



ENCROACHMENT PERMIT

General Permit

City of Riverside - Public Works Dept.

951-826-5341

RECEIVED
MAR 29 2019
City of Riverside
Public Works Department

Issuance of this permit shall not be construed as a waiver of any other applicable permit or requirement, and is only revocable permission to use the land for the purpose described.

Owner: FH II, L.L.C., A California Limited Liability Company
Location: 11784 Connell Road, Riverside
A.P.N.: 141-110-008
Encroachment: Irrigation Controller Pedestal in ROW, two 4" Irrigation (water) crossings and two Irrigation (electric) crossings.

The above-described encroachment being shown on Exhibit A attached hereto.

Upon issuance of this permit, I agree to comply with the attached terms and conditions.

Date: _____

By: _____

Date: 3/21/19

By: 

Applicant
FH II, LLC
2151 E. Convention Center Way
Ontario, CA 91764
(909) 354-8014

Contractor/Developer

ENCROACHMENT PERMIT APPROVAL

This permit has been reviewed and approved by the Departments listed below, provided the attached terms and conditions are adhered to:

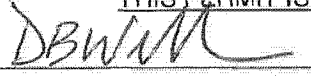
P/W ENGINEERING

FINAL APPROVAL

Date: 04/02/2019


City Engineer

THIS PERMIT IS NOT VALID UNTIL ISSUED AND POSTED IN CITY RECORDS

Issued By: 
DOUG WEBER

Dated: 04/02/2019



City of Riverside

The following are requirements that need to be met for your permit #PW19-0204.

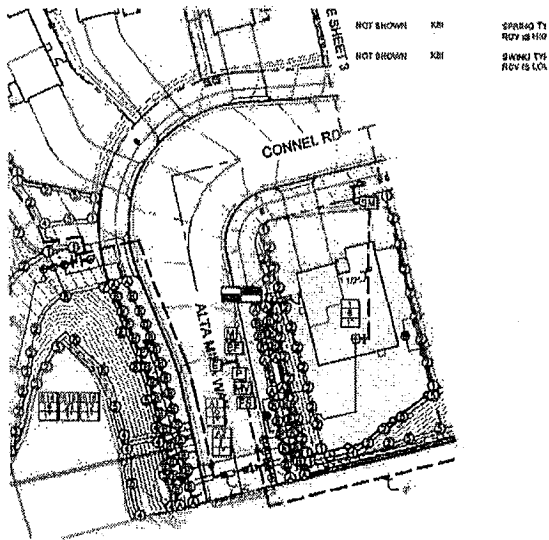
1. Permittee acknowledges that the area of encroachment is owned or controlled by the City of Riverside.
2. Permittee acknowledges that the described property could be needed for a proposed or planned public improvement and the City may revoke this permit. Upon written notice of revocation, the permittee shall, within the time prescribed by the City, remove all improvements placed, constructed or maintained. If the permittee fails to abide by the removal order of the City, the City shall have the right to remove and destroy the improvements without reimbursement to the permittee. The cost of such removal shall be paid by the permittee to the City and shall constitute a debt owed to the City.
3. Permittee waives the right of claim, loss, damage or action against the City resulting from revocation, termination, removal of improvements or any action of the City, its officers, agents or employees taken in accordance with the terms herein.
4. If the Public Works Director of the City of Riverside finds that the permittee is in default of the terms of this permit, that shall be cause for revocation.
5. Permittee herewith agrees to hold the City of Riverside harmless from and against all claims demands, costs, losses, damages, injuries, actions for damages and/or injuries, and liability in connection with the construction, encroachment, and/or maintenance to be done by permittee within the described property.
6. Prior to any construction taking place on City controlled property, permittee shall obtain a Construction Permit or Street Opening Permit from the City Public Works Department.
7. The permittee agrees to insure that construction of their improvements will not interfere in any way with any existing City or utility facilities.
8. Permittee acknowledges that existing city or utility facilities will require future maintenance, reconstruction, and revisions and that facilities may be added, any of which may result in removal or alteration of the permittee's improvements without reimbursement to the permittee.
9. Prior to construction, permittee shall contact Underground Service Alert to field locate existing utility lines. Any conflicts discovered will void the permit until acceptable revisions are made. It shall be Permittee's responsibility to determine the location and required clearances from all public and private utility, sewer and drainage facilities prior to drilling and shall only drill in compliance with such clearance requirements.

10. Permittee is required to obtain all necessary permits and approvals from all City Departments and/or Agencies, City or otherwise, prior to constructing the improvements specified in this Encroachment Permit and to comply with all codes, laws, ordinances and regulations.

11. FH II, LLC agrees to remain permittee until the successor Home Owners Association is established. At this time the Encroachment Permit must be updated to recognize the current owners.

Initials

A handwritten signature or set of initials, possibly "JL", written in black ink.

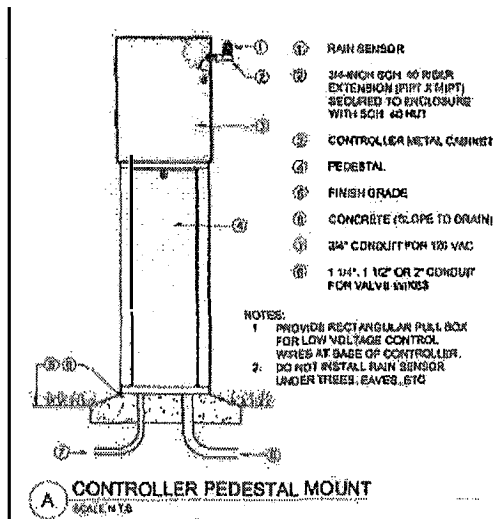


IRRIGATION MATERIAL LEGEND

| SYMBOL | MANUFACT. | MODEL NO./DESCRIPTION |
|--------|-----------|--|
| | RAINBIRD | EXTERIOR PEDESTAL MOUNTED ESPLXMEF-40-ETC-LX-LXMPED IRRIGATION CONTROLLER WITH ET MANAGER CARTRIDGE AND TIPPING RAIN GAUGE IN POWDER COATED METAL CABINET. PROVIDE 120VAC AT CONTROLLER. VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION. |

GRAPHIC SCALE 1"=30'

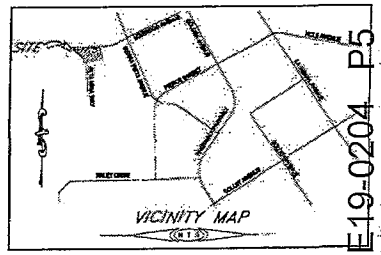
| | | |
|--|--|-------------------------------------|
| CITY OF RIVERSIDE PLANNING DIVISION | SLOPE LANDSCAPE PLANS | PW17-0311 |
| | RIVERSIDE 26 TRACT 32476 APN 141-110-010 | LANDSCAPE DESIGN REVIEW P17-XXXX |
| APPROVED BY _____ DATE _____ | IRRIGATION PLAN | SHEET 2 of 12 |
| SCALE HORIZ: 1"=40' | VERT: N/A | FILE NO. |



Per RainBird website, Dim. W-14.25", H-28", D-7.25

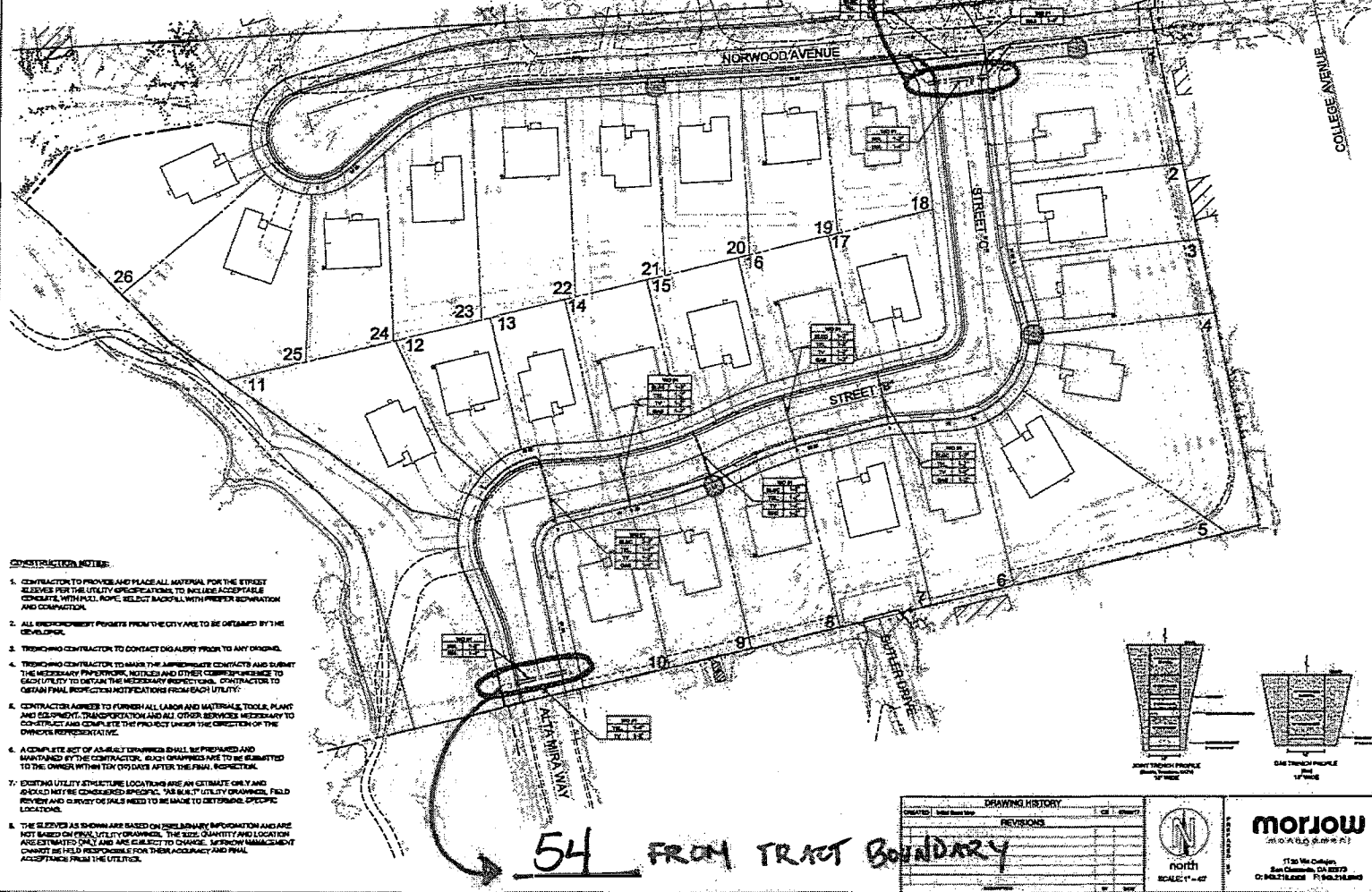
27 FROM Q INTERSECTION

2" IRR. SLEEVE
4" IRR. SLEEVE



- PLAN NOTES:**
1. EXISTING UTILITIES: ELECTRIC (CITY - CITY OF RIVERSIDE DEPARTMENT OF PUBLIC UTILITIES TELEPHONE (CITY) - CITY - SOUTHERN CALIFORNIA GAS
 2. SLEEVING PLAN IS FOR INDICATED ON ACTUAL ELEC. PIPING SLEEVES TO BE INSTALLED PER THE UTILITY COMPANY'S PLANS AND SPECIFICATIONS. PLEASE REFER TO UTILITY PLANS FOR ANY NECESSARY REVISIONS.
 3. SLEEVES ARE TO BE EXTENDED BEYOND ANY FUTURE CROSS CUTTER LOCATIONS.
 4. PLEASE NOTE ENFORCEMENT AND SCHEDULES REQUIRED PER UTILITY STANDARDS.
 5. STREET LIGHT PLAN PROVIDED BY:-
 6. LANDSCAPE IRRIGATION PLAN PROVIDED BY:-
 7. PLANS TO SUPPLY MATERIAL FOR STREET CROSSINGS TO BE INSTALLED BY DEVELOPER'S TRADING CONTRACTOR.

- IRRIGATION SLEEVING NOTES:**
1. ASSUMING NO UNCLAIMED WATER IS INSTALLED PART PRIVATE PROPERTY LINES. THIS INCLUDES ANY GATED ENTRIES TO HOMES, BACKFLOW ON ANY AREA UNDER THE CONTROL OF THE INDIVIDUAL HOMEOWNER.
 2. SLEEVE MARKING IS EACH SIDE OF THE DOMESTIC WATER SERVICE WITH PURPLE SOL. 4" IRR. SLEEVES.
 3. RECYCLED WATER SLEEVING AND CROSS CONNECTION WITH DOMESTIC WATER SERVICE SHALL ADHERE TO WIND STANDARDS.
 4. ALL IRRIGATION SLEEVING TO BE PURPLE PIPE.



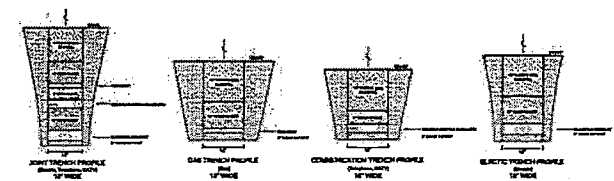
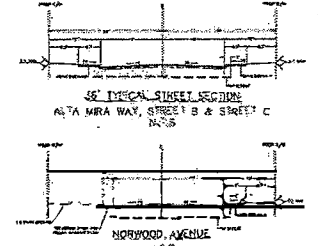
- CONSTRUCTION NOTES:**
1. CONTRACTOR TO PROVIDE AND PLACE ALL MATERIAL FOR THE STREET SLEEVES PER THE UTILITY OPERATIONS TO INCLUDE ACCEPTABLE CONCRETE WITH FULL CURE, SELECT BACKFILL WITH PROPER SEPARATION AND COMPACTION.
 2. ALL SCHEDULED PERMITS FROM THE CITY ARE TO BE OBTAINED BY THE DEVELOPER.
 3. TRADING CONTRACTOR TO CONTACT DIGALERT PRIOR TO ANY DIGGING.
 4. TRADING CONTRACTOR TO MAKE THE APPROPRIATE CONTACTS AND SUBMIT THE NECESSARY PERMITS, NOTICES AND OTHER CORRESPONDENCE TO EACH UTILITY TO OBTAIN THE NECESSARY INSPECTIONS. CONTRACTOR TO OBTAIN FINAL INSPECTION NOTIFICATIONS FROM EACH UTILITY.
 5. CONTRACTOR AGREES TO FURNISH ALL LABOR AND MATERIALS, TOOLS, PLANT AND EQUIPMENT, TRANSPORTATION AND ALL OTHER SERVICES NECESSARY TO CONSTRUCT AND COMPLETE THE PROJECT UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
 6. A COMPLETE SET OF AS-BUILT DRAWINGS SHALL BE PREPARED AND MAINTAINED BY THE CONTRACTOR. SUCH DRAWINGS ARE TO BE SUBMITTED TO THE OWNER WITHIN TEN (10) DAYS AFTER THE FINAL INSPECTION.
 7. EXISTING UTILITY STRUCTURE LOCATIONS ARE AN ESTIMATE ONLY AND SHOULD NOT BE CONSIDERED SPECIFIC. AS-BUILT UTILITY DRAWINGS, FIELD REVIEW AND SURVEY OF PALS NEED TO BE MADE TO DETERMINE SPECIFIC LOCATIONS.
 8. THE SLEEVES AS SHOWN ARE BASED ON PRELIMINARY INFORMATION AND ARE NOT BASED ON FINAL UTILITY DRAWINGS. THE SIZE, QUANTITY AND LOCATION ARE ESTIMATED ONLY AND ARE SUBJECT TO CHANGE. SLEEVING MANAGEMENT CHART IS HELD RESPONSIBLE FOR THEIR ACCURACY AND FINAL ACCEPTANCE FROM THE UTILITIES.

54 FROM TRACT BOUNDARY

2" IRR. SLEEVE
4" IRR. SLEEVE

LEGEND

- ELEC. HANDHOLE
- ELEC. TRANSFORMER & PAD
- ELEC. METER PEDESTAL
- TELCO PULL BOX
- CATV PULL BOX
- PROPOSED STREET LIGHT LOCATION
- DRY UTILITY SLEEVE
- IRRIGATION SLEEVE
- PRIVATE STREET LIGHT SLEEVE
- JOINT TRENCH
- ELECTRIC CONDUIT
- COMMUNICATIONS CONDUIT
- GAS MANHOLE
- WORKING CLEARANCE
- WINDOW CLEARANCE



| | | | | |
|---|-------------------------------------|---|---|---|
| <p>DRAWING HISTORY</p> <p>REVISIONS</p> | <p>north</p> <p>SCALE: 1" = 40'</p> | <p>MORJOW</p> <p>(CORPORATION)</p> <p>1130 McLaughlin San Gabriel, CA 91770 CORPORATE REPRESENTATIVE</p> | <p>Frontier Homes</p> <p>"Riverside 20"</p> <p>County of Riverside, California Tract 24076</p> <p>Dry Utility Steeving Plan</p> | <p>FTR-203</p> <p>PRELIMINARY</p> <p>02/11/2017, VER. 1</p> <p>1" = 40'</p> <p>1 of 1</p> |
| | | | | |