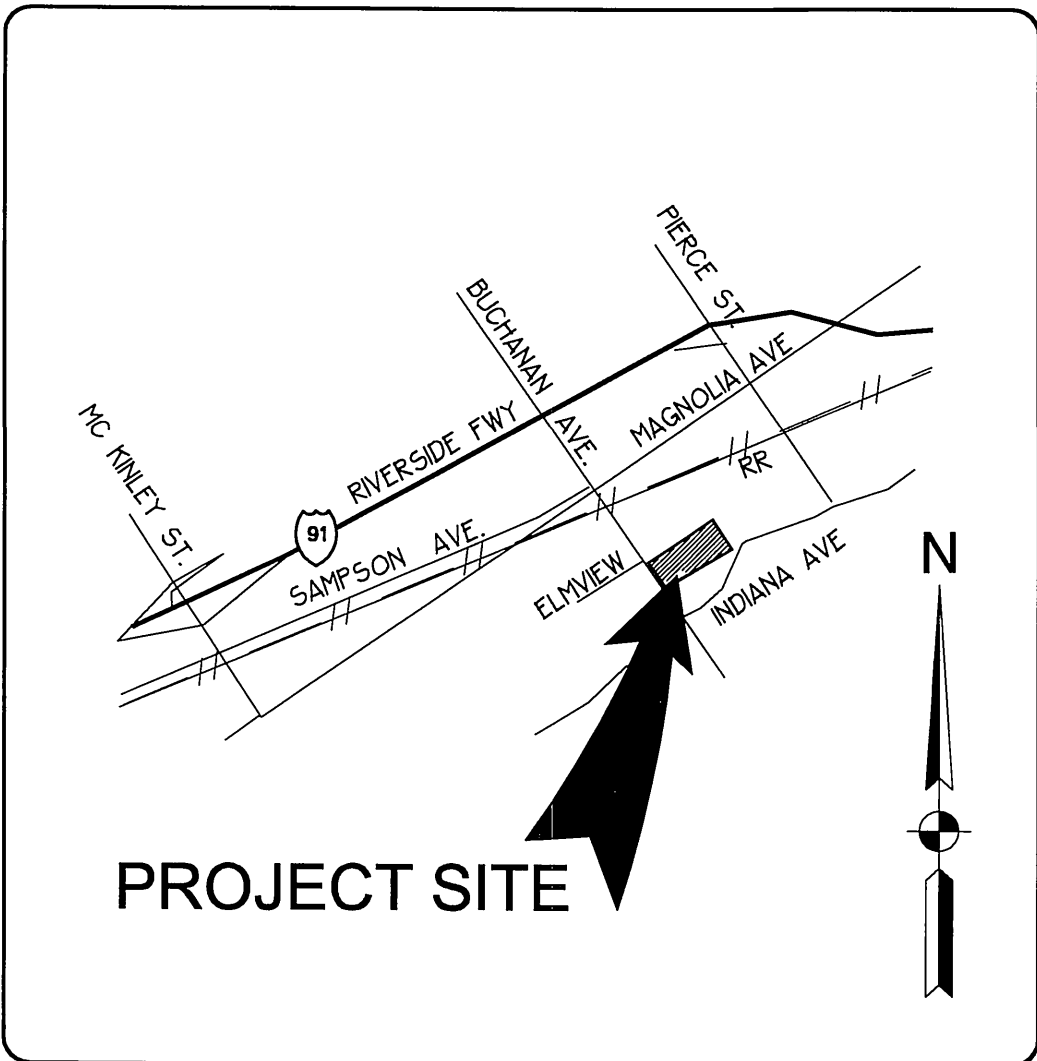


RIVERSIDE CITY OF RIVERSIDE CALIFORNIA

PUBLIC WORKS DEPARTMENT SEWER IMPROVEMENT PLANS TRACT 32470 UNITS 1-22



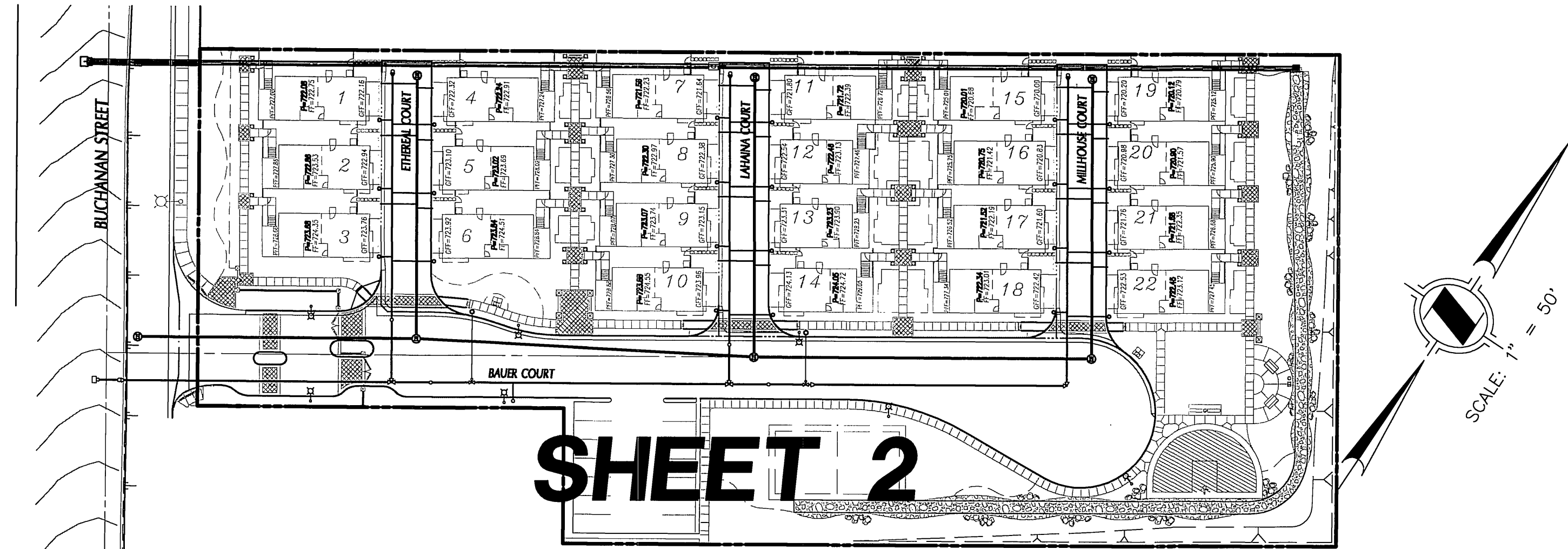
VICINITY MAP

NTS
THOMAS BROS. MAP GUIDE BOOK QUADRANTS
PAGE 744, SEC A-4, 2003 EDITION

GENERAL NOTES

- 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.
- 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.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATIONS PRIOR TO CONSTRUCTION.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- NO FINISH 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 OF RIVERSIDE.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- 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 USA.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED, OR BURIED AS A RESULT OF CONSTRUCTION HEREON.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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.

NOTE:
PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITY AT POINT OF CONNECTION AND NOTIFY ENGINEER OF ANY DISCREPANCY.



SHEET 2

INDEX MAP

SEWER NOTES

- SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE STANDARDS AND SPECIFICATIONS.
- GRAVITY SEWER PROFILE ELEVATIONS ARE TO FLOW LINE (CONDUIT INVERT).
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS 500 AS APPLICABLE. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT.
- PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION AND LOCATION. WHERE CONNECTING TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERNATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY OF RIVERSIDE.
- ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN MEETS THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- SEWER LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STD. 562A (AS APPROPRIATE). LOCATIONS OF WYES AND LATERALS, WHERE NOT SHOWN ON THE PLANS, ARE TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION TO MISS DRIVEWAYS. ALL LATERALS ARE TO BE 4" IN DIAMETER UNLESS OTHERWISE SHOWN ON PLANS.
- THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8, CALIFORNIA ADMINISTRATIVE CODE.
- BACKWATER VALVES SHALL BE INSTALLED PER SECTION 409 OF THE UNIFORM PLUMBING CODE.
- ALL PIPE ZONE BEDDING & TRENCH BACKFILL ARE TO BE PER CITY STANDARDS.
- WHERE EXISTING GRADE TRANSITIONS FROM CUT TO FILL, USE FLEX COUPLINGS.

NOTICE TO CONTRACTOR:

CONTRACTOR 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 THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE 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 ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF OR ANY DAMAGE TO THESE LINES OR STRUCTURES.

ALL RETAINING WALLS SHOWN ON THESE PLANS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE CONSTRUCTED PER SEPARATE PERMIT.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.

EXISTING UNDERGROUND UTILITIES:

SANITARY SEWER	8" S	TELEPHONE CONDUIT	T
WATER LINE	6" W	ELECTRICAL CONDUIT	E
STORM DRAIN	24" SD	ELECTROLIER LIGHTING CONDUIT	ELC
GAS LINE	3" G	TRAFFIC SIGNAL	SIG
ABANDONED UTILITY	6" (ABAND.)	FIRE ALARM	F

EXISTING TOPOGRAPHY:

=====	BLOCK WALL	Y Y	TOP OF SLOPE
-----	BOARD FENCE	Y Y	TOE OF SLOPE
-----	WIRE FENCE	---	DIRECTION OF FLOW
-----	CHAIN LINK FENCE		
(S)	SANITARY SEWER M.H.	(PP)	POLE & GUY ANCHOR
(C.C.)	SANITARY SEWER CLEANOUT	(PP)	POWER POLE
(D)	STORM DRAIN M.H.	(T)	TELEPHONE POLE
(I)	IRRIGATION WEIR	(T)	TELEPHONE RISER
(W)	WATER M.H.	(J)	JOINT USE POLE
(G)	GAS M.H.	(P)	PULL BOX
(E)	ELECTRIC M.H.	(T)	TRAFFIC SIGN
(T)	TELEPHONE M.H.	(P)	PARKING METER
(W)	WATER METER	(F)	FIRE ALARM BOX
(H)	FIRE HYDRANT	(G)	STREET NAME SIGN
(S)	SPRINKLER HEAD	(G)	GAS METER
(V)	VALVE	(M)	MAIL BOX
(A)	AIR VALVE	(F)	FAUCET
(V)	AIR VENT	(W)	WALK-DON'T WALK PEDESTRIAN SIGNAL
(B)	BUS STOP SIGN	(E)	ELECTRICAL TEST STATION
(B.O.V.)	BLOW-OFF VALVE	(W)	WHEEL STOP
(S.P.)	IRRIGATION STAND PIPE	(A.C.B.)	A.C. BERM
(C)	CONCRETE		
(A)	ASPHALT		
(B)	BUILDING		
(E.P.)	EDGE OF PAVEMENT		
(PPB)	PEDESTRIAN PUSH BUTTON		
(R.R.T)	RAILROAD TRACKS		
(R.R.S)	RAILROAD SIGNAL		
(R.R.S)	RAILROAD SIGNAL		
(T.S)	TRAFFIC SIGNAL		
(T.S)	TRAFFIC SIGNAL ON MAST ARM		
(T.S)	TRAFFIC SIGNAL CONTROLLER		
(T.S)	TRAFFIC SIGNAL PRESSURE DETECTOR		
(T.S)	TRAFFIC SIGNAL LOOP DETECTOR		
(T.S)	STREET LIGHT & TRAFFIC SIGNAL ON MAST ARM		
(T.S)	STREET LIGHT (UPRIGHT)		
(T.S)	STREET LIGHT ON MAST ARM		
(S.P.)	STEEL POST		
(W.P.)	WOOD POST		

CONSTRUCTION NOTES AND QUANTITY ESTIMATE:			
NO.	DESCRIPTION - CITY OF RIVERSIDE	QUANTITIES	
		TOTAL	UNIT
SEWER CONSTRUCTION NOTES			
1	INSTALL 8" P.V.C. SEWER MAIN LINE AND PIPE BEDDING (CASE 1) PER CITY OF RIVERSIDE STD. 452	829	L.F.
2	INSTALL 4" P.V.C. SEWER LATERAL PER CITY OF RIVERSIDE STD. 562A.	264	L.F.
3	CONST. CONC. SEWER MANHOLE PER CITY OF RIVERSIDE STD. 500.	7	EA.
4	BREAK INTO EXIST. SEWER.	1	EA.

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800-227-2600
TWO WORKING DAY BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM
SBC:
REVIEWED FOR CONFLICTS BY: MW McLeod DATE: 1/21/06
APPROVED BY: DATE: VOID ONE YEAR FROM THIS DATE

OWNER/DEVELOPER:
CENTEX HOMES
Southern California Coastal Division
250 Commerce, Suite 100
Irvine, California 92602
Phone: (949) 453-0113 Fax: (949) 453-8994

BENCHMARK
POINT ID: E2-R3
ELEVATION: 686.946
DATUM: 1929 ADJUSTMENT YEAR: 1971
CHSLED SQUARE ON THE SOUTHEAST CORNER OF BUCHANAN WELL NO. 1 AT THE NORTHWEST CORNER OF MAGNOLIA AVENUE AND BUCHANAN STREET.
ADJUSTED & LEVELED: MAY 1997

CITY BUSINESS TAX CERTIFICATE NO. 66083 EXP. 05-24-06

ENGINEER:
HUNSAKER & ASSOCIATES
IRVINE, CA
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • P: (949) 583-1010 • F: (949) 583-0759
Juicheng Li
R.C.E. No. 57415 expires 12/31/05

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: DATE: APPROVED BY: DATE:
PRINCIPAL ENGINEER: DATE: CITY ENGINEER: DATE: 2/16/06

**TRACT 32470
SEWER IMPROVEMENT PLAN
UNITS 1-22**

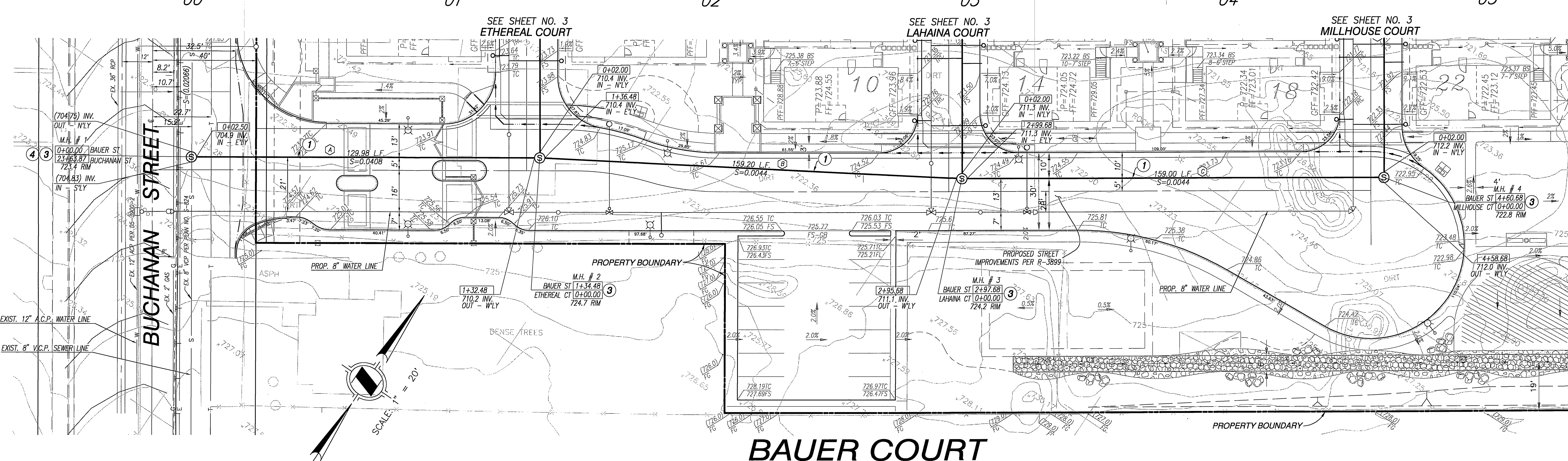
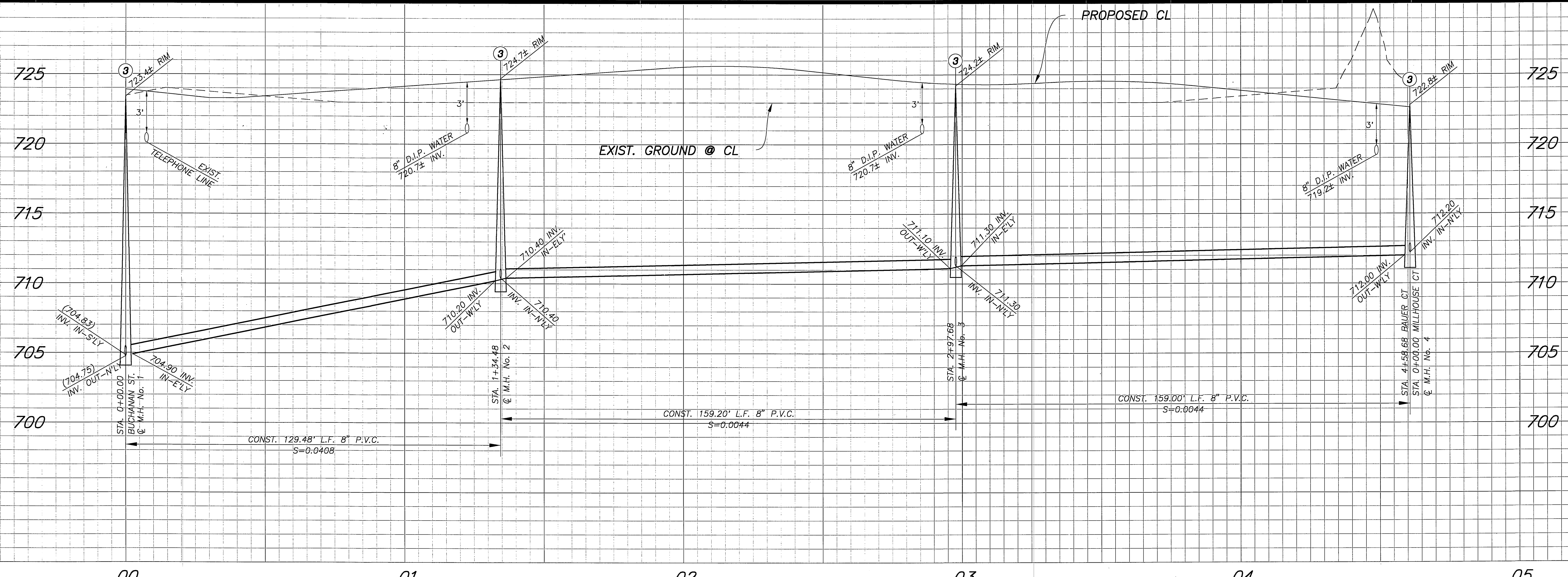
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PW05-0588

S-1940
SHEET 1 OF 3

FILE NO.

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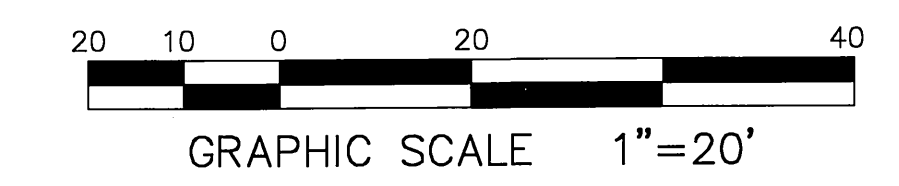


SEWER CONSTRUCTION NOTES

- ① INSTALL 8" P.V.C. SEWER MAIN LINE AND PIPE BEDDING (CASE 1) PER CITY OF RIVERSIDE STD. 452
- ② INSTALL 4" P.V.C. SEWER LATERAL PER CITY OF RIVERSIDE STD 562A AND PIPE BEDDING (CASE 1) PER CITY OF RIVERSIDE STD. 452
- ③ CONST. CONC. SEWER MANHOLE PER CITY OF RIVERSIDE STD. 500.
- ④ BREAK INTO EXIST. SEWER.

DATA TABLE

BEARING	LENGTH
(A) N 56°01'00" E	134.48'
(B) N 58°49'35" E	163.20'
(C) N 56°01'00" E	163.00'



UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800
227-2600
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IRVINE, INC.
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Three Hughes Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759
JUICHENG LI DATE 12/30/05
R.C.E. No. 57415 expires 12/31/05

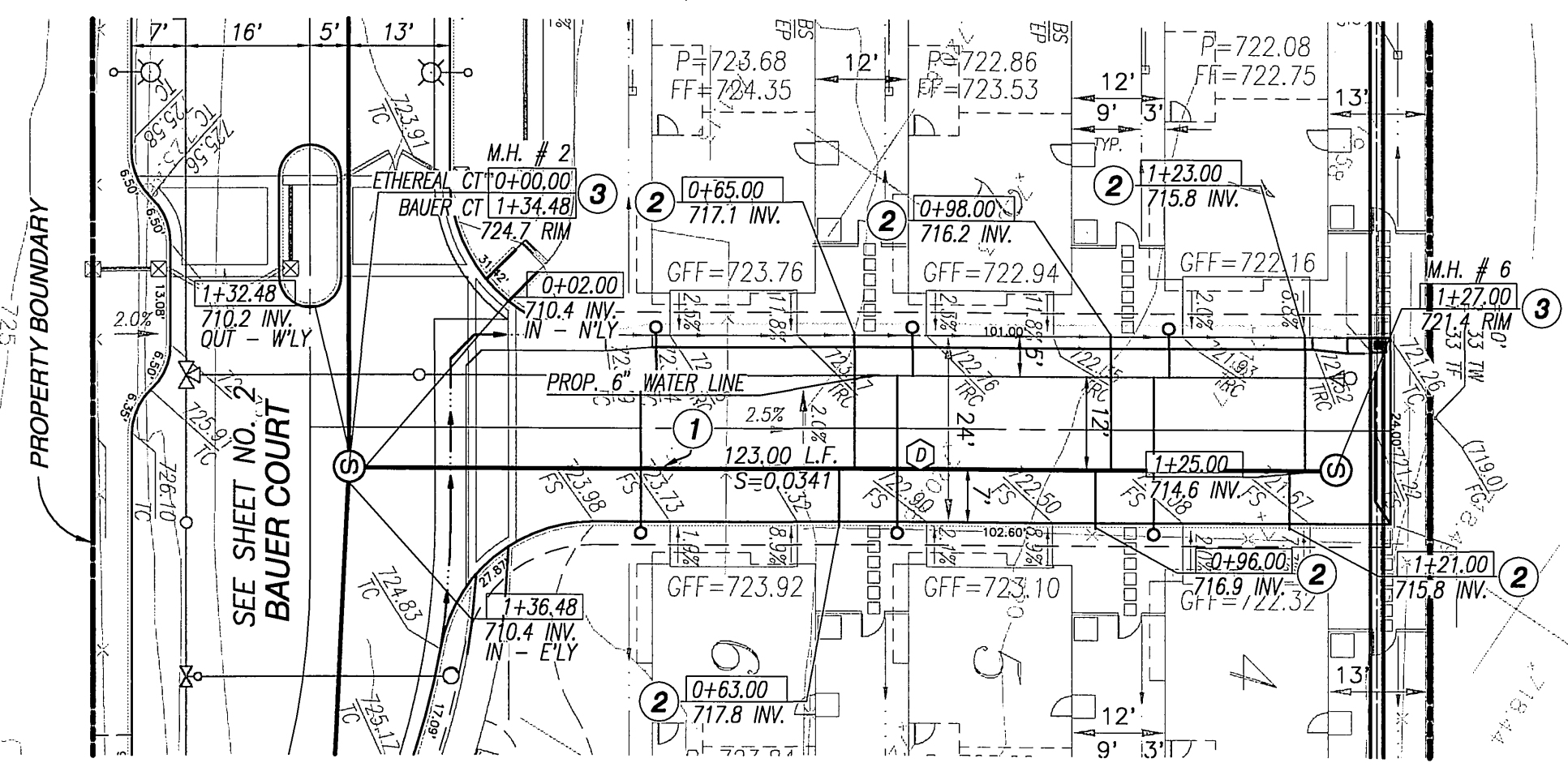
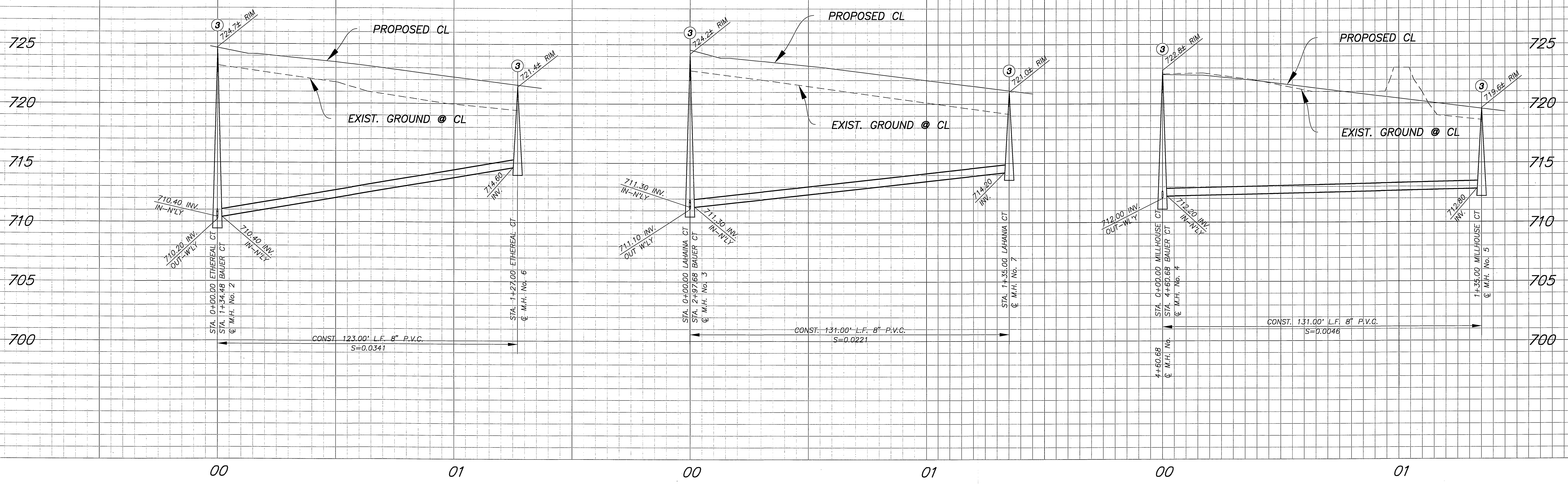
DESIGNED BY: GP. DRAWN BY: GP. CHECKED BY:

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
PRINCIPAL ENGINEER
DATE: 12/16/05
CITY ENGINEER

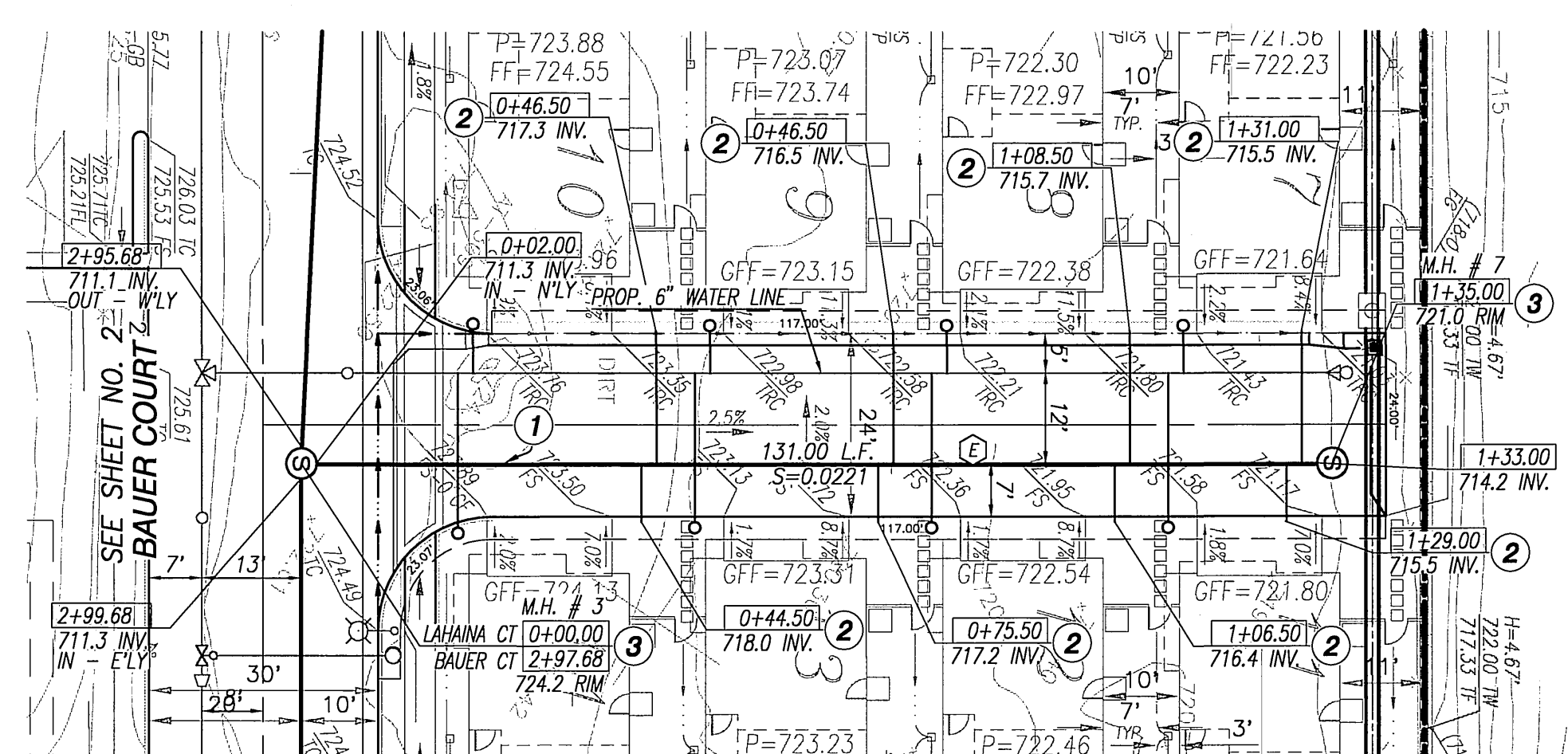
TRACT 32470
SEWER IMPROVEMENT PLAN
BAUER COURT
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

PW05-0588
S-1940
SHEET 2 OF 3
FILE NO.

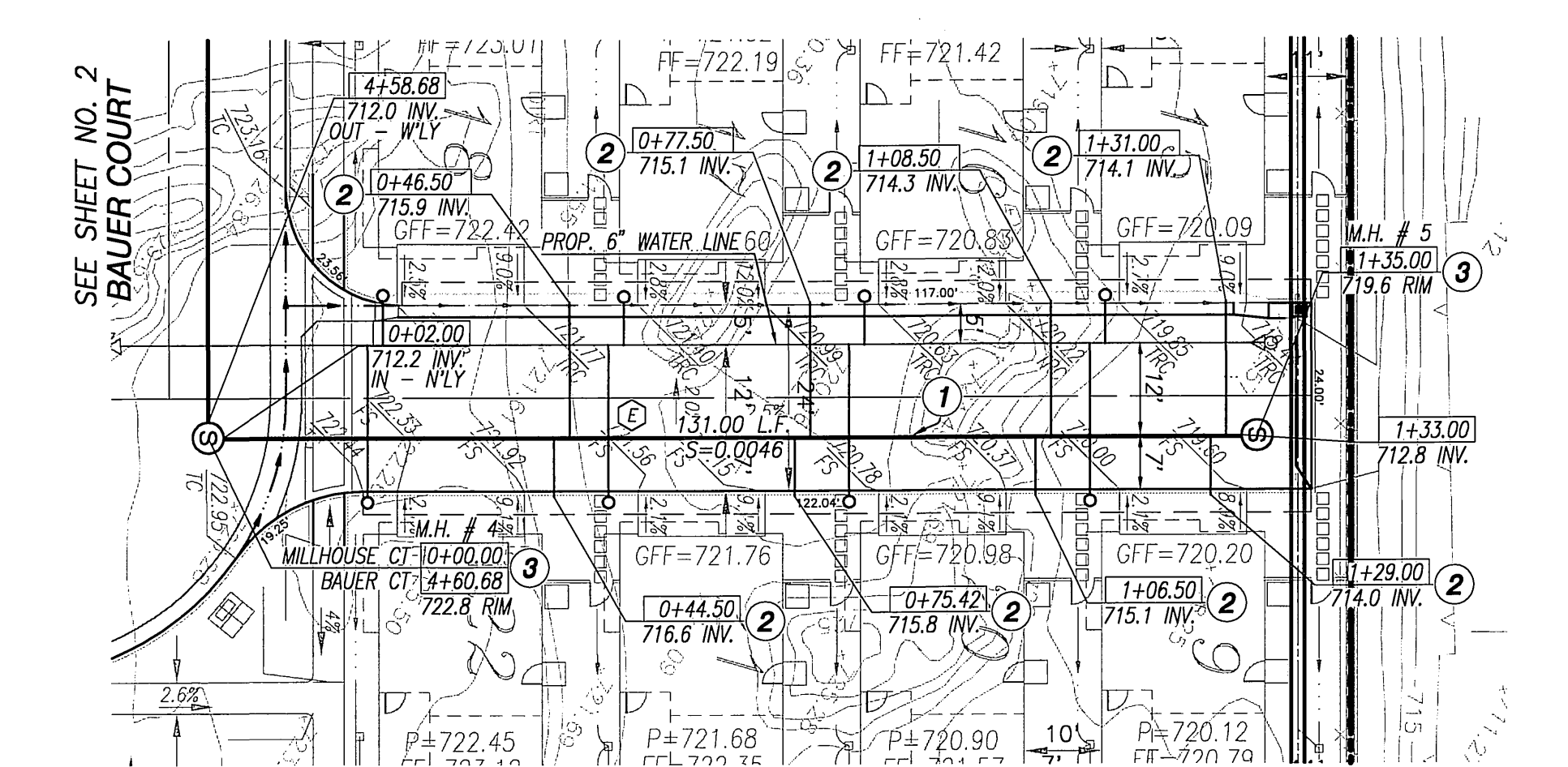
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SEWER PLAN - PORCH STREET EAST
TR. 32470 ROOM: 215 BIN: 769B DOC: 62251



ETHEREAL COURT



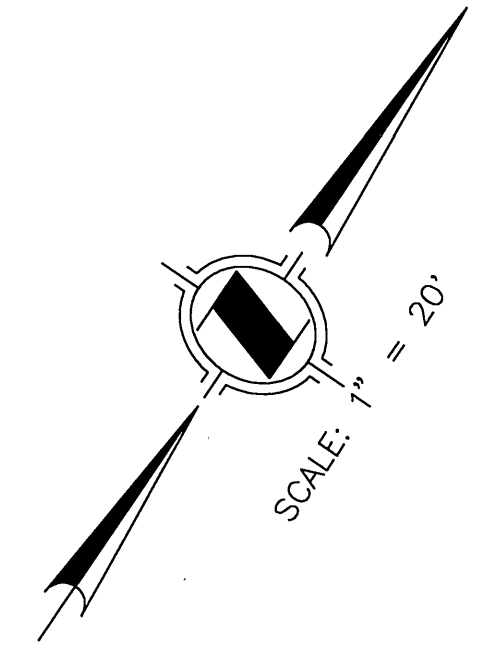
LAHAINA COURT



MILLHOUSE COURT

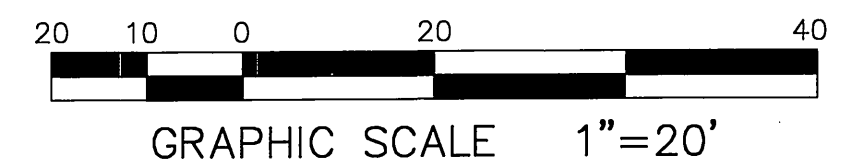
DATA TABLE

BEARING	LENGTH
N 33°59'00" W	127.00'
N 33°59'00" W	135.00'



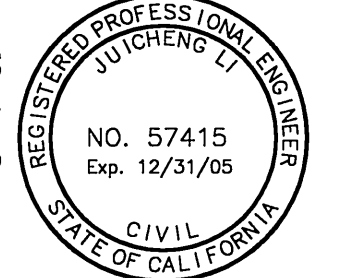
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Juicheng Li 12/30/05
DATE
JUICHENG LI
R.C.E. No. 57415 expires 12/31/05



CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]*
PRINCIPAL ENGINEER
DATE: *[Signature]*

TRACT 32470
SEWER IMPROVEMENT PLAN
ETHEREAL, LAHAINA, MILLHOUSE CT
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'

PW05-0588
S-1940
SHEET 3 OF 3
FILE NO.

MAP DATE IDENTIFIER 12/30/05 BY: KC DATE OF LATEST CHANGE TO THIS MAP 12/30/05 DATE OF THIS PLAN

W.C. 0919-136 SEWER PLAN - PORCH STREET EAST TR. 32470 ROOM:215 BIN: 769B DOC: 62251