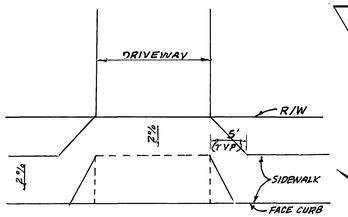
GENERAL NOTES

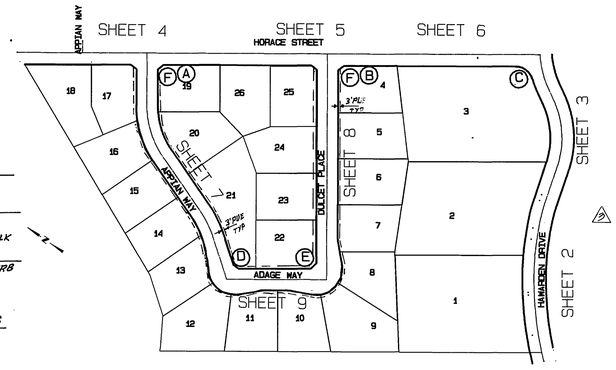
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
3. 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. (THIS NOTE REQUIRED ON ALL PLANS.)
4. 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.
5. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
6. 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.
7. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
8. 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.
9. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
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 ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
11. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
12. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
13. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-227-2600, 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.
14. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
15. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
16. THE DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (909) 351-6150

STREET NAME & TRAFFIC SIGN SCHEDULE		
A	HORACE STREET APPIAN WAY	2500 6300
B	HORACE STREET DULCET PLACE	2500 6300
C	HORACE STREET HAWARDEN DRIVE	2500 6300
D	APPIAN WAY ADAGE WAY	6400 2500
E	ADAGE WAY DULCET PLACE	2500 6400
F	R1 (STOP SIGN) 30"	

CONSTRUCT PER C/R STD.'S 662A & 666



SIDEWALK DETAIL AT DRIVEWAYS
N.T.S.



INDEX MAP
SCALE: 1" = 200'

NOTICE TO CONTRACTOR

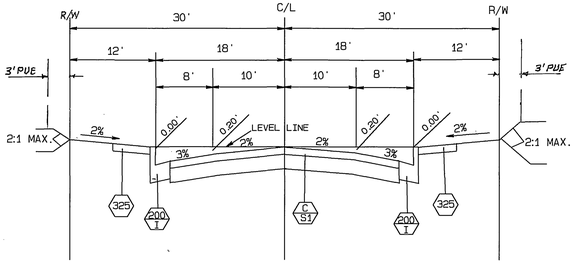
ACCORDING TO INFORMATION PROVIDED BY UNDERGROUND SERVICE ALERT (U.S.A.) DATED APRIL ,1996, THE FOLLOWING ORGANIZATIONS ARE U.S.A. MEMBERS WITHIN THE PROJECT AREA:

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

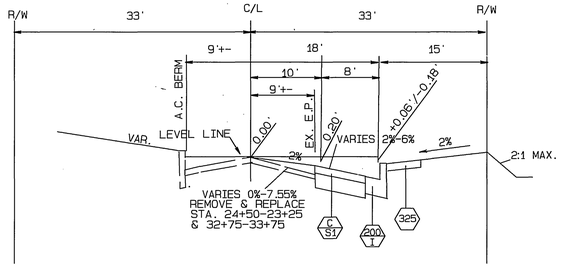
THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY 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.

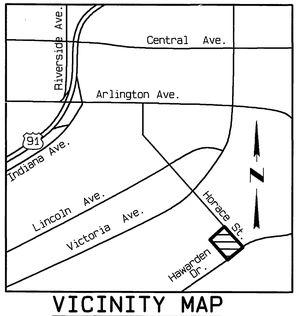
CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-277-2600 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION.



TYPICAL SECTION
APPIAN WAY
DULCET PLACE
ADAGE WAY
T.I.=5.0
N.T.S.

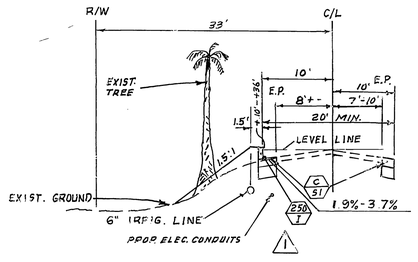


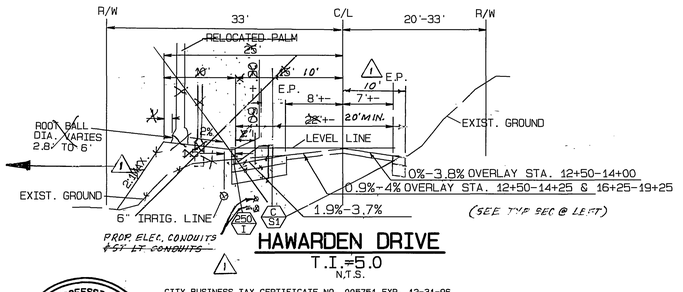
TYPICAL SECTION
HORACE STREET
T.I.=5.0
N.T.S.



VICINITY MAP
N.T.S.

BENCH MARK : G6-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





HAWARDEN DRIVE
T.I.=5.0
N.T.S.

5. STREET TREE PLANTING AS FOLLOWS:

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX SPACING	NO REQ'D.
HORACE	EXISTING PALMS INTERPLANTED W/24" BOX CYPRESSUS SEMPERVIRENS/ITALIAN CYPRESS			
HAWARDEN	EXISTING PALMS			
APPIAN WAY	PISTACIA CHIMUSIS/ CHINESE PISTACHE	½"	MIN. 15 GAL.	@45'OC.
DULCET PLACE	PISTACIA CHIMUSIS/ CHINESE PISTACHE	MIN. 15 GAL.		@45'OC.
ADAGE WAY	PISTACIA CHIMUSIS/ CHINESE PISTACHE	MIN. 15 GAL.		@45'OC.

TREE LOCATIONS TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR.

PARKS DEPARTMENT GENERAL NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 351-6126 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED:
   A. WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS.
   B. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
   C. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
   D. AT END OF MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR/DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES).
3. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN AND GUARANTEE ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
4. PARK AND RECREATION DEPARTMENT AND PUBLIC WORKS DEPARTMENT PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
5. ~~STREET TREE PLANTING SHALL BE AS FOLLOWS:~~

~~STREET NAME~~	~~BOTANICAL NAME/ COMMON NAME~~	~~MIN. SIZE~~	~~APPROX. SPACING~~	~~NO. REQ'D.~~
~~STREET TREES AS DESIGNATED BY THE CITY OF RIVERSIDE PARK AND RECREATION COMMISSION~~				

SEE NOTE 5, AT ABOVE LEFT

CONSTRUCTION NOTES

⬡ NUMBERS ABOVE 100 IN A HEXAGON ON THE PLAN REFER TO THE RESPECTIVE STANDARD DRAWING AND SHALL BE CONSTRUCTED ACCORDINGLY, UNLESS MODIFICATIONS ARE NOTED ON THE PLAN OR COVER SHEET. ANY NUMBER SHOWN BELOW THE STANDARD DRAWING NUMBER INDICATES THE SPECIFIC ALTERNATE TO BE CONSTRUCTED.

\+ LOCATION OF RELOCATED PALM TREE

● LOCATION OF NEW 24" BOX SIZE ITALIAN CYPRESS SPECIES,

C S1 CONSTRUCT STRUCTURAL SECTION OF 0.25' OF D.G.A.C. OVER 0.75' OF C.A.B. OVER COMPACTED NATIVE PER S.R. 1508 ; R- VALUE=11.

OVERLAY EXIST. PAV. @ 2 %

REMOVE EXIST. PAV. & REPLACE @ 2 %

TBA = TO BE ABANDON (WATER)

PIP = PROTECT IN PLACE

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

CITY OF RIVERSIDE, WATER SYSTEM	CITY OF RIVERSIDE, ELEC. OVERHEAD & UNDERGROUND
APPROVED 10/16/96 DATE	APPROVED DATE
VOID ONE YEAR FROM THIS DATE	
SOUTHERN CALIFORNIA GAS CO.	CHARTER COMMUNICATIONS
APPROVED 10-21-96 DATE	APPROVED 10/18/96 DATE
PACIFIC BELL	
APPROVED 10/21/96 DATE	

REGISTERED PROFESSIONAL ENGINEER — MOHAMMAD FAGHIH — NO. C39530 EXP. 12-31-97 — CIVIL — STATE OF CALIFORNIA

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 10/16/96
R.E. NO. 39530

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

MARK	REVISIONS	APPR.	DATE
2	REVISED NOTES PER PARKS COMMENTS	JWL	10/11/96
1	Added structural Section	JWL	10/24/96
	Revised Berm Location	JWL	11/5/96

DESIGNED BY: Rel CHECKED BY: PLN CHK REF

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

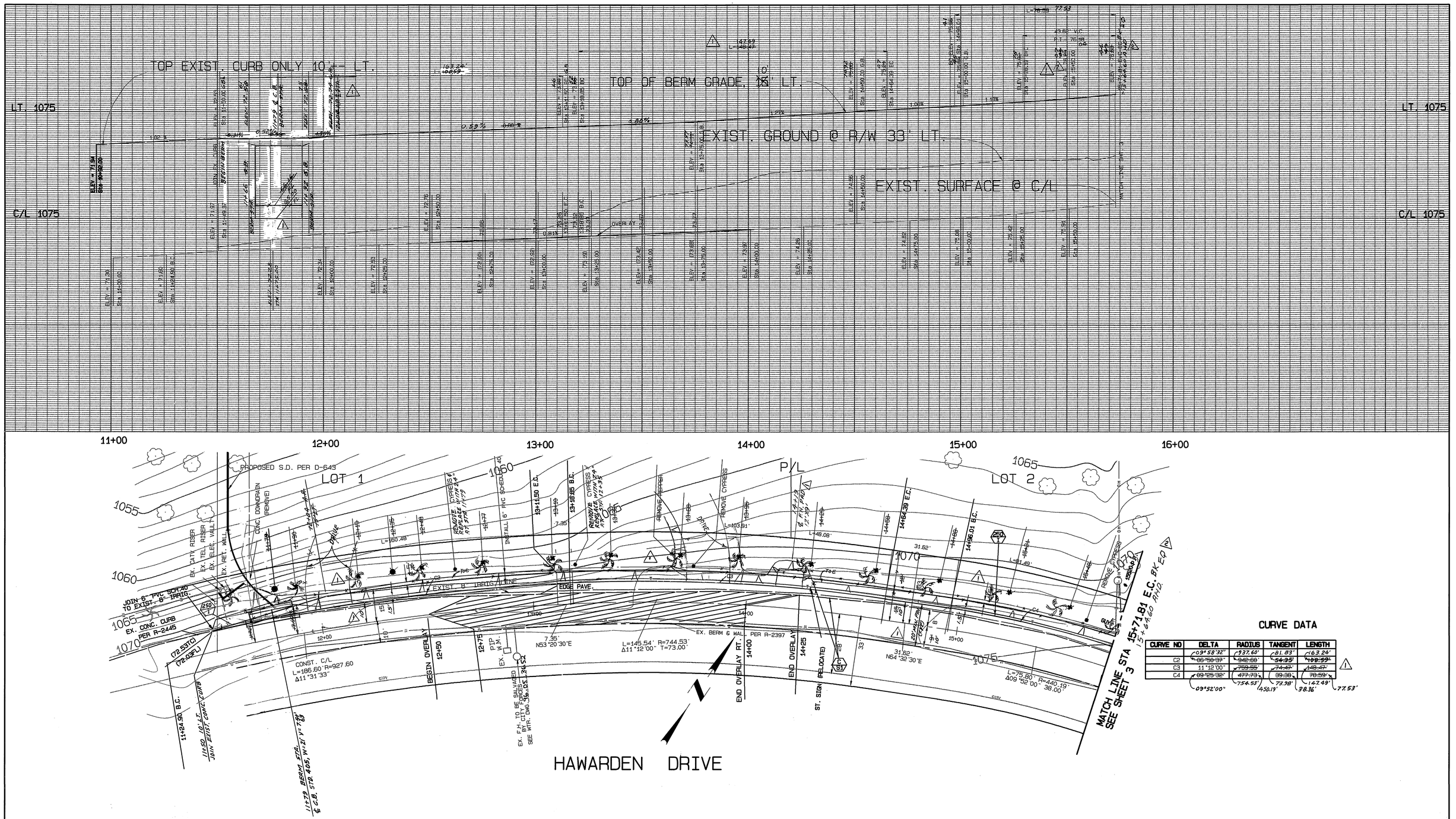
STREET PLAN & PROFILE

TRACT NO. 27919 INDEX SHEET

SCALE: AS SHOWN

ACCOUNT NO.
DRAWING NUMBER
R-3457
SHEET 1 OF 9
96-0076A

P.C. 3908



CURVE DATA

CURVE NO	DELTA	RADIUS	TANGENT	LENGTH
	09°58'32"	937.60'	81.83'	163.24'
C2	~~06°50'37"~~	~~942.60'~~	~~54.35'~~	~~108.59'~~
C3	11°12'00"	~~759.55'~~	~~74.47'~~	~~148.47'~~
C4	~~09°25'32"~~	~~477.73'~~	~~39.38'~~	~~78.59'~~
	09°52'00"	754.53'	73.98'	147.49'
		450.19'	38.36'	77.53'

BENCH MARK : G6-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

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

CITY OF RIVERSIDE, WATER SYSTEM — APPROVED 10/18/96 DATE — VOID ONE YEAR FROM THIS DATE	CITY OF RIVERSIDE, ELEC. OVERHEAD & UNDERGROUND — APPROVED 10-21-96 DATE	GAGE CANAL — APPROVED 10/21/96 DATE 2/26/97
SOUTHERN CALIFORNIA GAS CO. — APPROVED 10-21-96 DATE	CHARTER COMMUNICATIONS — APPROVED 10/18/96 DATE	PACIFIC BELL — APPROVED 10-21-96 DATE

REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD FAGHIHI
NO. C39530
EXP. 12-31-97
CIVIL
STATE OF CALIFORNIA

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 Mohammad Faghihi DATE 10/16/96
R.E. NO. 39530

MARK	REVISIONS		APPR.	DATE
2	Revised S&A & Profile	FRED	LLW	6/10/97
1	Revised Berm Location	FRED	LLW	7/5/97

W.O.:96-0076 FOR: SHEFFIELD HOMES F.B.:1996/62

DESIGNED BY: Bal CHECKED BY: [signature] PLN CHK REF

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	10/25/96
PUBLIC WORKS DEPT.	[signature]	10/25/96
TRAFFIC DIVISION	[signature]	10/25/96
DEPUTY P.W. DIRECTOR	[signature]	10/25/96

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 11/25/96

STREET PLAN & PROFILE
TRACT NO. 27919
HAWARDEN DRIVE

SCALE: HORIZ.: 1"=20' VERT. 1"=4'

ACCOUNT NO.
DRAWING NUMBER
R-3457
SHEET 2 OF 9
96-0076A

FRED

INDEXED 1-8-97 LH
P.C. 3908

LT. 1075

C/L 1075

EXIST. GROUND @ R/W 33' LT.

TOP OF BERM GRADE, 15' LT.

EXIST. SURFACE @ C/L

16+00 17+00 18+00 19+00 20+00

HORACE STREET SEE SHEET 6

SEE SHEET 2 MATCH LINE STA 15+71.81

LOT 2 P/L 1070 LOT 3

1075

HAWARDEN DRIVE

BENCH MARK : G6-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

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

CITY OF RIVERSIDE, WATER SYSTEM — APPROVED — DATE 10/16/96 — VOID ONE YEAR FROM THIS DATE	CITY OF RIVERSIDE . ELEC. OVERHEAD & UNDERGROUND — APPROVED — DATE	GAGE CANAL — APPROVED — DATE 10/16/96 2/26/97
SOUTHERN CALIFORNIA GAS CO. — APPROVED — DATE 10-21-96	CHARTER COMMUNICATIONS — APPROVED — DATE 10/15/96	PACIFIC BELL — APPROVED — DATE 10-21-96

REGISTERED PROFESSIONAL ENGINEER — MOHAMMAD FAGHIH — NO. C39530 EXP. 12-31-97 — CIVIL — STATE OF CALIFORNIA

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 Mohammad Faghih DATE 10/16/96
R.E. No. 39530

W.O.:96-0076 FOR: SHEFFIELD HOMES F.B.:1996/62

MARK	REVISIONS	APPR.	DATE
3	'As Built'	FEED	5/14/98
2	Revised Sta. & Profile	FEED	5/8/97
1	Revised Berm Location	FEED	5/5/97

DESIGNED BY: Bel CHECKED BY: PLN CHK REF

FEED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
TRAFFIC DIVISION		
DEPUTY P.W. DIRECTOR		

APPROVED BY DIRECTOR OF PUBLIC WORKS
DATE 11/25/96

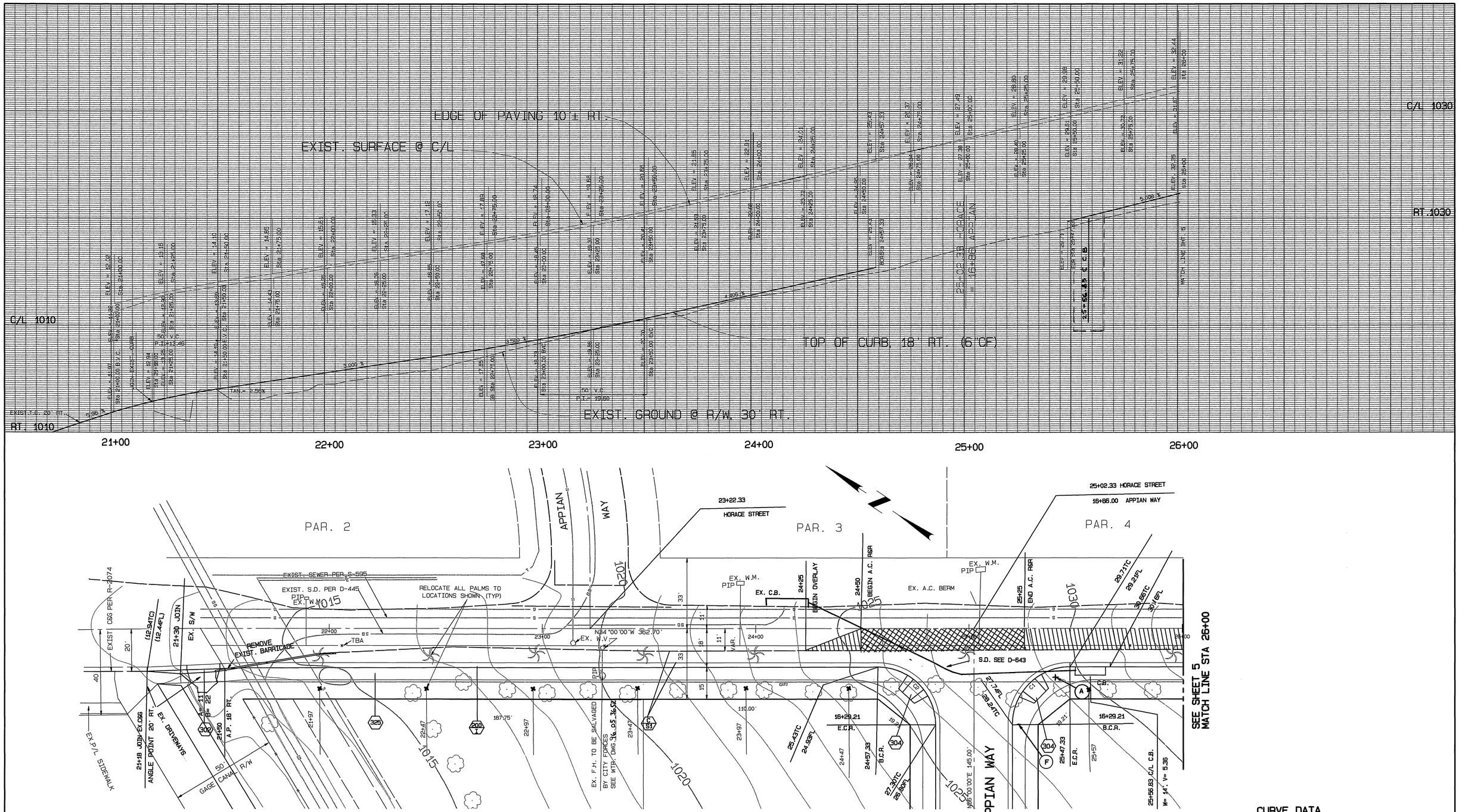
STREET PLAN & PROFILE

TRACT NO. 27919
HAWARDEN DRIVE

SCALE: HORIZ.: 1"=20' VERT. 1"=4'

ACCOUNT NO.
DRAWING NUMBER
R-3457
SHEET 3 OF 9
96-0076A

INDEXED 1-8-97 Ltr
P.C. 3908



CURVE DATA

CURVE NO	DELTA	RADIUS	TANGENT	LENGTH
C1	90°00'00"	27.00'	27.00'	42.41'
C2	90°00'00"	27.00'	27.00'	42.41'

BENCH MARK : G6-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

HORACE STREET

SEE SHEET 7

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

CITY OF RIVERSIDE, WATER SYSTEM — APPROVED — DATE 10/18/96
VOID ONE YEAR FROM THIS DATE
CITY OF RIVERSIDE, ELEC. OVERHEAD & UNDERGROUND — APPROVED — DATE 10-21-96
SOUTHERN CALIFORNIA GAS CO. — APPROVED — DATE 10-21-96
CHARTER COMMUNICATIONS — APPROVED — DATE 10/18/96
PACIFIC BELL — APPROVED — DATE 10-21-96

REGISTERED PROFESSIONAL ENGINEER — MOHAMMAD FAGHIH — NO. C39530 EXP. 12-31-97 — CIVIL — STATE OF CALIFORNIA

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 Mohd Faghi DATE 10/16/96
R.E. NO. 39530

W.O.:96-0076 FOR: SHEFFIELD HOMES F.B.: 1995/62

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: Bal CHECKED BY: PLN CHK REF: FRED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		10/18/96
PARKS DEPT.		10-18-96
TRAFFIC DIVISION		10-21-96
DEPUTY P.W. DIRECTOR		10/21/96
		10/24/96

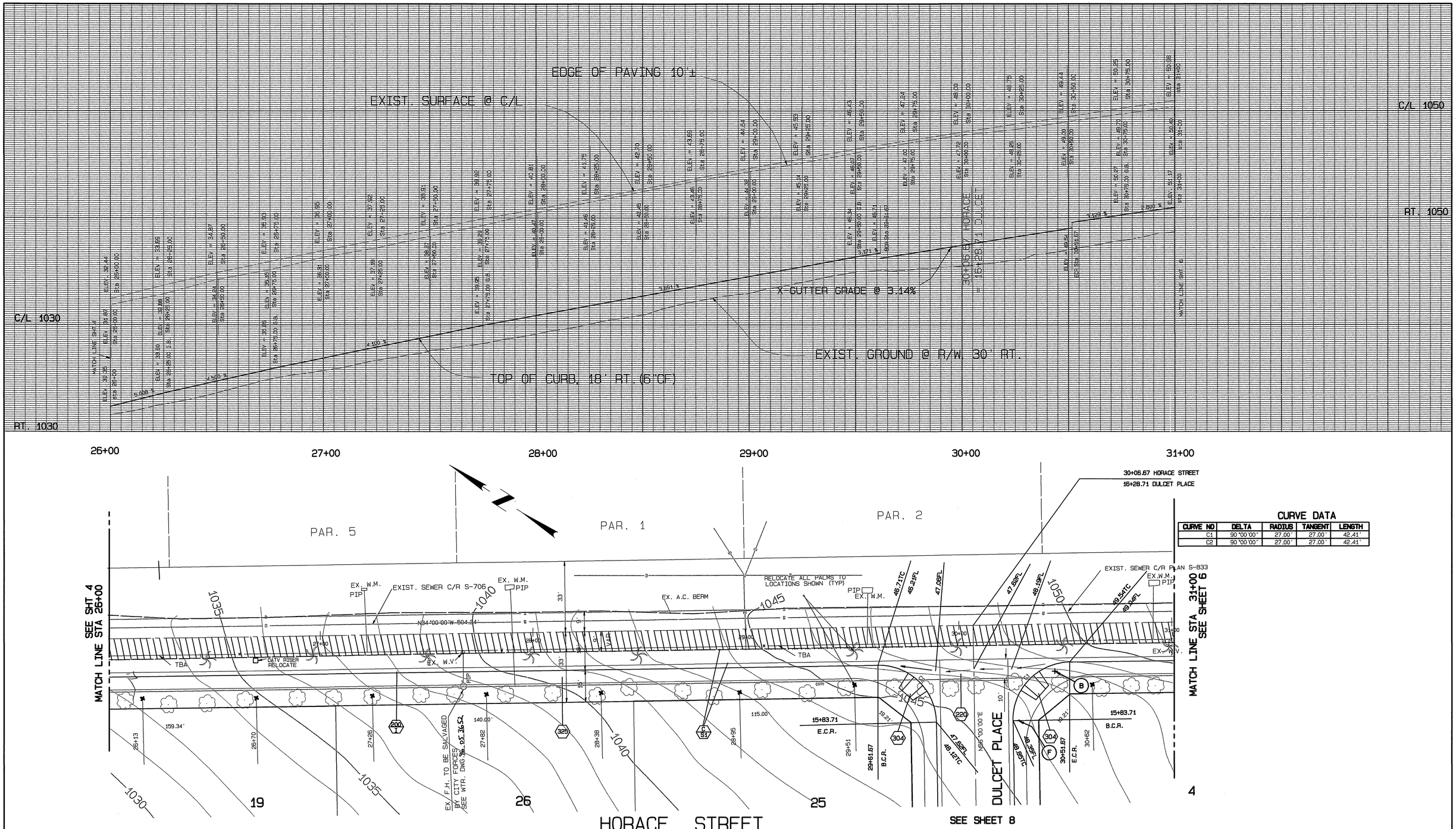
APPROVED BY — DIRECTOR OF PUBLIC WORKS
DATE 11/25/96

STREET PLAN & PROFILE
TRACT NO. 27919
HORACE STREET

SCALE: HORIZ.: 1"=20' VERT. 1"=4'

ACCOUNT NO.
DRAWING NUMBER
R-3457
SHEET 4 OF 9
96-0076A

INDEXED 1-8-97 GH
P.C. 3908



CURVE DATA

CURVE NO	DELTA	RADIUS	TANGENT	LENGTH
C1	90°00'00"	27.00'	27.00'	42.41'
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P.K. NAIL AND TAG IN CULVERT HEADWALL AT W'LY CORNER OF VICTORIA AVE. AND MAUDE ST.
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UNDERGROUND SERVICE ALERT
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1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE, WATER SYSTEM — APPROVED 10/10/96 DATE — VOID ONE YEAR FROM THIS DATE
CITY OF RIVERSIDE, ELEC. OVERHEAD & UNDERGROUND — APPROVED DATE
SOUTHERN CALIFORNIA GAS CO. — APPROVED 10-21-96 DATE
CHARTER COMMUNICATIONS — APPROVED 10/18/96 DATE
PACIFIC BELL — APPROVED 10-21-96 DATE

REGISTERED PROFESSIONAL ENGINEER — MOHAMMAD FAGHIHI — NO. C39530 — EXP. 12-31-97 — CIVIL — STATE OF CALIFORNIA

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 Mo Faghihi DATE 10/16/96
R.E. NO. 39530
W.O.:96-0076 FOR: SHEFFIELD HOMES F.B.: 1996/62

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: Bal CHECKED BY: PLN CHK REF

FILED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

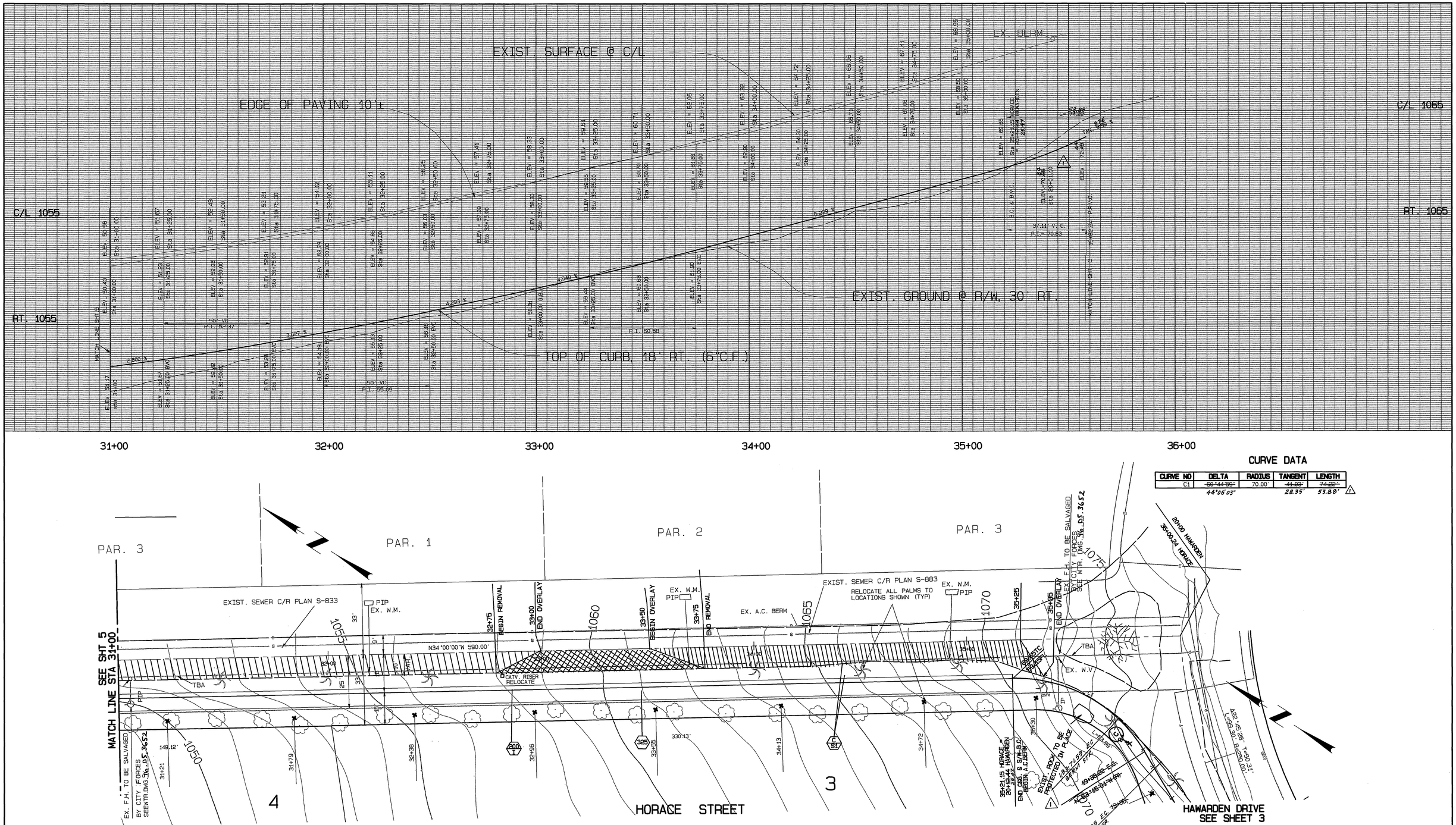
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		10/22/96
PARKS DEPT.		10/18/96
TRAFFIC DIVISION		10/22/96
DEPUTY P.W. DIRECTOR		10/23/96

APPROVED BY — DIRECTOR OF PUBLIC WORKS
DATE 11/25/96

STREET PLAN & PROFILE
TRACT NO. 27919
HORACE STREET
SCALE: HORIZ.: 1"=20' VERT. 1"=4'

ACCOUNT NO.
DRAWING NUMBER
R-3457
SHEET 5 OF 9
96-0076A

INDEXED 1-8-97 GH
P.C. 3908



CURVE DATA

CURVE NO	DELTA	RADIUS	TANGENT	LENGTH
C1	~~60°44'59"~~ 44°06'03"	70.00'	~~41.03'~~ 28.35'	~~74.22'~~ 53.88'

BENCH MARK : G6-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

UNDERGROUND SERVICE ALERT
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1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE, WATER SYSTEM — APPROVED 10/10/96 DATE — VOID ONE YEAR FROM THIS DATE
CITY OF RIVERSIDE, ELEC. OVERHEAD & UNDERGROUND — APPROVED 10-21-96 DATE
SOUTHERN CALIFORNIA GAS CO. — APPROVED 10-21-96 DATE
CHARTER COMMUNICATIONS — APPROVED 10/18/96 DATE
PACIFIC BELL — APPROVED 10-21-96 DATE

REGISTERED PROFESSIONAL ENGINEER — MOHAMMAD FAGHIHI — NO. C39530 — EXP. 12-31-97 — CIVIL — STATE OF CALIFORNIA

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 Mohammad Faghihi DATE 10/16/96
R.E. NO. 39530
W.O.:96-0076 FOR: SHEFFIELD HOMES F.B.: 1996/62

MARK	REVISIONS	APPR.	DATE
1	Revised Berm Location		3/3/97

DESIGNED BY: Bal CHECKED BY: PLN CHK REF

FRED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		10/24/96
PARKS DEPT		10/18/96
TRAFFIC DIVISION		10/24/96
DEPUTY P.W. DIRECTOR		10/25/96

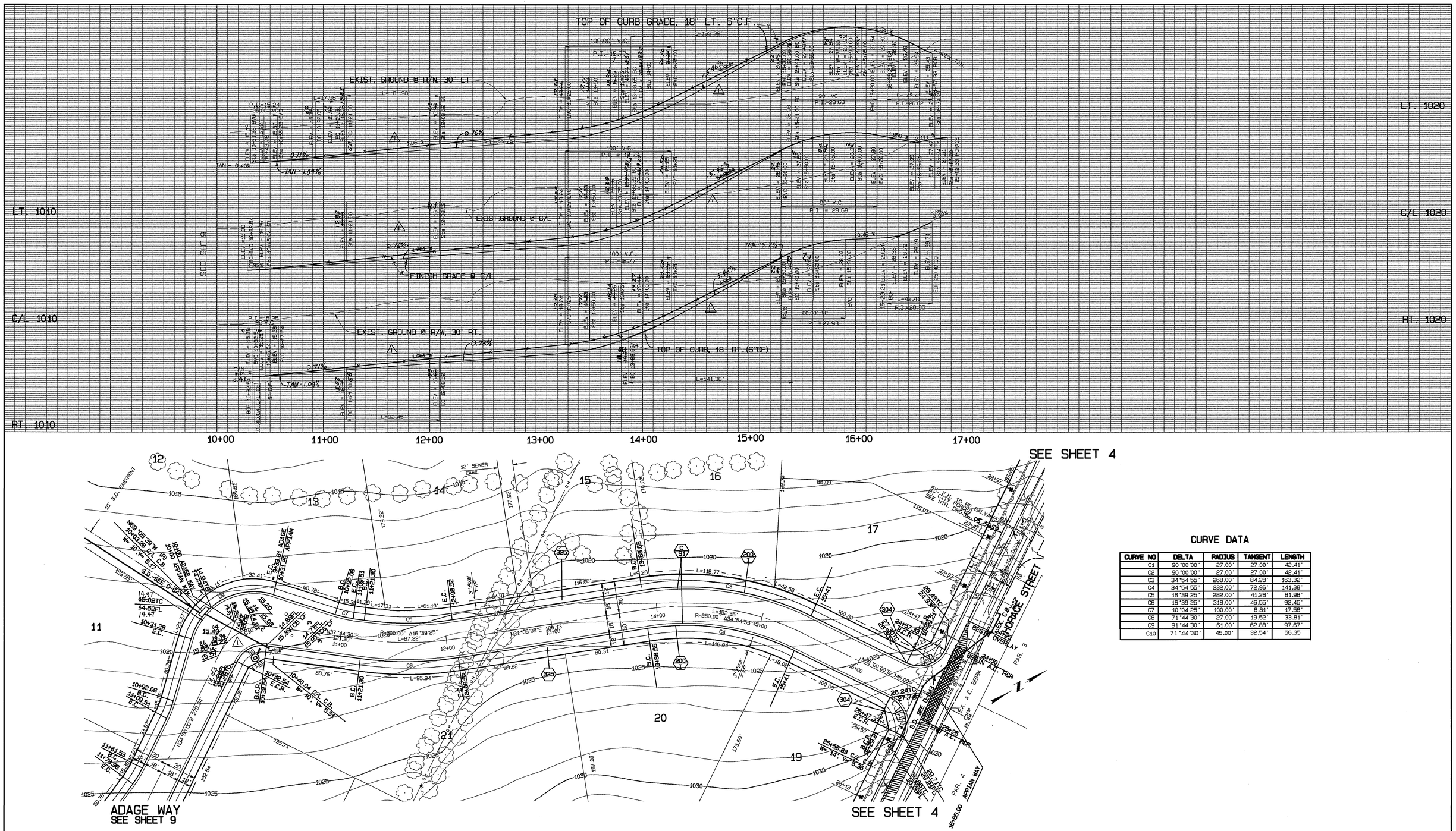
APPROVED BY — DIRECTOR OF PUBLIC WORKS — DATE 11/25/96

STREET PLAN & PROFILE
TRACT NO. 27919
HORACE STREET

SCALE: HORIZ.: 1"=20' VERT. 1"=4'

ACCOUNT NO.
DRAWING NUMBER
R-3457
SHEET 6 OF 9
96-0076A

INDEXED 1-8-97 GH
P.C. 3908



CURVE DATA

CURVE NO	DELTA	RADIUS	TANGENT	LENGTH
C1	90°00'00"	27.00'	27.00'	42.41'
C2	90°00'00"	27.00'	27.00'	42.41'
C3	34°54'55"	268.00'	84.28'	163.32'
C4	34°54'55"	232.00'	72.96'	141.38'
C5	16°39'25"	282.00'	41.28'	81.98'
C6	16°39'25"	318.00'	46.55'	92.45'
C7	10°04'25"	100.00'	8.81'	17.58'
C8	71°44'30"	27.00'	19.52'	33.81'
C9	91°44'30"	61.00'	62.88'	97.67'
C10	71°44'30"	45.00'	32.54'	56.35

BENCH MARK : G6-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

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

REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD FAGHIHI
NO. C39530
EXP. 12-31-97
CIVIL
STATE OF CALIFORNIA

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 Mohd Faghihi DATE 10/16/96
R.E. NO. 39530

W.O.:96-0076 FOR: SHEFFIELD HOMES F.B.: 1996/62

MARK	REVISIONS	APPR.	DATE
1	Revised Grades in Profile & Plan FRED	[illegible]	4/10/97

DESIGNED BY: Bel CHECKED BY: [illegible] PLN CHK REF

FRED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	10/22/96
PARKS DEPT.	[illegible]	10/16/96
TRAFFIC DIVISION	[illegible]	10/23/96
DEPUTY P.W. DIRECTOR	[illegible]	10/25/96
	[illegible]	10/22/96

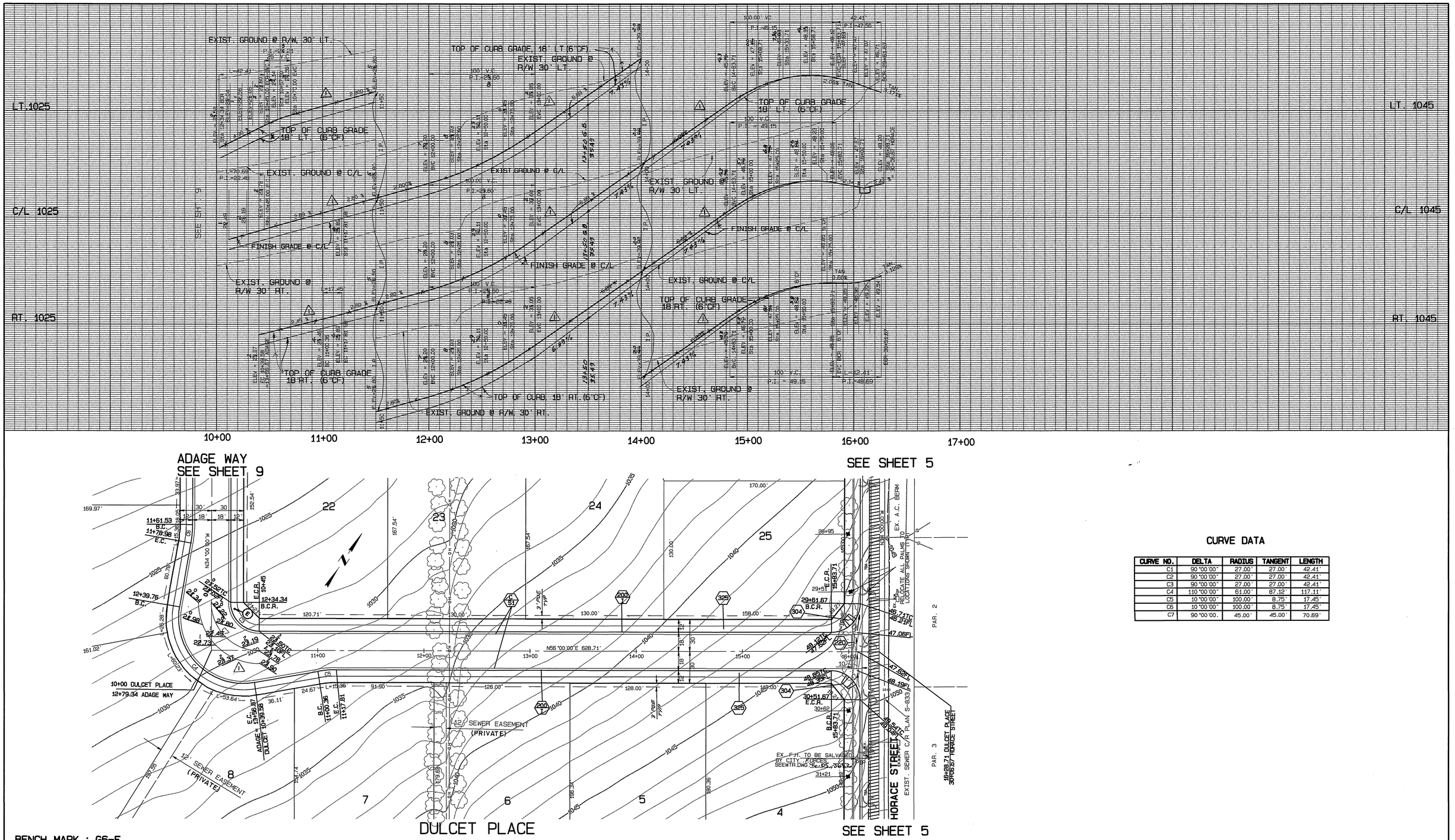
APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 11/25/96

STREET PLAN & PROFILE
TRACT NO. 27919
APPIAN WAY

SCALE: HORZ.: 1"=40' VERT. : 1"=4'

ACCOUNT NO.
DRAWING NUMBER
R-3457
SHEET 7 OF 9
96-0076A

INDEXED 1-8-97 4H



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C3	90°00'00"	27.00'	27.00'	42.41'
C4	110°00'00"	61.00'	87.12'	117.11'
C5	10°00'00"	100.00'	8.75'	17.45'
C6	10°00'00"	100.00'	8.75'	17.45'
C7	90°00'00.	45.00'	45.00'	70.69'

BENCH MARK : G6-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

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TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD FAGHIHI
NO. C39530
EXP. 12-31-97
CIVIL
STATE OF CALIFORNIA

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 Mo L Fagi DATE 10/16/96
R.E. NO. 39530

N.O.:96-0076 FOR: SHEFFIELD HOMES F.B.: 1996/62

MARK	REVISIONS	APPR.	DATE
1	Revised Grades in Profile & Plan		4/8/97

DESIGNED BY: Bel CHECKED BY: PLN CHK REF

FRED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		10/24/96
PARKS DEPT.		10/18/96
TRAFFIC DIVISION		10/24/96
DEPUTY P.W. DIRECTOR		10/25/96

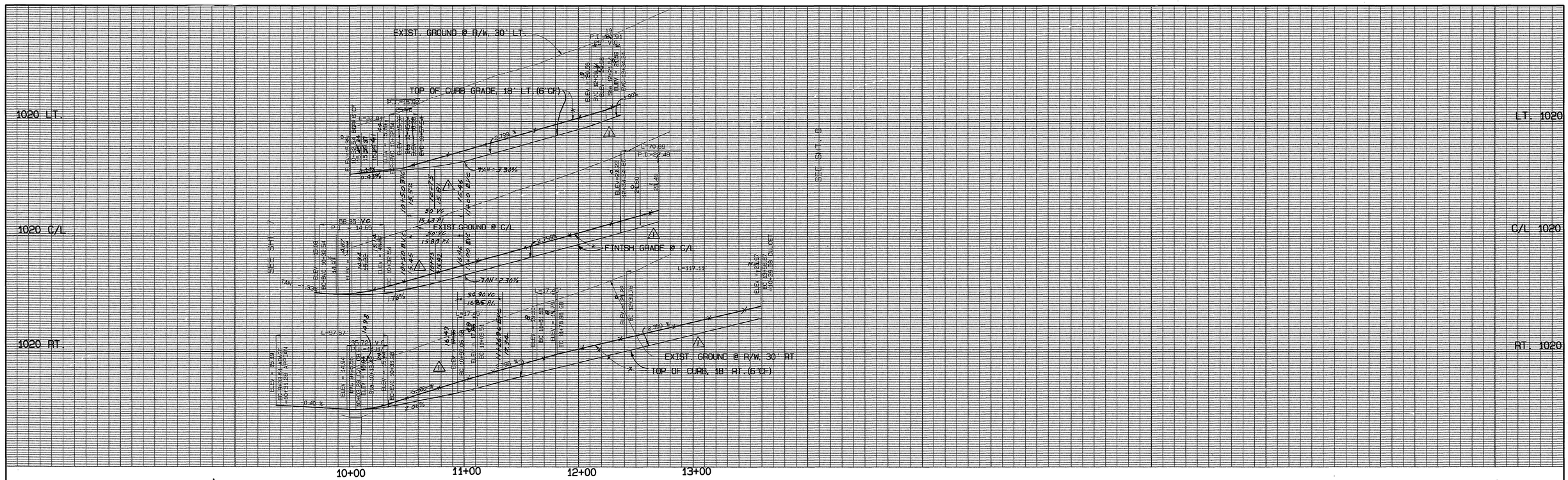
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 11/25/96

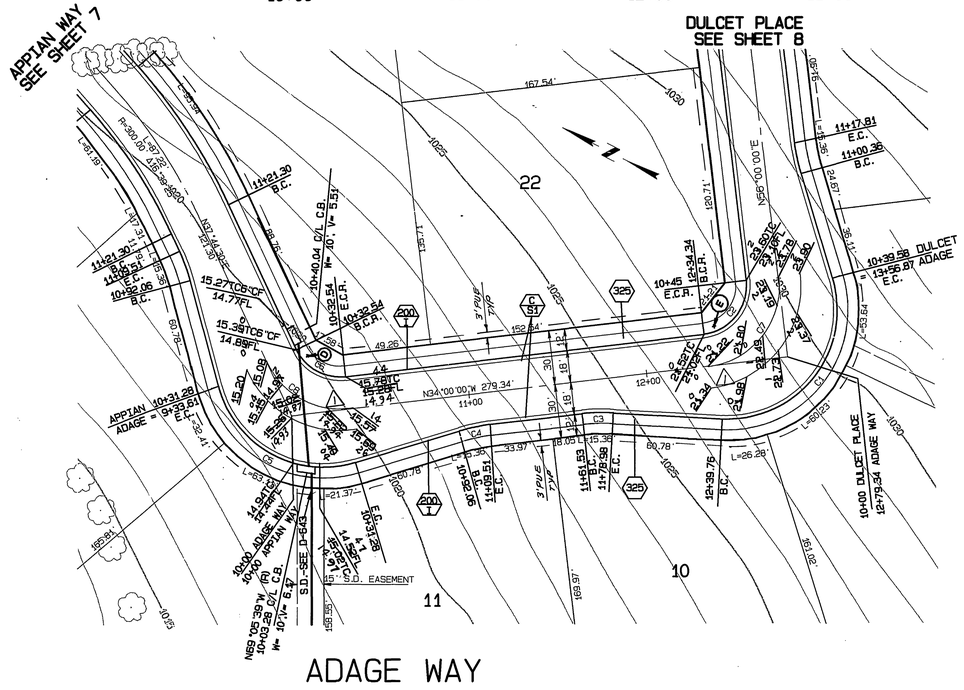
STREET PLAN & PROFILE
TRACT NO. 27919
DULCET PLACE

SCALE: HORZ.: 1"=40' VERT.: 1"=4'

ACCOUNT NO.
DRAWING NUMBER
R-3457
SHEET 8 OF 9
96-0076A

INDEXED 1-8-97 GH





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BENCH MARK : G6-F
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FB 838/57 ELEV. 974.744

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TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER
MOHAMMAD FAGHIHI
NO. C39530
EXP. 12-31-97
CIVIL
STATE OF CALIFORNIA

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 Mohd Fagh DATE 10/16/96
R.E. NO. 39530

W.O.:96-0076 FOR: SHEFFIELD HOMES F.B.: 1996/62

MARK	REVISIONS	APPR.	DATE
1	Revised Grades in Profile & Plan FRED		4/8/97

DESIGNED BY: Bal CHECKED BY: PLN CHK REF

FRED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		10/25/96
PARKS DEPT.		10-18-96
TRAFFIC DIVISION		10/25/96
DEPUTY P.W. DIRECTOR		10/25/96

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 11/25/96

STREET PLAN & PROFILE
TRACT NO. 27919
ADAGE WAY

SCALE: HORZ.: 1"=40' VERT.: 1"=4'

ACCOUNT NO.
DRAWING NUMBER
R-3457
SHEET 9 OF 9
96-0076A

INDEXED 1-8-97 4H