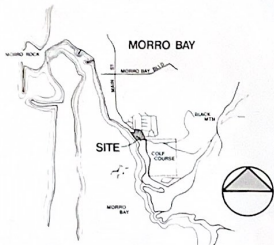


IMPROVEMENT PLANS

TRACT NO. 729

GOLDEN TEE VILLAS

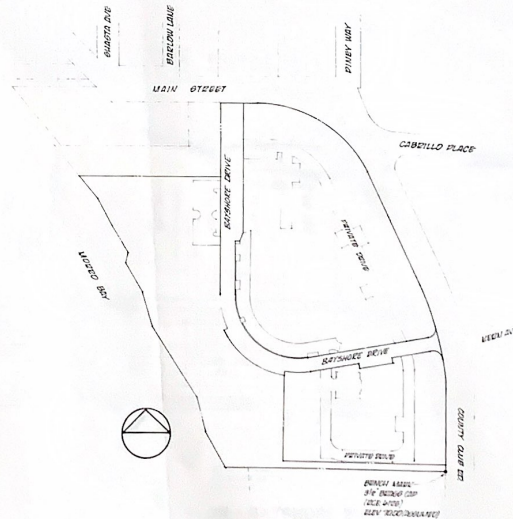
MORRO BAY, CA.



VICINITY MAP

LEGEND

	PROPERTY LINES
	CENTERLINE
	SEWER LINE
	WATER LINE
	GAS LINE
	60-10 FT. CITY TRENCH
	STREET ENCROACHMENTS
	EASEMENT
	CLEAN CUT
	POLE SUPPORT
	STREET LIGHT
	STREET SIGN
	UTILITY BLOCK
	ELECTRIC BOX
	CABLE TV
	TELEPHONE
	GAS
	WATER METER BOX
	TREES

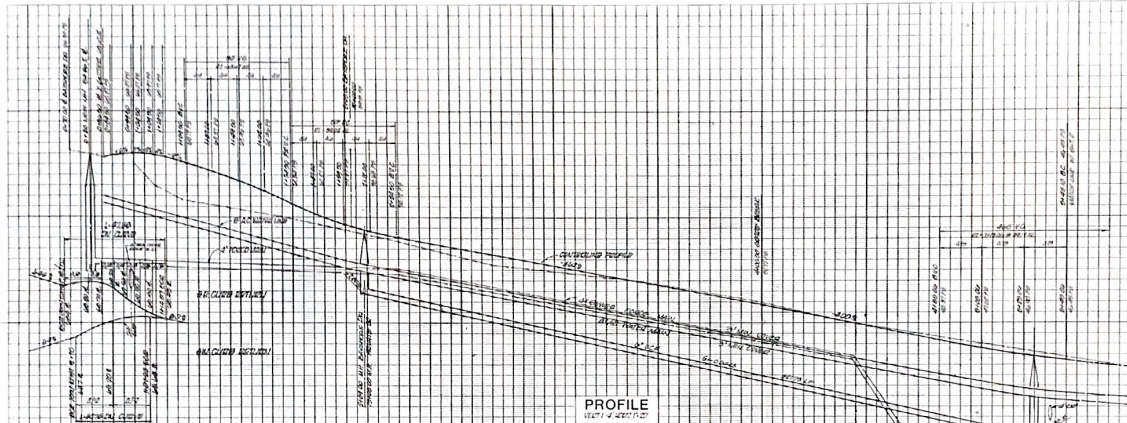


GENERAL NOTES

- All utility shown on these plans are correct and accurate to the extent of available records and knowledge. It is contractor's responsibility to determine if it is necessary to ascertain the exact location of all utilities prior to construction.
- Contractor shall verify all utility locations and depths with the City of Morro Bay and all other utility agencies.
- All work shall be done in accordance with the approved plans, city reports, and specifications. All deviations from the contract shall be immediately authorized in writing by the Engineer and the City of Morro Bay.
- The contractor is responsible for the preparation of all "as-built" drawings.
- The City Engineer shall, if notified in writing, be allowed to inspect and approve all construction.
- Contractor shall be responsible for coordinating disposal of all excess fill material and construction debris with the City of Morro Bay.
- All work shall be done on street center line unless otherwise noted. Contractor to pay particular attention to signs and private utility easements to insure adherence to same.
- All elevations shown on these plans are based on the datum of 70.00.
- Grades to be finished shall be 10 feet on both sides of the street. Proper flow direction markings on street surfaces shall be provided to the satisfaction of the City Department of Public Works to be to satisfaction of City Engineer.
- All trenching for utilities and storm drains shall be completed to conform with City of Morro Bay, Ordinance 475.
- Pressure regulating valves may be required by the City for individual lots of the 1/2 acre or less lots set out on the site plan of this plan to be greater than 125 PSI.

SHEET INDEX

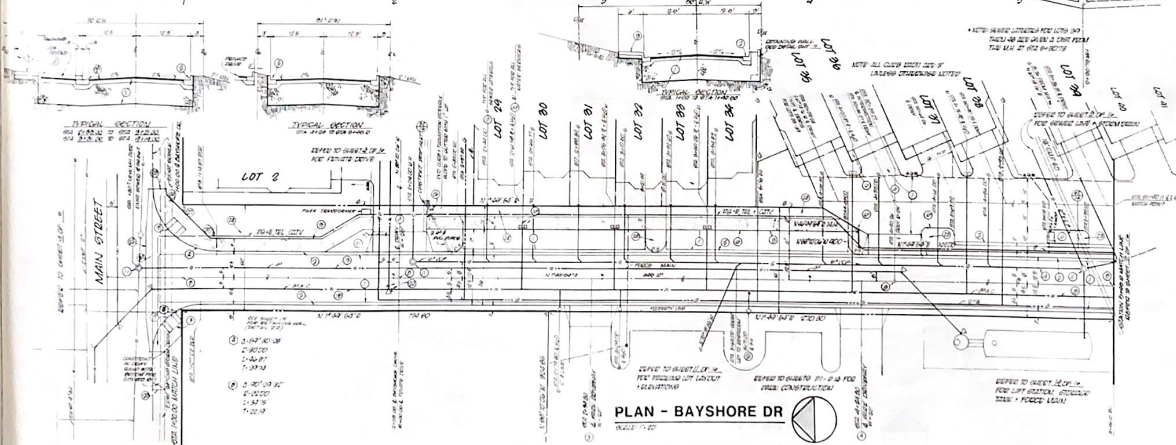
SHEET 1	TITLE SHEET	P1	WATER METER BOX
SHEET 2	BAYSHORE DRIVE - 1450' TO 1500'	P2	WATER METER BOX
SHEET 3	BAYSHORE DRIVE - 1500' TO 1550'	P3	WATER METER BOX
SHEET 4	BAYSHORE DRIVE - 1550' TO 1600'	P4	WATER METER BOX
SHEET 5	PRIVATE DR. - 1600' TO 1650'	P5	WATER METER BOX
SHEET 6	PRIVATE DR. - 1650' TO 1700'	P6	WATER METER BOX
SHEET 7	PRIVATE DR. - 1700' TO 1750'	P7	WATER METER BOX
SHEET 8	ON-SITE WATER AND STORM DRAIN	P8	WATER METER BOX
SHEET 9	OFF-SITE WATER PLAN	P9	WATER METER BOX
SHEET 10	CONCRETE FOUNDATION OF BAYSHORE DR.	P10	WATER METER BOX
SHEET 11	GRADING PLAN	P11	WATER METER BOX
SHEET 12	GRADING PLAN	P12	WATER METER BOX
SHEET 13	GRADING PLAN	P13	WATER METER BOX
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SHEET 98	GRADING PLAN	P98	WATER METER BOX
SHEET 99	GRADING PLAN	P99	WATER METER BOX
SHEET 100	GRADING PLAN	P100	WATER METER BOX



PROFILE
CITY OF MORRIS

CONSTRUCTION NOTES

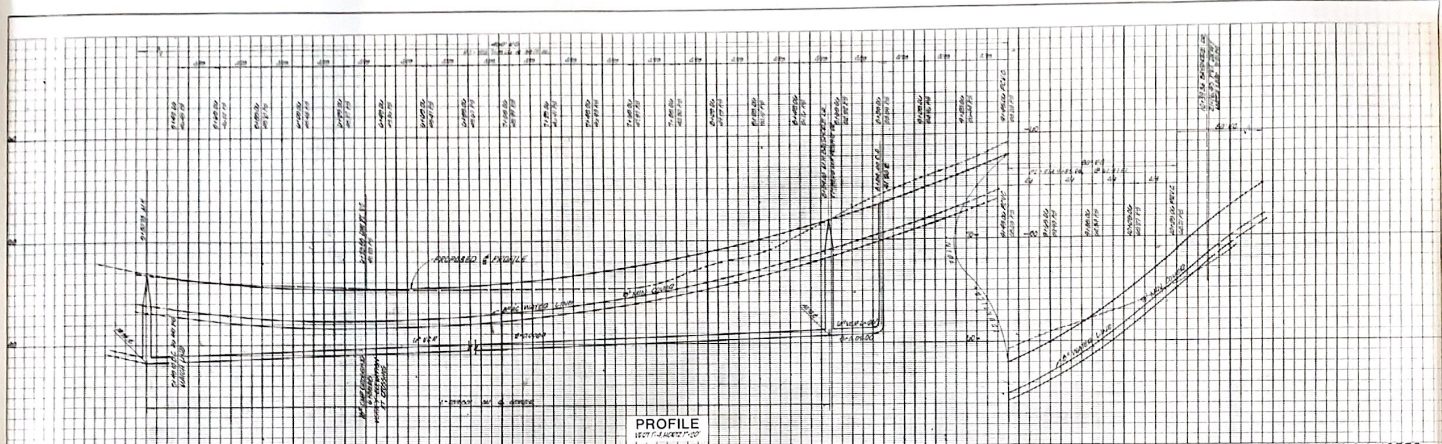
1. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND LOCATIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
3. CONTRACTOR TO MAINTAIN ALL EXISTING UTILITIES AND LOCATIONS THROUGHOUT CONSTRUCTION.
4. CONTRACTOR TO PROVIDE ALL NECESSARY EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND POLLUTION.
5. CONTRACTOR TO MAINTAIN ALL EXISTING CURBS AND SIDEWALKS THROUGHOUT CONSTRUCTION.
6. CONTRACTOR TO PROVIDE ALL NECESSARY SIGNAGE AND TRAFFIC CONTROL MEASURES TO MAINTAIN SAFE TRAFFIC FLOW THROUGHOUT CONSTRUCTION.
7. CONTRACTOR TO PROVIDE ALL NECESSARY LIGHTING AND SAFETY MEASURES TO MAINTAIN SAFE TRAFFIC FLOW THROUGHOUT CONSTRUCTION.
8. CONTRACTOR TO PROVIDE ALL NECESSARY DRAINAGE AND FLOOD CONTROL MEASURES TO MAINTAIN SAFE TRAFFIC FLOW THROUGHOUT CONSTRUCTION.
9. CONTRACTOR TO PROVIDE ALL NECESSARY UTILITIES AND LOCATIONS THROUGHOUT CONSTRUCTION.
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50. CONTRACTOR TO PROVIDE ALL NECESSARY DRAINAGE AND FLOOD CONTROL MEASURES TO MAINTAIN SAFE TRAFFIC FLOW THROUGHOUT CONSTRUCTION.



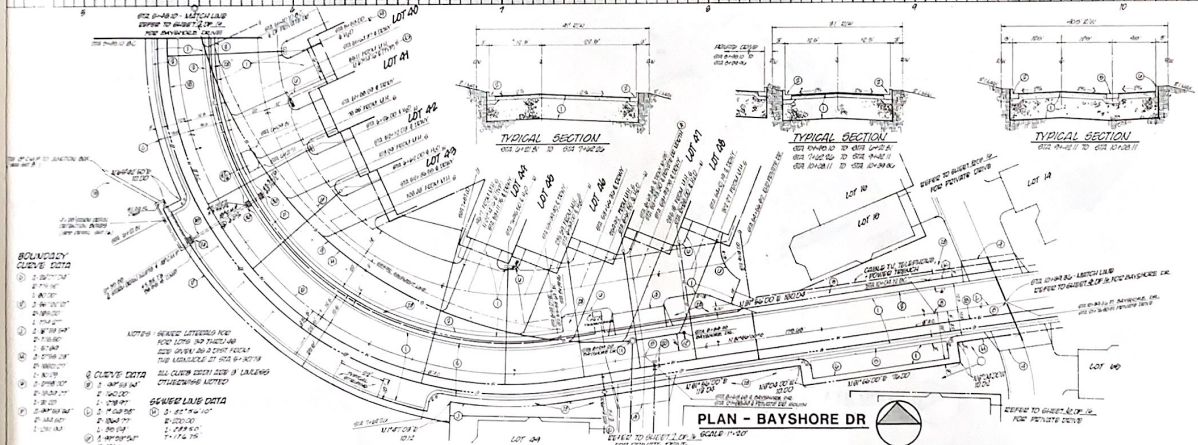
PLAN - BAYSHORE DR
SCALE 1"=20'

REVISIONS		UTILITY COMPANY SIGNATURES			
NO.	DESCRIPTION	DATE	BY	FOR	DATE
1	AS SHOWN				
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50	AS SHOWN				

STREET IMPROVEMENT SHEETS - PLAN & PROFILE
BAYSHORE DRIVE
 MAIN STREET TO STA 3+45.10
 TRACT 729
 2 of 2



PROFILE
SECTION 10-39-44



PLAN - BAYSHORE DR

CONSTRUCTION NOTES

1. Construct 1" A.C. gutter with 1/2" deep curb and 1/2" gutter over 4" Class 2 A.B. per City of Norro Bay Sta. 10-39-44.
2. Construct 4" P.C.C. sidewalk over 4" Class 2 A.B. per City of Norro Bay Sta. 10-39-44.
3. Construct 8" P.C.C. driveway ramp with combination pattern stamped finish over 4" Class 2 A.B. per City of Norro Bay Sta. 10-39-44 (to back of ramp).
4. Construct 3" P.C.C. 1/4" gutter over 4" Class 2 A.B. per detail 42, Sheet 15.
5. Construct 4" P.C.C. curb per detail 31, Sheet 15.
6. Construct standard street monument per City of Norro Bay Sta. 10-39-44.
7. Construct 4" 90° sewer pipe with mechanical joints.
8. Construct sewer wye connection and 4" house lateral per City of Norro Bay Sta. 10-39-44.
9. Construct precast concrete sewer sump with frame and cover per City of Norro Bay Sta. 10-39-44.
10. Construct sewer cleanout per detail 22, Sheet 15.
11. Construct 4" 45° view drain pipe (12" x 18" x 18") with 1/2" x 1/2" x 1/2" grate and detention structure per detail 22, 23, and 41, Sheet 15 (length, width and slope as noted).
12. Construct 8" asbestos cement Class 153 water flow pipe with fittings (tees, elbows, etc.) and 8' x 6' x 7' concrete manhole at street.
13. Construct copper water service connection and manifold in accordance with City of Norro Bay Sta. 10-39-44 and 10-39-45.
14. Construct 1/2" cast iron resilient wedge water valve per City of Norro Bay Sta. 10-39-44.
15. Construct fire hydrant assembly per City of Norro Bay Sta. 10-39-44. Install Blue 900 hydrant with one 4-1/2" and two 2-1/2" outlets.
16. Install 15 gal. Eucalyptus fire hydrant per City of Norro Bay Sta. 10-39-44.
17. Construct drop inlet per City of Norro Bay Sta. 10-39-44.

BOUNDARY CORNER DATA

1	20.00'	10.00'
2	10.00'	10.00'
3	10.00'	10.00'
4	10.00'	10.00'
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6	10.00'	10.00'
7	10.00'	10.00'
8	10.00'	10.00'
9	10.00'	10.00'
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19	10.00'	10.00'
20	10.00'	10.00'

REVISIONS

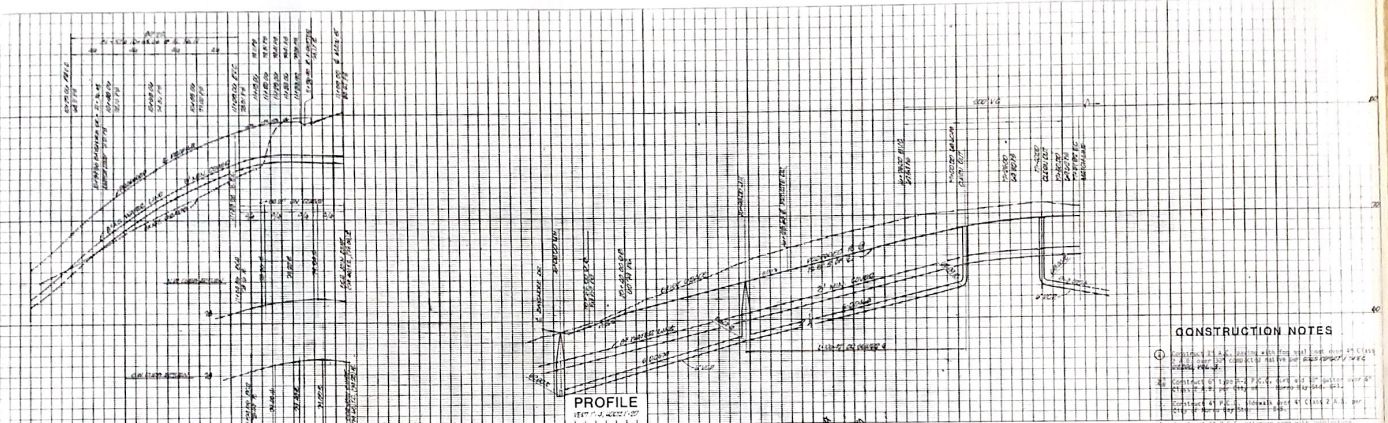
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UTILITY COMPANY SIGNATURES

FOR APPROVED	DATE	FOR APPROVED	DATE
BY: <i>[Signature]</i>	10-3-20	BY: <i>[Signature]</i>	10-3-20
SONIC CATV APPROVED	DATE	P.F.T APPROVED	DATE
BY: <i>[Signature]</i>	10-3-20	BY: <i>[Signature]</i>	10-3-20

STREET IMPROVEMENT PLANS - PLAN & PROFILE
BAYSHORE DRIVE
 STATION 0+45.10 TO STATION 10+39.44

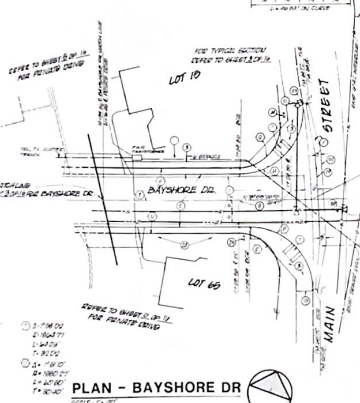
TRACT 729



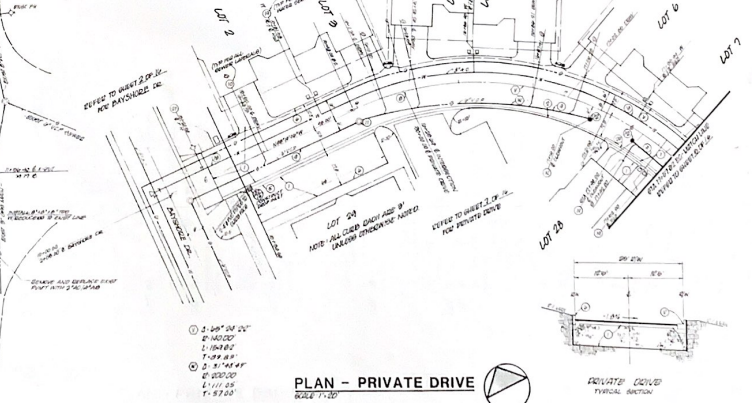
PROFILE
187' ± V.E. 4-25-72

CONSTRUCTION NOTES

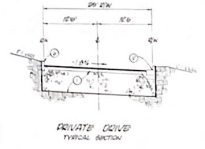
1. Construct 24" dia. concrete sewer pipe with 18" dia. 45° cast iron manhole at station 10+00.00. Slope 1/8" per foot.
2. Construct 18" dia. concrete sewer pipe with 18" dia. 45° cast iron manhole at station 11+00.00. Slope 1/8" per foot.
3. Construct 12" dia. concrete sewer pipe with 18" dia. 45° cast iron manhole at station 12+00.00. Slope 1/8" per foot.
4. Construct 8" dia. concrete sewer pipe with 18" dia. 45° cast iron manhole at station 13+00.00. Slope 1/8" per foot.
5. Construct 4" dia. concrete sewer pipe with 18" dia. 45° cast iron manhole at station 14+00.00. Slope 1/8" per foot.
6. Construct 6" P.C.C. "A" gutter over 6" dia. 24" dia. cast iron manhole at station 15+00.00.
7. Construct 6" P.C.C. curb per detail 22, Sheet 15.
8. Construct 24" dia. manhole curb ramp per City of Morris Bay Std. 8-11.
9. Construct standard street pavement per City of Morris Bay Std. 8-12.
10. Construct 6" VCP sewer pipe with mechanical joints.
11. Construct sewer pipe connection and 4" manhole lateral per City of Morris Bay Std. 8-13.
12. Construct street concrete curb ramp with frame and cover per City of Morris Bay Std. 8-14.
13. Construct curb clearance per detail 22, Sheet 15.
14. Construct 18" diameter concrete block on 4" of 3/4" gravel with bedding (18" x 18" x 8") at 10+00.00.
15. Construct 18" diameter concrete block on 4" of 3/4" gravel with bedding (18" x 18" x 8") at 11+00.00.
16. Construct 18" diameter concrete block on 4" of 3/4" gravel with bedding (18" x 18" x 8") at 12+00.00.
17. Construct 18" diameter concrete block on 4" of 3/4" gravel with bedding (18" x 18" x 8") at 13+00.00.
18. Construct 18" diameter concrete block on 4" of 3/4" gravel with bedding (18" x 18" x 8") at 14+00.00.
19. Construct 18" diameter concrete block on 4" of 3/4" gravel with bedding (18" x 18" x 8") at 15+00.00.
20. Furnish and install 18" dia. 45° cast iron manhole with approval of the City Engineer.
21. Furnish and install "flow test" pipe in the gutter of the City fire department.
22. Install 18" dia. analysis facilities per City of Morris Bay Standards.
23. Furnish concrete cross-potter per detail 22, Sheet 15.



PLAN - BAYSHORE DR
SCALE 1" = 20'



PLAN - PRIVATE DRIVE
SCALE 1" = 20'

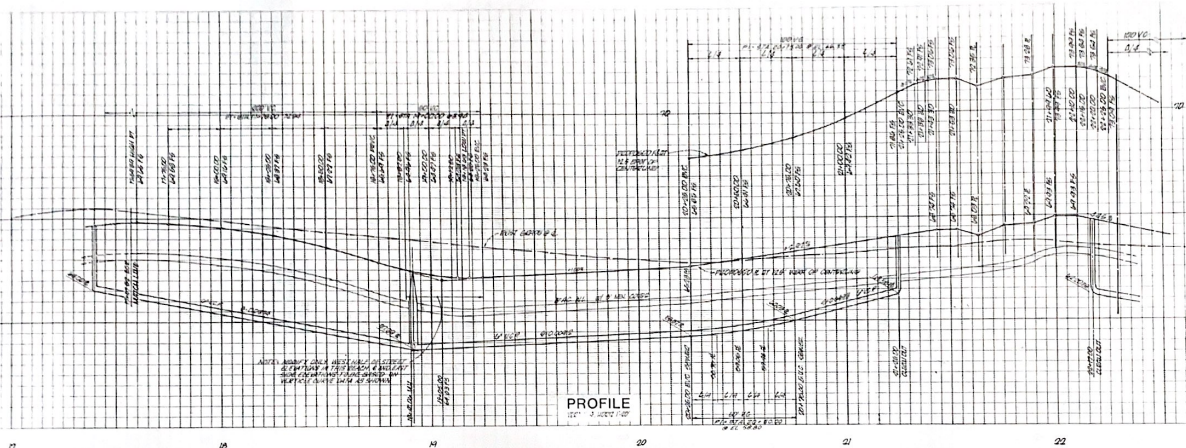


PRIVATE DRIVE
TYPICAL SECTION

NO.	REVISIONS	DATE
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2	AS SHOWN	4-25-72
3	AS SHOWN	4-25-72
4	AS SHOWN	4-25-72
5	AS SHOWN	4-25-72
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7	AS SHOWN	4-25-72
8	AS SHOWN	4-25-72
9	AS SHOWN	4-25-72
10	AS SHOWN	4-25-72
11	AS SHOWN	4-25-72
12	AS SHOWN	4-25-72
13	AS SHOWN	4-25-72
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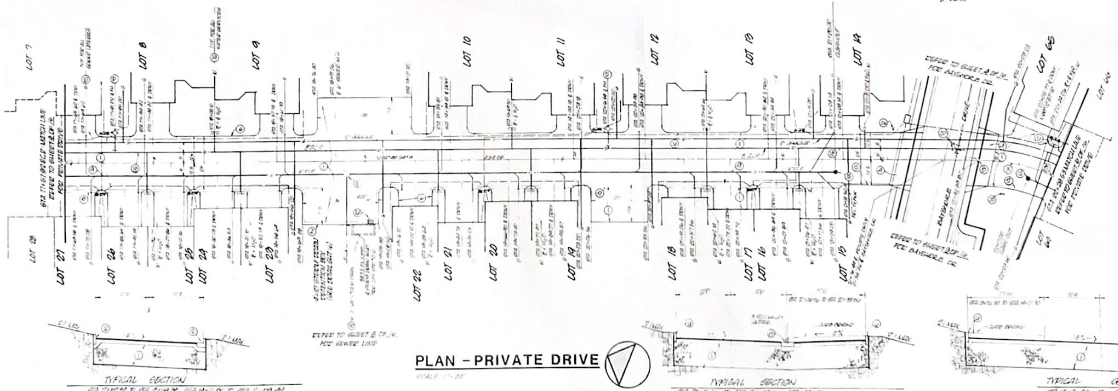
UTILITY COMPANY SIGNATURES	
P.O. BOX APPROVED BY <i>[Signature]</i>	1983
SONIC CITY APPROVED BY <i>[Signature]</i>	1983
BOCA APPROVED BY <i>[Signature]</i>	1983
F&T APPROVED BY <i>[Signature]</i>	1983

STREET IMPROVEMENT PLANS - PLAN & PROFILE
BAYSHORE DR PRIVATE DR.
 STA. 10+29.36 TO MAIN ST. STA. 15+00.00 TO STA. 15+57.82
 TRACT 729
 mdw ASSOCIATES



CONSTRUCTION NOTES

1. Construct to match existing grade at all points.
2. Construct to match existing grade at all points.
3. Construct to match existing grade at all points.
4. Construct to match existing grade at all points.
5. Construct to match existing grade at all points.
6. Construct to match existing grade at all points.
7. Construct to match existing grade at all points.
8. Construct to match existing grade at all points.
9. Construct to match existing grade at all points.
10. Construct to match existing grade at all points.
11. Construct to match existing grade at all points.
12. Construct to match existing grade at all points.
13. Construct to match existing grade at all points.
14. Construct to match existing grade at all points.
15. Construct to match existing grade at all points.
16. Construct to match existing grade at all points.
17. Construct to match existing grade at all points.
18. Construct to match existing grade at all points.
19. Construct to match existing grade at all points.
20. Construct to match existing grade at all points.
21. Construct to match existing grade at all points.
22. Construct to match existing grade at all points.



PLAN - PRIVATE DRIVE

REVISIONS

NO.	DATE	DESCRIPTION
1	4-7	Initial Design
2	4-15	Final Design

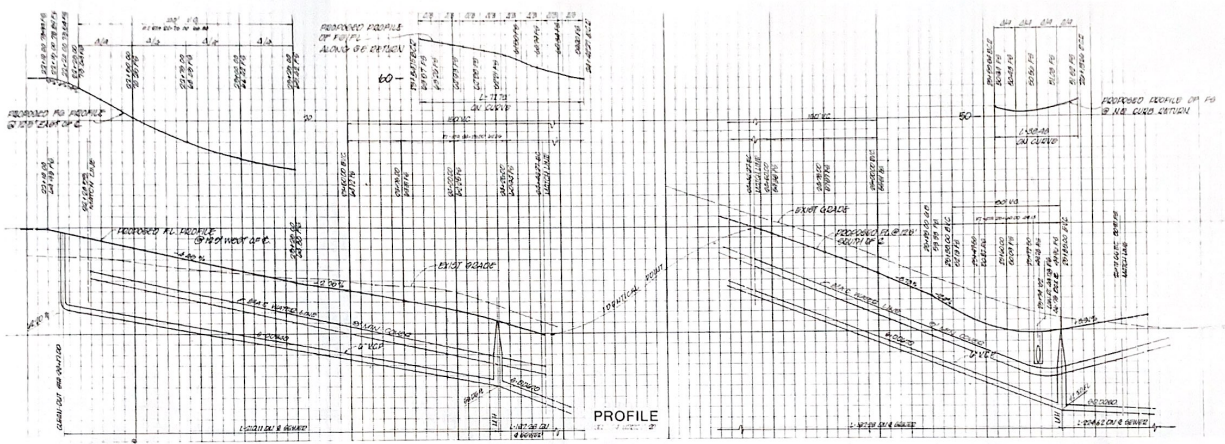
UTILITY COMPANY SIGNATURES

P & E APPROVED BY: <i>[Signature]</i> DATE: 4-7	ALLIANCE APPROVED BY: <i>[Signature]</i> DATE: 4-15
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STREET IMPROVEMENT PLANS - PLAN & PROFILE

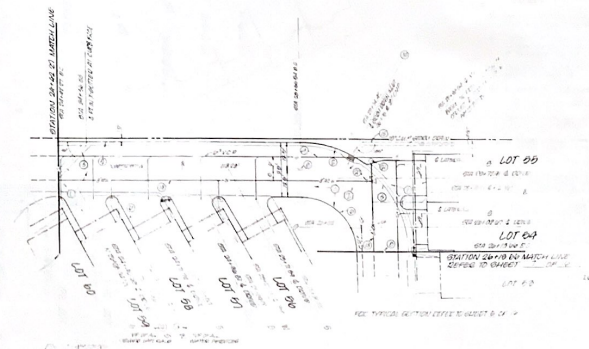
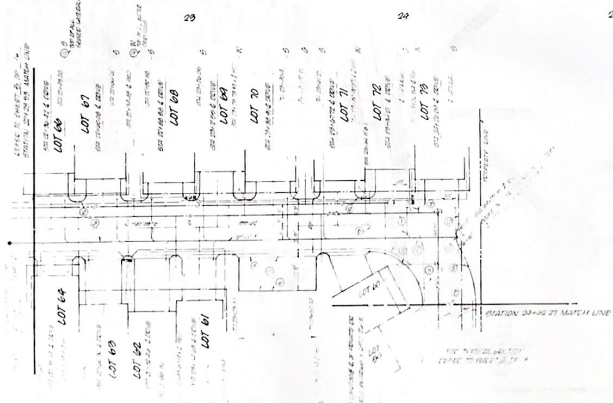
PRIVATE DRIVE
 STATION 17+07.82 E.C.R. TO STATION 22+28.53
 TRACT 729

mdw



CONSTRUCTION NOTES

1. All work to be done in accordance with the specifications of the Department of Public Works.
2. All work to be done in accordance with the standards of the Department of Public Works.
3. All work to be done in accordance with the standards of the Department of Public Works.



PLAN - PRIVATE DRIVE

PLAN - PRIVATE DRIVE

REVISIONS

UTILITY COMPANY SIGNATURES

Young Roadway

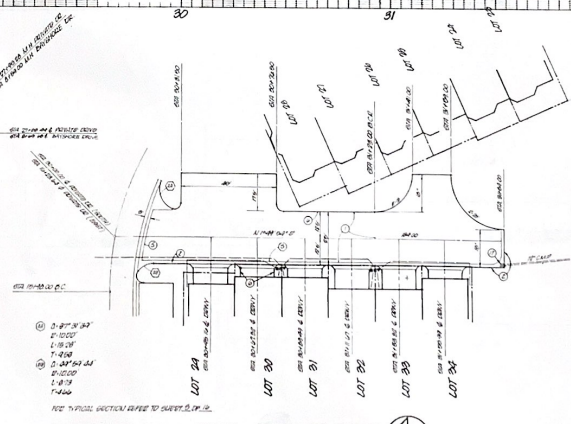
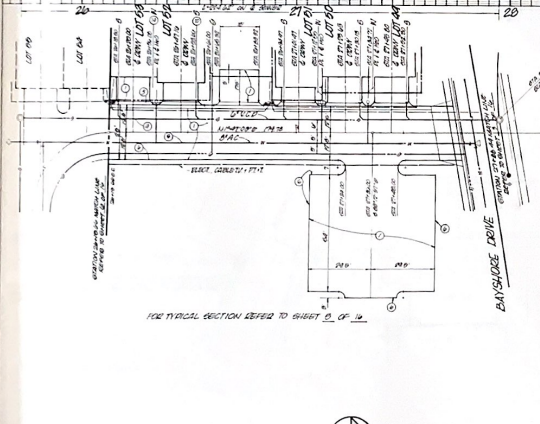
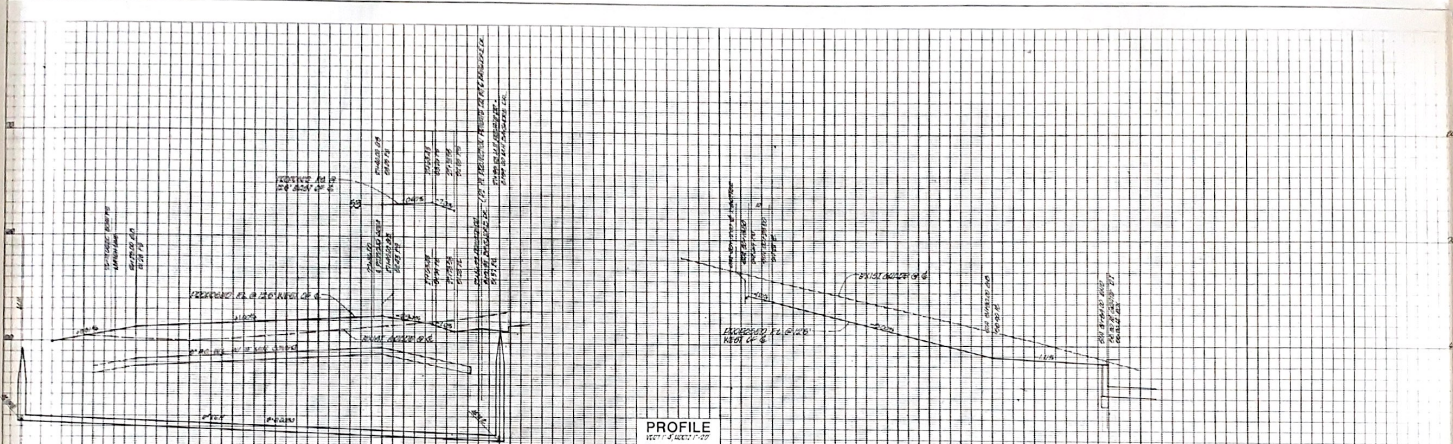
George W. Sheard

Joseph B. Anderson

STREET IMPROVEMENT PLANS - PLAN & PROFILE
PRIVATE DRIVE

STATION 22+25.53 TO STATION 24+12.77 TO STATION

6 of 16



- CONSTRUCTION NOTES**
- Construct 2" A.C. paving with 1/2" steel reinforcement mesh (10' x 10') over 4" compacted base per SOCA/MSD/ST/1000/ADDITIONAL.
 - Construct 4" P.C.C. curb and 1/2" gutter over 4" Class 2 A.B. per City of Morris Bay 104, 801.
 - Construct 4" P.C.C. driveway ramp with 1/2" gutter over 4" Class 2 A.B. per City of Morris Bay 104, 801.
 - Construct 3" P.C.C. "X" gutter over 4" Class 2 A.B. per detail 104, Sheet 10.
 - Construct 4" P.C.C. curb per detail 104, Sheet 10.
 - Construct 4" VCP sewer pipe with mechanical joints.
 - Construct sewer pipe connection and 4" house lateral per City of Morris Bay 104, 801.
 - Construct precast concrete sewer manhole with frame and cover per City of Morris Bay 104, 801.
 - Construct 6" inlet per detail 104, Sheet 10.
 - Construct 8" manhole cover Class 800 water flow with "RATIONAL" (FRP, ALUMINUM, STEEL) and 10" x 10" concrete manhole blocks 104, 801.
 - Construct copper water service connection and manhole as necessary per City of Morris Bay 104, 801.
 - For single meter, 1 1/2" gas meter.
 - Function and install "Fire Test" sign to the approval of the City Fire Department.

PLAN - PRIVATE DRIVE
SCALE 1"=20'

PLAN - PRIVATE DRIVE
SCALE 1"=20'

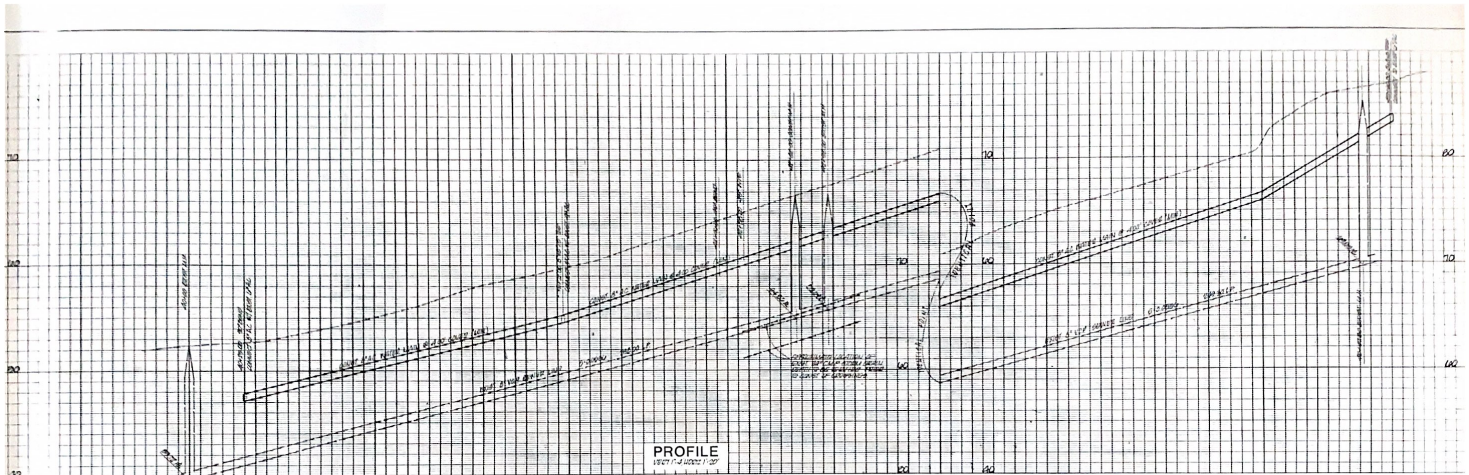
REVISIONS		UTILITY COMPANY SIGNATURES	
NO.	DESCRIPTION	DATE	BY

P.O.B.E. APPROVED		S.O.C.A. APPROVED	
DATE	BY	DATE	BY
1983	<i>[Signature]</i>	1983	<i>[Signature]</i>
1983	<i>[Signature]</i>	1983	<i>[Signature]</i>

STREET IMPROVEMENT PLANS - PLAN & PROFILE
PRIVATE DRIVE
 STA. 26+13.00 TO STA. 27+95.00 / STA. 30 00.00 TO STA. 31+84.00

mcw associates

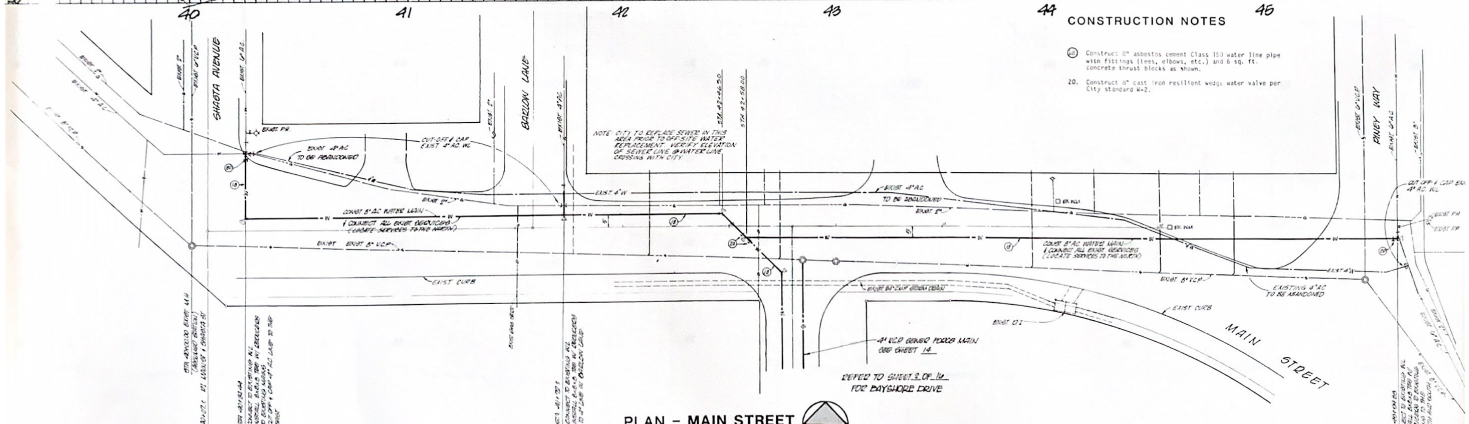
TRACT 729
7-15



PROFILE
1/2" = 1' VERT
1" = 20' HORZ

CONSTRUCTION NOTES

1. Construct 12" asbestos cement Class 150 water line pipe with fittings (tees, elbows, etc.) and 8' dia. concrete thrust blocks as shown.
2. Construct 12" cast iron resilient wdg. water valve per City Standard #12.



PLAN - MAIN STREET
SCALE: 1" = 20'

REVISIONS

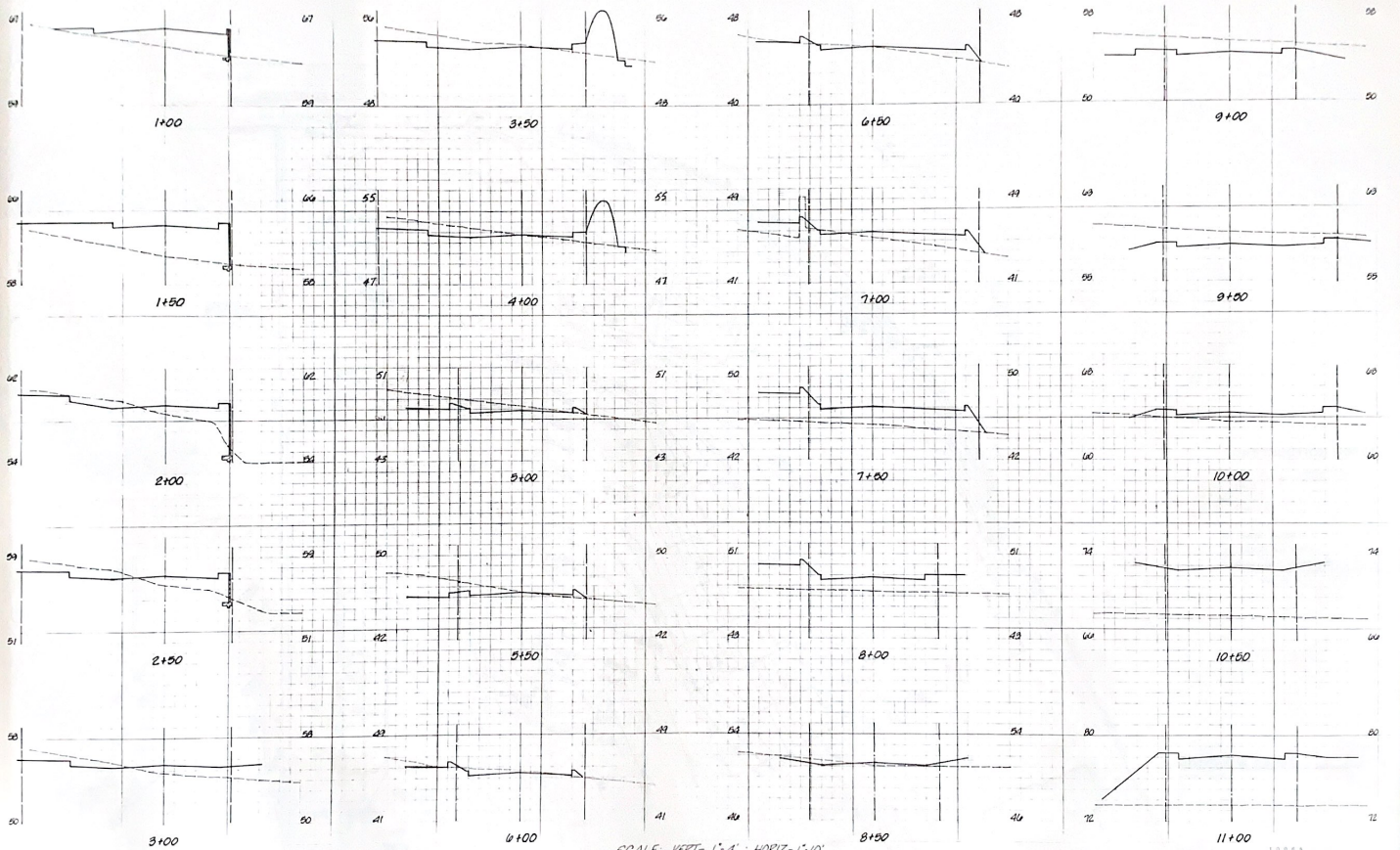
NO.	DATE	DESCRIPTION	BY	APP'D.

UTILITY COMPANY SIGNATURES

BY	DATE	APPROVED	BY	DATE	APPROVED
SONIC CATV	APPROVED	188	SO. CAL. GAS	APPROVED	188
			P.F.I.T.	APPROVED	188

STREET IMPROVEMENT PLANS - PLAN & PROFILE
MAIN STREET - WATER PLAN

SHASTA AVENUE TO PINEY WAY
TRACT 729
99116



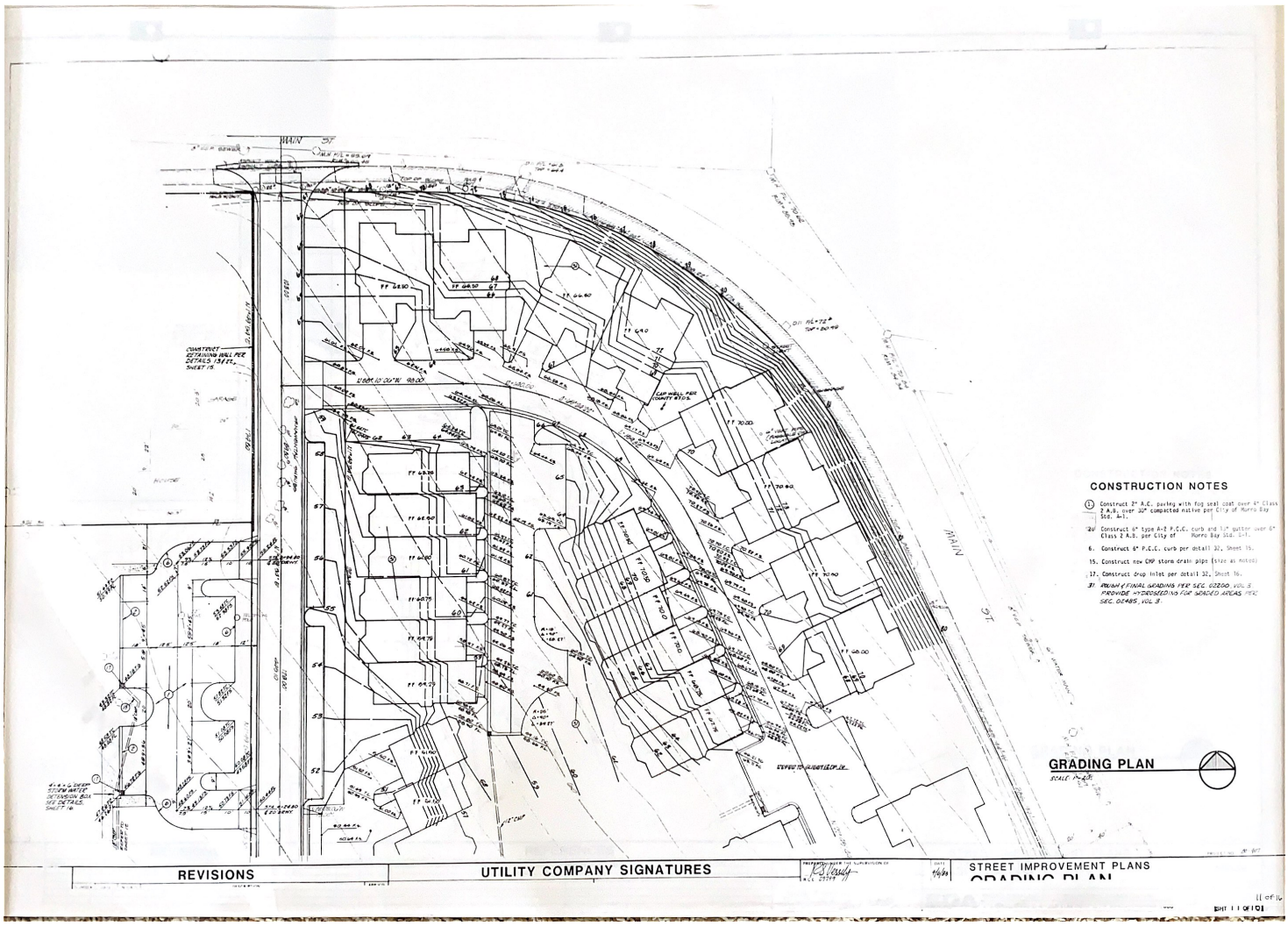
SCALE: VERT-1"=4' ; HORIZ-1"=10'

REVISIONS

R. Young

1683

STREET IMPROVEMENT PLANS
X-SECTIONS BAYSHORE DRIVE



CONSTRUCTION NOTES

1. Construct 2" A.C. parking with top seal coat over 4" Class 2 A.B. over 20" compacted native per City of Harris Bay Sec. 211.
2. Construct 4" type A-2 P.C.C. curb and 1/2" gutter over 4" Class 2 A.B. per City of Harris Bay Sec. 211.
3. Construct 6" P.C.C. curb per detail 22, Sheet 10.
4. Construct 6" CIP storm drain pipe (size as noted).
5. Construct drop inlets per detail 22, Sheet 10.
6. PROVIDE FINAL GRADINGS PER SEC. 03200 VOL. 2. PROVIDE "DISSEMINATION" FOR SLOPED AREAS PER SEC. 03400, VOL. 2.

GRADING PLAN
SCALE: P.L.S.

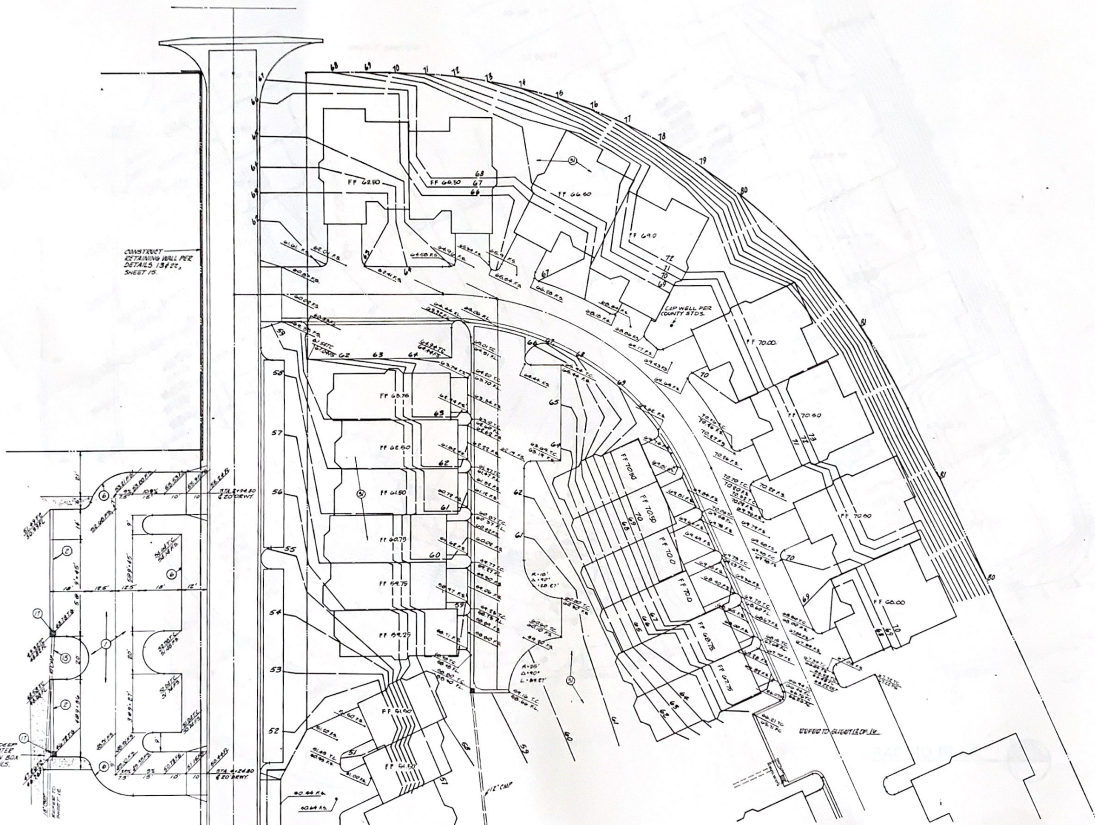


REVISIONS

UTILITY COMPANY SIGNATURES

DATE: 1/11/01

STREET IMPROVEMENT PLANS
GRADING PLAN



CONSTRUCTION NOTES

1. Construct 2" A.C. paving with fog seal coat over 4" Class 2 A.B. over 3" concrete base per City of Mono Bay Sec. 4-11.
2. Construct 6" Type A-2 P.C.C. curb and 12" gutter over 4" Class 2 A.B. per City of Mono Bay Sec. 4-11.
3. Construct 6" P.C.C. curb per detail 32, Sheet 15.
4. Construct new 6" storm drain pipe (size as noted).
5. Construct drop inlet per detail 32, Sheet 15.
6. PROVIDE "DESIGNED FOR UNPAVED AREAS PER SEC. 60845, VOL. 3.

GRADING PLAN

SCALE 1"=20'



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	5-27-85	W.E.	REVISED PERMIT SET TO INCLUDE 10% SLOPE FROM # 2 TO # 5.

REFERENCES

BENCH MARK #	ELEV.

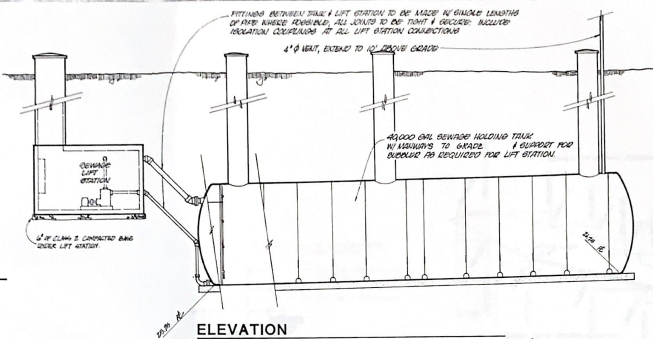
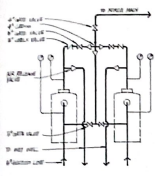
PREPARED UNDER THE SUPERVISION OF THE
 COUNTY ENGINEER, COUNTY OF MONO, CALIF.
 BY: W.E. APPROVED: C.E. APPROVED:
 DATE: 5-27-85
 101 MONO BLVD. 28718

**STREET IMPROVEMENT PLANS
 GRADING PLAN**

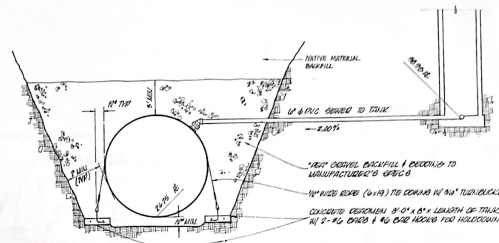
EDA ENGINEERING-LAND SURVEYING-PROJECT ADMINISTRATION
 878 OSOBS, SUITE B-6 SAN LUIS OBISPO, CA 93401-809-549-8955

TRACT 729
 SHEET 11 OF 16

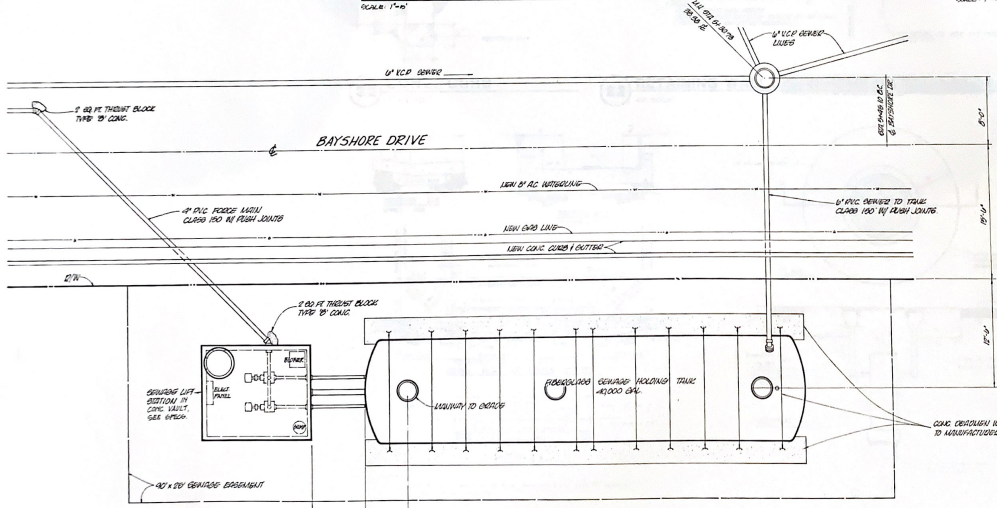
PIPING SCHEMATIC



ELEVATION
SCALE: 1"=4'



SECTION
SCALE: 1"=4'



PLAN
SCALE: 1"=4'

INFORMATION CONTAINED ON
THIS SHEET NOT APPROVED
FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

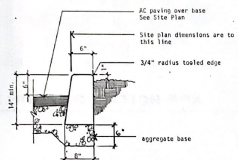
UTILITY COMPANY SIGNATURES

P.O. & E. APPROVED	198	S.O. & GAS APPROVED	198
BY		BY	
SONIC CATV APPROVED	198	P.T. & T APPROVED	198
BY		BY	

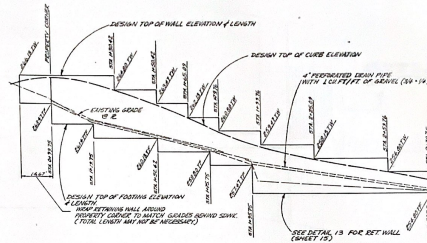
DATE	BY	APPROVED
1/14/18		

**STREET IMPROVEMENT PLANS
SEWER TANK & LIFT STATION**

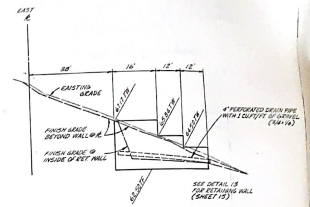
mdw Associates
ARCHITECTURE PLANNING ENGINEERING
170 N. Dearborn Street, Suite 1000
CHICAGO, IL 60610
TRACT 729
14 of 18



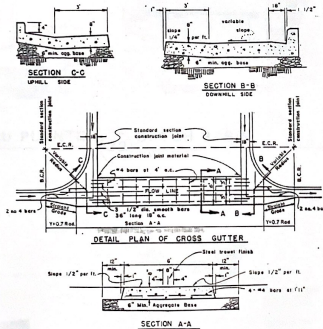
32 CONC. CURB
1/4"=1'-0"



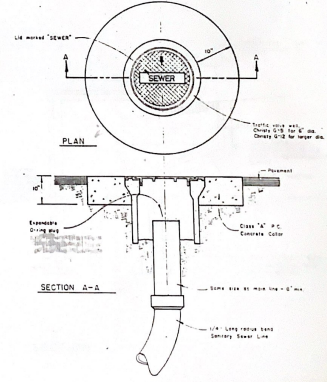
22 RETAINING WALL: BAYSHORE DR STA. 1+00-2+80
NO SCALE



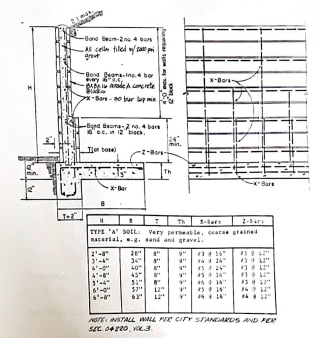
12 RETAINING WALL: SOUTH P/L
NO SCALE



33 CONC. CROSS GUTTER



23 SEWER MAIN CLEAN OUT

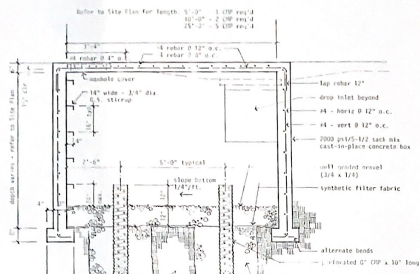


13 RETAINING WALL

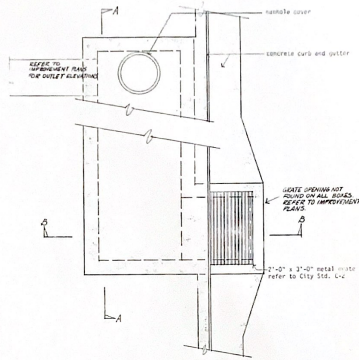
NO.	REVISIONS	DATE	BY	APPROVED	DATE	BY	APPROVED

UTILITY COMPANY SIGNATURES			
BY	DATE	BY	DATE

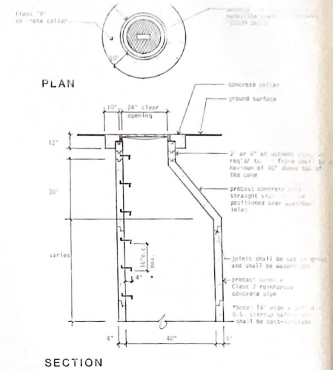
STREET IMPROVEMENT PLANS	
DETAILS	
DATE	4/6/10
SCALE	1/4"=1'-0"
PROJECT	
TRACT	729
SHEET	15 OF 16



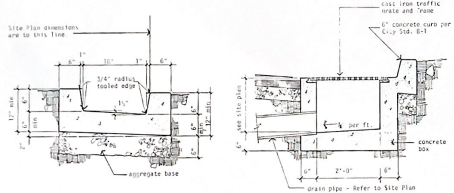
41 STORM DRAIN PERCOLATION BOX
1/2"=1'-0"



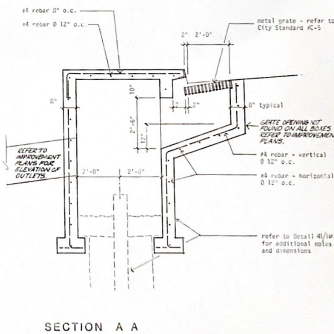
22 STORM DRAIN PERCOLATION BOX
NO SCALE



12 STORM DRAINAGE JUNCTION BOX
NO SCALE

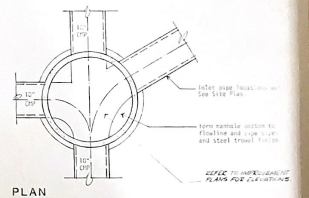


42 GUTTER THRU PLANTER 1"=1'-0"
32 CATCH BASIN 3/4"=1'-0"

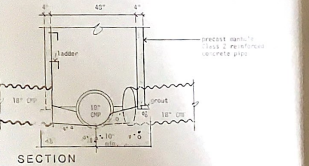


SECTION A A

23 STORM DRAIN PERCOLATION BOX
1/2"=1'-0"

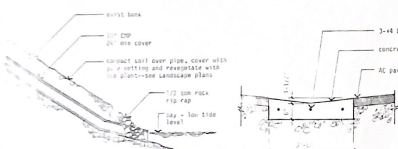


PLAN



SECTION

13 STORM DRAIN JUNCTION BOX
1/2"=1'-0"



53 STORM DRAIN OUTFALL NO SCALE
43 4\"/>

33 DRAINAGE SWALE
1/2"=1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

UTILITY COMPANY SIGNATURES

BY	DATE	BY	DATE
PG&E APPROVED	198	SO CA GAS APPROVED	198
BY		BY	
SONIC CATV APPROVED	198	P & T APPROVED	198
BY		BY	

STREET IMPROVEMENT PLANS
DETAILS

TRACT 739	18
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