

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

CONSTRUCT WITH EXTREME CAUTION!!
CALL FOUR CORNERS PIPELINE COMPANY
PRIOR TO ANY CONSTRUCTION.
Ph.: (310) 428-9454
CONTACT: DAVE ANDERSON

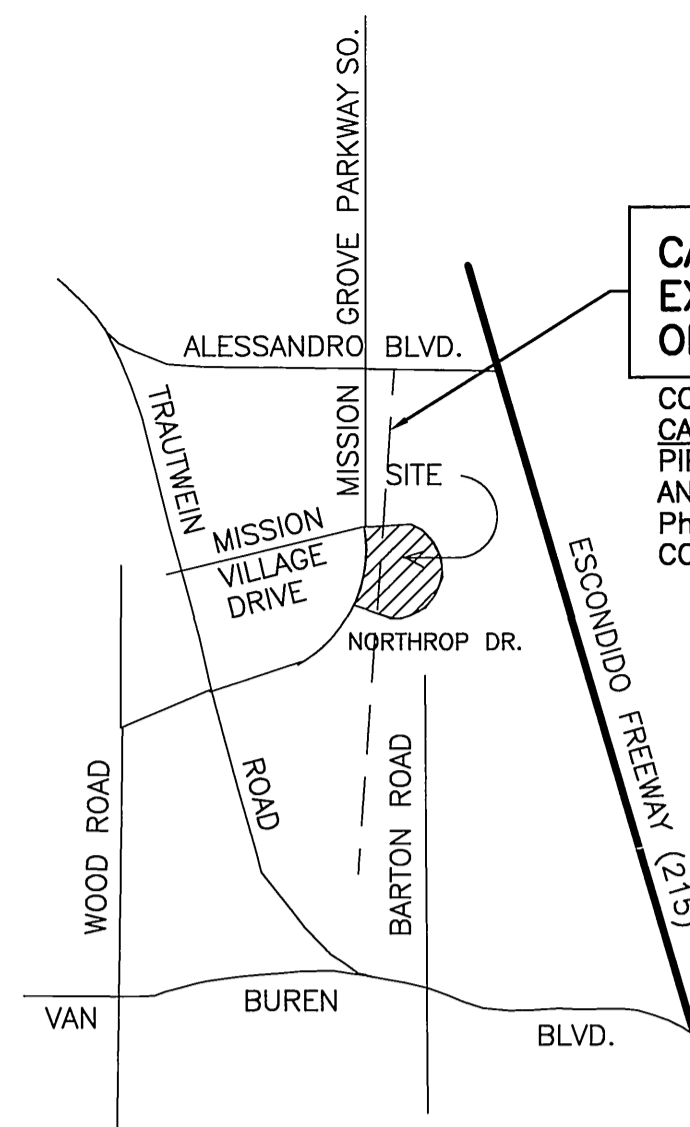
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GENERAL NOTES

- 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.

VICINITY MAP

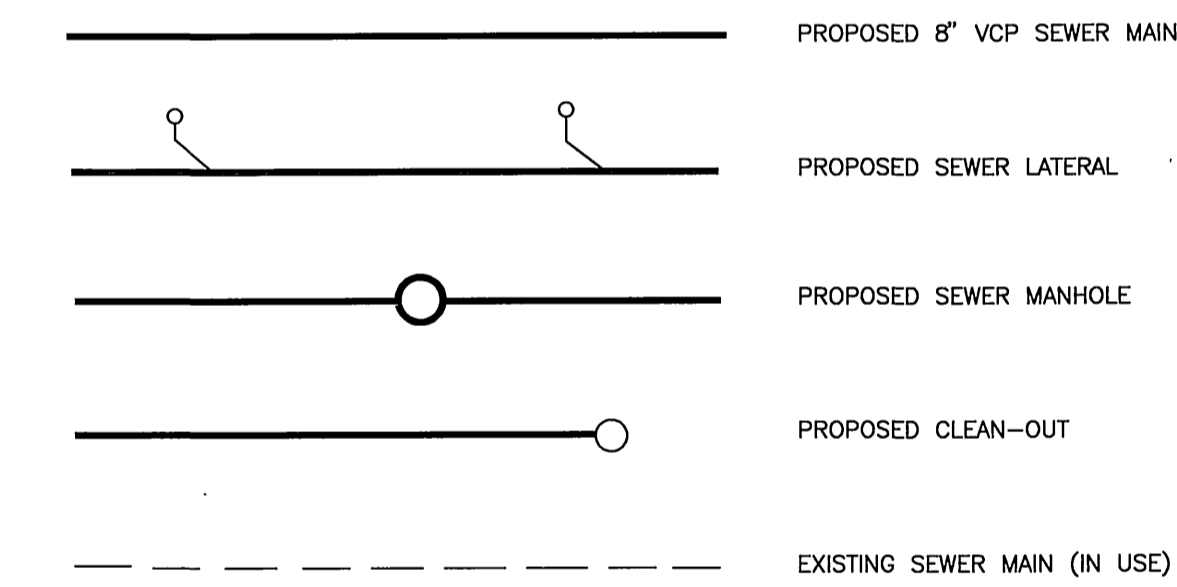


CONSTRUCTION NOTES

- 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

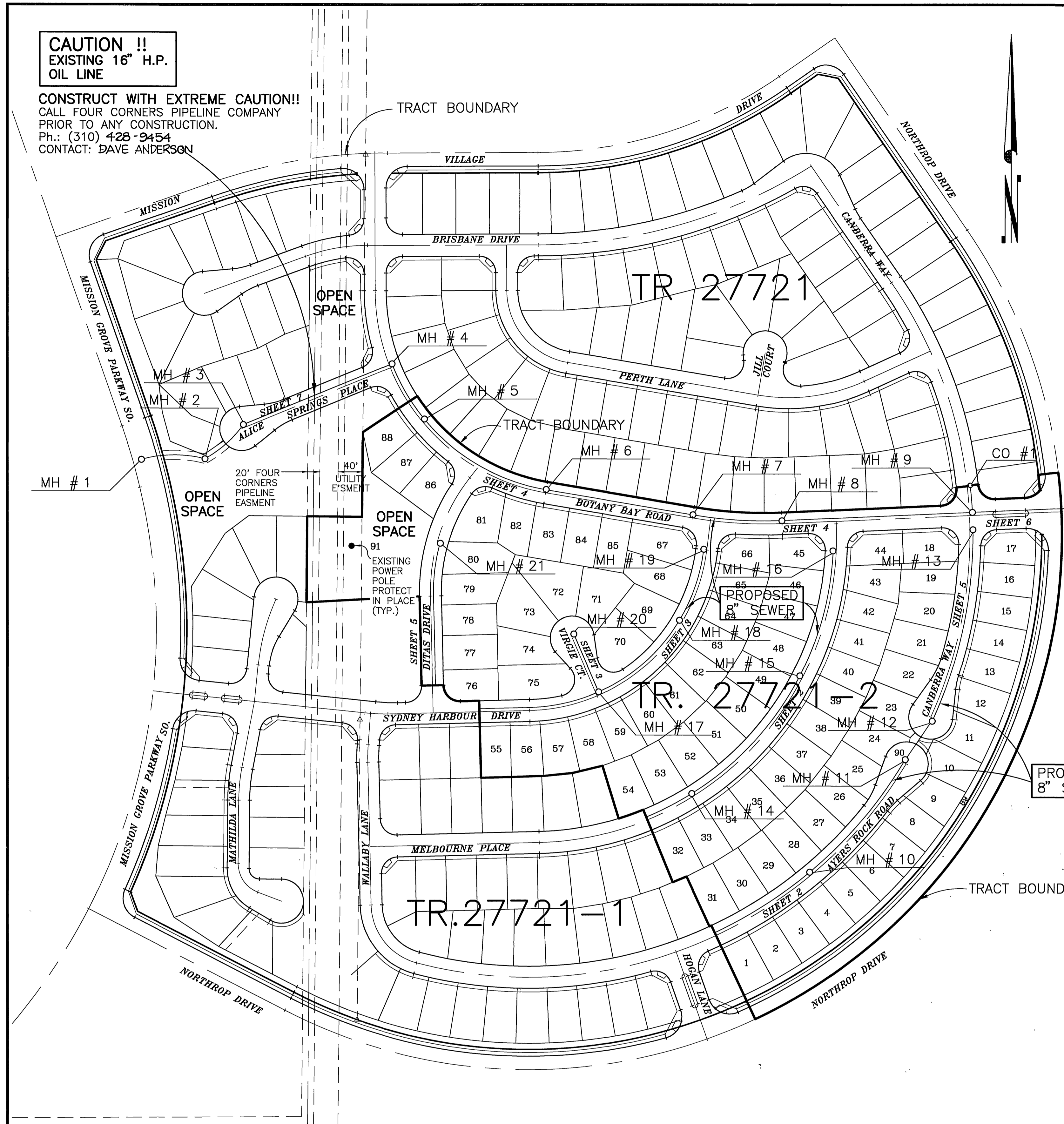
ESTIMATE QUANTITY

LEGEND



INDEX MAP

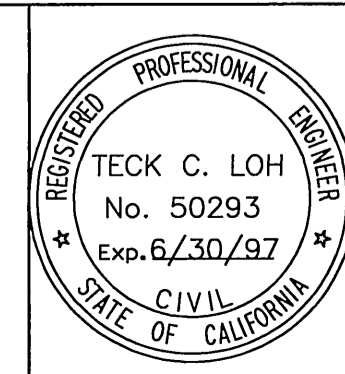
1" = 100'



FOUR CORNERS PIPELINE CO. APPROVED BY: <i>[Signature]</i> DATE: 6/7/94	COUNTY OF RIVERSIDE DEPARTMENT OF HEALTH APPROVED BY: <i>[Signature]</i> DATE: 6-7-94	REVIEWED BY W.M.W.D. SHEETS 1 THROUGH 7 FOR NON-INTERFERENCE COMPLIANCE ONLY Stem W. Appel 6/3/94 ASSOCIATE ENGINEER RCE #48109 DATE
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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 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 TO 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
[Signature]
REGISTERED CIVIL ENGINEER No. 50293
EXPIRATION DATE: 6/30/97 DATE: 4/26/94

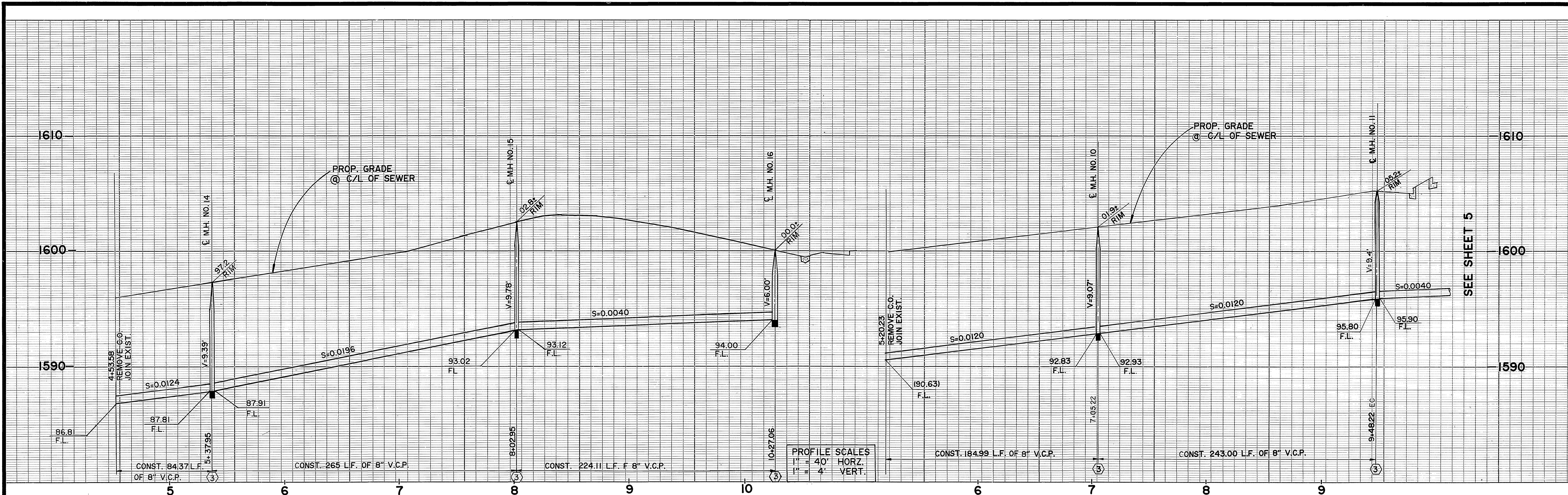
J.F. DAVIDSON ASSOCIATES, INC.
- CIVIL ENGINEERS - SURVEYORS - PLANNERS -
3880 LEMON ST. 27349 JEFFERSON ST. 77-564 COUNTRY CLUB DR.
RIVERSIDE, CA 92501 TEMECULA, CA 92590 PALM DESERT, CA 92260
(951) 886-0844 (951) 976-7770 (919) 360-3760
FAX 909-886-5954 FAX 909-899-1981 FAX 619-360-3789
(CITY BUSINESS TAX CERT. NO. 4994, EXP. 12-31-94)
SCALE: AS SHOWN BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35'x50'x20" HIGH GRANITE BOULDER, 100' W/LY OF TRAUTWINE ROAD AND 0.3 MILE N/LY OF WOOD ROAD. FB 735/74 EL: 1588.453
DATE: NOVEMBER 1993

MARK	REVISIONS	APPR. DATE
DESIGNED BY: TCL	DRAWN BY: JW	CHECKED BY: JDS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]* DATE: 6/30/94
TRAFFIC DIVISION
CHIEF P.W. ENGR. *[Signature]*

TRACT 27721-2
SEWER IMPROVEMENT PLAN
TITLE SHEET
FOR: KAUFMAN & BROAD
PROJECT NO. S-1663
SHEET 1 OF 7
FILE NO.: 9212818

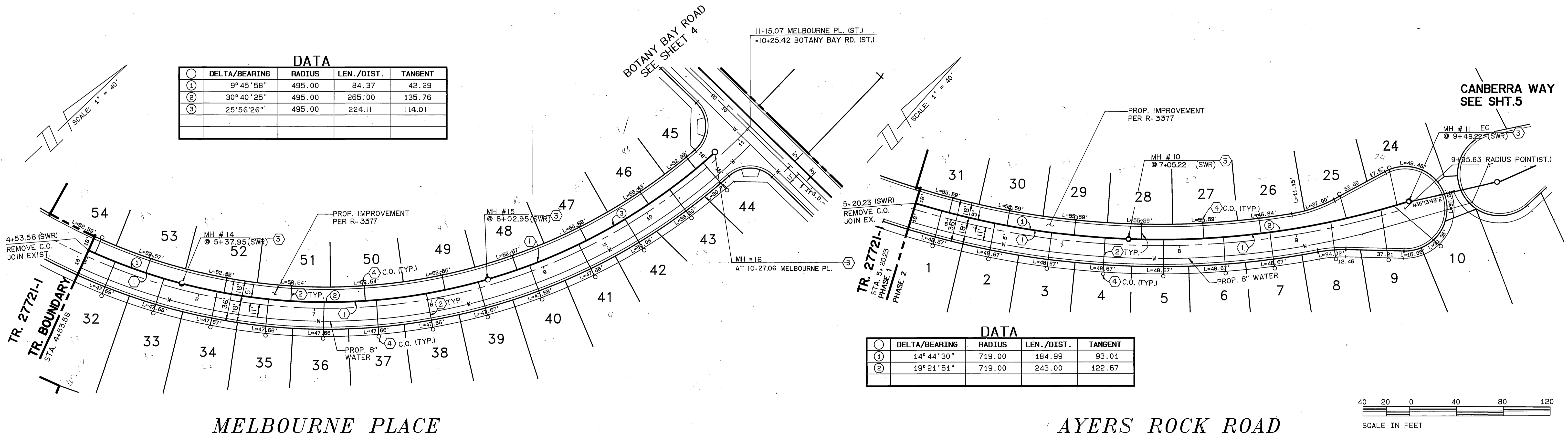
INDEXED 7-29-94 4/1



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

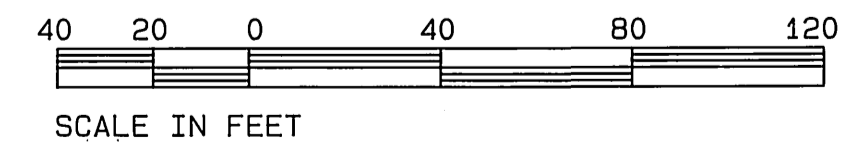
DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 9° 45' 58"	495.00	84.37	42.29
② 30° 40' 25"	495.00	265.00	135.76
③ 25° 56' 26"	495.00	224.11	114.01



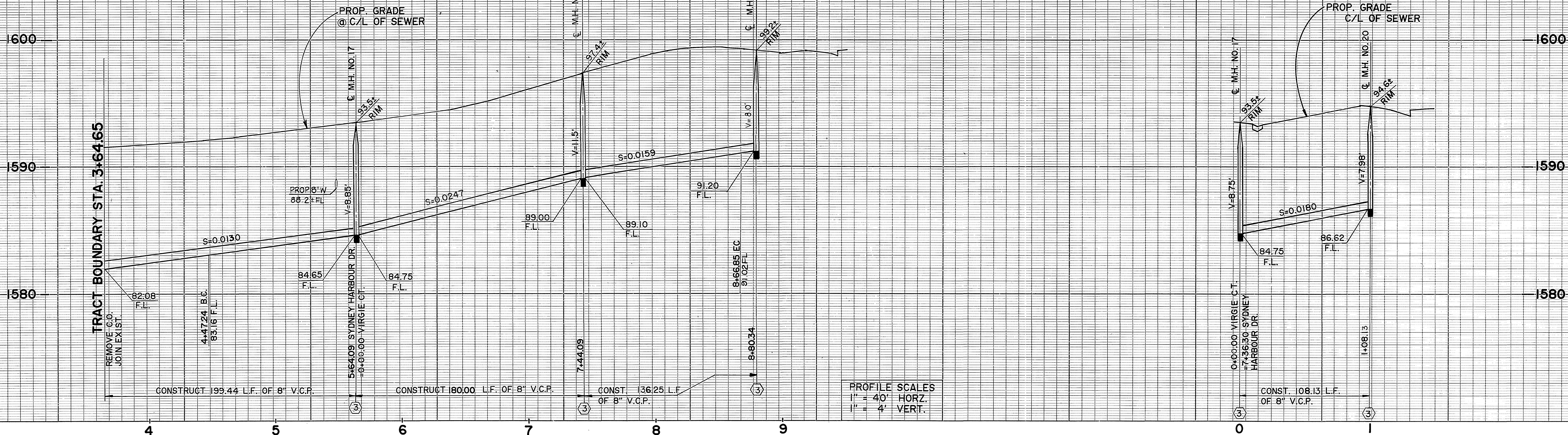
DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 14° 44' 30"	719.00	184.99	93.01
② 19° 21' 51"	719.00	243.00	122.67



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. 50293 EXPIRATION DATE: 6/30/97 DATE: 4/20/94	 J.F. DAVIDSON ASSOCIATES, INC. - CIVIL ENGINEERS - SURVEYORS - PLANNERS - <small>3880 LEMON ST. RIVERSIDE, CA 92504 (909) 886-0844 FAX 909-886-0884 3350 SHELBY ST. OAKLAND, CA 94764 (909) 844-2883 FAX 909-844-7781 77-884 COUNTRY CLUB DR. PALM DESERT, CA 92260 (909) 876-2710 FAX 909-869-3788 27848 JEFFERSON ST. TEMECULA, CA 92590 (909) 676-2710 FAX 909-689-1881</small>	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGR. DATE: 6/30/94	TRACT 27721-2 SEWER IMPROVEMENT PLAN MELBOURNE PLACE/AYERS ROCK ROAD FOR: REGIONAL PROPERTIES	PROJECT NO. S-1663 SHEET 2 OF 7 FILE NO. 9212818

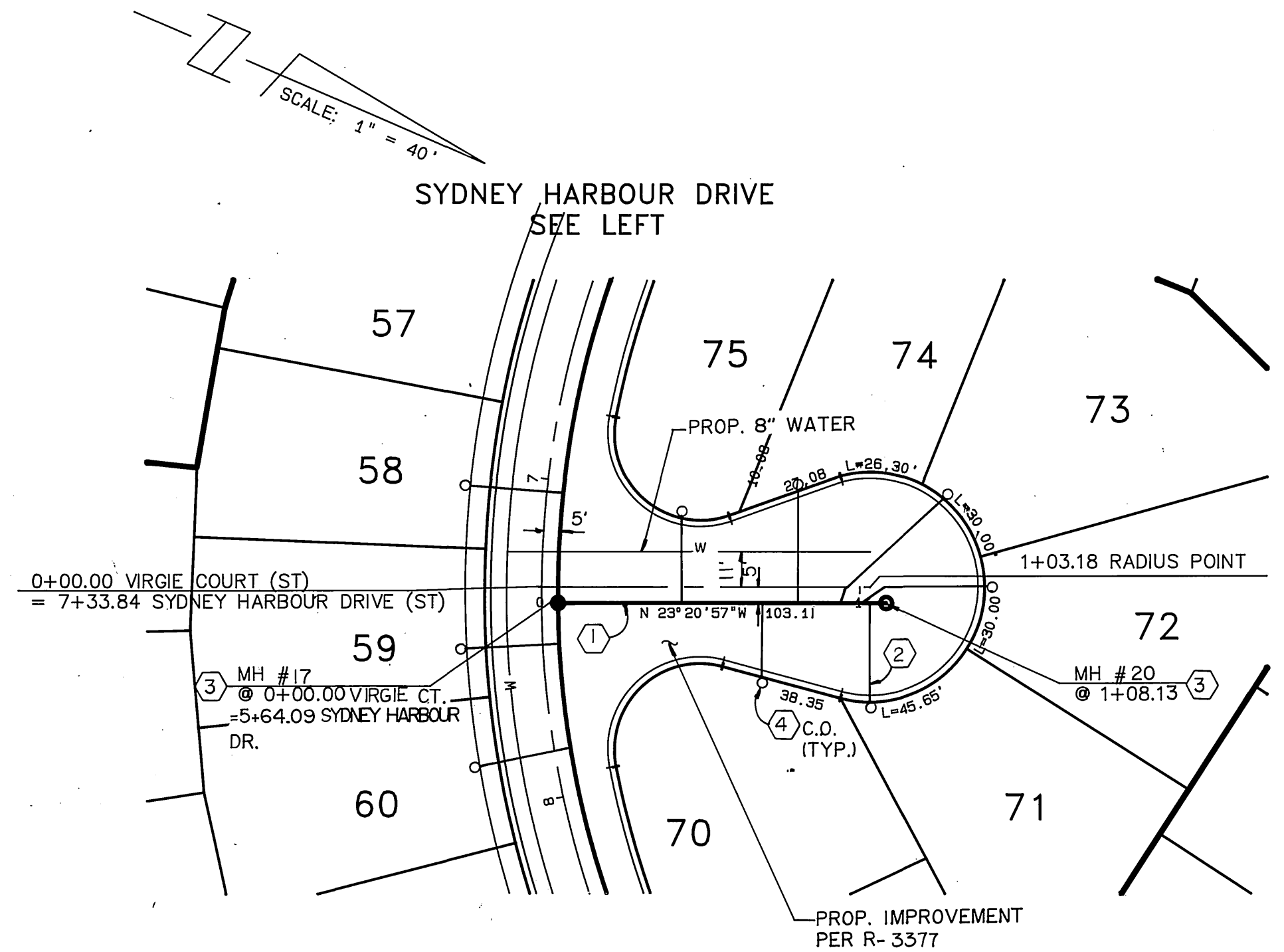
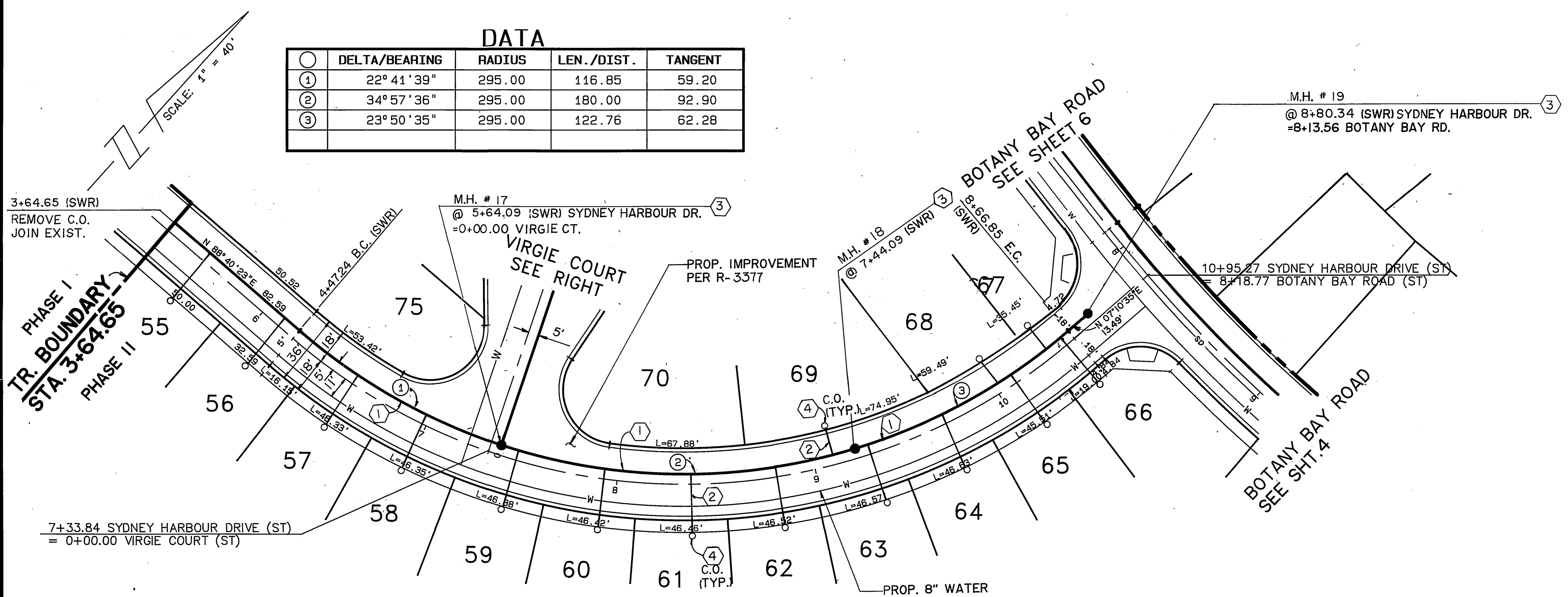
INDEXED 7-29-94 LTH



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 1" = 4' VERT.

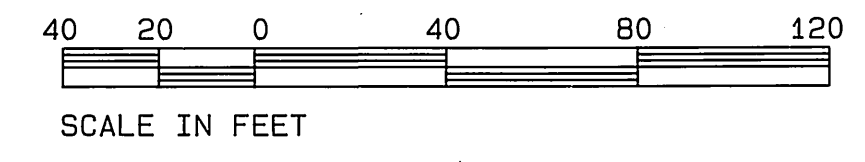
DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 22° 41' 39"	295.00	116.85	59.20
② 34° 57' 36"	295.00	180.00	92.90
③ 23° 50' 35"	295.00	122.76	62.28



SYDNEY HARBOUR DRIVE

VIRGIE COURT



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:
Teck C. Loh
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6/30/97 DATE: 4/26/94

J.F. DAVIDSON ASSOCIATES, INC.
 - CIVIL ENGINEERS - SURVEYORS - PLANNERS -
 3800 LEMON ST. RIVERSIDE, CA 92504 FAX: 951-986-5254
 3350 SHELBY ST. ONTARIO, CA 91764 FAX: 909-844-2885
 77-584 COUNTRY CLUB DR. THERMIDORA, CA 95360 FAX: 909-876-7714
 87249 JEFFERSON ST. THERMIDORA, CA 95360 FAX: 909-888-1981

SCALE: 1" = 40'
 BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY OF WOOD ROAD. FB 735/74 ELEV: 1588.453
 DATE: NOVEMBER 1993

MARK	REVISIONS	APPR.	DATE

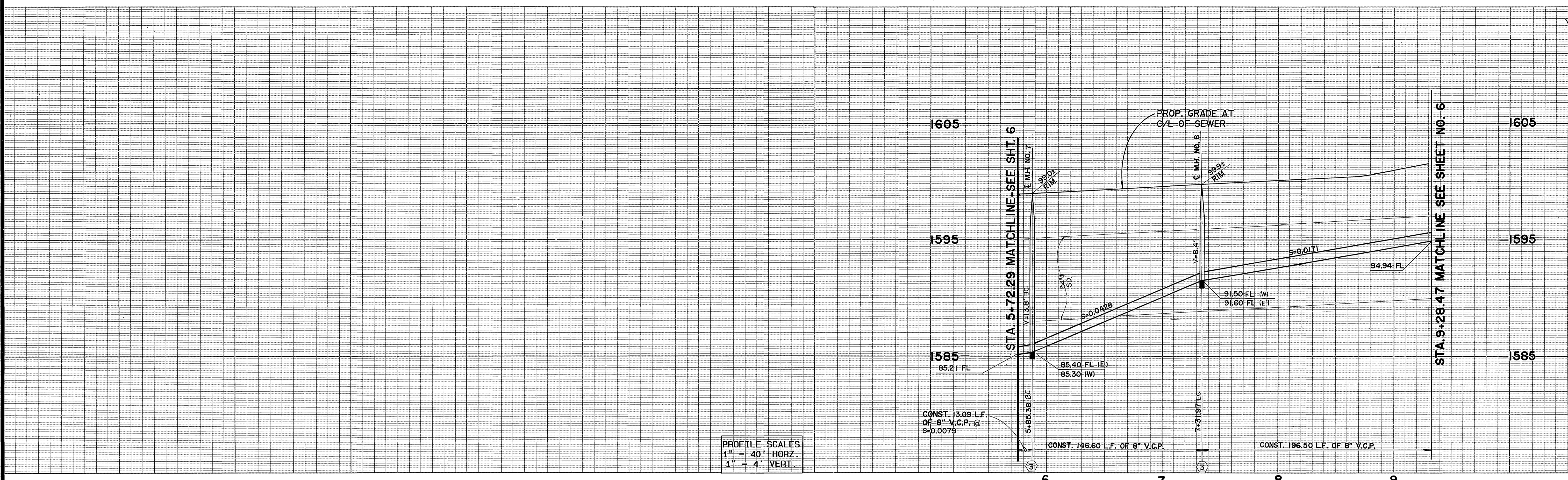
DESIGNED BY TCL DRAWN BY DLF CHECKED BY J.D.S.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

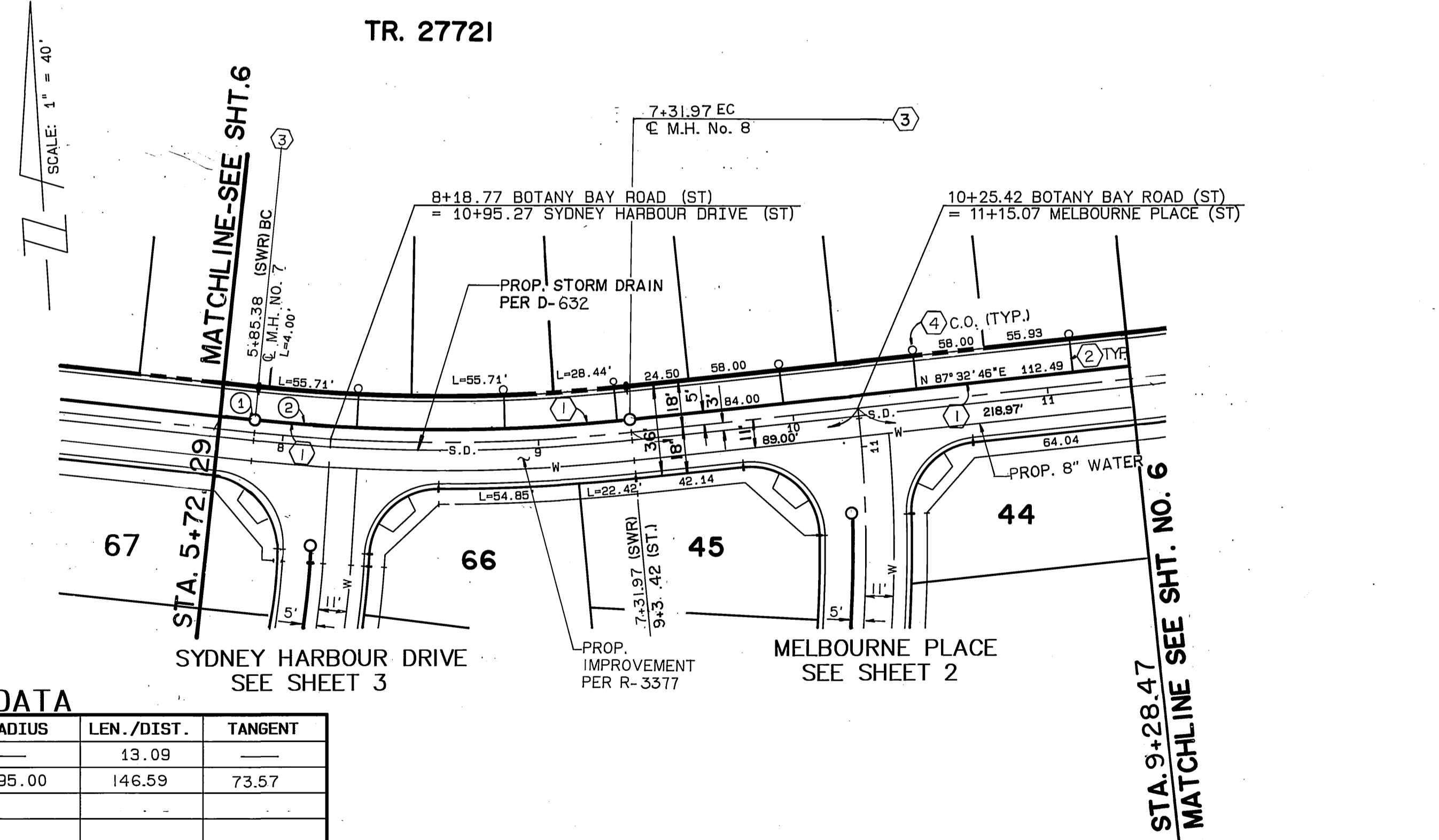
APPROVED BY: [Signature] DATE: 6/30/94
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P.W. ENGR.

TRACT 27721-2
SEWER IMPROVEMENT PLAN
SYDNEY HARBOUR DRIVE/VIRGIE CT.

PROJECT NO. **S-1663**
 SHEET **3** OF **7**
 FOR: REGIONAL PROPERTIES
 FILE NO. 9212818



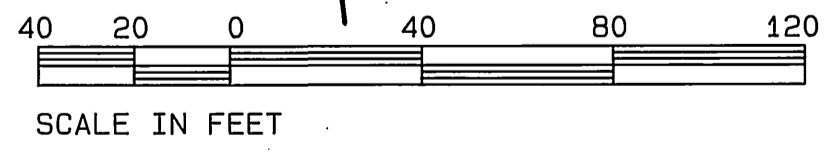
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DATA

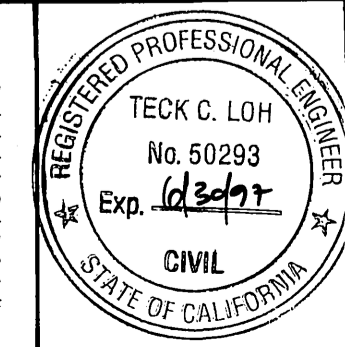
Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 80°22'07"W	—	13.09	—
2	12°05'07"	695.00	146.59	73.57
3				

BOTANY BAY ROAD



Underground Service Alert
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 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

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 EXPIRATION DATE 6/30/97 DATE: *4/26/94*

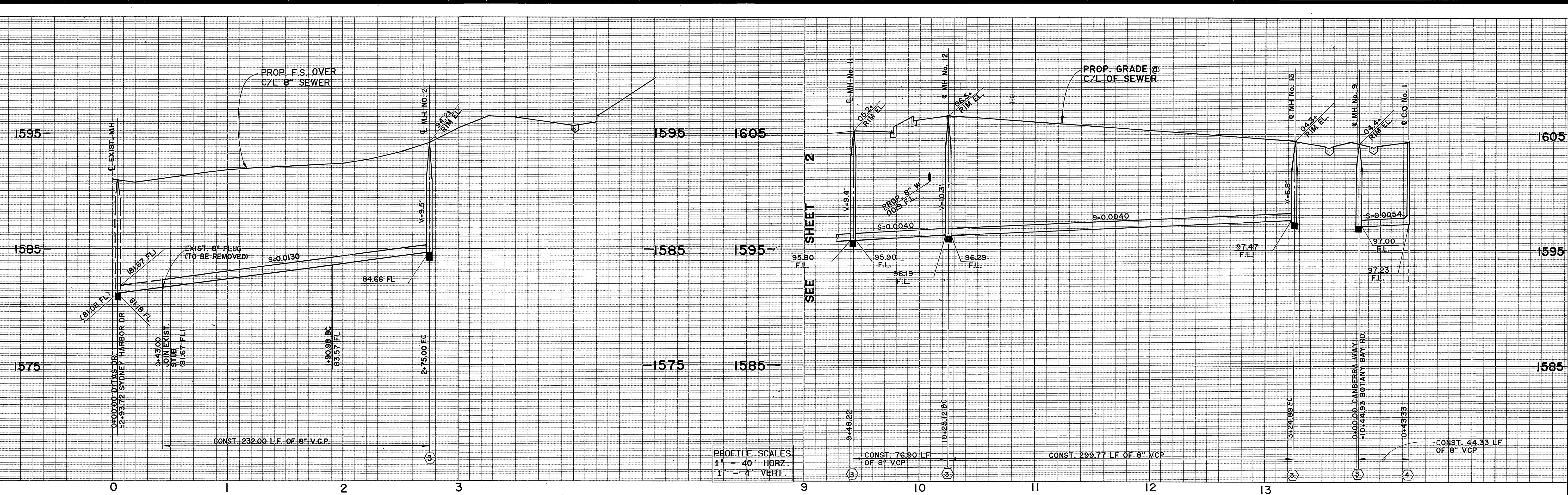
J.F. DAVIDSON ASSOCIATES, INC.
 -CIVIL ENGINEERS - SURVEYORS - PLANNERS-
 3890 LEMON ST. RIVERSIDE, CA 92503 (909) 986-0844 FAX 909-986-3954
 3350 SHELBY ST. ONTARIO, CA 91764 (909) 944-2885 FAX 909-944-7781
 77-564 COUNTRY CLUB DR. PALM BEACH, CA 92660 (919) 365-3785 FAX 919-365-3789
 27349 JEFFERSON ST. TONGUEVALE, CA 94595 (925) 676-7710 FAX 925-689-1881

SCALE: 1" = 40'
 BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY OF WOOD ROAD, FB 735/74 ELEV: 1588.453
 DATE: NOVEMBER 1993

MARK REVISIONS APPR. DATE
 DESIGNED BY *TCL* DRAWN BY *DLF* CHECKED BY *J.D.S.*

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]* DATE: *6/30/94*
 TRAFFIC DIVISION
 CHIEF P.W. ENGR. *[Signature]* DATE: *6/30/94*

TRACT 27721-2
 SEWER IMPROVEMENT PLAN
 BOTANY BAY ROAD
 FOR: REGIONAL PROPERTIES
 PROJECT NO. S-1663
 SHEET 4 OF 7
 FILE NO. 9212818

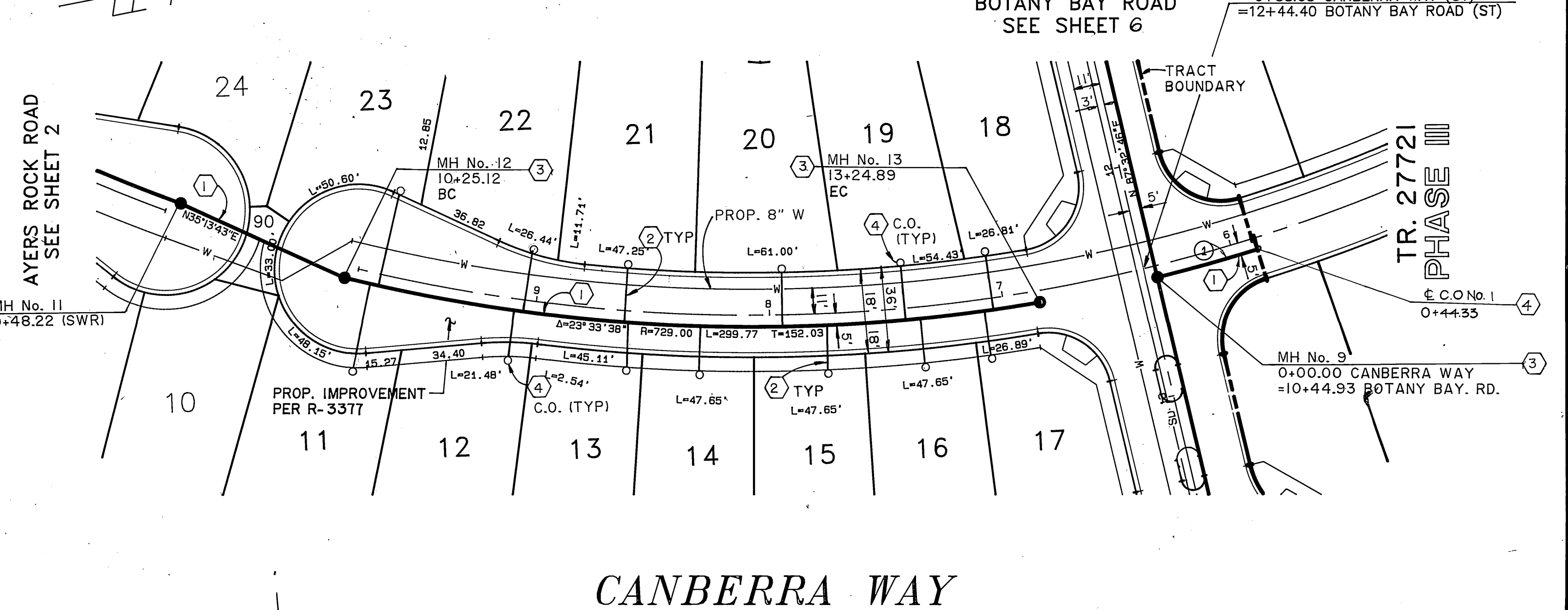
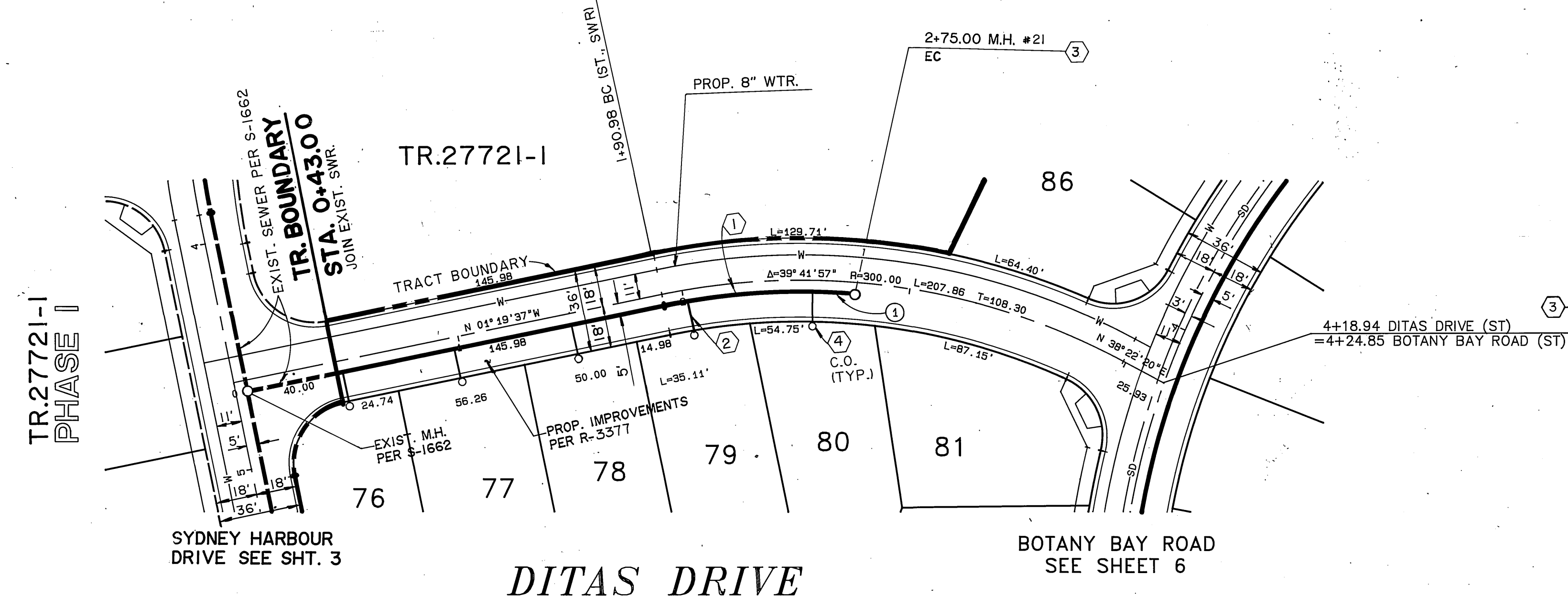


PROFILE SCALES
 1" = 40' HORIZ.
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SEE SHEET 2

SCALE: 1" = 40'

SCALE: 1" = 40'

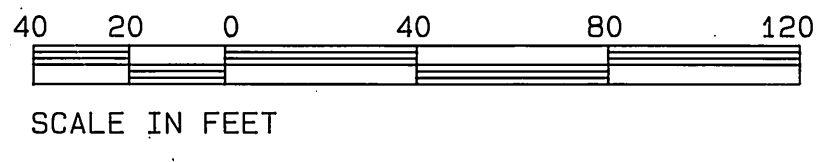


DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 16°19'07"	295.00	84.02	42.30

DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 3°29'03"	729.00	44.33	22.17



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REGISTERED PROFESSIONAL ENGINEER
 TECK C. LOH
 No. 50293
 Exp. 6/30/97
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
Teck C. Loh
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE 6/30/97 DATE: 4/26/99

J.F. DAVIDSON ASSOCIATES, INC.
 - CIVIL ENGINEERS - SURVEYORS - PLANNERS -
 3880 LEXON ST. RIVERSIDE, CA 92504
 3350 SHELLEY ST. ONTARIO, CA 91764
 77-264 COUNTRY CLUB DR. PALM DESERT, CA 92260
 27349 JEFFERSON ST. TEMECULA, CA 92590
 (951) 886-0844 (951) 844-8844 (951) 886-3795 (951) 886-3789
 FAX 951-886-9854 FAX 951-844-7761 FAX 951-360-3789

SCALE: 1" = 40'
 DATE: NOVEMBER 1993
 BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY OF WOOD ROAD. FB 735/74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE

DESIGNED BY TCL DRAWN BY DLF CHECKED BY JDS
 FREED

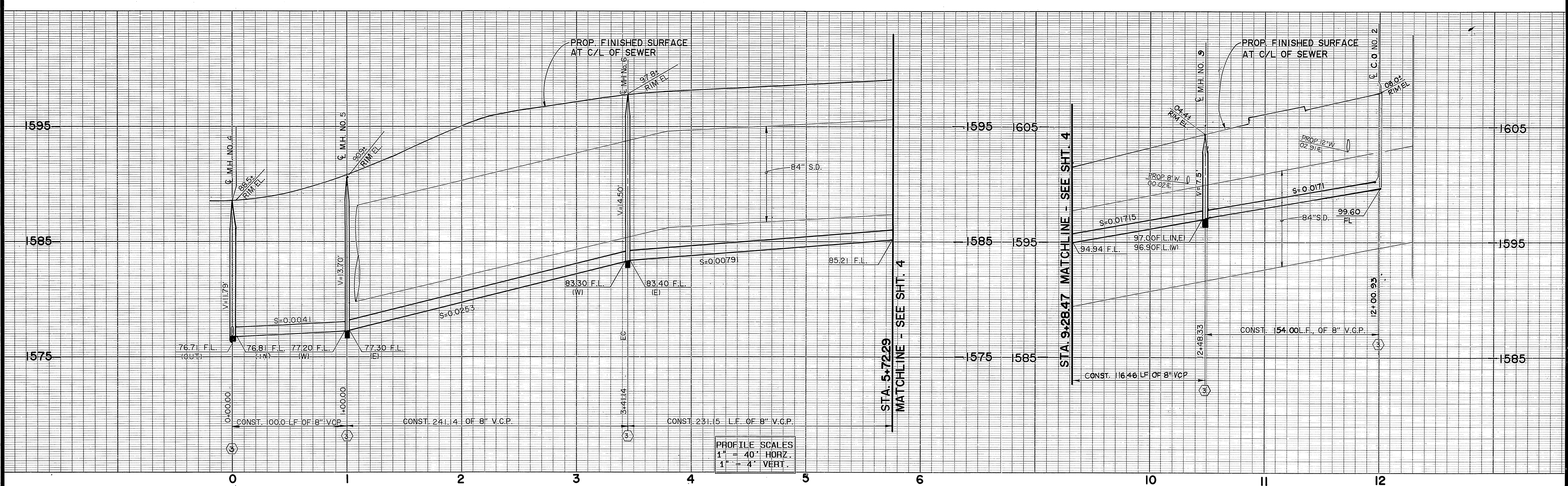
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 CHIEF P.W. ENGR. [Signature]
 DATE: 6/30/99

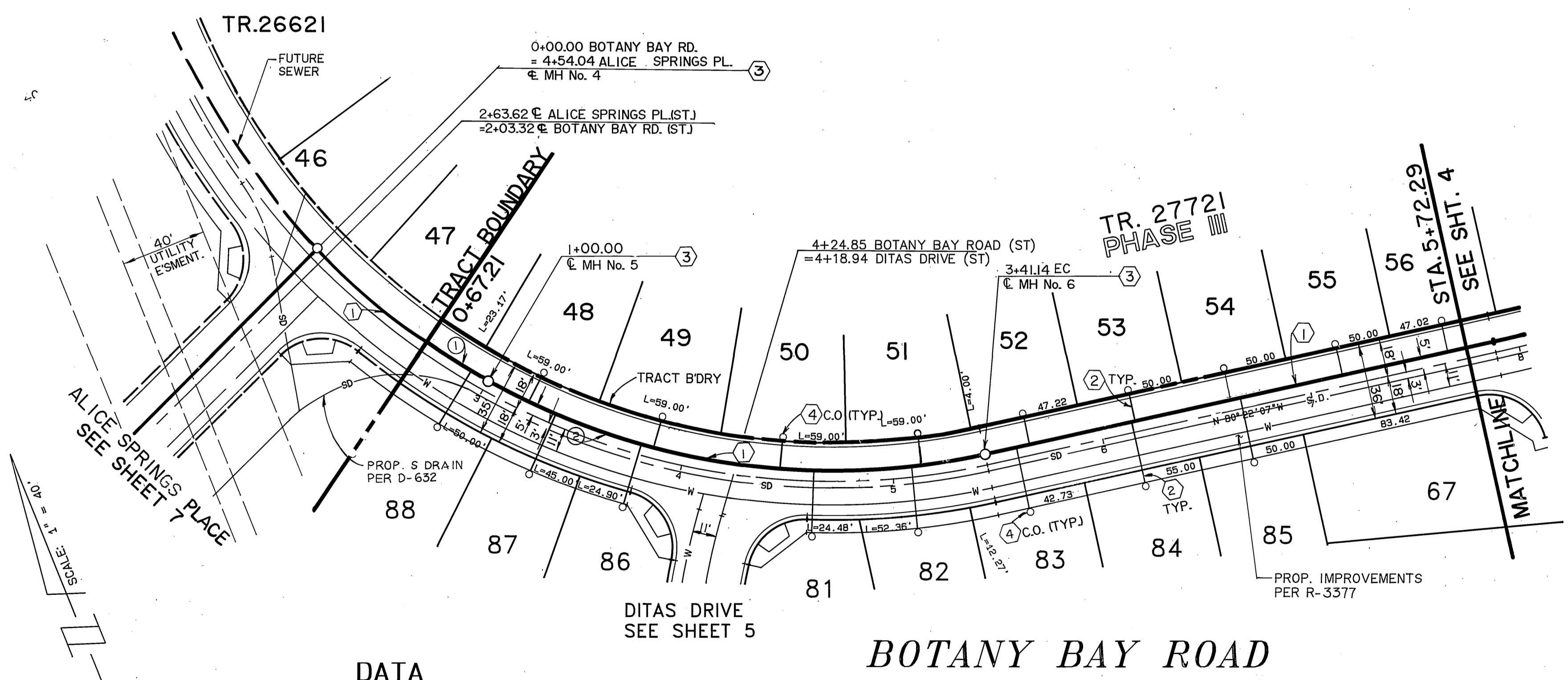
TRACT 27721-2
 SEWER IMPROVEMENT PLAN
 DITAS DRIVE/CANBERRA WAY
 FOR: KAUFMANN & BROAD

PROJECT NO. S-1663
 SHEET 5 OF 7
 FILE NO. 9212818

INDEXED 7-29-99 4H

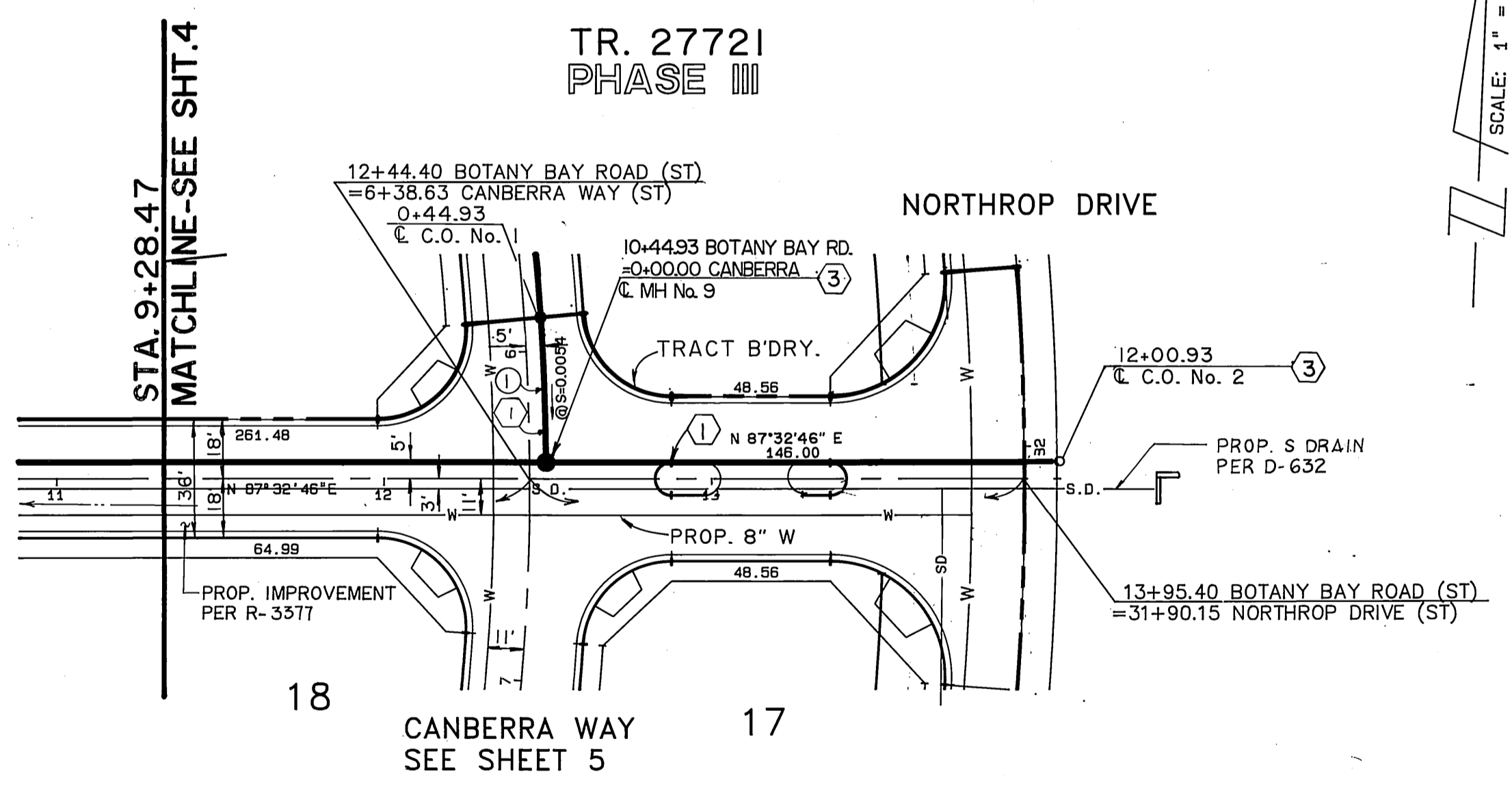
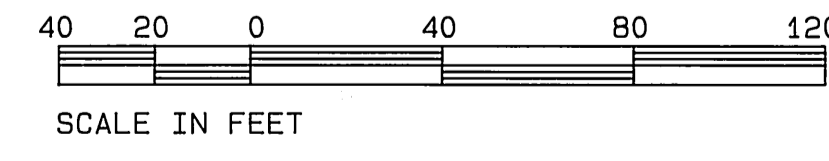


PROFILE SCALES
 1" = 40' HORIZ.
 1" = 4' VERT.



DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 17°18'36"	331.00	100.00	50.38
② 41°44'28"	331.00	241.14	126.20

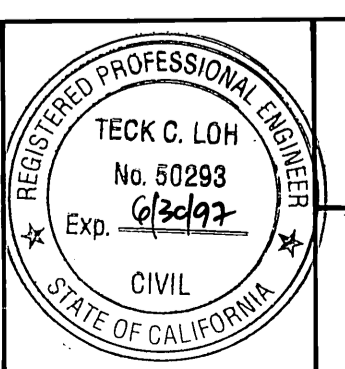


BOTANY BAY ROAD DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 03°31'53"	729.00	44.93	22.47

Underground Service Alert
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 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:
 REGISTERED CIVIL ENGINEER No. 50293
 EXPIRATION DATE 6/30/97 DATE: 6/20/97

J.F. DAVIDSON ASSOCIATES, INC.
 - CIVIL ENGINEERS - SURVEYORS - PLANNERS -
 3880 LEMON ST. RIVERSIDE, CA 92504 (951) 944-2884 FAX 951-944-7781
 3380 SHELBY ST. PALM BEACH, FL 33409 (561) 985-3780 FAX 561-985-3789
 77-564 COUNTRY CLUB DR. PALM BEACH, FL 33409 (561) 985-3780 FAX 561-985-3789
 27349 JEFFERSON ST. TRUCULA, CA 95080 (909) 676-7710 FAX 909-686-1981

SCALE: 1" = 40' BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' HIGH GRANITE BOULDER, 100' WLY OF TRAUTMANN ROAD AND 0.3 MILE NLY OF WOOD ROAD. FB 735/74 ELEV: 1588.453

DATE: NOVEMBER 1993

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: TCL DRAWN BY: DLF CHECKED BY: JDS

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] DATE: 6/30/97
 TRAFFIC DIVISION
 CHIEF P.W. ENGR. [Signature] DATE: 6/30/97

TRACT 27721-2
 SEWER IMPROVEMENT PLAN
 BOTANY BAY ROAD

PROJECT NO. S-1663
 SHEET 6 OF 7
 FOR: KAUFMANN & BROAD
 FILE NO. 9212818

