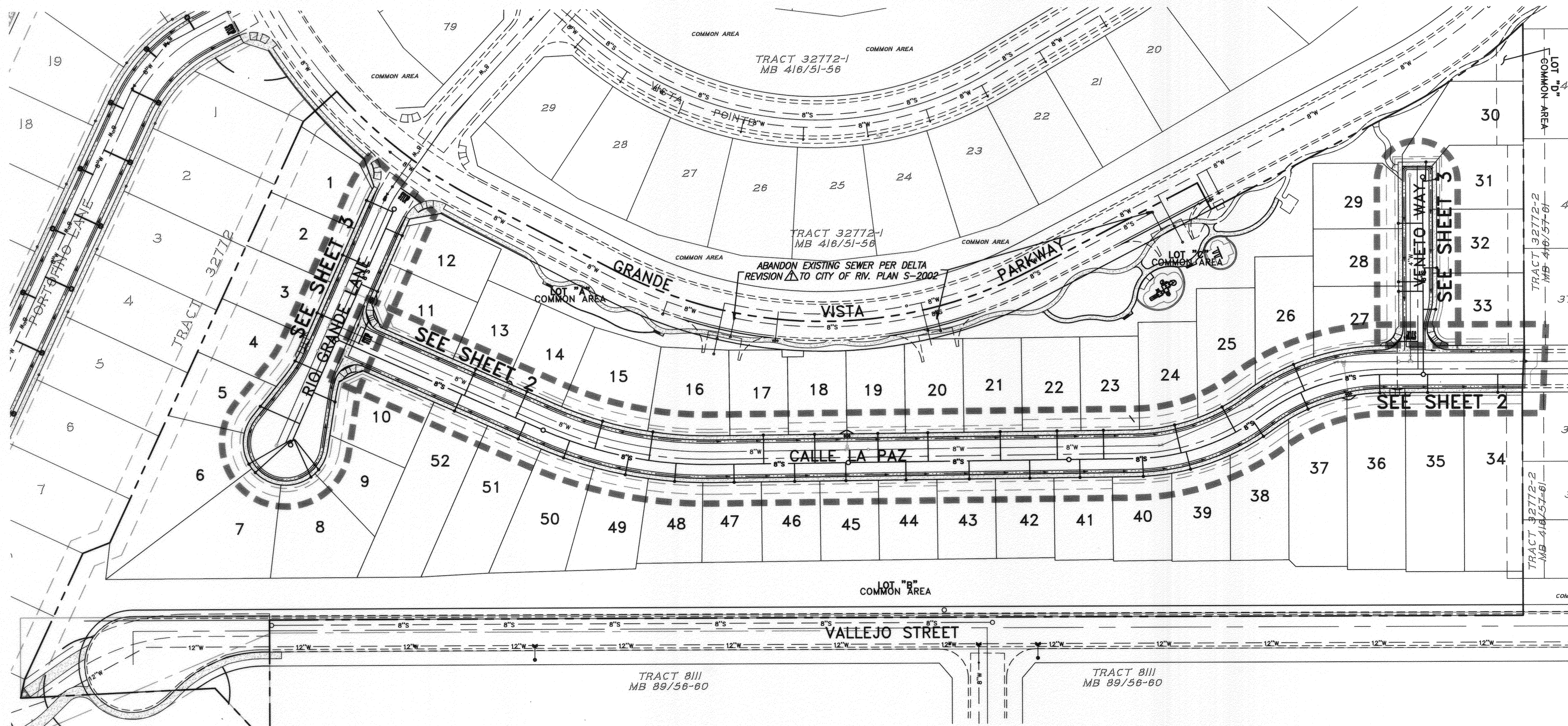


SEWER IMPROVEMENT PLANS FOR: TRACT No. 36323 RIVERSIDE, CA.



- GENERAL NOTES**
- 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.
 - 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 RE-ESTABLISHING 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.
 - PIPES JOINTS FOR VITRIFIED CLAY PIPE SHALL BE TYPE "G" AS SPECIFIED IN SECTION 208-2.3 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS PROJECTS. IF PLASTIC PIPE IS ALLOWED AS AN ALTERNATIVE, ALL PIPE JOINTS SHALL BE GASKETED. CEMENTED JOINTS SHALL NOT BE ALLOWED.
 - 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.

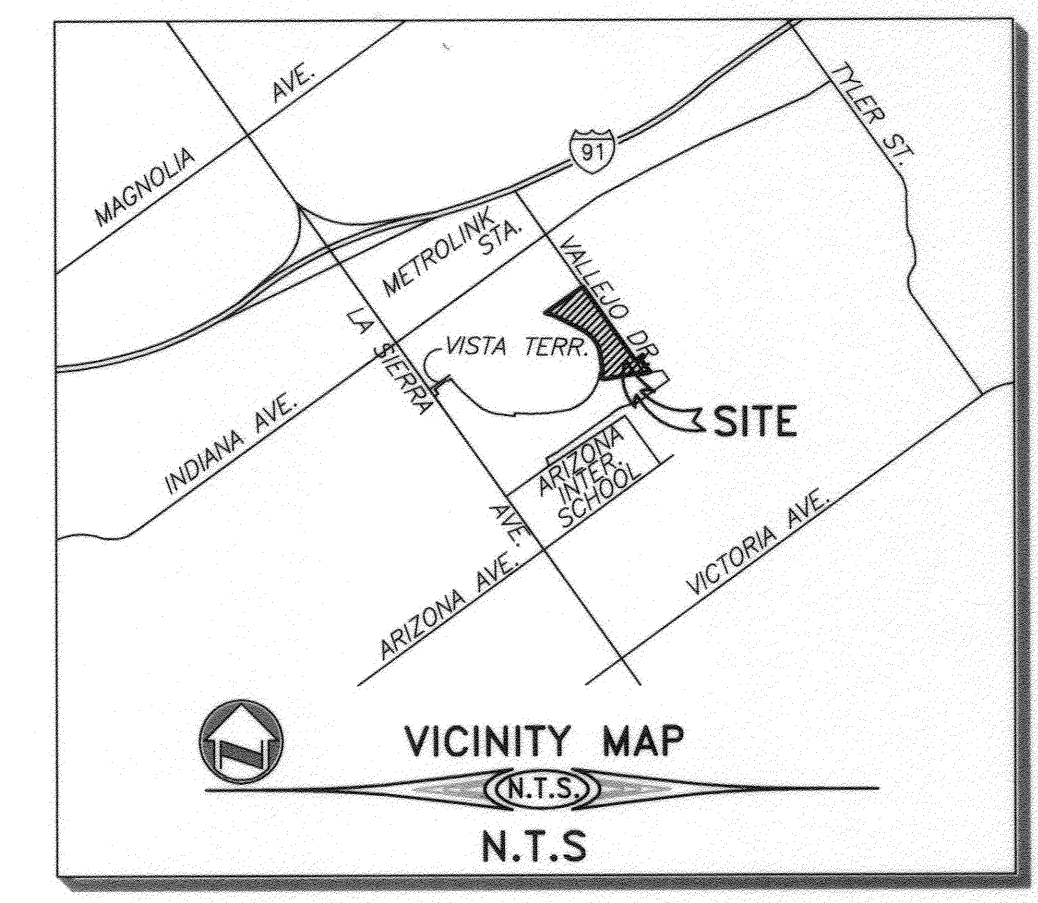
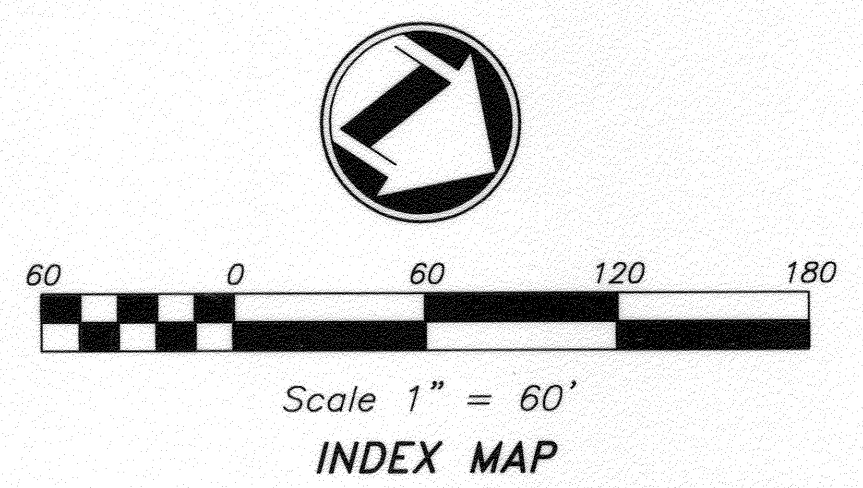
CONSTRUCTION NOTES AND QUANTITY ESTIMATE

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 II BEDDING PER CITY STD. DWG. NO. 452	1,558	LF
2	CONSTRUCT 4' MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500	8	EA
3	CONSTRUCT 4" V.C.P. SEWER LATERAL WITH C.O. AT @ PER CITY OF RIVERSIDE STD. DWG. 562	1,019	LF / 45 EA
4	CONSTRUCT 4" V.C.P. SEWER LATERAL WITH C.O. AT BACK OF EASEMENT/SIDEWALK PER CITY OF RIVERSIDE STD. DWG. 562	158	LF / 7 EA

DEVELOPER / APPLICANT
RICHMOND AMERICAN HOMES
 5171 CALIFORNIA AVENUE, SUITE 120
 IRVINE, CA 92617
 949-476-2607

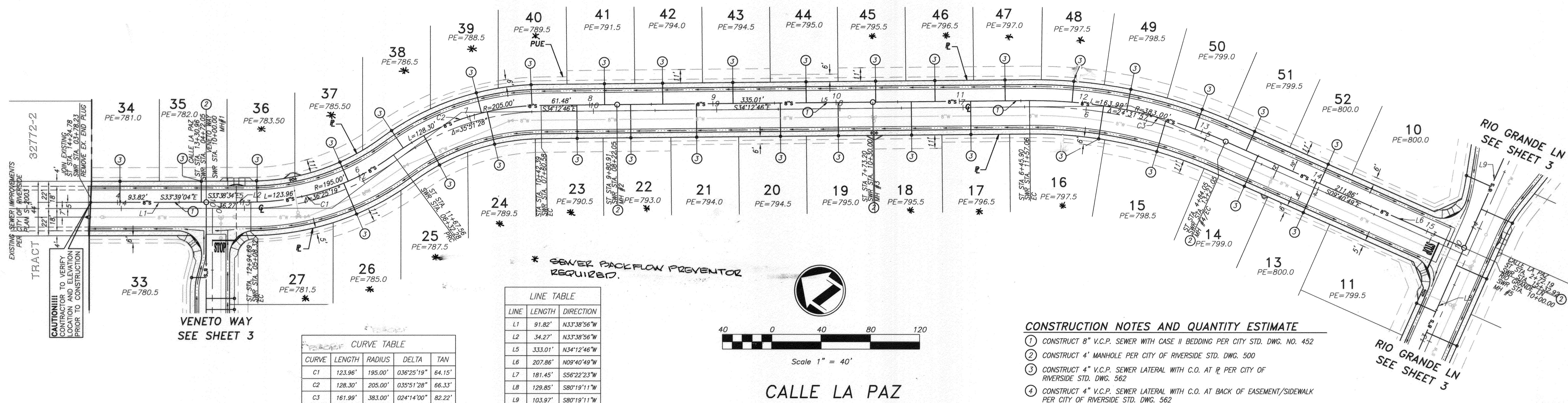
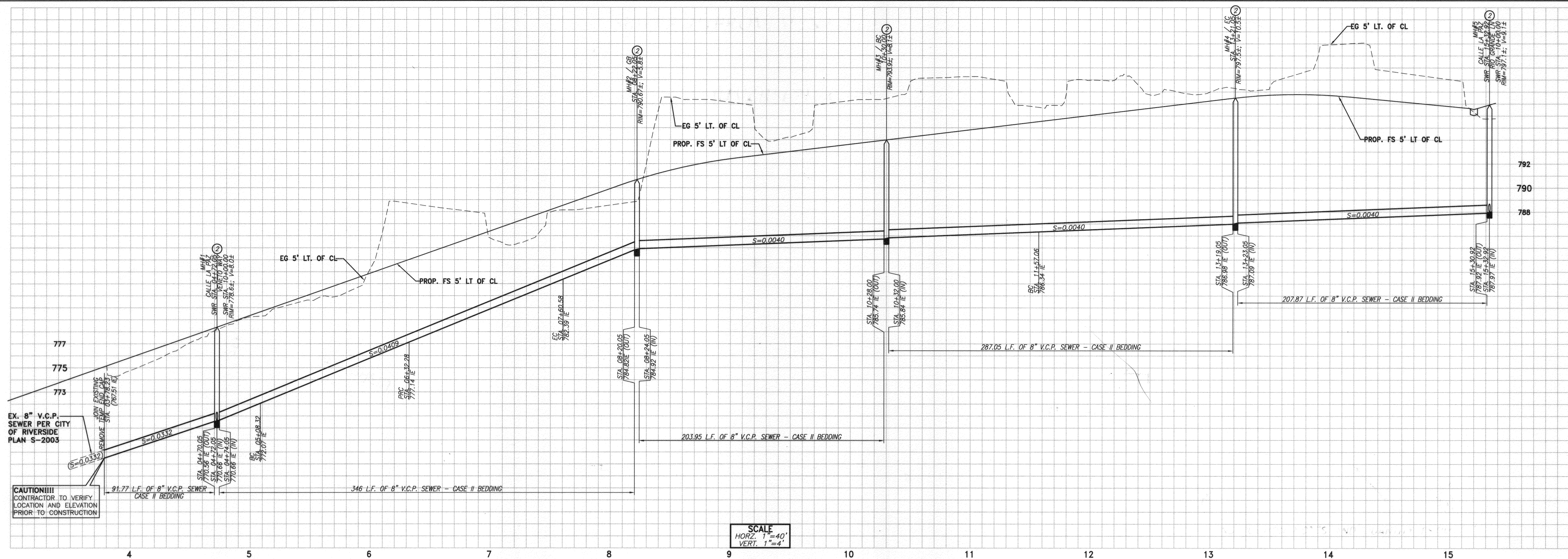
CONTRACTOR NOTE
 ALL SEWER PIPE CONSTRUCTED ON A CURVE SHALL BE BEVELED.



SECTION 24, T. 3S, R. 6W

INDEX
 TITLE SHEET.....SHEET 1
 SEWER IMPROVEMENT PLAN AND PROFILE.....SHEET 2-3

CITY OF RIVERSIDE WATER DEPT. REVIEWED FOR CONFLICTS BY DATE			CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/14 adkan ENGINEERS Civil Engineering - Surveying - Planning 6879 Airport Drive, Riverside, CA 92504 Tel:(951) 689-0747 Fax:(951) 688-0599 Under the Supervision of: 2/14/14 Chantessa Lopez, P.C.E. 53390 Exp. 06.30.15	BENCHMARK: D3-E3 P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE BASE OF STREET LIGHT, 2 FEET NORTHWESTERLY OF THE NORTHERLY CURB RETURN AT MILLMORE STREET AND ARIZONA AVENUE. FORMERLY D3-D RESET ELEVATION: 791.284 NGVD 1929(TYP)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY: R.D.R.</td> <td>DRAWN BY: R.D.R.</td> <td>CHECKED BY: C-</td> </tr> <tr> <td>MARK</td> <td>REVISIONS</td> <td>APPR. DATE</td> </tr> </table>	DESIGNED BY: R.D.R.	DRAWN BY: R.D.R.	CHECKED BY: C-	MARK	REVISIONS	APPR. DATE	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: DATE: 2/18/2014 CITY ENGINEER, PW DIRECTOR	SEWER IMPROVEMENT PLANS TRACT 36323 COVER SHEET A.P.N. 138-130-016, 138-130-019 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4' J.N. 7874	PW11-0289 ACCOUNT NO. S-2092 SHEET 1 OF 3
DESIGNED BY: R.D.R.	DRAWN BY: R.D.R.	CHECKED BY: C-												
MARK	REVISIONS	APPR. DATE												



- CONSTRUCTION NOTES AND QUANTITY ESTIMATE**
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CITY OF RIVERSIDE WATER DEPT. PW11-0289

REVIEWED FOR CONFLICTS BY *PR* DATE *02-21-2014* ACCOUNT NO. S-2092 SHEET 2 OF 3

REGISTRED PROFESSIONAL ENGINEER
CALIFORNIA
NO. 53390
EXP. 6-30-15
CIVIL
STATE OF CALIFORNIA

811
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) 689-0241, Fax: (951) 688-0599

BENCHMARK: D3-E3
P.K. NAIL AND CITY ENGINEER TAG IN
CONCRETE BASE OF STREET LIGHT, 2
FEET NORTHWESTERLY OF THE
NORTHERLY CURB RETURN AT
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AVENUE, FORMERLY D3-D RESET
ELEVATION: 791.284
NGVD 1929(TYP)

**CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT**

APPROVED BY: *[Signature]*
ENGINEERING MANAGER
CAPITAL PROJECTS

APPROVED BY: *[Signature]*
CITY ENGINEER, PW DIRECTOR

DATE: *3/18/2014*

SEWER IMPROVEMENT PLANS
**TRACT 36323
CALLE LA PAZ**

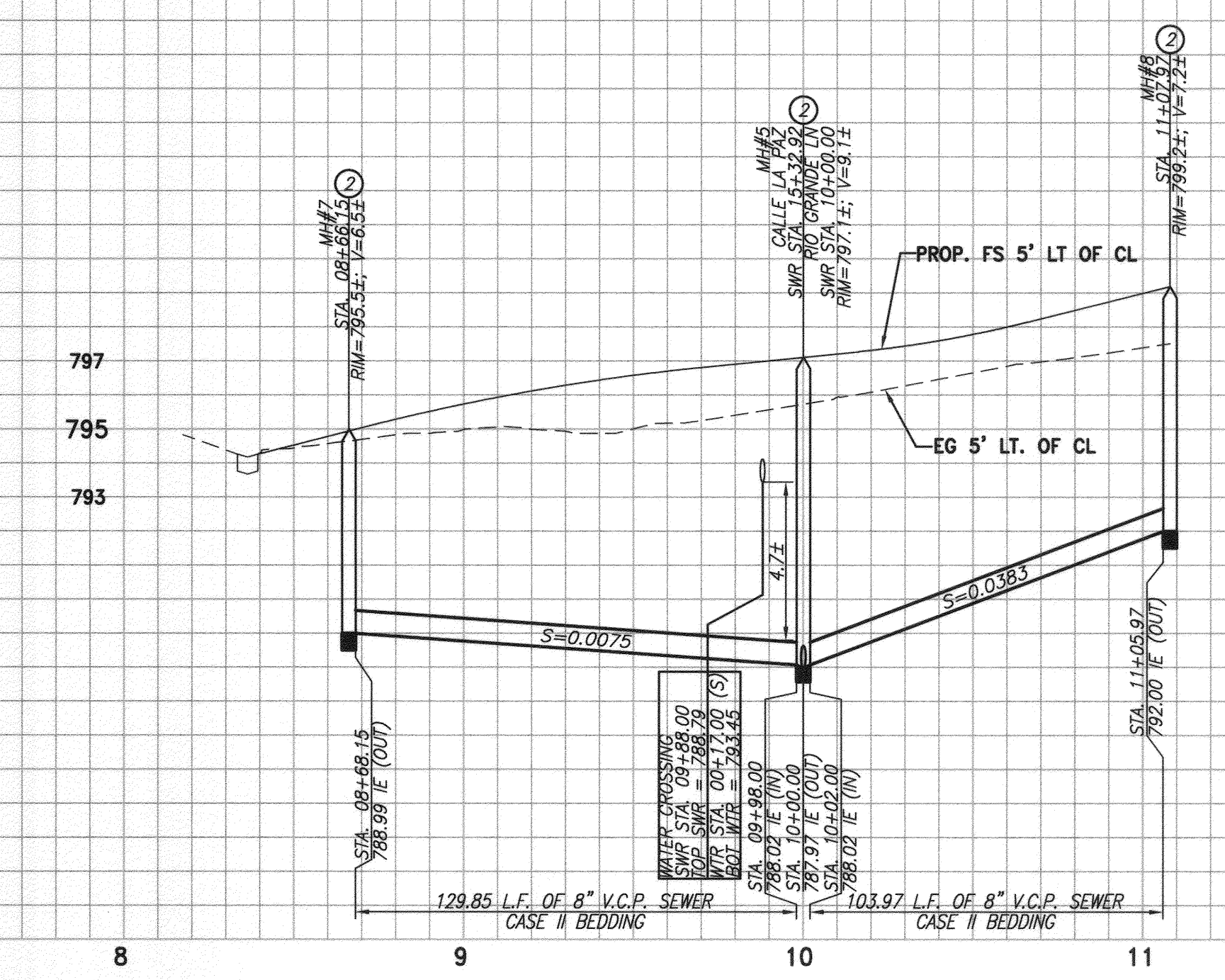
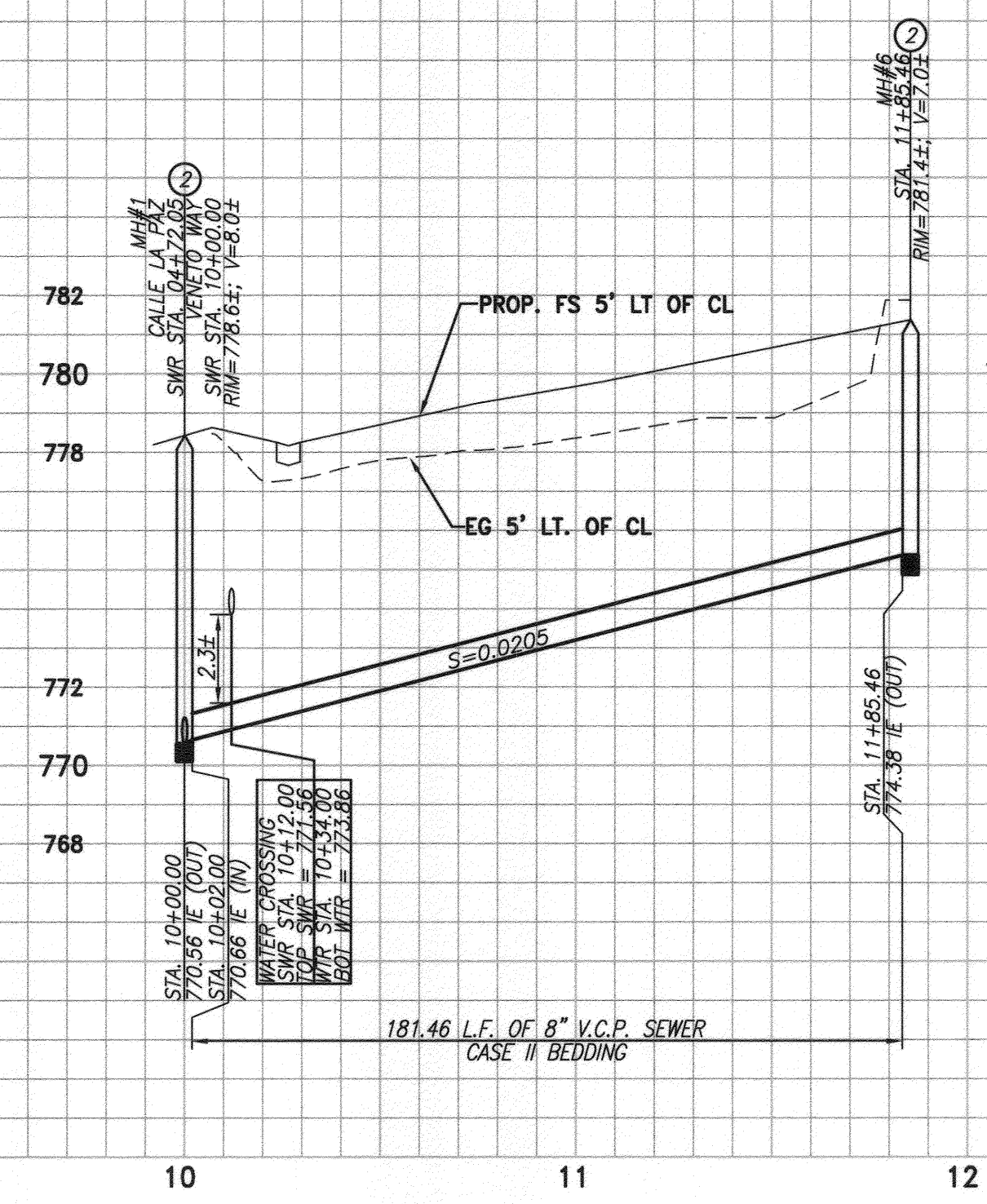
A.P.N. 138-130-016, 138-130-019

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

J.N. 7874

DESIGNED BY: R.D.R. DRAWN BY: R.D.R. CHECKED BY: C-

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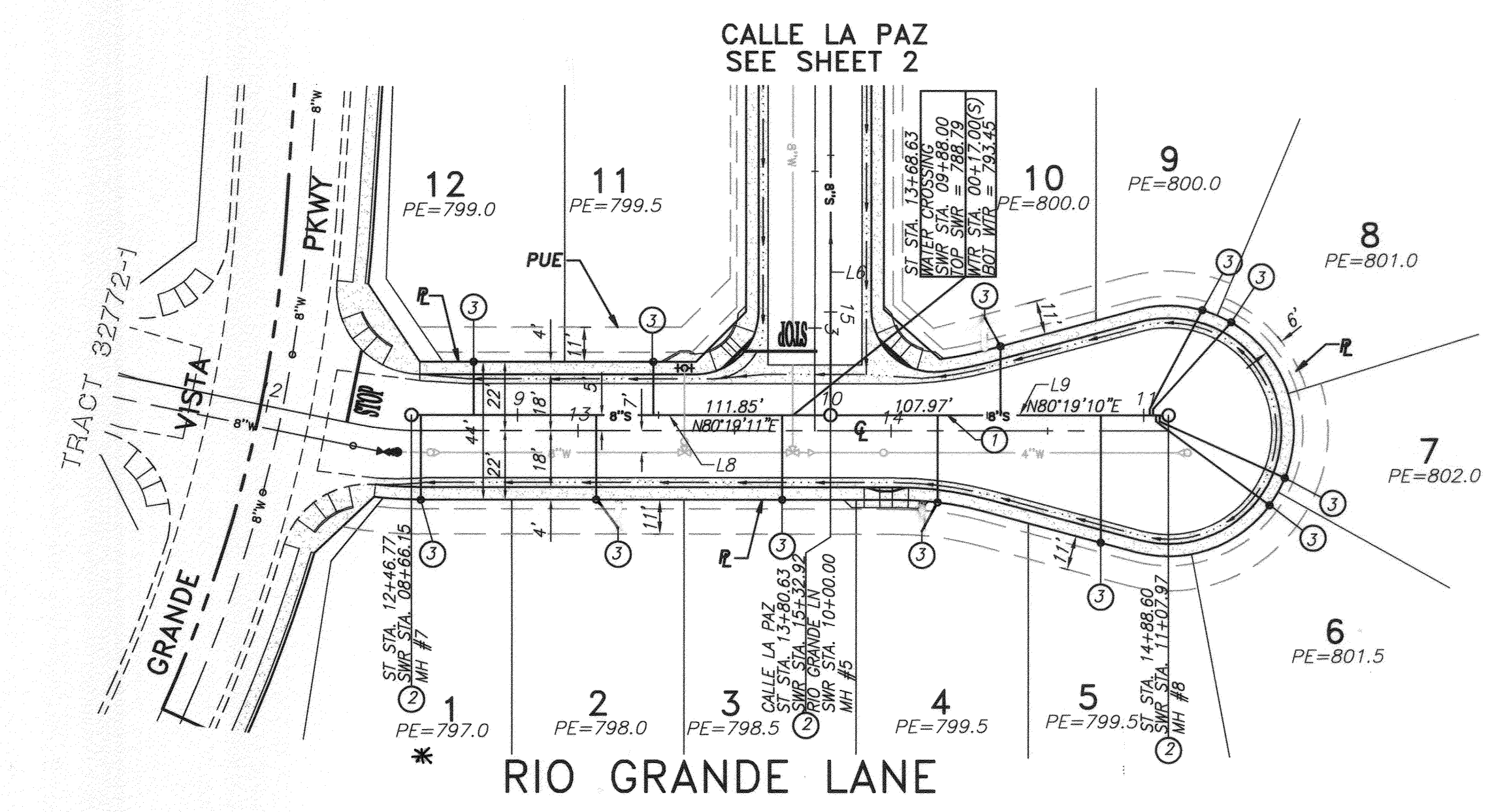
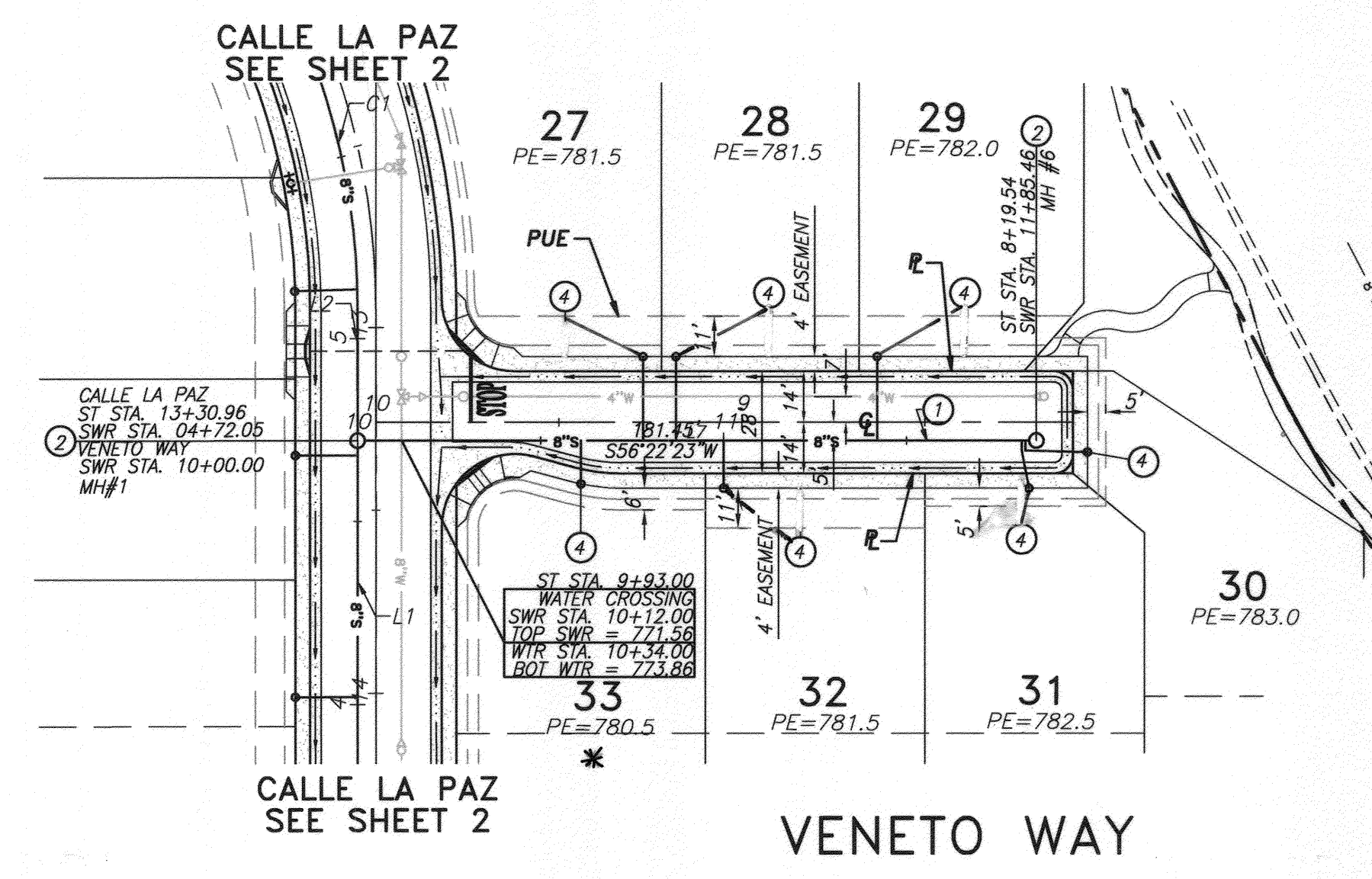


LINE TABLE

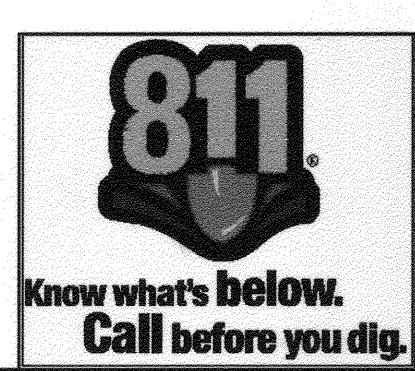
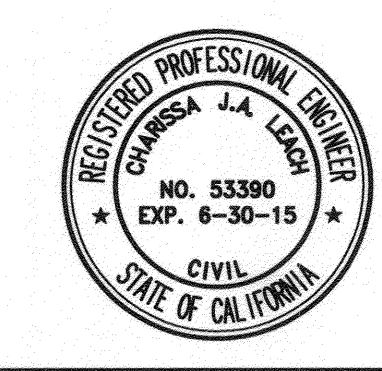
LINE	LENGTH	DIRECTION
L1	91.82'	N33°38'56"W
L2	34.27'	N33°38'56"W
L5	333.01'	N34°12'46"W
L6	207.86'	N09°40'49"W
L7	181.45'	S56°22'23"W
L8	129.85'	S80°19'11"W
L9	103.97'	S80°19'11"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TAN
C1	123.96'	195.00'	036°25'19"	64.15'
C2	128.30'	205.00'	035°51'28"	66.33'
C3	161.99'	383.00'	024°14'00"	82.22'



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CITY OF RIVERSIDE BUSINESS TAX ACCT. #058833 EXP. 1/1/14

PLANS PREPARED BY:

adkan ENGINEERS

Civil Engineering - Surveying - Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 586-1024 Fax: (951) 686-0599

Under the Supervision of: *[Signature]* 2/18/14
 Chansha Lopez, P.E. 53390 Exp. 06.30.15 Date: 2/18/14

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CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 2/18/2014
 CITY ENGINEER, PW DIRECTOR

SEWER IMPROVEMENT PLANS
TRACT 36323
 VENETO WAY AND RIO GRANDE LANE

A.P.N. 138-130-016, 138-130-019
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'
 J.N. 7874

PW11-0289
 ACCOUNT NO.
S-2092
 SHEET **3** OF **3**

CITY OF RIVERSIDE WATER DEPT.
 REVIEWED FOR CONFLICTS BY: *[Signature]* DATE: 02-21-2014