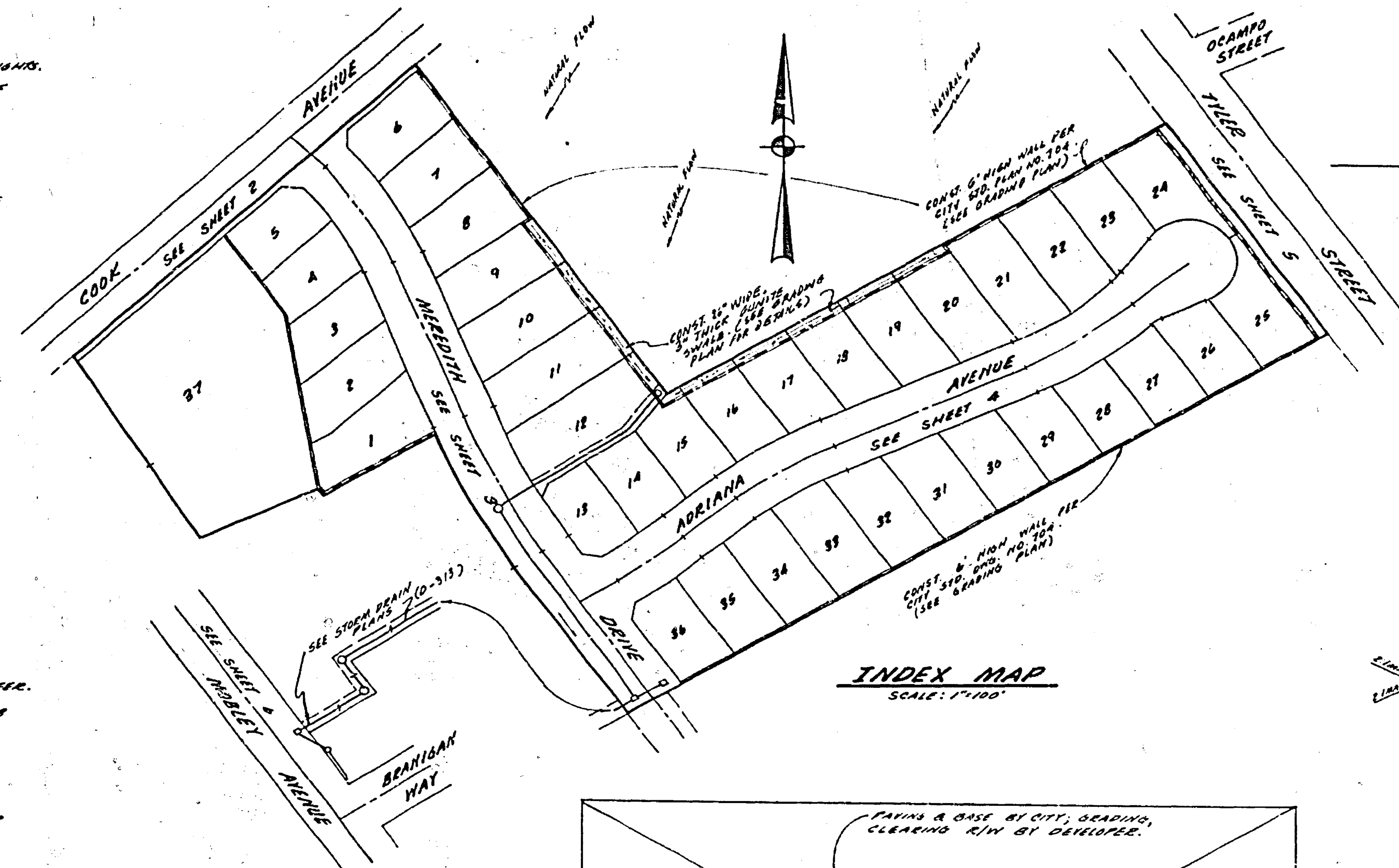
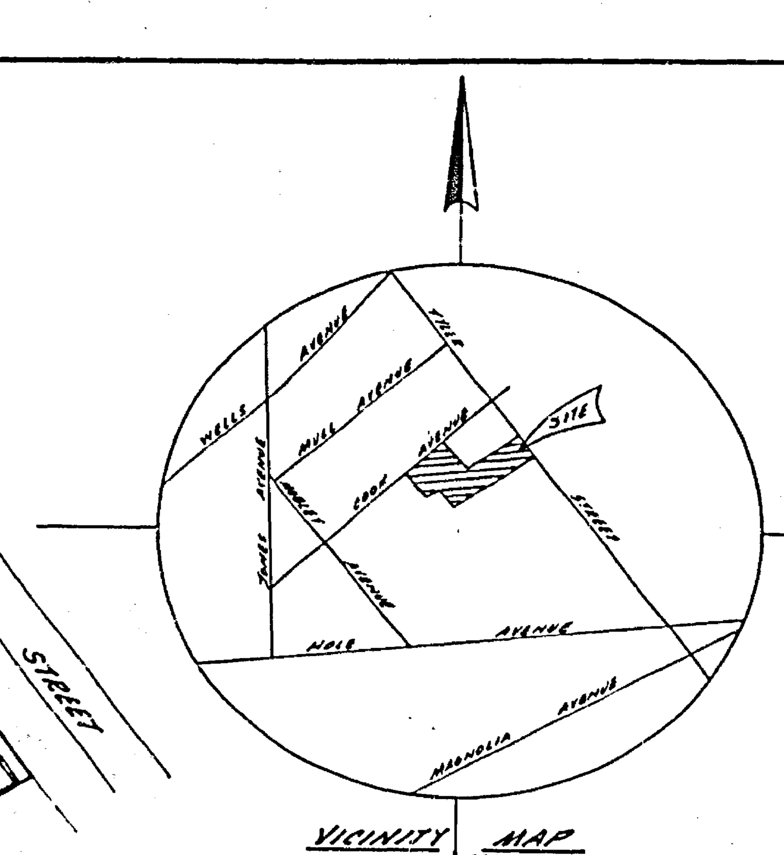
GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF THE LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE, DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1976 EDITION.
3. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
4. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO SURFACING OF STREETS.
5. STREET STATIONING REFERS TO CENTERLINE OF STREET.
6. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
7. ALL CURB DATA REFERS TO FACE OF CURB.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE CONSTRUCTION WITH THE UTILITY AGENCYS AND TO NOTIFY THE OWNERS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
9. THE DEVELOPER TO CO-ORDINATE THE INSTALLATION OF ACCESS PAVING ON COOK AVENUE AND TYLER STREET WITH THE CITY CONSTRUCTION INSPECTOR.
10. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
11. CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. NO. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
12. CURB & GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
13. CURB & GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 12.5' INTERVALS AND 3/4" STEEL DOWEL PINS SHALL BE PLACED AT ALL EXPANSION JOINTS WHERE GRADE IS LESS THAN 0.35%.
14. THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
15. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE ENGINEER.
16. CONTACT THE PARK AND RECREATION DEPT., TREE DIVISION, AT 787-7518 24 HOURS PRIOR TO RELOCATION OF TREES.
17. IN ORDER TO COORDINATE THE CITY'S PORTION OF THE WORK THE DEVELOPER SHALL GIVE THE CITY 45 DAYS NOTICE IN ORDER THAT DEVELOPER'S AND CITY'S WORK MAY BE INSTALLED CONCURRENTLY.
18. SEE LANDSCAPING AND SPRINKLER SYSTEM PLANS FOR PARKWAY ON TYLER STREET.
19. 4"x4" BLOCKOUTS FOR MAILBOXES REQUIRED IN CURB SIDEWALK.

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 AS A RESULT OF ERRORS OR OMISSIONS, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



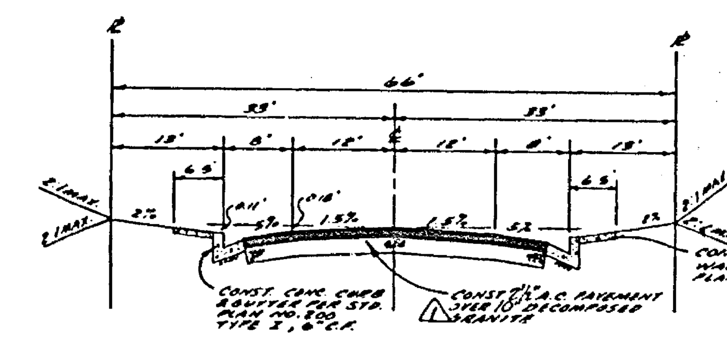
INDEX MAP
SCALE: 1"=100'



VICINITY MAP
NO SCALE

QUANTITY ESTIMATE

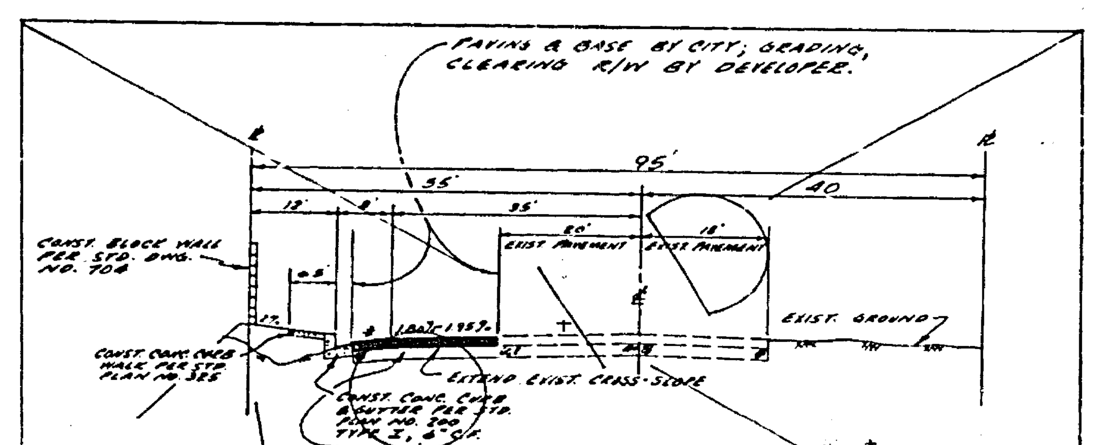
DESCRIPTION	QUANTITY
STREET	
6" CURB & 2' GUTTER	4,210 L.F.
6' WIDE CONCRETE SIDEWALK	23,140 S.F.
WHEEL CHAIR RAMPS (4)	1870 S.F.
CROSS GUTTER & SPANDRELS	1550 S.F.
6" A.C. CURB ONLY	25 L.F.
ON-SITE PAVEMENT	56804 S.F.
ON-SITE BASE	56804 S.F.
OFF-SITE PAVEMENT (BY DEVELOPER)	15120 S.F.
OFF-SITE BASE (BY DEVELOPER)	16120 S.F.
OFF-SITE PAVEMENT (BY CITY)	7963 S.F.
OFF-SITE BASE (BY CITY)	7963 S.F.
DRIVEWAY APPROACH (30)	6400 S.F.
STREET LIGHTS	5 EA.
A.C. OVERLAY (BY DEVELOPER)	6500 S.F.
A.C. OVERLAY (BY CITY)	2000 S.F.
6" PIPE	140 L.F.
TYPE "L" MARKERS	4 EA.
JUNCTION STRUCTURE	1 EA.
6" CONC. BLOCK WALL (6' HIGH)	2507 L.F.
CONC. STEPS (5' WIDE)	1 EA.
REDWOOD HEADER	36 L.F.
SELF CLOSING GATE	1 EA.
CURB & GUTTER & SIDEWALK REMOVAL	341 L.F.
EXIST. GAS LINE RELOCATION	1 EA.
EXIST. POWER POLE RELOCATION (BY CITY)	3 EA.
SEWER	
MANHOLE (ON-SITE)	5 EA.
MANHOLE (OFF-SITE)	3 EA.
8" V.C.P. (ON-SITE)	1470 L.F.
8" V.C.P. (OFF-SITE)	685 L.F.
4" V.C.P. LATERAL (36)	1842 L.F.
STORM DRAIN	
18" R.C.P.	489 L.F.
27" R.C.P.	160 L.F.
24" R.C.P.	560 L.F.
OUTLET STRUCTURE	1 EA.
INLET STRUCTURE	1 EA.
MANHOLE	3 EA.
CLEAN-OUT	2 EA.
CATCH BASIN "BUBBLER"	1 EA.
8" NON-REINFORCED PIPE, EXTRA STRENGTH	416 L.F.
CATCH BASIN	2 EA.
SPLASH APRON @ SOUTHERLY BOUNDARY	1300 S.F.



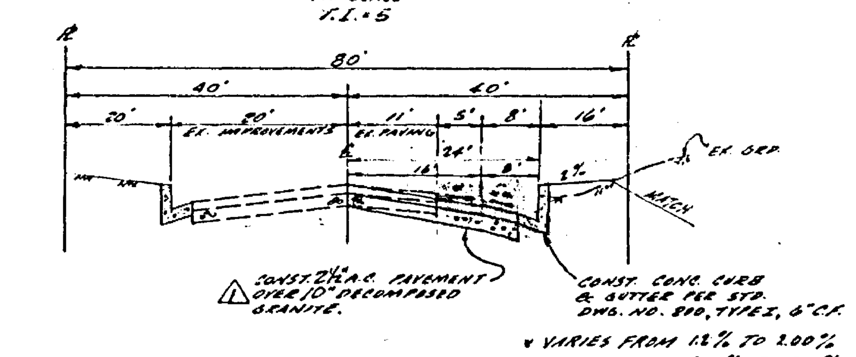
TYPICAL SECTION
MEREDITH AVENUE
STA. 0+54.05 TO STA. 3+83.21
ADRIANA AVENUE
NO SCALE
T.I.=5

STREET NAME AND TRAFFIC SIGN SCHEDULE

(A)	COOK AVENUE	10300
	MEREDITH DRIVE	4500
(B)	ADRIANA AVENUE	10300
	MEREDITH DRIVE	4400
(C)	R1 (STOP SIGN)	30" OCTAGON
(D)	W53 (NOT A THRU STREET)	24"x24"



TYPICAL SECTION
TYLER STREET
NO SCALE
STA. 33+25 TO 34+75
T.I.=3



TYPICAL SECTION
MOBLEY AVENUE
NO SCALE
STA. 5+47 TO 6+79.42
T.I.=5

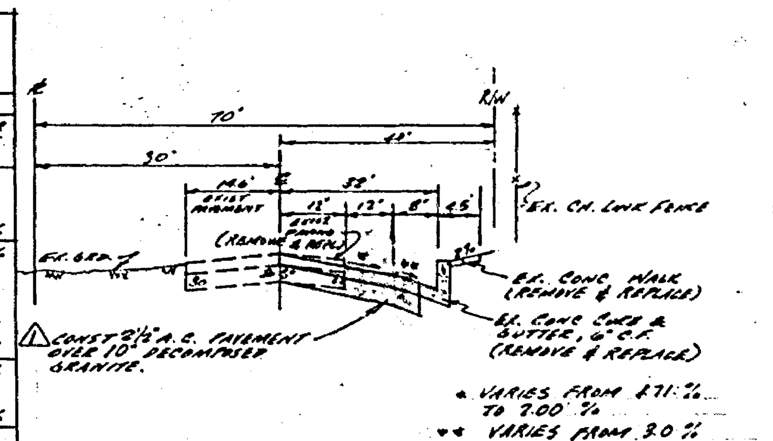
NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS BY THE CITY OF RIVERSIDE DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT THE UTILITY LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

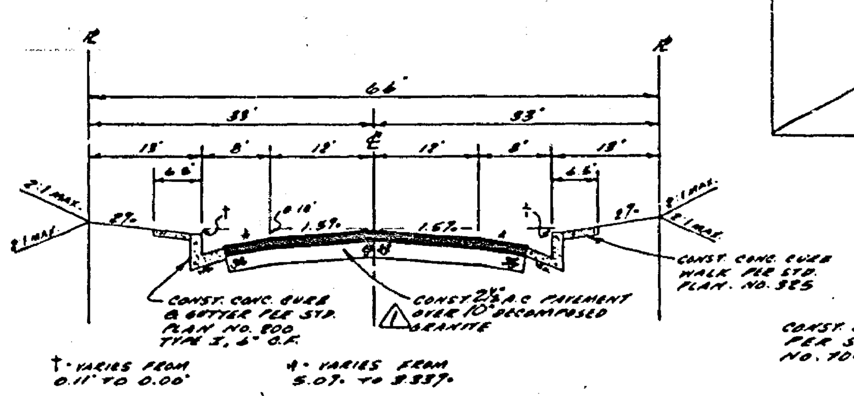
NOTE:
QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

MOBLEY AVENUE STREET SECTIONS SHOWING VARIYING X-SECTIONS

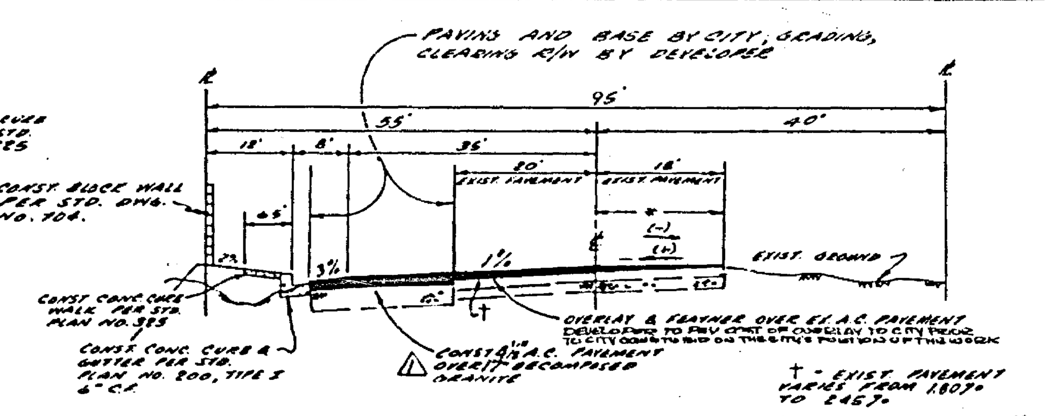
STATION	RIGHT: RIDING LANE X-SLOPE	RIGHT: SHOULDER X-SLOPE	LEFT: RIDING LANE X-SLOPE	LEFT: SHOULDER X-SLOPE
0+43.30	1.71%	3.00%	-	-
0+97	2.00%	"		
1+47	"	6.00%	1.50%	3.00%
1+97	2.00%	6.00%	1.50%	3.00%
2+47	"	"	"	"
2+97	"	"	"	"
3+47	"	"	"	4.00%
3+84.42	"	"	"	6.00%
3+97	1.60%	"	"	3.00%
4+47	2.00%	"	"	"
4+73.64	"	"	"	3.60%
4+97	"	"	"	"
5+47	"	"	"	"
6+29.88	1.81%	"	-	-
6+47	2.00%	4.00%	-	-
6+79.42	1.20%	3.00%	-	-



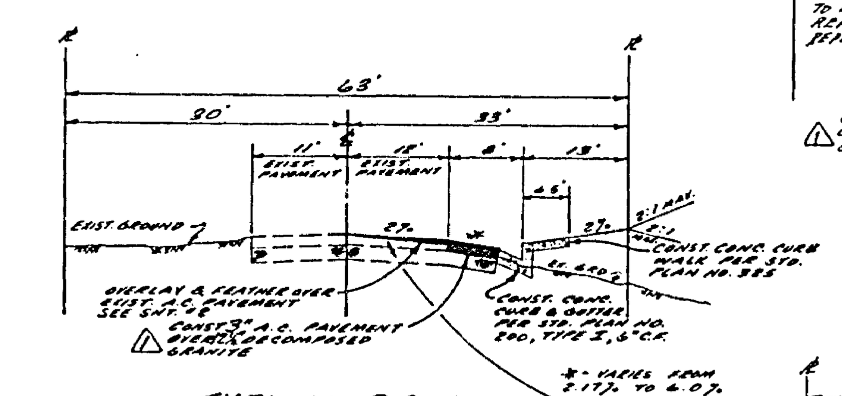
TYPICAL SECTION
MOBLEY AVENUE
NO SCALE
STA. 0+43.30 TO STA. 1+47
T.I.=5



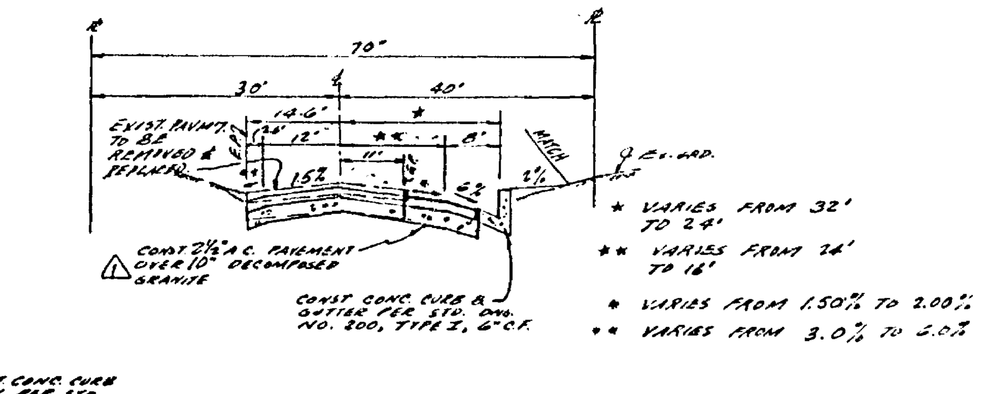
TYPICAL SECTION
MEREDITH DRIVE
STA. 3+83.21 TO STA. 6+00.00
NO SCALE
T.I.=5



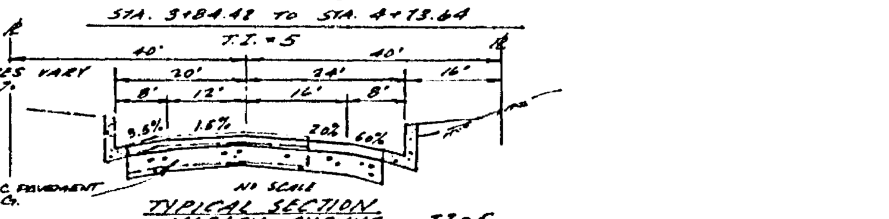
TYPICAL SECTION
TYLER STREET
STA. 31+75 TO STA. 33+25
T.I.=8



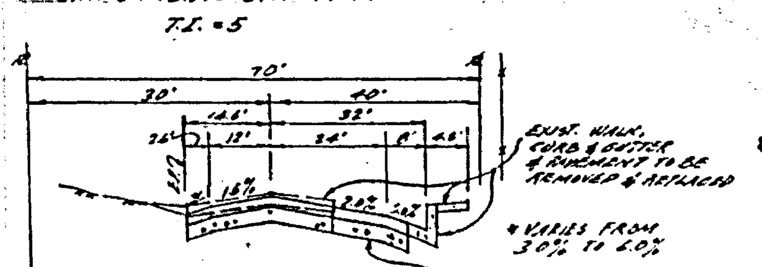
TYPICAL SECTION
COOK AVENUE
NO SCALE
T.I.=6



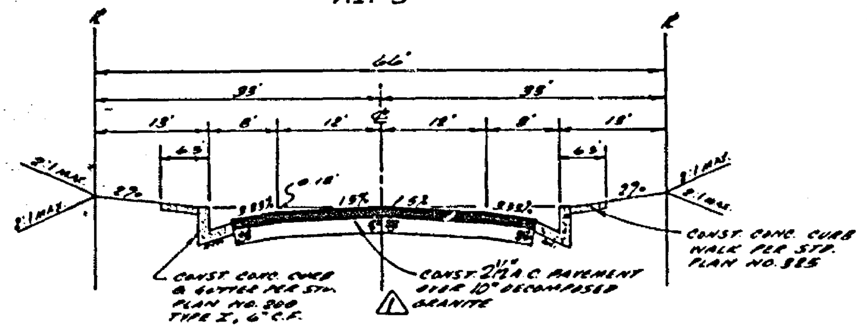
TYPICAL SECTION
MOBLEY AVENUE
NO SCALE
STA. 3+84.42 TO STA. 4+73.64
T.I.=5



NO SCALE
TYPICAL SECTION
MOBLEY AVENUE T.I.=5
STA. 4+73.64 TO STA. 5+47



TYPICAL SECTION
MOBLEY AVENUE
NO SCALE
STA. 1+47 TO STA. 3+84.42
T.I.=5



TYPICAL SECTION
MEREDITH DRIVE
STA. 5+00.00 TO STA. 7+73.49
NO SCALE
T.I.=5

C.E.L.S. Corporation
4570 Campus Drive, Suite 3
Newport Beach, California 92660
TEL. (714) 556-7781
APPROVED BY [signature] DATE 9/24/76
R.E. No. 21926

W.O. FOR: F.B.

MARK	REVISIONS	APPR.	DATE
⚠1	Added paving section per S.R. 560, R-10		12-17-77

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

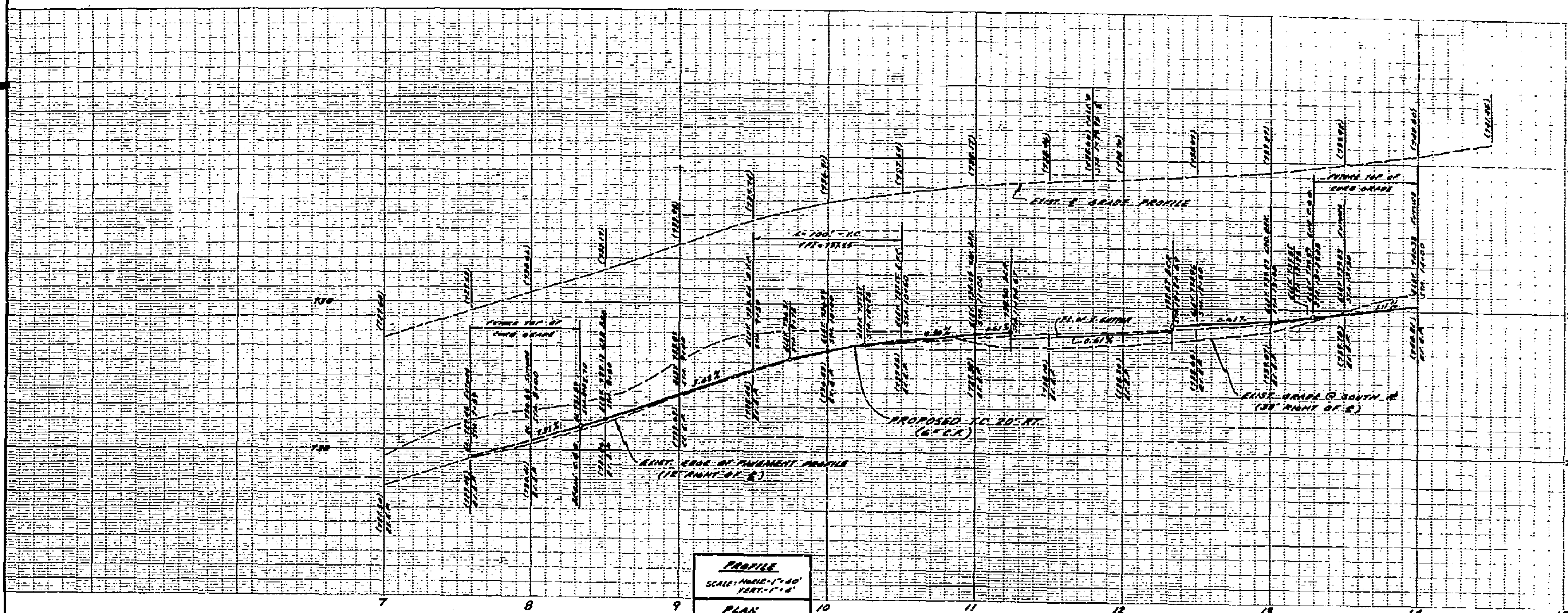
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		5-3
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 6/2/77

TRACT NO. 7689
TITLE SHEET
IMPROVEMENT PLANS
STREET PLAN AND PROFILE

INDEXED RR
ACCOUNT No.
DRAWING NUMBER
R-1981
SHEET 1 OF 6



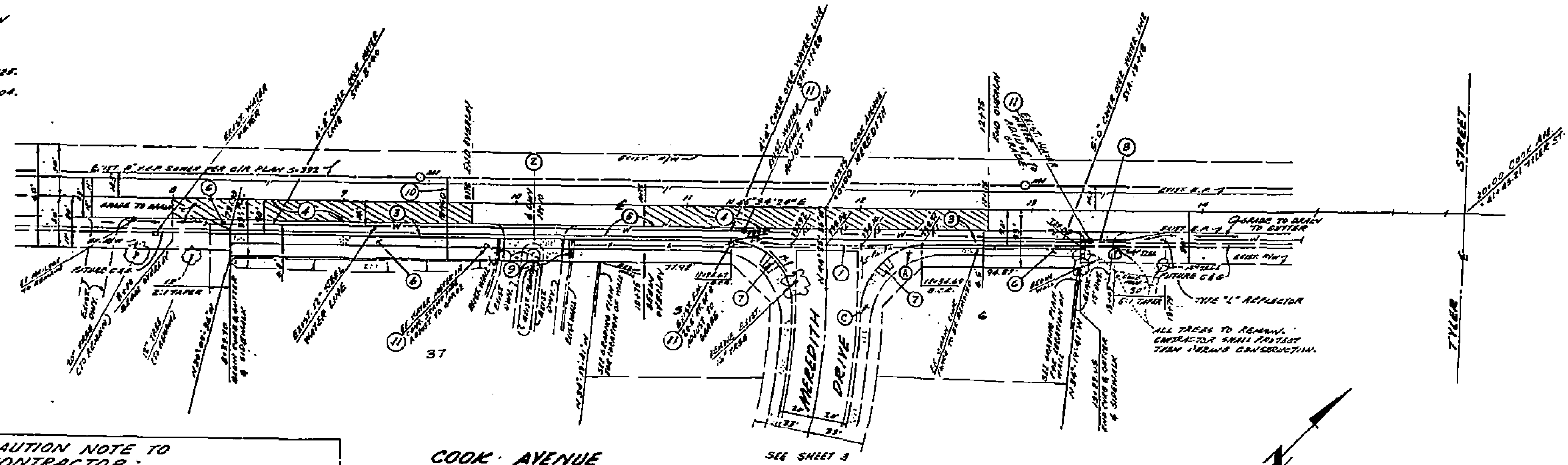
PROFILE
SCALE: HORIZ.-1"=40'
VERT.-1"=4'

PLAN
SCALE: 1"=40'

CONSTRUCTION NOTES

1. CONST. STD. 220 CROSSGUTTER - 6' WIDE
2. — REMOVE INTERFERING PORTION OF EXIST. DWY. AND CONST. STD. DWY. PER STD. 302, TYPE IV, A=35', B=42'
3. — CONST. CONC. CURB & GUTTER PER CITY OF RIVERSIDE STD. PLAN NO. 300, TYPE I, 6" C.F.
4. — OVERLAY & FEATHER OVER EXIST. A.C. PAVEMENT PER TYPICAL SECTION
5. — CONST. A.C. PAVEMENT OVER D.E.
6. — CONST. CONC. SIDEWALK PER CITY OF RIVERSIDE STD. PLAN NO. 325.
7. — CONST. WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. PLAN NO. 304.
8. REMOVE PORTION OF EXIST. DWY. & RECONSTRUCT TO DRAIN INTO NEW GUTTER & TO OWNERS SATISFACTION.
9. REMOVE EXIST. WALLS AND PLANTER WITHIN STREET RIGHT OF WAY AND RECONSTRUCT TO OWNERS SATISFACTION, CLEAR OF RIGHT OF WAY. SALVAGE PLANTS IN PLANTER & REPLACE AT OWNERS SATISFACTION.
10. CONST. 4" SEWER LATERAL PER CITY STD. NO. 562, 50 L.F.
11. ADJUST TO FINISH GRADE - BY CITY

SEE SHT. NO 1. FOR GENERAL NOTES



COOK AVENUE

CAUTION NOTE TO CONTRACTOR:

DUE TO INADEQUATE COVER OVER EXIST. WATER LINE, CONTRACTOR SHALL EXERCISE PRECAUTIONARY MEASURES DURING CONSTRUCTION IN COOK ST. (AND TYLER ST.) TO PROTECT THEM FROM DAMAGE.

PUBLIC UTILITIES		
DEPT.	APP. BY	DATE
WATER	[signature]	5/11

BENCH MARK

FD. BRASS DISC. STAMPED FS-A CAPPED @ INTERSECTION OF WELLS AVE. & TYLER ST.
F.S. 735/12
FS-A ELEV. 749.491

C.E.L.S. Corporation
4570 Campus Drive, Suite 3
Newport Beach, California 92680

APPROVED BY [signature] DATE 9/20/76
R.E. No. 21926

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

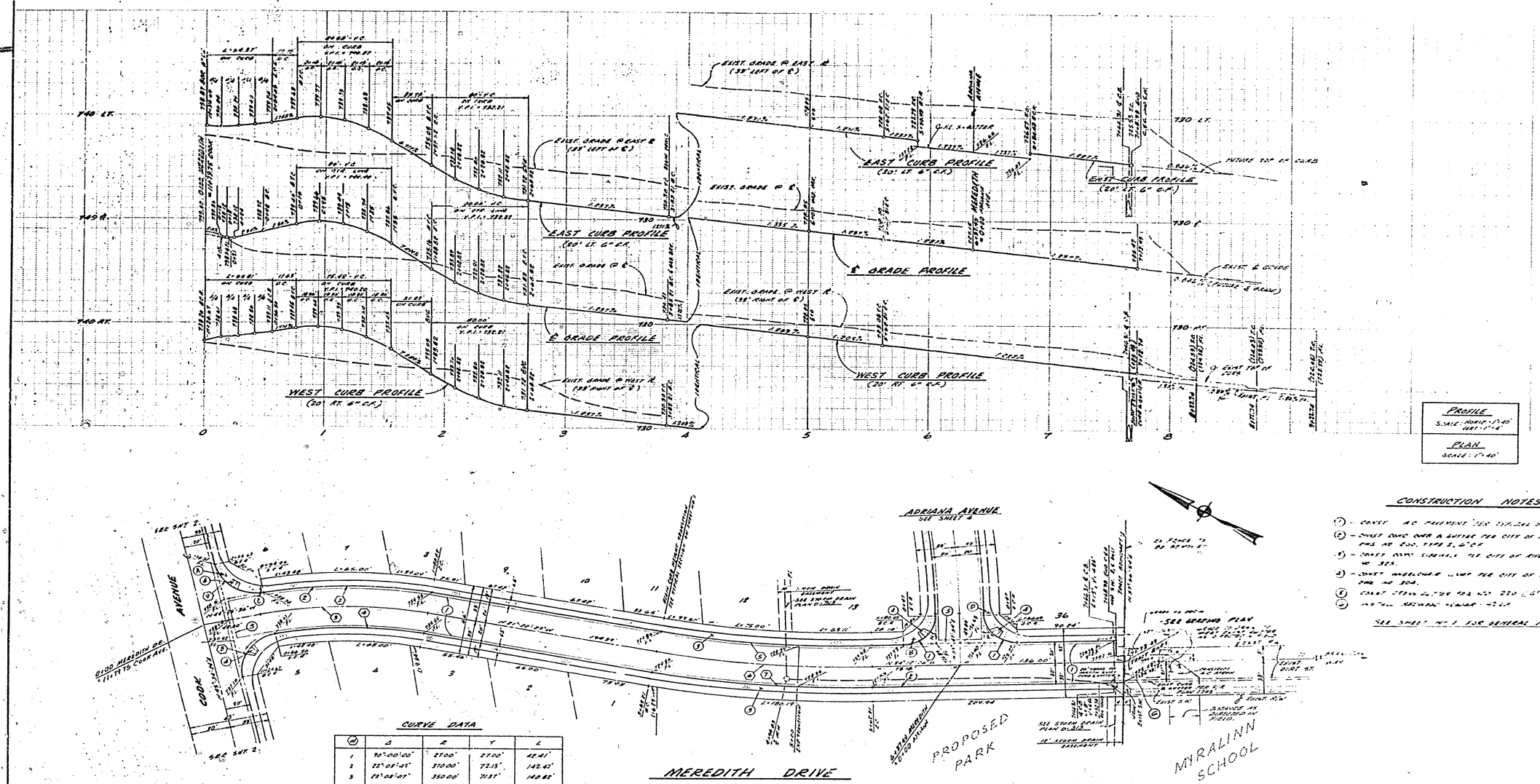
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	RD	5-7
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 5/2/77

TRACT NO. 7689
COOK AVENUE
STREET PLAN & PROFILE

INDEXED R.A
ACCOUNT No.
DRAWING NUMBER R-1981
SHEET 2 OF 6



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

PLAN
SCALE: 1"=40'

CONSTRUCTION NOTES

1. CONST. A.C. PAVEMENT PER TYPICAL SECTION
2. CONST. CONC. CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200, TYPE I, 6" C.F.
3. CONST. CONC. SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325.
4. CONST. WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304.
5. CONST. CROSS GUTTER PER STD. 220 (6' WIDE)
6. INSTALL MEDIAN HEADER - 42 L.F.

SEE SHEET NO. 1 FOR GENERAL NOTES.

CURVE DATA

⊕	Δ	R	T	L
1	90°00'00"	27.00'	27.00'	42.41'
2	22°08'42"	370.00'	72.13'	142.42'
3	23°08'07"	350.00'	71.37'	140.82'
4	21°41'32"	330.00'	63.25'	124.94'
5	12°49'37"	780.00'	87.67'	174.62'
6	12°49'37"	800.00'	89.92'	179.10'
7	12°49'37"	820.00'	92.17'	183.57'
8	90°21'35"	35.00'	35.54'	55.81'
9	89°00'35"	35.00'	34.40'	54.37'

BENCH MARK

FD. BRASS DISC. STAMPED F3-A CAPPED @ INTERSECTION OF WELLS AVE. & TYLER ST.
F.B. 755/12
F3-A ELEV. 749.491

C.E.L.S. Corporation
4570 Campus Drive, Suite 3
Newport Beach, California 92660

APPROVED BY [signature] DATE 7/24/76
R.E. No. 21926

W.O. FOR: F.B.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

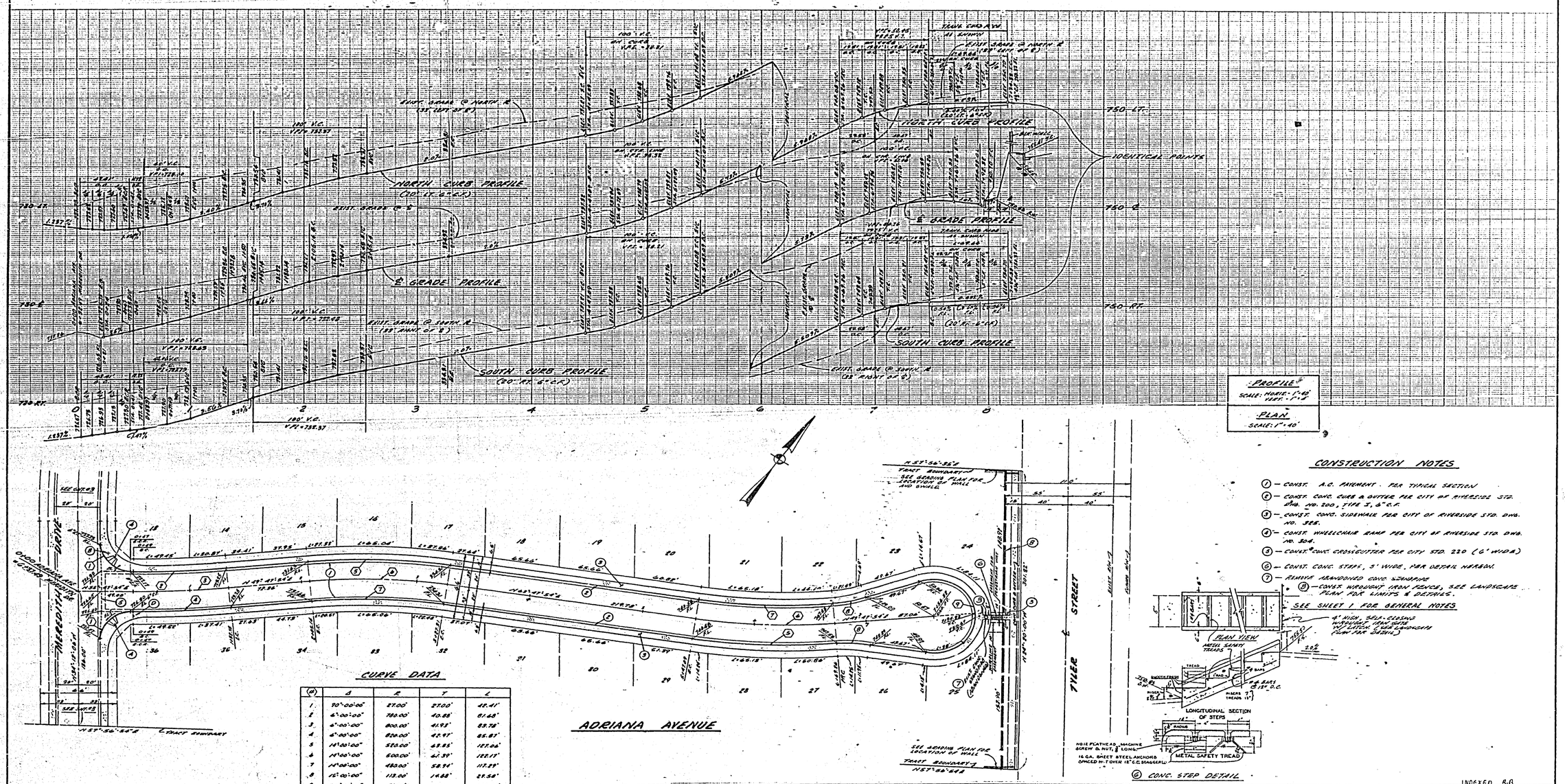
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	8/2
PARK DEPARTMENT	[signature]	8/3
TRAFFIC DIVISION	[signature]	[illegible]
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 8/2/77

TRACT NO. 7689
MEREDITH DRIVE
STREET PLAN AND PROFILE

INDEXED R.R.
ACCOUNT No.
DRAWING NUMBER R-1981
SHEET 3 OF 6



CONSTRUCTION NOTES

1. — CONST. A.C. PAVEMENT. PER TYPICAL SECTION
2. — CONST. CONC. CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200, TYPE I, 6" C.F.
3. — CONST. CONC. SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325.
4. — CONST. WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304.
5. — CONST. CONC. CROSSGUTTER PER CITY STD. 220 (6' WIDE)
6. — CONST. CONC. STEPS, 5' WIDE, PER DETAIL HEREON.
7. — REMOVE ABANDONED CONC. SIDEWALK
8. — CONST. WROUGHT IRON FENCE, SEE LANDSCAPE PLAN FOR LIMITS & DETAILS.

SEE SHEET 1 FOR GENERAL NOTES

⑥ CONC. STEP DETAIL

CURVE DATA

(#)	Δ	R	T	L
1	90°-00'-00"	27.00'	27.00'	42.41'
2	6°-00'-00"	780.00'	40.88'	81.68'
3	6°-00'-00"	800.00'	41.93'	83.78'
4	6°-00'-00"	820.00'	42.97'	85.87'
5	14°-00'-00"	520.00'	63.85'	127.06'
6	14°-00'-00"	500.00'	61.39'	122.17'
7	14°-00'-00"	480.00'	58.94'	117.29'
8	15°-00'-00"	113.00'	14.88'	29.58'
9	210°-00'-00"	38.00'	—	139.28'

PLANNING DEPT.
J. Curtis 5-29-77
APPROVED BY DATE

BENCH MARK
FD. BRASS DISC. STAMPED F3-A CAPPED @ INTERSECTION OF WELLS AVE. & TYLER ST.
F.B. 735/12
F3-A ELEV. 749.491

C.E.L.S. Corporation
4570 Campus Drive, Suite 3
Newport Beach, California 92660
APPROVED BY Frank Klaus DATE 7/20/76
R.E. No. 21986
W.O. FOR F.B.

MARK REVISIONS APPR. DATE
DESIGNED BY DRAWN BY CHECKED BY

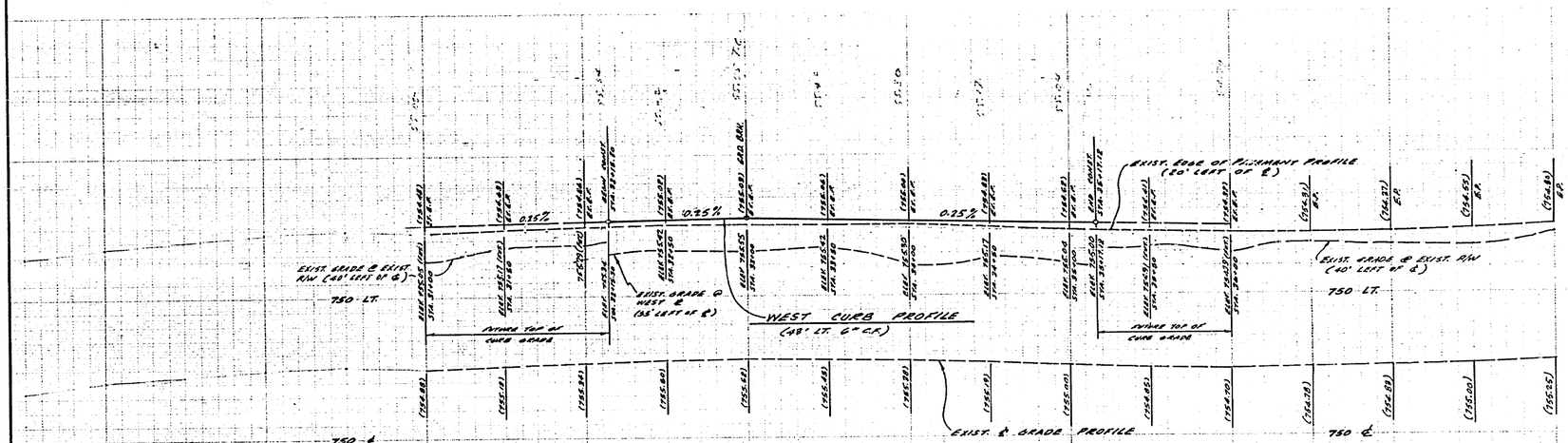
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	8/2
PARK DEPARTMENT	RD	5-3
TRAFFIC DIVISION	[illegible]	[illegible]
CHIEF PUB. WKS. ENGR.		

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 8/2/77

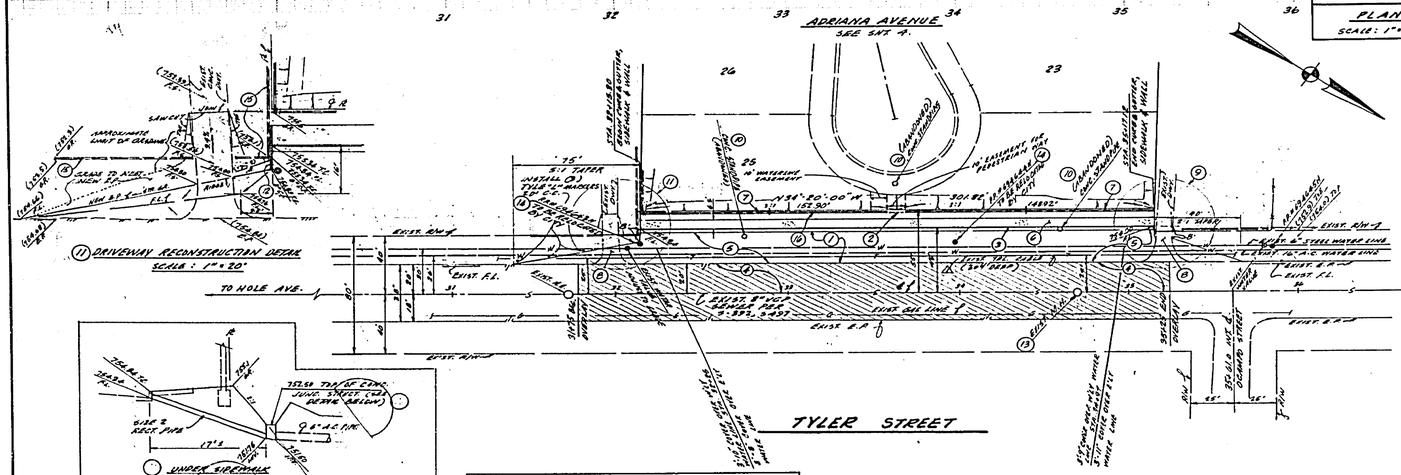
TRACT NO. 7689
ADRIANA AVENUE
STREET PLAN AND PROFILE

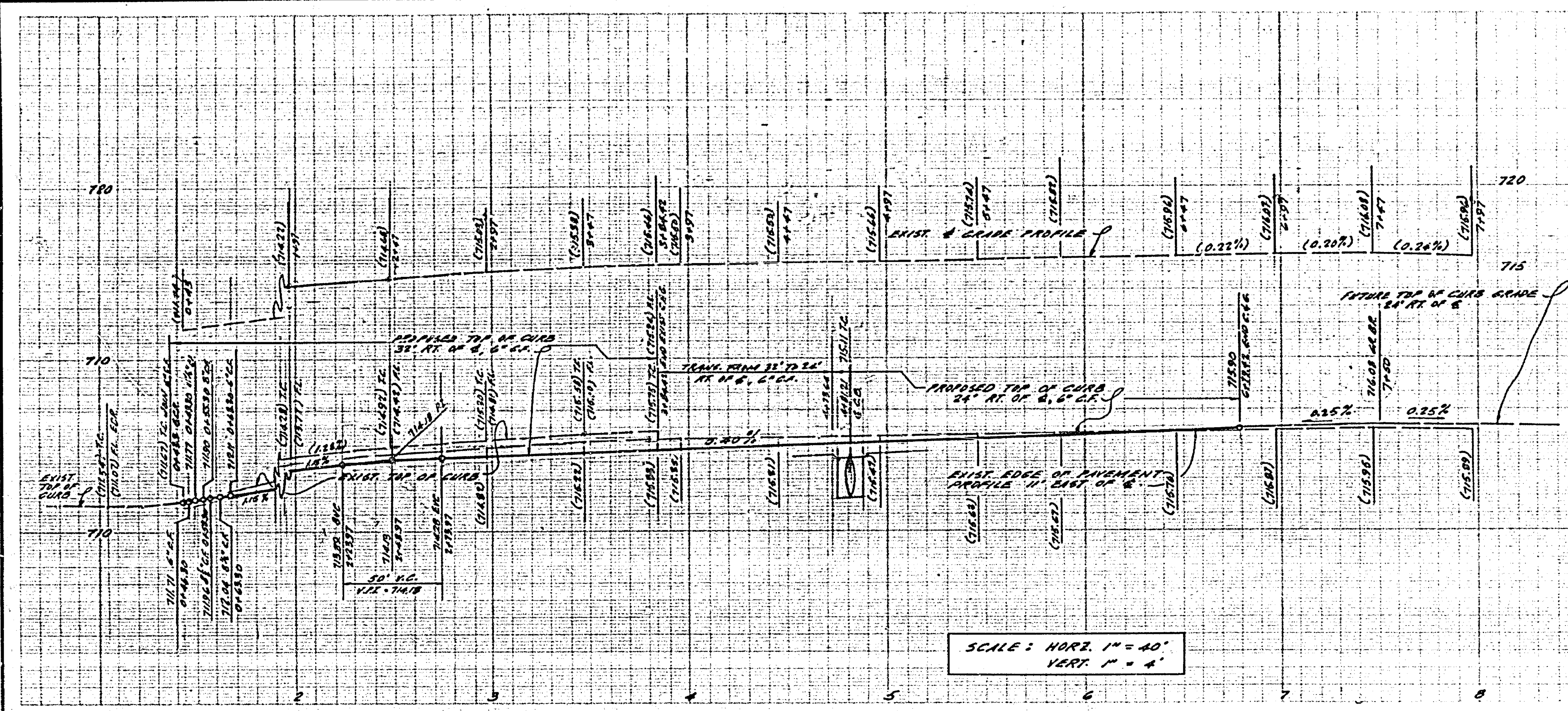
INDEXED R.R.
ACCOUNT No.
DRAWING NUMBER
R-1981
SHEET 4 OF 6

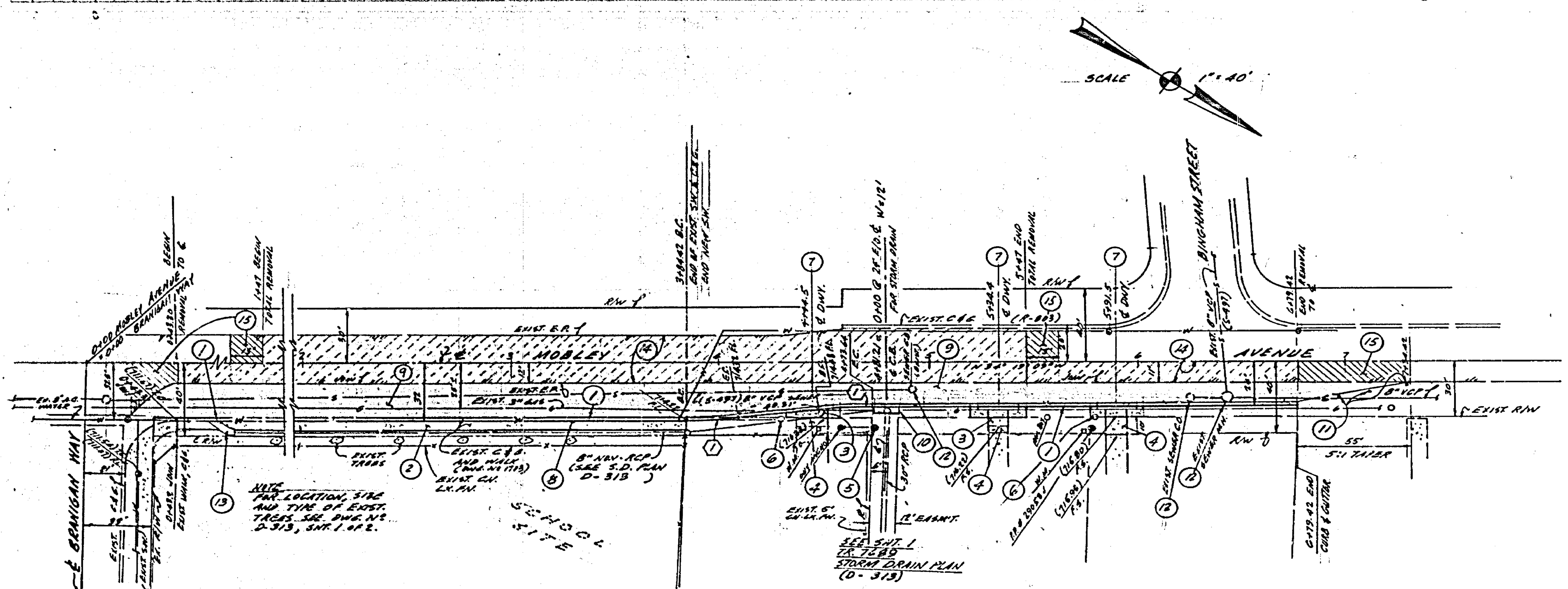


PROFILE
SCALE: HORIZ. 1"=40'
VERT. 1"=8'

PLAN
SCALE: 1"=40'


ADRIANA AVENUE
SEE SHT. 4.
TYLER STREET
COOK AVENUE
TO HOLE AVE.
EXIST. R/W
EXIST. P.L.
EXIST. ℄
EXIST. R/W-4
EXIST. 6" STEEL WATER LINE
EXIST. 10" A.C. WATER LINE
EXIST. 8"VCP SEWER PIPE S=.83%, 3.43 CFS
EXIST. 8"





(#)	Δ	R	L	T
1	7°04' 07"	200'	24.67'	12.67'

CONSTRUCTION NOTES

1. CONST. CONC. CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200, TYPE I, 6" C.F.
2. CONST. CONC. WALK PER CITY OF RIVERSIDE STD. DWG. NO. 325, TO MATCH EXIST.
3. CONST. CONC. DRIVEWAY, 4" THICK, FROM BACK OF DWY. TO JOIN EDGE OF EXIST. DRIVEWAY TO OWNERS SATISFACTION.
4. SAWCUT AND REMOVE NECESSARY PORTION OF EXIST. DWY. & RECONSTRUCT CONC. DRIVEWAY FROM BACK OF DWY. TO EDGE OF REMOVAL TO OWNERS SATISFACTION.
5. RAR △ EXIST. P.P. # 694725H TO BE TEMPORARILY GUYED BY TELEPHONE CO..
6. RELOCATE EXIST. MAILBOX TO OWNERS SATISFACTION.
7. CONST. DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302, A = 20', B = 27', TYPE IV
8. REMOVE 341 L.F. ± OF EXIST. CURB, GUTTER & SIDEWALK.
9. CONST. A.C. PAVEMENT OVER DECOMPOSED GRANITE.
10. J.A.A. EXIST. 3" GAS LINE TO BE RELOCATED BY SO. CALIF. GAS CO. TO CLEAR STORM DRAIN.
11. INSTALL (3) TYPE "L" MARKERS, 20' ± C.C.
12. ADJUST TO FINISH SURFACE.
13. CONST. CURB OUTLET PER CITY STD. NO. 425, SEE SHT. 1 OF 2 (D-313) FOR DETAILS
14. REMOVE EXIST. A.C. PAVM'T. & BASE AND CONST. A.C. PAVEMENT OVER DECOMPOSED GRANITE.
15. OVERLAY & FEATHER OVER EXIST. A.C. PAVEMENT TO THE SATISFACTION OF THE CITY INSPECTOR.

SEE SHEET NO. 1 FOR GENERAL NOTES.

PUBLIC UTILITIES		
DEPT.	APR. BY	DATE
WATER	[signature]	5/5/77
ELECT & ST. LT.	J. Johnson	5/3/77
SO. CALIF. GAS CO	J.L. Lamb	6/22/77

BENCH MARK

FD. BRASS DISC. STAMPED FS-A CAPPED @ INTERSECTION OF WELLS AVE. & TYLER ST.
FB 735/12
FS-A ELEV. 749.491

C.E.L.S. Corporation
4570 Campus Drive, Suite 3
Newport Beach, California
Tel. (714) 556-7781
APPROVED BY [signature] DATE 2/23/77
R.E. No. 21926
W.O. FOR: F.B.

MARK	REVISIONS	APPR.	DATE
△	CHANGED EXIST. P.P. DESIGNATION FROM RELOCATION TO TEMPORARILY GUYED	[signature]	8/11/77

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		8/2
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 8/2/77

MOBLEY AVENUE
STREET PLAN AND PROFILE
FOR TRACT NO. 7689

INDEXED RR
ACCOUNT No
DRAWING NUMBER
R-1981
SHEET 6 OF 6