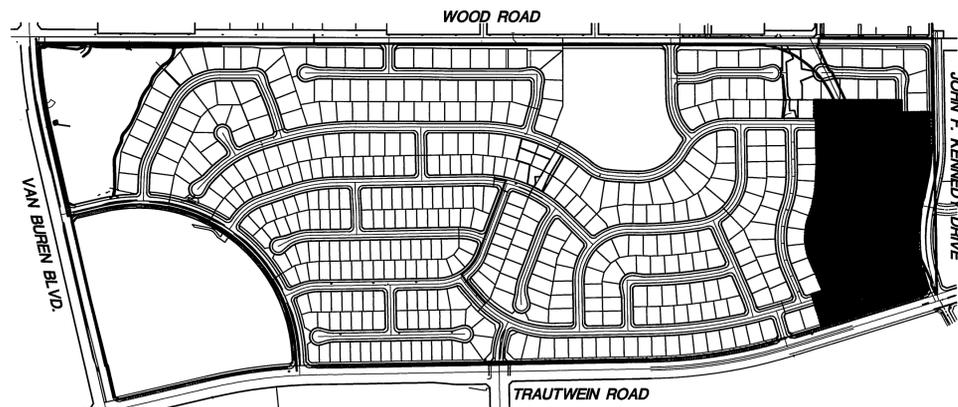


# SEWER IMPROVEMENT PLANS

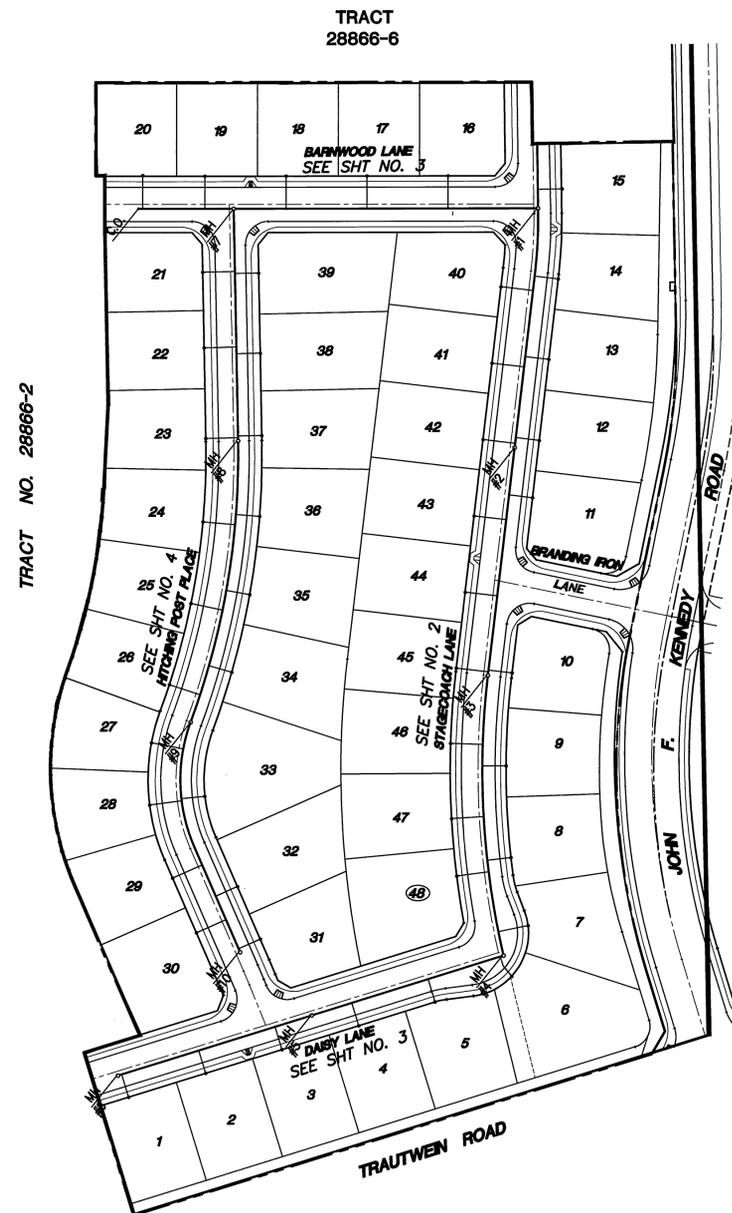
## TRACT 28866-5 IN THE CITY OF RIVERSIDE



### GENERAL NOTES - PUBLIC WORKS

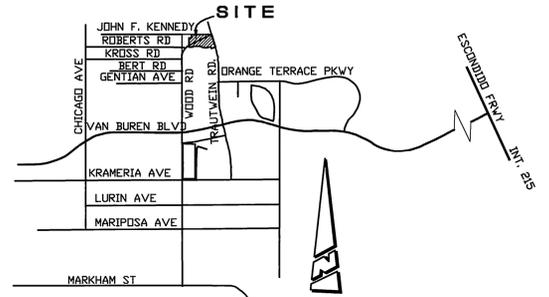
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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 DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- 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 #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.
- 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.
- 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.
- 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.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- 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.
- 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 SUB GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- 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.

**KEY MAP**  
NO SCALE



SCALE: 1" = 100'

### INDEX MAP



**VICINITY MAP**  
N.T.S.

### CONSTRUCTION NOTES

CONSTRUCTION NOTES	QUANTITIES
① CONSTRUCT 8" V.C.P. SEWER MAIN	2832.72 L.F.
② CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. DWG. #562A	47 EA.
③ CONSTRUCT MANHOLE PER CITY STD. DWG. #500	10 EA.
④ CONSTRUCT CLEANOUT PER CITY STD. DWG #560	3 EA.
⑤ REMOVE PLUG AND CONNECT TO EXISTING 8" STUBOUT	1 EA.
⑥ ADJUST EXISTING MANHOLE TO GRADE	2 EA.

REVIEWED BY:  
APPROVED BY: WESTERN MUNICIPAL WATER DISTRICT  
FOR NON-INTERFERENCE COMPLIANCE  
SHEET 1 THROUGH 4  
CIVIL ENGINEER: [Signature] RCE 46212  
DATE: 1/3/00

**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 OBTAIN, MAINTAIN AND HOLD CURRENT PROFESSIONAL LICENSE FROM ANY AND ALL JURISDICTIONS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS. EXISTING UTILITIES PER AVAILABLE RECORD, CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.



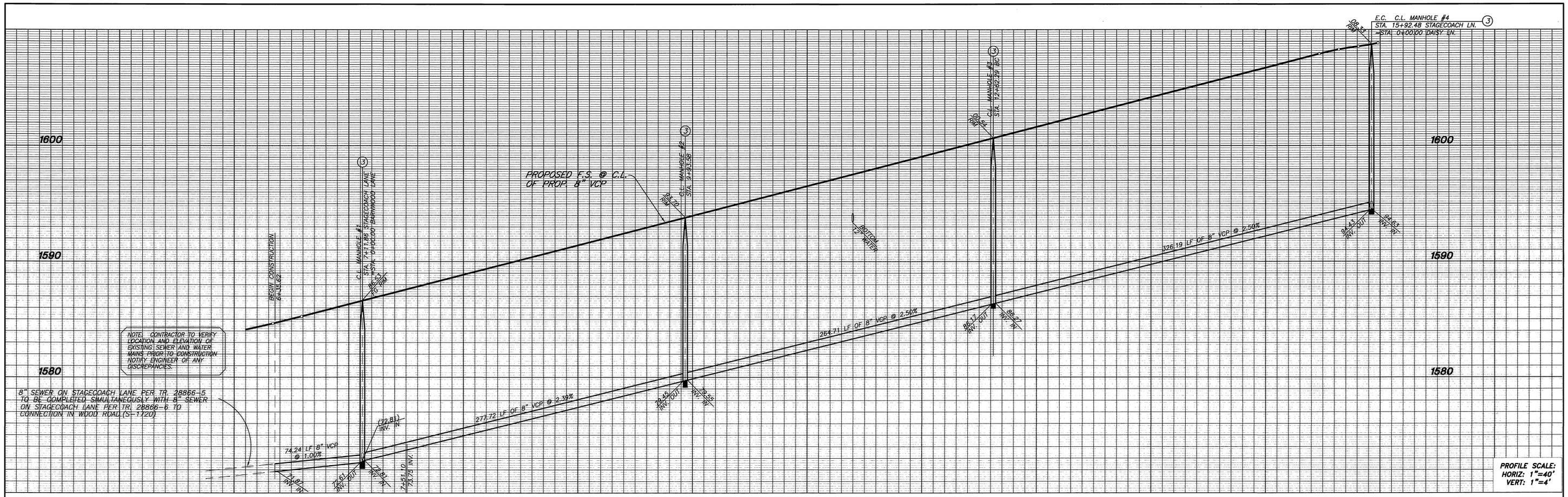
PREPARED UNDER THE DIRECTION OF:  
The Keith Companies **TKC**  
22800 Colton Avenue, Suite 300, Warren, Ohio, OH 44485-9204 (330) 653-0234  
BENCHMARK: RIVERSIDE COUNTY BENCHMARK, STAMPED 1989-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 250.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1636.123  
[Signature] 11-29-99  
JOSEPH H. MCGEE III R.C.E. NO. 28089  
REGISTRATION EXPIRES 03-31-02 DATE

BUSINESS TAX CERTIFICATE # 033595 EXP. DATE 4/2/00  
CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: [Signature] DATE: 3-3-00  
PRINCIPAL ENGINEER: [Signature]  
TRAFFIC DIVISION: [Signature]  
ENGINEERING MANAGER: [Signature]

**SEWER PLANS**  
TR. 28866-5  
**TITLE SHEET**

PROJECT NO. 31449.000  
**S-1719**  
HORIZ. SCALE: VERT. SCALE: SHEET 1 OF 4  
\*AS-BUILT 10-03-03 4H  
INDEXED 8-21-2000 4H

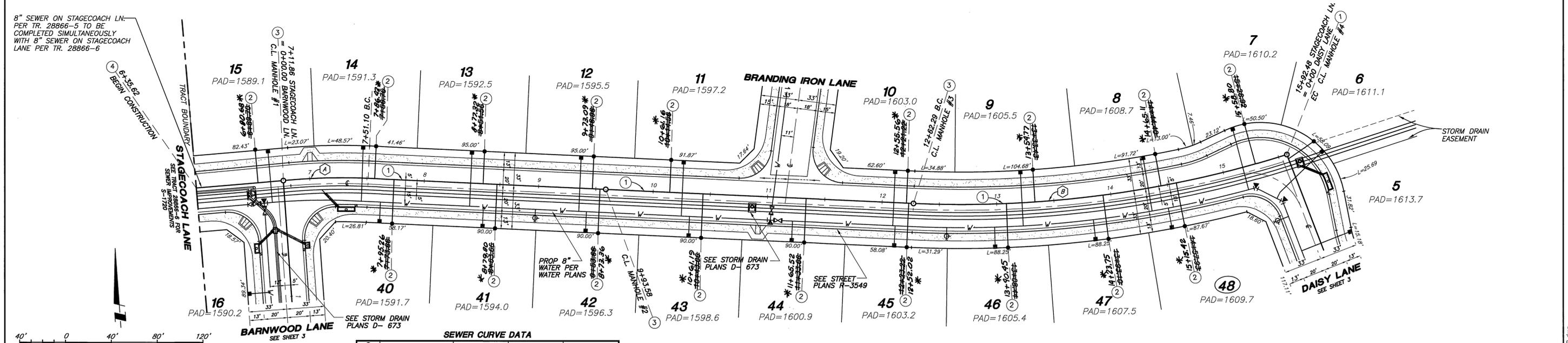
Plotted: 11/23/99 10:44:08 : W:\31449.000\dwg\Prss0001.dwg



NOTE: CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING SEWER AND WATER MAINS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

8" SEWER ON STAGECOACH LANE PER TR. 28866-5 TO BE COMPLETED SIMULTANEOUSLY WITH 8" SEWER ON STAGECOACH LANE PER TR. 28866-6 TO CONNECTION IN WOOD ROAD(S-1720)

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



**SEWER CURVE DATA**

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A) 7°31'06"	518.00'	67.97'	34.04'
(B) 19°37'54"	952.00'	330.19'	164.71'

# STAGECOACH LANE

**NOTES**

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

**CONSTRUCTION NOTES**

- CONSTRUCT 8" V.C.P. SEWER MAIN
- CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. DWG. # 562A
- CONSTRUCT MANHOLE PER CITY STD. DWG. # 500
- CONSTRUCT CLEANOUT PER CITY STD. DWG. # 560
- REMOVE PLUG AND CONNECT TO EXISTING 8" STUBOUT
- ADJUST EXISTING MANHOLE TO GRADE

\*AS-BUILT 10-03-03 LHM

**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.



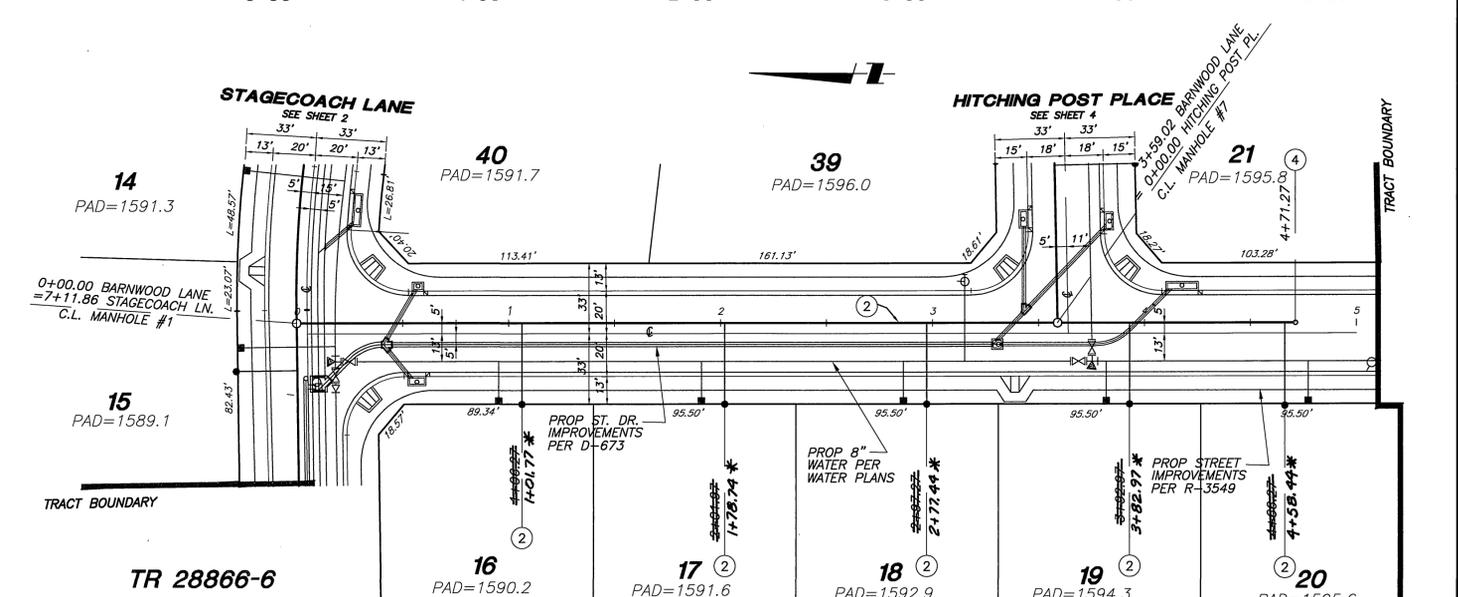
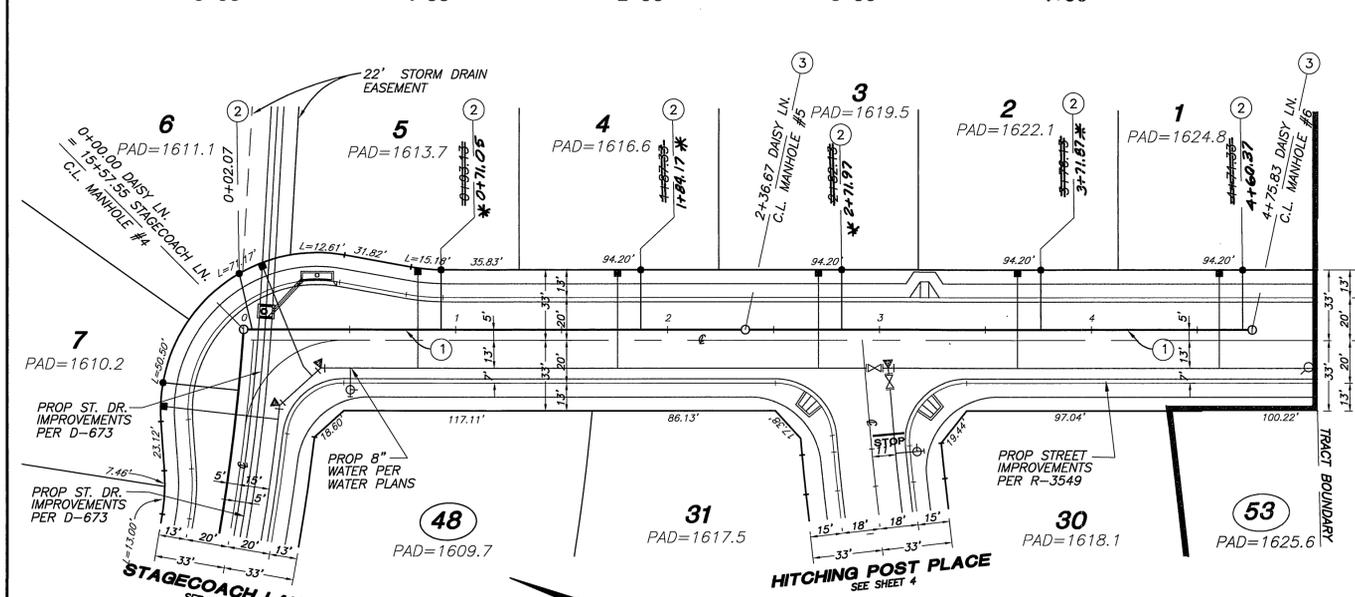
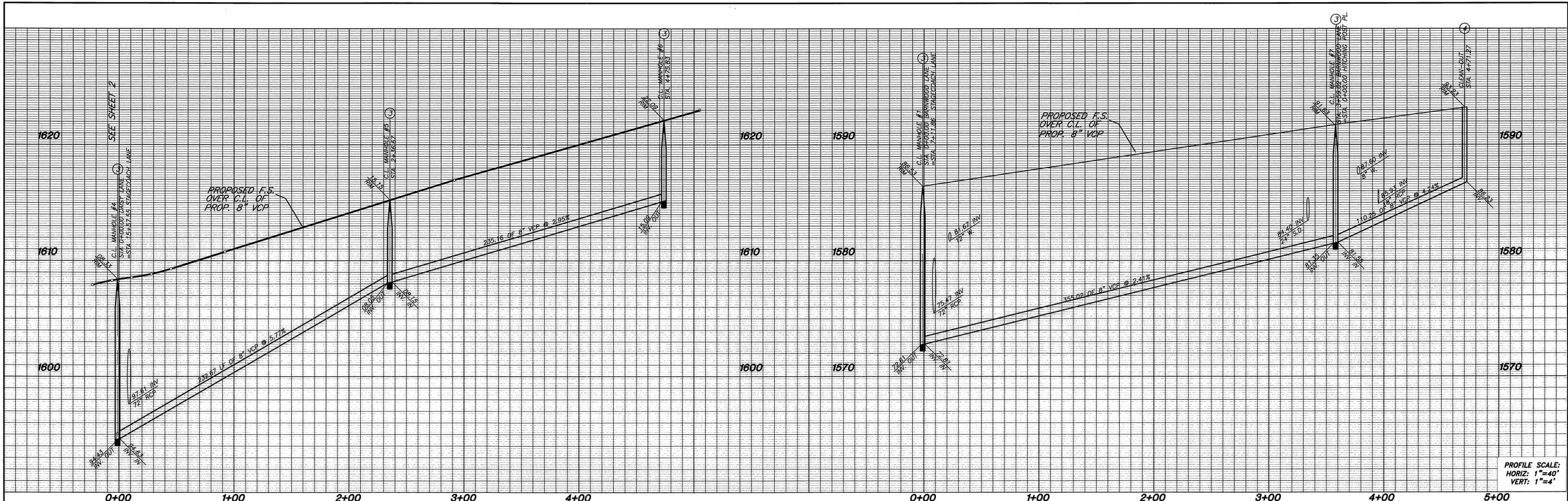
PREPARED UNDER THE DIRECTION OF:  
JOSEPH A. MCGEE III R.C.E. NO. 28089  
REGISTRATION EXPIRES 03-31-02  
DATE 11-29-99

The Keith Companies **TKC**  
22800 Ocotillo Avenue, Suite 300, Norwalk, CA 92553-0204 (909) 853-0234  
BENCHMARK: RIVERSIDE COUNTY BENCHMARK, STAMPED V88-54 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 BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

MARK	REVISIONS	APPR.	DATE
DESIGNED BY CR	DRAWN BY RM	CHECKED BY TB	

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: [Signature] R.M. Brath  
DIRECTOR OF PUBLIC WORKS  
DATE: 3-3-00

**SEWER PLANS**  
TR. 28866-5  
**STAGECOACH LANE**  
PROJECT NO. 31449.000  
**S-1719**  
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'  
SHEET 2 OF 4  
INDEXED 6-21-2000 LHM

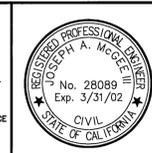


- CONSTRUCTION NOTES**
- 1 CONSTRUCT 8" V.C.P. SEWER MAIN
  - 2 CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. DWG. #562A
  - 3 CONSTRUCT MANHOLE PER CITY STD. DWG. #500
  - 4 CONSTRUCT CLEANOUT PER CITY STD. DWG. #560
  - 5 REMOVE PLUG AND CONNECT TO EXISTING 8" STUBOUT
  - 6 ADJUST EXISTING MANHOLE TO GRADE

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



**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:  
 [Signature]  
 DATE 11-29-99  
 REGISTRATION EXPIRES 03-31-02

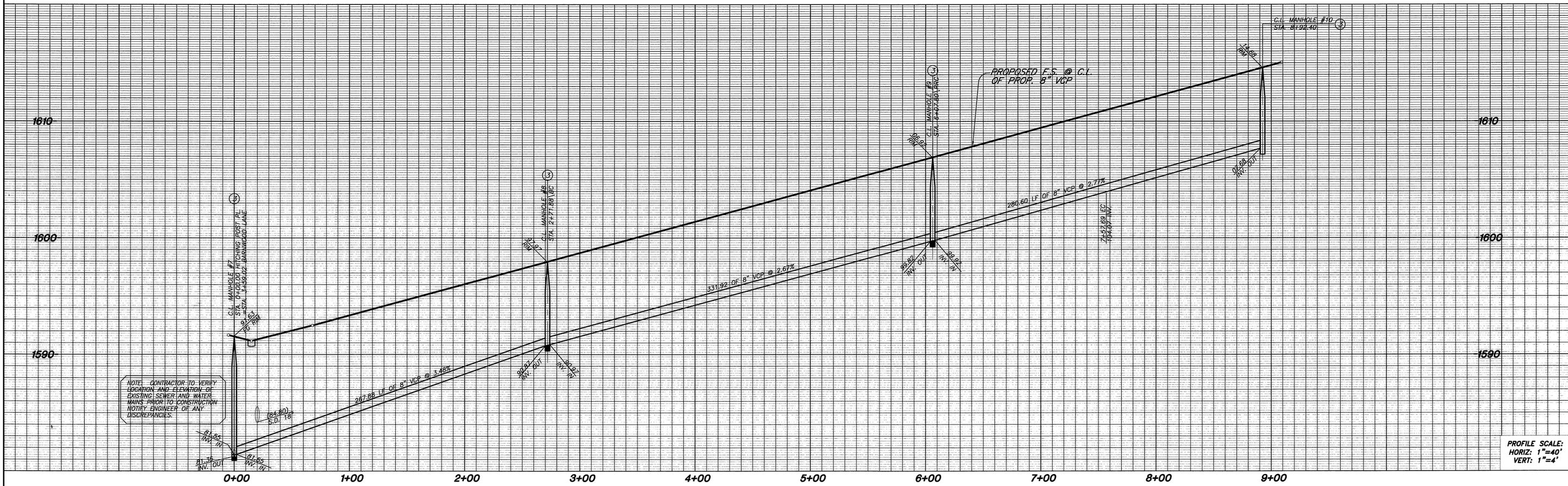
The Keith Companies **TKC**  
 2250 Cochran Avenue, Suite 300 Menlo Park, CA 94025-9024 (650) 653-0234  
 BENCHMARK: RIVERSIDE COUNTY BENCHMARK, STAMPED VES-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 258.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1636.123

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS  
 APPROVED BY: [Signature] R. McBrath  
 DIRECTOR OF PUBLIC WORKS  
 DATE 3-3-00

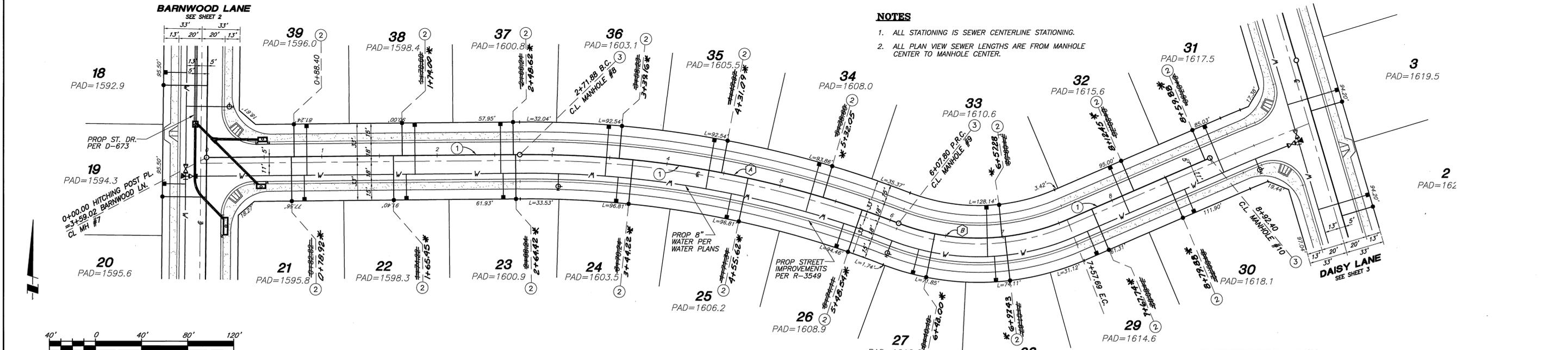
\*AS-BUILT 10-03-03 LH  
**SEWER PLANS**  
 TR. 28866-5  
**DAISY LANE**  
**BARNWOOD LANE**  
 PROJECT NO. 31449.000  
**S-1719**  
 SHEET 3 OF 4  
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

INOEXGO 6-21-2000 LH

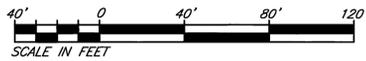


NOTE: CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING SEWER AND WATER MAINS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

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



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



# HITCHING POST PLACE

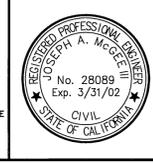
**DATA**

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	
A	21°12'06"	897.00'	331.93'	167.88'
B	43°27'08"	195.00'	147.89'	77.70'

- CONSTRUCTION NOTES**
- ① CONSTRUCT 8" V.C.P. SEWER MAIN
  - ② CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A
  - ③ CONSTRUCT MANHOLE PER CITY STD. 500
  - ④ CONSTRUCT CLEANOUT PER CITY STD. 560
  - ⑤ REMOVE PLUG AND CONNECT TO EXISTING 8" STUBOUT
  - ⑥ ADJUST EXISTING MANHOLE TO GRADE
- \* AS-BUILT 10-03-03 *lfh*

**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.



PREPARED UNDER THE DIRECTION OF:  
*Joseph A. McGee III*  
JOSEPH A. MCGEE III R.C.E. NO. 28089  
REGISTRATION EXPIRES 03-31-02  
DATE: 11-29-99

The Keith Companies **TKC**  
2280 Cocker Avenue, Suite 300, Menlo Park, CA 94025-9124 (650) 653-0234  
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

MARK	REVISIONS	APPR.	DATE

DESIGNED BY CR DRAWN BY RM CHECKED BY TB

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: *R. M. Smith*  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
ENGINEERING MANAGER  
DATE: 3-3-00

**SEWER PLANS**  
TR. 28866-5  
**HITCHING POST PLACE**  
PROJECT NO. 31449.000  
**S-1719**  
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'  
SHEET 4 OF 4  
INDEXED 6-21-2000 *lfh*

Plotter: 1/29/99 09:26:48 P:\31449.000\eng\p31449.004.dwg