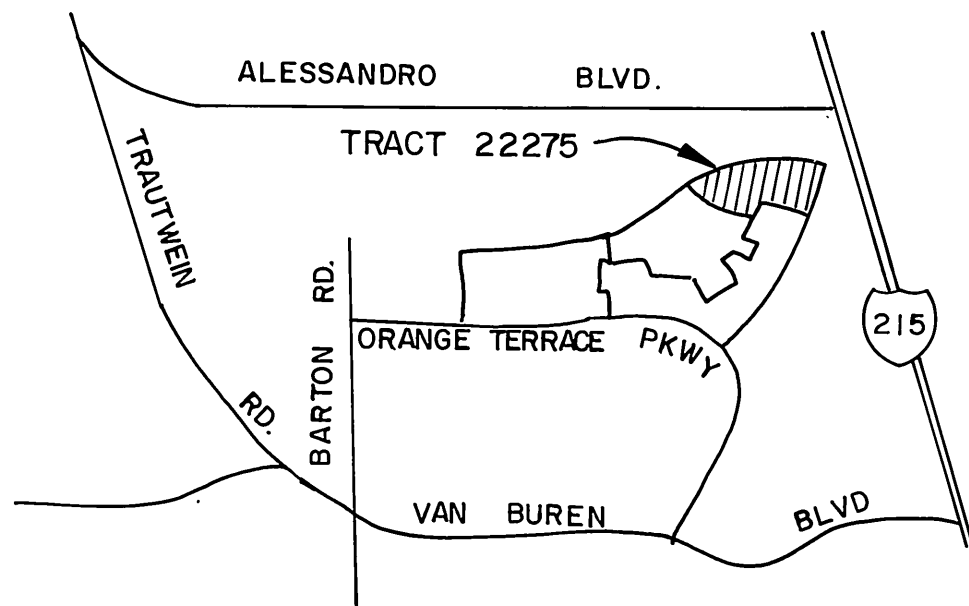


# TRACT 22275

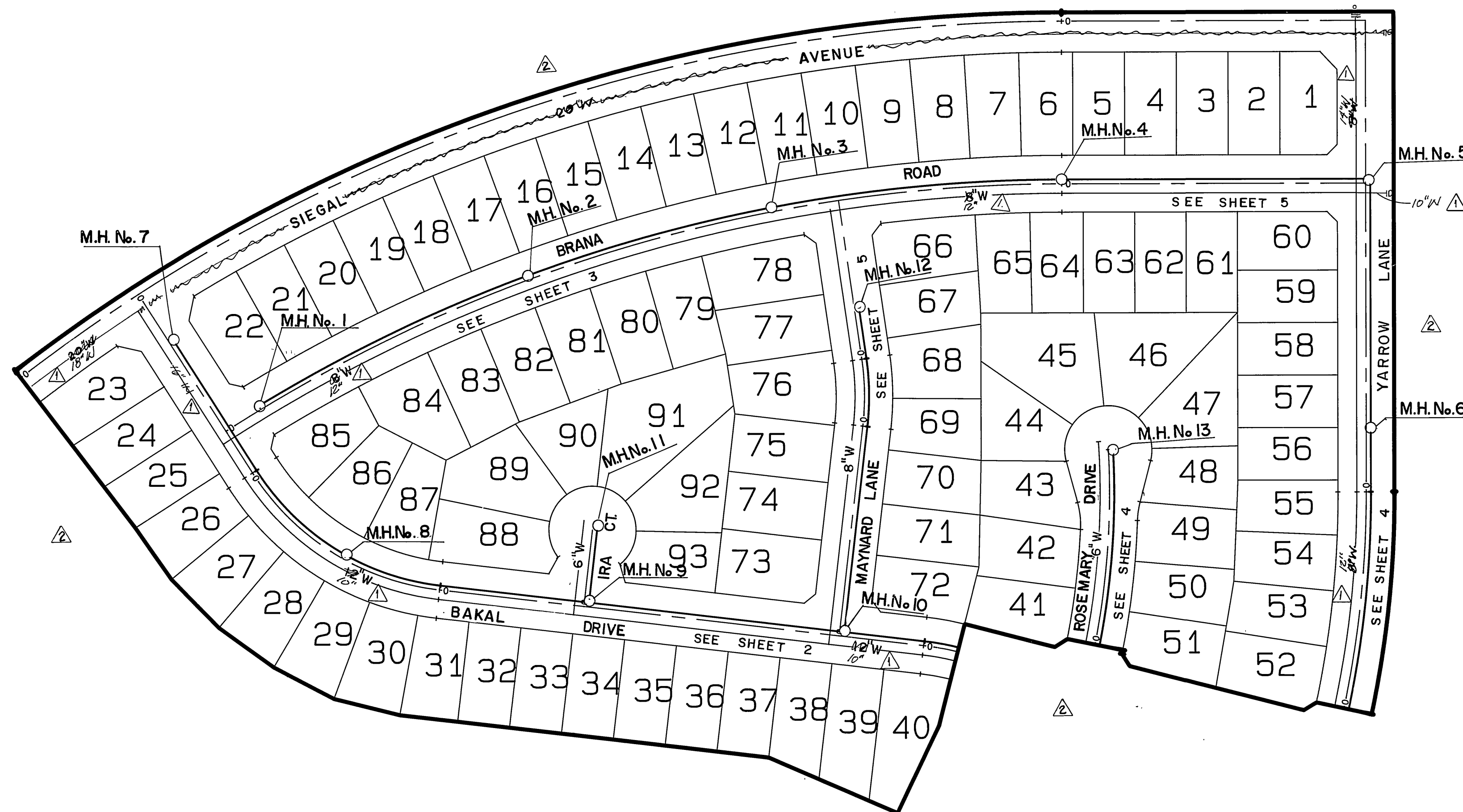
## SEWER IMPROVEMENTS



VICINITY MAP  
N. T. S.

### GENERAL NOTES

- 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.
- 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 Dept. of Public Works, Standard Drawings, Std. Dwg. No. 10, and the Standard Specifications for Public Works Construction, Current Edition.
- Location of laterals to be determined in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
- Contractor is to verify existing sewer elevation prior to construction.
- The sewer contractor shall adjust manholes to final grade after paving is completed.
- No finished floor elevation shall be less than 4' above the sewer flow line at the point of connection without having a proper backwater valve installed in the lateral.
- A plug wall 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.
- All manholes to be Riverside City Std. No. 500.
- All flagged elevations shall be staked in the field by the private engineer.
- The contractor shall call in a locations request to UNDERGROUND SERVICE ALERT (USA), Phone No. 1-800-422-4133, 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 developer shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
- Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the 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 and any other lines not of record or not shown on these plans.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.



### QUANTITIES

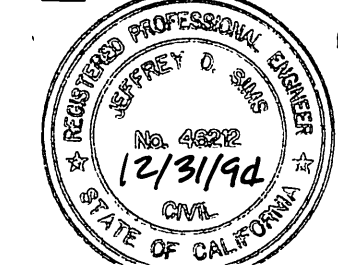
8" V.C.P.	3730 LF
MANHOLES	13 EA.
4" LATERALS	3042 LF

### LEGEND

	PROPOSED V.C.P. SEWER
	EXISTING V.C.P. SEWER
	MANHOLES

INDEX MAP  
1" = 100'

AS-BUILT PLAN

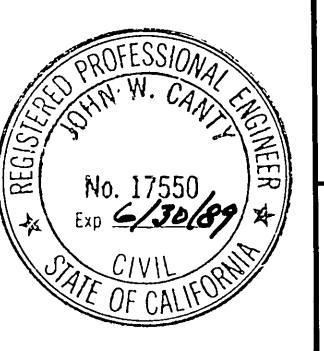


J.F. DAVIDSON ASSOC., INC.

REVIEWED BY W.M.W.D. *W.M.W.D.*  
SHEETS 1 THRU 5  
*W.M.W.D.* 12/29/89  
SUPERVISING DESIGN ENGINEER RCE 21643

**Underground Service Alert**  
Call: TOLL FREE  
1-800-422-4133  
TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING 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 DESIGN PROFESSIONAL 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 DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:  
*John W. Cavitt*  
REGISTERED CIVIL ENGINEER NO. 17550  
EXPIRATION DATE: 6-30-89 DATE: 6/2/88  
APPROVED BY:

**J.F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE  
3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0844 FAX 714-686-9954  
11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082  
73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (818) 246-6901 FAX 619-340-0529  
SCALE: AS SHOWN  
DATE: APRIL 1988  
BENCH MARK: V.B. 40-84 ELEV. 1700.670 DATE: 1971  
BRASS DISK FLUSH & MARKED V.P. 10-84, 0.5 MI. E. ON VAN BUREN BLVD. FROM CL. INT. OF VAN BUREN & ROAD NO. 205' N. OF VAN BUREN & THE N.E. SIDE OF GRANITE BOULDERS, ON TOP OF 3'x15'x18' BOULDER

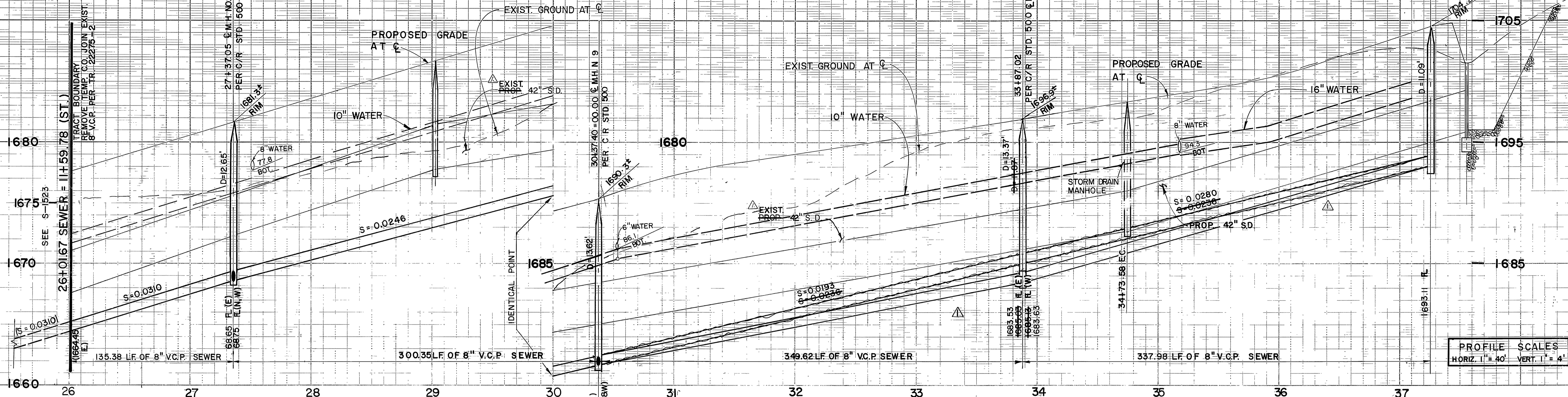
AS BUILT PLAN	APPR.	DATE
REVISED PROPOSED WATER LINE SIZES	APPR.	DATE
REVISIONS	APPR.	DATE
DESIGNED BY L.W.S.	DRAWN BY T.F.E.	CHECKED BY J.A.O.

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: *Barry Beal*  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
CHIEF P.W. ENGR  
DATE: 1/6/89

TRACT 22275  
SEWER PLAN & PROFILE  
TITLE SHEET  
PROJECT NO. S-1525  
SHEET 1 OF 5  
FOR: S.I.C.  
FILE NO.: 8710243 (M)

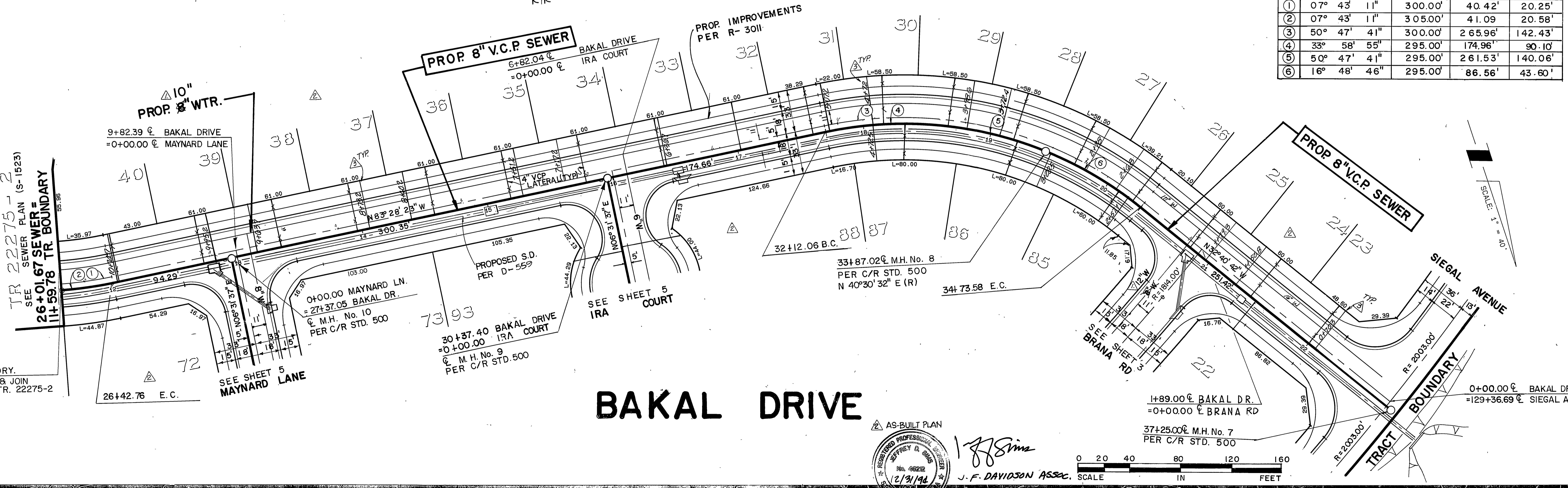


TR 22275-12

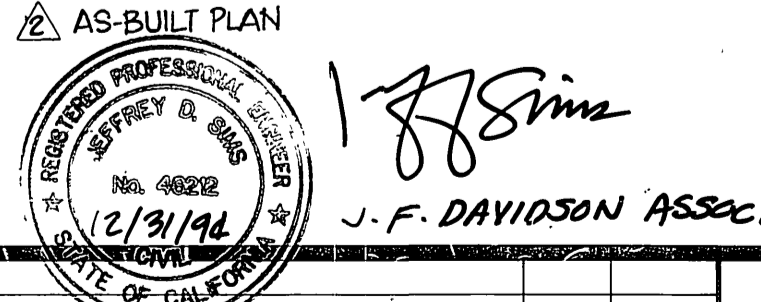
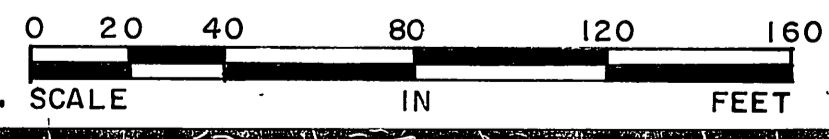


PROFILE SCALES  
HORIZ. 1" = 40'  
VERT. 1" = 4'

CURVE DATA				
NO.	Δ	R	L	T
①	07° 43' 11"	300.00'	40.42'	20.25'
②	07° 43' 11"	305.00'	41.09'	20.58'
③	50° 47' 41"	300.00'	265.96'	142.43'
④	33° 58' 55"	295.00'	174.96'	90.10'
⑤	50° 47' 41"	295.00'	261.53'	140.06'
⑥	16° 48' 46"	295.00'	86.56'	43.60'



# BAKAL DRIVE



**Underground Service Alert**

Call: TOLL FREE  
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR SHALL 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 DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:  
*Jeffrey D. Davison*  
REGISTERED CIVIL ENGINEER NO. 17550  
EXPIRATION DATE: 6-30-89 DATE: 6/2/89

APPROVED BY:  
*Jeffrey D. Davison*

**J.F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

3880 Lemon Street, Suite 300  
P.O. Box 483  
Riverside, CA 92502  
(714) 688-9844  
FAX 714-688-9854

11200 S. Mt. Vernon Ave., Suite "D"  
Colton, CA 92324  
(714) 825-1082

73-080 E. Tressen, Suite 106  
Palm Desert, CA 92262  
(619) 346-5691  
FAX 619-346-0259

SCALE: AS SHOWN  
DATE: MAR 1988

BENCH MARK:  
V.B. 10-64 ELEV. 1700.670 DATE: 1971  
ON VAN BUREN BLVD. FROM CL. INT. OF VAN BUREN & HOOD RD. 205' N. OF VAN BUREN & 8' N. SIDE OF GRANITE BOULDER, ON TOP OF 3'x15'x18' BOULDER.

DESIGNED BY: L.W.S.  
DRAWN BY: T.F.E.  
CHECKED BY: J.A.O.

REVISIONS:  
AS-BUILT 9-1-94  
AS-BUILT PLAN  
REVISED SEWER TO WORK BETTER UTILITIES 12/31/94

**CITY OF RIVERSIDE, CALIFORNIA**  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Benny Paul*  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
CHIEF P.W. ENGR.

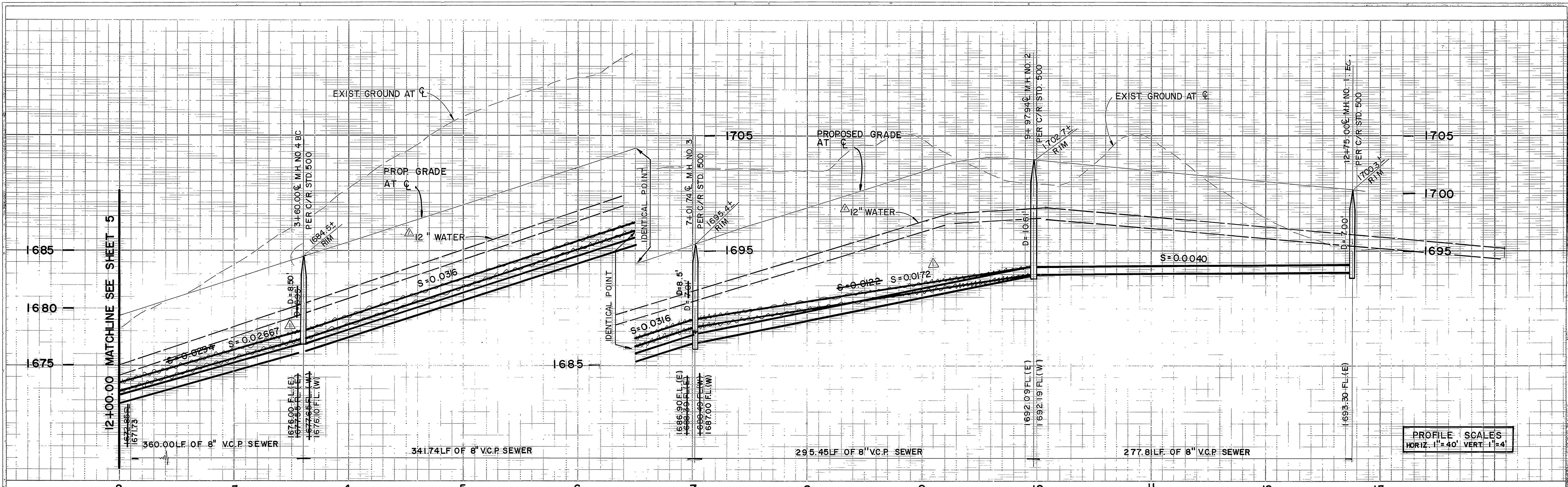
DATE: 1/6/89

**TRACT 22275**  
SEWER PLAN & PROFILE  
BAKAL DRIVE

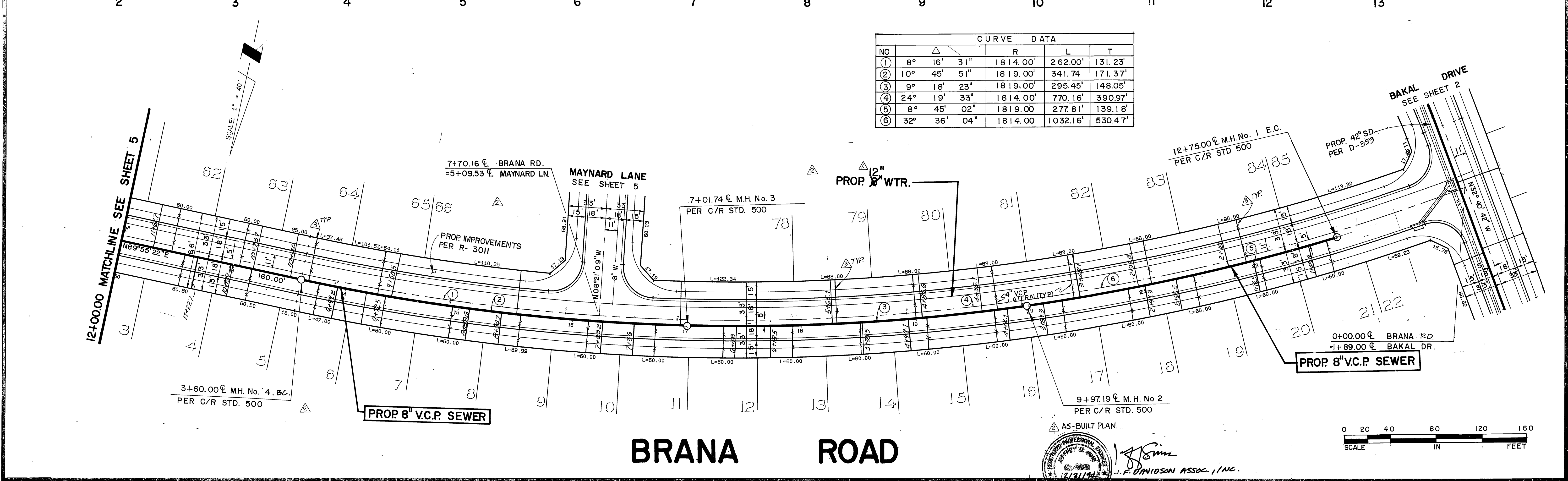
STA. 26+01.67 TO STA. 37+25.00  
FOR: S.I.C.

PROJECT NO. S-1525  
SHEET 2 OF 5  
FILE NO.: 8710243 (M)





CURVE DATA				
NO	$\Delta$	R	L	T
1	8° 16' 31"	1814.00'	262.00'	131.23'
2	10° 45' 51"	1819.00'	341.74'	171.37'
3	9° 18' 23"	1819.00'	295.45'	148.05'
4	24° 19' 33"	1814.00'	770.16'	390.97'
5	8° 45' 02"	1819.00'	277.81'	139.18'
6	32° 36' 04"	1814.00'	1032.16'	530.47'



**Underground Service Alert**

Call: TOLL FREE  
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

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REGISTERED PROFESSIONAL ENGINEER  
JOHN W. CANTY  
No. 17550  
Exp. 12/31/87  
CIVIL  
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:  
*John W. Canty*

REGISTERED CIVIL ENGINEER No. 17550  
EXPIRATION DATE: 6-30-89 DATE: 6/2/89

APPROVED BY:

**J.F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 898-0844 FAX 714-886-9954

11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082

73080 El Paseo, Suite 106 Palm Desert, CA 92260 (919) 348-9891 FAX 619-340-0529

SCALE: AS SHOWN BENCH MARK: V.B. 10-64 ELEV. 1700.670 DATE: 1971  
BRASS DISK FLUSH & MARKED V.B. 10-64, 0.6 MI. E. OF VAN BUREN BLVD. FROM CL. INT. OF VAN BUREN & WOOD RD. 200' N. OF VAN BUREN @ THE W. SIDE OF GRANITE BOULDER, ON TOP OF 3' x 5' x 6' BOULDER.

DESIGNED BY L.W.S. DRAWN BY T.F.E. CHECKED BY J.A.O.

APPROVED BY: *[Signature]* DATE: 1/1/89

APPROVED BY: *[Signature]* DATE: 1/6/89

PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
CHIEF P.W. ENGR.

DATE: 1/5/89

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 1/6/89

DIRECTOR OF PUBLIC WORKS

**TRACT 22275**  
SEWER PLAN & PROFILE  
BRANA ROAD

STA. 2+00.00 TO STA. 12+75.00

FOR: S.I.C.

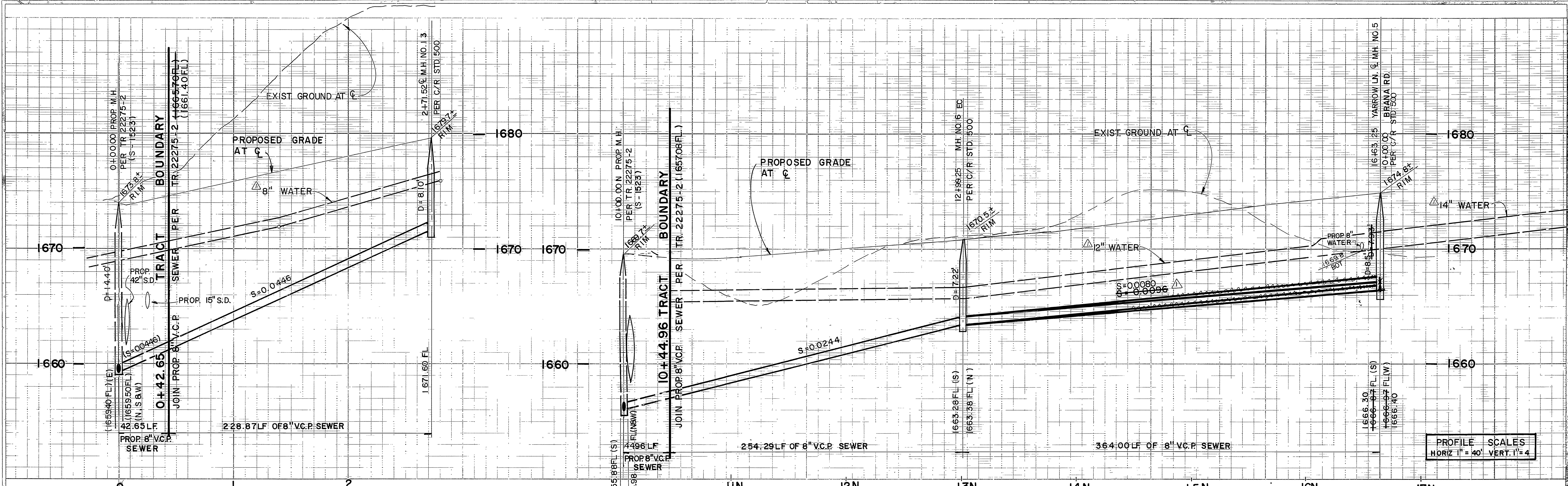
PROJECT NO. S-1525

SHEET 3 OF 5

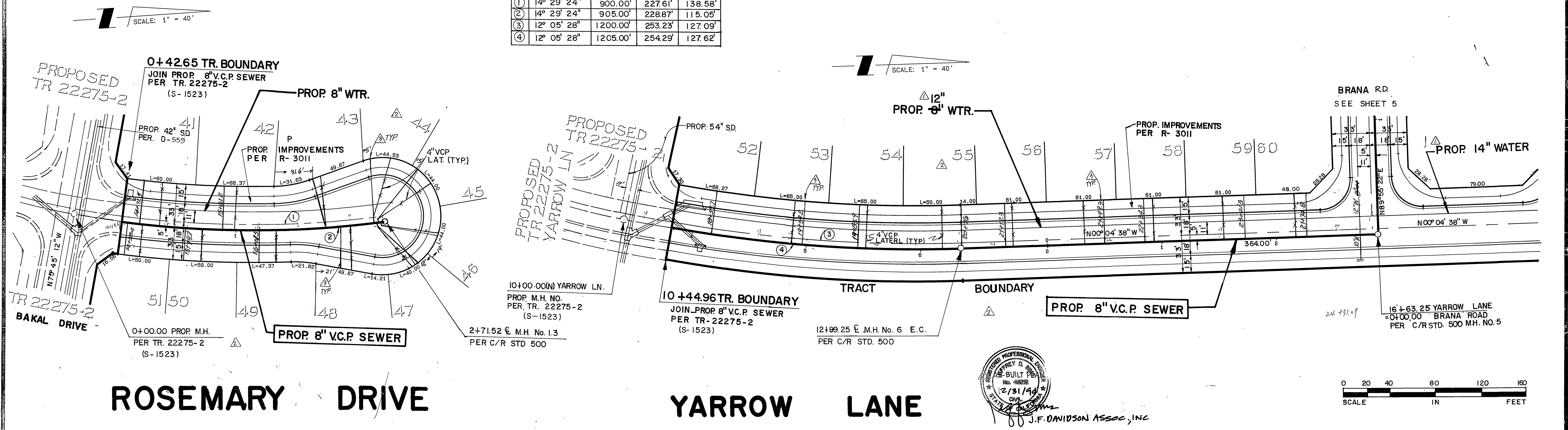
FILE NO.: 8710243 (M)

INDEXED 1-31-89 4/1





CURVE DATA			
NO.	Δ	R	T
①	14° 29' 24"	900.00'	138.58'
②	14° 29' 24"	905.00'	115.05'
③	12° 05' 28"	1200.00'	127.09'
④	12° 05' 28"	1205.00'	127.62'



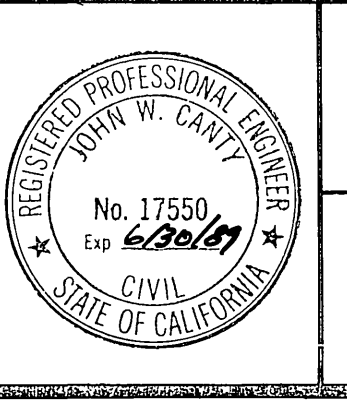
**Underground Service Alert**

Call: TOLL FREE  
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**

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PREPARED UNDER THE DIRECTION OF:  
*John W. Coates*  
REGISTERED CIVIL ENGINEER NO. 17550  
EXPIRATION DATE: 6-30-89, DATE: 4/2/88

APPROVED BY:

**J.F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

3880 Lemon Street, Suite 300  
P.O. Box 483  
Riverside, CA 92502  
(714) 956-9844  
FAX 714-685-5954

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Colton, CA 92324  
(714) 825-1082

73-080 El Paseo, Suite 106  
Palm Desert, CA 92260  
(619) 346-5991  
FAX 619-340-0529

SCALE: AS SHOWN - BENCH MARK  
DATE: MAR 1988

DESIGNED BY L.W.S. DRAWN BY T.F.E. CHECKED BY J.A.O.

AS-BUILT 9-1-94  
AS-BUILT PLAN  
REVISED SEWER TO WORK BETTER WITH

APPROVED BY: *[Signature]*  
DATE: 1/6/89

**CITY OF RIVERSIDE, CALIFORNIA**  
DEPARTMENT OF PUBLIC WORKS

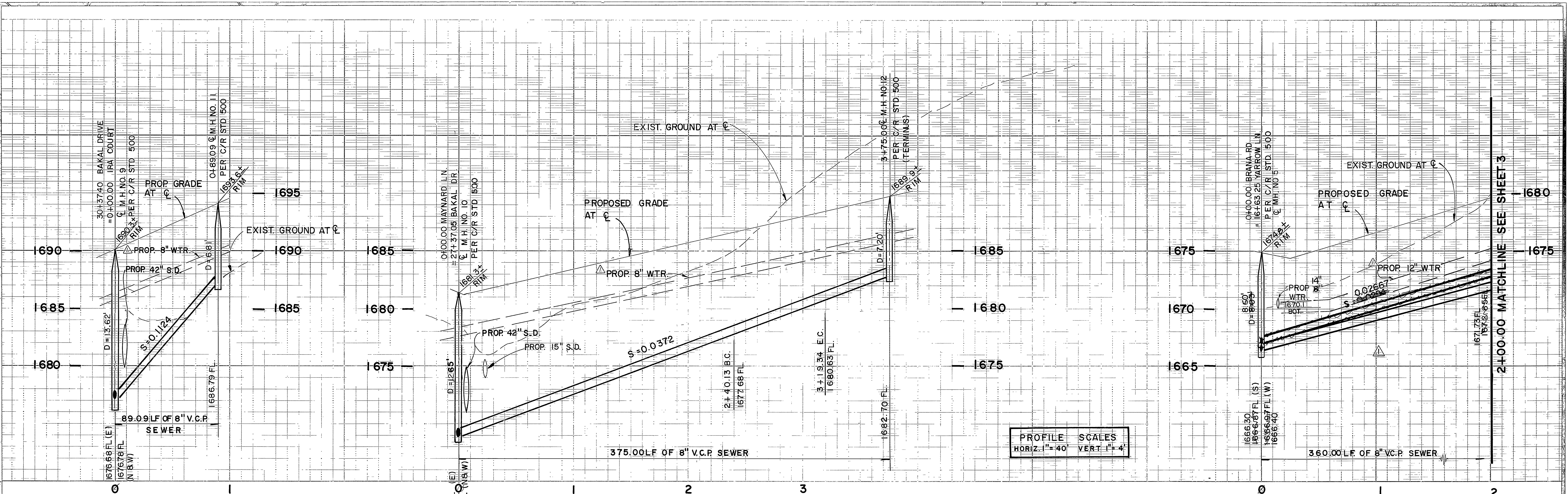
APPROVED BY: *[Signature]*  
DATE: 1/6/89

**TRACT 22275**  
SEWER PLAN & PROFILE  
ROSEMARY DRIVE  
YARROW LANE

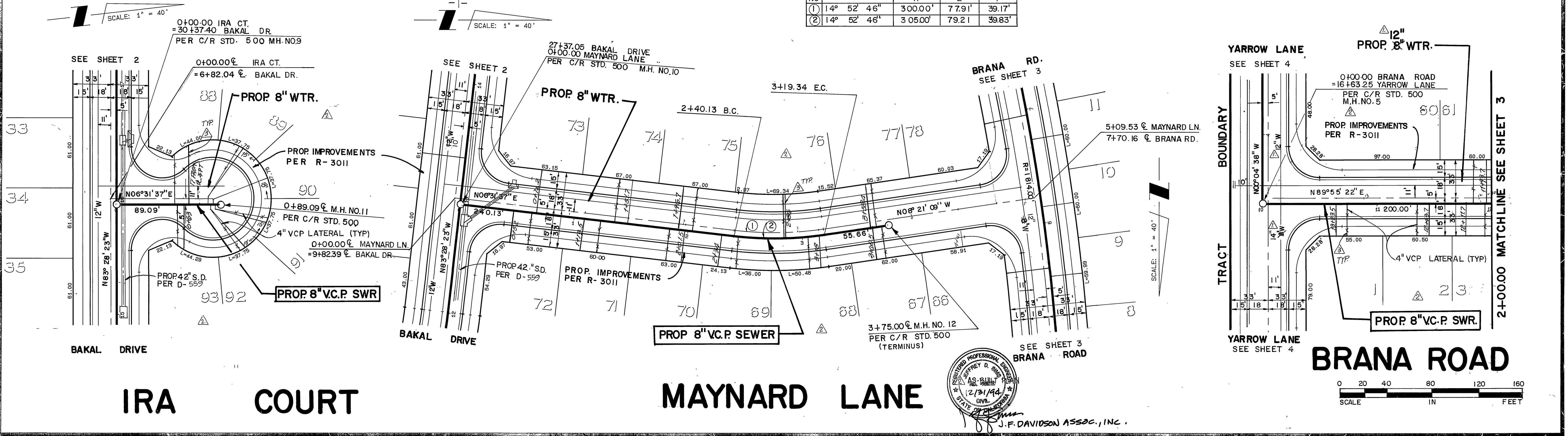
PROJECT NO: S-1525  
SHEET 4 OF 5  
FILE NO.: 8710243 (M)

FOR: S.I.C.



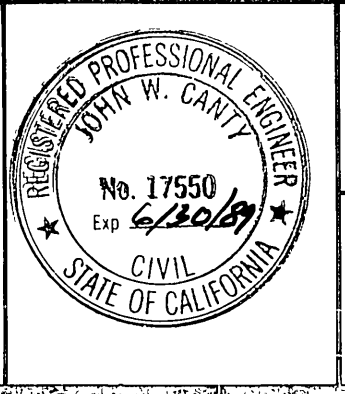


CURVE DATA				
NO	Δ	R	L	T
①	14° 52' 46"	300.00'	77.91'	39.17'
②	14° 52' 46"	3 05.00'	79.21'	39.83'



**Underground Service Alert**  
Call: TOLL FREE  
1-800-422-4133  
TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**  
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PREPARED UNDER THE DIRECTION OF  
*Jeffrey D. Winters*  
REGISTERED CIVIL ENGINEER NO. 17550  
EXPIRATION DATE: 6-30-89, DATE: 2/2/88  
APPROVED BY:

**J.F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE  
3880 Lemon Street, Suite 300  
P.O. Box 493  
Riverside, CA 92502  
(714) 936-0344  
FAX 714-936-5954

SCALE: AS SHOWN  
DATE: MAR 1988  
BENCH MARK: V.B. 10-64 ELEV. 1700.670 DATE: 1971  
ON VAN BUREN BLVD. FROM CL. INT. OF VAN BUREN & HODD RD. - 205' N. OF VAN BUREN & THE N.E. SIDE OF GRANITE BOULDER, ON TOP OF 3'x15'x28' BOULDER.

DESIGNED BY: L.W.S. DRAWN BY: T.F.E. CHECKED BY: J.A.O.  
REVISIONS:  
AS-BUILT 9-1-94  
AS-BUILT PLAN  
REVISED SEWER TO WORK BETTER WITH  
DATE: 2/31/94  
DATE: 1/14/89

**CITY OF RIVERSIDE, CALIFORNIA**  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: [Signature]  
PRINCIPAL ENGINEER  
DATE: 1/6/89  
TRAFFIC DIVISION: [Signature]  
CHIEF P.W. ENGR. DATE: 1/5/89

**TRACT 22275**  
SEWER PLAN & PROFILE  
IRA  
MAYNARD  
BRANA  
LANE  
ROAD  
FOR: S. I. C.  
PROJECT NO: S-1525  
SHEET 5 OF 5  
FILE NO.: 8710243 (M)  
INDEXED 1-31-89 lft