

# CITY OF RIVERSIDE SEWER IMPROVEMENT PLAN FOR CENTER STREET

**GENERAL NOTES:**

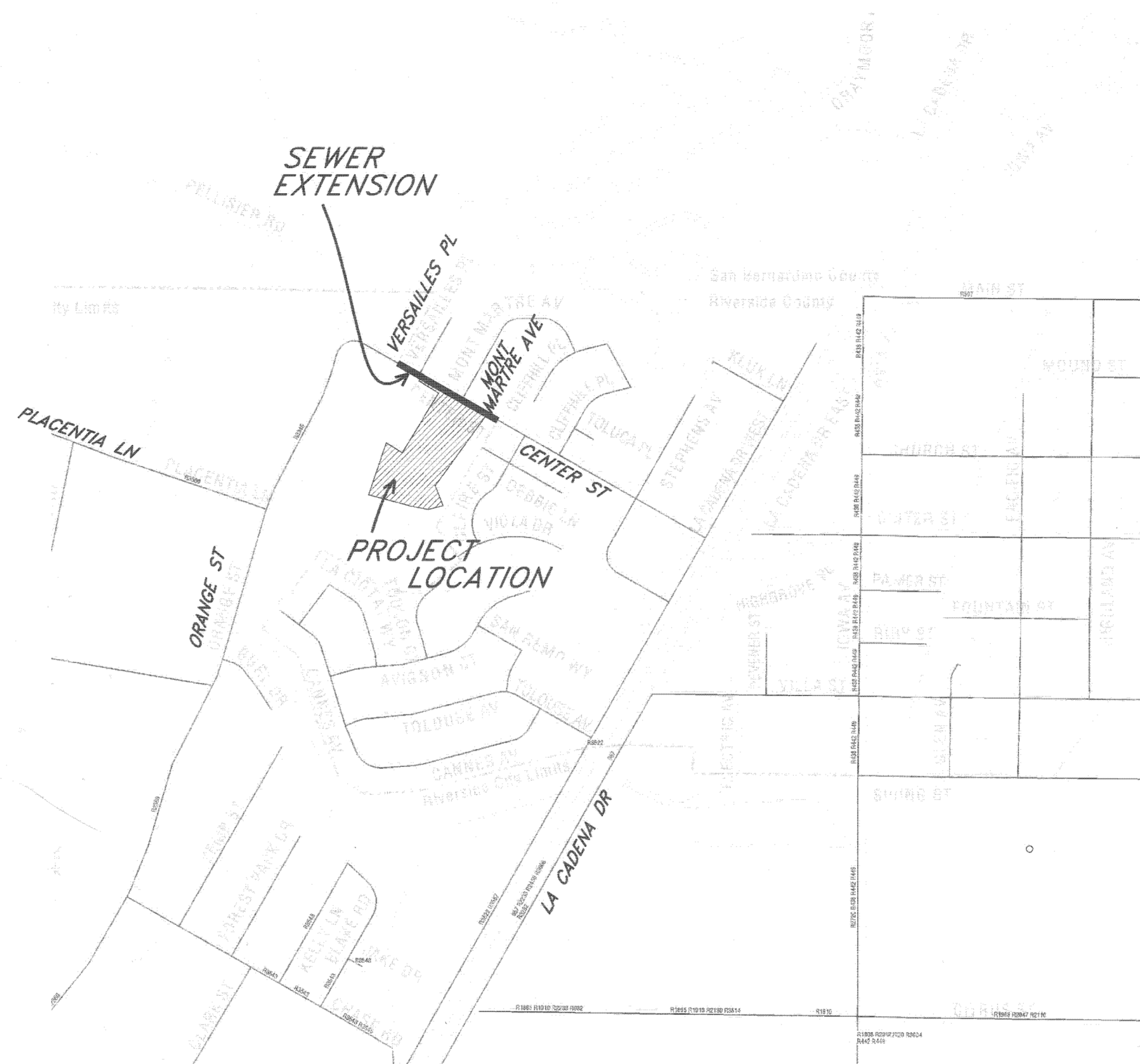
1. ALL GRADING SHALL CONFORM TO APPENDIX CHAPTER 33, VOL.1 OF THE CURRENT CITY-ADOPTED EDITION OF THE UNIFORM BUILDING CODE.
2. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT AND ADDENDUM PREPARED BY CITY AND COUNTY SOILS & ENGINEERING & TESTING DATED 8/6/91 AND 9/22/94 SHALL BE COMPLIED WITH DURING GRADING OPERATIONS CITY BUSINESS TAX CERTIF. NO. 059642 EXP. DATE 6/15/99.
3. THIS PLAN IS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING ON-SITE OR OFF-SITE IMPROVEMENTS. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT, STRUCTURAL SECTIONS OR LAYOUT, AND RELATED REQUIREMENTS, BUILDING LOCATIONS OR FOUNDATIONS, WALLS, CURBING, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED BUILDING PERMIT PLANS. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.
4. CERTIFICATION FROM THE REGISTERED CIVIL ENGINEER STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOIL ENGINEER FOR FILL AREAS ARE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.
5. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
  - A) ALL MANUFACTURED SLOPES IN EXCESS OF 5 FEET IN VERTICAL HEIGHT ARE TO BE PROTECTED FROM EROSION DURING ROUGH GRADING OPERATIONS AND, THEREAFTER, UNTIL INSTALLATION OF FINAL GROUND COVER (SEE LANDSCAPE PLANS FOR FINAL GROUND COVER)
  - B) ALL SLOPE PROTECTION SWALES TO BE CONSTRUCTED AT THE SAME TIME AS BANKS ARE GRADED.
  - C) THE DEVELOPER AND HIS CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND SWPPP AND ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (E.G., HYDROSEEDING, MULCHING OF STRAW, SAND BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS INTO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO ADDITIONAL EROSION CONTROL MEASURES NOTED ABOVE DURING THE PERIOD OCTOBER 15 TO APRIL 15.
  - D) AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND CHECK DAMS. SILT AND DEBRIS SHALL BE REMOVED FROM CITY OF RIVERSIDE STREETS THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTIL CITY ACCEPTANCE OF THE SUBDIVISION THAT DRAINS ONTO CITY STREETS.
6. ANY ON-SITE RETAINING WALLS THAT ARE SHOWN ON THIS PLAN THAT ARE UNDER 3 FEET IN HEIGHT AND SUPPORT A SURCHARGE OR THAT ARE OVER 3 FEET IN HEIGHT REQUIRE SEPARATE REVIEW, APPROVAL AND A BUILDING PERMIT FROM THE BUILDING DIVISION, PLANNING DEPARTMENT. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE SHALL BE IN PLACE AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE GRADING PERMIT. APPROVED SEQUENCED GRADING WITH 1-1/2:1 MAXIMUM SLOPES TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR ISSUANCE OF A GRADING PERMIT PRIOR TO COMPLETION OF ANY NECESSARY PERIMETER RETAINING WALLS.
7. ANY IMPROVEMENTS RESTRICTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.
8. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
9. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
10. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PAD AND ON ALL FILL SLOPES.
11. IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO OBSERVE AND PERFORM COMPACTION TESTS DURING THE GRADING TO EVALUATE THE PREPARATION OF THE NATURAL GROUND SURFACE TO RECEIVE THE FILL AND THE COMPACTION ATTAINED IN THE FILL, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND TON ALL FILL SLOPES.
12. EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
13. FOR GRADING OF AREAS 5 ACRES OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY OF RIVERSIDE.
14. GRADING OPERATIONS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7 A.M. AND 7 P.M. ON WEEKDAYS AND BETWEEN 8 A.M. AND 5 P.M. ON SATURDAYS. NO GRADING WILL BE PERMITTED ON SUNDAY OR FEDERAL HOLIDAYS. (RIVERSIDE MUNICIPAL CODE, 7.35.010, ORDINANCE NO 6273)

**ENGINEER'S NOTICE TO CONTRACTORS:**

1. 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 ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. 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.
2. CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR
3. ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE OR SWALE UNLESS OTHERWISE NOTED.
4. QUANTITIES SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITIES TAKEOFF.
5. 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 THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY OF RIVERSIDE 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 CITY OF RIVERSIDE OR THE ENGINEER.

**NOTICE TO CONTRACTORS:**

CONTRACTOR SHALL POTHOLE AT THE TIE-IN STATIONS AND AT ANY OTHER POINTS OF POTENTIAL CONFLICTS WITH UNDERGROUND FACILITIES BEFORE STARTING CONSTRUCTION. EXISTING SUBSURFACE UTILITY DATA ON DRAWINGS WERE COMPILED FROM INFORMATION FURNISHED BY VARIOUS SOURCES. NEITHER THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION SHOWN IS GUARANTEED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS, GAS MAINS, SANITARY SEWERS, STORM DRAINS, ELECTRIC CONDUITS, TELEPHONE LINES AND ANY OTHER UTILITIES WHICH MAY CONFLICT WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE RING AND COVER SHALL BE ADJUSTED IN THE FIELD TO MATCH THE FINISHED SURFACE OF THE PAVEMENT TO FORM A SMOOTH DRIVING SURFACE. 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. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS FOR THE REPAIR OF ANY AND ALL DAMAGE TO THE CONTRACT WORK OR TO ANY UTILITY (WHETHER PREVIOUSLY KNOWN OR DISCLOSED DURING THE WORK) AS MAY BE CAUSED BY HIS OPERATIONS. UTILITIES NOT SHOWN ON THE DRAWING TO BE RELOCATED OR ALTERED BY OTHERS SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF THE CONTRACT WORK, THE CONTRACTOR SHALL LEAVE ALL UTILITIES AND APPURTENANCES IN A CONDITION SATISFACTORY TO THE OWNERS AND THE CITY.



**LEGEND:**

- DAYLIGHT LINE
- FLOWLINE
- R— PROPERTY LINE
- C— CENTERLINE
- W— EXISTING WATER LINE
- S— PROP. SANITARY SEWER LINE
- ▒▒▒▒▒ PROPOSED SLOPE
- E— EXISTING CONTOUR
- 601— PROPOSED CONTOUR

- G.B. = GRADE BREAK
- H.P. = HIGH POINT
- E.P. = EDGE OF PAVEMENT
- D.L. = DAYLIGHT
- G.S. = GROUND SHOT
- W.V. = WATER VALVE
- W.M. = WATER MAIN
- W. = WATER METER
- FL = FLOW LINE
- F.G. = FINISHED GRADE
- BM = BENCH MARK
- LS = LANDSCAPING
- T.G. = TOP OF GRATE
- INV. = INVERT ELEVATION
- A.C. = ASPHALT CONCRETE
- TW = TOP OF WALL
- R = RADIUS
- TF = TOP OF FOOTING
- (106.02) = EXIST. ELEVATION
- 106.02 = PROPOSED ELEVATION
- FG = FINISHED GRADE
- FS = FINISHED SURFACE
- CJ = CONTROL JOINT
- TOE = TOE OF SLOPE
- TOP = TOP OF SLOPE
- TOP/D.L. = TOP OF SLOPE/DAYLIGHT
- TC = TOP OF CURB
- FF = FINISHED FLOOR
- R/W = RIGHT OF WAY

**EMERGENCY PHONE NUMBERS:**

- CITY OF RIVERSIDE FIRE DEPARTMENT (951) 826-5321
- CITY OF RIVERSIDE POLICE (951) 826-5700
- CITY OF RIVERSIDE TRAFFIC DIVISION (951) 826-5366
- CITY OF RIVERSIDE TRAFFIC SIGNALS (951) 351-6096
- STREET SUPERINTENDENT (951) 351-6127
- RIVERSIDE SCHOOLS (951) 788-7132
- GOODHEW AMBULANCE (951) 684-5520
- PACIFIC BELL TELEPHONE (800) 303-3000
- CITY OF RIVERSIDE ELECTRIC DEPT. (951) 687-0791
- SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
- UNDERGROUND SERVICE ALERT (800) 227-2600

**INDEX MAP**  
NTS

**NOTE:**  
SHOWN UTILITIES ARE FROM REFERENCE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION AND SIZE OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

**OWNER/DEVELOPER:**

NUTTREND HOMES  
PEGGY DOMASIN  
22222 FRONTAGE ROAD  
CORONA, CA 92882  
(951) 340-1290  
(951) 340-3070

**ENGINEER:**

SAKE ENGINEERS INC.  
400 S. RAMONA AVE.  
CORONA CA 92879  
PH# (951) 279-4041  
FAX# (951) 279-2830

**LEGAL DESCRIPTION:**

A PORTION OF LOTS 135, 136, AND 143 OF THE LAND OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

**T.B.M.:**

RIVERSIDE COUNTY BM ML-56; A BRASS DISK IN HANDWELL WEST SIDE OF HWY 215 AT INT. CENTER ST. & STEPHENS ST. EL = 889.33'

**BENCHMARK:**

J7-112 P.K. NAIL IN THE SOUTHWEST CORNER OF A CONCRETE BLOCK CATCH BASIN, 12 FEET NORTH OF CENTERLINE OF PLACENTIA LANE AND 240 FEET WESTERLY OF THE CENTERLINE OF ORANGE STREET. ELEV = 836.813'

**BASIS OF BEARING:**

THE CENTERLINE OF CENTER STREET BEING NORTH 61°12'30" WEST, AS SHOWN ON MAP RECORDED IN BOOK 38, PAGE 50, OF MAPS, RECORDS OF RIVERSIDE COUNTY.

**ASSESSORS PARCEL NO.:**

246-130-001

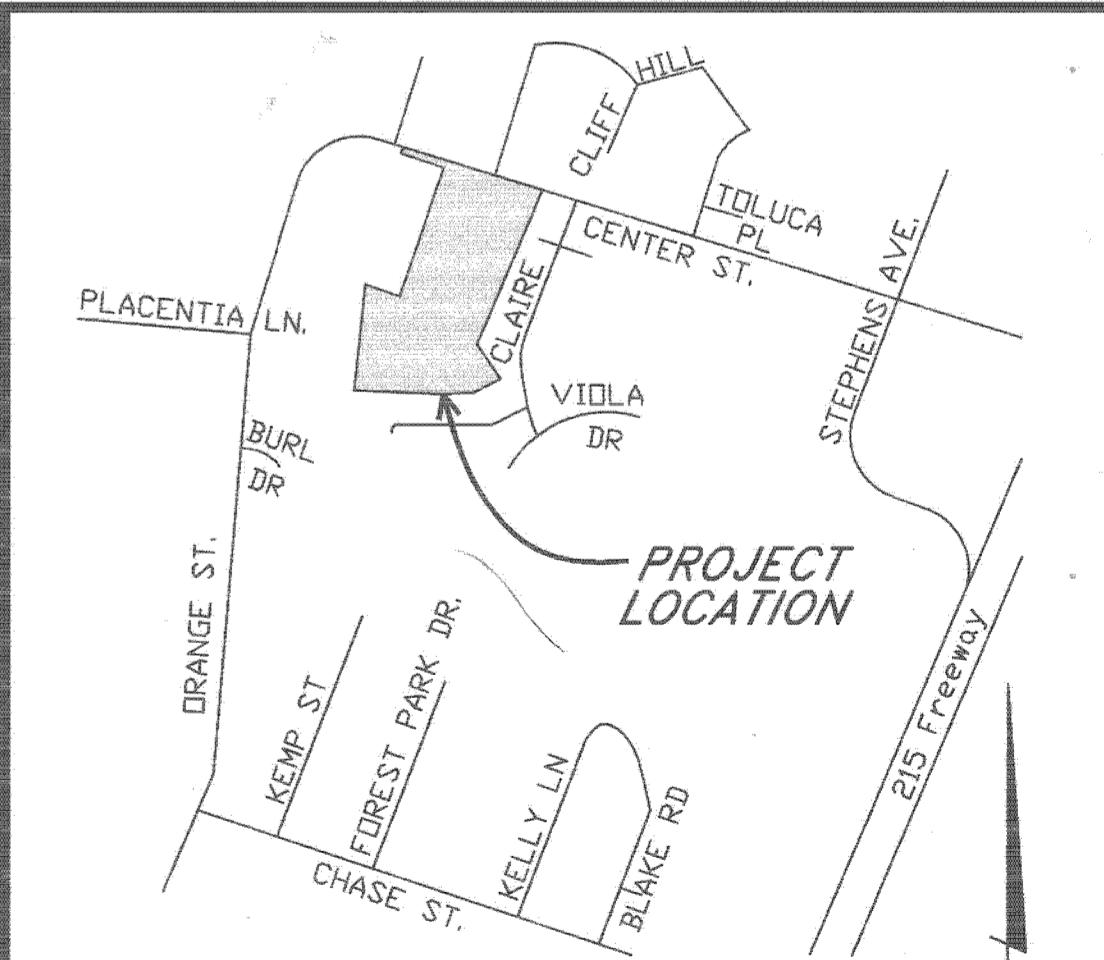
**UTILITIES**

- ELECTRIC \_\_\_\_\_ CITY OF RIVERSIDE
- GAS \_\_\_\_\_ SD. CAL. GAS CO.
- WATER \_\_\_\_\_ CITY OF RIVERSIDE
- SEWER \_\_\_\_\_ CITY OF RIVERSIDE
- TELEPHONE \_\_\_\_\_ PACIFIC TELEPHONE

**CONSTRUCTION NOTES:**

- |   |   |     |      |
|---|---|-----|------|
| 1 | CONST. SEWER MANHOLE PER CITY OF RIVERSIDE STD. 500                               | 2   | EA.  |
| 2 | CONST. 8" VCP 6-900 SEWER PIPE W/ BEDDING (CASE 1) PER CITY OF RIVERSIDE STD. 452 | 634 | L.F. |
| 3 | CONST. 6" LATERAL W/ P.L. CLEANOUT PER CITY OF RIVERSIDE STD. 562A                | 62  | L.F. |
| 4 | INSTALL 4 L.F. 8" STUB & PLUG   | 1   | EA.  |

**QUANTITIES:**



**VICINITY MAP**  
N.T.S.

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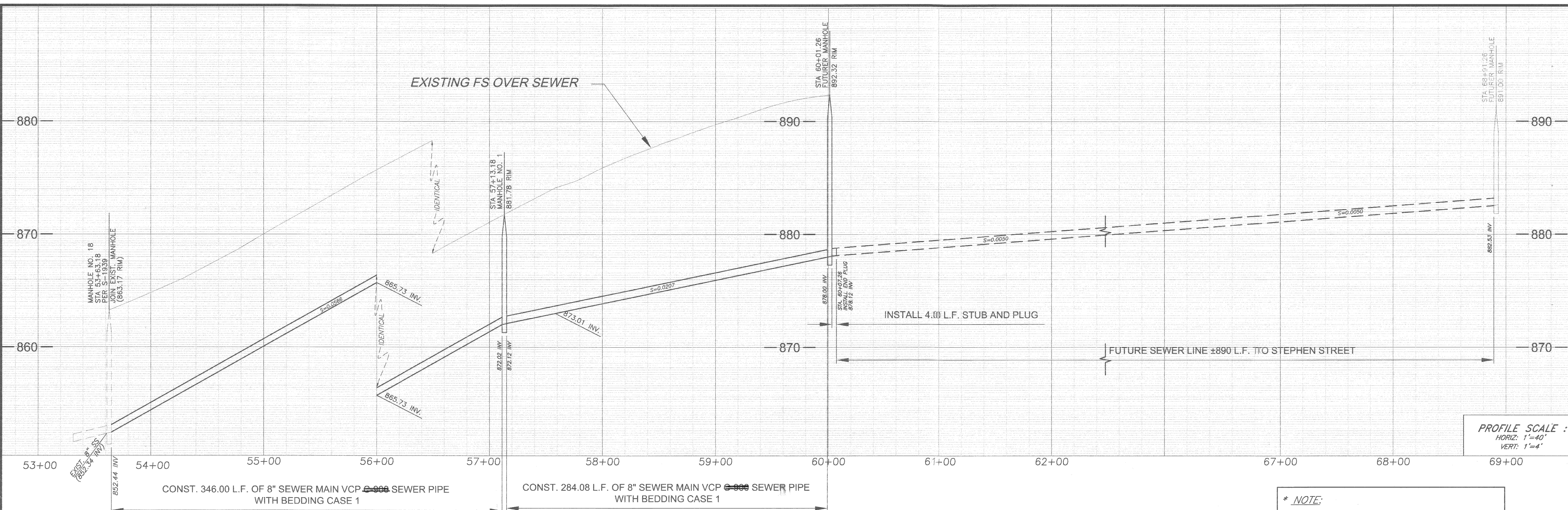
REGISTERED PROFESSIONAL ENGINEER  
SAKE CONSULTING ENGINEERS, INC.  
CIVIL  
5-31-07  
R.C.E. No. 053058 DATE

CITY OF RIVERSIDE BUSINESS TAX ACCOUNT #14172 EXP. 4/01/08  
**SAKE CONSULTING ENGINEERS, INC.**  
ENGINEERING • SURVEYING • LAND DEVELOPMENT  
400 S. RAMONA AVE., STE. 202  
CORONA, CALIFORNIA 92879  
(951) 279-4041 FAX (951) 279-2830

MARK	REVISIONS	APPR	DATE
DESIGNED BY SA	DRAWN BY RL	CHECKED BY SA	

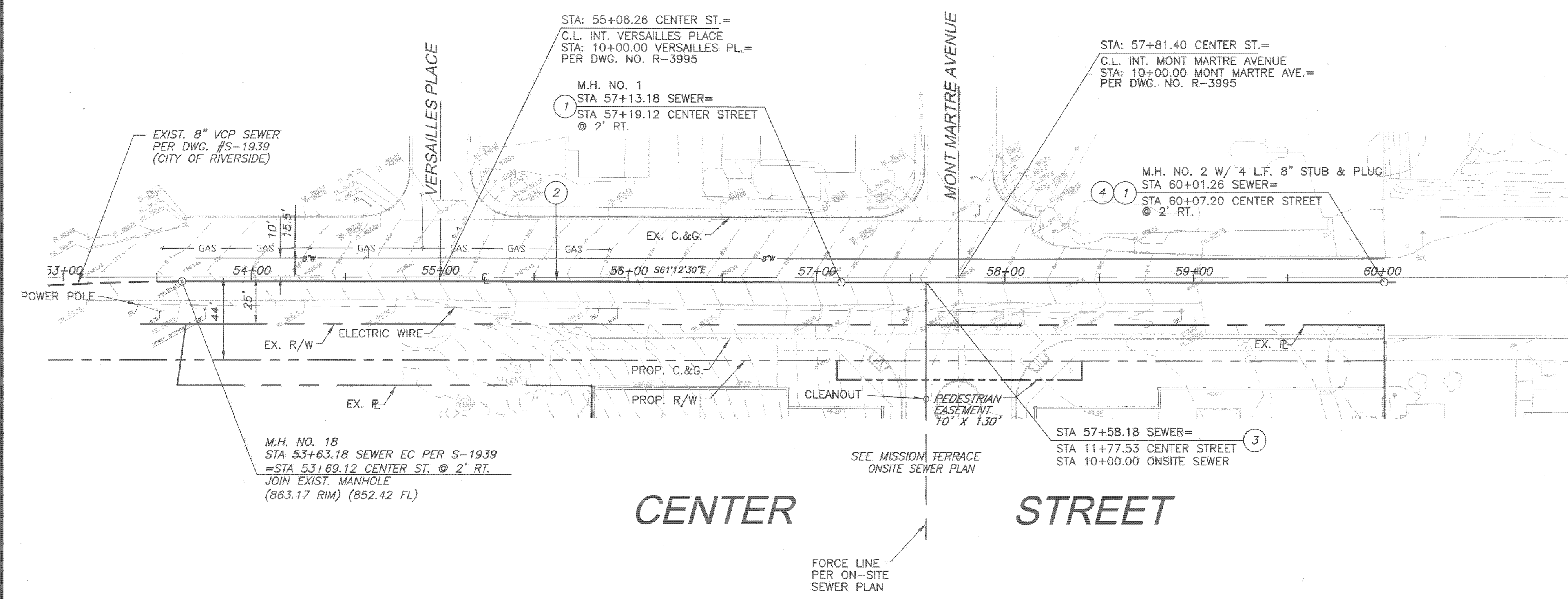
CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: [Signature] DATE: 6/10/07  
PRINCIPLE ENGINEER: [Signature] DATE: 6/15/07  
CITY ENGINEER: [Signature]

SEWER IMPROVEMENT PLANS  
MISSION TERRACE MHP  
3444 CENTER STREET  
COVER SHEET  
PROJECT NO. JN1098  
S-2030  
SHEET 1 OF 2  
FILE NO. PW06-0536  
HORIZ. SCALE: NONE VERT. SCALE: NONE  
INDEXED 3-03-07

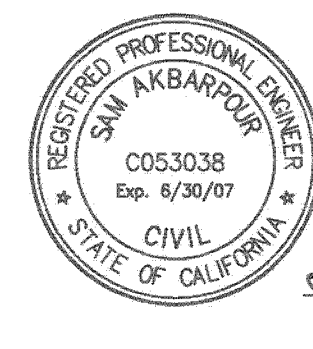
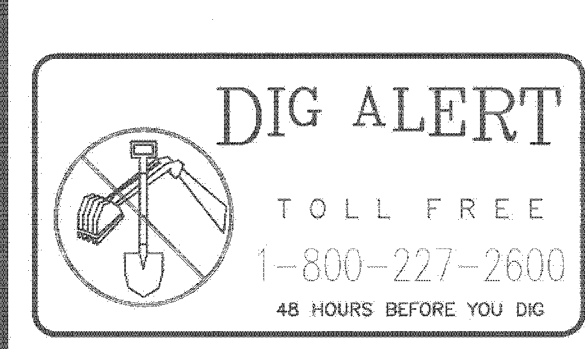


**PROFILE SCALE :**  
 HORIZ: 1"=40'  
 VERT: 1"=4'

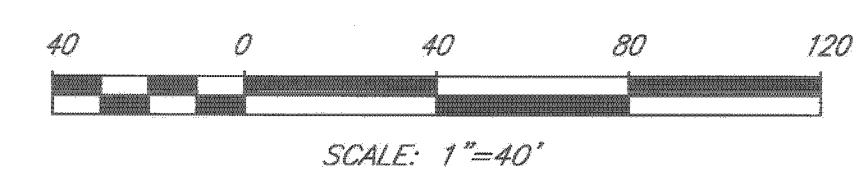
**\* NOTE:**  
 CONTRACTOR TO POTHOLE AND FIELD VERIFY LOCATION & DEPTH PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCY



- CONSTRUCTION NOTES:**
- 1 - CONST. SEWER MANHOLE PER CITY OF RIVERSIDE STD. 500
  - 2 - CONST. 8" VCP ~~800~~ SEWER PIPE W/ BEDDING (CASE 1) PER CITY OF RIVERSIDE STD. 452
  - 3 - CONST. 6" LATERAL W/ P.L. CLEANOUT PER CITY OF RIVERSIDE STD. 562A
  - 4 - INSTALL 4 L.F. 8" STUB & PLUG



*S. Akbarpour* 5-31-07  
 R.C.E. No. 053038 DATE



**SAKE CONSULTING ENGINEERS, INC.**  
 ENGINEERING • SURVEYING • LAND DEVELOPMENT  
 400 S. RAMONA AVE., STE. 202  
 CORONA, CALIFORNIA 92709  
 (951) 279-4041 FAX (951) 279-2830  
 CITY OF RIVERSIDE BUSINESS TAX ACCOUNT #4172 EXP. 4/07/08

MARK	REVISIONS	APPR. DATE

PUBLIC UTILITIES DEPARTMENT WATER  
 APPROVED BY: *[Signature]* DATE: 4/10/07

**CITY OF RIVERSIDE, CALIFORNIA**  
**PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: *[Signature]* DATE: 4/10/07  
 PRINCIPLE ENGINEER: *[Signature]*  
 CITY ENGINEER: *[Signature]*

**SEWER IMPROVEMENT PLANS**  
**MISSION TERRACE MHP**  
**3330 CENTER STREET**

PROJECT NO. JN1098  
 S-2030  
 SHEET 2 SHEET 2  
 FILE NO. PW06-0536

HORIZ. SCALE: NONE VERT. SCALE: NONE  
 INDEXED 7-03-07  
 232