

TRACT 29087

SEWER IMPROVEMENT PLAN

NOTICE TO CONTRACTOR

ACCORDING TO INFORMATION PROVIDED BY UNDERGROUND SERVICE ALERT (U.S.A) DATED JULY 23, 1996, THE FOLLOWING ORGANIZATIONS ARE U.S.A MEMBERS WITHIN THE PROJECT AREA:

CHARTER COMMUNICATIONS	MEDIA-ONE CORONA
PACIFIC BELL MOBILE SERVICE	PACIFIC BELL
QUESTAR LINE 90 COMPANY	CITY OF RIVERSIDE
SANTA ANA WATERSHED PROJECT AUTH.	THE GAS COMPANY

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITY PIPES, STRUCTURES, ETC., SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

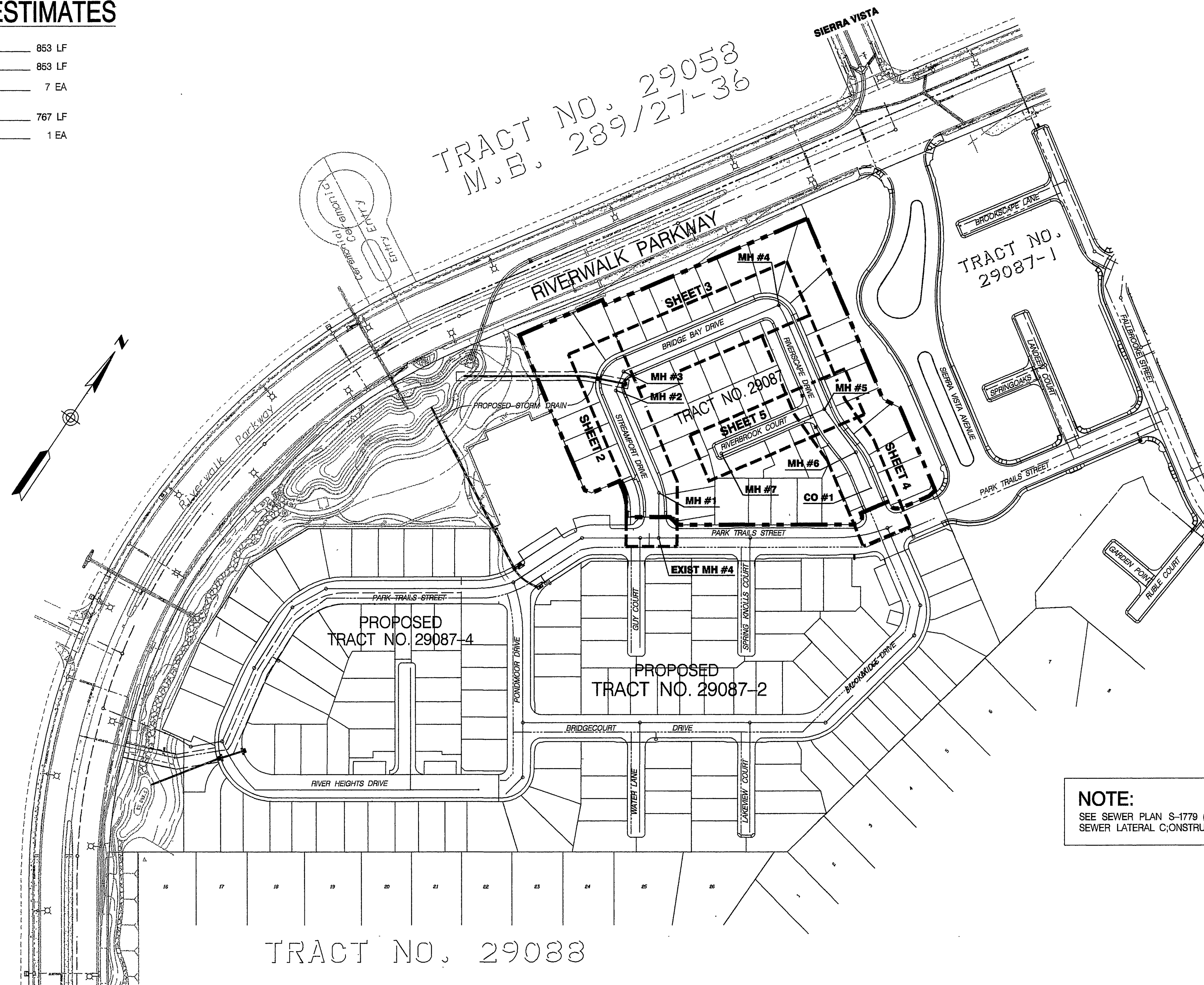
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

SEWER NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE SPECIAL PROVISIONS OF THE LAW AS IT EFFECTS 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING 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 # 1-800-227-2800, 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 LOCATION AND ELEVATION PRIOR TO START OF 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 COMPLETE.
- 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

CONSTRUCTION NOTES & QUANTITY ESTIMATES

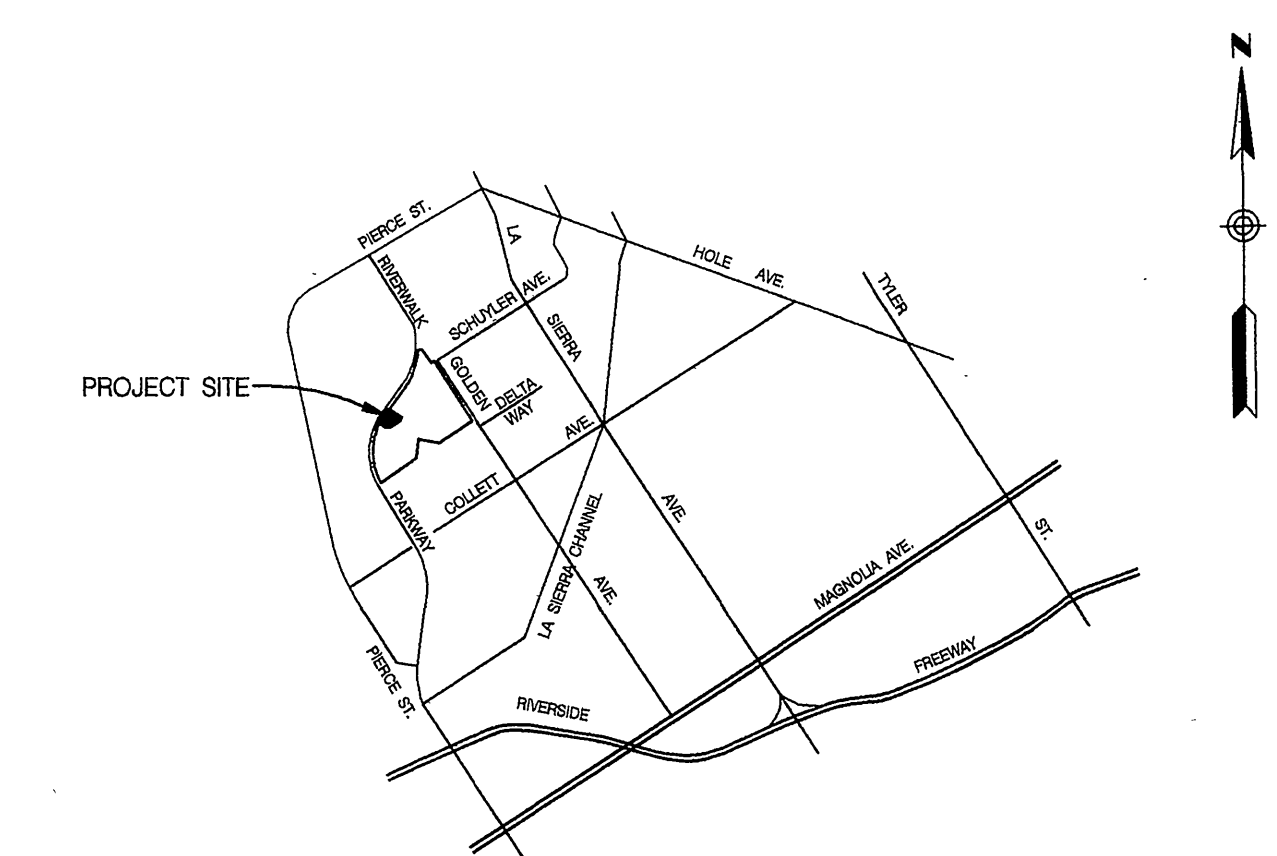
- | | | |
|---|--|--------|
| 1 | CONSTRUCT 8" VCP SEWER _____ | 853 LF |
| 2 | PLACE PIPE BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452, CASE 1 _____ | 853 LF |
| 3 | CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500 _____ | 7 EA |
| 4 | CONSTRUCT 4" SEWER LATERAL W/CLEANOUT @ PROPERTY LINE PER CITY OF RIVERSIDE STD. DWG. NO. 582A _____ | 767 LF |
| 5 | CONSTRUCT SEWER CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 560 _____ | 1 EA |



NOTE:
SEE SEWER PLAN S-1779 (SHEET 4) FOR SEWER LATERAL CONSTRUCTION TO LOTS 33-36

TRACT NO. 29083

INDEX MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

CITY OF RIVERSIDE WATER DEPARTMENT	(STREETS 1 THRU 5)	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT OVERHEAD AND UNDERGROUND
APPROVED BY: <i>[Signature]</i>	DATE: 6/25/03	APPROVED BY: <i>[Signature]</i> DATE: 5/27/03

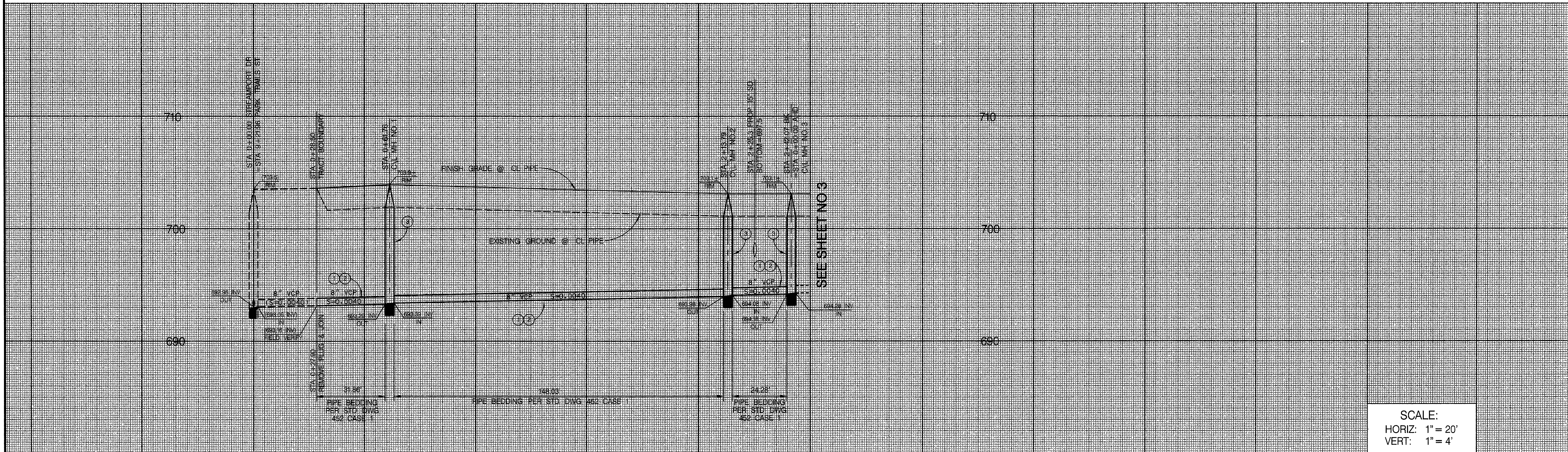
<p>Underground Service Alert</p> <p>Call: TOLL FREE 1-800-227-2600</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, VERIFYING, AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS THROUGH THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SHEETS OF ALL PERSONS AND PROPERTIES THAT THIS REQUIREMENT SHALL BE MADE TO THE CONTRACTOR AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO OBTAIN NEARBY AND HOLD DESIGN PROFESSIONAL LIABILITY FROM ANY AND ALL LIABILITY, PERMITS OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>	<p>BENCH MARK DESCRIPTION</p> <p>CITY OF RIVERSIDE BENCH MARK NO. E2-H3 P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE</p> <p>ELEVATION: 697.978</p>
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<p>CITY OF RIVERSIDE BUSINESS TAX ACT NO. 36955 EXPIRES 4-13-04</p> <p>DAVID EVANS AND ASSOCIATES INC</p> <p>800 North Haven Avenue, Suite 300 Ontario California 91764 Phone: 909.481.5750</p> <p>PLANS PREPARED UNDER THE SUPERVISION OF: <i>[Signature]</i> 5/9/03 JEFFREY R. RUPP R.C.E. 42868</p>	<p>JEFFREY R. RUPP NO. 42868 Exp. 3/31/2004 CIVIL STATE OF CALIFORNIA</p>
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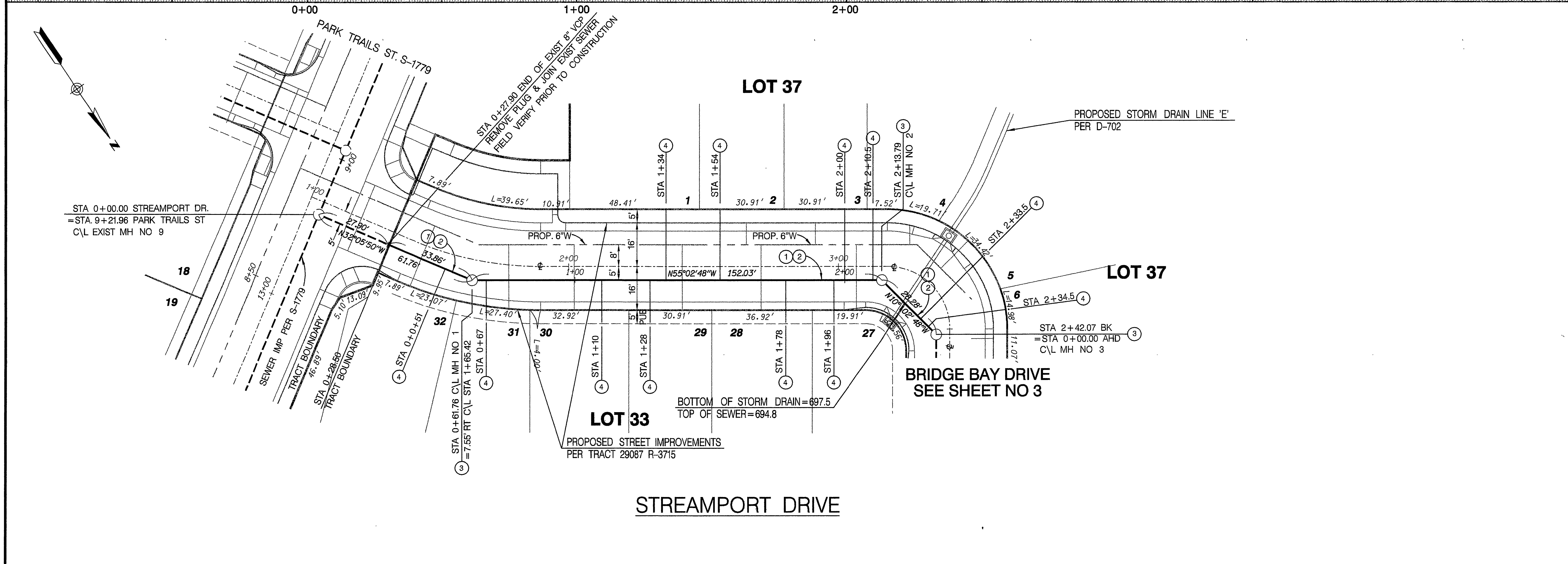
CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS	
APPROVED BY: <i>[Signature]</i>	BY: <i>[Signature]</i> DATE: 7/15/03
PRINCIPAL ENGR. PARK DEPARTMENT TRAFFIC DIVISION	CITY ENGINEER
MARK	REVISIONS
DESIGNED BY: KFS	DRAWN BY: SLB
CHECKED BY: KFS	

SEWER IMPROVEMENT PLAN	PROJECT NO. GRIF001
TRACT NO. 29087	S-1800
TITLE SHEET	SHEET 1 OF 5
SCALE: AS NOTED	FILE NO.:

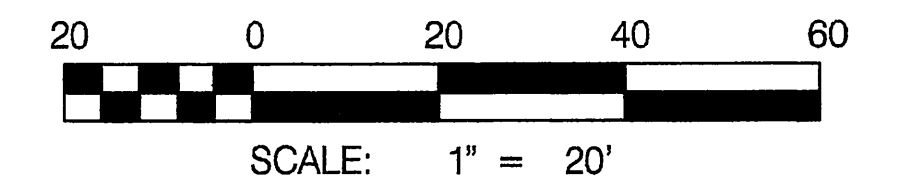
INDEXED 8-04-03 4#



SCALE:
 HORIZ: 1" = 20'
 VERT: 1" = 4'

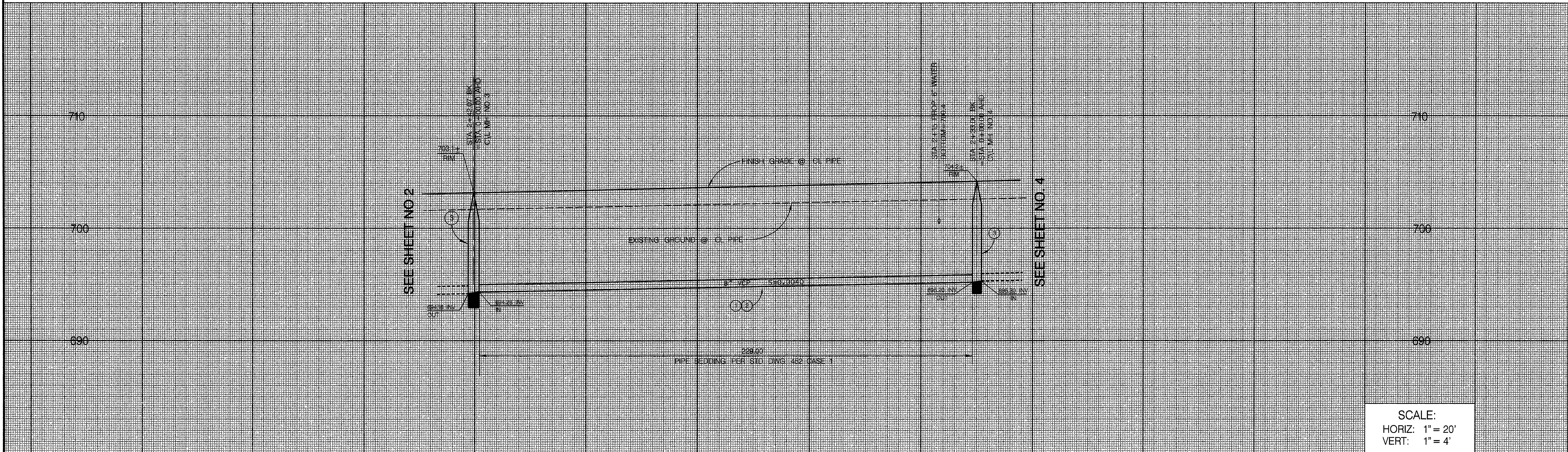


- CONSTRUCTION NOTES**
- ① CONSTRUCT 6" VCP SEWER
 - ② PLACE PIPE BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452, CASE 1
 - ③ CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500
 - ④ CONSTRUCT 4" SEWER LATERAL W/CLEANOUT @ PROPERTY LINE PER CITY OF RIVERSIDE STD. DWG. NO. 562A



<p>Underground Service Alert Call: TOLL FREE 1-800 227-2600</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION AND THE PROVISIONS INCLUDING BUT NOT LIMITED TO, THE PROVISIONS OF THE CONTRACT SHALL BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AGREES TO OBTAIN NECESSARY AND HOLD DESIGN PROFESSIONAL LIABILITY INSURANCE FROM ANY AND ALL LIABILITY CLAIMS OR ALLEGATIONS IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>	<p>BENCH MARK DESCRIPTION</p> <p>CITY OF RIVERSIDE BENCH MARK NO. E2-H3 P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE</p> <p>ELEVATION: 697.978</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>JEFFREY KARL RUPP No. 42868 Exp. 3/31/2004 CIVIL STATE OF CALIFORNIA</p>	<p>CITY OF RIVERSIDE BUSINESS TAX ACCT. NO. 36955 EXPIRES 4-13-04</p> <p>DAVID EVANS AND ASSOCIATES INC. 800 North Haven Avenue, Suite 300 Ontario California 91764 Phone: 909.481.5750</p> <p>PLANS PREPARED UNDER THE SUPERVISION OF: JEFFREY KARL RUPP R.C.E. 42868 DATE: 5/9/03</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>APPROVED BY:</td> <td>BY:</td> <td>DATE:</td> </tr> <tr> <td>PRINCIPAL ENGR.</td> <td><i>[Signature]</i></td> <td>2/15/03</td> </tr> <tr> <td>PARK DEPARTMENT</td> <td></td> <td></td> </tr> <tr> <td>TRAFFIC DIVISION</td> <td></td> <td></td> </tr> </table> <p>APPROVED BY: <i>[Signature]</i> CITY ENGINEER DATE: 2/15/03</p>	APPROVED BY:	BY:	DATE:	PRINCIPAL ENGR.	<i>[Signature]</i>	2/15/03	PARK DEPARTMENT			TRAFFIC DIVISION			<p>SEWER IMPROVEMENT PLAN</p> <p>TRACT NO. 29087</p> <p>STREAMPORT DRIVE</p> <p>SCALE: HORIZ: 1" = 20' VERT: 1" = 4'</p>	<p>PROJECT NO. GRIF0001</p> <p>S-1800</p> <p>SHEET 2 OF 5</p> <p>FILE NO.:</p>
APPROVED BY:	BY:	DATE:																	
PRINCIPAL ENGR.	<i>[Signature]</i>	2/15/03																	
PARK DEPARTMENT																			
TRAFFIC DIVISION																			

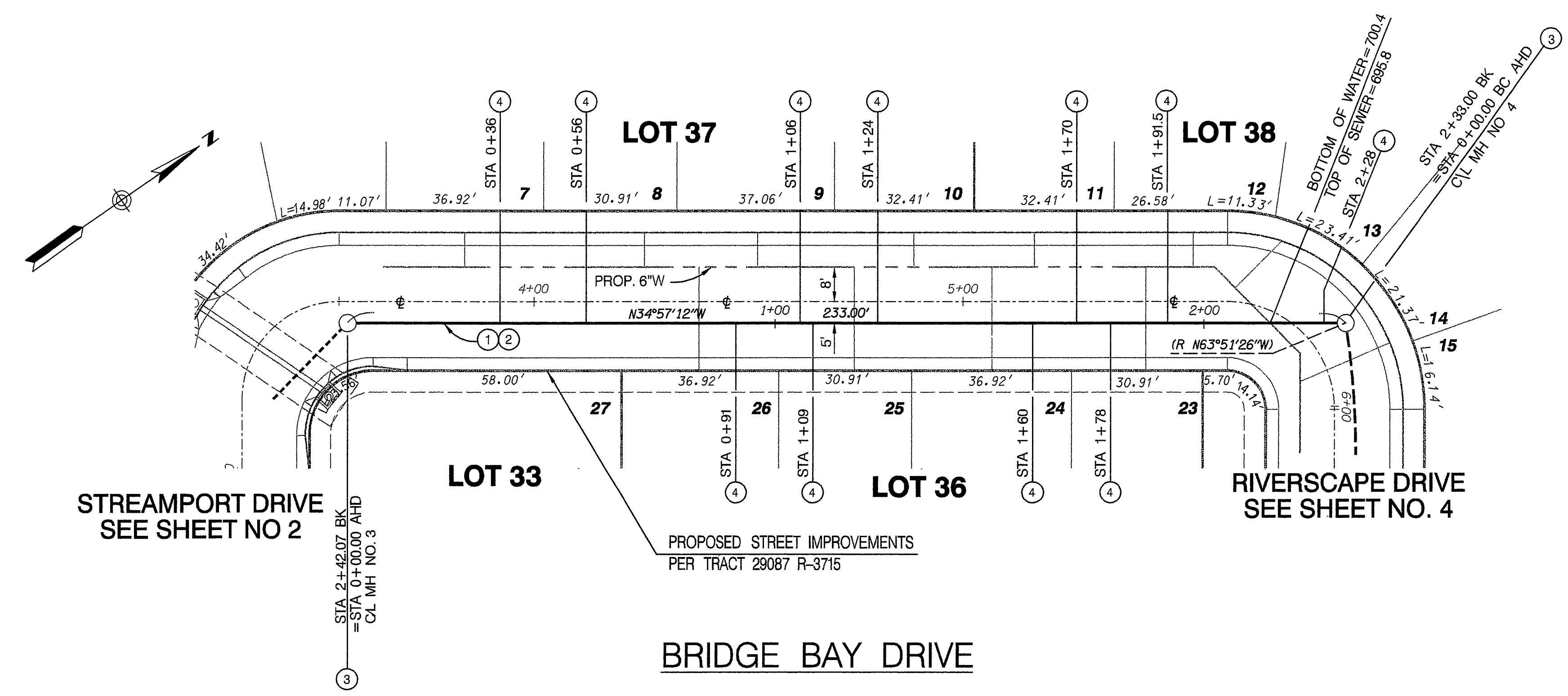
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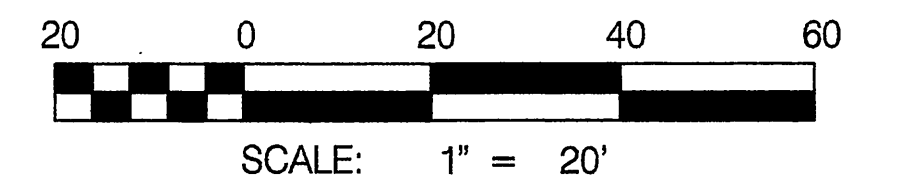
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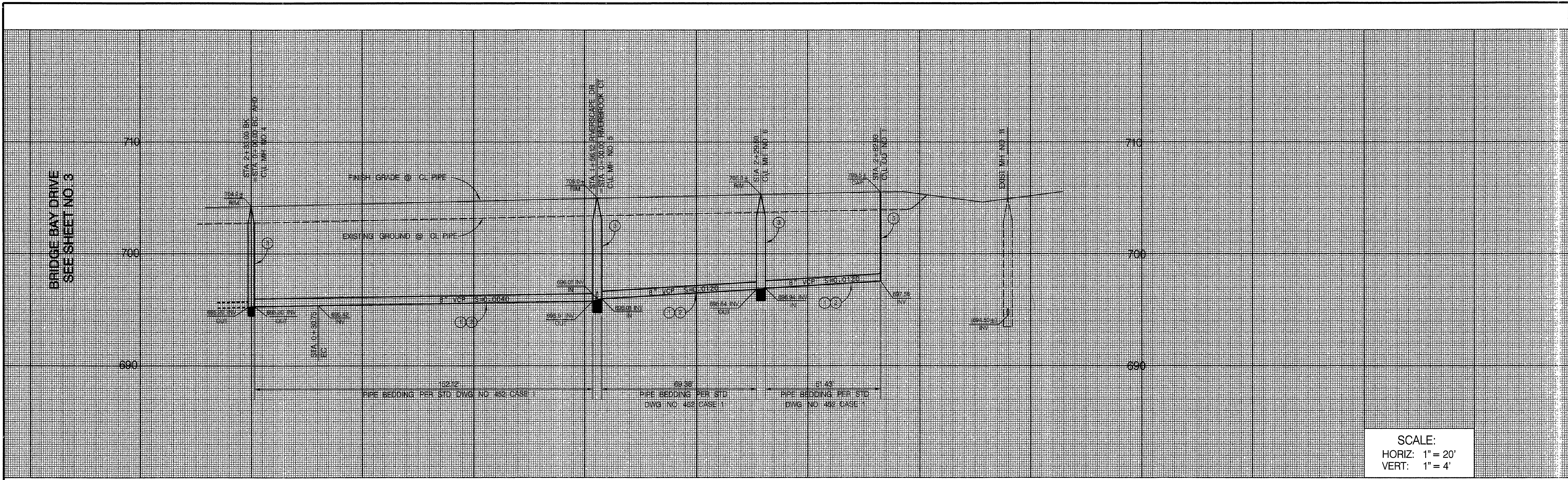
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MARK	RADIUS	DELTA	LENGTH	TANGENT
C1	200'	08°48'38"	30.75'	15.41'



<p>Underground Service Alert</p> <p>Call: TOLL FREE</p> <p>1-800</p> <p>227-2600</p> <p>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 RESPONSIBLE FOR ASSURING THE COMPLETE RESPONSIBILITY OF JOB SITE MANAGER'S DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS AGREEMENT SHALL BE MADE TO EVERY CONTRACTOR AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL PERSONNEL FROM RISK AND ALL LIABILITY, FOR ALLEGED OR ACTUAL NEGLIGENCE IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>	<p>BENCH MARK DESCRIPTION</p> <p>CITY OF RIVERSIDE BENCH MARK NO. E2-H3 P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE</p> <p>ELEVATION: 697.978</p>	<p>CITY OF RIVERSIDE BUSINESS TAX ACCT. NO. 36955 EXPIRES 4-13-04</p> <p>DAVID EVANS AND ASSOCIATES INC.</p> <p>800 North Haven Avenue, Suite 300 Ontario California 91764 Phone: 909.481.5750</p> <p>PLANS PREPARED UNDER THE SUPERVISION OF: JEFFREY KARL RUPP R.C.E. 42868</p> <p>DATE: 5/9/03</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED BY: [Signature] DATE: 7/15/03 CITY ENGINEER</p>	<p>SEWER IMPROVEMENT PLAN</p> <p>TRACT NO. 29087</p> <p>BRIDGE BAY DRIVE</p> <p>SCALE: HORIZ: 1" = 20' VERT: 1" = 4'</p>	<p>PROJECT NO. GRIF001</p> <p>S-1800</p> <p>SHEET 3 OF 5</p> <p>FILE NO.:</p>
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INDEXED 8-09-03 64

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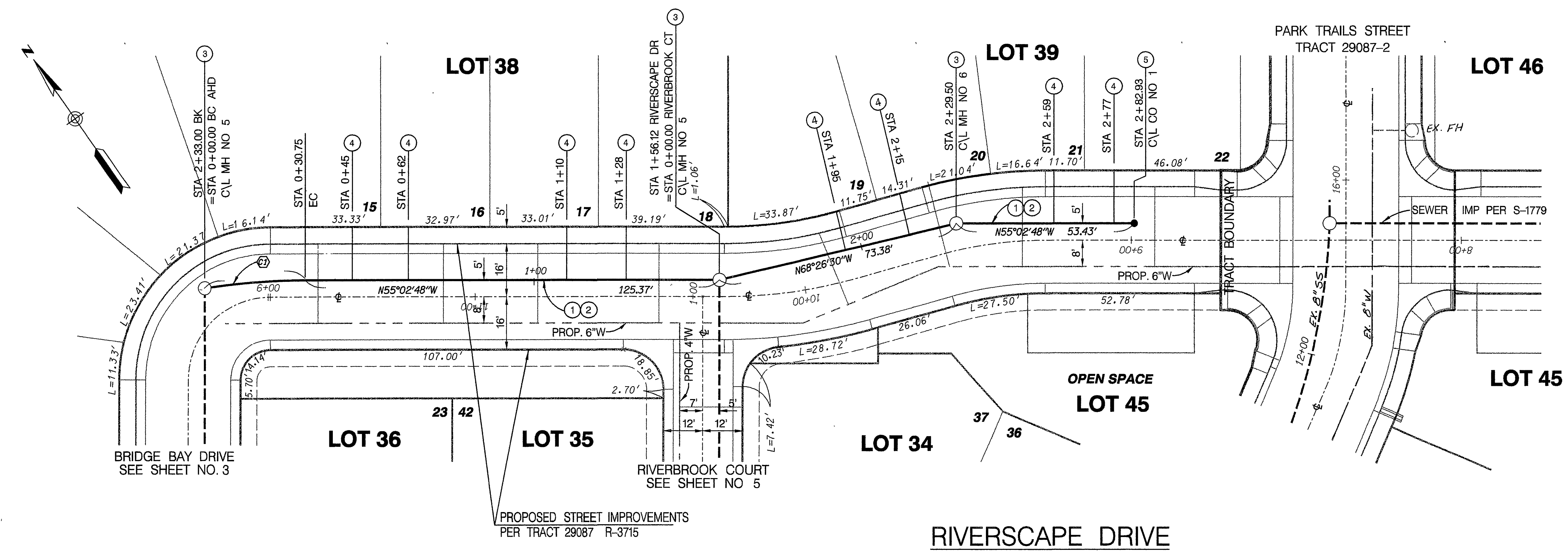
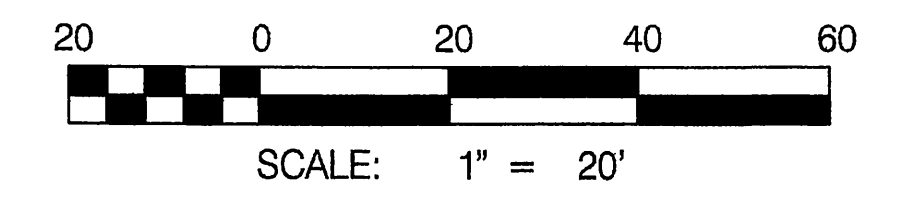


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- ④ CONSTRUCT 4" SEWER LATERAL W/CLEANOUT @ PROPERTY LINE PER CITY OF RIVERSIDE STD. DWG. NO. 552A
- ⑤ CONSTRUCT SEWER CLEANOUT PER CITY OF RIVERSIDE STD DWG 560

CURVE DATA			
⊙	RADIUS	DELTA	TANGENT
C1	200'	08°48'38"	30.75'



Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THE ACCURACY AND COMPLETENESS OF ALL INFORMATION AND DATA SUBMITTED TO THE CITY OF RIVERSIDE FOR THE PURPOSES OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE AND OTHER AGENCIES.

BENCH MARK DESCRIPTION
 CITY OF RIVERSIDE BENCH MARK NO. E2-H3 P.K. NAIL AND TAG IN THE CENTER OF THE MOST NORTHERLY CURB RETURN OF COLLETT AVENUE AND GOLDEN AVENUE
 ELEVATION: 697.978

CITY OF RIVERSIDE BUSINESS TAX ACT NO. 35955 EXPIRES 4-13-04

DAVID EVANS AND ASSOCIATES INC.
 800 North Haven Avenue, Suite 300
 Ontario California 91764
 Phone: 909.481.5750

PLANS PREPARED UNDER THE SUPERVISION OF:
 Jeffrey Karl Rupp, R.C.E. 42868
 DATE: 5/9/03

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: KFS DRAWN BY: SLB CHECKED BY: KFS

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

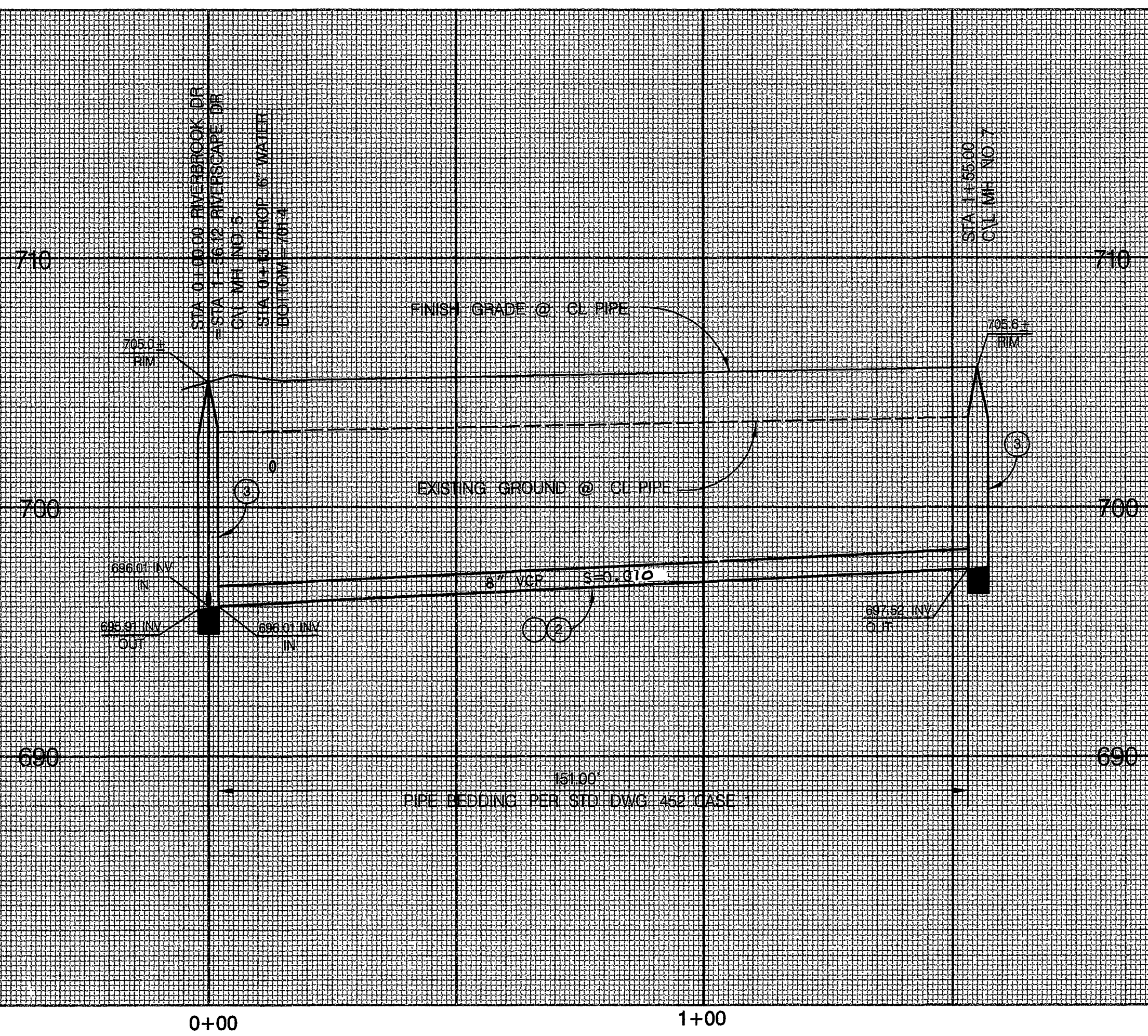
APPROVED BY: [Signature]
 BY: [Signature] DATE: 2/16/03
 PARK DEPARTMENT: [Signature]
 TRAFFIC DIVISION: [Signature]

SEWER IMPROVEMENT PLAN
 TRACT NO. 29087
 RIVERSCAPE DRIVE

PROJECT NO. GRIF0001
 S-1800
 SHEET 4 OF 5
 FILE NO.:
 SCALE: HORIZ: 1"=20' VERT: 1"=4'

INDEXED 8-04-03 44

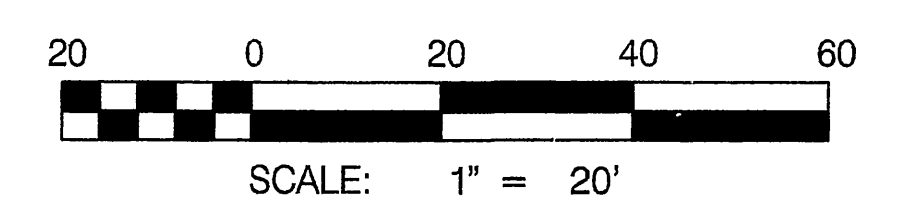
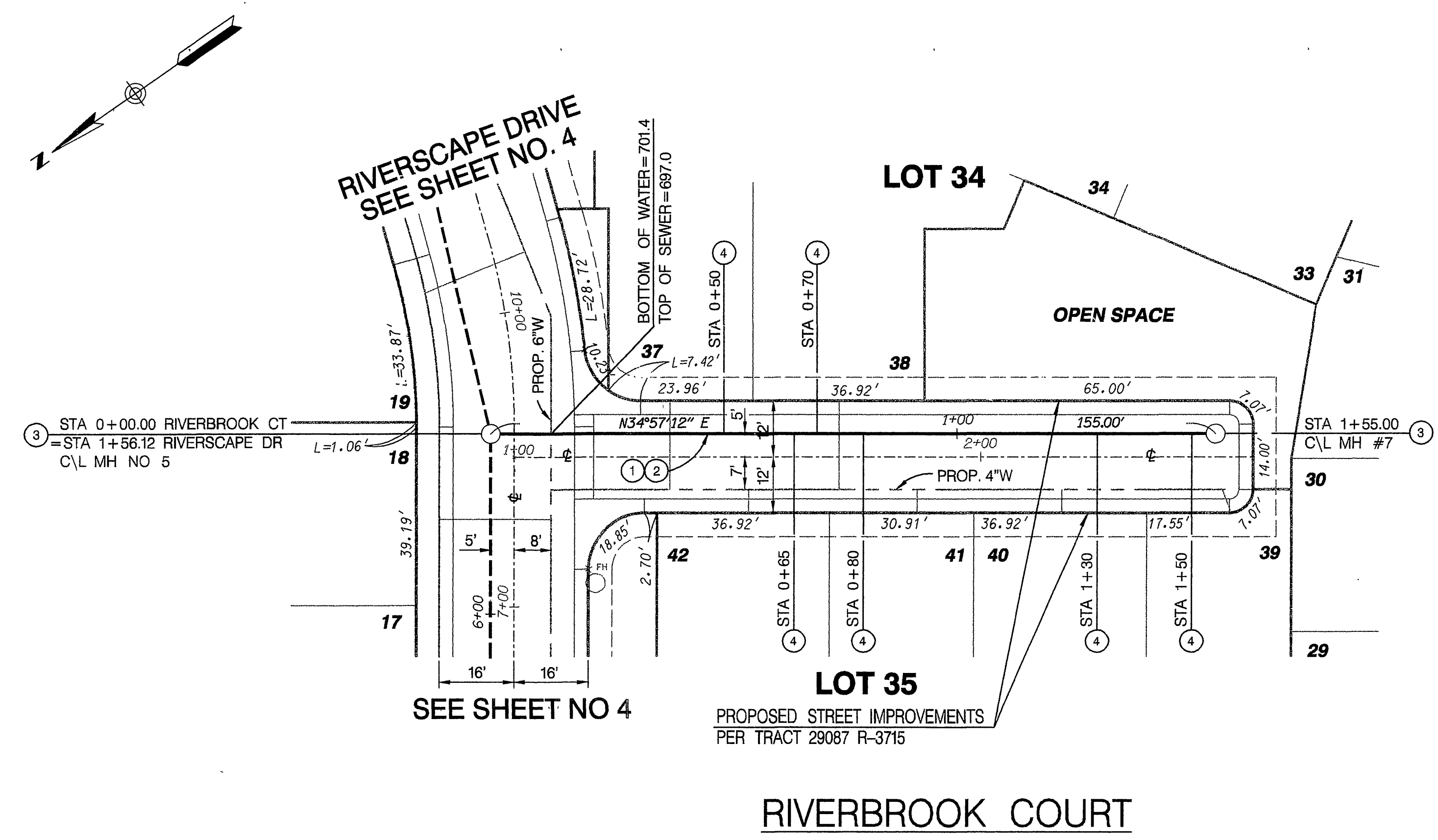
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SCALE:
 HORIZ: 1" = 20'
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P:\A\GRIF0001\DCM\SHETS\SEWER\PHASE6\SS-04.SHT

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INDEXED 8-04-03 44