

VICINITY MAP
N.T.S.

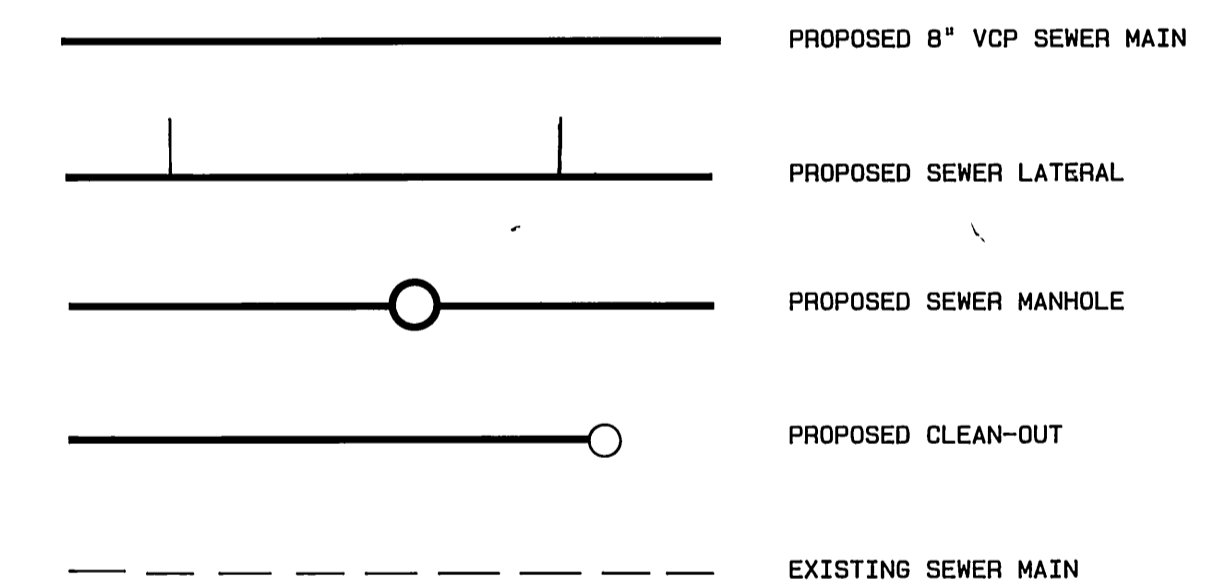
GENERAL NOTES

- 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, Std. Dwg. No. 10, 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 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 City of Riverside Standard No. 500.
- All flagged elevations shall be staked in the field by the 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.
- Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of 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 on 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.
- Prior to construction the contractor shall pothole all utility crossings and connections and verify the location and elevation of all utilities affected. The engineer shall be notified of any discrepancies before construction begins.

CONSTRUCTION NOTES

- ① CONSTRUCT 8" VCP SEWER MAIN
- ② CONSTRUCT 4" LATERAL PER CITY OF RIV. STD. 562
- ③ CONSTRUCT SEWER M.H. PER CITY OF RIV. STD. 500
- ④ CONSTRUCT CLEANOUT PER CITY OF RIV. STD. 560

LEGEND

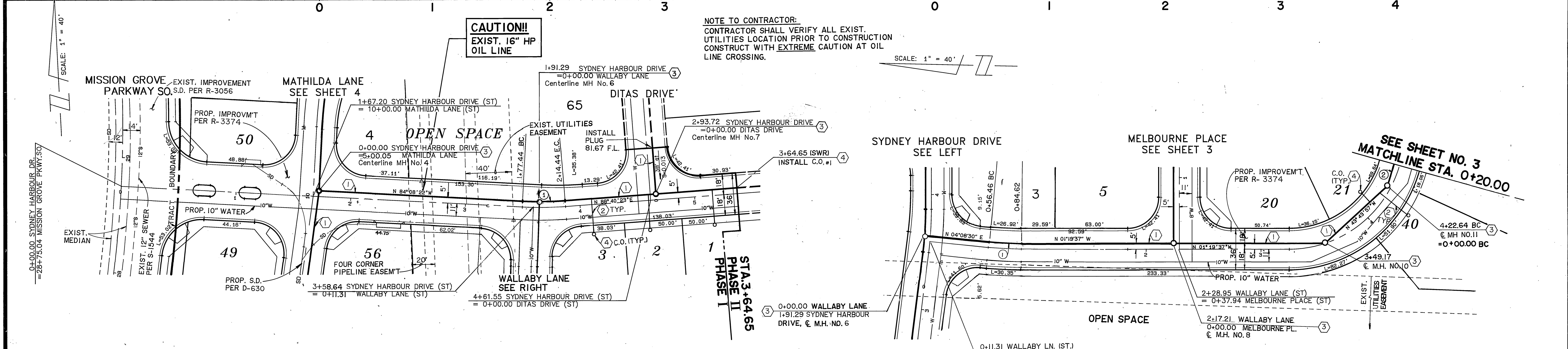
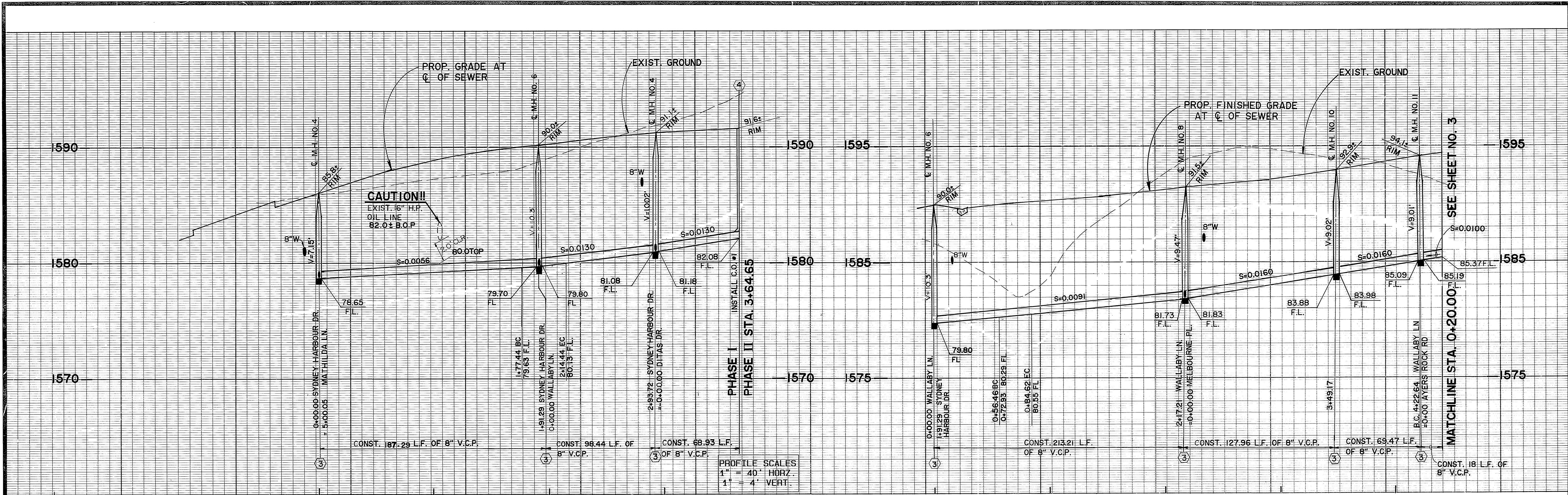


INDEX MAP

1" = 100'

COUNTY OF RIVERSIDE DEPARTMENT OF HEALTH APPROVED BY: <i>John L. Ottens</i> DATE: 6/6/94	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND APPROVED BY: <i>William F. Mainard</i> DATE: 4/15/94	FOUR CORNERS PIPELINE CO. APPROVED BY: <i>R. J. ...</i> DATE: 4/15/94	REVIEWED BY W.M.W.D. SHEETS 1 THROUGH 4 FOR NON-INTERFERENCE COMPLIANCE ONLY APPROVED BY: <i>Sten W. Appel</i> DATE: 4/13/94 ASSOCIATE ENGINEER RCE #48109
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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 SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION 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, EXCEPT THE LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.		PREPARED UNDER THE DIRECTION OF: <i>Teck C. Loh</i> REGISTERED CIVIL ENGINEER NO. 50293 EXPIRATION DATE: 6/30/97 DATE: 3/16/94	 J.F. DAVIDSON ASSOCIATES, INC. - CIVIL ENGINEERS - SURVEYORS - PLANNERS - 3880 LEMON ST. RIVERSIDE, CA 92501 (909) 998-0944 FAX 909-998-5954 3350 SHELBY ST. ONTARIO, CA 91764 (909) 944-2681 FAX 909-944-7781 77-564 COUNTRY CLUB DR. PALM DESERT, CA 92260 (619) 360-3780 FAX 619-360-3789 27349 JEFFERSON ST. TEMECULA, CA 92590 (909) 676-7740 FAX 909-699-1981 CITY BUSINESS TAX CERT NO. 4994. EXP. DATE: 12-31-94 SCALE: AS SHOWN BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35'X50'X20" HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY OF WOOD ROAD. FB 735/74 EL: 1588.453 DATE: NOVEMBER 1993	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>[Signature]</i> BY DATE: <i>5/19/94</i> PRINCIPAL ENGR. <i>[Signature]</i> PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGR. <i>[Signature]</i> DATE: <i>5/19/94</i>	TRACT 27721-1 SEWER IMPROVEMENT PLAN TITLE SHEET FOR: REGIONAL PROPERTIES PROJECT NO. S-1662 SHEET 1 OF 4 FILE NO.: 9212818
			DESIGNED BY: T.C.L. DRAWN BY: T.L.R. CHECKED BY: J.D.S. DATE: <i>5/19/94</i>			



SYDNEY HARBOUR DRIVE

DATA			
DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 7°11'15"	295.00	37.01	18.53

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND

William F. Mansel 4/18/99
APPROVED BY DATE

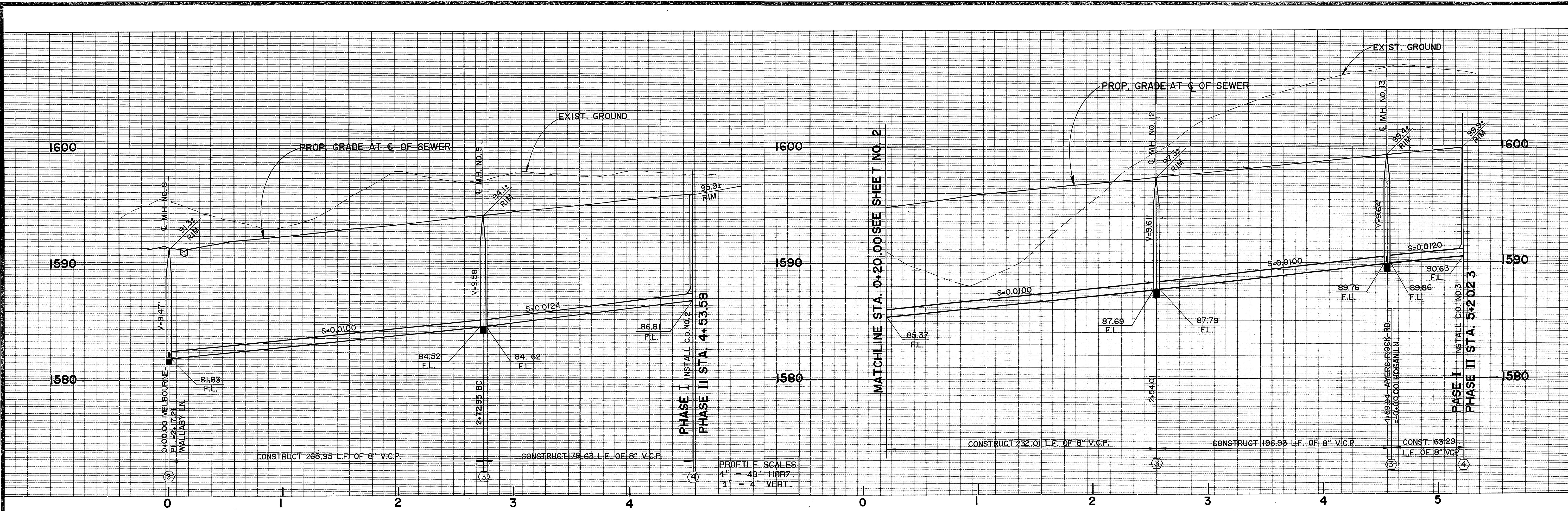
FOUR CORNERS PIPELINE CO.

DATA			
DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 5°28'07"	295.00	28.16	14.09
② 1°35'38"	719.00	20.00	10.00

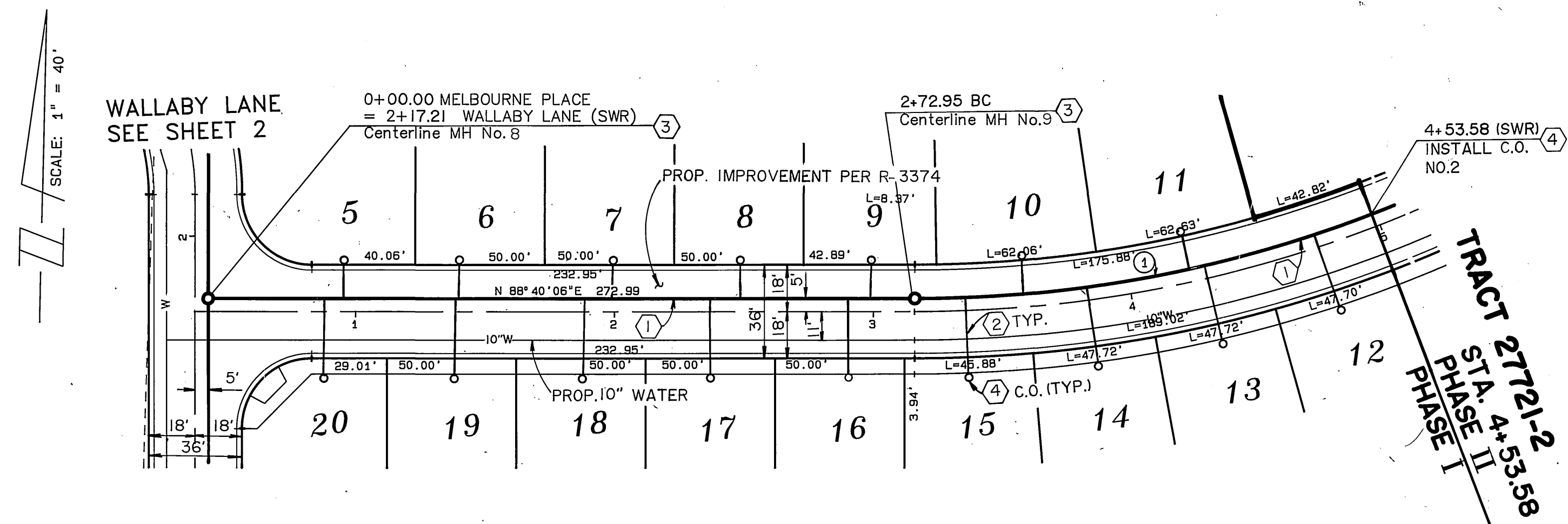
RC 4/18/99
APPROVED BY DATE

40 20 0 40 80 120
SCALE IN FEET

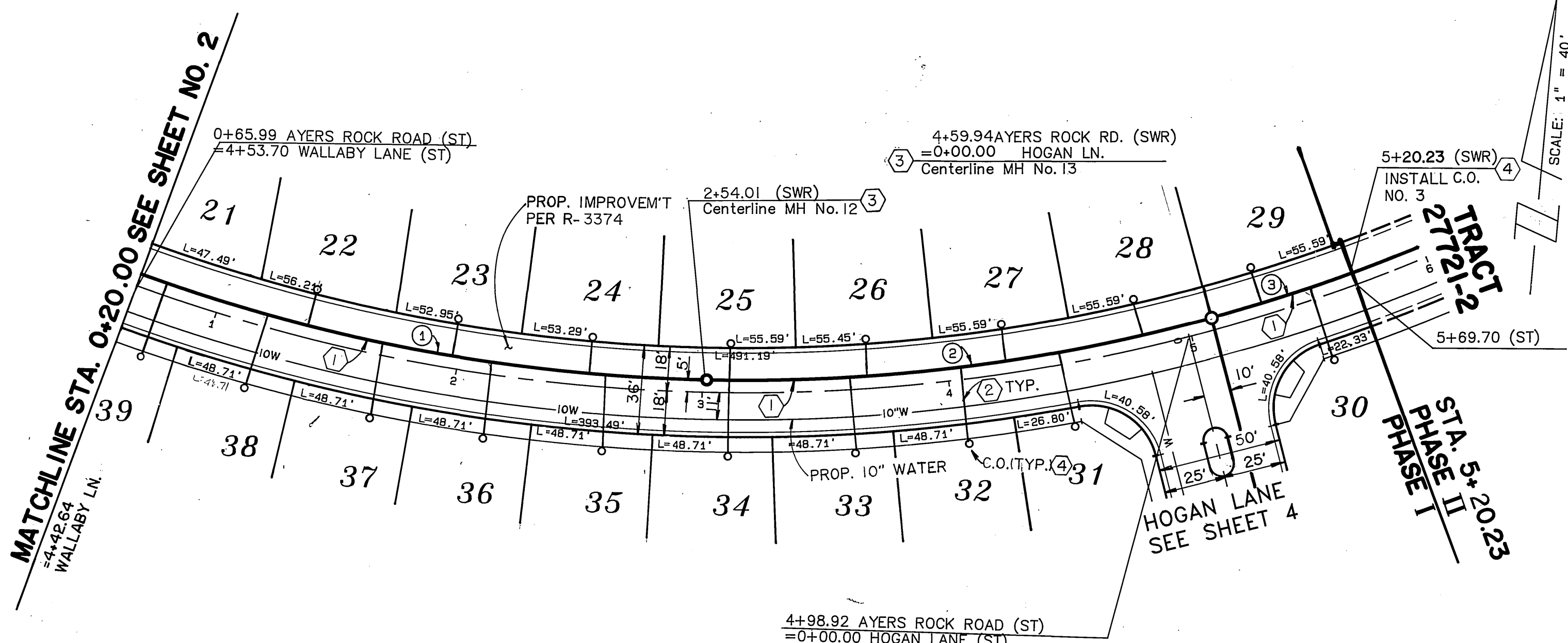
<p>Underground Service Alert Call: TOLL FREE 1 - 800 422 - 4133 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN CONNECTION WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE 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 TO ALL DESIGN PROFESSIONALS, WORKERS FROM ANY AND ALL CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS, WORKERS 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.</p>	<p>PREPARED UNDER THE DIRECTION OF: <i>Teck C. Loh</i> REGISTERED CIVIL ENGINEER No. 50293 EXPIRATION DATE: 6/30/97 DATE: 3/16/99</p>	<p>J.F. DAVIDSON ASSOCIATES, INC. - CIVIL ENGINEERS - SURVEYORS - PLANNERS -</p> <p>3880 LEMON ST. RIVERSIDE CA 92501 (951) 506-0844 FAX 951-506-5854 3850 SHELBY ST. ONTARIO, CA 91764 (951) 944-5881 FAX 951-944-7761 77-564 COUNTRY CLUB DR. PALM DESERT CA 92260 (951) 360-3780 FAX 951-360-3789 27349 JEFFERSON ST. TEMECULA, CA 92590 (951) 676-7710 FAX 951-699-1991</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED BY: <i>RC</i> DATE: 4/18/99 PRINCIPAL ENGR. PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGR.</p>	<p>TRACT 27721-1</p> <p>SEWER IMPROVEMENT PLAN SYDNEY HARBOUR DR./WALLABY LANE</p> <p>FOR: KAUFMAN & BROAD</p>	<p>PROJECT NO. S-1662</p> <p>SHEET 2 OF 4</p> <p>FILE NO.: 9212818</p>	
<p>SCALE: 1" = 40'</p> <p>DATE: NOVEMBER 1993</p>		<p>SCALE: 1" = 40'</p> <p>BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35'X50'X20" HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY OF WOOD ROAD. FB 735/74 EL: 1588.453</p>		<p>DESIGNED BY: T.C.C. DRAWN BY: T.C.C. CHECKED BY: J.P.S.</p>		<p>INDEXED 5-21-99 4/1</p>	



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



MELBOURNE PLACE



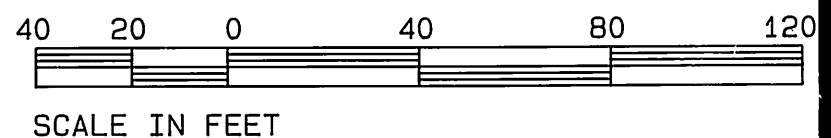
AYERS ROCK ROAD

DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 20° 54' 27"	495.00	180.63	91.33

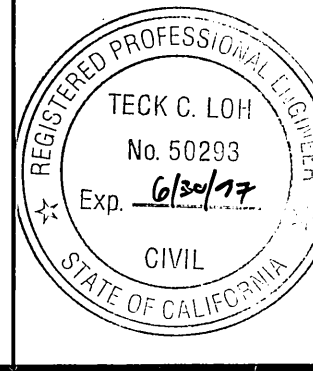
DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 18° 38' 53"	719.00	234.01	118.05
② 16° 24' 37"	719.00	205.93	103.67
③ 4° 48' 16"	719.00	60.29	30.16



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

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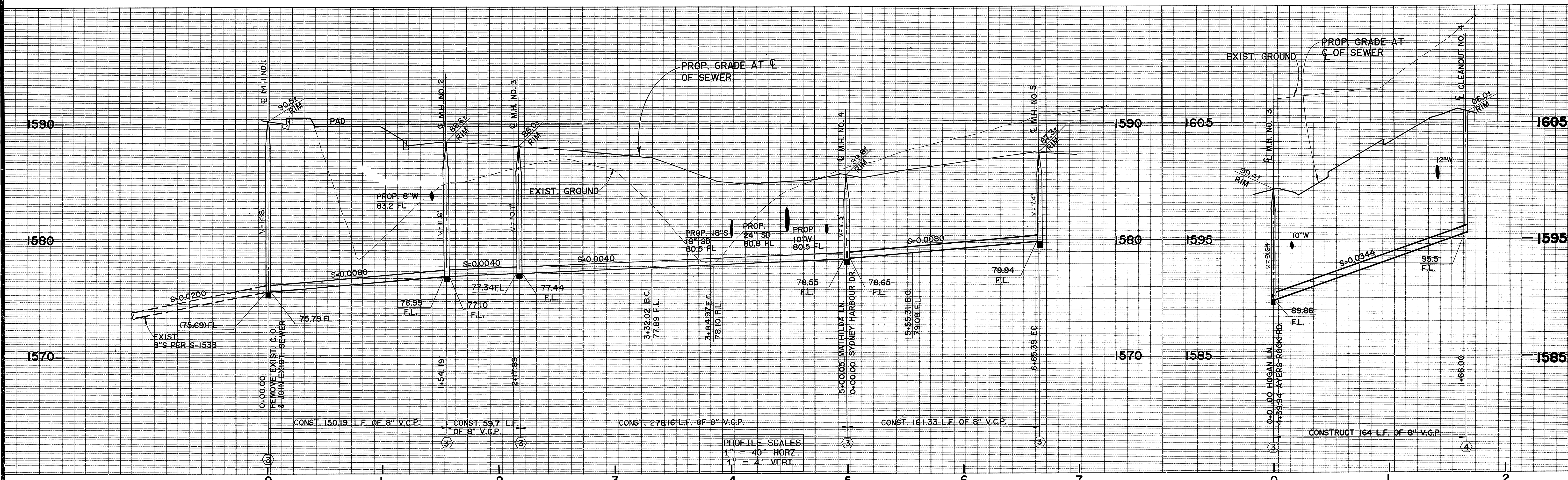
PREPARED UNDER THE DIRECTION OF:
Teck C. Loh
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6/30/97 DATE: 3/6/94

J.F. DAVIDSON ASSOCIATES, INC.
 - CIVIL ENGINEERS - SURVEYORS - PLANNERS -
 3880 LEMON ST. RIVERSIDE CA 92501 (909) 938-0844 FAX 909-988-5884
 3350 SHELBY ST. ONTARIO, CA 91764 (909) 344-0881 FAX 909-944-7761
 77-584 COUNTRY CLUB DR. PALM DESERT CA 92260 (919) 365-3780 FAX 913-365-3789
 27349 JEFFERSON ST. TEMECULA, CA 92590 (909) 676-7710 FAX 909-699-1981
 SCALE: 1" = 40'
 BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35'x50'x20" HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY OF WOOD ROAD. FB 735/74 EL: 1588.453
 DATE: NOVEMBER 1993

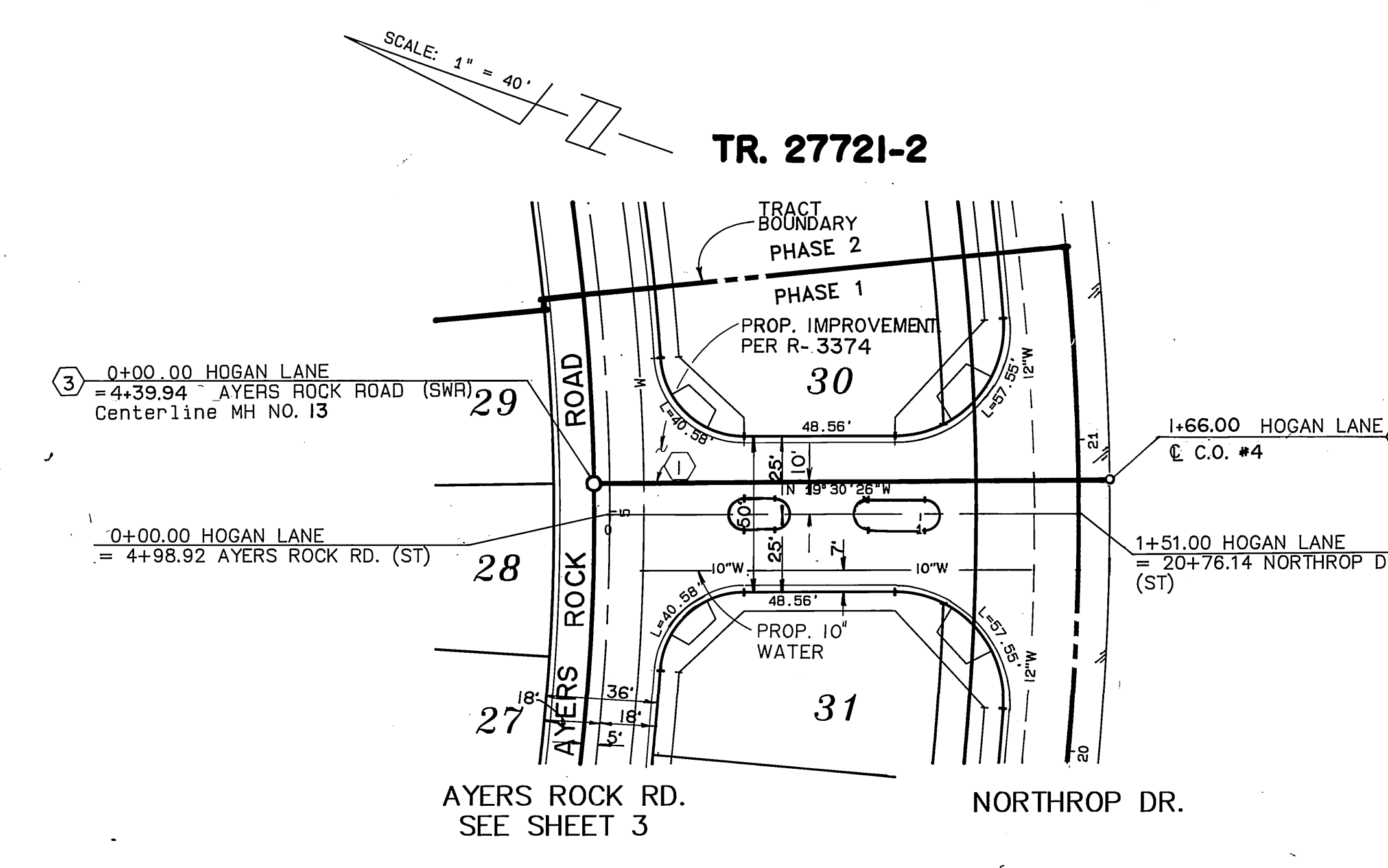
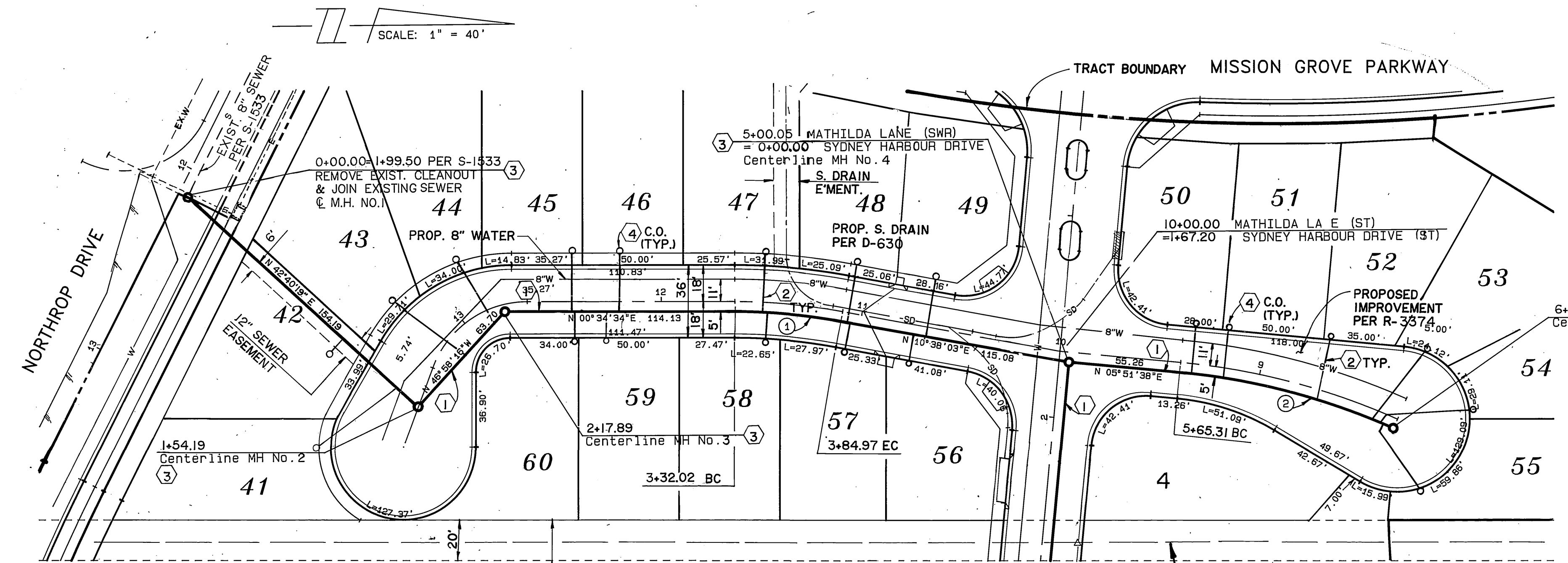
MARK REVISIONS APPR. DATE
 DESIGNED BY T.C.C. DRAWN BY K.Y./C.C. CHECKED BY J.D.S.
 FREED

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature] DATE: 5/19/94
 TRAFFIC DIVISION
 CHIEF P.W. ENGR. DATE: 5/19/94

PROJECT NO. S-1662
 SHEET 3 OF 4
 FILE NO.: 9212818
 INDEXED 5-21-94 L4H



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



DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 10° 17' 04"	295.00	52.95	26.55
② 18° 37' 48"	338.52	110.07	55.53

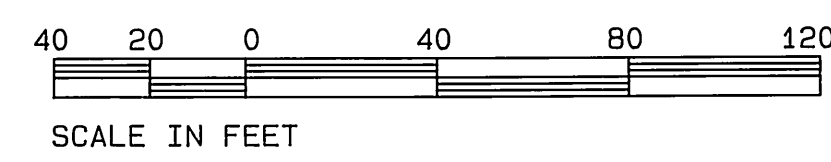
MATHILDA LANE

CAUTION !!!
 EXIST. 16" H.P. OIL LINE

FOUR CORNERS PIPELINE CO.
 APPROVED BY: *RCG* DATE: 4/8/94

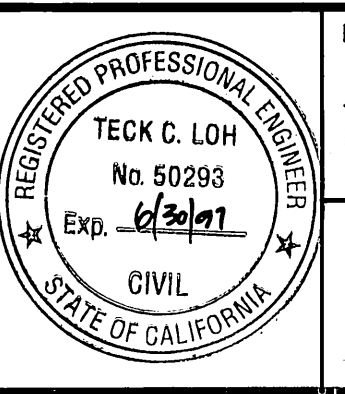
CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
 APPROVED BY: *William F. Meined* DATE: 4/5/94

HOGAN LANE



Underground Service Alert
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 TWO WORKING DAYS BEFORE YOU DIG

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 EXPIRATION DATE: 6/30/97 DATE: 3/16/94

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MARK REVISIONS APPR. DATE
 DESIGNED BY: T.C.L. DRAWN BY: T.L.R. CHECKED BY: J.D.S.

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *William F. Meined* DATE: 5/19/94
 TRAFFIC DIVISION CHIEF P.W. ENGR. DATE: 5/19/94

TRACT 27721-1
 SEWER IMPROVEMENT PLAN
 MATHILDA LANE/HOGAN LANE/
 NORTHROP DRIVE
 FOR: REGIONAL PROPERTIES

PROJECT NO.
S-1662
 SHEET **4** OF **4**
 FILE NO.: 9212818