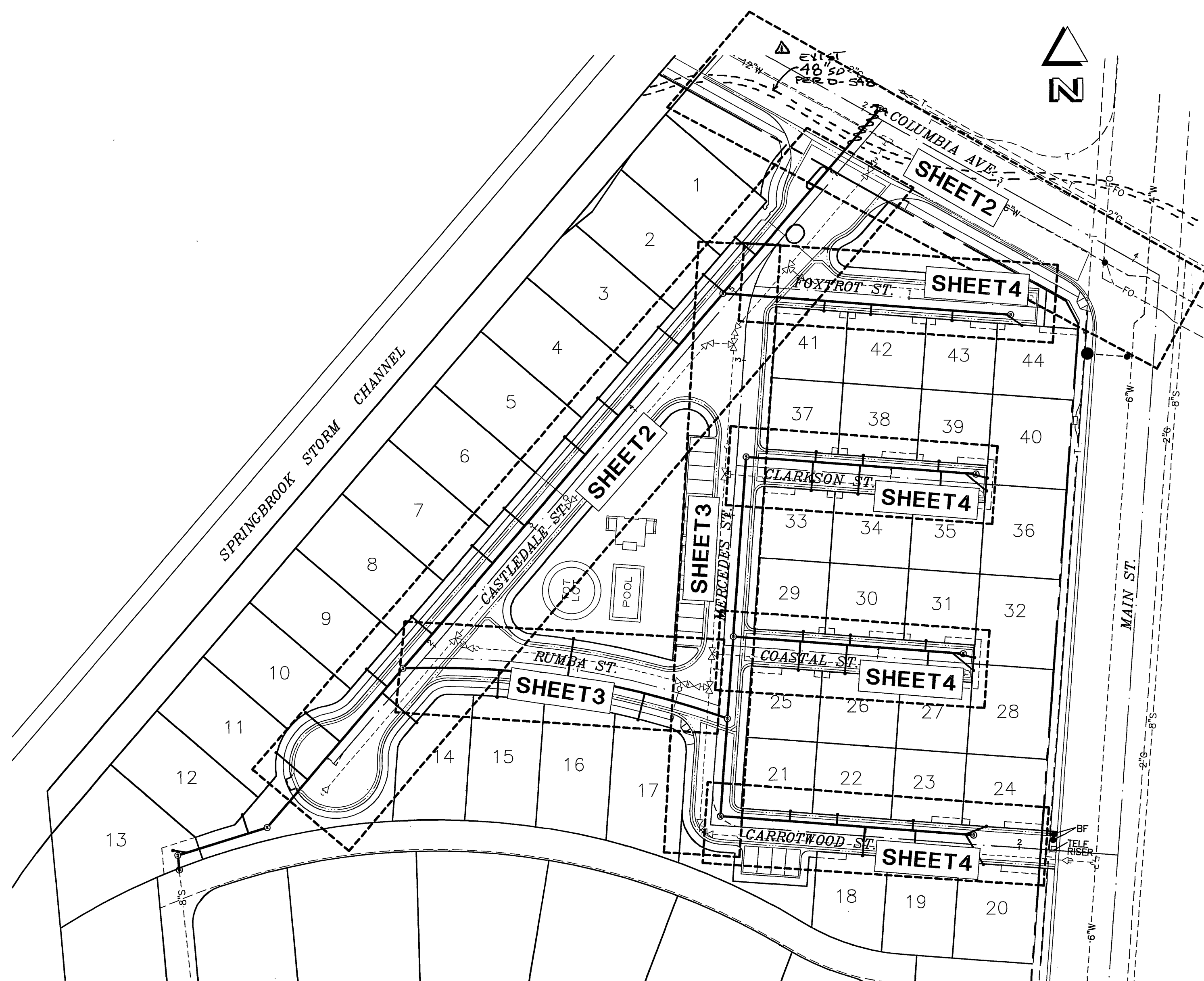


SEWER IMPROVEMENT PLAN TRACT NO. 31512

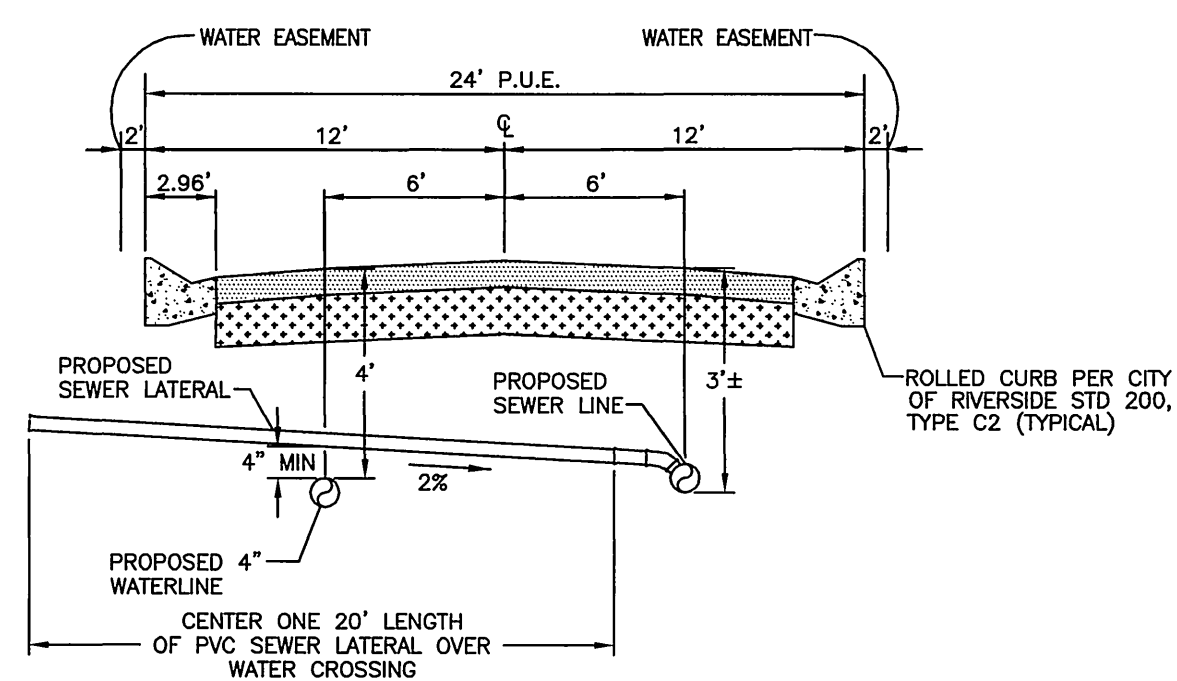
GENERAL NOTES:

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-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.
- 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 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.
- DEVELOPER/CONTRACTOR TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (909) 351-6150.
- 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.
- 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.

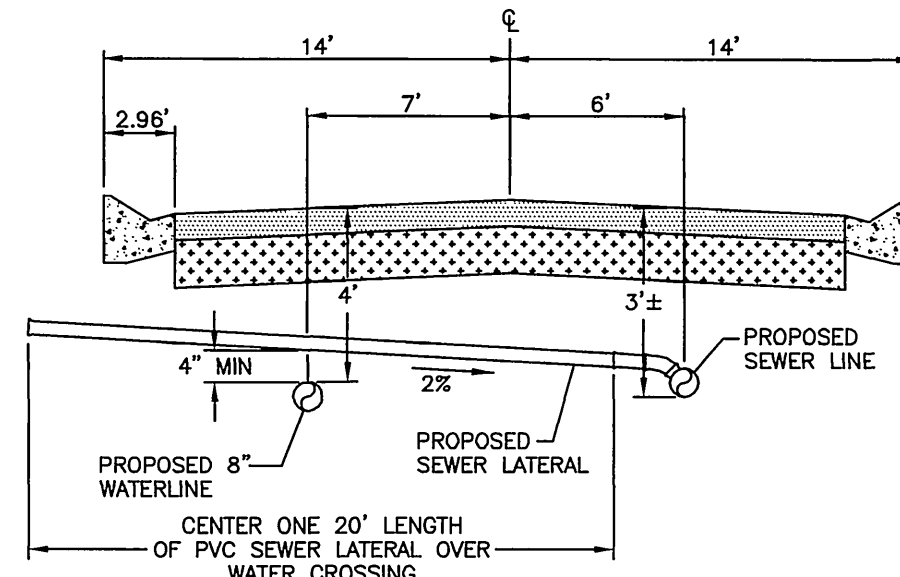
CONSTRUCTION NOTES & QUANTITIES		
No.	DESCRIPTION	QUANTITIES
①	CONSTRUCT 8" VCP SEWER MAIN (TYPICAL ALL MAINS), PIPE BEDDING CASE 1 PER CITY STD DWG No. 452	837 LF
②	INSTALL CONC MANHOLE PER CITY STD DWG No. 500	13 EA
③	CONSTRUCT 3" STUBS	2 EA
④	CONSTRUCT 4" SEWER LATERAL WITH CLEAN OUT @ P.L. PER CITY STD DWG No. 562A, PIPE BEDDING CASE 1 PER CITY STD DWG No. 452	304 LF/ 26 EA
⑤	CONSTRUCT CLEANOUT PER CITY STD DWG No. 560	1 EA



INDEX MAP
N.T.S.



TYPICAL SECTION
FOX TROT, CLARKSON, COASTAL,
AND CARROTWOOD STREETS
N.T.S.



TYPICAL SECTION
CASTLEDALE, RUMBA, AND MERCEDES STREETS
N.T.S.

BENCHMARK

CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF MAIN ST. AS SHOWN ON TRACT 3960 FILED IN MAP BOOK 64 AT PAGE 3 THOUGH 4 RECORDS OF RIVERSIDE COUNTY. SAID LINE BEARS N 04°09'33" E

NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.

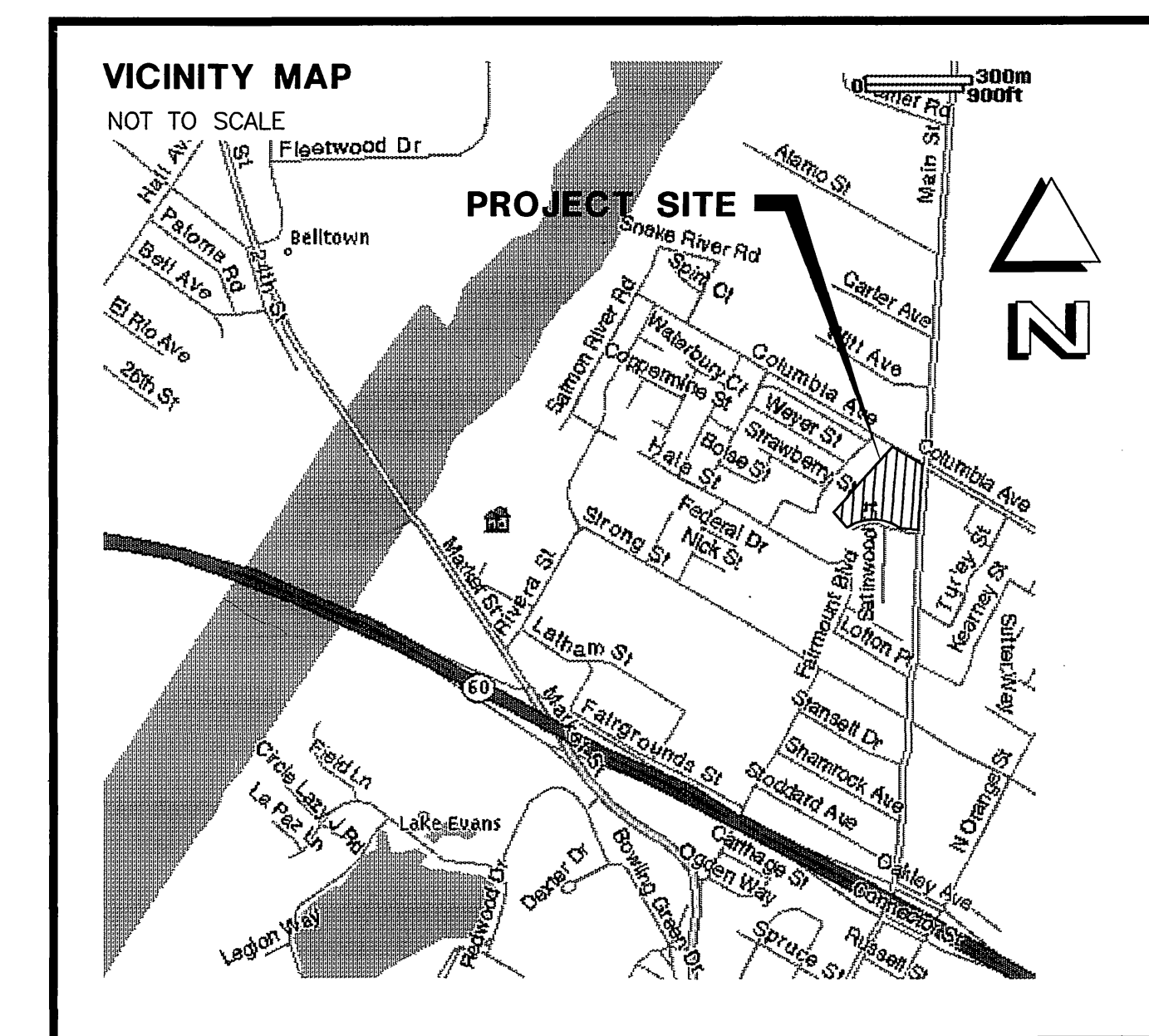
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

CALL UNDERGROUND SERVICE ALERT (USA) 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

THE QUANTITY ESTIMATE SHOWN HEREON IS FOR THE USE OF GOVERNING AGENCIES IN DETERMINING BOND AMOUNTS AND/OR FEES AND IS NOT TO BE USED FOR BID PURPOSES.

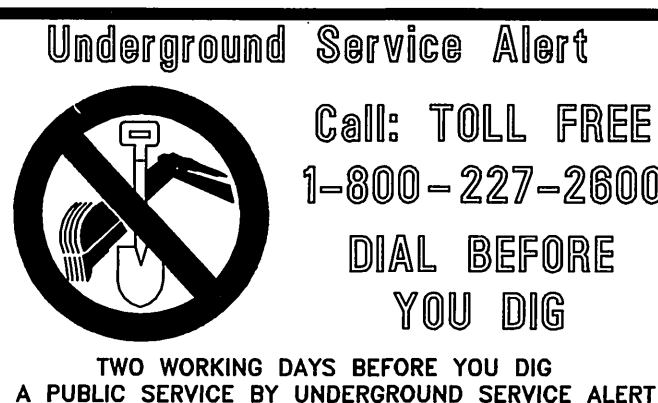
LEGEND:

PROPOSED 8" V.C.P. SEWER MAIN	— 8" —
PROPOSED SEWER LATERAL WITH CLEANOUT	— 4" —
PROPOSED SEWER MANHOLE	— 6" —
EXISTING SEWER MAIN	--- (18") ---



RIVERSIDE CITY BUSINESS TAX CERTIFICATE # 75296 EXP. 6/10/04

PW04-0148



Prepared Under The Supervision of:
Vincent G. Kleppe
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
Date: 6-12-04
REGISTRATION EXPIRES: 12/31/04



THE PRIZM GROUP
2578 CORONA AVE. NORCO, CA 92860
PHONE: (909) 737-4406 • FAX: (909) 737-4407 • tpg@mindspring.com

Bench Mark:
GPS-51
(SEE THIS SHEET)

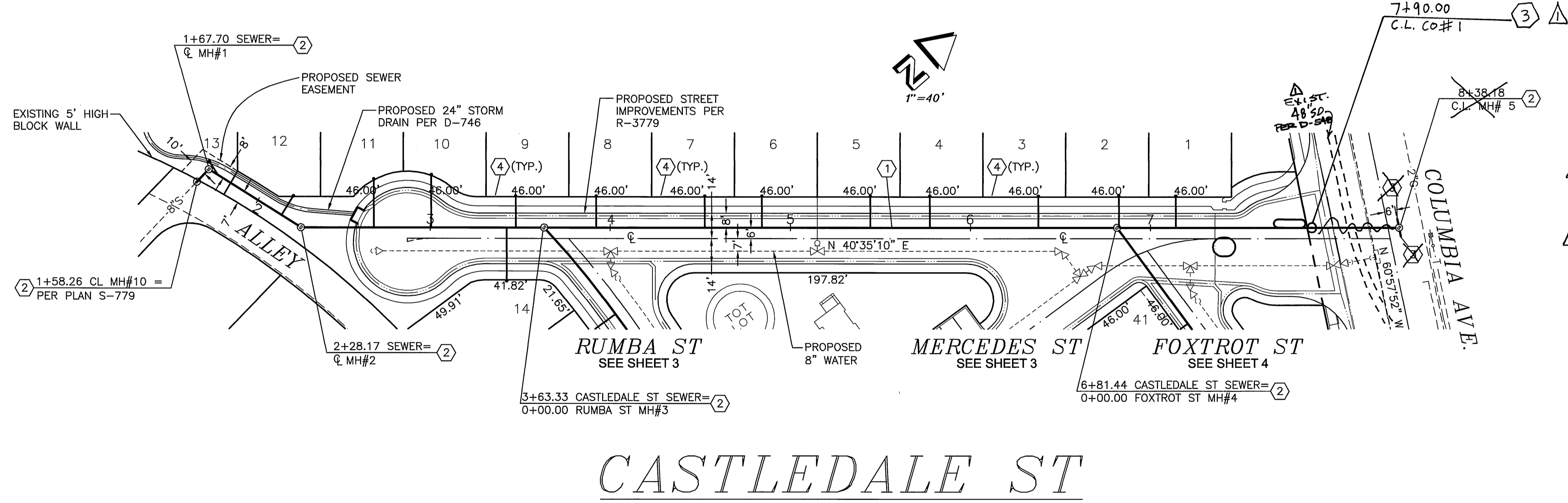
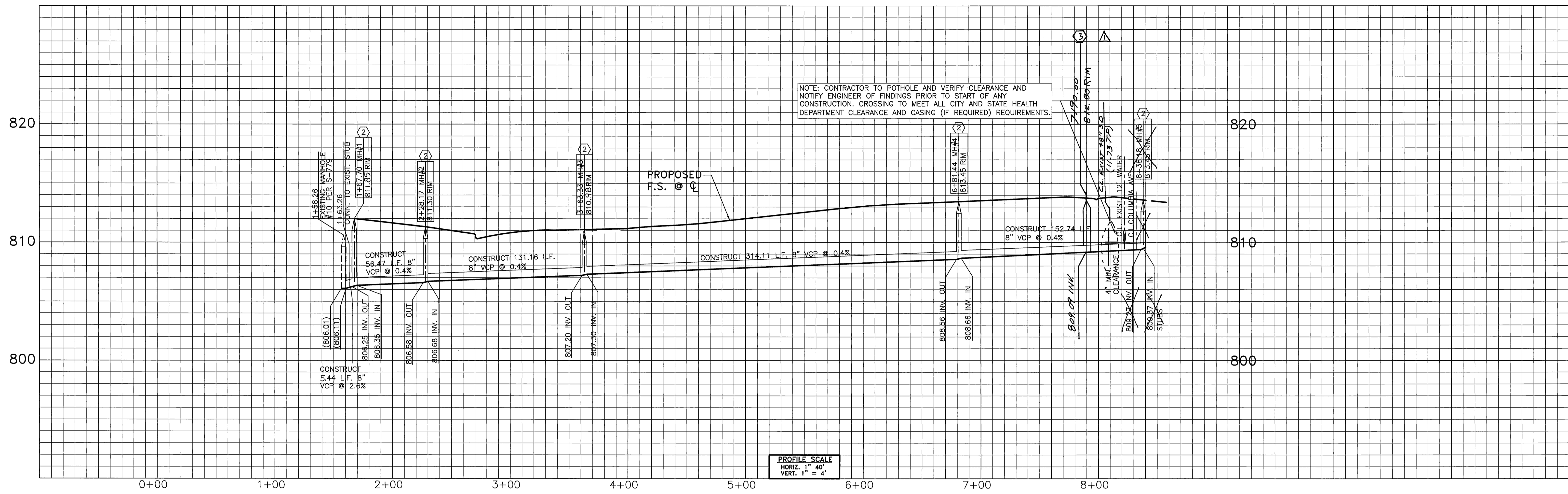
REVISIONS:	REMARK	DESCRIPTION:	APR.	DATE:
Δ	ADD 48" SD, REVISE SEWER TERMINATION AT COLUMBIA		RIZ	2-22-04

CITY OF RIVERSIDE WATER DEPT.
APPROVED: *[Signature]*
SOUTHERN CALIFORNIA GAS CO. APPROVED: *[Signature]*

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
Approved By: BY: Date: 8/12/04
PRINCIPAL ENG. APPROVED BY: *[Signature]*
PARK DEPARTMENT
TRAFFIC DIVISION

TRACT 31512
SEWER IMPROVEMENT
PLANS-TITLE SHEET
S-1837
Sheet 1 OF 4 SHEETS
FILE NO. 03-061
File name: \\TPG\03\03-061\SS\31512SS01.dwg

INDEXED 8-30-04 LPH



CONSTRUCTION NOTES	
No.	DESCRIPTION
①	CONSTRUCT 8" VCP SEWER MAIN (TYPICAL ALL MAINS), PIPE BEDDING CASE 1 PER CITY STD DWG No. 452
②	INSTALL CONC MANHOLE PER CITY STD DWG No. 500
③	CONSTRUCT 3" STUBS
④	CONSTRUCT 4" SEWER LATERAL WITH CLEAN OUT @ P.L. PER CITY STD DWG No. 562A, PIPE BEDDING CASE 1 PER CITY STD DWG No. 452
⑤	CONSTRUCT CLEANOUT PER CITY STD DWG No. 560

BENCHMARK

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Underground Service Alert

Call: TOLL FREE
1-800-227-2600

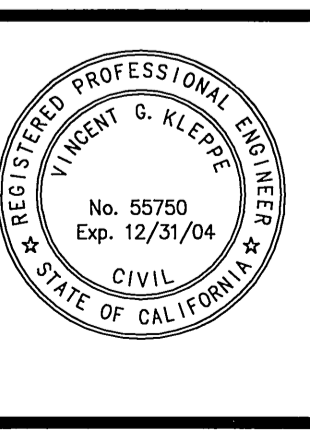
DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

Prepared Under The Supervision Of:

Vincent G. Kleppe
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
REGISTRATION EXPIRES: 12/31/04

Date: 6-29-04



THE PRIZM GROUP

2578 CORONA AVE. NORCO, CA 92880
PHONE: (909) 737-4406 • FAX: (909) 737-4407 • tpg@mindspring.com

• CYRAX 3-D LASER SCANNING
• GPS & ROBOTIC SURVEYING
• GEOMATIC ENGINEERING
• CIVIL ENGINEERING
• LAND PLANNING

Bench Mark: GPS-51 SEE THIS SHEET

Scale: 1" = 40'

Date: 6-29-04

COURTYARD VILLAGE

REVISIONS:		APR.	DATE:
REMARK	DESCRIPTION		
Δ	ADD 48" SD, REVISE SEWER TERMINATION AT COLUMBIA		7-1-04

DESIGNED: VGK DRAWN: BM CHECKED: VGK APPROVED BY:

CITY OF RIVERSIDE WATER DEPT.

PACIFIC BELL

SOUTHERN CALIFORNIA GAS CO.

WILLIAMS COMMUNICATIONS

APPROVED BY: *[Signatures]*

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

Approved By: BY: *[Signature]* Date: 8/17/04

PRINCIPAL ENG. *[Signature]*

PARK DEPARTMENT

TRAFFIC DIVISION

APPROVED BY: *[Signature]* DATE: 8/18/04

PW04-0148

TRACT 31512
SEWER IMPROVEMENT PLANS
CASTLEDALE ST.

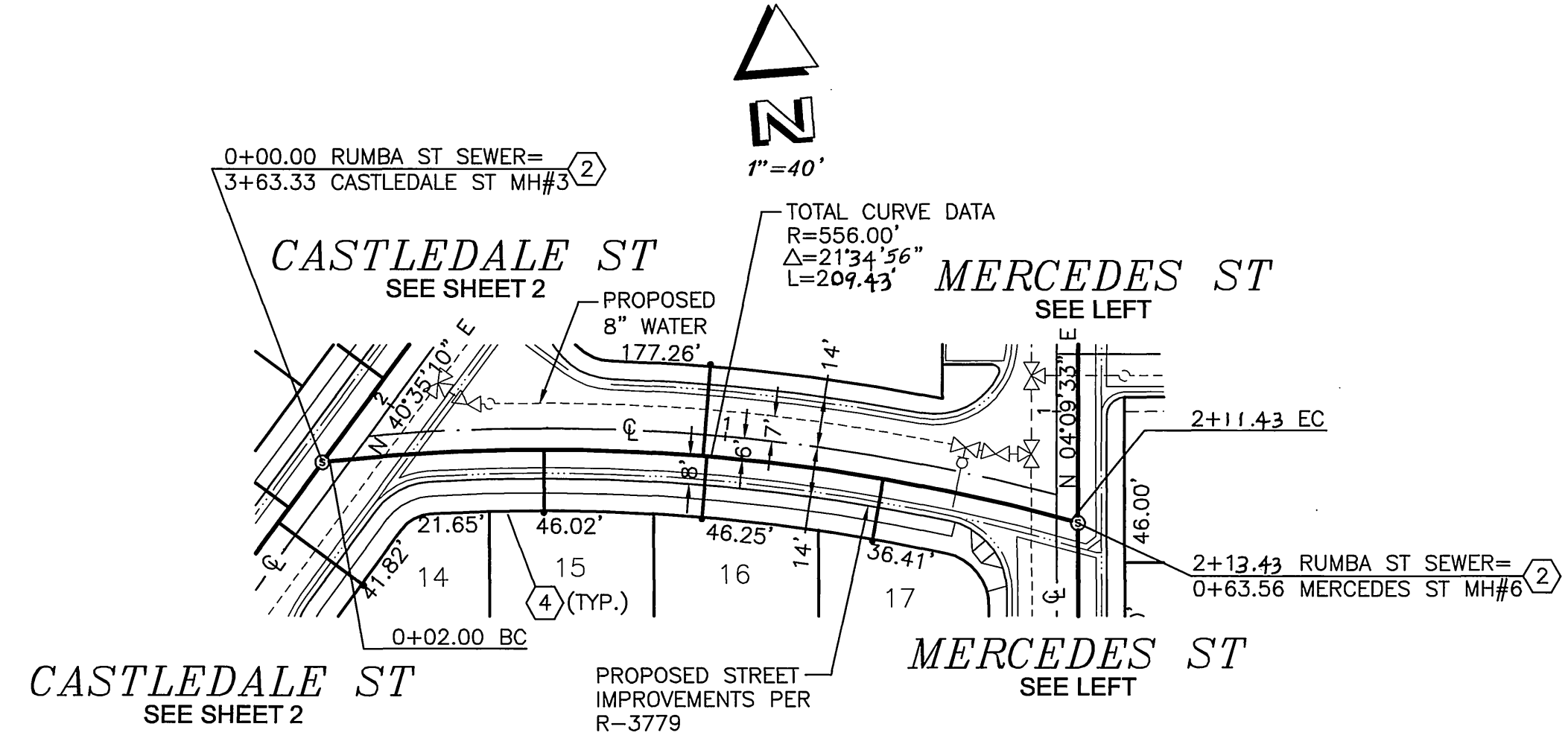
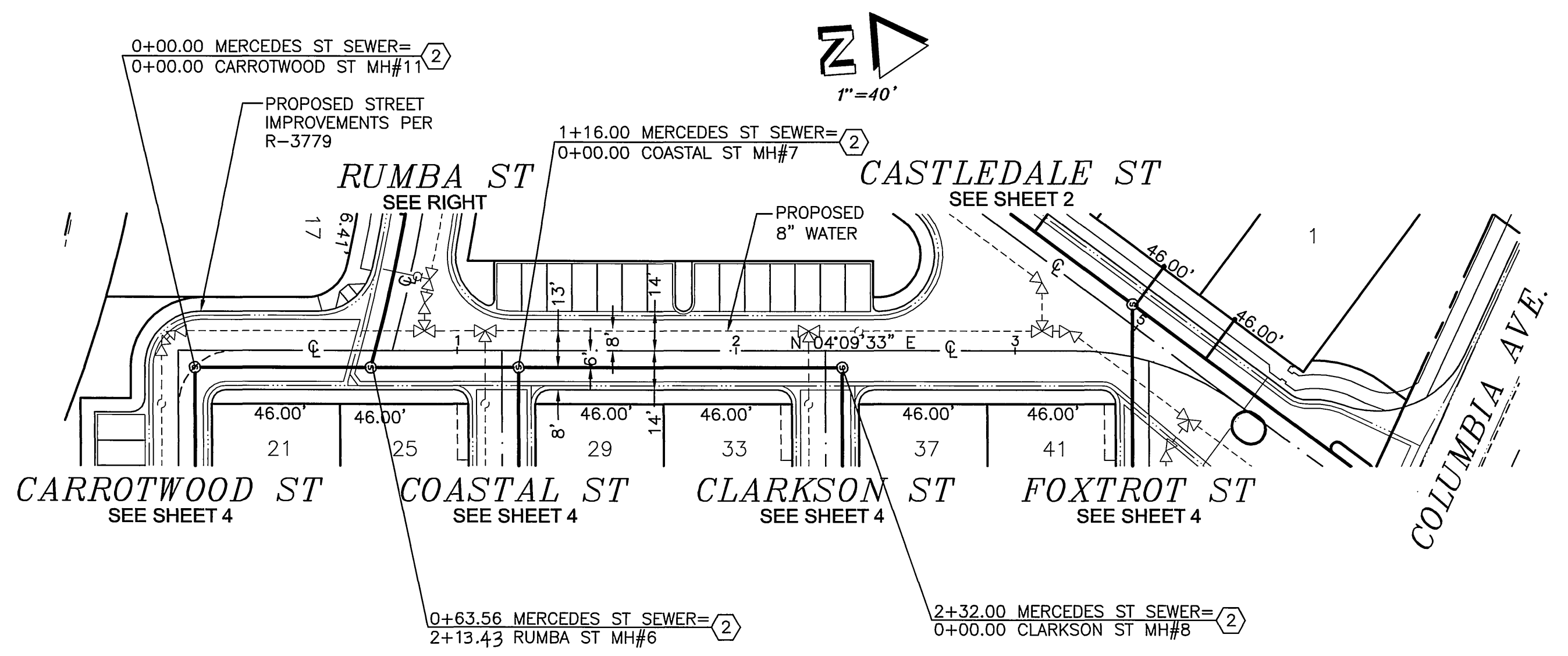
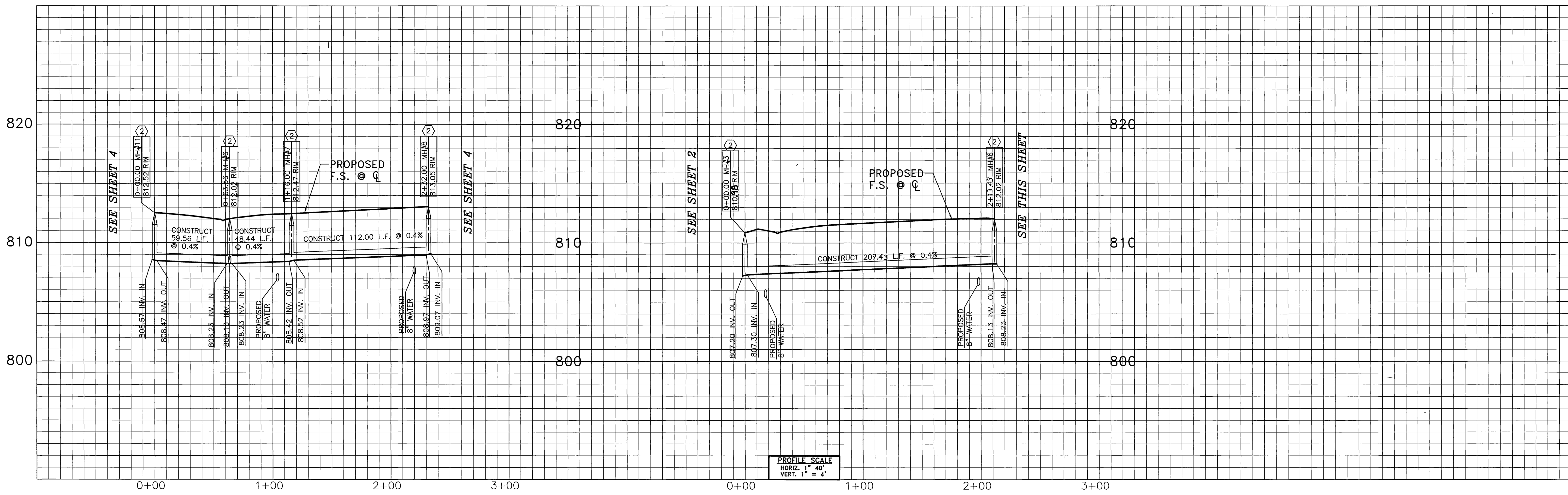
S-1837

Sheet 2 OF 4 SHEETS

FILE NO. 03-061

File name: P:\TPG\03\03-061\SS\31512SS02.dwg

INDEXED 8-30-04 LH



CONSTRUCTION NOTES	
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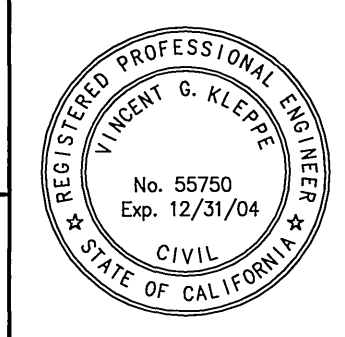
MERCEDES ST

RUMBA ST

PW04-0148

Underground Service Alert
 Call: TOLL FREE
 1-800-227-2800
 DIAL BEFORE YOU DIG
 TWO WORKING DAYS BEFORE YOU DIG
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

Prepared Under The Supervision Of:
 Vincent G. Kleppe
 REGISTERED CIVIL ENGINEER NO. 55750
 REGISTRATION EXPIRES: 12/31/04
 Date: 6-29-04



THE TPA GROUP
 2578 CORONA AVE. NORCO, CA 92860
 PHONE: (909) 737-4406 • FAX: (909) 737-4407 • tpg@mindspring.com

• CYRAX 3-D LASER SCANNING
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 • GEOMATIC ENGINEERING
 • CIVIL ENGINEERING
 • LAND PLANNING

Bench Mark: GPS-51 (SEE THIS SHEET)

Scale: 1" = 40'
 Date: 6-29-04

COURTYARD VILLAGE

REVISIONS:	REMARK	DESCRIPTION	APR.	DATE
Δ	REMOVED CONST. NOTE		RZ	2-22-05

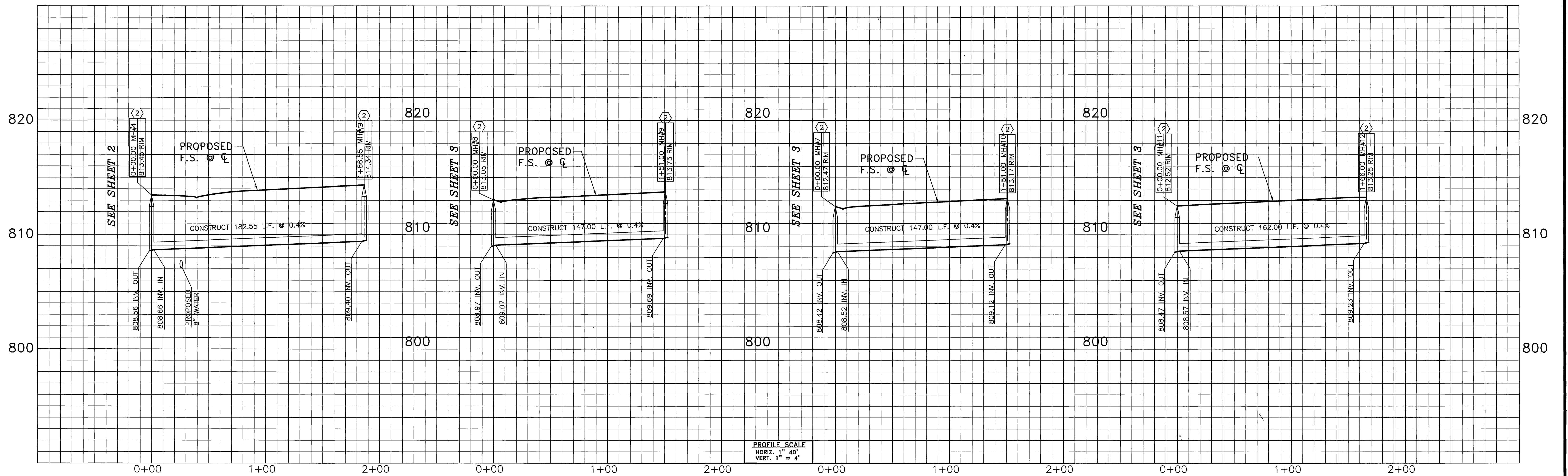
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 Approved By: [Signature] 7-11-04
 Approved By: [Signature] 7-11-04

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 Approved By: BY: [Signature] Date: 8/17/04
 Approved By: [Signature] Date: 8/18/04

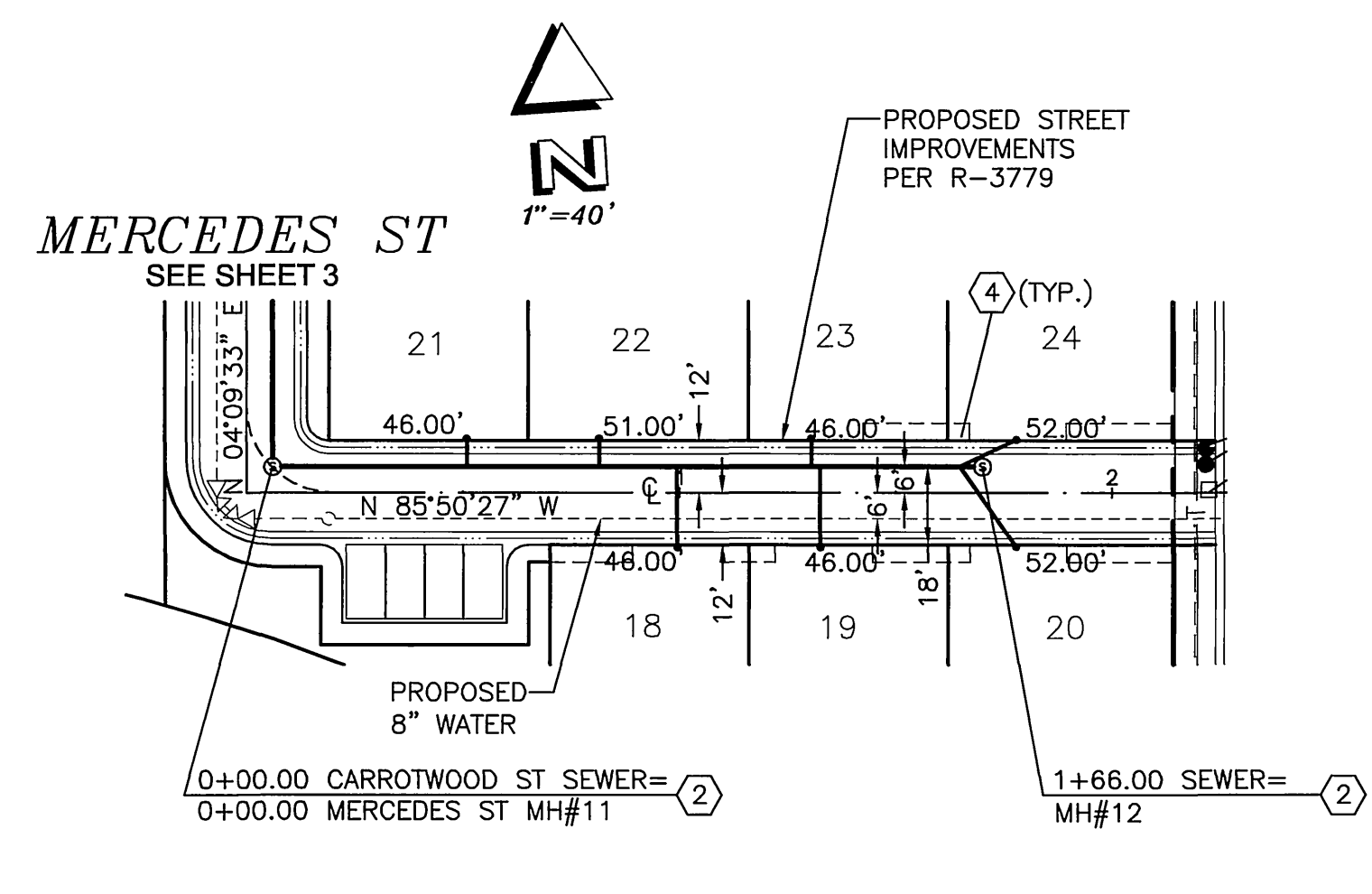
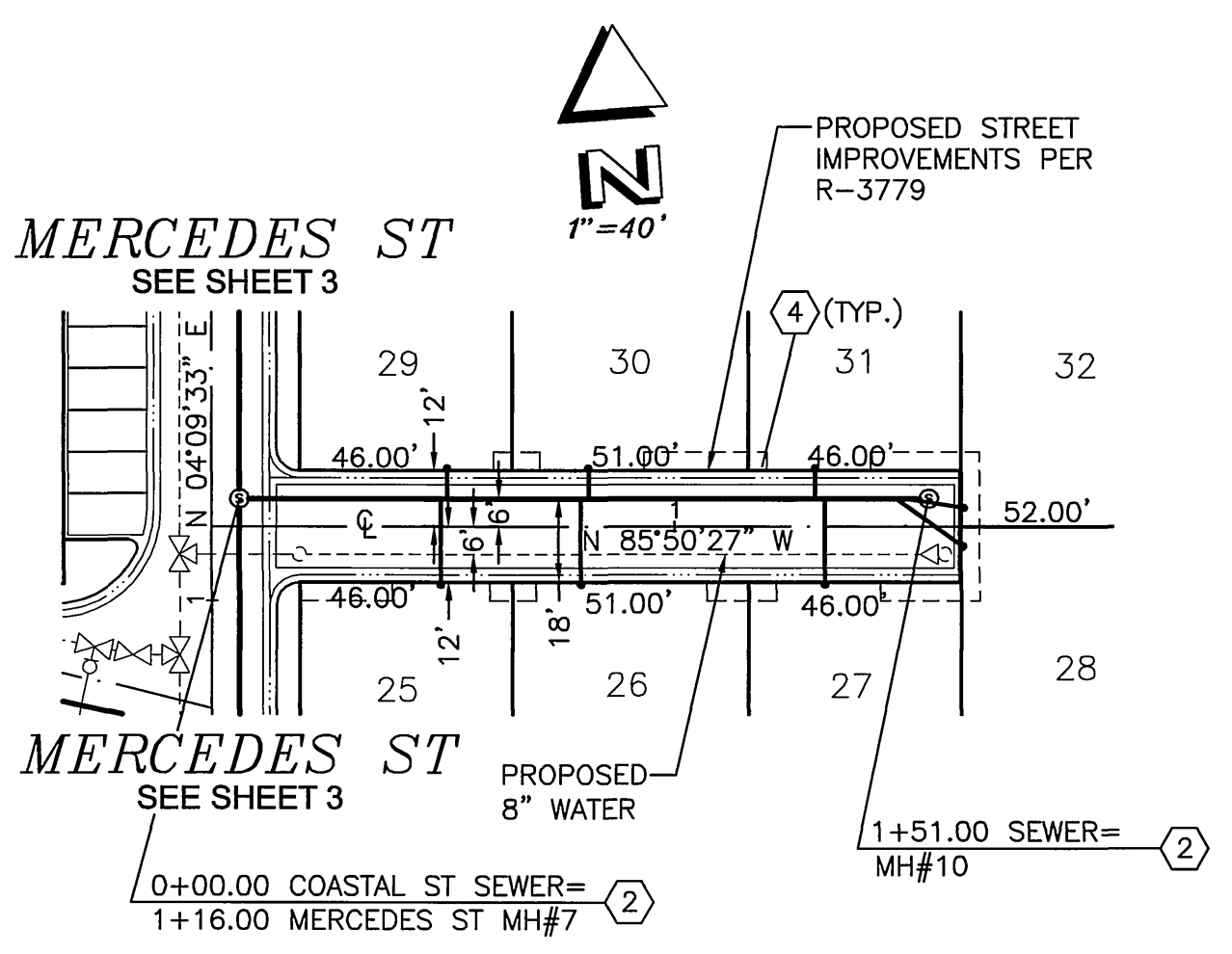
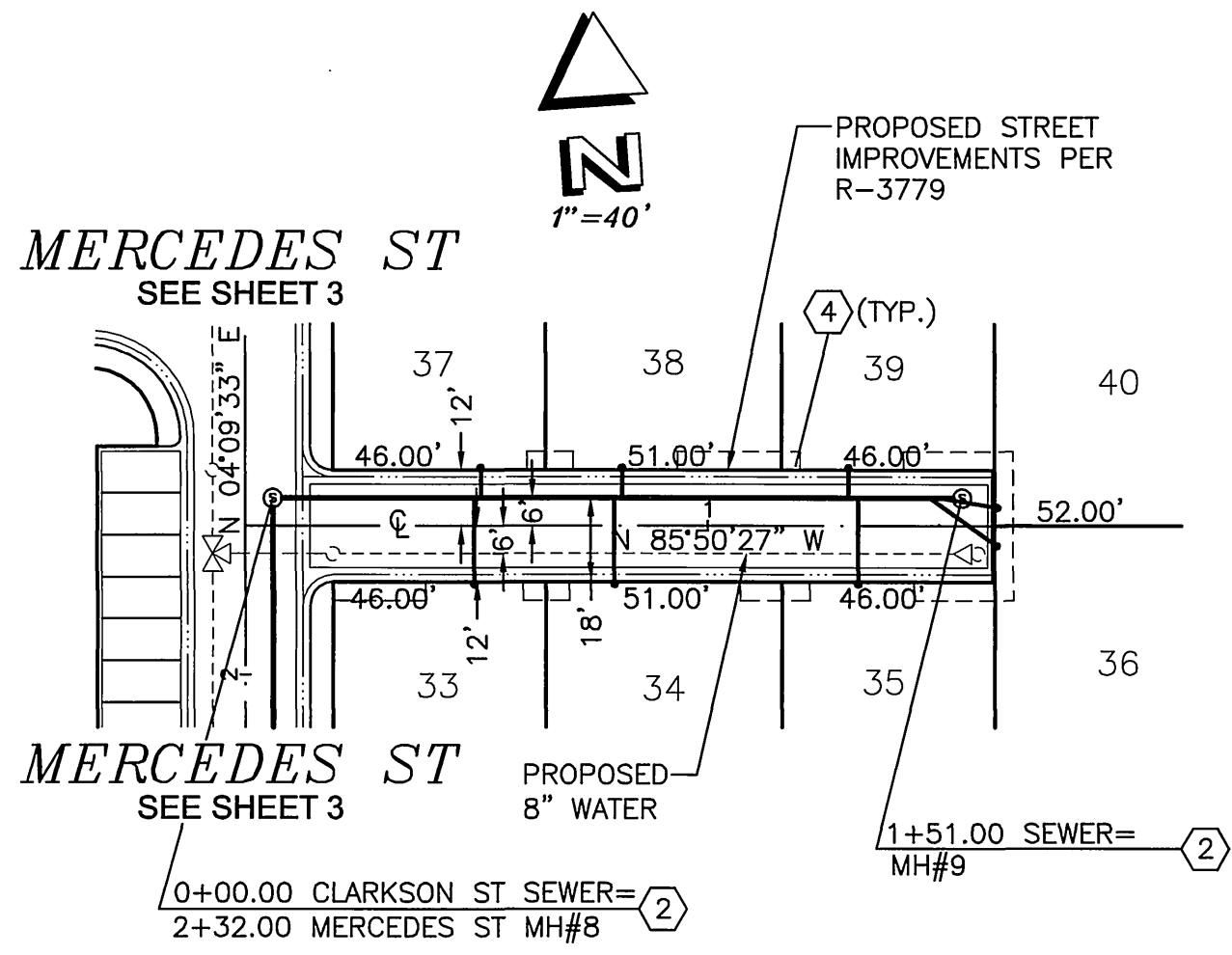
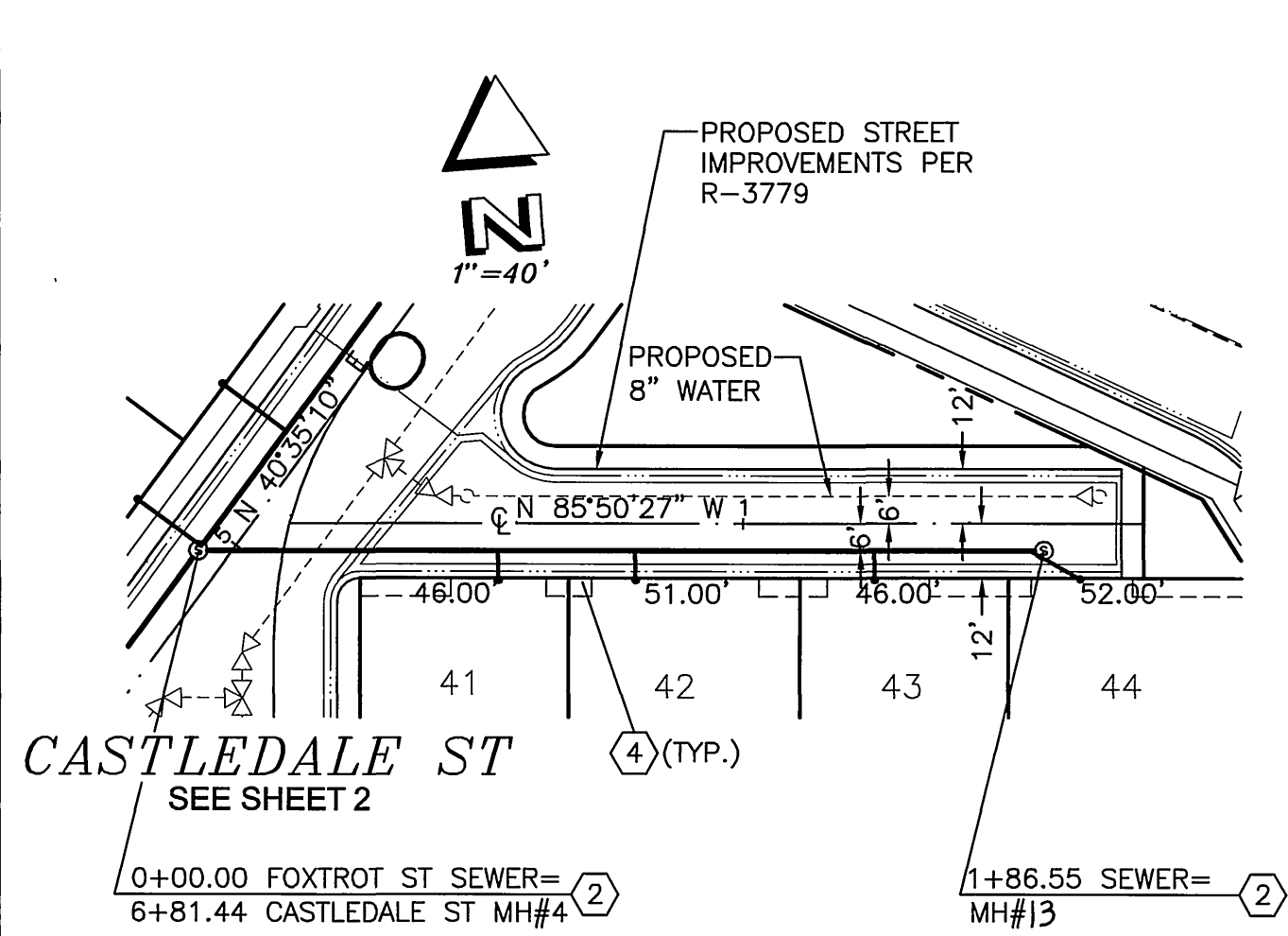
TRACT 31512
SEWER IMPROVEMENT PLANS
MERCEDES & RUMBA STREETS

S-1837
 Sheet 3 OF 4 SHEETS
 FILE NO. 03-061

File name: P:\TPG\03\03-061\SS\31512SS03.dwg



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



FOXTROT ST

CLARKSON ST

COASTAL ST

CARROTWOOD ST

CONSTRUCTION NOTES	
No.	DESCRIPTION
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PW04-0148



Prepared Under The Supervision Of:
Vincent G. Kleppe
 VINCENT G. KLEPPE
 REGISTERED CIVIL ENGINEER NO. 65750
 REGISTRATION EXPIRES: 12/31/04
 Date: 6-29-04



THE PRISM GROUP
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 • GEOMATIC ENGINEERING
 • CIVIL ENGINEERING
 • LAND PLANNING

Bench Mark:
 GPS-51
 (SEE THIS SHEET)

REVISIONS:	REMARK	DESCRIPTION	APR.	DATE:
Δ	REMOVED CONST. NOTE	REMOVED		7-1-04

CITY OF RIVERSIDE WATER DEPT.
 APPROVED BY: *[Signature]*
 SOUTHERN CALIFORNIA GAS CO.
 APPROVED BY: *[Signature]*

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

Approved By: BY: *[Signature]* Date: 8/17/04
 PRINCIPAL ENG.
 PARK DEPARTMENT
 TRAFFIC DIVISION

APPROVED BY: *[Signature]*
 CITY ENGINEER
 DATE: 8/17/04

TRACT 31512 SEWER IMPROVEMENT PLANS
 FOXTROT, CLARKSON, COASTAL & CARROTWOOD STREETS
 File name: P:\TPG\03\03-061\SS\31512SS04.dwg

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 Sheet 4 OF 4 SHEETS
 FILE NO. 03-061

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INDEXED 8-30-04 *[Signature]*