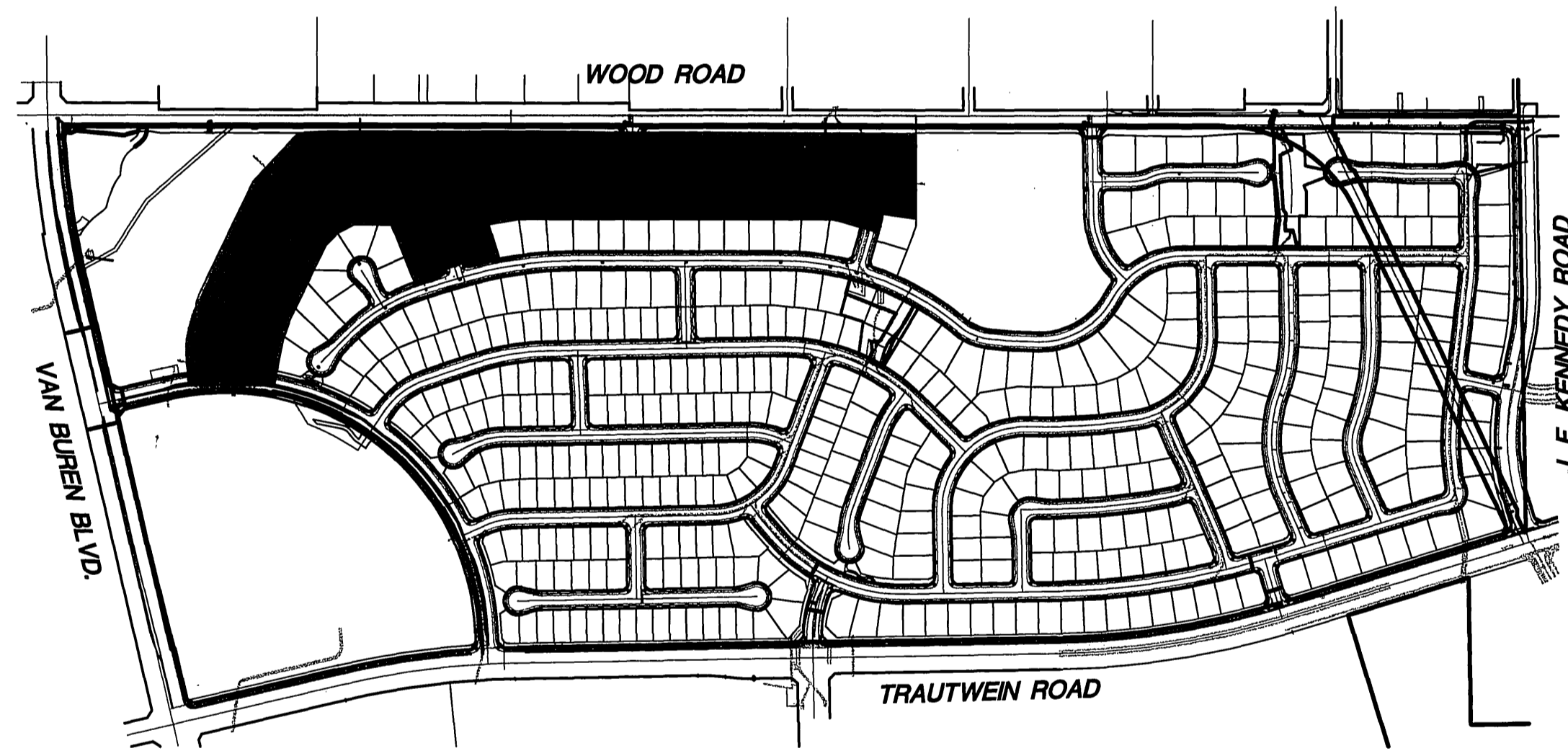
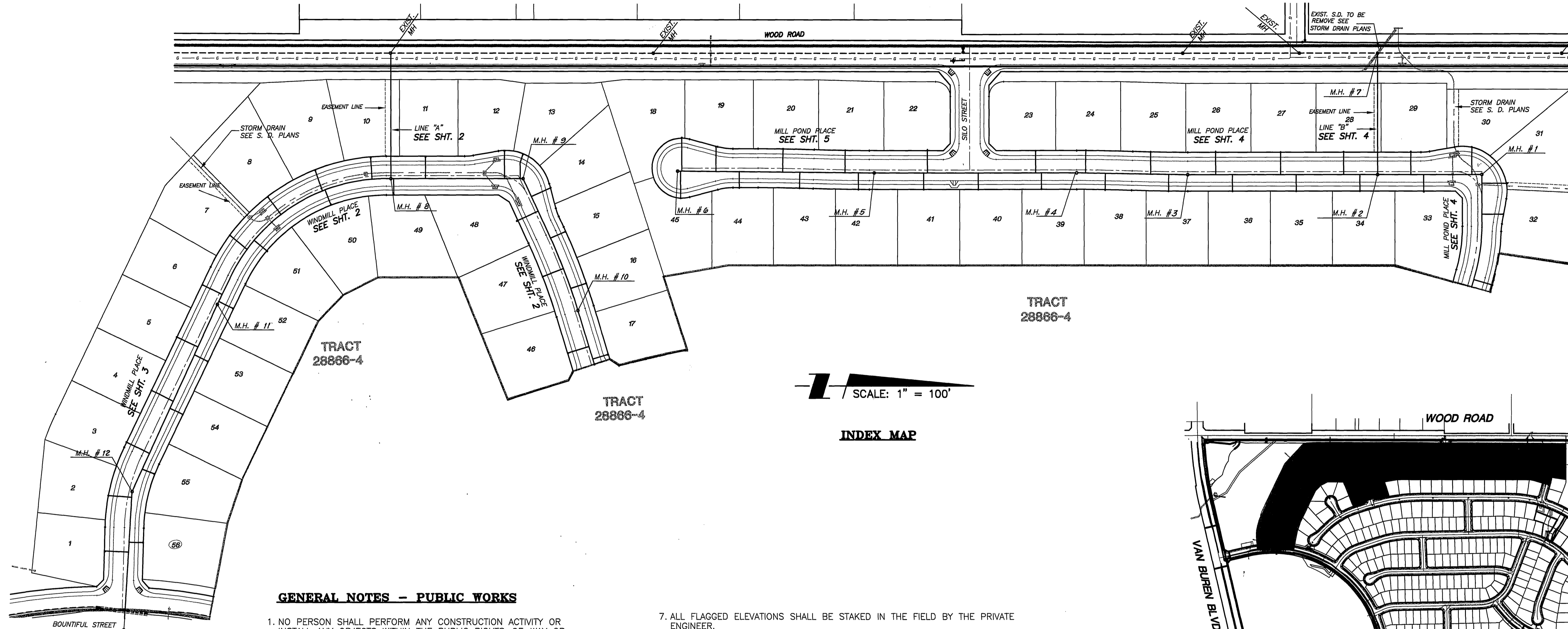
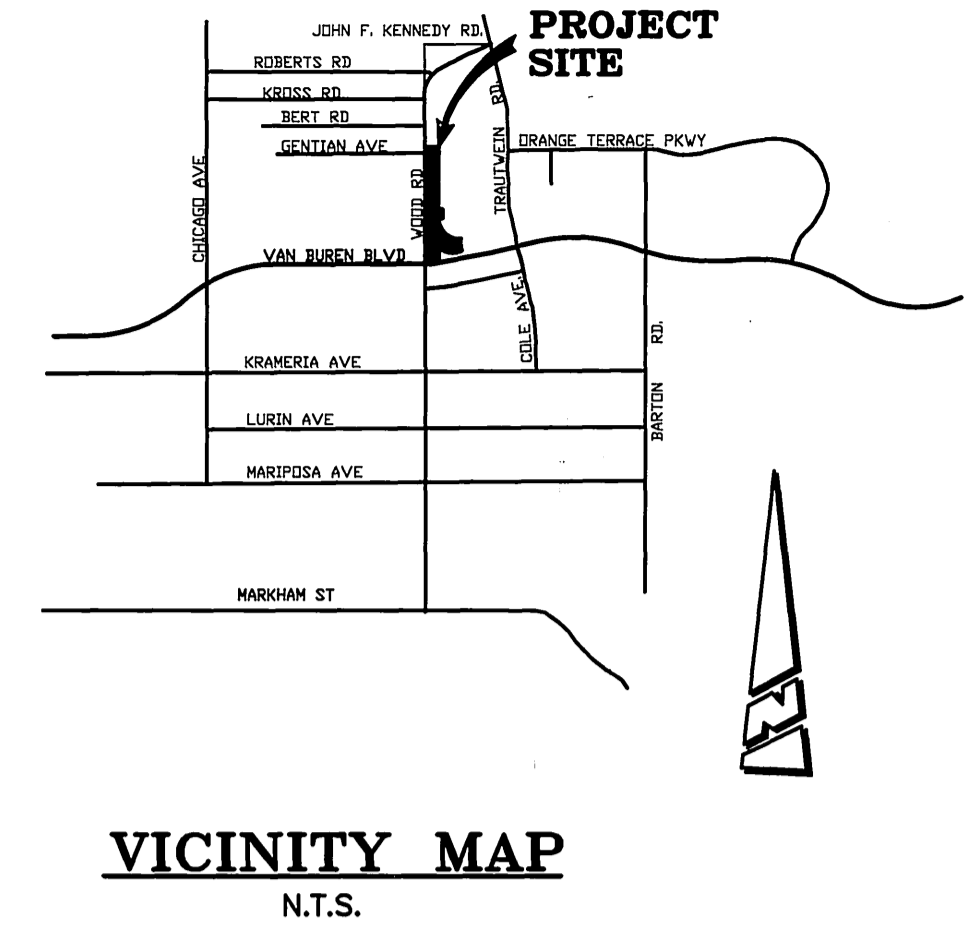


SEWER IMPROVEMENT PLANS

TRACT 28866-3 IN THE CITY OF RIVERSIDE



GENERAL NOTES - PUBLIC WORKS

- 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.
- 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.
- 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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.

- 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 #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.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- 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 THE LATERAL.
- 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.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- PIPE BEDDING SHALL BE CASE I PER CITY STD. DWG. NO. 452 UNLESS OTHERWISE SHOWN ON THE PLANS. IF GROUND WATER IS ENCOUNTERED, BEDDING SHALL BE CASE III IN ACCORDANCE WITH NOTE 2, CITY STD. DWG. NO. 452. PIPE BEDDING FOR PVC SHALL BE CASE II PER CITY STD. DWG. NO. 452.

NOTE:
PAD ELEVATIONS SHOWN ON SEWER IMPROVEMENT PLANS ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. SEE ROUGH GRADING PLAN LATEST DRAWING FOR ACTUAL PAD ELEVATIONS.

CONSTRUCTION NOTES

CONSTRUCTION NOTES	QUANTITIES
① CONSTRUCT MANHOLE PER CITY STD. 500.	13 EA.
② CONSTRUCT 8" V.C.P. SEWER MAIN.	3,073 LF.
③ CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A	4,560 LF.
④ 8" CLEANOUT PER CITY STD. DWG. NO. 560 (MODIFIED USING PVC PIPE)	1 EA.
⑤ CONSTRUCT END PLUG.	2 EA.
⑥ CONSTRUCT RECHANNELED MANHOLE PER DETAIL ON SHEET 2.	1 EA.
⑦ CONSTRUCT 8" PVC (SDR 35) SEWER MAIN	2,823 LF.
⑧ CONSTRUCT 4" PVC (SDR 35) SEWER LATERAL AND CLEANOUT PER CITY STD. 562A	1,452 LF.

REVIEWED BY:
APPROVED BY: WESTERN MUNICIPAL WATER DISTRICT FOR NON-INTERFERENCE COMPLIANCE

SHEET 1 THROUGH 5

CIVIL ENGINEER RCE 46212

DATE: 11/14/00

I W Consulting Engineers, Inc.
AS-BUILT
No. 80874
Exp. 3/31/02
SIGNATURE: [Signature]
DATE: 6/4/05
R.C.E. NO. 60874 EXP. 12/31/05



PREPARED UNDER THE DIRECTION OF:
THE KEITH COMPANIES
INLAND EMPLOYMENT DIVISION
22690 CACTUS AVE., STE. 300, MORENO VALLEY, CA 92553 (909) 653-0234

BENCHMARK: RIVERSIDE COUNTY BENCHMARK, STAMPED V88-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD - 250.0 FEET SOUTH OF VAN BUREN BOULEVARD, FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK PLUSH AND MARKED. ELEV. 1638.123

DATE: 1/10/00

TKC
DESIGNED BY RMD/LL, DRAWN BY RMD, CHECKED BY D.C.

BUSINESS TAX CERTIFICATE # 033595 EXP. DATE 4/2/00

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
ENGINEERING MANAGER

DATE: 3-28-00

SEWER PLANS
TR. 28866-3
TITLE SHEET

HORIZ. SCALE: AS SHOWN
VERT. SCALE: AS SHOWN

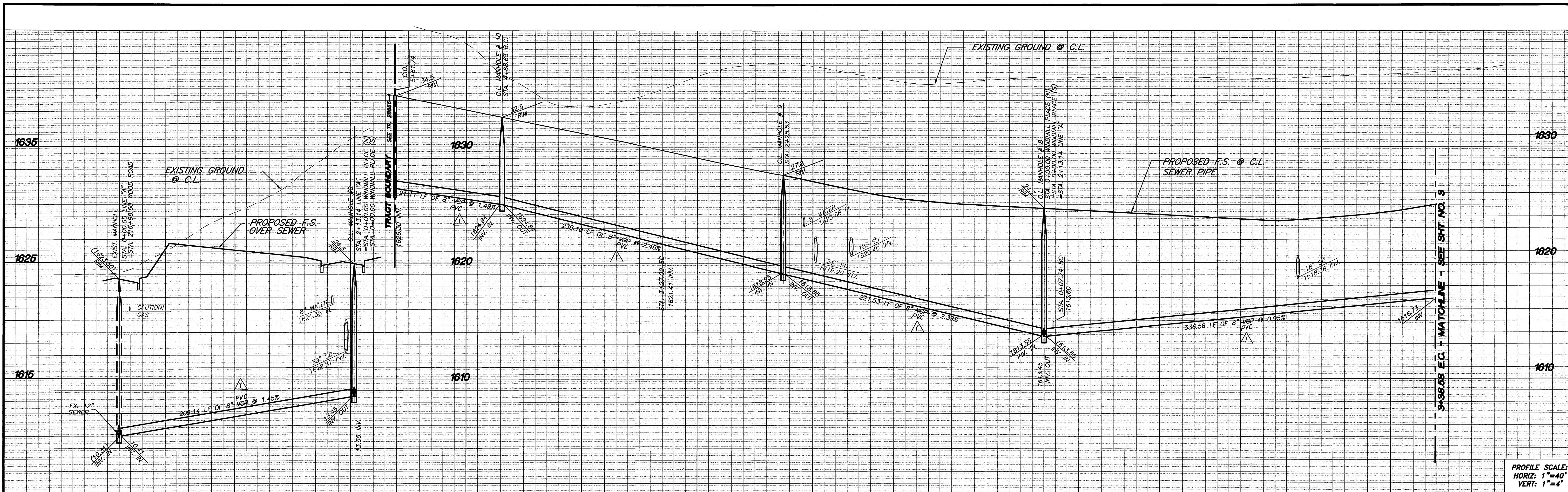
PROJECT NO. S-1714
SHEET 1 OF 5



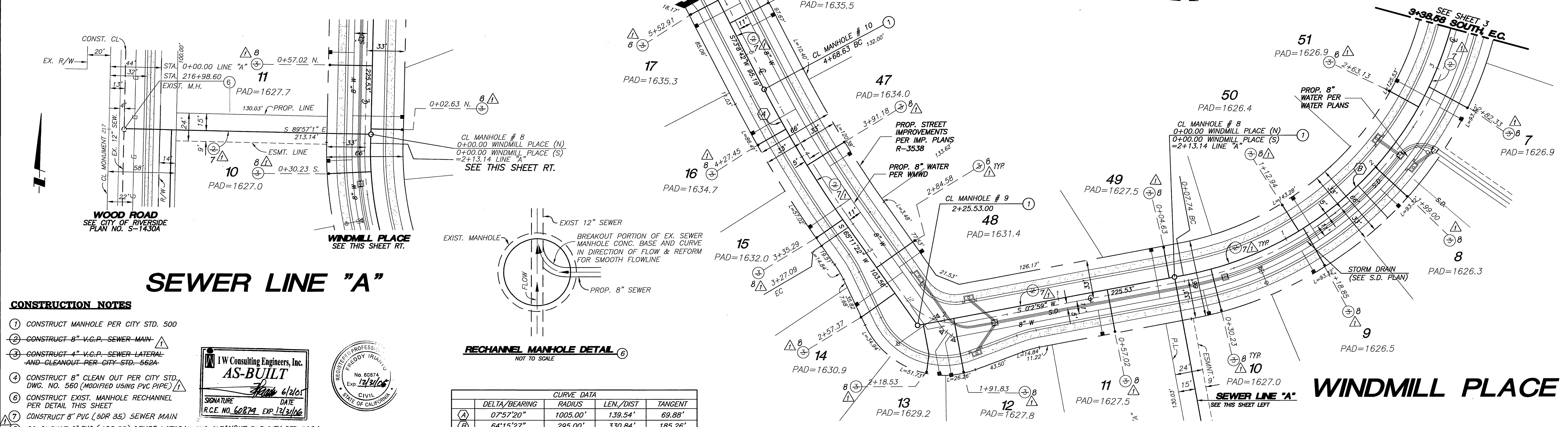
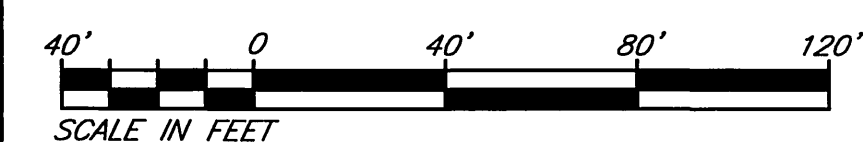
PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF 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 LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL. EXISTING UTILITIES PER AVAILABLE RECORD, CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.



Plotted: 10/11/99 15:06:20 - N:\31447.000\dwg\Press0001.dwg



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



SEWER LINE "A"

CONSTRUCTION NOTES

- ① CONSTRUCT MANHOLE PER CITY STD. 500
- ② CONSTRUCT 8" V.C.P. SEWER MAIN
- ③ CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A
- ④ CONSTRUCT 8" CLEAN OUT PER CITY STD. DWG. NO. 560 (MODIFIED USING PVC PIPE)
- ⑤ CONSTRUCT EXIST. MANHOLE RECHANNEL PER DETAIL THIS SHEET
- ⑥ CONSTRUCT 8" PVC (SDR 35) SEWER MAIN
- ⑦ CONSTRUCT 4" PVC (SDR 35) SEWER LATERAL AND CLEANOUT PER CITY STD. 562A.

IW Consulting Engineers, Inc.
AS-BUILT
SIGNATURE: *[Signature]* DATE: 12/31/06
R.C.E. NO. 60874 EXP. 3/31/06



RECHANNEL MANHOLE DETAIL
NOT TO SCALE

	CURVE DATA			
	DELTA/BEARING	RADIUS	LEN./DIST	TANGENT
(A)	07°57'20"	1005.00'	139.54'	69.88'
(B)	64°15'27"	295.00'	330.84'	185.26'



PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
Joseph A. McGee III
JOSEPH A. MCGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02
DATE: 4/10/00

The Keith Companies
TKC
2880 Central Ave., Ste. 300, Alhambra, CA 91803 (626) 852-0244
BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED V98-84
AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 299.9 FEET SOUTH OF VAN BUREN BOULEVARD, 206.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.
ELEV. 1638.123

BUSINESS TAX CERTIFICATE # 033595 EXP. DATE 4/2/00

CHANGED VCP TO PVC WHERE SHOWN	MARK	REVISIONS	APPR.	DATE
<i>[Signature]</i>	<i>[Signature]</i>			

DESIGNED BY RMD/LL. DRAWN BY RMD. CHECKED BY D.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE	APPROVED BY	DATE
PRINCIPAL ENGINEER	<i>[Signature]</i>		<i>P. M. Brath</i>	
PARK DEPARTMENT			DIRECTOR OF PUBLIC WORKS	
ENGINEERING MANAGER	<i>[Signature]</i>			

DATE: 3-28-00

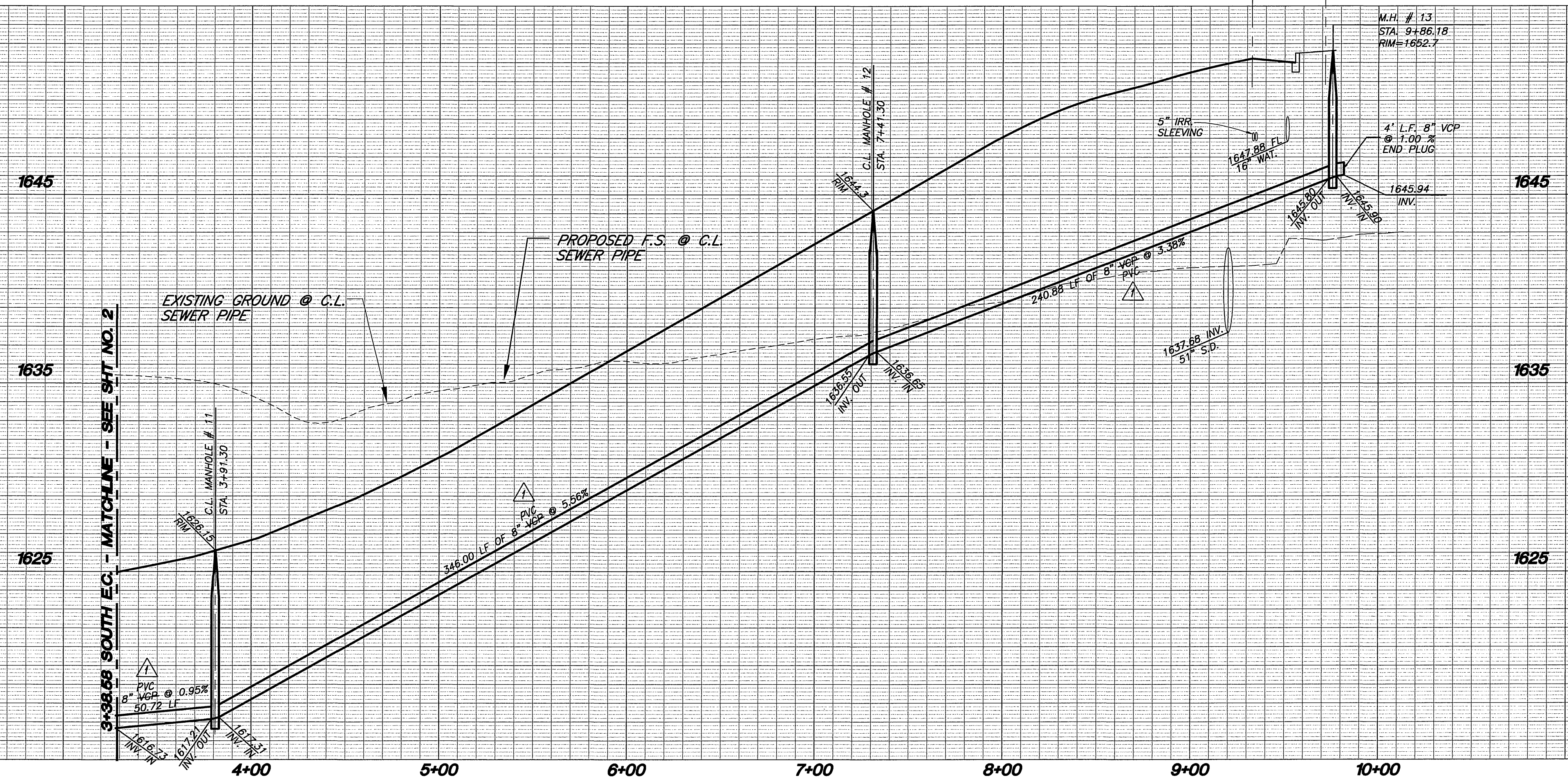
SEWER PLANS
TR. 28866-3
WINDMILL PLACE, AND SEWER LINE "A"

PROJECT NO. 31447.000
S-1714

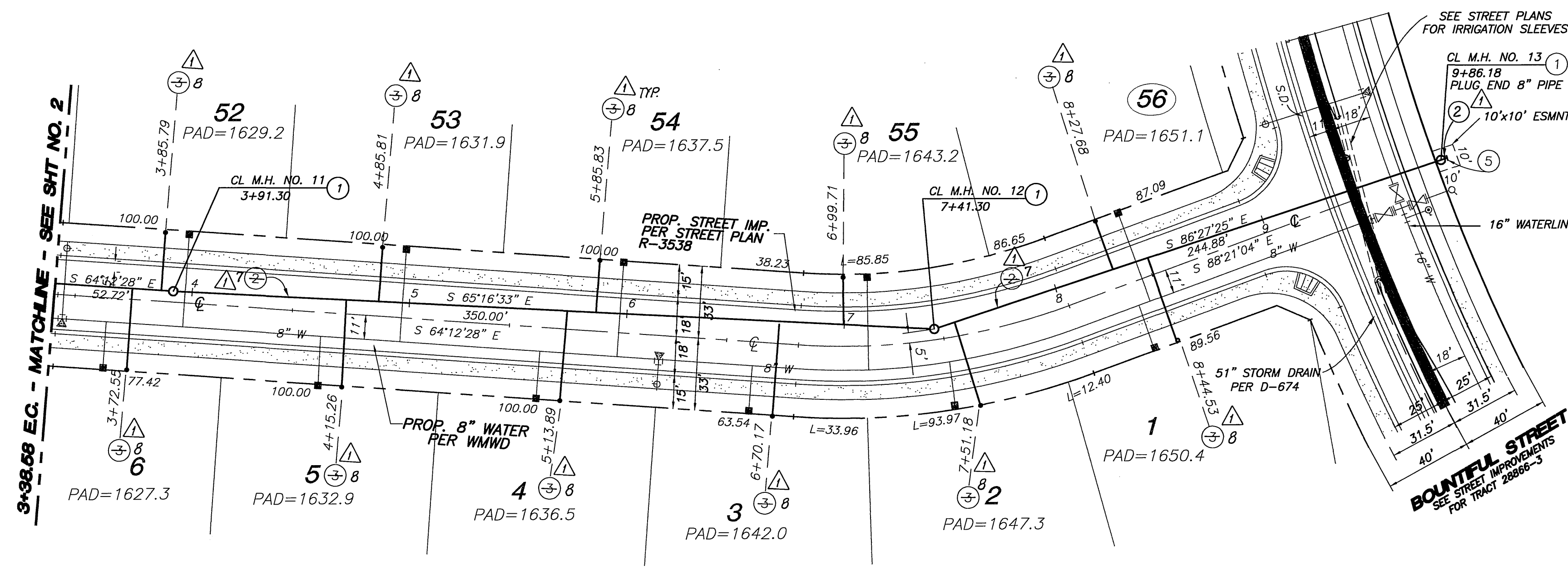
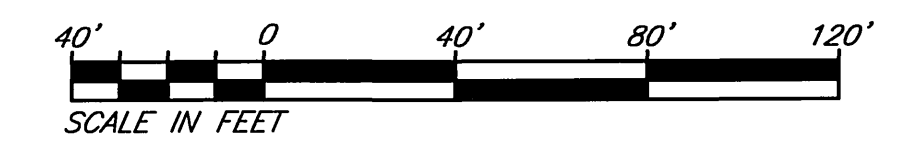
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SHEET **2** OF **5**

INDEXED 5-2-2000 fH



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



FUTURE COMMERCIAL SITE

NOTES

1. ALL STATIONING IS SEWER CENTERLINE STATIONING.
2. ALL PLAN VIEW SEWER LENGTHS ARE FROM MANHOLE CENTER TO MANHOLE CENTER.

CONSTRUCTION NOTES

- ① CONSTRUCT MANHOLE PER CITY STD. 500
- ② CONSTRUCT 8" V.C.P. SEWER MAIN
- ③ CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A
- ④ CONSTRUCT END PLUG
- ⑤ CONSTRUCT 8" PVC (SDR 35) SEWER MAIN
- ⑥ CONSTRUCT 4" PVC (SDR 35) SEWER LATERAL AND CLEANOUT PER CITY STD. 562A

AS-BUILT
SIGNATURE: [Signature] DATE: 12/2/06
R.C.E. NO. 60874, Exp. 12/2/06

REGISTERED PROFESSIONAL ENGINEER
FREDDY IRIANTO
No. 60874
Exp. 12/2/06
CIVIL
STATE OF CALIFORNIA

WINDMILL PLACE

BUSINESS TAX CERTIFICATE # 033595 EXP. DATE 4/2/00

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

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 LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL. EXISTING UTILITIES PER AVAILABLE RECORD, CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER
JOSEPH A. MCGEE III
No. 28089
Exp. 3/31/02
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
[Signature] DATE: 1/10/06
JOSEPH A. MCGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

The Keith Companies
TKC
28000 Dufferin Ave., Ste. 300, Miramar, CA 92652 (951) 652-0214
BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64
AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 290.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.
ELEV. 1636.123

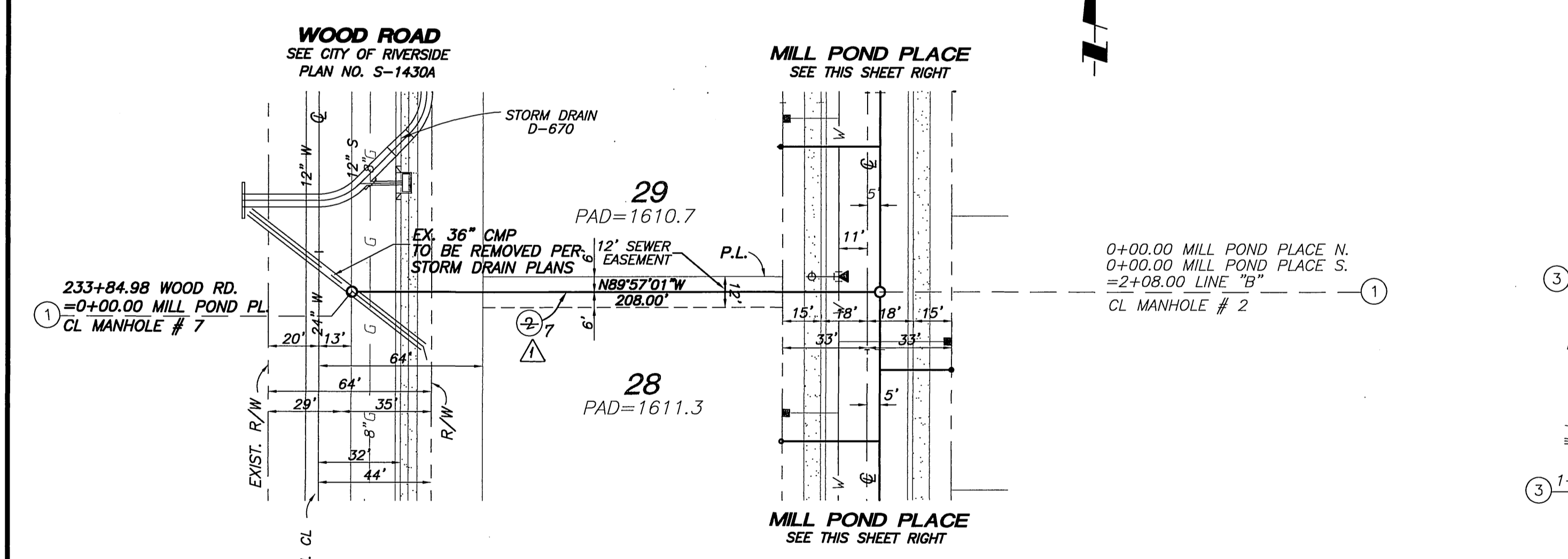
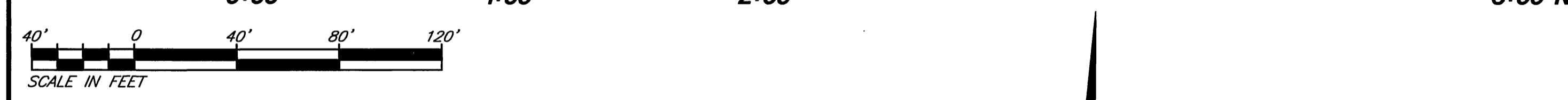
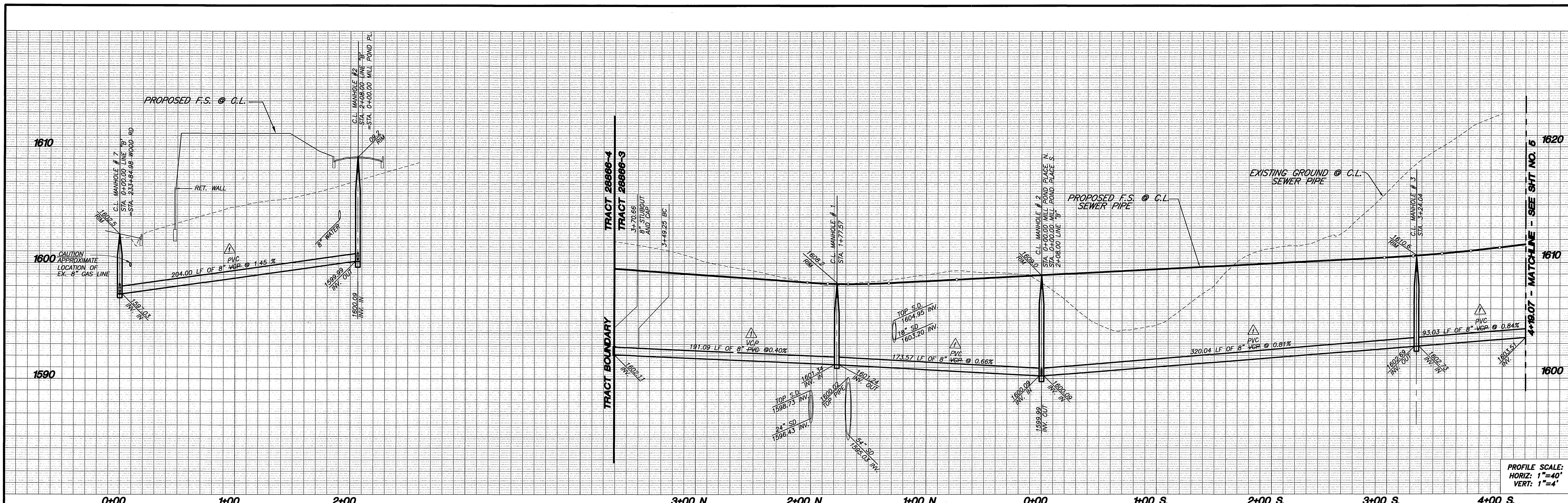
DESIGNED BY RMD/LL, DRAWN BY RMD, CHECKED BY D.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature] DATE: 3-28-00
PRINCIPAL ENGINEER: [Signature]
TRAFFIC DIVISION: [Signature]
ENGINEERING MANAGER: [Signature]

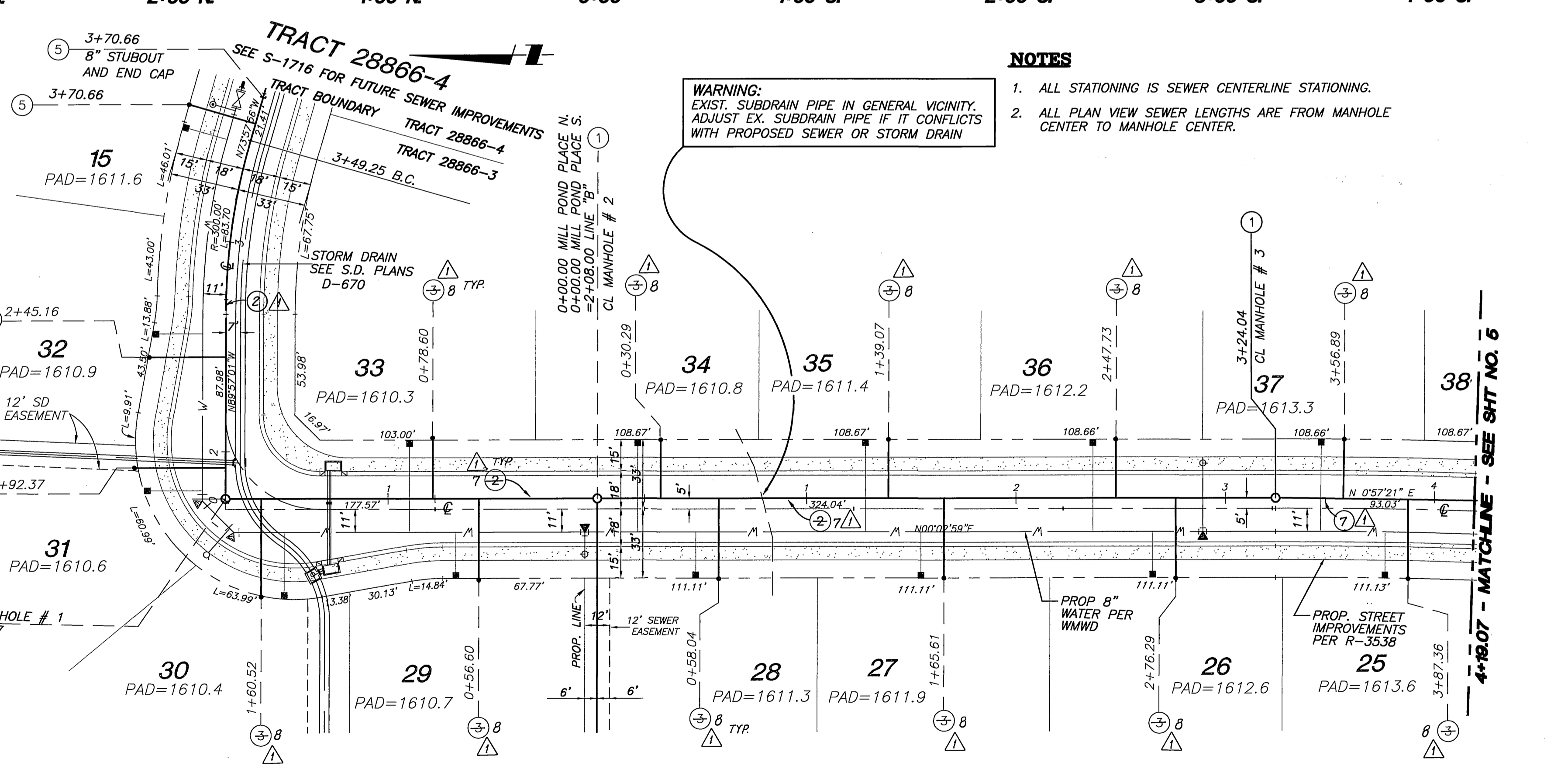
SEWER PLANS
TR. 28866-3
WINDMILL PLACE
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

PROJECT NO. 31447.000
S-1714
SHEET 3 OF 5
INDEXED 5-2-2000 GH

Plotfile: 02/10/00_09-28-36-36 - N:\31447.000\csw\p00003.dwg

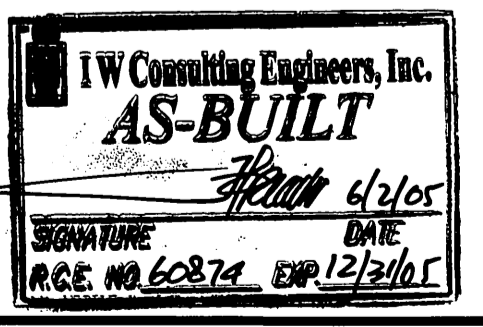


SEWER LINE "B"



- NOTES**
1. ALL STATIONING IS SEWER CENTERLINE STATIONING.
 2. ALL PLAN VIEW SEWER LENGTHS ARE FROM MANHOLE CENTER TO MANHOLE CENTER.

- CONSTRUCTION NOTES**
1. CONSTRUCT MANHOLE PER CITY STD. 500
 2. CONSTRUCT 8" V.C.P. SEWER MAIN
 3. CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A
 4. CONSTRUCT END PLUG
 5. CONSTRUCT 8" PVC (SDR 35) SEWER MAIN
 6. CONSTRUCT 4" PVC (SDR 35) SEWER LATERAL AND CLEANOUT PER CITY STD. 562A.



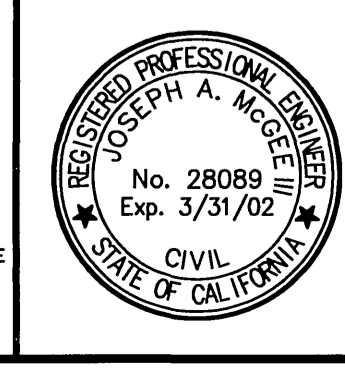
PREPARED UNDER THE DIRECTION OF:
 Joseph A. McGee III R.C.E. No. 28089
 REGISTRATION EXPIRES 03-31-02

The Keith Companies
TKC
 2890 Quince Ave., Ste. 200, Norwalk, CA 95558 (916) 933-0281
 BENCHMARK:
 RIVERSIDE COUNTY BENCHMARK, STAMPED VBS-64
 AT SOUTHWEST CORNER OF FLUMER ROAD AND VAN BUREN
 BOULEVARD, 250.0 FEET SOUTH OF VAN BUREN BOULEVARD,
 205.0 FEET WEST OF FLUMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0
 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.
 ELEV. 1638.123

BUSINESS TAX CERTIFICATE # 033595 EXP. DATE 4/2/00

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

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
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 OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE
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CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

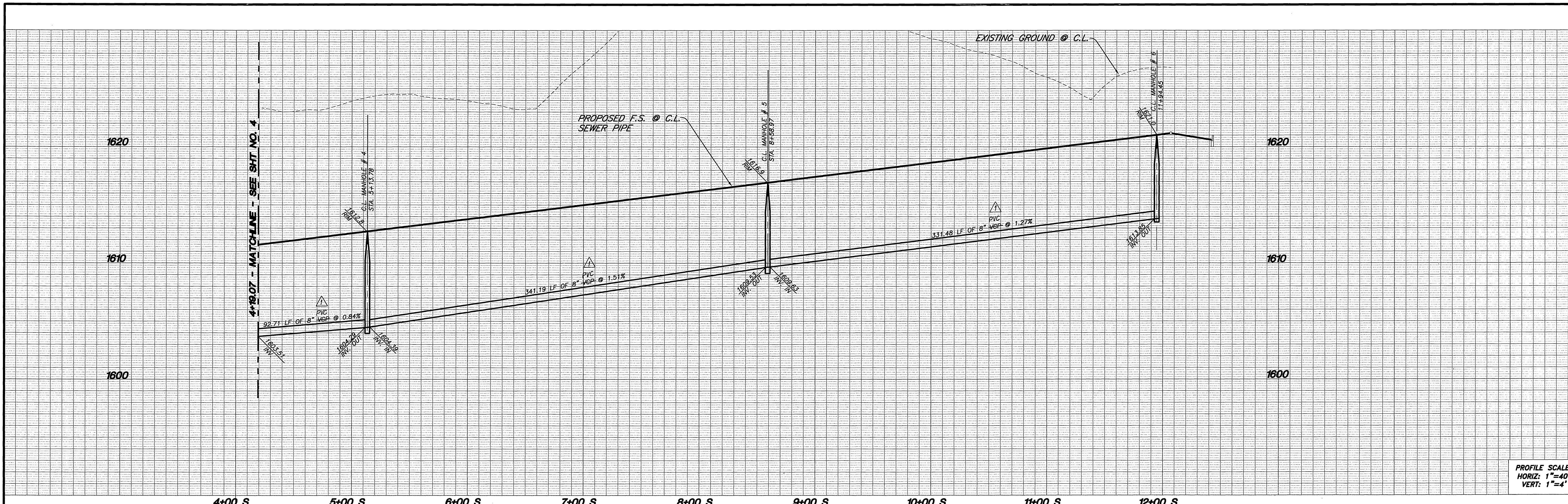
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	[Signature]	3-28-00	R. McBrath
PARK DEPARTMENT			DIRECTOR OF PUBLIC WORKS
TRAFFIC DIVISION			
ENGINEERING MANAGER	[Signature]		

SEWER PLANS
 TR. 28866-3
MILL POND PLACE & LINE "B"

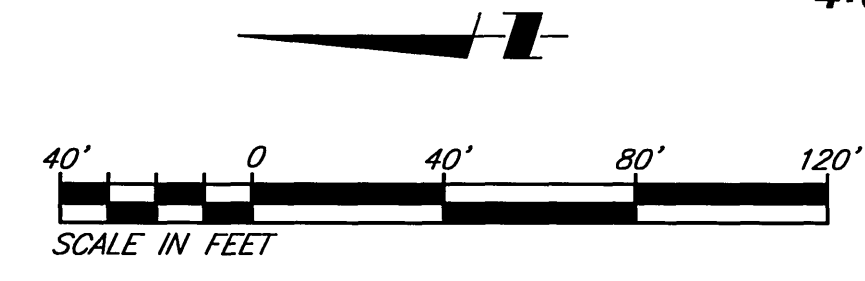
HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'

PROJECT NO. 31447.000
S-1714
 SHEET 4 OF 5

INDEXED 5-2-2000 lft

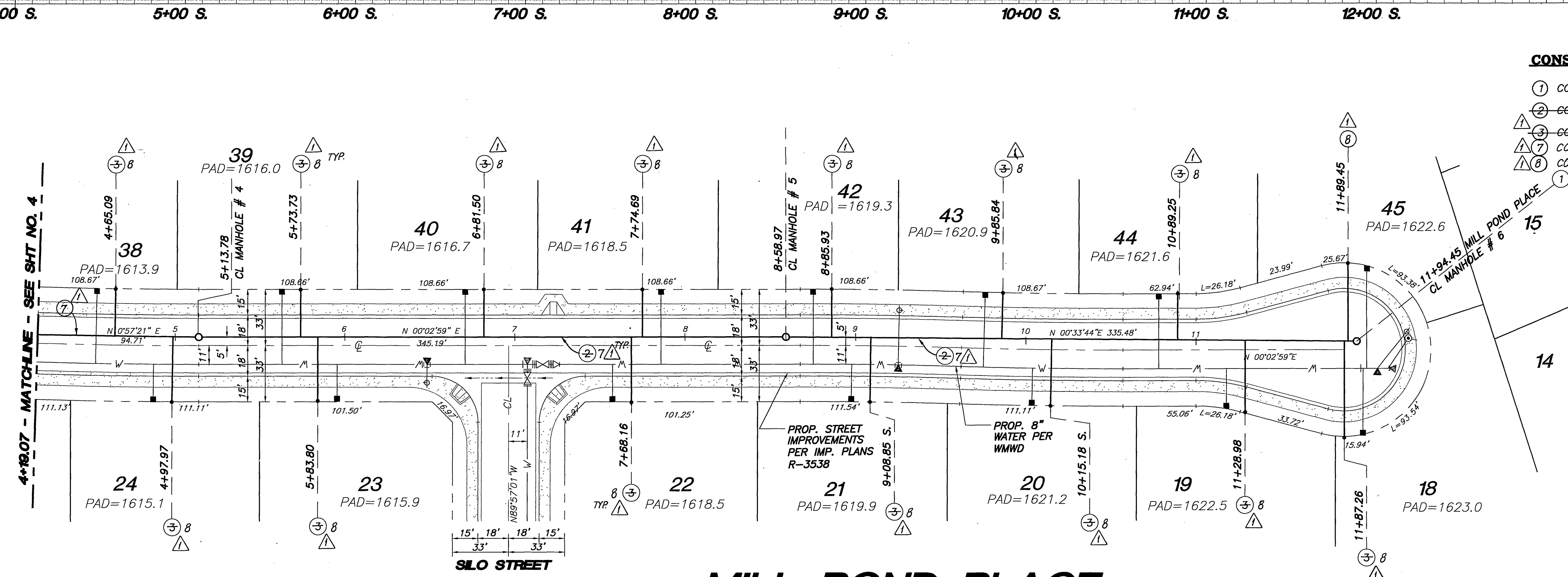


PROFILE SCALE:
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VERT: 1"=4'



CONSTRUCTION NOTES

- ① CONSTRUCT MANHOLE PER CITY STD. 500
- ② CONSTRUCT 8" V.G.P. SEWER MAIN
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- ④ CONSTRUCT 8" PVC (SDR 35) SEWER MAIN
- ⑤ CONSTRUCT 4" PVC (SDR 35) SEWER LATERAL & CLEANOUT PER CITY STD. 562A



NOTES

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- 2. ALL PLAN VIEW SEWER LENGTHS ARE FROM MANHOLE CENTER TO MANHOLE CENTER.

IW Consulting Engineers, Inc.
AS-BUILT
SIGNATURE: *[Signature]* DATE: 6/10/05
R.C.E. NO. 60874 EXP. 12/31/06



PREPARED UNDER THE DIRECTION OF:
Joseph A. McGee 1/10/00
DATE
JOSEPH A. MCGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

The Keith Companies
TKC
BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64
AT SOUTHWEST CORNER OF FLUMMER ROAD AND VAN BUREN
BOULEVARD, 258.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0
FEET WEST OF FLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0
FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.
ELEV. 1638.123

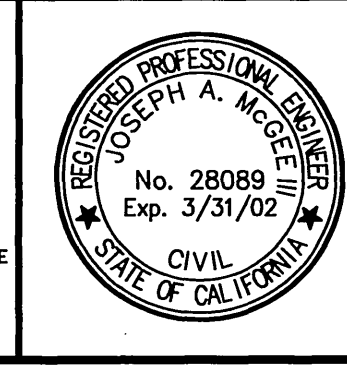
BUSINESS TAX CERTIFICATE # 033595 EXP. DATE 4/2/00

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]* BY DATE: *[Signature]* DATE: 3-28-00
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
ENGINEERING MANAGER

SEWER PLANS
TR. 28866-3
MILL POND PLACE
PROJECT NO. 31447.000
S-1714
DATE 3-28-00
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
SHEET 5 OF 5
INDEXED 5-2-2000 LFK

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

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 LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL. EXISTING UTILITIES PER AVAILABLE RECORD, CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.



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