

SEWER IMPROVEMENT PLANS FOR: TRACT No. 32787

GENERAL NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-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 JOINTS FOR VITRIFIED CLAY PIPES SHALL BE TYPE "G" AS SPECIFIED IN SECTION 208-2.3 OF STANDARD SPECIFICATIONS.
15. THE DEVELOPER IS RESPONSIBLE FOR PERFORMING A VIDEO INSPECTION OF THE NEW SEWER MAIN PRIOR TO FINAL INSPECTION 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.

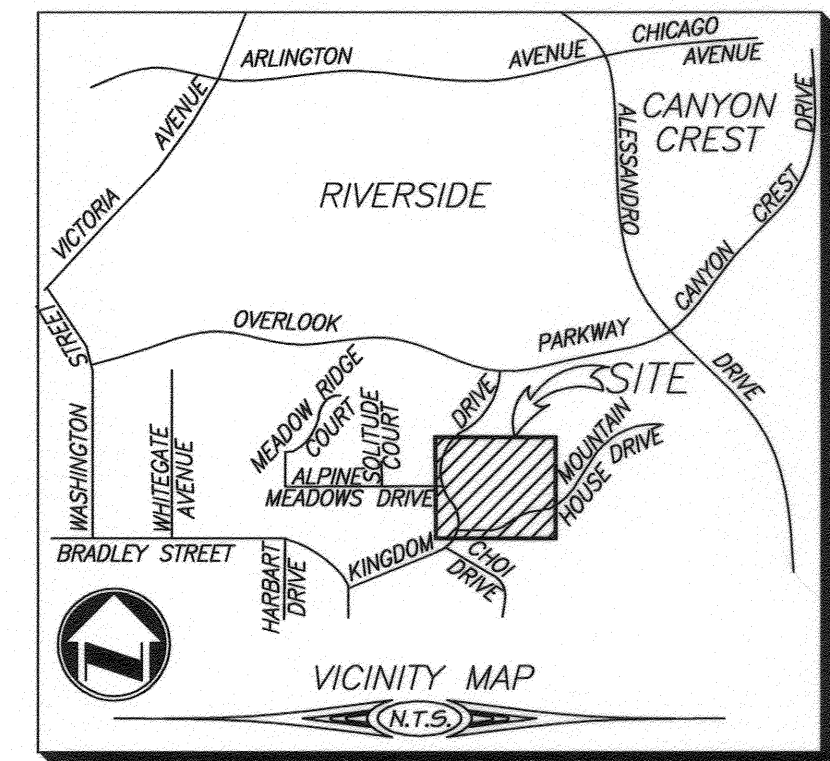
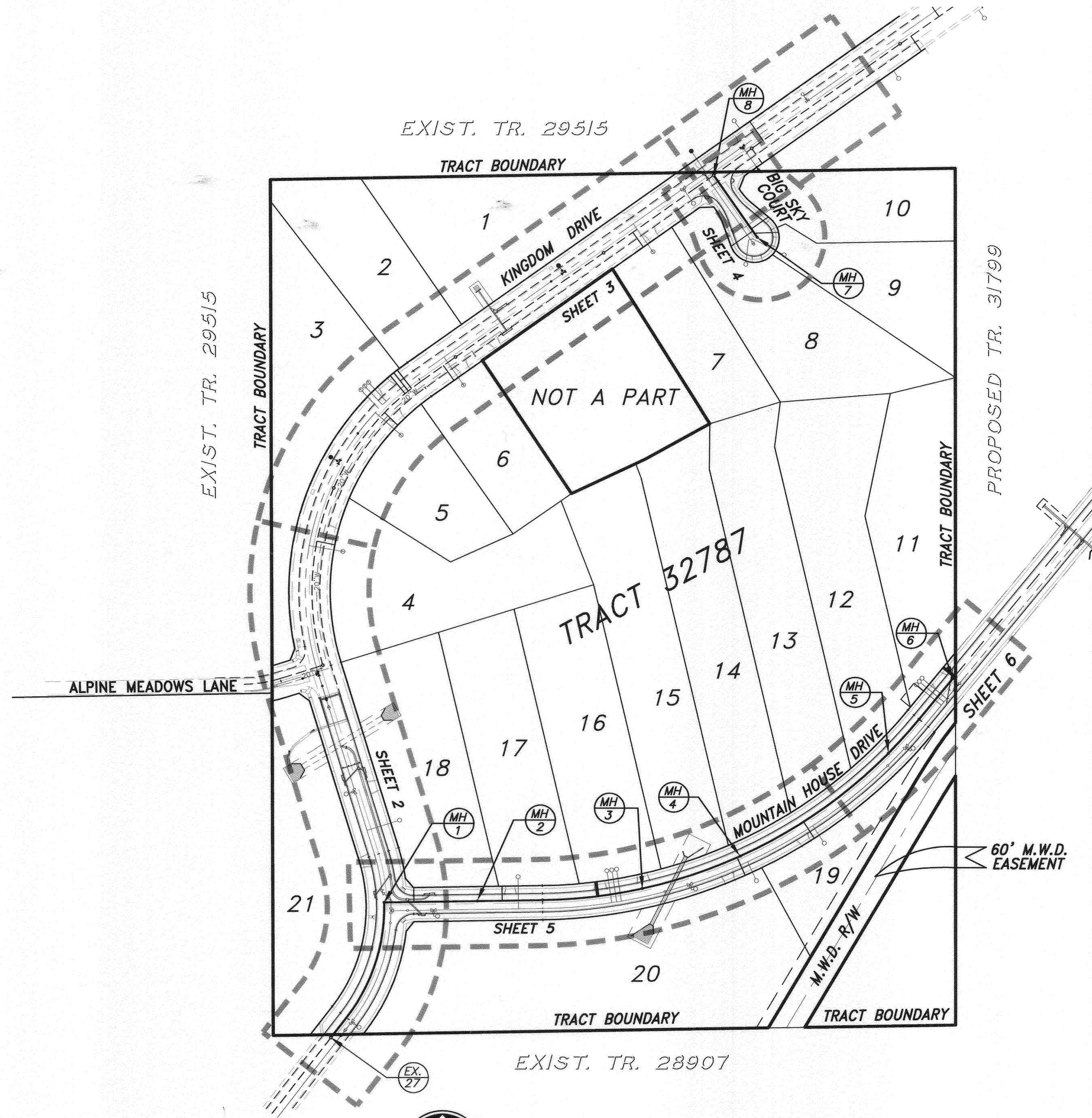
CONSTRUCTION NOTES AND QUANTITY ESTIMATE

THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKE-OFF".

- | | | |
|---|--|----------------|
| ① | CONSTRUCT 8" V.C.P. SEWER WITH CASE III BEDDING PER CITY STD. DWG. NO. 452 | 1683 LF |
| ② | CONSTRUCT MANHOLE PER CITY STD. DWG. 500 | 8 EA |
| ③ | CONSTRUCT 4" V.C.P. SEWER LATERAL (CASE III BEDDING PER CITY STD. DWG. NO. 452) WITH C.O. AT R/W PER CITY STD. DWG. 562. | 711 LF / 20 EA |

LEGEND

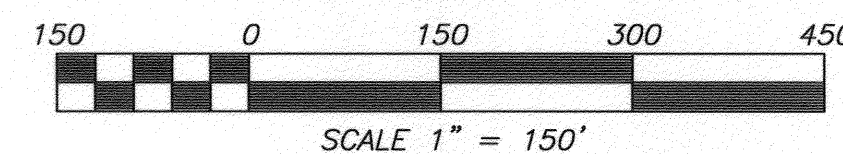
- C CENTERLINE
 R/W RIGHT OF WAY
 MH MANHOLE



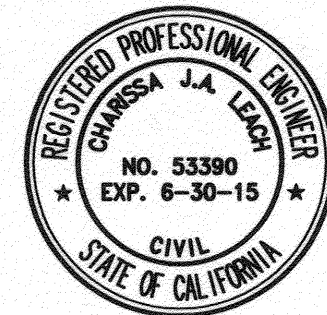
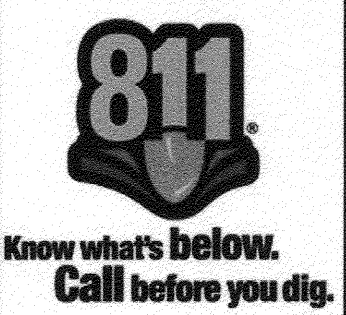
REFERENCE DRAWINGS

- | | |
|---------------------|------------|
| GRADING: | PW 13-0525 |
| STREET IMPROVEMENT: | R-3894 |
| STORM DRAIN: | D-788 |

INDEX MAP



CITY OF RIVERSIDE WATER DEPARTMENT
 REVIEWED FOR CONFLICTS BY: *Matthew Baker* DATE: 8-26-2014



CITY OF RIVERSIDE BUSINESS TAX ACCT. #058833 EXP. 1/1/15
 PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering - Surveying - Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 598-0277 Fax: (951) 688-0599
 Under the Supervision of: *Charles J.A. Leach, P.E. 53390* DATE: 8/25/14

BENCHMARK: F7 - K3
 CITY OF RIVERSIDE REFERENCE LL47/7.
 PK NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175 FEET EAST OF CHATEAU RIDGE DRIVE, TRANSFER FROM F7-C2 BY CITY SURVEY CREW 8/10/2002.
 ELEVATION: 1426.960
 DATUM: NGVD 29

DESIGNED BY: CECILIA	DRAWN BY: CECILIA
CHECKED BY: C-	

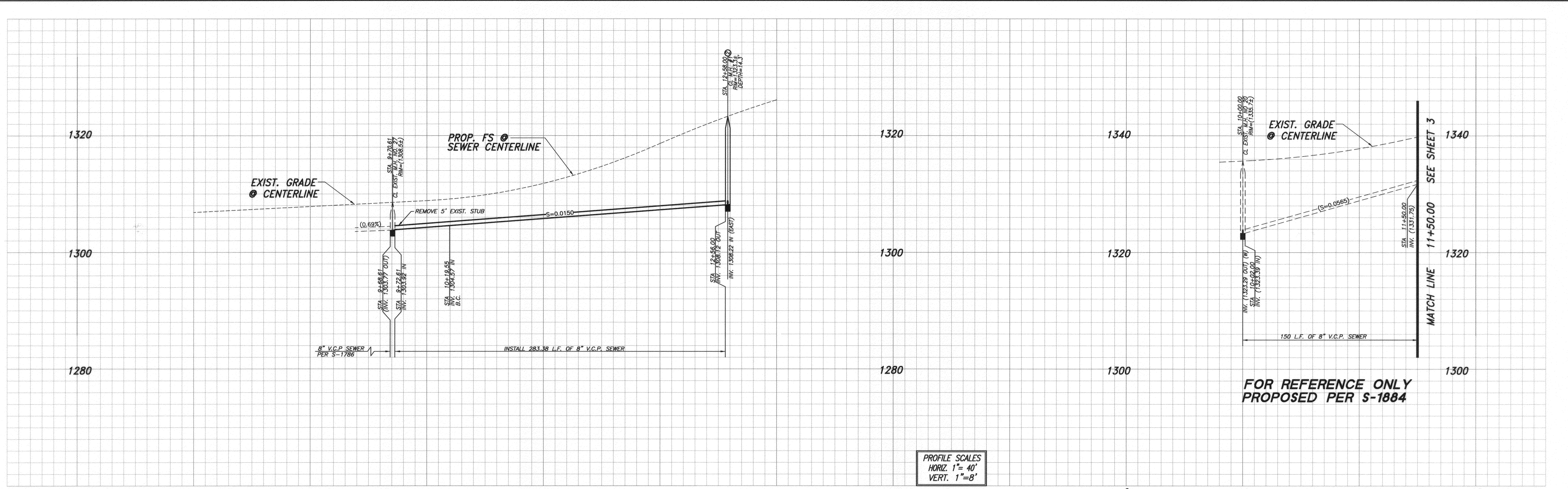
**CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT**

APPROVED BY: <i>[Signature]</i>	DATE: 9/23/14	BY: PM
CITY ENGINEER / PW DIRECTOR		
DATE: 10/12/2014		

SEWER IMPROVEMENT PLAN TRACT 32787 INDEX MAP	ACCOUNT NO. S-1934
HORIZ. SCALE: 1" = 150' VERT. SCALE: N/A	SHEET 1 OF 6 J.N. 8499

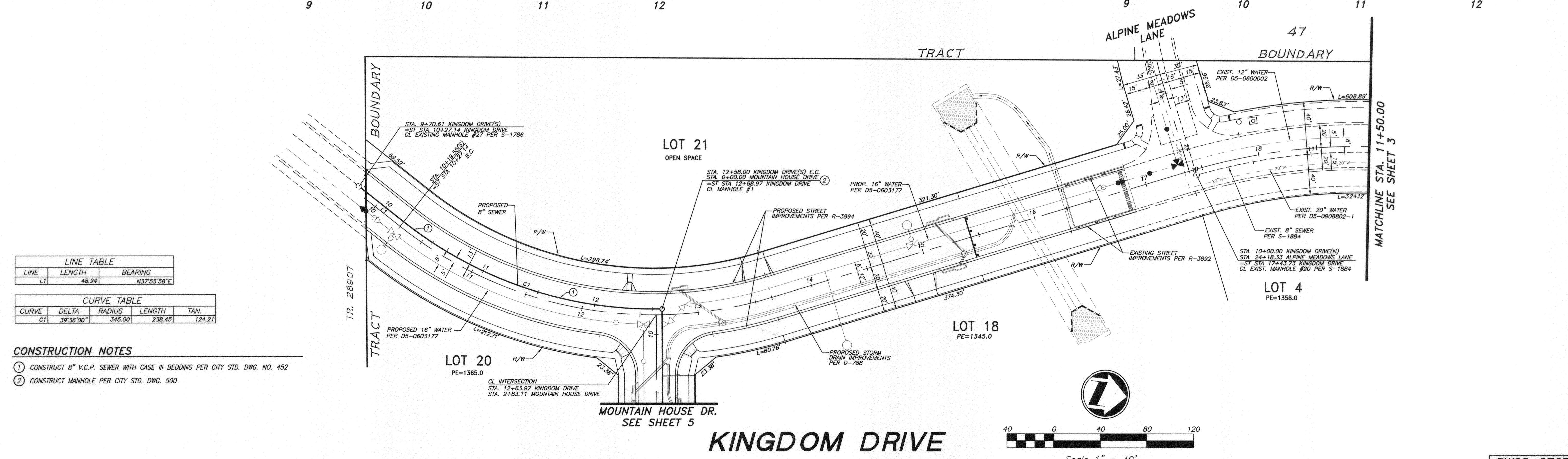
PW05-0767

DATE PLOTTED: 9/12/2014



PROFILE SCALES
 HORIZ. 1" = 40'
 VERT. 1" = 8'

FOR REFERENCE ONLY
 PROPOSED PER S-1884

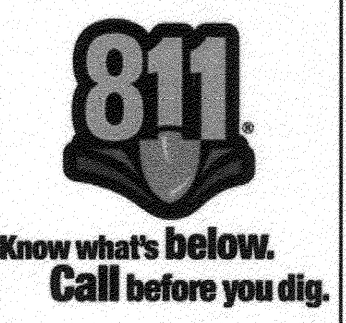


LINE TABLE		
LINE	LENGTH	BEARING
L1	48.94	N37°55'58"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TAN.
C1	39°36'00"	345.00	238.45	124.21

- CONSTRUCTION NOTES**
- CONSTRUCT 8" V.C.P. SEWER WITH CASE III BEDDING PER CITY STD. DWG. NO. 452
 - CONSTRUCT MANHOLE PER CITY STD. DWG. 500

CITY OF RIVERSIDE WATER DEPARTMENT
 REVIEWED FOR CONFLICTS BY: *[Signature]* DATE: 8/23/14



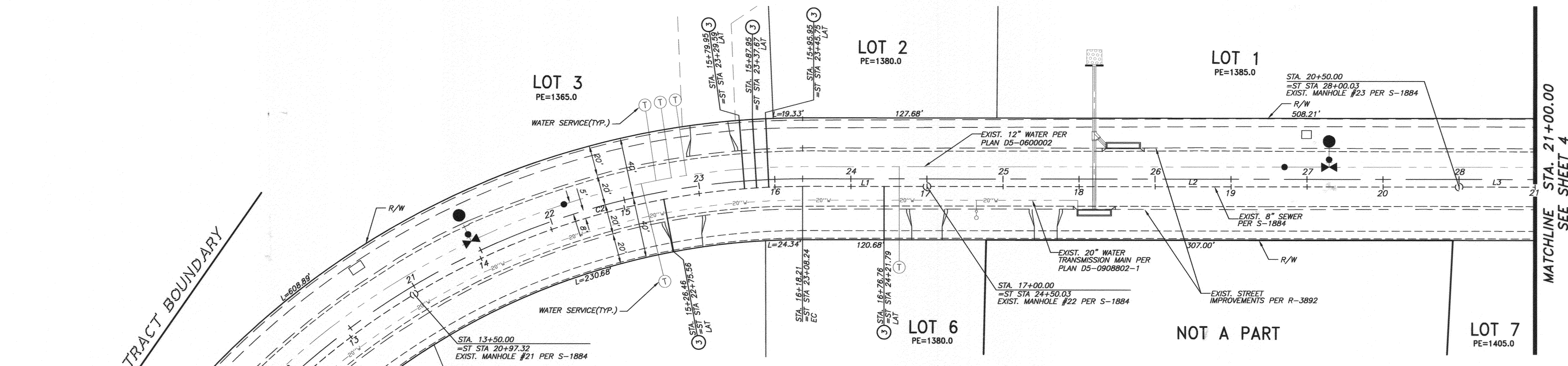
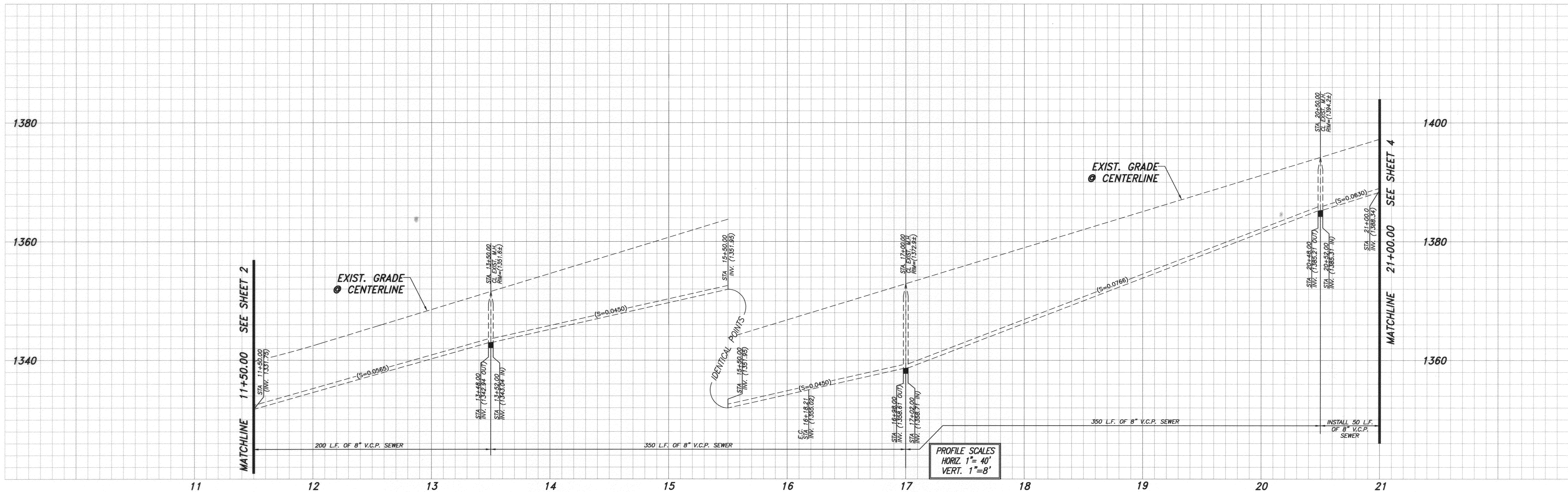
CITY OF RIVERSIDE BUSINESS TAX ACT #058833 EXP. 1/1/15
 PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering - Surveying - Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-9241 Fax: (951) 688-0599
 Under the Supervision of: *[Signature]* DATE: 8/23/14
 CHARISSA J.A. LEACH, R.C.E. 53390

BENCHMARK: F7 - K3
 CITY OF RIVERSIDE REFERENCE LL47/7.
 PK NAIL AND CITY ENGINEER TAG IN THE
 BASE OF A STREET LIGHT ALONG THE SOUTHERLY
 CURB OF OVERLOOK PARKWAY 175 FEET EAST
 OF CHATEAU RIDGE DRIVE, TRANSFER FROM
 F7-C2 BY CITY SURVEY CREW 6/10/2002.
 ELEVATION: 1426.960
 DATUM: NGVD 29

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE BY: 8/21/14
 ENGINEERING MANAGER
 APPROVED BY: *[Signature]*
 CITY ENGINEER / PW DIRECTOR
 DATE: 8/21/14

PW05-0767
 ACCOUNT NO.
 SEWER IMPROVEMENT PLAN
TRACT 32787
KINGDOM DRIVE
 S-1934
 SHEET 2 OF 6
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'
 J.N. 8499



KINGDOM DRIVE
FOR REFERENCE ONLY
PROPOSED PER S-1884

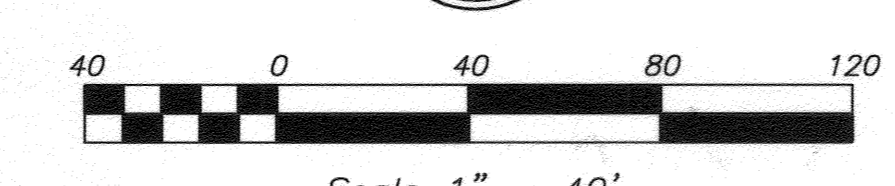
- CONSTRUCTION NOTES**
- 1 CONSTRUCT 8" V.C.P. SEWER WITH CASE III BEDDING PER CITY STD. DWG. NO. 452.
 - 2 CONSTRUCT MANHOLE PER CITY STD. DWG. NO. 500.
 - 3 CONSTRUCT 4" V.C.P. SEWER LATERAL (CASE III BEDDING PER CITY STD. DWG. NO. 452) WITH C.O. AT R/W PER CITY STD. DWG. NO. 562.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TAN.
C1	23°08'59"	495.00	200.00	101.38
C2	31°02'44"	495.00	268.21	137.49

LINE TABLE

LINE	LENGTH	BEARING
L1	81.79	N64°51'15"E
L2	350.00	N64°51'15"E
L3	50.00	N64°51'15"E

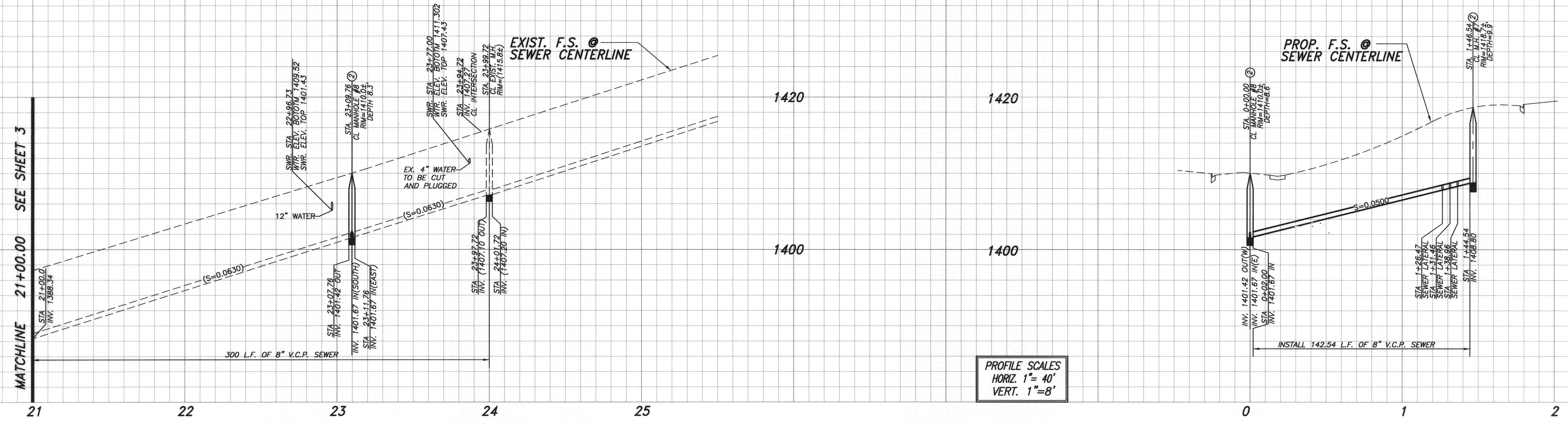


CITY OF RIVERSIDE WATER DEPARTMENT REVIEWED FOR CONFLICTS BY: <i>Matthew Bates</i> DATE: <i>6-26-2014</i> Know what's below. Call before you dig.		PLANS PREPARED BY: adkan ENGINEERS Civil Engineering · Surveying · Planning 6879 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0214 Fax: (951) 688-0599 Under the Supervision of: <i>Cecilia Lopez</i> Date: <i>6/12/14</i> BENCHMARK: F7 - K3 CITY OF RIVERSIDE REFERENCE LL47.7. PK NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK PARKWAY 175 FEET EAST OF CHATEAU RIDGE DRIVE, TRANSFER FROM F7-C2 BY CITY SURVEY CREW 8/10/2002. ELEVATION: 1426.960 DATUM: NGVD 29	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>Cecilia Lopez</i> DATE: <i>6/12/14</i> BY: <i>Matthew Bates</i> ENGINEERING MANAGER CITY ENGINEER/ PW DIRECTOR DATE: <i>6/12/2014</i>	SEWER IMPROVEMENT PLAN TRACT 32787 KINGDOM DRIVE FOR REFERENCE ONLY PROPOSED PER S-1884 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8' J.N. 8499	PW05-0767 ACCOUNT NO.
					S-1934 SHEET 3 OF 6

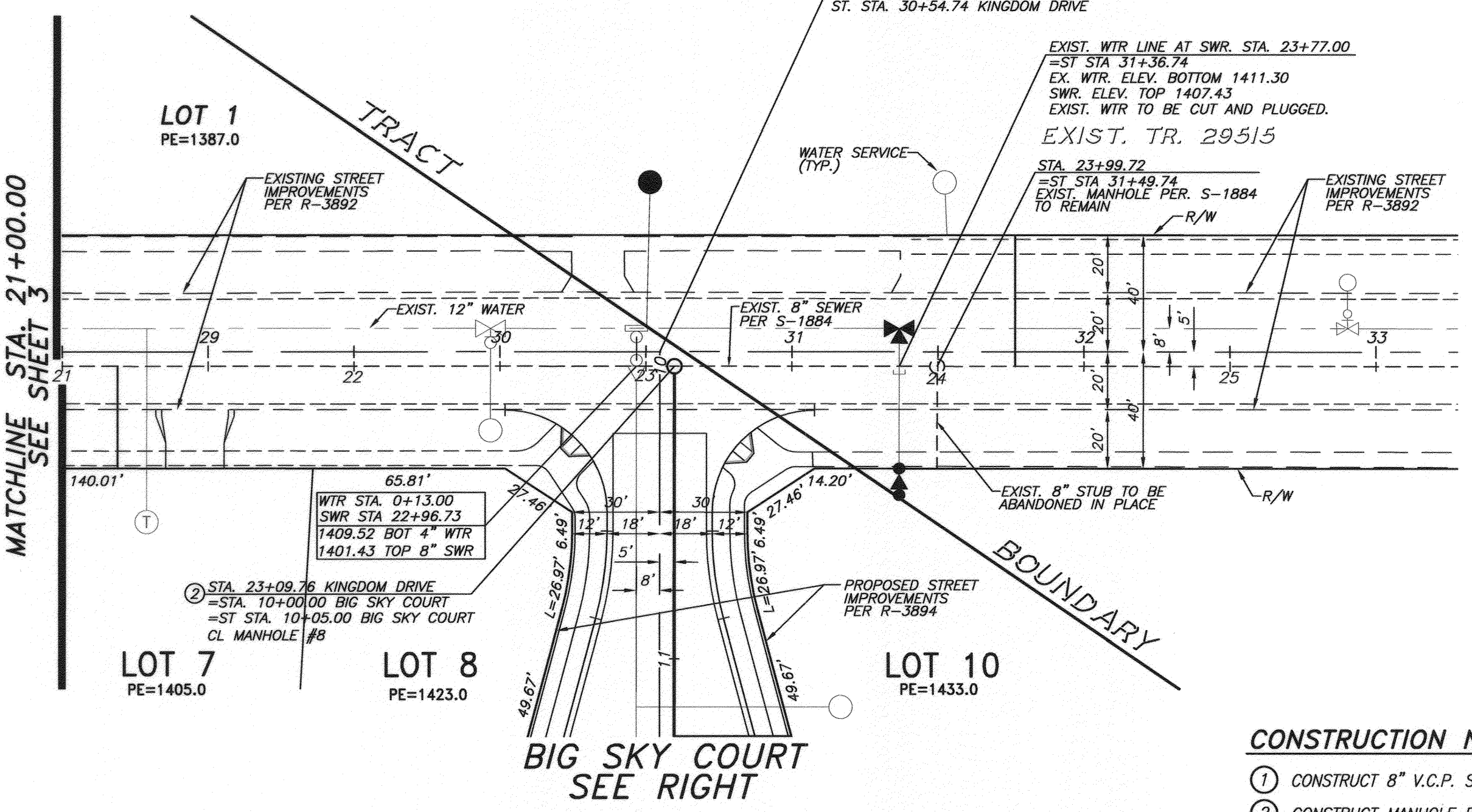
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1420 1420 1420 1420

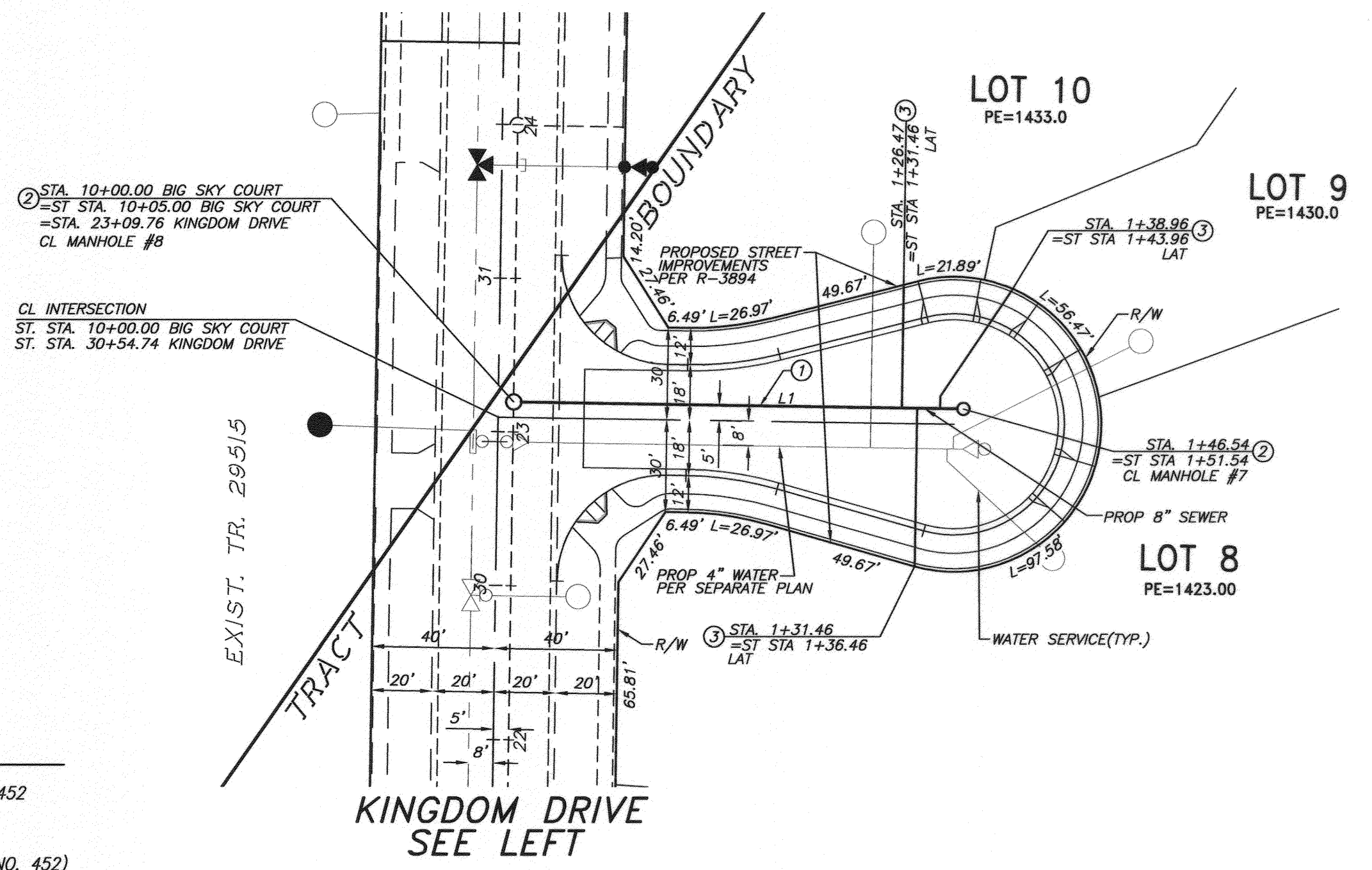
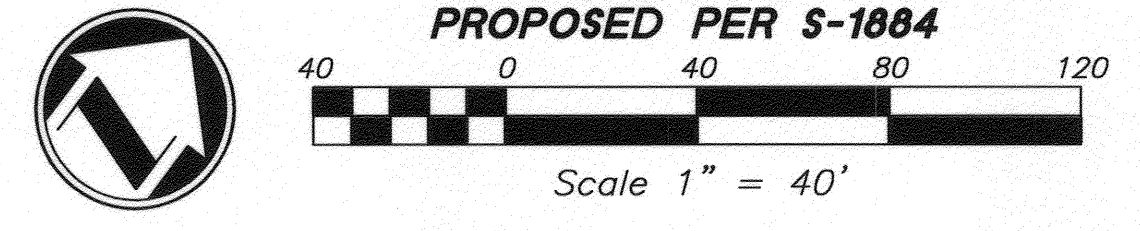
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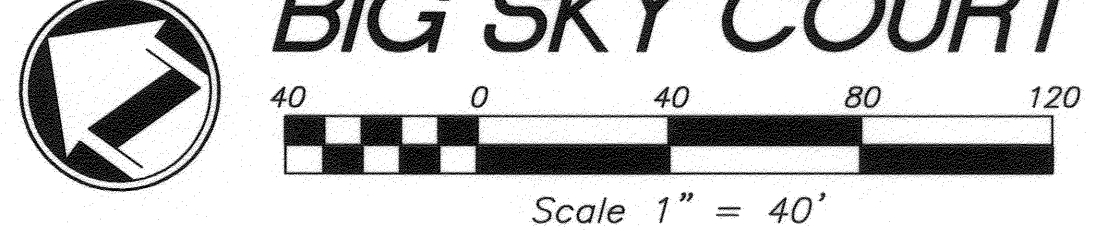
PROFILE SCALES
HORIZ. 1"=40'
VERT. 1"=8'



KINGDOM DRIVE
FOR REFERENCE ONLY
PROPOSED PER S-1884



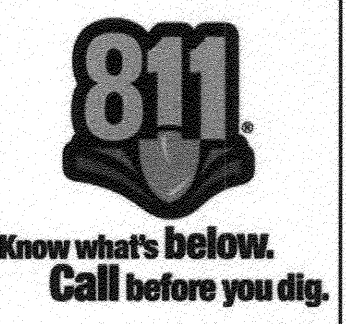
BIG SKY COURT



LINE TABLE		
LINE	LENGTH	BEARING
L1	146.54	N35°08'45"W

- CONSTRUCTION NOTES**
- CONSTRUCT 8" V.C.P. SEWER WITH CASE III BEDDING PER CITY STD. DWG. NO. 452
 - CONSTRUCT MANHOLE PER CITY STD. DWG. 500
 - CONSTRUCT 4" V.C.P. SEWER LATERAL (CASE III BEDDING PER CITY STD. DWG. NO. 452) WITH C.O. AT R/W PER CITY STD. DWG. 562.

CITY OF RIVERSIDE WATER DEPARTMENT
REVIEWED FOR CONFLICTS BY: *[Signature]* DATE: 9-18-2014



CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP. 1/1/15
PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering - Surveying - Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599
Under the supervision of: *[Signature]* Date: 9/18/14
Charlene A. Leach, R.C.E. 53390

BENCHMARK: F7 - K3
CITY OF RIVERSIDE REFERENCE LL47/7.
PK NAIL AND CITY ENGINEER TAG IN THE
BASE OF A STREET LIGHT ALONG THE SOUTHERLY
CURB OF OVERLOOK PARKWAY 175 FEET EAST
OF CHATEAU RIDGE DRIVE, TRANSFER FROM
F7-C2 BY CITY SURVEY CREW 6/10/2002.
ELEVATION: 1426.960
D A T U M: N G V D 2 9

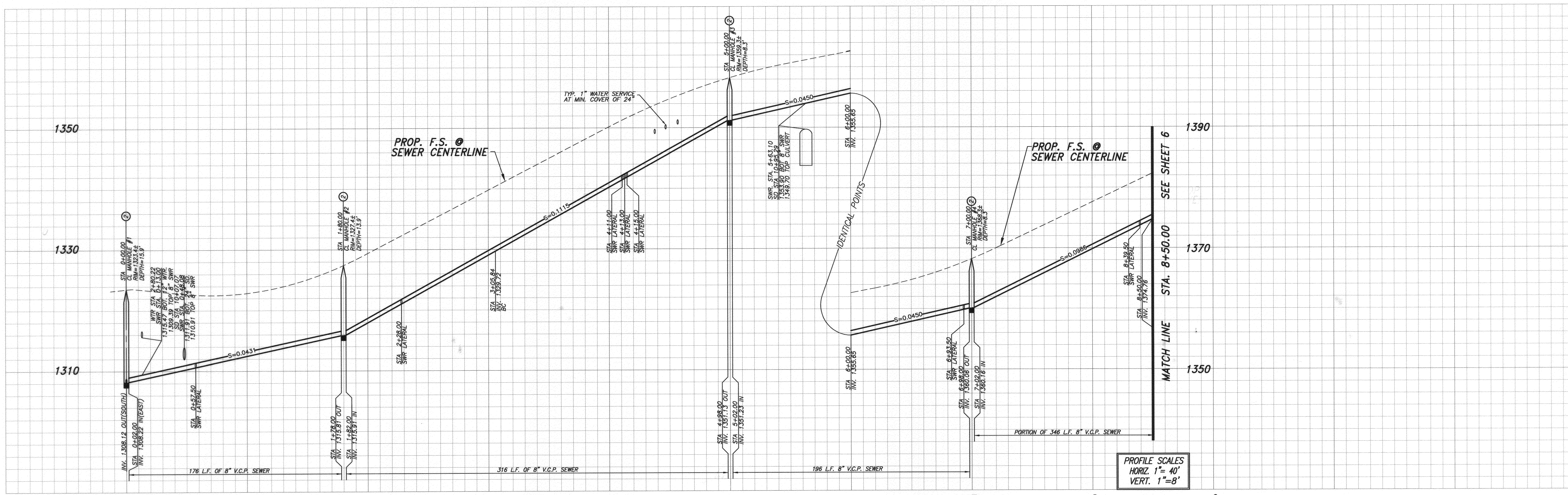
MARK	REVISIONS	APPR.	DATE

DESIGNED BY: CECILIA DRAWN BY: CECILIA CHECKED BY: C-

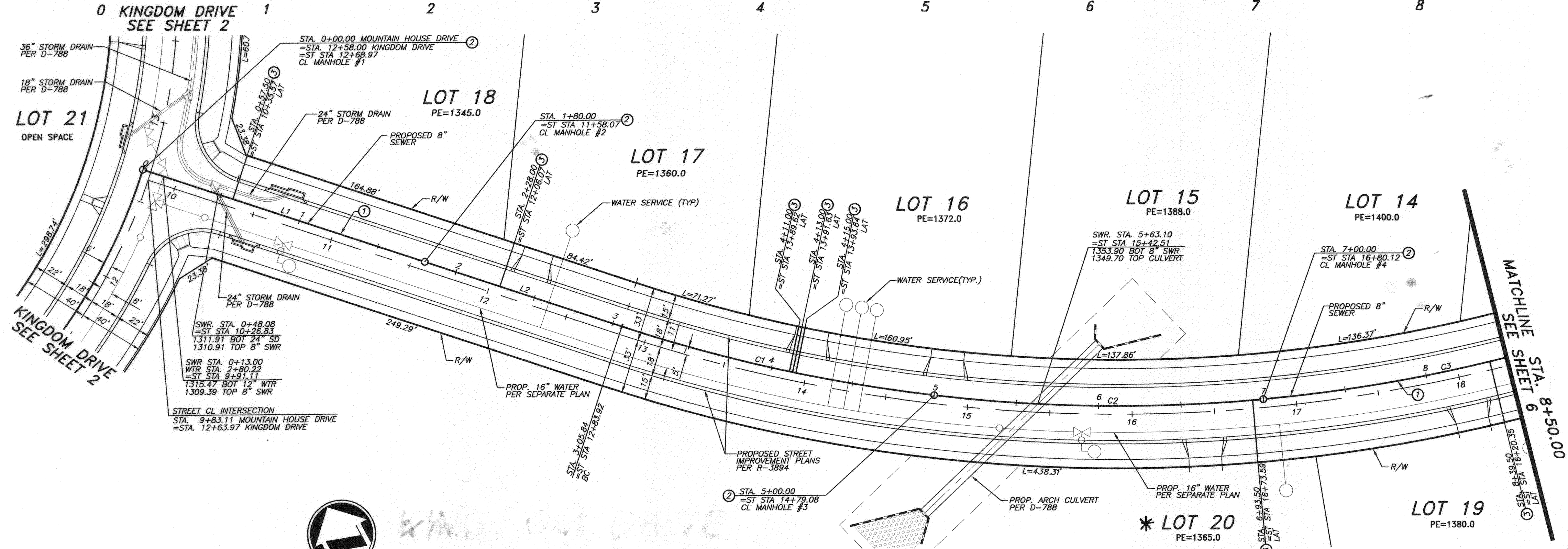
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE BY: 9/18/14
ENGINEERING MANAGER
APPROVED BY: *[Signature]*
CITY ENGINEER / PW DIRECTOR
DATE: 9/18/2014

SEWER IMPROVEMENT PLAN
TRACT 32787
BIG SKY COURT & KINGDOM DRIVE
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

PW05-0767
ACCOUNT NO.
S-1934
SHEET 4 OF 6
J.N. 8499
Plot Date: 9/18/2014



PROFILE SCALES
 HORIZ. 1"=40'
 VERT. 1"=8'

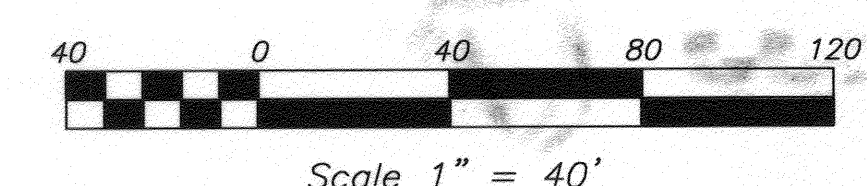


LINE	LENGTH	BEARING
L1	180.00	N89°08'42"E
L2	125.84	N89°08'42"E

CURVE	DELTA	RADIUS	LENGTH	TAN.
C1	11°33'50"	962.00	194.76	97.41
C2	11°54'42"	962.00	200.00	100.36
C3	20°50'44"	962.00	350.00	176.96

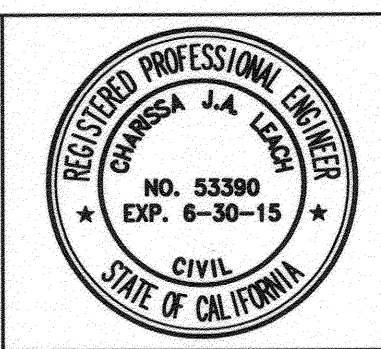
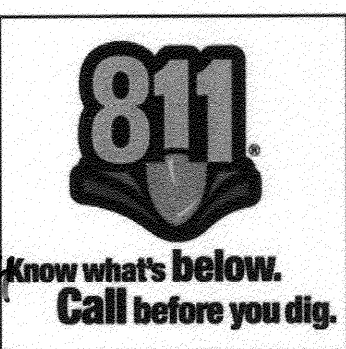
- CONSTRUCTION NOTES**
- CONSTRUCT 8" V.C.P. SEWER WITH CASE III BEDDING PER CITY STD. DWG. NO. 452.
 - CONSTRUCT MANHOLE PER CITY STD. DWG. 500.
 - CONSTRUCT 4" V.C.P. SEWER LATERAL (CASE III BEDDING PER CITY STD. DWG. NO. 452) WITH C.O. AT R/W PER CITY STD. DWG. 562.

* BACKFLOW DEVICE REQUIRED



MOUNTAIN HOUSE DRIVE

CITY OF RIVERSIDE WATER DEPARTMENT
 REVIEWED FOR CONFLICTS BY: *[Signature]* DATE: 8-26-24



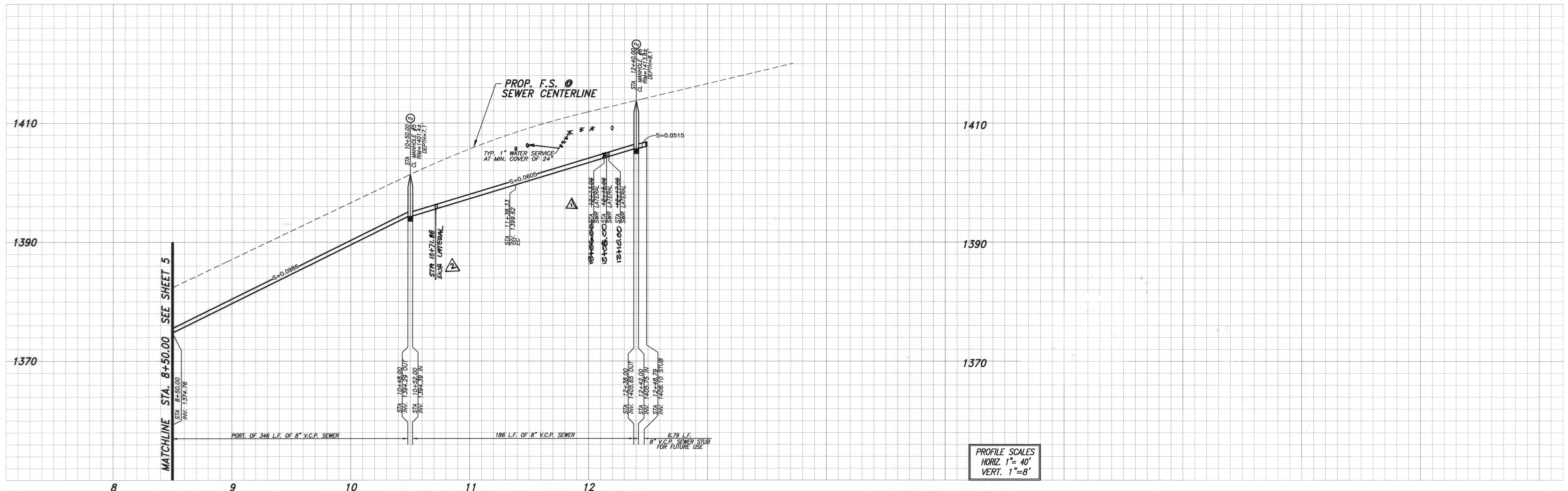
PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering - Surveying - Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0244 Fax: (951) 688-0599

BENCHMARK: F7 - K3
 CITY OF RIVERSIDE REFERENCE LL47/7.
 PK. NAIL AND CITY ENGINEER TAG IN THE
 BASE OF A STREET LIGHT ALONG THE SOUTHERLY
 CURB OF OVERLOOK PARKWAY 175 FEET EAST
 OF CHATEAU RIDGE DRIVE, TRANSFER FROM
 F7-C2 BY CITY SURVEY CREW 6/10/2022.
 ELEVATION: 1426.960
 DATUM: NGVD 29

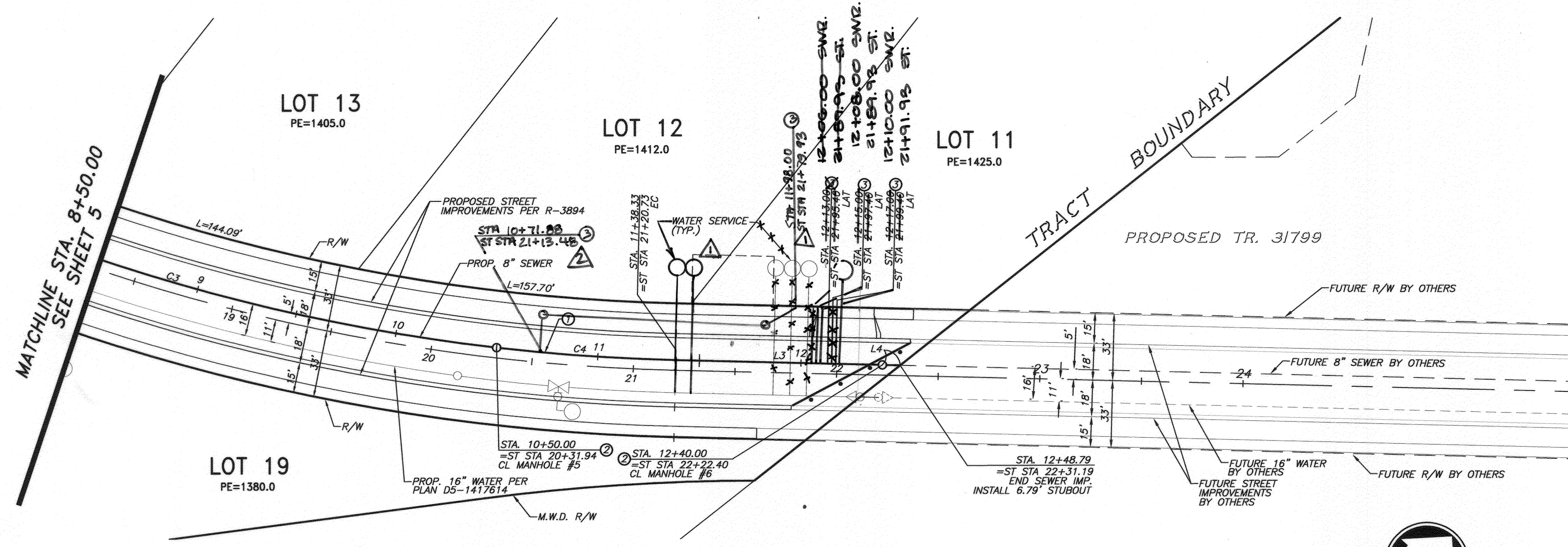
MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 10/21/24
 ENGINEERING MANAGER

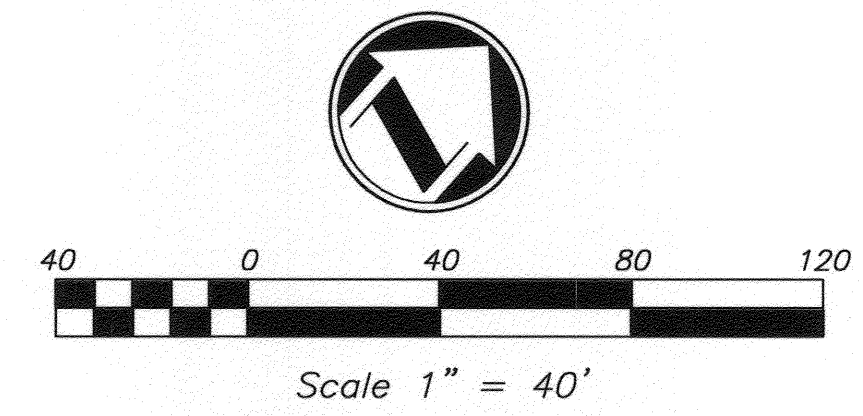
SEWER IMPROVEMENT PLAN TRACT 32787 MOUNTAIN HOUSE DRIVE
 ACCOUNT NO. PW05-0767
 SHEET 5 OF 6
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'
 J.N. 8499



PROFILE SCALES
 HORIZ 1"=40'
 VERT. 1"=8'



MOUNTAIN HOUSE DRIVE



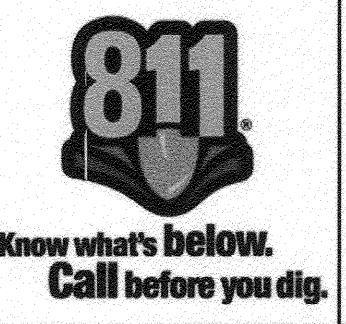
LINE TABLE		
LINE	LENGTH	BEARING
L3	101.67	N39°34'53"E
L4	8.79	N39°34'53"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TAN.
C3	20°50'44"	962.00	350.00	176.96
C4	5°15'38"	962.00	88.33	44.19

CONSTRUCTION NOTES

1. CONSTRUCT 8" V.C.P. SEWER WITH CASE III BEDDING PER CITY STD. DWG. NO. 452
2. CONSTRUCT MANHOLE PER CITY STD. DWG. 500
3. CONSTRUCT 4" V.C.P. SEWER LATERAL (CASE III BEDDING PER CITY STD. DWG. NO. 452) WITH C.O. AT R/W PER CITY STD. DWG. 562.

CITY OF RIVERSIDE WATER DEPARTMENT
 REVIEWED FOR CONFLICTS BY: *[Signature]* DATE: 11/13/2014



CITY OF RIVERSIDE BUSINESS TAX ACCT. #058833 EXP. 1/1/15
 PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering • Surveying • Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0547 Fax: (951) 688-0599
 Under the Supervision of: *[Signature]* 9/18/14
 Charissa J.A. Leach, R.C.E. 53390

BENCHMARK: F7 - K3
 CITY OF RIVERSIDE REFERENCE LL477.
 PK NAIL AND CITY ENGINEER TAG IN THE
 BASE OF A STREET LIGHT ALONG THE SOUTHERLY
 CURB OF OVERLOOK PARKWAY 175 FEET EAST
 OF CHATEAU RIDGE DRIVE, TRANSFER FROM
 17-C2 BY CITY SURVEY CREW 6/10/2002.
 ELEVATION: 1426.960
 DATUM: NGVD 29

MARK	REVISIONS	APPR.	DATE
REV. SW. & WTR. LAT. LOCATIONS			

DESIGNED BY: CECILIA DRAWN BY: CECILIA CHECKED BY: C-

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 11/13/2014
 ENGINEERING MANAGER
 APPROVED BY: *[Signature]*
 CITY ENGINEER / PW DIRECTOR
 DATE: 11/13/2014

SEWER IMPROVEMENT PLAN
TRACT 32787
 MOUNTAIN HOUSE DRIVE
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

PW05-0767
 ACCOUNT NO.
S-1934
 SHEET **6** OF **6**
 J.N. 8499
 Plot Date: 9/18/2014