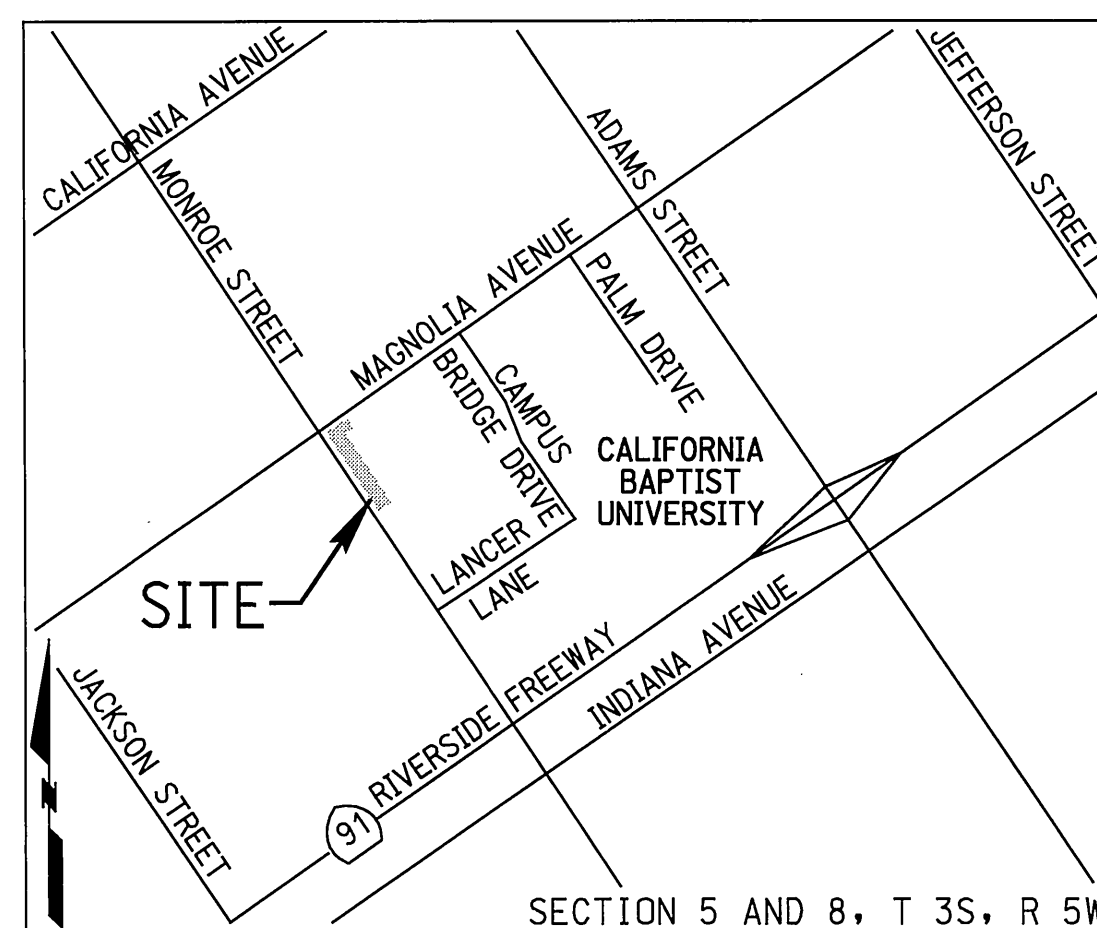
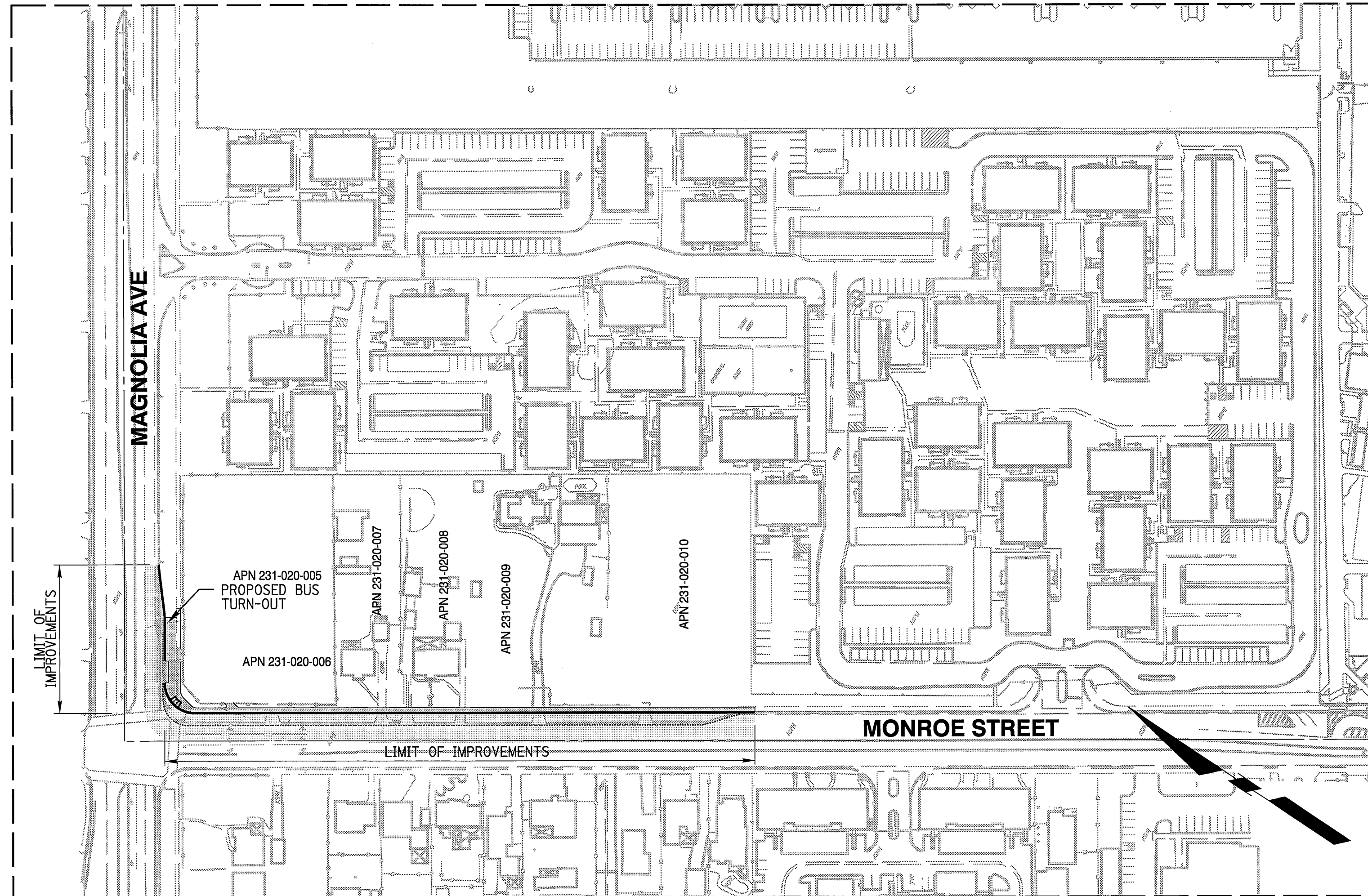


IN THE CITY OF RIVERSIDE, CALIFORNIA STREET IMPROVEMENT PLANS

CALIFORNIA BAPTIST UNIVERSITY

GENERAL NOTES

1. 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.
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. 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.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. 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.
8. THE CONTRACTOR SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
9. 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.
10. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
11. 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.
12. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. 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.
14. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
15. 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.
16. EXISTING UTILITIES SHOWN ON THE PLAN ARE PLOTTED FROM UTILITY RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UTILITIES WHETHER OR NOT SHOWN ON THIS PLANS.
17. 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.



WORK TO BE DONE

THESE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT CITY OF RIVERSIDE STANDARDS AND SPECIFICATIONS, AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION ("GREEN BOOK").

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL 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 THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR'S AND SUBCONTRACTOR'S COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER 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 CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTION FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

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

OWNER/DEVELOPER

CALIFORNIA BAPTIST UNIVERSITY
8432 MAGNOLIA AVENUE
RIVERSIDE, CA. 92504
PHONE: (951) 343-4393
FAX: (951) 354-8502
ATTN: STEVE SMITH

CIVIL ENGINEER

RICK ENGINEERING COMPANY
2 SOUTH POINTE DRIVE, SUITE 275
LAKE FOREST, CA 92630
ATTN: BARRY COWAN, PE
(949) 588-0707

GEOTECHNICAL ENGINEER

JOHN R. BYERLY, INC
2257 SOUTH LILAC AVENUE
BLOOMINGTON, CA 92316
ATTN: JOHN R. BYERLY, GE
(909) 877-1324

ASSESSOR PARCEL NUMBERS

231-020-005, 231-020-006, 231-020-007, 231-020-008,
231-020-009, 231-020-010, 231-020-026

SOURCE OF TOPOGRAPHY

RICK ENGINEERING COMPANY FIELD SURVEY
MARCH 15, 2010 AND NOVEMBER 29, 2010

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983.

BENCHMARK

CITY OF RIVERSIDE BENCHMARK G5-A2, ELEVATION=797.89'.
BRASS DISK STAMPED "G5-A" IN A MONUMENT WELL AT THE INTERSECTION OF ADAMS STREET AND MAGNOLIA AVENUE.
NGVD 1929

PUBLIC UTILITIES DEPARTMENT NOTES

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)

UTILITIES

POWER:	CITY OF RIVERSIDE	951-826-5393
WATER:	CITY OF RIVERSIDE	951-826-5285
TELEPHONE:	PACIFIC TELEPHONE CO.	909-666-5454
SEWER:	CITY OF RIVERSIDE	951-826-5341
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	909-335-3919

**CITY OF RIVERSIDE
ELECTRIC DEPT.**

APPROVED BY: *[Signature]* DATE: 10/31/11

CAUTION:
EXACT LOCATION OF EXISTING UNDERGROUND FACILITIES IS UNKNOWN. CONTRACTOR TO VERIFY IN FIELD.

DIG ALERT

CALL BEFORE YOU DIG!
1-800-227-2600
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

**CITY OF RIVERSIDE
WATER DEPT.**

APPROVED BY: *[Signature]* DATE: 9/28/11

REGISTERED PROFESSIONAL ENGINEER
BARRY J. COWAN
No. 46588
Exp. 6-30-13
CIVIL
STATE OF CALIFORNIA

CITY BUSINESS TAX
CERTIFICATION NO. 35225
EXP. DATE 7/20/2012

PREPARED UNDER THE DIRECTION OF
[Signature]
BARRY J. COWAN
REGISTERED CIVIL ENGINEER NO. 46588
EXPIRATION DATE 06/30/13

RICK ENGINEERING COMPANY
2 SOUTH POINTE DRIVE - SUITE 275
LAKE FOREST, CA 92630
949-588-0707
(FAX) 949-588-0709
rickengineering.com

BENCH MARK:
CITY OF RIVERSIDE BENCHMARK G5-A2, ELEVATION=797.89'.
BRASS DISK STAMPED "G5-A" IN A MONUMENT WELL AT THE INTERSECTION OF ADAMS STREET AND MAGNOLIA AVENUE.
NGVD 1929

DESIGNED BY	DMB	DRAWN BY	DMB	CHECKED BY	BJC
MARK	REVISIONS	APPR	DATE		

**CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT**

APPROVED BY: *[Signature]* DATE: 10/11/11

TRAFFIC DIVISION: *[Signature]* DATE: 10-5-11

STREET TREES: *[Signature]* DATE: 10-14-11

SHEET INDEX	
SHT NO	DESCRIPTION
1	TITLE SHEET
2	NOTES AND DETAILS
3	STREET PLAN & PROFILE
STREET IMPROVEMENT PLANS	
CALIFORNIA BAPTIST UNIVERSITY	
TITLE SHEET	
PW11-0295	R-4233
SHEET 1 OF 3	
HORIZ. SCALE	1"=100'
VERT. SCALE	N/A
FILE NO.	MTLAR PLOT: 2011-09-27

CONSTRUCTION LEGEND

PROPOSED AC PAVEMENT	
PROPOSED PCC PAVEMENT	
PROPOSED CURB AND GUTTER	
REMOVALS	
GRIND AND OVERLAY	

EXISTING TOPO LEGEND

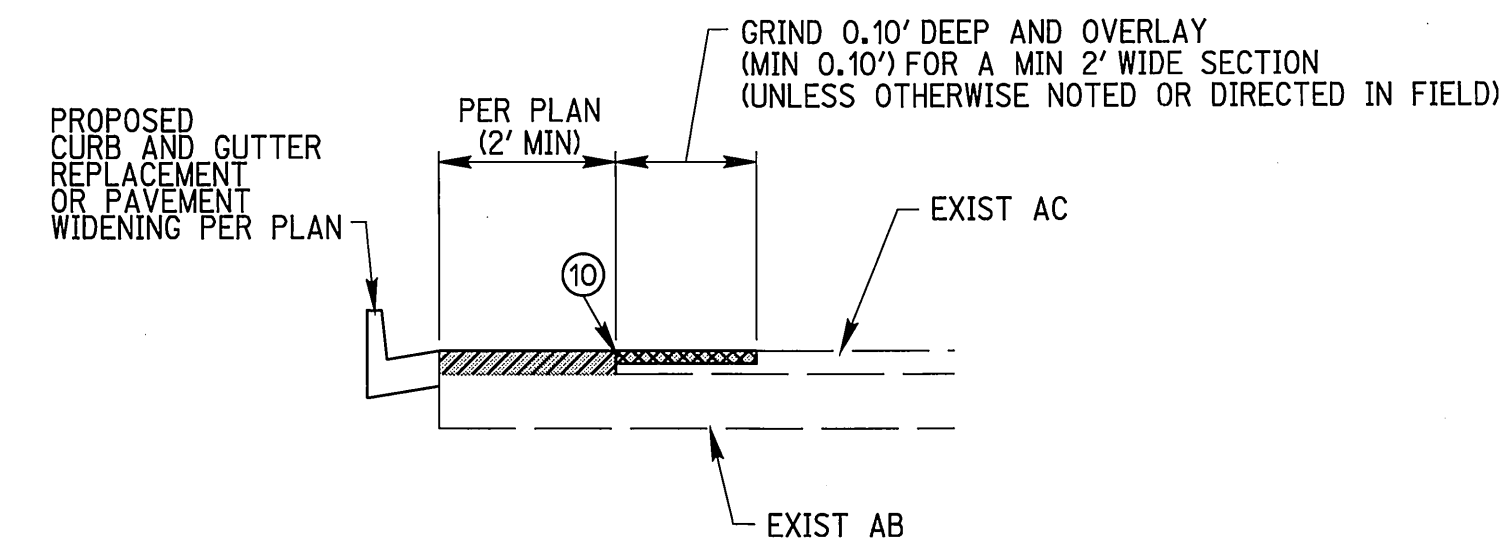
EXISTING FENCE	
DIRECTION OF FLOW	
EXISTING SANITARY SEWER MANHOLE	
EXISTING STORM DRAIN MANHOLE	
EXISTING TELEPHONE VAULT	
EXISTING WATER METER	
EXISTING FIRE HYDRANT	
EXISTING POLE AND GUY ANCHOR	
EXISTING POWER POLE	
EXISTING TELEPHONE POLE	
EXISTING JOINT USE POLE	
EXISTING TRAFFIC SIGNAL PULL BOX	
EXISTING TRAFFIC SIGN	
EXISTING STREET NAME SIGN	
EXISTING GAS METER	
EXISTING WALK-DON'T WALK PED SIGNAL	
PED PUSH BUTTON	
EXISTING TRAFFIC SIGNAL	
EXISTING TRAFFIC SIGNAL ON MAST ARM	
EXISTING TRAFFIC SIGNAL CONTROLLER	
EXISTING TRAFFIC SIGNAL PRESSURE DETECTOR	
EXISTING TRAFFIC SIGNAL LOOP DETECTOR	
EXISTING STREET LIGHT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING BUILDING	
EXISTING PCC CURB	
EXISTING PCC CURB AND GUTTER	
EXISTING WALL	

ABBREVIATIONS

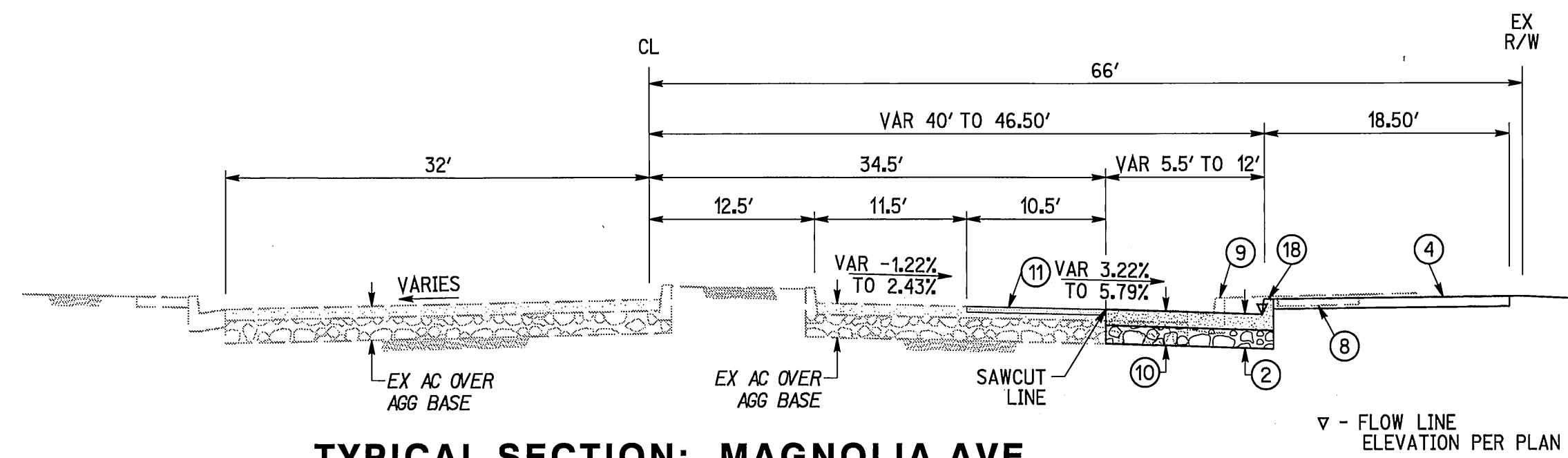
GRADE BREAK	GB
TOP OF CURB ELEVATION	TC
FLOW LINE ELEVATION	FL
FINISHED SURFACE ELEVATION	FS
FINISHED GRADE ELEVATION	FG
EDGE OF PAVEMENT ELEVATION	EP
BEGIN CURB RETURN	BCR
END CURB RETURN	ECR
PLANTING AREA	PA

CONSTRUCTION NOTES AND QUANTITY ESTIMATES

1 PLACE 4" AC PAVEMENT OVER 4" CLASS II AGGREGATE BASE, PER SOILS REPORT, R-VALUE	7,980 SF
2 PLACE 8" PCC PAVEMENT OVER 12" CLASS II AGGREGATE BASE, PER RIVERSIDE TRANSIT AGENCY STANDARDS	1,380 SF
3 CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD 200.	705 LF
4 CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD 325	5,910 SF
5 CONSTRUCT BUS TURNOUT (WITH SHELTER AND BENCH) PER RIVERSIDE TRANSIT AGENCY STANDARDS	1 EA
6 CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD DWG NO 304, TYPE I	1 EA
7 PROTECT IN PLACE	
8 REMOVE EXISTING SIDEWALK	4,050 SF
9 REMOVE EXISTING CURB AND GUTTER	810 LF
10 SAWCUT AND REMOVE EXISTING AC PAVEMENT	2,150 SF
11 GRIND AND OVERLAY PER DETAIL ON SHEET 2	14,000 SF
12 REMOVE EXISTING DRIVEWAY APPROACH	6 EA
13 REMOVE EXISTING TREE	20 EA
14 REMOVE EXISTING CURB OPENING CATCH BASIN, PLUG EXISTING OUTLET PIPE	1 EA
15 ADJUST EXISTING MANHOLE TO GRADE	1 EA
16 ADJUST EXISTING VALVE TO GRADE	1 EA
17 CUT & PLUG EXISTING WATER SERVICES BY CITY FORCES. SEE COMPOSITE UTILITY PLAN.	5 EA
18 CONSTRUCT 6" CURB TYPE II (POURED MONOLITHIC WITH PCC BUS TURNOUT) PER CITY OF RIVERSIDE STD 200.	110 LF

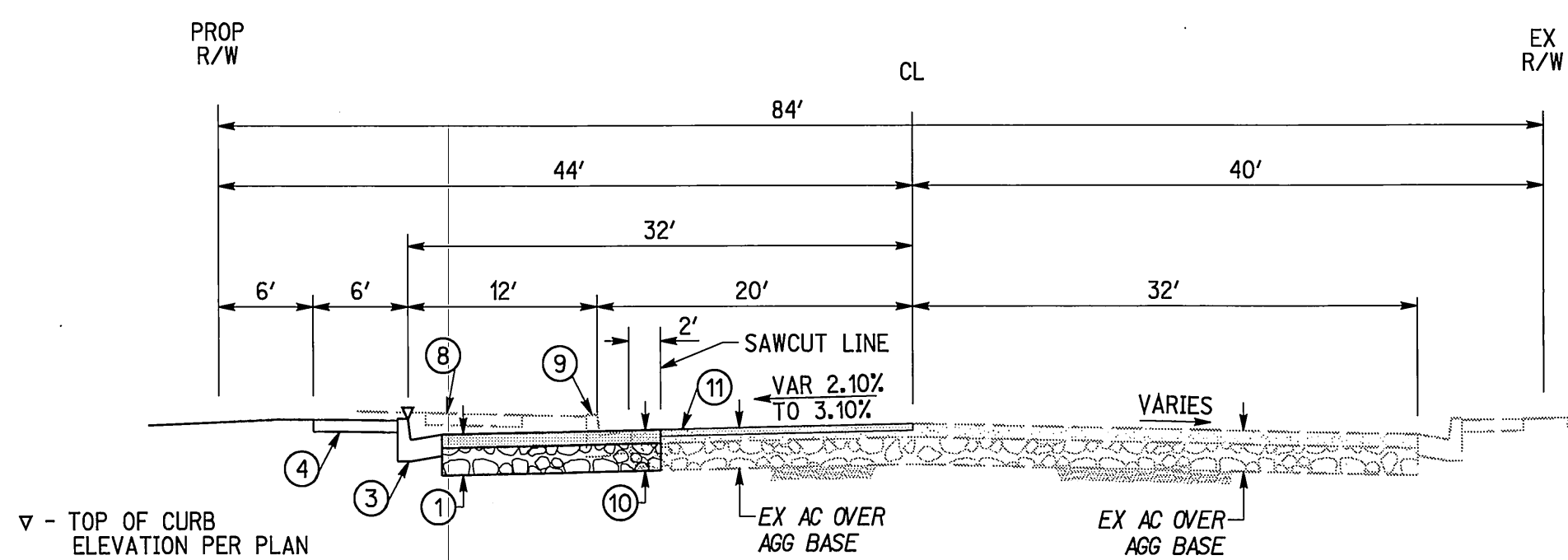


11 GRIND AND OVERLAY DETAIL
NOT TO SCALE



TYPICAL SECTION: MAGNOLIA AVE

NTS
STA 38+14.50 TO STA 39+24.60



TYPICAL SECTION: MONROE STREET

NTS
STA 28+30.86 TO STA 34+81.00

CITY OF RIVERSIDE ELECTRIC DEPT.

APPROVED BY: *[Signature]* DATE: 10/14/04

CAUTION:
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DIG ALERT

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1-800-227-2600
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

CITY OF RIVERSIDE WATER DEPT.

APPROVED BY: *[Signature]* DATE: 10/14/04

REGISTERED PROFESSIONAL ENGINEER
BARRY J. COWAN
No. 46568
Exp. 6-30-13
CIVIL
STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATION NO. 35225
EXP. DATE 7/20/2012

PREPARED UNDER THE DIRECTION OF
[Signature]
BARRY J. COWAN
REGISTERED CIVIL ENGINEER NO. 46568
EXPIRATION DATE 06/30/13

RICK ENGINEERING COMPANY

2 SOUTH POINTE DRIVE - SUITE 275
LAKE FOREST, CA 92630
949.588.0707
(FAX) 949.588.0709
rickengineering.com

BENCH MARK:
CITY OF RIVERSIDE BENCHMARK G5-A2. ELEVATION=797.89'.
BRASS DISK STAMPED "G5-A" IN A MONUMENT WELL AT THE INTERSECTION OF ADAMS STREET AND MAGNOLIA AVENUE.
NGVD 1929

DESIGNED BY	DMB	DRAWN BY	DMB	CHECKED BY	BJC
MARK	REVISIONS	APPR.	DATE		

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 10/14/04

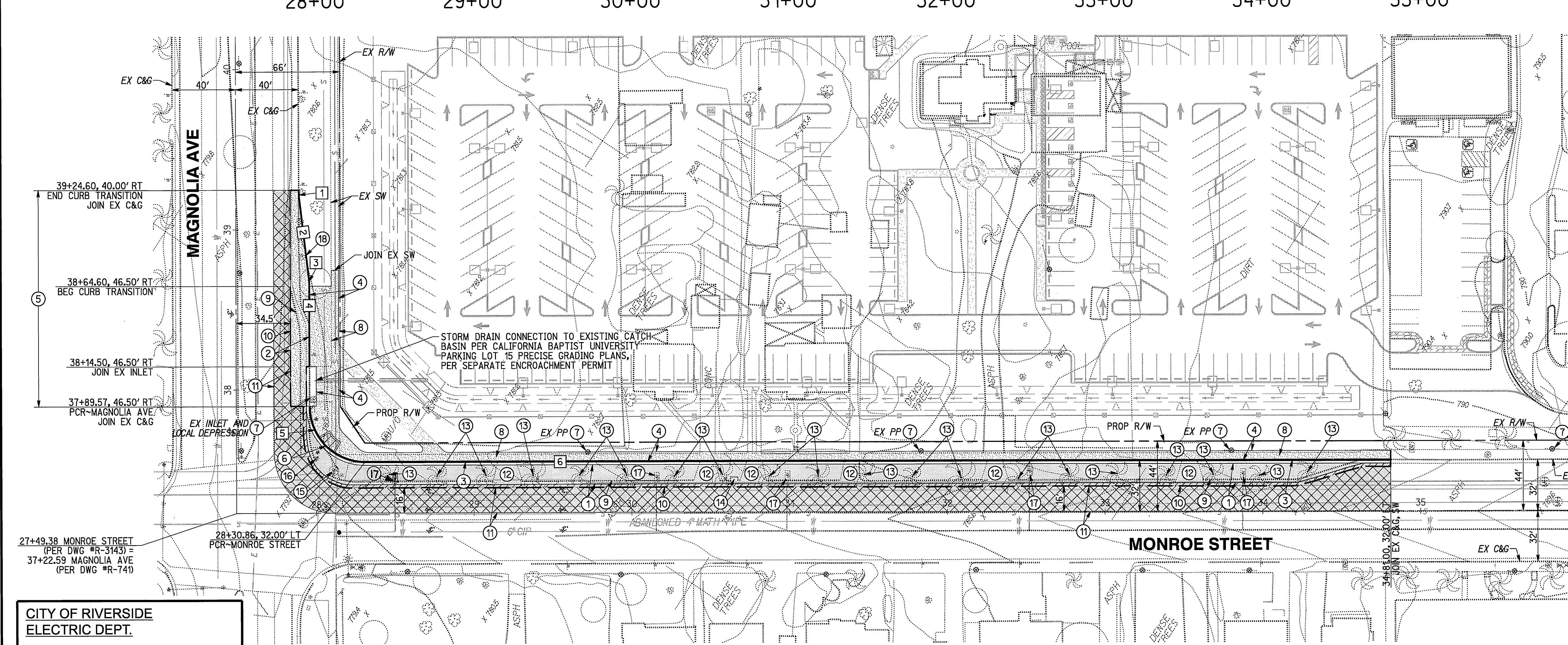
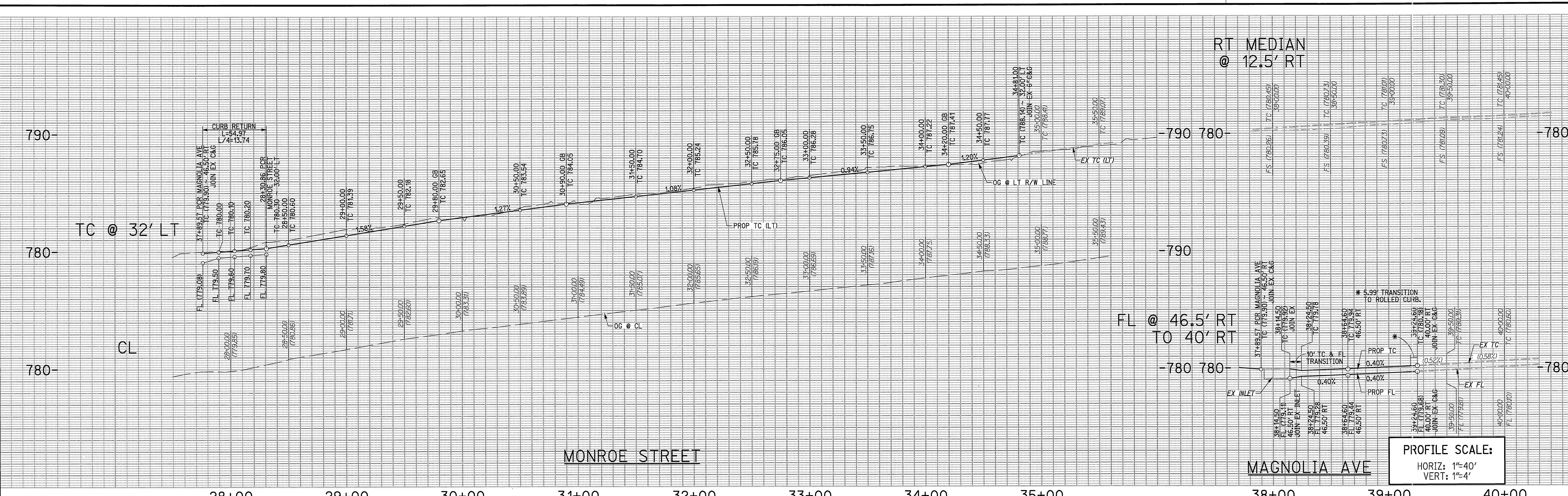
TRAFFIC DIVISION: *[Signature]* DATE: 10/14/04

STREET TREES: *[Signature]* DATE: 10/14/04

STREET IMPROVEMENT PLANS
CALIFORNIA BAPTIST UNIVERSITY
NOTES AND DETAILS

PW11-0295
R-4233
SHEET 2 OF 3

HORIZ. SCALE: N/A VERT. SCALE: N/A FILE NO. MYLAR PLOT: 2011-09-27

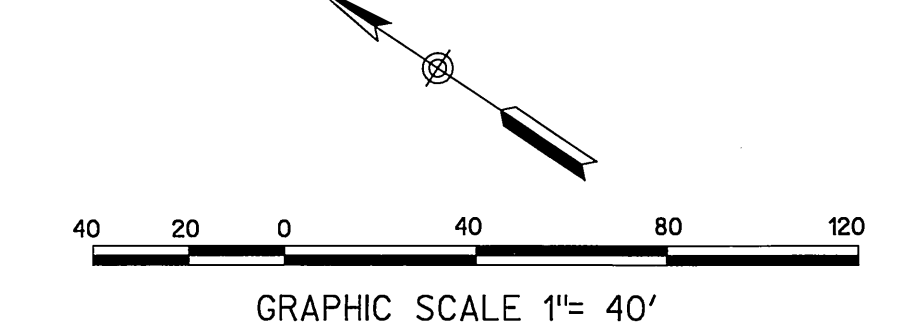


- CONSTRUCTION NOTES**
- PLACE 4" AC PAVEMENT OVER 4" CLASS II AGGREGATE BASE, PER SOILS REPORT* -----, R-VALUE -----
 - PLACE 8" PCC PAVEMENT OVER 12" CLASS II AGGREGATE BASE, PER RIVERSIDE TRANSIT AGENCY STANDARDS
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 - PROTECT IN PLACE
 - REMOVE EXISTING SIDEWALK
 - REMOVE EXISTING CURB AND GUTTER
 - SAWCUT AND REMOVE EXISTING AC PAVEMENT
 - GRIND AND OVERLAY PER DETAIL ON SHEET 2
 - REMOVE EXISTING DRIVEWAY APPROACH
 - REMOVE EXISTING TREE
 - REMOVE EXISTING CURB OPENING CATCH BASIN, PLUG EXISTING OUTLET PIPE
 - ADJUST EXISTING MANHOLE TO GRADE
 - ADJUST EXISTING VALVE TO GRADE
 - CUT & PLUG EXISTING WATER SERVICES BY CITY FORCES. SEE COMPOSITE UTILITY PLAN
 - CONSTRUCT 6" CURB TYPE II (POURED MONOLITHIC WITH PCC BUS TURNOUT) PER CITY OF RIVERSIDE STD 200.

CURB DATA

NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
1	Δ=06° 51' 47"	50.00'	5.99'	*6" CURB
2	N49° 31' 32"E		48.40'	6" CURB
3	Δ=06° 51' 47"	50.00'	5.99'	6" CURB
4	N56° 23' 19"E		50.10'	6" CURB
5	Δ=89° 59' 13"	35.00'	54.97'	6" C&G
6	N33° 35' 54"W		645.55'	6" C&G

* TRANSITION FROM PROP 6" C&G TO EX ROLLED C&G



CITY OF RIVERSIDE
ELECTRIC DEPT.

APPROVED BY: *[Signature]* DATE: 1/31/11

CAUTION:
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CITY OF RIVERSIDE
WATER DEPT.

APPROVED BY: *[Signature]* DATE: 1/30/2011

REGISTERED PROFESSIONAL ENGINEER
BARRY J. COWAN
No. 45568
Exp. 6-30-13
CIVIL
STATE OF CALIFORNIA

CITY BUSINESS TAX
CERTIFICATION NO. 35225
EXP. DATE 7/20/2012

PREPARED UNDER THE DIRECTION OF
[Signature]
BARRY J. COWAN
REGISTERED CIVIL ENGINEER NO. 45568
EXPIRATION DATE 06/30/13

RICK
ENGINEERING COMPANY
2 SOUTH POINTE DRIVE - SUITE 275
LAKE FOREST, CA 92630
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(FAX) 949.588.0709
rickengineering.com
San Diego - Riverside - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

BENCH MARK:
CITY OF RIVERSIDE BENCHMARK G5-A2, ELEVATION=797.89'.
GRASS DISK STAMPED "G5-A2" IN A MONUMENT WELL AT THE INTERSECTION OF ADAMS STREET AND MAGNOLIA AVENUE.
NGVD 1929

DESIGNED BY: DMB
DRAWN BY: DMB
CHECKED BY: BJC

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 1/10/11
PRINCIPAL ENGINEER: M. [Signature]
TRAFFIC DIVISION: [Signature]
STREET TREES: [Signature]

STREET IMPROVEMENT
PLANS
CALIFORNIA BAPTIST UNIVERSITY
STREET PLAN & PROFILE

PW11-0295
R-4233
SHEET 3 OF 3
FILE NO. MYLAR PLOT : 2011-09-27