

SEWER IMPROVEMENT PLAN TRACT NO. 32293

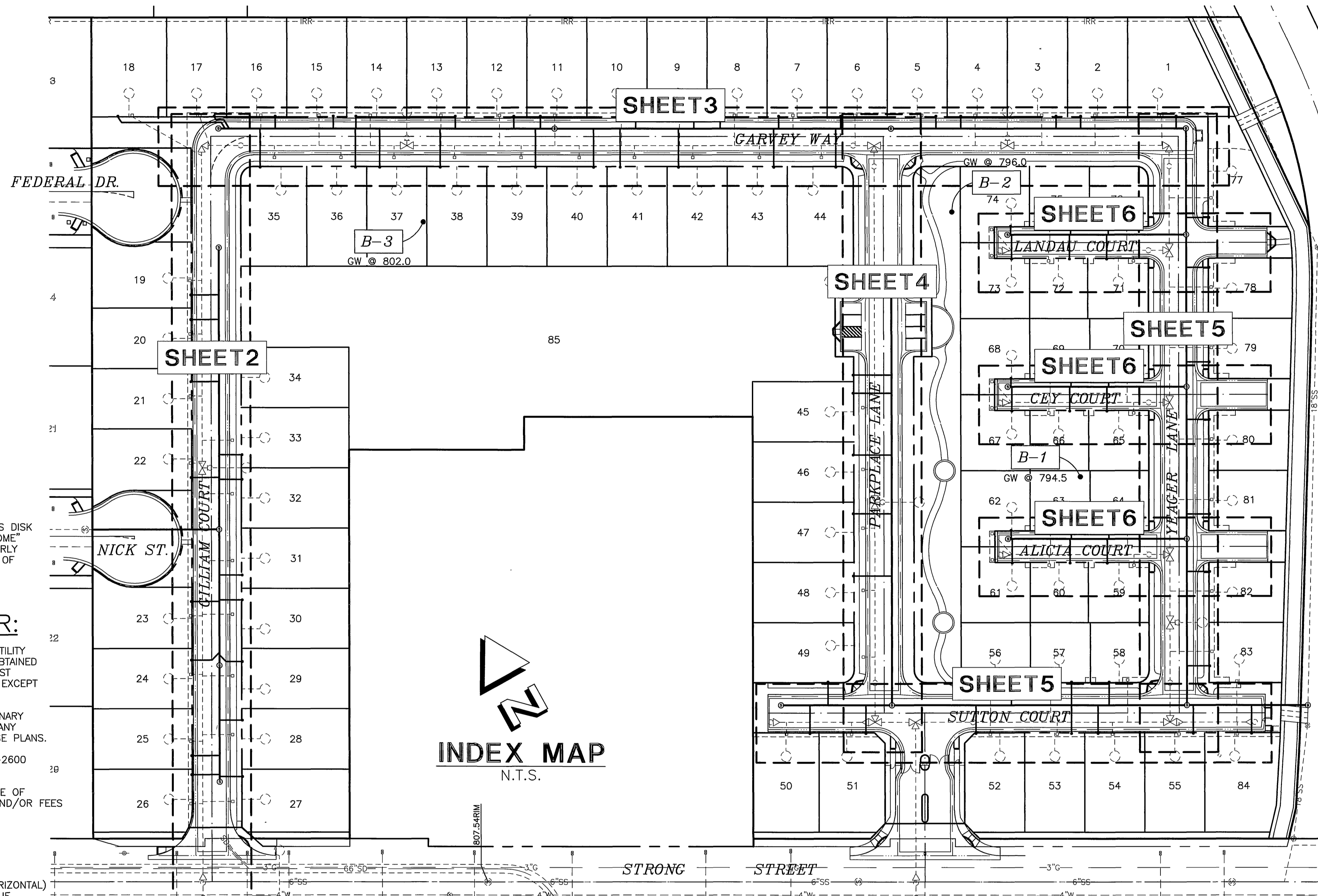
GENERAL NOTES:

- 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 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 BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- 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.

IF THIS PROJECT IS STAKED BY A SURVEY CREW THAT IS NOT UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER IS NO LONGER THE ENGINEER OF RECORD AND IS NOT RESPONSIBLE FOR THE FINAL OUTCOME OF THE PROJECT. THE SIGNATORY ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS AND OMISSIONS THAT COULD HAVE BEEN CORRECTED IF THE PROJECT HAD BEEN STAKED BY A SURVEY CREW UNDER HIS DIRECT SUPERVISION.

UNAUTHORIZED CHANGES & USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



BASIS OF BEARINGS

THE BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF STRONG STREET AS SHOWN ON THE ALAMO TRACT FILED IN BOOK 9, PAGE 5, RECORDS OF RIVERSIDE COUNTY. SAID LINE BEARS N 60°57'00" W.

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

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.

UTILITY VERIFICATION

CONTRACTOR SHALL VERIFY LOCATION (VERTICAL AND HORIZONTAL) OF ALL POINTS OF CONNECTION TO EXISTING FACILITIES. IF LOCATIONS DIFFER THAN THOSE SHOWN ON THESE CONSTRUCTION DRAWINGS, CONTRACTOR SHALL NOTIFY THE SIGNATORY ENGINEER IN WRITING IN ORDER TO DETERMINE CORRECTIVE ACTION TO BE TAKEN.

SPECIAL NOTES:

- UTILITY MAINS INSTALLED AT DEPTH MAY REQUIRE ANCHORING AT THE DISCRETION OF THE SOILS ENGINEER.
- UTILITIES PLACED WILL REQUIRE 2 SQUARE FEET OF CRUSHED ROCK OR GRAVEL PER FOOT RUN, WRAPPED WITHIN GEOGRID MATERIAL SUCH AS TENSOR BX1100, OR APPROVED EQUAL, AT THE DISCRETION OF THE SOILS ENGINEER.
- CONTRACTOR SHALL ADHERE TO THE STATE OF CALIFORNIA DEPT. OF HEALTH SERVICES GUIDANCE MEMO NO. 2003-02: GUIDANCE CRITERIA FOR THE SEPARATION OF WATER MAINS AND NON-POTABLE PIPELINES IN THE INSTALLATION OF WATER AND SEWER LINES.

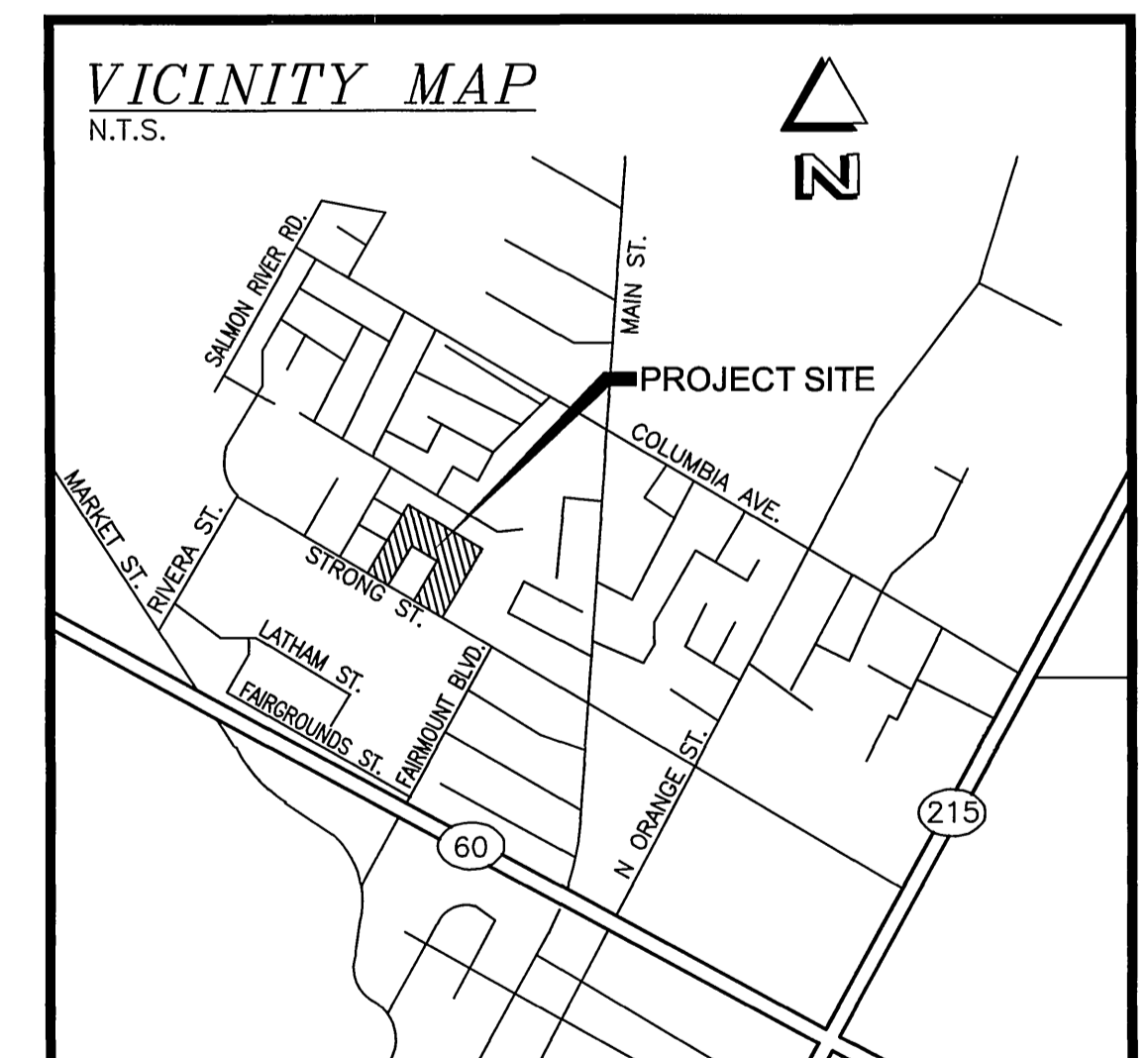
CONSTRUCTION NOTES & QUANTITIES		
No.	DESCRIPTION	QUANTITIES
①	CONSTRUCT 8" VCP OR PVC SEWER MAIN (TYPICAL ALL MAINS), PIPE BEDDING CASE I PER CITY STD DWG No. 452.	2,747 LF.
②	INSTALL CONC MANHOLE PER CITY SEWER STD DWG No. 500.	17 EA.
③	INSTALL SEWER CLEAN OUT PER CITY SEWER STD DWG No. 560.	2 EA.
④	CONSTRUCT 4" SEWER LATERAL WITH CLEAN OUT @ P.L. PER CITY STD DWG No. 562A PIPE BEDDING CASE I PER CITY STD DWG No. 452.	1,496 LF./82 EA.
⑤	CONSTRUCT 8" VCP OR PVC SEWER MAIN (TYPICAL ALL MAINS), PIPE BEDDING CASE IV PER CITY STD DWG No. 452.	72 LF.
⑥	CONSTRUCT 4" SEWER LATERAL WITH CLEAN OUT @ P.L. PER CITY STD DWG No. 562A PIPE BEDDING CASE IV PER CITY STD DWG No. 452.	74 LF./4 EA.
⑦	CONSTRUCT PRECAST CONCRETE MANHOLE PER APWA STD. DWG. NO. 201-0.	1 EA.

LEGEND:

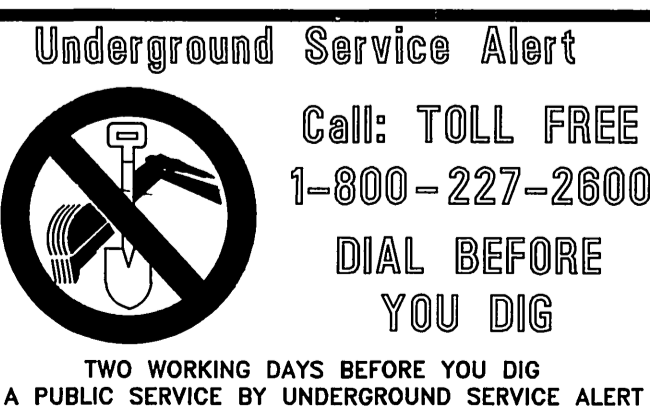
- PROPOSED 8" V.C.P. SEWER MAIN
- PROPOSED SEWER LATERAL WITH CLEANOUT
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MAIN
- SOIL BORING LOCATION
- GW

NOTE:
GROUND WATER ELEVATIONS SHOWN WERE PROVIDED BY A SOILS REPORT. PREPARED BY SOILS SOUTHWEST, INC. MARCH 22, 2005. PROJECT NO. 05072-F.

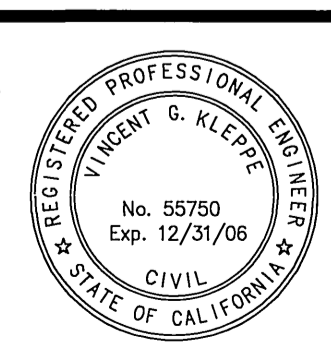
INDEX MAP
N.T.S.



RIVERSIDE CITY BUSINESS TAX CERTIFICATE # 75296 EXP. 6/10/06 PW05-0543



Prepared Under The Supervision Of:
Vincent G. Kleppe
Date: 1/19/06
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 65750
REGISTRATION EXPIRES: 12/31/06



PRIZM GROUP
310 N. COTA ST. SUITE 11, CORONA, CA 92680
PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tp@the-prizm-group.com

Scale: N.T.S.
Date: 1-09-06
GLENWOOD VILLAGE

Bench Mark: GPS-51 (SEE THIS SHEET)

REVISIONS:	REMARK	DESCRIPTION	APR.	DATE

CITY OF RIVERSIDE WATER DEPT.
M.W. McNeil 1/24/06
APPROVED BY

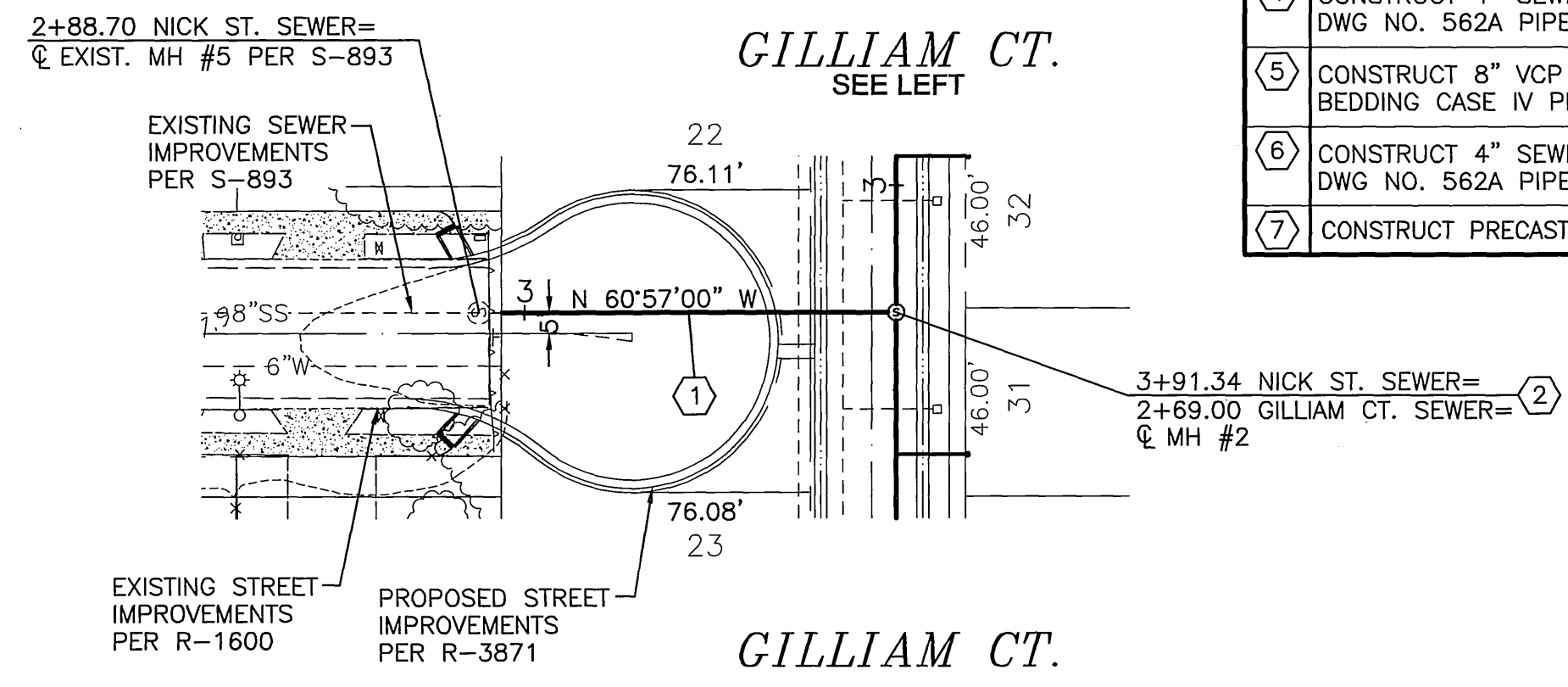
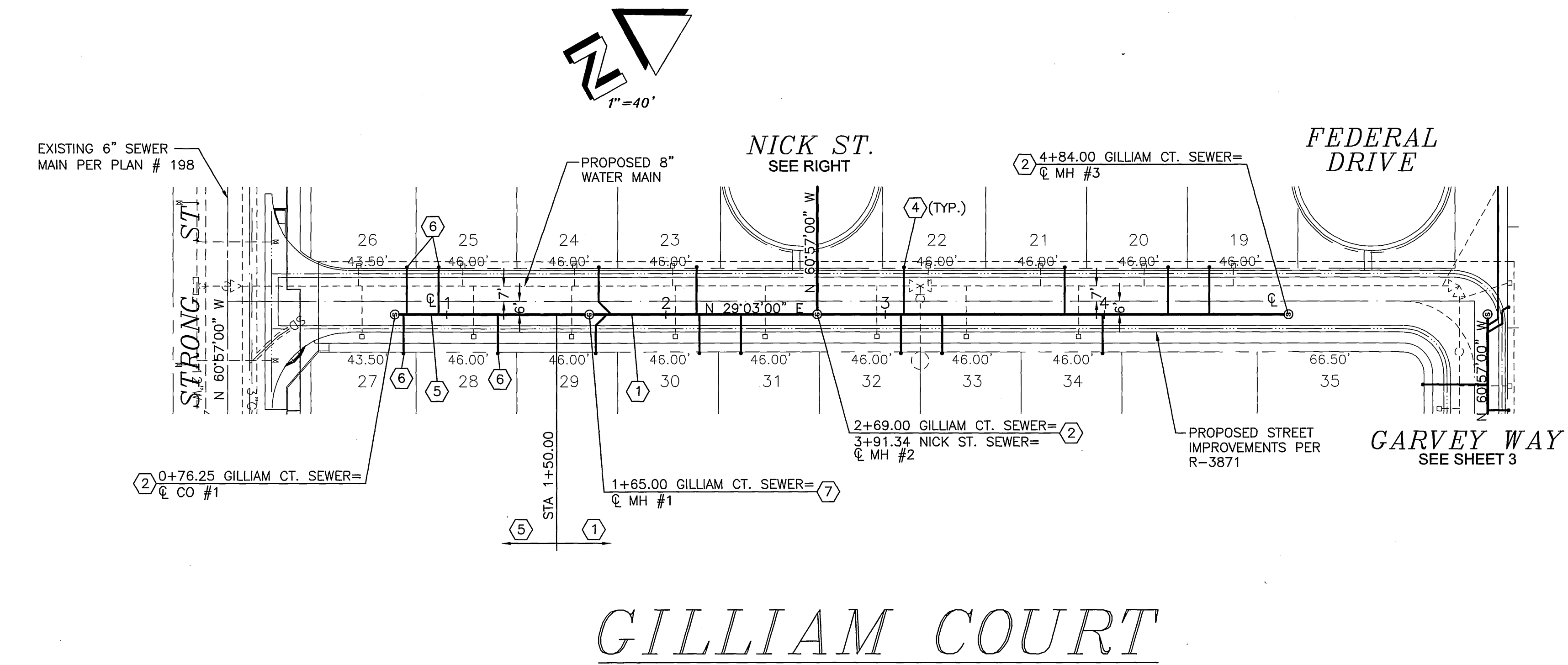
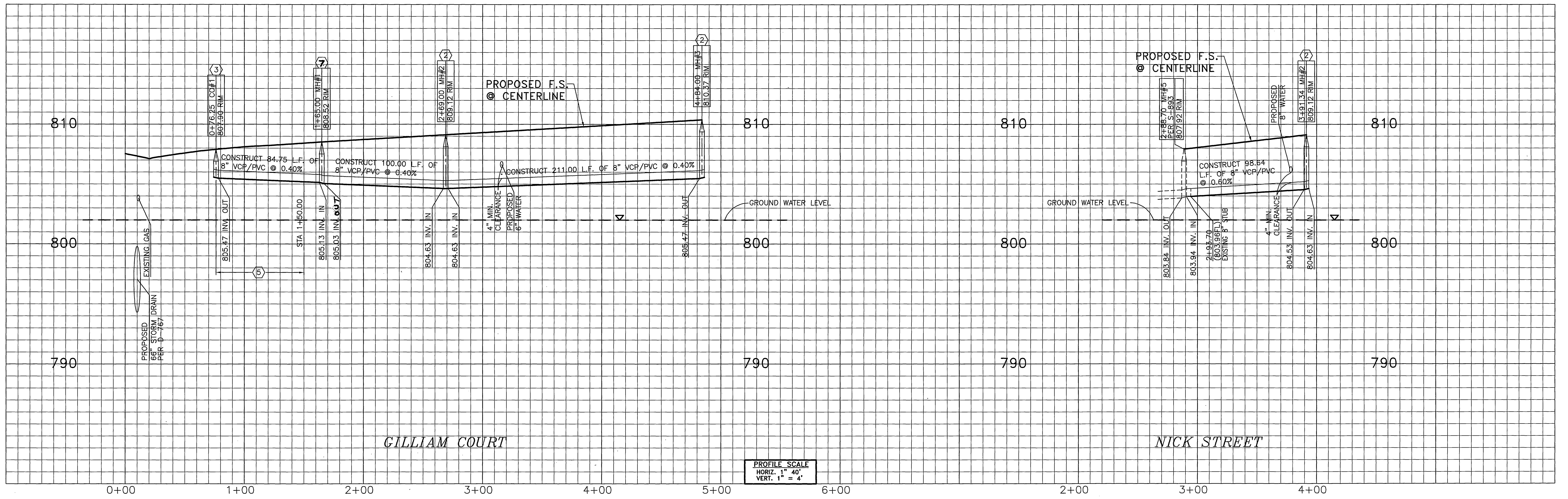
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		
Approved By:	BY:	Date:

APPROVED BY
Don Boyd
CITY ENGINEER
DATE: 2/2/06

TRACT 32293 SEWER IMPROVEMENT PLANS TITLE SHEET

File name: P:\TPG\04\04-0151\SS\04-0151SS01.dwg

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Sheet 1 OF 6 SHEETS
FILE NO. 04-0151



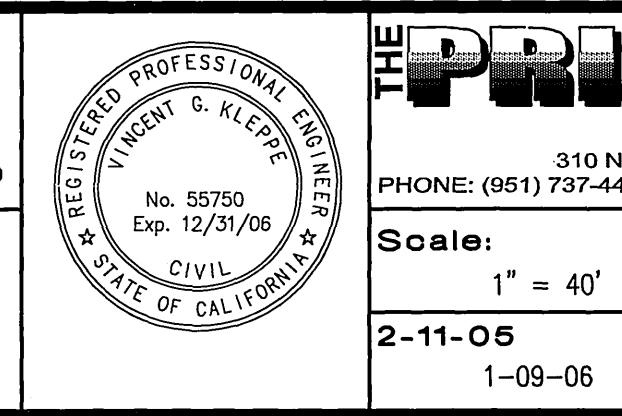
CONSTRUCTION NOTES	
No.	DESCRIPTION
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(2)	INSTALL CONC MANHOLE PER CITY SEWER STD DWG No. 500.
(3)	INSTALL SEWER CLEAN OUT PER CITY SEWER STD DWG No. 560.
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(5)	CONSTRUCT 8" VCP OR PVC SEWER MAIN (TYPICAL ALL MAINS), PIPE BEDDING CASE IV PER CITY STD DWG No. 452.
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BENCHMARK
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 ELEV.: 813.66

PW05-0543



Prepared Under The Supervision Of:
 Vincent G. Kleppe
 REGISTERED CIVIL ENGINEER NO. 65750
 REGISTRATION EXPIRES: 12/31/06
 Date: 1/10/06



PRIZM GROUP
 • CYRAX 3-D LASER SCANNING
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 310 N. GOTA ST. SUITE 1, CORONA, CA 92880
 PHONE: (951) 737-4408 • FAX: (951) 737-4407 • info@prizm-group.com
Bench Mark:
 GPS-51 (SEE THIS SHEET)
Scale:
 1" = 40'
 2-11-05
 1-09-06

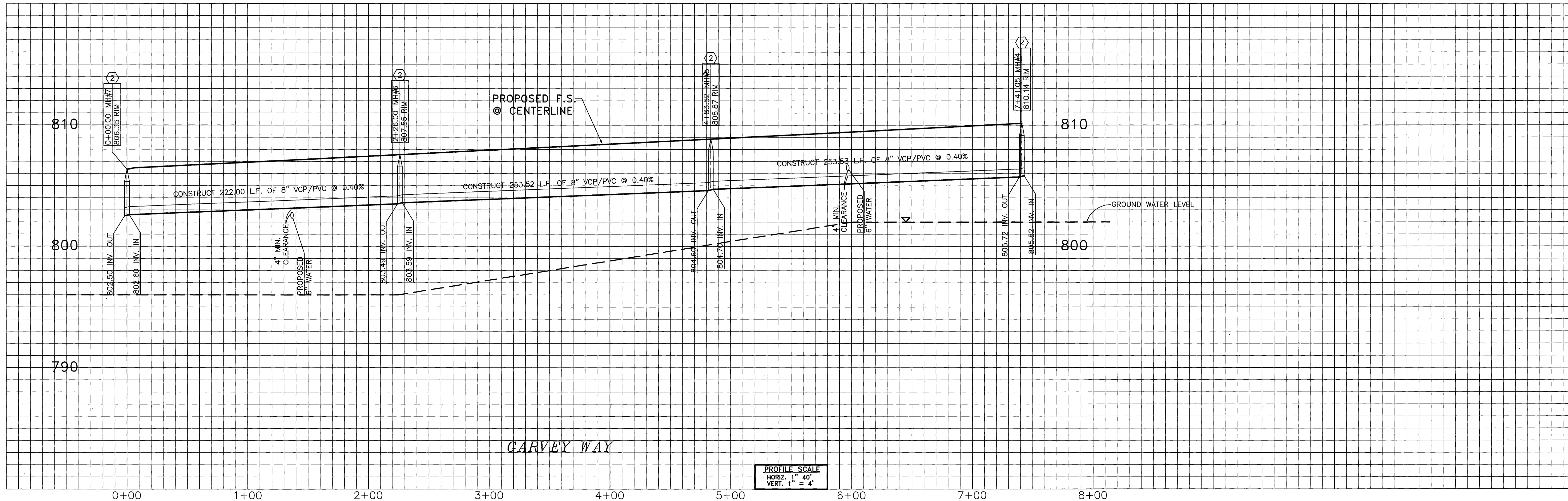
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REMARK	DESCRIPTION		
DESIGNED: VGK	DRAWN: BM	CHECKED: VGK	

CITY OF RIVERSIDE
 WATER DEPT
 APPROVED BY: *MW McLeod 1/26/06*
 APPROVED BY

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 Approved By: *By: [Signature] Date: 1/26/06*
 APPROVED BY: *[Signature]*
 DATE: 1/26/06

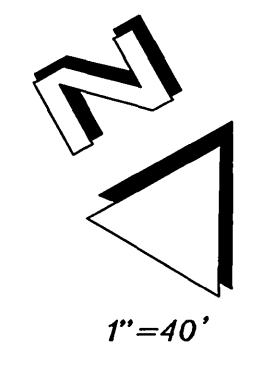
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SEWER IMPROVEMENT PLANS
GILLIAM CT. & NICK ST.
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 OF 6 SHEETS
 FILE NO.
 04-0151

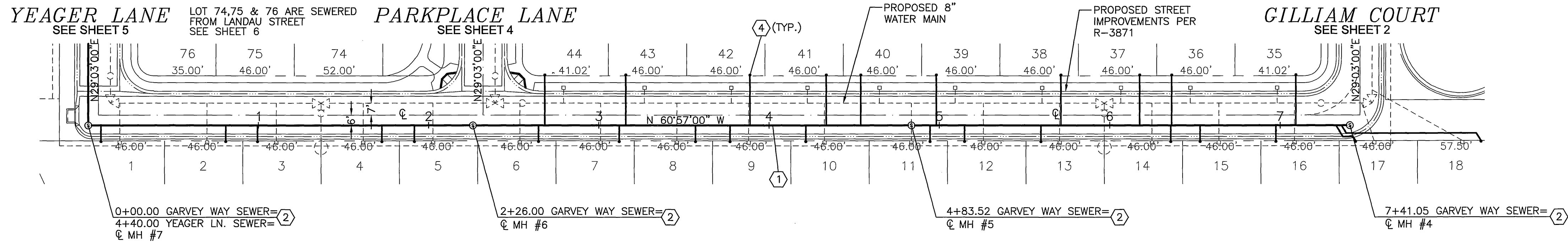


PROFILE SCALE
 HORIZ. 1" = 40'
 VERT. 1" = 4'

GARVEY WAY



CONSTRUCTION NOTES	
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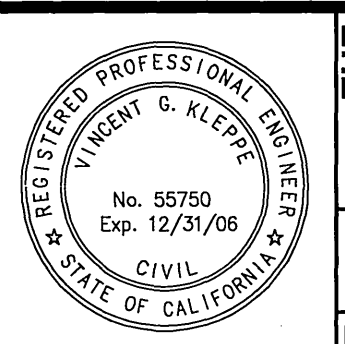
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 ELEV.: 813.66

GARVEY WAY

PW05-0543



Prepared Under The Supervision Of:
Vincent G. Kleppe
 Vincent G. Kleppe
 REGISTERED CIVIL ENGINEER NO. 55750
 REGISTRATION EXPIRES: 12/31/08
 Date: 1/10/05



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 310 N. COTA ST. SUITE 1, CORONA, CA 92880
 PHONE: (951) 737-4408 • FAX: (951) 737-4407 • 199@prizm-group.com
GLENWOOD VILLAGE
 Scale: 1" = 40'
 Date: 1-09-06

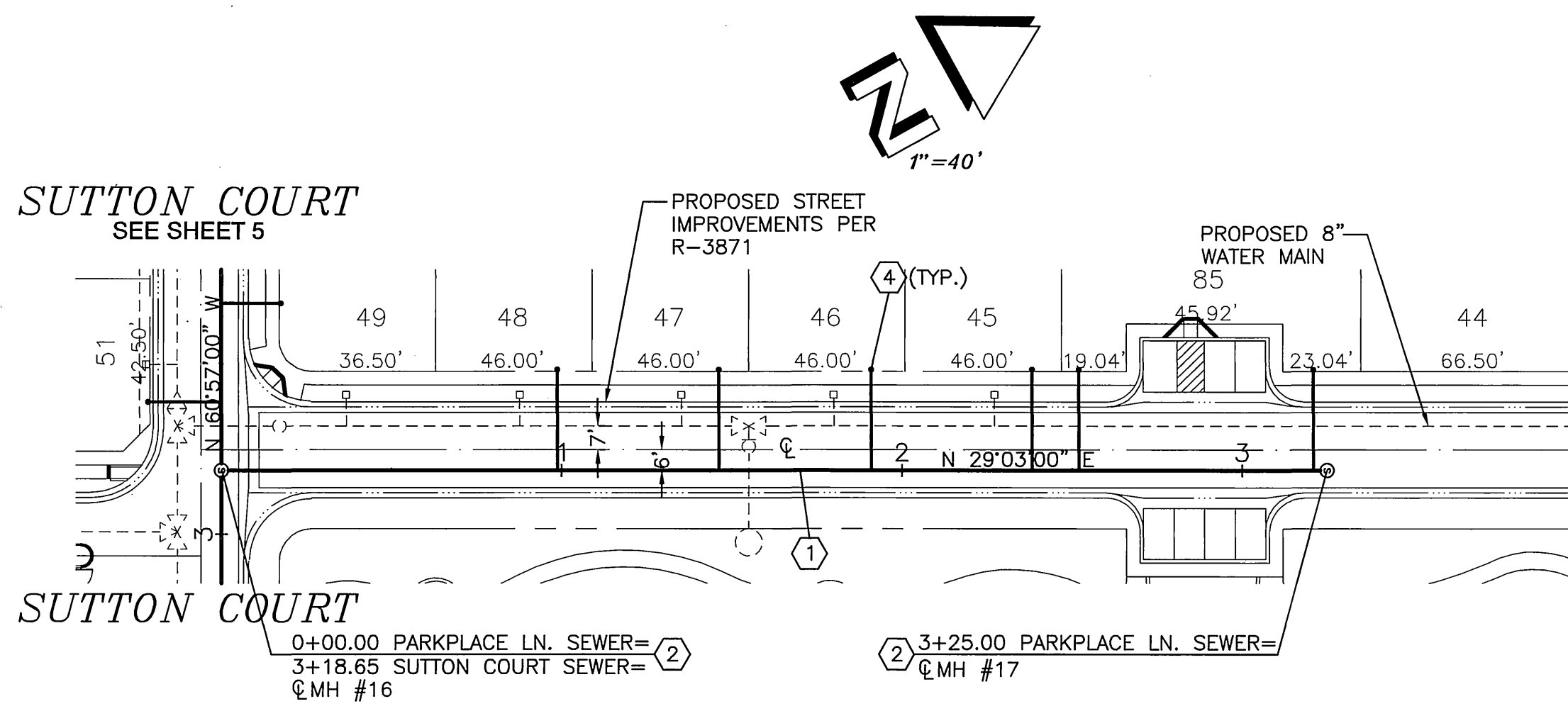
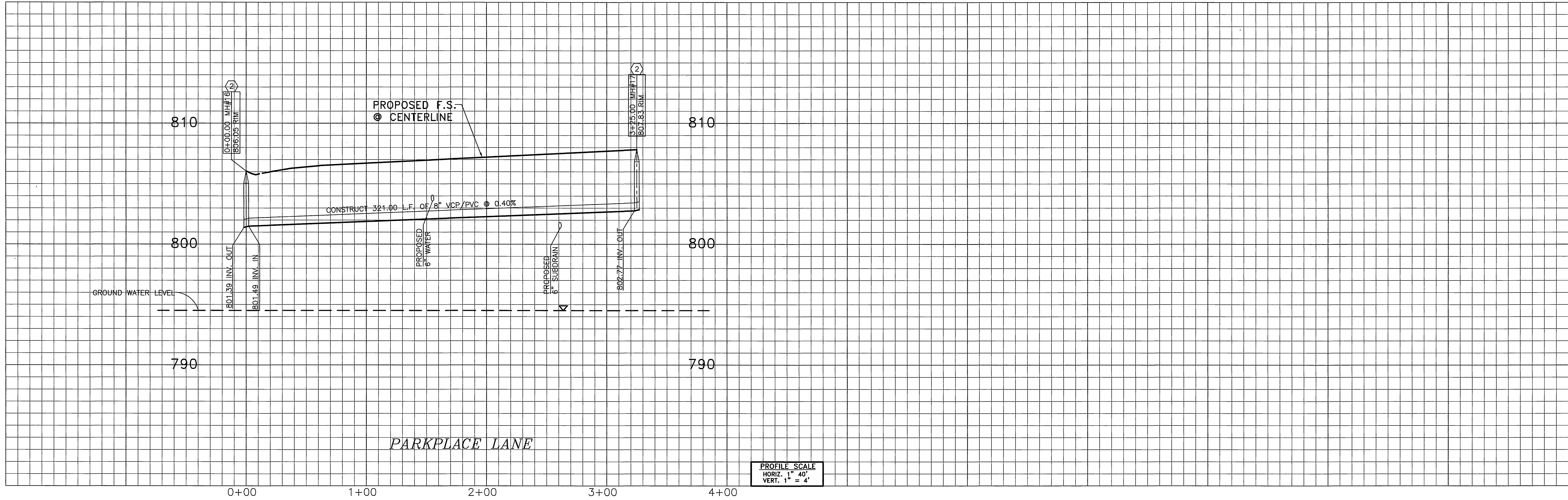
Bench Mark: GPS-51 (SEE THIS SHEET)

REVISIONS:	REMARK	DESCRIPTION	APR.	DATE	
DESIGNED:	VGK	DRAWN:	BM	CHECKED:	VGK

CITY OF RIVERSIDE WATER DEPT
 APPROVED BY: *MW Mused* 1/26/05

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY:	BY:	DATE:	APPROVED BY:

TRACT 32293 SEWER IMPROVEMENT PLANS GARVEY WAY
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 FILE NO. 04-0151
 File name: P:\TPG\04\04-0151\SS\04-0151SS03.dwg



CONSTRUCTION NOTES	
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①	CONSTRUCT 8" VCP OR PVC SEWER MAIN (TYPICAL ALL MAINS), PIPE BEDDING CASE 1 PER CITY STD DWG No. 452.
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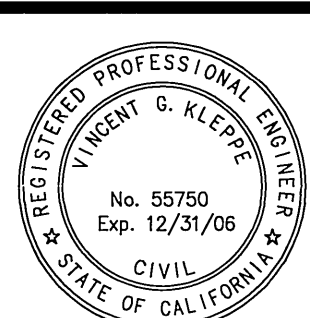
BENCHMARK
 CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE.
 ELEV.: 813.66

PARKPLACE LANE

PW05-0543

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
 Date: 1/10/06
 VINCENT G. KLEPPE
 REGISTERED CIVIL ENGINEER NO. 55750
 REGISTRATION EXPIRES: 12/31/06



PRIZM GROUP
 • CYRAX 3-D LASER SCANNING
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 310 N. COTA ST. SUITE 1, CORONA, CA 92880
 PHONE: (951) 737-4406 • FAX: (951) 737-4407 • tpjg@the-prizm-group.com

Bench Mark:
 GPS-51
 (SEE THIS SHEET)

GLENWOOD VILLAGE
 Scale: 1" = 40'
 Date: 1-09-06

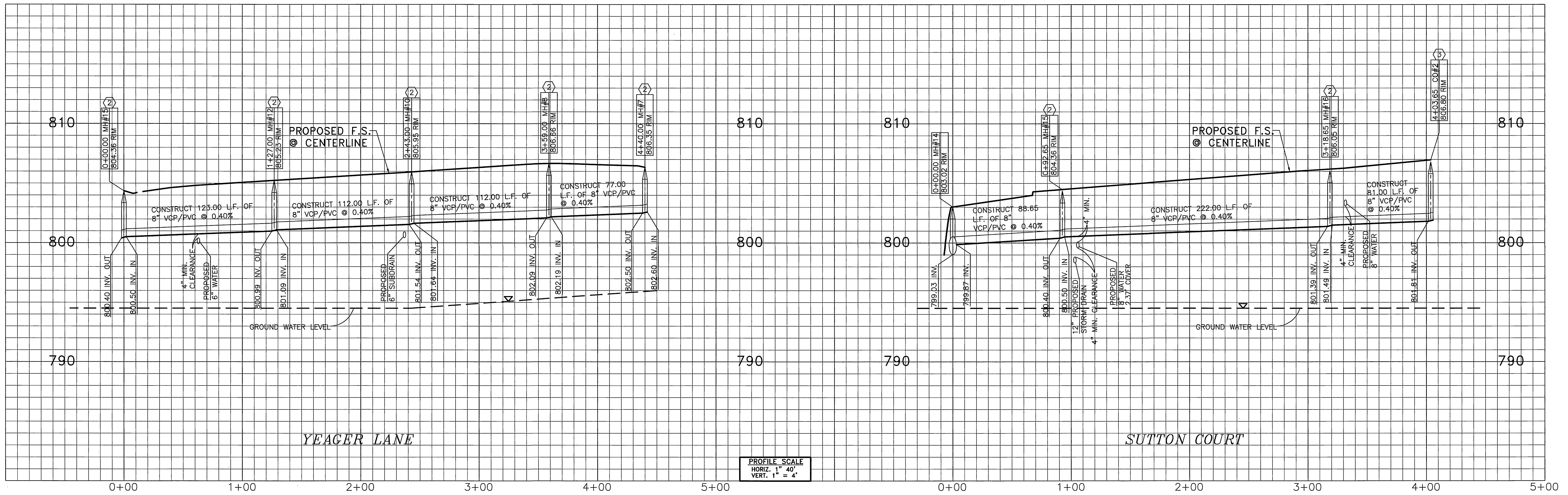
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REMARK	DESCRIPTION		
DESIGNED: VGK	DRAWN: BM	CHECKED: VGK	

CITY OF RIVERSIDE
 WATER DEPT
 Approved By: *M. M. M. 1/26/05*
 APPROVED BY

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
Approved By:	BY:	Date:	APPROVED BY
	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
PRINCIPAL ENG.			CITY ENGINEER
PARKS DEPARTMENT			
TRAFFIC DIVISION			
			DATE: 2/20/06

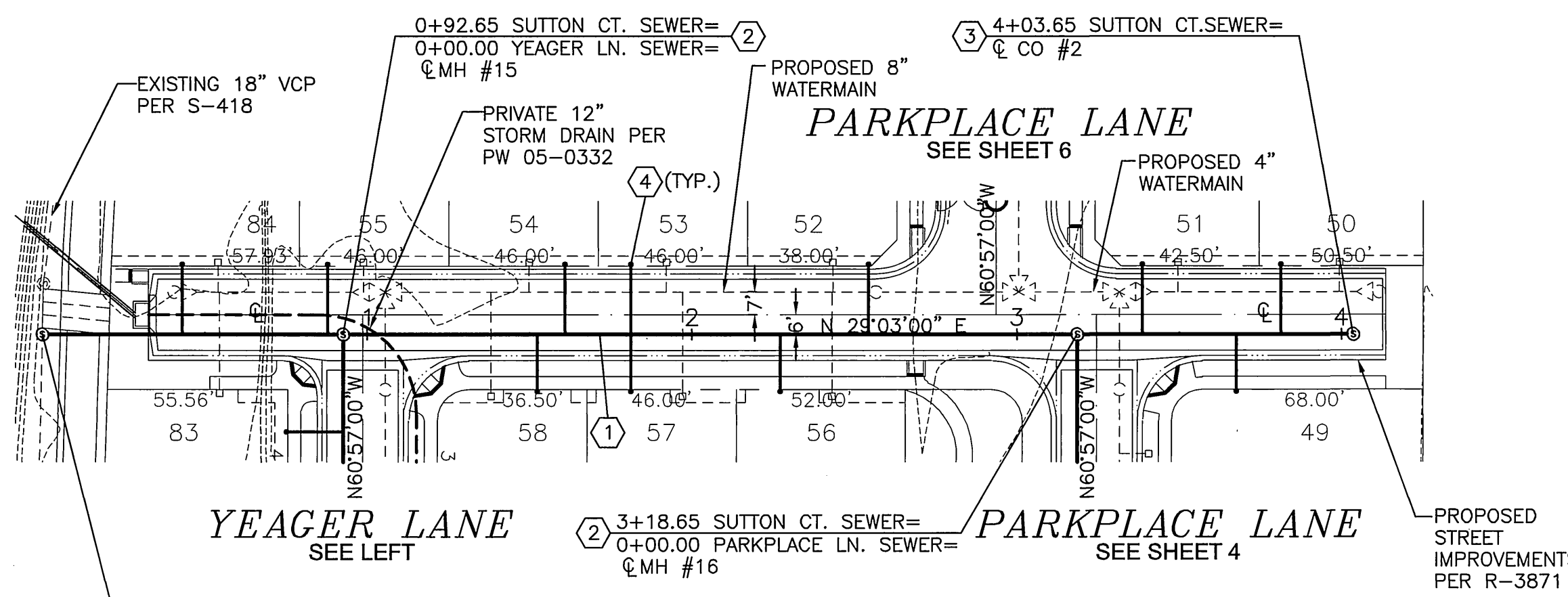
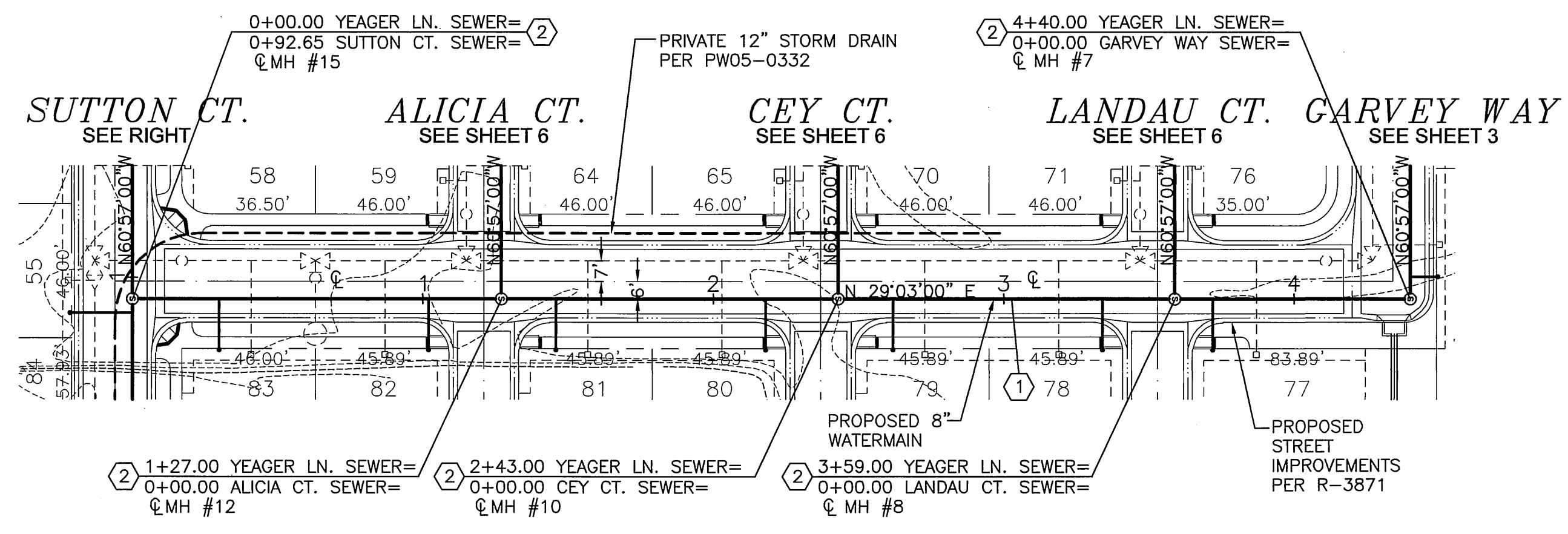
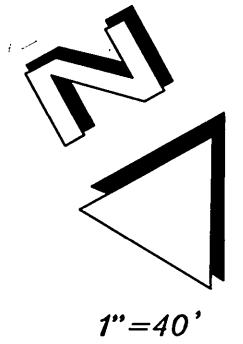
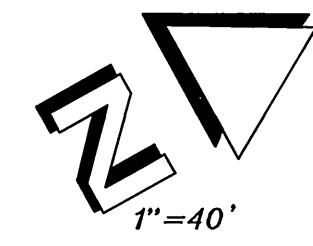
**TRACT 32293
SEWER IMPROVEMENT
PLANS
PARKPLACE LN.**

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 OF 6 SHEETS
 FILE NO.
 04-0151
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PROFILE SCALE
HORIZ. 1" = 40'
VERT. 1" = 4'

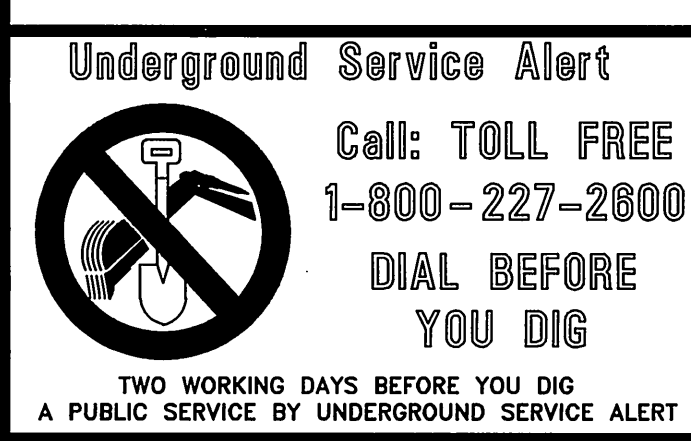
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BENCHMARK
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ELEV.: 813.66

YEAGER LANE

SUTTON COURT



Prepared Under The Supervision Of:
Vincent G. Kleppe
Date: 1/10/05
VINCENT G. KLEPPE
REGISTERED CIVIL ENGINEER NO. 55750
REGISTRATION EXPIRES: 12/31/06



PRIZM GROUP
310 N. GOTA ST., SUITE 1, CORONA, CA 92880
PHONE: (951) 737-4406 • FAX: (951) 737-4407 • info@the-prizm-group.com
No. 55750
Exp. 12/31/06
GLENWOOD VILLAGE
Date: 1-09-06

Bench Mark: GPS-51 (SEE THIS SHEET)

REVISIONS:	APPR.	DATE:
REMARK DESCRIPTION:		

DESIGNED: VGK DRAWN: BM CHECKED: VGK

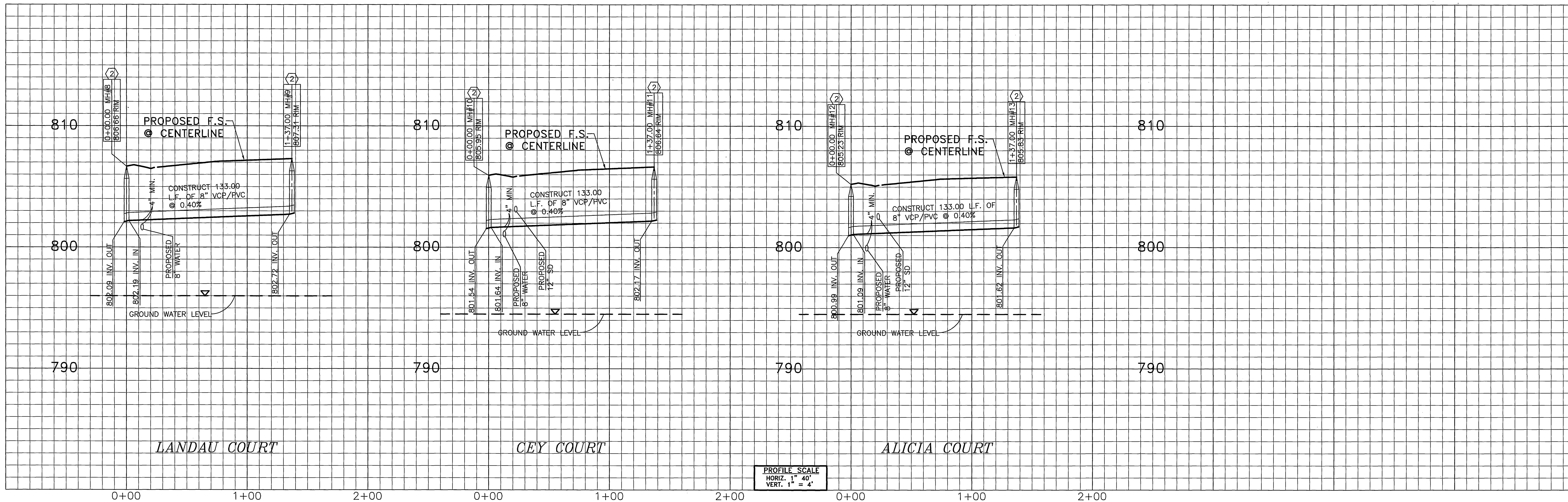
CITY OF RIVERSIDE
WATER DEPT
MW McNeil 1/24/05
APPROVED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
Approved By: BY: *[Signature]* Date: *1/10/05*
PRINCIPAL ENG. PARKS DEPARTMENT TRAFFIC DIVISION
APPROVED BY: *[Signature]*
CITY ENGINEER
DATE: *1/10/05*

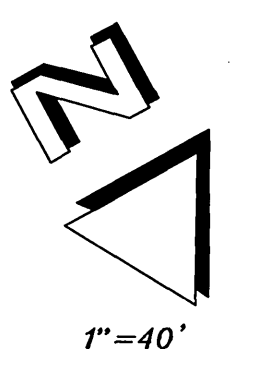
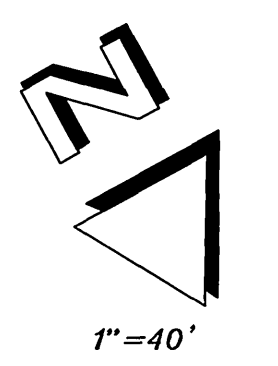
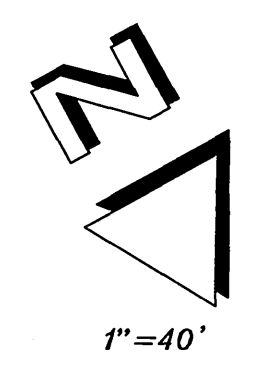
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SEWER IMPROVEMENT PLANS
YEAGER LN. & SUTTON CT.
File name: P:\TPG\04\04-0151\SS\04-0151SS05.dwg
S-1918
Sheet 5 OF 6 SHEETS
FILE NO. 04-0151

PW05-0543

INDEXED 3-7-06 Lfh



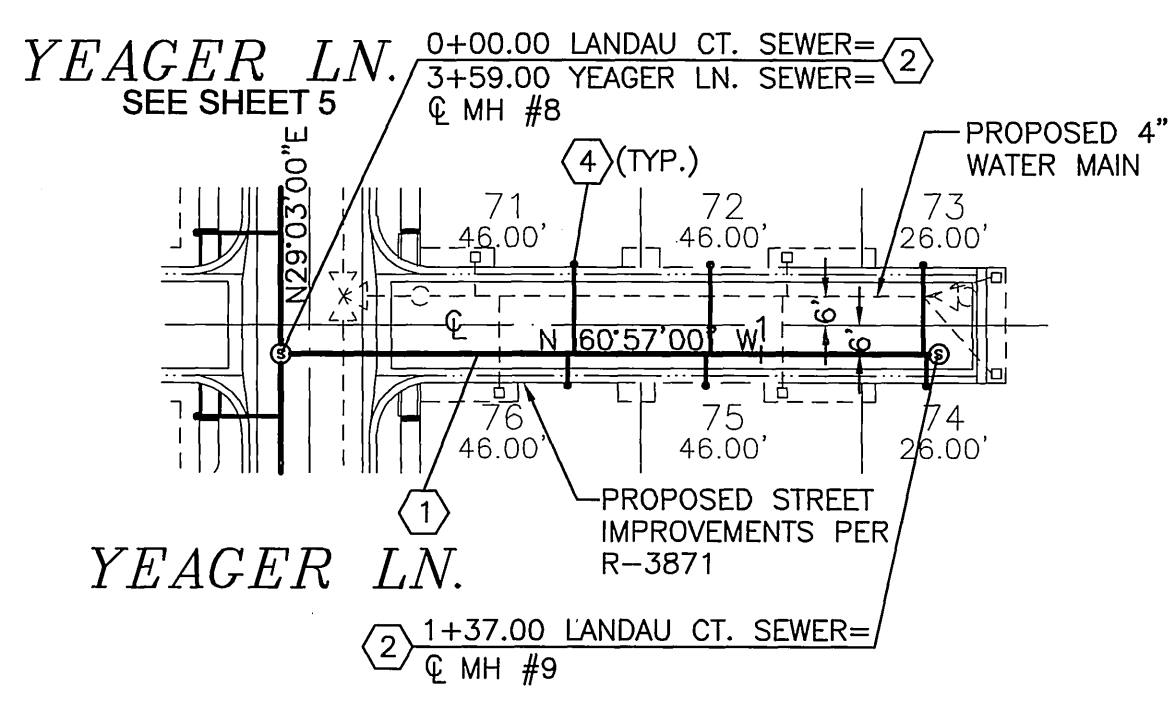
PROFILE SCALE
 HORIZ. 1" = 40'
 VERT. 1" = 4'



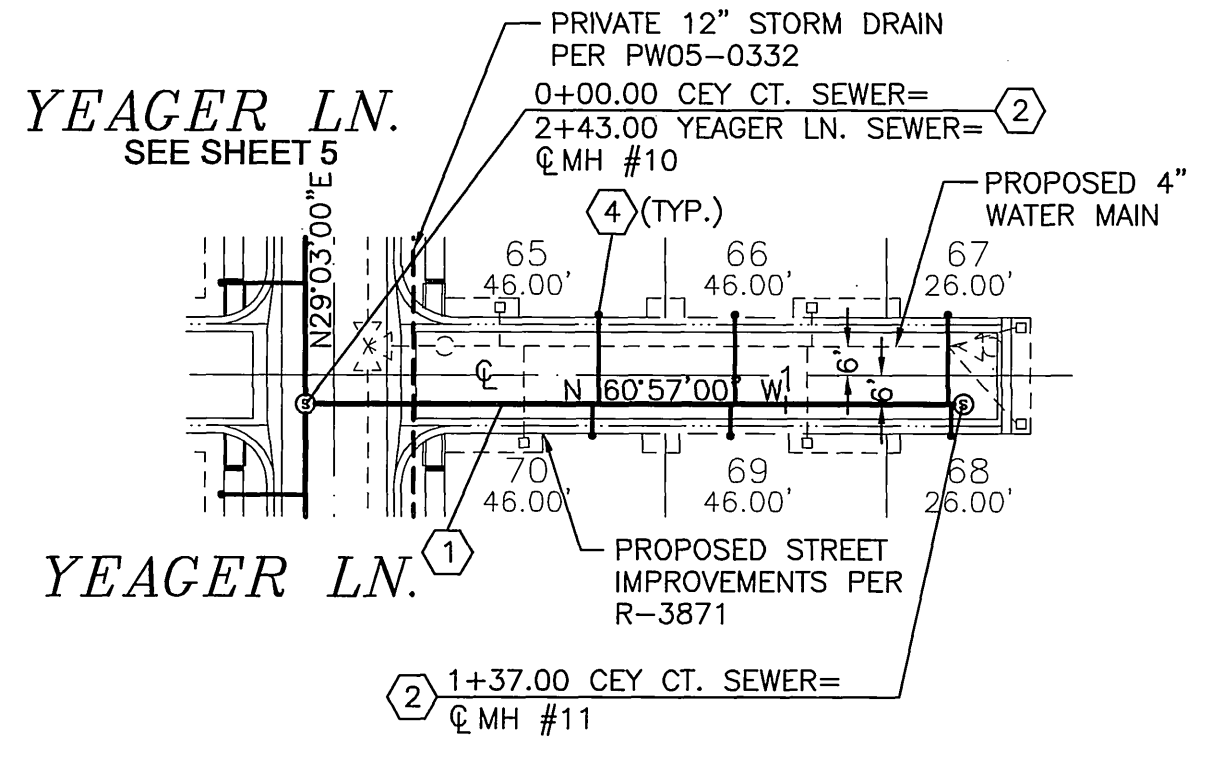
CONSTRUCTION NOTES	
No.	DESCRIPTION
①	CONSTRUCT 8" VCP OR PVC SEWER MAIN (TYPICAL ALL MAINS), PIPE BEDDING CASE 1 PER CITY STD DWG No. 452.
②	INSTALL CONC MANHOLE PER CITY SEWER STD DWG No. 500.
③	INSTALL SEWER CLEAN OUT PER CITY SEWER STD DWG No. 560.
④	CONSTRUCT 4" SEWER LATERAL WITH CLEAN OUT @ P.L.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

BENCHMARK

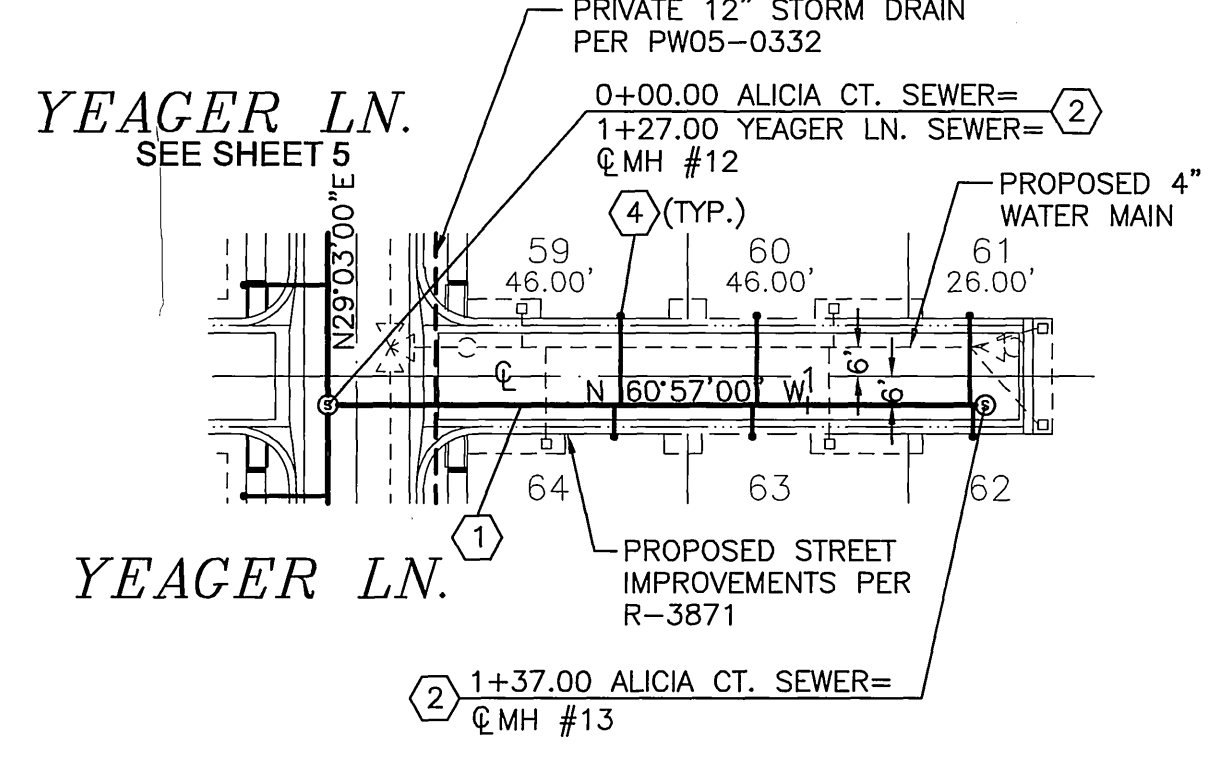
CITY OF RIVERSIDE BENCH MARK GPS-51: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 51 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY CURB OF COLUMBIA AVENUE, 4 FEET EAST OF THE BCR OF THE NORTHEAST OF MAIN STREET AT COLUMBIA AVENUE. ELEV.: 813.66



LANDAU COURT



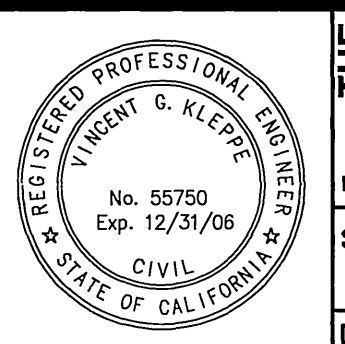
CEY COURT



ALICIA COURT



Prepared Under The Supervision Of:
Vincent G. Kleppe
 REGISTERED CIVIL ENGINEER NO. 55750
 REGISTRATION EXPIRES: 12/31/06
 Date: 1/19/06



PRIZM GROUP
 310 N. COTA ST. SUITE 1, CORONA, CA 92680
 PHONE: (951) 737-4406 • FAX: (951) 737-4407 • top@prizm-group.com
 Scale: 1" = 40'
 Date: 1-09-06
GLENWOOD VILLAGE

REVISIONS:

REMARK	DESCRIPTION	APR.	DATE

DESIGNED: VGK DRAWN: BM CHECKED: VGK

CITY OF RIVERSIDE WATER DEPT.
MW MULLER 1/24/06
 APPROVED BY

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY:	BY:	DATE:	APPROVED BY:

TRACT 32293 SEWER IMPROVEMENT PLANS
 LANDAU CT., CEY CT. & ALICIA CT.
 File name: P:\TPG\04\04-0151\SS\04-0151SS06.dwg

PW05-0543

S-1918
 Sheet 6 OF 6 SHEETS
 FILE NO. 04-0151