

SEWER IMPROVEMENT PLAN TRACT NO. 29766 CITY OF RIVERSIDE, CALIFORNIA

GENERAL NOTES:

1. 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.
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 DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. 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.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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.
9. 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.
10. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
11. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
12. 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.
13. 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.
14. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.

CONSTRUCTION NOTES

①	CONSTRUCT 8" VCP SEWER MAIN W/PIPE BEDDING PER CITY OF RIVERSIDE STD. NO. 452 (CASE 1).	2238	L.F.
②	CONSTRUCT 4" DIAMETER SEWER MANHOLE PER CITY OF RIVERSIDE STD. 500.	11	EA.
③	CONSTRUCT 4" VCP SEWER LATERAL W/CLEANOUT AT R/W PER CITY OF RIVERSIDE STD. NO. 562A.	28	EA.

DEVELOPER:

AMBERHILL SANTA BARBARA, LLC
325 MAGNOLIA AVENUE
CORONA, CA 92879
(909) 735-4912

OWNER:

AMBERHILL SANTA BARBARA, LLC
325 MAGNOLIA AVENUE
CORONA, CA 92879
(909) 735-4912

ENGINEER:

KWC ENGINEERS, INC.
1269 W. POMONA ROAD SUITE #104
CORONA, CA 92882-7158
(909) 734-2130
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE
NO. 24200 - EXP. 7/10/02

SOILS ENGINEER:

PETRA GEOTECHNICAL, INC.
3800 LA CRESCENTA AVENUE, SUITE 203
GLENDALE, CA 91214
(818) 541-1231

LEGEND

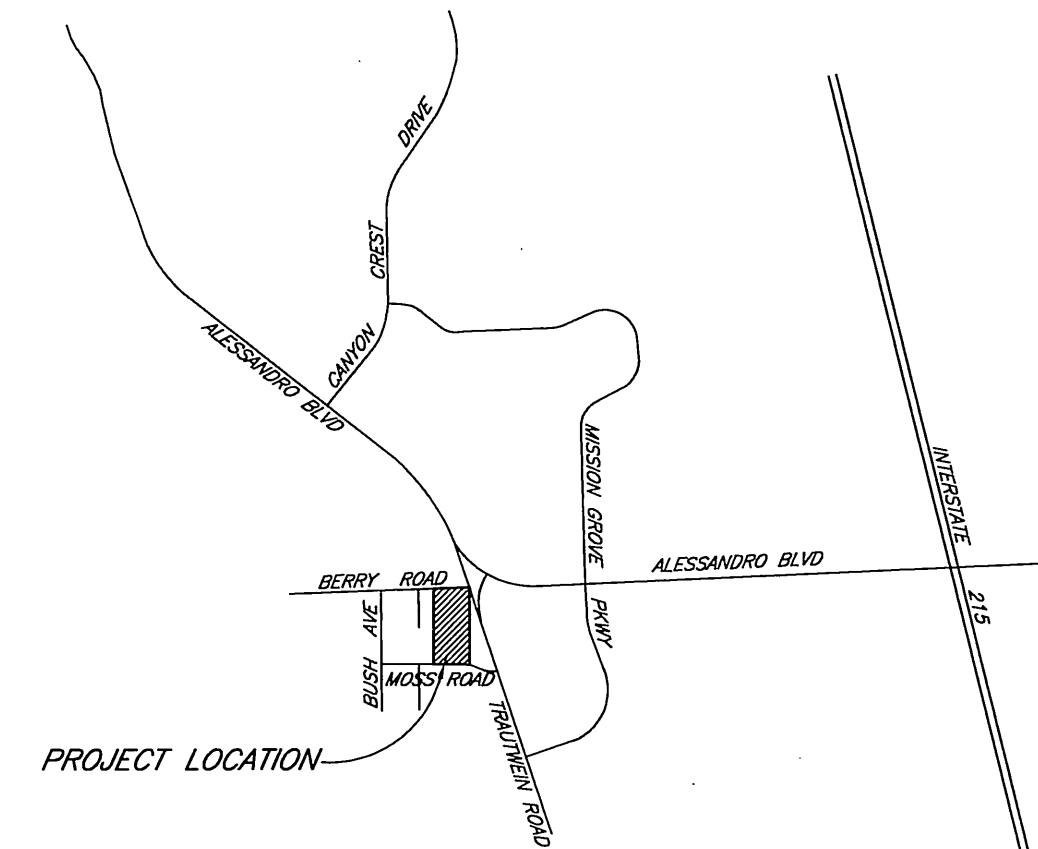
- 18
- WATER VALVE
 - PROPOSED SEWER LATERAL W/C.O. @ R/W
 - PROPOSED SEWER MANHOLE

LEGAL DESCRIPTION:

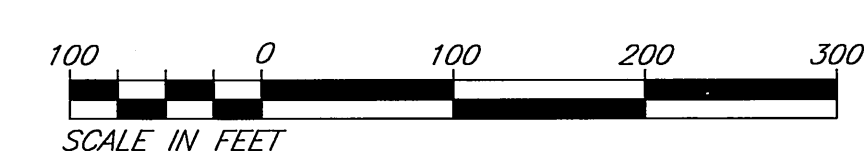
THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO COUNTY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF; EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED SEPTEMBER 29, 1931 IN BOOK 43 PAGE 458 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UTILITY NOTES

- WATER:** WESTERN MUNICIPAL WATER DISTRICT
450 E. ALESSANDRO
(909) 780-4170
- GAS:** SOUTHERN CALIFORNIA GAS CO.
P.O. BOX 3003
REDLANDS, CA 92373
(909) 784-8772
- SEWER:** CITY OF RIVERSIDE
3900 MAIN STREET
RIVERSIDE, CA 92522
(909) 826-5341
- PHONE:** PACIFIC TELEPHONE
3083 ADAMS AVENUE
RIVERSIDE, CA 92504
(714) 237-6957
- POWER:** CITY OF RIVERSIDE
3460 ORANGE STREET
RIVERSIDE, CA 92501
(909) 792-0330
(909) 697-0791
EMERGENCIES 24 HOURS
- CABLE:** CHARTER COMMUNICATIONS
6680 VIEW PARK COURT
RIVERSIDE, CA 92503
(909) 359-8989



VICINITY MAP
NOT TO SCALE



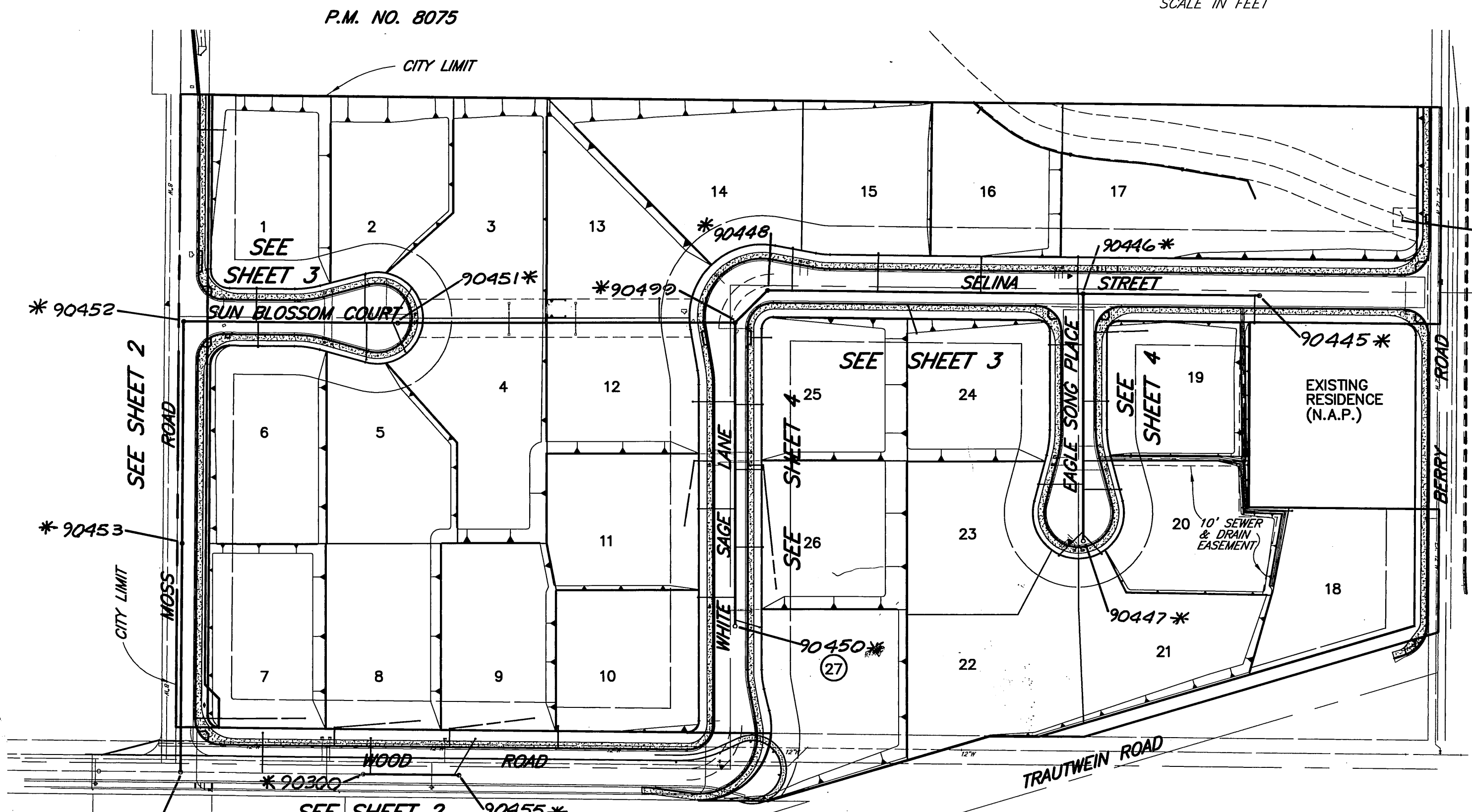
NOTICE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, 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 THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES, SHOWN OR NOT SHOWN ON THESE PLANS.

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

CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEAVING IMPROVEMENTS.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL POT-HOLE 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.



ENGINEER'S "AS-BUILT" NOTE

The "As-Built" information shown on these plans was obtained from third party sources, provided to us by the client, which are not under the authority or control of KWC Engineers. Locations of underground utilities and structures shown on these plans were obtained from field records provided to us by third parties, which cannot be field verified.

Any person, entity, or agency planning construction in the vicinity of these underground facilities is cautioned to conduct their own independent investigation of the existing field conditions prior to starting any construction. KWC Engineers does not warrant or guarantee the accuracy of the information shown on these plans.

Kenneth W. Crawford 9/10/04
RCE 26928
EXP 3-31-05

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND <i>Buttman</i> 6.4.02 APPROVED BY DATE	PACIFIC BELL TELEPHONE <i>Jim D. J. J.</i> 6-5-02 APPROVED BY DATE	CHARTER COMMUNICATIONS <i>Carla S. Appleton</i> APPROVED BY DATE	REVIEWED BY W.M.W.D. FOR NON-INTERFERENCE COMPLIANCE ONLY CLEARED BY LETTER DATED 3/2/02 CIVIL ENGINEER #46212 DATE
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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 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

KWC ENGINEERS, INC.

REGISTERED PROFESSIONAL ENGINEER
KENNETH W. CRAWFORD
No. 26928
Exp. 3/31/05

Designed by: *MVG*
Drawn by: *JP*
Checked by: *LL*

PLANS PREPARED UNDER SUPERVISION OF
Kenneth W. Crawford
R.C.E. 26928 Exp. 03/31/05

Scale: 1"=100'

BENCH MARK: CITY OF RIVERSIDE BENCH MARK EB-03
P.I.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK
OVER THE WESTERLY WALL OF A CATCH AT THE E.C.R.
OF THE SOUTHEASTERLY CURB RETURN OF JESSE LANE
AND TRAUTWEIN ROAD, THE MARK IS 2 FEET
SOUTHERLY OF THE FACE OF CURB. ADJUSTED AND
ENTERED: JUNE 1997 ELEVATION: 1599.77

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Be...*
PRINCIPAL ENGR.
TRAFFIC DIVISION
DEPUTY P.W. DIRECTOR

DATE: June 25, 2002

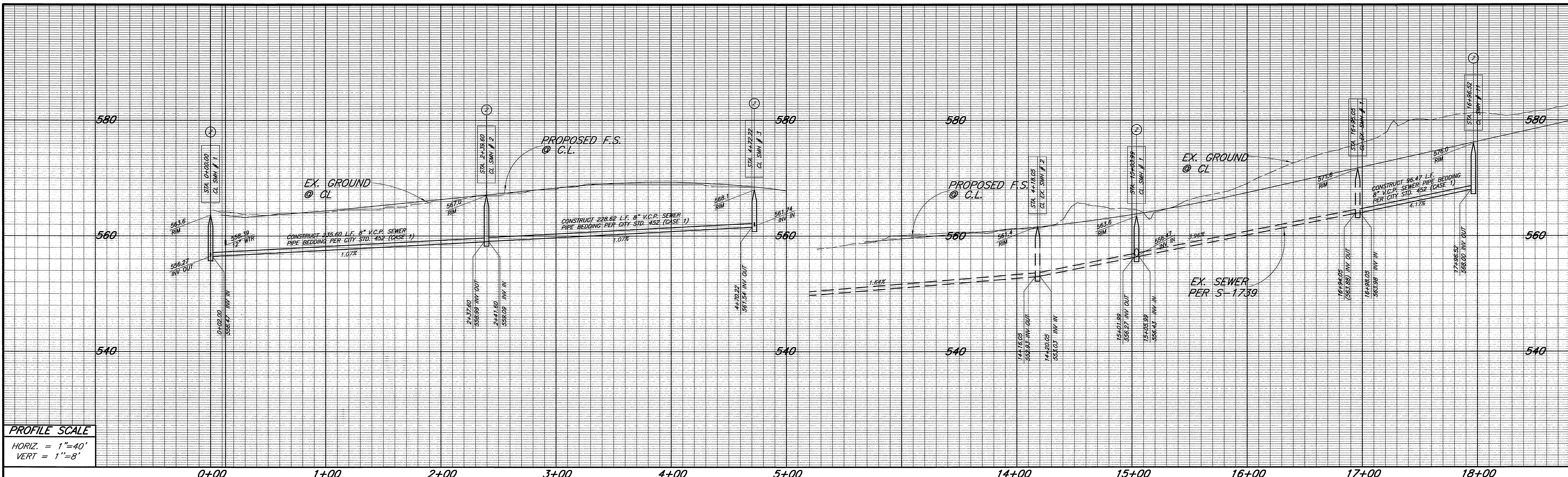
TRACT NO. 29766
SEWER IMPROVEMENT PLAN
TITLE SHEET

PROJECT NO. **S-1767**
Sh 1 of 4

FOR: AMBERHILL - SANTA BARBARA, LLC.
FILE NO.:

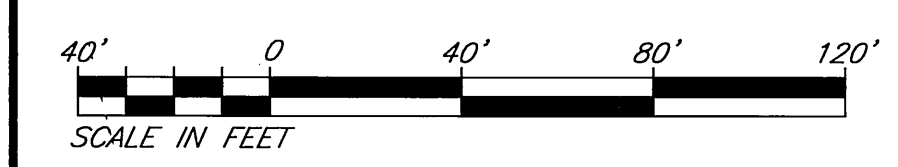
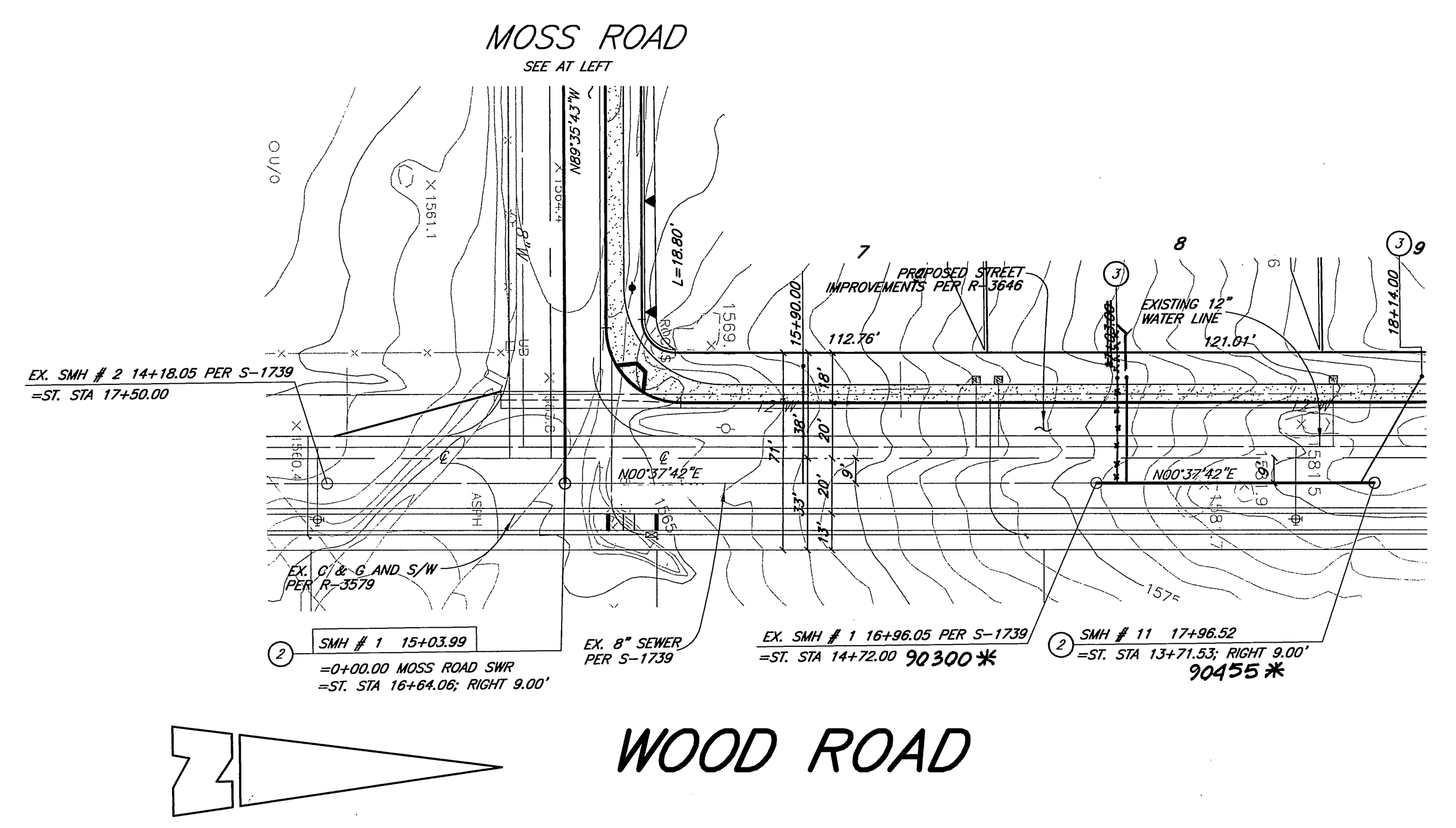
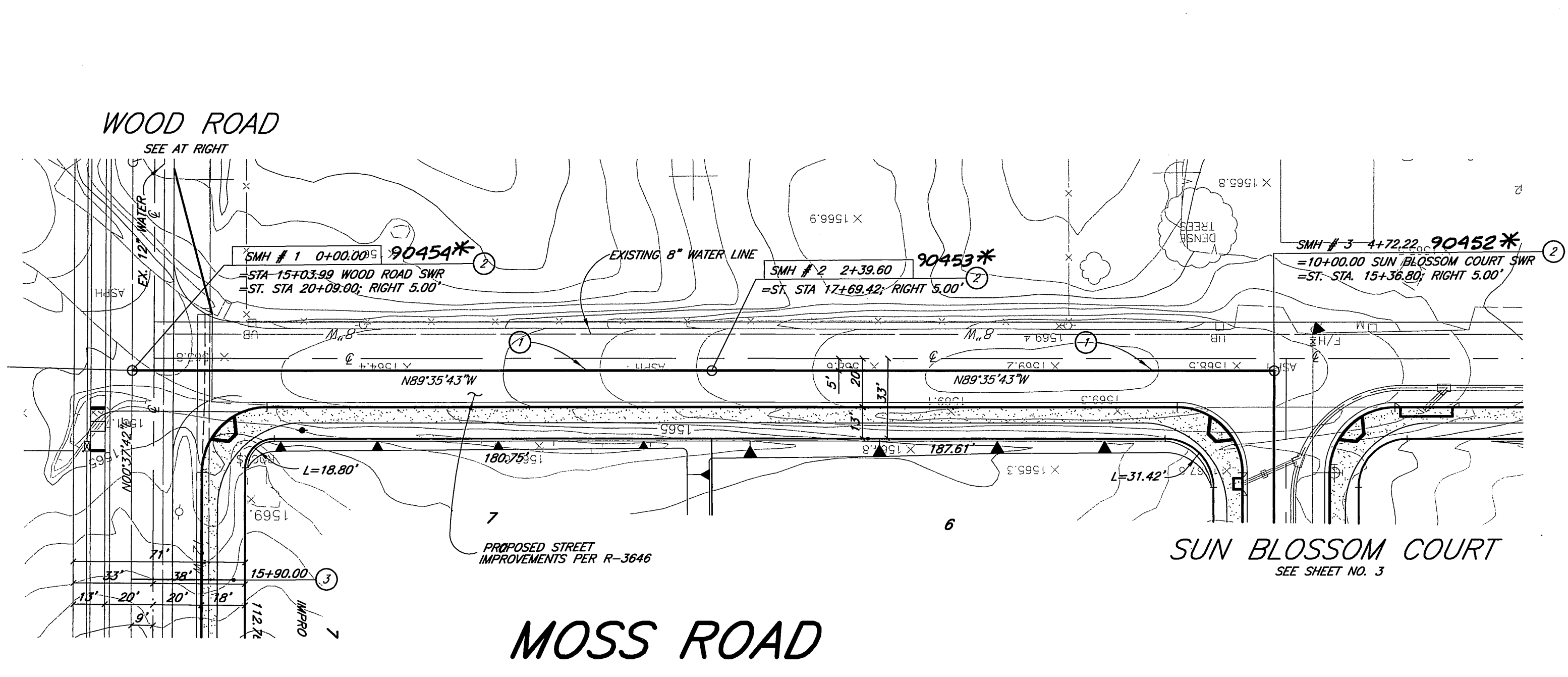
INDEXED 7-22-02 *llh*

JAN. 1999.04/25.2.07 05-20-02 48



PROFILE SCALE
 HORIZ. = 1"=40'
 VERT = 1"=8'

0+00 1+00 2+00 3+00 4+00 5+00 14+00 15+00 16+00 17+00 18+00



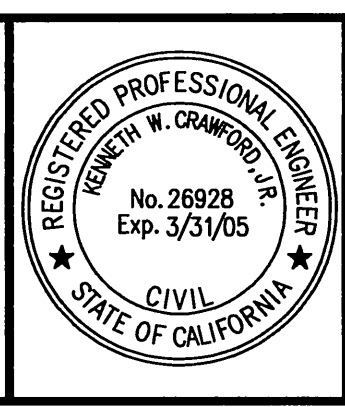
Δ	R	L	T	SEWER
				1 CONSTRUCT 8" VCP SEWER MAIN W/PIPE BEDDING PER CITY OF RIVERSIDE STD. NO. 452 (CASE 1).
				2 CONSTRUCT 4' DIAMETER SEWER MANHOLE PER CITY OF RIVERSIDE STD. 500.
				3 CONSTRUCT 4" VCP SEWER LATERAL W/CLEANOUT AT R/W PER CITY OF RIVERSIDE STD. NO. 562A.

AS-BUILT
 Date: 3-31-05
 No. 26928

*AS-BUILT 10-03-03 Lft

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

PRIVATE ENGINEERING NOTE
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KWC ENGINEERS, INC.
 CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT
 1200 W. FORDHAM ROAD, SUITE 104 • COVINA, CA 91724 • TEL: 626-734-2130

Designed by: *MVG*
 Drawn by: *HP*
 Checked by: *LL*
 PLANS PREPARED UNDER SUPERVISION OF
 Date: 5-21-02
 Kenneth W. Crawford
 R.C.E. 26928 Exp. 03/31/05

Scale: 1"=40'
 BENCH MARK: CITY OF RIVERSIDE BENCH MARK EB-03 P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH AT THE E.C.R. OF THE SOUTHEASTERLY CURB RETURN OF JESSE LANE AND TRAUTWEN ROAD. THE MARK IS 2 FEET SOUTHERLY OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997 ELEVATION: 1599.77

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: *3/25/02*
 PRINCIPAL ENGR.
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEPUTY P.W. DIRECTOR

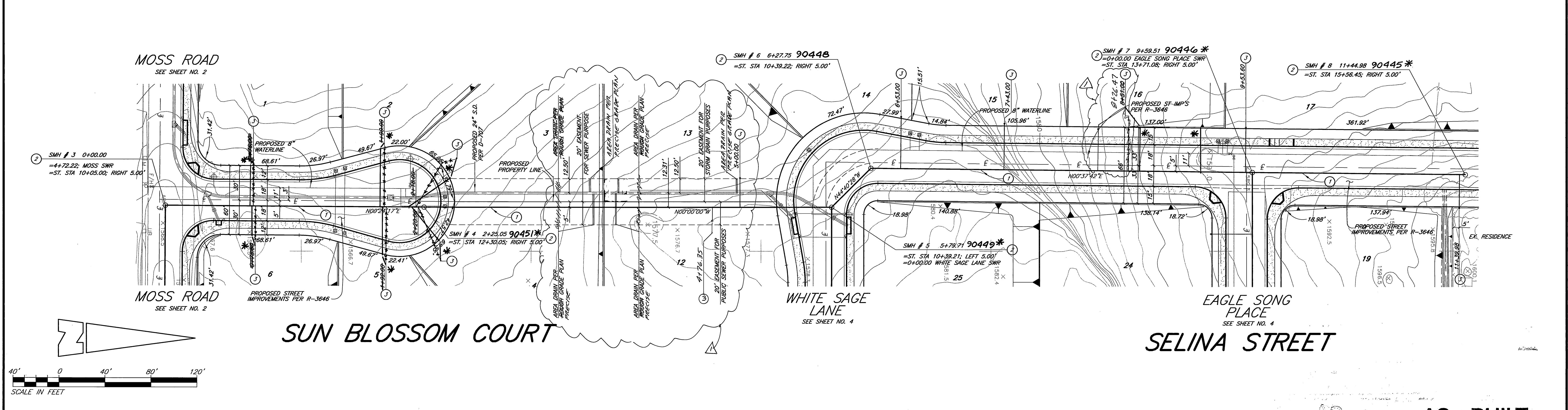
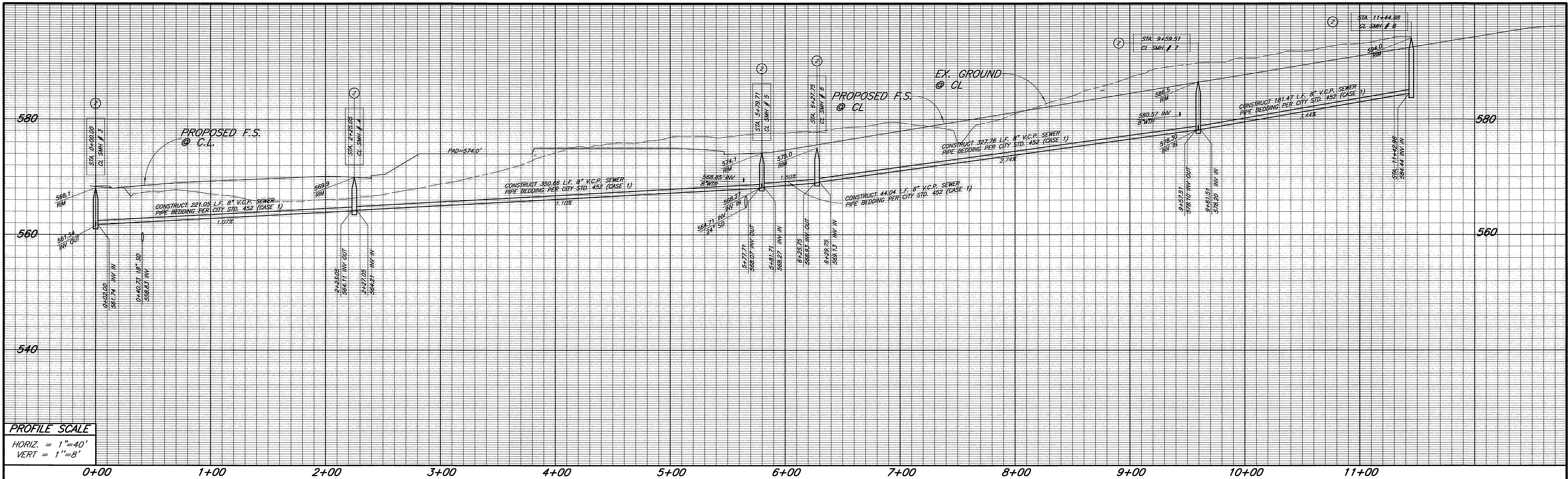
APPROVED BY: *[Signature]* DATE: *3/25/02*
 DIRECTOR OF PUBLIC WORKS

TRACT NO. 29766
SEWER IMPROVEMENT PLAN
MOSS ROAD & WOOD ROAD

PROJECT NO. **S-1767**
 Sh 2 of 4
 FOR: AMBERHILL - SANTA BARBARA, LLC.
 FILE NO.:

INDEXED 7-22-02 Lft

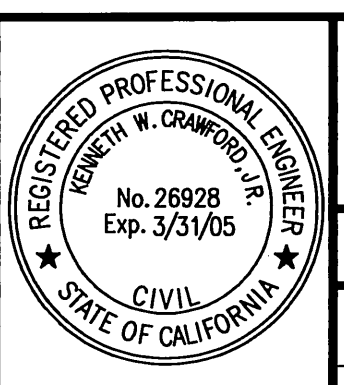
J:\1991\425\CONSTR\MPR1425SWR02.DWG 05-20-02 JH



Δ	R	L	T	SEWER
				1 CONSTRUCT 8" VCP SEWER MAIN W/PIPE BEDDING PER CITY OF RIVERSIDE STD. NO. 452 (CASE 1)
				2 CONSTRUCT 4" DIAMETER SEWER MANHOLE PER CITY OF RIVERSIDE STD. 500
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 TWO WORKING DAYS BEFORE YOU DIG

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KWC ENGINEERS, INC.
 CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT
 1299 W. HONOLULU ROAD, SUITE 104 • CORONA, CA 92626-7100 • 951-251-1330
 Designed by: MVO
 Drawn by: [Signature]
 Checked by: LL
 PLANS PREPARED BY: [Signature]
 Date: 5-21-02
 KENNETH W. CRAWFORD, JR.
 R.C.E. 26928 Exp. 03/31/05

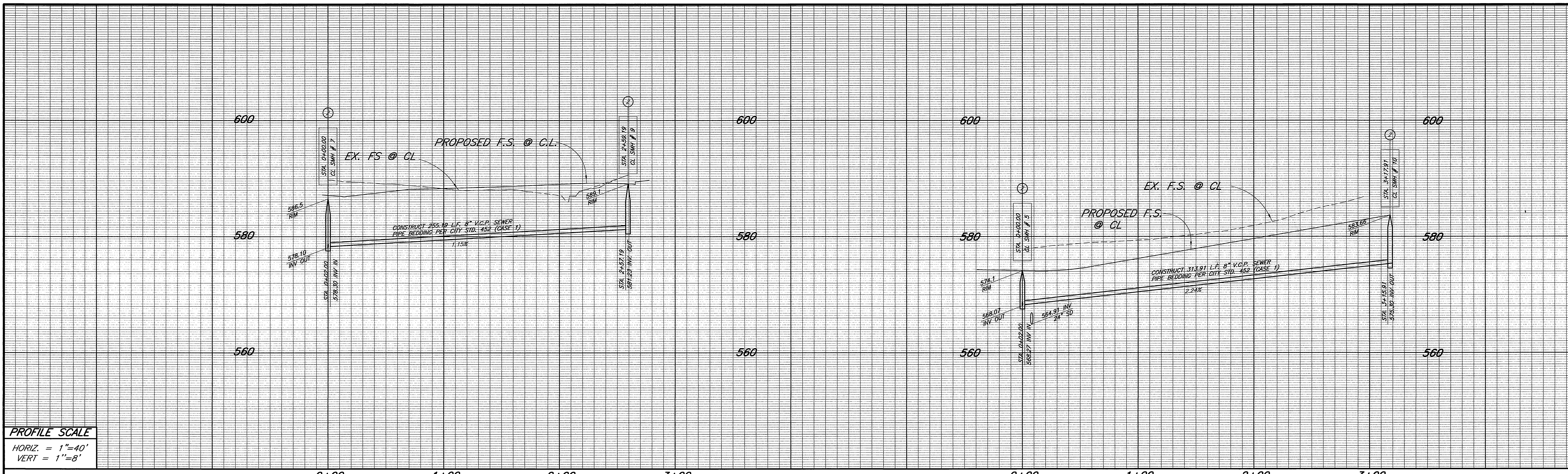
Scale: 1"=40'
 BENCH MARK: CITY OF RIVERSIDE BENCH MARK EB-03 P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH AT THE E.C.R. OF THE SOUTHEASTERLY CURB RETURN OF JESSE LANE AND TRAUTWEN ROAD. THE MARK IS 2 FEET SOUTHERLY OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997 ELEVATION: 1599.77

MARK	REVISIONS	DATE
Δ	REVISE LATERAL ON LOTS 12 & 14. REVISE DRAINAGE MARKS R/W	7-28-05

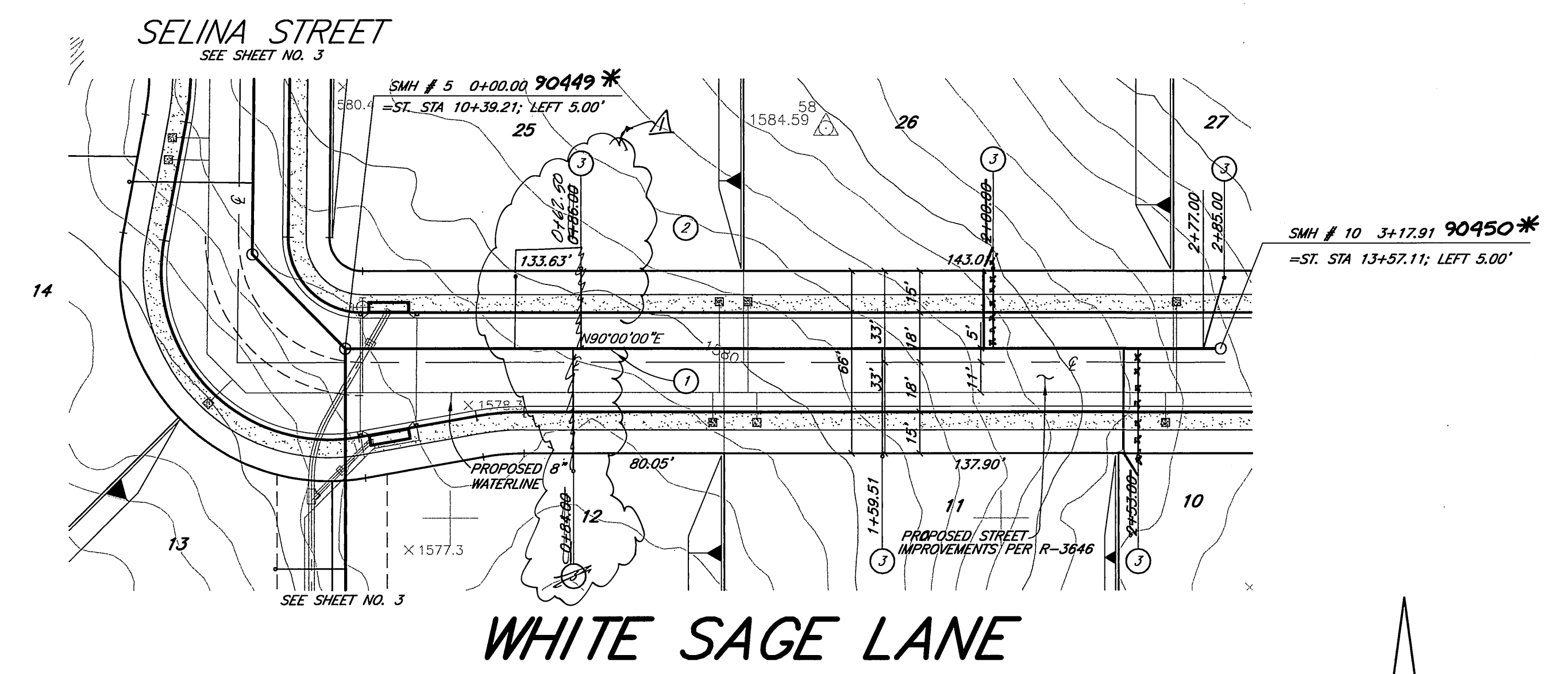
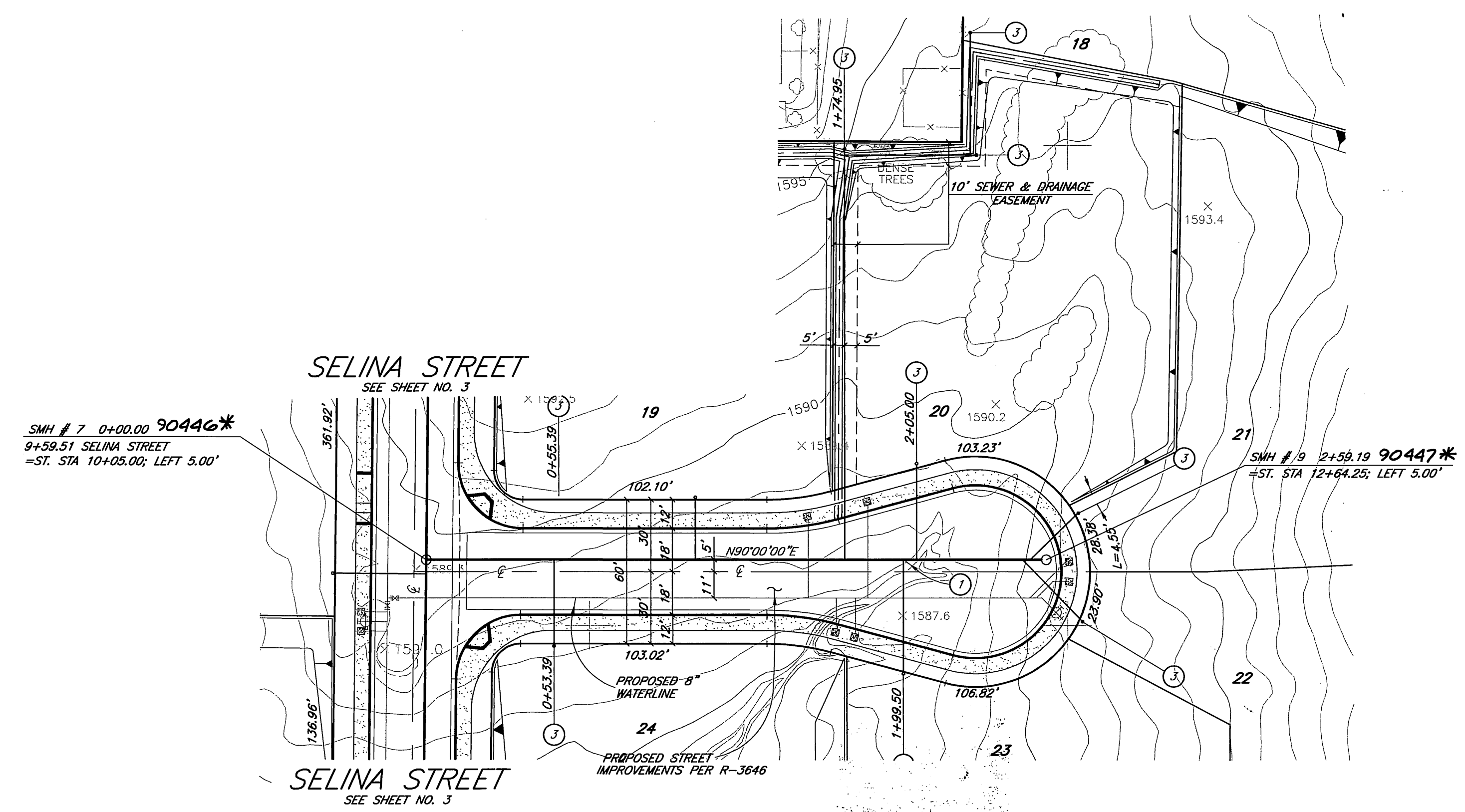
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature]
 PRINCIPAL ENGR.
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEPUTY P.W. DIRECTOR
 DATE: June 25, 2002

TRACT NO. 29766
SEWER IMPROVEMENT PALN
SUN BLOSSOM COURT & SELINA STREET
 PROJECT NO. S-1767
 Sh 3 of 4
 FOR: AMBERHILL - SANTA BARBARA, LLC.
 FILE NO.:
 INDEXED 7-22-02 fH

15-1999-0426-2.07 4: 1591 4251 CONST IMPR 142551003.DWG 05-20-02 KB



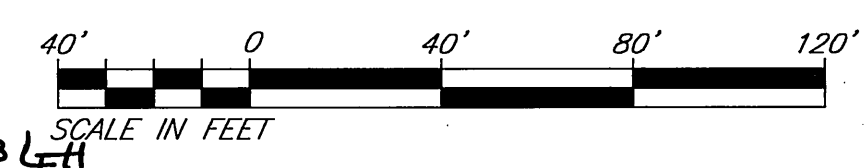
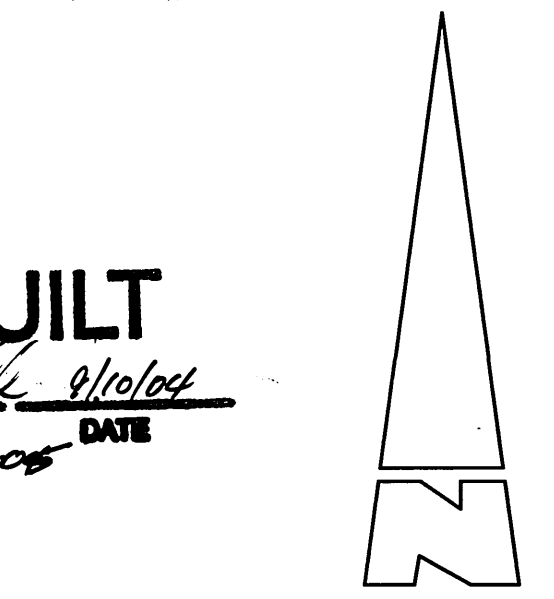
PROFILE SCALE
 HORIZ. = 1"=40'
 VERT = 1"=8'



EAGLE SONG PLACE

WHITE SAGE LANE

AS - BUILT
 DATE 9/10/04
 R.C.E. 2028 DP. 3-31-05



△	R	L	T	SEWER
				1 CONSTRUCT 8" VCP SEWER MAIN W/PIPE BEDDING PER CITY OF RIVERSIDE STD. NO. 452 (CASE 1).
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PRIVATE ENGINEERING NOTE
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KWC ENGINEERS, INC.
 CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT
 1289 W. JORDAN ROAD, SUITE 104 • ORLANDO, FL 32835 • TEL: 407-734-2130

Designed by: *MVG*
 Drawn by: *HP*
 Checked by: *LL*

PLANS PREPARED UNDER SUPERVISION OF
 KENNETH W. CRAWFORD, JR.
 R.C.E. 26928 Exp. 03/31/05

Scale: 1"=40'

Reference Plans for these Improvements:

BENCH MARK: CITY OF RIVERSIDE BENCH MARK EB-D3 P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH AT THE E.C.R. OF THE SOUTHEASTERLY CURB RETURN OF JESSE LANE AND TRAUTWEN ROAD. THE MARK IS 2 FEET SOUTHERLY OF THE FACE OF CURB. ADJUSTED AND ENTERED: JUNE 1997 ELEVATION: 1599.77

MARK	REVISIONS	DATE
△	REVISE LATERAL ON LOT 12 & 25	7/20/02

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

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

APPROVED BY: *[Signature]* DATE: *[Date]*
 DIRECTOR OF PUBLIC WORKS

DATE: **JUNE 25, 2002**

TRACT NO. 29766
 SEWER IMPROVEMENT PLAN
 EAGLE SONG PLACE
 & WHITE SAGE LANE

PROJECT NO. **S-1767**
 Sh 4 of 4
 FILE NO.:

FOR AMBERHILL - SANTA BARBARA, LLC.

INDEXED 7-22-02