

GRADING PLAN DESIGN NOTES

- ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY'S CURRENT GRADING ORDINANCE, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WITH SUPPLEMENTS (A.P.W.A. SPECIFICATIONS) AND THE "SAN DIEGO AREA REGIONAL STANDARD DRAWINGS", AS AMENDED BY THE CITY SUPPLEMENTS, AND THE EARTHWORK SPECIFICATIONS ATTACHED TO THE "PRELIMINARY SOILS REPORTS".
- THE DEVELOPER SHALL BE RESPONSIBLE FOR LANDSCAPING, FOR SLOPE STABILIZATION OF ALL EMBANKMENTS OVER 3 FEET IN HEIGHT, WITHIN 45 DAYS OF COMPLETION OF PRELIMINARY GRADING. PERMANENT IRRIGATION SYSTEMS SHALL BE INSTALLED FOR ALL EMBANKMENTS OVER 5 FEET IN HEIGHT (AND FOR ALL SLOPES ALONG MAJOR STREETS). LANDSCAPING SPECIFICATIONS, AND PLANS AS REQUIRED, SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF THE GRADING PERMIT. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SLOPE STABILIZATION LANDSCAPING UNTIL RELEASE OF THE GRADING BOND OR UNTIL INDIVIDUAL LOTS (OR LIVING UNITS) CLOSE ESCROW, WHICHEVER OCCURS LATER.
- ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER.
- CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH AND UNIFORM SURFACE OF CROSS SECTION. THE SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS DIRECTED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER. FINISH SLOPES SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS OR OTHER WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFFSITE.
- COMPACTION TESTS SHALL BE SUPPLIED FOR TRENCHES.
- ALL EXISTING, ABANDONED PIPELINES SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED SOILS UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES.
- NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK AND THE DEVELOPMENT SERVICES DEPARTMENT ENGINEERING INSPECTOR PRIOR TO PERFORMING ROCK-REMOVAL OPERATIONS.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL A VALID LAND DEVELOPMENT (GRADING) PERMIT HAS BEEN ISSUED, AND ALL AFFECTED PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED.
- THESE PLANS ARE SUBJECT TO A SIGNED AND APPROVED SET OF IMPROVEMENT PLANS.
- A PERMIT, SUPPLEMENTED WITH A TRAFFIC CONTROL PLAN, SHALL BE SUBMITTED TO THE CITY FOR ANY WORK WITHIN EXISTING CITY RIGHT-OF-WAY AND/OR EASEMENTS.
- ALL ROCK-SLOPE PROTECTION SHALL BE RIP RAP UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- ALL LOT PADS SHALL BE DESIGNED TO DRAIN TO AN ACCEPTABLE LOCATION AT A MINIMUM GRADIENT OF 1%.
- ALL MASONRY RETAINING WALLS, EXCEPT THOSE LESS THAN FOUR FEET HIGH AND NOT SUPPORTING A SURCHARGE, REQUIRE A PERMIT FROM THE BUILDING DIVISION. ALL SEGMENTAL RETAINING WALL SYSTEMS, EXCEPT THOSE LESS THAN THREE FEET HIGH AND NOT SUPPORTING A SURCHARGE, REQUIRE A PERMIT FROM THE ENGINEERING DIVISION.
- MAXIMUM SLOPE RATIO SHALL BE 2:1.
- A 12-INCH HIGH BY 4-FOOT WIDE BERM (90% COMPACTED) SHALL BE CONSTRUCTED ALONG THE TOP OF THE SLOPE. NO RUNOFF SHALL FLOW OVER THE TOP OF THE SLOPE. DOWNDRAINS SHALL BE USED PER D-75.
- FOR THIS PLAN TO BECOME EFFECTIVE, AN APPROVED HAUL ROUTE PLAN THAT HAS BEEN APPROVED BY THE CITY ENGINEER SHALL BE INCLUDED [(FOR HAULING OF MATERIAL (DIRT) ON A PUBLIC STREET)].
- LOT GRADING IS TO BE IN ACCORDANCE WITH CITY SUPPLEMENT DRAWING M-12 ("TYPICAL LOT GRADING").
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE CITY ENGINEER.
- ALL DISTURBED AREAS MUST BE REVEGETATED, SUBSTANTIALLY GERMINATED, AND ESTABLISHED WITHIN 45 DAYS OF COMPLETION OF GRADING AND PRIOR TO REQUESTING FINAL INSPECTION.
- IMPORT MATERIAL SHALL BE OBTAINED FROM, AND WASTE MATERIAL SHALL BE DEPOSITED AT A SITE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTES OR ADJACENT STREETS AS DIRECT RESULT OF THE OPERATION.

STORM WATER MITIGATION PLAN NOTE

- ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED STORM WATER MITIGATION PLAN (SWMP).
- PROVIDE STENCILING OR LABELING OF ALL STORM WATER DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA WITH PROHIBITIVE DUMPING LANGUAGE (E.G. "NO DUMPING - I LIVE DOWNSTREAM") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING, SATISFACTORY TO THE CITY ENGINEER. STENCILING OR LABELING MAY ALSO BE REQUIRED IN SPANISH.
- THE PROJECT GEOTECHNICAL CONSULTANT SHALL PROVIDE A STAMPED AND SIGNED LETTER TO THE CITY OF OCEANSIDE ENGINEERING DIVISION STATING THAT THE SOIL PLACED WITHIN THE BIOTENTION FACILITIES MEETS THE SPECIFICATIONS CITED IN THE APPROVED SWMP.

ABBREVIATIONS

AC	ASPHALT CONCRETE	I.E.	INVERT ELEVATION	TC	TOP OF CURB
A.D.	LANDSCAPE AREA DRAIN	IN	INCH	TG	TOP OF GRATE
ARCH	ARCHITECTURAL	MAX	MAXIMUM	W.O.	WORK ORDER
ASSY	ASSEMBLY	M.E.	MATCH EXISTING	&	AND
ATTN	ATTENTION	MIN	MINIMUM		
CL	CENTERLINE	P	NUMBER		
CM	CENTIMETER	PCC	PORTLAND CEMENT CONCRETE		
C.O.	CLEANOUT	PROP	PROPOSED		
DIA	DIAMETER	PVC	POLY VINYL CHLORIDE		
EXIST	EXISTING	PVT	PRIVATE		
FG	FINISH GRADE	S.D.C.O.	STORM DRAIN CLEANOUT		
FL	FLOWLINE	SORSO	SAN DIEGO REGIONAL STANDARD DRAWINGS		
FM	FORCE MAIN				
FS	FINISHED SURFACE	STA	STATION		
G.B.	GRADEBREAK	STD	STANDARD		
HT	HEIGHT	SVC	SERVICE		

CONTRACTOR'S NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD CITY OF OCEANSIDE HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CITY OF OCEANSIDE PROFESSIONAL.

ENGINEER'S NOTE

UNAUTHORIZED CHANGES & USES: 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.

CIVIL ENGINEER CERTIFICATION (AS-BUILT)

I HEREBY CERTIFY THAT AS THE ENGINEER IN RESPONSIBLE CHARGE OF WORK FOR THIS PROJECT, I HAVE SUPERVISED THE CONSTRUCTION OF THE ENGINEERING WORK AS SHOWN ON THESE PLANS INCLUDING THE PERIODIC OBSERVATION OF MATERIALS AND COMPLETED WORK TO DETERMINE GENERAL COMPLIANCE WITH PLANS AND SPECIFICATIONS, AND THAT THE COMPLETED CONSTRUCTION IS IN CONFORMANCE WITH THESE PLANS.

I ALSO CERTIFY THAT ALL CHANGES AND/OR ADDITIONS MADE DURING CONSTRUCTION, ALL INFORMATION AS REQUIRED BY THE CITY OF OCEANSIDE GRADING ORDINANCE, AND ALL RECOMMENDATIONS FROM THE SOILS ENGINEERING AND ENGINEERING GEOLOGY REPORTS PREPARED FOR THIS PROJECT HAVE BEEN INCORPORATED IN THESE PLANS.

CIVIL ENGINEER OF RECORD: _____
NAME LICENSE NO.

GRADING PLAN DESIGN CERTIFICATES

ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER AND ENGINEERING GEOLOGIST AND IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE APPROVED SOILS AND GEOLOGICAL REPORT PREPARED BY:

LGC GEO-ENVIRONMENTAL, INC. DATED: OCTOBER 17, 2017
LGC GEO-ENVIRONMENTAL, INC. DATED: AUGUST 3, 2019
LGC GEO-ENVIRONMENTAL, INC. DATED: SEPTEMBER 27, 2019
DYNAMIC GEOTECHNICAL SOLUTIONS DATED: APRIL 22, 2022
DYNAMIC GEOTECHNICAL SOLUTIONS DATED: MARCH 16, 2023

THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE SOILS AND GEOLOGICAL REPORT PREPARED FOR THIS DEVELOPMENT.

BY: ROBERT SARGENT RCE NO. 92011 DATE: _____

SOILS ENGINEER CERTIFICATION (AS-BUILT)

WE HEREBY CERTIFY THAT WE HAVE PROVIDED PROFESSIONAL TESTING AND APPROVAL CONCERNING THE PREPARATION OF GROUND TO RECEIVE FILLS, TESTING FOR REQUIRED COMPACTION, STABILITY OF ALL FINISH SLOPES, DESIGN OF BUTTRESS FILLS WHERE REQUIRED, THE ADEQUACY OF THE NATURAL GROUND FOR RECEIVING FILL, THE STABILITY OF CUT SLOPES WITH RESPECT TO GEOLOGICAL MATTERS AND THE NEED FOR SUBDRAINS AND OTHER GROUNDWATER DRAINAGE DEVICES, AND THAT THESE GRADING PLANS ACCURATELY REFLECT ALL CONDITIONS AND CONSTRUCTION RECOMMENDATIONS PREPARED FOR THIS PROJECT AS DATED: _____

SOILS ENGINEER OF RECORD: _____
NAME LICENSE NO.

ENGINEERING GEOLOGIST OF RECORD: _____
NAME LICENSE NO.

DECLARATION OF ENGINEER OF WORK

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF OCEANSIDE IS A REVIEW FOR THIS LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS.

AS ENGINEER OF WORK, I AGREE TO INDEMNIFY AND SAVE THE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF WORK, MY EMPLOYEES, AGENTS OR CONSULTANTS.

BRENT C. MOORE RCE 59121 DATE _____

ENGINEER OF WORK:

ALIDADE ENGINEERING
28936 OLD TOWN FRONT STREET, # 205
TEMECULA, CA 92590
(951) 587-2020
BRENT-ALIDADE@ATT.NET

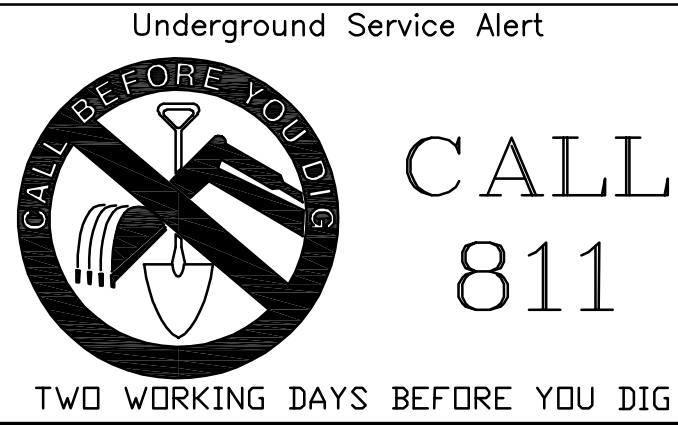
SOILS ENGINEER:

DYNAMIC GEOTECHNICAL SOLUTIONS
27570 COMMERCE CENTER DRIVE, SUITE 128
TEMECULA, CA 92590
(951) 297-2450
KYLE@DYNAMICGEOTECH.COM

PREPARED BY:



28936 OLD TOWN FRONT STREET, # 205
TEMECULA, CA 92590
PH: (951) 587-2020
FAX: (951) 587-2626



CALL
811

Underground Service Alert



TWO WORKING DAYS BEFORE YOU DIG

PRECISE GRADING PLAN FOR RIVERVIEW SPRINGS

COVENANT FOR CONDITION 33

THE PRESENT OR FUTURE OWNER/DEVELOPER SHALL INDEMNIFY AND SAVE THE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITIES, CLAIMS ARISING FROM ANY FLOODING THAT OCCURS ON THIS SITE, AND ANY FLOODING THAT IS CAUSED BY THIS SITE IMPACTING ADJACENT PROPERTIES.

COVENANT FOR CONDITION 43

THE PRESENT OR FUTURE OWNER/DEVELOPER SHALL INDEMNIFY AND SAVE THE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITIES, CLAIMS ARISING FROM ANY FLOODING THAT OCCURS ON THIS SITE, AND ANY FLOODING THAT IS CAUSED BY THIS SITE IMPACTING ADJACENT PROPERTIES.

WORK TO BE DONE

GRADING, DRAINAGE WORK AND IMPROVEMENTS AS SHOWN ON THESE PLANS AND IN CONFORMANCE WITH THE CURRENT SAN DIEGO REGIONAL STANDARD DRAWINGS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), THE CITY OF OCEANSIDE STANDARD DRAWINGS, AND PER THE CITY OF OCEANSIDE GRADING ORDINANCE 81-20.

STANDARD DRAWINGS

- CITY OF OCEANSIDE STANDARD DRAWINGS ADOPTED 2/13/91, REVISED 8/26/92 AND REFORMATIED IN JUNE, 2004.
- SAN DIEGO REGIONAL STANDARD DRAWINGS, 2018 EDITION.

STANDARD SPECIFICATIONS

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), 2015 EDITION INCLUDING THE REGIONAL SUPPLEMENT AMENDMENT.

OWNER/PERMITEE:

RIVERVIEW SPRINGS, LTD
3719 S. PLAZA DRIVE
SANTA ANA, CA 92704
(714) 546-4255

ASSESSOR'S PARCEL NO.:

158-30-40 AND 41

SITE ADDRESS:

RAINIER WAY AT DOUGLAS DRIVE
OCEANSIDE, CA 92058

LEGAL DESCRIPTION

PORTIONS OF PARCELS 1 & 2 PARCEL MAP NO. 15555, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

TOPOGRAPHY BY:

EXISTING TOPO BASED ON AS-BUILT DRAWINGS AND FIELD SURVEY BY ACCULINE SURVEY DATED JUNE, 2022.

SHEET INDEX:

SHEET 1 TITLE AND GENERAL NOTES
SHEET 2 KEY MAP AND NOTES
SHEET 3 NOTES AND DETAIL SHEET
SHEET 4 - 7 DETAILS SHEET
SHEET 8 - 13 PRECISE GRADING PLAN
SHEET 14 - 15 STORM DRAIN PROFILES
SHEET 16 DMA AREA SHEET
SHEET 17-21 PRIVATE SEWER PLAN
SHEET 22-23 PRIVATE SEWER DETAIL SHEET

REFERENCE DRAWINGS:

215/201 SAN LUIS REY RIVER FLOOD CONTROL PROJECT
W-1152 RIVERVIEW VILLAS WATER IMPROVEMENT PLANS
1397 RIVERVIEW VILLAS IMPROVEMENT PLANS (PHASE 1)
1492 RIVERVIEW VILLAS GRADING PLANS
1503 RIVERVIEW VILLAS GRADING AND IMPROVEMENT PLANS (PHASES 2 & 3)
2207 BRISBANE GRADING & DRAINAGE PLANS
R-9506 THRU R-9511 RIVERVIEW VILLAS IMPROVEMENT PLANS (PHASES 2 & 3)
R-3746 THRU R-3747 NORTH RIVER ROAD IMPROVEMENT PLANS

EARTHWORK QUANTITIES:

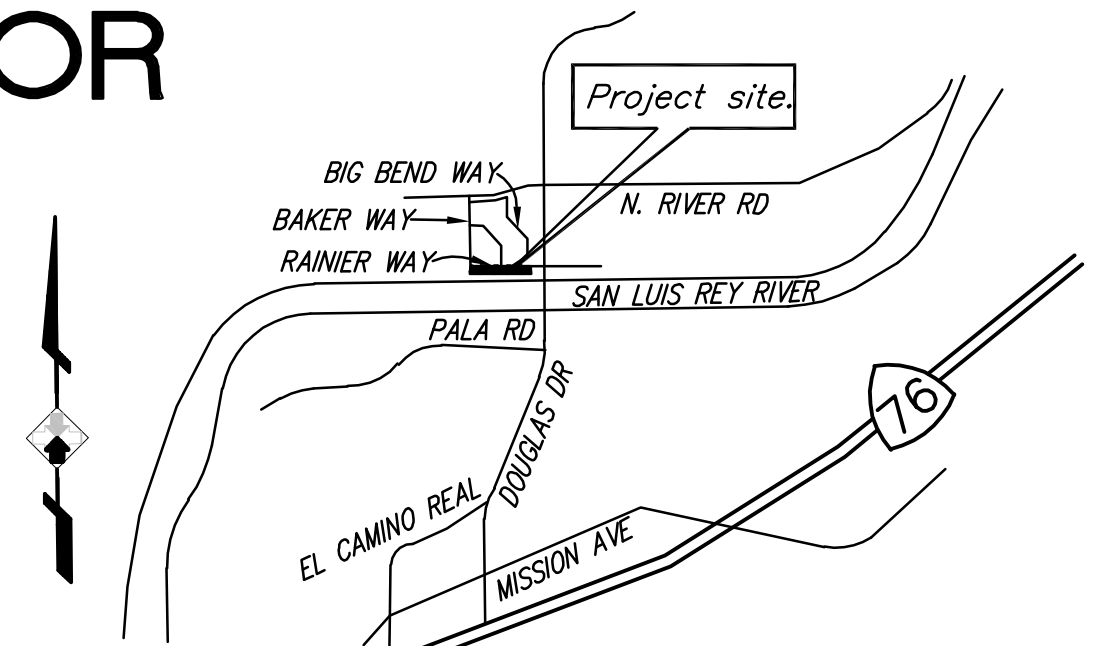
CUT (TO FINISH SURFACE): 995 CY
FILL (TO FINISH SURFACE): 580 CY
REMEDIAL GRADING: 0 CY
UNCUTS: 1,732 CY
EXPORT: 2,147 CY

STORM WATER QUALITY MANAGEMENT PLAN (SWOMP) NOTES

- PRIOR TO RECEIVING A BUILDING OCCUPANCY PERMIT, THE PROJECT SHALL DEMONSTRATE THAT ALL POST CONSTRUCTION STRUCTURAL BEST MANAGEMENT PRACTICES (BMPs), INCLUDING STORM WATER POLLUTANT CONTROL BMPs AND/OR HYDROMODIFICATION MANAGEMENT BMPs, ARE CONSTRUCTED AND FULLY OPERATIONAL, CONSISTENT WITH THE "DEEMED COMPLETE" SWOMP AND THE APPROVED GRADING PLAN, IN ACCORDANCE WITH THE CURRENT SAN DIEGO COUNTY RWQCB ORDER NO. R9-2013-0001 E.3.E. (1)(c).
- ALL POST-CONSTRUCTION BMPs SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED SWOMP.
- PROVIDE STENCILING OR LABELING OF ALL STORM WATER DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA WITH PROHIBITIVE DUMPING LANGUAGE (E.G. "NO DUMPING - I LIVE DOWNSTREAM") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING, SATISFACTORY TO THE CITY ENGINEER. STENCILING OR LABELING MAY ALSO BE REQUIRED TO BE IN SPANISH.
- THE PROJECT SOILS ENGINEER SHALL PROVIDE A STAMPED AND SIGNED LETTER TO THE CITY OF OCEANSIDE ENGINEERING DIVISION STATING THAT THE SOIL PLACED WITHIN THE BIOTENTION FACILITIES MEETS THE SPECIFICATIONS CITED IN THE APPROVED SWOMP.
- SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD, OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO ADJACENT STREETS OR STORM WATER CONVEYANCE SYSTEM DUE TO CONSTRUCTION VEHICLES OR OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH DAY AND/OR AFTER A STORM EVENT THAT CAUSES BREACHING OF THE INSTALLED CONSTRUCTION BMPs.

ADD SIGNATURE BLOCK FOR WATER UTILITIES DEPARTMENT

GEOTECHNICAL CONSULTANT APPROVAL	NO.	DESCRIPTION	APP'VD	DATE
CITY OF OCEANSIDE				
PLANS ARE CHECKED AND FOUND TO COMPLY WITH THE CITY OF OCEANSIDE REQUIREMENTS:				
APPROVED BY _____				DATE _____



VICINITY MAP

NOT TO SCALE

LEGEND:

ITEM	STANDARD DWG.	SYMBOL
PROPOSED WROUGHT IRON FENCE (PVT)		
PROPOSED PCC PAVEMENT (PVT)	4" PCC W/ NO. 3 BARS @ 18" * ON CENTER BOTH WAYS W/ 8" X 8" THICKENED EDGES OVER 6" AB	
PROPOSED AC PAVEMENT - LIGHT (PVT)	(3" AC / 6" AB)*	
PROPOSED SEWER FORCE MAIN (PVT)	(STD DWG S-2)	
PROPOSED 4" SEWER LATERAL (PVT)	(STD DWG S-3, S-4)	
PROPOSED SEWER MANHOLE (PVT)	(STD DWG S-5, S-9)	
PROPOSED SEWER WETWELL/GRINDER PUMPS (PVT) SEE DETAILS SHTS 21 & 22		
PROPOSED TRENCH RESURFACING	(STD DWG M-3A)	
PROPOSED MODULAR WETLANDS (PVT)	SEE DETAIL SHEET 3	
PROPOSED TYPE 'B' INLET (PVT)	SORSO D-2	

() = CITY OF OCEANSIDE STANDARD DRAWINGS

* THE ABOVE MENTIONED SECTION IS FOR PRELIMINARY DESIGN AND SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER OF RECORD BY FINAL TESTING AND OBSERVATION AND VERIFIED BY THE CITY OF OCEANSIDE MATERIALS LAB AFTER PROVIDED TEST RESULTS.

UTILITY COMPANY

AT&T
COX
SAN DIEGO GAS AND ELECTRIC (SD&E)
WATER UTILITIES (CITY)
TRAFFIC SIGNAL MAINTENANCE (CITY)
NORTH COUNTY TRANSIT DISTRICT (NCTD)

EMERGENCY NO.

1 (800) 924-9420
1 (800) 234-3993
1 (800) 611-7343
1 (760) 435-5800
1 (760) 435-4500
1 (760) 966-6500

NOTE:

THE CITY'S PLAN CHECK IS NOT A DETERMINATION OF TECHNICAL DESIGN FUNCTIONALITY OF THE IMPROVEMENTS. THE PLAN CHECK DOES NOT RELIEVE THE ENGINEER OF WORK OF THEIR RESPONSIBILITY FOR THE DESIGN AND THE SUFFICIENCY OF THE PROPOSED IMPROVEMENTS.

FEMA

FLOOD ZONE DESIGNATION: ZONE X (SHADED) AND ZONE A99
BASE FLOOD ELEVATION (BFE): 59.4 (BLDG 1), 59.7 (BLDG 2)
60.0 (BLDG 3), 60.3 (BLDG 4)
60.7 (BLDG 5), 61.0 (BLDG 6)

FIRM PANEL NO. AND SUFFIX: 0607300752H

FIRM EFFECTIVE DATE: 05/16/2012

FEMA CLOM CASE NO.: 18-09-0277C

SHOW FLOOD PLAIN AND FLOOD WAY LIMITS ON PLANS (WHEN APPLICABLE): N/A

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTHERLY LINE OF PARCEL MAP NO. 15555, I.E. N 89°55'07" W.

APPROVED CHANGES:

CITY NAVD88 BENCHMARK:

Description: STATION NO. 1031 - 3.5" BRASS DISK IN MONUMENT
WELL
Location: EASTERLY OF 2 MONUMENT WELLS AT CL OF SHEETSHADE ST. & ARBOR COVE CIR. MONUMENT IS NOT THE CENTER POINT OF CUL-DE-SAC.
Record From: CITY OF OCEANSIDE GEODETIC CONTROL NETWORK
Elev: ELEV=61.11 Datum: NAVD 88

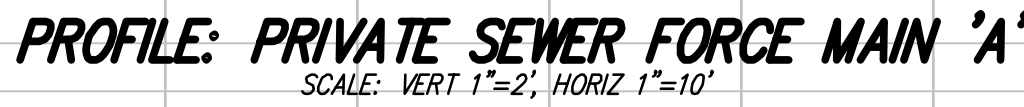
LEGEND:

ITEM	STANDARD DWG.	SYMBOL
PROJECT BOUNDARY		
EASEMENT		
EXISTING LOT LINE		
EXISTING PAVEMENT GRADE	P 60.00	
EXISTING TOP OF CURB GRADE	TC 60.00	
EXISTING FLOW LINE GRADE	FL 60.00	
EXISTING INVERT ELEVATION	IE 60.00	
EXISTING FINISH GROUND ELEVATION	60.0	
EXISTING CONTOUR	243	
EXISTING CURB		
EXISTING CURB AND GUTTER		
EXISTING STRIPING		
EXISTING SITE LIGHT		
EXISTING WATER METER BOX		
EXISTING ELECTRICAL VAULT		
EXISTING ATT PEDESTAL		
EXISTING PEDESTRIAN RAMP		
EXISTING SIGN		
EXISTING SEWER CLEANOUT		
EXISTING WATER MAIN		
EXISTING WATER VALVE		
EXISTING FIRE HYDRANT		
EXISTING STORM DRAIN CATCH BASIN		
EXISTING STORM DRAIN CLEAN OUT		
EXISTING STORM DRAIN		
EXISTING FENCE		
EXISTING RETAINING WALL		
EXISTING RIBBON GUTTER		
EXISTING SEWER MAIN		
EXISTING TREE		
EXISTING TRASH ENCLOSURE		

PROPOSED BUILDING	
PROPOSED CARPORT (PVT)	
PROPOSED STAIRS (PVT) (N.A.P.)	
PROPOSED STRIPING (PVT)	
PROPOSED RIBBON GUTTER (PVT)	
PROPOSED TRASH ENCLOSURE (PVT)	
PROPOSED PCC HARDSCAPE (PVT)	
PROPOSED PERMEABLE PAVERS (PVT)	SEE DETAIL SHEET 2
PROPOSED 6" OR 8" CURB (PVT)	SORSO G-1
PROPOSED 0" CURB (PVT)	SORSO G-1
PROPOSED DAYLIGHT LINE	
PROPOSED CONTOUR	243
PROPOSED SAWCUT LINE	
PROPOSED TOP OF CURB GRADE	TC 66.00
PROPOSED PAVEMENT GRADE	P 66.00
PROPOSED FINISH SURFACE ELEVATION	FS 66.00
PROPOSED FINISH GRADE ELEVATION	FG 66.0
PROPOSED INVERT ELEVATION	IE 66.00
PROPOSED TOP OF GRATE ELEVATION	TG 66.00
PROPOSED HIGH POINT ELEVATION	H.P.
PROPOSED GRADIENT	1.0%
PROPOSED MATCH EXISTING GRADE	M.E.
PROPOSED S.D. CLEANOUT	SORSO D-9
PROPOSED FILTERRA UNITS	SEE DETAILS SHEETS 5 & 6
PROPOSED RCP STORM DRAIN (PVT)	SORSO D-60
PROPOSED PVC STORM DRAIN (PVT)	(STD DWG S-2)
PROPOSED CUT/FILL SLOPE (PVT)	
PROPOSED SWALE (PVT)	SEE DETAIL SHEET 4

WDID NO. FILE NO. D16-00017

SHEET 1	CITY OF OCEANSIDE ENGINEERING DIVISION	23 SHEETS
PRECISE GRADING PLAN FOR RIVERVIEW SPRINGS		
ACCEPTED BY:		
CITY ENGINEER: BRIAN K. THOMAS R.C.E. 60907		Date: _____
PLANS PREPARED UNDER THE DIRECTION OF	REVIEWED BY:	PLAN NUMBER
Sign: Name: BRENT C. MOORE Date		G22-00031



- CONSTRUCTION NOTES:**
- 95 SAWCUT
- 96 INSTALL TRENCH RESURFACING PER CITY OF OCEANSIDE STANDARD DRAWING M-3A.
- 97 INSTALL PACKAGED WET WELL WITH DUAL GRINDER PUMPS PER DETAILS SHEETS 22 AND 23. ELEVATIONS SHOWN PER PLAN AND DETAIL.
- 98 REMOVE PORTION OF EXISTING PCC RIBBON GUTTER AS NECESSARY TO INSTALL PROPOSED SEWER FORCE MAIN AND RECONSTRUCT IN KIND WITH WATER-TIGHT JOINT CONNECTIONS. CONCRETE SHALL BE 560-C-3230. MAINTAIN FLOW LINE ELEVATIONS IN THE EXISTING RIBBON GUTTER.
- 99 REMOVE PORTION OF EXISTING PCC CURB AS NECESSARY TO INSTALL PROPOSED SEWER FORCE MAIN AND RECONSTRUCT PER SORSO G-2. MATCH EXISTING ELEVATIONS.
- 104 PROTECT EXISTING WATER METER IN PLACE.
- 101 CONTRACTOR TO RE-INSTALL ANY PAINTED LINES IN KIND THAT ARE REMOVED OR DAMAGED DUE TO THE PROPOSED IMPROVEMENTS (TYP).
- 110 INSTALL 2" TERMINAL FLUSHING CONNECTION KIT PER DETAIL 'D' SHEET 22.
- 111 INSTALL TRAFFIC RATED LID OVER PACKAGED WET WELL PER DETAILS SHEET 23. ELEVATIONS SHOWN PER PLAN.
- 112 INSTALL SEWER FORCE MAIN LATERAL WITH MINIMUM 4" DIAMETER PVC SLEEVE FITTER WITH END SEAL BOOTS AT BOTH ENDS WHEN SEWER FORCE MAIN LATERAL CROSSES THE EXISTING WATER MAIN. THE LENGTH OF THE SLEEVE WILL BE DETERMINED BY THE SEWER FORCE MAIN LATERAL CROSSING LENGTH WITHIN THE EXISTING PUBLIC WATER EASEMENT.

SCALE: 1"=10'

28936 OLD TOWN FRONT STREET, # 205
TEMECULA, CA 92590
PH: (951) 587-2020
FAX: (951) 587-2626

APPROVED CHANGES:

CITY NAVD88 BENCHMARK:

Description: STATION NO. 1031 - 3.5" BRASS DISK IN MONUMENT

WELL.

Location: EASTERLY OF 2 MONUMENT WELLS AT CL OF SWEETSHAD

ST. & ARBOR COVE CIR. MONUMENT IS NOT THE CENTER POINT

CUL-DE-SAC.
Record From: CITY OF OCEANSIDE GEODETIC CONTROL NETWORK

Elev: ELEV.=61.11 Datum: NAVD 88

WDID NO. FILE NO. D16-00017

PRIVATE SEWER PLAN FOR

DL#EDL#EPL#ORD#LOC

RIVERVIEW SPRINGS

LOGGED BY _____

ACCEPTED BY:

CITY ENGINEER: BRIAN K. THOMAS R.C.E. 60907 Date:

PLANS PREPARED UNDER THE DIRECTION OF	REVIEWED BY:	PLAN NUMBER
---------------------------------------	--------------	-------------

Sign:	G22-00031
-------	-----------

Name: BRENT C. MOORE	Date		
----------------------	------	--	--

SEE SHEET 2 FOR EASEMENT NOTES. (

CAUTION ! THE LOCATION OF THE EXISTING UTILITIES
ON THESE PLANS ARE APPROXIMATE AND

SHALL BE VERIFIED BY THE CONTRACTOR

PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL ADJUST ALL EXISTING AND

PROPOSED UTILITY RIMS TO FINISHED GRADE/
FINISHED CURB/SE

FINISHED SURFACE.

SEEP EROSION CONTROL ERO22-0001.3 PLANS

PREPARED SEPARATELY FOR PROPOSED EROSION AND

SEDIMENT CONTROL BMPs FOR THE PROJECT SITE.

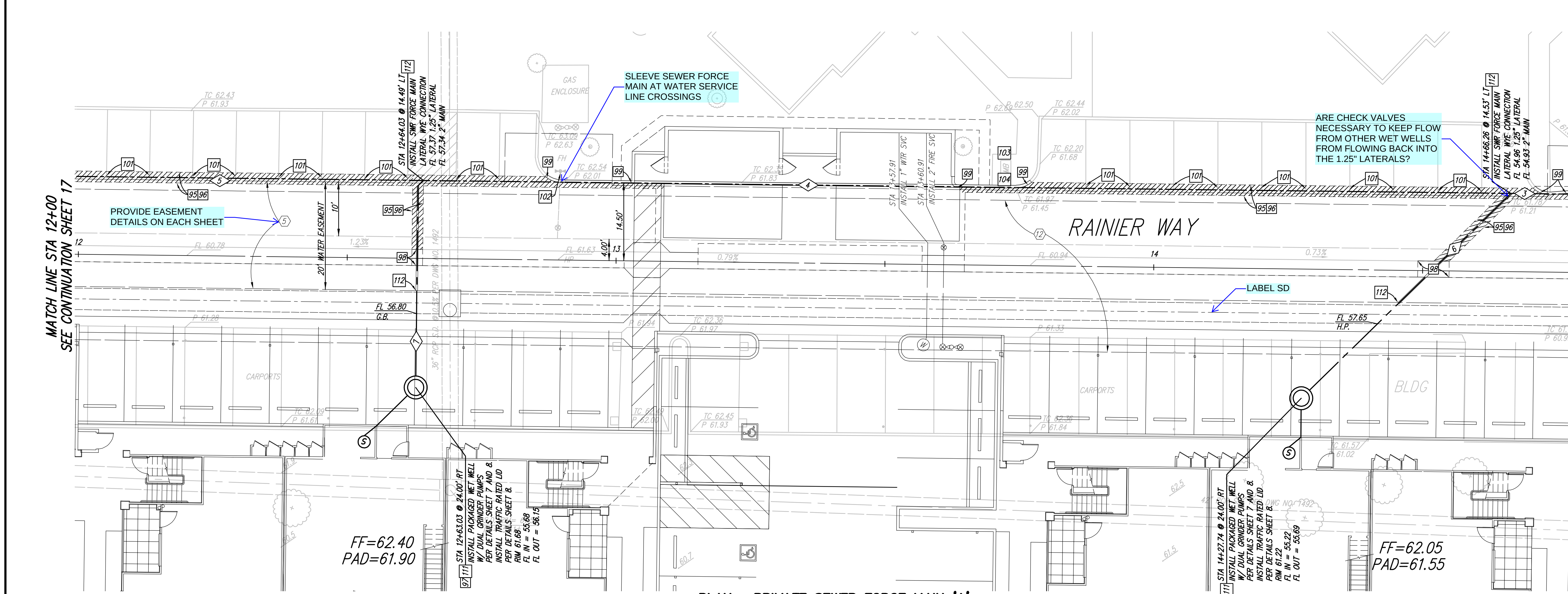
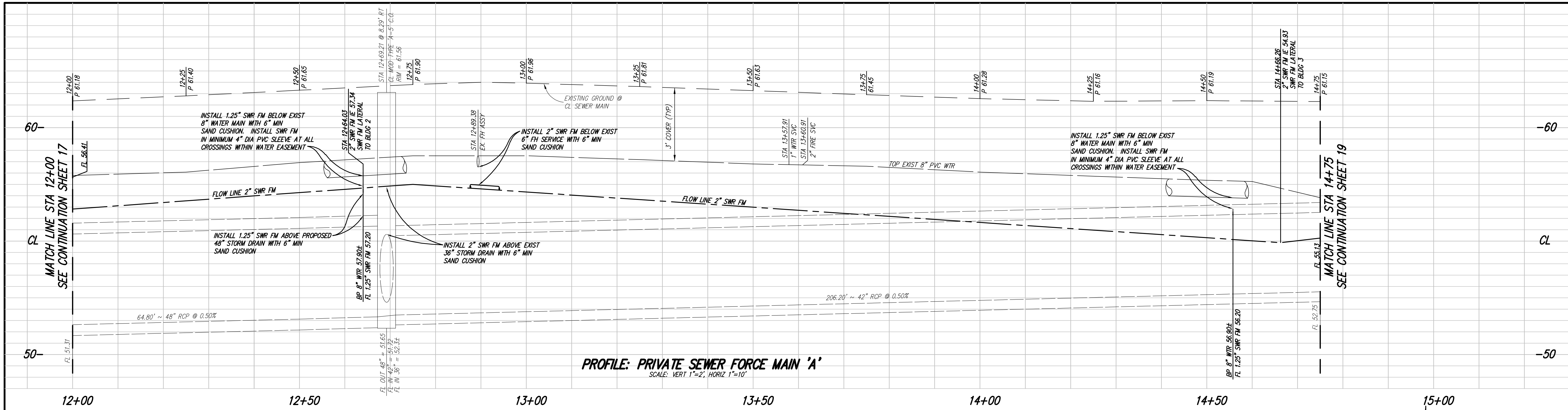
CONTRACTOR TO REMOVE AND PROPERLY DISPOSE

OFFSITE ALL EXISTING CARPORTS, TRASH ENCLOSURE
SHEDS IMPROVEMENTS LANDSCAPING UTILITIES

SHEDS, IMPROVEMENTS, LANDSCAPING, UTILITIES,
FENCING, DEBRIS ETC. WITHIN LIMITS OF WORK,

UNLESS OTHERWISE SHOWN.

NOTE:
AN ENCROACHMENT REMOVAL AGREEMENT (ERA) WILL BE
REQUIRED FOR ALL NON-WATER IMPROVEMENTS IN THE
CITY WATER EASEMENT.



15+00

SCALE: 1" = 10'

0 5 10 20 30

GRAPHICAL SCALE

CONSTRUCTION NOTES:

- 101 CONTRACTOR TO RE-INSTALL ANY PAINTED LINES IN KIND THAT ARE REMOVED OR DAMAGED DUE TO THE PROPOSED IMPROVEMENTS (TYP).
- 102 EXIST FIRE HYDRANT ASSY TO BE PROTECTED IN PLACE.
- 103 EXIST MAIL BOX CLUSTER TO BE PROTECTED IN PLACE.
- 104 PROTECT EXIST PCC SIDEWALK IN PLACE.
- 111 INSTALL TRAFFIC RATED LID OVER PACKAGED WET WELL PER DETAILS SHEET 23. ELEVATIONS SHOWN PER PLAN.
- 112 INSTALL SEWER FORCE MAIN LATERAL WITHIN MINIMUM 4" DIAMETER PVC SLEEVE FITTED WITH END SEAL BOOTS AT BOTH ENDS WHEN SEWER FORCE MAIN LATERAL CROSSES THE EXISTING WATER MAIN. THE LENGTH OF THE SLEEVE WILL BE DETERMINED BY THE SEWER FORCE MAIN LATERAL CROSSING LENGTH WITHIN THE EXISTING PUBLIC WATER EASEMENT.

WDID NO. FILE NO. D16-00017

SHEET	CITY OF OCEANSIDE	23
18	ENGINEERING DIVISION	SHEETS

PRIVATE SEWER PLAN FOR

RIVERVIEW SPRINGS

ACCEPTED BY:

CITY ENGINEER: BRIAN K. THOMAS R.C.E. 60907 Date:

PLANS PREPARED UNDER THE DIRECTION OF

REVIEWED BY: PLAN NUMBER

Sign: Name: BRENT C. MOORE Date: G22-00031

SEE PUBLIC IMPROVEMENT PLANS R22-00021 PREPARED SEPARATELY FOR PROPOSED WATER FACILITIES ONSITE AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

SEE EROSION CONTROL PLANS ERO22-00013 PREPARED SEPARATELY FOR PROPOSED EROSION AND SEDIMENT CONTROL BMPs FOR THE PROJECT SITE.

CONTRACTOR TO REMOVE AND PROPERLY DISPOSE OF OFFSITE ALL EXISTING CARPORTS, TRASH ENCLOSURES, SHEDS, IMPROVEMENTS, LANDSCAPING, UTILITIES, FENCING, DEBRIS ETC. WITHIN LIMITS OF WORK, UNLESS OTHERWISE SHOWN.

CAUTION! THE LOCATION OF THE EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY RIMS TO FINISHED GRADE/ FINISHED SURFACE.

NOTE: AN ENCROACHMENT REMOVAL AGREEMENT (ERA) WILL BE REQUIRED FOR ALL NON-WATER IMPROVEMENTS IN THE CITY WATER EASEMENT.

PLAN: PRIVATE SEWER FORCE MAIN 'A'
SCALE: 1"=10'

PREPARED BY:

Alidade
ENGINEERING

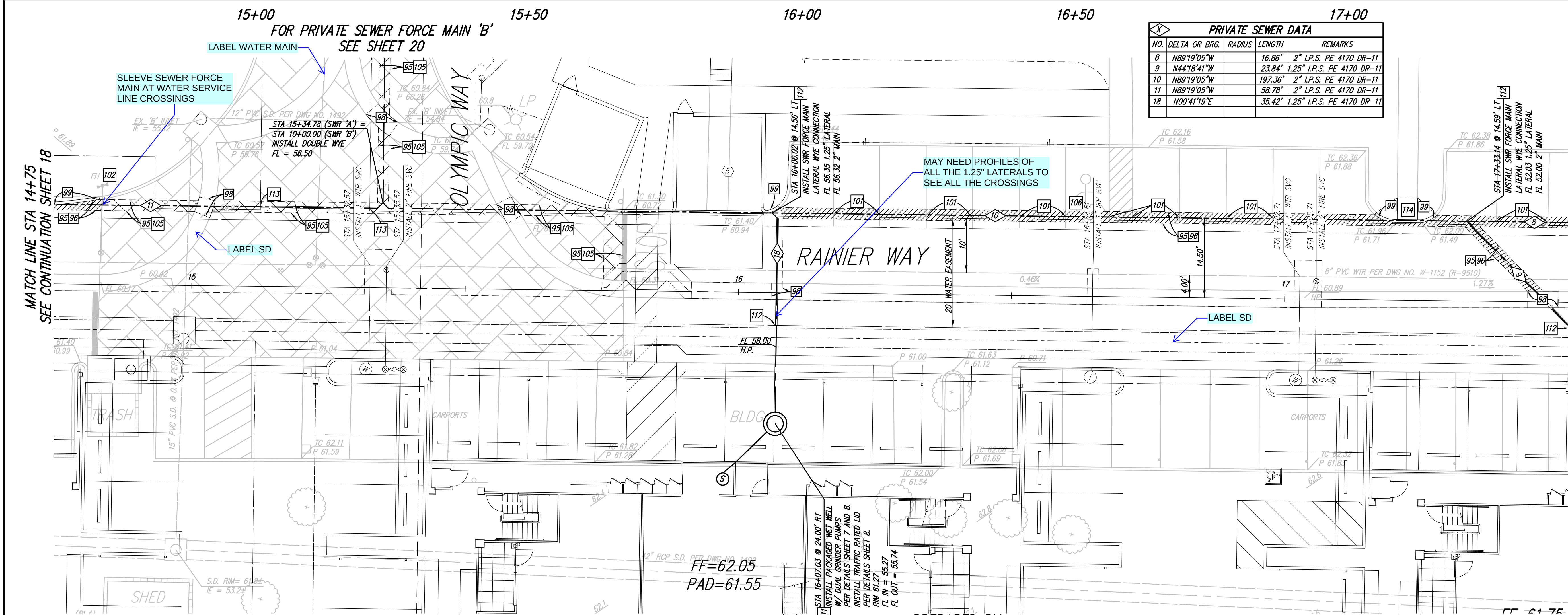
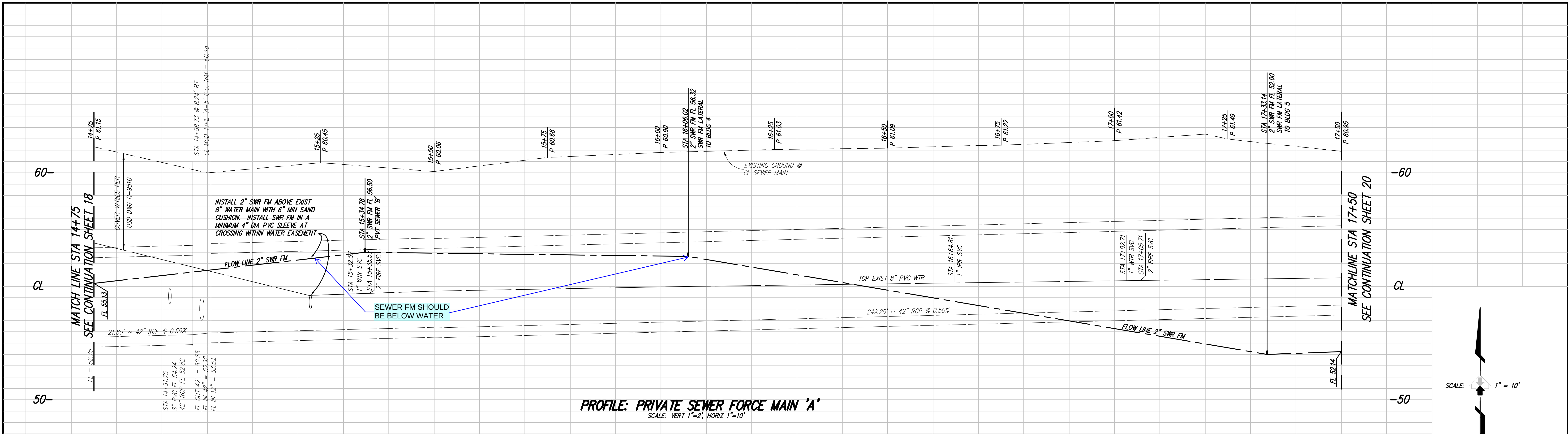
28936 OLD TOWN FRONT STREET, # 205
TEMECULA, CA 92590
PH: (951) 587-2020
FAX: (951) 587-2626

REGISTERED PROFESSIONAL ENGINEER
BRENT C. MOORE
No. 59121
Exp. 6-30-23
CIVIL
STATE OF CALIFORNIA

APPROVED CHANGES:

NO.	DESCRIPTION	APP'VD	DATE

CITY NAVD88 BENCHMARK:
Description: STATION NO. 1031 - 3.5" BRASS DISK IN MONUMENT WELL
Location: EASTERLY OF 2 MONUMENT WELLS AT CL OF SHEETSHADE ST. & ARBOR COVE CIR. MONUMENT IS NOT THE CENTER POINT OF CUL-DE-SAC.
Record From: CITY OF OCEANSIDE GEODETIC CONTROL NETWORK
Elev: ELEV=61.11 Datum: NAVD 88



PRIVATE SEWER DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
8	N89°19'05"W	16.86'	2" I.P.S. PE 4170 DR-11	
9	N44°18'41"W	23.84'	1.25" I.P.S. PE 4170 DR-11	
10	N89°19'05"W	197.36'	2" I.P.S. PE 4170 DR-11	
11	N89°19'05"W	58.78'	2" I.P.S. PE 4170 DR-11	
18	N00°41'19"E	35.42'	1.25" I.P.S. PE 4170 DR-11	

CONSTRUCTION NOTES:

- 95 SAWCUT
- 96 INSTALL TRENCH RESURFACING PER CITY OF OCEANSIDE STANDARD DRAWING M-3A.
- 97 INSTALL PACKAGED WET WELL WITH DUAL GRINDER PUMPS PER DETAILS SHEETS 22 AND 23. ELEVATIONS SHOWN PER PLAN AND DETAIL.
- 98 REMOVE PORTION OF EXISTING PCC RIBBON GUTTER AS NECESSARY TO INSTALL PROPOSED SEWER FORCE MAIN AND RECONSTRUCT IN KIND WITH WATER-TIGHT JOINT CONNECTIONS. CONCRETE SHALL BE 560-C-3250. MAINTAIN FLOW LINE ELEVATIONS IN THE EXISTING RIBBON GUTTER.
- 99 REMOVE PORTION OF EXISTING PCC CURB AS NECESSARY TO INSTALL PROPOSED SEWER FORCE MAIN AND RECONSTRUCT PER SDSD G-2. MATCH EXISTING ELEVATIONS.
- 101 CONTRACTOR TO RE-INSTALL ANY PAINTED LINES IN KIND THAT ARE REMOVED OR DAMAGED DUE TO THE PROPOSED IMPROVEMENTS (TYP).
- 102 EXIST FIRE HYDRANT ASSY TO BE PROTECTED IN PLACE.
- 105 REMOVE AND RE-INSTALL PORTION OF EXISTING STAMPED CONCRETE AS NECESSARY TO INSTALL SEWER FORCE MAIN. CONTRACTOR SHALL REPLACE IN KIND AND MATCH THE EXISTING STAMPED PATTERN. CONCRETE SHALL BE 560-C-3250.
- 108 PROTECT EXISTING DISABLED PARKING PAVEMENT SYMBOL TO THE MAXIMUM EXTENT POSSIBLE. CONTRACTOR SHALL RE-INSTALL DISABLED PARKING SYMBOL PER CURRENT CODES AS NECESSARY.
- 111 INSTALL TRAFFIC RATED LID OVER PACKAGED WET WELL PER DETAILS SHEET 23. ELEVATIONS SHOWN PER PLAN.
- 112 INSTALL SEWER FORCE MAIN LATERAL WITHIN MINIMUM 4" DIAMETER PVC SLEEVE FITTED WITH END SEAL BOOTS AT BOTH ENDS WHEN SEWER FORCE MAIN LATERAL CROSSES THE EXISTING WATER MAIN. THE LENGTH OF THE SLEEVE WILL BE DETERMINED BY THE SEWER FORCE MAIN LATERAL CROSSING LENGTH WITHIN THE EXISTING PUBLIC WATER EASEMENT.
- 113 INSTALL SEWER FORCE MAIN WITHIN MINIMUM 4" DIAMETER PVC SLEEVE FITTED WITH END SEAL BOOTS AT BOTH ENDS WHEN SEWER FORCE MAIN CROSSES THE EXISTING WATER MAIN. THE LENGTH OF THE SLEEVE WILL BE DETERMINED BY THE SEWER FORCE MAIN CROSSING LENGTH WITHIN THE EXISTING PUBLIC WATER EASEMENT.
- 114 REMOVE PORTION OF EXISTING PCC SIDEWALK AS NECESSARY TO INSTALL THE PROPOSED SEWER FORCE MAIN AND RECONSTRUCT 4" THICK PCC SIDEWALK PER SDSD G-7, G-9 AND G-10. MATCH EXISTING ELEVATIONS.

WDID NO. FILE NO. D16-00017

SHEET 19	CITY OF OCEANSIDE ENGINEERING DIVISION	23 SHEETS
PRIVATE SEWER PLAN FOR RIVERVIEW SPRINGS		
ACCEPTED BY: CITY ENGINEER: BRIAN K. THOMAS R.C.E. 60907 Date: _____ PLANS PREPARED UNDER THE DIRECTION OF Reviewed By: _____ Date: _____ Sign: _____ Name: BRENT C. MOORE Date: _____ PLAN NUMBER G22-00031		

SEE SHEET 2 FOR EASEMENT NOTES.

SEE EROSION CONTROL PLANS ERO22-00013 PREPARED SEPARATELY FOR PROPOSED EROSION AND SEDIMENT CONTROL BMPs FOR THE PROJECT SITE.

CONTRACTOR TO REMOVE AND PROPERLY DISPOSE OF OFFSITE ALL EXISTING CARPORTS, TRASH ENCLOSURES, SHEDS, IMPROVEMENTS, LANDSCAPING, UTILITIES, FENCING, DEBRIS ETC. WITHIN LIMITS OF WORK, UNLESS OTHERWISE SHOWN.

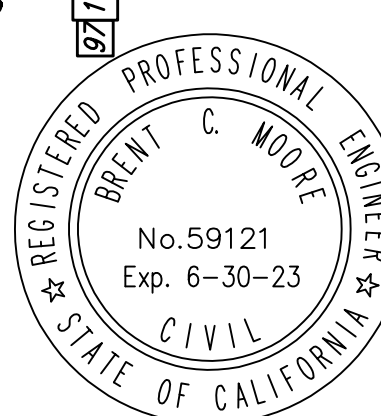
SEE PUBLIC IMPROVEMENT PLANS R22-00021 PREPARED SEPARATELY FOR PROPOSED WATER FACILITIES ONSITE AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

CAUTION! THE LOCATION OF THE EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY RIMS TO FINISHED GRADE/ FINISHED SURFACE.

PLAN: PRIVATE SEWER FORCE MAIN 'A'
SCALE: 1"=10'

NOTE:
AN ENCROACHMENT REMOVAL AGREEMENT (ERA) WILL BE REQUIRED FOR ALL NON-WATER IMPROVEMENTS IN THE CITY WATER EASEMENT.



PREPARED BY:



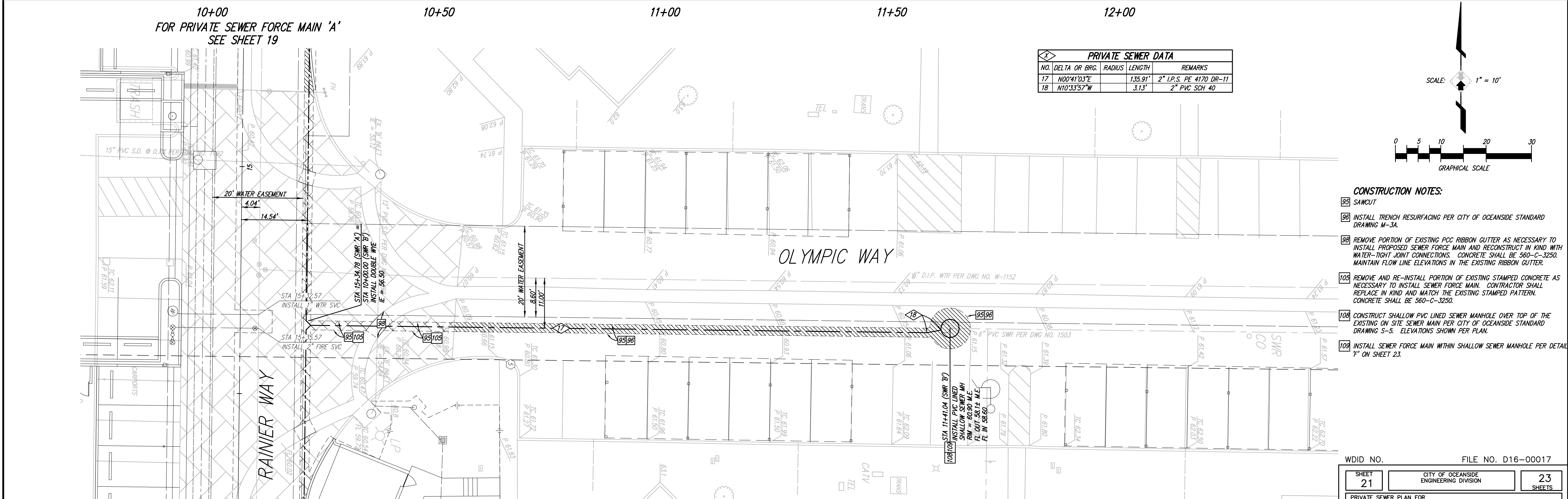
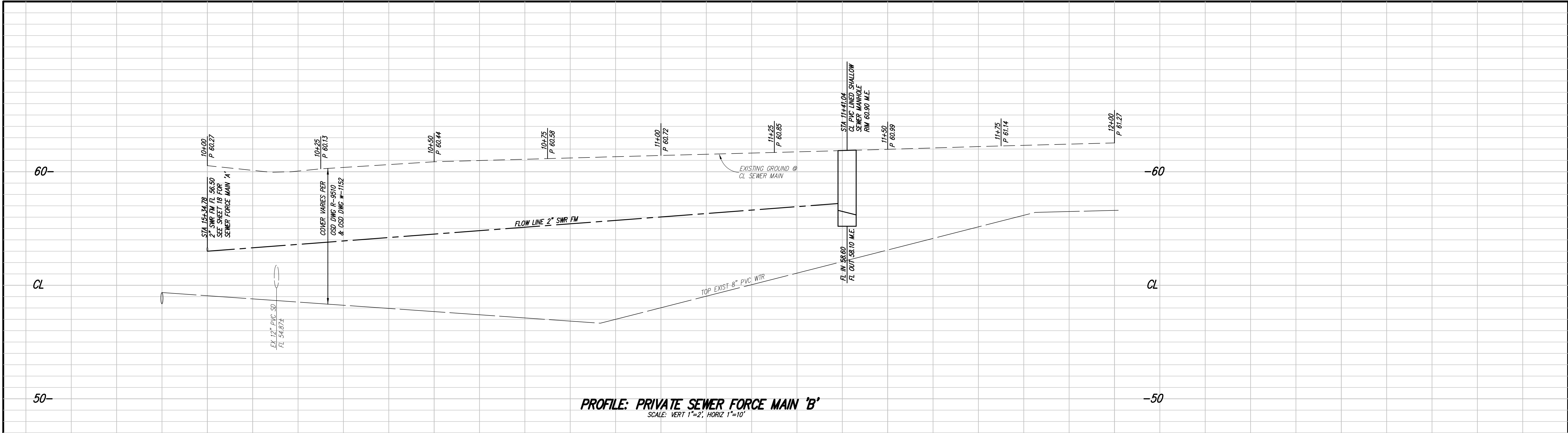
28936 OLD TOWN FRONT STREET, #205
TEMECULA, CA 92590
PH: (951) 587-2020
FAX: (951) 587-2626

APPROVED CHANGES:

NO.	DESCRIPTION	APPVD	DATE

CITY NAVD88 BENCHMARK:

Description: STATION NO. 1031 - 3.5" BRASS DISK IN MONUMENT
WELL
Location: EASTERLY OF 2 MONUMENT WELLS AT CL OF SHEETSHADE ST. & ARBOR COVE CIR. MONUMENT IS NOT THE CENTER POINT OF CUL-DE-SAC.
Record From: CITY OF OCEANSIDE GEODETIC CONTROL NETWORK
Elev: ELEV=61.11 Datum: NAVD 88



CONSTRUCTION NOTES:

- 95 SAWCUT
- 96 INSTALL TRENCH RESURFACING PER CITY OF OCEANSIDE STANDARD DRAWING M-3A.
- 98 REMOVE PORTION OF EXISTING PCC RIBBON GUTTER AS NECESSARY TO INSTALL PROPOSED SEWER FORCE MAIN AND RECONSTRUCT IN KIND WITH WATER-TIGHT JOINT CONNECTIONS. CONCRETE SHALL BE 560-C-3250. MAINTAIN FLOW LINE ELEVATIONS IN THE EXISTING RIBBON GUTTER.
- 103 REMOVE AND RE-INSTALL PORTION OF EXISTING STAMPED CONCRETE AS NECESSARY TO INSTALL SEWER FORCE MAIN. CONTRACTOR SHALL REPLACE IN KIND AND MATCH THE EXISTING STAMPED PATTERN. CONCRETE SHALL BE 560-C-3250.
- 108 CONSTRUCT SHALLOW PVC LINED SEWER MANHOLE OVER TOP OF THE EXISTING ON SITE SEWER MAIN PER CITY OF OCEANSIDE STANDARD DRAWING S-5. ELEVATIONS SHOWN PER PLAN.
- 109 INSTALL SEWER FORCE MAIN WITHIN SHALLOW SEWER MANHOLE PER DETAIL "F" ON SHEET 23.

SEE PUBLIC IMPROVEMENT PLANS R22-00021
PREPARED SEPARATELY FOR PROPOSED WATER
FACILITIES ONSITE AND WORK WITHIN THE PUBLIC
RIGHT-OF-WAY.

SEE EROSION CONTROL ERO22-00013 PLANS
PREPARED SEPARATELY FOR PROPOSED EROSION AND
SEDIMENT CONTROL BMPs FOR THE PROJECT SITE.

CONTRACTOR TO REMOVE AND PROPERLY DISPOSE OF
OFFSITE ALL EXISTING CARPORTS, TRASH ENCLOSURES,
SHEDS, IMPROVEMENTS, LANDSCAPING, UTILITIES,
FENCING, DEBRIS ETC. WITHIN LIMITS OF WORK,
UNLESS OTHERWISE SHOWN.

CAUTION! THE LOCATION OF THE EXISTING UTILITIES
ON THESE PLANS ARE APPROXIMATE AND
SHALL BE VERIFIED BY THE CONTRACTOR
PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL ADJUST ALL EXISTING AND
PROPOSED UTILITY RIMS TO FINISHED GRADE/
FINISHED SURFACE.

NOTE:

AN ENCROACHMENT REMOVAL AGREEMENT (ERA) WILL BE
REQUIRED FOR ALL NON-WATER IMPROVEMENTS IN THE
CITY WATER EASEMENT.

SEE SHEET 2 FOR EASEMENT NOTES. (X)

PREPARED BY:



28936 OLD TOWN FRONT STREET, # 205
TEMECULA, CA 92590
PH: (951) 587-2020
FAX: (951) 587-2626



APPROVED CHANGES:

NO.	DESCRIPTION	APPVD	DATE

CITY NAVD88 BENCHMARK:

Description: STATION NO. 1031 - 3.5" BRASS DISK IN MONUMENT
WELL.

Location: EASTERLY OF 2 MONUMENT WELLS AT CL OF SHEETSHADE
ST. & ARBOR COVE CIR. MONUMENT IS NOT THE CENTER POINT OF
CUL-DE-SAC.
Record From: CITY OF OCEANSIDE GEODETIC CONTROL NETWORK
Elev: ELEV=61.11 Datum: NAVD 88

WDID NO. FILE NO. D16-00017

SHEET 21	CITY OF OCEANSIDE ENGINEERING DIVISION	23 SHEETS
PRIVATE SEWER PLAN FOR RIVERVIEW SPRINGS		
ACCEPTED BY:		
CITY ENGINEER: BRIAN K. THOMAS R.C.E. 60907 Date:		
PLANS PREPARED UNDER THE DIRECTION OF	REVIEWED BY:	PLAN NUMBER
Sign: Name: BRENT C. MOORE	Date:	G22-00031