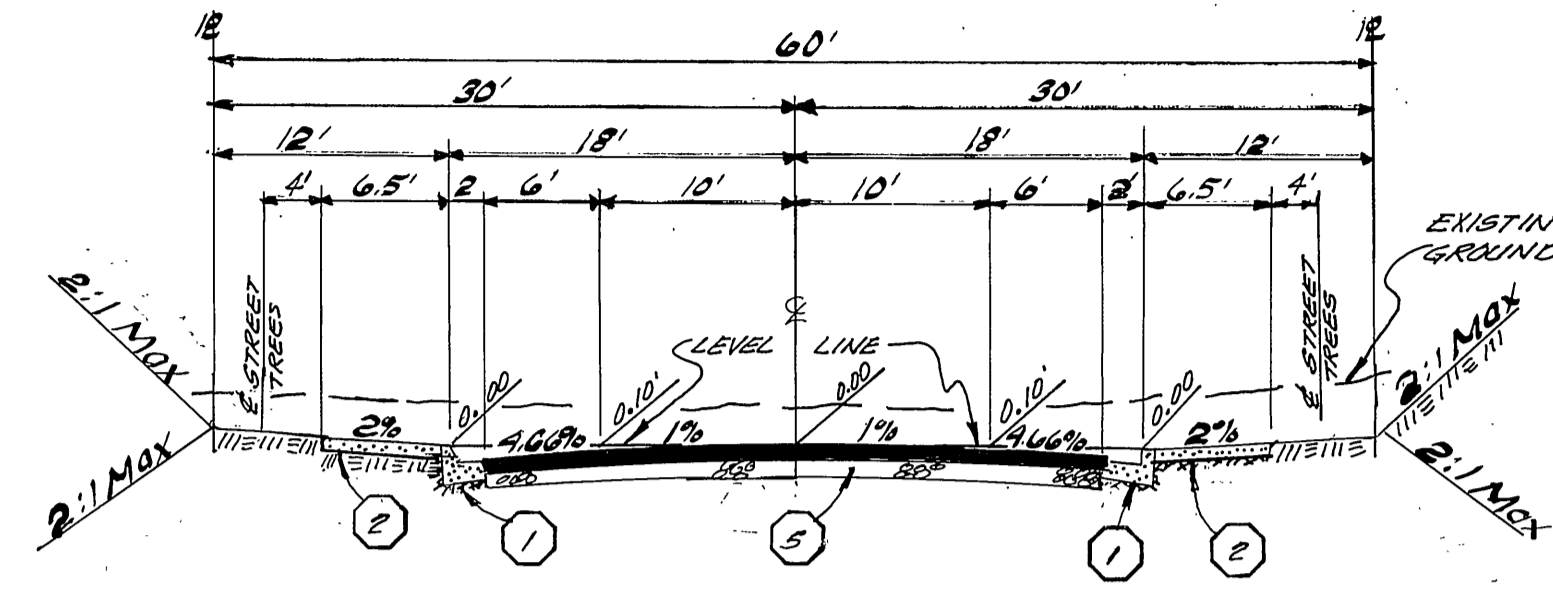
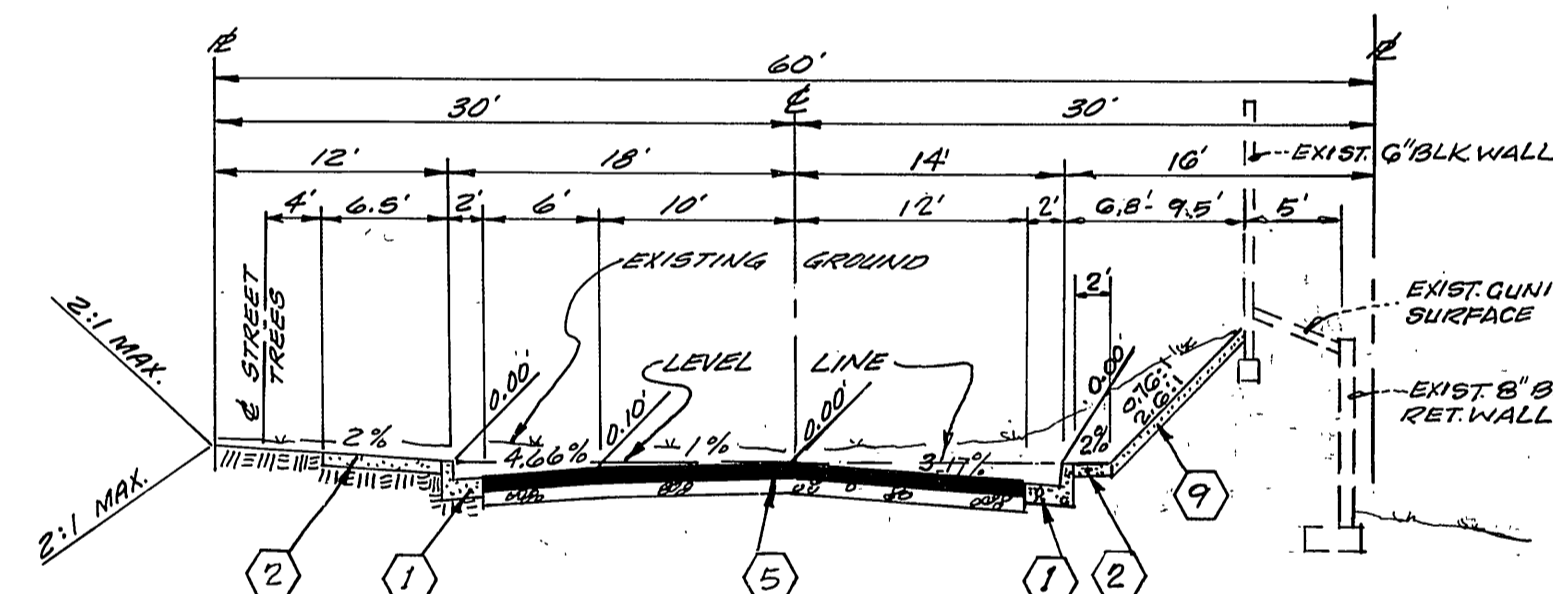


GENERAL NOTES:

1. The Private Engineer signing these plans is responsible for 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.
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, 1982 Edition.
3. All flagged elevations shall be staked in the field by the private engineer.
4. 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 soil material and A.C. pavement shall be determined by the City of Riverside design standards and test procedures.
5. Construction of driveway approaches per Std. DWG 302. Eave size and location to be determined at the time of construction as shown on the Traffic Engineer's plan.
6. Curb and gutter shall be staked with 3" offsets at 25' intervals.
7. All traffic signs shall be installed prior to opening the streets to traffic.
8. Any traffic control signaling obliterated and/or badly worn during construction shall be replaced by the contractor within 5 days after notification from the City Inspectors.
9. See "Street Lighting Plans" for quantity and location of required street lights.
10. 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.
11. The sewer contractor shall adjust manholes to final grade after paving is completed.
12. The contractor shall contact the Public Services Department, 787-7251 to pick up any existing std. 120 barricades that are being removed. The City's inspector will make a final determination on whether a barricade can be relocated.
13. The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 1-800-422-8123, 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.
14. In residential areas 6" x 6" or 6" diameter blockouts for mail boxes are required in curb sidewalk 18" to 24" from curb face of the property line between adjacent residences.
15. The Private Engineer preparing the plans shall be responsible for preserving or re-establishing and re-locating survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
16. 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 fill below subgrade, prior to issuance of the Construction Permit/Cut Streets.



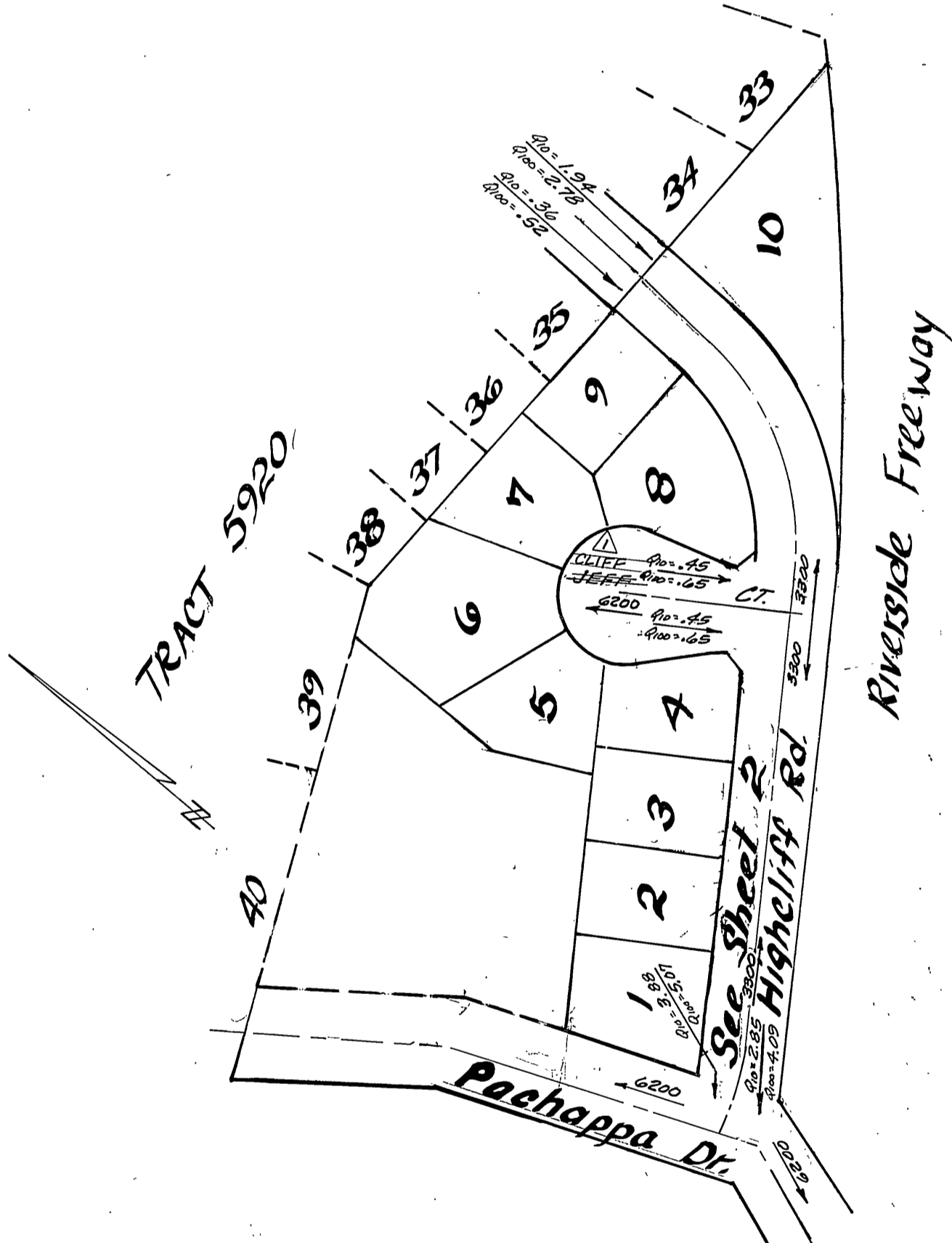
Typical Section
HIGHCLIFF RD.
 (STA. 2+31 TO TRACT BOX)
JEFF CT. T.I. = 5.0
 CLIFF CT.



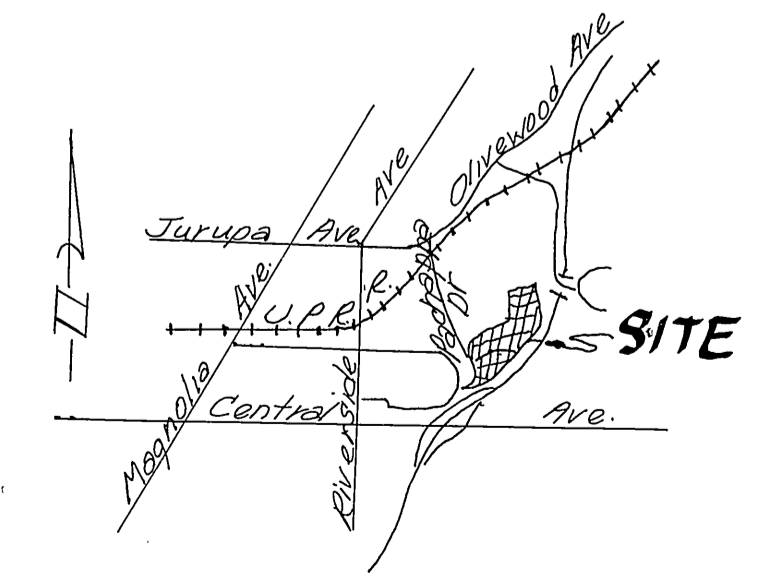
TYPICAL SECTION
HIGHCLIFF RD.
T.I. = 5.0
 (STA. 2+70 TO STA. 6+04)

CONSTRUCTION NOTES:

1. Const. Type I Curb & Gutter (6" CF) per Std. 200.
2. Const. Curb Sidewalk per Std. 325.
3. Const. Cross Gutter per Std. 220 (6" wide).
4. Const. Sidewalk Return, Type II, per Std. 120 & Const. Wheel Chair Ramp per Std. 304.
5. Const. 2 1/2" A.C. paving over "crushed aggregate base or" A.C. PAVING OVER COMPACTED NATIVE SOIL. PER S.R. R.
6. Remove Exist. Barricade and Redwood Header. (See General Note 12 above)
7. Const. Street Name Signs per Std. 662-A.
8. PLANT STREET TREES PER CITY OF RIVERSIDE PARK AND RECREATION DEPT. STD'S.
9. CONST 4" GUNITE WITH 6" X 6" X 10" W.W.M.



INDEX MAP
 1" = 100'



LOCATION MAP
 NO SCALE

SIGN SCHEDULE		
(A)	Pachappa Drive	6200
(A)	Highcliff ROAD	3300
(A)	Highcliff ROAD	3300
(B)	JEFF COURT CLIFF CT.	6200
(C)	R-1 Stop sign 30" x 30" octagon	

PARK AND RECREATION DEPARTMENT GENERAL 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 AND PLANTING/RELOCATING TREES, B) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND C) AT END OF MAINTENANCE/FINAL ACCEPTANCE. CONTRACTOR/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 CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
4. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REG.
HIGHCLIFF RD.	PNUS CALABRIGOSIS/CANARY ISLAND PINE	15 GAL.	50'	12
JEFF CT.	PNUS CALABRIGOSIS/CANARY ISLAND PINE	15 GAL.	50'	5

5. A PUBLIC WORKS DEPARTMENT PERMIT IS 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.

BENCH MARK:
 Brass Disk stamped 7-25-1924 set on a granite rock 500' southwest from centerline of Central Avenue, and 40' southeast from centerline of A.T. and S.F. Railroad. Elevation = 876.937

HAWKINS, ROBERTSON & ASSOC. ENGINEERS - SURVEYORS 3764 ELIZABETH ST. RIVERSIDE CALIF.		CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS		INDEX UP PROJECT NO. R-2567
APPROVED BY: <i>Charles E. Robertson</i> 11/15/83 R.C.E. 15016 DATE		APPROVED BY: <i>[Signature]</i> DIRECTOR OF PUBLIC WORKS		SHEET 1 OF 2
PREPARED FOR: J. FRANK BALES		DESIGNED BY: <i>[Signature]</i> DRAWN BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i>		FILE NO. 3465 15 0011 10/21/80

870 LT.

870 R.

870 RT.

880 LT.

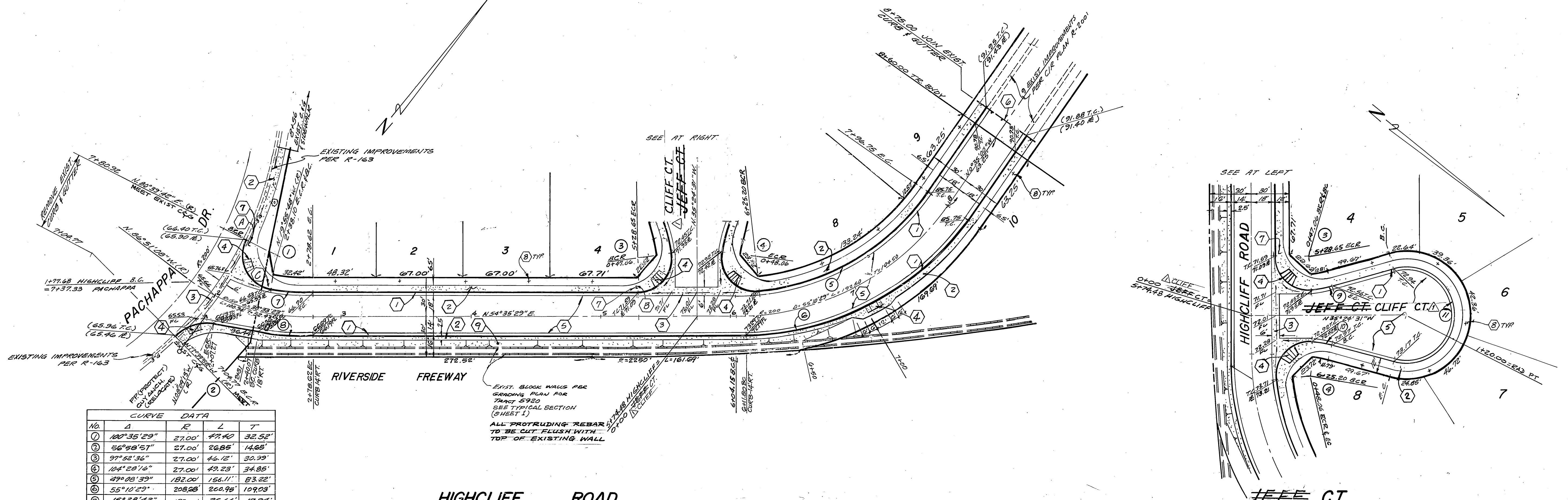
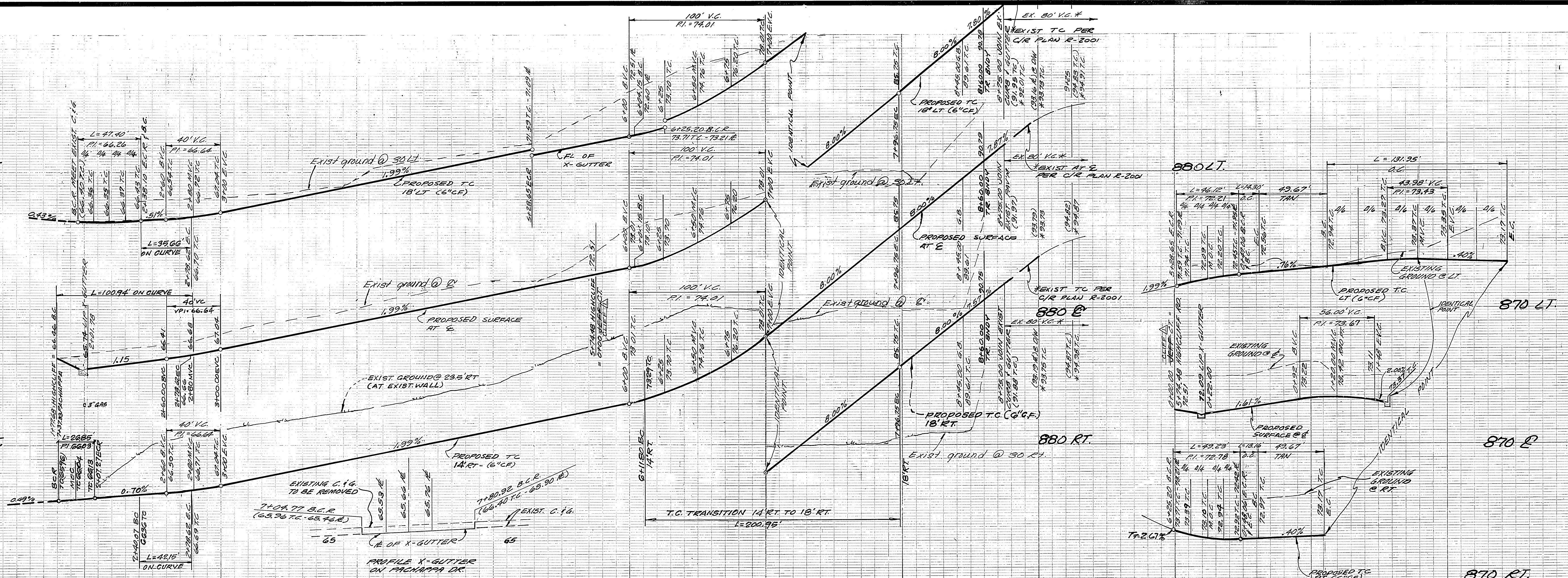
880 R.

880 RT.

870 LT.

870 R.

870 RT.



No.	Δ	R	L	T
1	100°35'29"	27.00'	47.40'	32.52'
2	56°58'57"	27.00'	26.85'	14.65'
3	97°52'36"	27.00'	4.12'	30.39'
4	104°28'16"	27.00'	49.23'	34.85'
5	49°03'39"	182.00'	156.11'	83.22'
6	55°10'23"	208.28'	200.95'	109.03'
7	15°28'43"	132.00'	35.66'	17.94'
8	14°43'30"	164.00'	42.15'	21.19'
9	7°07'24"	115.00'	14.30'	7.16'
10	6°33'34"	115.00'	13.16'	6.65'
11	210°0'0"	36.00'	131.95'	-

APPROVED BY:

 JOHN JOHNSON
 CHIEF UTILITIES ENGINEER
 DATE 10/23/84

CITY OF RIVERSIDE
 DOMESTIC WATER SYSTEM
 BY:
 DANIEL C. PALLO
 CHIEF UTILITIES ENGINEER-WATER 4-4-84

50. CALIF. GAS COMPANY
 APPROVED BY:

 DANIEL C. PALLO 1-9-84
 DATE

HAWKINS, ROBERTSON & ASSOC.
 ENGINEERS - SURVEYORS
 3164 ELIZABETH ST. RIVERSIDE, CALIFORNIA
 PH. 951-9522
 Charles E. Robertson 11-15-83
 R.C.E. 15016 DATE
 PREPARED FOR: J. FRANK BALES

REVISIONS	DATE	BY
1	11/15/83	WLR

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY:

 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF P. W. ENGR.
 DATE 11/6/84

STREET PLAN & PROFILE
 TRACT 9345
 HIGHCLIFF RD.
 JEFF CT.
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 4'

INDEX OF PROJECT NO. R-2567
 SHEET 2 OF 2
 FILE NO. 34-65