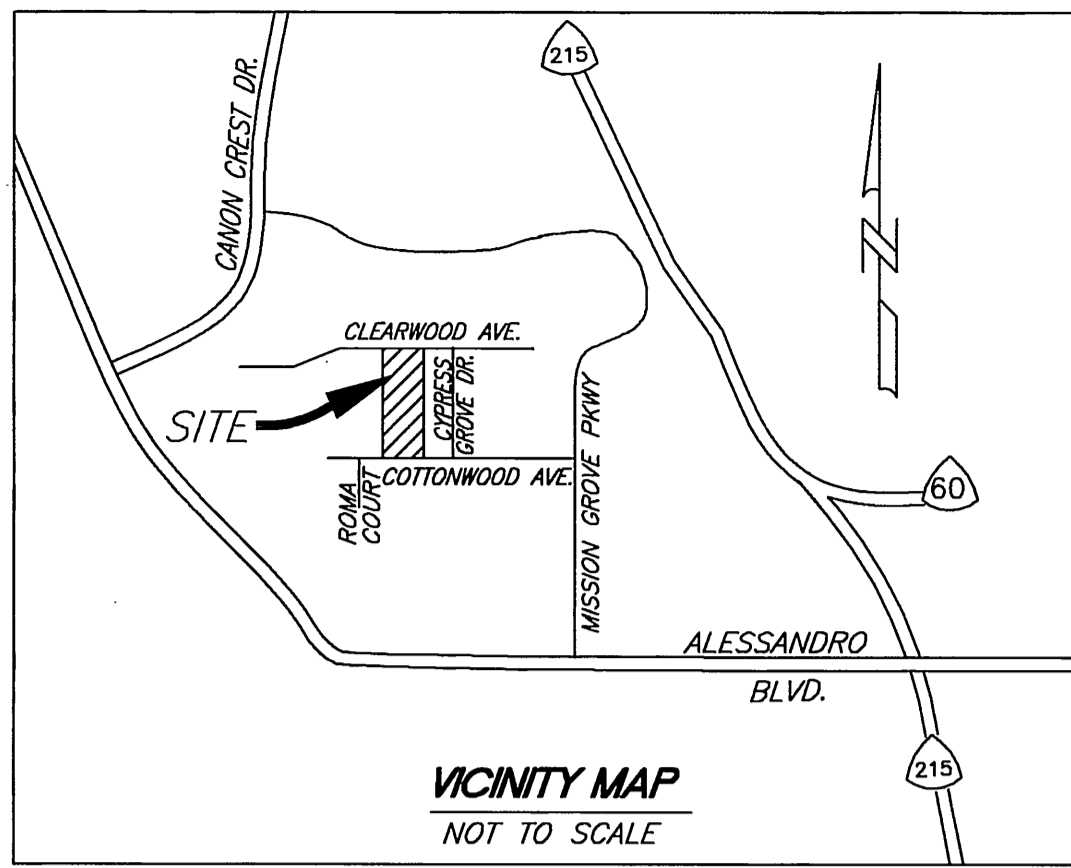


# TRACT 32139 SEWER IMPROVEMENT PLAN



## GENERAL NOTES

1. 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.
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, STANDARDS DRAWINGS, ITS SUPPLEMENTAL NOTES, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
5. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATIONS PRIOR TO CONSTRUCTION.
6. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
7. NO FINISH 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.
8. 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 OF RIVERSIDE.
9. ALL MANHOLES TO BE CITY OF RIVERSIDE STANDARD NO. 500.
10. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
11. THE CONTRACTOR SHALL CALL IN A LOCATIONS REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 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 USA.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION HEREON.
13. NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN OR ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
14. QUANTITIES SHOWN ARE FOR INFORMATION ONLY THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
15. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE ALL UTILITY CROSSINGS AND CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES AFFECTED. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
16. NO PERSONS 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.

## 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.

## OWNER APPLICANT

REAL ESTATE DEVELOPMENT  
SPECIALISTS, INC.  
6753 BROCKTON AVE.  
RIVERSIDE, CA 92506  
PHONE (951) 684-1800  
FAX (951) 684-6431

## ENGINEER

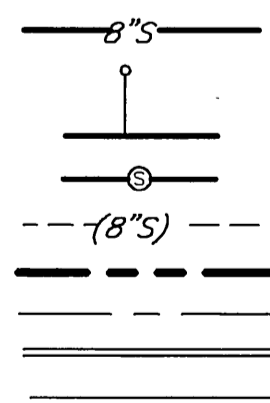
SDH & ASSOCIATES INC.  
5225 CANYON CREST DRIVE  
BLDG. 300 SUITE 357  
RIVERSIDE, CA. 92507  
PHONE (951) 788-2344  
FAX (951) 788-2314

## LEGEND

T.B. - TOP OF BERM  
F.G. - FINISHED GRADE  
F.L. - FLOW LINE  
H.P. - HIGH POINT  
EXIST. - EXISTING  
P.E. - PAD ELEVATION  
G.B. - GRADE BREAK

PROPOSED 8" V.C.P. SEWER MAIN  
PROPOSED SEWER LATERAL WITH CLEANOUT

PROPOSED SEWER MANHOLE  
EXISTING SEWER MAIN  
TRACT BOUNDARY  
CENTERLINE  
CURB AND GUTTER  
LOT LINE



## INDEX MAP

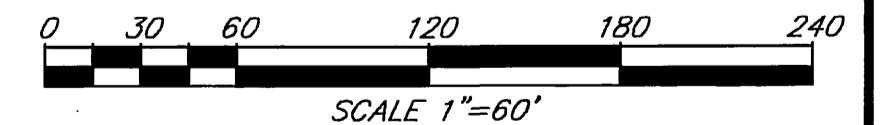
SCALE: 1"=60'

## BENCHMARK

BENCH MARK FB-G3 ELEVATION: 1602.329  
P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH BASIN, 1 FOOT NORTHERLY OF THE FACE OF THE CURB ALONG THE NORTHERLY CURB OF ALESSANDRO BOULEVARD, EASTERLY OF MISSION GROVE PARKWAY.

## CONSTRUCTION NOTES AND QUANTITIES

1. CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD. 500 3 E.A.
2. CONSTRUCT 8" V.C.P. SEWER MAIN (BEDDING CASE 1 PER CITY OF RIVERSIDE STD. 452) 361.41 L.F.
3. CONSTRUCT 4" SEWER LATERAL WITH CLEANOUT @ P.L. PER CITY OF RIVERSIDE STD. 562A (BEDDING CASE 1 PER STD. 452) 618.39 LF / 15 E.A.
4. SAWCUT, REMOVE, AND REPLACE A.C. PAVEMENT AND BASE PER CITY OF RIVERSIDE STD. 453 309 S.F.



REVIEWED BY:  
WESTERN MUNICIPAL WATER DISTRICT  
for Non-Interference Compliance  
Sheet 1 Through 3  
Approved by: [Signature] Date: 4/11/05

**SDH & Associates, Inc**  
Civil Engineering - Land Planning  
5225 Canyon Crest Drive Bldg. 300 Suite 357  
Riverside, California 92507  
TEL: (951) 788-2344 FAX (951) 788-2314



PREPARED UNDER THE SUPERVISION OF:  
[Signature]  
BRIAN G. ESGATE DATE 4/9/05  
R.C.E.#: 21884 EXP.: 9-30-05

DESIGNED BY S.S. DRAWN BY J.S./D.C. CHECKED BY S.S./B.G.E.

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENG.	[Signature]	4/9/05	[Signature]
PARK DEPT.			
TRAFFIC DIVISION			
			CITY ENGINEER
			DATE 5/20/05

**TRACT 32139  
SEWER IMPROVEMENT PLAN**

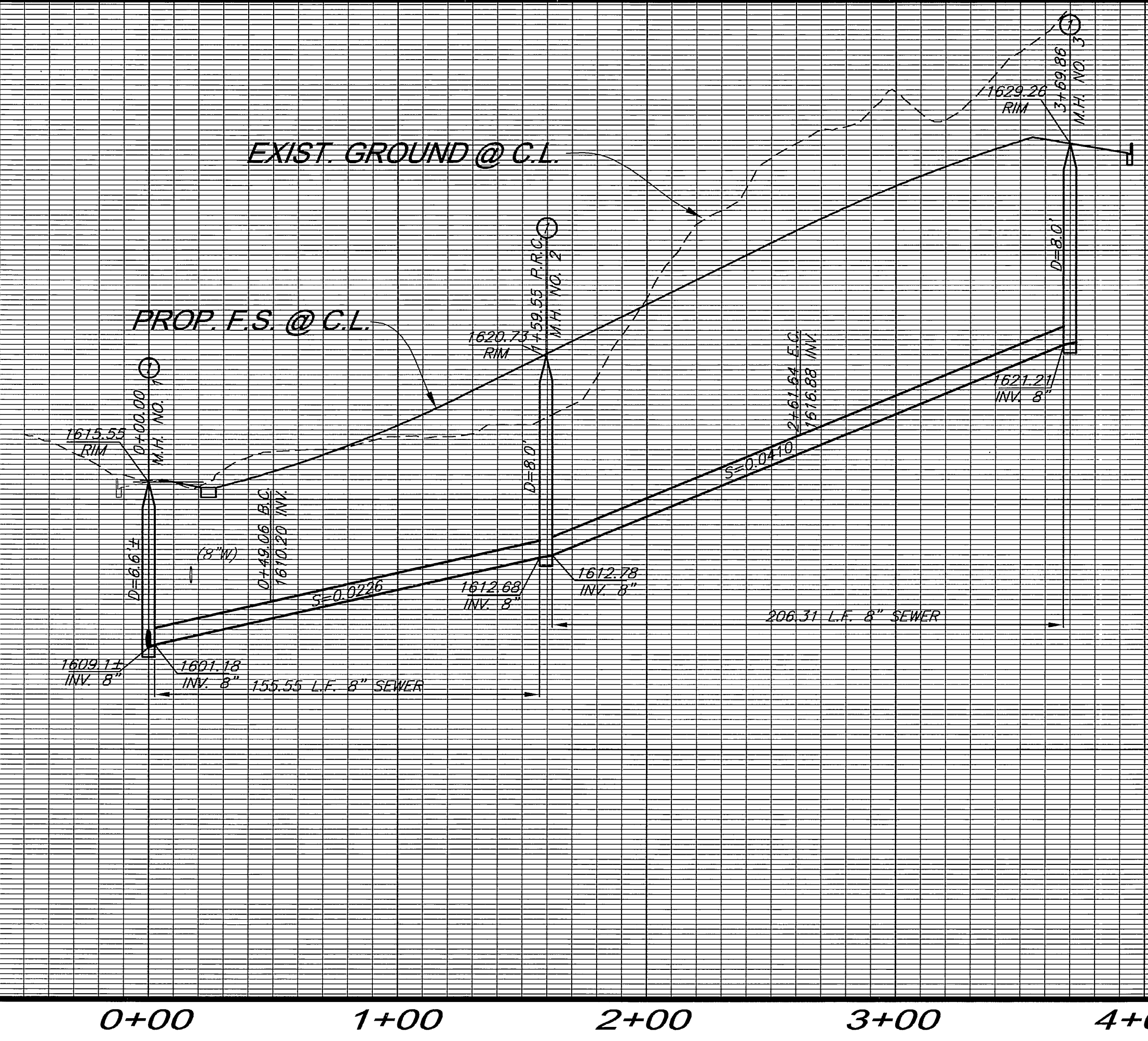
SCALE: 1"=60'

PW04-0510  
**S-1851**  
SHEET 1 OF 3  
JOB NO. 0317

INDEXED 6-06-05 fH

Profile Scale  
 Horiz. 1" = 40 FT.  
 Vert. 1" = 4 FT.

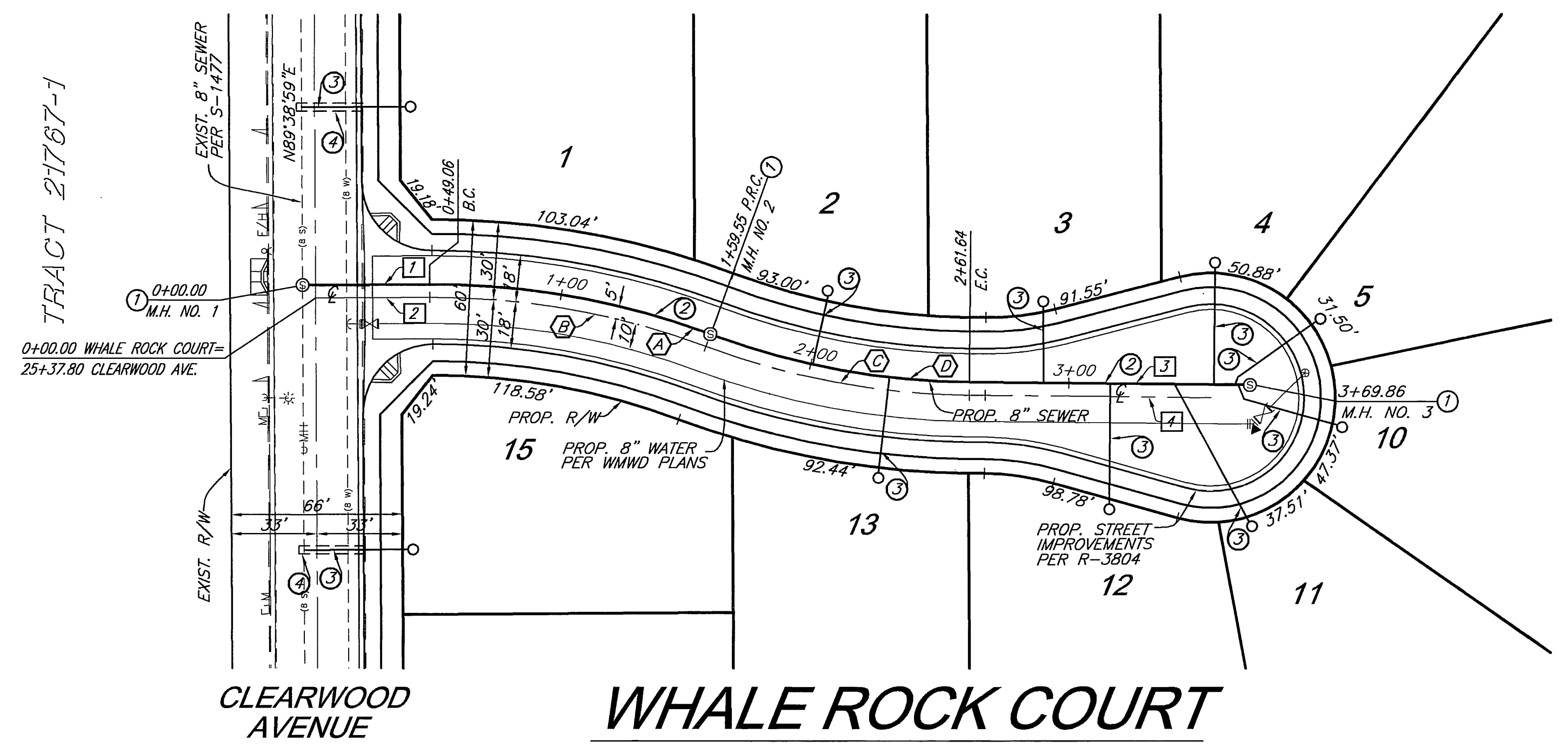
1625  
 1615  
 1605



0+00 1+00 2+00 3+00 4+00

CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
A	20°45'20"	305.00'	110.49'	55.86'
B	20°45'20"	300.00'	108.68'	54.94'
C	19°49'44"	300.00'	103.82'	52.44'
D	19°49'44"	295.00'	102.09'	51.56'

LINE DATA		
	BEARING	LENGTH
1	N00°21'01"W	46.56'
2	N00°21'01"E	44.06'
3	N00°34'35"E	107.27'
4	N00°34'35"E	87.06'



**LEGEND**

- T.B. - TOP OF BERM
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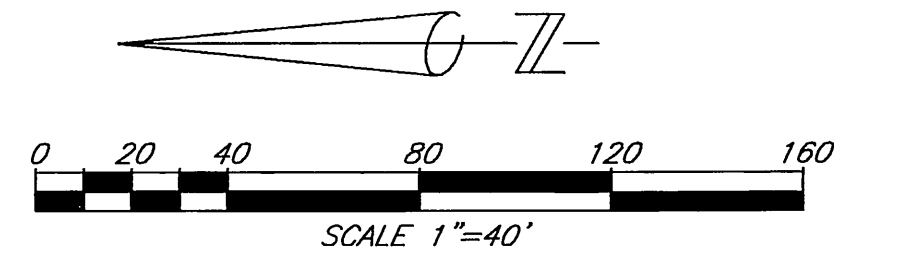
**WHALE ROCK COURT**

**BENCHMARK**

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**CONSTRUCTION NOTES**

- 1 CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD. 500
- 2 CONSTRUCT 8" V.C.P. SEWER MAIN (BEDDING CASE 1 PER CITY OF RIVERSIDE STD. 452)
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- 4 SAWCUT, REMOVE, AND REPLACE A.C. PAVEMENT AND BASE PER CITY OF RIVERSIDE STD. 453



CITY BUSINESS TAX CERTIFICATE NO. 107994 EXP. 6/13/05

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

REVIEWED BY:  
 WESTERN MUNICIPAL WATER DISTRICT  
 for Non-Interference Compliance  
 Sheet \_\_\_\_\_ Through \_\_\_\_\_  
 Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

**SDH & Associates, Inc**  
 Civil Engineering - Land Planning  
 5225 Canyon Crest Drive Bldg. 300 Suite 357  
 Riverside, California 92507  
 TEL: (951) 788-2344 FAX (951) 788-2314

PREPARED UNDER THE SUPERVISION OF:  
 Brian G. Esgate 4/7/05  
 BRIAN G. ESGATE DATE  
 R.C.E.#: 21884 EXP.: 9-30-05

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: S.S. DRAWN BY: T.S./D.C. CHECKED BY: S.S./B.G.E.

CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT

APPROVED BY:	BY:	DATE:	APPROVED BY:
PRINCIPAL ENG.	S.S.	5/16/05	Alan Boyd
PARK DEPT.			CITY ENGINEER
TRAFFIC DIVISION			

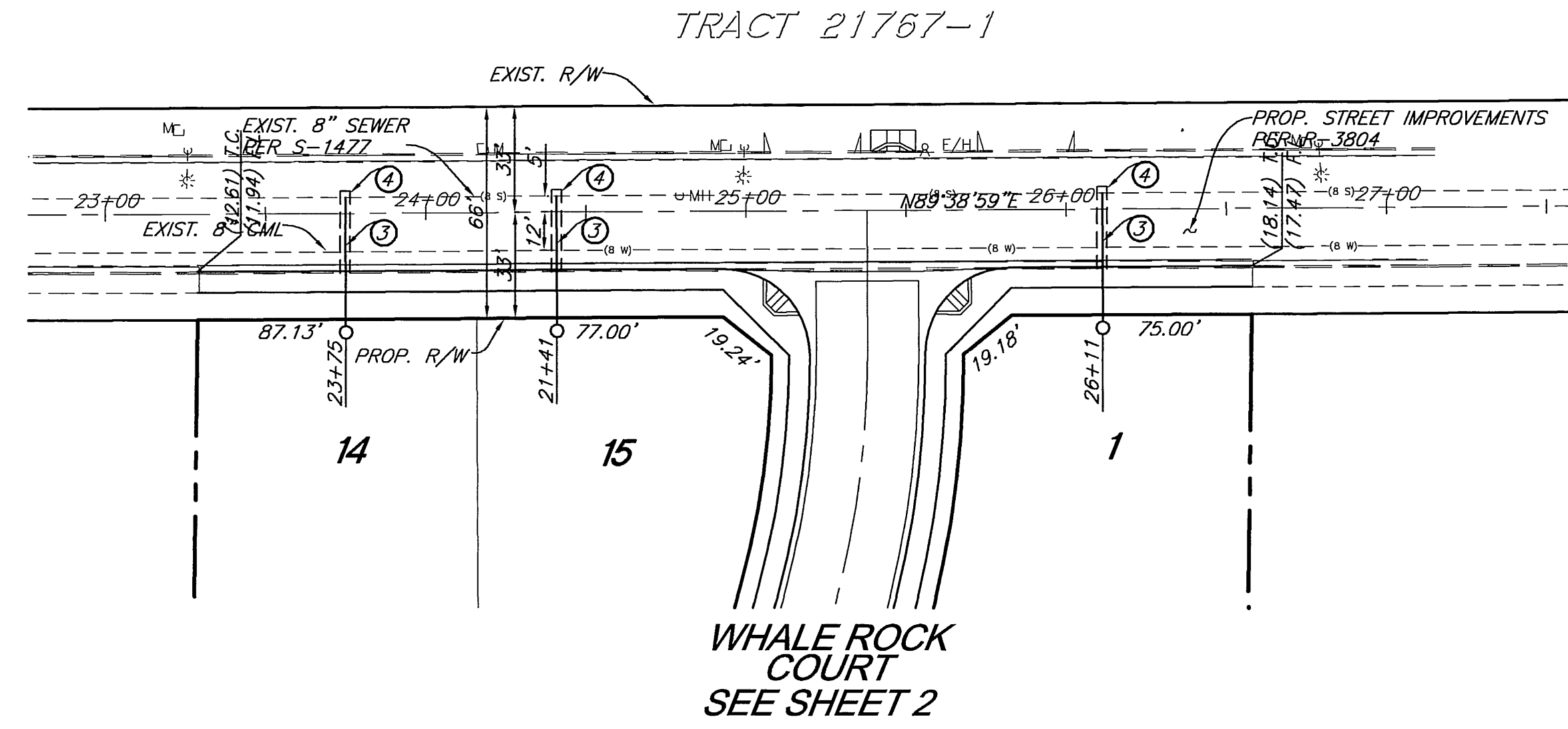
DATE: 5/16/05

**TRACT 32139**  
**SEWER IMPROVEMENT PLAN**  
 WHALE ROCK COURT  
 STA. 0+00.00 TO STA. 3+69.86

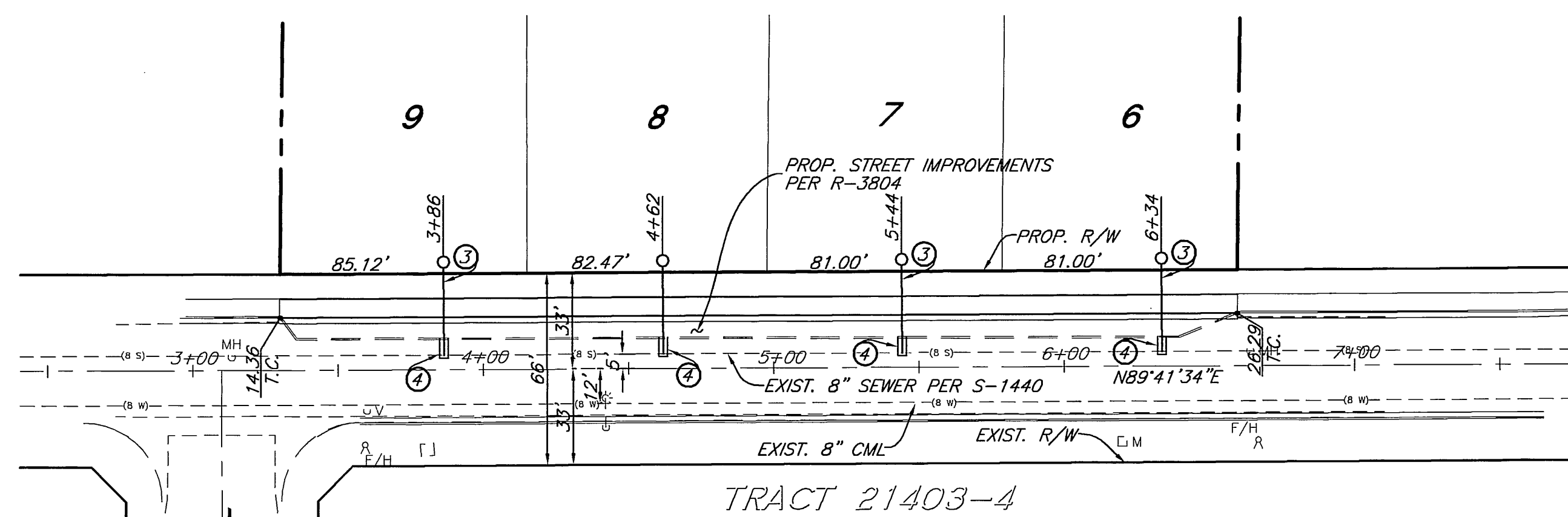
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

PW04-0510  
 S-1851  
 SHEET 2 OF 3  
 JOB NO. 0317





**CLEARWOOD AVENUE**



**COTTONWOOD AVENUE**

**LEGEND**

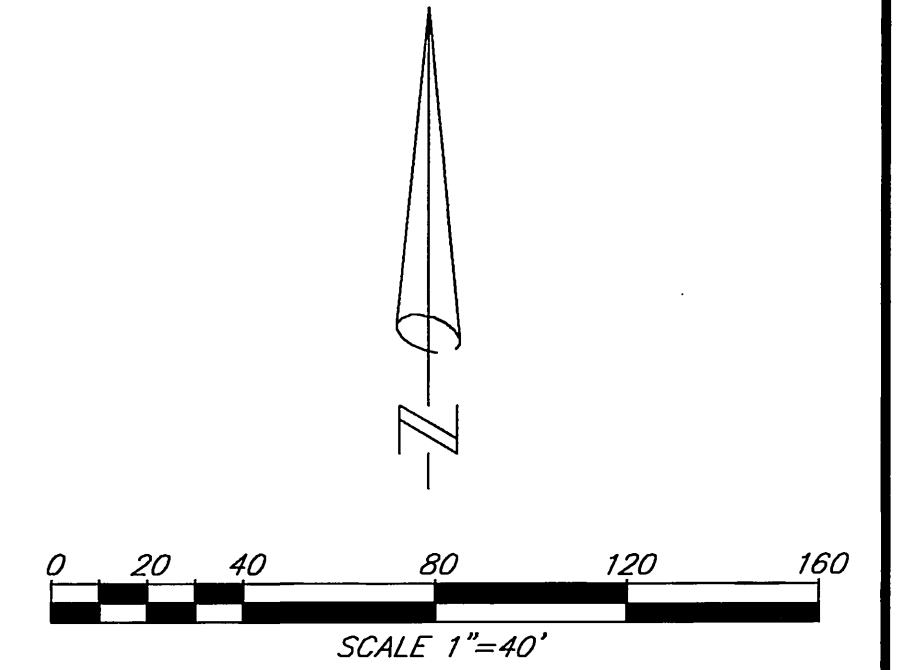
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CITY BUSINESS TAX CERTIFICATE NO. 107994 EXP. 6/13/05

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APPROVED BY	BY	DATE	APPROVED BY																				
PRINCIPAL ENG.	_____	_____	_____																				
PARK DEPT.	_____	_____	_____																				
TRAFFIC DIVISION	_____	_____	_____																				

RIZ

INDEXED 6-06-05 LHK