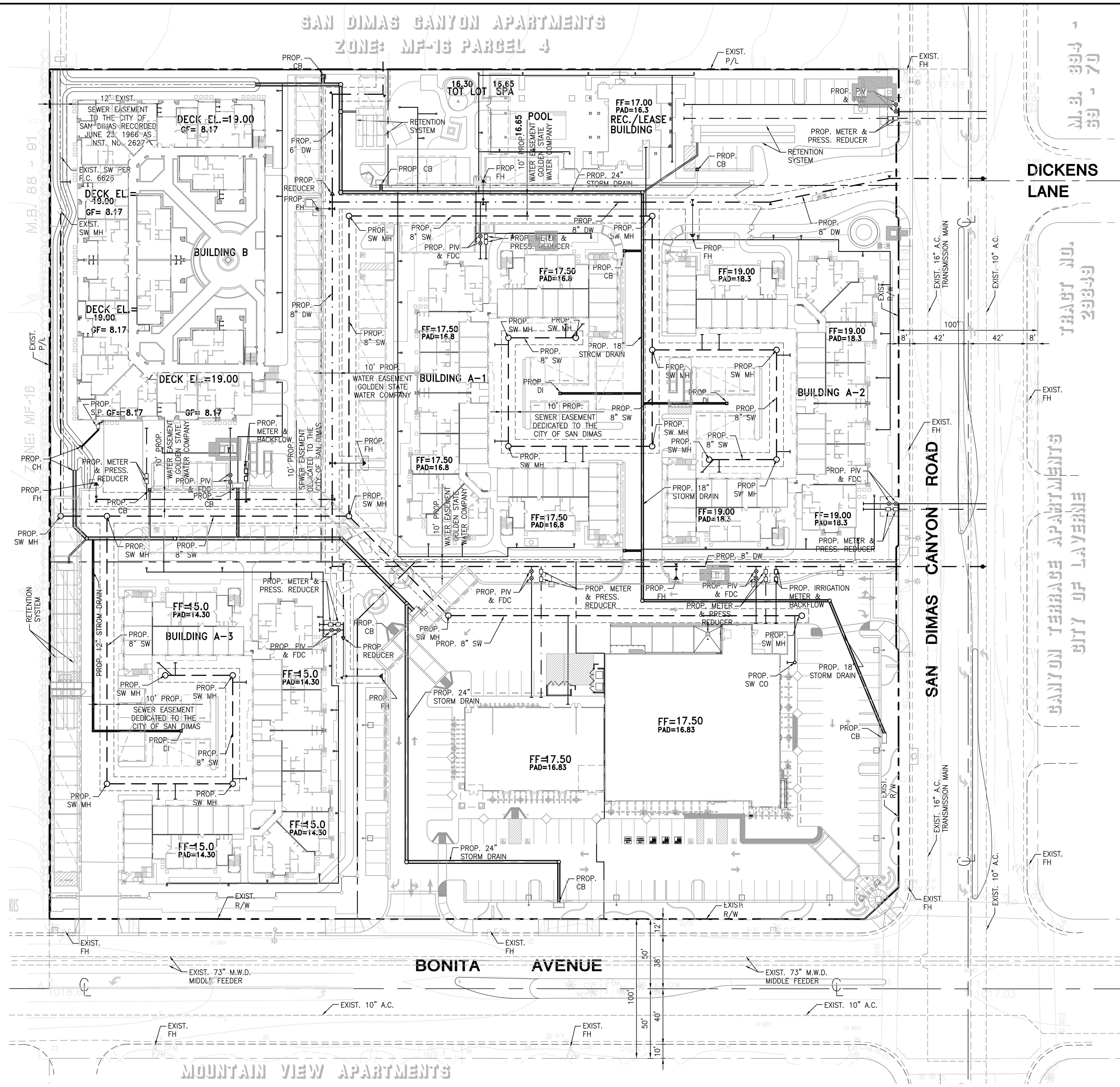


LEGEND & ABBREVIATIONS:

EXISTING	EXIST.
PROPOSED	PROP.
RIGHT OF WAY	R/W
PROPERTY LINE	P/L
CENTER LINE	C/L
CONCRETE HEADWALL	CH
FIRE HYDRANT	FH
FINISH FLOOR	FF
FIRE DEPARTMENT CONNECTION	FDC.
MANHOLE	MH
POST INDICATOR VALVE	PIV
SANITARY SEWER	SS
DOMESTIC WATER	DW
STORM DRAIN	SD
DRAIN INLET	DI

CENTERLINE
PROPERTY LINE
PROPOSED WATER
PROPOSED STORM DRAIN
PROPOSED SEWER
EXISTING SEWER
EXISTING WATER
DRAIN INLET
CATCH BASIN
SEWER MANHOLE
FIRE HYDRANT
WATER VALVE
WATER METER
WATER VALVE
CONCRETE HEADWALL

ARCHITECT

KTGY GROUP, INC.
17992 MITCHELL SOUTH
IRVINE, CA 92614
CONTACT: SARAH AIMEE SINDIAN
PHONE: (949) 851-2133
FAX: (949) 474-8489

OWNER

VALLEY COMMUNITY HOMES, INC.
590-G BRUNKEN AVENUE
SALINAS, CA 93901
CONTACT: BRAD SMITH
PHONE: (831) 753-6487
FAX: (831) 753-6487

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N00°00'50"E OF THE CENTERLINE OF SAN DIMAS CANYON ROAD AS SHOWN ON MAP OF PARCEL MAP NO. 2668, P.M.B. 38-29.

ASSESSOR'S PARCEL NUMBER

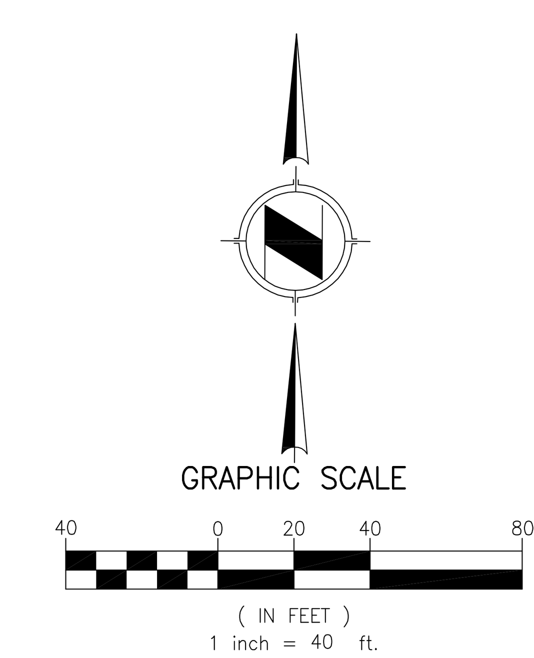
8390-013-010, -011, -012

CONCEPTUAL UTILITY PLAN

FOR

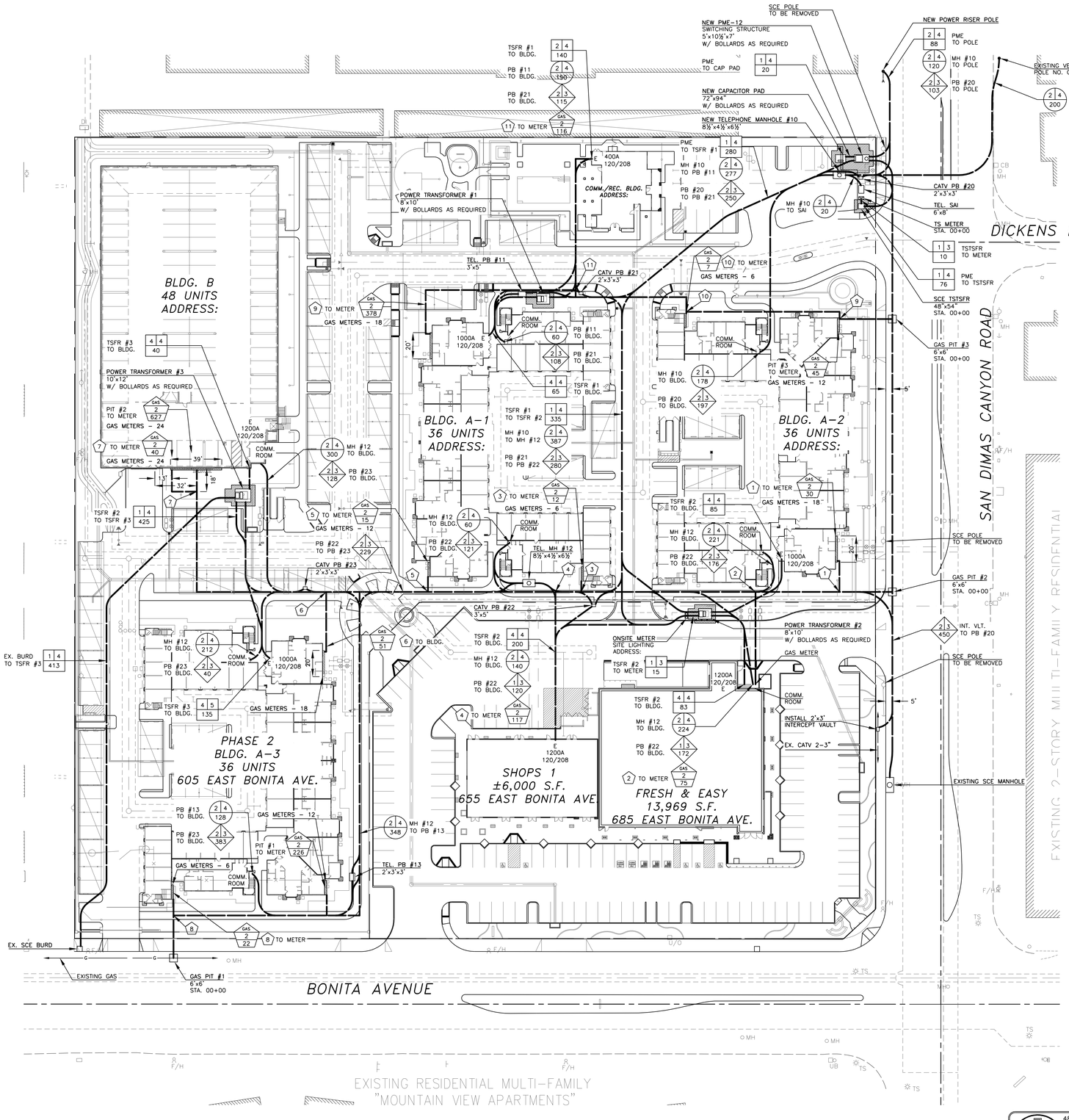
TRACT NO. 69609
BONITA CANYON GATEWAY
SAN DIMAS, CALIFORNIA

ENGINEER:



DATE:May 20, 2009

R:\RANCHO CUCAMONGA\PROJECTS\3007\01\GRADING\CGP\300701-CUP01.DWG (06-09-09 12:38:34PM) Plotted by: Jose Sanchez



CONTRACTOR NOTES

1. Call "Underground Service Alert" 1-800-422-4133 a minimum of 48 hours prior to any excavation. Even though existing facilities are marked by dry utility representatives, Contractor is responsible for exposing and protecting-in-place those facilities prior to and during construction.
2. Contractor is to refer to Civil and Architectural drawings for existing and proposed facilities, (both above ground and below ground).
3. With regard to power, telephone, and gas, this plan is for bidding and permitting purposes only. Actual construction documents will be provided by each referenced dry utility agency. Contractor shall be responsible for installation of each dry utility system in accordance with each dry utility agency's specifications, policies and practices of which the Contractor is to be thoroughly familiar.
4. When gas is to be installed with other dry utilities, Contractor will be responsible for sand shading, sand cover, and proper separation from the other utilities. Contractor should note that the gas pipeline normally changes direction at right angles, not on a radius like the other dry utilities. Contractor will be responsible for the excavation necessary for Gas to accomplish its installation.
5. Trenches shall allow room for CATV facilities. Trenching contractor shall notify _____ Cable TV Construction Coordinator, _____, at (___) ___-____ a minimum of 72 hours prior to opening trenches. This will allow time for CATV to mobilize for the installation of their facilities.
6. Locations of CATV and CACI vaults may or may not be shown for clarity. Exact location of CATV and CACI vaults are to be established through a coordinated effort by Contractor, Utility Consultant, and respective utility representative.
7. Construction along an existing street shall follow W.A.T.C.H. Manual guidelines, or per governing agency requirements.
8. Pre-Trench Meeting notification shall be given two (2) weeks prior to trenching to allow the scheduling of each utility inspector.
9. Telephone, Cable TV, and CACI to be placed per this plan, unless directed otherwise by utility agency representative. Contractor to "RFI" Developer if utility representative requests any deviations from this plan.
10. Telephone: All Developer provided supporting structures must be placed a minimum of 4 weeks prior to any telephone service requests. Supporting structures are backboards, grounds, conduits, pull ropes and manholes, pull boxes and or pedestals. Notify Telephone BICS Engineer _____ at (___) ___-____.

CALLOUT KEY

- ELECTRIC — Number of Electric Conduits; Size of conduits; Duct bank Footage-structure to structure, or structure to cap.
- STREET LIGHT — Number of Street Light Conduits; Size of conduits; Duct bank Footage-structure to structure, or structure to cap.
- TELEPHONE — Number of Telephone Conduits; Size of conduits; Duct bank Footage-structure to structure, or structure to cap.
- CATV — Number of CATV Conduits; Size of conduits; Duct bank Footage-structure to structure, or structure to cap.
- GAS — Size of Gas Pipeline; Footage of Pipeline-connection to connection, or connection to cap.

CONSTRUCTION NOTES

1. Call "Underground Service Alert" (USA) at 1-800-422-4133 a minimum of 48 hours prior to any excavation.
2. Maintain a minimum cover below finish surface or flow-line per governing municipality requirements.
3. Telephone Manhole (TMH)
   a. Utility agency shop drawing approval required prior to contractor ordering and structures.
   b. Bell terminations must be identified by contractor and approved by both utility agency and utility consultant before contractor places order for manhole.
   c. Conduits must enter end-walls only unless approved otherwise by utility agency and utility consultant.
   d. Manhole shall have a minimum of 24" cover below gutter flowline.
   e. Installation shall follow Manufacture's Installation procedures.
   f. Slurry backfill around duct within 5' of vault to prevent conduit shearing.
   g. Manholes shall be equipped with Uni-Strut racking, bolt-down covers and ladders.
   h. Manhole Covers shall be labeled in accordance with utility company's requirements. If customer-owned manhole, label cover "Telcom"
   i. Manhole interiors shall be painted white.
   j. When Lateral Knockout positions are used, conduit entrance shall be grouted smooth with manhole interior wall.
   k. All conduit entrances shall be plugged. Where noted on plan, additional care must be exercised to adequately seal conduit entries to prevent water drainage from within manhole downhill into buildings.
4. On-Site Telephone Pull Box (TPB)
   a. Utility agency shop drawing approval required prior to contractor ordering and structures.
   b. Conduits shall enter Pull Box on walls only. No floor entry conduits.
   c. Pull-Box shall be ordered with deep recess on each end wall to accommodate the number of conduits.
   d. Pull-Box installation shall follow Manufacture's installation procedures.
   e. Slurry backfill around duct within 5' of vault to prevent conduit shearing.
   f. Pull-Box shall be equipped with Uni-Strut racking.
   g. Pull-Box cover shall be dual hinged-lid assembly, capable of accepting bolt-down fasteners, and shall be galvanized steel or approved equivalent.
   h. Pull-Box cover shall be labled in accordance with utility agency's requirements. If Pull-Box is customer owned, label cover "Telcom".
5. CACI Data Communication Manhole (DMH), Pull Box (DPB)
   a. Associated Concrete Products, Model # V-303BT-PTS, # 2640-3½, or equivalent.
   b. Manhole shall be ordered with (12) 4" Bell Terminators on each end wall.
   c. Pull Box shall be ordered with 14"x14"x12" deep recess knockout and (4) 4" Bell Terminators on each end wall.
   d. Manhole shall have a minimum of 24" cover below gutter flowline.
   e. Installation shall follow Manufacture's Installation procedures.
   f. Slurry backfill around duct within 5' of vault to prevent conduit shearing.
   g. Structures shall be equipped with Uni-Strut racking, bolt-down covers (and ladders).
   h. Covers shall be labeled "CACI".
6. Future Generator Conduits
   a. Maintain 12" separation from all other conduits.
   b. An accurate record of the capped conduit location shall be recorded and, where possible, permanently marked in the field for future locating.
7. Mandrel all conduits and install Pull Rope.
   a. All conduits shall be mandrelled.
   b. Where conduits are picked up or intercepted, Contractor to mandrel from new structure to existing structure.
   c. Contractor shall install 3/8" polypropylene pull rope in all Power, Telephone, and CACI conduits.
   d. Where conduits are picked up or intercepted, Contractor to install pull rope from new structure back to existing structure.
8. "As-Builts" Drawings to be provided by Contractor.
   a. Shall reflect manhole/pullbox endwall duct configuration, verifying each conduit and it's destination.
   b. Shall verify structure ties in two directions.
   c. Shall verify duct footages placed per this job.
   d. Shall run mule-tape to obtain final manhole to building and manhole to manhole total length (T.L.) for all telephone and CACI conduits.
   e. Shall provide electrical as-built information to SCE Inspector per Inspector's direction, and provide a minimum of two copies of As-Built plans to developer.
   f. Verification shall be by annotating on Dry Utility Composite Plan to confirm data or to correct data.
9. Minimum Bend Radius (unless noted otherwise): Power=12½"; Telephone=25'; CATV & CACI=12½";
10. Contractor to verify with vault manufacturer quantity of conduits entering and exiting all structures to ensure that sufficient knock- outs are allocated
11. Trenches disturbing existing asphalt requires slurry backfill and Type II slurry seal as per governing municipality requirements.
12. The Contractor shall return the asphalt street section to existing or better condition. This may require grinding and/or overlay operations, as required by the governing municipality. After final paving, the contractor shall slurry seal any asphalt pavement damaged during construction operations to a full lane width for the entire length of the project, including the replacement of striping and stenciling.
13. Trenches shall avoid traffic signal installations and modifications, proposed and future.

CAUTION:

Entering electrical structures shown on this drawing contain energized cable and equipment. Entering structures or breaking through walls to be done by an electrical-approved contractor and ONLY under the supervision of Edison Company personnel.

WHILE IT IS UNDERSTOOD THAT THE CONTRACTOR IS TO CONSTRUCT EACH OF THE DRY UTILITY SYSTEMS IN ACCORDANCE WITH THE RESPECTIVE DRY UTILITY AGENCY'S PLANS AND STANDARDS, IT IS ALSO POSSIBLE THAT THE PLANS PREPARED BY EACH DRY UTILITY AGENCY MAY NOT HAVE BEEN GENERATED HAVING THE LATEST CIVIL AND/OR LANDSCAPE BASE INFORMATION. THE DEVELOPER AND PROJECT TEAM HAVE SPENT CONSIDERABLE EFFORTS TO DEVELOP A DRY UTILITY COMPOSITE PLAN TO MAINTAIN THE CURRENT STATUS OF ALL THE FACILITIES TO BE CONSTRUCTED WITHIN THE PROJECT AREA; AND, THE DRY UTILITY COMPOSITE PLAN SHOULD BE USED AS A REFERENCE FOR THE CONTRACTOR DURING THE PROJECT. THE CONTRACTOR SHALL COMPARE EACH OF THE FINAL DRY UTILITY PLANS WITH THE DRY UTILITY COMPOSITE PLAN PRIOR TO AND DURING CONSTRUCTION TO INSURE THAT ALL FACILITIES TO BE INSTALLED ARE CONSISTENT WITH THE DRY UTILITY COMPOSITE PLAN. IN THE EVENT THAT THE CONTRACTOR FINDS AN INSTANCE WHERE A DRY UTILITY AGENCY'S FINAL PLAN DOES NOT MATCH THE DRY UTILITY COMPOSITE PLAN, CONTRACTOR SHALL ISSUE AN "RFI" (REQUEST FOR INFORMATION) TO OBTAIN A CLARIFICATION PRIOR TO THE CONTRACTOR INITIATING THE CONSTRUCTION OF THE ITEM OR ITEMS IN QUESTION.

NOTE TO DRY UTILITY CONTRACTOR AND PLUMBING CONTRACTOR: PRIOR TO TRENCHING FOR GAS SERVICE LINES, DRY UTILITY CONTRACTOR AND PLUMBING CONTRACTOR SHALL MEET WITH GAS CO. INSPECTOR TO CONFIRM HOUSE LINE LOCATIONS AND GAS CO. RISER LOCATION-ALL SITES ON PROJECT.

0 20 40 80
SCALE IN FEET

48 HOURS BEFORE YOU DIG CALL
UNDERGROUND SERVICE ALERT of Southern California
1-800-422-4133

LANDSCAPE BASE DATE:	01-15-2009
CIVIL BASE DATE:	02-10-2009

DEVELOPER:
VCH-San Dimas Company, LLC
590-G Brunken Ave. (831) 753-6487
Salinas, CA 93901 Fax (831) 753-6480

PLANS PREPARED BY:
RGI
UTILITY CONSULTANTS
3480 Hamner Avenue (951) 279-7900
Norco, CA 92860-1356 Fax (951) 279-4116

B

DRY UTILITY COMPOSITE PLAN

BONITA CANYON GATEWAY MIXED USE

DWN BY: NP	PROJECT MANAGER:	DATE:	02-25-2009
CKD BY: RGI	BOB GREGORY	SHEET:	U1.1
SCALE: 1"=40'			

\\Servers\Company\CAD\PROJECTS\BONITA CANYON GATEWAY MIXED USE (SAN DIMAS)\BONITA CANYON GATEWAY SAN DIMAS -B- 02-25-2009.dwg 02/25/2009 1:34pm By: NATHAN