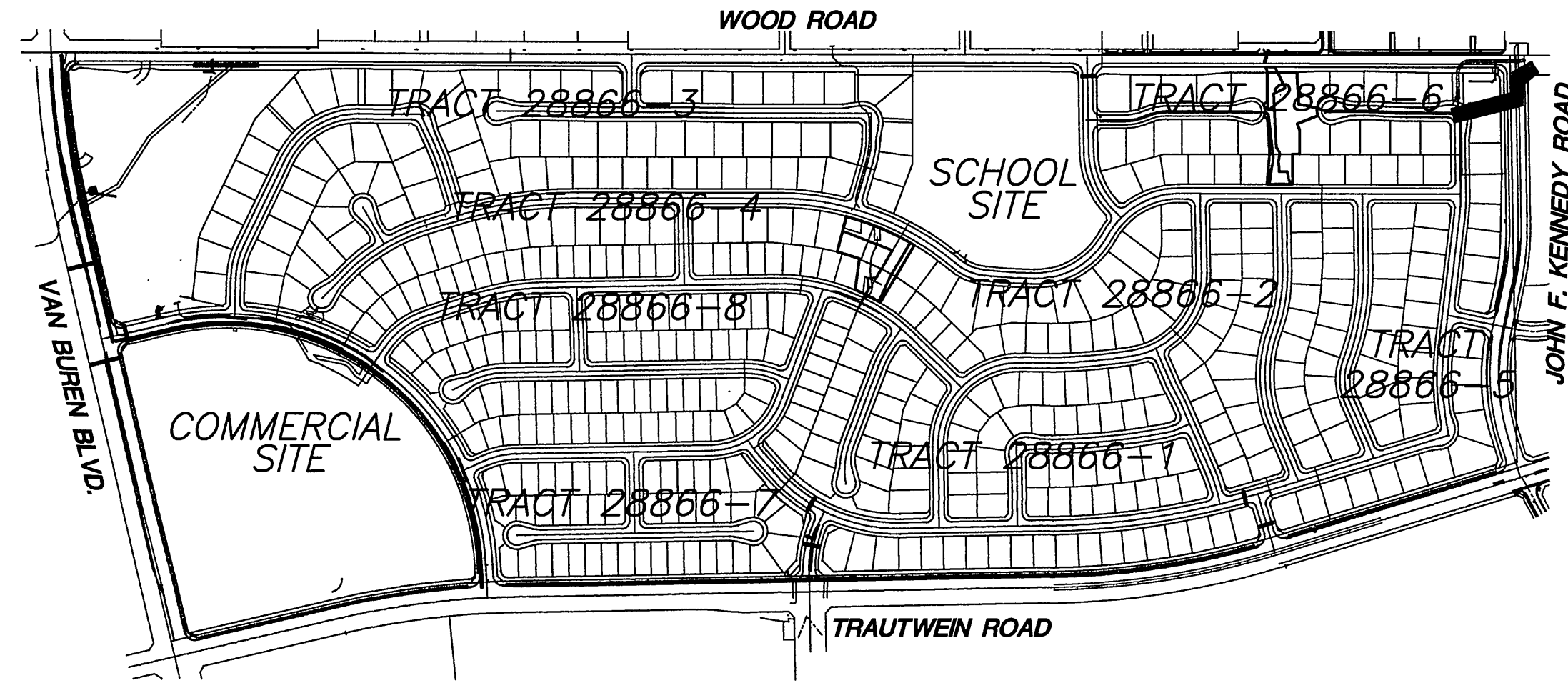


SEWER IMPROVEMENT PLANS

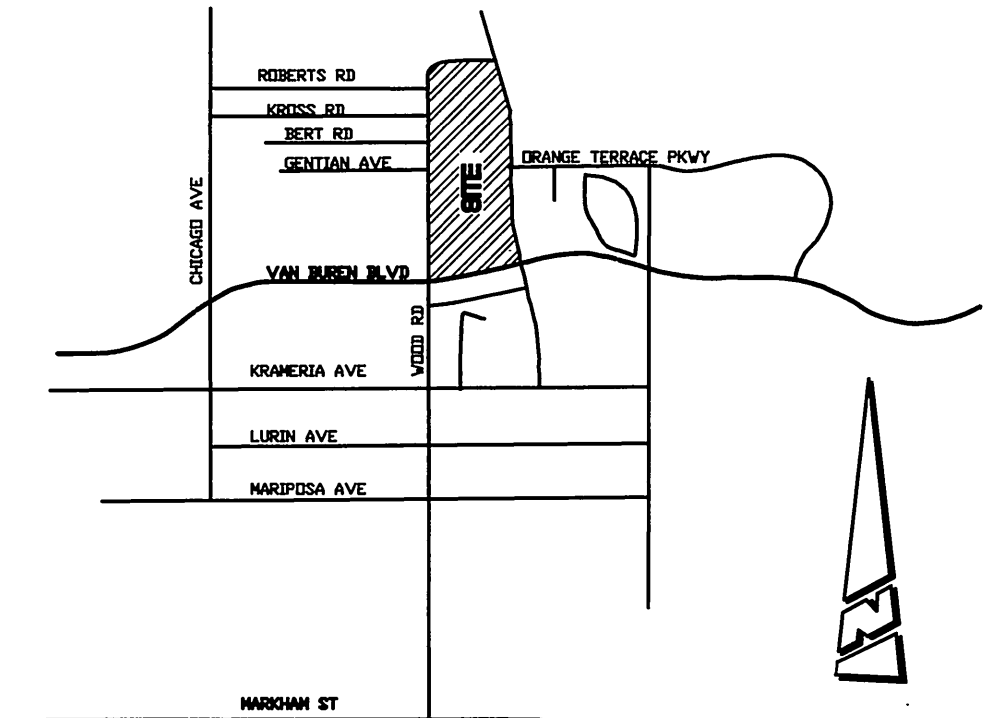
TRACT 28866-6 IN THE CITY OF RIVERSIDE



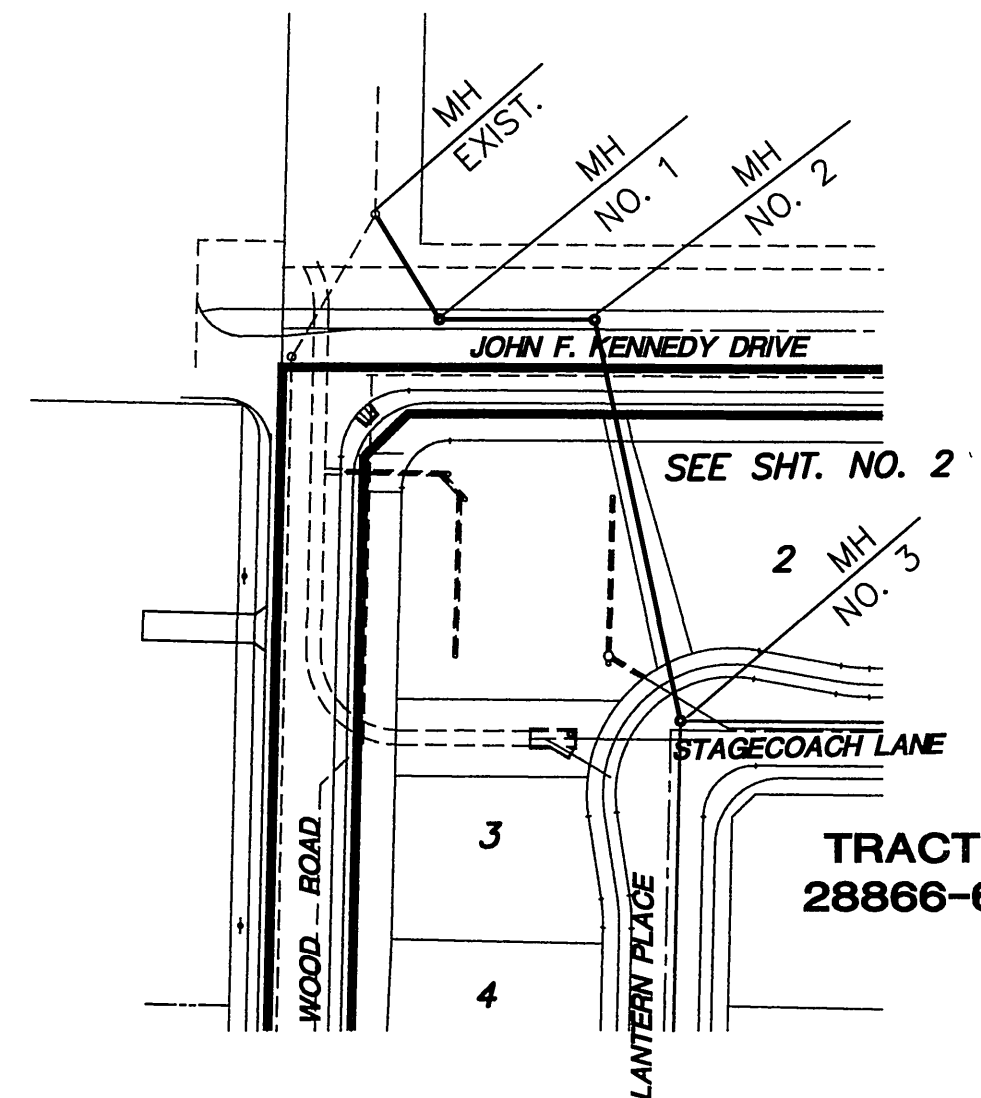
KEY MAP
NO SCALE

GENERAL NOTES - PUBLIC WORKS

1. 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.
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 DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. 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.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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.
9. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
10. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
11. 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.
12. 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.
13. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
14. 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



VICINITY MAP



INDEX MAP

CONSTRUCTION NOTES

- ① CONSTRUCT 8" V.C.P. SEWER MAIN 355 LF
- ② CONSTRUCT MANHOLE PER CITY STD. 500 3 EA

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

SHEET 1 THROUGH 2

CIVIL ENGINEER *[Signature]* RCE 46212
DATE: 11/3/00

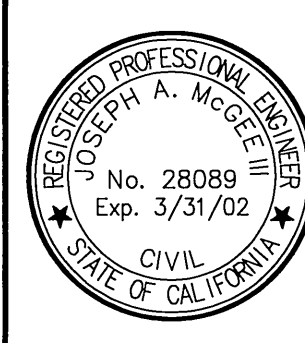
BUSINESS TAX CERTIFICATE # 033595 EXP. DATE 4/2/00

* AS-BUILT PER PLANS 7-07-05 LHI



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 FOR AVAILABLE RECORD, CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.



PREPARED UNDER THE DIRECTION OF:

[Signature]
JOSEPH A. MCGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

11.15.99
DATE

The Keith Companies **TKC**

22000 Cactus Avenue, Suite 300, Miramar, CA 92553-0024 (951) 653-4234

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-84
AT SOUTHWEST CORNER OF FLUMMER ROAD AND VAN BUREN BOULEVARD, 299.0 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

MARK	REVISIONS	APPR.	DATE

DESIGNED BY CR DRAWN BY RM CHECKED BY TB

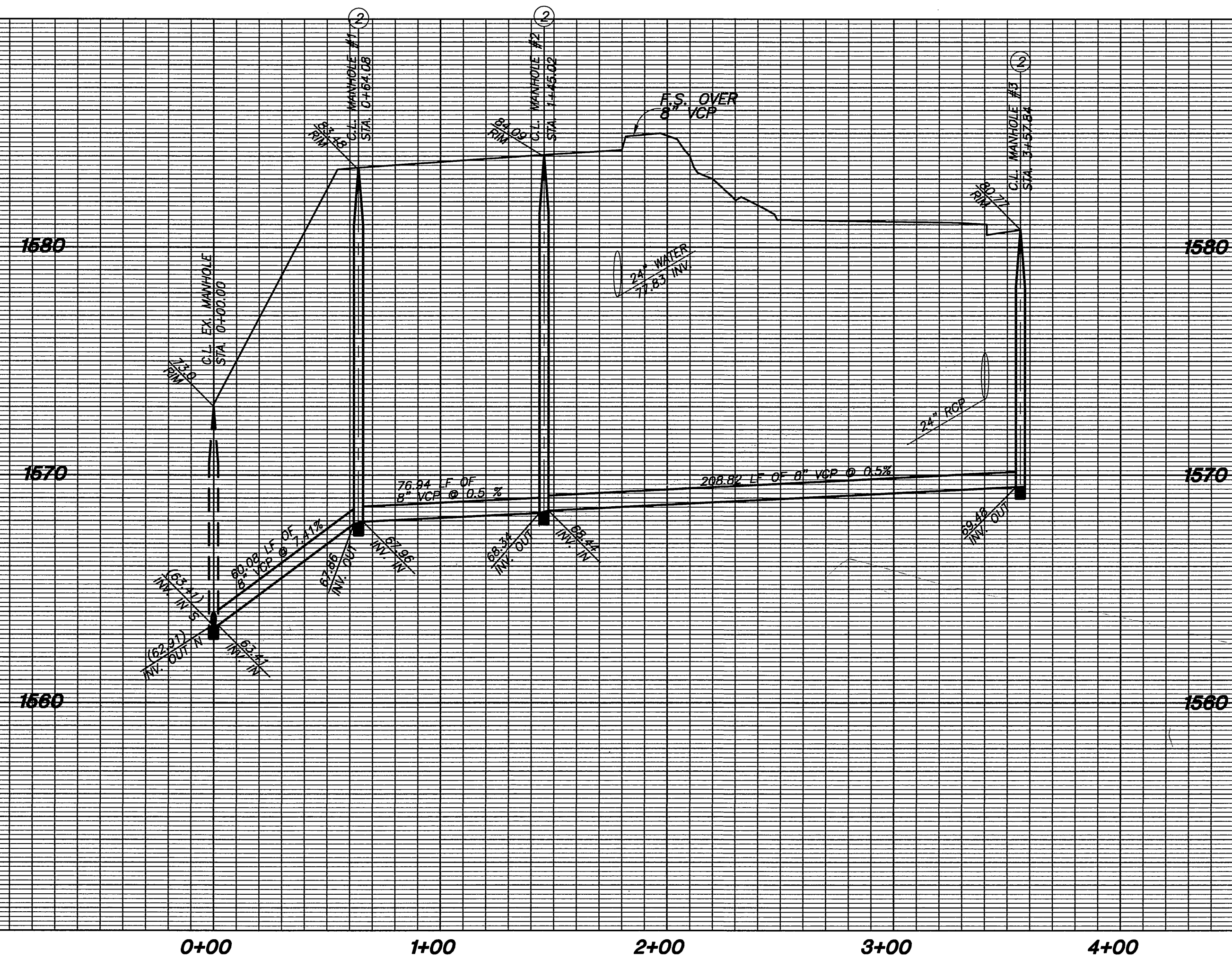
CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	<i>[Signature]</i>	11/14/00	R. McGeath
PARK DEPARTMENT			DIRECTOR OF PUBLIC WORKS
TRAFFIC DIVISION			
ENGINEERING MANAGER	<i>[Signature]</i>		
DATE			1-14-2000

SEWER PLANS
OFFSITE
TRACT 28866-6
JFK & WOOD STREET
TITLE SHEET

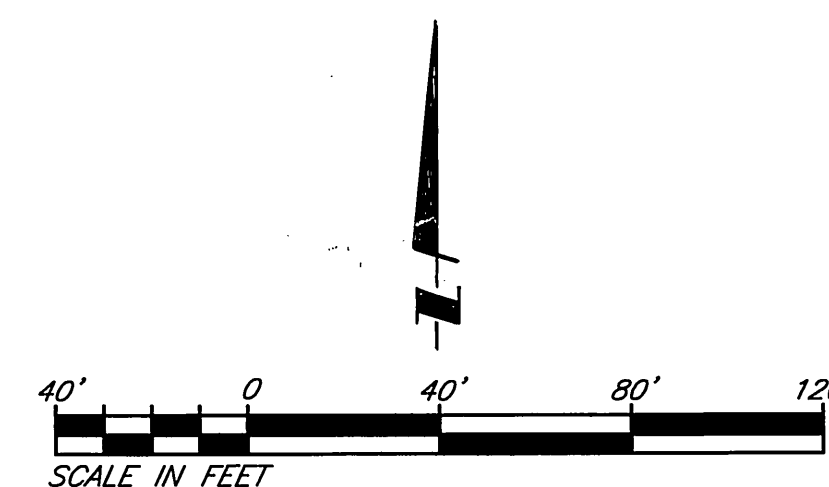
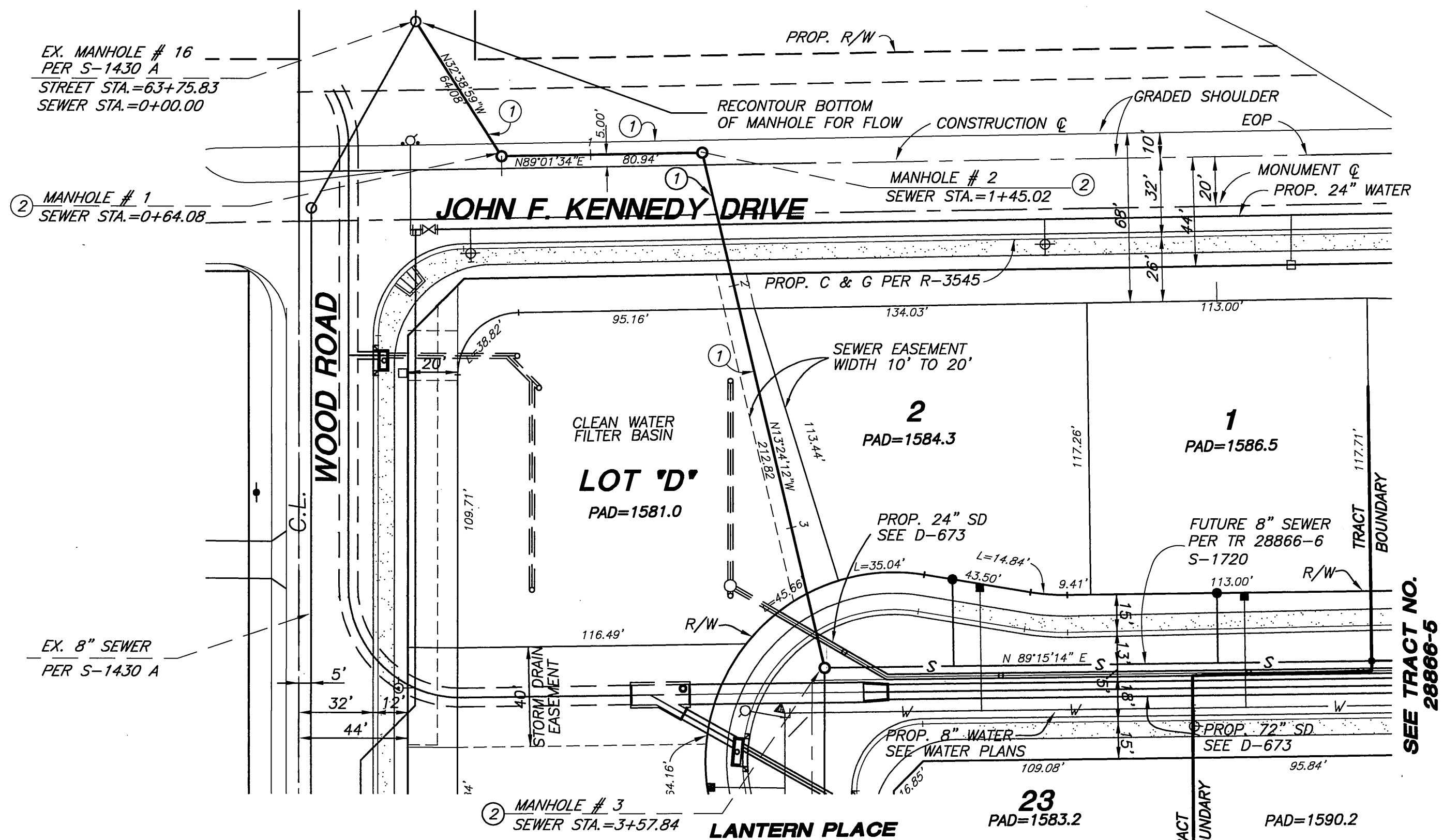
PROJECT NO. 31414.000
S-1723
HORIZ. SCALE: VERT. SCALE:
SHEET 1 OF 2

INDEXED 3-3-2000 LHI

Plotter: 10/05/99 10:56:25 : N:\31414.000\dwg\Prs0001.dwg



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



CONSTRUCTION NOTES

- ① CONSTRUCT 8" V.C.P. SEWER MAIN
- ② CONSTRUCT MANHOLE PER CITY STD. 500

NOTES

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

* AS-BUILT PER PLANS 7-07-05 LH

STAGECOACH LANE

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



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.



PREPARED UNDER THE DIRECTION OF:

Joseph A. McGee III
 JOSEPH A. MCGEE III R.C.E. NO. 28089
 REGISTRATION EXPIRES 03-31-02
 DATE 11.18.99



BENCHMARK:
 RIVERSIDE COUNTY BENCHMARK, STAMPED 198-84
 AT SOUTHWEST CORNER OF FLAMER ROAD AND VAN BUREN
 BOULEVARD, 289.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0
 FEET WEST OF FLAMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0
 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.
 ELEV. 1636.123

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.H.L. DRAWN BY L.H.L. CHECKED BY B.B.

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	<i>R. McGrath</i>	1-14-2000	R. McGrath
PARK DEPARTMENT			DIRECTOR OF PUBLIC WORKS
TRAFFIC DIVISION			
ENGINEERING MANAGER			

SEWER PLANS		PROJECT NO. 31445
OFF-SITE TR. 28866-6		S-1723
JFK & WOOD ROAD		
HORIZ. SCALE: 1"=40'	VERT. SCALE: 1"=4'	SHEET 2 OF 2

INDEXED 5-3-2000 LH