

CONSTRUCTION NOTES

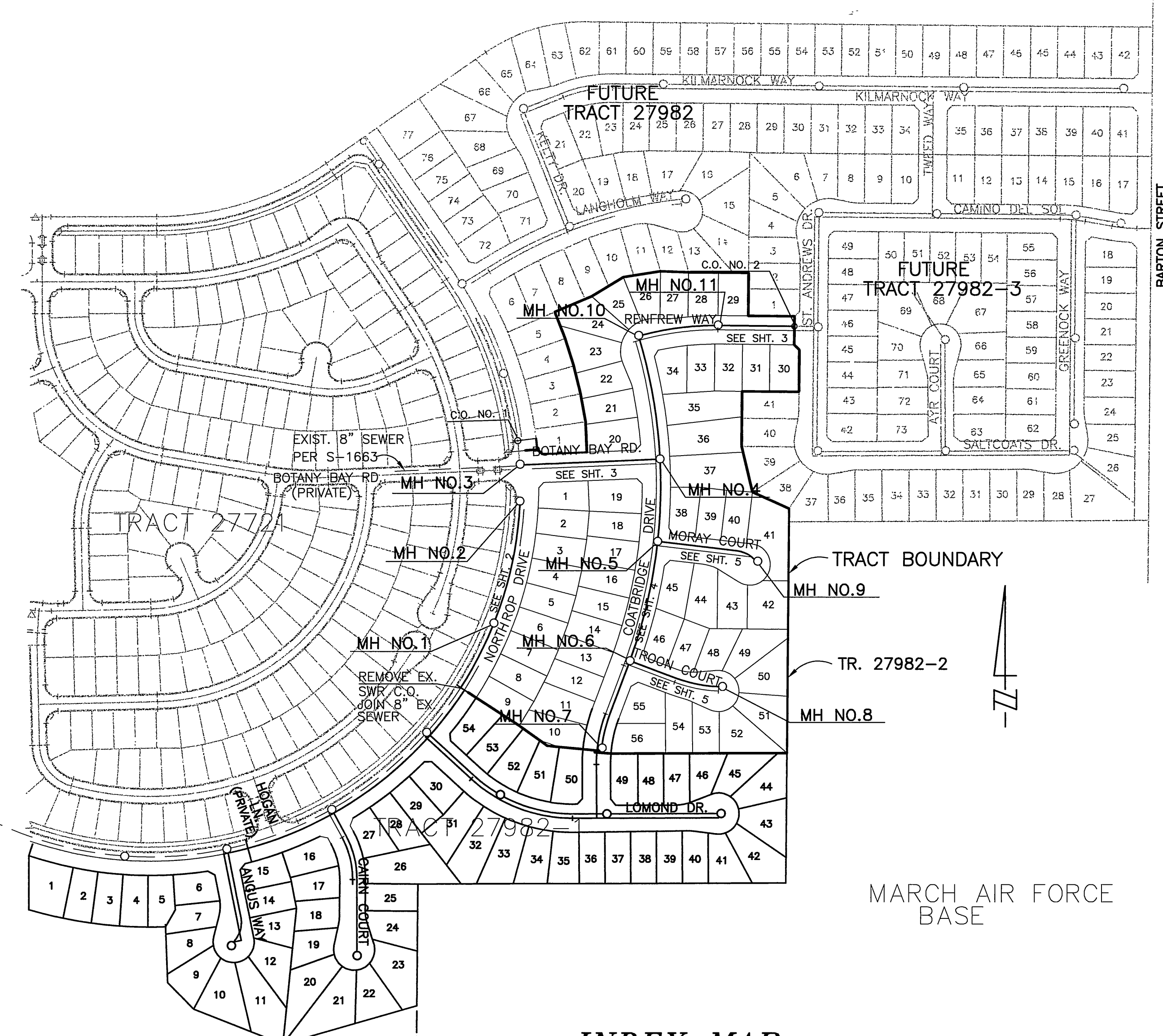
- ① CONSTRUCT 8" VCP SEWER MAIN W/PIPE BEDDING PER CITY OF RIV. STD. 452. (CASE 1)
- ② CONSTRUCT 4" LATERAL PER CITY OF RIV. STD. 562 WITH CITY OF RIV. STD. 560 CLEANOUT AT R/W
- ③ CONSTRUCT SEWER M.H. PER CITY OF RIV. STD. 500
- ④ CONSTRUCT MODIFIED CLEANOUT PER CITY OF RIV. STD. 560 (PIPE DIAMETER=4")
- ⑤ CONSTRUCT CLEANOUT PER CITY OF RIVERSIDE STD. 560.

GENERAL NOTES

- 1. 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.
- 2. It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- 3. Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, its Supplemental Notes, and the Standard Specifications for Public Works Construction, Current Edition.
- 4. Location of laterals to be determined in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
- 5. Contractor is to verify existing sewer elevation prior to construction.
- 6. The sewer contractor shall adjust manholes to final grade after paving is completed.
- 7. No finished floor elevation shall be less than 4' above the sewer flow line at the point of connection without having a proper backwater valve installed in the lateral.
- 8. A plug shall be installed and will remain in place where the new sewer connects with the existing sewer until the new sewer is accepted by the City of Riverside.
- 9. All manholes to be City of Riverside Standard No. 500.
- 10. All flagged elevations shall be staked in the field by the private engineer.
- 11. The contractor shall call in a locations request to UNDERGROUND SERVICE ALERT (USA), Phone No. 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.
- 12. The developer shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
- 13. Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of 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 precautionary measures to protect the utility lines shown on any other lines not of record or not shown on these plans.
- 14. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- 15. Prior to construction the contractor shall pothole all utility crossings and connections and verify the location and elevation of all utilities affected. The engineer shall be notified of any discrepancies before.
- 16. No person shall perform any construction activity or install any objects within the public right-of-way or easements of the City of Riverside without a valid construction permit, or a street opening permit or an encroachment permit issued by the City's Public Works Department.

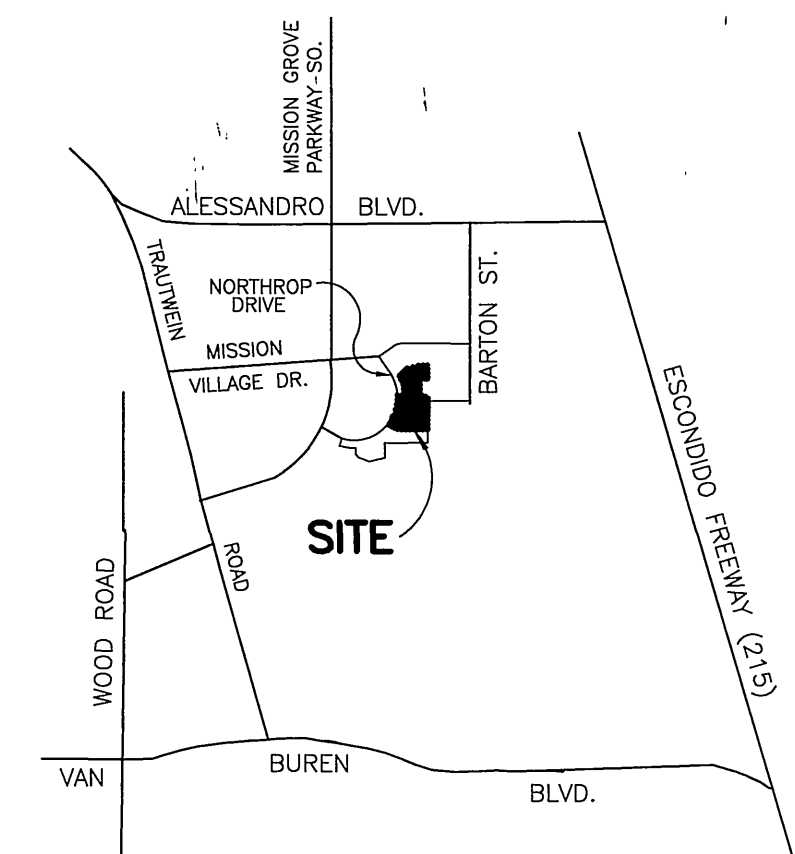
LEGEND

- PROPOSED 8" VCP SEWER MAIN
- PROPOSED SEWER LATERAL WITH C.O. AT R/W
- PROPOSED SEWER MANHOLE
- PROPOSED CLEAN-OUT
- EXISTING SEWER MAIN (IN USE)



INDEX MAP

SCALE: 1" = 200'



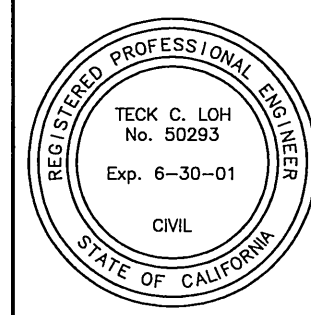
VICINITY MAP

N.T.S.

Underground Service Alert
Call: TOLL FREE
1 - 800
227 - 2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS TO THE EXTENT OF LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:

Teck C. Loh
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6-30-01 DATE: 12-19-98

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
3120 CHICAGO AVENUE, SUITE 180, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 - 5234 FAX (909) 683 - 5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-98

SCALE: AS SHOWN BENCH MARK: CITY OF RIVERSIDE "EB-A"
DATE: MARCH 1997 P.K. NAIL AND TAG ON TOP OF 35 X 50" X 20' HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE N'LY OF WOOD ROAD. FB 735/74 ELEV: 1588.453

MARK REVISIONS APPR. DATE
DESIGNED BY T.C.L. DRAWN BY C.C.V.J.W. CHECKED BY D.J.E.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *R. De Sautter* DATE: 2-10-98
PRINCIPAL ENGR. BY: *R. De Sautter* DATE: 2-10-98
PARK DEPARTMENT TRAFFIC DIVISION
DEF. P.W. DIRECTOR

TRACT NO. 27982-2

SEWER PLANS
TITLE SHEET

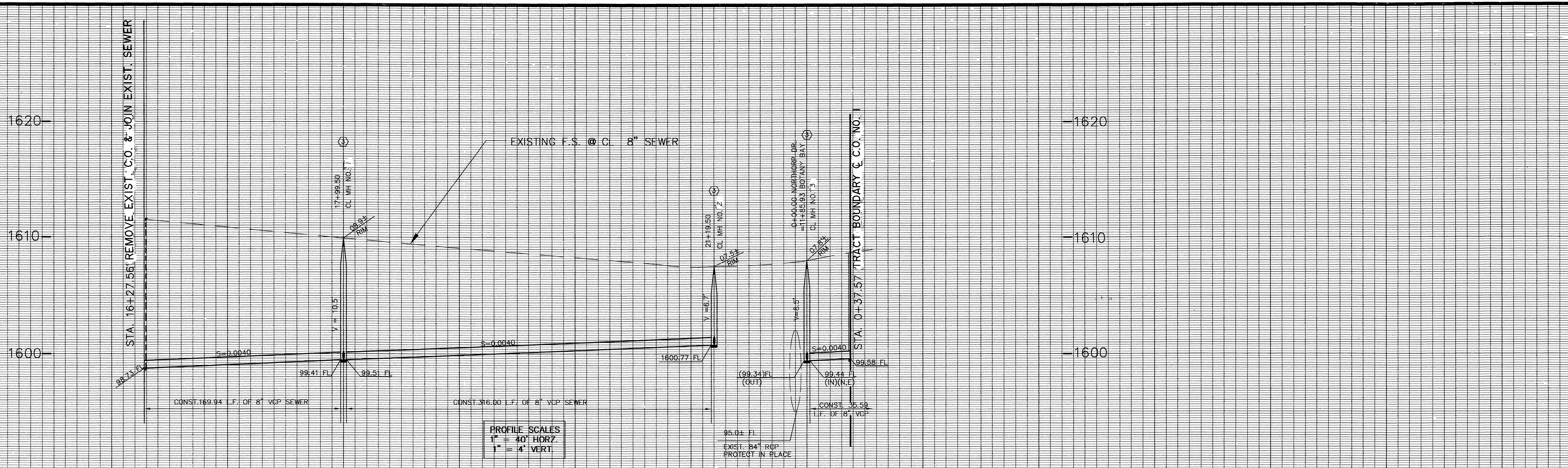
FOR: FIESTA HOMES

REVIEWED BY W.M.W.D.
SHEETS 1 THROUGH 5
FOR NON-INTERFERENCE COMPLIANCE ONLY
William F. Mainord 12/30/97
APPROVED BY: DATE: CIVIL ENGINEER RCE #46212

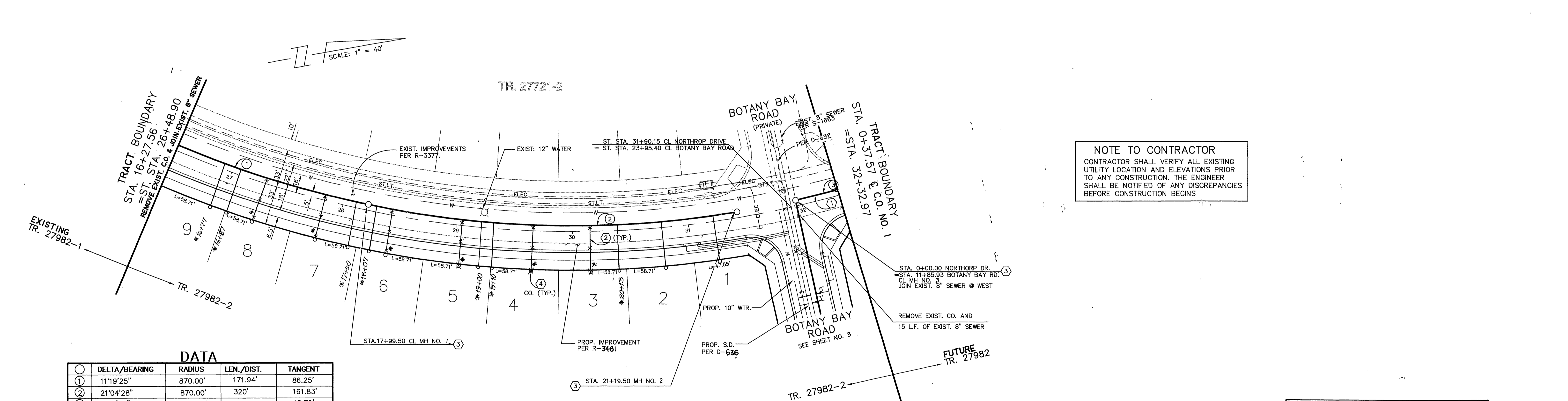
AS BUILT 10/10/99 R.W.

PROJECT NO. S-1690
SHEET 1 OF 5
FILE NO.: 1004-001

INDEXED 4-30-98 LFH



16 17 18 19 20 21 0 1



NOTE TO CONTRACTOR
 CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATION AND ELEVATIONS PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS

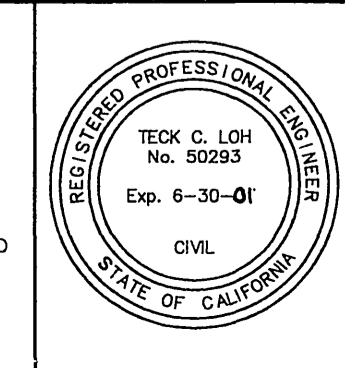
DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	11°19'25"	870.00'	171.94'	86.25'
2	21°04'28"	870.00'	320'	161.83'
3	2°28'27"	870.00'	37.57'	18.79'

NORTHROP DRIVE

Underground Service Alert
 Call: TOLL FREE
 1 - 800
 227 - 2600
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
Teck C. Loh
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6-30-01 DATE: 2-22-95

CEC CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 3120 CHICAGO AVENUE, SUITE 180, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683 - 5234 FAX (909) 683 - 5301

SCALE: 1"=40'
 DATE: MARCH 1997
 BENCH MARK: CITY OF RIVERSIDE "E8-A"
 P.K. NAIL AND TAG ON TOP OF 35 X 50' X 20' HIGH GRANITE BOULDER, 100' W'LY OF TRAUTWEIN ROAD AND 0.3 MILE N'LY OF WOOD ROAD, FB 735/74 ELEV: 1588.453

MARK REVISIONS APPR. DATE
 DESIGNED BY T.C.L. DRAWN BY J.W.C.C. CHECKED BY D.J.E.

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

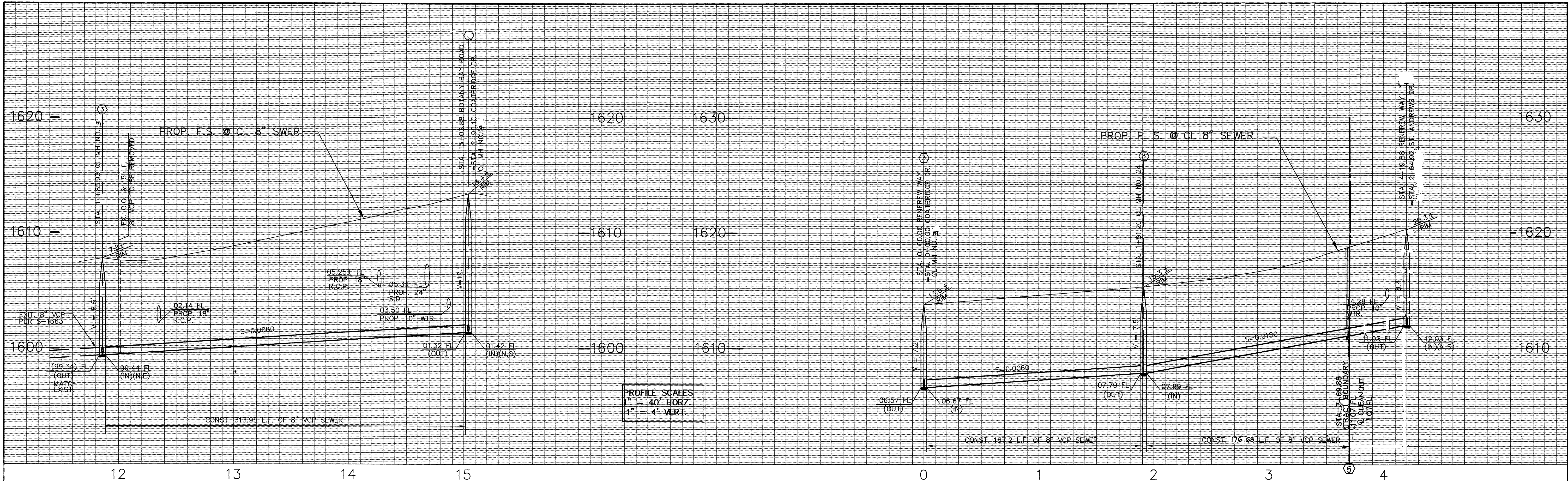
APPROVED BY: [Signature] DATE: 2-10-98
 PRINCIPAL ENGR. PARK DEPARTMENT TRAFFIC DIVISION DEP. P.W. DIRECTOR

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT-ELECTRIC
 OVERHEAD & UNDERGROUND

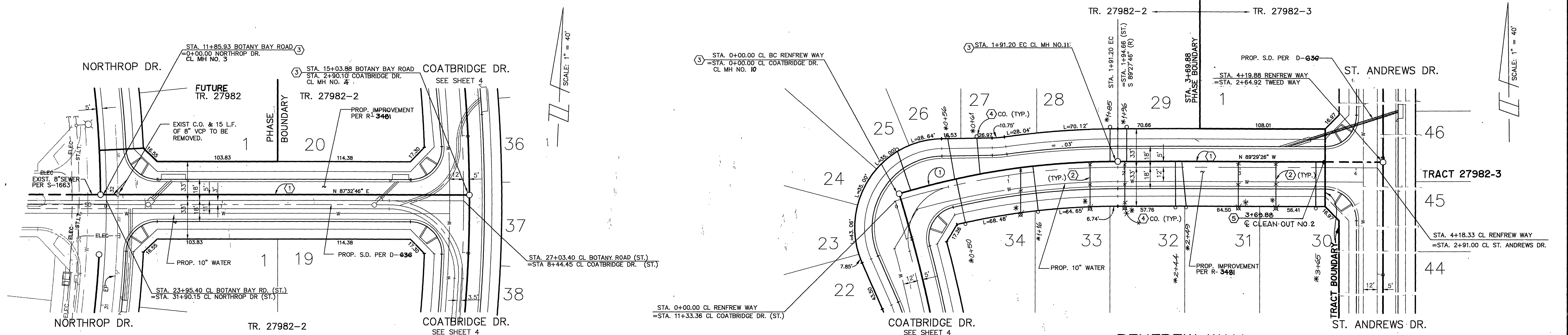
APPROVED BY: *William F. Mariani* DATE: 5/10/95

TRACT NO. 27982-2
 SEWER PLANS
 NORTHROP DRIVE
 STA. 16+27.56 TO 21+19.50
 STA. 0+00.00 TO 0+37.57
 FOR: FIESTA HOMES

PROJECT NO. S-1690
 SHEET 2 OF 5
 FILE NO.: 9413168



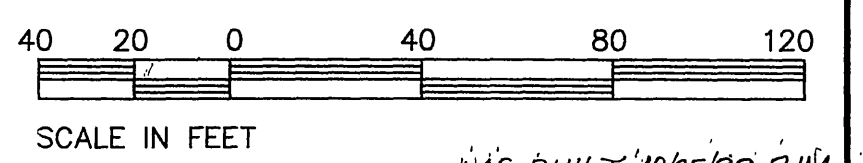
PROFILE SCALES
 1" = 40' HORIZ.
 1" = 4' VERT.



DATA

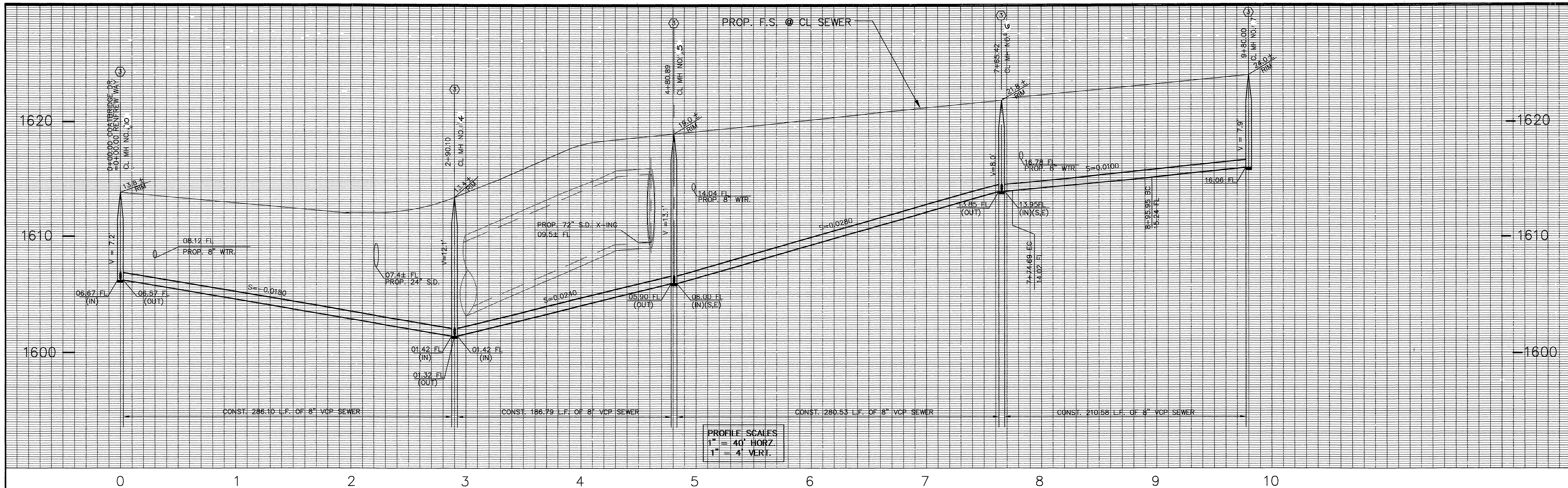
DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 16°31'25"	663.00'	191.20'	96.27'

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT-ELECTRIC
 OVERHEAD & UNDERGROUND
 Approved by *William F. Manuel* 5/18/95
 DATE

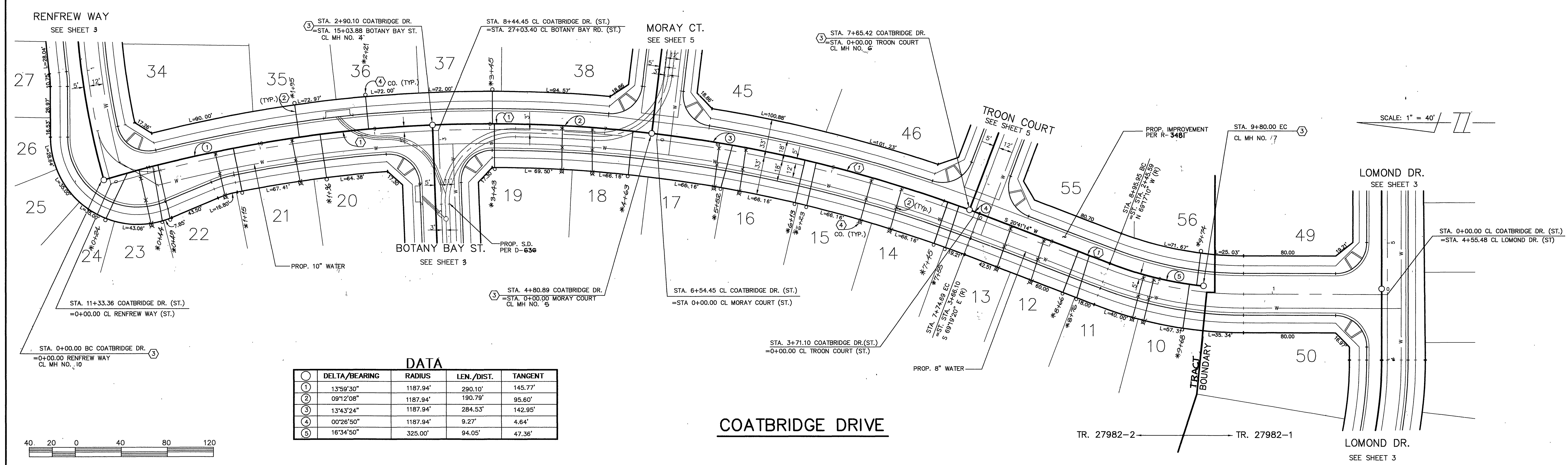


Underground Service Alert Call: TOLL FREE 1 - 800 227 - 2600 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.		PREPARED UNDER THE DIRECTION OF: <i>Tablic</i> REGISTERED CIVIL ENGINEER NO. 50293 EXPIRATION DATE: 6-30-01 DATE: 5-22-95	CEG COUNTY ENGINEERING GROUP, INC. CIVIL ENGINEERING - PLANNING - SURVEYING 3120 CHICAGO AVENUE, SUITE 180, P.O. BOX 52050, RIVERSIDE, CA 92517 TEL (909) 683 - 5234 FAX (909) 683 - 5301	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>R. McBrat</i> PRINCIPAL ENGR. DATE: 2-10-98 PARK DEPARTMENT TRAFFIC DIVISION DEP. P.W. DIRECTOR	TRACT NO. 27982-2 SEWER PLANS BOTANY BAY RD. RENFREW WAY FOR: FIESTA HOMES	PROJECT NO. S-1690 SHEET 3 OF 5 FILE NO.: 9413168
--	--	--	--	---	--	---	---

INDEXED 4-30-98



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

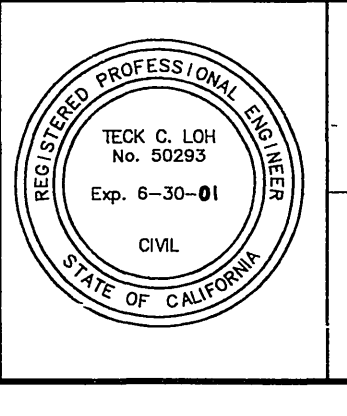


DATA

Δ/B	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	13°59'30"	1187.94'	290.10'	145.77'
②	09°12'08"	1187.94'	190.79'	95.60'
③	13°43'24"	1187.94'	284.53'	142.95'
④	00°26'50"	1187.94'	9.27'	4.64'
⑤	16°34'50"	325.00'	94.05'	47.36'

Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
 CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



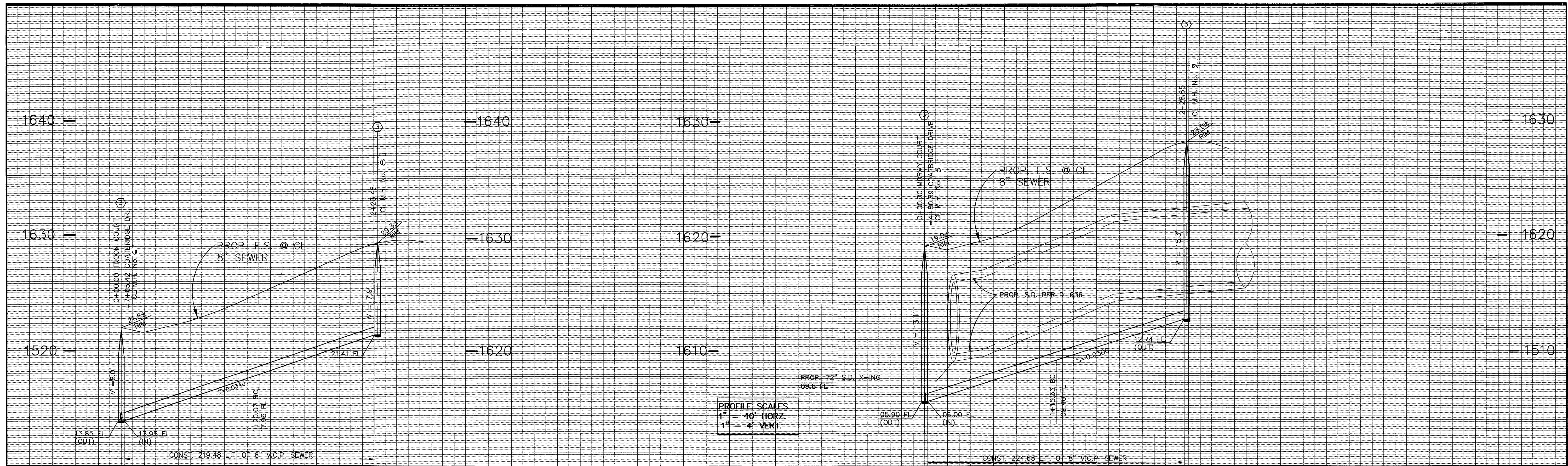
PREPARED UNDER THE DIRECTION OF:
TEOK C. LOH
 REGISTERED CIVIL ENGINEER No. 50293
 EXPIRATION DATE: 6-30-01 DATE: 3-22-98

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 3120 CHICAGO AVENUE, SUITE 180, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683-5234 FAX (909) 683-5301
 CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-98
 SCALE: 1"=40'
 DATE: MARCH 1997

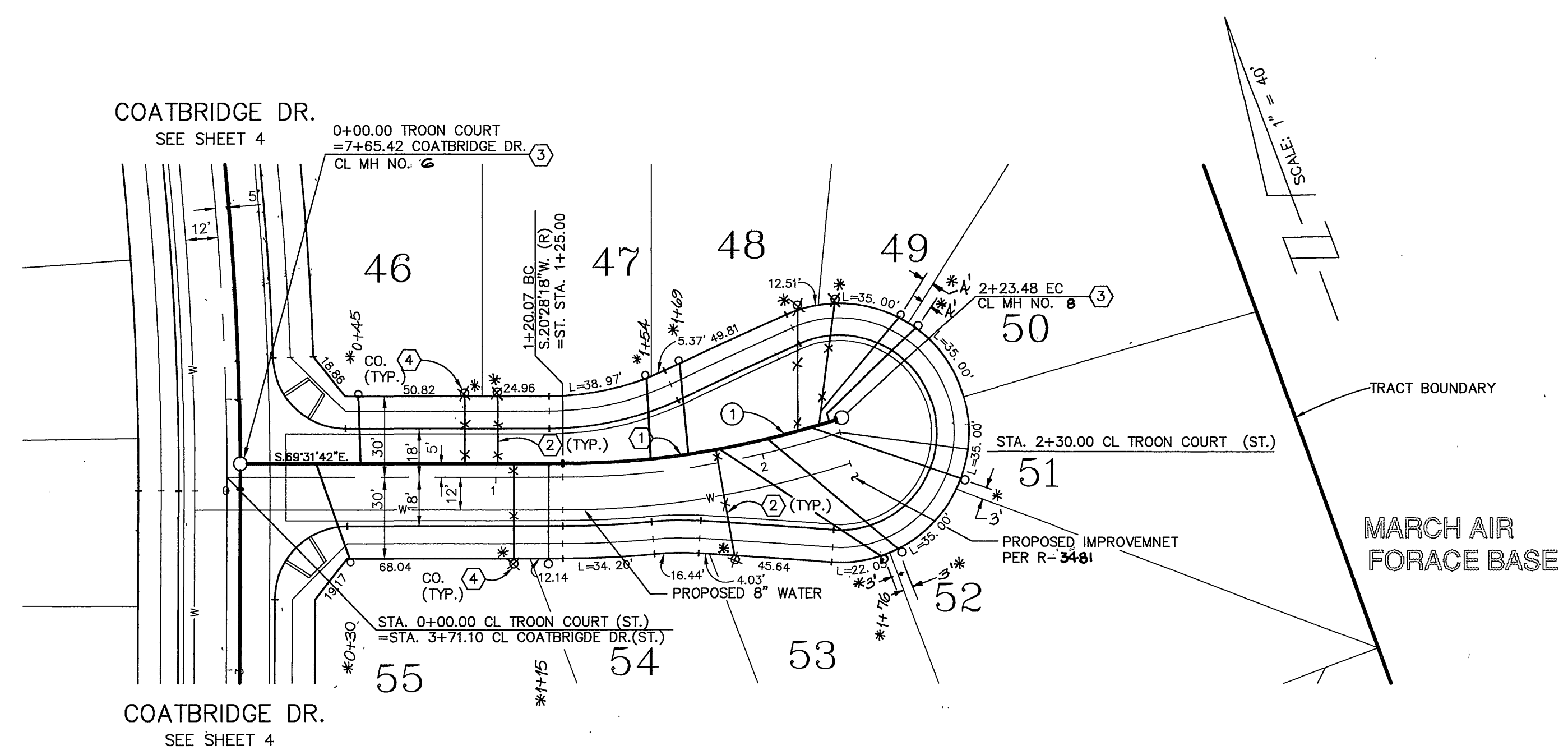
MARK REVISIONS APPR. DATE
 DESIGNED BY T.C.L. DRAWN BY C.C.J.W. CHECKED BY D.J.E.

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature] DATE: 2-10-98
 DIRECTOR OF PUBLIC WORKS

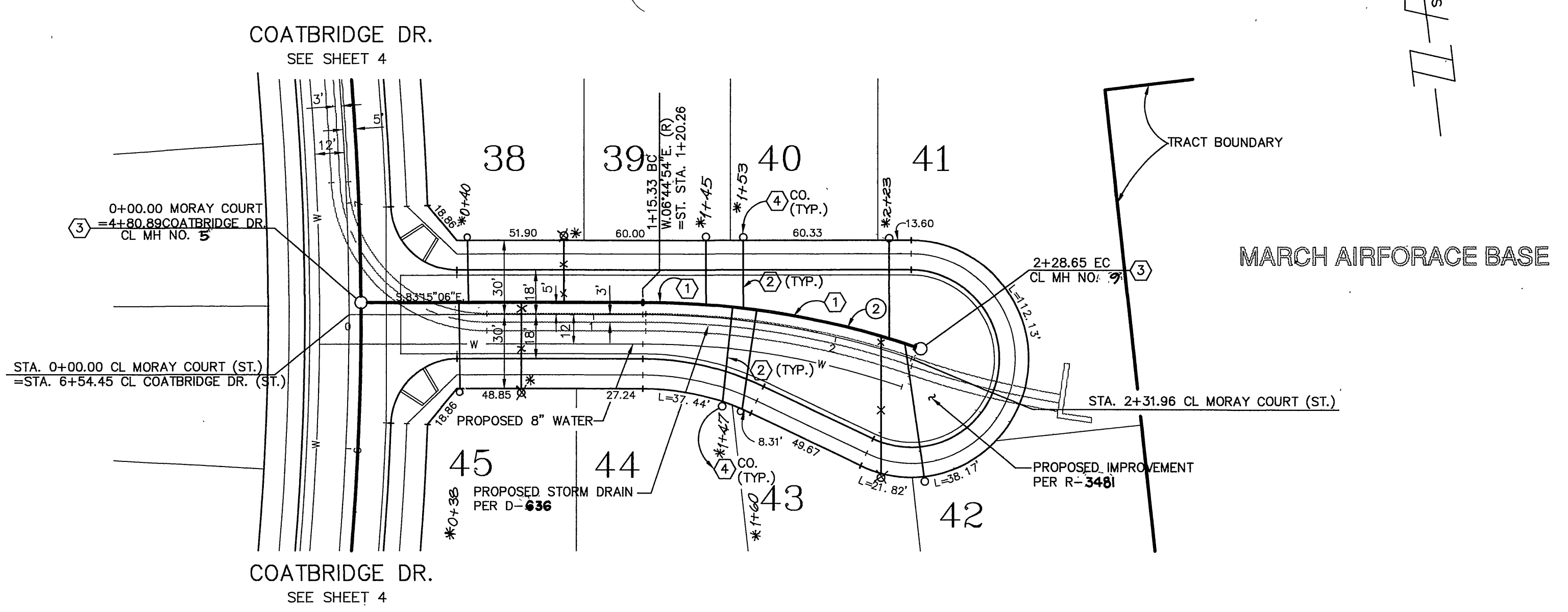
TRACT NO. 27982-2
 SEWER PLANS
 COATBRIDGE DRIVE
 FOR: FIESTA HOMES
 PROJECT NO. S-1690
 SHEET 4 OF 5
 FILE NO. 9413168
 INDEXED 4-30-98



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



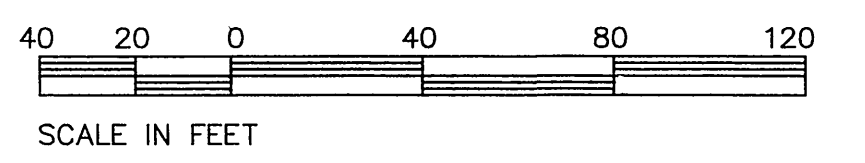
TROON COURT



MORAY COURT

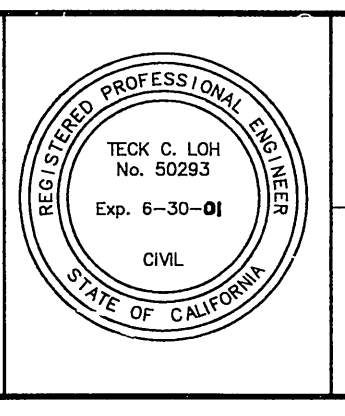
DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	18°13'50"	325.00'	103.41'	52.15'
②	18°37'48"	348.52'	113.32'	57.17'



Underground Service Alert
 Call: TOLL FREE
 1 - 800
 227 - 2600
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO ALL DESIGN PROFESSIONALS, INCLUDING ARCHITECTS, ENGINEERS, AND HOLD DESIGN PROFESSIONALS, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
Teck C. Loh
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6-30-01 DATE: 3-22-98

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 3120 CHICAGO AVENUE, SUITE 100, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683 - 5234 FAX (909) 683 - 5301
 CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-98
 SCALE: 1"=40'
 BENCH MARK: CITY OF RIVERSIDE "EB-A"
 P.K. NAIL AND TAG ON TOP OF 35 X 50' X 20' HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE N'LY OF WOOD ROAD. FB 735/74 ELEV. 1588.453
 DATE: MARCH 1997

MARK REVISIONS APPR. DATE
 DESIGNED BY T.C.L. DRAWN BY C.C.J.W. CHECKED BY D.J.E.

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature] DATE: 2-10-98
 APPROVED BY: [Signature] DATE: 2-10-98
 DIRECTOR OF PUBLIC WORKS

TRACT NO. 27982-2
 SEWER PLANS
 TROON COURT
 MORAY COURT
 FOR: FIESTA HOMES
 PROJECT NO. S-1690
 SHEET 5 OF 5
 FILE NO.: 9413168
 INDEXED 4-30-98