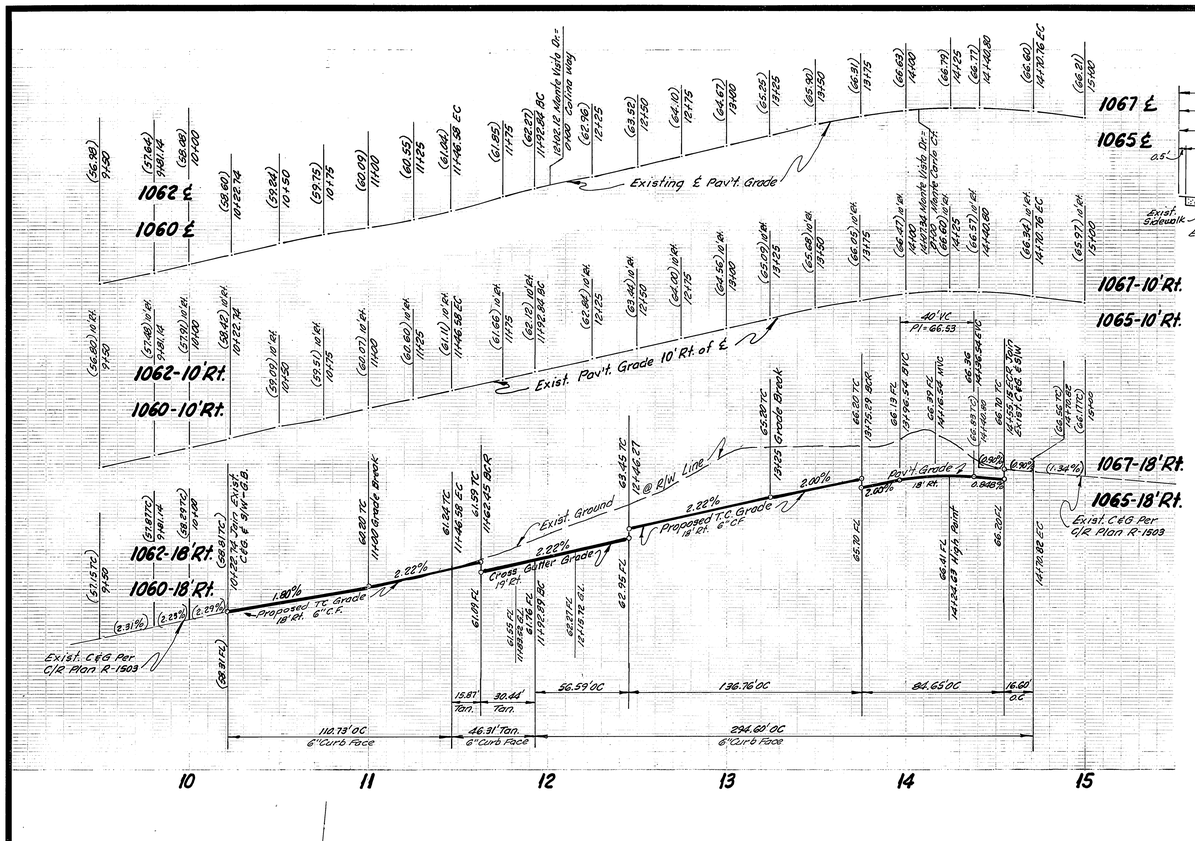
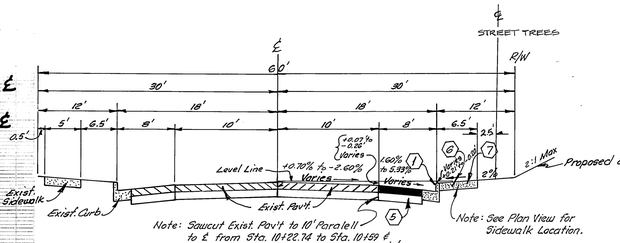
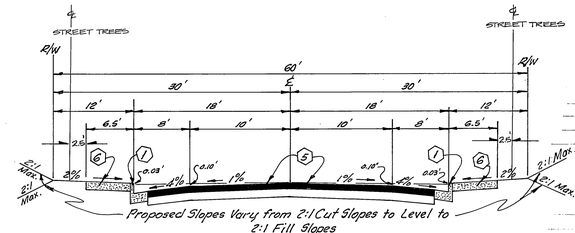




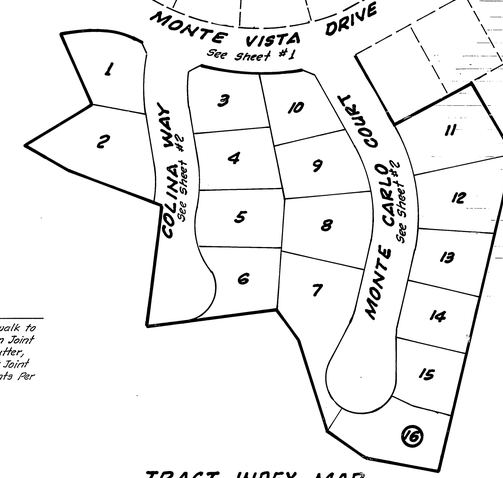
MONTE VISTA DRIVE

NTS 71-5



COLINA WAY
MONTE CARLO CT.

LN75 71-5



TRACT INDEX MAP

Scale ~ 1" = 100'

GENERAL NOTES

1. THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED, OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
2. 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 AS A RESULT OF ERRORS OR OMISSIONS, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1982 EDITION, AND PER CITY OF RIVERSIDE, DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS.
4. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
5. THE SUBDIVIDER SHALL ARRANGE FOR A SOILS TEST TO BE MADE BY A SOILS ENGINEER. AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE. DEPTH OF BASE MATERIAL AND AC PAVEMENT SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
6. LOCATIONS AND SIZE OF DRIVEWAY APPROACHES (STD. DWG. 302) TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY TRAFFIC ENGINEER.
7. CURB AND GUTTER TO BE STAKED ON 5' OFFSET AT 25' INTERVALS.
8. TRAFFIC CONTROL SIGNS MUST BE IN PLACE PRIOR TO OPENING STREETS TO TRAFFIC.
9. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SURFACE SECTION.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT EFFECTS EACH UTILITY, INCLUDING IRRIGATION LINES AND APPURTENANCES, AND AT NO COST TO THE CITY.
11. SEE STREET LIGHTING PLAN PREPARED BY THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPT FOR NUMBER & LOCATION OF REQUIRED STREET LIGHTS.
12. 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.
13. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK & RECREATION DEPT. STANDARDS.
14. 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, B) WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES, C) AFTER PLANTING AND ALL OTHER LOCATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE; AND D) AT END OF MAINTENANCE/FINAL ACCEPTANCE (CONTRACTOR WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES).
15. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
16. STREET TREE PLANTING SHALL BE AS FOLLOWS:

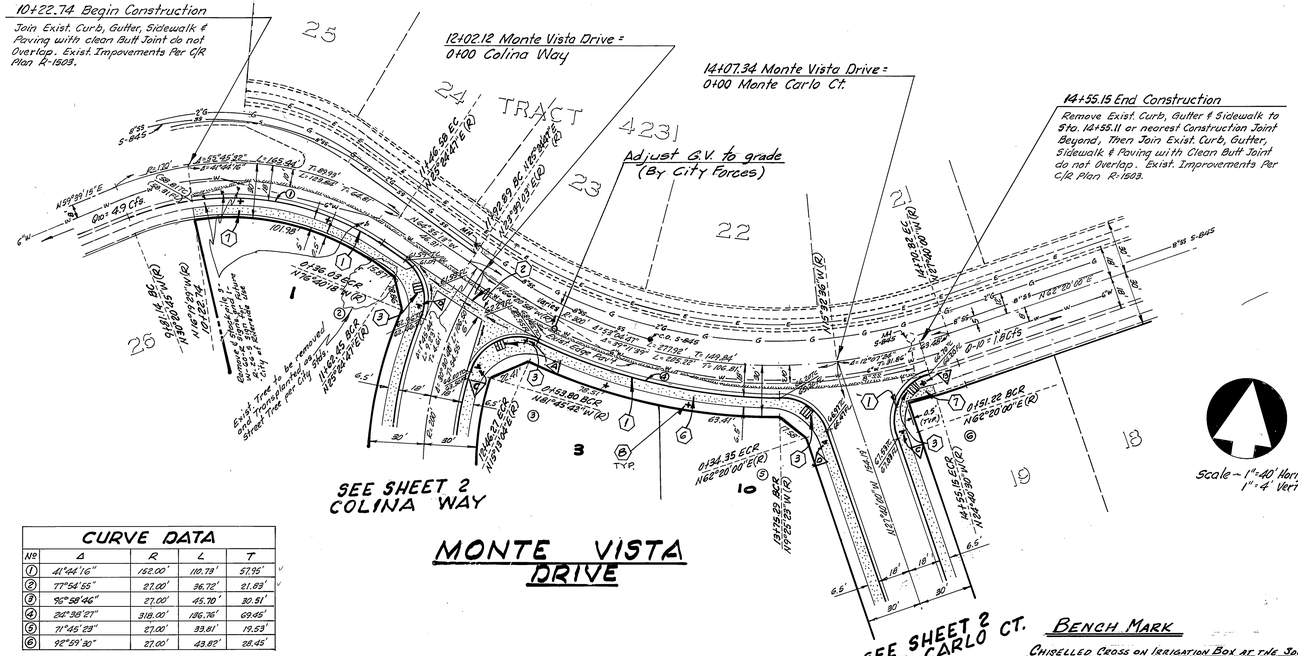
STREET NAME	BOTANICAL/COMMON NAME
A) COLINA WAY	RELOCATE 10 ROBUST PALMS AS SHOWN
B) MONTE CARLO	RELOCATE 5 ROBUST PALMS AS SHOWN
C) MONTE CARLO	PLANT WASHINGTONIA ROBUSTA/MEXICAN FAN PALM 15 GAL 50' APART QTY. 14
D) MONTE VISTA	RELOCATE 4 ROBUSTA PALMS AS SHOWN

17. A PUBLIC WORKS DEPT. 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.
18. SEE GRADING PLAN FOR PRESENT LOCATION OF TREES TO BE RELOCATED

CONSTRUCTION NOTES:

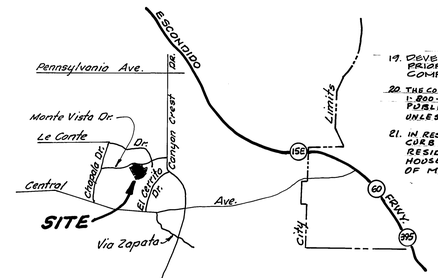
1. Construct Curb and Gutter per C/R Std. Dwg. 200, with 6" Curb Face.
2. Construct X-Gutter per C/R Std. Dwg. 220 with 6' Apron.
3. Construct wheel chair depression per C/R Std. Dwg. 904.
4. Install Street Name Signs per C/R Std. Dwg. 662-A.
5. Construct 2½" A.C. Paving over 8½" of crushed Aggregate. Base Per S.R. # 1214 "R" = 21
6. Construct Curb Type Sidewalk per C/R Std. Dwg. 325.
7. Construct Property Type Sidewalk per C/R Std. Dwg. 325.
8. Relocate Palm Trees per City of Riverside Parks & Recreation Dept. Standards.
9. Plant street Trees per City of Riverside Parks & Recreation Dept. Standards.

19. 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 PH. (714) 787-7611.
20. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT ISSUED BY THE PUBLIC WORKS DEPT. INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES WILL BE VALID UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
21. IN RESIDENTIAL AREAS, 6"x6" OR 6" DIAMETER BLOCKOUTS FOR MAILBOXES ARE REQUIRED IN CURB. SIDEWALK 10" TO 14" FROM CURB FACE TO PROPERTY LINE BETWEEN ADJACENT RESIDENCES. FOR MAILBOXES FOR BUSINESS, MOBILE HOME PARKS OR APARTMENT HOUSES, DEVELOPER TO CHECK WITH THE U.S.P.S. FOR THE NUMBER AND LOCATION OF MAIL BOXES.



MONTE VISTA DRIVE

Scale ~ 1" = 40' Horiz. 1" = 4' Vert.



VICINITY MAP

NTS

CURVE DATA				
№	Δ	R	L	T
1	41°44'16"	152.00'	110.73'	57.95'
2	77°54'55"	27.00'	36.72'	21.83'
3	95°58'46"	27.00'	45.10'	30.91'
4	262°38'27"	318.00'	196.76'	69.45'
5	71°45'29"	27.00'	33.81'	19.53'
6	92°59'30"	27.00'	43.82'	28.45'

TREE LEGEND

SYMBOL	STREET NAME
+	MONTE VISTA DR.

RELOCATE WASHINGTONIA ROBUSTA: MEXICAN FAN PALMS SPACE APPROX. 50', QTY. 4

BENCH MARK

CHISELLED CROSS ON IRRIGATION BOX AT THE SOUTHEAST CORNER OF CANYON CREST & OLD MONTE VISTA DRIVE. ELEVATION 1086.08 (SEE R-1503 & S-545) (THIS PROJECT ONLY IS NOT ON CITY DATUM)

STREET NAME & SIGN SCHEDULE

A	Monte Vista Dr.	1000
	Colina Way	5000
B	Monte Vista Dr.	1000
	Monte Carlo Ct.	5000
C	R-1 (Stop Sign 30"x30" Octagon)	
D	W-53 (Not a Thru Street)	

Install Signs per C/R Std. Dwg. № 662A
Note: W-53 may be strapped to St. Lt. Std., if Located near Intersection.

APPROVED BY: O.R. McGowan — SOUTH. CALIF. GAS CO. — DATE 11/3/81

APPROVED BY: For R. Porphis — CHIEF UTILITIES ENGINEER, ELECTRIC — DATE 11-13-81

APPROVED BY: Fred Rent — WATER SYSTEMS MANAGER — DATE 3/3/82

L.D. LANSING & ASSOCIATES, INC.
ENGINEERS & PLANNERS
255 NORTH "D" STREET
SAN BERNARDINO, CALIFORNIA 92401
(714) 825-5373 & 889-0203

APPROVED BY: L. Lansing — REGISTERED CIVIL ENGINEER NO. 27105
DATE: Sept. 16, 1980

MARK	REVISIONS	APPR.	DATE
1	ADDED STRUCTURAL SECTION		3/23/83

DESIGNED BY HSR DRAWN BY HSR CHECKED BY LDL

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		5/16/84
TRAFFIC DIVISION		5/16/84
CHIEF P. W. ENGR.		5-15
		5-16-84

APPROVED BY: DIRECTOR OF PUBLIC WORKS
DATE 5/15/84

TRACT 9764

STREET PLAN & PROFILE
MONTE VISTA DRIVE

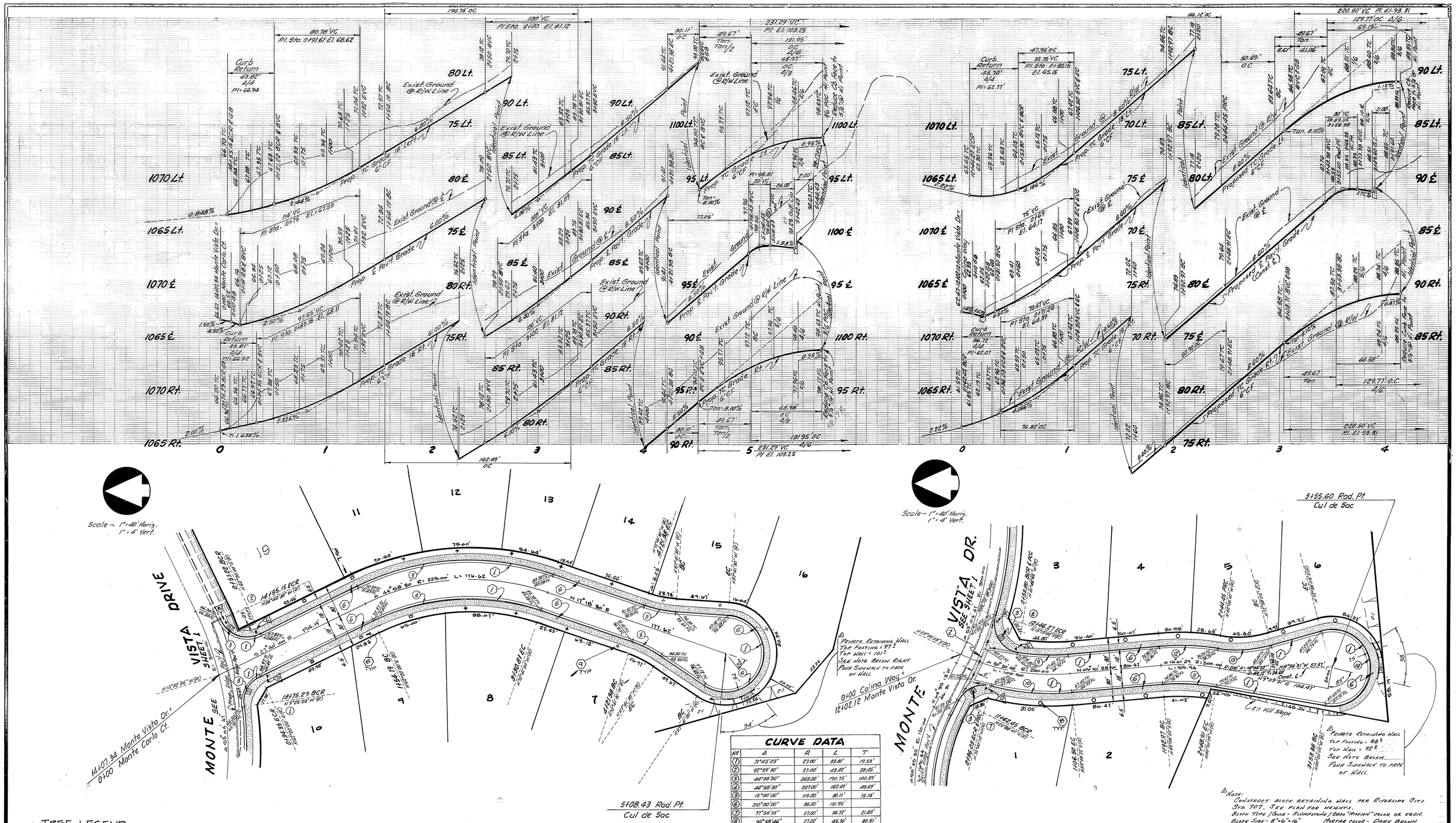
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2438
SHEET 1 OF 2
FILE NO.

*AS BUILT 12-16-86 BLG
INDEX 45

PC 1192

79-34.03



CURVE DATA

Nº	Δ	R	L	T
1	71°45'23"	27.00'	33.81'	19.53'
2	92°59'30"	27.00'	43.82'	28.45'
3	44°58'30"	243.00'	190.75'	100.59'
4	44°58'30"	207.00'	162.49'	85.69'
5	15°00'00"	115.00'	30.11'	15.14'
6	210°00'00"	36.00'	131.95'	
7	77°54'55"	27.00'	36.72'	21.83'
8	96°58'46"	27.00'	45.70'	30.51'
9	15°05'56"	182.00'	47.96'	24.12'
10	20°11'20"	218.00'	76.82'	38.81'
11	16°01'29"	182.00'	50.90'	25.62'
12	14°44'57"	218.00'	56.12'	28.21'
13	25°15'14"	115.00'	50.69'	25.76'
14	206°31'46"	36.00'	129.77'	

TREE LEGEND

SYMBOL	STREET NAME
○	COLINA WAY RELOCATE 10 ROBUSTA PALMS AS SHOWN
□	MONTE CARLO ST. RELOCATE 5 ROBUSTA PALMS AS SHOWN
+	MONTE CARLO ST. PLANT WASHINGTONIA ROBUSTA: MEXICAN FAN PALMS 15 GAL. SPACE APPROX. 50' QTY. 14

MONTE CARLO COURT

COLINA WAY

NOTE:

See Sheet 1 for Construction Notes, General Notes, and Details.

BENCH MARK:

Chisled Cross on Irrigation Box at the South East Corner of Canyon Crest and Old Monte Vista Drive. Elevation 1086.08 (This Project Only is not on City Datum.)

*AS BUILT 12-16-86 BLD

INDEX LF

APPROVED BY: [signature] 11-3-81
SOUTH. CALIF. GAS CO. DATE

APPROVED BY: For [signature] 11-13-81
CHIEF UTILITIES ENGINEER, ELECTRIC DATE

APPROVED BY: Fred Lantz 3/3/82
WATER SYSTEMS MANAGER DATE

L. D. LANSING & ASSOCIATES, INC.
ENGINEERS & PLANNERS
255 NORTH "D" STREET
SAN BERNARDINO, CALIFORNIA 92401
(714) 825-5373 & 889-0203

APPROVED BY: Lawrence Lansing
REGISTERED CIVIL ENGINEER 27105
DATE: Sept. 16, 1980

MARK	REVISIONS	APPR.	DATE
Δ	Add Private Retaining Walls - NRS 10-5-84	WLK	3/22/85

DESIGNED BY HSR DRAWN BY HSR CHECKED BY LDL

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	[signature]	5/10/82
TRAFFIC DIVISION	[signature]	5-10-84
CHIEF P. W. ENGINEER	[signature]	5.15
	WLK	5/15/84

APPROVED BY [signature]
PUBLIC WORKS DIRECTOR
DATE 5/15/84

TRACT 9764

STREET PLAN & PROFILE
MONTE CARLO COURT
COLINA WAY

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO. R-2438

SHEET 2 OF 2

79-34.03

PC 1192