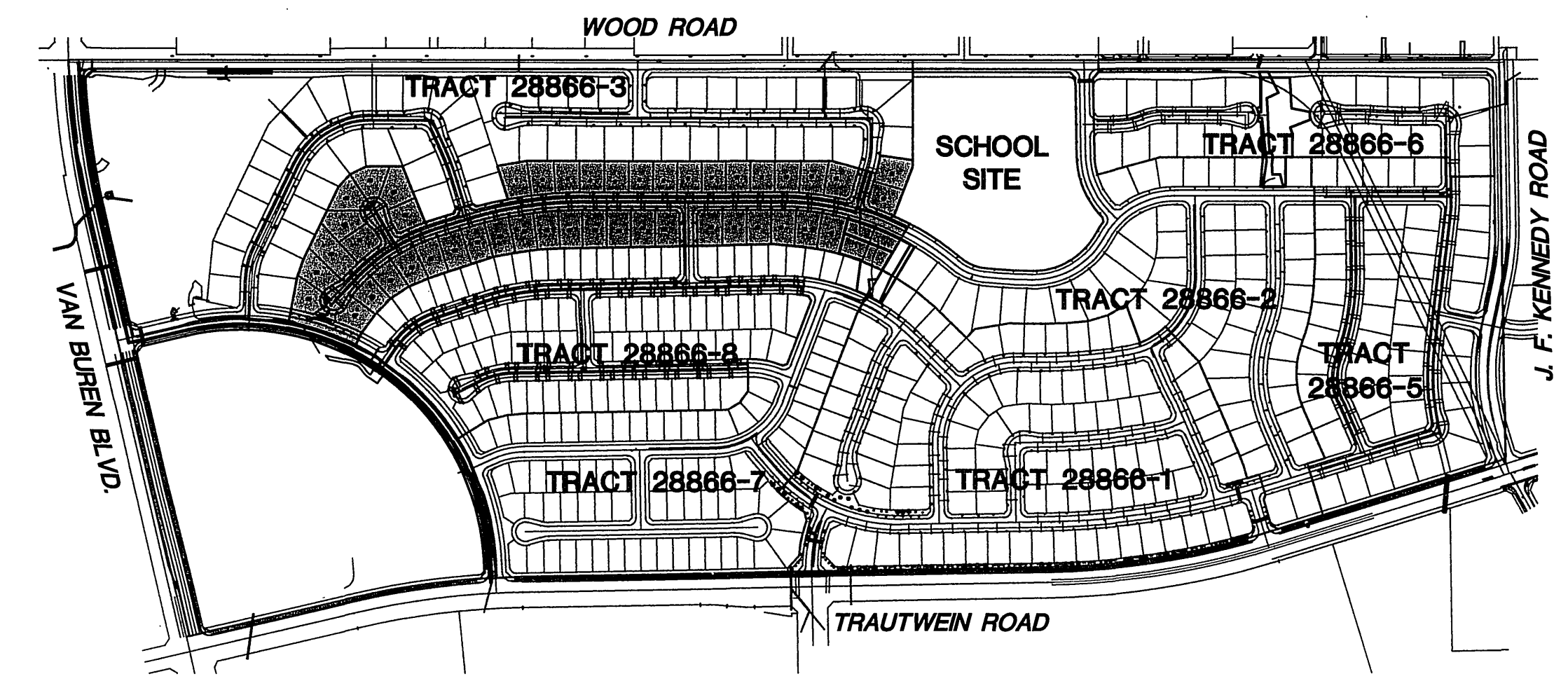
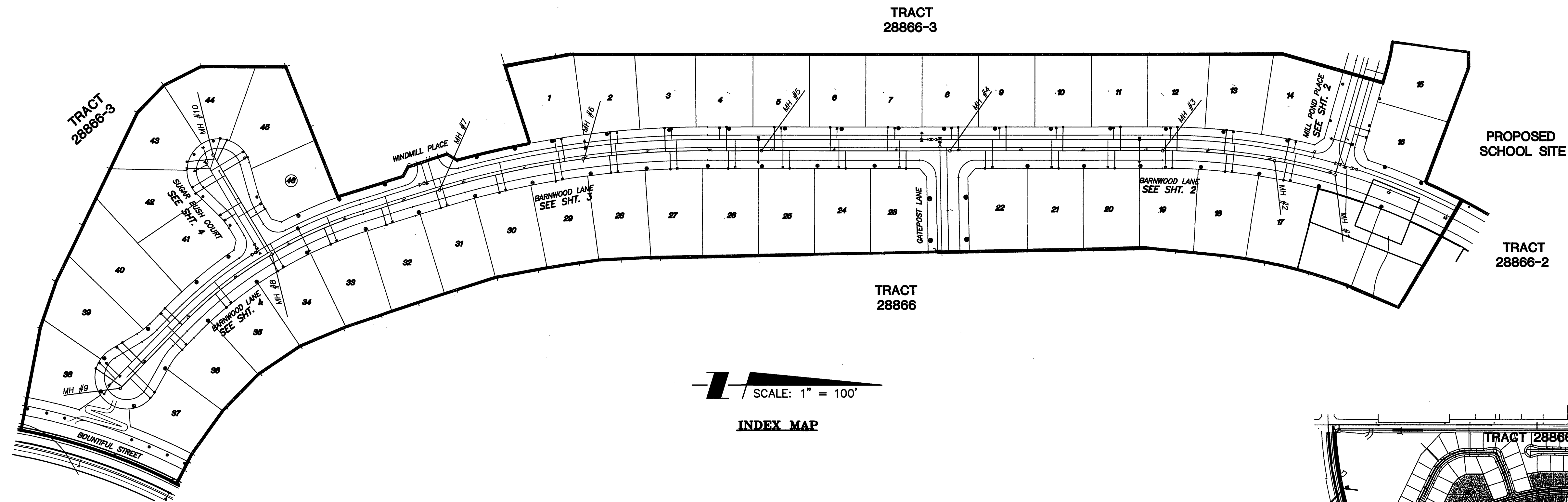


SEWER IMPROVEMENT PLANS

TRACT 28866-4 IN THE CITY OF RIVERSIDE



GENERAL NOTES - PUBLIC WORKS

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. 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.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. 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.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE #1-800-227-2600, 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.
9. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
10. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
11. NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
12. 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.
13. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
14. PIPE BEDDING SHALL BE CASE I PER CITY STD. DWG. NO. 452 UNLESS OTHERWISE SHOWN ON THE PLANS. IF GROUND WATER IS ENCOUNTERED, BEDDING SHALL BE CASE III IN ACCORDANCE WITH NOTE 2, CITY STD. DWG. NO. 452

CONSTRUCTION NOTES

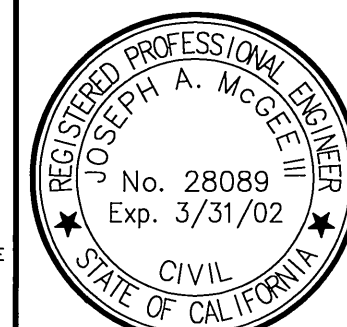
- ① CONSTRUCT MANHOLE PER CITY STD. DWG. NO. 500. 10 EA.
- ② CONSTRUCT 8" V.C.P. SEWER MAIN. 2367 LF.
- ③ CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. DWG. NO. 562A . . . 46 EA.

QUANTITIES

REVIEWED BY:
 APPROVED BY: WESTERN MUNICIPAL WATER DISTRICT
 FOR NON-INTERFERENCE COMPLIANCE
 SHEET 1 THROUGH 4
 CIVIL ENGINEER RCE 46212
 DATE: 12/16/99

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. EXISTING UTILITIES PER AVAILABLE RECORD, CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.



PREPARED UNDER THE DIRECTION OF:
 The Keith Companies
 T.K.C.
 2890 Outlook Ave., Ste. 500, Norwold Valley, CA 92552 (951) 855-0241
 BENCHMARK:
 RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 259.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1038.123
 Joseph A. McGee III
 R.C.E. 28089 - EXP. 3/31/02
 DATE: 11-18-99

BUSINESS TAX CERTIFICATE # 033595 EXP. DATE 4/2/00

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	<i>[Signature]</i>	12/16/99	<i>R. M. Smith</i>
PARK DEPARTMENT			DIRECTOR OF PUBLIC WORKS
TRAFFIC DIVISION			
ENGINEERING MANAGER	<i>[Signature]</i>	11/1/02	

DATE: 1-24-2000

SEWER PLANS
 TR. 28866-4
TITLE SHEET

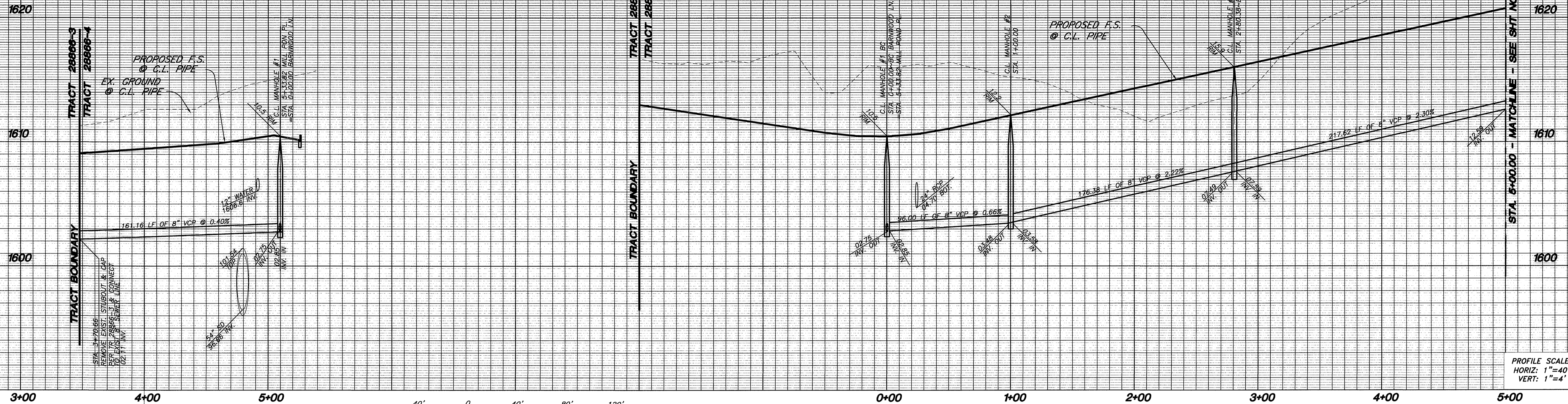
PROJECT NO. 31448
S-1716
 SHEET 1 OF 4

HORIZ. SCALE: AS SHOWN VERT. SCALE: N/A

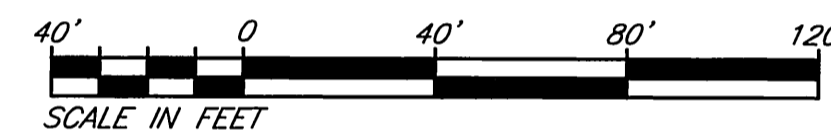
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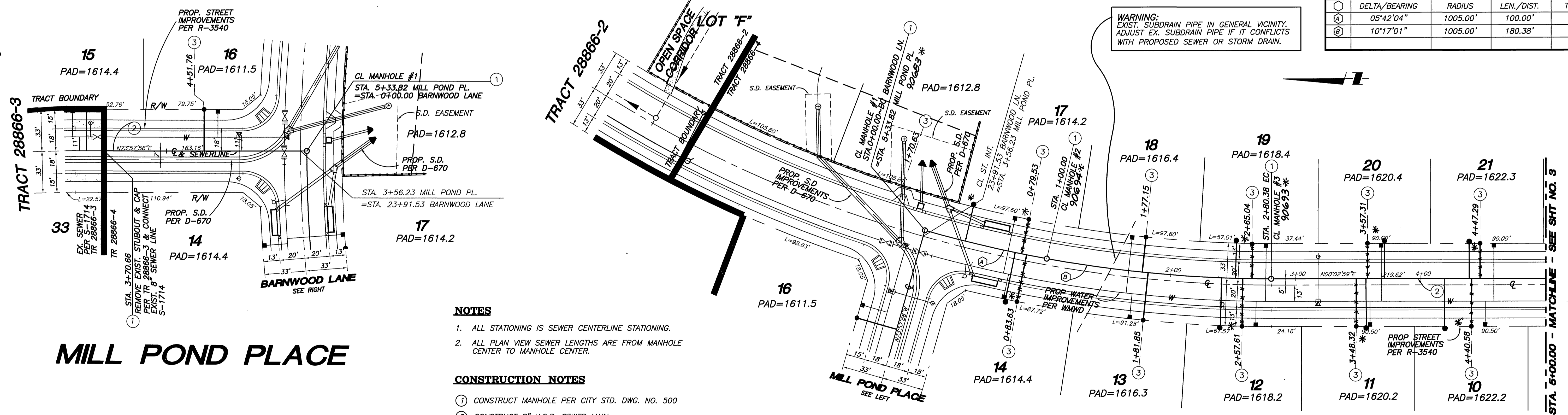


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



(SEWER) DATA				
	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
⊙	05°42'04"	1005.00'	100.00'	50.04'
⊙	10°17'01"	1005.00'	180.38'	90.43'

WARNING:
EXIST. SUBDRAIN PIPE IN GENERAL VICINITY.
ADJUST EX. SUBDRAIN PIPE IF IT CONFLICTS
WITH PROPOSED SEWER OR STORM DRAIN.



MILL POND PLACE

BARNWOOD LANE

NOTES

1. ALL STATIONING IS SEWER CENTERLINE STATIONING.
2. ALL PLAN VIEW SEWER LENGTHS ARE FROM MANHOLE CENTER TO MANHOLE CENTER.

CONSTRUCTION NOTES

- ① CONSTRUCT MANHOLE PER CITY STD. DWG. NO. 500
- ② CONSTRUCT 8" V.C.P. SEWER MAIN
- ③ CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. DWG. NO. 562A

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
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, HOLD HARMLESS 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. EXISTING UTILITIES PER AVAILABLE RECORD, CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER
JOSEPH A. MCGEE III
No. 28089
Exp. 3/31/02
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
Joseph A. McGee III
JOSEPH A. MCGEE III
R.C.E. 28089 - EXP. 3/31/02
DATE: 2/16/99

TKC
The Keish Companies
Incorporated Empire Division
28500 Quaker Ave., Ste. 300, Mirvale, CA 95035 (925) 453-6554
BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 259.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

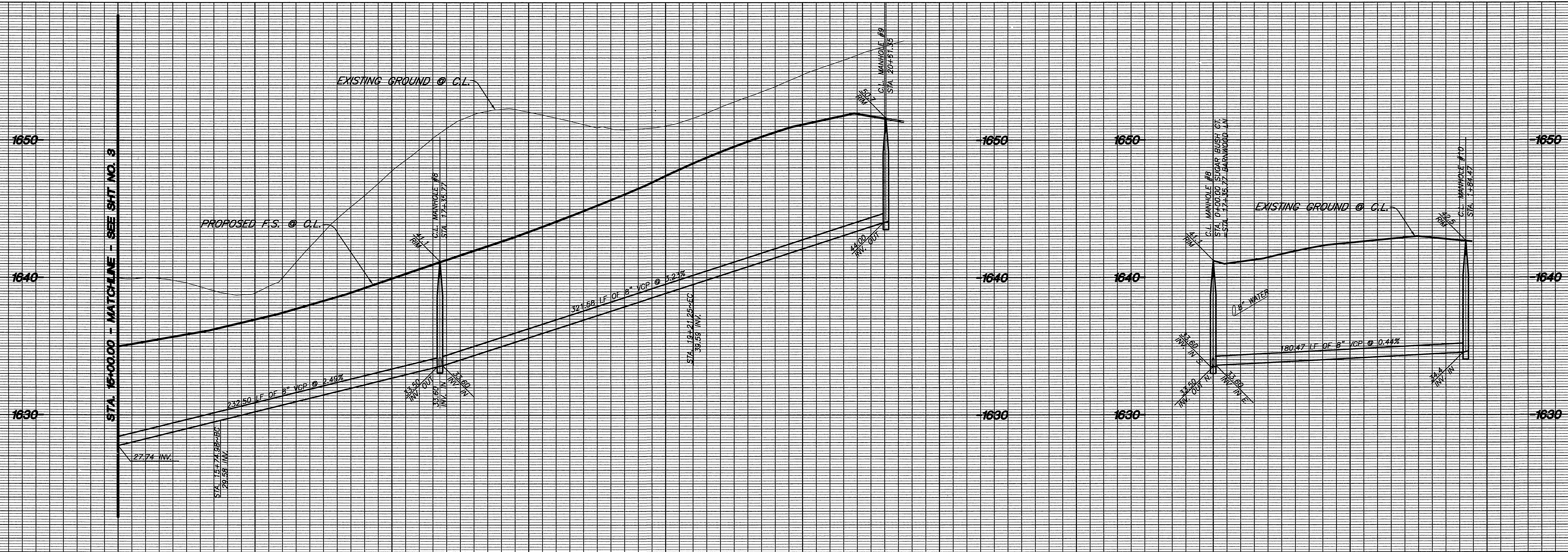
BUSINESS TAX CERTIFICATE # 033595 EXP. DATE 4/2/00

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *R. McSwath*
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
ENGINEERING MANAGER: *DB*
DATE: 1-28-2000

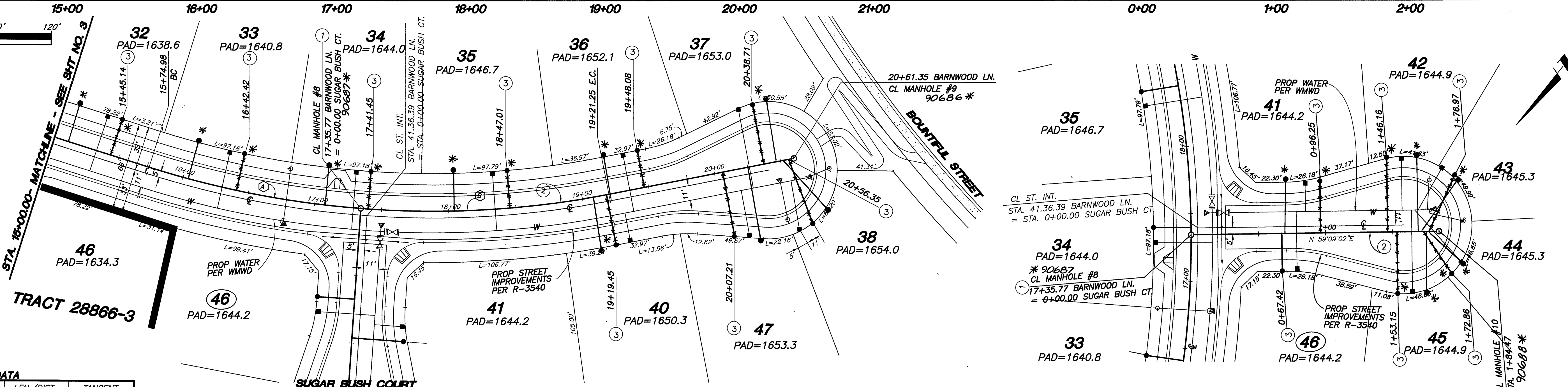
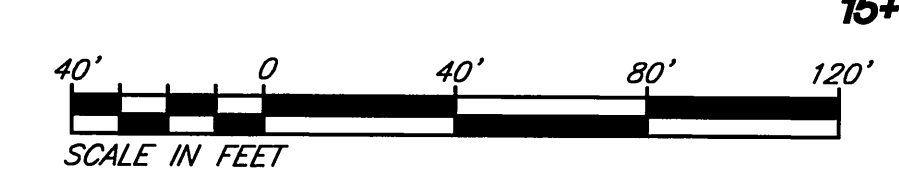
SEWER PLANS
TR. 28866-4
MILL POND PLACE
BARNWOOD LANE
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'

PROJECT NO. 31448
S-1716
SHEET 2 OF 4
DATE: 1-28-2000

INDICED 5-3-2000 gff



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



(SEWER) DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A)	13°15'20"	695.00'	160.80'	80.76'
(B)	15°17'29"	695.00'	185.48'	93.30'

CONSTRUCTION NOTES

- CONSTRUCT MANHOLE PER CITY STD. DWG. NO. 500
- CONSTRUCT 8" V.C.P. SEWER MAIN
- CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. DWG. NO. 562A

- NOTES
- ALL STATIONING IS SEWER CENTERLINE STATIONING.
 - ALL PLAN VIEW SEWER LENGTHS ARE FROM MANHOLE CENTER TO MANHOLE CENTER.



PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
Joseph A. McGee III
JOSEPH A. MCGEE III
C.E. 28089 - EXP. 3/31/02
DATE 11.19.99

The Keith Companies
TKC
22500 Duarte Ave., Ste. 200, Warner Pkwy, CA 92583 (909) 455-0254
BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED VBS-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 250.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOLDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

BUSINESS TAX CERTIFICATE # 033595 EXP. DATE 4/2/00

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *R. McEath*
PRINCIPAL ENGINEER
TRAFFIC DIVISION
ENGINEERING MANAGER: *DB* 1/11/00
DATE: 1-29-2000

*AS-BUILT 8-28-03 4H
SEWER PLANS
TR. 28866-4
**BARNWOOD LANE
SUGAR BUSH COURT**

PROJECT NO. 31448
S-1716
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'
SHEET 4 OF 4

INDEXED 5-3-2000 4H

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