

TRACT No. 28828-2

SEWER IMPROVEMENT PLANS

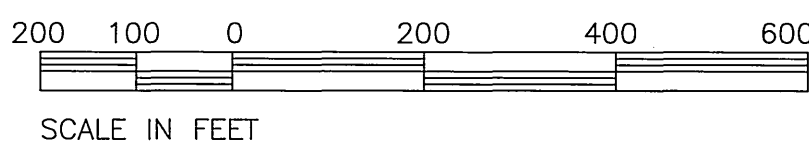
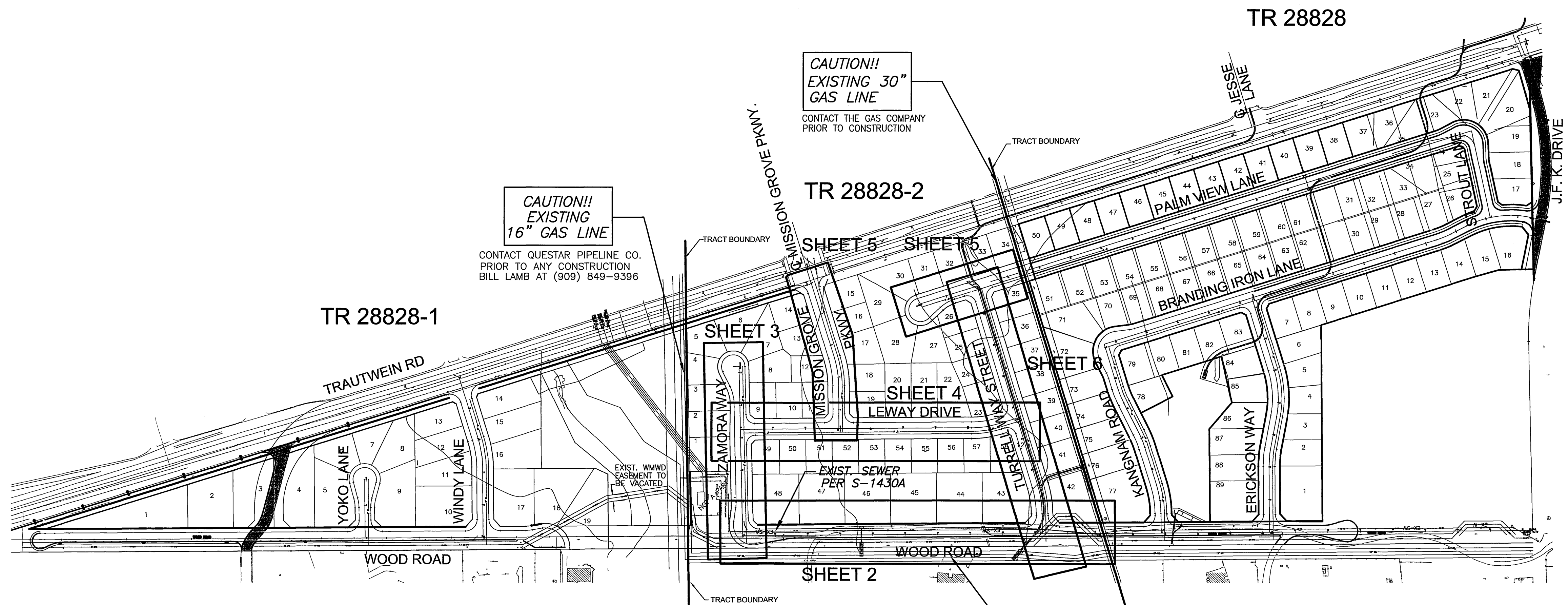
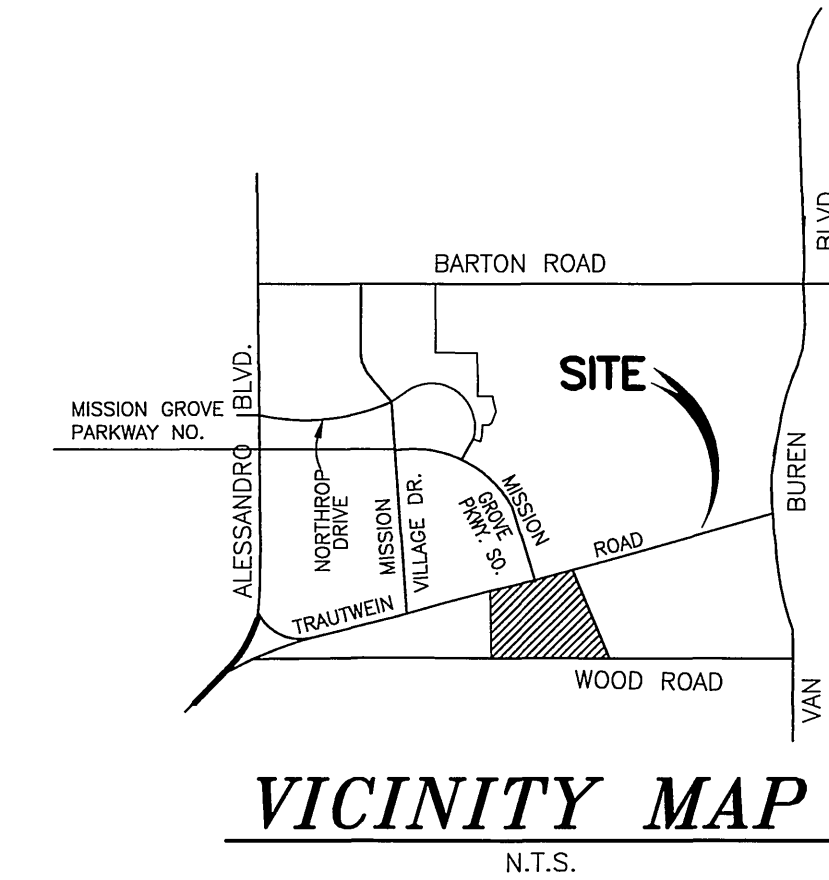
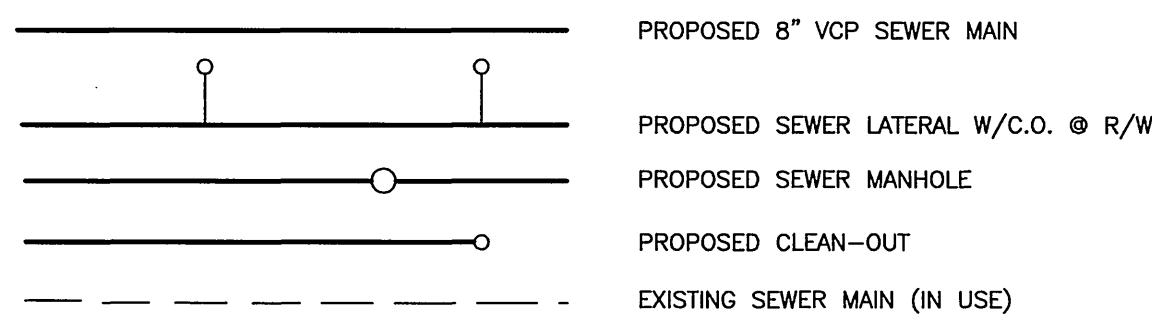
GENERAL NOTES

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.

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. 562A WITH CLEANOUT AT R/W.
- ③ CONSTRUCT SEWER M.H. PER CITY OF RIV. STD. 500
- ④ ADJUST EXISTING SEWER MANHOLE TO GRADE.

LEGEND



QUESTAR SOUTHERN TRAILS PIPELINE

[Signature] 10/2/00
APPROVED BY DATE

CAUTION!! EXISTING 16" GAS LINE
CONTACT QUESTAR PIPELINE CO. PRIOR TO ANY CONSTRUCTION BILL LAMB AT (909) 849-9396

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPT.-ELECTRIC
OVERHEAD & UNDERGROUND

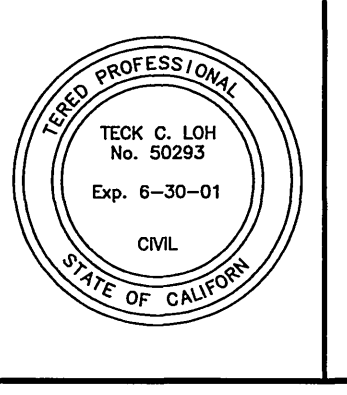
REVIEWED BY W.M.W.D.
SHEETS 1 THROUGH 6
FOR NON-INTERFERENCE COMPLIANCE ONLY

APPROVED BY: *[Signature]* 9/29/00 DATE: 11/3/00
CIVIL ENGINEER RCE #46212

* AS-BUILT 6-2-03 LHM

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:
[Signature]
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6-30-01 DATE: 9/29/00

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
2020 IOWA AVENUE, SUITE 102, 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 04-07-01

SCALE: AS SHOWN
BENCH MARK CITY OF RIVERSIDE BENCH MARK: EB-42
P.K. NAIL AND TAG IN TOP OF 35" X 50" X 20" GRANITE BOULDER, 100' W'LY OF TRAUTWEIN ROAD AND 500 FEET N'LY OF JESSE LANE. FB 735/74 ELEV: 1588.453

DESIGNED BY: L.M. DRAWN BY: T.C.L. CHECKED BY: A.B.L. DATE: MARCH 2000

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

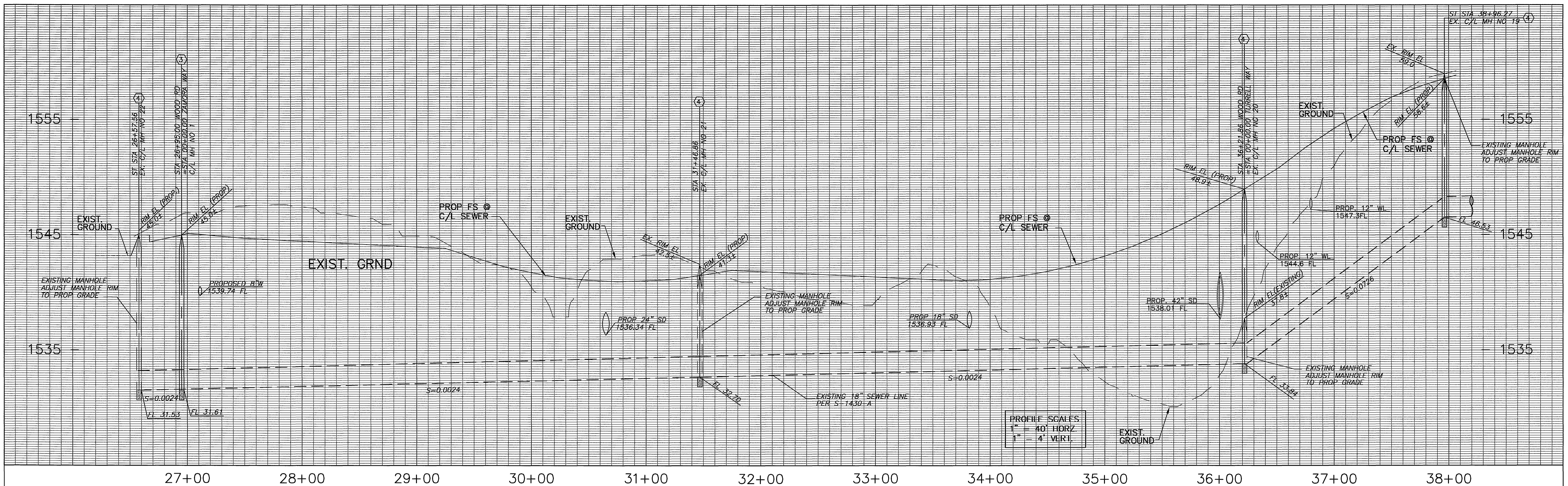
APPROVED BY: *[Signature]* DATE: 12-6-00
PRINCIPAL ENGR. PARK DEPARTMENT TRAFFIC DIVISION DEPUTY P.W. DIRECTOR

APPROVED BY: *[Signature]* DATE: 12-6-00
DIRECTOR OF PUBLIC WORKS

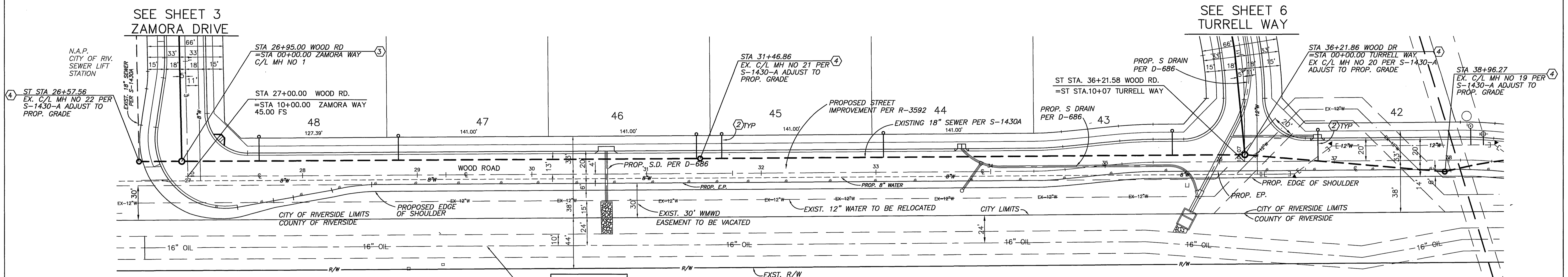
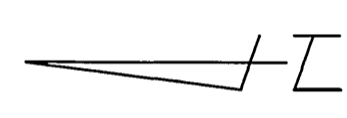
MARK REVISIONS APPR. DATE
DESIGNED BY: L.M. DRAWN BY: T.C.L. CHECKED BY: A.B.L. DATE: MARCH 2000

PROJECT NO. S-1740
SHEET 1 OF 6
FILE NO.: 1022-002

TRACT No. 28828-2
SEWER IMPROVEMENT PLAN
TITLE SHEET
FOR: SHEFFIELD HOMES
INDEXED 1-9-01 LHM



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

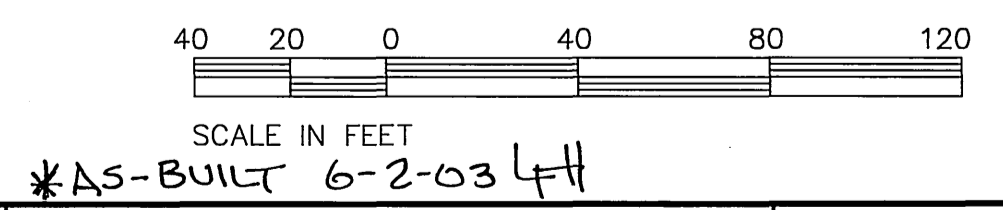


CONSTRUCTION NOTES

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- ② CONSTRUCT 4" LATERAL PER CITY OF RIV. STD. 562A WITH CLEANOUT AT R/W.
- ③ CONSTRUCT SEWER M.H. PER CITY OF RIV. STD. 500
- ④ ADJUST EXISTING SEWER MANHOLE RIM TO GRADE

CAUTION!!
 EXISTING
 16" GAS LINE
 CONTACT QUESTAR PIPELINE CO.
 PRIOR TO ANY CONSTRUCTION
 BILL LAMB AT (909) 849-9396

WOOD ROAD



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:
Ted Allu
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6-30-01 DATE: 7/29/02

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683 - 5234 FAX (909) 683 - 5301
 SCALE: 1"=40'
 DATE: JAN. 2000
 BENCH MARK CITY OF RIVERSIDE BENCH MARK: EB-A2
 P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20' GRANITE
 BOULDER, 100' W/LY OF TRAUTMANN ROAD AND 500 FEET N'LY
 OF JESSE LANE. FB 735,74 ELEV: 1588.453

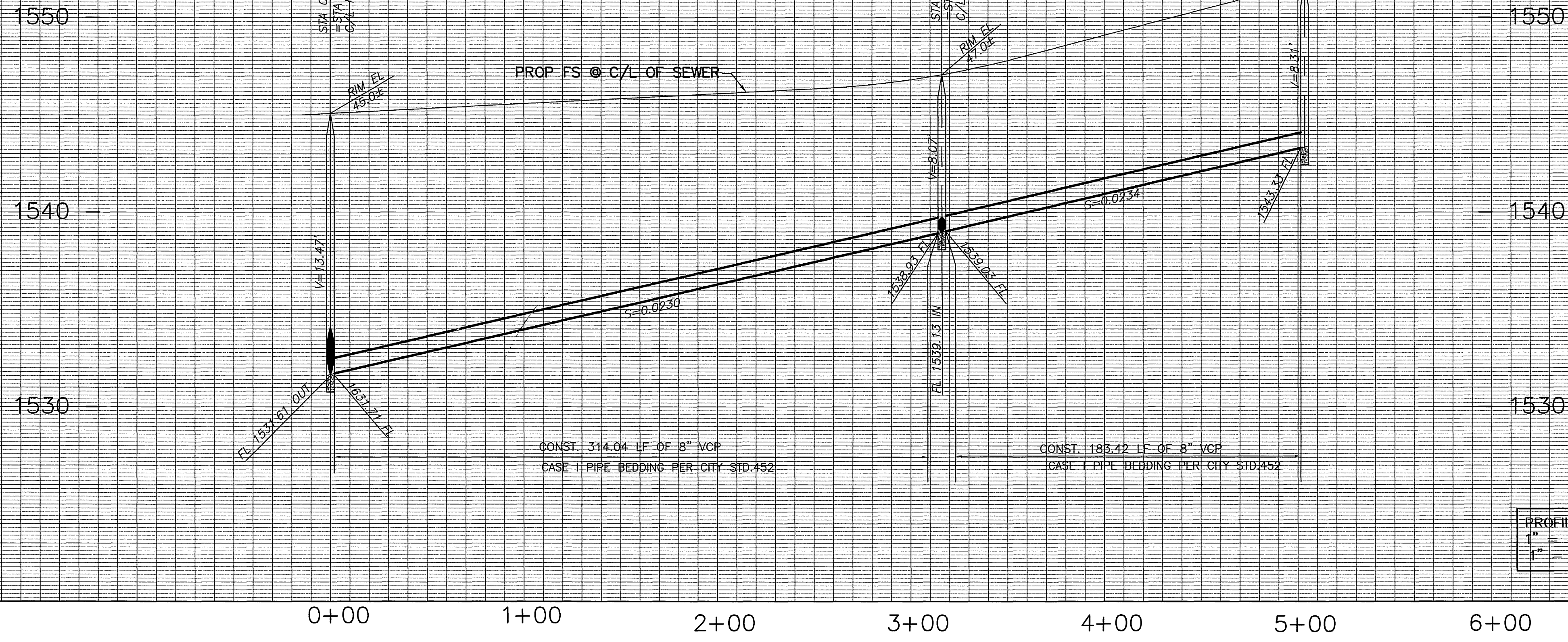
MARK	REVISIONS	APPR.	DATE
DESIGNED BY	B.R.C.	DRAWN BY	H.R.
CHECKED BY	A.B.I.		

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *R. McQuinn*
 DIRECTOR OF PUBLIC WORKS
 DATE: 12-14-00

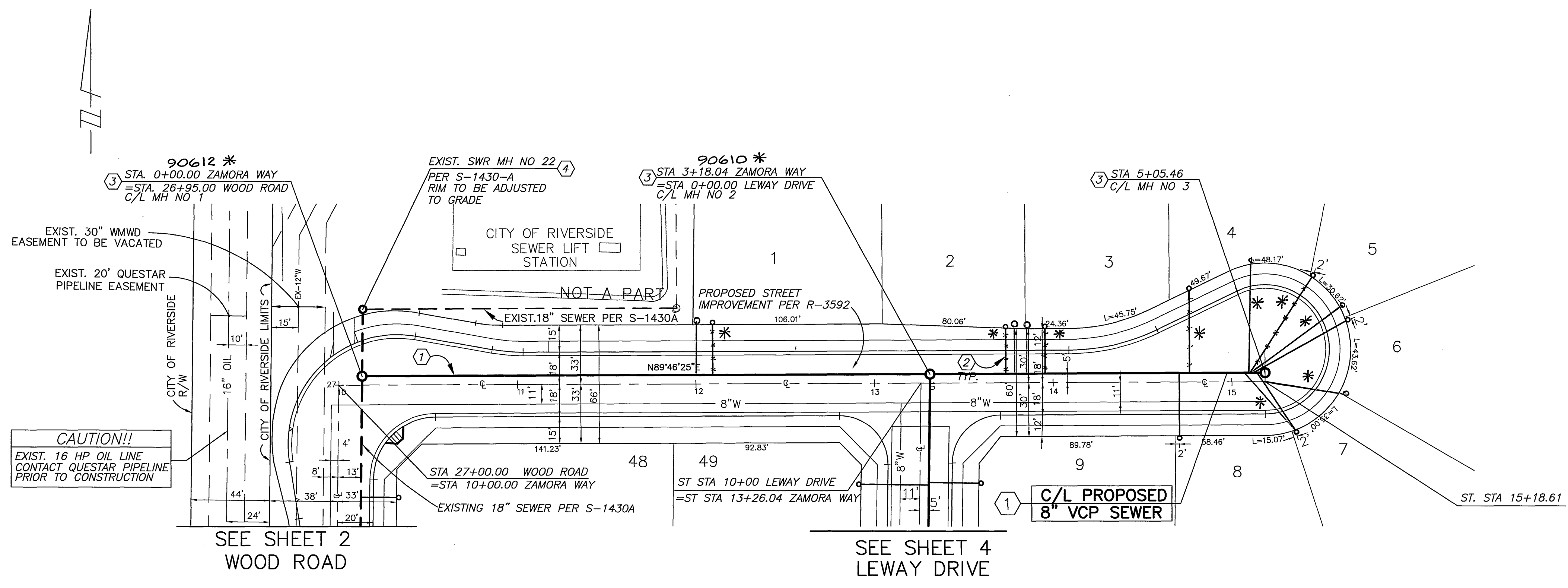
TRACT No. 28828-2
SEWER IMPROVEMENT PLAN
WOOD ROAD
 FOR: SHEFFIELD HOMES

PROJECT NO.
S-1740
 SHEET **2** OF **6**
 FILE NO.: 1022-002

INDEXED 1-9-01 LHM



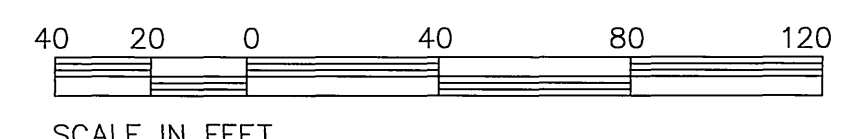
PROFILE SCALES
 1" = 40' HORIZ.
 1" = 4' VERT.



CONSTRUCTION NOTES

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- ③ CONSTRUCT SEWER M.H. PER CITY OF RIV. STD. 500
- ④ ADJUST EXISTING SEWER MANHOLE RIM TO GRADE

LOT No	DESIGN STATION
1	1+96
2	3+60
3	3+82
4	4+63
5	4+97
6	4+99
7	5+01
8	4+57



* AS-BUILT 6-2-03 LHH

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. 50293
 EXPIRATION DATE: 6-30-01 DATE: 9/29/00

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683 - 5234 FAX (909) 683 - 5301

SCALE: 1" = 40'
 DATE: JAN. 2000

BENCH MARK CITY OF RIVERSIDE BENCH MARK: EB-A2
 P.K. NAIL AND TAG IN TOP OF 36" X 50" X 20" GRANITE
 BOULDER, 100' WLY OF TRAUTWEN ROAD AND 500 FEET N'LY
 OF JESSE LANE. FB 735/74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	B.R.C.	DRAWN BY	HR
CHECKED BY	A.B.I.		

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *R. Mc Swath*
 DIRECTOR OF PUBLIC WORKS

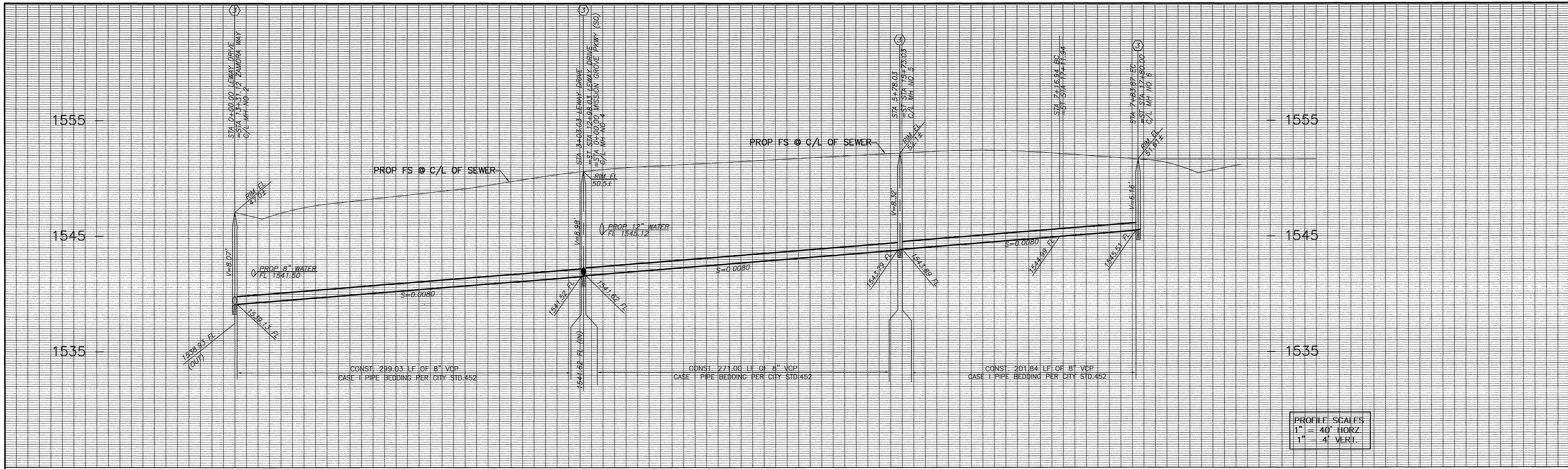
DATE: 12-6-00

TRACT No. 28828-2
 SEWER IMPROVEMENT PLAN
 ZAMORA WAY

PROJECT NO. S-1740
 SHEET 3 OF 6
 FILE NO.: 1022-002

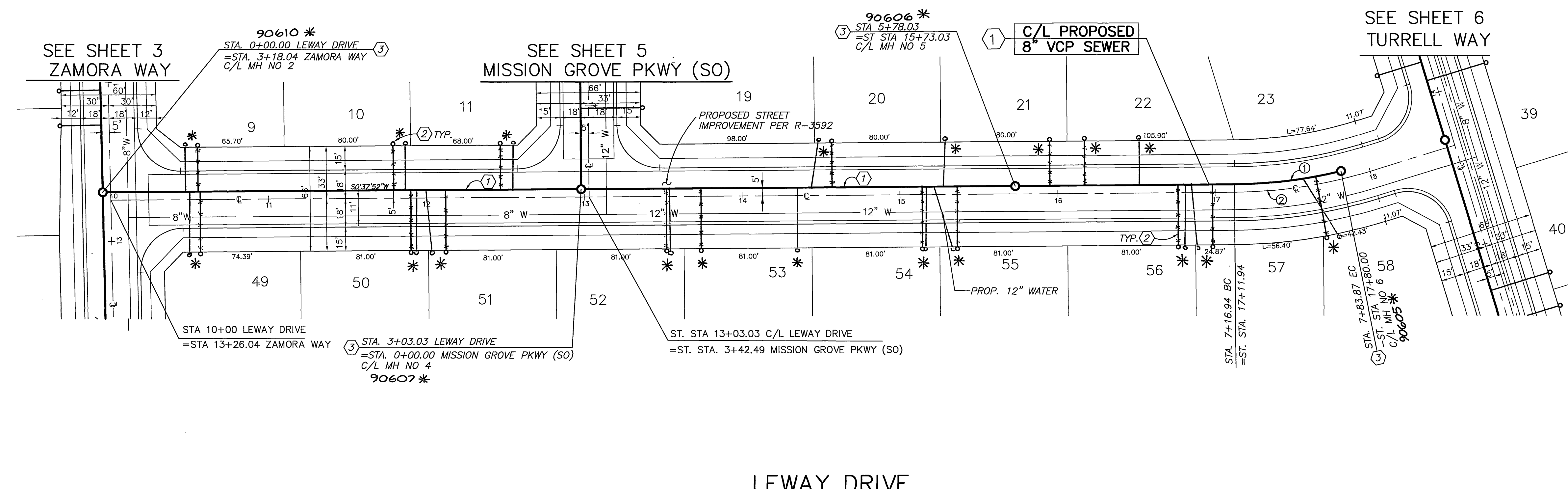
FOR: SHEFFIELD HOMES

INDEXED 1-9-01 LHH



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

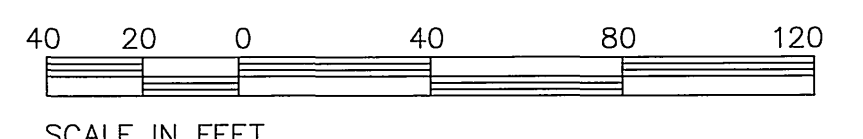
0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00



SEWER LATERAL TABLES	
LOT No	STATION
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11	2+52
20	4+62
21	6+00
22	6+22
49	0+61
50	1+94
51	2+16
52	3+56
53	3+78
54	5+18
55	5+40
56	6+80
57	7+02
58	7+69

- CONSTRUCTION NOTES**
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 - ③ CONSTRUCT SEWER M.H. PER CITY OF RIV. STD. 500

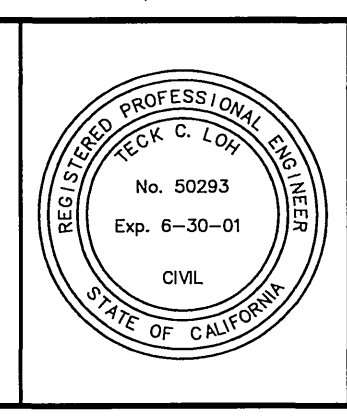
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Δ	RADIUS	LENGTH	TANGENT
1 112°59'55"	295.00	66.93	33.61
2 116°39'37"	300.00	87.23	43.93



* AS-BUILT 6-2-03 LHM

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. 50293
 EXPIRATION DATE: 6-30-01 DATE: 9/29/00

CEG COUNTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683 - 5234 FAX (909) 683 - 5301

SCALE: 1"=40'
 BENCH MARK CITY OF RIVERSIDE BENCH MARK: 68-42
 P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20' GRANITE
 BOULDER, 100' WLY OF TRAUTWIEN ROAD AND 500 FEET N'LY
 OF JESSE LANE. FB 735/74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	B.R.C.	DRAWN BY	HR
CHECKED BY	J.W.C.	DATE	12-6-00

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]
 PRINCIPAL ENGR.
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEPUTY P.W. DIRECTOR

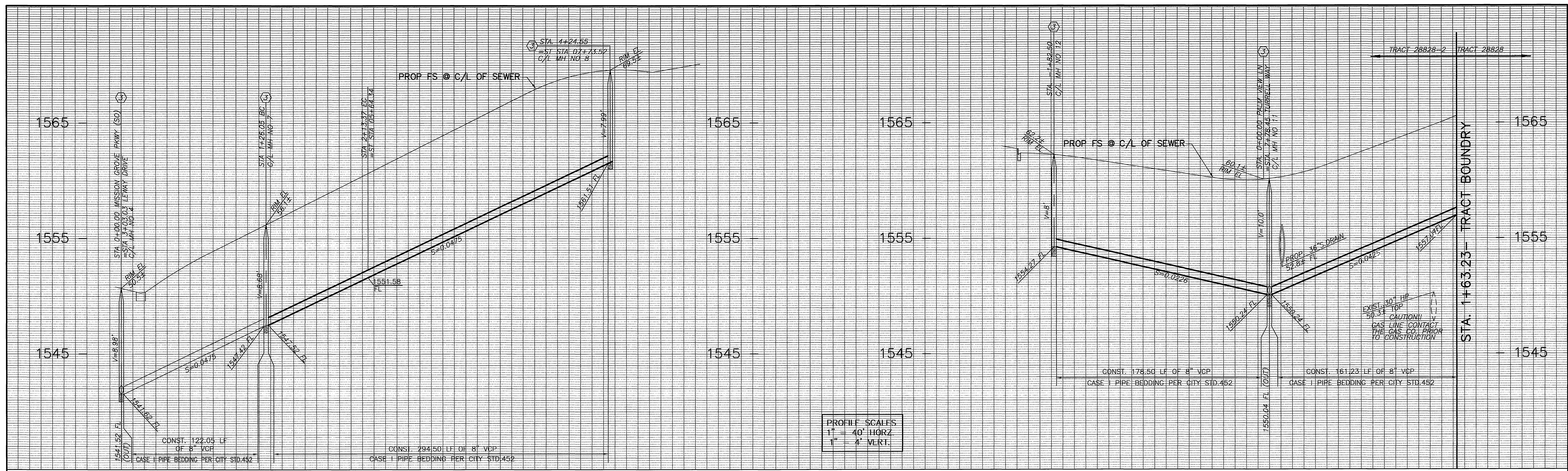
APPROVED BY: [Signature]
 R. Mc Brath
 DIRECTOR OF PUBLIC WORKS

DATE: 12-6-00

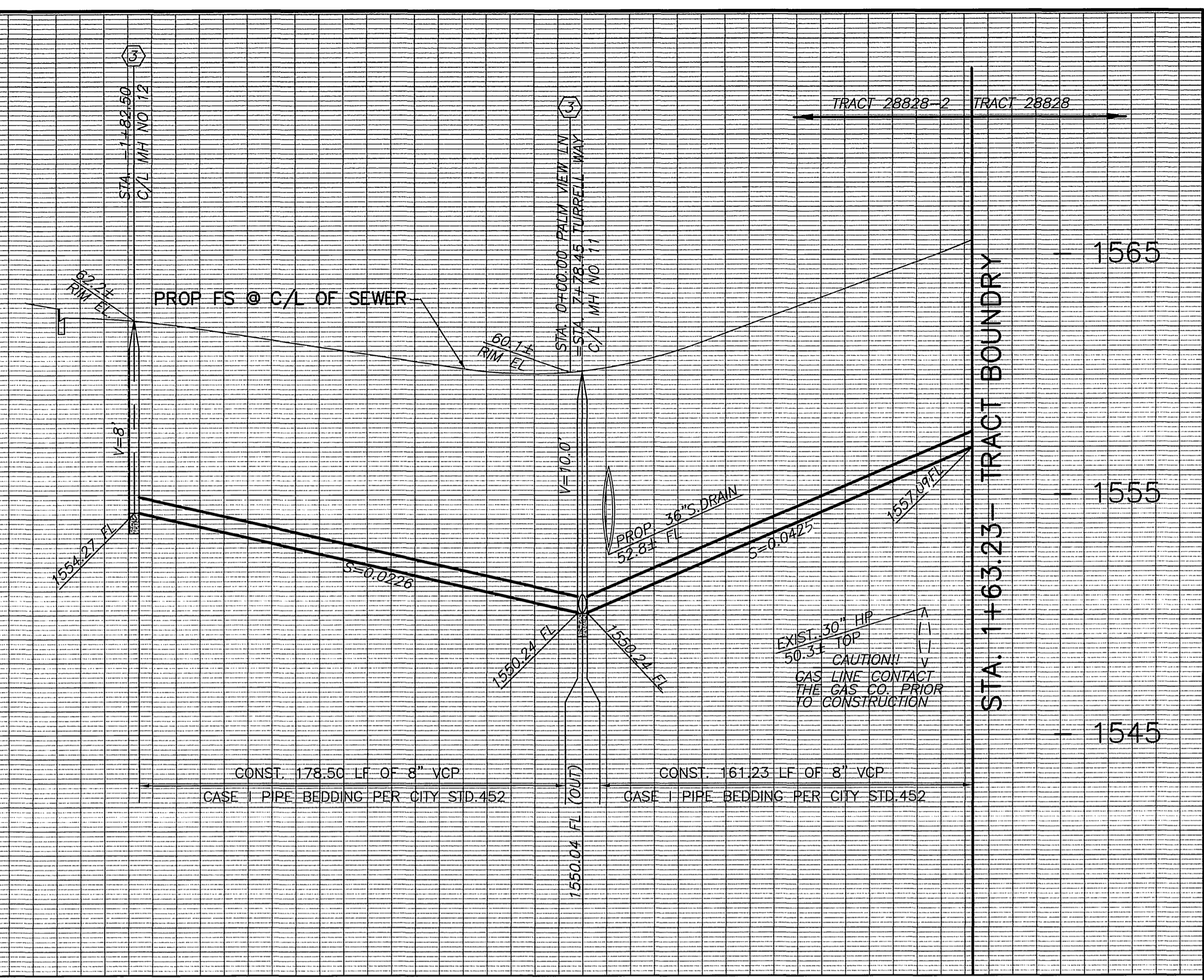
TRACT No. 28828-2
 SEWER IMPROVEMENT PLAN
 LEWAY DRIVE

PROJECT NO. S-1740
 SHEET 4 OF 6
 FOR: SHEFFIELD HOMES
 FILE NO.: 1022-002

INDEXED 1-9-01 LHM

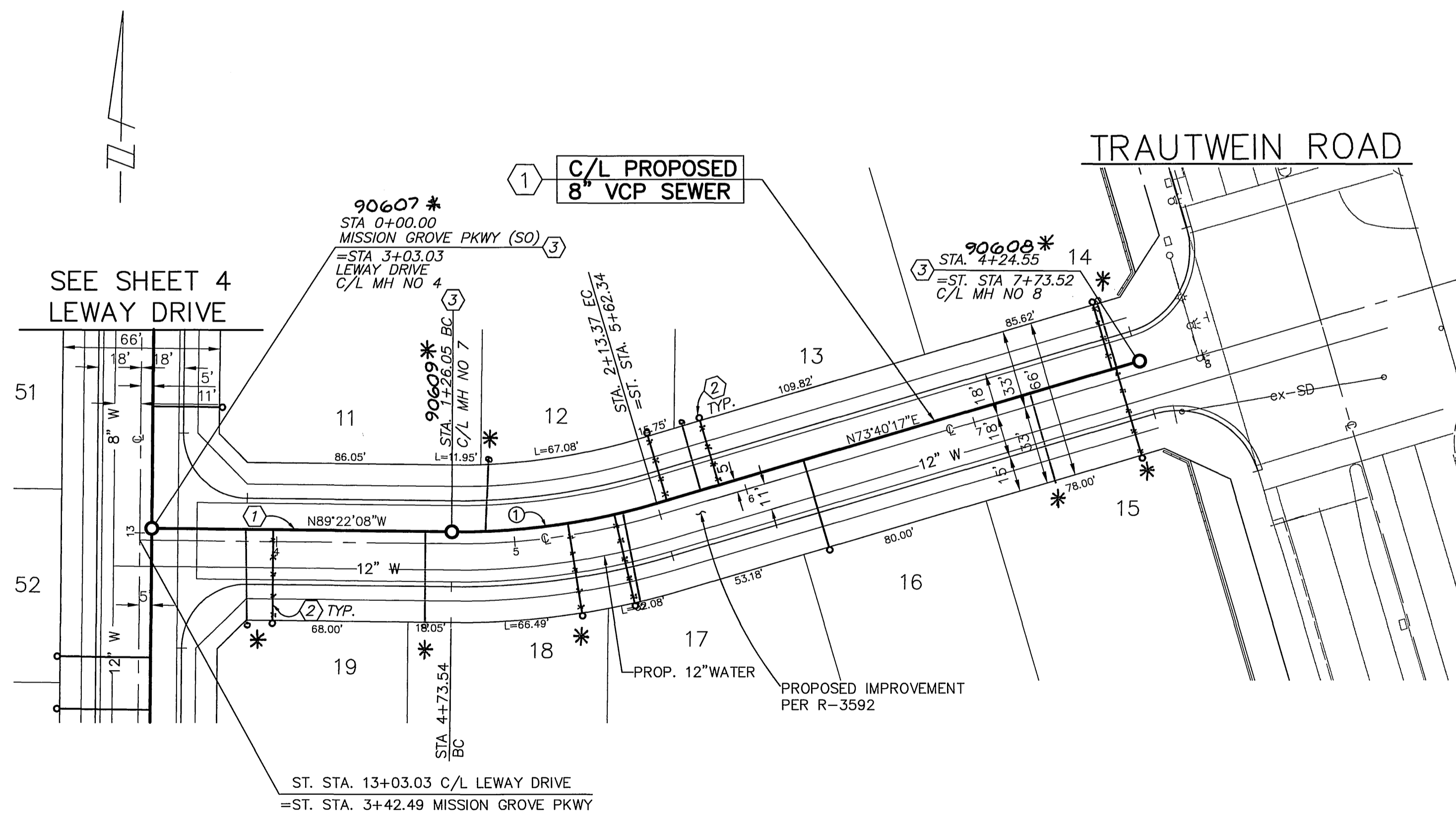


PROFILE SCALES
 1" = 40' HORZ.
 1" = 4' VERT.



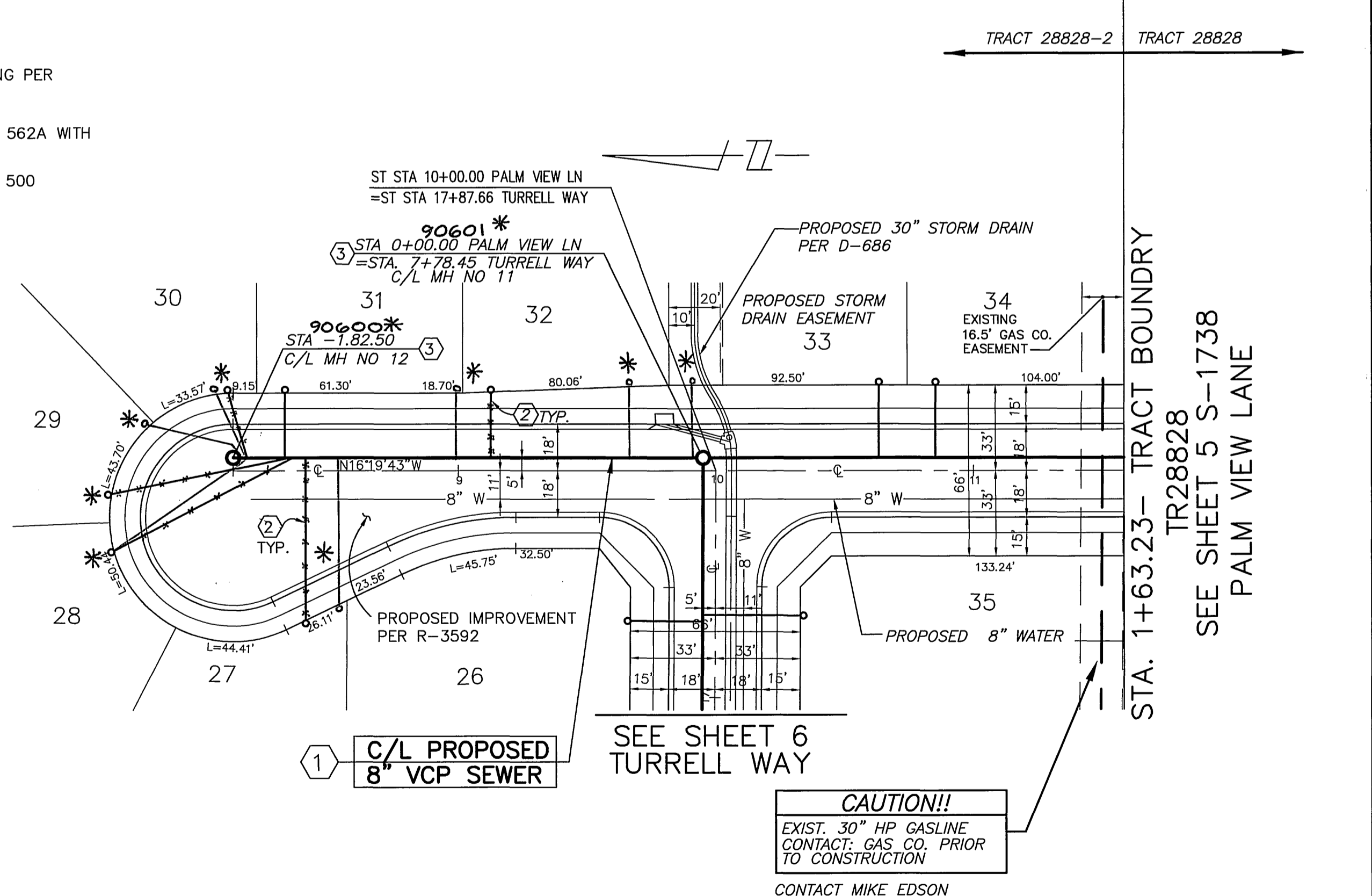
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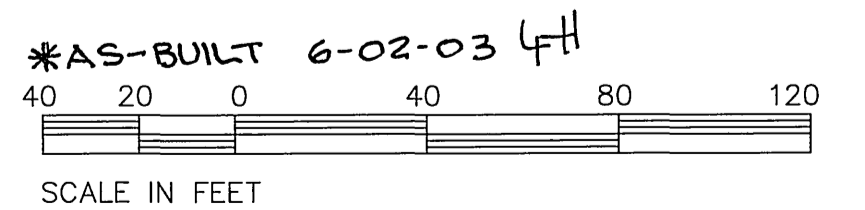
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DELTA	RADIUS	LENGTH	TANGENT
116°57'35"	295	87.32	43.98

MISSION GROVE PARKWAY (SOUTH)



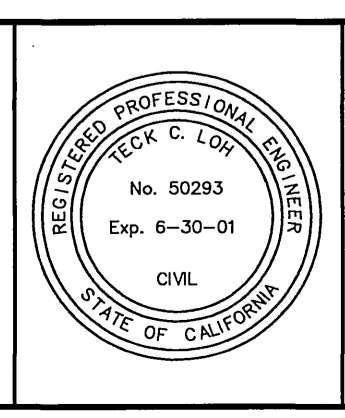
SEWER LATERAL TABLES	
LOT No	DESIGN STATION
12	2+17
13	2+40
14	4+13
15	4+15
16	2+77
17	1+95
18	1+75
19	0+51
27	0+80
28	0+68
29	0+82
30	1+82
31	1+77
32	1+60
33	1+59
34	1+54

CAUTION!!
 EXIST. 30" HP GASLINE CONTACT GAS CO. PRIOR TO CONSTRUCTION
 CONTACT MIKE EDSON AT (909) 845-2617



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

PRIVATE ENGINEERING NOTE
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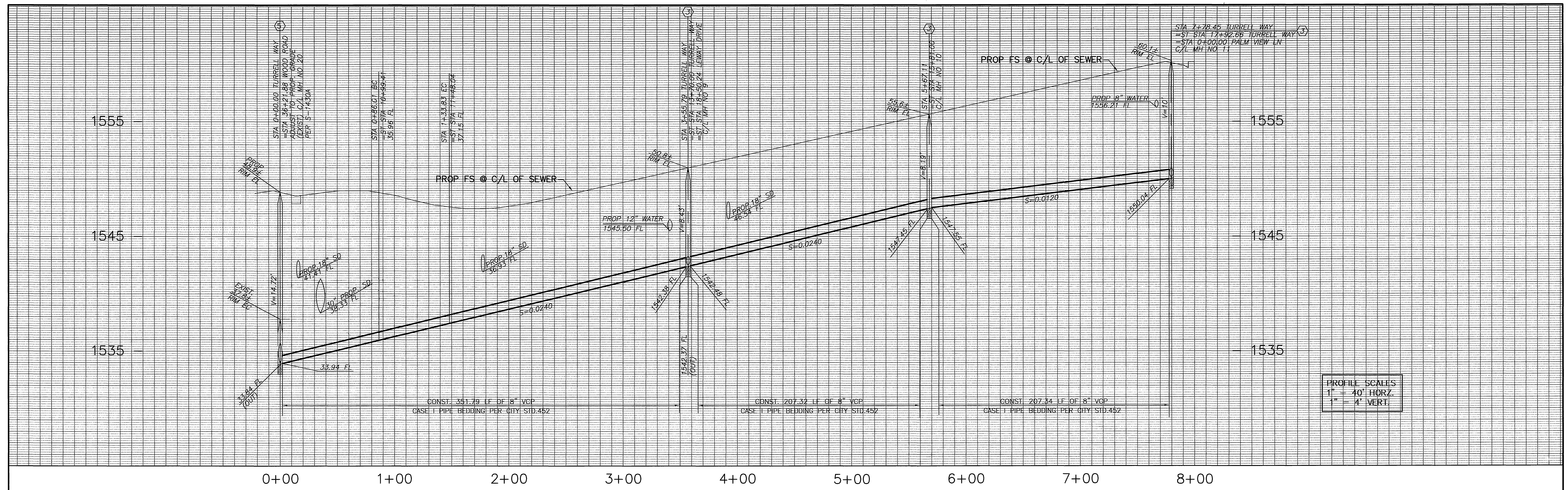
PREPARED UNDER THE DIRECTION OF:
TOUW
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6-30-01 DATE: 9/20/00

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683 - 5234 FAX (909) 683 - 5301
 SCALE: 1"=40'
 BENCH MARK CITY OF RIVERSIDE BENCH MARK: EB-A2 P.K. NAIL AND TAG IN TOP OF 35" X 50" X 20" GRANITE BOULDER, 100' W/LY OF TRAUTWEIN ROAD AND 500 FEET N'LY OF JESSE LANE. FB 735/74 ELEV: 1588.453

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

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *R. Mc Sault*
 DIRECTOR OF PUBLIC WORKS
 DATE: 12-6-00

TRACT No. 28828-2
 SEWER IMPROVEMENT PLAN
 MISSION GROVE PKWY (SO)
 & PALM VIEW LANE
 PROJECT NO. S-1740
 SHEET 5 OF 6
 FOR: SHEFFIELD HOMES
 FILE NO.: 1022-002
 INDEXED 1-9-01



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

CONSTRUCTION NOTES

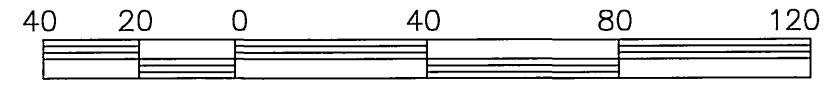
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- ③ CONSTRUCT SEWER M.H. PER CITY OF RIV. STD. 500
- ④ ADJUST EXISTING SEWER MANHOLE RIM TO GRADE

SEWER LATERAL TABLES

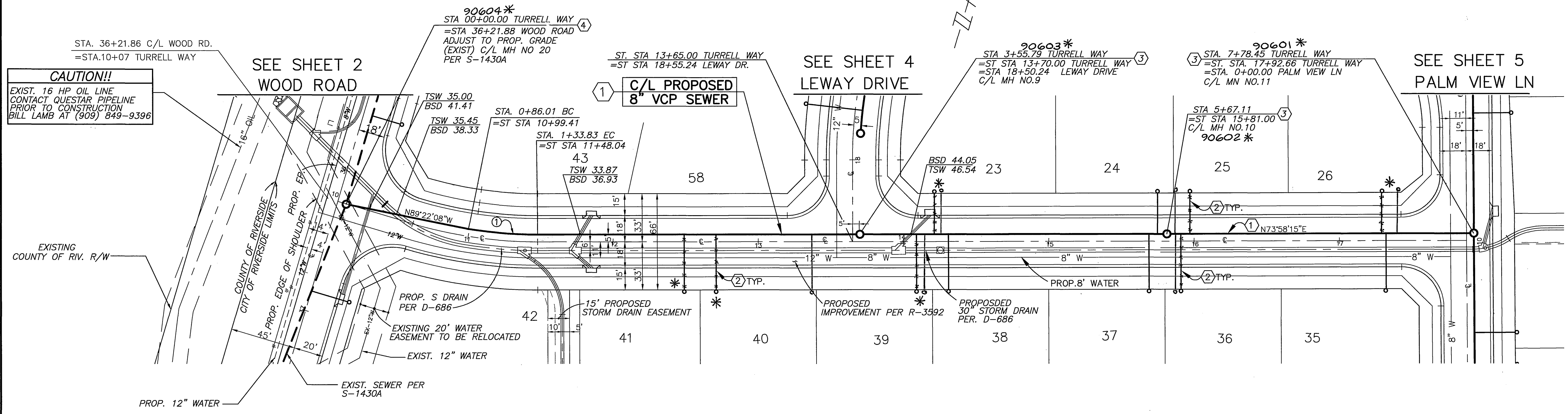
LOT No	DESIGN STATION
23	1+07
24	1+61
25	5+83
26	7+15
35	7+18
36	5+77
37	5+55
38	4+17
39	3+95
40	2+57
41	2+35

CURVE DATA (FT.)

DELTA	RADIUS	LENGTH	TANGENT
116°01'45"	295	47.82	23.96



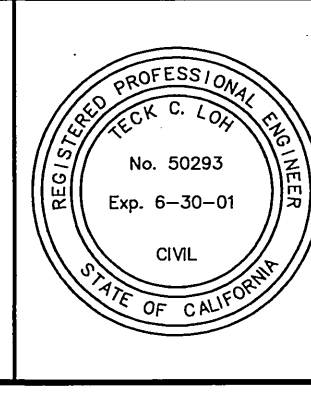
SCALE IN FEET
 * AS-BUILT 6-02-03 LFT



TURRELL WAY

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:
 Tolle
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6-30-01 DATE: 9/29/00

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683 - 5234 FAX (909) 683 - 5301

SCALE: 1"=40'
 BENCH MARK CITY OF RIVERSIDE BENCH MARK: EB-A2
 P.K. NAIL AND TAG IN TOP OF 35' X 50' X 20' GRANITE
 BOULDER, 100' WLY OF TRAUTWEN ROAD AND 500 FEET N'LY
 OF JESSE LANE. FB 735/74 ELEV: 1588.453

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]
 PRINCIPAL ENGR.
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEPUTY P.W. DIRECTOR

APPROVED BY: [Signature]
 DIRECTOR OF PUBLIC WORKS

DATE: 12-6-00

TRACT No. 28828-2
 SEWER IMPROVEMENT PLAN
 TURRELL WAY

FOR: SHEFFIELD HOMES

PROJECT NO. S-1740
 SHEET 6 OF 6
 FILE NO.: 1022-002
 INDEXED 1-9-01 LFT