



Appendix J1

Master Sewer Study

Technical Memorandum
Master Sewer Capacity Study for:
The Vineyard, Curci, Costco, and Candee Commercial
Developments

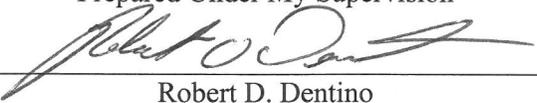
Prepared For

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Revised: 4/02/2020

Prepared Under My Supervision


Robert D. Dentino



Purpose of Study

The purpose of this study is to determine the effect the new commercial developments in Sewer Tributary Area B and south to Clinton Keith Road, on the existing sewer infrastructure in Clinton Keith Road, Murrieta California. Four new commercial developments identified as Costco, Candee, Curci, and The Vineyard, are proposed on the north side of Clinton Keith Road just east of Interstate I-215. The study calculates total sewage generation from existing developments in Sewer Tributary Area B and south to Clinton Keith Road. Total sewage generation is calculated to an existing 15-in sewer main in Whitewood Road south of Clinton Keith Road. This study builds on calculations performed by Albert A. Webb Associates, to analyze sewer generation, in Sewer Tributary Area B. This study will supersede a study of The Vineyard site prepared by Excel Engineer dated 10/24/2017. The proposed development areas addressed by this study are depicted in the Sewer Tributary Map, Area B and south to Clinton Keith Road included in this study.

This study also examines the effect these commercial developments will have on the existing sewer improvements in Clinton Keith Road. A hydraulic analysis of the existing sewer in Clinton Keith Road from Creighton Road to Whitewood is reported here.

Finally, these commercial developments are proposing the construction of Warm Springs Parkway from Clinton Keith Road to the north property line on Costco and Candee developments. The proposed improvements include public sewer to serve these developments. This study supports the design of the proposed public sewer facilities in Warm Springs Parkway.

Webb Study

On May 20, 2014, Albert A. Webb Associates, herein after referred to in this report as the Webb Study, prepared calculations to analyze sewer generation for current and future development in Sewer Tributary B. A map, prepared by the Webb Study, shows the tributary area, acreage, boundaries, and land use designations. All references, areas and land use designations used for this study are taken from the map in the Webb Study. The Webb Study is included as an attachment to this study.

The Webb Study assumes 3 phases of development and summarizes sewer generation in three separate tables. Table 1 shows sewer generation by the existing developments present at the time of study. Table 1 concludes the capacity of the existing 15-in sewer in Whitewood exceeds predicted sewer flows. Table 2 shows sewer generation from the existing development and some future developments. While Table 2 included some future developments, The Vineyard and the multi-family developments on the south side of Clinton Keith Road, west of the school property, are not included in the calculations. Table 2 concludes the capacity of the existing 15-in sewer in Whitewood exceeds sewer flows. Table 3 includes all the development shown in table 2, and adds the remaining properties, to build-out of the tributary area. Table 3 includes The Vineyards and the other commercially zoned properties in the area. Table 3 concludes that at, build-out, sewer capacity of the 15-in main is exceeded and a parallel main is required.

This study adds to Table 2. The Vineyard, Costco, the Curci development the Candee development and the multi-family residential development to the southwest of CK-17 identified as property number 25 are now included in calculations.

Methodology

This study follows similar methodology used for the Webb Study. Sewer generation is based on guidelines provided Eastern Municipal Water District 2006 Master Plan Update. Land use designations, areas, and boundaries are taken from the tributary map provided in the Webb Study. A foot note on tables 1, 2, and 3 establishes that the existing 15-in sewer main in Whitewood Road has a capacity, $D/d=0.75$ of 2.392 cfs.

The hydraulic analysis uses Manning's equation to determine normal depths based on flows generated in Table 2.1.

It should be noted that the invert for manhole number 1 at the intersection of Clinton Keith Road appears with differ from sub-table to the next in Table 2.1. The differing inverts reflects the difference a from as-builts and fielded topo performed by Excel Engineering. This difference will not affect the flow analysis results which is the purpose of Table 2.1.

Results and Conclusions

Data from Table 2 from the Webb Study, plus The Vineyards the additional commercial developments, and the multi-family development, are shown in Table 2.1. Total sewage generation at the connection point in Whitewood Road is calculated to be 2.212 cfs. With the capacity of the existing 15-in sewer in Whitewood Road known to be 2.392 cfs, the addition of four commercial developments to the tributary area will not require additional downstream sewer capacity.

The results of the hydraulic analysis of the sewer in Clinton Keith Road and the proposed sewer in Warm Springs Parkway, indicate that the existing and proposed improvements have enough capacity. Results from the analysis are shown in Table 2.2. The Sewer Capacity Exhibit, prepared for this study, is a graphic representation of the data analyzed in Table 2.2. The exhibit depicts sewer reaches, manholes and overall sewer layout for the sewer in Clinton Keith Road and proposed sewer in Warm Springs Parkway and can be found as an attachment to this report. The hydraulic analysis for the proposed sewer includes all future upstream development and confirms the proposed 8" pipe in Warm Springs Parkway is sufficient.

It should be noted that the system was analyzed assuming a worst-case condition. All effluent from area 22A-2 is assumed to drain to Warm Springs Parkway, when in fact some properties sewer through the east driveway, tying to a proposed 8" sewer main in Clinton Keith Road. This study also assumes that effluent for area 22B sewers to the east by a private system in the Vineyard development. Both developments are controlled by the same entity and property agreements will be in place prior to construction.

The proposed sewer in Warm Springs Parkway was analyzed to serve the entire commercial area draining to Clinton Keith Road, identified on the Sewer Tributary Map as areas 22A-1, 22A-2, 22B, 22C, and 22D. The high point or northerly limits of the tributary area was established by a master alignment and profile study, of Warm Springs Parkway, adopted by the City of Murrieta. The hydraulic analysis confirms that an 8" sewer main will provide sufficient capacity for this tributary area.

ATTACHMENTS

Sewer Tributary Map

Figure 1: Sewer System Analysis for The Vineyard, Curci, Costco, & Candee Project.

Table 2.1 Sewer Generation Along Whitewood Road

Table 2.2 Hydraulic Sewer Analysis, Warm Springs Parkway & Clinton Keith Road

Sewer Capacity Exhibit, Sheets 1 & 2

Webb Technical Memorandum

Sewer and Water Plans for The Vineyard

Murrieta Clinton Keith Road Sewer and Water Plans

Warm Springs Parkway Master Alignments and Profiles Study

LEGEND

- ▬▬▬ PROJECT SITE BOUNDARY
- ▬▬▬ PROPOSED WATER LINES
- - - EXISTING WATER LINES
- ▬▬▬ PROPOSED FIRE LINES

SITE AREA TABLE

SITE	AREA (AC.)
THE VINEYARD	13.54
COSTCO	16.42
CURCI	6.65
CANDEE	9.58

AREA TABLE

SITE	AREA (AC.)	
	WEST	EAST
THE VINEYARD	4.40	7.33
THE VINEYARD (TOTAL)	11.73	
COSTCO	16.42	
CURCI	6.65	
CANDEE	9.58	

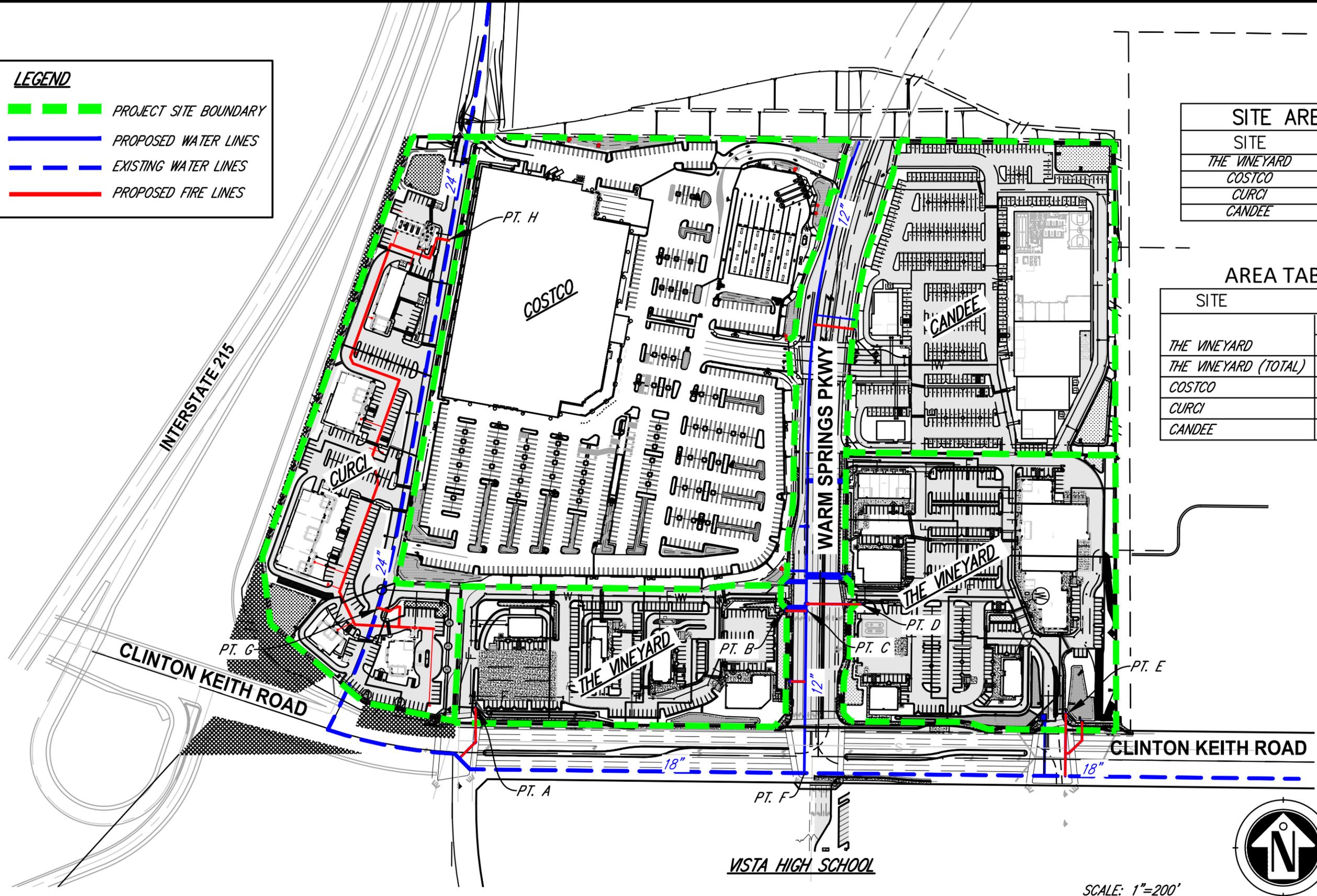
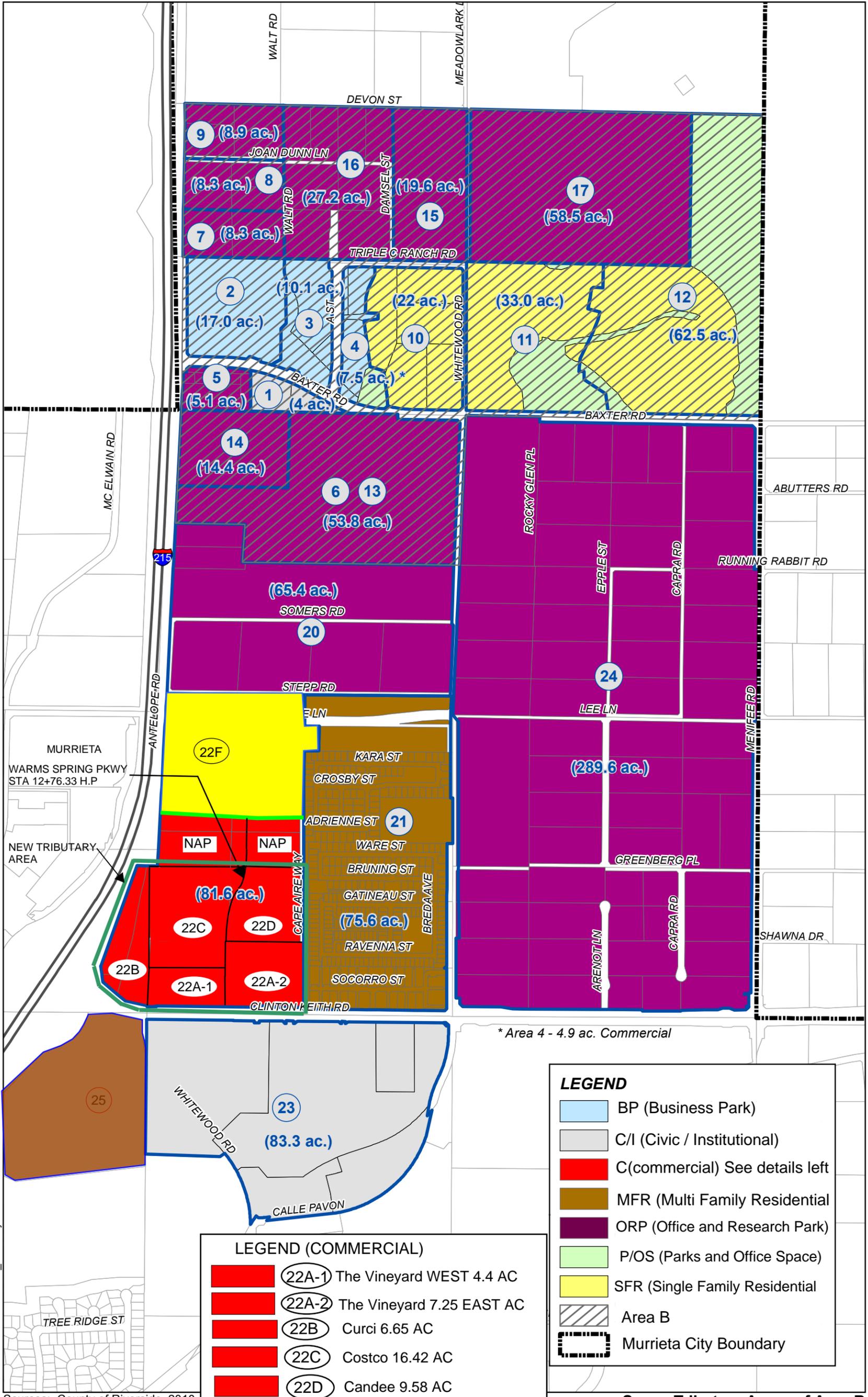


FIGURE 1 – WATER SYSTEMS ANALYSIS FOR THE VINEYARD, CURCI, COSTCO & CANDEE PROJECTS

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Sources: County of Riverside, 2010

LEGEND (COMMERCIAL)	
	22A-1 The Vineyard WEST 4.4 AC
	22A-2 The Vineyard 7.25 EAST AC
	22B Curci 6.65 AC
	22C Costco 16.42 AC
	22D Candee 9.58 AC

LEGEND	
	BP (Business Park)
	C/I (Civic / Institutional)
	C (commercial) See details left
	MFR (Multi Family Residential)
	ORP (Office and Research Park)
	P/OS (Parks and Office Space)
	SFR (Single Family Residential)
	Area B
	Murrieta City Boundary

Sewer Tributary Areas of Area B & Southerly to Clinton Keith Road
Baxter Road Sewer Lift Station

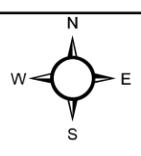
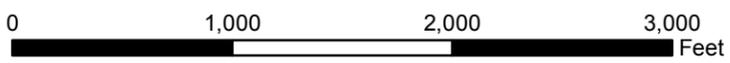


Table 2.1 Sewer Generation Along Whitewood Road

	Land Use Designation	Area or Sizing Criteria	EDU	Average Day Unit Generation	Flow Rate Per EDU (gpd/EDU)	Average Day Generation (gpd)	Average Day Generation (mgpd)	Cumulative Average Day Generation (gpd)	Pop.	Culuative Population	Peak Factor	Peak Flow (gpd)	Peak Flow (gpm)	Peak Flow (cfs)	
7	2nd MOB	160,000 Sq. Ft.	67	0.42 EDU /1,000 Sq. Ft.	265	17,755	0.018	17,755	235	235	2.8	49,714	34.524	0.077	
8	3rd MOB	160,000 Sq. Ft.	67	0.42 EDU /1,000 Sq. Ft.	265	17,755	0.018	35,510	235	470	2.8	49,714	34.524	0.077	
9	Two MOB	79,400 Sq. Ft.	33	0.42 EDU /1,000 Sq. Ft.	265	8,745	0.009	44,255	116	586	2.8	24,486	17.004	0.038	
			167			44,255	0.044		586	586	2.8	123,914	86.051	0.192	
	Upstream		167			44,255	0.044	44,255	586	586	2.8	123,914	86.051	0.192	
1	Fire Station	10 employees	4	0.41 EDU /employee	265	1,060	0.001	45,315	14	600	2.8	2,968	2.061	0.005	
2	Hospital	203 beds	145	250 gpd / bed	265	38,425	0.038	83,740	508	1108	2.8	107,590	74.715	0.166	
3	1st MOB	160,000 Sq. Ft.	67	0.42 EDU /1,000 Sq. Ft.	265	17,755	0.018	101,495	235	1343	2.8	49,714	34.524	0.077	
4	Commercial	4.9 AC	24	1700 gpd / AC	265			107,855	83	1426	2.8	17,808	12.367	0.028	
	(Sun-Cal-two sites east of New Antelope Road)														
						6,360	0.006								
10	Tract 28532-1	22 AC	82		265	21,730	0.022	129,585	287	1713	2.8	60,844	42.253	0.094	
			489			129,585	0.130		1,713		2.75	356,359	247.471	0.551	
11	Tract 28532-2	33 AC	90		265	23,850	0.024	23,850	378	378	2.8	66,780	46.375	0.103	
12	Tract 28532-4	62.5 AC	126		265	33,390	0.033	57,240	529	907	2.8	93,492	64.925	0.145	
	Totals: Baxter Lift Station		216			57,240	0.057		907		2.8	160,272	111.300	0.248	
	Upstream Gravity		489			129,585	0.130	129,585	1,713	1713	2.75	356,359	247.471	0.551	
21	Mediun Density Residential		335		265	88,775	0.089	88,775	1,173	2886	2.8	248,570	172.618	0.385	
21	High Density		144		265	38,160	0.038	126,935	360	3246	2.8	106,848	74.200	0.165	
22A-1	Commerical/ The Vinyard (West)	4.4		1700 gpd / AC	265	7,480	0.007	134,415			2.8	20,944	14.544	0.032	
22A-2	Commerical/ The Vinyard (East)	7.25		1700 gpd / AC	265	12,325	0.012	146,740			2.8	34,510	23.965	0.053	
22B	Curci	6.652		1700 gpd / AC	265	11,308	0.011	145,723			2.8	31,664	21.989	0.049	
22C	Costco	16.42		1700 gpd / AC	265	27,914	0.028	173,637			2.8	78,159	54.277	0.121	
22D	Candee	9.584		1700 gpd / AC	265	16,293	0.016	189,930			2.8	45,620	31.680	0.071	
23	Vista High School	3,323 students	190	20 gpd/student	265	66,460	0.066	200,875	665	665	2.8	186,088	129.228	0.288	
25	High Density Residential	36.14	400	2400 gpd/AC	165	66,000	0.066	211,723			2.8	184,800	128.333	0.286	
	Totals: Clinton Keith Road Gravity		1558			464,300	0.464		3,911		2.7	1,253,611	870.563	1.940	
	Totals: Clinton Keith Road plus Baxter Lift Station		1774			521,540	0.522		4,818		2.63	1,371,651	952.535	2.122	

Note: information used to produce this table was obtained from Technical Memorandum- Analysis of Whitewood Sewer Southerly of Clinton Keith Road. Prepared by Albert A. Webb Associates, May 20,2014; Eastern Municpal Water District 2006 Mater Plan Update; and calulations performed by Excel Engineering.

Existing 15-in sewer line at the intersection of Clinton Keith Road and Whitewood Road has a capacity of 2.392 cfs, based on a slope of 0.0022 ft./ft., n=0.015, d/D=0.75.

Table 2.2 Hydraulic Sewer Analysis-Warm Springs Road Clinton Keith Road

Sewer Generation for Proposed Sewer Main Warm Springs Road

GPD by Area No.

Area	Avg Day
22A-1	7480
22A-2	12325
22B	11308
22C	27914
22D	16293

- Data from Table 2.1

Warm Springs Parkway

Manhole No.	Sta (ft)	IE (ft)	Length (ft)	Slope (ft/ft)	Pipe dia. (D) (in)	n	Additional Contributing Areas	Total Flow Contributing (gpd)	Peak Factor	Peak Flow (gpd)	Peak Flow (cfs)	Q (full) (cfs)	Area (full) (sf)	V (full) (fps)	Normal flow Depth (d) (in)	V (fps)	d/D	d/D less than 0.5?	v(fps) > 2 fps?
6**	13+95.37	1514.12																	
5**	12+21.20	1512.60	159.66	0.0095	8	0.015	22C & 22D	44207	2.80	123780	0.19	1.02	0.349	2.91	0.15	2.01	0.019	TRUE	TRUE
4**	9+03.30	1509.66	309.66	0.0095	8	0.015	-	44207	2.80	123780	0.19	1.01	0.349	2.91	0.15	2.01	0.019	TRUE	TRUE
3**	7+30.00	1507.82	193.17	0.0095	8	0.015		44207	2.80	123780	0.19	1.02	0.349	2.91	0.15	2.01	0.019	TRUE	TRUE
2**	4+48.64	1505.71	281.36	0.0075	8	0.015	22B, 22C, 22D, 22A-1, & 22A-2	75320	2.80	210896	0.33	0.90	0.349	2.58	0.22	2.26	0.028	TRUE	TRUE
1**	1+24.54	1503.28***	325.64	0.0075	8	0.015	-	84133	2.80	235572	0.36	0.90	0.349	2.58	0.22	2.26	0.028	TRUE	TRUE

**Public Water & Sewer Plan For: The Vineyard, City of Murrieta

***Invert established by field topo

GPD by Area No.

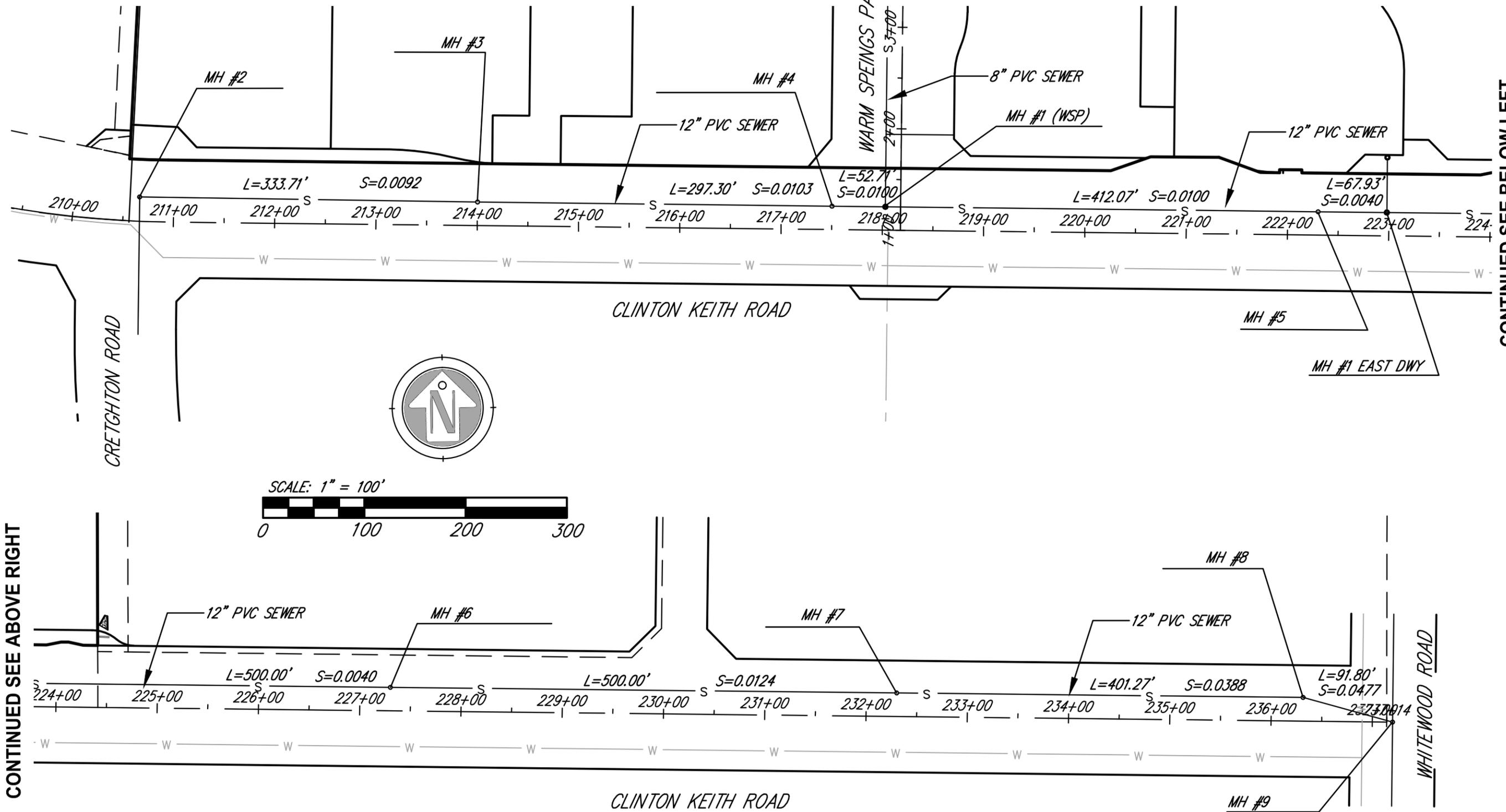
Area	Avg Day
21	88775
21	38160
22A-1, 22B, 22C, 22D	62995
22A-2	12325
23	66460
25	66000

- Data from Table 2.1

Clinton Keith Road, DWG: D-45890

Manhole No.	Sta (ft)	IE (ft)	Length (ft)	Slope (ft/ft)	Pipe dia. (D) (in)	n	Additional Contributing Areas	Total Flow Contributing (gpd)	Peak Factor	Peak Flow (gpd)	Peak Flow (cfs)	Q (full) (cfs)	Area (full) (sf)	V (full) (fps)	Normal flow Depth (d) (in)	V (fps)	d/D	d/D less than 0.5?	v(fps) > 2 fps?
2*	210+66.29	1510.57																	
3*	214+00.00	1507.49	333.71	0.0092	12	0.015	23 & 25	132460	2.76	365590	0.57	2.95	0.785	3.76	3.96	2.35	0.33	TRUE	TRUE
4*	217+50.00	1503.90	350	0.0103	12	0.015	23 & 25	132460	2.76	365590	0.57	3.11	0.785	3.96	4.32	2.50	0.36	TRUE	TRUE
1**(WSP)	218+02.80	1503.36	53.82	0.0100	12	0.015	22A-1, 22A-2, 22B, 22C, 22D	207780	2.72	565162	0.87	3.08	0.785	3.92	4.32	2.50	0.36	TRUE	TRUE
5*	222+30.00	1499.11	426.18	0.0100	12	0.015	-	207780	2.76	573473	0.89	3.07	0.785	3.91	4.08	2.70	0.34	TRUE	TRUE
1**(DWY)	222+97.93	1498.84	67.64	0.0040	12	0.015	-	207780	2.72	565162	0.87	1.94	0.785	2.47	4.08	2.70	0.34	TRUE	TRUE
6*	227+30.00	1497.11	432.36	0.0040	12	0.015	21	334715	2.68	897036	1.39	1.94	0.785	2.48	4.68	4.18	0.39	TRUE	TRUE
7*	232+30.00	1490.90	500	0.0124	12	0.015	-	334715	2.68	897036	1.39	3.43	0.785	4.36	5.28	3.48	0.44	TRUE	TRUE
8*	236+31.27	1475.35	401.27	0.0388	12	0.015	-	334715	2.68	897036	1.39	6.05	0.785	7.70	5.40	3.37	0.45	TRUE	TRUE
9*	237+19.88	1470.97	91.8	0.0477	12	0.015	-	334715	2.68	897036	1.39	6.71	0.785	8.55	3.84	5.52	0.32	TRUE	TRUE

*See Eastern Municipal Water District, City of Murrieta Pacific Landing Apartments Sewer and Water Improvements

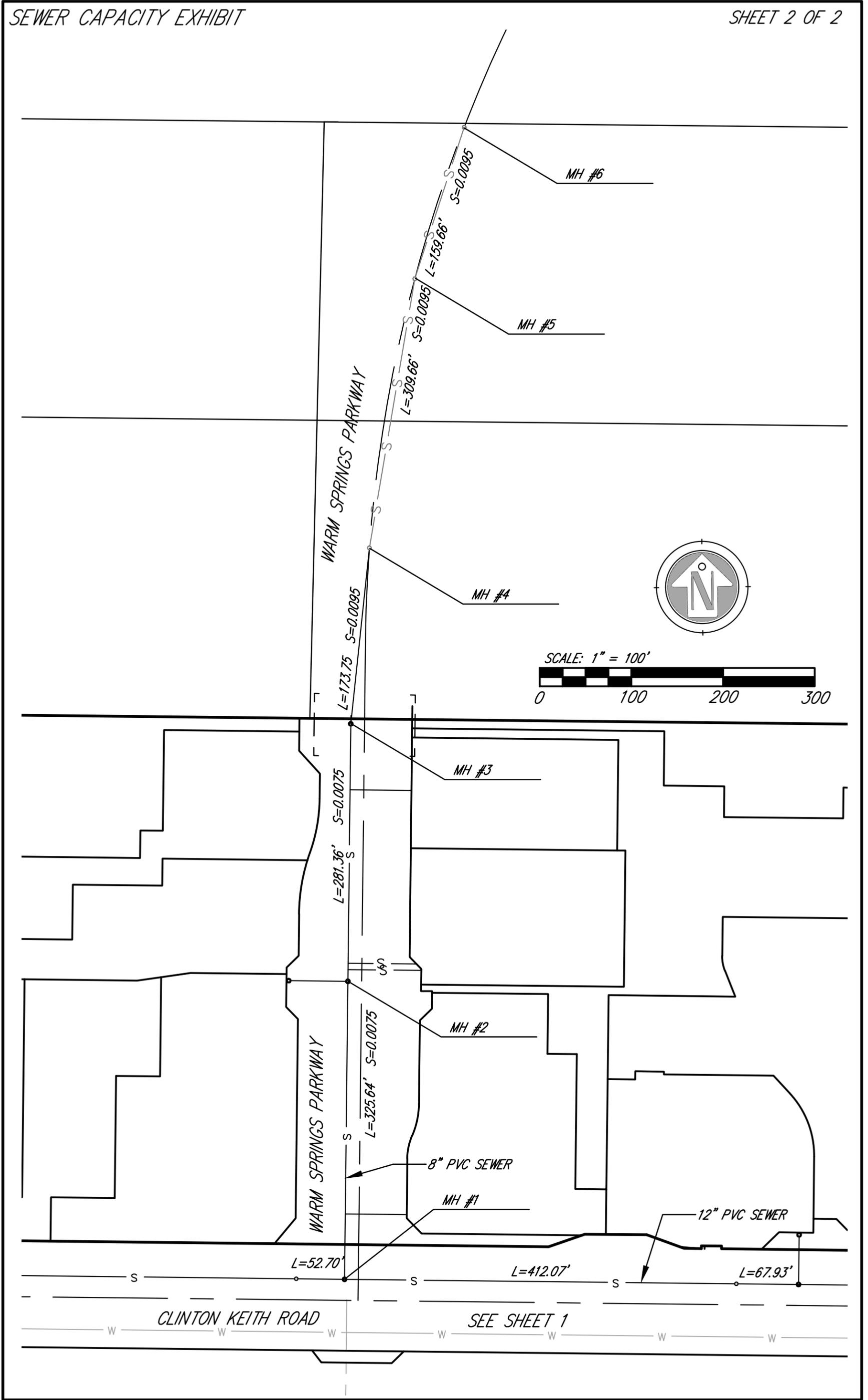


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SEE SHEET 2

I:\16\16063\Documents\EMWD Plan of Service\Sewer Study Costea, Curci, Candee\Sewer Capacity Exhibit\Sht-2.dwg 8/9/2019 4:25 PM ORIGINAL
PLOT SIZE: ----



Technical Memorandum

Analysis of Whitewood Sewer Southerly of Clinton Keith Road

Prepared for Fred Azimie
Civil Engineering Associate II
New Business Development
Eastern Municipal Water District

May 20, 2014

1.0 INTRODUCTION

Webb Associates prepared a plan of service for Tract 28532-2, -3, -4 and -5. The plan of service contemplated a proposed 12-inch diameter sewer in Whitewood Road, south of Clinton Keith Road paralleling an existing 15-in diameter sewer for approximately 1,400 l.f. to convey the sewage generated by existing and proposed development. This was based on an analysis previously prepared by EMWD staff. Based on discussions regarding the proposed parallel sewer, capacity may be available in the existing 15-in sewer gravity main to serve Tracts 28532-2 and -4. Webb was asked to analyze the existing, interim and ultimate condition for this portion of sewer.

2.0 AREA OF BENEFIT

The attached map shows the tributary area for the existing 15-in sewer in Whitewood Road south of Clinton Keith Road.

Area 24 is generally down grade from Whitewood Road. Therefore, we assumed that all sewage flows from all of area 24 would be pumped by a future lift station. This is the most conservative assumption for downstream sewer capacity. Area 17 is assumed to have zero sewer generation based on open space and grades which make it difficult to sewer via gravity southerly to Whitewood Road.

3.0 SEWER GENERATION

Sewage generation from each planning area was determined. Based on our understanding of the development status and future land use of the tributary area, the following additional conditions were analyzed

- Existing Condition (Table 1)
- Interim Condition w/ future MOB's, Tract 28532-1 and Tracts 28532-2 and -4 (Table 2)
- Ultimate Condition (Table 3)

3.1 Existing Condition

The existing condition is based on EMWD's sewer atlas maps and aerial photographs of the existing development. The capacity of the existing 15-inch sewer is estimated at 2.392 cfs based on a slope= 0.0022, n=0.015 and a maximum allowable of d/D ratio = 0.75. The existing condition has a peak flow of 0.958 cfs, well within the capacity of the existing 15-inch sewer.

3.2 Interim Condition w/ future MOB's, Tract 28532-1 and Tracts 28532-2 and -4

This interim condition is based on the existing condition plus flows from future MOB's, approved Tract 28532-1 and proposed Tracts 28532-2 and -4 via the Baxter Road Lift Station. This condition has a peak flow of 1.57 cfs, well within the capacity of the existing 15-inch sewer.

3.3 Ultimate Condition

The ultimate condition is based on the all flows from the areas as shown in the tributary area. This condition has a peak flow of 4.945 cfs, well above the capacity of the 15-inch sewer. No analysis was done downstream of this point. The ultimate condition is based on the City of Murrieta's land use and is subject to change when specific projects are submitted.

4.0 CONCLUSION

The capacity of the existing 15-inch sewer gravity main can handle the additional peak sewage flows from Tract 28532-2 and 28532-4 pumped by the Baxter Road Lift Station. The condition of requiring a parallel or up-sized sewer gravity main in Whitewood Road south of Clinton Keith Road can be deferred to later development.

Sincerely,



Bradley Sackett, P.E.
Senior Engineer

Sewer Tributary Areas for Area B and Southerly to Clinton Keith Road

Table 1 – Existing Condition

Table 2 – Interim Condition w/ future MOB's, Tract 28532-1 and Tracts 28532-2 and -4

Table 3 – Ultimate Condition

TABLE 1 – Sewer Generation Along Whitewood Road
 Tributary Area to the Clinton Keith Road and Whitewood Road under existing development

Land Use Designation	Sizing Criteria	Density (Du/Acre)	EDU ⁽²⁾	Average Day Unit Generation	Flow Rate per EDU ⁽¹⁾ (gpd/EDU)	Average Day Generation (gpd)	Cumm. Avg. Day Generation (gpd)	Peaking Factor			Wastewater Generation		
								Population (pop)	Cumm. Population	Peak Factor	Peak Flow (gpd)	Peak Flow (gpm)	Peak Flow (cfs)
⁽³⁾													
1 Fire Station (Existing)	10 employes		4	0.41 EDU/employee	350	1,400	1,400	14	14	2.50	3,500	2.43	0.005
2 Hospital (Existing)	203 beds		145	250 gpd/bed	350	50,750	52,150	508	522	2.50	126,875	88.11	0.196
3 1st MOB (Existing)	160,000 Sq. Ft.		67	0.42 EDU/1,000 Sq.Ft.	350	23,450	75,600	235	756	2.50	58,625	40.71	0.091
Totals for BAXTER ROAD WEST			216			75,600		756		2.32	175,392	121.80	0.271
Upstream via gravity			216			75,600	75,600	756	756	2.32	175,392	121.80	0.271
21 Medium High Density Residential			335		350	117,250	192,850	1,173	1,929	2.50	293,125	203.56	0.454
21 High Density			144		200	28,800	221,650	360	2,289	2.50	72,000	50.00	0.111
23 Vista Murrieta High School	3,323 students		190	20 gpd/student	350	66,460	288,110	665	2,953	2.50	166,150	115.38	0.257
Totals for CLINTON KEITH ROAD via Gravity only			885			288,110		2,953		2.15	619,437	430.16	0.958

(1) Based on EMWD Sanitary Sewer System Planning & Design (Revised 09-01-06) as follows:
 Medium Density Residential (3.5 Pop/EDU) = 100 gpd/capita
 High Density Residential (2.5 Pop/EDU) = 80 gpd/capita

(2) Rounded to the Nearest Fraction
 (3) Sewer Tributary Area (See Figure 1-1)

*: the sewer generation was provided by others and based on 195 fixture units
 **: Increased by 1.2 times for discharge rate per Lift Station design standard

Existing 15 in sewer line has a capacity of 2,392 cfs based on slope = 0.0022, n = 0.015 and d/D = 0.75.

TABLE 2 – Sewer Generation Along Whitewood Road

Tributary Area to the Clinton Keith Road and Whitewood Road under existing development, future MOB's and proposed Golden City Development

Land Use Designation	Sizing Criteria	Density (Du/Acre)	EDU ⁽²⁾	Average Day Unit Generation	Flow Rate per EDU ⁽¹⁾ (gpd/EDU)	Average Day Generation (gpd)	Cumm. Avg. Day Generation (gpd)	Population (pop)	Cumm. Population	Peaking Factor		Wastewater Generation		
										Peak Factor	Peak Flow (gpd)	Peak Flow (gpm)	Peak Flow (cfs)	
7 2nd MOB (Future)	160,000 Sq. Ft.		67	0.42 EDU/1,000 Sq.Ft.	350	23,450	23,450	235	235	2.50	58,625	40.71	0.091	
8 3rd MOB (Future)	160,000 Sq. Ft.		67	0.42 EDU/1,000 Sq.Ft.	350	23,450	46,900	235	469	2.50	58,625	40.71	0.091	
9 Two MOB's (future north of Joan Dunn Ln)*	79,400 Sq. Ft.		33	0.42 EDU/1,000 Sq.Ft.	350	11,550	58,450	116	585	2.50	28,875	20.05	0.045	
Totals for TRIPLE "C" RANCH			167			58,450		585		2.50	146,125	101.48	0.226	
Upstream			167			58,450	58,450	585	585	2.50	146,125	101.48	0.226	
1 Fire Station (Existing)	10 employees		4	0.41 EDU/employee	350	1,400	59,850	14	599	2.50	3,500	2.43	0.005	
2 Hospital (Existing)	203 beds		145	250 gpd/bed	350	50,750	110,600	508	1,106	2.50	126,875	88.11	0.196	
3 1st MOB (Existing)	160,000 Sq. Ft.		67	0.42 EDU/1,000 Sq.Ft.	350	23,450	134,050	235	1,341	2.50	58,625	40.71	0.091	
4 Commercial (Sun-Cal - two sites east of New Antelope Rd)	4.9 acre		24	1700 gpd/acre	350	8,330	142,380	83	1,424	2.50	20,825	14.46	0.032	
10 Tract 28532-1	22 acre		82		350	28,700	171,080	287	1,711	2.50	71,750	49.83	0.111	
Totals for BAXTER RD/WHITEWOOD RD Gravity only			489			171,080		1,711		2.32	396,906	275.63	0.614	
11 Tract 28532-2**	33 acre		90		350	37,800	37,800	378	378	2.50	94,500	65.63	0.146	
12 Tract 28532-4**	62.5 acre		126		350	52,920	90,720	529	907	2.50	132,300	91.88	0.205	
Totals for BAXTER ROAD SEWER LIFT STATION			216			90,720		907		2.50	226,800	157.50	0.351	
Upstream via gravity			489			171,080	171,080	1,711	1,711	2.32	396,906	275.63	0.614	
21 Medium High Density Residential			335		350	117,250	288,330	1,173	2,883	2.50	293,125	203.56	0.454	
21 High Density			144		200	28,800	317,130	360	3,243	2.50	72,000	50.00	0.111	
23 Vista Murrieta High School	3,323 students		190	20 gpd/student	350	66,460	383,590	665	3,908	2.50	166,150	115.38	0.257	
Totals for CLINTON KEITH ROAD via Gravity only			1,158			383,590		3,908		2.06	790,195	548.75	1.223	
Totals for CLINTON KEITH ROAD plus Lift Station			1,374			474,310		4,815			1,016,995	706.25	1.574	

(1) Based on EMWD Sanitary Sewer System Planning & Design (Revised 09-01-06) as follows:

Medium Density Residential (3.5 Pop/EDU) = 100 gpd/capita
 High Density Residential (2.5 Pop/EDU) = 80 gpd/capita

(2) Rounded to the Nearest Fraction

(3) Sewer Tributary Area (See Figure 1-1)

*: the sewer generation was provided by others and based on 195 fixture units

** : Increased by 1.2 times for discharge rate per Lift Station design standard

Existing 15-in sewer line has a capacity of 2,392 cfs based on slope = 0.0022, n = 0.015 and d/D = 0.75.

TABLE 3 – Sewer Generation Along Whitewood Road
 Tributary Area to the Clinton Keith Road and Whitewood Road under Ultimate Conditions

Land Use Designation	Sizing Criteria	Density (Du/Acre)	EDU ⁽²⁾	Average Day Unit Generation	Flow Rate per EDU ⁽³⁾ (gpd/EDU)	Average Day Generation (gpd)	Cumm. Avg. Day Generation (gpd)	Peaking Factor			Wastewater Generation		
								Population (pop)	Cumm. Population	Peak Factor	Peak Flow (gpd)	Peak Flow (gpm)	Peak Flow (cfs)
Totals for TRIPLE "C" RANCH													
7 2nd MOB (Future)	160,000 Sq. Ft.		67	0.42 EDU/1,000 Sq.Ft.	350	23,450	23,450	235	235	2.50	58,625	40.71	0.091
8 3rd MOB (Future)	160,000 Sq. Ft.		67	0.42 EDU/1,000 Sq.Ft.	350	23,450	46,900	235	469	2.50	58,625	40.71	0.091
9 Two MOB's (future north of Joan Dunn Ln)*	79,400 Sq. Ft.		33	0.42 EDU/1,000 Sq.Ft.	350	11,550	58,450	116	585	2.50	28,875	20.05	0.045
15 Area 2 (70 Lot Parcel R-1)	19.6 acre	3.55	70	1700 gpd/acre	350	24,500	82,950	245	830	2.50	61,250	42.53	0.095
16 Area 3 (77 Lot Parcel R-1)	27.4 acre	2.80	77	1700 gpd/acre	350	26,950	109,900	270	1,099	2.50	67,375	46.79	0.104
17 Portion Section 26, Open Space	58.5 acre						0			2.50	0	0.00	0.000
Totals for TRIPLE "C" RANCH			314			109,900		1,099		2.48	272,552	189.27	0.422
Upstream			314			109,900	109,900	1,099	1,099	2.47	271,453	188.51	0.420
1 Fire Station (Existing)	10 employees		4	0.41 EDU/employee	350	1,400	111,300	14	1,113	2.50	3,500	2.43	0.005
2 Hospital (Existing)	203 beds		145	250 gpd/bed	350	50,750	162,050	508	1,621	2.50	126,875	88.11	0.196
3 1st MOB (Proposed)	160,000 Sq. Ft.		67	0.42 EDU/1,000 Sq.Ft.	350	23,450	185,500	235	1,855	2.50	58,625	40.71	0.091
4 Commercial (Sun-Cal - two sites east of New Antelope Rd)	4.9 acre		24	1700 gpd/acre	350	8,330	193,830	83	1,938	2.50	20,825	14.46	0.032
5 Business Park (The McGrath property and the City property south of Baxter)	5.1 acre		25	1700 gpd/acre	350	8,670	202,500	87	2,025	2.50	21,675	15.05	0.034
10 Tract 28532-1	22 acre		82		350	28,700	231,200	287	2,312	2.50	71,750	49.83	0.111
Totals for BAXTER RD/WHITEWOOD RD Gravity only			661			231,200		2,312		2.22	513,264	356.43	0.794
11 Tract 28532-2**	33 acre		90		350	37,800	37,800	378	378	2.50	94,500	65.63	0.146
12 Tract 28532-4**	62.5 acre		126		350	52,920	90,720	529	907	2.50	132,300	91.88	0.205
Totals for BAXTER ROAD SEWER LIFT STATION			216			90,720		907		2.50	226,800	157.50	0.351
Upstream			661			231,200	231,200	2,312	2,312	2.13	492,456	341.98	0.762
6, 13 Antelope Meadowlark 56	53.8 acre	3.00	168		350	58,800	261,300	588	2,900	2.50	147,000	102.08	0.227
14 Area 1 (Business Park)	14.4 acre		63	1700 gpd/acre	350	24,480	285,780	245	3,145	2.50	61,200	42.50	0.095
AREA B			892			314,480		3,145		2.05	644,684	447.70	0.998
Upstream			892			314,480	314,480	3,145	3,145	2.05	644,684	447.70	0.998
21 Medium High Density Residential			335		350	117,250	431,730	1,173	4,317	2.50	293,125	203.56	0.454
21 Medium High Density Residential (Not developed)	12.2 acre	6	73.2		350	25,620	457,350	256	4,574	2.50	64,050	44.48	0.099
21 High Density			144		200	28,800	486,150	360	4,934	2.50	72,000	50.00	0.111
22 Commercial	82.9 acre		403	1700 gpd/acre	350	140,930	627,080	1,409	6,343	2.50	352,325	244.67	0.545
20 Office and Research Park	69 acre		335	1700 gpd/acre	350	117,300	744,380	1,173	7,516	2.50	293,250	203.65	0.454
23 Vista Murrieta High School	3,323 students		190	20 gpd/student	350	66,460	810,840	665	8,180	2.50	166,150	115.38	0.257
Totals for CLINTON KEITH ROAD via Gravity only			2,371			810,840		7,516		1.84	1,491,946	1,036.07	2.309
CLINTON KEITH ROAD plus BAXTER RD SEWER LIFT STATION			2,587			901,560		8,423			1,718,746	1,193.57	2.659
24 Lift Station for Office and Research Park**	289.6 acre		1,688	1700 gpd/acre	350	590,784	590,784	5,908	5,908	2.50	1,476,960	1025.67	2.285
ULTIMATE AT CLINTON KEITH ROAD			4,275			1,492,344		14,331			3,195,706	2,219.24	4.945

(1) Based on EMWD Sanitary Sewer System Planning & Design (Revised 09-01-06) as follows:
 Medium Density Residential (3.5 Pop/EDU) = 100 gpd/capita
 High Density Residential (2.5 Pop/EDU) = 80 gpd/capita

(2) Rounded to the Nearest Fraction

(3) Sewer Tributary Area (See Attached Figure)

*: the sewer generation was provided by others and based on 195 fixture units

** : Increased by 1.2 times for discharge rate per Lift Station design standard

Existing 15-in sewer line has a capacity of 2.392 cfs based on slope = 0.0022, n = 0.015 and d/D = 0.75.

At 2.659 cfs, d/D = 0.84 in existing 15-in sewer.

EMWD WATER NOTES

USE ONLY THOSE NOTES AND STANDARDS DETERMINED APPROPRIATE BY EMWD.

DETAILED REQUIREMENTS:

(LIST ON WATERLINE LAYOUT FOR SUBDIVISION IMPROVEMENTS AND ON FRONT SHEET OF THE CONSTRUCTION PLANS WHERE THEY ARE NOT THE SAME.)

1. WATER PIPELINE AND APPURTENANT CONSTRUCTION SHALL BE IN ACCORDANCE WITH EMWD STANDARDS AND SPECIFICATIONS.

2. PRIOR TO CONSTRUCTION OF PIPELINE, CONTRACTOR SHALL EXPOSE EXISTING WATER SYSTEM AND VERIFY ITS EXISTING ELEVATION AND LOCATION.

3. WHERE SEWERS HAVE BEEN CONSTRUCTED BY AGENCIES OTHER THAN EMWD, CONTRACTOR SHALL VERIFY SEWER LATERAL LOCATIONS PRIOR TO EXCAVATION FOR WATER PIPELINE. IN THE EVENT SEWER LATERALS ARE FOUND TO BE AT A DEPTH LESS THAN IN ACCORDANCE WITH EMWD SEWER STANDARDS, (FOR CITY OF HEMET, REFER TO CITY OF HEMET STD. NO. 201) WATER PIPELINE CONTRACTOR SHALL ADJUST WATER PIPELINE DEPTH AS DIRECTED BY THE ENGINEER TO CROSS OVER THE SEWER LATERAL IF POSSIBLE, TO PROVIDE 36" MINIMUM COVER TO FINISH ROAD GRADE; OTHERWISE, CROSS UNDER THE LATERAL, WHICH REQUIRES SPECIAL CONSTRUCTION.

4. ALL SERVICE CONNECTIONS SHALL BE 1" SERVICES X 1" METERS, UNLESS OTHERWISE NOTED; AND SHALL BE LOCATED AS SHOWN ON THE PLANS AND ADJUSTED AS NECESSARY TO MISS DRIVEWAYS. WATER SERVICE ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH STD. DWG. B-580A, TYPE (A,B,C) ADJOINING LOT METER BOXES SHALL BE PLACED TOGETHER AT PROPERTY LINE.

5. AIR VALVE ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH STD. DWG. B-598 TYPE B, UNLESS OTHERWISE NOTED.

6. WATER SYSTEM PROFILE ELEVATIONS ARE TO CENTERLINE (CENTER GRADE) OF PIPE.

7. APPROVED REDUCTION PRESSURE BACKFLOW PREVENTION DEVICE (B-597, TYPE A, B, C) REQUIRED FOR ALL INDUSTRIAL, COMMERCIAL, APARTMENT COMPLEXES AND LANDSCAPE SERVICES.

8. INSTALL LOCATOR WIRE OVER WATER MAIN PER STD. DWG. B-656.

9. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH STD. DWG. B-517.

10. BLOW-OFF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH STD. DWG. B-357.

11. TEMPORARY BLOW-OFF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH STD. DWG. B-568.

12. ALL PVC PIPE THROUGH 12 INCH SHALL BE TYPE C-900, DR 18, EXCEPT WHERE NOTED OTHERWISE. PIPE SHALL CONFORM TO ANMA SPECIFICATIONS. 18 INCH AND LARGER SHOULD BE C-905, CLASS 235.

13. FITTINGS FOR PVC PIPE SHALL BE DUCTILE OR GRAY IRON. FITTINGS SHALL BE FLANGED, BOLTED MECHANICAL JOINTS, OR PUSH-ON JOINTS, AND SHALL BE CEMENT MORTAR LINED AND TAR (SEAL) COATED PER EMWD STANDARDS AND SPECIFICATIONS.

14. ALL DUCTILE OR GRAY IRON FITTINGS SHALL BE POLYETHYLENE ENCASED AT THE TIME OF INSTALLATION PER EMWD STANDARDS AND SPECIFICATIONS.

15. A JOINT RESTRAINT DEVICE SHALL BE USED ON ALL MAIN LINE PIPE JOINTS WITHIN SPECIFIED LIMITS AND ALL JOINTS OR WATER APPURTENANCE LATERALS OFF MAIN LINE, PER EMWD STD. DWG. B-063.

EMWD SEWER NOTES

1. SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH EMWD'S STANDARDS AND SPECIFICATIONS.

2. GRAVITY SEWER PROFILE ELEVATIONS ARE TO FLOW LINE (CONDUIT INVERT), FORCE MAIN PROFILE ELEVATIONS ARE TO CENTERLINE (C.G.).

3. CONTRACTOR HAS THE OPTION TO INSTALL PLASTIC OR VCP SEWERS EXCEPT WHERE SPECIFICALLY DESIGNATED ON PLANS PER EMWD STANDARDS AND SPECIFICATIONS.

4. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS SB-53, SB-58 AND SB-61, AS APPLICABLE. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT.

5. MANHOLES OF DEPTHS LESS THAN FIVE FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF ARE TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-30.

6. ALL PRIVATE LATERALS SHALL HAVE A PRIVATE ON-SITE CLEANOUT IN ACCORDANCE WITH STANDARD DRAWINGS SB-52. IN ADDITION, FOR PRIVATE LATERALS SERVING INDUSTRIAL AND/OR COMMERCIAL DEVELOPMENTS, THE REQUIREMENTS FOR SAMPLING AND/OR PRETREATMENT FACILITIES SHALL BE DETERMINED BY CONTACTING EMWD'S SOURCE CONTROL DIVISION AT (951) 928-3777, EXT. 6203.

EMWD SEWER NOTES CONT.

7. MAINLINE CLEANOUTS, WHERE CALLED FOR ON THE PLANS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-52.

8. PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION AND LOCATION. WHERE CONNECTING TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY EMWD.

9. ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.

10. RECONSTRUCTION OF EXISTING MANHOLES SHALL BE SCHEDULED AT THE CONVENIENCE OF EMWD AND SHALL BE COMPLETED WITHIN FIVE WORKING DAYS FOLLOWING ITS COMMENCEMENT.

11. PRIVATE SEWER LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SB-177. LOCATIONS OF WYES AND PRIVATE LATERALS, WHERE NOT SHOWN ON THE PLANS, ARE TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION TO MISS DRIVEWAYS. ALL PRIVATE LATERALS ARE TO BE 4" IN DIAMETER UNLESS OTHERWISE SHOWN ON PLANS. CONNECTIONS OF NEW PRIVATE LATERALS TO EXISTING SEWER ARE TO BE PER STANDARD DRAWING SB-176.

12. THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE", ARTICLE 108, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE.

13. WHERE GROUNDWATER IS ENCOUNTERED, ALL VCP PIPE SHALL BE TREATED FOR ABSORPTION RESISTANCE PER EMWD'S SPECIFICATIONS.

14. BACKWATER VALVES SHALL BE INSTALLED PER SECTION 710.1 OF THE UNIFORM PLUMBING CODE.

15. ALL PIPE ZONE BEDDING & TRENCH BACKFILL ARE TO BE PER STANDARD DRAWING SB-157, SB-158 AND SB-159.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS SURVEY IS IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF MURRIETA AND IS DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP NO. 8231, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 55, PAGE 53, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED JULY 17, 2007 AS INSTRUMENT NO. 2007-0463772 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER

392-290-051

ZONING

EXISTING: COMMUNITY COMMERCIAL (CC)

PROPOSED: COMMUNITY COMMERCIAL (CC)

GENERAL PLAN DESIGNATION: COMMUNITY COMMERCIAL (CC)

BOUNDARY

DIMENSIONS SHOWN HEREON ARE BASED ON FIELD SURVEY PERFORMED BY EXCEL ENGINEERING ON JULY 14, 2006.

SCHOOL DISTRICT

MENEFEE UNION SCHOOL DISTRICT - (951) 672-1851

UTILITIES

ELECTRIC - SOUTHERN CALIFORNIA EDISON - (951) 928-8272

GAS - SOUTHERN CALIFORNIA GAS - (951) 304-0093

TELEPHONE - VERIZON - (951) 929-9490

WATER & SEWER - EASTERN MUNICIPAL WATER DISTRICT - (800) 426-3693

SOURCE OF TOPOGRAPHY

EXISTING TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF AERIAL TOPOGRAPHY PROVIDED BY ANALYTICAL PHOTOGRAMMETRIC SURVEYS, INC. (FLOWN ON AUGUST 28, 2008) AND SUPPLEMENTAL FIELD DATA SURVEYS CONDUCTED BY EXCEL ENGINEERING.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE RIVERSIDE COUNTY REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, NAD 83 EPOCH 2010, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTIGUOUS OPERATING REFERENCE STATIONS (COPS) BILL AND PAZL BEING S351°16.13'W AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

BENCHMARK

THE BENCHMARK FOR THIS SITE IS A RIVERSIDE COUNTY DESIGNATION 600-20-68. A BRASS DISK, STAMPED 600-20-68 IN CONCRETE POST, 0.2 MILES SOUTH ON WASHINGTON AVE FROM THE POST OFFICE IN MURRIETA, 2.4 MILES EAST ON LOS ALAMOS ROAD, 4.8 MILES NORTH ON HWY. 395, 0.1 MILES WEST ON SCOTT ROAD, 78 FEET SOUTHWEST OF POWER POLE #312088-S, 60 FEET SOUTH OF SCOTT ROAD, 4 FEET NORTHWEST OF THE NORTHEAST CORNER OF A PUMP HOUSE, 2 FEET WEST OF A MARKER POST.

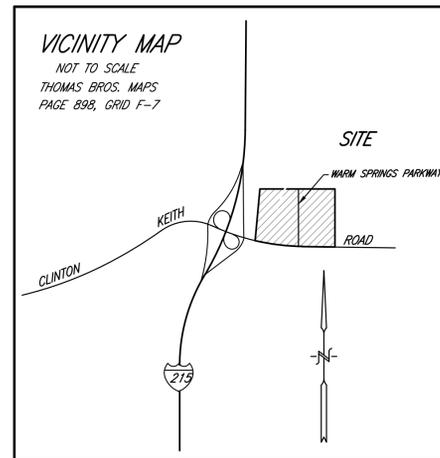
SEWER CERTIFICATION

I CERTIFY THAT THE DESIGN OF THE SEWER SYSTEM IN TPM NO. 36493 IS IN ACCORDANCE WITH THE EASTERN MUNICIPAL WATER DISTRICT'S SEWER SYSTEM MASTER PLAN, AND THE DISTRICT HAS PROGRAMMED ADEQUATE CAPACITY TO TREAT WASTES FROM THE PROPOSED TRACT.

EASTERN MUNICIPAL WATER DISTRICT

BY: ROBERT D. DENTINO DATE: _____
CIVIL ENGINEER OF SUBDIVISIONS

PUBLIC WATER & SEWER PLANS FOR: THE VINEYARD (TMP NO. 36493) CITY OF MURRIETA



INDEX SHEET
SHEET 1-TITLE
SHEET 2-KEY MAP; PLAN AND PROFILE
SHEET 3 & 4-PLAN AND PROFILE

APPLICANT / OWNER
OK 17, L.P., A CALIFORNIA LIMITED PARTNERSHIP
BY: BETA OK, INC. A CALIFORNIA CORPORATION, ITS GENERAL PARTNER
41623 MARGARITA ROAD #100
TEMECULA, CA 92591
TEL: (951) 491-6300
FAX: (951) 491-6330
PRESIDENT: FRED D. GRIMES

OWNER CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

FRED D. GRIMES, ITS PRESIDENT DATE _____

WATER CERTIFICATION

I CERTIFY THAT THE DESIGN OF THE WATER SYSTEM IN TRACT NO. 36493 ACCORDANCE WITH THE WATER SYSTEM EXPANSION PLANS OF THE EASTERN MUNICIPAL WATER DISTRICT, AND THAT THE WATER SERVICE, STORAGE AND DISTRIBUTION SYSTEM WILL BE ADEQUATE TO PROVIDE WATER TO SUCH TRACT. THIS CERTIFICATION DOES NOT CONSTITUTE A GUARANTEE THAT IT WILL SUPPLY WATER TO SUCH TRACT AT ANY SPECIFIC QUANTITIES, FLOWS OR PRESSURE FOR FIRE PROTECTION OR ANY OTHER PURPOSE.

EASTERN MUNICIPAL WATER DISTRICT

BY: _____ DATE: _____
CIVIL ENGINEER OF SUBDIVISIONS

TIME LIMITATIONS

THE TIME LIMIT ON DRAWING(S) APPROVAL SHALL BE SIX (6) MONTHS FROM THE DATE ON THE CERTIFICATION. IF CONSTRUCTION HAS NOT COMMENCED WITHIN STATED TIME, EMWD REQUIRES DRAWING(S) TO BE REVIEWED BY THE DEVELOPER/DESIGN ENGINEER AND RESUBMITTED TO EMWD FOR POSSIBLE CHANGES IN MASTER PLANNED SIZING AND CHANGES IN SPECIFICATIONS AND STANDARDS.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE. AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATION BY THE EASTERN MUNICIPAL WATER DISTRICT IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

ENGINEER COMPANY NAME: EXCEL ENGINEERING
ADDRESS: 440 STATE PLACE, ESCONDIDO, CA 92029
PHONE NO.: 760-745-8118
FAX NO.: 760-745-1890

ROBERT D. DENTINO DATE: Mar 28, 2019
RCE NO. 45929 EXP. DATE 12-31-18

CONSTRUCTION LEGEND / WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING ITEMS IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING DOCUMENTS, AND THESE PLANS.

- 1) COM - CITY OF MURRIETA STANDARD DRAWINGS DATED DECEMBER 1, 1998
 - 2) EASTERN MUNICIPAL WATER DISTRICT'S STANDARD SPECIFICATIONS AND DRAWINGS
 - 3) CALTRANS - STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS
 - 4) THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREEN BOOK")
- ANY CHANGES OR REVISIONS THEREFROM SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY INSPECTIONS

ITEM	DESCRIPTION	STANDARD DRAWING OR SPECIFICATION	QUANTITY	LEGEND
WATERLINE IMPROVEMENTS (PUBLIC)				
W-1	12" PVC WATERLINE	C-900, DR 18	674 LF	---
W-2	8" PVC WATERLINE (FIRE SERVICES ONLY)	C-900, DR 18	410 LF	---
W-3	FLANGED TEE		2 EA	⊥
W-4	FLANGED GATE VALVE	EMWD STD. DWG. B-255	1 EA	⊥
W-5	2" WATER SERVICE W/O METER	EMWD STD. DWG. B-344A	12 EA	⊥
	FUTURE 2" METER W/ BACKFLOW	EMWD STD. DWG. B-344 & B-597A		⊥
W-6	2" B.O.	EMWD STD. DWG. B-357	2 EA	⊥
W-7	INSTALL TEMP. 6" B.O., 1" A.V. & A.R., AND 12" HHH RSGV	EMWD STD. DWG. B-568, & B-598	1 EA	⊥
W-8	SUPER FIRE HYDRANT	EMWD STD. DWG. B-517	2 EA	⊥
W-9	8" FIRE SERVICE W/ DOUBLE DETECTOR CHECK ASSEMBLY	EMWD STD. DWG. B-657	4 EA	⊥
W-10	2" IRRR SERVICE W/O METER	EMWD STD. DWG. B-344A	3 EA	⊥
	FUTURE 1 1/2" METER W/ BACKFLOW	EMWD STD. DWG. B-342 & B-597A		⊥
W-11	TRENCH RESURFACING		1,160 SF	▨
W-12	SADDLE OUTLET	EMWD STD. DWG. B-271	4 EA	⊥

SEWER IMPROVEMENTS (PUBLIC)

S-1	8" SEWER	PVC SDR 35	745 LF	---
S-2	48" MANHOLE	EMWD STD. DWG. SB-53	4 EA	○
S-3	4" PRIVATE SEWER LATERAL	EMWD STD. DWG. SB-177	215 LF	---
S-4	4" PRIVATE ON-SITE SEWER CLEANOUT	EMWD STD. DWG. SB-52	3 EA	●
S-5	8" PRIVATE MAIN LINE SEWER CLEANOUT	EMWD STD. DWG. SB-52	1 EA	●

LEGEND

CENTERLINE ---
RIGHT OF WAY - - - -
EXISTING SEWER - - - -
EXISTING WATER - - - -
EXISTING GAS LINE - - - -
EXISTING STORM DRAIN - - - -

ABBREVIATION LIST

WTR - WATER
SWR - SEWER
G.B. - GRADEBREAK
T.O.R. - TOP OF RIM
S - SLOPE
C.G. - CENTERLINE OF GRADE
PROP. - PROPOSED
EXIST. - EXISTING
FS - FINISH SURFACE
CL - CENTER LINE
I.E. - INVERT ELEVATION
INV. - INVERT ELEVATION
RCP - REINFORCED CONCRETE PIPE
F.H. - FIRE HYDRANT
SD - STORM DRAIN
BOT. - BOTTOM
X-ING - CROSSING
M.H. - MAN HOLE
R/W - RIGHT OF WAY
LAT. - LATERAL
ELEV. - ELEVATION
REST. JNTS. - RESTRAINED JOINTS
HORIZ. - HORIZONTAL BEND
BF - BACKFLOW
IRR - IRRIGATION

Underground Service Alert



Call: TOLL FREE
1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	REVISIONS	APP'D	BY



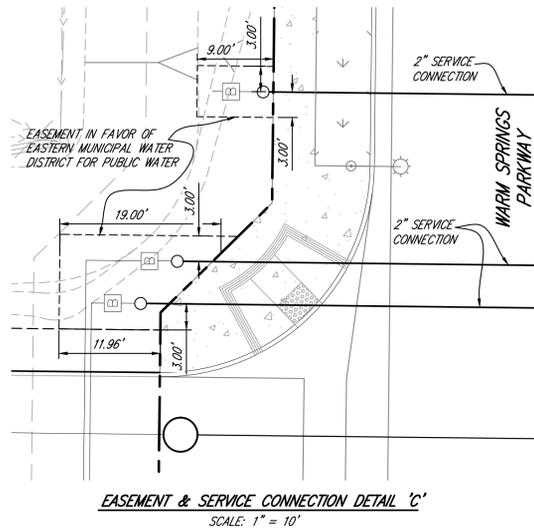
Designed By	Drawn By	Checked By
Robert D. Dentino		
Plans Prepared Under Supervision Of		
Robert D. Dentino		
R.C.E. No. 45629	Date Mar 28, 2019	Expires 12-31-18

EXCEL ENGINEERING
LAND PLANNING CIVIL ENGINEERING SURVEYING
440 STATE PLACE
ESCONDIDO, CA 92029
TEL (760) 745-8118
FAX (760) 745-1890

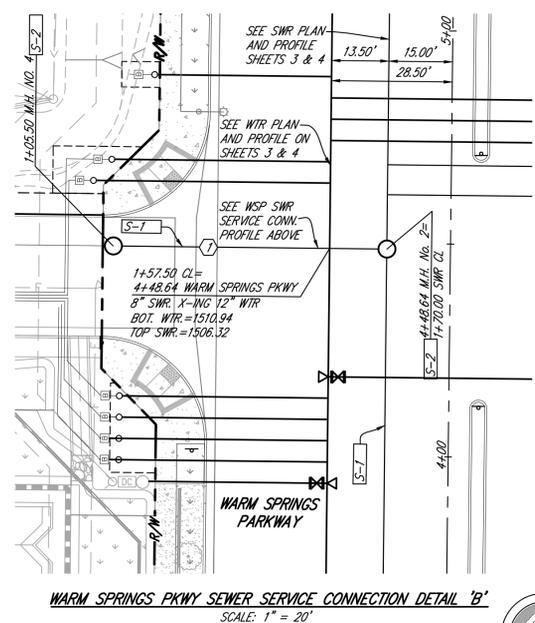
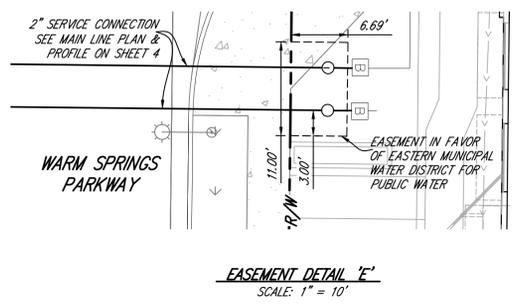
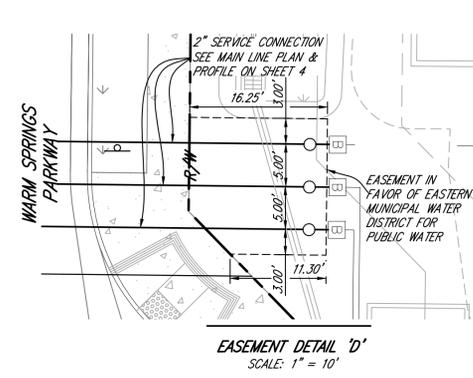
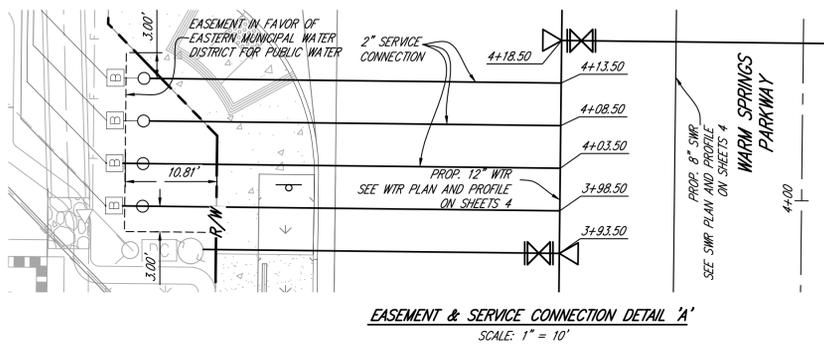
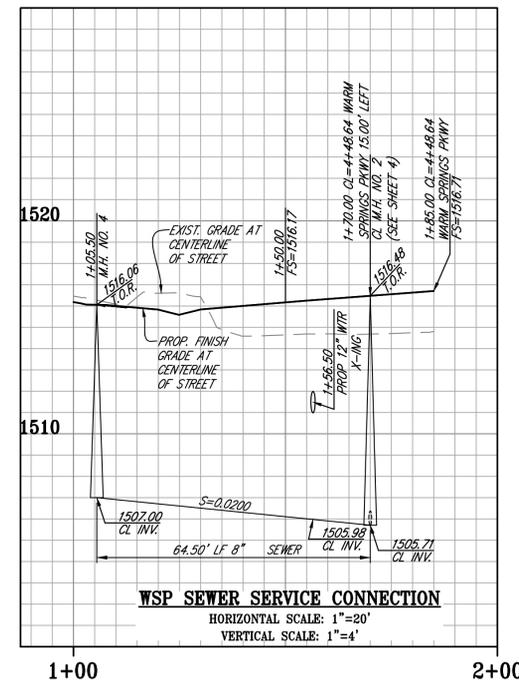
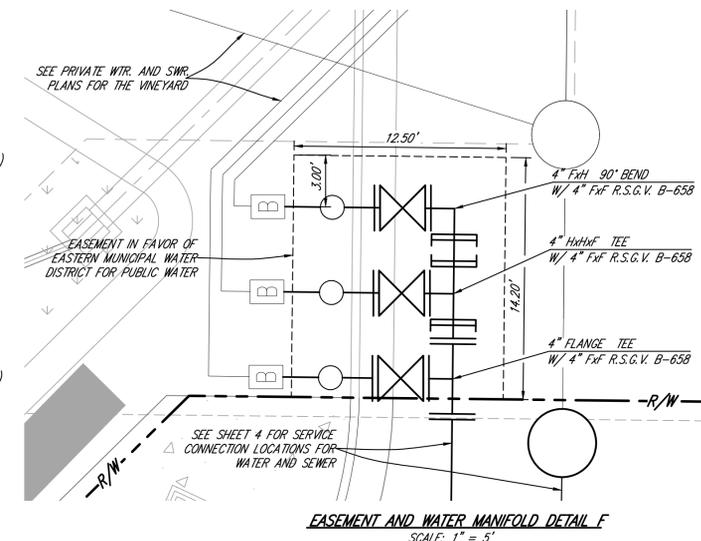
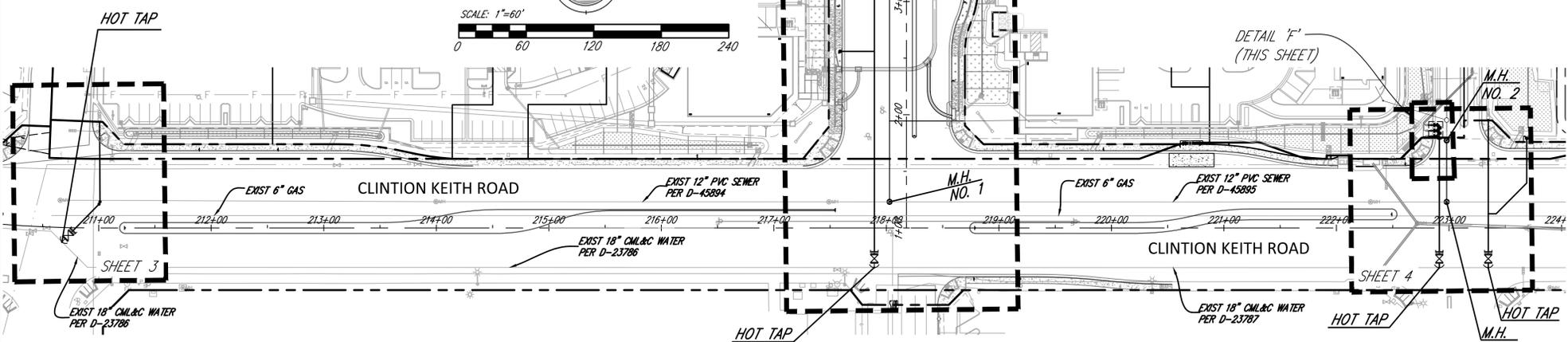
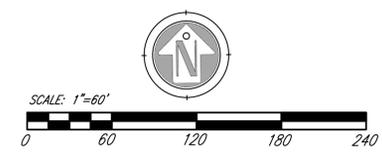
EASTERN MUNICIPAL WATER DISTRICT
WATER / SEWER / RECYCLED WATER / APPROVED BY:
EASTERN MUNICIPAL WATER DISTRICT
CIVIL ENGINEER OF SUBDIVISIONS DATE
APPROVALS PROJECT ENGINEER INITIAL DATE

APPROVALS	PROJECT ENGINEER	INITIAL	DATE

CITY OF MURRIETA
TPM 36493/DP2012-3260
SEWER & WATER
PLAN AND PROFILE
"THE VINEYARD"
CLINTON KEITH ROAD &
WARM SPRINGS PARKWAY
I.D. 23/22
S.A. 43/34
W.O. 19374
C.O.
COORD.
SHT 1 OF 4
D -



KEY MAP



Underground Service Alert

Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

SEWER IMPROVEMENTS (PUBLIC)

S-1	8" SEWER
S-2	48" MANHOLE PER ENVD STD. DWG. SB-53

SEWER DATA

NO	DELTA/BRG	RADIUS	LENGTH	REMARK
(7)	N89°21'15"E	--	70.00'	8" PVC-SDR 35

PRESSURE ZONE = 1698K

DATE	BY	REVISIONS	APP'D	BY

Designed By: **ROBERT D. DENTINO**
R.C.E. No. 45629

Drawn By: **Robert D. Dentino**

Checked By: **Robert D. Dentino**

Plans Prepared Under Supervision Of

Date: Mar 25, 2019

Expires: 12-31-18

EXCEL ENGINEERING
LAND PLANNING CIVIL ENGINEERING SURVEYING
440 STATE PLACE
ESCONDIDO, CA 92029
TEL (760) 745-8118
FAX (760) 745-1890

EASTERN MUNICIPAL WATER DISTRICT
ENVD 2270 TRIANGLE ROAD
PERRIS, CA 92570
(909) 928-3777
FAX (909) 928-6177

WATER / SEWER / RECYCLED WATER / APPROVED BY:
EASTERN MUNICIPAL WATER DISTRICT

CIVIL ENGINEER OF SUBDIVISIONS _____ DATE _____

APPROVALS

PROJECT ENGINEER	INITIAL	DATE

CITY OF MURRIETA
TPM 36493/DP2012-3260
SEWER & WATER
PLAN AND PROFILE
"THE VINEYARD"
CLINTON KEITH ROAD

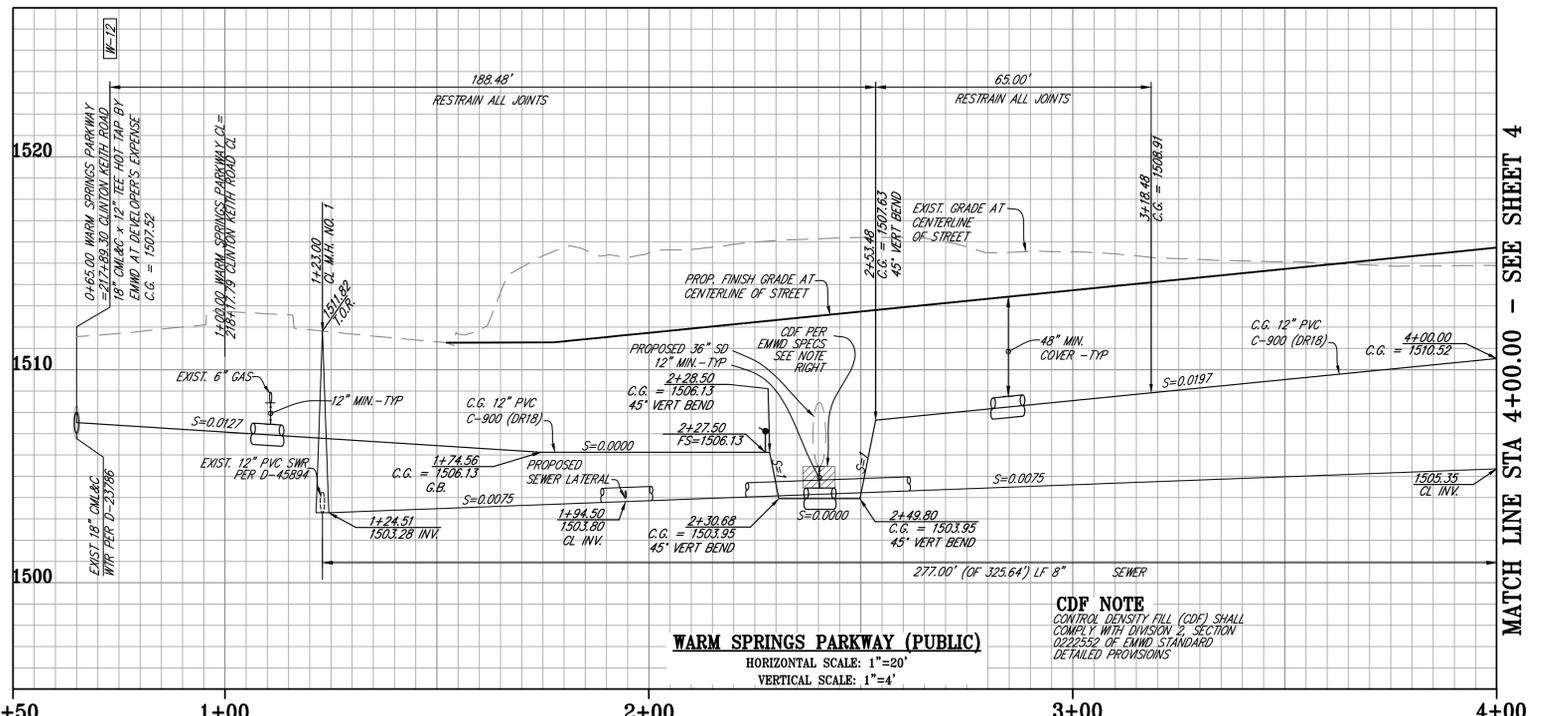
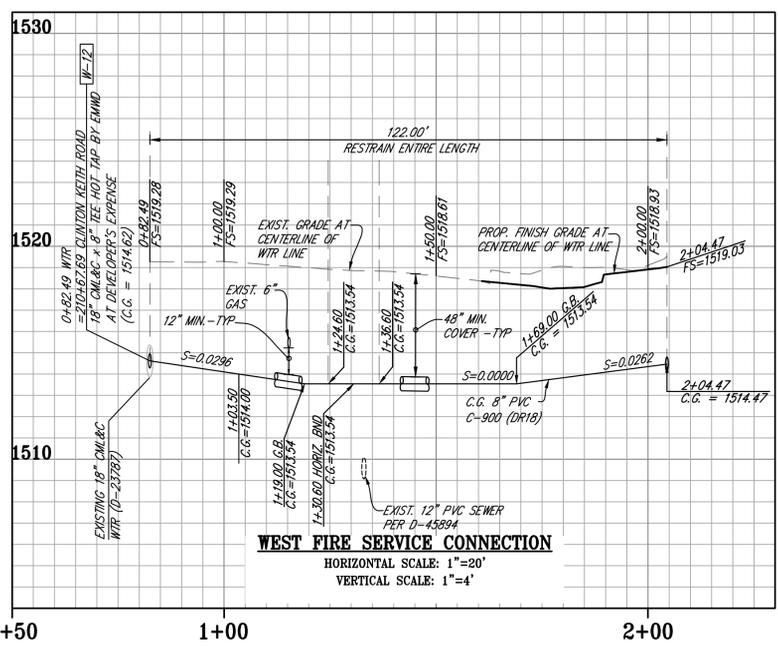
I.D. 23/22
S.A. 43/34
W.O. 19374
C.O.
COORD.
SHT 2 OF 4
D -

WATER DATA				
NO	DELTA/BRG	RADIUS	LENGTH	REMARK
1	N00°38'45"E	--	335.01'	12" PVC-DR18
2	N89°21'07"W	--	42.00'	8" PVC-DR18
3	N89°21'07"W	--	48.50'	2" SERVICE CONNECT
4	N45°20'03"E	--	48.12'	8" PVC-DR18
5	N00°20'03"E	--	73.87'	" "

*PORTION SHOWN OF 672.67'

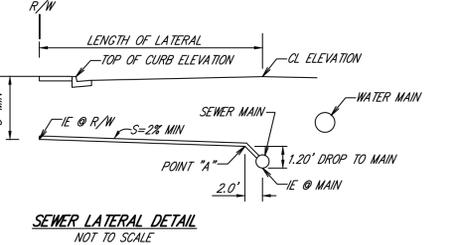
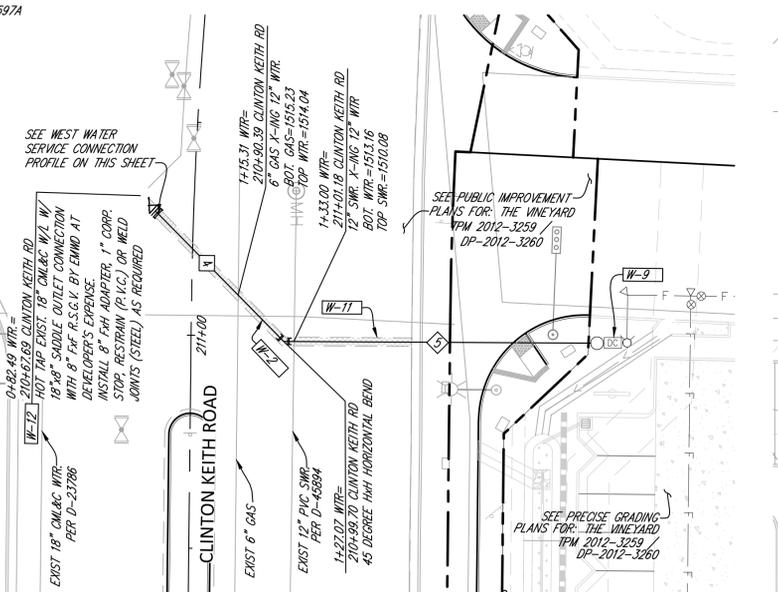
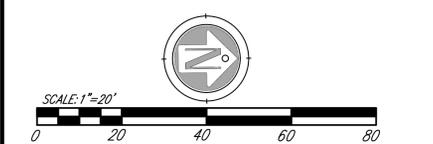
SEWER DATA				
NO	DELTA/BRG	RADIUS	LENGTH	REMARK
1	N00°38'45"E	--	277.00'	8"

*PORTION SHOWN OF 325.64'



- WATERLINE IMPROVEMENTS (PUBLIC)**
- W-1 12" PVC WATERLINE C-900, DR 18
 - W-2 8" PVC WATERLINE C-900, DR 18
 - W-3 FLANGED TEE
 - W-4 FLANGED GATE VALVE EMMD STD. DWG. B-255
 - W-5 2" WATER SERVICE W/O METER EMMD STD. DWG. B-344A
 - W-6 2" B.O. EMMD STD. DWG. B-357
 - W-7 INSTALL TEMP. 6" B.O., 1" A.V. & A.R., AND 12" H/H RSGV EMMD STD. DWG. B-568, & B-598
 - W-8 SUPER FIRE HYDRANT EMMD STD. DWG. B-517
 - W-9 8" FIRE SERVICE W/ DOUBLE DETECTOR CHECK ASSEMBLY EMMD STD. DWG. B-657
 - W-10 2" WTR SERVICE W/O METER FUTURE 1 1/2" METER W/ BACKFLOW EMMD STD. DWG. B-344 & B-344A
 - W-11 TRENCH RESURFACING
 - W-12 SADDLE OUTLET EMMD STD. DWG. B-271

- SEWER IMPROVEMENTS (PUBLIC)**
- S-1 8" SEWER EMMD STD. DWG. SB-53
 - S-2 48" MANHOLE EMMD STD. DWG. SB-177
 - S-3 4" PRIVATE SEWER LATERAL EMMD SB-52
 - S-4 4" PRIVATE ON-SITE SEWER CLEANOUT EMMD SB-52
 - S-5 8" PRIVATE MAIN LINE SEWER CLEANOUT EMMD SB-52



SEWER LATERAL TABLE

LAT. NO.	DELTA/BEARING	LENGTH	REMARK	ELEV. @ R/W	IE @ R/W	STA @ WARM SPRINGS	IE @ MAIN	IE @ PT. A	SLOPE (%)
1	N89°21'15"W	67.00'	4" PVC	1511.44	1506.30	1+94.50	1503.80	1505.00	2.00

Underground Service Alert

Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	REVISIONS	APP'D	BY



Designed By: *Robert D. Dentino*
 Drawn By: *Robert D. Dentino*
 Checked By: *Robert D. Dentino*

Plans Prepared Under Supervision Of: *Robert D. Dentino*

Date: Mar 28, 2019

R.C.E. No. 45629 Expires: 12-31-18

EXCEL ENGINEERING
 LAND PLANNING CIVIL ENGINEERING SURVEYING
 440 STATE PLACE
 ESCONDIDO, CA 92029
 TEL (760) 745-8118
 FAX (760) 745-1890

EASTERN MUNICIPAL WATER DISTRICT
 2270 TRIMBLE ROAD
 PERRIS, CA 92570
 (909) 928-3777
 FAX (909) 928-6177

WATER / SEWER / RECYCLED WATER / APPROVED BY:
EASTERN MUNICIPAL WATER DISTRICT

CIVIL ENGINEER OF SUBDIVISIONS: _____ DATE: _____

APPROVALS:

PROJECT ENGINEER	INITIAL	DATE

CITY OF MURRIETA
 TPM 36493/DP2012-3260
 SEWER & WATER
 PLAN AND PROFILE
 "THE VINEYARD"
 CLINTON KEITH ROAD

I.D. 23/22
 S.A. 43/34
 W.O. 19374
 C.O.
 COORD.
 SHT 3 OF 4
 D -

MATCH LINE STA 4+00.00 - SEE SHEET 4

WATERLINE IMPROVEMENTS (PUBLIC)

- W-1 12" PVC WATERLINE C-900, DR 18
- W-2 8" PVC WATERLINE C-900, DR 18
- W-3 FLANGED TEE
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- W-5 2" WATER SERVICE W/O METER EMD STD. DWG. B-344A
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- W-7 INSTALL TEMP. 6" B.O., 1" A.V. & A.R., AND 12" HWH RSCV EMD STD. DWG. B-568, & B-598
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- S-5 8" PRIVATE MAIN LINE SEWER CLEANOUT EMD SB-52

WATER DATA

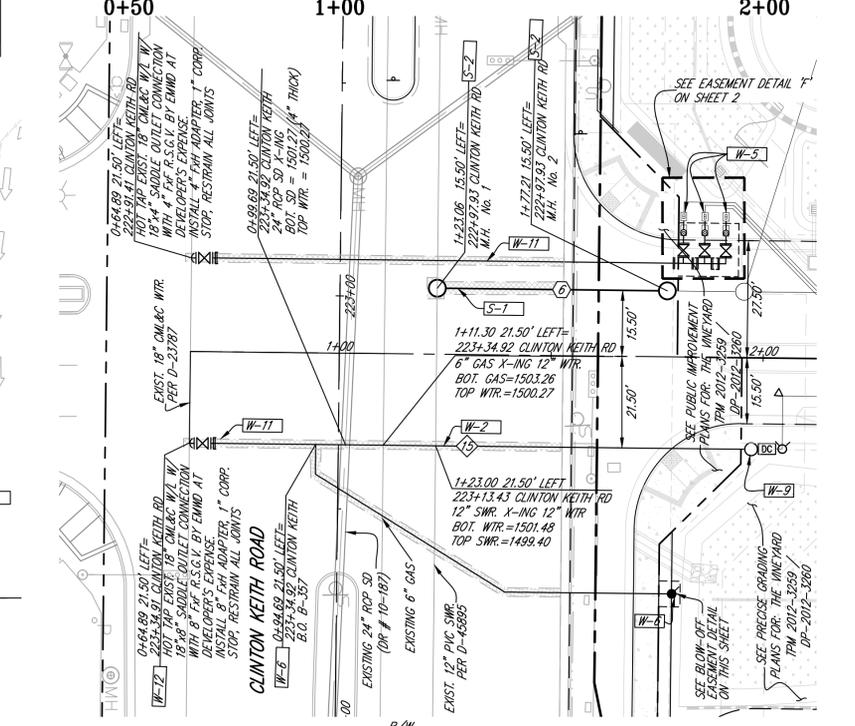
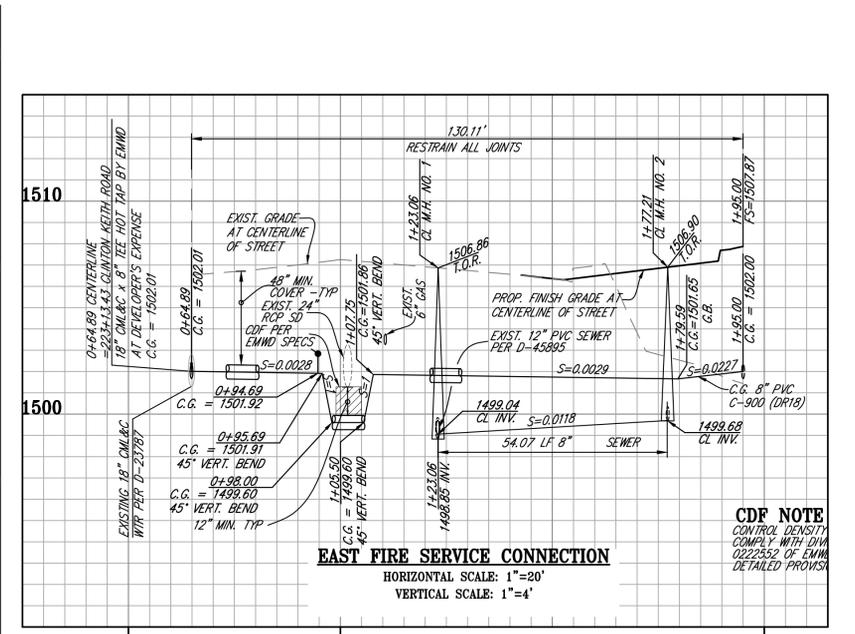
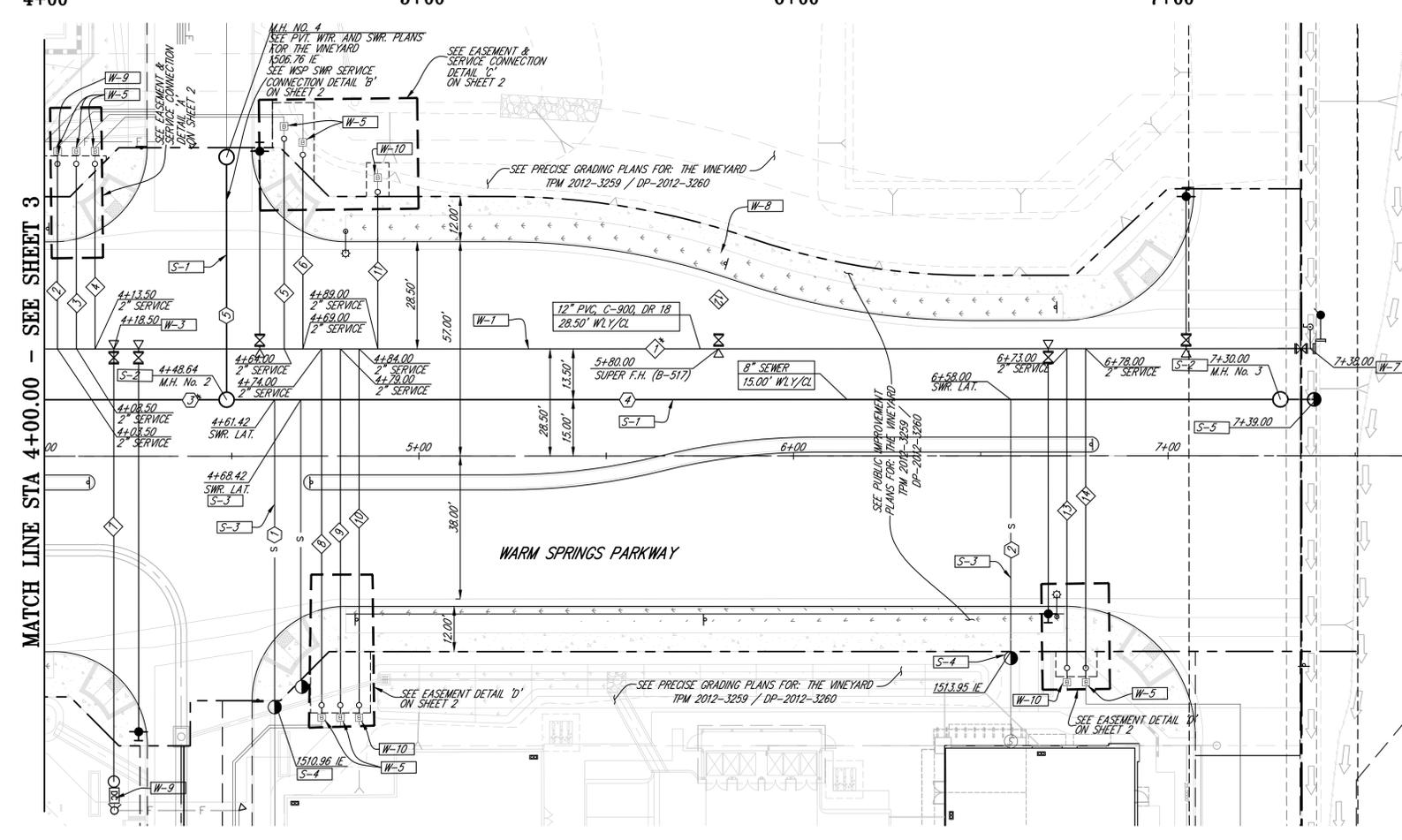
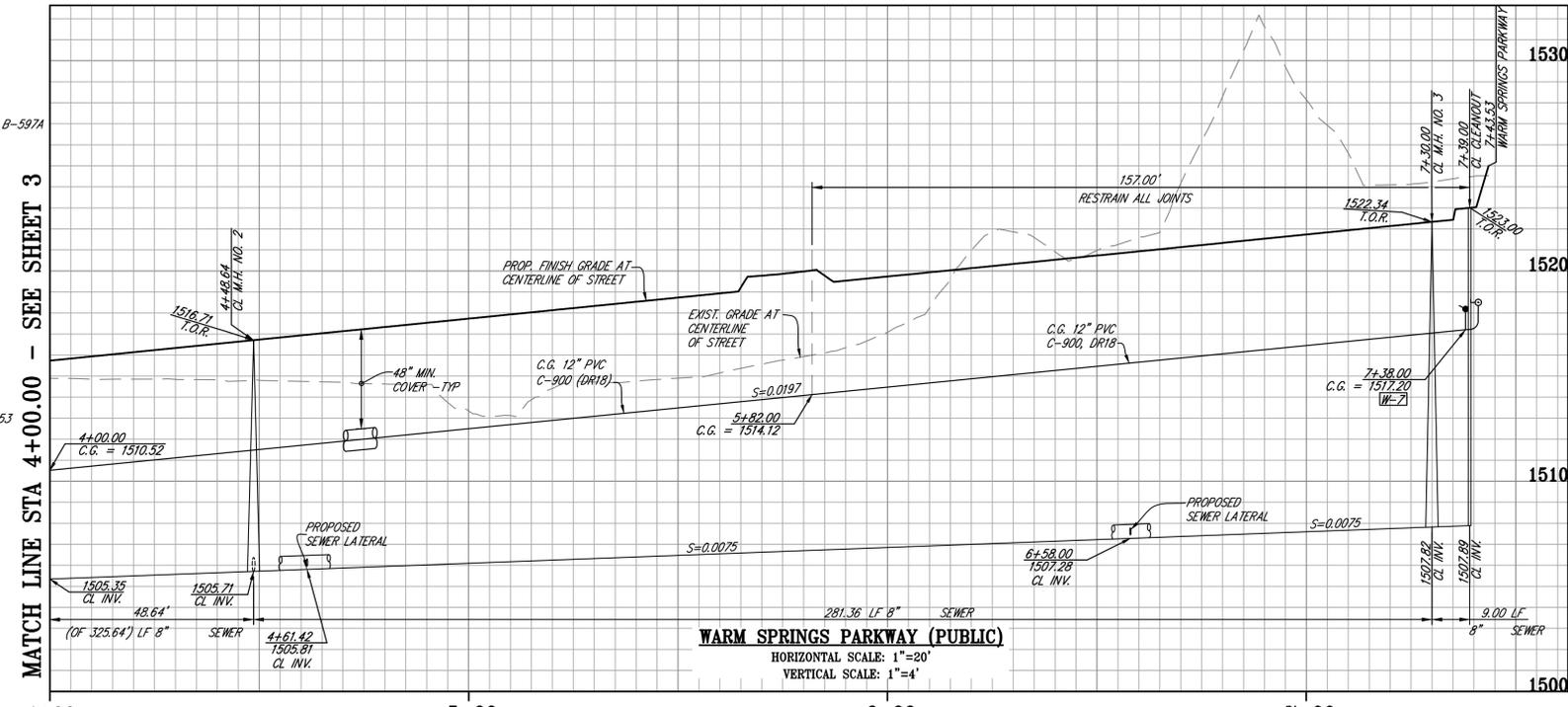
NO	DELTA/BRG	LENGTH	REMARK
1	N00°38'45"E	* 338.75'	12" PVC-DR18
2	N89°21'07"W	48.50'	2" SERVICE CONNECT
3	N89°21'07"W	48.50'	2" SERVICE CONNECT
4	N89°21'07"W	48.50'	**
5	N89°21'07"W	55.20'	**
6	N89°21'07"W	50.90'	**
7	N89°21'07"W	115.00'	8" PVC-DR18
8	N89°21'15"W	94.00'	2" SERVICE CONNECT
9	N89°21'15"W	94.00'	**
10	N89°21'15"W	94.00'	**
11	N89°21'15"W	41.00'	**
12	N89°21'15"W	22.00'	6" PVC-DR18
13	N89°21'15"W	84.20'	2" SERVICE CONNECT
14	N89°21'15"W	84.20'	**
15	N00°39'20"E	131.00'	8" PVC-DR18

*PORTION SHOWN OF 673.75'

SEWER DATA

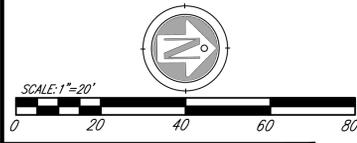
NO	DELTA/BRG	LENGTH	REMARK
1	N00°38'45"E	* 48.64'	8"
2	N00°38'45"E	289.09	**
3	N89°21'15"W	70.00'	**
4	N00°38'45"E	54.15'	**

*PORTION SHOWN OF 325.64'



SEWER LATERAL TABLE

LAT. NO.	DELTA/BEARING	LENGTH	REMARK	ELEV. @ R/W	IE @ R/W	STA @ WARM SPRINGS	IE @ MAIN	IE @ PT. A	SLOPE (%)
1	N89°21'15"W	80.00'	4" PVC	1516.70	1510.96	4+61.42	1505.81	1507.01	5.06
2	N89°21'15"W	67.00'	4" PVC	1520.51	1513.95	6+58.00	1507.28	1508.48	8.42



Underground Service Alert

Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	REVISIONS	APP'D	BY

Designed By: *Robert D. Dentino*
 Drawn By: *Robert D. Dentino*
 Checked By: *Robert D. Dentino*

Plans Prepared Under Supervision Of: *Robert D. Dentino*

Date: Jul 24, 2019
 Expires: 12-31-18

R.C.E. No. 45629

EXCEL ENGINEERING
 LAND PLANNING CIVIL ENGINEERING SURVEYING
 440 STATE PLACE
 ESCONDIDO, CA 92029
 TEL (760) 745-8118
 FAX (760) 745-1890

EASTERN MUNICIPAL WATER DISTRICT
 2270 TRIMBLE ROAD
 PERRIS, CA 92570
 (909) 928-3777
 FAX (909) 928-6177

WATER / SEWER / RECYCLED WATER / APPROVED BY:
EASTERN MUNICIPAL WATER DISTRICT

CIVIL ENGINEER OF SUBDIVISIONS: _____ DATE: _____

APPROVALS:

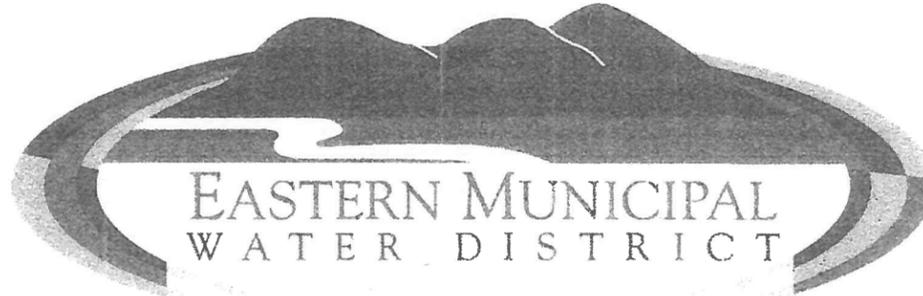
PROJECT ENGINEER	INITIAL	DATE

CITY OF MURRIETA
 TPM 36493/DP2012-3260
 SEWER & WATER
 PLAN AND PROFILE
 "THE VINEYARD"
 CLINTON KEITH ROAD

I.D. 23/22
 S.A. 43/34
 W.O. 19374
 C.O.
 COORD.
 SHT 4 OF 4
 D -

EASTERN MUNICIPAL WATER DISTRICT

CITY OF MURRIETA



SINCE 1950

PACIFIC LANDING APARTMENTS SEWER AND WATER IMPROVEMENTS DRAWING INDEX

SHT NO.	SHEET TITLE
1	TITLE SHEET, VICINITY AND LOCATION MAP
2	NOTES AND DETAILS
3	SEWER FORCE MAIN PLAN AND PROFILE
4	CREIGHTON AVENUE WATER AND SEWER IMPROVEMENTS PLAN AND PROFILE
5	CLINTON KEITH ROAD WATER AND SEWER IMPROVEMENTS PLAN AND PROFILE
6	CLINTON KEITH ROAD SEWER IMPROVEMENTS PLAN AND PROFILE
7	CLINTON KEITH ROAD SEWER IMPROVEMENTS PLAN AND PROFILE

WATER CERTIFICATION

I CERTIFY THAT THE DESIGN OF THE WATER SYSTEM IN PCL 4 OF PM 27379 IS IN ACCORDANCE WITH THE WATER SYSTEM EXPANSION PLANS OF THE EASTERN MUNICIPAL WATER DISTRICT, AND THAT THE WATER SERVICE, STORAGE AND DISTRIBUTION SYSTEM WILL BE ADEQUATE TO PROVIDE WATER TO SUCH TRACT. THIS CERTIFICATION DOES NOT CONSTITUTE A GUARANTEE THAT IT WILL SUPPLY WATER TO SUCH TRACT AT ANY SPECIFIC QUANTITIES, FLOWS OR PRESSURE FOR FIRE PROTECTION OR ANY OTHER PURPOSE.

EASTERN MUNICIPAL WATER DISTRICT
BY: *Armand A. Reyes* 2/25/14
CIVIL ENGINEER OF SUBDIVISIONS DATE

SEWER CERTIFICATION

I CERTIFY THAT THE DESIGN OF THE SEWER SYSTEM IN PCL 4 OF PM 27379 IS IN ACCORDANCE WITH THE EASTERN MUNICIPAL WATER DISTRICT'S SEWER SYSTEM MASTER PLAN, AND THE DISTRICT HAS PROGRAMMED ADEQUATE CAPACITY TO TREAT WASTES FROM THE PROPOSED TRACT.

EASTERN MUNICIPAL WATER DISTRICT
BY: *Armand A. Reyes* 2/25/14
CIVIL ENGINEER OF SUBDIVISIONS DATE

TIME LIMITATIONS

THE TIME LIMIT ON DRAWING(S) APPROVAL SHALL BE SIX (6) MONTHS FROM THE DATE ON THE CERTIFICATION IF CONSTRUCTION HAS NOT COMMENCED WITHIN STATED TIME. EMWD REQUIRES DRAWING(S) TO BE REVIEWED BY THE DEVELOPER/DESIGN ENGINEER AND RESUBMITTED TO EMWD FOR POSSIBLE CHANGES IN MASTER PLANNED SIZING AND CHANGES IN SPECIFICATIONS AND STANDARDS.

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COST OF ALL EXISTING UTILITIES. PERMITS MUST BE OBTAINED FROM THE CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. PHONE: (951)304-2489
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF MURRIETA PUBLIC WORKS DEPARTMENT IMPROVEMENT STANDARDS AND THE LATEST EDITION OF STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).
- THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO CITY STANDARD NO. 601.
- CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO CITY STANDARD NO. 308, 309, OR 310, AS DIRECTED IN THE FIELD.
- BLUE RAISED REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED TO MARK FIRE HYDRANT AND/OR WATER SUPPLY LOCATIONS AT THE DIRECTION OF THE CITY INSPECTOR FOLLOWING FINAL SEALANT AND STRIPING.
- WORK MAY NOT START UNTIL PERMITS HAVE BEEN OBTAINED.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS WITH UNDERGROUND SERVICE ALERT AT 1-800-422-4133 AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.
- ALL PAVEMENT SECTIONS ARE AT MINIMUM REQUIREMENTS. ADDITIONAL SOIL TEST SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STRUCTURAL SECTION REQUIREMENTS. USE STANDARD NO. 320 IF EXPANSIVE SOIL ARE ENCOUNTERED.
- DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES BY WATER OR OTHER APPROVED METHODS.
- EQUIPMENT AND MATERIALS SHALL BE STORED IN A NEAT AND PROTECTED MANNER.
- THE CONTRACTOR WILL CONDUCT HIS OPERATIONS AS TO OFFER THE LEAST POSSIBLE OBSTRUCTION AND INCONVENIENCE TO PUBLIC TRAFFIC, AND HE SHALL HAVE UNDER CONSTRUCTION NO GREATER LENGTH OR AMOUNT OF WORK THAN HE CAN EXECUTE PROPERLY. ON EXISTING ROADS, TRAFFIC SHALL BE PERMITTED TO PASS THROUGH THE WORK AREA WITH AS LITTLE INCONVENIENCE AND DELAY AS POSSIBLE.
- EXISTING TRAFFIC SIGNALS AND LIGHTING SYSTEMS SHALL BE KEPT IN OPERATION FOR THE BENEFIT OF THE TRAVELING PUBLIC, AND TO MINIMIZE ANY INTERFERENCE WITH ROUTINE MAINTENANCE OF EXISTING SYSTEMS DURING WORK PROGRESS.
- WHENEVER THE CONTRACTOR'S OPERATION CREATES A HAZARDOUS CONDITION TO TRAFFIC OR TO THE PUBLIC, HE SHALL FURNISH AT HIS OWN EXPENSE, SUCH FLAGMEN AND GUARDS AS ARE NECESSARY TO GIVE ADEQUATE WARNING TO THE PUBLIC OF ANY DANGEROUS CONDITIONS. HE SHALL ALSO FURNISH, ERECT AND MAINTAIN SUCH FENCES, BARRICADES, LIGHTS, SIGNS, AND OTHER DEVICES NECESSARY TO PREVENT ACCIDENTS AND INJURY TO THE PUBLIC.
- WHERE SURVEY MONUMENTS EXIST, SUCH MONUMENTS WILL BE PROTECTED OR SHALL BE REFERENCED AND RESET, PURSUANT TO BUSINESS AND PROFESSIONS CODE, SECTION 8700 TO 8805 (LAND SURVEYOR'S ACT).
- WHERE NEW A.C. PAVEMENT JOIN EXISTING PAVEMENT, SAWCUT TO A NEAT EDGE. THE SAWCUTS MUST BE PERPENDICULAR, PARALLEL OR RADIAL TO THE ROADWAY CENTERLINE OVERLAY AND FEATHER NEW A.C. PAVEMENT TO PROVIDE SMOOTH TRANSITION.
- ALL EXISTING STREET SIGNS, ROADSIDE MARKERS ETC., SHALL BE PROTECTED AND/OR REPLACED IN KIND TO THE CURRENT CITY STANDARD PLANS AND CURRENT TRAFFIC MANUAL, AT NO COST TO THE CITY.
- ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN (14) DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING AND SHALL BE APPLIED AT A MIN. RATE OF 0.05 GALLON PER SQUARE YARD. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39, AND 94 OF THE STATE STANDARD SPECIFICATIONS.
- ALL UNDERGROUND FACILITIES, WITH LATERALS SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: WATER, SEWER, GAS, ELECTRIC, CABLE T.V., TELEPHONE, AND DRAINAGE.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES, INCLUDING ANY OTHER LINES NOT SHOWN ON THESE PLANS OR NOT OF RECORD.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY TO THE CITY OF MURRIETA ENGINEERING DEPARTMENT, FOR AN ENCROACHMENT PERMIT FOR ALL WORK ON EXISTING CITY MAINTAINED ROADS, AND FOR UTILITY WORK WITHIN OFFERS OF DEDICATION FOR PUBLIC USE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY CITY STANDARD DRAWINGS NO. 816, 817, AND 818.
- STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MURRIETA STANDARD NO. 619 OR 620.
- APPROVAL OF THESE PLANS BY THE CITY OR ITS AGENTS DOES NOT RELIEVE THE APPLICANT AND HIS ENGINEER FROM THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE APPROPRIATE PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- ALL GTE, SCE AND SOG FACILITIES WILL BE RELOCATED OR MODIFIED BY THE RESPECTIVE UTILITIES OR THEIR APPOINTED REPRESENTATIVES.
- ALL WATER RELATED WORK SHALL BE DONE IN ACCORDANCE WITH THE SERVING WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- ALL SEWER RELATED WORK SHALL BE DONE IN ACCORDANCE WITH THE SERVING WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- ANY SERVICE SHUT DOWN SHALL BE DONE AT NIGHT, PRIOR TO ANY SHUT DOWN, THE CONTRACTOR SHALL NOTIFY THE DIRECTOR, ENGINEER, CUSTOMER, FIRE DEPARTMENT, SERVING WATER DISTRICT, AND ALL OTHERS AFFECTED BY THE SHUT DOWN A MINIMUM OF TWO (2) WEEKS IN ADVANCE.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY.
- 24 HOUR EMERGENCY CONTACT: ALEX LASTRA
CELL: 302-887-2245

EMWD SEWER NOTES

- SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH EMWD'S STANDARDS AND SPECIFICATIONS.
- GRAVITY SEWER PROFILE ELEVATIONS ARE TO FLOW LINE (CONDUIT INVERT). FORCE MAIN PROFILE ELEVATIONS ARE TO CENTERGRADE (C.G.).
- FOR GRAVITY SEWER CONTRACTOR HAS THE OPTION TO INSTALL PLASTIC OR VCP SEWERS EXCEPT WHERE SPECIFICALLY DESIGNATED ON PLANS PER EMWD STANDARDS AND SPECIFICATIONS. FORCE MAIN SHALL BE TYPE C-900, DR-18 EXCEPT WHERE NOTED, OTHERWISE PIPE SHALL CONFORM TO ANWA SPECIFICATIONS.
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS SB-53, SB-58 AND SB-61, AS APPLICABLE. SEWER MAINS MAY BE LAD THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT. PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION AND LOCATION, WHERE CONNECTING TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS. NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY EMWD.
- ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- RECONSTRUCTION OF EXISTING MANHOLES SHALL BE SCHEDULED AT THE CONVENIENCE OF EMWD AND SHALL BE COMPLETED WITHIN FIVE WORKING DAYS FOLLOWING ITS COMMENCEMENT.
- THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE.
- WHERE GROUNDWATER IS ENCOUNTERED, ALL VCP PIPE SHALL BE TREATED FOR ABSORPTION RESISTANCE PER EMWD'S SPECIFICATIONS.
- ALL PIPE ZONE BEDDING & TRENCH BACKFILL ARE TO BE PER STANDARD DRAWING SB-157, SB-158 AND SB-159.
- SEWER FORCE MAIN PROFILE ELEVATIONS ARE TO CENTERLINE (CENTER GRADE) OF PIPE.
- INSTALL LOCATOR WIRE OVER SEWER FORCE MAIN PER STANDARD B-856.
- JOINT RESTRAINTERS SHALL BE USED ON ALL MAINLINE (SEWER FORCE MAIN) PIPE JOINTS WITHIN SPECIFIED LIMITS PER EMWD STANDARD B-663.

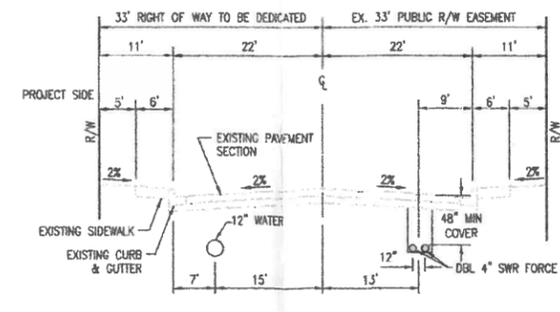
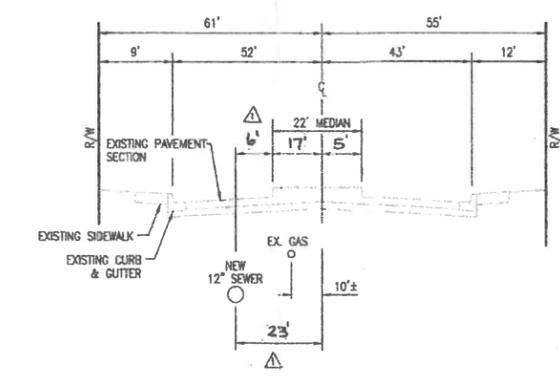
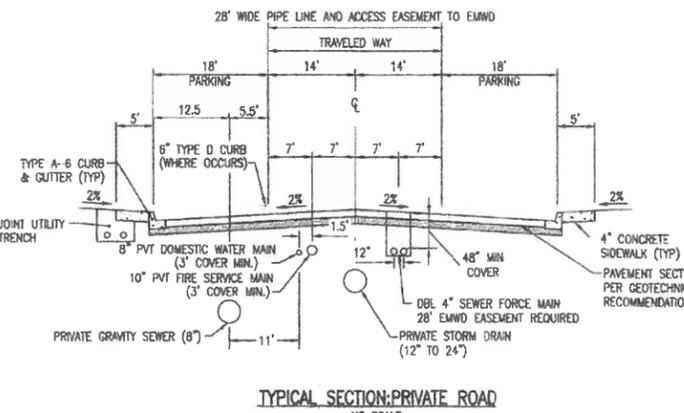
EMWD WATER NOTES

- WATER PIPELINE AND APPURTENANCE CONSTRUCTION SHALL BE IN ACCORDANCE WITH EMWD STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION OF PIPELINE, CONTRACTOR SHALL EXPOSE EXISTING WATER SYSTEM AND VERIFY ITS EXISTING ELEVATION AND LOCATION.
- WHERE SEWERS HAVE BEEN CONSTRUCTED BY AGENCIES OTHER THAN EMWD, CONTRACTOR SHALL VERIFY SEWER LATERAL LOCATIONS PRIOR TO EXCAVATION FOR WATER PIPELINE. IN THE EVENT SEWER LATERALS ARE FOUND TO BE AT A DEPTH LESS THAN IN ACCORDANCE WITH EMWD SEWER STANDARDS, WATER PIPELINE CONTRACTOR SHALL ADJUST WATER PIPELINE DEPTH AS DIRECTED BY THE ENGINEER TO CROSS OVER THE SEWER LATERAL IF POSSIBLE, TO PROVIDE 36" MINIMUM COVER TO FINISH ROAD GRADE; OTHERWISE, CROSS UNDER THE LATERAL, WHICH REQUIRES SPECIAL CONSTRUCTION.
- AIR VALVE ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH STD. DWG. B-598 TYPE "B".
- WATER SYSTEM PROFILE ELEVATIONS ARE TO CENTERLINE (CENTER GRADE) OF PIPE.
- APPROVED REDUCTION PRESSURE BACKFLOW PREVENTION DEVICE (B-597) REQUIRED FOR ALL INDUSTRIAL, COMMERCIAL, APARTMENT COMPLEXES AND LANDSCAPE SERVICES.
- INSTALL LOCATOR WIRE OVER WATER MAIN PER STD DWG B-856.
- FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH STD. DWG. B-562 WITH LIGHT BLUE COLOR COODING.
- BLOW-OFF ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH STD. DWG. B-357.
- ALL PVC PIPE THROUGH 12 INCH SHALL BE TYPE C-900, DR 18, EXCEPT WHERE NOTED OTHERWISE.
- FITTINGS FOR PVC PIPE SHALL BE DUCTILE OR GRAY IRON. FITTINGS SHALL BE FLANGED, BOLTED MECHANICAL JOINTS, OR PUSH-ON JOINTS, AND SHALL BE CEMENT MORTAR LINED AND TAR (SEAL) COATED PER EMWD STANDARDS AND SPECIFICATIONS.
- ALL DUCTILE OR GRAY IRON FITTINGS SHALL BE POLYETHYLENE ENCASED AT THE TIME OF INSTALLATION PER EMWD STANDARDS AND SPECIFICATIONS.
- A JOINT RESTRAINT DEVICE SHALL BE USED ON ALL MAIN LINE PIPE JOINTS WITHIN SPECIFIED LIMITS AND ALL JOINTS OR WATER APPURTENANCE LATERALS OFF MAIN LINE, PER EMWD STD. DWG. B-663.

NOTIFICATIONS

AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL NOTIFY:

- EASTERN MUNICIPAL WATER DISTRICT, FIELD ENGINEERING DEPARTMENT (951) 928-3777 EXT 4830
- CITY OF MURRIETA (951) 698-1940
- UNDERGROUND SERVICE ALERT 1-900-227-2600 OR 811
- ALL OTHER AFFECTED AGENCIES THAT ARE NOT MEMBERS OF UNDERGROUND SERVICE ALERT



DELTA 1 REVISION BY:
& DELTA 2
Richard Valdez
RICHARD VALDEZ
VSL ENGINEERING
6-24-14

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 811
TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED BY:
BURKETT & WONG ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550
CARL M. FLORICA R.C.E. No. 64715
2/24/14 DATE

REGISTERED PROFESSIONAL ENGINEER
CARL M. FLORICA
No. 64715
Exp. 08-30-15
CIVIL
STATE OF CALIFORNIA

REVISIONS				APP'D/DATE
NO.	DATE	INITIALS	DESCRIPTION	
1	6-24-14	RV	REV. SEWER LOCATION CLINTON KEITH ROAD PER CONFLICTS	AGA 6/25/14
2	7/30/14	RV	REVISE SEWER & WATER PROFILES - SEE SHEET 4	AGA 9/15/14
3	8/1/14	PD	AS CONST. CD. 60774/75 (CR 8/10/2016)	MS 11/17

WATER/SEWER/SEWER FORCE MAIN APPROVED BY:
EASTERN MUNICIPAL WATER DISTRICT
Armand A. Reyes 2/25/14
CIVIL ENGINEER OF SUBDIVISIONS DATE

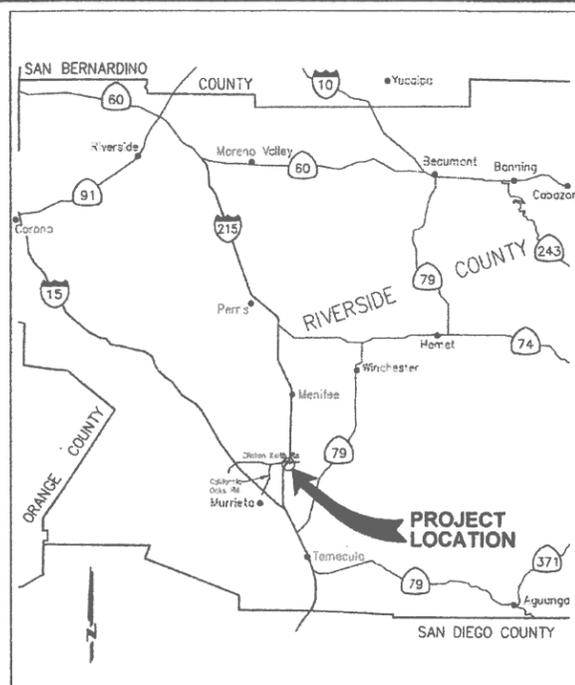
DESIGNED: BWE
DRAWN: BWE
CHECKED: BWE
SUBMITTED: BWE
SCALE: N/A

APPROVALS
PROJECT ENG. *AG* 2/27/14

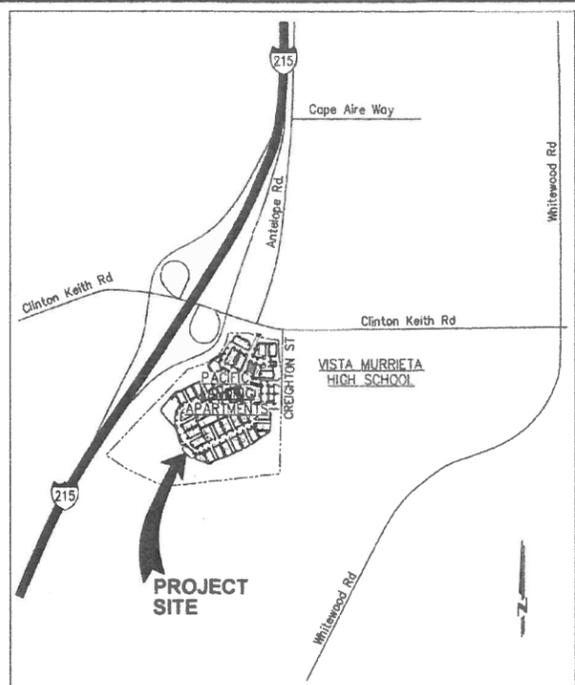
EASTERN MUNICIPAL WATER DISTRICT
CITY OF MURRIETA

PACIFIC LANDING
SEWER, WATER, AND SEWER FORCE MAIN PLAN
TITLE SHEET

I.D. 23/22
S.A. 43/34
W.O. 13-267
C.O. 68774/75
COORD. 13AAC 18C
SHT 1 OF 7
D-45890



VICINITY MAP
NOT TO SCALE



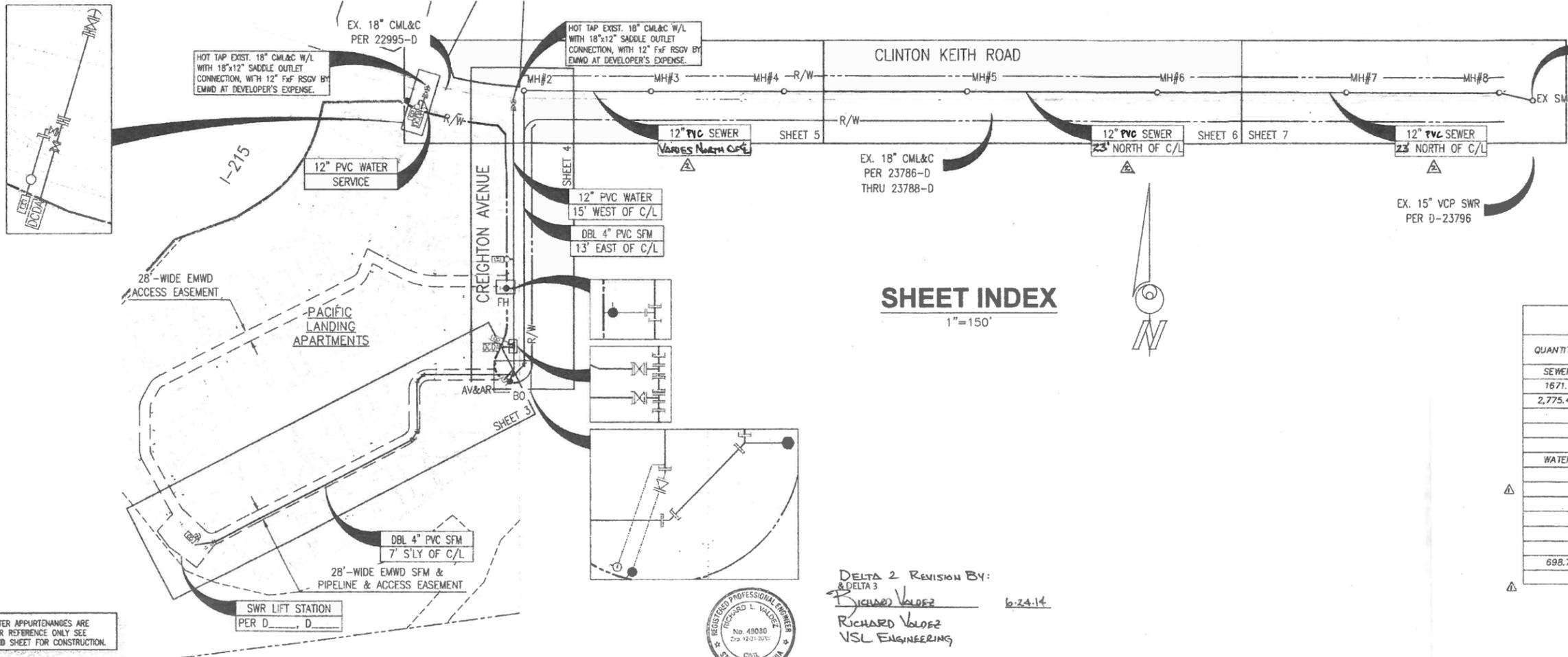
LOCATION MAP
NOT TO SCALE

CITY OF MURRIETA NOTES

1. THE SUB-DIVIDER OR CONTRACTOR SHALL APPLY TO THE CITY ENGINEERING DEPARTMENT FOR AN ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION AND COST OF ALL EXISTING UTILITIES. THE CITY SHALL BE INFORMED 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AT (951)304-2489. STREET LIGHTS SHALL BE INSTALLED AS SHOWN ON THE PLANS. UNDERGROUND CONDUIT RUNS, SERVICE POINTS AND HAND-HOLES SHALL BE SHOWN ON THE "AS-BUILT" PLANS.
3. ALL UNDERGROUND UTILITIES AND LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, CROSS GUTTERS OR SURFACING OF STREETS.
4. FIRE HYDRANT MARKERS SHALL BE PLACED IN THE STREET ADJACENT TO ALL NEW AND EXISTING FIRE HYDRANTS IN CONFORMANCE WITH CITY FIRE DEPARTMENT REQUIREMENTS.

LEGEND

- SEWER**
- SEWER MANHOLE
 - SEWER CLEANOUT
 - EXISTING SEWER LINE
 - EXISTING SEWER MANHOLE
 - GRAVITY SEWER LINE
 - SEWER FORCE MAIN
- WATER**
- EXISTING WATER LINE
 - WATER LINE
 - STANDARD FIRE HYDRANT
 - RESILIENT SEAT GATE VALVE (RSGV)
 - BACKFLOW PREVENTOR (REDUCED PRESSURE)
 - BACKFLOW PREVENTOR (DOUBLE DETECTOR CHECK)
 - REDUCER FITTING
 - BLOW OFF
 - COMBINATION AIR VALVE AND RELEASE
 - WET TAP
 - SERVICE
 - SERVICE W/METER



EXISTING 10" SEWER AND CLEANOUT (D-26738) TO BE REMOVED AND JOIN EX. SEWER MH (D-23796)

EX. 15" VCP SWR PER D-23796

SHEET INDEX
1"=150'

QUANTITY ESTIMATE		
QUANTITY	UNIT	ITEM
SEWER		
1671.21	LF	DUAL 4" PVC SEWER FORCE MAIN, C900 (DR-18)
2,775.42	LF	12" SEWER PVC SDR-35
8	EA	48" SEWER MANHOLE
1	EA	CONNECT TO EXISTING MANHOLE
WATER		
2	EA	6" GATE VALVES
4	EA	12" GATE VALVES
1	EA	FIRE HYDRANT ASSEMBLY
1	EA	BLOW OFF ASSEMBLY
1	EA	AIR VACUUM & AIR RELEASE ASSEMBLY
2	EA	HOT TAP CONNECTION
698.73	LF	12" PVC, C900 (DR-18) WATER
1	EA	2" WATER SERVICE
2	EA	6" WATER SERVICE
1	EA	1 1/2" WATER METER
2	EA	3" WATER METER

DELTA 2 REVISION BY:
RICHARD VALDEZ 6-24-14
RICHARD VALDEZ
VSL ENGINEERING



SEWER/WATER APPURTENANCES ARE SHOWN FOR REFERENCE ONLY SEE REFERENCED SHEET FOR CONSTRUCTION.

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 811
TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED BY
BURKETT & WONG ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 (619) 299-5550
CARL M. FIORICA R.C.E. No. 64715 DATE 2/24/14



REVISIONS				
NO.	DATE	INITIALS	DESCRIPTION	APP'D/DATE
1	3/4/14	E.S.	UPDATE QUANTITY ESTIMATE	AGA 3/4/14
2	6/24/14	R.V.	REV SEWER LOCATION CLINTON KEITH RD PER CONSULTANTS	AGA 6/25/14
3	7/30/14	RV	ELIMINATE MH #1 - SEE SHEET 4	AGA 9/5/14
4	8/12/14	PO	AS CONSC. C.A. 60714/15 (C.R. 510/2016)	MS 1/3/17

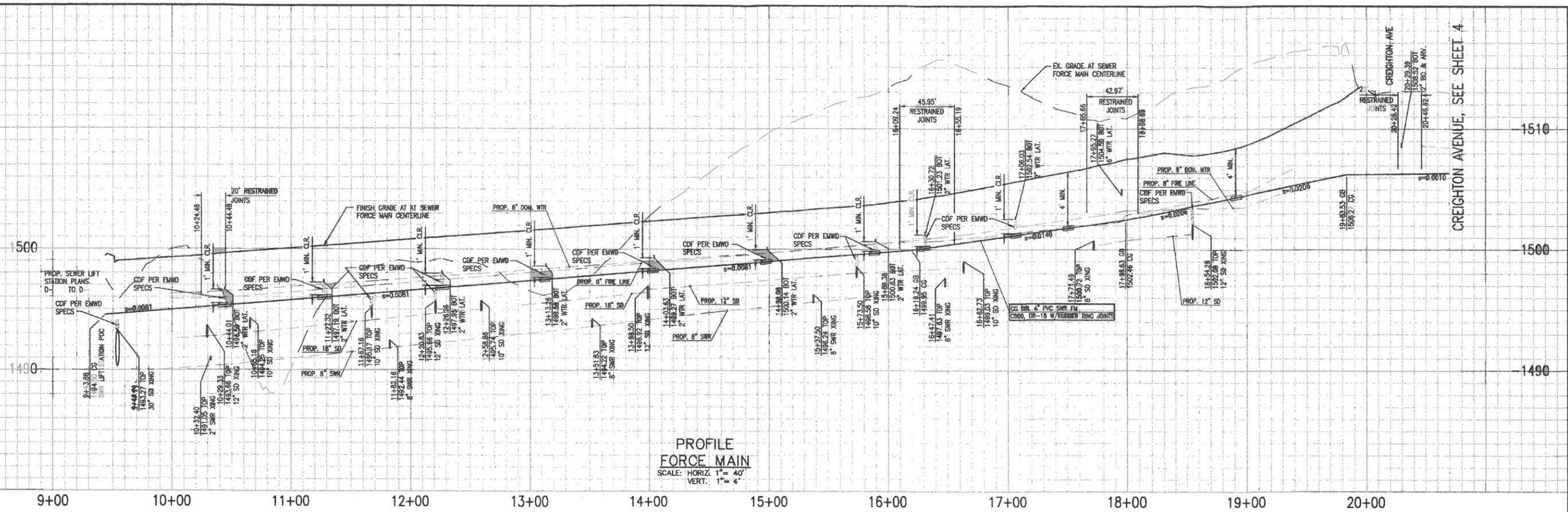
REFERENCES	

WATER/SEWER/SEWER FORCE MAIN APPROVED BY:
EASTERN MUNICIPAL WATER DISTRICT
APPROVALS

DESIGNED:	DATE
BWE	
DRAWN:	DATE
BWE	
CHECKED:	DATE
BWE	
SUBMITTED:	DATE
BWE	
SCALE:	N/A

EASTERN MUNICIPAL WATER DISTRICT
CITY OF MURRIETA
PACIFIC LANDING
SEWER, WATER, AND SEWER FORCE MAIN PLAN
INDEX SHEET

I.D.	23/22
S.A.	43/34
W.D.	13-267
C.O.	60714/25
COORD.	13ABC 18C
SHT	2 OF 7
D-45891	



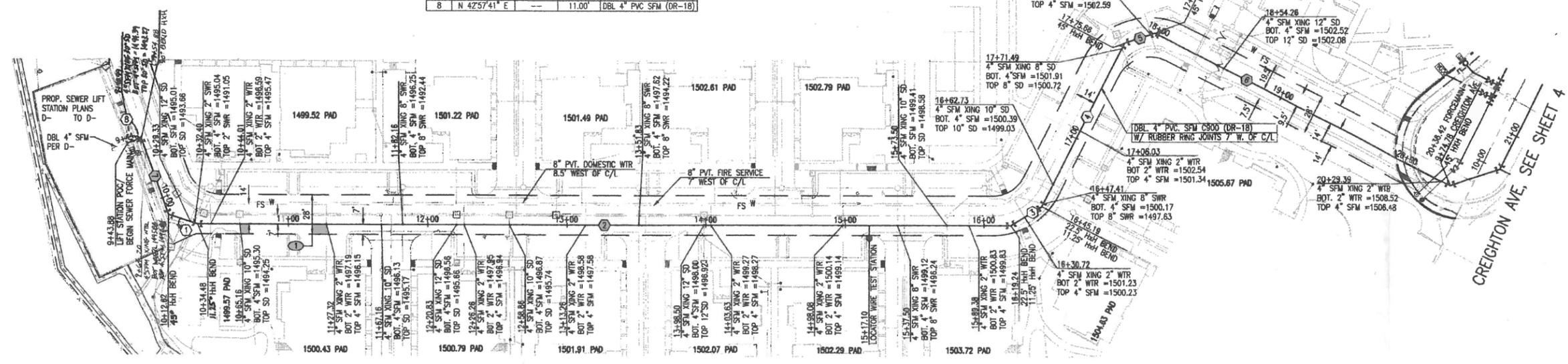
PROFILE
FORCE MAIN
SCALE: HORIZ 1" = 40'
VERT. 1" = 4'

EASEMENT NOTES

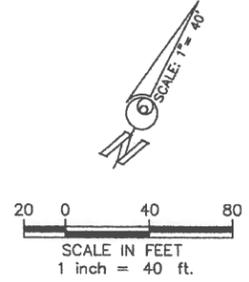
- 1 28' WIDE EASEMENT TO EASTERN MUNICIPAL WATER DISTRICT FOR ACCESS AND MAINTENANCE.

NO	BEARING/DELTA	RADIUS	LENGTH	SIZE/TYPER (CLASS)
1	N 80°31'48" E	---	34.48'	DBL 4" PVC SFM (DR-18)
2	N 62°57'41" E	---	584.76'	DBL 4" PVC SFM (DR-18)
3	N 31°27'41" E	---	25.95'	DBL 4" PVC SFM (DR-18)
4	N 00°02'19" W	---	130.47'	DBL 4" PVC SFM (DR-18)
5	N 44°57'41" E	---	22.97'	DBL 4" PVC SFM (DR-18)
6	N 89°57'41" E	---	237.79'	DBL 4" PVC SFM (DR-18)
7	N 47°02'19" W	---	57.73'	DBL 4" PVC SFM (DR-18)
8	N 42°57'41" E	---	11.00'	DBL 4" PVC SFM (DR-18)

NOTE:
ALL TRENCH CUTS IN EXISTING PAVEMENT TO COMPLY WITH
CITY OF MURRIETA TRENCH BACKFILL AND SURFACE
RESTORATION STANDARD DRAWING NO. 212g



FORCE MAIN PLAN
10+00 TO 20+36.42



PLANS PREPARED BY:
BURKETT & WONG
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550
CARL M. FLORICA R.C.E. No. 64715
DATE 4/7/14



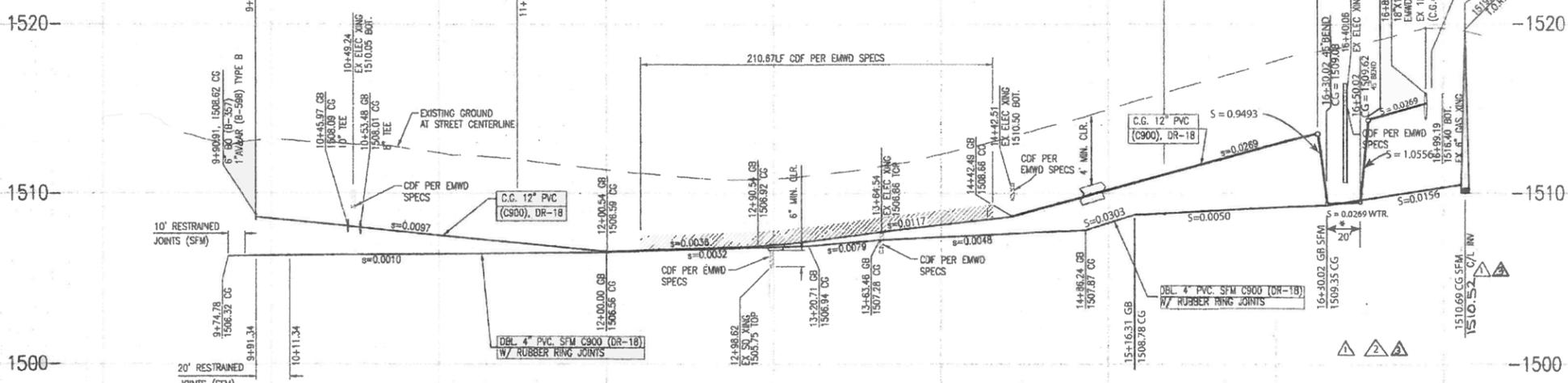
REVISIONS				
NO.	DATE	INITIALS	DESCRIPTION	APP'D/DATE
1			THIS PLAN SUPERCEDES THE PREVIOUSLY APPROVED PLAN DATED 2/25/14	MSA 4/8/14
2	8/1/16	PD	AS COMST. CA. LB 114/15 (C.R. 5/10/2016)	MS 11/6/17

WATER/SEWER/SEWER FORCE MAIN APPROVED BY:
EASTERN MUNICIPAL WATER DISTRICT
DATE 4/8/14
PROJECT ENG. INITIALS DATE
SCALE: 1"=40'

DESIGNED BY	DATE
EW	
DRAWN BY	DATE
EW	
CHECKED BY	DATE
EW	
SUBMITTED BY	DATE
EW	

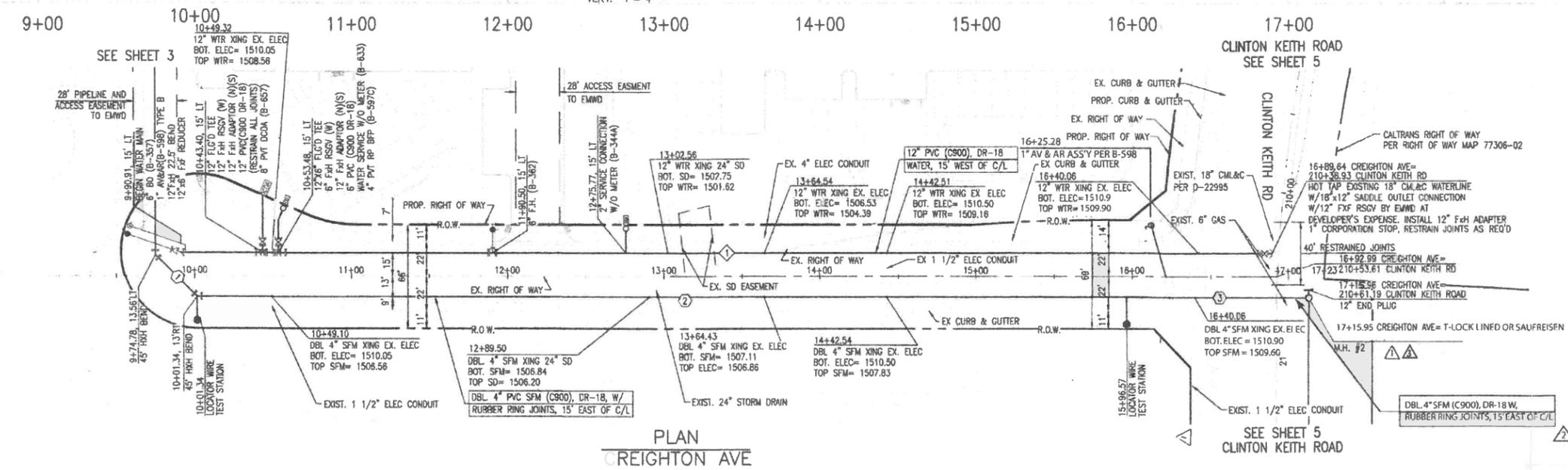
EASTERN MUNICIPAL WATER DISTRICT
CITY OF MURRIETA
PACIFIC LANDING
SEWER FORCE MAIN
PLAN AND PROFILE
SEWER FORCE MAIN
10+00 TO 20+36.42

I.D.	25/22
S.A.	43/34
W.O.	13-267
C.O.	60714/75
COORD.	13A&C 18C
SHT	3 OF 7
D-	45892



PROFILE
CREIGHTON AVE
SCALE: HORIZ 1" = 40'
VERT. 1" = 4'

* INDICATES 20' NO JOINTS (WATER MAIN & FORCE MAIN)
WITH CDF PER EMWD SPECS.

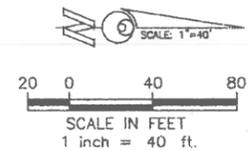


PLAN
CREIGHTON AVE

NOTE:
CONTRACTOR TO VERIFY LOCATION AND
DEPTH OF ALL EXISTING UTILITIES PRIOR
TO THE START OF CONSTRUCTION.

SEWER DATA					WATER DATA					
NO.	BEARING/Delta	RADIUS	LENGTH	SLOPE	SIZE/TYPER (CLASS)	NO.	BEARING/Delta	RADIUS	LENGTH	SIZE/TYPER (CLASS)
1	N 44°58'01" E		37.56'		DBL 4" PVC (DR-18)	1	N 00°01'38" W		588.73'	12" PVC (DR-18)
2	N 00°01'38" W		597.23'		DBL 4" PVC (DR-18)					
3	N 00°07'30" E		117.23'	0.0050	12" SEWER					

NOTE:
ALL TRENCH CUTS IN EXISTING PAVEMENT TO COMPLY WITH
CITY OF MURRIETA TRENCH BACKFILL AND SURFACE
RESTORATION STANDARD DRAWING NO. 212a



DELTA 1 REVISION BY:
& DELTA 2
RICHARD VALDEZ
RICHARD VALDEZ
VSL ENGINEERING



PLANS PREPARED BY:
BURKETT & WONG
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5560



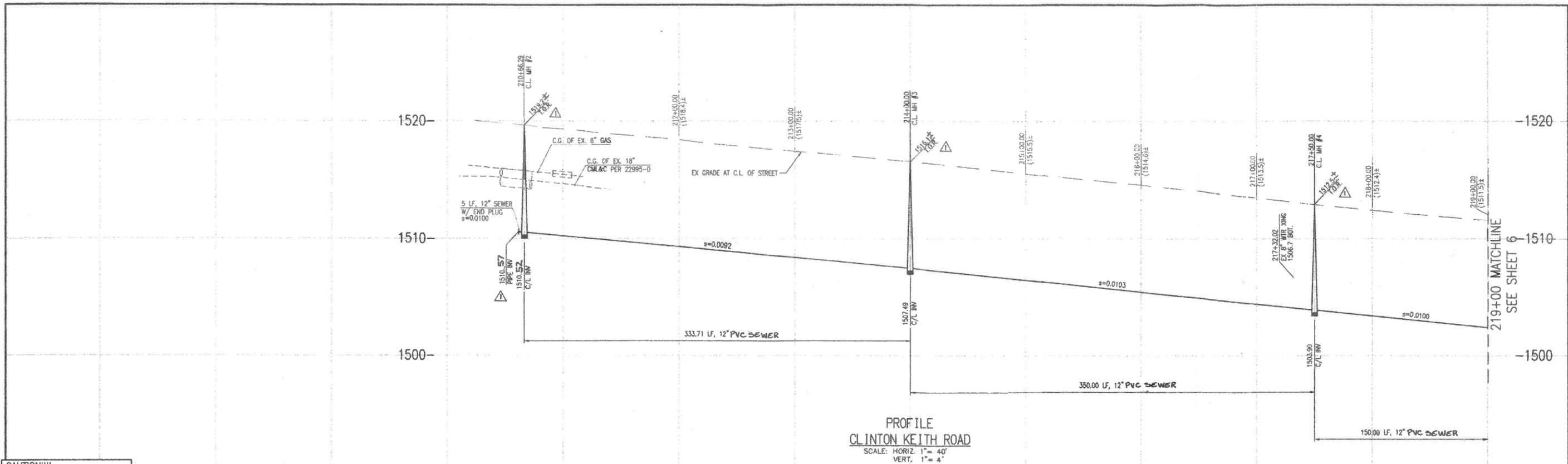
REVISIONS					REFERENCES	
NO.	DATE	INITIALS	DESCRIPTION	APP'D/DATE		
1	6-24-14	RM	REV SEWER LOCATION CLINTON KEITH ROAD	AGA 6/25/14		
2	7/30/14	RV	REVISE SEWER & WATER PROFILES AT ELEC X-ING 16+40.06	AGA 9/15/14		
3	8/4/16	PD	AG CONTR. C.O. 68714/15 (C.R. 5/18/2016)	MS 11/1/17		

WATER/SEWER/SEWER FORCE MAIN APPROVED BY:
EASTERN MUNICIPAL WATER DISTRICT
ARMANDO A. PARRA
CIVIL ENGINEER OF SUBDIVISIONS

DESIGNED:	DATE
BWE	
BWE	
BWE	
BWE	

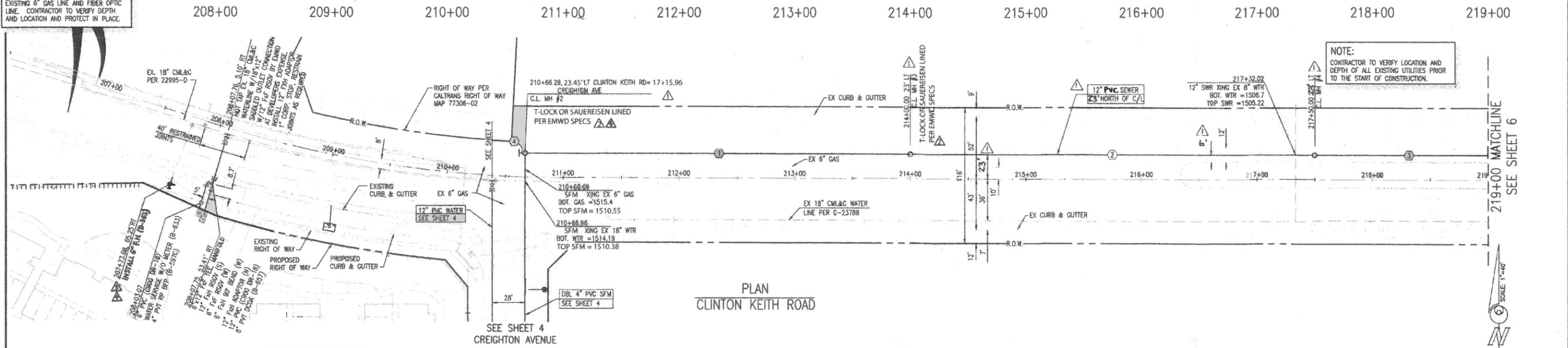
EASTERN MUNICIPAL WATER DISTRICT
CITY OF MURRIETA
PACIFIC LANDING
SEWER, WATER AND SEWER FORCE MAIN
PLAN AND PROFILE
CREIGHTON AVENUE
10+00 - 17+12.96

I.D.	23/22
S.A.	43/34
W.O.	13-267
C.O.	68714/15
COORD.	13A&C 18C
SHT	4 OF 7
D-45893	



PROFILE
CLINTON KEITH ROAD
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

CAUTION!!!
EXISTING 6" GAS LINE AND FIBER OPTIC LINE. CONTRACTOR TO VERIFY DEPTH AND LOCATION AND PROTECT IN PLACE.



PLAN
CLINTON KEITH ROAD

NOTE:
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.

SEWER DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	SLOPE
1	N 89°52'30" W	--	333.71	0.0092
2	N 89°52'30" W	--	350.00	0.0103
3	N 89°52'30" W	--	150.00	0.0100
4	N 89°52'30" W	--	5.00	0.0100

NOTE:
ALL TRENCH CUTS IN EXISTING PAVEMENT TO COMPLY WITH CITY OF MURRIETA TRENCH BACKFILL AND SURFACE RESTORATION STANDARD DRAWING NO. 212c

SEWER LOCATION MOVED FROM 21' NORTH OF C/L TO 23' NORTH OF C/L



DELTA I REVISION BY:
RICHARD VALDEZ
RICHARD VALDEZ
VSL ENGINEERING
6-24-14



PLANS PREPARED BY:
BURKETT & WONG ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550
CARL M. FIORICA R.C.E. No. 64715 DATE 2/24/12



REVISIONS				
NO.	DATE	INITIALS	DESCRIPTION	APP'D/DATE
1	6/24/14	RV	REV. SEWER LOCATION CLINTON KEITH RD. PER COMMENTS	AGA 6/25/14
2	7/30/14	RV	ADD LINING MH 2 & MH 3	AGA 7/31/14
3	8/15/16	BL	REPLACE EXISTING BLOWOFF WITH A FIRE HYDRANT	AGA 8/19/16
4	11/29/16	PD	AS CONST. C.D. 60114/15 (CR. 5/18/16)	MS 11/31/17

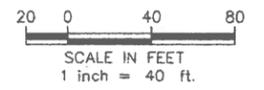
REFERENCES	
PROJECT ENG.	DATE

WATER/SEWER/SEWER FORCE MAIN APPROVED BY:
EASTERN MUNICIPAL WATER DISTRICT
Edward A. Brown 2/25/14
CIVIL ENGINEER OF SUBDIVISIONS

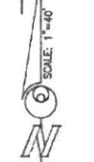
DESIGNED:	DATE
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BWE	
SUBMITTED:	
BWE	

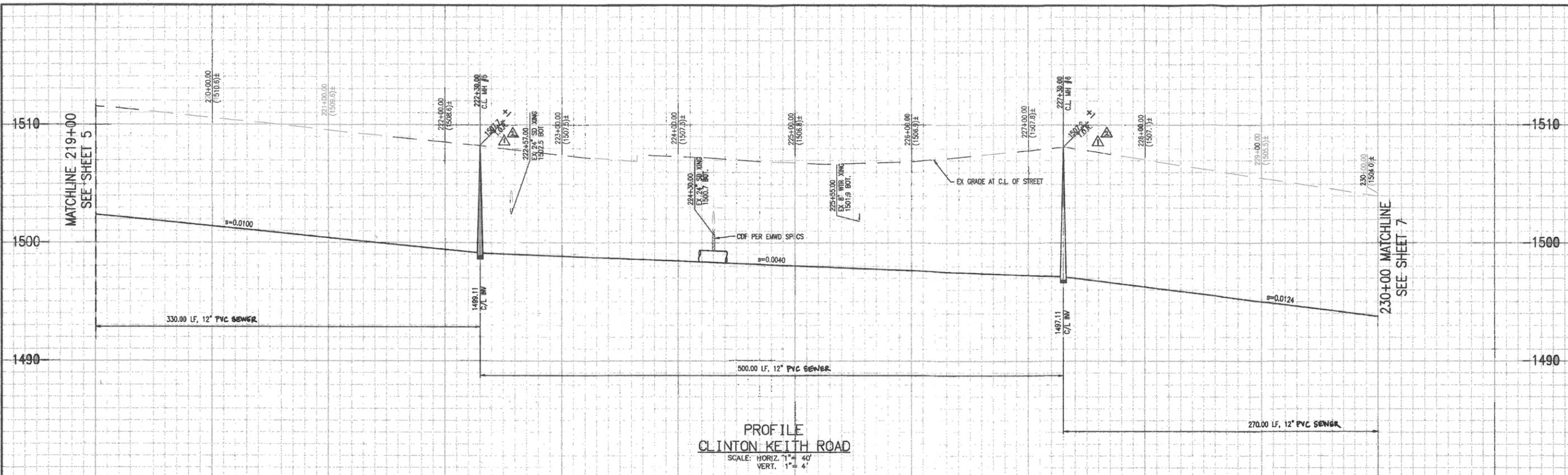
EASTERN MUNICIPAL WATER DISTRICT
CITY OF MURRIETA
PACIFIC LANDING
SEWER AND WATER
PLAN AND PROFILE
CLINTON KEITH ROAD
208+00 - 219+00

I.D.	23/22
S.A.	43/34
W.O.	13-287
C.O.	60774/15
COORD.	LS&C 16C
SHT	3 OF 7
D-45894	



219+00 MATCHLINE
SEE SHEET 6

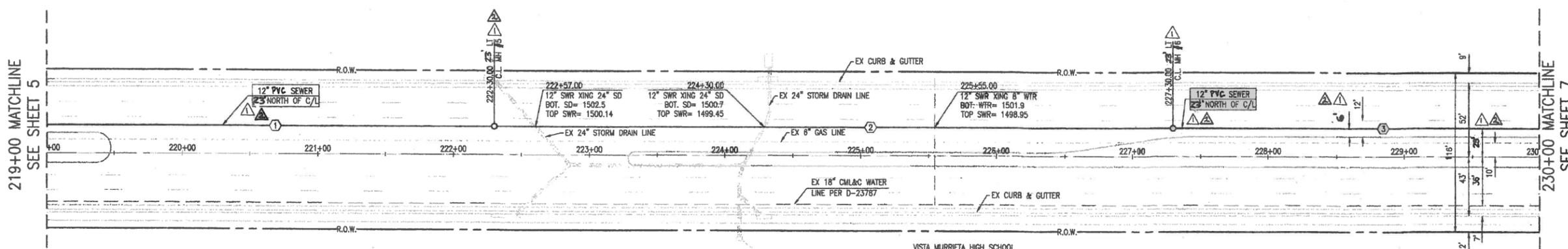




PROFILE
CLINTON KEITH ROAD
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

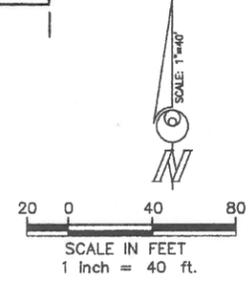
219+00 220+00 221+00 222+00 223+00 224+00 225+00 226+00 227+00 228+00 229+00 230+00

NOTE:
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.



PLAN
CLINTON KEITH ROAD
SCALE: 1" = 40'

SEWER DATA					
NO	BEARING/DELTA	RADIUS	LENGTH	SLOPE	SIZE
1	N 89°52'30" W	---	330.00	0.0100	12" SEWER
2	N 89°52'30" W	---	500.00	0.0040	12" SEWER
3	N 89°52'30" W	---	270.00	0.0124	12" SEWER



NOTE:
ALL TRENCH CUTS IN EXISTING PAVEMENT TO COMPLY WITH CITY OF MURRIETA TRENCH BACKFILL AND SURFACE RESTORATION STANDARD DRAWING NO. 212c

SEWER LOCATION MOVED FROM 21' NORTH OF CL TO 23' NORTH OF CL



DELTA 1 REVISION BY:
Richard Valdez 6-24-14
RICHARD VALDEZ
VSL ENGINEERING



PLANS PREPARED BY:
BURKETT & WONG ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA
92103-5704 * (619) 299-5550
CARL M. FIORICA R.C.E. No. 64715 2/24/14 DATE



REVISIONS				
NO.	DATE	INITIALS	DESCRIPTION	APP'D/DATE
1	6-24-14	RV	REV. SEWER LOCATION CLINTON KEITH RD PER CONSULT	ASA 6/25/14
2	8/4/16	PD	AS CONST. C.O. 68774/15 (C.R. 3/10/2016)	MS 11/5/17

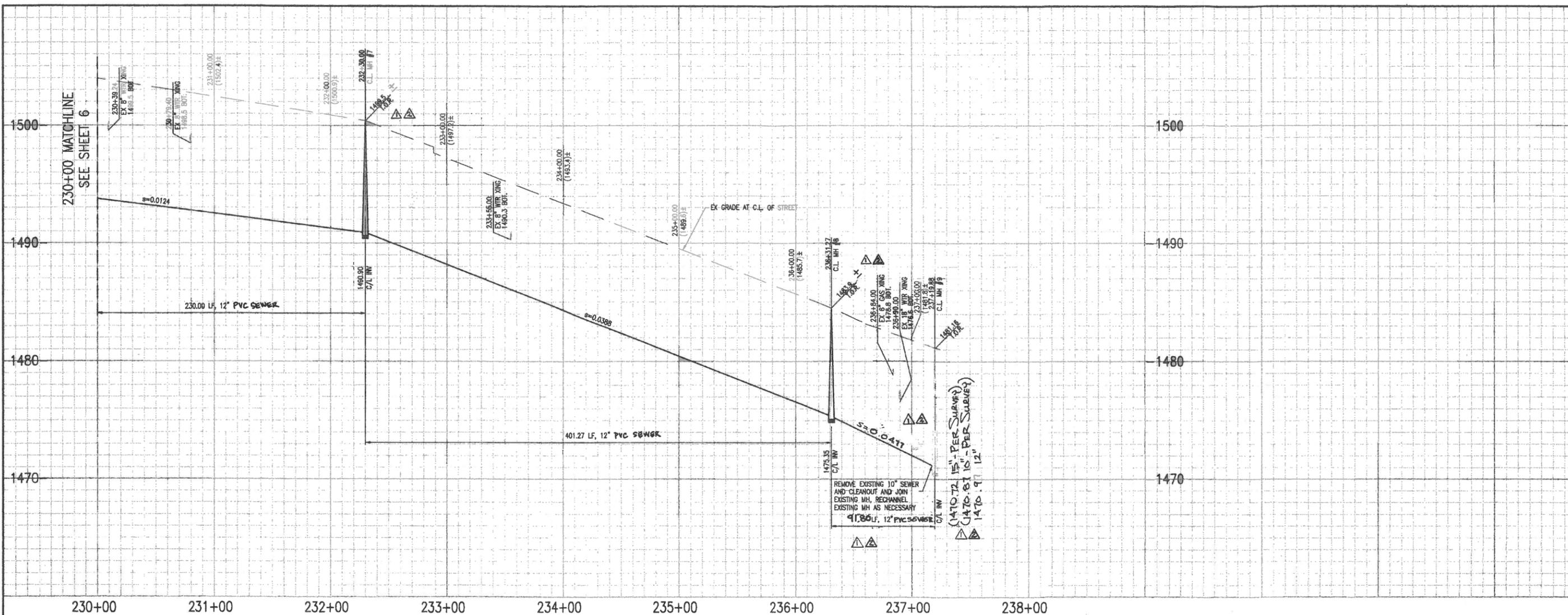
REFERENCES	

WATER/SEWER/SEWER FORCE MAIN APPROVED BY:
EASTERN MUNICIPAL WATER DISTRICT
Richard L. Valdez 2/25/14
CIVIL ENGINEER OF SUBDIVISIONS

DESIGNED:	DATE
BWE	
DRAWN:	BWE
CHECKED:	BWE
SUBMITTED:	BWE
SCALE:	1" = 40'

EASTERN MUNICIPAL WATER DISTRICT
CITY OF MURRIETA
PACIFIC LANDING SEWER
PLAN AND PROFILE
CLINTON KEITH ROAD
219+00 - 230+00

LD.	23/22
S.A.	43/34
W.O.	13-267
C.O.	68774/15
COORD.	13&C 18C
SHT	6 OF 7
D-45895	

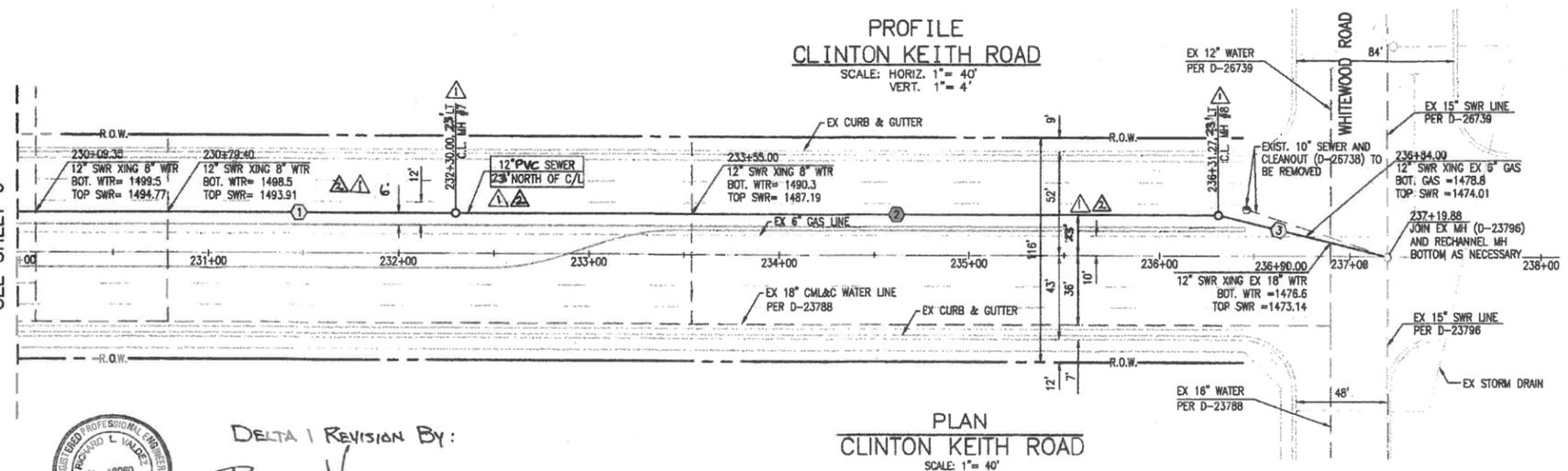


PROFILE
CLINTON KEITH ROAD
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

SEWER DATA					
NO.	BEARING/Delta	RADIUS	LENGTH	SLOPE	SIZE
1	N 89°52'30" W		230.00'	0.0124	12" SEWER
2	N 89°52'30" W		401.27'	0.0388	12" SEWER
3	N 74°43'28" E		41.86'	0.0441	12" SEWER

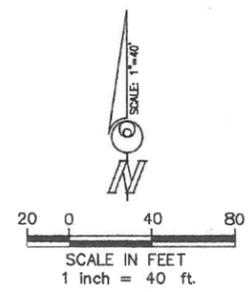
NOTE:
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.

230+00 MATCHLINE
SEE SHEET 6



PLAN
CLINTON KEITH ROAD
SCALE: 1" = 40'

NOTE:
ALL TRENCH CUTS IN EXISTING PAVEMENT TO COMPLY WITH CITY OF MURRIETA TRENCH BACKFILL AND SURFACE RESTORATION STANDARD DRAWING NO. 212a



DELTA 1 REVISION BY:
Richard Valdez 6-24-14
RICHARD VALDEZ
VSL ENGINEERING

SEWER LOCATION MOVED FROM 21' NORTH OF CL TO 23' NORTH OF CL



PLANS PREPARED BY:
BURKETT & WONG
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550



REVISIONS				
NO.	DATE	INITIALS	DESCRIPTION	APP'D/DATE
1	6-24-14	RV	REV. SEWER LOCATION CLINTON KEITH RD PER CONSULTANTS	AG 6/25/14
2	8/4/14	PD	AS CONST. C.O. 68744/15 (C.R. 5/10/2016)	MS 10/1/17

REFERENCES

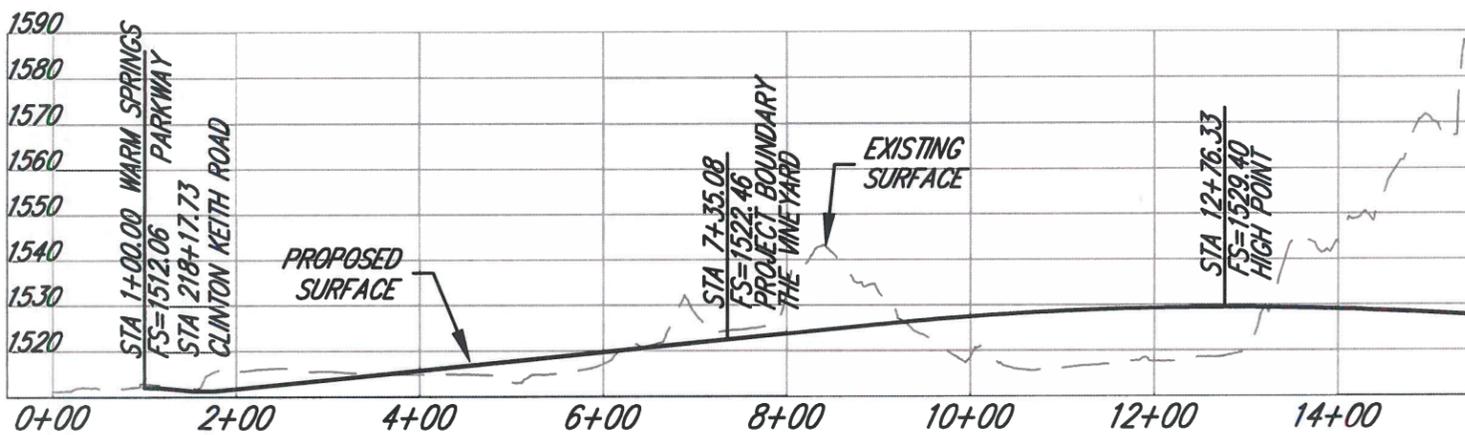
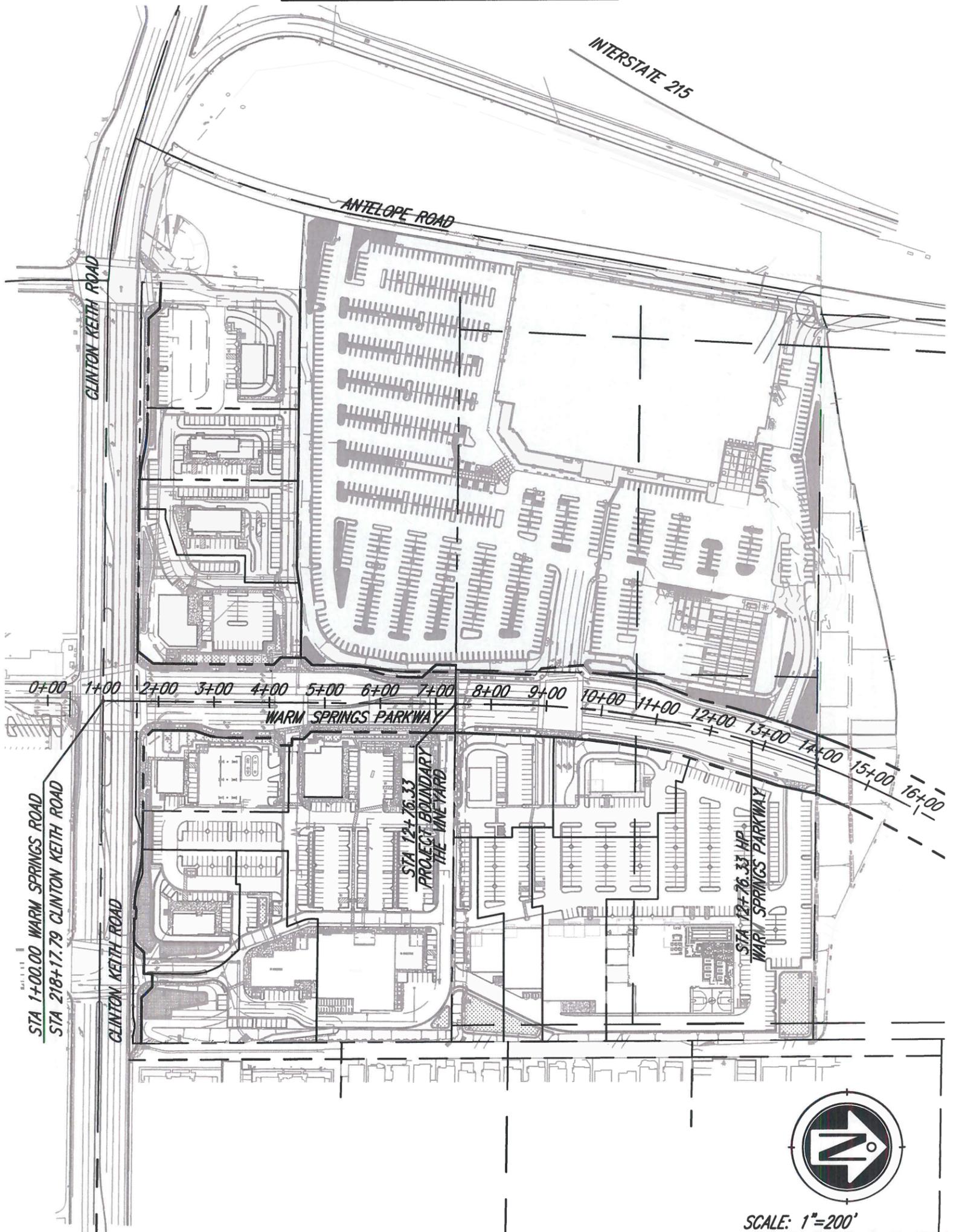
WATER/SEWER/SEWER FORCE MAIN APPROVED BY:
EASTERN MUNICIPAL WATER DISTRICT
Richard A. ... 2/25/14
CIVIL ENGINEER OF SUBDIVISIONS

DESIGNED:	DATE
EWE	
DRAWN:	EWE
CHECKED:	EWE
SUBMITTED:	EWE
SCALE:	1"=40'

EASTERN MUNICIPAL WATER DISTRICT
CITY OF MURRIETA
PACIFIC LANDING
SEWER
PLAN AND PROFILE
CLINTON KEITH ROAD
230+00 - 237+19.88

I.D.	23/22
S.A.	43/34
W.O.	13-267
C.O.	68744/15
CJORD.	13&C 18C
SHT	7 OF 7
D-	45896

**WARM SPRINGS PARKWAY MASTER
ALIGNMENT AND PROFILE STUDY**



WARM SPRINGS PARKWAY CENTERLINE PROFILE
 HORIZONTAL SCALE: 1" = 200'
 VERTICAL SCALE: 1" = 4'

