

GENERAL NOTES:

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. WHEN A PORTION OF THE WORK IS TO BE DONE BY THE CITY, THE DEVELOPER AND/OR CONTRACTOR SHALL GIVE THE CITY 60-DAYS NOTICE SO THAT THE DEVELOPER'S WORK AND THE CITY'S WORK CAN BE PROPERLY COORDINATED. THE DEVELOPER SHALL PREPARE AND COMPACT THE SUBGRADE TO ELEVATIONS WITHIN $\pm .1'$ OF THE DESIGN ELEVATIONS AND SHALL BE RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR ANY BARRICADING DURING THIS TIME.
7. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
8. 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.
9. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
10. 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.
11. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
12. THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR PERFORMING A VIDEO INSPECTION OF ALL NEW SEWER AND STORM DRAIN FACILITIES TO BE PUBLICLY OWNED AND MAINTAINED PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE VIDEO INSPECTION MUST BE PERFORMED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. A RECORDING OF THE VIDEO INSPECTION MUST BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
13. DEVELOPER AND/OR CONTRACTOR TO GIVE RCFC 5-DAYS WRITTEN NOTICE PRIOR TO STARTING WORK ON STORM DRAIN (OR DOING ANY WORK WITHIN RCFC EASEMENTS). RCFC ENCROACHMENT PERMIT NO.
14. BEFORE THE RIP-RAP AT THE OUTLET OF ANY DRAINAGE STRUCTURE IS ACCEPTED BY THE CITY, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
15. IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
16. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

LEGEND

①	CONSTRUCTION NOTE
63	LOT NUMBER
LOT "A"	LETTERED LOT
	LOT LINE
	TRACT BOUNDARY
	SETBACK LINES
	RETAINING WALL
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	EXISTING WATER
	EXISTING SEWER
	EXISTING GAS
	EXISTING TELECOM
	EXISTING FENCE
	EXISTING WATER METER
	EXISTING SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING STREET LIGHT
	EXISTING MAIL BOX

WATER NOTE:

CONTACT WATER DEPARTMENT 2 WEEKS PRIOR TO CONSTRUCTION TO COORDINATE LATERAL RELOCATIONS @ (951)826-5285

SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	PLAN AND PROFILE STA 3+95.10 - 10+00.00
3	PLAN AND PROFILE STA 10+00.00 - 14+95.49

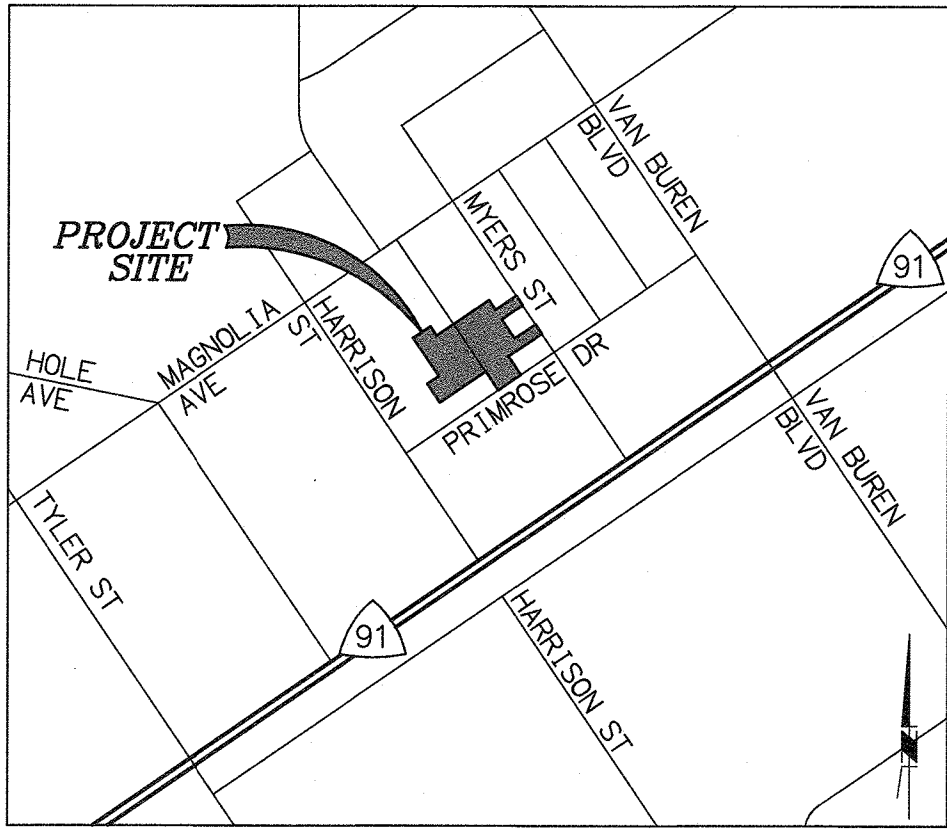
REFERENCE PLANS

SEWER	PW18-0519 & S-2172
WATER	PW18-0224 & D5-1905106
STORM DRAIN	PW18-0520 & D-899
STREET	PW18-0518 & R-4458 & R-4459

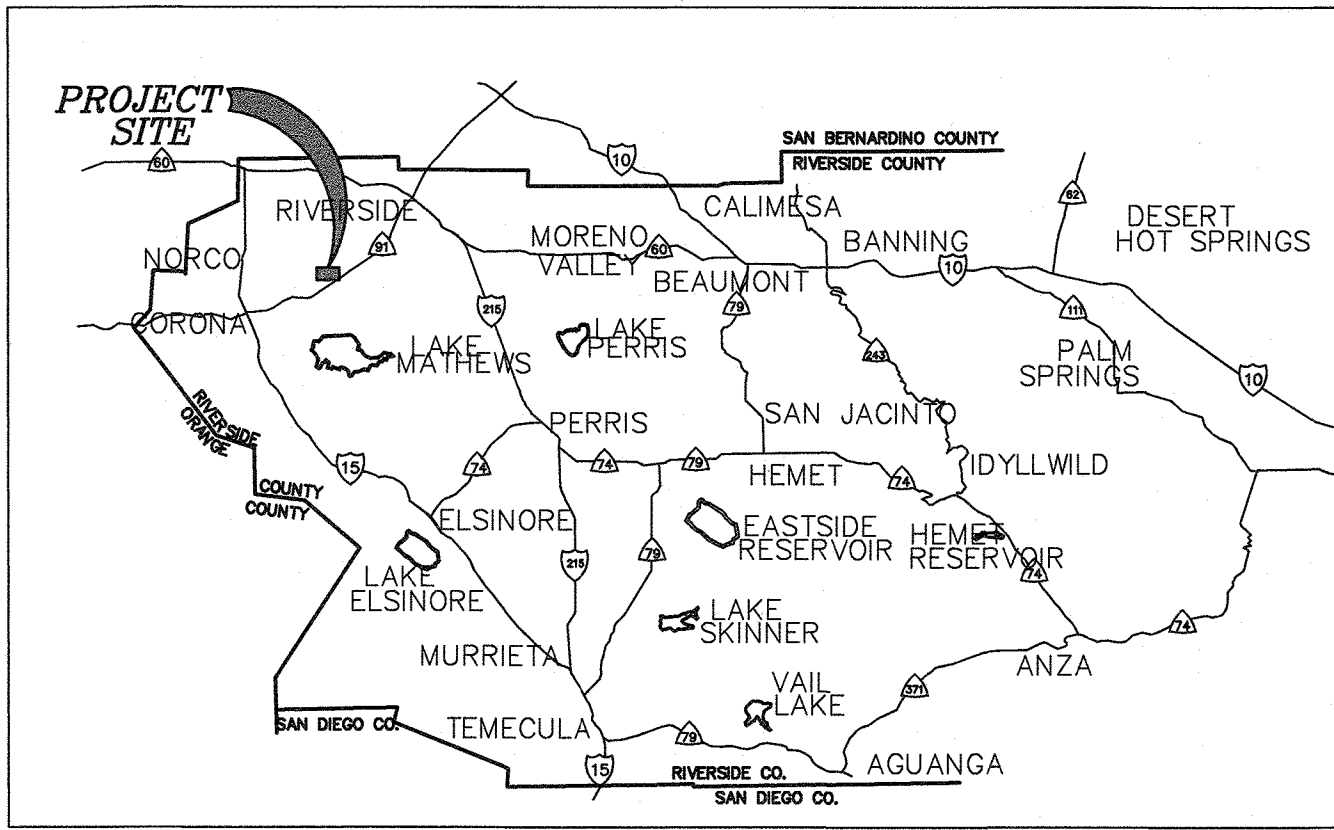
ABBREVIATIONS

AB	AGGREGATE BASE	INV	INVERT
AC	ASPHALT CONCRETE	LF	LINEAR FEET
BC	BEGINNING OF CURVE	LS	LUMP SUM
BDY	BOUNDARY	MH	MANHOLE
BDRY	BOUNDARY	MSE	MECHANICALLY STABILIZED EARTH
BOP	BOTTOM OF PIPE	NOT A PART	NOT A PART
BP	BEGIN PIPE	PAD	PAD ELEVATION
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BW	BACK OF WALK	PP	POWER POLE
CATV	CABLE TELEVISION	PVI	POINT OF VERTICAL INTERSECTION
CB	CATCH BASIN	RD	ROAD
CF	CURB FACE	RD	RISER DIAMETER
CL	CENTER LINE	RG	ROUGH GRADE
CSP	CORRUGATED STEEL PIPE	R/W	RIGHT-OF-WAY
CY	CUBIC YARDS	SDMH	STORM DRAIN MANHOLE
D/L	DAYLIGHT	SF	SQUARE FEET
E	END OF CURVE	SS	SEWER
EA	EACH	SMH	SEWER MANHOLE
ELEV	ELEVATION	STA	STATION
EP	END OF PIPE	ST	STREET
ESMT	EASEMENT	T	TELEPHONE
EVC	END VERTICAL CURVE	TB	TOP OF BERM
EXIST	EXISTING	TC	TOP OF CURB (CONCRETE)
()	EXISTING ELEVATION	TF	TOP OF FOOTING
FF	FINISH FLOOR ELEVATION	TG	TOP OF GRADE
FH	FIRE HYDRANT	TOP	TOP OF PIPE
FG	FINISHED GROUND (LANDSCAPING)	TR	TRACT
FL	FLOWLINE	TR	TOP OF RISER
FS	FINISHED SURFACE (ASPHALT)	TRW	TOP OF RETAINING WALL
G	NATURAL GAS	TC	TOP OF CHECK DAM
GB	GRADE BREAK	TW	TOP OF WALL
GR	GRADING	W	WATER
HP	HIGH POINT		

CITY OF RIVERSIDE, CALIFORNIA
OFFSITE STORM DRAIN
CONSTRUCTION PLANS
FOR THE CONSTRUCTION OF
PRIMROSE RESIDENTIAL
TRACT NO. 37219



LOCATION MAP
NTS



VICINITY MAP
NTS

NOTICE TO CONTRACTORS:

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS, AND THOSE SHOWN ON THE RECORDS EXAMINED, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERDESIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS. LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS, AND MICHAEL BAKER INTERNATIONAL DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS.

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE AS DEFINED IN 6708 OF BUSINESS & PROFESSIONS CODE, OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF RIVERSIDE IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH A PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF RIVERSIDE, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

SIGNATURE: Mauricio M. Tacuelli DATE: 02/07/2019

LICENSE NO.: 63249 EXP.: 6-30-20

APPLICANT/DEVELOPER:

KB HOME COASTAL, INC
36310 INLAND VALLEY DRIVE
WILDOMAR, CA 92595

CIVIL ENGINEER

MICHAEL BAKER INTERNATIONAL
5 HUTTON CENTRE DRIVE, SUITE 500
SANTA ANA, CA 92707
TEL: (949) 472-3505
CITY BUSINESS TAX = 1238616
EXPIRES = JULY 31, 2019

GEOTECHNICAL ENGINEER

GEOTEK, INC
1548 NORTH MAPLE STREET
CORONA, CA 92880
(951) 710-1160
CITY BUSINESS TAX = 0118445
EXPIRES = JANUARY 31, 2020

WDID NO. 833C383218

UNDERGROUND SERVICE ALERT
IMPORTANT NOTICE
Section 616/6217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call CALL TOLL FREE 1-800-227-2600 48 HOURS BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU WORK

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
OVERHEAD & UNDERGROUND
APPROVED BY: 2/4/19 DATE
CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY: 2/2/19 DATE
VOID ONE YEAR FROM THIS DATE

BENCHMARK
DESIGNATION: NGS DX2781 (ALSO RIV. CO. BM 0-38)
DESCRIPTION: AT ARLINGTON, RIVERSIDE COUNTY, AT THE INTERSECTION OF MAGNOLIA AND ROOSEVELT STREETS AT THE ARLINGTON BRANCH OF THE RIVERSIDE PUBLIC LIBRARY, ON THE EAST SIDE OF THE MAIN ENTRANCE, AND ABOUT 1 FOOT ABOVE THE GROUND. A STANDARD DISK, STAMPED 0 38 1924.
ELEVATION: (NAVD88) 790.82 FEET

Michael Baker
INTERNATIONAL
3536 CONCOURS ST., SUITE 100
ONTARIO, CA 91764

ENGINEER IN RESPONSIBLE CHARGE
Mauricio M. Tacuelli
MAURICIO M. TACUELLI
R.C.E. No. 63249 EXPIRES 6/30/20
DATE: 02/07/2019

REGISTERED PROFESSIONAL ENGINEER
MAURICIO M. TACUELLI
CIVIL
STATE OF CALIFORNIA
No. 63249

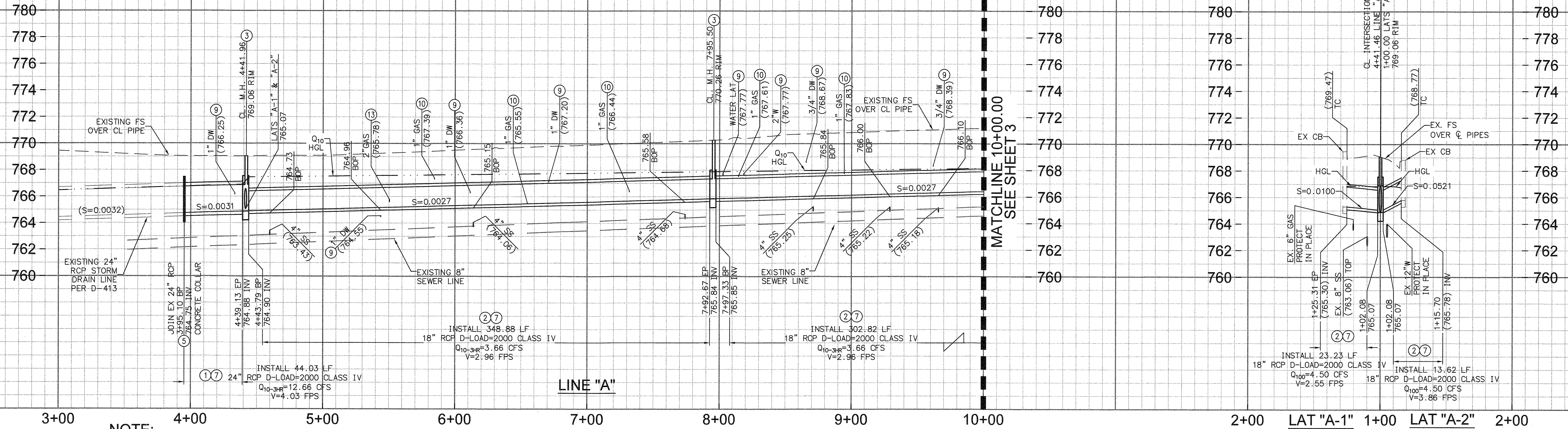
MARK REVISIONS APPR. DATE
DESIGNED BY WS DRAWN BY WS CHECKED BY MMI

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: 2/2/19 BY: 2/2/19 DATE: 2-28-19
PRINCIPAL ENGINEER
ENGINEERING MANAGER
CITY ENGINEER

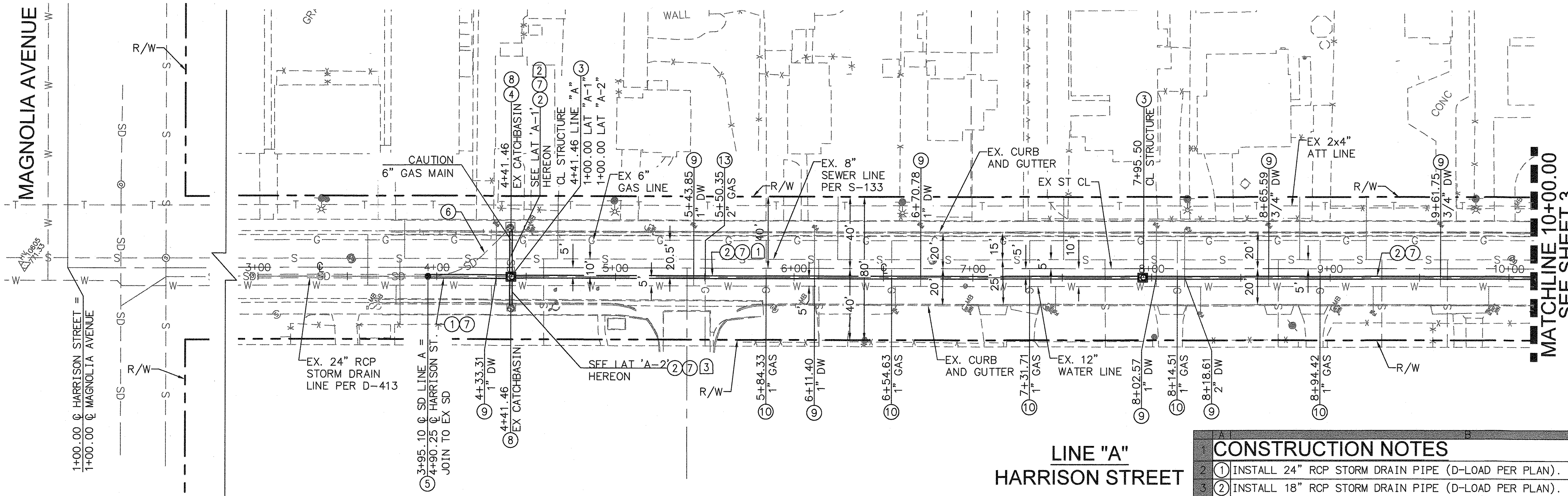
PRIMROSE RESIDENTIAL - TRACT 37219
OFF-SITE STORM DRAIN PLANS
TITLE SHEET
PRIMROSE AVENUE, RIVERSIDE
HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

PW18-0520
D-899
SHEET 1 OF 3

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



NOTE:
CONTRACTOR TO VERIFY ALL INVERT OF POINT OF
CONNECTION PRIOR TO ANY CONSTRUCTION.

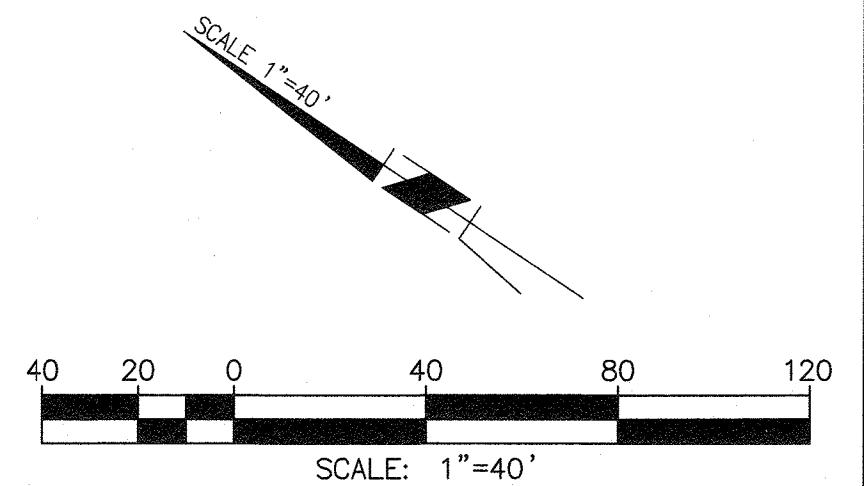


NOTE:
CONTRACTOR TO USE CAUTION DURING
CONSTRUCTION. EXISTING GAS MAIN LOCATED
WITHIN HARRISON STREET

LINE/CURVE DATA TABLE				
#	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N33°37'08\"W	---	709.71'	---
2	N56°22'52\"E	---	25.31'	---
3	N56°22'52\"E	---	15.70'	---
(TOTAL)				

- CONSTRUCTION NOTES**
1. INSTALL 24\" RCP STORM DRAIN PIPE (D-LOAD PER PLAN).
 2. INSTALL 18\" RCP STORM DRAIN PIPE (D-LOAD PER PLAN).
 3. CONSTRUCT MANHOLE EZ PER CITY OF RIVERSIDE STD. NO. 431.
 4. REMOVE EXISTING PIPE AND CONNECTION FROM CATCH BASIN AND PLUG.
 5. CONSTRUCT CONCRETE COLLAR PER CITY OF RIVERSIDE STD. DWG. NO. 424.
 6. DEMOLISH EXISTING STORM DRAIN LATERAL AND REPLACE IN-KIND EX. A/C, A.B., AND COMPACTION.
 7. TRENCH BACKFILL PER CITY OF RIVERSIDE STD. NO. 453 AND CASE 1 PIPE BEDDING PER CITY OF RIVERSIDE STD. NO. 452.
 8. REMOVE EXISTING PIPE FROM CATCH BASIN AND CONNECT WITH PROPOSED PIPE.
 9. WATER LATERAL SERVICE TO BE RELOCATED BY RIVERSIDE PUBLIC UTILITIES CITY FORCES.
 10. GAS LATERAL SERVICE TO BE RELOCATED BY THE GAS COMPANY.
 11. GAS MAIN TO BE RELOCATED BY THE GAS COMPANY.

NOTE:
ALL RELOCATIONS NEED TO BE
COORDINATED WITH APPROPRIATE
UTILITIES PRIOR TO CONSTRUCTION.
(WATER, GAS, AT&T, ETC.)



WDID NO. 833C383218

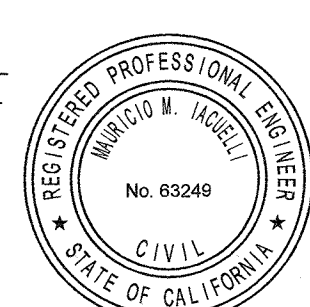


CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
OVERHEAD & UNDERGROUND
APPROVED BY: *[Signature]* DATE: 2/14/19
CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY: *[Signature]* DATE: 2/2/19
VOID ONE YEAR FROM THIS DATE

BENCHMARK
DESIGNATION: NGS DX2781 (ALSO RIV. CO. BW 0-38)
DESCRIPTION: AT ARLINGTON, RIVERSIDE COUNTY, AT THE INTERSECTION OF MAGNOLIA AND ROOSEVELT STREETS AT THE ARLINGTON BRANCH OF THE RIVERSIDE PUBLIC LIBRARY, ON THE EAST SIDE OF THE MAIN ENTRANCE, AND ABOUT 1 FOOT ABOVE THE GROUND. A STANDARD DISK, STAMPED 0 38 1924.
ELEVATION: (NAVD88) 790.82 FEET

Michael Baker
INTERNATIONAL
3536 CONCOURS ST., SUITE 100
ONTARIO, CA 91764

ENGINEER IN
RESPONSIBLE CHARGE
[Signature]
MAURICIO M. JACUELI
R.C.E. No. 63249 EXPIRES 6/30/20
02/07/2019



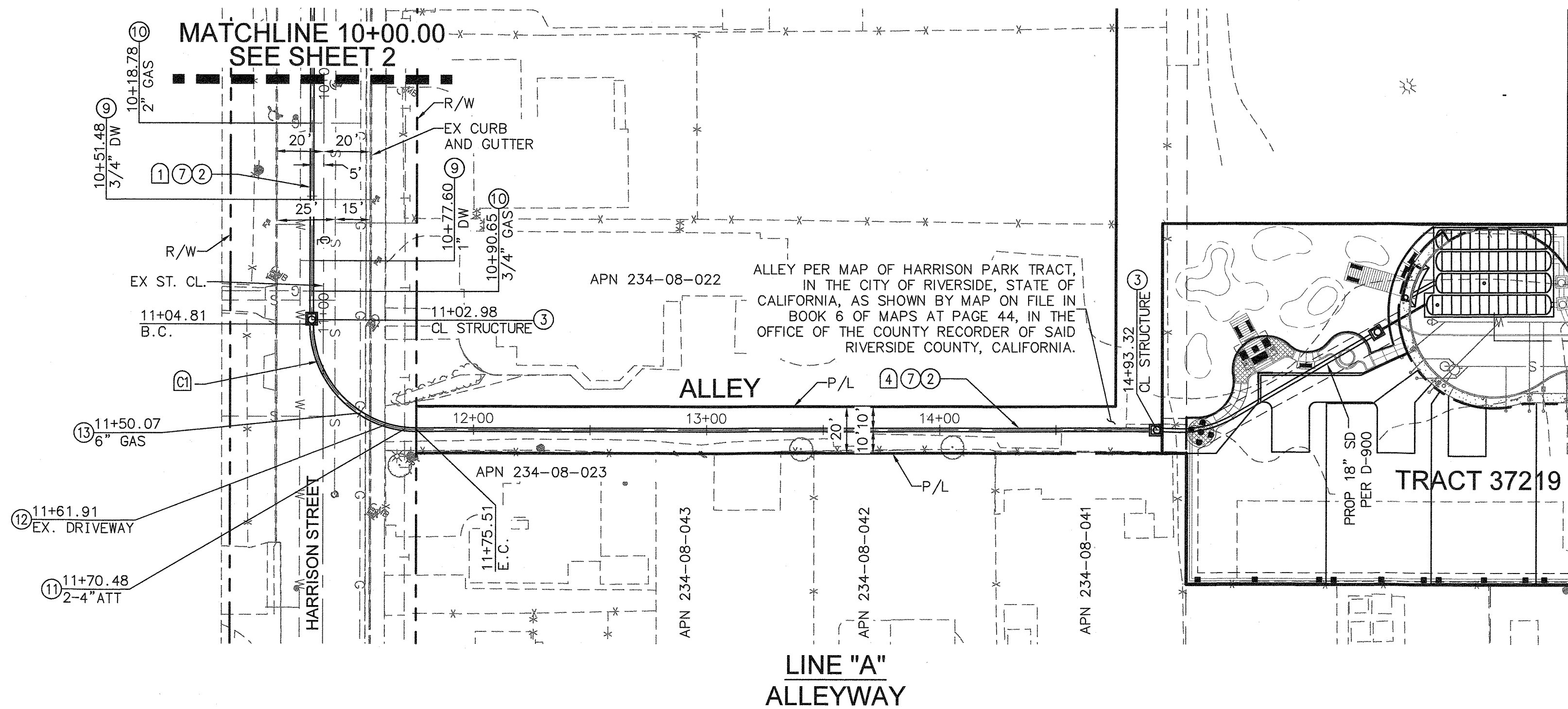
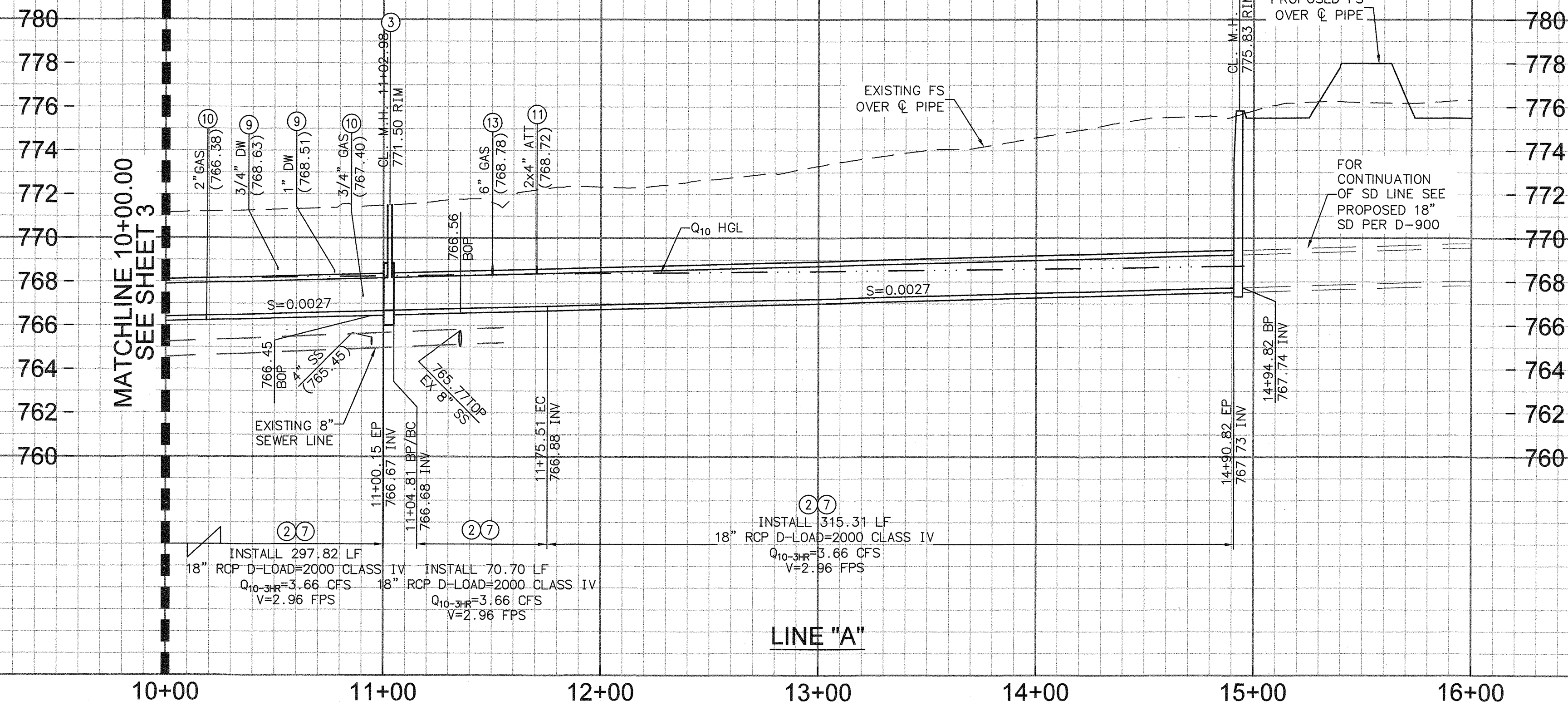
MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* BY: *[Signature]* DATE: *[Signature]*
PRINCIPAL ENGINEER
ENGINEERING MANAGER
CITY ENGINEER
DESIGNED BY: *[Signature]* DRAWN BY: *[Signature]* CHECKED BY: *[Signature]*

PRIMROSE RESIDENTIAL - TRACT 37219
OFF-SITE STORM DRAIN PLANS
PLAN AND PROFILE
PRIMROSE AVENUE, RIVERSIDE
HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

PW18-0520
D-899
SHEET 2 OF 3

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

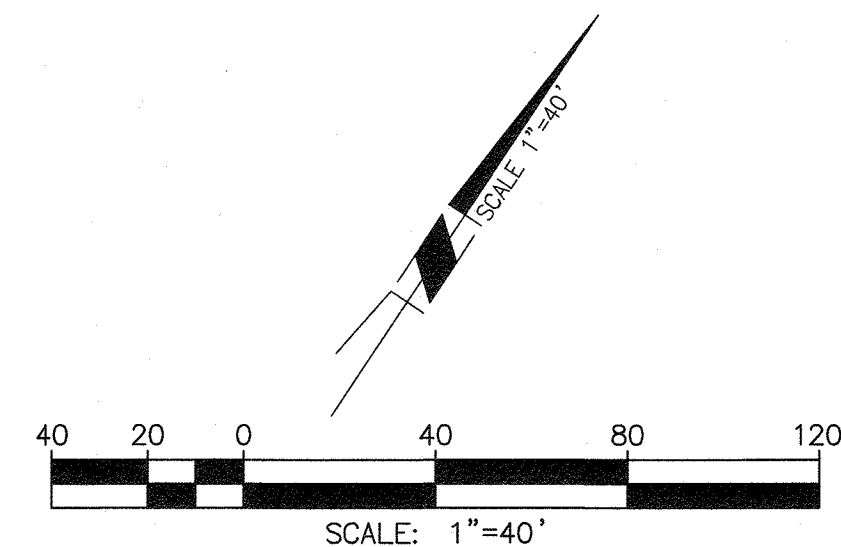


- CONSTRUCTION NOTES**
- INSTALL 18" RCP STORM DRAIN PIPE (D-LOAD PER PLAN).
 - CONSTRUCT MANHOLE EZ PER CITY OF RIVERSIDE STD. NO. 431.
 - TRENCH BACKFILL PER CITY OF RIVERSIDE STD. NO. 453 AND CASE 1 PIPE BEDDING PER CITY OF RIVERSIDE STD. NO. 452.
 - WATER LATERAL SERVICE TO BE RELOCATED BY RIVERSIDE PUBLIC UTILITIES CITY FORCES.
 - GAS LATERAL SERVICE TO BE RELOCATED BY THE GAS COMPANY.
 - PHONE LINE TO BE RELOCATED BY AT&T.
 - CONTRACTOR TO SAWCUT EXISTING DRIVEWAY AT NEAREST JOINTS AND REPLACE IN-KIND.
 - GAS MAIN TO BE RELOCATED BY THE GAS COMPANY.

LINE/CURVE DATA TABLE				
#	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N33°37'08"W	---	709.71'	---
C1	Δ=90.02	45.00'	70.70'	45.02'
4	N56°21'38"E	---	319.98'	---

NOTE:
CONTRACTOR TO USE CAUTION DURING CONSTRUCTION. EXISTING GAS MAIN LOCATED WITHIN HARRISON STREET

NOTE:
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WDID NO. 833C383218

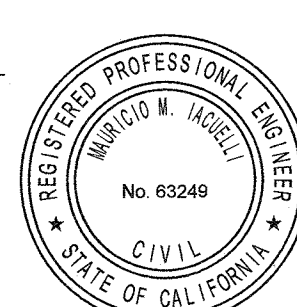
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CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
OVERHEAD & UNDERGROUND
APPROVED BY: *[Signature]* DATE: 2/14/19
CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY: *[Signature]* DATE: 2/14/19
VOID ONE YEAR FROM THIS DATE

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ENGINEER IN RESPONSIBLE CHARGE
[Signature]
MAURICIO M. MACUELLI
R.C.E. No. 63249 EXPIRES 6/30/20
DATE: 02/07/2019



MARK REVISIONS APPR. DATE
DESIGNED BY: WS DRAWN BY: WS CHECKED BY: MMI

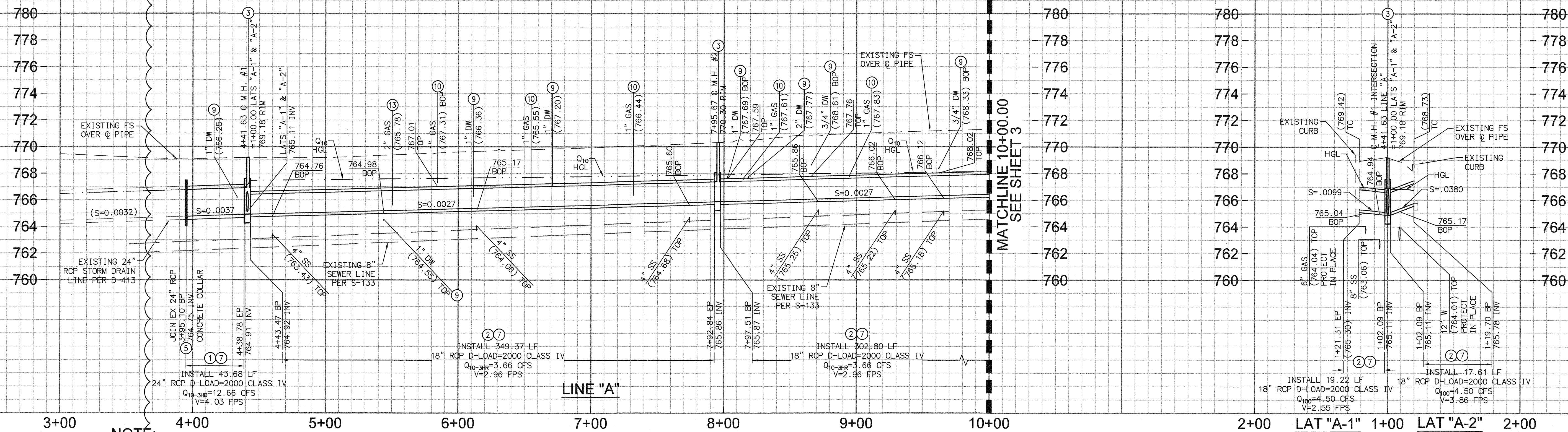
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 2/14/19
PRINCIPAL ENGINEER
ENGINEERING MANAGER
APPROVED BY: *[Signature]* DATE: 2-28-19
COPY ENGINEER

PRIMROSE RESIDENTIAL - TRACT 37219
OFF-SITE STORM DRAIN PLANS
PLAN AND PROFILE
PRIMROSE AVENUE, RIVERSIDE
HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

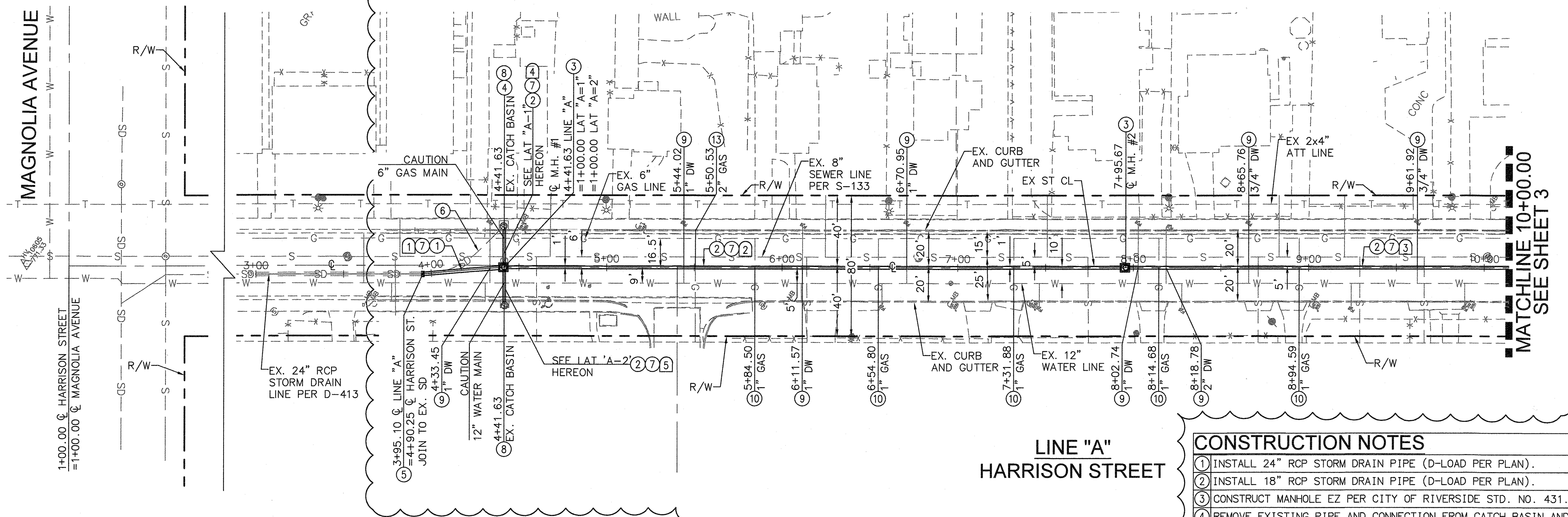
PW18-0520
D-899
SHEET 03 OF 3

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



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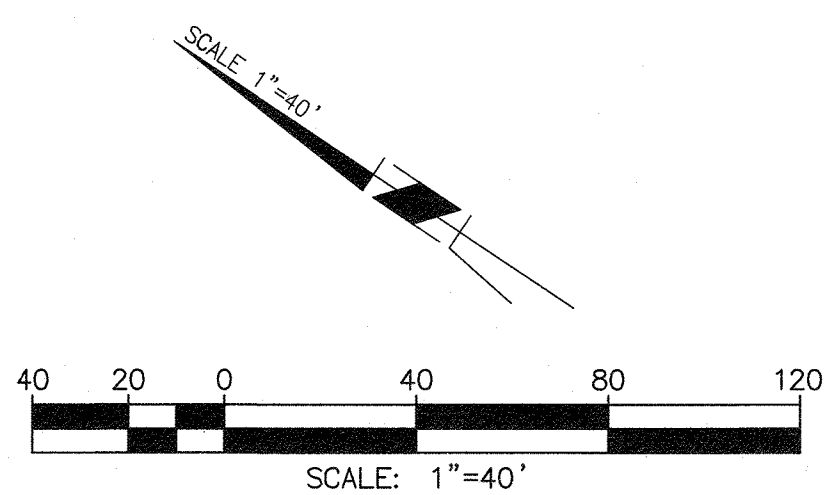


NOTE:
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CONSTRUCTION. EXISTING GAS MAIN LOCATED
WITHIN HARRISON STREET

LINE/CURVE DATA TABLE				
#	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N38°33'01\"W	---	43.68'	---
2	N33°37'08\"W	---	349.37'	---
3	N33°37'08\"W	---	302.80'	---
4	N56°22'52\"E	---	19.22'	---
5	N56°22'52\"E	---	17.61'	---

- CONSTRUCTION NOTES**
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 7. TRENCH BACKFILL PER CITY OF RIVERSIDE STD. NO. 453 AND CASE 1 PIPE BEDDING PER CITY OF RIVERSIDE STD. NO. 452.
 8. REMOVE EXISTING PIPE FROM CATCH BASIN AND CONNECT WITH PROPOSED PIPE.
 9. WATER LATERAL SERVICE TO BE RELOCATED BY RIVERSIDE PUBLIC UTILITIES CITY FORCES.
 10. GAS LATERAL SERVICE TO BE RELOCATED BY THE GAS COMPANY.
 13. GAS MAIN TO BE RELOCATED BY THE GAS COMPANY.

NOTE:
ALL RELOCATIONS NEED TO BE
COORDINATED WITH APPROPRIATE
UTILITIES PRIOR TO CONSTRUCTION.
(WATER, GAS, AT&T, ETC.)



WDID NO. 833C383218

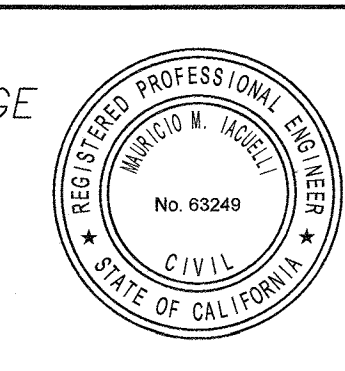
UNDERGROUND SERVICE ALERT
IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be issued. For your Dig Alert I.D. Number, call CALL TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU WORK

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
OVERHEAD & UNDERGROUND
APPROVED BY: *[Signature]* DATE: 3/26/19
CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY: *[Signature]* DATE: 3/26/19
VOID ONE YEAR FROM THIS DATE

BENCHMARK
DESIGNATION: NGS DX2781 (ALSO RIV. CO. BM 0-38)
DESCRIPTION: AT ARLINGTON, RIVERSIDE COUNTY, AT THE INTERSECTION OF MAGNOLIA AND ROOSEVELT STREETS AT THE ARLINGTON BRANCH OF THE RIVERSIDE PUBLIC LIBRARY, ON THE EAST SIDE OF THE MAIN ENTRANCE, AND ABOUT 1 FOOT ABOVE THE GROUND. A STANDARD DISK, STAMPED 0 38 1924.
ELEVATION: (NAVD88) 790.82 FEET

Michael Baker
INTERNATIONAL
3536 CONCORDS ST., SUITE 100
ONTARIO, CA 91764

ENGINEER IN RESPONSIBLE CHARGE
[Signature]
MAURICIO M. TACUELLI
R.C.E. No. 63249 EXPIRES 6/30/20
DATE: 3/21/19



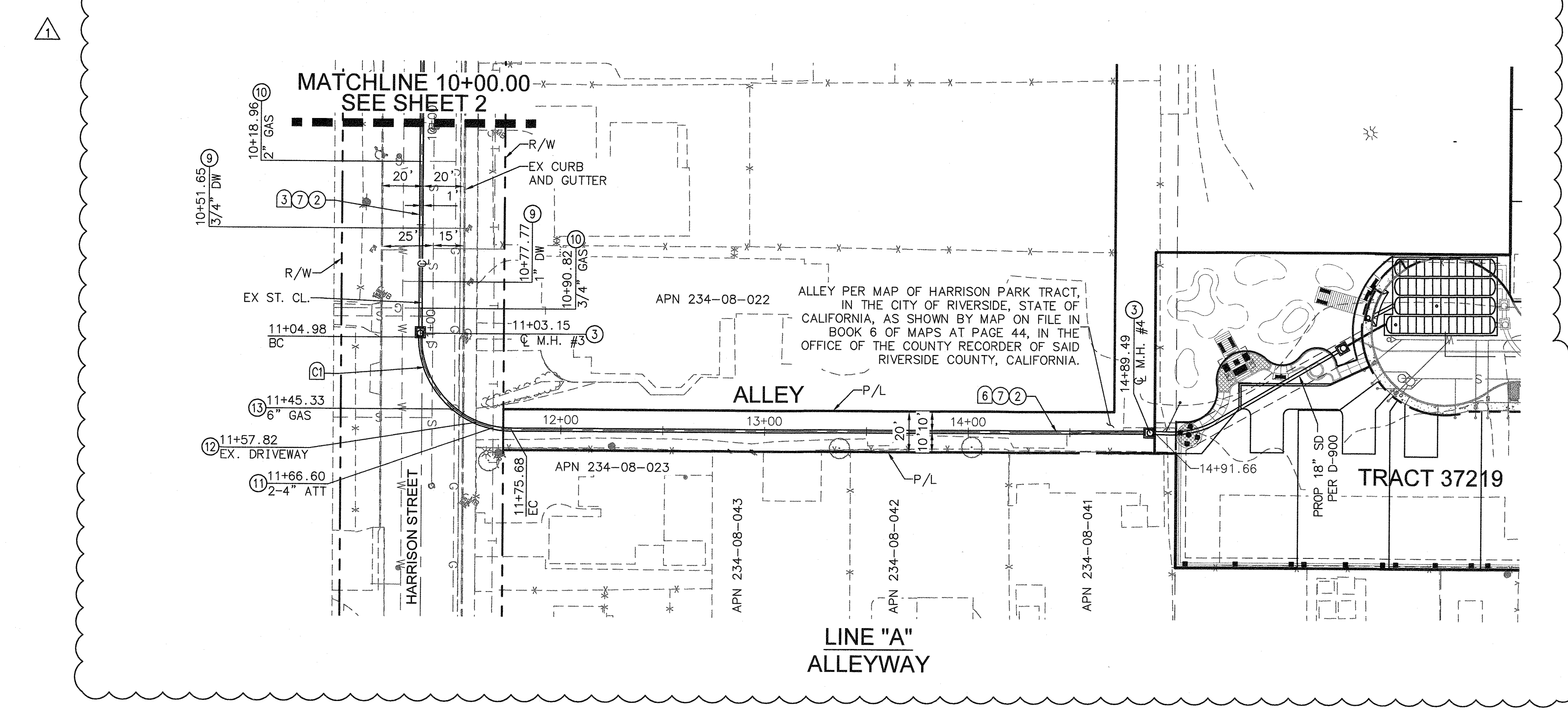
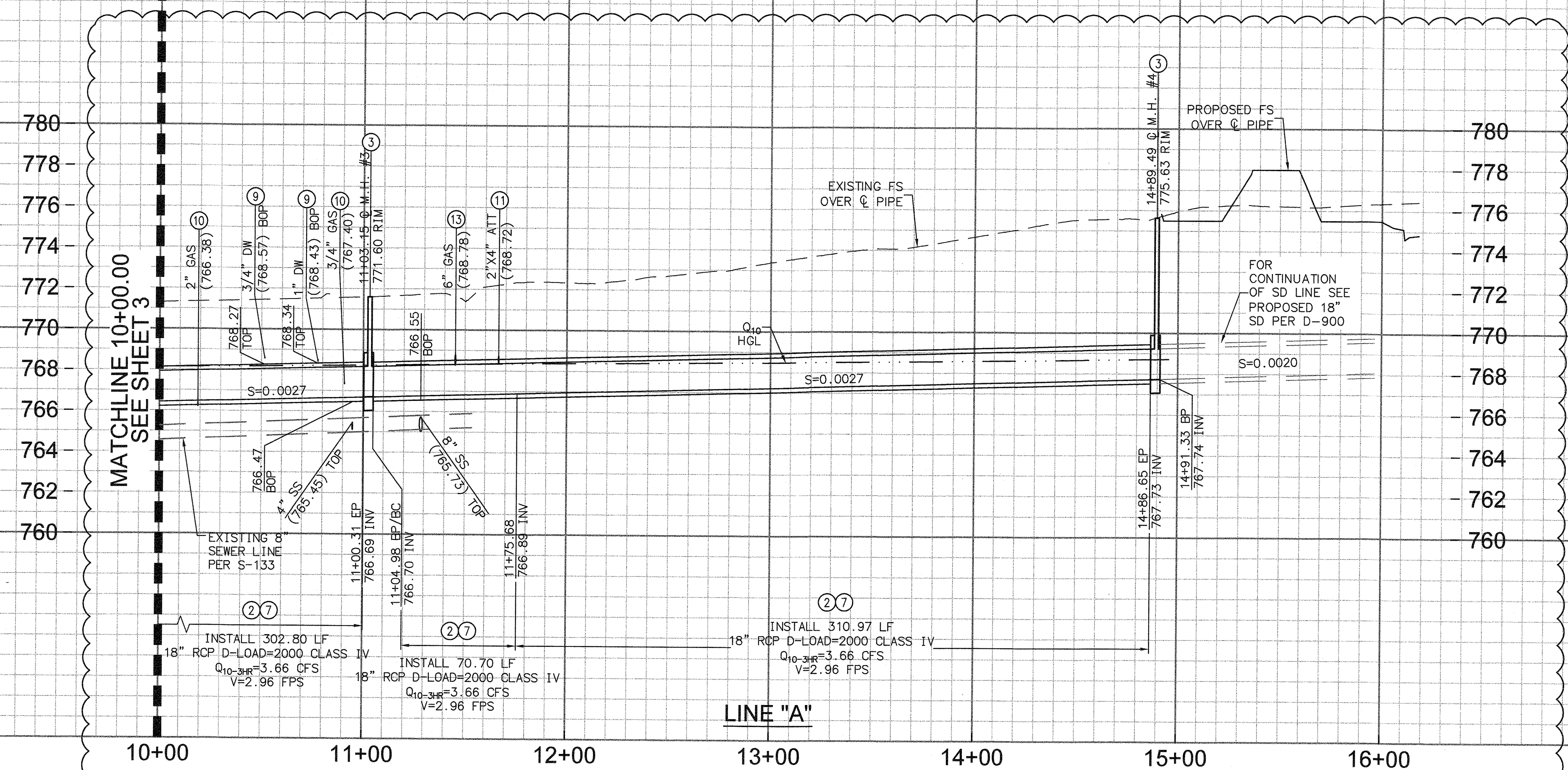
DESIGNED BY: *[Signature]* DRAWN BY: *[Signature]* CHECKED BY: *[Signature]*
REVISIONS: 1. REVISED SD ALIGNMENT
MARK: *[Signature]* REVISIONS: *[Signature]* APPR. DATE: 3/8/19

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 3/8/19
APPROVED BY: *[Signature]* DATE: April 2, 2019

PRIMROSE RESIDENTIAL - TRACT 37219
OFF-SITE STORM DRAIN PLANS
PLAN AND PROFILE
PRIMROSE AVENUE, RIVERSIDE
HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

PW18-0520
D-899
SHEET 2 OF 3

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

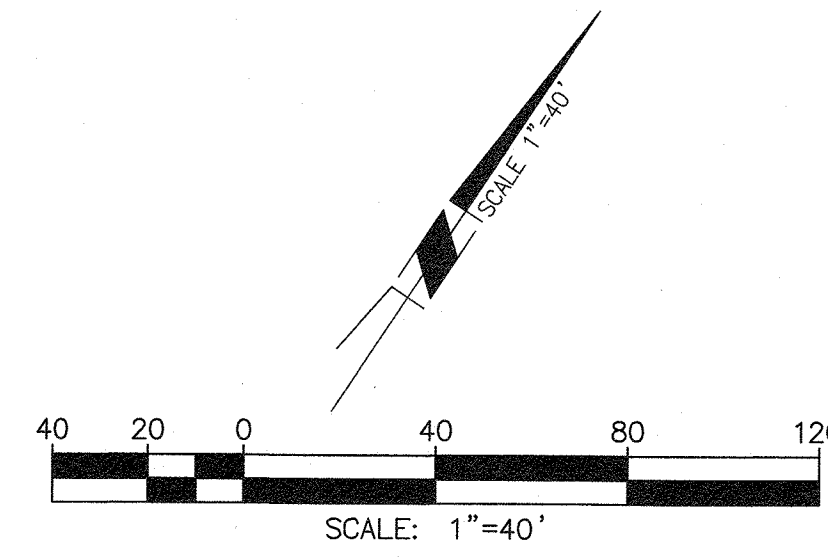


- CONSTRUCTION NOTES**
- 2. INSTALL 18" RCP STORM DRAIN PIPE (D-LOAD PER PLAN).
 - 3. CONSTRUCT MANHOLE EZ PER CITY OF RIVERSIDE STD. NO. 431.
 - 7. TRENCH BACKFILL PER CITY OF RIVERSIDE STD. NO. 453 AND CASE 1 PIPE BEDDING PER CITY OF RIVERSIDE STD. NO. 452.
 - 9. WATER LATERAL SERVICE TO BE RELOCATED BY RIVERSIDE PUBLIC UTILITIES CITY FORCES.
 - 10. GAS LATERAL SERVICE TO BE RELOCATED BY THE GAS COMPANY.
 - 11. PHONE LINE TO BE RELOCATED BY AT&T.
 - 12. CONTRACTOR TO SAWCUT EXISTING DRIVEWAY AT NEAREST JOINTS AND REPLACE IN-KIND.
 - 13. GAS MAIN TO BE RELOCATED BY THE GAS COMPANY.

LINE/CURVE DATA TABLE				
#	BEARING/DELTA	RADIUS	LENGTH	TANGENT
3	N33°37'08"W	---	302.80'	---
C1	Δ=90.02	45.00'	70.70'	45.02'
4	N56°21'38"E	---	310.97'	---

NOTE:
CONTRACTOR TO USE CAUTION DURING CONSTRUCTION. EXISTING GAS MAIN LOCATED WITHIN HARRISON STREET

NOTE:
ALL RELOCATIONS NEED TO BE COORDINATED WITH APPROPRIATE UTILITIES PRIOR TO CONSTRUCTION. (WATER, GAS, AT&T, ETC.)



WDID NO. 833C383218

UNDERGROUND SERVICE ALERT
IMPORTANT NOTICE
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CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
OVERHEAD & UNDERGROUND
APPROVED BY: *[Signature]* DATE: 3/21/19
CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
APPROVED BY: *[Signature]* DATE: 3/26/19
VOID ONE YEAR FROM THIS DATE

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ENGINEER IN RESPONSIBLE CHARGE
[Signature]
MAURICIO M. JACUPELLI
R.C.E. No. 63249 EXPIRES 6/30/20
DATE: 3/21/19



REVISIONS	APPR.	DATE
1. REVISED SD ALIGNMENT	<i>[Signature]</i>	3/8/19

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 3/8/19
PRINCIPAL ENGINEER
ENGINEERING MANAGER
DESIGNED BY: WS. DRAWN BY: WS. CHECKED BY: MMI

PRIMROSE RESIDENTIAL - TRACT 37219
OFF-SITE STORM DRAIN PLANS
PLAN AND PROFILE
PRIMROSE AVENUE, RIVERSIDE
HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

PW18-0520
D-899
SHEET 03 OF 3