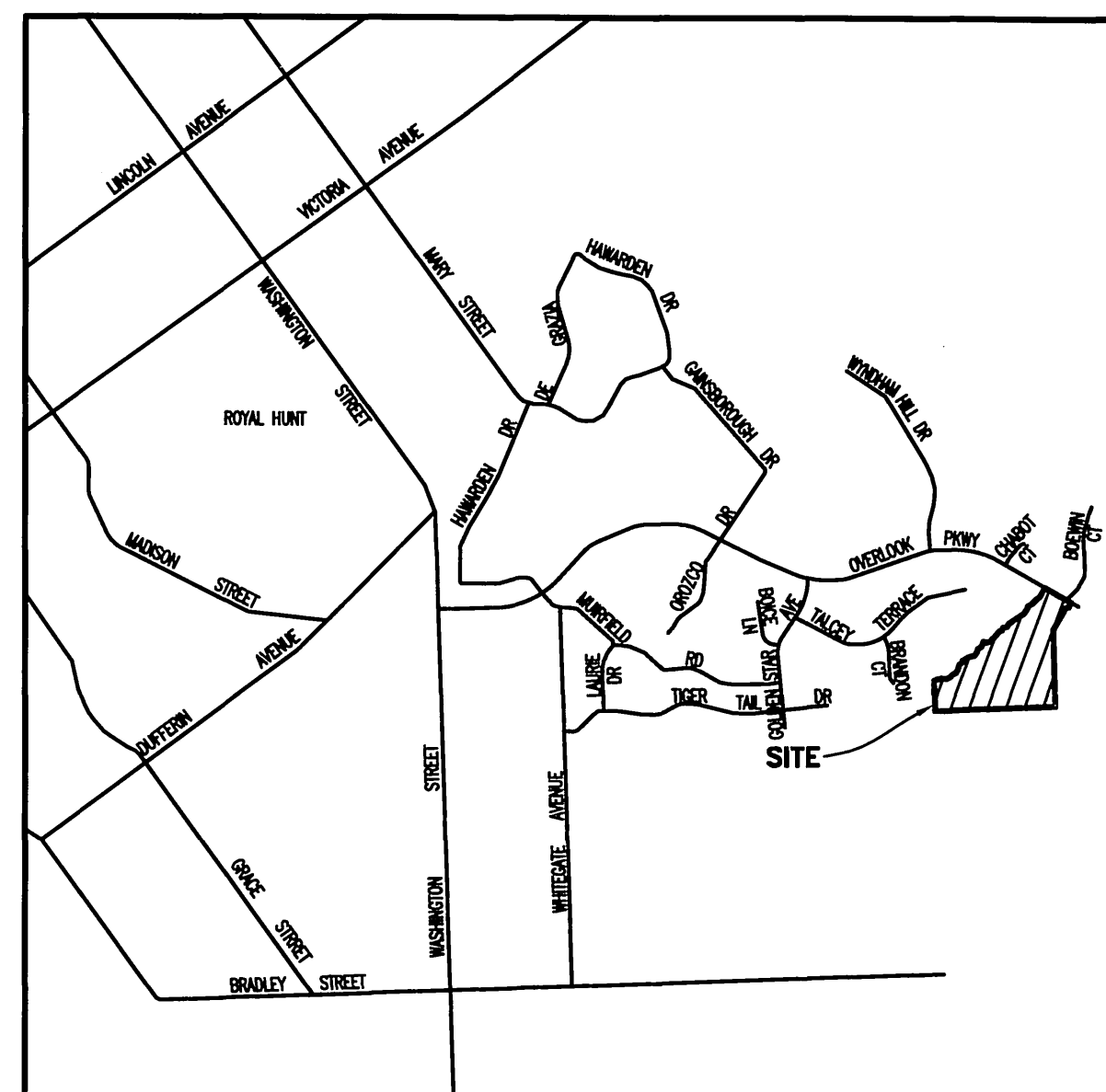
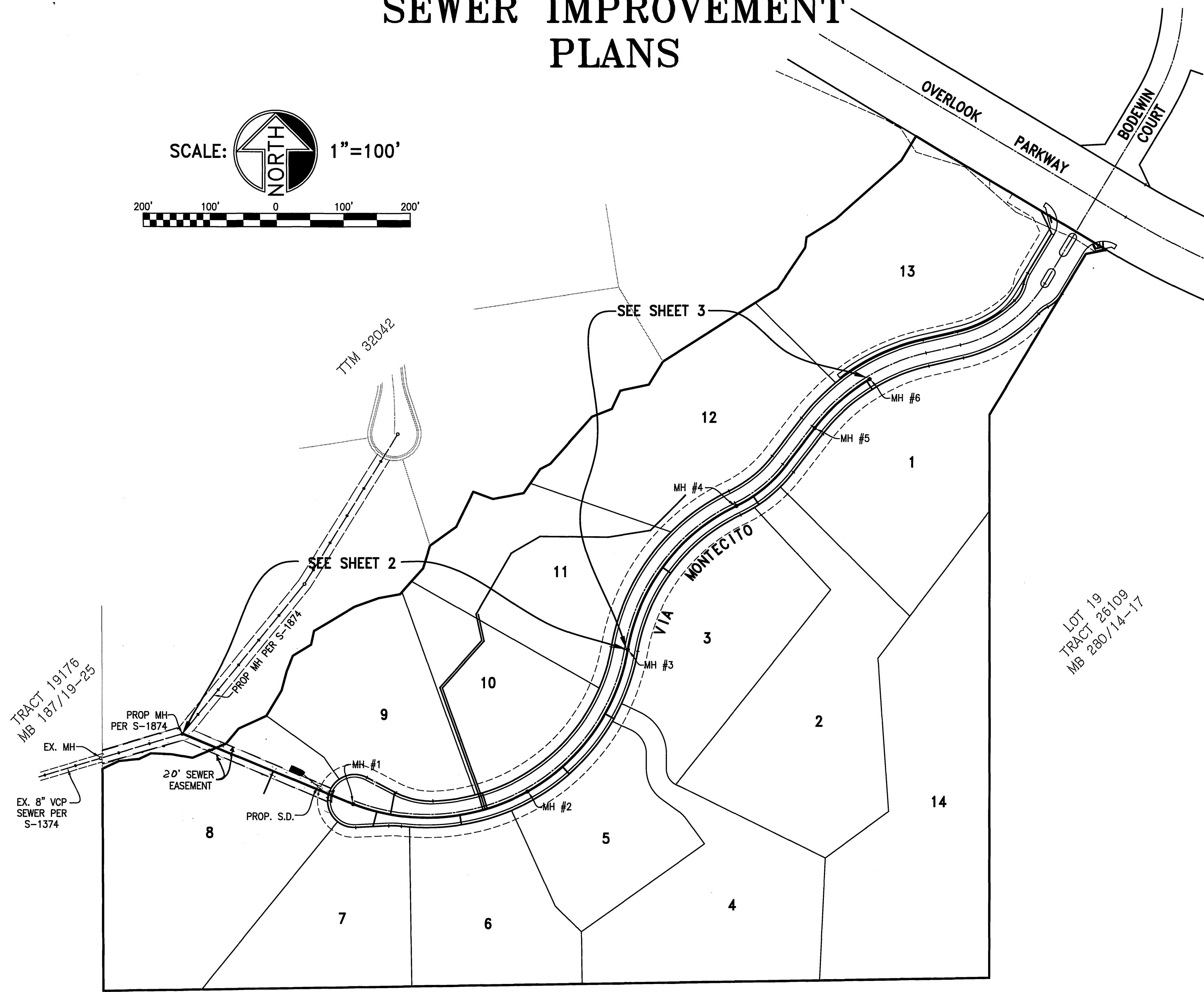
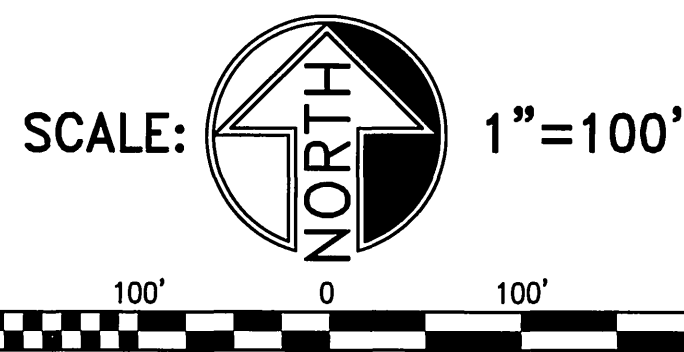


TRACT NO. 31859 SEWER IMPROVEMENT PLANS



VICINITY MAP
NOT TO SCALE



INDEX MAP
SCALE: 1"=100'

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, 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 NO. 1-800-277-2800, 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 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 WHEN 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.
- PRIVATE STREETS ARE DEDICATED FOR PUBLIC USE FOR SEWER FACILITIES.
- SEWER FORCE MAIN (4" D.I.P. CLASS 350) SHALL BE SAND BEDDED. NATIVE FREE DRAINING MATERIAL WILL BE ALLOWED ONLY WHEN THE SAND EQUIVALENT IS GREATER THAN 30.

CONSTRUCTION NOTES & QUANTITIES

ITEM	QTY.	UNIT
① CONSTRUCT MANHOLE PER CITY STD. 500	6	EA.
② CONSTRUCT 8" VCP SEWER MAIN WITH PIPE BEDDING PER CITY STD. 452 CASE II	1376	L.F.
③ CONSTRUCT 4" VCP SEWER LATERAL PER CITY STD. 562.	249	L.F.
CONSTRUCT CLEANOUT PER CITY STD. 560 AT PROPERTY LINE	13	EA.

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

CITY OF RIVERSIDE WATER SYSTEM
VOID ONE YEAR FROM THIS DATE
APPROVED DATE: 2/22/05

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
DATE: 4/4/05

REGISTERED PROFESSIONAL ENGINEER
CRAIG A. COOK
No. 23323
Exp. 12/31/05
STATE OF CALIFORNIA

GABEL, COOK & ASSOCIATES INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
125 West La Cadenas Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8092 Facsimile (909) 788-5184
CRAIG A. COOK RCE 23323 EXP 12/31/05 DATE: 1/28/05

CITY OF RIVERSIDE SEWER IMPROVEMENTS TRACT 31859 TITLE SHEET

S-1875
SHEET 1 OF 3
FILE NO.:

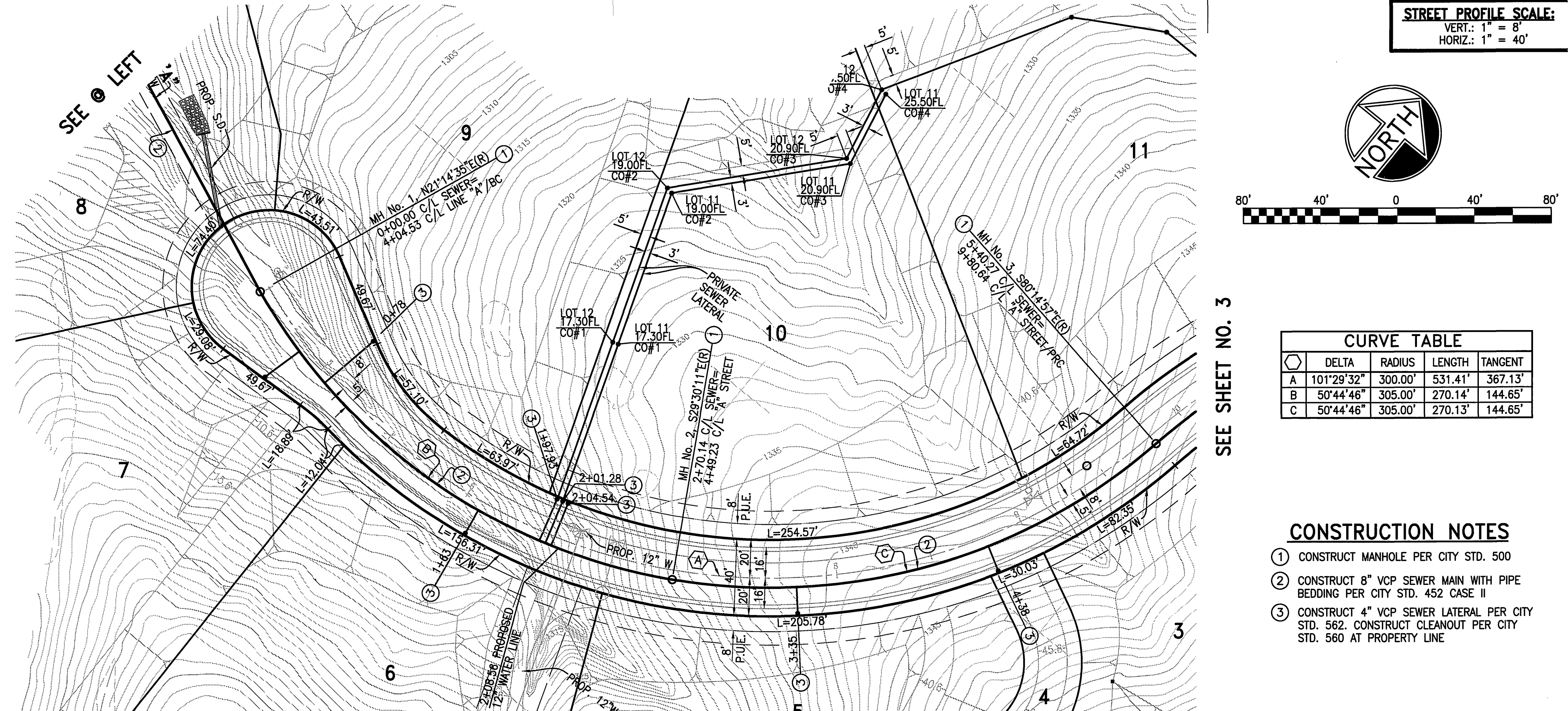
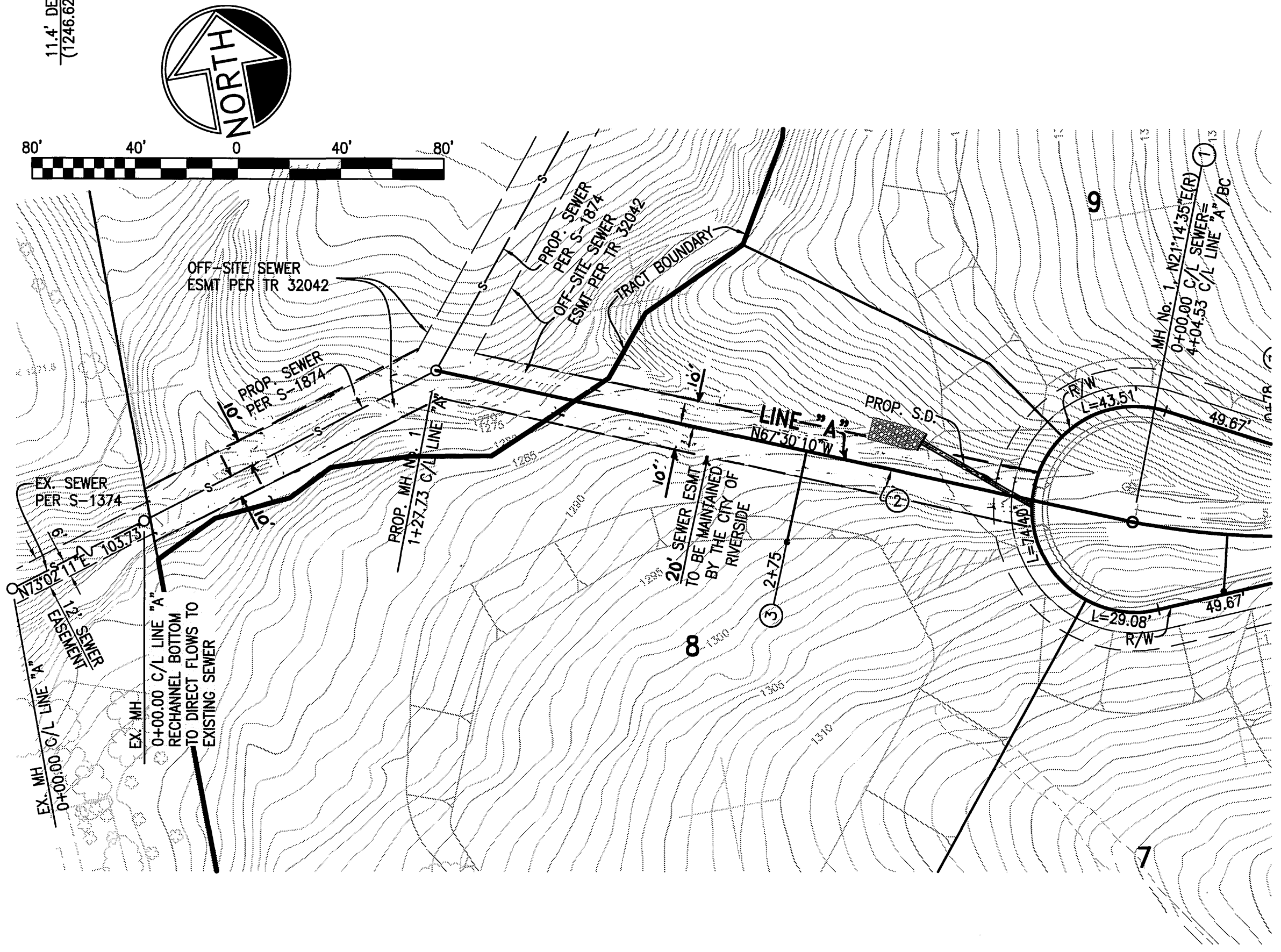
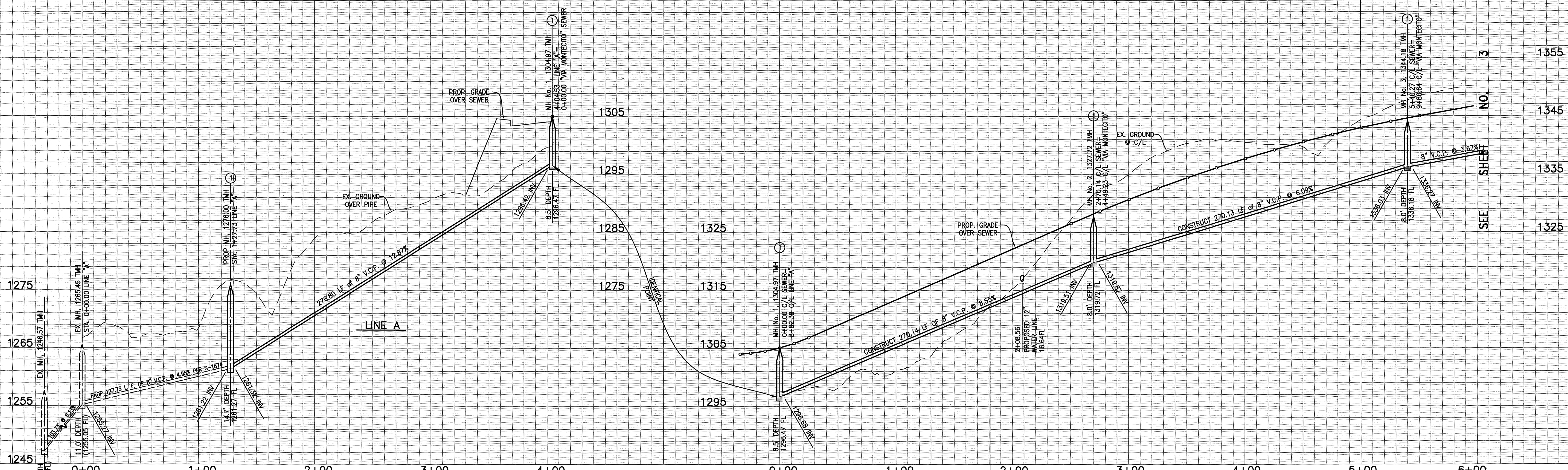
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BENCH MARK
CITY OF RIVERSIDE BENCHMARK NO. F7-K3, P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175' EAST OF CHATEAU RIDGE DRIVE. ELEVATION: 1426.960

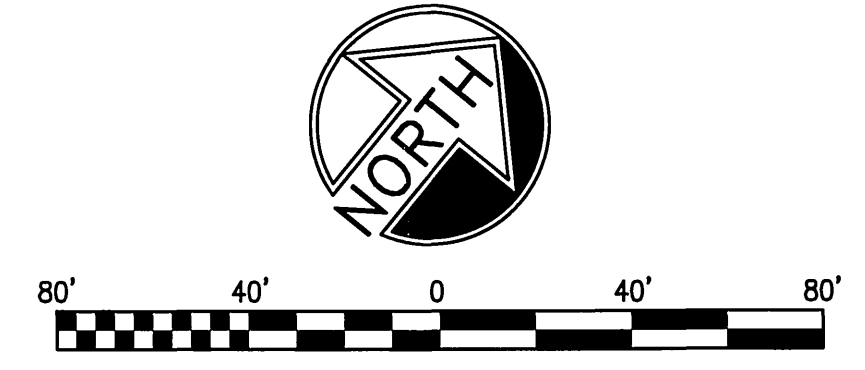
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FD. 1-1/2" O.D. IP DN 0.1", NO TAG PER M.B. 262/15-18 AT THE INTERSECTION OF OVERLOOK PARKWAY AND BODEWIN COURT. ELEVATION: 1382.38

N:\0940\Land Development\1490\SEWER\SEW-SHT1.dwg
Thursday, February 2005 04:09pm

INDEXED 4-20-05 lfh



STREET PROFILE SCALE:
 VERT.: 1" = 8'
 HORIZ.: 1" = 40'



CURVE TABLE

DELTA	RADIUS	LENGTH	TANGENT
A 101°29'32"	300.00'	531.41'	367.13'
B 50°44'46"	305.00'	270.14'	144.65'
C 50°44'46"	305.00'	270.13'	144.65'

CONSTRUCTION NOTES

- ① CONSTRUCT MANHOLE PER CITY STD. 500
- ② CONSTRUCT 8" VCP SEWER MAIN WITH PIPE BEDDING PER CITY STD. 452 CASE II
- ③ CONSTRUCT 4" VCP SEWER LATERAL PER CITY STD. 562. CONSTRUCT CLEANOUT PER CITY STD. 560 AT PROPERTY LINE

LINE "A"

"VIA MONTECITO" SEWER

BUSINESS TAX CERTIFICATE NO. 012144 EXP. DATE 12-31-05 PW04-0278

N:\0940\Land Development\dwg\SEWER\SEW-SHT2.dwg
 Thursday, February 17, 2005 04:12pm
 JOB FOLDER
 DRAWING NAME
 DATE PRINTED

BENCH MARK
 CITY OF RIVERSIDE BENCHMARK NO. F7-K3, P.K. NAIL AND AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175' EAST OF CHATEAU RIDGE DRIVE. ELEVATION: 1426.960

TEMPORARY BENCH MARK
 FD. 1-1/2" O.D. IP DN 0.1", NO TAG PER M.B. 262/15-18 AT THE INTERSECTION OF OVERLOOK PARKWAY AND BODEWEN COURT. ELEVATION: 1382.38

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

CITY OF RIVERSIDE WATER SYSTEM
 VOID ONE YEAR FROM THIS DATE
 APPROVED: *[Signature]*
 DATE: 2/17/05

MARK	REVISIONS	APPR.	DATE

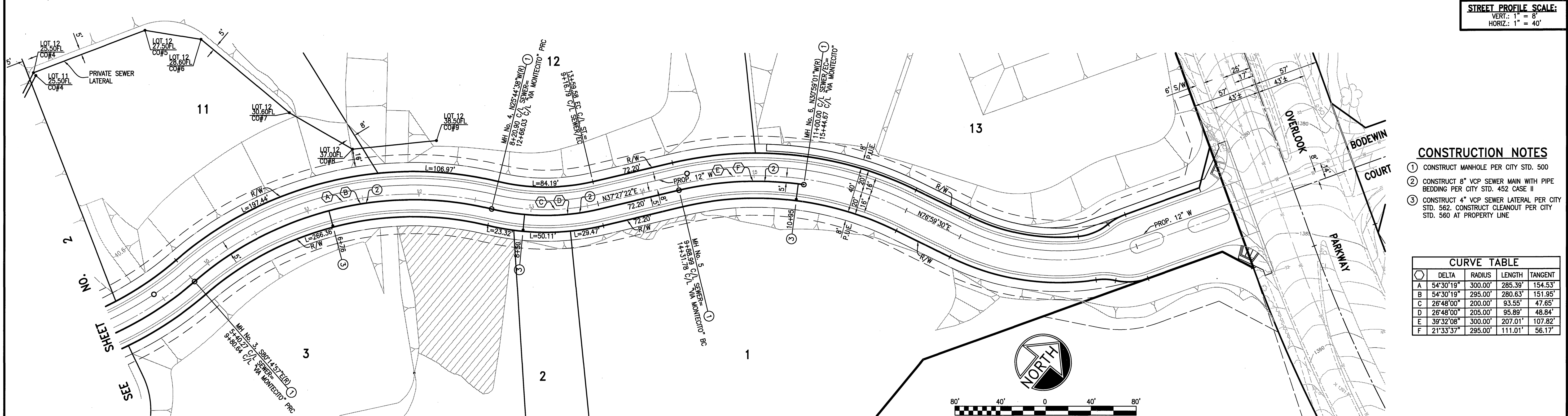
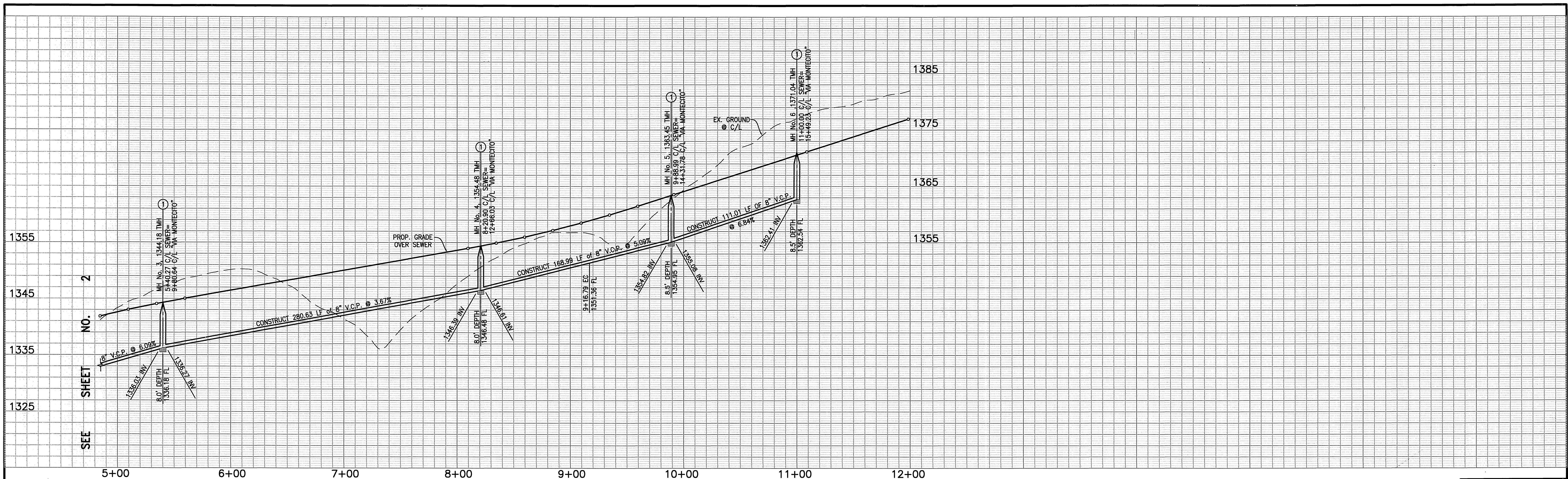
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]*
 DATE: 4/4/05
 DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

REGISTERED PROFESSIONAL ENGINEER
 CRAIG A. COOK
 No. 23323
 Exp. 12/31/05
 CIVIL
 STATE OF CALIFORNIA

GABEL, COOK & ASSOCIATES INC.
 CIVIL ENGINEERS LAND SURVEYORS
 LAND PLANNERS
 125 West La Cumbre Drive, Suite A, Riverside, CA 92501
 Telephone (951) 788-0092 Facsimile (951) 788-5184
 CRAIG A. COOK RCE 23323 EXP 12/31/05 DATE: 12/31/05

CITY OF RIVERSIDE SEWER IMPROVEMENTS TRACT 31859
 LINE "A"
 STA. 0+00.00 TO STA. 3+82.09
 STA. 0+00.00 TO STA. 5+40.27

S-1875
 SHEET 2 OF 3
 FILE NO.: _____

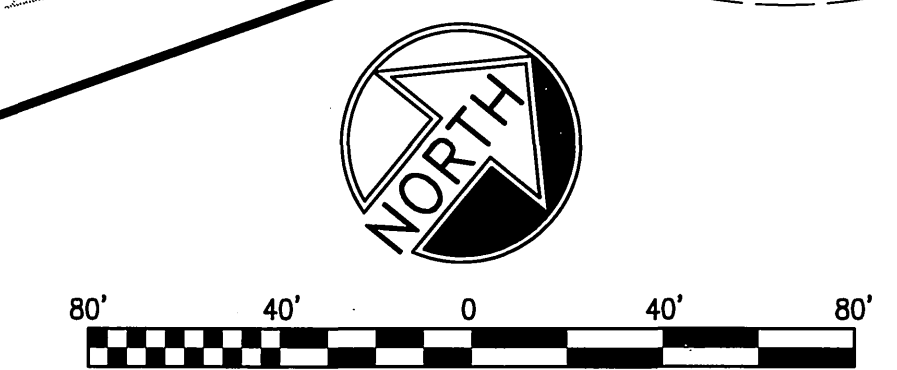


STREET PROFILE SCALE:
 VERT.: 1" = 8'
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- CONSTRUCTION NOTES**
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 2. CONSTRUCT 8" VCP SEWER MAIN WITH PIPE BEDDING PER CITY STD. 452 CASE II
 3. CONSTRUCT 4" VCP SEWER LATERAL PER CITY STD. 562. CONSTRUCT CLEANOUT PER CITY STD. 560 AT PROPERTY LINE

CURVE TABLE

Δ	RADIUS	LENGTH	TANGENT
A 54°30'19"	300.00'	285.39'	154.53'
B 54°30'19"	295.00'	280.63'	151.95'
C 26°48'00"	200.00'	93.55'	47.65'
D 26°48'00"	205.00'	95.89'	48.84'
E 39°32'08"	300.00'	207.01'	107.82'
F 21°33'37"	295.00'	111.01'	56.17'



N:\0940\Land Development\dwg\SEWER\SEW-SHT3.dwg
 Thursday, 17 February 2005 04:10pm
 JOB FOLDER
 DRAWING NAME
 DATE PRINTED

BENCH MARK
 CITY OF RIVERSIDE BENCHMARK NO. F7-K3, P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175' EAST OF CHATEAU RIDGE DRIVE. ELEVATION: 1426.960

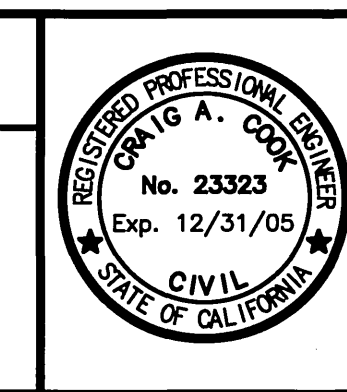
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Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM
 VOID ONE YEAR FROM THIS DATE
 APPROVED: *[Signature]*
 DATE: 2/12/05

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]*
 DATE: 2/4/05



GABEL, COOK & ASSOCIATES INC.
 CIVIL ENGINEERS LAND SURVEYORS
 125 West La Cadenita Drive, Suite A, Riverside, CA 92501
 Telephone (909) 788-8092 Facsimile (909) 788-5184
 DATE PREPARED: MAR. 2004 W.O. NO.: 940

CITY OF RIVERSIDE SEWER IMPROVEMENTS TRACT 31859
 VIA MONTECITO
 STA. 5+40.27 TO STA. 11+00.00

S-1875
 SHEET 3 OF 3
 FILE NO.: _____

BUSINESS TAX CERTIFICATE NO. 012144 EXP. DATE 12-31-05 PW04-0278

INDEXED 4-20-05