

# Street Improvement Plans

FOR

## Snowberry Creek Apartments

City Of Riverside

### General Notes

1. 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.
2. 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.
3. 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.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. 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.
7. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. 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.
10. 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.
11. THE SUB DIVIDER 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.
12. 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.
13. CONSTRUCT BLOCK WALL PER RIVERSIDE CITY STANDARD 704 OR APPROVED DESIGN (SEE PLAN FOR HEIGHT (S)). TYPE/COLOR OF BLOCK IS 6" TAN PRECISION MORTAR COLOR IS TAN WITH THE TOP COURSE BEING 8" BROWN SPLIT FACED AND THE TYPE/COLORCAP IS BROWN PRECISION CAP THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.
14. 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.
15. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
16. 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.
17. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
18. 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.
19. 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.
20. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

### Hold Harmless Indemnification Clause

1. THE CONTRACTOR AGREES THAT HE SHALL 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 APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY OF RIVERSIDE, THE OWNER, AND THE PRIVATE ENGINEERS HARMLESS FOR ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

### Notice

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

### Private Engineer's Notes To Contractor:

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE 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 DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THIS DRAWING.
2. 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 CITY, 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 THE ENGINEER. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE.

### Topography

A FIELD TOPOGRAPHY WAS PERFORMED BY THE CORNERSTONE GROUP ON APRIL 2003.  
  
A SEPARATE FIELD TOPOGRAPHY WAS PERFORMED BY RENOVIS SURVEYING ON MAY 2006 ALONG VERBENA DRIVE ONLY.

### Legal Description

BEING A PORTION OF LOT 2, LOT 7 AND LOT 10 IN BLOCK 7 OF LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

### Water Department Note:

DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY FIFTEEN (15) WORKING DAYS FOR COMPLETION OF WORK. (951) 351-6368. CITY WATER FORCES WORK ON SHEET SIX (6) ONLY-REMOVAL OF WATER SERVICE.

### Street Name and Traffic Sign Schedule

SYM	NAME	BLOCK NO
(A)	COLORADO AVE	8600
(B)	VERBENA DR	8600
(C)	SNOWBERRY ST	4200
(D)	MT HOOD RD	8600
(E)	RAINTREE AVE	8600
(F)	SAN VICENTE AVE	8600
(G)	BRUNSWICK AVE	8600
(H)	CAMELIA DR	8600

### Reference Drawing

GRADING PLAN: PW07-0896  
SEWER PLAN: S-2059

### Electric General Notes

1. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.

(UNDERGROUND FACILITY RELOCATIONS)  
UNDERGROUND POWER FACILITIES SHALL BE RELOCATED BY THE DEVELOPER AND THE CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF UNDERGROUND POWER FACILITIES.

(OVERHEAD FACILITY RELOCATIONS)  
OVERHEAD POWER FACILITIES SHALL BE RELOCATED BY THE THE CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF OVERHEAD POWER FACILITIES.

CONTACT STEVEN S. JOHAL  
PH. NO. 951.826.5830  
3901 ORANGE ST.  
RIVERSIDE CA 92522

### Existing Notes + Quantities

DESCRIPTION	QUANTITY
A EXIST CURB & GUTTER (AC OR CONC) TO BE REMOVED	815 LF
B EXIST CONC SIDEWALK TO BE REMOVED	610 SF
C EXIST AC PAVING TO BE REMOVED	19550 SF
D NOT USED	---
E NOT USED	---
F EXIST MANHOLE ADJUST TO GRADE	4 EA
G EXIST GUARD RAIL TO BE REMOVED	140 LF
H EXIST CURB & GUTTER PROTECT IN PLACE	N/A
I EXIST SIDEWALK PROTECT IN PLACE	N/A
J REPLACE FENCE IN LIKE KIND BEHIND PROPOSED R/W	160 LF
K EXIST STREET LIGHT TO BE RELOCATED	1 EA
L EXIST CLEAN OUT ADJUST TO GRADE	1 EA
M EXIST DWY PROTECT IN PLACE	N/A
N EXIST DWY TO BE REMOVED	2 EA
O EXIST WATER VALVE (ADJUST TO GRADE)	2 EA
P EXIST WATER VALVE (PROTECT IN PLACE)	N/A
Q EXIST WATER SERVICE (PROTECT IN PLACE)	2 EA
R EXIST WATER SERVICE (TO BE RELOCATED BY CITY FORCES)	2 EA
S EXIST WATER SERVICE (TO BE REMOVED BY CITY FORCES)	2 EA

### Construction Notes + Quantities

DESCRIPTION	QUANTITY
1 PLACE AC PAVING OVER CLASS II AGGREGATE BASE PER S.R.# R-VALUE=	650 SF
2 PLACE AC PAVING OVER CLASS II AGGREGATE BASE PER S.R.# R-VALUE=	29000 SF
3 NOT USED	---
4 CONST 6" CURB & GUTTER PER CITY STD 200 (TYPE I)	1970 LF
5 CONST SIDEWALK PER CITY STD 325	8400 SF
6 INSTALL WROUGHT IRON FENCE PER SEPARATE PERMIT	N/A
7 CONST 6" WIDE CROSS GUTTER PER CITY STD 220	1000 SF
8 CONST 10" WIDE CROSS GUTTER PER CITY STD 220	300 SF
9 SANDWICH EXIST CONC OR AC PAVING	1670 LF
10 CONST DWY PER CITY STD 302 (TYPE PL-1) A=16', B=23'	3 EA
11 NOT USED	---
12 NOT USED	---
13 CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304 TYPE III	4 EA
14 INSTALL CL MONUMENT IN ACCORDANCE WITH CITY STD	3 EA
15 NOT USED	---
16 CONSTRUCT PARKWAY DRAIN PER APWA STD 151-1 (TYPE 2)	4 EA

### Vicinity Map



### Legend + Abbreviations

LEGEND	ABBREVIATIONS
(A-A) 9	A-A = SECTION LETTER 9 = SHEET DETAIL IS ON
(A-A)	A-A = SECTION LETTER -- = DETAIL ON THIS SHEET
---	BOUNDARY LINE
---	CENTERLINE
---	CURB AND GUTTER
---	GRADE BREAK
---	SAWTOOTH LINE
---	EDGE OF PAVEMENT
---	RETAINING WALL
---	EXISTING WALL
---	DIRECTION OF FLOW
---	EXISTING GROUND CONTOUR
---	DRAINAGE SWALE
---	EXISTING SEWER
---	EXISTING WATER
---	TOP OF SLOPE
---	SLOPE RATIO
---	TOE OF SLOPE
00.000C	PROPOSED ELEVATION
(00.00)C	EXISTING ELEVATION
(00.00)C	FUTURE ELEVATION
0.9%	PROPOSED GRADE
(0.9%)	EXISTING GRADE
---	PROPOSED STORM DRAIN
---	EXISTING STORM DRAIN
---	PROPOSED MANHOLE
---	EXISTING MANHOLE
---	PROPOSED CATCH BASIN
---	EXISTING CATCH BASIN
---	PROPOSED FIRE HYDRANT
---	EXISTING FIRE HYDRANT
(R1)	STOP SIGN
---	STREET NAME SIGN
---	BLOCK WALL
---	RETAINING WALL
---	6" HIGH WROUGHT IRON FENCE
---	6" HIGH WOOD FENCE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT
EV	END VERTICAL CURVE
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
GL	GUTTER LIP
H	HEIGHT OF RETAINING WALL
HP	HIGH POINT
INV	INVERT
OGS	CURB & GUTTER
PP	POWER POLE
MVC	MIDDLE VERTICAL CURVE
MOC	MIDDLE OF CURVE
NG	NATURAL GROUND
ST-LT	STREET LIGHT
TB	TOP OF AC BERM
TC	TOP OF CURB
SMH	SEWER MANHOLE
SOD	SEWER CLEAN OUT
VC	VERTICAL CURVE
PI	POINT OF INTERSECTION
MH	MAN HOLE
WV	WATER VALVE
PCC	PORTLAND CONCRETE CEMENT OR PORTLAND CEMENT
---	POINT OF COMPOUND CURVATURE
AC	ASPHALTIC CONCRETE
STA	STATION
( )	EXISTING ITEM
[ ]	FUTURE ITEM
(PP)	EXISTING POWERPOLE
OT	ON TANGENT

### Owner / Applicant

USA CONSTRUCTION MANAGEMENT INC.  
2440 PROFESSIONAL DRIVE  
ROSEVILLE, CA 92561-7773  
CONTACT: MICHAEL MCCLEREY 916.724.3830

### Engineer

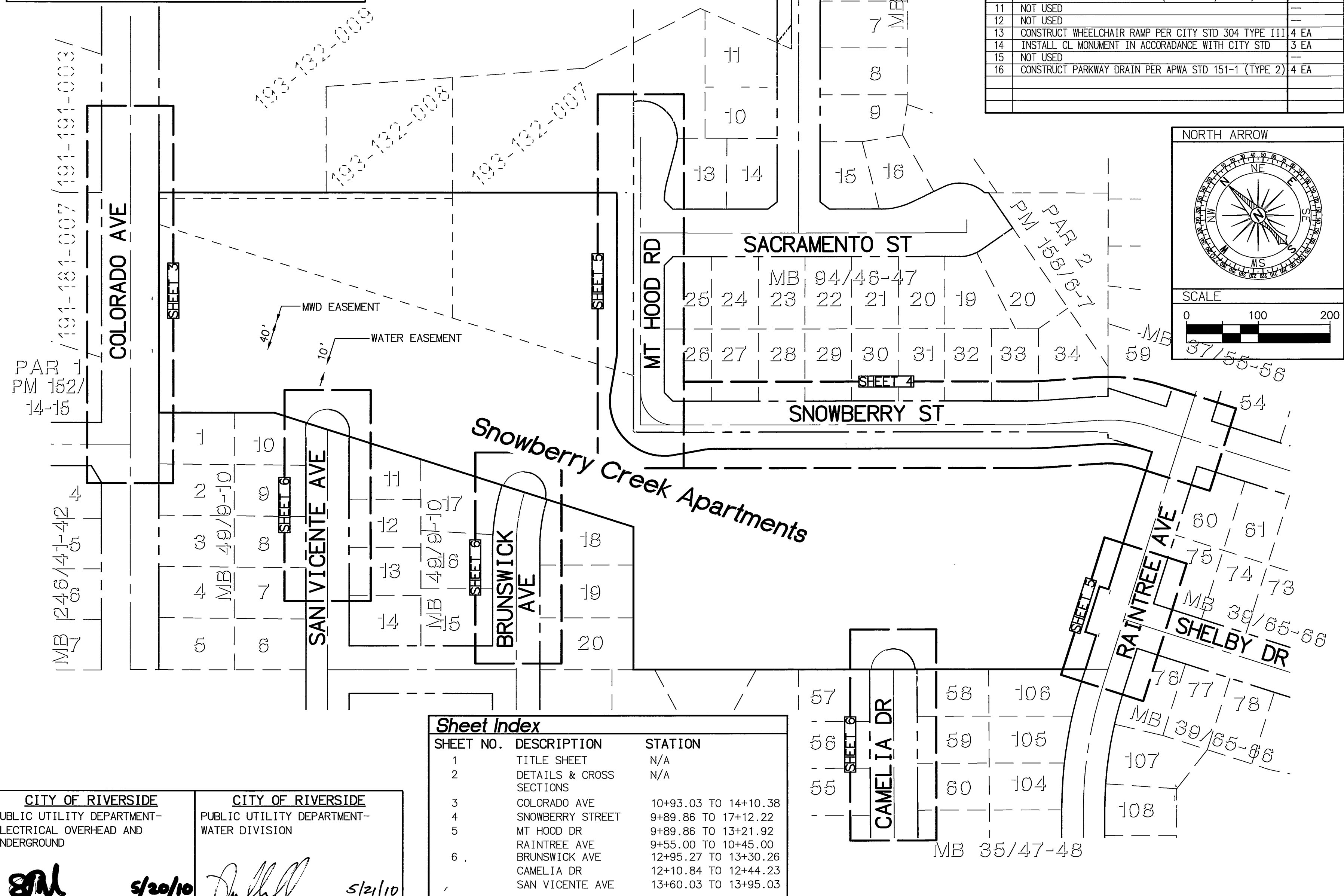
RENCIVIL  
25631-B ADDISON ST  
MURRIETA, CA 92562  
(951)696-9902

### Utilities

ELECTRIC AND WATER  
CITY OF RIVERSIDE  
3900 MAIN STREET  
RIVERSIDE, CA 92522  
951.826.5341

GAS:  
SOUTHERN CALIF. GAS CO.  
1981 W. LUGONIA  
REDLANDS, CA 92374  
909.995.7847

TELEPHONE  
AT&T/SBC  
3977 CHICAGO AVE.  
RIVERSIDE, CA 92507  
951.275.8801



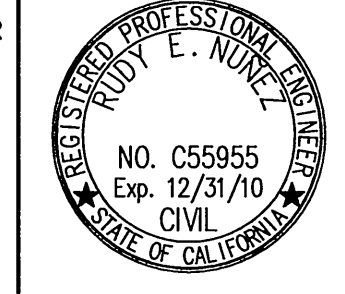
### Sheet Index

SHEET NO.	DESCRIPTION	STATION
1	TITLE SHEET	N/A
2	DETAILS & CROSS SECTIONS	N/A
3	COLORADO AVE	10+93.03 TO 14+10.38
4	SNOWBERRY STREET	9+89.86 TO 17+12.22
5	MT HOOD RD	9+89.86 TO 13+21.92
6	RAINTREE AVE	9+55.00 TO 10+45.00
	BRUNSWICK AVE	12+95.27 TO 13+30.26
	CAMELIA DR	12+10.84 TO 12+44.23
	SAN VICENTE AVE	13+60.03 TO 13+95.03

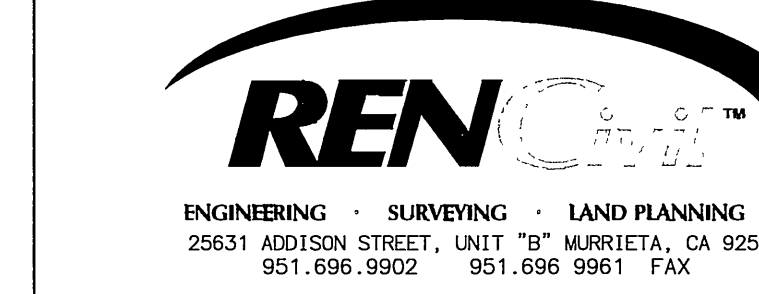
<b>CITY OF RIVERSIDE</b> PUBLIC UTILITY DEPARTMENT- ELECTRICAL OVERHEAD AND UNDERGROUND  APPROVED BY: <b>5/20/10</b> DATE	<b>CITY OF RIVERSIDE</b> PUBLIC UTILITY DEPARTMENT- WATER DIVISION  APPROVED BY: <b>5/21/10</b> DATE
--	--

CITY TAX CERT. # 119064 EXP. 1/24/11

BENCHMARK  
P.K. NAIL AND CITY ENGINEER  
TAG IN THE SOUTHEASTLY  
CORNER OF A CATCH BASIN IN  
THE NORTHERLY CURB OF  
JURUPA AVENUE, 37 FEET  
WESTERLY OF STEARNS STREET.  
DESIGNATED H5-H3  
ELEVATION=784.689



PREPARED UNDER THE SUPERVISION OF:  
  
R.C.E. C55955 EXP 12/31/10  
DATE 05/19/2010



### City of Riverside, California PUBLIC WORKS DEPARTMENT

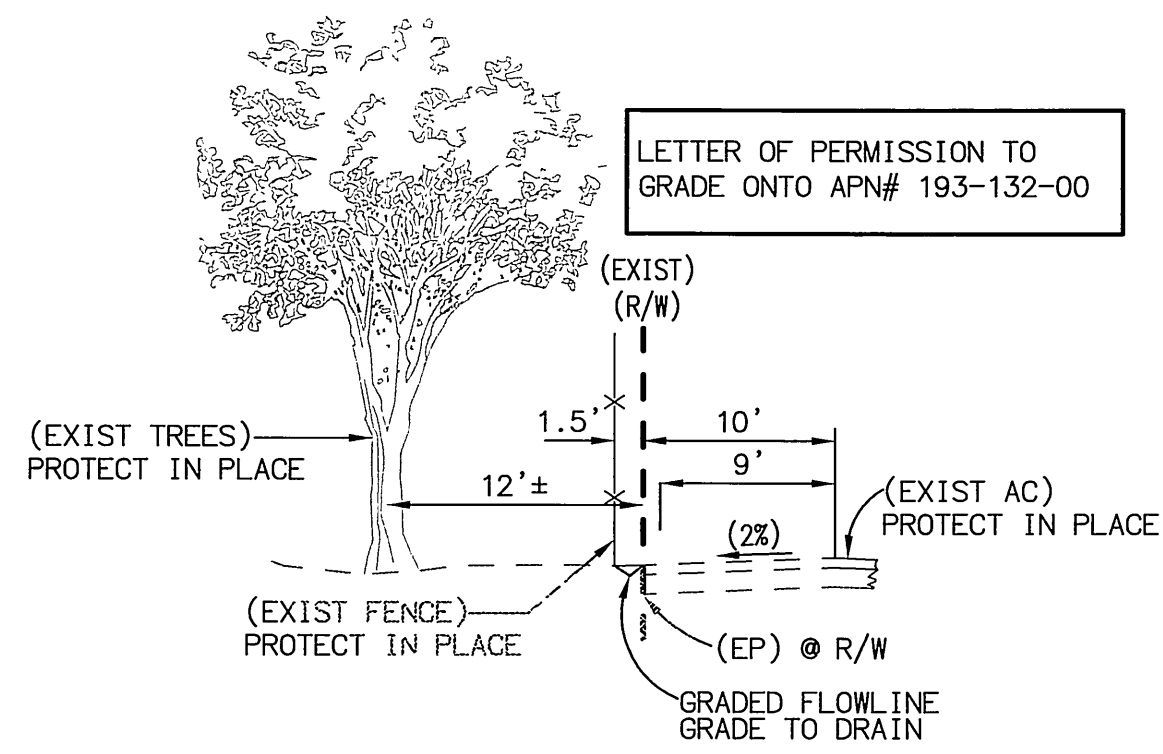
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PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
CITY ENGINEER  
DATE: **5/23/10**

### Street Improvement Plans PW09-0170

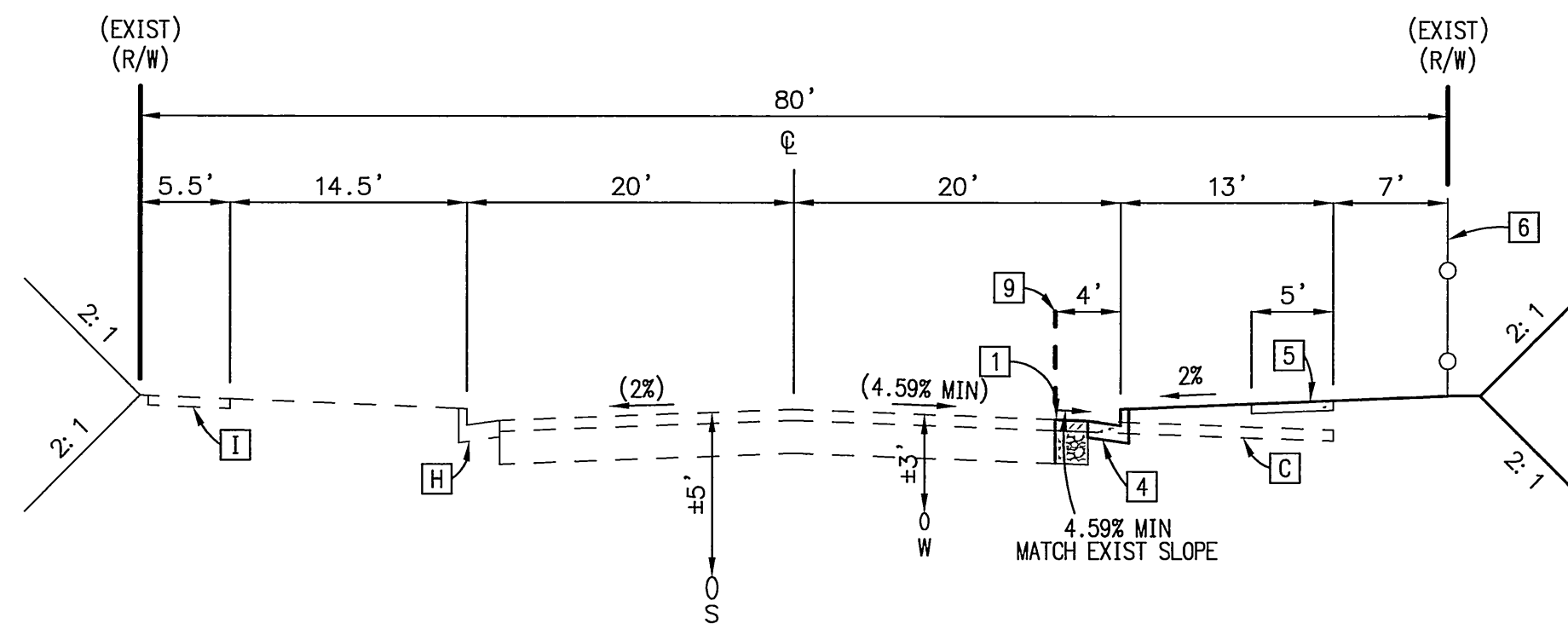
**Vintage at Snowberry**  
**COLORADO AVENUE**  
TITLE SHEET  
**R-4092**  
SHEET 1 OF 6 SHEETS  
FILE NO.

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

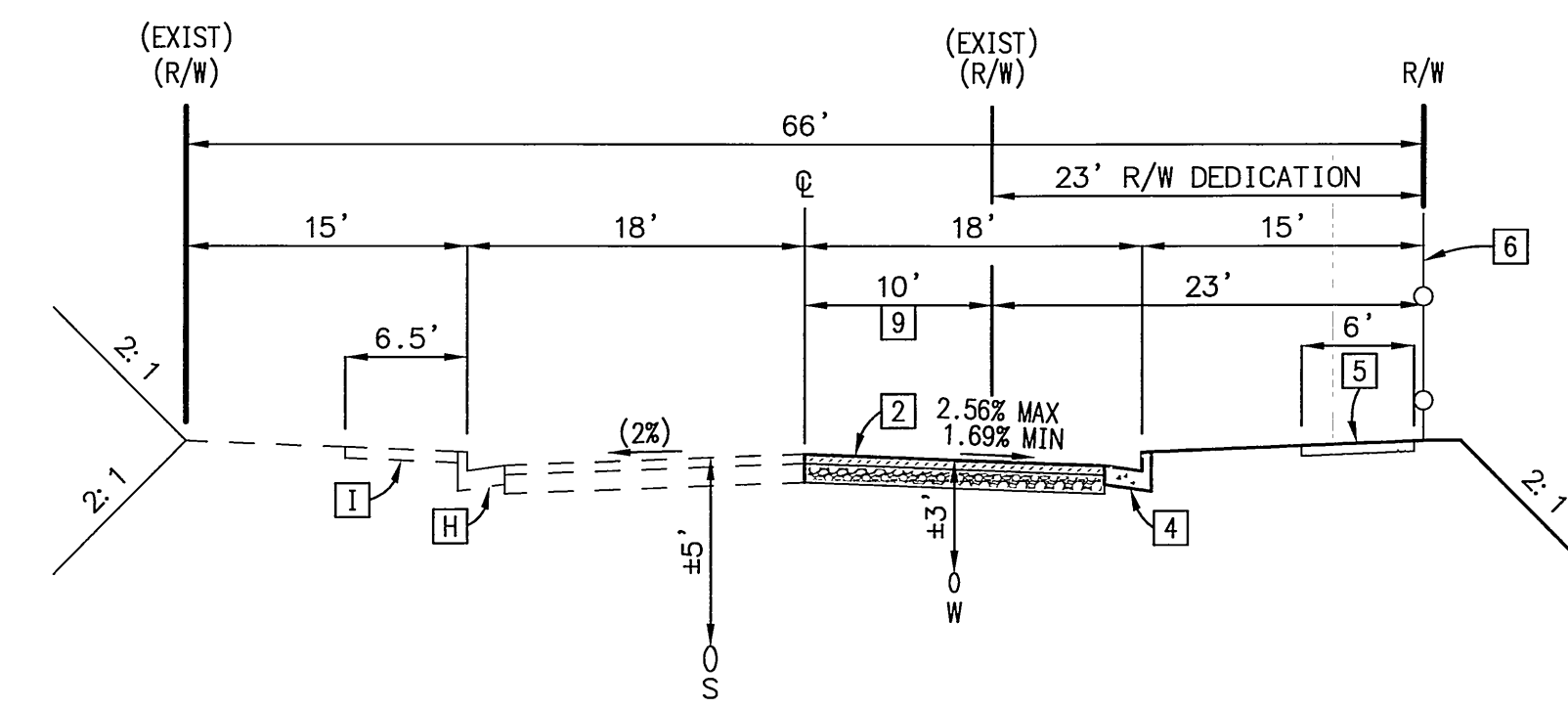
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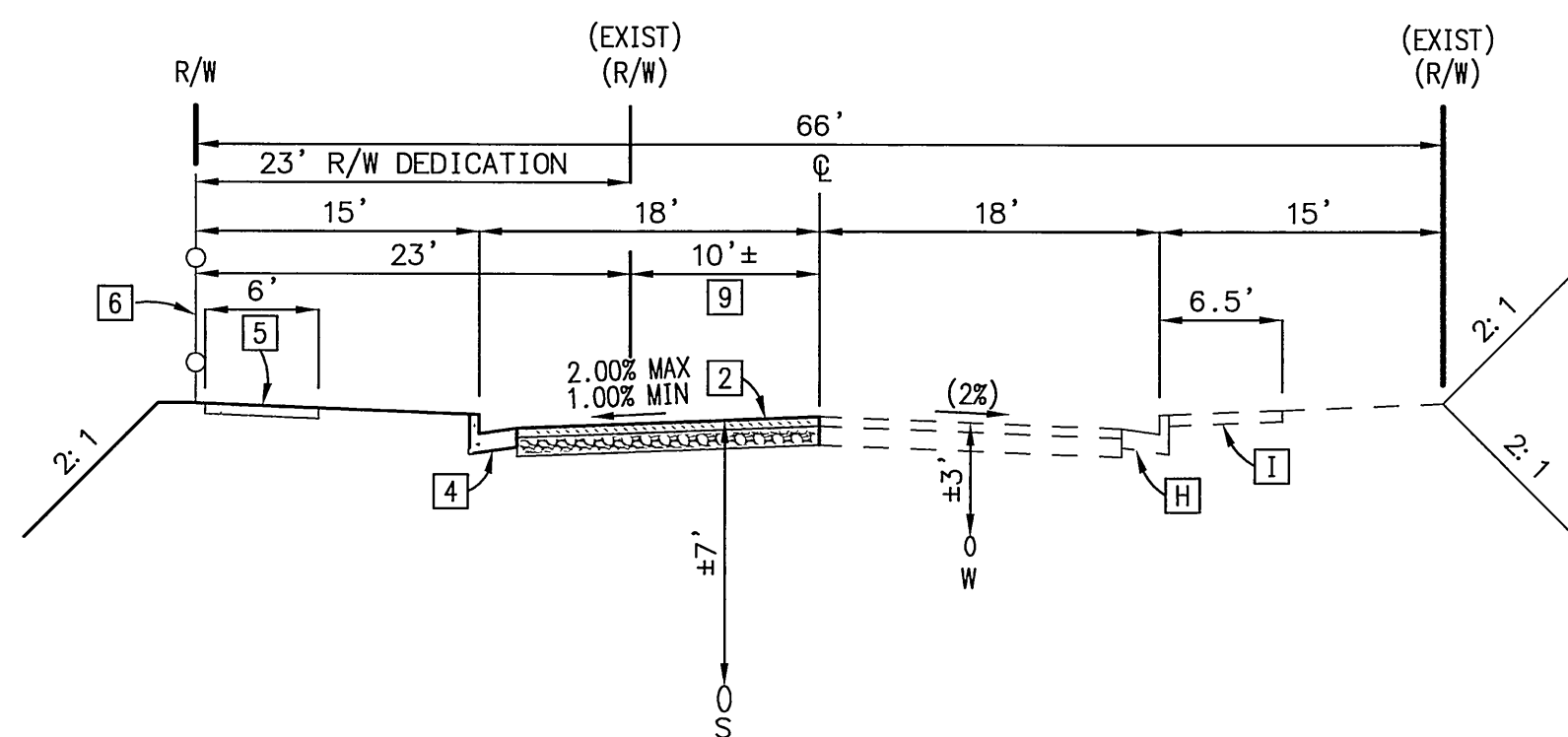
**SECTION A-A**  
**MOUNT HOOD ROAD**  
SCALE  
HOR: 1"=10' ; VER: 1"=5'



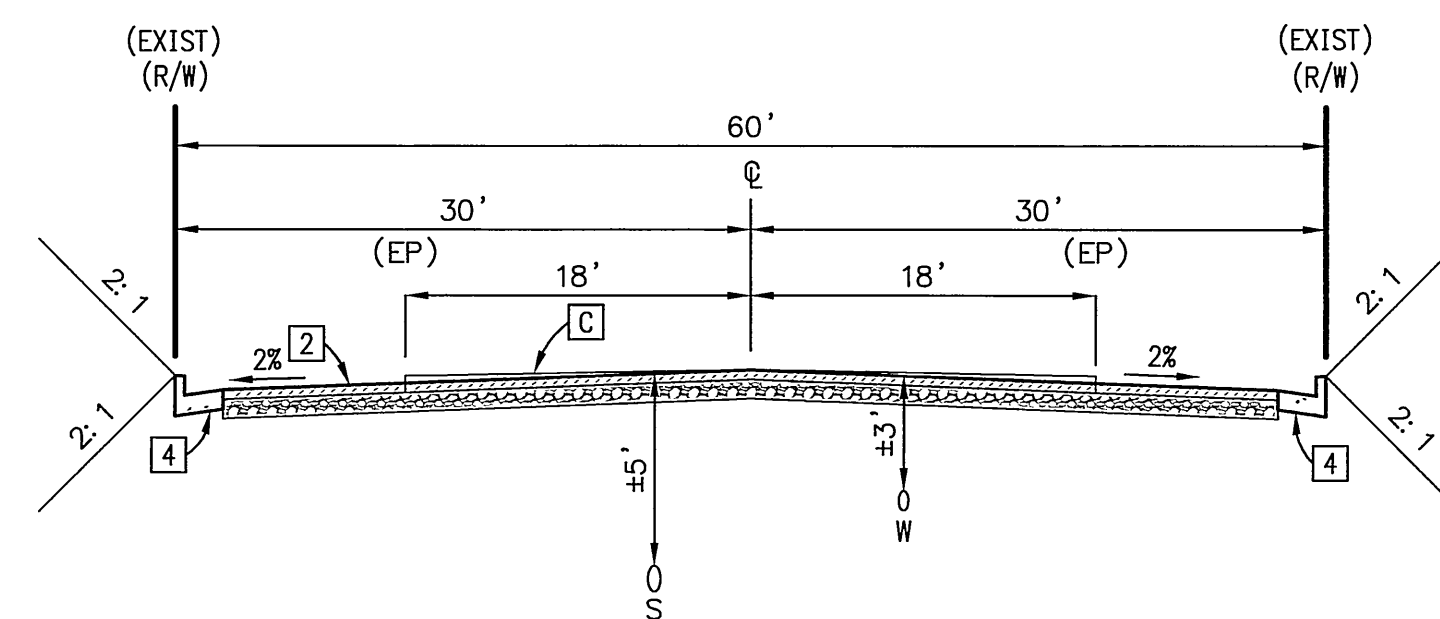
**COLORADO STREET**  
SCALE  
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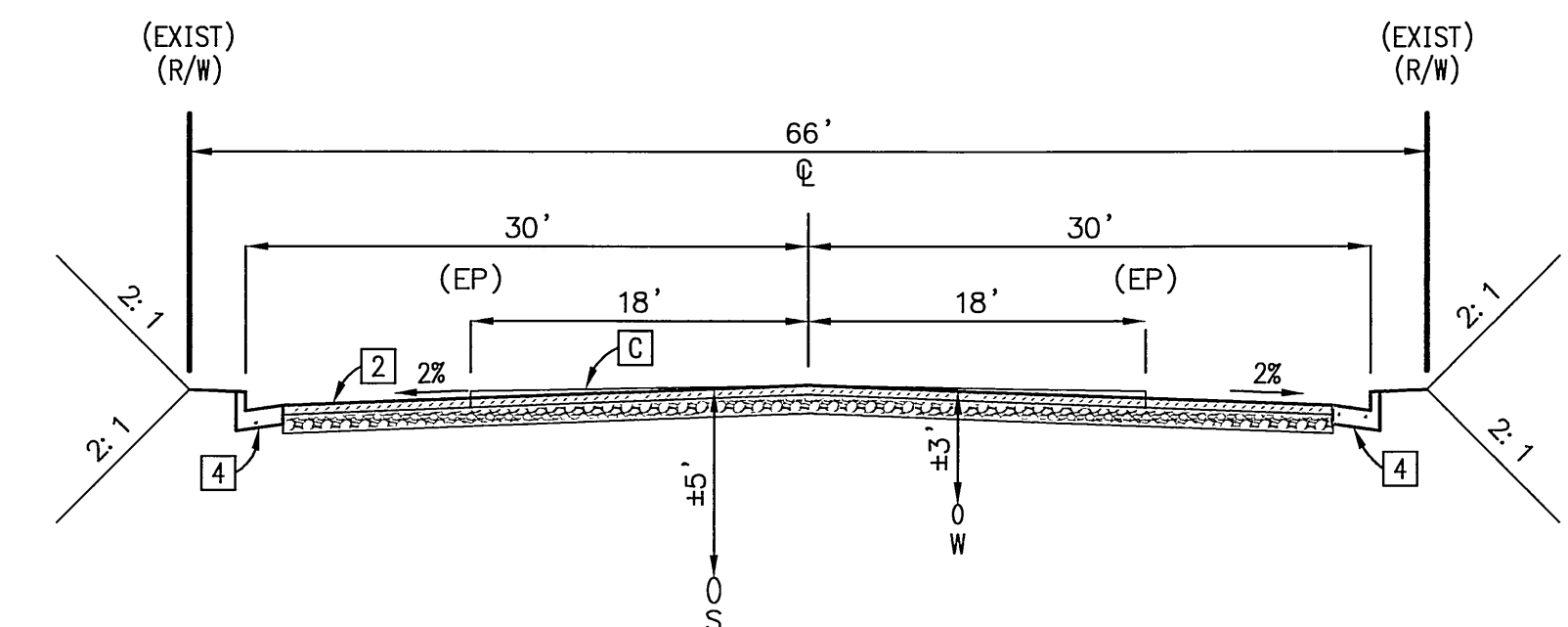
**SNOWBERRY STREET**  
SCALE  
HOR: 1"=10' ; VER: 1"=5'



**MOUNT HOOD ROAD**  
SCALE  
HOR: 1"=10' ; VER: 1"=5'



**SAN VICENTE AVE**  
**@ CENTER OF CUL-DE-SAC**  
SCALE  
HOR: 1"=10' ; VER: 1"=5'



**BRUNSWICK AVE**  
**@ CAMELIA DRIVE**  
**@ CENTER OF CUL-DE-SAC**  
SCALE  
HOR: 1"=10' ; VER: 1"=5'

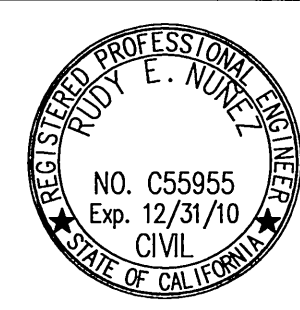
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DESCRIPTION	
A	EXIST CURB & GUTTER (AC OR CONC) TO BE REMOVED
B	EXIST CONC SIDEWALK TO BE REMOVED
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Construction Notes	
DESCRIPTION	
1	PLACE AC PAVING OVER CLASS II AGGREGATE BASE PER S.R.#, R-VALUE=
2	PLACE AC PAVING OVER CLASS II AGGREGATE BASE PER S.R.#, R-VALUE=
3	NOT USED
4	CONST 6" CURB & GUTTER PER CITY STD 200 (TYPE 1)
5	CONST SIDEWALK PER CITY STD 325
6	INSTALL WROUGHT IRON FENCE PER SEPARATE PERMIT
7	CONST 6" WIDE CROSS GUTTER PER CITY STD 220
8	CONST 10" WIDE CROSS GUTTER PER CITY STD 220
9	SNOWOUT EXIST CONC OR AC PAVING
10	CONST DWY PER CITY STD 302 (TYPE PL-1) A=16", B=23"
11	NOT USED
12	NOT USED
13	CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304 TYPE III
14	INSTALL CL MONUMENT IN ACCORDANCE WITH CITY STD
15	NOT USED
16	CONSTRUCT PARKWAY DRAIN PER APWA STD 151-1 (TYPE 2)

NOTE: ALL PROPOSED FENCES WILL BE INSTALLED BEHIND R/W

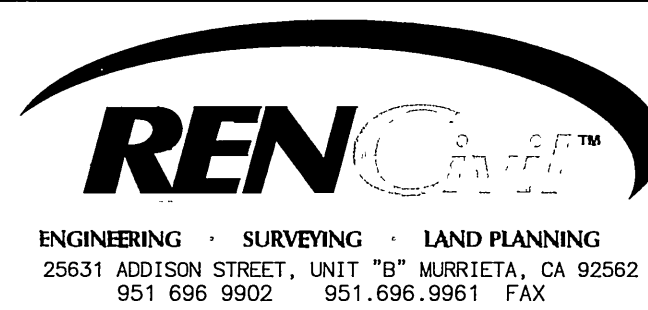
CITY TAX CERT. # 119064 EXP. 1/24/11

**BENCHMARK**  
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ELEVATION=784.689



PREPARED UNDER THE SUPERVISION OF:  
*[Signature]*  
R.C.E. C55955 EXP 12/31/10  
DATE 05/19/2010

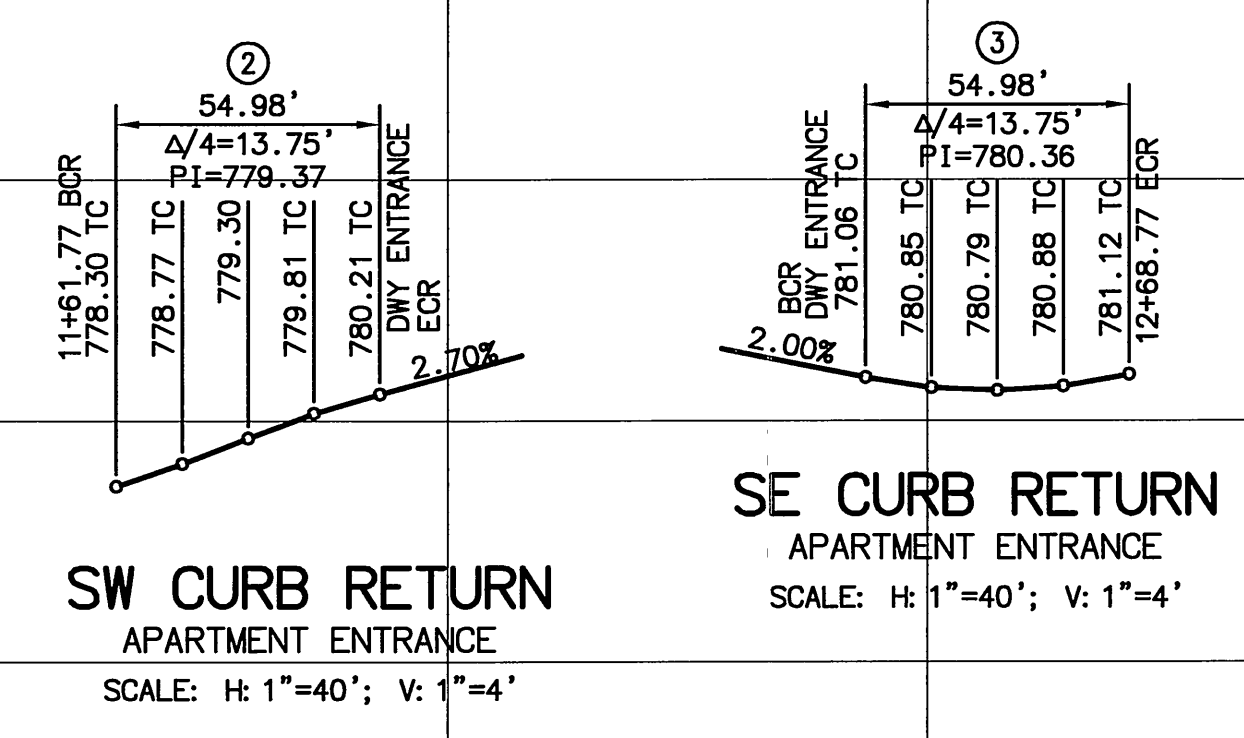
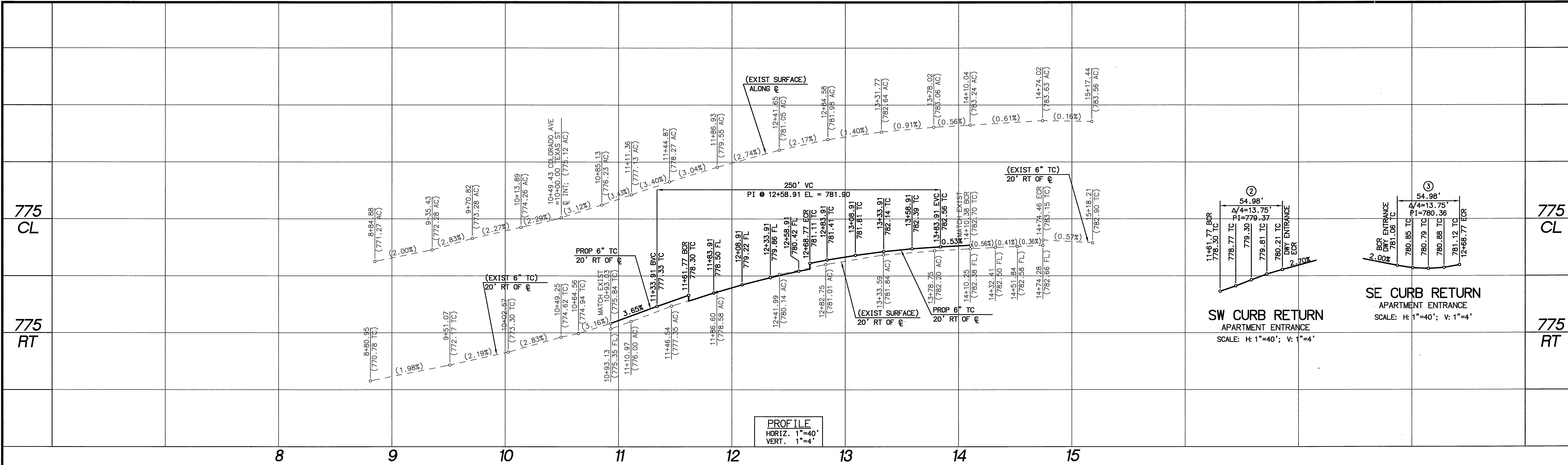
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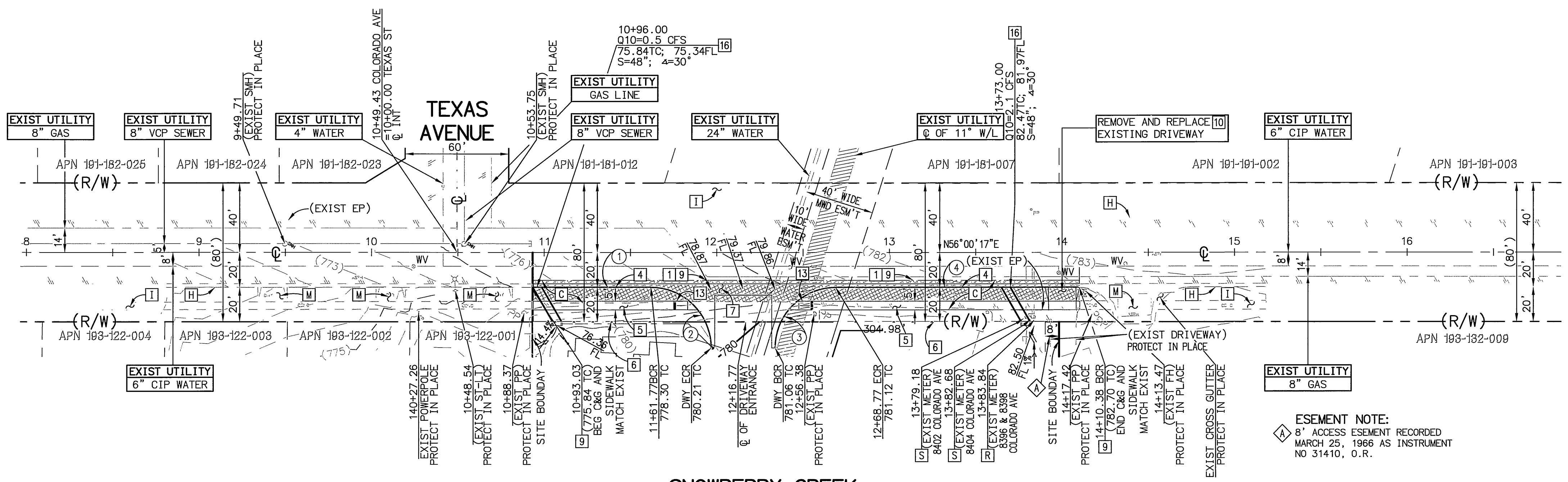
MARK	REVISIONS	APPR. DATE
DESIGNED BY: REN	DRAWN BY: RLV	CHECKED BY: REN

<b>City of Riverside, California</b> PUBLIC WORKS DEPARTMENT		
APPROVED BY:	BY DATE	APPROVED BY:
PRINCIPAL ENGINEER	PH 4-7-10	<i>[Signature]</i>
TRAFFIC DIVISION	RL 6-2-10	CITY ENGINEER
		DATE 5/21/10

<b>Street Improvement Plans</b>	PW09-0170
<b>Vintage at Snowberry</b> COLORADO AVENUE DETAILS & SECTIONS	<b>R-4092</b>
HORIZ. SCALE: AS NOTED	VERT. SCALE: AS NOTED
SHEET 2 OF 6 SHEETS	



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



**Existing Notes**

DESCRIPTION
A EXIST CURB & GUTTER (AC OR CONC) TO BE REMOVED
B EXIST CONC SIDEWALK TO BE REMOVED
C EXIST AC PAVING TO BE REMOVED
D NOT USED
E NOT USED
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**Construction Notes**

DESCRIPTION
1 PLACE AC PAVING OVER CLASS II AGGREGATE BASE PER S.R.# _____ R-VALUE= _____
2 PLACE AC PAVING OVER CLASS II AGGREGATE BASE PER S.R.# _____ R-VALUE= _____
3 NOT USED
4 CONST 6" CURB & GUTTER PER CITY STD 200 (TYPE 1)
5 CONST SIDEWALK PER CITY STD 325
6 INSTALL WROUGHT IRON FENCE PER SEPARATE PERMIT
7 CONST 6" WIDE CROSS GUTTER PER CITY STD 220
8 CONST 10" WIDE CROSS GUTTER PER CITY STD 220
9 SAWCUT EXIST CONC OR AC PAVING
10 CONST DWY PER CITY STD 302 (TYPE PL-1) A=16", B=23"
11 NOT USED
12 NOT USED
13 CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304 TYPE III
14 INSTALL CL MONUMENT IN ACCORDANCE WITH CITY STD
15 NOT USED
16 CONSTRUCT PARKWAY DRAIN PER APWA STD 151-1 (TYPE 2)

**CURVE & LINE DATA**

NO	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N56°00'17"E	---	68.74'	---	C&G
2	Δ= 90°00'00"	35.00'	54.98'	35.00'	CURB RETURN
3	Δ= 90°00'00"	35.00'	54.98'	35.00'	CURB RETURN
4	N56°00'17"E	---	141.20'	---	C&G

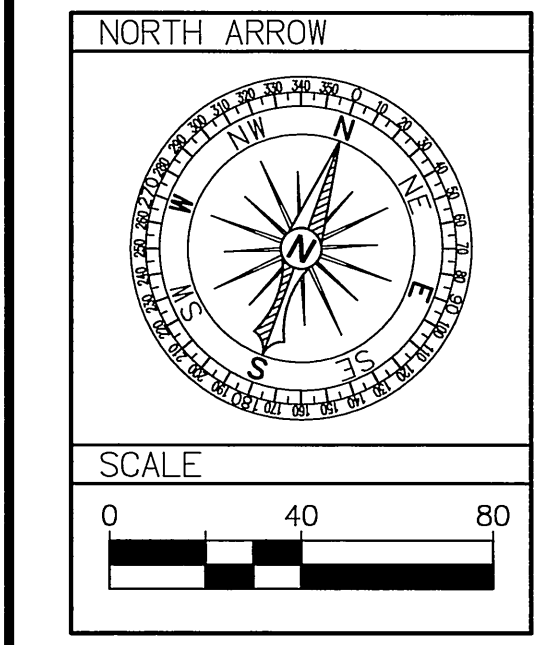
SNOWBERRY CREEK APARTMENTS  
**Colorado Avenue**  
STA: 10+93.03 TO STA: 14+10.38

CITY OF RIVERSIDE  
PUBLIC UTILITY DEPARTMENT - ELECTRICAL OVERHEAD AND UNDERGROUND

CITY OF RIVERSIDE  
PUBLIC UTILITY DEPARTMENT - WATER DIVISION

APPROVED BY: *[Signature]* DATE: 5/21/10

APPROVED BY: *[Signature]* DATE: 5/21/10



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

CITY TAX CERT. # 119064 EXP. 1/24/11

BENCHMARK  
P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHEASTLY CORNER OF A CATCH BASIN IN THE NORTHERLY CURB OF JURUPA AVENUE, 37 FEET WESTERLY OF STEARNS STREET. DESIGNATED H5-H3  
ELEVATION=784.689

NO. C55955  
Exp. 12/31/10  
CIVIL

R.C.E. C55955 Exp. 12/31/10  
DATE 05/19/2010

PREPARED UNDER THE SUPERVISION OF:

**REN**  
ENGINEERING SURVEYING LAND PLANNING  
25631 ADDISON STREET, SUITE "B" MURRIETA, CA 92562  
951.686.8902 951.686.9861 FAX

MARK: \_\_\_\_\_

REVISIONS

APPR. DATE

DESIGNED BY: REN

DRAWN BY: RL

CHECKED BY: REN

**City of Riverside, California**  
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 5/21/10

APPROVED BY: *[Signature]* DATE: 5/21/10

PRINCIPAL ENGINEER: *[Signature]* DATE: 5/21/10

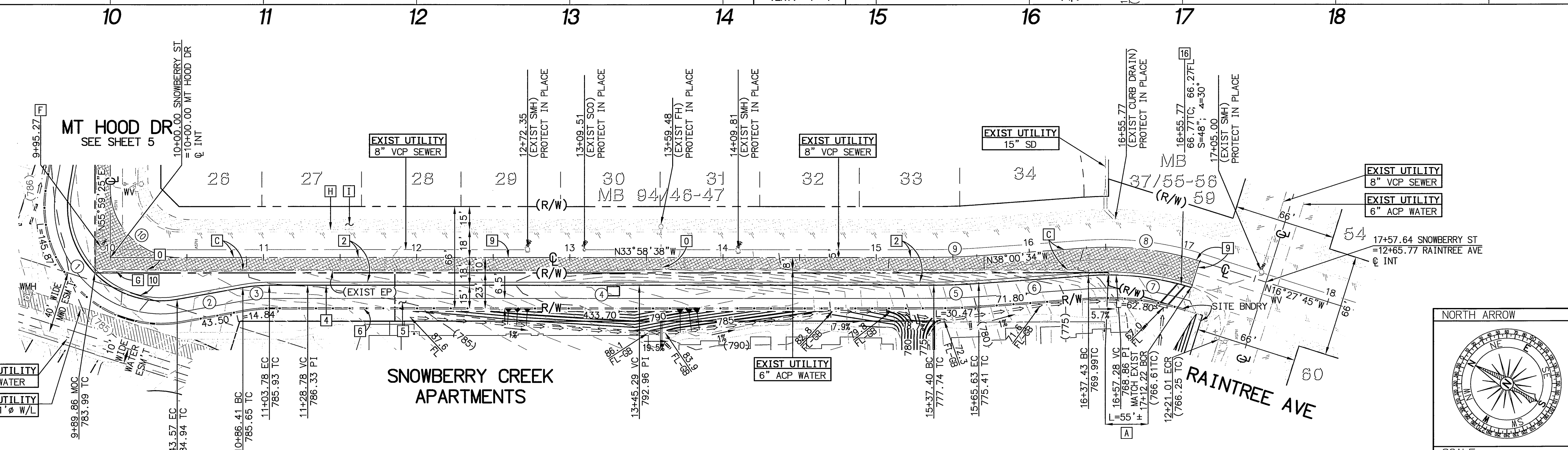
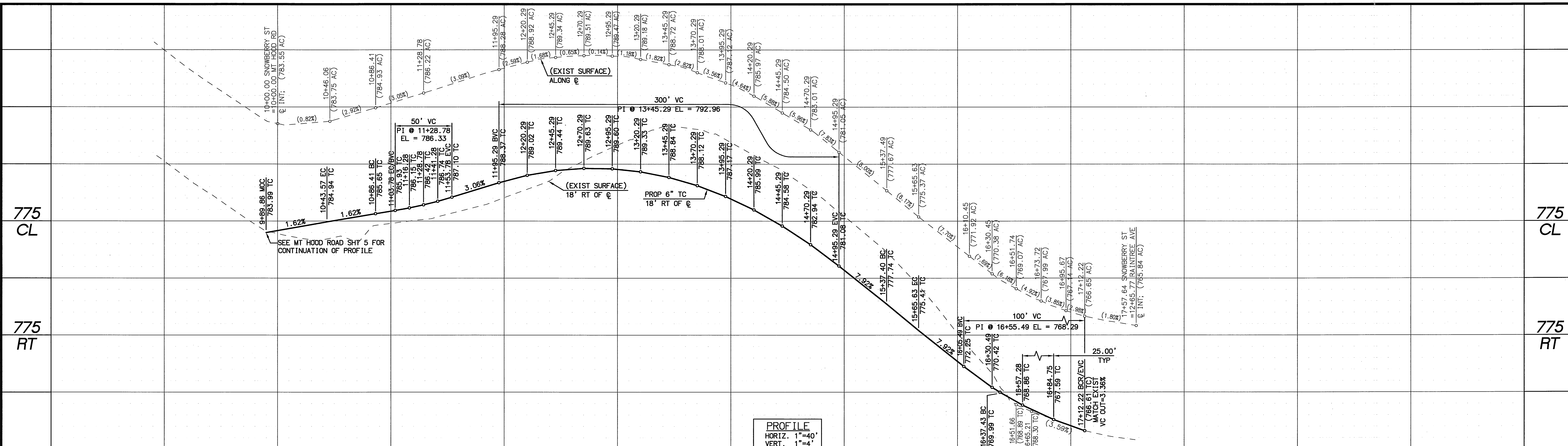
TRAFFIC DIVISION: *[Signature]* DATE: 5/21/10

CITY ENGINEER: *[Signature]* DATE: 5/21/10

**Street Improvement Plans**

**Vintage at Snowberry**  
COLORADO AVENUE  
STA: 10+93.03 TO STA: 14+10.38

PW09-0170  
**R-4092**  
SHEET 3 OF 6 SHEETS  
HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED FILE NO.



# Snowberry Street

STA: 9+89.86 TO STA: 17+12.22

- Existing Notes**
- | DESCRIPTION |  |
|-------------|--|
| A           | EXIST CURB & GUTTER (AC OR CONC) TO BE REMOVED       |
| B           | EXIST CONC SIDEWALK TO BE REMOVED                    |
| C           | EXIST AC PAVING TO BE REMOVED                        |
| D           | NOT USED   |
| E           | NOT USED   |
| F           | EXIST MANHOLE ADJUST TO GRADE                        |
| G           | EXIST GUARD RAIL TO BE REMOVED                       |
| H           | EXIST CURB & GUTTER PROTECT IN PLACE                 |
| I           | EXIST SIDEWALK PROTECT IN PLACE                      |
| J           | REPLACE FENCE IN LIKE KIND BEHIND PROPOSED R/W       |
| K           | EXIST STREET LIGHT TO BE RELOCATED                   |
| L           | EXIST CLEAN OUT ADJUST TO GRADE                      |
| M           | EXIST DRY PROTECT IN PLACE                           |
| N           | EXIST DRY TO BE REMOVED                              |
| O           | EXIST WATER VALVE (ADJUST TO GRADE)                  |
| P           | EXIST WATER SERVICE (PROTECT IN PLACE)               |
| R           | EXIST WATER SERVICE (TO BE RELOCATED BY CITY FORCES) |
| S           | EXIST WATER SERVICE (TO BE REMOVED BY CITY FORCES)   |

- Construction Notes**
- | DESCRIPTION |   |
|-------------|---|
| 1           | PLACE AC PAVING OVER CLASS II AGGREGATE BASE PER S.R.# _____ R-VALUE= _____ |
| 2           | PLACE AC PAVING OVER CLASS II AGGREGATE BASE PER S.R.# _____ R-VALUE= _____ |
| 3           | NOT USED  |
| 4           | CONST 6" CURB & GUTTER PER CITY STD 200 (TYPE 1)                            |
| 5           | CONST SIDEWALK PER CITY STD 325   |
| 6           | INSTALL WROUGHT IRON FENCE PER SEPARATE PERMIT                              |
| 7           | CONST 6" WIDE CROSS GUTTER PER CITY STD 220                                 |
| 8           | CONST 10" WIDE CROSS GUTTER PER CITY STD 220                                |
| 9           | SAWOUT EXIST CONC OR AC PAVING  |
| 10          | CONST DRY PER CITY STD 302 (TYPE PL-1) A=16', B=23'                         |
| 11          | NOT USED  |
| 12          | NOT USED  |
| 13          | CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304 TYPE III                         |
| 14          | INSTALL CL MONUMENT IN ACCORDANCE WITH CITY STD                             |
| 15          | NOT USED  |
| 16          | CONSTRUCT PARKWAY DRAIN PER APWA STD 151-1 (TYPE 2)                         |

**CURVE & LINE DATA**

DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1 Δ= 109°58'02"	61.00'	117.08'	87.06'	C&G
2 Δ= 143°58'40"W	---	43.50'	---	C&G
3 Δ= 10°00'02"	100.00'	17.45'	8.75'	C&G
4 Δ= 133°58'38"W	---	433.70'	---	C&G
5 Δ= 04°01'56"	418.00'	29.42'	14.71'	C&G
6 Δ= 138°00'34"W	---	71.80'	---	C&G
7 Δ= 21°25'37"	182.00'	68.06'	34.43'	C&G
8 Δ= 21°32'49"	200.00'	75.21'	38.06'	CENTERLINE
9 Δ= 04°01'56"	400.00'	28.15'	14.08'	CENTERLINE
10 Δ= 89°58'03"	45.00'	70.66'	44.97'	CENTERLINE

CITY OF RIVERSIDE  
PUBLIC UTILITY DEPARTMENT-  
ELECTRICAL OVERHEAD AND  
UNDERGROUND

CITY OF RIVERSIDE  
PUBLIC UTILITY DEPARTMENT-  
WATER DIVISION

APPROVED BY: *[Signature]* DATE: 5/21/10

APPROVED BY: *[Signature]* DATE: 5/20/10

CITY TAX CERT. # 119064 EXP. 1/24/11

BENCHMARK  
P.K. NAIL AND CITY ENGINEER  
TAG IN THE SOUTHEASTERLY  
CORNER OF A CATCH BASIN IN  
THE NORTHERLY CURB OF  
JURUPA AVENUE, 37 FEET  
WESTERLY OF STEARNS STREET.  
DESIGNATED H5-HS  
ELEVATION=784.689

PREPARED UNDER THE  
SUPERVISION OF:  
*[Signature]*  
R.C.E. C55955 EXP. 12/31/10  
DATE 05/19/2010

**REN Civil**  
ENGINEERING SURVEYING LAND PLANNING  
25631 ADDISON STREET, UNIT 78 MARIETTA, CA 92562  
951.696.9902 951.696.9961 FAX

City of Riverside, California  
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 6/17/10

PRINCIPAL ENGINEER: *[Signature]* DATE: 6/10/10

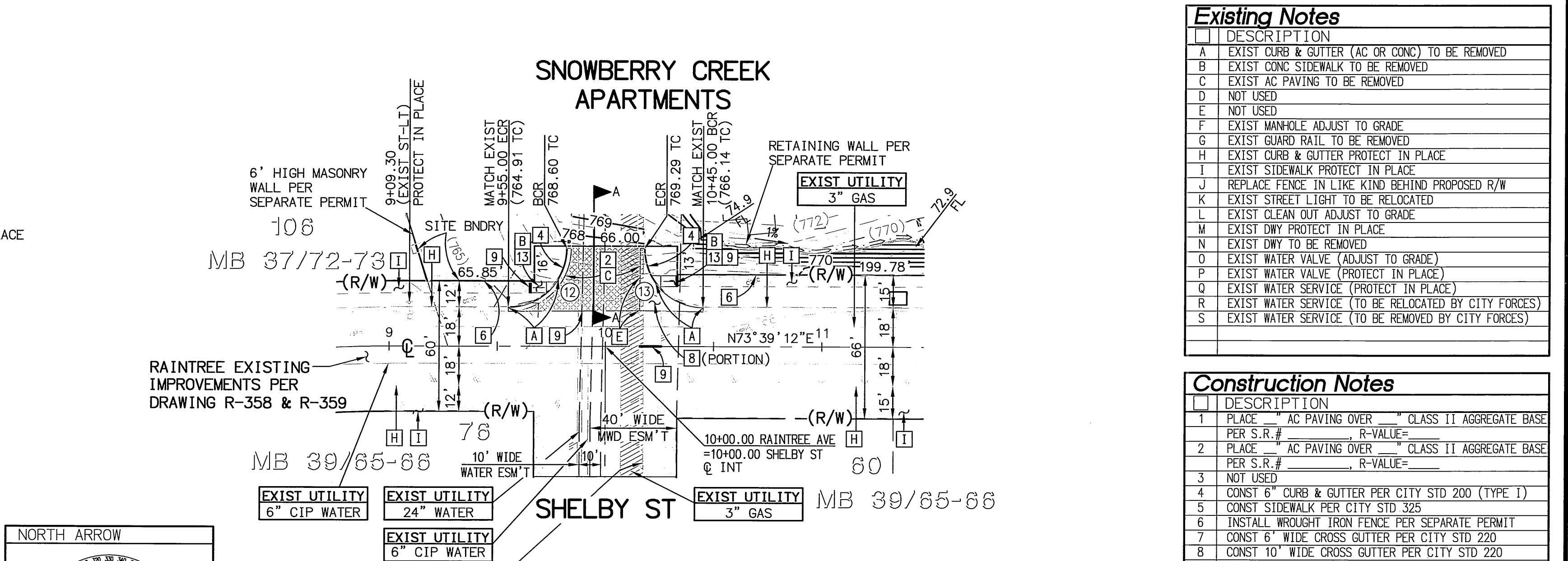
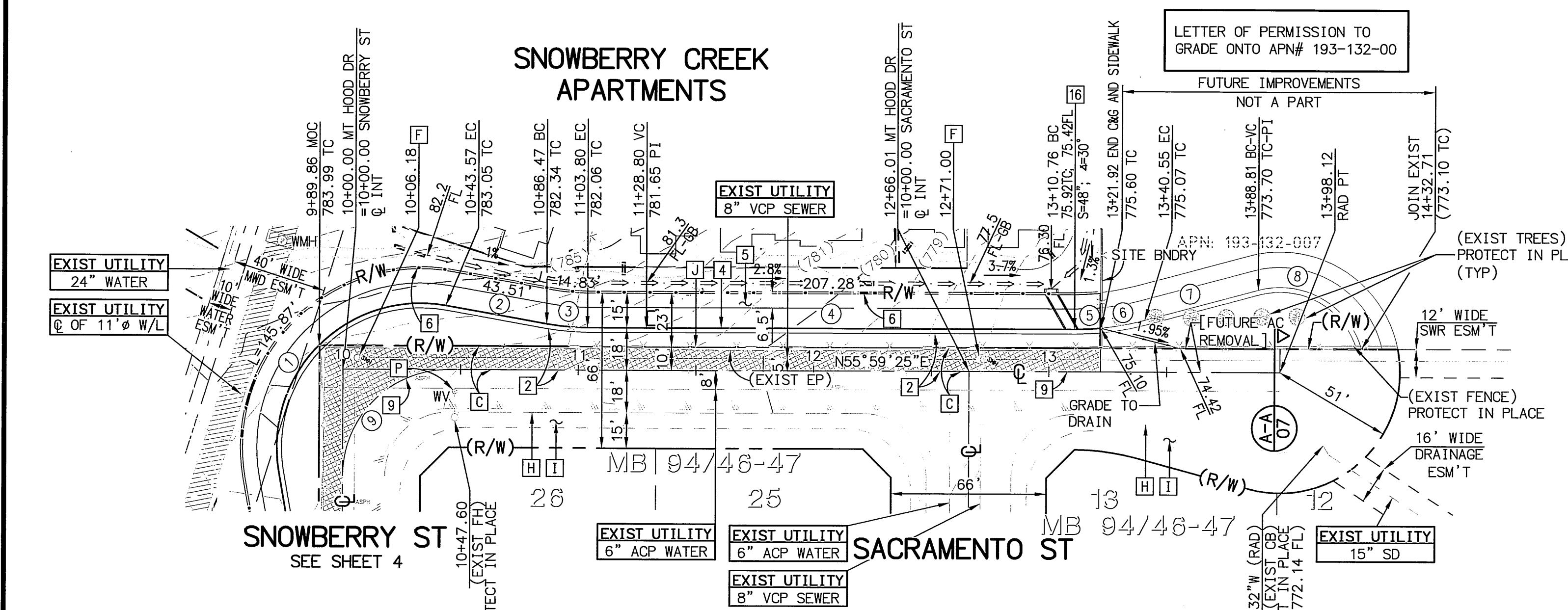
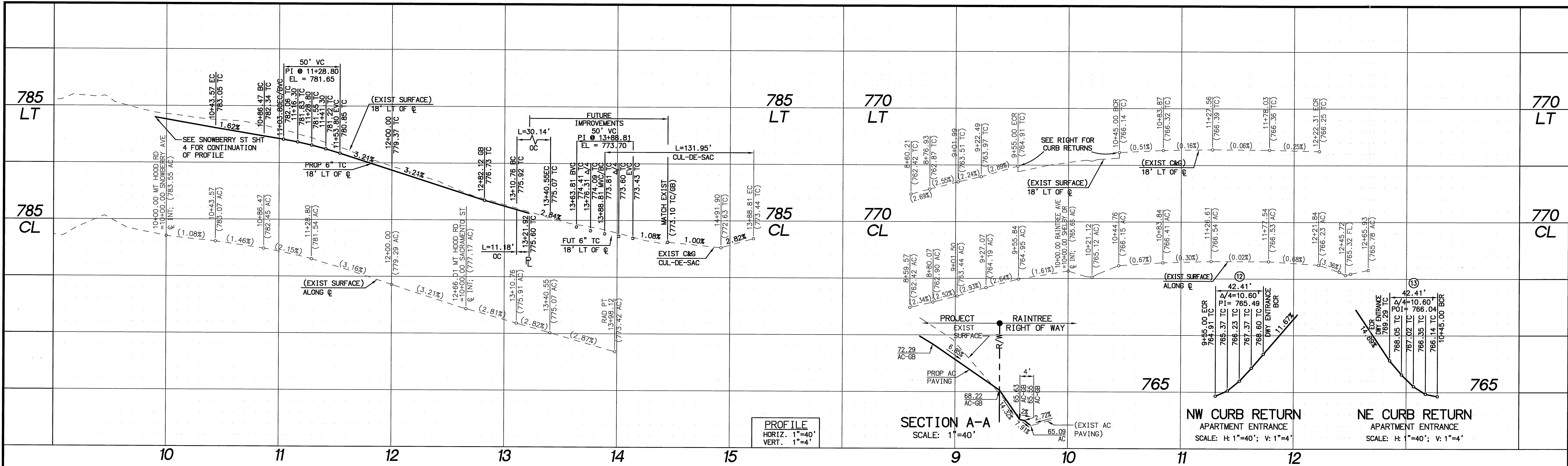
TRAFFIC DIVISION: *[Signature]* DATE: 6/10/10

CITY ENGINEER: *[Signature]* DATE: 6/10/10

Street Improvement Plans  
**Vintage at Snowberry**  
COLORADO AVENUE  
SNOWBERRY STREET  
STA: 9+89.86 TO STA: 17+12.22

PW09-0170  
**R-4092**  
SHEET 4 OF 6 SHEETS  
FILE NO.

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



**Curve & Line Data**

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	Δ= 109° 58' 02"	61.00'	117.08'	87.06'	C&G
2	Δ= 65° 59' 22" E	---	43.56'	---	C&G
3	Δ= 09° 58' 53"	100.00'	17.42'	8.73'	C&G
4	Δ= 56° 00' 29" E	---	206.95'	---	C&G
5	Δ= 05° 34' 08"	115.00'	11.18'	5.59'	C&G
6	Δ= 09° 26' 54"	115.00'	18.96'	9.50'	C&G
7	Δ= 140° 59' 27" E	---	49.95'	---	C&G
8	Δ= 88° 52' 19"	36.00'	55.84'	35.30'	C&G
9	Δ= 89° 58' 03"	45.00'	70.86'	44.97'	CENTERLINE

**Mt Hood Drive**  
 STA: 9+89.86 TO STA: 13+21.92

**CITY OF RIVERSIDE**  
 PUBLIC UTILITY DEPARTMENT - ELECTRICAL OVERHEAD AND UNDERGROUND

**CITY OF RIVERSIDE**  
 PUBLIC UTILITY DEPARTMENT - WATER DIVISION

APPROVED BY: *[Signature]* DATE: 5/20/10

**Raintree Avenue**  
 STA: 9+55.00 TO STA: 10+45.00

**CITY OF RIVERSIDE**  
 PUBLIC UTILITY DEPARTMENT - WATER DIVISION

APPROVED BY: *[Signature]* DATE: 5/21/10

**Existing Notes**

DESCRIPTION
A EXIST CURB & GUTTER (AC OR CONC) TO BE REMOVED
B EXIST CONC SIDEWALK TO BE REMOVED
C EXIST AC PAVING TO BE REMOVED
D NOT USED
E NOT USED
F EXIST MANHOLE ADJUST TO GRADE
G EXIST GUARD RAIL TO BE REMOVED
H EXIST CURB & GUTTER PROTECT IN PLACE
I EXIST SIDEWALK PROTECT IN PLACE
J REPLACE FENCE IN LIKE KIND BEHIND PROPOSED R/W
K EXIST STREET LIGHT TO BE RELOCATED
L EXIST CLEAN OUT ADJUST TO GRADE
M EXIST DWT PROTECT IN PLACE
N EXIST DWT TO BE REMOVED
O EXIST WATER VALVE (ADJUST TO GRADE)
P EXIST WATER VALVE (PROTECT IN PLACE)
Q EXIST WATER SERVICE (PROTECT IN PLACE)
R EXIST WATER SERVICE (TO BE RELOCATED BY CITY FORCES)
S EXIST WATER SERVICE (TO BE REMOVED BY CITY FORCES)

**Construction Notes**

DESCRIPTION
1 PLACE "AC PAVING OVER " CLASS II AGGREGATE BASE PER S.R.#, R-VALUE=
2 PLACE "AC PAVING OVER " CLASS II AGGREGATE BASE PER S.R.#, R-VALUE=
3 NOT USED
4 CONST 6" CURB & GUTTER PER CITY STD 200 (TYPE 1)
5 CONST SIDEWALK PER CITY STD 325
6 INSTALL WROUGHT IRON FENCE PER SEPARATE PERMIT
7 CONST 6" WIDE CROSS GUTTER PER CITY STD 220
8 CONST 10" WIDE CROSS GUTTER PER CITY STD 220
9 SAWCUT EXIST CONC OR AC PAVING
10 CONST DWT PER CITY STD 302 (TYPE PL-1) A=16", B=23"
11 NOT USED
12 NOT USED
13 CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304 TYPE III
14 INSTALL CL MONUMENT IN ACCORDANCE WITH CITY STD
15 NOT USED
16 CONSTRUCT PARKWAY DRAIN PER APWA STD 151-1 (TYPE 2)

**Curve Data**

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
12	Δ= 90° 00' 00"	27.00'	42.41'	27.00'	C&G
13	Δ= 90° 00' 00"	27.00'	42.41'	27.00'	C&G

**UNDERGROUND SERVICE ALERT**

CALL: TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK  
 P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHEASTLY CORNER OF A CATCH BASIN IN THE NORTHERLY CURB OF JURUPA AVENUE, 37 FEET WESTERLY OF STEARNS STREET. DESIGNATED H5-H5  
 ELEVATION=784.689

PREPARED UNDER THE SUPERVISION OF:  
*[Signature]*  
 R.C.E. C55955 EXP 12/31/10  
 DATE 05/19/2010

**RENCivil**

ENGINEERING SURVEYING LAND PLANNING  
 25631 ADDISON STREET, UNIT 18, MIRRIETA, CA 94569  
 951.696.9902 951.696.9911 FAX

MARK REVISIONS DESIGNED BY: REN DRAWN BY: RLV CHECKED BY: REN

**City of Riverside, California**  
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 6/23/10

PRINCIPAL ENGINEER: *[Signature]* DATE: 6-4-10

TRAFFIC DIVISION: *[Signature]*

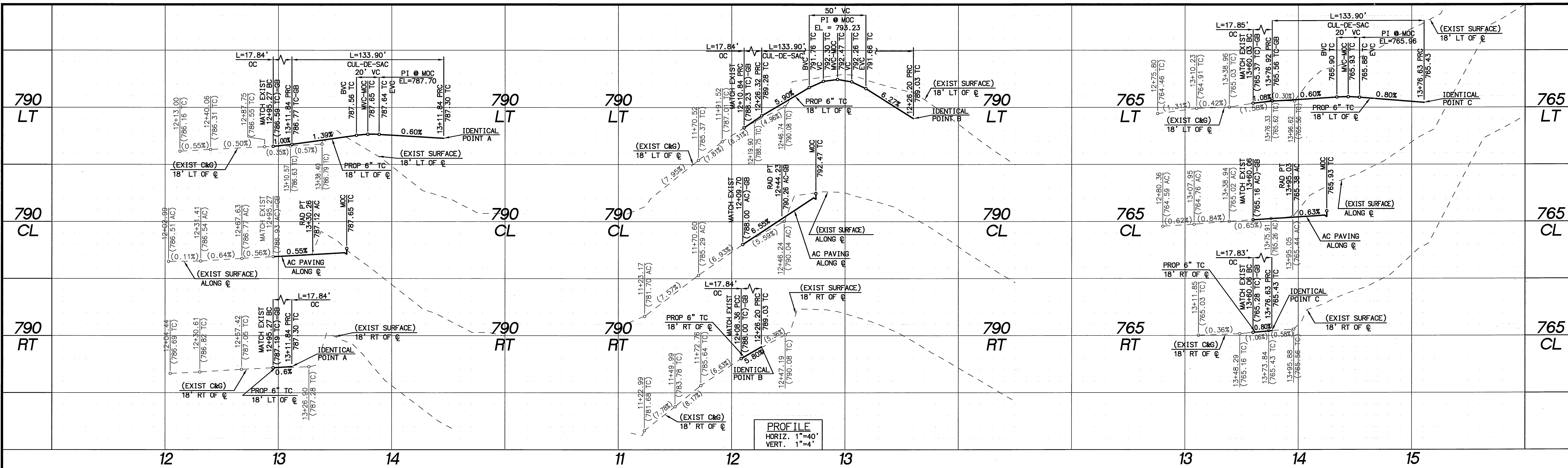
CITY ENGINEER: *[Signature]* DATE: 6/23/10

**Street Improvement Plans**

**Vintage at Snowberry**  
 COLORADO AVENUE  
 MT HOOD DRIVE RAIN TREE AVENUE  
 STA: 9+89.86 TO STA: 13+21.92 STA: 9+55.00 TO STA: 10+45.00

**PW09-0170**  
**R-4092**

SHEET 5 OF 6 SHEETS  
 HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED FILE NO.



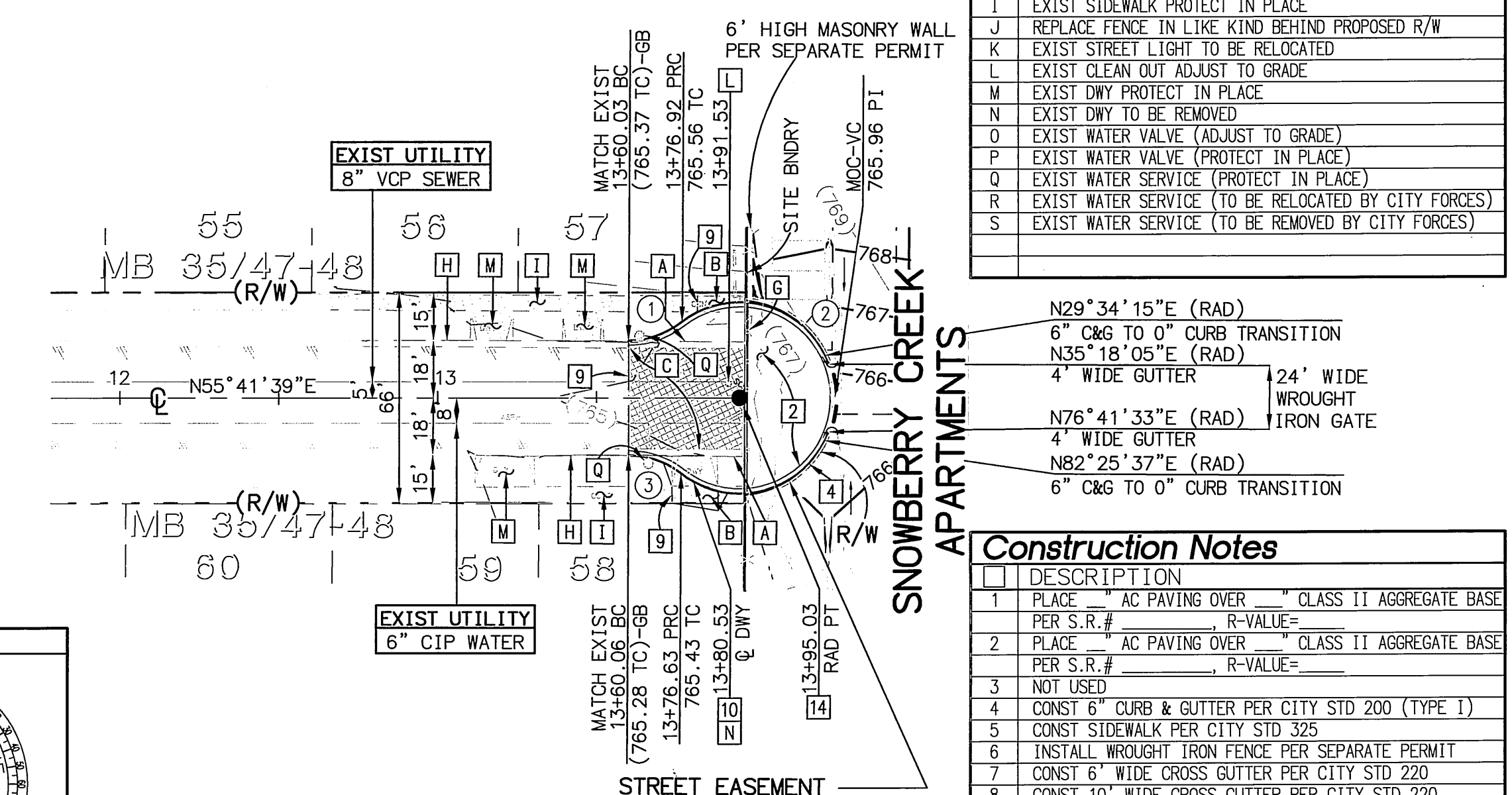
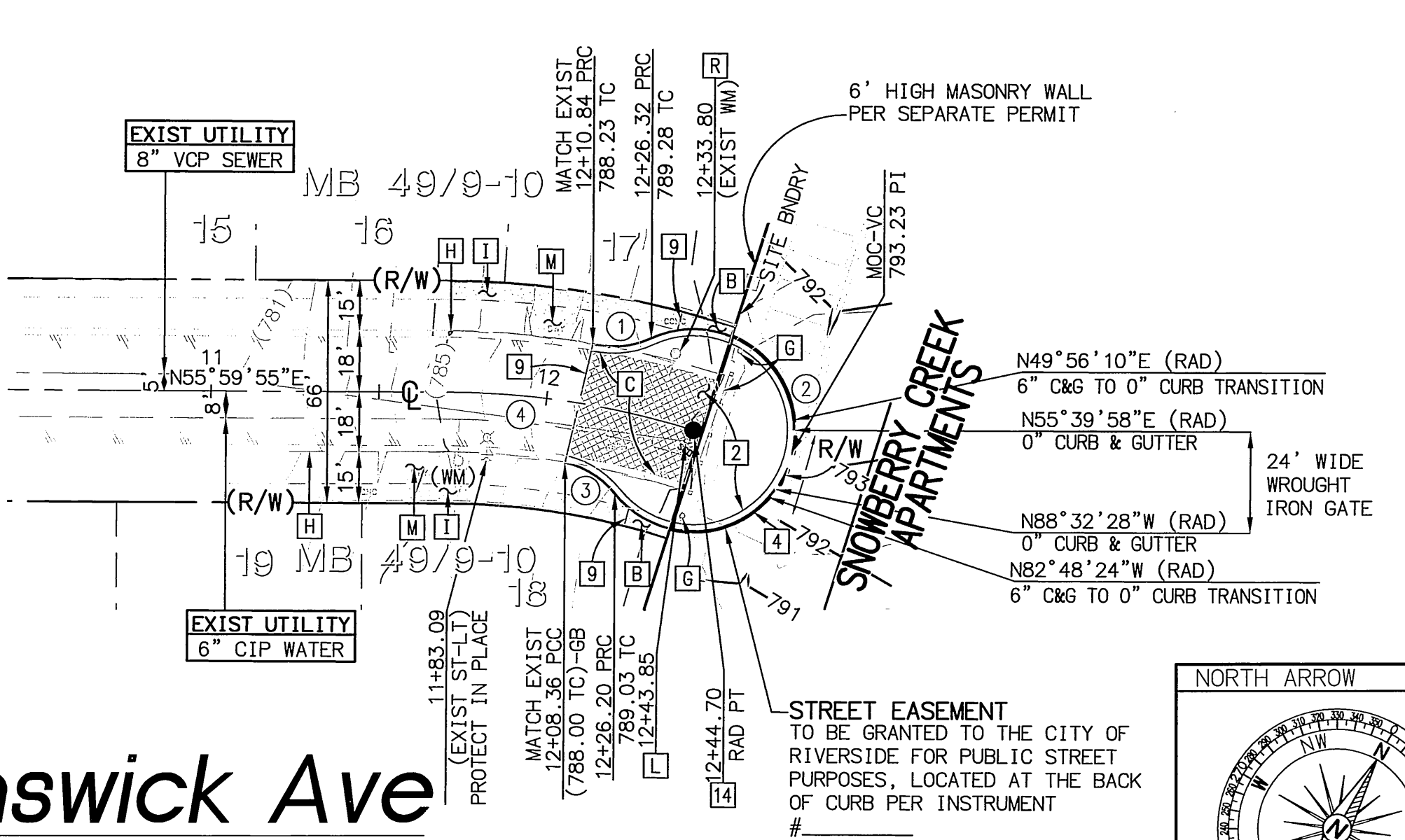
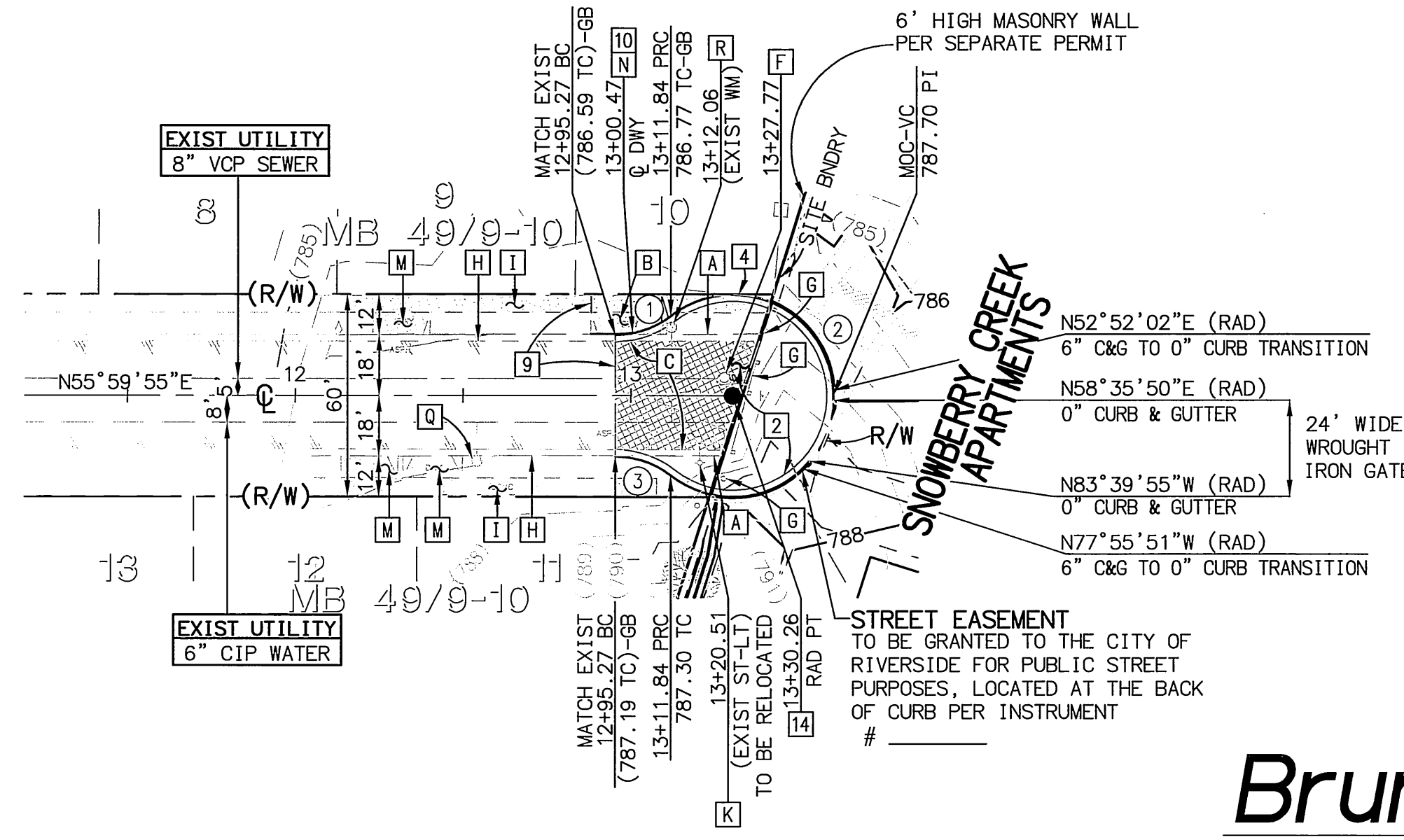
PROFILE  
HORIZ. 1"=40'  
VERT. 1"=4'

CURVE DATA					
Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	37°51'49"	27.00'	17.84'	9.26'	C&G
2	255°43'38"	30.00'	133.90'	—	C&G
3	37°51'49"	27.00'	17.84'	9.26'	C&G

CURVE DATA					
Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	37°51'49"	27.00'	17.84'	9.26'	C&G
2	255°43'38"	30.00'	133.90'	—	C&G
3	37°51'49"	27.00'	17.84'	9.26'	C&G
4	17°33'28"	250.00'	76.61'	38.61'	CENTERLINE

CURVE DATA					
Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	37°52'52"	27.00'	17.85'	9.27'	C&G
2	255°43'38"	30.00'	133.90'	—	C&G
3	37°50'46"	27.00'	17.83'	9.26'	C&G

Existing Notes	
DESCRIPTION	DESCRIPTION
A	EXIST CURB & GUTTER (AC OR CONC) TO BE REMOVED
B	EXIST CONC SIDEWALK TO BE REMOVED
C	EXIST AC PAVING TO BE REMOVED
D	NOT USED
E	NOT USED
F	EXIST MANHOLE ADJUST TO GRADE
G	EXIST GUARD RAIL TO BE REMOVED
H	EXIST CURB & GUTTER PROTECT IN PLACE
I	EXIST SIDEWALK PROTECT IN PLACE
J	REPLACE FENCE IN LIKE KIND BEHIND PROPOSED R/W
K	EXIST STREET LIGHT TO BE RELOCATED
L	EXIST CLEAN OUT ADJUST TO GRADE
M	EXIST DWY PROTECT IN PLACE
N	EXIST DWY TO BE REMOVED
O	EXIST WATER VALVE (ADJUST TO GRADE)
P	EXIST WATER VALVE (PROTECT IN PLACE)
Q	EXIST WATER SERVICE (PROTECT IN PLACE)
R	EXIST WATER SERVICE (TO BE RELOCATED BY CITY FORCES)
S	EXIST WATER SERVICE (TO BE REMOVED BY CITY FORCES)



Construction Notes	
DESCRIPTION	DESCRIPTION
1	PLACE AC PAVING OVER CLASS II AGGREGATE BASE PER S.R.# R=VALUE=
2	PLACE AC PAVING OVER CLASS II AGGREGATE BASE PER S.R.# R=VALUE=
3	NOT USED
4	CONST 6" CURB & GUTTER PER CITY STD 200 (TYPE 1)
5	CONST SIDEWALK PER CITY STD 325
6	INSTALL WROUGHT IRON FENCE PER SEPARATE PERMIT
7	CONST 6" WIDE CROSS GUTTER PER CITY STD 220
8	CONST 18" WIDE CROSS GUTTER PER CITY STD 220
9	SAWOUT EXIST CONC OR AC PAVING
10	CONST DWY PER CITY STD 302 (TYPE PL-1) A=16", B=23"
11	NOT USED
12	NOT USED
13	CONSTRUCT WHEELCHAIR RAMP PER CITY STD 304 TYPE III
14	INSTALL CL MONUMENT IN ACCORDANCE WITH CITY STD
15	NOT USED
16	CONSTRUCT PARKWAY DRAIN PER APWA STD 151-1 (TYPE 2)

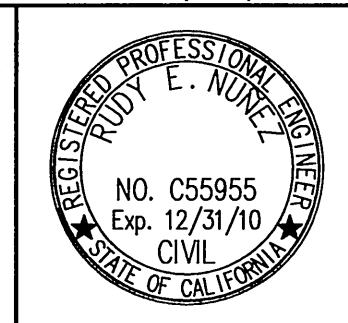
**San Vicente Ave**  
STA: 12+95.27 TO STA: 13+30.26

**Brunswick Ave**  
STA: 12+10.84 TO STA: 12+44.23

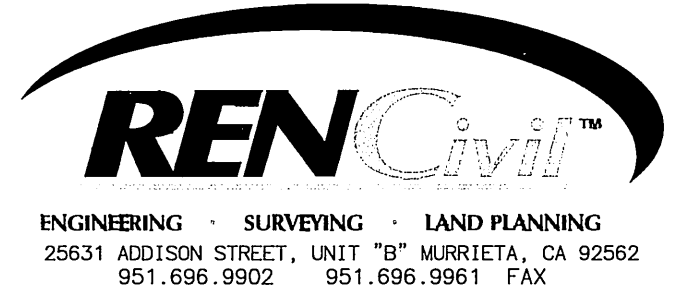
**Camelia Dr**  
STA: 13+60.03 TO STA: 13+95.03



CITY TAX CERT. # 119064 EXP. 1/24/11  
BENCHMARK  
P.K. NAIL AND CITY ENGINEER  
TAG IN THE SOUTHEASTERLY  
CORNER OF A CATCH BASIN IN  
THE NORTHERLY CURB OF  
JURUPA AVENUE, 37 FEET  
WESTERLY OF STEARNS STREET.  
DESIGNATED H5-H3  
ELEVATION=784.689



PREPARED UNDER THE  
SUPERVISION OF:  
R.C.E. C55955 EXP 12/31/10  
DATE 05/19/2010



25631 ADDISON STREET, UNIT "B" MURRIETA, CA 92562  
951.686.8922 951.686.9861 FAX

City of Riverside, California  
PUBLIC WORKS DEPARTMENT  
APPROVED BY: [Signature] DATE: 5/21/10  
PRINCIPAL ENGINEER: [Signature] DATE: 5/10/10  
TRAFFIC DIVISION: [Signature] DATE: 5/10/10

Street Improvement Plans  
**Vintage at Snowberry**  
COLORADO AVENUE  
BRUNSWICK AVE | CAMELIA DR | SAN VICENTE AVE  
STA: 12+95.27 TO STA: 12+10.84 TO STA: 13+60.03 TC  
STA: 13+30.26 STA: 12+44.23 STA: 13+95.03  
SHEET 6 OF 6 SHEETS  
SCALE: AS NOTED VERT. SCALE: AS NOTED FILE NO.

PW09-0170  
R-4092