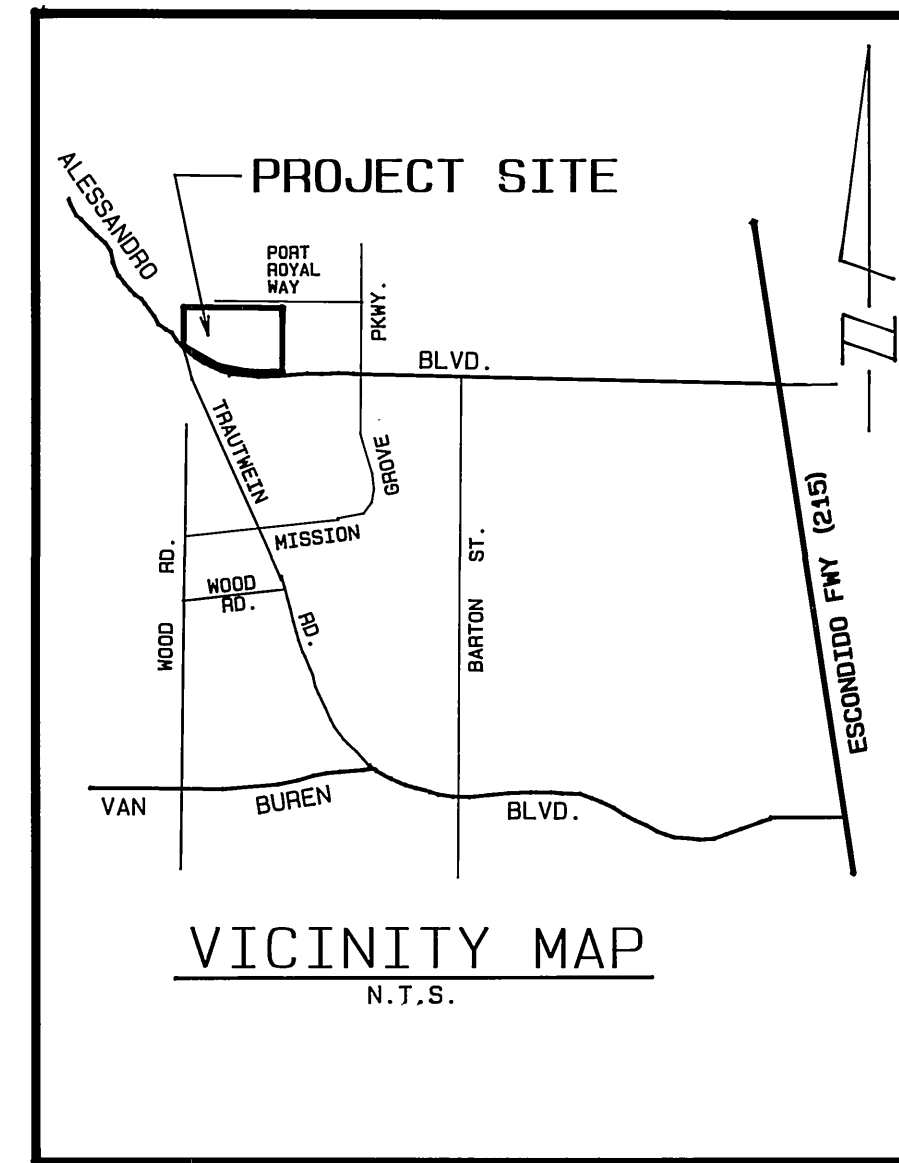
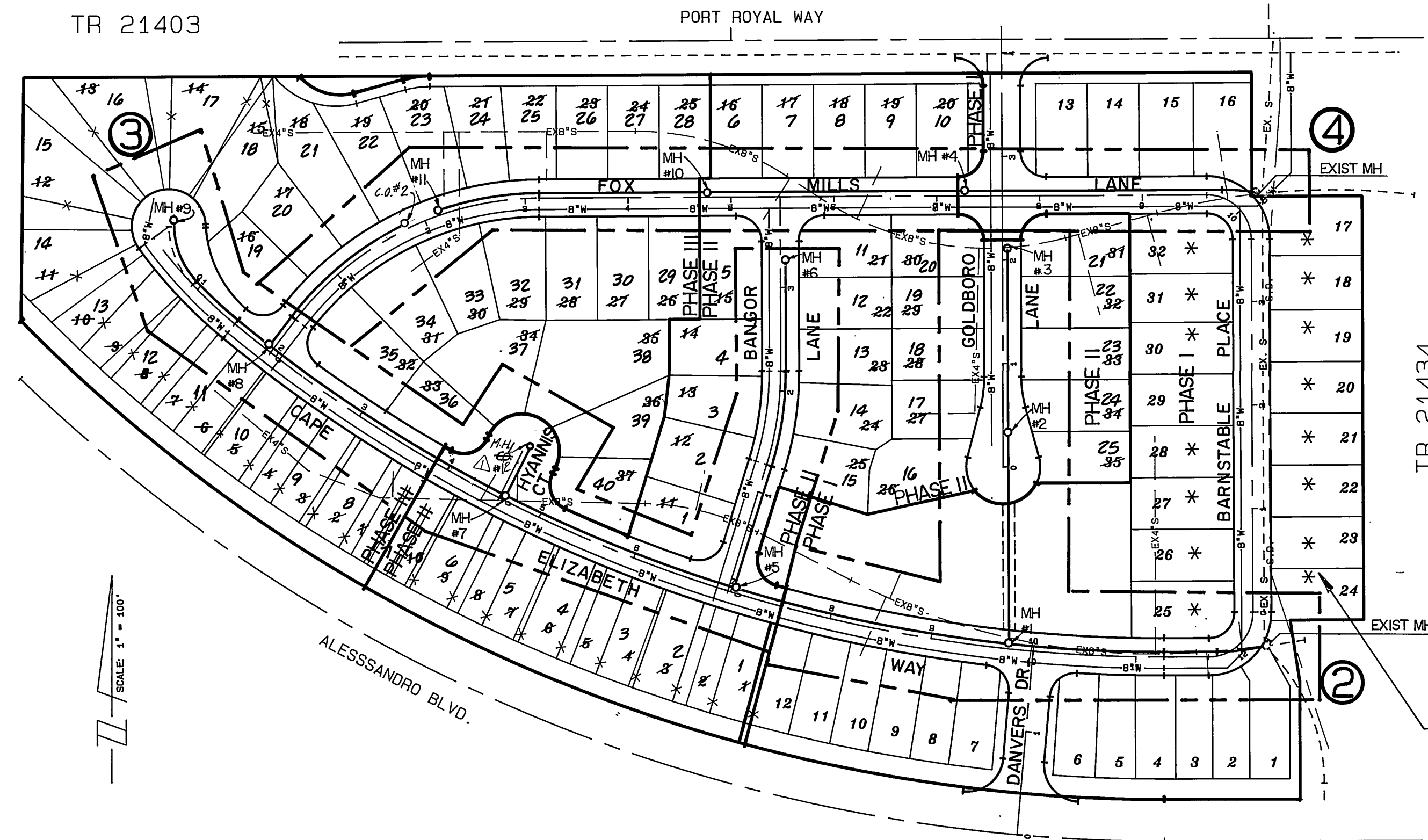


# TRACT 27653 SEWER IMPROVEMENT PLAN

## GENERAL NOTES (SEWER)

- 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, Standard Drawing 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 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 City of Riverside Standard 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 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 on 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.



NOTE: SEE PLAN R-3327 FOR SEWER LATERAL CONSTRUCTION FOR LOTS 17-32.

INDEX MAP SCALE: 1" = 100'

### CONSTRUCTION NOTES

### ESTIMATE QUANTITY

1	CONSTRUCT 8" VCP SEWER MAIN	4,024	LF
2	CONSTRUCT 4" LATERAL PER CITY OF RIV. STD. 562	2,240	LF
3	CONSTRUCT SEWER M.H. PER CITY OF RIV. STD. 500	11	EA
4	CONSTRUCT CLEANOUT PER CITY OF RIV. STD. 560	90	EA
5	REMOVE INTERFERING PORTION OF ABANDONED EXIST. 8" SEWER MAIN AND/OR LATERAL	L.S.	

### LEGEND

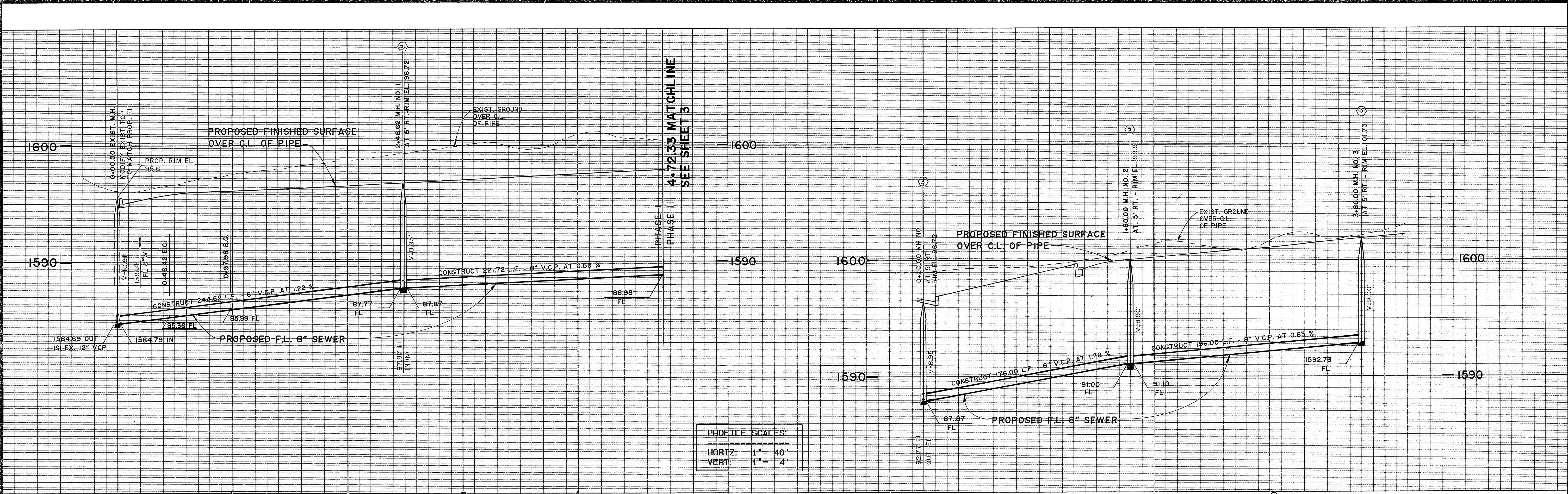
	PROP. 8" VCP SEWER MAIN
	PROP. SEWER LATERAL
	PROP. SEWER MANHOLE
	PROP. CLEAN-OUT
	EX. SEWER MAIN (IN USE)
	EX. SEWER MAIN/LAT. (ABANDONED)

REVIEWED BY W.M.W.D.  
SHEET 1 THROUGH 4  
FOR NON-INTERFERENCE COMPLIANCE

Sten w. Appel 8/20/93  
ASSOCIATE ENGINEER RCE # 48100 DATE

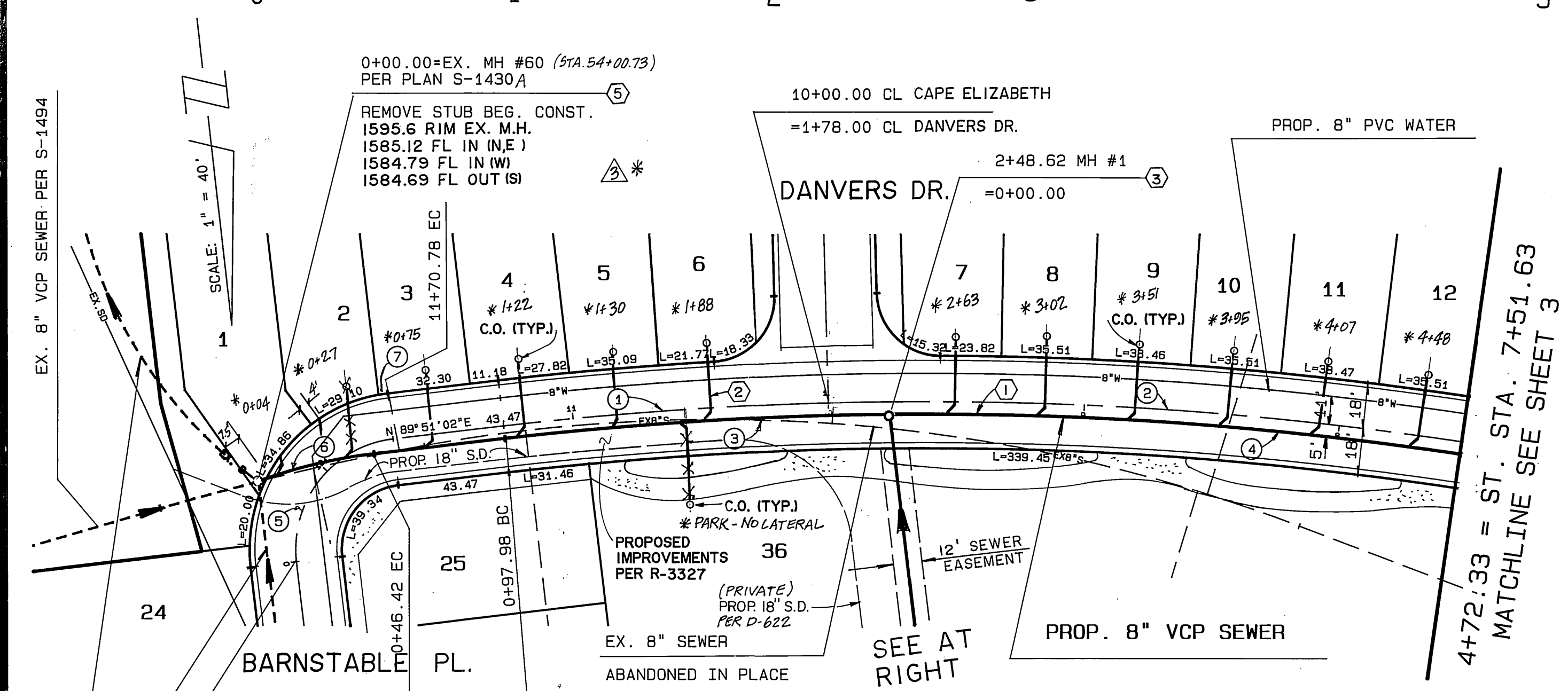
Underground Service Alert Call: TOLL FREE 1 - 800 422 - 4133 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ADOPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR 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: <i>John W. Canty</i> REGISTERED CIVIL ENGINEER NO. 112550 EXPIRATION DATE: DATE: 11/8/93 APPROVED BY:	J.F. DAVIDSON ASSOCIATES, INC. - CIVIL ENGINEERS - SURVEYORS - PLANNERS - P.O. BOX 493 RIVERSIDE CA 92501 (909) 686-0844 FAX 909-686-9854 3850 SHELBY ST. #100 ONTARIO, CA 91764 (909) 844-2881 FAX 909-844-7761 77-564 COUNTRY CLUB DR. #400-B PALM BEACH CA 92260 (619) 380-3780 FAX 619-360-3789 27348 JEFFERSON ST. #115 TEMECULA, CA 92590 (909) 676-7710 FAX 909-699-1981 CITY BUSINESS TAX CERT. No. 4994, EXP. 12-31-93	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>John W. Canty</i> DATE: 9/2/93 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.M. ENGR. DATE: 9/2/93	TRACT 27653 SEWER IMPROVEMENT PLAN TITLE SHEET SHEET 1 OF 4 FOR: REGIONAL PROPERTIES FILE NO.: 9212730

INDEXED 11-19-93



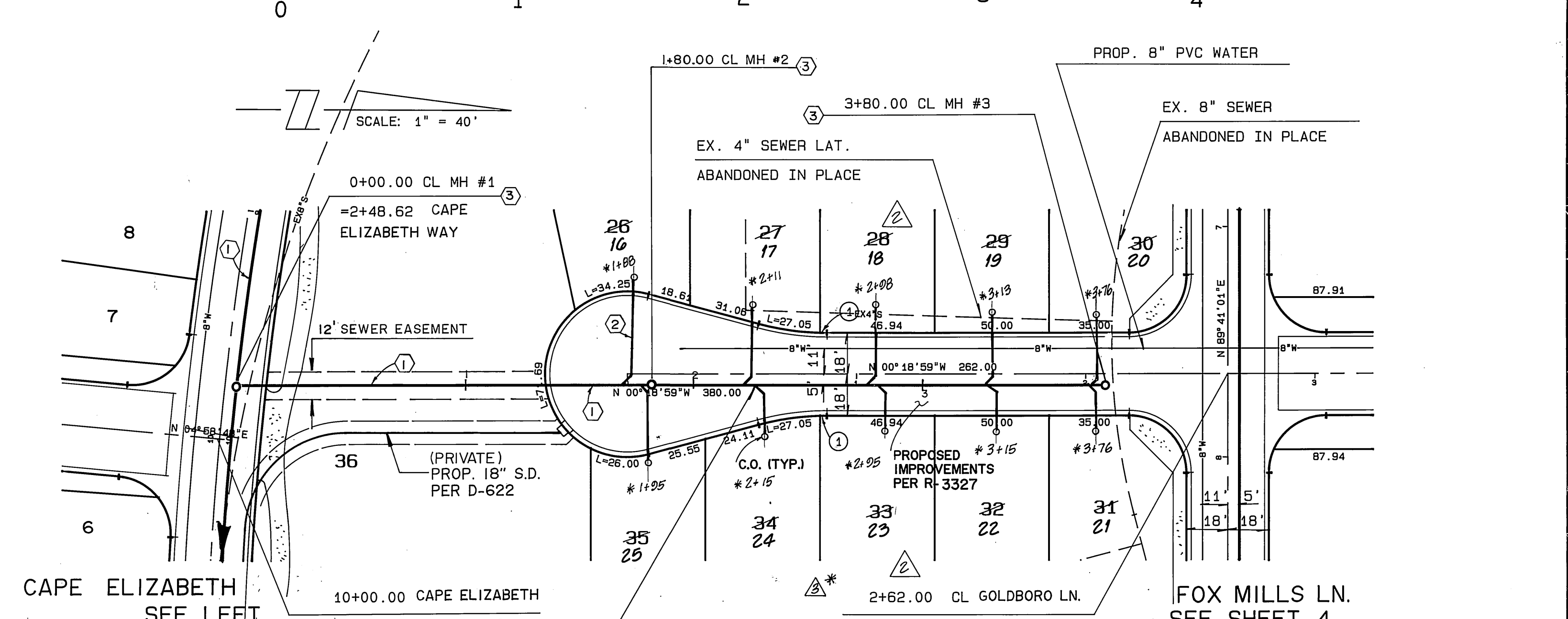
PROFILE SCALES:

HORIZ:	1" = 40'
VERT:	1" = 4'



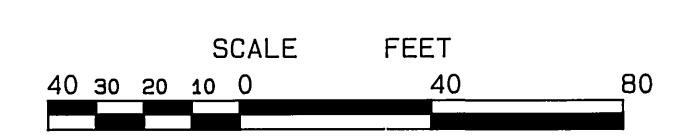
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2	10° 00' 26"	1422.00	248.37	124.50
3	6° 05' 27"	1417.00	150.63	75.39
4	9° 02' 45"	1417.00	223.72	112.09
5	90° 10' 01"	43.00	67.67	43.13
6	13° 17' 49"	200.00	46.42	23.31
7	3° 28' 52"	61.00	3.71	1.85



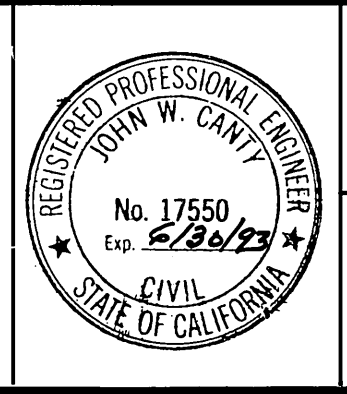
DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	1° 31' 23"	115.00	3.06	1.53



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 RESPONSIBLE TO ASSURE THE SAFETY AND COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.



PREPARED UNDER THE DIRECTION OF:  
*J.F. Davidson*  
REGISTERED CIVIL ENGINEER No. 17550  
EXPIRATION DATE: DATE: 1/19/93  
APPROVED BY:

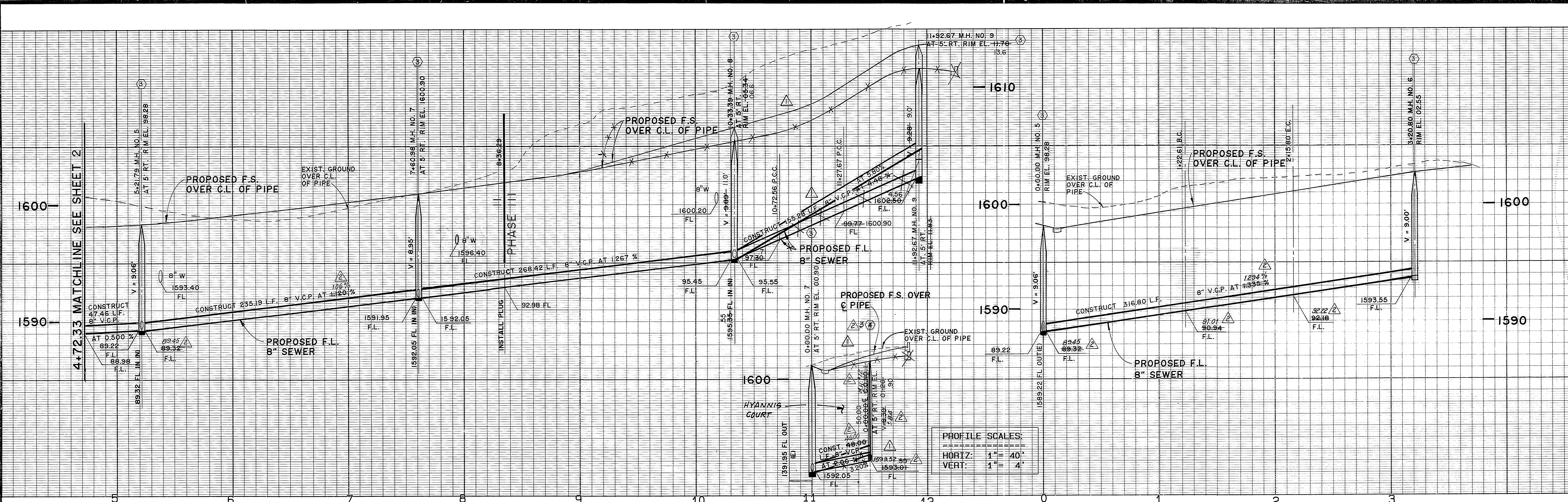
**J.F. DAVIDSON ASSOCIATES, INC.**  
- CIVIL ENGINEERS - SURVEYORS - PLANNERS -  
P.O. BOX 493 REVERSHIDE CA 92501 360 886-3844 FAX 909-886-5954  
3350 SHELBY ST. #100 ONTARIO, CA 91764 909 844-2881 FAX 909-944-7761  
77-564 COUNTRY CLUB DR. #400-B PALM DESERT CA 92260 619 360-3780 FAX 619-360-3789  
27349 JEFFERSON ST. #110 TEMECULA, CA 92590 909 674-7710 FAX 909-699-1981

SCALE: 1" = 40'  
DATE: DEC. 1992  
BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35'x50'x20' HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.5 MILE WLY OF WOOD ROAD, FB 735/74 EL: 1568.433

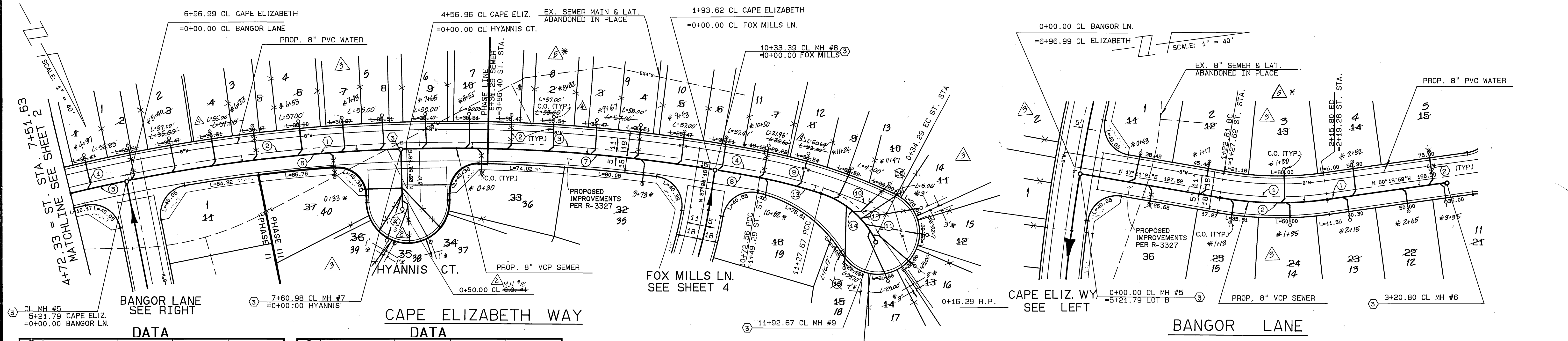
DESIGNED BY T.J.S. DRAWN BY C.M.F. CHECKED BY J.M.F.  
DATE: 9/12/93

**CITY OF RIVERSIDE, CALIFORNIA**  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: [Signature]  
DATE: 9/12/93

**TRACT 27653**  
**SEWER IMPROVEMENT PLAN**  
GOLDBORO LANE (0+00 TO 2+62.00)  
CAPE ELIZABETH WY. (0+00 TO 4+72.33)  
PROJECT NO. S-1649  
SHEET 2 OF 4  
FOR: REGIONAL PROPERTIES  
FILE NO.: 9212730



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



**DATA**

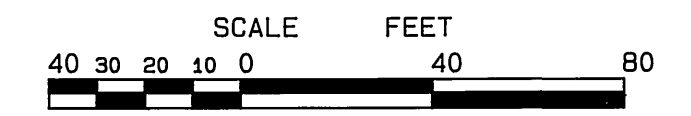
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1	2° 12' 07"	1422.00	54.65	27.33
2	9° 40' 17"	1422.00	240.03	120.30
3	10° 36' 38"	1422.00	263.34	132.05
4	1° 47' 10"	1422.00	44.33	22.17
5	1° 59' 59"	1417.00	49.46	24.73
6	9° 40' 17"	1417.00	239.19	119.88
7	11° 00' 54"	1417.00	272.42	136.63
8	1° 35' 02"	1417.00	39.17	19.59
9	7° 05' 44"	450.00	55.73	27.90

**DATA**

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
10	7° 32' 48"	450.00	59.27	29.68
11	N 53° 53' 58" E	—	18.00	—
12	41° 56' 04"	84.90	62.14	32.53
13	7° 05' 44"	445.00	55.11	27.59
14	46° 36' 42"	79.90	65.00	34.42
15	7° 57' 28"	36.00	5.00	2.50
16	N 03° 58' 55" W	—	3.37	—

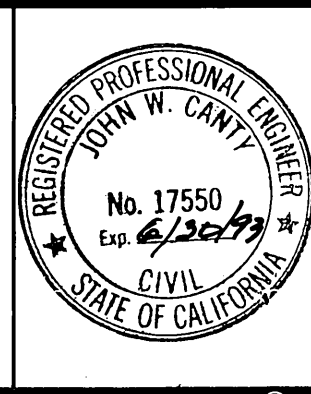
**DATA**

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	17° 30' 20"	300.00	91.66	46.19
2	17° 30' 20"	305.00	93.19	46.96



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:  
*J.F. Davidson*  
 REGISTERED CIVIL ENGINEER NO. 17550  
 EXPIRATION DATE: DATE: 11/8/93  
 APPROVED BY:

**J.F. DAVIDSON ASSOCIATES, INC.**  
 - CIVIL ENGINEERS - SURVEYORS - PLANNERS -  
 P.O. BOX 493 RIVERSIDE CA 92501 3350 SHELBY ST. #100 77-884 COUNTRY CLUB DR. #400-B 27349 JEFFERSON ST. #115  
 951 686-3844 ONTARIO, CA 91764 9201 DESERT CA 92280 TENCILLA, CA 92290  
 FAX 909-686-9584 FAX 909-944-7781 FAX 619-350-3789 FAX 909-689-1981

SCALE: 1" = 40'  
 DATE: DEC. 1992

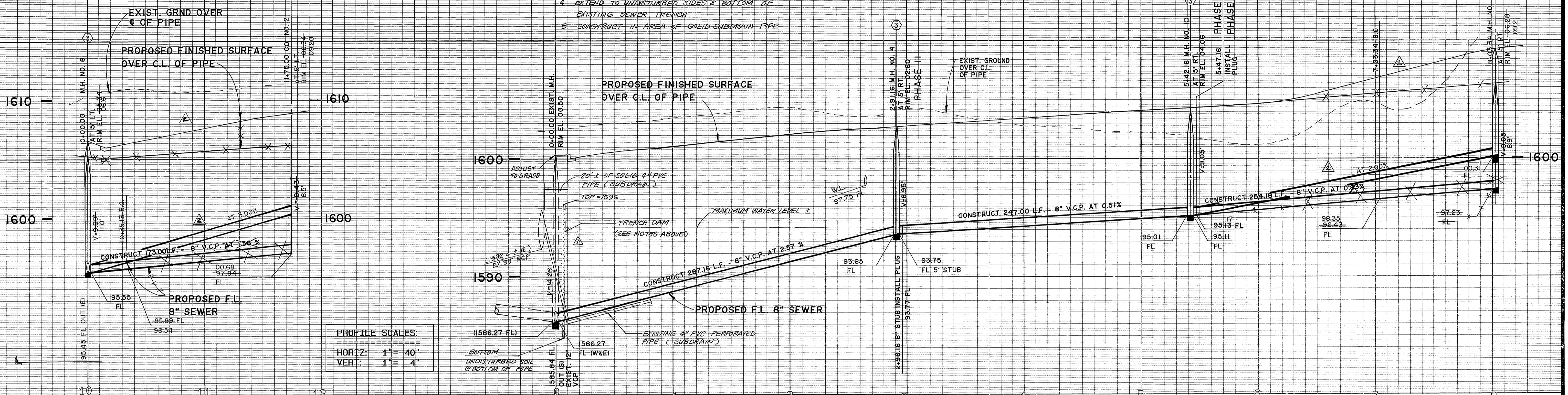
BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35'x50'x20' HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.5 MILE WLY OF WOOD ROAD. FB 735/74 EL: 1588.453

DESIGNED BY T.J.S. DRAWN BY C.M.F. CHECKED BY J.M.F.  
 AS BUILT LATERAL STA. (\*)  
 REV. LOTS 2, 3, 8, 9, 11 & 12 FINAL PHASE FRONTAGE DIMENSIONS  
 REV. PHASE II & FINAL LOTS #800  
 REV. HYANNIS CT. & BANGOR LANE/CAPE ELIZABETH PROFILE  
 REV. CAPE ELIZ. & HYANNIS PROFILE  
 MARK REVISIONS  
 APPR. DATE

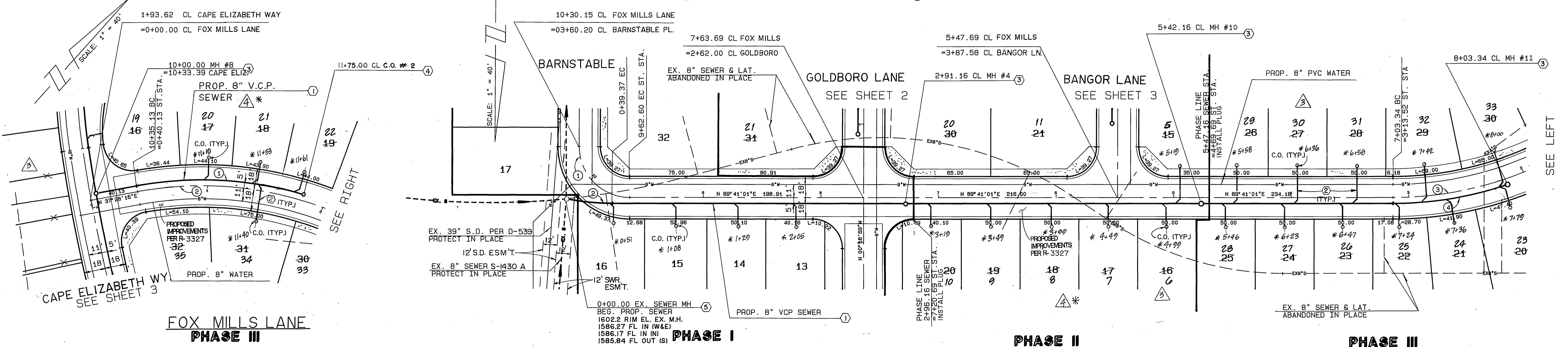
**CITY OF RIVERSIDE, CALIFORNIA**  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: [Signature]  
 BY DATE: 9/2/93  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 CHIEF P.W. ENGR.  
 APPROVED BY: [Signature]  
 BY DATE: 9/2/93  
 DIRECTOR OF PUBLIC WORKS

**TRACT 27653**  
**SEWER IMPROVEMENT PLAN**  
 BANGOR LANE, CAPE ELIZABETH WAY  
 (4+72.33 TO 11+92.67)  
 FOR: REGIONAL PROPERTIES  
 PROJECT NO. S-1649  
 SHEET 3 OF 4  
 FILE NO.: 9212730  
 INDEXED 11-19-93 LHL

- TRENCH DAM NOTES**
1. FORM TRENCH DAM USING DRYWALL MATERIAL LEAVE DRYWALL MATERIAL IN PLACE
  2. TRENCH DAM TO BE 12" WIDE (MIN.)
  3. USE TWO SACK SLURRY MIX.
  4. EXTEND TO UNDISTURBED SIDES & BOTTOM OF EXISTING SEWER TRENCH
  5. CONSTRUCT IN AREA OF SOLID SUBDRAIN PIPE



**PROFILE SCALES:**  
 HORIZ: 1" = 40'  
 VERT: 1" = 4'

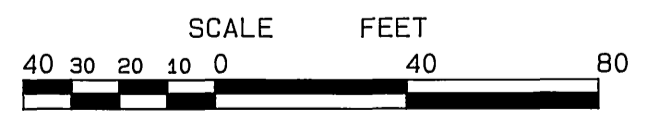


**DATA**

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 26° 16' 31"	305.00	139.87	71.19
② 52° 12' 45"	300.00	273.38	147.01

**DATA**

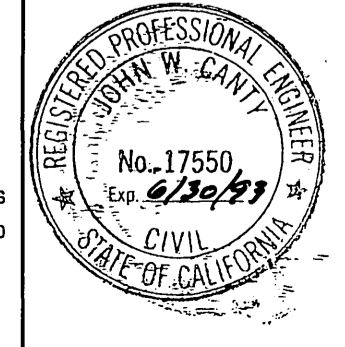
DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 90° 00' 00"	43.00	67.54	43.00
② 11° 16' 42"	200.00	39.37	19.75
③ 52° 12' 45"	300.00	273.38	147.01
④ 18° 47' 08"	305.00	100.00	50.45



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

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PREPARED UNDER THE DIRECTION OF:  
*J.F. Davidson*  
 REGISTERED CIVIL ENGINEER No. 17550  
 EXPIRATION DATE: DATE: 1/8/93  
 APPROVED BY:

**J.F. DAVIDSON ASSOCIATES, INC.**  
 - CIVIL ENGINEERS - SURVEYORS - PLANNERS -  
 P.O. BOX 493 3350 SHELBY ST. #100 77-564 COUNTRY CLUB DR. #400-B 27349 JEFFERSON ST. #110  
 RIVERSIDE CA 92501 ONTARIO, CA 91764 PALM DESERT CA 92260 TEMECULA, CA 92590  
 (951) 686-0844 (951) 844-9981 (619) 360-3780 (951) 678-7745 (951) 678-7745  
 FAX 909-686-0954 FAX 909-944-7781 FAX 619-360-3789 FAX 909-699-1981

CITY BUSINESS TAX CERT. No. 4994, EXP. 12-31-93

SCALE: 1" = 40'  
 DATE: DEC. 1992

BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35"X50"X20" HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY OF WOOD ROAD. FB 735/74 EL: 1588.453

DESIGNED BY T.J.S. DRAWN BY C.M.F. CHECKED BY J.M.F.

APPROVED BY: *J.F. Davidson*  
 PRINCIPAL ENGINEER  
 DATE: 9/2/93

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

APPROVED BY: *[Signature]*  
 PRINCIPAL ENGINEER  
 DATE: 9/2/93

APPROVED BY: *[Signature]*  
 DIRECTOR OF PUBLIC WORKS  
 DATE: 9/2/93

PROJECT NO. S-1649  
 SHEET 4 OF 4  
 FILE NO.: 9212730

TRACT 27653  
 SEWER IMPROVEMENT PLAN  
 FOX MILLS LANE  
 FOR: REGIONAL PROPERTIES