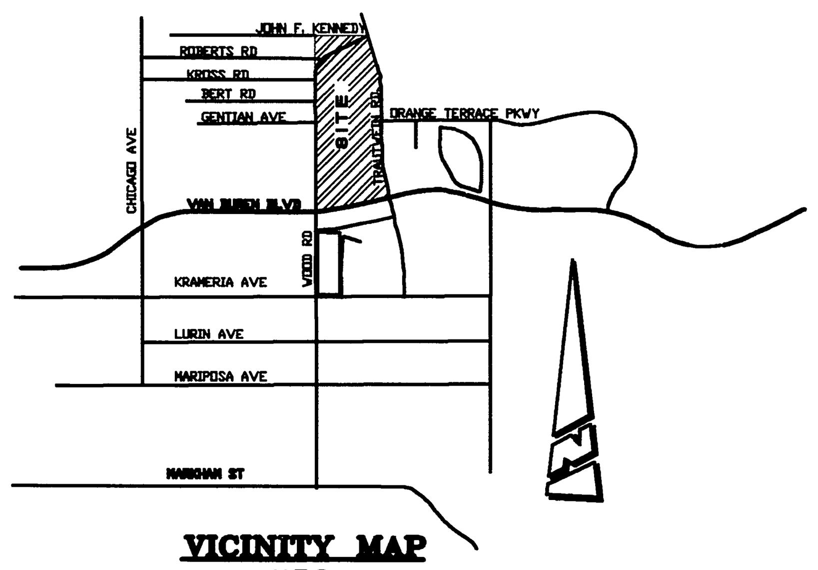
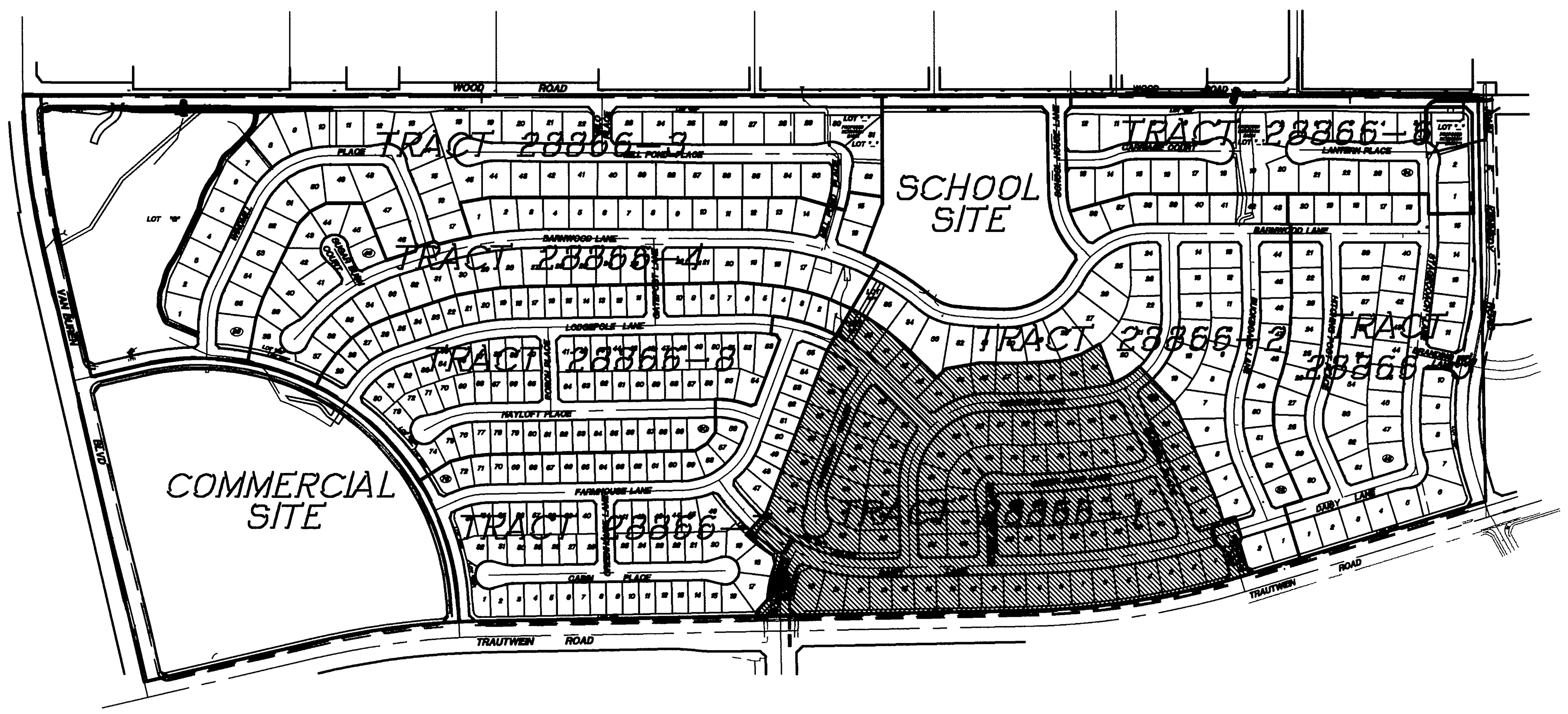
SEWER IMPROVEMENT PLANS
TRACT 28866-1 IN THE CITY OF RIVERSIDE



VICINITY MAP
N.T.S.

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 H AS 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



INDEX

NTS

CONSTRUCTION NOTES

		QUANTITIES
①	CONSTRUCT MANHOLE PER CITY STD. 500	23 EA.
②	CONSTRUCT 8" V.C.P. SEWER MAIN	6,763 LF.
③	CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A	3,166 LF.
④	CONSTRUCT 8" CLEANOUT PER STD. DWG. NO. 560	3 EA.
⑤	TEMP. END CAP	1 EA.

REVIEW BY:
WESTERN MUNICIPAL WATER DISTRICT
for Non–Interference Compliance

SHEET 1 THROUGH 11

CIVIL ENGINEER R.C.E. 46212
DATE: 9/9/99

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

Underground Service Alert
Call: TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG
CALL 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. 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 R.C.E. NO. 28089
REGISTRATION EXPIRES 03–31–02
9.8.99
DATE

The Keith Companies
Inland Empire Division
TKC
22690 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0234

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED VB8–64 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. 1638.123

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.H.L. DRAWN BY L.H.L. CHECKED BY T.B.

FRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		9/17/99
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	—	—
ENGINEERING MANAGER	MB	9/17/99

APPROVED BY
R. McGrath
DIRECTOR OF PUBLIC WORKS
DATE 9-17-99

SEWER PLANS
TR. 28866-1
TITLE SHEET

HORIZ. SCALE: AS SHOWN VERT. SCALE:

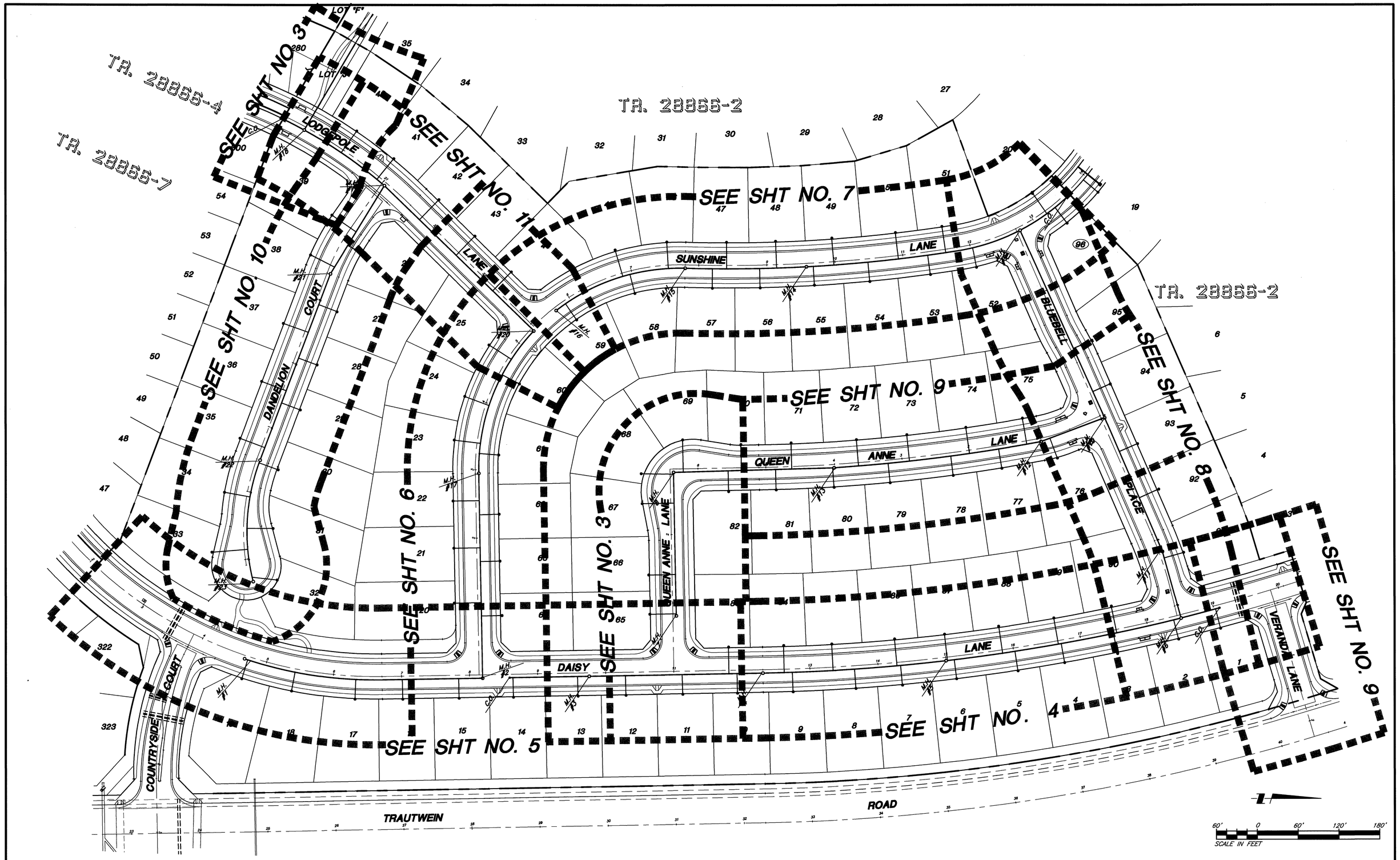
PROJECT NO. 31445

S-1715

SHEET 1 OF 11

Plotted: 09/08/99 09:36:11 : N:\31445.000\dwg\Prsw-1-sh1.dwg

INDEXED 10-19-99 4H



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

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

PRIVATE ENGINEERING NOTE

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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 R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

9-8-99
DATE

The Keith Companies
Inland Empire Division
TKC
[illegible]

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. 1638.123

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.H.L. DRAWN BY L.H.L. CHECKED BY T.B.

FEED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		9/10/99
PARK DEPARTMENT		
TRAFFIC DIVISION		
ENGINEERING MANAGER		9/10/99

APPROVED BY R. McGrath
DIRECTOR OF PUBLIC WORKS
DATE 9-17-99

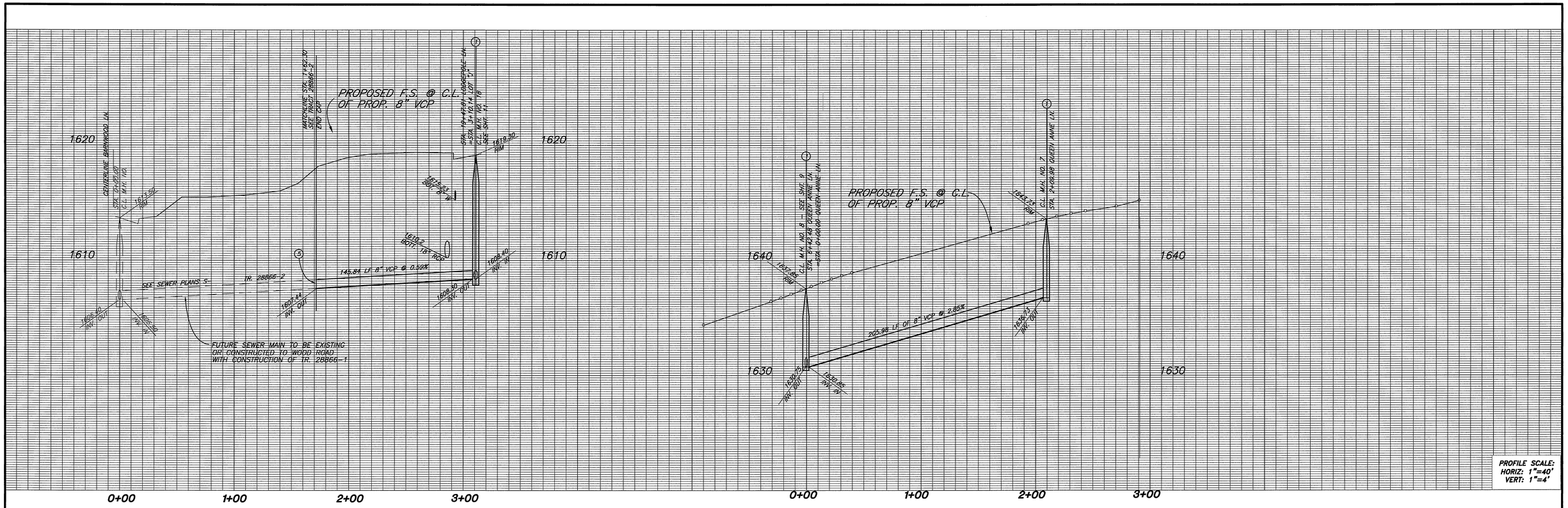
SEWER PLANS
TR. 28866-1
INDEX SHEET

HORIZ. SCALE: 1" = 60' VERT. SCALE: N/A

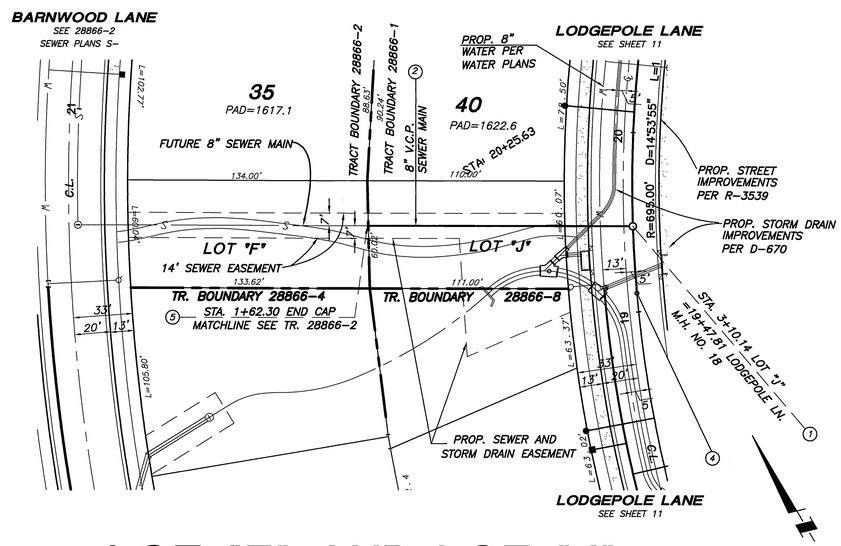
PROJECT NO. 31445
S-1715
SHEET 2 OF 11

Plotted: 09/08/99 09:52:44 - N:\31445.000\dwg\Prsw-1-sh2.dwg

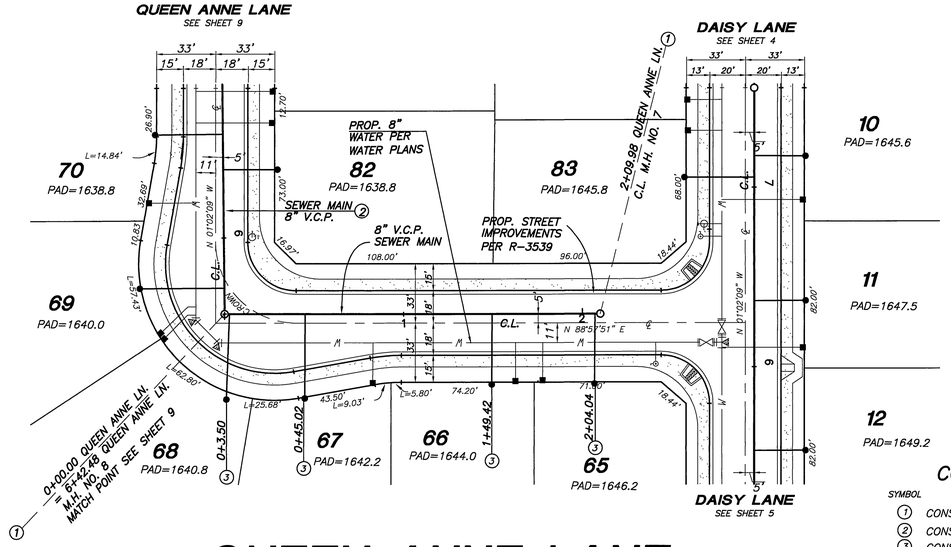
INDEXED 10-19-99 LH



NOTE: SEWER LINE CONNECTION TO WOOD ROAD IN TRACT 28866-2 TO BE CONSTRUCTED PRIOR TO OR CONCURENTLY WITH TR. 28866-1



LOT "F" AND LOT "J"



QUEEN ANNE LANE

40' 0 40' 80' 120'
SCALE IN FEET

CONSTRUCTION NOTES

SYMBOL	ITEM
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
5	CONSTRUCT 8" PLUG

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

CALL 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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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 R.C.E. NO. 28089 — 9.8.99 DATE
REGISTRATION EXPIRES 03-31-02

The Keith Companies — Inland Empire Division — TKC
2890 Cactus Ave., Ste. 200, Moreno Valley, CA 92555 (909) 653-0254

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED V98-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD. 299.0 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

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.H.L. DRAWN BY L.H.L. CHECKED BY T.B.

FRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		9/20/99
PARK DEPARTMENT		
TRAFFIC DIVISION		
ENGINEERING MANAGER	TB	9/20/99

APPROVED BY R. McGrath
DIRECTOR OF PUBLIC WORKS
DATE 9-17-99

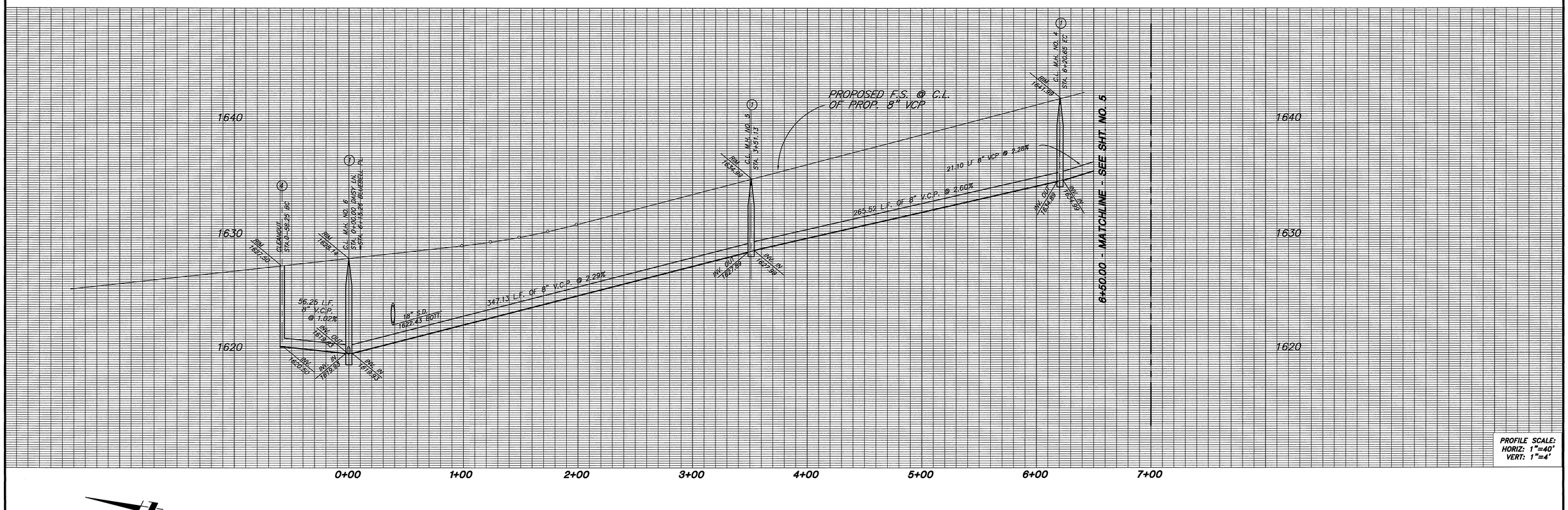
SEWER PLANS
TR. 28866-1
EASEMENT IN LOTS "F" & "J"
QUEEN ANNE LANE

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

PROJECT NO. 31445
S-1715
SHEET 3 OF 11

INDEXED 10-19-99 GH

Plotted: 09/07/99 14:45:06 N:\31445.000\dwg\Plan-1-ph3.dwg



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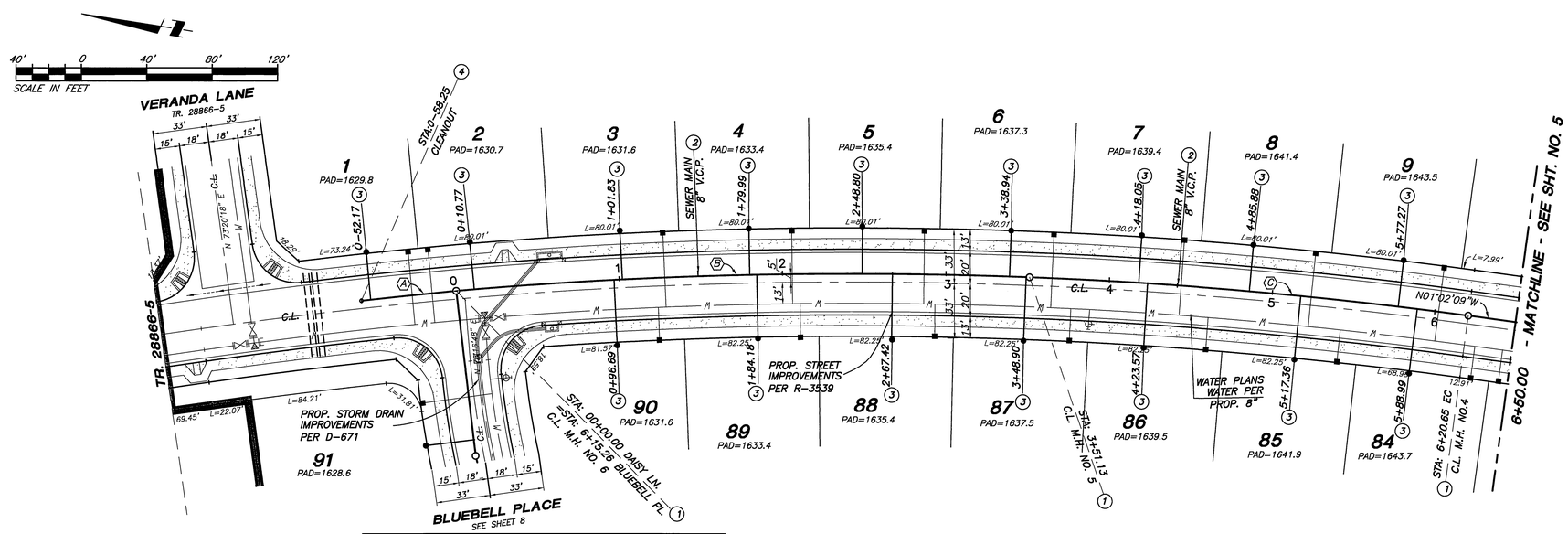
VERT: 1"=4'



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NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	01°12'01"	2781.00	58.25	29.13
(B)	7°14'03"	2781.00	351.13	175.80
(C)	05°33'11"	2781.00	269.52	134.87

DAISY LANE

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 8" CLEANOUT PER STD. DWG. NO. 560

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TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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

PREPARED UNDER THE DIRECTION OF:
JOSEPH A. McGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02
9-8-99
DATE

The Keith Companies Inland Empire Division
TKC
22820 Cactus Ave., Ste. 204, Moreno Valley, CA 92553 (909) 653-6204

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED VBB-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. 1638.123

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

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.H.L. DRAWN BY L.H.L. CHECKED BY T.B.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		9/7/99
PARK DEPARTMENT		
TRAFFIC DIVISION		
ENGINEERING MANAGER		9/7/99

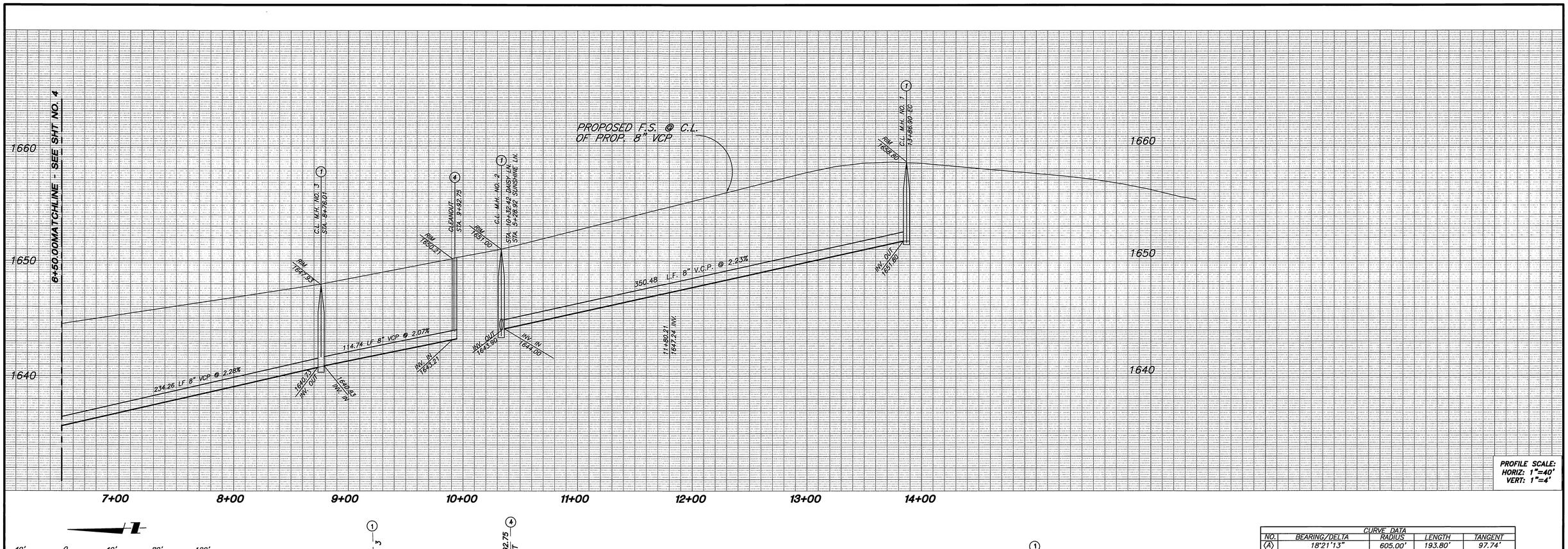
APPROVED BY
R. McGrath
DIRECTOR OF PUBLIC WORKS
DATE 9-17-99

SEWER PLANS
TR. 28866-1
DAISY LANE

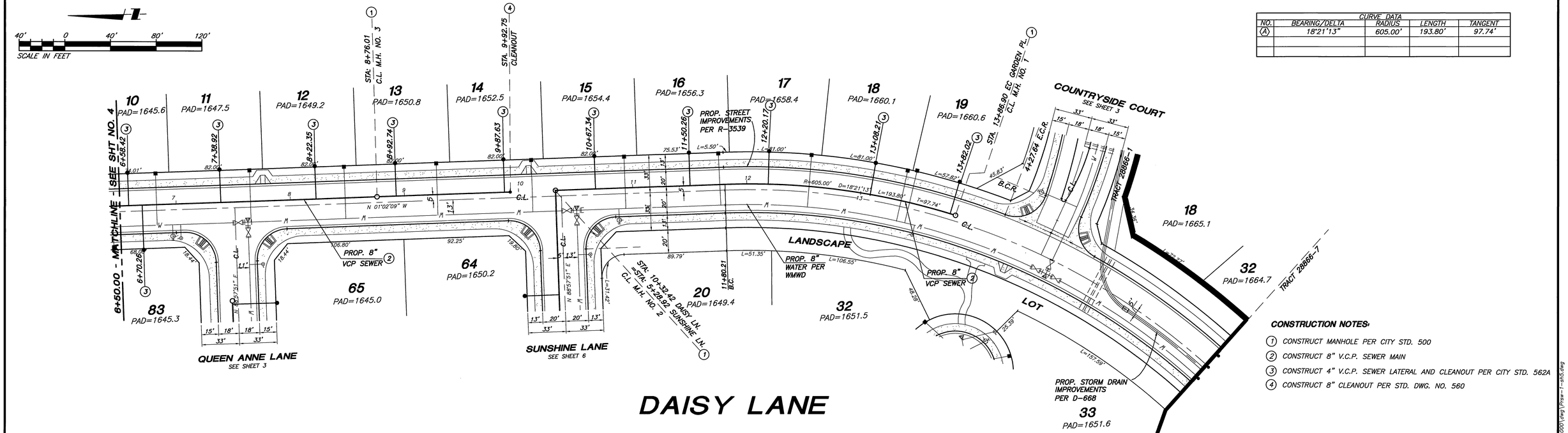
PROJECT NO. 31445
S-1715
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'
SHEET 4 OF 11

INDEXED 10-19-99 LH

Plotted: 09/08/99 10:09:59 - N:\31445.000\dwg\Psw-1-sht4.dwg



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



CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	18°21'13"	605.00'	193.80'	97.74'

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 8" CLEANOUT PER STD. DWG. NO. 560

Underground Service Alert
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TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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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 R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

9-13-99
DATE

The Keith Companies
Inland Empire Division
TKC
22820 Cactus Ave., Ste. 200, Moreno Valley, CA 92553 (909) 653-0334

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED VSB-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. 1638.123

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

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.H.L. DRAWN BY L.H.L. CHECKED BY T.B.

F260

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		9/16/99
PARK DEPARTMENT		
TRAFFIC DIVISION		
ENGINEERING MANAGER	TTB	9/21/99

APPROVED BY
R. McGrath
DIRECTOR OF PUBLIC WORKS
DATE 9-17-99

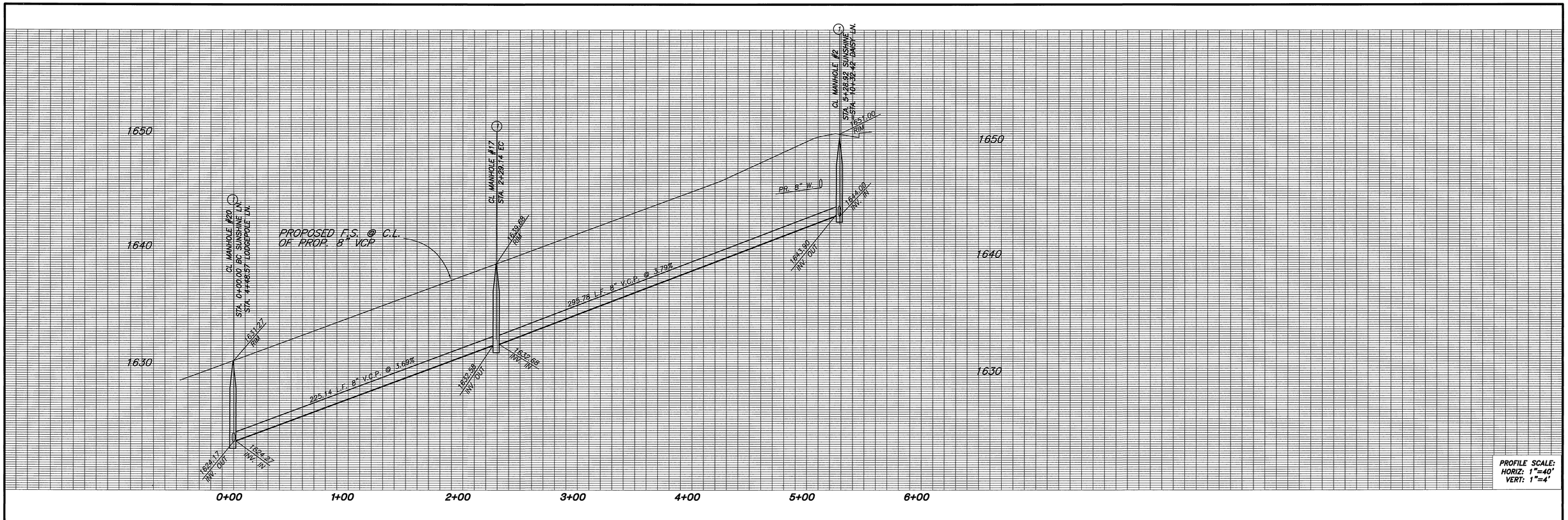
SEWER PLANS
TR. 28866-1
DAISY LANE

PROJECT NO. 31445
S-1715

HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'
SHEET 5 OF 11

INDEXED 10-19-99 LFH

Plotted: 09/08/99 10:15:48 - N:\31445.000\dwg\Page-1-sht5.dwg



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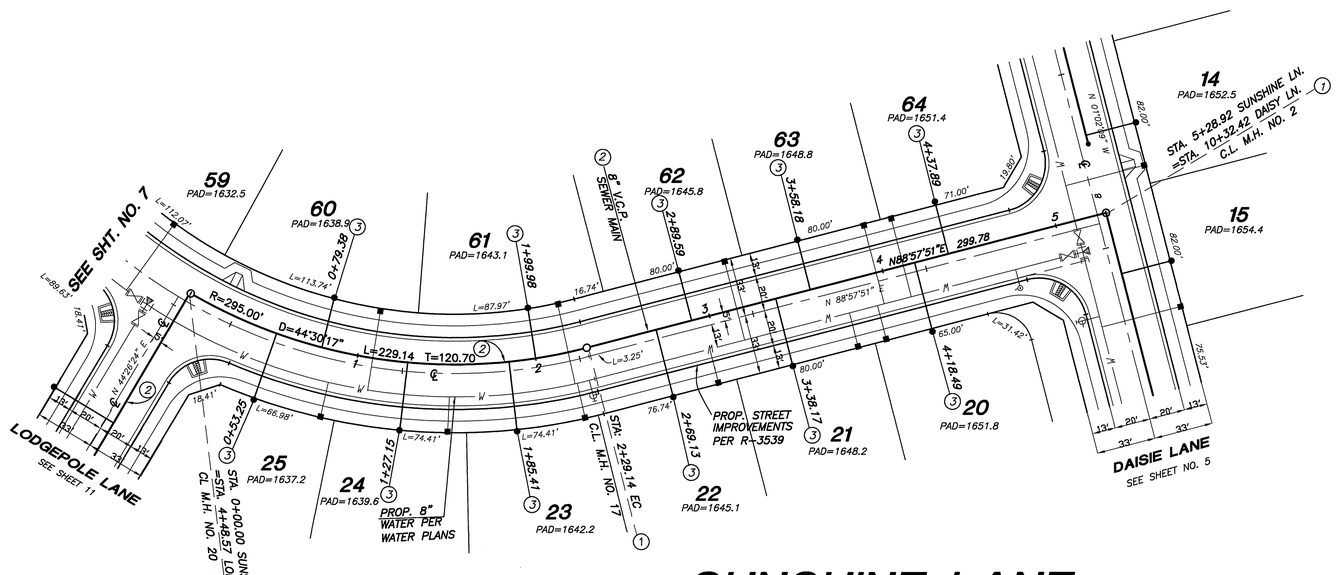
VERT: 1"=4'



CONSTRUCTION NOTES

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2. CONSTRUCT 8" V.C.P. SEWER MAIN
3. CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A

40' 0 40' 80' 120'
SCALE IN FEET

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

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

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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 R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

9-8-99
DATE

The Keith Companies
Inland Empire Division
TKC
22866 Clarion Ave., Ste. 200, Moreno Valley, CA 92553 (909) 653-4334

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED V58-64 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. 1638.123

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.H.L. DRAWN BY L.H.L. CHECKED BY T.B.
FRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER		9/16/99	R. Meibrath, DIRECTOR OF PUBLIC WORKS
PARK DEPARTMENT			
TRAFFIC DIVISION			
ENGINEERING MANAGER		9/17/99	DATE 9-17-99

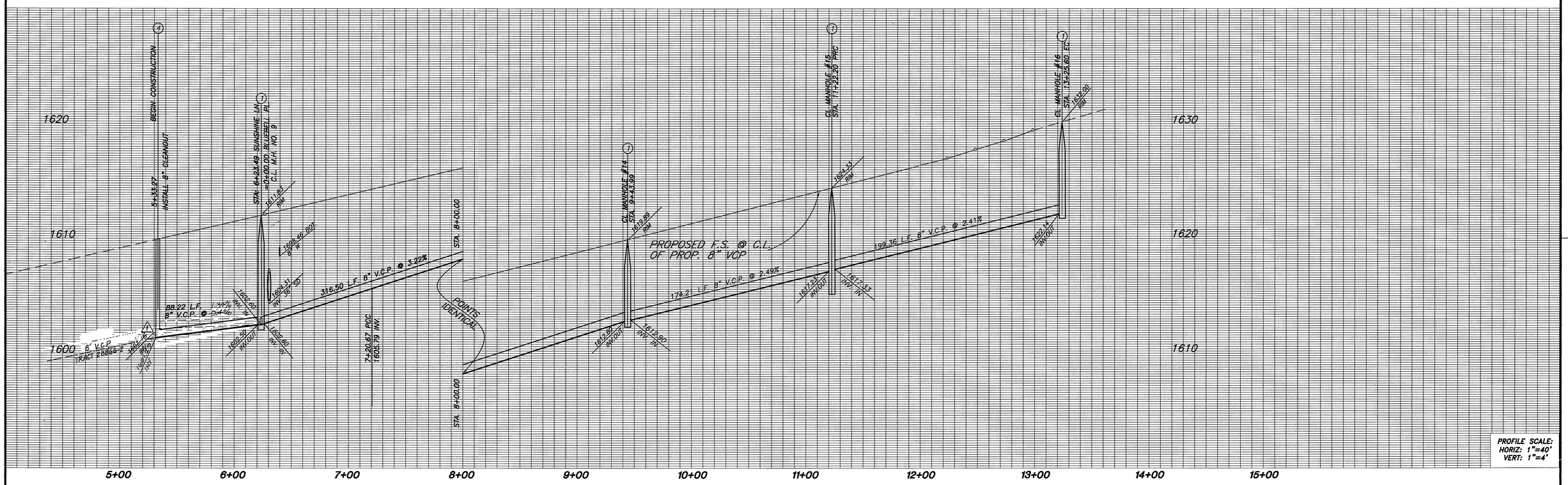
SEWER PLANS
TR. 28866-1
SUNSHINE LANE

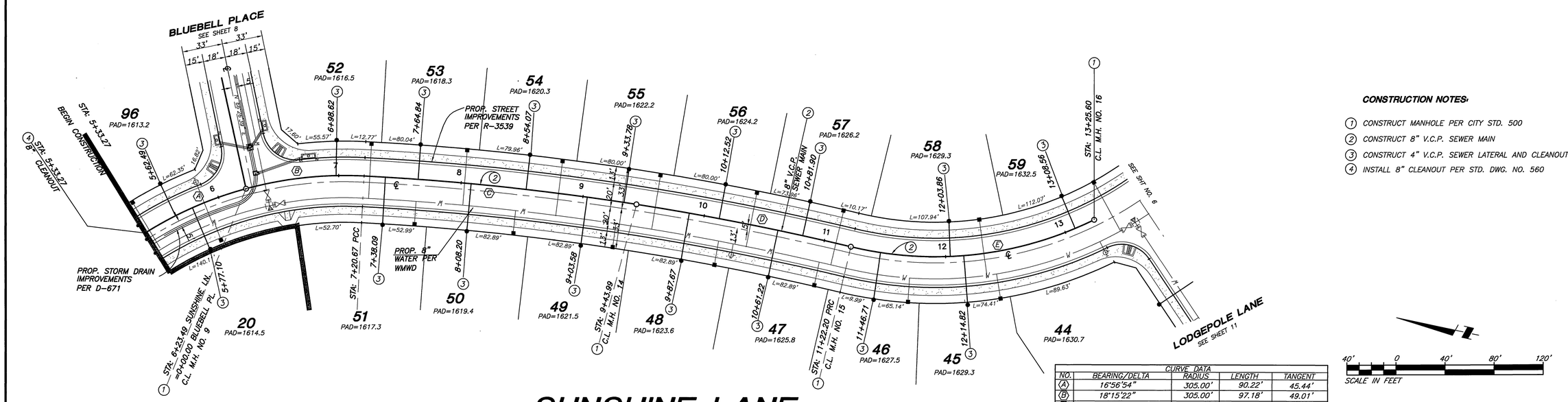
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'

PROJECT NO. 31445
S-1715
SHEET 6 OF 11

INDEXED 10-19-99 HH

Plotted: 09/08/99 10:49:20 - N:\31445.001\dwg\Proj-1-sht6.dwg





SUNSHINE LANE

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. INSTALL 8" CLEANOUT PER STD. DWG. NO. 560

CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	16°56'54"	305.00'	90.22'	45.44'
B	18°15'22"	305.00'	97.18'	49.01'
C	05°50'43"	2189.00'	223.32'	111.75'
D	04°39'52"	2189.00'	178.21'	89.15'
E	39°29'53"	295.00'	203.36'	105.91'

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

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, 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.

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 R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

9-8-99
DATE

The Keith Companies
Inland Empire Division
TKC
22820 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-2254

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED VB8-64
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. 1638.123

MARK	REVISIONS	APPR.	DATE
1	CHANGED INV. ELEVATION OF CLEANOUT	FRED	11/16/99

DESIGNED BY L.H.L. DRAWN BY L.H.L. CHECKED BY T.B.
FRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		9/17/99
PARK DEPARTMENT		
TRAFFIC DIVISION		
ENGINEERING MANAGER		9/17/99

APPROVED BY
R. McGrath
DIRECTOR OF PUBLIC WORKS
DATE 9-17-99

SEWER PLANS
TR. 28866-1
SUNSHINE LANE

PROJECT NO. 31445
S-1715

HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'
SHEET 7 OF 11

INDEXED 10-19-99 KH

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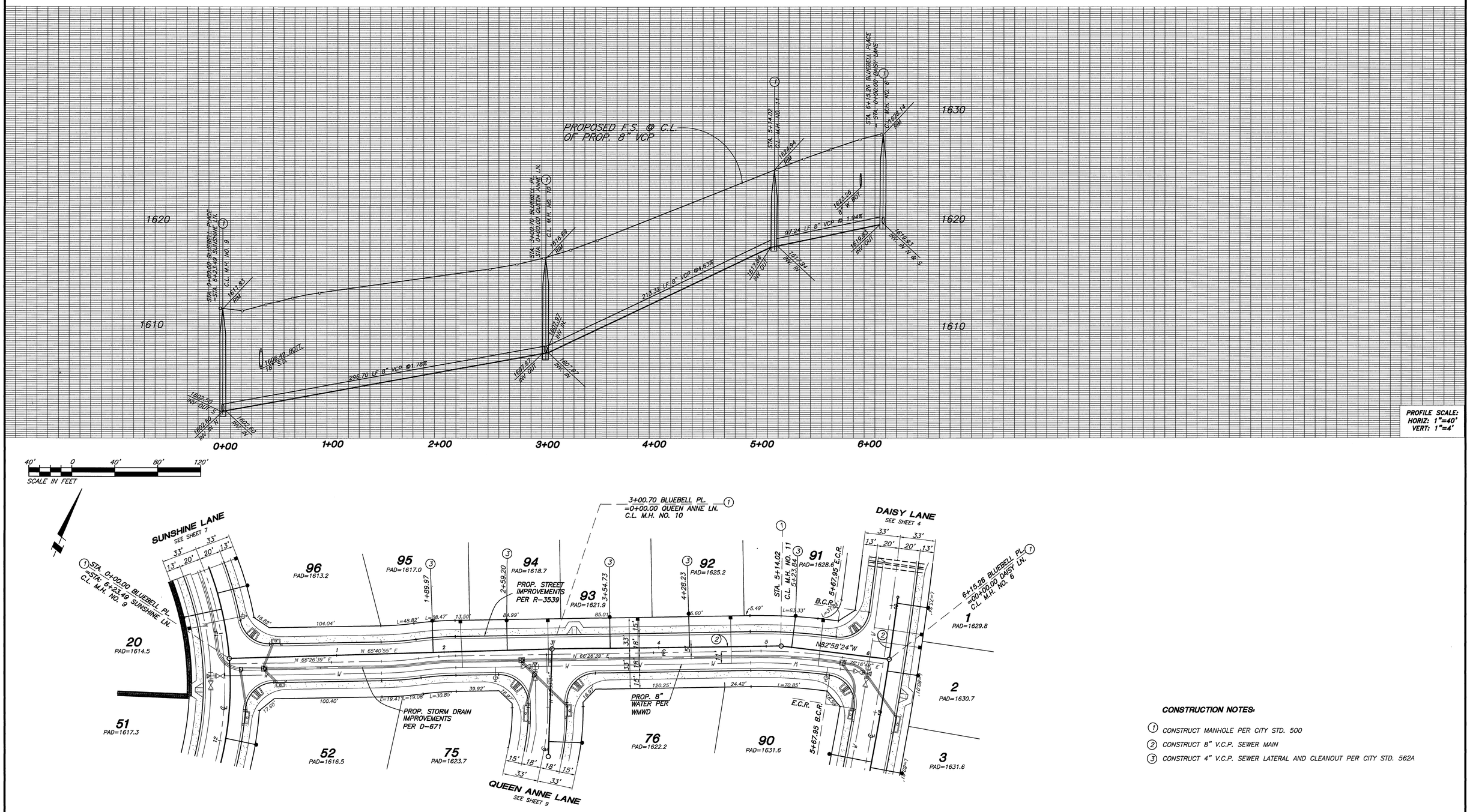

CONSTRUCTION NOTES:

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2. CONSTRUCT 8" V.C.P. SEWER MAIN
3. CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A

BLUEBELL PLACE

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

Underground Service Alert
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1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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

PREPARED UNDER THE DIRECTION OF:

JOSEPH A. McGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

9.8.99
DATE

The Keith Companies Inland Empire Division TKC
23692 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-3234

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED VBS-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. 1638.123

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.H.L. DRAWN BY L.H.L. CHECKED BY T.B.

FIRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
ENGINEERING MANAGER		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 9-17-99

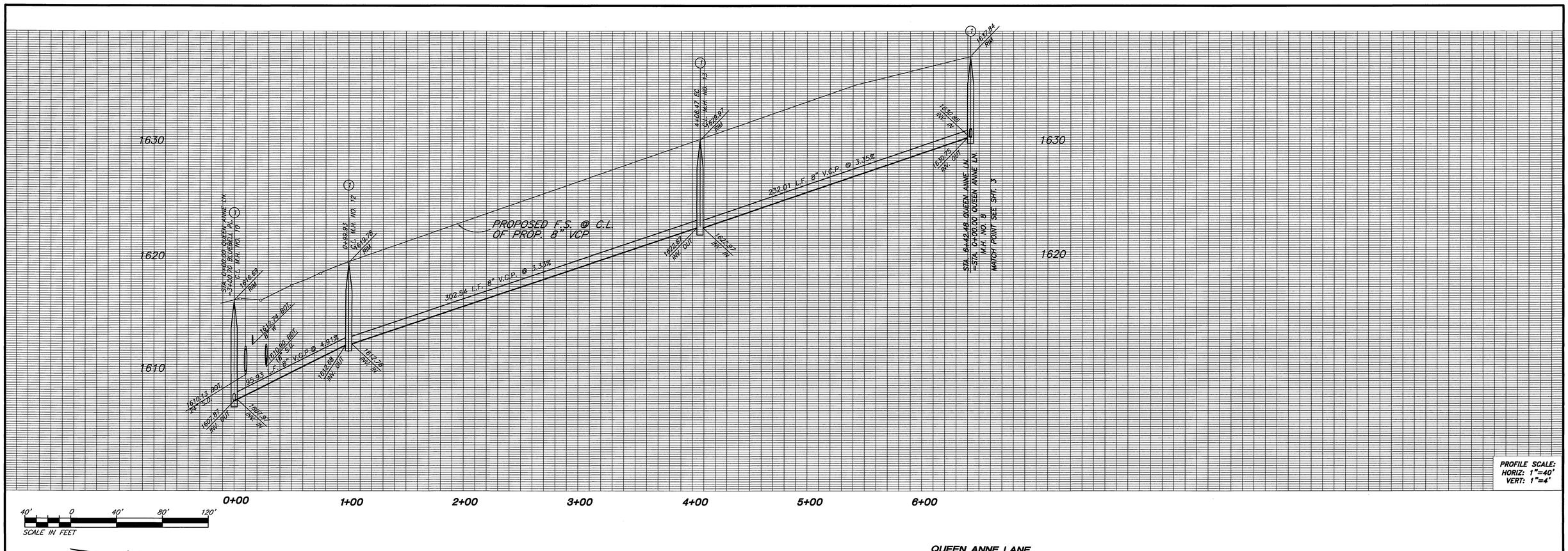
SEWER PLANS
TR. 28866-1
BLUEBELL PLACE

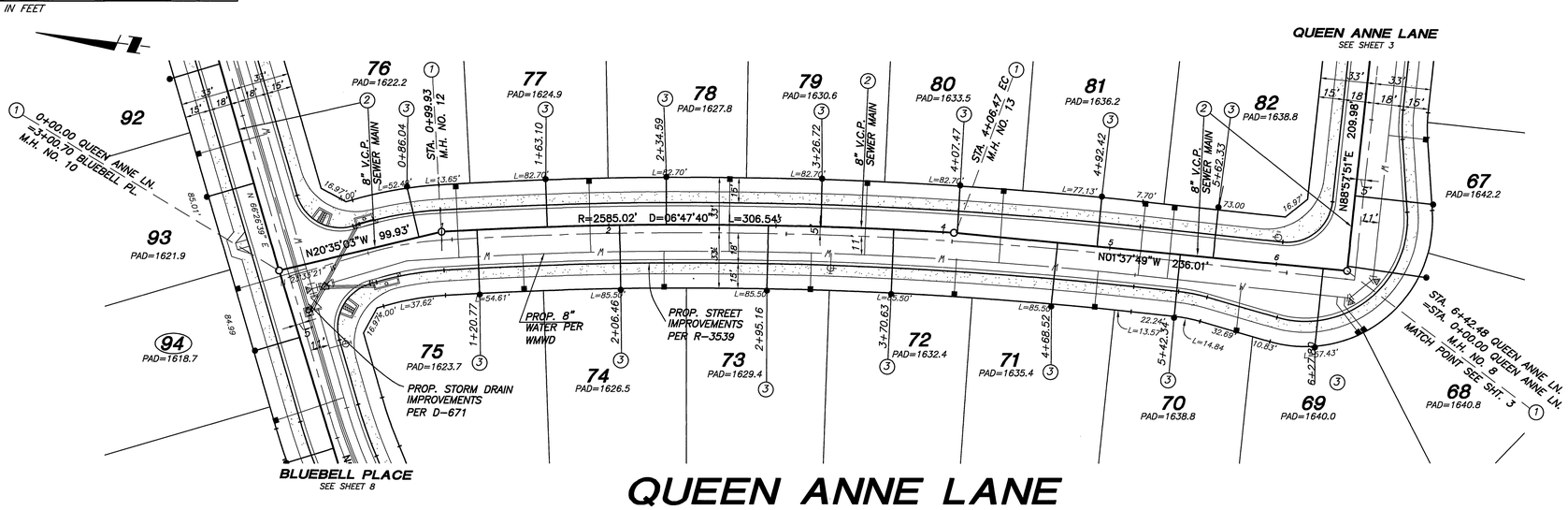
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'

PROJECT NO. 31445
S-1715
SHEET 8 OF 11

INDEXED 10-19-99 LH

Plotted: 09/07/99 15:12:31 - N:\31445.000\dwg\Prem-1-sh8.dwg





QUEEN ANNE LANE

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

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

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PRIVATE ENGINEERING NOTE

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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 R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

9-8-99
DATE

The Keith Companies — Inland Empire Division — TKC
23800 Cactus Ave., Ste. 200, Moreno Valley, CA 92553 (909) 653-3234

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED VB8-64 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. 1638.123

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.H.L. DRAWN BY L.H.L. CHECKED BY T.B.

FIRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		9/16
PARK DEPARTMENT		
TRAFFIC DIVISION		
ENGINEERING MANAGER		9/17/99

APPROVED BY R. McGrath
DIRECTOR OF PUBLIC WORKS
DATE 9-17-99

SEWER PLANS
TR. 28866-1
QUEEN ANNE LANE

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

PROJECT NO. 31445
S-1715
SHEET 9 OF 11

INDEXED 10-19-99 LH

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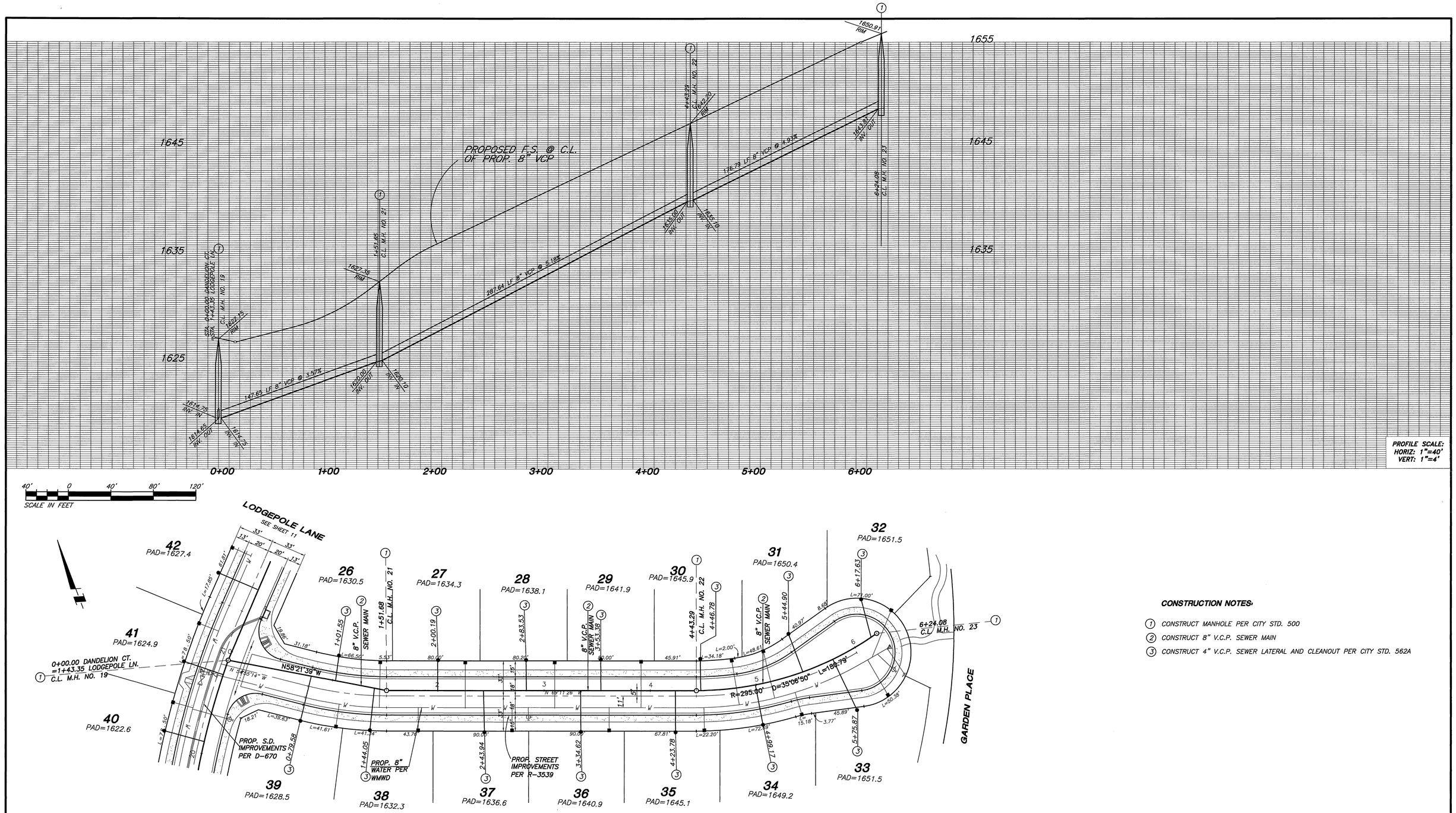

CONSTRUCTION NOTES:

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

DANDELION COURT

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

CALL 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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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 R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

9.8.99
DATE

The Keith Companies Inland Empire Division TKC
22890 Clarion Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0334

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64
AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD. 258.0 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

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.H.L. DRAWN BY L.H.L. CHECKED BY T.B.

FREO

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		9/20/99
PARK DEPARTMENT		
TRAFFIC DIVISION		
ENGINEERING MANAGER	TRB	9/21/99

APPROVED BY
R. McBrath
DIRECTOR OF PUBLIC WORKS
DATE 9-17-99

SEWER PLANS
TR. 28866-1
DANDELION COURT

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

PROJECT NO. 31445
S-1715
SHEET 10 OF 11

INDEXED 10-19-99 LH

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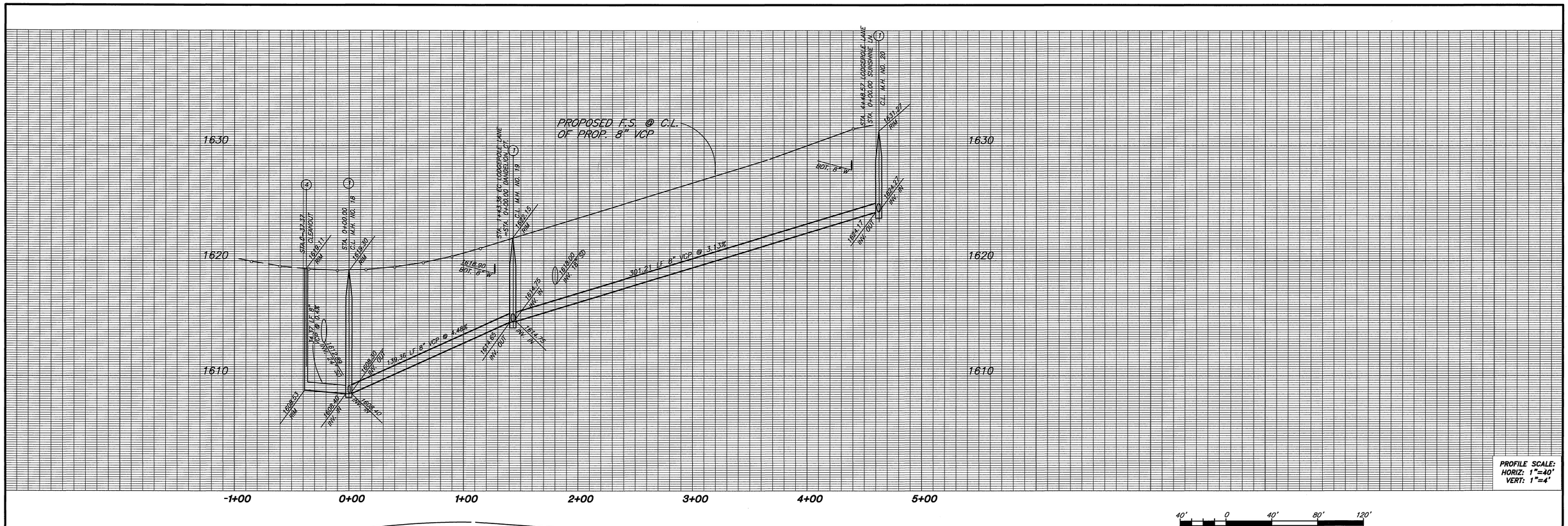

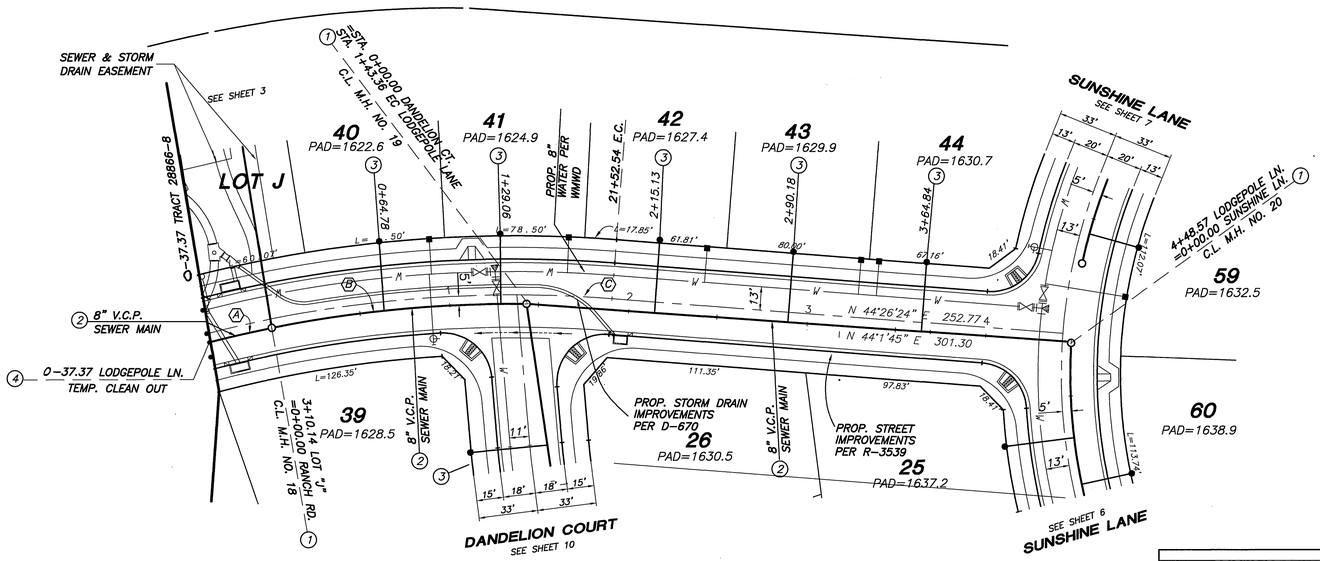

CONSTRUCTION NOTES:

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2. CONSTRUCT 8" V.C.P. SEWER MAIN
3. CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A
4. CONSTRUCT 8" CLEANOUT PER STD. DWG. NO. 560

CURVE DATA

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	2°46'33"	695.00'	34.37'	17.19'
B	11°29'18"	695.00'	139.35'	69.91'
C	18°35'12"	700.00'	227.08'	114.55'

LODGEPOLE LANE

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

CALL 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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REGISTERED PROFESSIONAL ENGINEER — JOSEPH A. McGEE — No. 28089 — Exp. 3/31/02 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

JOSEPH A. McGEE III R.C.E. NO. 28089 — 9-8-99 DATE
REGISTRATION EXPIRES 03-31-02

The Keith Companies — Inland Empire Division — TKC
22930 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0291

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. 1638.123

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.H.L. DRAWN BY L.H.L. CHECKED BY T.B.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
ENGINEERING MANAGER		

APPROVED BY R. McBrath
DIRECTOR OF PUBLIC WORKS
DATE 9-17-99

SEWER PLANS
TR. 28866-1
LODGEPOLE LANE

PROJECT NO. 31445
S-1715
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 4'
SHEET 11 OF 11

INDEXED 10-19-99 LH

Plotted: 09/08/99 11:12:13 - N:\31445.000\dwg\Prow-1-sh11.dwg