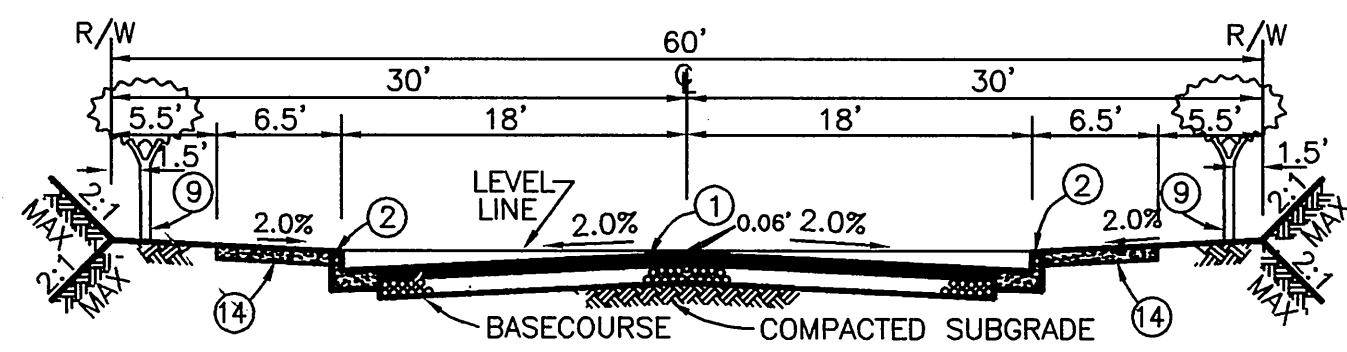
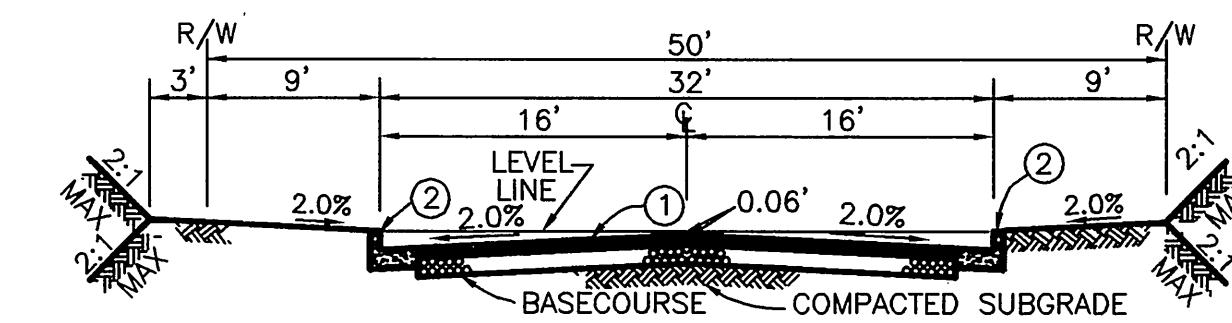


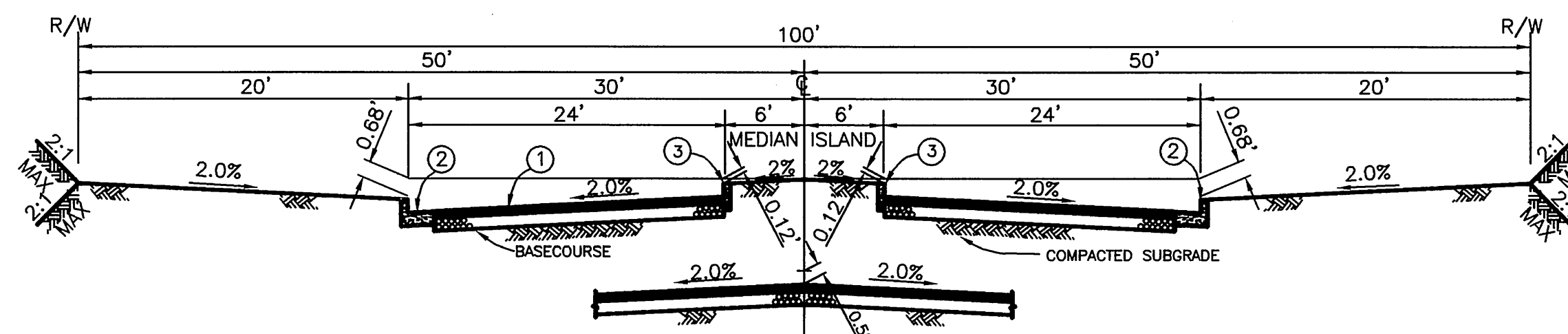
VICINITY MAP
NTS



CRESTHAVEN DRIVE
 CONSTRUCT 3" A.C. OVER 4" CRUSHED AGGREGATE BASE PER S.R. 1608
 T.I. = 5.5" R" VALUE = 68
 STA. 2+63.41 TO STA. 8+74.30

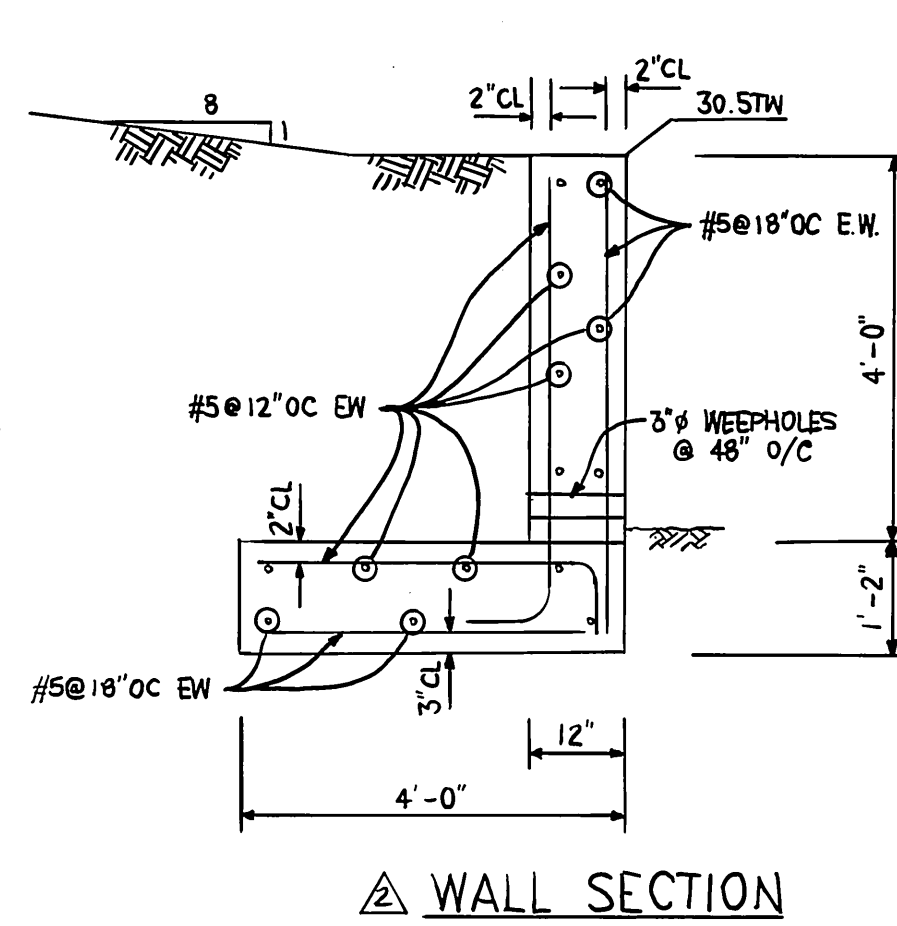


GARDEN HILLS WAY (PRIVATE)
 CONSTRUCT 3" A.C. OVER 4" CRUSHED AGGREGATE BASE PER S.R. 1608
 T.I. = 5.5" R" VALUE = 68
 STA. 10+00.00 TO STA. 21+06.04

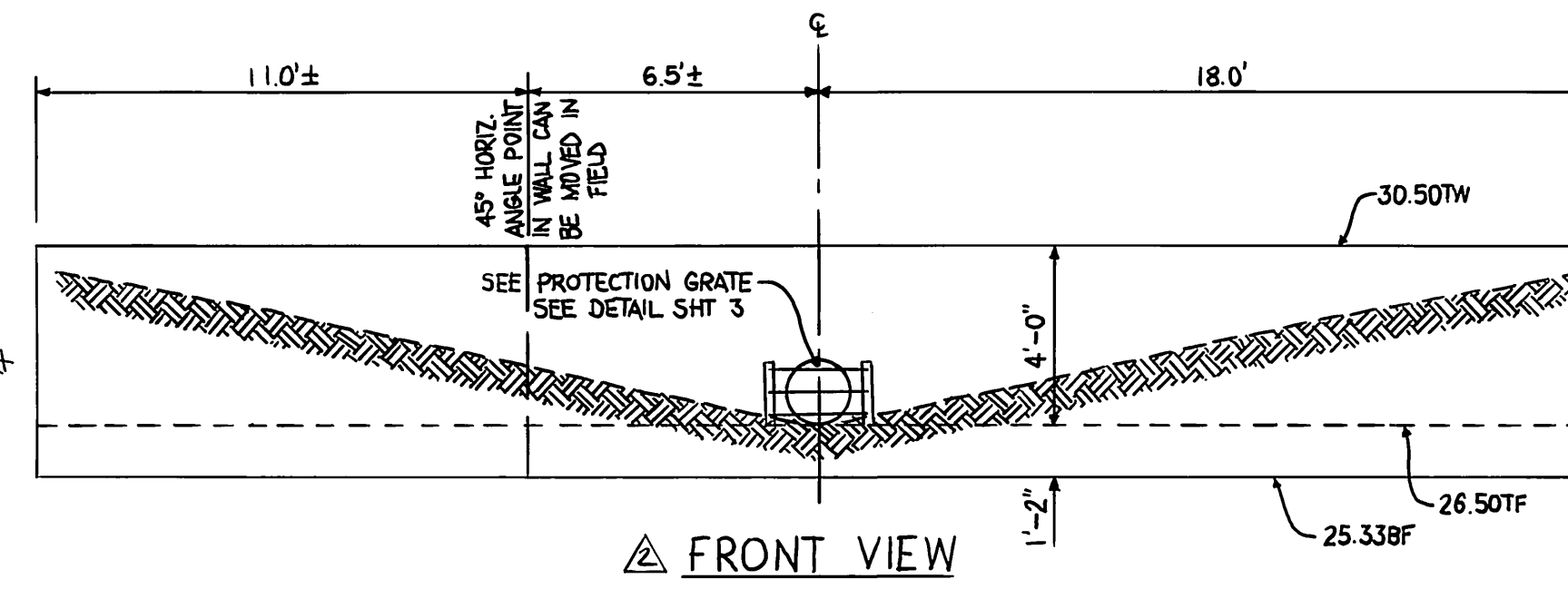


GARDEN HILLS WAY (PRIVATE)
 CONSTRUCT 3" A.C. OVER 4" CRUSHED AGGREGATE BASE PER S.R. 1608
 T.I. = 5.5" R" VALUE = 68
 STA. 21+96.33 TO STA. 22+91.56

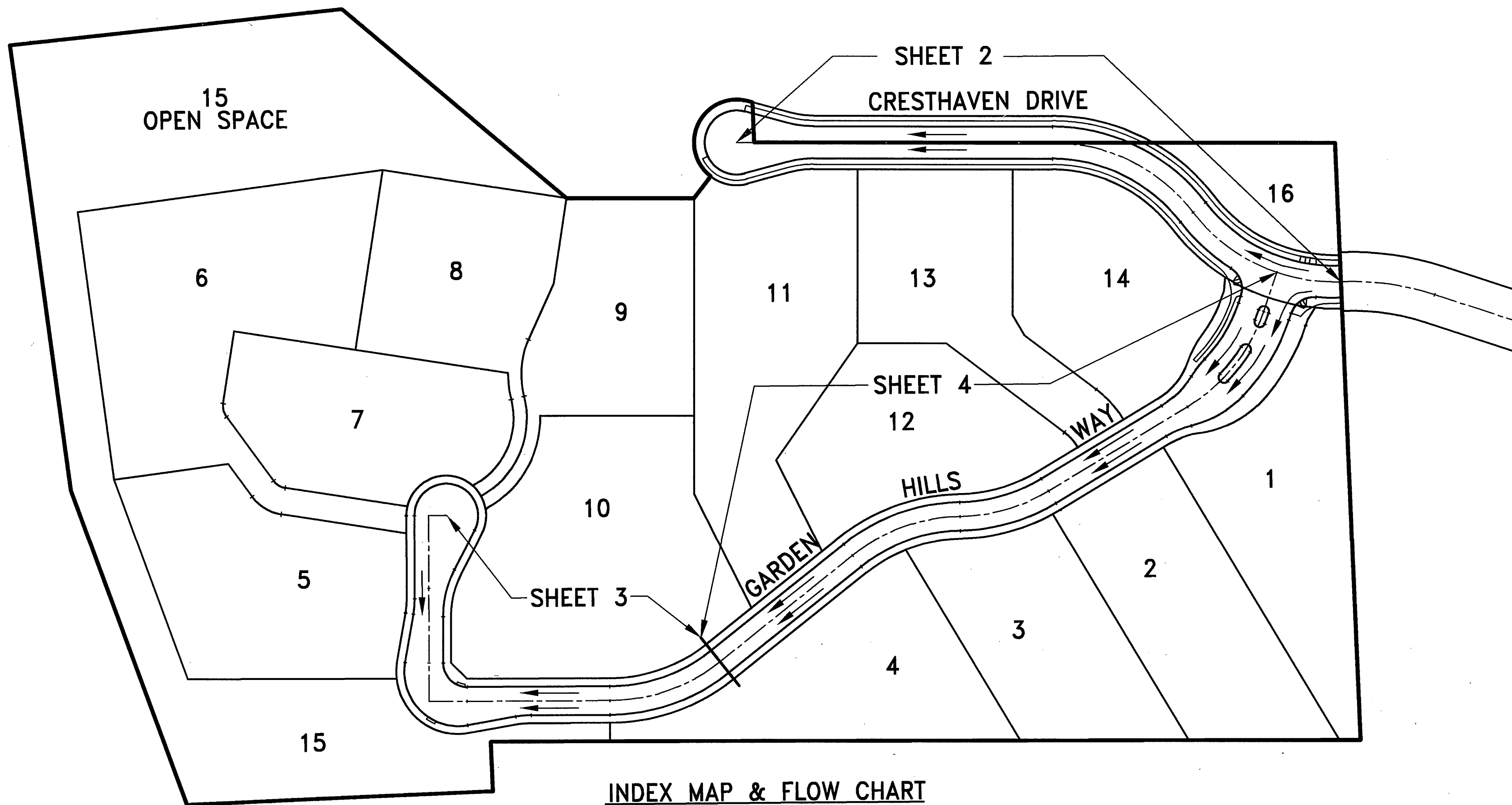
TYPICAL SECTION
NTS



WALL SECTION



FRONT VIEW



INDEX MAP & FLOW CHART
NTS

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.
- STREET TREE PLANTING SHALL BE AS FOLLOWS

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. APPROX. SIZE	APPROX. SPACING	NUMBER REQUIRED
A. CRESTHAVEN	SEE REVERSE FRONTAGE LANDSCAPE PLAN #R-3591-L AS PREPARED BY COMMUNITY WORKS DESIGN GROUP DATED 8-25-00.			
B. GARDEN HILLS	PRIVATE STREET, NO PUBLIC STREET PLANTINGS REQUIRED.			

GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-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.
- 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 DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES 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.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- 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.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 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.
- BEFORE THE RIP-RAP AT THE OUTLET OF ANY DRAINAGE STRUCTURE IS ACCEPTED BY THE CITY, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
- IN PAVEMENT OVERLAY AREAS, ANY 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.

CONSTRUCTION NOTES

- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION
- CONSTRUCT 6" C & G PER CITY STD. 200 TYPE I
- CONSTRUCT 6" CURB ONLY PER STD. 200 TYPE II
- CONSTRUCT A.C. BERM PER CITY STD. 250 TYPE I
- CONSTRUCT OVERSIDE DRAIN PER DETAIL HEREON.
- REMOVE BARRICADE (IF EXISTING)
- CONSTRUCT 18" RCP (SEE PLAN FOR D-LOAD AND BEDDING)
- CONSTRUCT CATCH BASIN PER CITY STD. 405 V & W PER PLAN
- PLANT TREE PER PARKS & RECREATION STD
- PAINT 12" SOLID WHITE STOP BAR PER CALTRANS STD A-24D
- PAINT "STOP" LETTERING PER CALTRANS STD A-24D
- CONSTRUCT JUNCTION STRUCTURE C PER CITY STD. 422
A=42'37"02" B=18" C=3.75' D1=18" D2=18" E=3.75' L=4.75'
EL. R=1240.68' EL. S=1238.77'
- CONSTRUCT HEADWALL W/ CHILD PROTECTION GRATE PER DETAIL SHOWN ON SHEET 3.
- CONSTRUCT SIDEWALK PER CITY STD. 325.
- CONSTRUCT ACCESS RAMPS, TYPE I, PER CITY STD. 304.
- CONSTRUCT ACCESS RAMPS, TYPE II, PER CITY STD. 304.

TRAFFIC & STREET NAME SIGN SCHEDULE

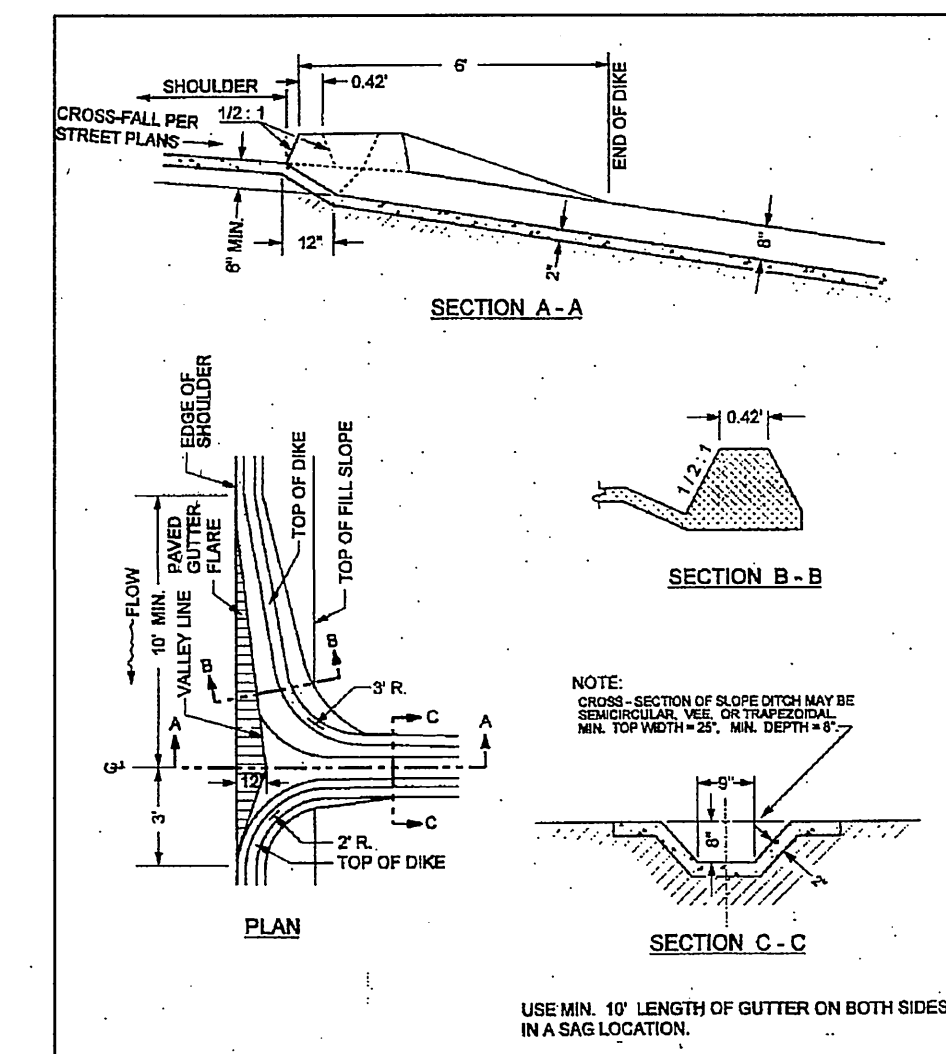
(A)	CRESTHAVEN DR.	6300
(A)	GARDEN HILLS WAY	6300
(B)	R-1	1 EA
(B)	STOP SIGN 36"	1 EA
CONSTRUCT PER CITY STANDARD DRAWINGS 662 AND 666		

BENCH MARK

F7-13 P.K. NAIL AND CITY ENGINEER TAG IN THE CONCRETE BASE OF STREET LIGHT AT THE NORTHEASTERLY CURB RETURN OF ALESSANDRO BLVD. AND CENTURY AVENUE.
ELEVATION: 1277.591

TEMPORARY BENCH MARK

TIED TO CITY BENCH MARK F7-13 IRON PIPE @ CL OF CRESTHAVEN DR. & TRACT BOUNDARY.
ELEVATION: 1333.04



OVERSIDE DRAIN



CITY BUSINESS TAX CERTIFICATION NO. D12144 EXP. DATE 12-31-03

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

CITY OF RIVERSIDE
WATER SYSTEM
VOID ONE YEAR FROM THIS DATE
APPROVED DATE 2/20/03

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY [Signature] DATE 3/1/03

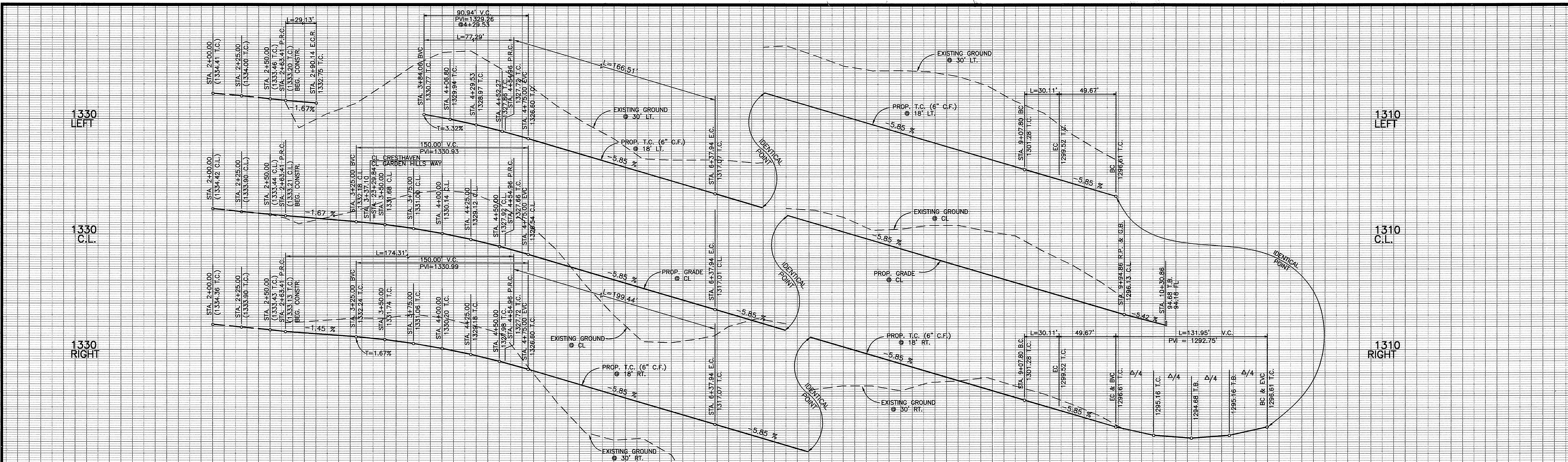
GABEL, COOK & BECKLUND
CIVIL ENGINEERS LAND SURVEYORS
125 West La Cadena Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8082 Facsimile (909) 788-5184
DATE PREPARED: OCT. 1998 W.O. NO.: 998

CITY OF RIVERSIDE
STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 28728-2
TITLE SHEET
R-3591
SHEET 1 OF 4

CITY OF RIVERSIDE
STREET IMPROVEMENTS
PLAN AND PROFILE
TRACT 28728-2
TITLE SHEET
R-3591
SHEET 1 OF 4

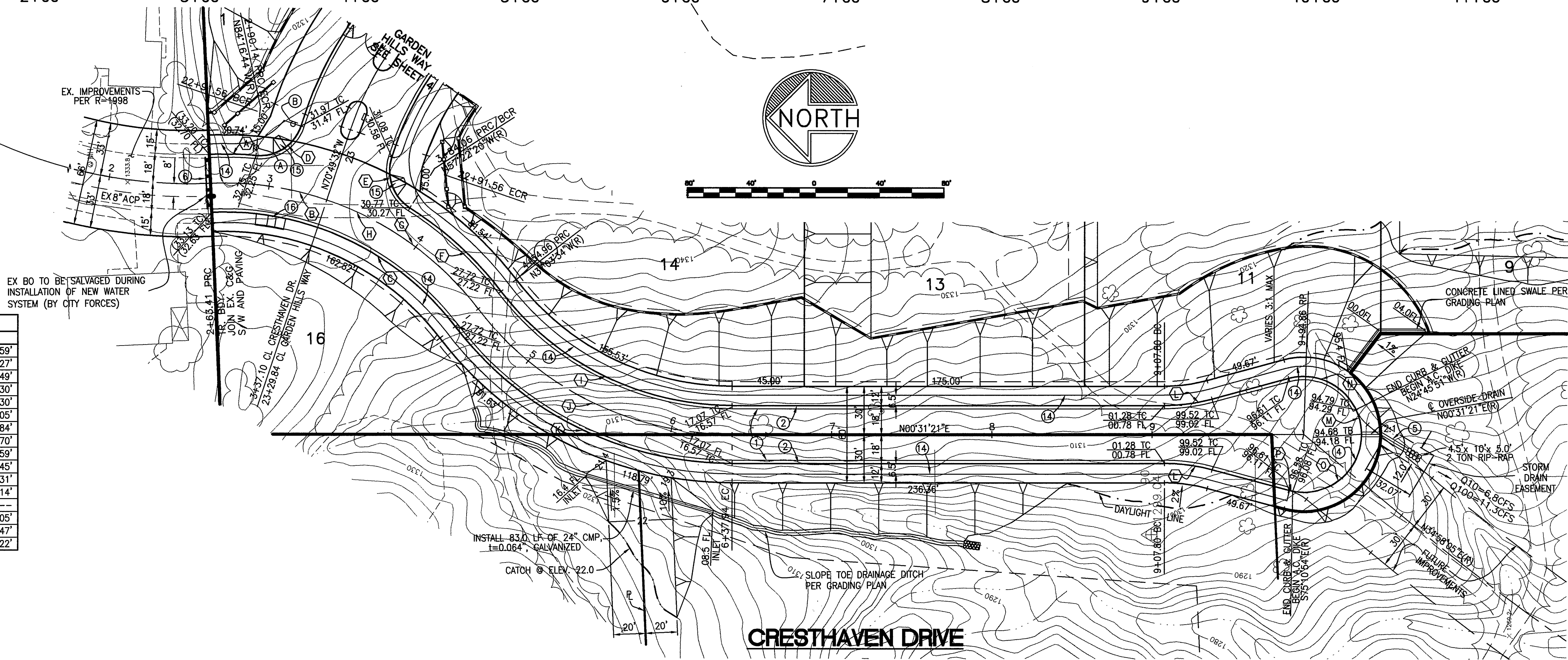
INDEXED 3-20-03 LHM

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 996-512-14
 Friday, 14 February 2003 12:50pm
 JOB NO. DESIGNED BY DATE PRINTED



PROFILE SCALE
 VERT: 1 in = 8 ft
 HORZ: 1 in = 40 ft

Δ	R	L	T	
A	07'39"24"	218.00'	29.13'	14.59'
B	21'06"36"	200.00'	73.69'	37.27'
C	54'52"34"	182.00'	174.31'	94.49'
D	76'32"48"	27.00'	36.07'	21.30'
E	76'32"48"	27.00'	36.07'	21.30'
F	20'18"46"	218.00'	77.29'	39.05'
G	54'52"34"	200.00'	199.55'	103.84'
H	33'45"58"	200.00'	117.86'	60.70'
I	52'25"05"	182.00'	166.51'	89.59'
J	52'25"05"	200.00'	182.97'	98.45'
K	52'25"05"	218.00'	199.44'	107.31'
L	14'59"58"	115.00'	30.11'	15.14'
M	209'59"56"	36.00'	131.95'	---
N	79'42"46"	36.00'	50.09'	30.05'
O	129'34"57"	36.00'	81.42'	76.47'
P	00'42"13"	36.00'	0.44'	0.22'



BENCH MARK
 F7-13 P.K. NAIL AND CITY ENGINEER TAG IN THE CONCRETE BASE OF STREET LIGHT AT THE NORTHEASTERLY CURB RETURN OF ALESSANDRO BLVD. AND CENTURY AVENUE.
 ELEVATION: 1277.591

TEMPORARY BENCH MARK
 TIED TO CITY BENCH MARK F7-13 IRON PIPE @ CL OF CRESTHAVEN DR. & TRACT BOUNDARY.
 ELEVATION: 1333.04

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

CITY OF RIVERSIDE WATER SYSTEM
 VOID ONE YEAR FROM THIS DATE
 APPROVED DATE: 2/20/03

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY: *Shawn Reed*
 DEPUTY P.W. DIRECTOR
 DATE: 3/17/03

DESIGNED BY: JLE DRAWN BY: DPD CHECKED BY: JLE

GABEL, COOK & BECKLUND
 CIVIL ENGINEERS LAND SURVEYORS
 LAND PLANNERS
 125 West La Codena Drive, Suite A, Riverside, CA 92501
 Telephone (909) 788-8092 Facsimile (909) 788-5184

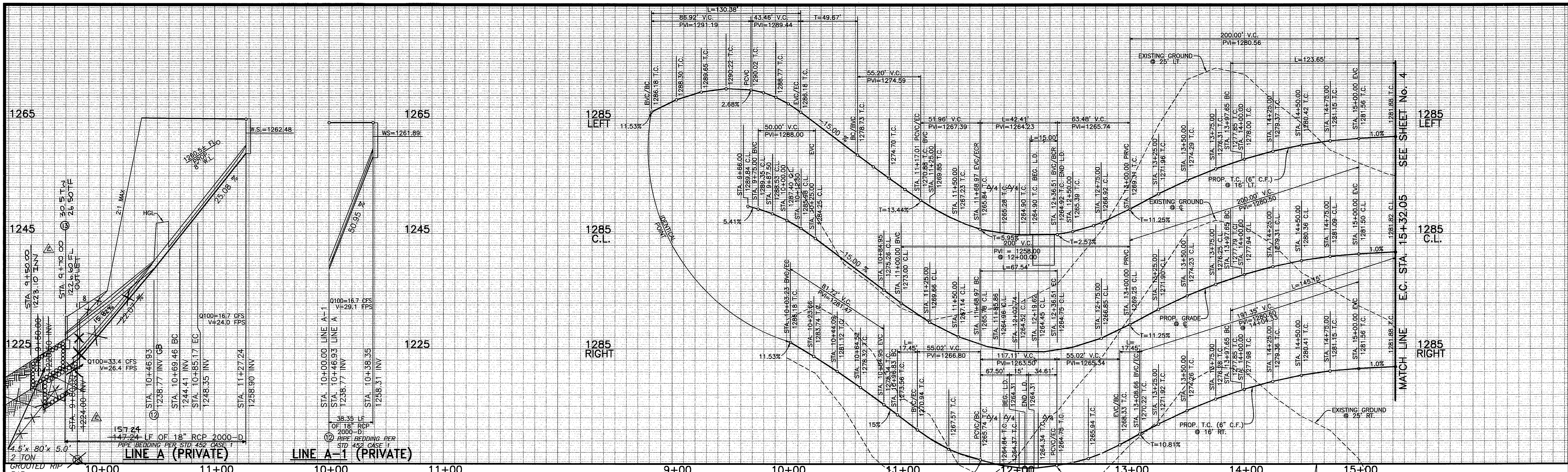
CITY OF RIVERSIDE STREET IMPROVEMENTS
CRESTHAVEN DRIVE
 STA 2+63.41 TO STA. 9+96.04

REGISTERED PROFESSIONAL ENGINEER
 WILLIAM DAVID GABEL
 No. 21740
 Exp. 03-30-05
 CIVIL
 STATE OF CALIFORNIA
 14 FEB 03

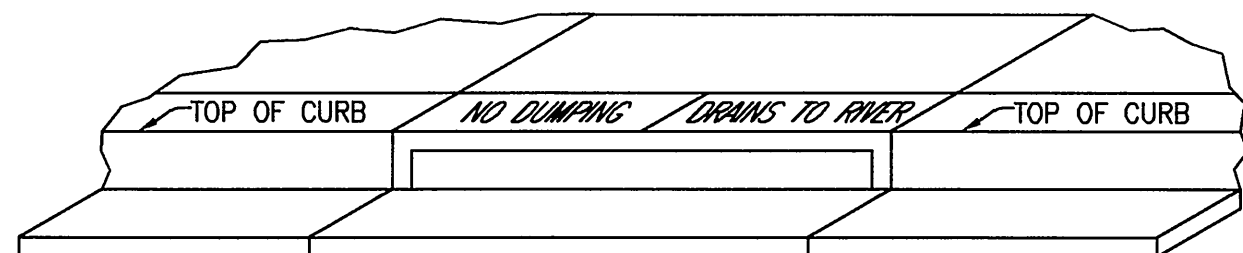
R-3591
 SHEET 2 OF 4
 FILE NO.

INDEXED 3-20-03 lft

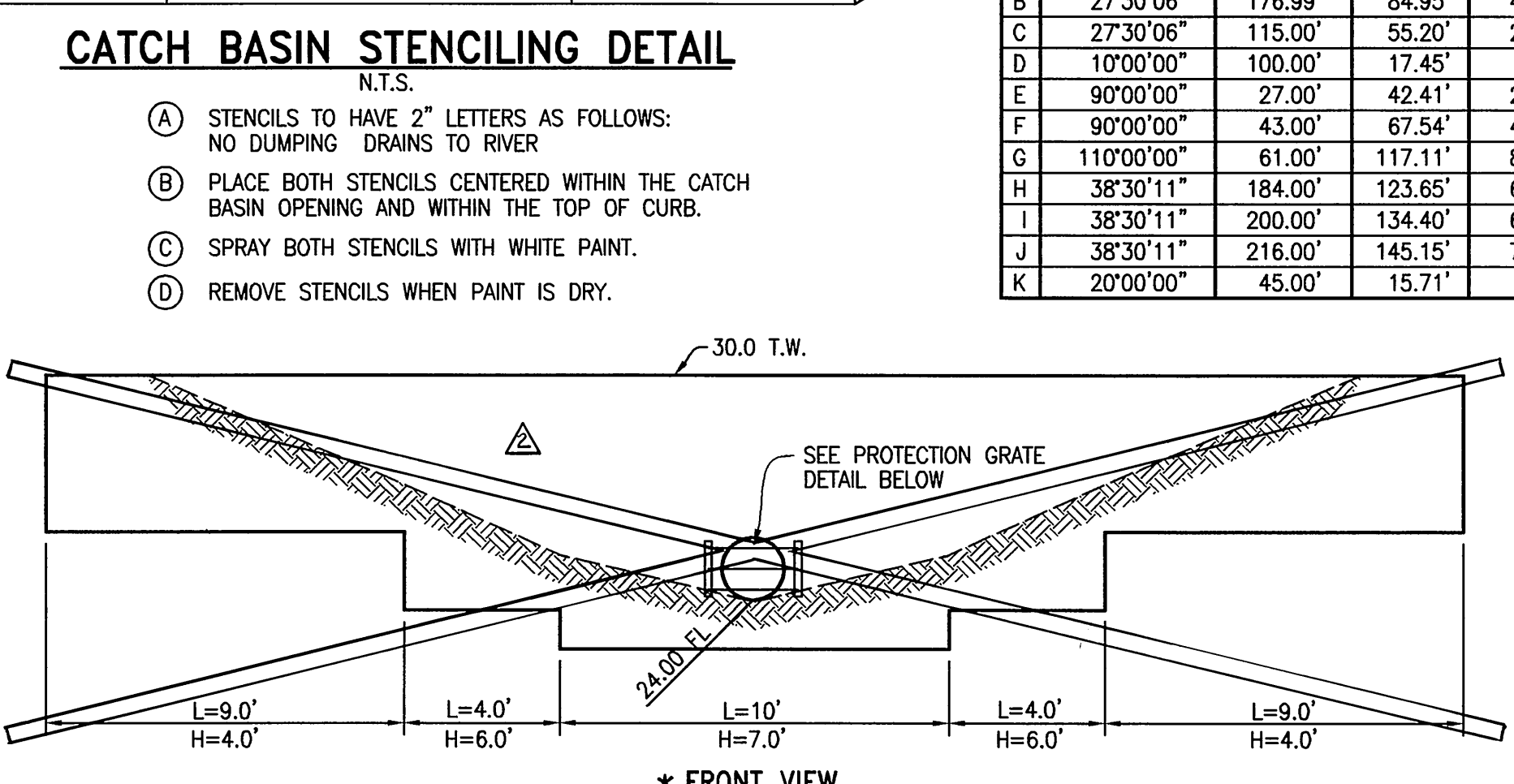
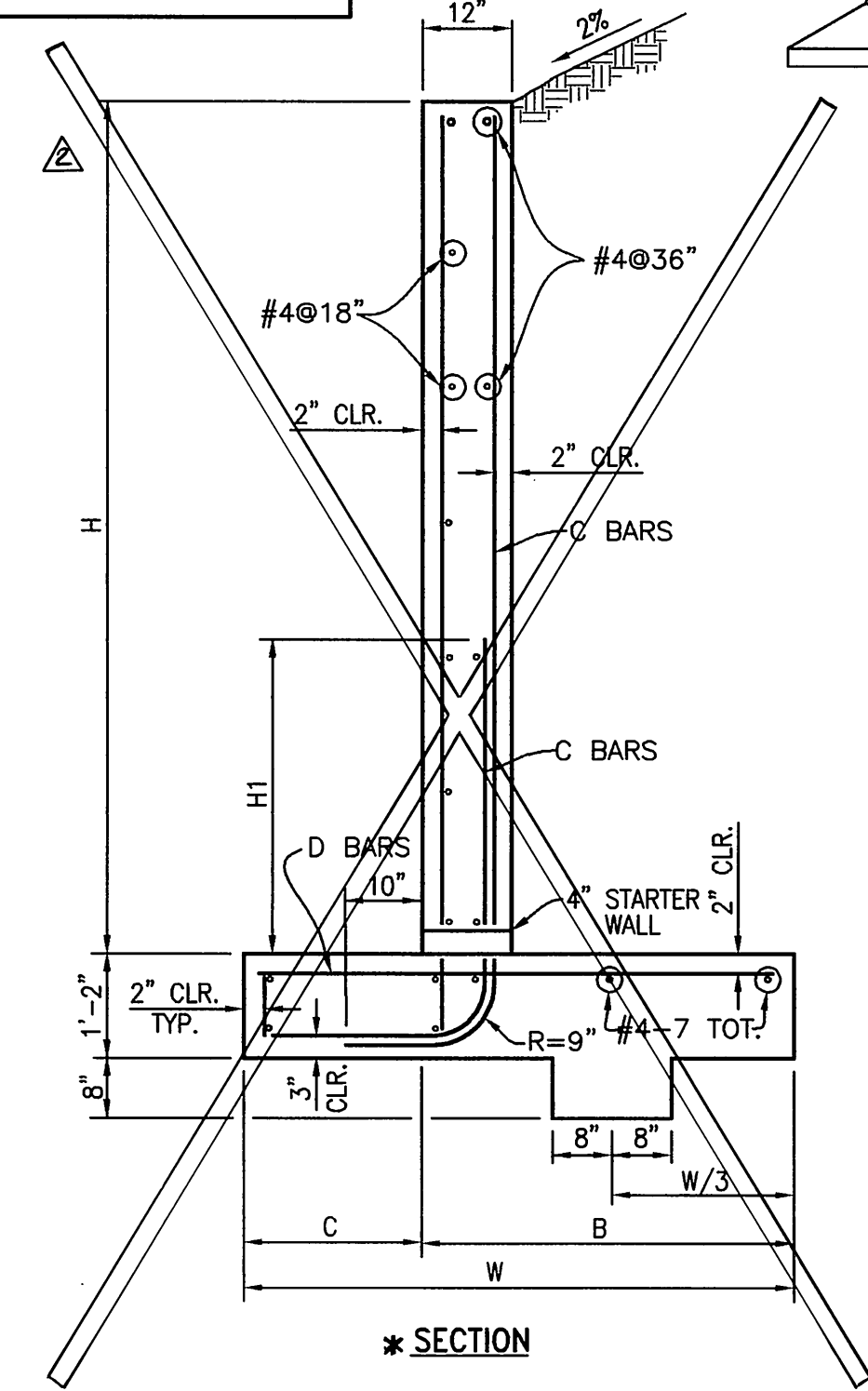
PC-3735-S2



PROFILE SCALE
 VERT: 1 in = 8 ft
 HORZ: 1 in = 40 ft

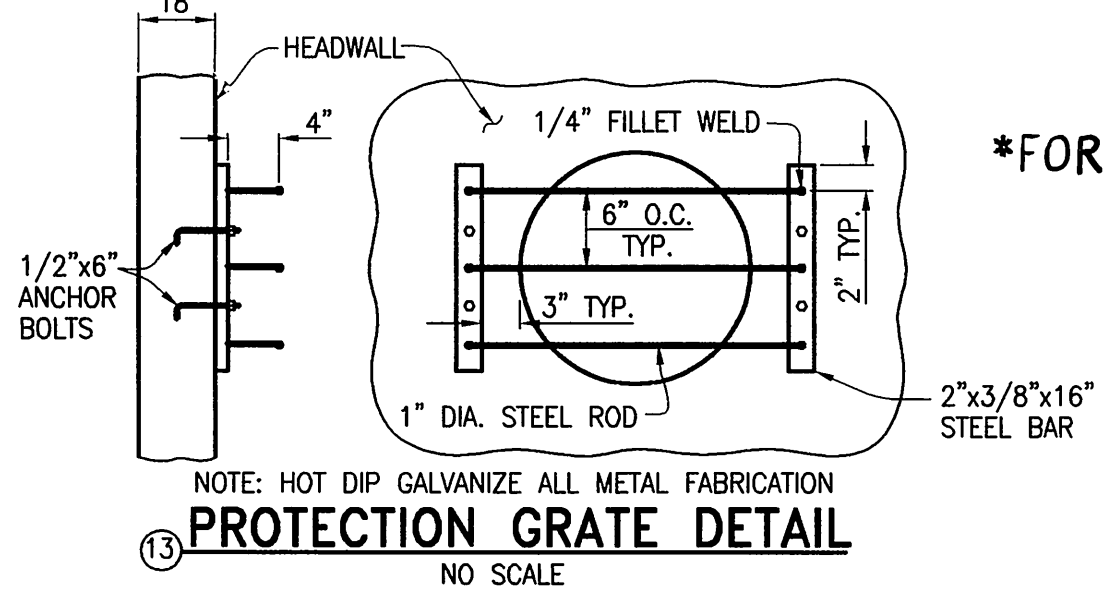


CURVE DATA				
Station	R	L	T	
A 207°30'06"	36.00'	130.38'	-	
B 27°30'06"	176.99'	84.95'	43.31'	
C 27°30'06"	115.00'	55.20'	28.14'	
D 10°00'00"	100.00'	17.45'	8.75'	
E 90°00'00"	27.00'	42.41'	27.00'	
F 90°00'00"	43.00'	67.54'	43.00'	
G 110°00'00"	61.00'	117.11'	87.12'	
H 38°30'11"	184.00'	123.65'	64.26'	
I 38°30'11"	200.00'	134.40'	69.85'	
J 38°30'11"	216.00'	145.15'	75.44'	
K 20°00'00"	45.00'	15.71'	7.93'	

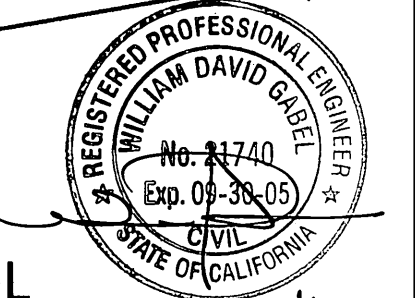
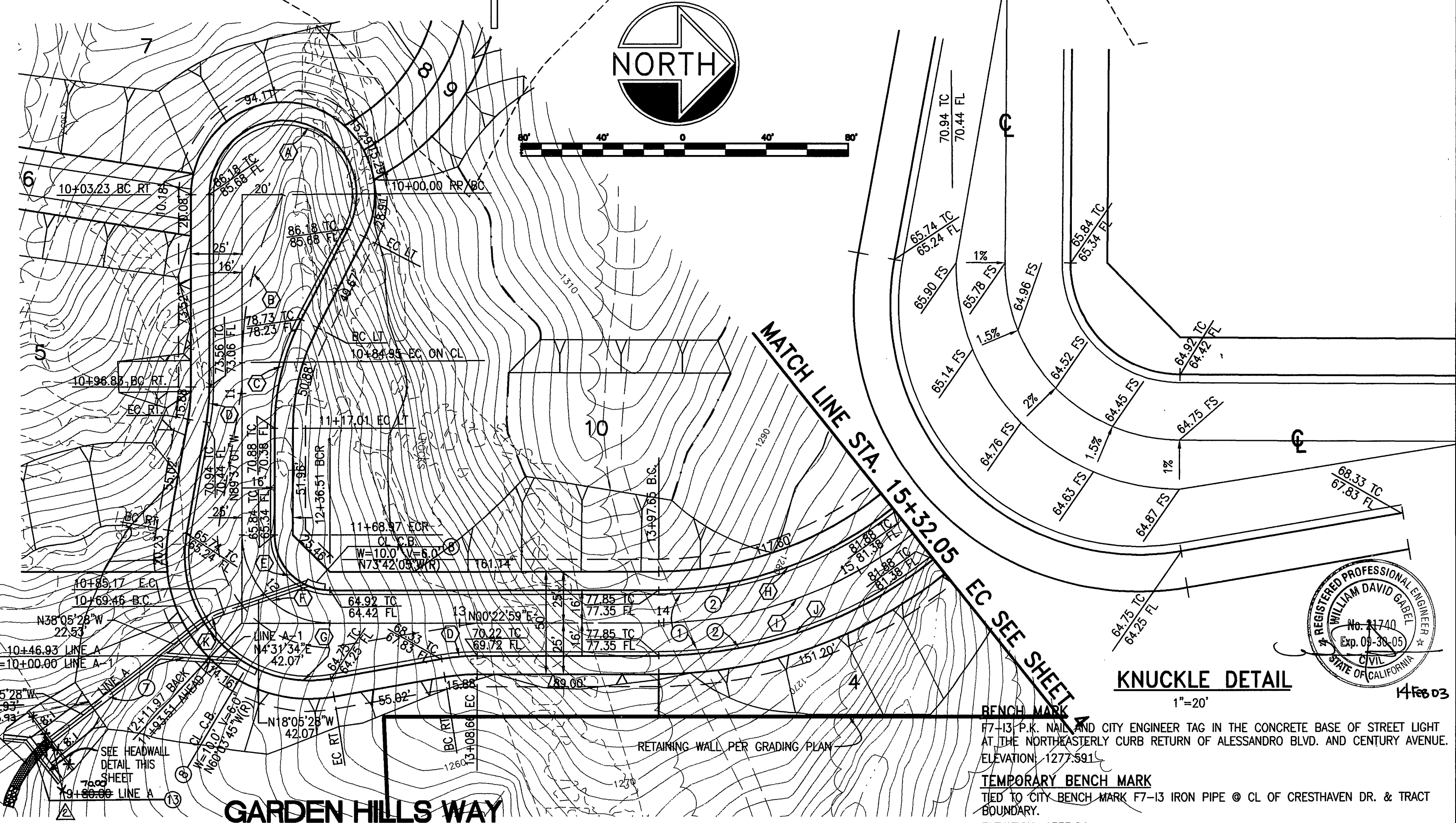


- NOTES**
- DESIGN H MAY BE EXCEEDED BY (6") BEFORE GOING TO THE NEXT SIZE. FOOTING KEY IS REQUIRED EXCEPT WHEN FOUND UNNECESSARY BY THE ENGINEER. SPECIAL FOOTING DESIGN IS REQUIRED WHERE FOUNDATIONAL MATERIAL IS INCAPABLE OF SUPPORTING TOE PRESSURE LOADS LISTED IN TABLE.
 - WHERE A 615 GRADE (60 ksi) OR A 706 REINFORCING BARS ARE USED, THE LENGTH OF LAPPED SPICES SHALL BE AT LEAST 45 X DIAMETERS OF THE SMALLER BAR JOINED.
 - $f_c = 1300$ psi, $f_s = 3250$ psi, $f_s = 24,000$ psi, $n = 10$, earth = (120'pcf), WALL DESIGN IS BASED ON RANKINE'S FORMULA $\phi = 33.42^\circ$.

HEADWALL DETAIL
 NO SCALE



*FOR REVISED WALL SECTION AND FRONT SEE SHEET ONE



N:\9999\Land Development\dwg\28728-2\ 999-313.dwg, Friday, 11/14 February 2003 12:51pm

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

CITY OF RIVERSIDE WATER SYSTEM
 VOID ONE YEAR FROM THIS DATE
 APPROVED DATE: 2/20/03

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature]
 DEPUTY P.W. DIRECTOR
 DATE: 3/16/03

GABEL, COOK & BECLUND
 CIVIL ENGINEERS LAND SURVEYORS
 125 West La Cadenita Drive, Suite A, Riverside, CA 92501
 Telephone (909) 788-8092 Facsimile (909) 788-5184

CITY OF RIVERSIDE STREET IMPROVEMENTS
GARDEN HILLS WAY (PRIVATE STREET)
 STA 10+00.00 TO STA. 15+32.05
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

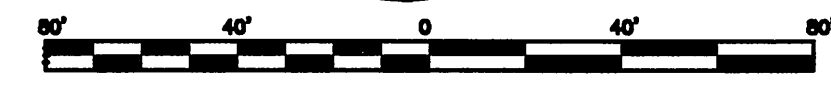
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 SHEET 3 OF 4
 FILE NO.

INDEXED 3-20-03 lfh

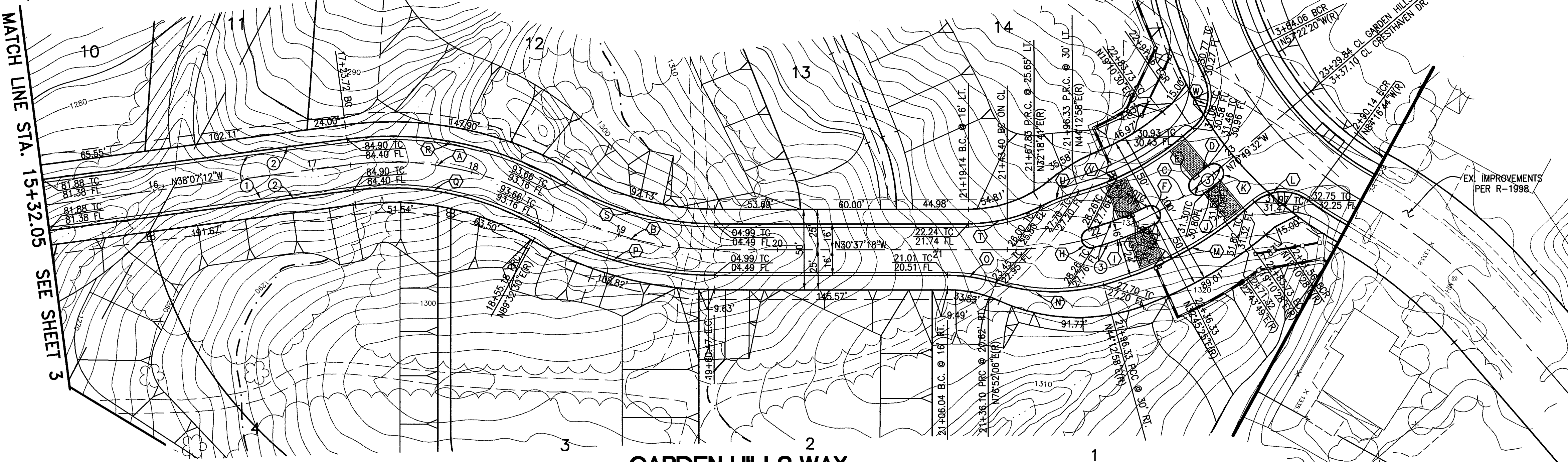
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 JOB FOLDER
 DRAWING NAME
 DATE PRINTED



PROFILE SCALE
 VERT: 1 in = 8 ft
 HORZ: 1 in = 40 ft



MATCH LINE STA. 15+32.05 SEE SHEET 3



CURVE DATA				
Station	Δ	R	L	T
A	37°39'42"	200.00'	131.46'	68.21'
B	30°09'48"	200.00'	105.29'	53.9'
C	40°12'14"	200.00'	140.34'	73.2'
D	03°33'21"	194.00'	12.04'	6.02'
E	180°00'00"	6.00'	18.85'	-
F	180°00'00"	6.00'	18.85'	-
G	11°27'33"	194.00'	38.80'	19.46'
H	180°00'00"	6.00'	18.85'	-
I	11°27'33"	206.00'	41.20'	20.67'
J	03°33'21"	206.00'	12.78'	6.39'
K	180°00'00"	6.00'	18.85'	-
L	76°32'48"	27.00'	36.07'	21.30'
M	25°02'30"	230.00'	100.52'	51.08'
N	32°39'09"	100.00'	68.39'	35.15'
O	17°29'24"	100.00'	30.53'	15.38'
P	30°09'48"	216.00'	113.71'	58.21'
Q	37°39'42"	184.00'	120.95'	62.75'
R	37°39'42"	216.00'	141.98'	73.66'
S	30°09'48"	184.00'	96.87'	49.58'
T	27°04'01"	100.00'	47.28'	24.07'
U	11°54'16"	100.00'	24.93'	12.51'
V	25°02'30"	170.00'	74.30'	37.75'
W	76°32'48"	27.00'	36.07'	21.30'

BENCH MARK
 F7-13 P.K. NAIL AND CITY ENGINEER TAG IN THE CONCRETE BASE OF STREET LIGHT AT THE NORTHEASTERLY CURB RETURN OF ALESSANDRO BLVD. AND CENTURY AVENUE.
 ELEVATION: 1277.591

TEMPORARY BENCH MARK
 TIED TO CITY BENCH MARK F7-13 IRON PIPE @ CL OF CRESTHAVEN DR. & TRACT BOUNDARY.
 ELEVATION: 1333.04

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

CITY OF RIVERSIDE WATER SYSTEM
 VOID ONE YEAR FROM THIS DATE
 APPROVED: [Signature]
 DATE: 2/10/03

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
 DATE: 3/1/03

DESIGNED BY: JLE DRAWN BY: DPD CHECKED BY: JLE

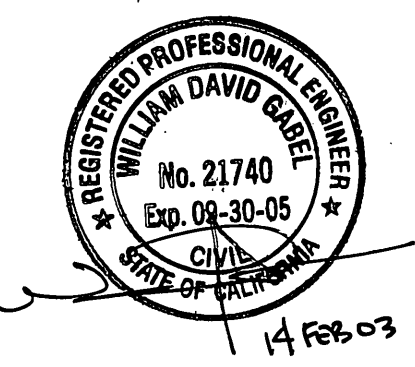
GABEL, COOK & BECKLUND
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 LAND PLANNERS
 125 West La Cadena Drive, Suite A, Riverside, CA 92501
 Telephone (909) 788-8092 Facsimile (909) 788-5184

DATE PREPARED: OCT. 1998 W.O. NO.: 998

CITY OF RIVERSIDE STREET IMPROVEMENTS GARDEN HILLS WAY (PRIVATE STREET)
 STA. 15+32.05 TO STA. 23+29.84

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

R-3591
 SHEET 4 OF 4
 FILE NO.



INDEXED 3-20-03 lft

PC-3735-152