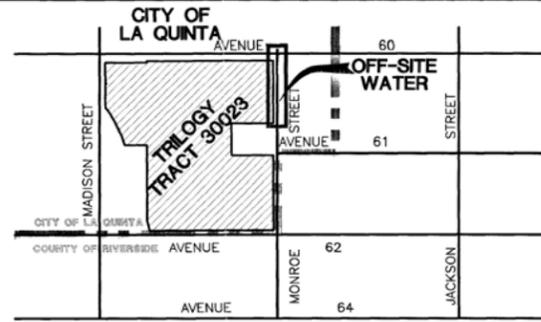


TRACT NO. 30023 MONROE STREET (NORTH) OFF-SITE WATER IMPROVEMENT PLANS

BEING A SUBDIVISION OF THE SOUTHEAST 1/4
PORTION OF SECTION 34, TOWNSHIP 6 SOUTH
RANGE 7 EAST SAN BERNARDINO BASE AND MERIDIAN

DEVELOPER:
SHEA HOMES
80311 TRILOGY PARKWAY
LA QUINTA, CALIFORNIA 92253
(760) 770-6006
AVENUE 60

COACHELLA VALLEY WATER DISTRICT
GENERAL NOTES FOR DOMESTIC WATER SYSTEMS



VICINITY MAP

ABBREVIATIONS

(E)	EAST	ESMT.	EASEMENT
(N)	NORTH	EX	EXISTING
(S)	SOUTH	EX FH	FIRE HYDRANT
(W)	WEST	GB	GRADE BREAK
(NE)	NORTHEAST	GV	GATE VALVE
(NW)	NORTHWEST	HZ	HORIZONTAL
(SE)	SOUTHEAST	IN	INVERT
(SW)	SOUTHWEST	LF	LINE
A/V	AIR VACUUM	LAT.	LATERAL
ASSEMBLY	ASSEMBLY	LF.	LINEAL FEET
BC	BEGINNING OF CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	N.T.S.	NOT TO SCALE
BO	BLOW-OFF	P/L	PROPERTY LINE
BOV	BUTTERFLY VALVE	PC	POINT OF COMPOUND CURVE
C	CURVE	PC	POINT OF CURVE
C/L	CENTERLINE	PRC	POINT OF REVERSE CURVE
C/G	CURB AND GUTTER	PROP.	PROPOSED
C.B.	CATCH BASIN	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	R/W	RIGHT OF WAY
D	DEPTH	S/W	SEWER
DEFL.	DEFLECTION	SER.	SERVICE
DI	DUCTILE IRON	SWR.	SEWER
DWG.	DRAWING	TMH	TOP OF MANHOLE
D.W.Y.	DRIVEWAY	TYP.	TYPICAL
EA	EACH	VCP	VITRIFIED CLAY PIPE
EC	END OF CURVE	VERT	VERTICAL
ECR	END CURB RETURN	WB	WET BARREL
EP	EDGE OF PAVEMENT	WTR.	WATER

QUANTITY ESTIMATE (FOR PERMIT PURPOSES ONLY)

18" POLYETHYLENE ENCASED CLASS 250 DUCTILE IRON WATER MAIN	1,972 L.F.
36"x18" DUCTILE IRON REDUCER	1 EA.
18"x8" DUCTILE IRON REDUCER	2 EA.
8"x6" DUCTILE IRON REDUCER	2 EA.
18"x12" DI CROSS	1 EA.
18" DUCTILE IRON BUTTERFLY VALVE	4 EA.
12" DUCTILE IRON GATE VALVE	2 EA.
6" DUCTILE IRON GATE VALVE	1 EA.
6" BLOW OFF ASSEMBLY	2 EA.
2" SERVICE FOR IRRIGATION	2 EA.
18"x11 1/4" DUCTILE IRON BEND	2 EA.
18"x45" DUCTILE IRON BEND	4 EA.
2" AIR VAC ASSEMBLY	2 EA.
18"x45" WYE	1 EA.

STATIC PRESSURE IS 104 PSI
WATER MAIN MATERIAL SHALL BE RATED 150 PSI

NOTE TO CONTRACTOR QUANTITY ESTIMATE
MSA CONSULTING, INC. MAKES NO REPRESENTATION CONCERNING THE ESTIMATED QUANTITIES ON THESE PLANS, EXCEPT THAT ALL SUCH FIGURES, INCLUDING ALL EARTHWORK QUANTITIES, ARE PRELIMINARY ESTIMATES AND FOR PERMIT PURPOSES ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREPARE HIS OWN QUANTITY ESTIMATE FOR CONSTRUCTION OR COST PURPOSES. MSA CONSULTING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS BETWEEN ESTIMATED QUANTITIES AND ACTUAL QUANTITIES AT THE TIME OF CONSTRUCTION.

UTILITIES

WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
ELECTRIC	IMPERIAL IRRIGATION DISTRICT	(800) 303-7756
GAS	THE GAS COMPANY	(800) 427-2000
TELEPHONE	VERIZON	(800) 483-3000
CABLE T.V.	TIME WARNER	(800) 964-2783
USA	UNDERGROUND SERVICE ALERT	(800) 227-2600

NOTE TO CONTRACTOR SITE CONDITIONS
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT APPLIES CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR ALSO AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE MSA CONSULTING, INC., HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR MSA CONSULTING, INC.

NOTE TO CONTRACTOR EXISTING UTILITIES
THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. WHILE DUE CARE WAS TAKEN IN PREPARATION OF THIS INFORMATION, MSA CONSULTING, INC. CANNOT AND DOES NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH RESULT FROM HIS FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL POTHOLE PROPOSED CROSSINGS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL VERIFY THEIR HORIZONTAL AND VERTICAL LOCATIONS. IN THE EVENT, DURING CONSTRUCTION, THAT UNKNOWN UTILITIES OR UNKNOWN STRUCTURES ARE FOUND AT UNEXPECTED ELEVATIONS OR LOCATIONS, MSA CONSULTING, INC. IS TO BE NOTIFIED OF SUCH CONDITION AT ONCE. MSA CONSULTING, INC. WILL MAKE REQUIRED DESIGN CHANGES AND THE CONTRACTOR AGREES TO COMPLETE ALL WORK, INCLUDING REPAIRS REQUIRED, IN AN EXPEDITIOUS MANNER. THE CONTRACTOR FURTHER AGREES TO PURSUE DILIGENTLY THE COMPLETION OF SAID WORK.
ANY DISCREPANCY BETWEEN THE PLANS AND FIELD SHALL BE BROUGHT TO THE ATTENTION OF MSA CONSULTING, INC. THE CONTRACTOR SHALL NOTIFY MSA CONSULTING, INC. PRIOR TO POTHOLING. IF NECESSARY, MSA CONSULTING, INC. SHALL REVISE THE PLANS. THE CONTRACTOR SHALL BEGIN CONSTRUCTION AFTER REVISIONS ARE APPROVED.

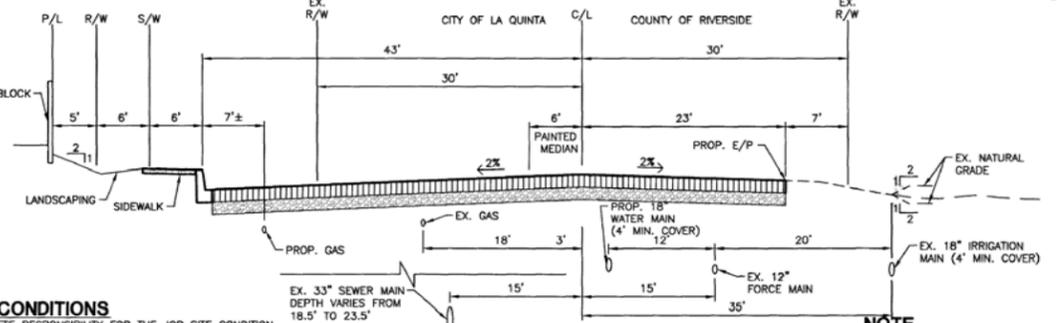
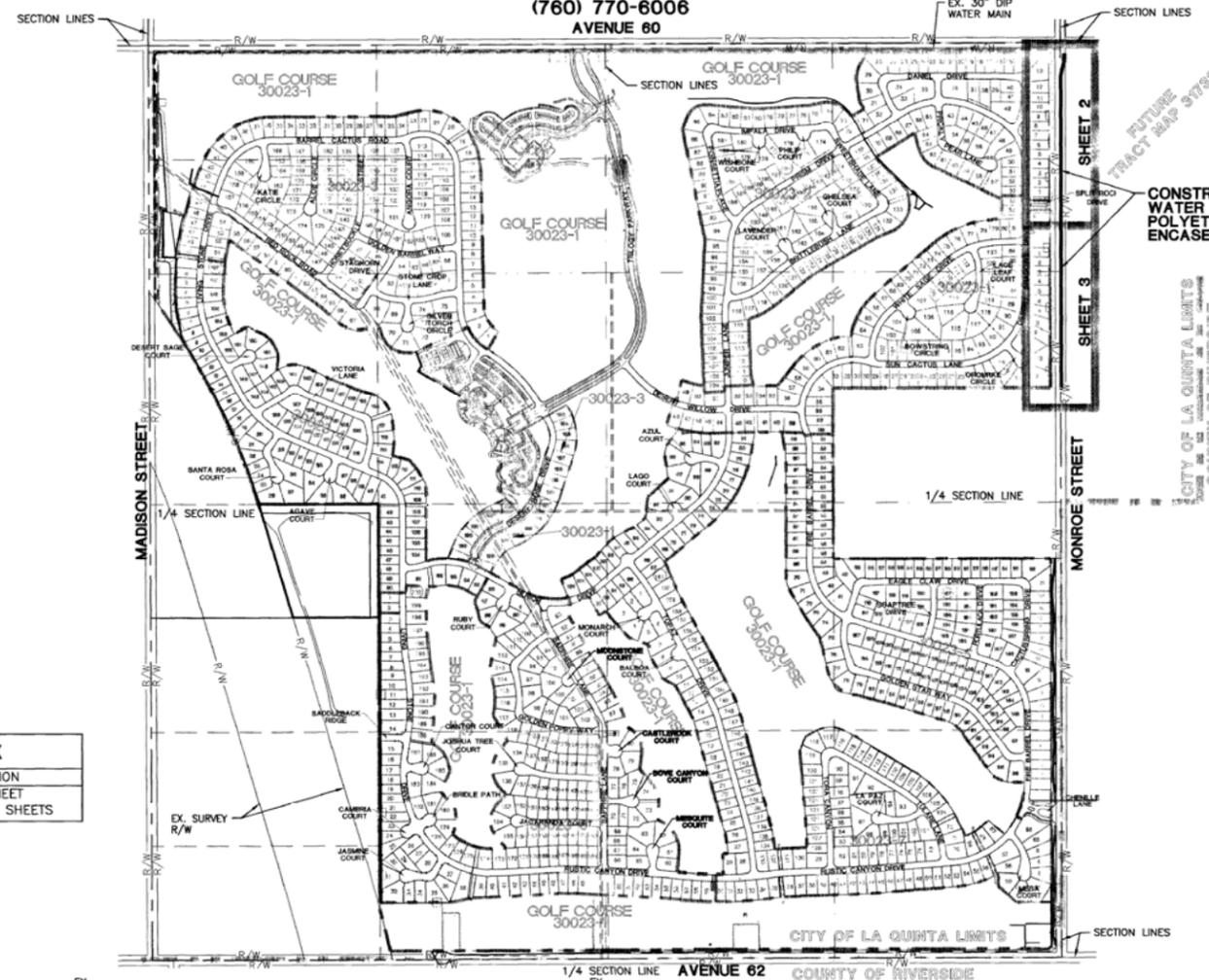
Dig Safely
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE TO CONTRACTOR SITE CONDITIONS
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT APPLIES CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR ALSO AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE MSA CONSULTING, INC., HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR MSA CONSULTING, INC.

CVWD DWG NO.
28763 WATER
28627 WATER

SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2-3	PLAN/PROFILE SHEETS



NOTE
THERE SHALL BE A 20-FOOT WIDE, CONSTRUCTION ZONE CENTERED ON THE PROPOSED PIPE. ANY AREA OF SAID ZONE OUTSIDE EXISTING PAVING SHALL BE GRADE LEVEL AND COMPACTED TO THE EXISTING EDGE OF PAVING GRADE PRIOR TO EXCAVATION FOR PIPE INSTALLATION. SAID GRADED AREA SHALL REPRESENT FUTURE FINAL GRADE, ANY SWALES, BERMS ON DRIVEWAYS SHALL BE REPLACED IN KIND FOLLOWING PIPELINE INSTALLATION.



- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DOMESTIC WATER SYSTEMS (STANDARD SPECIFICATIONS) OF THE COACHELLA VALLEY WATER DISTRICT (CVWD).
- THE CONTRACTOR SHALL POSSESS A VALID CLASS A OR C-34 STATE OF CALIFORNIA CONTRACTORS LICENSE.
- CONTRACTOR SHALL CONTACT CVWD'S CHIEF INSPECTOR UPON RECEIPT OF APPROVED DRAWINGS TO ARRANGE THE PRECONSTRUCTION CONFERENCE. NO CONSTRUCTION SHALL BEGIN PRIOR TO THE PRECONSTRUCTION CONFERENCE.
- CONTRACTOR SHALL SUBMIT TO CVWD A LIST OF MATERIALS TO BE USED PRIOR TO THE PRECONSTRUCTION CONFERENCE. ONLY MATERIALS ON THE APPROVED LIST MAY BE USED. LIST SHALL INCLUDE QUANTITY, MANUFACTURER, MODEL, SIZE AND OTHER PERTINENT DATA.
- ALL WORK SHALL BE INSPECTED BY CVWD. THE CHARGES FOR INSPECTION SHALL BE IN ACCORDANCE WITH CVWD'S REGULATIONS.
- CONTRACTOR SHALL SCHEDULE HIS CONSTRUCTION ACTIVITIES DAILY WITH THE INSPECTION DEPARTMENT BETWEEN 3:30 P.M. AND 4:30 P.M. FOR THE FOLLOWING WORKING DAY. IF CVWD IS UNABLE TO PROVIDE AN INSPECTOR OR INSPECTORS, CONTRACTOR SHALL RESCHEDULE THE WORK FOR ANOTHER TIME.
IF CONTRACTOR ELECTS TO CANCEL SCHEDULED WORK WITHOUT PRIOR NOTICE TO CVWD, CONTRACTOR SHALL BE CHARGED ONE HOUR OF INSPECTION TIME FOR EACH DAY OF OCCURRENCE.
- WORK PERFORMED WITHOUT INSPECTION SHALL BE REJECTED.
- COPIES OF THE COMPACTION TEST RESULTS SHALL BE FURNISHED TO THE INSPECTOR PRIOR TO PRESSURE TESTING. MINIMUM FREQUENCY OF COMPACTION TESTING SHALL BE AS FOLLOWS: A SET OF PIPE ZONE AND MID-TRENCH TESTS SHALL BE CONDUCTED OVER THE PIPELINE EVERY 300 FEET AND AT EVERY THIRD WATER SEVICE, HYDRANT, DETECTOR CHECK OR MANIFOLD.
- THE COVER FOR WATER DISTRIBUTION PIPELINES 24 INCHES IN DIAMETER AND SMALLER IN RESIDENTIAL DEVELOPMENTS WITH CURB AND GUTTER SHALL BE 36 INCHES. THE COVER FOR WATER DISTRIBUTION PIPELINES 30 INCHES AND GREATER AND ANY PIPELINES LOCATED IN NON-RESIDENTIAL AREAS SHALL BE 48 INCHES. STREETS SHALL BE BROUGHT TO SUBGRADE, SEWER INSTALLED AND CURB AND GUTTER INSTALLED BEFORE THE PIPELINE IS INSTALLED.
- POLYETHYLENE ENCASEMENT SHALL BE USED FOR ALL FERROUS PIPES, VALVES AND FITTINGS IN THE AREAS OF CORROSIVE SOILS AND/OR WHERE THE ELECTROCONDUCTIVITY OF THE SOIL IS LESS THAN 2,000 OHMS PER CUBIC CENTIMETER OR AS DIRECTED BY CVWD.
- ALL CONNECTIONS TO EXISTING FACILITIES WILL BE MADE BY CVWD AT THE OWNER'S EXPENSE. SIXTY DAYS NOTICE REQUIRED. CONTRACTOR SHALL START THE INSTALLATION AT THE TIE-IN CONNECTION PROVIDED.
- THE SEPARATION BETWEEN WATER AND SEWER FACILITIES SHALL BE AS SPECIFIED IN CVWD STANDARD DRAWING NO. W-15-3.
- PIPELINES SHALL BE KEPT FREE OF DIRT, ROCKS AND FOREIGN MATERIALS DURING CONSTRUCTION. MECHANICAL CLEANING MAY BE REQUIRED AT THE DISCRETION OF THE CHIEF INSPECTOR.
- RESTRAINED JOINTS ARE REQUIRED UNDER PAVERS, DECORATIVE CONCRETE, AND THROUGH EACH ENTRYWAY TO THE PROJECT. NO WATER PIPELINES SHALL BE INSTALLED UNDER CURBS OR SIDEWALKS.
- NO WATER SERVICE LINES OR METER BOXES SHALL BE INSTALLED IN DRIVEWAYS.
- THESE PLANS MAY BE SUBJECT TO REVIEW AND/OR REVISION BY CVWD IF CONSTRUCTION HAS NOT STARTED WITHIN 12 MONTHS FROM DATE OF APPROVAL AS SHOWN IN CVWD DRAWING APPROVAL BLOCKS.
- CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-422-4133 AT LEAST TWO WORKING DAYS PRIOR TO START OF CONSTRUCTION AND PROVIDE THE CVWD INSPECTOR THE USA NUMBER PRIOR TO EXCAVATION.

Domestic Water General Notes-Final-7/15/05

REVISED TO RECORD DRAWING

DATE: 7/18/07

DRN: J.A.V. 7/18/07

CHKD: _____

OPER: J.A.V. 7/18/07

INSP: J.A.V. 7/18/07

INSP # 221-80140

PLAT SHEET NO. 80140

DRWN: _____

CHKD: _____

VIDEO ID# _____

C.V.W.D. DRAWING APPROVAL		DATE
Checked: J.A.V. 7/18/07	Recommended: J.A.V. 7/18/07	07/18/07
Drawn: _____	Checked: _____	DWG. No. 36348
Revisions:	DATE	APPR.

NO.	REVISIONS	APPROVED	DATE

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 Bob Hope Drive ■ Rancho Mirage ■ CA 92270
Telephone (760) 320-9811 ■ Fax (760) 323-7893

BENCH MARK	PD-109-70	ELEV.	27.941 (NAVD29)
LOCATION	109-70 CHISELS SQUARE ON CANAL BRIDGE SOUTHEAST WING WALL, 2.0 MILES SOUTH ALONG JACKSON STREET FROM HWY. 111, THEN 2.0 MILES WEST ALONG AVENUE 50, 45.0 FEET WEST OF MADISON ST. AND 18' SOUTH OF AVENUE 50.		

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS MAP IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TAKEN AS N 0°14'08" W, PER TRACT MAP NO. 30023-1, AS SHOWN IN BOOK 329, PAGES 87 THRU 102, OF MAPS, O.R.

PREPARED UNDER THE DIRECT SUPERVISION OF

R.C.E. NO. 67763

DATE: 7/6/07

SIGNATURE: *Rodney R. Reed*
RODNEY R. REED

CITY OF LA QUINTA, STATE OF CALIFORNIA

TRACT NO. 30023
MONROE STREET (NORTH) OFF-SITE
WATER IMPROVEMENT PLANS
COVER SHEET

TRACT NO. 30023, BEING A SUBDIVISION OF THE SE 1/4 PORTION OF SEC. 34, T.6S., R.7E., S.B.B.&M.

SHEET 1 OF 3 SHEETS