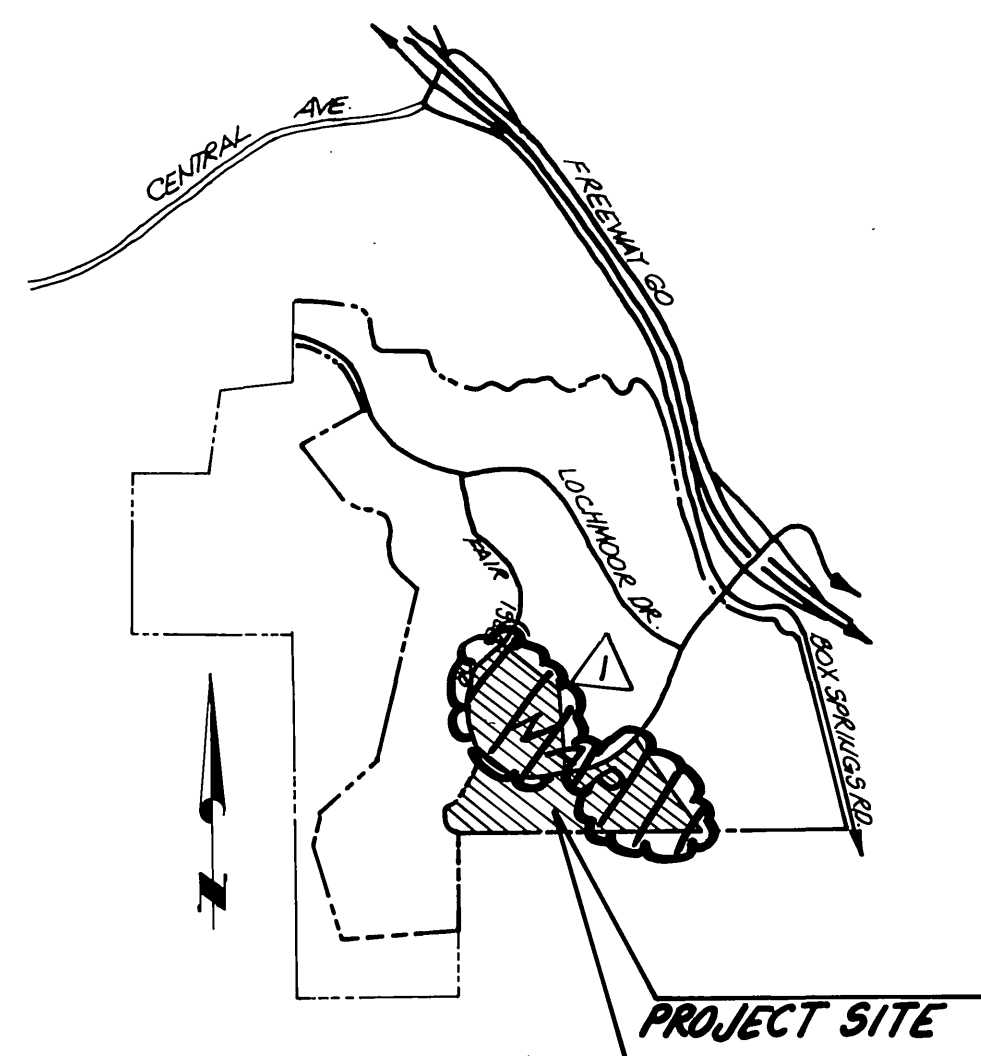
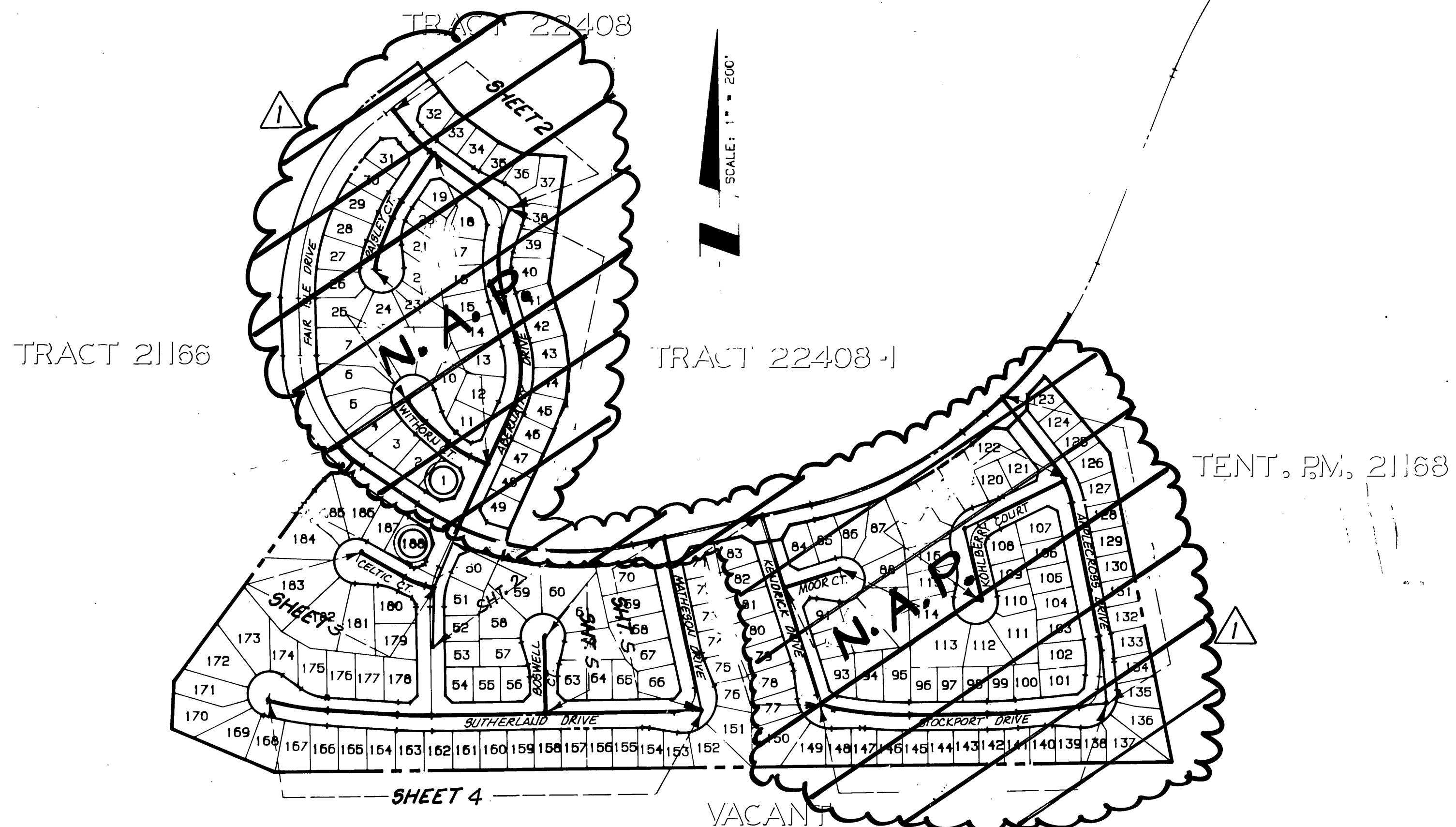


SALES PHASE D-2 SYCAMORE HIGHLANDS SEWER IMPROVEMENT PLANS

PORTION TRACT 22408-2 IN THE CITY OF RIVERSIDE



VICINITY MAP
NOT TO SCALE



INDEX MAP
SCALE: 1" = 200'

GENERAL NOTES

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, STANDARD DRAWING NO. 10-10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.

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.

QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.

ON ALL AREAS WITHIN PUBLIC RIGHT-OF-WAY, WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.

THE CONTRACTOR SHALL CALL IN A LOCATION 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.

CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.

LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.

NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4" ABOVE THE SEWER FLOW LINE AT POINT OF CONNECTION 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.

THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.

ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

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.

HOLD HARMLESS INDEMNIFICATION CLAUSE

THE CONTRACTOR AGREES THAT HE SHALL 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 APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY OF RIVERSIDE, THE OWNER, AND THE PRIVATE ENGINEERS HARMLESS FOR ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE STRUCTURES OR CONDUITS SHOWN ON THESE PLANS ARE 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. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.

NOTICE TO CONTRACTOR

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

CONSTRUCTION NOTES

- 1 - CONSTRUCT 8" VITRIFIED CLAY PIPE (VCP) PER CITY SPECIFICATIONS
- 2 - CONSTRUCT PRECAST CONCRETE SEWER MANHOLE PER CITY SPECIFICATIONS
- 3 - CONSTRUCT 4" VCP LATERAL PER CITY STD. 562
- 5 - CONSTRUCT SEWER ENCASEMENT PER CITY STD. CWD-022



FOR REVISION ONLY		CITY OF RIVERSIDE WATER SYSTEM	
APPROVED BY:		APPROVED BY:	
<i>Richard N. Faye</i>		<i>Richard N. Faye</i>	
RICHARD N. FAYE		RICHARD N. FAYE	
R.C.E. 40023		R.C.E. 40023	
DATE 4/25/97		DATE 11-17-97	
EXP. 12-31-97		EXP. 12-31-97	

SEWER QUANTITY ESTIMATE

NO.	DESCRIPTION	QUANTITY	UNIT
1	8" VCP SEWER	2,028	L.F.
2	MANHOLES PER CITY STD. NO. 500	10	EA.
3	4" LATERAL PER CITY STD. NO. 562	2,500	L.F.
5	CONSTRUCT SEWER ENCASEMENT PER CITY STD. CWD-022	330	L.F.
6	PLUG END OF PIPE FOR FUTURE CONNECTION	1	EA.

BENCHMARK: 600-49-68
3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6, SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961 ELEVATION 1451.887 (BRASS DISK IS BROKEN OFF P.D. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)

UNDERGROUND SERVICE ALERT
1-800-422-4133
CALL TWO WORKING DAYS BEFORE YOU DIG

THE KEITH COMPANIES
6296 RIVER CREST DRIVE
SUITE 100
RIVERSIDE, CA 92507
(714) 653-0234

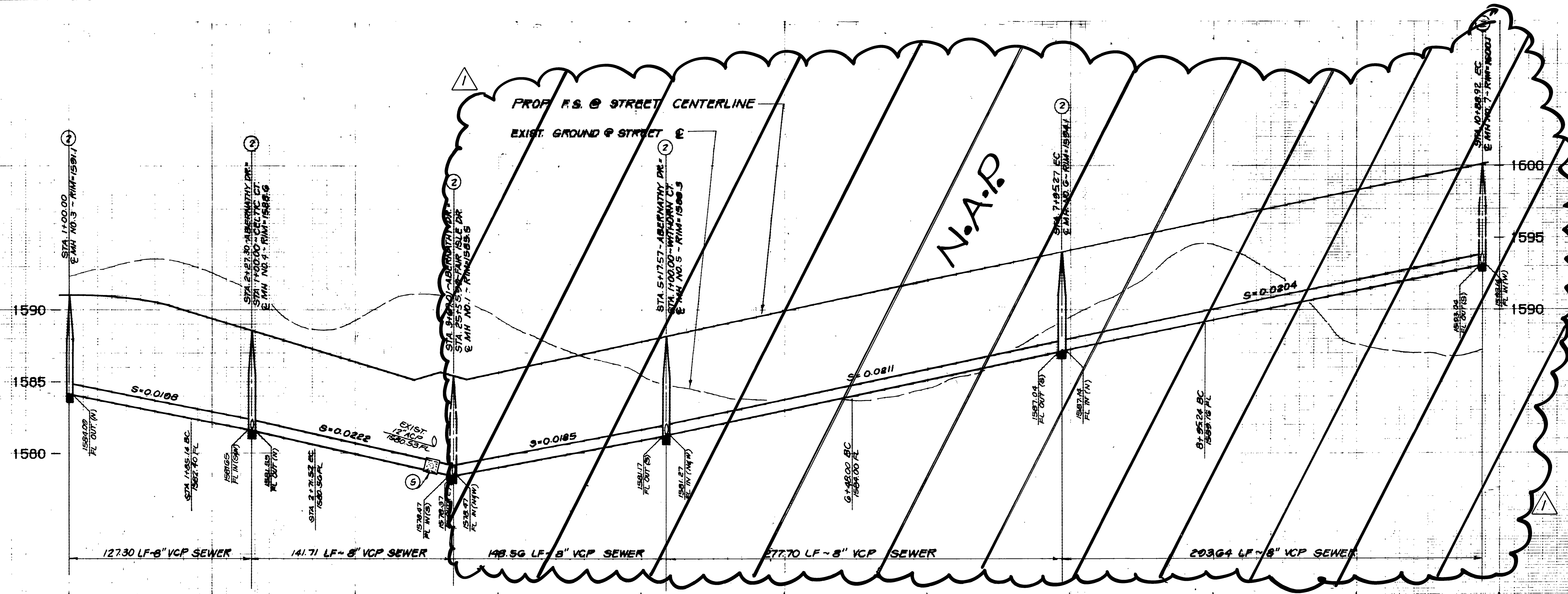
APPROVED BY: *Brian L. Jensen* 2-17-89
BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30534 DATE

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

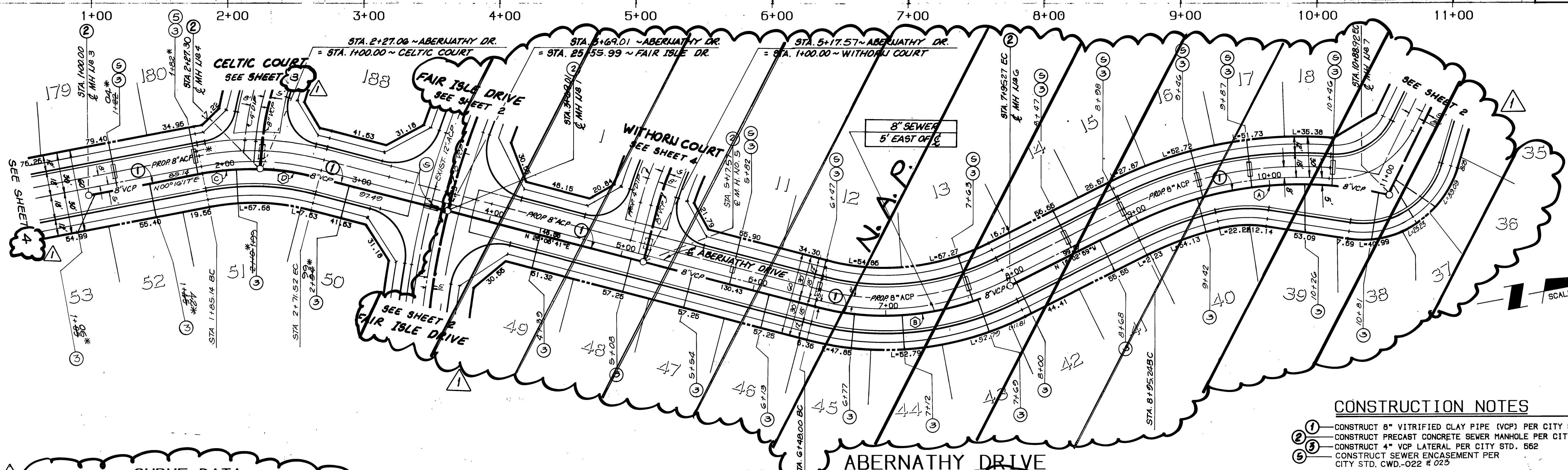
APPROVED BY:	DATE:	BY:
<i>Barry Bel</i>	3/6/90	<i>Barry Bel</i>
PRINCIPAL ENGINEER		PUBLIC WORKS DIRECTOR
DESIGNED BY:	DATE:	CHECKED BY:
<i>SK</i>		<i>JW</i>
DESIGNED BY:	DATE:	CHECKED BY:
<i>SK</i>		<i>JW</i>

SEWER IMPROVEMENT PLANS
PHASE D-2
PORTION TRACT 22408-2
TITLE SHEET

ACCOUNT NO. S-1560A
SHEET 1 OF 5



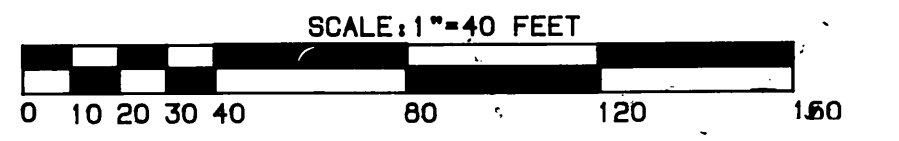
PROFILE SCALES
 HORIZ. : 1" = 40'
 VERT. : 1" = 4'



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
10° 21' 07"	275.00	193.68	101.06
11° 09' 10"	205.00	147.27	76.98
12° 23' 20"	195.00	42.16	21.16
12° 50' 37"	195.00	44.22	22.21

- CONSTRUCTION NOTES**
- ① CONSTRUCT 8" VITRIFIED CLAY PIPE (VCP) PER CITY SPECIFICATIONS
 - ② CONSTRUCT PRECAST CONCRETE SEWER MANHOLE PER CITY SPECIFICATIONS
 - ③ CONSTRUCT 4" VCP LATERAL PER CITY STD. 562
 - ④ CONSTRUCT SEWER ENCASEMENT PER CITY STD. CWD-022 & 023

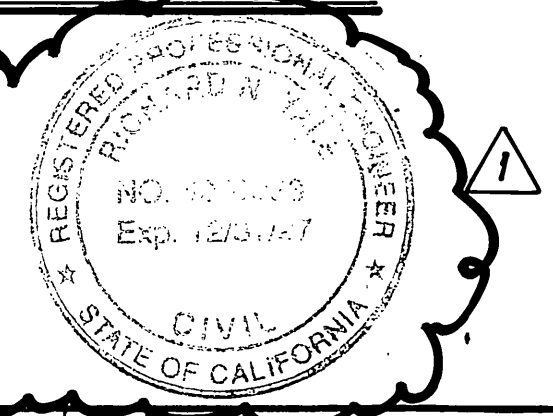


CITY OF RIVERSIDE
 WATER SYSTEM

FOR REVISION ONLY
 APPROVED BY:

Richard N. Wade
 APPROVED BY: DATE 11-17-89

Richard N. Wade
 APPROVED BY: DATE 4/25/97
 RICHARD N. WADE
 R.C.E. NO. 40023 EXP. 12-31-97



THE KEITH COMPANIES
 6295 RIVER CREST DRIVE
 SUITE K
 RIVERSIDE, CA 92507
 (714) 653-0234

APPROVED BY: *Brian L. Jensen*
 BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30834 DATE 2-17-89

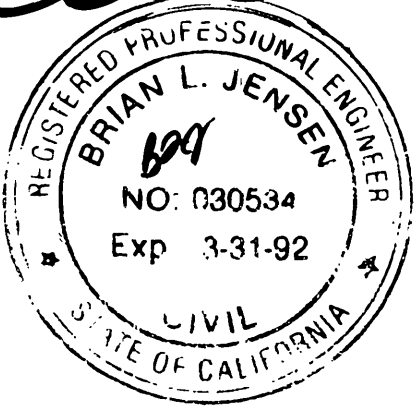
CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

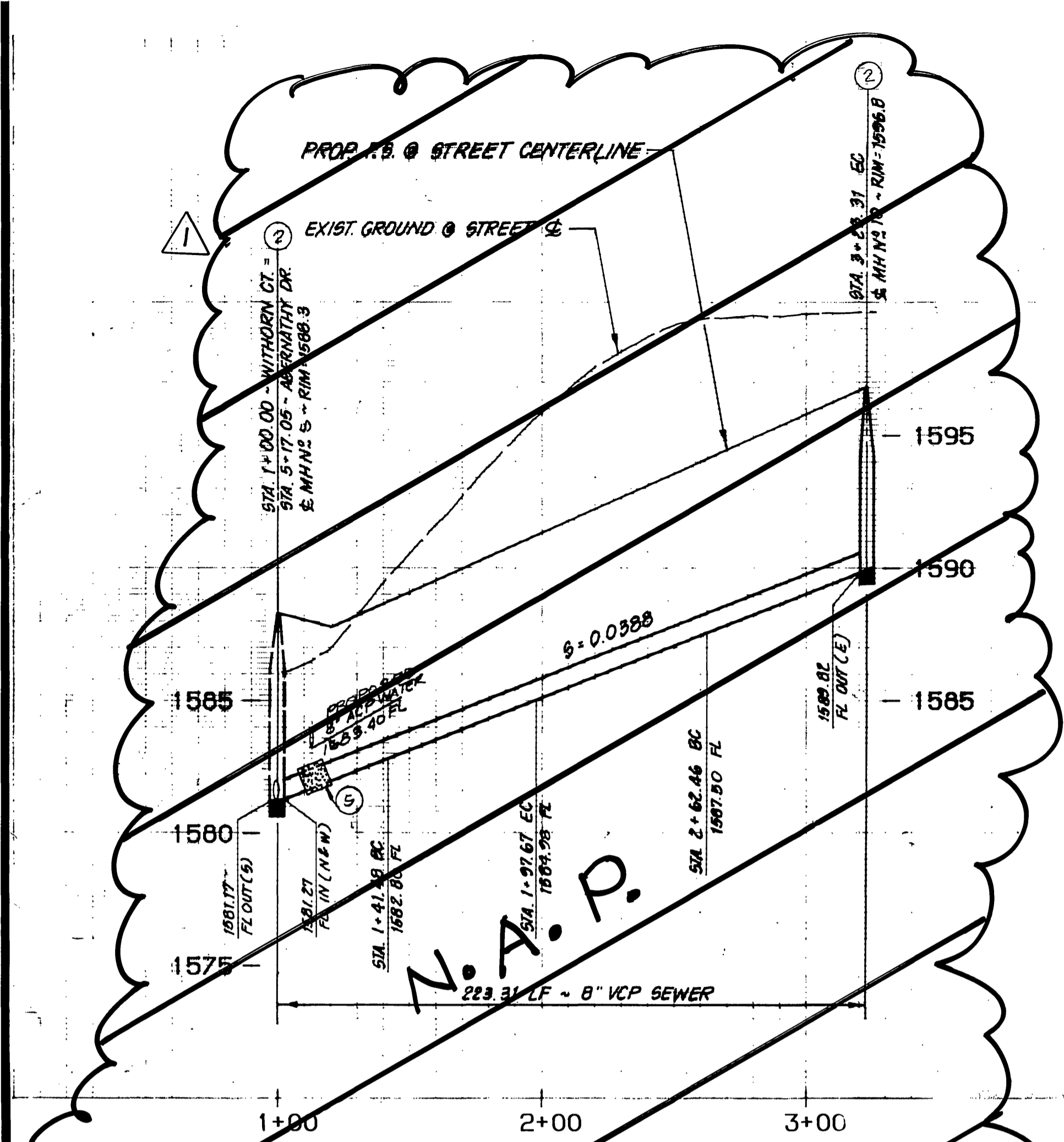
APPROVED BY: *Ray Bul*
 DATE 3/14/90
 PUBLIC WORKS DIRECTOR

PHASE D-2
 SEWER IMPROVEMENT PLANS
 PORTION TRACT 22408-2
 ABERNATHY DRIVE

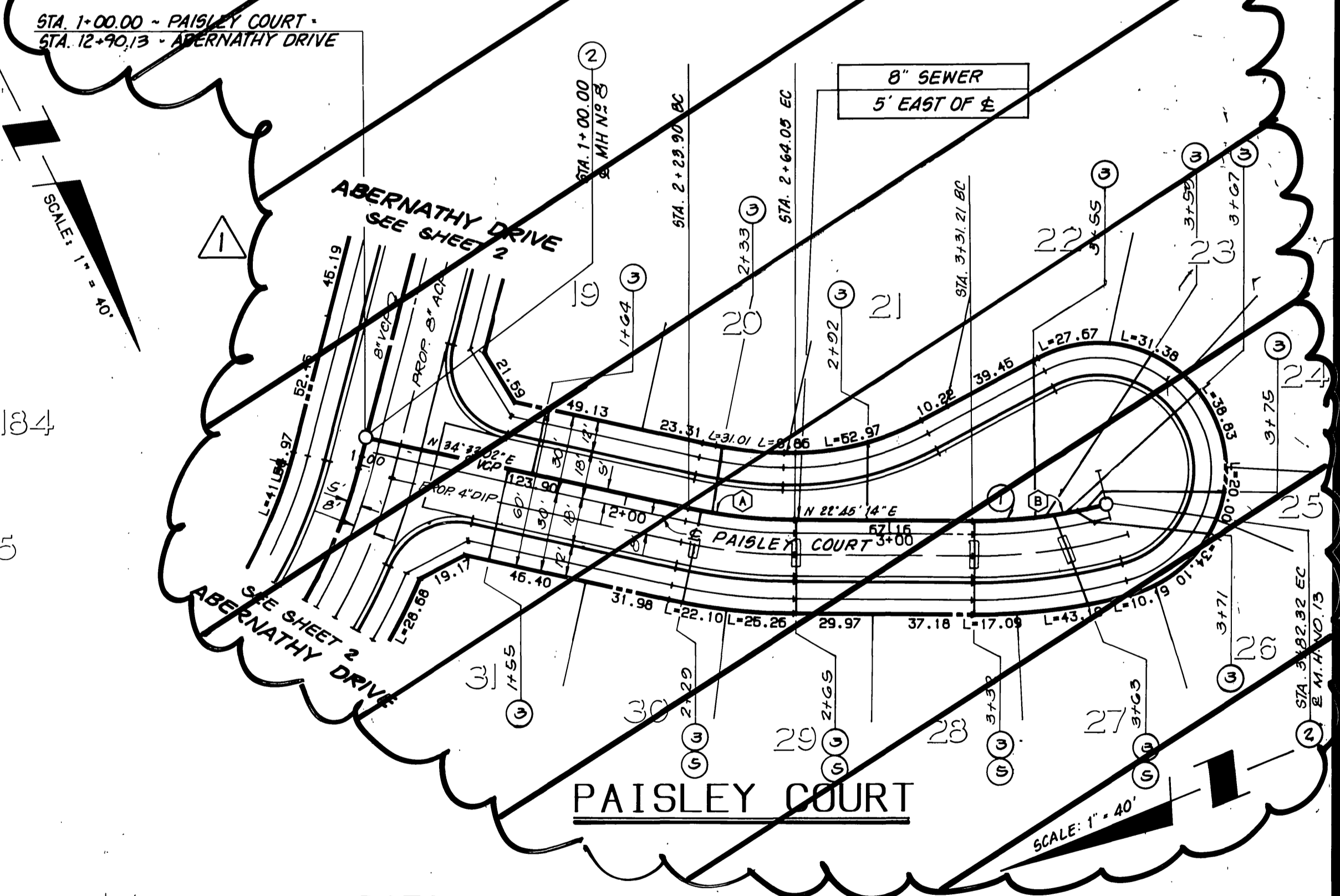
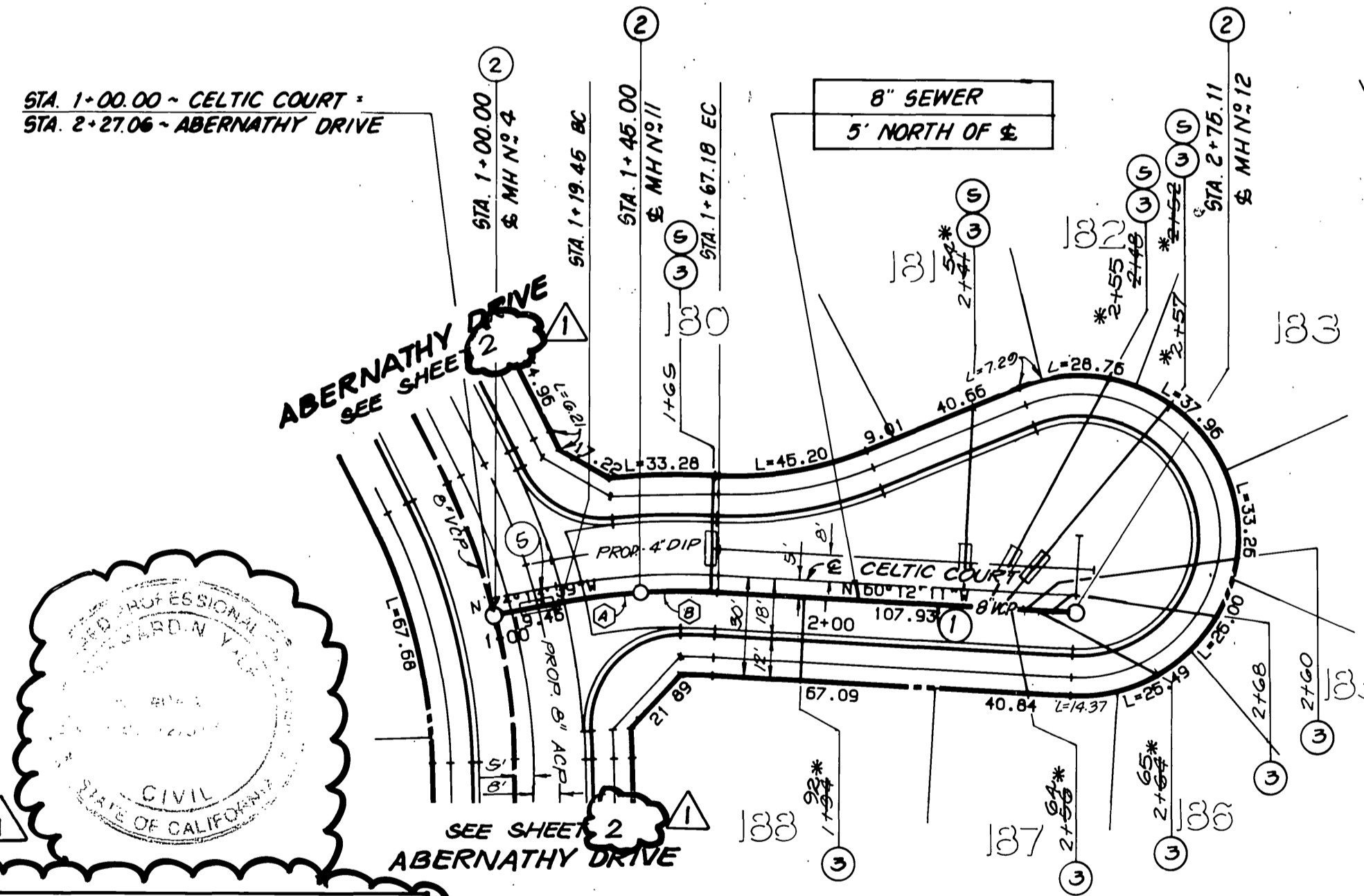
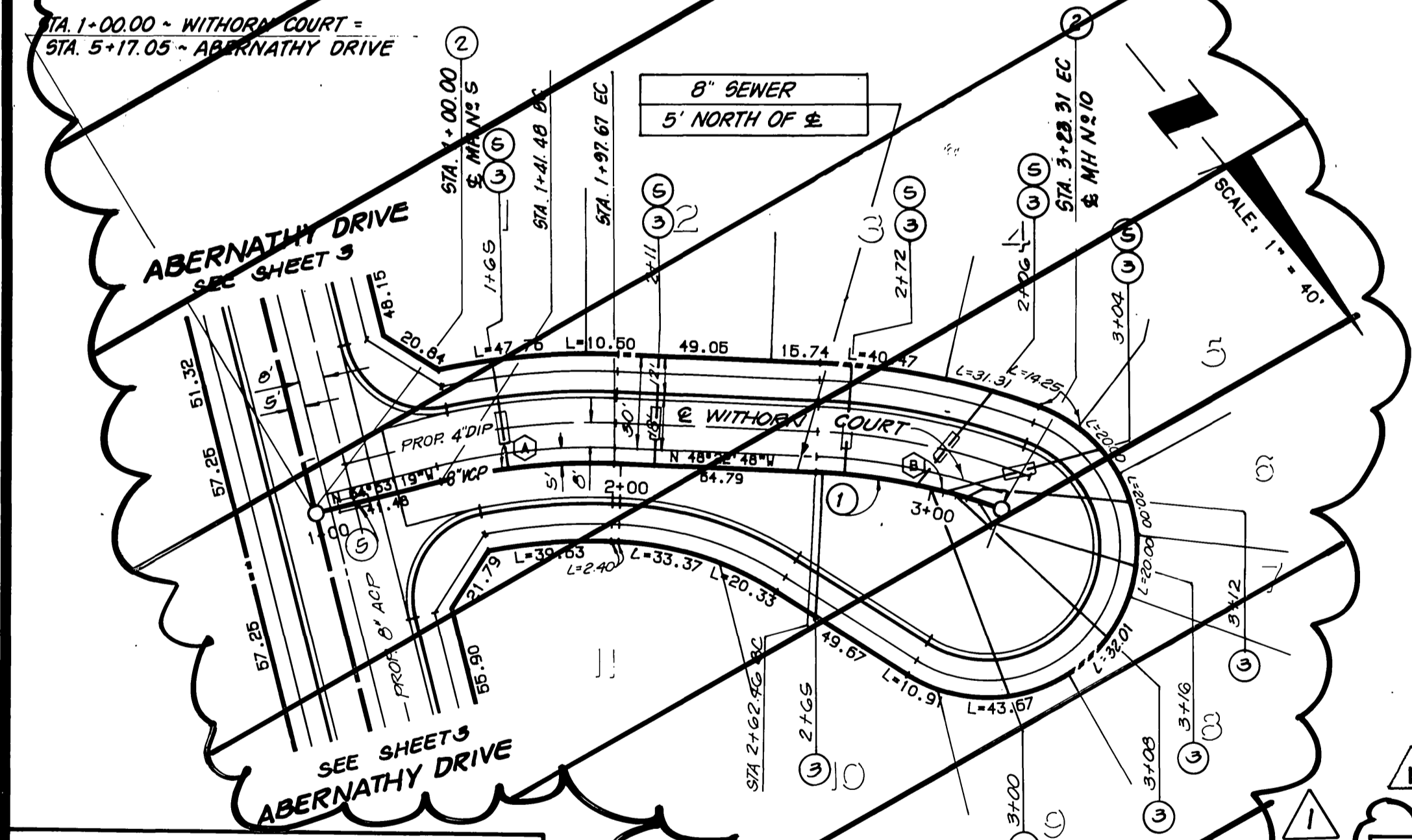
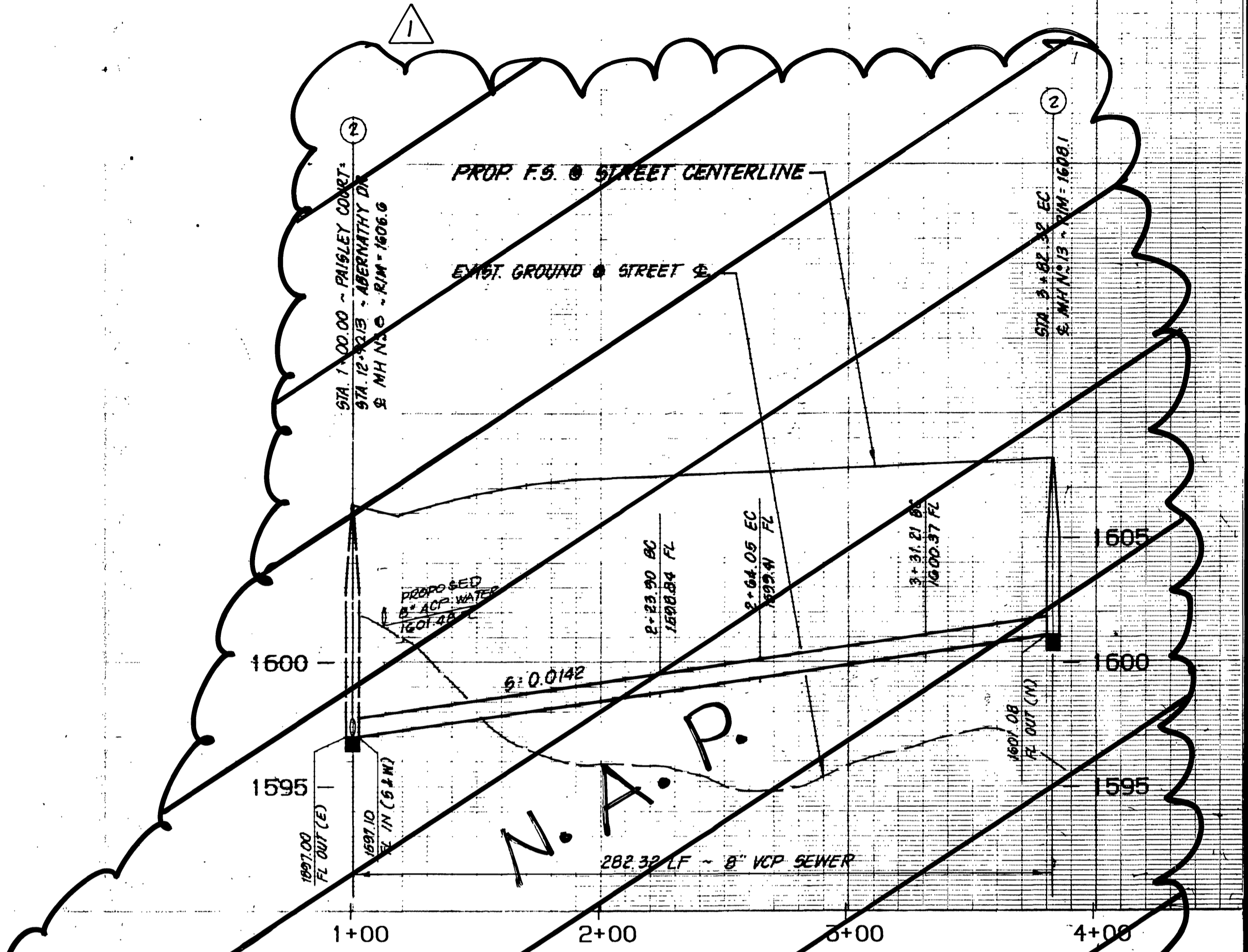
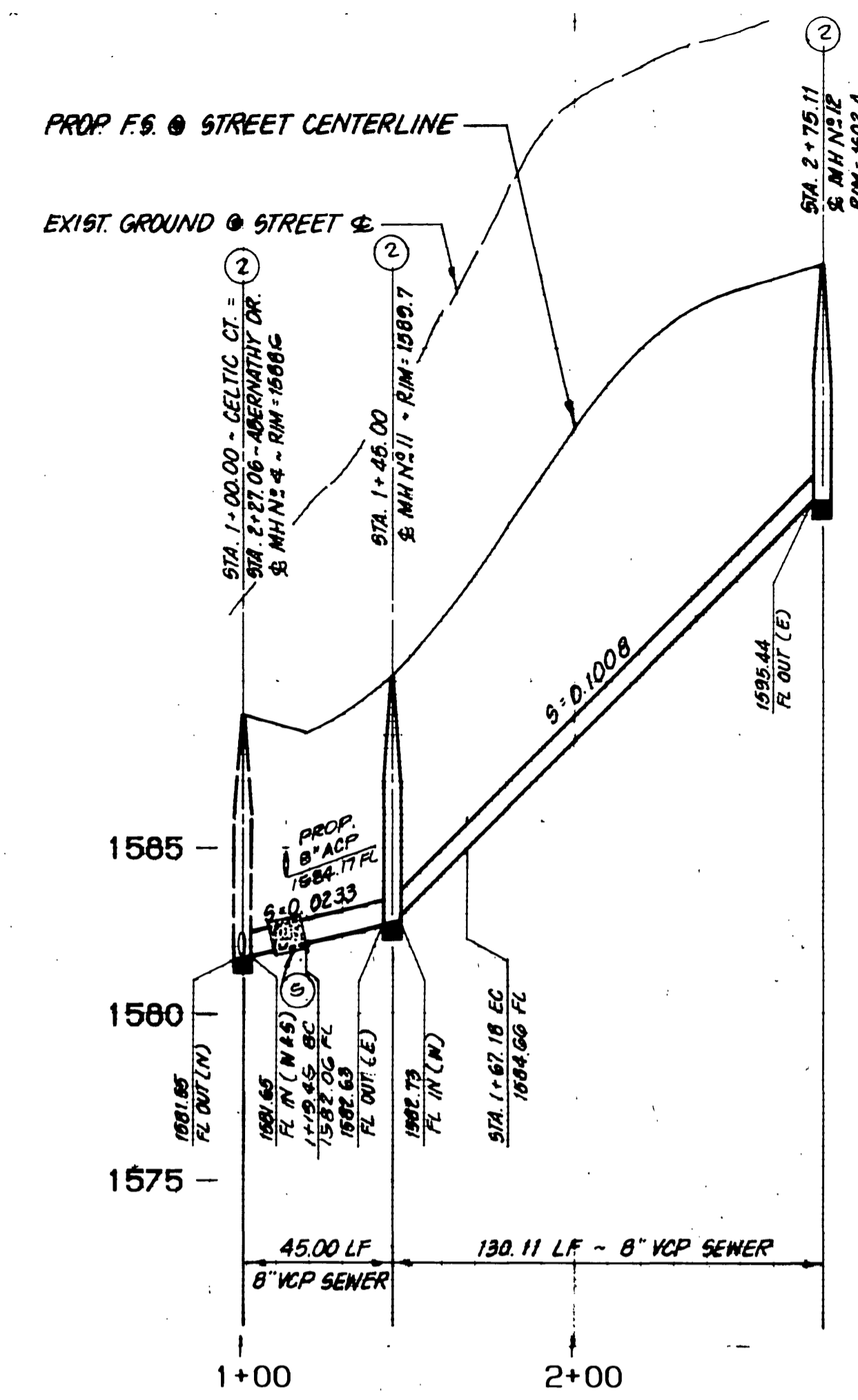
ACCOUNT NO. S-1560 A
 SHEET 2 OF 5
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

BENCHMARK: 600-40-68
 3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTH EAST OF MILEPOST 6, SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961 ELEVATION 1451.687 (BRASS DISK IS BROKEN OFF F.D. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)





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



CITY OF RIVERSIDE
WATER SYSTEM
APPROVED BY: *Richard N. Yarb* 11-17-89
DATE

FOR REVISION ONLY
APPROVED BY:
Richard N. Yarb 4/25/97
RICHARD N. YARB DATE
R.C.E. NO. 40023 EXP. 12-31-97

DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
16°30'31"	195.00	55.19	28.29
17°52'58"	195.00	60.86	30.68

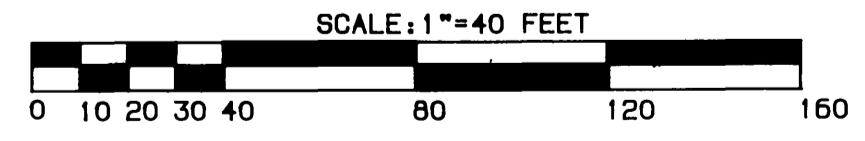
- CONSTRUCTION NOTES
- CONSTRUCT 8" VITRIFIED CLAY PIPE (VCP) PER CITY SPECIFICATIONS
 - CONSTRUCT PRECAST CONCRETE SEWER MANHOLE PER CITY SPECIFICATIONS
 - CONSTRUCT 4" VCP LATERAL PER CITY STD. 562
 - CONSTRUCT SEWER ENCASEMENT PER CITY STD. CWD-022 & 023

DATA

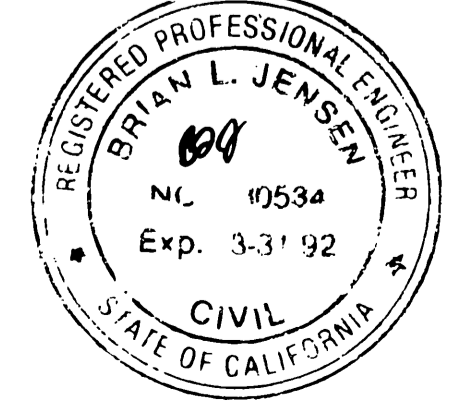
DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
07°30'26"	195.00	25.55	12.79
06°31'01"	195.00	22.18	11.10

DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
11°47'48"	195.00	40.15	20.15
15°01'02"	195.00	51.11	25.70



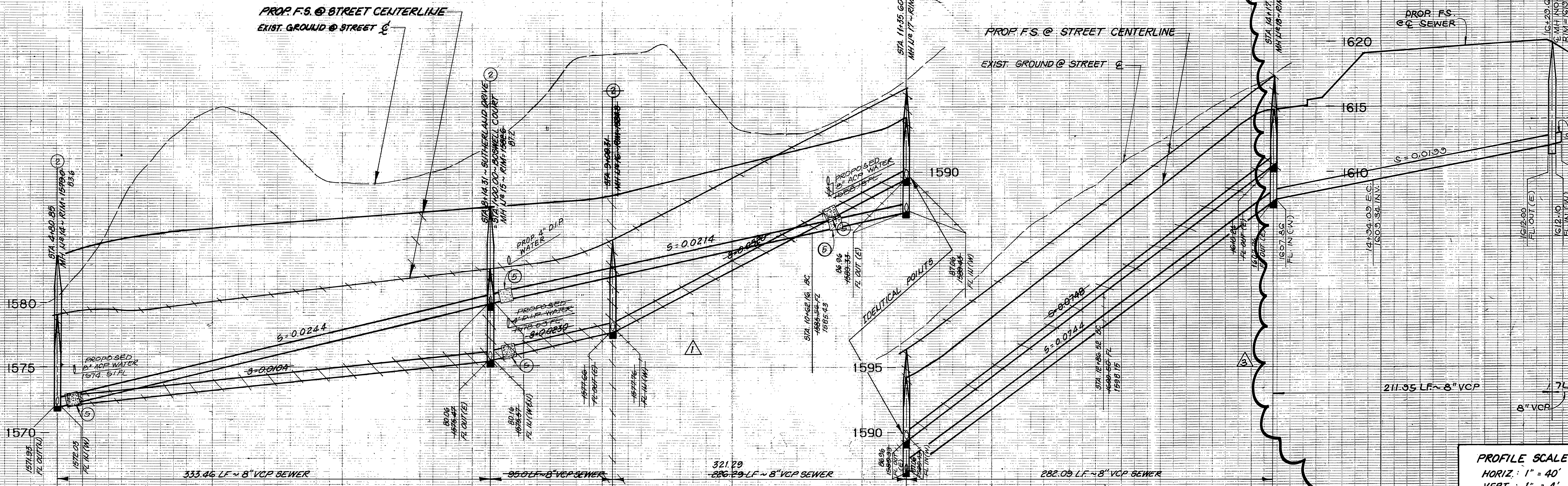
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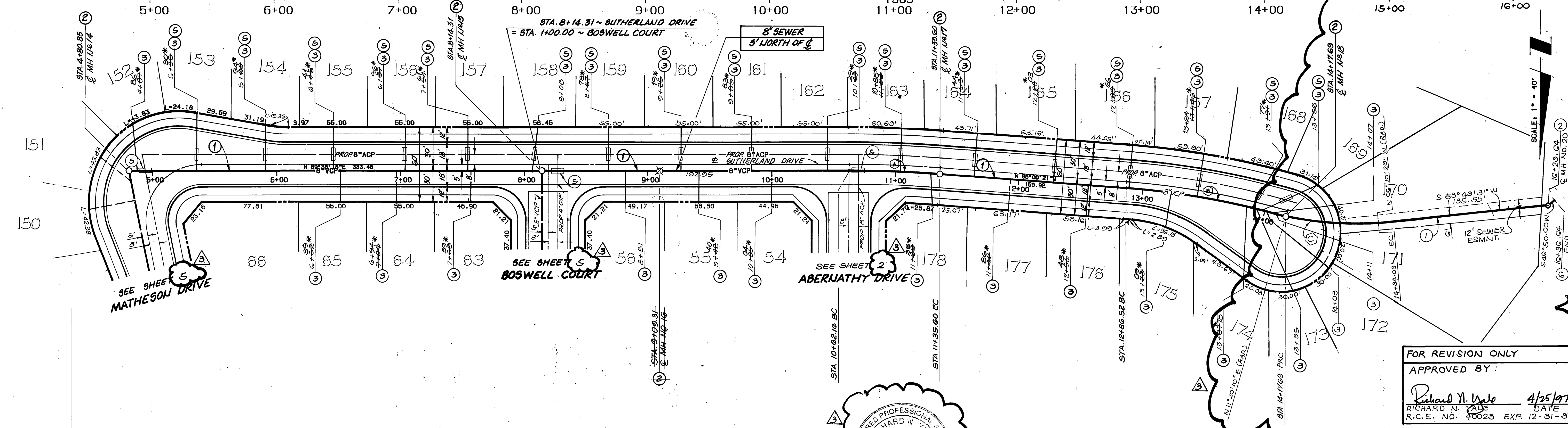
THE KEITH COMPANIES
6296 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 653-0234

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *Brian L. Jensen* DATE: 3/6/90
PRINCIPAL ENGINEER
APPROVED BY: *Brian L. Jensen* DATE: 3/6/90
PUBLIC WORKS DIRECTOR

PHASE D-2
SEWER IMPROVEMENT PLANS
PORTION TRACT 22408-2
WITHORN CT, CELTIC CT., PAISLEY COURT
ACCOUNT NO. S-1560 A
SHEET 3 OF 5



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

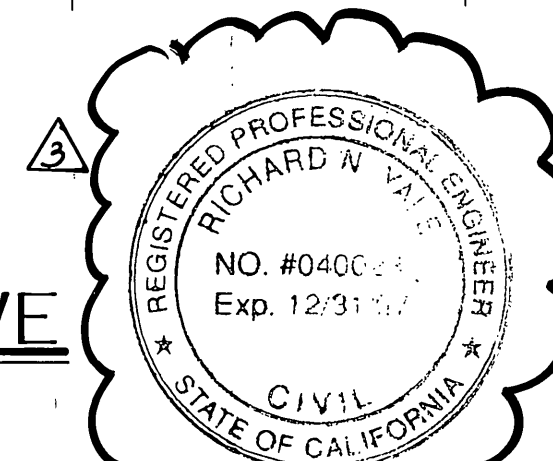


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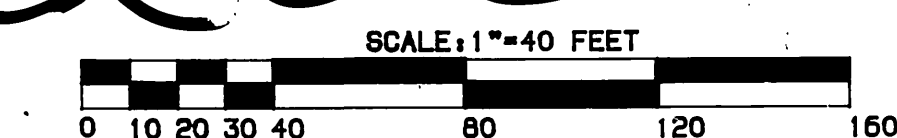
DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A) 04°24'21"	955.00	73.44	36.74
(B) 11°39'08"	645.00	131.17	65.84
(C) 17°30'38"	250.00	76.40	38.50

CITY OF RIVERSIDE
 WATER SYSTEM

APPROVED BY: *Richard N. Wade* 11-17-89
 DATE



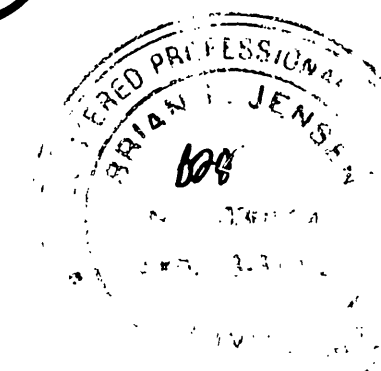
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 - CONSTRUCT PRECAST CONCRETE SEWER MANHOLE PER CITY SPECIFICATIONS
 - CONSTRUCT 4" VCP LATERAL PER CITY STD. 502
 - CONSTRUCT SEWER ENCASEMENT PER CITY STD. CWD-022 & 023
 - PLUG END OF PIPE FOR FUTURE CONNECTION



FOR REVISION ONLY

APPROVED BY: *Richard N. Wade* 4/25/97
 RICHARD N. WADE DATE
 R.C.E. NO. 70023 EXP. 12-31-97

BENCHMARK: G00-40-08
 3.5 MILES NORTHWEST ALONG THE ATCHISON - TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD. 75 FEET SOUTHWEST OF MILEPOST 6. SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961 ELEVATION 1451.887 (BRASS DISK IS BROKEN OFF - F.D. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK)



THE KEITH COMPANIES

APPROVED BY: *Brian L. Jensen* 2-17-89
 BRIAN L. JENSEN REG. CIVIL ENGINEER NO. 30534 DATE

5296 RIVER CREST DRIVE
 SUITE 100
 RIVERSIDE, CA 92507
 (714) 653-0234

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

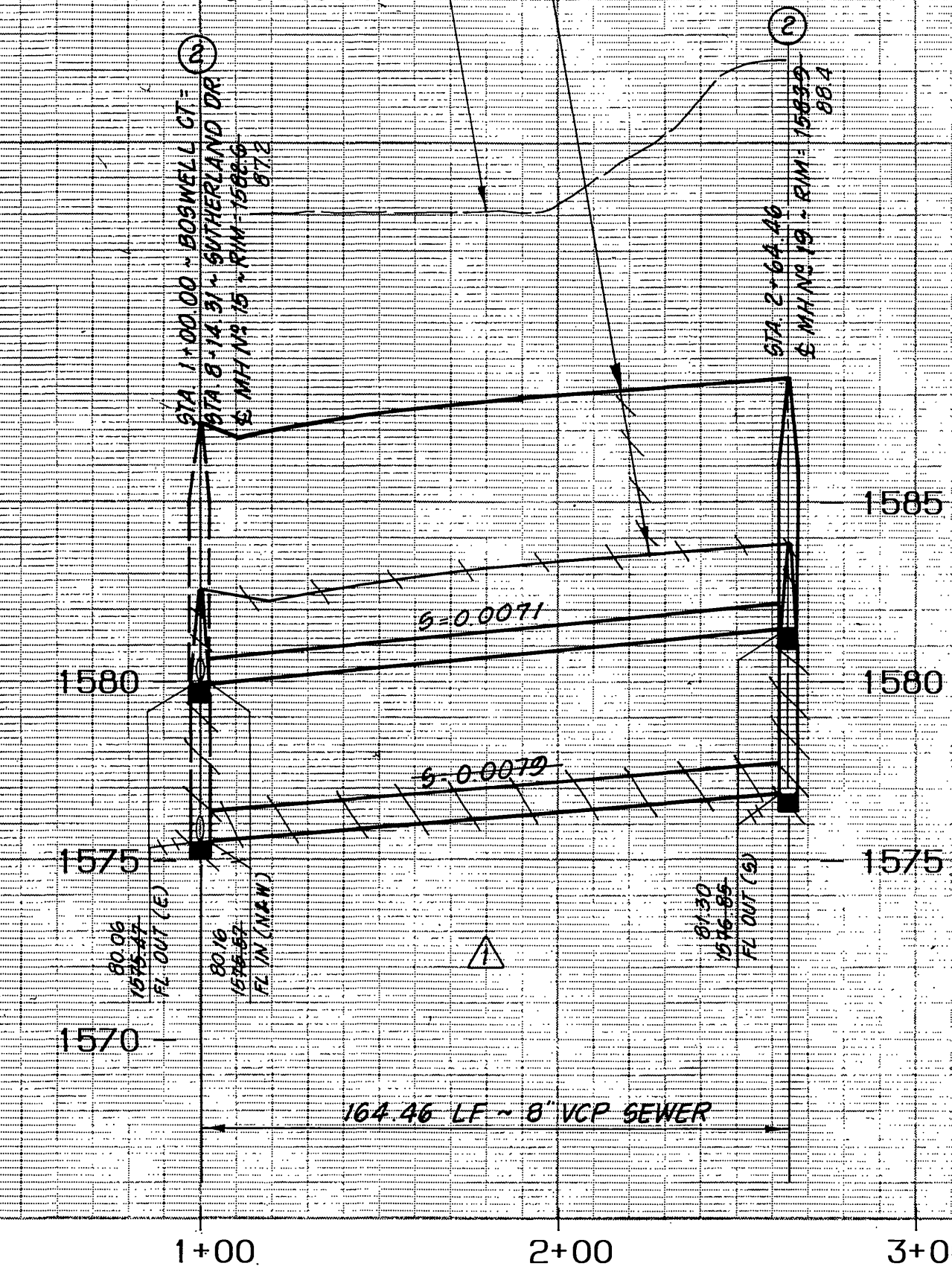
APPROVED BY: *Richard N. Wade*
 RICHARD N. WADE DATE 4/25/97
 PUBLIC WORKS DIRECTOR

PHASE D-2
 SEWER IMPROVEMENT PLANS
 PORTION TRACT 22408-2
 SUTHERLAND DRIVE

S-1560 A
 SHEET 4 OF 5

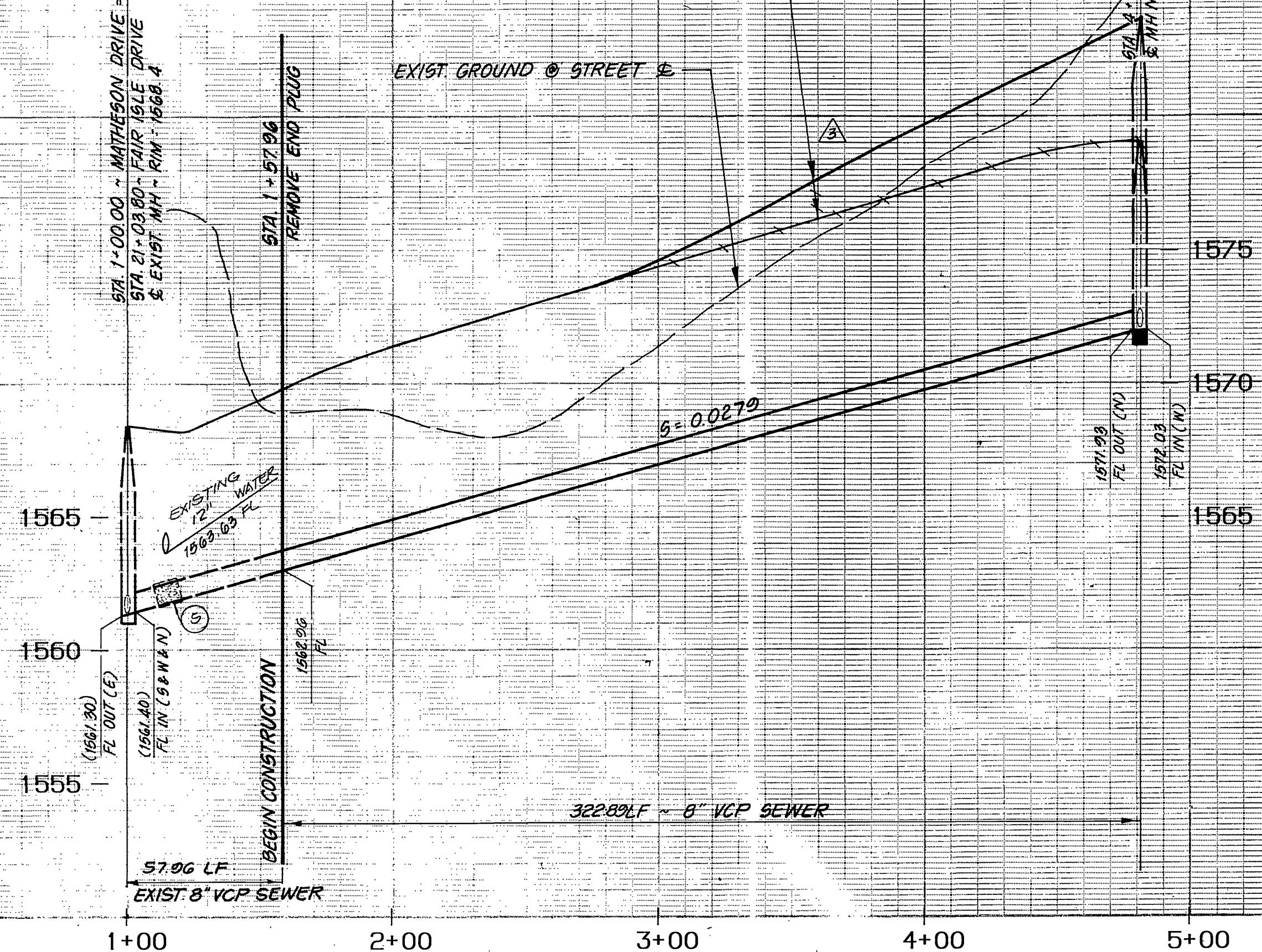
PROP F.S. @ STREET CENTERLINE

EXIST. GROUND @ STREET

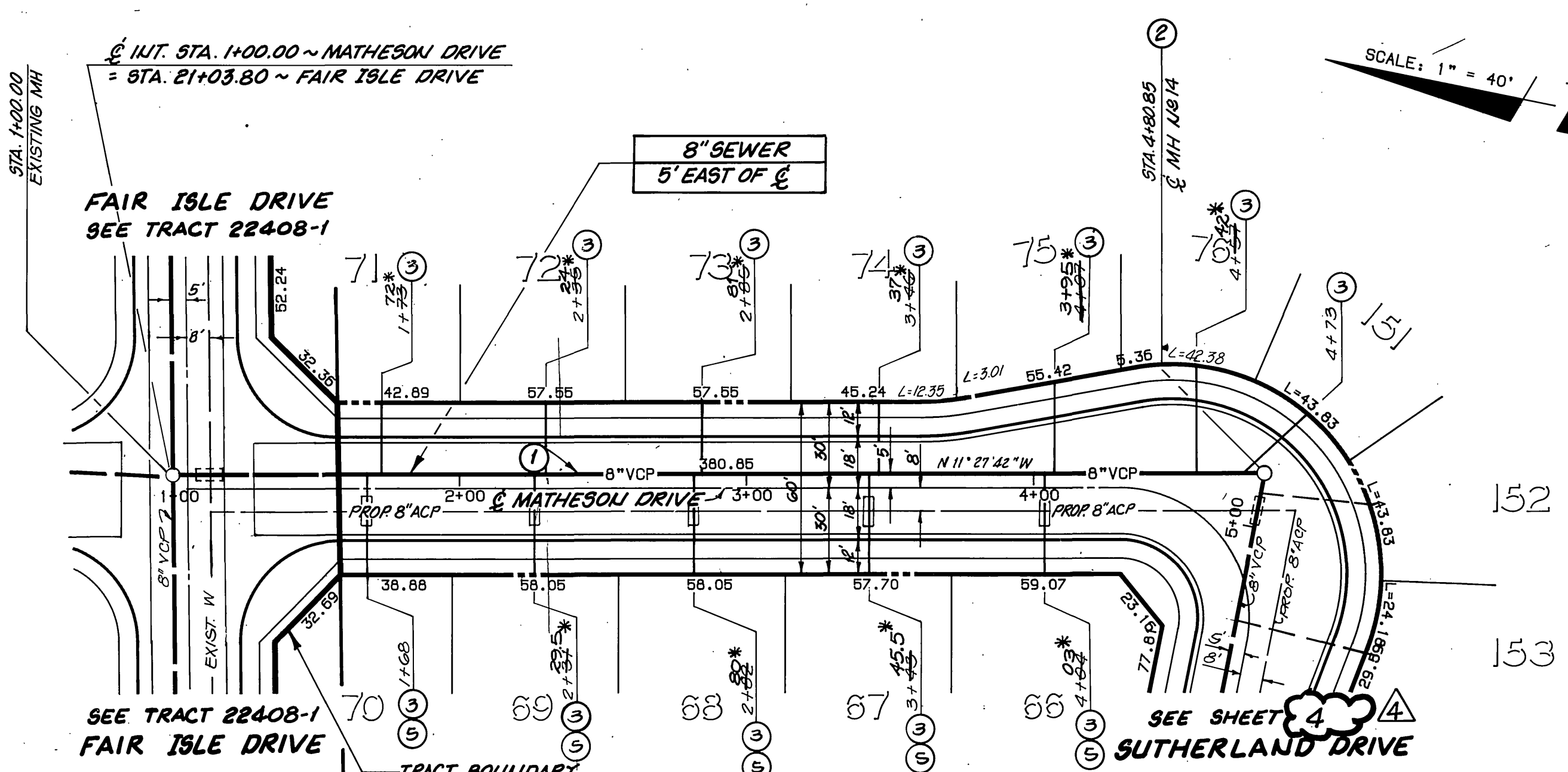
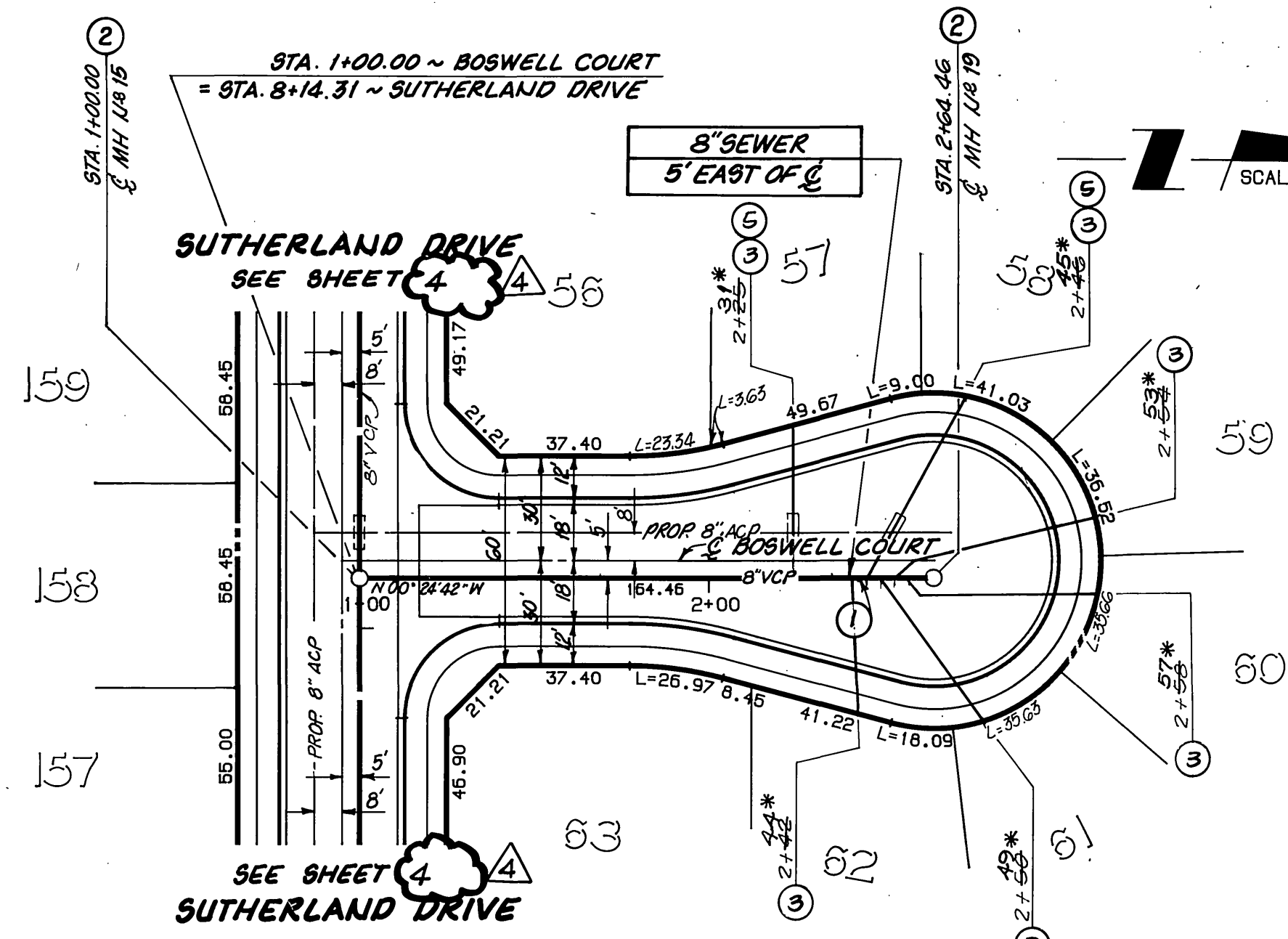


PROP F.S. @ STREET CENTERLINE

EXIST. GROUND @ STREET



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



REGISTERED PROFESSIONAL ENGINEER
 RICHARD N. VALE
 M.C. #040023
 Exp. 12/31/97
 CIVIL
 STATE OF CALIFORNIA

FOR REVISION ONLY
 APPROVED BY:
 Richard N. Vale 4/25/97
 RICHARD N. VALE DATE
 R.C.E. NO. 40023 EXP. 12-31-97

- CONSTRUCTION NOTES:
- ① CONSTRUCT 8" VITRIFIED CLAY PIPE (VCP) PER CITY SPECIFICATIONS
 - ② CONSTRUCT PRECAST CONCRETE SEWER MANHOLE PER CITY SPECIFICATIONS
 - ③ CONSTRUCT 4" VCP LATERAL PER CITY STD. 562
 - ④ CONSTRUCT SEWER ENCASEMENT PER CITY STD. CWD-022 & 023

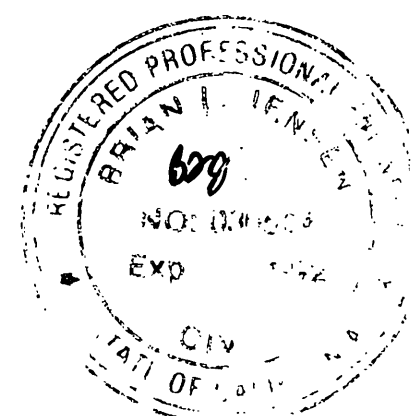
CITY OF RIVERSIDE
 WATER SYSTEM

Richard N. Vale
 APPROVED BY: 11-17-89
 DATE

BOSWELL COURT

MATHESON DRIVE

BENCHMARK: 600-40-68
 3.5 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, 76 FEET SOUTHEAST OF MILEPOST 6. SET VERTICALLY IN THE SOUTHWEST FACE OF A ROCK CUT, 7 FEET NORTHEAST OF THE NORTHEAST RAIL, 1.9 FEET ABOVE THE GROUND, AND ABOUT 1 FOOT HIGHER THAN THE TRACK. BRASS DISK STAMPED D1144 1961 ELEVATION 1451.867 (BRASS DISK IS BROKEN OFF) FD. ORIGINAL SHANK OF B.D. WITH P.K. NAIL DRIVEN ALONG SIDE SHANK



THE KEITH COMPANIES
 6296 RIVER CREST DRIVE
 SUITE K
 RIVERSIDE, CA 92507
 (714) 853-0234

APPROVED BY: Brian L. Jensen 2-17-89
 BRIAN L. JENSEN CIVIL ENGINEER NO. 30534 DATE

REVISIONS	DATE	BY
REVISIONS FOR SALES PHASING	1/11/97	JW
REVISE F.S. @ STREET CENTERLINE	1/11/97	JW
REVISE RIM ELEV. M.H. NR 14 MATHESON DR	1/11/97	JW
REVISE PROFILE DESIGN BOSWELL CT	1/11/97	JW

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] 3/6/90
 DATE

PHASE D-2
 SEWER IMPROVEMENT PLANS
 PORTION TRACT 22408-2
 BOSWELL CT./MATHESON DRIVE

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. S-1560A
 SHEET 5 OF 5

