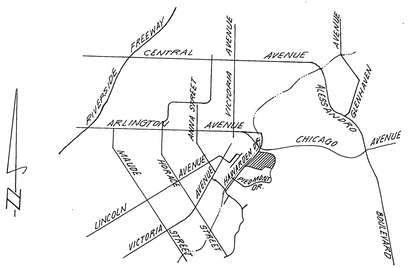
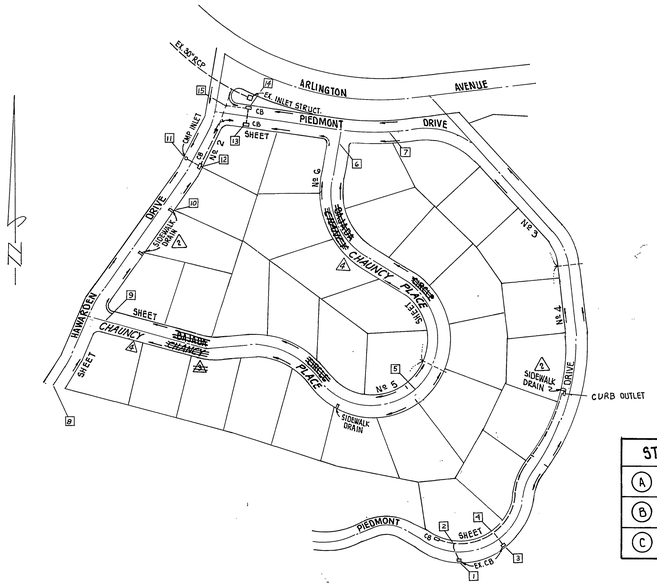


VICINITY MAP
SCALE: 1"=2500'

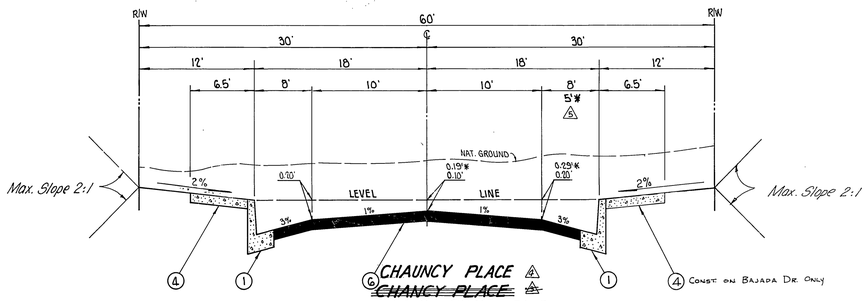


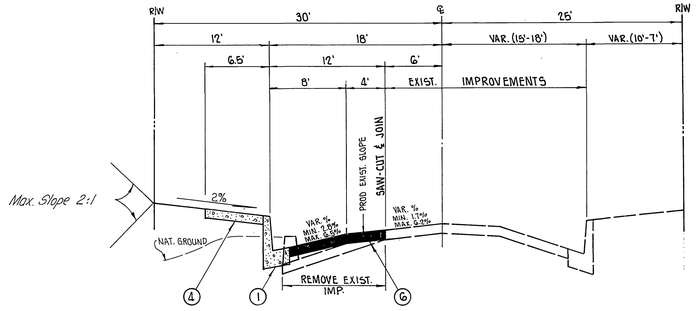
INDEX MAP
SCALE: 1"=200'

DRAINAGE QUANTITIES		
POINT NO.		Q_{50} - CFS
1		16.2
2		16.2
3		8.1
4		24.3
5		0.0
6		10.6
7		53.1
8		11.7
9		12.9
10		2.5
11		14.1
12	INLET	14.1
	OUTLET	28.2
13	OUTLET	26.9
14	INLET	26.9
	OUTLET	53.7
15		71.6

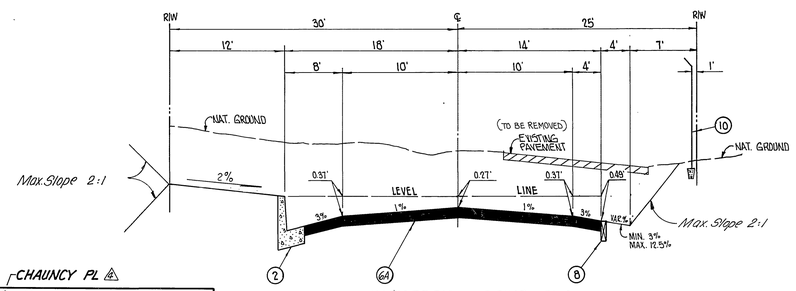
Drainage Note

Proposed Storm Drain System is temporarily connected to the existing 30" R.C.P. in Arlington Avenue. The Mary Street North Lateral (Construction scheduled for Sept. 1981) will pick up the flow from the proposed storm drain system and existing inlet structure. Until the Mary Street North Lateral is constructed, some ponding of storm flow may occur during large storms.



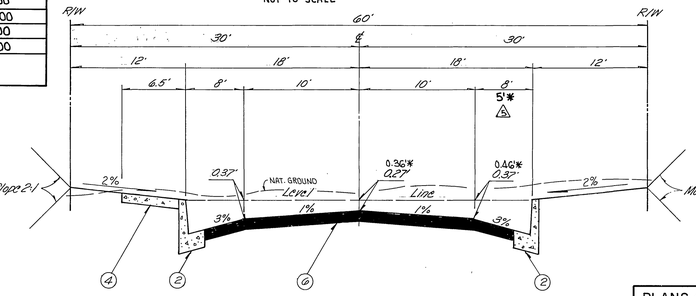


PIEDMONT DRIVE TI-5
FROM STA. 13+00.00 TO STA. 27+27.53
NOT TO SCALE



HAWARDEN DRIVE TI-5
NOT TO SCALE

STREET & TRAFFIC CONTROL SIGN SCHEDULE (CHAUNCY PL △)		
Ⓐ	~~BAJADA CIR.~~ ~~CHAUNCY PL △~~	2600
	HAWARDEN DR	5900
Ⓑ	PIEDMONT DR	2400
	~~BAJADA CIR~~ CHAUNCY PL △	2400
Ⓒ	R-1 (STOP SIGN) 30" OCTAGON	



PIEDMONT DRIVE TI-5
FROM STA 30+95.82 TO STA. 33+99.77
△ * FROM STA. 30+95.82 TO STA. 32+25.00

GENERAL NOTES

1. 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.
2. Construction shall be in accordance with the Standard Specifications for Public Works Construction, 1976 Edition, and per City of Riverside Standard Drawings.
3. Trim edge of existing pavement where new pavement joins to a smooth straight line. Constrict match-up paving as shown on plan and overlay paving as directed in the field to produce a smooth section.
4. Prime coat, seal coat and paint binder are required.
5. ~~The Subdivider shall arrange for a soil test to be made by a Soil 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.~~
6. All flagged elevations shall be staked in the field by the Engineer.
7. Traffic control signs must be in place prior to opening streets to traffic.
8. See "Street Lighting Plan" for quantity and location of required street lights.
9. Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
10. Curb and gutter shall be staked with 3' offsets at 25' intervals.
11. Contact the Park and Recreation Dept., Tree Division, at 787-7598 24 hours prior to relocation of trees.
12. 4"x 4" blockouts for mailboxes required in curb s/w.
13. FOR STREET TREE PLANTING, PALM RELOCATION AND LANDSCAPE WORK WITHIN THE RIGHT OF WAY SEE LANDSCAPE AND IRRIGATION PLANS PREPARED BY THOMAS R. WEBB & ASSOCIATES DATED [illegible] PLAN #5-0-[illegible]
14. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-422-4133, PRIOR TO CONST.

CONSTRUCTION NOTES

1. Construct Curb and Gutter per Riverside City Standard No. 200 (6" C.F.)
2. Construct Curb and Gutter per Riverside City Standard No. 200 (8" C.F.)
3. Deleted
4. Construct 6' Curb Sidewalk per Riverside City Standard No. 329.
5. Deleted.
6. Construct 3" A.C. Pavement over 12" Compacted Native Soil per S.R. 1046.
6A. Construct 4" A.C. Pavement over 12" Compacted Native Soil per S.R. 1046.
7. Construct Wheelchair Ramp per Riverside City Standard No. 304.
8. Construct 2"x 4" Redwood Header
9. Construct Cross Gutter per Riverside City Standard No. 220.
10. Construct 6' Chain Link Fence per Riverside City Standard No. 380.
11. EXISTING DATE PALM TO BE RELOCATED
12. EXISTING DATE PALM TO REMAIN IN PLACE
13. EXISTING ROBUSTA TO REMAIN IN PLACE
14. EXISTING FILIFERA TO REMAIN IN PLACE

BENCH MARK

Bench Mark 67-A (Reset)

P.K. Nail & City Eng. Tag in east wing of catch basin in south curb of Arlington Avenue, 55'± east of centerline Victoria Avenue per City of Riverside Engineers Field Book 904, Page 36.
Elev. 969.93

NOTE

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 these drawings.
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 Owner and 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.

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.

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS:
BY Max Sloan RCE 10354 1-9-81
BERRYMAN & STEPHENSON INC. DATE

AS BUILT 6/6/85

McCUTCHAN & ASSOCIATES INC.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
PASADENA, CALIFORNIA (213) 795-5162
APPROVED BY [signature] DATE 9-23-77
R.C.E. No. 9890

MARK	REVISIONS	APPR.	DATE
△	REVISED TYPICAL SECTION FOR PIEDMONT DR. BETWEEN STA. 13+25.5 & 14+10.5 J.M.O. 1-25-85	WLH	1-28-85
△	CHANGED STREET NAME N.B.T. 5-30-84	WLH	6-6-84
△	CHANGED STREET NAME N.B.T. 4-24-84	WLH	
△	REVISED UNDER SIDEWALK DRAIN J.M.O. 7-6-83	WLH	7-12-83
△	CHANGED TRACT NUMBER	WLH	5-6-83

DESIGNED BY J.O. DRAWN BY S.D. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

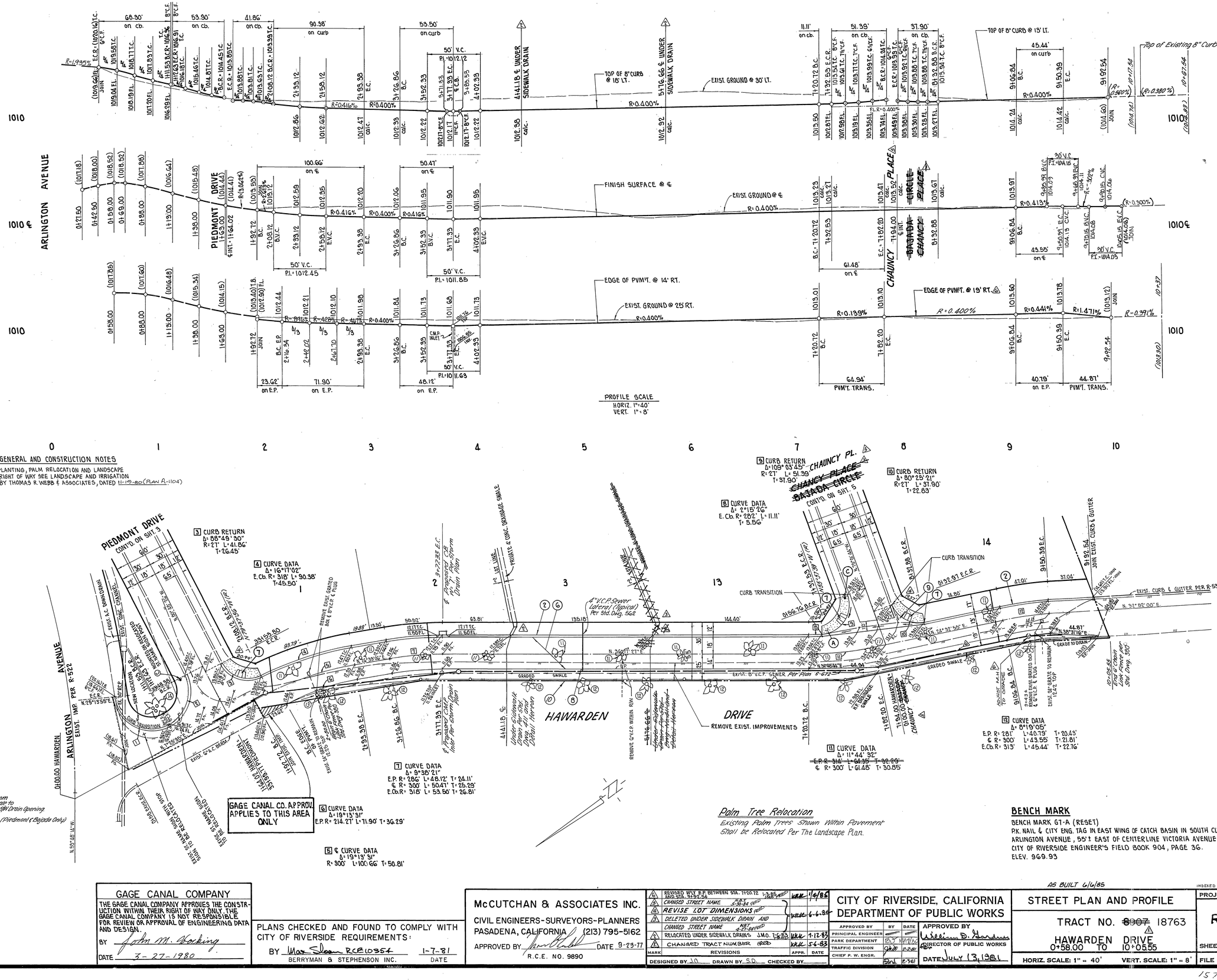
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		10/1/81
TRAFFIC DIVISION		2-2-81
CHIEF P. W. ENGR.		2-2-81

APPROVED BY William D. Harsem
DIRECTOR OF PUBLIC WORKS
DATE July 13, 1981

STREET PLAN AND PROFILE
TRACT NO. ~~8907~~ 18763 △
INDEX
SCALE: AS SHOWN

INDEXED BLD
PROJECT NO. R-2322
SHEET 1 OF 6
FILE NO. 157-0101

157-0101



BENCH MARK

BENCH MARK G1-A (RESET)
P.K. NAIL & CITY ENG. TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVENUE, 55'± EAST OF CENTERLINE VICTORIA AVENUE PER CITY OF RIVERSIDE ENGINEER'S FIELD BOOK 904, PAGE 36.
ELEV. 969.93

GAGE CANAL COMPANY

THE GAGE CANAL COMPANY APPROVES THE CONSTRUCTION WITHIN THEIR RIGHT OF WAY ONLY. THE GAGE CANAL COMPANY IS NOT RESPONSIBLE FOR REVIEW OR APPROVAL OF ENGINEERING DATA AND DESIGN.

BY John M. Hocking
DATE 3-27-1980

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS:

BY Max Sloan RCE 10354 1-7-81
BERRYMAN & STEPHENSON INC. DATE

McCUTCHAN & ASSOCIATES INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS
PASADENA, CALIFORNIA (213) 795-5162
APPROVED BY [signature] DATE 9-23-77
R.C.E. NO. 9890

MARK	REVISIONS	APPR.	DATE
6	REVISED W'LY E.P. BETWEEN STA. 7+20.72 & STA. 9+92.54	WKK	1/6/85
5	CHANGED STREET NAME	WKK	6-6-84
4	REVISE LOT DIMENSIONS	WKK	6-6-84
3	DELETED UNDER SIDEWALK DRAIN AND CHANGED STREET NAME	WKK	1-12-83
2	RELOCATED UNDER SIDEWALK DRAINS J.M.O. 7-6-82	WKK	5-6-83
1	CHANGED TRACT NUMBER	WKK	

DESIGNED BY J.O. DRAWN BY S.D. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P. W. ENGR.		

APPROVED BY William D. Hardman
DIRECTOR OF PUBLIC WORKS
DATE July 13, 1981

AS BUILT 6/6/85

STREET PLAN AND PROFILE

TRACT NO. ~~8907~~ 18763 Δ
HAWARDEN DRIVE
0+58.00 TO 10+05.55

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

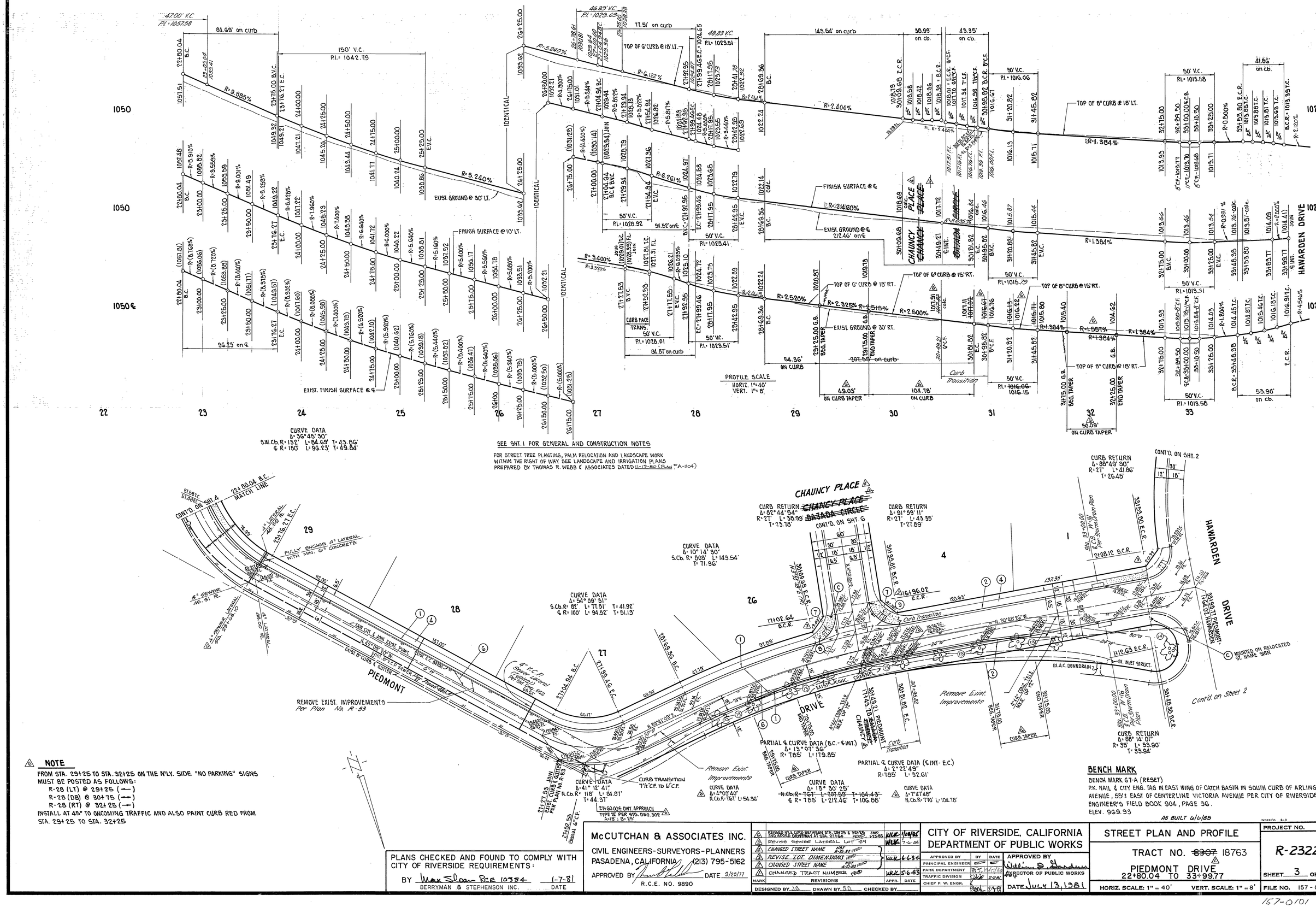
INDEXED BLD

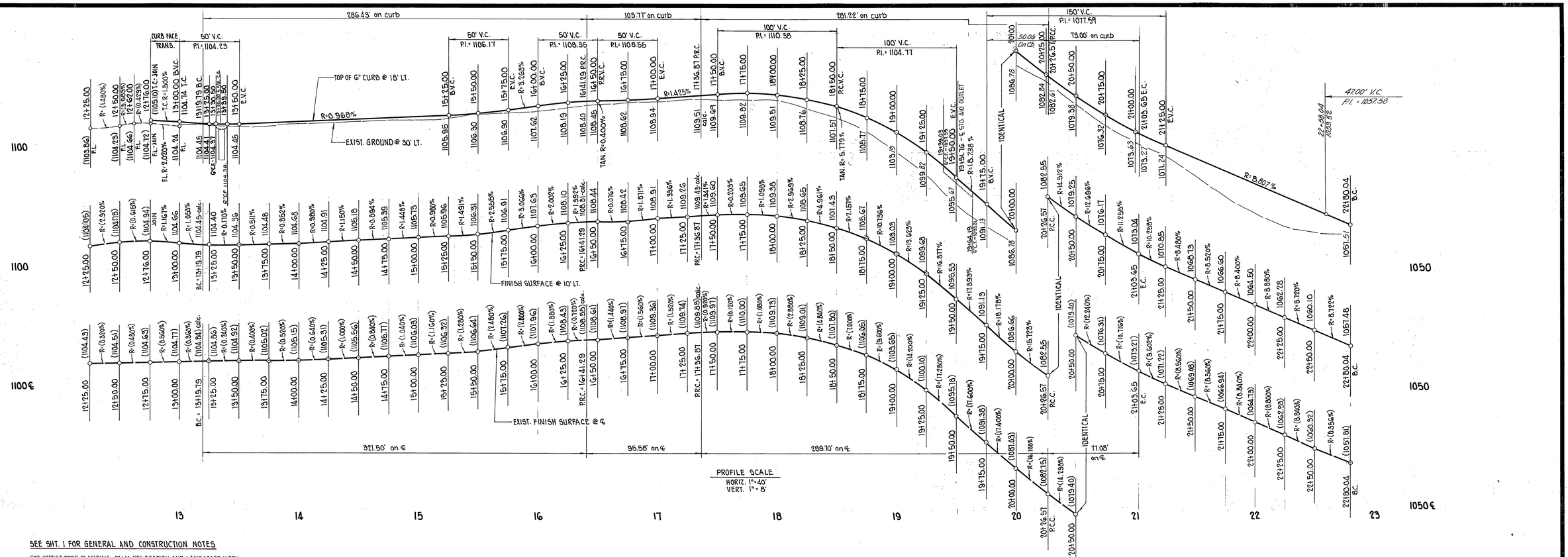
PROJECT NO. R-2322

SHEET 2 OF 6

FILE NO. 157 - 0101

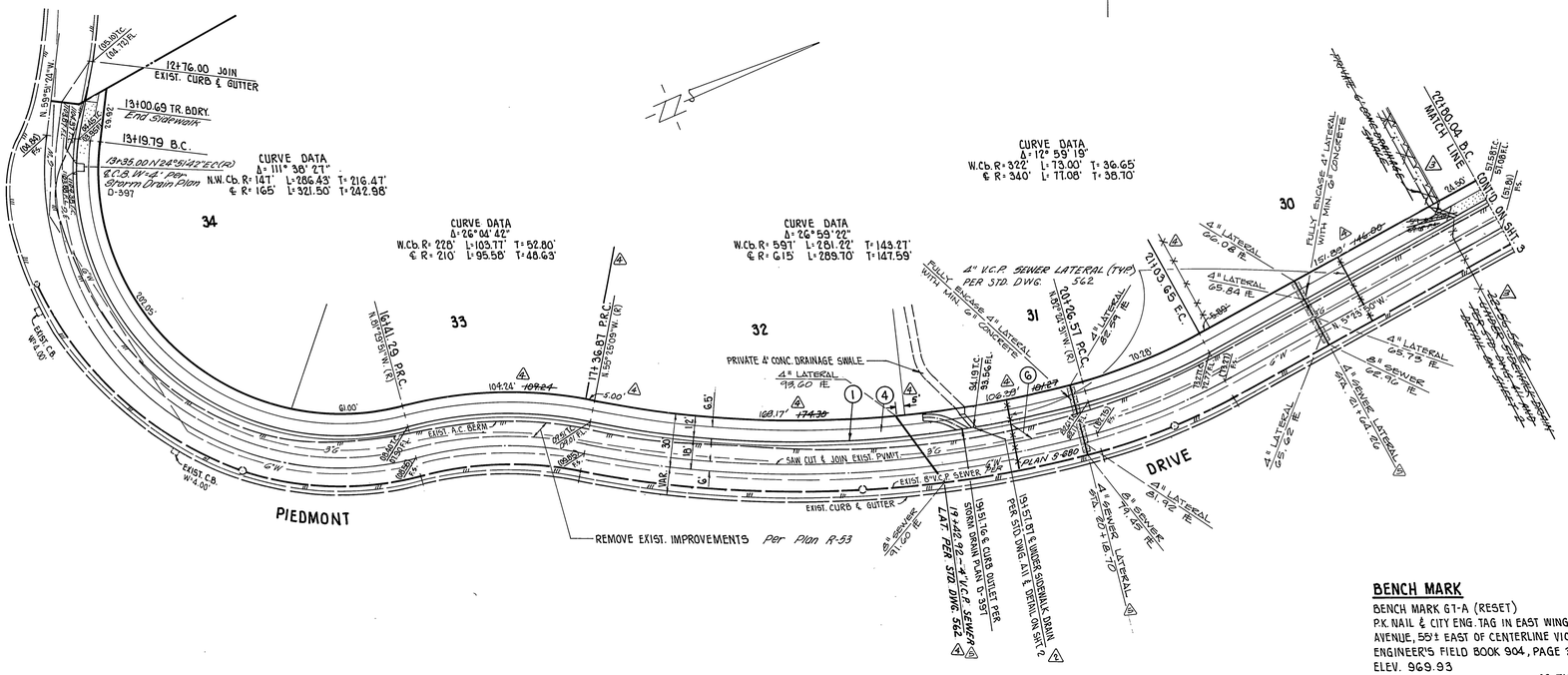
157-0101


PROFILE SCALE
HORIZ. 1"=40'
VERT. 1"=8'
EXIST. GROUND @ 30' LT.
EXIST. FINISH SURFACE @ ℄
FINISH SURFACE @ 10' LT.
IDENTICAL
TOP OF 6" CURB @ 18' LT.
TOP OF 6" CURB @ 15' RT.
TOP OF 8" CURB @ 18' LT.
TOP OF 8" CURB @ 15' RT.
EXIST. GROUND @ ℄
212.46' on ℄
CHAUNCY PLACE
HAWARDEN DRIVE
PIEDMONT DRIVE
CURB TRANSITION
7'/6" C.F. TO 6" C.F.
CURB FACE TRANS.
BEG. TAPER
END TAPER
ON CURB TAPER
ON CURB
ON CURB TAPER
Curb Transition
Remove Exist. Improvements
REMOVE EXIST. IMPROVEMENTS Per Plan No. R-53
4" V.C.P. Storm Lateral (Capped) Per Plan No. 53
4" LATERAL 45.91' RT.
4" LATERAL 45.00' RT.
4" SEWER LATERAL STA. 29+26.10
6" SEWER 45.91' RT.
SAW CUT & JOIN EXIST. PVMT.
EXIST. 6" C.P. GUTTER TO BE REMOVED
EXIST. CURB & GUTTER PER PLAN No. R-53
EXIST. 8" C.P. GUTTER TO BE REMOVED
EXIST. A.C. DONNDRAIN
EXIST. INLET STRUCT.
EXIST. CONC. CHANNEL
MOUNTED ON RELOCATED ST. NAME SIGN
Cont'd. on Sheet 2
CONT'D. ON SHT. 2
CONT'D. ON SHT. 4
MATCH LINE
CONT'D. ON SHT. 6
CURB RETURN Δ=88°49'30" R=27' L=41.86' T=26.45
CURB RETURN Δ=91°59'11" R=27' L=43.35' T=27.89
CURB RETURN Δ=87°44'54" R=27' L=36.99' T=23.18'
CURB RETURN Δ=88°14'01" R=35' L=53.90' T=33.94'
CURVE DATA Δ=36°45'30" S.W.Cb.R=132' L=84.69' T=43.86' ℄ R=150' L=96.23' T=49.84'
CURVE DATA Δ=10°14'30" S.Cb.R=803' L=143.54' T=71.96'
CURVE DATA Δ=54°09'31" S.Cb.R=82' L=77.51' T=41.92' ℄ R=100' L=94.52' T=51.13'
CURVE DATA Δ=41°12'41" N.Cb.R=118' L=84.87' T=44.31'
PARTIAL & CURVE DATA (B.C.-℄INT.) Δ=13°01'36" R=785' L=179.85'
PARTIAL & CURVE DATA (℄INT-E.C.) Δ=2°22'49" R=785' L=32.61'
CURVE DATA Δ=15°30'25" N.Cb.R=767' L=207.59' T=104.43' ℄ R=785' L=212.46' T=106.88'
CURVE DATA Δ=1°41'48" N.Cb.R=770' L=104.78'
CURVE DATA Δ=4°09'40" N.Cb.R=761' L=54.96'
27+60.00℄ DWY. APPROACH TYPE VI PER STD. DWG. 302 A=18'; B=25'
SEE SHT. 1 FOR GENERAL AND CONSTRUCTION NOTES
FOR STREET TREE PLANTING, PALM RELOCATION AND LANDSCAPE WORK WITHIN THE RIGHT OF WAY SEE LANDSCAPE AND IRRIGATION PLANS PREPARED BY THOMAS R. WEBB & ASSOCIATES DATED 11-19-80 (PLAN #A-1104)
BENCH MARK
BENCH MARK GT-A (RESET)
P.K. NAIL & CITY ENG. TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVENUE, 55'± EAST OF CENTERLINE VICTORIA AVENUE PER CITY OF RIVERSIDE ENGINEER'S FIELD BOOK 904, PAGE 36.
ELEV. 969.93
AS BUILT 6/6/85
NOTE
FROM STA. 29+25 TO STA. 32+25 ON THE N'LY. SIDE "NO PARKING" SIGNS MUST BE POSTED AS FOLLOWS:
R-28 (LT) @ 29+25 (⟵)
R-28 (DB) @ 30+75 (⟷)
R-28 (RT) @ 32+25 (⟶)
INSTALL AT 45° TO ONCOMING TRAFFIC AND ALSO PAINT CURB RED FROM STA. 29+25 TO STA. 32+25
PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS:
BY Max Sloan RCE 10354 1-7-81
BERRYMAN & STEPHENSON INC. DATE
McCUTCHAN & ASSOCIATES INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS
PASADENA, CALIFORNIA (213) 795-5162
APPROVED BY DATE 9/29/77
R.C.E. NO. 9890
MARK REVISIONS APPR. DATE
A REVISED N'LY CURB BETWEEN STA. 29+25 & 32+25 AND ADDED DRIVEWAY AT STA. 31+60 JMO 1-25-85 WLK 1/28/85
A REVISE SEWER LATERAL LOT 29 WLK 7-6-84
A CHANGED STREET NAME 1ST 8-24-84 2ND WLK 6-6-84
A REVISE LOT DIMENSIONS WLK 6-6-84
A CHANGED STREET NAME 1ST 12-28-82 2ND WLK 5-6-83
A CHANGED TRACT NUMBER WLK 5-6-83
DESIGNED BY J.O. DRAWN BY S.D. CHECKED BY
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY BY DATE
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P. W. ENGR.
APPROVED BY William D. Hardman DIRECTOR OF PUBLIC WORKS
DATE July 13, 1981
STREET PLAN AND PROFILE
TRACT NO. ~~8307~~ 18763 A
PIEDMONT DRIVE 22+80.04 TO 33+99.77
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'
INDEXED BLD
PROJECT NO. R-2322
SHEET 3 OF 6
FILE NO. 157-0101
157-0101



SEE SHT. 1 FOR GENERAL AND CONSTRUCTION NOTES

FOR STREET TREE PLANTING, PALM RELOCATION AND LANDSCAPE WORK WITHIN THE RIGHT OF WAY SEE LANDSCAPE AND IRRIGATION PLANS PREPARED BY THOMAS R. WEBB & ASSOCIATES DATED 11-19-80 (PLAN # A-1164)



BENCH MARK

BENCH MARK 61-A (RESET)
P.K. NAIL & CITY ENG. TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVENUE, 55'± EAST OF CENTERLINE VICTORIA AVENUE PER CITY OF RIVERSIDE ENGINEER'S FIELD BOOK 904, PAGE 36.
ELEV. 969.93

AS BUILT 6/6/85 INDEXED BLD

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS:
BY Max Sloan RCE 10354 1-7-81
BERRYMAN & STEPHENSON INC. DATE

McCUTCHAN & ASSOCIATES INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS
PASADENA, CALIFORNIA (213) 795-5162
APPROVED BY _____ DATE 9-23-77
R.C.E. NO. 9890

MARK	REVISIONS	APPR.	DATE
3	REVISE SEWER LATERALS LOTS 30 THROUGH 34	KKK	7-6-84
2	REVISE LOT DIMENSIONS ARD ADDED SEWER LATERAL - LOT 32	[illegible]	6-6-84
1	REMOVED UNDER SIDEWALK DRAIN @ STA. 22+56.54	JWG	7-12-83
1	ADDED UNDER SIDEWALK DRAIN @ STA. 19+57.87	JWG	7-12-83
1	CHANGED TRACT NUMBER FROM #907 TO 18763	KKK	5-6-83

DESIGNED BY J.O. DRAWN BY B.D. CHECKED BY _____

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	[illegible]	11/1/83
TRAFFIC DIVISION	[illegible]	2-2-81
CHIEF P. W. ENGR.	[illegible]	6-4-81

APPROVED BY William D. Henderson
DIRECTOR OF PUBLIC WORKS
DATE JULY 13, 1981

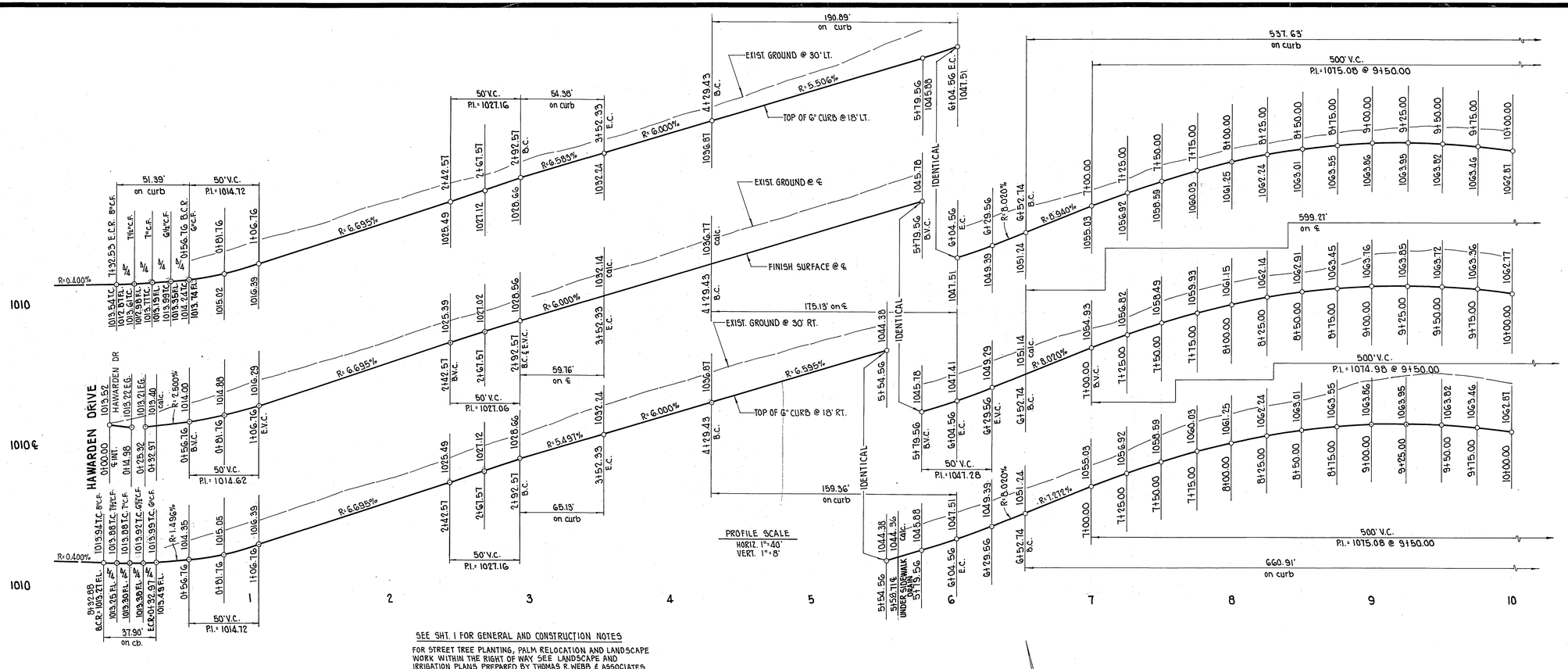
STREET PLAN AND PROFILE

TRACT NO. ~~#907~~ 18763 △
PIEDMONT DRIVE
12+76.00 TO 22+80.04

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

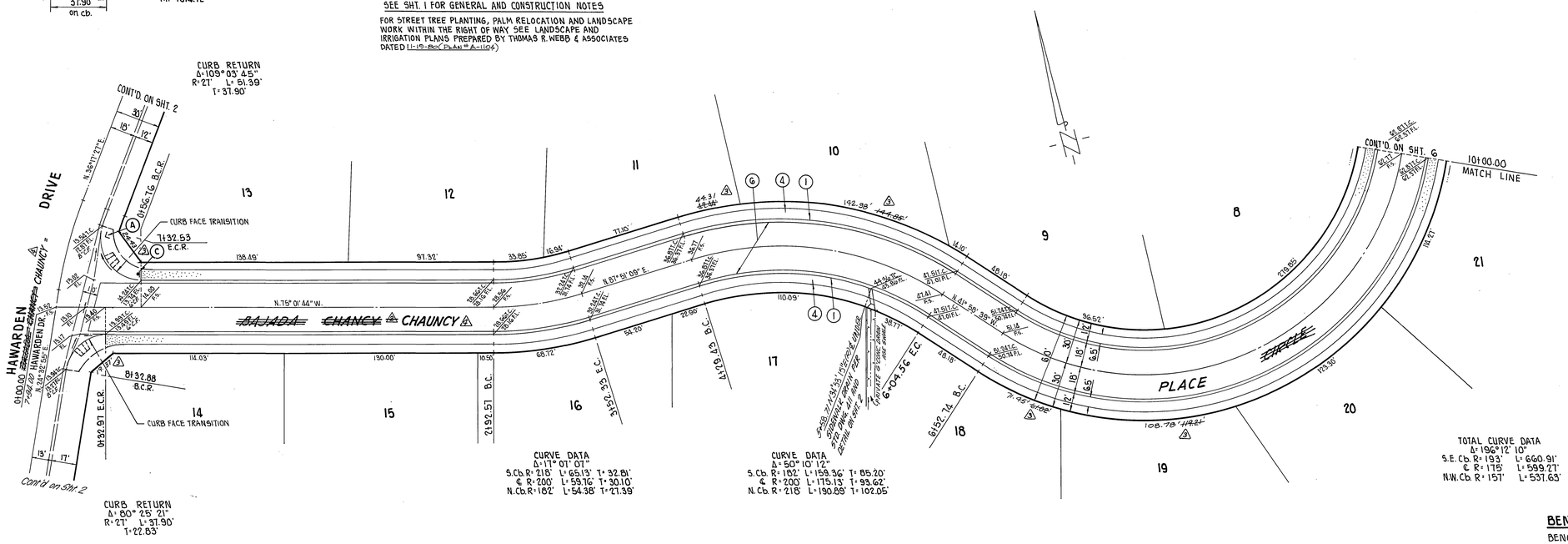
PROJECT NO. R-2322
SHEET 4 OF 6
FILE NO. 157-0101

157-0101



SEE SHT. 1 FOR GENERAL AND CONSTRUCTION NOTES

FOR STREET TREE PLANTING, PALM RELOCATION AND LANDSCAPE WORK WITHIN THE RIGHT OF WAY SEE LANDSCAPE AND IRRIGATION PLANS PREPARED BY THOMAS R. WEBB & ASSOCIATES DATED 11-15-80 (PLAN # A-1104)



BENCH MARK

BENCH MARK 67-A (RESET)
P.K. NAIL & CITY ENG. TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVENUE, 55'± EAST OF CENTERLINE VICTORIA AVENUE PER CITY OF RIVERSIDE ENGINEER'S FIELD BOOK 904, PAGE 36.
ELEV. 969.93

AS BUILT 6/6/85

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS:
BY Max Sloan RCE 10354 1-7-81
BERRYMAN & STEPHENSON INC. DATE

McCUTCHAN & ASSOCIATES INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS
PASADENA, CALIFORNIA (213) 795-5162
APPROVED BY [signature] DATE 9-23-77
R.C.E. NO. 9890

MARK	REVISIONS	APPR.	DATE
4	CHANGED STREET NAME NBT 5-30-84 FRED		
3	REVISED LOT DIMENSIONS FRED	WLK	6-6-84
2	CHANGED STREET NAME N.BT 4-27-84 FRED		
1	CHANGED TRACT NUMBER FRED	WLK	5-6-83

DESIGNED BY J.O. DRAWN BY S.D. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

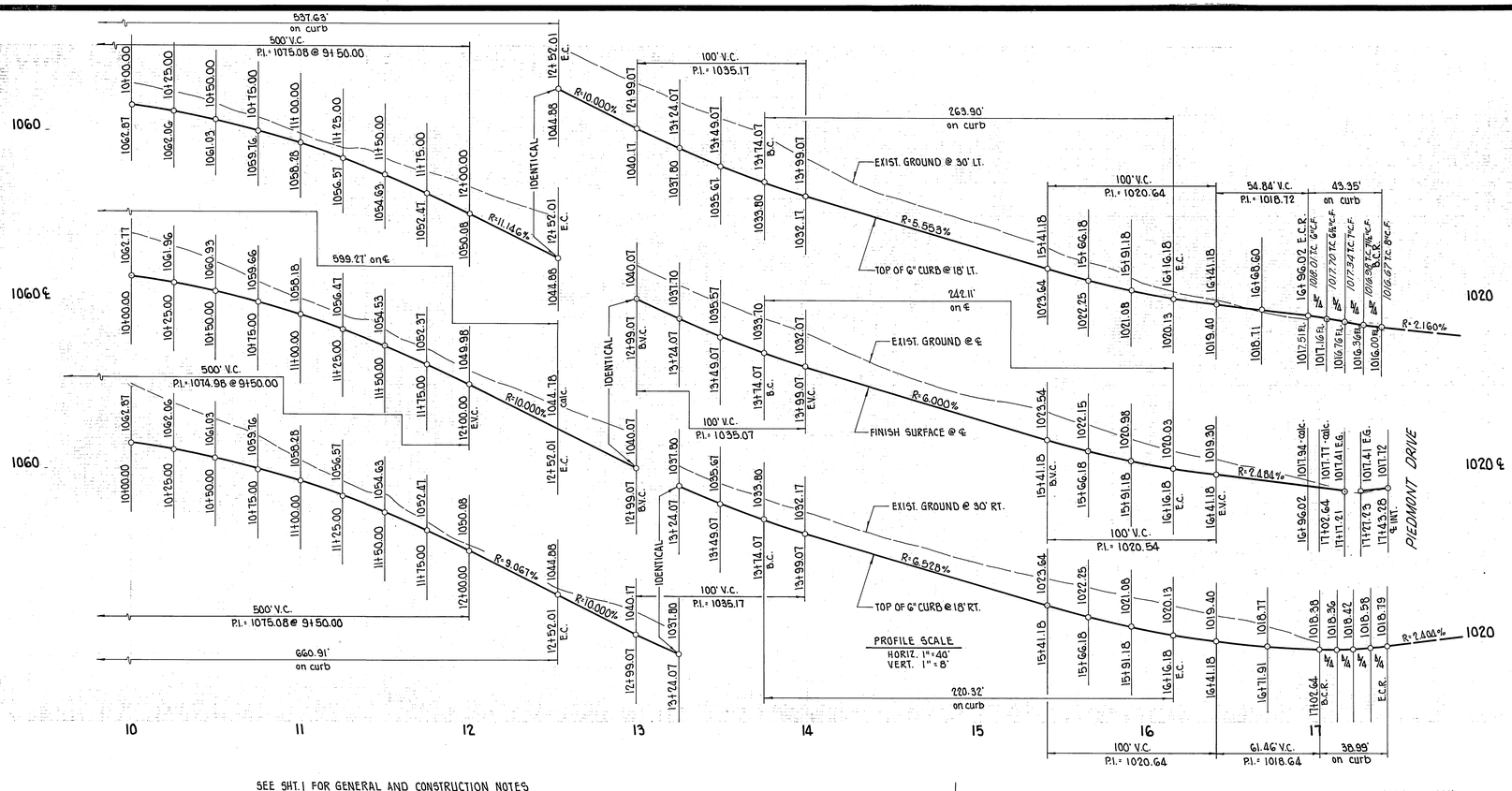
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P. W. ENGR.		

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE JULY 13, 1981

STREET PLAN AND PROFILE
TRACT NO. ~~8907~~ 18763
CHAUNCY PLACE ~~BAJADA CIRCLE~~
0+00.00 TO 10+00.00
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

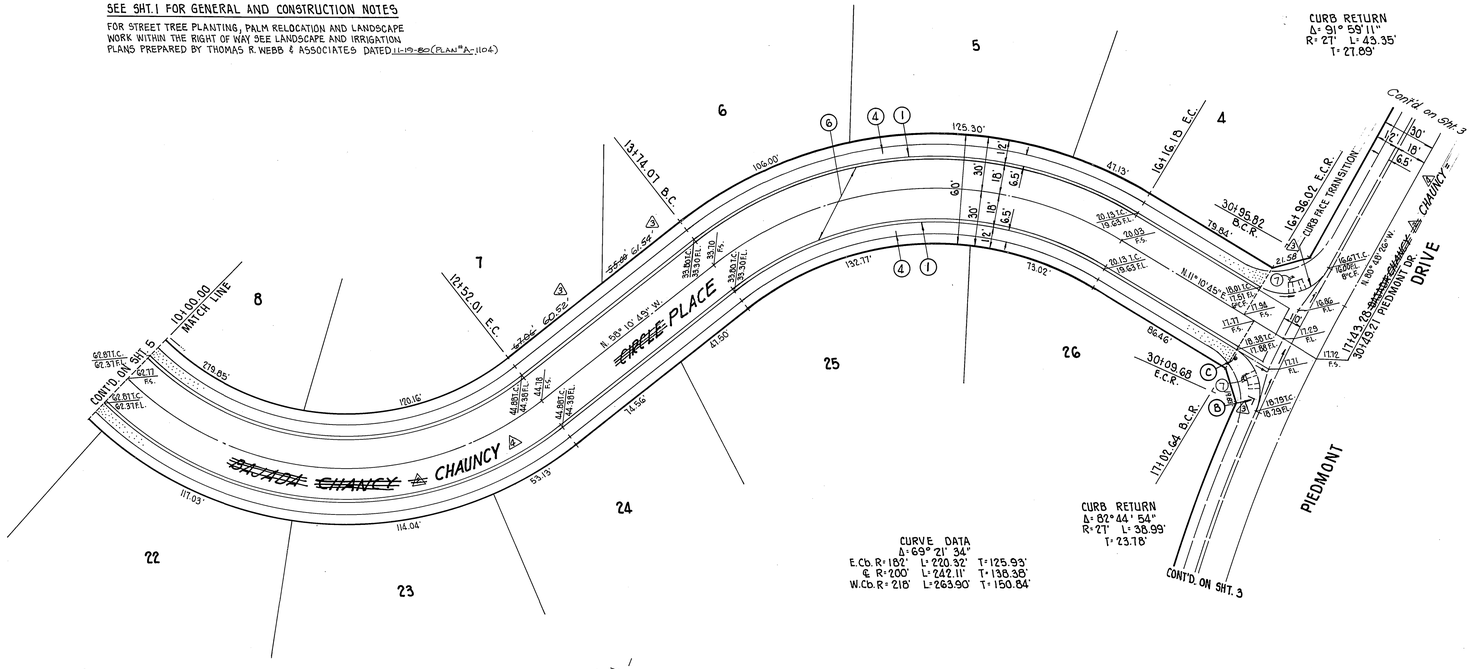
PROJECT NO. R-2322
SHEET 5 OF 6
FILE NO. 157-0101

157-0101



SEE SHT. 1 FOR GENERAL AND CONSTRUCTION NOTES

FOR STREET TREE PLANTING, PALM RELOCATION AND LANDSCAPE WORK WITHIN THE RIGHT OF WAY SEE LANDSCAPE AND IRRIGATION PLANS PREPARED BY THOMAS R. WEBB & ASSOCIATES DATED 11-19-80 (PLAN #A-1104)



TOTAL CURVE DATA
Δ= 196° 12' 10"
S.E.Cb. R= 193' L= 660.91'
℄ R= 175' L= 599.27'
N.W.Cb. R= 157' L= 537.63'

BENCH MARK

BENCH MARK G7-A (RESET)
P.K. NAIL & CITY ENG. TAG IN EAST WING OF CATCH BASIN IN SOUTH CURB OF ARLINGTON AVENUE, 55'± EAST OF CENTERLINE VICTORIA AVENUE PER CITY OF RIVERSIDE ENGINEER'S FIELD BOOK 904, PAGE 36.
ELEV. 969.93

AG BUILT 6/6/85

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS:
BY Max Sloan RCE 10354 1-7-81
BERRYMAN & STEPHENSON INC. DATE

McCUTCHAN & ASSOCIATES INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS
PASADENA, CALIFORNIA (213) 795-5162
APPROVED BY [signature] DATE 9-23-77
R.C.E. NO. 9890

MARK	REVISIONS	APPR.	DATE
4	CHANGED STREET NAME HBY 5-30-84 FIELD		
3	REVISE LOT DIMENSIONS FIELD	KWL	6-6-84
2	CHANGED STREET NAME HBY 4-27-84 FIELD		
1	CHANGED TRACT NUMBER FIELD	KWL	5-6-83

DESIGNED BY J.O. DRAWN BY B.D. CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		1/8/81
TRAFFIC DIVISION		2-2-81
CHIEF P. W. ENGR.		2-3-81

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE JULY 13, 1981

STREET PLAN AND PROFILE

TRACT NO. ~~8907~~ 18763
CHAUNCY PLACE
~~BAJADA CIRCLE~~
10+00.00 TO 17+43.28

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

INDEXED BLD

PROJECT NO. R-2322

SHEET 6 OF 6

FILE NO. 157-0101

157-0101