

SEWER IMPROVEMENT PLANS FOR: TRACT No. 35932-1 RIVERSIDE, CA.

GENERAL NOTES

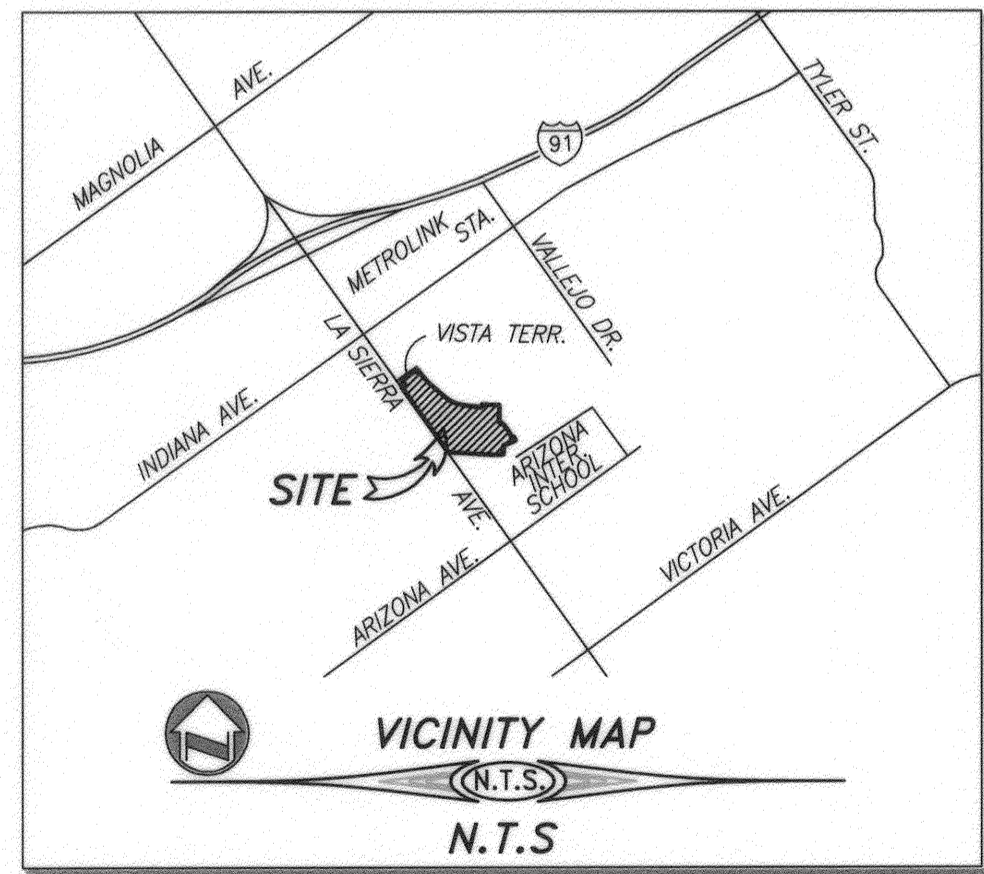
1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. IT SHALL BE THE RESPONSIBILITY 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. 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.
15. 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

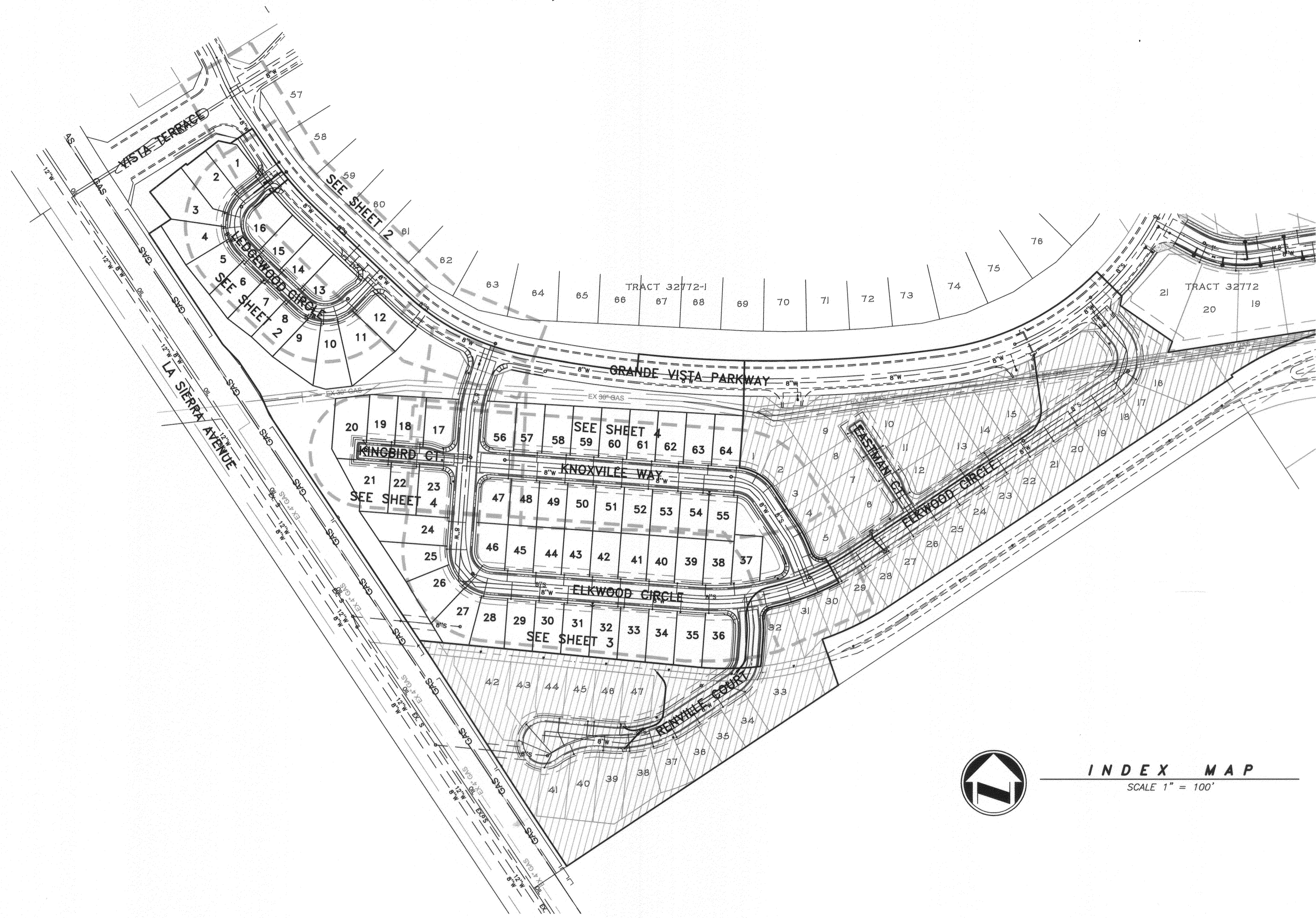
THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKE-OFF".

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|--|------------------|
| ① CONSTRUCT 8" V.C.P. SEWER WITH CASE II BEDDING PER CITY STD. DWG. NO. 452 | 2,426 LF |
| ② CONSTRUCT MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500 | 13 EA |
| ③ CONSTRUCT 4" V.C.P. SEWER LATERAL WITH C.O. AT R PER CITY OF RIVERSIDE STD. DWG. 562 | 1,787 LF / 41 EA |
| ④ CONSTRUCT 4" V.C.P. SEWER LATERAL WITH C.O. AT BACK OF EASEMENT/SIDEWALK PER CITY OF RIVERSIDE STD. DWG. 562 | 995 LF / 23 EA |
| ⑤ CONSTRUCT SEWER CLEANOUT PER CITY OF RIVERSIDE STD. DWG. 560 PER CITY OF RIVERSIDE STD. 562 | 2 EA |

THOMAS GUIDE PAGE 744 SECTION F-2

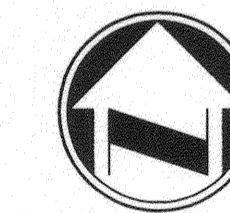


SECTION 24, T. 3S, R. 6W



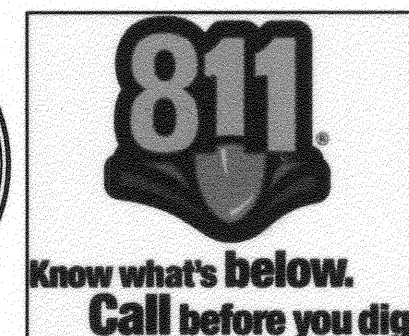
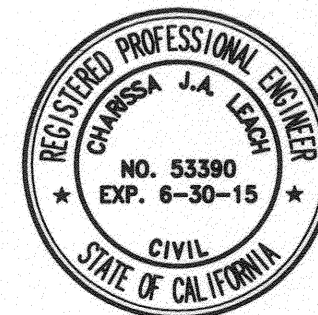
DEVELOPER / APPLICANT
Richmond American Homes
 5171 CALIFORNIA AVENUE, SUITE 120
 IRVINE, CA 92617
 TEL: (949) 476-2607 CELL: (714) 613-3073

LEGEND
 C CENTERLINE
 R/W RIGHT OF WAY
 P PROPERTY LINE
 MH MANHOLE
 INV INVERT



INDEX MAP
SCALE 1" = 100'

RIVERSIDE PUBLIC UTILITIES - WATER
 REVIEWED FOR CONFLICTS BY: *[Signature]*
 DATE: 03-13-2014



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) 686-8244 Fax: (951) 686-0599
 Under the Supervision of: *[Signature]* 2/11/14
 Charles Leach, R.C.E. 53390 Exp. 06.30.15 Date

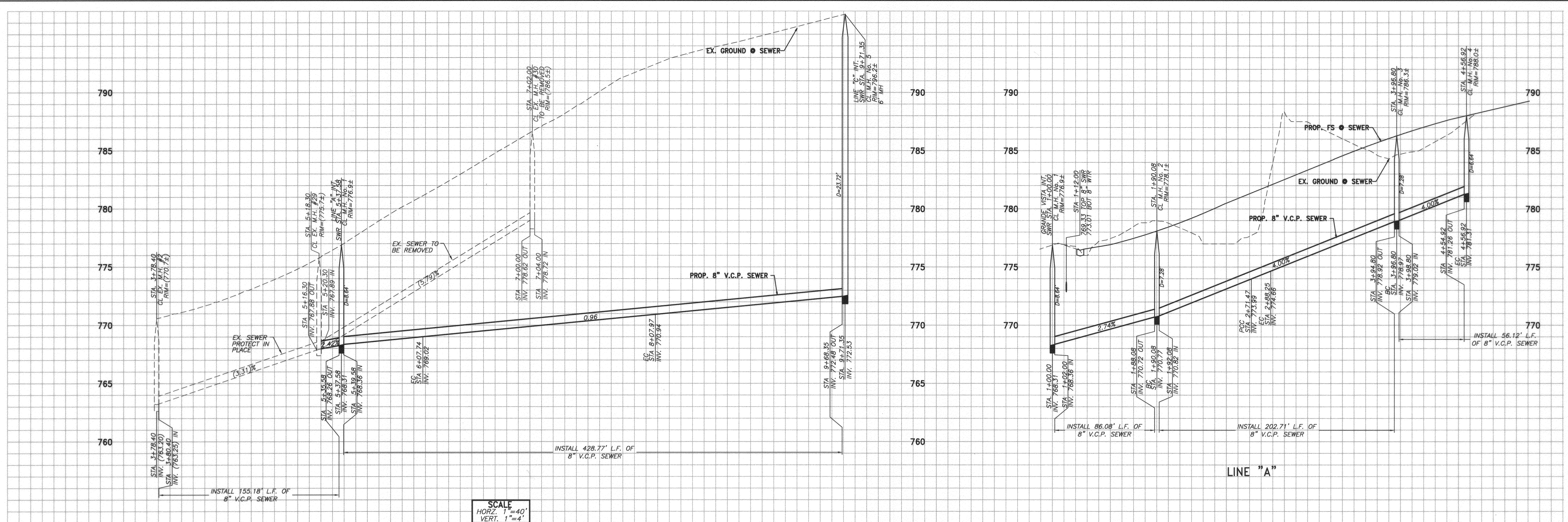
BENCHMARK: D3-E3
 P.K. NAIL AND CITY ENGINEER TAG IN CONCRETE BASE OF STREET LIGHT, 2 FEET NORTHWESTERLY OF THE NORTHERLY CURB RETURN AT FILLMORE STREET AND ARIZONA AVENUE. FORMERLY D3-D RESET
 ELEVATION: 791.284
 NGVD 1929(TYP)

MARK	REVISIONS	APPR.	DATE
DESIGNED BY: CECILIA	DRAWN BY: CECILIA	CHECKED BY: C-	

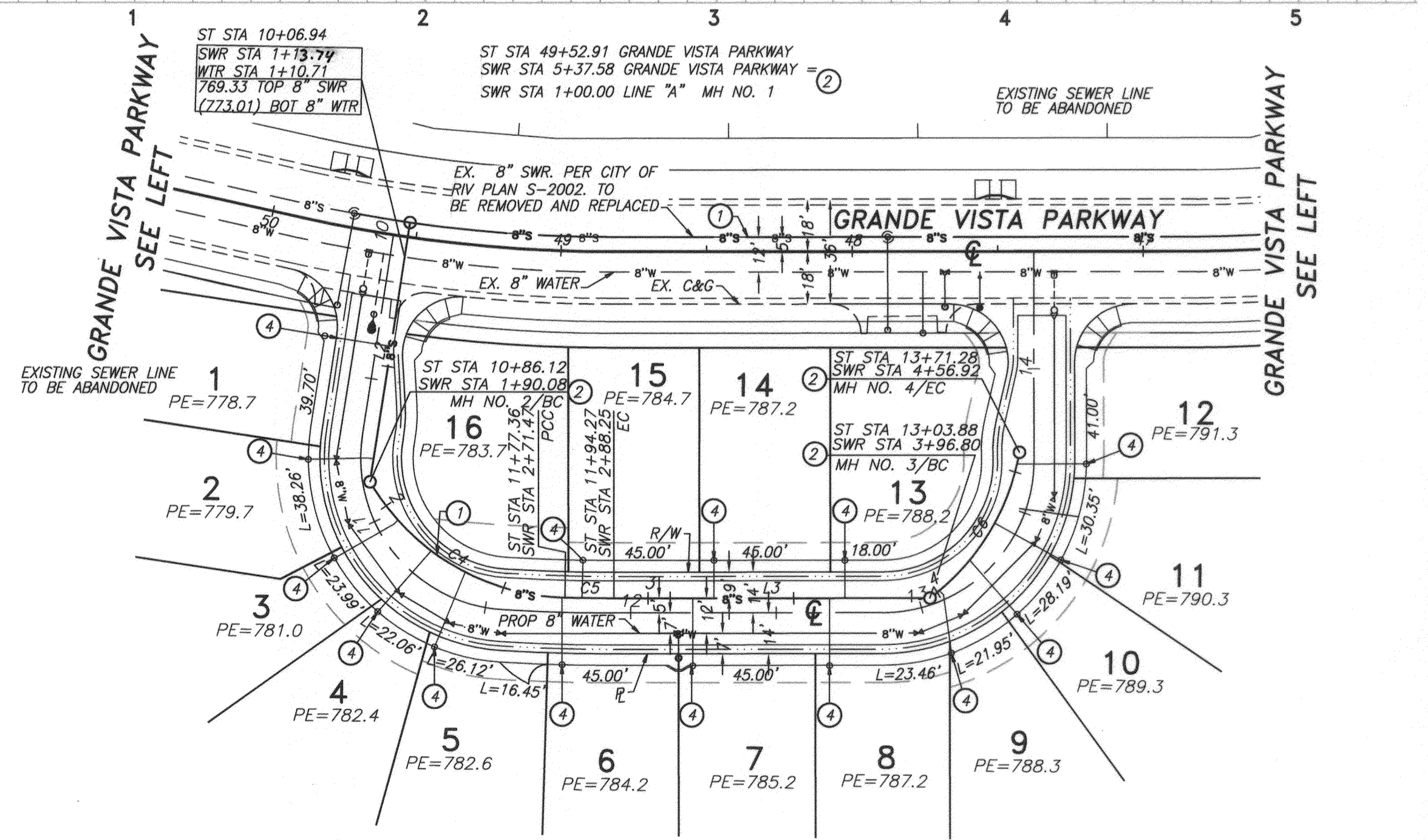
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
ENGINEERING MANAGER	EM	2/11/14	<i>[Signature]</i>
CAPITAL PROJECTS			
			CITY ENGINEER / PW DIRECTOR
			DATE: 2/23/2014

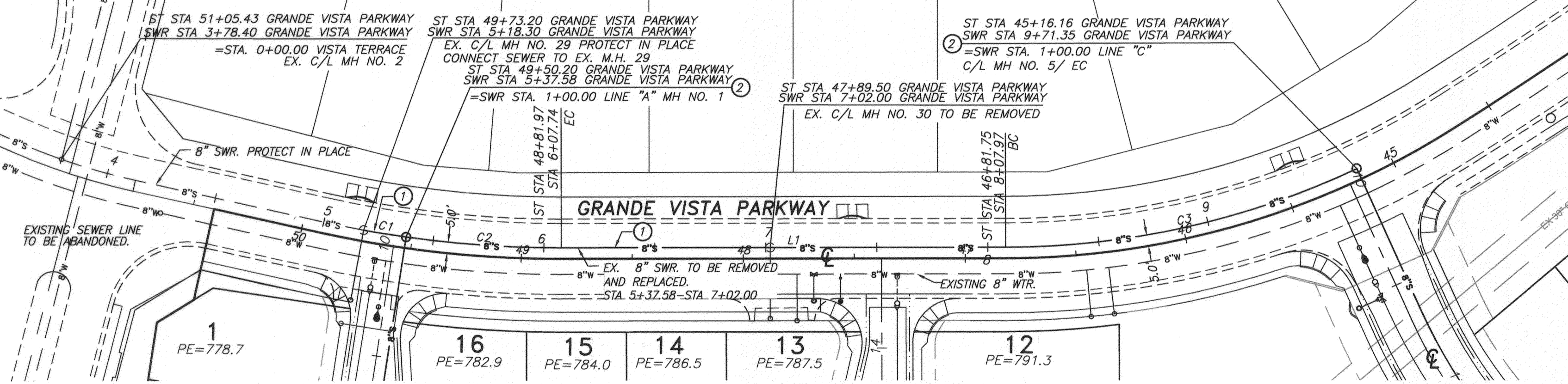
SEWER IMPROVEMENT PLANS TRACT 35932-1 COVER SHEET	ACCOUNT NO.	PW11-0403
	SHEET	S-2097
	SHEET	1 OF 4
HORIZ. SCALE: AS NOTED	VERT. SCALE: N/A	J.N. 7874



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



VISTA TERRACE
SEE PLANS S-2002

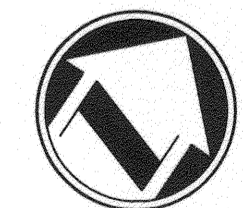
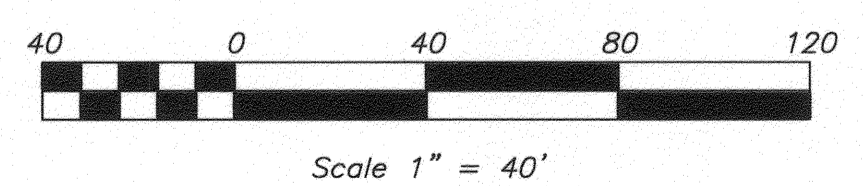


CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TAN
C1	2°16'48"	19.38	487.00	9.69
C2	8°15'16"	70.16	487.00	35.14
C3	25°03'48"	163.38	373.50	83.02
C4	58°17'24"	81.39	80.00	44.61
C5	1°34'24"	16.78	611.00	8.39
C6	43°03'21"	60.12	80.00	31.56

LINE TABLE

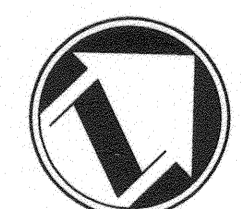
LINE	LENGTH	BEARING
L1	200.23	S46°33'01"E
L2	90.08	S52°17'32"W
L3	108.55	S46°33'01"E



GRANDE VISTA PARKWAY

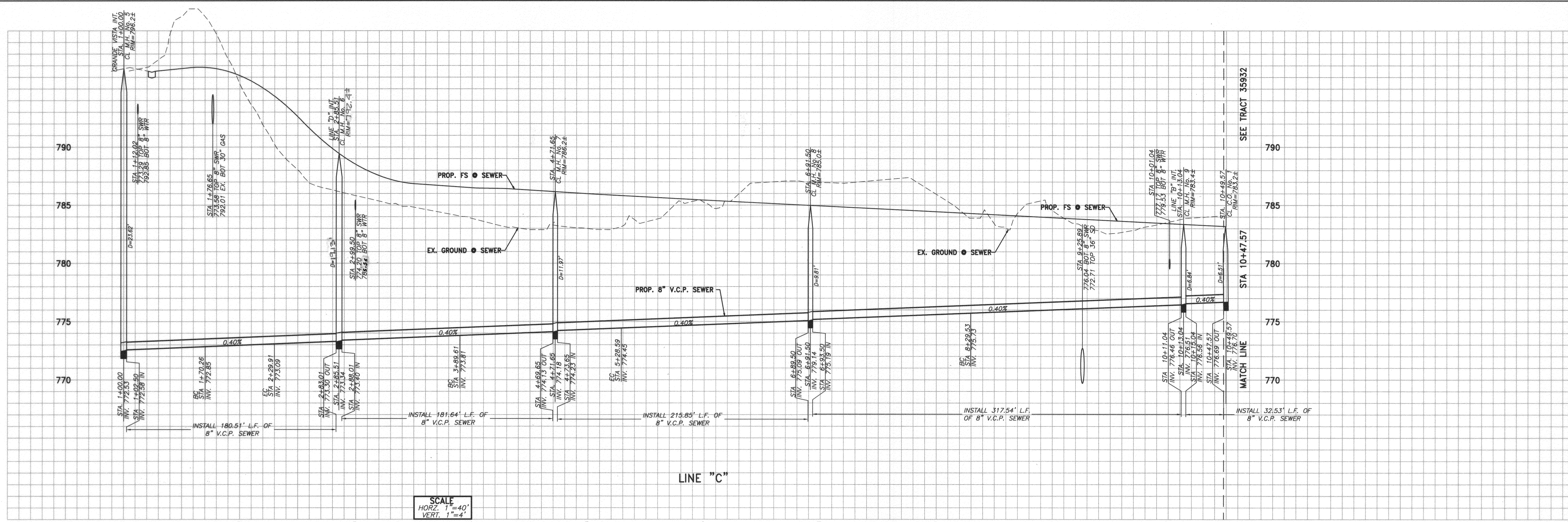
CONSTRUCTION NOTES

- 1 CONSTRUCT 8" V.C.P. SEWER WITH CASE III BEDDING PER CITY STD. DWD. NO. 452
- 2 CONSTRUCT MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500
- 3 CONSTRUCT 4" V.C.P. SEWER LATERAL WITH C.O. AT R/W PER CITY OF RIVERSIDE STD. DWG. 562
- 4 CONSTRUCT 4" V.C.P. SEWER LATERAL WITH C.O. AT BACK OF EASEMENT/SIDEWALK PER CITY OF RIVERSIDE STD. DWG. 562



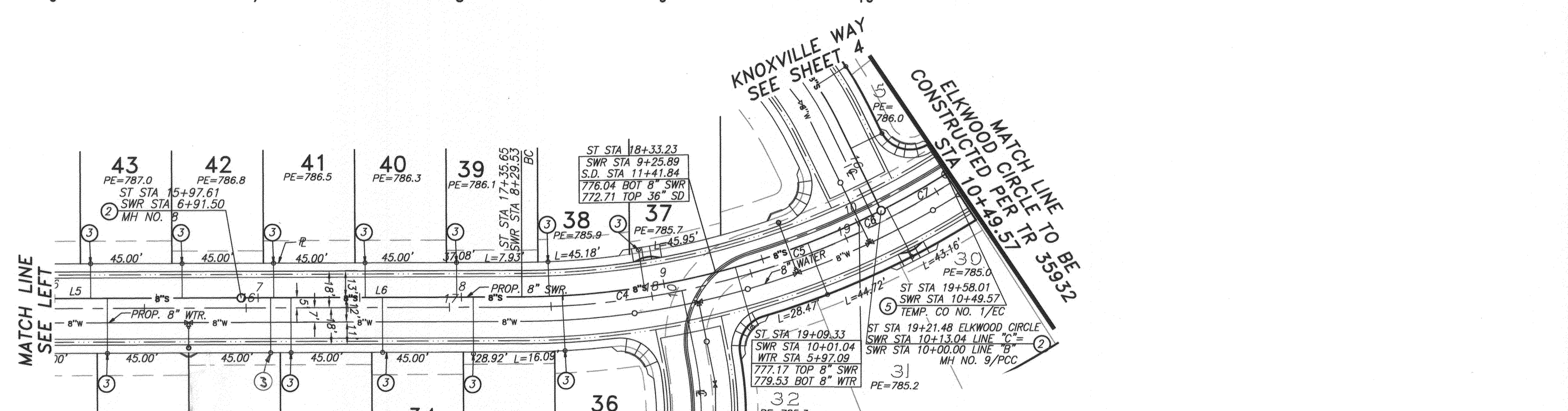
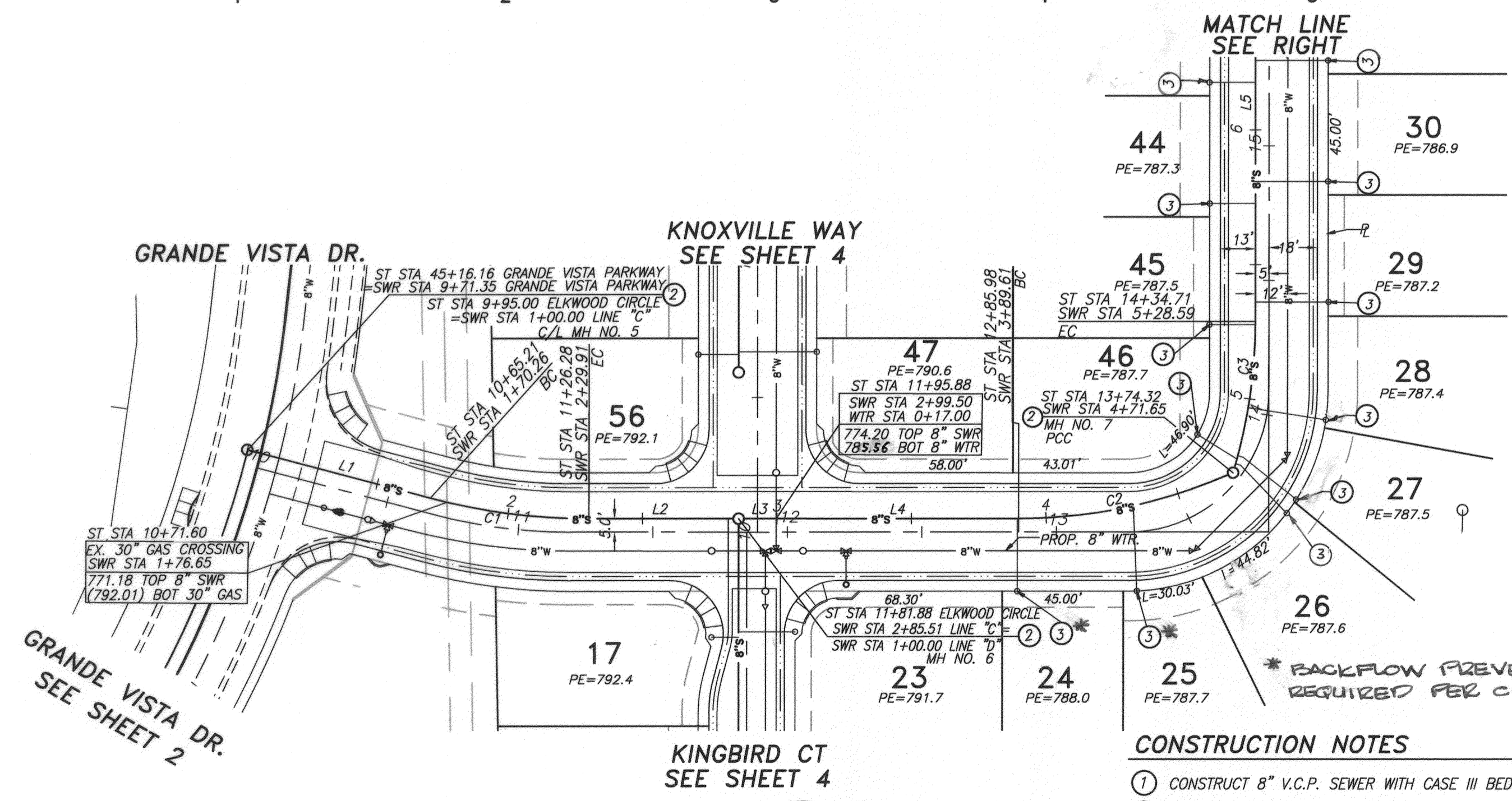
LEDGEWOOD CIRCLE
LINE "A"

RIVERSIDE PUBLIC UTILITIES - WATER REVIEWED FOR CONFLICTS BY: <i>Matthew Bl</i> DATE: 02-12-2014			adkan ENGINEERS Civil Engineering - Surveying - Planning 6878 Airport Drive, Riverside, CA 92504 Tel: (951) 536-0224 Fax: (951) 688-0589 Under the Supervision of: <i>Charles Leach</i> 2/11/14 License No. 53390 Exp. 06.30.15 Date:	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 FILLMORE STREET AND ARIZONA AVENUE, FORMERLY D3-D RESET ELEVATION: 791.284 NGVD 1929(TYP)	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>CECILIA</i> DATE: 2/12/14 ENGINEERING MANAGER CAPITAL PROJECTS APPROVED BY: <i>Rusbed</i> CITY ENGINEER / PW DIRECTOR DATE: 2/12/2014	SEWER IMPROVEMENT PLANS TRACT 35932-1 GRANDE VISTA PARKWAY & LEDGEWOOD CIRCLE LINE "A" HORIZ. SCALE: VERT. SCALE: J.N. 7874	PW11-0403 ACCOUNT NO. S-2097 SHEET 2 OF 4
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SCALE
HORIZ. 1"=40'
VERT. 1"=4'

LINE "C"



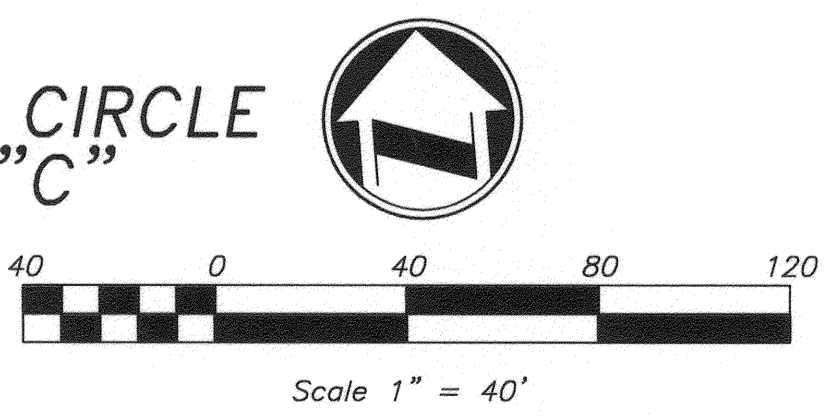
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- 5) CONSTRUCT TEMPORARY SEWER CLEANOUT PER CITY OF RIVERSIDE STD. DWG. 560 PER CITY OF RIVERSIDE STD. DWG. 562

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) 688-0244; Fax: (951) 688-0599
Under the Supervision of: *[Signature]*
Chartered License: R.C.E. 53390 Exp. 08/30/15 Date: 1/1/14

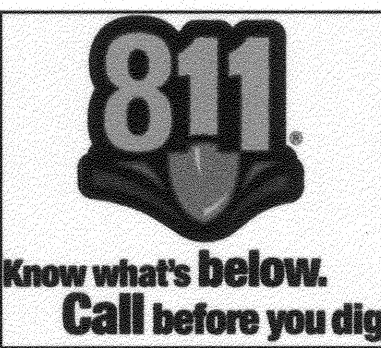
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ELEVATION: 791.284
NGVD 1929(TYP)



CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TAN
C1	14°51'27"	59.64	230.00	29.99
C2	24°06'15"	82.04	195.00	41.63
C3	16°43'51"	56.94	195.00	28.67
C4	13°58'39"	96.36	395.00	48.42
C5	10°54'00"	75.15	395.00	37.69
C6	1°44'27"	12.00	395.00	6.00
C7	5°18'01"	36.54	395.00	18.28

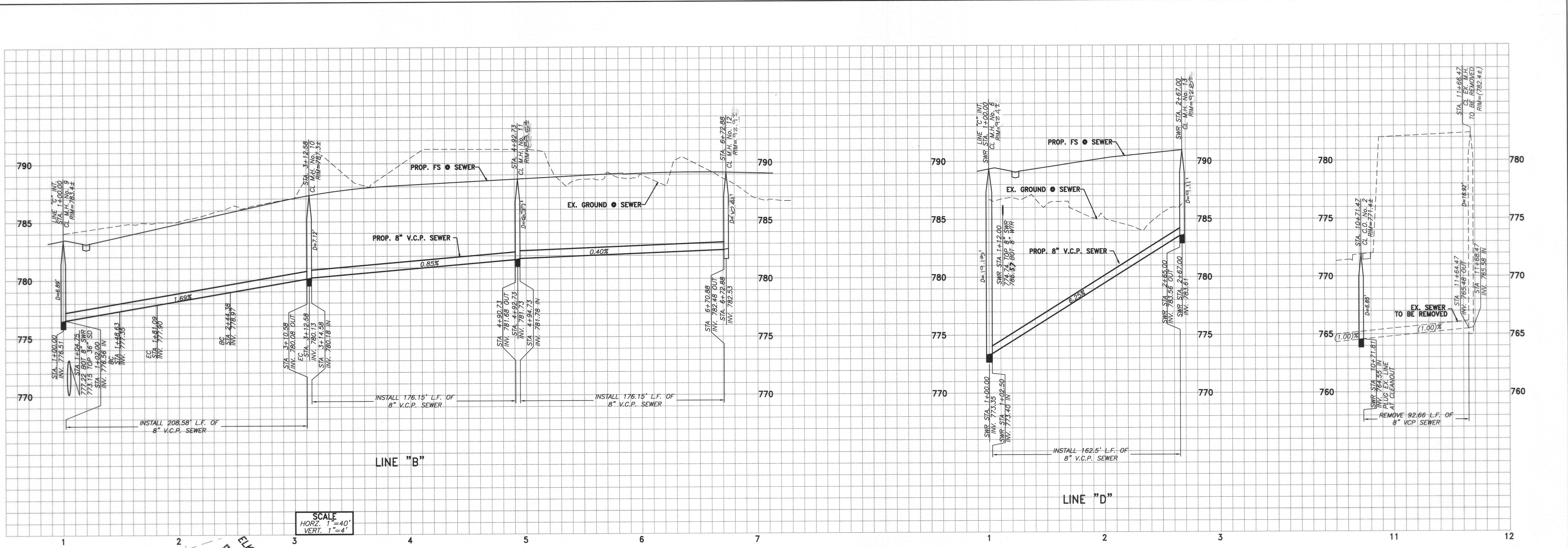
LINE TABLE		
LINE	LENGTH	BEARING
L1	70.26	S19°07'13"W
L2	55.60	S04°15'45"W
L3	14.00	S04°15'45"W
L4	90.11	S04°15'45"W
L5	162.90	S85°44'15"E
L6	138.03	S85°44'15"E

RIVERSIDE PUBLIC UTILITIES - WATER
[Signature]
REVIEWED FOR CONFLICTS BY: PB
DATE: 02-12-2014



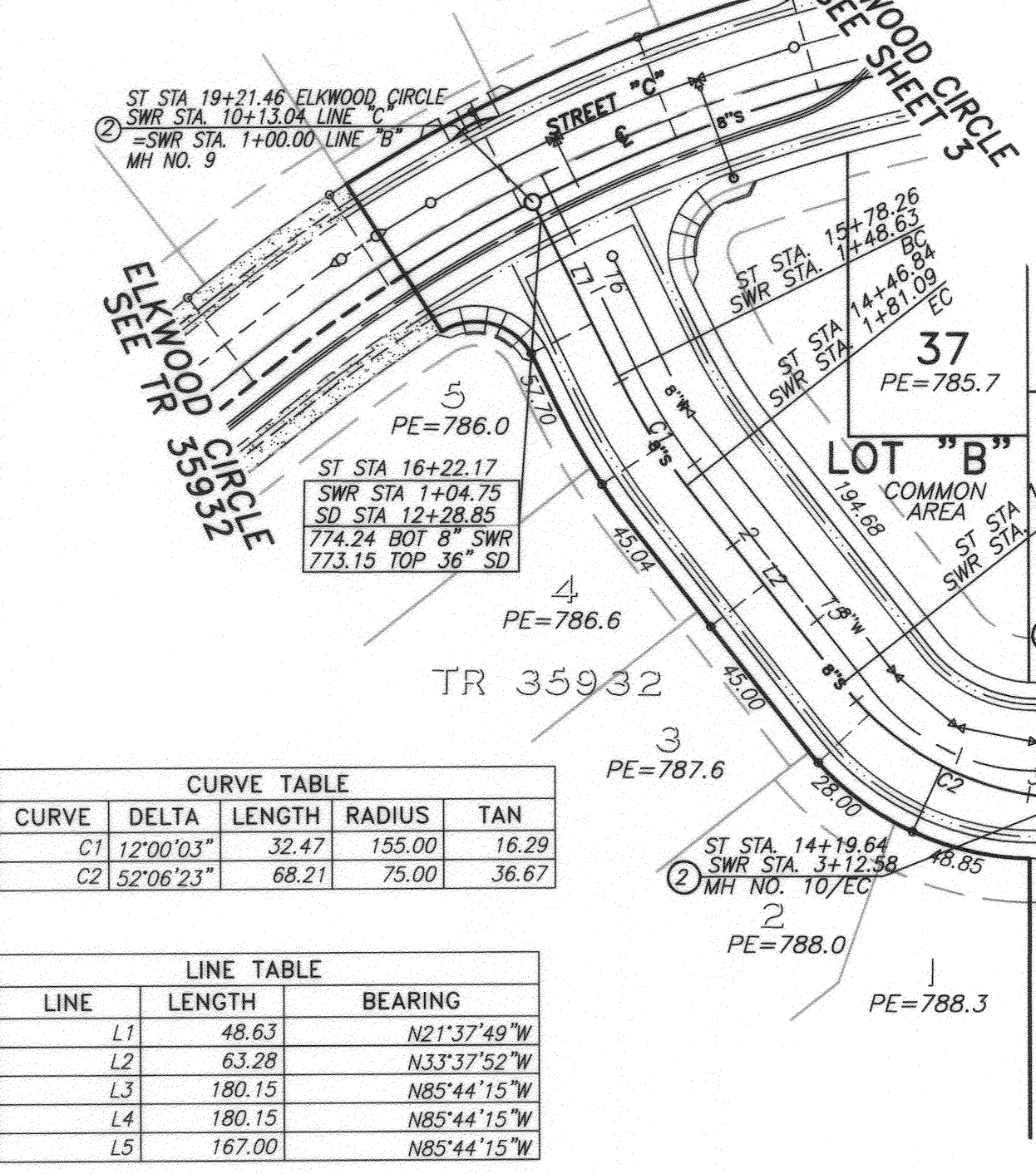
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]*
ENGINEERING MANAGER
CAPITAL PROJECTS
DATE: 1/1/14

SEWER IMPROVEMENT PLANS TRACT 35932-1 ELKWOOD CIRCLE LINE "C"
HORIZ. SCALE: VERT. SCALE:
ACCOUNT NO. PW11-0403
SHEET 3 OF 4
S-2097
DATE: 1/1/14
J.N. 7874



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

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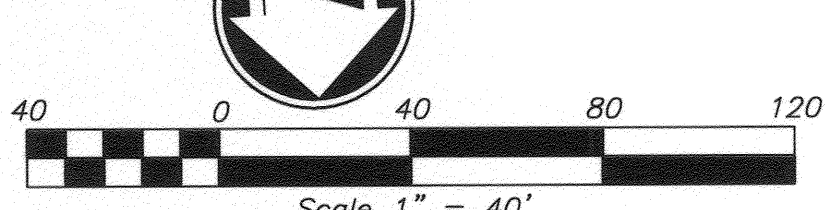


CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TAN
C1	12°00'03"	32.47	155.00	16.29
C2	52°06'23"	68.21	75.00	36.67

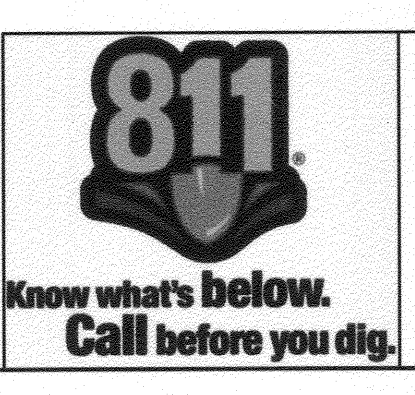
LINE TABLE

LINE	LENGTH	BEARING
L1	48.63	N21°37'49"W
L2	63.28	N33°37'52"W
L3	180.15	N85°44'15"W
L4	180.15	N85°44'15"W
L5	167.00	N85°44'15"W



RIVERSIDE PUBLIC UTILITIES - WATER

Matthew Red
REVIEWED FOR CONFLICTS BY: *MR* DATE: 02-12-2014



PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering - Surveying - Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0944 Fax: (951) 688-0599

Under the Supervision of:
[Signature] 2/11/14
Charles Leach, R.C.E. 53390 Exp. 06.30.15 Date: 1/1/14

BENCHMARK: D3-E3
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CONCRETE BASE OF STREET LIGHT, 2
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FILLMORE STREET AND ARIZONA
AVENUE, FORMERLY D3-D RESET
ELEVATION: 791.284
NGVD 1928(TYP)

MARK	REVISIONS	APPR.	DATE

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

**CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT**

APPROVED BY: *[Signature]* DATE: 2/23/2014
ENGINEERING MANAGER
CAPITAL PROJECTS

APPROVED BY: *[Signature]* DATE: 2/23/2014
CITY ENGINEER/PW DIRECTOR

SEWER IMPROVEMENT PLANS
TRACT 35932-1
KNOXVILLE WAY & KINGBIRD COURT
LINE "B" & LINE "D"

HORIZ. SCALE: VERT. SCALE:

PW11-0403
ACCOUNT NO.
S-2097
SHEET 4 OF 4
J.N. 7874