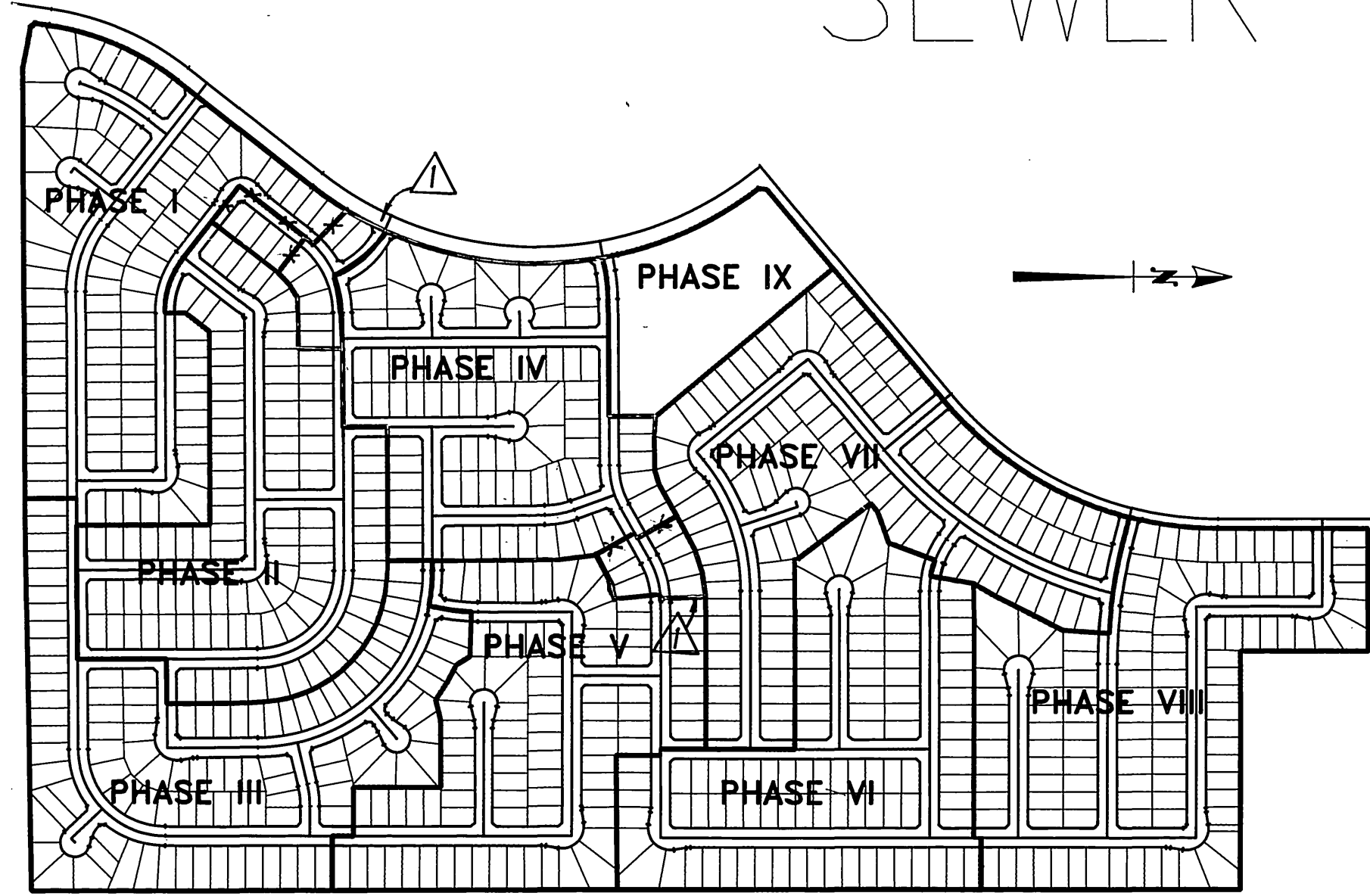
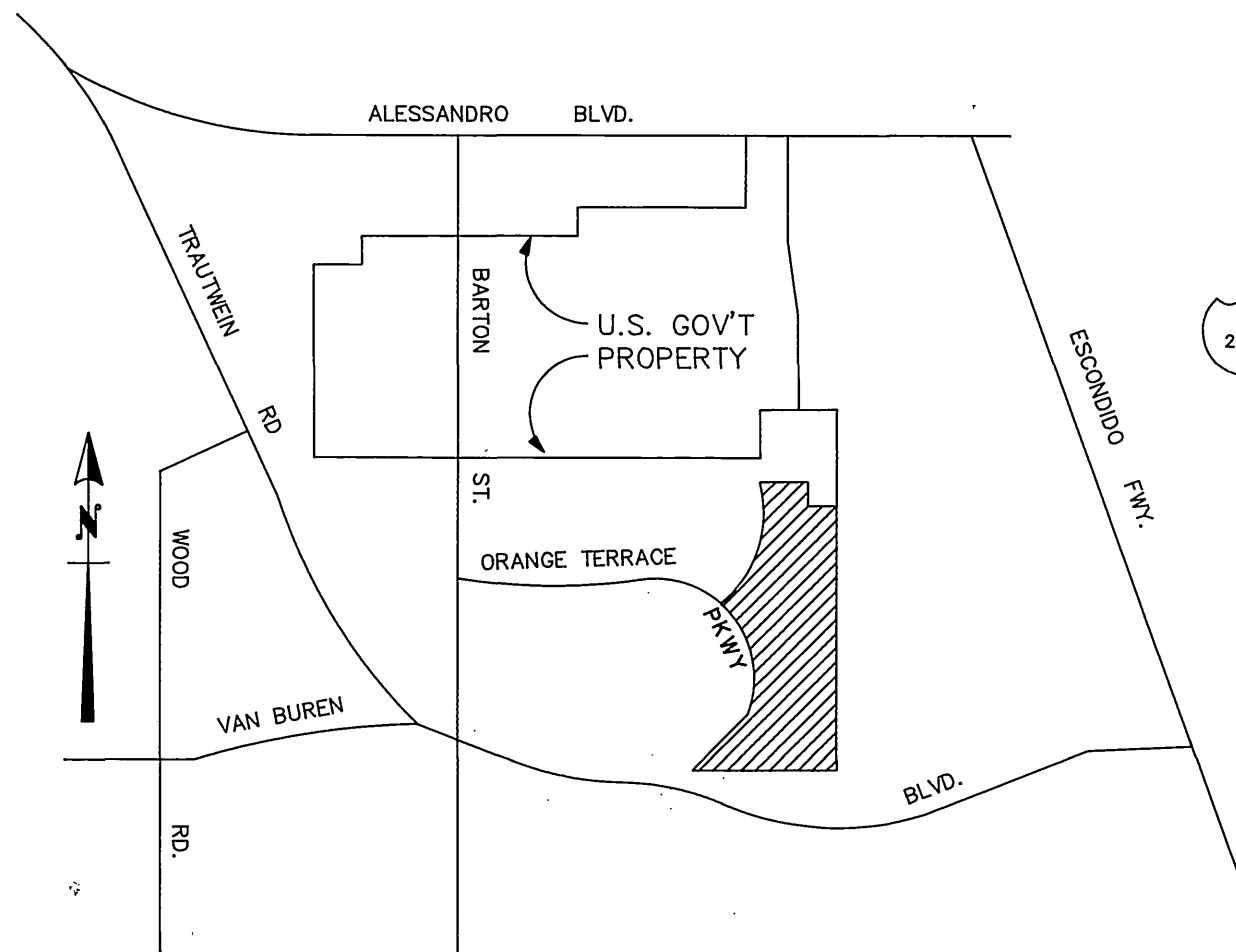


TRACT 22653-4 SEWER IMPROVEMENTS



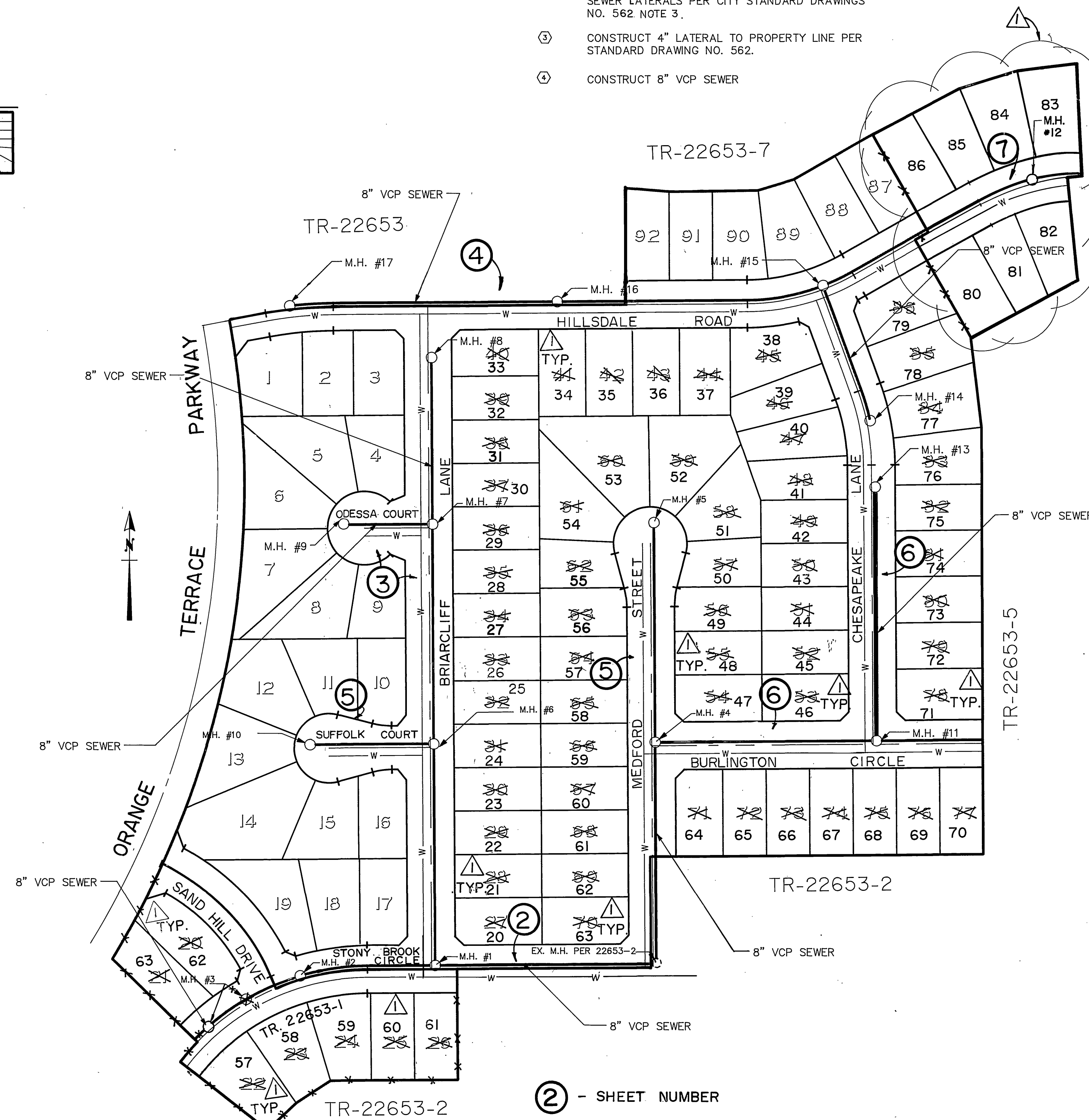
PHASE MAP
1" = 500'



VICINITY MAP
N.T.S.

CONSTRUCTION NOTES:

- ① CONSTRUCT MANHOLE PER CITY STD. DWG. NO. 500.
- ② WHERE SEWER IS 6.5' DEEP OR LESS CONSTRUCT SEWER LATERALS PER CITY STANDARD DRAWINGS NO. 562 NOTE 3.
- ③ CONSTRUCT 4" LATERAL TO PROPERTY LINE PER STANDARD DRAWING NO. 562.
- ④ CONSTRUCT 8" VCP SEWER



② - SHEET NUMBER

INDEX MAP
1" = 100'

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.	3657 LF
MANHOLES	17 EA
4" V.C.P. LATERALS	3036 LF

LEGEND

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

Reviewed By:
WESTERN MUNICIPAL WATER DISTRICT

[Signature]
Supervising Design Engineer
R.C.E. 21643
Date: 2-12-90

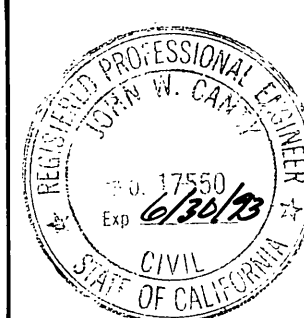
SHEETS 1 THRU 6

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: 6-30-93 DATE: 2/7/89
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) 886-0844 (714) 825-1082 (619) 346-5691



SCALE: AS SHOWN
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.

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

APPROVED BY: BY DATE APPROVED BY: BY DATE
PRINCIPAL ENGINEER: [Signature] 3/6/90
PARK DEPARTMENT: [Signature]
TRAFFIC DIVISION: [Signature]
P.W. ENGR. [Signature]

TRACT No. 22653-4

SEWER PLAN & PROFILE
TITLE SHEET

FOR: S.I.C. CORP.

PROJECT NO.

S-1565

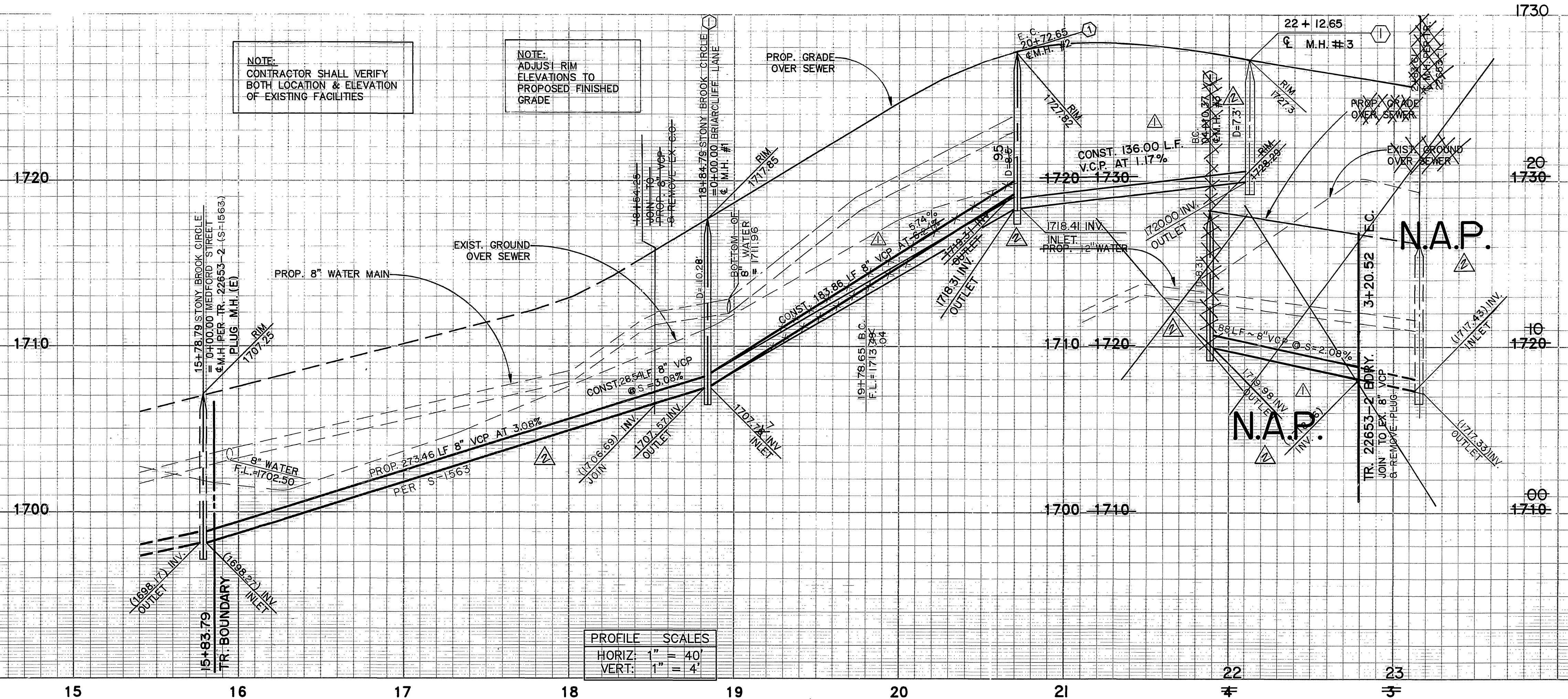
SHEET 1 OF 6

FILE NO. 891168

INDEXED 3-10-90 (H)

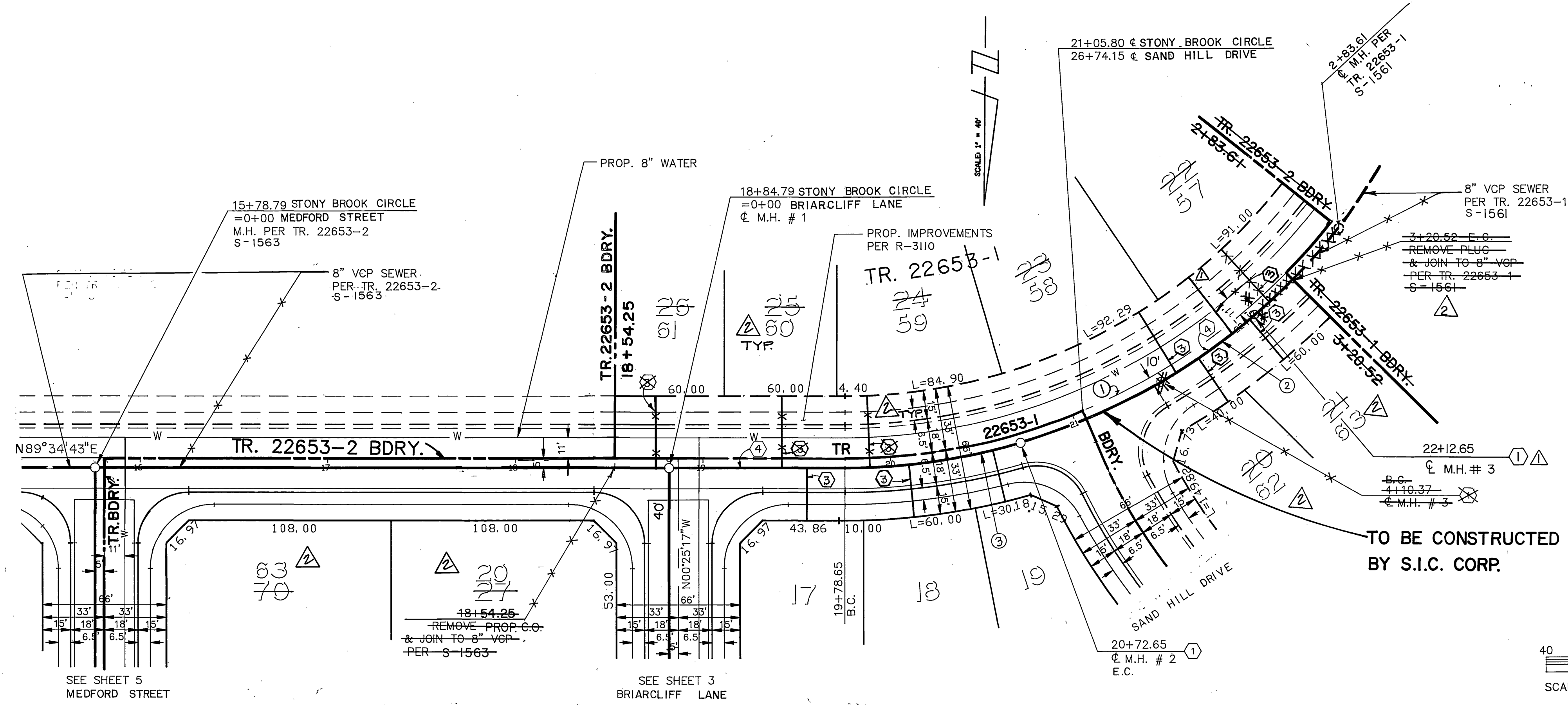
NOTE:
CONTRACTOR SHALL VERIFY
BOTH LOCATION & ELEVATION
OF EXISTING FACILITIES

NOTE:
ADJUST RIM
ELEVATIONS TO
PROPOSED FINISHED
GRADE



PROFILE SCALES

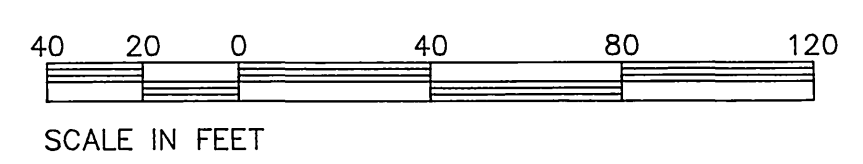
HORIZ:	1" = 40'
VERT:	1" = 4'



CURVE DATA

No.	Δ	R	L	T
①	5° 14' 35"	330.00'	295.14'	158.26'
②	15° 22' 02"	335.00'	89.85'	45.20'
③	16° 04' 37"	335.00'	94.00'	47.31'

23° 56' 40" 140.00'



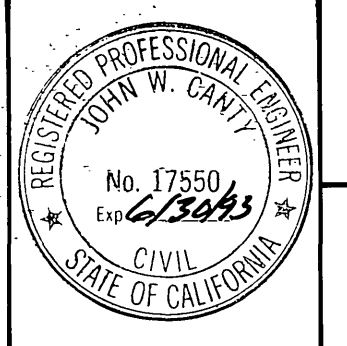
TO BE CONSTRUCTED
BY S.I.C. CORP.

STONY BROOK CIRCLE

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
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PREPARED UNDER THE DIRECTION OF:
J.F. Davidson
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-93 DATE: 7/1/89
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

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J.F.D. ASSOCIATES

REVISED PER EXIST. SEWER. REVISED PHASE BDRY., LOT # 3 & SHT. # 5, 21/1/89
INTERIM CONSTRUCTION REVISIONS 2/1/90
REVISIONS APPR. DATE

DESIGNED BY: GC DRAWN BY: MK CHECKED BY: JF

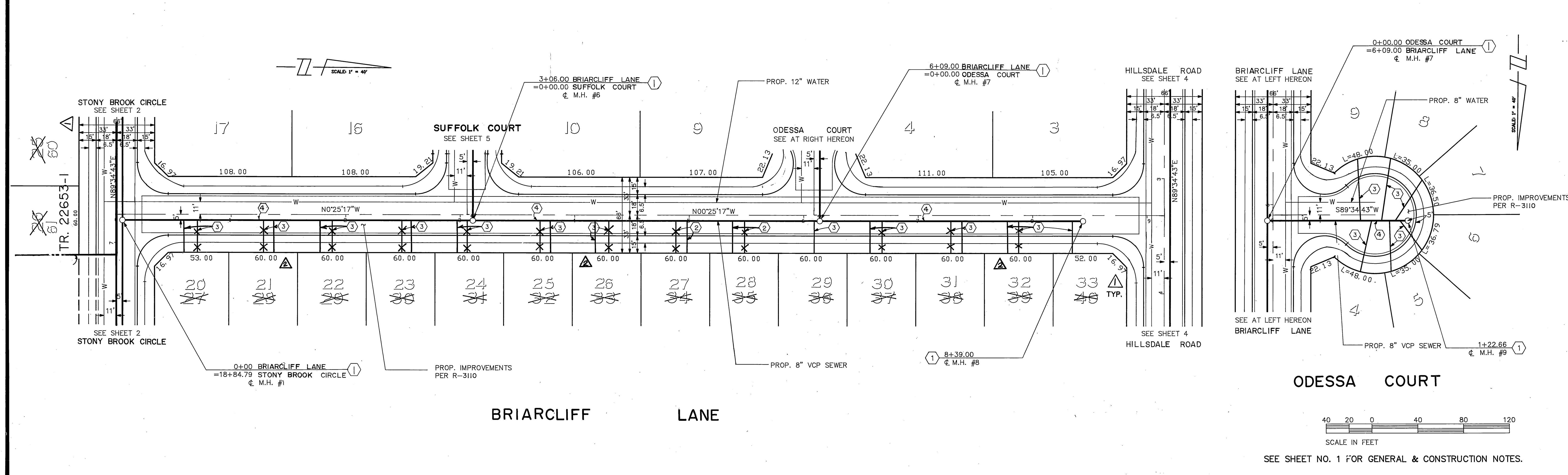
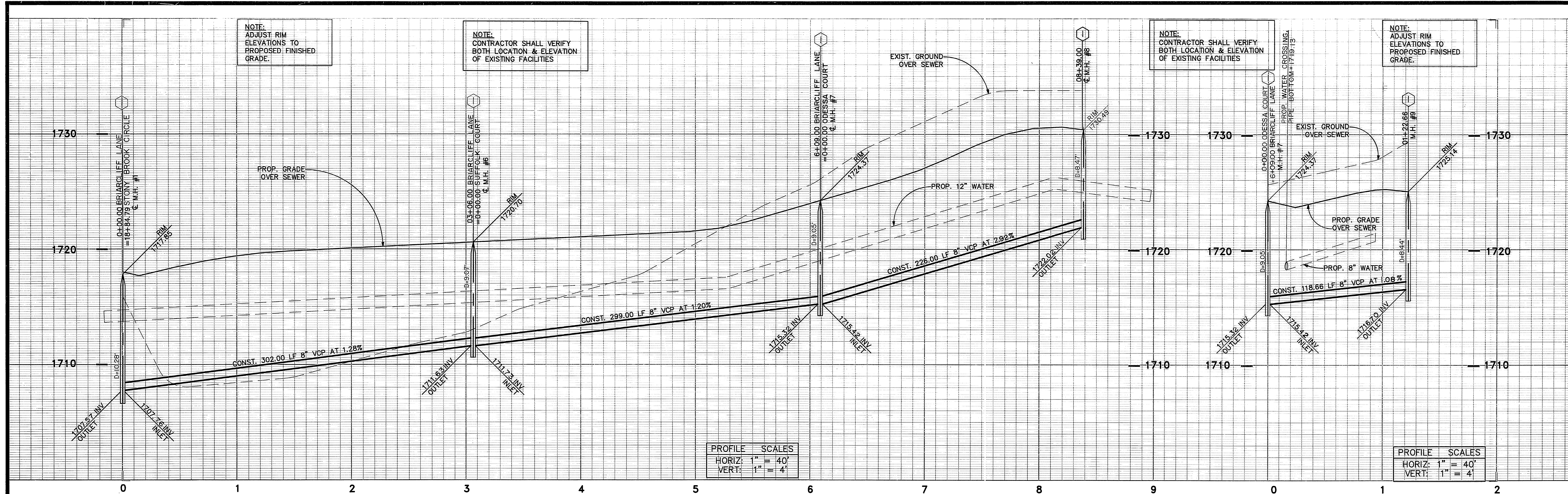
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Barry Paul*
PRINCIPAL ENGINEER
TRAFFIC DIVISION
DATE: 3/6/90

TRACT No. 22653-4
SEWER PLAN & PROFILE
STA. 18+54.25 TO STA. 20+72.65
STONY BROOK CIRCLE
STA. 3+20.52 TO STA. 4+10.37

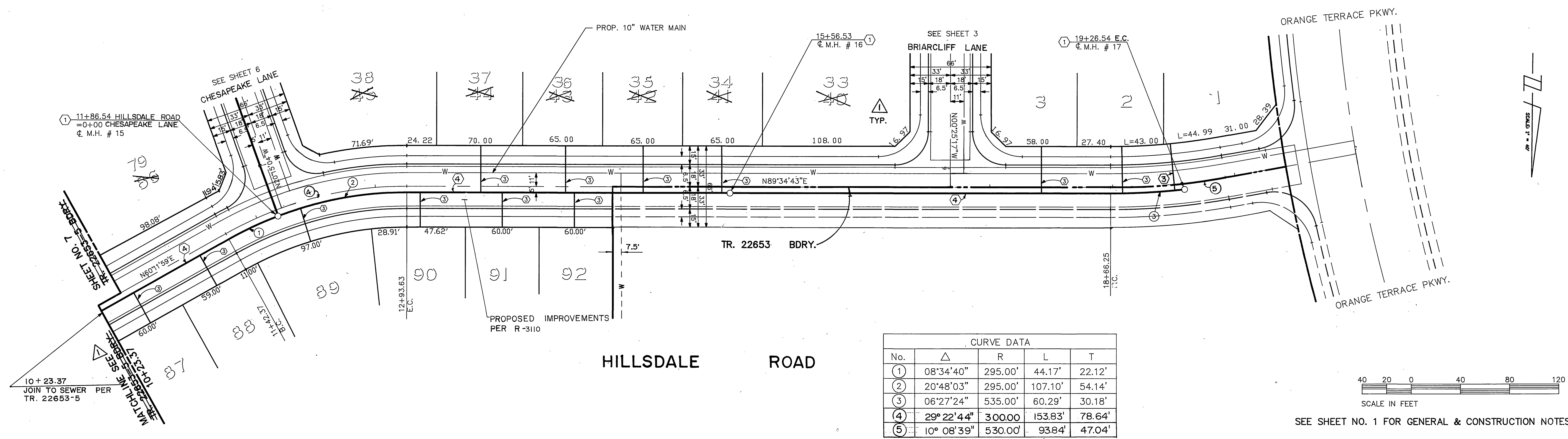
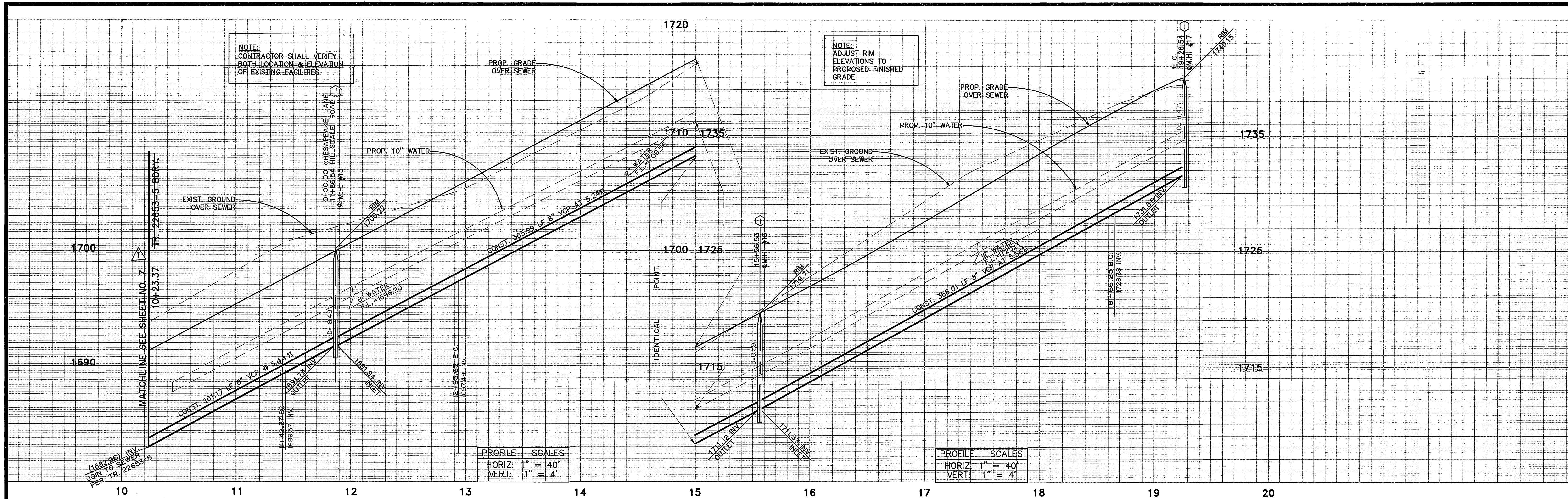
FOR: S.I.C. CORP.

PROJECT NO. S-1565
SHEET 2 OF 7
FILE NO. 8911168



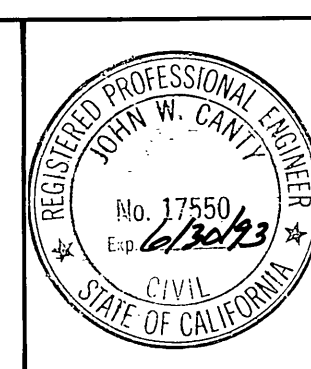
Underground Service Alert Call: TOLL FREE 1-800-422-4133 <small>TWO WORKING DAYS BEFORE YOU DIG</small>	PRIVATE ENGINEERING NOTE <small>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE 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: <i>John W. Carthy</i> REGISTERED CIVIL ENGINEER NO. 17250 EXPIRATION DATE 6-30-93 DATE: 2/2/89	J.F. DAVIDSON ASSOCIATES, INC. <small>CIVIL ENGINEERS • SURVEYORS • PLANNERS</small> P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 79-080 EL PASO, #103 15 RIVERSIDE, CA 92502 PALM DESERT, CA 92260 (714) 686-0844 (714) 825-1082 (619) 346-5691		CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS	TRACT No. 22653-4 SEWER PLAN & PROFILE BRIARCLIFF LANE STA. 0+00.00 TO STA. 8+39.00 ODESSA COURT STA. 0+00.00 TO STA. 1+22.66 FOR: S.I.C. CORP	PROJECT NO. S-1565 SHEET 3 OF 8 FILE NO. 891168
			APPROVED BY: 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'x18' BOULDER.	APPROVED BY: <i>Raymond Paul</i> DIRECTOR OF PUBLIC WORKS DATE: 3/6/90	REVISIONS: REVISED LATERAL LOCATIONS RENUMBERED LOTS, REV. SH. #2 MARK REVISIONS APPR. DATE	DESIGNED BY GC DRAWN BY MK CHECKED BY JF	

INDEXED S-10-90



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

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
J.F. Davidson
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE: 6-30-93 DATE: 7/1/89

APPROVED BY:

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

SCALE: 1" = 40'
 DATE: JUNE 1989

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J.F.D. ASSOCIATES

DESIGNED BY: GC DRAWN BY: MK CHECKED BY: JF

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____
 BY: _____ DATE: _____
 PARK DEPARTMENT
 TRAFFIC DIVISION
 P.W. ENGR. *Line 1/4/90*

APPROVED BY: *Bary Bad*
 DIRECTOR OF PUBLIC WORKS
 DATE: 3/6/90

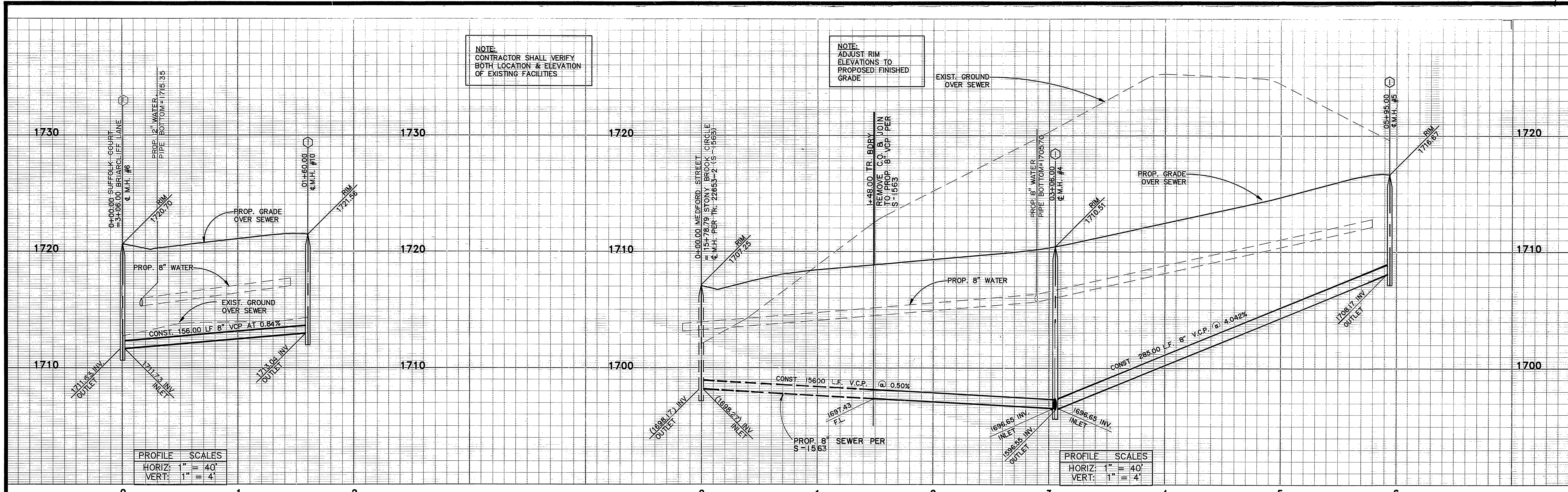
TRACT No. 22653-4
 SEWER PLAN & PROFILE
HILLSDALE ROAD
 STA. 10+23.37 TO STA. 19+26.54

FOR: S.I.C. CORP.

PROJECT NO. S-1565
 SHEET 4 OF 7
 FILE NO. 8911168

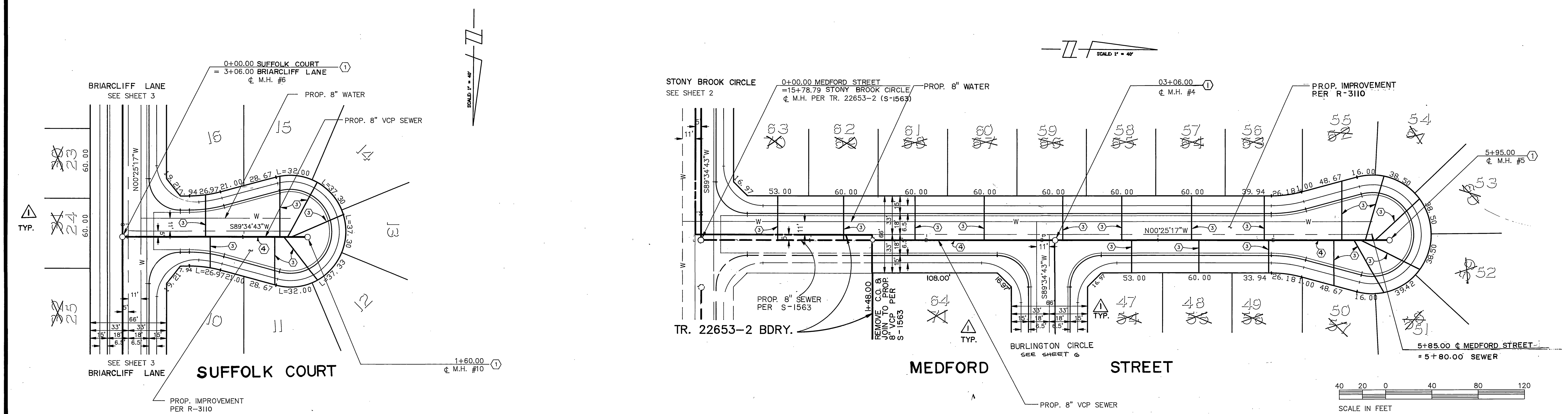
NOTE:
CONTRACTOR SHALL VERIFY
BOTH LOCATION & ELEVATION
OF EXISTING FACILITIES

NOTE:
ADJUST RIM
ELEVATIONS TO
PROPOSED FINISHED
GRADE



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

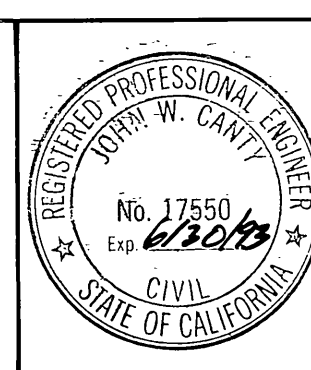
PROFILE SCALES	
HORIZ:	1" = 40'
VERT:	1" = 4'



SEE SHEET NO. 1 FOR GENERAL & CONSTRUCTION NOTES.

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PREPARED UNDER THE DIRECTION OF:
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-93 DATE: 7/1/89
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 92260
(714) 686-0844 (714) 825-1082 (619) 346-5691

SCALE: 1" = 40'
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J.F.D. ASSOCIATES

RENUMBERED LOTS & REV. SHT. # 1/2
MARK REVISIONS APPR. DATE
DESIGNED BY GC DRAWN BY MK CHECKED BY JF

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

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

TRACT No. 22653-4
SEWER PLAN & PROFILE
SUFFOLK COURT
STA. 0+00.00 TO STA. 1+60.00
MEDFORD STREET
STA. 1+48.00 TO STA. 5+95.00

PROJECT NO. S-1565
SHEET 5 OF 7
FILE NO. 891168

FOR: S.I.C. CORP.

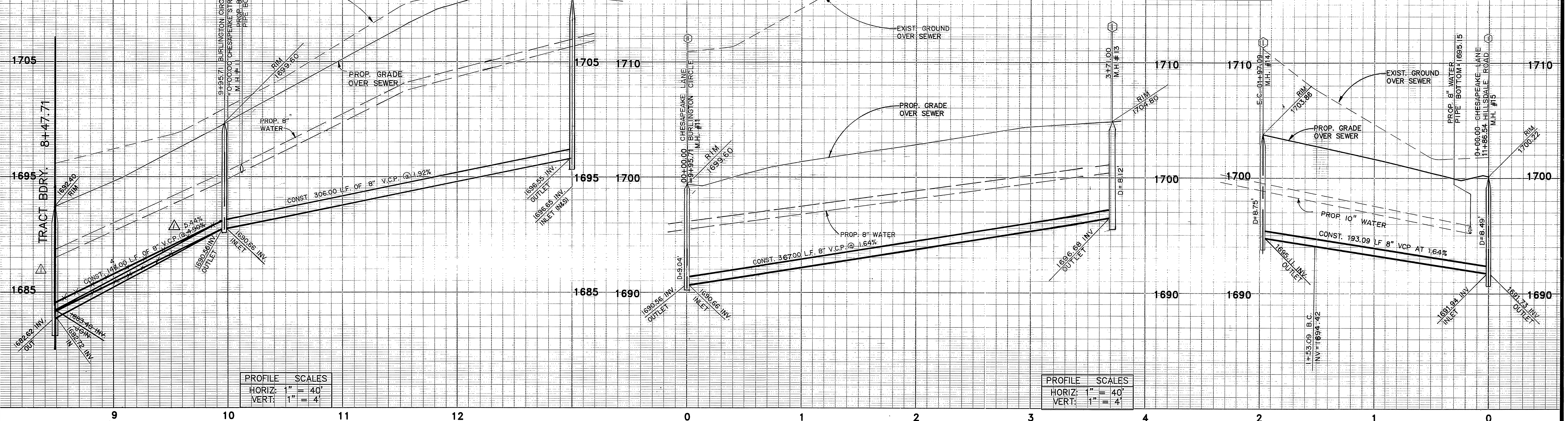
INDEXED 5-10-90 lfh

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

NOTE:
ADJUST RIM
ELEVATIONS TO
PROPOSED FINISHED
GRADE.

NOTE:
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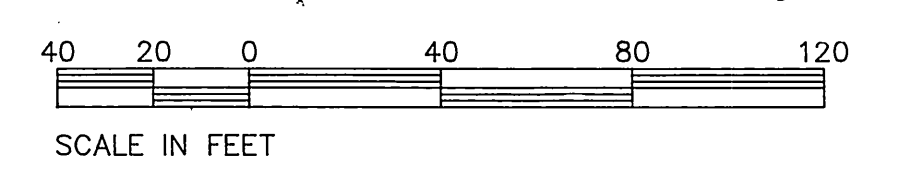
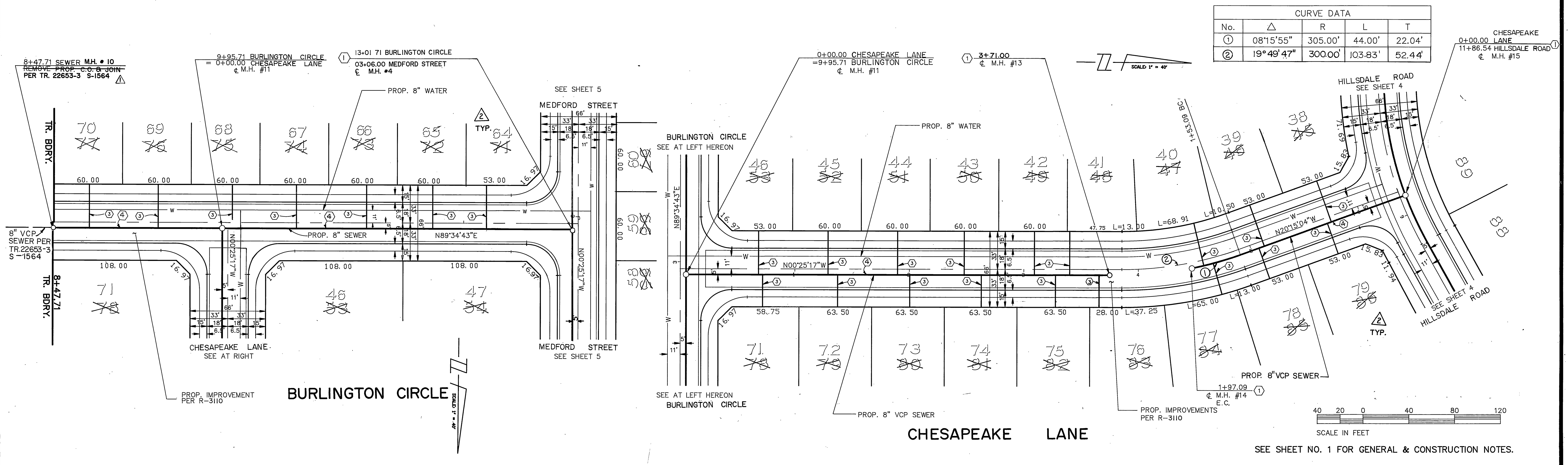
NOTE:
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ELEVATIONS TO
PROPOSED FINISHED
GRADE.



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

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

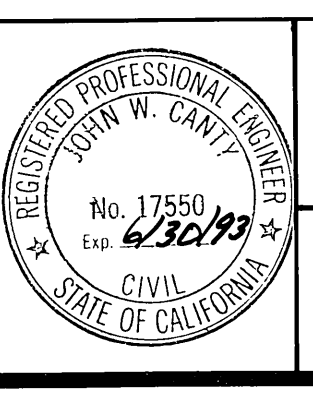
CURVE DATA			
No.	Δ	R	T
①	08°15'55"	305.00'	22.04'
②	19°49'47"	300.00'	52.44'



SEE SHEET NO. 1 FOR GENERAL & CONSTRUCTION NOTES.

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. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-93 DATE: 7/2/89
APPROVED BY: _____

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 498 RIVERSIDE, CA 92502 (714) 686-0844
11200 SO. MT. VERNON AVE. #D PALM DESERT, CA 92260 (714) 825-1082
73-080 EL PASO #103 PALM DESERT, CA 92260 (619) 346-6691

SCALE: 1" = 40'
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J.F.D. ASSOCIATES

RENUMBERED LOTS & REV. SHT. # 1/14/89
ADD M.H. # 10 PER TR. 22653-3 & RECALC. GRD. 1/14/89
DESIGNED BY: GC DRAWN BY: MK CHECKED BY: JF

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
P.W. ENGR. *klc 3/4/89*

APPROVED BY: *Bay Beal*
DIRECTOR OF PUBLIC WORKS
DATE: 3/6/90

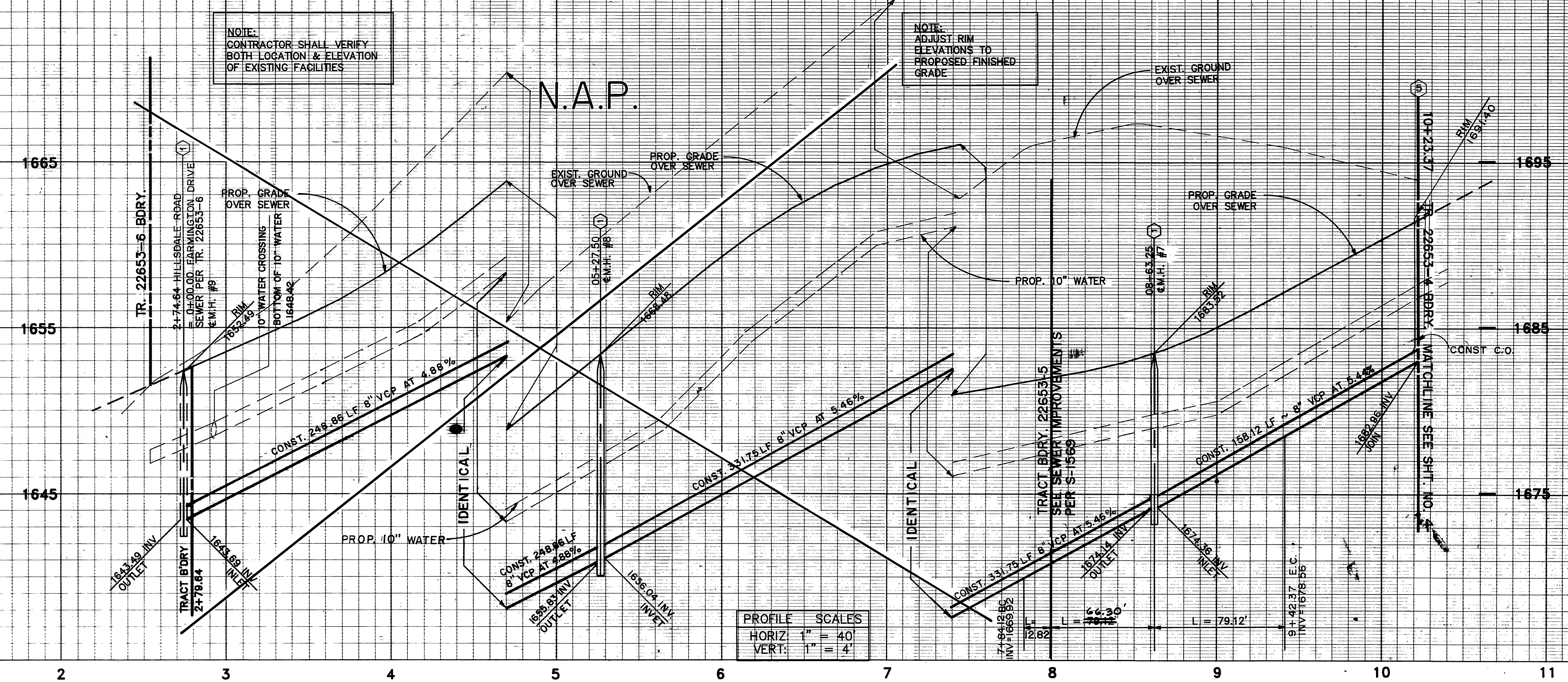
TRACT No. 22653-4
SEWER PLAN & PROFILE
BURLINGTON CIRCLE
STA. 8+47.71 TO STA. 12+35.71
CHESAPEAKE LANE
STA. 0+00 TO 3+50 & STA. 0+00 TO 1+97.09
FOR: S. I. C. CORP

PROJECT NO. S-1565
SHEET 6 OF 7
FILE NO. 8911168

INDEXED S-10-90

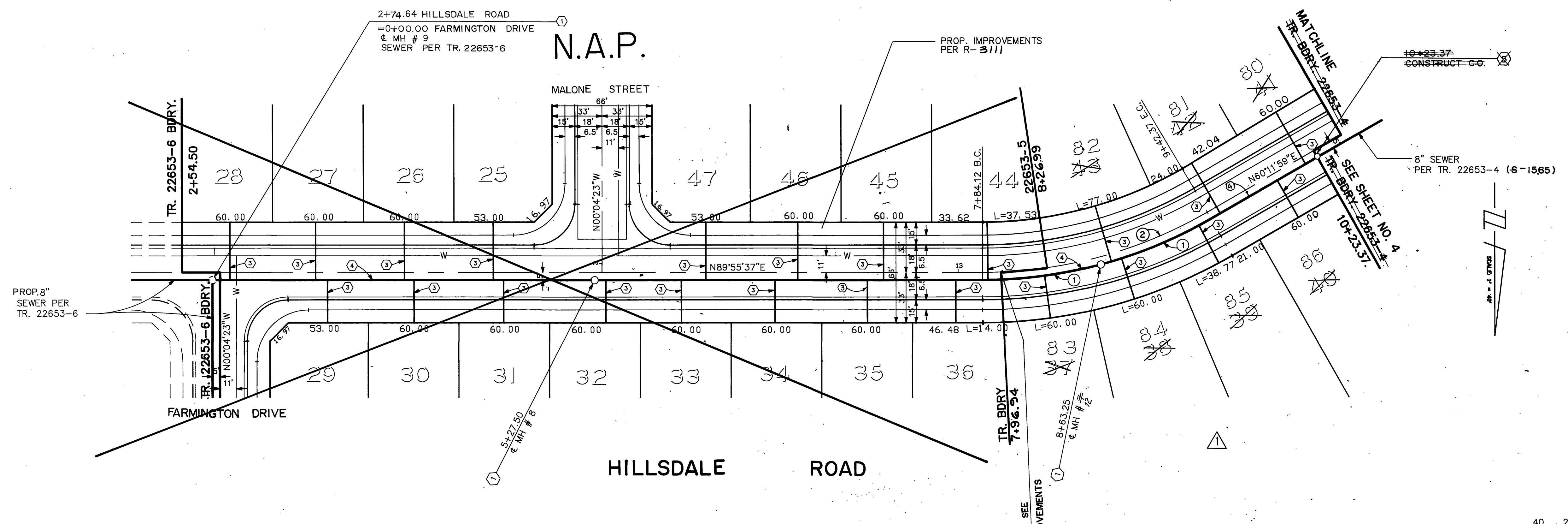
NOTE:
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NOTE:
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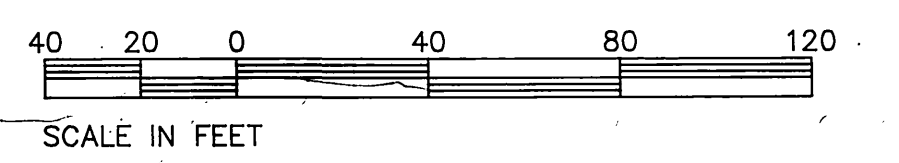


PROFILE SCALES
HORIZ 1" = 40'
VERT 1" = 4'

2 3 4 5 6 7 8 9 10 11



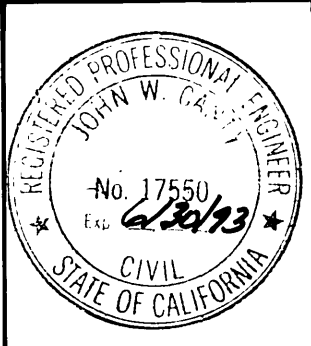
CURVE DATA				
No.	Δ	R	L	T
①	14°51'49"	305.00'	79.12'	39.78'
②	29°43'38"	300.00'	155.65'	79.62'



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. County
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-93 DATE: 7/12/89
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, #183
RIVERSIDE, CA 92524 COLTON, CA 92324 PALM DESERT, CA 92260
(714) 886-0844 (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.

J.F.D. ASSOCIATES
DESIGNED BY GC DRAWN BY MK CHECKED BY JF
APPROVED BY: *[Signature]*
DATE: 3/9/90

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]*
DATE: 3/9/90

TRACT No. 22653-4
SEWER PLAN & PROFILE
HILLSDALE ROAD
STA. 2+74.64 TO STA. 10+23.37
7-99.33
FOR: S.I.C. CORP.

PROJECT NO. S-1565
SHEET 7 OF 7
FILE NO. 891168

INDEXED 5-10-90 Lft