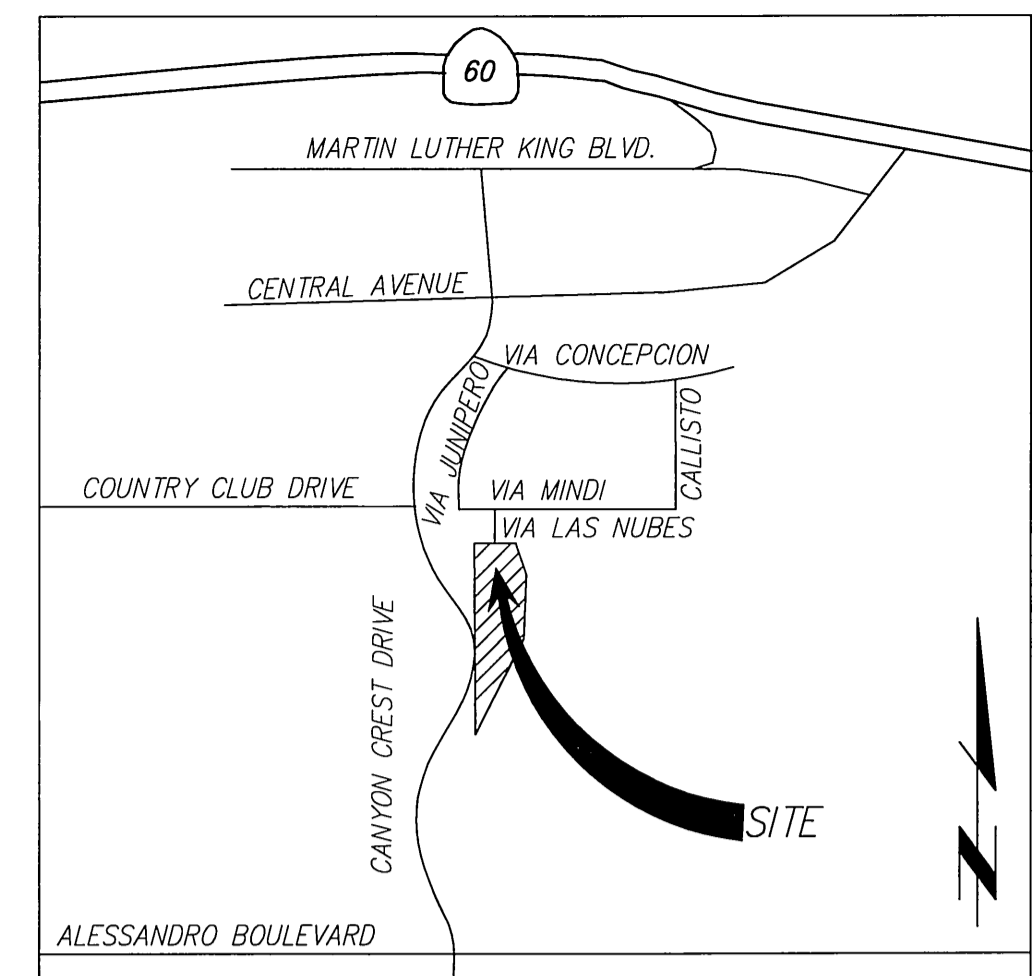


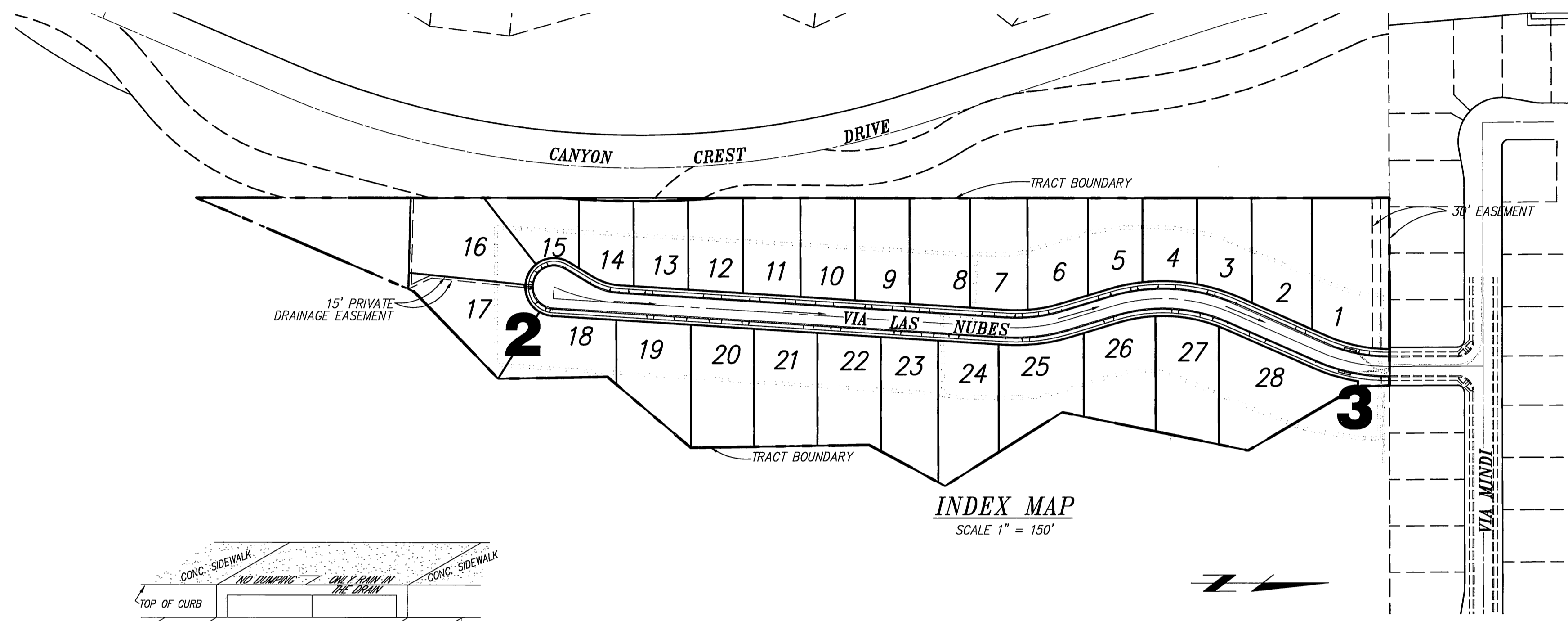
GENERAL NOTES:

- 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.
- 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 "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED AS SHOWN PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- ON ALL AREAS WITHIN THE 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 SUB-GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- 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 USA.
- 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAY WITH A.C. PAVING.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6124) 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.

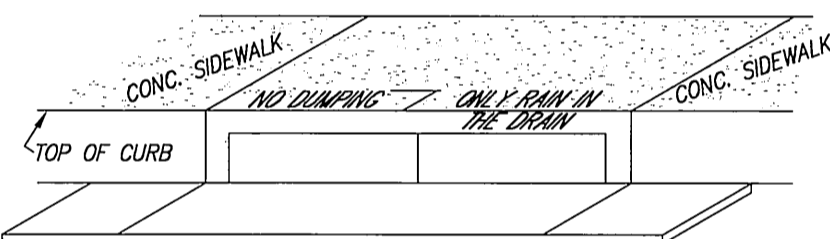
CITY OF RIVERSIDE STREET AND STORM DRAIN IMPROVEMENT PLAN TRACT NO. 31945



VICINITY MAP
NOT TO SCALE



INDEX MAP
SCALE 1" = 150'



CATCH BASIN STENCILING DETAIL "A"
NOT TO SCALE

- LEGEND**
- F.L. FLOW LINE
 - F.G. FINISHED GRADE
 - F.S. FINISH SURFACE ELEVATION
 - P.E. PAD ELEVATION
 - F.F. FINISH FLOOR ELEVATION
 - G.F.F. GARAGE FINISH FLOOR ELEVATION
 - T.W. TOP OF WALL ELEVATION
 - T.F. TOP OF FOOTING ELEVATION
 - T.G. TOP OF GRADE ELEVATION
 - INV. INVERT OF PIPE ELEVATION
 - T.C. TOP OF CURB ELEVATION
 - LIP LIP ELEVATION OF CURB OR GUTTER
- STENCIL TO HAVE 2" LETTERS AS FOLLOWS:**
- (A) NO DUMPING - ONLY RAIN IN THE DRAIN
 - (B) PLACE BOTH STENCILS CENTERED WITH THE CATCH BASIN OPENING AND THE TOP OF CURB.
 - (C) SPRAY BOTH STENCILS WITH WHITE PAINT.
 - (D) REMOVE STENCILS WHEN PAINT IS DRY.

STREET SIGN SCHEDULE

(A)	VIA LAS NUBES (PVT)	XXXX
	VIA MINDI	

TELEPHONE NUMBERS

EMERGENCY

RIVERSIDE POLICE DEPARTMENT	(951) 787-7911
RIVERSIDE FIRE DEPARTMENT	(951) 826-5321
GOODHEW AMBULANCE	(951) 684-5520
RIVERSIDE COMMUNITY HOSPITAL	(951) 788-3000
RIVERSIDE GENERAL HOSPITAL	(951) 351-0925

UTILITIES

UNDERGROUND SERVICE ALERT	(800) 227-2600
CITY OF RIV. ELEC. OPERATIONS CONTROL CTR.	(951) 687-0791
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)	(800) 227-2600
CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES	(800) 782-0330
PACIFIC BELL	(800) 227-2600
AMERICAN TELEPHONE & TELEGRAPH	(951) 381-7380
CHARTER COMMUNICATION CABLE	(951) 688-9012
CITY OF RIV. WATER OPERATIONS EMERGENCIES	(951) 688-9012

OTHERS

RIVERSIDE PUBLIC WORKS DEPARTMENT	(951) 826-5341
R.F. DICKSON STREET SWEEPING	(800) 841-7994
WESTERN WASTE	(951) 737-0343
RIVERSIDE DIAL-A-RIDE (SUPERVISOR)	(951) 275-9620
US POSTAL SERVICE	(951) 737-0451
RIVERSIDE UNIFIED SCHOOL DISTRICT	(951) 788-7134
RIVERSIDE TRANSIT AGENCY	(951) 684-0850

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

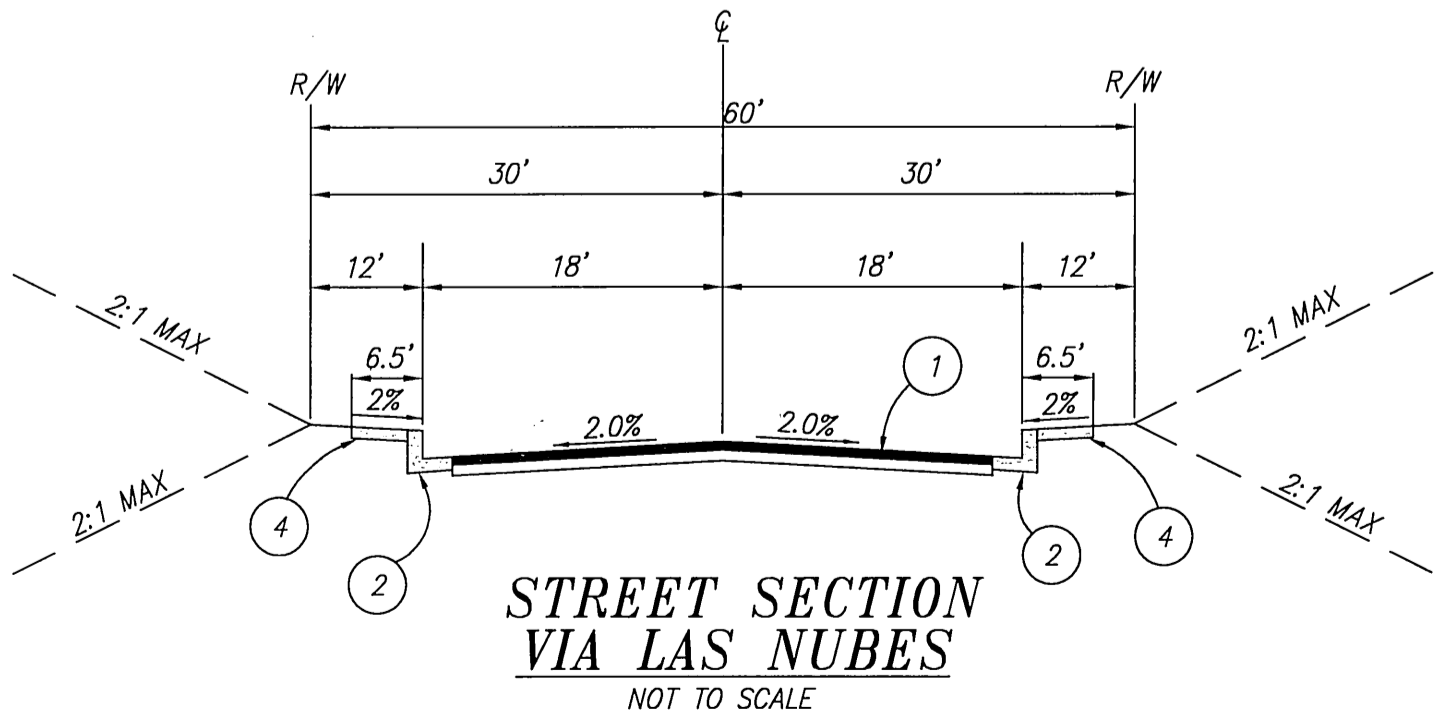
ACTUAL THICKNESS OF BASE MATERIAL TO BE DETERMINED BY THE SOILS TEST AND RECOMMENDED BY THE SOILS ENGINEER. R-VALUES, SAND EQUIVALENTS, AND STRUCTURAL SECTION OF STREETS SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR APPROVAL UPON COMPLETION OF ROUGH GRADING.

CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITE, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES ENTERING OR LEAVING IMPROVEMENTS.

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.

CONSTRUCTION NOTES:

CONSTRUCTION NOTES:	QUANTITIES
1. CONSTRUCT "A.C. OVER" A.B. PER GEOTECHNICAL RECOMMENDATION	51,449 S.F.
2. CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE 1	3,093 L.F.
3. CONSTRUCT UNDER SIDEWALK DRAIN PER A.P.W.A. STANDARD DRAWING NO. 151-1	1 E.A.
4. CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325	20,393 S.F.
5. REMOVE EXIST. BARRICADE AND BARRIER STRIP.	82 L.F.
6. CONSTRUCT DRIVEWAY APPROACHES	36 EACH
7. INSTALL STREET NAME SIGN PER CITY STD. 662	1 EACH
20. CONSTRUCT 18" R.C.P. STORM DRAIN PIPE	384 L.F.
21. CONSTRUCT STORM DRAIN MANHOLE PER CITY OF RIVERSIDE STANDARD DRAWING NO. 432	1 EACH
22. CONST. CATCH BASIN PER CITY OF RIVERSIDE STANDARD DRAWING NO. 405. W=21', V=4'	2 EACH
23. CONSTRUCT JUNCTION STRUCTURE "B" PER CITY OF RIVERSIDE STD DRAWING NO. 421	1 EACH
24. INSTALL PIPE ANCHOR PER A.P.W.A. STANDARD DRAWING NO. 221-1	1 EACH



**STREET SECTION
VIA LAS NUBES**
NOT TO SCALE



PRIVATE ENGINEERING NOTE

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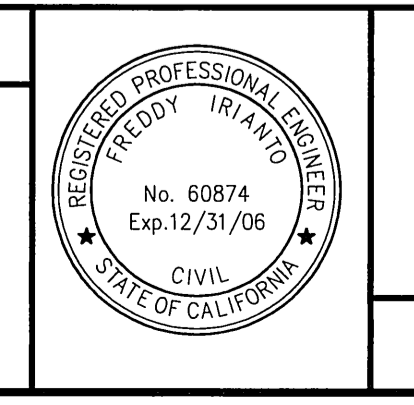
BENCHMARK:
CITY OF RIVERSIDE
G8-DE

P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHTPOLE IN THE MEDIUM OF COUNTRY CLUB DRIVE 33 FEET WESTERLY OF VIA SOTELLO 1996; READJUSTED PART OF THE CENTRAL AVENUE TRUNK SEWER LINES.

ELEV. - 1099.701

ELECTRIC
CITY OF RIVERSIDE
APPROVED BY: [Signature]
ELECTRIC ENGINEERING

WATER
APPROVED BY: [Signature]
WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2006

IW Consulting Engineers, Inc.
Civil Engineering
Surveying
Land Planning

3544 University Avenue
Riverside, CA 92501
Tel: 951.687.2929
Fax: 951.687.2999

PREPARED BY: [Signature] R.C.E. NO. 60874
DATE: 4/18/05

MARK	REVISIONS	APPR.	DATE
Δ	REVISED SHEET NO. S-511.4 15NOV 04 RIZ: 5-26-05		
	D-778 SH. LOF 1		

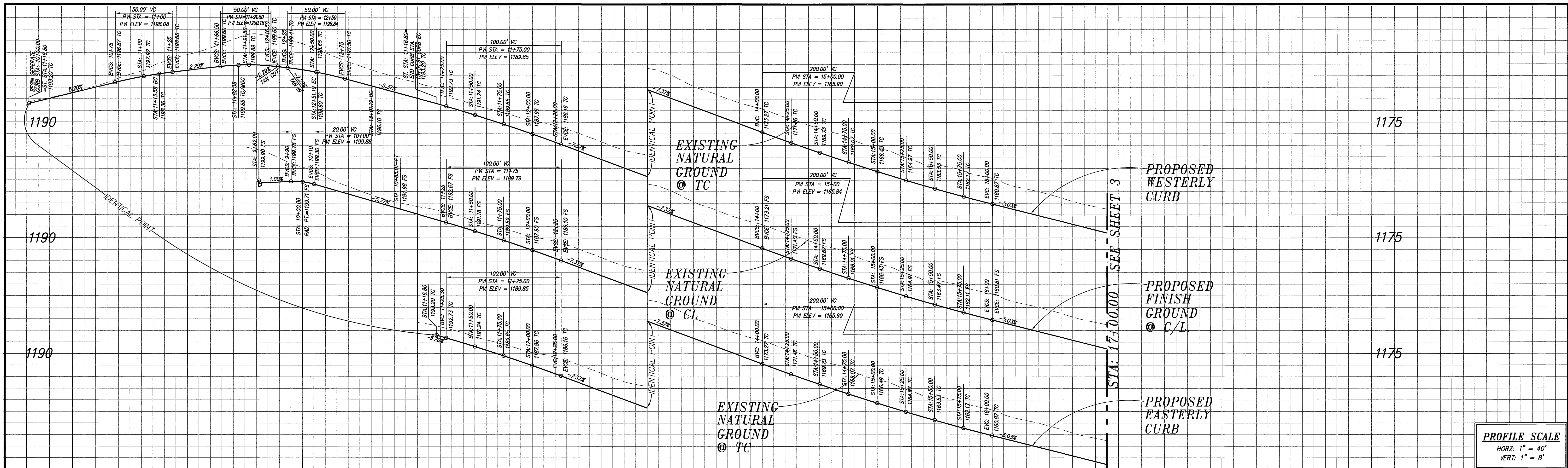
**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

APPROVED BY: [Signature] DATE: 5/15/05
PRINCIPAL ENGINEER: [Signature]
STREET SERVICES: [Signature]
TRAFFIC DIVISION: [Signature]
PARKS DEPARTMENT: [Signature]

**CITY OF RIVERSIDE
STREET IMPROVEMENTS PLANS
TRACT NO. 31945**

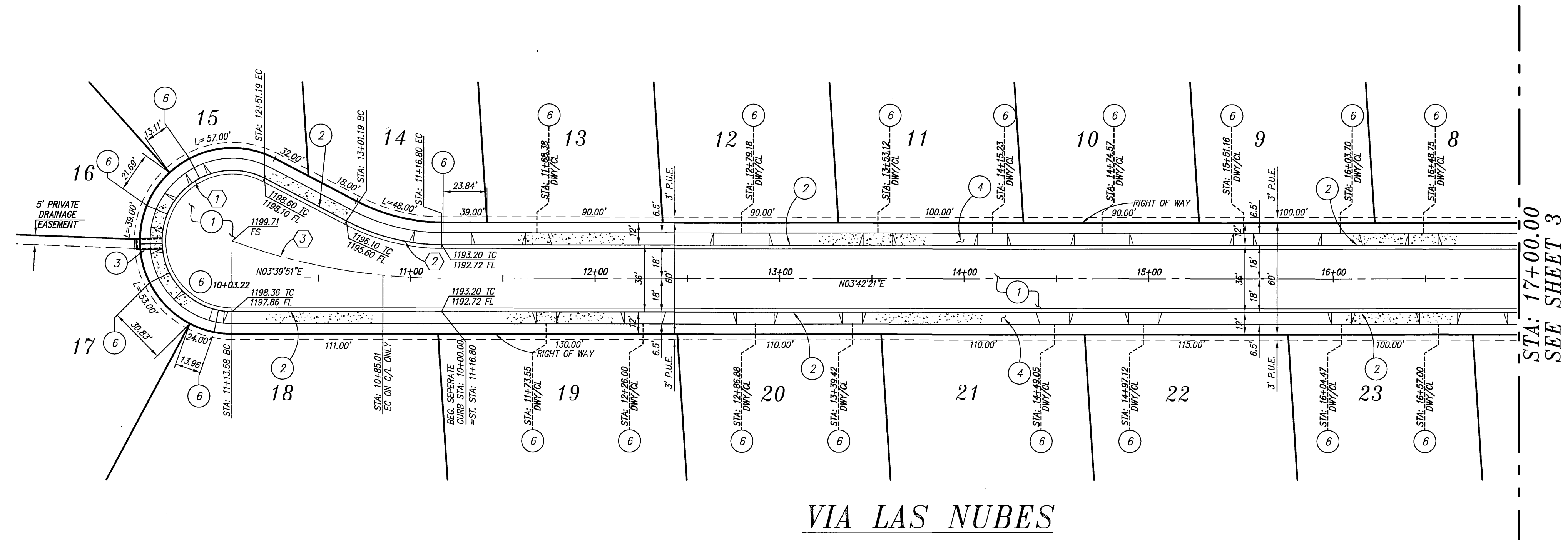
HORIZ. SCALE: AS SHOWN VERT. SCALE: AS SHOWN

PW 04-1004
R-3853
SHEET 1 OF 4



PROFILE SCALE
 HORZ: 1" = 40'
 VERT: 1" = 8'

10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00



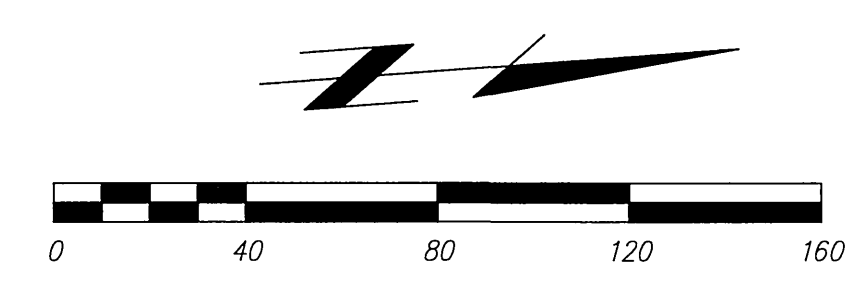
VIA LAS NUBES

CONSTRUCTION NOTES:

- 1 CONSTRUCT "A.C. OVER" A.B. PER GEOTECHNICAL RECOMMENDATION
- 2 CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE 1
- 3 CONSTRUCT UNDER SIDEWALK DRAIN PER A.P.W.A. STANDARD DRAWING NO. 151-1
- 4 CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325
- 5 REMOVE EXIST. BARRICADE AND BARRIER STRIP.
- 6 CONSTRUCT DRIVEWAY APPROACHES
- 7 INSTALL STREET NAME SIGN PER CITY STD. 662

DIGALERT
 DIAL BEFORE YOU DIG
 TOLL FREE 1-800-227-2600
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	207°28'51"	38.00'	137.61'	155.40'
2	27°28'52"	112.00'	53.72'	27.39'
3	27°28'54"	177.24'	85.01'	43.34'

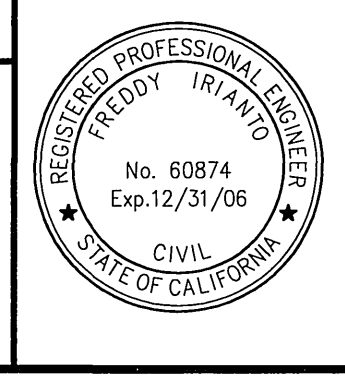


PRIVATE ENGINEERING NOTE
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BENCHMARK:
 CITY OF RIVERSIDE
 GB-DE
 P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT POLE IN THE MEDIAN OF COUNTRY CLUB DRIVE 33 FEET WESTERLY OF VIA SOLETO 1996; READJUSTED PART OF THE CENTRAL AVENUE TRUNK SEWER LEVELS.
 ELEV. - 1099.701'

ELECTRIC
 APPROVED BY
 ELECTRIC ENGINEERING

WATER
 APPROVED BY
 WATER ENGINEERING



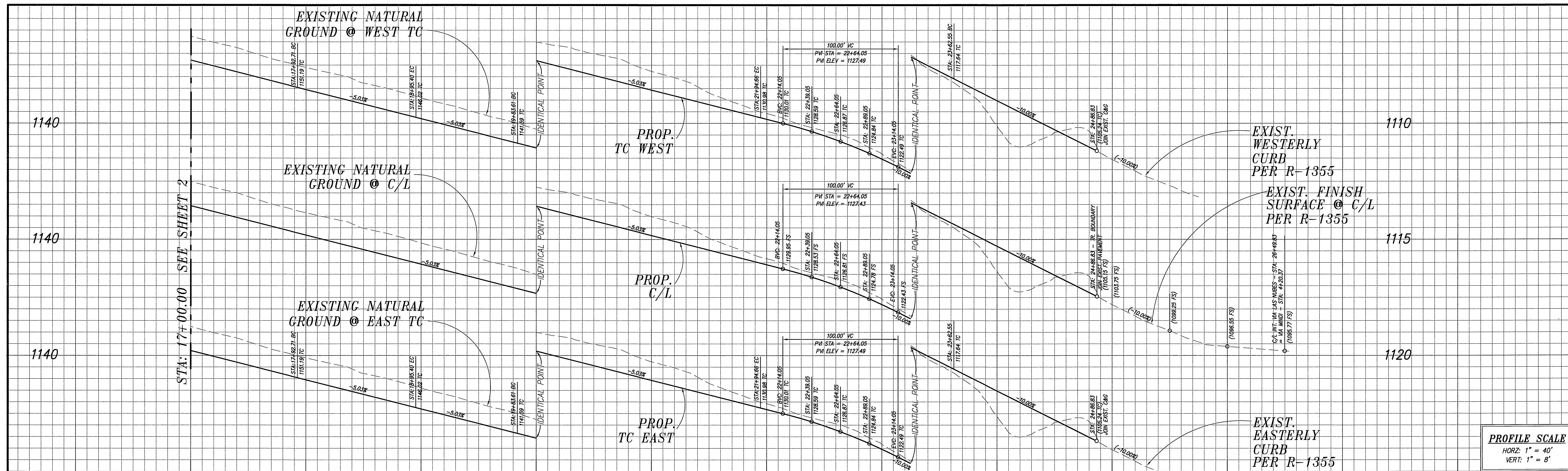
CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2006
IW Consulting Engineers, Inc.
 Civil Engineering
 Surveying
 Land Planning
 3544 University Avenue
 Riverside, CA 92501
 Tel: 951.687.2929
 Fax: 951.687.2999
 PREPARED BY: [Signature]
 R.C.E. NO. 60874
 DATE: 4/18/05

MARK	REVISIONS	APPR.	DATE
Δ	REVISED SHEET NO. 3 - SHEET 1 IS NOW R/C 5260		
	D-778 SH. 10E!		

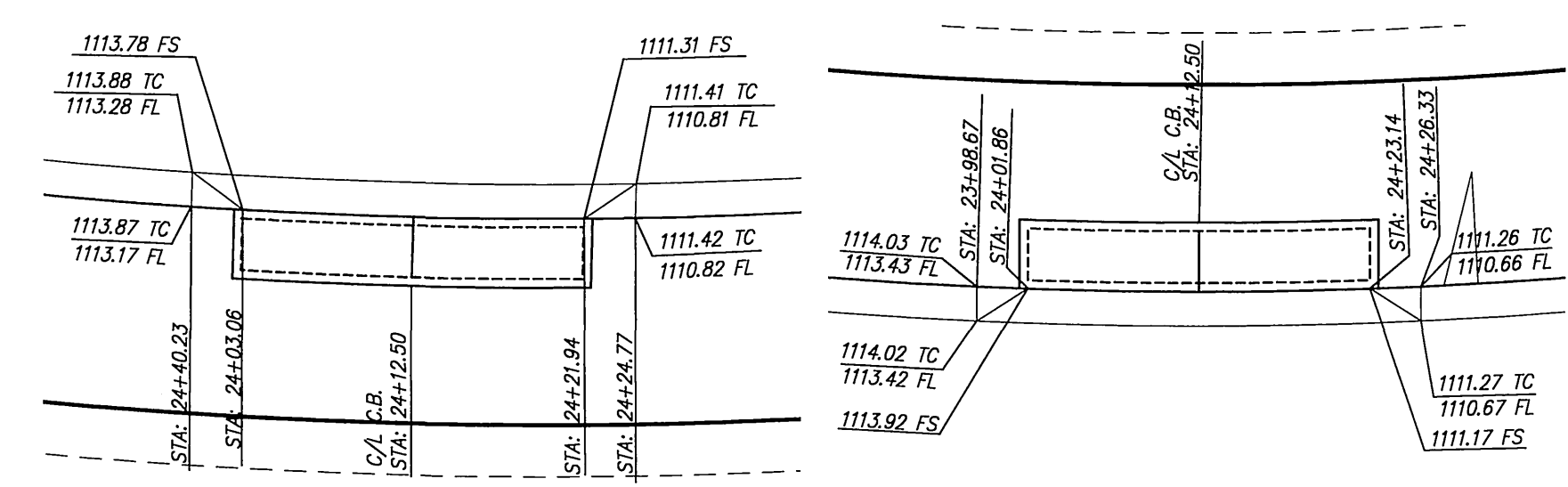
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 PRINCIPAL ENGINEER
 STREET SERVICES
 TRAFFIC DIVISION
 PARKS DEPARTMENT

CITY OF RIVERSIDE
STREET IMPROVEMENTS PLANS
TRACT NO. 31945
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

PW 04-1004
 R-3853
 SHEET 2 OF 4

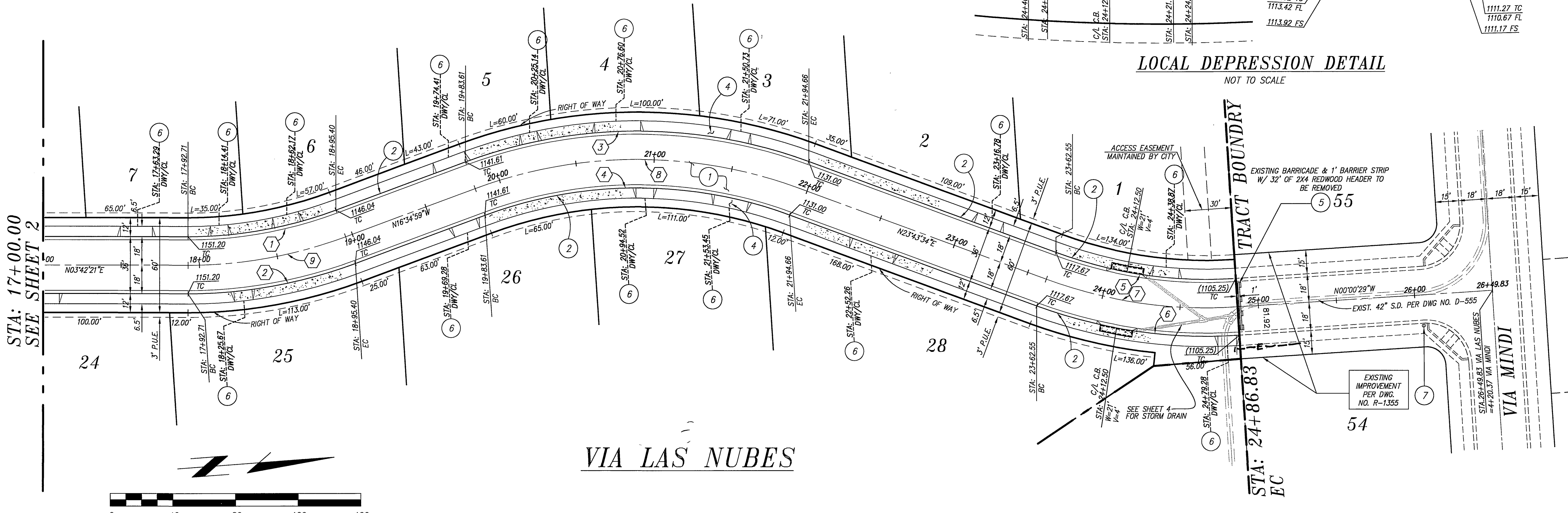


17+00 18+00 19+00 20+00 21+00 22+00 23+00 24+00 25+00 26+00 27+00 28+00



LOCAL DEPRESSION DETAIL
NOT TO SCALE

- CONSTRUCTION NOTES:**
1. CONSTRUCT "A.C. OVER" A.B. PER GEOTECHNICAL RECOMMENDATION
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 5. REMOVE EXIST. BARRICADE AND BARRIER STRIP.
 6. CONSTRUCT DRIVEWAY APPROACHES
 7. INSTALL STREET NAME SIGN PER CITY STD. 662



CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	20°17'20"	272.00'	96.32'	48.67'
2	20°17'20"	308.00'	109.06'	55.11'
3	40°18'35"	318.00'	223.71'	116.71'
4	40°18'35"	282.00'	198.38'	103.49'
5	23°48'41"	282.00'	116.82'	59.26'
6	14°13'42"	318.00'	131.73'	66.83'
7	23°44'03"	300.00'	124.28'	63.04'
8	40°18'32"	300.00'	211.06'	110.11'
9	20°17'20"	290.00'	102.69'	51.89'

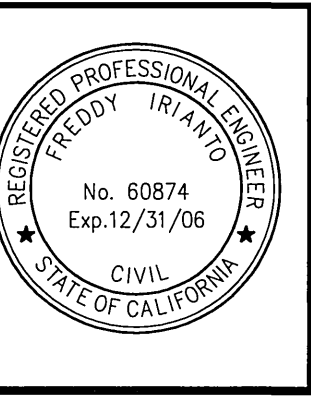
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ELECTRIC
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R.C.E. NO. 60874
DATE: 4/18/05

MARK REVISIONS APPR. DATE
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
PRINCIPAL ENGINEER
STREET SERVICES
TRAFFIC DIVISION
PARKS DEPARTMENT

CITY OF RIVERSIDE
STREET IMPROVEMENTS PLANS
TRACT NO. 31945
PW 04-1004
R-3853
SHEET 3 OF 4
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'
INDEXED S-25-05 Left