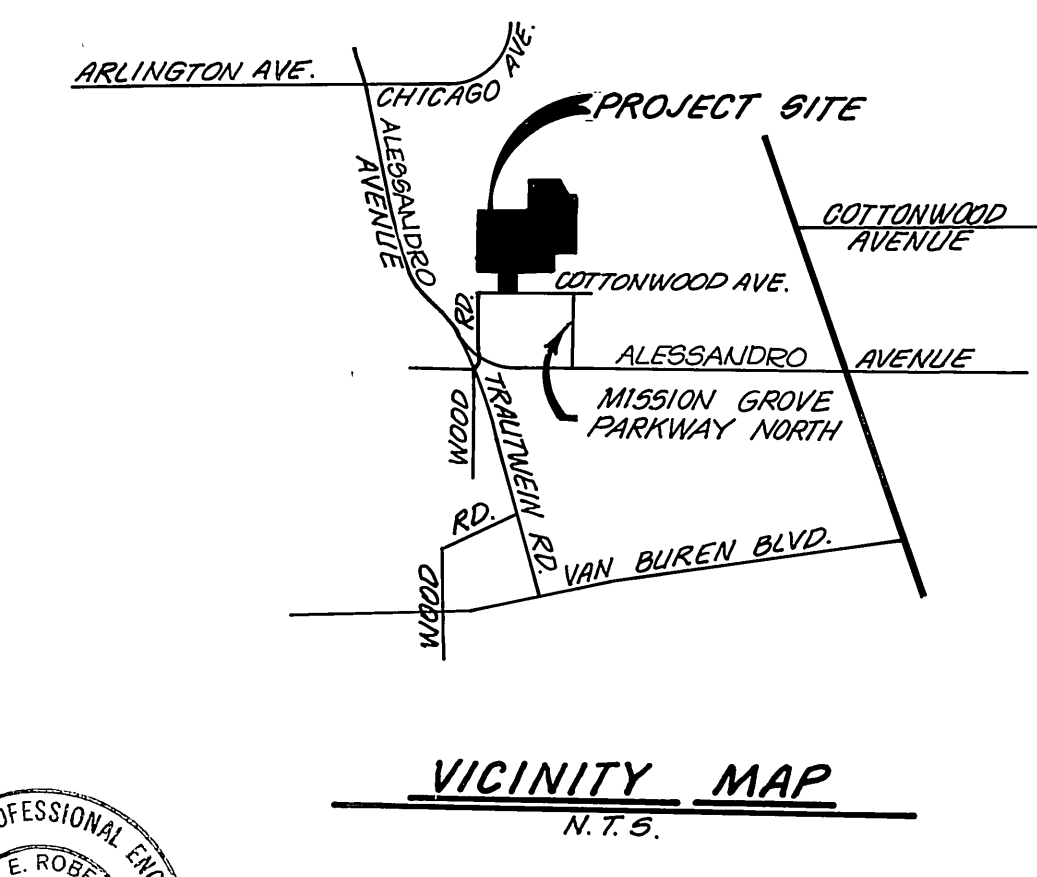
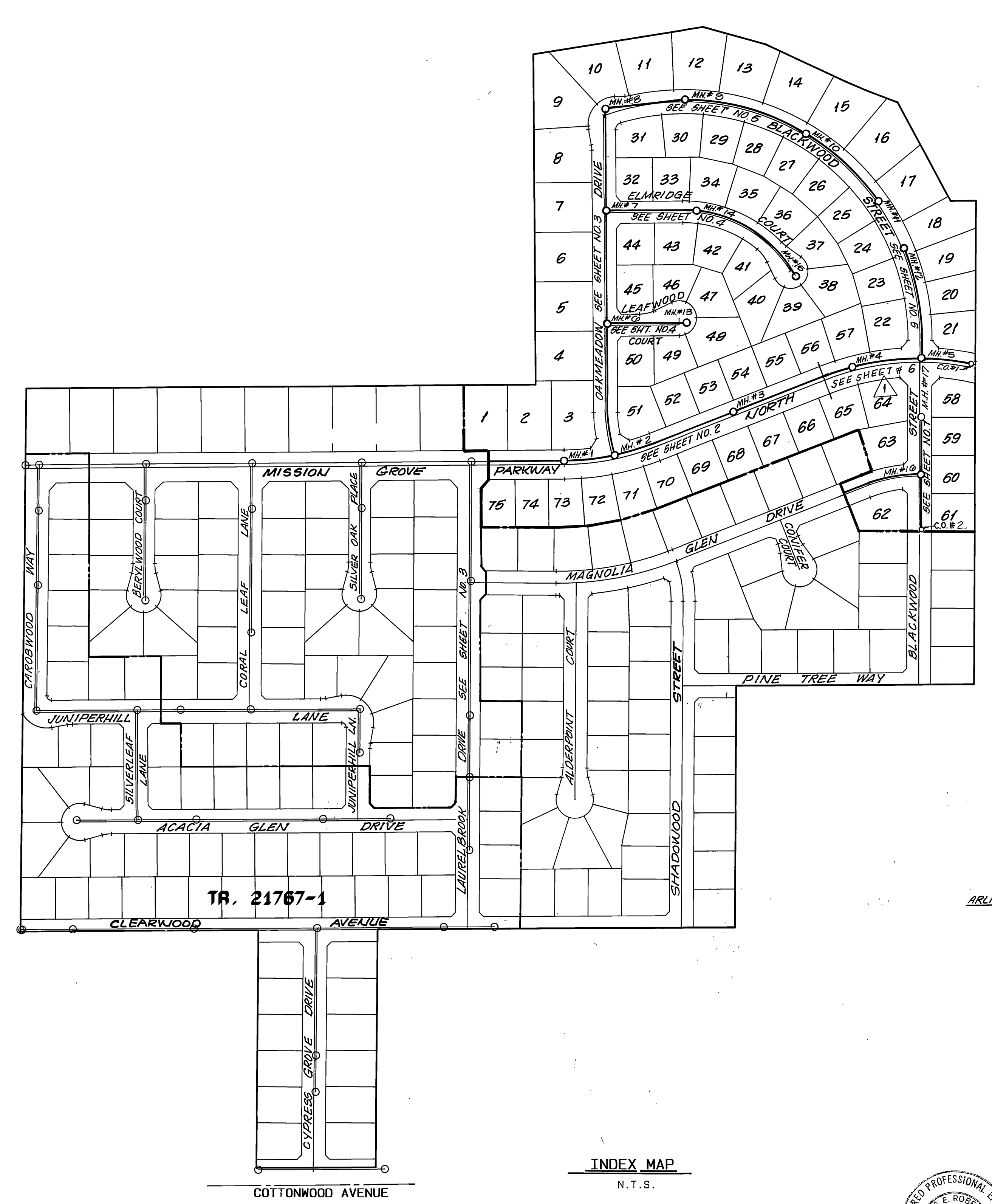
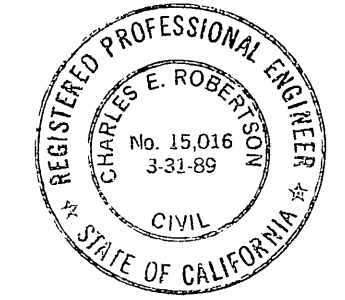


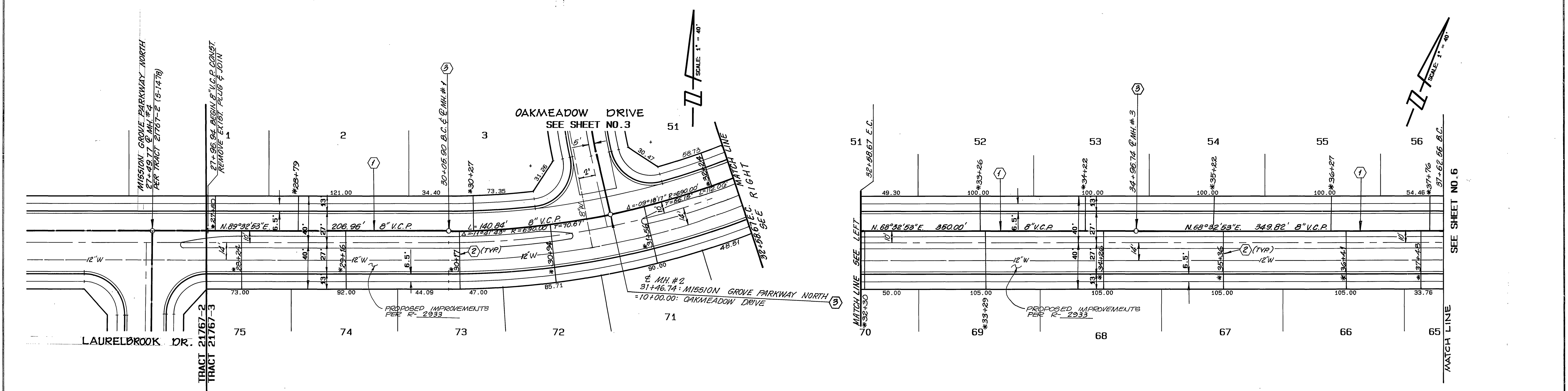
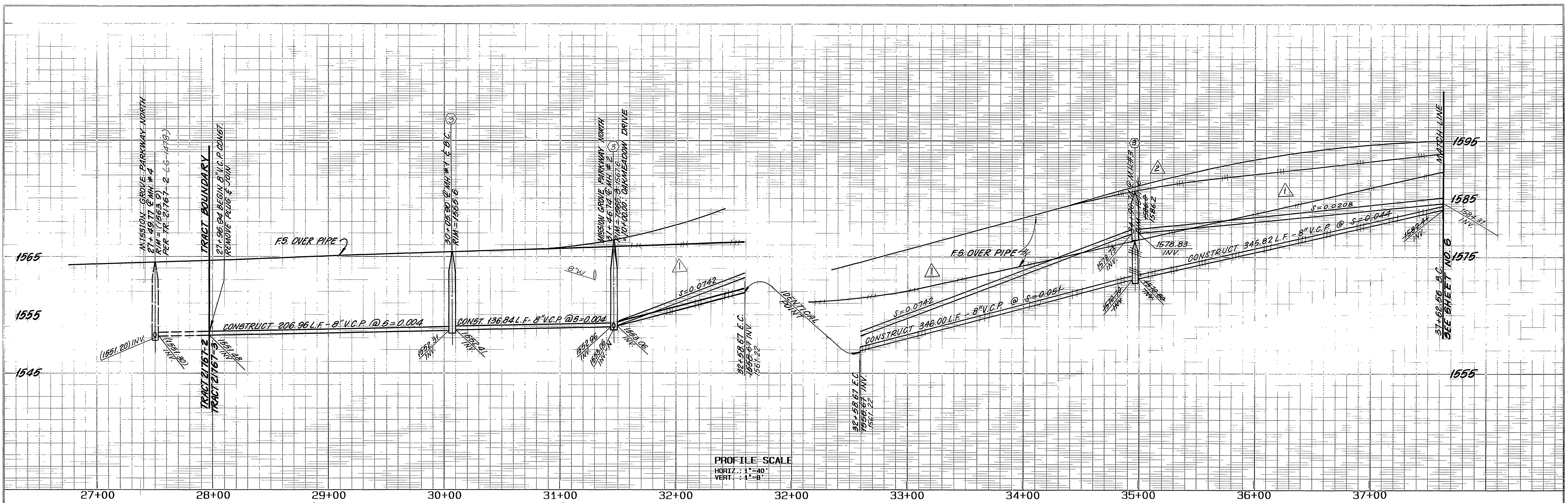
- GENERAL NOTES**
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AT NO COST THE THE CITY.
  - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
  - 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.
  - QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
  - 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.
  - ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
  - 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 UNQUIRY IDENTIFICATION NUMBER BY U.S.A..
  - CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
  - LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
  - NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4' ABOVE THE SEWER FLOW LINE AT POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
  - THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
  - 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.



- CONSTRUCTION NOTES**
- CONSTRUCT 8" V.C.P. SEWER MAIN 4,590 L.F.
  - CONSTRUCT 4" V.C.P. HOUSE LATERALS 2,475 L.F.
  - CONSTRUCT MANHOLE PER CITY OF RIVERSIDE STANDARD NO.500 17 EA.
  - CONSTRUCT CLEANOUT PER CITY OF RIVERSIDE STANDARD NO.560 2 EA.

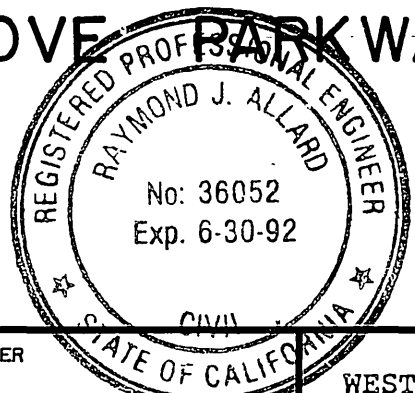
<b>BENCH MARK:</b> BENCH MARK FB-C: P.K. NAIL AND TAG IN N'LY END OF 6' X 15' X 3' HIGH GRANITE ROCK N'LY OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD. FB735/72. ELEVATION 1627.344	<b>UNAUTHORIZED CHANGES &amp; USES</b> <b>CAUTION:</b> THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.	WESTERN MUNICIPAL WATER DISTRICT  REVIEWED BY: <i>[Signature]</i> 12/9/87 DATE	<b>HAWKINS, ROBERTSON &amp; ASSOCIATES</b> ENGINEERS & SURVEYORS (714) 684-9522 3764 ELIZABETH ST. RIVERSIDE, CA. 92506  REGISTRATION EXPIRES: 3-31-89 <i>Charles E. Robertson</i> 9-25-87 R.C.E. No. 15,016 DATE	<b>CITY OF RIVERSIDE</b> PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 12/11/87 PRINCIPAL ENGINEER APPROVED BY: <i>[Signature]</i> DATE: 3/7/88 CHIEF P. W. ENGINEER	<b>TRACT 21767-3</b> <b>SEWER PLANS TITLE SHEET</b> SHEET 1 OF 7	AS BUILT 3/23/83 RJM ACCOUNT NO. <b>S-1487</b>
		DESIGNED BY: <i>[Signature]</i> DRAWN BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i> DATE: 3/7/88 TITLED BY: <i>[Signature]</i> DATE: 3/7/88	HORIZ. SCALE: AS SHOWN TITLE SHEET FOR SEWER PLANS - 5 (0.39) PF: 3806 1652 13-Jul-87 04:35 PM / 3806.3-12 INDEXED 1-3-87 - 4H			



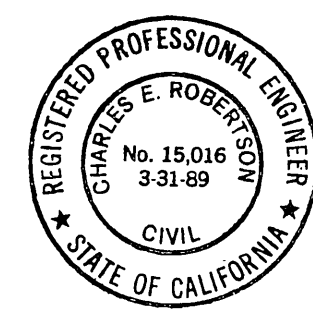
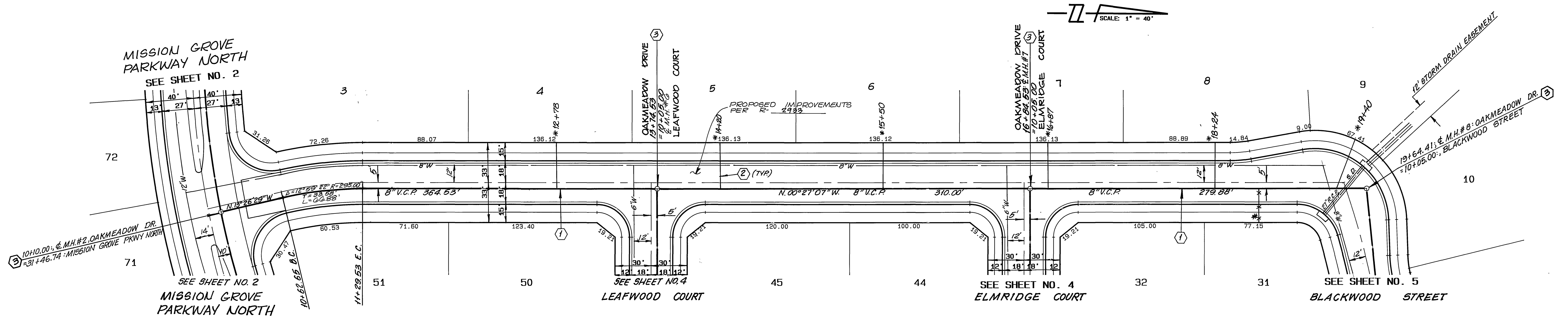
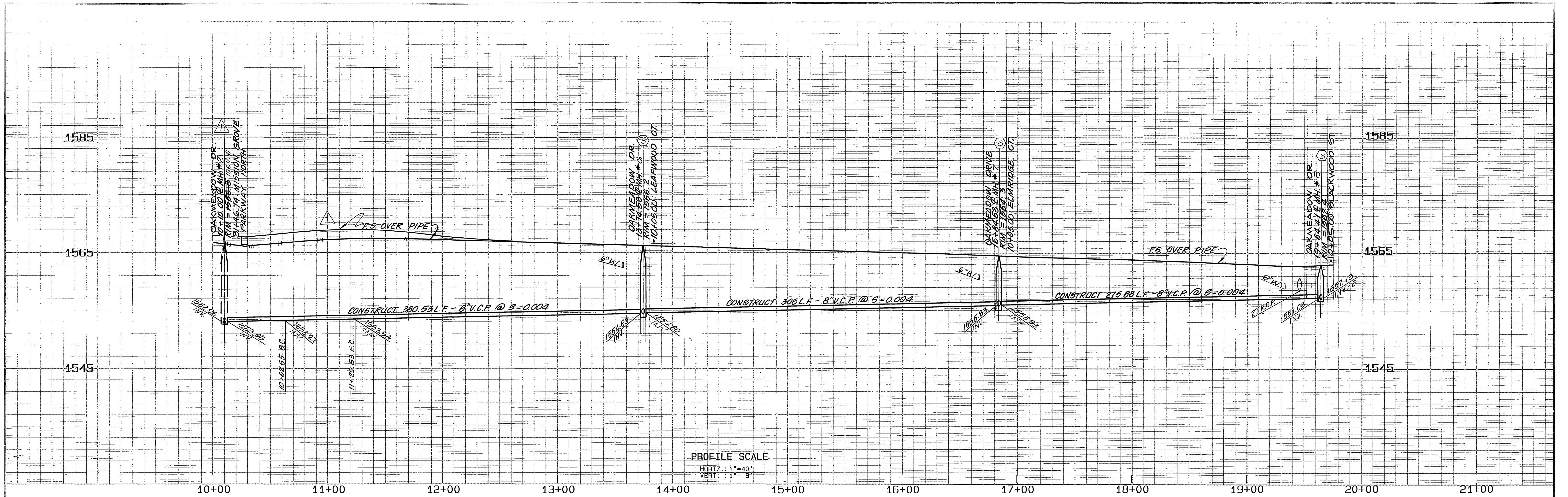


MISSION GROVE PARKWAY NORTH

MISSION GROVE PARKWAY NORTH



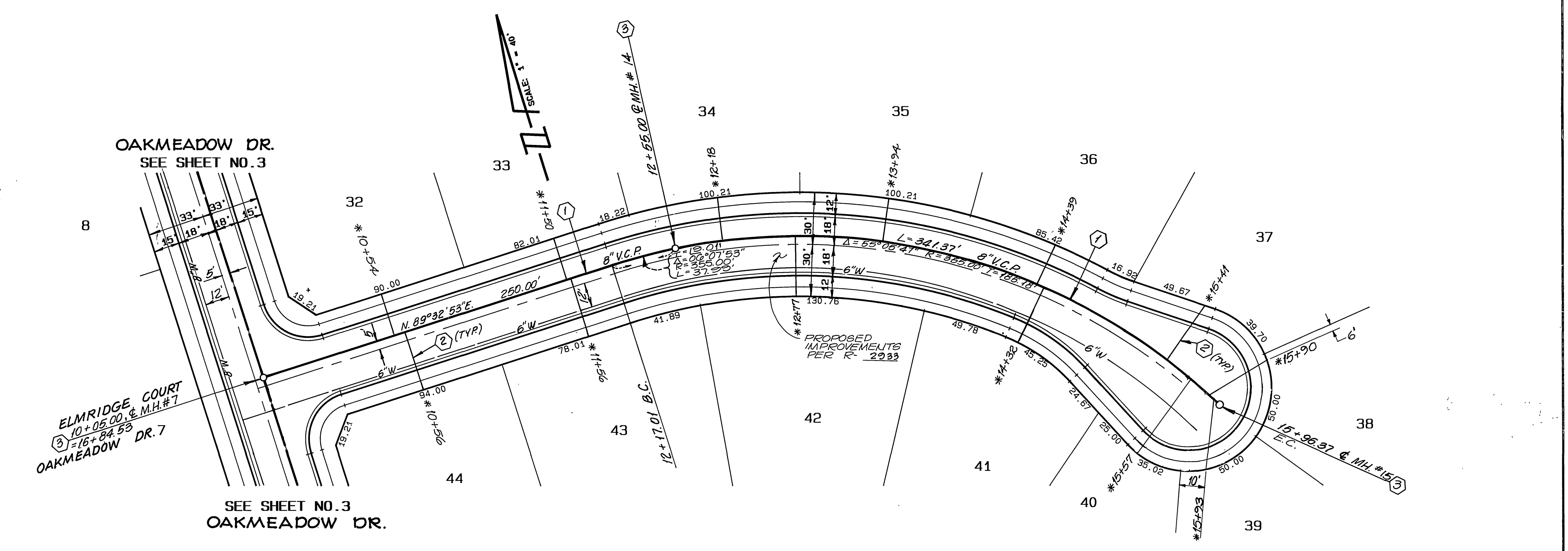
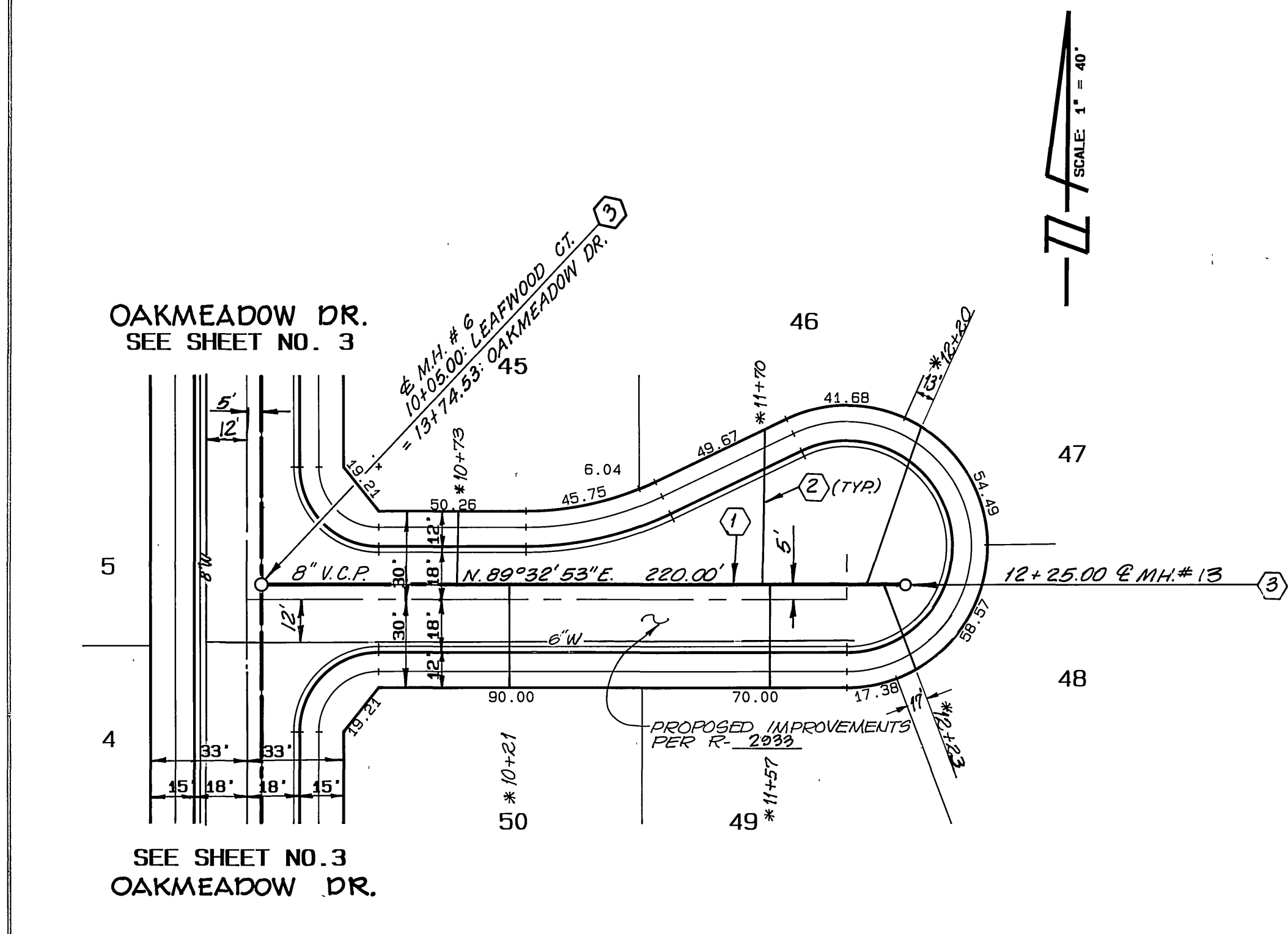
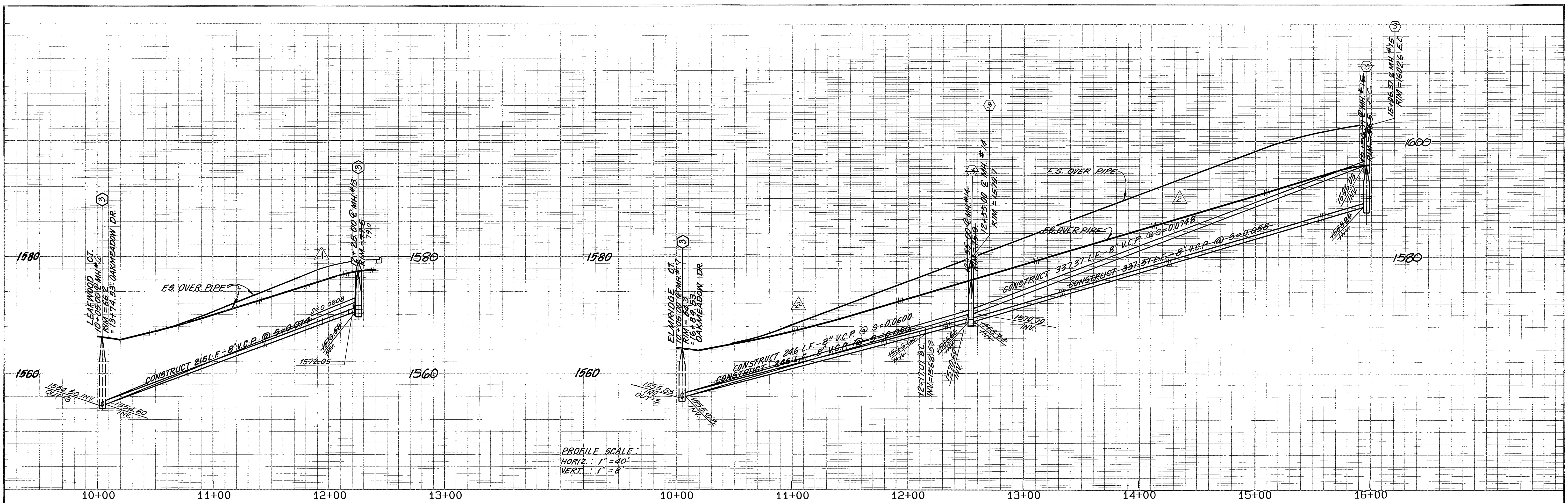
<b>BENCH MARK:</b> BENCH MARK F8-C: P.K. NAIL AND TAG IN N'LY END OF 6' X 15' X 3" HIGH GRANITE ROCK N'LY OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD. FB735/72. ELEVATION 1627.344	<b>REVISION AS OF MAY 15, 1989 PREPARED UNDER THE SUPERVISION OF RAYMOND J. ALLARD</b> <i>Raymond J. Allard</i> DATE 6/1/89 RAYMOND J. ALLARD, R.C.E. 36052 EXPIRATION DATE: JUNE 30, 1992	<b>WESTERN MUNICIPAL WATER DISTRICT</b>  REVIEWED BY: <i>[Signature]</i> DATE: 12/3/87	<b>HAWKINS, ROBERTSON &amp; ASSOCIATES</b> ENGINEERS & SURVEYORS (714) 884-9522 3764 ELIZABETH ST. RIVERSIDE, CA. 92506	APPROVED BY DATE APPROVED BY <i>[Signature]</i> 4/2/89 PRINCIPAL ENGINEER TRAFFIC DIVISION CHIEF P. W. ENGINEER	<b>CITY OF RIVERSIDE</b> PUBLIC WORKS DEPARTMENT	<b>TRACT 21767-3</b> SEWER PLAN AND PROFILE MISSION GROVE PARKWAY NORTH STA. 27+00.04 TO STA. 37+02.56	<b>ACCOUNT NO.</b> S-1487 SHEET 2 OF 7



# OAKMEADOW DRIVE

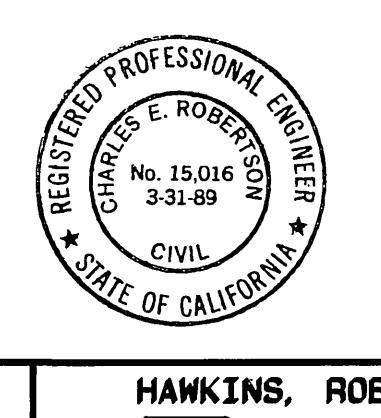
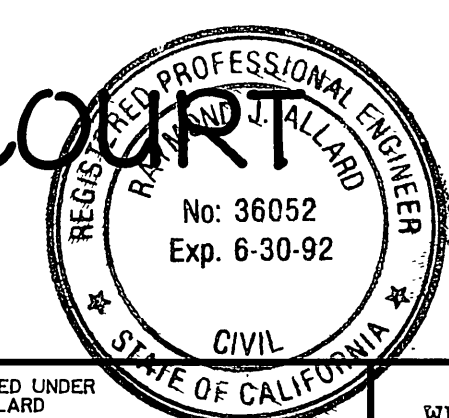
# DRIVE

<b>BENCH MARK:</b> BENCH MARK FB-C: P.K. NAIL AND TAG IN N'LY END OF 6" X 15" X 3" HIGH GRANITE ROCK N'LY OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD. FB735/72. ELEVATION 1627.344  <b>UNAUTHORIZED CHANGES &amp; USES</b> <b>CAUTION:</b> THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.	WESTERN MUNICIPAL WATER DISTRICT  REVIEWED BY: <i>[Signature]</i> 12/9/87 DATE	<b>HAWKINS, ROBERTSON &amp; ASSOCIATES</b> ENGINEERS & SURVEYORS (714) 684-9522 3764 ELIZABETH ST. RIVERSIDE, CA. 92506  REGISTRATION EXPIRES: 3-31-89 <i>Charles E. Robertson</i> R.C.E. No. 15,016 DATE 9-25-87	<b>CITY OF RIVERSIDE</b> PUBLIC WORKS DEPARTMENT  APPROVED BY DATE APPROVED BY PRINCIPAL ENGINEER <i>[Signature]</i> 11/17/87 PARK DEPARTMENT PUBLIC WORKS DIRECTOR TRAFFIC DIVISION CHIEF P. W. ENGINEER <i>[Signature]</i> DATE 3/7/88 DESIGNED BY J.S. DRAWN BY J.S. CHECKED BY M.T. DATE 1/22/88	<b>TRACT 21767-3</b> <b>SEWER PLAN AND PROFILE</b> OAKMEADOW DRIVE STA. 10+10.00 TO STA. 19+64.41 SHEET 3 OF 7 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8' ** SEWER P&P SHT. #3 / PH. 3 - 13(10, 99) PF: 3806 523 11-Jul-87 10:46 AM / 3806.3-12 INDEXED 1-3-89
	*AS BUILT 3/24/89 RJM			

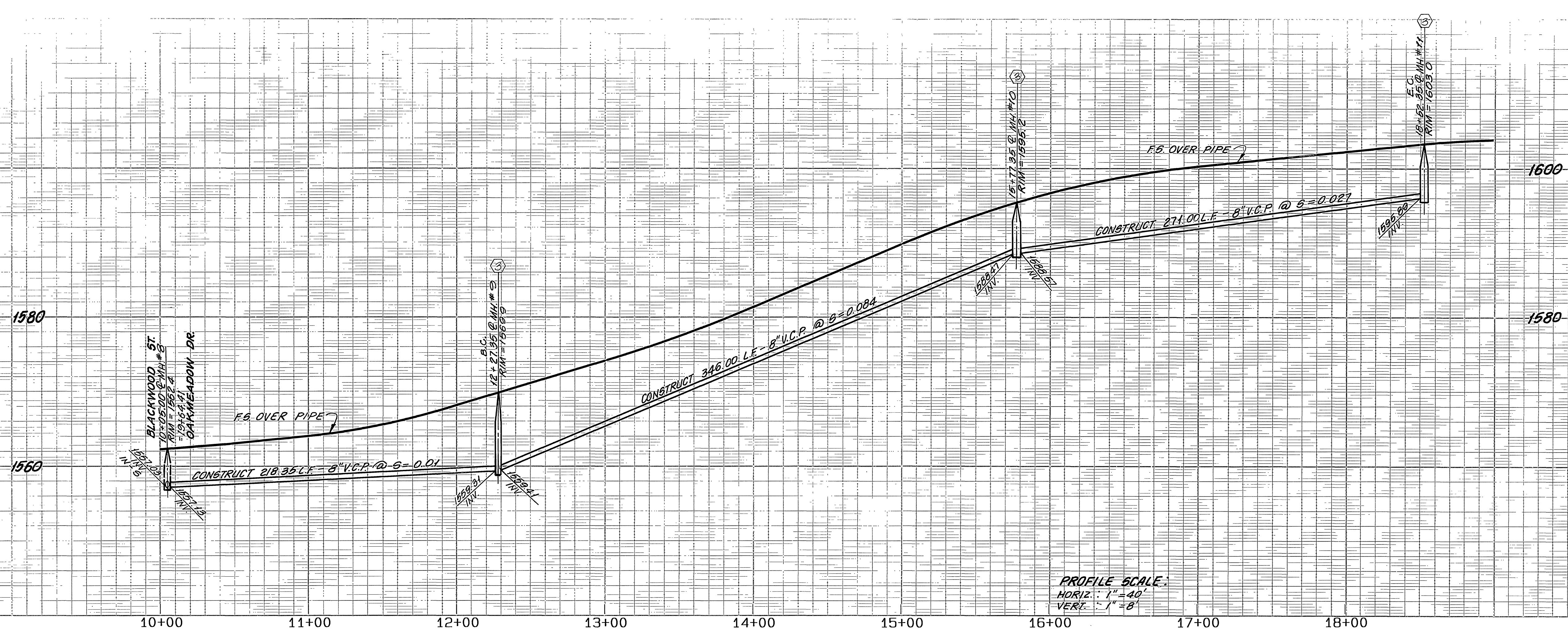


LEAFWOOD COURT

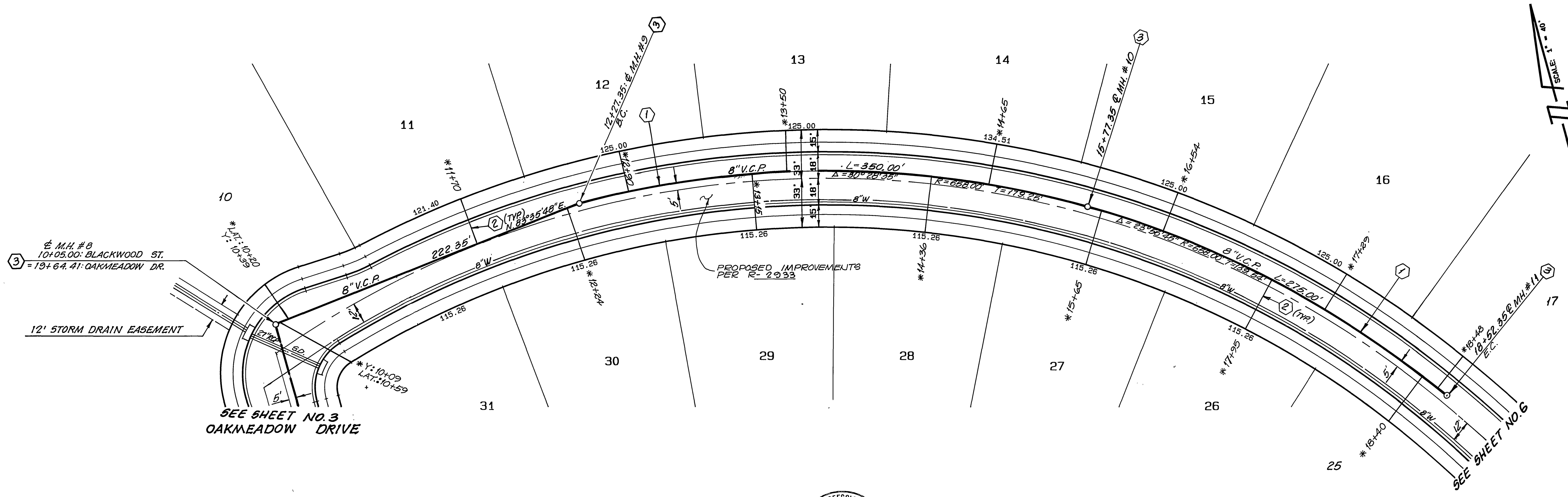
ELMRIDGE COURT



<b>BENCH MARK:</b> BENCH MARK FB-C: P.K. NAIL AND TAG IN N'LY END OF 6' X 15' X 3' HIGH GRANITE ROCK N'LY OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD. FB735/72. ELEVATION 1627.344	REVISION AS OF MAY 15, 1989 PREPARED UNDER THE SUPERVISION OF RAYMOND J. ALLARD <i>Raymond J. Allard</i> 6/1/89 RAYMOND J. ALLARD, P.E. 36052 EXPIRATION DATE: JUNE 30, 1992	WESTERN MUNICIPAL WATER DISTRICT  REVIEWED BY: <i>[Signature]</i> 12/4/87 DATE	<b>HAWKINS, ROBERTSON &amp; ASSOCIATES</b> ENGINEERS & SURVEYORS (714) 684-9522 3764 ELIZABETH ST. RIVERSIDE, CA. 92506	APPROVED BY: <i>[Signature]</i> 4/19/88 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P. W. ENGINEER	<b>CITY OF RIVERSIDE</b> PUBLIC WORKS DEPARTMENT	<b>TRACT 21767-3</b> SEWER PLAN AND PROFILE LEAFWOOD COURT STA. 10+05.00 TO STA. 12+25.00 ELMRIDGE COURT STA. 10+05.00 TO STA. 15+96.37	<b>S-1487</b> SHEET 4 OF 7



PROFILE SCALE:  
 HORIZ.: 1" = 40'  
 VERT.: 1" = 8'



BLACKWOOD STREET



BENCH MARK:  
 BENCH MARK F8-C: P.K. NAIL AND TAG IN N'LY END OF 6' X 15' X 3" HIGH GRANITE ROCK N'LY OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD. FB735/72. ELEVATION 1627.344

UNAUTHORIZED CHANGES & USES  
**CAUTION:** THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

WESTERN MUNICIPAL WATER DISTRICT

REVIEWED BY:  
*[Signature]* 12/3/87  
 DATE

HAWKINS, ROBERTSON & ASSOCIATES  
 ENGINEERS & SURVEYORS  
 (714) 684-9522  
 3784 ELIZABETH ST. RIVERSIDE, CA. 92506

REGISTRATION EXPIRES: 3-31-89  
 Charles E. Robertson 9-25-87  
 R.C.E. No. 15,016 DATE

CITY OF RIVERSIDE  
 PUBLIC WORKS DEPARTMENT

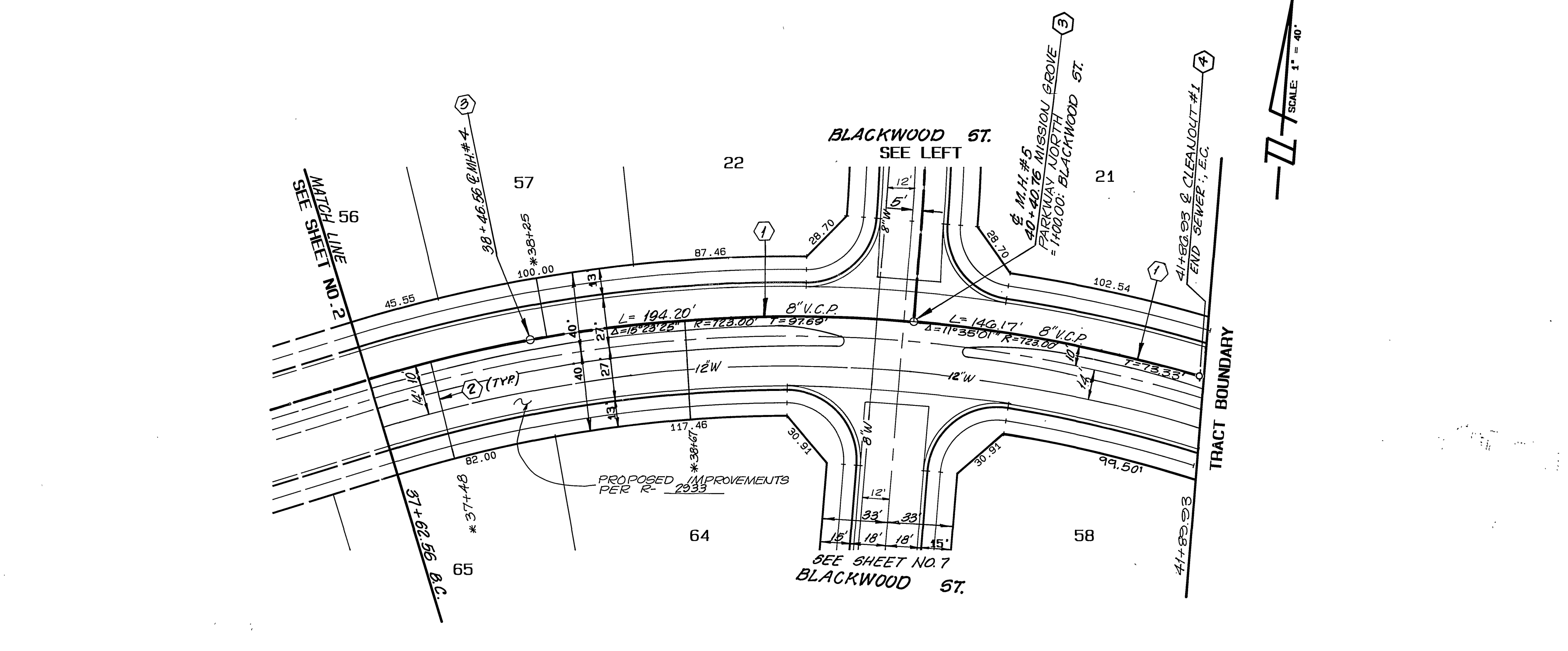
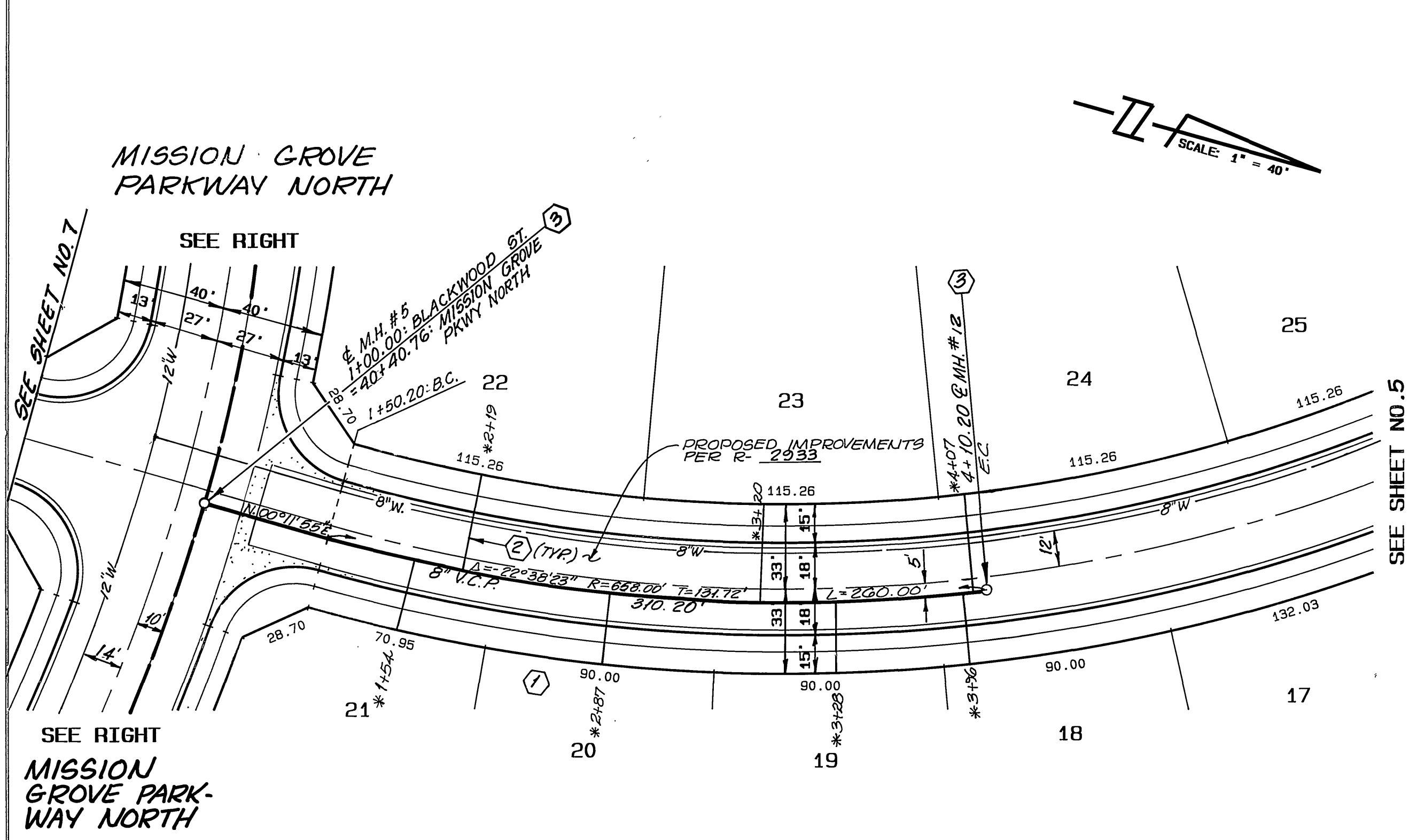
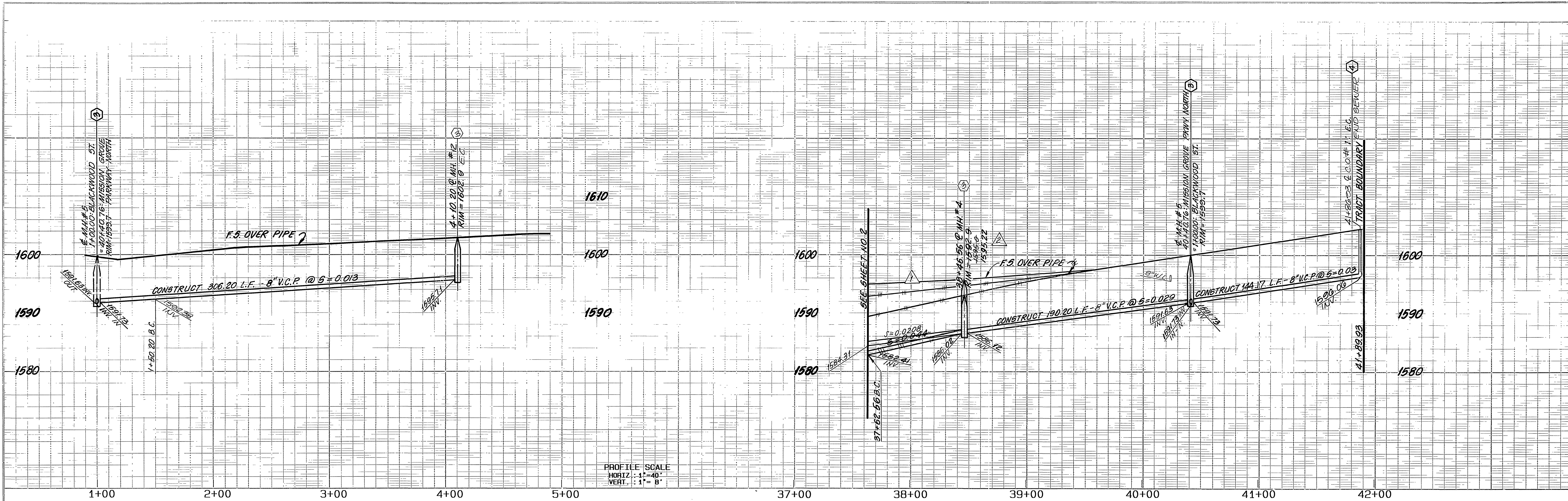
APPROVED	BY DATE	APPROVED BY
PRINCIPAL ENGINEER	<i>[Signature]</i> 12/1/87	<i>[Signature]</i> 12/1/87
PARK DEPARTMENT		PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION		CHIEF P. W. ENGINEER
DESIGNED BY <i>[Signature]</i>	DRAWN BY <i>[Signature]</i>	CHECKED BY <i>[Signature]</i>
		DATE 12/1/87

TRACT 21767-3  
 SEWER PLAN AND PROFILE  
 BLACKWOOD STREET  
 STA. 10+05.00 TO STA. 18+52.35

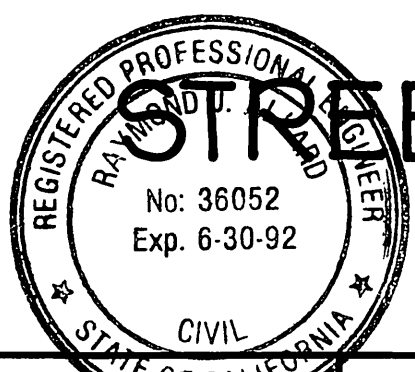
ACCOUNT NO. S-1487  
 SHEET 5 OF 7

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

INDEXED 1-3-89



**BLACKWOOD STREET**



**BENCH MARK:**  
 BENCH MARK F8-C: P.K. NAIL AND TAG IN N'LY END OF 6' X 15' X 3" HIGH GRANITE ROCK N'LY OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD. FB735/72. ELEVATION 1627.344

**UNAUTHORIZED CHANGES & USES**  
**CAUTION:** THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION AS OF MAY 15, 1989 PREPARED UNDER THE SUPERVISION OF RAYMOND J. ALLARD  
 Raymond J. Allard 6/18/89  
 RAYMOND J. ALLARD, P.C.E. 36052  
 EXPIRATION DATE: JUNE 30, 1992

**FUSCOE WILLIAMS LINDGREN & SHORT**  
 11651 Sterling Avenue, Suite A  
 Riverside, California 92505  
 (714) 534-0161  
 FAX (714) 534-0162

**WESTERN MUNICIPAL WATER DISTRICT**

REVIEWED BY: *[Signature]* 12/2/87  
 DATE

**HAWKINS, ROBERTSON & ASSOCIATES**  
 ENGINEERS & SURVEYORS  
 (714) 684-9522  
 3764 ELIZABETH ST. RIVERSIDE, CA. 92506

REGISTRATION EXPIRES: 3-31-89  
 Charles E. Robertson 7-25-87  
 R.C.E. No. 15,016

DESIGNED BY: J.S. DRAWN BY: J.S. CHECKED BY: M.T. DATE: 7-25-87

MARK: F.W.S.-RAISED STREET PROFILE, REVISED GRADES & ELEVATIONS

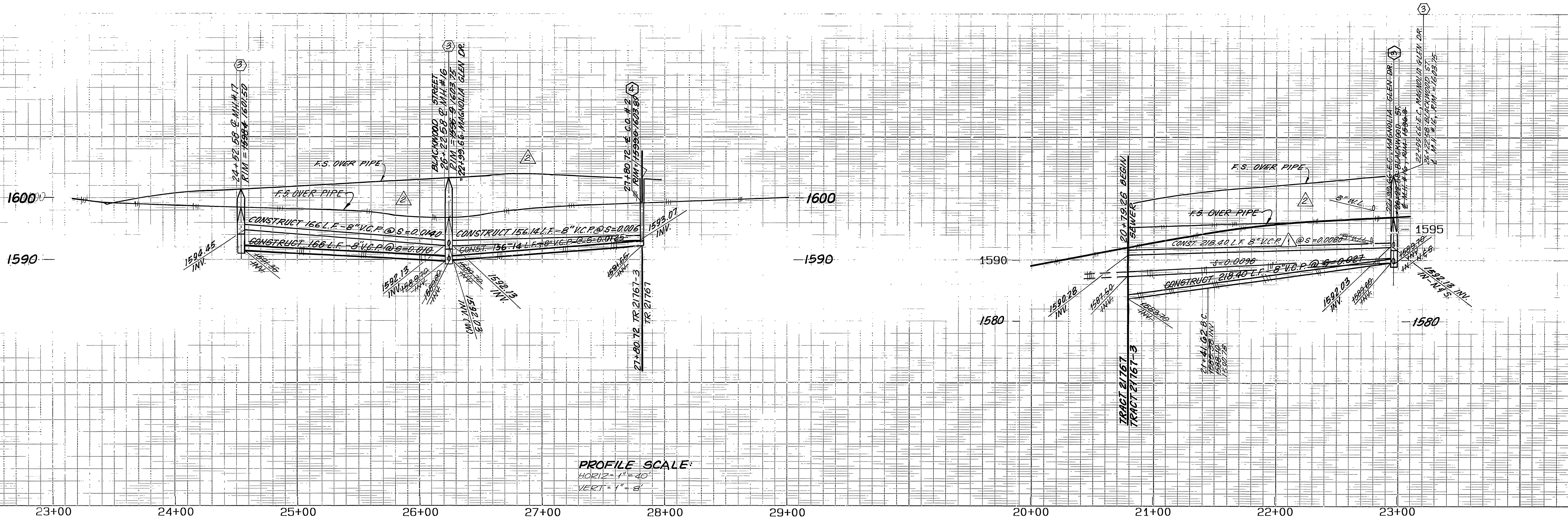
**CITY OF RIVERSIDE**  
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 3/7/87  
 PUBLIC WORKS DIRECTOR

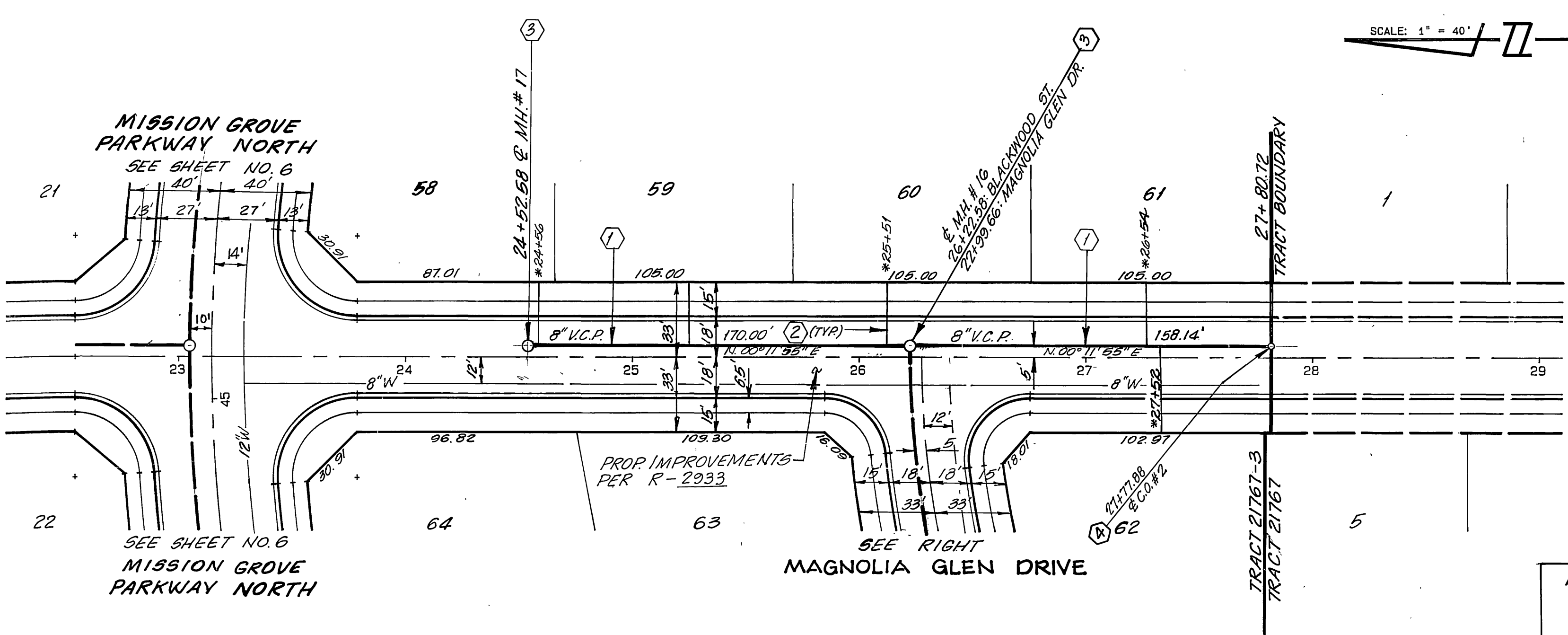
**TRACT 21767-3**  
 SEWER PLAN AND PROFILE  
 BLACKWOOD STREET  
 STA. 1+00.00 TO STA. 4+10.20  
 MISSION GROVE PARKWAY N.  
 STA. 37+62.56 TO STA. 41+89.93

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

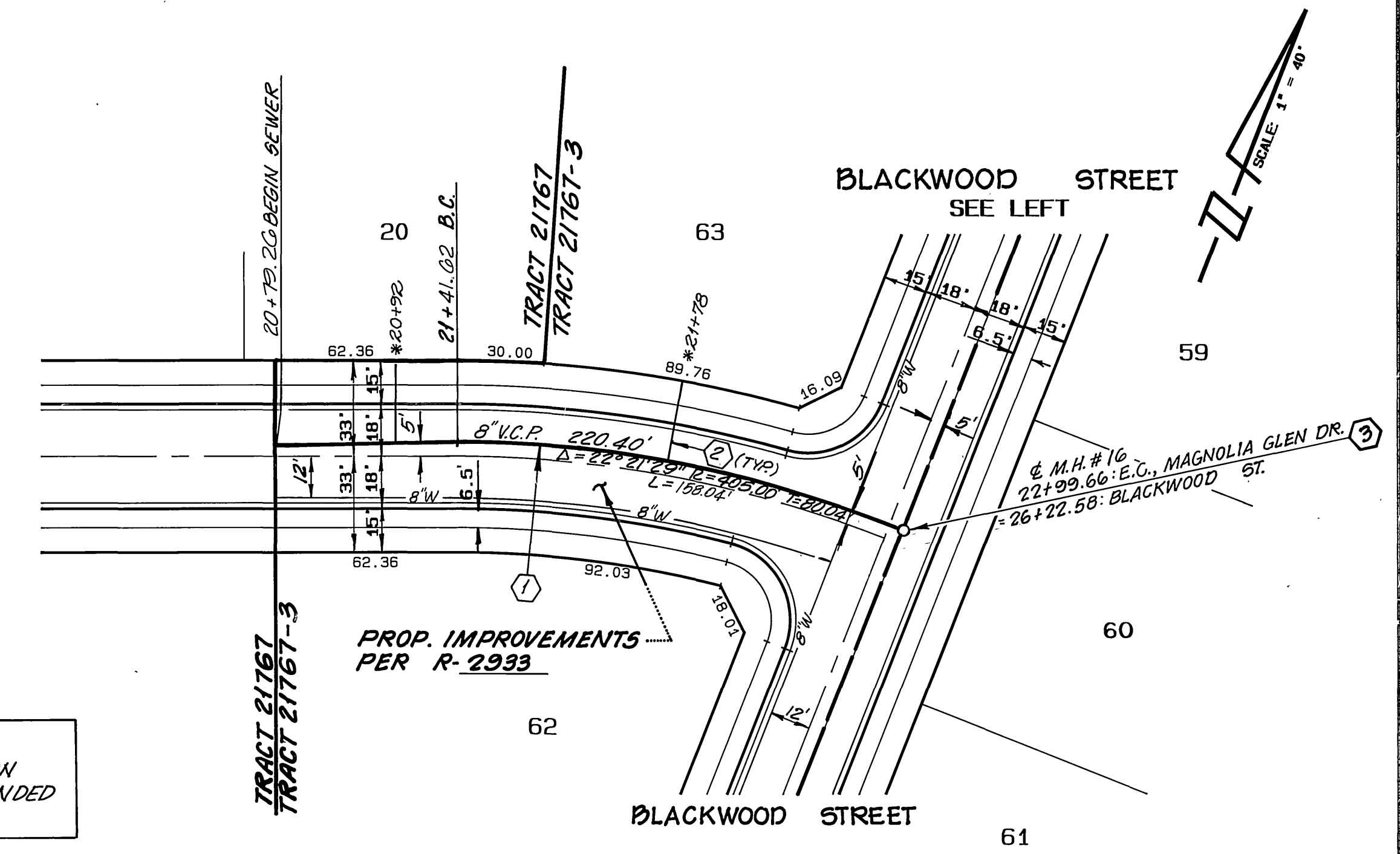
ACCOUNT NO. **S-1487**  
 SHEET 6 OF 7



PROFILE SCALE:  
 HORIZ. 1" = 40'  
 VERT. 1" = 8'



NOTE:  
 LOTS 58 THRU 63 CAN NOT BE BUILT ON  
 UNTIL SEWER IS CONNECTED AND EXTENDED  
 THROUGH TRACT 21767 (FINAL PHASE)



**BLACKWOOD STREET**

REGISTERED PROFESSIONAL ENGINEER  
 RAYMOND J. ALLARD  
 No. 36052  
 Exp. 6-30-92  
 CIVIL  
 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER  
 CHARLES E. ROBERTSON  
 No. 15,016  
 3-31-89  
 CIVIL  
 STATE OF CALIFORNIA

**MAGNOLIA GLEN DRIVE**

BENCH MARK: BENCH MARK FB-C: P.K. NAIL AND TAG IN N'LY END OF 6' X 15' X 3" HIGH GRANITE ROCK N'LY OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD. FB735/72. ELEVATION 1627.344	REVISION AS OF MAY 15, 1989 PREPARED UNDER THE SUPERVISION OF RAYMOND J. ALLARD Raymond J. Allard 6/9/89 RAYMOND J. ALLARD, R.C.E. 36052 EXPIRATION DATE: JUNE 30, 1992	WESTERN MUNICIPAL WATER DISTRICT  REVIEWED BY: <i>[Signature]</i> 12/1/87 DATE	HAWKINS, ROBERTSON & ASSOCIATES ENGINEERS & SURVEYORS (714) 684-9522 3764 ELIZABETH ST. RIVERSIDE, CA. 92506  REGISTRATION EXPIRES: 3-31-89 Charles E. Robertson 9-25-87 R.C.E. No. 15,016	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT  APPROVED BY: <i>[Signature]</i> 3/7/88 DATE PRINCIPAL ENGINEER: <i>[Signature]</i> PARK DEPARTMENT TRAFFIC DIVISION CHIEF P. W. ENGINEER: <i>[Signature]</i> 3/7/88	TRACT 21767-3 SEWER PLAN AND PROFILE BLACKWOOD STREET STA. 24+52.58 TO STA. 21+17.88 MAGNOLIA GLEN DRIVE STA. 20+79.26 TO STA. 22+49.66 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8' SHEET 7 OF 7	*AS BUILT 3/26/83 RJM ACCOUNT NO. <b>S-1487</b>