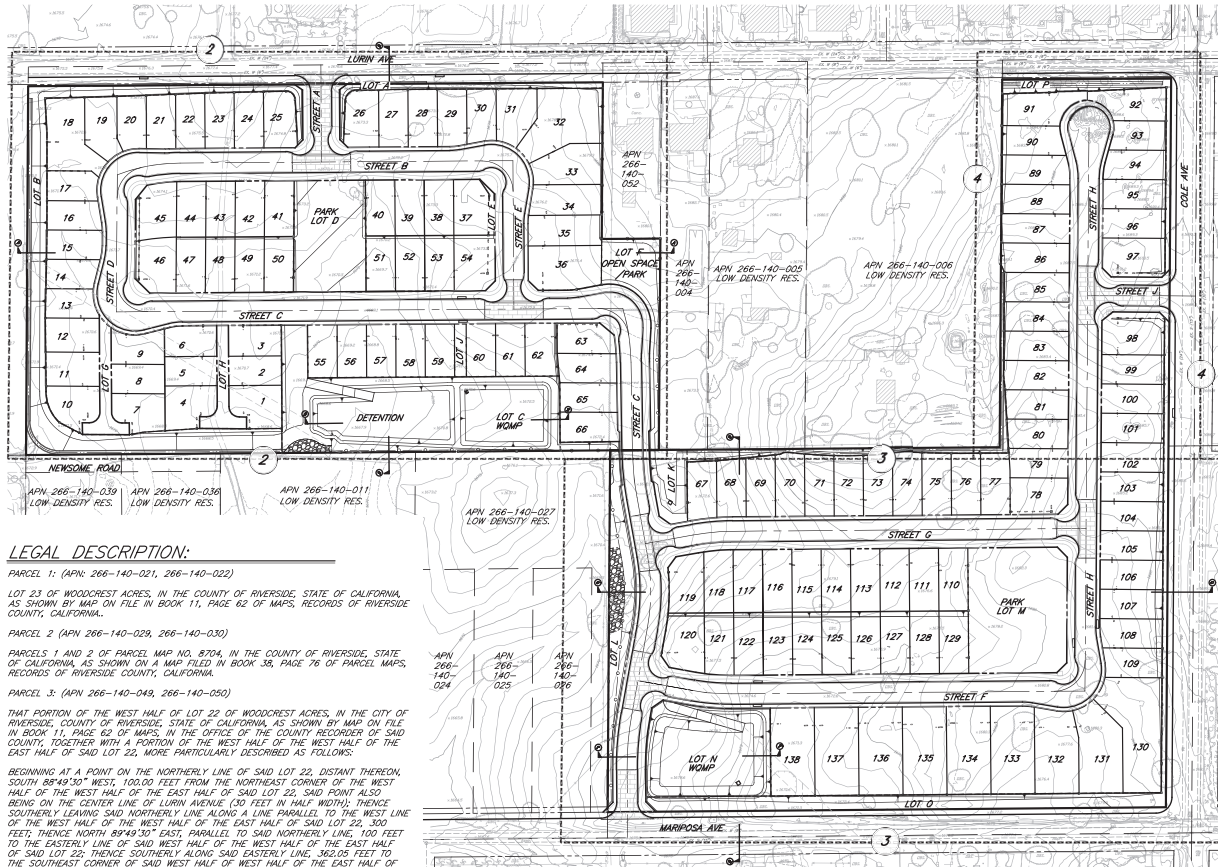


# PRELIMINARY GRADING PLAN



## LEGAL DESCRIPTION:

PARCEL 1: (APN: 266-140-021, 266-140-022)

LOT 23 OF WOODCREST ACRES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2 (APN 266-140-028, 266-140-030)

PARCELS 1 AND 2 OF PARCEL MAP NO. 8704, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 38, PAGE 76 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3: (APN 266-140-048, 266-140-050)

THAT PORTION OF THE WEST HALF OF LOT 22 OF WOODCREST ACRES, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF SAID LOT 22, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 22, DISTANT THEREON, SOUTH 88°49'30" WEST, 100.00 FEET FROM THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF SAID LOT 22, SAID POINT ALSO BEING ON THE CENTER LINE OF LURIN AVENUE (30 FEET IN HALF WIDTH); THENCE SOUTHERLY LEAVING SAID NORTHERLY LINE ALONG A LINE PARALLEL TO THE WEST LINE OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF SAID LOT 22, 300 FEET; THENCE NORTH 88°49'30" EAST, PARALLEL TO SAID NORTHERLY LINE, 100 FEET TO THE EASTERLY LINE OF SAID WEST HALF OF THE WEST HALF OF THE EAST HALF OF SAID LOT 22; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, 362.05 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF OF THE EAST HALF OF SAID LOT 22; THENCE SOUTH 88°47'15" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 22, 414.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00°17'00" WEST, ALONG THE WESTERLY LINE OF SAID LOT 22, 662.09 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE CENTER LINE OF SAID LURIN AVENUE; THENCE ALONG SAID NORTHERLY LINE, NORTH 88°49'30" EAST, 314.90 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHERLY 33 FEET OF ABOVE DESCRIBED PARCEL.

SAID LAND IS DESCRIBED AND DELINEATED AS LOT 4 ON THAT CERTAIN "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" RECORDED DECEMBER 23, 2016 AS INSTRUMENT NO. 2016-025644 OF OFFICIAL RECORDS.

## STATEMENT OF PREPARER

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

MATTHEW L. LANINOVICH, P.E.

DATE



## BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CITY OF CORONA GPS MONUMENTS NO. 1183 OAK DAM (N: 2254579.060, E: 6152363.939 AND NO. 3039 LINDSON 2 1953 (N: 2249760.701, E: 6154840.535), BEING N 27°12'10" W.

## BENCHMARK:

CITY OF RIVERSIDE DESIGNATION: E8-G3

P.L. NAIL AND CITY ENGINEER TAG IN THE TOP OF THE SIDEWALK OVER THE EASTERLY WALL OF A CATCH BASIN ALONG THE SOUTHERLY CURB OF VAN BUREN BLVD AND 700 FEET EASTERLY OF WOOD ROAD.

ELEV: 1644.96' (NAD 88)



## PROJECT SCOPE OF WORK:

1. TOTAL PROJECT GROSS ACREAGE IS 32.54 AC.

ACREAGE SUMMARY	ACREAGE	PERCENT
A. LOT GROSS AREA	18.32	56%
B. DRAINAGE (WOMP BASIN)	2.43	7%
C. SLOPES	2.55	8%
D. PARKS	1.66	5%
E. DRIVEWAY	0.83	3%
F. ROW TO ROW	7.35	23%

2. EXISTING GENERAL PLAN DESIGNATION: LDR - LOW DENSITY RESIDENTIAL (3-6 DU/AC)

3. EXISTING ZONING: RE, R-1-1/2, R-1-13000

4. PROPOSED ZONING: RE, R-1-1/2, R-1-13000

5. PROPOSED NO. OF DWELLING UNITS: 138 LOTS.

6. PROPOSED PROJECT DENSITY: 3.86 DU/AC.

7. MINIMUM LOT SIZE: 4,235 SQ. FT.

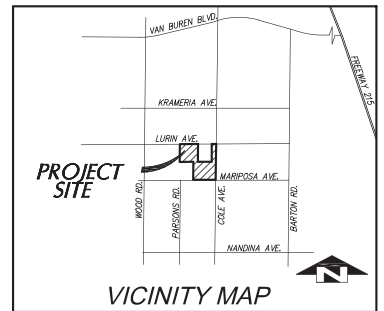
8. AVERAGE LOT SIZE: 5,781 SQ. FT.

9. ZONING OF SURROUNDING PROPERTY: R-1-13000

10. AVERAGE NATURAL SLOPE OF SITE: 0.53%

## EARTHWORK QUANTITIES:

CUT: 14,089 CY FILL: 266,000 CY NET: 251,911 CY (T)  
THE QUANTITY SHOWN ABOVE IS FOR DISCUSSION PURPOSES ONLY.



## ENGINEER:

KWC ENGINEERS  
1880 COMPTON AVENUE  
CORONA, CA 92681-3370  
(951) 734-2130  
CONTACT: MATTHEW LANINOVICH, P.E.

## OWNER/DEVELOPER:

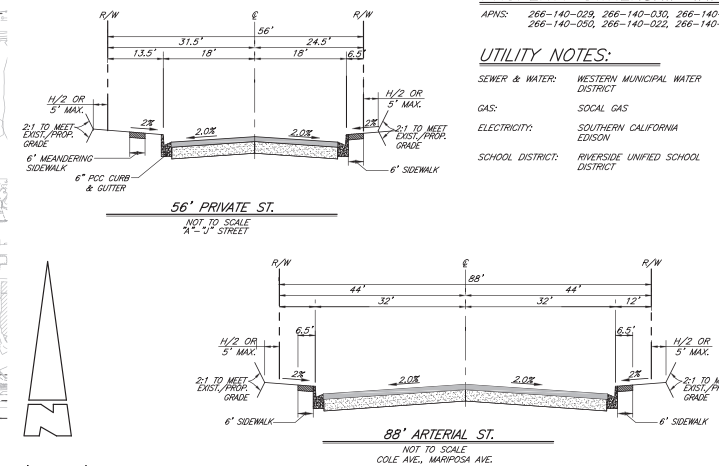
LURIN LAND 1, LLC  
10621 CIVIC CENTER DRIVE  
RANCHO CUCAMONGA, CA 91730  
CONTACT: NOLAN LEGGIO

## PROPERTY OWNERSHIP INFO:

APNS: 266-140-028, 266-140-030, 266-140-048,  
266-140-050, 266-140-022, 266-140-021

## UTILITY NOTES:

SEWER & WATER: WESTERN MUNICIPAL WATER DISTRICT  
GAS: SOCAL GAS  
ELECTRICITY: SOUTHERN CALIFORNIA Edison  
SCHOOL DISTRICT: RIVERSIDE UNIFIED SCHOOL DISTRICT



T.M.	DATE	IDENTIFIER
08/04/20	08/04/20	BY: MLL
08/04/20	08/04/20	BY: MLL

## PROJECT NOTES:

- ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION ORDINANCE #60.
- THOMAS BROS. GUIDE (2007) PAGE 748 E4 & E5
- ALL CUT SLOPES WILL BE 2:1 RATIO AND FILL SLOPES 2:1, UNLESS OTHERWISE NOTED.
- SECTIONS OF SLOPES SHALL CONFORM TO CBC 2016.
- LOT DIMENSIONS SHOWN HEREON INCLUDE DIMENSIONS TO STREET R/W.
- ALL WATER QUALITY FOR THIS TRACT IS BEING MITIGATED BY ON-SITE BMPs BIO-RETENTION BASINS.
- THIS TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- PROPERTY IS NOT LOCATED IN A FLOODPLAIN.
- PROPERTY IS NOT LOCATED IN A LIQUIDATION ZONE.
- PROPERTY IS NOT LOCATED IN A SUBSIDENCE AREA.
- PROPERTY CONTAINS NO KNOWN WELLS.
- PROPERTY IS NOT IN A FAULT ZONE OR ON A FAULT LINE.
- THE PROJECT IS LOCATED WITHIN COMPATIBILITY ZONE D OF THE MARCH AIR RESERVE BASE/INLAND PORT AIRPORT COMPATIBILITY PLAN.
- SEBACKS TO ALL SITE BOUNDARIES WILL COMPLY WITH THE 2016 CBC.

## TENTATIVE TRACT MAP NO. 37731 GRADING PLAN CITY OF RIVERSIDE

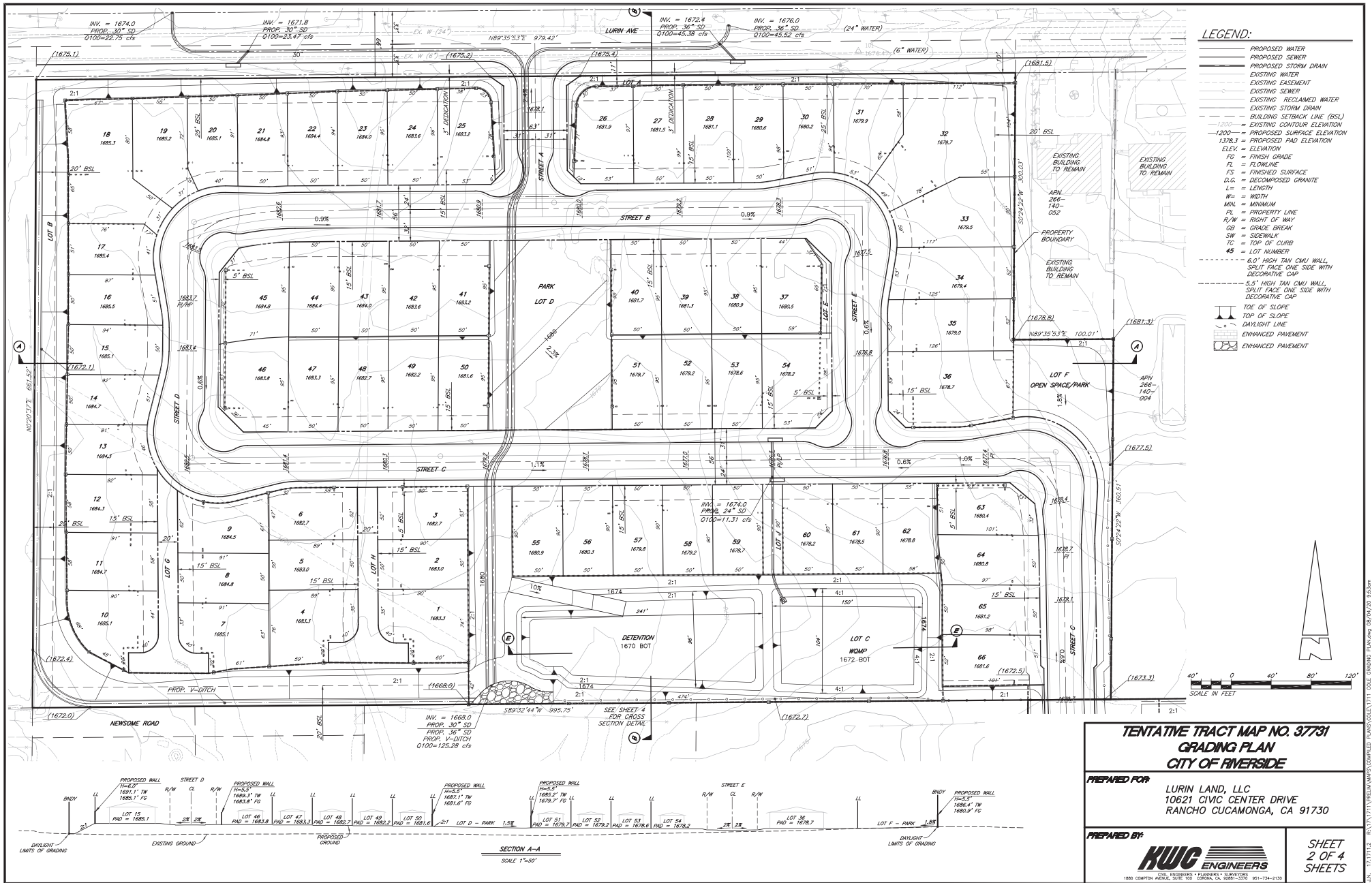
PREPARED FOR

LURIN LAND, LLC  
10621 CIVIC CENTER DRIVE  
RANCHO CUCAMONGA, CA 91730

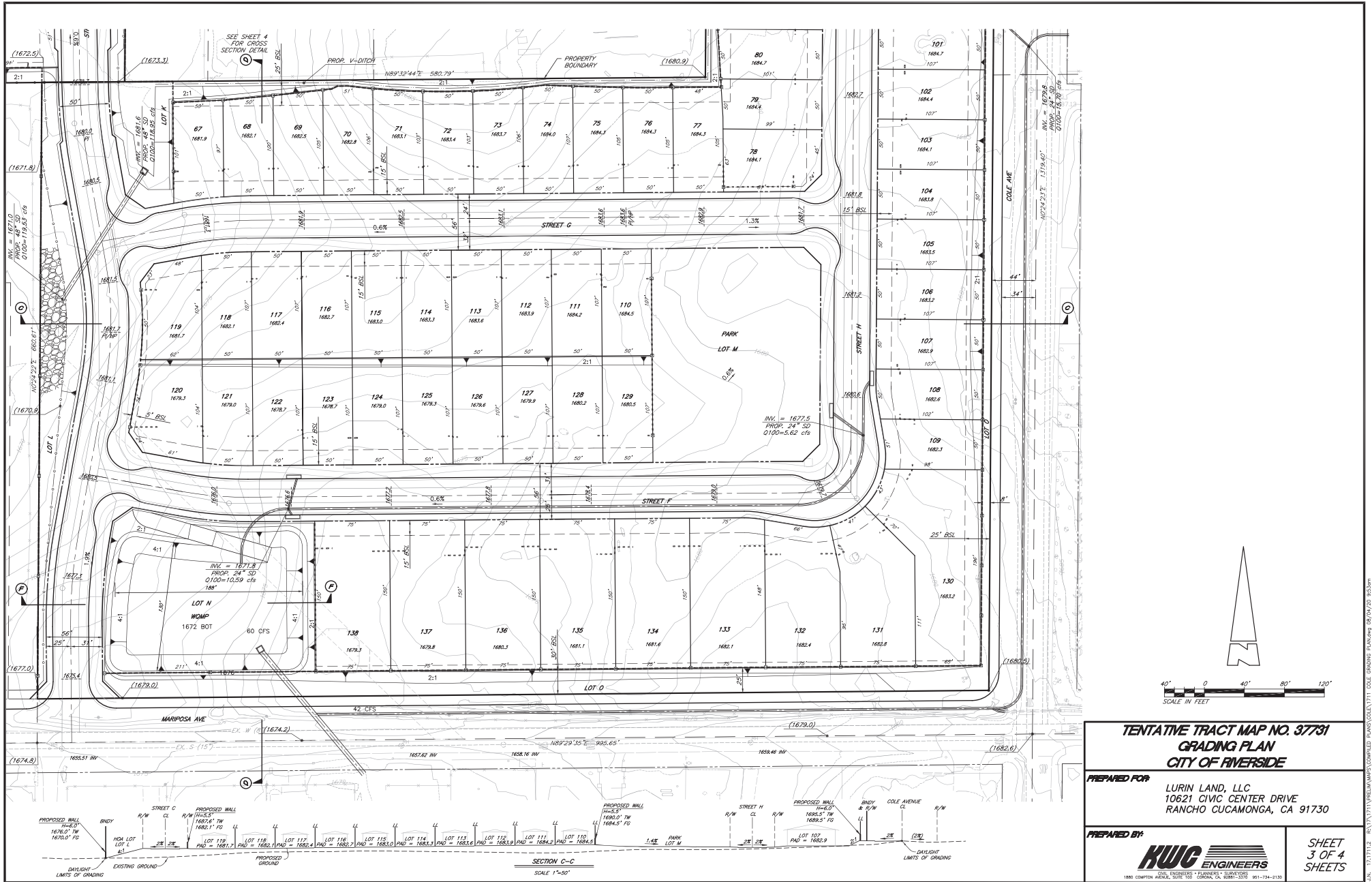
PREPARED BY:

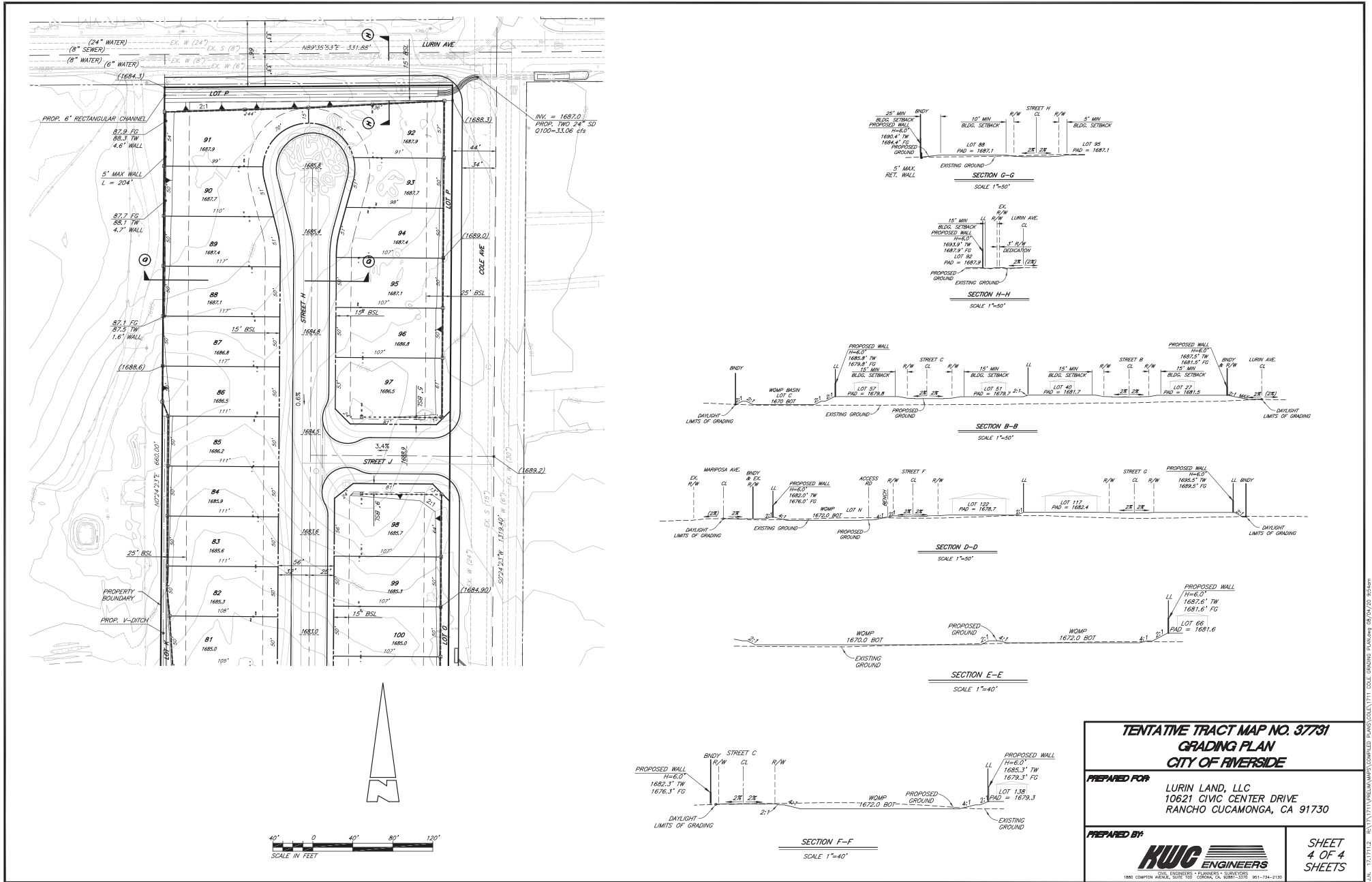
**KWC ENGINEERS**  
CIVIL ENGINEERS • PLANNERS • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92681-3370 • 951-734-2130

SHEET  
1 OF 4  
SHEETS











# NOTE

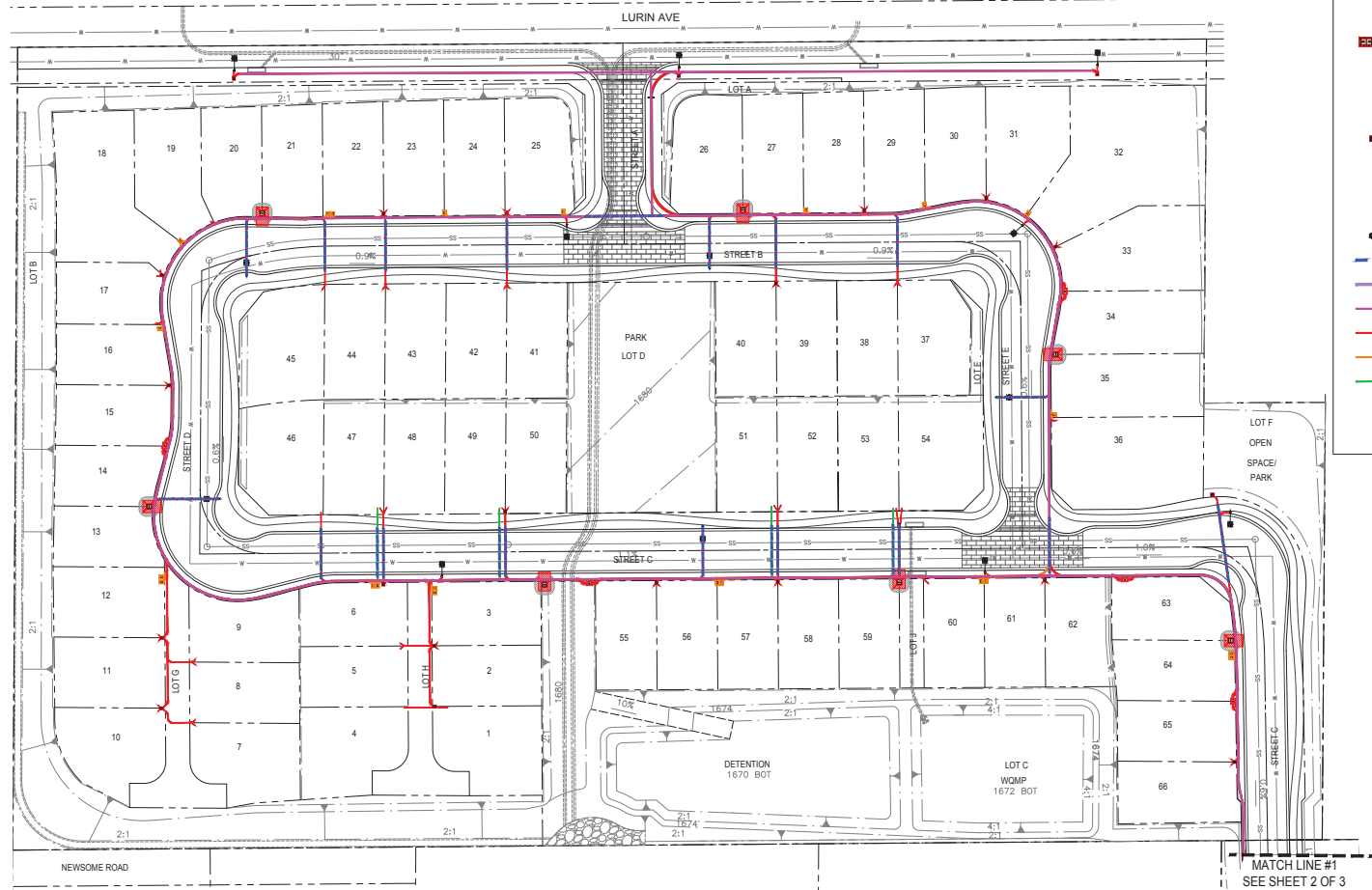
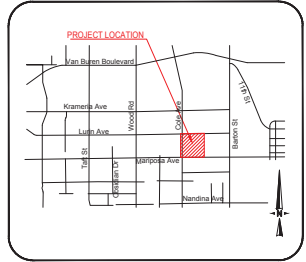
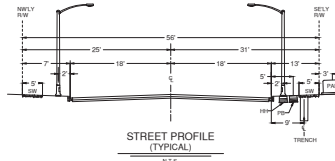
THIS "DRY UTILITY COMPOSITE" IS BASED ON THE MOST CURRENT PLANS PROVIDED TO MORROW MANAGEMENT AS OF FEBRUARY 5, 2020.

## UTILITY CONTACTS

- UTILITY CONTACTS:
  - RIVERSIDE PUBLIC UTILITY
  - FRONTIER COMMUNICATIONS
  - SPECTRUM
  - SOUTHERN CALIFORNIA GAS
- ALL UTILITY COMPANY DRAWINGS ARE TO TAKE PRECEDENCE OVER THIS PLAN.
- BEFORE EXCAVATING CALL UNDERGROUND SERVICE ALERT AT: 1-800-227-2600

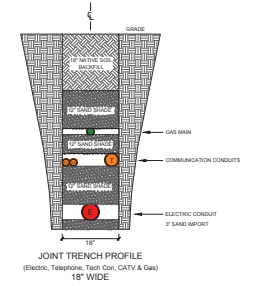
## GENERAL NOTES:

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- LOCATIONS OF EXISTING DRY UTILITIES ARE BASED UPON UTILITY MAPS, AS-BUILTS AND FIELD OBSERVATIONS. POT HOUSING IS RECOMMENDED TO VERIFY LOCATION OF ANY EXISTING FACILITIES.
- CONTRACTOR TO CONTACT "UNDERGROUND SERVICE ALERT" (800) 422-4133 PRIOR TO ANY EXCAVATION.



## LEGEND

- ELEC. HANDHOLE
- ELEC. PULL BOX
- ELEC. TRANSFORMER & PAD
- ELEC. METER PEDESTAL
- ELEC. MANHOLE
- ELEC. PME
- ELEC. POLE
- TELCO PULLBOX
- CATV PULL BOX
- PROPOSED STREET LIGHT LOCATION
- DRY UTILITY SLEEVE
- IRRIGATION SLEEVE
- JOINT TRENCH
- ELECTRIC CONDUIT
- COMMUNICATIONS CONDUIT
- GAS MAIN
- WORKING CLEARANCE
- WINDOW CLEARANCE



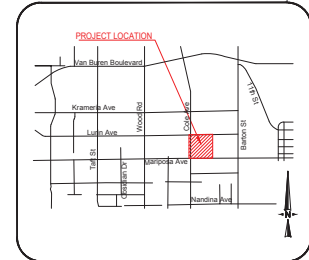
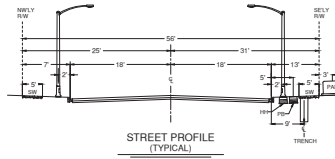
DRAWING HISTORY		REVISIONS		MORROW		Diversified Pacific		DIV213	
CREATED	Initial Design Map	NO	03/20/20	1130 Via Callesan San Clemente, CA 92673 949.218.6500		COLE 138 Pleasanton, CA 945.377.31		PRELIMINARY 03/26/2020 VER.2 1" = 40'	
REVISIONS									
DESCRIPTION				SCALE: 1" = 40'		Dry Utility Composite Exhibit		1 of 3	

# NOTE

THIS "DRY UTILITY COMPOSITE" IS BASED ON THE MOST CURRENT PLANS PROVIDED TO MORROW MANAGEMENT AS OF FEBRUARY 5, 2020.

## UTILITY CONTACTS

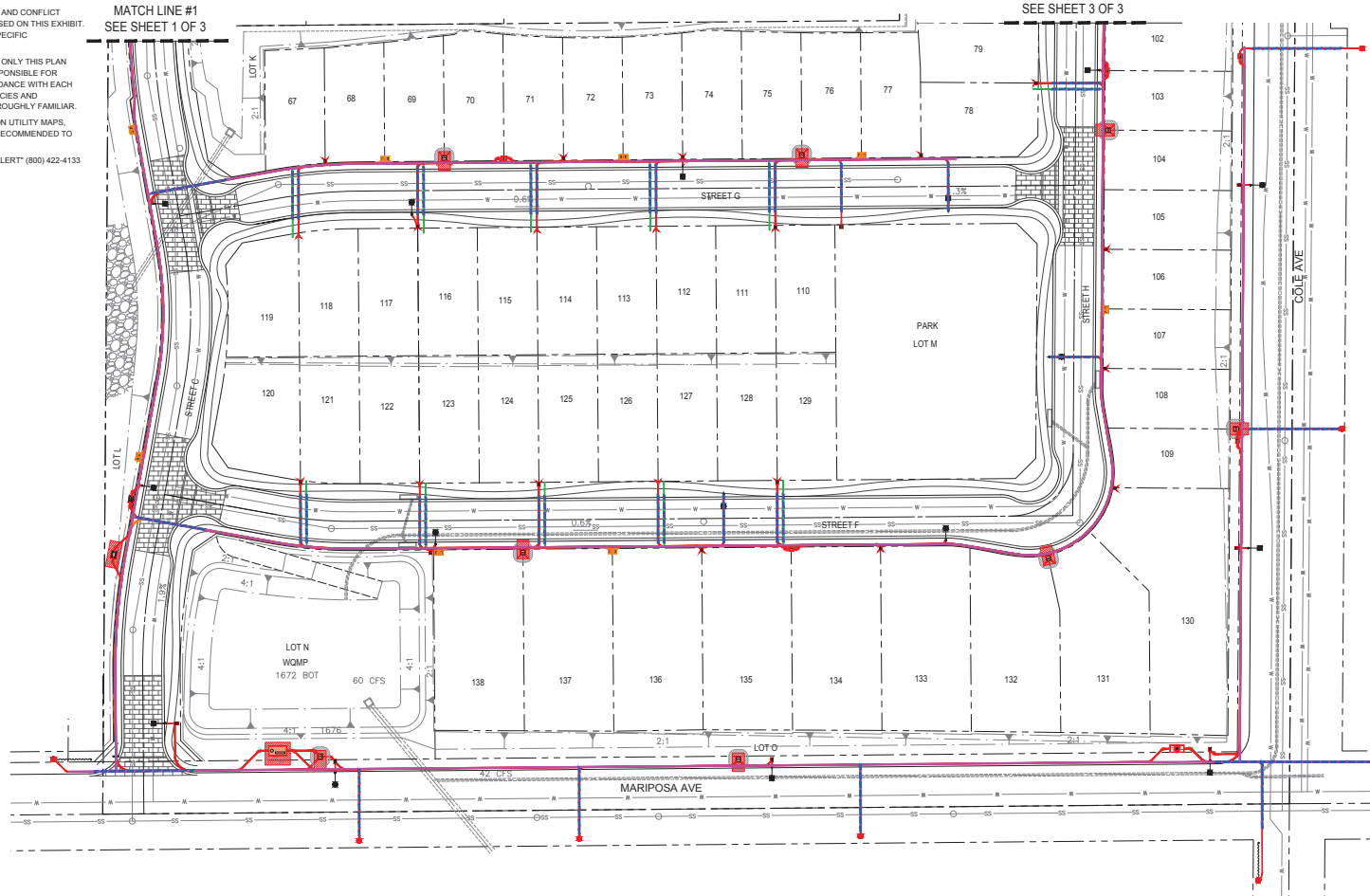
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VICINITY MAP  
NOT TO SCALE

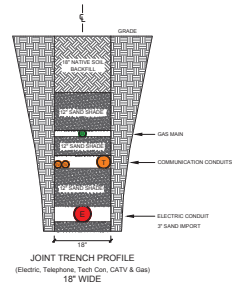
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- GAS MAIN
- WORKING CLEARANCE
- WINDOW CLEARANCE



DRAWING HISTORY	
CREATED	Initial Design Map
REVISIONS	



Diversified Pacific		DIV213
Cole 138		PRELIMINARY
Powerside, CA		03/26/2020 VER.2
Tract 37731		Scale: 1" = 40'
Dry Utility Composite Exhibit		2 of 3

# NOTE

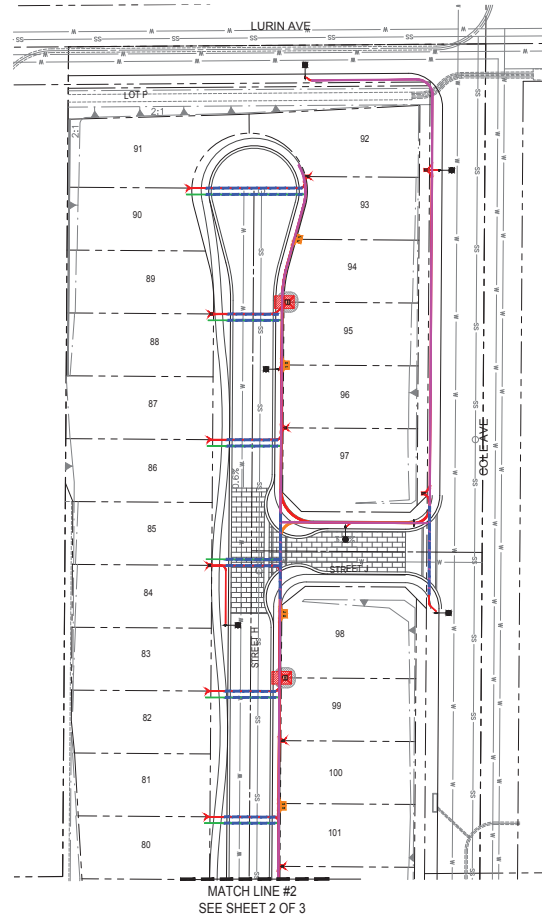
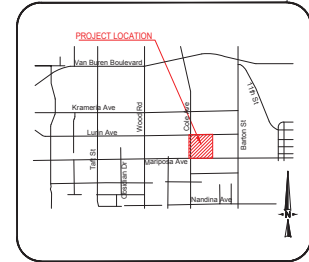
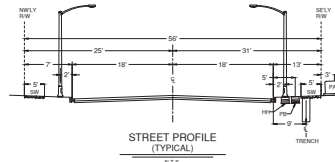
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## UTILITY CONTACTS

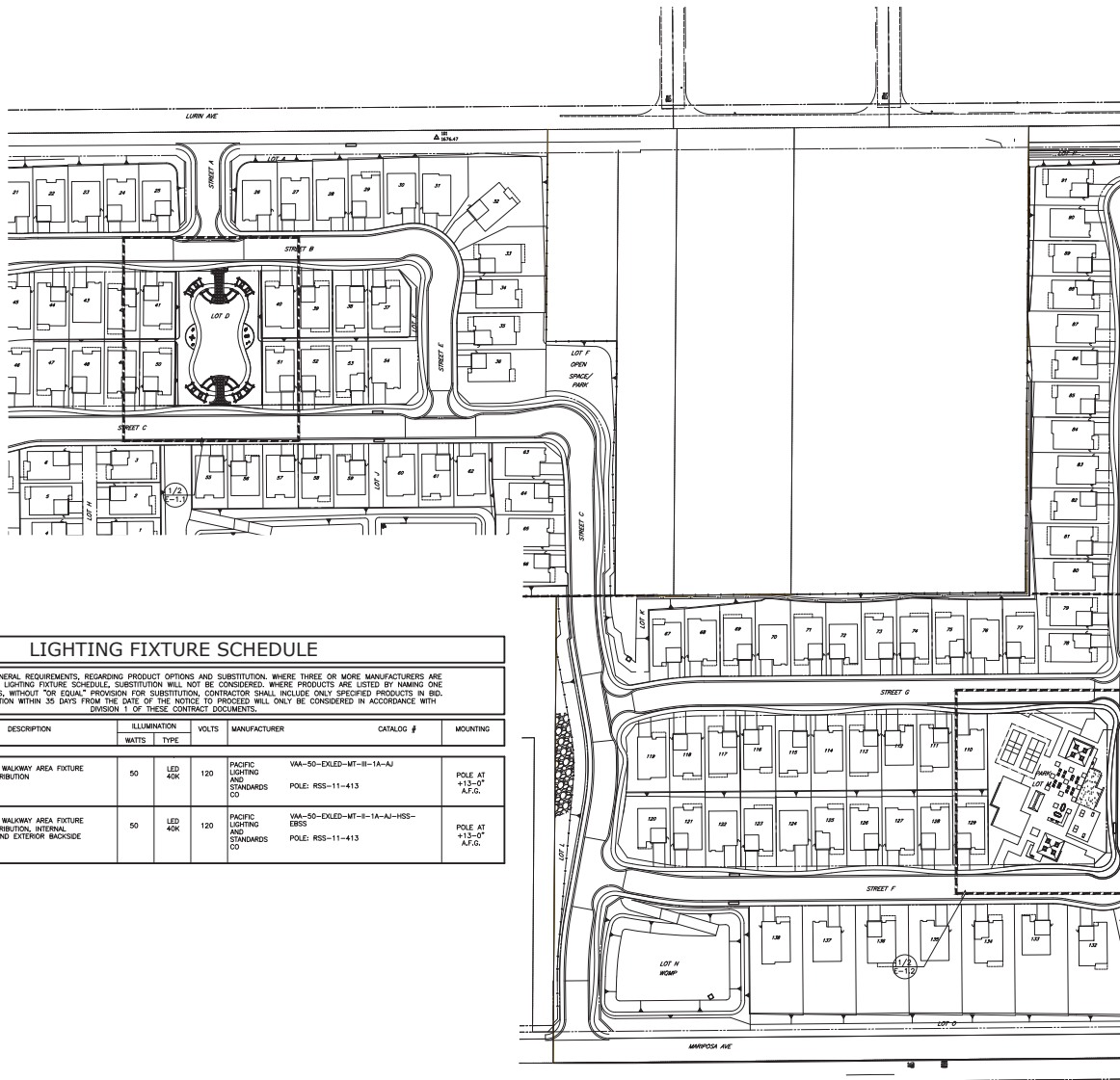
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  - SPECTRUM —
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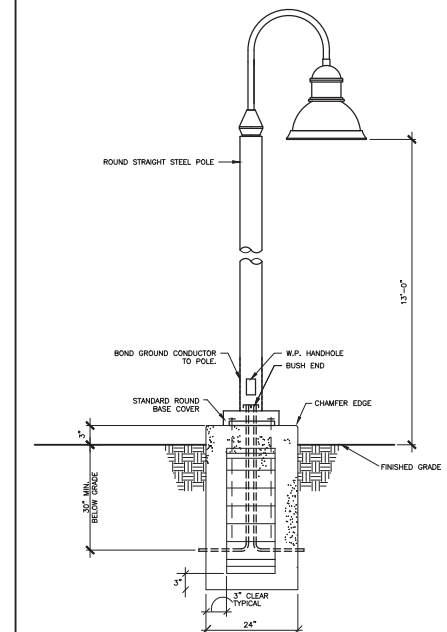
### LIGHTING FIXTURE SCHEDULE

REFER TO DIVISION 1, GENERAL REQUIREMENTS, REGARDING PRODUCT OPTIONS AND SUBSTITUTION. WHERE THREE OR MORE MANUFACTURERS ARE LISTED IN THE FOLLOWING LIGHTING FIXTURE SCHEDULE, SUBSTITUTION WILL NOT BE CONSIDERED. WHERE PRODUCTS ARE LISTED BY NAMING ONE OR MORE MANUFACTURERS, WITHOUT "OR EQUAL," PROVISION FOR SUBSTITUTION. CONTRACTOR SHALL INCLUDE ONLY SPECIFIED PRODUCTS IN BID. REQUEST FOR SUBSTITUTION WITHIN 35 DAYS FROM THE DATE OF THE NOTICE TO PROCEED WILL ONLY BE CONSIDERED IN ACCORDANCE WITH DIVISION 1 OF THESE CONTRACT DOCUMENTS.

DESCRIPTION	ILLUMINATION		VOLTS	MANUFACTURER	CATALOG #	MOUNTING
	WATTS	TYPE				
1W 50 DOME STYLE L.E.D. WALKWAY AREA FIXTURE W/ TYPE FIVE DISTRIBUTION	50	LED 40K	120	PACIFIC LIGHTING AND STANDARDS CO	VAA-50-EXLED-MT-18-1A-AJ POLE: RSS-11-413	POLE AT +13'-0" A.F.G.
2WS 50 DOME STYLE L.E.D. WALKWAY AREA FIXTURE W/ TYPE TWO DISTRIBUTION, INTERNAL BACKSIDE SHIELD AND EXTERIOR BACKSIDE SHIELD	50	LED 40K	120	PACIFIC LIGHTING AND STANDARDS CO	VAA-50-EXLED-MT-18-1A-AJ-HSS- DBSS POLE: RSS-11-413	POLE AT +13'-0" A.F.G.

### ELECTRICAL SYMBOLS LIST

- POST TOP POLE MOUNTED WALKWAY L.E.D. LIGHT FIXTURE W/ TYPE TWO DISTRIBUTION  
ARROW INDICATED FRONT OF DISTRIBUTION - REFER TO LIGHTING SCHEDULE
- POST TOP POLE MOUNTED WALKWAY L.E.D. LIGHT FIXTURE W/ TYPE FIVE DISTRIBUTION  
ARROW INDICATED FRONT OF DISTRIBUTION - REFER TO LIGHTING SCHEDULE
- 1W  
50  
LIGHT FIXTURE CALL OUT, "1W" INDICATES FIXTURE TYPE (REFER TO FIXTURE  
SCHEDULE), "50" INDICATES TOTAL FIXTURE WATTAGE. NUMBER ADJACENT  
INDICATES QUANTITIES. (NUMBER IS SHOWN FOR BRANCH CIRCUIT PURPOSE ONLY,  
NOT FOR MATERIAL TAKE-OFF).
- 1-1  
DETAIL CALLOUT, "3" INDICATES DETAIL NUMBER "E-1" INDICATES SHEET NUMBER.
- C.E.C. CALIFORNIA ELECTRICAL CODE
- U.O.N. UNLESS OTHERWISE NOTED
- A.F.G. ABOVE FINISHED GRADE



WALKWAY POLE LIGHT FIXTURE

SCALE  
N.T.S.

OWNER:

10621 Civic Center Drive  
Rancho Cucamonga, CA 91730

PHOTOMETRIC ILLUMINATION STUDY FOR  
TWO PASSIVE PARKS  
**HOUSING TRACT NO. 37731**  
RIVERSIDE, CA

**JCA** Engineering Inc.  
Electrical Engineering & Consulting  
6048 Palms Ave  
Riverside, CA 92506  
951 884-0255  
Fax 951 884-0250  
jca@jcaeng.com

ENGINEER  
**REGISTERED PROFESSIONAL ENGINEER**  
NO. E-117795  
EXP. 9/30/20  
ELECTRICAL  
STATE OF CALIFORNIA

APPROVED

NO DATE BY REMARKS  
A

SYMBOL LIST,  
OVERALL SITE  
PLAN, LTG FIXTURE  
SCHEDULE AND  
DETAILS

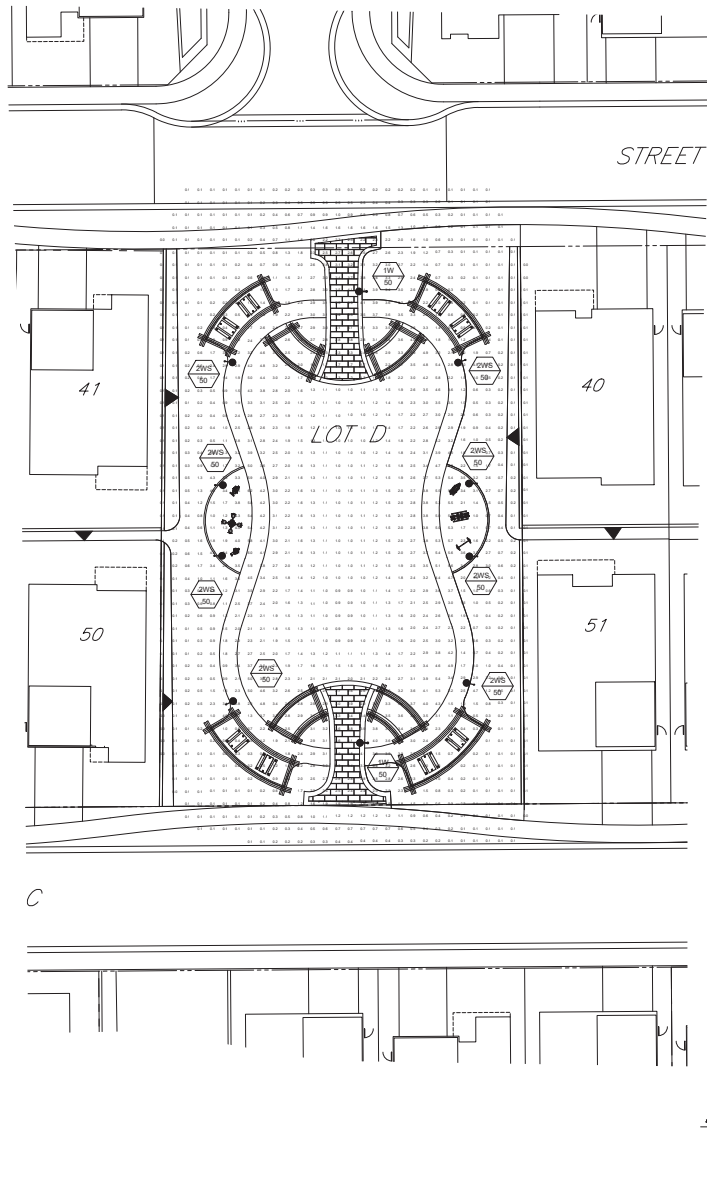
DRAWN P.M.M.  
CHECKED J.J.C./J.B.R.  
DATE 06/15/20  
SCALE AS NOTED  
JOB NO. 2593 C01

E-1.0

OVERALL ELECTRICAL SITE PLAN

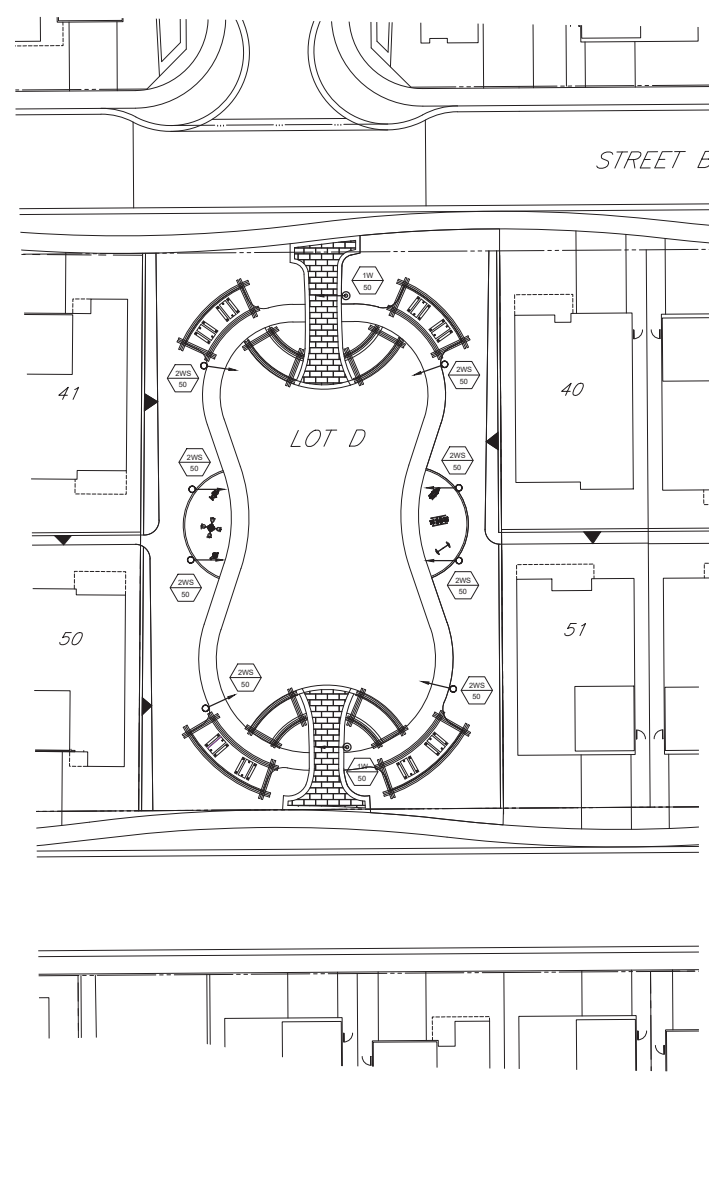


SCALE  
1"=80'-0"



NORTH PARK - PHOTOMETRIC ILLUMINATION PLAN

SCALE  
1"=20'-0" 2



NORTH PARK - ELECTRICAL SITE LIGHTING PLAN

SCALE  
1"=20'-0" 1

OWNER:

10621 Civic Center Drive  
Rancho Cucamonga, CA 91730

PHOTOMETRIC ILLUMINATION STUDY FOR  
TWO PASSIVE PARKS  
**HOUSING TRACT NO. 37731**  
RIVERSIDE, CA

**JCA** Engineering Inc.  
Electrical Engineering & Consulting  
6048 Palms Ave  
Highland, Ca 92346  
909 864-0855  
Fax 909 864-0850  
jca@jcaeng.com

ENGINEER

PROFESSIONAL ENGINEERING  
NO. E-11795  
EXP. 9/30/20  
ELECTRICAL  
STATE OF CALIFORNIA

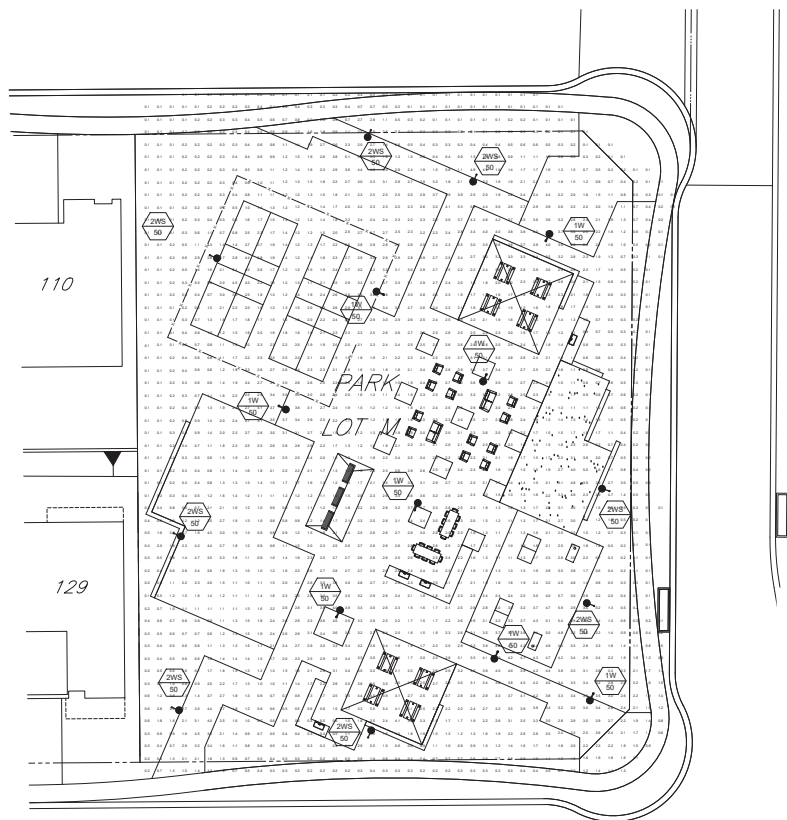
APPROVED

NO	DATE	BY	REMARKS
1			

NORTH PARK  
LIGHTING AND  
PHOTOMETRIC  
PLAN

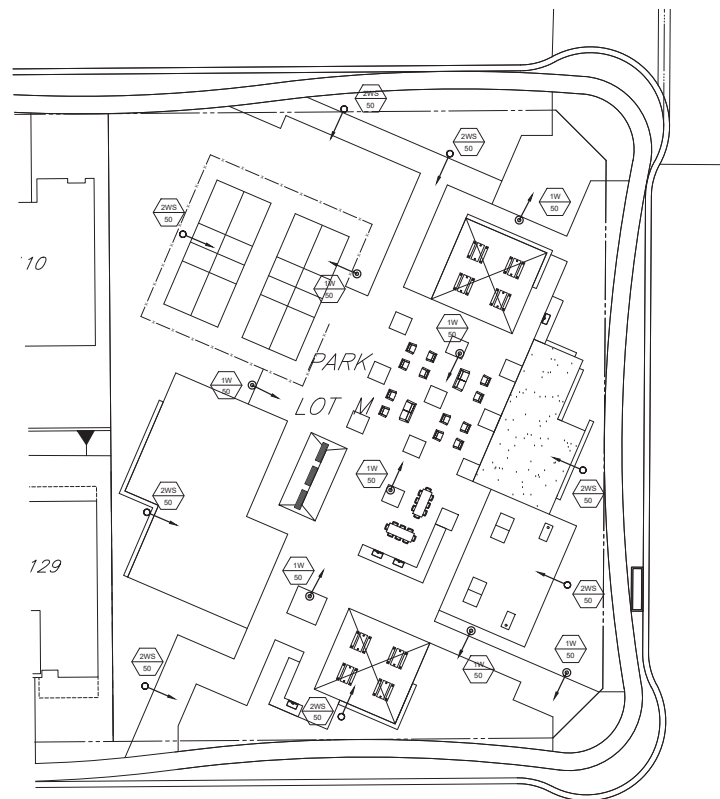
DRAWN	P.M.M.
CHECKED	J.J.C./J.B.R.
DATE	06/15/20
SCALE	AS NOTED
JOB NO.	2593 COLE

E-1.1



SOUTH PARK - PHOTOMETRIC ILLUMINATION PLAN

SCALE 1"=20'-0" 2



SOUTH PARK - ELECTRICAL SITE LIGHTING PLAN

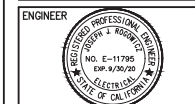
SCALE 1"=20'-0" 1

OWNER:

10621 Civic Center Drive  
Rancho Cucamonga, CA 91730

PHOTOMETRIC ILLUMINATION STUDY FOR  
TWO PASSIVE PARKS  
**HOUSING TRACT NO. 37731**  
RIVERSIDE, CA

**JCA** Engineering Inc.  
Electrical Engineering & Consulting  
6048 Palms Ave  
Riverside, CA 92506  
951 844-0855  
Fax 951 844-0850  
jca@jcaeng.com



APPROVED

NO	DATE	BY	REMARKS
1			

SOUTH PARK  
LIGHTING AND  
PHOTOMETRIC  
PLAN

DRAWN P.M.M.  
CHECKED J.J.C./J.B.R.  
DATE 06/15/20  
SCALE AS NOTED  
JOB NO. 2593 COLE

E-1.2