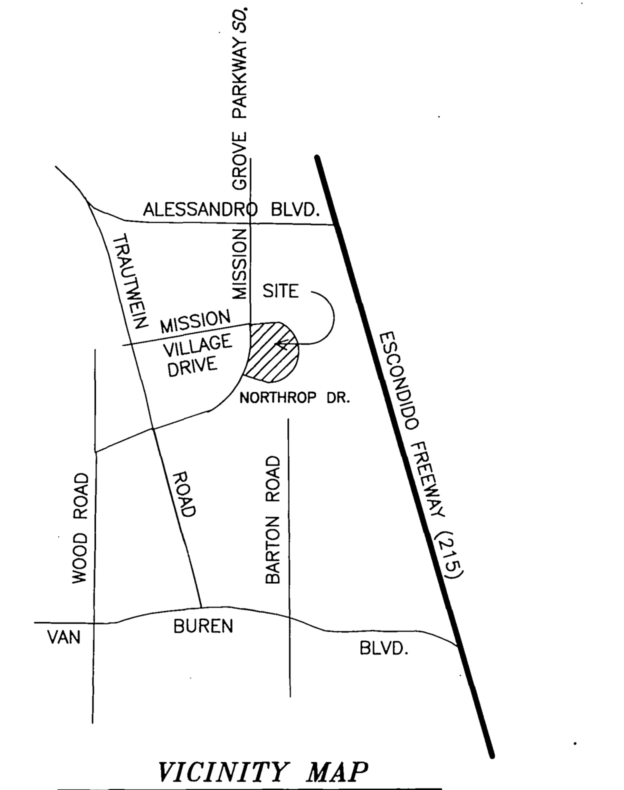
CAUTION !!
EXISTING 16" H.P. OIL LINE

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

INDEX MAP

1" = 100'

NOTE:
FOR PUBLIC STREET TREES AND LANDSCAPING INSTALLATION ALONG MISSION GROVE PARKWAY, NORTHROP DRIVE AND MISSION VILLAGE DRIVE. SEE APPROVED LANDSCAPING PLANS PREPARED BY GILLESPIE DESIGN GROUP, INC.



VICINITY MAP

N.T.S.

CONSTRUCTION NOTES

1. CONSTRUCT A.C. OVER CRUSHED AGG. BASE PER TYP. SECTIONS.
2. CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
3. CONSTRUCT PCC CROSS-GUTTER PER CITY STD. 220
4. REMOVE EXISTING A.C. BERM PER PLAN
5. SEE TRAFFIC SIGNAL PLAN X-364 FOR TRAFFIC SIGNAL WORK.
6. CONSTRUCT MOD. SIDEWALK PER CITY STD. 325 (4.5' WIDE)
7. CONSTRUCT WHEELCHAIR RAMPS PER CITY STD. 304
8. REMOVE & RELOCATE EXISTING PULL BOX
9. REMOVE & SALVAGE EXISTING BARRICADE
10. INSTALL F-1 DELINEATORS AT 20' CENTER
11. CONSTRUCT 6" CURB (TYPE II) PER CITY STD. 200
12. INSTALL BARRICADE PER CITY STD. 180
13. PLACE 2"x4" REDWOOD HEADER
14. CONSTRUCT CURB SIDEWALK PER CITY STD. 325

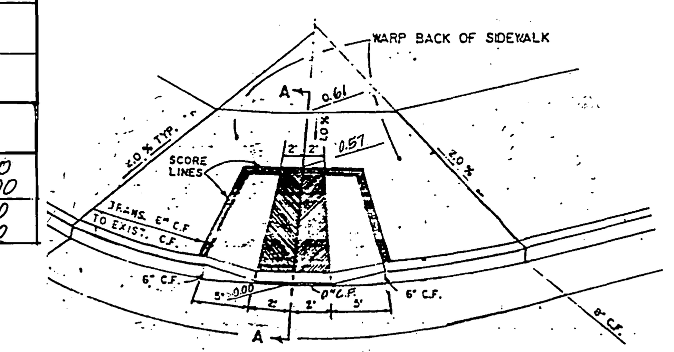
GENERAL NOTES

1. 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.
2. 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.
3. Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct match-up paving as shown on plan and overlay paving as directed in the field to produce a smooth section.
4. Construct driveway approaches per Std. Dwg. 302. Exact size and location to be staked by the Private Engineer prior to construction of the curb and gutter and as approved by the Traffic Engineer.
5. The developer and/or contractor shall contact the street division (351-6127) to pick up any existing standard 180 barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.
6. The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade and prior to curb and gutter construction. Depth of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
7. All flagged elevations shall be staked in the field by the private engineer.
8. 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.
9. 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.
10. On all areas within public right of way where the fill is one (1) foot or greater, a letter will be required from the soils engineeer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.
11. *All traffic signs to be installed prior to opening streets to traffic.*
12. See "Street Lighting Plans" for quantity and location of required street lights.
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. Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or engineer.
15. Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City Inspectors.
16. The contractor shall call in a location 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.
17. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
18. The developer shall give WMWD five (5) working days written notice prior to the start of construction and to allow WMWD ten (10) working days for completion of work. Phone: (909) 780-4170.
19. In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the inspector prior to overlaying with A.C. paving.
20. The contractor shall coordinate trenching for cable television with other trenching within the subdivision.
21. See reverse frontage landscape plans no. R-3383. L prepared by Gillespie Design Group, Inc. for landscape improvements, screen wall construction & street trees on Northrop Drive, Mission Village Drive, & Mission Grove Pkwy South.
22. *See Traffic Signal Plan X-364A for traffic signal facities and striping.*

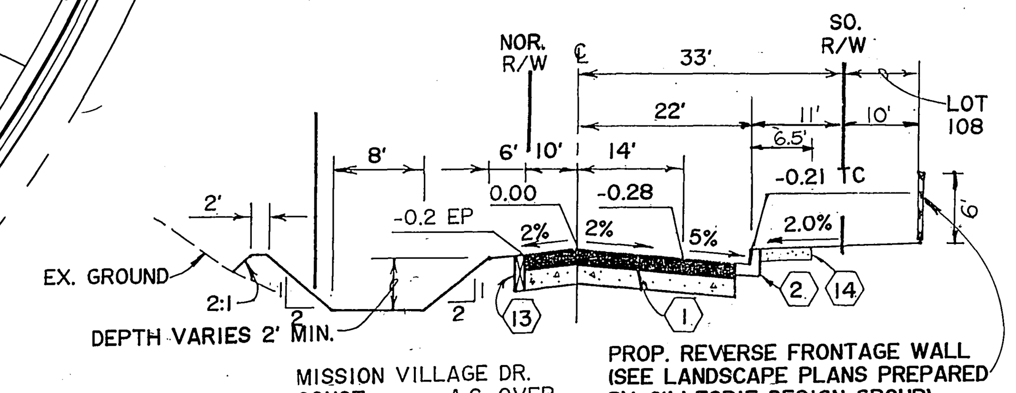
TRAFFIC & STREET NAME SIGN SCHEDULE

(A)	Brisbane Drive Perth Lane	(PVT) (PVT)	19500 7600
(B)	Brisbane Drive Canberra Way	(PVT) (PVT)	19500 7600
(C)	Canberra Way Perth Lane	(PVT) (PVT)	7600 19500
(D)	Perth Lane Jill Court	(PVT) (PVT)	19500 19600
(E)	Mission Village Drive Northrop Drive		19500 7600
(F)	R-1 Stop Sign		
(G)	Botany Bay Rd. Alice Springs Place	(PVT) (PVT)	7600 19400
(H)	Botany Bay Rd. Brisbane Dr.	(PVT) (PVT)	7600 19500
(I)	Mission Village Dr. Botany Bay Rd.	(PVT)	19500 7600
(J)	Mission Village Dr. Mission Grove Pkwy		19400 7500
(K)	Type "N" (Yellow)		
(L)	W57 (Left)		
(M)	W57 (Right)		
(N)	Canberra Way Botany Bay Rd	(PVT) (PVT)	7600 19600
(O)	Brisbane Dr. Botany Bay Rd	(PVT) (PVT)	19400 7600

INSTALL SIGNS PER CITY STD. 662 & 666



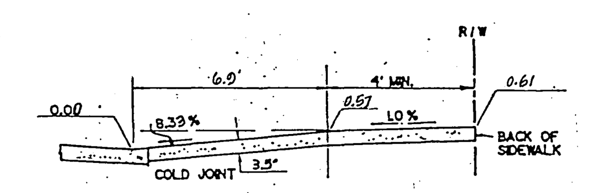
(G/4) MODIFIED HANDICAP RAMP (TYPE II)
N.T.S.



MISSION VILLAGE DR.
CONST. ___ A.C. OVER ___ CRUSHED A.B. PER S.R. 1530 R= 57 T.I.=5.0

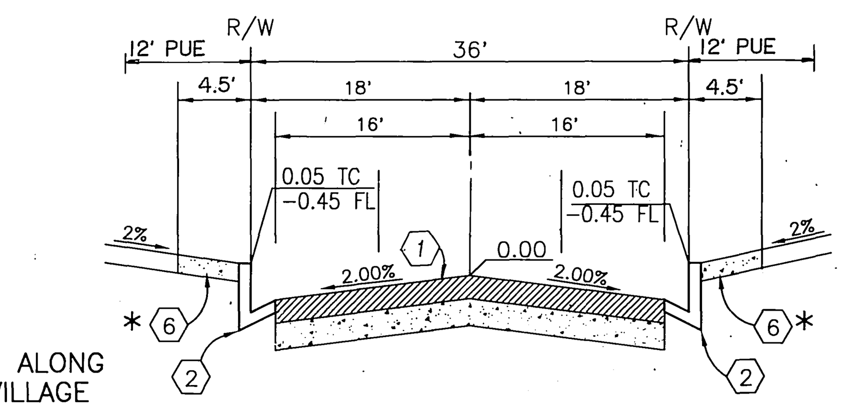
PROP. REVERSE FRONTAGE WALL (SEE LANDSCAPE PLANS PREPARED BY GILLESPIE DESIGN GROUP) WALL TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION

TYPICAL STREET SECTIONS
N.T.S.



SECTION "A" - "A"
N.T.S.

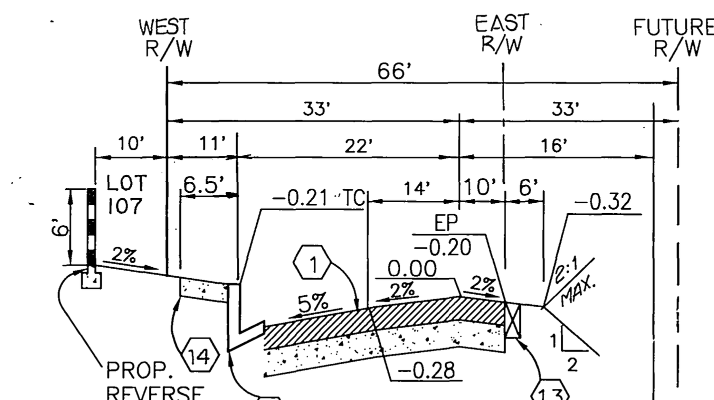
MODIFIED WHEELCHAIR RAMP DETAIL (7)



* SEE PLAN STEETS FOR PROPOSED SIDEWALK CONSTRUCTIONS.

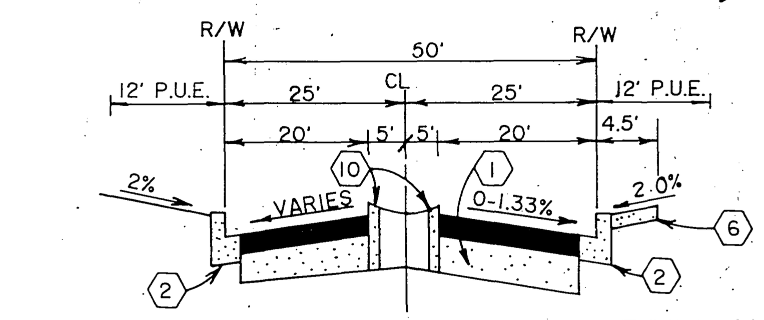
TYPICAL PRIVATE STREET SECTIONS
N.T.S.
BOTANY BAY DRIVE, BRISBANE DRIVE, ALICE SPRINGS PLACE, PERTH LANE, JILL COURT, CANBERRA WAY.

CONSTRUCT ___ A.C. OVER ___ CRUSHED A.B
PER S.R. 1530 R= * T.I.=5.0
* VARIES PER STREET



TYPICAL STREET SECTIONS
N.T.S.
NORTHROP DRIVE.

CONSTRUCT ___ A.C. OVER ___ CRUSHED A.B
PER S.R. 1530 R= 57 T.I.=6.0



TYPICAL PRIVATE STREET SECTIONS
N.T.S.

BOTANY BAY ROAD STA. 8+49.24 TO STA. 10+00.00
CONSTRUCT ___ A.C. OVER ___ CRUSHED A.B.
PER S.R. 1530, R= 57, T.I.= 5.0

NOTE:
**TO BE MAINTAINED BY HOMEOWNERS ASSO.

REVIEWED BY W.M.W.D.
SHEETS I THROUGH 7
FOR NON-INTERFERENCE COMPLIANCE ONLY
[signature] 12/4/94
PRINCIPAL ENGINEER RCE 21643 DATE
RCE ______

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT - ELECTRIC OVERHEAD & UNDERGROUND	SOUTHERN CALIFORNIA GAS COMPANY	PACIFIC BELL TELEPHONE	CROWN CABLE TELEVISON
William F. Mainard 2/14/95 APPROVED BY DATE	[signature] 4-5-94 APPROVED BY DATE	Steve Hallgan 4-7-94 APPROVED BY DATE	[signature] 4/4/94 APPROVED BY DATE

FOUR CORNERS PIPELINE CO. (ARCO)
[signature] 10/20/94
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 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.

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

PREPARED UNDER THE DIRECTION OF: [signature]
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6/30/97 DATE: 4-5-94
APPROVED BY:

J.F.DAVIDSON ASSOCIATES,INC.
-CIVIL ENGINEERS - SURVEYORS - PLANNERS-
3880 LEMON ST. RIVERSIDE CA 92501 (909)686-0844 FAX 909-686-5954
27349 JEFFERSON ST. TEMECULA, CA 92390 (909)676-7710 FAX 909-699-1981
77-564 COUNTRY CLUB DR. PALM DESERT CA 92260 (619)360-3780 FAX 619-360-3789
CITY BUSINESS TAX CERT. NO. 4994, EXP. 12-31-94

SCALE: AS SHOWN
DATE: NOVEMBER 1993
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

MARK	REVISIONS	APPR.	DATE

DESIGNED BY TCL DRAWN BY DLF CHECKED BY JDS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGR.	[initials]	3/26/97
PARK DEPARTMENT	[initials]	11-29-94
TRAFFIC DIVISION	[initials]	3/14/97
DEPUTY P.W. DIRECTOR	[initials]	4/1/97
PLANNING	[initials]	11/13/96

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 4/2/97

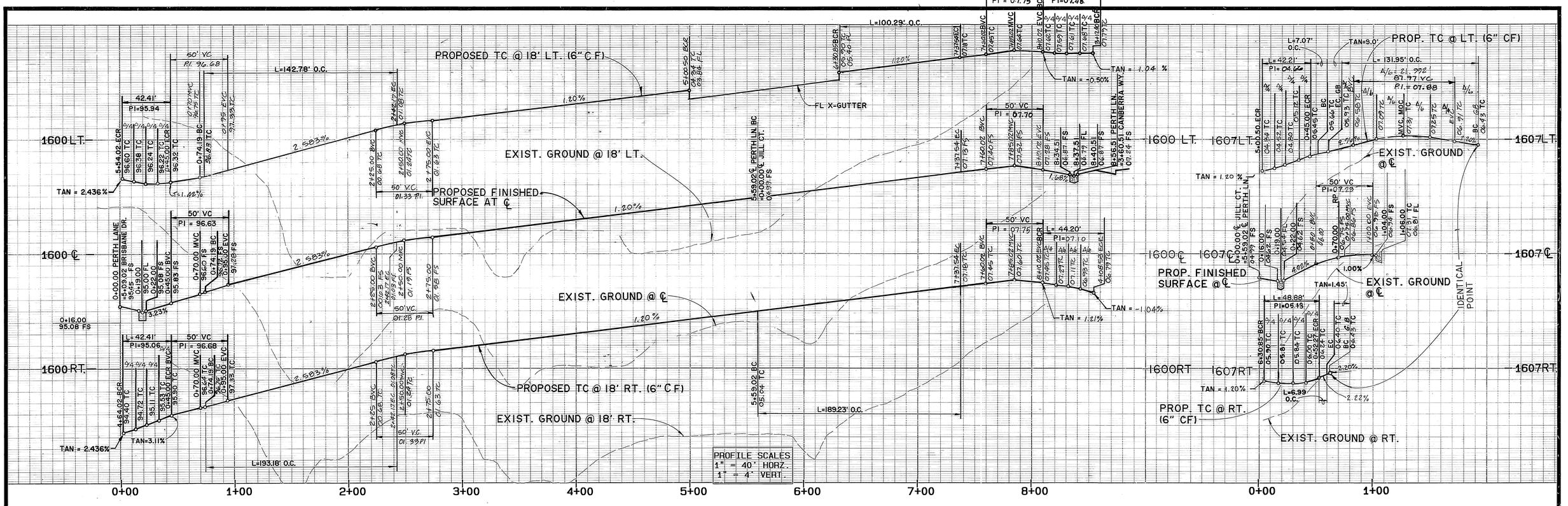
TRACT 27721
STREET IMPROVEMENT PLAN
TITLE SHEET

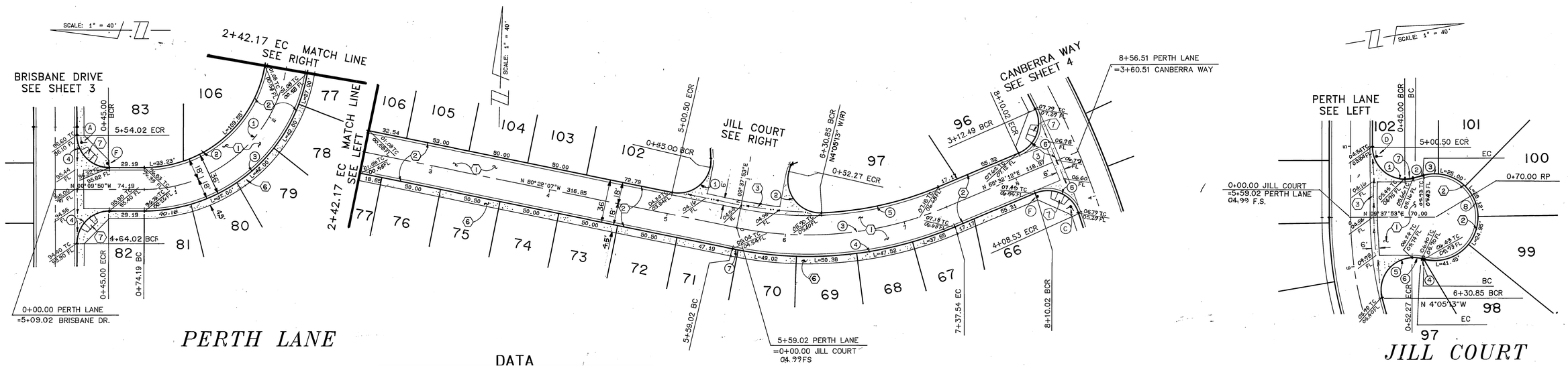
FOR: KAUFMAN & BROAD

PROJECT NO. R-3383
SHEET 1 OF 7
FILE NO.:

INDEXED 4-24-97 GH

PC 3706-S





DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	80°12'17"	120.00	167.98	101.06
2	80°12'17"	102.00	142.78	85.90
3	80°12'17"	138.00	193.18	116.22
4	90°00'00"	27.00	42.41	27.00

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	105°00'00"	27.00	49.48	35.19
2	118°43'06"	27.00	55.94	45.58
3	34°05'41"	300.00	178.52	91.99
4	34°05'41"	318.00	189.23	97.51
5	20°22'35"	282.00	100.29	50.68
6	93°48'00"	27.00	44.20	28.85
7	0°50'23"	318.00	4.66	2.33

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
8	210°00'00"	36.00'	131.95'	—
1	89°43'21"	27.00	42.21	26.80
2	N 05°22'07"W	—	9.00	—
3	19°46'49"	36.00	12.43	6.28
4	N 24°37'53"E	—	1.47	—
5	103°43'36"	27.00	48.88	34.39
6	14°49'60"	27.00	6.99	3.51
7	15°00'11"	27.00	7.07	3.55

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

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

PREPARED UNDER THE DIRECTION OF: Teck Loh
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE 6/30/97 DATE: 4/19/97

J.F.DAVIDSON ASSOCIATES, INC.
-CIVIL ENGINEERS - SURVEYORS - PLANNERS-
3880 LEMON ST. RIVERSIDE CA 92501 (909) 686-0844 FAX 909-686-5954
3350 SHELBY ST. ONTARIO, CA 91764 (909) 944-2881 FAX 909-944-7761
77-564 COUNTRY CLUB DR. PALM DESERT CA 92260 (619) 360-3789 FAX 619-360-3789
27349 JEFFERSON ST. TEMECULA, CA 92390 (909) 676-7710 FAX 909-699-1981

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 N'LY OF WOOD ROAD. FB 735/74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE

DESIGNED BY TCL DRAWN BY DLF CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		3/26/97
PARK DEPARTMENT		3/28/97
TRAFFIC DIVISION		3/19/97
DEPUTY P.W. DIRECTOR		3/19/97
PLANNING		11/13/96

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 4/2/97

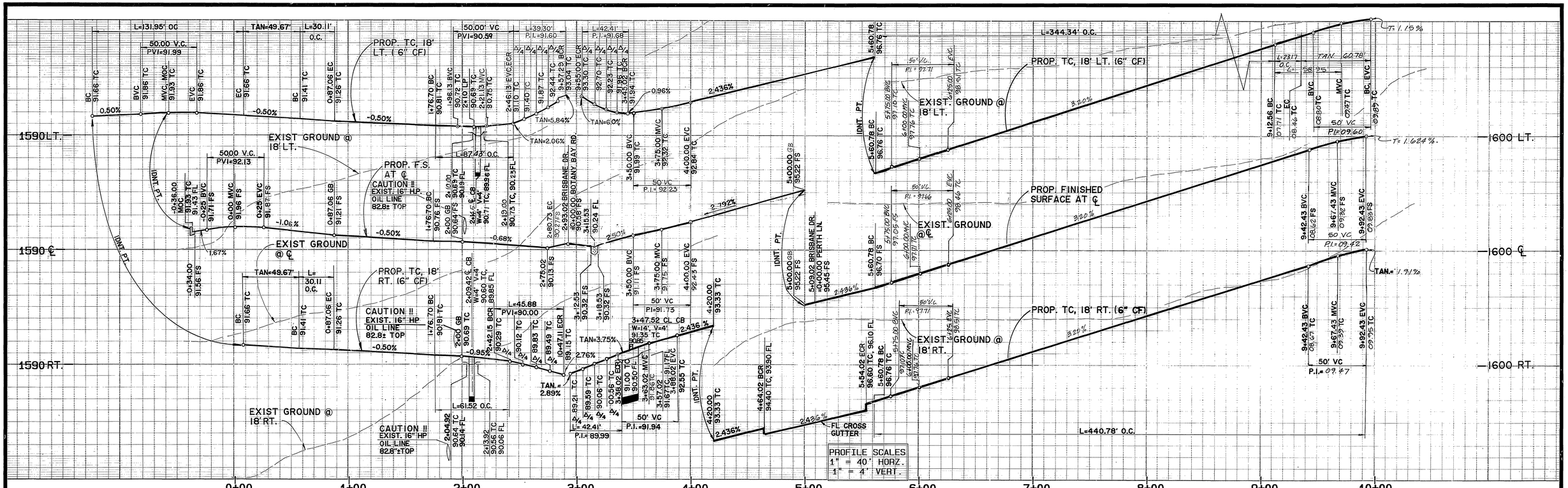
TRACT 27721

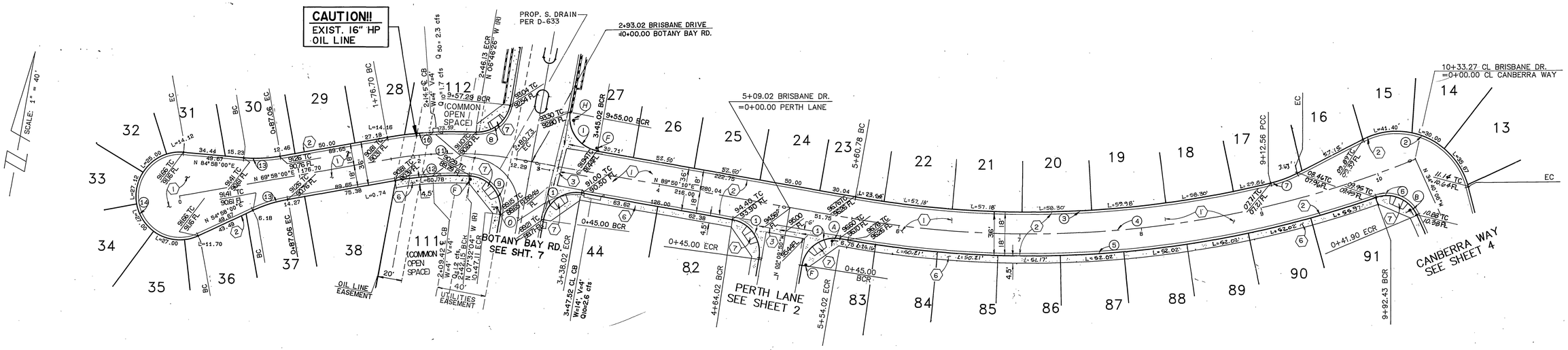
STREET IMPROVEMENT PLAN
PERTH LANE/JILL COURT
(PRIVATE)

FOR: REGIONAL PROPERTIES

PROJECT NO. R-3383
SHEET 2 OF 7
FILE NO. 9212818

INDEXED 4-24-97 GH
PC 3706-S





DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(1)	90°00'00"	27.00	42.41	27.00
(2)	102°27'22"	61.00	109.08	73.94
(3)	23°41'04"	833.00	344.34	174.66
(4)	31°48'43"	851.00	472.49	242.51
(5)	29°03'44"	869.00	440.78	225.24
(6)	84°33'28"	27.00	39.85	24.55
(7)	13°16'34"	100.00	23.17	11.64
(8)	83°23'24"	27.00	39.30	24.05

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(9)	97°22'14"	27.00	45.88	30.72
(10)	13°15'34"	318.00	73.59	36.96
(11)	19°52'10"	300.00	104.04	52.55
(12)	12°29'56"	282.00	61.52	30.88
(13)	15°00'00"	115.00	30.11	15.14
(14)	210°00'00"	36.00	131.95	——

FOUR CORNERS PIPELINE CO. (ARCO)

APPROVED BY 10/21/94 DATE

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT - ELECTRIC
OVERHEAD & UNDERGROUND

William F. Maynard 2/14/95
APPROVED BY DATE

BRISBANE DRIVE

40 20 0 40 80 120
SCALE IN FEET

Underground Service Alert
CALL BEFORE YOU DIG
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.

REGISTERED PROFESSIONAL ENGINEER — TEDK G. LOH — No. 50893 — Exp. 6/30/97 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: Ted Loh
REGISTERED CIVIL ENGINEER NO. 50893
EXPIRATION DATE 6/30/97 DATE: 4/18/97

J.F. DAVIDSON ASSOCIATES, INC.
-CIVIL ENGINEERS - SURVEYORS - PLANNERS-
3880 LEMON ST. RIVERSIDE CA 92501 (909) 686-6644 FAX 909-686-5954
27349 JEFFERSON ST. TEMECULA, CA 92390 (909) 676-7719 FAX 909-699-1981
77-564 COUNTRY CLUB DR. PALM DESERT CA 92260 (619) 360-3780 FAX 619-360-3789

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

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	JD	3/14/97
PARK DEPARTMENT	MH	11-29-94
TRAFFIC DIVISION	CS	3/14/97
DEPUTY P.W. DIRECTOR	RHL	11/1/97
PLANNING	CHC	11/30/94

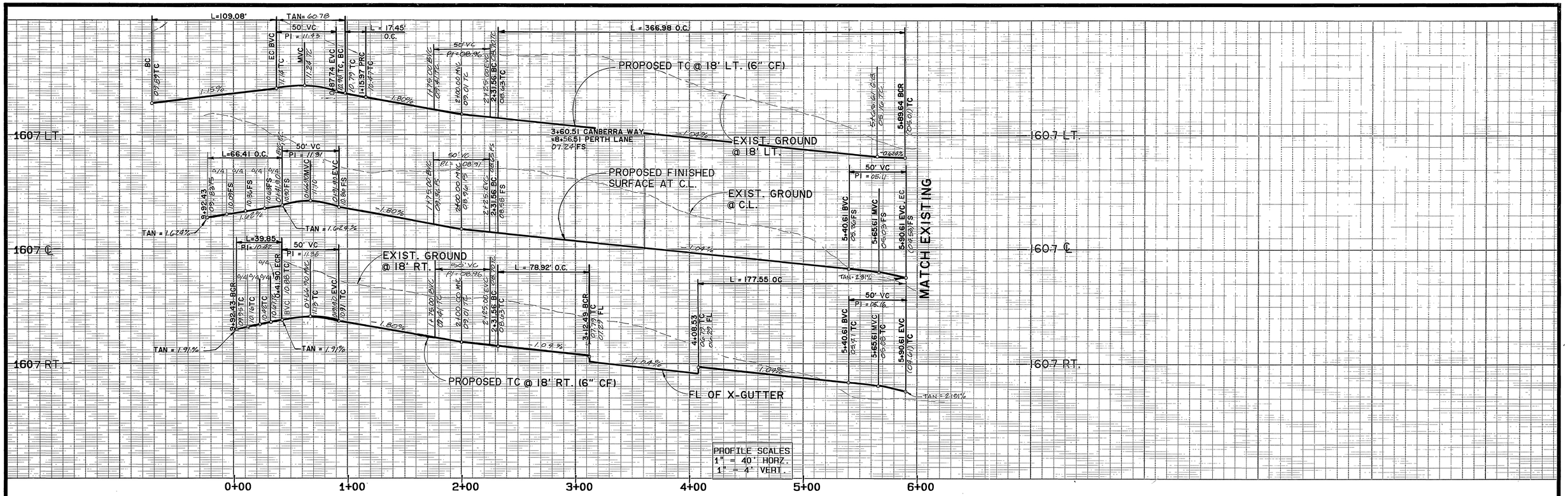
APPROVED BY Barry Bal
DIRECTOR OF PUBLIC WORKS
DATE 4/2/97

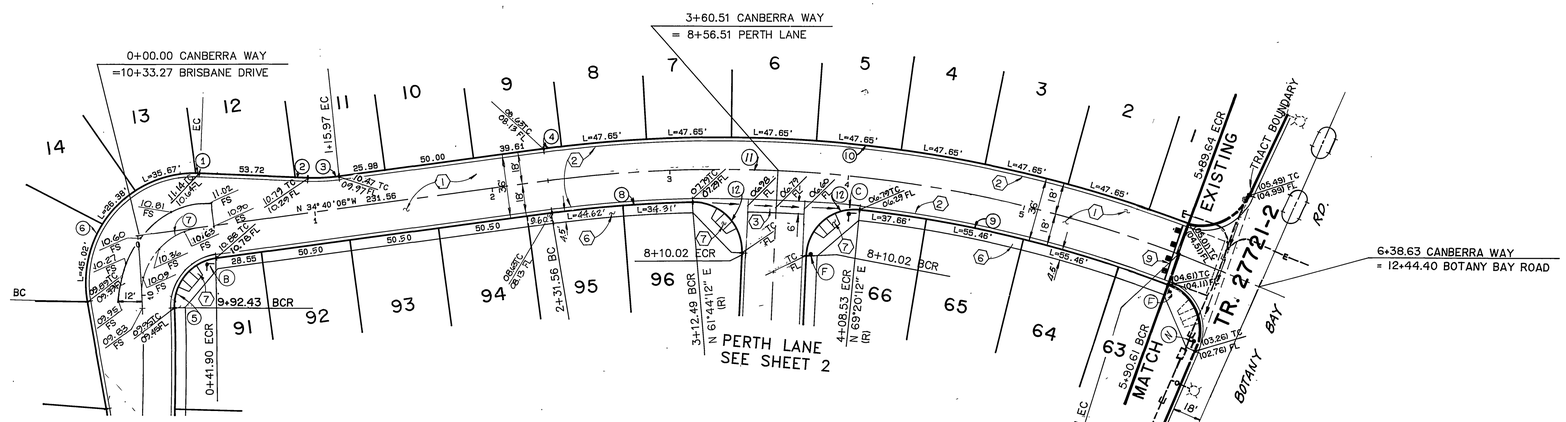
TRACT 27721
STREET IMPROVEMENT PLAN
BRISBANE DRIVE
(PRIVATE)
FOR: KAUFMAN & BROAD

PROJECT NO. R-3383
SHEET 3 OF 7
FILE NO. 9212818

FRED
Rec 4/11/97.

INDEXED 4-24-97 GH PC 3706-S





SCALE: 4" = 40'

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(1)	1°53'21"	61.00	2.01	1.01
(2)	N 24°40'06"W	—	7.06	—
(3)	10°00'00"	100.00	17.45	8.75
(4)	0°46'51"	742.00	10.11	5.06
(5)	84°33'28"	27.00	39.85	24.55
(6)	102°27'22"	61.00	109.08	75.94
(7)	84°33'28"	45.00	66.41	40.92

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(8)	6°24'18"	706.00	78.92	39.50
(9)	14°24'34"	706.00	177.55	89.25
(10)	28°20'14"	742.00	366.98	187.32
(11)	32°12'52"	724.00	407.07	209.07
(12)	93°48' 00"	27.00'	44.20'	28.85'

40 20 0 40 80 120
SCALE IN FEET

Underground Service Alert
DIG 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

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

PREPARED UNDER THE DIRECTION OF: Teck
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE 6/30/97 DATE: 4/15/94

J.F. DAVIDSON ASSOCIATES, INC.
-CIVIL ENGINEERS - SURVEYORS - PLANNERS-
3980 LEMON ST. RIVERSIDE CA 92501 (909) 686-6846 FAX 909-686-5954
3350 SHELBY ST. ONTARIO, CA 91764 (909) 944-6861 FAX 909-944-7761
77-564 COUNTRY CLUB DR. PALM DESERT CA. 92260 (619) 360-3720 FAX 619-360-3789
27349 JEFFERSON ST. TEMECULA, CA. 92390 (909) 676-7210 FAX 909-699-1981

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' W'LY OF TRAUTWEIN ROAD AND 0.3 MILE N'LY OF WOOD ROAD. FB 735/74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE

DESIGNED BY TCL DRAWN BY DLF CHECKED BY JDS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	[illegible]	9/14/93
PARK DEPARTMENT	[illegible]	11/29/94
TRAFFIC DIVISION	[illegible]	9/17/93
DEPUTY P.W. DIRECTOR	[illegible]	11/4/93
PLANNING	[illegible]	11/30/96

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 4/2/97

TRACT 27721
STREET IMPROVEMENT PLAN
CANBERRA WAY
(PRIVATE)

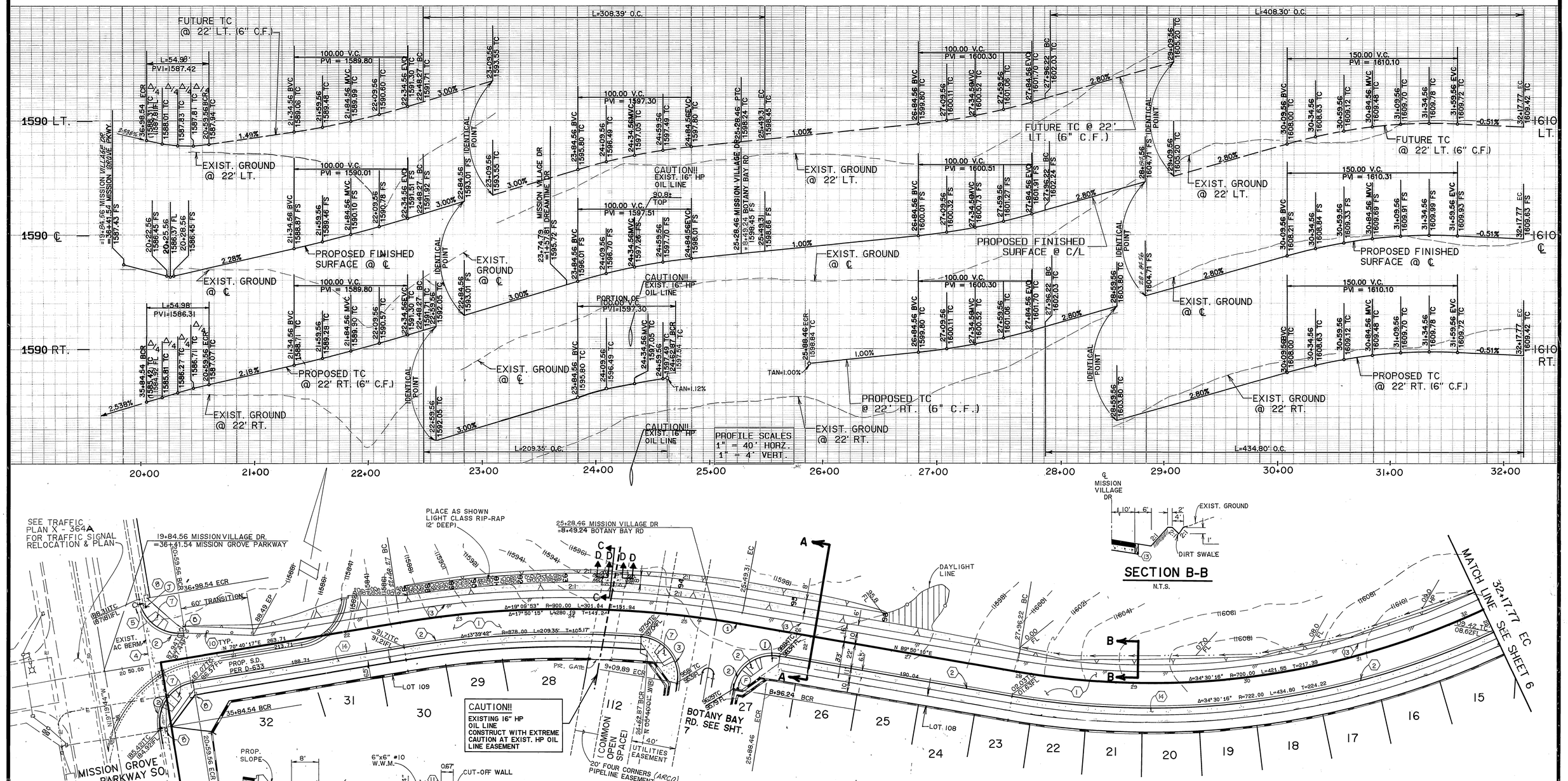
FOR: REGIONAL PROPERTIES

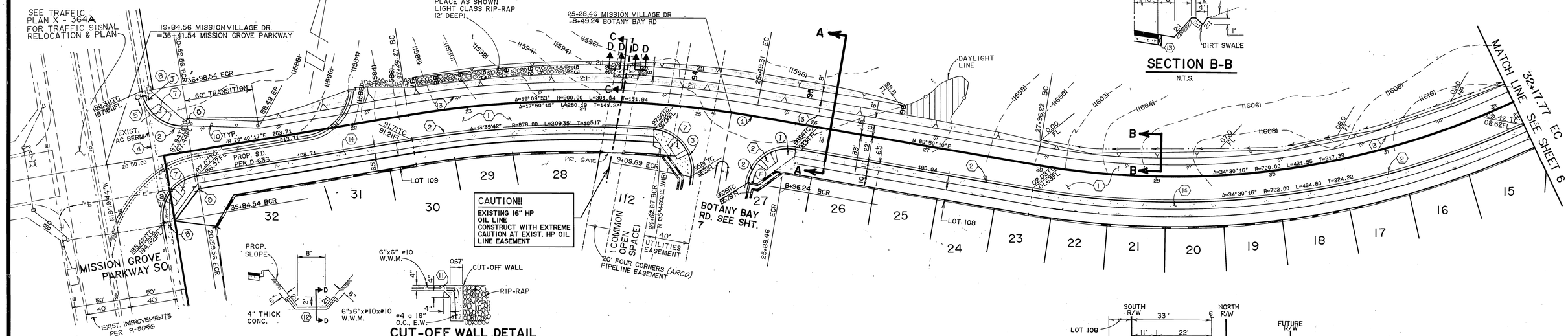
PROJECT NO. R-3383
SHEET 4 OF 7
FILE NO. 9212818

FRED
3/31/97

INDEXED 4-24-97 GH

PC 3706-S



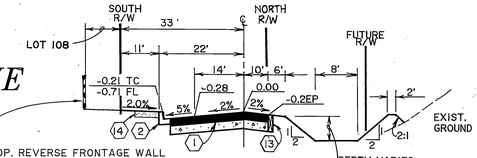


SECTION C-C
NTS

CUT-OFF WALL DETAIL
SECTION D-D
NTS

SECTION B-B
N.T.S.

SECTION A-A
N.T.S.



DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	1°19'38"	900.00	20.85	10.42
2	90°00'00"	35.00	54.98	35.00
3	95°30'11"	35.00	58.34	38.53

NOTE:
THE CONTRACTOR IS ADVISED TO VERIFY LOCATION OF 4-CORNERS (ARCO) PIPELIINE PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS BY POTHOLING AT FREQUENT INTERVALS. POTHOLE INFORMATION OBTAINED BY DESIGN ENGINEER AT ROAD CROSSINGS CONTAINED HEREON. DESIGN ENGINEER MAKES NO REPRESENTATION AS TO LOCATION, OTHER THAN AT POTHOLED LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE EXACT PIPE LOCATION. NO ALLOWANCE FOR IGNORANCE OF LOCATION IS ACCEPTABLE IN EVENT OF PIPE DISTURBANCE.

MISSION VILLAGE DRIVE

40 20 0 40 80 120
SCALE IN FEET

FOUR CORNERS PIPELINE COMPANY (ARCO)
APPROVED BY — DATE 5/23/97

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT - ELECTRIC
OVERHEAD & UNDERGROUND
William F. Manicad 2/9/95
APPROVED BY — DATE

Underground Service Alert
DIG 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

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

PREPARED UNDER THE DIRECTION OF: Teck Loh
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE 6/30/97 DATE: 9/14/94

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

J.F. DAVIDSON ASSOCIATES, INC.
-CIVIL ENGINEERS - SURVEYORS - PLANNERS-
3880 LEMON ST. RIVERSIDE CA 92501 (909) 686-0844 FAX 909-686-5954
27349 JEFFERSON ST. TEMECULA, CA 92390 (909) 676-7710 FAX 909-699-1981
77-564 COUNTRY CLUB DR. PALM DESERT CA 92260 (619) 360-3760 FAX 619-360-3789

MARK	REVISIONS	APPR.	DATE

DESIGNED BY TCL DRAWN BY DLF CHECKED BY JDS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		9/14/94
PARK DEPARTMENT		11/29/94
TRAFFIC DIVISION		3/14/97
DEPUTY P.W. DIRECTOR		4/1/97
PLANNING		5/16/97

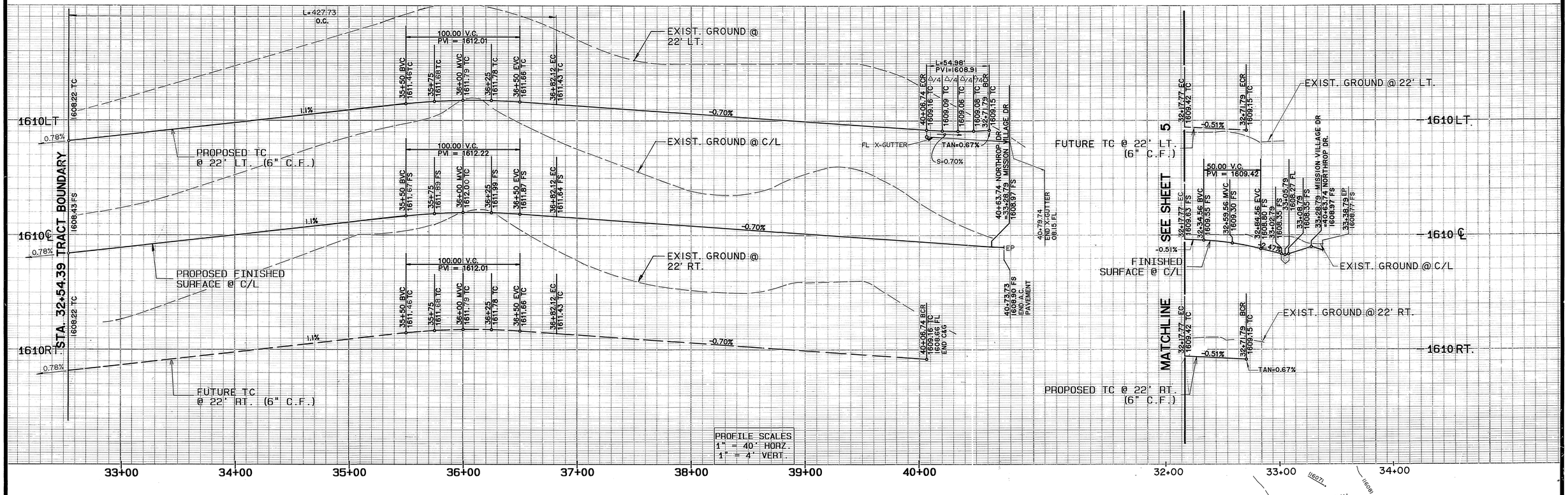
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 4/21/97

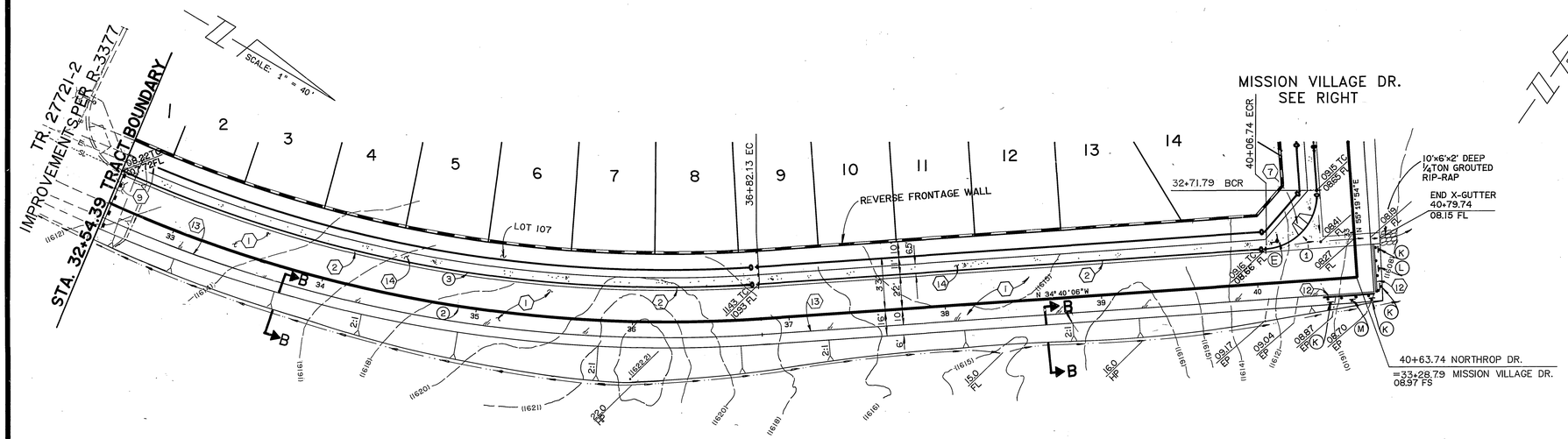
TRACT 27721
STREET IMPROVEMENT PLAN
MISSION VILLAGE DRIVE

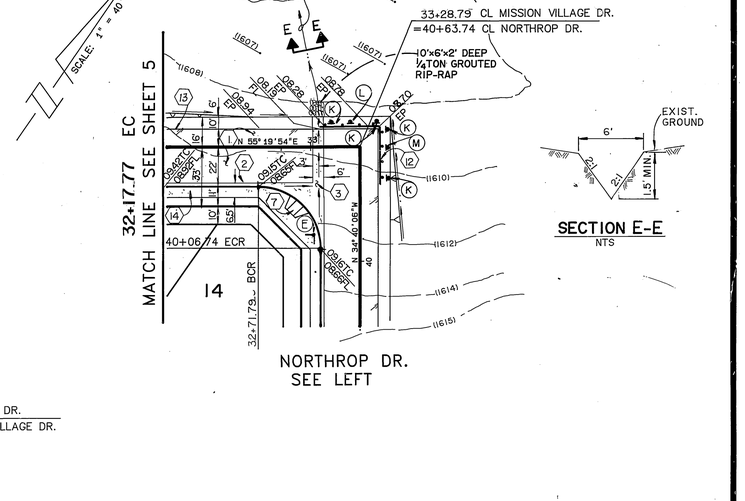
FOR: KAUFMAN & BROAD

PROJECT NO. R-3383
SHEET 5 OF 7
FILE NO. 9212818

INDEXED 4-24-97 4th PC 3706-S







DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	90°00'00"	35.00	54.98	35.00
2	28°00'29"	875.00	427.73'	218.23
3	28°00'29"	853.00	416.97	212. 4

SCALE IN FEET: 40 20 0 40 80 120

Underground Service Alert
CALL BEFORE YOU DIG
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.

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

PREPARED UNDER THE DIRECTION OF: Teck Loh
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE 6/30/97 DATE: 4/14/97

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

3880 LEMON ST., RIVERSIDE CA 92501, (909) 686-0844, FAX 909-686-6954
3200 SHELBY ST., ONTARIO, CA 91764, (909) 944-9861, FAX 909-944-7761
77-964 COUNTRY CLUB DR., PALM DESERT, CA 92260, (619) 360-3780, FAX 619-360-3789
27349 JEFFERSON ST., TEMECULA, CA 92390, (909) 676-7710, FAX 909-699-1981

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 N'LY OF WOOD ROAD. FB 735/74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE

DESIGNED BY TCL DRAWN BY DLF CHECKED BY JDS

FEDD

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	[illegible]	3/24/97
PARK DEPARTMENT	[illegible]	11/29/96
TRAFFIC DIVISION	[illegible]	3/17/97
DEPUTY P.W. DIRECTOR	[illegible]	11/12/97
PLANNING	[illegible]	11/13/96

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 4/2/97

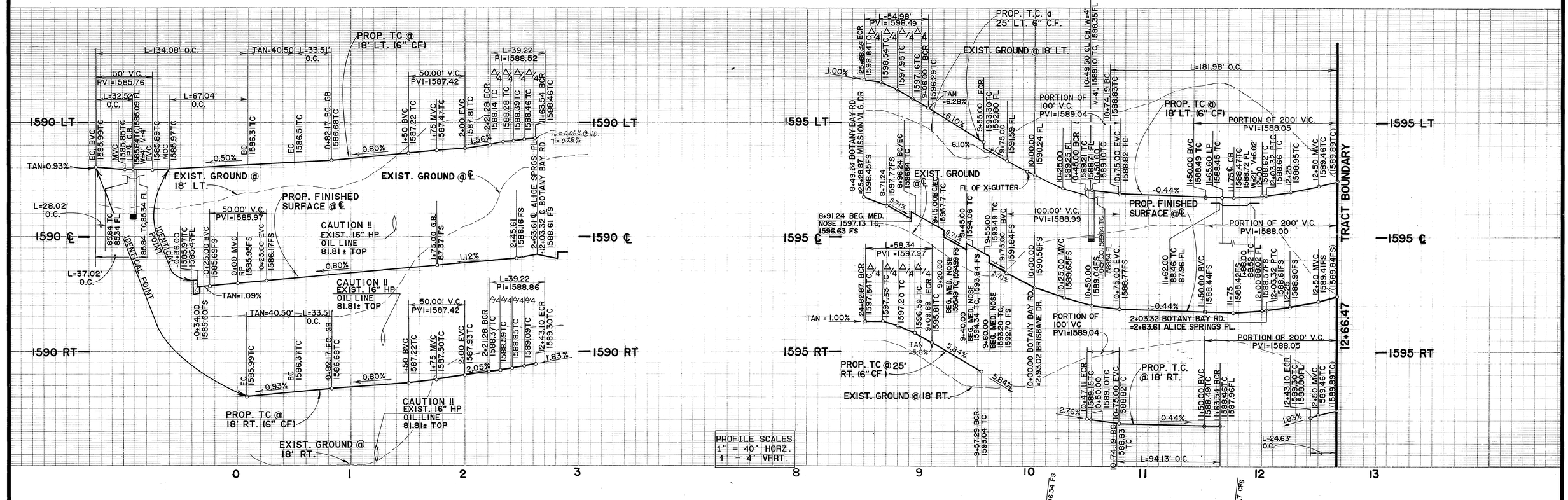
LLE 3/31/97

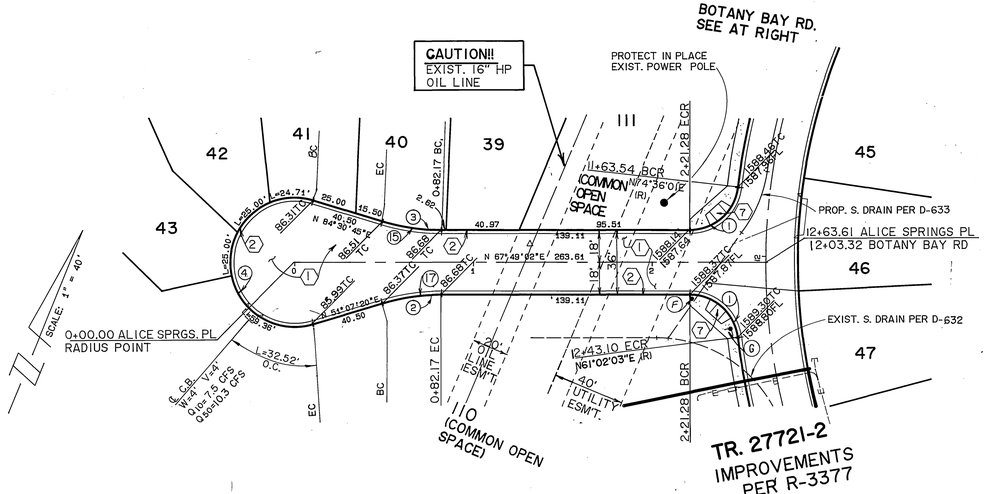
TRACT 27721
STREET IMPROVEMENT PLAN
NORTHROP DRIVE
MISSION VILLAGE DRIVE

FOR: REGIONAL PROPERTIES

PROJECT NO. R-3383
SHEET 6 OF 7
FILE NO. 9212818

INDEXED 4-24-97 GH PC 3706-S.





ALICE SPRINGS PLACE

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	83°13'01"	27.00	39.22	23.98
2	16°41'42"	115.00	33.51	16.87
3	16°41'43"	115.00	33.51	16.87
4	213°23'25"	36.00'	134.07	——

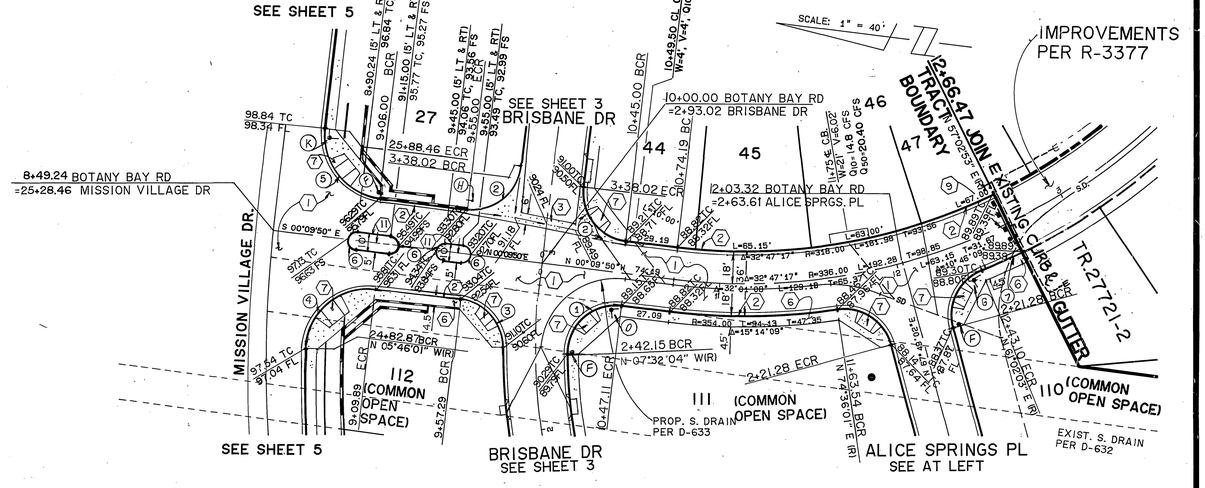
FOUR CORNERS PIPELINE CO. (ARCO)

APPROVED BY DATE 10/29/96

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT - ELECTRIC
OVERHEAD & UNDERGROUND

William F. Marnell 2/14/95
APPROVED BY DATE

40 20 0 40 80 120
SCALE IN FEET



BOTANY BAY ROAD

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	97°22'14"	27.00	45.88	30.72
2	90°00'00"	27.00	42.41	27.00
3	83°23'24"	27.00	39.30	24.05
4	95°30'11"	35.00	58.34	38.53
5	90°00'00"	35.00	54.98	35.00
6	180°00'00"	5.00	15.71	——
7	03°59'11"	354.00	24.63	12.32

Underground Service Alert
CALL BEFORE YOU DIG
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

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

PREPARED UNDER THE DIRECTION OF: Teckloh
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE 6/30/97 DATE: 4/14/97

SCALE: 1" = 40'
DATE NOVEMBER 1993

J.F.DAVIDSON ASSOCIATES, INC.
-CIVIL ENGINEERS - SURVEYORS - PLANNERS-
3880 LEMON ST., RIVERSIDE CA 92501 (909) 686-0844 FAX 909-686-5954
27349 JEFFERSON ST., TEMECULA, CA 92390 (909) 676-7710 FAX 909-699-1981
77-564 COUNTRY CLUB DR., PALM DESERT CA 92260 (619) 360-3780 FAX 619-360-3789

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/KPY CHECKED BY JDS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	[illegible]	3/26/97
PARK DEPARTMENT	[illegible]	11/19/96
TRAFFIC DIVISION	[illegible]	3/19/97
DEPUTY P.W. DIRECTOR	[illegible]	4/1/97
	[illegible]	4/1/97

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 4/2/97

FRED 3/31/97

TRACT 27721
STREET IMPROVEMENT PLAN
ALICE SPRINGS PLACE
BOTANY BAY ROAD
(PRIVATE)
FOR: KAUFMAN & BROAD

PROJECT NO. R-3383
SHEET 7 OF 7
FILE NO. 9212818

INDEXED 4-24-97 GH PC 3706-S