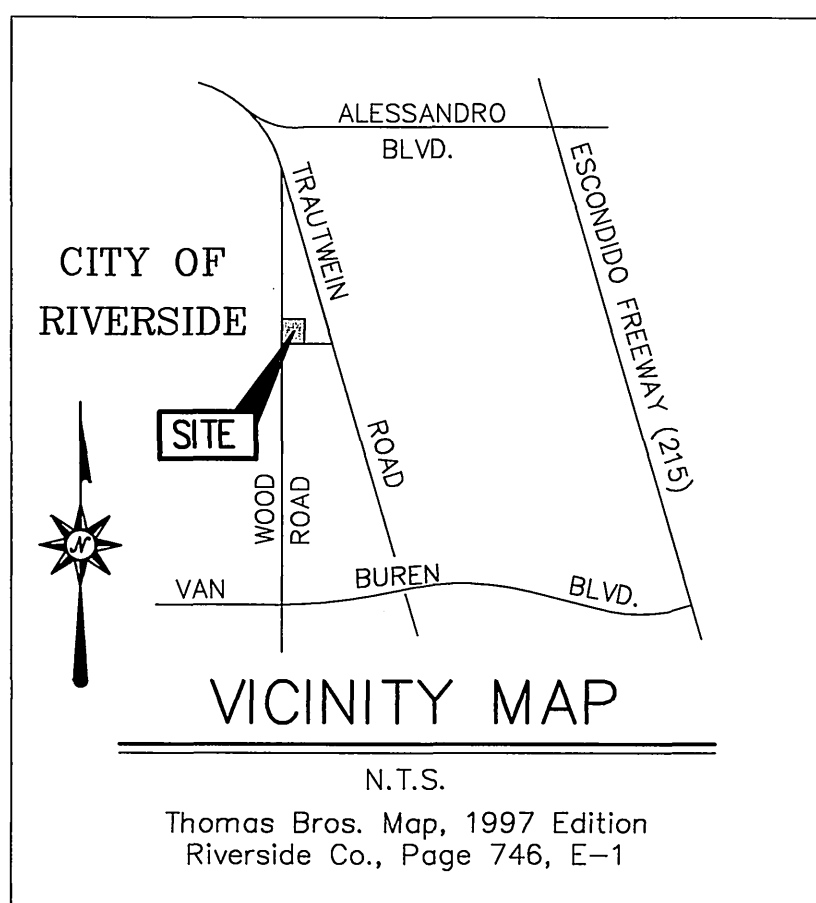
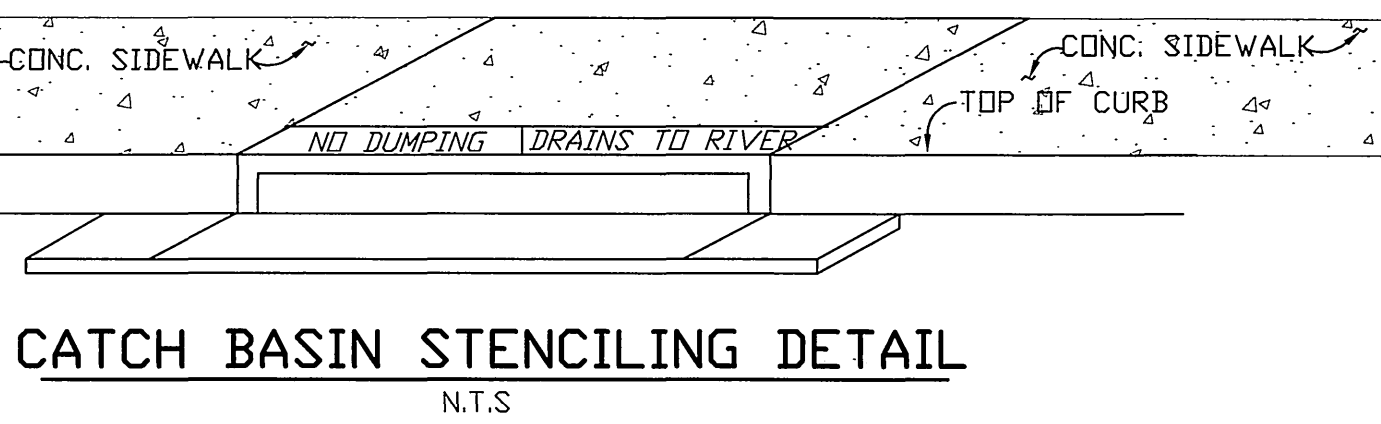
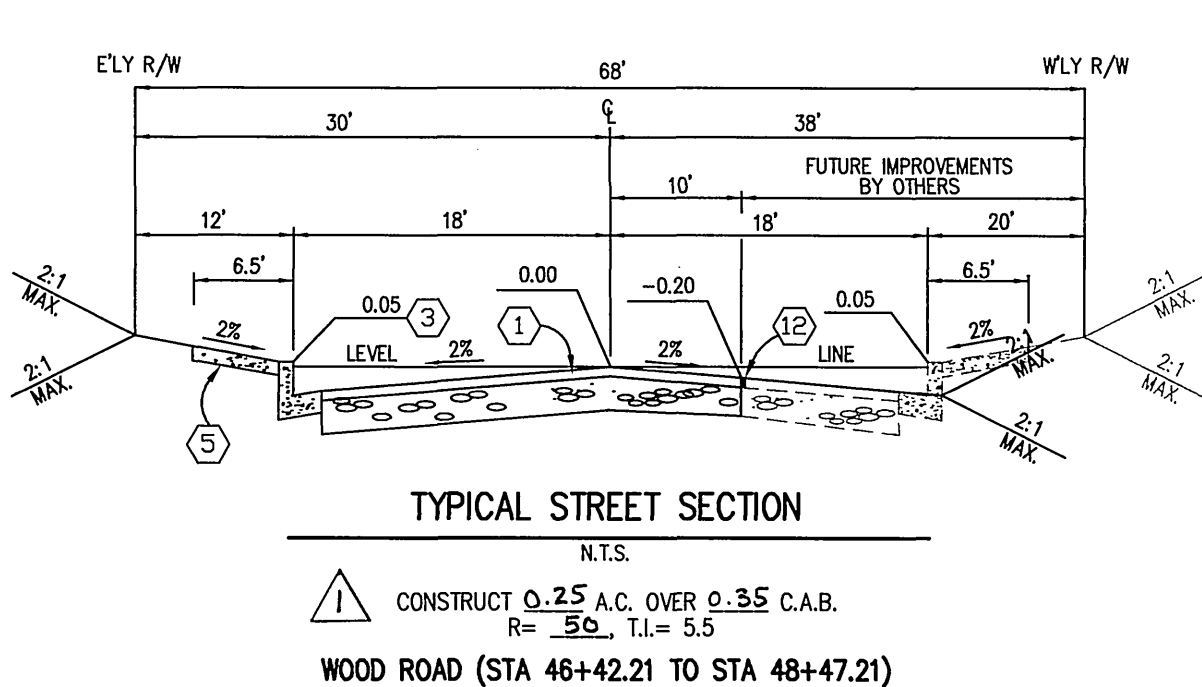
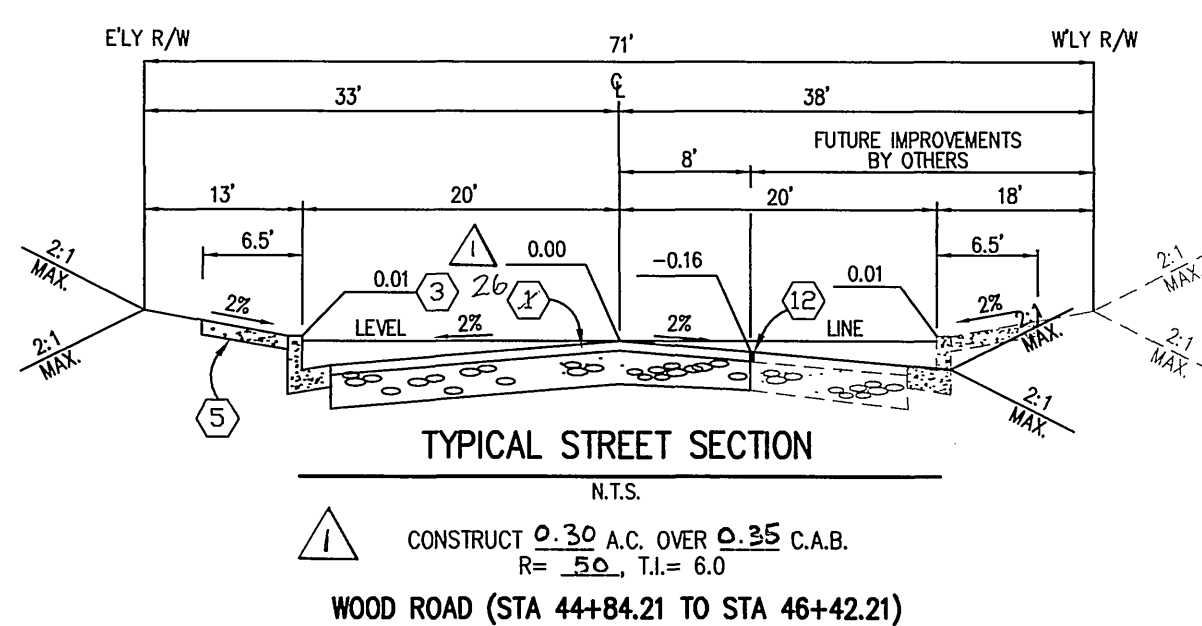
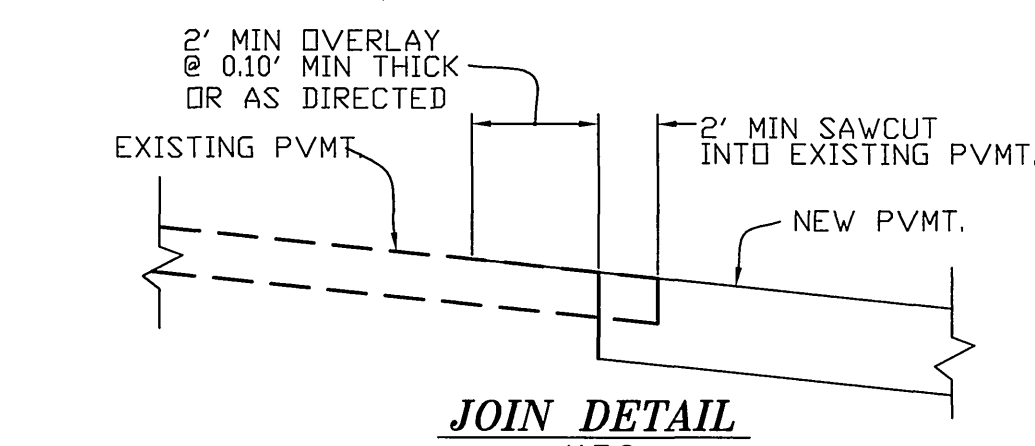


CITY OF RIVERSIDE STREET IMPROVEMENT PLANS TRACT 29478

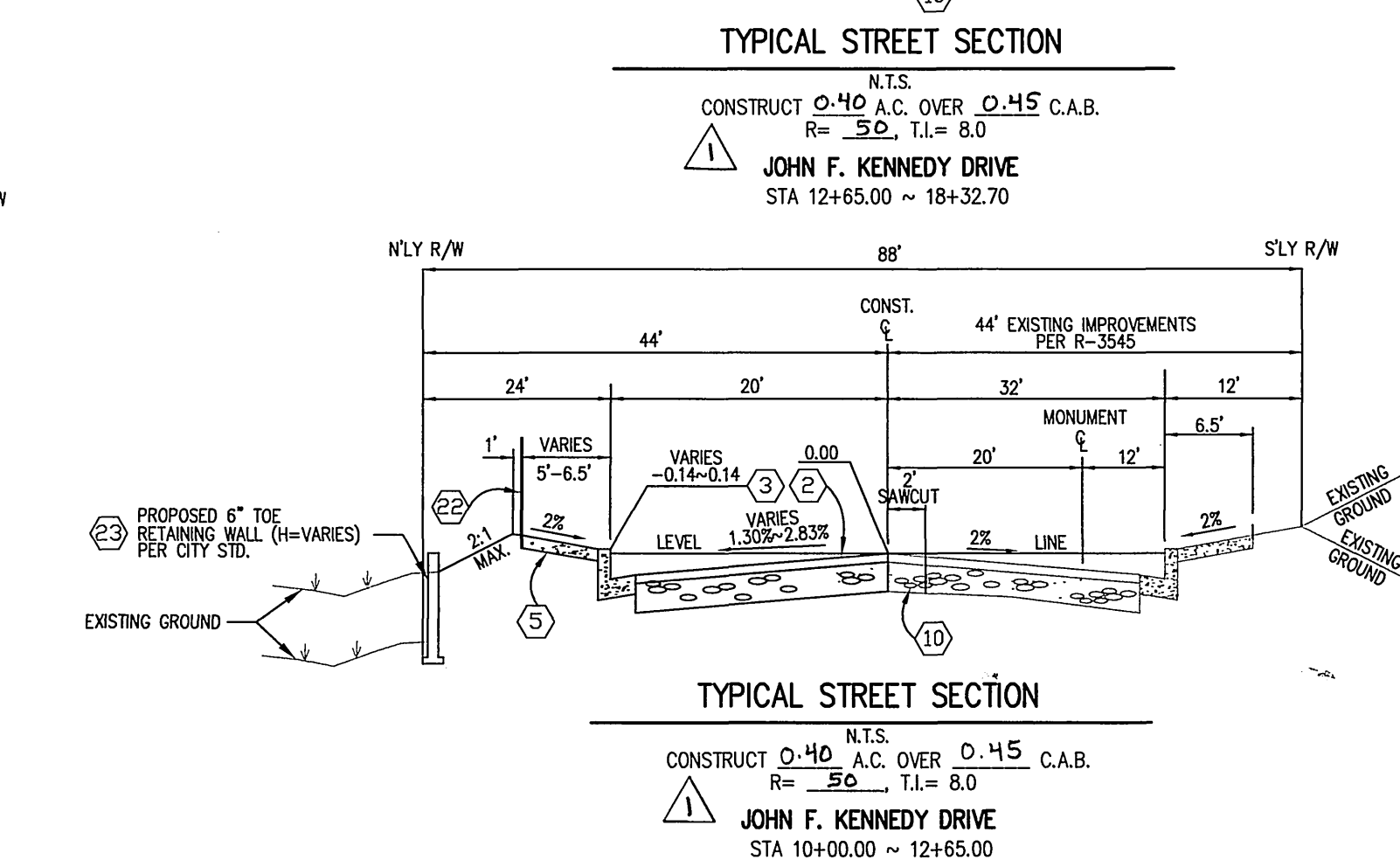
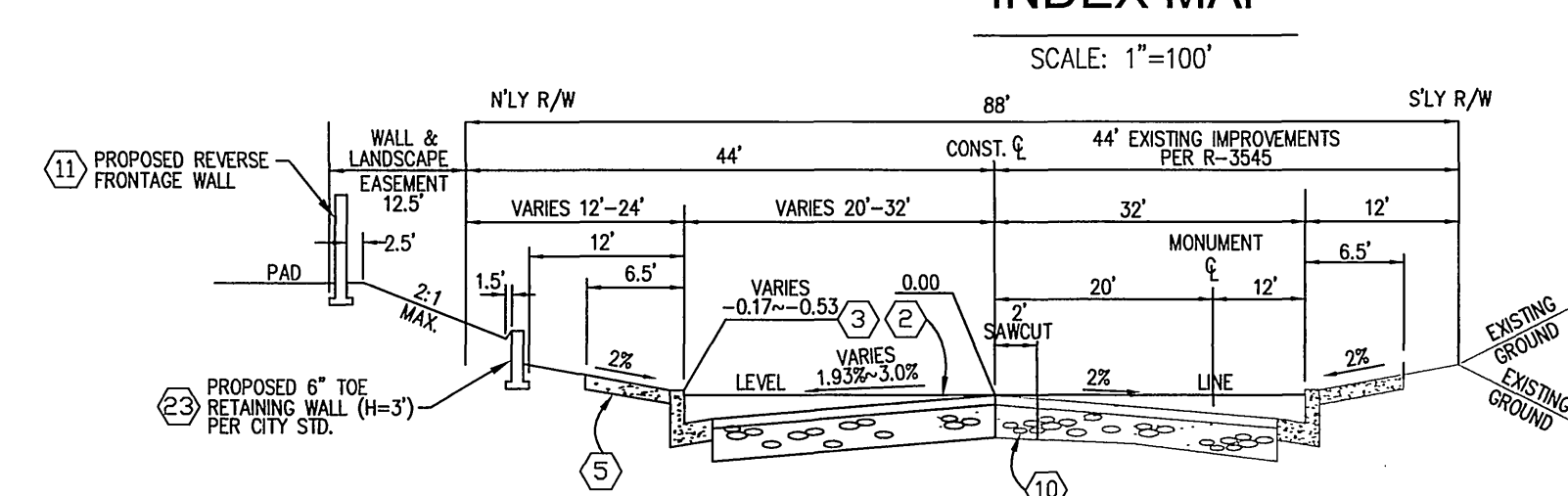
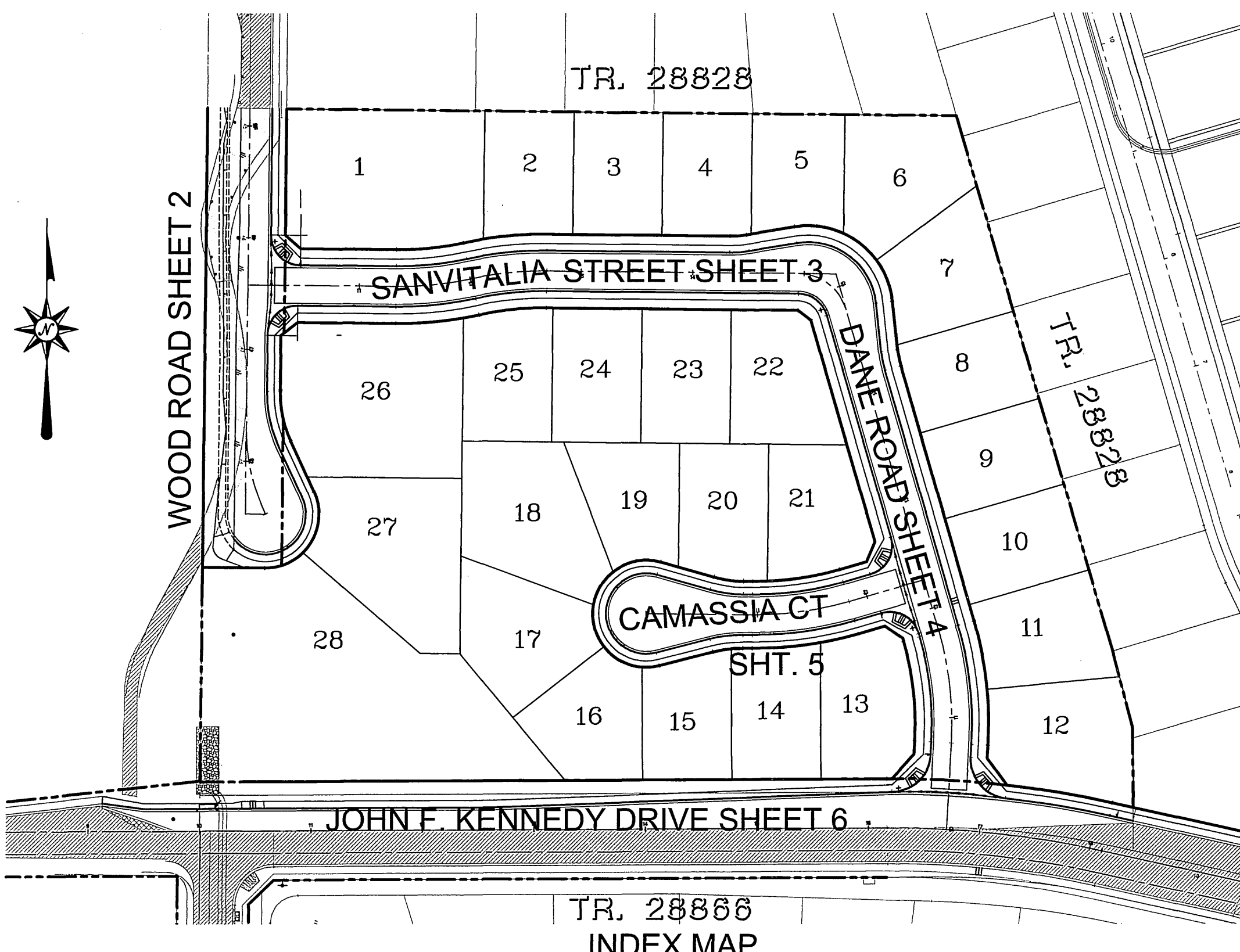
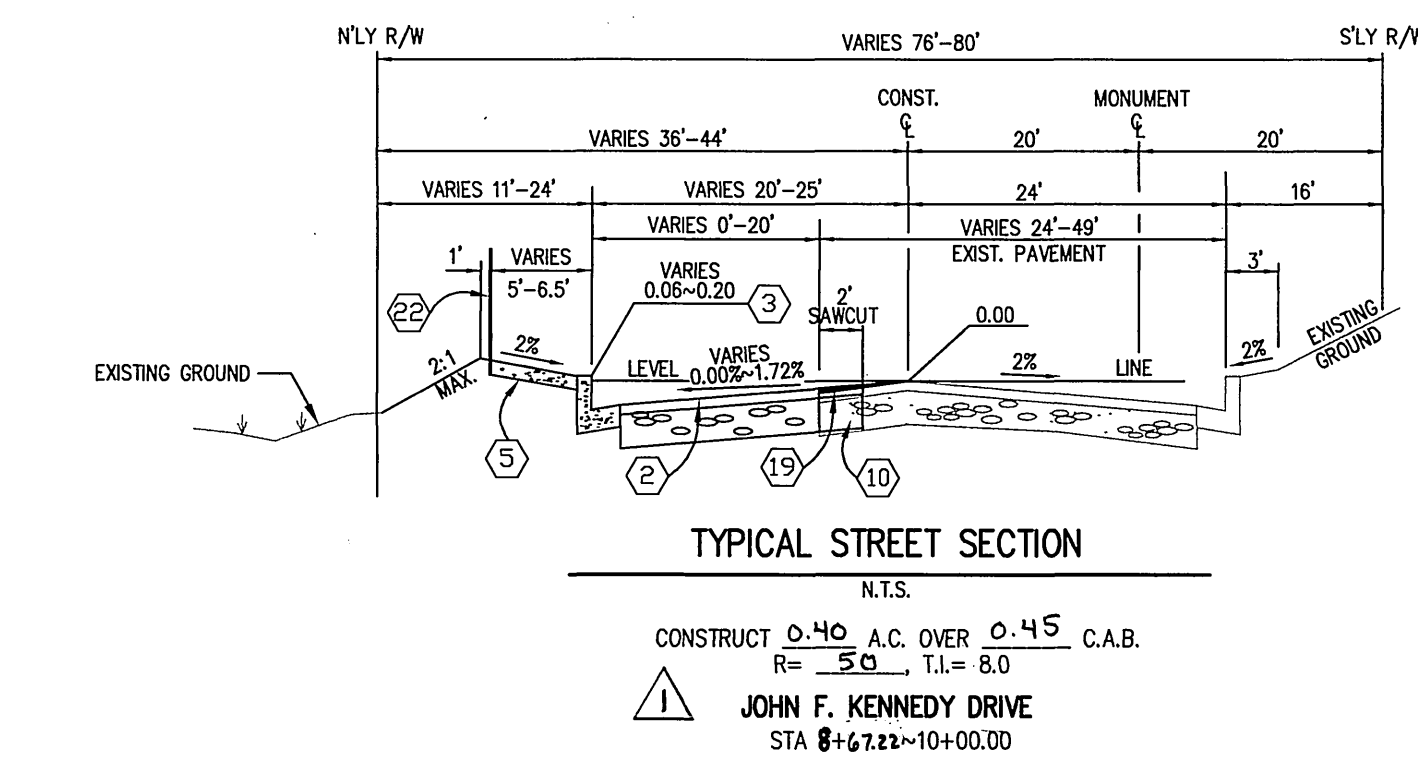
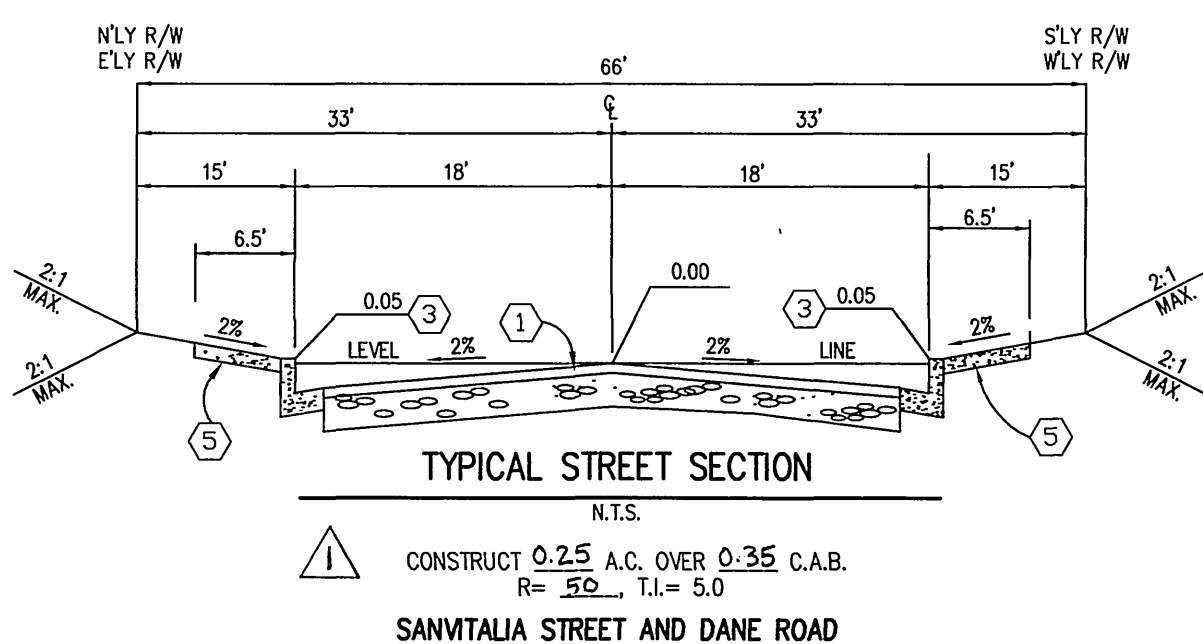
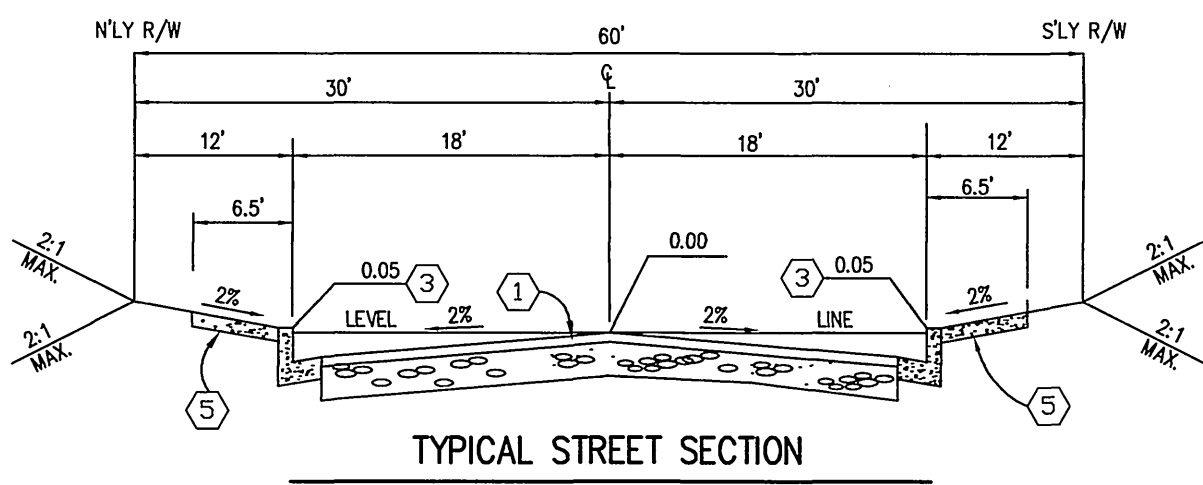


TRAFFIC & STREET NAME SIGN SCHEDULE	
(A) WOOD ROAD	8100
(B) SANVITALIA STREET	19100
(C) DANE ROAD	8100
(D) CAMASSIA COURT	19100
(E) JOHN F. KENNEDY DRIVE	19100
(F) DANE ROAD	8100
(G) R-1 (STOP SIGN)	

INSTALL PER CITY OF RIV. STDS. 662, 662A & 666.



- STENCILS TO HAVE 2" LETTERS AS FOLLOWS:
NO DUMPING
DRAINS TO RIVER
- PLACE BOTH STENCILS CENTERED WITHIN THE CATCH BASIN OPENING AND WITHIN THE TOP OF CURB.
- SPRAY BOTH STENCILS WITH WHITE PAINT.
- REMOVE STENCILS WHEN PAINT IS DRY.



DEVELOPER:
PRESTIGE HOMES
3536 Concourse Street, Suite 310
Ontario, CA 91764
TEL: (909) 476-3706

SOILS ENGINEERS:
SID GEOTECHNICAL, INC.
7265 JURUPA AVENUE, SUITE E
RIVERSIDE, CA 92504
TEL: (909) 688-2300

LEGEND

- REMOVE EXISTING PAVING (7)
- EXISTING AC PAVEMENT
- AC OVERLAY (19)

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 Dept. of Public Works, Standard Drawings, Its Supplemental Notes, and the Standard Specifications for Public Works Construction, Current Edition.
- All flagged elevations shall be staked in the field by the private engineer.
- 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.
- 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.
- 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/Out Sheets.
- All traffic signs shall be installed prior to opening the streets to traffic.
- See city of Riverside Public utilities approved dwg. U/L5 - 614917 for quantity and location of required street lights.
- 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.
- 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.
- 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.
- 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.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- The developer shall give W/M/D five (5) working days written notice prior to the start of construction and to allow W/M/D ten (10) working days for completion of work. Phone: (909) 780-4170.
- In pavement overlay areas, 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 within the subdivision.
- Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
- No person shall perform any construction activity or install any objects within the public right-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.
- 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.

CONSTRUCTION NOTES

- CONSTRUCT 0.25 A.C. OVER 0.35 C.A.B. PER SOILS REPORT # 1614 R-VALUE= 50
- CONSTRUCT 0.40 A.C. OVER 0.45 C.A.B. PER SOILS REPORT # 1614 R-VALUE= 50
- CONSTRUCT CURB & GUTTER (6" C.F.) PER CITY OF RIVERSIDE STD. DWG. NO. 200-TYPE 1
- CONSTRUCT 6" WIDE CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220.
- CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
- CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304-TYPE 1
- REMOVE EXISTING AC PAVING
- REMOVE AC BERM
- REMOVE & DISCARD F-I DELINEATORS
- SAWCUT 2" AND REMOVE EXISTING PAVING
- CONSTRUCT 6" FREE STANDING BLOCK WALL PER CITY STANDARD. TYPE/COLOR OF BLOCK = SPLITFACE/TAN, MORTAR COLOR = TAN SIZE= 8" TYPE/COLOR CAP = FLAT/TAN. THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.
- INSTALL 2X4 REDWOOD HEADER
- CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304-TYPE II
- ADJUST TO GRADE
- CONSTRUCT 18" RCP D-2000
- CONSTRUCT JUNCTION STRUCTURE NO. 4 PER CITY OF RIVERSIDE STD. 423
- CONSTRUCT 14" CATCHBASIN PER CITY OF RIVERSIDE STD. 405
- RELOCATE EXISTING STOP SIGN
- GRIND AND AC OVERLAY
- REMOVE EXISTING BARRICADE
- CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD 180
- CONSTRUCT FENCE PER LANDSCAPE PLANS
- CONSTRUCT 6" TOE RETAINING WALL PER CITY OF RIVERSIDE STANDARD- DETAILS SHT. 7a
- CONSTRUCT YARD DRAIN (12"X12" GRATE) PER NDS STANDARD OR EQUIVALENT
- CONSTRUCT CURB DRAIN PER APWA STD. 150-2
- CONSTRUCT 0.30 A.C. OVER 0.35 C.A.B. PER SOILS REPORT # 1614 R-VALUE= 50

NOTE:
FOR PUBLIC LANDSCAPE PLAN SEE
PLAN# R-3631-L AS PREPARED BY
LANTEX LANDSCAPE
ARCHITECTURE, INC. JULY 2, 2003.

* AS-BUILT PER PLANS 7-06-05 LfH

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

APPROVED BY *Buttmano* DATE 7-2-03

THE GAS COMPANY

APPROVED BY *[Signature]* DATE 7-3-03

PACIFIC BELL TELEPHONE

APPROVED BY *[Signature]* DATE 7/2/03

CHARTER COMMUNICATION

APPROVED BY *[Signature]* DATE 7/2/03

REVIEWED BY W.M.W.D. SHEETS 1-6
FOR NON-INTERFERENCE COMPLIANCE ONLY

APPROVED BY *[Signature]* DATE 7-7-03
CIVIL ENGINEER #46212

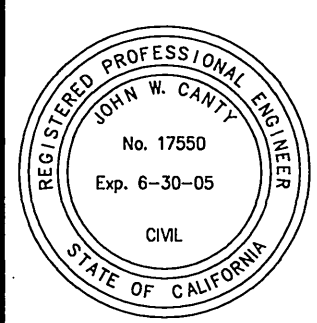
PLANNING DEPARTMENT

APPROVED BY *[Signature]* DATE 7/6/03

Underground Service Alert
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1 - 800
227-2600
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.



PREPARED UNDER THE DIRECTION OF:

JOHN W. CANTY
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-05 DATE: 7/1/03

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING

2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683-5234 FAX (909) 683-5301
CITY BUSINESS TAX CERT. NO. 69372 EXP. 04-07-03

SCALE: 1"=40'
BENCH MARK: EB-D3
P.K. MAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE W'LY WALL OF A CATCH BASIN AT THE E.C.R. OF THE SE'LY CURB RETURN OF JESSE LANE AND TRAUTWEIN ROAD. ELEV: 1599.767

NO.	REVISIONS	DATE
1	REVISE CONST. NOTE 23, ADDED SHT 7a	7/2/03
2	ADDED PAVEMENT INFORMATION	7/7-03
3	REVISIONS	7/16/03

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

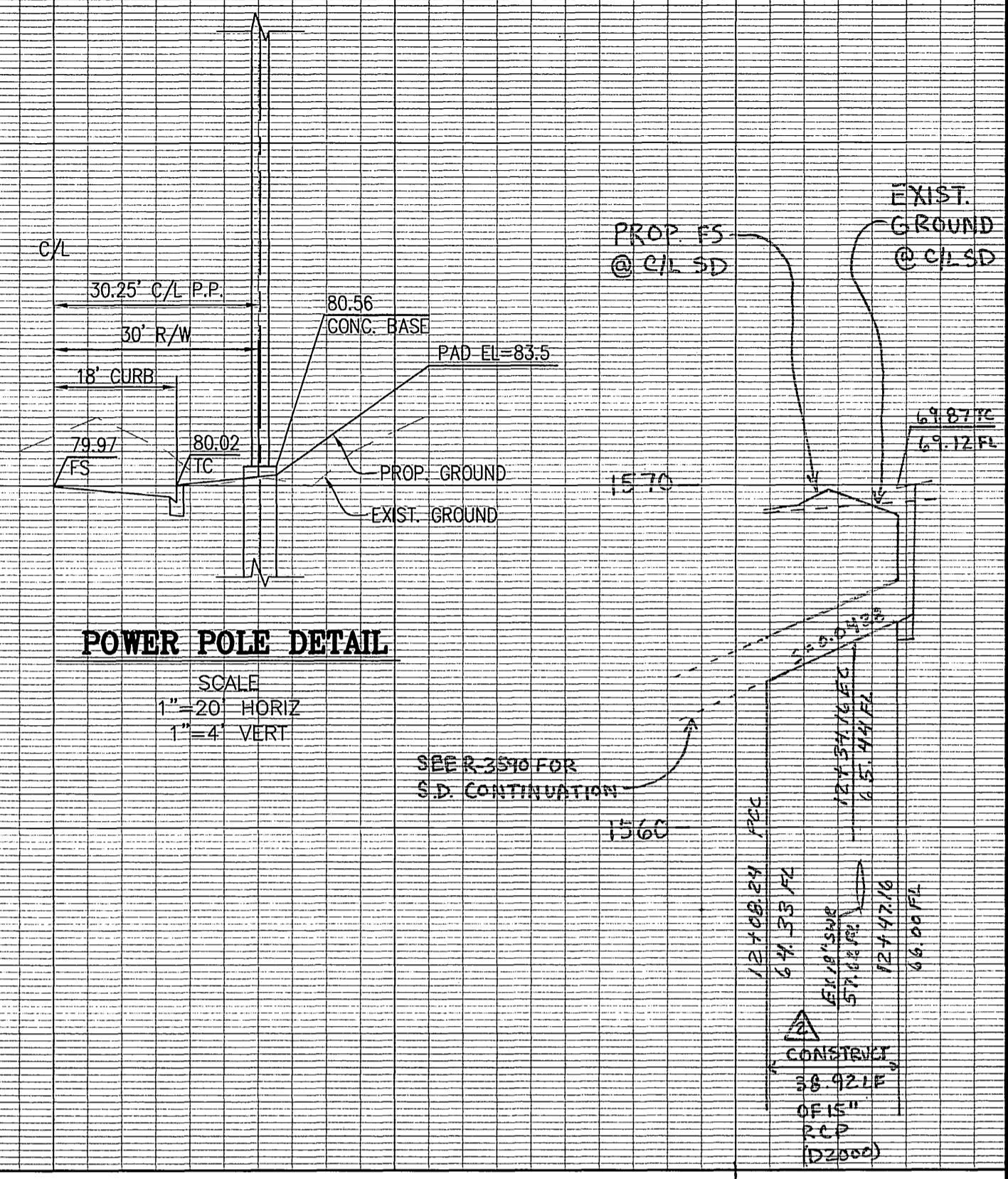
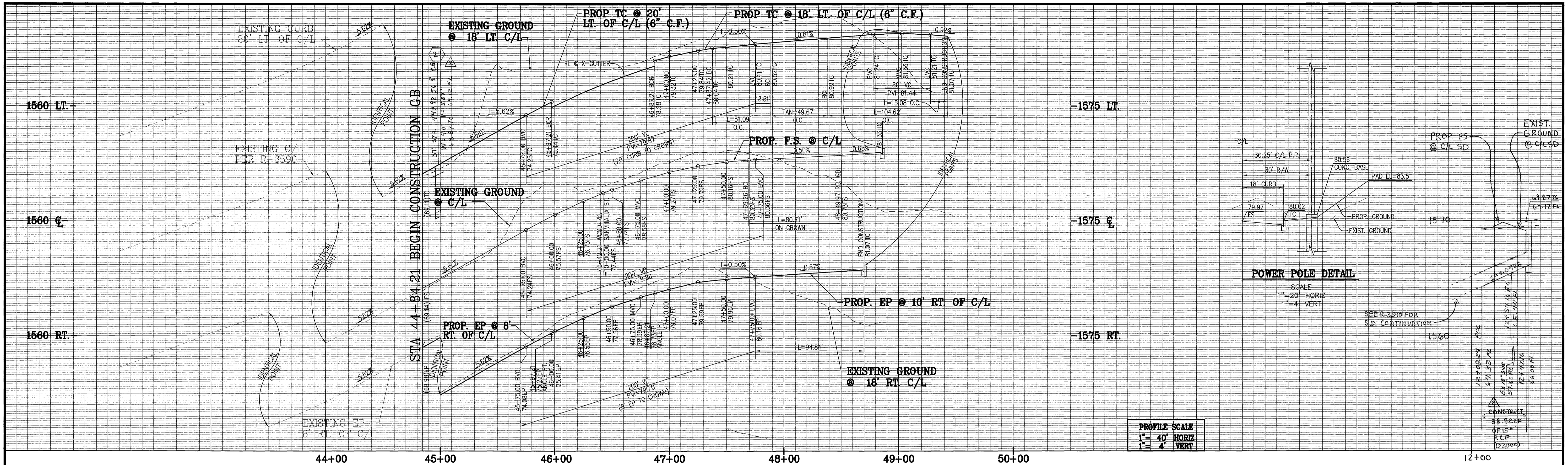
APPROVED BY *[Signature]* DATE 7/16/03
PRINCIPAL ENGR.
PARK DEPARTMENT
TRAFFIC DIVISION

TRACT 29478
STREET IMPROVEMENT PLANS
TITLE SHEET

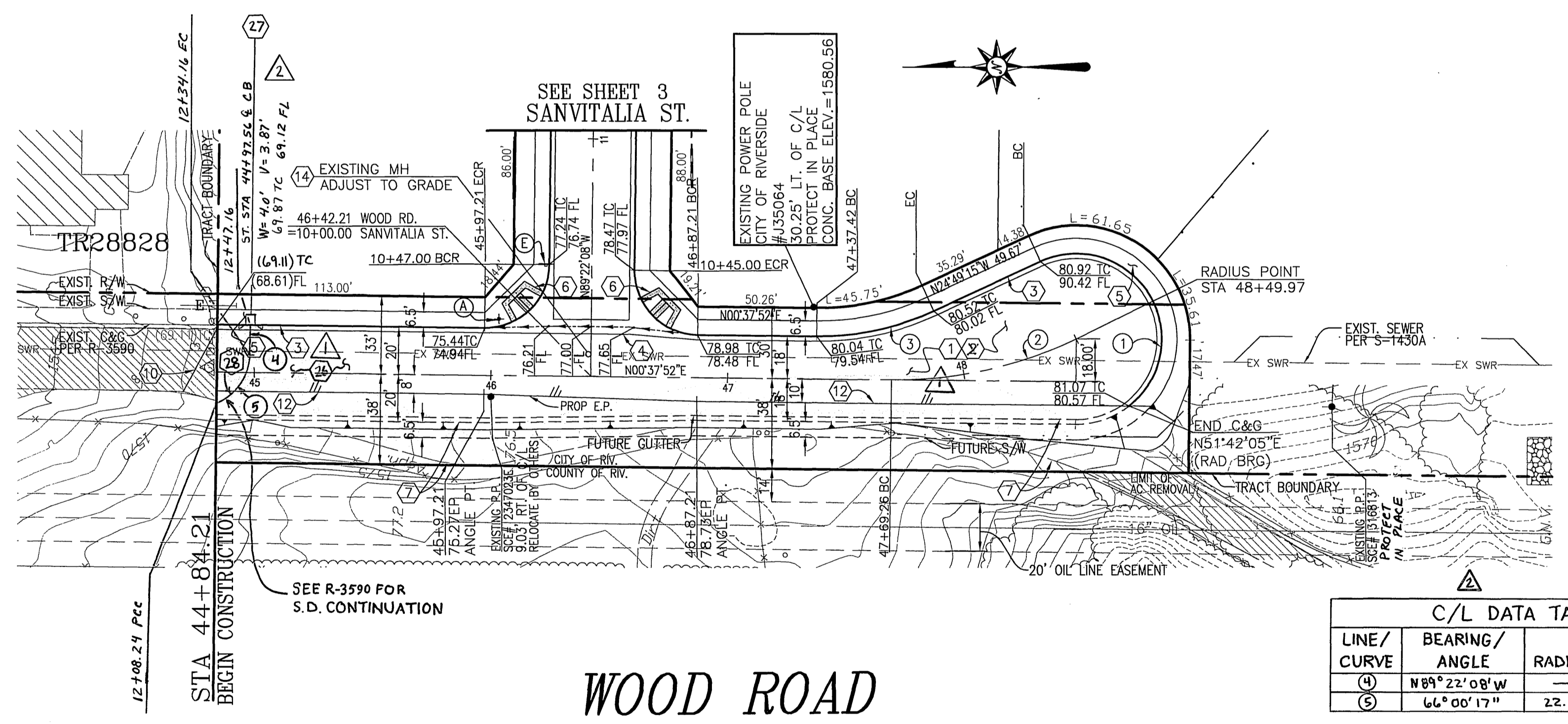
FOR: PRESTIGE HOMES

PROJECT NO.
R-3631
SHEET **1** OF **7**
FILE NO.: 1241-001

INDEXED 8-14-03 LfH



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



CONSTRUCTION NOTES

- 1 CONSTRUCT 0.25 A.C. OVER 0.35 C.A.B. PER SOILS REPORT # 1614 R-VALUE = 50
- 3 CONSTRUCT CURB & GUTTER (6" C.F.) PER CITY OF RIVERSIDE STD. DWG. NO. 200 - TYPE I
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- 5 CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
- 6 CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304-TYPE I
- 7 REMOVE EXISTING AC PAVING
- 10 SAWCUT 2' AND REMOVE EXISTING PAVING
- 12 INSTALL 2X4 REDWOOD HEADER
- 14 ADJUST TO GRADE
- 26 CONSTRUCT 0.30 AC OVER 0.35 C.A.B. PER SOILS REPORT # 1614 R-VALUE = 50

CURVE DATA (IN FEET)

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	166°30'35"	36.00	104.62	304.34
2	26°05'22"	177.24	80.71	41.06
3	25°27'07"	115.00	51.09	25.97

CONSTRUCTION NOTES CONT.

- 17 CONSTRUCT CATCH BASIN PER CITY OF RIV. STD. DWG. NO. 405.
- 28 CONSTRUCT 15" RCP (D-2000)

LEGEND

- 7 REMOVE EXISTING PAVING
- EXISTING AC PAVEMENT

C/L DATA TABLE

LINE/CURVE	BEARING/ANGLE	RADIUS	LENGTH	TANGENT
4	N89°22'08"W	—	13.00	—
5	S66°00'17"E	22.50	25.92	14.61

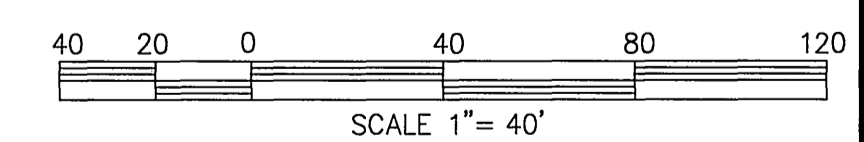
CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT-ELECTRIC
 OVERHEAD & UNDERGROUND
 APPROVED BY *Buttman* 7-2-03 DATE

THE GAS COMPANY
 APPROVED BY *AG* 7-3-03 DATE

PACIFIC BELL TELEPHONE
 APPROVED BY *Lu* 7/2/03 DATE

REVIEWED BY W.M.W.D. SHEETS 1-6
 FOR NON-INTERFERENCE COMPLIANCE ONLY
 CIVIL ENGINEER #46212 7-1-03 DATE

SOUTHERN CALIFORNIA EDISON
 APPROVED BY *Paul McDermott* 7/16/03 DATE



* AS-BUILT PER PLANS 7-06-05 LFF

Underground Service Alert
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 1 - 800
 227-2600
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:

 JOHN W. CANTY
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE: 6-30-05 DATE: 7/1/03

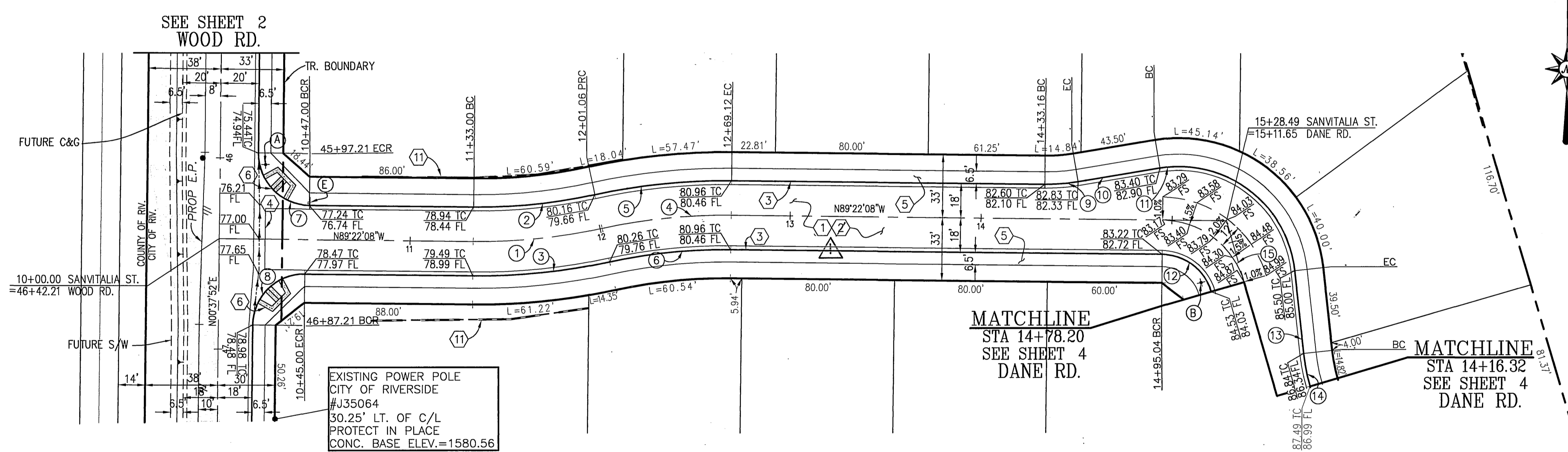
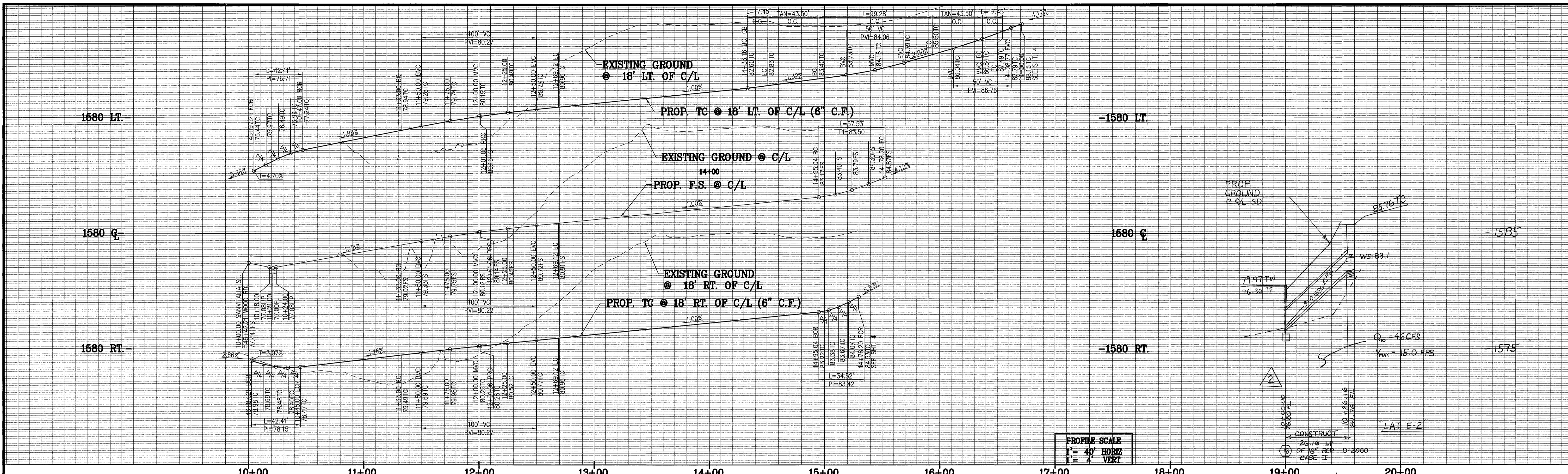
CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683 - 5234 FAX (909) 683 - 5301
 CITY BUSINESS TAX CERT. NO. 69372 EXP. 04-07-03
 SCALE: 1" = 40'
 DATE: JUNE 2003
 BENCH MARK EB-03
 P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WLY WALL OF A CATCH BASIN AT THE E.C.R. OF THE SELLY CURB RETURN OF JESSE LANE AND TRAUTWEIN ROAD. ELEV: 1599.767

DESIGNED BY J.D.C. DRAWN BY C.V. CHECKED BY J.W.C.
 ADD C.B. & S.D. 8/2 10-16-03
 ADD PAVEMENT INFORMATION 8/2 11-7-03
 REVISIONS APPR. DATE

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY *Paul McDermott* 8/1/03 DATE
 PRINCIPAL ENGR. 8/1/03
 PARK ENGINEER
 TRAFFIC DIVISION 8/2/03

TRACT 29478
 STREET IMPROVEMENT PLANS
 WOOD ROAD
 PROJECT NO. R-3631
 SHEET 2 OF 7
 FOR: PRESTIGE HOMES
 FILE NO.: 1241-001

INDEXED 8-14-03 LFF



CONSTRUCTION NOTES

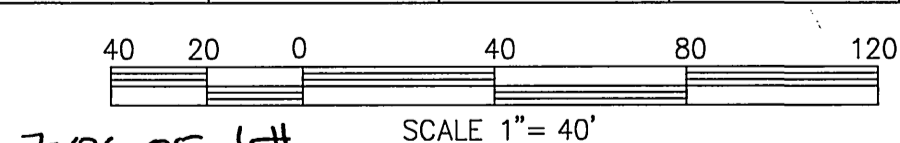
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- ⑥ CONSTRUCT 6" FREE STANDING BLOCK WALL PER CITY STANDARD. SEE SHEET 1 FOR TYPE, COLOR AND SIZE.
- ⑦ CONSTRUCT HEADWALL PER CAL TRANS STD D-89 H=3.17' L=7.0'

CURVE & LINE DATA (ON FEET)

NO.	DELTA/BEARING	RADIUS	LENGTH	TANGENT
1	12°59'56"	300.00	68.06	34.18
2	12°59'56"	282.00	63.98	32.13
3	12°59'56"	318.00	72.15	36.23
4	12°59'56"	300.00	68.06	34.18
5	12°59'56"	318.00	72.15	36.23
6	12°59'56"	282.00	63.98	32.13
7	90°00'00"	27.00	42.41	27.00
8	90°00'00"	27.00	42.41	27.00
9	10°00'00"	100.00	17.45	8.75
10	N80°37'52"E	—	43.50	—
11	93°15'12"	61.00	99.28	64.57
12	73°15'12"	27.00	34.52	20.07
13	N06°06'56"W	—	43.50	—
14	10°00'00"	100.00	17.45	8.75
15	73°15'12"	45.00	57.53	33.45

LEGEND

- ⑦ REMOVE EXISTING PAVING



CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

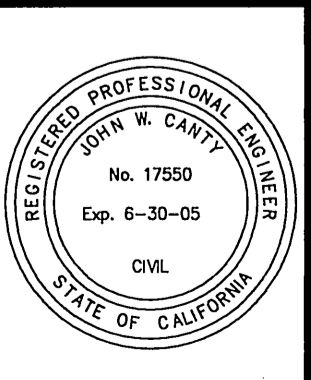
B. M. A. I. 7.2.03
APPROVED BY DATE

THE GAS COMPANY

[Signature] 7-3-03
APPROVED BY DATE

Underground Service Alert
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1 - 800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
[Signature]
JOHN W. CANTY
REGISTERED CIVIL ENGINEER NO. 17500
EXPIRATION DATE: 6-30-05 DATE: 7/1/03

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 - 5234 FAX (909) 683 - 5301
CITY BUSINESS TAX CERT. No. 69372 EXP. 04-07-03

SCALE: 1" = 40'
BENCH MARK EB-03
P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE W'LY WALL OF A CATCH BASIN AT THE E.C.R. OF THE SETLY CURB RETURN OF JESSE LANE AND TRAUTWEIN ROAD. ELEV: 1599.767

ADD LAT "E-2" STORM DRAIN PROFILE
ADD PAVEMENT INFORMATION

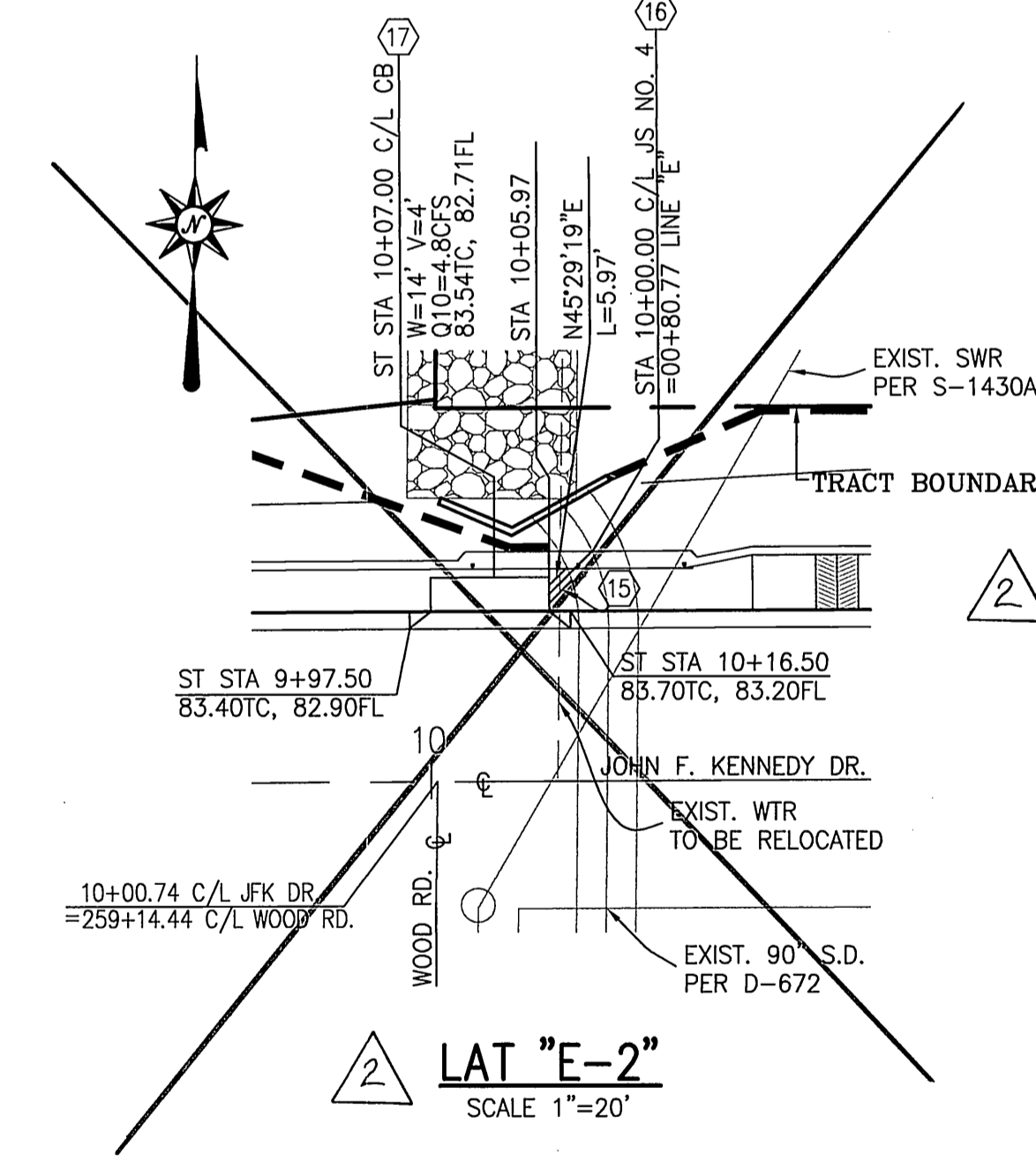
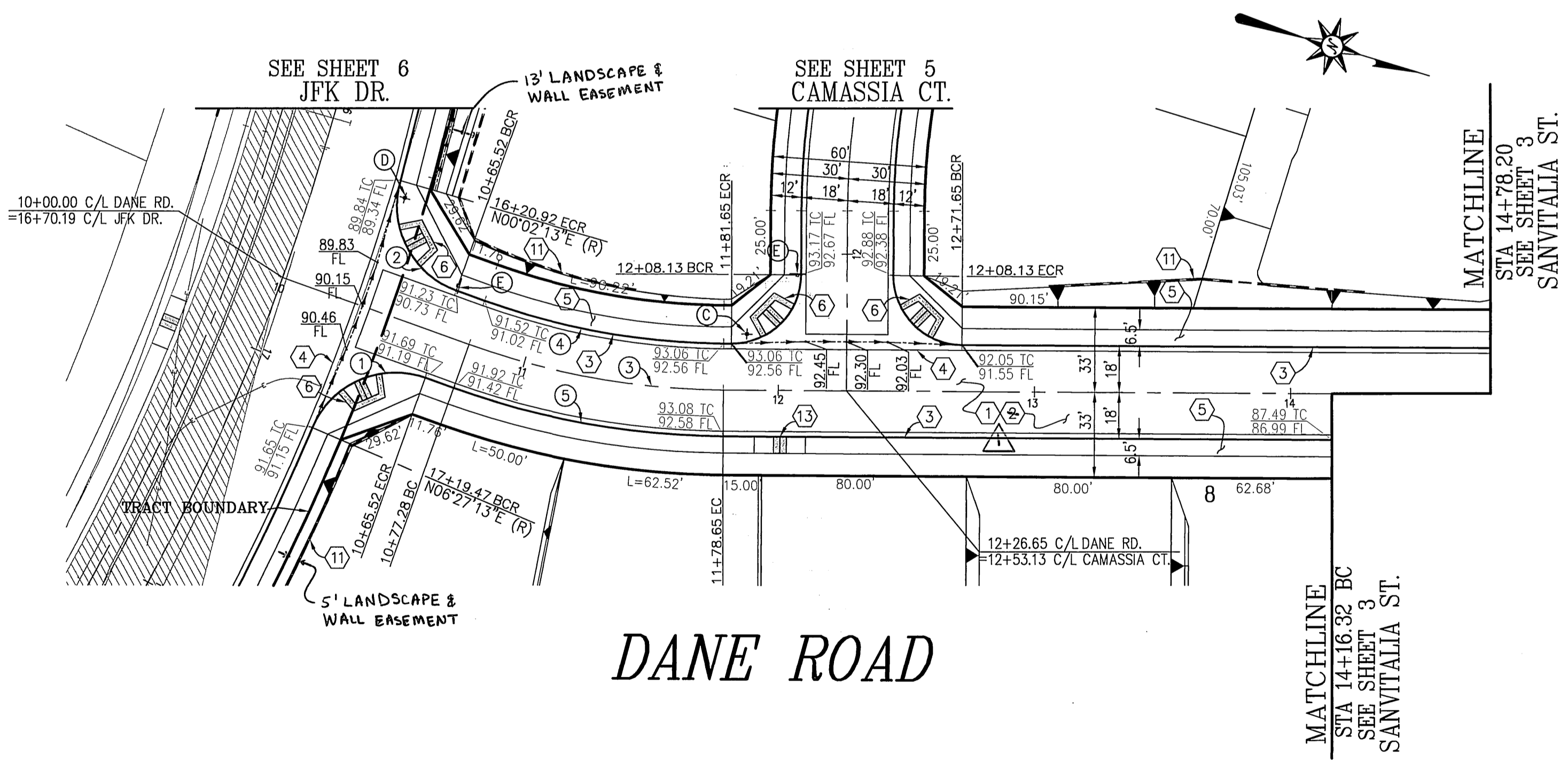
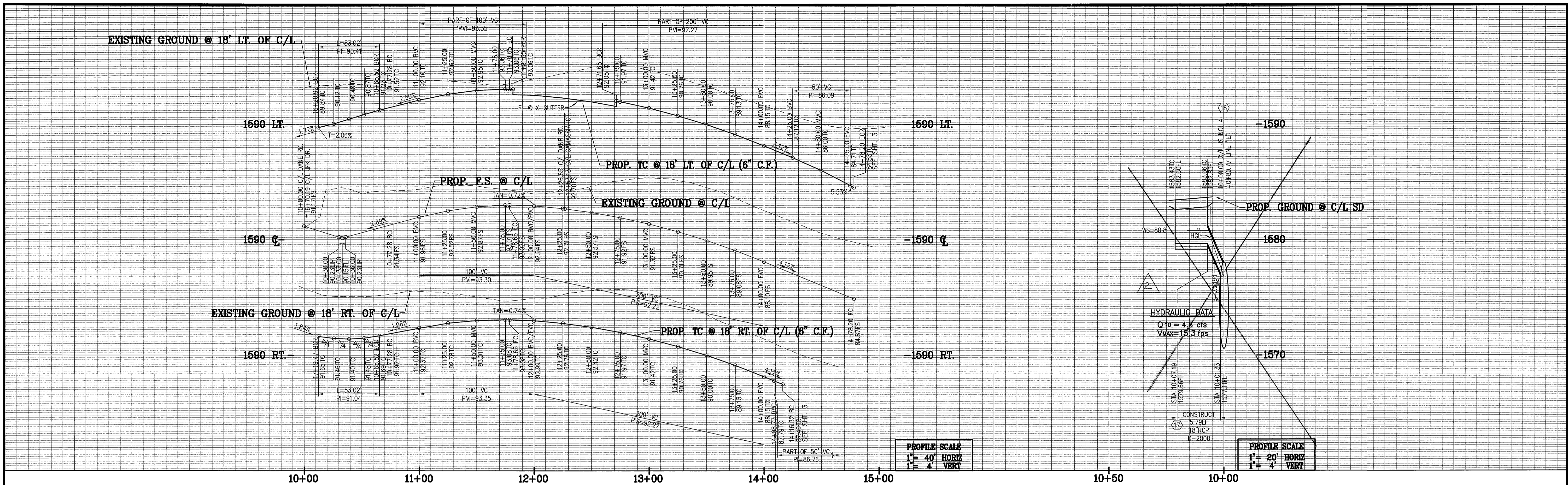
DESIGNED BY J.D.G. DRAWN BY C.V. CHECKED BY J.W.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 8/2/03
PRINCIPAL ENGR.
PARK DEPARTMENT
TRAFFIC DIVISION

PROJECT NO. R-3631
STREET IMPROVEMENT PLANS
SANVITALIA STREET
SHEET 3 OF 7
FOR: PRESTIGE HOMES
FILE NO.: 1241-001

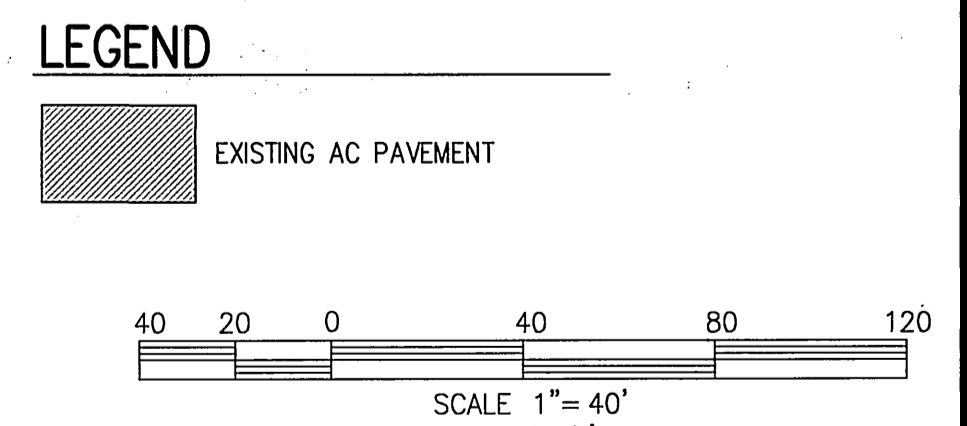
INDEXED 8-14-03 4H



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 9. CONSTRUCT JUNCTION STRUCTURE NO. 4 PER CITY OF RIVERSIDE STD. 423
 10. CONSTRUCT 14" CATCHBASIN PER CITY OF RIVERSIDE STD. 405

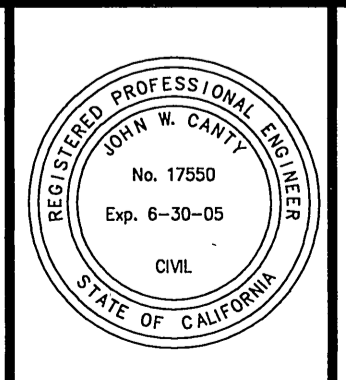
CURVE DATA (IN FEET)

DELTA	RADIUS	LENGTH	TANGENT
86°47'30"	35.00	53.02	33.09
86°47'30"	35.00	53.02	33.09
19°21'39"	300.00	101.37	51.17
19°21'39"	282.00	95.29	48.10
19°21'39"	318.00	107.46	54.24



Underground Service Alert
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227-2600
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.



PREPARED UNDER THE DIRECTION OF:
JOHN W. CANTY
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-05
DATE: 7/16/03

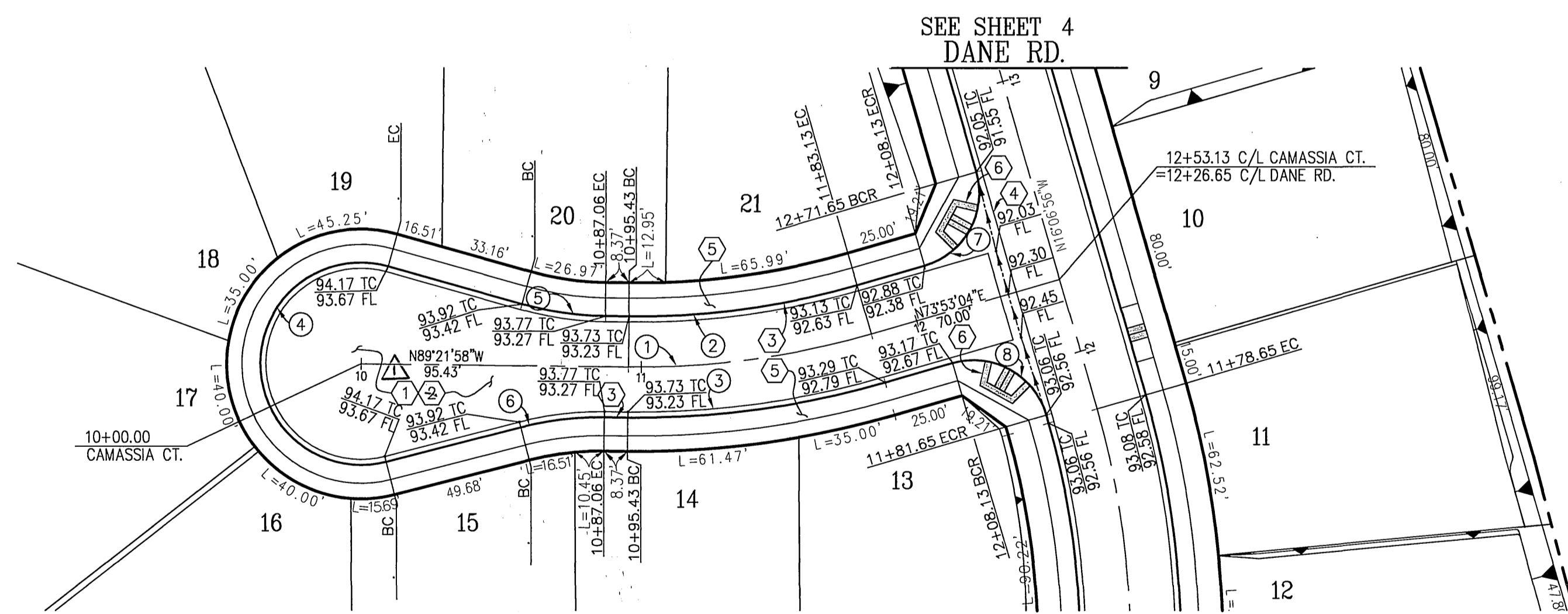
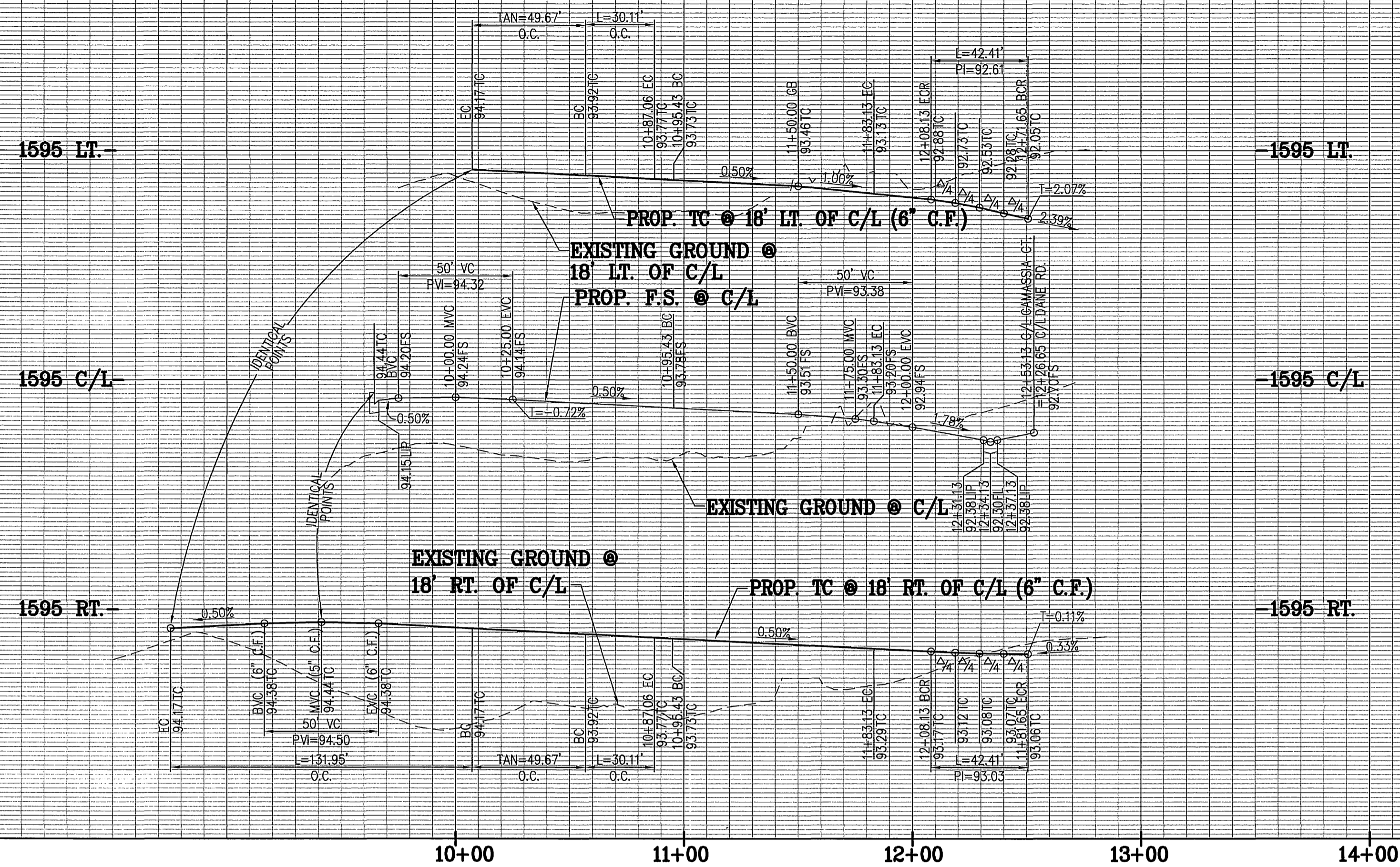
CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683-5234 FAX (909) 683-5301
CITY BUSINESS TAX CERT. NO. 69372 EXP. 04-07-03
SCALE: 1"=40'
BENCH MARK EB-D3
P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE W'LY WALL OF A CATCH BASIN AT THE E.C.R. OF THE S'LY CURB RETURN OF JESSE LANE AND TRAUTWEIN ROAD. ELEV: 1599.767
DATE: JUNE 2003

RELOCATE C.B. AND LAT "E-2"
ADDED PAVEMENT INFORMATION
DESIGNED BY: J.D.G. DRAWN BY: C.V. CHECKED BY: J.W.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
PRINCIPAL ENGR. [Signature]
PARK DEPARTMENT [Signature]
TRAFFIC DIVISION [Signature]
STREET SERVICES [Signature]
DATE: 8/7/03

TRACT 29478
STREET IMPROVEMENT PLANS
DANE ROAD
PROJECT NO. **R-3631**
SHEET **4** OF **7**
FOR: PRESTIGE HOMES
FILE NO.: 1241-001

INDEXED 8-19-03 LHM

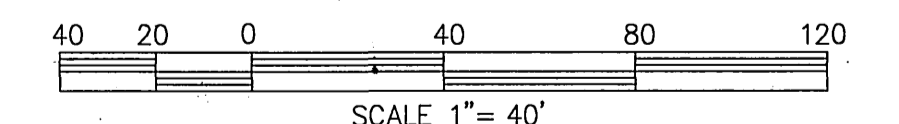


CONSTRUCTION NOTES

- ① CONSTRUCT 0.25 A.C. OVER 0.35 C.A.B. PER SOILS REPORT # 1614 R-VALUE= 50
- ③ CONSTRUCT CURB & GUTTER (6" C.F.) PER CITY OR RIVERSIDE STD. DWG. NO. 200 - TYPE I
- ④ CONSTRUCT 6" WIDE CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220
- ⑤ CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
- ⑥ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304-TYPE I

CURVE DATA (IN FEET)

Δ	DELTA	RADIUS	LENGTH	TANGENT
①	16°44'58"	300.00	87.70	44.16
②	16°44'58"	282.00	82.44	41.52
③	16°44'58"	318.00	92.96	46.81
④	210°00'00"	36.00	131.95	—
⑤	15°00'00"	115.00	30.11	15.14
⑥	15°00'00"	115.00	30.11	15.14
⑦	90°00'00"	27.00	42.41	27.00
⑧	90°00'00"	27.00	42.41	27.00



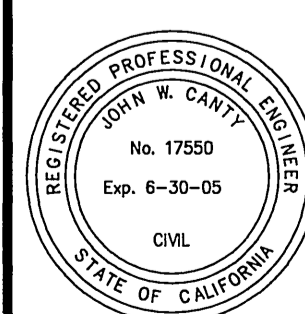
* AS-BUILT PER PLANS 7-06-03 4H

CAMASSIA COURT

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227-2600
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PRIVATE ENGINEERING NOTE

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PREPARED UNDER THE DIRECTION OF:

JOHN W. CANTY
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-05 DATE: 7/1/03

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 - 5234 FAX (909) 683 - 5301
CITY BUSINESS TAX CERT. NO. 69372 EXP. 04-07-03

SCALE: 1" = 40'
BENCH MARK EB-03
P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE W'LY WALL OF A CATCH BASIN AT THE E.C.R. OF THE S'LY CURB RETURN OF JESSE LANE AND TRAUTWEIN ROAD, ELEV: 1599.767

ADDED PAVEMENT INFORMATION
MARK REVISIONS APPR. DATE
DESIGNED BY: J.D.C. DRAWN BY: C.V. CHECKED BY: J.W.C.

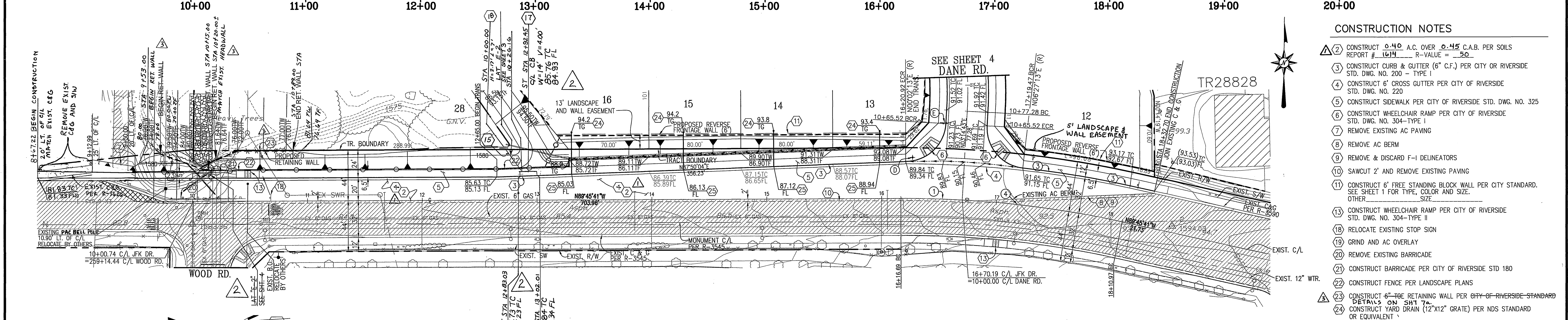
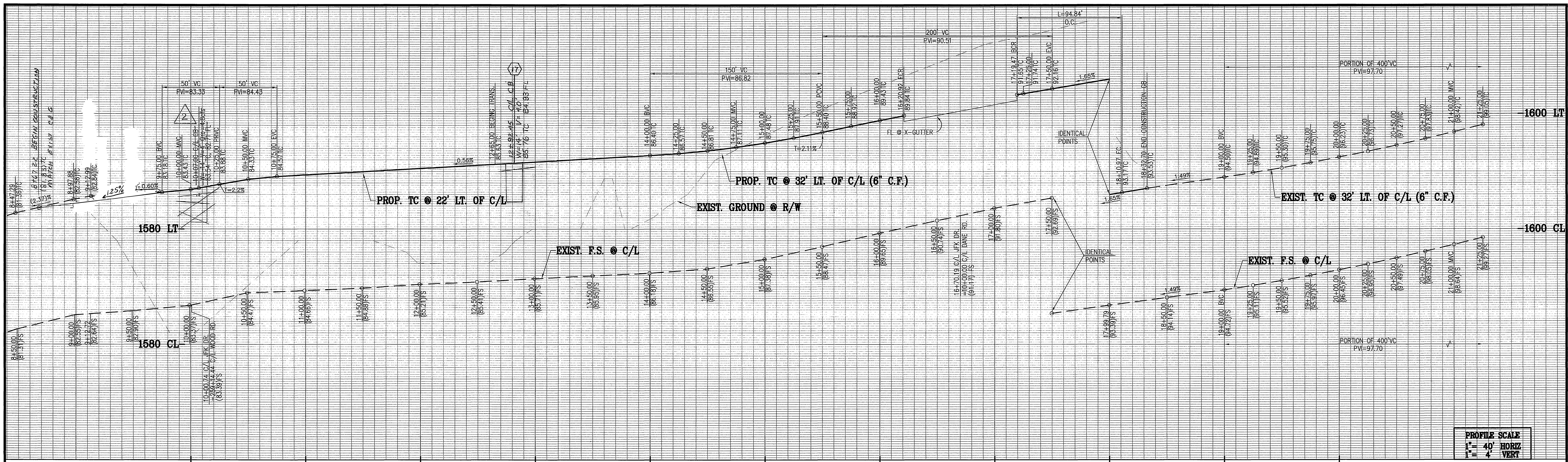
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] DATE: 8/1/03
PRINCIPAL ENGR. [Signature] DATE: 8/6/03
TRAFFIC DIVISION [Signature] DATE: 8/5/03

TRACT 29478
STREET IMPROVEMENT PLANS
CAMASSIA COURT

PROJECT NO.
R-3631
SHEET **5** OF **7**
FOR: PRESTIGE HOMES
FILE NO.: 1241-001

INDEXED 8-14-03 4H



- CONSTRUCTION NOTES**
- ② CONSTRUCT 0.40 A.C. OVER 0.45 C.A.B. PER SOILS REPORT # 1614 R-VALUE = 50
 - ③ CONSTRUCT CURB & GUTTER (6" C.F.) PER CITY OF RIVERSIDE STD. DWG. NO. 200 - TYPE I
 - ④ CONSTRUCT 6" CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220
 - ⑤ CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
 - ⑥ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304-TYPE I
 - ⑦ REMOVE EXISTING AC PAVING
 - ⑧ REMOVE AC BERM
 - ⑨ REMOVE & DISCARD F-1 DELINEATORS
 - ⑩ SAWCUT 2" AND REMOVE EXISTING PAVING
 - ⑪ CONSTRUCT 6" FREE STANDING BLOCK WALL PER CITY STANDARD. SEE SHEET 1 FOR TYPE, COLOR AND SIZE. OTHER _____
 - ⑬ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304-TYPE II
 - ⑮ RELOCATE EXISTING STOP SIGN
 - ⑯ GRIND AND AC OVERLAY
 - ⑰ REMOVE EXISTING BARRICADE
 - ⑱ CONSTRUCT BARRICADE PER CITY OF RIVERSIDE STD 180
 - ⑳ CONSTRUCT FENCE PER LANDSCAPE PLANS
 - ㉓ CONSTRUCT 6" T&E RETAINING WALL PER CITY OF RIVERSIDE STANDARD DETAILS ON SHT 7A
 - ㉔ CONSTRUCT YARD DRAIN (12"x12" GRATE) PER NDS STANDARD OR EQUIVALENT
 - ㉕ CONSTRUCT CURB DRAIN PER APWA STD. 150-2
 - ㉖ CONSTRUCT 18" RCP D-2000
 - ㉗ CONSTRUCT 14" CATCHBASIN PER CITY OF RIVERSIDE STD. 405

CURVE DATA (IN FEET)

Δ	DELTA	RADIUS	LENGTH	TANGENT
①	03°29'02"	880.00	53.51	26.76
③	05°57'29"	912.00	94.84	47.46
④	09°09'58"	880.00	140.78	70.54

JOHN F. KENNEDY DRIVE

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND <i>Butmair</i> 7-2-03 APPROVED BY DATE	THE GAS COMPANY <i>[Signature]</i> APPROVED BY DATE	PACIFIC BELL TELEPHONE <i>[Signature]</i> 7/2/03 APPROVED BY DATE	CHARTER COMMUNICATION <i>[Signature]</i> 7/2/03 APPROVED BY DATE	REVIEWED BY W.M.W.D. SHEETS 1-6 FOR NON-INTERFERENCE COMPLIANCE ONLY <i>[Signature]</i> 7-7-03 CIVIL ENGINEER #46212 DATE	SOUTHERN CALIFORNIA EDISON <i>[Signature]</i> 7/16/03 APPROVED BY DATE
--	---	---	--	--	--

Underground Service Alert
 Call: TOLL FREE 1-800-227-2600
 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 AND TO BE LIMITED TO NORMAL WORKING HOURS AND CONTINUOUSLY AND AT ALL TIMES TO MAINTAIN ADEQUATE SAFETY 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.

PREPARED UNDER THE DIRECTION OF:

 JOHN W. CANTY
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE: 6-30-05 DATE: 7/16/03

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683-5234 FAX (909) 683-5301
 CITY BUSINESS TAX CERT. NO. 69372 EXP. 04-07-03
 SCALE: 1"=40'
 BENCH MARK: CB-D3
 P.K. WALL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WLY WALL OF A CATCH BASIN AT THE E.C.R. OF THE SEL'Y CURB RETURN OF JESSE LANE AND TRAUTWEIN ROAD. ELEV: 1599.767
 DATE: JUNE 2003 DESIGNED BY: J.D.G. DRAWN BY: C.V. CHECKED BY: J.W.C.

RELOCATE RET. WALL
 RELOCATE C.B. AND LAT "E-2"
 ADDED PAVEMENT INFORMATION

MARK	REVISIONS	APPR.	DATE
Δ	RELOCATE RET. WALL	RIZ	2-12-04
Δ	RELOCATE C.B. AND LAT "E-2"	RIZ	10-21-05
Δ	ADDED PAVEMENT INFORMATION	RIZ	3-17-05

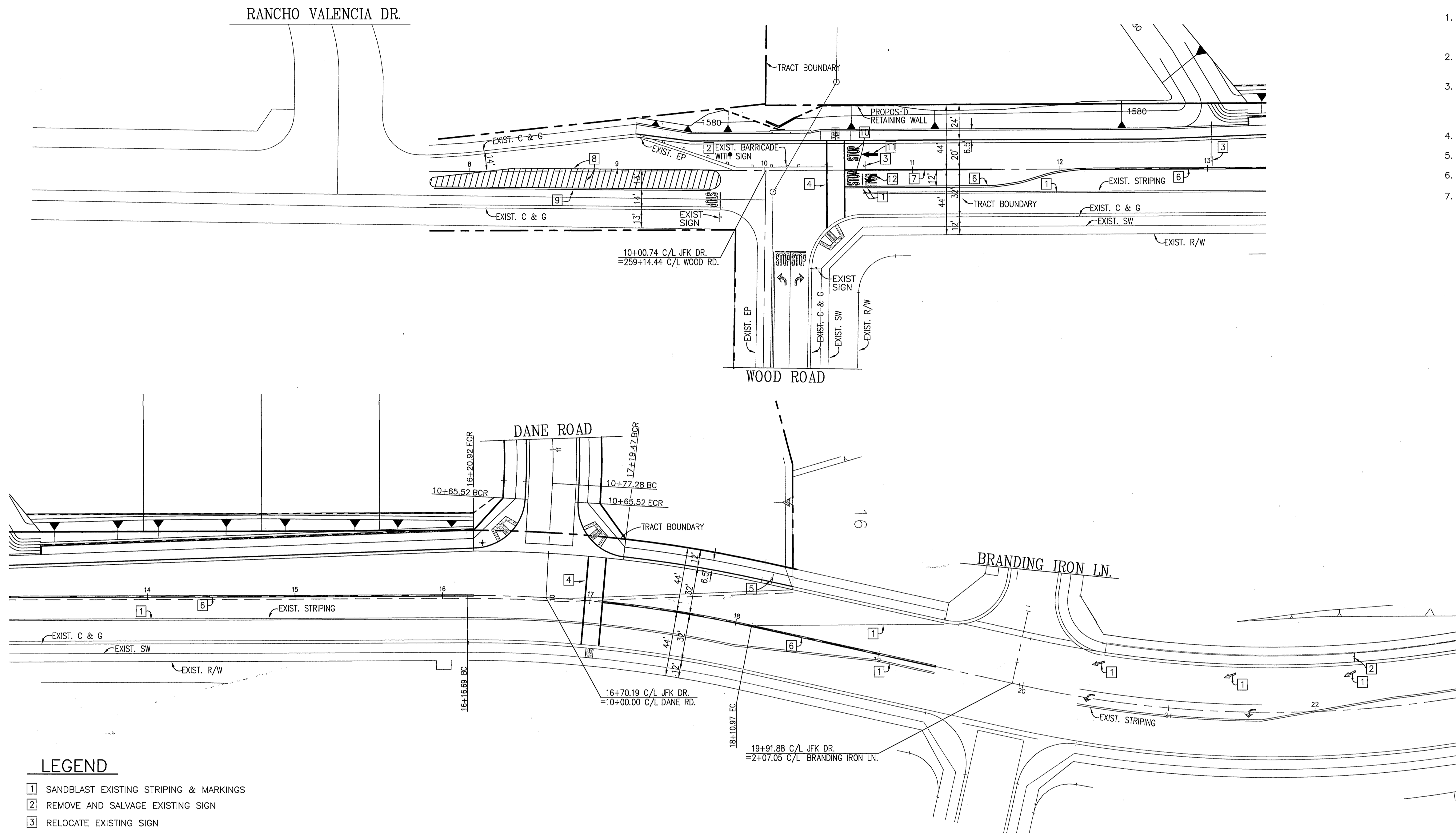
CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]* 8/7/03
 DATE: 8/7/03
 CITY ENGINEER

TRACT 29478
 STREET IMPROVEMENT PLANS
JOHN F. KENNEDY DRIVE
 PROJECT NO. **R-3631**
 SHEET **6** OF **7**
 FOR: PRESTIGE HOMES
 FILE NO.: 1241-001

INDEXED 8-14-03 JH

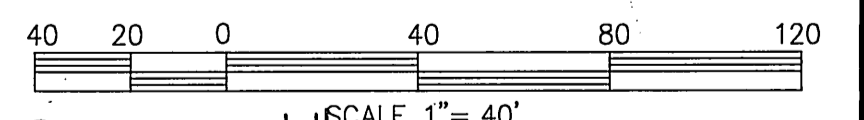
SIGNING AND STRIPING NOTES:

1. TRAFFIC STRIPING, PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS PER CALTRANS TRAFFIC MANUAL, MAINTENANCE MANUAL, STD. PLANS AND SPECIFICATIONS, LATEST EDITIONS.
2. ALL STRIPES, SIGNS AND PAVEMENT MARKINGS SHALL BE REFLECTORIZED. STENCILS FOR PAVEMENT MARKINGS SHALL MATCH CITY OF RIVERSIDE STENCILS.
3. ALL CONFLICTING STRIPES AND PAVEMENT MARKINGS SHALL BE REMOVED BY WET SANDBLASTING. CONFLICTING SIGN AND RAISED PAVEMENT MARKERS SHALL BE REMOVED. ALL REMOVALS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
4. ALL STRIPES SHALL BE APPLIED IN TWO COATS.
5. ALL REMOVED SIGNS SHALL BE SALVAGED AND DELIVERED TO THE CITY YARD.
6. ALL PAVEMENT MARKINGS AND LEGENDS SHALL BE THERMOPLASTIC.
7. ALL STRIPING, PAVEMENT MARKINGS AND SIGN REQUIREMENTS (REMOVALS AND INSTALLATIONS) SHALL BE COMPLETED AT LEAST ONE DAY PRIOR TO TRAFFIC SIGNAL TURN ON.



LEGEND

- 1 SANDBLAST EXISTING STRIPING & MARKINGS
- 2 REMOVE AND SALVAGE EXISTING SIGN
- 3 RELOCATE EXISTING SIGN
- 4 PAINT 12" WHITE CROSSWALK PER CAL TRANS STD. A24E
- 5 INSTALL W54 SIGN PER CAL TRANS STANDARD
- 6 PAINT DETAIL 21 PER CAL TRANS STD A20A
- 7 PAINT DETAIL 38A PER CAL TRANS STD A20D
- 8 PAINT 4" SOLID YELLOW STRIPING PER CAL TRANS STANDARD
- 9 PAINT 4" DOUBLE YELLOW STRIPING PER CAL TRANS STANDARD
- 10 PAINT "STOP" PER CAL TRANS STD. A24D
- 11 PAINT TYPE I (10) ARROW PER CAL TRANS STD A24A
- 12 PAINT TYPE IV (L) ARROW PER CAL TRANS STD A24A

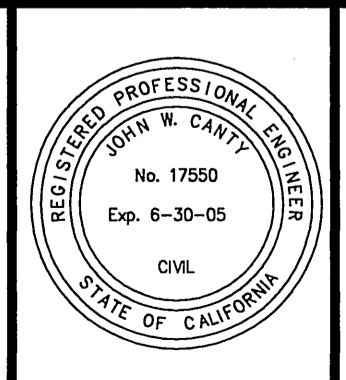


* AS-BUILT PER PLANS 7-06-05 LFF



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 227-2600
 TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:

 JOHN W. CANTY
 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE: 6-30-05 DATE: 2/1/03

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683 - 5234 FAX (909) 683 - 5301
 CITY BUSINESS TAX CERT. No. 69372 EXP. 04-07-03
 SCALE: 1"=40'
 BENCH MARK E8-D3
 P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE W'LY WALL OF A CATCH BASIN AT THE E.C.R. OF THE SETLY CURB RETURN OF JESSE LANE AND TRAUTWEIN ROAD. ELEV: 1599.767

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	J.D.G.	DRAWN BY	C.V.
CHECKED BY	J.W.C.		

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGR.	JFK	8/16/03	
PARK DEPARTMENT			CITY ENGINEER
TRAFFIC DIVISION		8/15/03	DATE

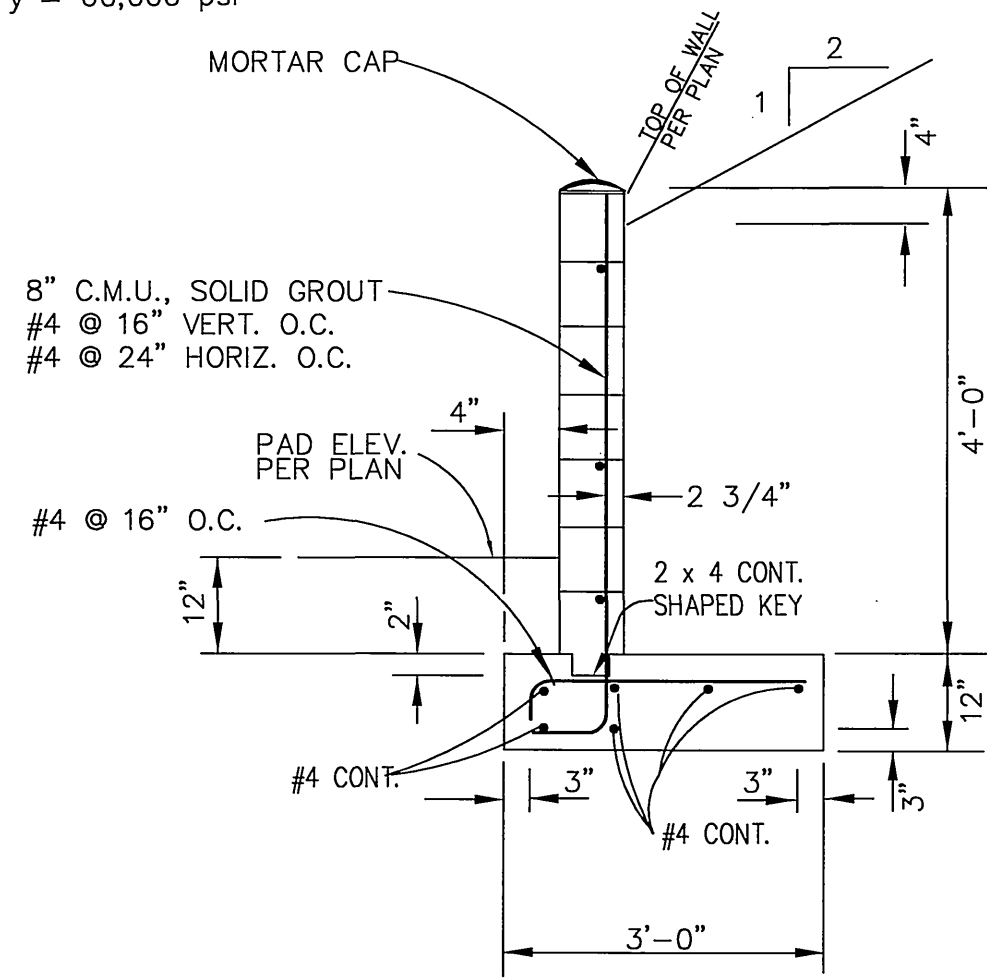
TRACT 29478
 SIGN & STRIPING PLAN
JOHN F. KENNEDY DRIVE
 FOR: PRESTIGE HOMES

PROJECT NO.	R-3631
SHEET	7 OF 7
FILE NO.	1241-001

INDEXED 8-14-03 LFF

NOTE:
CONSTRUCT SUBRAIN
PER DETAIL ON PLAN.

$f'_c = 2,500$ psi
 $F_y = 60,000$ psi



4'-0" MAX. RETAINING WALL WITH 2:1 BACKFILL
NOT TO SCALE

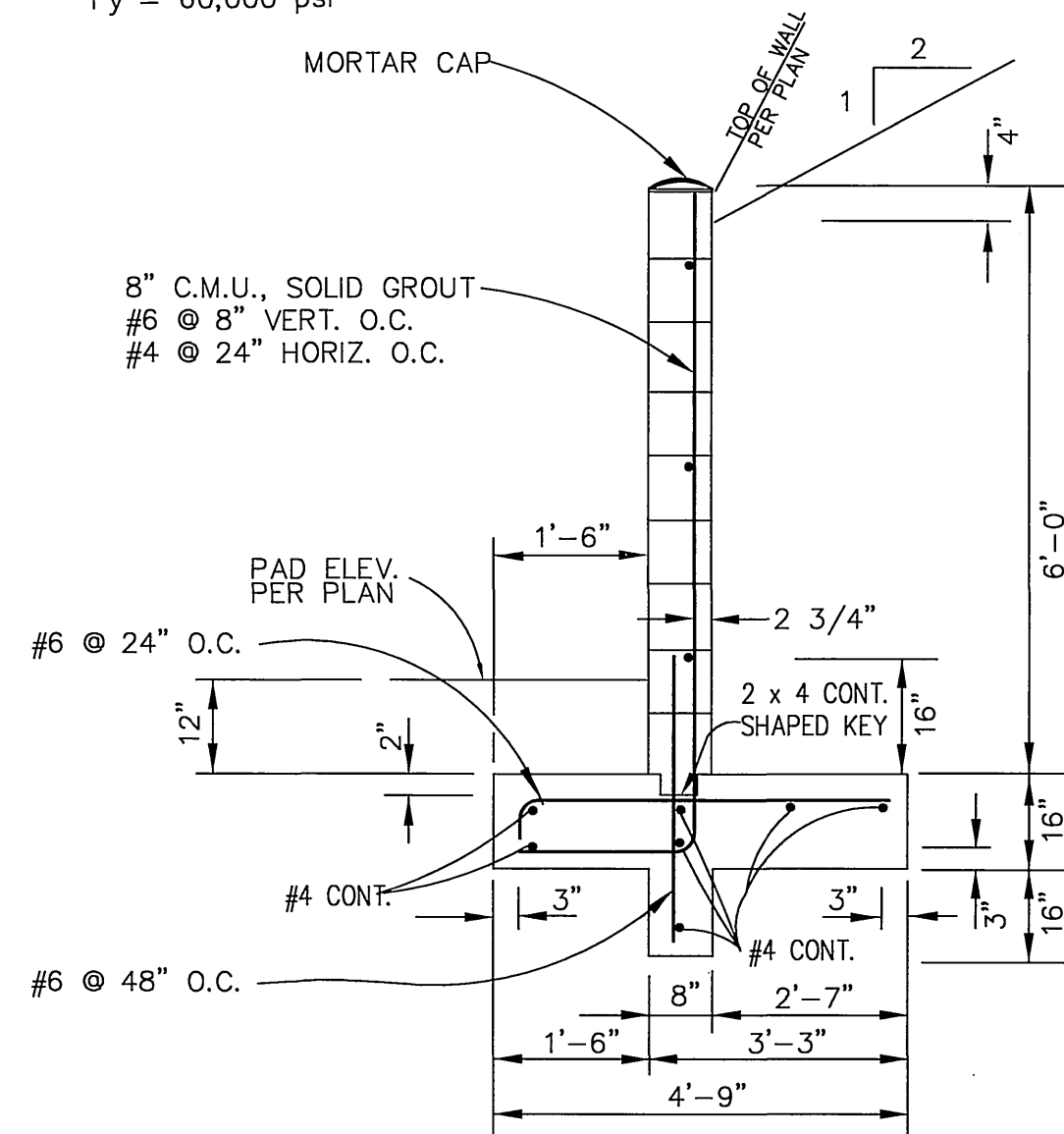
SP Consulting Group
500 Saint Vincent
Irvine, California 92618
(949) 387-7035 FAX (949) 387-7534



DRAWN BY: TAP
DATE: 1/22/04 JN: 250.04

NOTE:
CONSTRUCT SUBRAIN
PER DETAIL ON PLAN.

$f'_c = 2,500$ psi
 $F_y = 60,000$ psi



6'-0" MAX. RETAINING WALL WITH 2:1 BACKFILL
NOT TO SCALE

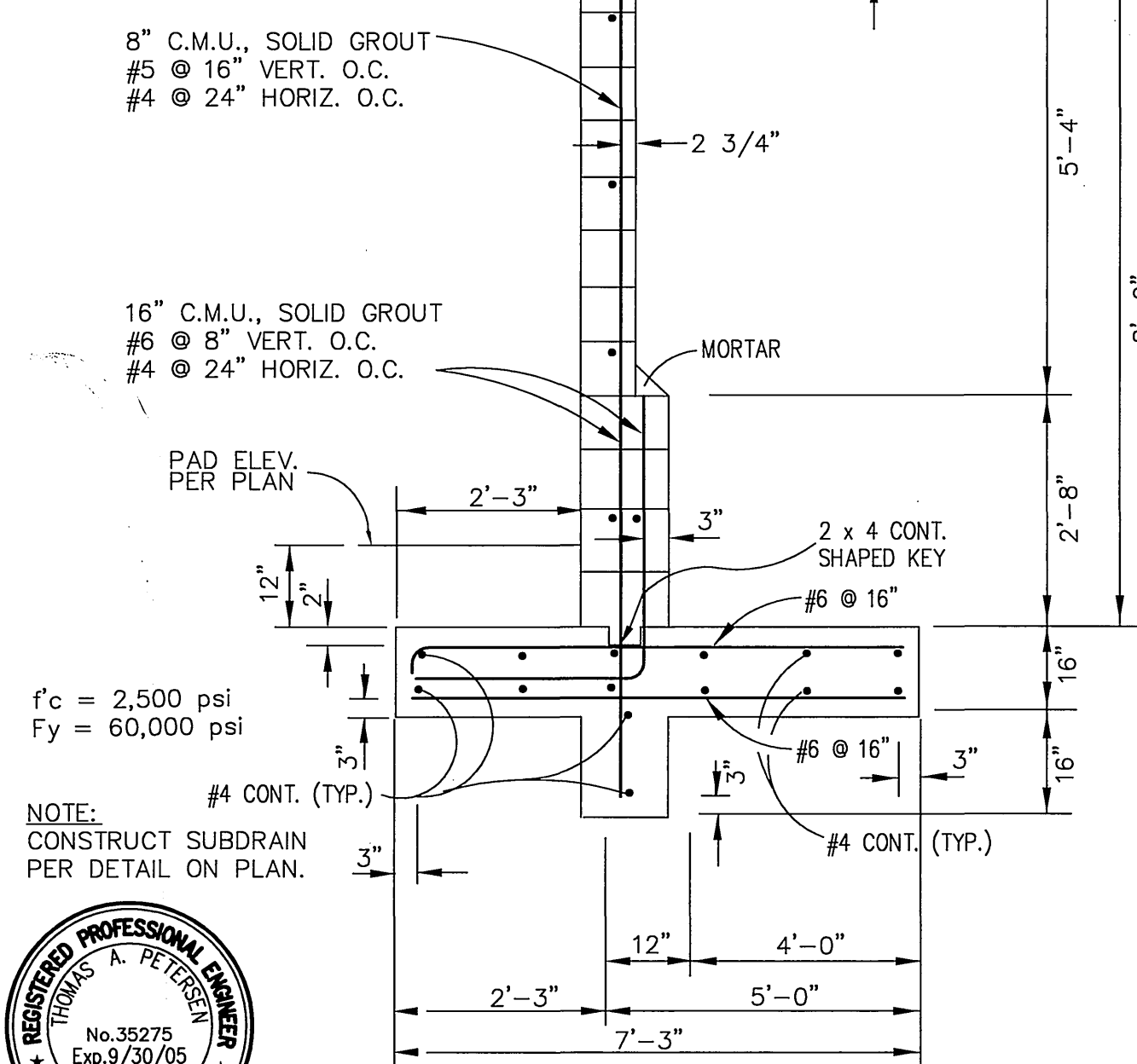
SP Consulting Group
500 Saint Vincent
Irvine, California 92618
(949) 387-7035 FAX (949) 387-7534



DRAWN BY: TAP
DATE: 1/22/04 JN: 250.04

NOTE:
CONSTRUCT SUBRAIN
PER DETAIL ON PLAN.

$f'_c = 2,500$ psi
 $F_y = 60,000$ psi



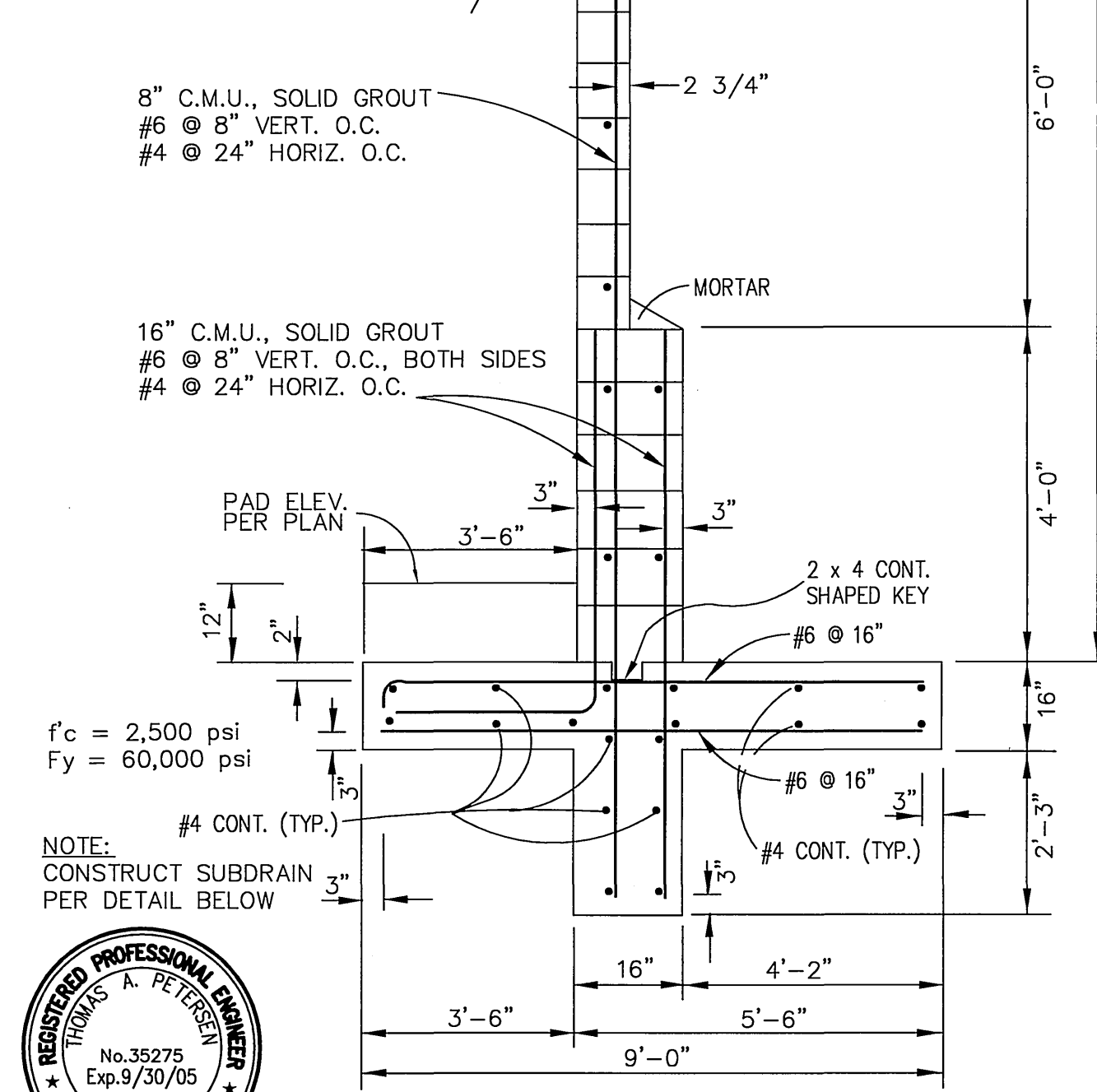
8'-0" MAX. RETAINING WALL WITH 2:1 BACKFILL
NOT TO SCALE

SP Consulting Group
500 Saint Vincent
Irvine, California 92618
(949) 387-7035 FAX (949) 387-7534

DRAWN BY: TAP
DATE: 1/22/04 JN: 250.04

NOTE:
CONSTRUCT SUBRAIN
PER DETAIL BELOW

$f'_c = 2,500$ psi
 $F_y = 60,000$ psi



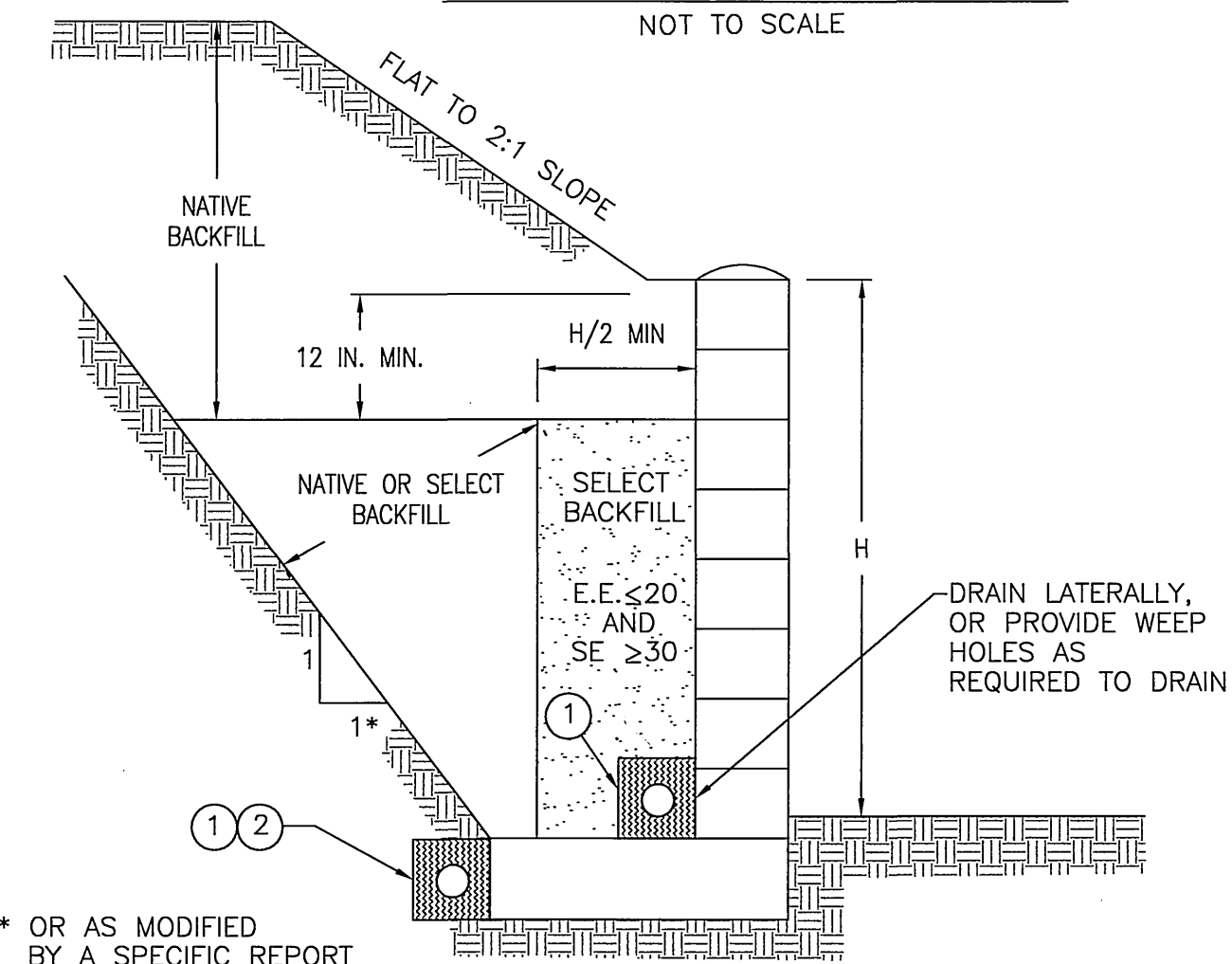
10'-0" MAX. RETAINING WALL WITH 2:1 BACKFILL
NOT TO SCALE

SP Consulting Group
500 Saint Vincent
Irvine, California 92618
(949) 387-7035 FAX (949) 387-7534

DRAWN BY: TAP
DATE: 1/20/04 JN: 250.01

RETAINING WALL BACKFILL

NOT TO SCALE



* OR AS MODIFIED
BY A SPECIFIC REPORT

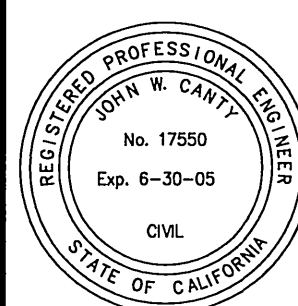
- ① 4 INCH PERFORATED PVC, SCHEDULE 40, SDR 35 OR APPROVED ALTERNATE, PLACE PERFORATIONS DOWN AND SURROUND WITH 1 CU. FT. PER FT. OF 3/4 INCH. ROCK OR APPROVED ALTERNATE AND MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT.
- ② OPTIONAL-PLACE DRAIN AS SHOWN WHERE MOISTURE MIGRATION IS UNDESIRABLE.

* AS-BUILT PER PLANS 7-06-05 LTH

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PREPARED UNDER THE DIRECTION OF:

JOHN W. CANTY
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-05
DATE: 2/5/04

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
2020 IOWA AVENUE, SUITE 102, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683-5234 FAX (909) 683-5301
CITY BUSINESS TAX CERT. NO. 69372 EXP. 04-07-03

SCALE: 1"=40'
BENCH MARK: EB-D3
P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE W'LY WALL OF A CATCH BASIN AT THE E.C.R. OF THE S'E'LY CURB RETURN OF JESSE LANE AND TRAUTWEIN ROAD. ELEV: 1599.767

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: J.D.G. DRAWN BY: C.V. CHECKED BY: J.W.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGR.	2/2	2-12-04	<i>John W. Canty</i>
PARK DEPARTMENT			CITY ENGINEER
TRAFFIC DIVISION			

DATE: 2/12/04

TRACT 29478

DETAILS

FOR: PRESTIGE HOMES

PROJECT NO.
R-3631
SHEET **7a** OF **7**
FILE NO.: 1241-001