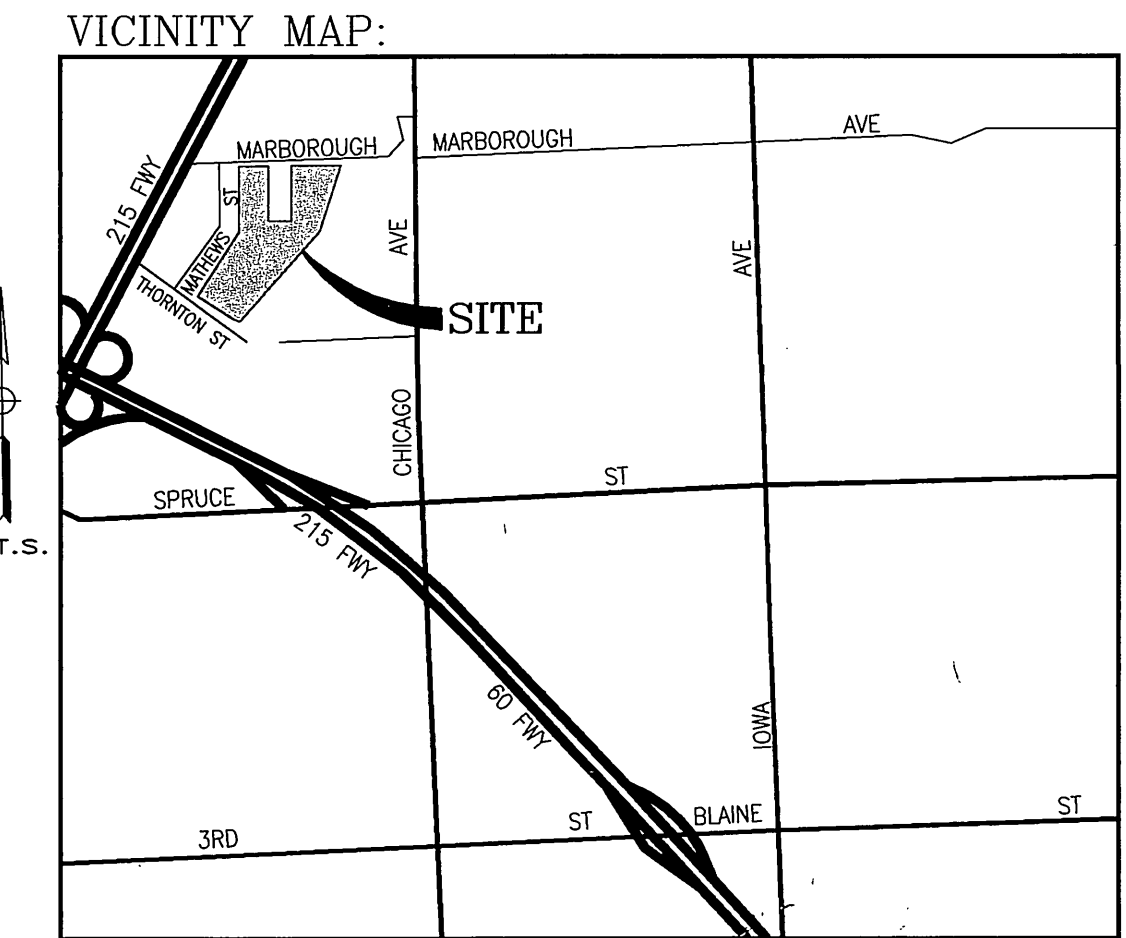


TRACT No. 30907

SEWER IMPROVEMENT PLANS

BENCHMARK NO. J7-N3
 P.K. NAIL AND CITY ENGINEER TAG IN THE
 STREET LIGHT BASE AT THE NORTHWEST
 CURB RETURN OF LAUREL AVENUE AND
 MARLBOROUGH AVENUE.
 ELEVATION=868.272

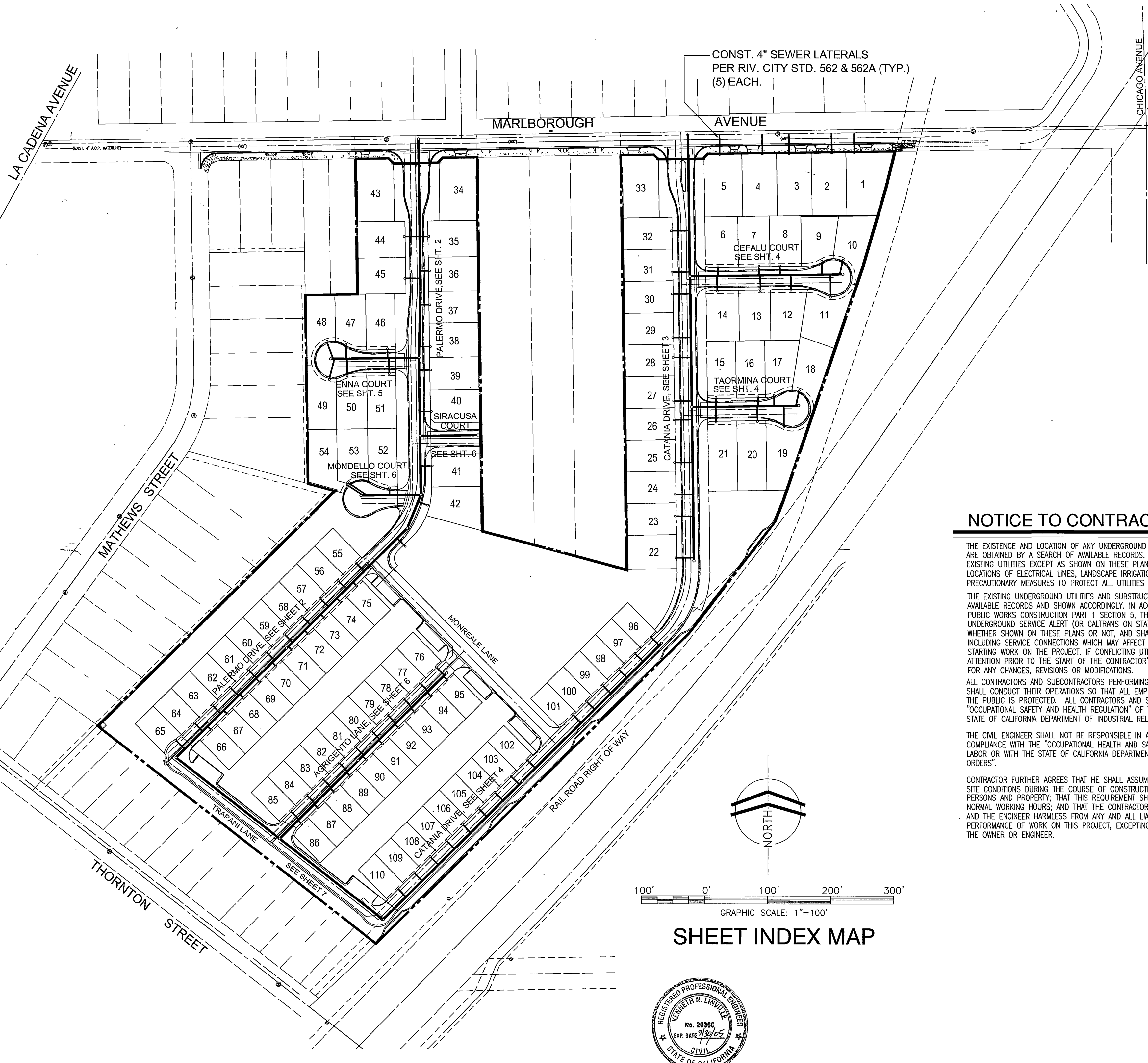


UNDERGROUND SERVICE ALERT:



Call: Toll FREE
 1-800
 227-2600

TWO WORKING DAYS BEFORE YOU DIG
 "CAUTION": Remember that the USA Center
 notifies only those utilities belonging to
 the center. There could be other utilities
 present at the work site. The center will
 inform you of who(n) they will notify.



CONST. 4" SEWER LATERALS
 PER RIV. CITY STD. 562 & 562A (TYP.)
 (5) EACH.

NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THESE PLANS ARE NOT INTENDED TO SHOW LOCATIONS OF ELECTRICAL LINES, LANDSCAPE IRRIGATION LINES, ETC. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES AND STRUCTURES SHOWN ON THESE PLANS.

THE EXISTING UNDERGROUND UTILITIES AND SUBSTRUCTURES IDENTIFIED ON THESE PLANS WERE TAKEN FROM AVAILABLE RECORDS AND SHOWN ACCORDINGLY. IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PART 1 SECTION 5, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT (OR CALTRANS ON STATE HIGHWAYS) TO IDENTIFY ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, AND SHALL DETERMINE THEIR LOCATIONS & DEPTHS, INCLUDING SERVICE CONNECTIONS WHICH MAY AFFECT OR BE AFFECTED BY ITS OPERATIONS PRIOR TO STARTING WORK ON THE PROJECT. IF CONFLICTING UTILITIES ARE NOT BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO THE START OF THE CONTRACTOR'S WORK, THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY CHANGES, REVISIONS OR MODIFICATIONS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE DEPARTMENT OF U.S. LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH THE "OCCUPATIONAL, HEALTH AND SAFETY REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

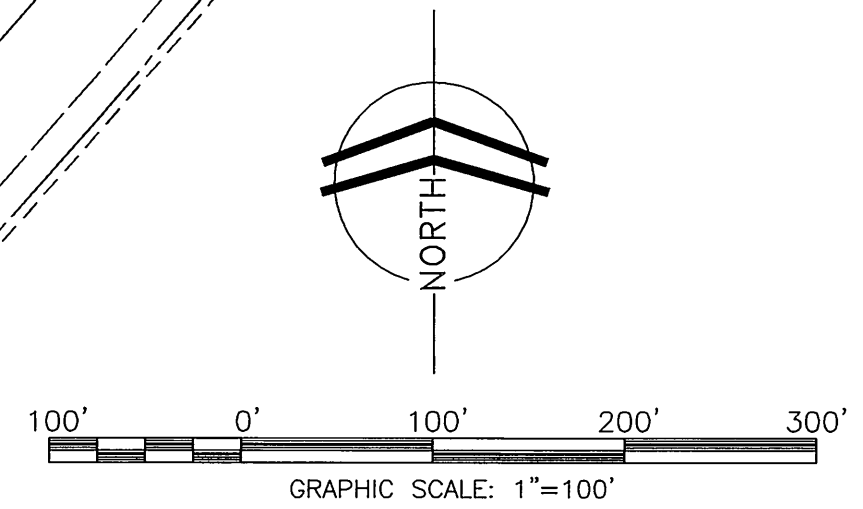
CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT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

GENERAL NOTES (SEWER)

- 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.
- 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.
- 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.
- 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.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- 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.
- All flagged elevations shall be staked in the field by the private engineer.
- On all areas within public right of way where the fill is one (1) foot or greater, a letter will be required from the soils engineer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.
- 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.
- 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 the U.S.A.
- Contractor is to verify existing sewer elevation prior to construction.
- Location of laterals to be determined in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
- 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.
- 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.
- The sewer contractor shall adjust manholes to final grade after paving is completed.
- The contractor shall coordinate trenching for cable television with other trenching within the subdivision.
- P.V.C. is optional for 4" laterals and wyes per Riverside City standard no. 562 & 562A.

SEWER IMPROVEMENT CONSTRUCTION NOTES & ESTIMATE OF QUANTITIES

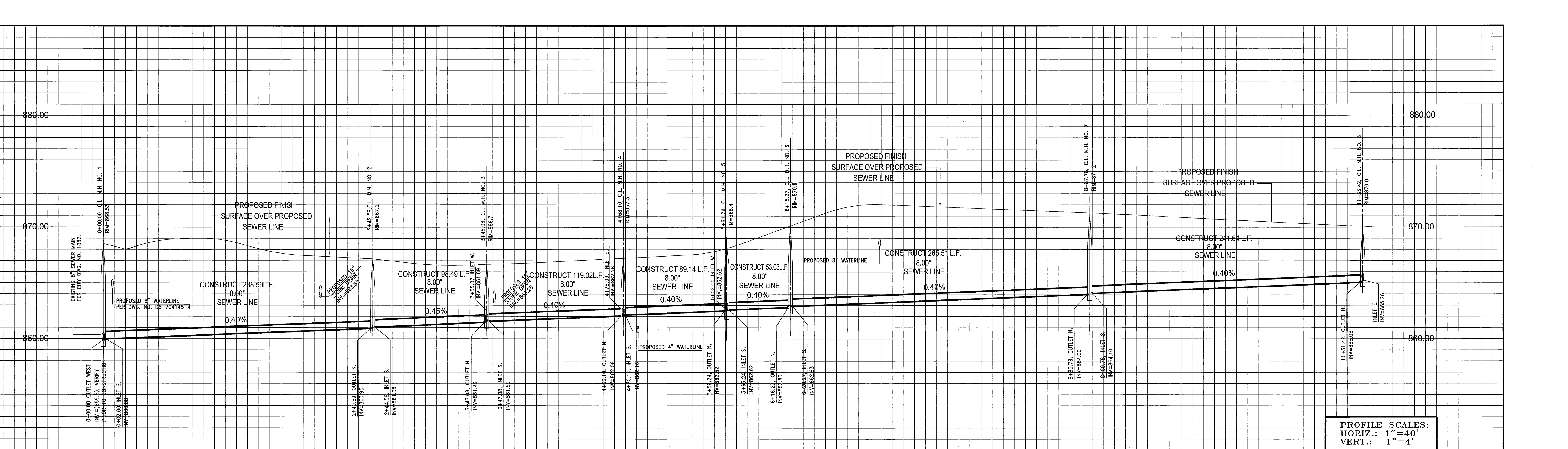
1	CONSTRUCT 8" V.C.P. (OR OTHER APPROVED MATERIAL) SEWER MAIN	3,865	3,876	LF
2	CONSTRUCT 4" V.C.P. (OR OTHER APPROVED MATERIAL) SEWER LATERAL PER RIVERSIDE CITY STANDARD NO. 562.	1,900		LF
3	CONSTRUCT SEWER MANHOLE PER RIVERSIDE CITY STANDARD NO. 500	21		EA
4	CONSTRUCT SEWER CLEAN-OUT, MATERIAL TO MATCH LATERAL. PER STD. 562A.	111		EA
5	CONNECT TO EXISTING SEWER MAIN WITH NEW MANHOLE	2		EA
6	PIPE BEDDING PER CITY STD. DWG. NO. 452.	5,776		LF
7	SEWER LINE PLUG	1		EA
8	ADJUST MANHOLE RIM TO GRADE (SEE GENERAL NOTE NO. 15)	22		EA
9	TRENCH REPAIR PER CITY OF RIVERSIDE STD. DWG. NO. 453	200		S.F.
10	CONSTRUCT MAIN LINE CLEAN-OUT PER STD. DWG. NO. 560.	1		EA



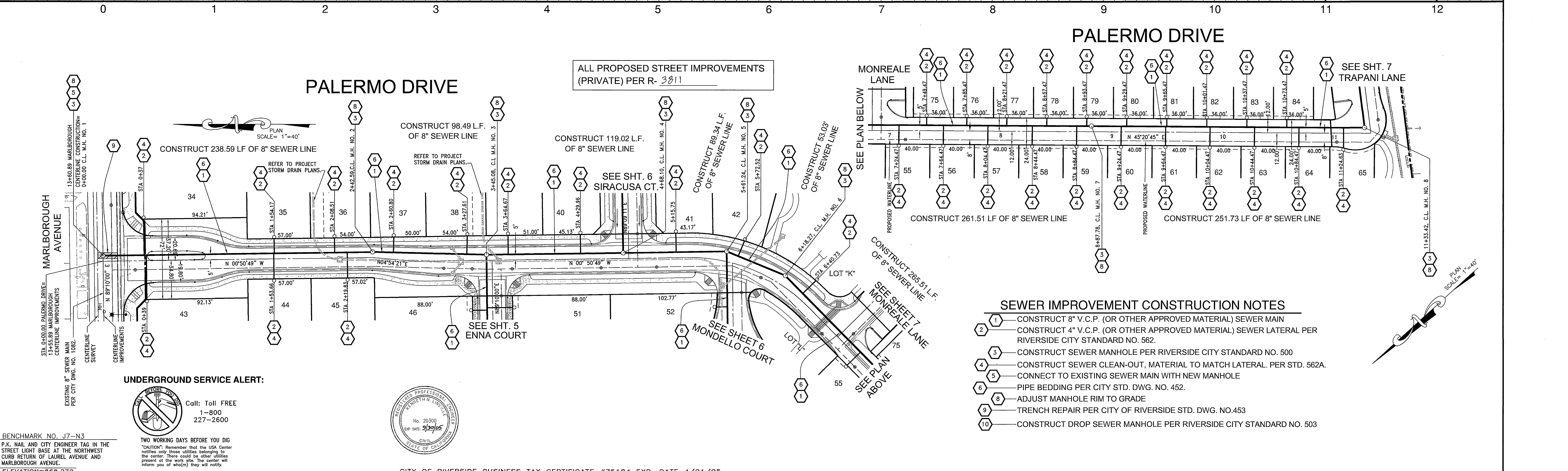
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #75184 EXP. DATE 4/21/05

THE GAS COMPANY	City of Riverside Water System SHEETS 1 THROUGH 7	PLANS PREPARED BY: LINVILLE CIVIL ENGINEERS LAND SURVEYORS INC. 1372 FOREST STREET UPLAND, CA. 91784 (909) 989-3922	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT	SEWER PLAN & PROFILE TRACT No. 30907 TITLE SHEET	ACCOUNT NO. S-1858 SHEET 1 OF 7
Reviewed for Conflicts By: _____ Date: _____	Approved By: <i>[Signature]</i> Date: _____	DESIGNED BY: KNL DRAWN BY: WVN CHECKED BY: KNL	APPROVED BY: _____ DATE: _____ PRINCIPAL ENGINEER: <i>[Signature]</i> DEPUTY P.W. DIRECTOR: _____	APPROVED BY: <i>[Signature]</i> CITY ENGINEER DATE: 9/20/04	PW04-0085

INDEXED: 12-15-04 LPH



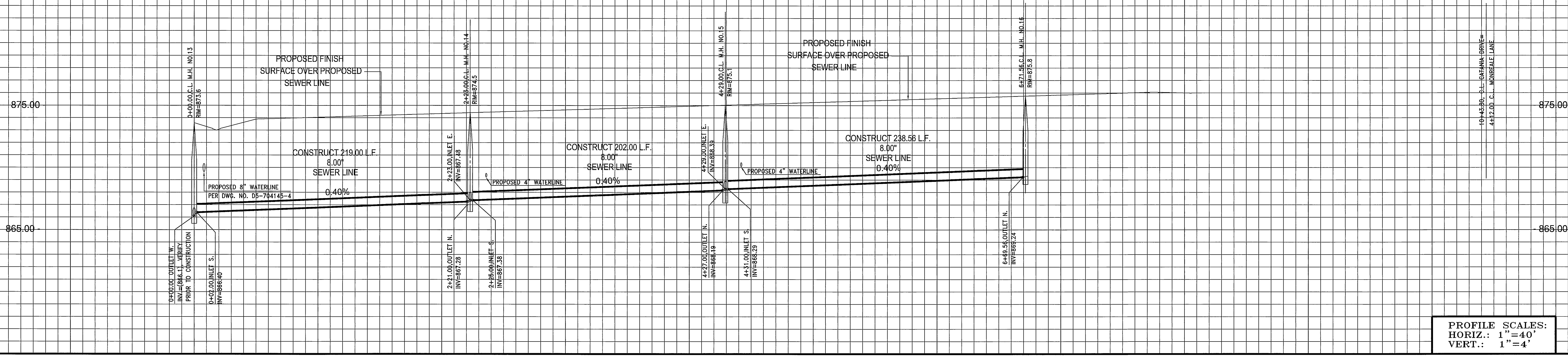
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 HORIZ.: 1"=40'
 VERT.: 1"=4'



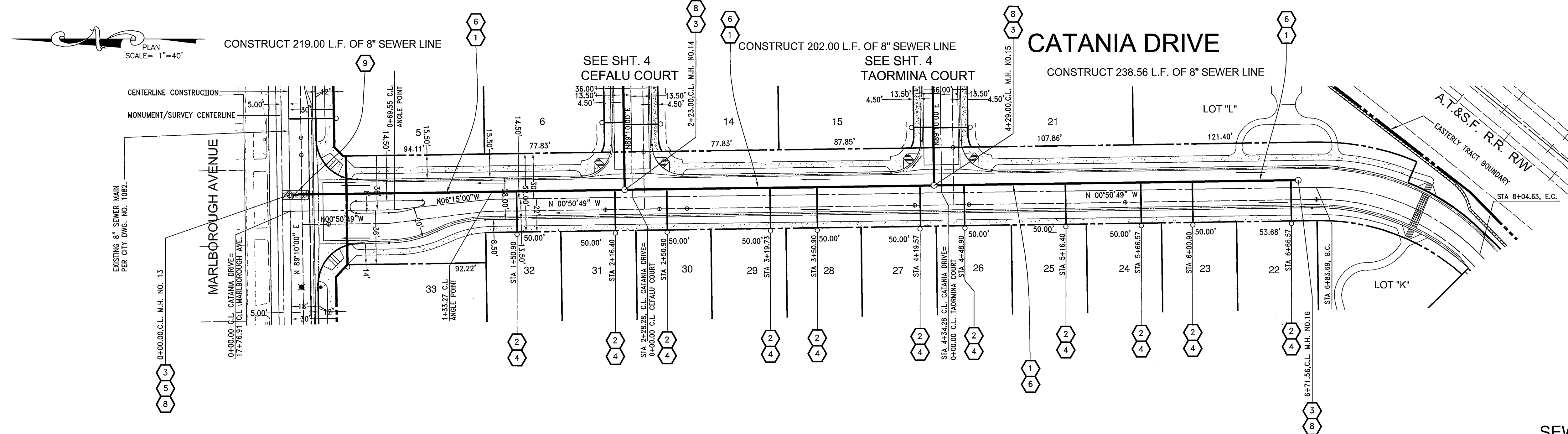
- SEWER IMPROVEMENT CONSTRUCTION NOTES**
- 1 CONSTRUCT 8" V.C.P. (OR OTHER APPROVED MATERIAL) SEWER MAIN
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 - 3 CONSTRUCT SEWER MANHOLE PER RIVERSIDE CITY STANDARD NO. 500
 - 4 CONSTRUCT SEWER CLEAN-OUT, MATERIAL TO MATCH LATERAL. PER STD. 562A.
 - 5 CONNECT TO EXISTING SEWER MAIN WITH NEW MANHOLE
 - 6 PIPE BEDDING PER CITY STD. DWG. NO. 452.
 - 7 ADJUST MANHOLE RIM TO GRADE
 - 8 TRENCH REPAIR PER CITY OF RIVERSIDE STD. DWG. NO.453
 - 9 CONSTRUCT DROP SEWER MANHOLE PER RIVERSIDE CITY STANDARD NO. 503

<p>BENCHMARK NO. J7-N3 P.K. NAIL AND CITY ENGINEER TAG IN THE STREET LIGHT BASE AT THE NORTHWEST CURB RETURN OF LAUREL AVENUE AND MARLBOROUGH AVENUE. ELEVATION=868.272</p>	<p>Call: Toll FREE 1-800 227-2600</p>	<p>CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #75184 EXP. DATE 4/21/05</p>	<p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</p>	<p>SEWER PLAN & PROFILE TRACT No. 30907 PALERMO DRIVE</p>	<p>ACCOUNT NO. S-1858 SHEET 2 OF 7</p>
<p>THE GAS COMPANY</p>		<p>PLANS PREPARED BY: LINVILLE CIVIL ENGINEERS LAND SURVEYORS INC. 1372 FOREST STREET UPLAND, CA. 91784 (909) 989-3922</p>		<p>APPROVED BY: <i>[Signature]</i> DATE: <i>9/30/04</i> PRINCIPAL ENGINEER DEPUTY P.W. DIRECTOR</p> <p>APPROVED BY: <i>[Signature]</i> DATE: <i>9/30/04</i> CITY ENGINEER</p>	
<p>Reviewed for Conflicts By: _____ Date: _____</p>		<p>DESIGNED BY: <i>[Signature]</i> KNL DRAWN BY: <i>[Signature]</i> WVN CHECKED BY: <i>[Signature]</i> KNL</p>		<p>REVISIONS: _____</p>	

INDEXED 12-15-04 LHH



PROFILE SCALES:
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 VERT.: 1"=4'



PLAN
 SCALE= 1"=40'

EXISTING 8" SEWER MAIN
 PER CITY DWG. NO. 1082.

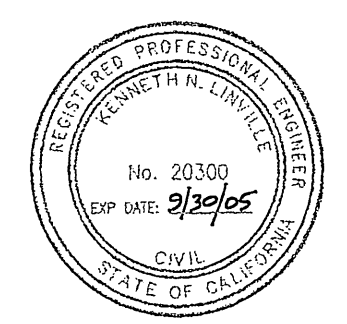
UNDERGROUND SERVICE ALERT:



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CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #75184 EXP. DATE 4/21/05

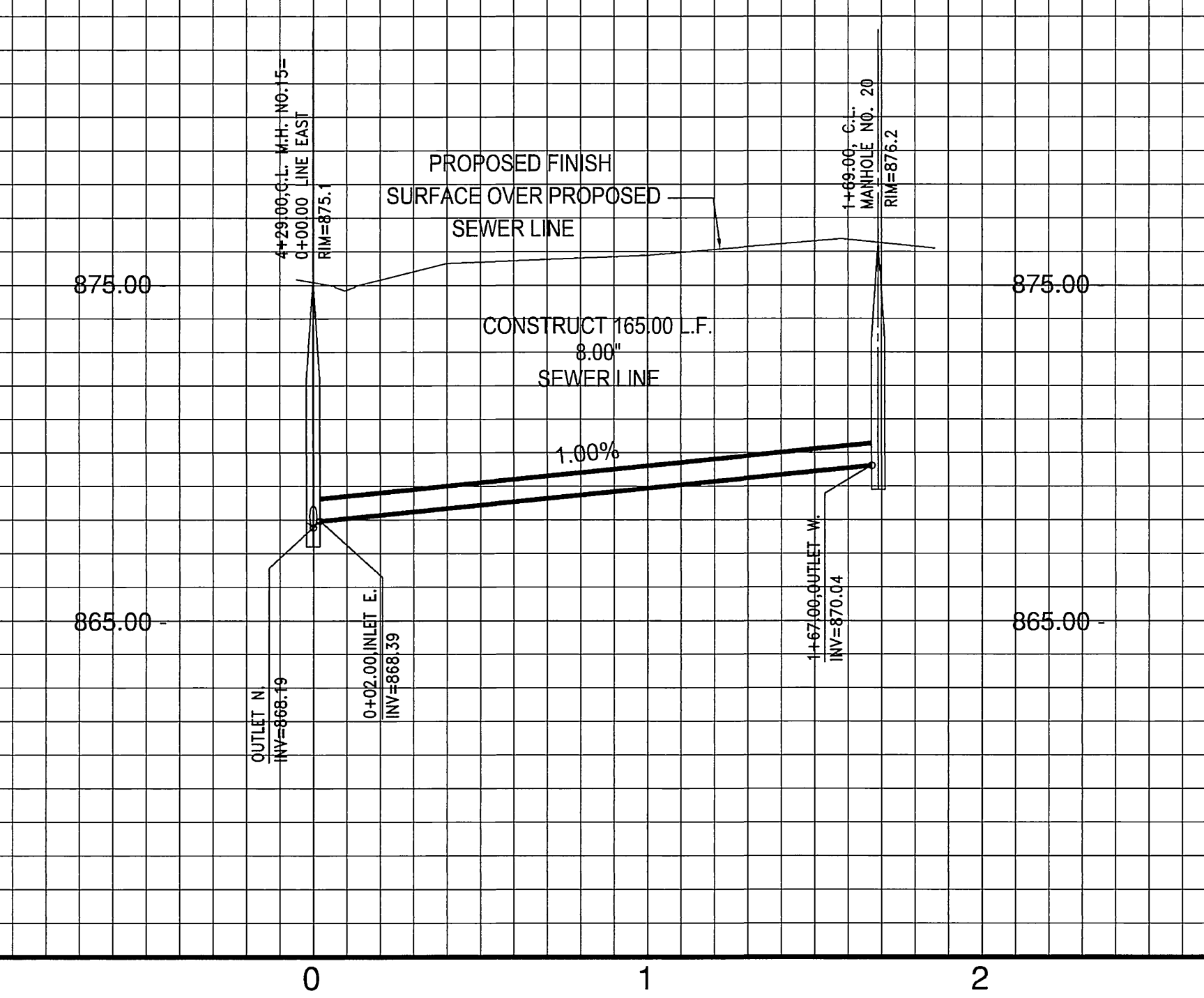
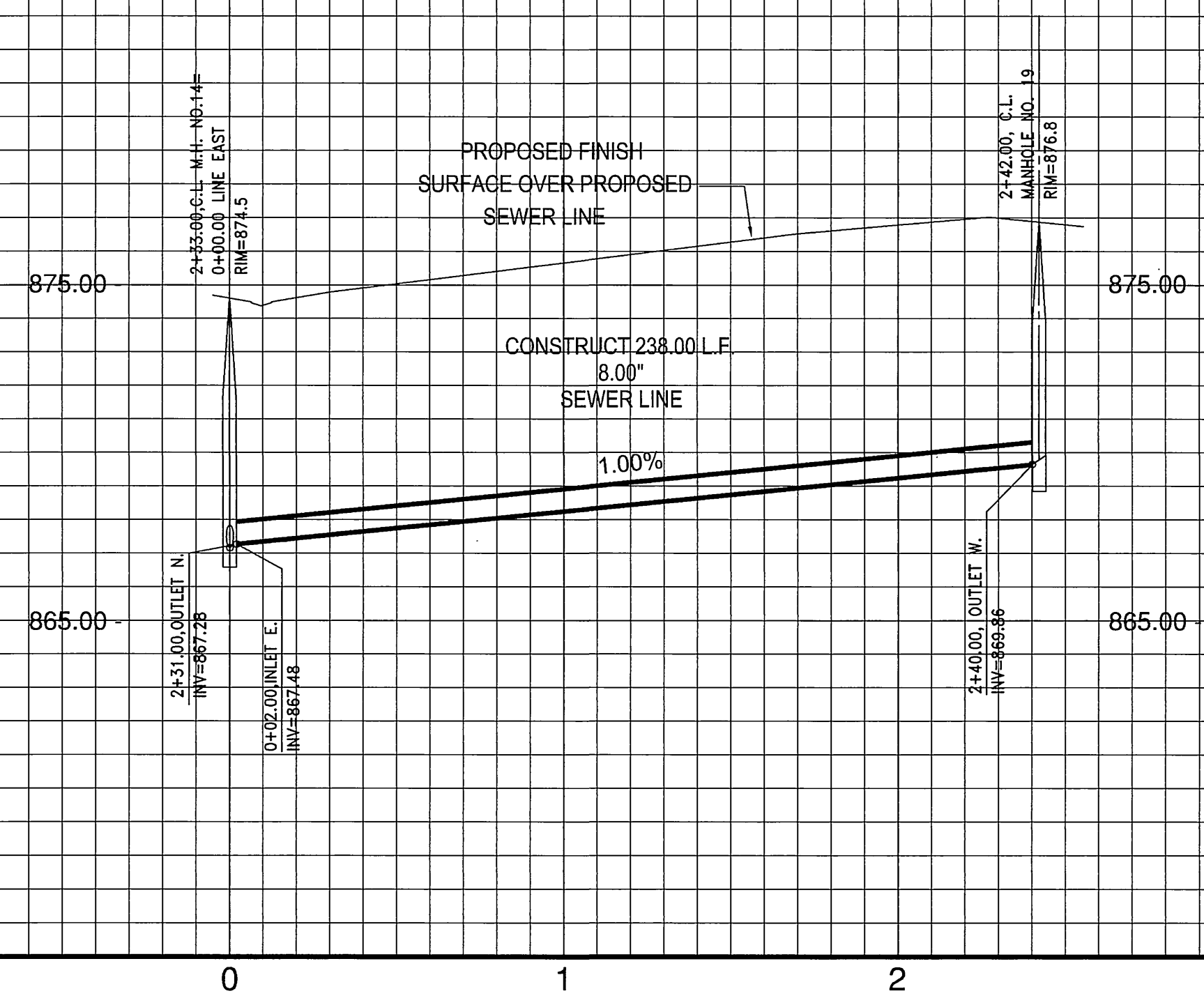
ALL PROPOSED STREET IMPROVEMENTS
 (PRIVATE) PER R- 3311

SEWER IMPROVEMENT CONSTRUCTION NOTES

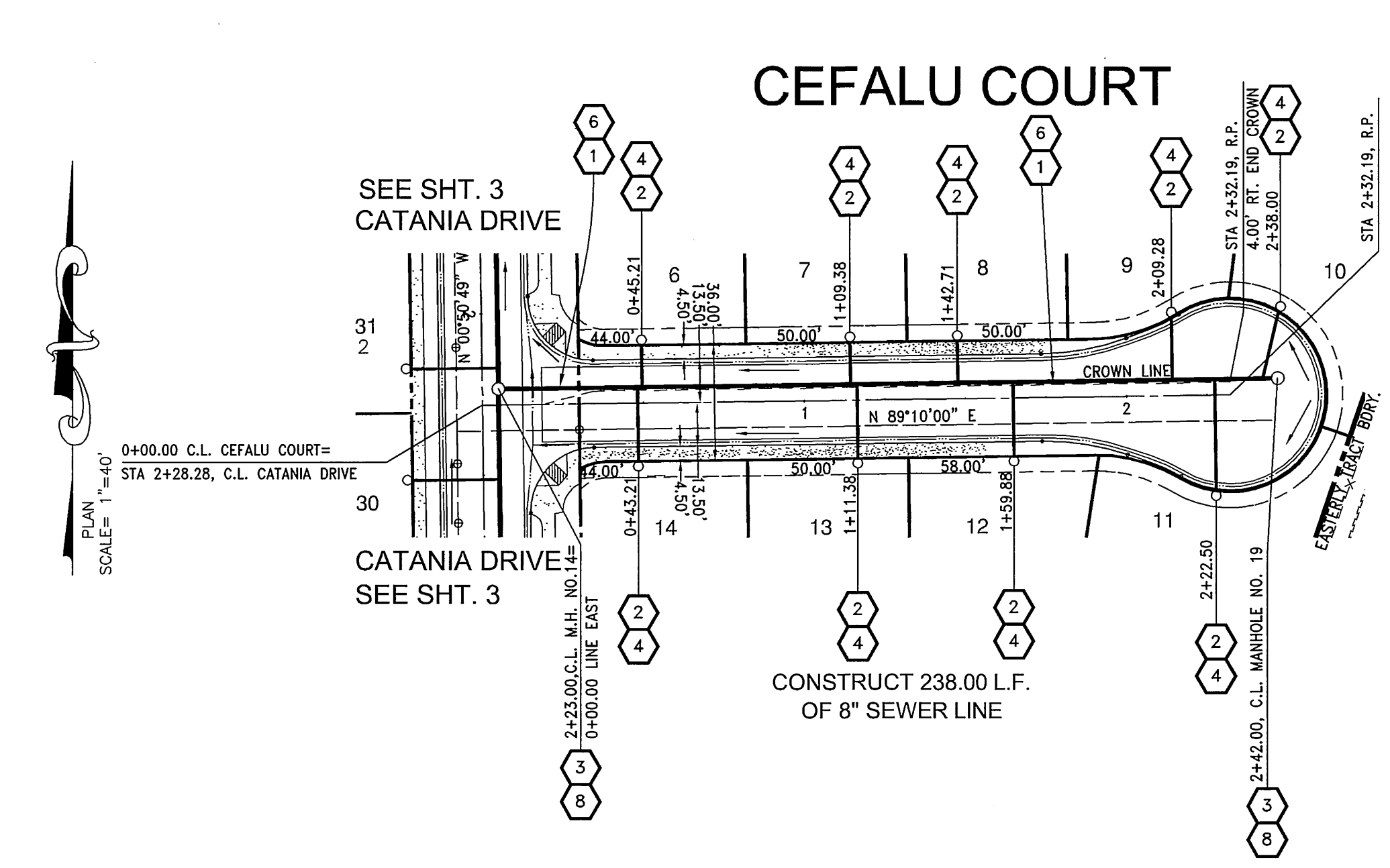
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- 4 CONSTRUCT SEWER CLEAN-OUT, MATERIAL TO MATCH LATERAL. PER STD. 562A.
- 5 CONNECT TO EXISTING SEWER MAIN WITH NEW MANHOLE
- 6 PIPE BEDDING PER CITY STD. DWG. NO. 452.
- 7 ADJUST MANHOLE RIM TO GRADE
- 8 TRENCH REPAIR PER CITY OF RIVERSIDE STD. DWG. NO.453

THE GAS COMPANY		PLANS PREPARED BY: LINVILLE CIVIL ENGINEERS LAND SURVEYORS INC. 1372 FOREST STREET UPLAND, CA. 91784 (909) 989-3922		CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: _____ DATE: 9/20/04 PRINCIPAL ENGINEER DEPUTY P.W. DIRECTOR APPROVED BY: <i>[Signature]</i> CITY ENGINEER DATE: 9/20/04		ACCOUNT NO. S-1858	
Reviewed for Conflicts By: _____ Date: _____		Kenneth N. Linville R.C.E. 20300 Exp. 9/30/05 Date: 9/20/04				SEWER PLAN & PROFILE TRACT No. 30907 CATANIA DRIVE	

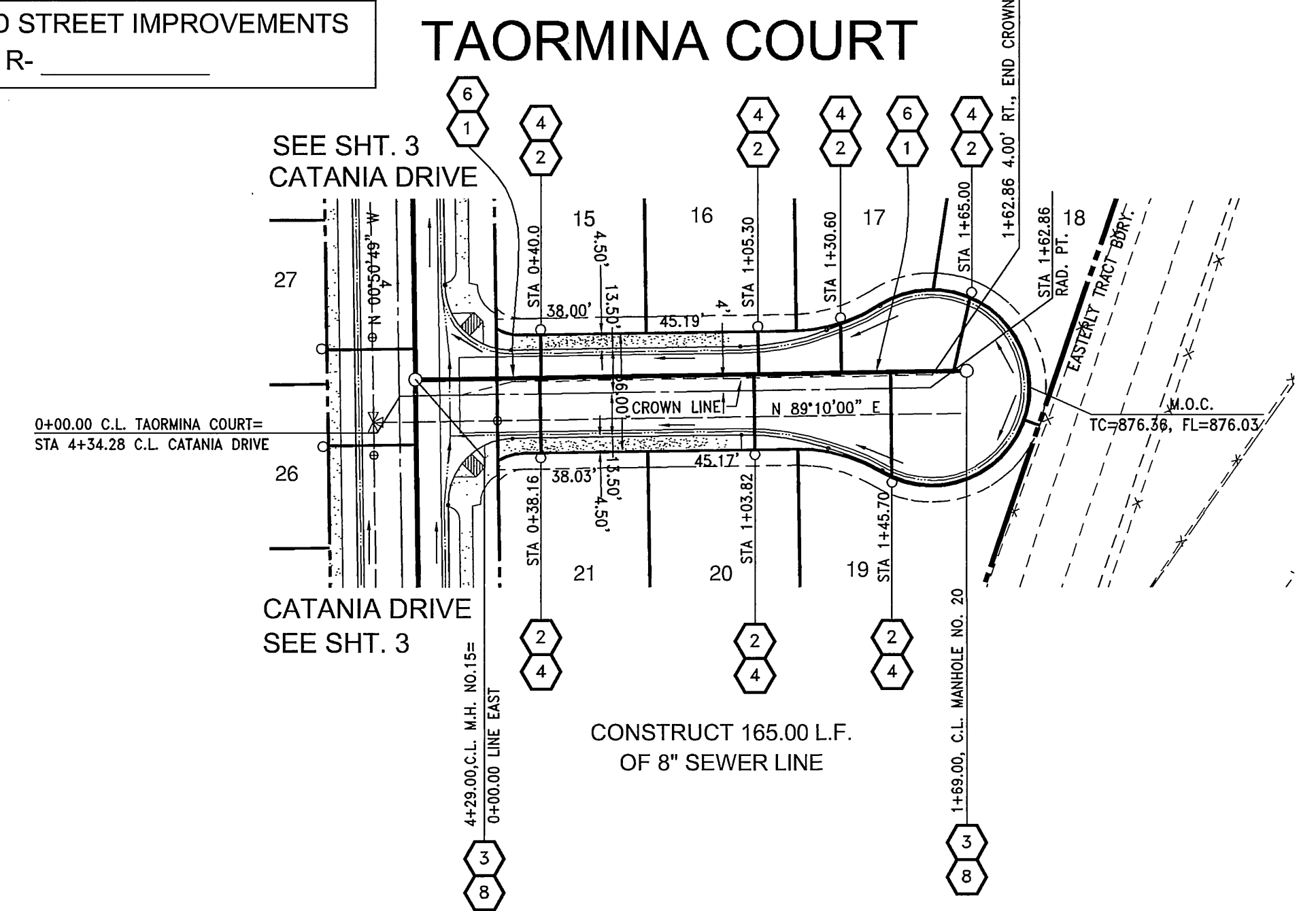
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PROFILE SCALES:
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VERT.: 1"=4'



ALL PROPOSED STREET IMPROVEMENTS
(PRIVATE) PER R-_____



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BENCHMARK NO. J7-N3
P.K. NAIL AND CITY ENGINEER TAG IN THE STREET LIGHT BASE AT THE NORTHWEST CURB RETURN OF LAUREL AVENUE AND MARLBOROUGH AVENUE.
ELEVATION=868.272

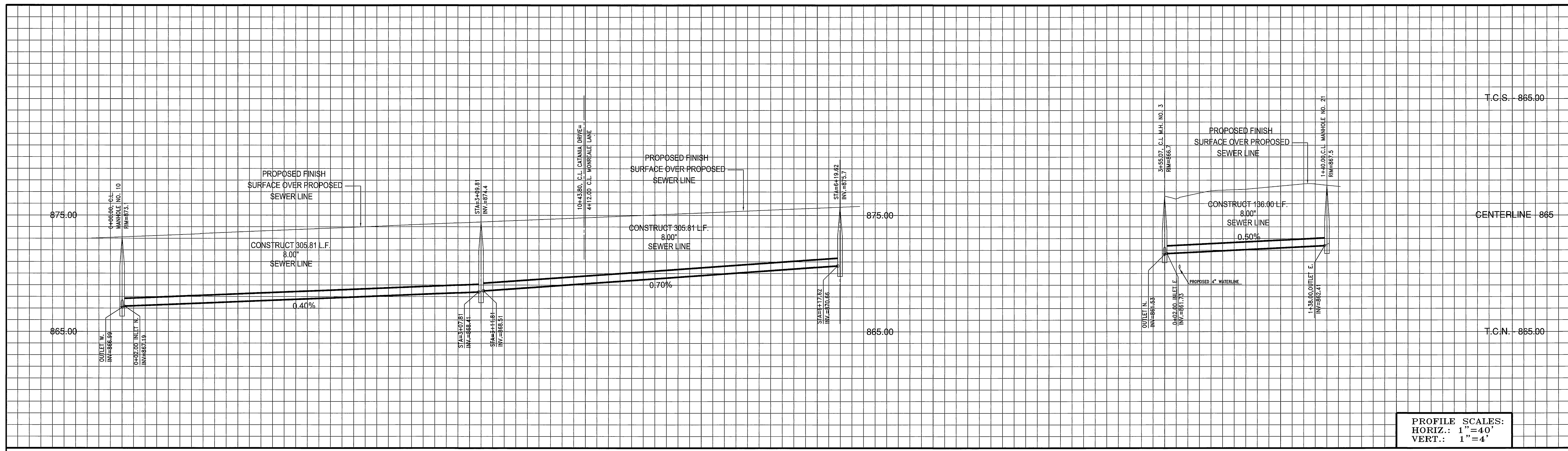
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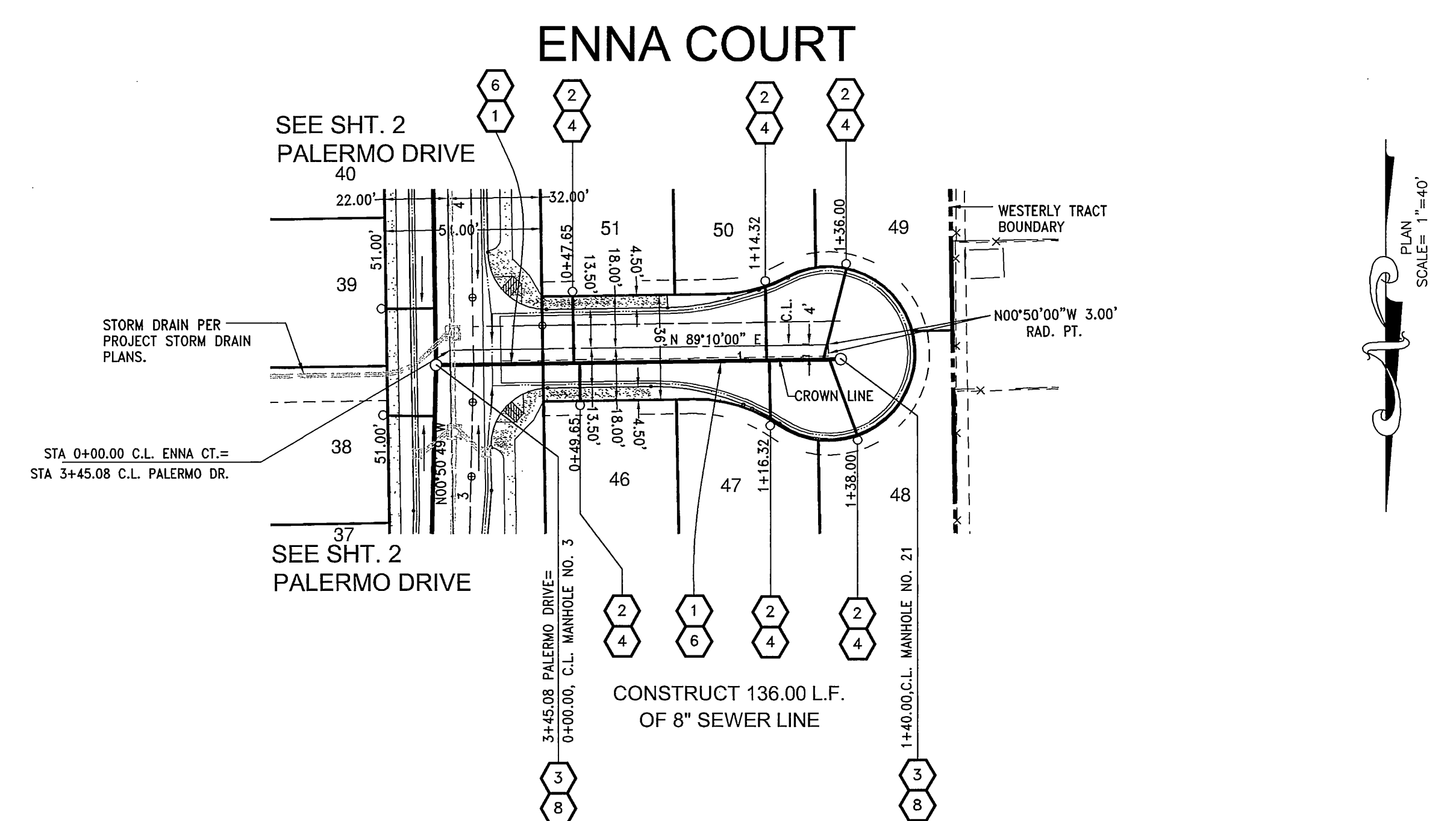
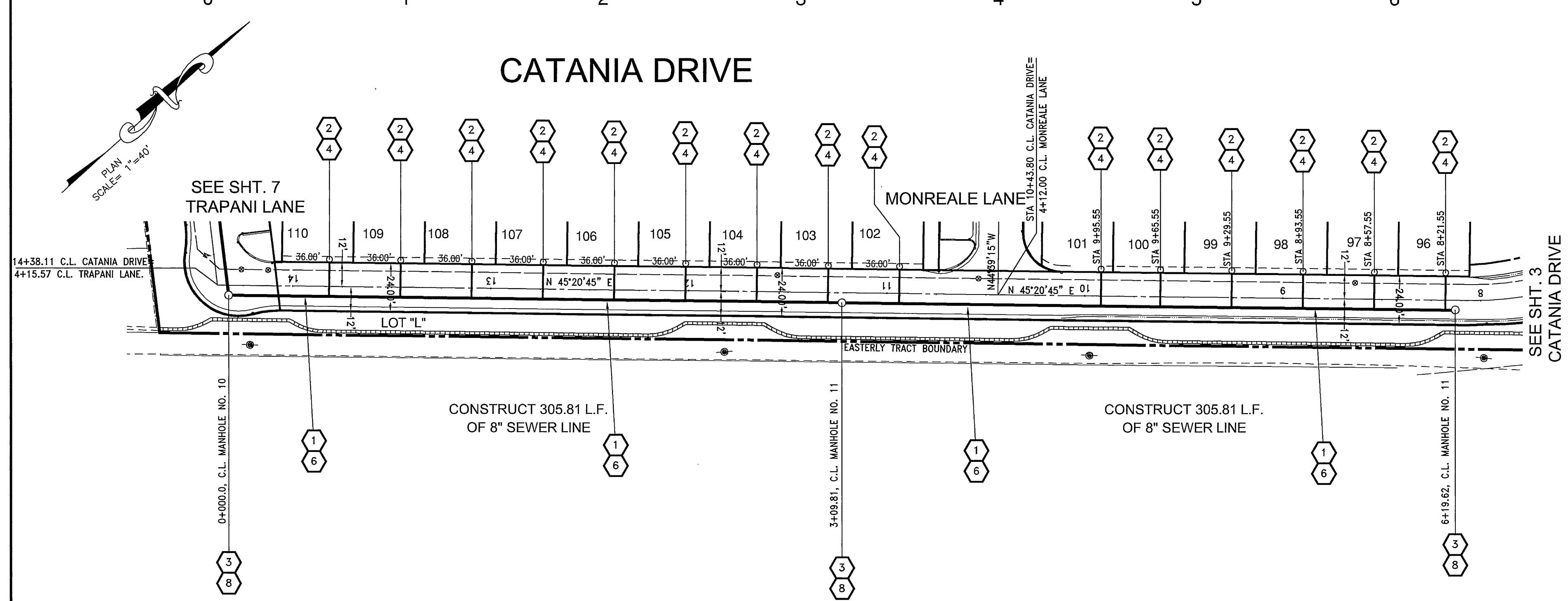
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #75184 EXP. DATE 4/21/05

THE GAS COMPANY	PLANS PREPARED BY: LINVILLE CIVIL ENGINEERS LAND SURVEYORS INC. 1372 FOREST STREET UPLAND, CA. 91784 (909) 989-3922	DESIGNED BY: <u>KNL</u> DRAWN BY: <u>WVN</u> CHECKED BY: <u>KNL</u>	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT	SEWER PLAN & PROFILE TRACT No. 30907 CEFALU COURT & TAORMINA COURT	ACCOUNT NO. S-1858 SHEET 4 OF 7
Reviewed for Conflicts By: _____ Date: _____	Kenneth N. Linville R.C.E. 20300 Exp. 9/30/05 Date: <u>9/19/04</u>	MARK _____ REVISIONS _____ APPR. DATE _____	APPROVED BY: _____ DATE: <u>9/20/04</u> PRINCIPAL ENGINEER DEPUTY P.W. DIRECTOR	APPROVED BY: <u>[Signature]</u> CITY ENGINEER DATE: <u>9/20/04</u>	

INDEXED 12-15-04 LTH



PROFILE SCALES:
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 VERT.: 1"=4'



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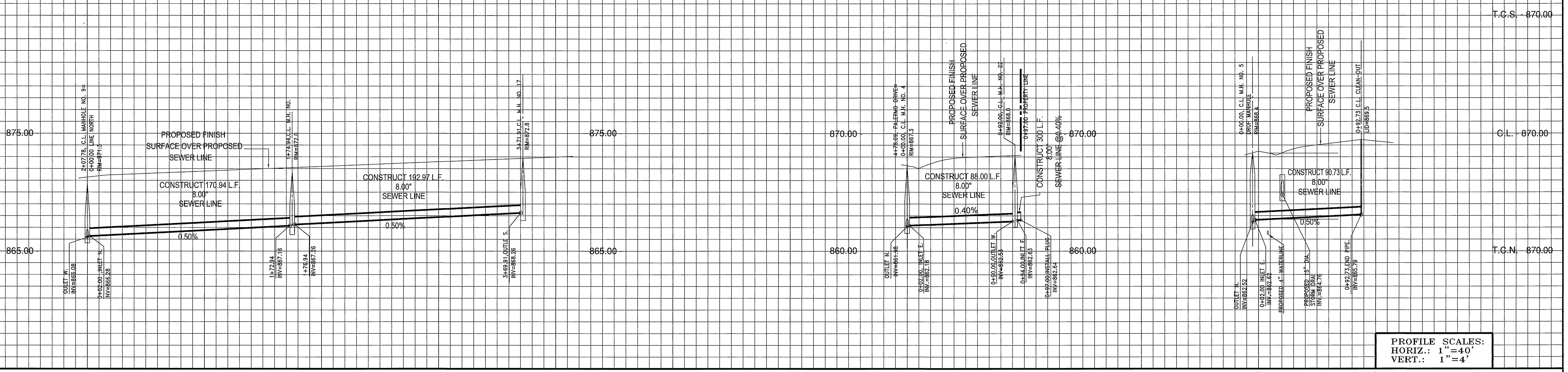


CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #75184 EXP. DATE 4/21/05

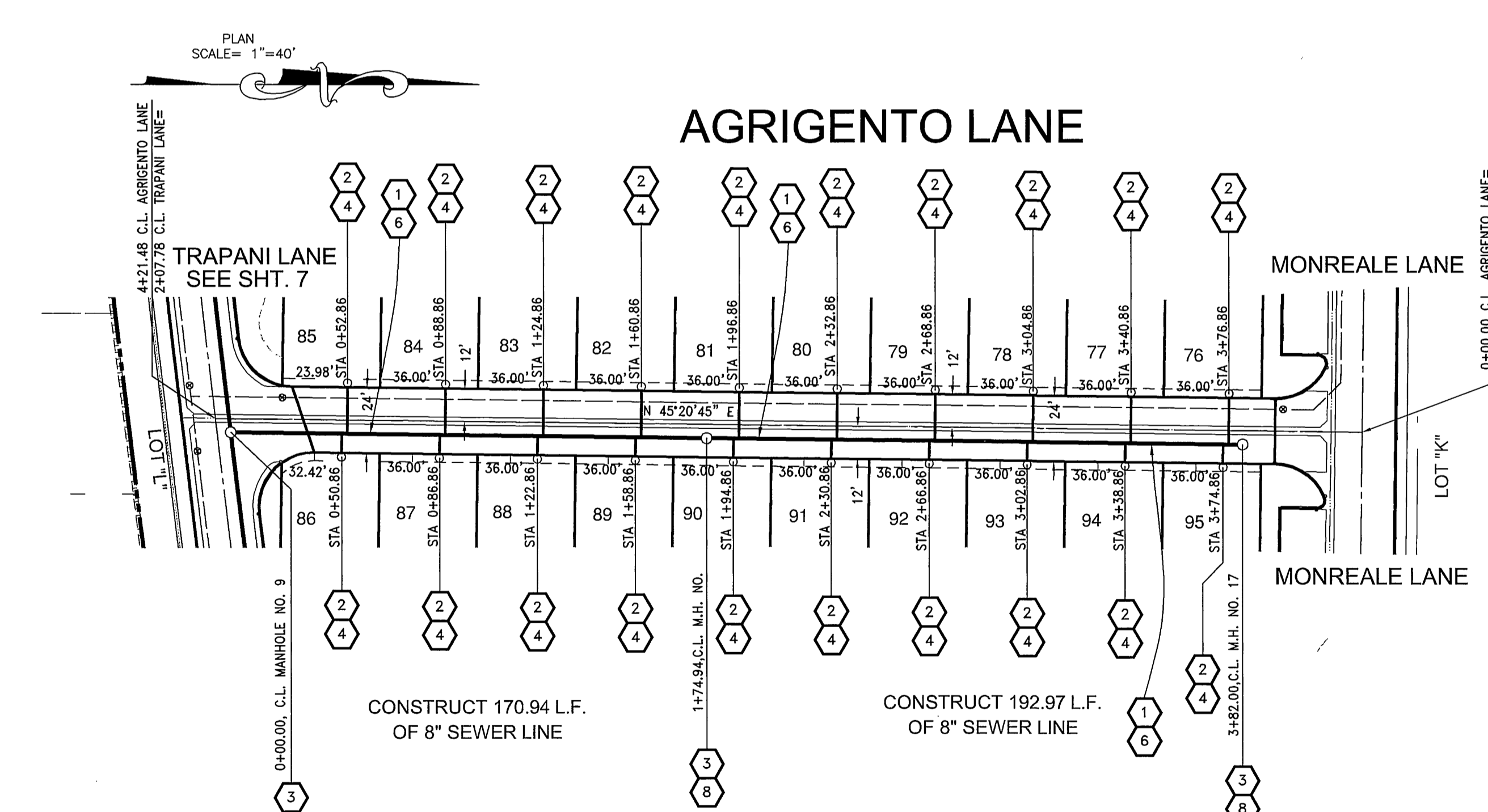
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THE GAS COMPANY	PLANS PREPARED BY: LINVILLE CIVIL ENGINEERS LAND SURVEYORS INC. 1372 FOREST STREET UPLAND, CA. 91784 (909) 989-3922	<table border="1"> <tr> <td>DESIGNED BY</td> <td>KNL</td> <td>DRAWN BY</td> <td>WVN</td> <td>CHECKED BY</td> <td>K.N.L.</td> </tr> <tr> <td>MARK</td> <td></td> <td>REVISIONS</td> <td></td> <td>APPR.</td> <td>DATE</td> </tr> </table>	DESIGNED BY	KNL	DRAWN BY	WVN	CHECKED BY	K.N.L.	MARK		REVISIONS		APPR.	DATE	<p align="center">CITY OF RIVERSIDE</p> <p align="center">PUBLIC WORKS DEPARTMENT</p> <table border="1"> <tr> <td>APPROVED BY</td> <td>DATE</td> <td>DATE</td> <td>APPROVED BY</td> </tr> <tr> <td>PRINCIPAL ENGINEER</td> <td>9/23/04</td> <td>9/23/04</td> <td><i>[Signature]</i></td> </tr> <tr> <td>DEPUTY P.W. DIRECTOR</td> <td></td> <td></td> <td>CITY ENGINEER</td> </tr> <tr> <td></td> <td></td> <td></td> <td>DATE 9/23/04</td> </tr> </table>	APPROVED BY	DATE	DATE	APPROVED BY	PRINCIPAL ENGINEER	9/23/04	9/23/04	<i>[Signature]</i>	DEPUTY P.W. DIRECTOR			CITY ENGINEER				DATE 9/23/04	<p align="center">SEWER PLAN & PROFILE</p> <p align="center">TRACT No. 30907</p> <p align="center">CATANIA DRIVE &</p> <p align="center">ENNA COURT</p>	ACCOUNT NO.
			DESIGNED BY	KNL	DRAWN BY	WVN	CHECKED BY	K.N.L.																									
MARK		REVISIONS		APPR.	DATE																												
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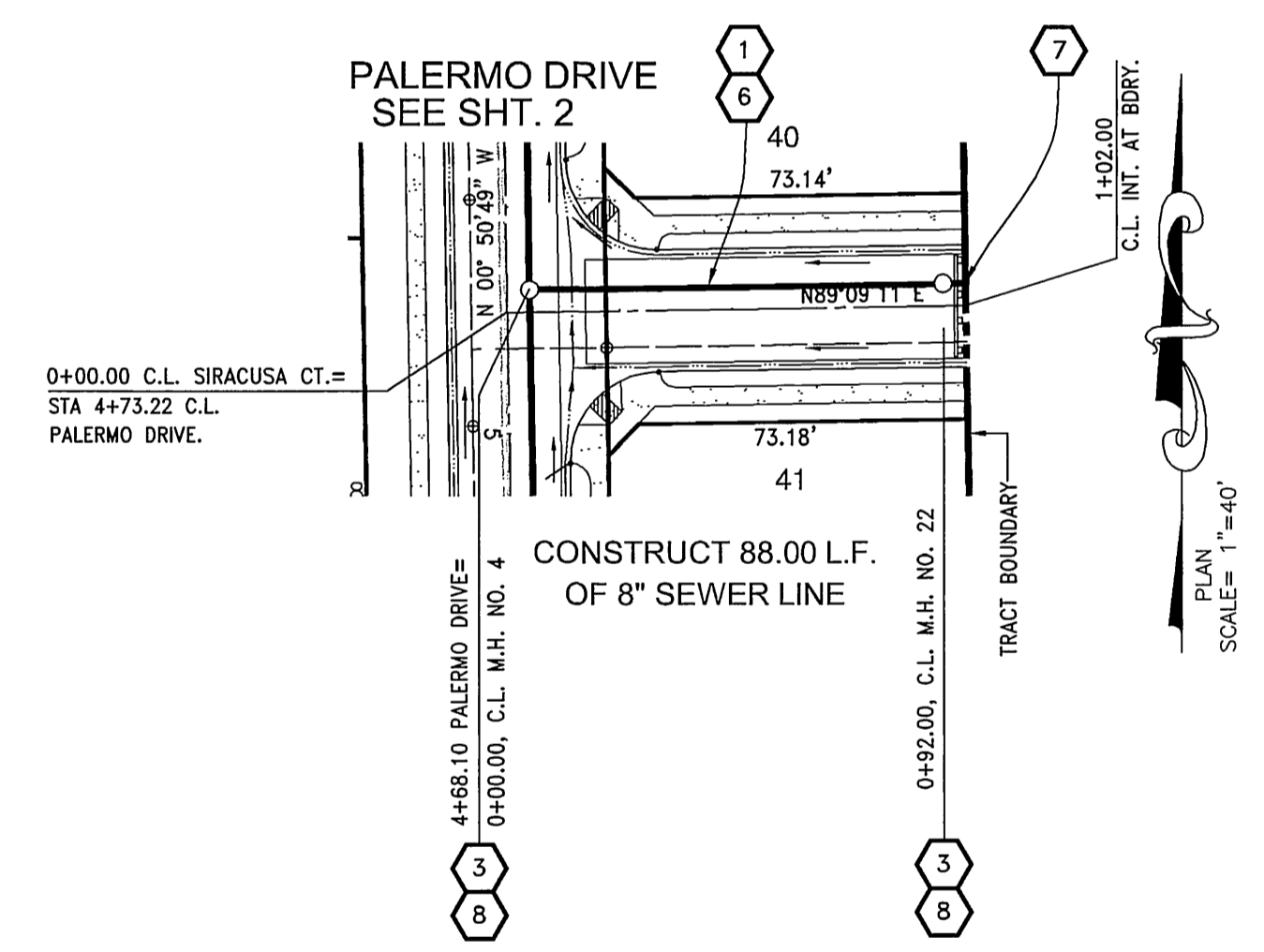
INDEXED 12-15-04 LfH



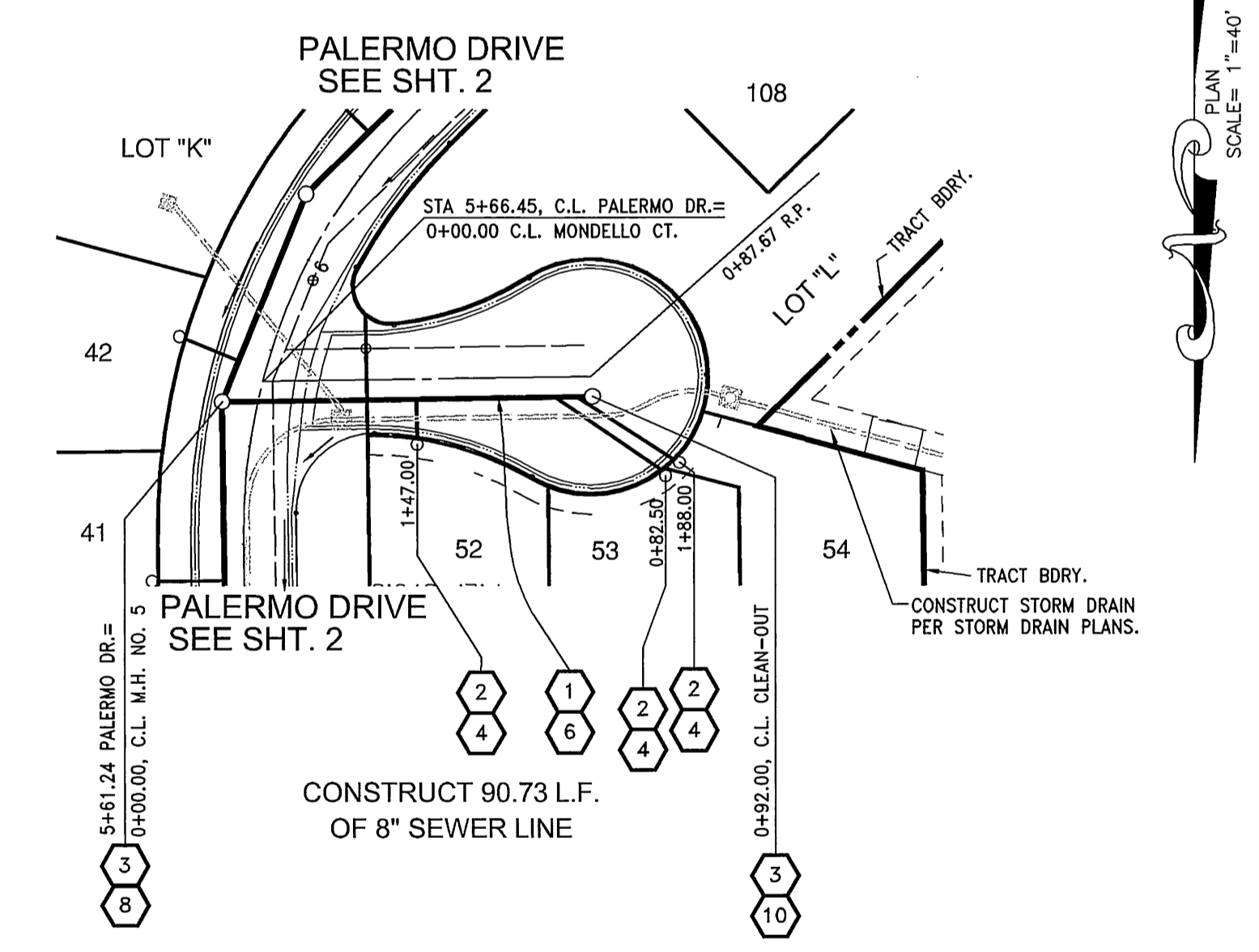
PROFILE SCALES:
 HORIZ.: 1"=40'
 VERT.: 1"=4'



SIRACUSA COURT



MONDELLO COURT



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 - 4 CONSTRUCT SEWER CLEAN-OUT, MATERIAL TO MATCH LATERAL. PER STD. 562A.
 - 5 PIPE BEDDING PER CITY STD. DWG. NO. 452.
 - 6 SEWER LINE PLUG
 - 7 ADJUST MANHOLE RIM TO GRADE
 - 8 CONSTRUCT MAIN LINE CLEAN-OUT PER STD. DWG. NO. 560.

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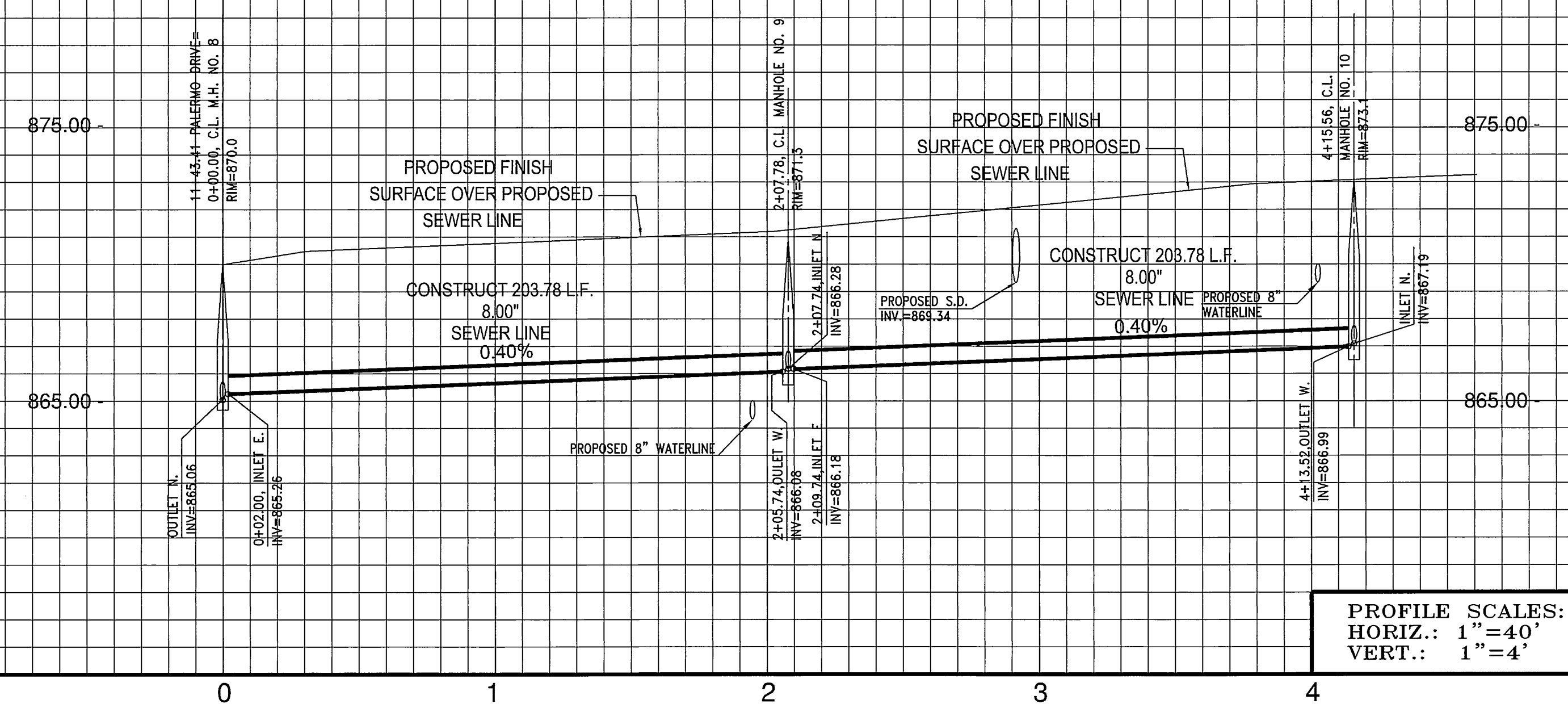
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #75184 EXP. DATE 4/21/05

BENCHMARK NO. J7-N3
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Reviewed for Conflicts By: _____ Date _____	Kenneth N. Linville R.C.E. 20300 Exp. 9/30/05 Date 9/29/04	APPROVED BY: _____ DATE: 9/29/04 PRINCIPAL ENGINEER DEPUTY P.W. DIRECTOR	APPROVED BY: _____ DATE: 9/30/04 CITY ENGINEER	
	MARK _____ REVISIONS _____ APPR. _____ DATE _____ DESIGNED BY: KNL DRAWN BY: WVN CHECKED BY: KNL			

RIZ

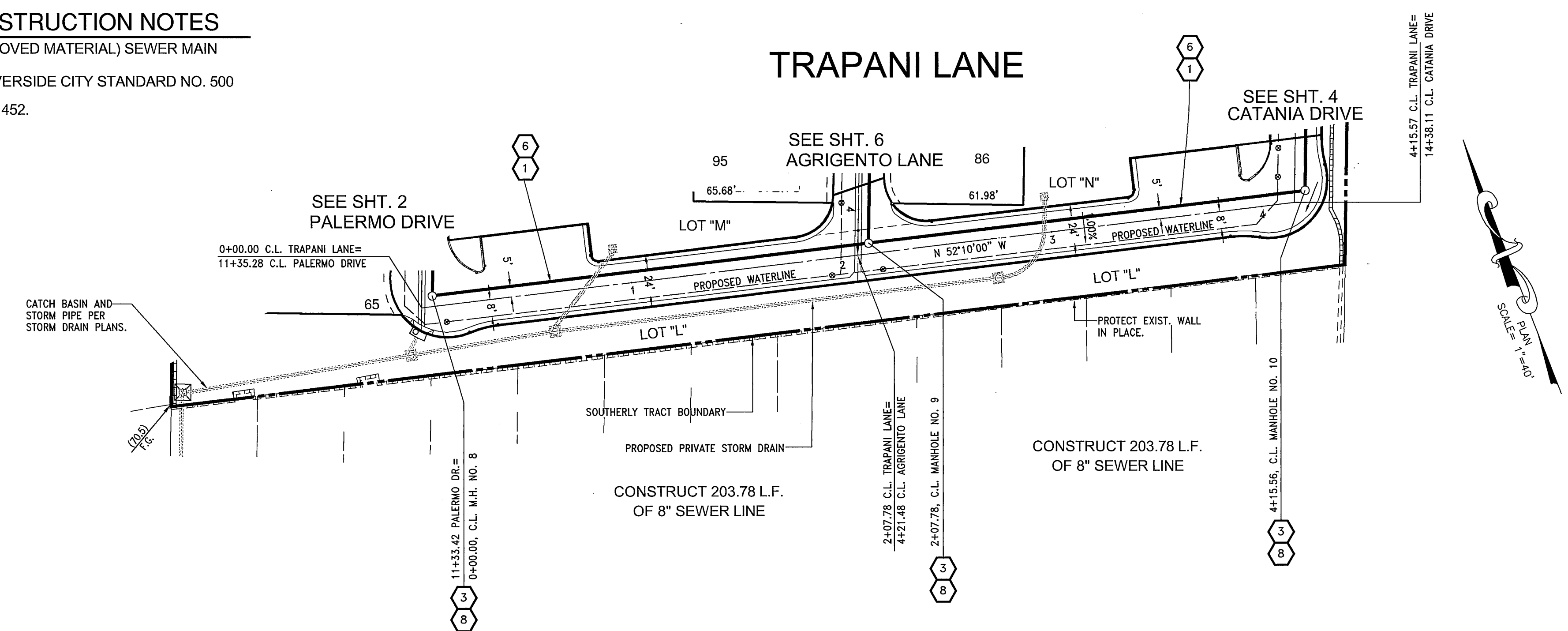
INDEXED 12-15-04 LFT



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

SEWER IMPROVEMENT CONSTRUCTION NOTES

- 1 CONSTRUCT 8" V.C.P. (OR OTHER APPROVED MATERIAL) SEWER MAIN
- 3 CONSTRUCT SEWER MANHOLE PER RIVERSIDE CITY STANDARD NO. 500
- 6 PIPE BEDDING PER CITY STD. DWG. NO. 452.
- 8 ADJUST MANHOLE RIM TO GRADE



UNDERGROUND SERVICE ALERT:



Call: Toll FREE
 1-800
 227-2600

TWO WORKING DAYS BEFORE YOU DIG
 "CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of who(m) they will notify.

BENCHMARK NO. J7-N3
 P.K. NAIL AND CITY ENGINEER TAG IN THE STREET LIGHT BASE AT THE NORTHWEST CURB RETURN OF LAUREL AVENUE AND MARLBOROUGH AVENUE.
 ELEVATION=868.272



CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #75184 EXP. DATE 4/21/05

THE GAS COMPANY
 Reviewed for Conflicts By: _____ Date: _____

PLANS PREPARED BY:
**LINVILLE CIVIL ENGINEERS
 LAND SURVEYORS INC.**
 1372 FOREST STREET
 UPLAND, CA. 91784
 (909) 989-3922
 Kenneth N. Linville R.C.E. 20300 Exp. 9/30/05 Date: 9/29/04

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: KNL DRAWN BY: WVN CHECKED BY: KNL

**CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT**

APPROVED BY	DATE	DATE	APPROVED BY
PRINCIPAL ENGINEER	9/30/04		<i>Tom Boyd</i>
DEPUTY P.W. DIRECTOR			CITY ENGINEER
			DATE 9/30/04

**SEWER PLAN & PROFILE
 TRACT No. 30907
 TRAPANI LANE**

ACCOUNT NO.
S-1858
 SHEET 7 OF 7

2/2

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