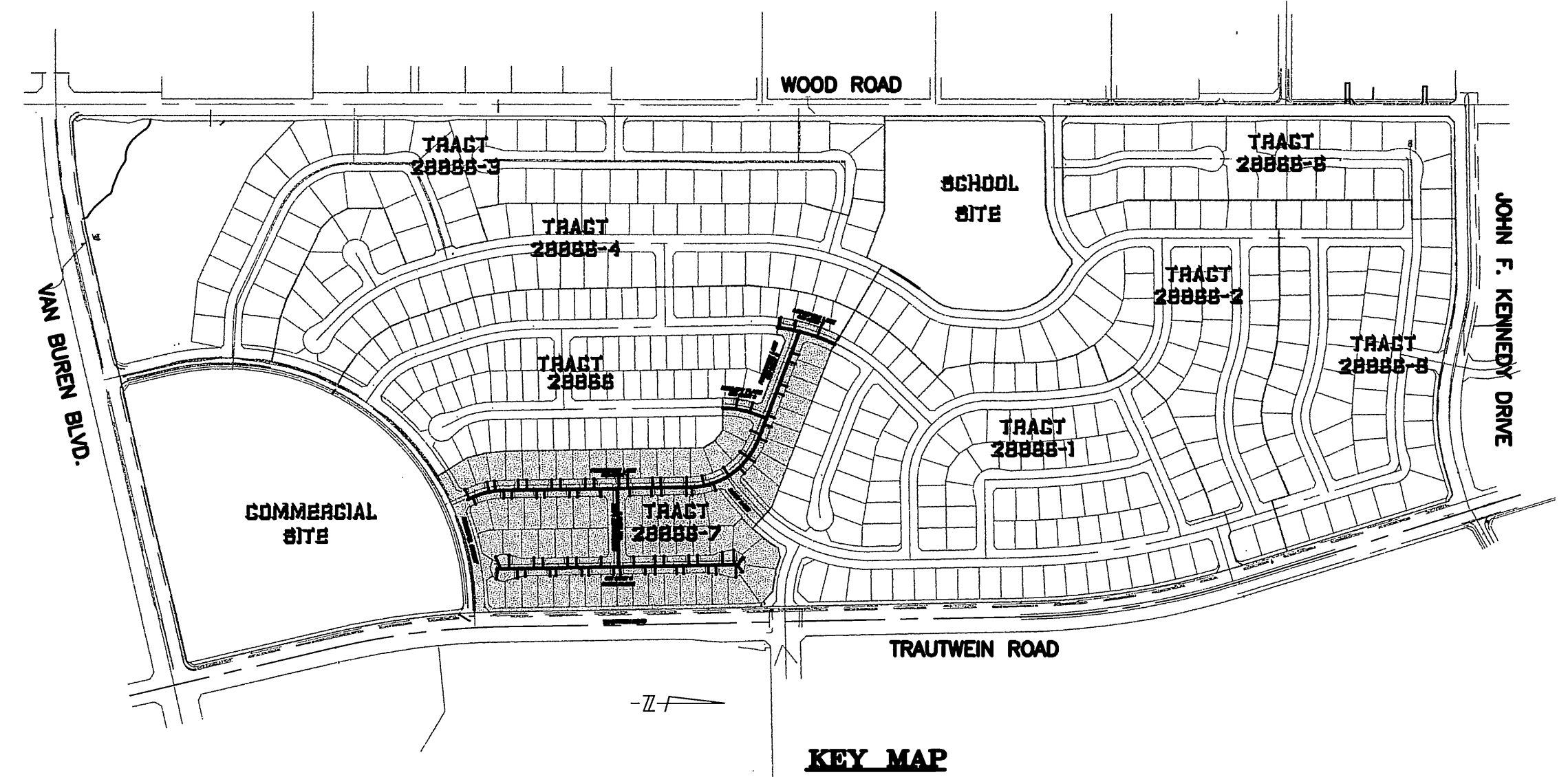
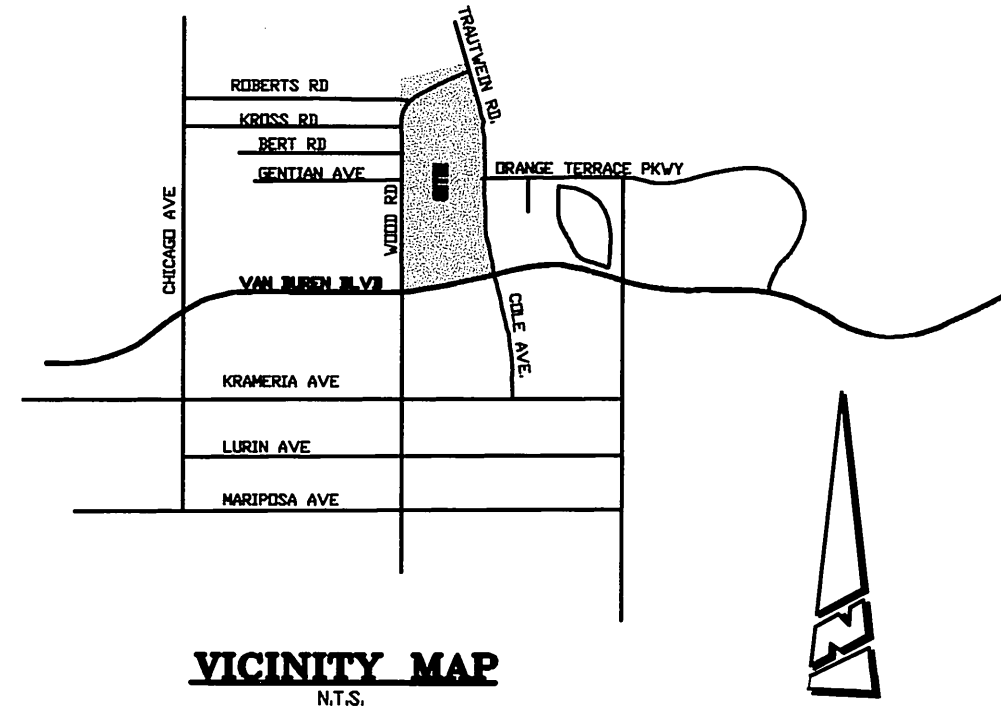


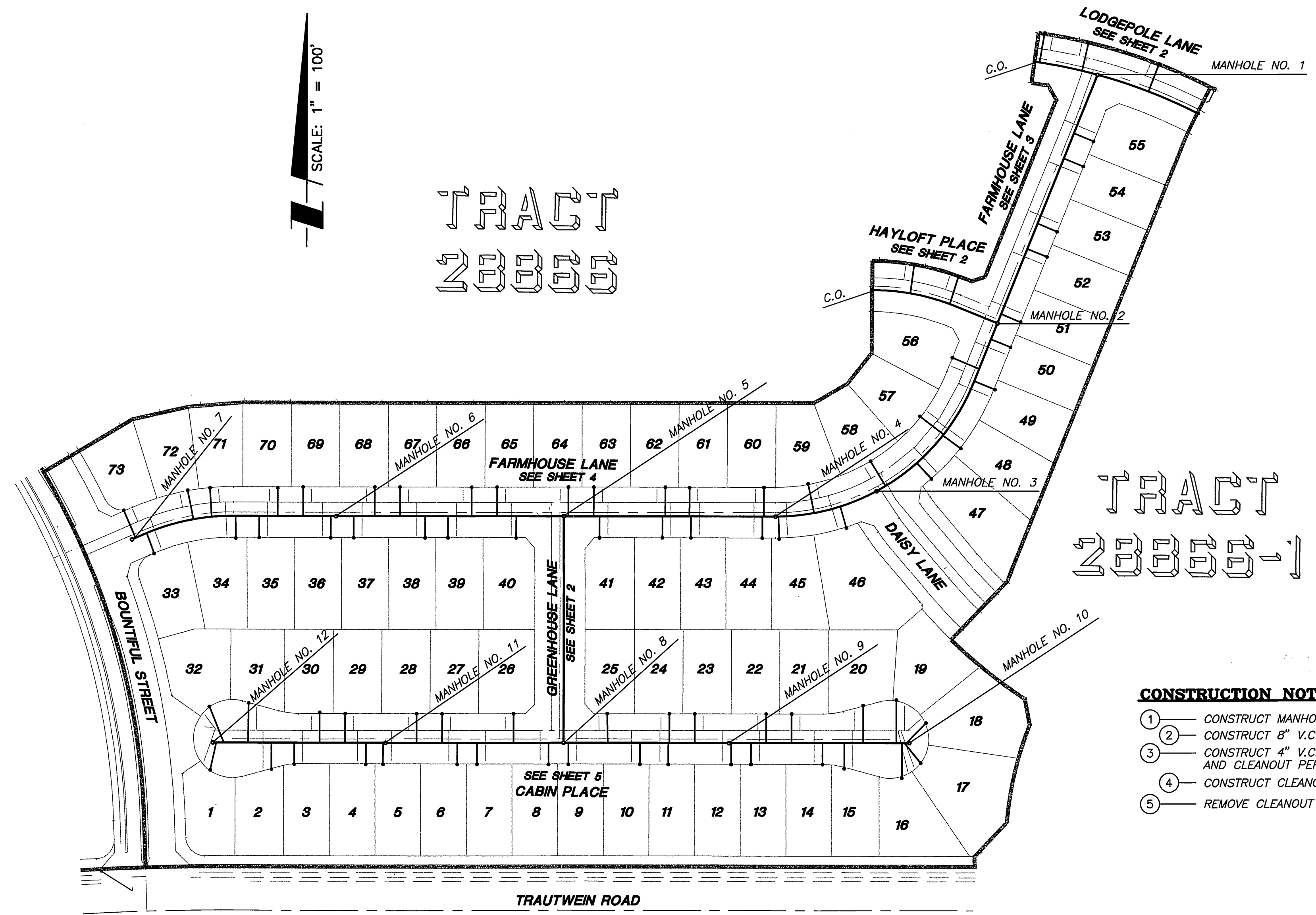
# SEWER IMPROVEMENT PLANS TRACT 28866-7 IN THE CITY OF RIVERSIDE



SCALE: 1" = 100'

TRACT  
28866

TRACT  
28866-1



**CONSTRUCTION NOTES**

1. CONSTRUCT MANHOLE PER CITY STD. 500
2. CONSTRUCT 8" V.C.P. SEWER MAIN
3. CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A
4. CONSTRUCT CLEANOUT PER CITY STD. 560
5. REMOVE CLEANOUT & JOIN EXISTING 8" VCP

**QUANTITIES**

1	12 EA.
2	3124 L.F.
3	78' EA.
4	2 EA.
5	1 EA.

**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.
15. ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE(1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
16. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.  
\* AS-BUILT 8-07-03 LH

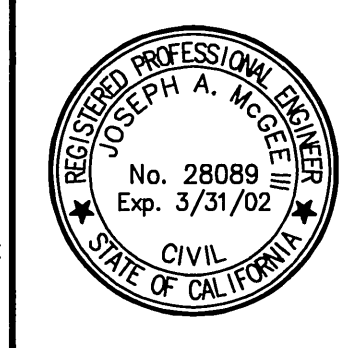
REVIEWED BY:  
APPROVED BY: WESTERN MUNICIPAL WATER DISTRICT  
FOR NON-INTERFERENCE COMPLIANCE  
SHEET 1 THROUGH 5  
CIVIL ENGINEER RCE 46212  
DATE: 8/17/00

INDEX MAP

BUSINESS TAX CERTIFICATE # 033595 EXP. DATE 4/2/01

**Underground Service Alert**  
Call: TOLL FREE  
1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**  
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PREPARED UNDER THE DIRECTION OF:  
Joseph A. McGee III  
C.E., 28089 - EXP. 03/31/02  
DATE: 8/17/00

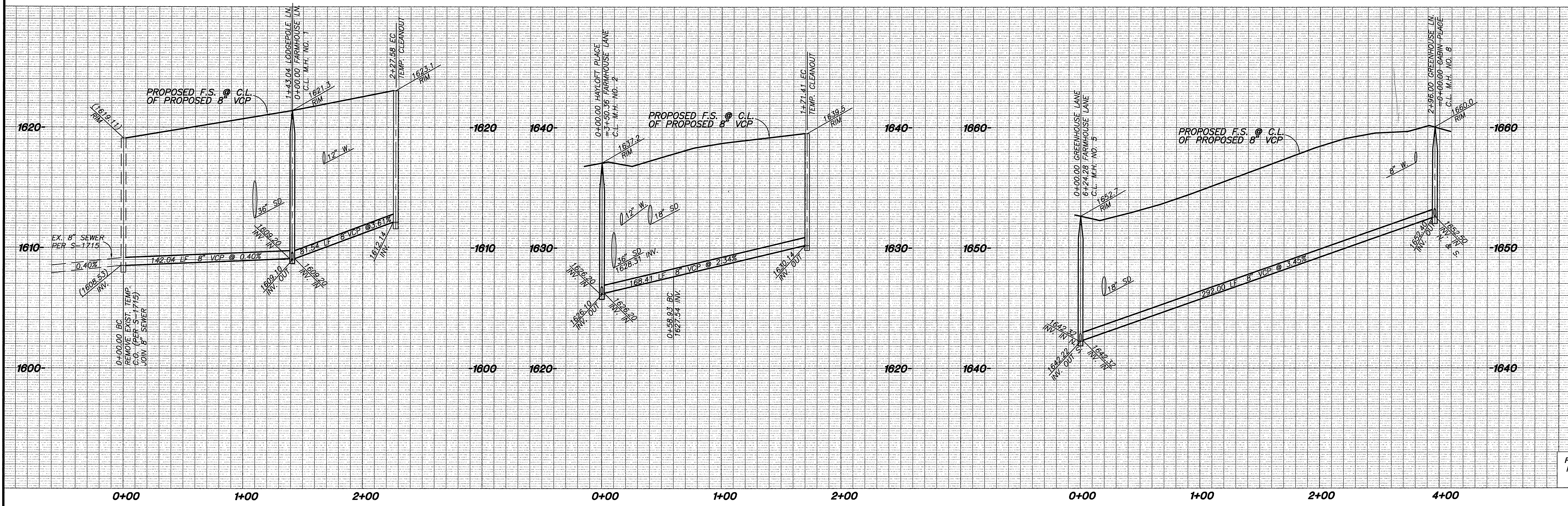
The Keith Companies  
Inland Empire Division  
**TKC**  
28800 Dutch Ave., Ste. 200, Moreno Valley, CA 92553 (909) 455-0294  
BENCHMARK:  
RIVERSIDE COUNTY BENCHMARK, STAMPED VBS-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 259.0 FEET SOUTH OF VAN BUREN BOULEVARD, 259.0 FEET WEST OF 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

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	LHP	DRAWN BY	LHP
CHECKED BY	JAM	DATE	10-24-00

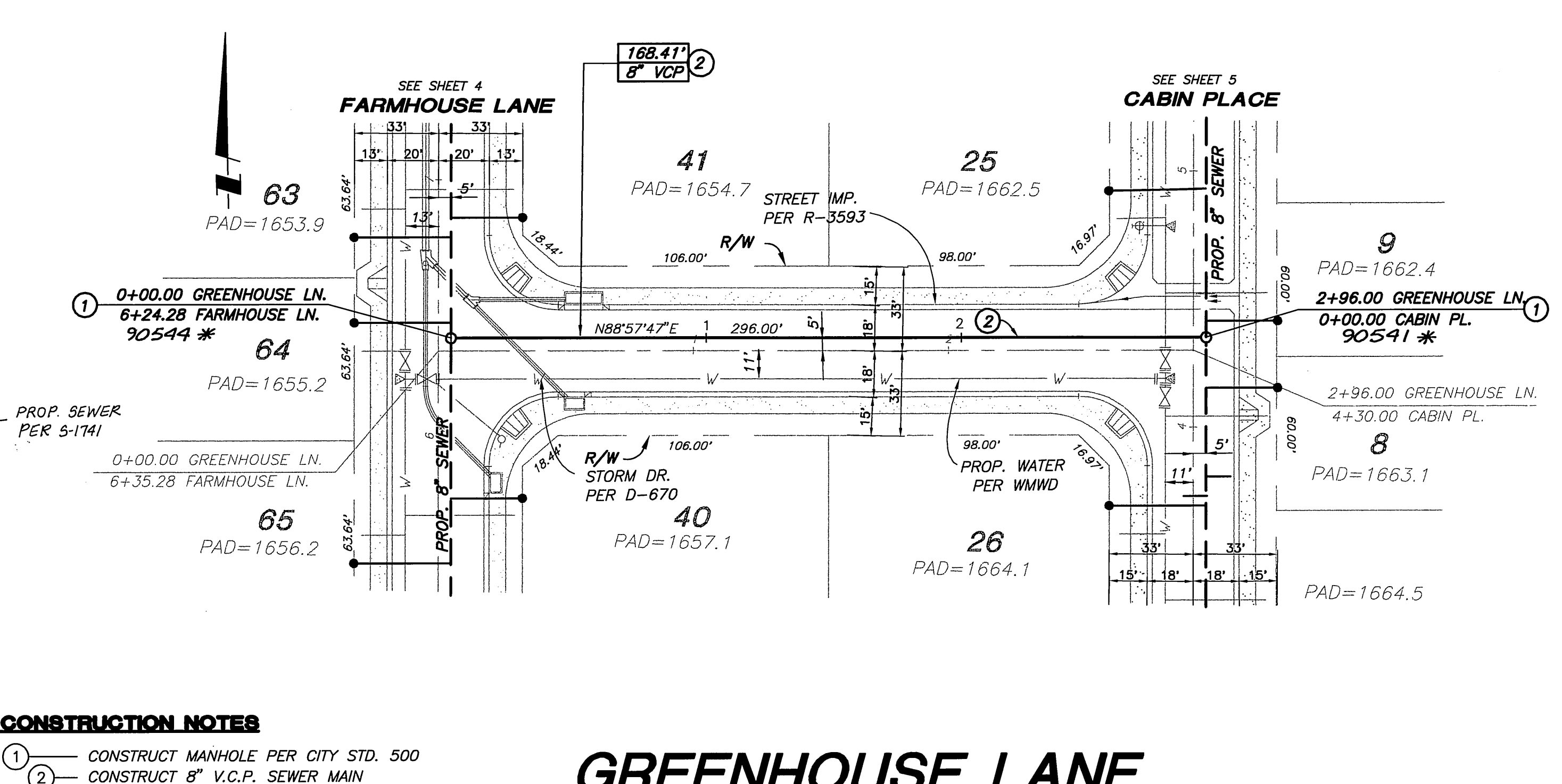
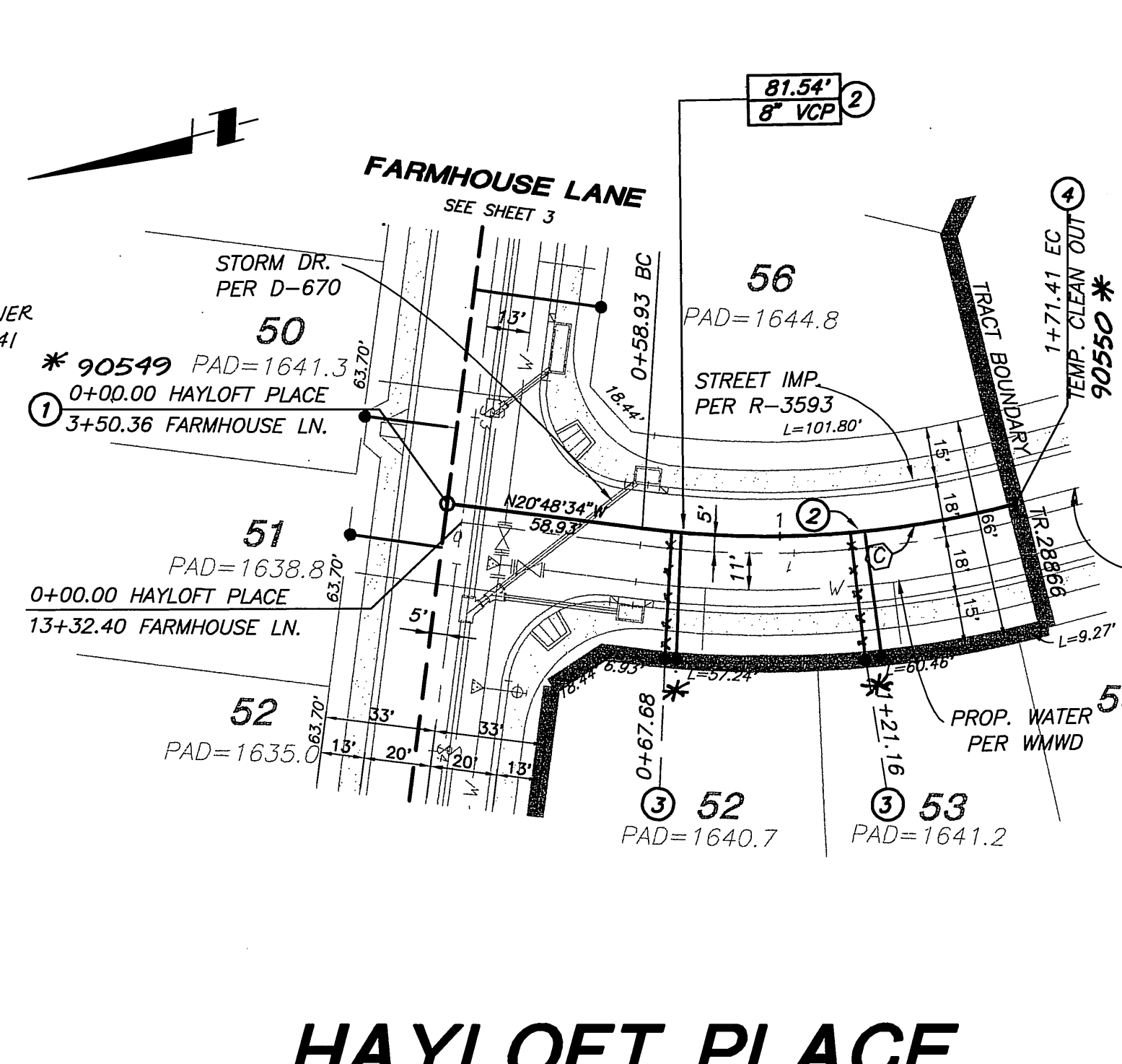
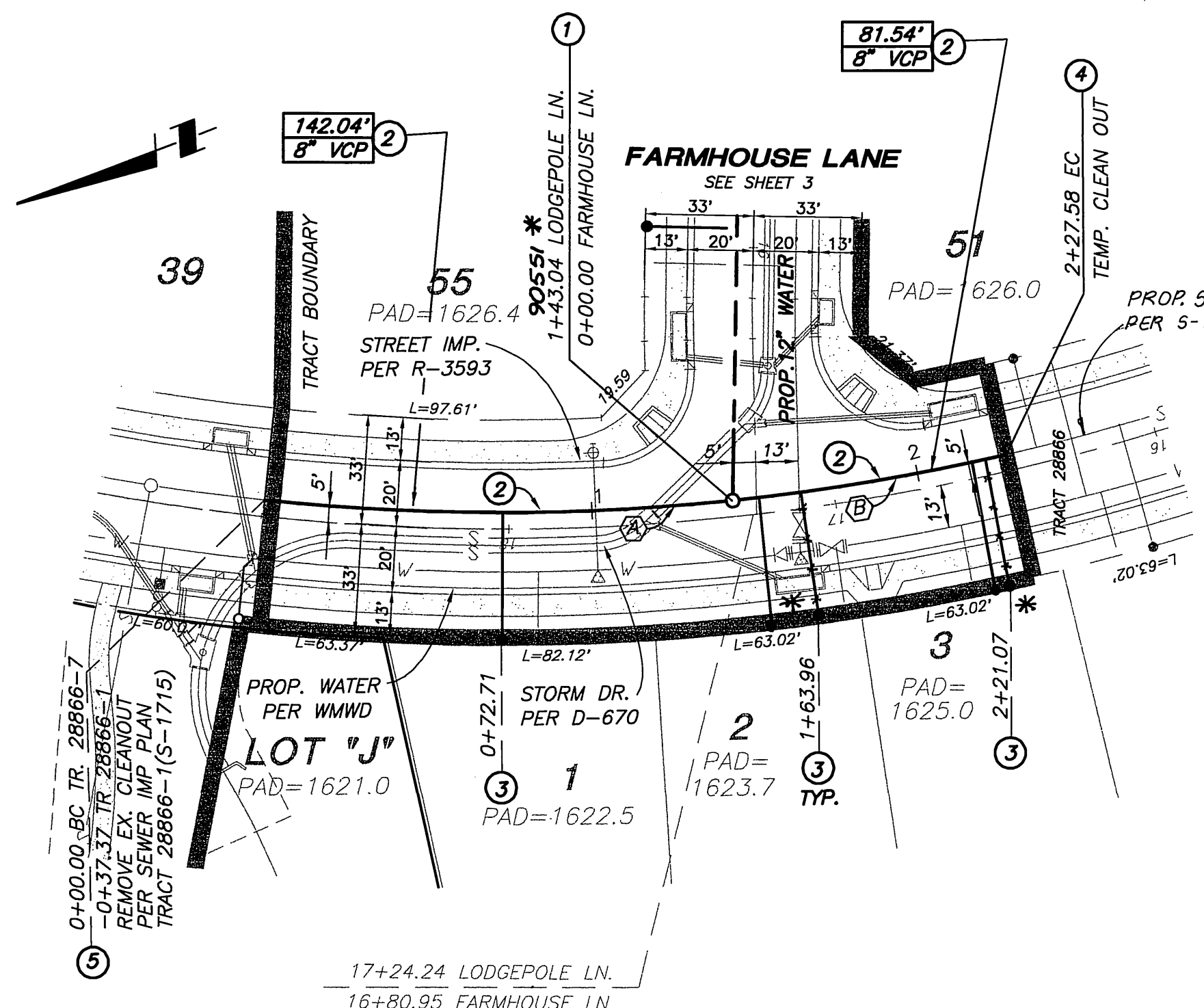
**CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS**  
APPROVED BY: [Signature]  
PRINCIPAL ENGINEER: Richard Mc Grath  
TRAFFIC DEPARTMENT  
DEPUTY P.W. DIRECTOR: [Signature]  
DATE: 10-24-00

**SEWER PLANS**  
TR. 28866-7  
**TITLE SHEET**

PROJECT NO. 31451  
**S-1736**  
HORIZ. SCALE: AS SHOWN  
VERT. SCALE: AS SHOWN  
SHEET 1 OF 5  
INDEXED 11-29-2000 LH



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



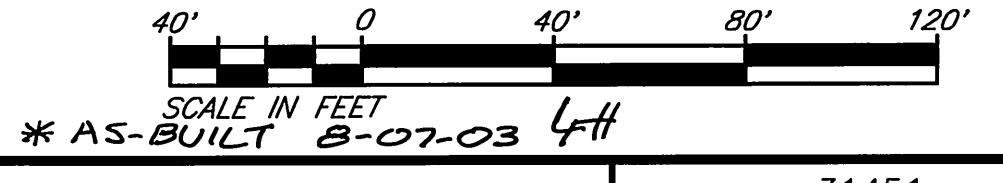
## LODGEPOLE LANE

## HAYLOFT PLACE

## GREENHOUSE LANE

CURVE/LINE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	11° 47' 32"	695.00'	143.04'	71.77'
(B)	06° 58' 11"	695.00'	84.54'	42.32'
(C)	21° 50' 47"	295.00'	112.48'	56.93'

- CONSTRUCTION NOTES**
- ① — CONSTRUCT MANHOLE PER CITY STD. 500
  - ② — CONSTRUCT 8" V.C.P. SEWER MAIN
  - ③ — CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A
  - ④ — CONSTRUCT CLEANOUT PER CITY STD. 560
  - ⑤ — REMOVE CLEANOUT & JOIN EXISTING 8" VCP



**BEFORE YOU DIG**

Underground Service Alert  
Call: TOLL FREE  
**1-800-227-2600**

TWO WORKING DAYS BEFORE YOU DIG

**PRIVATE ENGINEERING NOTE**

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PREPARED UNDER THE DIRECTION OF:

*Joseph A. McGee III*  
JOSEPH A. MCGEE III  
R.C.E. 28089 — EXP. 03/31/02

DATE: 8/17/00

The Keish Companies  
**TKC**

42801 Oakton Ave., Ste. 200, Mirvale, CA 94553 (925) 952-8244

BENCHMARK:  
RIVERSIDE COUNTY BENCHMARK, STAMPED V89-54  
AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN  
BOULEVARD, 295.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0  
FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 4.0  
FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.  
ELEV. 1638.123

MARK	REVISIONS	APPR. DATE

DESIGNED BY LHP DRAWN BY LHP CHECKED BY JAM

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	<i>Ronald McBratt</i>	10-29-00	DIRECTOR OF PUBLIC WORKS

TRAFFIC DIVISION  
DEPUTY P.W. DIRECTOR: *7/2/00*

**SEWER PLANS**

TR. 28866-7  
LODGEPOLE LANE  
HAYLOFT PLACE  
GREENHOUSE LANE

PROJECT NO. 31451  
**S-1736**

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

SHEET **2** OF **5**

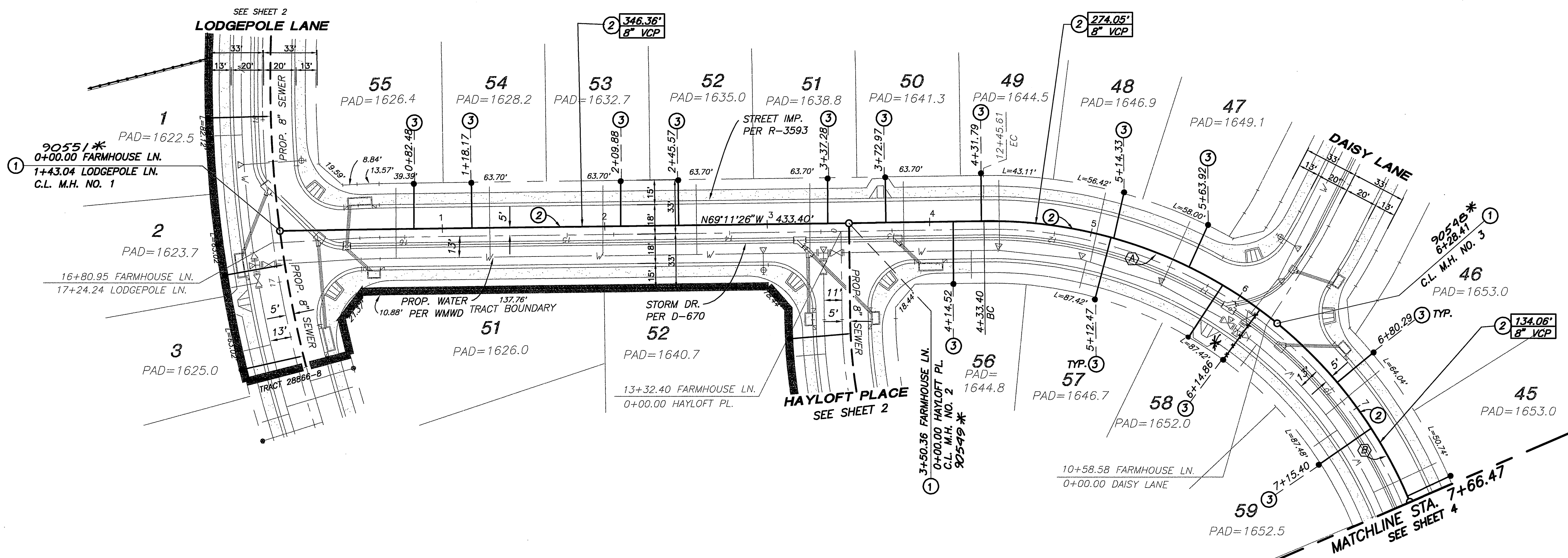
INDEXED 11-29-2000 LHH

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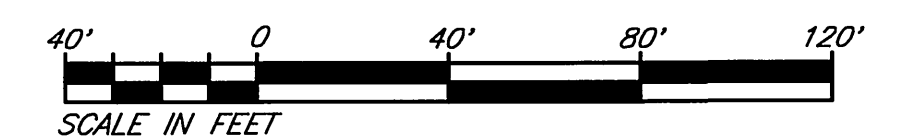
PROFILE SCALE:  
HORIZ: 1"=40'  
VERT: 1"=4'



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  - ③ CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A

NO.	BEARING/Delta	CURVE DATA	LENGTH	TANGENT
(A)	39° 54' 14"	280.00'	195.01'	101.65'
(B)	28° 14' 59"	280.00'	138.05'	70.46'

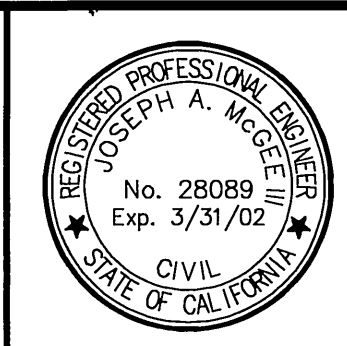
# FARMHOUSE LANE



\*AS-BUILT 8-07-03 LfH

**Underground Service Alert**  
Call: TOLL FREE 1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:  
*Joseph A. McGee III*  
JOSEPH A. MCGEE III  
R.C.E. 28089 - EXP. 03/31/02

The Kelsh Companies **TKC**  
2800 Center Ave., Ste. 200, Menlo Park, CA 94025 (916) 953-0244  
BENCHMARK: RIVERSIDE COUNTY BENCHMARK, STAMPED VBR-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 258.0 FEET SOUTH OF VAN BUREN BOULEVARD, 258.0 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. 1638.125

MARK	REVISIONS	APPR.	DATE

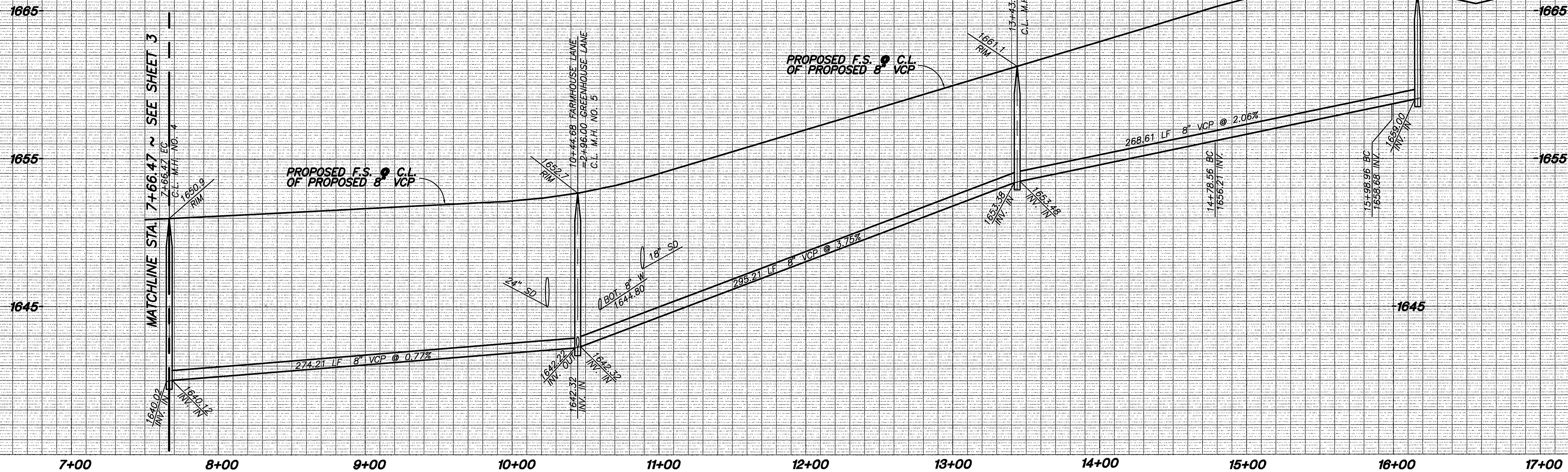
DESIGNED BY LHP DRAWN BY LHP CHECKED BY JAM

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: *Richard McSwath*  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
DEPUTY P.W. DIRECTOR

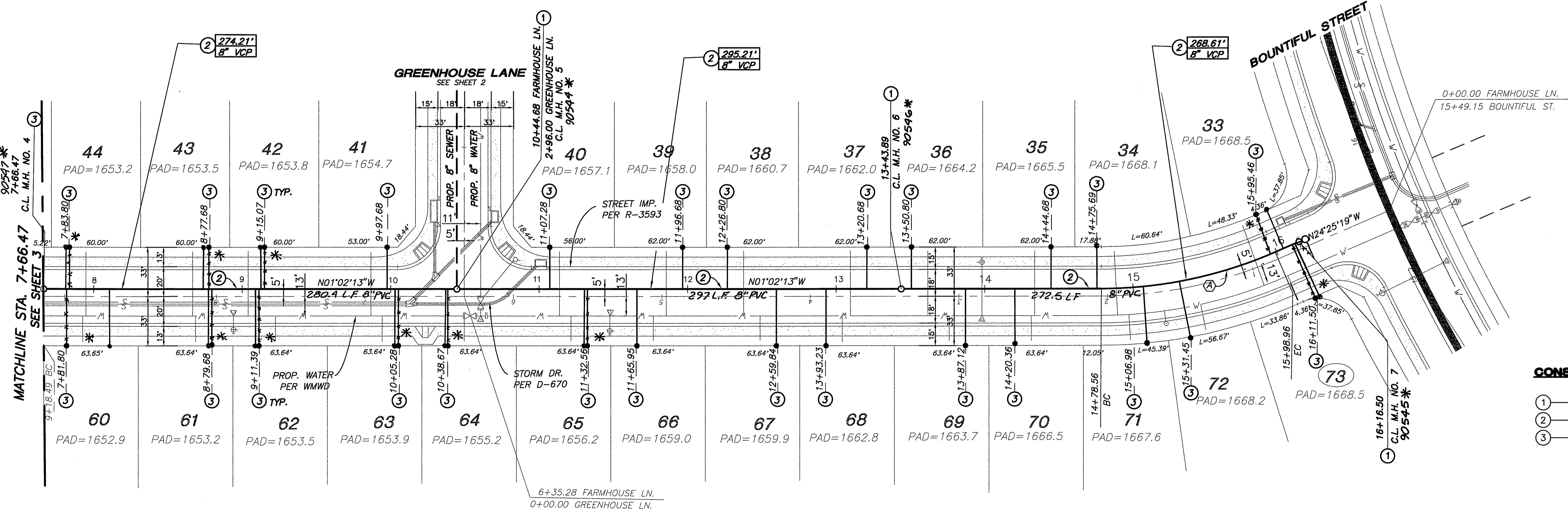
**SEWER PLANS**  
TR. 28866-7  
**FARMHOUSE LANE**

PROJECT NO. 31451  
**S-1736**  
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'  
SHEET 3 OF 5

INDEXED 11-29-2000 LfH



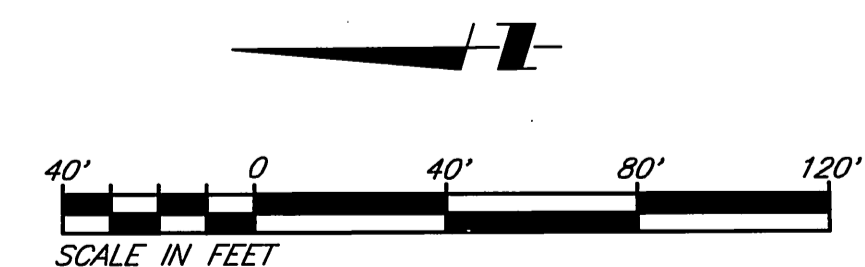
PROFILE SCALE:  
HORIZ: 1"=40'  
VERT: 1"=4'



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  - ③ CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A

CURVE DATA			
NO.	BEARING/DELTA	RADIUS	LENGTH
(A)	23° 23' 07"	295.00'	120.40'
			TANGENT 61.05'

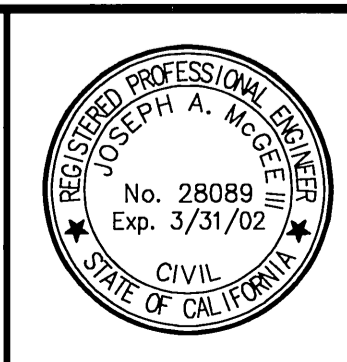
# FARMHOUSE LANE



\* AS-BUILT 8-07-03 LHP

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TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:  
*Joseph A. McGee III* 8/17/00  
JOSEPH A. MCGEE III  
R.C.E. 28089 - EXP. 03/31/02

The Kelsh Companies **TKC**  
2800' Outer Ave., Ste. 300, Mirna Valley, CA 92553 (909) 653-0254  
BENCHMARK:  
RIVERSIDE COUNTY BENCHMARK, STAMPED VBS-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 289.0 FEET SOUTH OF VAN BUREN BOULEVARD, 269.0 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

MARK	REVISIONS	APPR.	DATE

DESIGNED BY LHP DRAWN BY LHP CHECKED BY JAM

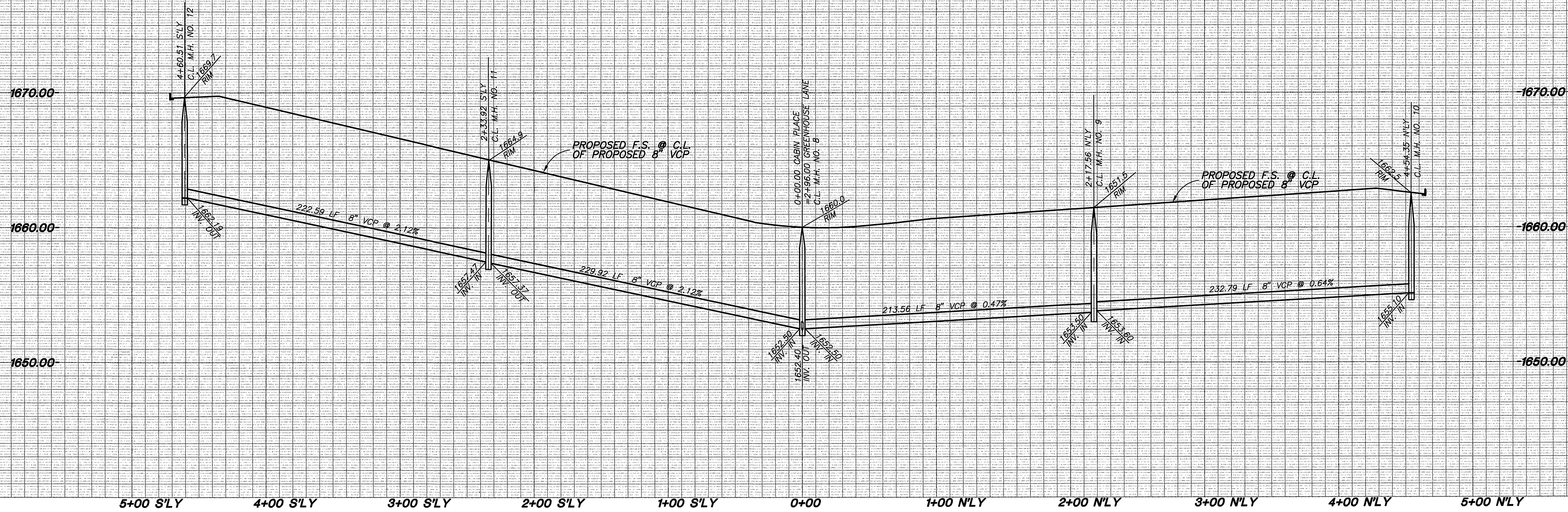
**CITY OF RIVERSIDE, CALIFORNIA**  
**DEPARTMENT OF PUBLIC WORKS**

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	<i>[Signature]</i>	8/17/00	<i>Richard Mc Bratt</i>
PARK DEPARTMENT			DIRECTOR OF PUBLIC WORKS
TRAFFIC DIVISION			
DEPUTY P.W. DIRECTOR			

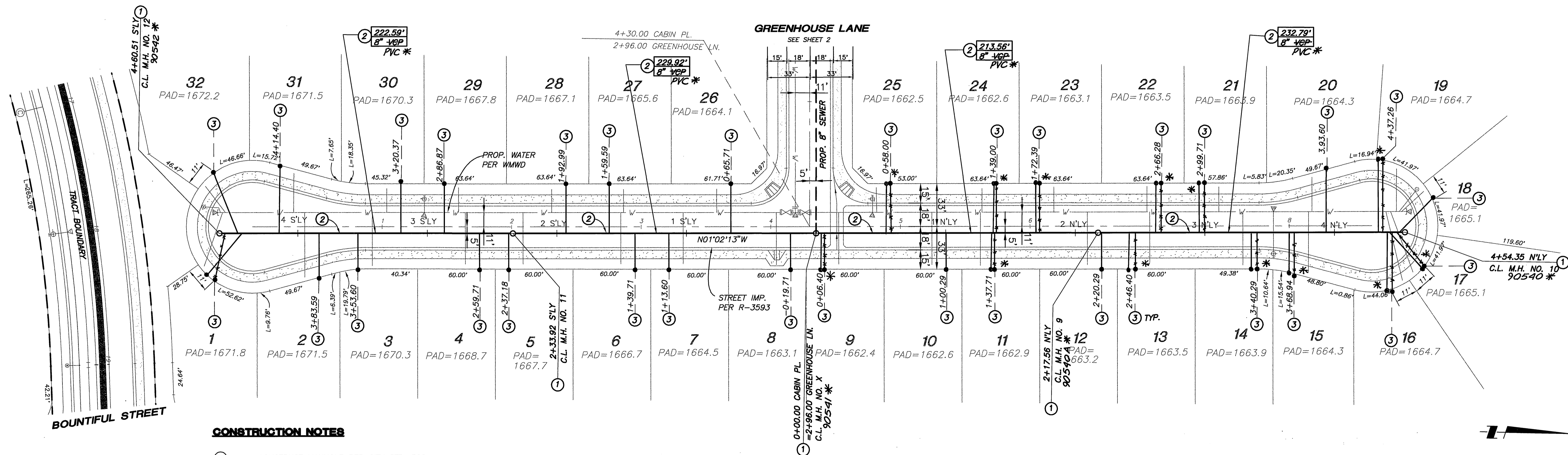
DATE 10-1-00

**SEWER PLANS**  
TR. 28866-7  
**FARMHOUSE LANE**

PROJECT NO. 31451  
**S-1736**  
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'  
SHEET 4 OF 5  
INDEXED 11-29-2008 LHP

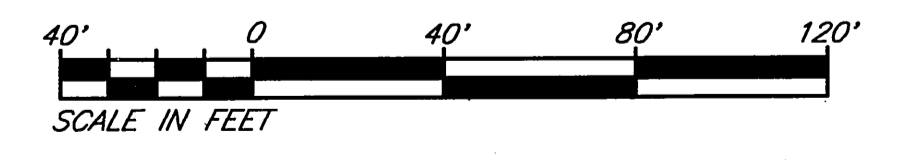


PROFILE SCALE:  
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  - ③ — CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A

# CABIN PLACE



\*AS-BUILT 8-07-03 4H

**Underground Service Alert**  
Call: TOLL FREE  
**1-800-227-2800**  
TWO WORKING DAYS BEFORE YOU DIG

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*Joseph A. McGee III*  
JOSEPH A. MCGEE III  
R.C.E. 28089 - EXP. 03/31/02

The Keith Companies  
Inland Empire Division  
**TKC**  
2820 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 863-0294

BENCHMARK:  
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-84  
AT SOUTHWEST CORNER OF PLUMER ROAD AND VAN BUREN BOULEVARD, 258.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.  
ELEV. 1638.123

MARK	REVISIONS	APPR.	DATE

DESIGNED BY LHP DRAWN BY LHP CHECKED BY JAM

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Richard Mc Grath*  
BY DATE: 10-29-00  
PRINCIPAL ENGINEER: *Richard Mc Grath*  
PARK DEPARTMENT: *Richard Mc Grath*  
TRAFFIC DIVISION: *Richard Mc Grath*  
DEPUTY P.W. DIRECTOR: *Richard Mc Grath*  
DATE: 10-29-00

**SEWER PLANS**  
TR. 28866-7  
**CABIN PLACE**

PROJECT NO. 31451  
**S-1736**

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

SHEET **5** OF **5**

INDEXED 11-29-2008 4H