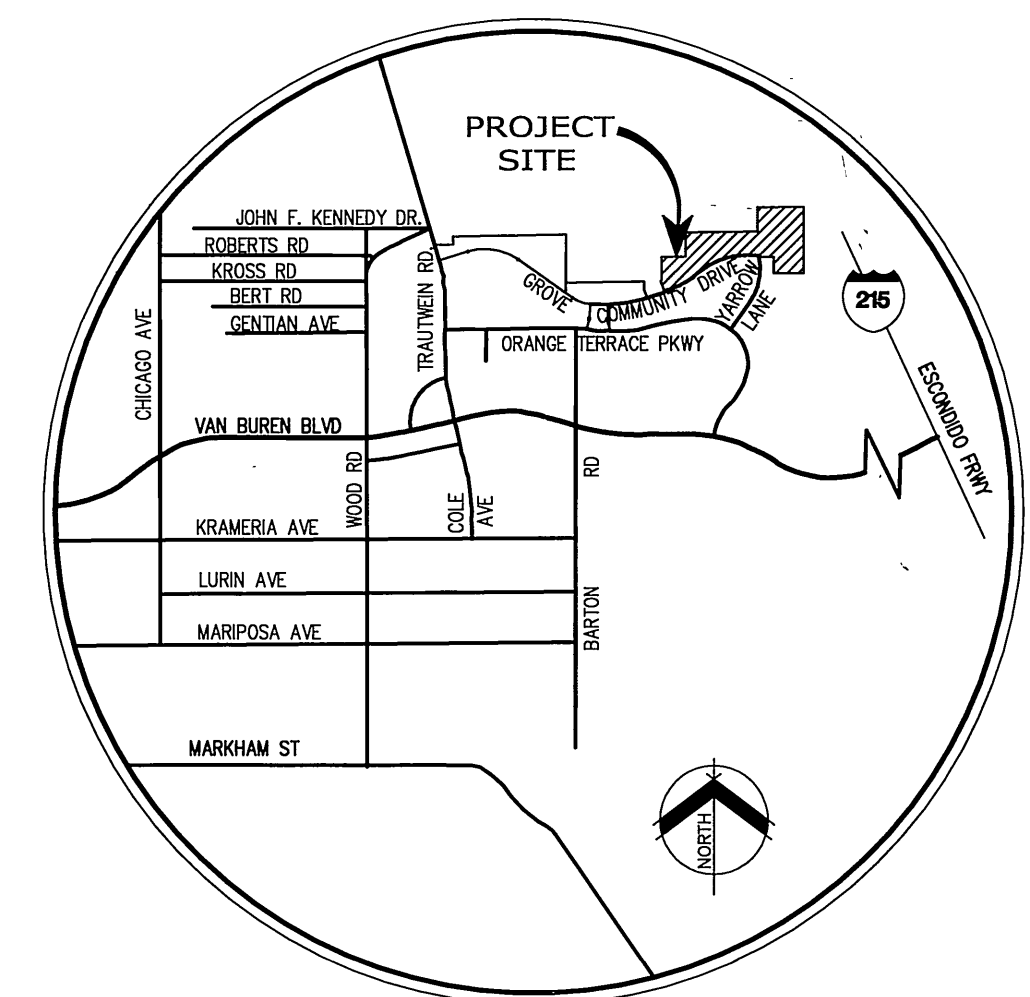


SEWER IMPROVEMENT PLANS

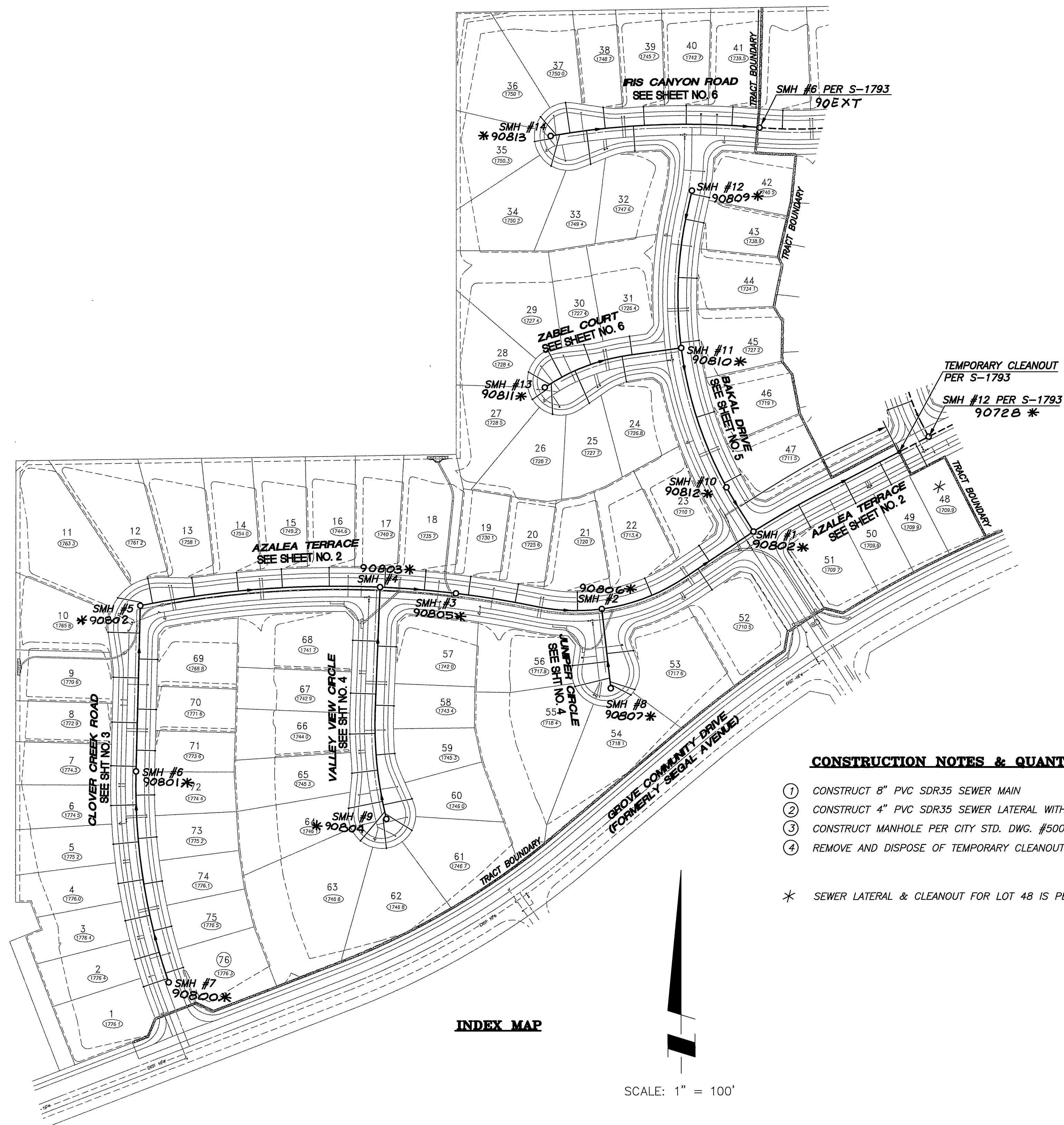
TRACT NO. 30717
CITY OF RIVERSIDE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- 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 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



CONSTRUCTION NOTES & QUANTITY ESTIMATE

- | | |
|--|---------------------------|
| ① CONSTRUCT 8" PVC SDR35 SEWER MAIN | 3,270 LF |
| ② CONSTRUCT 4" PVC SDR35 SEWER LATERAL WITH PL C.O. PER CITY STD. DWG. #562A | * (75 CLEANOUTS) 2,715 LF |
| ③ CONSTRUCT MANHOLE PER CITY STD. DWG. #500 | 14 EA |
| ④ REMOVE AND DISPOSE OF TEMPORARY CLEANOUT | 1 EA |

* SEWER LATERAL & CLEANOUT FOR LOT 48 IS PER S-1793 (TRACT 30717-2)

INDEX MAP

SCALE: 1" = 100'

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

SHEET 1 THROUGH 6
CIVIL ENGINEER RCE 46212
DATE: September 2, 2003



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

* AS-BUILT 11-03-05 LHM

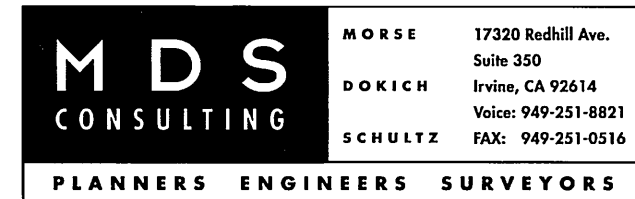
PW03-0009



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.

PREPARED UNDER THE DIRECTION OF:

TREVOR S. DODSON
R.C.E. 42029 - EXP. 03-31-04
DATE: 8-21-03



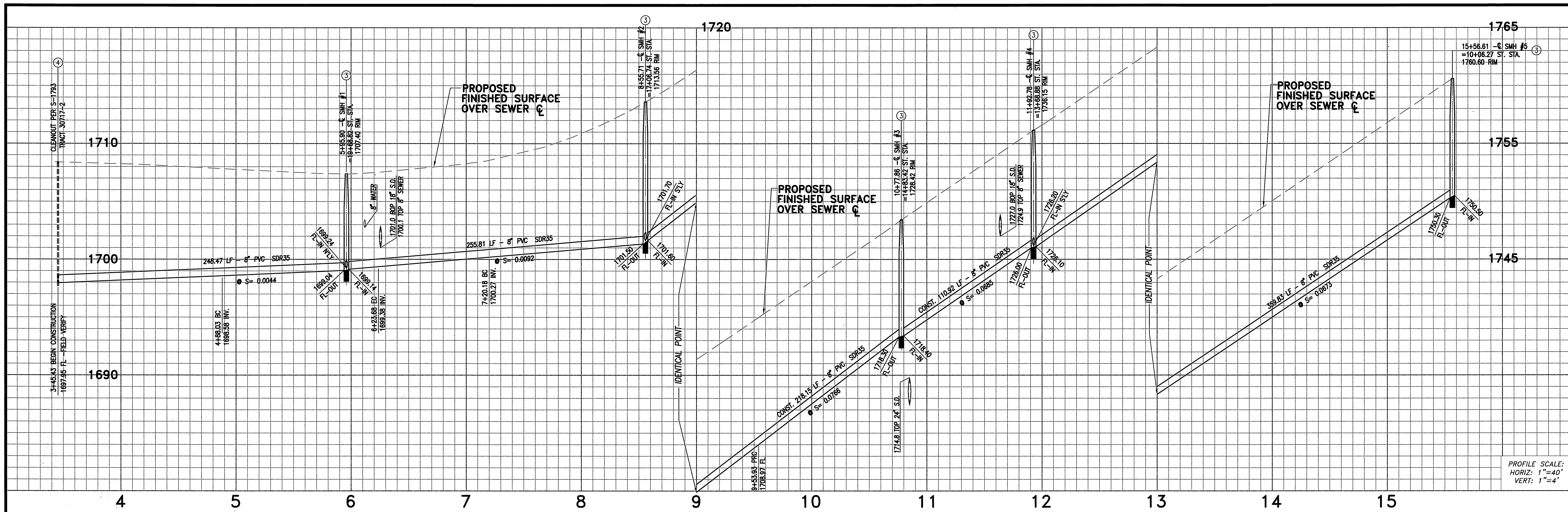
BENCHMARK
RIVERSIDE COUNTY BENCHMARK STAMPED V48-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BURSH BOULEVARD, 208.0 FEET SOUTH OF VAN BURSH BOULEVARD, 208.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOUNDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

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

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
DATE: 7/26/03
CITY ENGINEER

SEWER PLANS
TRACT NO. 30717
TITLE SHEET
HORIZ. SCALE: VERT. SCALE:

ACCOUNT NO.
S-1794
SHEET 1 OF 6



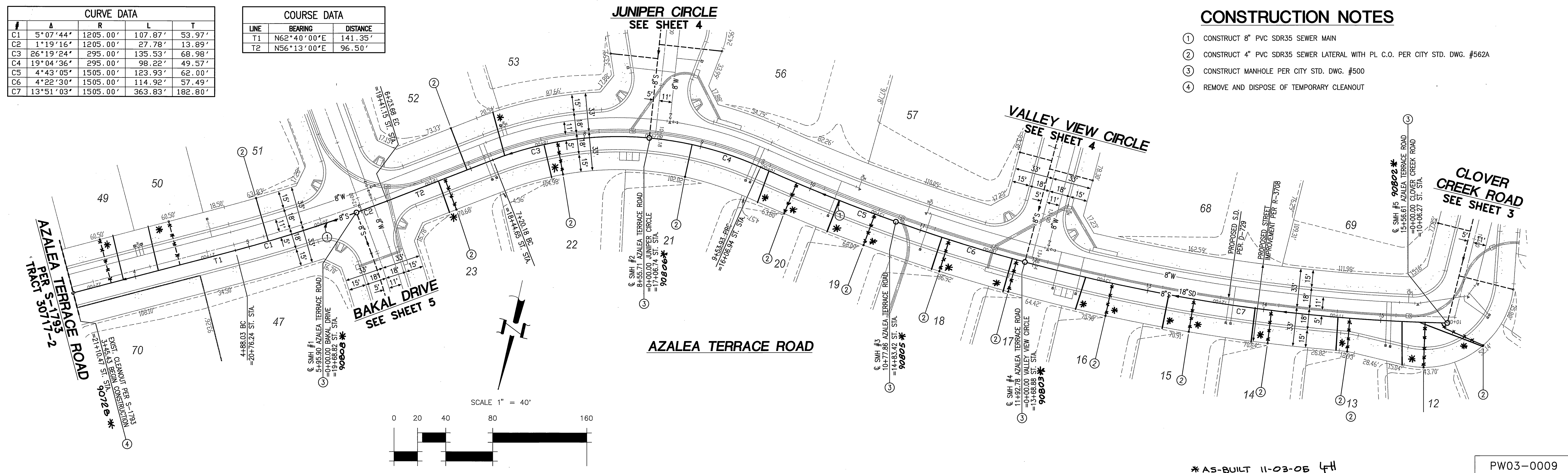
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

CURVE DATA				
#	A	R	L	T
C1	5°07'44"	1205.00'	107.87'	53.97'
C2	1°19'16"	1205.00'	27.78'	13.89'
C3	26°19'24"	295.00'	135.53'	68.98'
C4	19°04'36"	295.00'	98.22'	49.57'
C5	4°43'05"	1505.00'	123.93'	62.00'
C6	4°22'30"	1505.00'	114.92'	57.49'
C7	13°51'03"	1505.00'	363.83'	182.80'

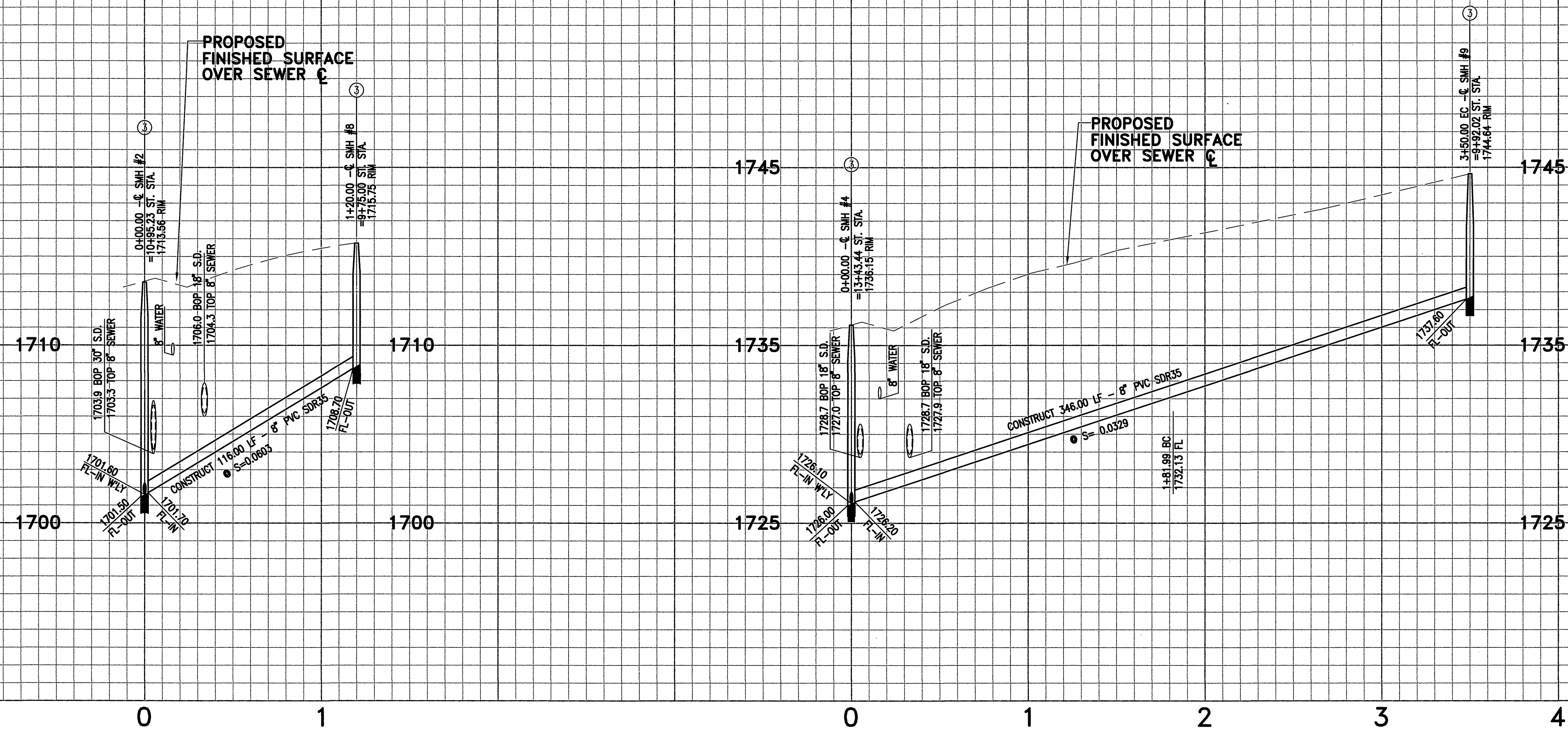
COURSE DATA		
LINE	BEARING	DISTANCE
T1	N62°40'00"E	141.35'
T2	N56°13'00"E	96.50'

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
- REMOVE AND DISPOSE OF TEMPORARY CLEANOUT



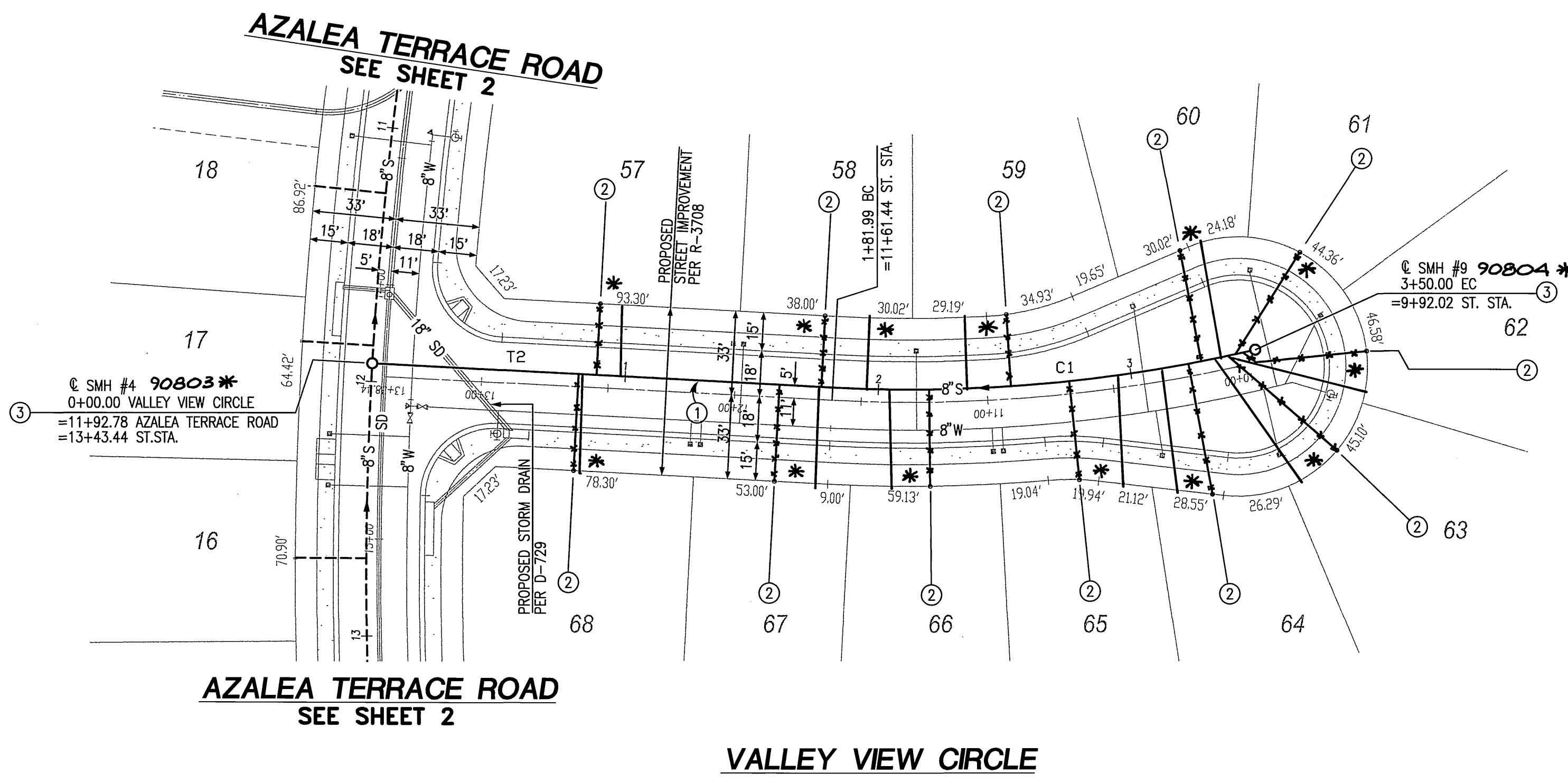
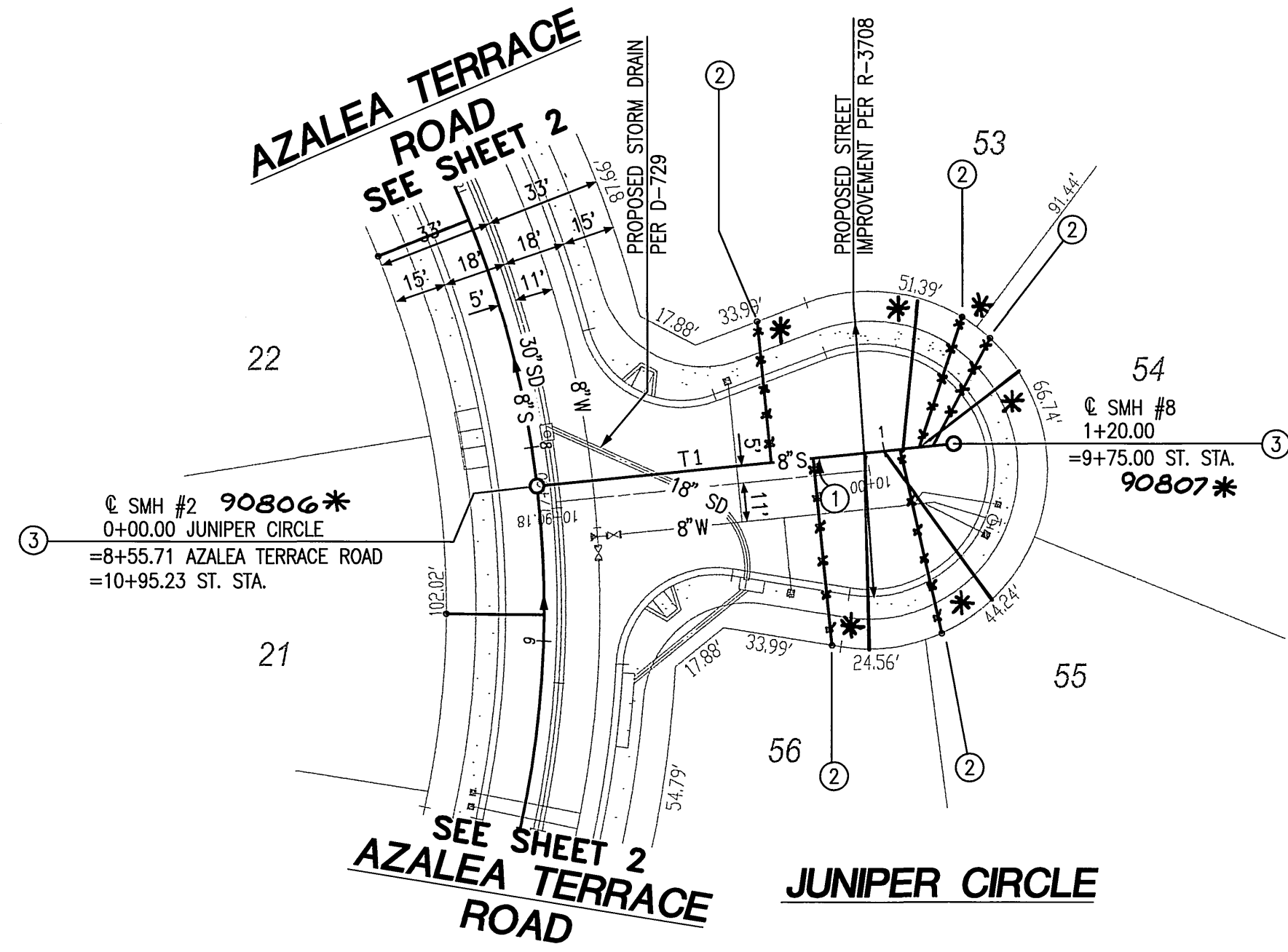
<p>Underground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY 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>Trevor S. Dodson</i> TREVOR S. DODSON R.C.E. 42029 - EXP. 03-31-04</p> <p>DATE: 8-21-03</p>	<p>MDS CONSULTING</p> <p>MORSE 17320 Redhill Ave. Suite 350 Irvine, CA 92614 DOKICH Voice: 949-251-8821 SCHULTZ FAX: 949-251-0516</p> <p>PLANNERS ENGINEERS SURVEYORS</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 9/26/03 CITY ENGINEER</p>	<p>SEWER PLANS TRACT NO. 30717 AZALEA TERRACE ROAD 3+45.43 TO 15+56.61</p> <p>HORIZ. SCALE: 40' VERT. SCALE: 4'</p>	<p>PW03-0009 ACCOUNT NO. S-1794 SHEET 2 OF 6</p>



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

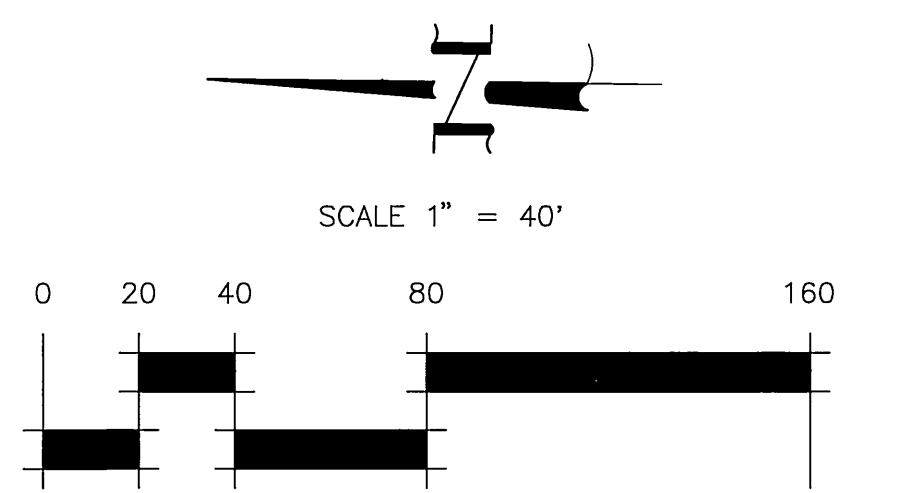
CONSTRUCTION NOTES

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



COURSE DATA		
LINE	BEARING	DISTANCE
T1	N06°29'20"W	120.00'
T2	N02°20'00"E	181.99'

CURVE DATA				
#	Δ	R	L	T
C1	16°10'43"	595.00'	168.01'	84.57'

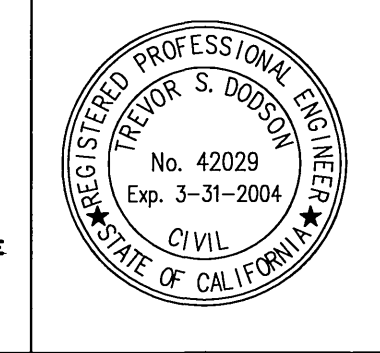


*AS-BUILT 11-03-06 LHM

PW03-0009



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 CONTRACTOR'S AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO OBTAIN, INDUSTRY AND HOLD DESIGN PROFESSIONAL LIABILITY 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:
Trevor S. Dodson
TREVOR S. DODSON
R.C.E. 42029 - EXP. 03-31-04
DATE: 8-21-03

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

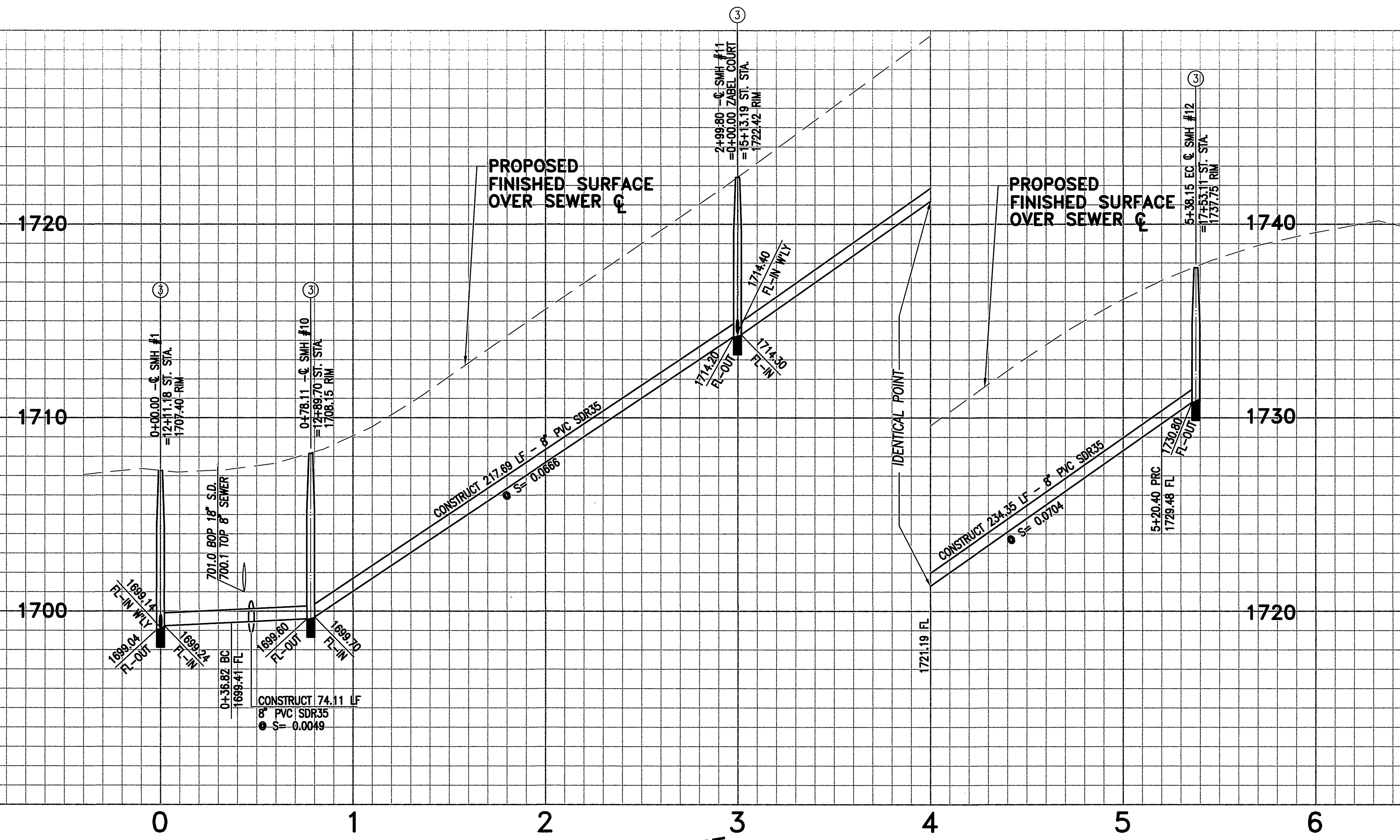
MARK	REVISIONS	APPR.	DATE

DESIGNED BY ME DRAWN BY ME CHECKED BY FE

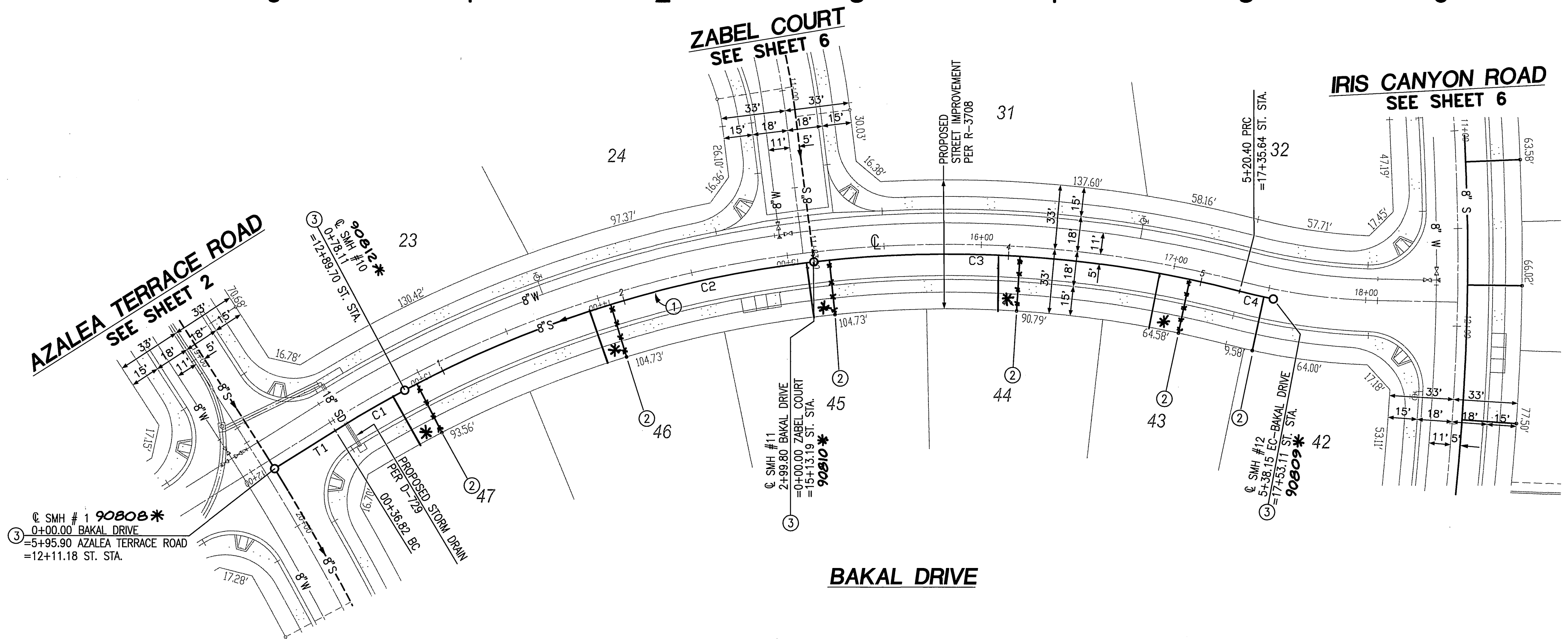
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]*
DATE: 9/2/03
CITY ENGINEER

SEWER PLANS
TRACT NO. 30717
JUNIPER CIRCLE
0+00.00 TO 1+20.00
VALLEY VIEW CIRCLE
0+00.00 TO 3+50.00
HORIZ. SCALE: 40' VERT. SCALE: 4'

ACCOUNT NO. S-1794
SHEET 4 OF 6



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



CONSTRUCTION NOTES

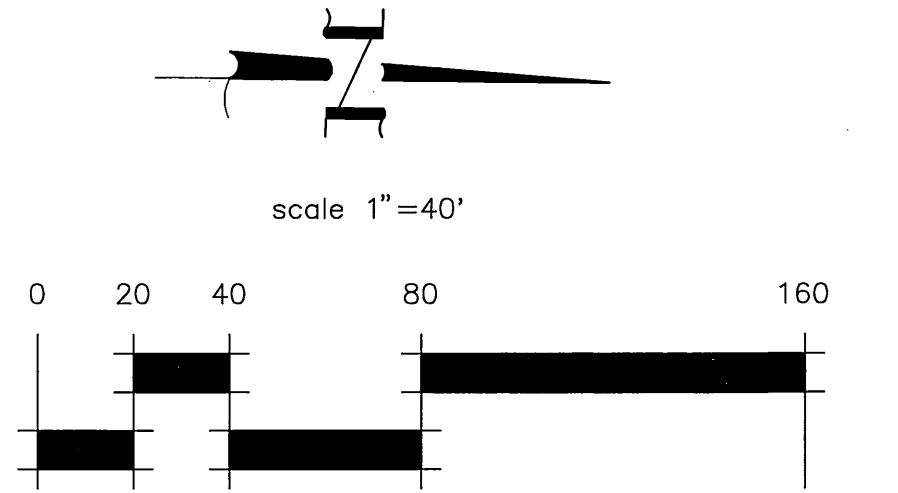
- ① CONSTRUCT 8" PVC SDR35 SEWER MAIN
- ② CONSTRUCT 4" PVC SDR35 SEWER LATERAL WITH PL C.O. PER CITY STD. DWG. #562A
- ③ CONSTRUCT MANHOLE PER CITY STD. DWG. #500

COURSE DATA

LINE	BEARING	DISTANCE
T1	N32°42'00"W	36.82'

CURVE DATA

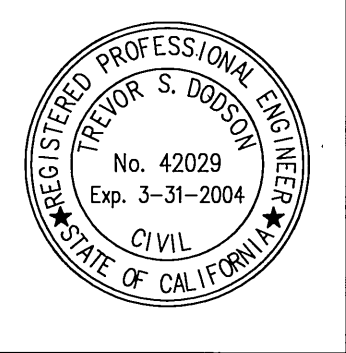
#	Δ	R	L	T
C1	03°58'34"	595.00'	41.29'	20.65'
C2	21°20'23"	595.00'	221.69'	112.15'
C3	21°14'33"	595.00'	20.60'	111.58'
C4	3°20'07"	305.00'	17.75'	8.88'



* AS-BUILT 11-03-05 LFH



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
DATE: 8/21/03

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS
BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED 198-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 286.0 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 BOLLARD A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

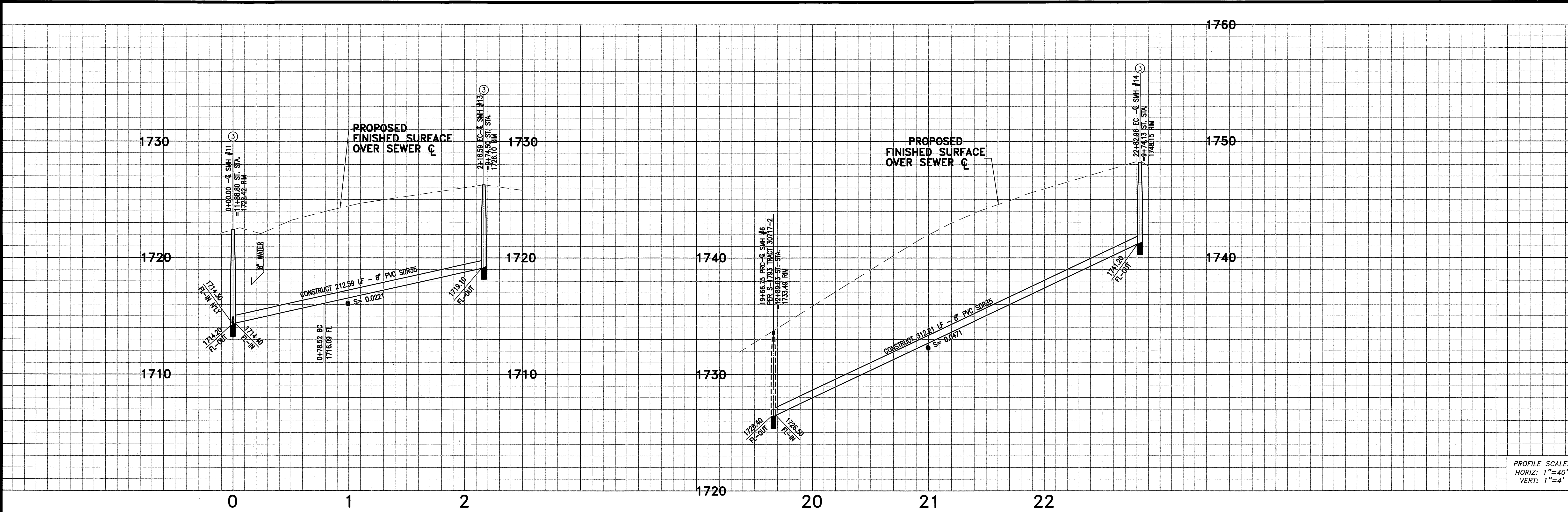
MARK	REVISIONS	APPR.	DATE

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: 8/21/03

SEWER PLANS
TRACT NO. 30717
BAKAL DRIVE
0+00.00 TO 5+38.15
HORIZ. SCALE: 40' VERT. SCALE: 4'

ACCOUNT NO. S-1794
SHEET 5 OF 6



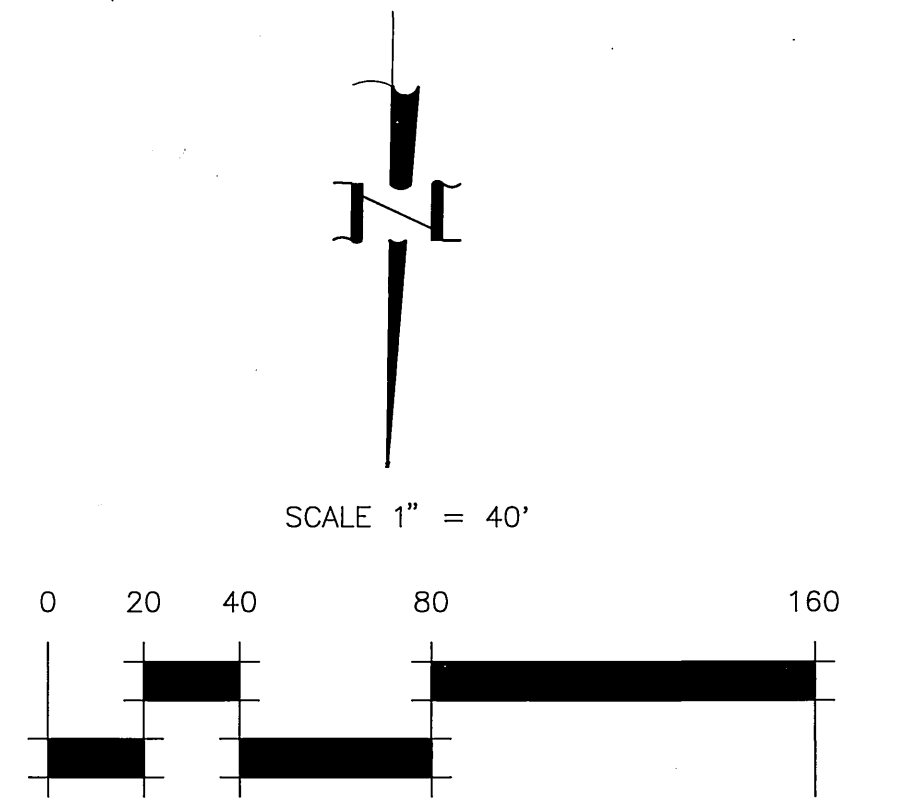
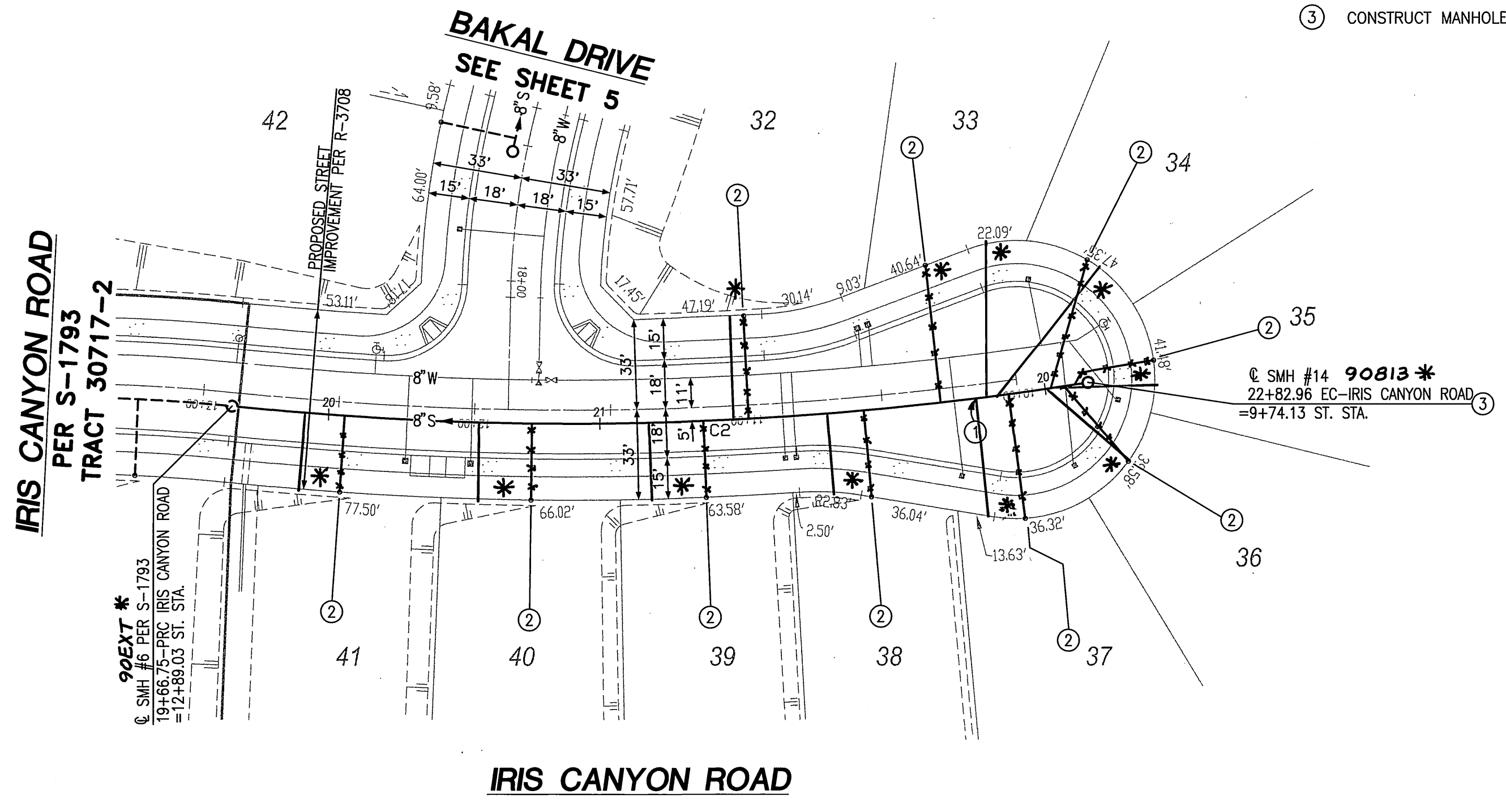
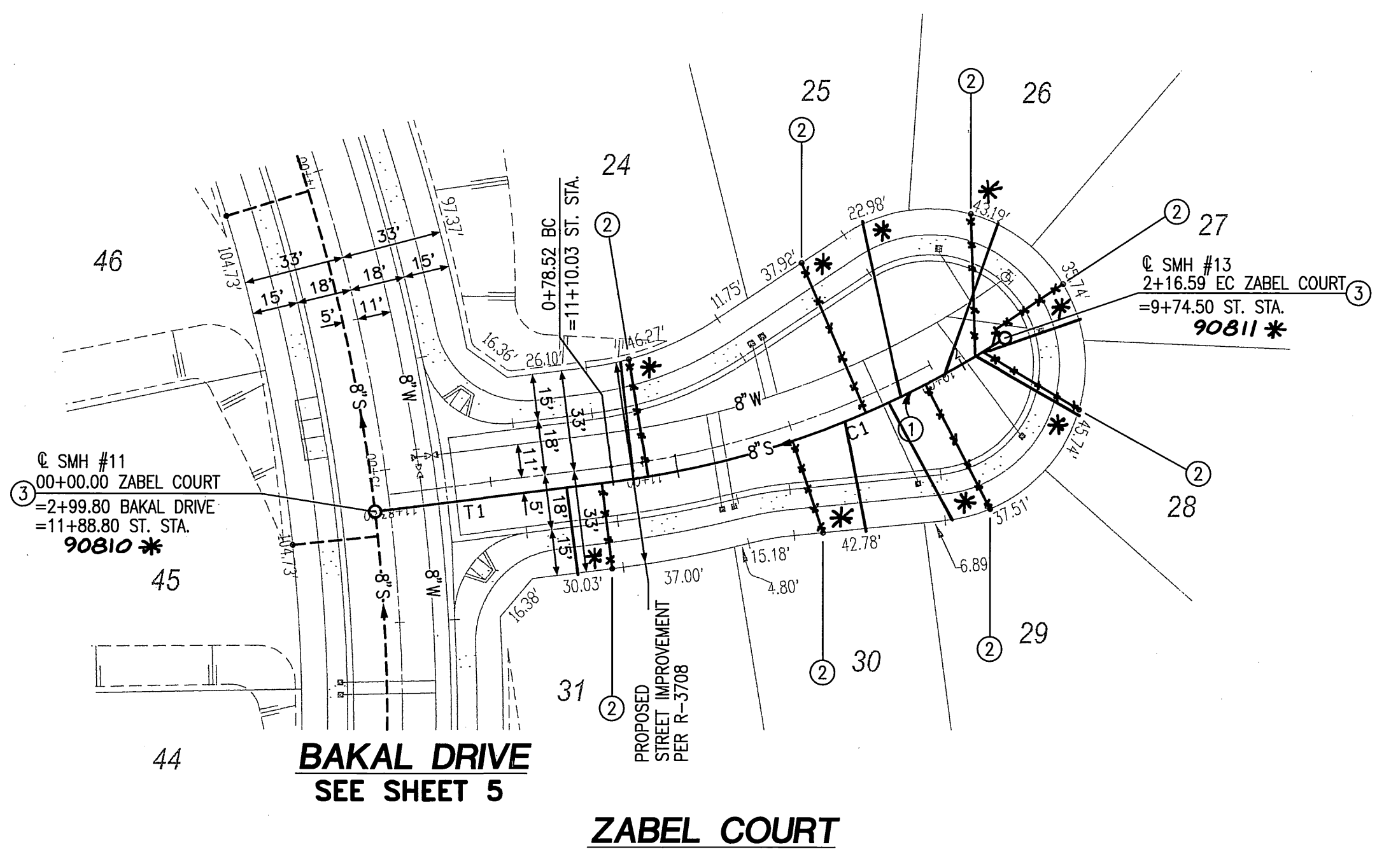
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

COURSE DATA		
LINE	BEARING	DISTANCE
T1	N89°12'00"E	78.52'

CURVE DATA				
#	A	R	L	T
C1	25°56'12"	305.00'	138.07'	70.24'
C2	15°02'07"	1205.00'	316.21'	159.02'

CONSTRUCTION NOTES

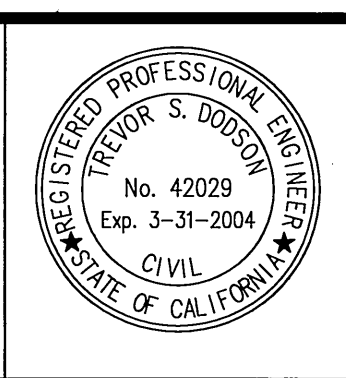
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- ② CONSTRUCT 4" PVC SDR35 SEWER LATERAL WITH PL C.O. PER CITY STD. DWG. #562A
- ③ CONSTRUCT MANHOLE PER CITY STD. DWG. #500



* A.S.-BUILT 11-03-05 LTH

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

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREE 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.



PREPARED UNDER THE DIRECTION OF:
Trevor S. Dodson
TREVOR S. DODSON
R.C.E. 42029 - EXP. 03-31-04
DATE: 9.21.03

MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS
MORSE 17320 Redhill Ave. Suite 350 Irvine, CA 92614
Voice: 949-251-8821 Fax: 949-251-0516
SCHULTZ
BENCHMARK RIVERSIDE COUNTY BENCHMARK, STAMPED VBB-04 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 250.0 FEET SOUTH OF VAN BUREN BOULEVARD, 204.0 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: *John Boyd*
DATE: 9/26/03
CITY ENGINEER

SEWER PLANS
TRACT NO. 30717
ZABEL COURT AND
IRIS CANYON ROAD
16+99.75 TO 22+82.94
HORIZ. SCALE: 40' VERT. SCALE: 4'

PW03-0009
ACCOUNT NO. S-1794
SHEET 6 OF 6