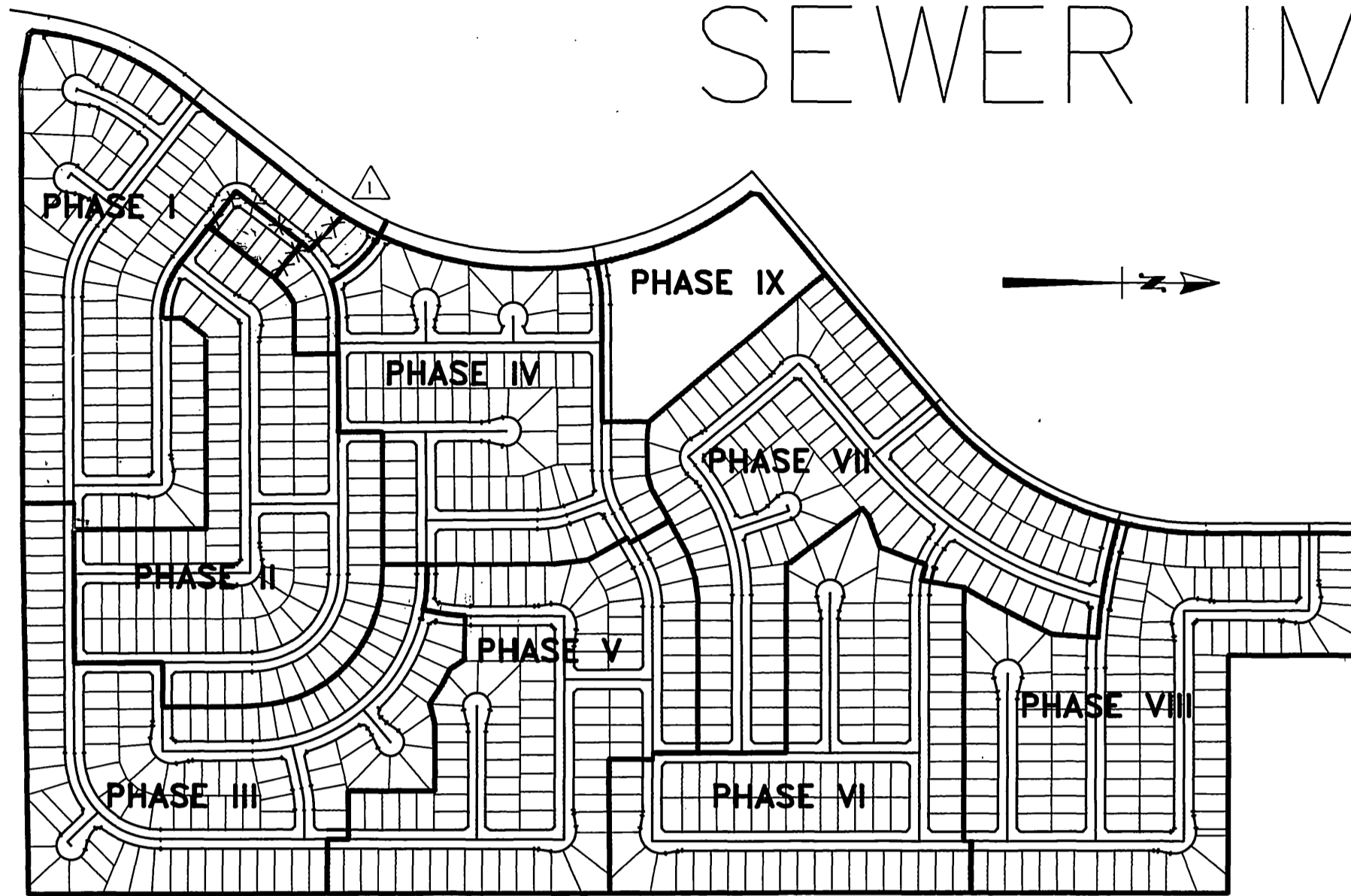
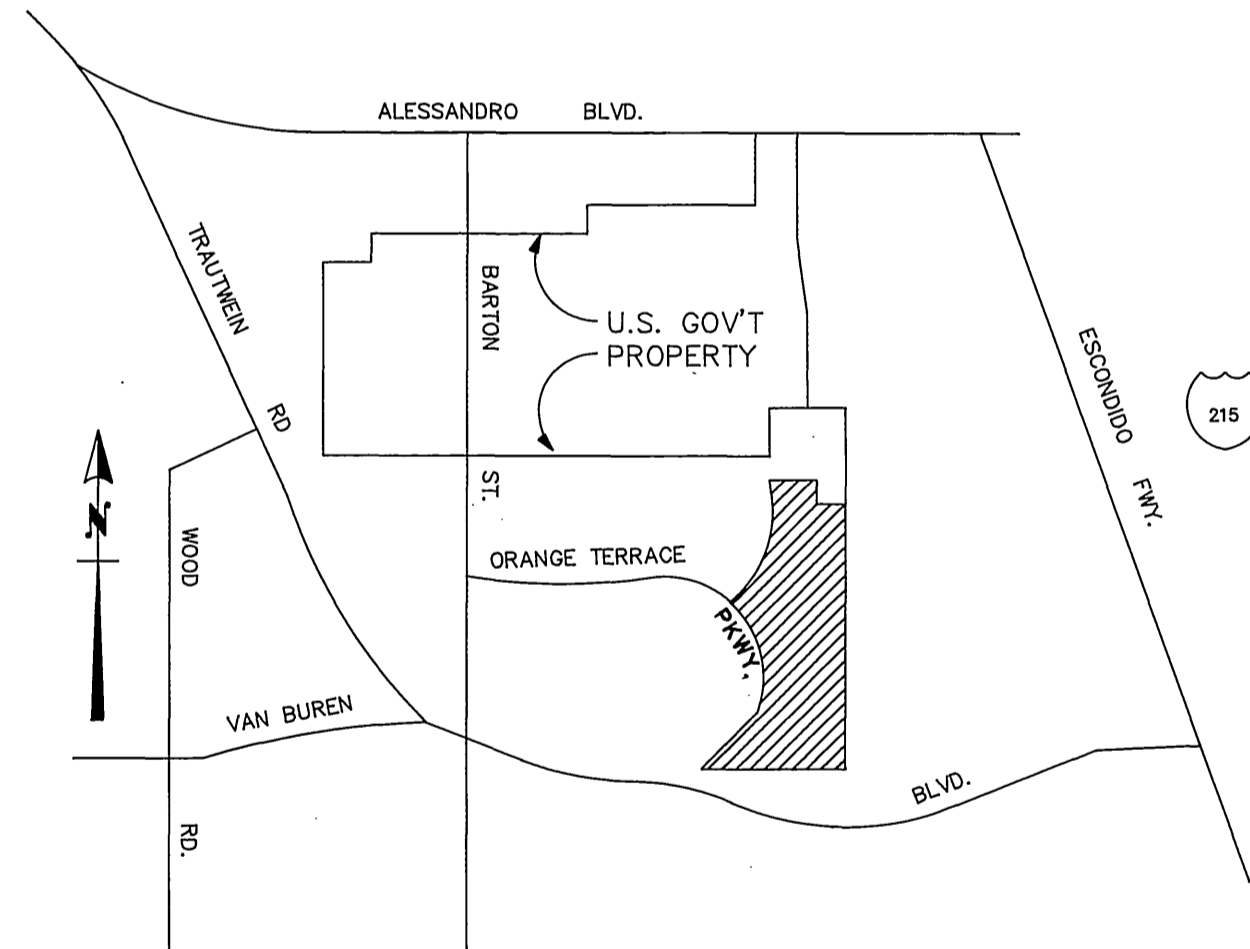


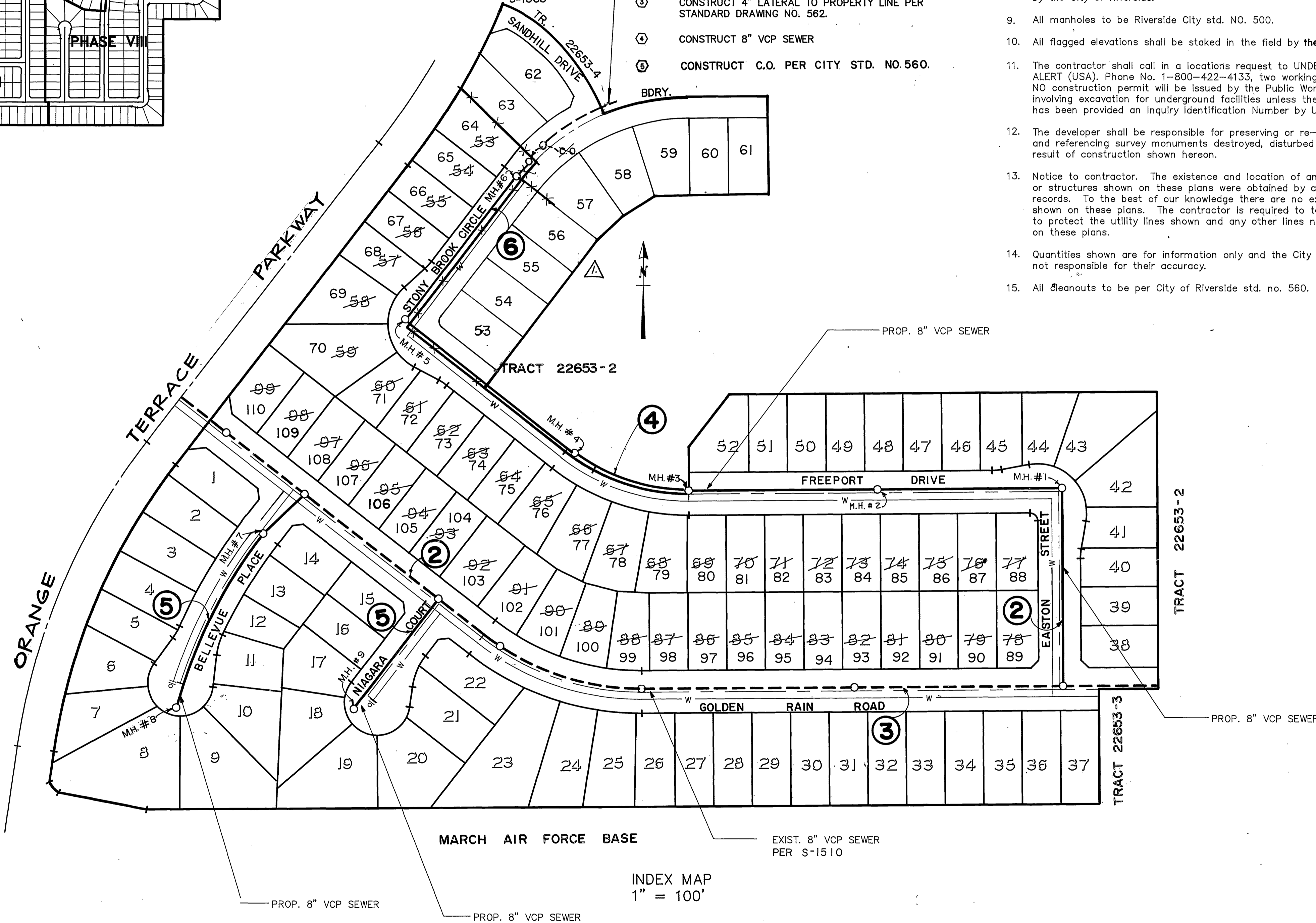
TRACT 22653-1 SEWER IMPROVEMENTS



PHASE MAP
1" = 500'



VICINITY MAP
N.T.S.



INDEX MAP
1" = 100'

NOTE: FOR SEWER MAIN & LATERAL CONSTR. TO LOTS 57-63 SEE PROPOSED IMPROVEMENTS PER S-1565

CONSTRUCTION NOTES:

- ① CONSTRUCT MANHOLE PER CITY STD. 500.
- ② WHERE SEWER IS 6.5' DEEP OR LESS OR WHEN THE CLEARANCE BETWEEN SEWER AND WATER IS LESS THAN 2'. CONSTRUCT SEWER LATERAL PER CITY STD. NO. 562. NOTE 3.
- ③ CONSTRUCT 4" LATERAL TO PROPERTY LINE PER STANDARD DRAWING NO. 562.
- ④ CONSTRUCT 8" VCP SEWER
- ⑤ CONSTRUCT C.O. PER CITY STD. NO. 560.

GENERAL NOTES

1. 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.
2. 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.
3. Construction shall be in accordance with the City of Riverside Dept. of Public Works Standard Drawings, Std. Dwg. NO. 10, and the Standard Specifications for Public Works Construction, Current Edition.
4. Location of laterals to be determined in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
5. Contractor is to verify existing sewer elevation prior to construction.
6. The sewer contractor shall adjust manholes to final grade after paving is completed.
7. 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.
8. 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.
9. All manholes to be Riverside City std. NO. 500.
10. All flagged elevations shall be staked in the field by the private engineer.
11. 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
12. 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.
13. 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.
14. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
15. All cleanouts to be per City of Riverside std. no. 560.

QUANTITIES

8" V.C.P.	2218	△
MANHOLES	9 EA	
4" V.C.P. LATERALS	3650 LF	
CLEANOUTS	0 X EA	△

LEGEND

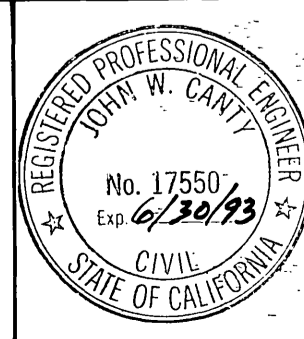
	PROPOSED V.C.P. SEWER
	EXISTING V.C.P. SEWER
	MANHOLE
	CLEANOUTS

REVIEWED BY
WESTERN MUNICIPAL WATER DISTRICT
SHEET 1 THRU 6
Thom R. S. [Signature]
SUPV. DESGN. ENG. R.C.E. 21643
DATE: 2-12-90



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. Carthy
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-93 DATE: 6/15/89

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, #103
RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260
(714) 886-0844 (714) 825-1082 (619) 346-5691

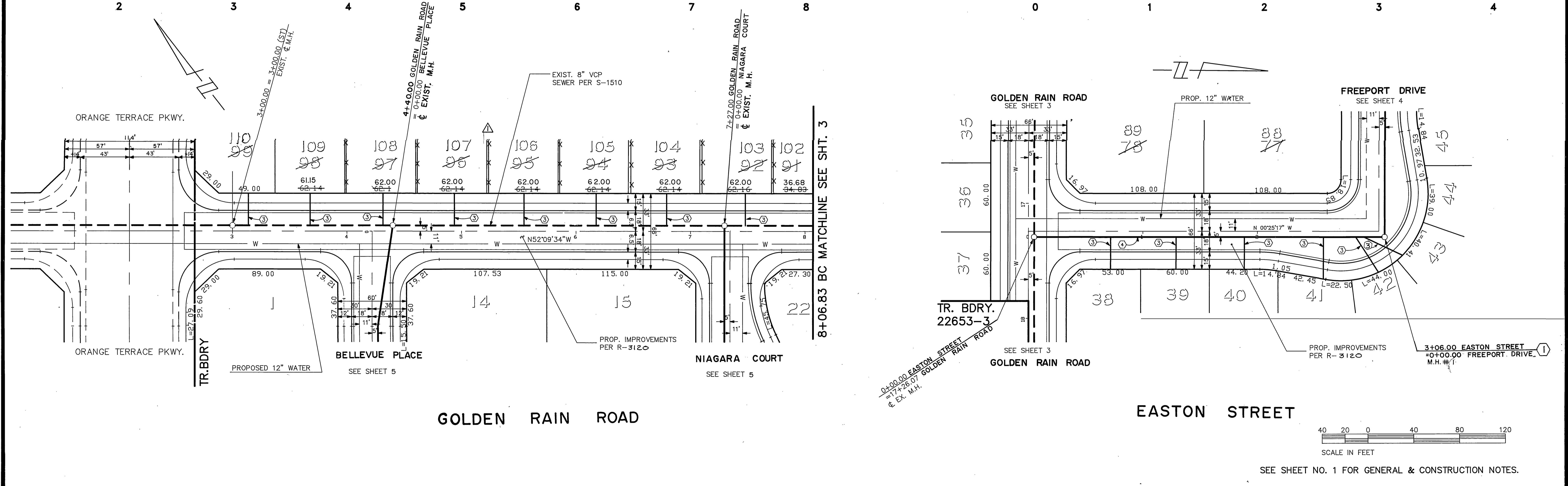
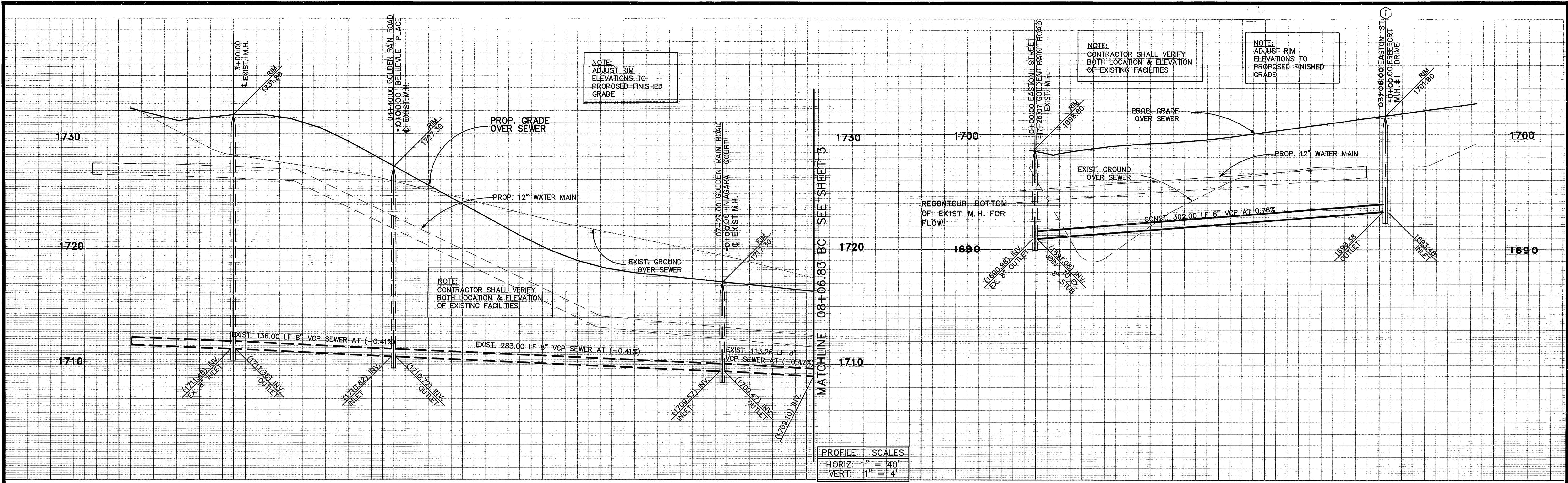
SCALE AS SHOWN BENCH MARK: V.B. 10-84 ELEV. = 1700.670 DATE: 1971
BRASS DISK FLUSH & MARKED V.B. 10-84 0.8 MI. E. ON VAN BUREN BLVD. FROM CL. INT. OF VAN BUREN & WOOD RD. 20' N. OF VAN BUREN S. THE N.E. CORNER OF GRANITE BLDG. 20' E.P. OF EXIST. BLDG.

DESIGNED BY GC DRAWN BY MK CHECKED BY JF
DATE JUNE 1989

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature] DATE: 3/5/90
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
P.W. ENGR. [Signature]

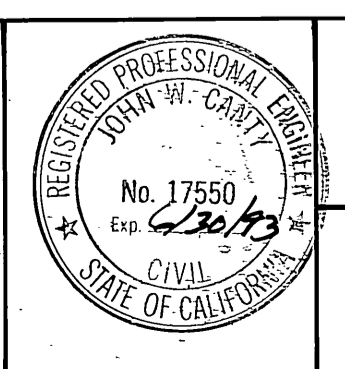
TRACT No. 22653-1
SEWER PLAN & PROFILE
TITLE SHEET
FOR: S.I.C. CORP.

PROJECT NO. S-1561
SHEET 1 OF 6
FILE NO. 89-11168 (M)



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.



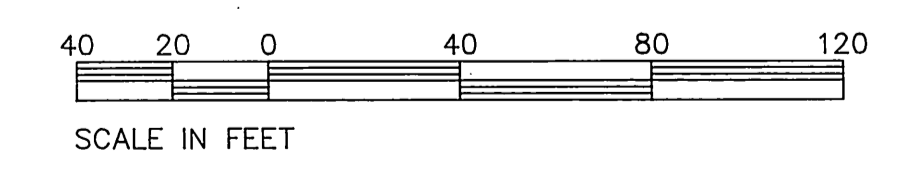
PREPARED UNDER THE DIRECTION OF:
John W. Canty
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE: 6-30-93 DATE: 6/15/89
 APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, #103
 RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260
 (714) 686-0844 (714) 825-1082 (619) 346-5691
 SCALE: 1"=40'
 DATE: JUNE 1989
 BENCH MARK: V.B. 10-64 ELEV. 1700.670 DATE: 1971
 BRASS DISK FLUSH & MARKED V.B. 10-64, 0.6 MI. E. ON VAN BUREN BLVD., FROM C. INT. OF VAN BUREN & WOOD RD., 205' N. OF VAN BUREN & THE N.E. SIDE OF GRANITE BOULDER, ON TOP OF 3'x15'x18' BOULDER.

REVISIONS:
 REVISED LOT #'S
 REVISED LOT LINES
 REVISIONS
 APPR. / DATE
 DESIGNED BY: GC DRAWN BY: MK CHECKED BY: JF

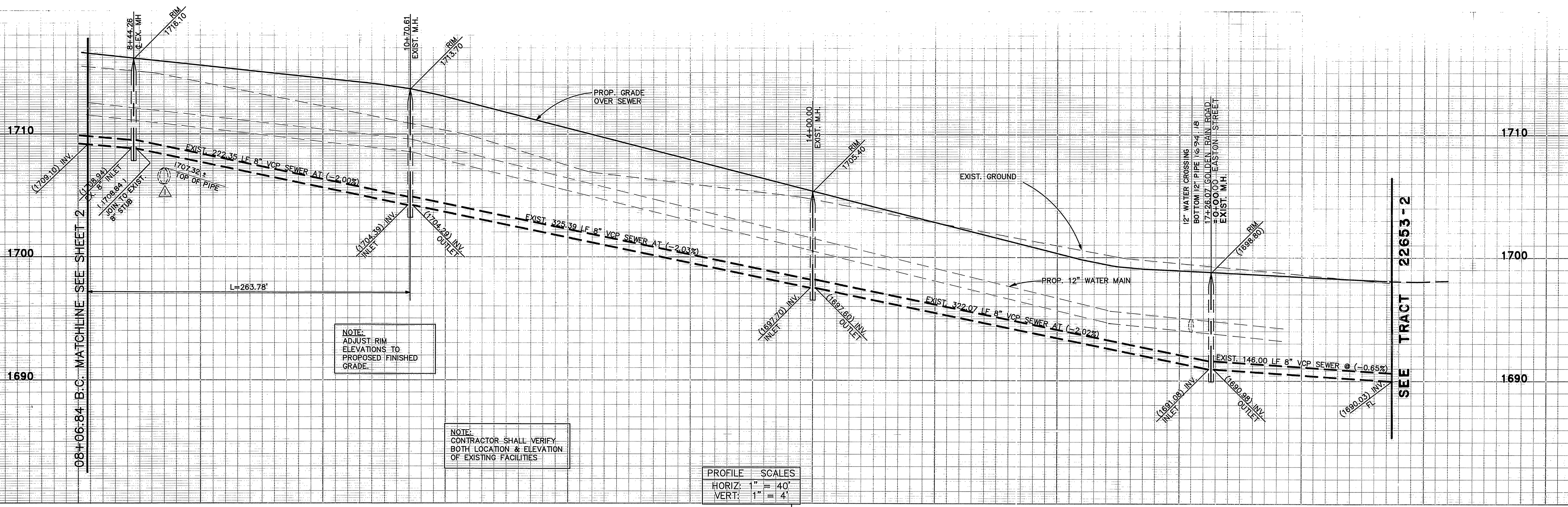
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: _____ BY: _____ DATE: _____
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 P.W. ENGR. 3542 JMC
 APPROVED BY: *Barry Ford*
 DIRECTOR OF PUBLIC WORKS
 DATE: 3/5/90

TRACT No. 22653-1
 SEWER PLAN & PROFILE
GOLDEN RAIN ROAD
 STA. 2+10.00 TO STA. 8+06.84
EASTON STREET
 STA. 0+00.00 TO STA. 3+06.00
 PROJECT NO. 8911168
 S-1561
 SHEET 2 OF 6
 FOR S.I.C. CORP. FILE NO. 89-11168 (M)



SEE SHEET NO. 1 FOR GENERAL & CONSTRUCTION NOTES.

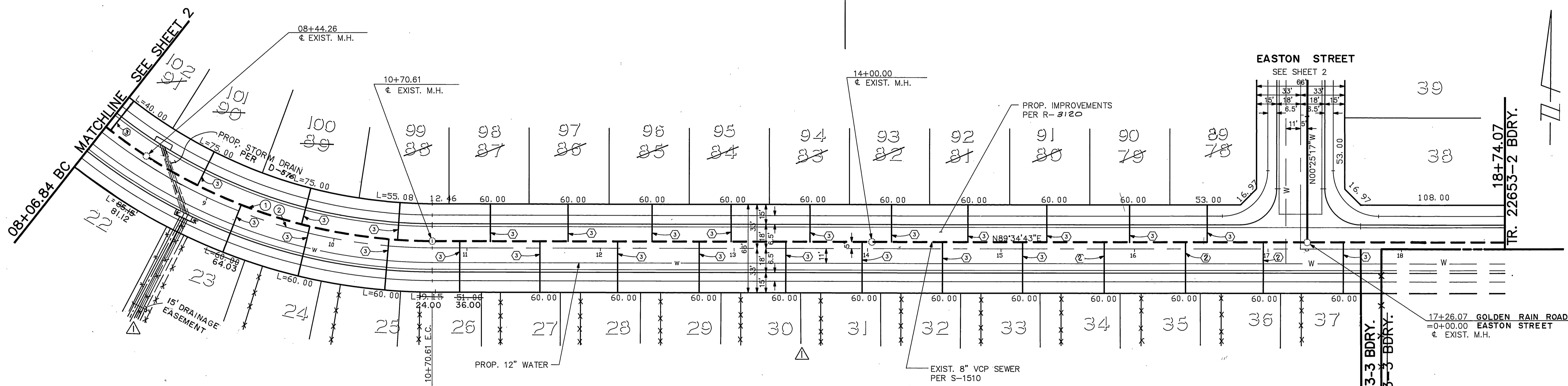
INDEXED 5-10-90 44



PROFILE SCALES

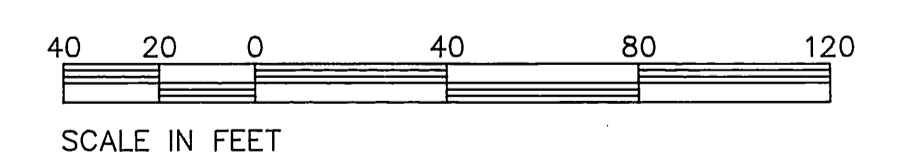
HORIZ: 1" = 40'

VERT: 1" = 4'



CURVE DATA

No.	Δ	R	L	T
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②	38°15'42"	400.00'	267.12'	138.75'



SEE SHEET NO. 1 FOR GENERAL & CONSTRUCTION NOTES.

Underground Service Alert

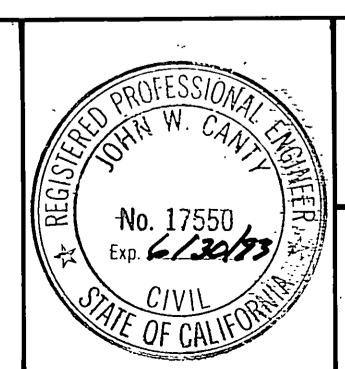
Call: TOLL FREE

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. Canty

REGISTERED CIVIL ENGINEER NO. 17550

EXPIRATION DATE 6-30-93 DATE: 6/15/89

APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

P.O. BOX 493 RIVERSIDE, CA 92502 (714) 886-0844

11200 SO. MT. VERNON AVE. #D COLTON, CA 92324 (714) 825-1082

73-080 EL PASO, #103 PALM DESERT, CA 92280 (619) 346-5691

SCALE: 1" = 40'

DATE: JUNE 1989

BENCH MARK: V.B. 10-64 ELEV. 1700.670 DATE: 1971
BRASS DISK FLUSH & MARKED V.B. 10-64, 0.6 MI. E. ON VAN BUREN BLVD. FROM CL. INT. OF VAN BUREN & WOOD RD., 205' N. OF VAN BUREN & THE N.E. SIDE OF GRANITE BOULDER, ON TOP OF 3'x15'x16' BOULDER.

REVISIONS

REVISOR

DATE

DESIGNED BY GC DRAWN BY MK CHECKED BY JF

CITY OF RIVERSIDE, CALIFORNIA

DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Barry Red*

DATE: 3/5/90

TRAFFIC DIVISION

P.W. ENGR. *mc 3/5/90*

TRACT No. 22653-1

SEWER PLAN & PROFILE

GOLDEN RAIN ROAD

STA. 8+06.84 TO STA. 18+74.07

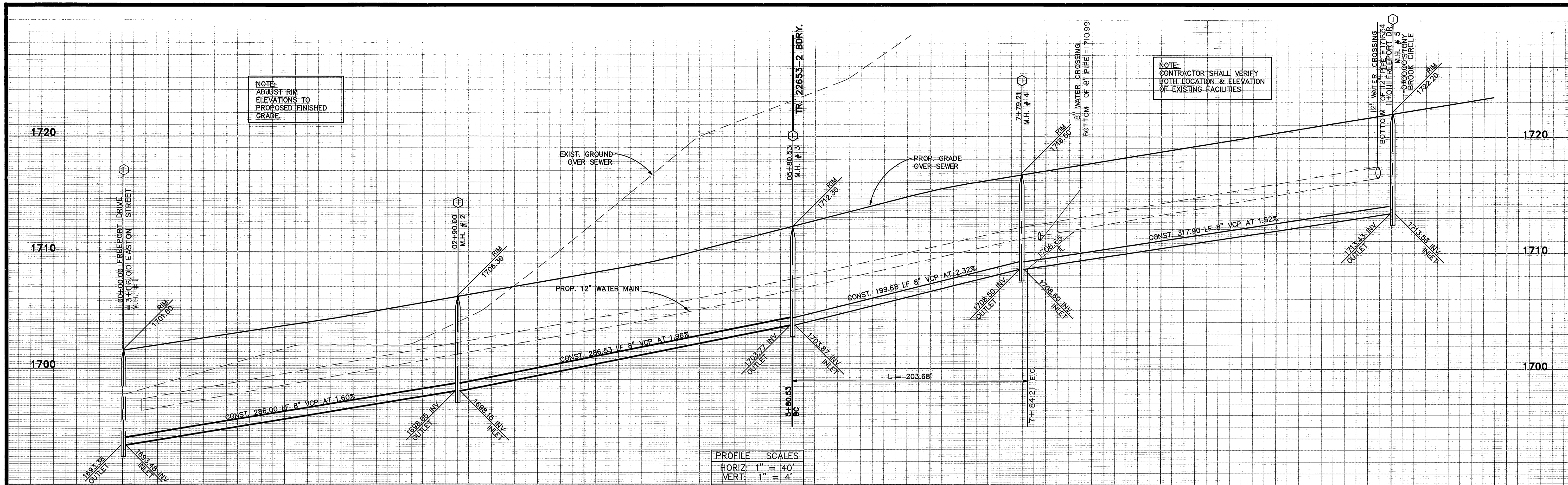
FOR S.I.C. CORP.

PROJECT NO. S-1561

SHEET 3 OF 6

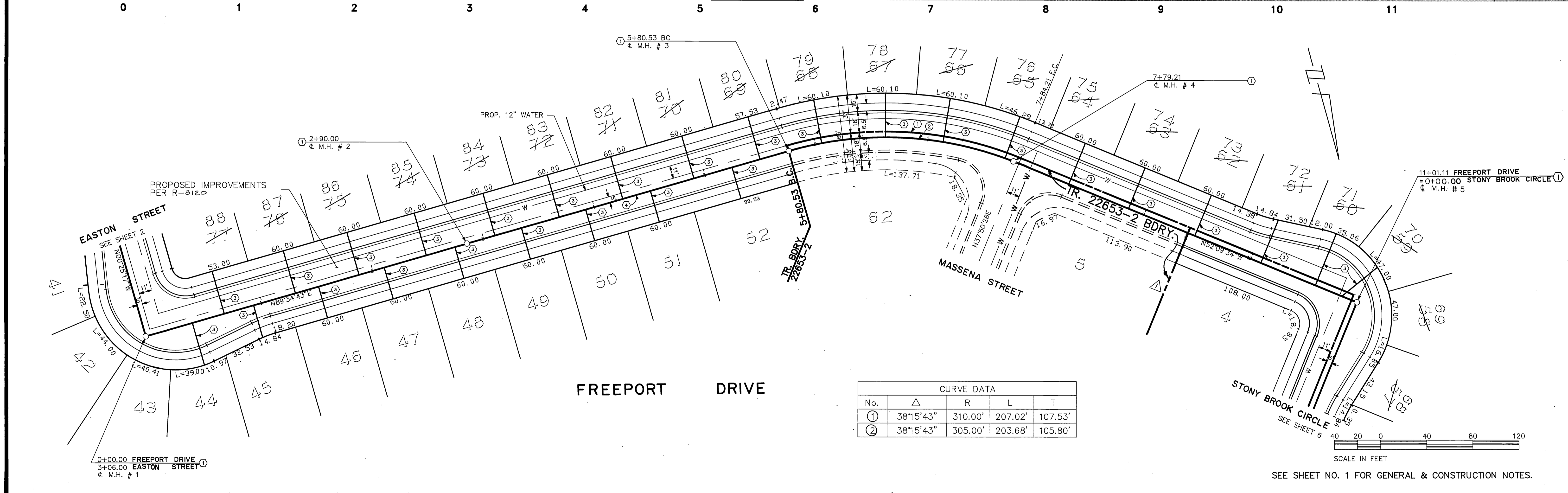
FILE NO. 89-11168 (M)

INDEXED 5-10-90 JH



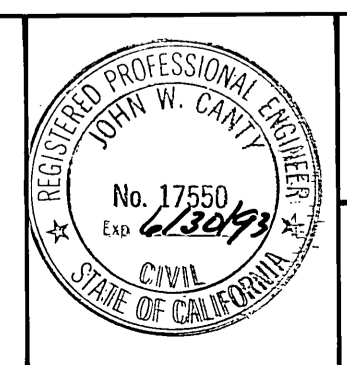
PROFILE SCALES

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



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

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PREPARED UNDER THE DIRECTION OF:
John W. County
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE 6-30-93 DATE: 6/15/89

APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, #103
 RIVERSIDE, CA 92502 COOLTON, CA 92324 PALM DESERT, CA 92280
 (714) 686-0844 (714) 825-1082 (619) 346-5691

SCALE: 1" = 40'

DATE: JUNE 1989

BENCH MARK:
 V.B. 10-64 ELEV. 1700.670 DATE: 1971
 BRASS DISK FLUSH & MARKED V.B. 10-64, 0.6 MI. E. ON VAN BUREN BLVD. FROM C.E. INT. OF VAN BUREN & WOOD RD., 205' N. OF VAN BUREN & THE N.E. SIDE OF GRANITE BOULDER, ON TOP OF 3'x15'x18' BOULDER.

J.F.D. ASSOCIATES

REVISIONS:

NO.	DATE	DESCRIPTION
1	6/15/89	REVISE PHASE BDRY. & LOT #'S

DESIGNED BY: GC DRAWN BY: MK CHECKED BY: J.F.

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

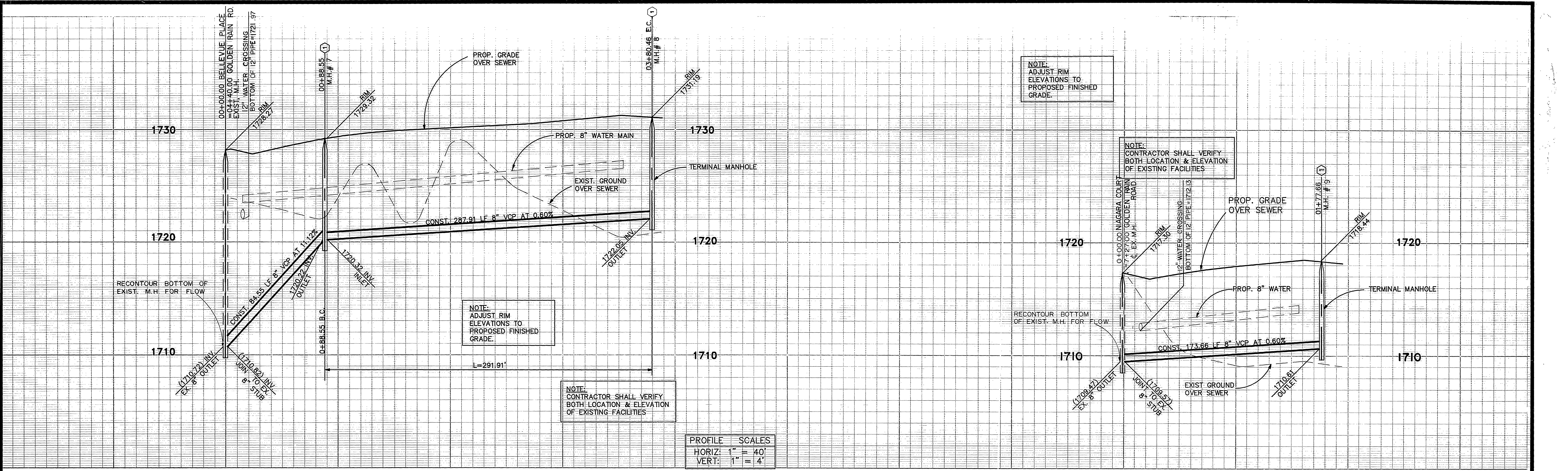
APPROVED BY: [Signature] DATE: 3/5/90

APPROVED BY: [Signature] DATE: 3/5/90

TRACT No. 22653-1
 SEWER PLAN & PROFILE
 FREEPORT DRIVE
 STA. 0+00.00 TO STA. 11+01.11

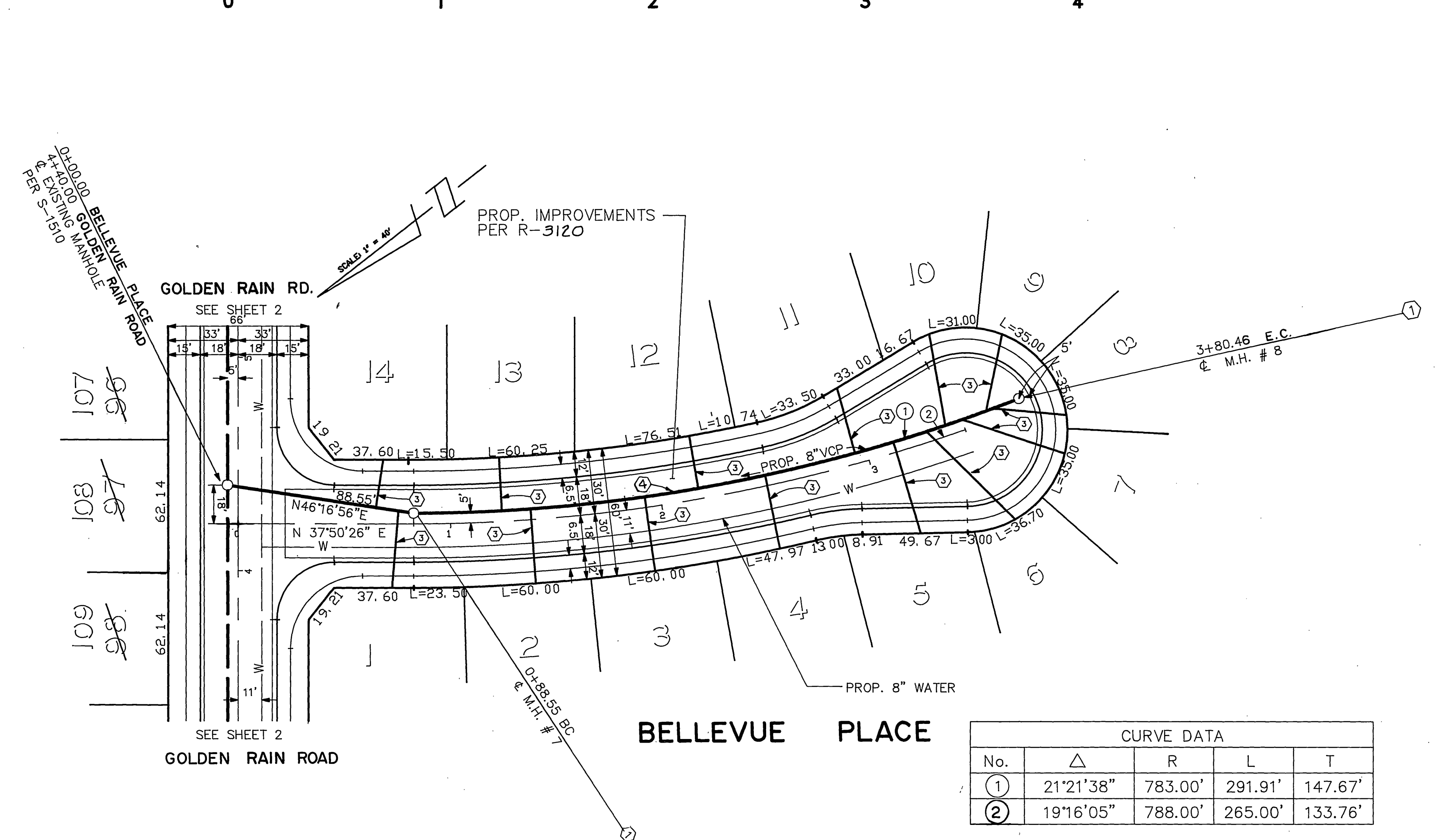
PROJECT NO. S-1561
 SHEET 4 OF 6
 FILE NO. 89-11168 (M)

FOR S.I.C. CORP.



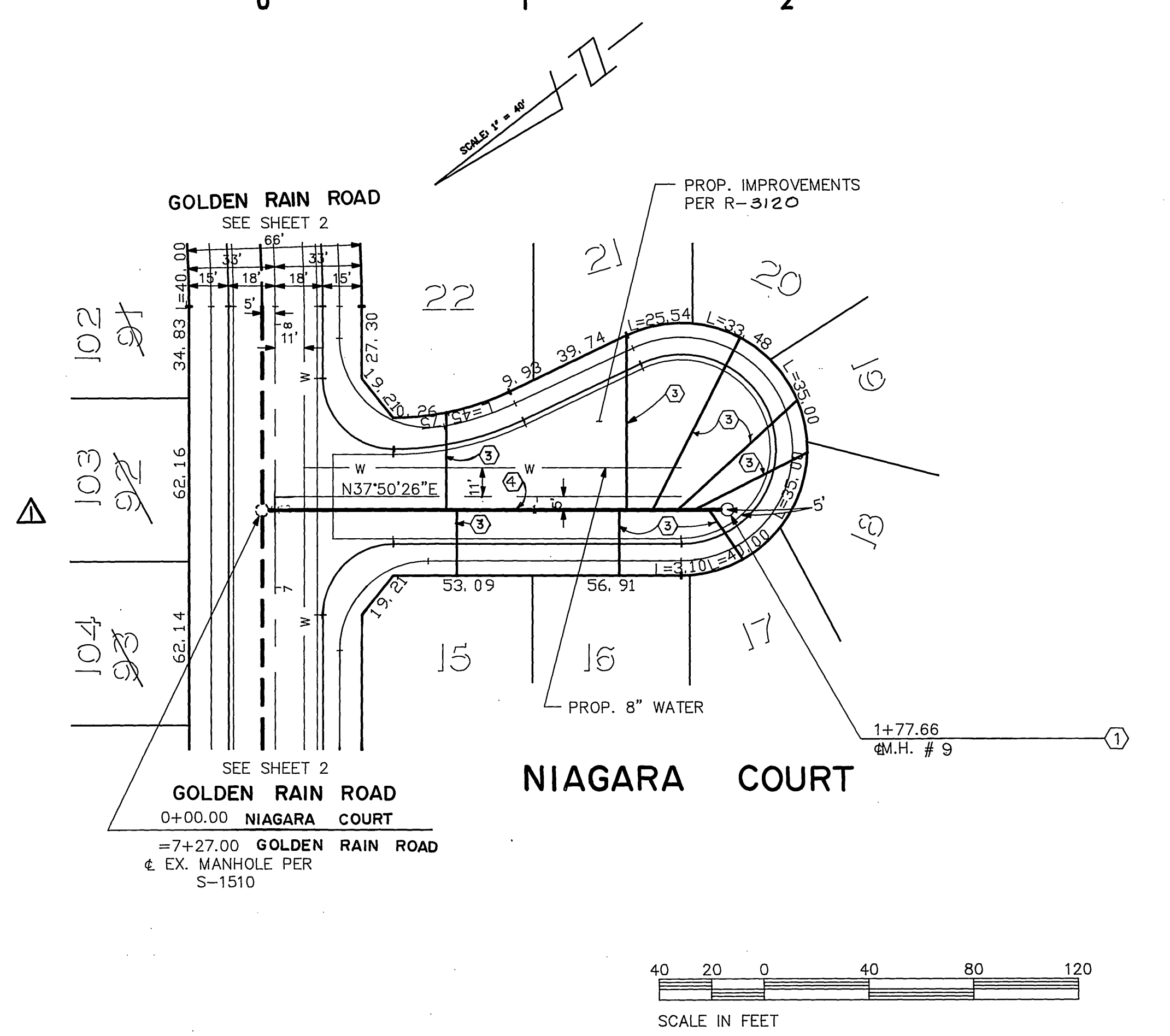
PROFILE SCALES

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



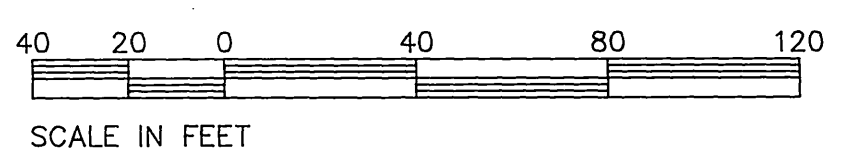
CURVE DATA

No.	Δ	R	L	T
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②	19°16'05"	788.00'	265.00'	133.76'



CURVE DATA

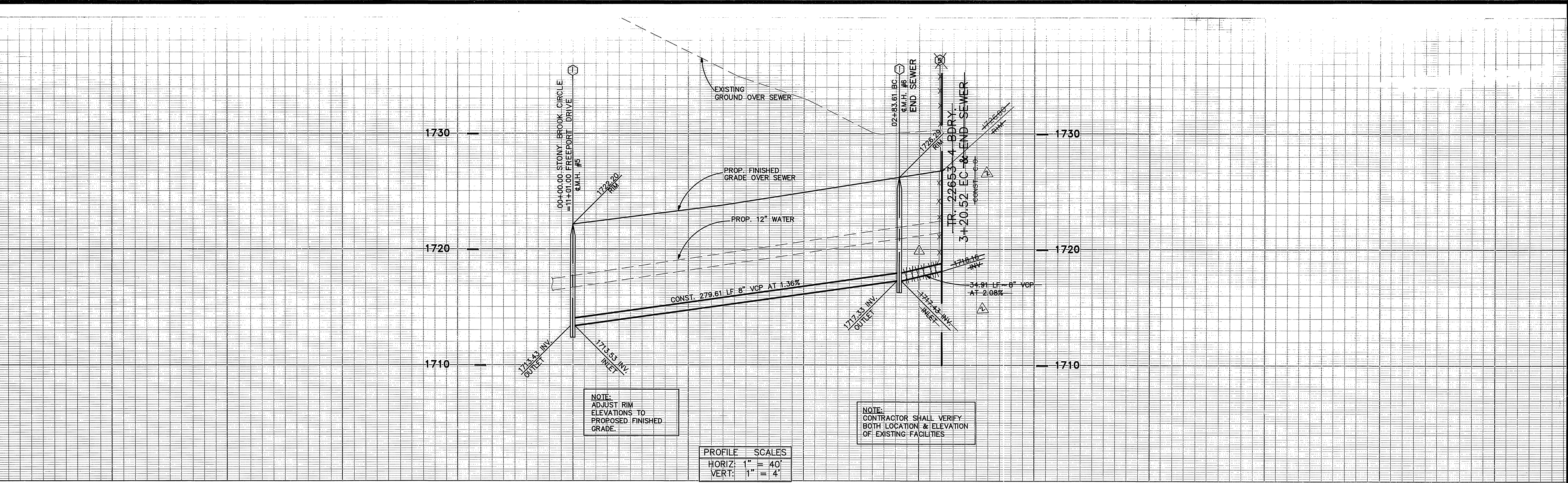
No.	Δ	R	L	T
①	21°21'38"	783.00'	291.91'	147.67'
②	19°16'05"	788.00'	265.00'	133.76'



SEE SHEET NO. 1 FOR GENERAL & CONSTRUCTION NOTES.

Underground Service Alert Call: TOLL FREE 1-800-422-4133 <small>TWO WORKING DAYS BEFORE YOU DIG</small>	PRIVATE ENGINEERING NOTE <small>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.</small>	PREPARED UNDER THE DIRECTION OF: REGISTERED CIVIL ENGINEER NO. 17550 EXPIRATION DATE: 6-30-93 DATE: 6/15/89 APPROVED BY:	J.F. DAVIDSON ASSOCIATES, INC. <small>CIVIL ENGINEERS • SURVEYORS • PLANNERS</small> P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, #103 RIVERSIDE, CA 92502 COLTON, CA 92524 PALM DESERT, CA 92260 (714) 686-0844 (714) 825-1082 (619) 346-5691	 SCALE: 1"=40' BENCH MARK: V.B. 10-64 ELEV. 1700.670 DATE: 1971 BRASS DISK FLUSH & MARKED V.B. 10-64 0.8 MI. E. ON VAN BUREN BLVD. FROM Q.I. INT. OF VAN BUREN & WOOD RD., 205' N. OF VAN BUREN & THE N.E. SIDE OF GRANITE BOULDER, ON TOP OF 3'x15'x18' BOULDER.	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: DIRECTOR OF PUBLIC WORKS DATE: 3/5/90	TRACT No. 22653-1 SEWER PLAN & PROFILE BELLEVUE PLACE STA. 0+00.00 TO STA. 3+80.46 NIAGARA COURT STA. 0+00.00 TO STA. 1+77.66 FOR S.I.C. CORP.	PROJECT NO. S-1561 SHEET 5 OF 6 FILE NO. 89-11168 (M)

INDEXED S-10-90 44

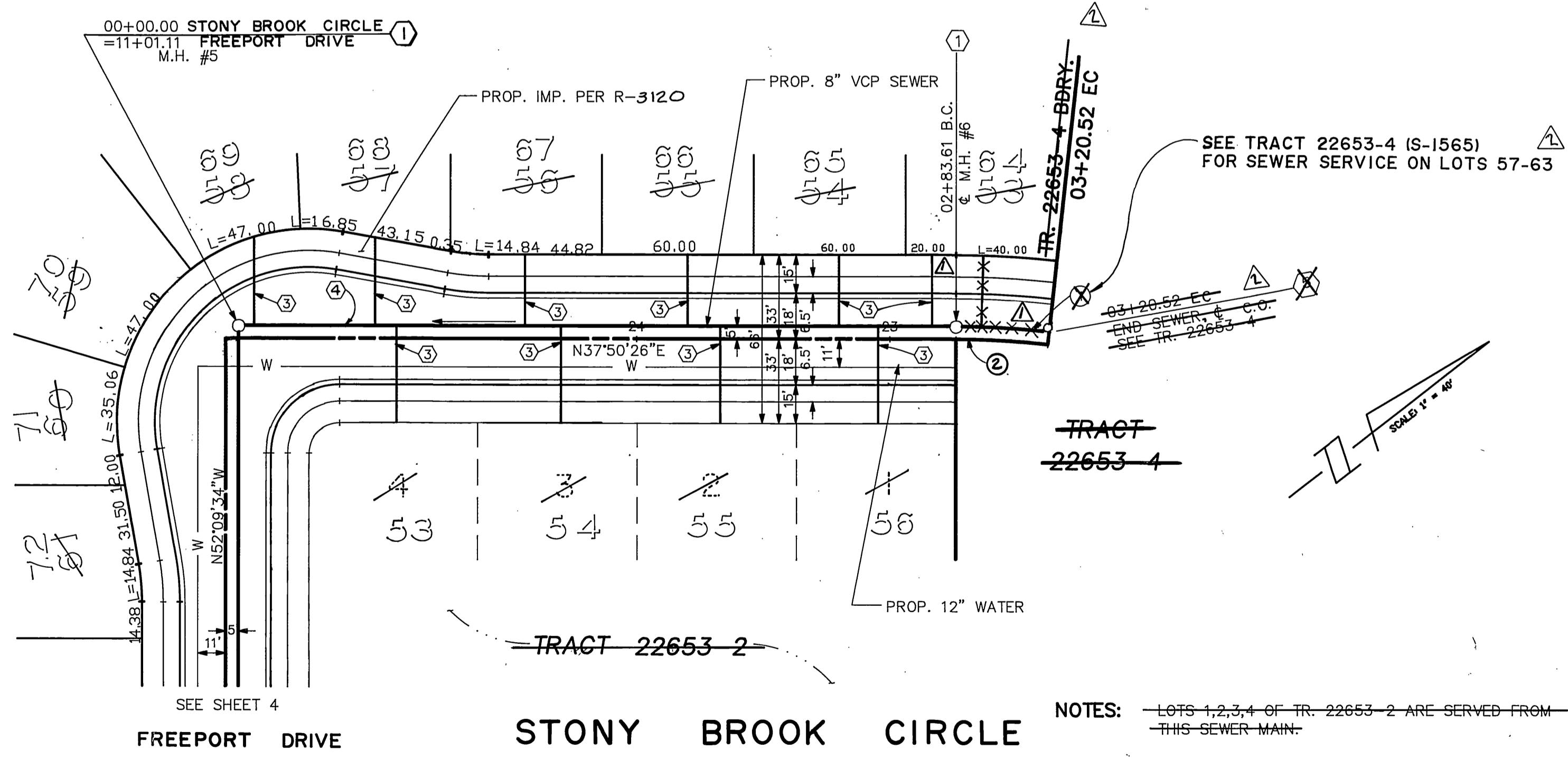


NOTE:
ADJUST RIM
ELEVATIONS TO
PROPOSED FINISHED
GRADE.

NOTE:
CONTRACTOR SHALL VERIFY
BOTH LOCATION & ELEVATION
OF EXISTING FACILITIES

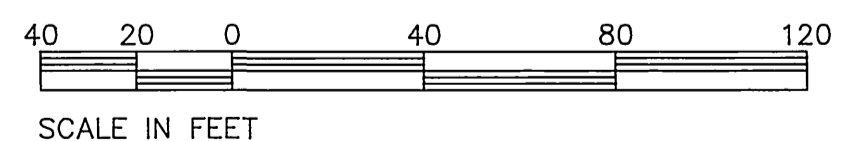
PROFILE SCALES	
HORIZ:	1" = 40'
VERT:	1" = 4'

CURVE DATA				
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①	06°18'49"	335.00'	36.91'	18.48'
②	06°18'49"	330.00'	36.36'	18.20'



SEE TRACT 22653-4 (S-1565)
FOR SEWER SERVICE ON LOTS 57-63

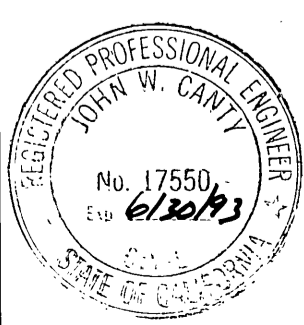
NOTES: LOTS 1,2,3,4 OF TR. 22653-2 ARE SERVED FROM THIS SEWER MAIN.



SEE SHEET NO. 1 FOR GENERAL & CONSTRUCTION NOTES.

Underground Service Alert
Call: TOLL FREE
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TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:
Josh W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 06-30-93 DATE: 6.15.89
APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, CA #103
RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260
(714) 686-0844 (714) 825-1082 (619) 346-5691

SCALE: SCALE 1" = 40'
DATE: JUNE 1989

BENCH MARK:
V.B. 10-64 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 BOULDER, ON TOP OF 3'X15'X18' BOULDER.

J.F.D. ASSOCIATES

REVISIONS:
① REVISE PHASE BDRY. & LOT #'S
② AND PER EXISTING CONDITIONS
③ INTERIM CONSTRUCTION REVISIONS
MARK REVISIONS

DESIGNED BY GC DRAWN BY MK CHECKED BY JF

**CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS**

APPROVED BY: [Signature]
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
DATE: 3/5/90

**TRACT No. 22653-1
SEWER PLAN & PROFILE
STONY BROOK CIRCLE
STA. 00+00.00 TO STA. 03+20.52**

FOR: SIC CORP.

PROJECT NO. S-1561
SHEET 6 OF 6
FILE NO. 8911168

INDEXED 5-10-90 FH