

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to THOMAS & MYRTLE HIROYASU and LELAND & DIXIE JOHNSON
17799 San Clemente Street
Fountain Valley, CA 92708

their heirs and assigns, hereinafter referred to as "Permittee" to use and occupy the following described property. That portion of that certain easement for storm drain facilities, 12.00 feet in width, lying within Lot 4 of Tract No. 13300-1, as shown by map on file in Book 114 of Maps, at Pages 74 and 75 thereof, records of Riverside County, California, as shown on the attached Exhibit "A",

in accordance with the terms hereof.

1. Permittee shall use and occupy the described property only in the manner and for the purposes as follows: Construction and maintenance of a 6" PVC private drain line connecting a private drain box into the public storm drain shown on the attached Exhibit "A".

1A. The applicant agrees to hold the City harmless for any liability incurred by connection to the public storm drain including, but not limited to, on-site flooding caused by the public storm drain malfunctioning causing water to back up into said private drain.

1B. The applicant's contractor shall obtain the necessary permits to connect to said public storm drain.

2. Permittee, by acceptance of the benefits hereunder, acknowledges title to the property to be in the City of Riverside and waives any right to contest the validity of the dedication or grant.

3. Permittee acknowledges that the described property is the site of a proposed or planned public improvement and that, accordingly, all rights and privileges of use permitted shall cease and expire upon notice of revocation by the City. Upon the expiration or revocation, Permittee shall, within the time prescribed by the City, remove all improvements or obstructions placed, constructed or maintained by the Permittee. If the Permittee fails to abide by the removal order of the City within the time prescribed, the City shall have the right to remove and destroy the improvements without reimbursement to the Permittee and the cost of such removal shall be paid by the Permittee to the City of Riverside and shall constitute a debt owed to the City of Riverside.

4. Permittee, by acceptance hereof, waives the right of claim, loss, damage or action against the City of Riverside arising out of or resulting from revocation, termination, removal of the improvements or any action of the City of Riverside, its officers, agents or employees taken in accordance with the terms hereof.

5. Finding and determination by the City Council of the City of Riverside that the Permittee, or his heirs and assigns or successors in interest, are in default of the terms hereunder shall be cause for revocation.

6. Permittee herewith agrees to hold the City of Riverside harmless from and against all claims, demands, costs, losses, damages, injuries, action for damages and/or injuries, and liability growing or arising out of or in connection with the construction, encroachment, and/or maintenance to be done by Permittee or his agents, employees or contractors within the described property.

DATED: MAR 21 1989

CITY OF RIVERSIDE, a municipal corporation

By *Ch Brown* Mayor

Attest *Alice A. Hale* City Clerk

The foregoing is accepted by:

(Signature(s) of Permittee)

Leland Johnson
Thomas Johnson
Dwight Johnson
Marylou Johnson

APPROVED AS TO CONTENT

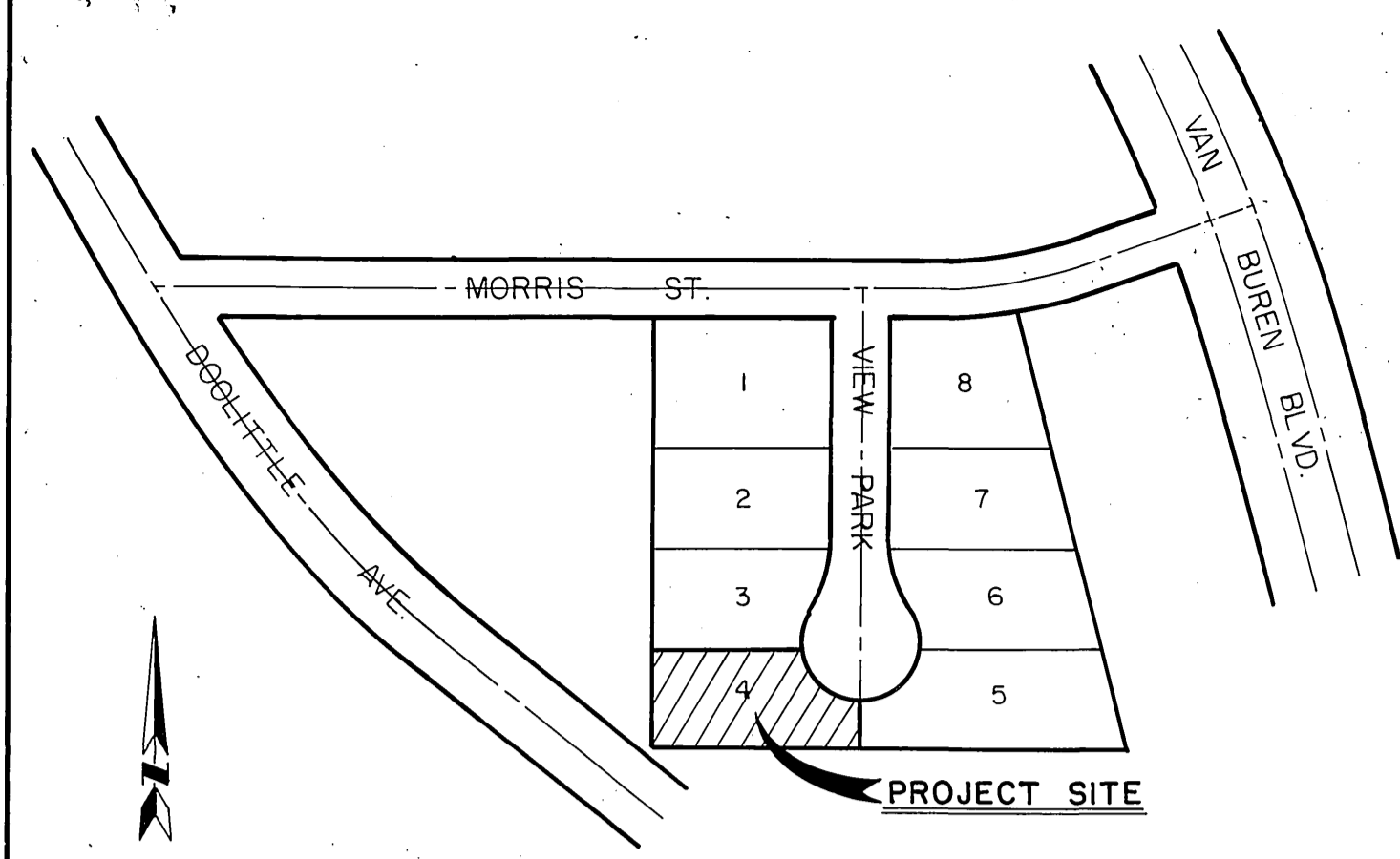
Barry Paul
Department Head

APPROVED AS TO FORM

John Woodhead
City Attorney

CITY MANAGER APPROVAL

Robert E. Fremont
City Manager



VICINITY MAP
NOT TO SCALE

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION 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 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 ENGINEER.

UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT.

THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH THE IMPROVEMENTS PURSUANT THERETO AGREES TO ASSUME LIABILITY AND TO HOLD THE UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, NOT LOCATED AT VARIANCE WITH THAT OR REPORTED OR SHOWN ON RECORDS EXAMINED.

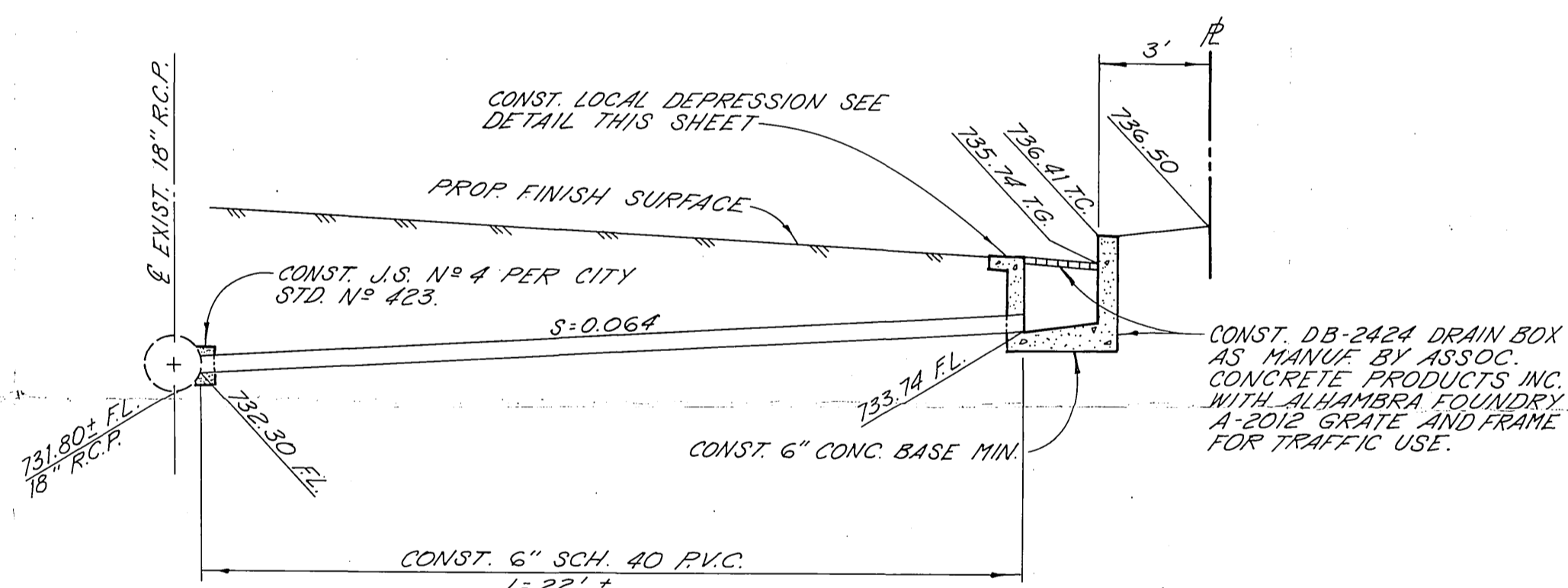
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

James J. Brennan
JAMES J. BRENNAN R.C.E. - 20801
EXP. DATE: 9/30/89

10/13/88
DATE

LEGEND

737.45	DESIGN ELEVATION
(736.90)	EXISTING ELEVATION
(737)	EXISTING CONTOURS AT 1' INTERVAL
---	EXISTING SLOPE
---	DESIGN SLOPE
T.C.	TOP OF CURB
F.L.	FLOW LINE
F.S.	FINISH SURFACE
C.F.	CURB FACE
T.W.	TOP OF WALL
G.B.	GRADE BREAK
E.P.	EDGE OF EXIST. A.C. PAVEMENT
B.W.	BACK OF WALK
F.F.	FINISH FLOOR
A.C.	ASPHALT CONCRETE
C.L.F.	CHAIN LINK FENCE
D/W	DRIVEWAY
P.P.	POWER POLE
R.C.P.	REINFORCED CONCRETE PIPE
S/W	SIDEWALK
W.M.	WATER METER
M.H.	MANHOLE
P	PROPERTY LINE
T	TRASH ENCLOSURE



PROFILE @
SCALES: HORI. 1"=4'
VERT. 1"=4'

PAVEMENT DESIGN

3" A.C. OVER 4" A.B.

ESTIMATE OF QUANTITIES			
	EXCAVATION	FILL	IMPORT
ON-SITE	75 C.Y.	800 C.Y.	725 C.Y.
ASSUMED 0.1' FOR SUBSIDIENCE AND 10% FOR SHRINKAGE.			

SOILS ENGINEER:

GEO ETKA INC.
739 NORTH MAIN STREET
ORANGE, CALIFORNIA 92668
PHONE: (714) 771-6911
CITY TAX LICENSE CERT. No. 031544
GOOD UNTIL 5/23/89

PREPARED FOR:

RICHARDSON GROUP
413 SOUTH GLASSELL STREET
ORANGE, CALIFORNIA 92666
PHONE: (714) 997-3970

CITY OF RIVERSIDE, CALIFORNIA
PLANNING DEPARTMENT
E.P.C. REVIEW NOT REQUIRED

James J. Brennan
DATE 10/13/88

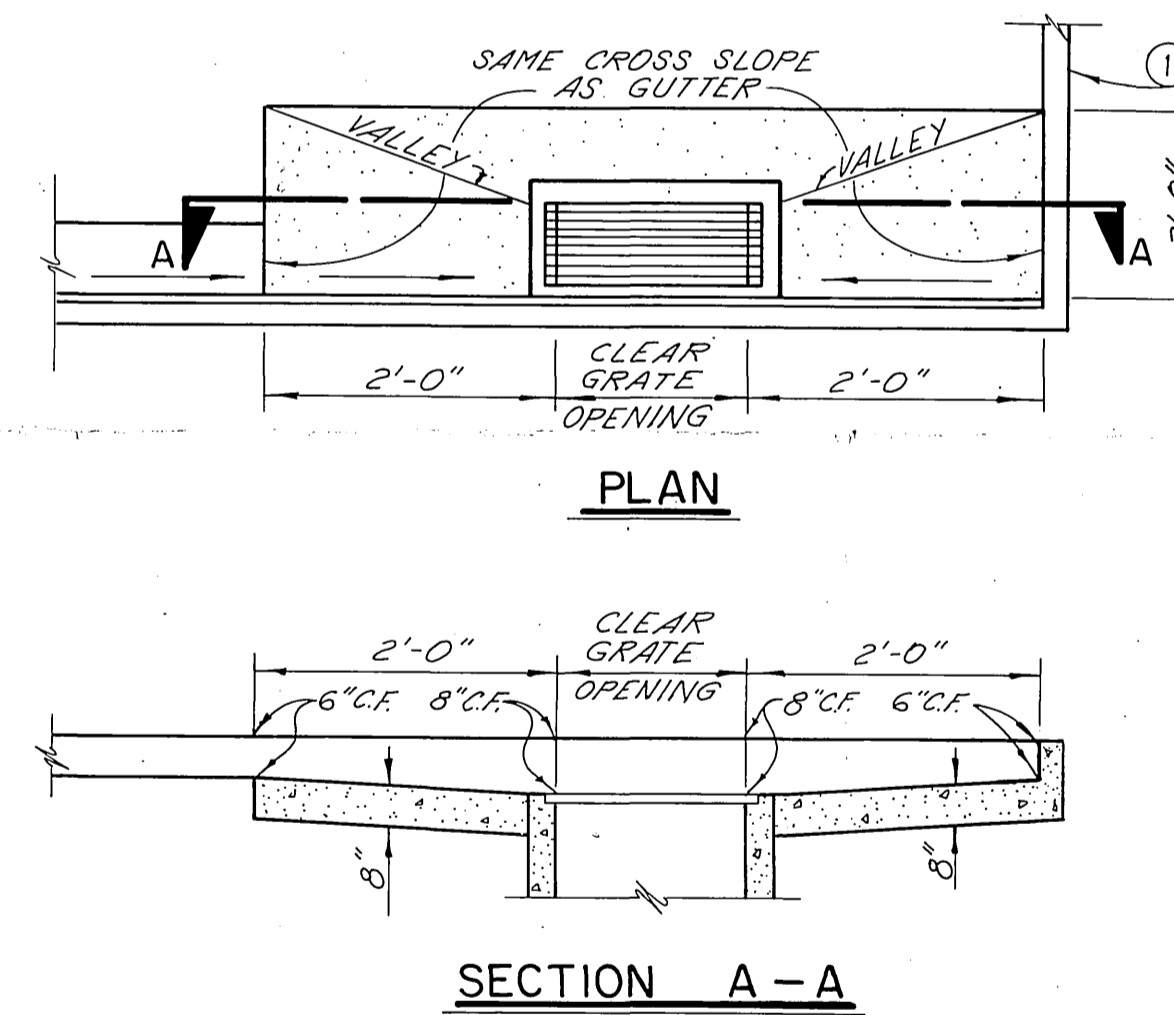
PREPARED IN THE OFFICE OF:

JAMES J. BRENNAN, INC.
CONSULTING CIVIL ENGINEERS
191 SOUTH ORANGE STREET
ORANGE, CALIFORNIA 92666
PHONE (714) 997-2540
CITY TAX LICENSE CERT. No. 040997
GOOD UNTIL 10/13/89

JAMES J. BRENNAN R.C.E. 20801
EXP. DATE: 9/30/89

GENERAL NOTES

- ALL GRADING SHALL CONFORM TO CHAPTER 70 OF THE UNIFORM BUILDING CODE, AND ANY APPROVED VARIANCES THEREFROM MUST BE SHOWN ON THIS PLAN.
- ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY TRIAD FOUNDATION ENGINEERING INC. DATED 12/19/83, SHALL BE COMPLIED WITH DURING GRADING OPERATIONS, ALONG WITH UPDATED REPORT PREPARED BY GEO-ETKA INC. DATED 9/16/88.
- THIS PLAN IS FOR GRADING PURPOSES ONLY. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT LAYOUT, BUILDING LOCATIONS, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
- CERTIFICATION FROM THE REGISTERED CIVIL ENGINEER OR ARCHITECT STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN AND A COMPACTION REPORT FROM THE SOILS ENGINEER ON ANY FILL AREAS ARE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.
- CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
- ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT OF WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.
- ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY EFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNERS.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- ANY ON-SITE RETAINING WALLS SHOWN ON THIS PLAN THAT ARE UNDER 3 FEET IN HEIGHT AND SUPPORT A SURCHARGE OR THAT ARE OVER 3 FEET IN HEIGHT REQUIRE SEPARATE REVIEW, APPROVAL AND A BUILDING PERMIT FROM THE BUILDING DIVISION, PLANNING DEPARTMENT. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE SHALL BE IN PLACE AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE GRADING PERMIT. APPROVED SEQUENCED GRADING WITH 1 1/2:1 MAXIMUM SLOPES TO WITHIN 2 FEET OF ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR ISSUANCE OF A GRADING PERMIT PRIOR TO COMPLETION OF ANY NECESSARY PERIMETER RETAINING WALLS.
- THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
- IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN OBTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING FOOTPRINTS AND ON ALL FILL SLOPES.



GRATE INLET LOCAL DEPRESSION
NOT TO SCALE

RECEIVED
JAN 19 1989

DEPT. OF PUBLIC WORKS
CITY B.M. H3-5 A.C. WORKS
PK. NAIL AND TAG IN NOSE OF TRAFFIC ISLAND AT VAN BUREN BOULEVARD AND ACORN STREET.

ELEV. 743.621

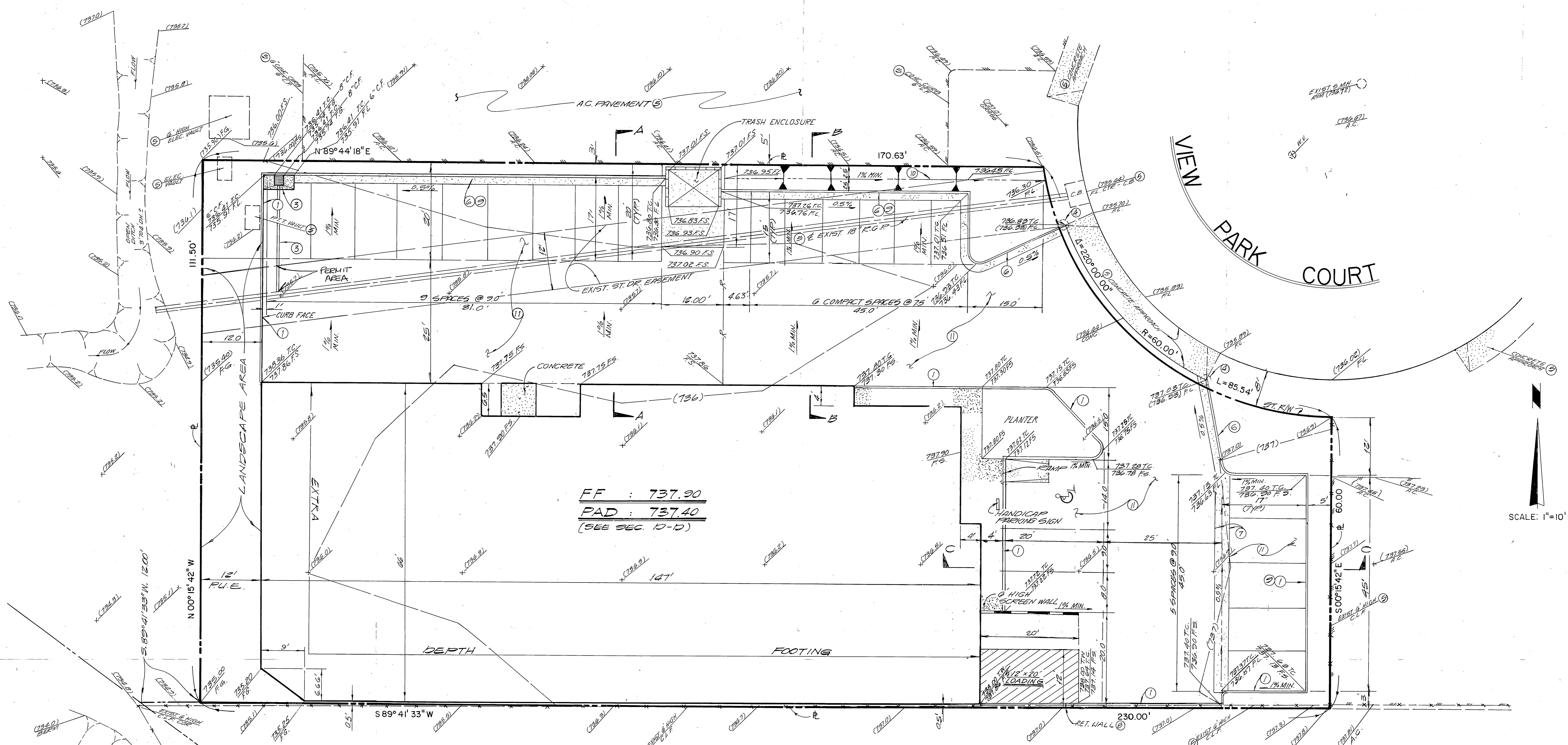
GRADING PLAN

FOR
LOT 4 OF TRACT No. 13300-1
RIVERSIDE, CALIFORNIA
6640 VIEW PARK CT.

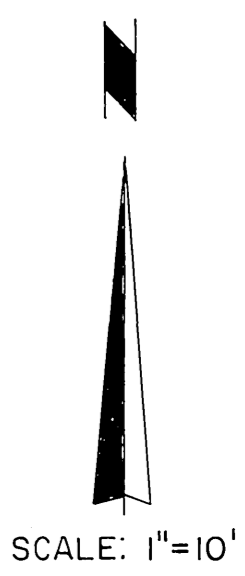
DESIGNED T.N. SCALE DATE SHEET 1 OF 2
DRAWN: T.K. AS SHOWN OCT. '88

EXHIBIT "A"
SHEET 1 OF 2

REVISION				
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED

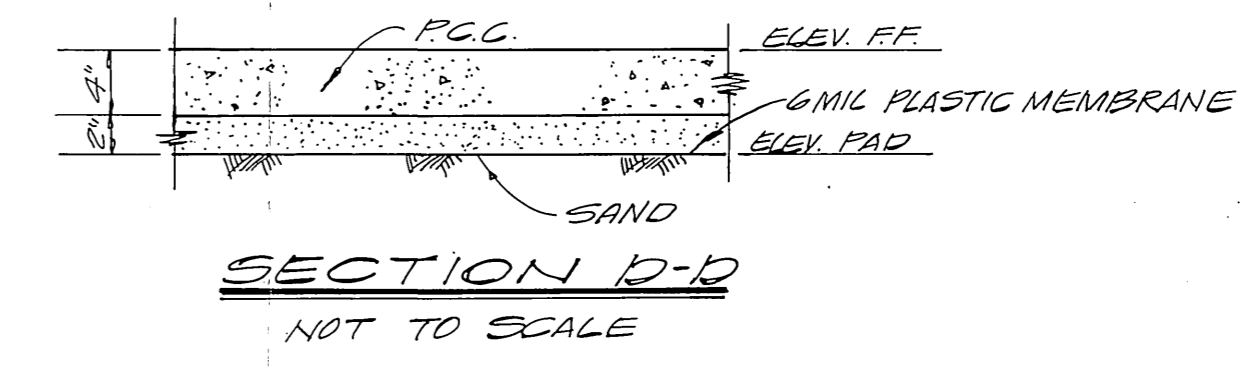
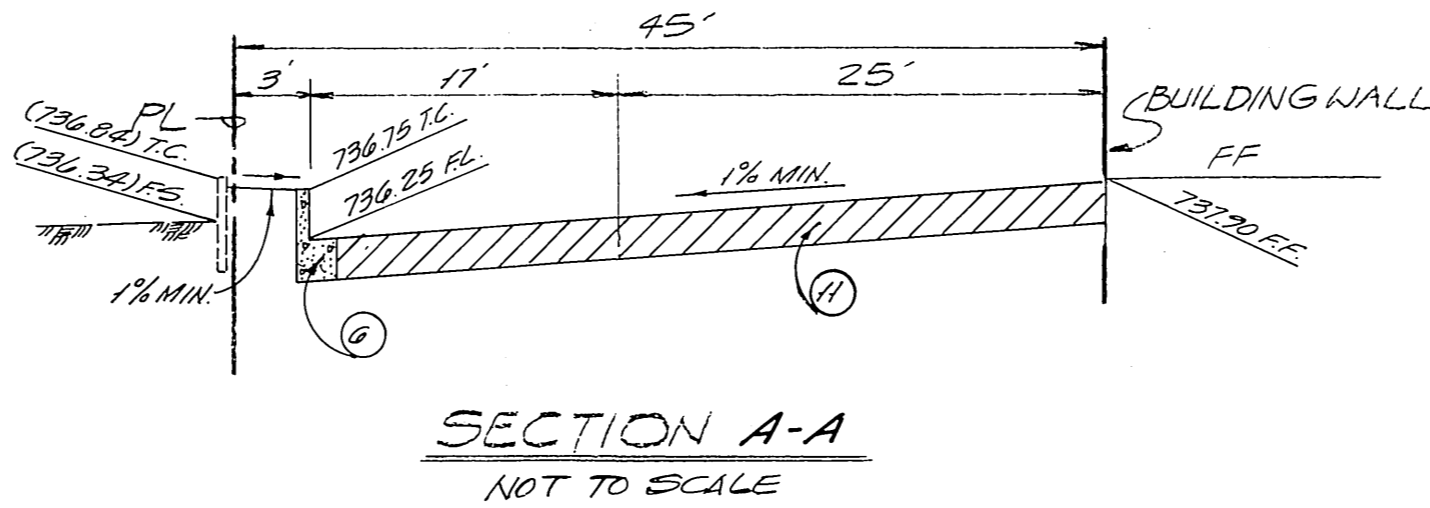
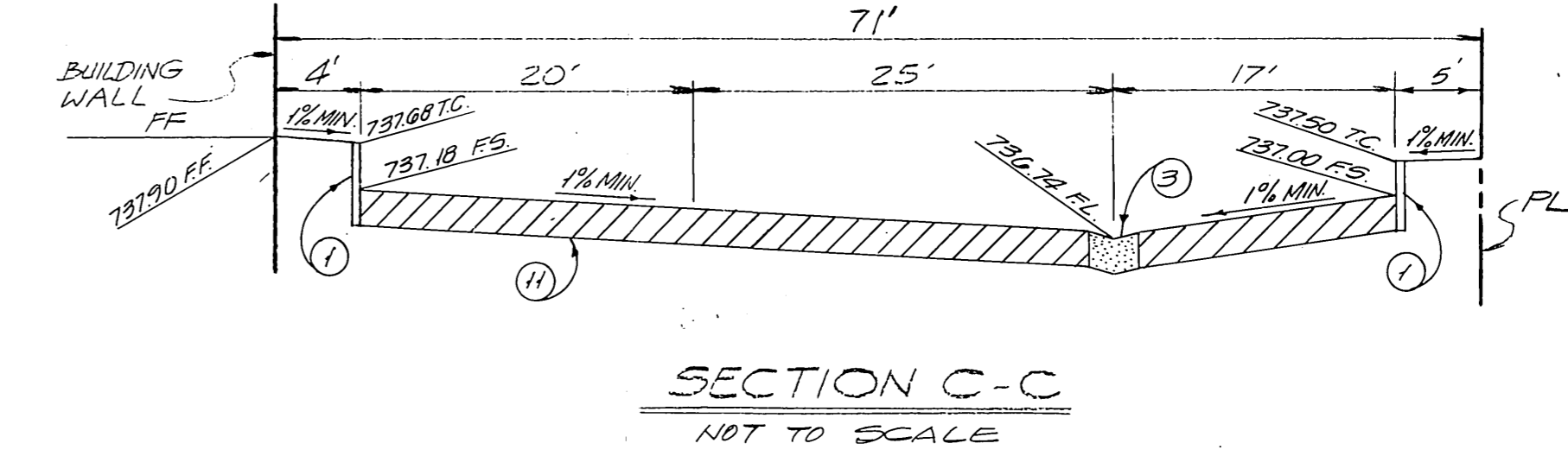
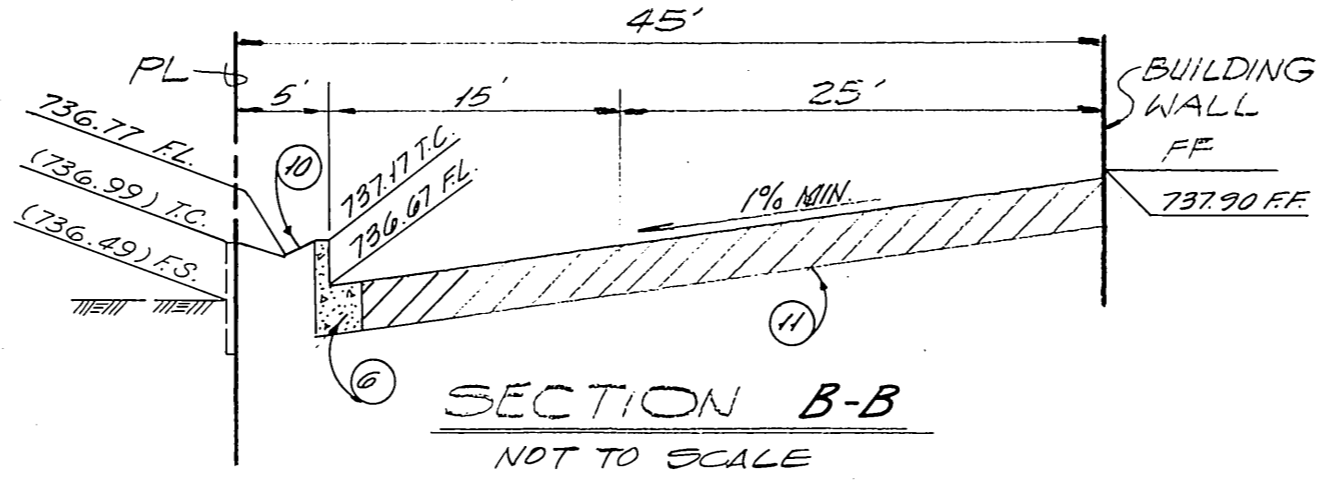


FF : 737.90
 PAD : 737.40
 (SEE SEC. D-D)



CONSTRUCTION NOTES

- ① CONSTRUCT TYPE "A" CURB PER DETAIL SHEET 1.
- ② DELETED
- ③ CONSTRUCT 6" PVC SCH. 40 DRAIN LINE WITH GRATE INLET AND LOCAL DEPRESSION PER PROFILE ③ SHEET 1. SEE SHEET 1 FOR DETAIL "A".
- ④ PROTECT IN PLACE.
- ⑤ CONSTRUCT TYPE "B" CURB AND GUTTER PER DETAIL SHEET 1.
- ⑥ CONSTRUCT CONCRETE GUTTER PER DETAIL SHEET 1.
- ⑦ CONSTRUCT RETAINING WALL. SEE ARCHITECT'S PLANS.
- ⑧ PLACE 2" Ø PVC SCH. 40 PLANTER OUTLET DRAIN @ 10 O.C. 1/4" PER FT. GRADIENT (MIN.) W/ SCREEN AT PLANTER END.
- ⑨ CONSTRUCT LOW FLOW CHANNEL AND DAY LIGHT TO DRAIN.
- ⑩ CONSTRUCT 3" A.C. OVER 4" A.B.



RECEIVED
 JAN 19 1989
 DEPT. OF
 PUBLIC WORKS