

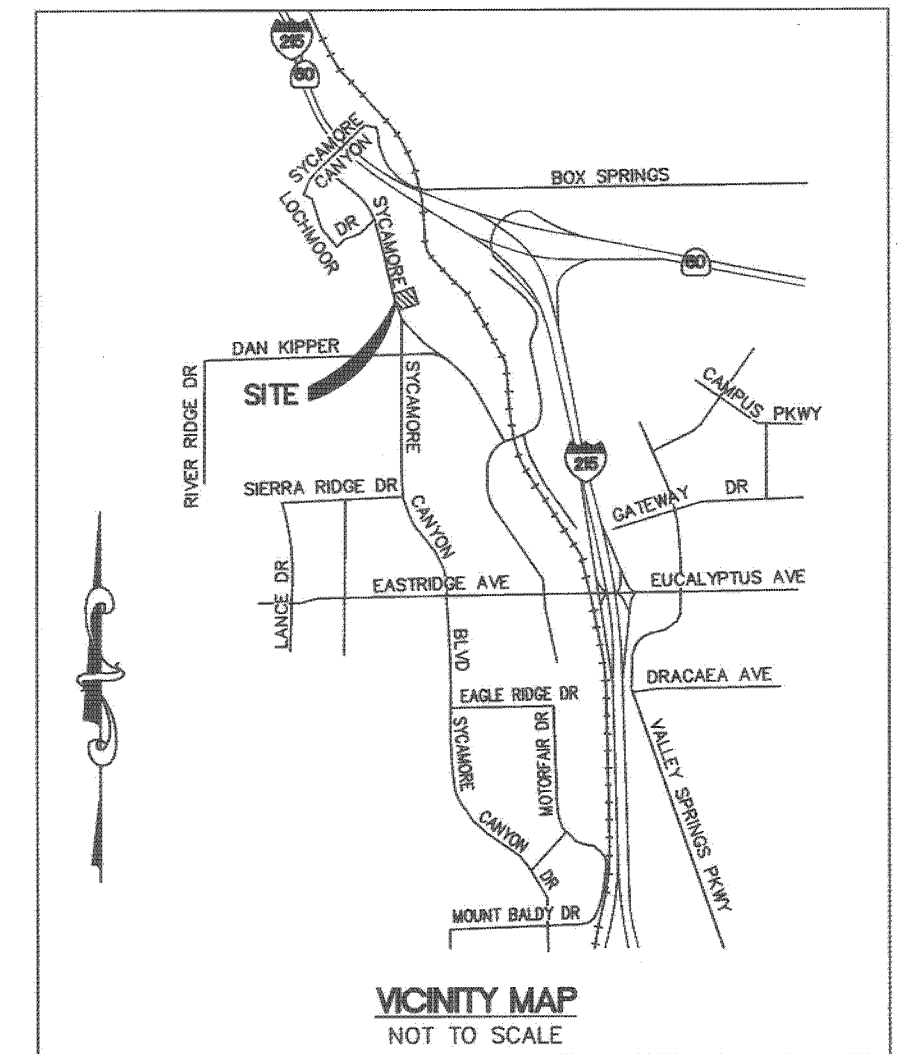
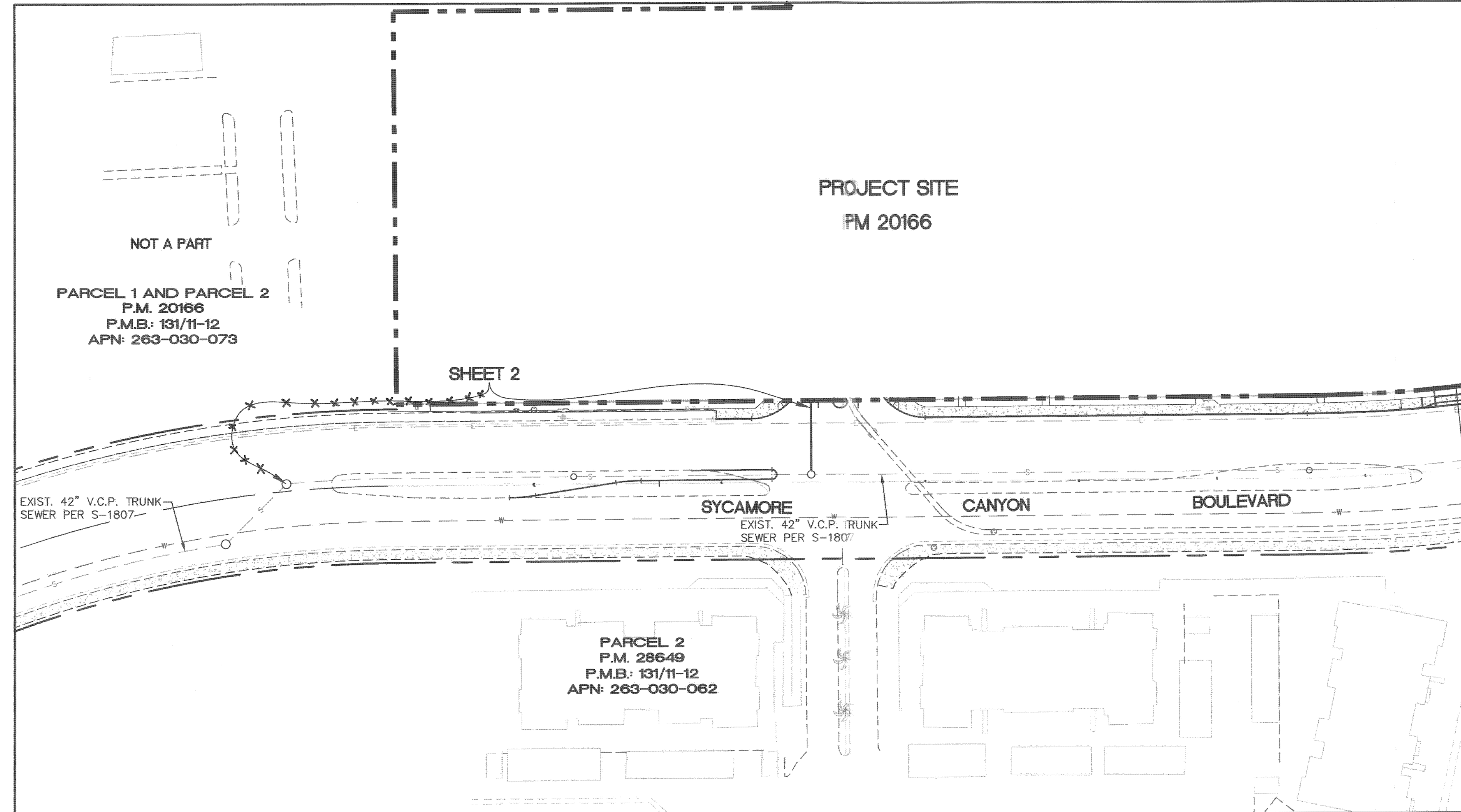
SYCAMORE CANYON APARTMENTS SANITARY SEWER IMPROVEMENT PLAN

ENGINEER'S NOTES

- 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 ON ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL POTHOLE 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.

GENERAL NOTES

- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND THE 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 DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETE.
- 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.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- 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.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE 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.
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-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.
- 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/GUT SHEETS.
- PIPE TO BE SDR-35 PVC, ALL PIPE JOINTS SHALL BE GASKETED. CEMENTED JOINTS SHALL NOT BE ALLOWED.
- THE DEVELOPER IS RESPONSIBLE FOR PERFORMING A VIDEO INSPECTION OF THE NEW SEWER MAIN PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE VIDEO INSPECTION MUST BE PERFORMED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. A RECORDING OF THE VIDEO INSPECTION MUST BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
- 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 LATERAL, PER UNIFORM PLUMBING CODE (CURRENT EDITION) AND SEPARATE PLANS APPROVED BY BUILDING AND SAFETY.



LEGEND

- PROJECT BOUNDARY
- PROPOSED 8" PVC SEWER
- PROPOSED SEWER MANHOLE
- EXISTING SEWER
- EXISTING SEWER MANHOLE

SEWER CONSTRUCTION NOTES AND QUANTITY ESTIMATE

ITEM	DESCRIPTION	QUANTITY	UNIT
①	CONSTRUCT 8" PVC SEWER MAIN W/PIPE BEDDING CASE 1 PER CITY OF RIVERSIDE STD. 452, GRANULAR MATERIAL NOT TO BE SAND OR NATIVE SOIL	388	LF
②	CONSTRUCT 60" SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500	3	EA
③	CONNECT TO EXISTING SEWER MANHOLE #1 PER SEWER PLAN S-1807	1	EA

INDEX MAP

SCALE: 1"=50'

REVIEWED BY:
WESTERN MUNICIPAL WATER DISTRICT
FOR NON-INTERFERENCE COMPLIANCE
SHEET 1 THROUGH 2
Derek Kawai 09-16-2016
DEREK KAWAI
DIRECTOR OF ENGINEERING

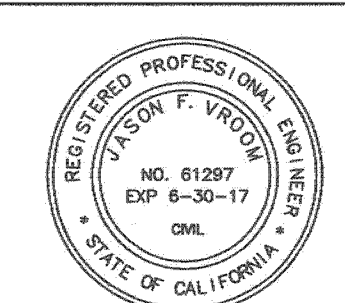
BENCH MARK
POINT ID: H9-E3
1988 ELEVATION: 1234.220 (NWD 88)
ADJUSTMENT YEAR: 2008
DESCRIPTION: P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHWESTERLY CORNER OF THE MEDIAN CATCH BASIN ON CENTRAL AVENUE AND ABOUT 3400 FEET EASTERLY OF CANYON CREST DRIVE.
1998: RE-ADJUSTED AS A PART OF THE CENTRAL AVENUE TRUNK SEWER LINES.

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 PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

APPROVED BY: *Jason F. Vroom* 08/30/16
DATE: 08/30/16

UNDERGROUND SERVICE ALERT
DIGI ALERT
CALL TOLL FREE
1-800-227-2600

PLANS PREPARED UNDER THE DIRECTION OF:
Jason F. Vroom 08/30/16
JASON F. VROOM R.C.E. 61297 DATE
EXPIRATION DATE: 06-30-17 DATE 08/30/16



ALLIANCE
LAND PLANNING & ENGINEERING INC.
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-8886
FAX: (760) 431-8802

27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
FAX: (661) 254-1929

CITY BUSINESS TAX ID: BL 00142354 EXP. DATE 2-20-2018

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 10/31/16
PRINCIPAL ENGINEER
TRAFFIC DIVISION

APPROVED BY: *[Signature]* DATE: 10/31/16
CITY ENGINEER

MARK REVISIONS APPR. DATE

DESIGNED BY: *[Signature]* DRAWN BY: *[Signature]* CHECKED BY: *[Signature]*

SANITARY SEWER IMPROVEMENT PLAN

SYCAMORE CANYON APARTMENTS
PW 15-0786

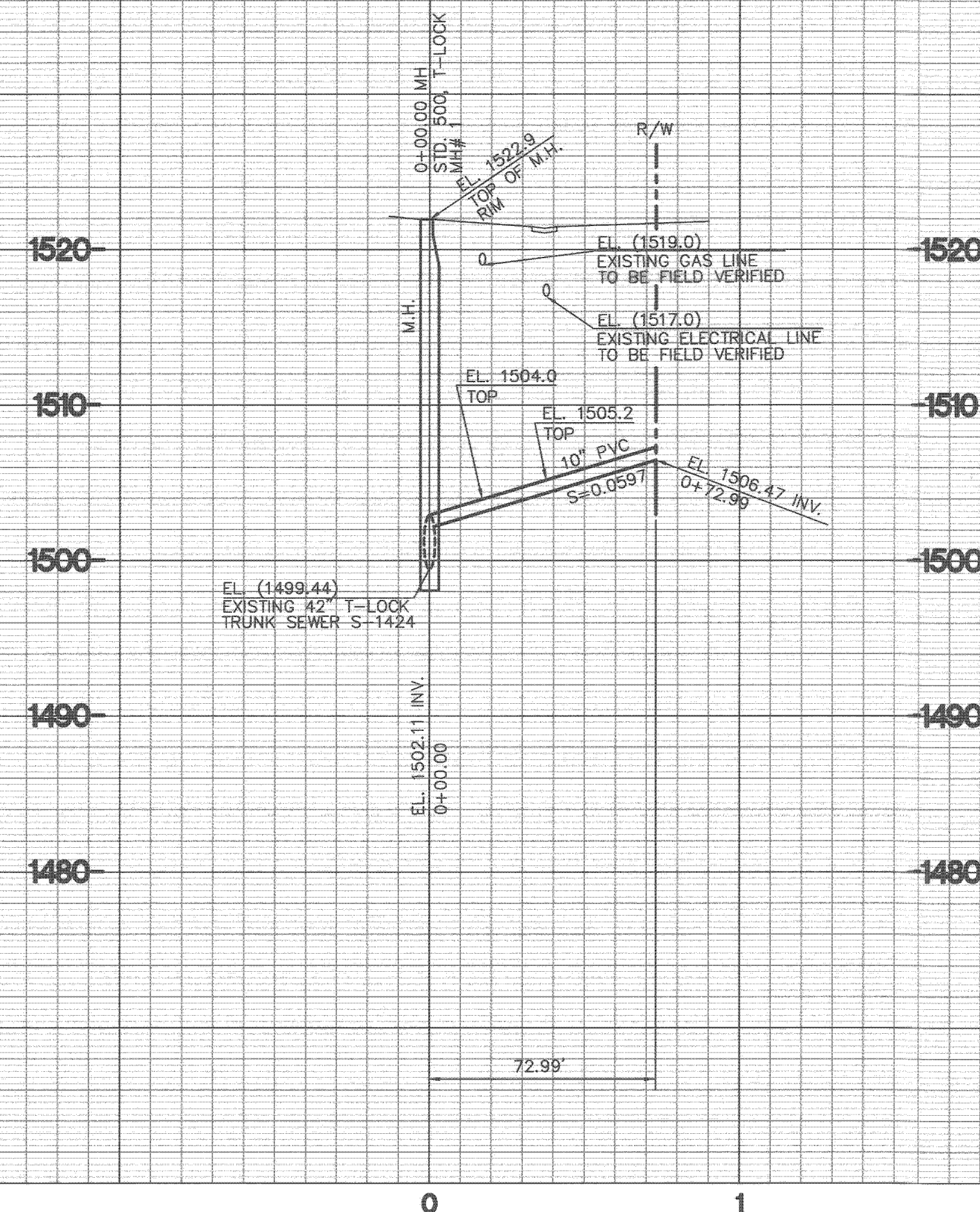
5930 5900 SYCAMORE CANYON BLVD.
APN: 263-030-075, -076 AND PORTION OF-073

HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 8'

INDEX OF SHEETS:
SHEET NO. (S) DESCRIPTION
1 TITLE SHEET
2 SEWER PLAN AND PROFILE

ACT. NO. S-2135
PW 15-0786
SHEET 1 OF 2

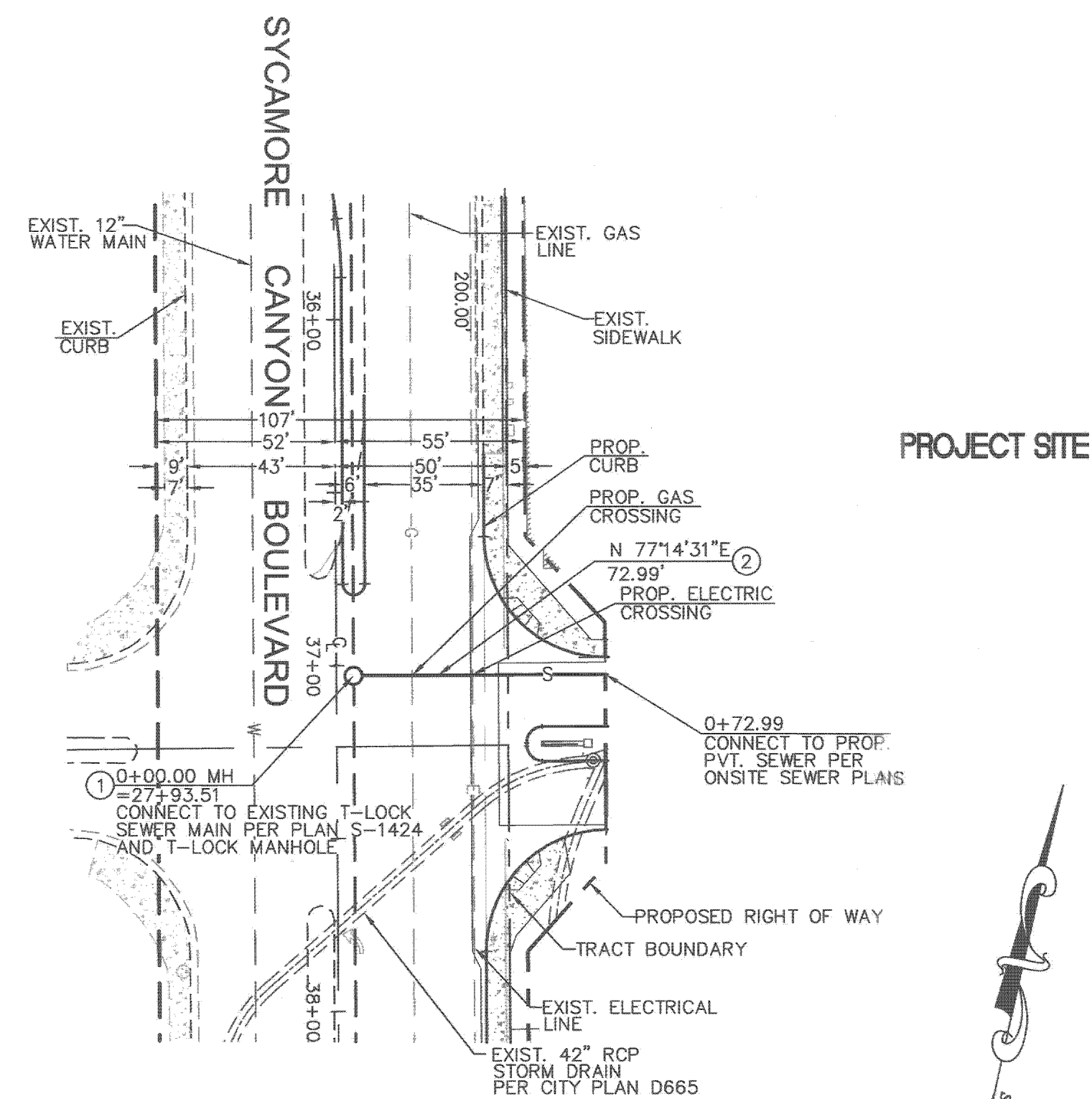
SCALE: HOR. 1" = 40'
VERT. 1" = 8'



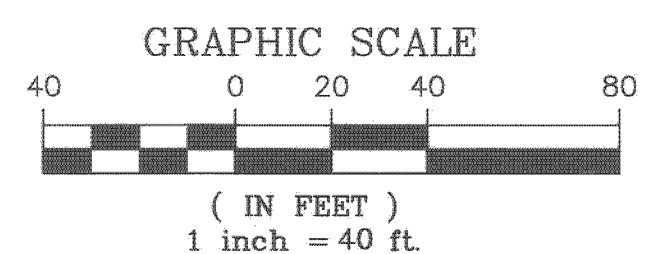
SEWER CONSTRUCTION NOTES

- ① CONSTRUCT 60" SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500 AND T-LOCK MANHOLE
- ② CONSTRUCT 10" PVC SEWER MAIN W/PIPE BEDDING CASE 1 PER CITY OF RIVERSIDE STD. 452, GRANULATED MATERIAL SHALL NOT BE SAND OR NATIVE SOIL

PARCEL 2
P.M. 28649
P.M.B.: 131/11-12
APN: 263-030-062



CURVE DATA				
Δ	R	L	T	
1	04°50'31"	832.41'	70.34'	35.19'



PUBLIC UTILITIES DEPARTMENT
WATER DIVISION

BENCH MARK
POINT ID: HB-E3
1988 ELEVATION: 1234.220 (NAVD 88)
ADJUSTMENT YEAR: 2009
DESCRIPTION: P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHWESTERLY CORNER OF THE METSAN CATCH BASIN ON CENTRAL AVENUE AND ABOUT 3,450 FEET EASTWEST OF CANYON CREST DRIVE.
1998: RE-ADJUSTED AS A PART OF THE CENTRAL AVENUE TRUNK SEWER LEVELS.

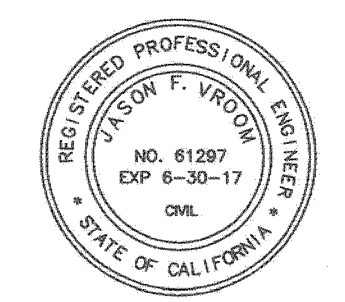
APPROVED BY: *[Signature]* DATE: 08/30/16

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DIGALERT
Call TOLL FREE 1-800-227-2600

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PLANS PREPARED UNDER THE DIRECTION OF:

[Signature] 08/30/16
JASON F. VROOM R.C.E. 61297 DATE
EXPIRATION DATE: 06-30-17 DATE: 08/30/16



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CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	Tob	10/31/16	<i>[Signature]</i>
TRAFFIC DIVISION			CITY ENGINEER
SURVEYOR			
TRAFFIC DIVISION			
PARKS DEPARTMENT			

DESIGNED BY: *[Signature]* DRAWN BY: *[Signature]* CHECKED BY: _____

SANITARY SEWER IMPROVEMENT PLAN

SYCAMORE CANYON APARTMENTS
PW 15-0786
3930 5000 SYCAMORE CANYON BLVD.
APN: 263-030-075, -076 AND PORTION OF -073
HORRIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 8'

ACCT. NO. _____
S-2135
PW 15-0786
SHEET 2 OF 2

PW 15-0786