

VICINITY MAP
N.T.S.

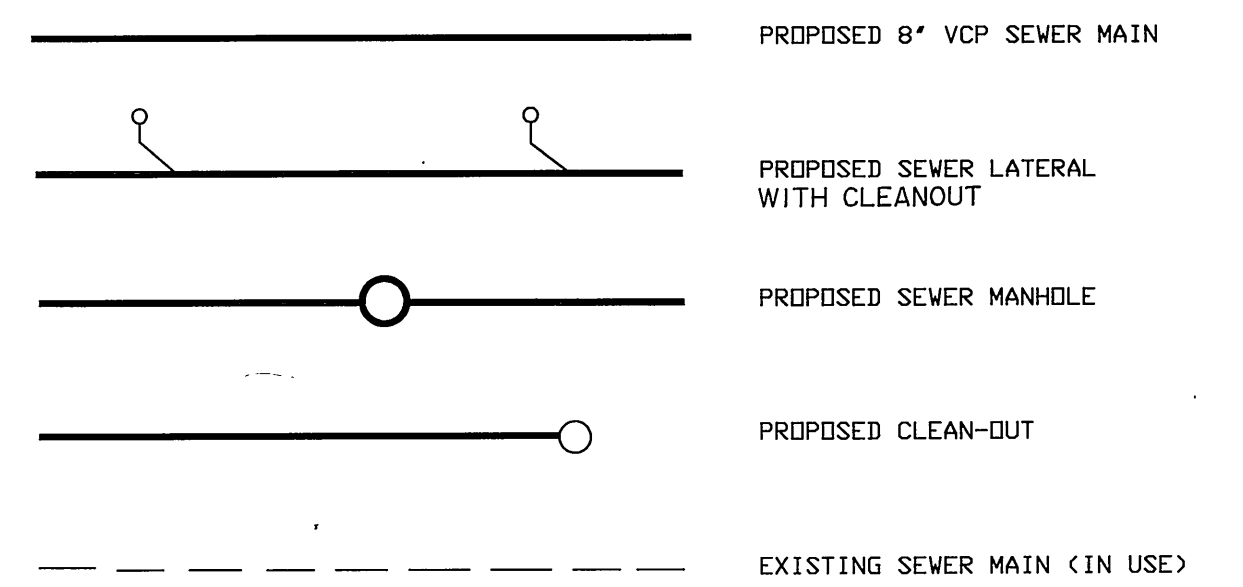
GENERAL NOTES

- 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



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

EXIST. 8" SEWER
PER S-1533
(ARCO)
CALL FOUR CORNERS PIPELINE
COMPANY PRIOR TO ANY
CONSTRUCTION CONSTRUCT
WITH EXTREME CAUTION AT
OIL LINE EISEMENT.
PH: (310)429-9454
CONTACT: DAVE ANDERSON

OPEN SPACE

20' FOUR
CORNERS
PIPELINE
EISEMENT
(ARCO)

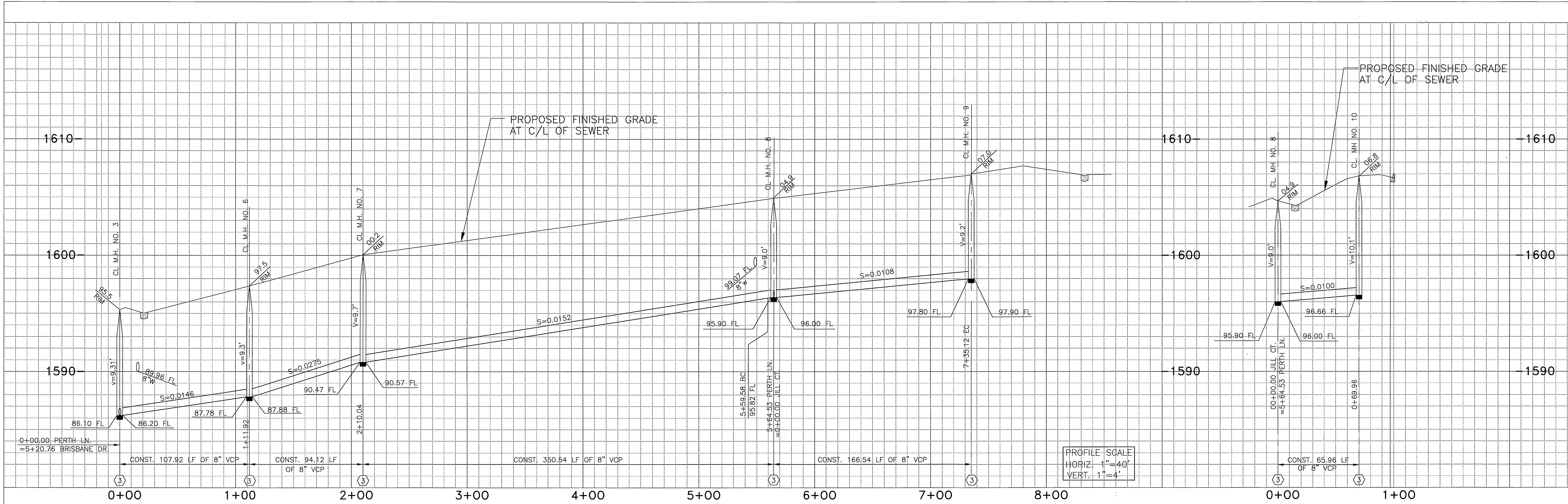
INDEX MAP

1" = 100'

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT - ELECTRIC OVERHEAD & UNDERGROUND	FOUR CORNERS PIPELINE CO. (ARCO)	REVIEWED BY W.M.W.D. SHEETS 1 THROUGH 5 FOR NON-INTERFERENCE COMPLIANCE ONLY
<i>William J. Mendenhall</i> APPROVED BY: DATE 2/14/95	<i>R. K. ...</i> APPROVED BY: DATE 12/4/94	<i>Frank ...</i> PRINCIPAL ENGINEER RCE #21043 DATE

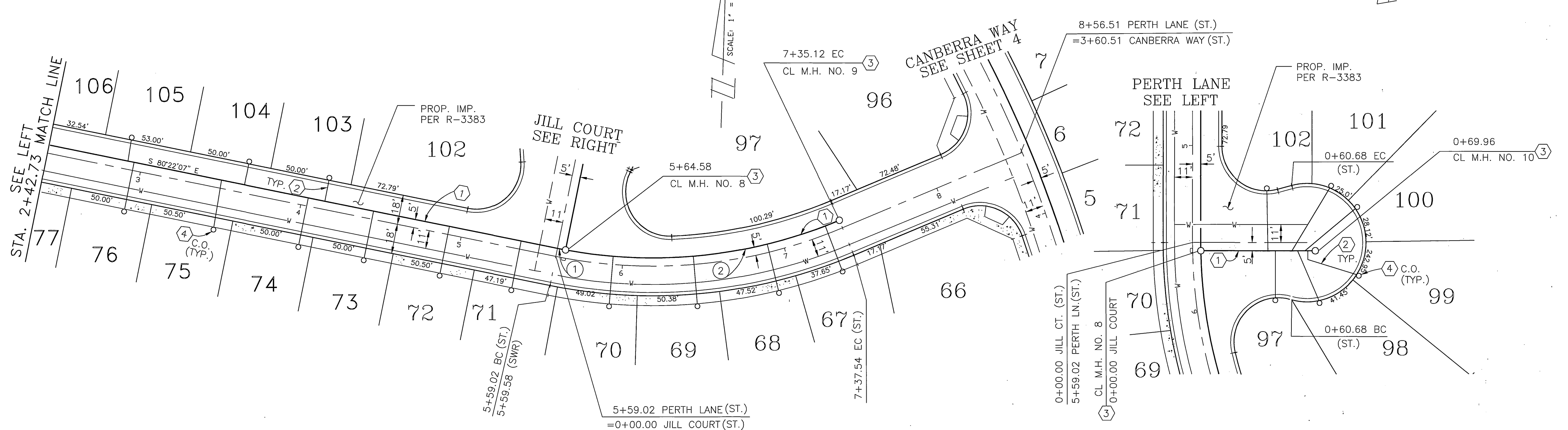
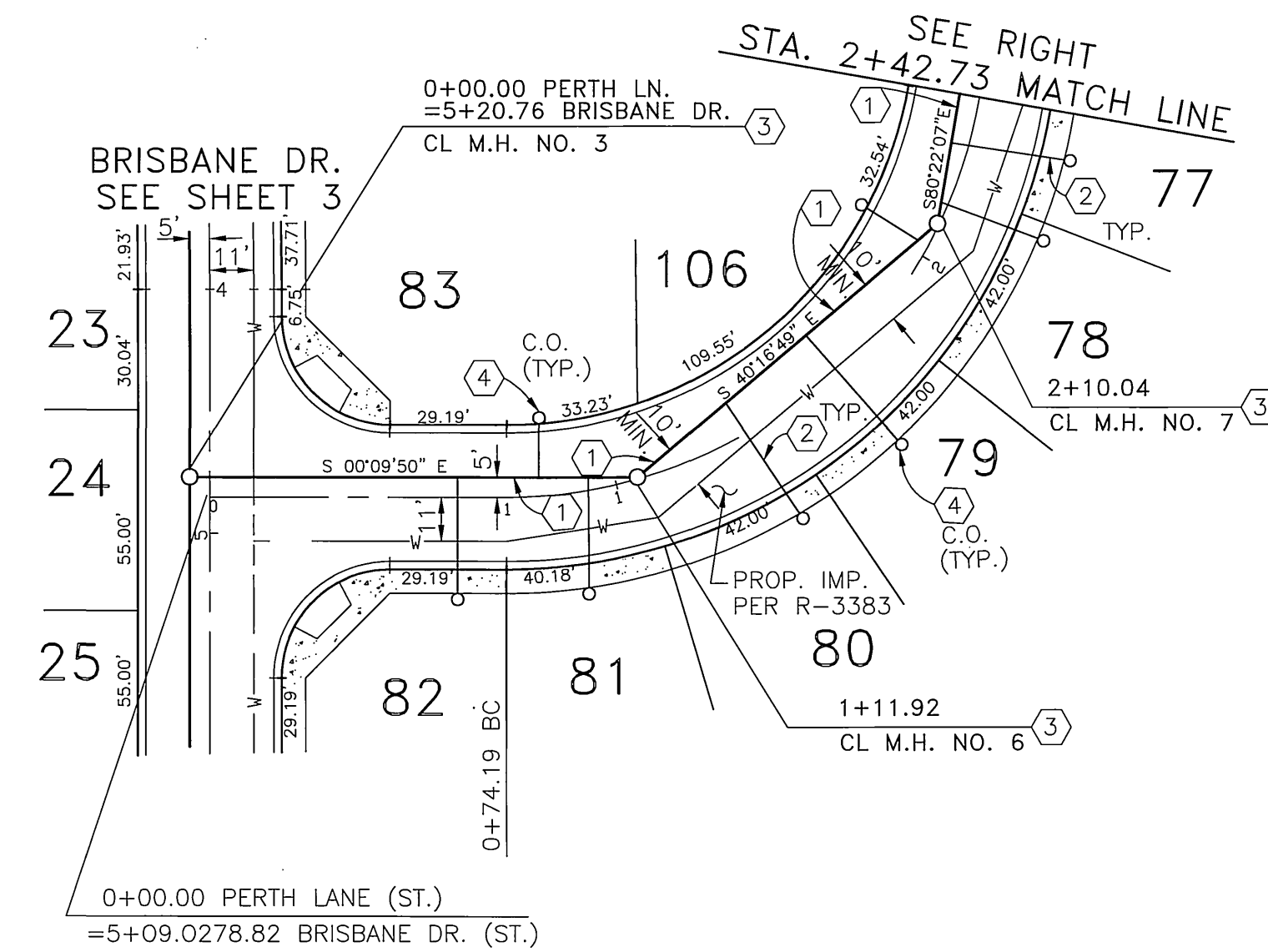
<p>Underground Service Alert Call: TOLL FREE 1 - 800 422 - 4133 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE SAFE AND COMPLETE RESPONSIBILITY 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.</p>	<p>TECK C. LOH No. 50293 6-30-97 CIVIL STATE OF CALIFORNIA</p>	<p>PREPARED UNDER THE DIRECTION OF: <i>Ted ...</i> REGISTERED CIVIL ENGINEER NO. 50293 EXPIRATION DATE: 6-30-97 DATE: 4/1/99</p>	<p>J.F. DAVIDSON ASSOCIATES, INC. - CIVIL ENGINEERS - SURVEYORS - PLANNERS - 3880 LEMON ST. RIVERSIDE, CA 92504 (951) 506-0844 FAX 951-506-5954 87349 JEFFERSON ST. TEMECULA, CA 92590 (951) 956-7718 FAX 951-956-1981 77-564 COUNTRY CLUB DR. PALM DESERT, CA 92260 (619) 368-3780 FAX 619-360-3789</p>	<p>CITY BUSINESS TAX CERT. NO. 4994, EXP. 12-31-97 SCALE: AS SHOWN BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35'X50'X20' HIGH GRANITE BOULDER, 100' W/LY OF TRAUTWEIN ROAD AND 0.3 MILE N/LY OF WOOD ROAD. FB 735/74 EL: 1588.453 DATE: NOVEMBER 1993</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED BY: <i>W. M. W. D.</i> BY DATE: 2/14/95 PRINCIPAL ENGR. DATE: 2/14/95 TRAFFIC DIVISION: <i>W.C.</i> DATE: 1/1/97 DEPUTY P.W. DIR. DATE: 1/1/97</p>	<p>TRACT 27721 SEWER IMPROVEMENT PLAN TITLE SHEET</p> <p>FOR: KAUFMAN & BROAD</p>	<p>PROJECT NO. S-1665 SHEET 1 OF 5 FILE NO.: 9212818</p>

INDEXED 4-24-97 4H



SCALE: 1" = 40'

SCALE: 1" = 40'

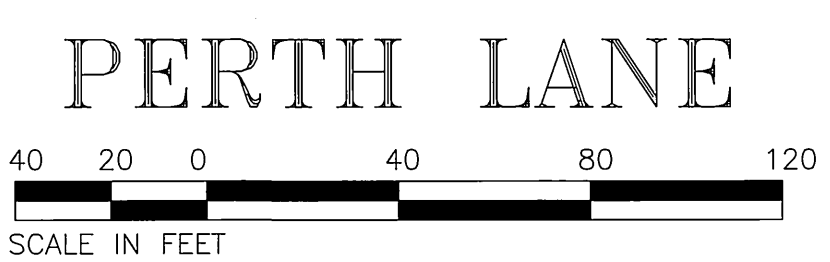


PERTH LANE

JILL COURT

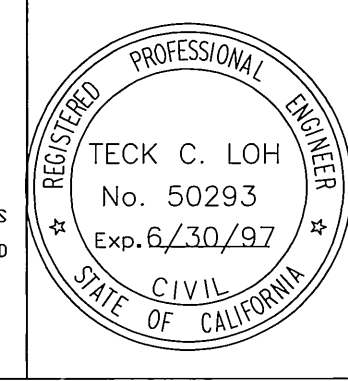
DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	00°58'16"	295.00'	5.00'	2.5'
②	33°07'25"	295.00'	170.54'	87.73'



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

PRIVATE ENGINEERING NOTE
CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME 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 CLAIMS, DAMAGES, LOSSES 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:
Teck C. Loh
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6/30/97 DATE: 2/25/97

J.F. DAVIDSON ASSOCIATES, INC.
- CIVIL ENGINEERS - SURVEYORS - PLANNERS -
3800 LEMON ST. RIVERSIDE, CA 92504 (951) 516-0844 FAX 951-516-9954
27349 JEFFERSON ST. TEMECULA, CA 92590 (951) 676-7710 FAX 951-699-1981
77-564 COUNTRY CLUB DR. PALM BEACH, CA 92260 (619) 360-2780 FAX 619-360-3789

SCALE: 1" = 40' BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35"x50"x20" HIGH GRANITE BOULDER, 100' WLY OF TRUATWEN ROAD AND 0.3 MILE NLY OF WOOD ROAD, FB 735/74 EL. 1588.453
DATE: FEB. 1997

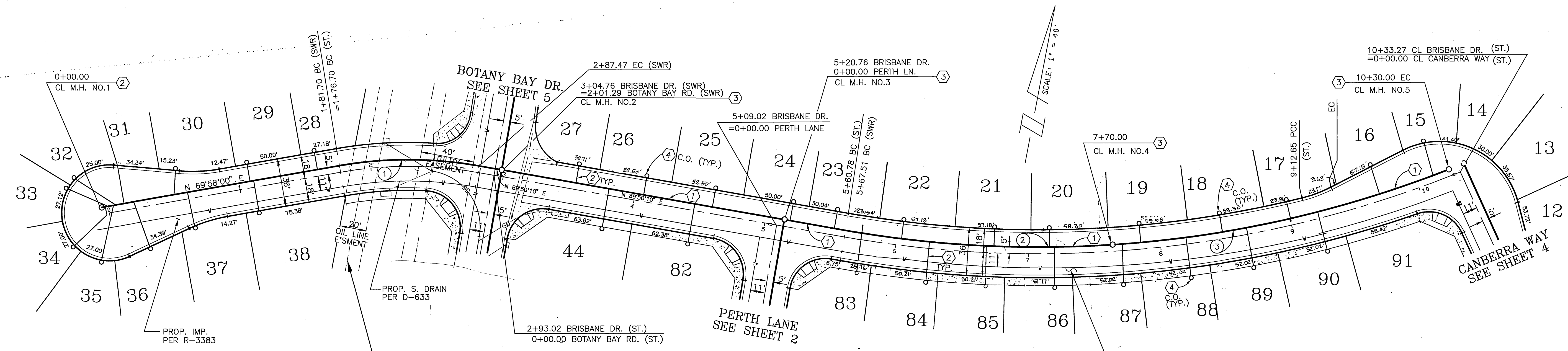
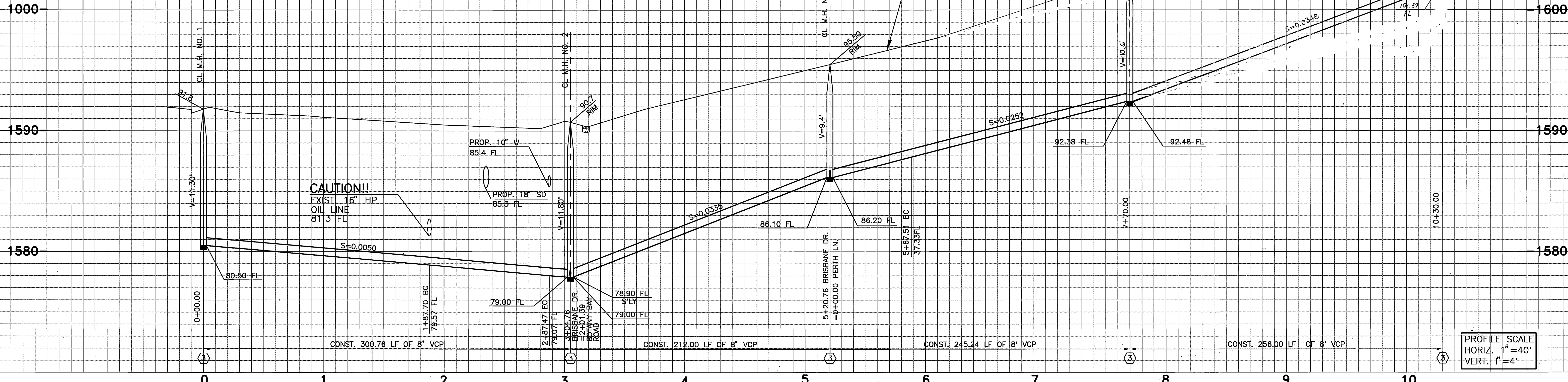
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature] DATE: 2/26/97
DIRECTOR OF PUBLIC WORKS

TRACT 27721
SEWER IMPROVEMENT PLAN
PERTH LANE/
JILL COURT
FOR: KAUFMAN & BROAD

PROJECT NO. S-1665
SHEET 2 OF 5
FILE NO. 9212818

K:\9212818\921818\921818\921818.DWG
PLOT DATE: 2-26-97

INDEXED 4-24-97 LHM

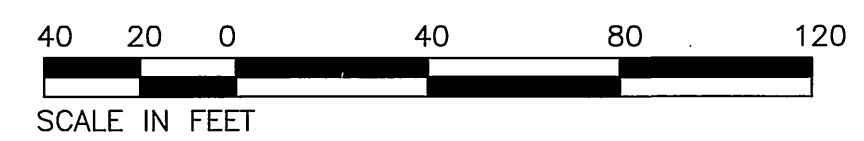


DATA

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①	19°52'10"	305.00'	105.77'	53.42'
②	13°42'49"	846.00'	202.49'	101.73'
③	17°36'31"	846.00'	260.00'	131.03'

NOTE TO CONTRACTOR:
CONTRACTOR SHALL VERIFY ALL EXIST. UTILITIES LOCATION PRIOR TO ANY CONSTRUCTION.

BRISBANE DRIVE



CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT - ELECTRIC OVERHEAD & UNDERGROUND

APPROVED BY: *[Signature]* DATE: *[Date]*

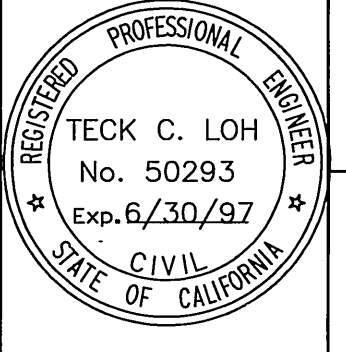
FOUR CORNERS PIPELINE CO. (ARCO)

APPROVED BY: *[Signature]* DATE: *[Date]*

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:
[Signature]
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE 6/30/97 DATE 7/17/94

J.F. DAVIDSON ASSOCIATES, INC.
- CIVIL ENGINEERS - SURVEYORS - PLANNERS -
3880 LEMON ST. RIVERSIDE, CA 92501 (951) 946-8844
27349 JEFFERSON ST. TEMECULA, CA 92590 (951) 976-7710
37-964 COUNTRY CLUB DR. PALM DESERT, CA 92260 (619) 360-3700
FAX 951-946-8844 FAX 951-969-1981 FAX 619-360-3789

SCALE: 1" = 40'
DATE: MARCH 1994

BENCH MARK:
P.K. NAIL AND TAG ON TOP OF 35'X50'X20" HIGH GRANITE BOULDER, 100' W/LY OF TRUWEIN ROAD AND 0.3 MILE N/LY OF WOOD ROAD, FB 735/74 EL: 1588.453

MARK: _____
DESIGNED BY: T.C.L. DRAWN BY: C.C. CHECKED BY: J.D.S. DATE: _____

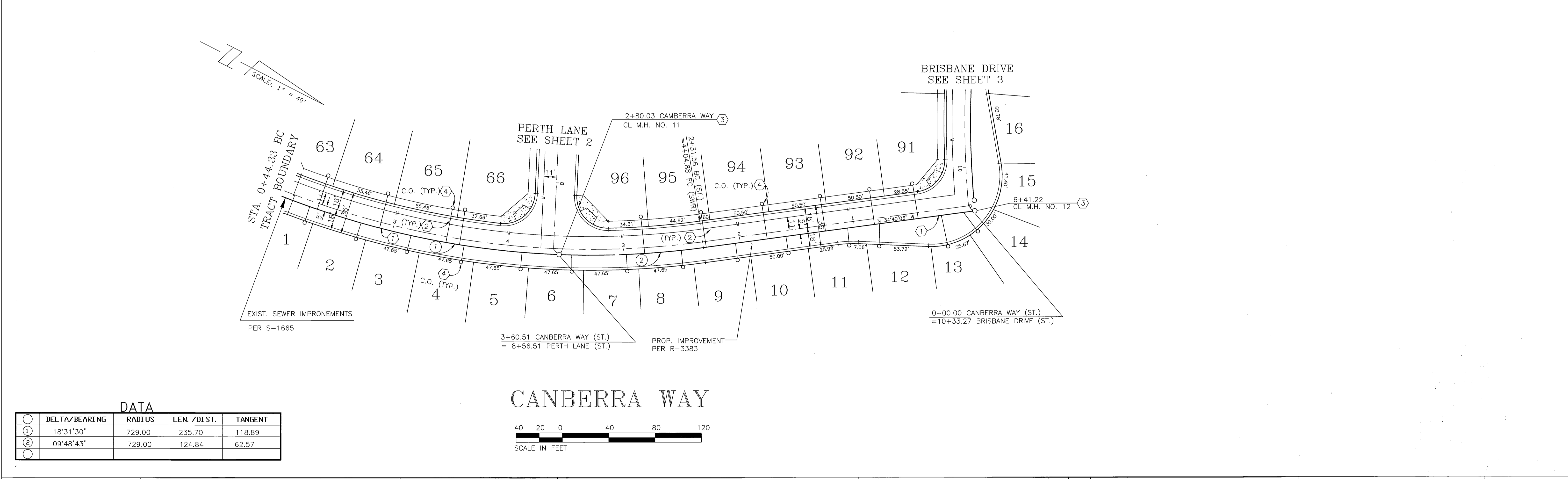
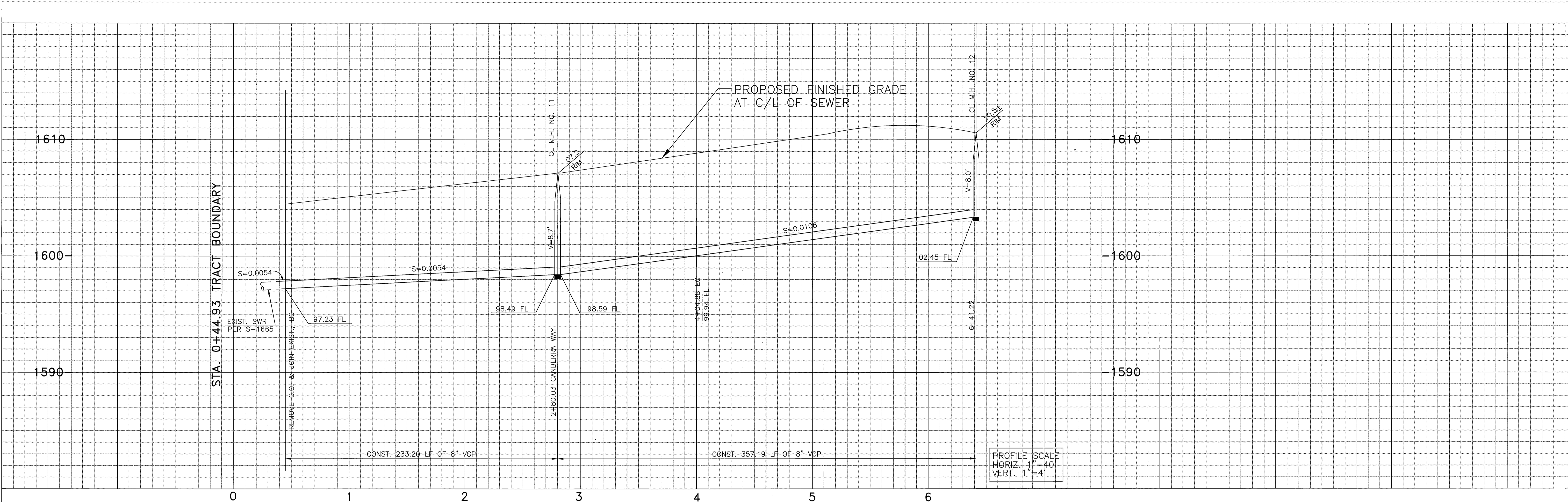
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ BY DATE: _____
PRINCIPAL ENGR. *[Signature]* 4/2/97
TRAFFIC DIVISION _____
DEPUTY P.V. DIR. *[Signature]* 4/1/97

TRACT 27721
SEWER IMPROVEMENT PLAN
BRISBANE DRIVE
FOR: KAUFMAN & BROAD

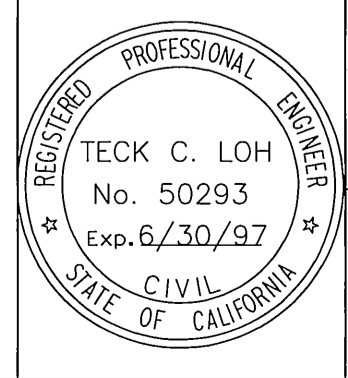
PROJECT NO. **S-1665**
SHEET **3** OF 5
FILE NO. 19212818

INDEXED 4-24-97 LHL



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:
eddy
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6/30/97 DATE: 2/25/97

J. F. DAVIDSON ASSOCIATES, INC.
- CIVIL ENGINEERS - SURVEYORS - PLANNERS -
3880 LEWIS ST. RIVERSIDE, CA 92501
P.O. BOX 10000 RIVERSIDE, CA 92506
909-686-9844 (909) 676-7710 FAX 909-686-9954 FAX 909-699-1981
77-564 COUNTRY CLUB DR. PALM DESERT, CA 92260
419-380-3780 FAX 619-360-3789

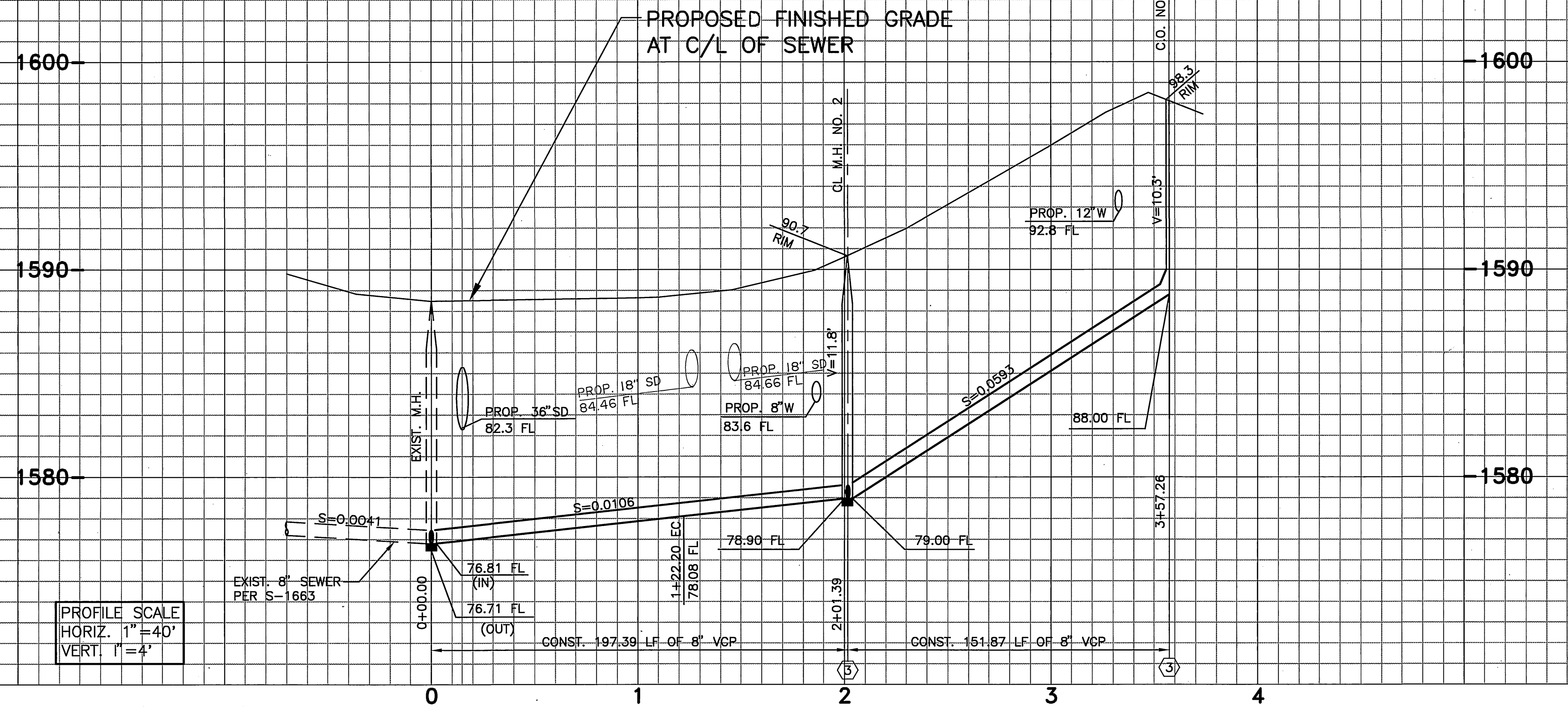
SCALE: 1" = 40'
DATE: FEB 1997
BENCH MARK:
P.K. NAIL AND TAG ON TOP OF 35'X50'X20" HIGH GRANITE BOULDER, 100' W'LY OF TRUTWEIN ROAD AND 0.3 MILE N'LY OF WOOD ROAD, FB 735/74 EL. 1588.453

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
PRINCIPAL ENGR. [Signature]
TRAFFIC DIVISION [Signature]
DEPUTY P.W. DIR. [Signature]

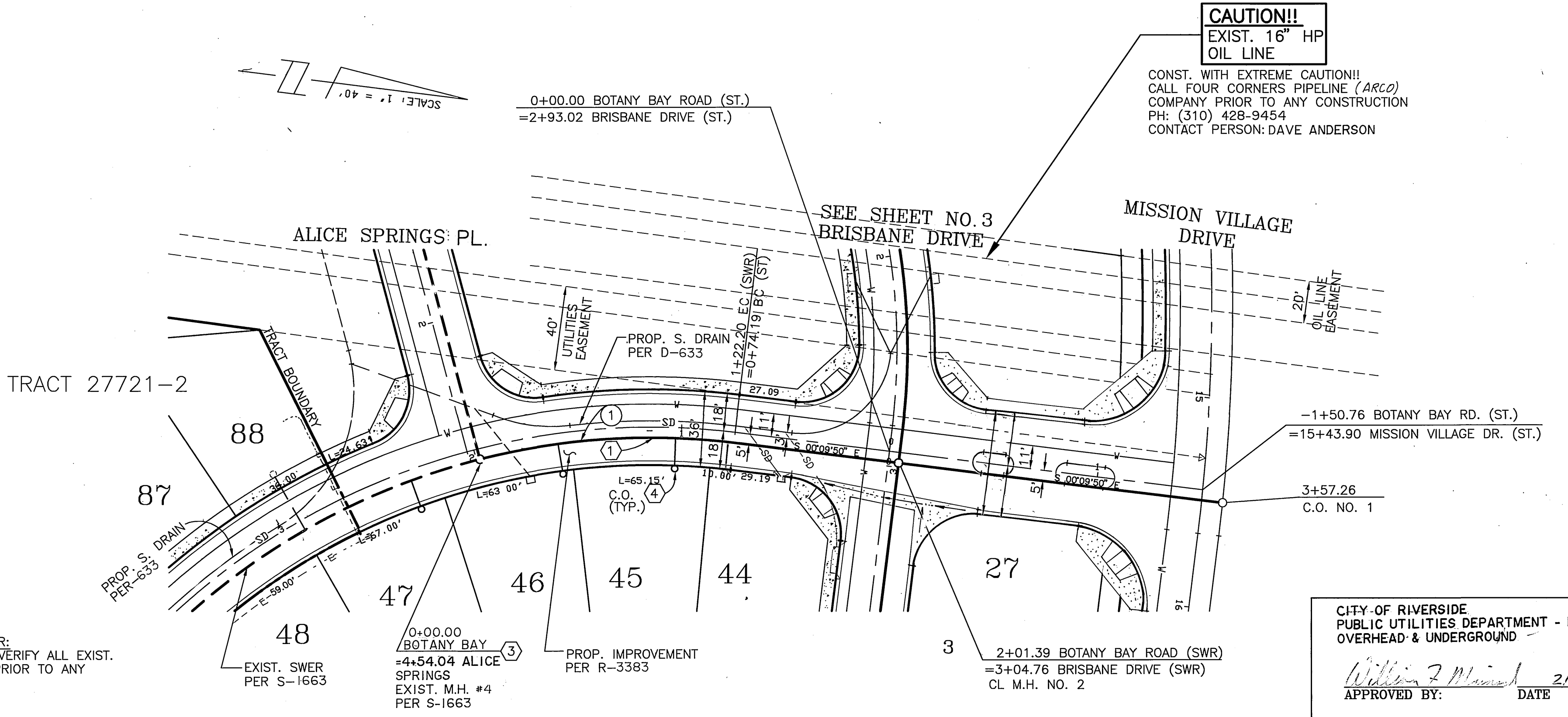
TRACT 27721
SEWER IMPROVEMENT PLAN
CANBERRA WAY
FOR: KAUFMAN & BROAD

PROJECT NO.
S-1665
SHEET 4 OF 5
FILE NO.: 9212818

INDEXED 4-24-97 4H



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

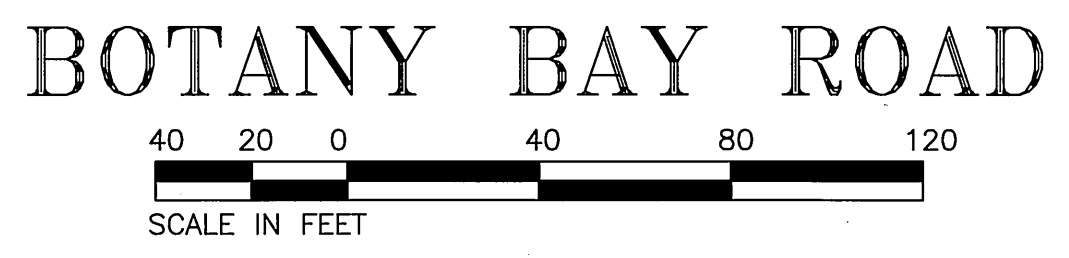


CAUTION!!
EXIST. 16" HP OIL LINE
CONST. WITH EXTREME CAUTION!!
CALL FOUR CORNERS PIPELINE (ARCO)
COMPANY PRIOR TO ANY CONSTRUCTION
PH: (310) 428-9454
CONTACT PERSON: DAVE ANDERSON

NOTE TO CONTRACTOR:
CONTRACTOR SHALL VERIFY ALL EXIST.
UTILITIES LOCATION PRIOR TO ANY
CONSTRUCTION.

DATA

①	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	21°09'12"	331.00'	122.20	61.81

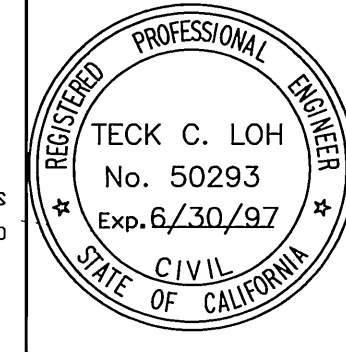


CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT - ELECTRIC
OVERHEAD & UNDERGROUND
William J. M... 2/14/95
APPROVED BY: DATE

FOUR CORNERS PIPELINE CO. (ARCO)
[Signature]
APPROVED BY: DATE

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
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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
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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:
Teck C. Loh
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE 6/30/97 DATE 7/17/94

J.F. DAVIDSON ASSOCIATES, INC.
- CIVIL ENGINEERS - SURVEYORS - PLANNERS -
3880 LEMON ST. RIVERSIDE, CA 92501
3899 68th ST. TEMECULA, CA 92590
77-564 COUNTRY CLUB DR. PALM DESERT, CA 92260
909-986-6844 909-976-7710 923-360-3789
909-986-5954 909-699-1981 619-360-3789

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

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
PRINCIPAL ENGR. BY DATE: 4/2/97
PARK DEPARTMENT
TRAFFIC DIVISION
DEPUTY P.W. DIR. [Signature]
DATE: 4/2/97

TRACT 27721
SEWER IMPROVEMENT PLAN
ALICE SPRINGS PLACE &
BRISBANE DRIVE
FOR: KAUFMAN & BROAD

PROJECT NO. S-1665
SHEET 5 OF 5
FILE NO. 9212818
INDEXED 4-24-97