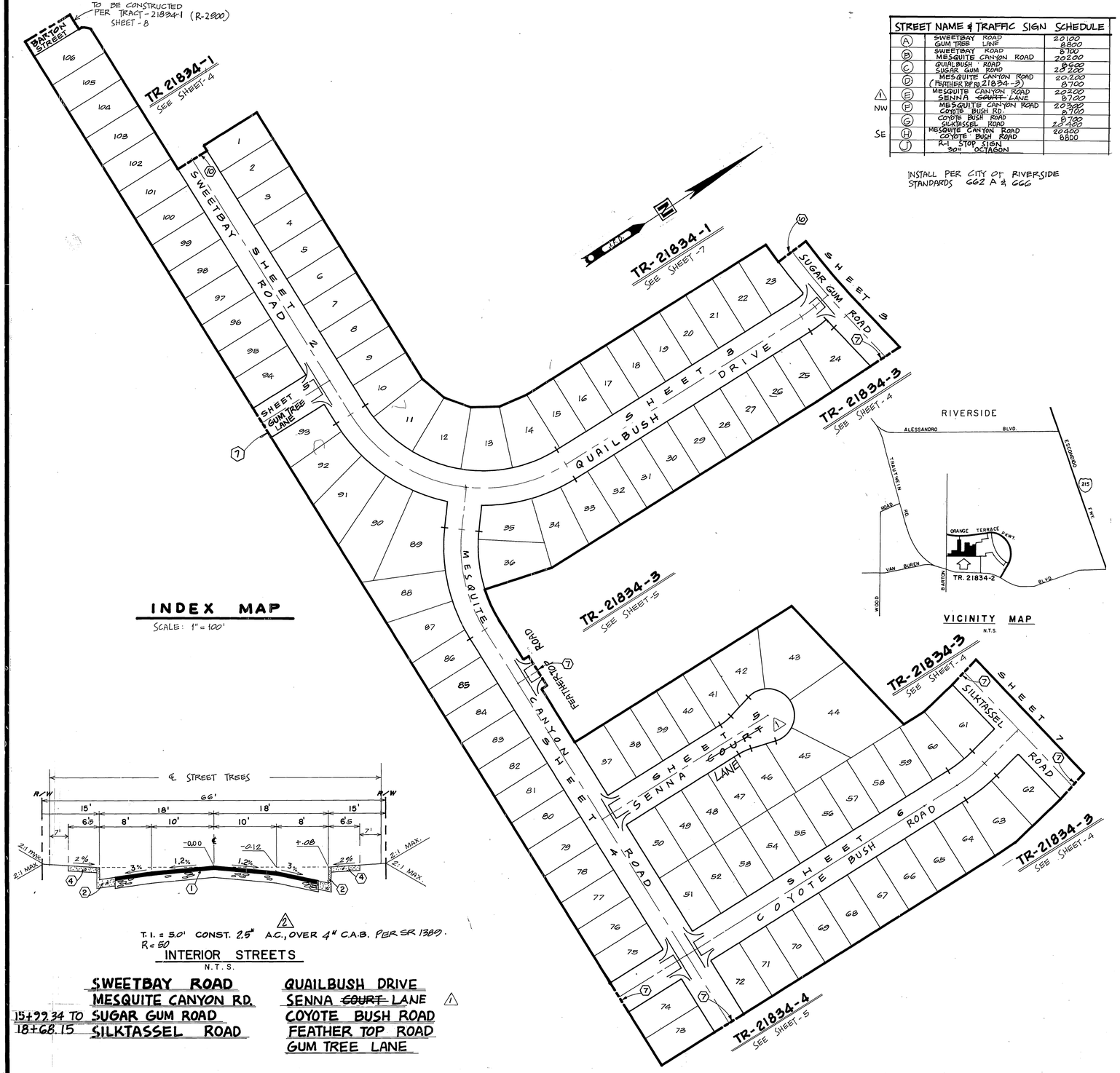

INDEX MAP

SCALE: 1" = 100'

VICINITY MAP

N.T.S.

STREET NAME & TRAFFIC SIGN SCHEDULE			
(A)	SWEETBAY ROAD GUM TREE LANE		20100 8800
(B)	SWEETBAY ROAD MESQUITE CANYON ROAD		8700 20200
(C)	QUAILBUSH - ROAD SUGAR GUM ROAD		8700 20200
(D)	MESQUITE CANYON ROAD (FEATHERTOP RD 21834-3)		20200 8700
(E)	MESQUITE CANYON ROAD SENNA ~~COURT~~ LANE		20200 8700
(F)	MESQUITE CANYON ROAD COYOTE BUSH RD.		20200 8700
(G)	COYOTE BUSH ROAD SILKTASSEL ROAD		8700 20400
(H)	MESQUITE CANYON ROAD COYOTE BUSH ROAD		20400 8800
(J)	R-1 STOP SIGN 30" OCTAGON		

INSTALL PER CITY OF RIVERSIDE STANDARDS 662 A & 666

T.I. = 5.0' CONST. 2.5" A.C., OVER 4" C.A.B. PER SR 1309.
R = 50

INTERIOR STREETS

N.T.S.

SWEETBAY ROAD
MESQUITE CANYON RD.
15+22.34 TO SUGAR GUM ROAD
18+68.15 SILKTASSEL ROAD

QUAILBUSH DRIVE
SENNA ~~COURT~~ LANE ⚠1
COYOTE BUSH ROAD
FEATHER TOP ROAD
GUM TREE LANE

GENERAL NOTES

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.

Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.

⚠1 NW SE 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.

Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Eng

The subdivider 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 & GUTTER CONSTRUCTION DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURE.

All flagged elevations shall be staked in the field by the private 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, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.

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.

On all areas within public right of way where the fill is one (1) foot or greater, a letter will be required form the soils engineer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.

All traffic signs shall be installed prior to opening the streets to traffic.

See "Street Lighting Plans" for quantity and location of required street lights.

The developer and/or contractor shall contact the Public Service Department (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.

ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE (5) DAYS AFTER NOTIFICATION FROM THE CITY INSPECTOR.

FINAL STRIPING FOR TRAFFIC CONTROL AND OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were 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 precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.

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 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.

All related work shall conform to the City of Riverside, Park and Recreation Department Standards.

Contact the STREET TREE inspector a minimum of 48 hours in advance at 351-6126 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/relocation trees, C) After planting and all other indicated or specified work has been completed for start of maintenance, and D) At end of maintenance/field acceptance (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).

The developer shall maintain all plantings for minimum period of one year

Street tree planting shall be as follows:

Street Name	Botanical Name/Commom Name	SIZE	SPACING	NO.
SWEETBAY ROAD	PINUS CANARIENSIS/CANARY ISLAND PINE	15GAL.	45'	34
MESQUITE CANYON ROAD	GEIJERA PARVIFOLIA/ AUSTRALIAN WILLOW	15GAL.	45'	37
⚠1 SENNA ~~COURT~~ LANE	PINUS CANARIENSIS/CANARY ISLAND PINE	15GAL.	45'	17
COYOTE BUSH ROAD	TIPUANA TIPU/ TIPU TREES	15GAL.	45'	32
SILKTASSEL RD. (ALTERNATING)	LIRIODENDRON TULIPIFERA/TULIP TREE	15GAL.	45'	46
SILKTASSEL ROAD (ALTERNATING)	CUPRESSUS SEMPERVIRENS/ ITALIAN CYPRESS	15GAL.	45'	5
SUGAR GUM	LIRIODENDRON TULIPIFERA/TULIP TREE	15GAL.	45'	9
QUAIL BUSH	PINUS CANARIENSIS/CANARY ISLAND PINE	15GAL.	45'	31
GUM TREE LANE	PINUS CANARIENSIS/CANARY ISLAND PINE	15GAL.	45'	4

Park and Recreation Department and Public Work Department permits 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.

CONSTRUCTION NOTES

(1) PLACE A.C. PAVING OVER AGGREGATE BASE PER TYPICAL SECTION.
(2) CONSTRUCT TYPE I C&G (6") PER CITY OF RIVERSIDE STD. NO. 200.
(3) CONSTRUCT TYPE II CURB (6") PER CITY OF RIVERSIDE STD. NO. 200.
(4) CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325.
(5) CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. NO. 304.
(6) CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. NO 220
(7) INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.
(8) CONSTRUCT A.C. DRAINAGE APRON 2' WIDE X 2 1/2" THICK.
(9) PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.
(10) REMOVE EXISTING BARRICADE

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PRIVATE ENGINEERING NOTE

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REGISTERED PROFESSIONAL ENGINEER — JOHN W. CANTY — No. 17550 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 3/24/87

SCALE
DATE MAR. '87

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493, RIVERSIDE, CA 92502 (714) 886-0844
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73-080 EL PASEO, #103, PALM DESERT, CA 92260 (619) 346-5691
JFD ASSOCIATES

V.B. 10-64 ELEV. 1700.670
BRASS DISK FLUSH & MARKED V.B.10-64, 0.6 MI E ON VAN BUREN BLVD. FROM E INT. OF VAN BUREN & WOOD RD. 205' N OF VAN BUREN @ THE N.E. SIDE OF GRANITE BOULDERS ON TOP OF 3' X 15' X 18' BOULDER.

MARK	REVISIONS	APPR.	DATE
⚠	ADDED STRUCTURAL SECTION-SR 1309	WLL	9/5/89
⚠	REVISED ST. NAME PER MAP	WLL	9/13/89

DESIGNED BY LEJ DRAWN BY LRW CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY PRINCIPAL ENGINEER		10-19-89
PARK DEPARTMENT		9/26/89
TRAFFIC DIVISION		10-18-89
CHIEF P.W. ENGR.		10-25
		9/20/89

APPROVED BY Barry Beck DIRECTOR OF PUBLIC WORKS
DATE 10/26/89

STREET PLAN & PROFILE
TRACT 21834-2
TITLE SHEET

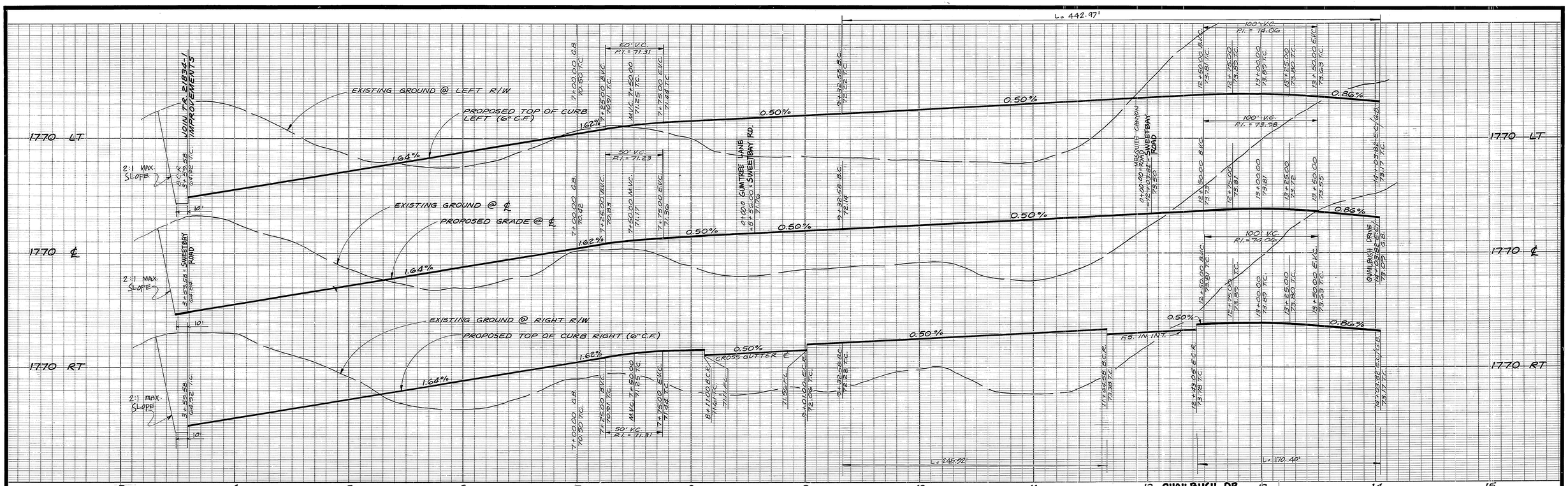
HORIZ. SCALE: 1" = VERT. SCALE: 1" =

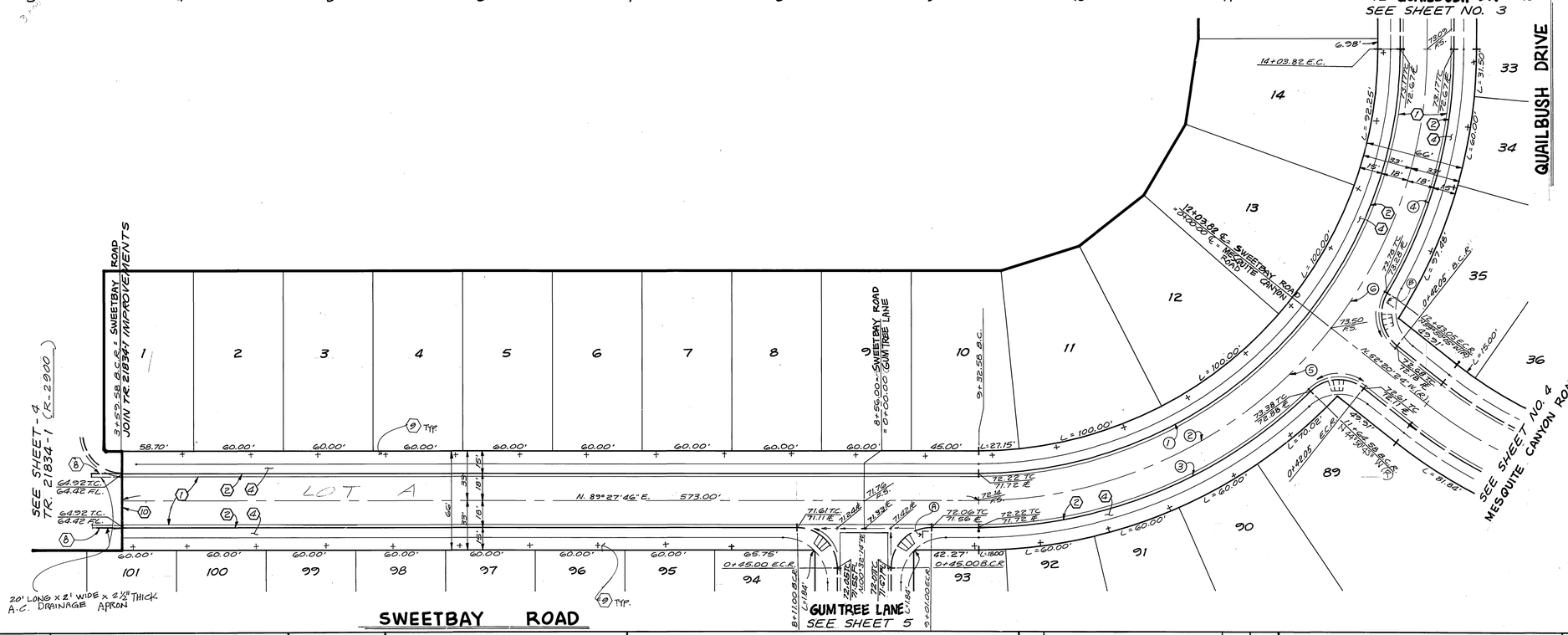
PROJECT NO. R-2904
SHEET 1 OF 7
FILE NO. 86-9643

PC 2183

FRED

INDEXED 1-17-89 GH





CURVE DATA				
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(3)	44°18'29"	318.00'	245.92'	129.48'
(4)	30°42'09"	318.00'	170.40'	87.30'
(5)	51°48'10"	300.00'	271.24'	145.68'
(6)	38°11'50"	300.00'	200.00'	103.88'

* OVERALL ℄ CURVE

NOTE :
FOR CONSTRUCTION NOTES, GENERAL NOTES AND TYPICAL SECTION, SEE SHEET NO. 1

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PREPARED UNDER THE DIRECTION OF: John W Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-88 DATE: 3/24/87

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CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493, RIVERSIDE, CA 92502, (714) 686-0844
11200 SO. MT. VERNON AVE. #D, COLTON, CA 92324, (714) 825-1082
73-080 EL PASEO, #103, PALM DESERT, CA 92260, (619) 346-5691
JFD ASSOCIATES

DATE MAR. '87

BENCH MARK: V.B. 10-64 ELEV. 1700.670
BRASS DISK FLUSH & MARKED V.B.1 0-64, 0.6 MI E ON VAN BUREN BLVD. FROM E INT. OF VAN BUREN & WOOD RD. 205' N OF VAN BUREN & THE N.E. SIDE OF GRANITE BOULDERS ON TOP OF 3'X 15'X 18' BOULDER

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.E.J. DRAWN BY L.R.W CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

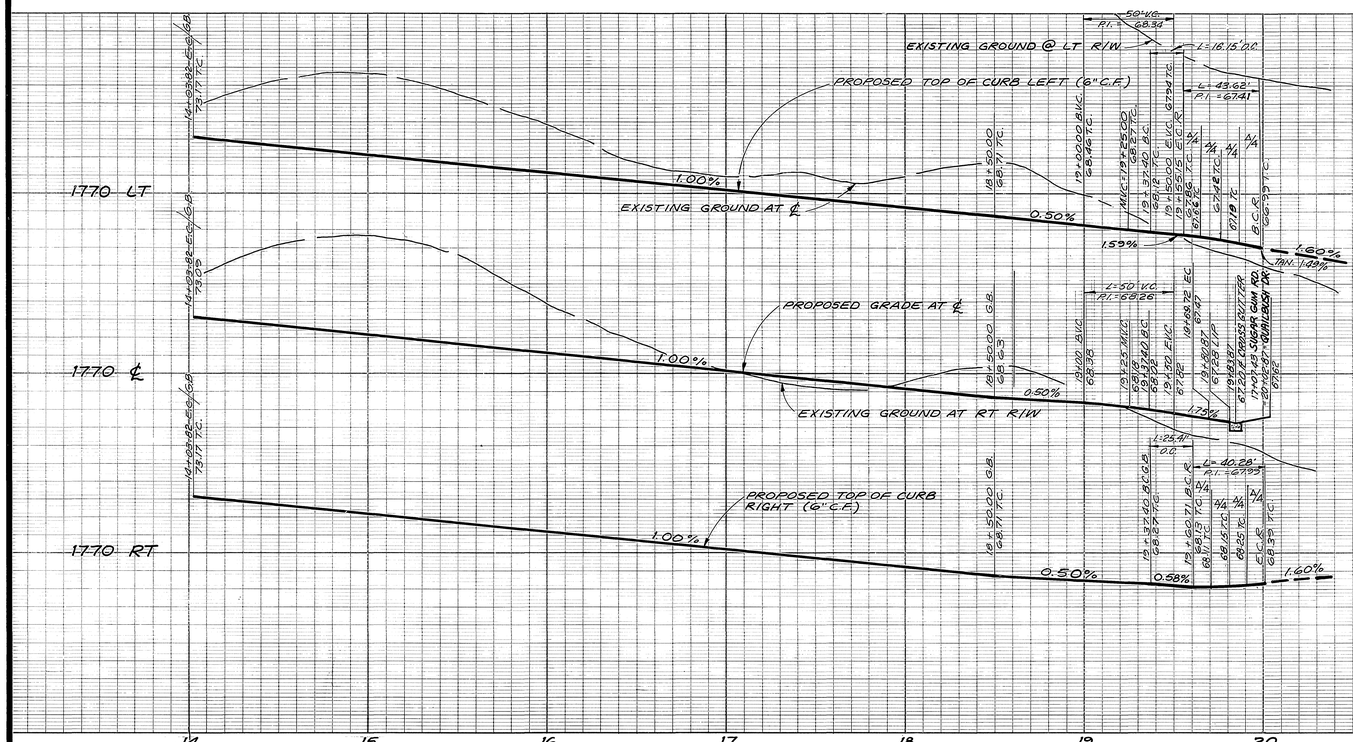
	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	MC	10-19-87
PARK DEPARTMENT	RB	9/24/87
TRAFFIC DIVISION	RP	10-18-88
CHIEF P. W. ENGR.	[illegible]	10-25
	MC	10/26/88

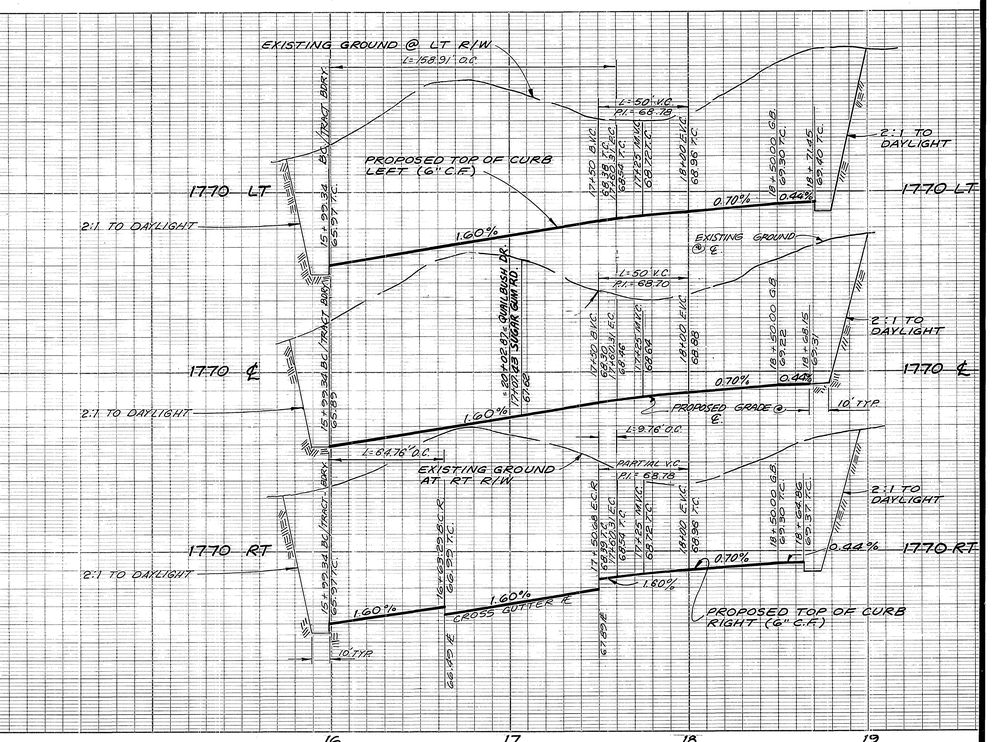
APPROVED BY Barry Bed
DIRECTOR OF PUBLIC WORKS
DATE 10/26/88

TRACT NO. 21834-2
STREET PLAN AND PROFILE
SWEETBAY ROAD

PROJECT NO. R-2904
SHEET 2 OF 7
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
FILE NO. 9643

PC 2183
INDEXED 1-17-89 MH
FRED





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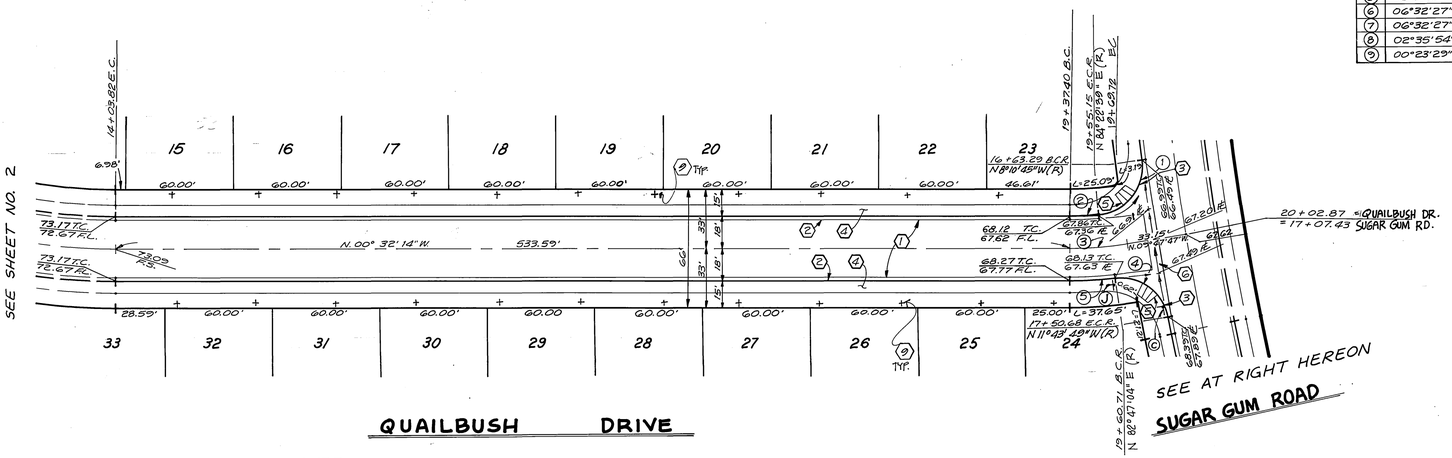
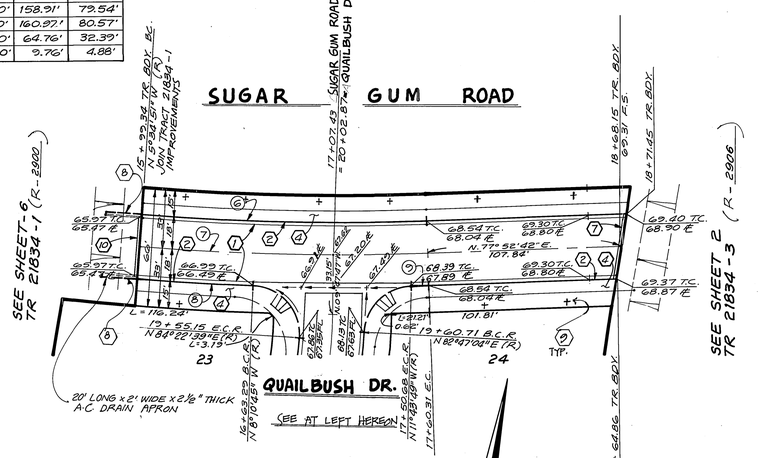
③	09°15'33"	200.00'	32.32'	16.20'
④	85°29'07"	27.00'	40.28'	24.95'
⑤	06°40'42"	218.00'	25.41'	12.72'
⑥	06°32'27"	1392.00'	158.91'	79.54'
⑦	06°32'27"	1410.00'	160.97'	80.57'
⑧	02°35'54"	1428.00'	64.76'	32.39'
⑨	00°23'29"	1428.00'	9.76'	4.88'





NOTE:
FOR CONSTRUCTION NOTES, GENERAL NOTES AND TYPICAL SECTION, SEE SHEET NO. 1

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EXPIRATION DATE 6-30-88 DATE: 3/24/87

DATE MAR. '87

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MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.E.J. DRAWN BY L.R.W. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		10-19-88
PARK DEPARTMENT		9/16/88
TRAFFIC DIVISION		10-18-88
CHIEF P.W. ENGR.		10.25.88
		9/20/88

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/26/88

TRACT NO. 21834-2
STREET PLAN & PROFILE
QUAILBUSH DRIVE
SUGAR GUM ROAD

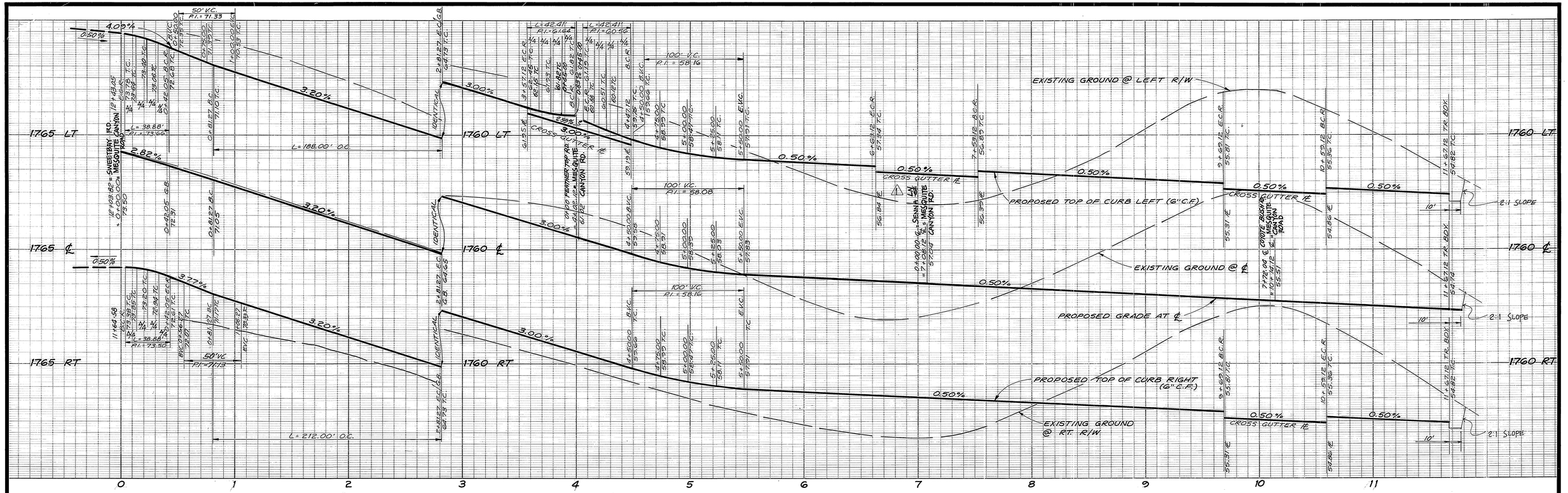
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

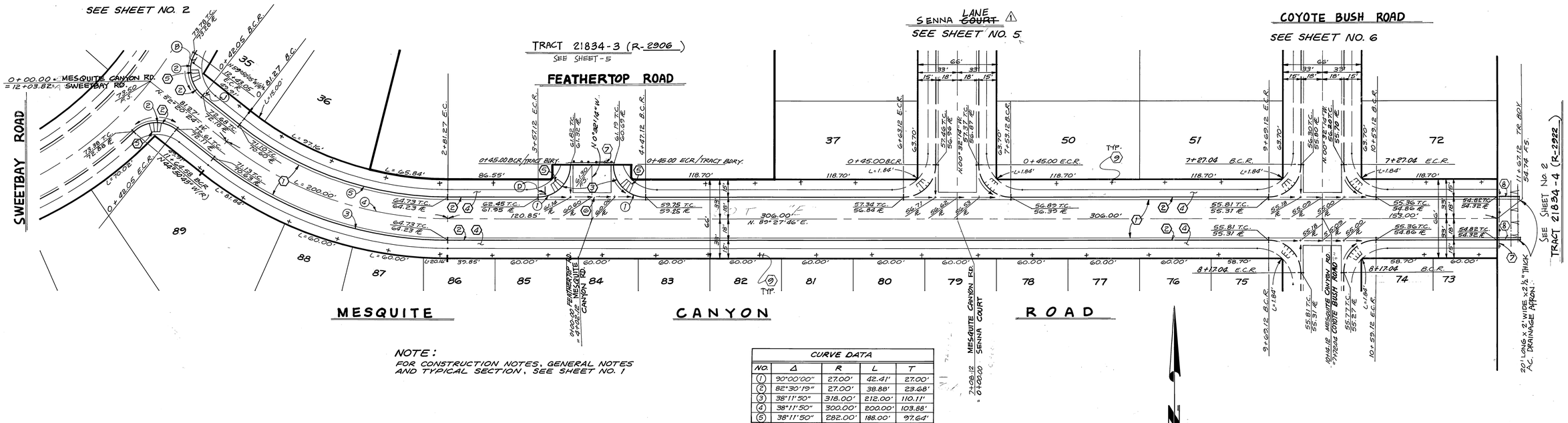
PROJECT NO. R-2904
SHEET 3 OF 7
FILE NO. 9643

PC 2183

FRED

INDEXED 1-17-89 HH





NOTE:
FOR CONSTRUCTION NOTES, GENERAL NOTES AND TYPICAL SECTION, SEE SHEET NO. 1

CURVE DATA				
NO.	Δ	R	L	T
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(2)	82°30'19"	27.00'	38.88'	23.68'
(3)	38°11'50"	318.00'	212.00'	110.11'
(4)	38°11'50"	300.00'	200.00'	103.88'
(5)	38°11'50"	282.00'	188.00'	97.64'

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REGISTERED PROFESSIONAL ENGINEER
JOHN W. CANTY
No. 17550
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
John W Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 3/24/87

DATE MAR. '87

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
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MARK	REVISIONS	APPR.	DATE
1	REVISED ST. NAME PER MAP 2922	WLH	4/29/88

DESIGNED BY L.E.J. DRAWN BY L.R.W. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	WLH	4-19-88
PARK DEPARTMENT	CB	5/24/88
TRAFFIC DIVISION	AHP	10-12-88
CHIEF P. W. ENGR.	JS	10-25
	LLL	10/26/88

APPROVED BY Barry Beck
DIRECTOR OF PUBLIC WORKS
DATE 10/26/88

TRACT NO. 21834-2
STREET PLAN & PROFILE
MESQUITE CANYON ROAD

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

PROJECT NO. R-2904
SHEET 4 OF 7
FILE NO. 9643

PC 2183

INDEXED 1-17-89 LH

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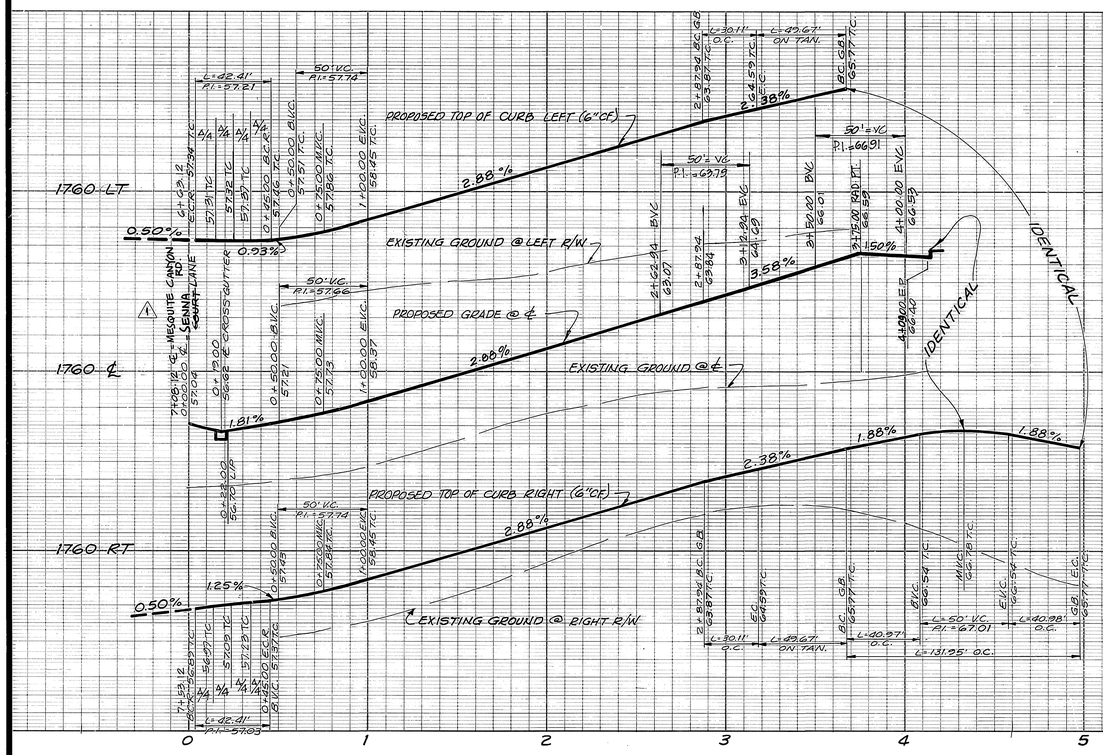

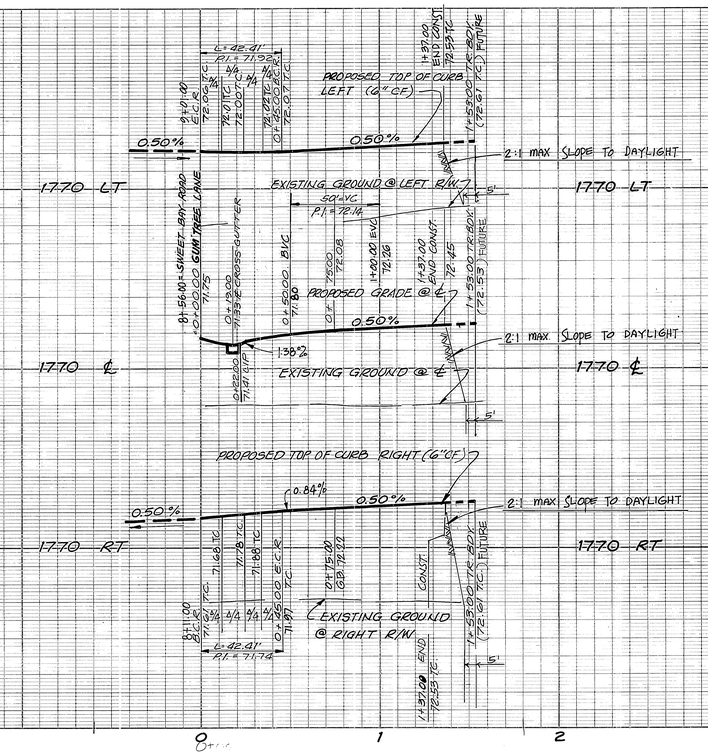

CURVE DATA				
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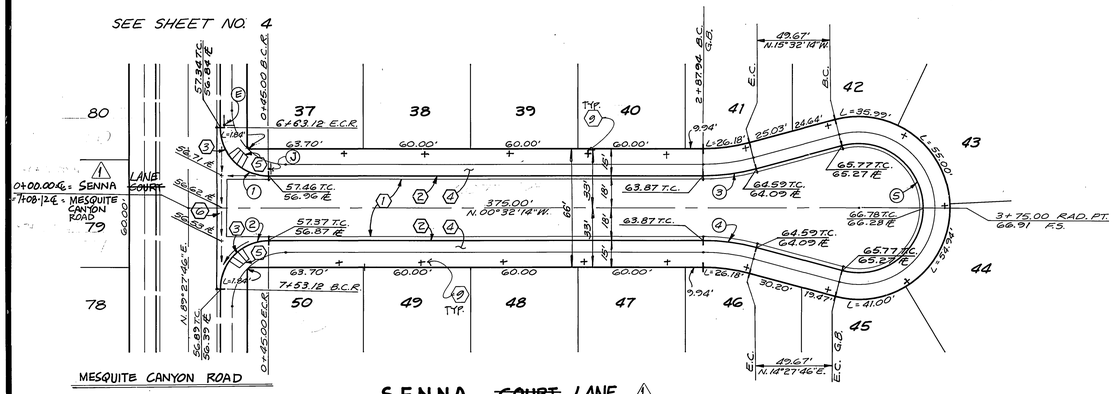
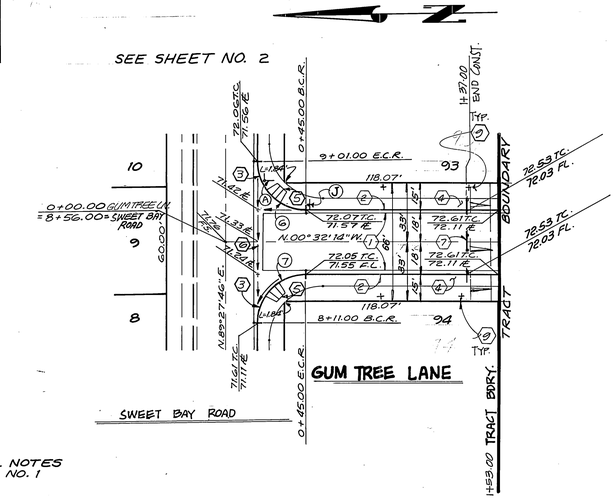
(3)	15°00'00"	115.00'	30.11'	15.14'
(4)	15°00'00"	115.00'	30.11'	15.14'
(5)	210°00'00"	36.00'	131.95'	
(6)	90°00'00"	27.00'	42.41'	27.00'
(7)	90°00'00"	27.00'	42.41'	27.00'





NOTE:
FOR CONSTRUCTION NOTES, GENERAL NOTES AND TYPICAL SECTION, SEE SHEET NO. 1

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO 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 BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER — JOHN W. CANTY — No. 17550 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 3/24/87

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493, RIVERSIDE, CA 92502, (714) 686-0844
11200 SO. MT. VERNON AVE. #D, COLTON, CA 92324, (714) 825-1082
73-080 EL PASEO, #103, PALM DESERT, CA 92260, (619) 346-5691
JFD ASSOCIATES

DATE MAR. '87

BENCH MARK: V.B. 10-64 ELEV. 1700.670
BRASS DISK FLUSH & MARKED V.B.10-64, 0.6 MI E ON VAN BUREN BLVD. FROM E INT. OF VAN BUREN & WOOD RD. 205' N OF VAN BUREN ℄ THE N.E. SIDE OF GRANITE BOULDERS ON TOP OF 3'X 15'X 18' BOULDER.

MARK	REVISIONS	APPR.	DATE
⚠	REVISED ST. NAME PER MAP	FRED WILL	4/23/89

DESIGNED BY L.E.J. DRAWN BY L.R.W. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	[illegible]	10-19-87
PARK DEPARTMENT	[illegible]	9/24/87
TRAFFIC DIVISION	[illegible]	11-18-88
CHIEF P. W. ENGR.	[illegible]	10.25
	[illegible]	10/26/88

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/26/88

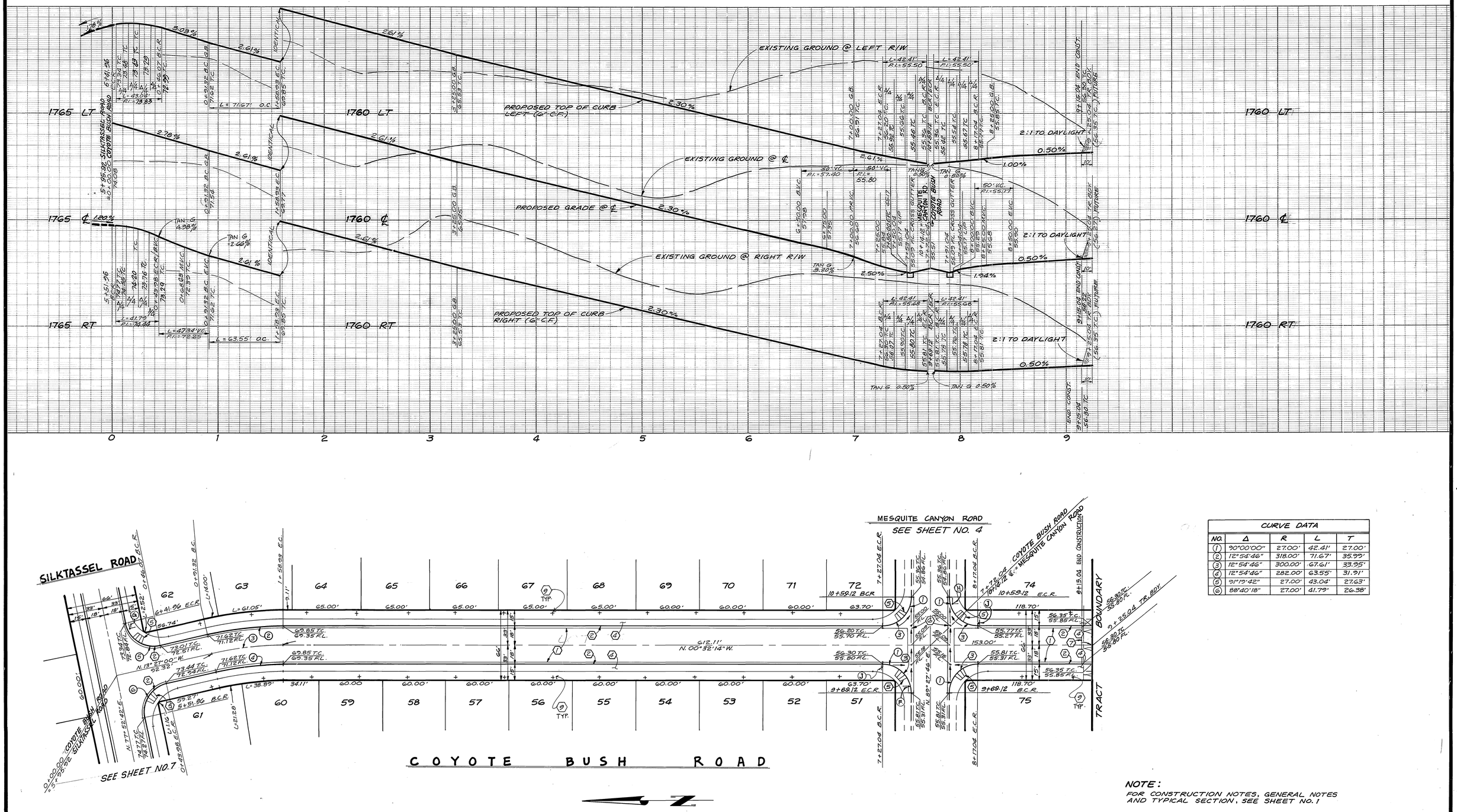
TRACT NO. 21834-2
STREET PLAN & PROFILE
SENNA ~~COURT~~ LANE ⚠
GUM TREE LANE

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

PROJECT NO. R-2904
SHEET 5 OF 7
FILE NO. 9643

PC 2183

INDEXED 1-17-89 HH



CURVE DATA				
NO.	Δ	R	L	T
(1)	90°00'00"	27.00'	42.41'	27.00'
(2)	12°54'46"	318.00'	71.67'	35.99'
(3)	12°54'46"	300.00'	67.61'	33.95'
(4)	12°54'46"	282.00'	63.55'	31.91'
(5)	91°19'42"	27.00'	43.04'	27.63'
(6)	88°40'18"	27.00'	41.79'	26.38'

NOTE:
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REGISTERED PROFESSIONAL ENGINEER
JOHN W. CANTY
No. 17550
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 3/24/87

DATE MAR. '87

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493, RIVERSIDE, CA 92502, (714) 686-0844
11200 SO. MT. VERNON AVE. #D, COLTON, CA 92324, (714) 825-1082
73-080 EL PASEO, #103, PALM DESERT, CA 92260, (619) 346-5891
JFD ASSOCIATES

BENCH MARK: V.B. 10-64 ELEV. 1700.670
BRASS DISK FLUSH & MARKED V.B.10-64, Q.S. HI E. ON VAN BUREN BLVD. FROM E INT. OF VAN BUREN & WOOD RD. 205' N OF VAN BUREN ℄ THE N.E. SIDE OF GRANITE BOULDERS ON TOP OF 3' X 15' X 18' BOULDER.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.E.J. DRAWN BY L.R.W. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	[illegible]	10-19-88
PARK DEPARTMENT	[illegible]	9/15/88
TRAFFIC DIVISION	[illegible]	10-18-88
CHIEF P.W. ENGR.	[illegible]	10.25
	[illegible]	10/20/88

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 10/26/88

TRACT 21834-2
STREET PLAN AND PROFILE
COYOTE BUSH ROAD

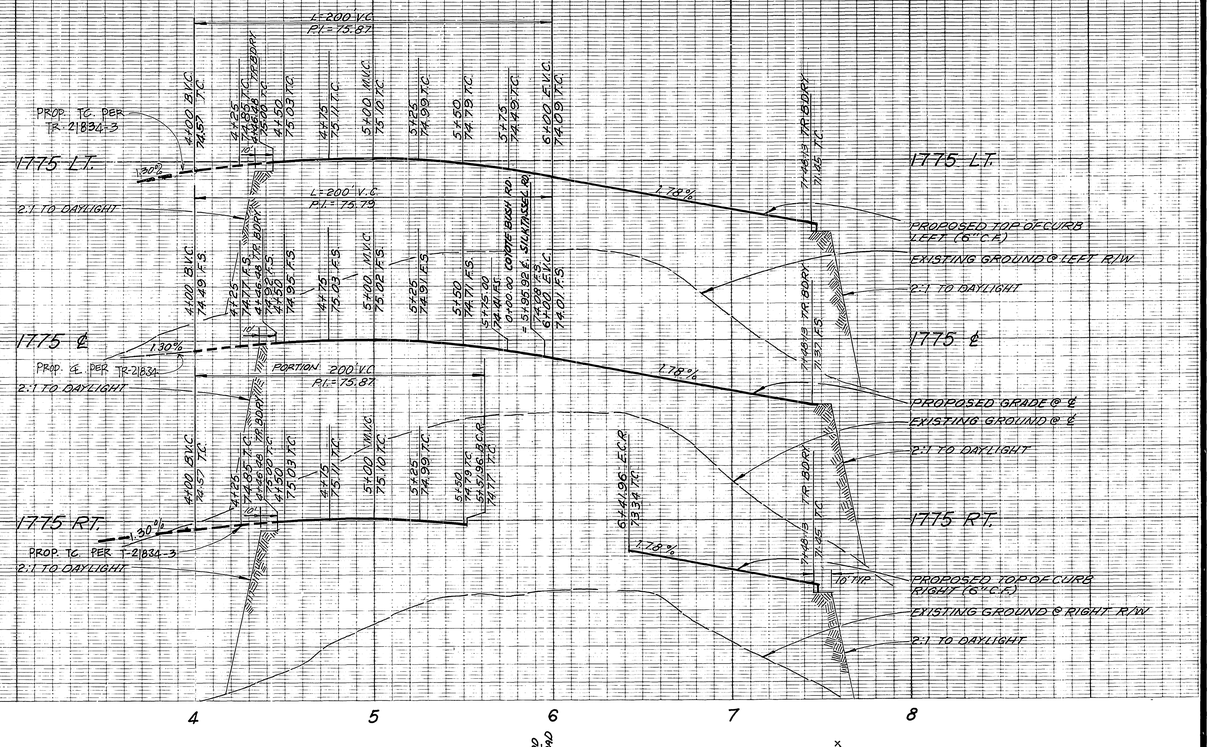
PROJECT NO. R-2904
SHEET 6 OF 7
FILE NO. 9643

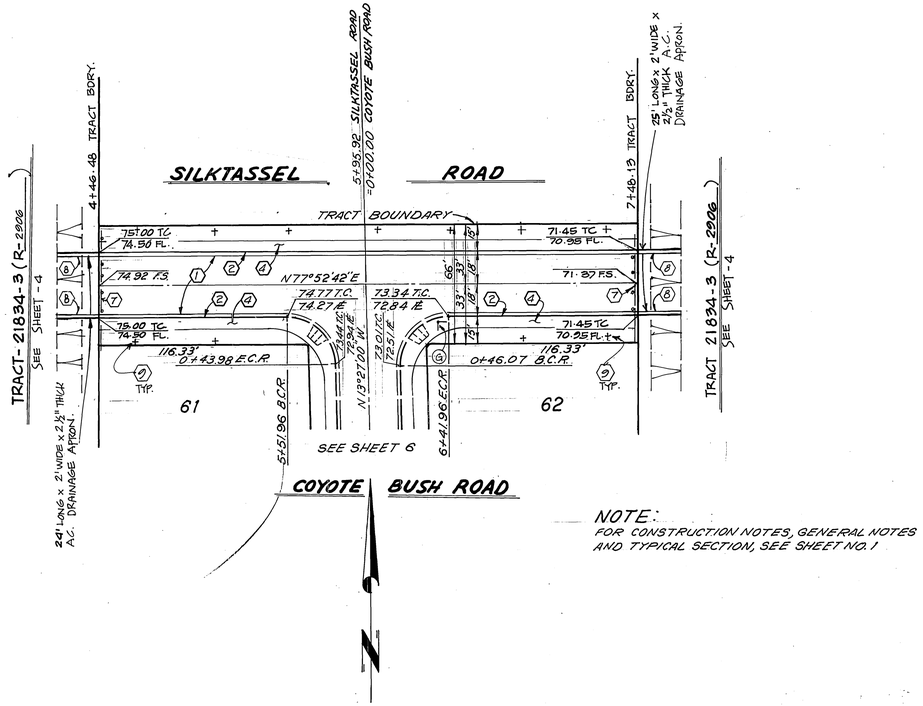
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

FRED

INDEXED 1-17-89 LH

PC 2183





NOTE:
FOR CONSTRUCTION NOTES, GENERAL NOTES AND TYPICAL SECTION, SEE SHEET NO. 1

REGISTERED PROFESSIONAL ENGINEER JOHN W. CANTY No. 17550 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 3/24/87

J F DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493 ■ RIVERSIDE, CA 92502 (714) 686-0844
11200 SO. MT. VERNON AVE., #D □ COLTON, CA 92324 (714) 825-1082
73-080 EL PASEO, #103 □ PALM DESERT, CA 92260 (619) 346-5691
JFD ASSOCIATES

SCALE
DATE MAR. '87

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MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.E.J. DRAWN BY S.P.L. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	10-19-88
PARK DEPARTMENT	[illegible]	9/26/88
TRAFFIC DIVISION	[illegible]	10-18-88
CHIEF P. W. ENGR.	[illegible]	10/25

APPROVED BY Barry Bed
DIRECTOR OF PUBLIC WORKS
DATE 10/26/88

TRACT 21834-2
STREET PLAN & PROFILE
SILKTASSEL ROAD

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

PROJECT NO. R-2904
SHEET 7 OF 7
FILE NO. 9643

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INDEXED 1-17-89 LH