD STA: 18+26.87 TO STA: 32+33.38
 BOILERHOUSE COURT STA: 10+59.07 TO STA: 15+50.44
 CALAVO COURT STA: 9+87.00 TO STA: 12+35.89
 SILVERSPOT ROAD STA: 17+81.22 TO STA: 18+26.87
 NTS



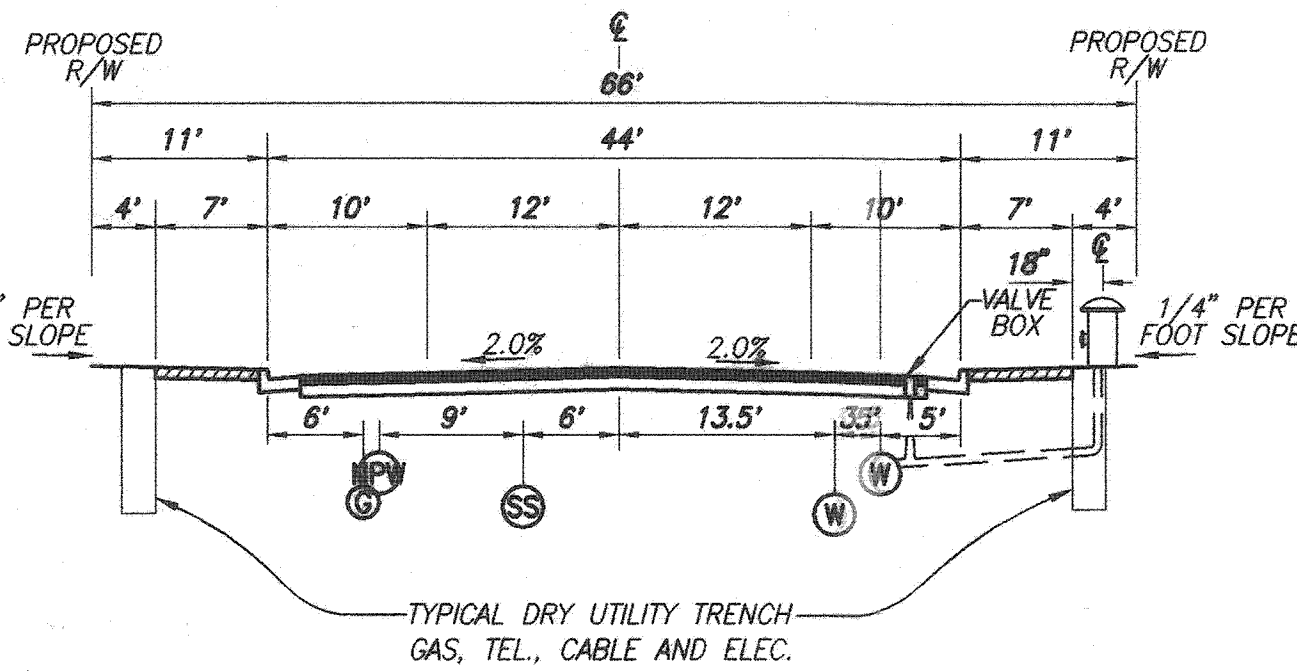
TYPICAL SECTION
 CENTER STREET STA: 38+61.02 TO STA: 38+06.20
 NTS



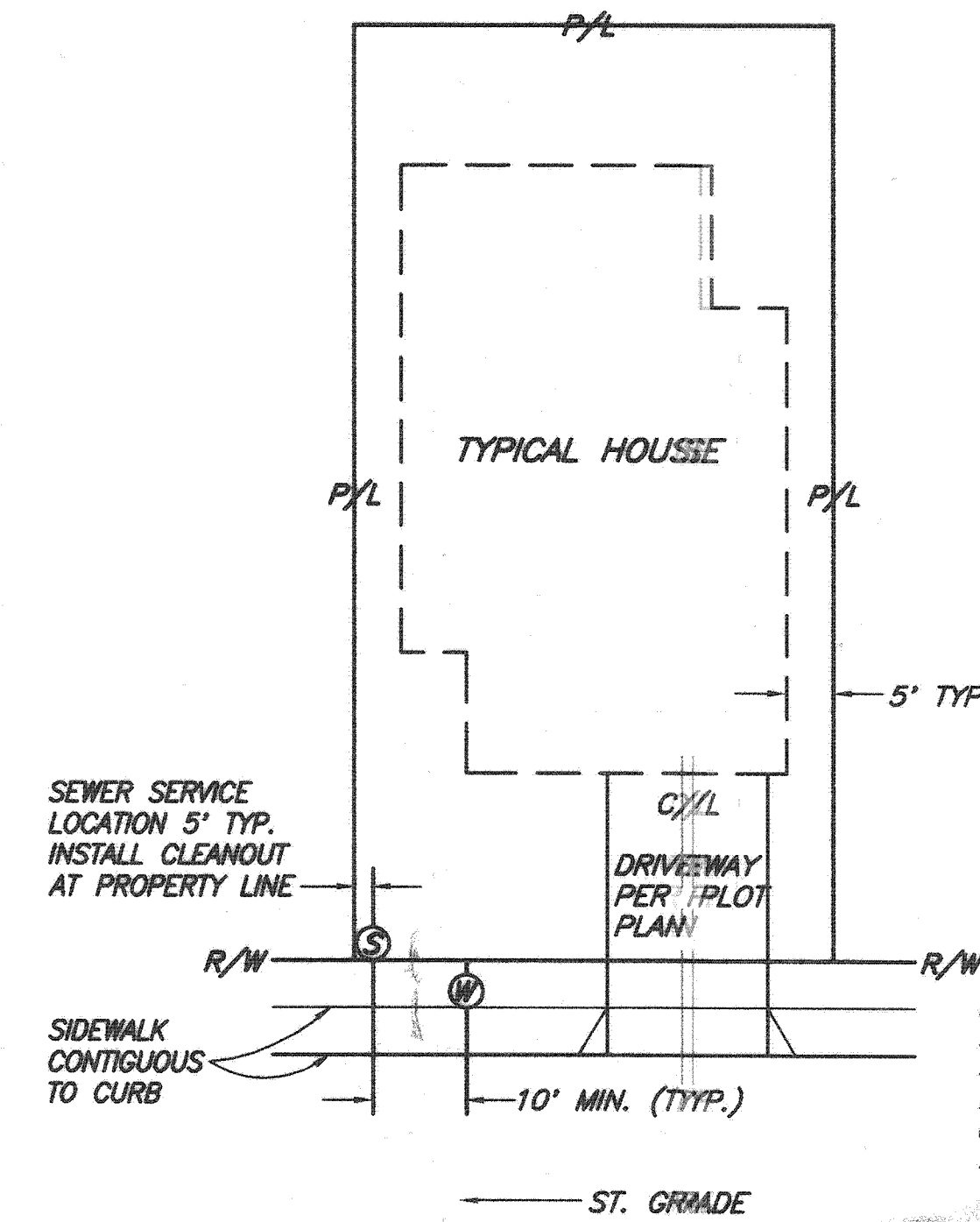
TYPICAL SECTION
 CENTER STREET STA: 38+06.20 TO STA: 45+49.93
 NTS



TYPICAL SECTION
 CENTER STREET STA: 45+49.93 TO STA: 49+56.93
 NTS



TYPICAL SECTION
 CENTER STREET STA: 49+56.93 TO STA: 51+03.09
 NTS



TYPICAL LATERAL LOCATION DETAIL "C"
 NOT TO SCALE
 NOTE: SEWER LATERAL SHALL BE INSTALLED BY SEPARATE PLAN



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DATE	BY	MARK	REVISIONS	APPR.	DATE
	ENGINEER			COUNTY	

SEAL-COUNTY



COUNTY OF RIVERSIDE
 TRANSPORTATION DEPARTMENT
 APPROVED BY:

KHALED A. OTHMAN
 RECOMMENDED

SEAL



PREPARED BY:
 KENT J. STEPAN

R.C.E. NO. 66133
 DATE: 10/21/06

NOTES:
 STREET RIGHT-OF-WAY DEDICATION PER TRACT NO. 29597, M.B. 1

CITY OF RIVERSIDE
 RECOMMENDS APPROVAL
 [Signature] 10/21/06
 CITY ENGINEER DATE

CITY OF RIVERSIDE DRAWING NO. S-1898

WDID No. 833C327881 PW05-0222

TRACT NO. 29597 IP NO. 050028 SHEET NO.

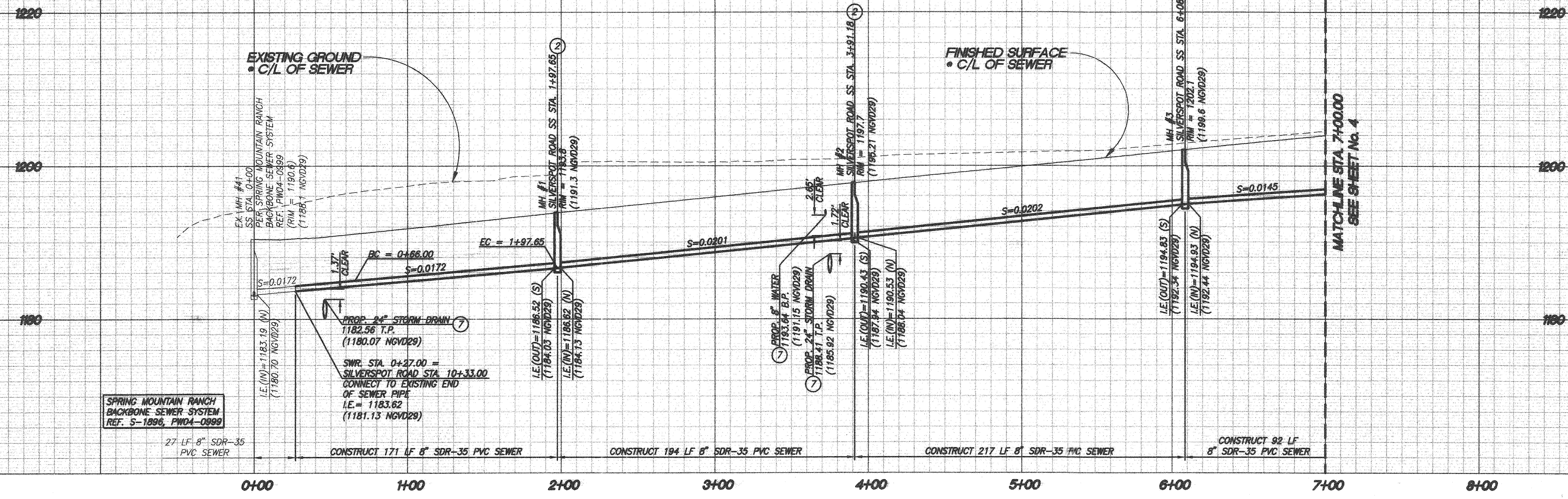
COUNTY OF RIVERSIDE
 SEWER IMPROVEMENT PLANS
 SPRING MOUNTAIN RANCH

CONSTRUCTION NOTES AND DETAILS OF 10 SHTS.

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

FOR: W.O. COUNTY FILE NO.

INDEXED S-02-07 Lft



SPRING MOUNTAIN RANCH
BACKBONE SEWER SYSTEM
REF. S-1896, PWD4-0899

27 LF 8" SDR-35
PVC SEWER

CONSTRUCT 171 LF 8" SDR-35 PVC SEWER

CONSTRUCT 194 LF 8" SDR-35 PVC SEWER

CONSTRUCT 217 LF 8" SDR-35 PVC SEWER

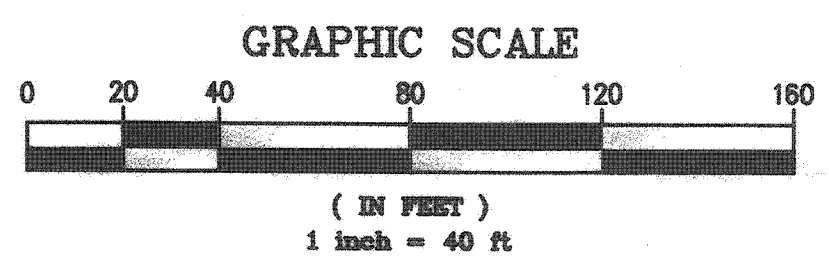
CONSTRUCT 92 LF
8" SDR-35 PVC SEWER

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

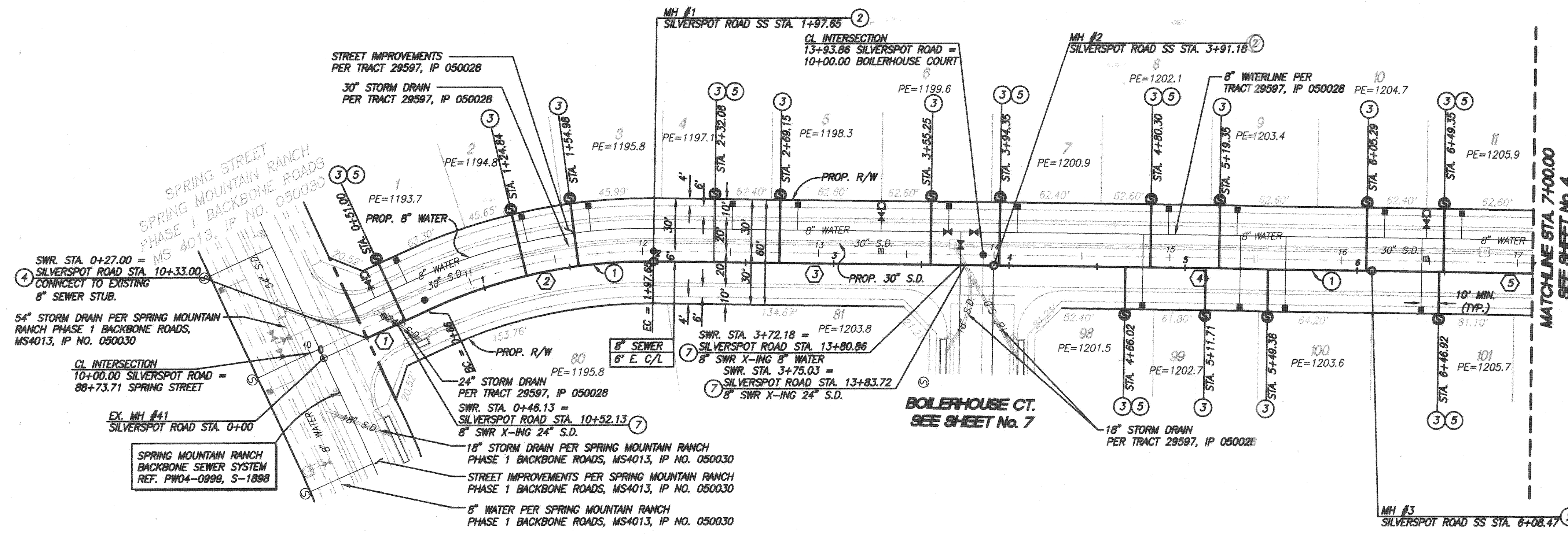
CONSTRUCTION NOTES

1. INSTALL 8" SDR 35S 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	N24°53'21"W	-	39.00'	-	8" PVC
2	25°39'21"	294.00'	131.65'	66.95'	" "
3	N00°46'00"E	-	183.53'	-	" "
4	N00°46'00"E	-	217.30'	-	" "
5	N00°46'00"E	-	91.53'	-	" "



SWR STA. 0+27.00 = SILVERSPOT ROAD STA. 10+33.00
CONNECT TO EXISTING 8" SEWER STUB.

54" STORM DRAIN PER SPRING MOUNTAIN RANCH PHASE 1 BACKBONE ROADS, MS4013, IP NO. 050030

EX. MH #41 SILVERSPOT ROAD STA. 0+00

SPRING MOUNTAIN RANCH BACKBONE SEWER SYSTEM REF. PWD4-0899, S-1898

18" STORM DRAIN PER SPRING MOUNTAIN RANCH PHASE 1 BACKBONE ROADS, MS4013, IP NO. 050030

STREET IMPROVEMENTS PER SPRING MOUNTAIN RANCH PHASE 1 BACKBONE ROADS, MS4013, IP NO. 050030

8" WATER PER SPRING MOUNTAIN RANCH PHASE 1 BACKBONE ROADS, MS4013, IP NO. 050030

SILVERSPOT ROAD

NOTES:
STREET RIGHT-OF-WAY DEDICATION PER TRACT NO. 29597, M.B. 1

CITY OF RIVERSIDE
RECOMMENDS APPROVAL
Tom Red 10/27/06
CITY ENGINEER DATE

CITY OF RIVERSIDE DRAWING NO. S-1898

WDID No. 833C327881 PW05-0222

TRACT NO. 29597 IP NO. 050028 SHEET NO.

COUNTY OF RIVERSIDE SEWER IMPROVEMENT PLANS SPRING MOUNTAIN RANCH

SILVERSPOT ROAD OF 10 SHTS.

FOR: W.O. COUNTY FILE NO.



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DATE	BY	MARK	REVISIONS	APPR.	DATE

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER
KHALED A. OTHMAN
No. 33950
Exp. 6/30/06
CIVIL
STATE OF CALIFORNIA

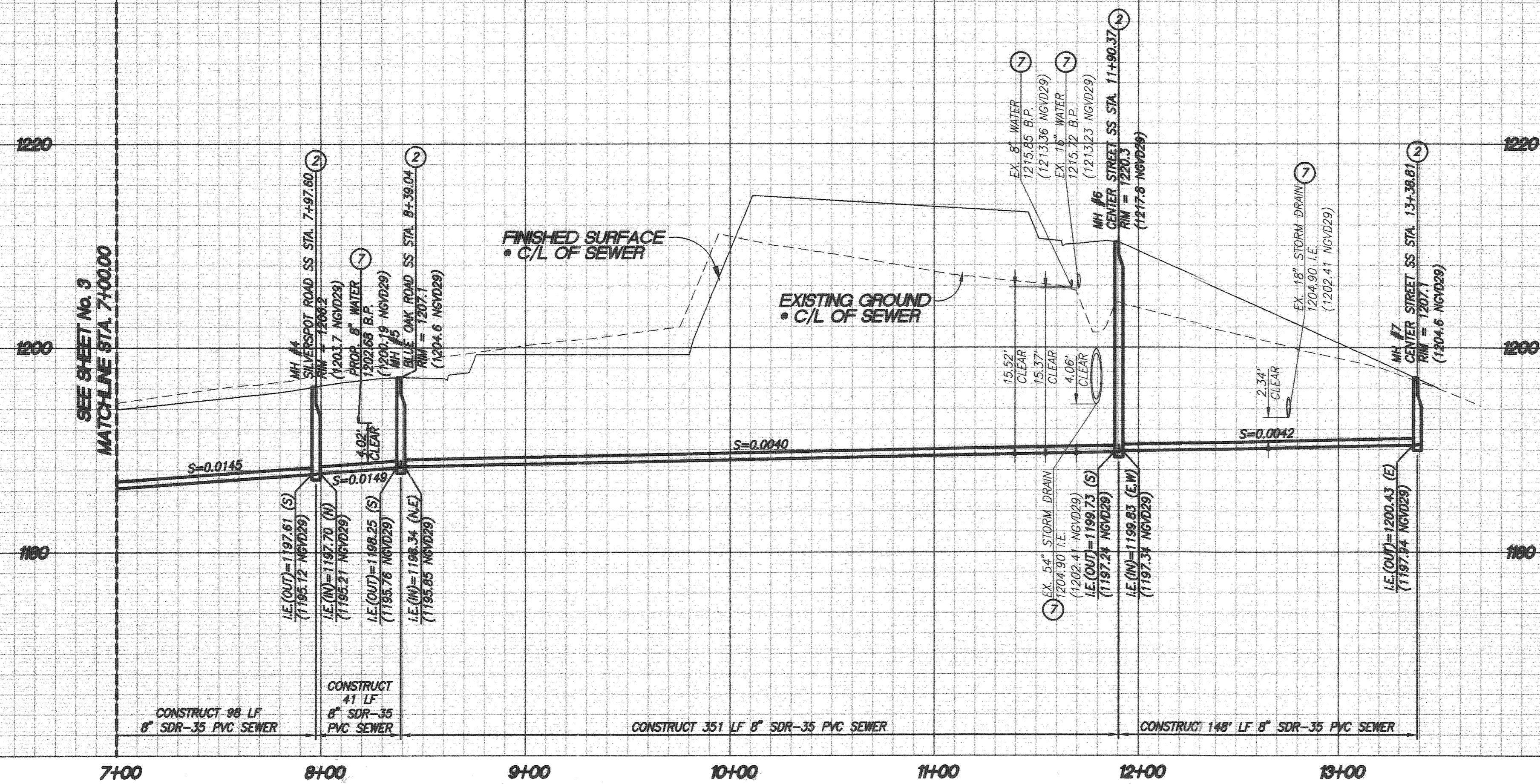
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:
KHALED A. OTHMAN DATE: _____
RECOMMENDED DATE: _____

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

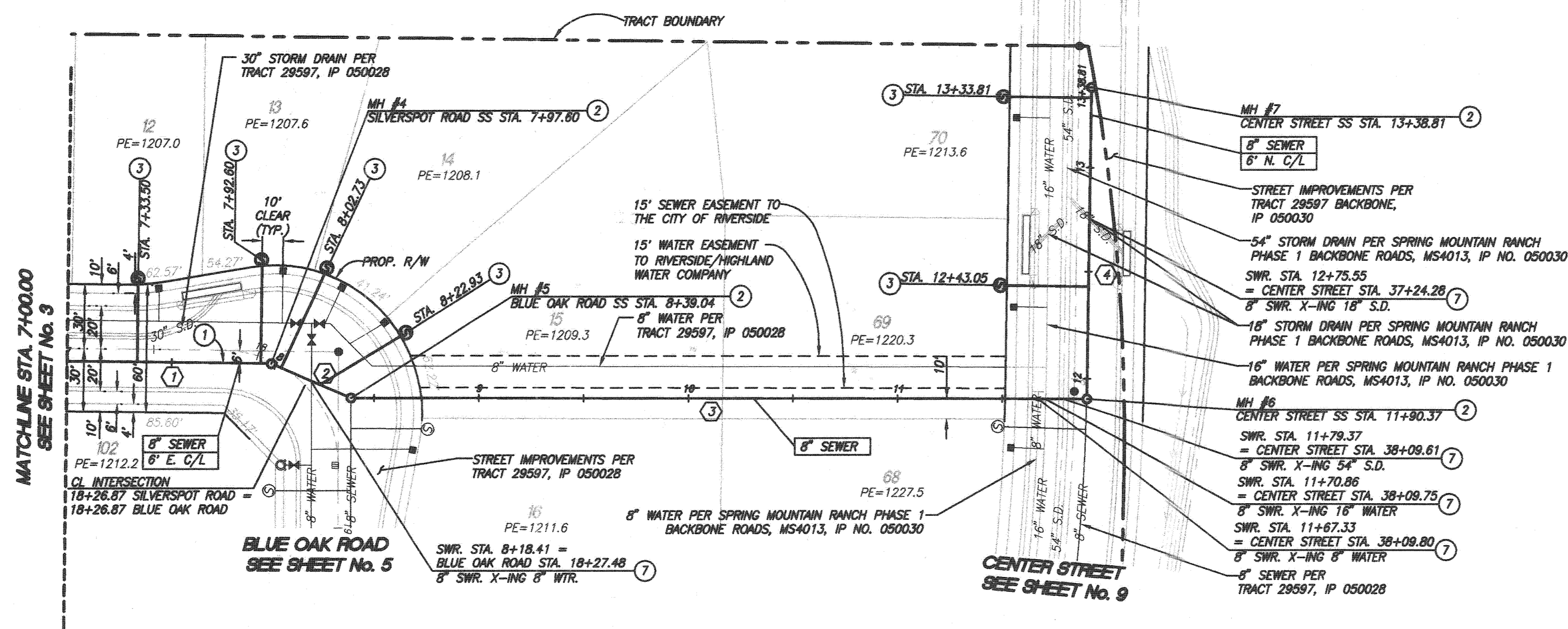
STANTEC CONSULTING INC.
277 RANCHEROS DRIVE
SUITE 300
SAN MARCOS, CA 92069
760.891.3200
Prepared by: *Kent J. Stepan* R.C.E. No. 66133
DATE: 1/16/06

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

INDEXED 5-02-07 JH



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

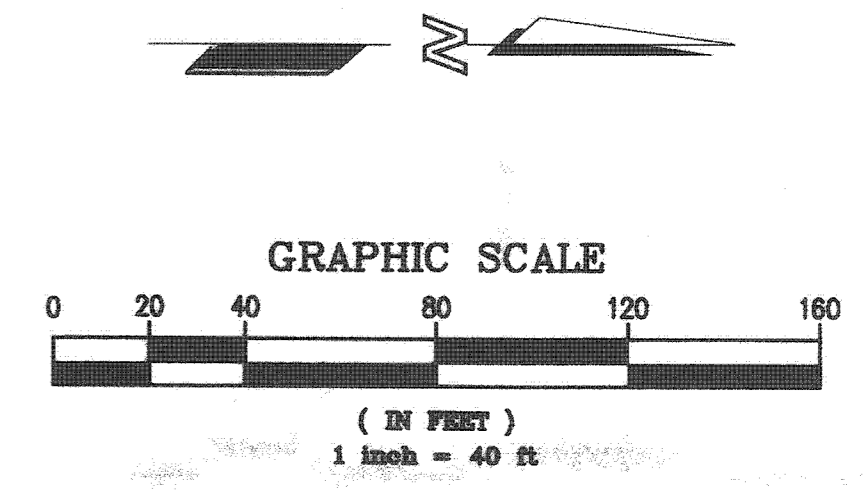


CONSTRUCTION NOTES

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
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	N00°46'00"E	-	97.80'	-	8" PVC
2	N23°05'56"E	-	41.44'	-	8" PVC
3	N00°10'00"E	-	351.33'	-	8" PVC
4	N89°08'24"W	-	148.44'	-	8" PVC

SILVERSPOT ROAD TO CENTER STREET EASEMENT

NOTES:
STREET RIGHT-OF-WAY DEDICATION PER TRACT NO. 29597, M.B. _____

CITY OF RIVERSIDE
RECOMMENDS APPROVAL
[Signature]
CITY ENGINEER
DATE: 10/27/06

CITY OF RIVERSIDE DRAWING NO. S-1898
WDID No. 833C327881 PW05-0222

TRACT NO. 29597 IP NO. 050028
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH
SILVERSPOT ROAD TO CENTER STREET EASEMENT OF 10 SHTS.
SHEET NO. 4



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DATE	BY	MARK	REVISIONS	APPR.	DATE

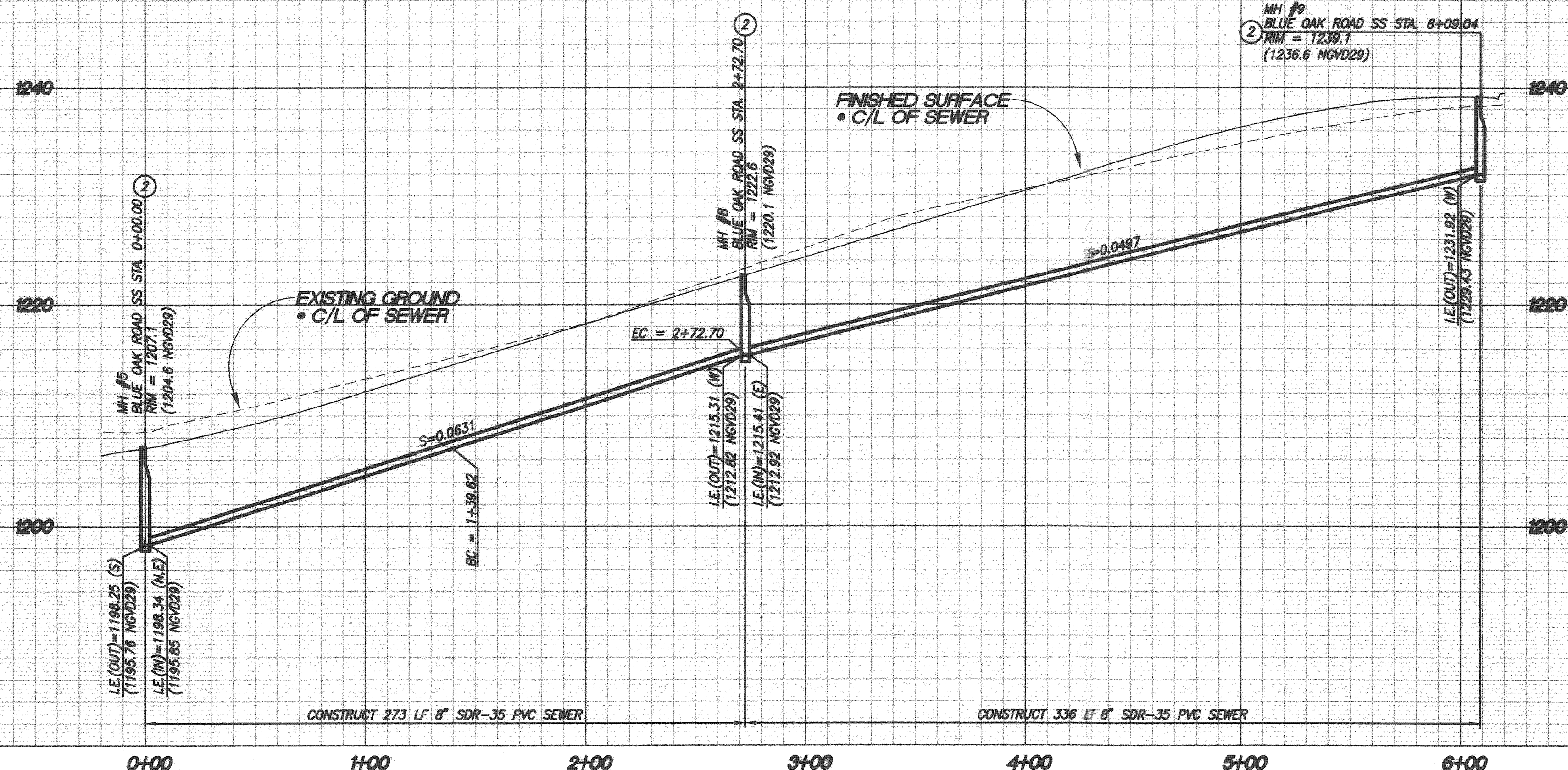
SEAL-COUNTY
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:
KHALED A. OTHMAN
DATE: _____
RECOMMENDED
DATE: _____

SEAL
REGISTERED PROFESSIONAL ENGINEER
KHALED A. OTHMAN
No. 33950
Exp. 6/30/06
CIVIL
STATE OF CALIFORNIA

STANTEC CONSULTING INC.
277 RANCHEROS DRIVE
SUITE 300
SAN MARCOS, CA 92069
760.891.3200
Prepared By: *[Signature]*
KENT J. STEPHAN
R.C.E. No. 66133
DATE: 10/27/06

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

K:\306200\Cadd\Imp-plan\UNIT 3 - 29597\Sewer\529597-03-04.dwg 1/24/2006 13:23:54 MST

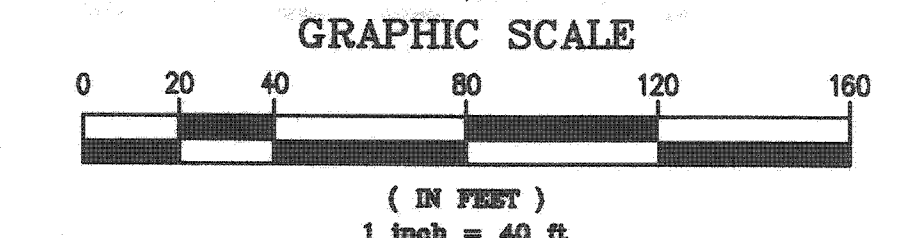
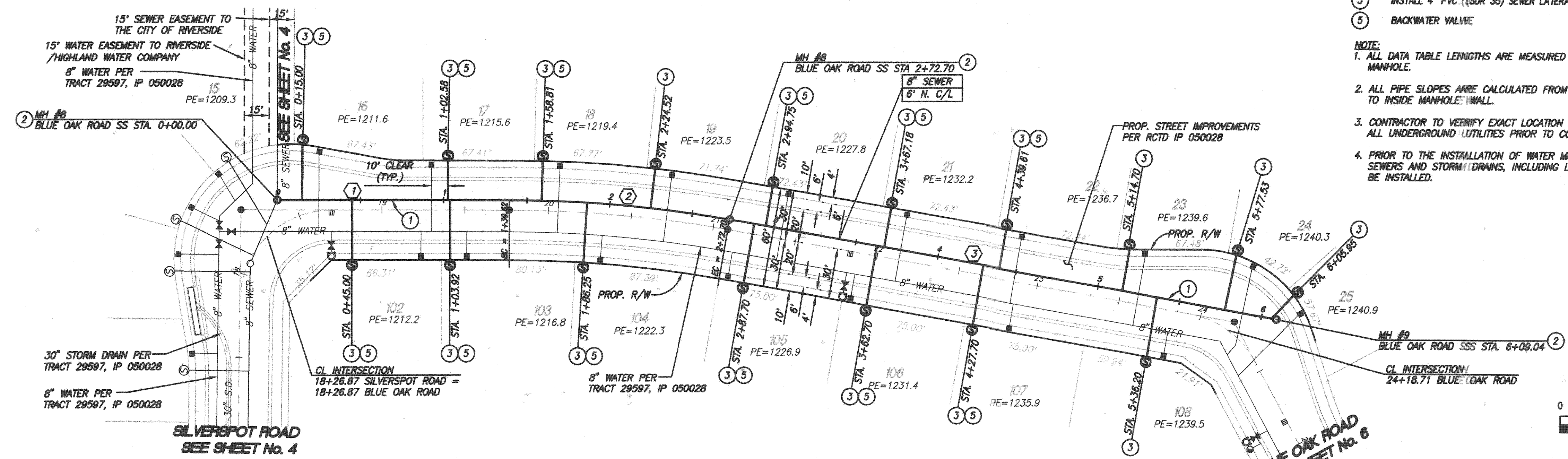


PROFILE SCALE
HORIZ: 1"=40'
VERT: 1"=8'

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
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5. BACKWATER VALVE

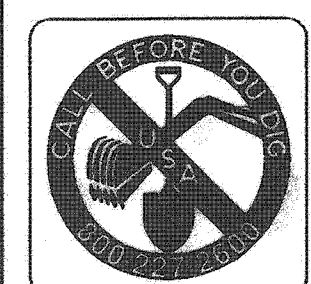
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 2. ALL PIPE SLOPES ARE CALCULATED FROM INSIDE MANHOLE WALL TO INSIDE MANHOLE WALL.
 3. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 4. PRIOR TO THE INSTALLATION OF WATER MAINS AND FACILITIES, SEWERS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



SANITARY SEWER DATA TABLE					
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT	REMARKS
1	S89°50'00"E	-	139.62'	-	8" PVC
2	09°57'15"	766.00'	133.08'	66.71'	" "
3	S79°32'45"E	-	336.34'	-	" "

CITY OF RIVERSIDE DRAWING NO. S-1898
WDID No. 833C327881 PW05-0222

TRACT NO. 29597 IP NO. 050028
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH
BLUE OAK ROAD
SHEET NO. 5
OF 10 SHTS.



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DATE	BY	MARK	REVISIONS	APPR.	DATE

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

SEAL
REGISTERED PROFESSIONAL ENGINEER
KENT J. STEPAN
No. 86133
Exp. 6/30/06
CIVIL
STATE OF CALIFORNIA

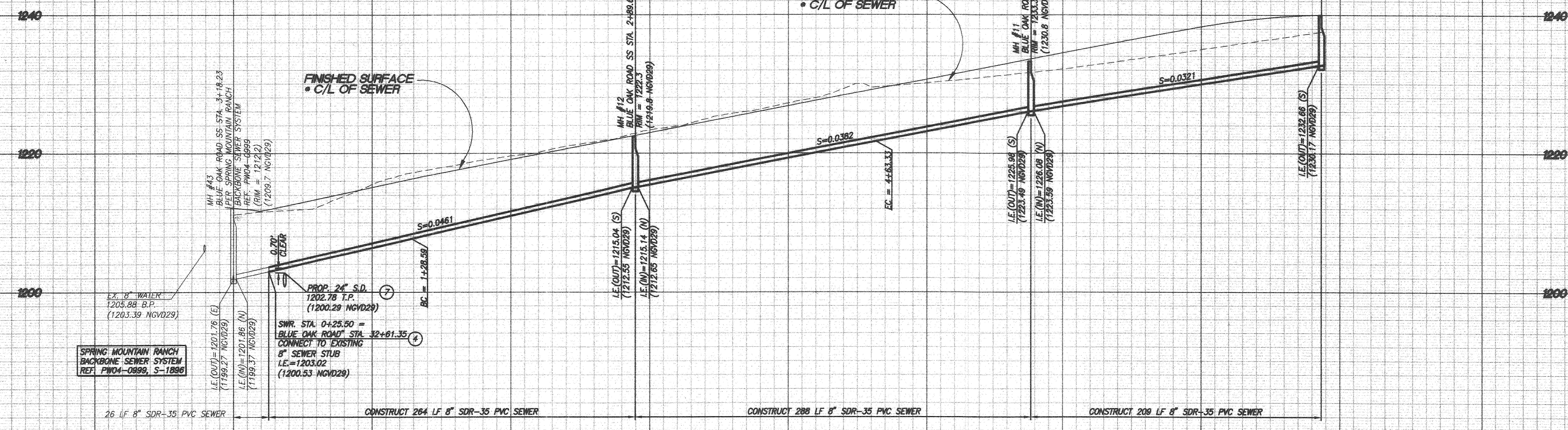
CITY OF RIVERSIDE
RECOMMENDS APPROVAL
Tom Bud 10/2/06
CITY ENGINEER
DATE

BENCHMARK
SEE BENCHMARK NOTE ON SHEET 1
PREPARED BY: *Kent J. Stepan* R.C.E. NO. 66133
KENT J. STEPAN DATE: 10/2/06

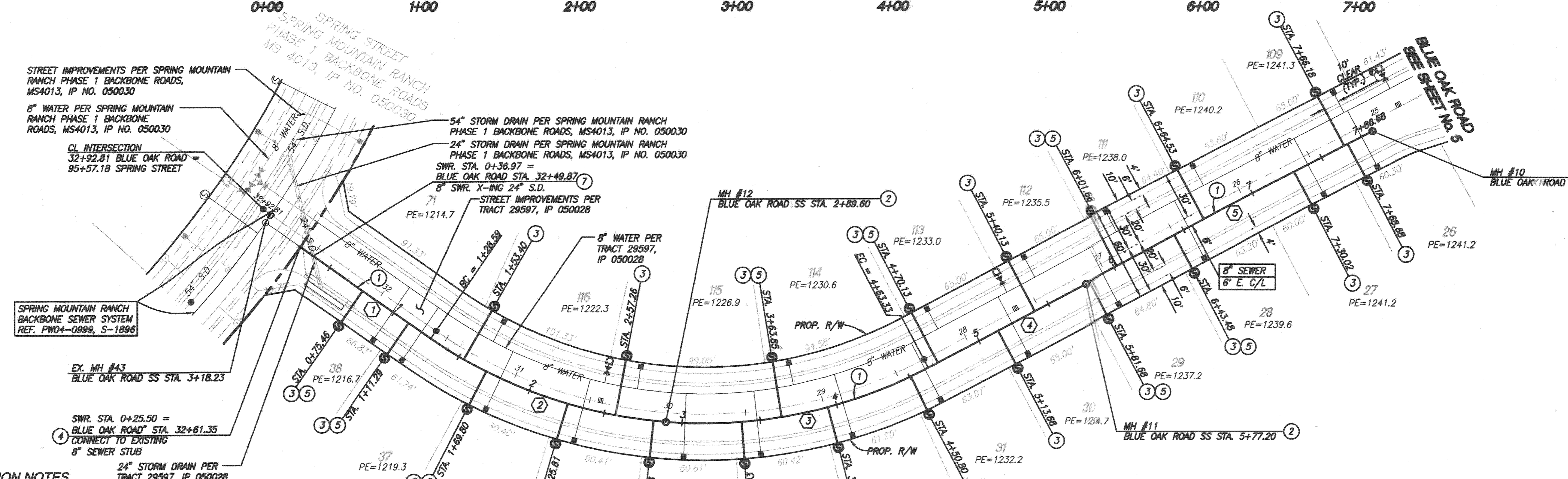
SCALE: HOR: AS SHOWN VERT: AS SHOWN

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

INDEXED 5-02-07 44



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



- 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.

STREET IMPROVEMENTS PER SPRING MOUNTAIN RANCH PHASE 1 BACKBONE ROADS, MS4013, IP NO. 050030

8" WATER PER SPRING MOUNTAIN RANCH PHASE 1 BACKBONE ROADS, MS4013, IP NO. 050030

CL INTERSECTION
32+92.81 BLUE OAK ROAD
95+57.18 SPRING STREET

54" STORM DRAIN PER SPRING MOUNTAIN RANCH PHASE 1 BACKBONE ROADS, MS4013, IP NO. 050030

24" STORM DRAIN PER SPRING MOUNTAIN RANCH PHASE 1 BACKBONE ROADS, MS4013, IP NO. 050030

SWR STA. 0+25.50 = BLUE OAK ROAD STA. 32+81.35
CONNECT TO EXISTING 8" SEWER STUB
L.E.=1203.02 (1200.53 NGVD29)

8" SWR. X-ING 24" S.D.
STREET IMPROVEMENTS PER TRACT 29597, IP 050028
PE=1214.7

8" WATER PER TRACT 29597, IP 050028

EX. MH #43
BLUE OAK ROAD SS STA. 3+18.23

SWR STA. 0+25.50 = BLUE OAK ROAD STA. 32+81.35
CONNECT TO EXISTING 8" SEWER STUB

24" STORM DRAIN PER TRACT 29597, IP 050028

CONSTRUCTION NOTES

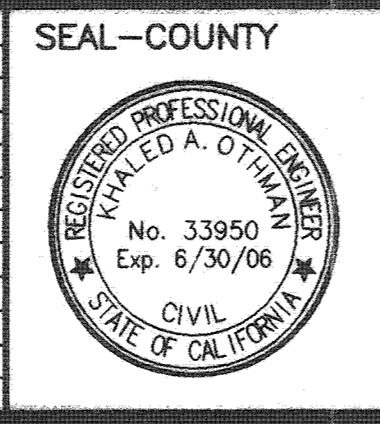
1. INSTALL 8" SDR 35 PVC SEWER MAIN. BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452
2. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500
3. INSTALL 4" PVC (SDR 35) SEWER LATERAL W/ CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A, 560
4. REMOVE 8" PLUG
5. BACKWATER VALVE
7. CAUTION!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



NOTE: 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
	ENGINEER			COUNTY	

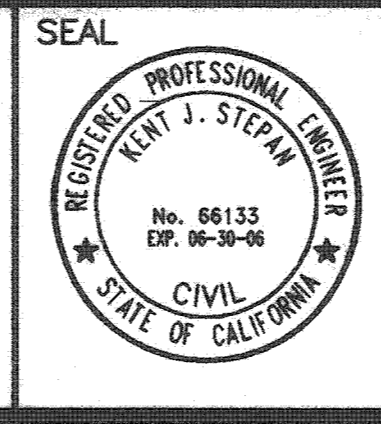


SEAL-COUNTY

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:

KHALED A. OTHMAN DATE: _____

RECOMMENDED 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: *10/22/06*

CITY OF RIVERSIDE
RECOMMENDS APPROVAL

Alan Patel 10/22/06
CITY ENGINEER DATE

BENCHMARK
SEE BENCHMARK NOTE ON SHEET 1

SANITARY SEWER DATA TABLE					
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT	REMARKS
1	N34°46'16"E	-	101.70'	-	8" PVC
2	30°08'48"	306.00'	161.00'	82.41'	" "
3	32°31'46"	306.00'	173.73'	89.28'	" "
4	N27°54'18"W	-	113.87'	-	" "
5	N27°54'18"W	-	209.49'	-	" "

CITY OF RIVERSIDE DRAWING NO. S-1898

WDID No. 833C327881 PW05-0222

TRACT NO. 29597 IP NO. 050028

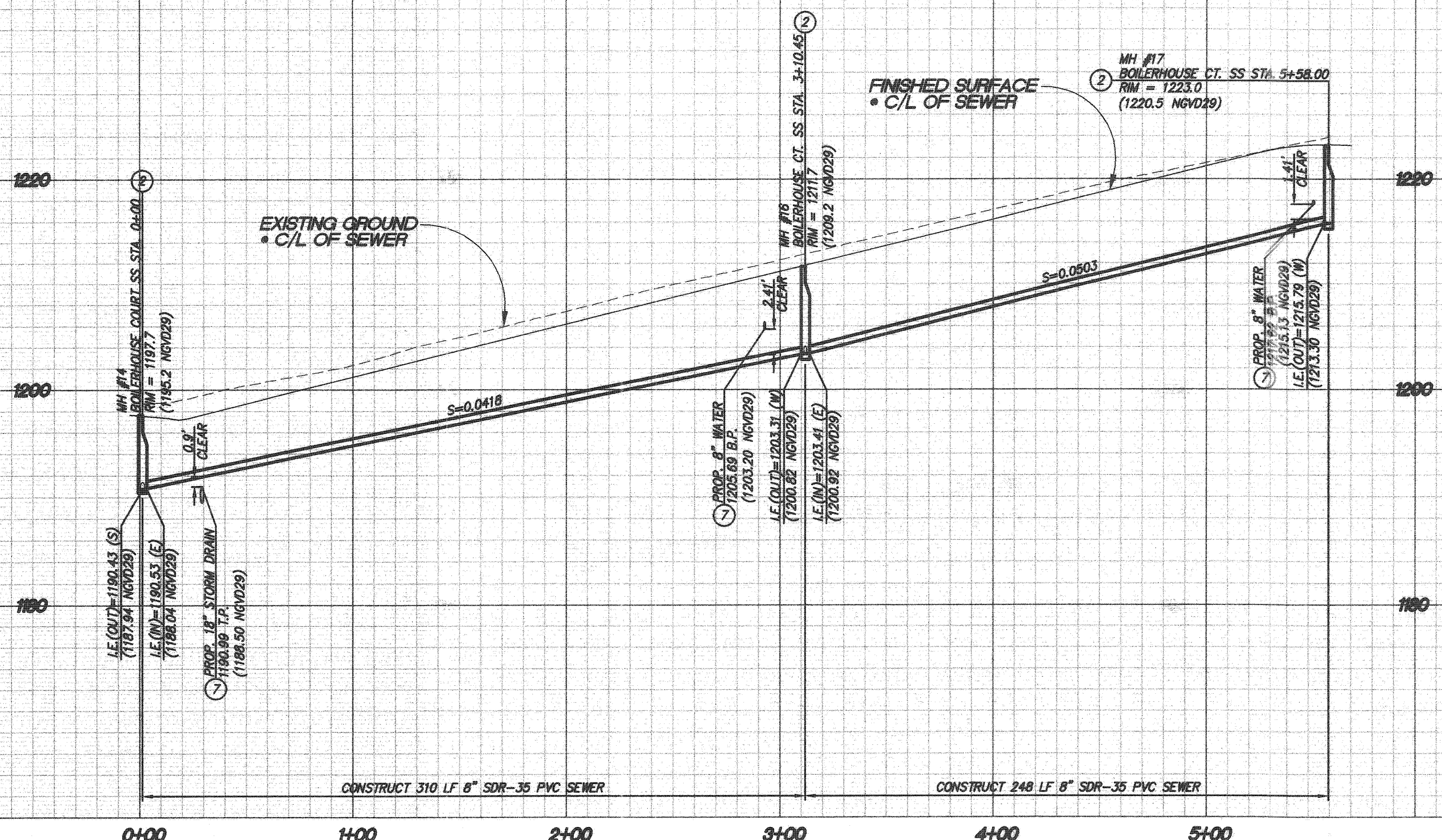
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH

BLUE OAK ROAD

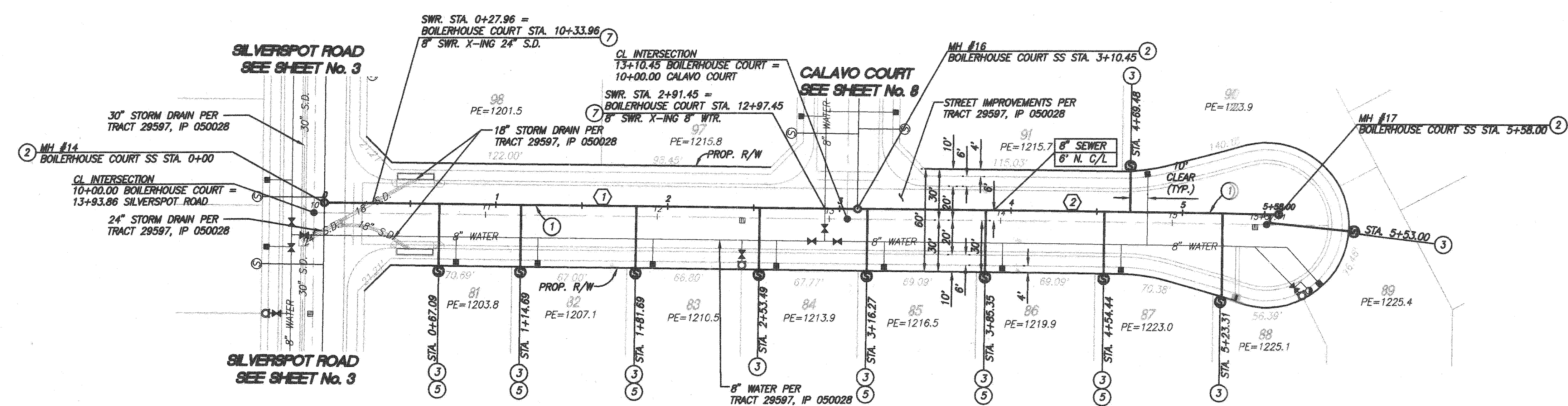
SHEET NO. **6**
OF 10 SHTS.

SCALE:
HOR: AS SHOWN VERT: AS SHOWN

INDEXED 5-02-07 Lft



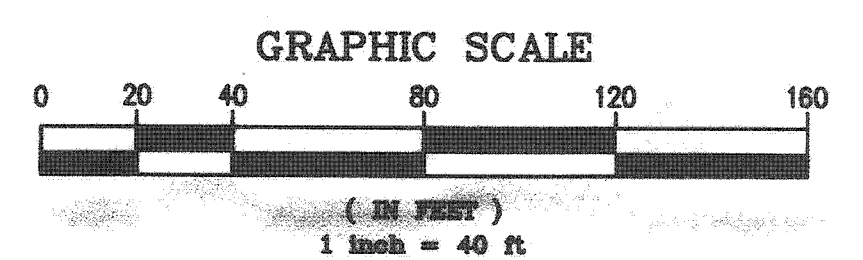
PROFILE SCALE
 HORIZ: 1"=40'
 VERT: 1"=8'



CONSTRUCTION NOTES

- ① INSTALL 8" SDR 35 PVC SEWER MAN. 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	S89°14'00"E	-	310.45'	-	8" PVC
2	S89°14'00"E	-	247.55'	-	" "

CITY OF RIVERSIDE DRAWING NO. S-1898
 WDD No. 833C327881 PW05-0222

TRACT NO. 29597 IP NO. 050028 SHEET NO. 7
 COUNTY OF RIVERSIDE SEWER IMPROVEMENT PLANS SPRING MOUNTAIN RANCH
BOILERHOUSE COURT
 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
	ENGINEER			COUNTY	

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

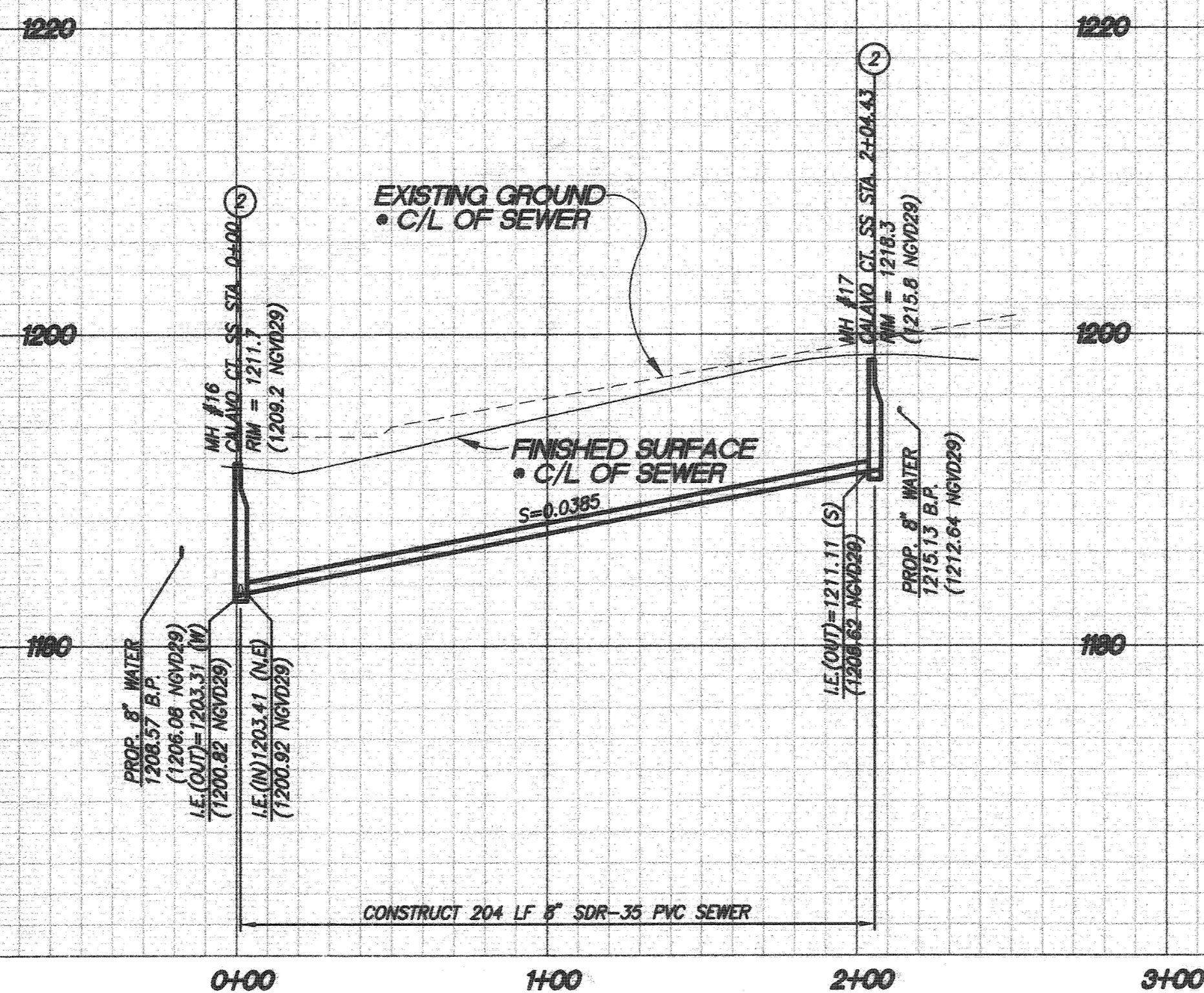
SEAL
 REGISTERED PROFESSIONAL ENGINEER
 KHALED A. OTHMAN
 No. 33950
 Exp. 6/30/06
 CIVIL
 STATE OF CALIFORNIA

SEAL
 REGISTERED PROFESSIONAL ENGINEER
 RENT J. STEPAN
 No. 86133
 Exp. 8-30-06
 CIVIL
 STATE OF CALIFORNIA

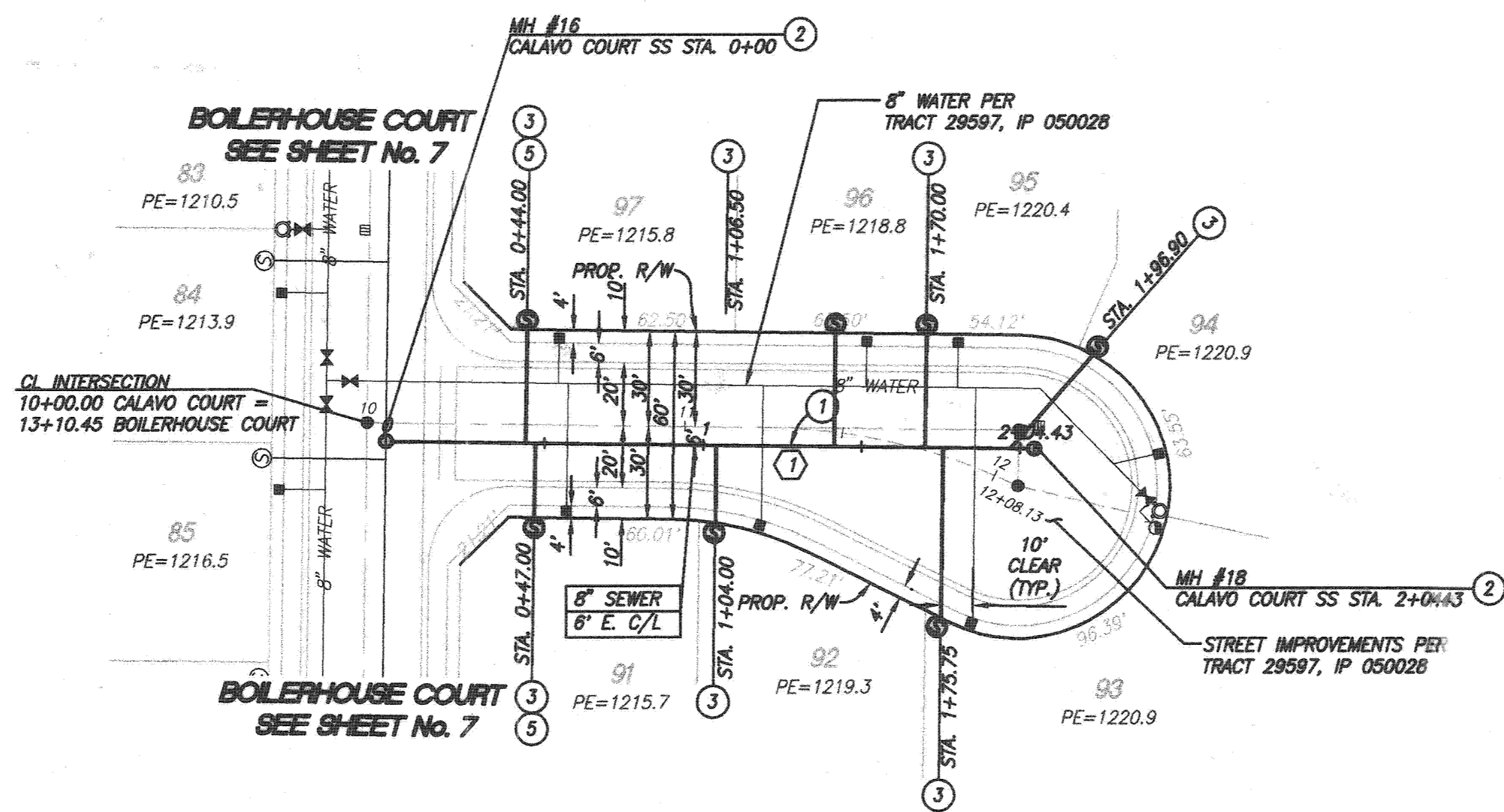
CITY OF RIVERSIDE
 RECOMMENDS APPROVAL
 [Signature] 10/27/06
 CITY ENGINEER DATE

PREPARED BY: [Signature] R.C.E. NO. 86133
 RENT J. STEPAN DATE: 10/27/06

INDEXED 5-02-07 Ltl



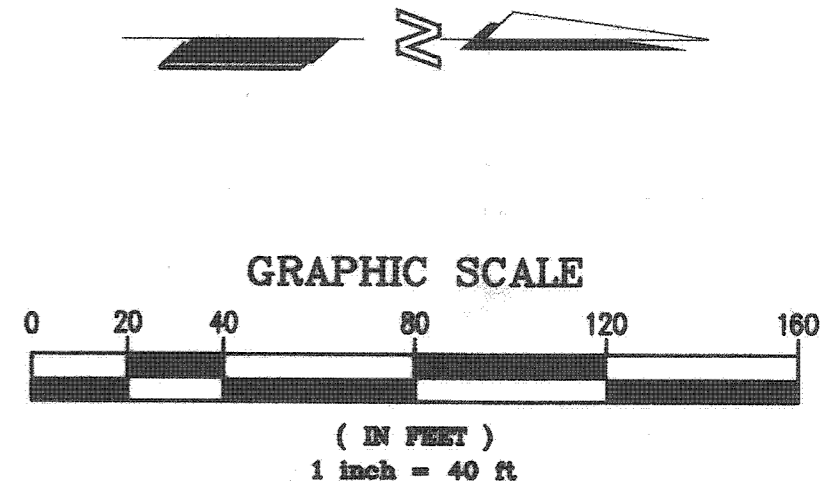
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



CONSTRUCTION NOTES

- ① INSTALL 8" SDR 35 PVC SEWER MAN. 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
- ⑤ BACKWATER VALVE

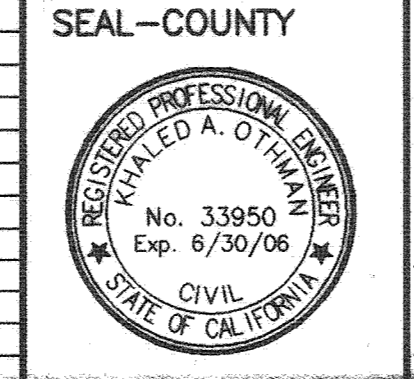
- NOTE:**
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 2. ALL PIPE SLOPES ARE CALCULATED FROM INSIDE MANHOLE WALL TO INSIDE MANHOLE WALL.
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 4. PRIOR TO THE INSTALLATION OF WATER MAINS AND FACILITIES, SEWERS AND STORM DRAINS, INCLUDING LATERALS SHALL BE INSTALLED.



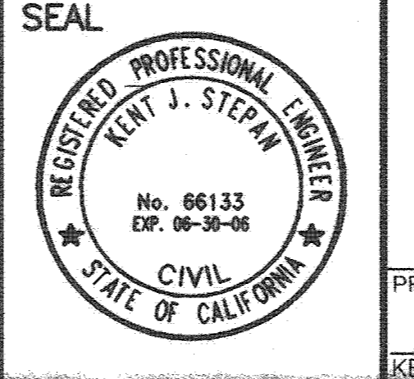
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DATE	BY	MARK	REVISIONS	APPR.	DATE



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



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*

CITY OF RIVERSIDE
RECOMMENDS APPROVAL
Tom Bed 10/22/06
CITY ENGINEER
RVT
BENCHMARK
SEE BENCHMARK NOTE ON SHEET 1

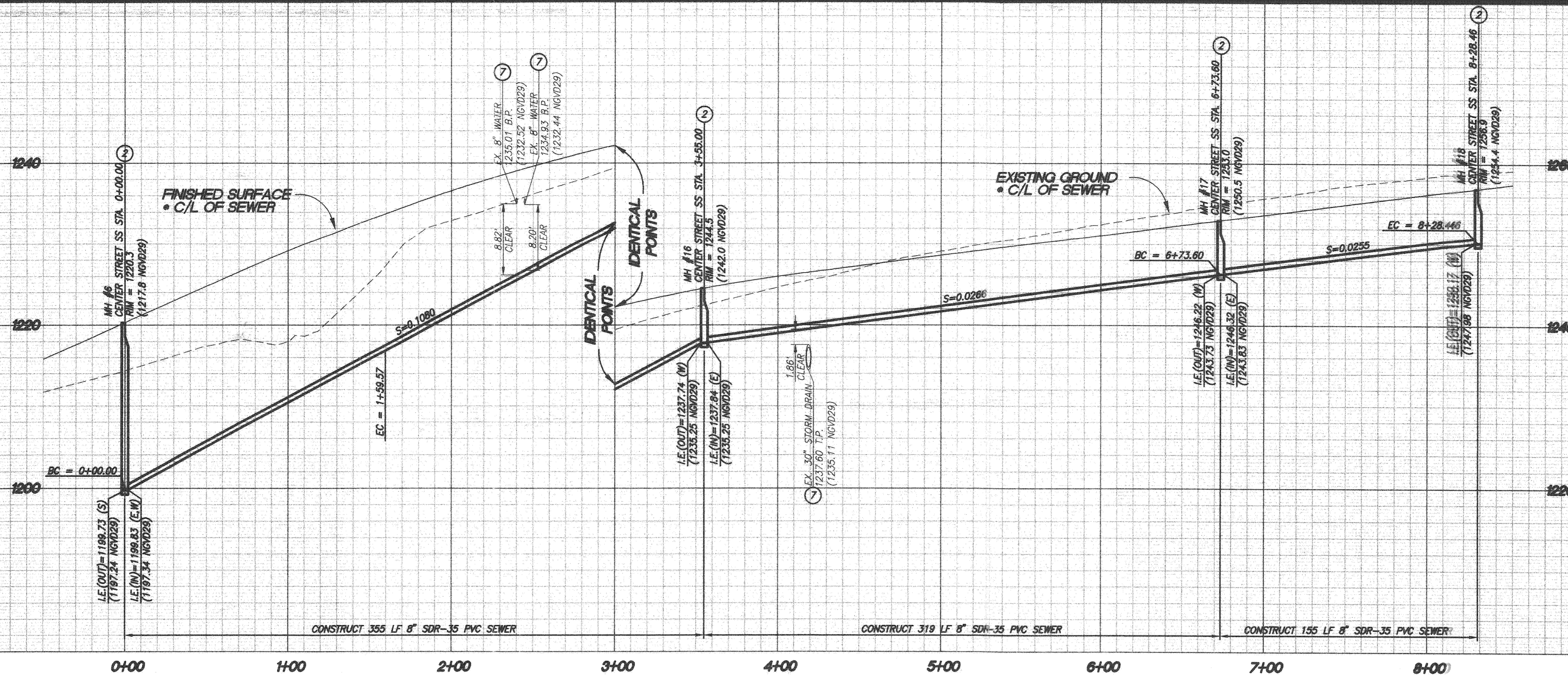
SANITARY SEWER DATA TABLE					
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT	REMARKS
1	N00°46'00"E	-	204.43'	-	8" PVC

CITY OF RIVERSIDE DRAWING NO. S-1898
WDID No. 833C327881 PW05-0222

TRACT NO. 29597 IP NO. 050028
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH
GALAVO COURT
SHEET NO. **8**
OF **10** SHTS.

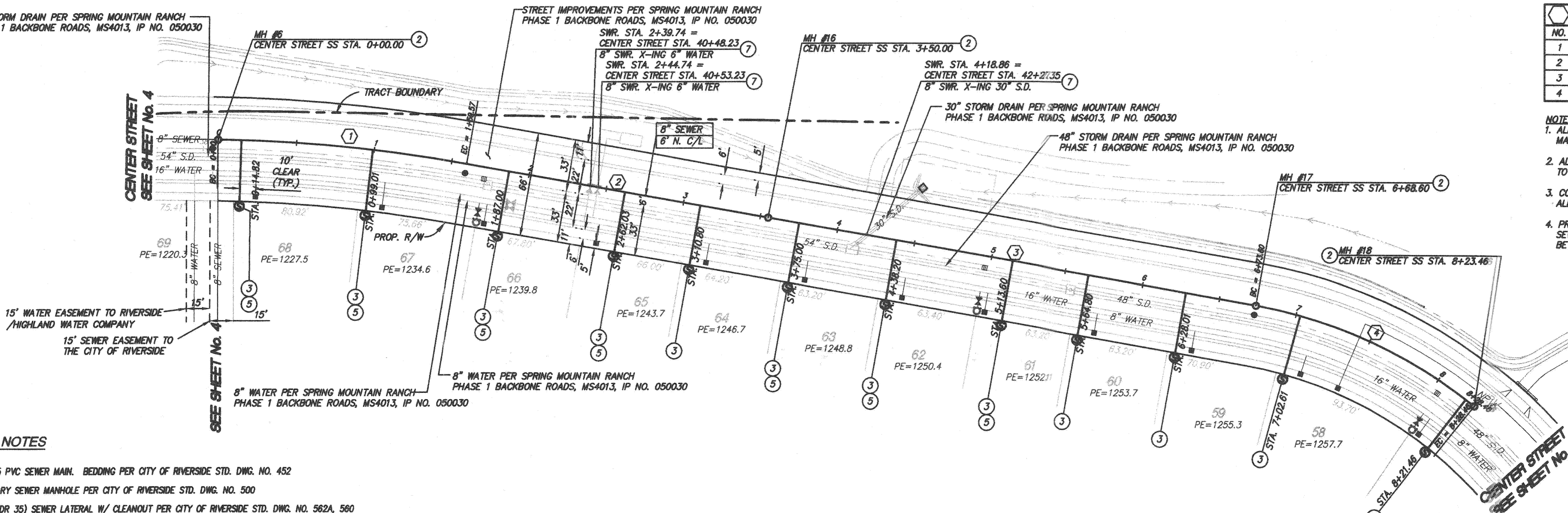
FOR: _____ W.O. _____ COUNTY FILE NO. _____

INDEXED S-02-07 (4)



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

54" STORM DRAIN PER SPRING MOUNTAIN RANCH
PHASE 1 BACKBONE ROADS, MS4013, IP NO. 050030

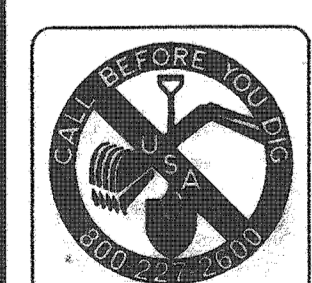


SANITARY SEWER DATA TABLE					
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT	REMARKS
1	08°05'17"	106.00'	159.57'	79.85'	8" PVC
2	57°52'45"E	-	195.43'	-	8" PVC
3	57°52'45"E	-	318.60'	-	8" PVC
4	28°59'44"	306.00'	154.86'	79.12'	8" PVC

- 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.
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CONSTRUCTION NOTES

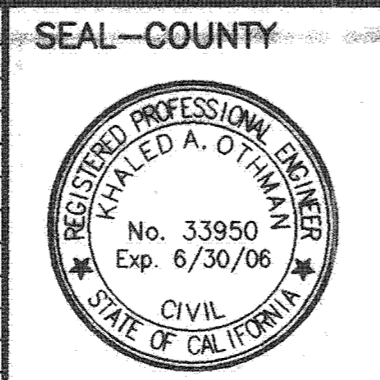
1. INSTALL 8" SDR 35 PVC SEWER MAIN. BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452
2. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500
3. INSTALL 4" PVC (SDR 35) SEWER LATERAL W/ CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A, 560
5. BACKWATER VALVE
7. CAUTION! UTILITY CROSSING,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



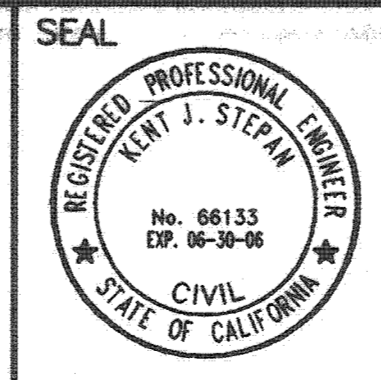
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DATE	BY	MARK	REVISIONS	APPR.	DATE



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



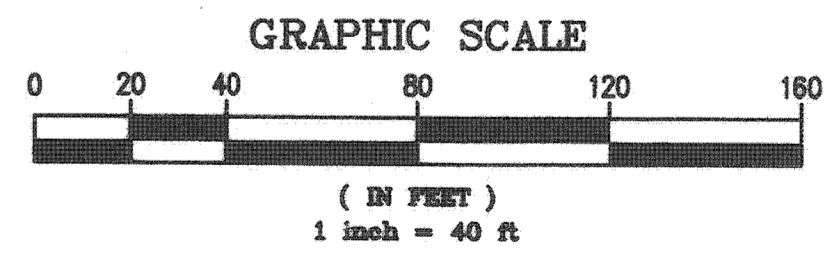
SEAL - COUNTY
CITY OF RIVERSIDE
RECOMMENDS APPROVAL
CITY ENGINEER
DATE: 4/22/06

CITY OF RIVERSIDE
RECOMMENDS APPROVAL
CITY ENGINEER
DATE: 4/22/06

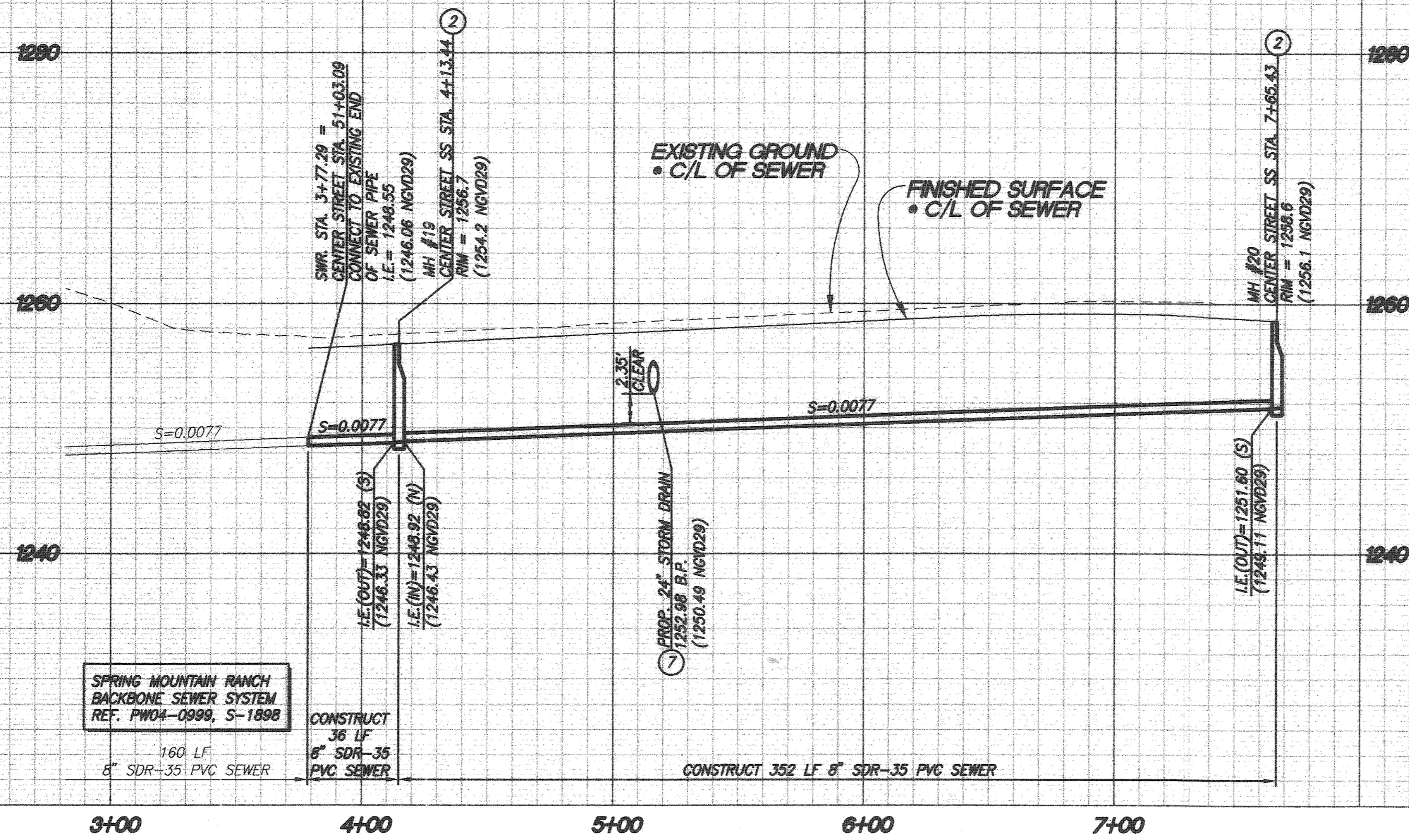
CITY OF RIVERSIDE DRAWING NO. S-1898

WDID No. 833C327881 PW05-0222

TRACT NO. 29597 IP NO. 050028
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH
CENTER STREET
SHEET NO. 9 OF 10 SHTS.



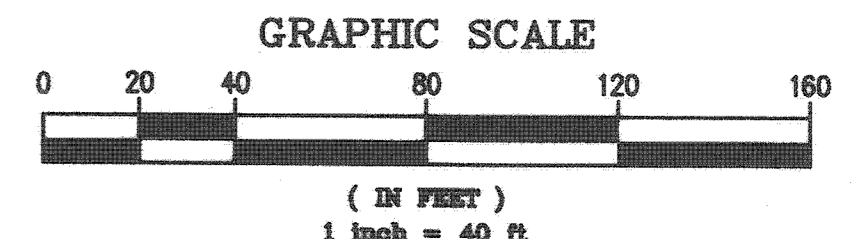
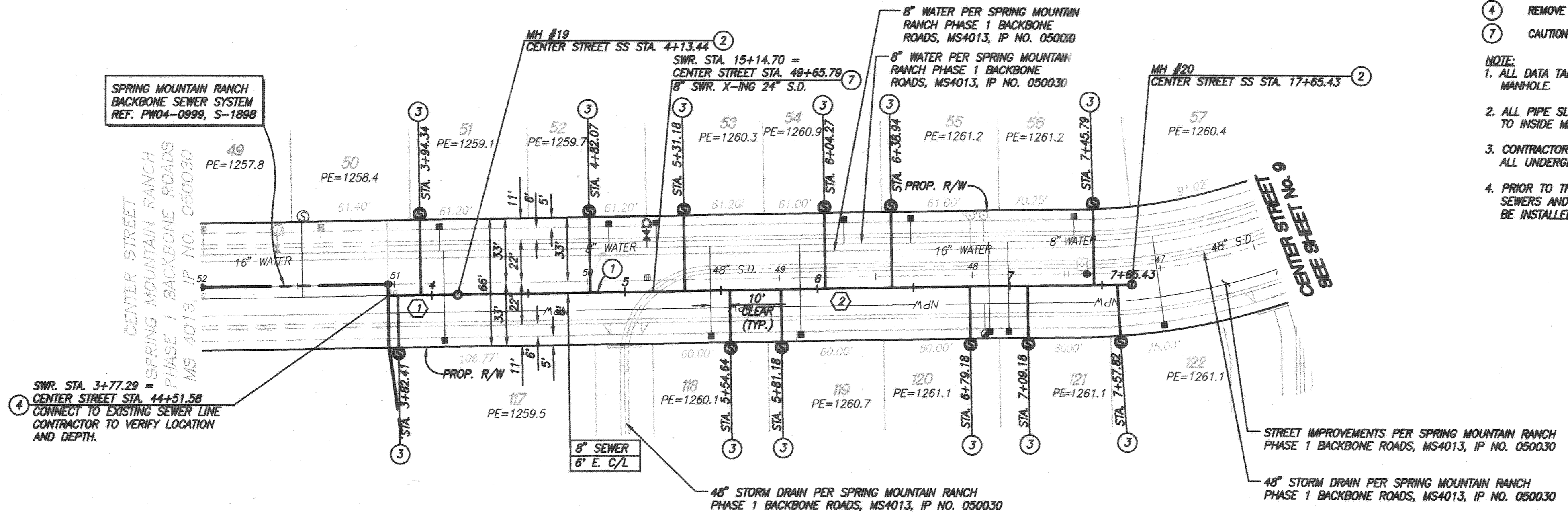
INDEXED 5-02-07 lfh



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" PLUGS
 - 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	N30°56'51\"/>				

CITY OF RIVERSIDE DRAWING NO. S-1898
WDID No. 833C327881 PW05-0222

TRACT NO. 29597 IP NO. 050030
COUNTY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
SPRING MOUNTAIN RANCH
CENTER STREET
SHEET NO. 10
OF 10 SHTS.



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DATE	BY	MARK	REVISIONS	APPR.	DATE

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

SEAL
REGISTERED PROFESSIONAL ENGINEER
KENT J. STEPAN
No. 68133
Exp. 06-30-06
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE
RECOMMENDS APPROVAL
Alan Pad 10/2/06
CITY ENGINEER
DATE

PREPARED BY:
Kent J. Stepan
R.C.E. NO. 68133
DATE: 10/2/06

SCALE: HOR: AS SHOWN VERT: AS SHOWN
FOR: W.O. COUNTY FILE NO.

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