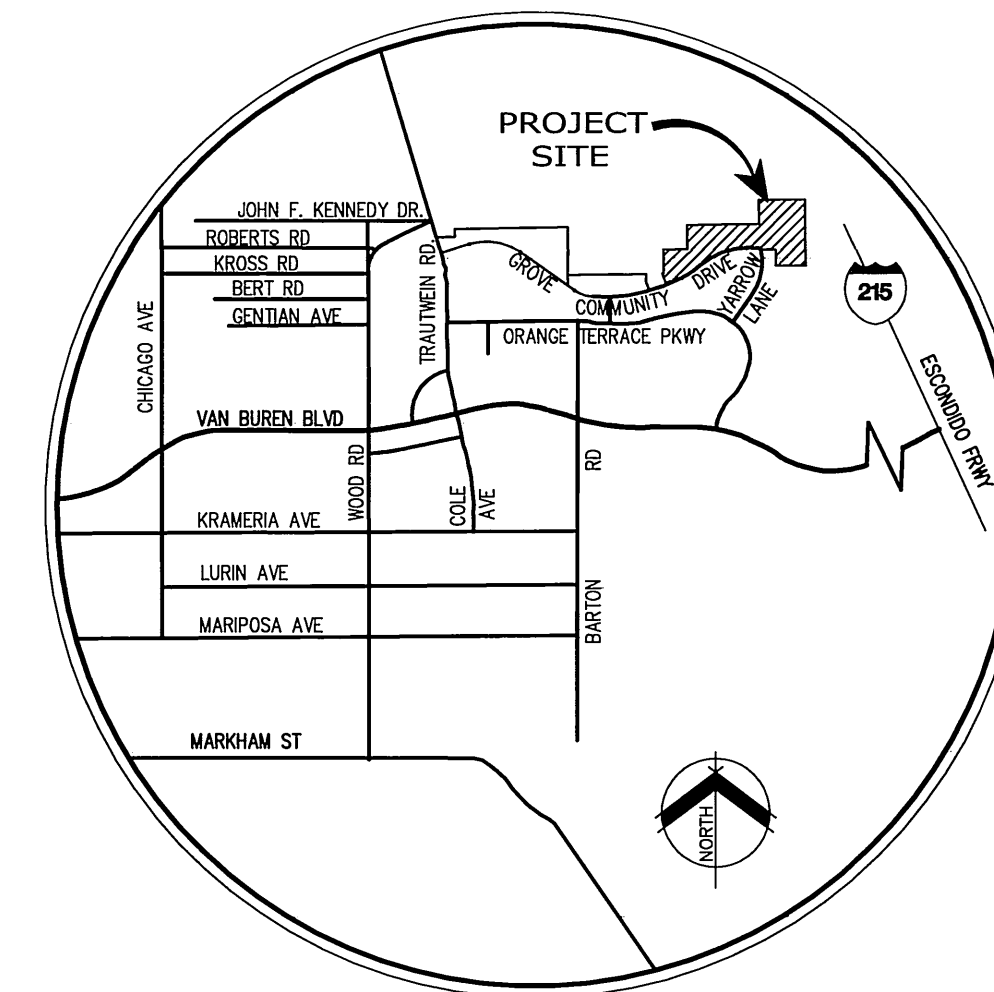


SEWER IMPROVEMENT PLANS

TRACT NO. 30717-1 CITY OF RIVERSIDE

GENERAL NOTES

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
NOT TO SCALE



CONSTRUCTION NOTES & QUANTITY ESTIMATE

- | | | |
|---|---|----------|
| ① | CONSTRUCT 8" PVC SDR35 SEWER MAIN | 6,660 LF |
| ② | *CONSTRUCT 4" PVC SDR35 SEWER LATERAL WITH (136 CO- TR 30717-1, 7 CO- TR 30717-2)
PL C.O. PER CITY STD. DWG. #562A | 4,745 LF |
| ③ | CONSTRUCT MANHOLE PER CITY STD. DWG. #500 | 26 EA |
| ④ | CONSTRUCT CLEANOUT PER CITY STD. DWG. #560 | 1 EA |

*CLEANOUTS & LATERALS FOR LOTS 22-28 OF TRACT 30717-2 INCLUDED IN THIS PLAN

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

SHEET 1 THROUGH 8

CIVIL ENGINEER RCE 46212

DATE: 8-19-03



CITY BUSINESS TAX CERTIFICATION NO. 104442 EXP. DATE 5/25/2004

INDEX MAP
SCALE: 1" = 100'



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 PROJECTS, 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 WHOLLY 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.

PREPARED UNDER THE DIRECTION OF:

MDS CONSULTING

PLANNERS ENGINEERS SURVEYORS

TREVOR S. DODSON
R.C.E. 42029 - EXP. 03-31-04

DATE: 8-14-03

BENCHMARK: RIVERSIDE COUNTY BENCHMARK, STAMPED V88-04 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 258.0 FEET SOUTH OF VAN BUREN BOULEVARD, 258.0 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

MARK DESIGNED BY ME DRAWN BY ME CHECKED BY FE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: DATE BY: APPROVED BY: DATE BY: APPROVED BY: DATE BY:

PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION

CITY ENGINEER

DATE: 9/8/03

SEWER PLANS
TRACT NO. 30717-1

TITLE SHEET

HORIZ. SCALE: - VERT. SCALE: -

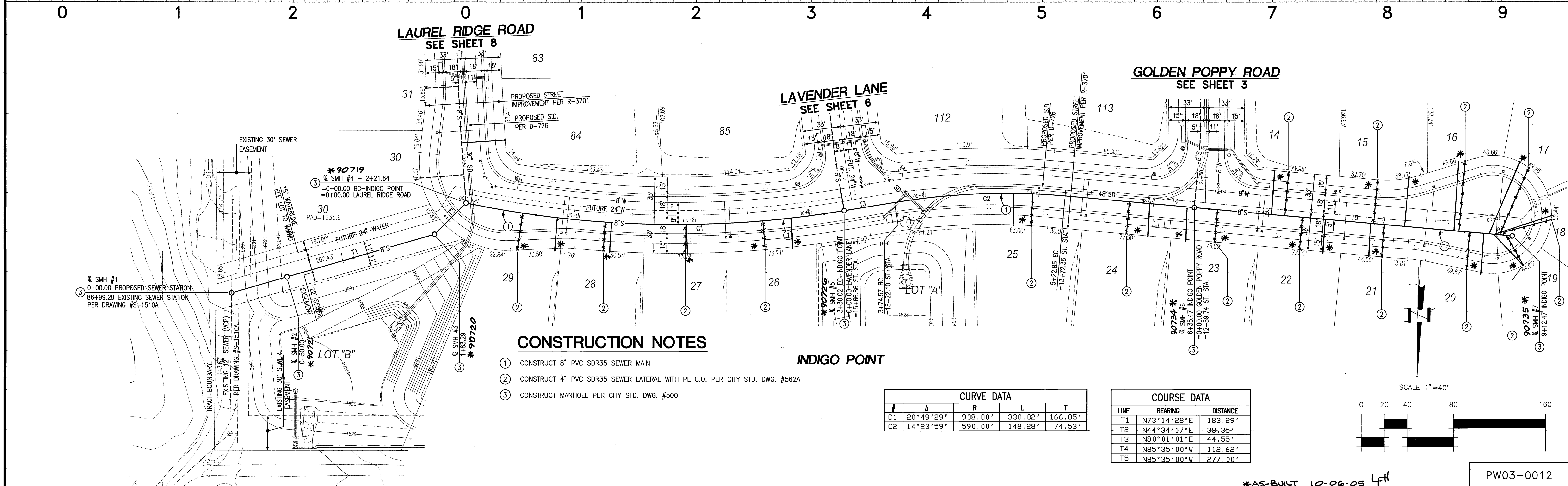
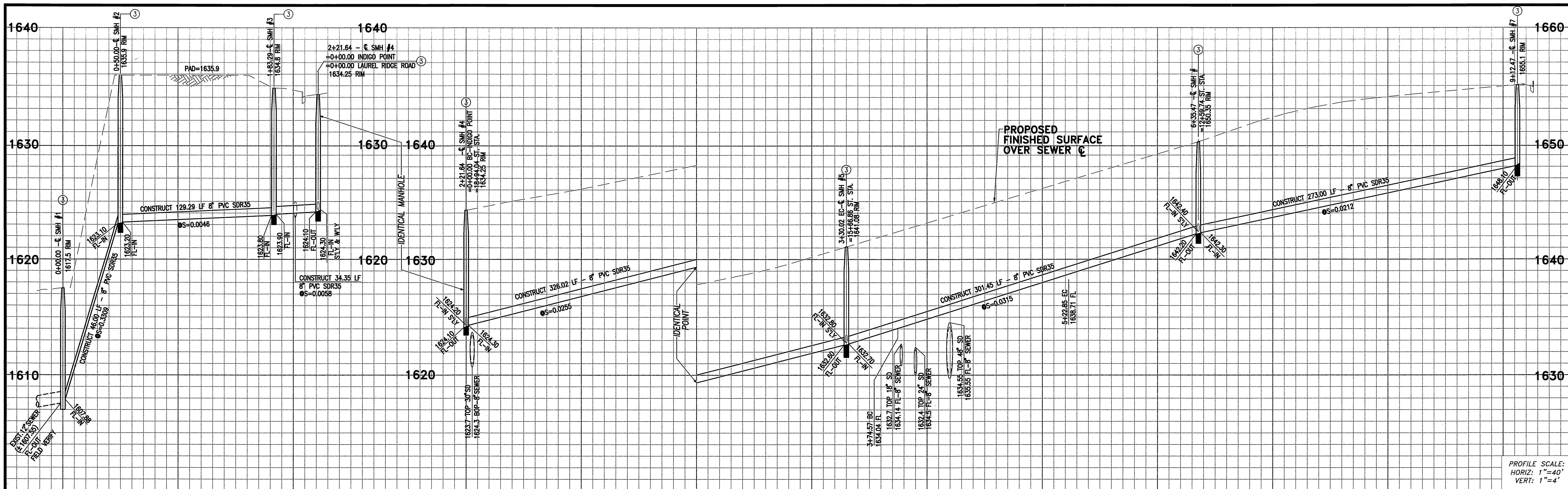
PW03-0012

ACCOUNT NO. S-1788

SHEET 1 OF 8

INDEXED 9-08-03 LFT

I:\52604\IMPLANS\SEWER-191.dwg 8/13/03



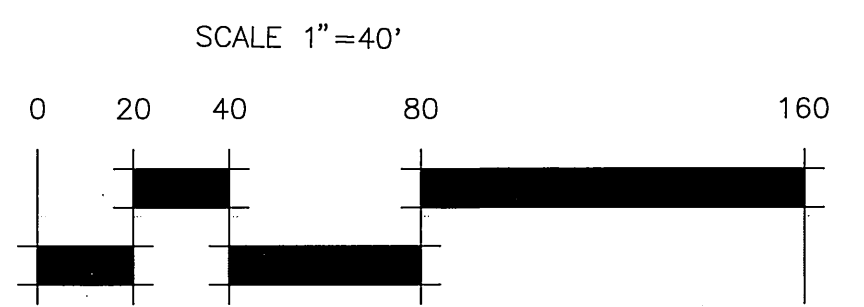
CONSTRUCTION NOTES

- 1 CONSTRUCT 8" PVC SDR35 SEWER MAIN
- 2 CONSTRUCT 4" PVC SDR35 SEWER LATERAL WITH PL C.O. PER CITY STD. DWG. #5624
- 3 CONSTRUCT MANHOLE PER CITY STD. DWG. #500

INDIGO POINT

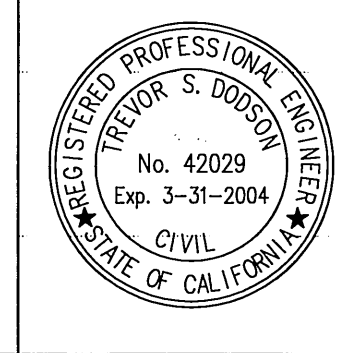
#	A	R	L	T
C1	20°49'29"	908.00'	330.02'	166.85'
C2	14°23'59"	590.00'	148.28'	74.53'

LINE	BEARING	DISTANCE
T1	N73°14'28"E	183.29'
T2	N44°34'17"E	38.35'
T3	N80°01'01"E	44.55'
T4	N85°35'00"W	112.62'
T5	N85°35'00"W	277.00'



Underground Service Alert
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 TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:

 TREVOR S. DODSON
 R.C.E. 42029 - EXP. 03-31-04
 DATE: 8/14-03

MDS CONSULTING
 PLANNERS ENGINEERS SURVEYORS
 BENCHMARK: RIVERSIDE COUNTY BENCHMARK, STAMPED 988-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 296.0 FEET SOUTH OF VAN BUREN BOULEVARD, 200.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A GRASSY DISK FLUSH AND MARKED. ELEV. 1638.123

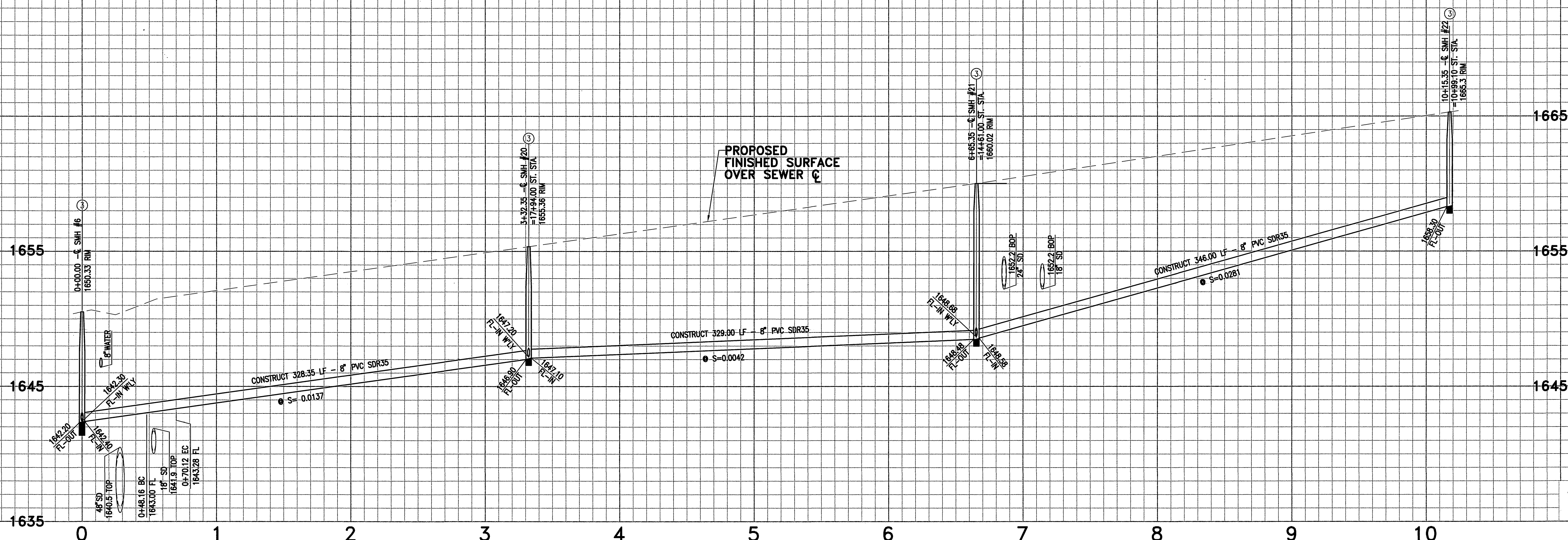
MARK	REVISIONS	APPR.	DATE
DESIGNED BY	ME	DRAWN BY	ME
CHECKED BY	FE		

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY:
 DATE: 9/3/03

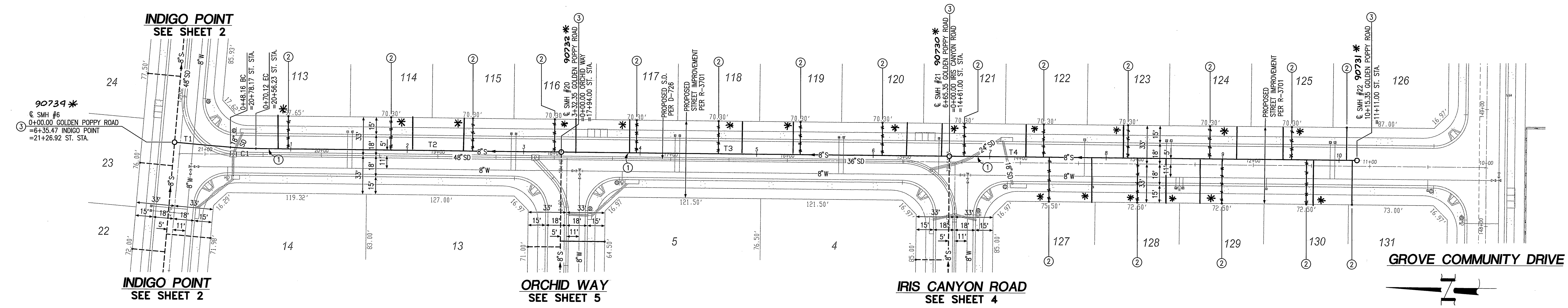
SEWER PLANS
 TRACT NO. 30717-1
 STA. 0+00.00 TO 2+21.64 & INDIGO POINT
 STA. 0+00.00 TO 9+12.47
 HORIZ. SCALE: 40' VERT. SCALE: 4'

ACCOUNT NO. PW03-0012
 S-1788
 SHEET 2 OF 8

*AS-BUILT 10-06-05 LHM



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



COURSE DATA

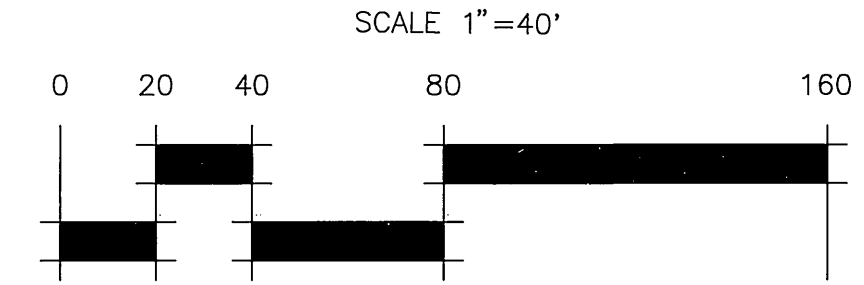
LINE	BEARING	DISTANCE
T1	N04°25'00"E	48.16'
T2	N00°04'38"W	262.23'
T3	N00°04'38"W	333.00'
T4	N00°04'38"W	350.00'

CURVE DATA

#	Δ	R	L	T
C1	4°29'38"	280.00'	21.96'	10.99'

CONSTRUCTION NOTES

- CONSTRUCT 8" PVC SDR35 SEWER MAIN
- CONSTRUCT 4" PVC SDR35 SEWER LATERAL WITH PL C.O. PER CITY STD. DWG. #562A
- CONSTRUCT MANHOLE PER CITY STD. DWG. #500



PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
Trevor S. Dodson
TREVOR S. DODSON
R.C.E. 42029 - EXP. 03-31-04

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS

MORSE 17320 Redhill Ave. Suite 350 Irvine, CA 92614
DOKICH 49411 Park Canyon Road #1000 Irvine, CA 92618
SCHULTZ 949-251-8821 949-251-0516

BENCHMARK: RIVERSIDE COUNTY BENCHMARK, STAMPED VBB-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 299.0 FEET SOUTH OF VAN BUREN BOULEVARD, 200.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT X 10.0 FOOT GRANITE BOLDER A BRASS DISK FLUSH AND MARKED, ELEV. 1638.123

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ME DRAWN BY ME CHECKED BY FE

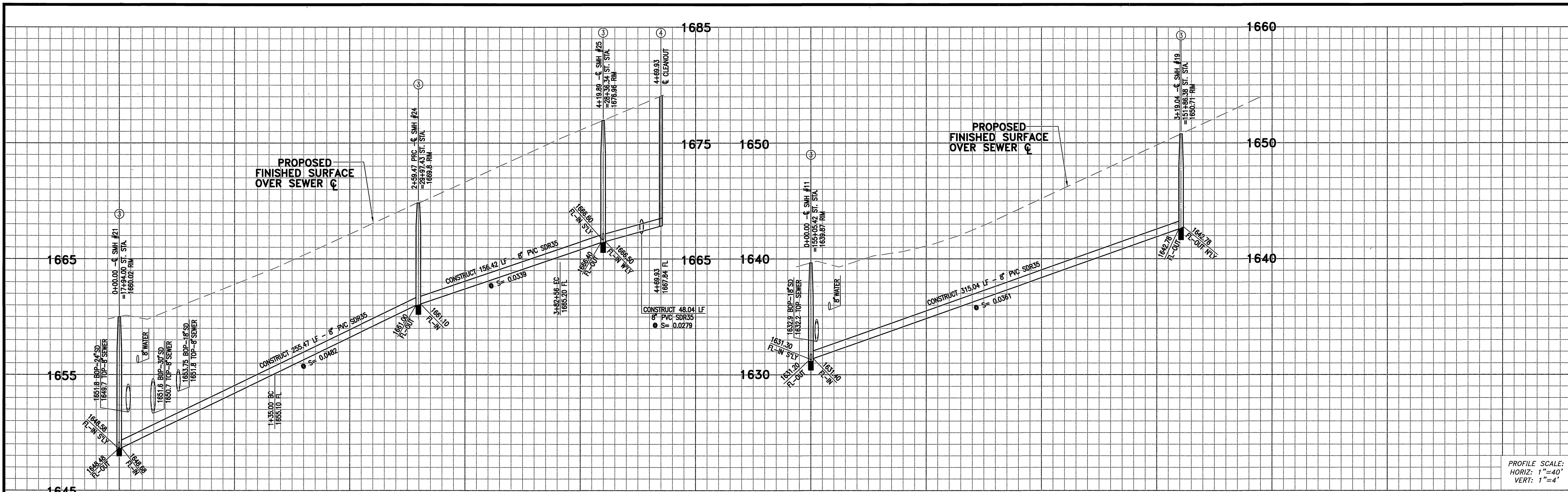
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Tom Bag*
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
DATE: 9/3/03

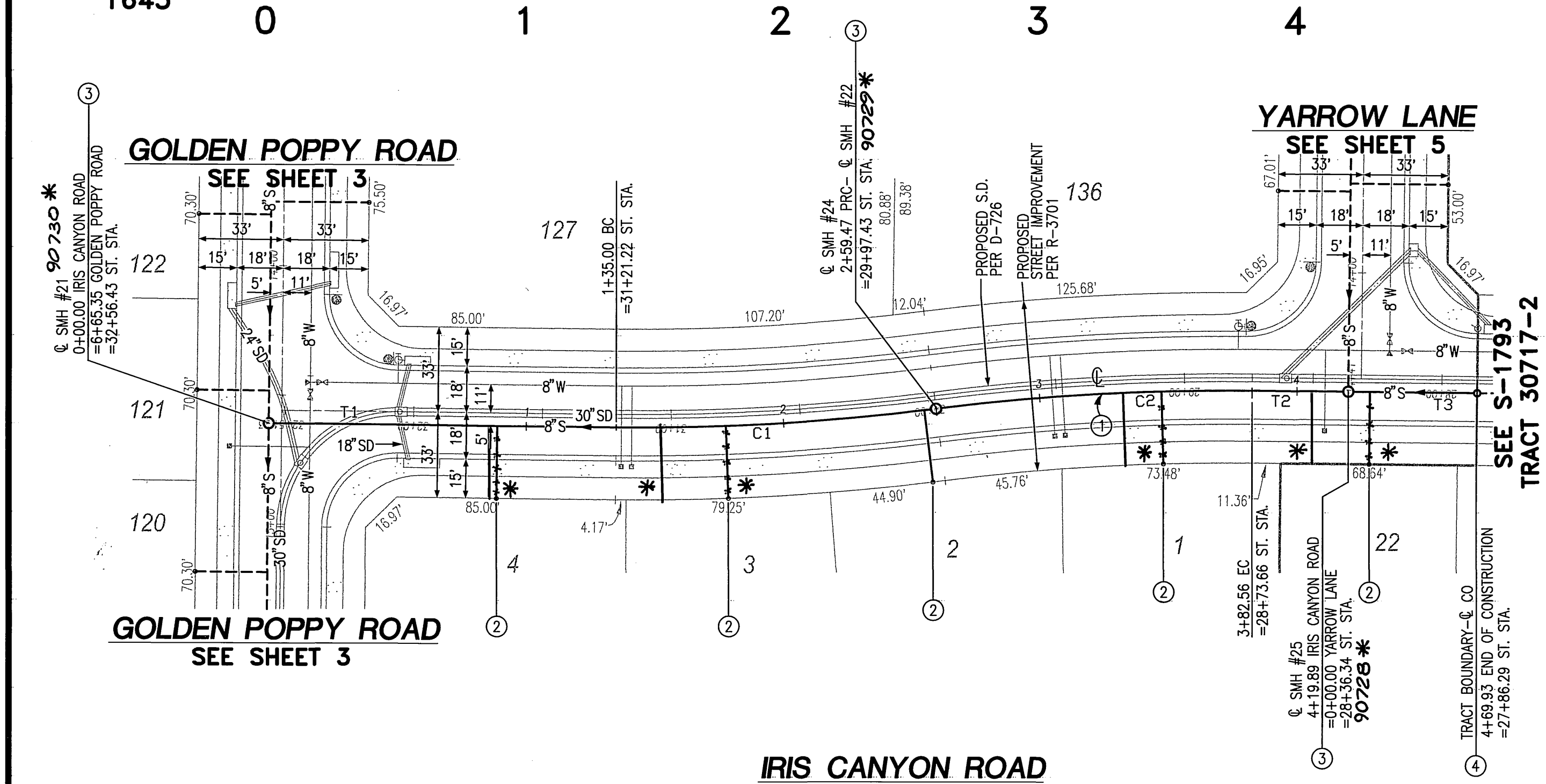
SEWER PLANS
TRACT NO. 30717-1
GOLDEN POPPY ROAD
STA. 0+00.00 TO 10+15.35

HORIZ. SCALE: 40' VERT. SCALE: 4'

ACCOUNT NO. PW03-0012
S-1788
SHEET 3 OF 8



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

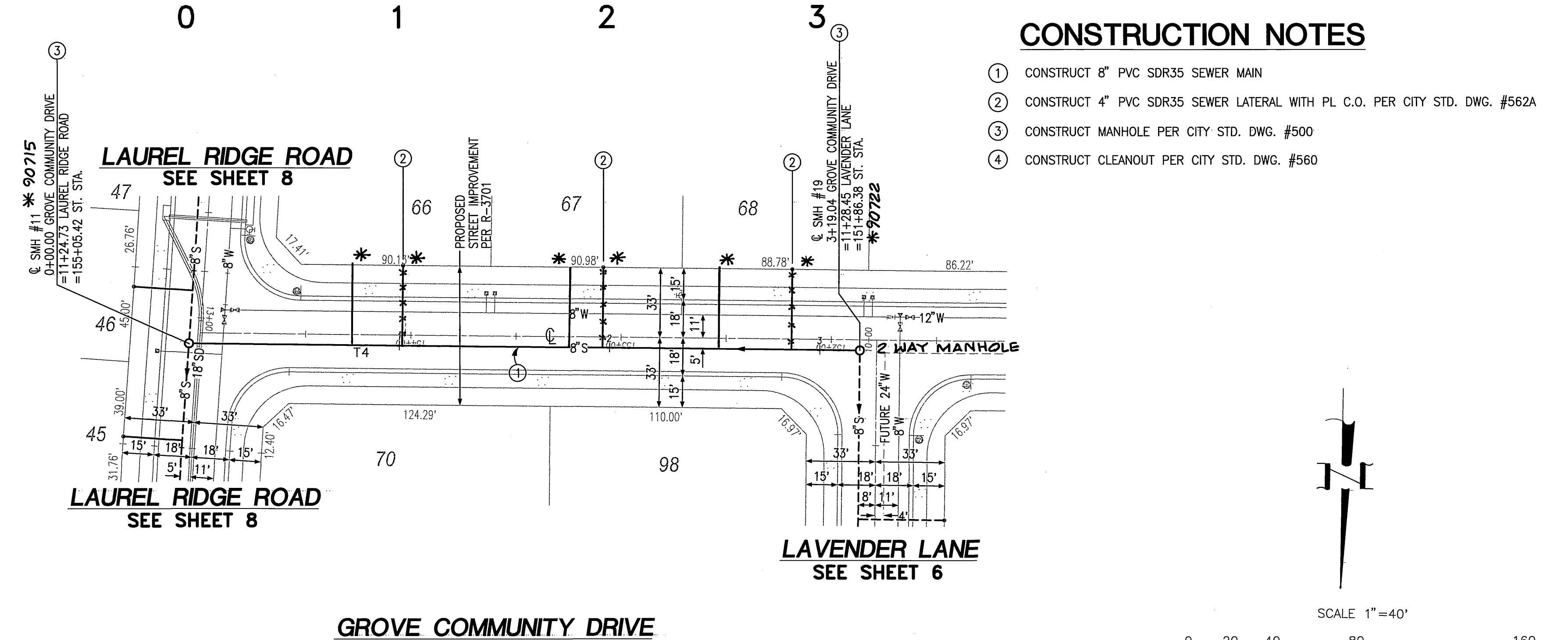


COURSE DATA

LINE	BEARING	DISTANCE
T1	N 89°47'42" E	135.00'
T2	N 89°47'42" E	37.33'
T3	N 89°47'42" E	50.04'
T4	N 89°47'42" E	319.04'

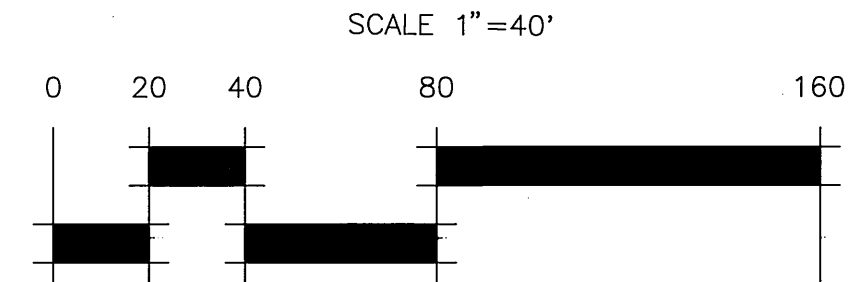
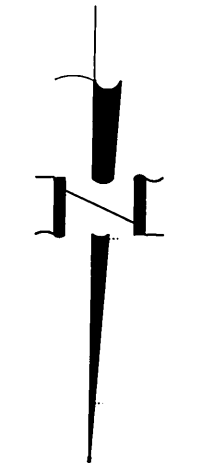
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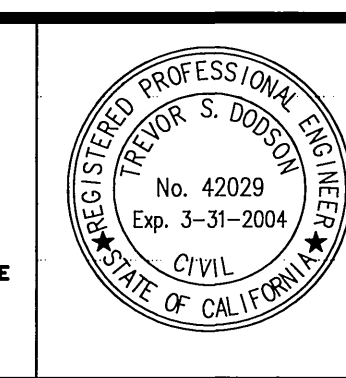


CONSTRUCTION NOTES

- ① CONSTRUCT 8" PVC SDR35 SEWER MAIN
- ② CONSTRUCT 4" PVC SDR35 SEWER LATERAL WITH PL C.O. PER CITY STD. DWG. #562A
- ③ CONSTRUCT MANHOLE PER CITY STD. DWG. #500
- ④ CONSTRUCT CLEANOUT PER CITY STD. DWG. #560



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PREPARED UNDER THE DIRECTION OF:
T.S. Dodson
TREVOR S. DODSON
R.C.E. 42029 - EXP. 03-31-04

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS

MORSE 17320 Redhill Ave., Suite 350, Irvine, CA 92614
DOKICH Voice: 949-251-8821
SCHULTZ FAX: 949-251-0516

BENCHMARK: RIVERSIDE COUNTY BENCHMARK, STAMPED V88-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 258.0 FEET SOUTH OF VAN BUREN BOULEVARD, 284.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A TRUSS DECK FLUSH AND MARKED. ELEV. 1638.123

MARK	REVISIONS	APPR.	DATE

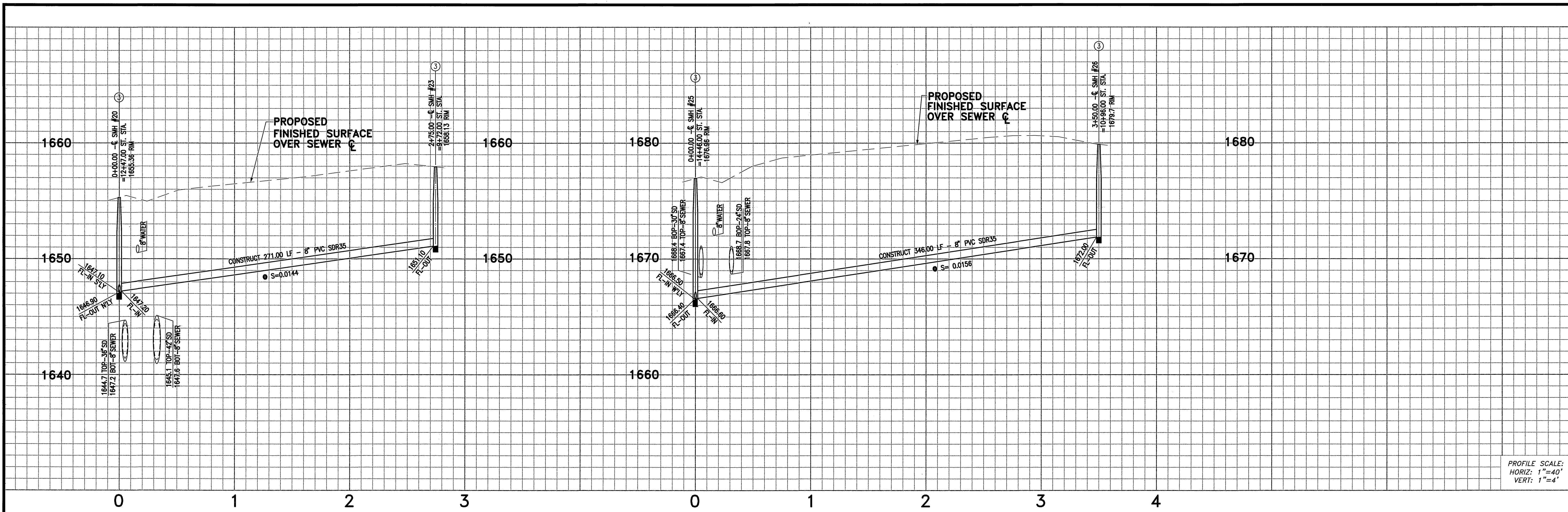
DESIGNED BY ME DRAWN BY ME CHECKED BY FE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

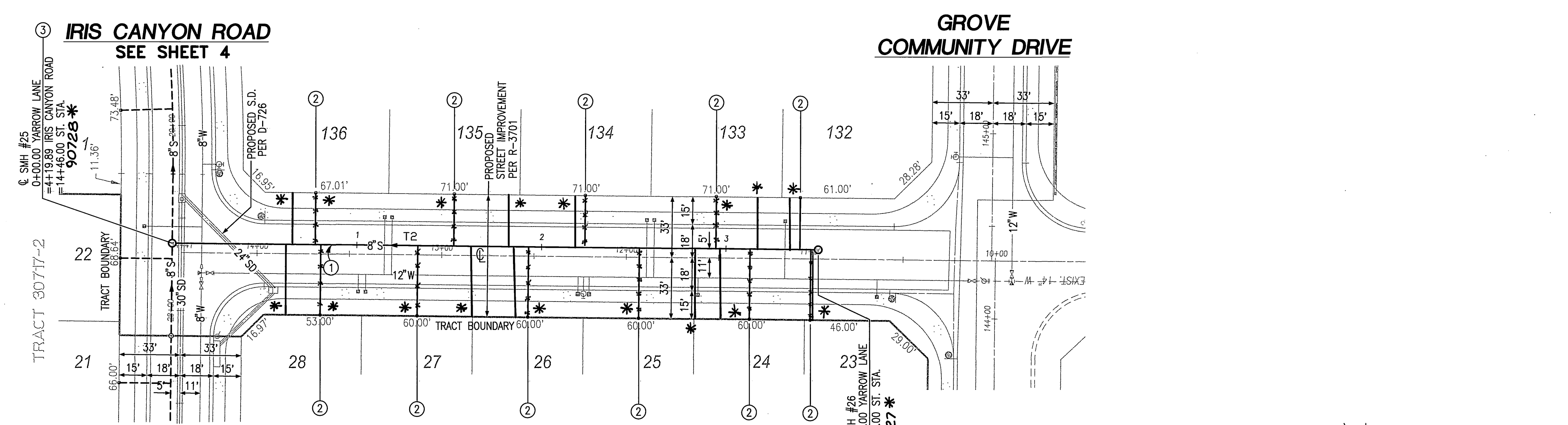
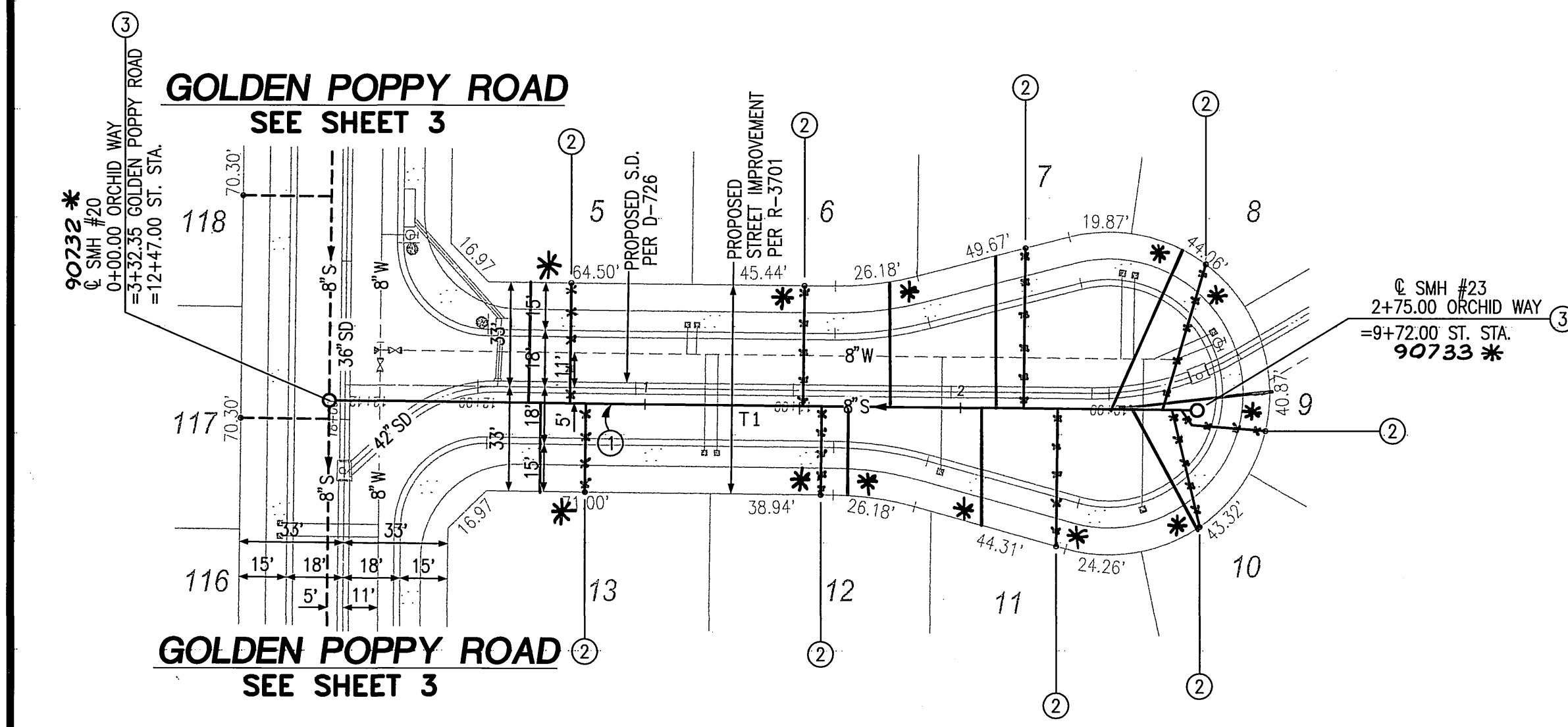
APPROVED BY: *Don Boyd*
PRINCIPAL ENGINEER
DATE: 1/3/03
CITY ENGINEER

SEWER PLANS
TRACT NO. 30717-1
IRIS CANYON ROAD
STA. 0+00.00 TO 4+69.93
GROVE COMMUNITY DRIVE
STA. 0+00.00 TO 3+19.04

ACCOUNT NO. S-1788
SHEET 4 OF 8



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



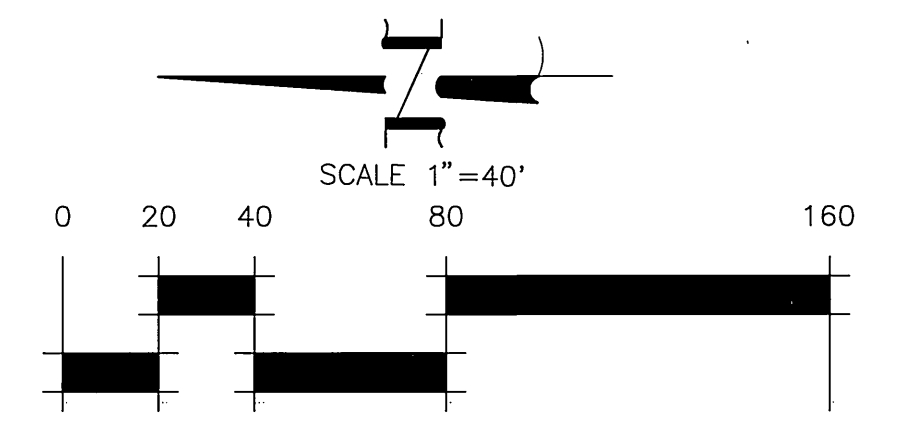
COURSE DATA

LINE	BEARING	DISTANCE
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T2	N 0°36'32"E	350.00'

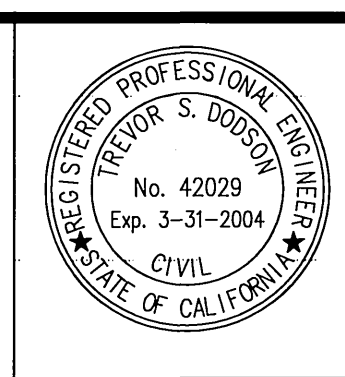
SCALE 1"=40'

CONSTRUCTION NOTES

- ① CONSTRUCT 8" PVC SDR35 SEWER MAIN
- ② CONSTRUCT 4" PVC SDR35 SEWER LATERAL WITH PL C.O. PER CITY STD. DWG. #562A
- ③ CONSTRUCT MANHOLE PER CITY STD. DWG. #500



PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
T. Dodson
TREVOR S. DODSON
R.C.E. 42029 - EXP. 03-31-04
DATE: 8.14-03

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS

MORSE 17320 Redhill Ave. Suite 350 Irvine, CA 92614
DOKICH Voice: 949-251-8821 FAX: 949-251-0516
SCHULTZ

BENCHMARK RIVERSIDE COUNTY BENCHMARK, STAMPED VBS-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 290.0 FEET SOUTH OF VAN BUREN BOULEVARD, 280.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOLDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.133

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ME DRAWN BY ME CHECKED BY FE

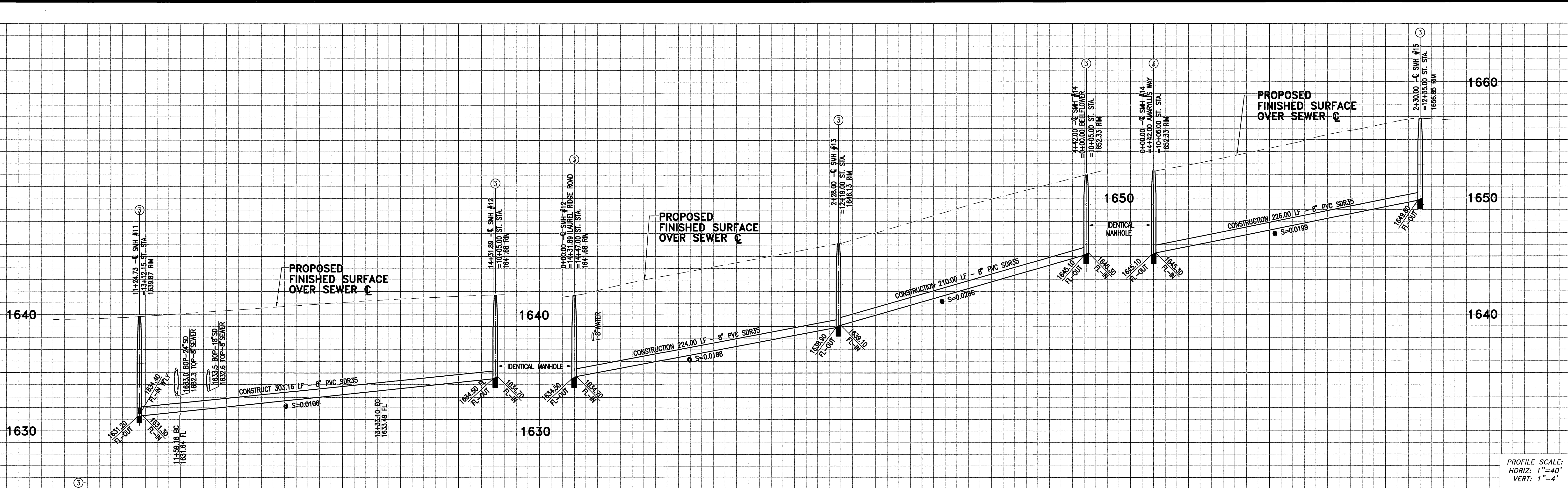
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Alan Bag*
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
DATE: 9/3/03

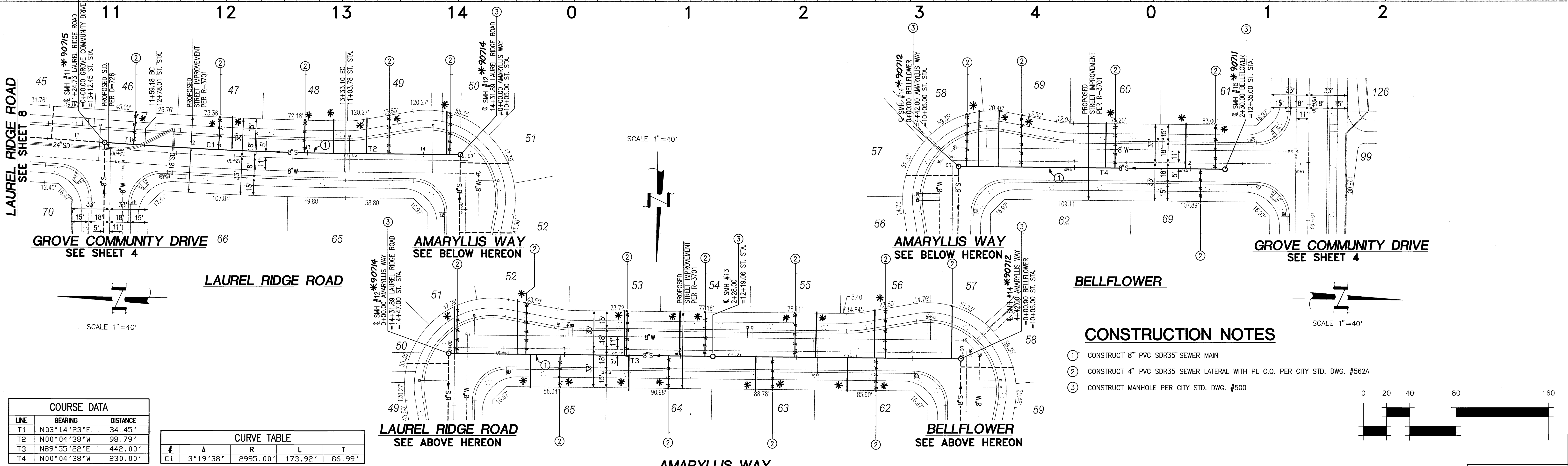
SEWER PLANS
TRACT NO. 30717-1
ORCHID WAY
STA. 0+00.00 TO 2+75.00
YARROW LANE
STA. 0+00.00 TO 3+50.00

HORIZ. SCALE: 40' VERT. SCALE: 4'

PW03-0012
ACCOUNT NO. S-1788
SHEET 5 OF 8



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



COURSE DATA

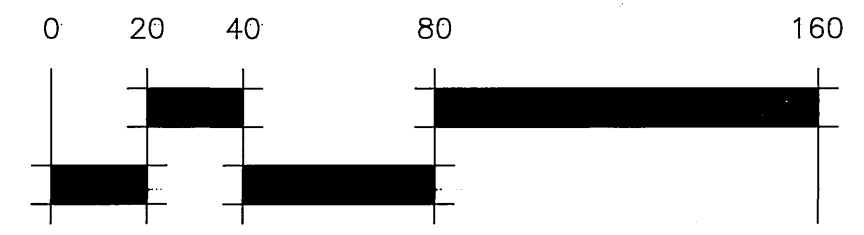
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T2	N00°04'38"W	98.79'
T3	N89°55'22"E	442.00'
T4	N00°04'38"W	230.00'

CURVE TABLE

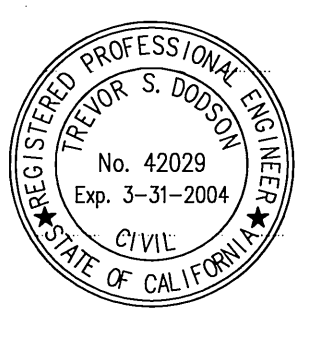
#	Δ	R	L	T
C1	3°19'38"	2995.00'	173.92'	86.99'

CONSTRUCTION NOTES

- ① CONSTRUCT 8" PVC SDR35 SEWER MAIN
- ② CONSTRUCT 4" PVC SDR35 SEWER LATERAL WITH PL. C.O. PER CITY STD. DWG. #562A
- ③ CONSTRUCT MANHOLE PER CITY STD. DWG. #500



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PREPARED UNDER THE DIRECTION OF:
Trevor S. Dodson
TREVOR S. DODSON
R.C.E. 42029 - EXP. 03-31-04
DATE: 8.14.03

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS
MORSE 17320 Redhill Ave. Suite 350, Irvine, CA 92614
DOKICH Voice: 949-251-8821
SCHULTZ FAX: 949-251-0516
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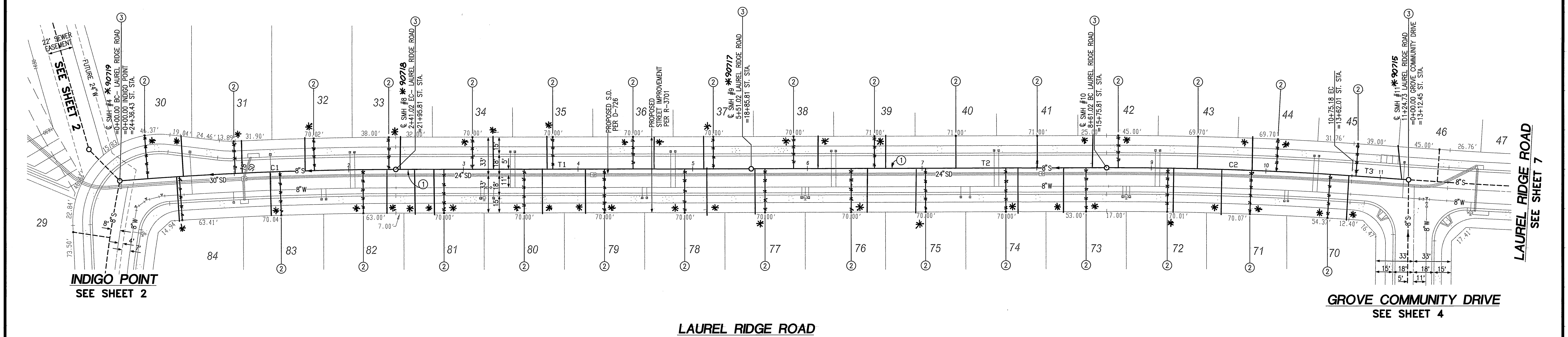
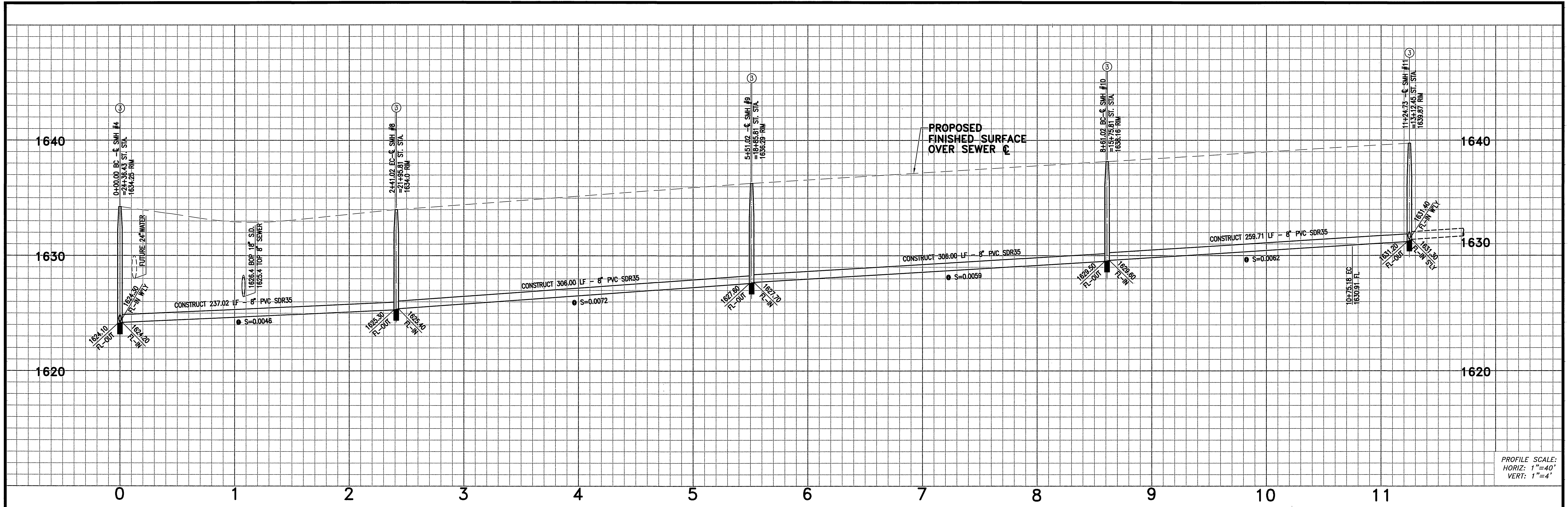
MARK	REVISIONS	APPR.	DATE

DESIGNED BY: ME DRAWN BY: ME CHECKED BY: FE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *Alan Boyd*
CITY ENGINEER
DATE: 8/13/03

SEWER PLANS
TRACT NO. 30717-1
LAUREL RIDGE ROAD
STA. 11+24.73 TO 14+31.89
AMARYLLIS WAY
STA. 0+00.00 TO 4+42.00
BELLFLOWER
STA. 0+00.00 TO 2+30.00
HORIZ. SCALE: 40' VERT. SCALE: 4'

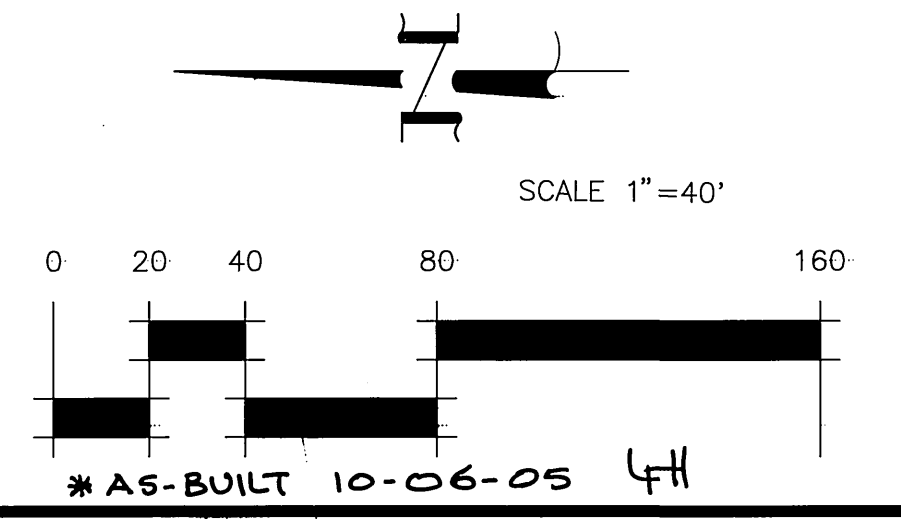
PW03-0012
ACCOUNT NO. S-1788
SHEET 7 OF 8



COURSE DATA			CURVE TABLE				
LINE	BEARING	DISTANCE	#	Δ	R	L	T
T1	N00°50'00"W	310.00'	C1	4°35'44"	3005.00'	241.02'	120.58'
T2	N00°50'00"W	310.00'	C2	4°05'00"	3005.00'	214.16'	107.25'
T3	N03°14'23"E	49.55'					

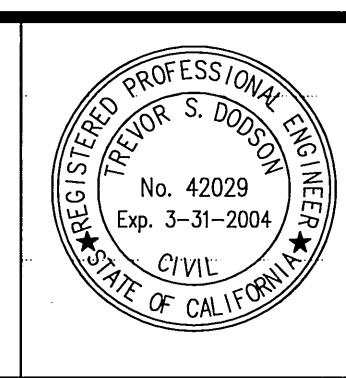
CONSTRUCTION NOTES

- ① CONSTRUCT 8" PVC SDR35 SEWER MAIN
- ② CONSTRUCT 4" PVC SDR35 SEWER LATERAL WITH PL C.O. PER CITY STD. DWG. #562A
- ③ CONSTRUCT MANHOLE PER CITY STD. DWG. #500



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 DETACH, 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.



PREPARED UNDER THE DIRECTION OF:
T. Dodson
TREVOR S. DODSON
R.C.E. 42029 - EXP. 03-31-04
DATE: 8-19-03

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS
MORSE 17320 Redhill Ave. Suite 350 Irvine, CA 92614
DOKICH Voice: 949-251-8821
SCHULTZ FAX: 949-251-0516
BENCHMARK: RIVERSIDE COUNTY BENCHMARK, STAMPED V88-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 298.0 FEET SOUTH OF VAN BUREN BOULEVARD, 200.0 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

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	ME	DRAWN BY	ME
CHECKED BY	FE		

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]*
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
DATE: 9/3/03

SEWER PLANS
TRACT NO. 30717-1
LAUREL RIDGE ROAD
STA. 0+00.00 TO 11+24.73
HORIZ. SCALE: 40' VERT. SCALE: 4'

ACCOUNT NO. PW03-0012
S-1788
SHEET 8 OF 8