

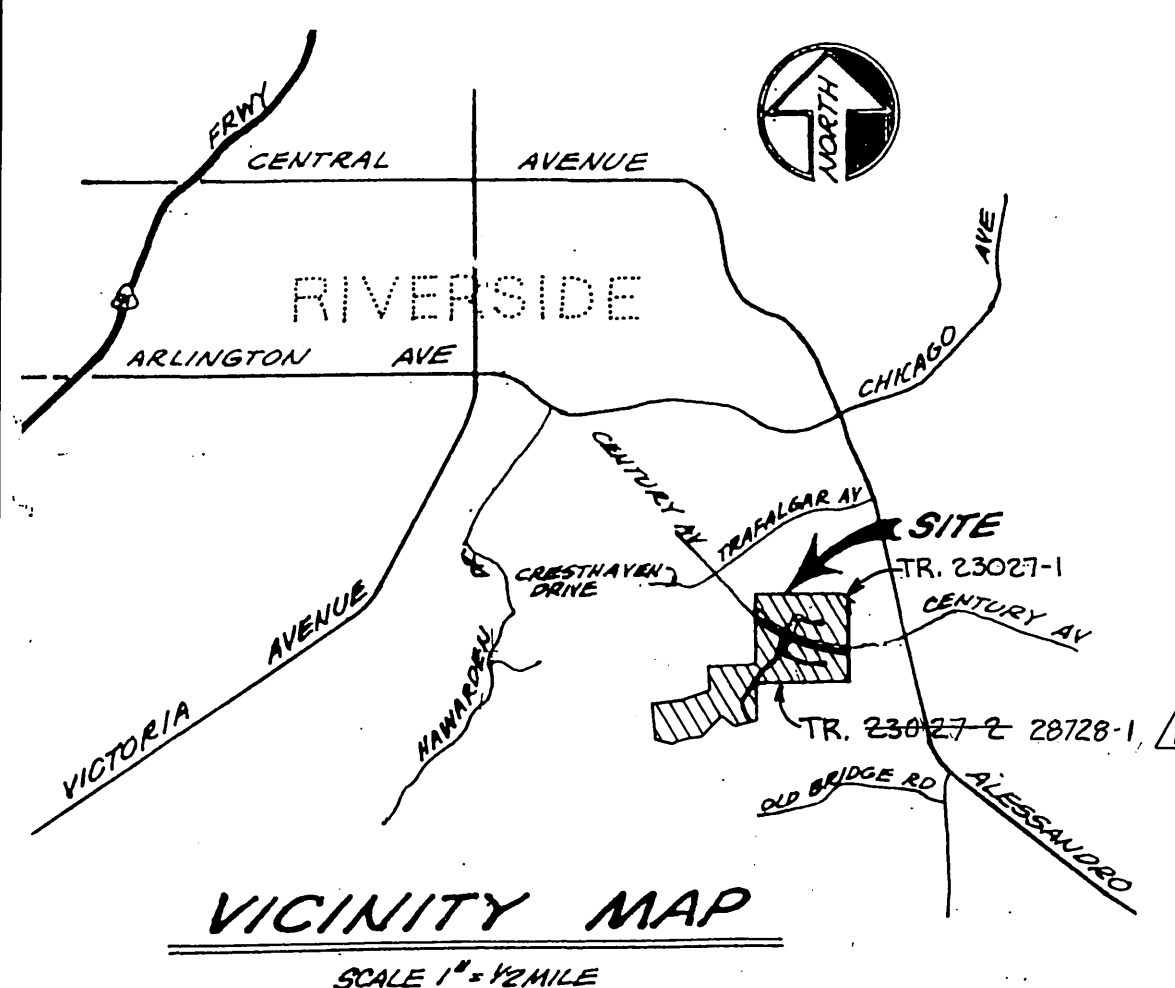
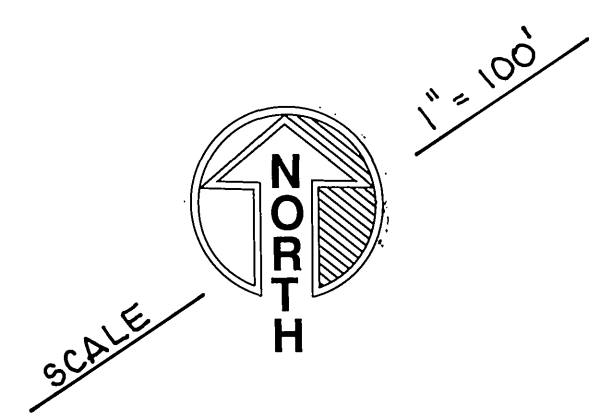
GENERAL NOTES

1. 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.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
3. 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.
4. 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.
5. 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 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.
6. 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.
7. NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4' ABOVE THE SEWER FLOW LINE AT POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
8. A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHEN THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
9. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
10. PRIVATE STREETS ARE DEDICATED FOR PUBLIC USE FOR SEWER FACILITIES.

CONSTRUCTION NOTES

- ① CONSTRUCT MANHOLE PER CITY STD. 500.
- ② CONSTRUCT 8" V.C.P. SEWER MAIN WITH PIPE BEDDING PER CITY STD 452, CASE II
- ③ CONSTRUCT 4" V.C.P. SEWER LATERAL PER CITY STD. 562. CONSTRUCT CLEANOUT PER CITY STD 560 AT PROPERTY LINE.
- ④ CONSTRUCT 4" VCP SEWER LATERAL WITH WYE LAID FLAT PER CITY STD 562. CONSTRUCT CLEANOUT PER CITY STD 560 AT PROPERTY LINE. ENCASE SEWER LATERAL PER CWD STD 023 TYPE "C".
- ⑤ CONSTRUCT CLEANOUT PER CITY STD 560.

INDEX MAP AND FLOW CHART



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

CITY OF RIVERSIDE WATER SYSTEM
 VOID ONE YEAR AFTER THIS DATE
 Richard D. D... 10-18-94
 APPROVED DATED

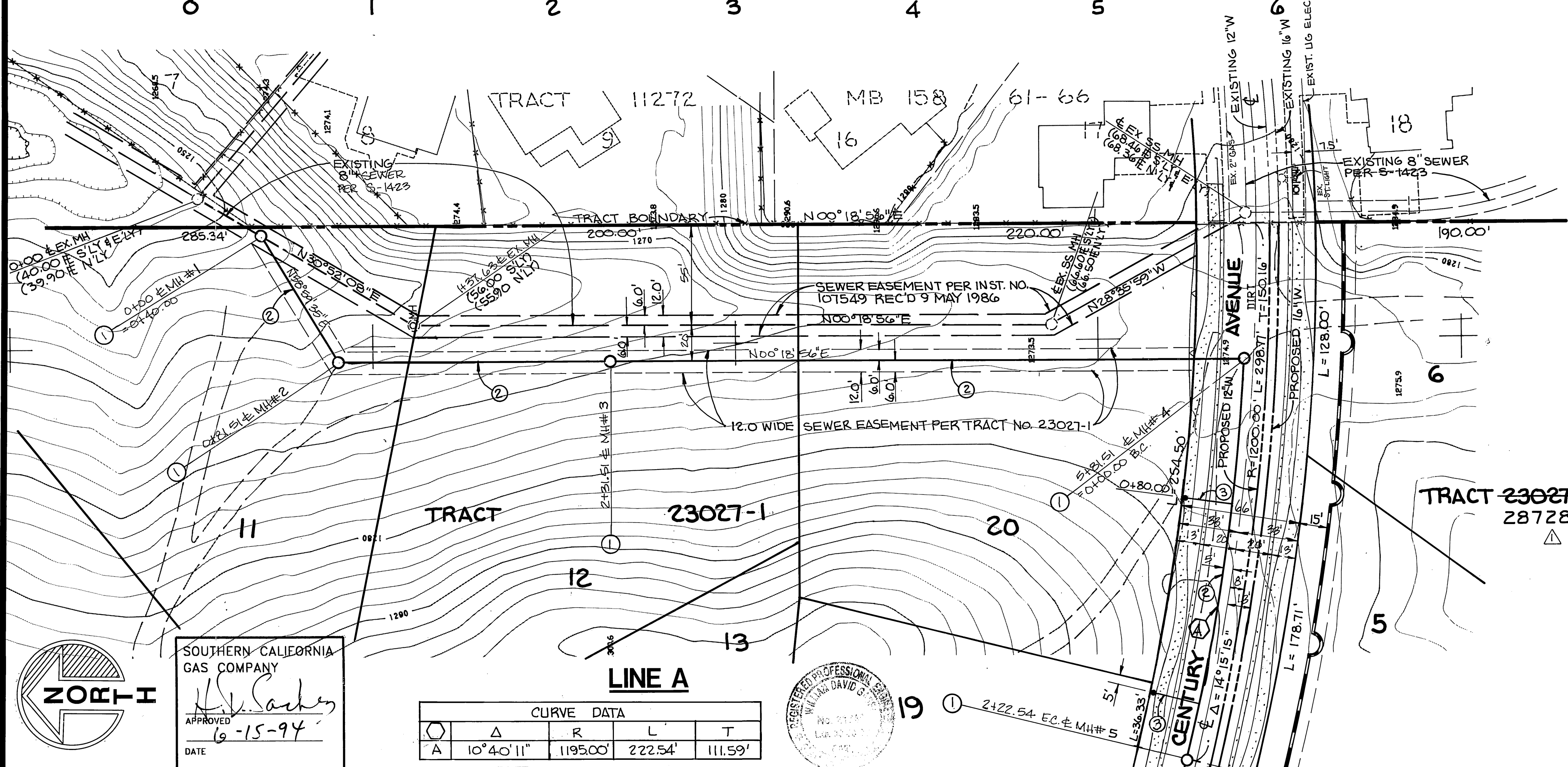
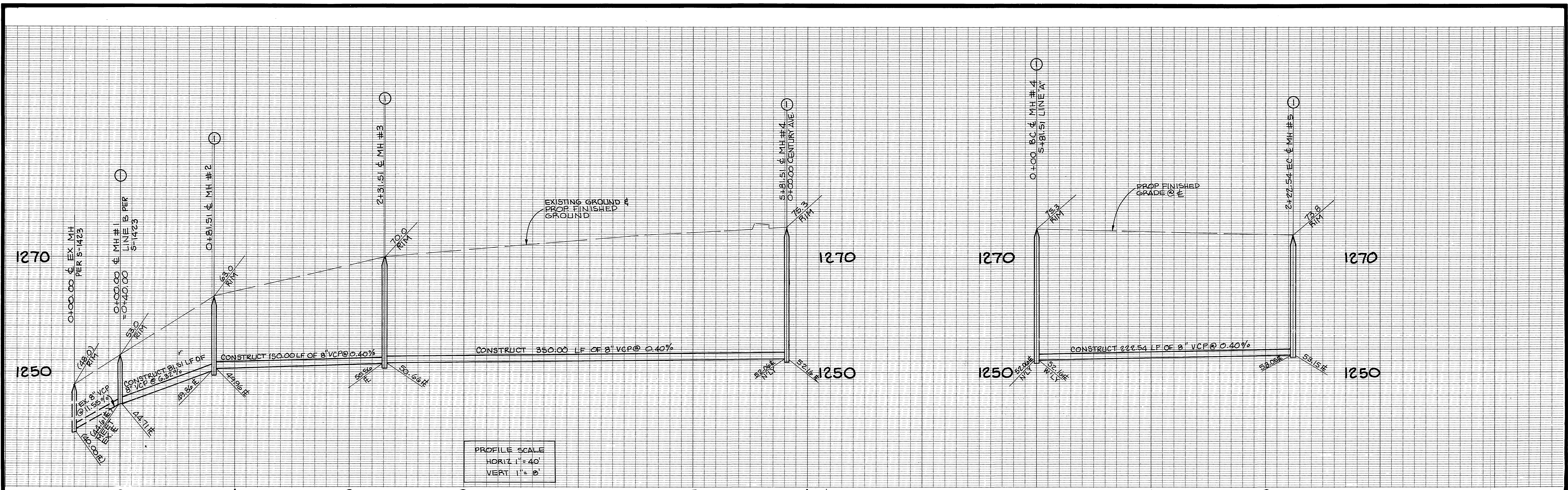
GABEL, COOK & BECKLUND
 CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
 125 West La Cadena Drive, Suite A, Riverside, CA 92501
 Telephone (909) 788-8092 Facsimile (909) 788-5184

MARK	REVISIONS	APPR.	DATE
DESIGNED BY JLE	DRAWN BY CLL	CHECKED BY WDC	

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 DATE: 8/18/95

SEWER IMPROVEMENTS PLAN AND PROFILE
TRACTS 23027-1 & 23027-2
 TITLE SHEET 28728-1

ACCOUNT NO. **S-1664**
 SHEET **1** OF **6**
 HORIZ. SCALE: 1" = AS SHOWN VERT. SCALE: 1" = 88'-9.98"



NOTE:
 PIPE BEDDING IS BASED ON A MAXIMUM TRENCH WIDTH OF 24" AT THE TOP OF PIPE. IF THE CONTRACTOR EXCAVATES A TRENCH WIDER THAN THIS, THE PIPE BEDDING MUST BE RECALCULATED BY THE PRIVATE ENGINEER AND APPROVED BY THE CITY BEFORE ANY PIPE IS LAID.

ZOEI-I
 SOUTHERN CALIFORNIA GAS COMPANY
 APPROVED: *[Signature]*
 DATE: 6-15-94

CURVE DATA

Δ	R	L	T
A 10° 40' 11"	1195.00'	222.54'	111.59'

REGISTERED PROFESSIONAL ENGINEER
 WILLIAM DAVID S.
 CIVIL ENGINEER
 No. 2775
 Exp. 12/31/94
 License No. 1222

CITY OF RIVERSIDE
 OVERHEAD & UNDERGROUND
 APPROVED: _____ DATED: _____

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

CITY OF RIVERSIDE WATER SYSTEM
 VOID ONE YEAR AFTER THIS DATE
 APPROVED: *[Signature]* 10-18-94
 DATE: 3-29-94

GABEL, COOK & BECKLUND
 CIVIL ENGINEERS LAND SURVEYORS
 LAND PLANNERS
 125 West La Cadenita Drive, Suite A, Riverside, CA 92501
 Telephone (909) 788-8092 Facsimile (909) 788-5184
 APPROVED BY: _____ DATE: 3-29-94
 RCE 21740 EXPIRES 30 SEPT. 1997

REVISOR TRACT NUMBERS
 CENTURY AVE.
 SEE SHEET 3

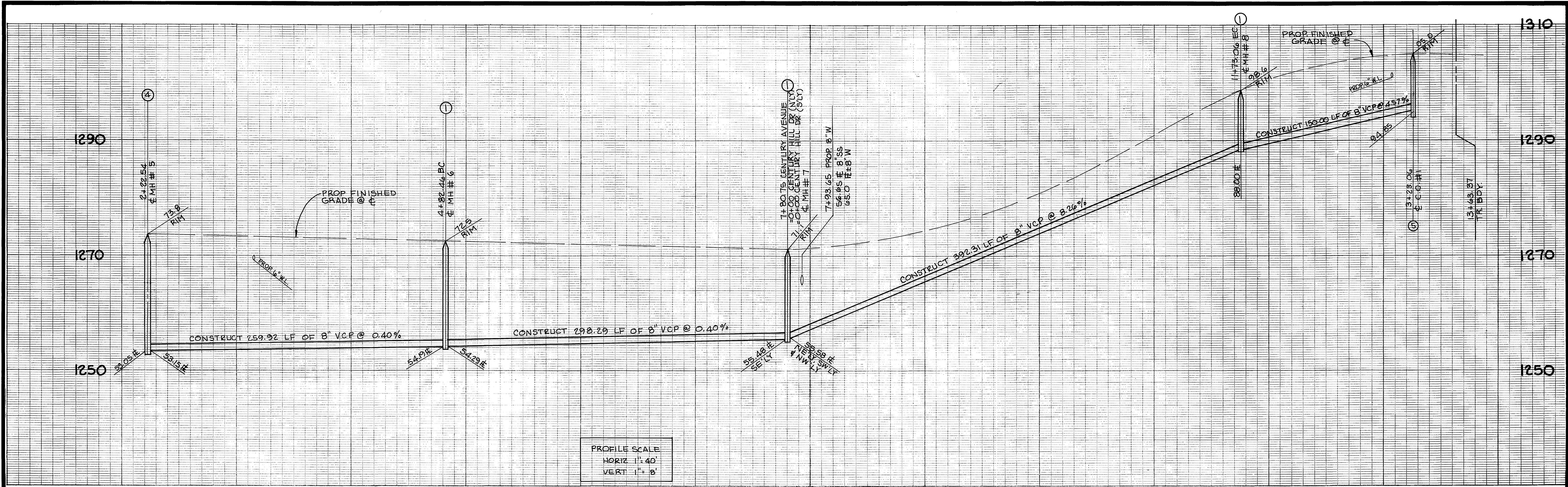
MARK	REVISIONS	APPR. DATE

DESIGNED BY: JLE DRAWN BY: CLL CHECKED BY: WDG

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: _____ DATE: 8/16/95
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEPUTY P.W. DIRECTOR
 DATE: 8/18/95

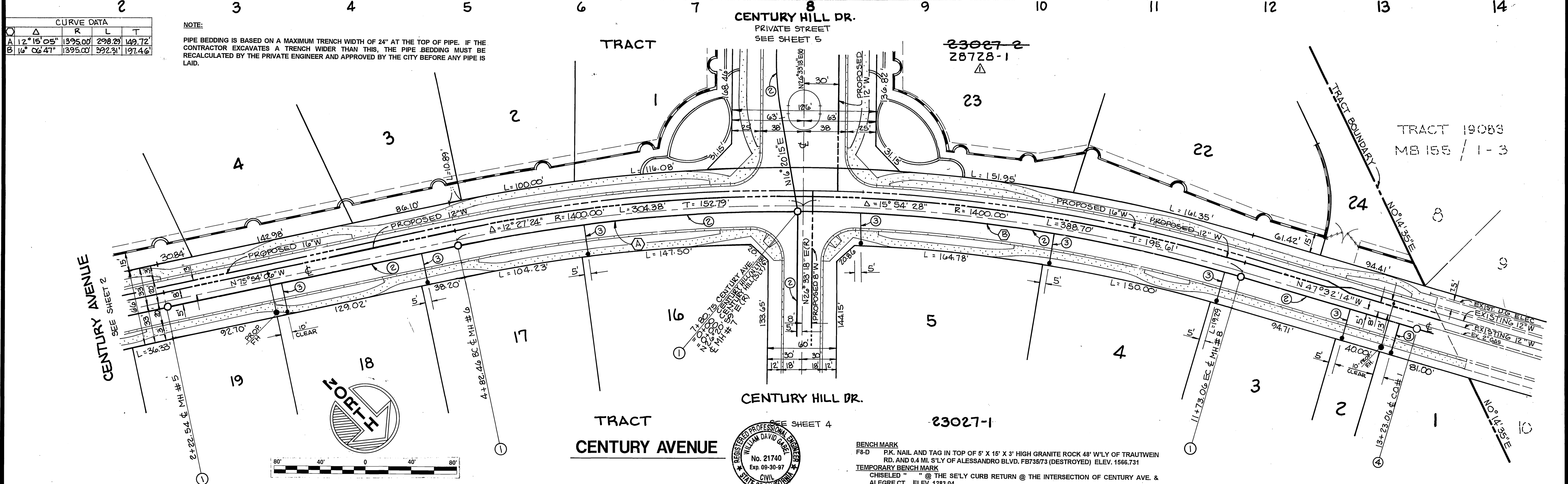
SEWER IMPROVEMENTS
 PLAN AND PROFILE 28728-1
 TRACT 23027-1 & 2
 CENTURY AVENUE & LINE A
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO.
S-1664
 SHEET 2 OF 6
 88-998



CURVE DATA				
Q	Δ	R	L	T
A	12° 15' 05"	1375.00'	298.29'	149.72'
B	16° 06' 47"	1395.00'	392.31'	197.46'

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

SOUTHERN CALIFORNIA GAS COMPANY
 APPROVED: *H.V. Saulty*
 DATE: 6-15-94

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
 APPROVED: *William F. Mason*
 DATED: 6/15/94

CITY OF RIVERSIDE WATER SYSTEM
 VOID ONE YEAR AFTER THIS DATE
 APPROVED: *Rubén L. Durbán*
 DATED: 10-18-94

GABEL, COOK & BECKLUND
 CIVIL ENGINEERS LAND SURVEYORS
 125 West La Cadenena Drive, Suite A, Riverside, CA 92501
 Telephone (951) 788-8932 Facsimile (951) 788-5184
 APPROVED BY: *3argd*
 DATE: RCE 21740 EXPIRES 30 SEPT. 1997

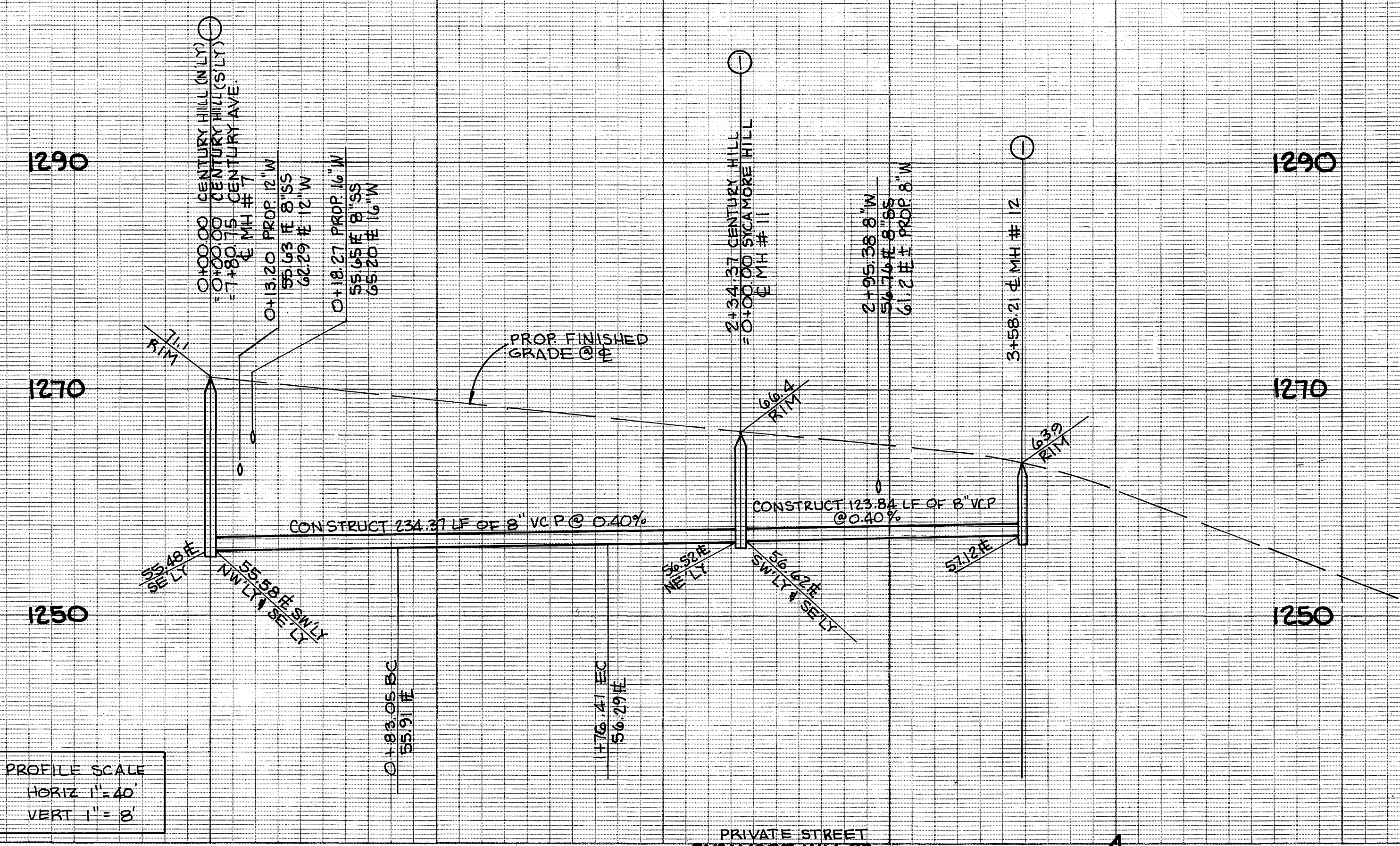
NO.	REVISIONS	APPR. DATE
1	REVISED TRACT NUMBERS	8/18/95

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: *Danny Bel*
 DATE: 8/18/95

SEWER IMPROVEMENTS PLAN AND PROFILE 28728-1 TRACT 23027-1 & -2 CENTURY AVENUE
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO. S-1664
 SHEET 3 OF 6

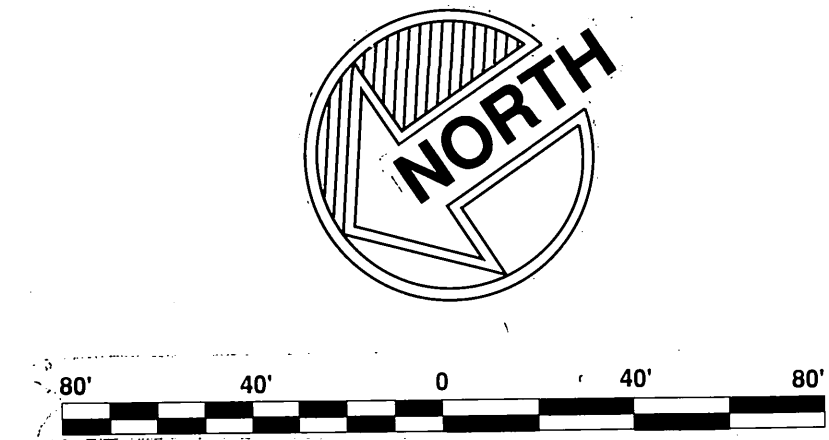
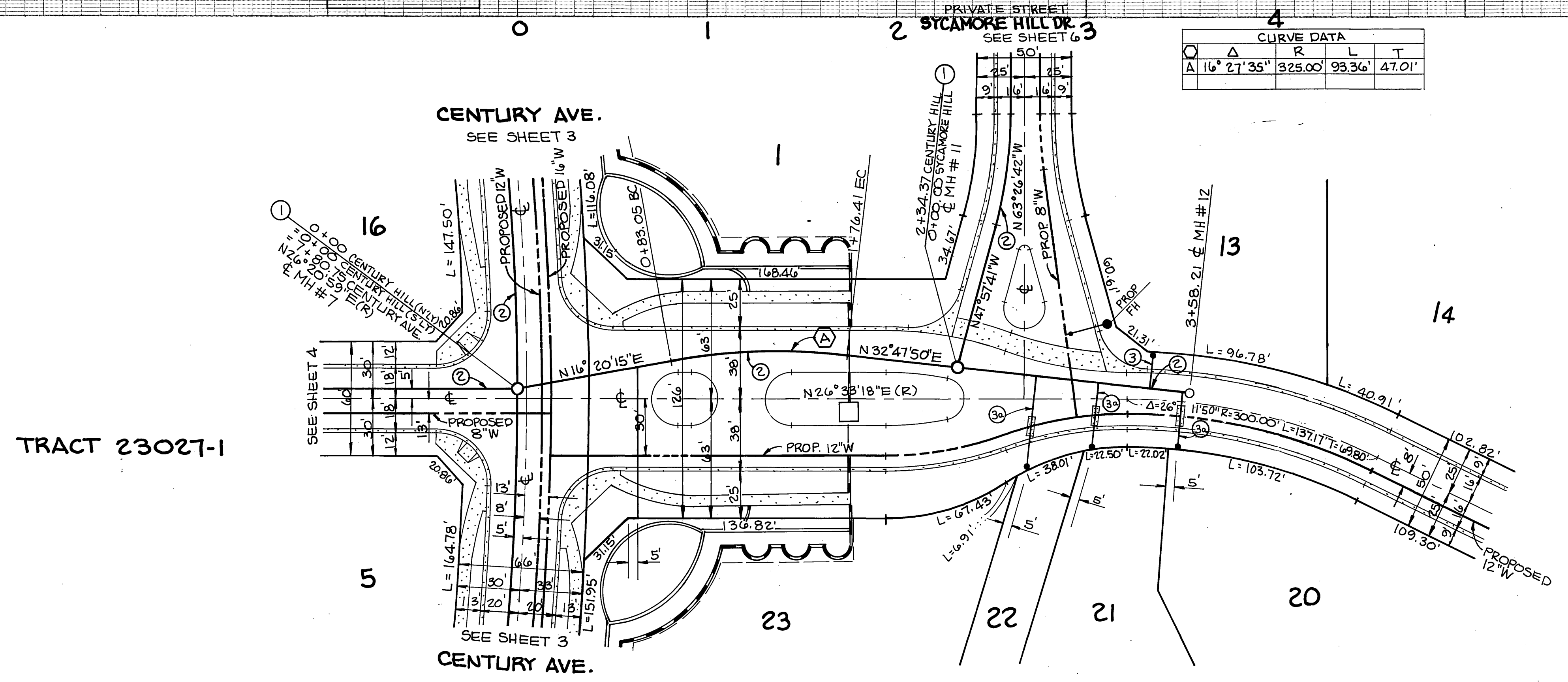
INDEXED 10-31-95 GH



PROFILE SCALE
 HORIZ 1" = 40'
 VERT 1" = 8'

CURVE DATA				
Δ	R	L	T	
A 16° 27' 35"	325.00'	93.36'	47.01'	

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TRACT 23027-2
 Δ 28728-1
 CENTURY HILL DRIVE
 LOT "A"
 PRIVATE STREET



BENCH MARK
 F8-D P.K. NAIL AND TAG IN TOP OF 5' X 15' X 3' HIGH GRANITE ROCK 48' W'LY OF TRAUTWEIN RD. AND 0.4 MI. S'LY OF ALESSANDRO BLVD. FB73573 (DESTROYED) ELEV. 1566.731
 TEMPORARY BENCH MARK
 CHISELED " " @ THE SE'LY CURB RETURN @ THE INTERSECTION OF CENTURY AVE. & ALEGRE CT. ELEV. 1283.04

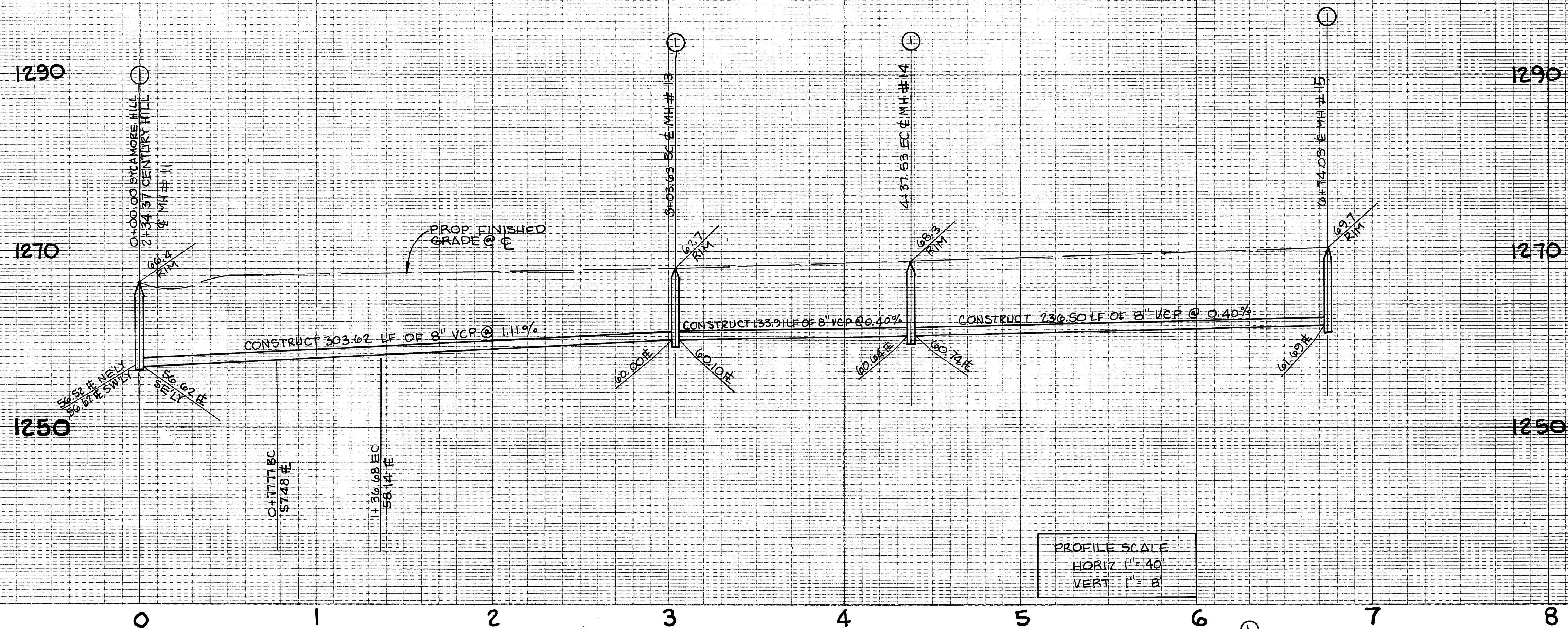
Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM
 VOID ONE YEAR AFTER THIS DATE
 GABEL, COOK & BECKLUND
 CIVIL ENGINEERS LAND SURVEYORS
 LAND PLANNERS
 125 West La Cadenita Drive, Suite A, Riverside, CA 92501
 Telephone (909) 788-8092 Facsimile (909) 788-5184
 APPROVED BY: Richard D. Duhon 10-18-94
 30494
 DATE: 10-18-94
 RCE 21740 EXPIRES 30 SEPT. 1997

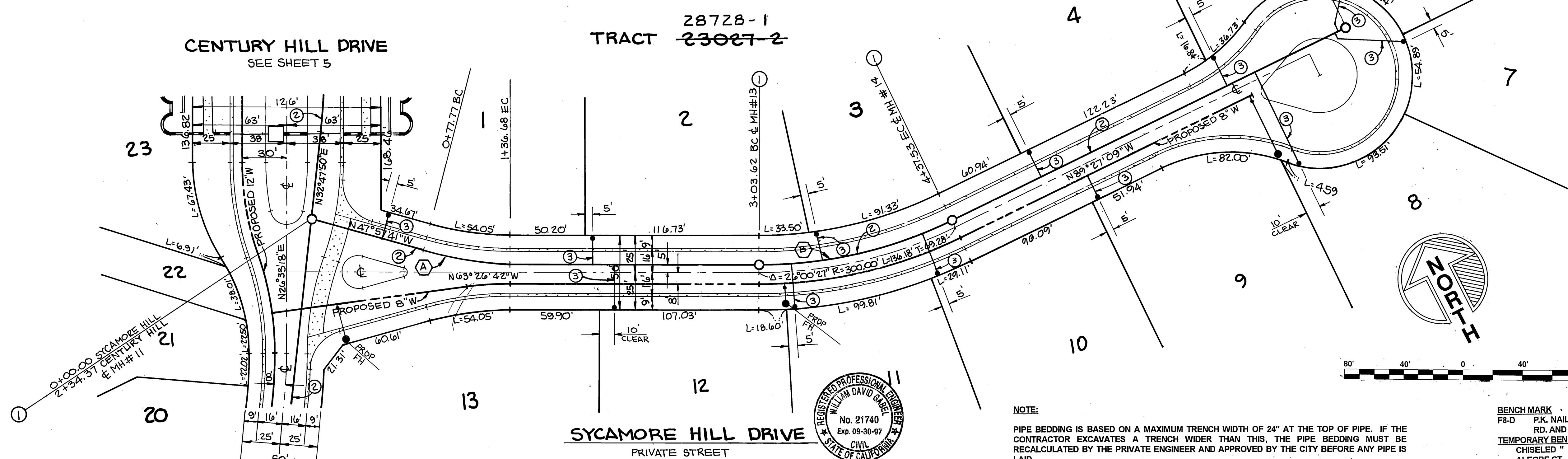
REVISOR: JLE
 DRAWN BY: CLL
 CHECKED BY: WDG
 CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 DATE: 8/18/95
 PRINCIPAL ENGINEER: [Signature]
 TRAFFIC DIVISION: [Signature]
 DEPUTY EN. DIRECTOR: [Signature]

ACCOUNT NO. S-1664
 SHEET 5 OF 6
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'
 88-098

INDEXED 10-31-95 GH



CURVE DATA				
Station	Δ	R	L	T
A	15° 29' 01"	218.00'	58.01'	29.64'
B	26° 00' 27"	295.00'	33.91'	68.13'



NOTE:

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

CITY OF RIVERSIDE WATER SYSTEM
VOID ONE YEAR AFTER THIS DATE
Richard D. Dabke 10-18-94
APPROVED DATED

GABEL, COOK & BECKLUND
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS
125 West Le Codomo Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8092 Facsimile (909) 788-5184
APPROVED BY: [Signature]
DATE: 3-04-94
RCE 21740 EXPIRES 30 SEPT. 1997

REVISOR'S TRACT NUMBERS
REVISIONS
APPR. DATE
DESIGNED BY JLE DRAWN BY CLL CHECKED BY WDC

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY [Signature]
DATE 8/18/95
PRINCIPAL ENGINEER
TRAFFIC DIVISION
DEPUTY P.W. DIRECTOR

SEWER IMPROVEMENTS
PLAN AND PROFILE 28728-1
TRACT 23027-1 & -2
SYCAMORE HILL DRIVE
PRIVATE STREET
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

ACCOUNT NO.
S-1664
SHEET 6 OF 6
88-998

INDEXED 10-31-95 g/h