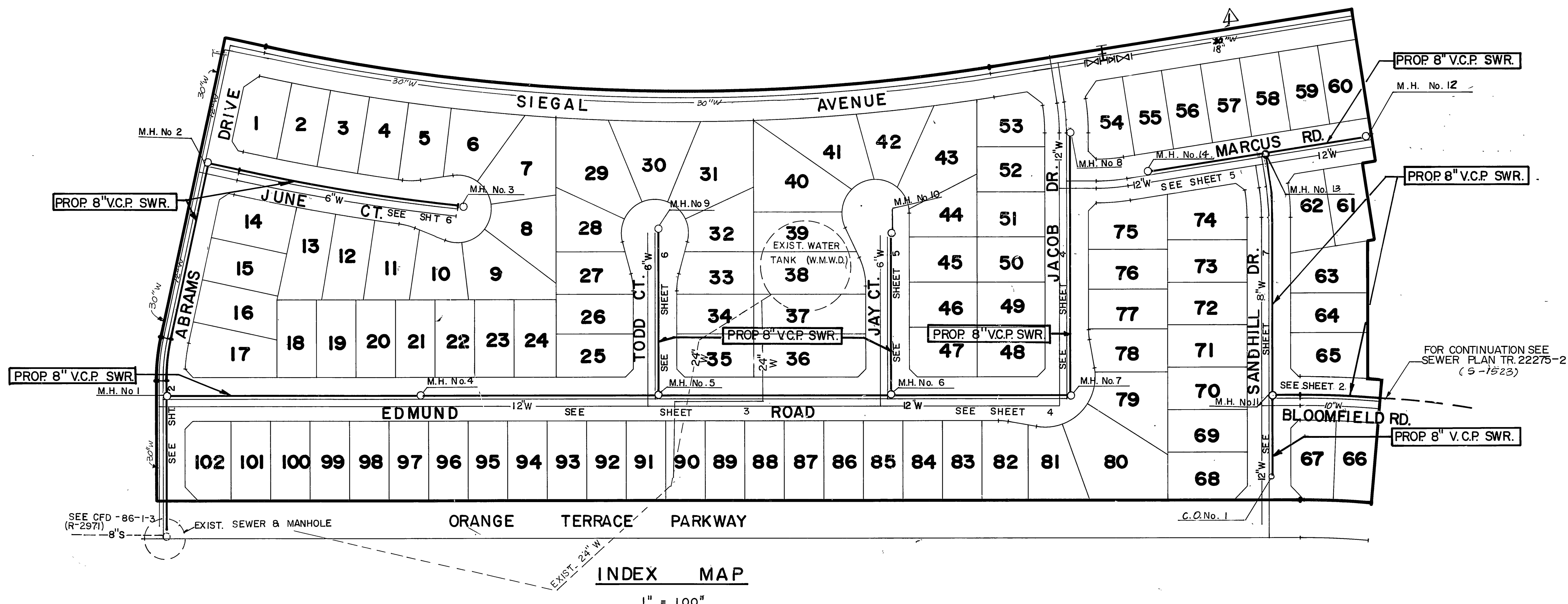
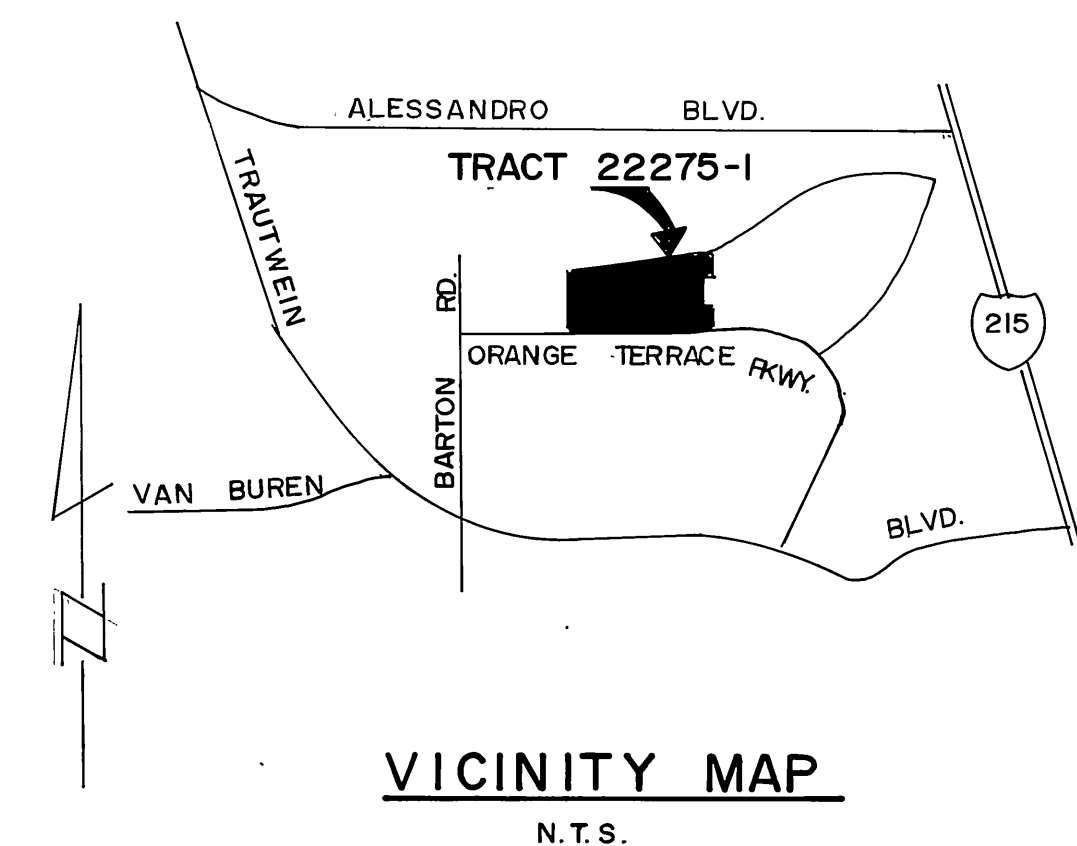
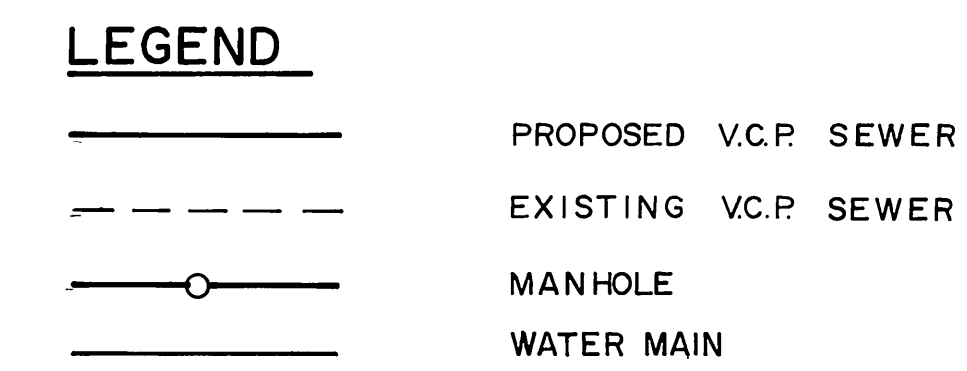


TRACT 22275-1

SEWER IMPROVEMENTS



- ### 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 Dept. of Public Works, Standard Drawings, 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 elevation prior to construction.
 - The sewer contractor shall adjust manholes to final grade after paving is completed.
 - No finished floor elevation shall be less than 4' above the sewer flow line at the point of connection without having a proper backwater valve installed in the lateral.
 - A plug wall 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 manholes to be Riverside City Std. No. 500.
 - All flagged elevations shall be staked in the field by private engineer.
 - The contractor shall call in a locations request to UNDERGROUND SERVICE ALERT (USA), Phone No. 1-800-422-4133, 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 U.S.A.
 - 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 cleanouts to be Riv. City Std. No. 560.
 - Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.
 - Quantities shown are for information only and the city of Riverside is not responsible for their accuracy.



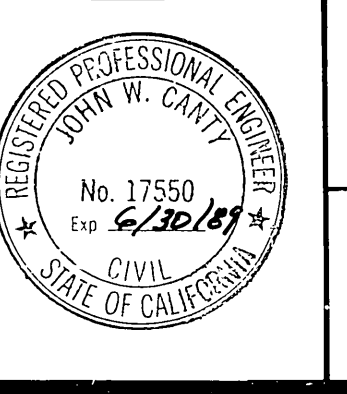
QUANTITIES

8" V.C.P.	4088.71	LF.
M.H.	14	EA.
C.O.	1	EA.
4" LATERALS	102	EA.

REVIEWED BY W.M.W.D. *[Signature]*
SHEETS 4 THRU 7
[Signature] 12/10/88
SUPERVISING DESIGN ENGINEER RCE 21643

Underground Service Alert
Call: TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF *[Signature]*
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-89 DATE: 4/29/88
APPROVED BY: _____

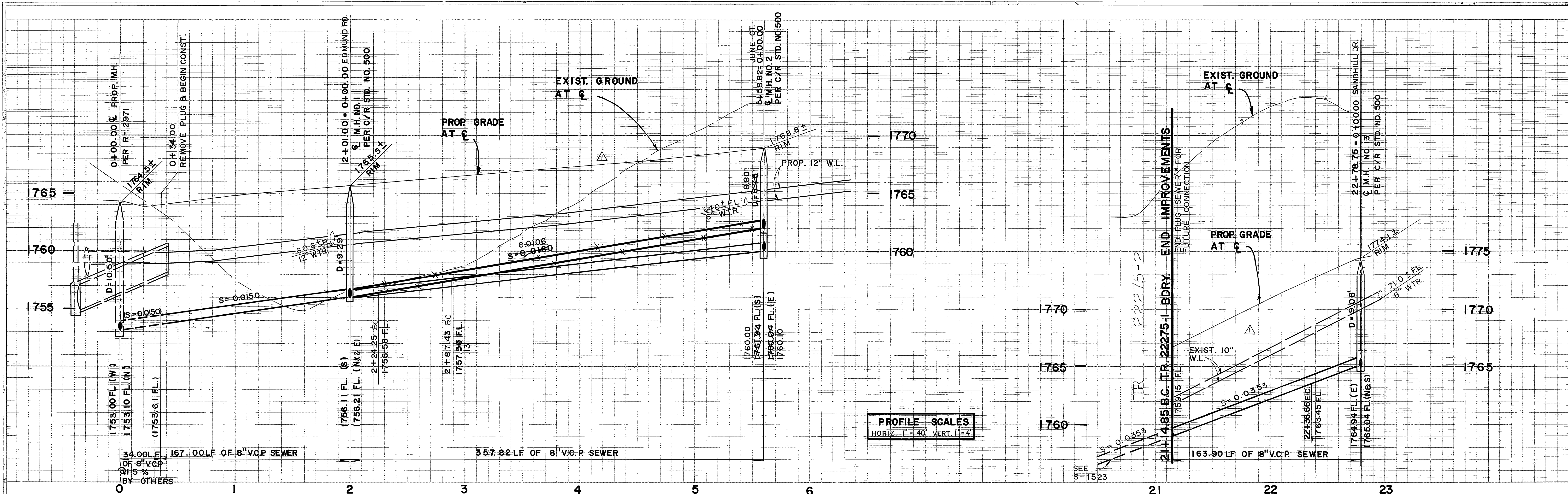
J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0844 FAX 714-686-9954
11200 S. Mt. Vernon Ave., Suite 107 Colton, CA 92324 (919) 346-5591 FAX 619-340-0529
SCALE: AS SHOWN BENCH MARK: V.B. 10-84 ELEV. 1200.670 DATE: 1974
DATE: MAR 1988

DESIGNED BY	L.W.S.	DRAWN BY	C.M.F.	CHECKED BY	J.A.O.
REVISIONS	APPR.	DATE			

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

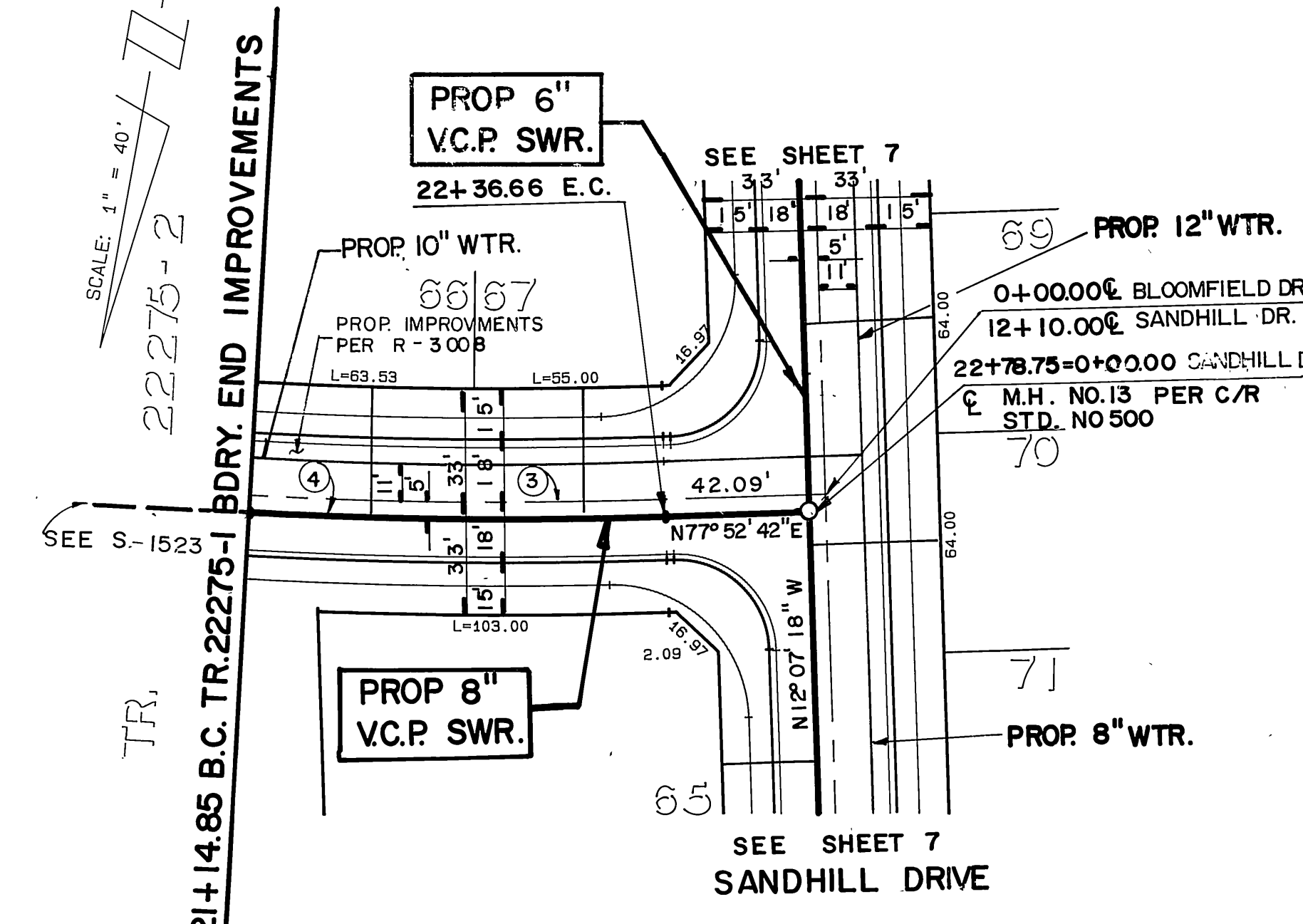
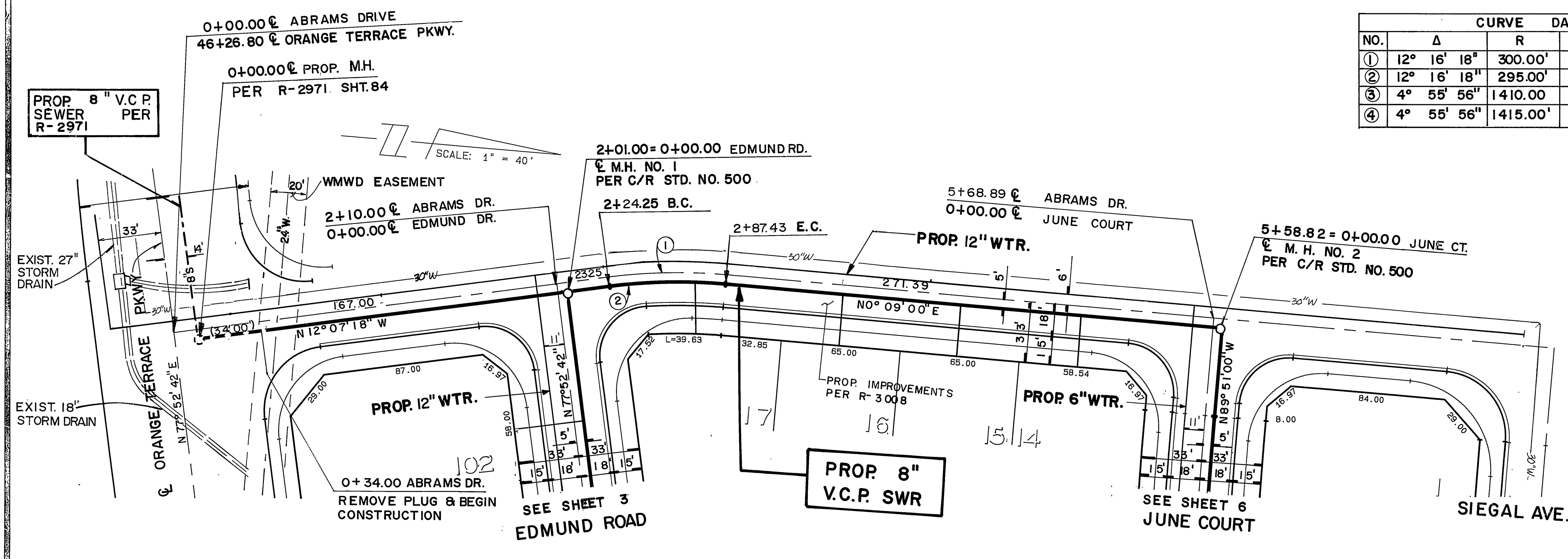
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	—	—
CHIEF P.W. ENGR.	<i>[Signature]</i>	12-22

TRACT 22275-1
SEWER PLAN & PROFILE
"TITLE SHEET"
PROJECT NO. S-1522
SHEET 1 OF 7
FILE NO.: 8710243 (M)
FOR S.I.C. INDEXED 1-31-89 4th



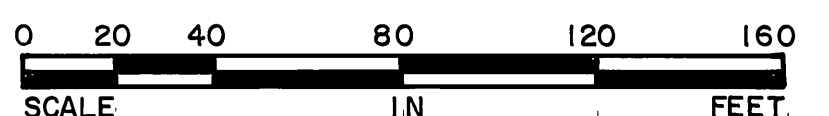
PROFILE SCALES
 HORIZ. 1" = 40' VERT. 1" = 4'

CURVE DATA				
NO.	Δ	R	L	T
①	12° 16' 18"	300.00'	64.25'	32.25'
②	12° 16' 18"	295.00'	63.18'	31.71'
③	4° 55' 56"	1410.00'	121.38'	60.73'
④	4° 55' 56"	1415.00'	121.81'	60.94'



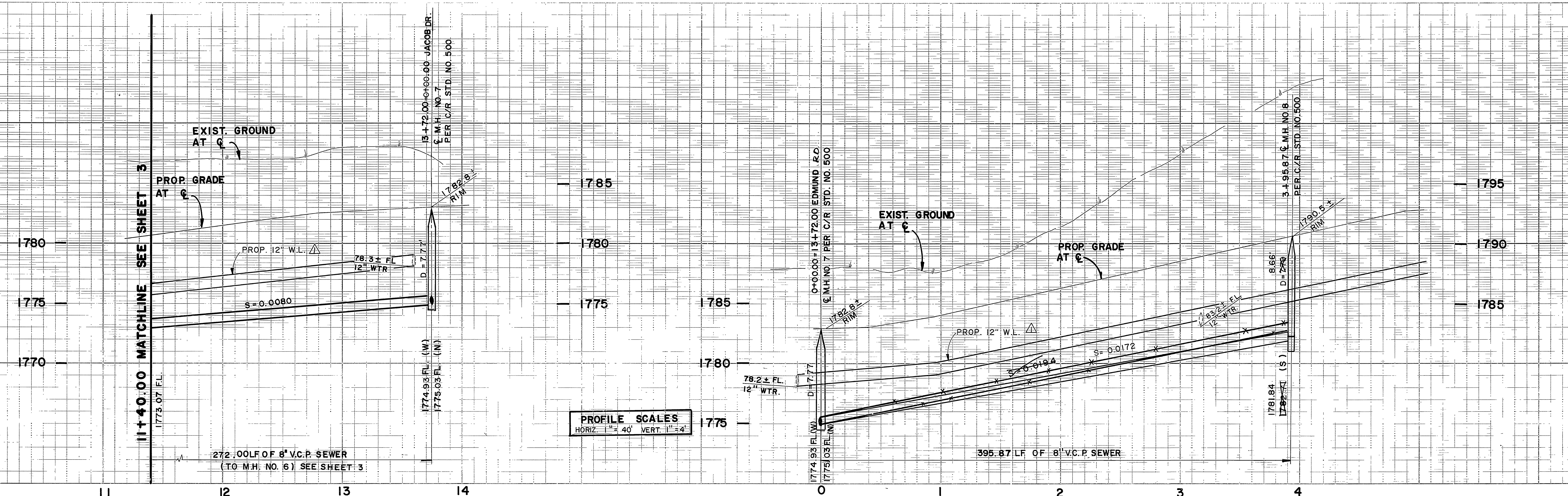
ABRAMS DRIVE

BLOOMFIELD ROAD



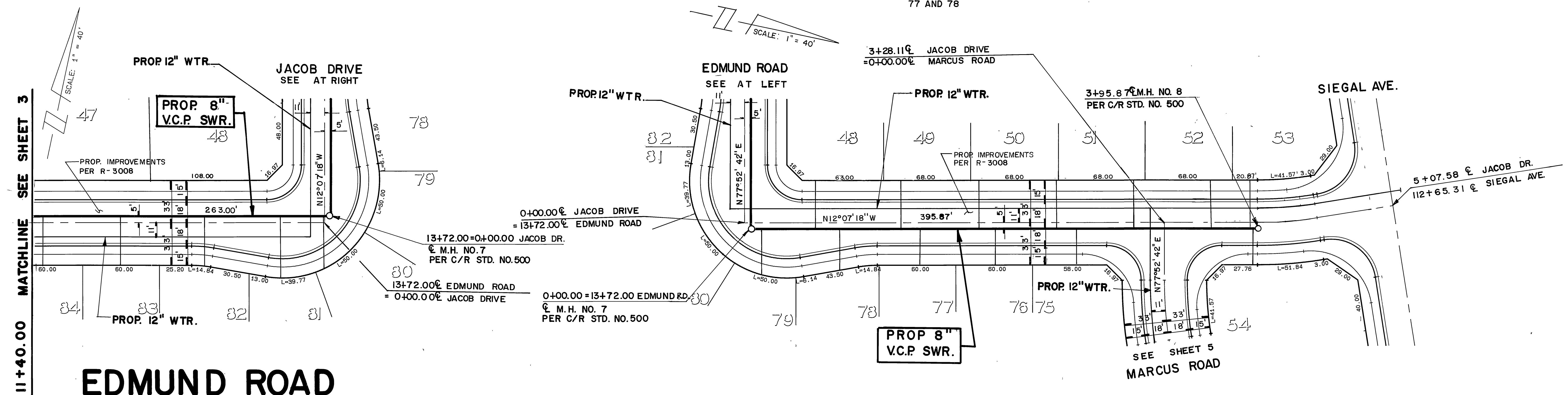
FOR GENERAL AND CONSTRUCTION SEE SHEET 1

Underground Service Alert Call: TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.	 PREPARED UNDER THE DIRECTION OF: <i>Jeffrey W. Grant</i> REGISTERED CIVIL ENGINEER NO. 17550 EXPIRATION DATE: 6-30-89 DATE: 4/24/88 APPROVED BY:	 J.F. Davidson Associates, Inc. ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE 3880 Lemon Street, Suite 300 11200 S Mt Vernon Ave., Suite "D" 73-080 El Paseo, Suite 105 PO Box 493 Colton, CA 92324 (919) 346-5891 Riverside, CA 92502 (714) 686-0844 FAX 714-686-5954	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>[Signature]</i> BY: DATE: 12/25 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGR	TRACT 22275-1 SEWER PLAN & PROFILE ABRAMS DRIVE STA. 0+34.00 TO STA 5+58.82 BLOOMFIELD ROAD STA. 21+14.85 TO STA. 22+78.75 FOR: S. I. C.	PROJECT NO. S-1522 SHEET 2 OF 7 FILE NO.: 8710243 (M)



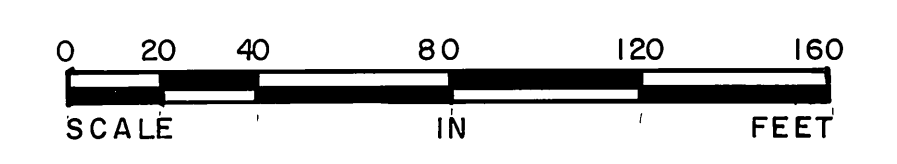
PROFILE SCALES
 HORIZ. 1" = 40' VERT. 1" = 4'

NOTE: LAY WYES FLAT PER CITY OF RIVERSIDE STD. 562
 NOTE 3, LOTS 48, 49, 77 AND 78



EDMUND ROAD

JACOB DRIVE



FOR GENERAL AND CONSTRUCTION SEE SHEET 1

Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL



PREPARED UNDER THE DIRECTION OF:
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE: 6-30-89 DATE: 4/22/88
 APPROVED BY:

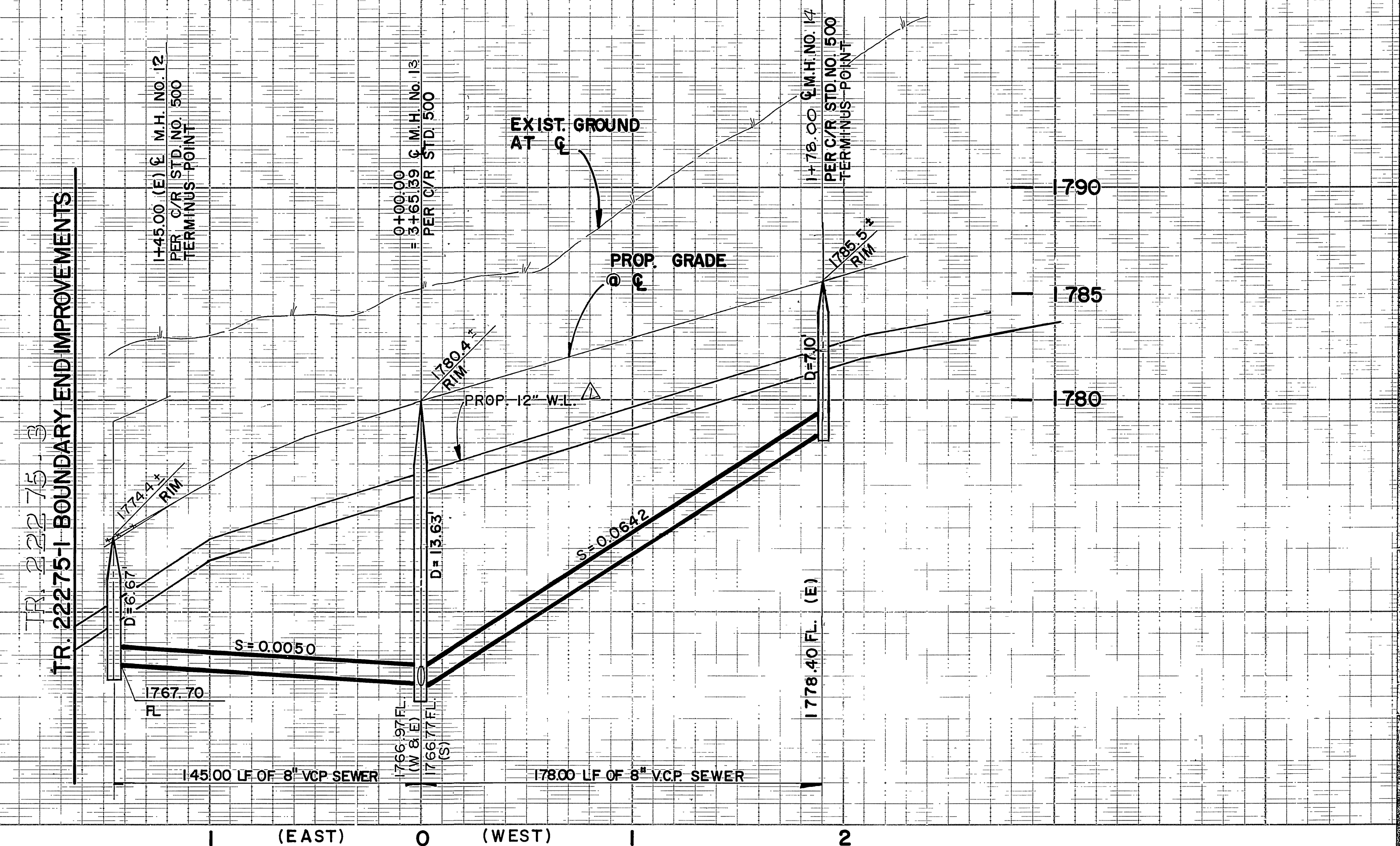
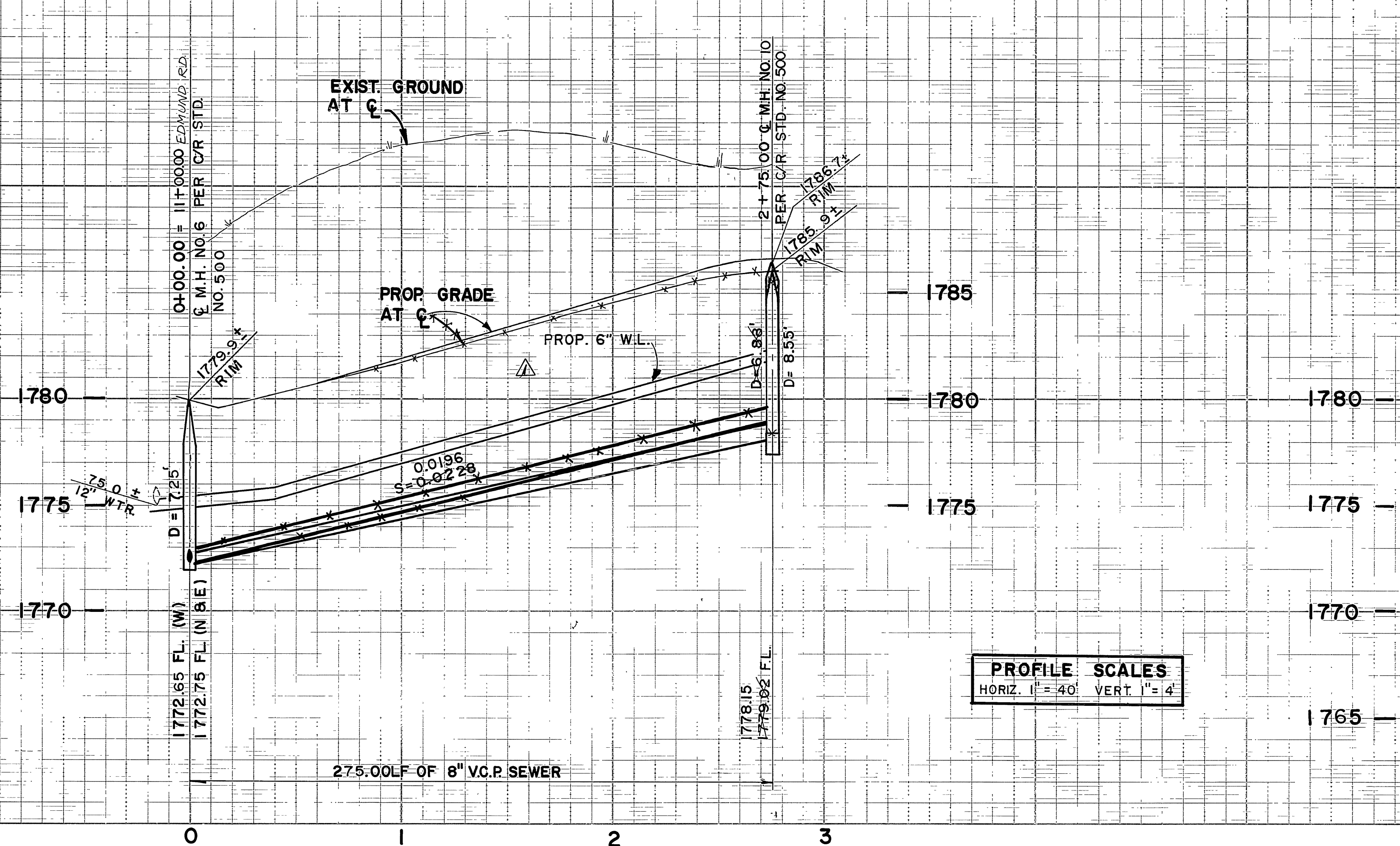
J.F. Davidson Associates, Inc.
 ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
 3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 688-0844 FAX 714-688-5954
 11200 S Mt Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082
 73-080 El Paseo, Suite 105 Palm Desert, CA 92260 (818) 346-8891 FAX 818-340-0529
 SCALE: PLAN 1" = 40'
 DATE: APRIL 1988
 BENCH MARK: V.B. 40-84 ELEV. 1700.670 DATE: 1971 BRASS DISK FLUSH & MARKED V.B. 10-64, 0.6 M. E. ON VAN BUREN BLVD. FROM CL. INT. OF VAN BUREN & WOOD RD., 205' N. OF VAN BUREN & THE N. SIDE OF GRANITE BOULDERS, ON TOP OF 3'x15'x18" BOULDER

DESIGNED BY L.W.S. DRAWN BY T.F.E. CHECKED BY J.A.O.
 REVISIONS: 1. REVISE SAWER ELEV. TO BETTER CLEAR WATER LINES AND SHOW WATER LINES
 DATE: 12/23/88

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature] DATE: 12/23/88
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGR

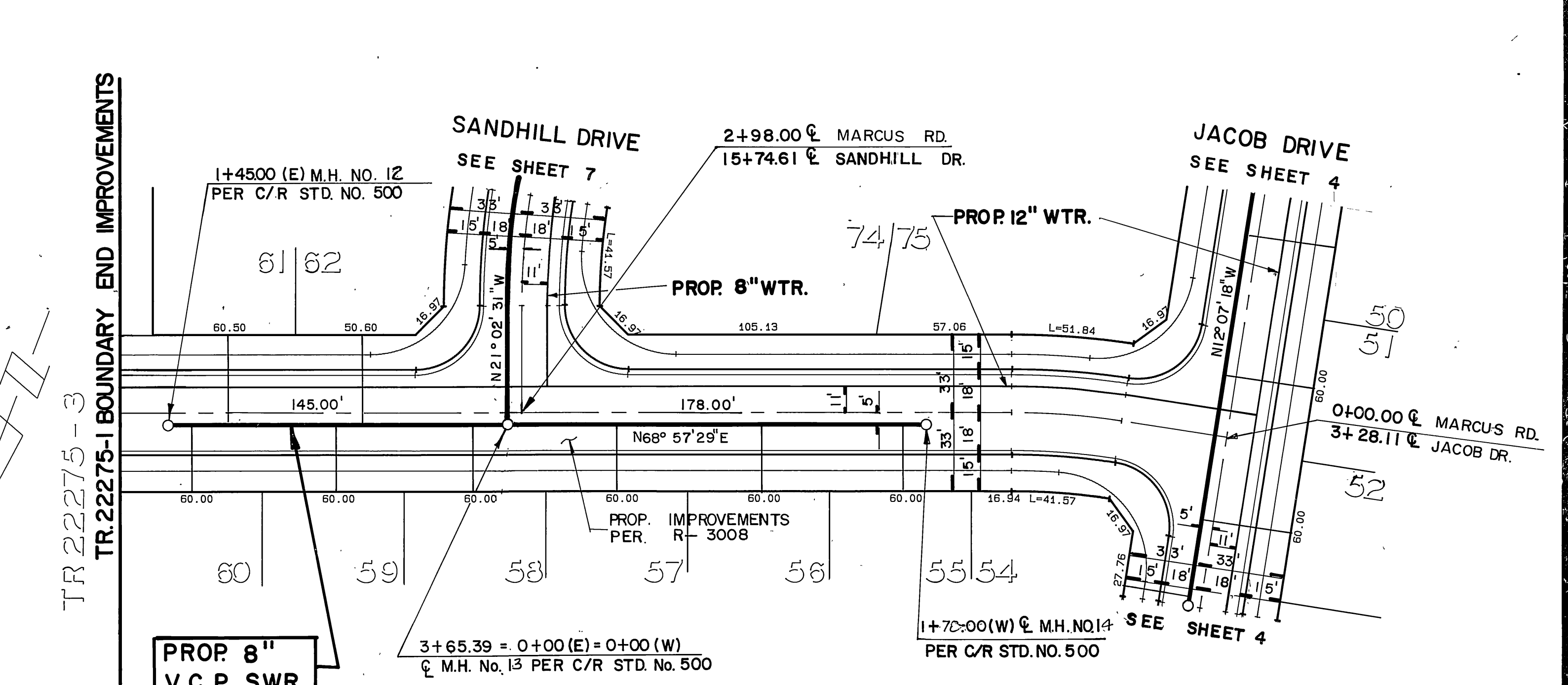
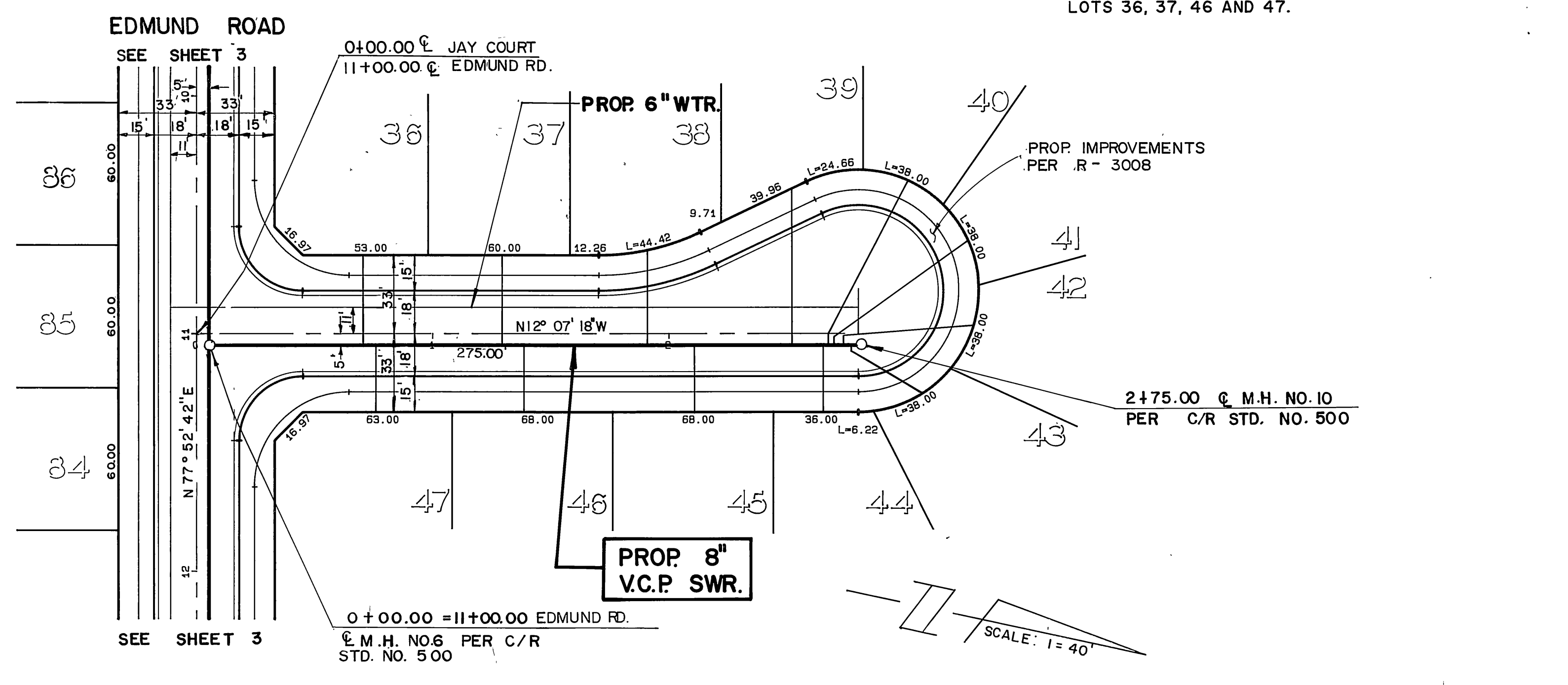
TRACT 22275-1
 SEWER PLAN & PROFILE
 EDMUND ROAD
 STA. 11+40.00 TO 13+72.00
 JACOB DRIVE
 STA. 0+00.00 TO 3+95.87
 FOR: S. I. C.

PROJECT NO. S-1522
 SHEET 4 OF 7
 FILE NO.: 8710243 (M)
 INDEXED 1-31-89



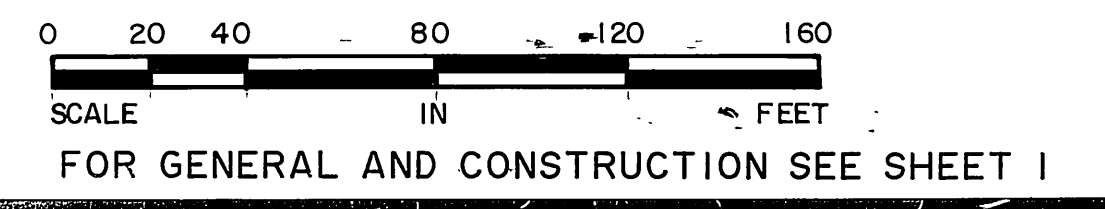
PROFILE SCALES
 HORIZ. 1" = 40' VERT. 1" = 4'

NOTE: LAY WYES FLAT PER CITY OF RIVERSIDE STD. 562 FOR LOTS 36, 37, 46 AND 47.



JAY COURT

MARCUS ROAD



Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL

REGISTERS PROFESSIONAL ENGINEER
 JOHN W. CANTY
 No. 17550
 Exp. 6/30/89
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
John W. Canty
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE: 6-30-89 DATE: 4/24/88

APPROVED BY:

J.F. Davidson Associates, Inc.
 ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0844 FAX 714-686-5954

11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082

73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (619) 346-6691 FAX 619-340-0529

SCALE: PLAN 1" = 40'
 DATE: APRIL 1988

BENCH MARK:
 V.B. 10-84 ELEV. 1700.870 DATE: 1971
 BRASS DISK FLUSH & MARKED V.B. 10-84, 0.6 MI. E. ON VAN BUREN BLVD. FROM CL. INT. OF VAN BUREN & HOOD RD., 205' N. OF VAN BUREN & THE N. SIDE OF GRANITE BOULDERS, ON TOP OF 3' X 15' X 16" BOULDER

REVISIONS

MARK	REVISIONS	APPR	DATE
Δ	REVISE SEWER ELEV. TO BETTER CLEAR SANDHILL DRIVE WATER LINE AND SANDHILL WATER LINE		

DESIGNED BY: L.W.S. DRAWN BY: T.F.E. CHECKED BY: J.A.O.

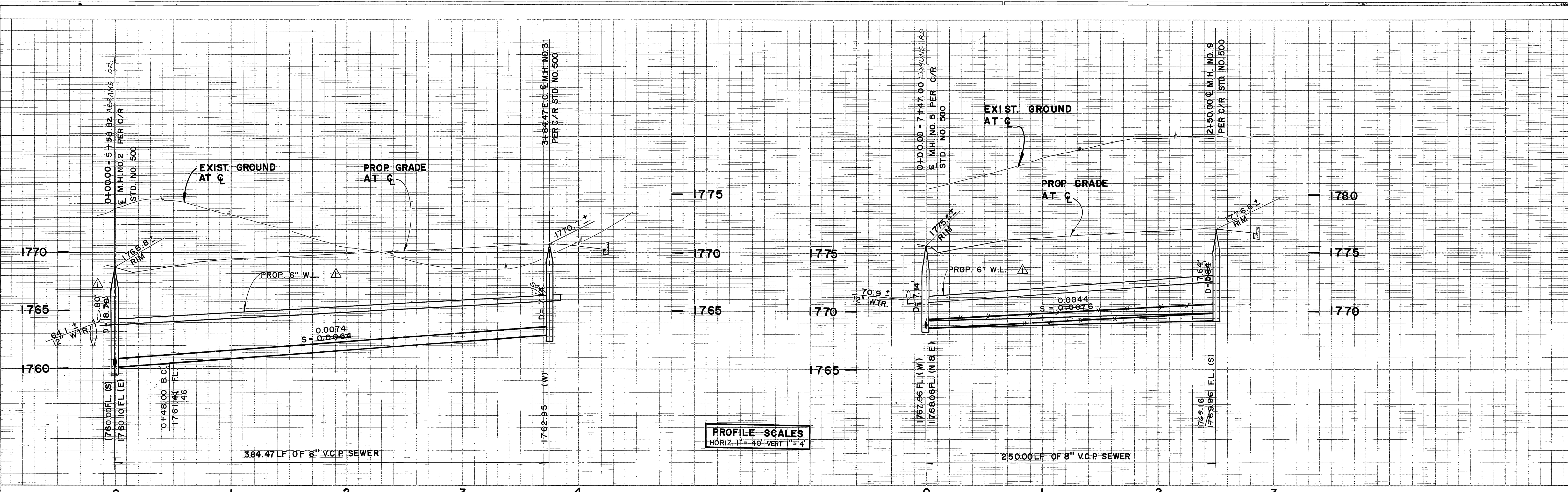
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ BY: _____ DATE: _____
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGR. *WJ* 12/29

APPROVED BY: *Barry Bell*
 DIRECTOR OF PUBLIC WORKS
 DATE: 12/30/88

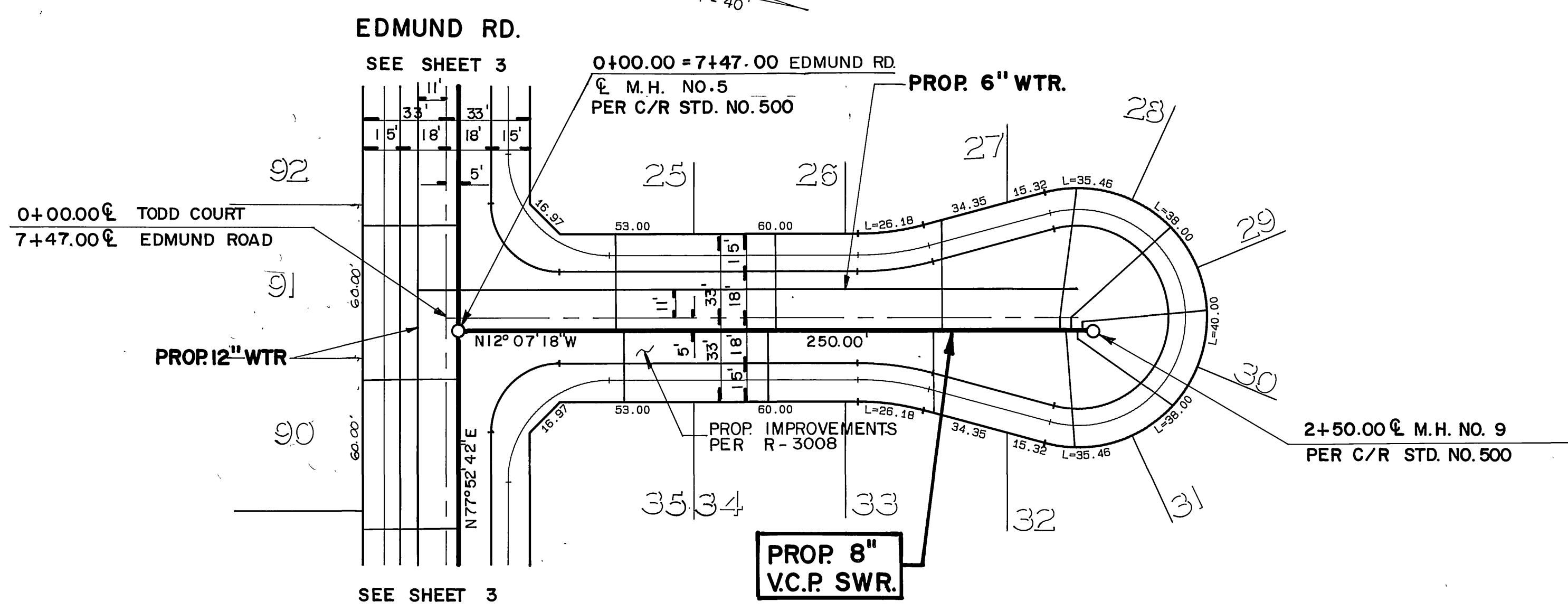
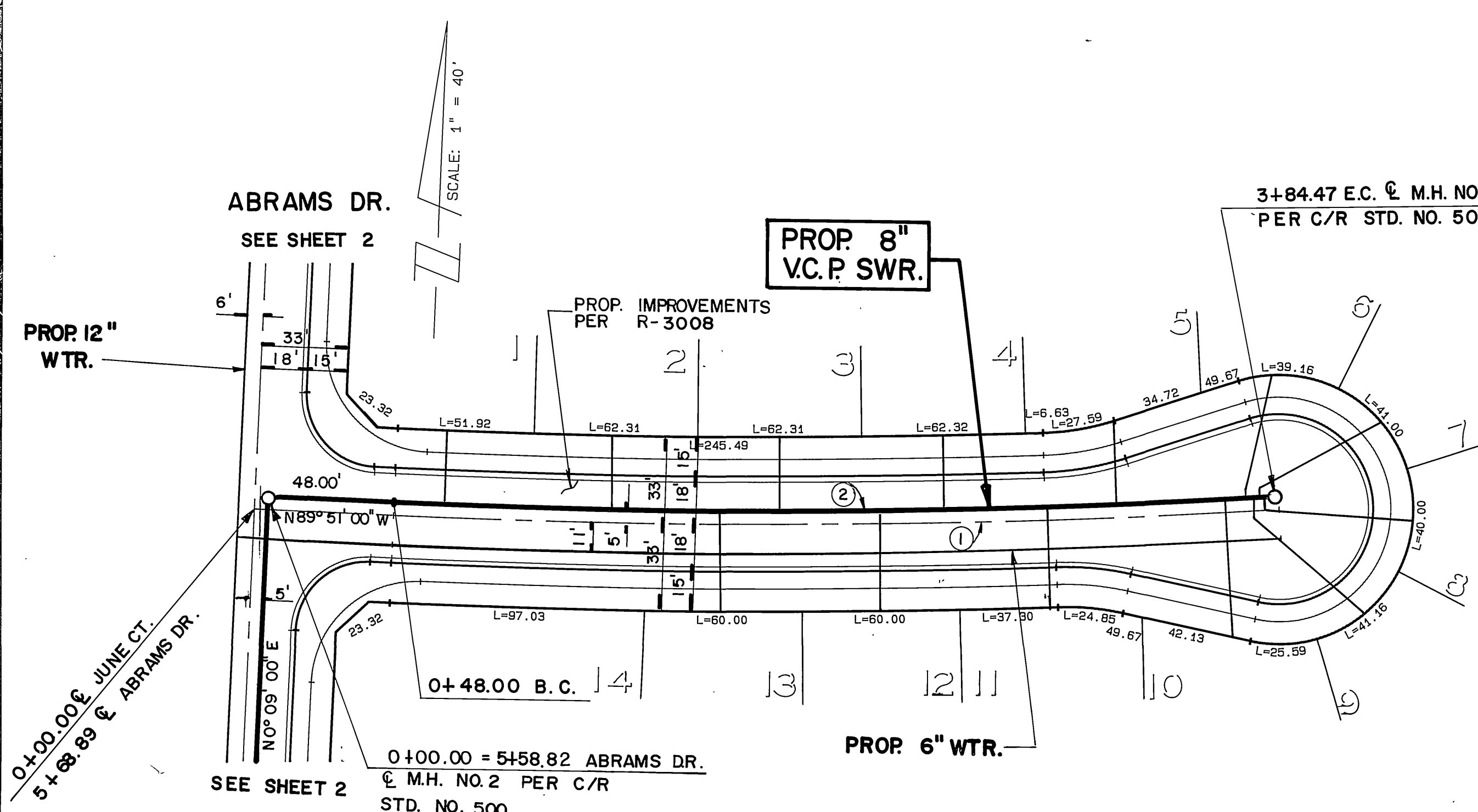
TRACT 22275-1
 SEWER PLAN & PROFILE
 JAY COURT
 STA. 0+00.00 TO STA 2175.00
 MARCUS ROAD
 STA. 1+45.00 (E) TO 1+...00 (W)

PROJECT NO. S-1522
 SHEET 5 OF 7
 FOR: S. I. C. FILE NO.: 8710243 (M)



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

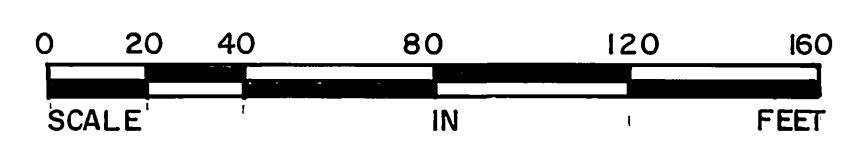
NOTE: LAY WYES FLAT PER CITY OF RIVERSIDE STD. 562 FOR LOT 25, 26, 34 AND 35.



CURVE DATA				
NO.	Δ	R	L	T
①	6° 03' 58"	3183.00'	337.00'	168.66'
②	6° 03' 58"	3178.00'	336.47'	168.39'

JUNE COURT

TODD COURT



FOR GENERAL AND CONSTRUCTION SEE SHEET 1

Underground Service Alert
 Call: TOLL FREE
1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

PREPARED UNDER THE DIRECTION OF:
John W. Coffey
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE: 6-30-89 DATE: 4/29/88
 APPROVED BY:

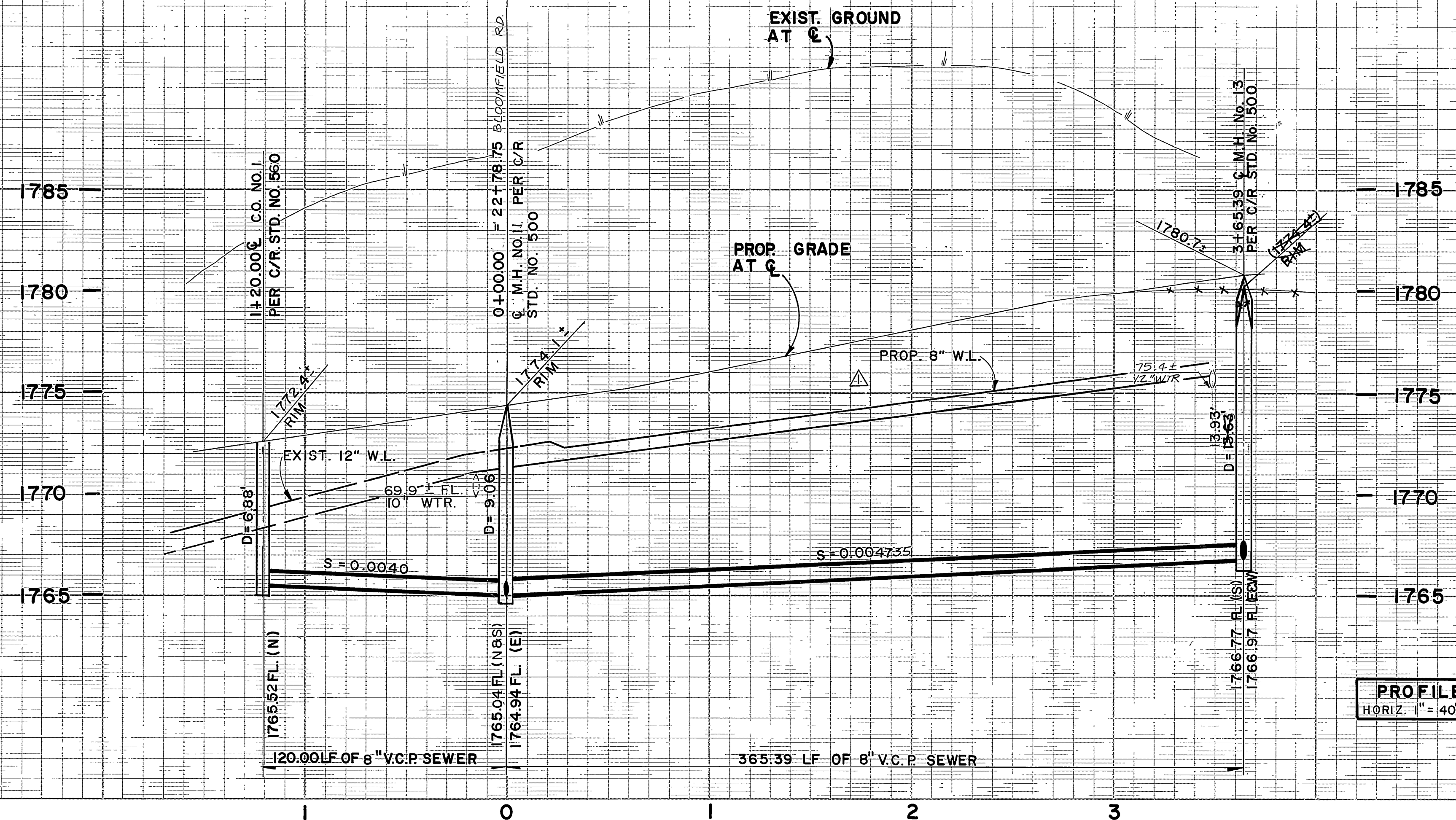
J.F. Davidson Associates, Inc.
 ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
 3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0844 FAX 714-686-5954
 11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082
 73-080 E. Paseo, Suite 106 Palm Desert, CA 92260 (919) 348-5691 FAX 919-340-0559
 BENCH MARK: V.B. 10-64 ELEV. 1700.670 DATE: 1971
 GRASS DISK FLUSH & MARKED V.B. 10-64, 0.6 M.S. E. ON VAN BUREN BLVD. FROM CL. INT. OF VAN BUREN & WOOD RD., 205' N. OF VAN BUREN & THE N.E. SIDE OF GRANITE BOULDERS, ON TOP OF 3'x15'x18' BOULDER
 SCALE: PLAN 1"=40'
 DATE: APRIL 1988

REVISIONS
 MARK: Δ REVISE SEWER ELEV. TO BETTER CLEAR WATER LINES AND SHAW WATER LINES
 DESIGNED BY L.W.S. DRAWN BY T.F.E. CHECKED BY J.A.O.
 DATE: 12/30/88

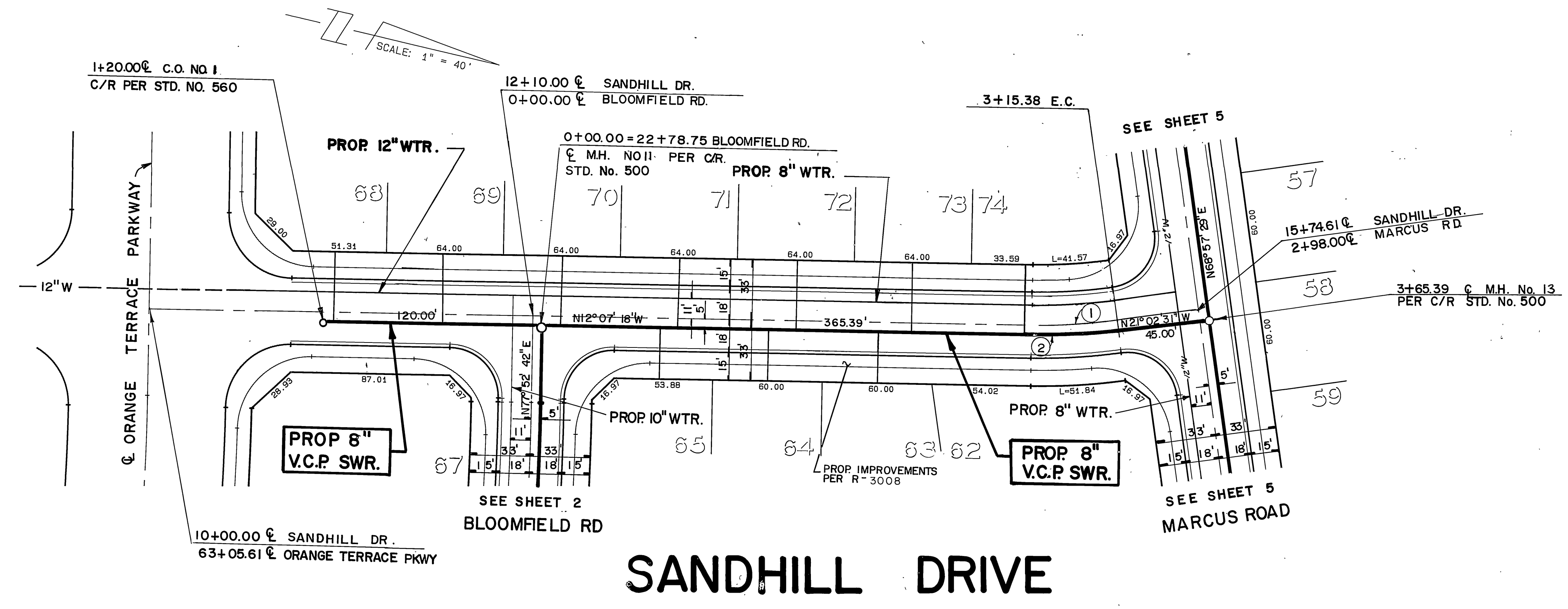
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature] BY: [Signature] DATE: 12-29
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGR.

TRACT 22275-1
 SEWER PLAN & PROFILE
JUNE COURT
 STA. 0+00.00 TO STA. 3+84.47
TODD COURT
 STA. 0+00.00 TO STA. 2+50.00
 FOR: S. I. C.

PROJECT NO. **S-1522**
 SHEET **6** OF **7**
 FILE NO. 8710243 (M)
 INDEXED 1-31-89



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



CURVE DATA				
NO.	Δ	R	L	T
①	8° 55' 13"	300.00'	46.70'	23.40'
②	8° 55' 13"	305.00'	47.48'	23.79'



SANDHILL DRIVE

FOR GENERAL AND CONSTRUCTION SEE SHEET 1

Underground Service Alert
 Call: TOLL FREE
1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DESIGN, INSURE, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
J.F. Davidson
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE: 6-30-89 DATE: 4/2/88
 APPROVED BY:

J.F. Davidson Associates, Inc.
 ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
 3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-9344 FAX 714-686-9344
 11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082
 73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (818) 346-6891 FAX 818-346-0529
 BENCH MARK: V.B. 10-84 ELEV. 1700.670 DATE: 1971 ON VAN BUREN BLVD. FROM CL. INT. OF VAN BUREN & WOOD RD. 205' N. OF VAN BUREN & THE N.E. SIDE OF GRANITE BOULDERS, ON TOP OF 3'x15'x18' BOULDER

SCALE: PLAN 1" = 40'
 DATE: APRIL 1988

MARK	REVISIONS	APPR	DATE
Δ	REVISED TO SHOW WATER LINES	J.F.D.	7/9/87

DESIGNED BY L.W.S. DRAWN BY T.F.F. CHECKED BY J.A.O.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	—	—
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	—	—
CHIEF P.W. ENGR.	L.W.S.	12-29

APPROVED BY: *Benny Bell*
 DIRECTOR OF PUBLIC WORKS
 DATE: 12/30/88

TRACT 22275-1
SEWER PLAN & PROFILE
SANDHILL DRIVE
 STA. 1+20.00 TO STA. 0+00.00
 & STA. 0+00.00 TO STA. 3+65.39
 FOR: S. I. C.

PROJECT NO. **S-1522**
 SHEET **7** OF **7**
 FILE NO.: 8710243 (M)