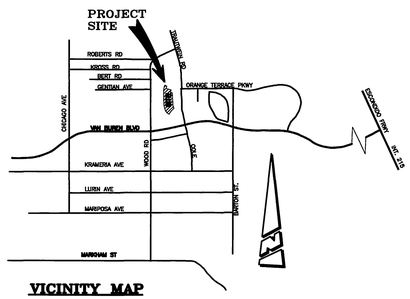
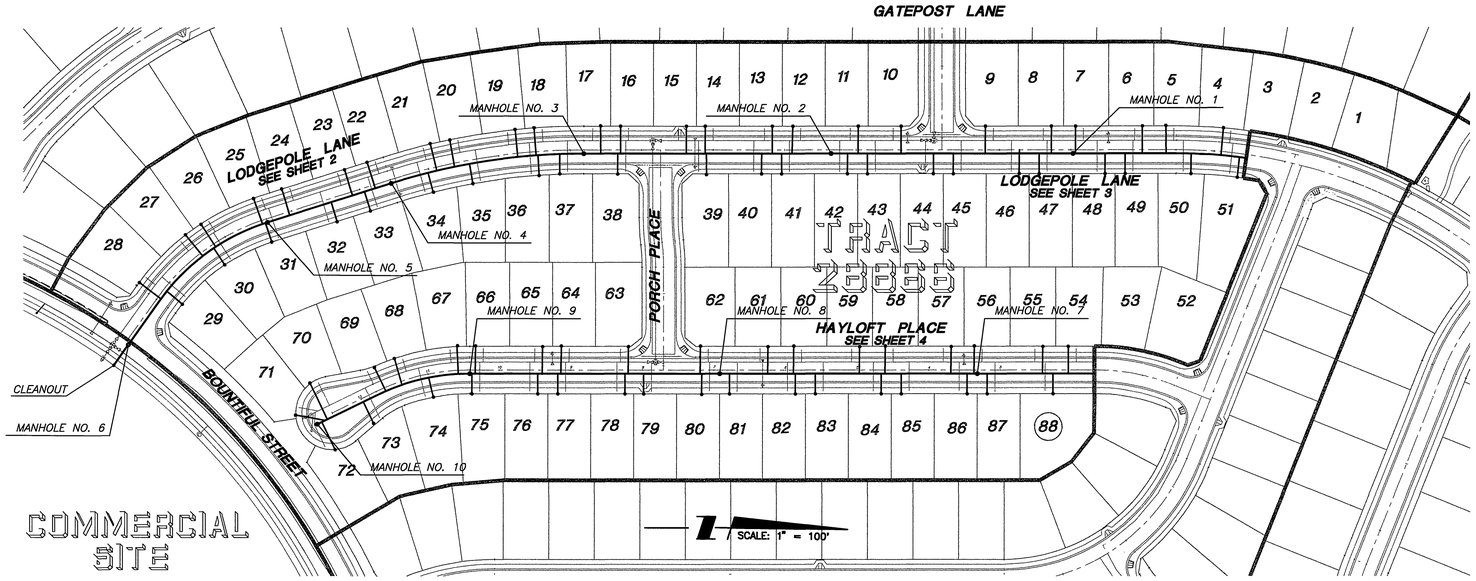
SEWER IMPROVEMENT PLANS

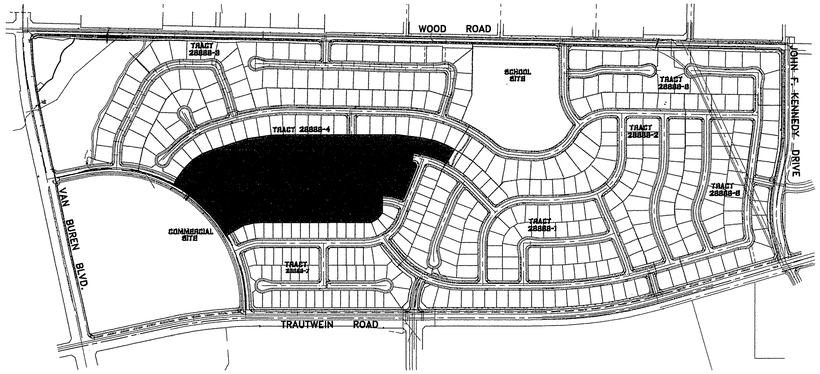
TRACT 28866, IN THE CITY OF RIVERSIDE



VICINITY MAP
N.T.S.



INDEX MAP



KEY MAP
SCALE: 1" = 500'

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.

CONSTRUCTION NOTES

		QUANTITIES
1	CONSTRUCT MANHOLE PER CITY STD. 500	10 EA.
2	CONSTRUCT 8" V.C.P. SEWER MAIN	2,745 L.F.
3	CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A	88 EA.
4	REMOVE CLEANOUT & JOIN EXISTING 8" VCP	2 EA.
5	CONSTRUCT CLEANOUT PER CITY STD. 560	1 EA.

REVIEWED BY:
APPROVED BY: WESTERN MUNICIPAL WATER DISTRICT
FOR NON-INTERFERENCE COMPLIANCE
SHEET 1 THROUGH 4
CIVIL ENGINEER RCE 46212
DATE: 8/22/00

* AS-BUILT 5-29-03 LFH

CALL BEFORE YOU DIG
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. 28089 – EXP. 03/31/02
8/17/00
DATE

The Keith Companies
Inland Empire Division
TKC
3200 Guasti Rd., Ste. 200, Ontario, California, CA 91761 (909) 605-0351

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK. STAMPED V38-54 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 RMD DRAWN BY RMD CHECKED BY JM

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
DEPUTY P.W. DIRECTOR		

APPROVED BY
R. Neil Guatt
DIRECTOR OF PUBLIC WORKS
DATE 2-23-2001

SEWER PLANS
TR. 28866
TITLE SHEET

HORIZ. SCALE: VERT. SCALE:

PROJECT NO. 31452
S-1741
SHEET 1 OF 4

INDEXED 3-7-01 LFH

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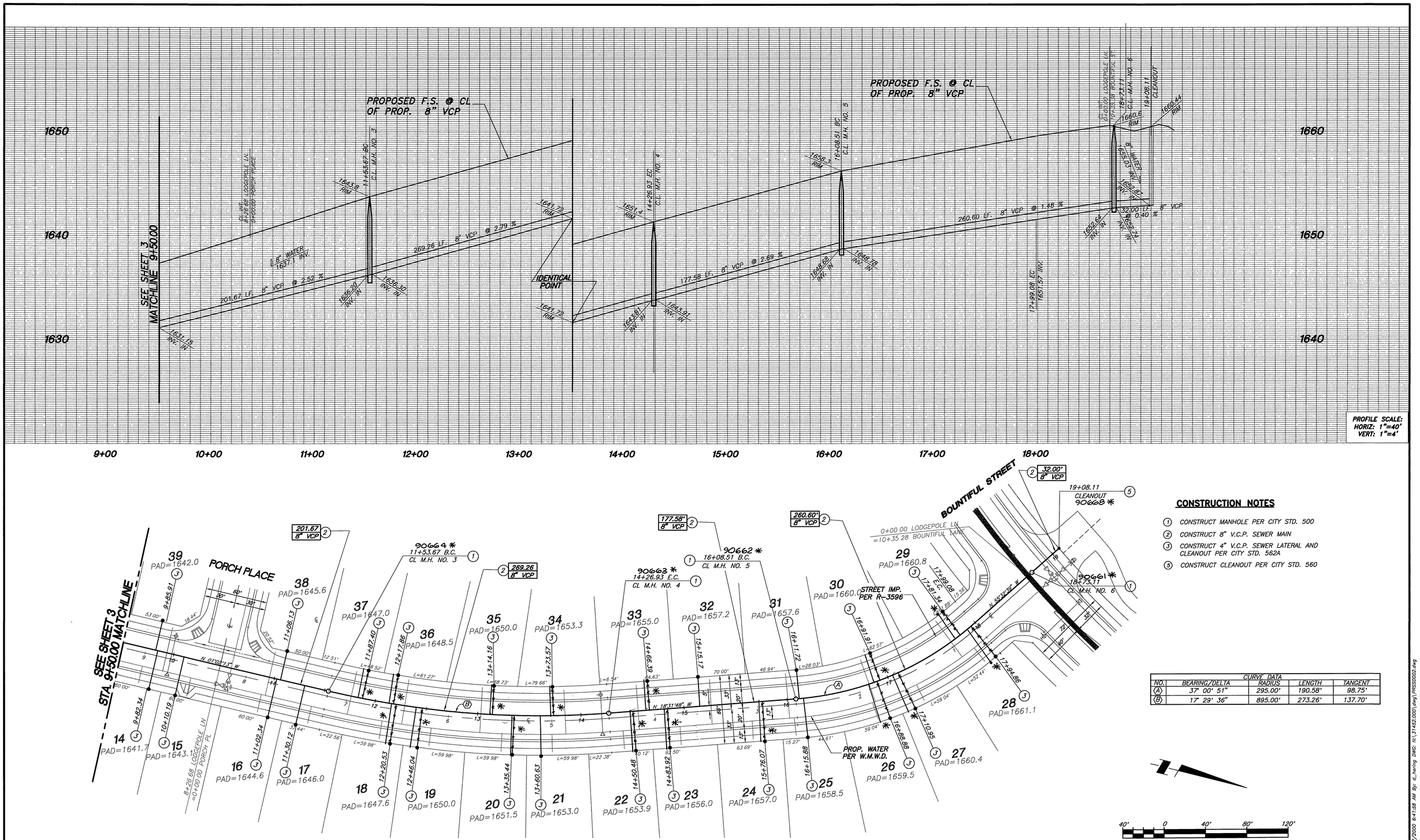

PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

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
5. CONSTRUCT CLEANOUT PER CITY STD. 560

CURVE DATA

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	37° 00' 51"	295.00'	190.58'	98.75'
(B)	17° 29' 36"	895.00'	273.26'	137.70'

* AS-BUILT 5-29-03 LH

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 No. 28089 Exp. 3/31/02 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTOR OF:

JOSEPH A. McGEE III
R.C.E. 28089 – EXP. 03/31/02

8/17/00
DATE

The Keith Companies
Inland Empire Division
TKC
3200 Guasti Ave., Ste. 200, Ontario, CA 91762 (909) 673-0334

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED VB8-64 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 RMD DRAWN BY RMD CHECKED BY JM

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		2/23/01
PARK DEPARTMENT		
TRAFFIC DIVISION		
DEPUTY P.W. DIRECTOR		2/23/01

APPROVED BY R. Mc Scott
DIRECTOR OF PUBLIC WORKS
DATE 2-23-2001

SEWER PLANS
TR. 28866
LODGEPOLE LANE

PROJECT NO. 31452
S-1741
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'
SHEET 2 OF 4

INDEXED 3-7-01 LH

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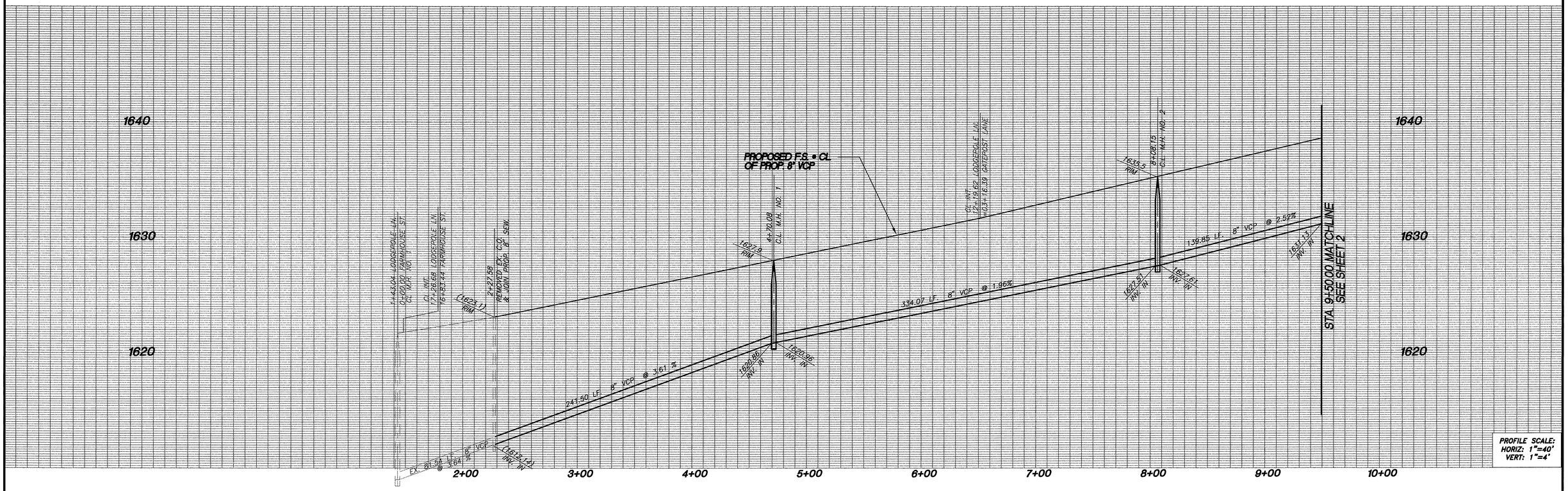
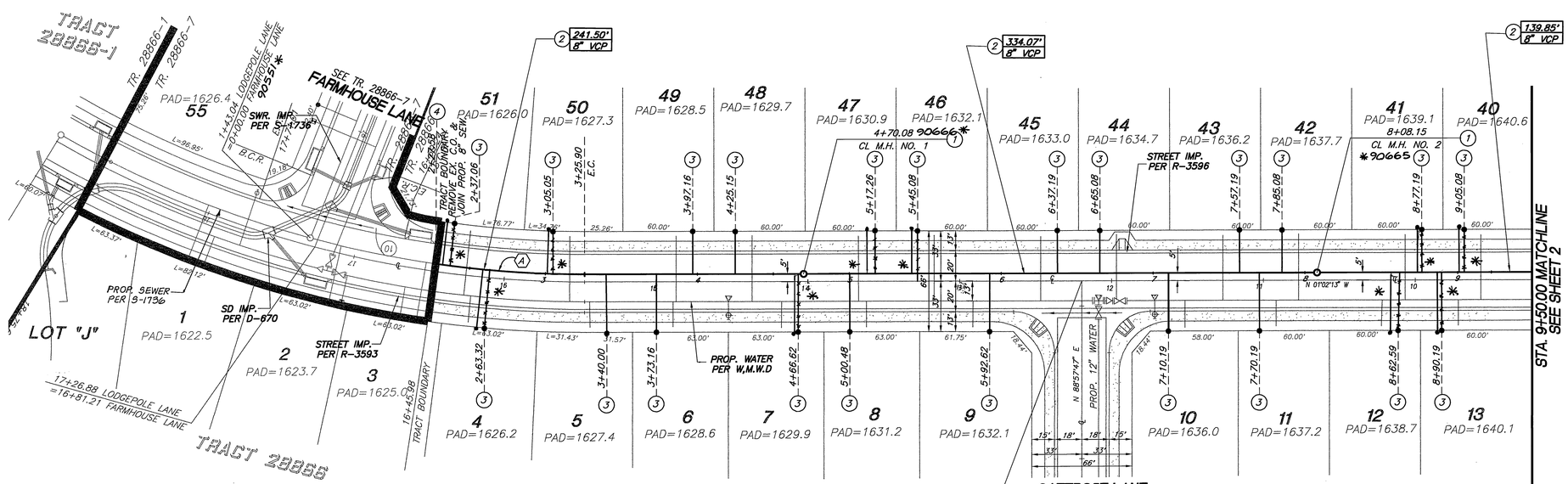


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



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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. REMOVE EXISTING CLEANOUT AND JOIN 8" V.C.P. SEWER

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

CURVE DATA

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	08° 05' 48"	695.00'	98.21'	49.19'

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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 III No. 28089 Exp. 3/31/02 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTOR OF:

JOSEPH A. McGEE III
R.C.E. 28089 – EXP. 03/31/02

6/17/00
DATE

The Keith Companies
Inland Empire Division
TKC
22690 Cactus Ave., Ste. 200, Moreno Valley, CA 92553 (909) 653-5634

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK, STAMPED V38-64
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 RMD DRAWN BY RMD CHECKED BY JM

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		3/14/00
PARK DEPARTMENT		
TRAFFIC DIVISION		
DEPUTY P.W. DIRECTOR		3/14/00

APPROVED BY
R. Nelbrath
DIRECTOR OF PUBLIC WORKS
DATE 2-23-2001

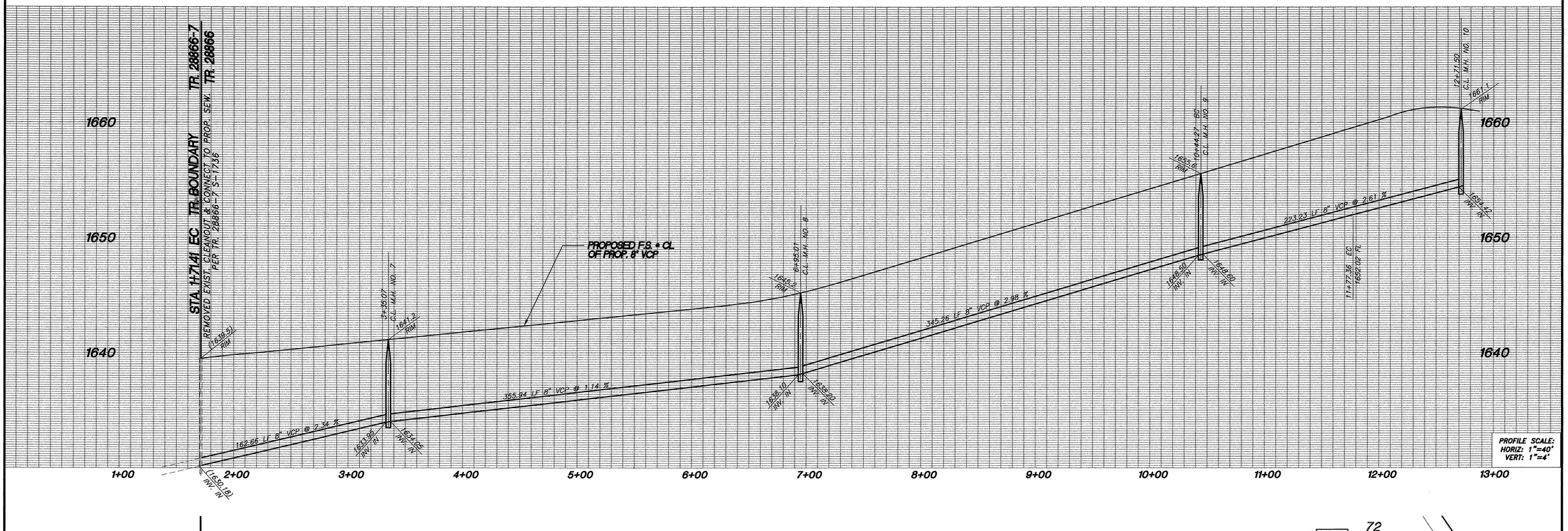
SEWER PLANS
TR. 28866
LODGEPOLE LANE

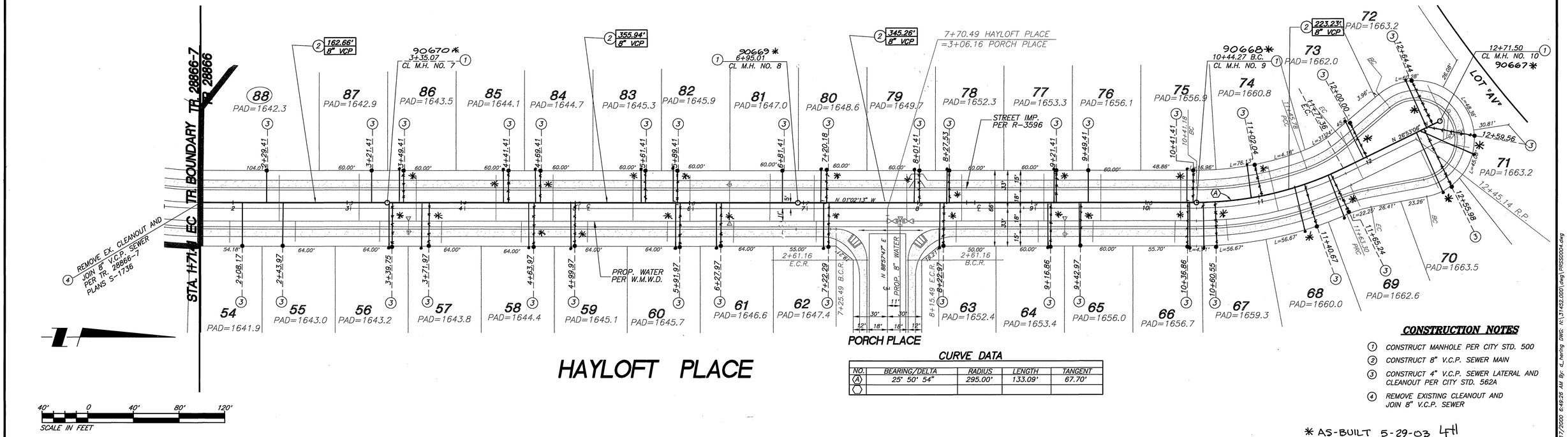
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

PROJECT NO. 31452
S-1741
SHEET 3 OF 4

Plotted: 08/17/2000 6:45:35 AM By: d_hering DWG: N:\31452.000\dwg\PRSS0003.dwg

INDEXED 3-7-01 LH





HAYLOFT PLACE

CURVE DATA

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	25° 50' 54"	295.00'	133.09'	67.70'

CONSTRUCTION NOTES

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3. CONSTRUCT 4" V.C.P. SEWER LATERAL AND CLEANOUT PER CITY STD. 562A
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* AS-BUILT 5-29-03 4H

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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. 28089 – EXP. 03/31/02

8/17/00
DATE

The Keith Companies Inland Empire Division TKC
22930 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-2254

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 RMD DRAWN BY RMD CHECKED BY JM

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
DEPUTY P.W. DIRECTOR		

APPROVED BY R. McGrath
DIRECTOR OF PUBLIC WORKS
DATE 2-23-2001

SEWER PLANS
TR. 28866
HAYLOFT PLACE

PROJECT NO. 31452
S-1741

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

INDEXED 3-7-01 4H

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