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 CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985 EDITION.
3. 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.
4. 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.
5. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
6. CONSTRUCT BLOCK WALL PER RIVERSIDE CITY STANDARD 704. (SEE PLAN FOR HEIGHT(S)).
   TYPE/COLOR OF BLOCK MORTAR COLOR OTHER
   SIZE TYPE/COLOR CAP

   THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.
7. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
8. 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.
9. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
10. 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 MATERAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
11. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
12. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
13. 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.
14. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, 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.
15. IN RESIDENTIAL AREAS 6" X 6" OR 6" DIAMETER BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB SIDEWALK 10" TO 14" FROM CURB FACE AT THE PROPERTY LINE BETWEEN ADJACENT RESIDENCES.
16. THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
17. ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IN 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.
18. IN ORDER TO COORDINATE THE CITY'S PORTION OF THE WORK, THE DEVELOPER AND/OR CONTRACTOR SHALL GIVE THE CITY 60 DAYS' NOTICE IN ORDER THAT THE DEVELOPER'S AND THE CITY'S WORK MAY BE INSTALLED CONCURRENTLY. THE DEVELOPER SHALL PREPARE AND COMPACT ROUGH SUBGRADE (+.1') AND IS RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY AND UNTIL THE CITY'S CONTRACTOR STARTS WORKING. THE DEVELOPER IS ALSO RESPONSIBLE FOR BARRICADING DURING THIS TIME.
19. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC SERVICE DEPARTMENT (787-7251) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MADE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
20. ELECTRICAL UNDERGROUND FACILITIES TO BE INSTALLED BY DEVELOPER AFTER CONSTRUCTION OF CURB AND GUTTER BUT PRIOR TO PLACEMENT OF CROSS GUTTERS, SPANDRELS, SIDEWALK AND PAVING.
21. THE DEVELOPER TO GIVE THE CITY OF RIVERSIDE WATER DEPARTMENT FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW THE CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK (787-7611)

PARKS DEPARTMENT NOTES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
2. CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 787-7223 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS, B) WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES, C) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND D) AT END OF MAINTENANCE/FINAL ACCEPTANCE THE DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
4. PUBLIC WORKS DEPARTMENT AND PARK AND RECREATION PERMIT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA. BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS.

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	SPACING	NO. REQ.
OROZCO DR.	PINUS CANARIENSIS CANARY ISLAND PINE	15 GAL.	45'	44
COCO ST.	PINUS THUNBERGIANA JAPANESE BLACK PINE	15 GAL.	45'	12
RIMROAD	PINUS CANARIENSIS CANARY ISLAND PINE	15 GAL.	45'	36
OCOTILLO DR.	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	4' BRN. TRUNK RELOCATE AS SHOWN ON PLAN	45'	6 3
OVERLOOK PARKWAY	SEE REVERSE FRONTAGE PLAN NO. A-1836 PREPARED BY: T.R.W., 3520 WATKINS DR., RIVERSIDE CA., 92507 (714) 682-4359			

A	OVERLOOK PKWY	1300
	OCOTILLO DR.	1300
B	OVERLOOK PKWY	1200
	OROZCO DR.	7000
C	OROZCO DR.	7000
	COCO ST.	1200
D	OROZCO DR.	7100
	RIMROAD	1400
E	A-1 Stop Sign 36"x36" Octagon	

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. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

CALL UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133 AT LEAST 48 HOURS PRIOR TO EXCAVATION

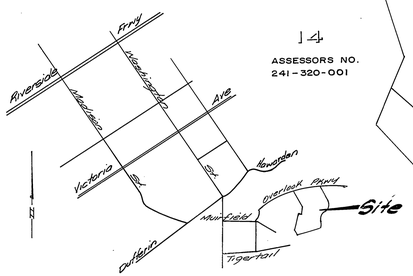
BENCH MARK

CITY OF RIVERSIDE BENCH MARK F-6-G.
P.K. NAIL AND TAG IN TOP OF CONCRETE VAULT ON THE WEST SIDE OF WASHINGTON STREET 15 FEET NORTHERLY OF THE CENTERLINE OF MUIRFIELD ROAD PRODUCED. PER THE CITY OF RIVERSIDE PRECISE BENCH MARK BOOK.

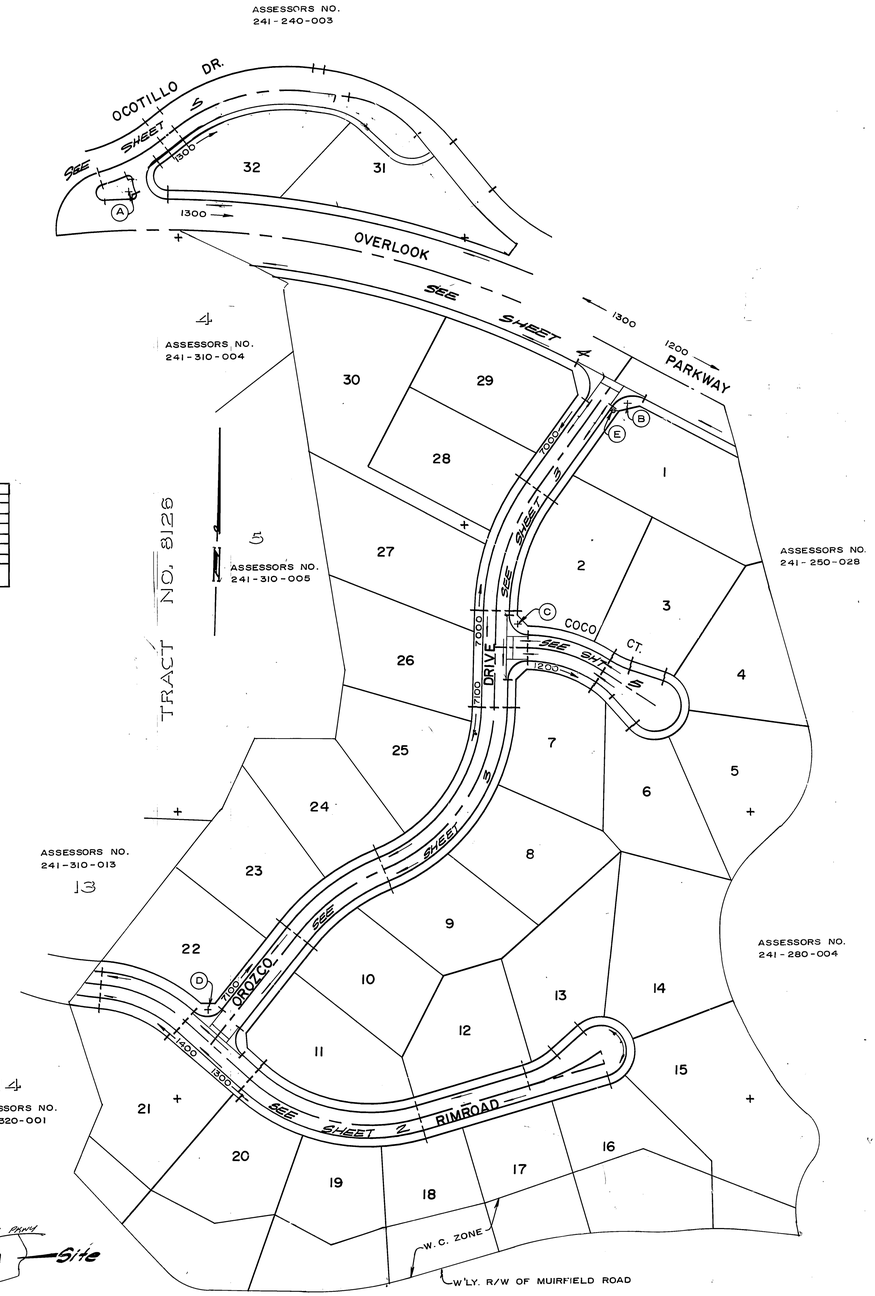
ELEVATION 1029.593

CONSTRUCTION NOTES

1. Construct Standard 200 Curb & Gutter - 6" C.F. (Type I)
2. Construct Standard 325 Curbline Sidewalk.
3. Construct Standard 304 Wheelchair Ramp.
4. Construct Standard 220 Cross-Gutter, width as noted.
5. ⚠ Place 3" A.C. Paving over 8½" crushed aggregate base or 5½" A.C. over compacted native. Per Sq. = 1281 Sq. = 46
6. ⚠ Place 2½" A.C. Paving over 4½" crushed aggregate base or 4" A.C. over compacted native. Per Sq. = 1281 Sq. = 53
7. Place 2"x 4" Redwood Header.
8. Construct Standard 200 Curb only - 6" C.F. (Type II
9. Construct 6' high Block Wall. See General Note 6.



VICINITY MAP
No Scale



INDEX MAP SCALE: 1"=100'

Approval of Overlook Pkwy (Sheet 4 of 5) only
William D. Gardner 11-8-85

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 102885
R.E. No. 27983
W.O. 82-191 FOR: Frank Schiavone F.B. 1053

MARK	REVISIONS	APPR.	DATE
1	ADDED PAVING SECTIONS, S.R. 1281	WLE	3/17/86

DESIGNED BY RLT DRAWN BY RLT CHECKED BY RLT

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	WLE	12-2-85
PARK DEPARTMENT	[illegible]	11-13-85
TRAFFIC DIVISION	[illegible]	11-8-85
PUB. WKS. ENGR.	WLE	12/2/85
Planning	[illegible]	11-19-85

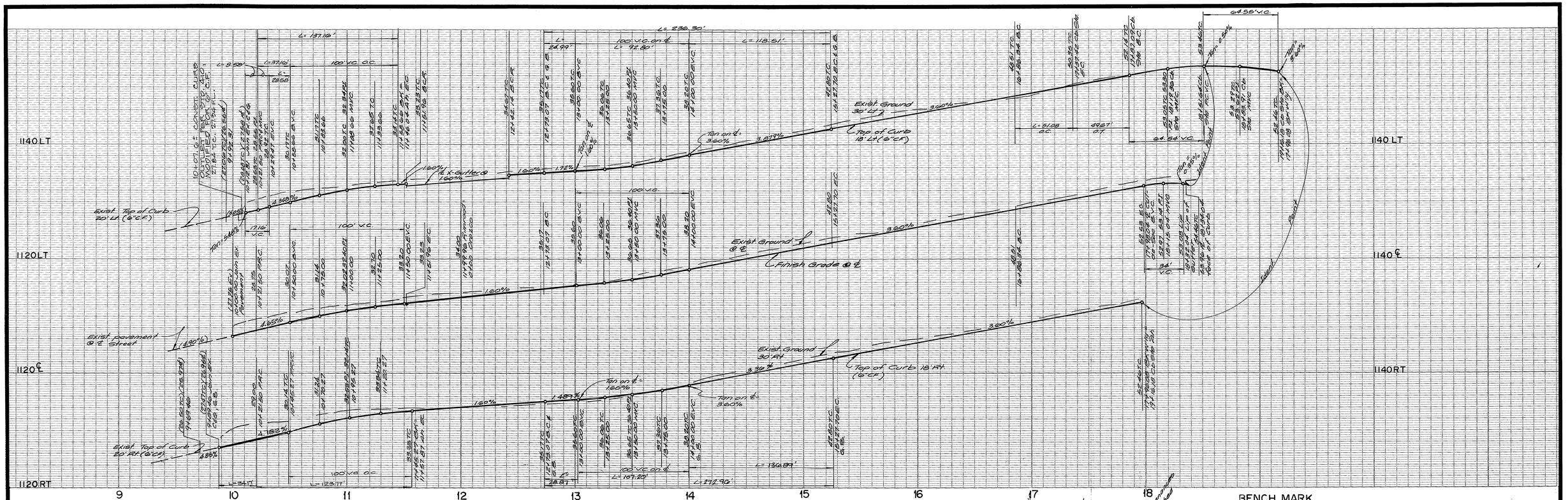
APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 1-23-86

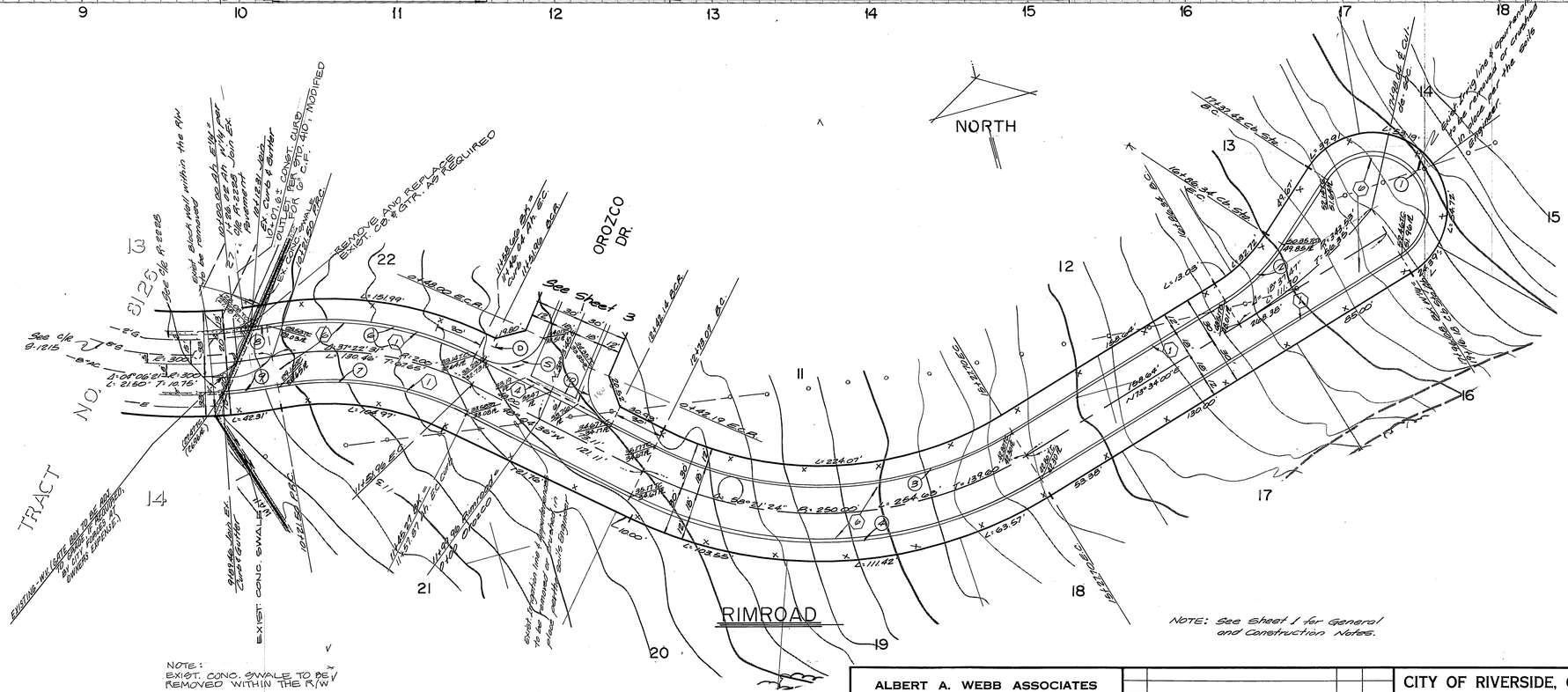
STREET IMPROVEMENT PLAN
TRACT 19851
OVERLOOK PARKWAY - OCOTILLO DRIVE
GAINSBOROUGH DRIVE - RIMROAD
INDEX

SCALE: As Shown

INDEXED E.B.
ACCOUNT No.
DRAWING NUMBER R-2739
SHEET ONE OF 5
82-191 A

PC 1836





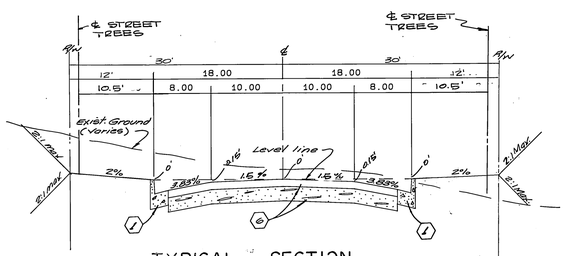
NOTE: See Sheet 1 for General and Construction Notes.

NOTE: EXIST. CONC. SWALE TO BE REMOVED WITHIN THE R/W

BENCH MARK

CITY OF RIVERSIDE BENCH MARK F-6-G.
P.K. NAIL AND TAG IN TOP OF CONCRETE VAULT ON THE WEST SIDE OF WASHINGTON STREET 15 FEET NORTHERLY OF THE CENTERLINE OF MUIRFIELD ROAD PRODUCED. PER THE CITY OF RIVERSIDE PRECISE BENCH MARK BOOK.

ELEVATION 1029.593



TYPICAL SECTION

RIMROAD T.I. = 5
OROZCO DRIVE T.I. = 5
COCO CT. T.I. = 5

CURB CURVE DATA

No.	Δ	R	L	T
1	205°27'05"	36.00'	129.09'	—
2	25°27'05"	115.00'	51.08'	25.97'
3	58°21'24"	232.00'	236.30'	129.55'
4	58°21'24"	268.00'	272.96'	149.65'
5	93°41'39"	27.00'	44.15'	28.80'
6	37°22'31"	210.26'	137.18'	71.12'
7	37°22'31"	189.74'	123.77'	64.18'
8	0°45'19"	289.00'	8.58'	4.29'
9	06°07'00"	320.00'	34.17'	17.10'
10	88°18'21"	27.00'	40.67'	25.31'

CITY OF RIVERSIDE WATER SYSTEM
SIGNED 11-14-85 DATE

Owner of Irrigation Line
FRANK SCHIAVONE 10/7/85 Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 6-28-85
R.E. No. 27983
W.O. 82-191 FOR: Frank Schiavone F.B. 1063

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ALT DRAWN BY ALT CHECKED BY ALT

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

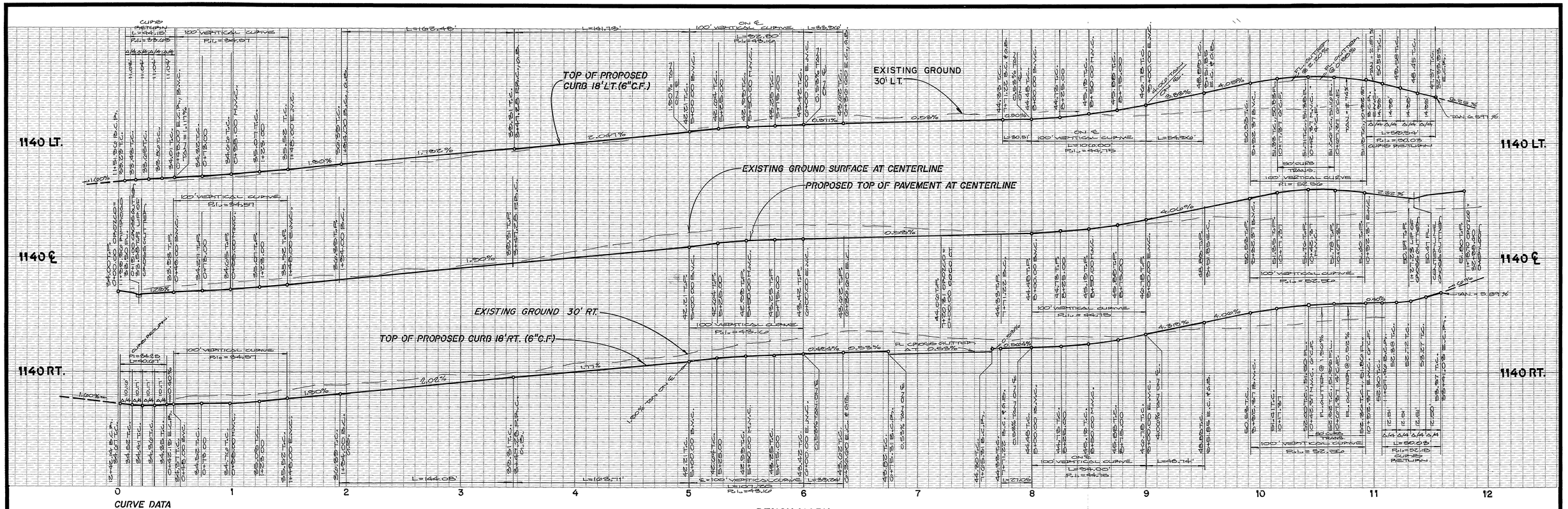
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	1-22-86
PARK DEPARTMENT	[illegible]	1-10-86
TRAFFIC DIVISION	[illegible]	1-21-86
CHIEF PUB. WKS. ENGR.	[illegible]	1/31/86

APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 1-23-86

STREET PLAN AND PROFILE
TRACT NO. 19851
RIMROAD
SCALE: Horiz: 1" = 40' Vert: 1" = 8'

INDEXED [illegible]
ACCOUNT No.
DRAWING NUMBER
R-2739
SHEET 2 OF 5
82-191-A

PC 1836



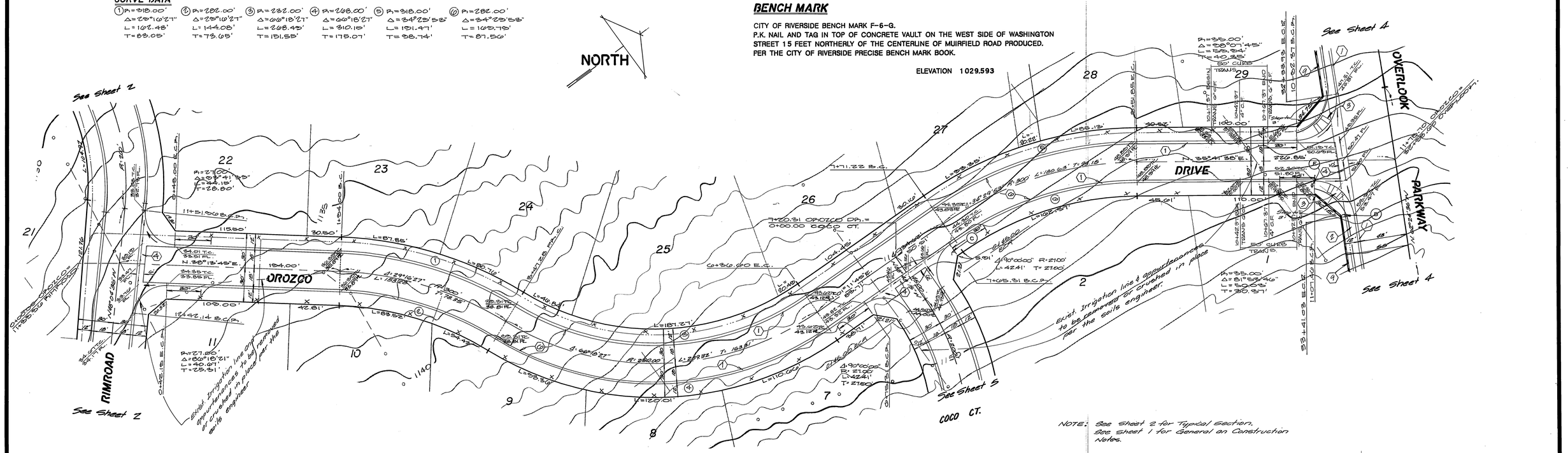
CURVE DATA

①	②	③	④	⑤	⑥
R=318.00'	R=282.00'	R=232.00'	R=268.00'	R=318.00'	R=282.00'
Δ=20°10'27"	Δ=29°10'27"	Δ=66°18'27"	Δ=66°18'27"	Δ=34°25'52"	Δ=34°25'52"
L=112.48'	L=144.08'	L=268.49'	L=310.19'	L=191.47'	L=169.79'
T=56.85'	T=73.65'	T=151.55'	T=175.07'	T=98.74'	T=87.50'

BENCH MARK

CITY OF RIVERSIDE BENCH MARK F-6-G.
P.K. NAIL AND TAG IN TOP OF CONCRETE VAULT ON THE WEST SIDE OF WASHINGTON STREET 15 FEET NORTHERLY OF THE CENTERLINE OF MUIRFIELD ROAD PRODUCED. PER THE CITY OF RIVERSIDE PRECISE BENCH MARK BOOK.

ELEVATION 1029.593



Owner of Irrigation Line
Frank Schiavone 10/2/85
Date
FRANK SCHIAVONE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 6-28-85
R.E. No. 27903
W.O. 82-191 FOR: Frank Schiavone F.B. 1063

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ALT DRAWN BY ALT CHECKED BY ALT

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	12/23/86
PARK DEPARTMENT	[signature]	1-17-86
TRAFFIC DIVISION	[signature]	1/21/86
PUB. WKS. ENGR.	[signature]	1/23/86
PLANNING	[signature]	11-19-85

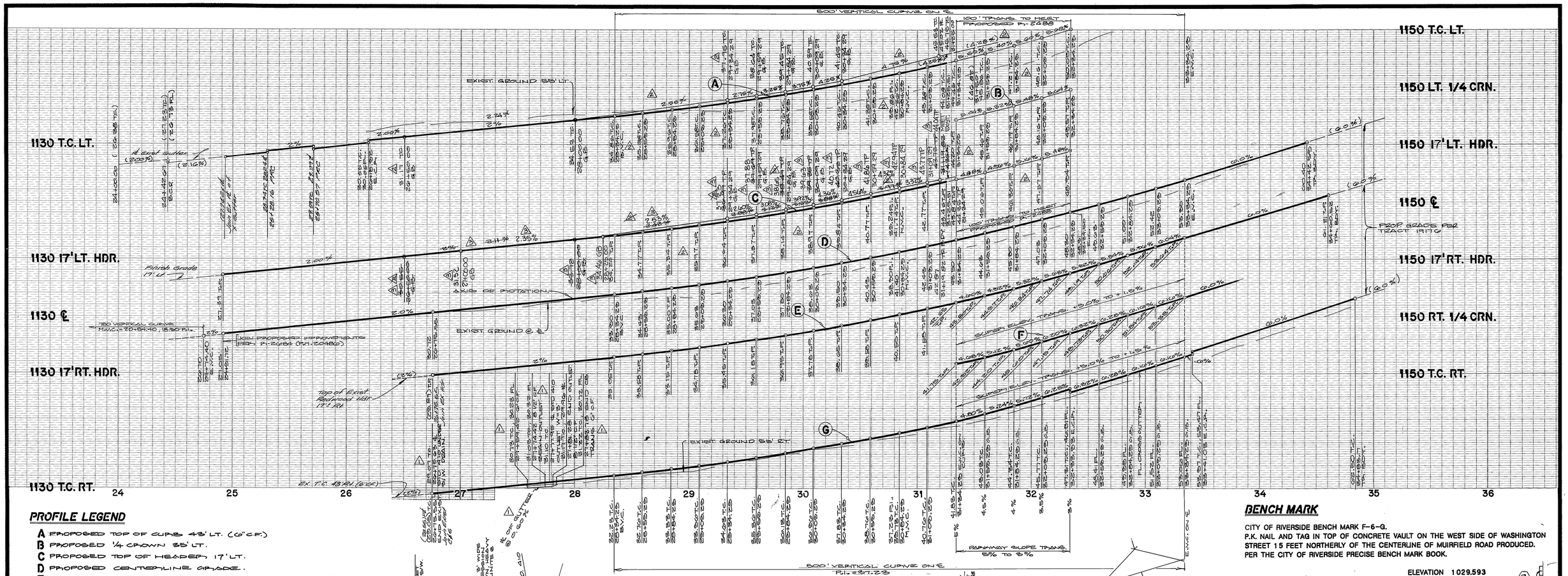
APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 1.23.86

STREET PLAN AND PROFILE
TRACT NO. 19851
OROZCO DRIVE

SCALE: Horiz.: 1"=40' Vert.: 1"=8'

INDEXED K.B.
ACCOUNT No.
DRAWING NUMBER
R-2739
SHEET 3 OF 5
82-191-A

PC 1836



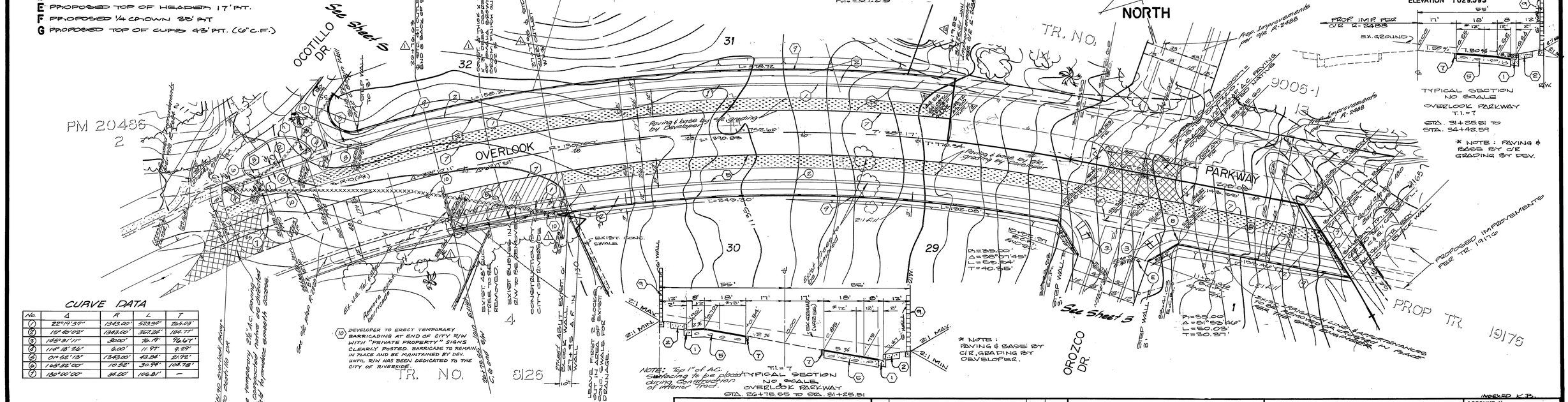
PROFILE LEGEND

- **A** PROPOSED TOP OF CURB 43' LT. (6" C.F.)
- **B** PROPOSED 1/4 CROWN 35' LT.
- **C** PROPOSED TOP OF HEADER 17' LT.
- **D** PROPOSED CENTERLINE GRADE.
- **E** PROPOSED TOP OF HEADER 17' RT.
- **F** PROPOSED 1/4 CROWN 35' RT.
- **G** PROPOSED TOP OF CURB 43' RT. (6" C.F.)

BENCH MARK

CITY OF RIVERSIDE BENCH MARK F-6-Q.
P.K. NAIL AND TAG IN TOP OF CONCRETE VAULT ON THE WEST SIDE OF WASHINGTON STREET 15 FEET NORTHERLY OF THE CENTERLINE OF MUIRFIELD ROAD PRODUCED.
PER THE CITY OF RIVERSIDE PRECISE BENCH MARK BOOK.

ELEVATION 1029.593



CURVE DATA

No.	Δ	R	L	T
1	22°19'39"	1343.00'	523.34'	265.03'
2	19°40'02"	1343.00'	362.24'	184.77'
3	145°31'11"	30.00'	76.19'	96.67'
4	114°18'26"	6.00'	11.97'	9.29'
5	01°52'15"	1343.00'	43.84'	21.92'
6	1°03'32"	10.52'	30.74'	104.78'
7	180°00'00"	34.00'	106.81'	—

Approval for Paving, Sidewalk, Curb and Gutter construction on Overlook Pkwy only
11-8-85 — William D. Bordwin

Owner of Irrigation Line
10/7/85 — Date
FRANK SCHIAVONE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 6/10/85
R.E. No. 27983
W.O. 82-191 FOR: Frank Schiavone F.B. 1053

MARK	REVISIONS	APPR.	DATE
3	REVISED REDWOOD HEADER CURBS FROM STA. 17+00 TO 31+91.71 TO MATCH EXIST. IMP. 10-10-85 W.O.S.	KHK	4/14/87
2	REVISED CURB GRADE TO MEET AS-BUILT W.O. 93-10-80 SW	KHK	3/12/86
1	ADDED QUINITE SIGNS AND OUTLET STRUCTURE W.O. 82-191 SW	KHK	2/3/86

DESIGNED BY RJT DRAWN BY RJT CHECKED BY RJT

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	RJT	1-22-86
PARK DEPARTMENT	[illegible]	1-17-86
TRAFFIC DIVISION	[illegible]	1-8-86
PUB. WKS. ENGR.	KHK	1/30/86
PLANNING	[illegible]	1-14-86

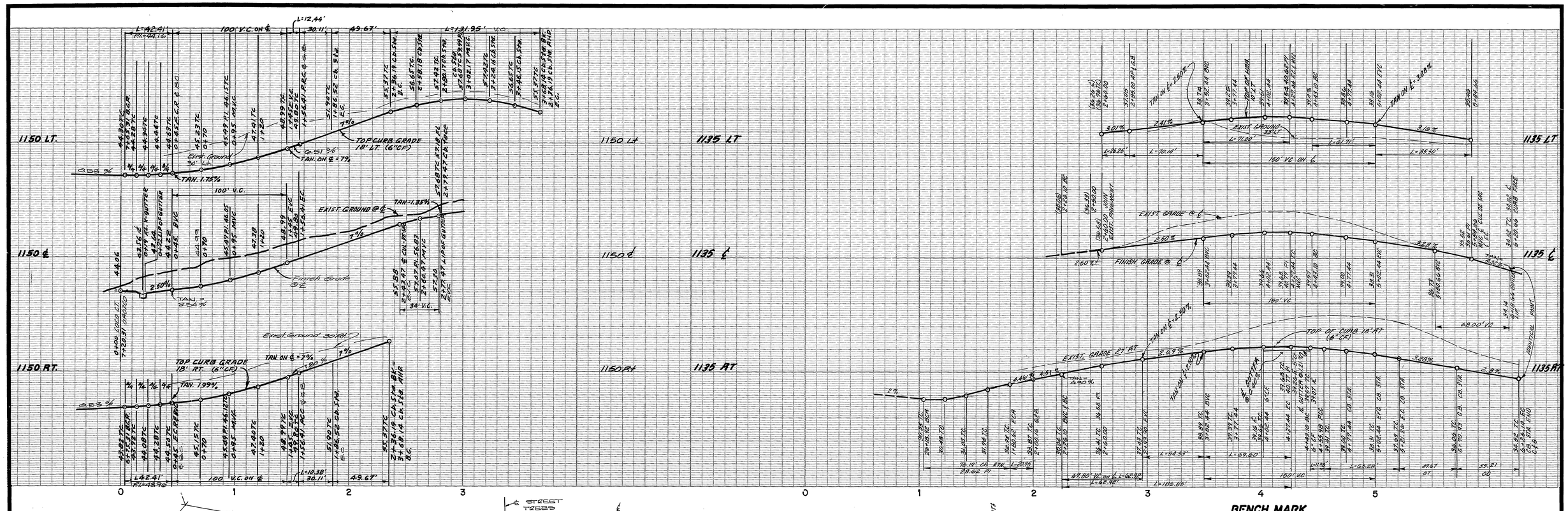
APPROVED BY William D. Bordwin
DIRECTOR OF PUBLIC WORKS
DATE 1-23-86

STREET PLAN AND PROFILE
TRACT NO. 19851
OVERLOOK PARKWAY

SCALE: Horiz: 1" = 40' Vert: 1" = 8'

INDEXED K.B.
ACCOUNT No.
DRAWING NUMBER R-2739
SHEET 4 OF 5
82-191-A

PC 1836



BENCH MARK

CITY OF RIVERSIDE BENCH MARK F-6-G.
P.K. NAIL AND TAG IN TOP OF CONCRETE VAULT ON THE WEST SIDE OF WASHINGTON STREET 15 FEET NORTHERLY OF THE CENTERLINE OF MUIRFIELD ROAD PRODUCED. PER THE CITY OF RIVERSIDE PRECISE BENCH MARK BOOK.

ELEVATION 1029.593

CURVE DATA

No.	Δ	R	L	T
(1)	90°00'00"	27.00'	42.41'	27.00'
(2)	31°56'00"	218.00'	121.48'	62.34'
(3)	31°56'00"	182.00'	101.38'	52.05'
(4)	15°00'00"	119.00'	30.11'	15.14'
(5)	210°00'00"	36.00'	132.95'	—
(6)	87°52'15"	36.00'	55.21'	34.69'
(7)	32°31'30"	119.00'	68.28'	35.05
(8)	02°57'00"	232.00'	11.98'	5.98'
(9)	46°08'40"	232.00'	186.85'	98.82'
(10)	04°28'41"	268.00'	20.95'	10.48'
(11)	148°31'11"	30.00'	76.19'	70.08'
(12)	166°32'09"	10.62'	30.94'	104.78'
(13)	82°45'11"	29.48'	42.55'	26.94'
(14)	114°18'26"	6.00'	11.97'	9.29'
(15)	01°52'13"	1343.00'	43.84'	21.92'
(16)	03°40'32"	268.00'	17.19'	8.60'

NOTE: 1. See sheet 1 for General and Construction notes
2. See Sl. Tot 2 for Typical Section for COCO COURT.

Owner of Irrigation Line
FRANK SCHIAVONE
10/2/85 Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 11-7-85
R.E. No. 27983
W.O. 82-191 FOR: Frank Schiavone F.B. 1053

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RLT DRAWN BY RLT CHECKED BY RLT

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	HC	1-21-86
PARK DEPARTMENT	JG	1-17-86
TRAFFIC DIVISION	[illegible]	1-21-86
DIRECTOR PUB. WKS. ENGR.	[illegible]	1/31/86
PL. PLANNING DEPT.	[illegible]	1-17-86

APPROVED BY William B. Hardman
DIRECTOR OF PUBLIC WORKS
DATE 1-23-86

STREET PLAN AND PROFILE
TRACT NO. 19851
OCOTILLO DR. - COCO COURT

SCALE: Horiz.: 1" = 40' Vert.: 1" = 8'

INDEXED E.B.
ACCOUNT No.
DRAWING NUMBER R-2739
SHEET 5 OF 5
82-191-A

PC 1836