

GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER, AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- CONTRACTOR IS TO VERIFY EXISTING SEWER LOCATION AND ELEVATION PRIOR TO START OF CONSTRUCTION.
- A PLUG IS TO BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- NO FINISH 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.

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. LOCATIONS OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 2 WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LEGEND

- PROPOSED SEWER MAIN AND MH
- EXIST SEWER MAIN
- PROPOSED 4" SEWER LATERAL
- PROPOSED 8" WATER MAIN

ENGINEER'S NOTES

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY OF DESIGN AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE PRIVATE ENGINEER FOR CLARIFICATION. THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

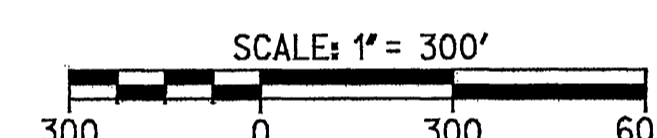
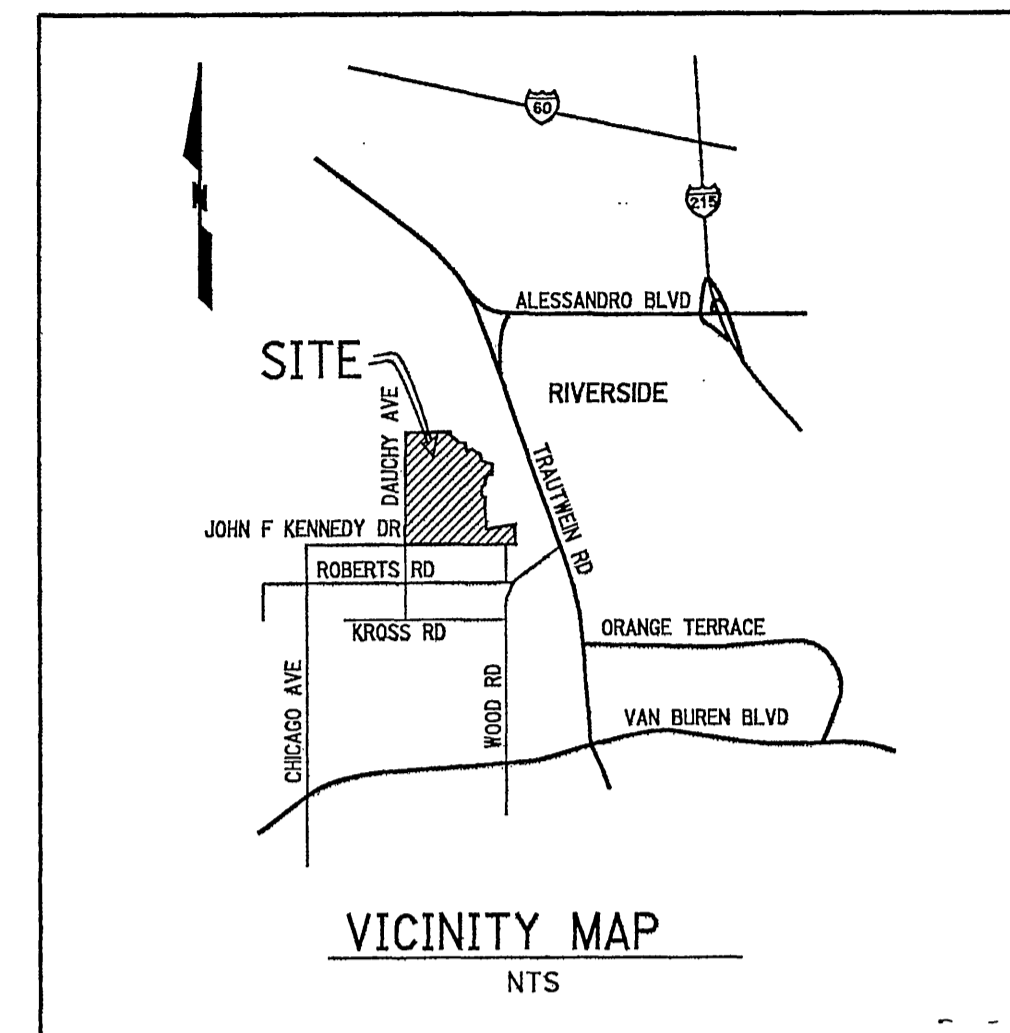
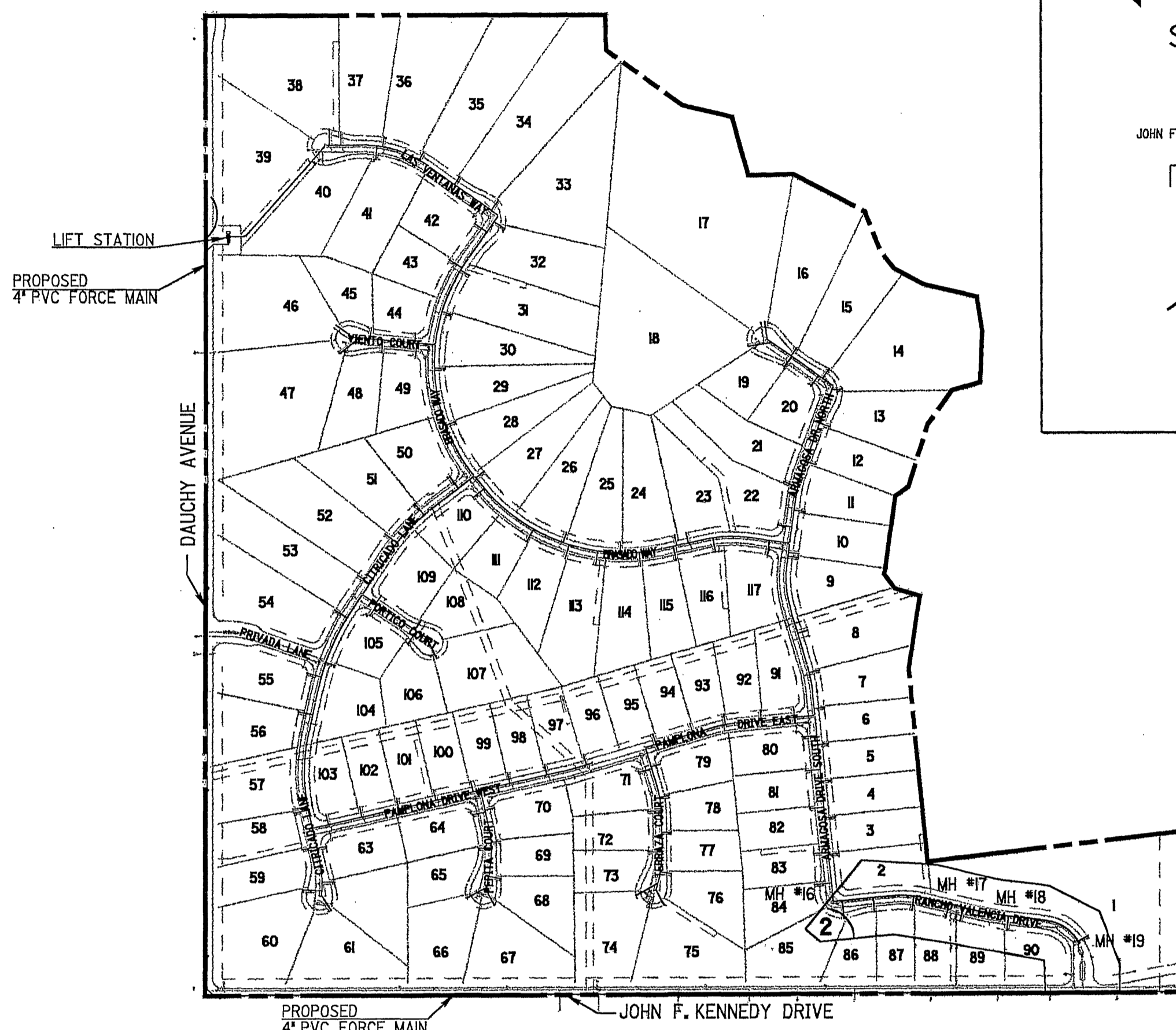
PRIVATE ENGINEER WILL NOT BE PROVIDING INSPECTION SERVICES OR CONSTRUCTION REVIEW. THESE FUNCTIONS ARE THE RESPONSIBILITY OF THE CITY AND/OR THE GENERAL CONTRACTOR. ENGINEER ACCEPTS NO LIABILITY FOR SUCH FUNCTIONS OR WORK THEREOF.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SEWER IMPROVEMENT PLANS

RANCHO VALENCIA DRIVE

TRACT NO. 29242



WORK TO BE DONE

THESE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT CITY OF RIVERSIDE STANDARDS AND SPECIFICATIONS, AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREEN BOOK").

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

ALL CONTRACTORS AND SUB-CONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATION SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUB-CONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION FOR THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTION FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION TO THESE LINES.

DEVELOPER/OWNER

CONTINENTAL HOMES
2237 FARADAY AVENUE, SUITE 100
CARLSBAD, CA 92008
ATTN: DAVID LOTHER
760-931-1980

ENGINEER

RICK ENGINEERING COMPANY
1223 UNIVERSITY AVE., SUITE 240
RIVERSIDE, CA 92507
(909) 782-0707
CONTACT: MARTEN ANDERSON

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 1, 2, 11, AND 12 ALL IN TOWNSHIP 5 SOUTH, RANGE 6 WEST SAN BERNARDINO MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SOILS ENGINEER

GEOCON INCORPORATED
43280 BUSINESS PARK DR., SUITE 108
RIVERSIDE, CA 92590
ATTN: DAVID F. LEAKE OR ALI SADR
909-587-8169

UTILITIES

ELECTRIC:	CITY OF RIVERSIDE	909-826-5421
WATER:	WESTERN MUNICIPAL WATER DISTRICT	909-780-9764
TELEPHONE:	PACIFIC TELEPHONE CO.	909-666-5454
SEWER:	CITY OF RIVERSIDE	909-351-6140
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	909-335-3919

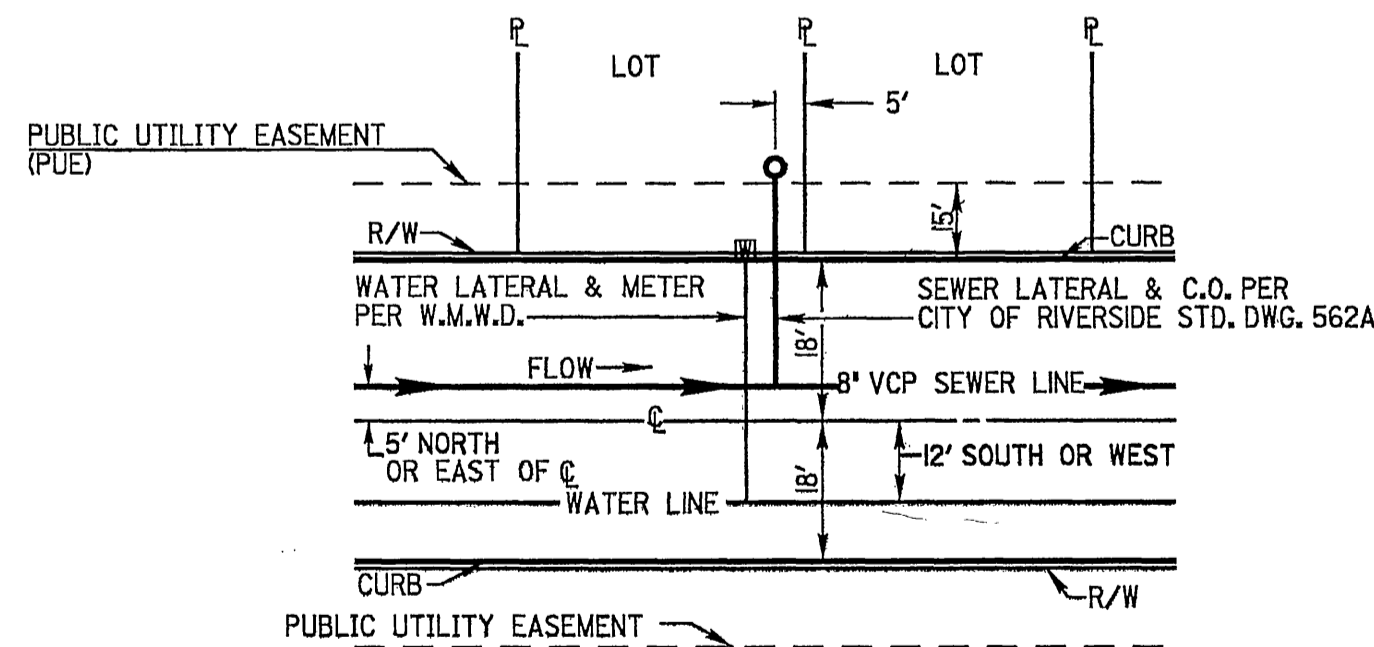
BASIS OF BEARING

BASIS OF BEARING IS THE CENTERLINE OF JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVE.) TAKEN AS NORTH 89° 49' 45" EAST PER RECORD OF SURVEY MAP ON FILE IN BOOK 43, PAGE 6, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

③ INSTALL 8" VCP SEWER MAIN WITH WATER TIGHT JOINTS, PIPE BEDDING PER CITY OF RIVERSIDE STD. DWG. NO. 452 (CASE 1).	722 LF
⑥ INSTALL SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500	4 EA
⑦ INSTALL 4" SEWER LATERAL WITH PROPERTY LINE CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A.	8 EA
STORAGE VOLUME AVAILABLE IN SEWER LINE AND MANHOLES	1,746 CF 13,062 GAL

NOTE: ALL LINES MUST BE CLEANED AFTER PERMANENT SEWER FACILITIES ARE COMPLETED AND PRIOR TO CITY ACCEPTANCE.

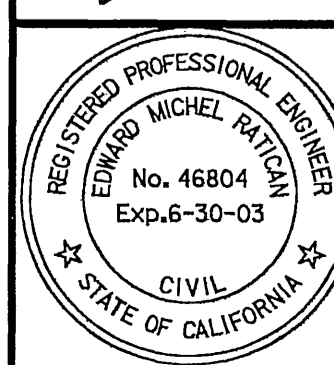


TYPICAL LATERAL LAYOUT

N.T.S.

REVIEWED BY
WESTERN MUNICIPAL WATER DIST.
FOR NON-INTERFERENCE COMPLIANCE
SHEETS 1 THROUGH 2

M. Anderson
CIVIL ENGINEER R.C.E. 21643 DATE 4/19/01



PREPARED UNDER THE DIRECTION OF
Ed M. Ratican 4/19/01
EDWARD M. RATICAN
REGISTERED CIVIL ENGINEER NO. 46804
EXPIRATION DATE 6-30-03

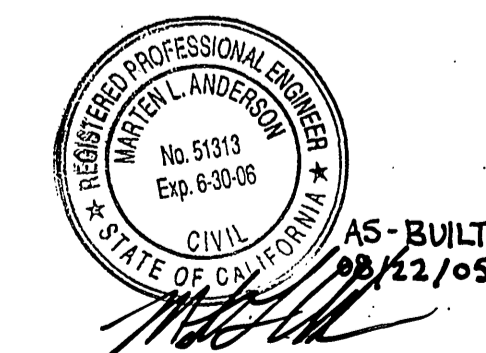
RICK ENGINEERING COMPANY
San Diego Riverside Orange Phoenix Tucson
2223 University Ave., Ste. 240 - Riverside, CA 92507-3418 - (909) 782-0707 - FAX (909) 782-0723 - www.rickeng.com
CITY BUSINESS TAX CERTIFICATE NO. 35225 EXP. DATE 7/20/01

BENCH MARK
CITY OF RIVERSIDE BENCHMARK EB-A2, ELEVATION=1588.453' P.K. NAIL AND TAG IN TOP OF 35X50X20 FOOT GRANITE BOULDER, 100 FEET WESTERLY OF TRAUTWEIN ROAD AND 500 FEET NORTHERLY OF JESSE LANE.

DESIGNED BY	RG	DRAWN BY	NEL	CHECKED BY	MLA
APPROVED BY	<i>M. Anderson</i>				

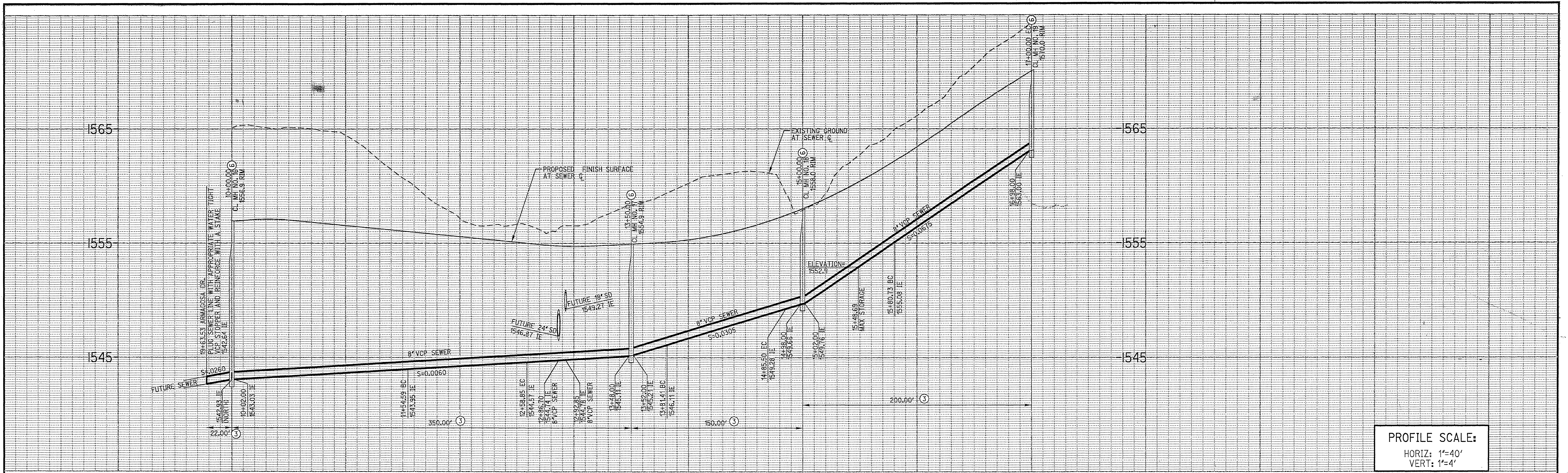
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY DATE 5-8-2001
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
SEWER P.W. DIRECTOR
STREET SERVICES

SEWER IMPROVEMENT PLANS
TRACT NO. 29242
RANCHO VALENCIA DRIVE
TITLE SHEET
PROJECT NO. S-1755
SHEET 1 OF 2
SCALE: HORIZ: 1"=300' VERT: N/A
FILE NO.

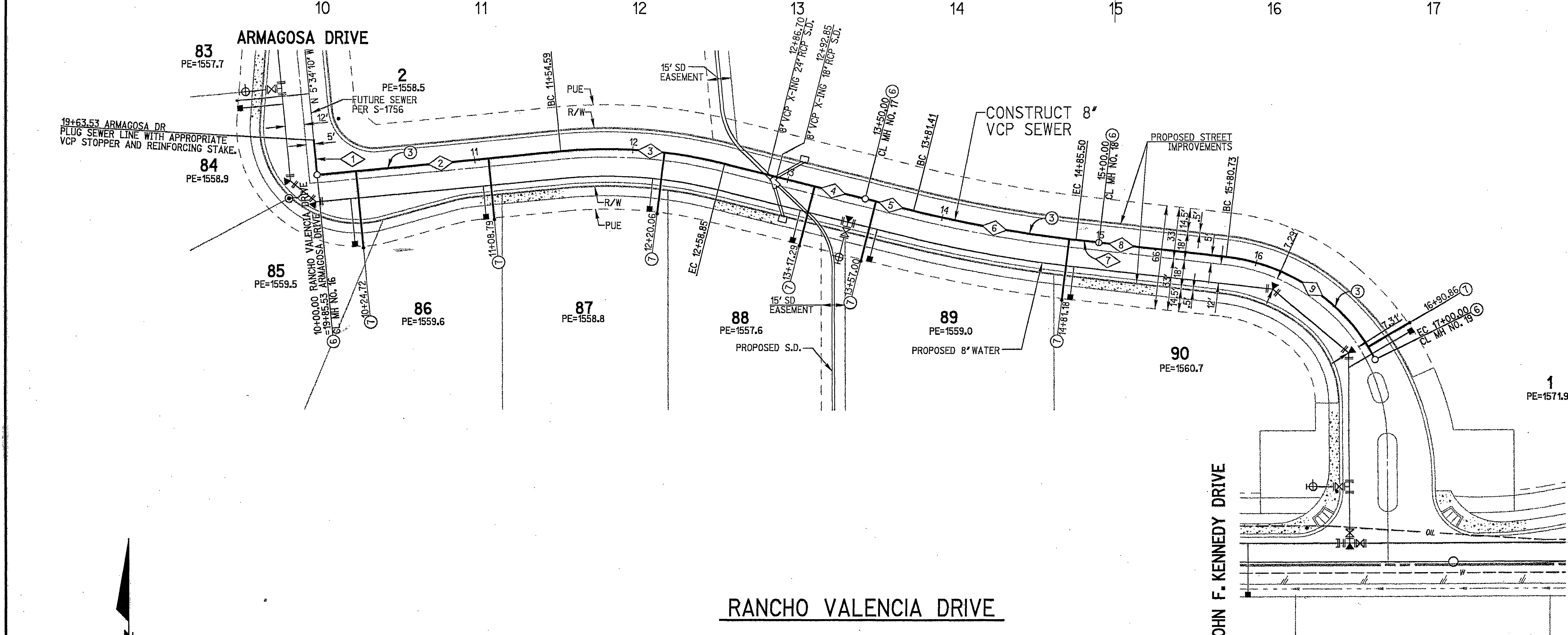


CAUTION:
EXACT LOCATION OF EXISTING UNDERGROUND FACILITIES IS UNKNOWN. CONTRACTOR TO VERIFY IN FIELD.

DIG ALERT
CALL BEFORE YOU DIG!
1-800-227-2600
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.



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

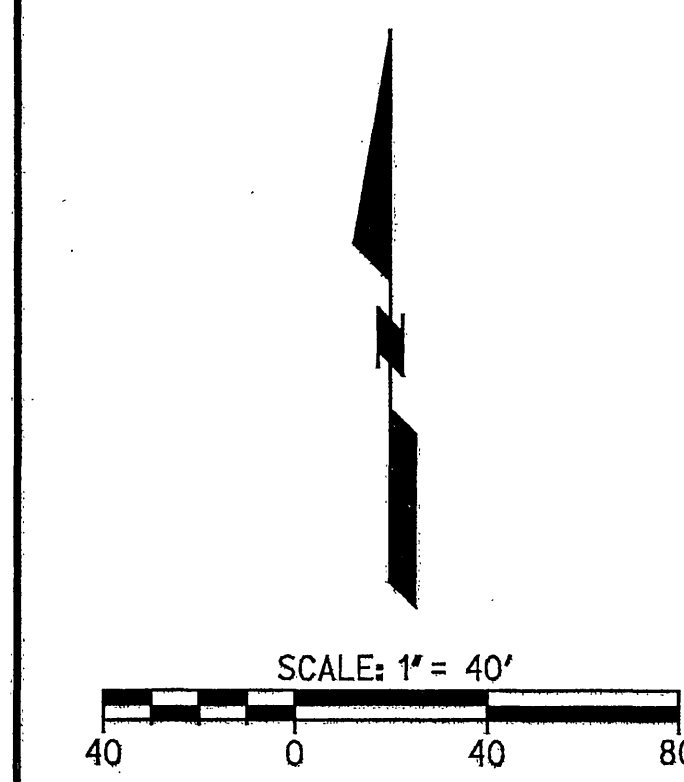


- CONSTRUCTION NOTES**
- ③ CONSTRUCT 8" V.C.P. SEWERLINE WITH WATER TIGHT JOINTS, PIPE BEDDING PER CITY OF RIVERSIDE STD. DWG. 452 (CASE 1)
 - ⑥ INSTALL SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500
 - ⑦ INSTALL 4" SEWER LATERAL WITH PROPERTY LINE CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 562A.

SEWER DATA			
NO.	DELTA OR BRG.	RADIUS	TANGENT
1	N 5°34'10" W		22.00'
2	N 84°25'49" E		154.59'
3	19°35'11"	305.00'	104.26'
4	N 75°59'00" W		91.15'
5	N 75°59'00" W		31.41'
6	7°30'06"	795.00'	104.09'
7	N 83°29'06" W		14.50'
8	N 83°29'06" W		80.73'
9	56°56'52"	120.00'	119.27'

REGISTERED PROFESSIONAL ENGINEER
 MICHEL ANTONIO
 No. 51313
 Exp. 6-30-06
 CIVIL
 STATE OF CALIFORNIA

AS-BUILT
 08/22/05



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REGISTERED PROFESSIONAL ENGINEER
 EDWARD MICHEL ANTONIO
 No. 46804
 Exp. 6-30-03
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
 EDWARD MICHEL ANTONIO
 REGISTERED CIVIL ENGINEER No. 46804
 EXPIRATION DATE 6-30-03

RICK ENGINEERING COMPANY
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BENCH MARK
 CITY OF RIVERSIDE BENCHMARK E8-A2, ELEVATION=1588.453' P.K. NAIL AND TAG IN TOP OF 35X50X20 FOOT GRANITE BOULDER, 100 FEET WESTERLY OF TRAUTWEIN ROAD AND 500 FEET NORTHERLY OF JESSE LANE.

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 DEPUTY P.W. DIRECTOR
 STREET SERVICES

BY DATE
 [Signature] 6-8-2001

SEWER IMPROVEMENT PLANS
 TRACT NO. 29242
 RANCHO VALENCIA DRIVE
 10+00.00 TO 17+00.00
 ARMAGOSA DR. SOUTH
 19+63.53 TO 19+85.53

PROJECT NO. S-1755
 SHEET 2 OF 2
 FILE NO.