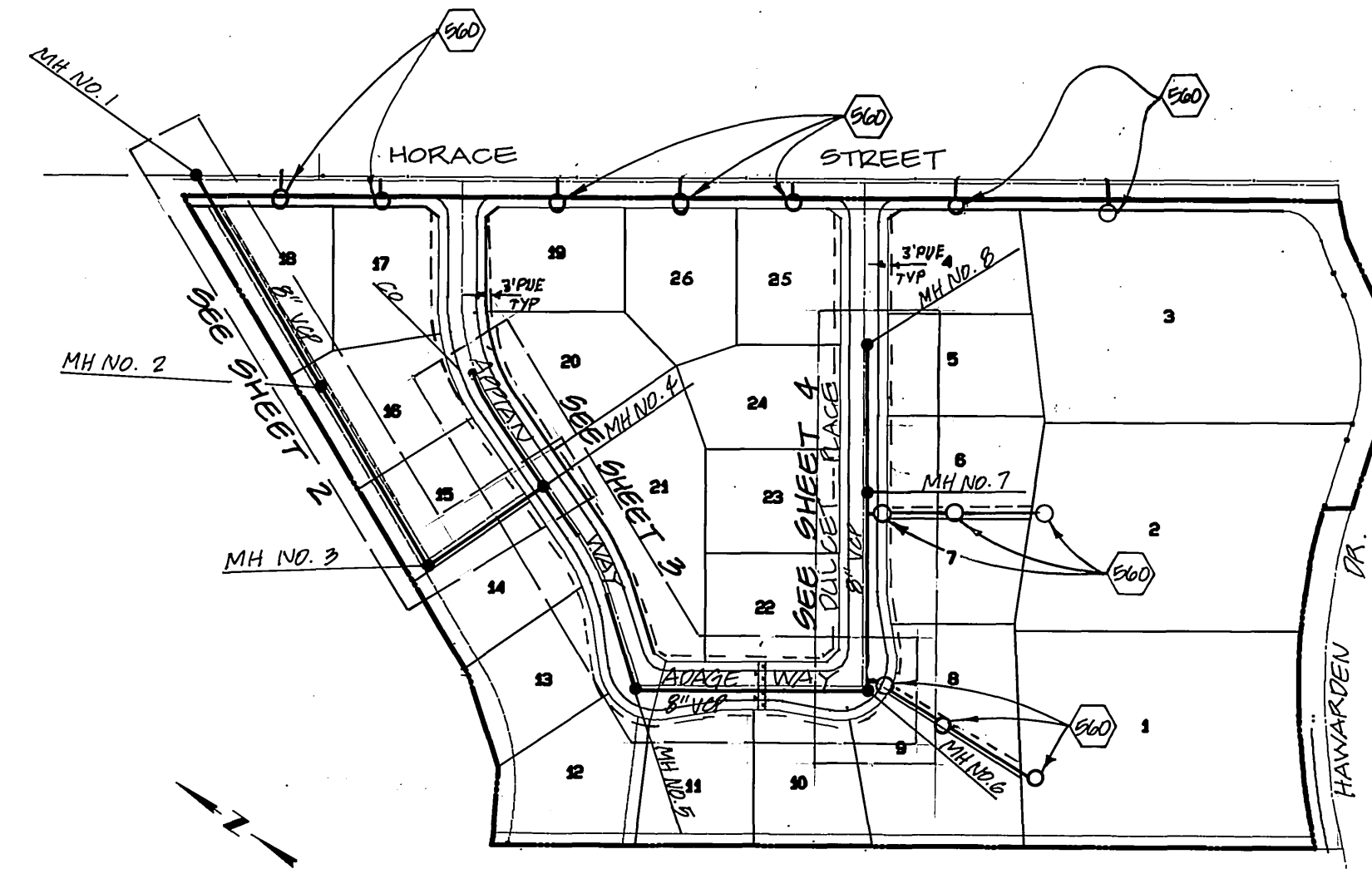


GENERAL NOTES

- 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 AND AT NO COST TO 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 PRACTICABILITY 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURNED 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 (U.S.A.) PHONE 1-800-227-2600 TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER OF U.S.A.
- CONTRACTOR IS TO VERIFY EXISTING SEWER LOCATION AND ELEVATION PRIOR TO START OF 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.
- 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.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.



LOCATION MAP
SCALE: 1" = 200'

NOTICE TO CONTRACTOR

ACCORDING TO INFORMATION PROVIDED BY UNDERGROUND SERVICE ALERT (U.S.A.) DATED APRIL, 1996, THE FOLLOWING ORGANIZATIONS ARE U.S.A. MEMBERS WITHIN THE PROJECT AREA:

- CHARTER COMMUNICATIONS
- THE GAGE CANAL CO.
- PACIFIC BELL TELEPHONE CO.
- CITY OF RIVERSIDE PUBLIC UTILITIES DEPT.
- THE SO. CALIF. GAS CO.
- RIVERSIDE COUNTY FLOOD CONTROL

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION.

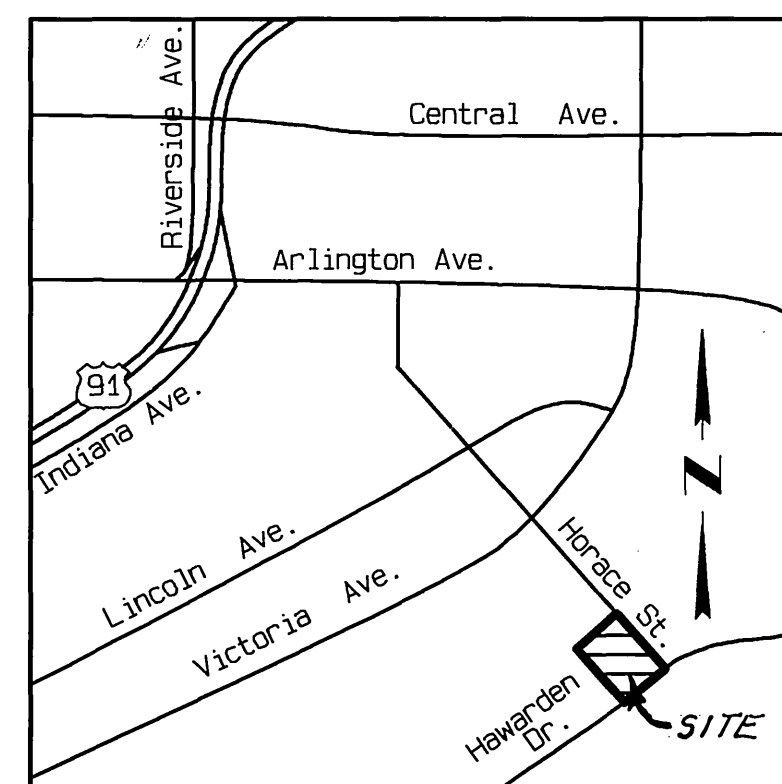
THE QUANTITY ESTIMATE SHOWN HEREON IS FOR THE USE OF GOVERNING AGENCIES IN DETERMINING BOND AMOUNTS AND/OR FEES AND IS NOT TO BE USED FOR BID PURPOSES.

CONSTRUCTION NOTES

NUMBERS ABOVE 100 IN A HEXAGON ON THE PLAN REFER TO THE RESPECTIVE STANDARD DRAWING AND SHALL BE CONSTRUCTED ACCORDINGLY.

JOIN EX. 8" SEWER WITH 4" SADDLE. CONSTRUCT 4" V.C.P. SEWER LATERAL WITH 4" STD. 900 CLEANOUT AT PROPERTY LINE FOR LOTS 2, 4, 17-19, 20-22 FROM THE EXISTING 8" VCP SEWER MAIN IN HORACE STREET AS INDICATED ON THE LOCATION MAP ON THIS SHEET.

BENCHMARK: GG-F
P.K. NAIL AND TAG IN CULVERT HEADWALL AT W'LY CORNER OF VICTORIA AVE. AND MAUDE ST.
FB 838/57 ELEV. 974.744



VICINITY MAP
N.T.S.

NOTE: STD. 900 4" CLEANOUT TO BE CONSTRUCTED AT R/W FOR ALL LOTS

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE, WATER

Richard J. Duda 10/10/96
APPROVED DATE



CITY BUSINESS TAX CERTIFICATE NO. 005791 EXP. 12-31-96

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 MCCRAY STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY *Mo L. Fajl* DATE 8/21/96
R.E. NO. 39530

W.O.:96-0076 FOR SHEFFIELD HOMES F.B.: 1996

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		
APPROVED BY	BY DATE	APPROVED BY
PRINCIPAL ENGINEER	<i>[Signature]</i>	<i>[Signature]</i>
PARKS DEPT.		DIRECTOR OF PUBLIC WORKS
TRAFFIC DIVISION		
DEPUTY P.W. DIRECTOR	<i>[Signature]</i>	
		DATE 11/25/96

SEWER PLAN AND PROFILE

TRACT NO. 27919
INDEX SHEET

SCALE: AS SHOWN

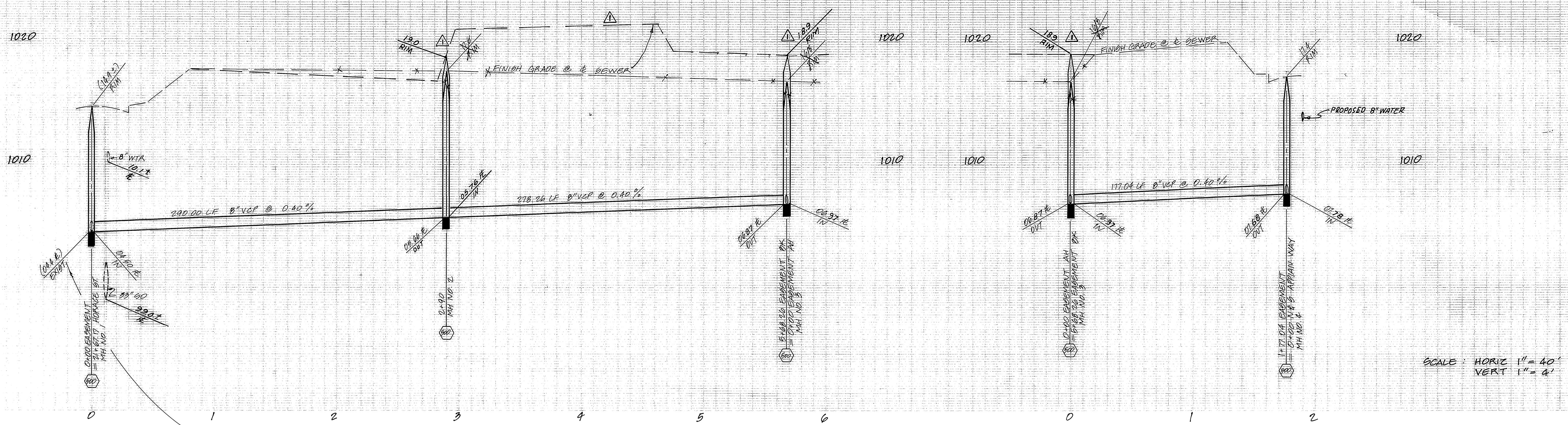
ACCOUNT NO.

DRAWING NUMBER
S-1683

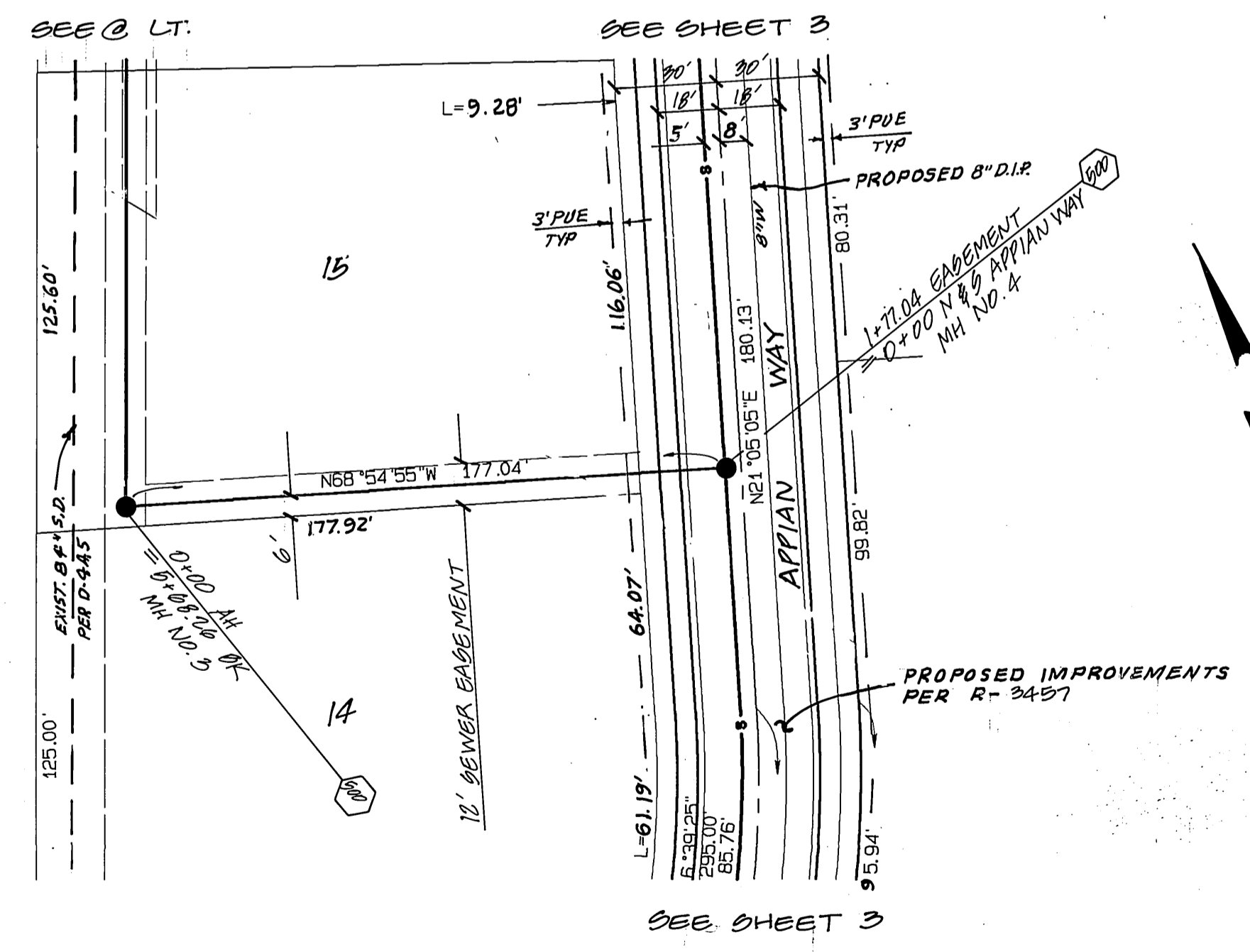
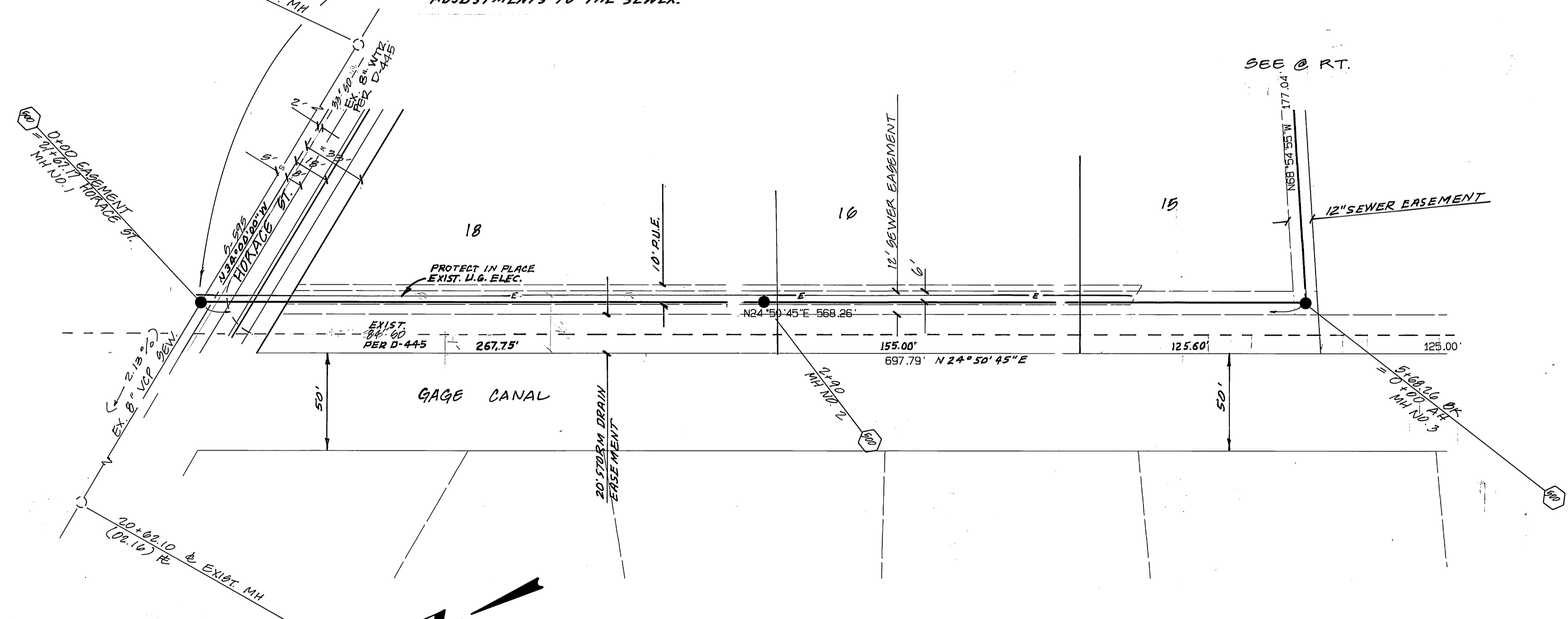
SHEET 1 OF 4

96-0076-B

INDEXED 1-8-97 4/1



NOTE: CONTRACTOR SHALL VERIFY LOCATION & ELEV. OF EXIST. 8" VCP & ALL EXIST. UNDERGROUND UTILITIES CROSSING PRIOR TO CONSTRUCTION. IF THERE IS A DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER TO MAKE FINAL ADJUSTMENTS TO THE SEWER.



BENCH MARK: GG-F
P.K. NAIL AND TAG IN CULVERT HEADWALL AT W'LY CORNER OF VICTORIA AVE. AND MAUDE ST.
FB 038/57 ELEV. 974.744

NOTE: STD. 600 4" CLEANOUT TO BE CONSTRUCTED AT R/W FOR ALL LOTS.

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1-800-227-2600
THE WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE, WATER	CITY OF RIVERSIDE, ELEC. OVERHEAD & UNDERGROUND
Richard J. Davis 10/18/96 APPROVED DATE	Dr. M. M. ... 10-21-96 APPROVED DATE



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-96

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 MCCRAY STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY: *M. Faghih* DATE: 8/21/96
R.E. NO. 39530

M.O.:96-0076 FOR SHEFFIELD HOMES F.B.: 1996

DESIGNED BY: A.G.	CHECKED BY: R.T.	PLN CHK REF
REVISIONS	APPR.	DATE
Revised Finish Grade & Rim Elev. <i>see</i>		

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 11/25/96
PRINCIPAL ENGINEER

TRAFFIC DIVISION
DEPUTY P.W. DIRECTOR: *[Signature]*

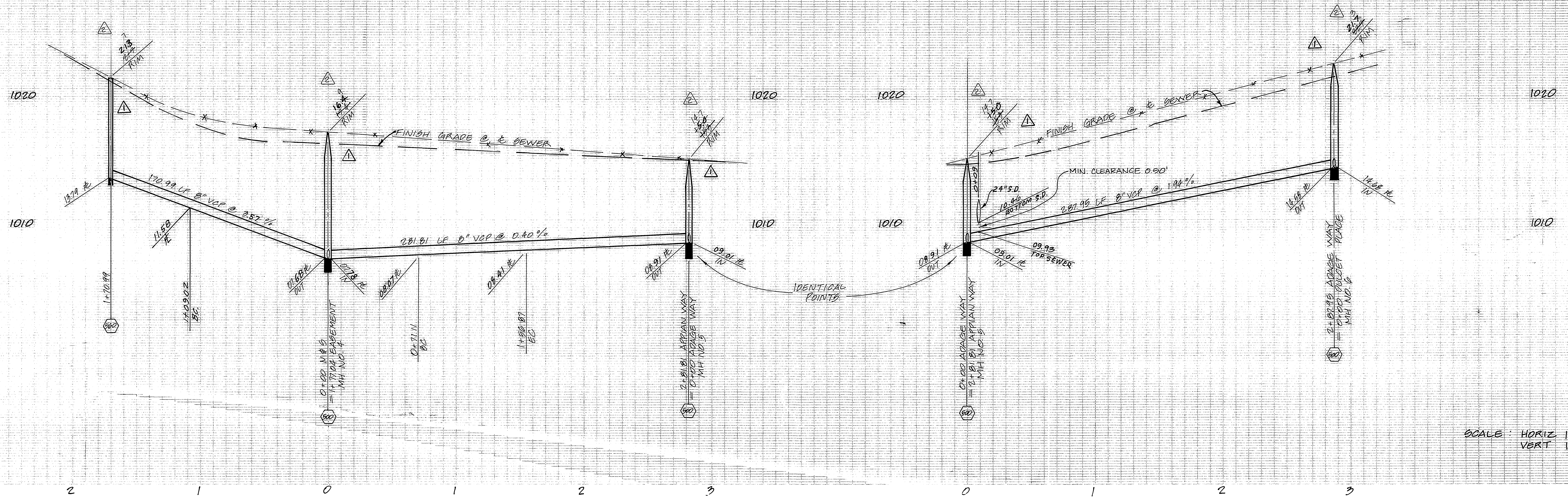
SEWER PLAN AND PROFILE

TRACT NO. 27919
EASEMENT

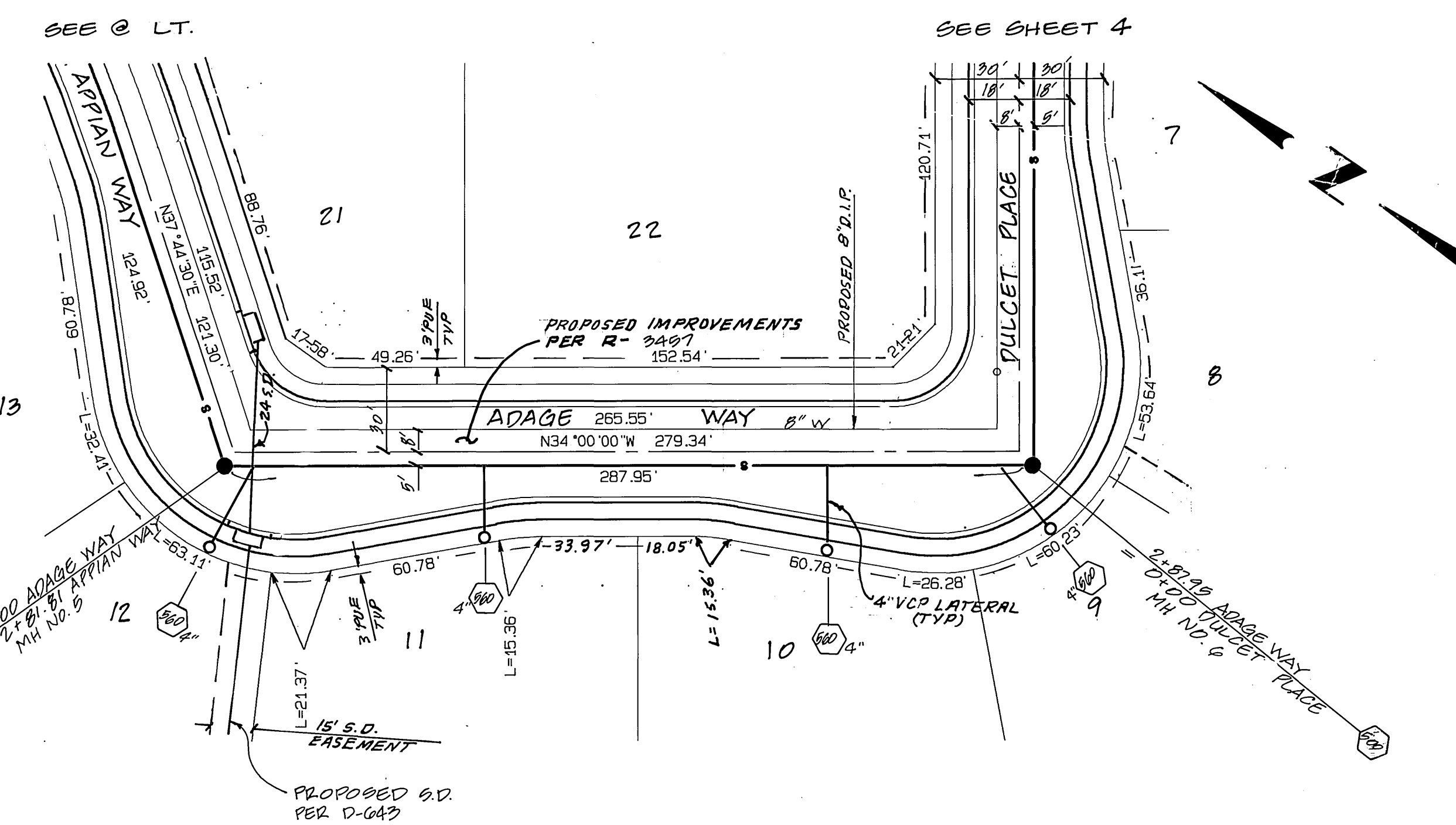
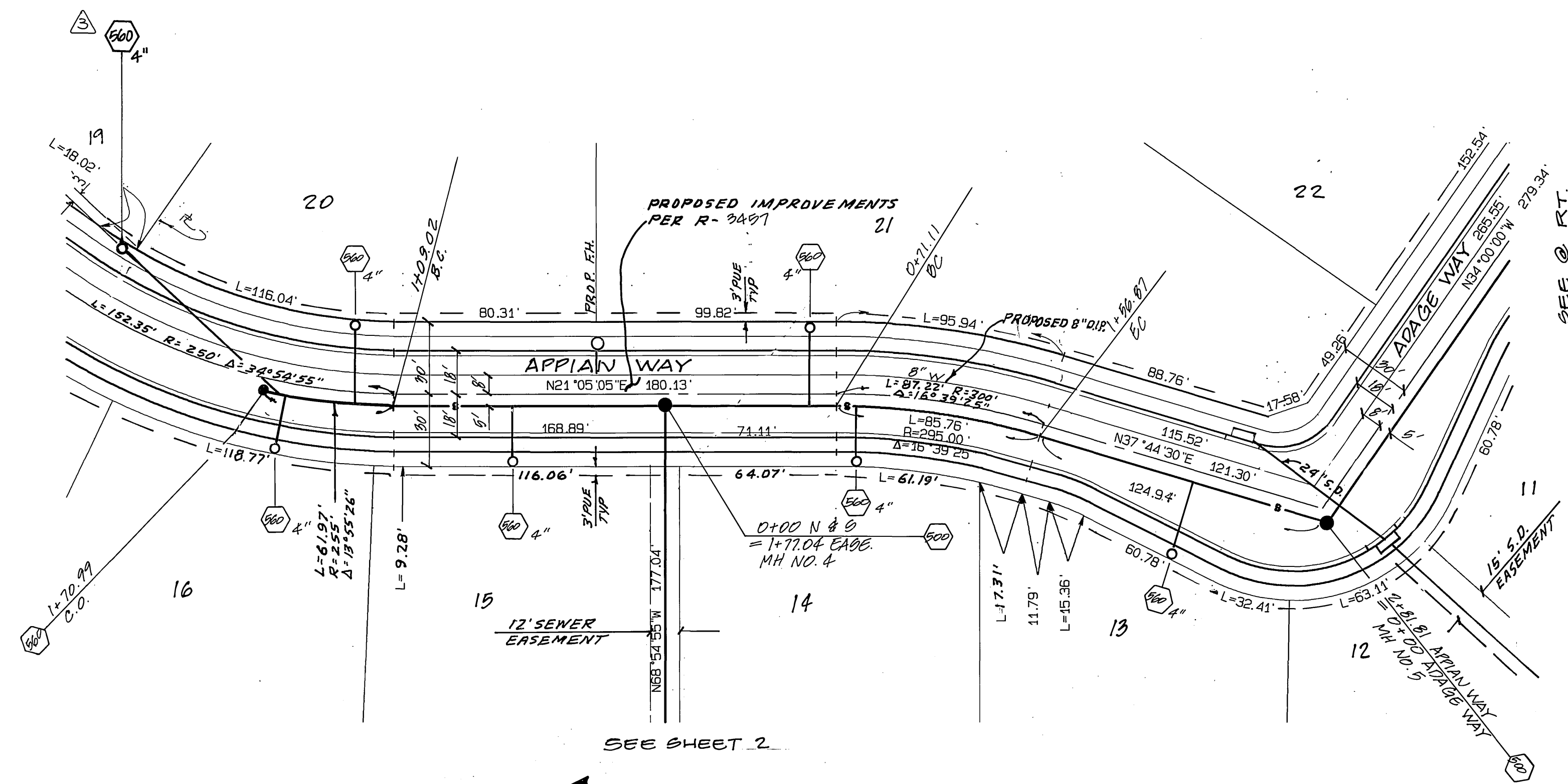
SCALE: 1" = 40'

ACCOUNT NO.
DRAWING NUMBER
S-1683
SHEET 2 OF 4
96-0076-B

INDEXED 1-8-97 LHH



SCALE: HORIZ 1" = 40'
VERT 1" = 4'



BENCH MARK: 66-F
P.K. NAIL AND TAG IN CULVERT
HEADWALL AT W'LY CORNER OF
VICTORIA AVE. AND MAUDE ST.
FB 838/57 ELEV. 974.744

NOTE:
STD. 500 4" CLEANOUT TO BE CONSTRUCTED
AT 2" W FOR ALL LOTS.

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE, WATER

Richard D. Duda 10/18/96
APPROVED DATE



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-98

**ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS**
3788 MCCRAY STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY: *Mohammad Faghri* DATE: 8/21/96
R.E. NO. 39530

W.D.:96-0076 FOR: SHEFFIELD HOMES F.B.: 1996

MARK	REVISIONS	APPR.	DATE
1/3	add lateral for lot 19	MP	9/19/97
2/3	revise rim elev.	MP	10/9/97
3/3	Revised Rim Elev's	MP	10/9/97

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 11/25/96
PRINCIPAL ENGINEER
TRAFFIC DIVISION
DEPUTY RW. DIRECTOR

SEWER PLAN AND PROFILE

TRACT NO. 27919
APPIAN WAY & ADAGE WAY

SCALE: 1" = 40'

ACCOUNT NO.
DRAWING NUMBER
S-1683
SHEET 3 OF 4
96-0076-B

INDEXED 1-8-97 LHH

1040

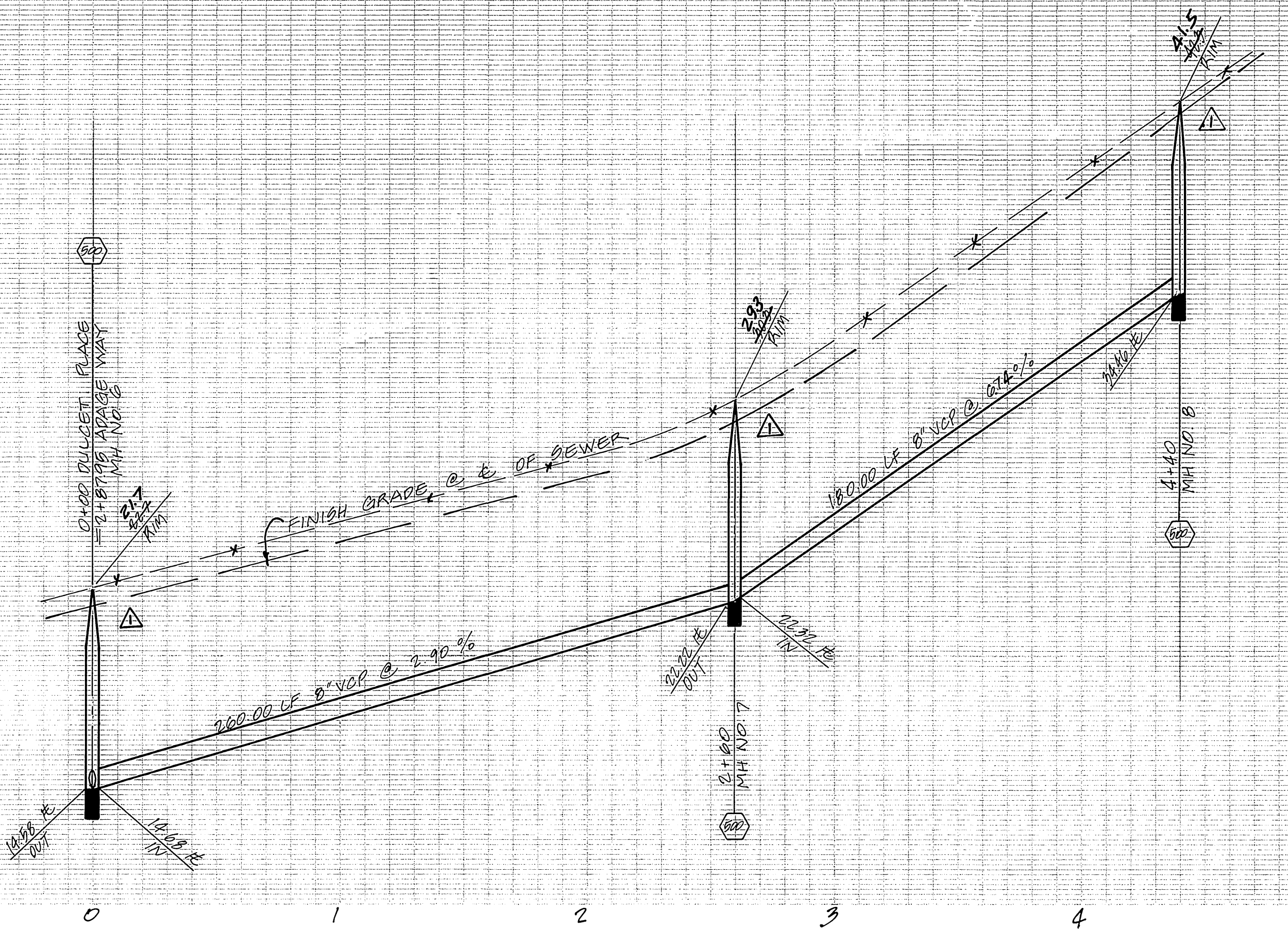
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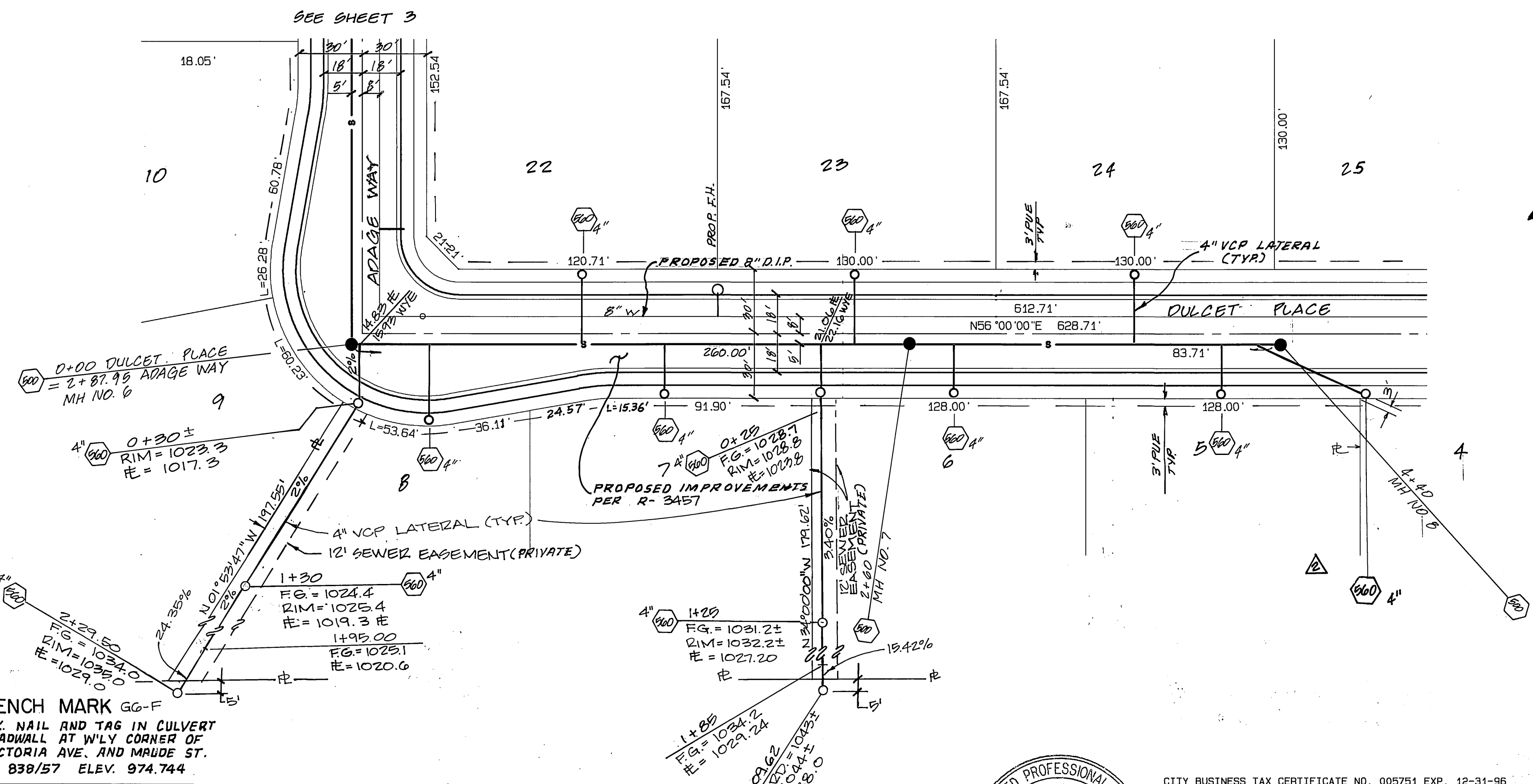
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1030

1020



SCALE: HORIZ 1" = 40'
VERT 1" = 4'



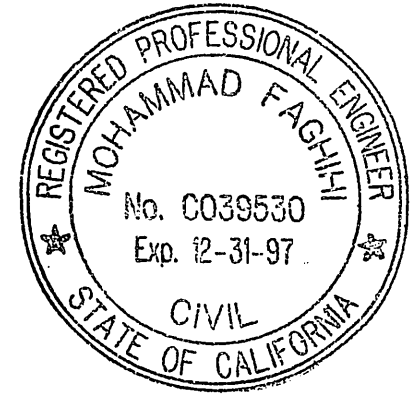
- NOTES:
1. RIM ELEVATION IN THE PROPOSED 12' EASEMENT TO BE 1" ABOVE THE ADJACENT FINAL GRADE.
 2. STANDARD 560 4" CLEANOUT TO BE CONSTRUCTED AT 2/W FOR ALL LOTS.

BENCH MARK GG-F
P.K. NAIL AND TAG IN CULVERT HEADWALL AT W'LY CORNER OF VICTORIA AVE. AND MAUDE ST. FB 839/57 ELEV. 974.744

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE, WATER

Richard J. Duda 10/10/96
APPROVED DATE



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-96

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 MCCRAY STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY: *M. J. Fajl* DATE: 8/21/96
R.E. 39530

W.O.: 96-0076 FOR: SHEFFIELD HOMES F.B.: 1996

ADD LATERAL FOR LOT 4 9/19/97 MF R/W 10/9/97	APPR. DATE
Revised Rim Elev's	APPR. DATE
REVISIONS	APPR. DATE

DESIGNED BY: A.G. CHECKED BY: R.J. PLN CHK REF

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	
APPROVED BY	DATE
PRINCIPAL ENGINEER	11/25/96
PARKS DEPT.	
TRAFFIC DIVISION	
DEPUTY PW DIRECTOR	
DIRECTOR OF PUBLIC WORKS	
DATE	11/25/96

SEWER PLAN AND PROFILE

TRACT NO. 27919
DULCET PLACE

SCALE: 1" = 40'

ACCOUNT NO.
DRAWING NUMBER
S-1683
SHEET 4 OF 4
96-0076-B

INDEXED 1-8-97 L/H