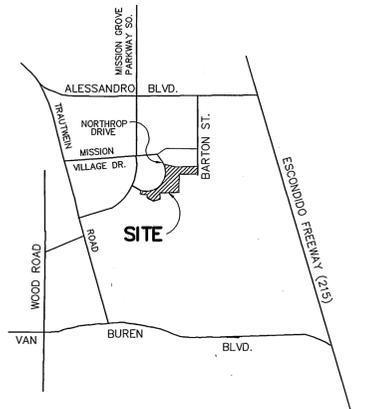


INDEX MAP
N.T.S.

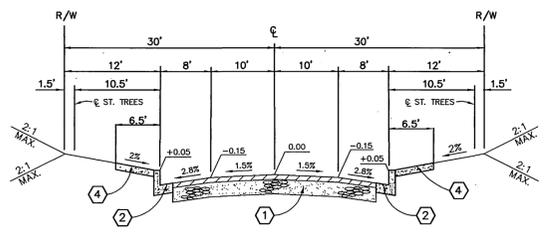


VICINITY MAP
N.T.S.

TRAFFIC & STREET NAME SIGN SCHEDULE

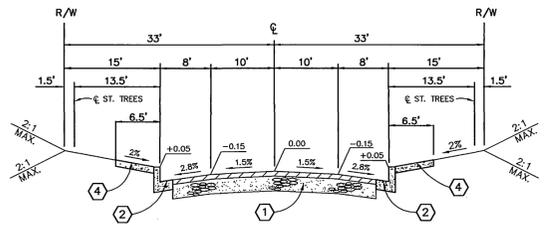
(A)	ANGUS WAY	7850
(A)	NORTHROP DRIVE	7800
(B)	CAIRN CT.	7840
(B)	NORTHROP DRIVE	7800
(C)	LOMOND DR.	800
(C)	NORTHROP DRIVE	7800
(D)	LOMOND DR.	810
(D)	COATBRIDGE DR.	7800
(W)	R-1 STOP SIGN	

INSTALL PER CITY OF RIV. STDS. 662 & 666.



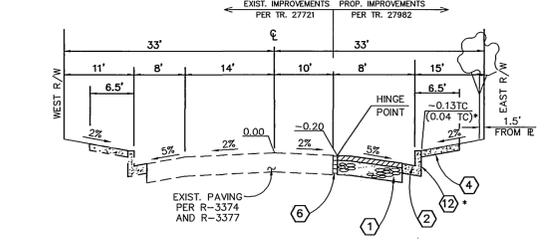
TR 27982
INTERIOR STREETS 60' R/W
TYPICAL SECTION
N.T.S.

CONSTRUCT 4" "A.C. OVER COMPACTED" C.A.B. NATIVE (UPPER 12" TO 95% RELATIVE COMPACTION)
PER S.R. 1512, R=44, T.I.=5.0



TR 27982
INTERIOR STREETS 66' R/W
TYPICAL SECTION
N.T.S.

CONSTRUCT 4" "A.C. OVER COMPACTED" C.A.B. NATIVE (UPPER 12" TO 95% RELATIVE COMPACTION)
PER S.R. 1512, R=44, T.I.=5.0



NORTHROP DRIVE
N.T.S.

* FROM STA. 36+82.13 TO STA. 40+73.74 ONLY
CONSTRUCT 4" "A.C. OVER COMPACTED" C.A.B. NATIVE (UPPER 12" TO 95% RELATIVE COMPACTION)
PER S.R. 1512, R=44, T.I.=6.0

LEGEND:

- REMOVE AND REPLACE A.C. PAVING
- CONSTRUCT A.C. OVER AGG. BASE.
- CONSTRUCT A.C. OVERLAY WITH COLD PLANE (1' MIN.)

GENERAL NOTES FOR STREET TREE PLANTING

- All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
 - When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (714) 351-6126 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required:
 - After completion of final grading of the lots and when all utility services and sewer lateral have been marked, but prior to digging plant pits, all final street tree locations are to be spotted in the field by the Street Tree Inspector;
 - while digging plant pits and planting/relocating trees;
 - After planting and all other indicated or specified work has been completed, for start of maintenance;
 - At end of the maintenance period, the contractor/developer shall call the Street Tree Inspector at (909) 351-6126 for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until receipt of written notification from the City that the trees pass final inspection and the Park and Recreation Department is assuming maintenance responsibilities;
 - All STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
 - The developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.
 - Street tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Minimum Size	Approximate Spacing	# Required
Angus	Eriobotrya Deflexa Bronze Loquat	15 gal	45' oc	
Cairn	Eriobotrya Deflexa Bronze Loquat	15 gal	45' oc	
Coatbridge	Pistacia Chinesis Chinese Pistache	15 gal	45' oc	
Lomond	Eriobotrya Deflexa Bronze Loquat	15 gal	45' oc	
Northrop	Liquidambar styraciflua American Sweet Gum	15 gal	45' oc	
- Both a street tree Relocation/Removal permit as issued by the Park and Recreation Department and a Street Opening permit as issued by the Public Works Department are required prior to commencement of tree relocation and/or removal work. For all existing trees within what will ultimately be the Public Right-of-Way pavement area, backfill of all holes must be inspected by the Public Works Inspector for proper compaction.
- All Street Trees must be automatically irrigated, except where adjacent to single family or duplex residential uses.
- * NOTE: In the interest of public safety and maintenance the Street Tree Inspector shall have the authority to revise the street tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.

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 Dept. of Public Works, Standard Drawings, its Supplemental Notes, and the Standard Specifications for Public Works Construction, Current Edition.
- 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 staked by the Private Engineer prior to construction of the curb and gutter and as approved by the Traffic Engineer.
- The developer and/or contractor shall contact the street division (351-6127) to pick up any existing standard 180 barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.
- The subdivider shall arrange for a soil test to be made by a soils engineer after the developer has 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.
- 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 from 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.
- 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 engineer.
- Any traffic control striping obliterated and/or body worn during construction shall be restored by the contractor within five days after notification from the City Inspectors.
- The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 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.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- The developer shall give MMWD five (5) working days written notice prior to the start of construction and to allow MMWD ten (10) working days for completion of work. Phone: (909) 780-4170.
- In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the inspector prior to overlaying with A.C. paving.
- The contractor shall coordinate trenching for cable television with other trenching within the subdivision.
- Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
- No person shall perform any construction activity or install any objects within the public right-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.

CONSTRUCTION NOTES

- CONSTRUCT A.C. OVER AGG. BASE PER TYP. SECTIONS
- CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
- CONSTRUCT PCC CROSS-GUTTER PER CITY STD. 220
- CONSTRUCT CURB SIDEWALK PER CITY STD. 325
- CONSTRUCT WHEELCHAIR RAMPS PER CITY STD. 304
- REMOVE EXIST. REDWOOD HEADER
- CONSTRUCT 6" A.C. BERM PER CITY STD. 250 (TYPE I).
- CONSTRUCT BARRICADE PER CITY STD. 180.
- CONSTRUCT 8" CURB & GUTTER (TYPE I) PER CITY STD. 200.
- INSTALL F-1 DELINEATORS AT 20' O.C PER CALTRANS STD.

* AS-BUILT PER PLANS 5-28-03 (4)

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND <i>William F. Mariscal</i> 10-23-97 APPROVED BY DATE	THE GAS COMPANY <i>H. Sanchez</i> 10-16-97 APPROVED BY DATE	PACIFIC BELL TELEPHONE <i>Lu R. Lopez</i> 10/23/97 APPROVED BY DATE	CHARTER COMMUNICATIONS <i>R. ...</i> 12/18/97 APPROVED BY DATE	ARCO PIPE LINE CO. <i>R. ...</i> 11/13/97 APPROVED BY DATE
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Underground Service Alert
Call: TOLL FREE
1 - 800
227 - 2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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 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.



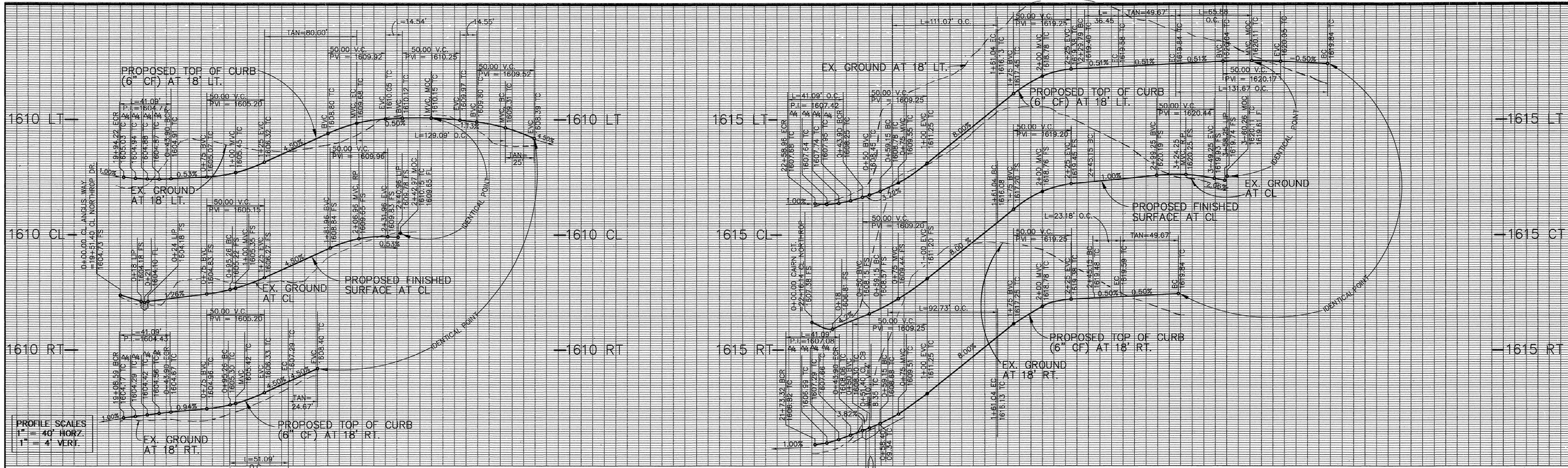
PREPARED UNDER THE DIRECTION OF:
Tejinder
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6-30-01 DATE: 10-14-97

CEC CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
3120 CHICAGO AVENUE, SUITE 180, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 - 5234 FAX (909) 683 - 5301
CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 4-8-98
SCALE: AS SHOWN BENCH MARK: CITY OF RIVERSIDE "E8-A"
DATE: FEB 97 P.K. NAIL AND TAG ON TOP OF 35 X 50 X 20" HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEN ROAD AND 0.3 MILE N'LY OF WOOD ROAD, FB 735/74 ELEV: 1588.453

DESIGNED BY: T.C.L. DRAWN BY: S.L.C. CHECKED BY: D.J.E.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *Rick McNeill* DIRECTOR OF PUBLIC WORKS
DATE: 2-5-98

TRACT NO. 27982-1
STREET PLANS
TITLE SHEET
FOR: FIESTA HOMES
PROJECT NO. R-3404
SHEET 1 OF 6
FILE NO.: 9413168
INDEXED 4-30-98 (4) PC 3771-S

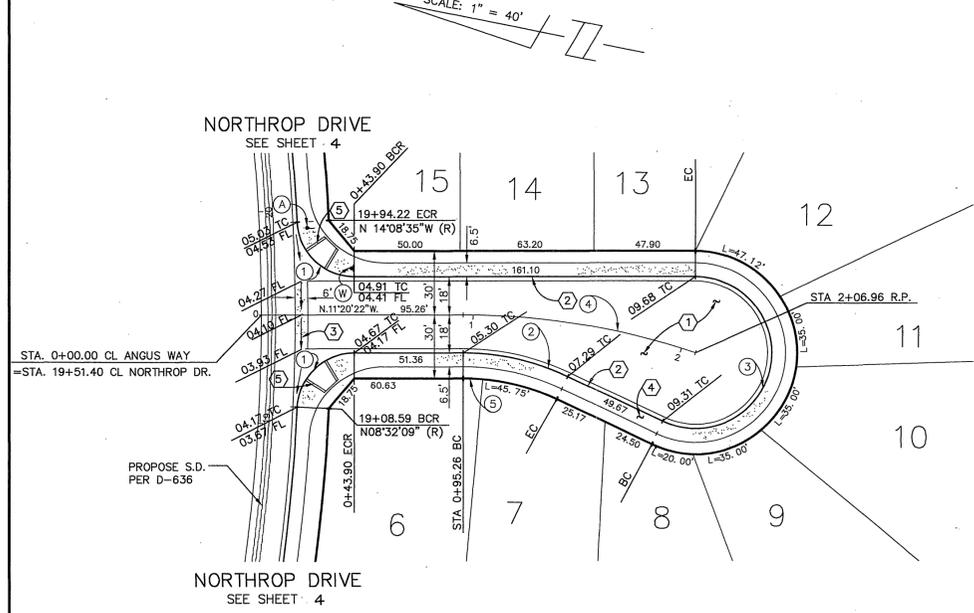


PROFILE SCALES
 1" = 40' HORZ.
 1" = 4' VERT.

SCALE: 1" = 40'

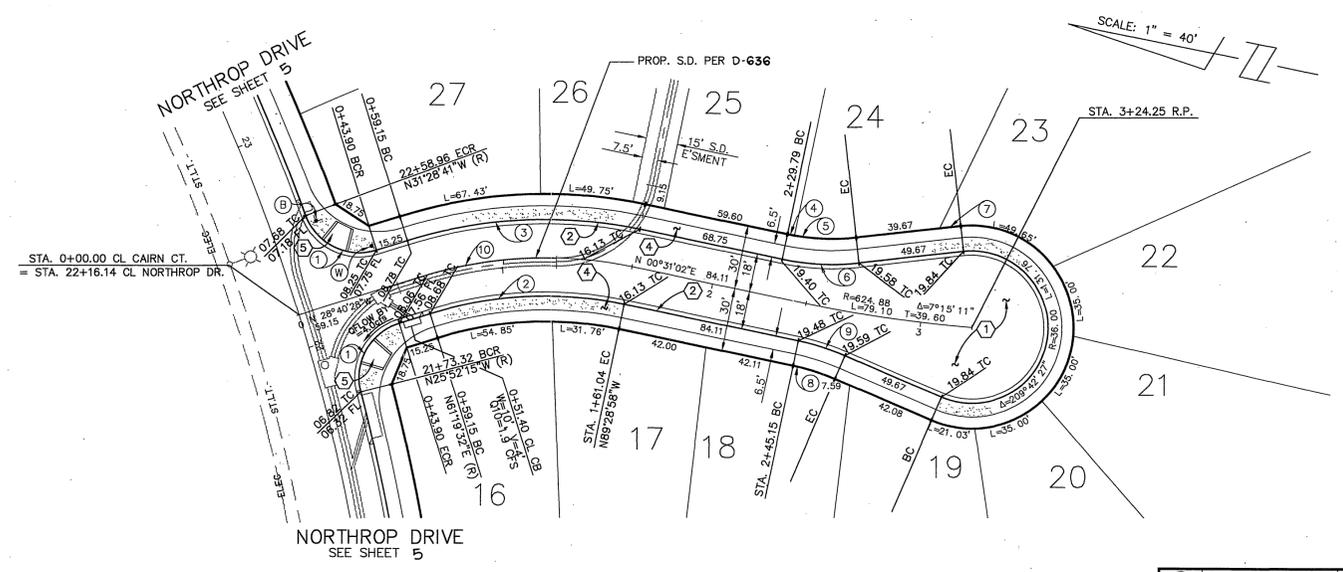
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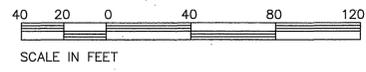
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2	25°27'07"	115.00	51.09	25.97
3	205°27'07"	36.00	129.09	—
4	18°37'48"	343.52	111.70	56.35
5	5°09'44"	103.00	9.28	4.64



CAIRN COURT

DATA

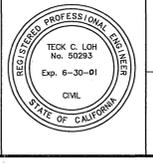
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3	29°11'30"	218.00	111.07	56.77
4	1°53'22"	103.00	3.40	1.70
5	16°16'11"	103.00	29.25	14.72
6	18°09'33"	115.00	36.45	18.38
7	N 17°38'31"W	—	10.00	—
8	11°32'54"	103.00	20.76	10.42
9	11°32'54"	115.00	23.18	11.63
10	29°11'30"	200.00	101.90	52.08



CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT-ELECTRIC
 OVERHEAD & UNDERGROUND
William J. Mainard 5/15/98
 APPROVED BY DATE

Underground Service Alert
 Call: TOLL FREE
 1 - 800
 227 - 2600
 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.



PREPARED UNDER THE DIRECTION OF:
Teck C. Loh
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6-30-01 DATE: 3-22-95

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 3120 CHICAGO AVENUE, SUITE 180, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683 - 5234 FAX (909) 683 - 5301

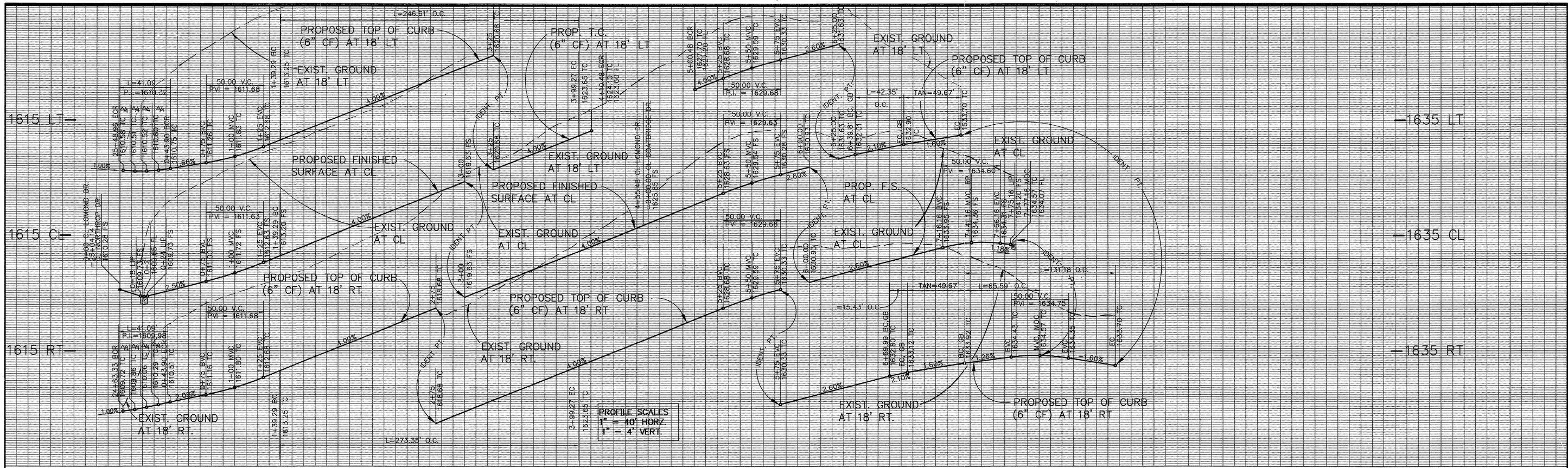
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 DATE: 9-21-94
 BENCH MARK: CITY OF RIVERSIDE "EB-A" P.K. NAIL AND TAG ON TOP OF 35 X 50 X 20" HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY OF WOOD ROAD, FB. 735/74 ELEV. 1588.453

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *Richard McNeill*
 DIRECTOR OF PUBLIC WORKS
 DATE: 2-5-98

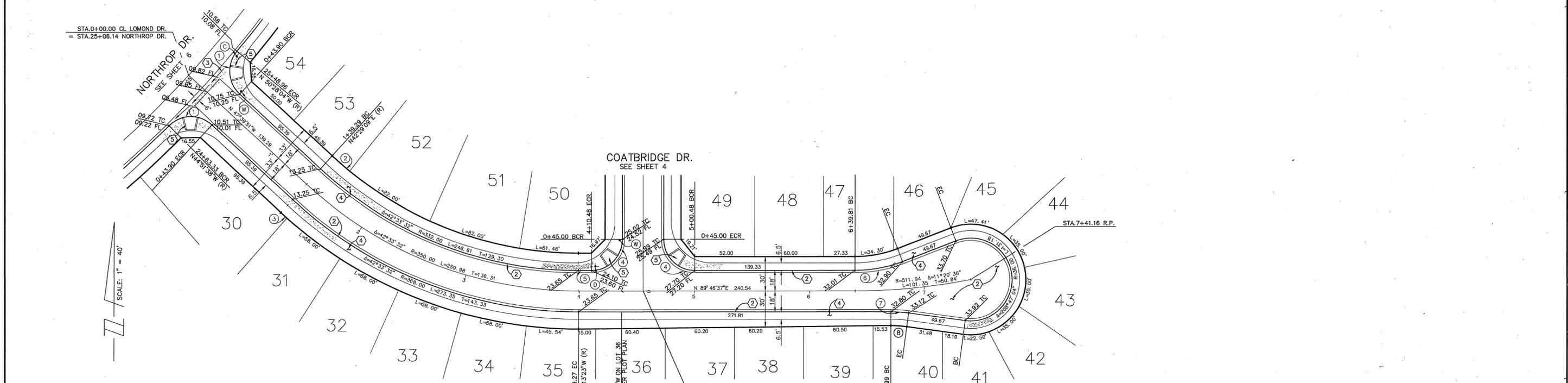
TRACT NO. 27982-1
 STREET PLANS
 ANGUS WAY
 CAIRN COURT
 FOR: FIESTA HOMES
 PROJECT NO. R-3404
 SHEET 2 OF 6
 FILE NO.: 9413168

C:\PROJECTS\3168501.DWG
 PLOT DATE: 3-22-95

INDEXED 4-30-98



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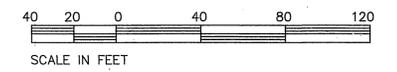


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② 3°36'53"	317.00	20.00	10.00
③ 1°02'23"	383.00	6.95	3.48
④ 90°00'00"	27.00	42.41	27.00

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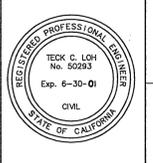
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⑥ 21°05'52"	115.00	42.35	21.42
⑦ 7°41'12"	115.00	15.43	7.73
⑧ 7°41'12"	103.00	13.82	6.92



* AS-BUILT PER PLANS 5-25-03 LH

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227 - 2600
TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:
Richard McBratt
REGISTERED CIVIL ENGINEER NO. 50293
EXPIRATION DATE: 6-30-01 DATE: 3-22-95

CEC COUNTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING
3120 CHICAGO AVENUE, SUITE 180, P.O. BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 - 5234 FAX (909) 683 - 5301

SCALE: 1" = 40'
DATE: 9-21-94
BENCH MARK: CITY OF RIVERSIDE "EB-A" P.K. NAIL AND TAG ON TOP OF 36" X 50" X 20" HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE N'LY OF WOOD ROAD, FB 735/74 ELEV: 1588.453

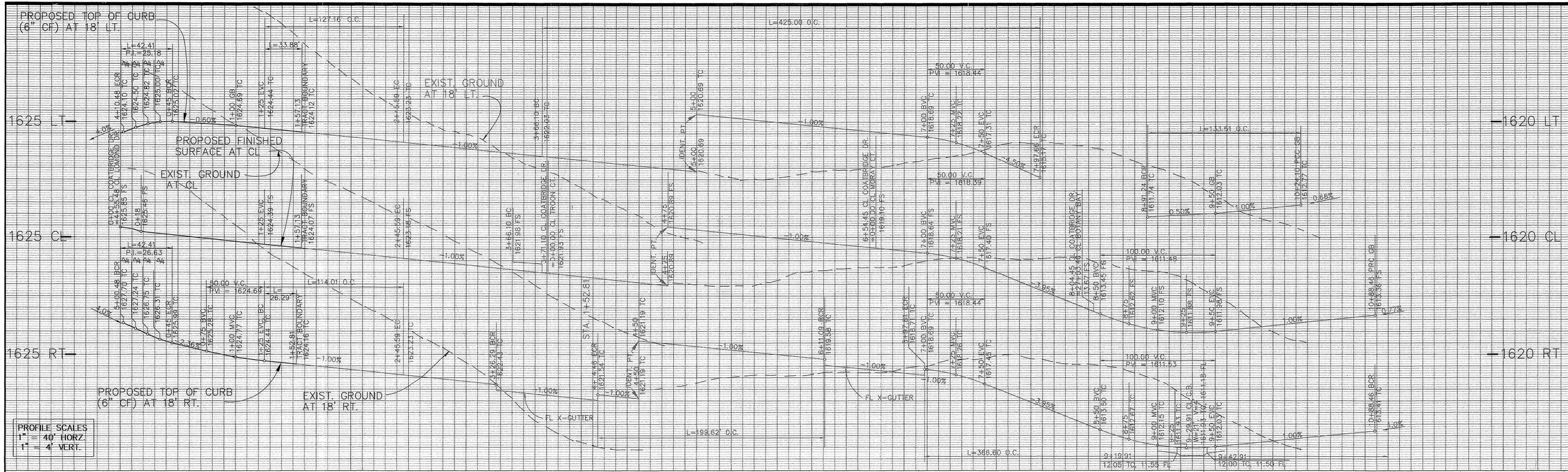
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGR.	<i>R. Loh</i>	11/2/94	<i>Richard McBratt</i>
PARK DEPARTMENT	<i>RM</i>	11/2/94	DIRECTOR OF PUBLIC WORKS
TRAFFIC DIVISION	<i>CS</i>	11/2/94	
DEP. P.W. DIRECTOR			

DATE 2-5-98

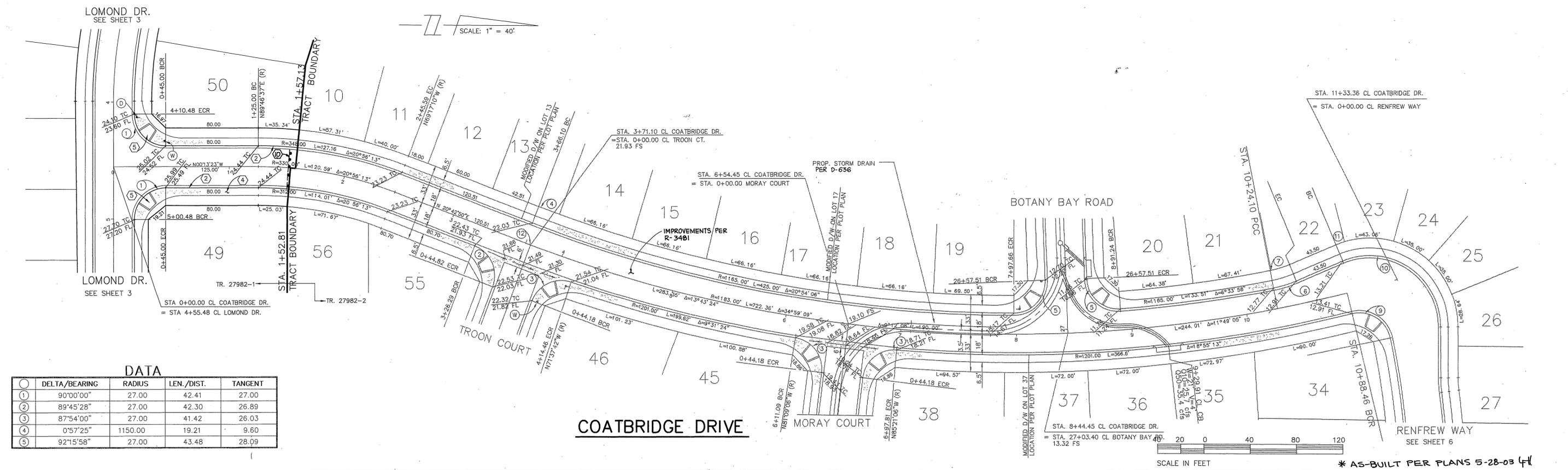
TRACT NO. 27982-1
STREET PLANS
LOMOND DRIVE

PROJECT NO. **R-3404**
SHEET **3** OF **6**
FOR: FIESTA HOMES
FILE NO: 9413168



PROFILE SCALES
 1" = 40' HORIZ.
 1" = 4' VERT.

0 1 2 3 4 5 6 7 8 9 10

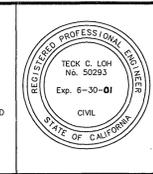


DATA

Δ/B	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
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3	87°54'00"	27.00	41.42	26.03
4	0°57'25"	1150.00	19.21	9.60
5	92°15'58"	27.00	43.48	28.09

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PREPARED UNDER THE DIRECTION OF:
Teck C. Loh
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6-30-01 DATE: 3-5-97

CEG COUNTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 3120 CHICAGO AVENUE, SUITE 180, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683 - 5234 FAX (909) 683 - 5301

SCALE: 1"=40'
 BENCH MARK: CITY OF RIVERSIDE "E8-A" P.K. NAIL AND TAG ON TOP OF 35 X 50" X 20" HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY OF WOOD ROAD, FB 735/74 ELEV. 1588.453

DATE: 9-21-94

MARK	REVISIONS	APPR.	DATE

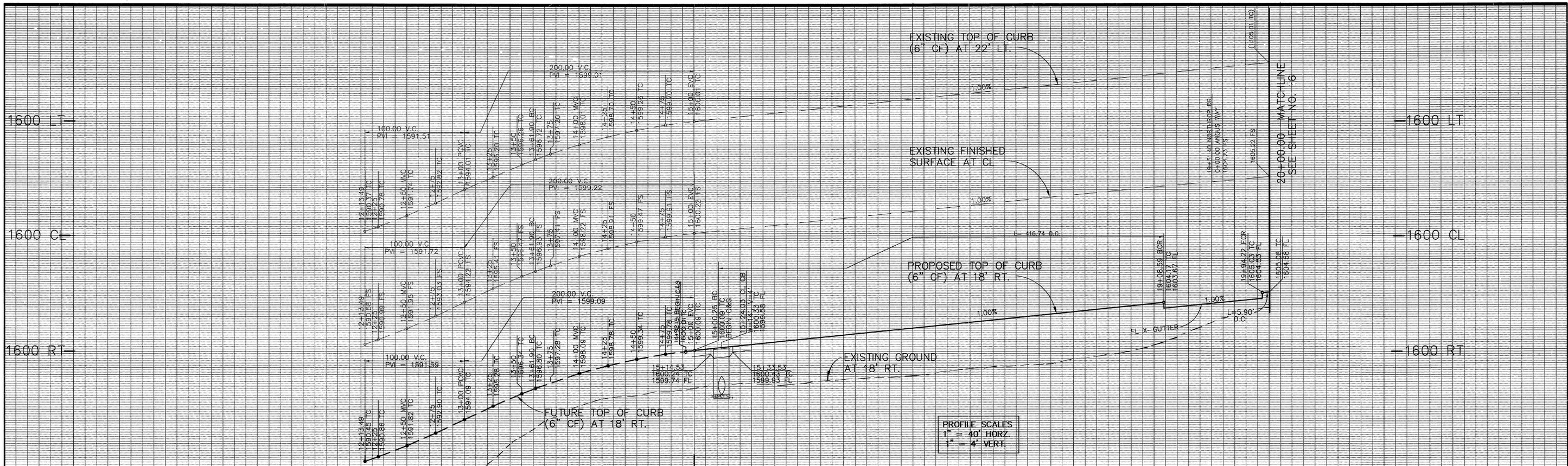
DESIGNED BY: T.C.L. DRAWN BY: S.L.C. CHECKED BY: D.J.E.

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Richard McSwirth*
 DIRECTOR OF PUBLIC WORKS
 DATE: 2-5-98

TRACT NO. 27982-1
 STREET PLANS
 COATBRIDGE DRIVE

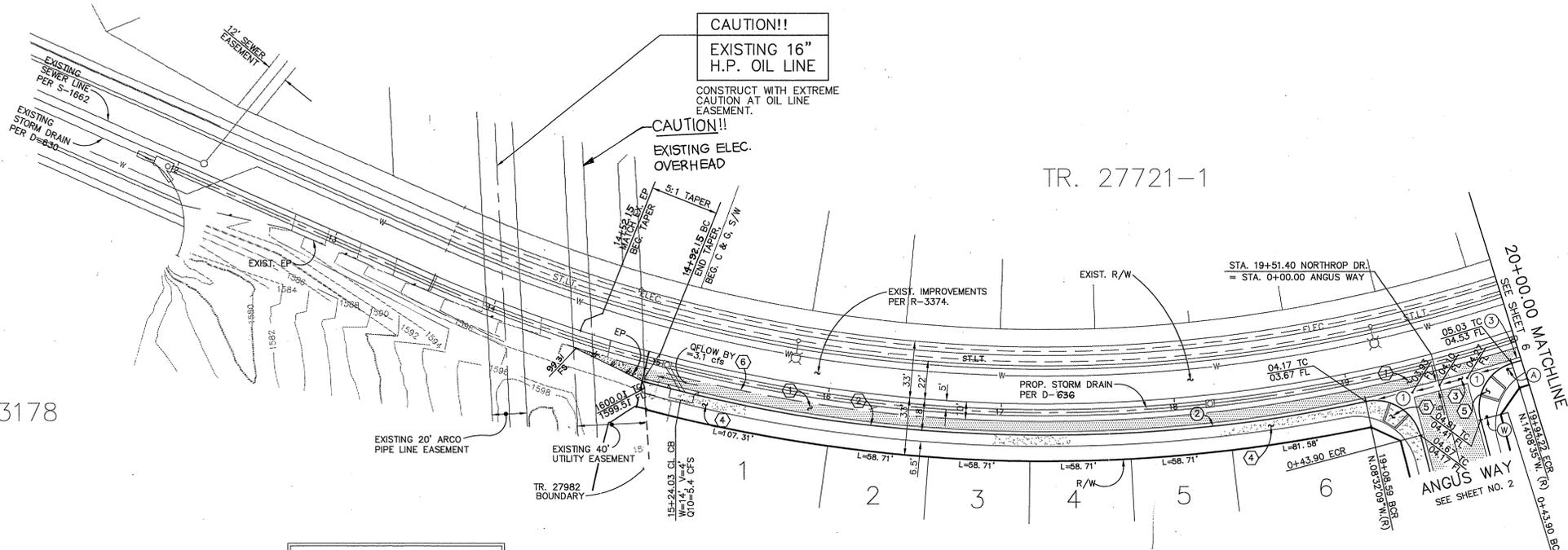
PROJECT NO. R-3404
 SHEET 4 of 6
 FOR: FIESTA HOMES
 FILE NO.: 9413168



10 11 12 13 14 15 16 17 18 19 20



PM 23178



DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	87°11'47"	27.00	41.09	25.71
2	26°44'18"	893.00	416.74	212.24
3	00°22'43"	893.00	5.90	2.95

NOTE TO CONTRACTOR:
 CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. EXTREME CAUTION SHOULD BE TAKEN DURING CONSTRUCTION AT OIL LINE EASEMENT. CALL ARCO PIPE LINE COMPANY AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION OR POT-HOLING.
 CONTACT: DAVE ANDERSON
 PHONE: (310) 418-9454

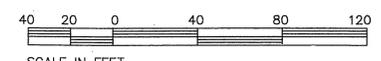
NORTHROP DRIVE

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT-ELECTRIC
 OVERHEAD & UNDERGROUND

APPROVED BY: *William F. Mansfield* 5/15/95
 DATE

ARCO PIPE LINE COMPANY

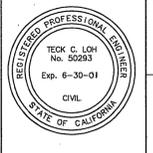
APPROVED BY: *Ronald McNeill* 4/1/95
 DATE



* AS-BUILT PER PLANS 5-28-03 LHM

Underground Service Alert
 Call: TOLL FREE
 1 - 800
 227 - 2600
 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.



PREPARED UNDER THE DIRECTION OF:
Ted Dille
 REGISTERED CIVIL ENGINEER No. 50293
 EXPIRATION DATE: 6-30-01 DATE: 3-22-95

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 3120 CHICAGO AVENUE, SUITE 180, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (909) 683 - 5234 FAX (909) 683 - 5301

SCALE: 1"=40'
 DATE: 9-21-94

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

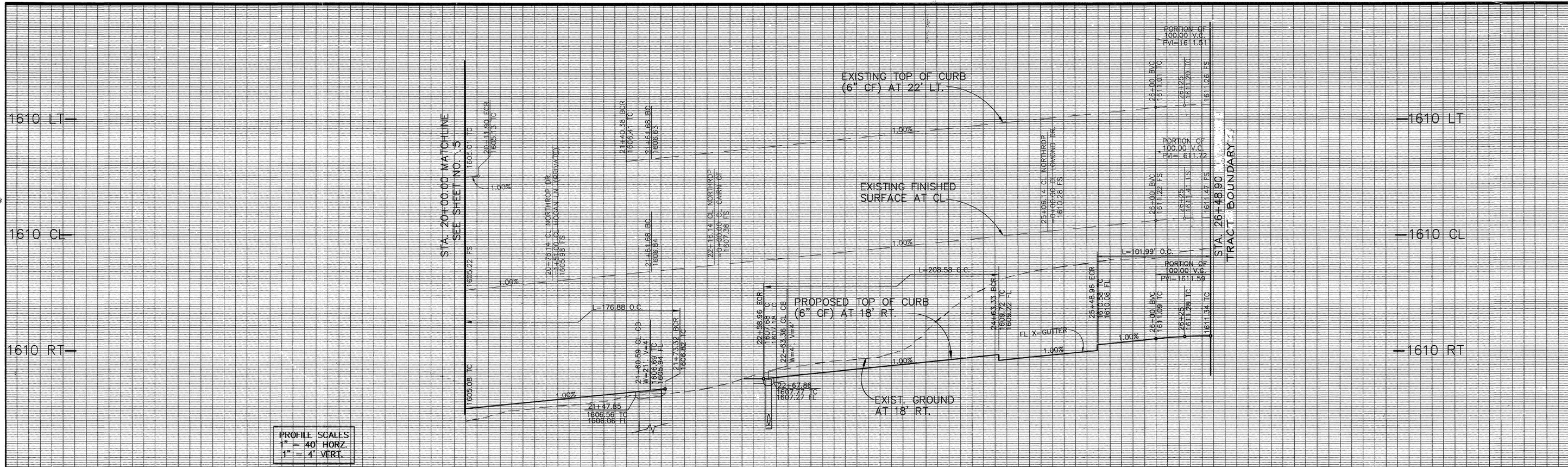
APPROVED BY: *[Signature]* DATE: 2-5-98
 PRINCIPAL ENGR.
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEP. P.W. DIRECTOR

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 2-5-98
 DIRECTOR OF PUBLIC WORKS

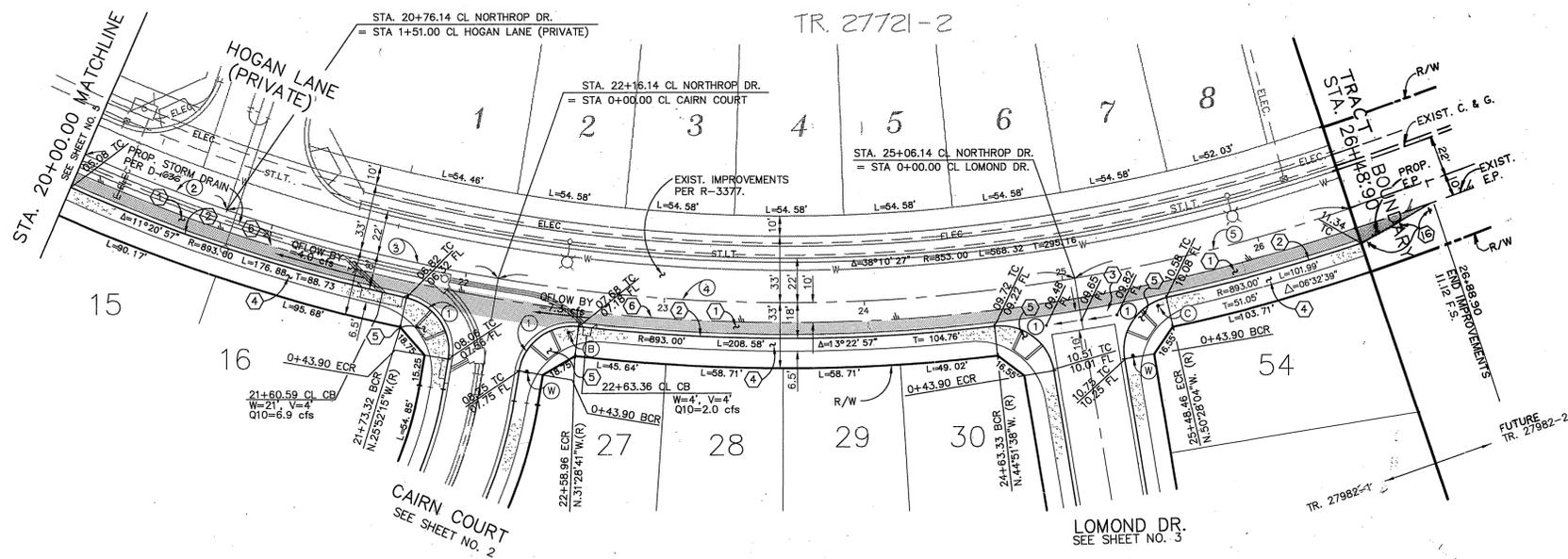
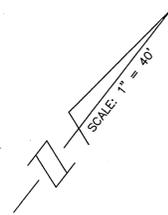
TRACT NO. 27982-1
 STREET PLANS
 NORTHROP DRIVE
 STA. 14+60.25 TO 20+00

PROJECT NO. R-3404
 SHEET 5 OF 6
 FOR: FIESTA HOMES
 FILE NO.: 9413168



PROFILE SCALES
 1" = 40' HORIZ.
 1" = 4' VERT.

20 21 22 23 24 25 26 27



NORTHROP DRIVE

DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	87°11'47"	27.00	41.09	25.71
2	04°59'07"	875.00	76.14	38.09
3	09°10'02"	875.00	140.00	70.15
4	18°59'23"	875.00	290.00	146.34
5	09°20'52"	875.00	142.76	71.54

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT-ELECTRIC
 OVERHEAD & UNDERGROUND

William F. Mann 5/15/95
 APPROVED BY DATE



Underground Service Alert
 Call: TOLL FREE
 1 - 800
 227 - 2600
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
Ted W. Mann
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6-30-01 DATE: 3-22-95

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 3120 CHICAGO AVENUE, SUITE 180, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL. (909) 683 - 5234 FAX (909) 683 - 5301

SCALE: 1"=40'
 DATE: 9-21-94 BENCH MARK: CITY OF RIVERSIDE "EB-A" P.K. NAIL AND TAG ON TOP OF 55 X 50 X 20' HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE N'LY OF WOOD ROAD, FB 735/74 ELEV: 1588.453

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	T.C.L.	DRAWN BY	S.L.C.
CHECKED BY	D.J.E.		

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Richard McBratt*
 PRINCIPAL ENGR. DATE: 5/15/95
 PARK DEPARTMENT DIRECTOR OF PUBLIC WORKS
 TRAFFIC DIVISION DATE: 2-5-98
 DEP. P.W. DIRECTOR

TRACT NO. 27982-1
 STREET PLANS
 NORTHROP DRIVE
 STA. 20+00 TO 26+48.90

FOR: FIESTA HOMES

PROJECT NO.
R-3404
 SHEET **6** OF **6**
 FILE NO.: 9413168

K:\27982-1\1685101.DWG
 PLOT DATE: 3-20-95