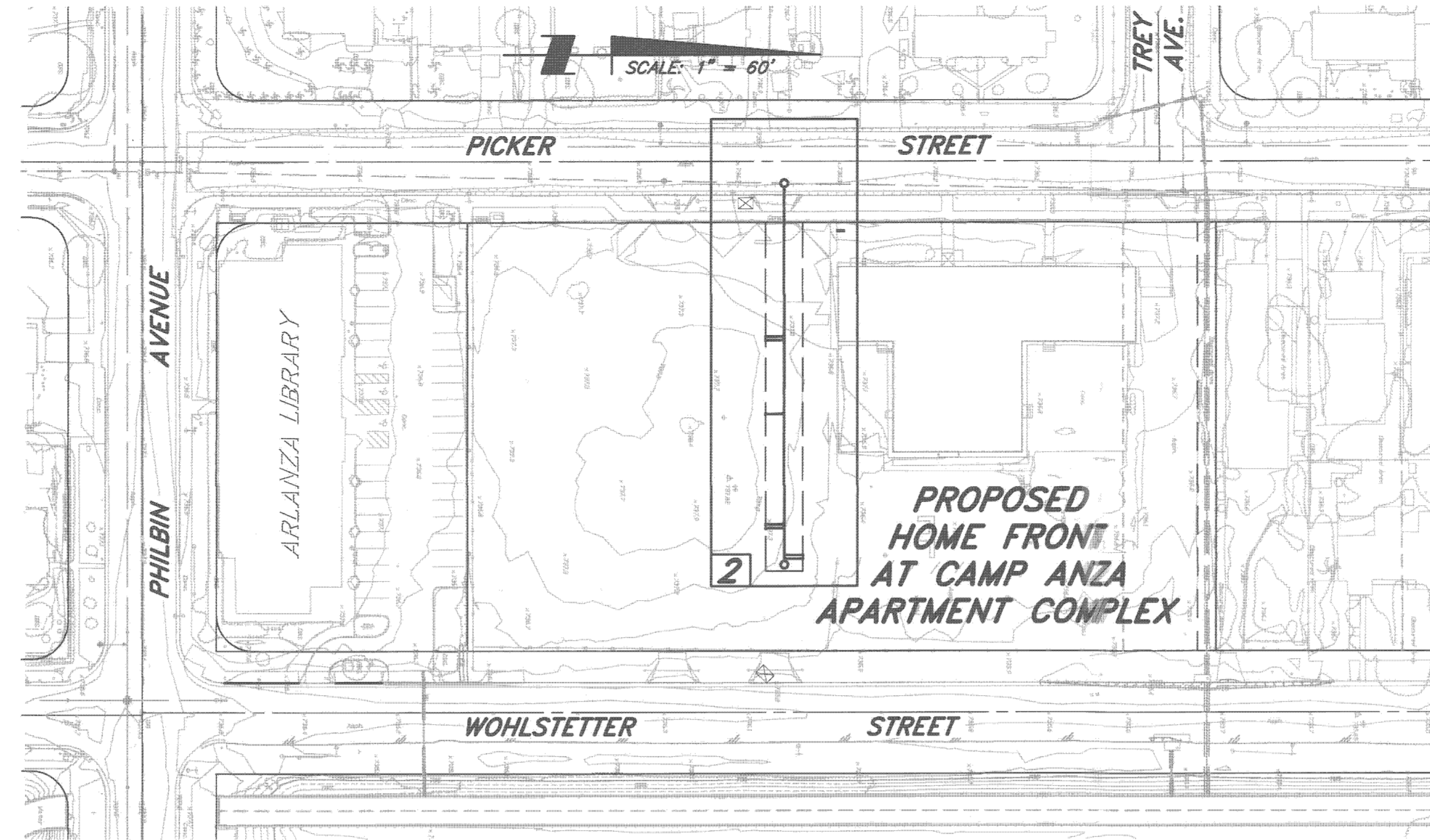


SEWER IMPROVEMENT PLAN

HOME FRONT AT CAMP ANZA

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 (THIS NOTE REQUIRED ON ALL PLANS).
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. 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.
9. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
10. 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.
11. STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
12. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
13. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-2272600, 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.
14. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
15. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
16. 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.
17. 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.
18. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
19. PIPES JOINTS FOR VITRIFIED CLAY PIPE SHALL BE TYPE "G" AS SPECIFIED IN SECTION 209-2.3 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.
20. 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.
21. 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.



INDEX MAP
SCALE: 1"=60'

STREET ADDRESS

5745, 5750, 5771, 5775 & 5797 PICKER STREET AND 5780, 5798, 5801 WOHLSTETTER STREET RIVERSIDE, CA. 92503

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CENTERLINE OF PICKER STREET PER CAMP ANZA SUBDIVISION NO. 1, MB 22/81-82, BEING NORTH 00°30'50" EAST.

AREA

GROSS: 93, 976 SQ. FT. 2.16 AC.
NET: 93, 976 SQ. FT. 2.16 AC.

ASSESSOR'S PARCEL NO.('S)

151-123-008

LEGAL DESCRIPTION

LOTS 111, 112, 113, 114, 115 & 116 OF CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN BOOK 22, PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

EXCEPTING THEREFROM: THE SOUTHERLY 20.00 FEET OF SAID LOT 111 OF CAMP ANZA SUBDIVISION NO. 1.

APN: 151-123-005, 006, 007, 008 & 013

OWNER/REPRESENTATIVE

HOUSING AUTHORITY OF THE CITY OF RIVERSIDE
3900 MAIN STREET, 3RD FLOOR
RIVERSIDE, CA 92522
(951) 826-5590
ATTN: SHONDA HERROLD

TOPOGRAPHY SOURCE

INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE. SUITE A,
RIVERSIDE, CA 92503
(951) 687-4252 OFFICE
(951) 687-4180 FAX

OWNER'S REPRESENTATIVE:

WAKELAND HOUSING AND DEVELOPMENT CORP.
1230 COLUMBIA STREET, #950
SAN DIEGO, CA 92101
(619) 677-2370
ATTN: DAVID HETHERINGTON

AERIAL FLIGHT DATE:

APRIL 26, 2013

CIVIL ENGINEER

SB&O, INC.
41689 ENTERPRISE (CIRCLE NORTH, SUITE 126
TEMECULA, CA. 92590
(951) 695-8900 (OFFICE)
(951) 695-8901 (FAX)
ATTN: DAN O'ROURKE

GEOTECHNICAL ENGINEER

LEIGHTON AND ASSOCIATES, INC.
10532 ACACIA STREET, SUITE B-6
RANCHO CUCAMONGA, CA. 91730-5455
(909) 484-2205 (OFFICE)
(909) 484-2170 (FAX)

LIST OF ABBREVIATIONS

- AC ASPHALT CONCRETE
- BC BEGIN CURVE
- CAB CRUSHED AGGREGATE BASE
- CB CATCH BASIN
- CF CURB FACE
- DWY DRIVEWAY
- DWG DRAWING
- EC END CURVE
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- EVC END VERTICAL CURVE
- FF FINISH FLOOR ELEVATION
- FL FLOWLINE
- GB GRADE BREAK
- GTR GUTTER
- HP HIGH POINT
- INV INVERT
- L LENGTH
- LF LINEAL FEET
- LP LOW POINT
- NO NUMBER
- NTS NOT TO SCALE
- PAD PAD ELEVATION
- PCC PORTLAND CEMENT CONCRETE
- RCP REINFORCED CONCRETE PIPE
- SD STORM DRAIN
- ST STREET
- STD STANDARD
- S/W SIDEWALK
- TC TOP OF CURB
- TF TOP OF FOOTING
- TW TOP OF WALL
- W WIDTH

SHEET INDEX

- 1 TITLESHEET
- 2 SEWER IMPROVEMENT PLAN

LEGEND

- 8" VCP SEWER
- SEWER MANHOLE
- SEWER LATERAL

SEWER IMPROVEMENT CONSTRUCTION NOTES

DESCRIPTION	QUANTITIES
1 INSTALL 8" VCP SEWER MAIN, TRENCH BACKFILL PER CITY STD. 453, BEDDING CASE II PER CITY OF RIVERSIDE STD. DWG. NO. 452.	205 L.F.
2 INSTALL SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500.	2 EA.
* 3 INSTALL 4" VCP SEWER LATERAL PER CITY OF RIVERSIDE STD. DWG. NO. 562 WITH CLEANOUT.	70 L.F. (7 EA.)

*** BACKFLOW PREVENTERS ARE TO BE INSTALLED ON ALL PROPOSED BUILDING LATERALS.**



VICINITY MAP
NTS

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #0119398, EXP. DATE: NOV. 30, 2014

PLANNING CASE NO.'S

P113-0198, P-13-0199, P13-0201 PICKER STREET

IMPORTANT NOTICE
Section 92152.017 of the Government Code requires a Dig Alert identification number to be placed before a "Horn to Excavate" will be used. For your Dig Alert ID, Number cost CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

BENCHMARK
CITY OF RIVERSIDE BM G3-M3, PK NAIL AND CITY ENG. TAG IN THE TC AT THE ECR OF THE SOUTHEAST CURB RETURN OF PHILBIN AVE. AND PICKER STREET.
ELEV. 736.685 (NGVD DATUM 1928)

RIVERSIDE PUBLIC UTILITIES WATER
Michael B. ...
APPROVED 10-14-2014 DATE

SB&O INC.
PLANNING ENGINEERING SURVEYING
41689 Enterprise Circle North, Suite 126
Temecula, Ca. 92590
951-695-8900
951-695-8901 Fax

ENGINEER IN RESPONSIBLE CHARGE
Daniel J. O'Rourke
DANIEL J. O'ROURKE
R.C.E. No. 47677 Expires 12/31/15
DATE 10-4-14

REGISTERED PROFESSIONAL ENGINEER
DANIEL J. O'ROURKE
No. 47677
Exp. 12/31/15
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
ENGINEERING MANAGER	PA	11/2/14
CAPITAL PROJECT	1-13	10-23-14
TRAFFIC ENGINEERING	d.h.	10-23-14

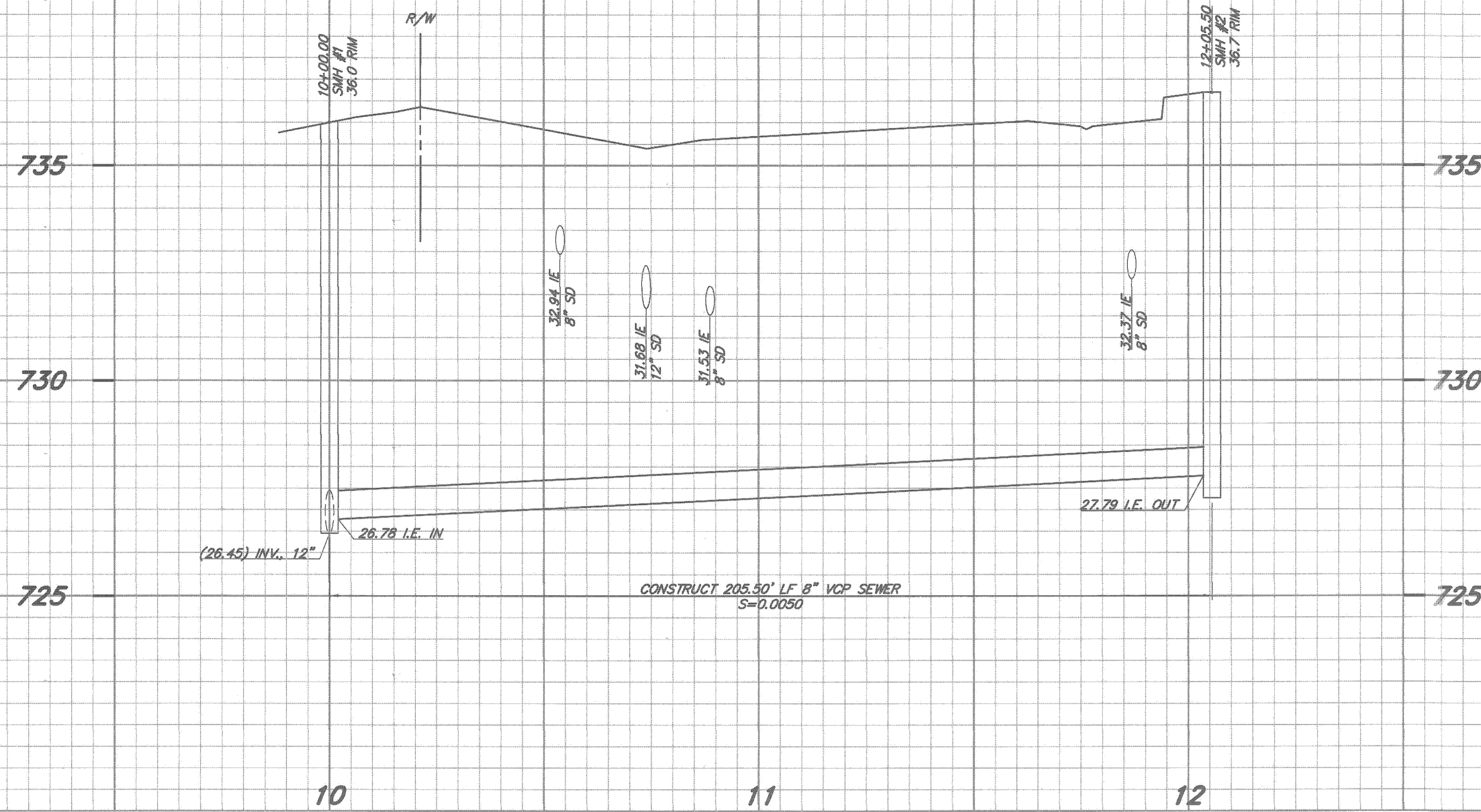
DESIGNED BY *DJO* DRAWN BY *ELI* CHECKED BY

ONSITE PUBLIC SEWER IMPROVEMENT PLAN FOR:
PICKER STREET
BETWEEN PHILBIN AVE. & TREY AVE.

TITLE SHEET

HORIZONTAL SCALE: VERTICAL SCALE: -

PW14-0299
S-2123
SHEET 1 OF 2



PROFILE
 HORIZ 1" = 20'
 VERT 1" = 2'

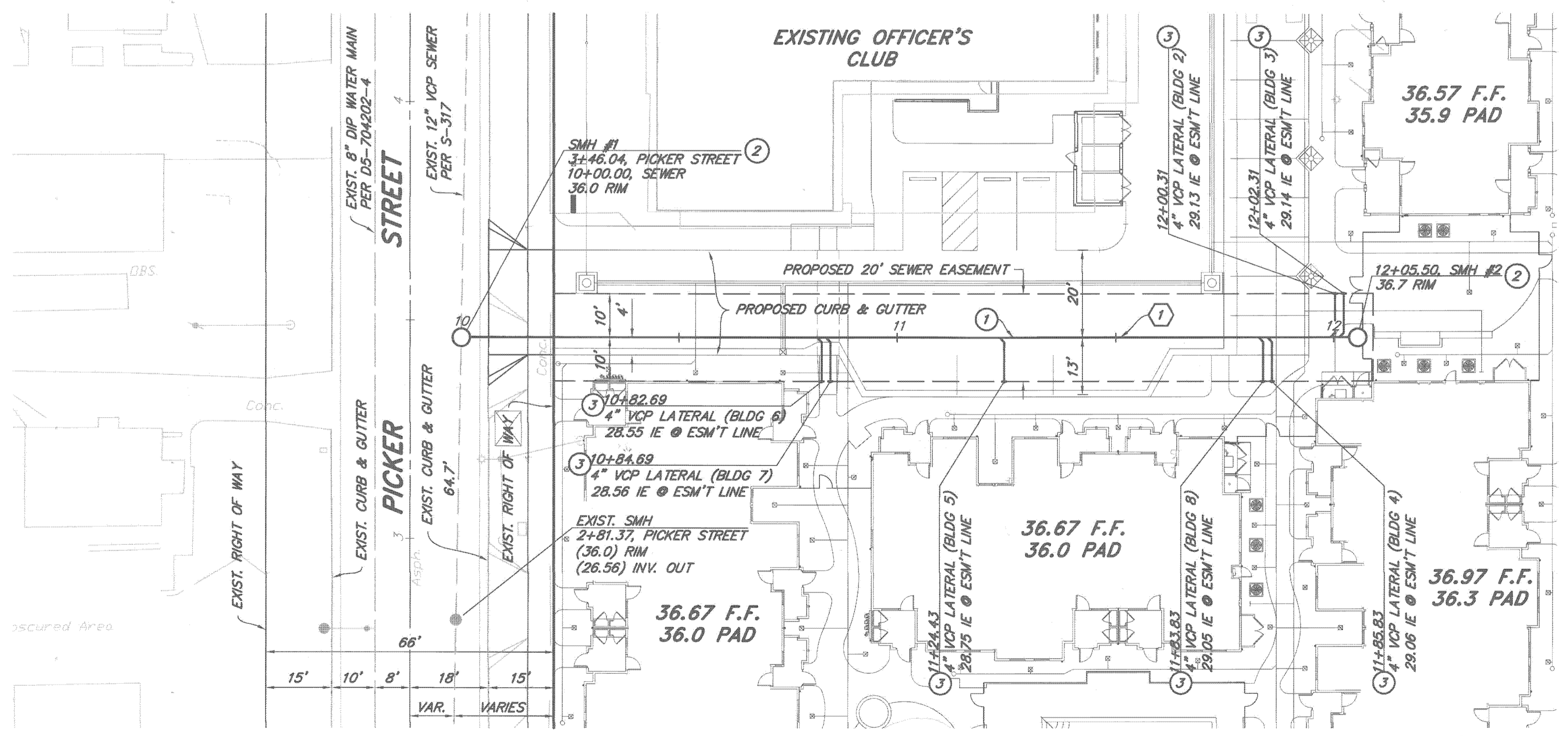
STREET IMPROVEMENT CONSTRUCTION NOTES

- DESCRIPTION**
- 1 INSTALL 8" VCP SEWER MAIN, TRENCH BACKFILL PER CITY STD. 453, BEDDING CASE II PER CITY OF RIVERSIDE STD. DWG. NO. 452.
 - 2 INSTALL SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500.
 - * 3 INSTALL 4" VCP SEWER LATERAL PER CITY OF RIVERSIDE STD. DWG. NO. 562 WITH CLEANOUT.
- * BACKFLOW PREVENTERS ARE TO BE INSTALLED ON ALL PROPOSED BUILDING LATERALS.**

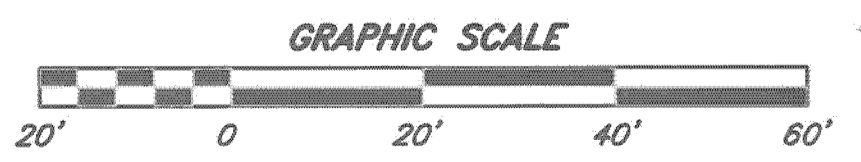
LATERAL NOTE:
 1/8 BEND ASSUMED TO TERMINATE 2.0' FROM CCL OF MAIN AT 1.2' ABOVE I.E. MAIN. LATERAL TO SLOPE A/T 2% TO EDGE OF EASEMENT.

CURVE/LINE DATA

DELTA/BRG	RADIUS	LENGTH	TANGENT
1 N89°29'33"W	-	202.80'	-



SCALE: 1" = 20'



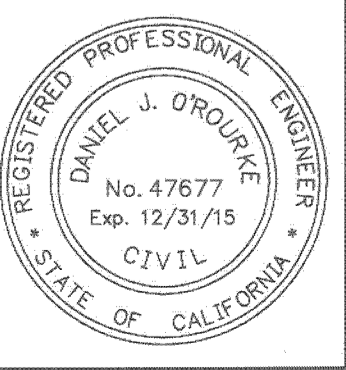
IMPORTANT NOTICE
 Section 421.14217 of the Government Code requires a Dig Alert identification number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert ID, Number call **CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600**

BENCHMARK
 CITY OF RIVERSIDE BM G3-M3, PK NAIL AND CITY ENG. TAG IN THE TC AT THE ECR OF THE SOUTHEAST CURB RETURN OF PHILBIN AVE. AND PICKER STREET.
 ELEV. 736.885 (NGVD DATUM 1929)

RIVERSIDE PUBLIC UTILITIES WATER
 APPROVED: *[Signature]* DATE: 10-14-2014

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 411555 Enterprise Circle North, Suite 1125
 Temecula, CA 92590
 951-695-8900
 951-695-8901 Fax

ENGINEER IN RESPONSIBLE CHARGE
[Signature]
 DANIEL J. O'Rourke
 R.C.E. No. 47677 Expires 12/31/15
 DATE: 10-4-14



MARK	REVISIONS	APPR.	DATE

DESIGNED BY: DVO DRAWN BY: RLF CHECKED BY:

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
ENGINEERING MANAGER	FM	11/12/14
CAPITAL PROJECT	T.W.	10-23-14
TRAFFIC ENGINEERING	C.H.	10-23-14

APPROVED BY: *[Signature]*
 CITY ENGINEER/PW DIRECTOR
 DATE: 11/13/2014

ONSITE PUBLIC SEWER IMPROVEMENT PLAN FOR:
PICKER STREET
 BETWEEN PHILBIN AVE. & TREY AVE.
SEWER IMPROVEMENT PLAN

PW14-0299
S-2123
 SHEET 2 OF 2

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 2'