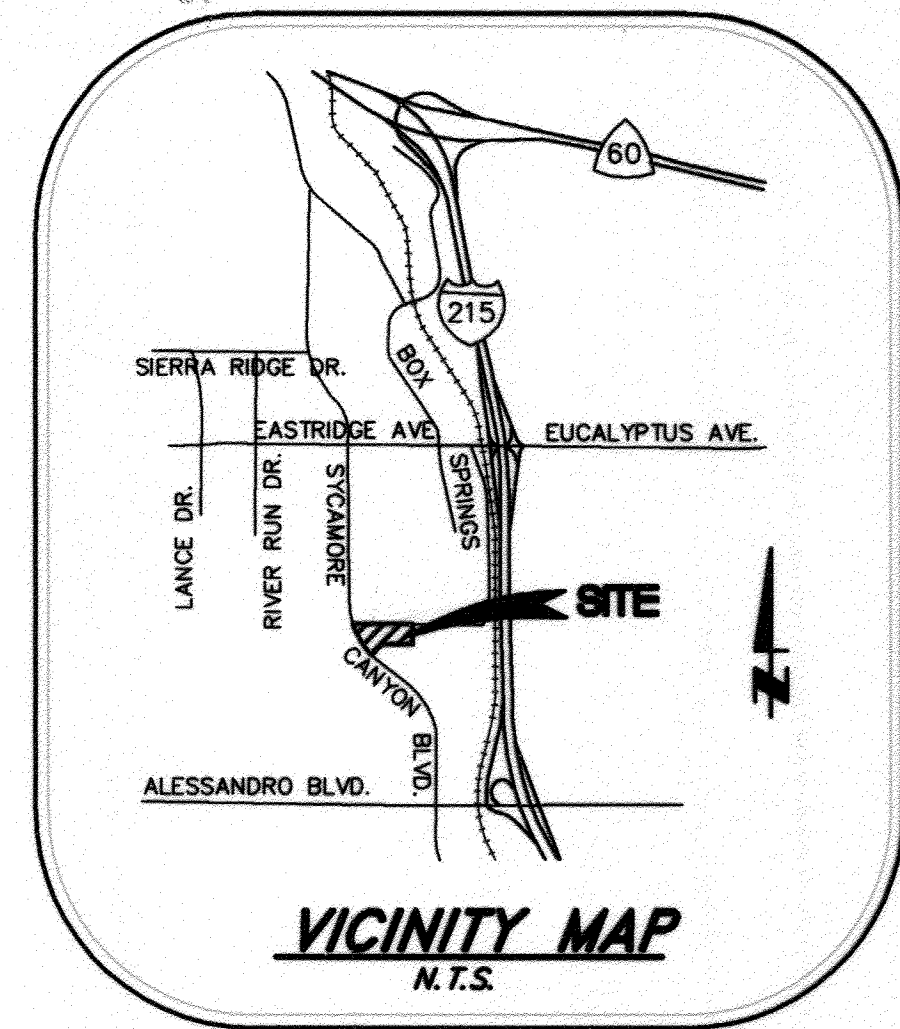


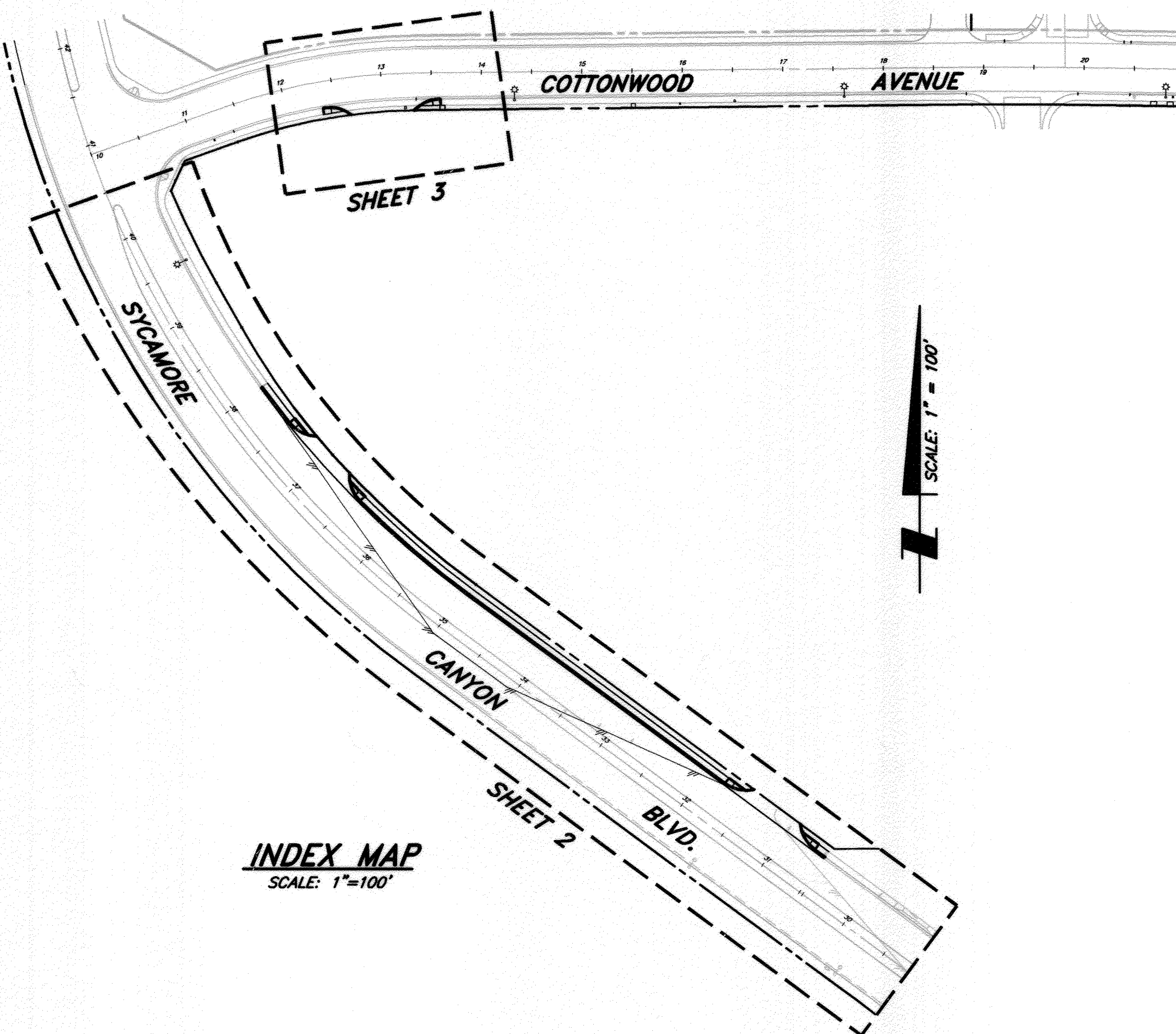
STREET IMPROVEMENT PLANS

2325 COTTONWOOD AVENUE



GENERAL NOTES:

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- 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, ITS SUPPLEMENTAL NOTES 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.
- SEE CITY OF RIVERSIDE APPROVED UTILITY PLAN FOR LOCATION AND QUANTITY OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- 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.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 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.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.



LIST OF ABBREVIATIONS

BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
CB	CATCH BASIN
CF	CURB FACE
CFS	CUBIC FEET PER SECOND
D/W	DRIVEWAY
DWG	DRAWING
EC	END CURVE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
FL	FLOWLINE
GB	GRADE BREAK
GTR	GUTTER
H.P.	HIGH POINT
INV.	INVERT
L	LENGTH
LF	LINEAL FEET
L.P.	LOW POINT
N.T.S.	NOT TO SCALE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
ST	STREET
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
W	WIDTH

NOTICE TO CONTRACTORS

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.

ALL CONTRACTOR AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR OR SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

REFERENCE DRAWINGS

STREET IMPROVEMENT PLANS R-3647
STREET IMPROVEMENT PLANS R-4071

PRIVATE ENGINEER'S NOTICES TO CONTRACTORS

THE EXISTENCE AND APPROXIMATE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES OR STRUCTURES EXCEPT AS SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITIES OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK ON EXCAVATION TO DETERMINE EXACT LOCATION OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION OF THESE LINES.

THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.) PHONE 1-800-422-4133 TWO (2) WORKING DAYS PRIOR TO DIGGING. NO CONSTRUCTION PERMIT ISSUED BY PUBLIC WORKS DEPARTMENT SHALL BE VALID INVOLVING UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS AN INQUIRY IDENTIFICATION NUMBER ISSUED BY U.S.A.

BASIS OF BEARINGS

BASIS OF BEARING IS THE NORTH LINE OF THE PARCEL MAP NO. 24536, ON FILE IN BOOK 162, PAGES 91-98, OF PARCEL MAPS, RECORDS OF RIVERSIDE CO., CALIFORNIA BEING N89°23'56"E.

STREET IMPROVEMENT CONSTRUCTION NOTES

- CONSTRUCT 5.5" AC PAVEMENT OVER 10" CRUSHED AGGREGATE BASE, SOILS REPORT #1706
- CONSTRUCT 6" TYPE I CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200
- CONSTRUCT 6' WIDE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
- CONSTRUCT 6' WIDE CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220
- CONSTRUCT WHEELCHAIR RAMP, PER CITY OF RIVERSIDE STD. DWG. NO. 304, TYPE III
- GRIND AND CONSTRUCT AC OVERLAY (0.10' MIN.)
- ADJUST MANHOLE TO GRADE.
- CONSTRUCT 8" TYPE II CURB ONLY PER CITY OF RIVERSIDE STD. DWG. NO. 200 (FUTURE-BY OTHERS)
- INSTALL TRAFFIC SIGNAL LOOP DETECTORS
- INSTALL STREET LIGHT PER CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT STREET LIGHT PLANS

QUANTITIES

34, 313 S.F.
656 L.F.
3 EA = 3,739 S.F.
3,078 S.F.
6 EA.
4,940 S.F.
3 EA.
1,292 L.F.
2 EA.
5 EA.

SYMBOL LEGEND

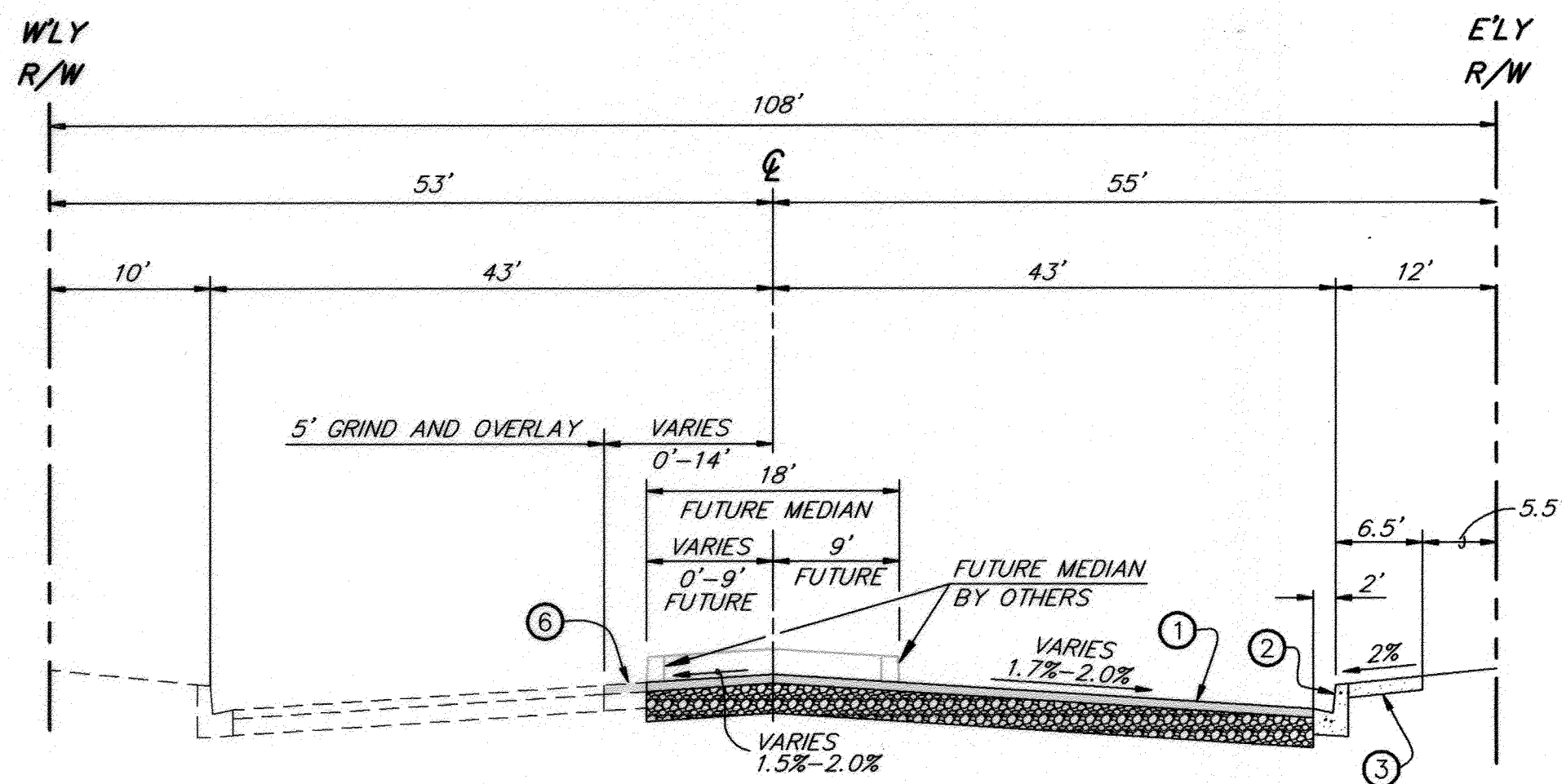
DESCRIPTION	SYMBOL
EXISTING SPOT ELEVATION	(115.0)
FINISH SPOT ELEVATION	115.0
DIRECTION OF DRAINAGE	→
PROPERTY LINES	---
RIGHT OF WAY LINE	---
CENTERLINE	---
EXISTING STREET LIGHT	☀
PROPOSED STREET LIGHT	☀
NEW AC PAVEMENT	▨
PAVEMENT REMOVAL	▨
4" PCC SIDEWALK	▨
PCC DRIVE APPROACH	▨
GRIND AND OVERLAY AC PAVEMENT	▨

REMOVAL/RELOCATION NOTES

- SAWCUT AND REMOVE FULL DEPTH AC PAVEMENT
- RELOCATE TRAFFIC SIGNAL FACILITY
- REMOVE EXISTING SIGN.
- ABANDON EXISTING TRAFFIC LOOP DETECTORS

QUANTITIES

8,892 S.F.
-
4 EA.



TYPICAL SECTION - SYCAMORE CANYON BOULEVARD

N.T.S.

STA. 30+53.87 TO STA. 38+00.03

CITY OF RIVERSIDE
PUBLIC UTILITIES
OVERHEAD & UNDERGROUND

Eugen Mejia 3/28/13
APPROVED BY DATE

REVIEWED BY:
WESTERN MUNICIPAL WATER DISTRICT
FOR NON-INTERFERENCE COMPLIANCE
SHEET 1 THROUGH 3

Derek Kawai
DEREK KAWAI
INTERIM DIRECTOR OF ENGINEERING
DATE: 03-28-2013

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be stamped before a "Permit to Excavate" will be valid. For your Dig Alert ID, Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

BENCHMARK
CITY OF RIVERSIDE POINT I.D.: L1-B3
P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF D. STREET LIGHT ALONG THE SOUTHERN CURB OF RIVER CREST DRIVE, 70 FEET WESTERLY OF BOX SPRINGS BLVD.

ELEVATION: 1537.343
NGVD 1929

SB&O BUSINESS LICENSE #BL00119398
EXP. DATE: NOVEMBER 8, 2013

SB&O INC.
PLANNING ENGINEERING SURVEYING
41689 Enterprise Circle North, Suite 128
Terrebonne, Ca. 92590
951-695-9900
951-695-8901 Fax

Don R. Brooks 4-5-13
REGISTERED PROFESSIONAL ENGINEER
No. 41829
Exp. 3/31/14
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Don R. Brooks*
BY: *Don R. Brooks* DATE: 3/28/13
ENGINEERING MANAGER
CAPITAL PROJECTS

APPROVED BY: *Don R. Brooks*
BY: *Don R. Brooks* DATE: 3/28/13
CITY ENGINEER/PW DIRECTOR

DESIGNED BY: D.R.B. DRAWN BY: R.L.F. CHECKED BY: D.R.B.

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *Don R. Brooks*
BY: *Don R. Brooks* DATE: 3/28/13
ENGINEERING MANAGER
CAPITAL PROJECTS

APPROVED BY: *Don R. Brooks*
BY: *Don R. Brooks* DATE: 3/28/13
CITY ENGINEER/PW DIRECTOR

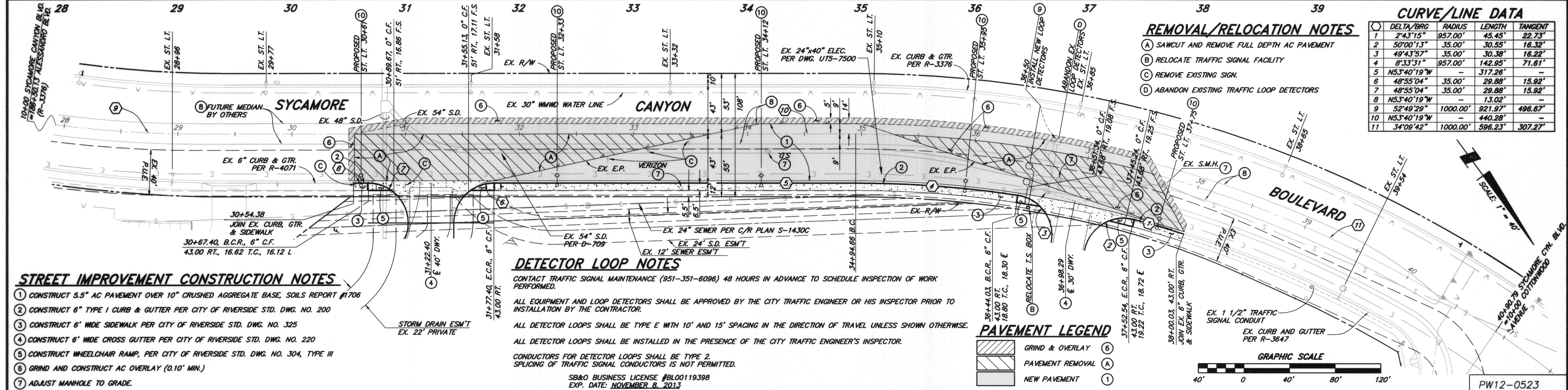
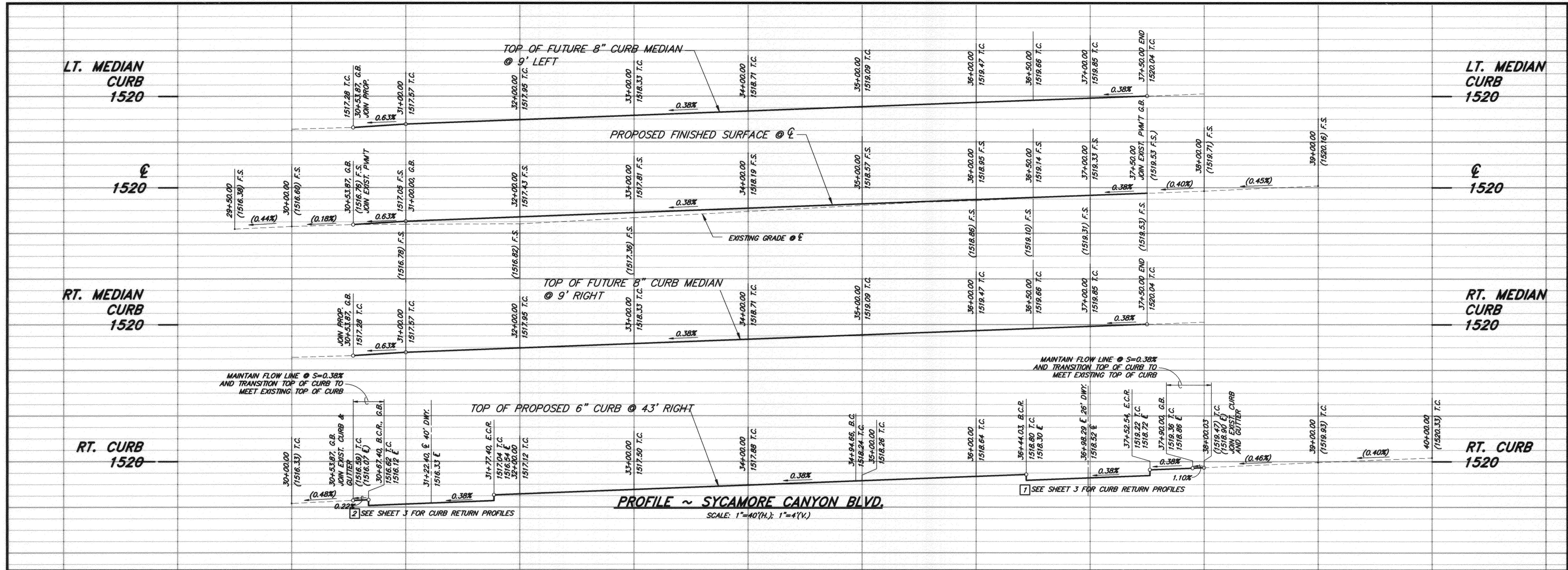
DATE: 3/28/2013

STREET IMPROVEMENT PLANS
TITLE SHEET
2325 COTTONWOOD AVENUE

PLANNING CASES P12-0507 THRU 0510
HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'

PW12-0523
ACCT. NO.
R-4262
SHEET 1 OF 3
69312.10

I:\69312 COTTONWOOD\DWG\1\69312S101.DWG WED 03/27/2013 09:13:06



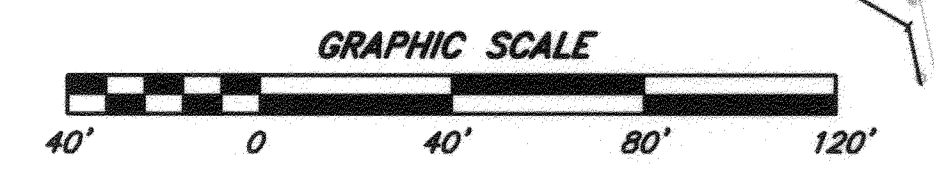
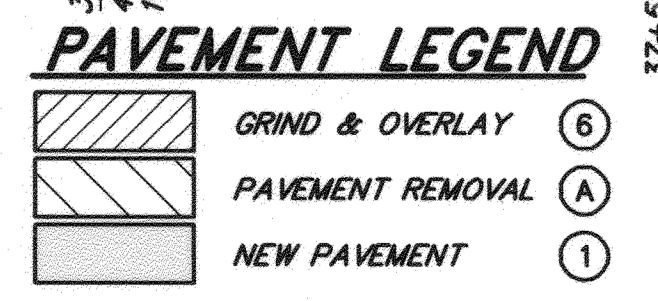
CURVE/LINE DATA

NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT
1	2°43'15"	957.00'	45.45'	22.73'
2	50°00'13"	35.00'	30.55'	16.32'
3	49°43'57"	35.00'	30.38'	16.22'
4	8°33'31"	957.00'	142.95'	71.61'
5	N53°40'19"W	-	317.26'	-
6	48°55'04"	35.00'	29.88'	15.92'
7	48°55'04"	35.00'	29.88'	15.92'
8	N53°40'19"W	-	13.02'	-
9	52°49'29"	1000.00'	921.97'	496.67'
10	N53°40'19"W	-	440.28'	-
11	34°09'42"	1000.00'	596.23'	307.27'

- REMOVAL/RELOCATION NOTES**
- (A) SAWCUT AND REMOVE FULL DEPTH AC PAVEMENT
 - (B) RELOCATE TRAFFIC SIGNAL FACILITY
 - (C) REMOVE EXISTING SIGN.
 - (D) ABANDON EXISTING TRAFFIC LOOP DETECTORS

- STREET IMPROVEMENT CONSTRUCTION NOTES**
- 1 CONSTRUCT 5.5" AC PAVEMENT OVER 10" CRUSHED AGGREGATE BASE, SOILS REPORT #1706
 - 2 CONSTRUCT 6" TYPE I CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200
 - 3 CONSTRUCT 6" WIDE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
 - 4 CONSTRUCT 6" WIDE CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220
 - 5 CONSTRUCT WHEELCHAIR RAMP, PER CITY OF RIVERSIDE STD. DWG. NO. 304, TYPE III
 - 6 GRIND AND CONSTRUCT AC OVERLAY (0.10" MIN.)
 - 7 ADJUST MANHOLE TO GRADE.
 - 8 CONSTRUCT 8" TYPE II CURB ONLY PER CITY OF RIVERSIDE STD. DWG. NO. 200 (FUTURE-BY OTHERS)
 - 9 INSTALL TRAFFIC SIGNAL LOOP DETECTORS
 - 10 INSTALL STREET LIGHT PER CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT STREET LIGHT PLANS

- DETECTOR LOOP NOTES**
- CONTACT TRAFFIC SIGNAL MAINTENANCE (951-351-6096) 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION OF WORK PERFORMED.
- ALL EQUIPMENT AND LOOP DETECTORS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER OR HIS INSPECTOR PRIOR TO INSTALLATION BY THE CONTRACTOR.
- ALL DETECTOR LOOPS SHALL BE TYPE E WITH 10' AND 15' SPACING IN THE DIRECTION OF TRAVEL UNLESS SHOWN OTHERWISE.
- ALL DETECTOR LOOPS SHALL BE INSTALLED IN THE PRESENCE OF THE CITY TRAFFIC ENGINEER'S INSPECTOR.
- CONDUCTORS FOR DETECTOR LOOPS SHALL BE TYPE 2. SPLICING OF TRAFFIC SIGNAL CONDUCTORS IS NOT PERMITTED.



BENCHMARK

CITY OF RIVERSIDE POINT I.D.: L1-B3
P.K. NAIL AND CITY ENGINEER TAG IN THE
BASE OF D. STREET LIGHT ALONG THE
SOUTHERN CURB OF RIVER CREST DRIVE,
70 FEET WESTERLY OF BOX SPRINGS BLVD.

ELEVATION: 1537.343
NGVD 1929

SB&O INC.

PLANNING ENGINEERING SURVEYING
41889 Enterprise Circle North, Suite 128
Terrebonne, CA 95266
951-865-8900
951-865-8901 Fax

REGISTERED PROFESSIONAL ENGINEER
DONALD R. BROOKS
No. 41829
Exp. 3/31/14
CIVIL

DESIGNED BY: D.R.B. DRAWN BY: R.L.F. CHECKED BY: D.R.B.

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

APPROVED BY: [Signature] DATE: 5/19/13
ENGINEERING MANAGER
CAPITAL PROJECTS

APPROVED BY: [Signature] DATE: 5/19/13
CITY ENGINEER/PW DIRECTOR

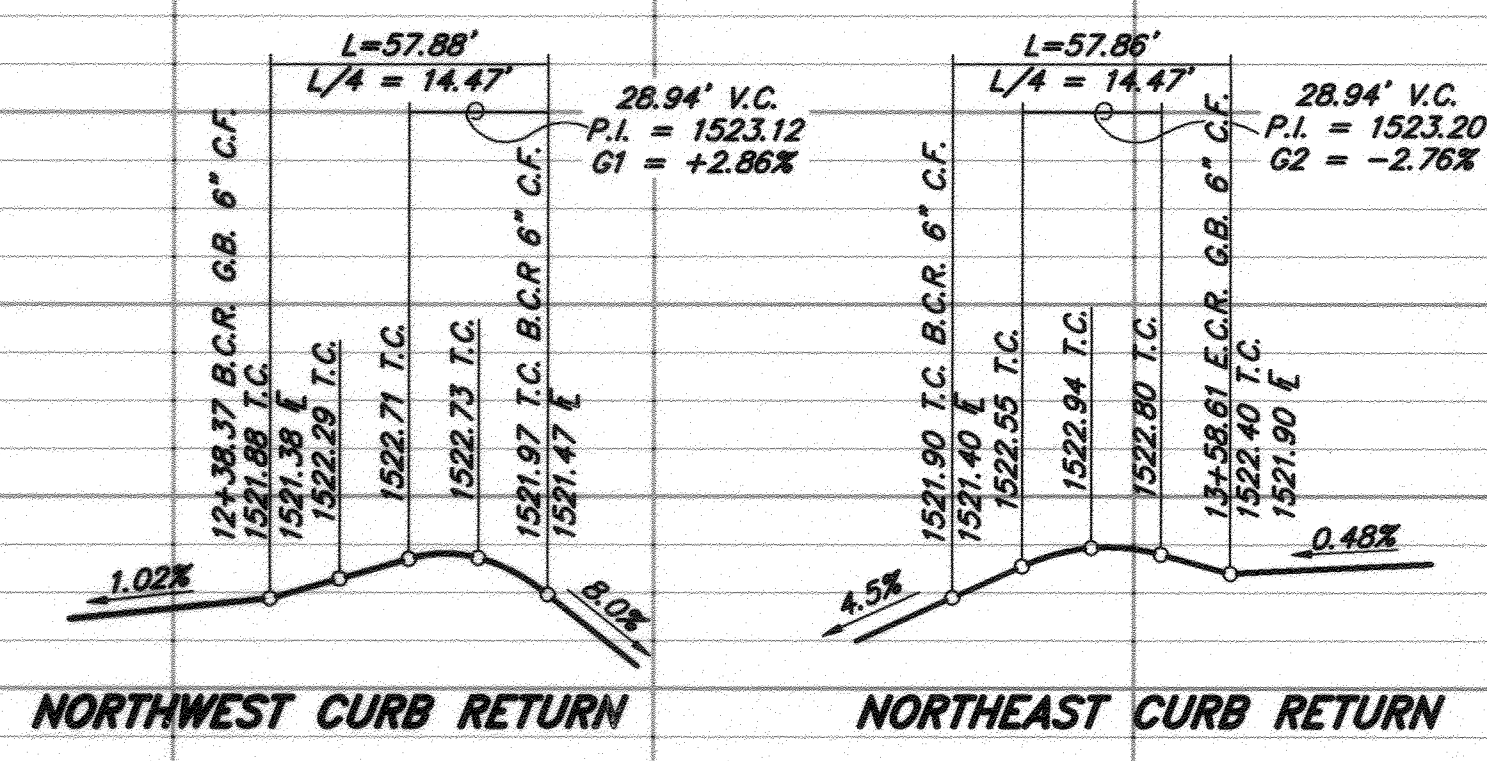
DATE: 5/19/2013

PW12-0523
ACCT. NO.

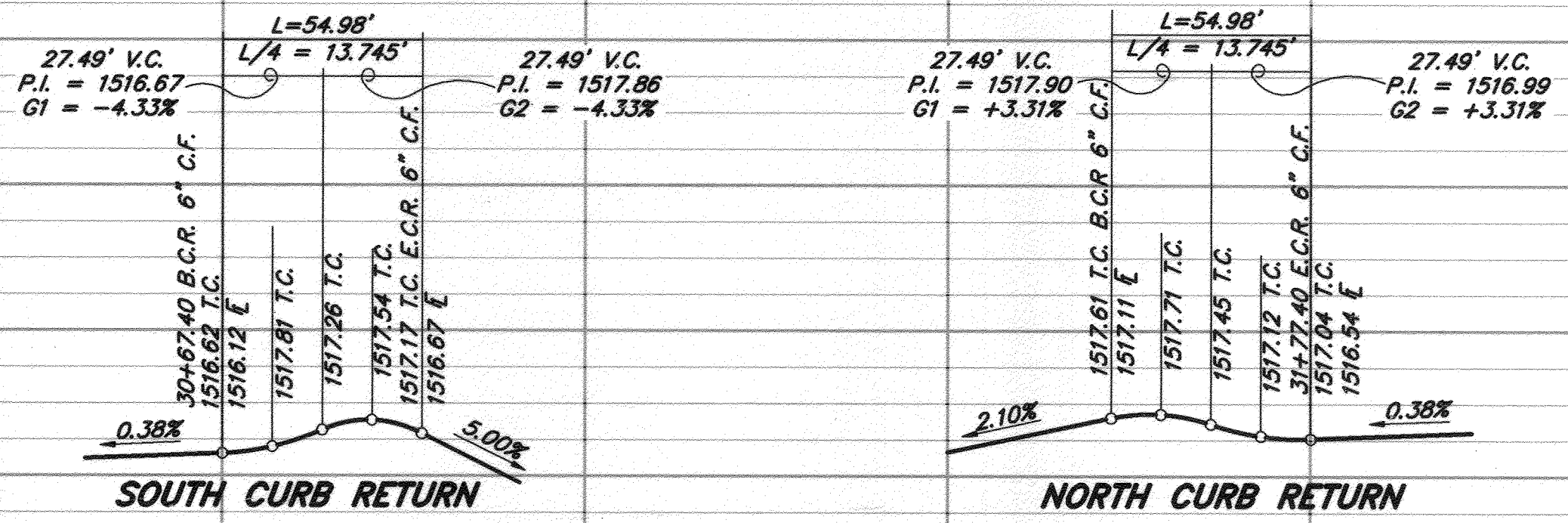
**STREET IMPROVEMENT PLANS
PLAN AND PROFILE
SYCAMORE CANYON BLVD.
STA. 30+54.38 TO 38+00.03**

PLANNING CASES P12-0507 THRU 0510
HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'

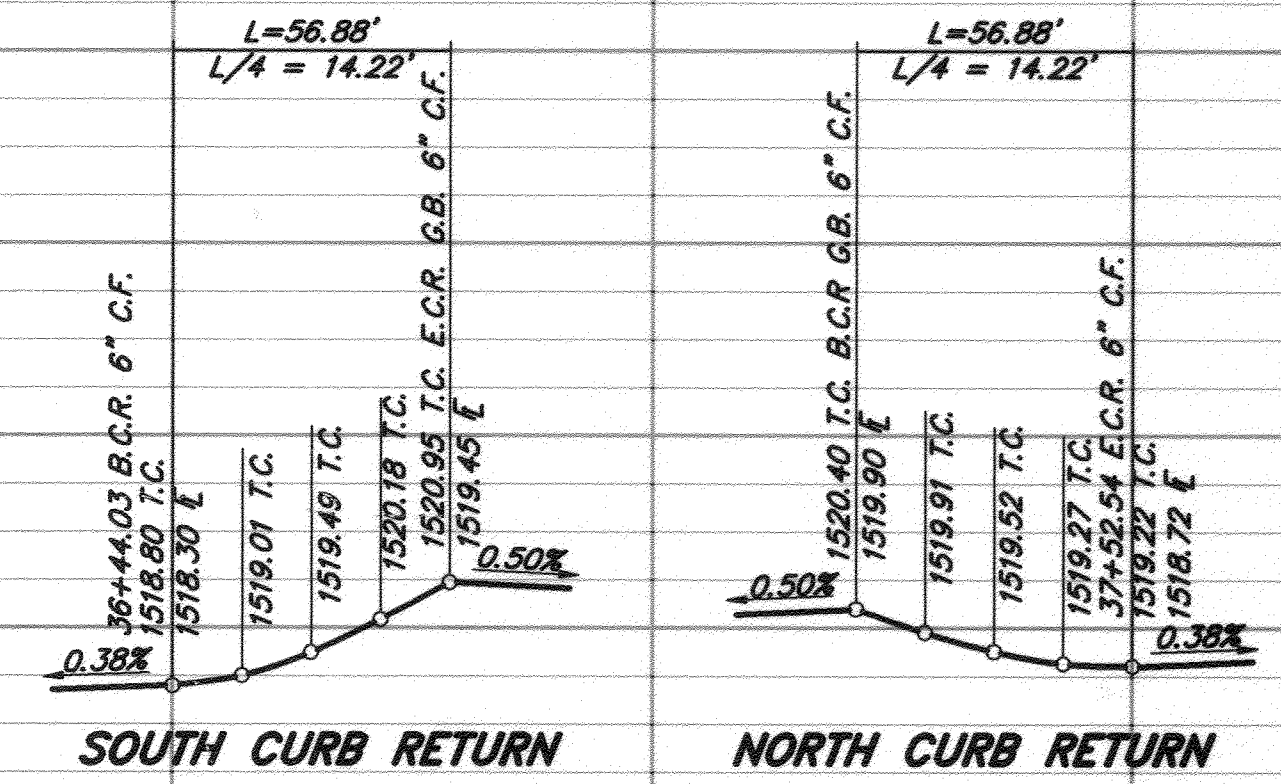
R-4262
SHEET 2 OF 3
69312.10



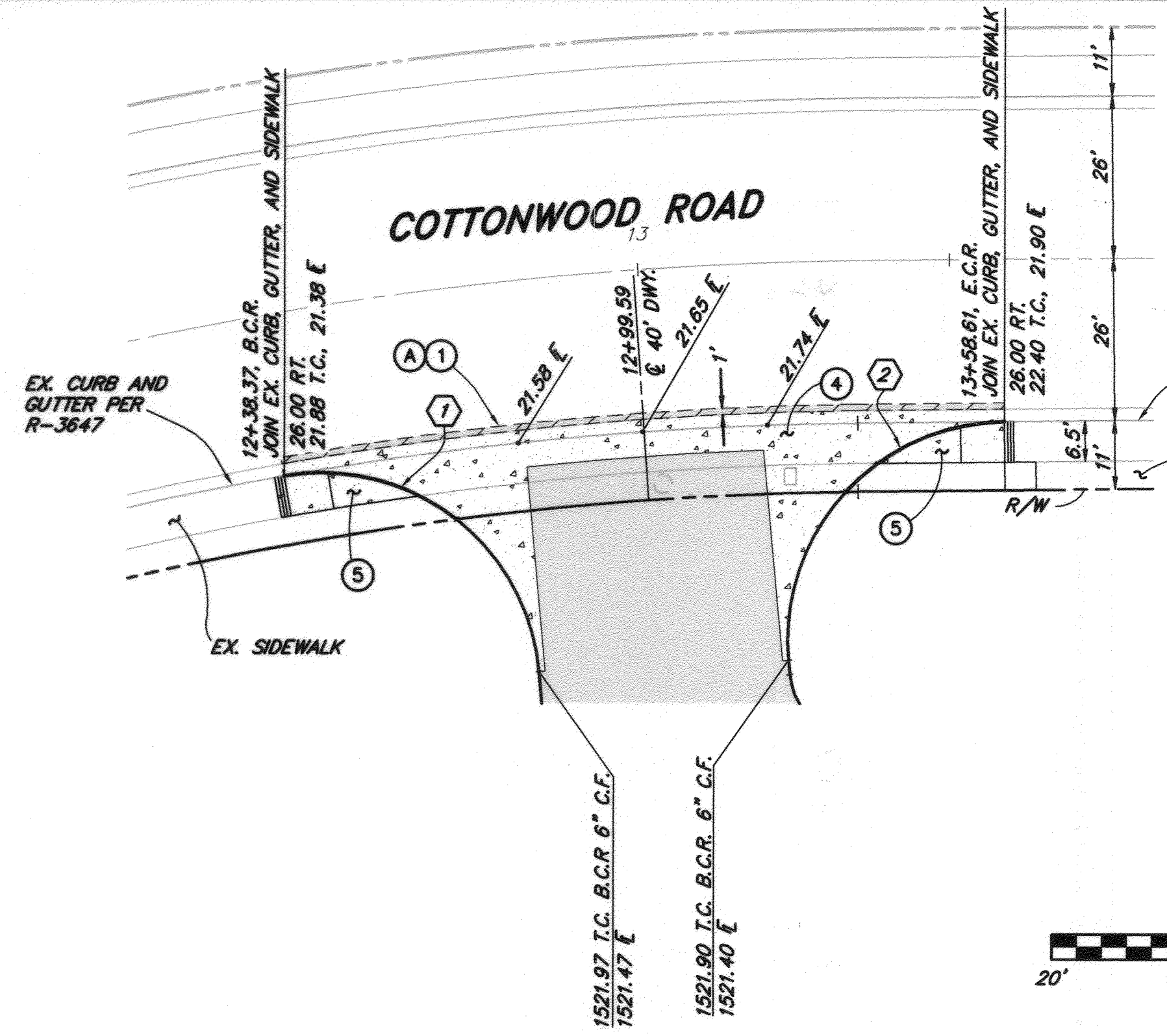
☉ DWY. STA. 12+99.25
COTTONWOOD AVENUE
1"=40'(H)
1"=4'(V)



☉ DWY. STA. 31+22.40
SYCAMORE CANYON BLVD.
1"=40'(H)
1"=4'(V)



☉ DWY. STA. 36+98.29
SYCAMORE CANYON BLVD.
1"=40'(H)
1"=4'(V)



CURVE/LINE DATA			
NO.	DELTA/BRG	RADIUS	LENGTH TANGENT
1	48°04'39"	35.00'	29.37' 15.61'
2	46°42'44"	35.00'	28.53' 15.11'

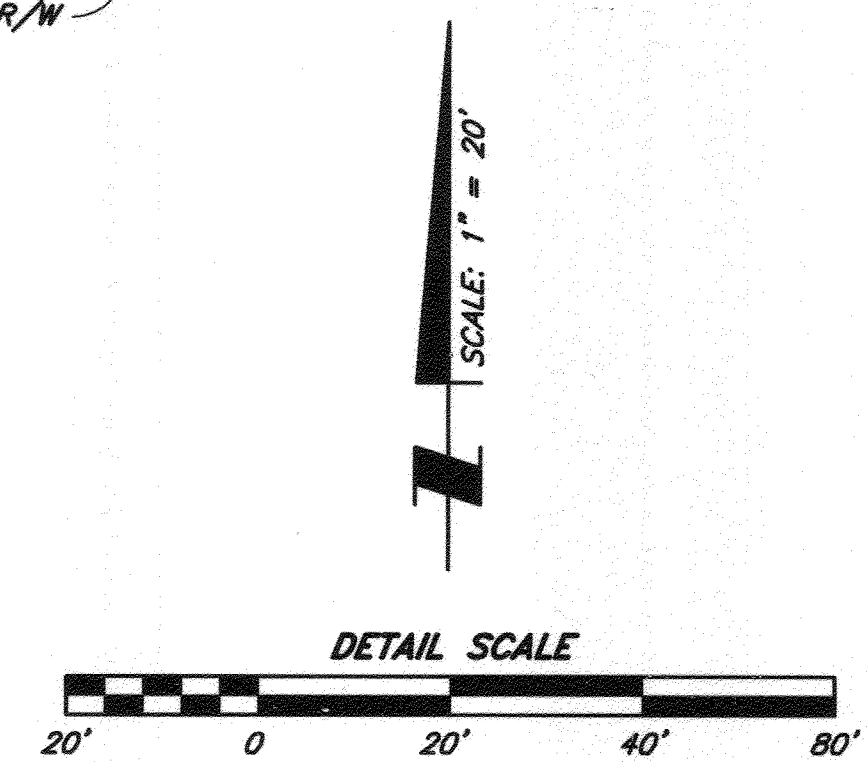
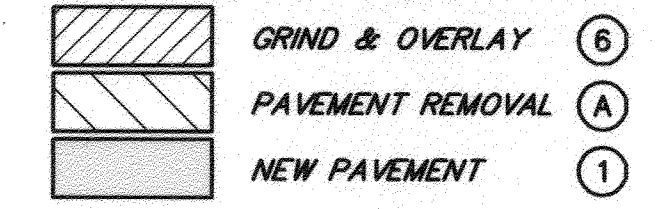
STREET IMPROVEMENT CONSTRUCTION NOTES

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REMOVAL/RELOCATION NOTES

- SAWCUT AND REMOVE FULL DEPTH AC PAVEMENT
- RELOCATE TRAFFIC SIGNAL FACILITY
- REMOVE EXISTING SIGN.
- ABANDON EXISTING TRAFFIC LOOP DETECTORS

PAVEMENT LEGEND



SB&O BUSINESS LICENSE #BLO0119398
EXP. DATE: NOVEMBER 8, 2013

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a permit to excavate will be void. For your Dig Alert I.D. Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

BENCHMARK
CITY OF RIVERSIDE POINT I.D.: L1-B3
P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF D. STREET LIGHT ALONG THE SOUTHERN CURB OF RIVER CREST DRIVE, 70 FEET WESTERLY OF BOX SPRINGS BLVD.
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951-695-8901 Fax

REGISTERED PROFESSIONAL ENGINEER
DONALD R. BROOKS
No. 41829
Exp. 3/31/14
CIVIL
STATE OF CALIFORNIA

DESIGNED BY	D.R.B.	DRAWN BY	R.L.F.	CHECKED BY	D.R.B.
MARK	REVISIONS	APPR. DATE	TRAFFIC ENGINEERING	DATE	4-18-13

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

APPROVED BY	BY	DATE	APPROVED BY
ENGINEERING MANAGER	PM	4/18/13	<i>[Signature]</i>
CAPITAL PROJECTS			CITY ENGINEER/PW DIRECTOR
			DATE 5/9/2013

**STREET IMPROVEMENT PLANS
PLAN AND PROFILE
CURB RETURN PROFILES
COTTONWOOD DRIVEWAY APPROACH**
PLANNING CASES. P12-0507 THRU 0510

PW12-0523
ACCT. NO.
R-4262
SHEET 3 OF 3
69312.10