

SEWER PLAN ORANGECREST TRACT 39534

ENGINEER

adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: 951-688-0241
FAX: 951-688-0599

OWNER / APPLICANT

RIDGE CREST CARDINAL - RIVERSIDE, LP
353 E. ANGELENO AVE, SUITE A
BURBANK, CA 91502
TEL: (323) 450-2334

SOILS ENGINEER

LGC GEO-ENVIRONMENTAL, INC.
27570 COMMERCE CENTER DR., #128
TEMECULA, CA 92590
PHONE (951) 297-2450

ZONING/LAND USE

EXISTING LAND USE: VACANT
PROPOSED LAND USE: PLANNED RESIDENTIAL DEVELOP.
EXISTING ZONING: R-1-8500
PROPOSED ZONING: R-1-8500

UTILITY PURVEYORS

WATER: WESTERN MUNICIPAL WATER DISTRICT
SEWER: CITY OF RIVERSIDE
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: CITY OF RIVERSIDE

ASSESSORS PARCEL NUMBERS

284-140-014, 284-140-018

24 HOUR EMERGENCY CONTACT

JOHN FITZPATRICK
RIDGE CREST REAL ESTATE, LLC
353 E. ANGELENO AVE., SUITE A
BURBANK, CA 91502
TEL: (661) 621-1037

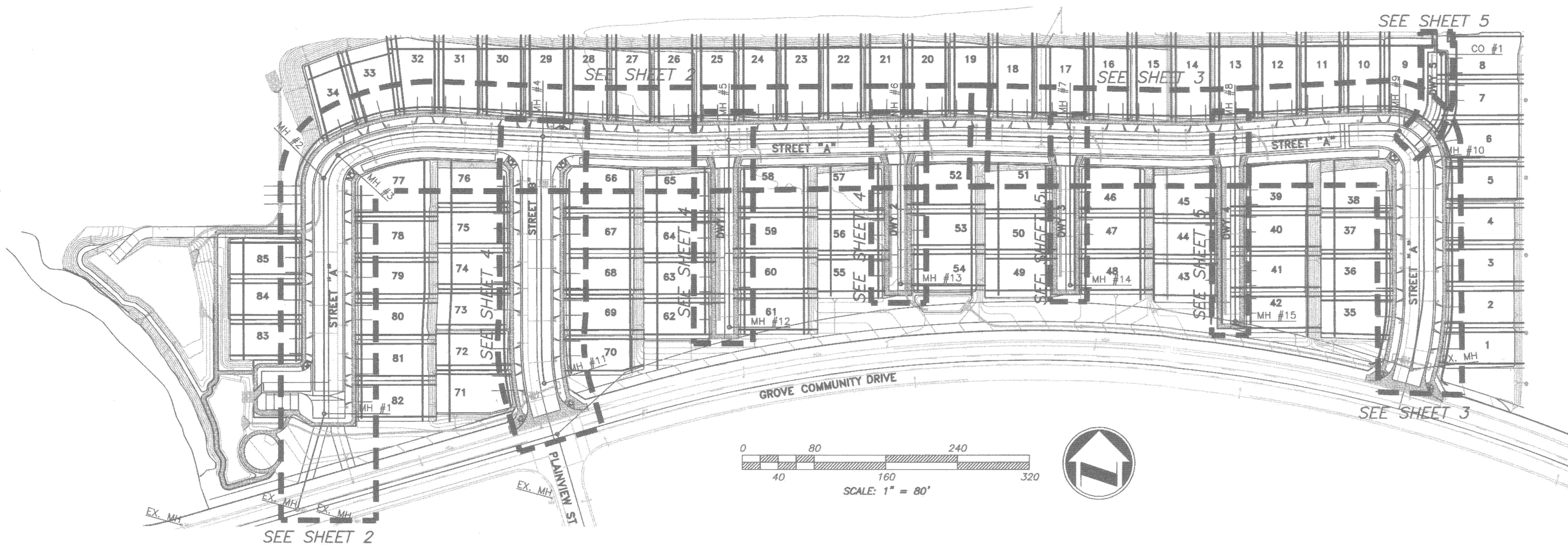
LEGEND

- C CENTERLINE
- R/W RIGHT OF WAY
- MH MANHOLE
- S/W SIDEWALK
- C&G CURB & GUTTER
- WTR WATER
- SWR SEWER
- SD STORM DRAIN
- INV INVERT
- DWY DRIVEWAY
- CO CLEANOUT
- EXIST EXISTING
- TYP TYPICAL
- SEWER LATERAL
- CENTERLINE
- RIGHT OF WAY
- SEWER MAIN
- WATER MAIN
- STORM DRAIN
- EXISTING SEWER
- EXISTING WATER

CONSTRUCTION NOTES & QUANTITIES:

QUANTITIES ARE FOR BONDING PURPOSES ONLY - CONTRACTOR TO BID PROJECT BASED ON HIS OWN "TAKE-OFF"

- 1 CONSTRUCT 8" DIA. VCP SEWER LINE WITH LANE BEDDING PER CITY OF RIVERSIDE STD. NO. 452 2,885 LF
- 2 CONSTRUCT 4" MANHOLE PER CITY OF RIVERSIDE STD. NO. 500 15 EA
- 3 CONSTRUCT SEWER CLEANOUT PER CITY OF RIVERSIDE STD. NO. 560 1 EA
- 4 CONSTRUCT 4" LATERAL PER CITY OF RIVERSIDE STD. NO. 562 85 EA
- 5 CONSTRUCT 6" LATERAL PER CITY OF RIVERSIDE STD. NO. 562 113 LF
- 6 ADJUST MANHOLE RIM TO GRADE 1 EA
- 7 RECONTOUR MANHOLE BOTTOM TO FLOW 2 EA
- 8 ABANDON AND REMOVE EXISTING PRIVATE SEWER 937 LF
*CONTRACTOR TO VERIFY LOCATION IN FIELD. IF SEWER DOES NOT ENCR OACH ON PRIVATE LOTS, SEWER CAN BE ABANDONED IN PLACE.
- 9 ABANDON IN PLACE EXISTING PRIVATE SEWER 64 LF
- 10 INSTALL BACKFLOW PREVENTOR 19 EA



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. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
10. 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.
11. 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.
12. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
13. PIPE JOINTS FOR VITRIFIED CLAY PIPES SHALL BE TYPE "G" AS SPECIFIED IN SECTION 208-2.3 OF STANDARD SPECIFICATIONS.
14. 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.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 284-140-18-4)

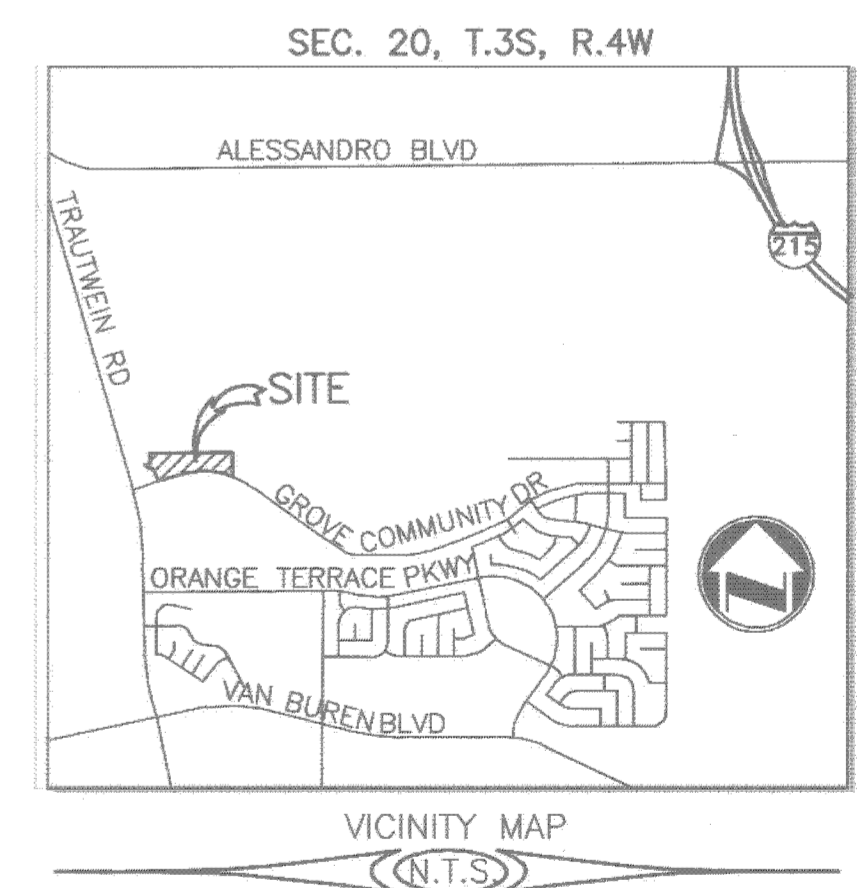
PORTIONS OF LOT 3 IN BLOCK 25 TOGETHER WITH THE SOUTH HALF OF JOHN F. KENNEDY DRIVE AND THE WEST HALF OF COLE STREET ADJOINING SAID BLOCK ON THE EAST AS SHOWN ON THE MAP OF ALESSANDRO TRACT ON FILE IN BOOK 6 PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL 2: (APN: 284-140-014-0)

PORTIONS OF LOTS 2, 3 AND 4 IN BLOCK 26, TOGETHER WITH THE SOUTH HALF OF JOHN F. KENNEDY DRIVE, THE EAST HALF OF COLE STREET, THE WEST HALF OF BARTON STREET ADJOINING SAID BLOCK ON THE NORTH, WEST, AND EAST AS SHOWN ON THE MAP OF ALESSANDRO TRACT ON FILE IN BOOK 6 PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

NOTE

EXISTING SEWER TO REMAIN OPERATING IN PLACE UNTIL NEW SEWER IS INSTALLED PER S-2140 AND OPERATIONAL.

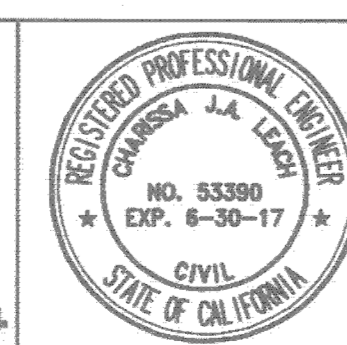
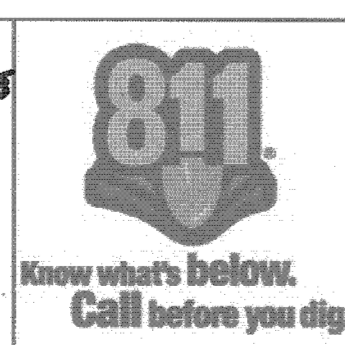


SHEET INDEX

SHEET 1:	TITLE SHEET
SHEET 2:	STREET "A" PLAN & PROFILE
SHEET 3:	STREET "A" PLAN & PROFILE
SHEET 4:	STREET "B" & DRIVEWAYS 1-2 PLAN & PROFILE
SHEET 5:	DRIVEWAYS 3-5 PLAN & PROFILE

WDID 8 33C377605
PW16-0328
P14-0472

WESTERN MUNICIPAL WATER DISTRICT:
FOR NON-INTERFERENCE COMPLIANCE
SHEET 1 THROUGH 5
Derek Kawai
DIRECTOR OF ENGINEERING



CITY OF RIVERSIDE BUSINESS TAX ACCT. #083811 EXP. 1/1/17
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:
Chandra J.A. Lopez R.C.E. 53390 Exp. 06/30/17 DATE: 12/13/16

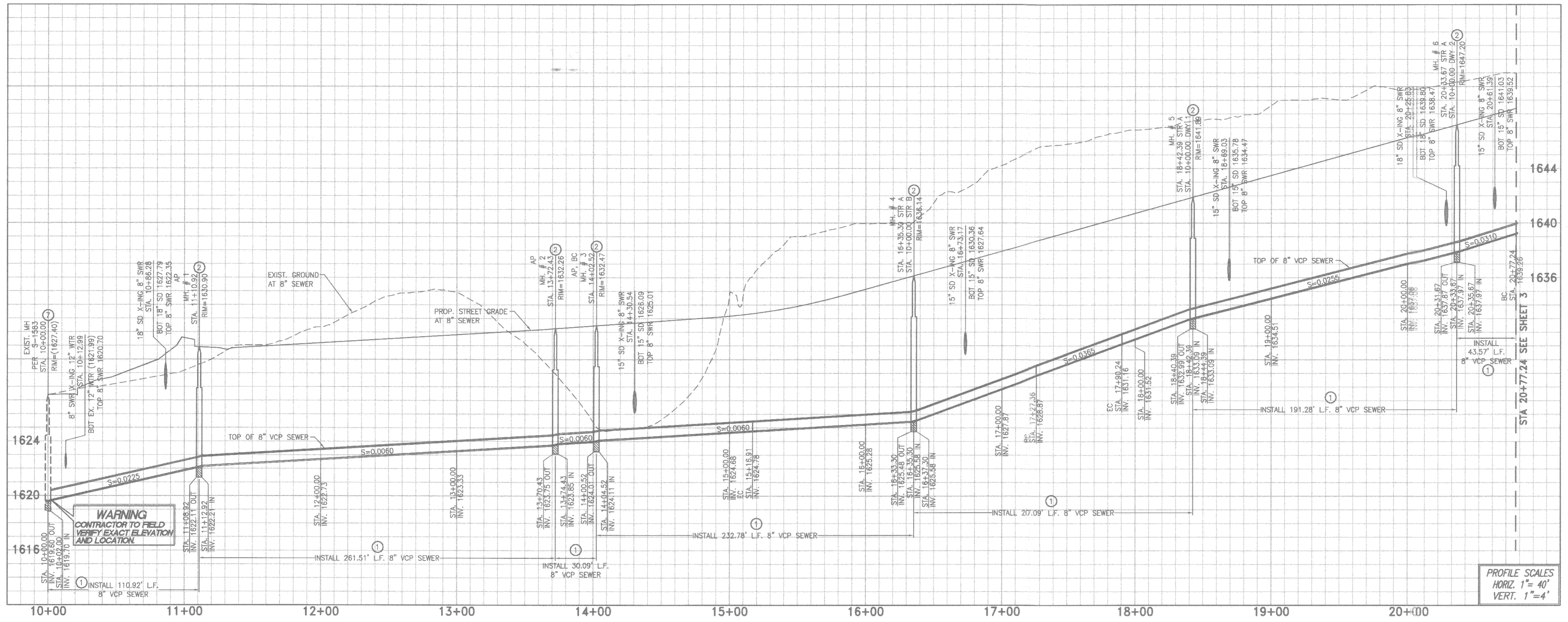
BENCHMARK: BM EB-E3-1613.520
P.K. NAIL AND CITY TAG IN THE SIDEWALK OVER THE NORTHERLY WALL OF A CATCH BASIN ALONG THE EASTERLY CURB OF TRAUTWEIN ROAD, 250 FEET SOUTHERLY OF THE SOUTHERLY DRIVE TO THE ORANGECREST ELECTRIC SUBSTATION. THE MARK IS 2 FEET EASTERLY OF THE FACE OF CURB.
ELEVATION: 1613.520
DATUM: NAVD 29

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

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 12/13/16
ENGINEERING MANAGER
APPROVED BY: [Signature] DATE: 12/13/16
CITY ENGINEER/ PW DIRECTOR

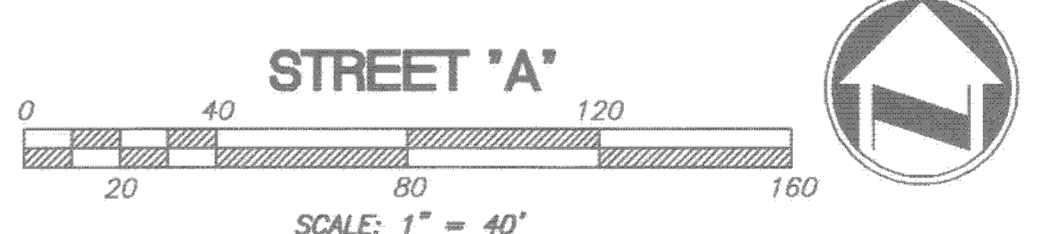
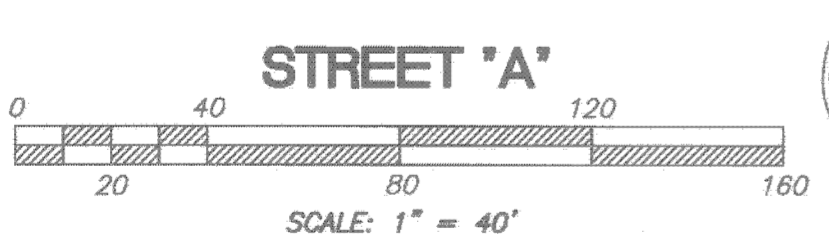
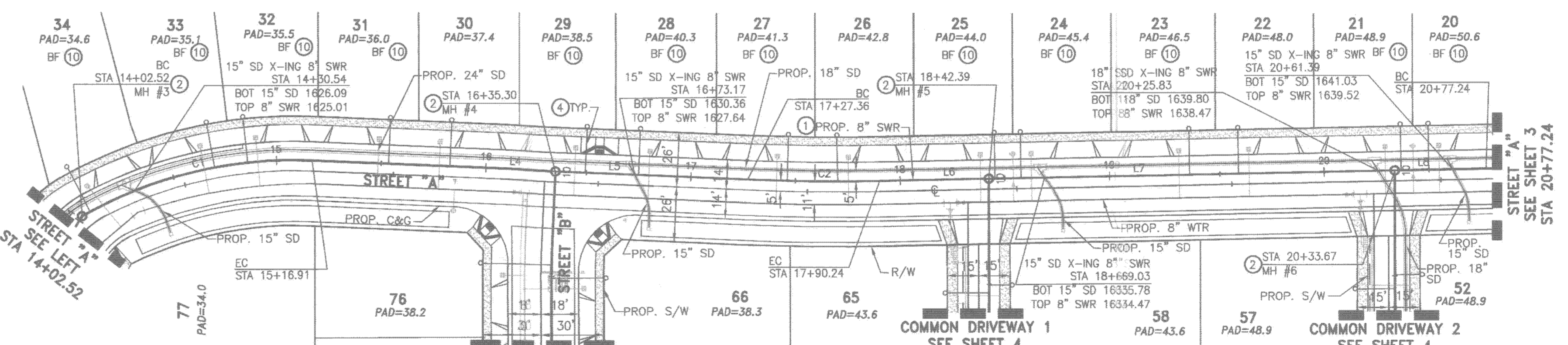
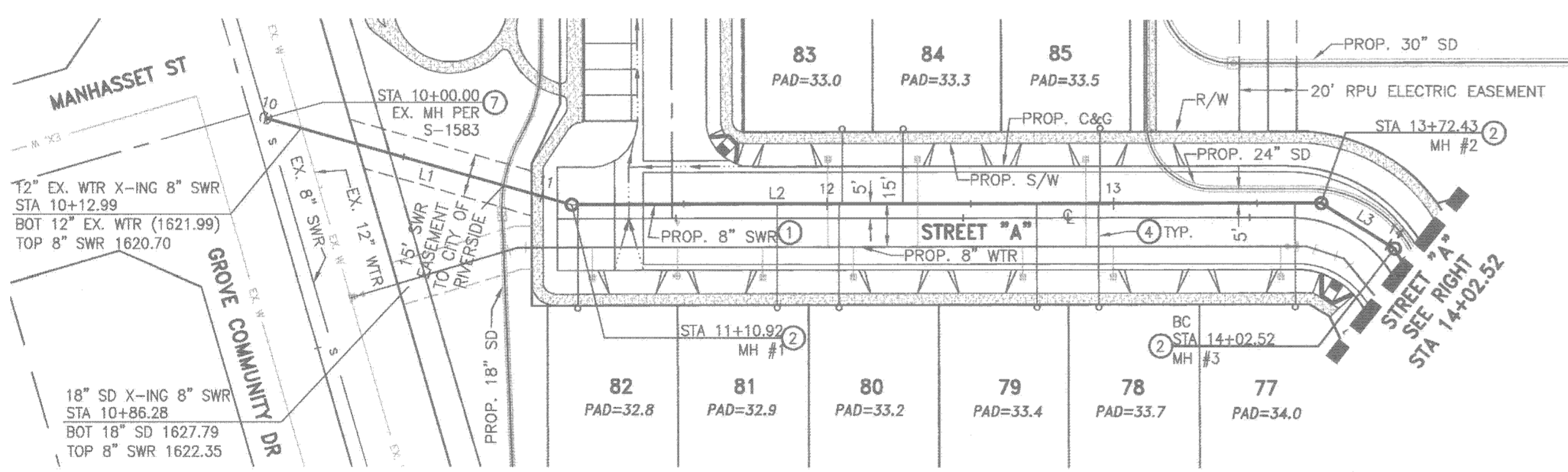
SEWER IMPROVEMENT PLAN TRACT 39534 TITLE SHEET
HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED

ACCOUNT NO. S-2140
SHEET 1 OF 5
J.N. 9004
Plot Date: 12/13/2016



WARNING
CONTRACTOR TO FIELD
VERIFY EXACT ELEVATION
AND LOCATION

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

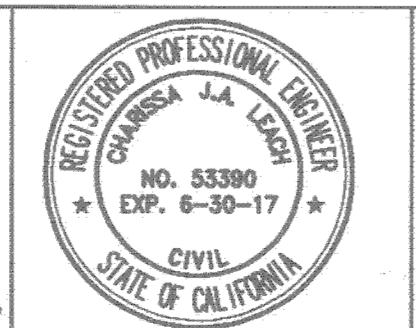


LINE	LENGTH	BEARING
L1	110.92	N15°43'56\"/>
L2	261.51	N0°13'30\"/>
L3	30.08	N31°40'21\"/>
L4	118.38	N87°33'01\"/>
L5	92.06	N87°33'01\"/>
L6	52.15	N88°49'44\"/>
L7	191.29	N88°49'44\"/>
L8	43.56	N88°49'44\"/>

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	114.39	205.00	31°58'20\"/>	
C2	62.88	995.00	3°37'15\"/>	

- CONSTRUCTION NOTES**
- CONSTRUCT 8" DIA. VCP SEWER LINE WITH LANE BEDDING PER CITY OF RIVERSIDE STD. NO. 452
 - CONSTRUCT 4" MANHOLE PER CITY OF RIVERSIDE STD. NO. 500
 - CONSTRUCT SEWER CLEANOUT PER CITY OF RIVERSIDE STD. NO. 560
 - CONSTRUCT 4" LATERAL PER CITY OF RIVERSIDE STD. NO. 562
 - CONSTRUCT 6" LATERAL PER CITY OF RIVERSIDE STD. NO. 562
 - ADJUST MANHOLE RIM TO GRADE
 - RECONTOUR MANHOLE BOTTOM TO FLOW
 - ABANDON AND REMOVE EXISTING PRIVATE SEWER
 - ABANDON IN PLACE EXISTING PRIVATE SEWER
 - INSTALL BACKFLOW PREVENTOR

WESTERN MUNICIPAL WATER DISTRICT:
REVIEWED FOR CONFLICTS BY: _____ DATE: _____



CITY OF RIVERSIDE BUSINESS TAX ACCT. #058833 EXP. 1/1/17
PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering - Surveying - Planning
6875 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599
Under the Supervision of: _____ 12/13/16

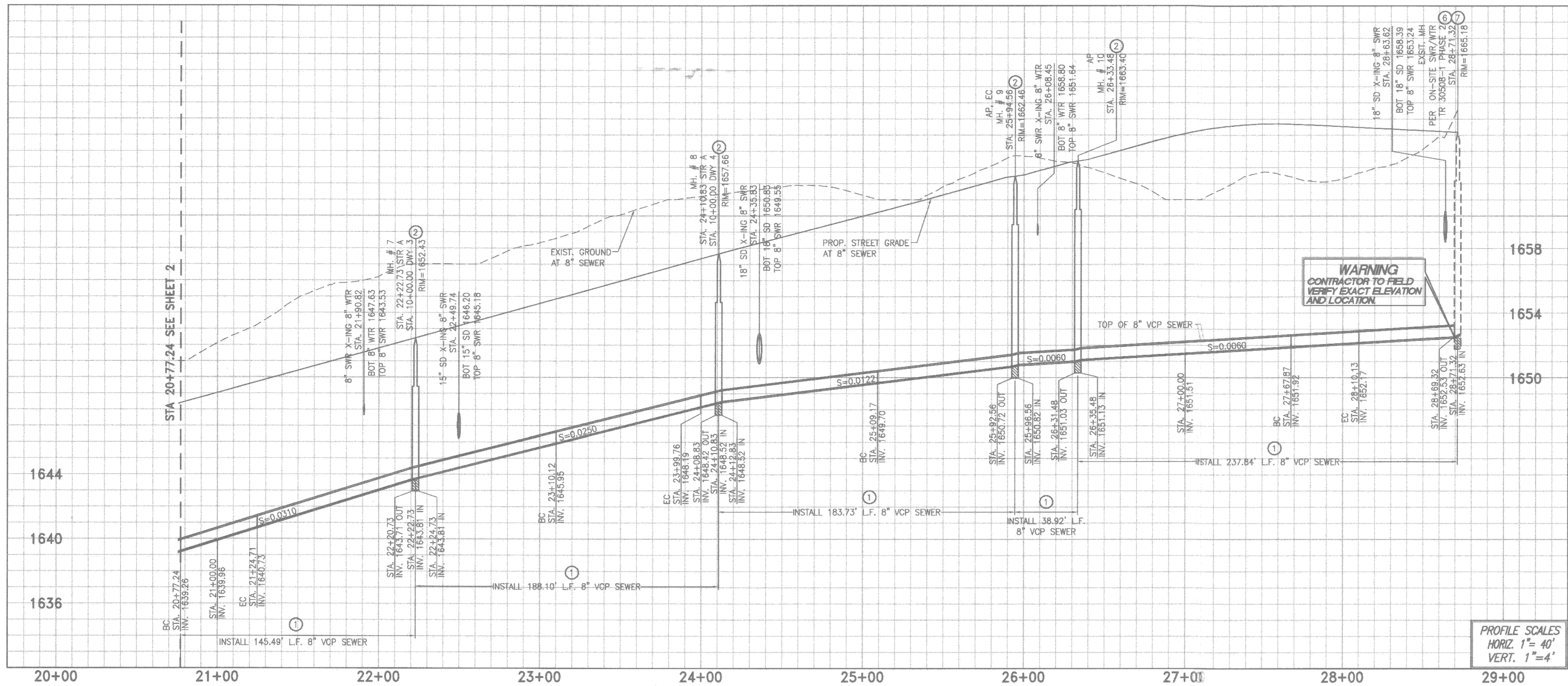
BENCHMARK: BM E8-E5=1613.520
P.K. NAIL AND CITY TAG IN THE
SIDEWALK OVER THE NORTHERLY WALL OF
A CATCH BASIN ALONG THE EASTERLY
CURB OF TRAUTWINE ROAD, 250 FEET
SOUTHERLY OF THE SOUTHERLY DRIVE TO
THE ORANGECELT ELECTRIC SUBSTATION.
THE MARK IS 2 FEET EASTERLY OF THE
FACE OF CURB.
ELEVATION: 1613.520
DATUM: NAVD 29

DESIGNED BY: MLH DRAWN BY: JT CHECKED BY: C--

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: _____ DATE: 12/19/16
ENGINEERING MANAGER
CITY ENGINEER/ PW DIRECTOR

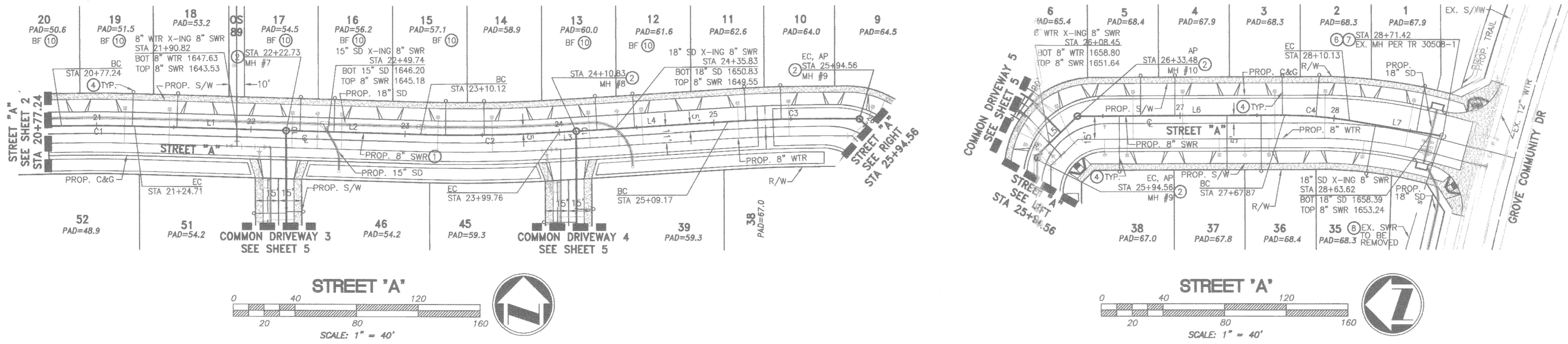
SEWER IMPROVEMENT PLAN
TRACT 39534
STREET "A"

WDID 8 33C377605
PW16-0328
P14-0472
ACCOUNT NO. S-2140
SHEET 2 OF 5
J.N. 9004
Plot Date: 12/13/2016



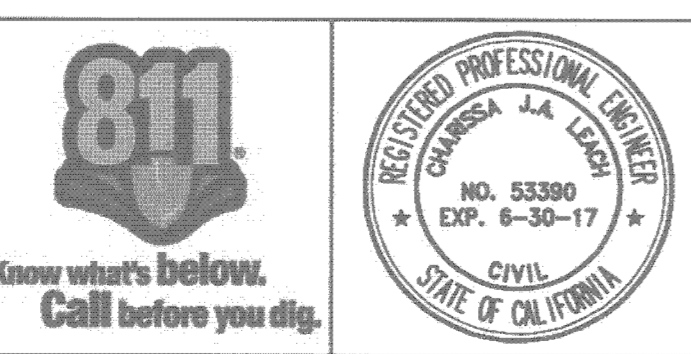
LINE	LENGTH	BEARING
L1	98.02	S88°27'53"E
L2	87.39	S88°27'53"E
L3	11.07	N86°22'25"E
L4	98.33	N86°22'25"E
L5	38.92	S44°06'25"E
L6	134.38	S0°13'32"E
L7	61.18	S9°27'41"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	47.47	1005.00	2°42'23"	23.74
C2	89.64	995.00	5°09'41"	44.85
C3	85.40	1005.00	4°52'07"	42.72
C4	42.27	250.00	9°41'13"	21.18



- CONSTRUCTION NOTES**
- CONSTRUCT 8" DIA. VCP SEWER LINE WITH LANE BEDDING PER CITY OF RIVERSIDE STD. NO. 452
 - CONSTRUCT 4" MANHOLE PER CITY OF RIVERSIDE STD. NO. 500
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 - ADJUST MANHOLE RIM TO GRADE
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 - ABANDON IN PLACE EXISTING PRIVATE SEWER
 - INSTALL BACKFLOW PREVENTOR

WESTERN MUNICIPAL WATER DISTRICT:
 REVIEWED FOR CONFLICTS BY: _____ DATE: _____



CITY OF RIVERSIDE BUSINESS TAX ACCT. #068833 EXP. 1/1/17
 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: _____ 12/19/16

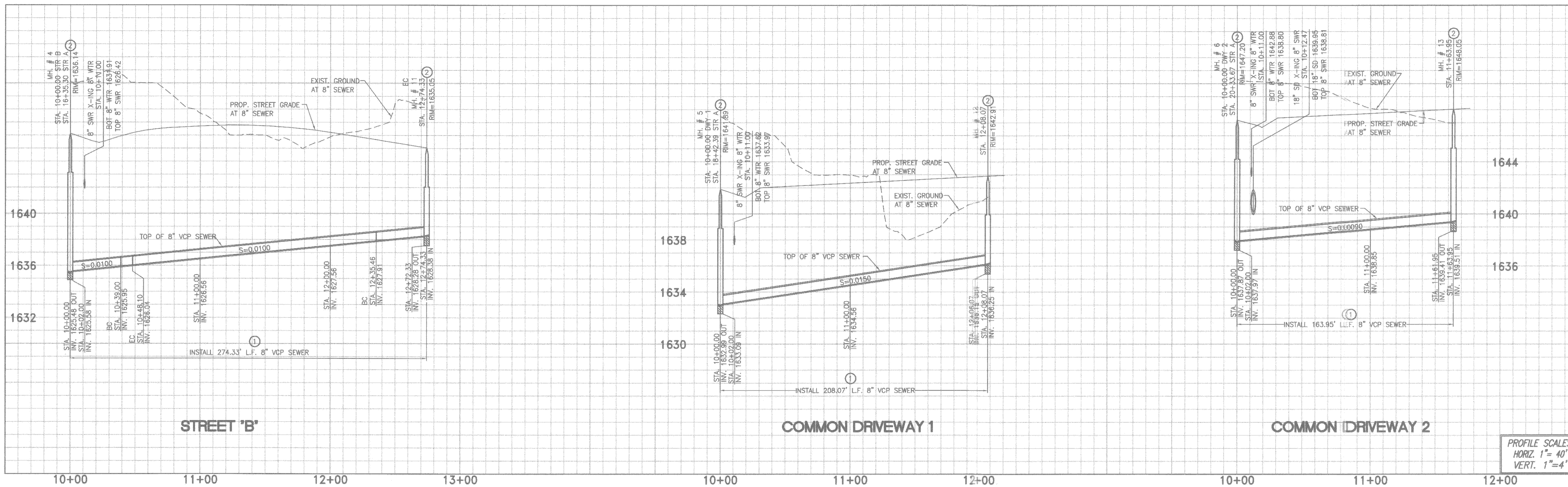
BENCHMARK: BM EB-ES=1613.520
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 ELEVATION: 1613.520
 DATUM: NAVD 29

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

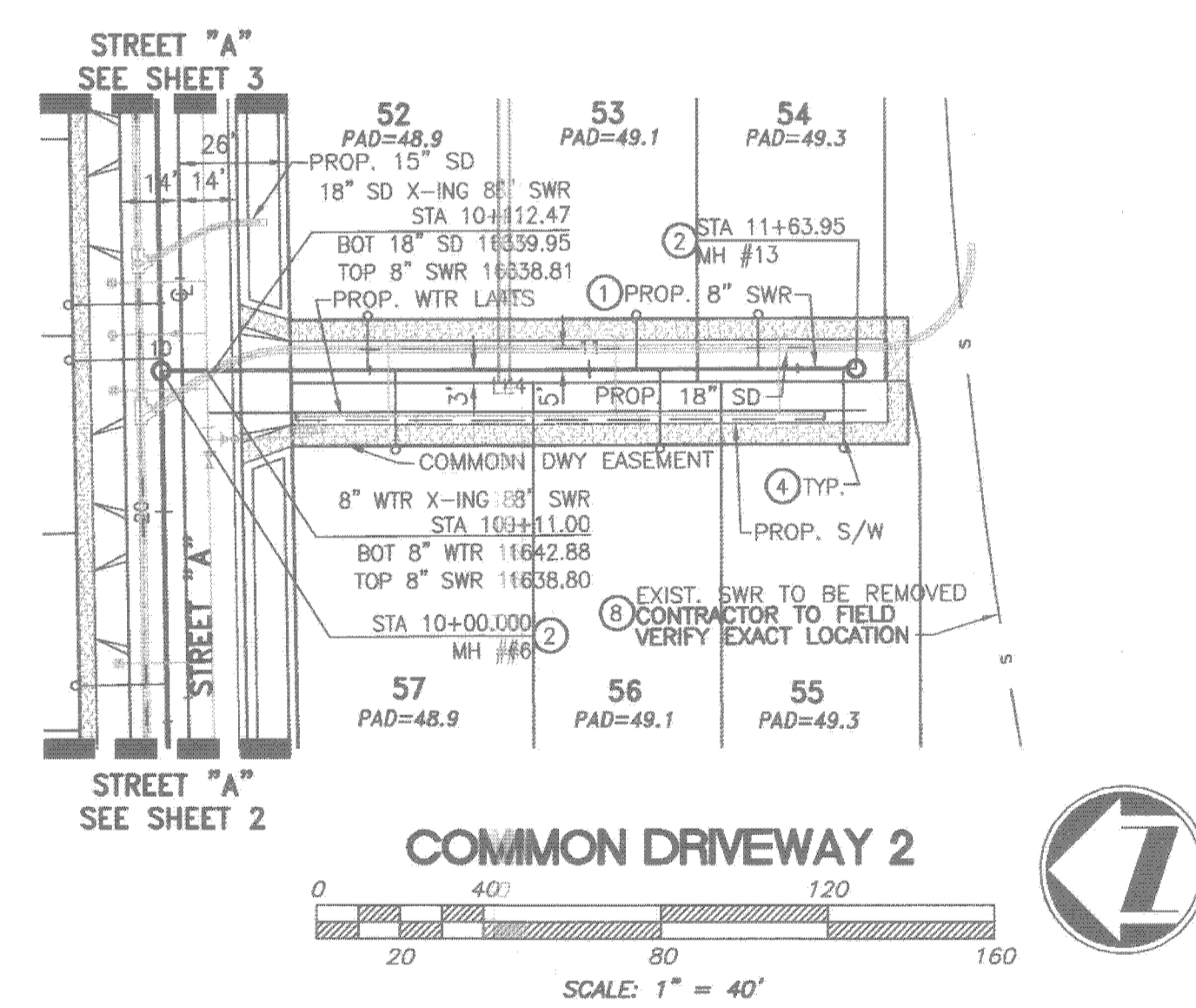
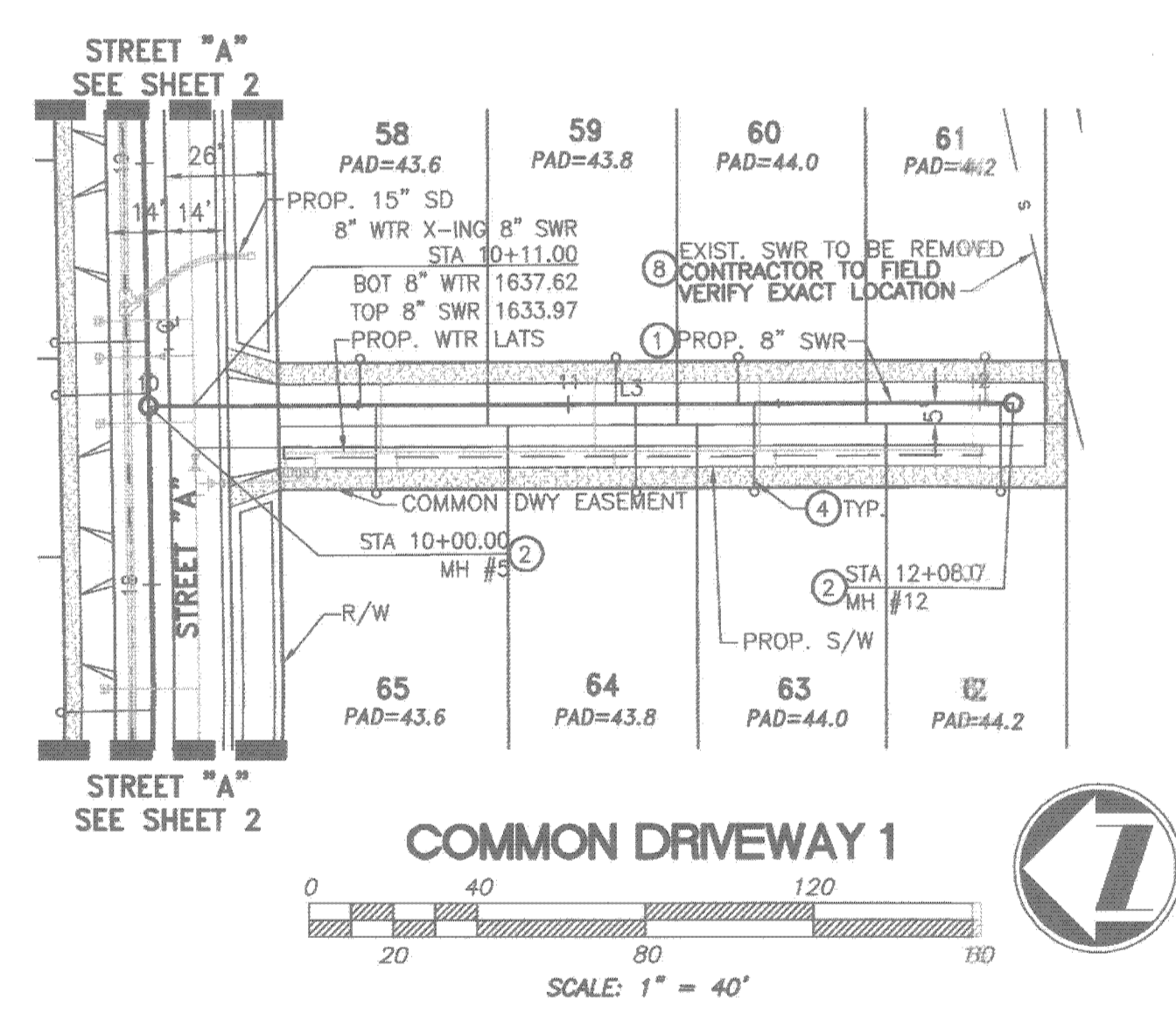
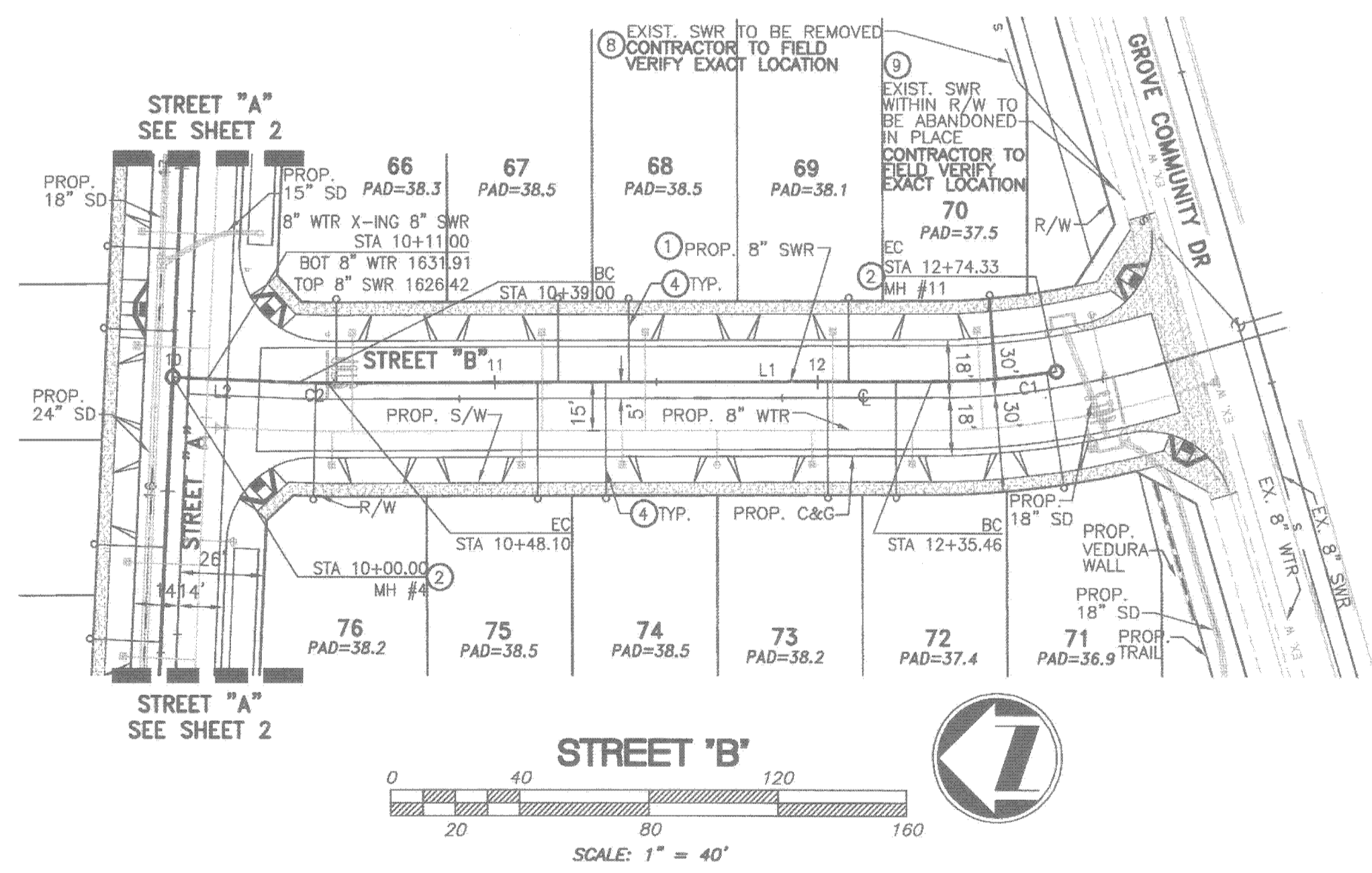
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: _____ DATE: 12/19/16 BY: _____
 ENGINEERING MANAGER
 CITY ENGINEER/ PW DIRECTOR
 DATE: 12/19/16

SEWER IMPROVEMENT PLAN TRACT 39534
STREET "A"
 HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED

WDID 8 33C377605
 PW16-0328
 P14-0472
 ACCOUNT NO. S-2140
 SHEET 3 OF 5
 J.N. 9004
 Plot Date: 12/13/2016



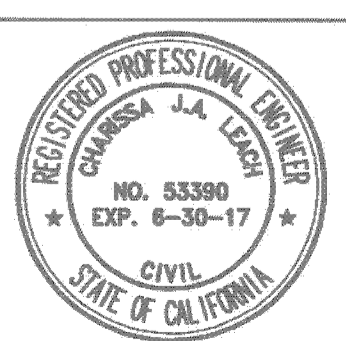
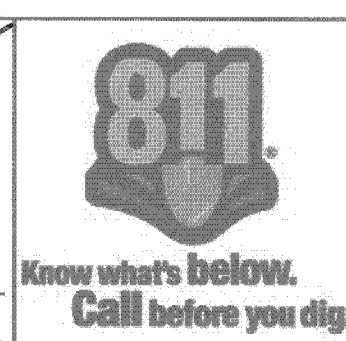
PROFILE SCALES
HORIZ. 1" = 40'
VERT. 1" = 4'



CONSTRUCTION NOTES

1. CONSTRUCT 8" DIA. VCP SEWER LINE WITH LANE BEDDING PER CITY OF RIVERSIDE STD. NO. 452
2. CONSTRUCT 4" MANHOLE PER CITY OF RIVERSIDE STD. NO. 500
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7. RECONTOUR MANHOLE BOTTOM TO FLOW
8. ABANDON AND REMOVE EXISTING PRIVATE SEWER
9. ABANDON IN PLACE EXISTING PRIVATE SEWER
10. INSTALL BACKFLOW PREVENTOR

WESTERN MUNICIPAL WATER DISTRICT:
REVIEWED FOR CONFLICTS BY: DATE:



CITY OF RIVERSIDE BUSINESS TAX ACCT. #068833 EXP. 1/1/17
PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering - Surveying - Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-7001 Fax: (951) 688-0599
Under the Supervision of: *[Signature]*

BENCHMARK: BM EB-E3=1613.520
P.K. NAIL AND CITY TAG IN THE SIDEWALK OVER THE NORTHERLY WALL OF A CATCH BASIN ALONG THE EASTERLY CURB OF TRAUTWEIN ROAD, 250 FEET SOUTHERLY OF THE SOUTHERLY DRIVE TO THE ORANGECREST ELECTRIC SUBSTATION. THE MARK IS 2 FEET EASTERLY OF THE FACE OF CURB.
ELEVATION: 1613.520
DATUM: NAVD 29

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: MLH DRAWN BY: JT CHECKED BY: C-

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 12/19/16
ENGINEERING MANAGER
APPROVED BY: *[Signature]* DATE: 12/19/16
CITY ENGINEER/ PW DIRECTOR

SEWER IMPROVEMENT PLAN
TRACT 39534
STREET "B" & DRIVEWAYS 1-2
HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED

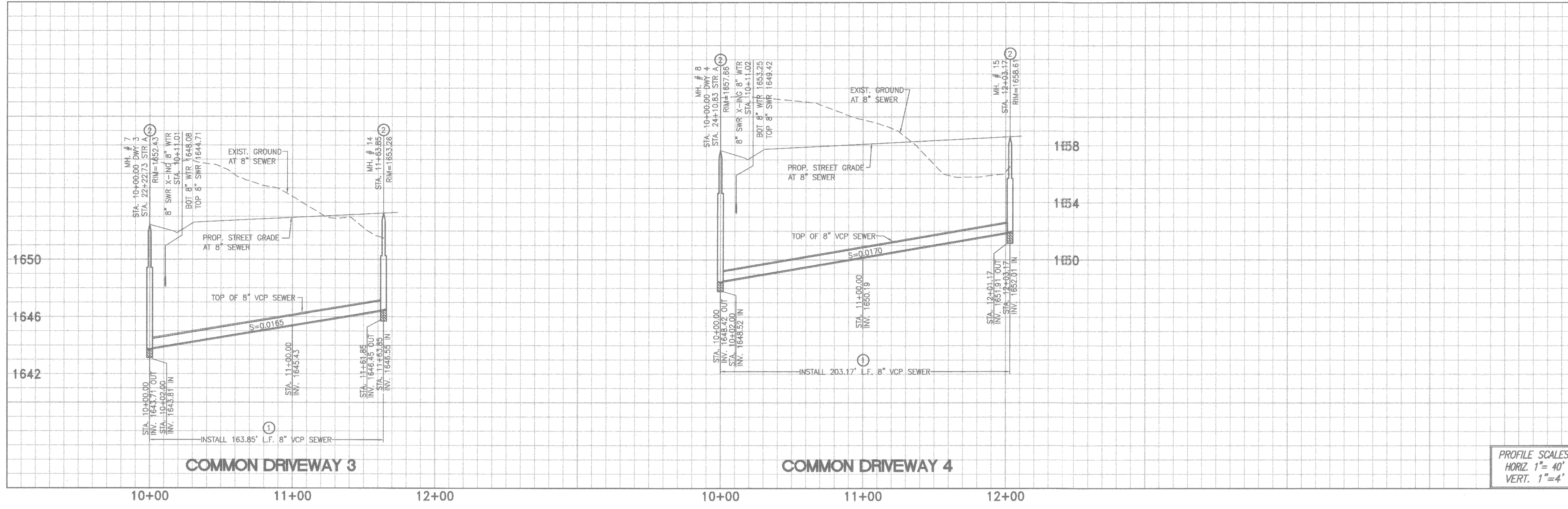
WDID 8 33C377605
PW16-0328
P14-0472
ACCOUNT NO.
S-2140
SHEET 4 OF 5
J.N. 9004
Plot Date: 12/13/2016

LINE TABLE

LINE	LENGTH	BEARING
L1	187.36	N0'13'30"W
L2	39.00	N2'26'59"E
L3	208.07	N0'13'30"W
L4	163.95	N0'13'32"W

CURVE TABLE

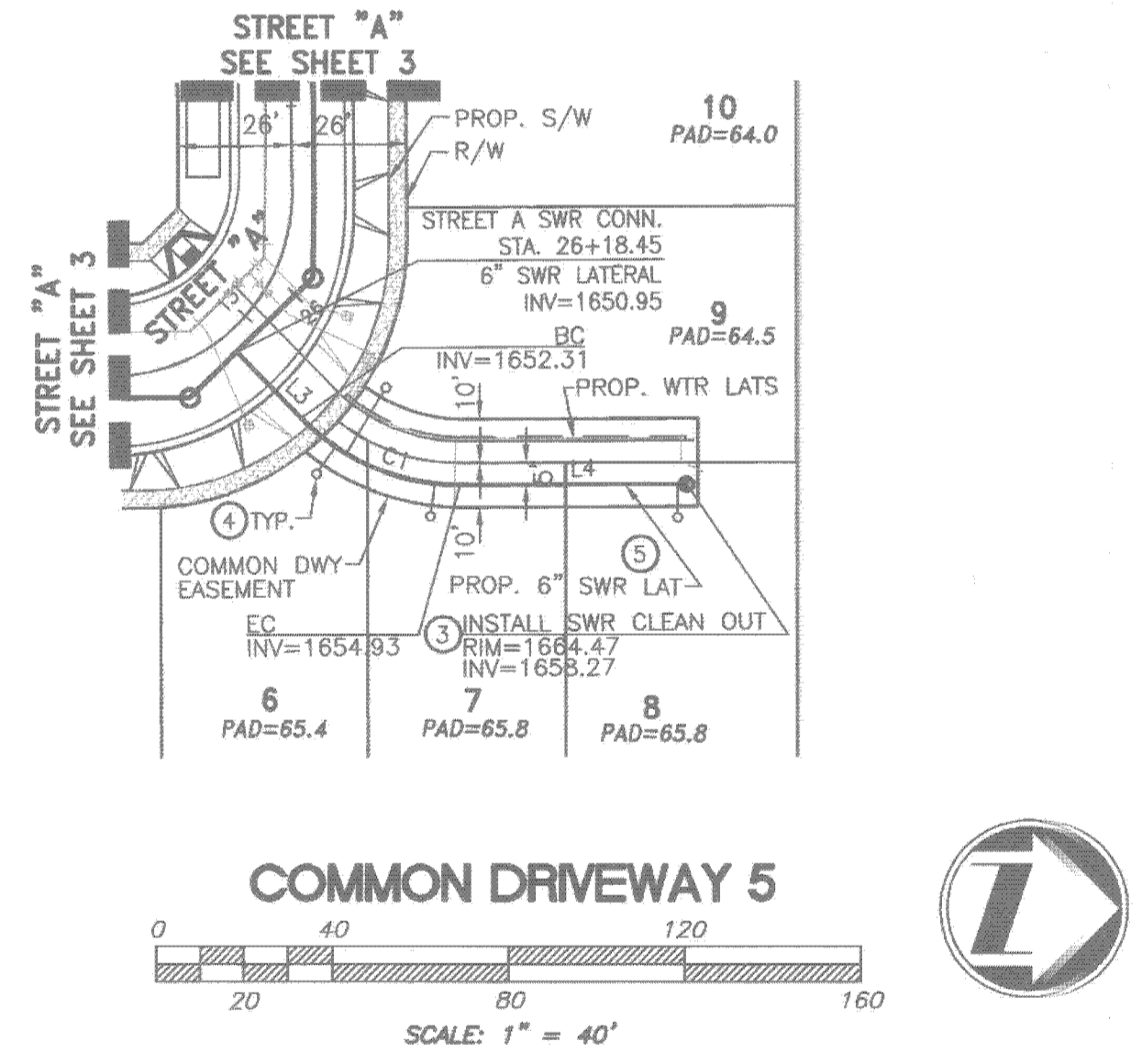
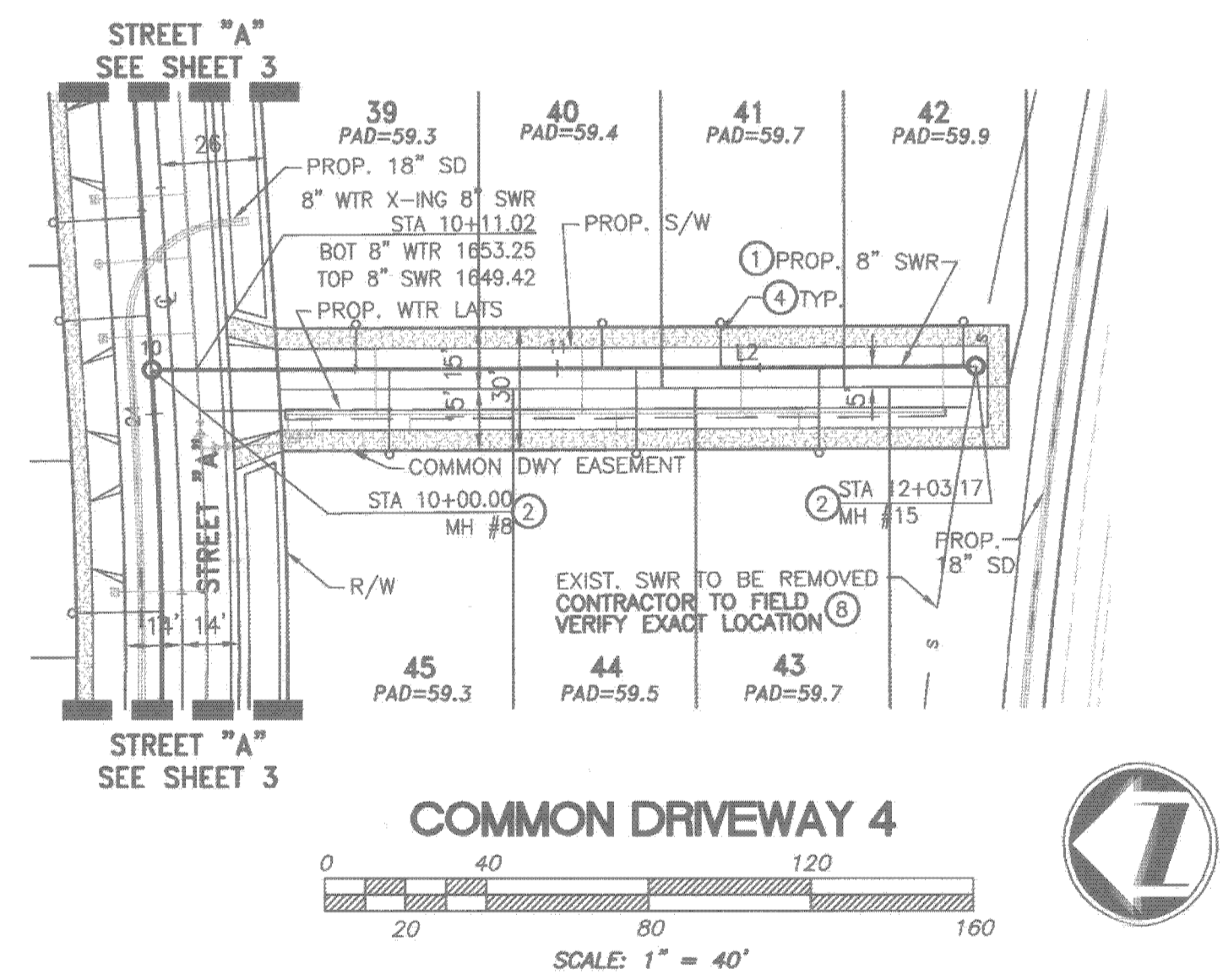
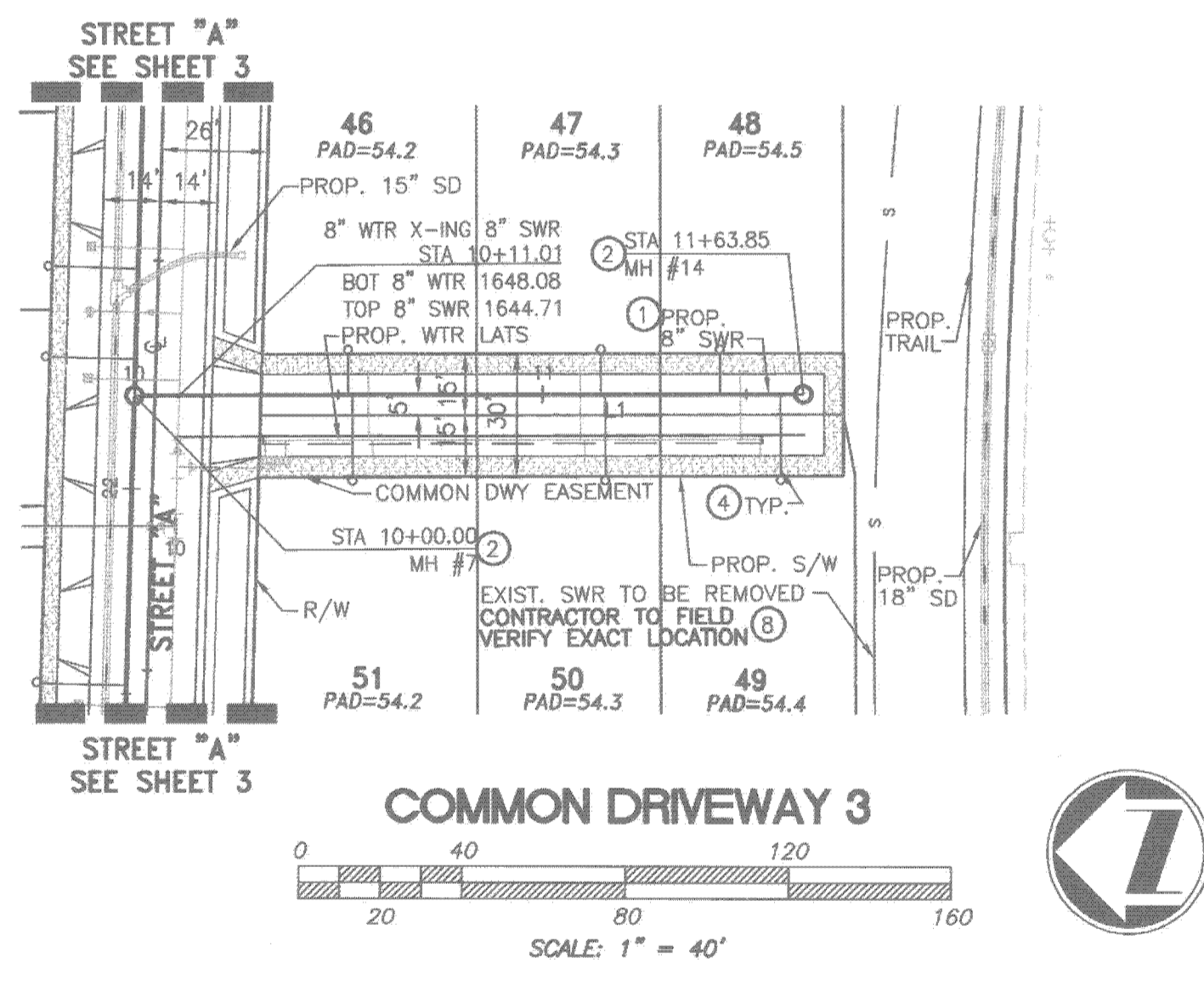
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	38.87	243.74	9'08"09"	19.47
C2	9.10	195.00	2'40"29"	4.55



LINE TABLE		
LINE	DISTANCE	BEARING
L1	163.85'	N0°13'32"W
L2	203.17'	N0°13'32"W
L3	20.93'	N45°53'35"E
L4	51.39'	N0°13'32"W

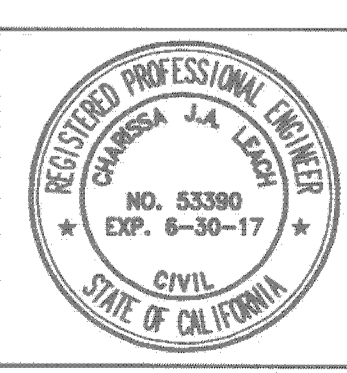
CURVE TABLE				
CURVE	DISTANCE	RADIUS	DELTA	TANGENT
C1	40.25'	50.00'	46°07'07"	21.28'

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



- CONSTRUCTION NOTES**
- CONSTRUCT 8" DIA. VCP SEWER LINE WITH LANE BEDDING PER CITY OF RIVERSIDE STD. NO. 452
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 - ABANDON IN PLACE EXISTING PRIVATE SEWER
 - INSTALL BACKFLOW PREVENTOR

WESTERN MUNICIPAL WATER DISTRICT:
 REVIEWED FOR CONFLICTS BY: DATE: _____



CITY OF RIVERSIDE BUSINESS TAX ACCT. #058833 EXP. 1/1/17
 PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering - Surveying - Planning
 6679 Airport Drive, Riverside, CA 92504
 Tel: (951) 686-0244 Fax: (951) 686-0599
 Under the Supervision of: [Signature] 12/19/16
 Chandra J.A. Lopez R.C.E. 53390 Exp. 06/30/17

BENCHMARK: BM EB-E3=1613.520
 P.K. NAIL AND CITY TAG IN THE SIDEWALK OVER THE NORTHERLY WALL OF A CATCH BASIN ALONG THE EASTERLY CURB OF TRAUTWEIN ROAD, 250 FEET SOUTHERLY OF THE SOUTHERLY DRIVE TO THE ORANDECREST ELECTRIC SUBSTATION. THE MARK IS 2 FEET EASTERLY OF THE FACE OF CURB.
 ELEVATION: 1613.520
 DATUM: NAVD 29

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: MLH DRAWN BY: JT CHECKED BY: C-

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 12/19/16
 ENGINEERING MANAGER
 APPROVED BY: [Signature] DATE: 12/19/16
 CHY. ENGINEER/ PW DIRECTOR

SEWER IMPROVEMENT PLAN
TRACT 39534
DRIVEWAYS 3-5

WDID 8 33C377605
 PW16-0328
 P14-0472
 ACCOUNT NO.
S-2140
 SHEET 5 OF 5
 J.N. 9004
 Plot Date: 12/13/2016