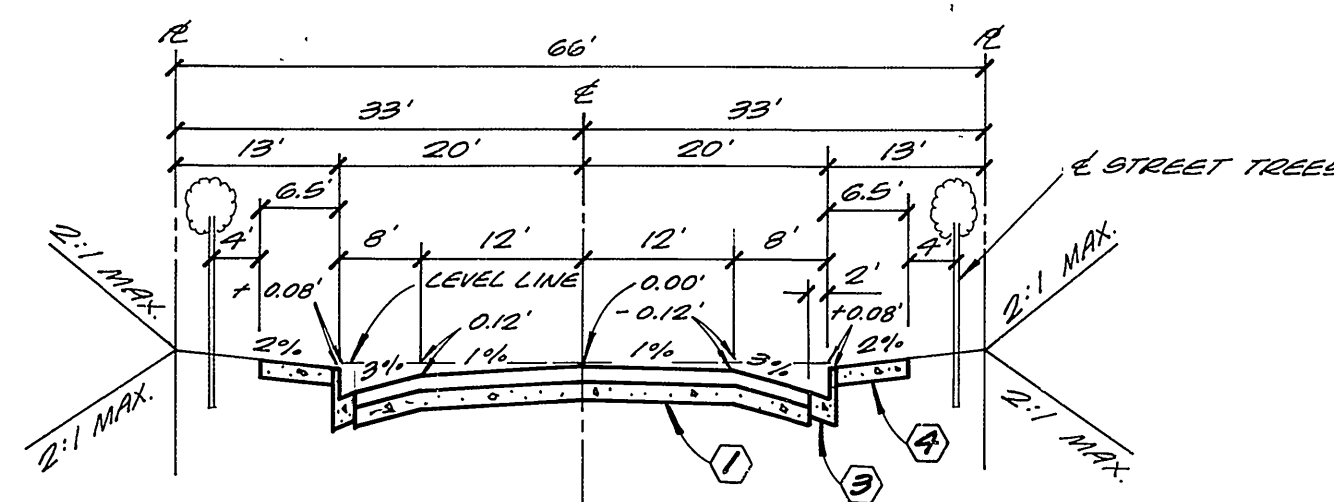


TRACT NO. 22467

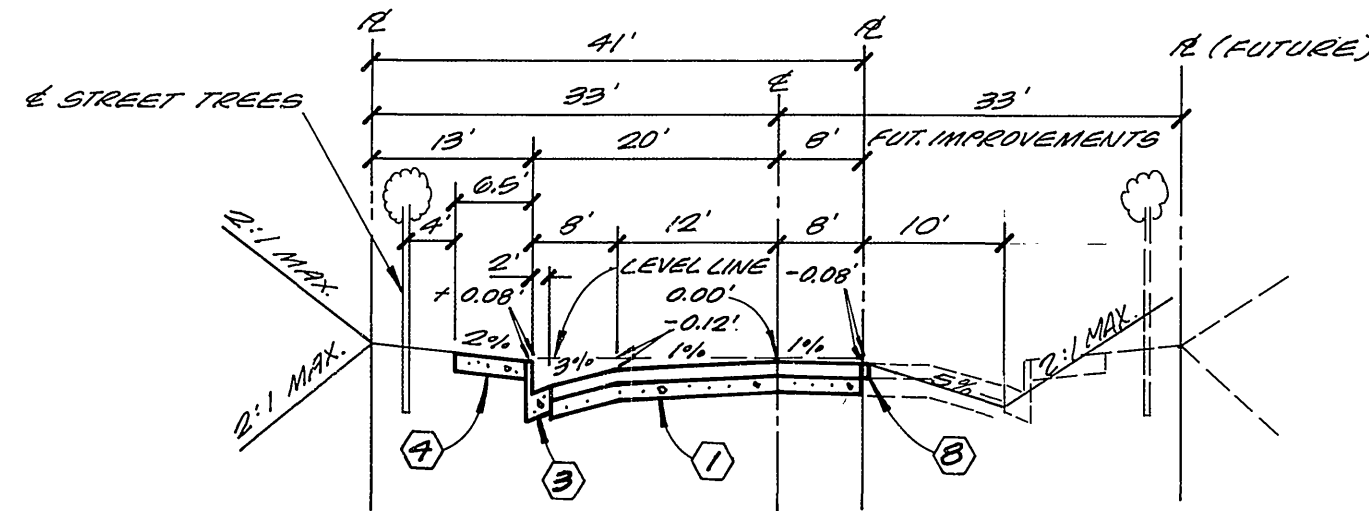
STREET PLANS

GENERAL NOTES

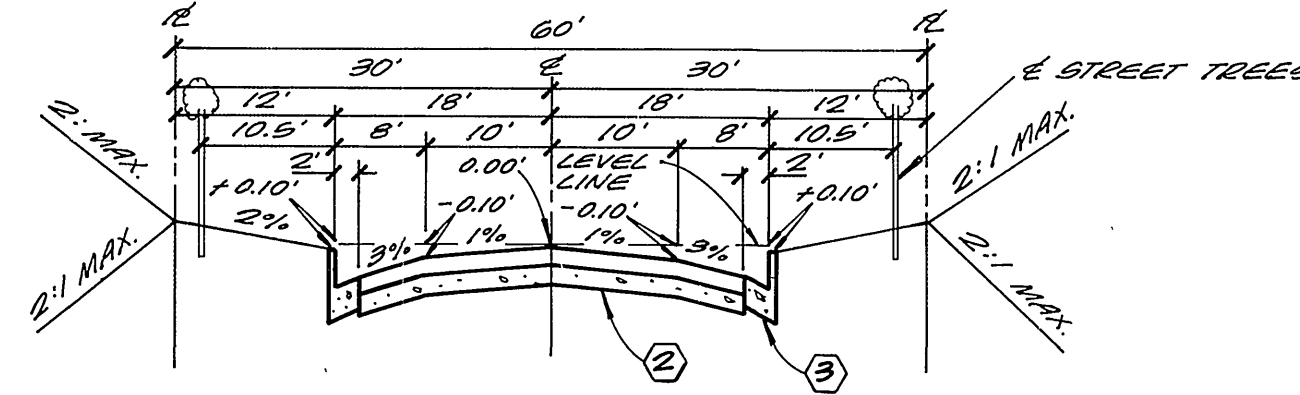
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF THE LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- BEFORE THE RIP RAP IS ACCEPTED, AS PLACED AT THE OUTLET OF ANY DRAINAGE STRUCTURE, IT SHALL BE TESTED TO BE PROVED AS PROPOSED TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- 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 AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6272) 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.
- 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.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) 1-800-422-4353 TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- 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.
- ANY TRAFFIC CONTROL STRIPING ABANDONED AND/OR BUILT UPON DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (351-6150)
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- FULL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.



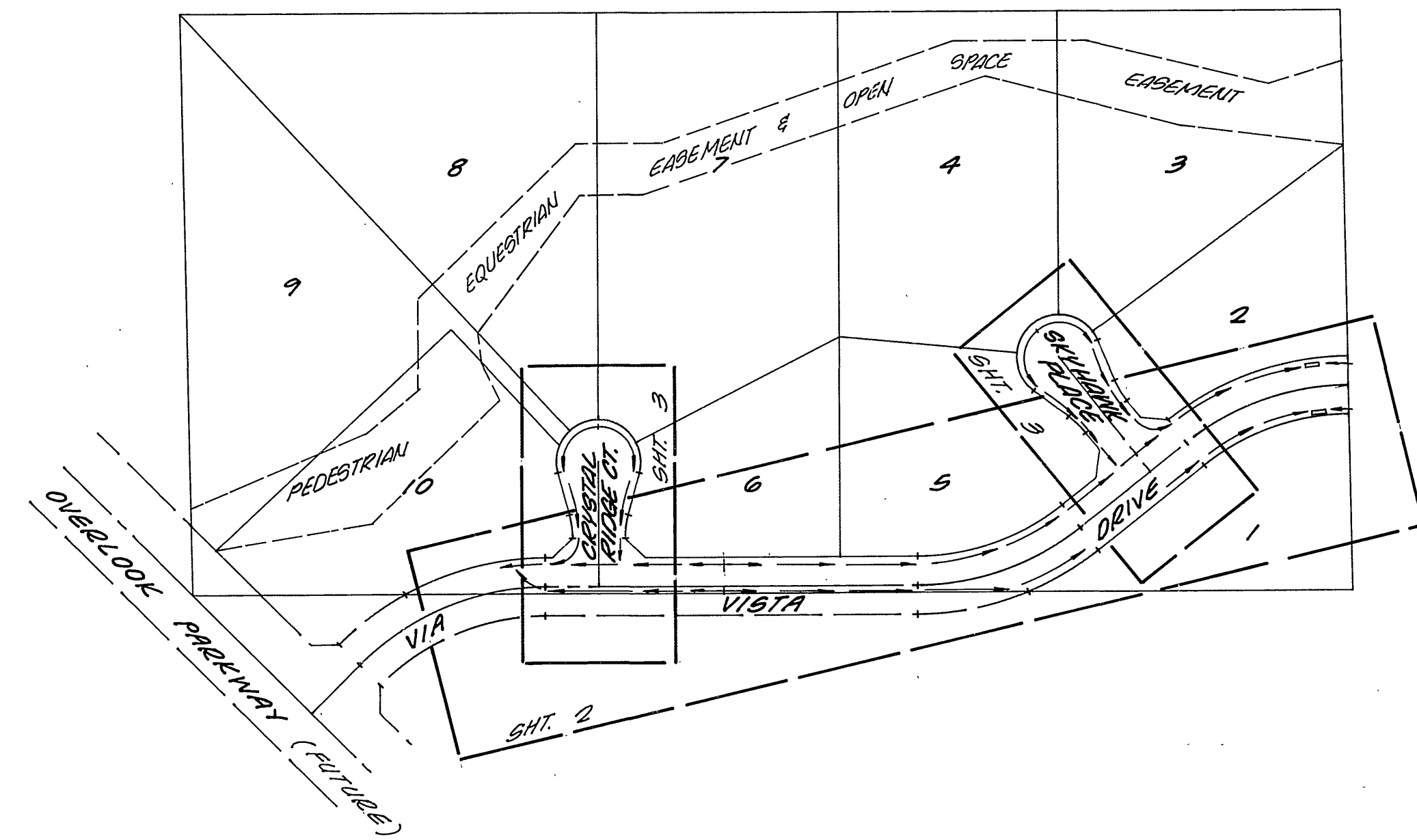
VIA VISTA DRIVE
T.I. = 0
R=63



VIA VISTA DRIVE
T.I. = 0
R=63



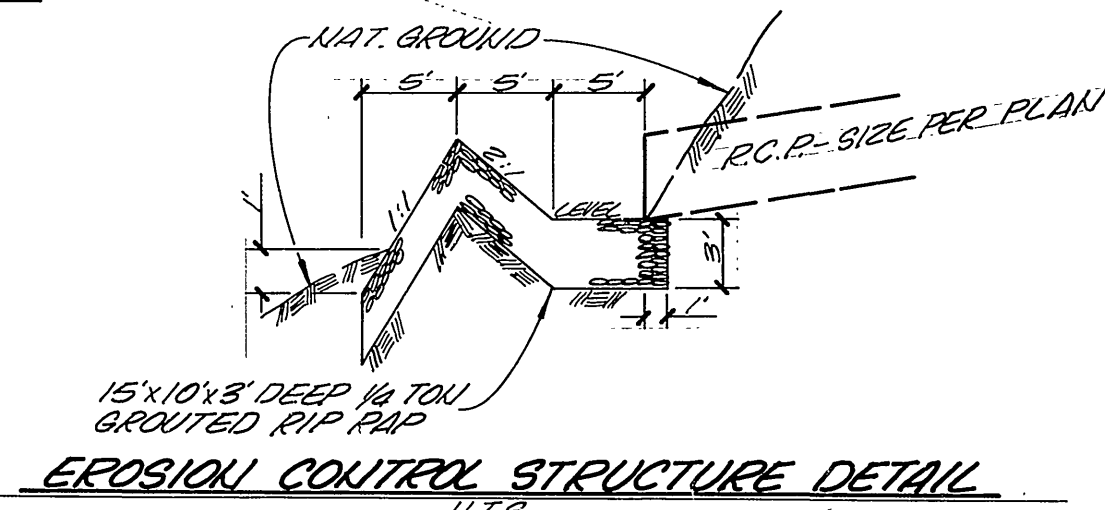
CRYSTAL RIDGE COURT
SKYHAWK PLACE
T.I. = 5
R=63



INDEX MAP
N.T.S.

STREET EARTHWORK

CUT : 11,200 C.Y. FILL : 2,550 C.Y.



EROSION CONTROL STRUCTURE DETAIL
N.T.S.

CONSTRUCTION NOTES & QUANTITIES

1	CONSTRUCT 25' A.C. OVER 42' CRUSHED A.B. OR .30' A.C. OVER COMPACTED NATIVE SOIL	30,639 S.F.
2	CONSTRUCT 21' A.C. OVER .33' CRUSHED A.B. OR .25' A.C. OVER COMPACTED NATIVE SOIL	14,045 S.F.
3	CONSTRUCT 6" CURB & GUTTER (PER STD. DWG. #200)	2,089 L.F.
4	CONSTRUCT CURB SIDEWALK (PER STD. DWG. #322)	8,041 S.F.
5	CONSTRUCT WHEELCHAIR RAMP (PER STD. DWG. #304)	4 EA.
6	CONSTRUCT 7' CATCH BASIN (PER STD. DWG. #405)	3 EA.
7	INSTALL 24" Ø R.C.P. PER PROFILES SHOWN	142 L.F.
8	INSTALL 2" X 4" REDWOOD HEADER	307 L.F.
9	INSTALL STREET BARRICADE (PER STD. DWG. #180)	41 L.F.
10	PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARKS & REC. DEPT. (TREES TO BE PLANTED WHEN LOTS ARE DEVELOPED UNDER BULKHEAD PERMITS)	30 EA.
11	CONSTRUCT CROSS GUTTER & SPANDREL (PER STD. DWG. #220)	1,550 S.F.
12	INSTALL 30" Ø R.C.P. PER PROFILES SHOWN	170 L.F.

NOTIFICATIONS

- THE EXISTENCE, LOCATION & DEPTH OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE 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 DUE PRECAUTIONARY MEASURES TO LOCATE & PROTECT ALL UNDERGROUND FACILITIES SHOWN & ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

SIGN SCHEDULE

A	VIA VISTA DRIVE	7000
B	SKYHAWK PLACE	1700
C	VIA VISTA DRIVE	7100
D	CRYSTAL RIDGE CT.	1700
E	R 1 (STOP SIGN) 30"	

INSTALL PER STD. DWGS. 662A & 666

TREE PLANTING GENERAL NOTES

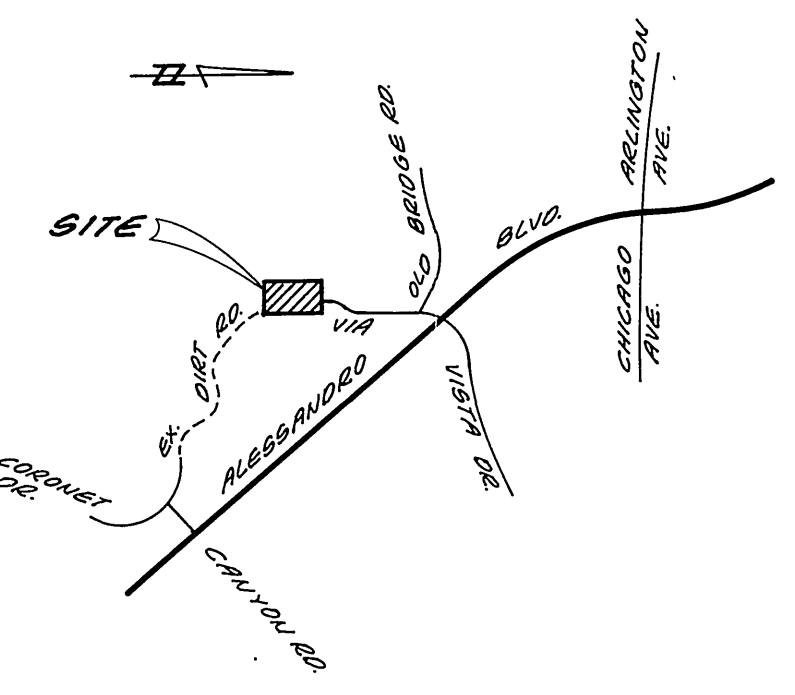
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
- CONTACT THE PARK PROJECT INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO THE SCHEDULED INSPECTION. THE INSPECTOR SHALL BE REQUIRED: (A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS, (B) WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES, (C) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE. 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).
- THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- PUBLIC WORKS & PARKS & RECREATION 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.

STREET TREE PLANTING SHALL BE:

STREET NAME	BOTANICAL NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
VIA VISTA DRIVE	LARGESTROEMIA INDICA / GRAPE MARBLE	15 GAL.	45'	22
SKYHAWK PLACE	CINNAMOMUM CAMPHORA / CAMPHOR	15 GAL.	45'	7
CRYSTAL RIDGE CT.	CINNAMOMUM CAMPHORA / CAMPHOR	15 GAL.	45'	7

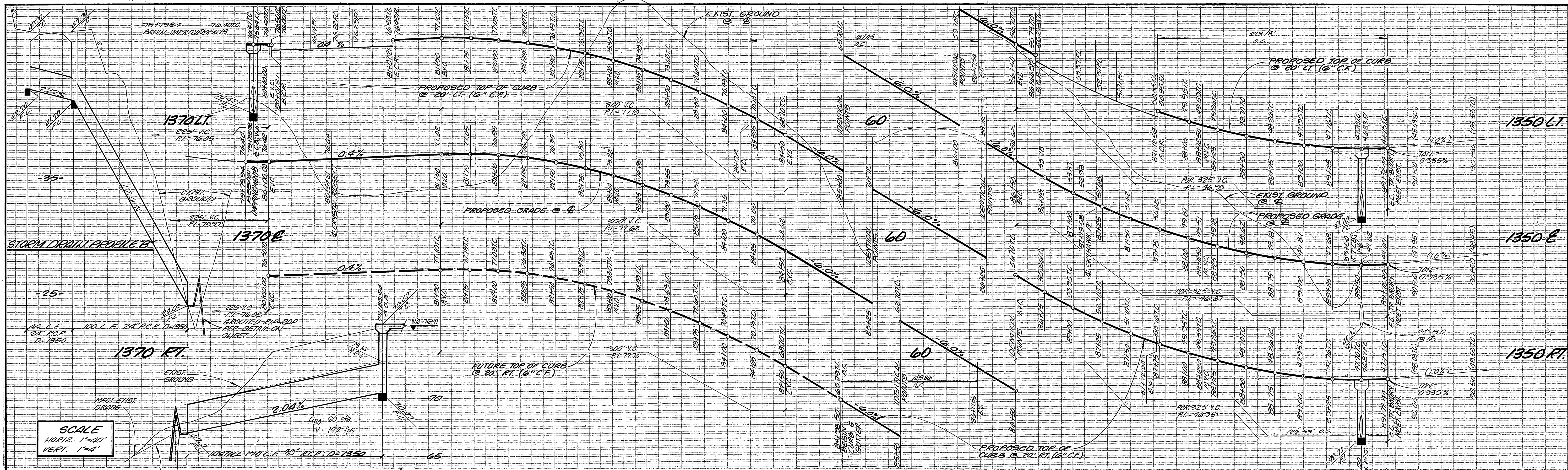
* AS BUILT 6-6-90 B.M.S.

INDEXED 25-88

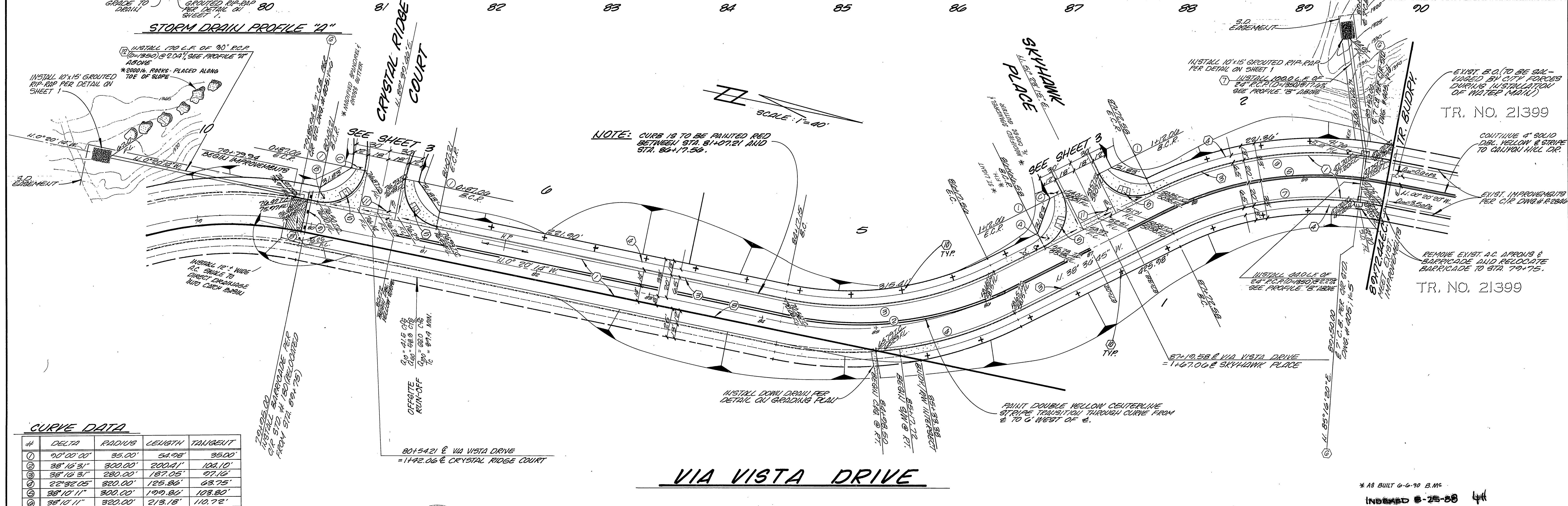


VICINITY MAP
N.T.S.

PACIFIC BELL TELEPHONE CO. REVIEWED BY: <i>Cheryl East</i> DATE: 6/2/88 CITY OF RIVERSIDE - PUBLIC UTILITIES ELECTRIC REVIEWED BY: <i>John Johnson</i> DATE: 1-29-88	SOUTHERN CALIFORNIA GAS COMPANY REVIEWED BY: <i>Carl Wenzel</i> DATE: 2-4-88 CITY OF RIVERSIDE - WATER SYSTEM REVIEWED BY: <i>Carl Wenzel</i> DATE: 6/30/88	L A WAINSCOTT & ASSOCIATES 22400 BARTON RD. CIVIL ENGINEERS SUITE 200 GRAND TERRACE, CALIFORNIA 92506 (714) 824-1775 APPROVED BY: <i>L.A. Waincott</i> DATE: 11/2/88 R.C.E. 16096 W.D. 227.07 FOR HAWARDEN INVESTMENTS F.B.	BENCH MARK: EL = 1607.635 CIR B.M. #FB-B SET P.M. NAIL AND TAG IN CONC. RETAINING WALL BEYOND INTERSECTION OF ALHAMBRA BLVD. AND TRAUTWEIN RD.	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>Barry Bed</i> DATE: 8/21/88 PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.M. ENG.	STREET PLAN & PROFILE TRACT NO 22467 INDEX MAP SCALE: HORIZ: N/A VERT: N/A W.D. 227.07	R-2988 SHT. 1 OF 3
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SCALE
HORIZ. 1"=40'
VERT. 1"=4'



CURVE DATA

#	DELTA	RADIUS	LENGTH	TANGENT
1	90°00'00"	35.00'	51.08'	35.00'
2	38°16'31"	300.00'	200.41'	104.10'
3	38°16'31"	280.00'	187.05'	97.16'
4	22°32'05"	320.00'	125.86'	63.75'
5	38°10'11"	300.00'	199.80'	103.80'
6	38°10'11"	320.00'	213.18'	110.72'
7	38°10'11"	280.00'	186.53'	96.88'

CITY OF RIVERSIDE-WATER SYSTEM
APPROVED BY: *Carl Weingarten*
DATE: 6/30/88



L A WAINCOTT & ASSOCIATES
CIVIL ENGINEERS
3840 BARROW RD.
SUITE 200
GRAND TERRACE, CALIFORNIA 92324
(714) 824-1775
APPROVED BY: *L.A. Waincott* DATE: 1/17/88
R.C.E. 16054

MARK REVISIONS APPR. DATE
DESIGNED BY: RICK
DRAWN BY: RICK
CHECKED BY: M.C.C.

BENCH MARK: EL = 1607.635
C/R B.M. #FB-B
SET P.N. NAIL AND TAG IN CONC. RETAINING WALL BEH. OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *Barry Bal*
DATE: 8/21/88
CHIEF P.W. ENGR.

STREET PLAN AND PROFILE
TRACT NO. 22467
VIA VISTA DRIVE
STA. 79+92.67 TO STA. 89+72.44
SHT. 2 OF 3
SCALE: HORIZ. 1"=40' VERT. 1"=4'
W.O. 227.07

22467S

1375 LT.

1375 E

1375 RT.

1375 LT.

1375 E

1375 RT.

1355 LT.

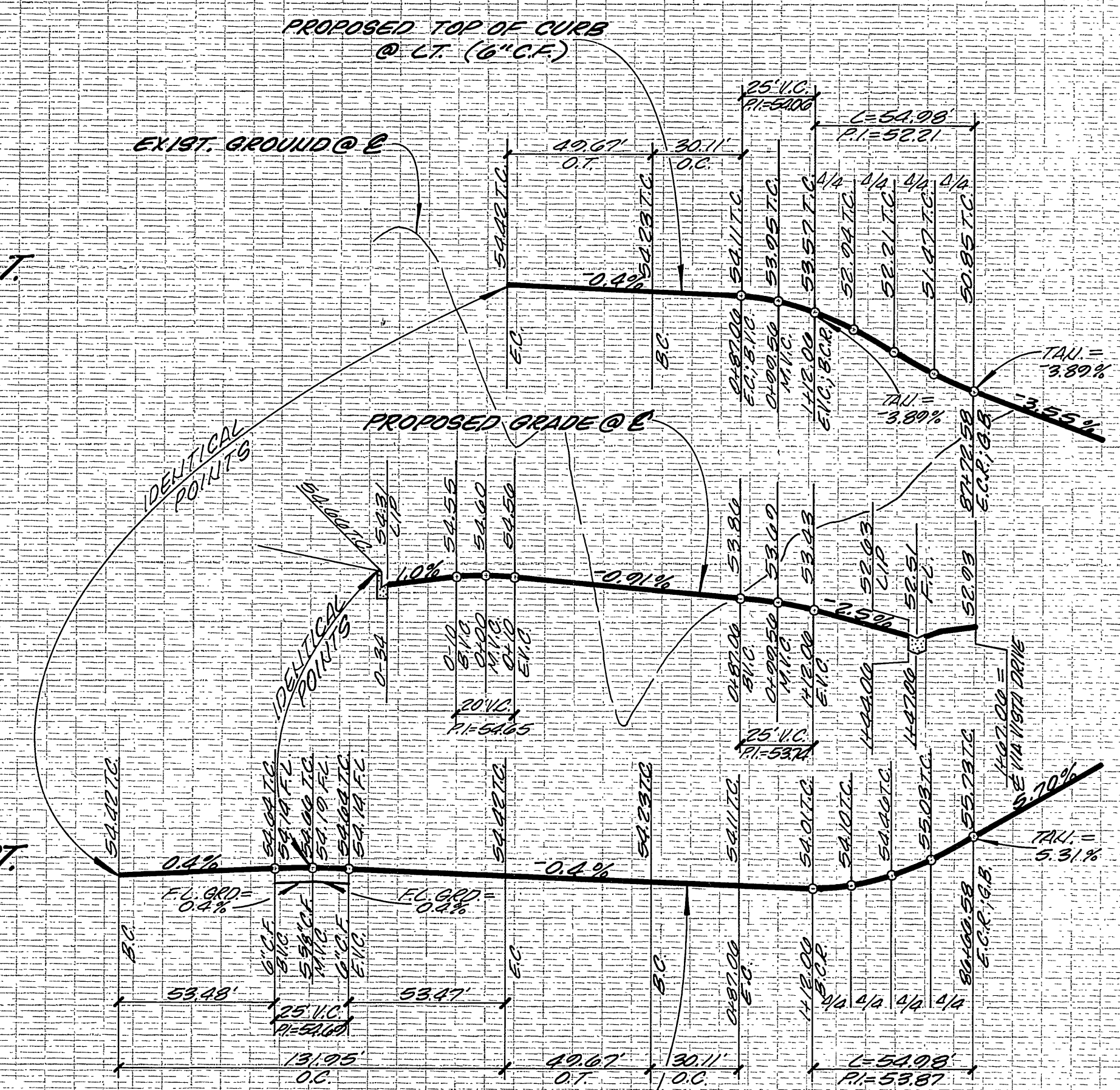
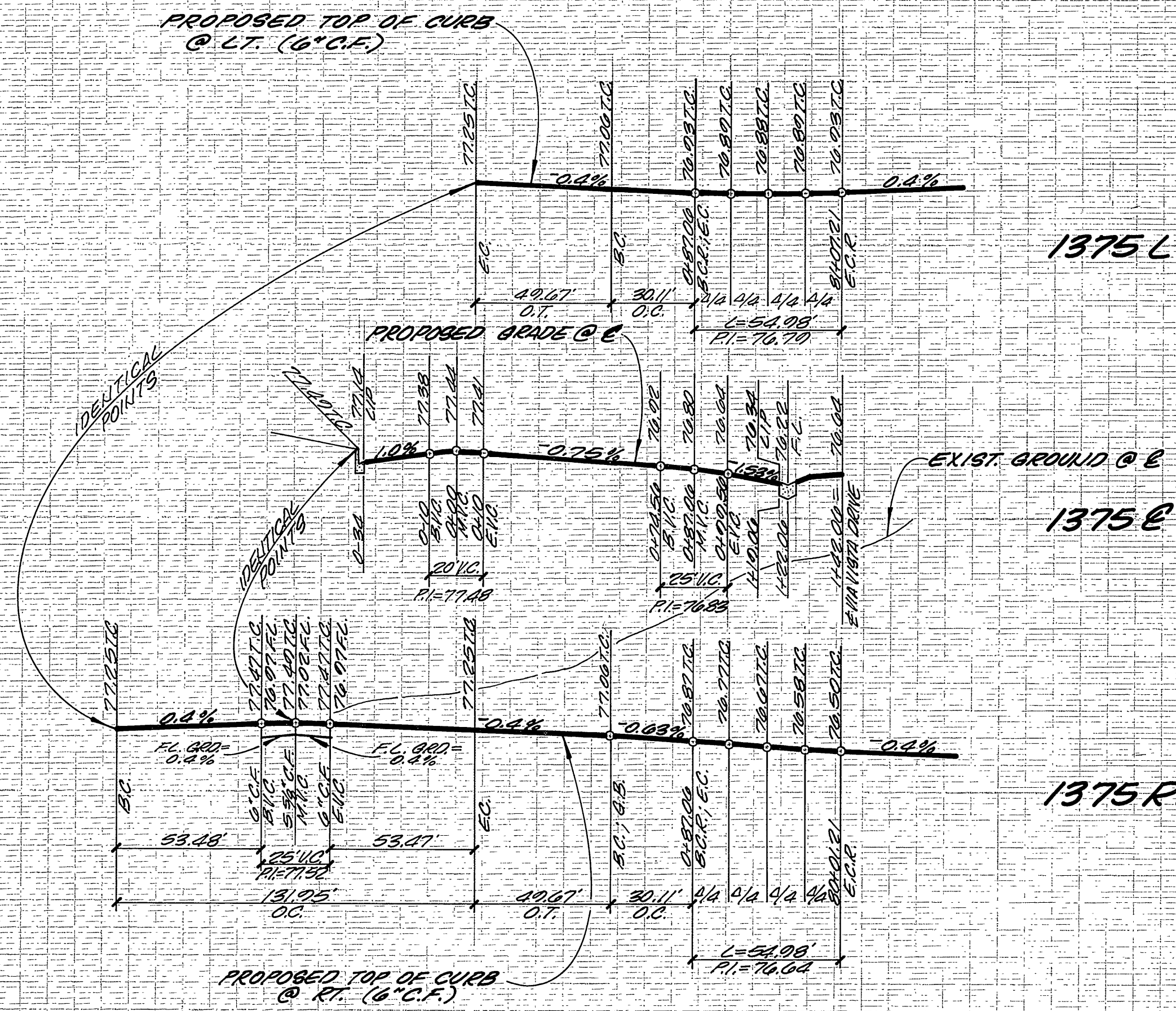
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1355 RT.

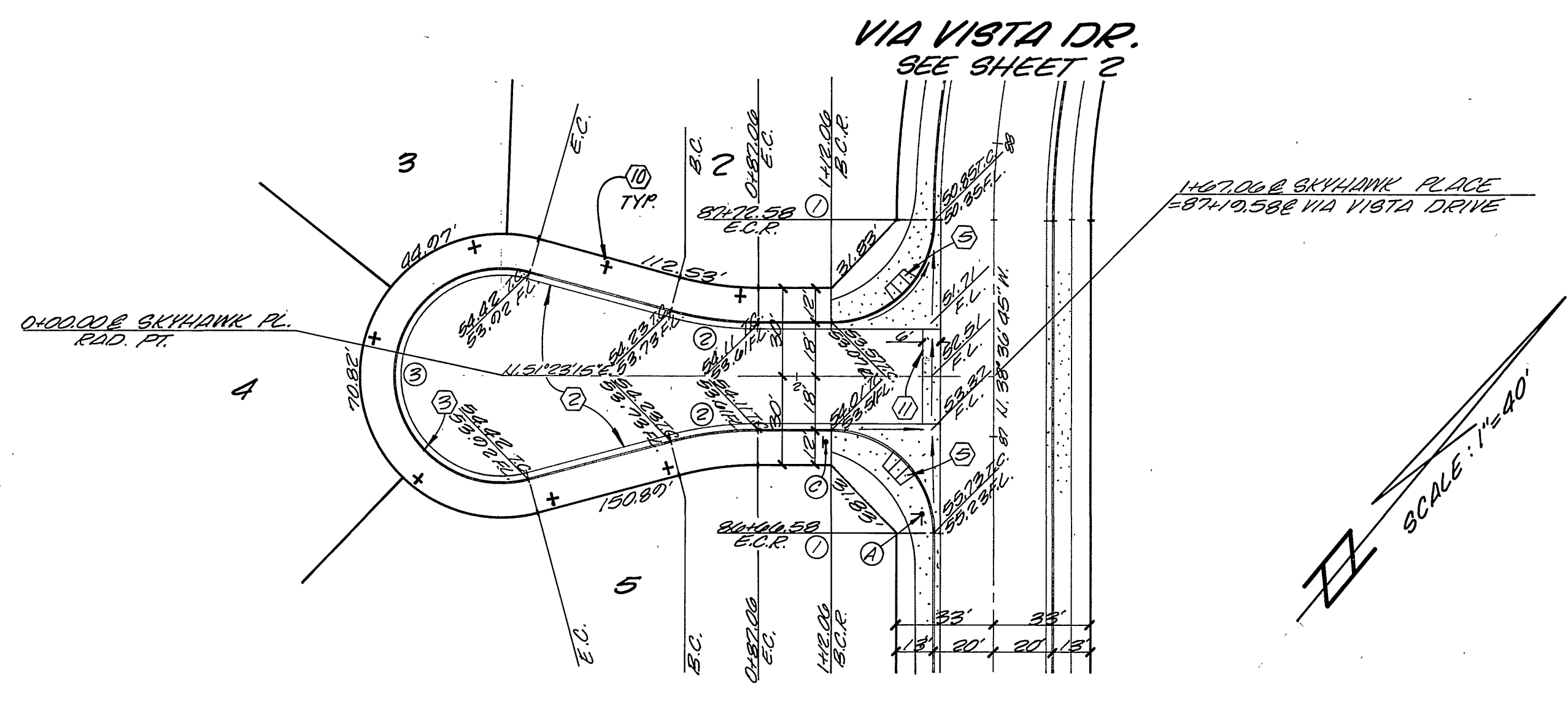
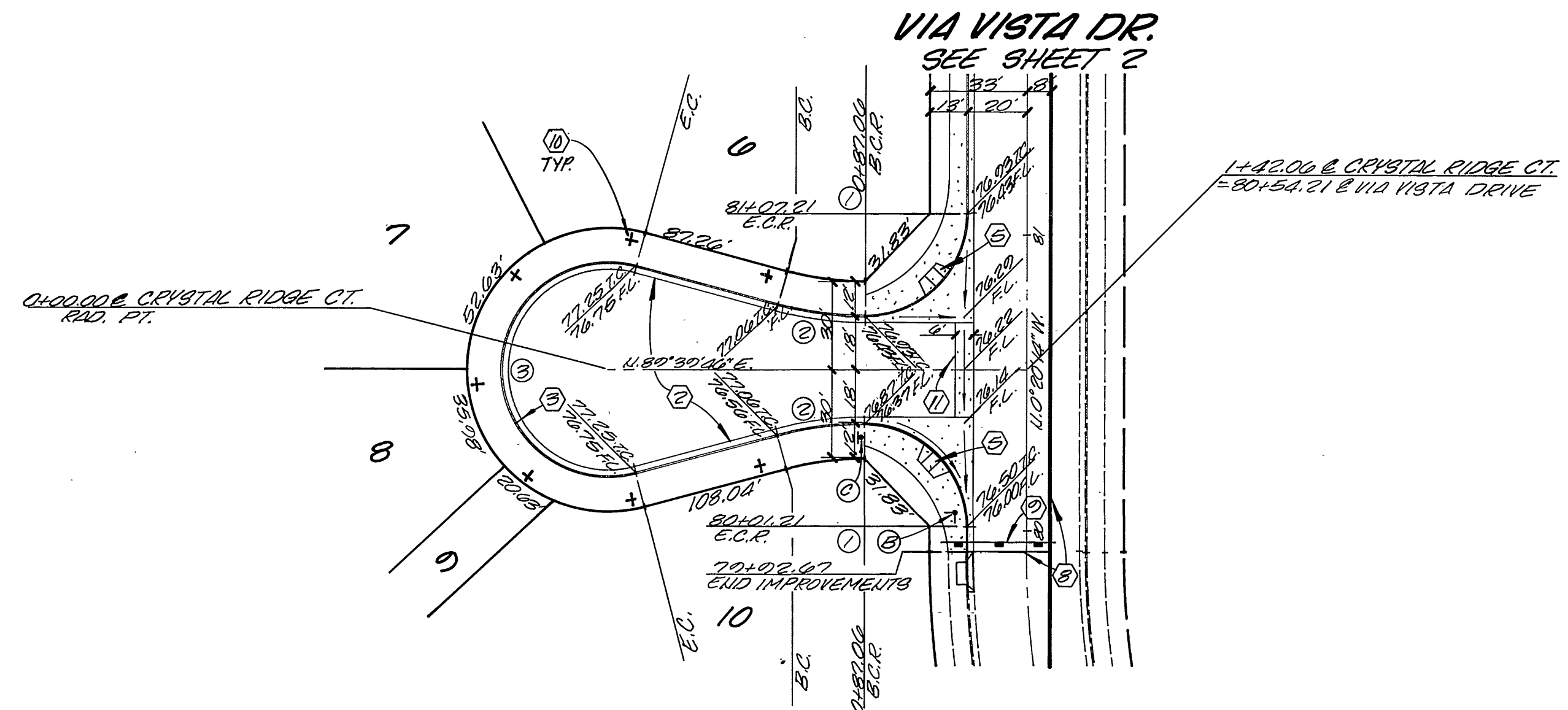
1355 LT.

1355 E

1355 RT.



SCALE
 HORIZ. 1"=40'
 VERT. 1"=8'



CRYSTAL RIDGE COURT

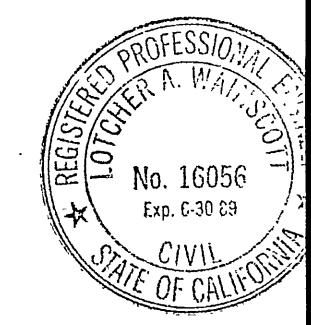
SKYHAWK PLACE

CURVE DATA

#	DELTA	RADIUS	LENGTH	TANGENT
1	07°00'00"	35.00'	54.08'	35.00'
2	15°00'00"	115.00'	30.11'	15.18'
3	210°00'00"	30.00'	131.95'	

SCALE: 1"=40'

SCALE: 1"=40'



L A WAINCOTT & ASSOCIATES
 CIVIL ENGINEERS
 22300 BARTON RD. SUITE 200
 GRAND TERRACE, CALIFORNIA 92522
 PH: 951-824-1775
 APPROVED BY: *L.A. Waincott* DATE: 1/12/08
 R.C.E. 16056
 W.O. 227.07 FOR HANWARDILL INVESTMENTS F.B.

MARK	REVISIONS	APPR.	DATE

BENCH MARK: EL=1607.635
 C/R B.M. #F8-B
 SET P.K. NAIL AND TAG IN CONC. RETAINING WALL S.E. CORNER OF INTERSECTION OF ALEXANDRO BLVD. AND TRACT MAIN RD.

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *Barry Bed*
 DIRECTOR OF PUBLIC WORKS
 DATE: 1/12/08

STREET PLAN AND PROFILE
 TRACT NO. 22467
CRYSTAL RIDGE COURT
SKYHAWK PLACE
 R-2988
 SHT. 3 OF 3
 SCALE: HORIZ. 1"=40' VERT. 1"=8' W.O. 227.07

* AS BUILT 6-6-90 B.M.
 INDEXED 8-25-00