



ENCROACHMENT PERMIT

Storm Drain Connection

City of Riverside - Public Works Dept.

951-826-5341

Issuance of this permit shall not be construed as a waiver of any other applicable permit or requirement, and is only revocable permission to use the land for the purpose described.

Owner: SYCAMORE CANYON PARTNERSHIP

Location:

A.P.N.: 263-320-005

Encroachment: Connect Private S.D. to City Catch Basin

The above-described encroachment being shown on Exhibit A attached hereto.

Upon issuance of this permit, I agree to comply with the attached terms and conditions.

Date: 7-26-05

By: 

Date: _____

By: _____

Applicant

SYCAMORE CANYON PARTNERSHIP

C/O JACK M LANGSTON

4100 NEWPORT PL NO 750

NEWPORT BEACH CA

Contractor/Developer

92660-0000

ENCROACHMENT PERMIT APPROVAL

This permit has been reviewed and approved by the Departments listed below provided the attached terms and conditions are adhered to:

- P/W ENGINEERING
- P/W TRAFFIC
- P/U WATER

FINAL APPROVAL

Date: 7/26/05


Public Works Director

THIS PERMIT IS NOT VALID UNTIL ISSUED AND POSTED IN CITY RECORDS

Issued by: Debra Isles

Dated: 7/26/05

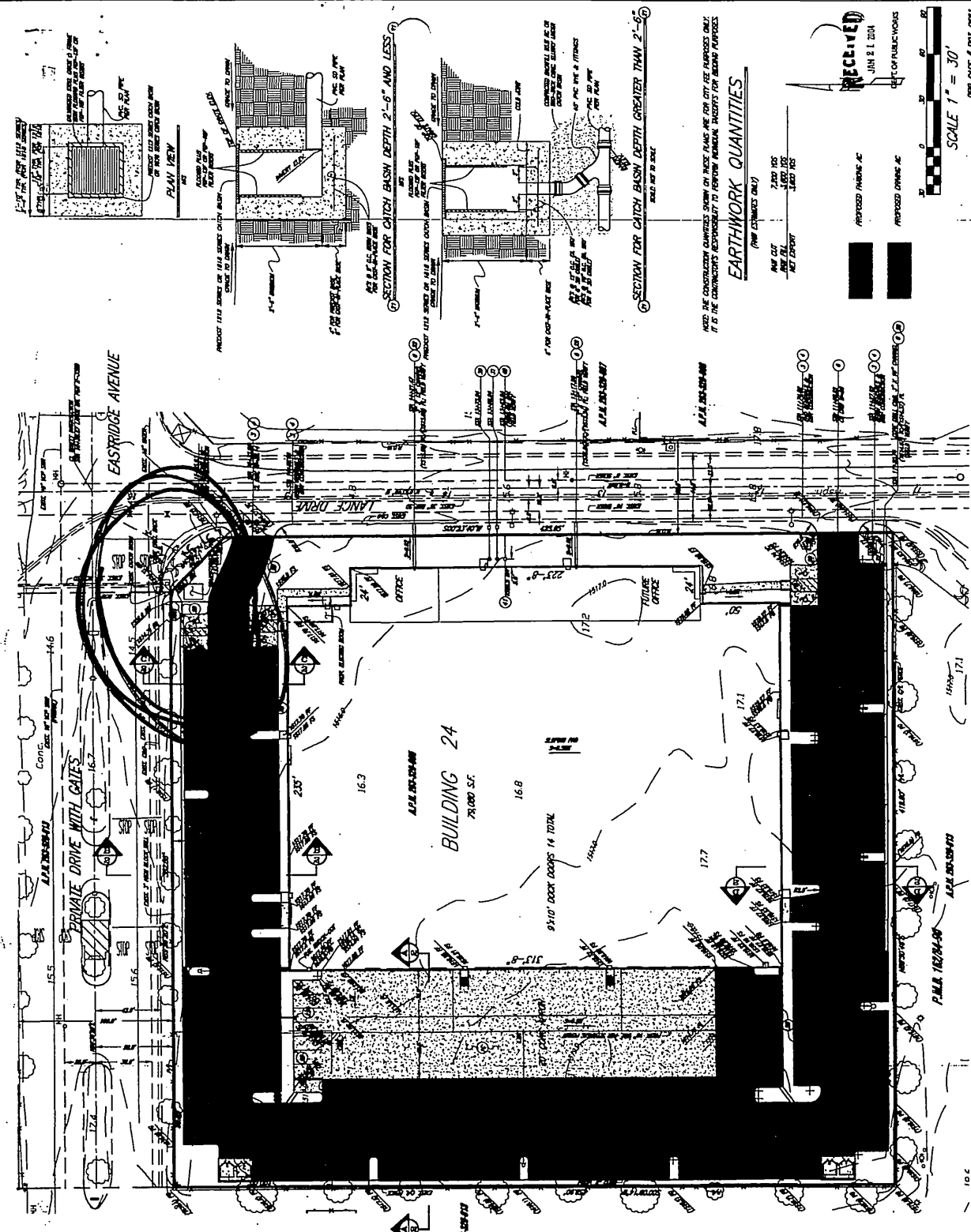


City of Riverside

The following are requirements that need to be met for your permit #PW05-0628 .

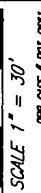
- 1: Permittee acknowledges that the area of encroachment is owned or controlled by the City of Riverside.
- 2: Permittee acknowledges that the described property could be needed for a proposed or planned public improvement and the City may revoke this permit. Upon written notice of revocation, the permittee shall, within the time prescribed by the City, remove all improvements placed, constructed or maintained. If the permittee fails to abide by the removal order of the City, the City shall have the right to remove and destroy the improvements without reimbursement to the permittee. The cost of such removal shall be paid by the permittee to the City and shall constitute a debt owed to the City.
- 3: Permittee waives the right of claim, loss, damage or action against the City resulting from revocation, termination, removal of improvements or any action of the City, its officers, agents or employees taken in accordance with the terms herein.
- 4: If the Public Works Director of the City of Riverside finds that the permittee is in default of the terms of this permit, that shall be cause for revocation.
- 5: Permittee herewith agrees to hold the City of Riverside harmless from and against all claims demands, costs, losses, damages, injuries, actions for damages and/or injuries, and liability in connection with the construction, encroachment, and/or maintenance to be done by permittee within the described property.
- 6: Prior to any construction taking place on City controlled property, permittee shall obtain a Construction Permit or Street Opening Permit from the City Public Works Department.
- 7: The permittee agrees to insure that construction of their improvements will not interfere in any way with any existing City or utility facilities.
- 8: Permittee acknowledges that existing city or utility facilities will require future maintenance, reconstruction, and revisions and that facilities may be added, any of which may result in removal or alteration of the permittee's improvements without reimbursement to the permittee.
- 9: Prior to construction, permittee shall contact Underground Service Alert to field locate existing utility lines. Any conflicts discovered will void the permit until acceptable revisions are made. It shall be Permittee's responsibility to determine the location and required clearances from all public and private utility, sewer and drainage facilities prior to drilling and shall only drill in compliance with such clearance requirements.
- 10: All on-site catch basins and inlets must have a properly installed and maintained drainage water filtration system to Public Works Specifications.
- 11: Permittee acknowledges that there are existing public works and public utility facilities that may interfere with the proposed improvement. All existing utilities, sewers and storm drains must be field located (pot-holed) prior to installation of the proposed facilities.
- 12: Permittee acknowledges that all maintenance of the drain line between its connection with the

line in the street and the right of way line is the responsibility of the permittee.



EARTHWORK QUANTITIES
(NEW EXISTENCES ONLY)

PAV. CUT	2,320.00
PAV. FILL	1,820.00
NET EXPORT	500.00

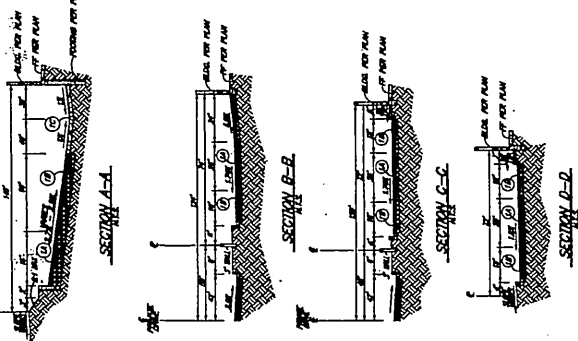


RECEIVED
JAN 21 2004
DEPT. OF PUBLIC WORKS

**CITY OF RIVERSIDE
PRECISE GRADING PLAN
SECTIONS AND DETAILS
48 STAMFORD CANTON PROJECT
BUILDING 24**

VERT. SCALE: AS SHOWN

- CONSTRUCTION NOTES - HARDSCAPE**
1. CONFORM TO ALL CITY AND STATE REGULATIONS AND ORDINANCES.
 2. CONFORM TO ALL CITY AND STATE REGULATIONS AND ORDINANCES.
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- CONSTRUCTION NOTES - DRAINAGE**
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- CONSTRUCTION NOTES - WATER**
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- CONSTRUCTION NOTES - SEWER**
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Plans Prepared Under Supervision of

David S. Anderson
R.C.E. No. _____
DATE: 1-21-04

REVISIONS

NO.	REVISIONS	DATE

DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]

PLANS FOR SUBMITTAL TO ENVIRONMENTAL REVIEW REQUIRED

BENCHMARK: _____

DATE: 1-21-04

SCALE: AS SHOWN

SHEET 2 OF 3

Underground Service Alert

CONSTRUCTION INDUSTRY ALERT: THIS IS A PRELIMINARY PLAN FOR CONSTRUCTION. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER OF RECORD.

FOR MORE INFORMATION, CONTACT THE ENGINEER OF RECORD.

1-800-422-4133

TOLL FREE

FOR MORE INFORMATION, CONTACT THE ENGINEER OF RECORD.

Conc.
EXIST. 10" VCP SWR
(PRIVATE)

14.6

EXIST. 10" VCP SWR

MH

TH GATES

16.7

CL STREET II
STA 16+26.2

EASTRIL

EXIST. C&G EXIST. 14" WATER



EXIST. CATCH BASIN

EXIST. 18" WATER

CORE DRILL BACK
OF C.B.

STA 15+45.93
END REMOVALS &
DWY CONSTRUCTION

STA 15+23.08
CL DWY, W=26.14

STA 14+98.09
BEGIN REMOVALS &
DWY CONSTRUCTION

235'

1517.20 FT
1517.95 FS



1517.70 FF
1517.65 FS

1517.61 FS

PROP. ELECTRIC ROOM

24'
1517.90 FT
OFFICE

S=0.02

LANCE DRIVE

EXIST. C&G

EXIST. 36" RCP SD

N 02°34' W

R.O.W.

(1515.50) TO (1515.50)

N. 263-320-005

ING 24

30 S.F.

STA