

IN THE CITY OF RIVERSIDE, CALIFORNIA

PM 33375

SEWER IMPROVEMENT PLAN

OWNER/APPLICANT

DMW Properties, LLC - Alan Wilson, Manager
 12315 Oak Knoll Road, Suite 220
 Poway, Ca 92064
 Phone (858) 486-3350
 Fax (858) 486-8350

ENGINEER

CANTY ENGINEERING GROUP, INC.
 2010 IOWA AVENUE, SUITE 110
 RIVERSIDE, CA 92507
 PHONE: (951) 683-5234
 FAX: (951) 683-5301

SOIL ENGINEER

JOHN R. BYERLY, INC.
 2257 SOUTH LILAC AVE.
 BLOOMINGTON, CA 92316-2907
 PHONE (909) 877-1324
 FAX (909) 877-5210

PROJECT AREA:

1.58 ACRES

DISTURBED AREA

1.58 Acres

ASSESSOR'S PARCEL No:

235-292-011 & 235-292-012

ZONING & LAND USE

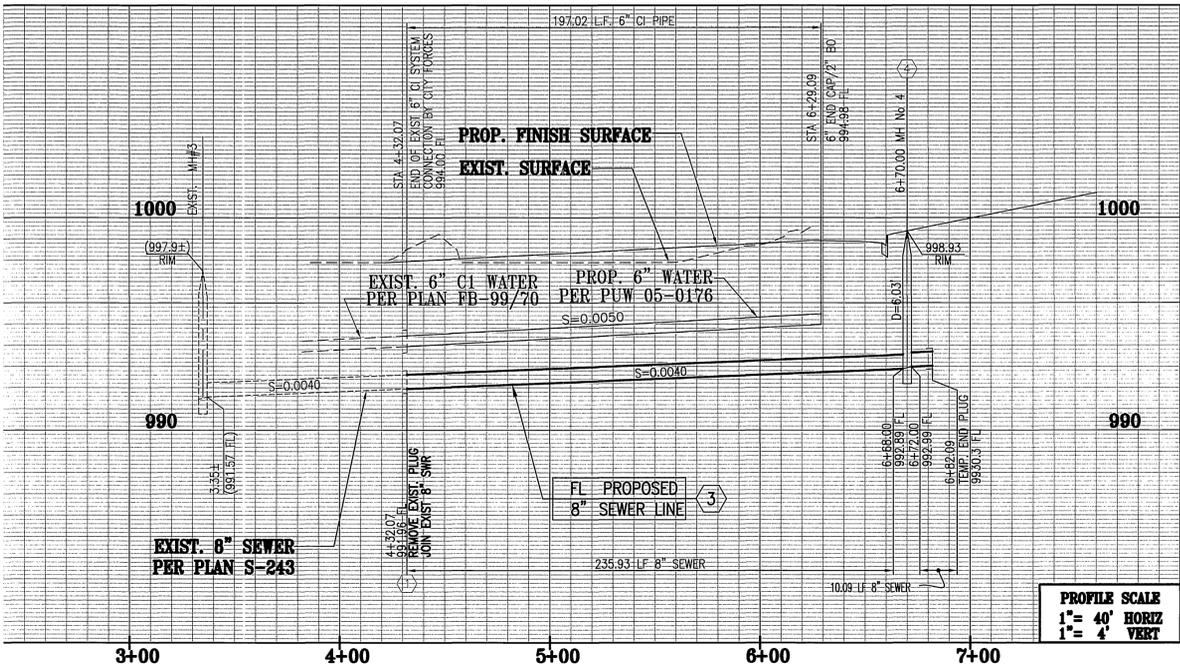
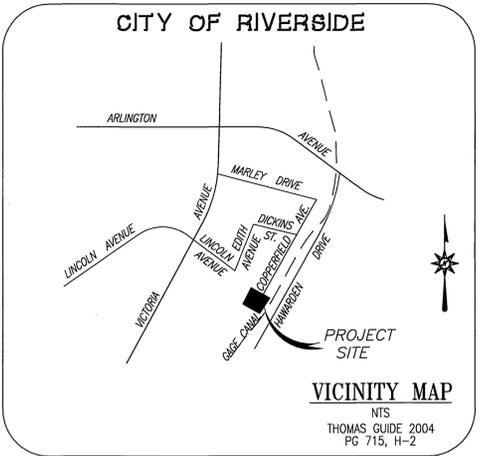
EXISTING LAND USE: VACANT
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 EXISTING ZONING: R-1-125
 PROPOSED ZONING: R-1-125
 LOTS : 4
 ACREAGE : 1.58 ACRES

SITE LOCATION:

THE SOUTHERLY TERMINUS OF COPPERFIELD AVENUE.
 NORTHERLY OF HAWARDEN DRIVE.

UTILITIES

WATER: CITY OF RIVERSIDE
 SEWER: CITY OF RIVERSIDE
 GAS: SOUTHERN CALIFORNIA GAS
 ELECTRIC: CITY OF RIVERSIDE
 TELEPHONE: SBC



SEWER NOTES

- 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.
- 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 DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- 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.
- 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.
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- 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.
- 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.
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLICS 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.
- CONTRACTOR SHALL VERIFY THE LOCATIONS OF SEWER LATERALS FOR EACH BUILDING WITH THE MECHANICAL ENGINEER, PRIOR TO CONSTRUCTION.
- SEWER PIPE SHALL BE 8" PVC (SDR 35) IN ACCORDANCE WITH CITY OF RIVERSIDE SPECIFICATIONS AND STANDARDS.
- ALL LATERALS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, TERMINATE 5'-FT. FROM BUILDING. ALL LATERALS SHALL BE 4" MINIMUM DIAMETER WITH A MINIMUM SLOPE OF 2%, UNLESS OTHERWISE NOTED. ALL LATERALS SHALL HAVE A CLEAN OUT. LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF RIVERSIDE STD. DWG. NO. 562.
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RIVERSIDE STD. DWG. NOS. 500 & 451.
- SEWER BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE STD. DWG. NOS. 452 & 453.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

LEGEND

- PROPOSED PVC (SDR-35)
- PROPOSED SEWER MANHOLE
- PROPOSED CLEANOUT
- EXISTING SEWER MANHOLE
- WATER MAIN
- WATER SERVICE
- EXISTING 6" ACP

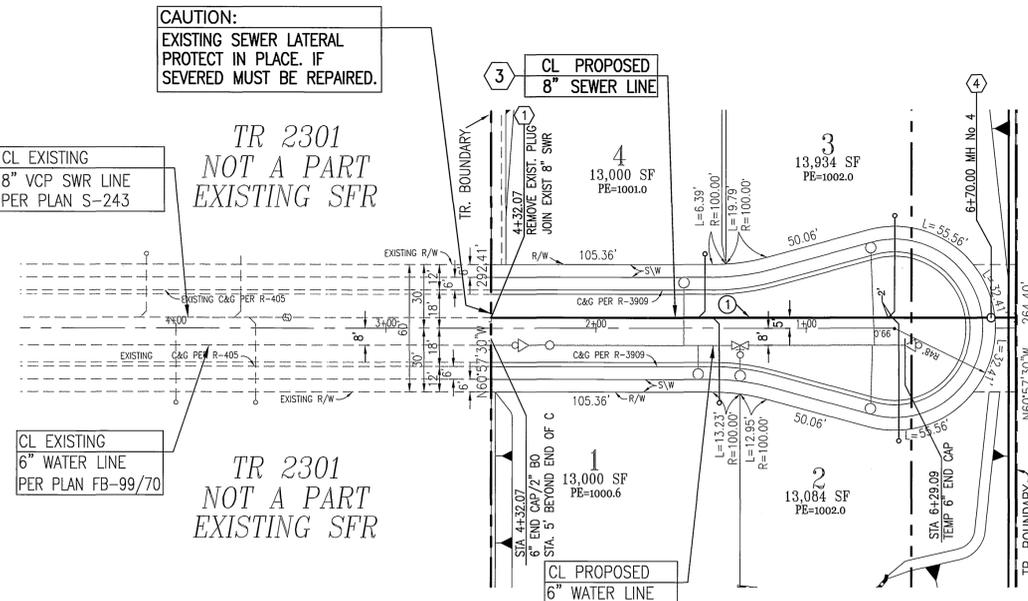
SEWER CONSTRUCTION NOTES

NO.	DESCRIPTION	QNTY	UNITS
1	REMOVE EXISTING PLUG STUB AND JOIN EXISTING 8" VCP SEWER.	1	EA
2	CONSTRUCT 4" SEWER LATERAL PER CITY OF RIVERSIDE STD DWG. NO. 562A.	185	LF
3	INSTALL 8" PVC (SDR-35) SEWER.	238	LF
4	CONSTRUCT CONCRETE SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500.	1	EA

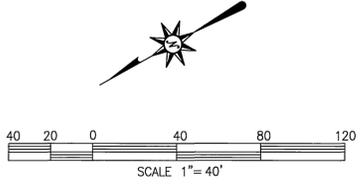
SEWER MAIN DATA

No.	BEARING	DISTANCE *
1	N29°02'30"E	237.93'

* DENOTES PIPE LENGTH



Approved By: *MW McL...* 4/26/06
 City of Riverside
 Public Utilities - Water



<p>Underground Service Alert Call: TOLL FREE 1 - 800 227-2600 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>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 LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>		<p>PREPARED UNDER THE DIRECTION OF:</p> <p><i>Thomas S. Love</i></p> <p>THOMAS S. LOVE R.C.E. 50993 EXPIRATION DATE: 09-30-07 DATE: 4/19/06</p>	<p>PSOMAS</p> <p>CIVIL ENGINEERING - PLANNING - SURVEYING 2010 IOWA AVENUE, SUITE 110, RIVERSIDE, CA 92517 P.O. BOX 52050, RIVERSIDE, CA 92517 TEL (951) 683 - 5234 FAX (951) 683 - 5301 CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-7-06</p> <p>SCALE: AS SHOWN BENCH MARK DATE: FEBRUARY 2006 P.K. NAIL WITH CITY ENGINEER TAG, FLUSH, AT THE CENTERLINE INTERSECTION OF COPPERFIELD AVENUE AND DICKENS STREET. ELEV.=996.56'</p>	<p>MARK REVISIONS APPR. DATE</p> <p>DESIGNED BY: W.T. DRAWN BY: W.T. CHECKED BY:</p>	<p>PUBLIC UTILITIES CITY OF RIVERSIDE, CALIFORNIA WATER DEPARTMENT</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 4/26/06 PRINCIPAL ENGR. BY: <i>[Signature]</i> DATE: 4/26/06 PARK DEPARTMENT TRAFFIC DIVISION</p>	<p>IN THE CITY OF RIVERSIDE, CA SEWER IMPROVEMENT PLAN PM 33375 5950 COPPERFIELD AVENUE</p> <p>FOR: DMW Properties, LLC 1299-001</p>	<p>PW05-1096</p> <p>S - 1949</p> <p>SHEET 1 OF 1</p> <p>FILE NO.:</p>
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