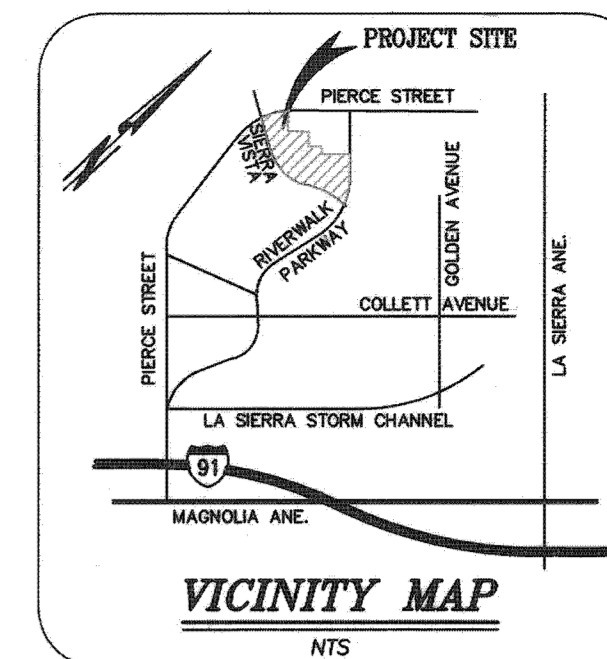


IN THE CITY OF RIVERSIDE, CALIFORNIA SEWER IMPROVEMENT PLANS TRACT 34774



GENERAL NOTES

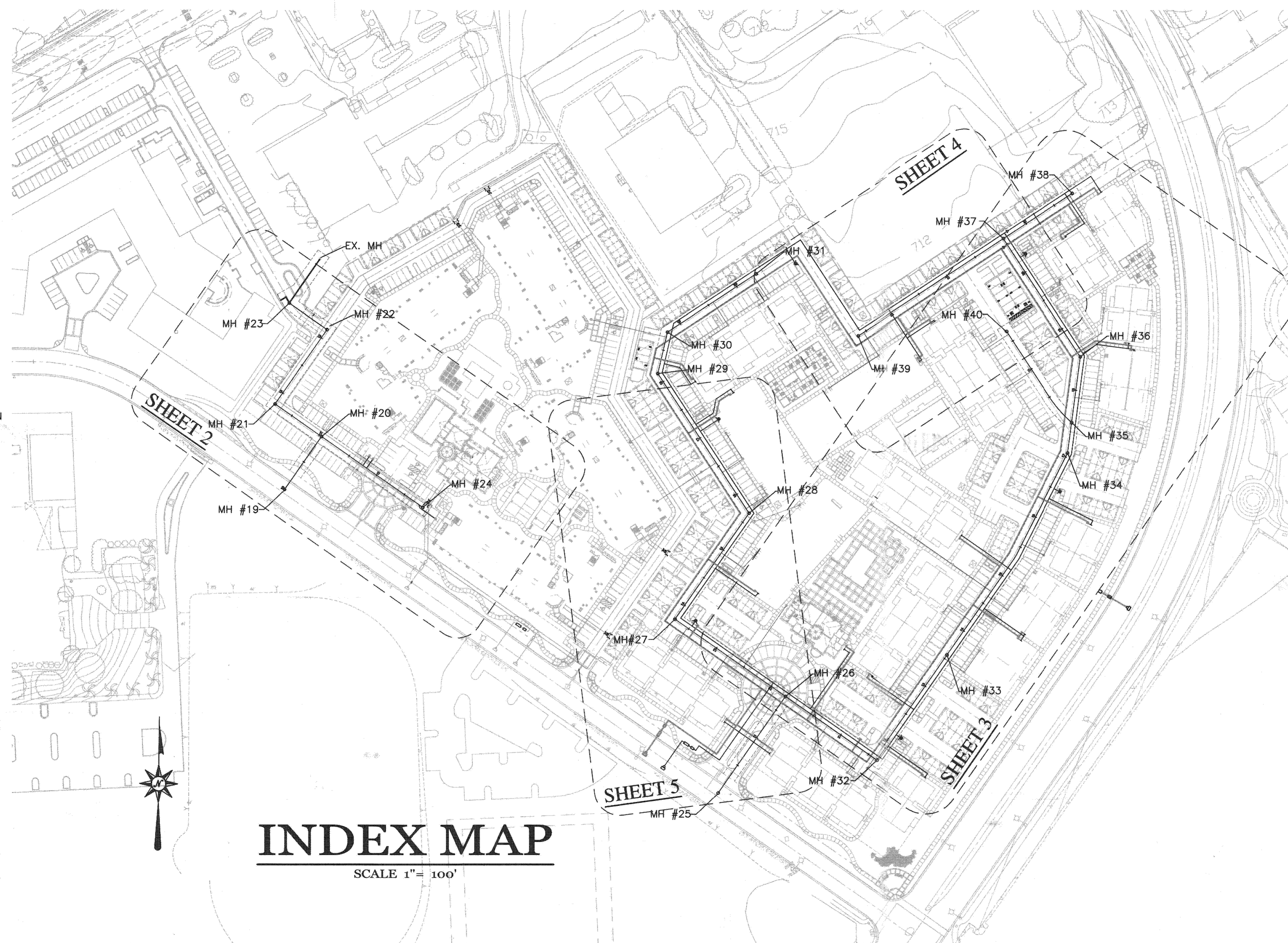
1. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
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 DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
5. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
6. 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.
7. 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.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. 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.
10. 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.
11. 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.
15. 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.
16. 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.
17. ON ALL AREAS WITHIN PUBLIC RIGHT-OF-WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
18. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

CAUTION CONTRACTOR:

FREE WATER SHOULD BE PUMPED FROM THE EXCAVATION AS NECESSARY TO FACILITATE INSTALLATION OF THE UTILITY PIPE AND PIPE ZONE BEDDING AND SHADING MATERIALS. PIPE ZONE BEDDING AND SHADING MATERIALS MAY CONSIST OF CALTRANS CLASS 2 PERMEABLE MATERIAL OR A 50/50 MIX OF 3/4" GRAVEL AND SAND.

LEGEND

- PROPOSED 8" VCP SEWER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN-OUT
- - - EXISTING SEWER LINE
- - - - EXISTING SEWER MANHOLE
- * 4" BACKWATER VALVE
- SEWER LATERAL
- SHEET X SHEET NUMBER
- - - - - TRACT BOUNDARY



INDEX MAP

SCALE 1" = 100'

CONSTRUCTION NOTES

	QNTY	UNITS
① CONSTRUCT 8" VCP SEWER MAIN	3,325	LF
② BEDDING CASE II PER CITY OF RIVERSIDE STD. 452	3,325	LF
③ CONSTRUCT 48" SEWER MANHOLE PER CITY OF RIV. STD. DWG No. 500	21	EA
⑤ INSTALL SEWER CLEAN-OUT PER CITY OF RIVERSIDE STD. DWG. NO. 560	1	EA
⑥ INSTALL TEMP. 8" END PLUG	1	EA
⑦ CONNECT TO EXISTING MANHOLE	2	EA
⑧ CONSTRUCT SEWER LATERAL PER CITY RIV. STD. DWG. No. 562A	310/31	LF/EA

INDEX OF SHEETS

TITLE	SHEET #
COVER	
SEWER LINE A & LINE B	2
SEWER LINE C	3
SEWER LINE D AND F	4
SEWER LINE E	5

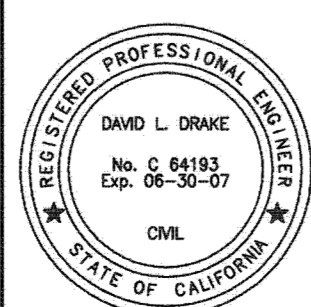
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION

APPROVED BY: *[Signature]* 3/20/07
DATE

Underground Service Alert
Call: TOLL FREE
1 - 800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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PREPARED UNDER THE DIRECTION OF:

REGISTERED CIVIL ENGINEER NO. C 64193
EXPIRATION DATE: 06-30-07 DATE: 3-20-07

PLANS PREPARED BY:

PSOMAS

2010 Iowa Avenue Suite 110 Riverside, CA 92507
(951) 683-5234 Fax (951) 683-5301
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 04/07/2007

SCALE: AS SHOWN BENCH MARK: E2-M3
C.B. WING, W/RLY CURB OF PIERCE ST. 1300' S'LY OF AMBS DR. ELEV=694.231
DATE: FEBRUARY 2006

MARK REVISIONS APPR. DATE
DESIGNED BY: DD DRAWN BY: CA CHECKED BY:

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* BY DATE
PRINCIPAL ENGR. DATE

APPROVED BY: *[Signature]* BY DATE
CITY ENGINEER DATE 5/8/07

IN THE CITY OF RIVERSIDE, CALIFORNIA
TRACT 34774
SEWER IMPROVEMENT PLAN
TITLE SHEET

FOR: GRIFFIN INDUSTRIES

PW-06-1010
S-2008
SHEET 1 OF 5
FILE NO.: 1104-008

DEVELOPER

GRIFFIN INDUSTRIES, INC.
44710 RIVERWALK PARKWAY
RIVERSIDE, CA 92505
PHONE: (951) 509-8622

OWNER

LA SIERRA UNIVERSITY
44500 RIVERWALK PARKWAY
RIVERSIDE, CA 92515-8247
PHONE: (951) 785-2002
FAX: (951) 785-2911

ENGINEER

PSOMAS
22010 IOWA AVENUE, SUITE 101
RIVERSIDE, CA 92507
PHONE: (951) 787-8421
FAX: (951) 682-3379

SOURCE OF TOPOGRAPHY

INLAND AERIAL SURVEYS INC. DATE: 07/07/2006

PROJECT AREA:

TOTAL = 25.55 ACRES DISTURBED ACREAGE = 25.55

BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF LA SIERRA AVE AS BEING N43°37'19"W, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 80 AAT PAGES 72 THROUGH 77 THERE OF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOTS 1 THROUGH 3, 8 THROUGH 29, A PORTION OF LOTS 4 THROUGH 7 AND LOTS A,C,D,E AND F OF WALLEY VIEW FARMS PER M.B.11/58, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO A PORTION OF LOTS 5,9 THROUGH 12, 15 AND 16 IN BLOCK 38 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY PER M.B. 1/70 SAN BERNARDINO COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL No:

1441-350-002, 141-350-003

24 HOUR EMERGENCY CONTACT:

MICHAEL MOORE (818) 822-9282

WDID NUMBER:

88 330344773

ZONING & LAND USE

LA SIERRA SPECIFIC PLAN

EXISTING LAND USE

VACANT

PROPOSED LAND USE

MIXED USE APARTMENT SITES

SITE ADDRESS:

PIERCE STREET, SIERRA VISTA & RIVERWALK PARKWAY

THOMAS BROTHERS

PPAGE 714, GRID C7 (2006 EDITION)

FLOOD PLAIN DESIGNATION

FLOOD INSURANCE RATE MAP (FIRM)

SCHOOL DISTRICT

ALLVORD UNIFIED SCHOOL DISTRICT

UTILITIES

WATER: CITY OF RIVERSIDE

SEWER: CITY OF RIVERSIDE

CGAS: SOUTHERN CALIFORNIA GAS COMPANY

ELECTRIC: CITY OF RIVERSIDE

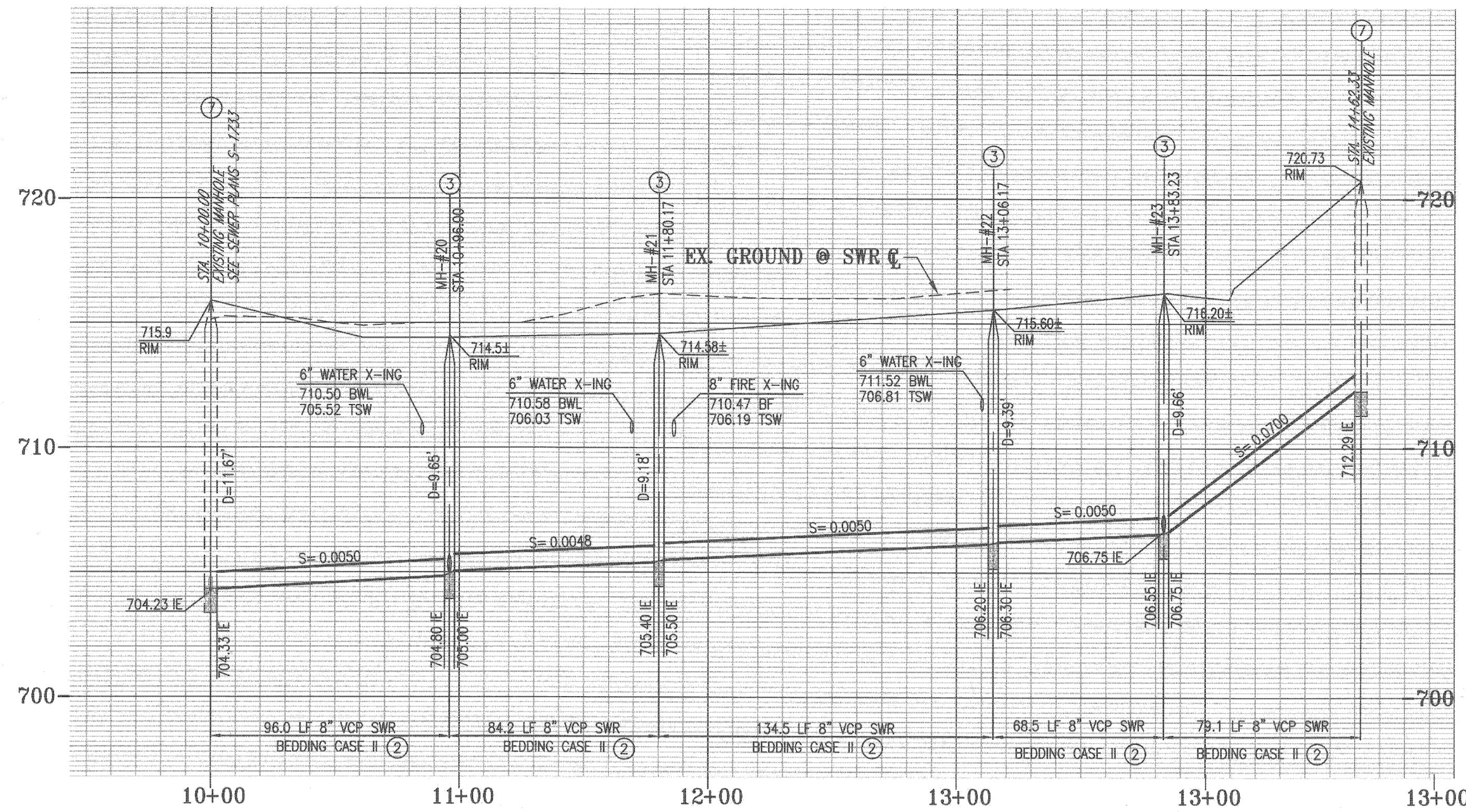
TELEPHONE: SBC

BENCHMARK: E2-P2

CONVEYED SQUARE ON THE TOP OF CURB AT THE WESTERLY END OF A CATCH BASIN FRONTING THE SOUTHERLY CURB OF INDIANA AVE AT THE SOUTHEAST CORNER OF INDIANA AVENUE AND FILLMORE STREET.
ELEV=738.410

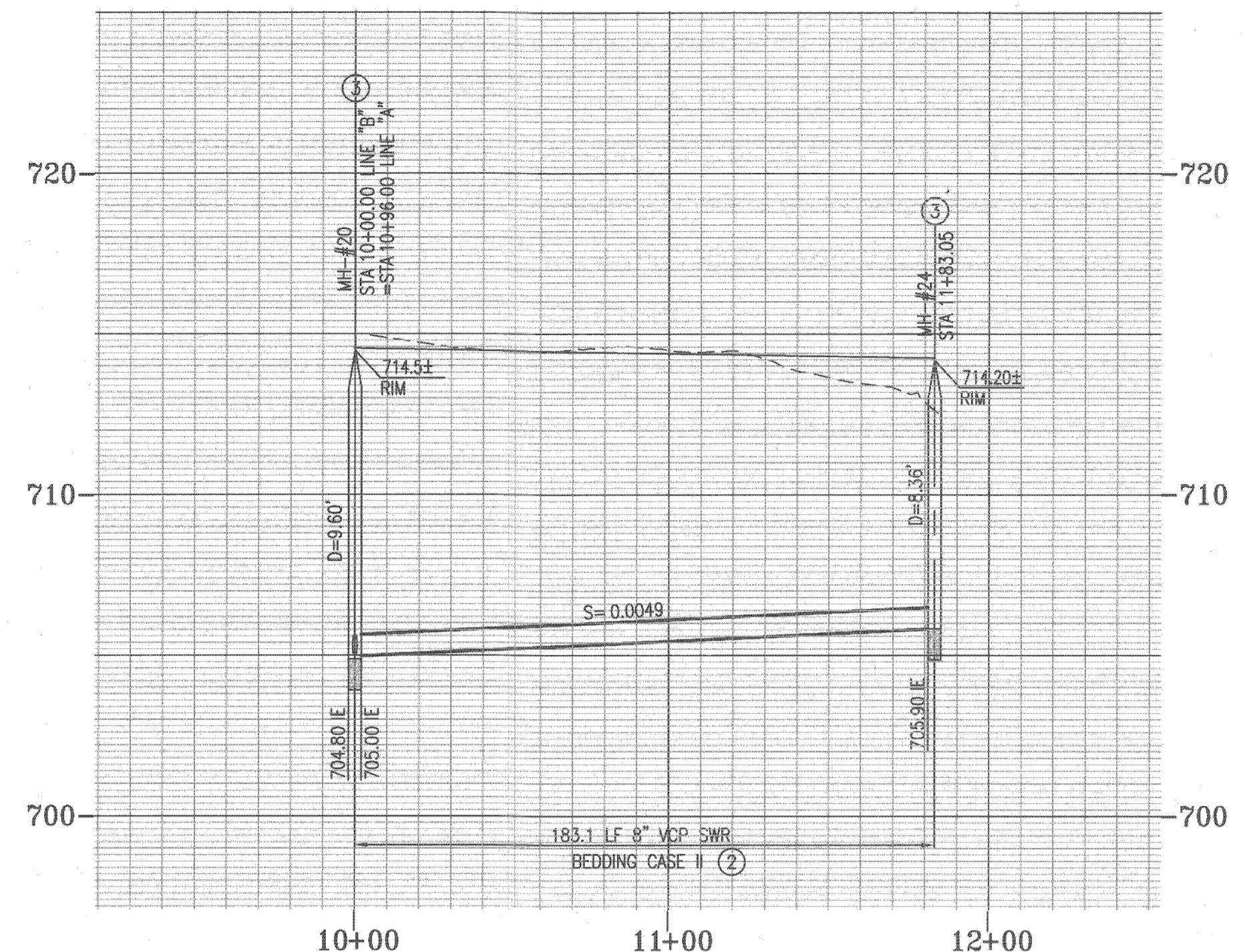
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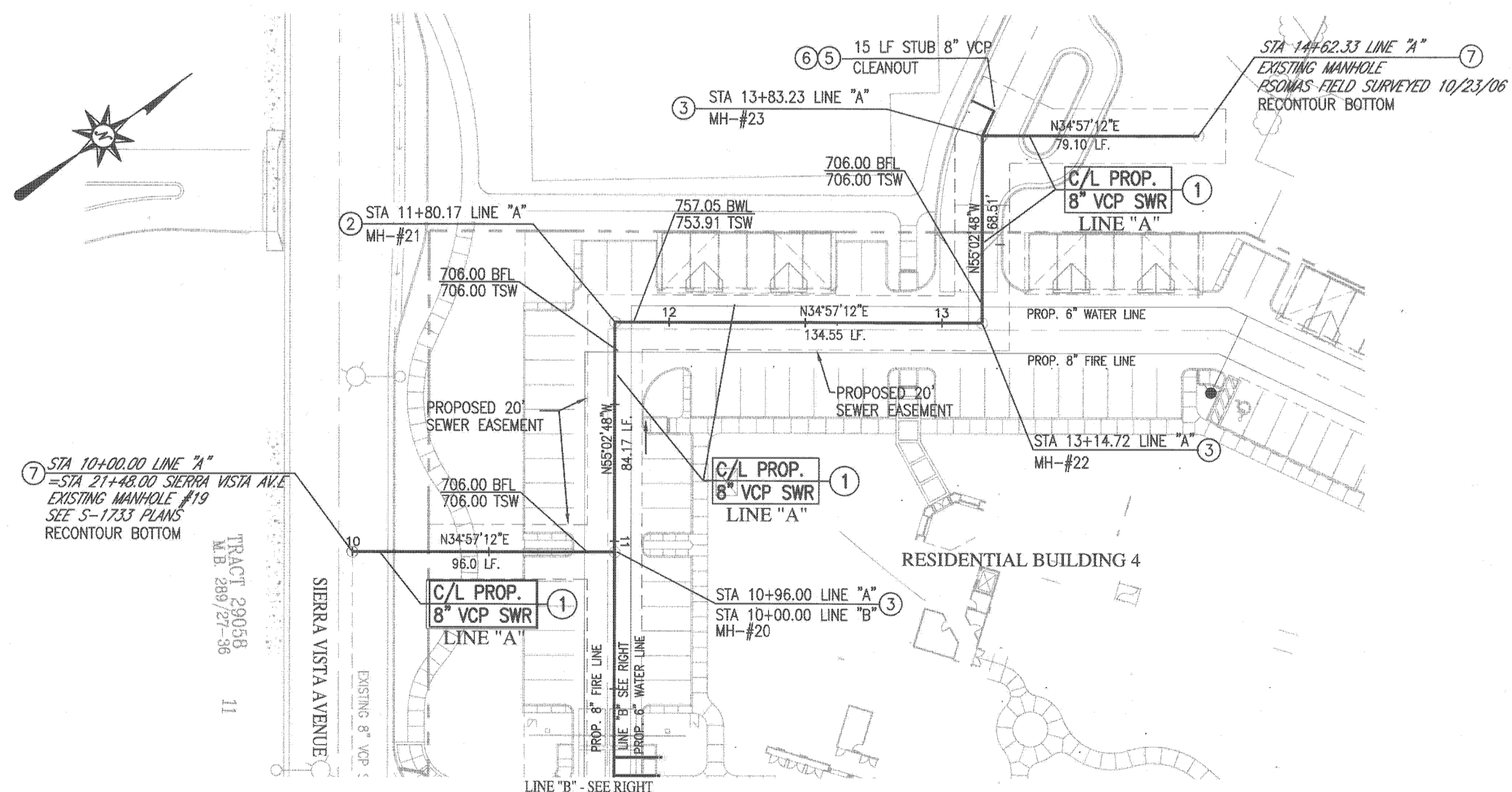
LINE "A"

PROFILE SCALE
1" = 40' HORIZ
1" = 4' VERT

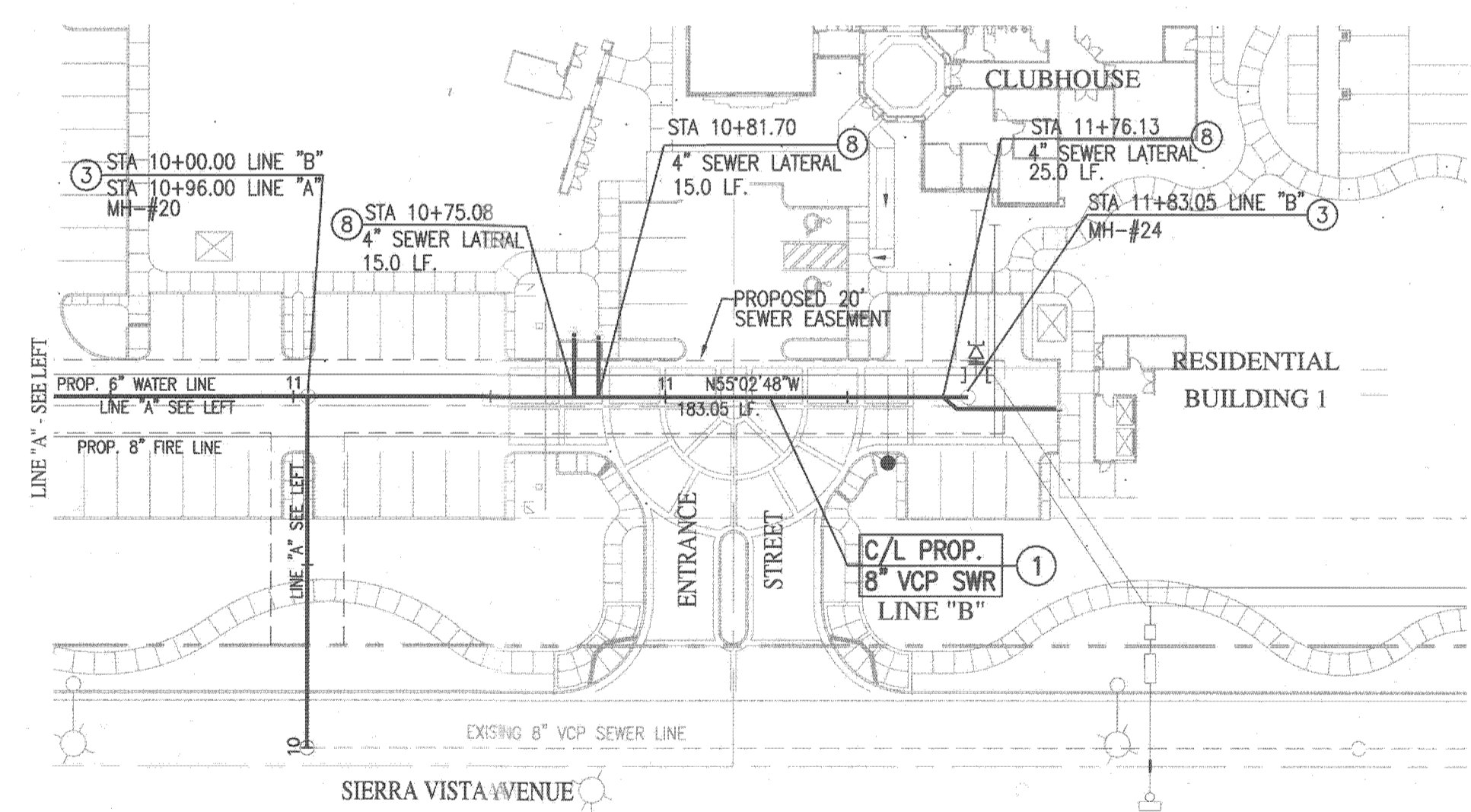


LINE "B"

PROFILE SCALE
1" = 40' HORIZ
1" = 4' VERT



LINE "A"



LINE "B"

CONSTRUCTION NOTES

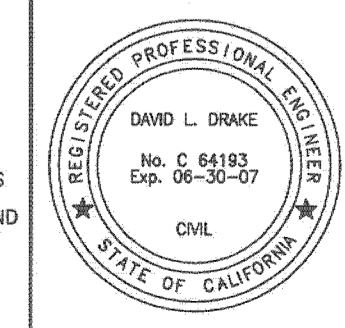
- ① CONSTRUCT 8" VCP SEWER MAIN.
- ② BEDDING CASE II PER CITY OF RIVERSIDE STD. 452
- ③ CONSTRUCT 48" SEWER MANHOLE PER CITY OF RIV. STD. DWG No. 500.
- ⑤ INSTALL SEWER CLEAN-OUT PER CITY OF RIVERSIDE STD. DWG. NO. 560
- ⑥ INSTALL TEMP. 8" END PLUG
- ⑦ CONNECT TO EXISTING MANHOLE
- ⑧ CONSTRUCT 4" SEWER LATERAL PER CITY RIV. STD. DWG. No. 562A

PUBLIC UTILITIES DEPARTMENT
WATER DIVISION

APPROVED BY: *MW MOLD* 4/6/07
DATE

Underground Service Alert
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227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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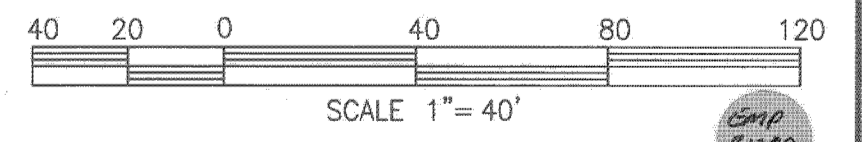
PREPARED UNDER THE DIRECTION OF:
[Signature]
REGISTERED CIVIL ENGINEER NO. C 64193
EXPIRATION DATE: 06-30-07 DATE: 3-20-07

PLANS PREPARED BY:
PSOMAS
2010 Iowa Avenue Suite 110 Riverside, CA 92507
(951) 683-5234 Fax (951) 683-5301
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 04/07/2007
SCALE: AS SHOWN BENCH MARK: E2-M3
C.B. WING, W'RLY CURB OF PIERCE ST. 1300' S'LY OF AMBS DR. ELEV=694.231

MARK REVISIONS APPR. DATE
DESIGNED BY DD DRAWN BY CA CHECKED BY

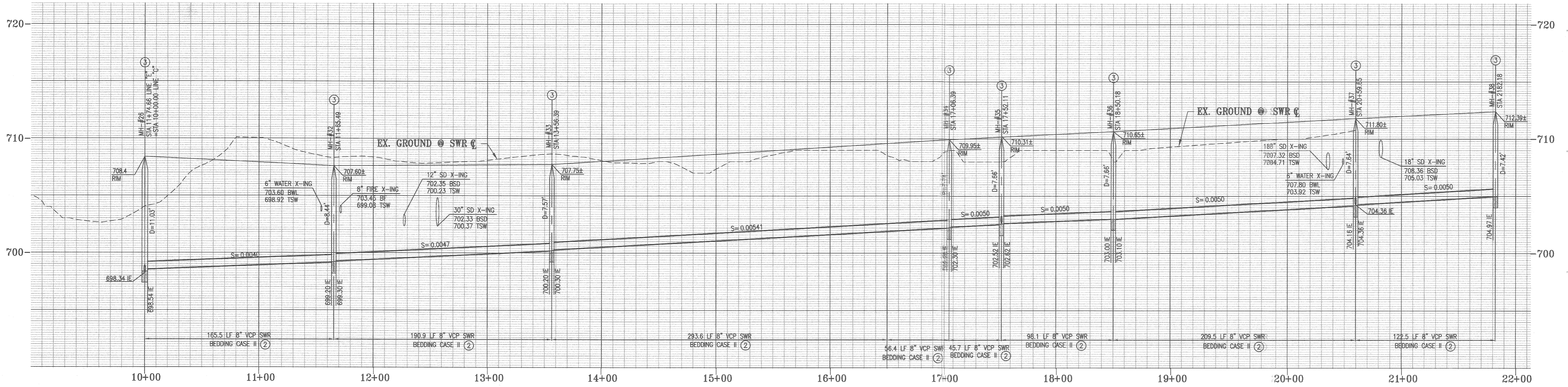
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]*
PRINCIPAL ENGR. DATE
APPROVED BY: *[Signature]*
CITY ENGINEER DATE: 5/3/07

IN THE CITY OF RIVERSIDE, CALIFORNIA
TRACT 34774
SEWER IMPROVEMENT PLAN
PW-06-1010
S-2008
LINE "A" STA 10+00.00 TO STA 13+21.76
LINE "B" STA 10+00.00 TO STA 11+83.05
SHEET 2 OF 5
FOR: GRIFFIN INDUSTRIES
FILE NO.: 1104-008



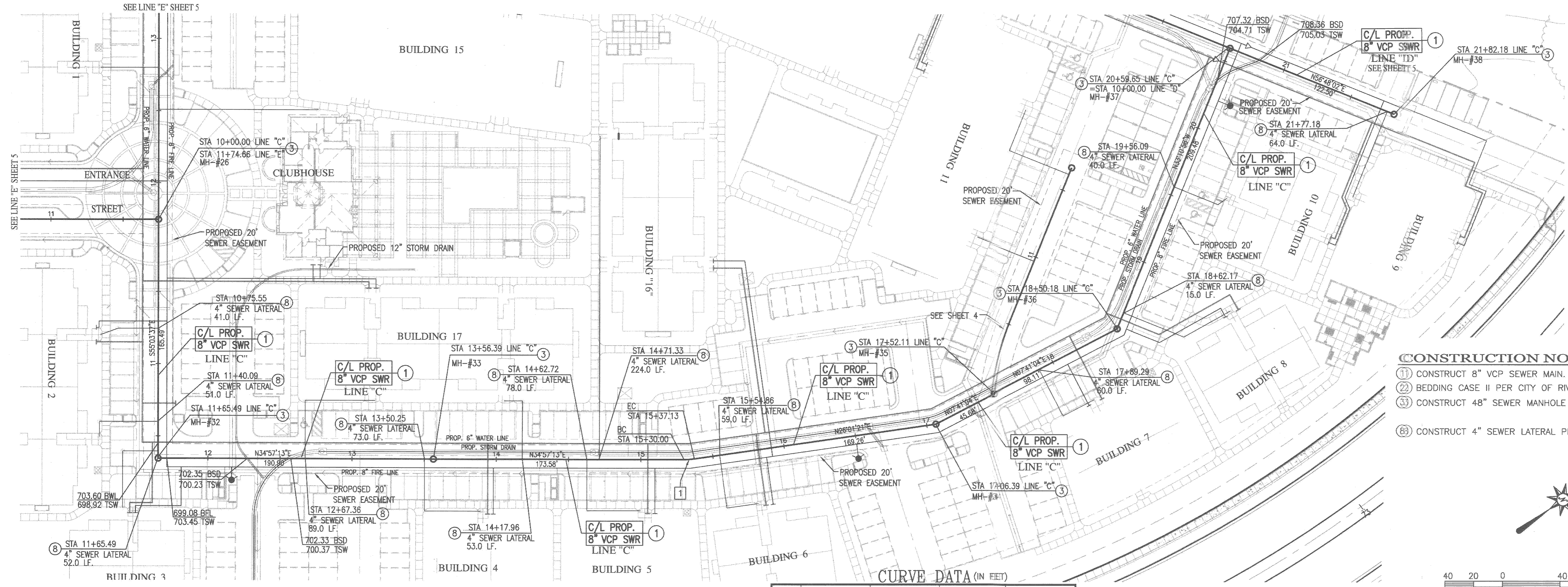
WDID:

INDEXED 8-31-07



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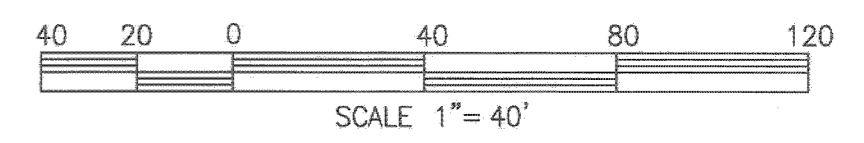
PROFILE SCALE
1" = 40' HORIZ
1" = 4' VERT



- CONSTRUCTION NOTES**
- (1) CONSTRUCT 8" VCP SEWER MAIN.
 - (2) BEDDING CASE II PER CITY OF RIVERSIDE STD. 452
 - (3) CONSTRUCT 48" SEWER MANHOLE PER CITY OF RIV. STD. DWG No. 500.
 - (8) CONSTRUCT 4" SEWER LATERAL PER CITY RIV. STD. DWG. No. 562A

CURVE DATA (IN FEET)

DELTA	RADIUS	LENGTH	TANGENT	
1	8°11'4"	50.11'	7.16'	3.58'



PUBLIC UTILITIES DEPARTMENT
WATER DIVISION

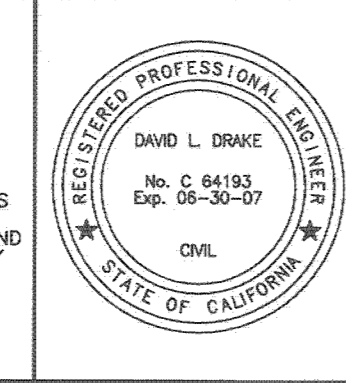
APPROVED BY: *Subill* 4/23/07
DATE

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227-2600

TWO WORKING DAYS BEFORE YOU DIG

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PLANS PREPARED BY:

PSOMAS

2010 Iowa Avenue Suite 110 Riverside, CA 92507
(951) 683-5234 Fax (951) 683-5301
CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 04/07/2007

SCALE: AS SHOWN BENCH MARK: E2-M3
C.B. WING, W'RLY CURB OF PIERCE ST. 1300' S'LY OF AMBS DR. ELEV=694.231

REGISTERED CIVIL ENGINEER NO. C 64193
EXPIRATION DATE: 08-30-07 DATE: 3-20-07

MARK	REVISIONS	APPR.	DATE
DESIGNED BY: DD	DRAWN BY: CA	CHECKED BY:	

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: *4/23/07*
PRINCIPAL ENGR.

APPROVED BY: *[Signature]* DATE: *4/23/07*
CITY ENGINEER

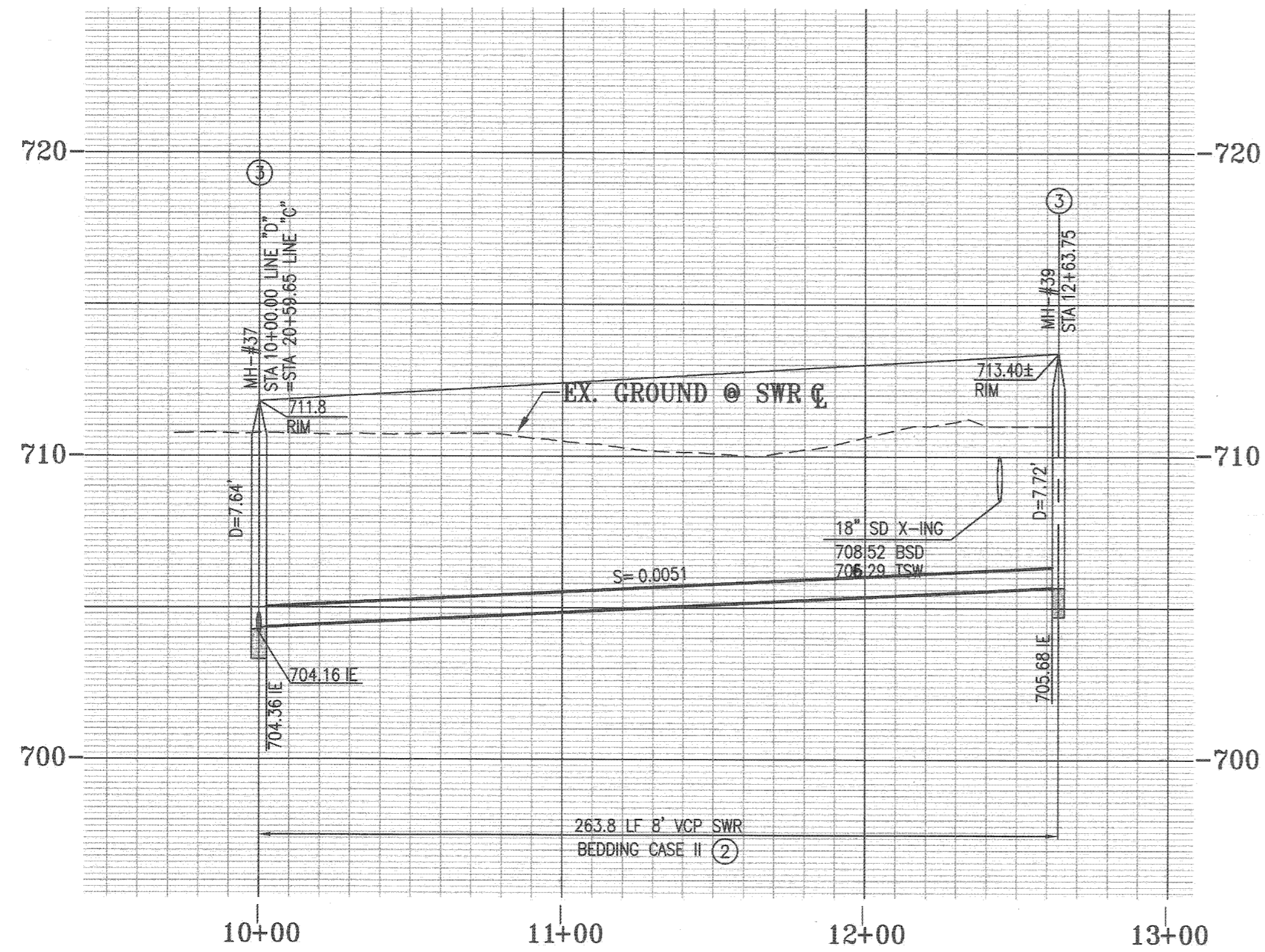
IN THE CITY OF RIVERSIDE, CALIFORNIA
TRACT 34774
SEWER IMPROVEMENT PLAN

LINE "C" STA 10+00.00 TO STA 21+82.18

FOR: GRIFFIN INDUSTRIES

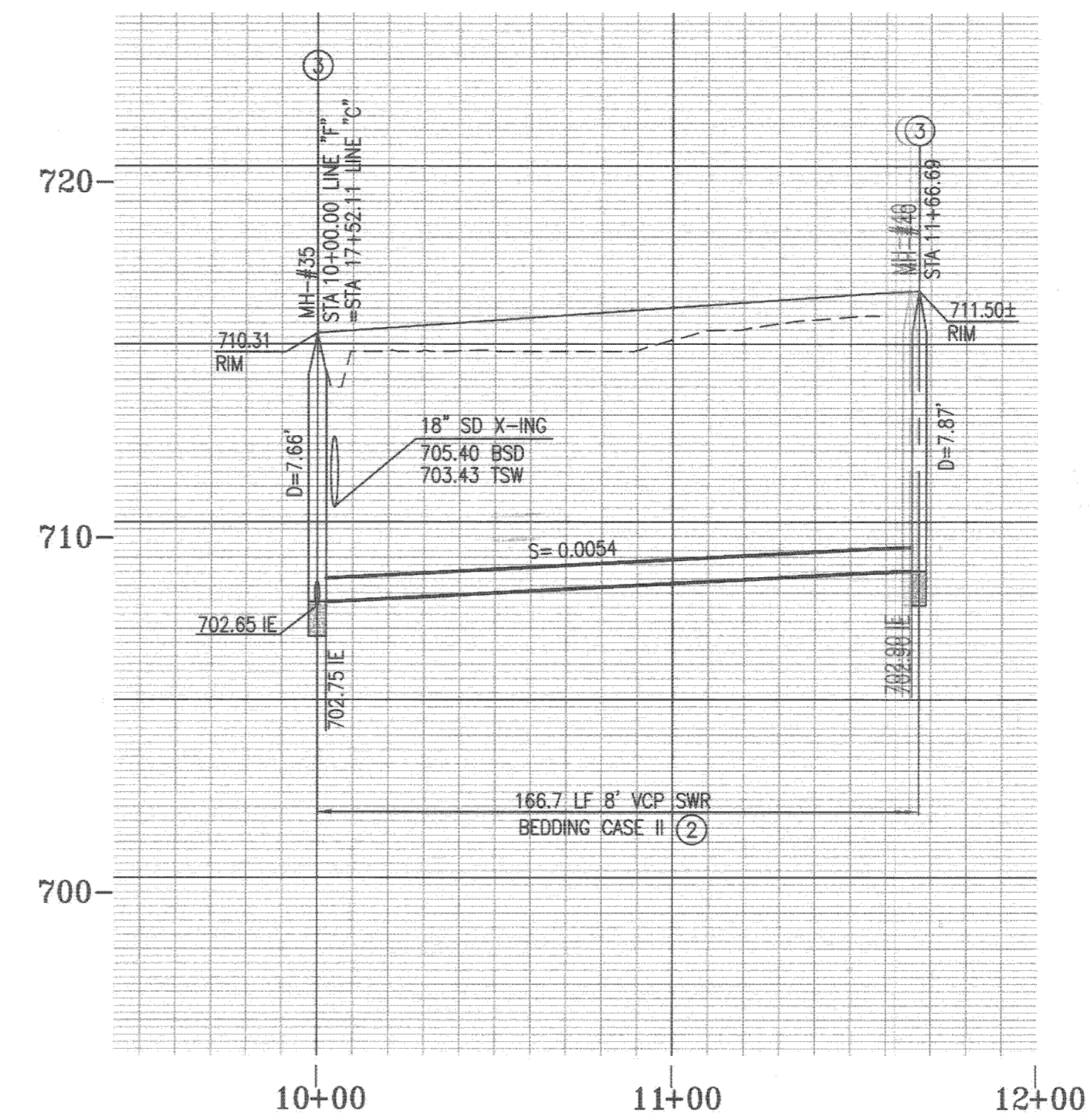
PW-06-1010
S-2008
SHEET 3 OF 5
FILE NO.: 1104-008

INDEXED 8-31-07



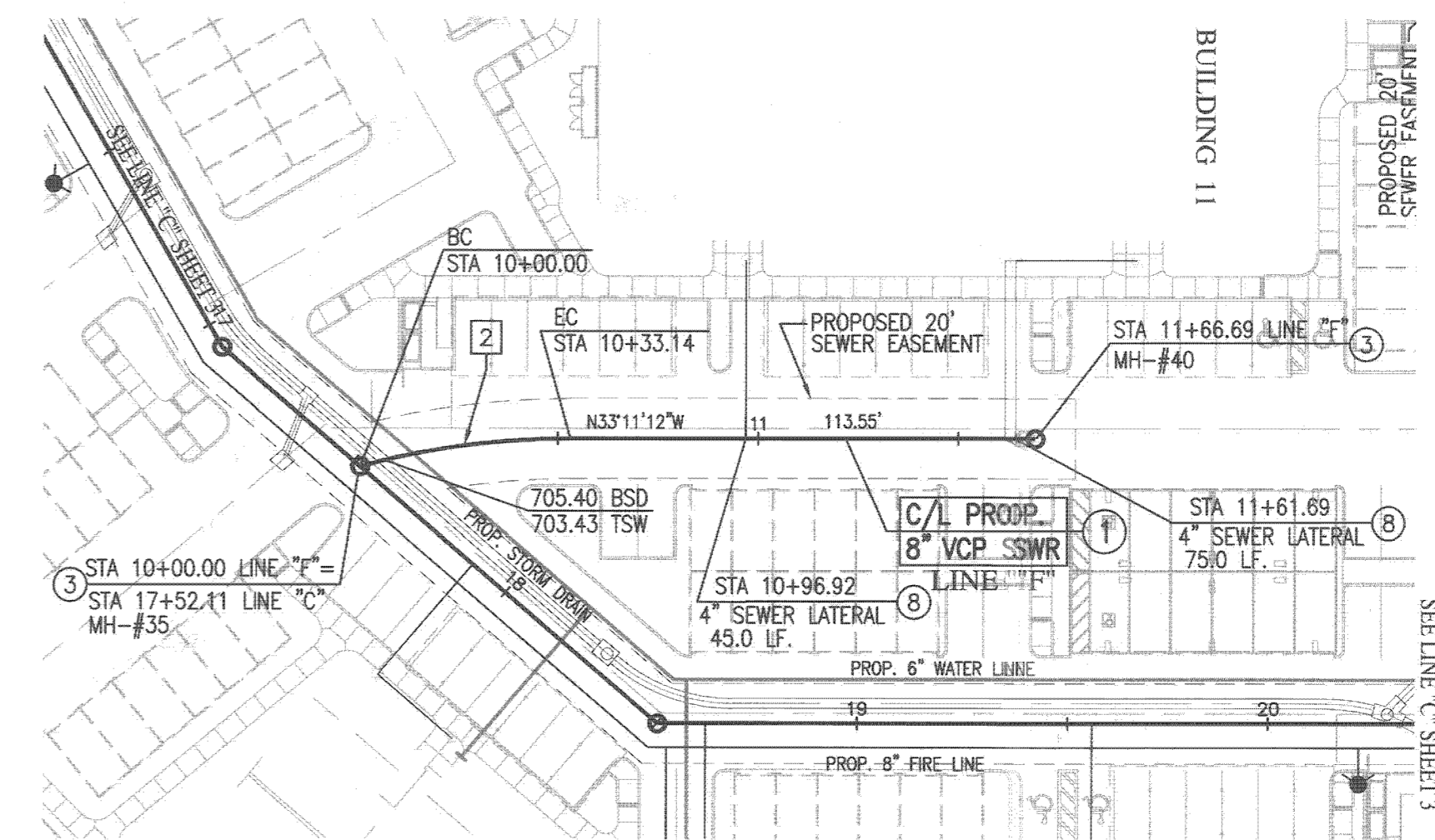
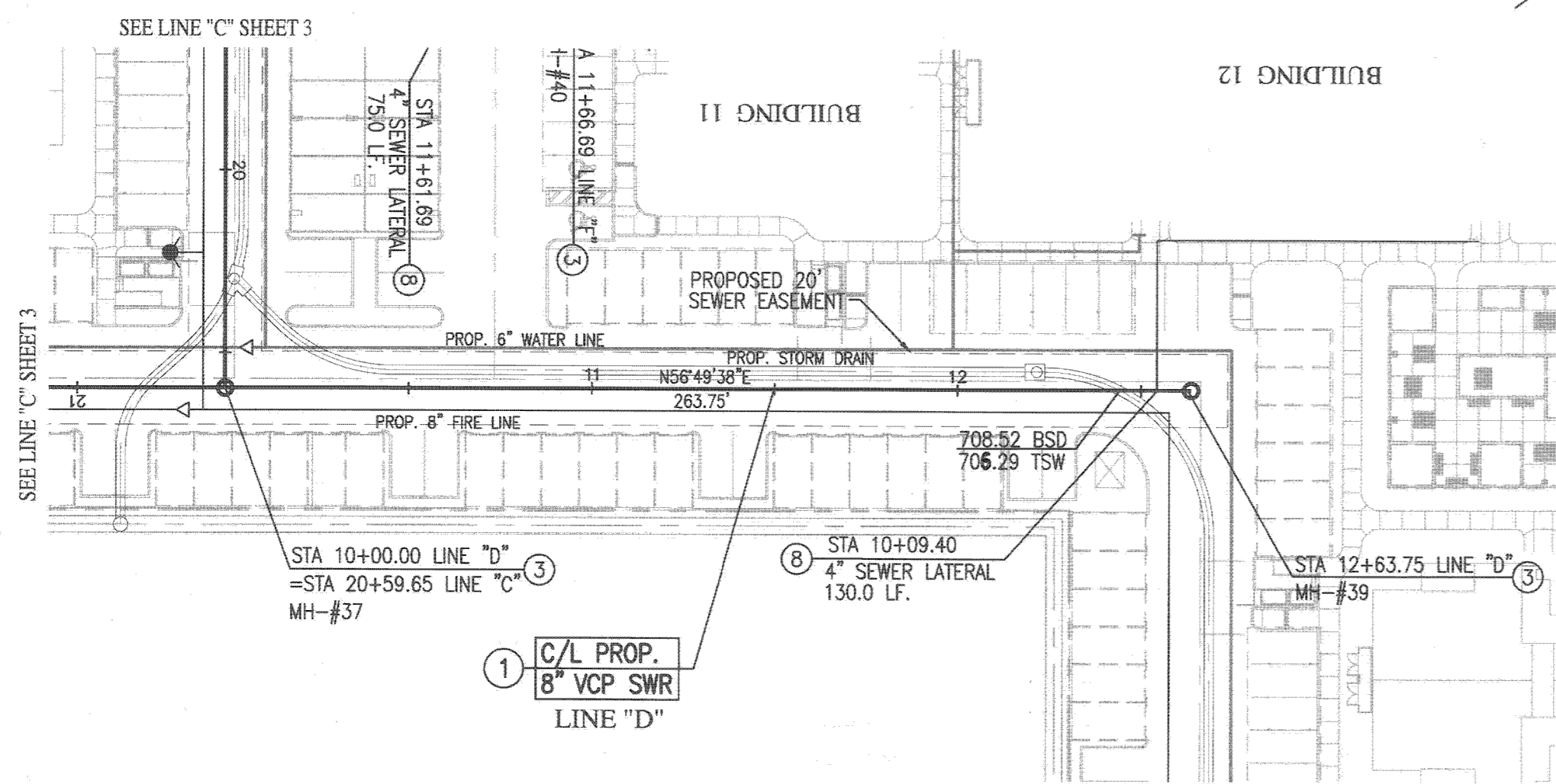
PROFILE SCALE
1" = 40' HORIZ
1" = 4' VERT

LINE "D"



PROFILE SCALE
1" = 40' HORIZ
1" = 4' VERT

LINE "F"



CURVE DATA (IN FEET)

	DELTA	RADIUS	LENGTH	TANGENT
2	15°13'20"	200.00'	53.14'	26.73'

CONSTRUCTION NOTES

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PUBLIC UTILITIES DEPARTMENT
WATER DIVISION

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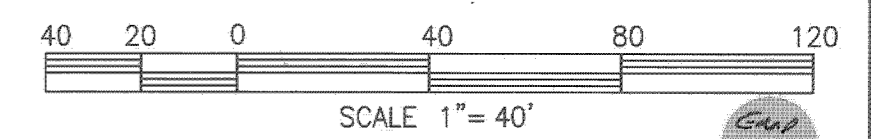
MARK	REVISIONS	APPR.	DATE
DESIGNED BY: DD	DRAWN BY: CA	CHECKED BY:	

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* BY DATE: *[Signature]*
PRINCIPAL ENGR. *[Signature]* CITY ENGINEER
DATE: 5/6/07

IN THE CITY OF RIVERSIDE, CALIFORNIA
TRACT 34774
SEWER IMPROVEMENT PLAN
LINE "D" STA 10+00.00 TO STA 12+63.75
LINE "F" STA 10+00.00 TO STA 11+66.69
FOR: GRIFFIN INDUSTRIES

PW-06-1010
S-2008
SHEET 4 OF 5
FILE NO.: 1104-008



SCALE 1" = 40'

WDID: *[Signature]*

INDEXED 8-31-07 LPH

