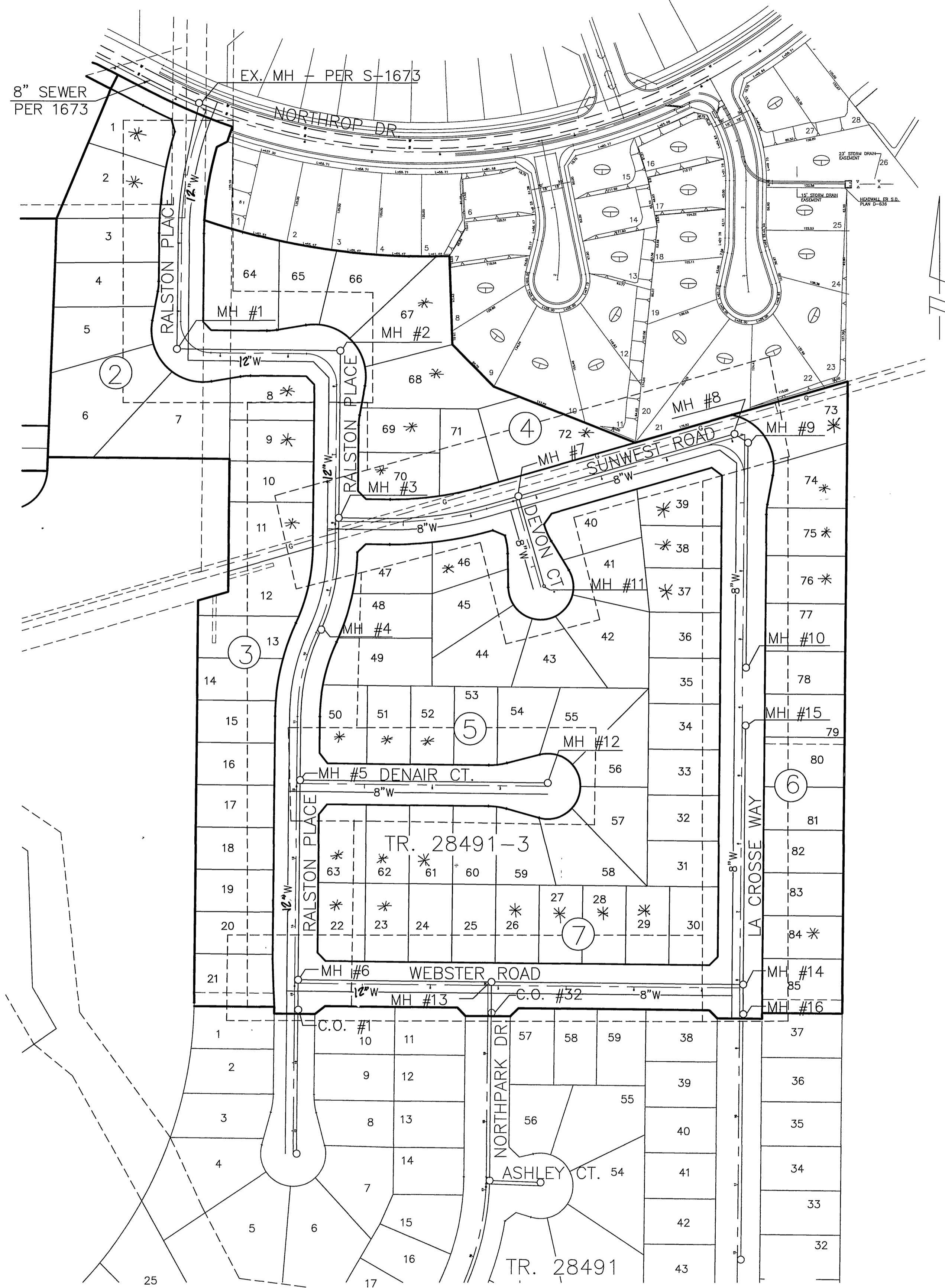
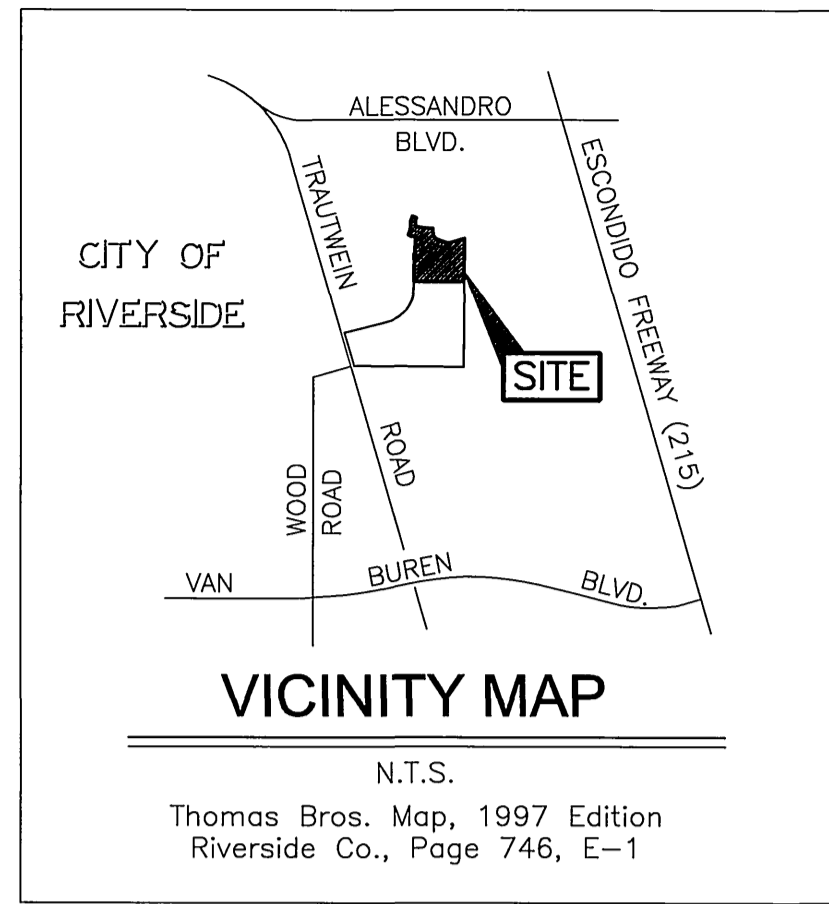


TRACT 28491-3 SEWER IMPROVEMENT PLANS



INDEX MAP
SCALE: 1" = 100'

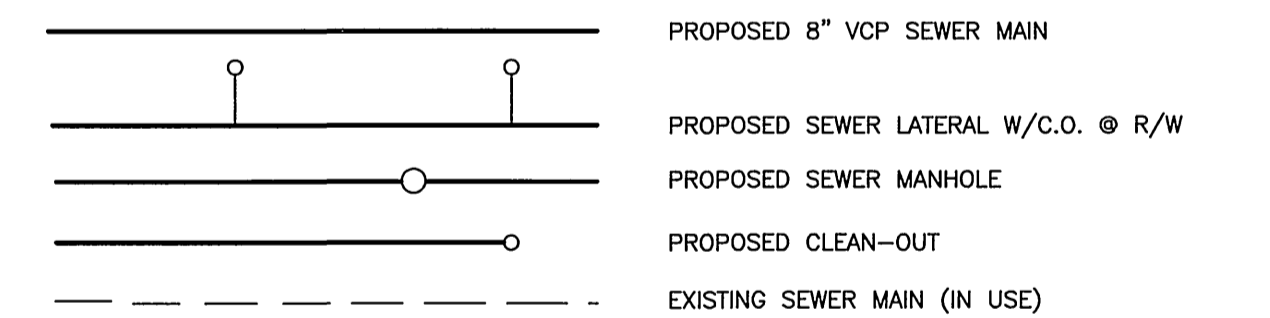
CONSTRUCTION NOTES

- ① CONSTRUCT 8" VCP SEWER MAIN W/PIPE BEDDING PER CITY OF RIV. STD. 452. (CASE I)
- ② CONSTRUCT 4" LATERAL PER CITY OF RIV. STD. 562A WITH PL CLEANOUT AT R/W.
- ③ CONSTRUCT SEWER M.H. PER CITY OF RIV. STD. 500
- ④ CONSTRUCT CLEANOUT PER CITY OF RIV. 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 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.
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. Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City inspectors.
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. 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 construction begins.
15. 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.

LEGEND



* LOTS REQUIRING SEWER BACKFLOW PREVENTORS:
1, 2, 8, 9, 11, 22, 23, 26, 27, 28, 29, 31, 32, 39, 40, 50, 51, 52, 61, 62, 63, 67, 68, 69, 70, 72

** AS-BUILT 1-13-09 GH

SOUTHERN CALIFORNIA GAS COMPANY

CITY OF RIVERSIDE PUBLIC UTILITIES DEPT.
ELECTRIC OVERHEAD & UNDERGROUND

ARCO PIPELINE COMPANY

REVIEWED BY W.M.W.D. SHEETS 1-7
FOR NON-INTERFERENCE COMPLIANCE ONLY

APPROVED BY: *Jan C. Taylor* 1/19/98
DATE:

APPROVED BY: *William F. Mansour* 11-20-98
DATE:

APPROVED BY: *[Signature]* 11/16/98
DATE:

APPROVED BY: *[Signature]* 11/20/98
DATE:
CIVIL ENGINEER RCE #46212

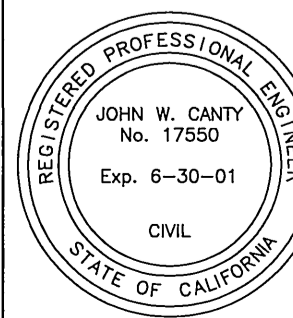
Underground Service Alert

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 RESPONSIBLE TO ASSURE 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:

John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550

EXPIRATION DATE: 6-30-01
DATE: 9/21/98

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING

2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92507
TEL (909) 683-5234 FAX (909) 683-5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99

SCALE: AS SHOWN BENCH MARK: EB-A2
P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' WLY OF TRAUTWEN ROAD AND 0.3 MILE N'LY OF WOOD ROAD. FB 73574 ELEV: 1588.453
DATE: JAN. 1998

MARK REVISIONS APPR. DATE
DESIGNED BY: B.R.C. DRAWN BY: C.C. CHECKED BY: J.W.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 3/24/99
PRINCIPAL ENGR. BY: *[Signature]* DATE: 3/24/99
PARK DEPARTMENT
TRAFFIC DIVISION
P.W. ENGINEER MGR. *[Signature]* DATE: 3/24/99
STREET SERVICES

TRACT No. 28491-3
SEWER IMPROVEMENT PLAN
TITLE SHEET

FOR: REGIONAL PROPERTIES

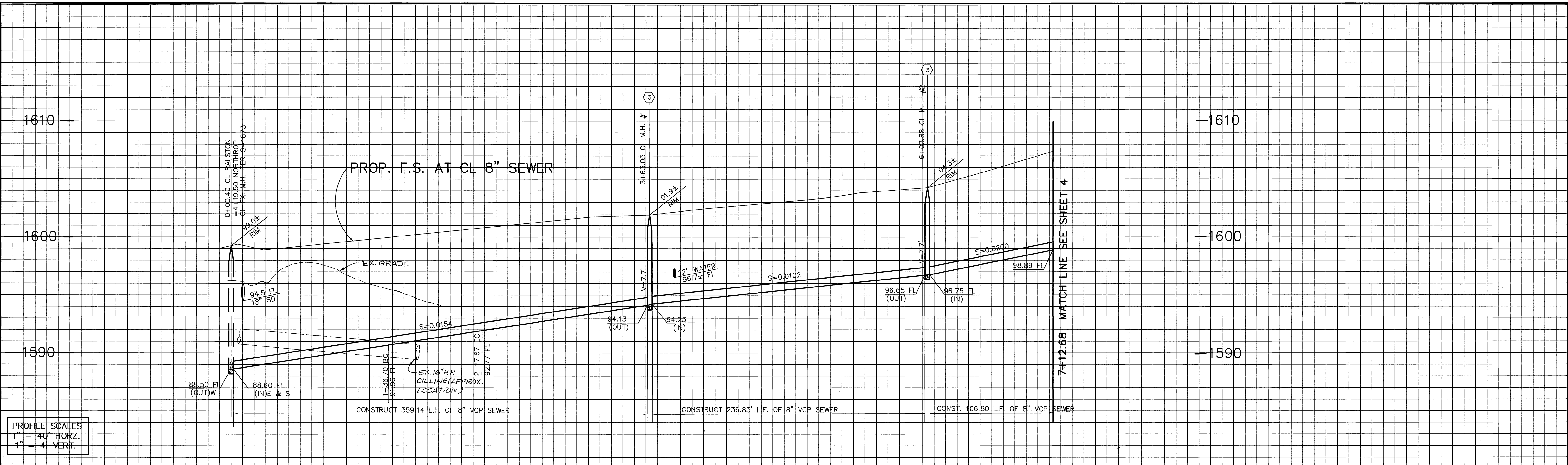
PROJECT NO.

S-1698

SHEET 1 OF 7

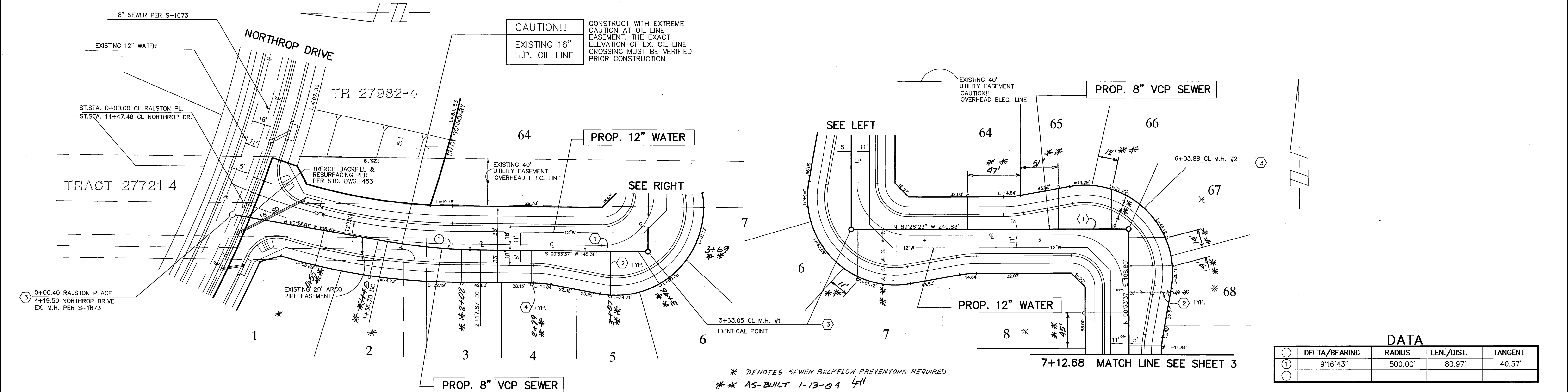
FILE NO.: 1004-002

INDEXED 5-21-99 GH



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

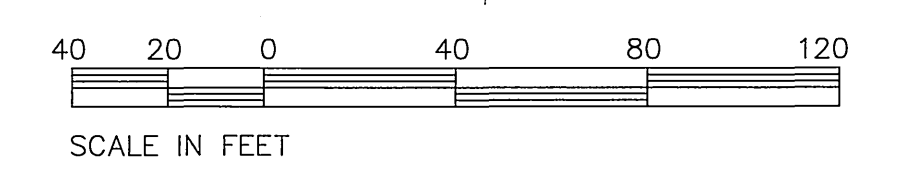
0 1 2 3 4 5 6 7



CAUTION!!
 CONSTRUCT WITH EXTREME CAUTION AT OIL LINE EASEMENT. THE EXACT ELEVATION OF EX. OIL LINE CROSSING MUST BE VERIFIED PRIOR CONSTRUCTION

DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
9°16'43"	500.00'	80.97'	40.57'

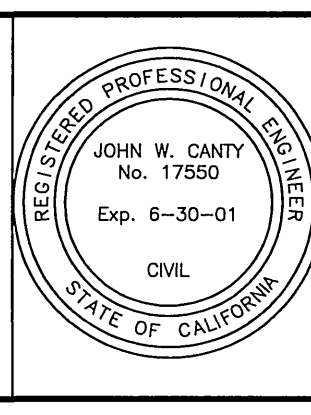


RALSTON PLACE

APPROVED:
 ARCO PIPELINE COMPANY
 DATE: 9/26/98

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

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
 REGISTERED CIVIL ENGINEER No. 17550
 EXPIRATION DATE: 9-30-01
 DATE: 9/21/98

CEC CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92507
 TEL (909) 683 - 5234 FAX (909) 683 - 5301
 CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99
 SCALE: 1"=40'
 BENCH MARK: EB-42
 P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' WLY OF TRAUTWEN ROAD AND 0.3 MILE N'LY OF WOOD ROAD. FB 735/74 ELEV: 1588.453

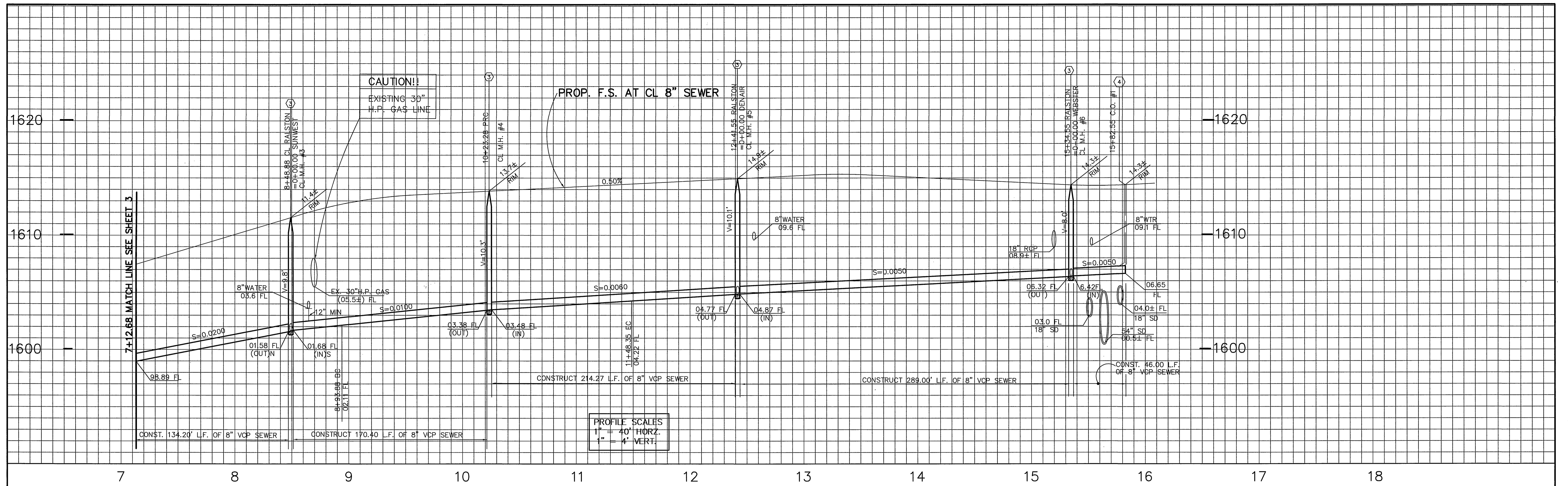
MARK	REVISIONS	APPR.	DATE
DESIGNED BY	B.R.C.	DRAWN BY	C.C.
CHECKED BY	J.W.C.		

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature]
 PRINCIPAL ENGR. [Signature]
 PARK DEPARTMENT [Signature]
 TRAFFIC DIVISION [Signature]
 P.W. ENGINEER, MGR. [Signature]
 STREET SERVICES [Signature]
 DATE: 3/24/99

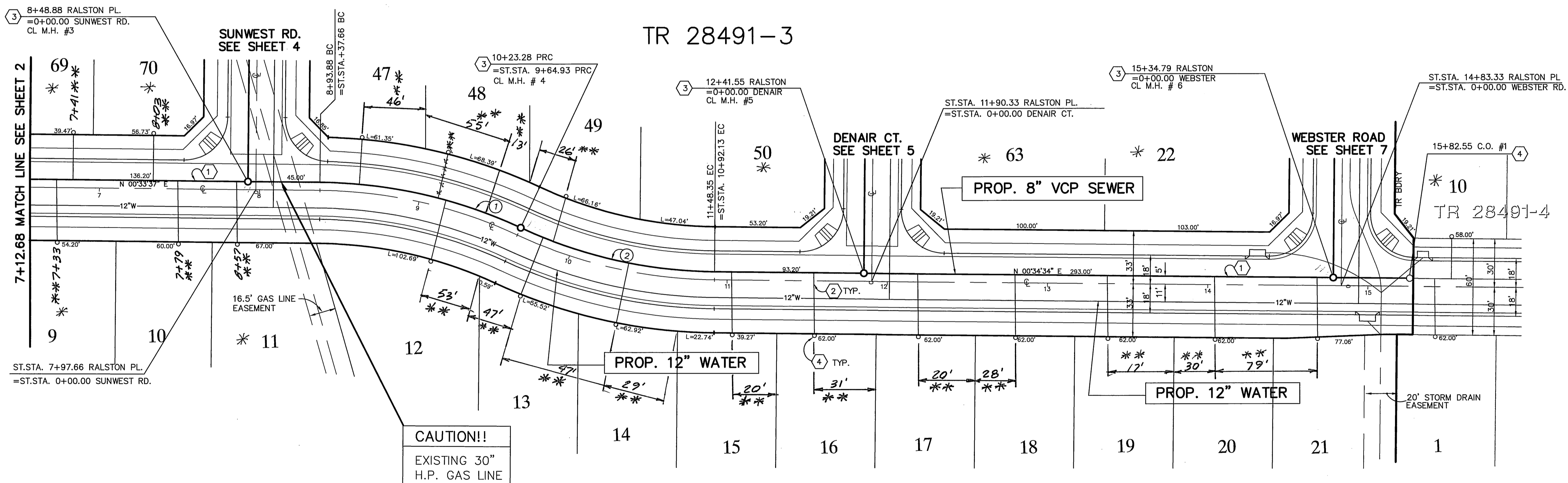
TRACT No. 28491-3
 SEWER IMPROVEMENT PLAN
 RALSTON PLACE
 STA. 00+00 TO STA. 7+13.04
 FOR: REGIONAL PROPERTIES

PROJECT NO.
 S-1698
 SHEET 2 OF 7
 FILE NO.: 1004-002

INDEXED 5-24-99 [Signature]



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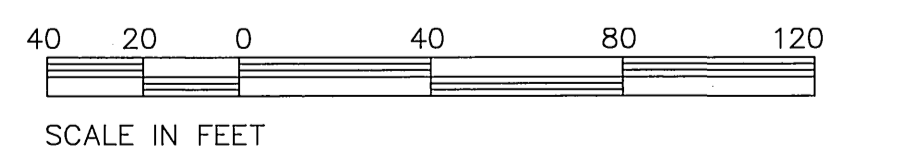


DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	24°18'29"	305.00'	129.40'	65.69'
2	24°17'32"	295.00'	125.07'	63.49'

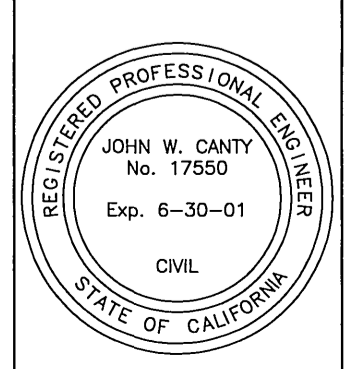
RALSTON PLACE

* DENOTES SEWER BACKFLOW PREVENTORS REQUIRED.
** AS-BUILT 1-13-09 JH



Underground Service Alert
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227-2600
TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-01 DATE: 2/21/25

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92507
TEL (909) 683 - 5234 FAX (909) 683 - 5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99
SCALE: 1"=40'
BENCH MARK: EB-A2
P.K. NAIL AND TAG ON TOP OF 35' x 50' x 20' GRANITE BOULDER, 100' WLY OF TRAUTWEN ROAD AND 0.3 MILE N'LY OF WOOD ROAD. FB 735/74 ELEV: 1588.453
DATE: DEC. 1997

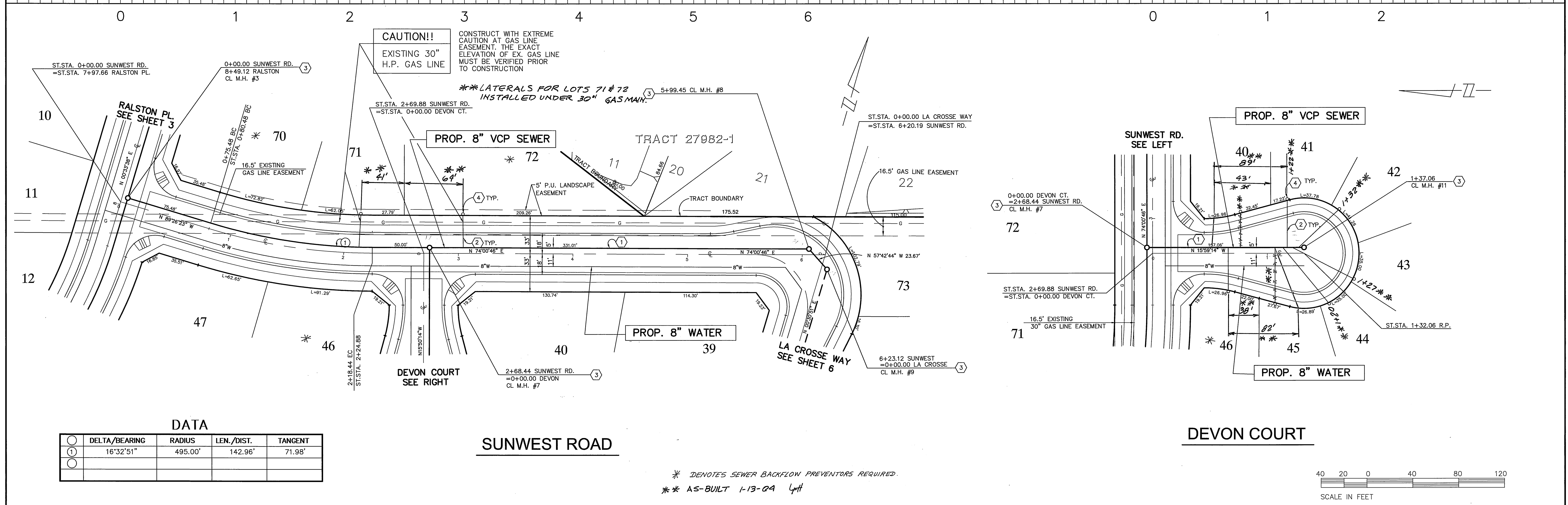
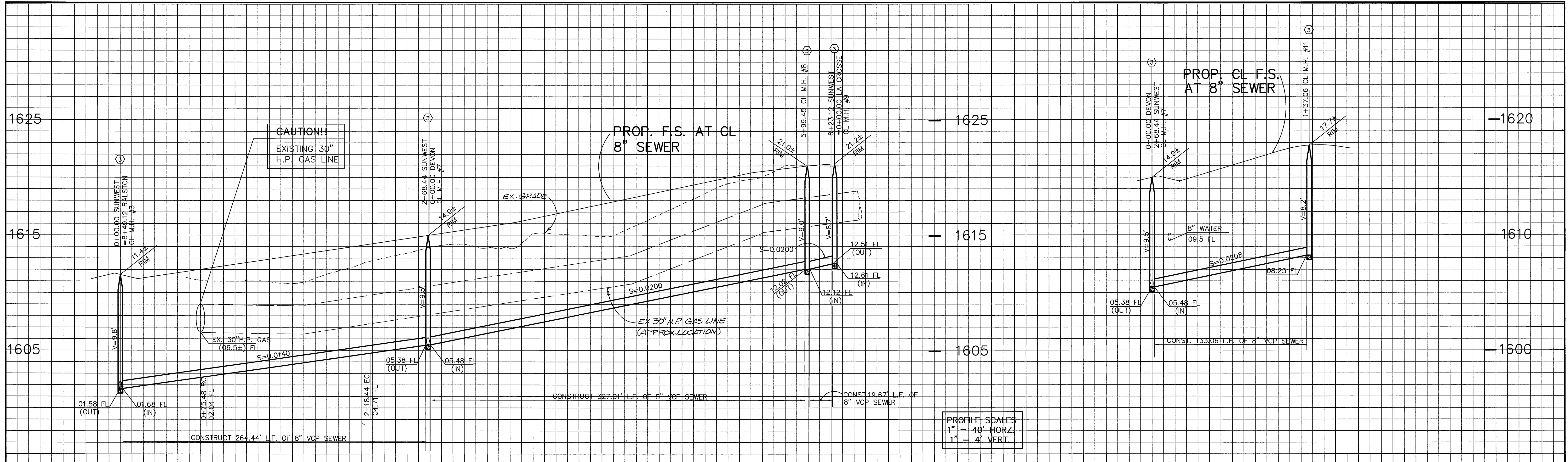
MARK	REVISIONS	APPR.	DATE
DESIGNED BY	B.R.C.	DRAWN BY	C.C.
CHECKED BY	J.W.C.		

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
PRINCIPAL ENGR. [Signature]
PARK DEPARTMENT [Signature]
TRAFFIC DIVISION [Signature]
P.W. ENGINEER MGR. [Signature]
STREET SERVICES [Signature]

TRACT No. 28491-3
SEWER IMPROVEMENT PLAN
RALSTON PLACE
STA. 7+12.68 TO STA. 15+82.55
FOR: REGIONAL PROPERTIES

PROJECT NO.
S-1698
SHEET **3** OF **7**
FILE NO.: 1004-002

INDEXED 5-24-99 JH



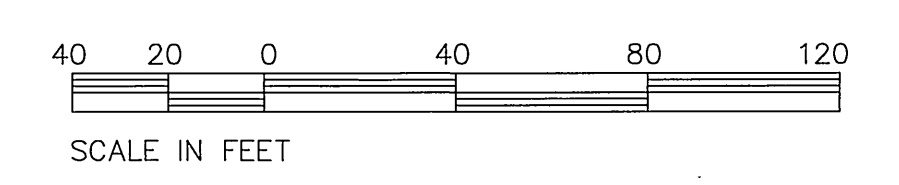
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SUNWEST ROAD

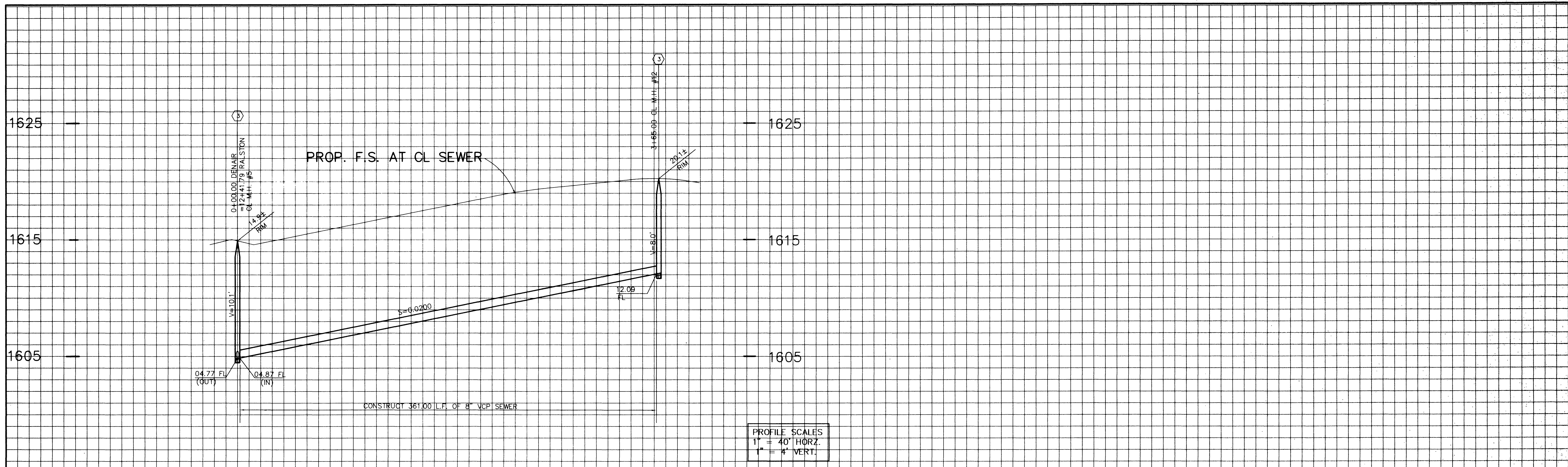
DEVON COURT

* DENOTES SEWER BACKFLOW PREVENTORS REQUIRED.
 ** AS-BUILT 1-13-04 LPH

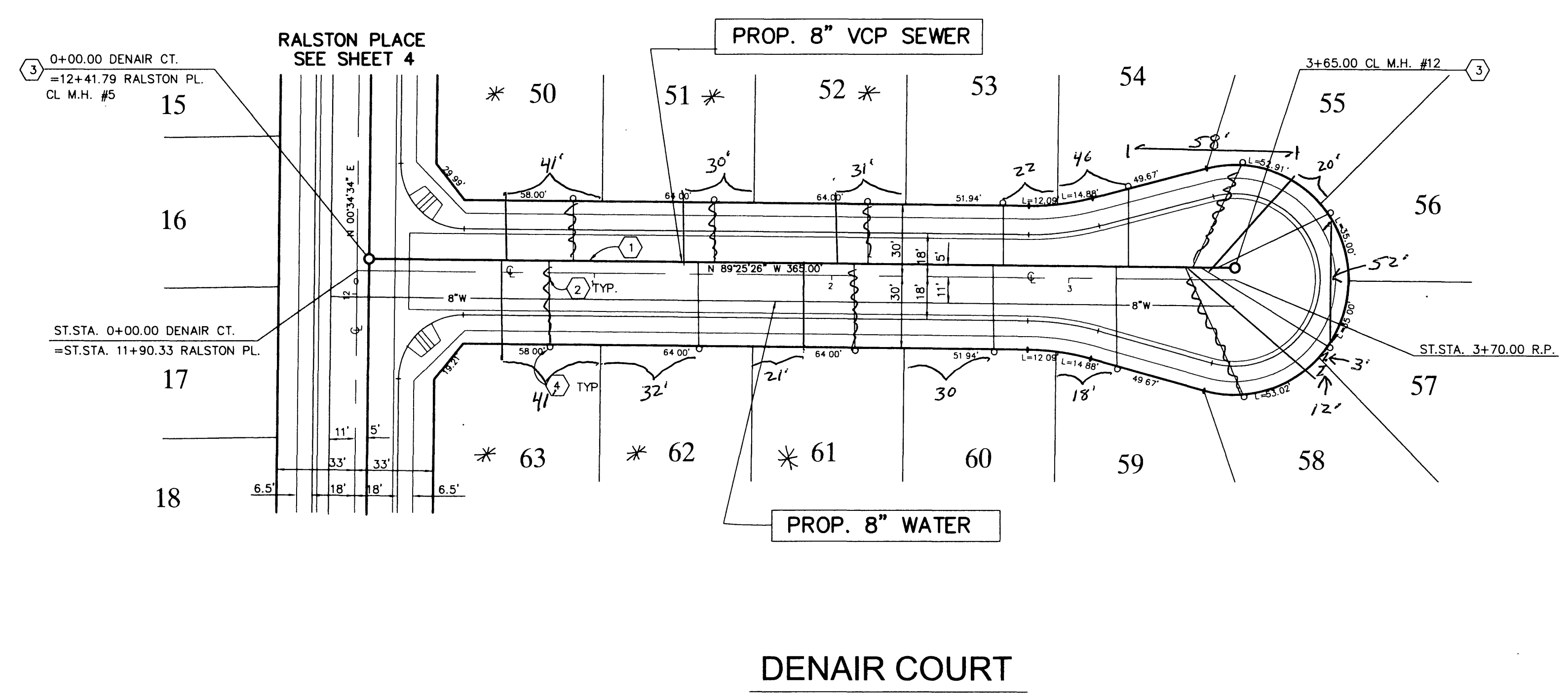


Underground Service Alert Call: TOLL FREE 1 - 800 227-2600 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES...	PREPARED UNDER THE DIRECTION OF: REGISTERED CIVIL ENGINEER NO. 17550 EXPIRATION DATE: 6-30-01 DATE: 2/2/99	CEG CANTY ENGINEERING GROUP, INC. CIVIL ENGINEERING - PLANNING - SURVEYING 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92507 TEL (909) 683 - 5234 FAX (909) 683 - 5301 CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: [Signature] PRINCIPAL ENGR. [Signature] PARK DEPARTMENT [Signature] TRAFFIC DIVISION [Signature] P.W. ENGINEER MGR. [Signature] STREET SERVICES [Signature]	TRACT No. 28491-3 SEWER IMPROVEMENT PLAN SUNWEST ROAD STA. 0+00.00 TO 2+68.44 DEVON COURT STA. 0+00.00 TO 1+37.06 FOR: REGIONAL PROPERTIES	PROJECT NO. S-1698
						SCALE: 1"=40' BENCH MARK EB-A2 P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' W/LY OF TRAUTWEN ROAD AND 0.3 MILE N/LY OF WOOD ROAD. FB 735/74 ELEV: 1588.453

INDEXED 5-24-99 LPH

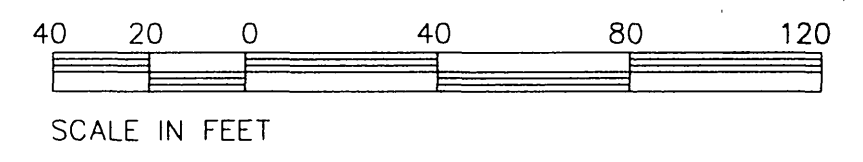


PROFILE SCALES
 1" = 40' HORIZ.
 1" = 4' VERT.



To Whomever:
 Do NOT THROUGH THIS SHEET AWAY. It IS THE ONLY COPY WE HAVE. IF THE MYLAR COMES BACK BRING THEM BOTH TO LEE SO I CAN AS-BUILD THE MYLAR.
 THANKS
 LEE

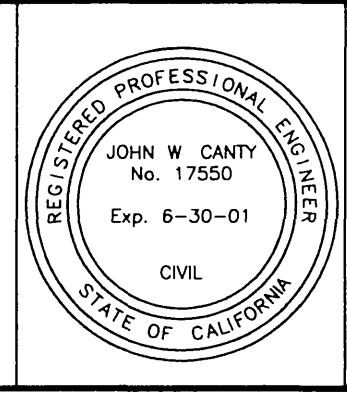
* DENOTES SEWER BACKFLOW PREVENTORS REQUIRED.



DEC 11 2002

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

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
John W. Canty
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE: 6-30-01 DATE: 7/21/00

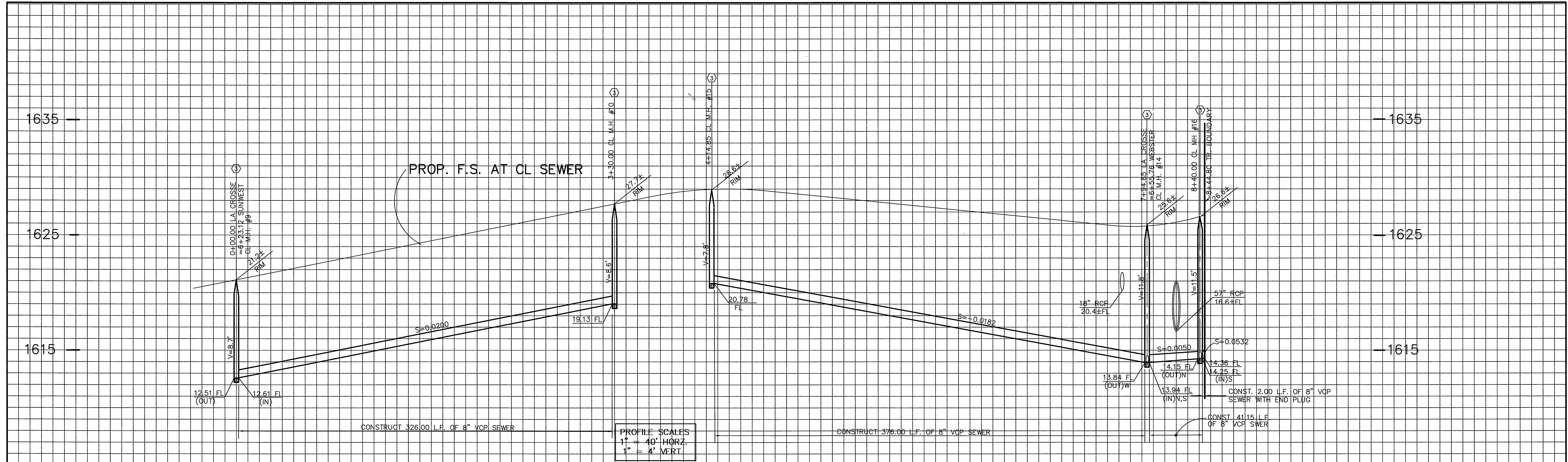
CEC CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92507
 TEL (909) 683-5234 FAX (909) 683-5301
 CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99
 SCALE: 1"=40'
 BENCH MARK: EB-A2
 P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' WLY OF TRAUTWEN ROAD AND 0.3 MILE N'LY OF WOOD ROAD, FB 73874 ELEV. 1588.453
 DATE: SEPT. 1997

MARK	REVISIONS	APPR. DATE			
DESIGNED BY	B.R.C.	DRAWN BY	C.C.	CHECKED BY	J.W.C.

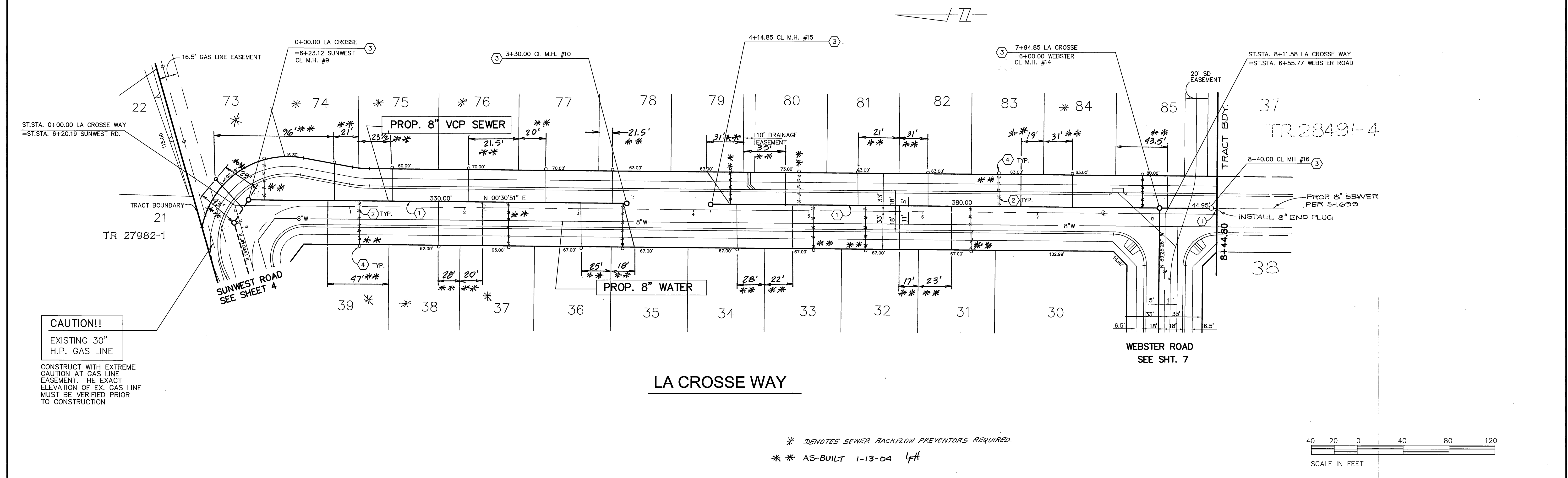
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature]
 PRINCIPAL ENGR. [Signature]
 PARK DEPARTMENT [Signature]
 TRAFFIC DIVISION [Signature]
 P.W. ENGINEER MGR [Signature]
 STREET SERVICES [Signature]
 DATE: 7/24/99

TRACT No. 28491-3
 SEWER IMPROVEMENT PLAN
 DENAIR COURT
 STA. 0+00.00 TO 3+65.00
 FOR: REGIONAL PROPERTIES

PROJECT NO.
S-1698
 SHEET **5** OF **7**
 FILE NO.: 1004-002



0 1 2 3 4 5 6 7 8 9

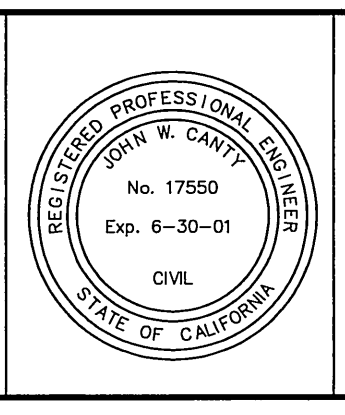


CAUTION!!
EXISTING 30"
H.P. GAS LINE
CONSTRUCT WITH EXTREME
CAUTION AT GAS LINE
EASEMENT. THE EXACT
ELEVATION OF EX. GAS LINE
MUST BE VERIFIED PRIOR
TO CONSTRUCTION

* DENOTES SEWER BACKFLOW PREVENTORS REQUIRED.
** AS-BUILT 1-13-04 JH

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

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PREPARED UNDER THE DIRECTION OF:
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-01
DATE: 9/2/98

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92507
TEL (909) 683 - 5234 FAX (909) 683 - 5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99
SCALE: 1"=40'
BENCH MARK: EB-A2
P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' WLY OF TRAUTMANN ROAD AND 0.3 MILE N'LY OF WOOD ROAD. FB 735\74. ELEV: 1588.453

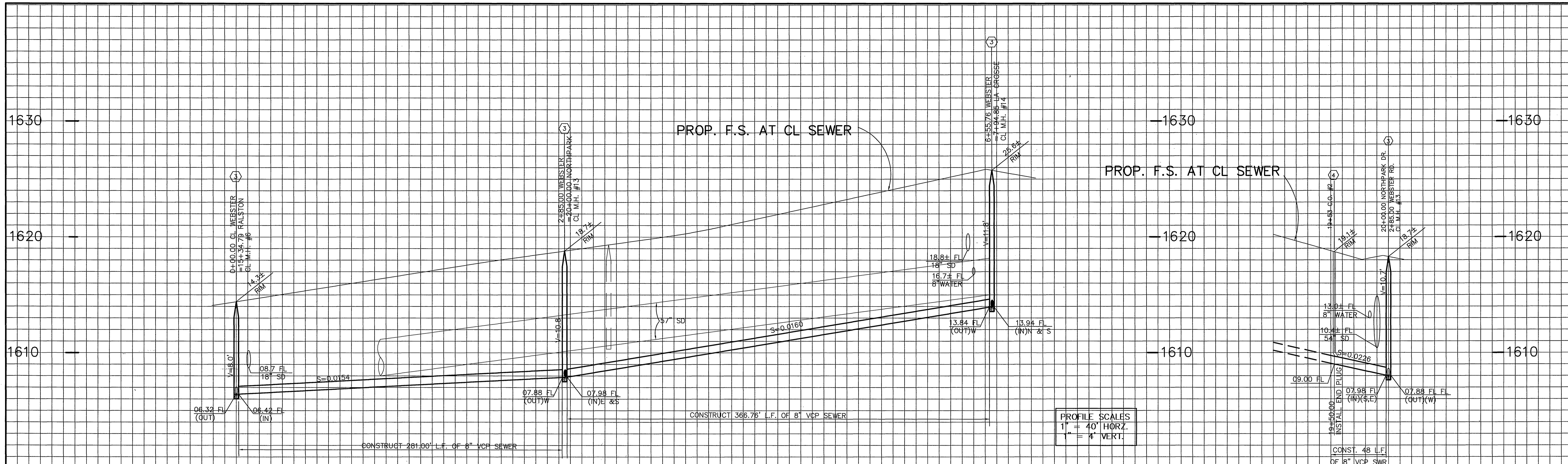
MARK	REVISIONS	APPR.	DATE
DESIGNED BY	B.R.C.	DRAWN BY	C.C.
CHECKED BY	J.W.C.		

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
PRINCIPAL ENGR. [Signature]
TRAFFIC DIVISION [Signature]
P.W. ENGINEER, MGR. [Signature]
STREET SERVICES [Signature]

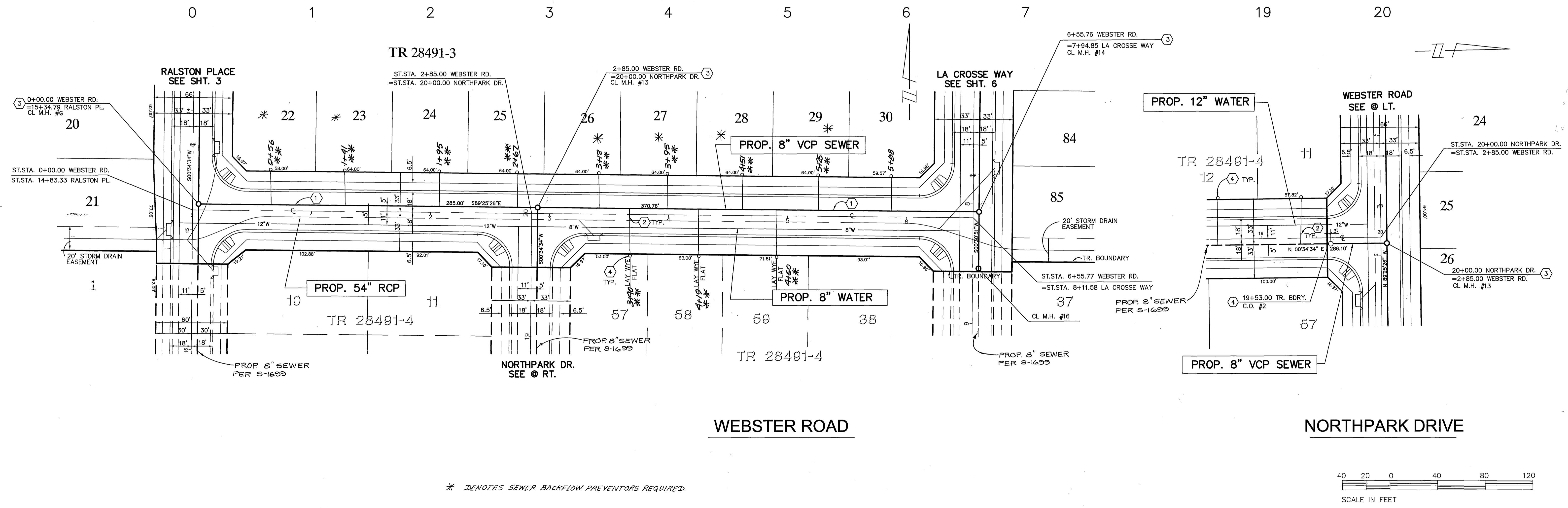
TRACT No. 28491-3
SEWER IMPROVEMENT PLAN
LA CROSSE WAY
STA. 0+00.00 TO STA. 8+44.80
FOR: REGIONAL PROPERTIES

PROJECT NO.
S-1698
SHEET **6** OF **7**
FILE NO.: 1004-002

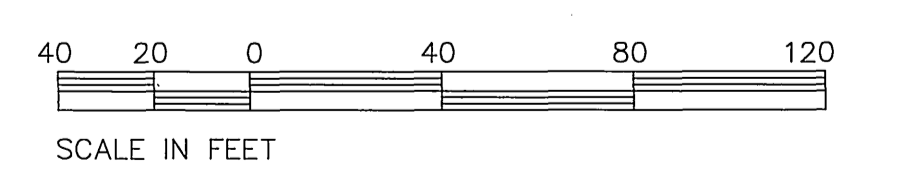
INDEXED 5-24-99 JH



PROFILE SCALES
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 1" = 4' VERT.

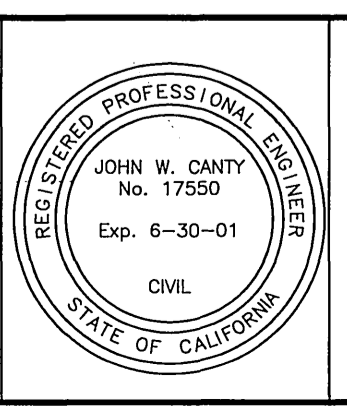


* DENOTES SEWER BACKFLOW PREVENTORS REQUIRED.



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 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:
 John W. Canty
 REGISTERED CIVIL ENGINEER No. 17590
 EXPIRATION DATE: 6-30-01
 DATE: 3/2/00

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92507
 TEL (909) 683 - 5234 FAX (909) 683 - 5301
 CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 04-07-99
 SCALE: 1"=40'
 BENCH MARK: EB-A2
 P.I.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY OF WOOD ROAD, FB 735/74 ELEV: 1588.453
 DATE: SEPT. 1997

MARK	REVISIONS	APPR.	DATE
DESIGNED BY: B.R.C.	DRAWN BY: C.C.	CHECKED BY: J.W.C.	

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature]
 PRINCIPAL ENGR. DATE: 3/2/00
 P.W. ENGINEER MGR. DATE: 3/2/00
 STREET SERVICES

TRACT No. 28491-3
 SEWER IMPROVEMENT PLAN
 WEBSTER ROAD
 STA. 0+00.00 TO 6+55.76
 NORTH PARK DR.
 STA. 19+50 TO 20+00
 FOR: REGIONAL PROPERTIES

PROJECT NO.
S-1698
 SHEET **7** OF **7**
 FILE NO.: 1004-002

INDEXED 5-24-99 LHL