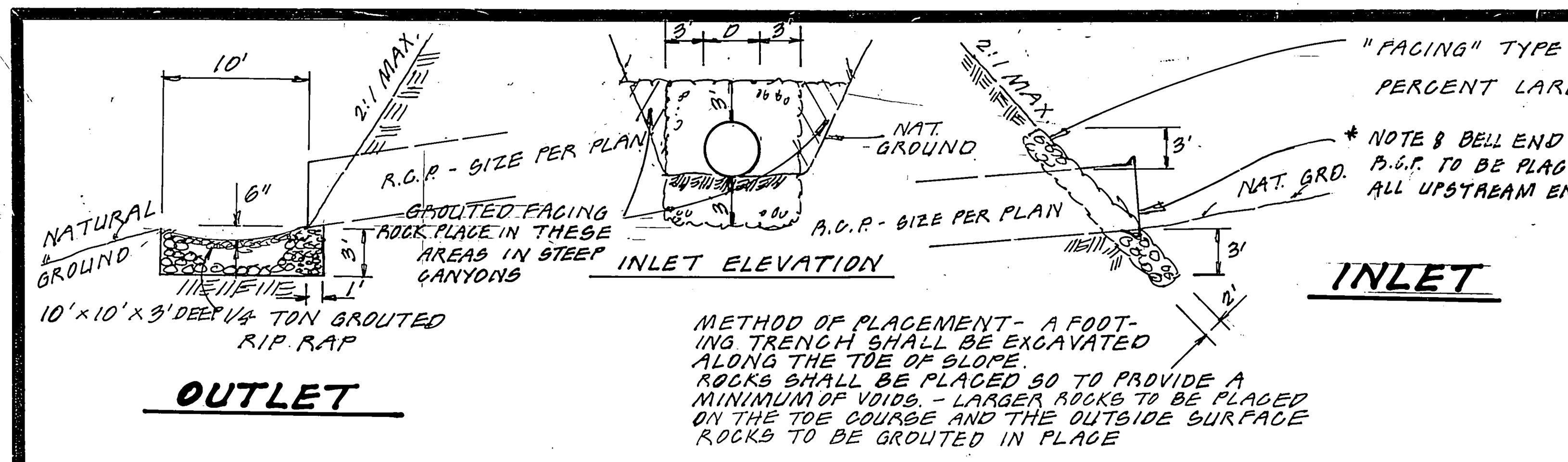


(17) DETAIL - CULVERT SLOPE PROTECTION

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 SIGNING THESE PLANS SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

2. 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.

3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979 EDITION.

4. 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.

5. CONSTRUCT DRIVEWAY APPROACHES PER STD. DRWG. NO. 302 (TYPE IV) EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.

6. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.

7. 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 BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.

8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

9. ~~DEVELOPER TO GIVE CITY OF RIVERSIDE, 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. (787-7611)~~

10. ~~CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25'~~ INTERVALS.

11. CONTACT PUBLIC UTILITIES DEPT. AT 787-7381 24 HOURS PRIOR TO RELOCTING STREET LIGHT FACILITIES FOR REQUIRED INSPECTIONS.

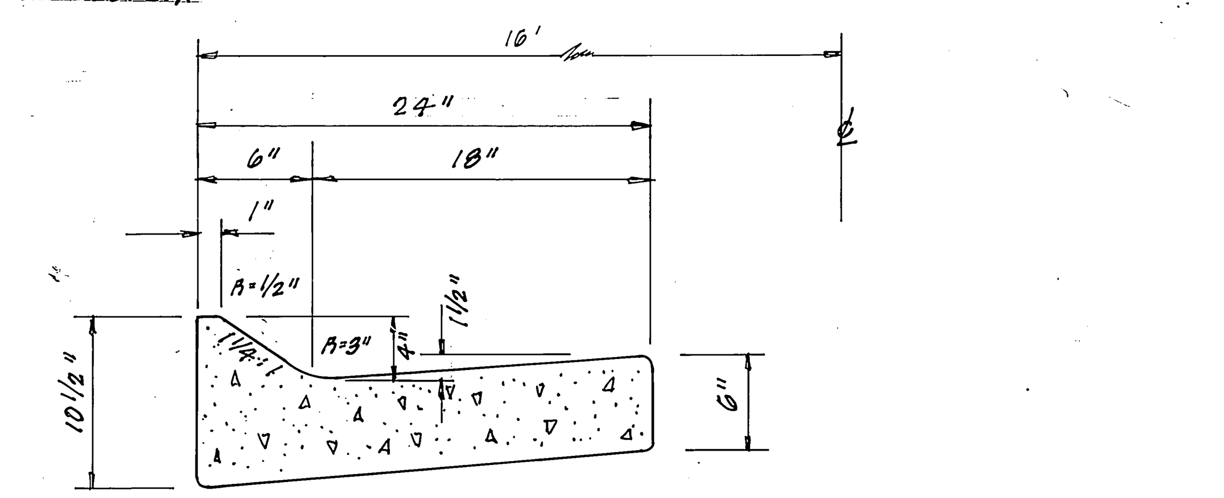
12. CONSTRUCTION CONTRACTOR TO PROTECT IN PLACE ALL EXISTING CITY WATER FACILITIES DURING GRADING

13. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

14. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.

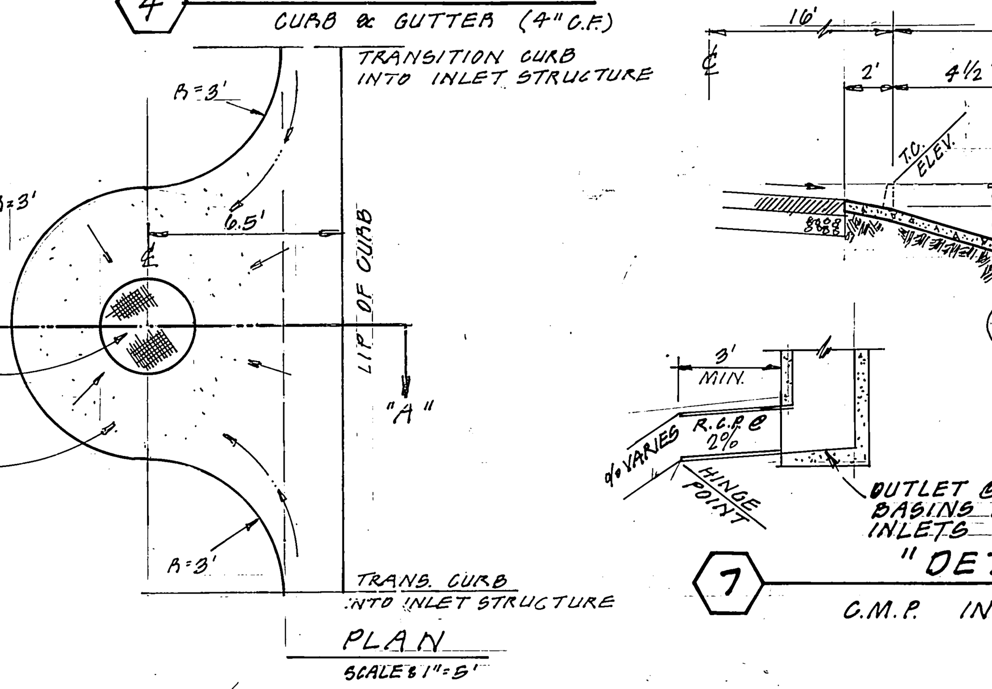
15. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS, STREET DIVISION (787-7251) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION WHETHER A BARRICADE CAN BE RELOCATED.

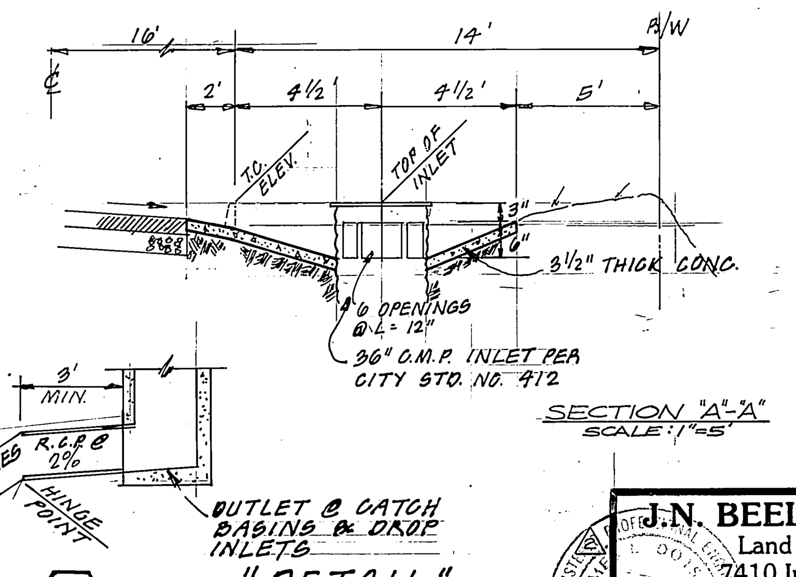
16. ALL TESTING AND CERTIFICATION OF THE TREATED BASE WILL BE DONE AT THE COST OF THE DEVELOPER.



(4) "DETAIL"

CURB & GUTTER (4" C.F.)



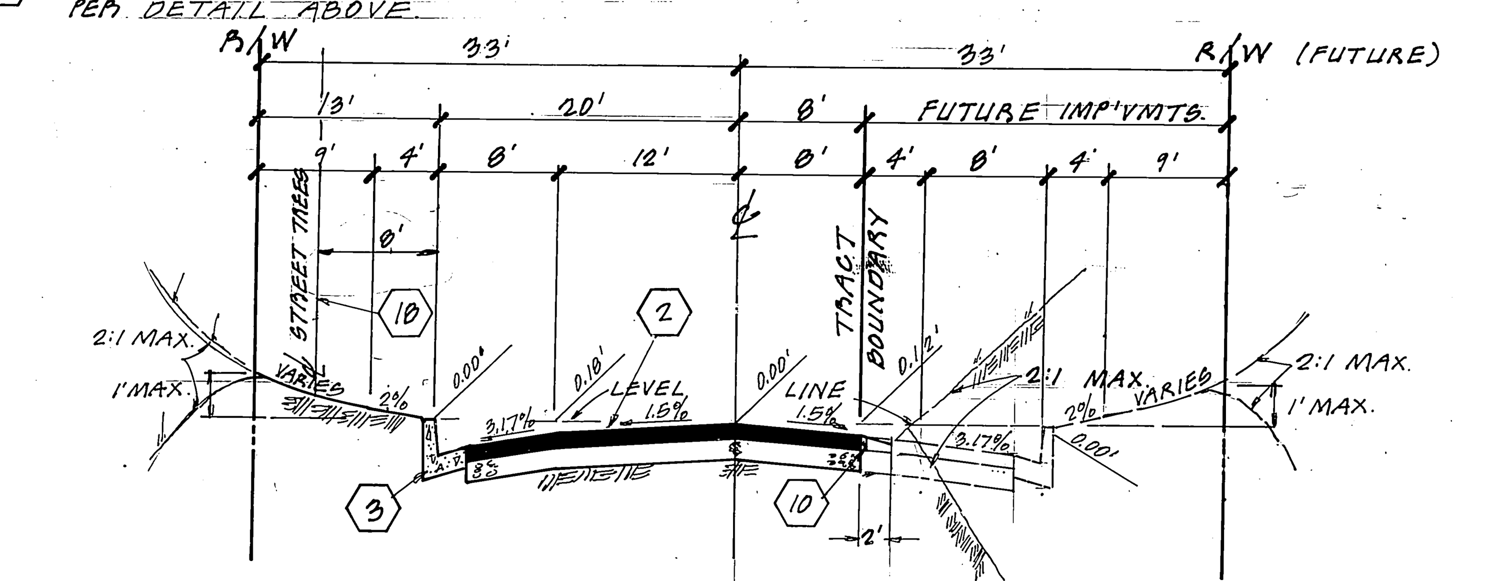


(7) "DETAIL"

C.M.P. INLET

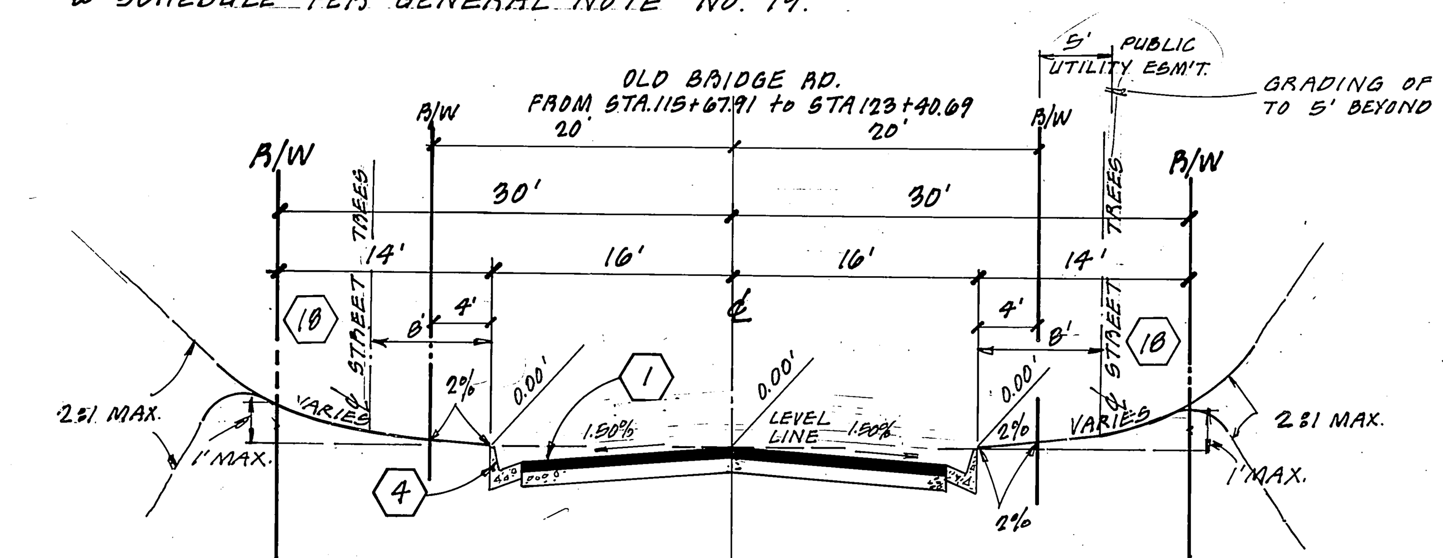
CONSTRUCTION NOTES:

		QUANTITIES
(1)	CONST. 2½" A.C. PAVING OVER 4"* AGGREGATE BASE; T.I. = 5.0 ⚠1 * TRACT 15474-1 ONLY PER S.R. # 1138	S.F.
(2)	CONST. 3" A.C. PAVING OVER 4"* AGGREGATE BASE; T.I. = 6.0'	S.F.
(3)	CONST. CONC. CURB & GUTTER PER CITY STD. NO. 200, TYPE I (6" C.F.)	1,538 L.F.
(4)	CONST. CONC. CURB & GUTTER PER "DETAIL" THIS SHEET (4" C.F.)	11,255 L.F.
(5)	CONST. BARRICADE PER CITY STD. NO. 180	3 EA.
(6)	CONST. CATCH BASIN PER CITY STD. NO. 405 (W = 4.0')	2 EA.
(7)	CONST. C.M.P. INLET STRUCTURE PER CITY STD. NO. 412 (SEE "DETAIL" BELOW)	4 EA.
(8)	CONST. CONC. CROSS GUTTER PER CITY STD. NO. 220	1,469 S.F.
(9)	CONST. CONC. OUTLET BOX PER DETAIL SHEET NO. 4 (~~CITY STD. NO. 410 MODIFIED~~)	1 EA.
(10)	INSTALL 2' × 4' REDWOOD HEADER	L.F.
(11)	INSTALL 18" R.C.P. (D-2000)	292 L.F.
(12)	INSTALL 24" R.C.P. (D-1350) & (2250)	275 L.F.
(13)	INSTALL 30" R.C.P. (D-1750) & (D-2000)	400 L.F.
(14)	INSTALL 42" R.C.P. (D-1800)	250 L.F.
(15)	~~CONST. CONC. SIDEWALK PER CITY STD. NO. 325 (CURB TYPE)~~	~~S.F.~~
(16)	CONST. WHEELCHAIR RAMP PER CITY STD. NO. 304	4 EA.
(17)	CONST. ROCK SLOPE PROTECTION - USE "FACING" TYPE ROCK WITH METHOD OF PLACEMENT PER DETAIL ABOVE.	



TYPICAL SECTION
VIA VISTA DRIVE
STA 103+68.35 TO STA. 116+96.76
T.I. = 6.0

(18)	PLANT STREET TREES PER CITY OF RIVERSIDE PARKS AND RECREATION STDS. & SCHEDULE PER GENERAL NOTE NO. 19.



TYPICAL SECTION

OLD BRIDGE ROAD	FROM STA. 103+00.00 to STA. 115+67.91
	FROM STA. 123+40.69 to STA. 129+00.00
MIDDLE CREEK ROAD	FROM STA. 0+88.00 to STA. 11+00.00
SOUTH BRIDGE ROAD	FROM STA. 13+00.00 to STA. 26+00.00
NORTH POINT COURT	FROM STA. 0+43.00 to STA. 1+25.00

BENCH MARK - CITY OF RIV. F7-A (OUT 6-22-78) SEE CRFB 1017/13
FOUND P.K. NAIL & CITY ENGINEER TAG IN S'WLY CURB OF ALESSANDRO 200'± S-E'LY OF VIA VISTA DR.
ELEV. 1339.662

STREET NAME AND SIGN SCHEDULE		
(A)	VIA VISTA DRIVE	500
	OLD BRIDGE ROAD	1700
(B)	VIA VISTA DRIVE	500
	SOUTH BRIDGE ROAD	1700
(C)	SOUTH BRIDGE ROAD	1800
	NORTH POINT COURT	6700
(D)	SOUTH BRIDGE ROAD	1900
	MIDDLE CREEK ROAD	6700
(E)	OLD BRIDGE ROAD	2000
	MIDDLE CREEK ROAD	6600
(F)	R-1 (30" OCTAGON)	
(G)	W-53 (24"×24")	

INSTALL PER CITY STD. DWG. NO. 662-A

GENERAL NOTES: (CONT.)

16. ALL RELATED WORK SHALL CONFORM TO CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS

17. CONTACT THE PARKS 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 INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND d.) AT END OF MAINTENANCE / FINAL ACCEPTENCE (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).

18. THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.

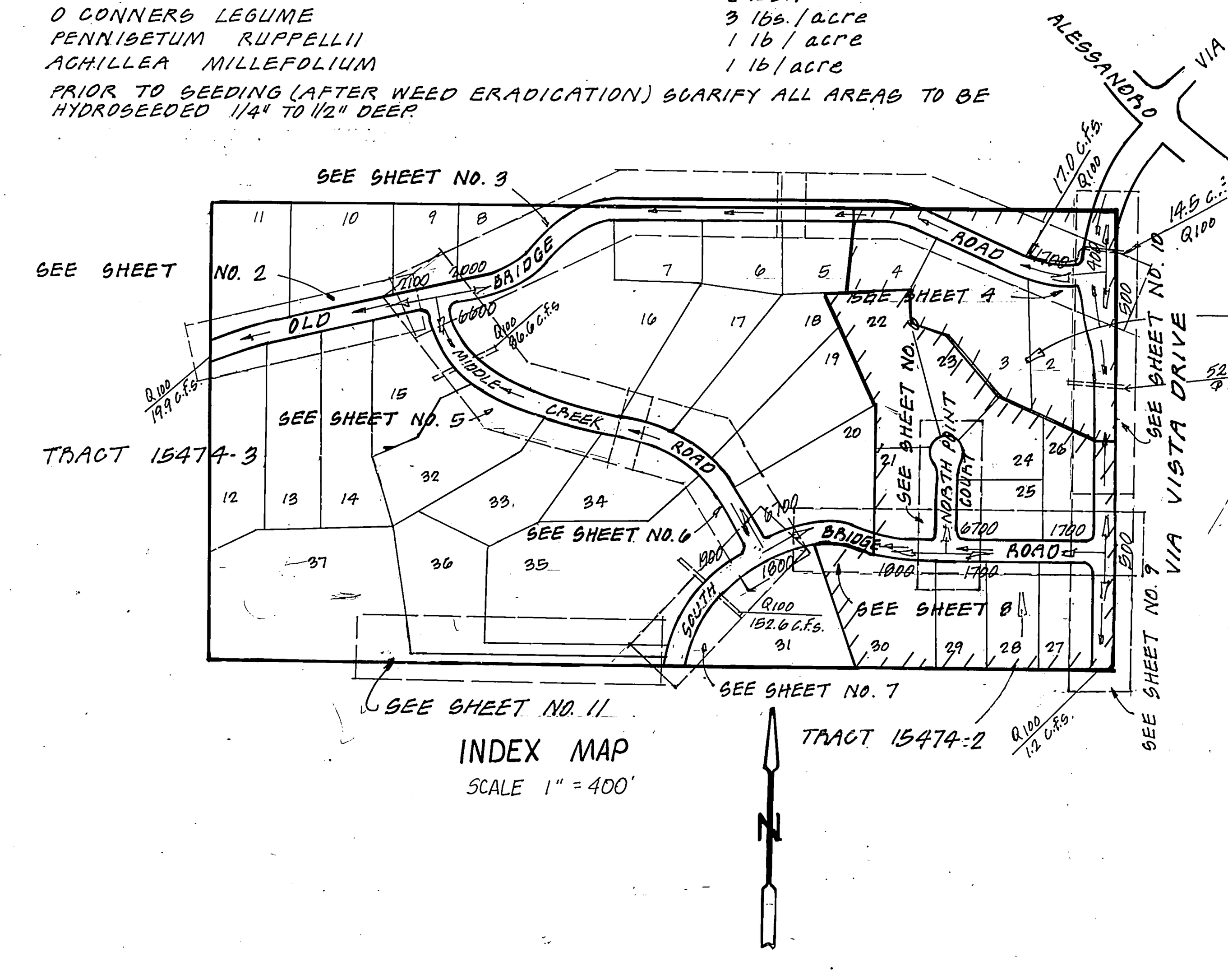
19. STREET TREE PLANTING SHALL BE AS FOLLOWS

	STREET NAME	BOTANICAL NAME/COMMON NAME	SIZE	SPACING	NO.
a.)	VIA VISTA DRIVE	LAGERSTROEMIA INDICA/ GRAPE MYRTLE	15 GAL.	50'	21
b.)	OLD BRIDGE ROAD	CINNAMOMUM CAMPHORA/ CAMPHOR TREE	15 GAL.	50'	83
c.)	SOUTH BRIDGE ROAD	JACARANDA MIMOSAEFOLIA/ JACARANDA	15 GAL	50'	48
d.)	MIDDLE CREEK ROAD	CINNAMOMUM CAMPHORA/ CAMPHOR TREE	15 GAL.	50'	44
e.)	NORTH POINT COURT	JACARANDA MIMOSAEFOLIA/ JACARANDA	15 GAL.	50'	11

20. HYDROSEED ALL SLOPE AREAS AFTER WEED CONTROL/REMOVAL AT THE FOLLOWING RATE/MIXTURE EVENLY APPLIED:

CONWED "TYPE 2000 MULCH	1500 lbs./ace
WETTING AGENT	3 gal/acre
16-7-12 PLUS IRON COMMERCIAL FERTILIZER	600 lbs/acre
ESCHSCHOLZIA CALIFORNICA	1 lb/acre
LOBULARIA MARITIME	2 lbs./acre
O CONNERS LEGUME	3 lbs./acre
PENNISETUM RUPPELLII	1 lb/acre
ACHILLEA MILLEFOLIUM	1 lb/acre

PRIOR TO SEEDING (AFTER WEED ERADICATION) SCARIFY ALL AREAS TO BE HYDROSEEDED 1/4" TO 1/2" DEEP



INDEX MAP
SCALE 1" = 400'

⚠2 SEE SHEET 1-A
FOR REVISIONS FOR TRACT 21156

PACIFIC TELEPHONE CO. APPROVED BY:	SO. CALIF. GAS CO. APPROVED BY:	CITY OF RIVERSIDE WATER CO. APPROVED BY:	CITY OF RIVERSIDE ELECTRIC DIV. APPROVED BY:
11-5-81 G.R. Kellogg DATE	10/28/81 E.F. Puke DATE	Fred Dant 1/15/82 DATE WATER SYSTEMS MANAGER	11-12-81 DATE

J.N. BEELER AND ASSOCIATES
Land Surveying and Mapping
7410 Indiana Avenue, Suite 205
Riverside, California 92504
(714) 351-8686
APPROVED BY:
R.C.E. 18165 (EXPIRES 6/30/89) DATE: 14 JUL 1986

W.J. McKEEVER, INC.
CIVIL ENGINEERING
7-23-81 DATE
WILLIAM J. McKEEVER R.C.E. 22502
647 N. MAIN STREET · RIVERSIDE, CA 92501
824-5307

MARK	REVISIONS	APPR.	DATE
⚠2	TRACT 21156 - ADDED SHEET 1A		9.24
⚠1	ADDED STRUCTURAL SECTION FOR PHASE 1 (ONLY) VIA VISTA & OLD BRIDGE RD.	RSD	8-16-82

DESIGNED BY W.J.M. DRAWN BY D.J.W. CHECKED BY W.J.M.

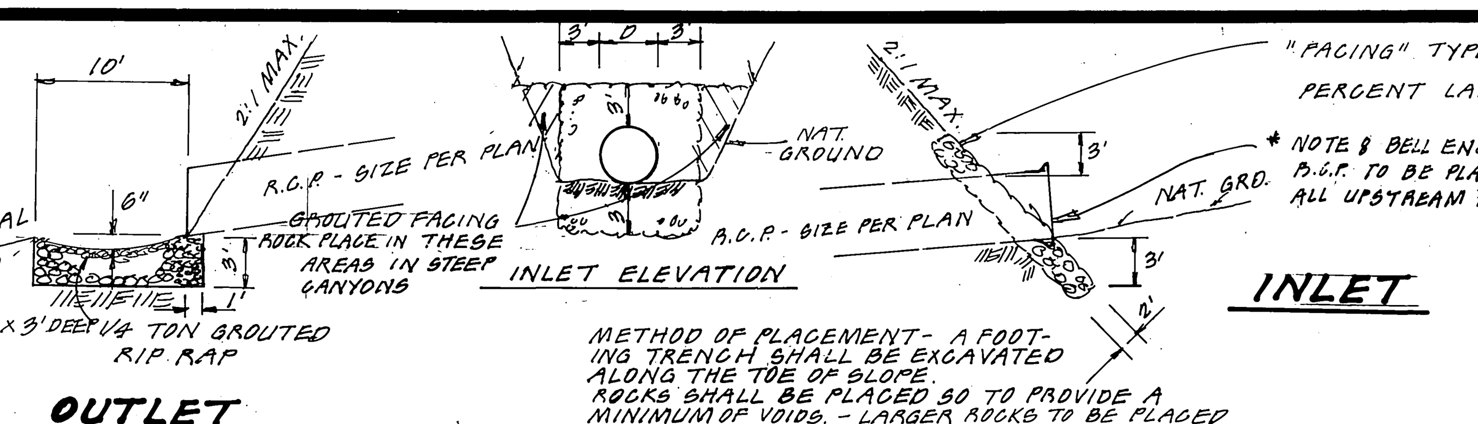
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		2/9/82
PARK DEPARTMENT		1/15/82
TRAFFIC DIVISION		2/10/82
CHIEF PUB. WKS. ENGR.		
PLANNING DEPT.		2-8-82

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3/5/82

TRACT NO. 15474-1 ⚠2
"TITLE SHEET"
STREET PLAN AND PROFILE
SCALE: AS SHOWN

INDEXED LC/CD.
ACCOUNT No.
DRAWING NUMBER
R-2441
SHEET 1 OF 11



OUTLET

INLET

"FACING" TYPE ROCK (GROUTED)

PERCENT LARGER THAN 200 lb. = 0-5
75 lb. = 50-100
25 lb. = 90-100

* NOTE & BELL END OF R.C.P. TO BE PLACED @ ALL UPSTREAM ENTRANCES.

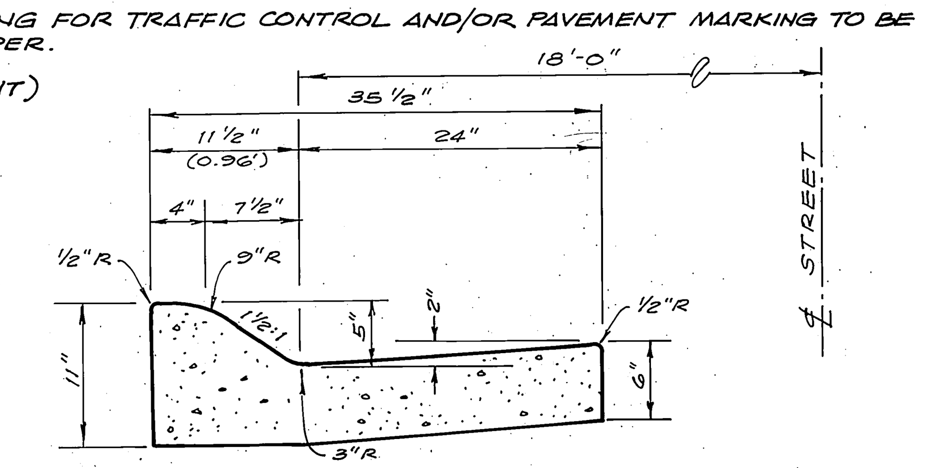
METHOD OF PLACEMENT - A FOOTING TRENCH SHALL BE EXCAVATED ALONG THE TOE OF SLOPE. ROCKS SHALL BE PLACED SO TO PROVIDE A MINIMUM OF VOIDS. - LARGER ROCKS TO BE PLACED ON THE TOE COURSE AND THE OUTSIDE SURFACE ROCKS TO BE GROUTED IN PLACE

(17) DETAIL - CULVERT SLOPE PROTECTION

△2 GENERAL NOTES:

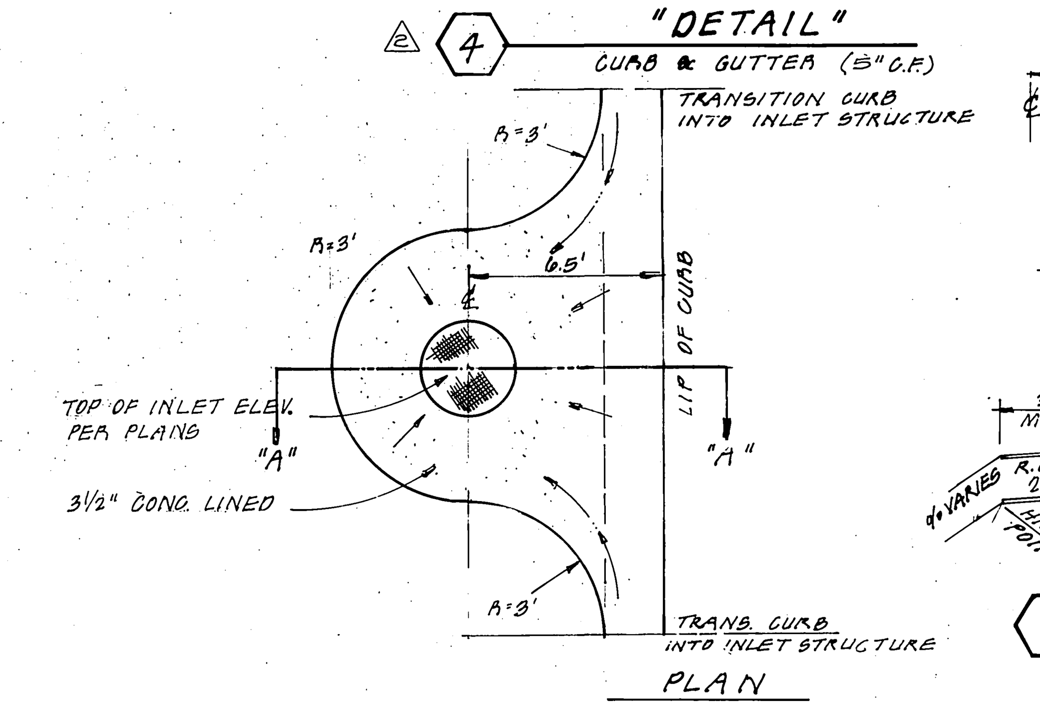
1. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION. THE PRIVATE ENGINEER SIGNING THESE PLANS SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
2. 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.
3. 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.
4. 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.
5. CONSTRUCT DRIVEWAY APPROACHES PER STD. DRWG. NO. 302 (TYPE IV) EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
6. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
7. 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 BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE 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.
10. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
11. CONTACT PUBLIC UTILITIES DEPT. AT 787-7381 24 HOURS PRIOR TO RELOCATING STREET LIGHT FACILITIES FOR REQUIRED INSPECTIONS.
12. CONSTRUCTION CONTRACTOR TO PROTECT IN PLACE ALL EXISTING CITY WATER FACILITIES DURING GRADING
13. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
14. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
15. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS, STREET DIVISION (787-7251) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION WHETHER A BARRICADE CAN BE RELOCATED.
16. 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.
17. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

(CONT'D. ABOVE RIGHT)

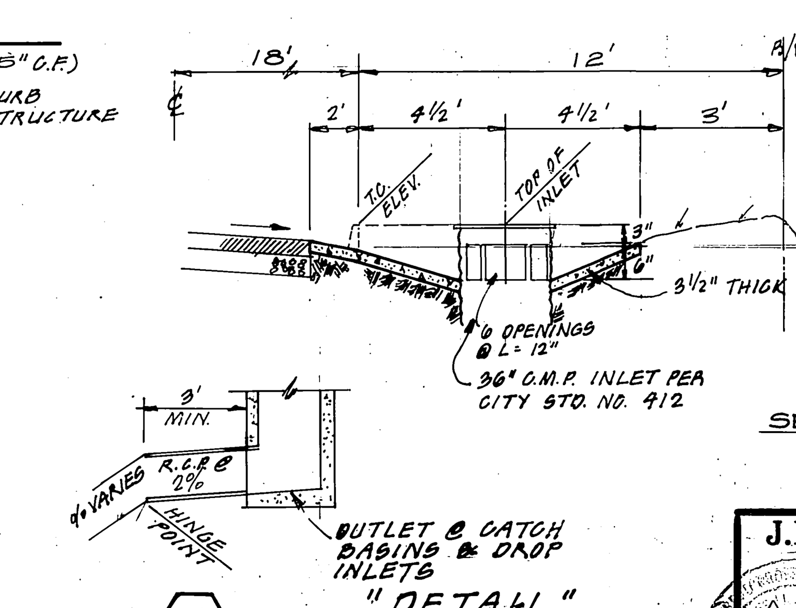


STD. 200 TYPE C2

△2 (4) **"DETAIL"**
CURB & GUTTER (5" C.F.)



PLAN
SCALE: 1"=5'



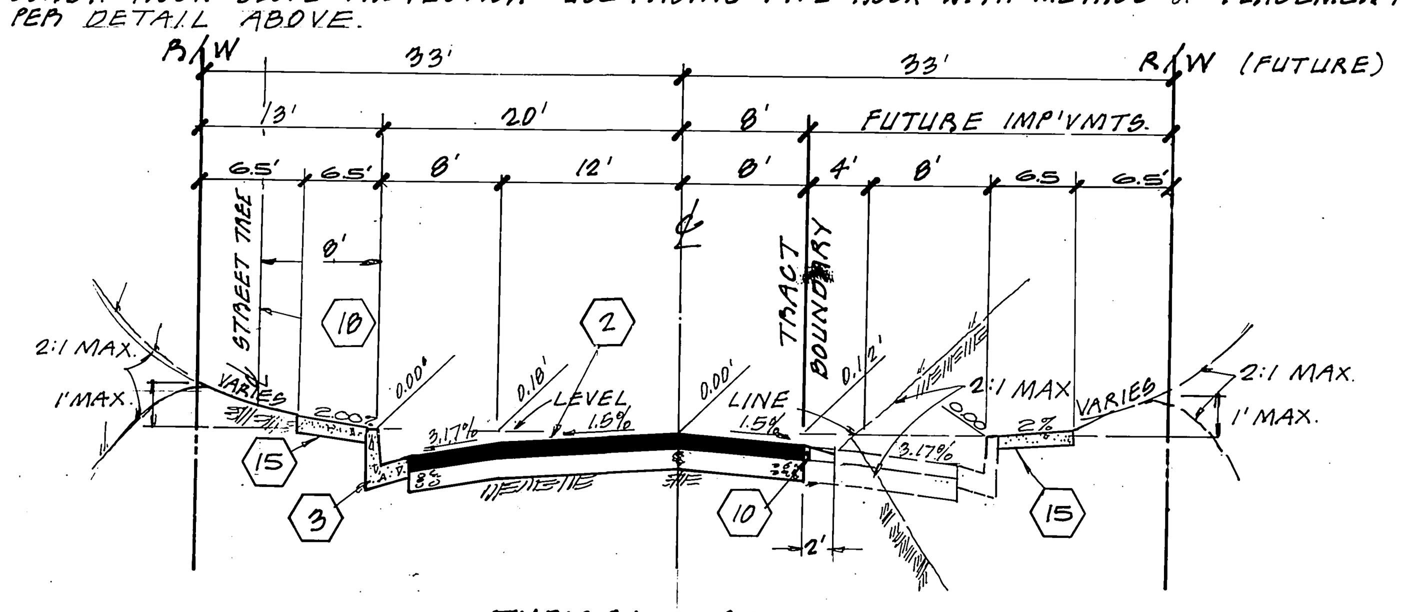
SECTION "A"-"A"
SCALE: 1"=5'

(7) **"DETAIL"**
C.M.P. INLET

△2 CONSTRUCTION NOTES:

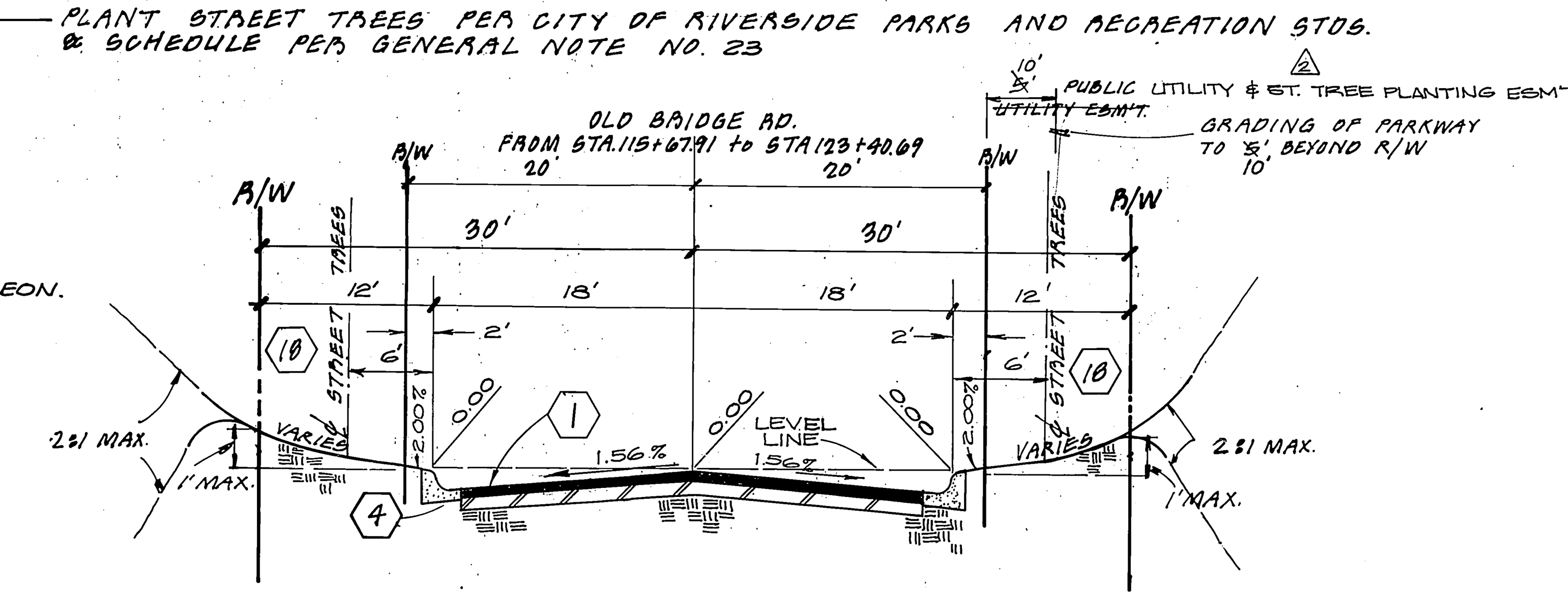
TI = 5.0 PER SR # 1350 R = 72 & 69 △5

		QUANTITIES
△3 (1)	CONST. 3" (△5 3 1/4") A.C. PAVING OVER ~~AGGREGATE BASE~~ COMPACTED* NATIVE; T.I. = 5.0 } PER S.R. # 1319, R=76 & 78 △3	181,078 S.F.
△3 (2)	CONST. 3" (△5 3 1/4") A.C. PAVING OVER ~~AGGREGATE BASE~~ COMPACTED* NATIVE; T.I. = 6.0' }	6,314 S.F.
(3)	CONST. CONC. CURB & GUTTER PER CITY STD. NO. 200, TYPE I (6" C.F.)	~~658~~ L.F.
(4)	CONST. CONC. CURB & GUTTER PER CITY STD. NO. 200, TYPE C2 (5" C.F.) - SEE DETAIL △2	9,810 L.F.
(5)	CONST. BARRICADE PER CITY STD. NO. 180	3 EA.
(6)	CONST. CATCH BASIN PER CITY STD. NO. 405 (W = 4.0')	~~2 EA.~~
(7)	CONST. C.M.P. INLET STRUCTURE PER CITY STD. NO. 412 (SEE "DETAIL" BELOW)	4 EA.
(8)	CONST. CONC. CROSS GUTTER PER CITY STD. NO. 220 (INCLUDES SPANDRELS)	2,560 S.F.
(9)	CONST. CONC. OUTLET BOX PER DETAIL SHEET NO. 4 (CITY ~~STD. NO. 410 MODIFIED~~)	~~1 EA.~~
(10)	INSTALL 2'×4' REDWOOD HEADER	736 L.F.
(11)	INSTALL 18" R.C.P. (D-2000)	292 L.F.
(12)	INSTALL 24" R.C.P. (D-1350) & (2250)	275 L.F.
(13)	INSTALL 30" R.C.P. (D-1750) & (D-2000)	400 L.F.
(14)	INSTALL 42" R.C.P. (D-1800)	250 L.F.
(15)	CONST. CONC. SIDEWALK PER CITY STD. NO. 325 (CURB TYPE)	4082 S.F.
(16)	CONST. WHEELCHAIR RAMP PER CITY STD. NO. 304	4 EA.
(17)	CONST. ROCK SLOPE PROTECTION - USE "FACING" TYPE ROCK WITH METHOD OF PLACEMENT PER DETAIL ABOVE.	4 PLACES



TYPICAL SECTION
VIA VISTA DRIVE △2
STA 103+68.35 TO STA. 116+96.76
T.I. = 6.0

(18) PLANT STREET TREES PER CITY OF RIVERSIDE PARKS AND RECREATION STDS. & SCHEDULE PER GENERAL NOTE NO. 23



T.I 5.0
TYPICAL SECTION △2

OLD BRIDGE ROAD	FROM STA. 103+00.00 to STA. 115+67.91	
	FROM STA. 123+40.69 to STA. 129+00.00	
MIDDLE CREEK ROAD	FROM STA. 0+88.00 to STA. 11+00.00	
CANYON HILL DRIVE	FROM STA. 13+00.00 to STA. 26+00.00	
CALAIS COURT	FROM STA. 0+43.00 to STA. 1+25.00	

△2 T.B.M. TOP OF 1" I.P. IN ℄ VIA VISTA, S. 78° 16' 43" W. 40.91', FROM S.E. COR. SEC. 1. T. 3S., R.5W. FD. TAG L.S. 3712 IN LIEU OF R.C.E. 22502 REF. C.R.F.B. LL 14/84-J
ELEV. = 1324.34'

BENCH MARK - CITY OF RIV. F7-A (OUT 6-22-78) SEE CRFB 1017/13 FOUND P.K. NAIL & CITY ENGINEER TAG IN S'WLY CURB OF ALESSANDRO 200' ± S-E'LY OF VIA VISTA DR.
ELEV. 1339.662

INSTALL PER CITY STD. DWG. Nº 662-A.

STREET NAME AND SIGN SCHEDULE		
(A)	VIA VISTA DRIVE	500
	OLD BRIDGE ROAD	1700
(B)	VIA VISTA DRIVE	500
	SOUTH BRIDGE ROAD	1700
(C)	SOUTH BRIDGE ROAD	1800
	NORTH POINT COURT	6700
(D)	SOUTH BRIDGE ROAD	1900
	MIDDLE CREEK ROAD	6700
(E)	OLD BRIDGE ROAD	2000
	MIDDLE CREEK ROAD	6600
(F)	R-1 (30" OCTAGON)	
(G)	W-53 (24"×24")	

GENERAL NOTES: (CONTINUED)

18. 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 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.
19. BEFORE THE RIP-RAP IS ACCEPTED, AS PLACED, AT THE OUTLET OF ANY DRAINAGE STRUCTURE, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.
20. ALL RELATED WORK SHALL CONFORM TO CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS
21. CONTACT THE PARKS 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 INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND d.) AT END OF MAINTENANCE / FINAL ACCEPTENCE (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).
22. THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
23. STREET TREE PLANTING SHALL BE AS FOLLOWS

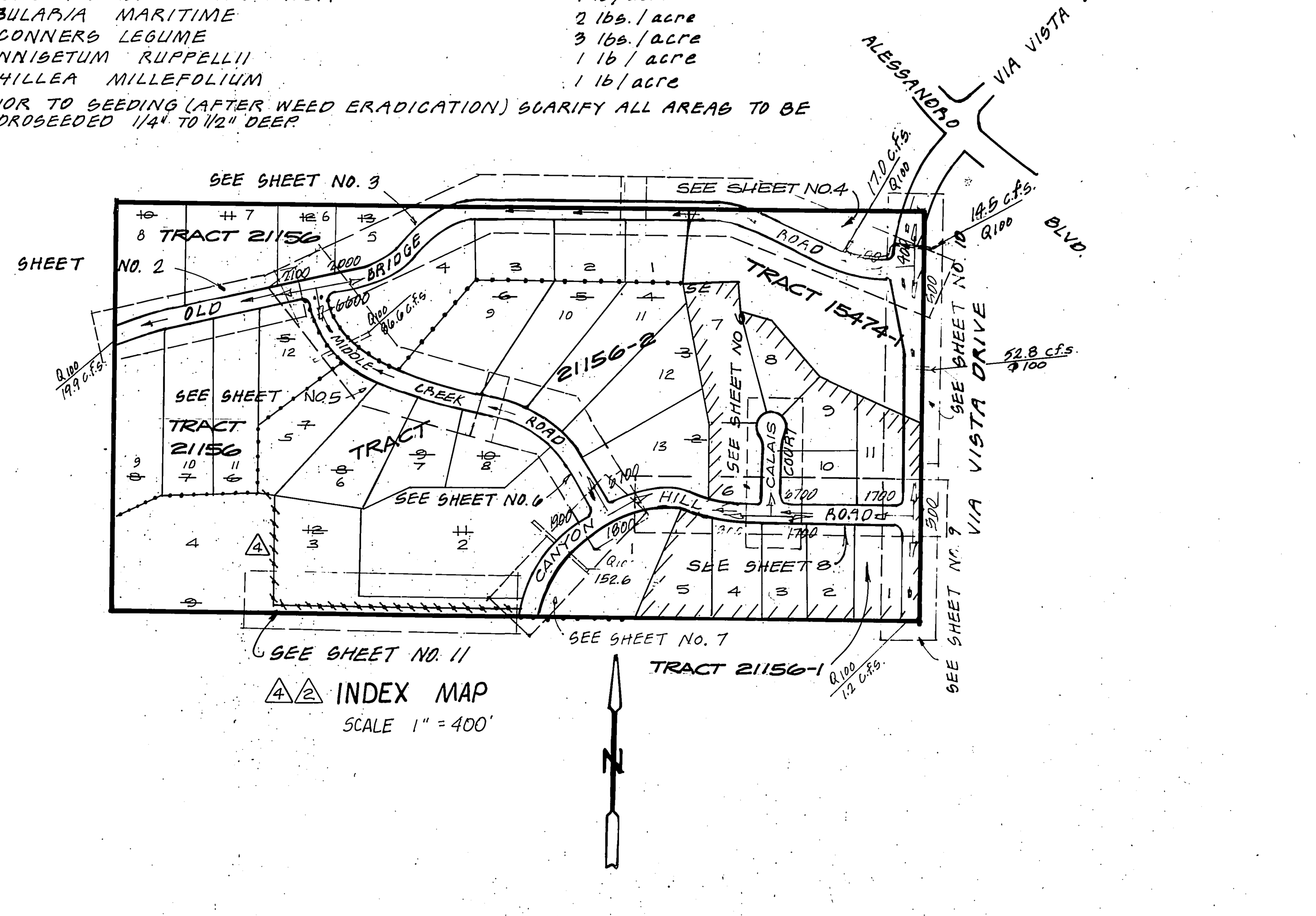
REF. ITEM 23 FOR TR. 21156-1 ⇨
23b. AND 23d ARE NOT APPLICABLE.
NUMBER OF TREES SHOWN IN PARENTHESES FOR 23a, 23c, & 23e ARE APPLICABLE TO PHASE 1 (TRACT 21156-1).

	STREET NAME	BOTANICAL NAME/COMMON NAME	SIZE	SPACING	NO.
a.)	VIA VISTA DRIVE	LAGERSTROEMIA INDICA/ GRAPE MYRTLE	15 GAL.	50'	(10) 21
b.)	OLD BRIDGE ROAD	CINNAMOMUM CAMPHORA/ CAMPHOR TREE	15 GAL.	50'	83
c.)	CANYON HILL DRIVE	JACARANDA MIMOSAEFOLIA/ JACARANDA	15 GAL	50'	(25) 48
d.)	MIDDLE CREEK ROAD	CINNAMOMUM CAMPHORA/ CAMPHOR TREE	15 GAL.	50'	44
e.)	CALAIS COURT	JACARANDA MIMOSAEFOLIA/ JACARANDA	15 GAL.	50'	(11) 11

24. HYDROSEED ALL SLOPE AREAS AFTER WEED CONTROL/REMOVAL AT THE FOLLOWING RATE/MIXTURE EVENLY APPLIED:

CONWED "TYPE 2000 MULCH	1500 lbs./ace
WETTING AGENT	3 gal/acre
16-7-12 PLUS IRON COMMERCIAL FERTILIZER	600 lbs/acre
ESCHSCHOLZIA CALIFORNICA	1 lb/acre
LOBULARIA MARITIME	2 lbs./acre
O'CONNERS LEGUME	3 lbs./acre
PENNISETUM RUPPELLII	1 lb/acre
ACHILLEA MILLEFOLIUM	1 lb/acre

PRIOR TO SEEDING (AFTER WEED ERADICATION) SCARIFY ALL AREAS TO BE HYDROSEEDED 1/4" TO 1/2" DEEP



△4 △2 INDEX MAP
SCALE 1" = 400'

PACIFIC TELEPHONE CO. APPROVED BY: 11-5-81 G.R. Kellogg DATE	SO. CALIF. GAS CO. APPROVED BY: 10/28/81 E.F. [signature] DATE	△2 David V. Garcia 9-12-86 / CITY OF RIVERSIDE WATER CO. APPROVED BY: Fred Dant 1/15/82 DATE WATER SYSTEMS MANAGER	△2 John Johnson 9-17-86 / CITY OF RIVERSIDE ELECTRIC DIV. APPROVED BY: [signature] 11-12-81 DATE	△2 CITY OF RIVERSIDE DEPT. OF PARKS & RECREATION APPROVED BY: 9-19-86 Jeffry A. Beller DATE

J.N. BEELER AND ASSOCIATES
Land Surveying and Mapping
7410 Indiana Avenue, Suite 205
Riverside, California 92504
(714) 351-8686
△2 APPROVED BY: James L. Dotson DATE 14 JUL 1986
R.C.E. 18165 (EXPIRES 6/30/89)

W.J. McKEEVER, INC.
CIVIL ENGINEERING
7-23-81 DATE — William J. McKeever R.C.E. 22502
647 N. MAIN STREET • RIVERSIDE, CA 92501
824-5307

MARK	REVISIONS	APPR.	DATE
△5	ADDED STRUCTURAL SECTION FOR TR 21156 & 21156-2 KARL-T	WJM	2/20/89
△4	REVISED LOT NUMBERS - TR. 21156, TR. 21156-2	WJM	3.17.88
△3	ADDED STRUCTURAL SECTION FOR T-21156-1 ONLY - VIA VISTA, CANYON HILL & CALAIS RSD	WJM	7/8/87
△2	ADDED SH. 1-A FOR NEW TRACT 21156 CONST. AND UPDATED STANDARDS	WJM	9.24.86
△1	ADDED STRUCTURAL SECTION FOR PHASE 1 (ONLY) VIA VISTA & OLD BRIDGE RD. RSD		8.16.82

DESIGNED BY W.J.M. DRAWN BY D.J.W. CHECKED BY W.J.M.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		1/15/82
TRAFFIC DIVISION		2/10/82
CHIEF PUB. WKS. ENGR.		
PLANNING DEPT.		2-8-82

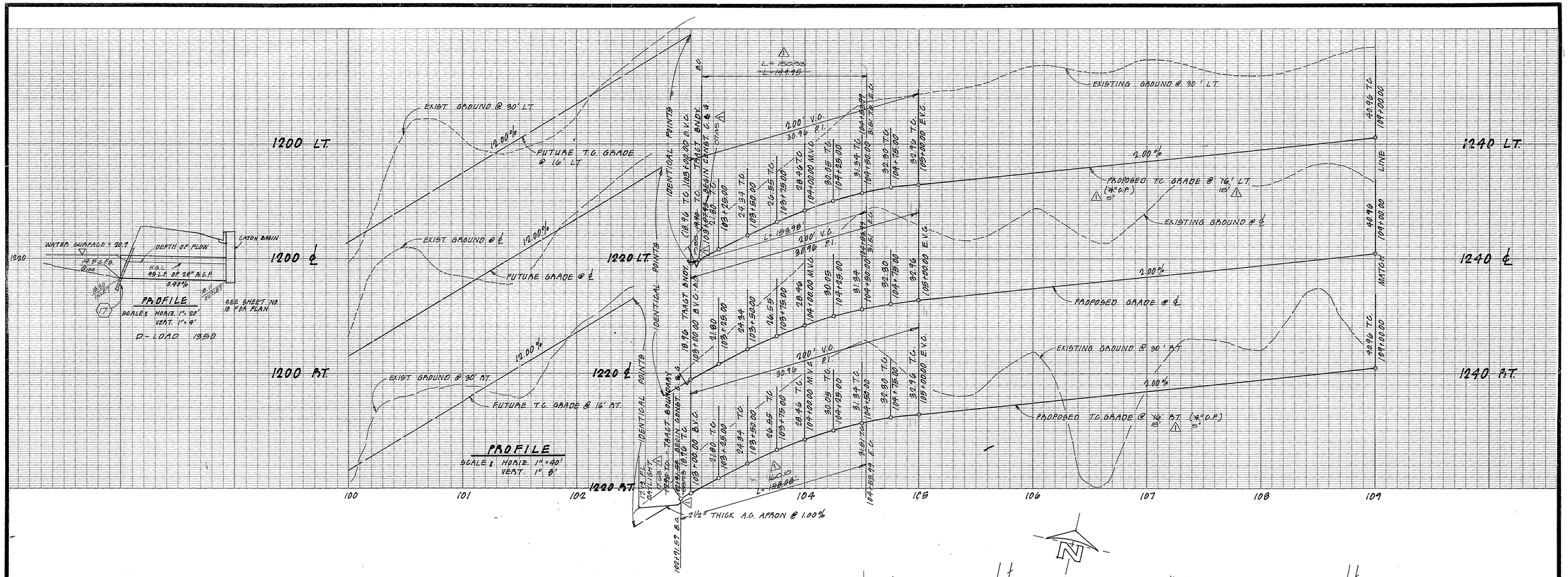
APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 3/5/82

TRACT NO. 21156
"TITLE SHEET"
STREET PLAN AND PROFILE

SCALE: AS SHOWN

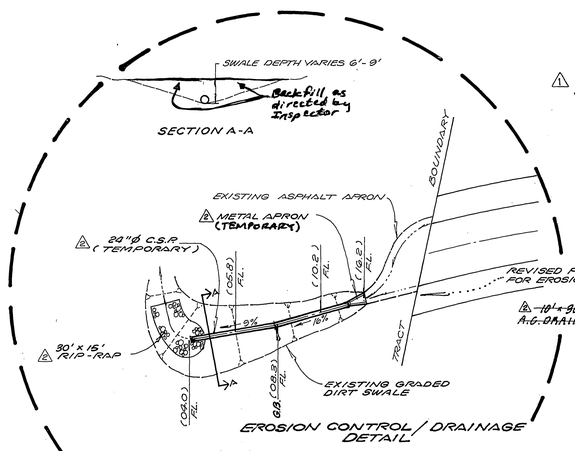
INDEXED LC / CD
ACCOUNT No.
DRAWING NUMBER
R-2441
△2 SHEET 1-A OF 11
86-114-01

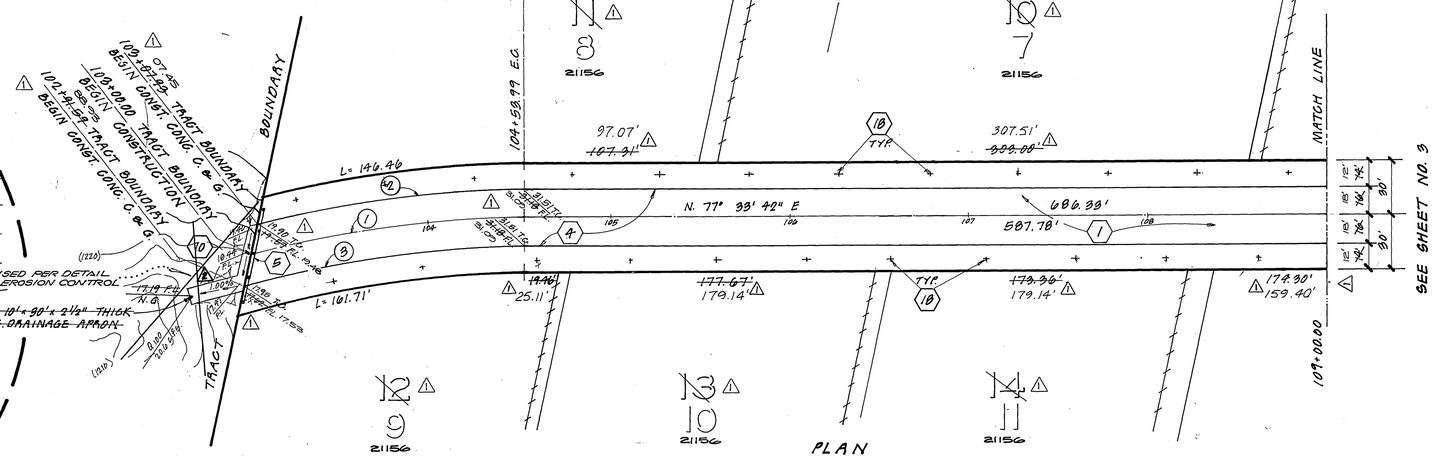
PC 2018



PROFILE
SCALE: HORIZ. 1" = 20'
VERT. 1" = 4'
D-LOAD 1950

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





PLAN

OLD BRIDGE ROAD

SCALE: 1" = 40'

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1	600.00'	14° 42' 16"	77.42'	153.98'
~~4~~	~~616.00'~~	~~13° 56' 50"~~	~~75.55'~~	~~149.95'~~
~~5~~	~~584.00'~~	~~15° 30' 32"~~	~~79.53'~~	~~158.08'~~
2	618.00'	13° 59' 32"	75.84'	150.33'
3	582.00'	15° 45' 42"	80.56'	160.10'

BENCH MARK - CITY OF R.V. P.T-A
(OUT 6-22-78) SEE CARD 1017 /13 FOUND P.K. NAIL & TOITY ENGINEER TAG IN S'WLY CURB OF ALESSANDRO 200'± S-E'LY OF VIA VISTA DR.
ELEV. 1339.662

T.B.M.- TOP OF 1" I.P. IN THE ℄ OF VIA VISTA S. 78° 16' 43" W. 40.19' FROM S.E. COR., SEC. 1, T.3S., R.5W., F.D. TAG L.S. 3712 IN LIEU OF R.C.E. 22502 REF. C.R.F.B. LL 14/84-J
ELEV.= 1324.34'

INDEXED LC

NOT APPROVED FOR CONSTRUCTION

NEED SLOPE GRADING AGREEMENT AND DRAINAGE RELEASE LETTER FROM ADJACENT PROPERTY OWNER TO THE WEST.

J.N. BEELER AND ASSOCIATES
Land Surveying and Mapping
7410 Indiana Avenue, Suite 205
Riverside, California 92504
(714) 351-8686
APPROVED BY: James G. Beeler
DATE 14 JUL 1986
REGISTERED PROFESSIONAL ENGINEER JAMES G. BEELER No. 16165 (EXPIRES 6/30/89)

W.J. McKEEVER, INC.
CIVIL ENGINEERING
7-23-81 DATE
WILLIAM McKEEVER R.C.E. 22502
647 N. MAIN STREET • RIVERSIDE, CA 92501
(714) 684-5307

MARK	REVISIONS	DATE	APPR.
2	ADDED TEMPORARY 24" CSP AND RSP FOR EROSION CONTROL & SAFETY	3/19/89	WJM
1	TRACT 21156 - REVISED CURB WIDTHS, GRADES, LOT NUMBERS & LOT WIDTHS	3.17.88	WJM

DESIGNED BY W.J.M. DRAWN BY D.J.W. CHECKED BY W.J.M.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

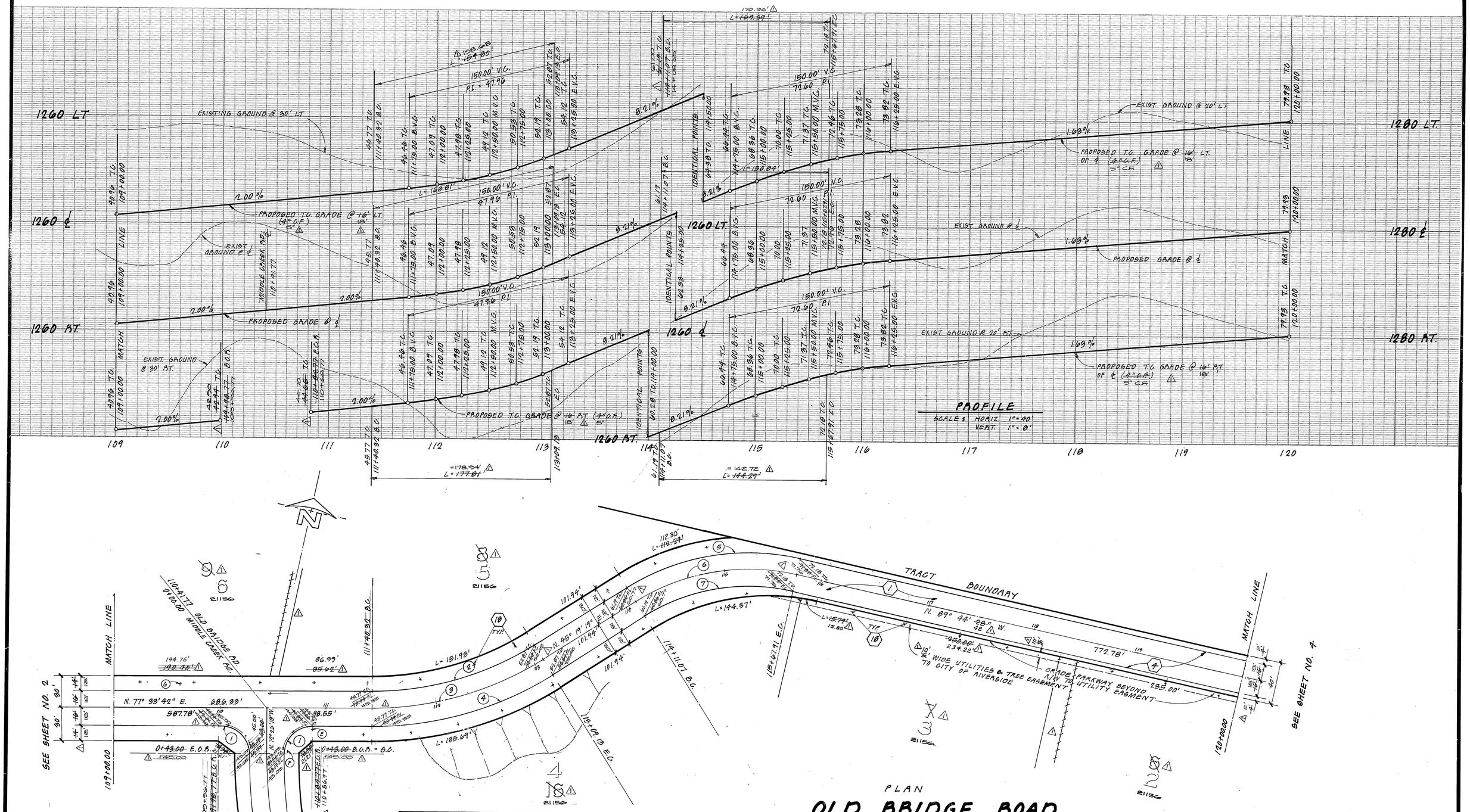
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY Barry Biel
DIRECTOR OF PUBLIC WORKS
DATE 3/24/88

TRACT NO. 15474 21156
STREET PLAN AND PROFILE
OLD BRIDGE ROAD
FROM STA. 109+00.00 TO STA. 109+00.00
SCALE: HORIZ. 1" = 40' VERT. 1" = 8'

ACCOUNT No.
DRAWING NUMBER R-2441
SHEET 2 OF 11

R5D



PLAN

OLD BRIDGE ROAD

SCALE: 1" = 40'

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1	27.00'	90° 00' 00"	27.00'	42.41'
~~2~~	~~284.00'~~	~~32° 14' 23"~~	~~82.08'~~	~~159.80'~~
3	300.00'	32° 14' 23"	86.70'	168.81'
~~4~~	~~316.00'~~	~~32° 14' 23"~~	~~91.33'~~	~~177.81'~~
~~5~~	~~216.00'~~	~~44° 55' 53"~~	~~89.32'~~	~~169.39'~~
6	200.00'	44° 55' 53"	82.70'	156.84'
~~7~~	~~184.00'~~	~~44° 55' 53"~~	~~76.09'~~	~~144.29'~~

NO.	RADIUS	DELTA	TANGENT	LENGTH
2	282.00'	32° 14' 23"	81.50'	158.68'
4	318.00'	32° 14' 23"	91.91'	178.94'
5	218.00'	44° 55' 53"	90.15'	170.96'
7	182.00'	44° 55' 53"	75.26'	142.72'

T.B.M. - TOP OF 1" I.P. IN ℄ VIA VISTA, S. 78° 16' 43" W. 40.91' FROM SE. COR. SEC. 1 T.3S., R.5W. FD. TAG L.S. 3712 IN LIEU OF R.C.E. 22502 REF. C.R.F.B. LL 14/87-J
ELEV. = 1324.34'

BENCH MARK - CITY OF RIV. F7-A
(OUT 6-22-78) SEE CRFB 1017/13 FOUND P.K. & NAIL & CITY ENGINEER TAG IN S'WLY CURB OF ALESSANDRO 200'± S-ELY OF VIA VISTA DR.
ELEV. 1339.662

INDEXED LC

CITY OF RIVERSIDE ELECTRIC DIV.
APPROVED BY: Don Campbell
DATE 1/15/82

J.N. BEELER AND ASSOCIATES
Land Surveying and Mapping
7410 Indiana Avenue, Suite 205
Riverside, California 92504
(714) 351-8686
APPROVED BY: James L. Dobson
DATE 14 Jul 1986
R.C.E. 18165 (EXPIRES 6/30/89)

W.J. McKEEVER, INC.
CIVIL ENGINEERING
7-23-81 DATE
William J. McKeever R.C.E. 22502
647 N. MAIN STREET • RIVERSIDE, CA 92501
(714) 824-5907

MARK	REVISIONS	APPR.	DATE
1	TRACT 21156 - REVISED CURB WIDTHS, GRADES, CURVE DATA & LOT NUMBERS, LINES & WIDTHS		3-17-88

DESIGNED BY W.J.M. DRAWN BY D.J.W. CHECKED BY W.J.M.

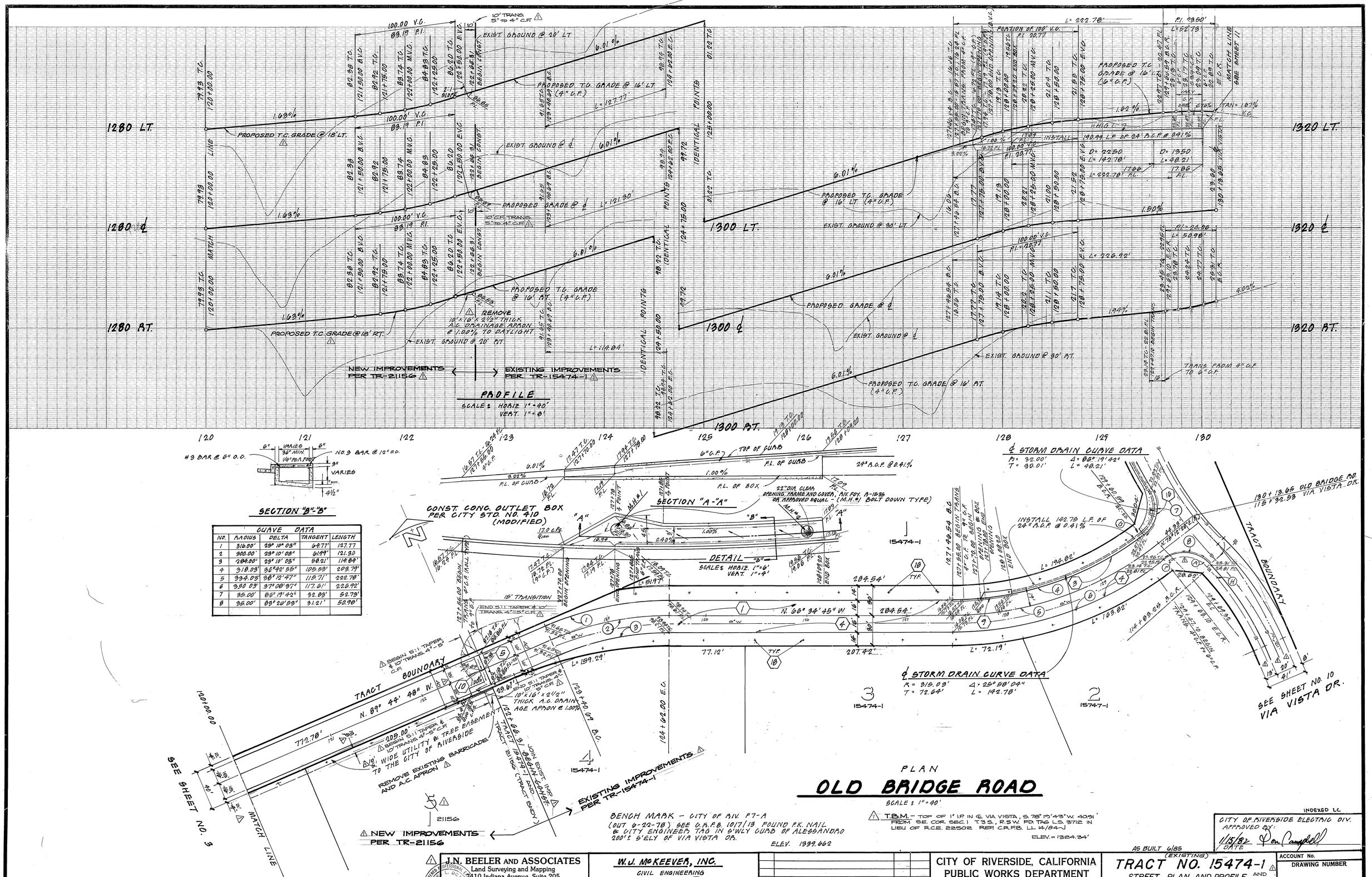
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		1/15/82
TRAFFIC DIVISION		2/10/82
CHIEF PUB. WKS. ENGR.		2/10/82

APPROVED BY: Robert C. Wilson
DIRECTOR OF PUBLIC WORKS
DATE 3/5/82

TRACT NO. 15474 21156
STREET PLAN AND PROFILE
OLD BRIDGE ROAD
FROM STA. 109+00.00 TO STA. 120+00.00
SCALE: HORIZ. 1" = 40' VERT. 1" = 8'

ACCOUNT No.
DRAWING NUMBER R-2441
SHEET 3 OF 11



CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1	316.00'	23° 10' 08"	64.77'	127.77
2	300.00'	23° 10' 08"	61.99'	121.30
3	284.00'	23° 10' 08"	58.21'	114.84'
4	318.09'	36°42' 55"	105.53'	203.79'
5	334.09'	38° 12' 47"	115.71'	222.78'
6	350.09'	37° 08' 57"	117.61'	226.92'
7	35.00'	85° 19' 42"	32.03'	52.79'
8	36.00'	83° 26' 58"	31.21'	50.98'

PLAN

OLD BRIDGE ROAD

SCALE: 1"=40'

T.B.M. - TOP OF 1" I.P. IN ℄ VIA VISTA, S. 78° 19' 43" W. 4091' FROM S.E. COR. SEC. 1 T.3S., R.5W. P.D. TAG L.S. 3712 IN LIEU OF R.C.E. 22502 REF. C.R.F.B. LL 14/184-J

ELEV. = 1324.34'

BENCH MARK - CITY OF RIV. F7-A (OUT 6-22-78) SEE O.R.F.B. 10/7/13 FOUND P.K. NAIL & CITY ENGINEER TAG IN S'WLY CURB OF ALESSANDRO 200'± S'ELY OF VIA VISTA DR.

ELEV. 1339.662

INDEXED L.C.

CITY OF RIVERSIDE ELECTRIC DIV. APPROVED BY: 1/15/82 DATE

AS BUILT 6/85

J.N. BEELER AND ASSOCIATES
Land Surveying and Mapping
7410 Indiana Avenue, Suite 205
Riverside, California 92504
(714) 351-8686

APPROVED BY: DATE 14 Oct 1986
R.C.E. 18165 (EXPIRES 6/30/89)

W.J. McKEEVER, INC.
CIVIL ENGINEERING
7-23-81 DATE
WILLIAM J. McKEEVER R.C.E. 22502
647 N. MAIN STREET • RIVERSIDE, CALIF.
824-5907

MARK	REVISIONS	APPR.	DATE
	TRACT 21156 - REVISED CURB WIDTH, STAKES, TRANSITION CURB FACE, & LOT NUMBERS, LITIGATION	WJM	3-17-88

DESIGNED BY W.J.M. DRAWN BY D.J.W. CHECKED BY W.J.M.

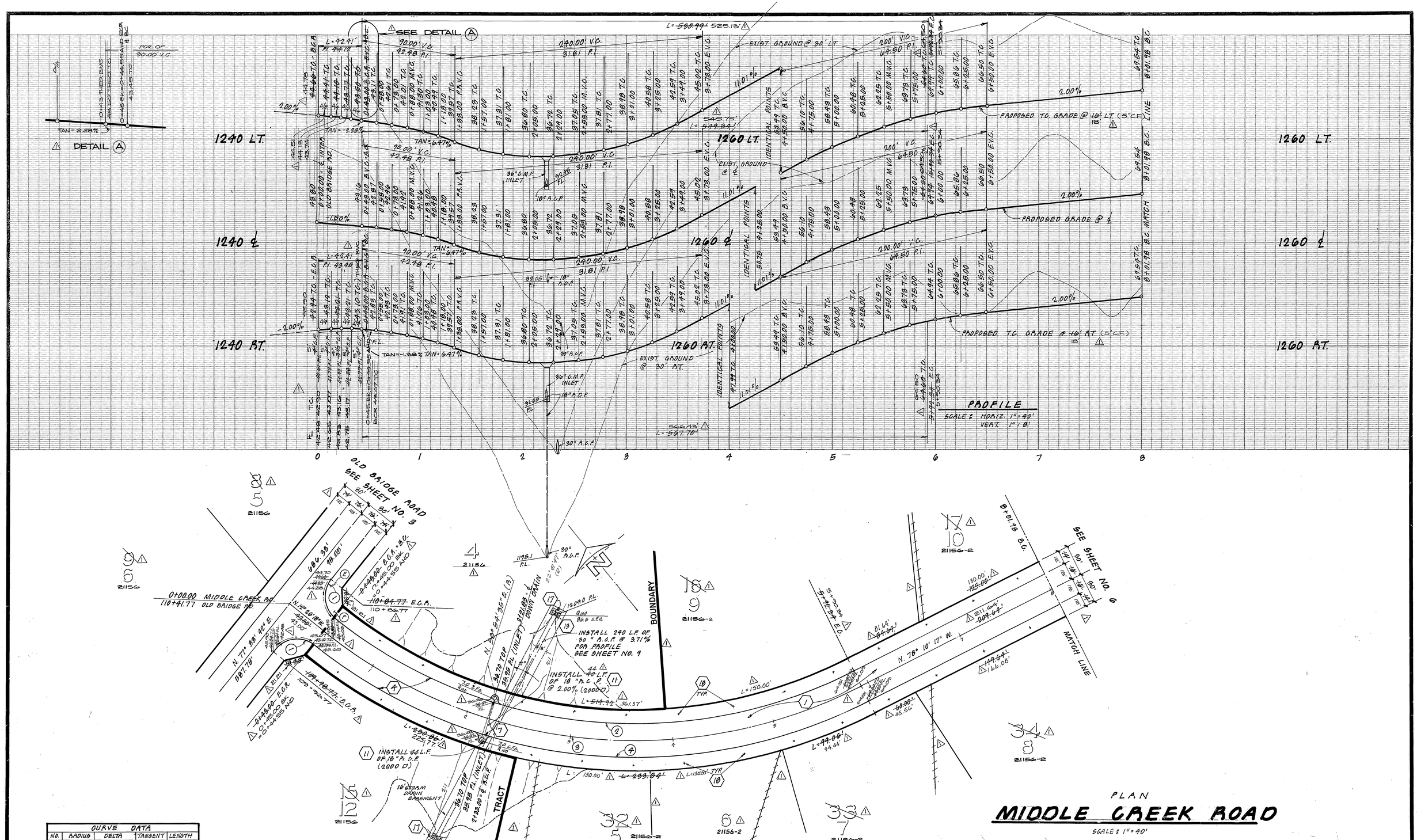
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY: DIRECTOR OF PUBLIC WORKS
DATE 3/5/82

TRACT NO. 15474-1 (EXISTING)
STREET PLAN AND PROFILE AND 21156
OLD BRIDGE ROAD
FROM STA. 120+00.00 TO STA. 130+13.65
SCALE: HORIZ. 1"=40' VERT. 1"=8'

ACCOUNT No.
DRAWING NUMBER R-2441
SHEET 4 OF 11



PLAN

MIDDLE CREEK ROAD

SCALE: 1"=40'

BENCH MARK - CITY OF RIV. F7-A (OUT 6-2278) FOUND P.K. NAIL & CITY ENGINEER TAG IN S'WLY CURB OF ALESSANDRO 200'± S'ELY OF VIA VISTA DR. SEE C.R.F.B. 1017/13

ELEV. 1339.662

T.B.M. - TOP OF 1" I.P. IN ℄ OF VIA VISTA, S. 78° 19' 43" W. 40.91' FROM S.E. COR. SEC. 1 T.3S., R.5W. FD. TAG L.S. 3712 IN LIEU OF R.C.E. 22502 REF. C.R.F.B. LL 14/84-J

ELEV.=1324.34'

INDEXED LC

NOT APPROVED FOR CONSTRUCTION

NEED STORM DRAIN EASEMENT RECORDED.

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1.	27.00'	90° 00' 00"	27.00'	42.41'
~~2~~	~~462.83'~~	~~65°43'59"~~	~~299.08'~~	~~530.99'~~
~~3~~	~~478.83'~~	~~65°43'59"~~	~~309.37~~	~~549.84'~~
~~4~~	~~494.83'~~	~~65°43'59"~~	~~319.71'~~	~~567.70'~~
2	457.73'	65°43'59"	525.13'	295.74'
3	475.73'	65°43'59"	545.79'	307.37'
4	493.73'	65°43'59"	566.43'	319.00'

J.N. BEELER AND ASSOCIATES
Land Surveying and Mapping
7410 Indiana Avenue, Suite 205
Riverside, California 92504
(714) 351-8686
APPROVED BY: James L. Dobson DATE 14 JUL 1986
R.C.E. 18165 (EXPIRES 6/30/89)

W. J. McKEEVER, INC.
CIVIL ENGINEERING
7-23-81 DATE
William J. McKeever R.C.E. 22502
647 N. MAIN STREET • RIVERSIDE, CA 92501
(714) 824-5307

MARK	REVISIONS	APPR.	DATE
1	TRACT 21156 - REVISED CURB WIDTH, GRADES, STORM DRAIN, LOT NUMBERS, LINES & WIDTHS		3-17-88

DESIGNED BY W.J.M. DRAWN BY D.J.W. CHECKED BY J.L.D.M.

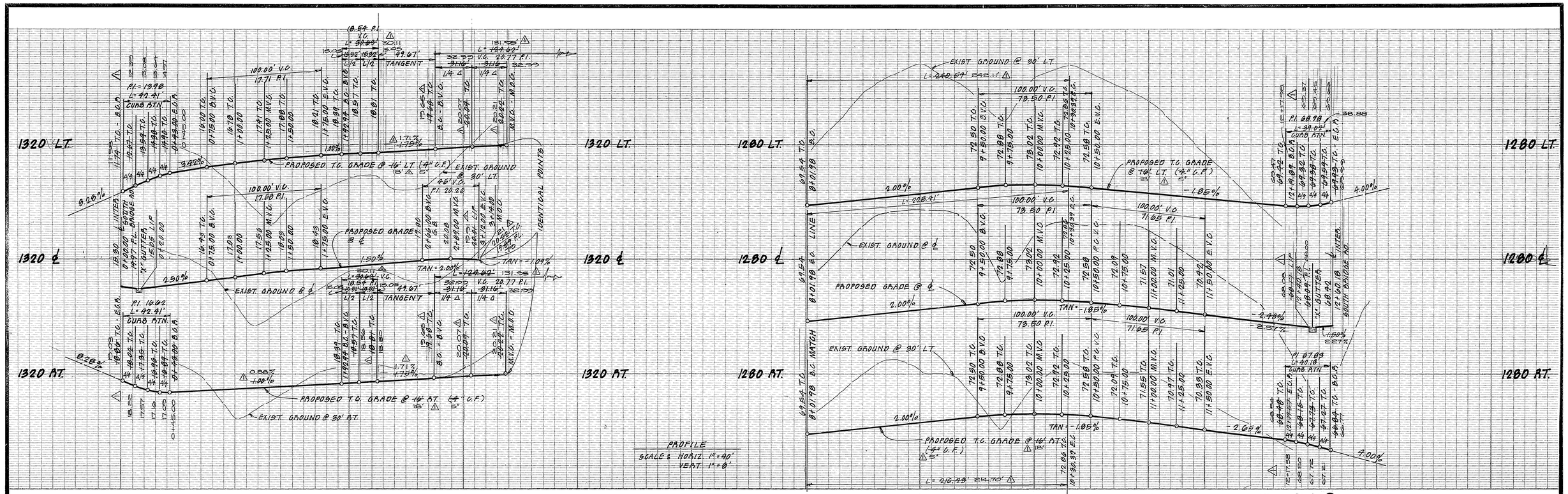
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

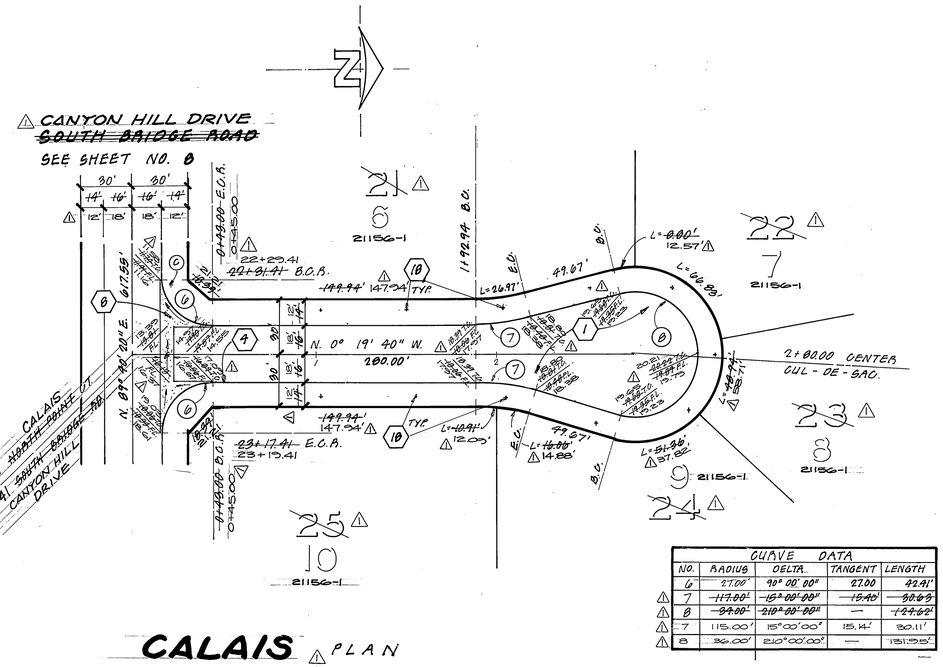
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY Barry Beal
DIRECTOR OF PUBLIC WORKS
DATE 3/21/88

TRACT NO. 15474 21156
STREET PLAN AND PROFILE
MIDDLE CREEK ROAD
FROM STA. 0+00.00 TO STA. 8+01.98
SCALE: HORIZ. 1"=40' VERT. 1"=8'

ACCOUNT No.
DRAWING NUMBER R-2441
SHEET 5 OF 11



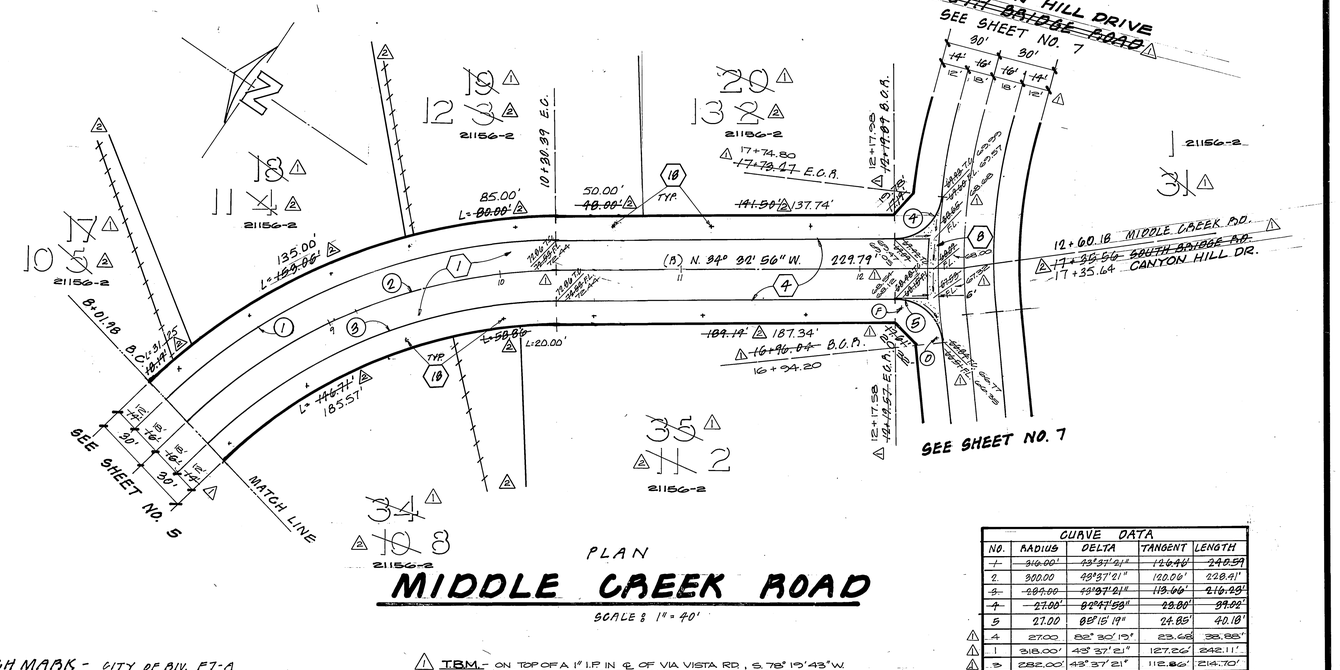


CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
6	27.00'	90° 00' 00"	27.00	42.41'
7	~~117.00'~~	~~15° 00' 00"~~	~~15.40'~~	~~30.63~~
8	~~87.00'~~	~~210° 00' 00"~~	—	~~127.62'~~
7	115.00'	15° 00' 00"	15.14'	30.11'
8	360.00'	210° 00' 00"	—	1511.35'

CALAIS ~~NORTH POINT~~ COURT

PLAN

SCALE: 1" = 40'



CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
~~1~~	~~318.00'~~	~~43°37'21"~~	~~126.41'~~	~~242.59~~
2	300.00	43°37'21"	120.06'	228.41'
~~3~~	~~287.00~~	~~43°37'21"~~	~~113.06'~~	~~216.28'~~
~~4~~	~~27.00'~~	~~92°47'58"~~	~~28.00'~~	~~39.22'~~
5	27.00	88°18'19"	24.85'	40.18'
4	27.00	82° 30' 13"	23.68	38.85'
1	318.00'	43° 37' 21"	127.26'	242.11'
3	282.00'	43° 37' 21"	112.86'	214.70'

MIDDLE CREEK ROAD

PLAN

SCALE: 1" = 40'

BENCH MARK - CITY OF RIV. F7-A
(OUT 6-22-78) SEE CAFB 1017/13, FD. P.K. NAIL & CITY ENGINEER TAG IN S'WLY CURB OF ALESSANDRO 200' E S'ELY OF VIA VISTA DR.
ELEV. 1339.662

T.B.M. - ON TOP OF A 1" I.P. IN ℄ OF VIA VISTA RD., S 78° 19' 43" W. 40.91' FROM S.E. COR. SEC. 1 T.3 S., R.5 W. FD TAG L.S. 3712 IN LIEU OF R.C.E. 22502. REF. C.R.F.B. LL 14/84-J
ELEV. = 1324.34'

J.N. BEELER AND ASSOCIATES
Land Surveying and Mapping
7410 Indiana Avenue, Suite 205
Riverside, California 92504
(714) 351-8686
APPROVED BY: DATE 14 June 1986
R.C.E. 18165 (EXPIRES 6/30/89)

W.J. McKEEVER, INC.
CIVIL ENGINEERING
7-29-86 DATE
WILLIAM J. McKEEVER R.C.E. 22502
647 N. MAIN STREET • RIVERSIDE, CA 92501
(714) 824-8307

MARK	REVISIONS	APPR.	DATE
1	TRACT 21156 - REVISE LOT NUMBERS, LINES & WIDTHS & INTERSECTION STATIONING	WJM	3-17-88
2	TRACT 21156 - REVISED CURB WIDTH, GRADES, LOT NUMBERS; ST. NAMES	WJM	7-24-86

DESIGNED BY W.J.M. DRAWN BY D.J.W. CHECKED BY W.J.M.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		3-15-88
TRAFFIC DIVISION		3-10-88
CHIEF PUB. WKS. ENGR.		

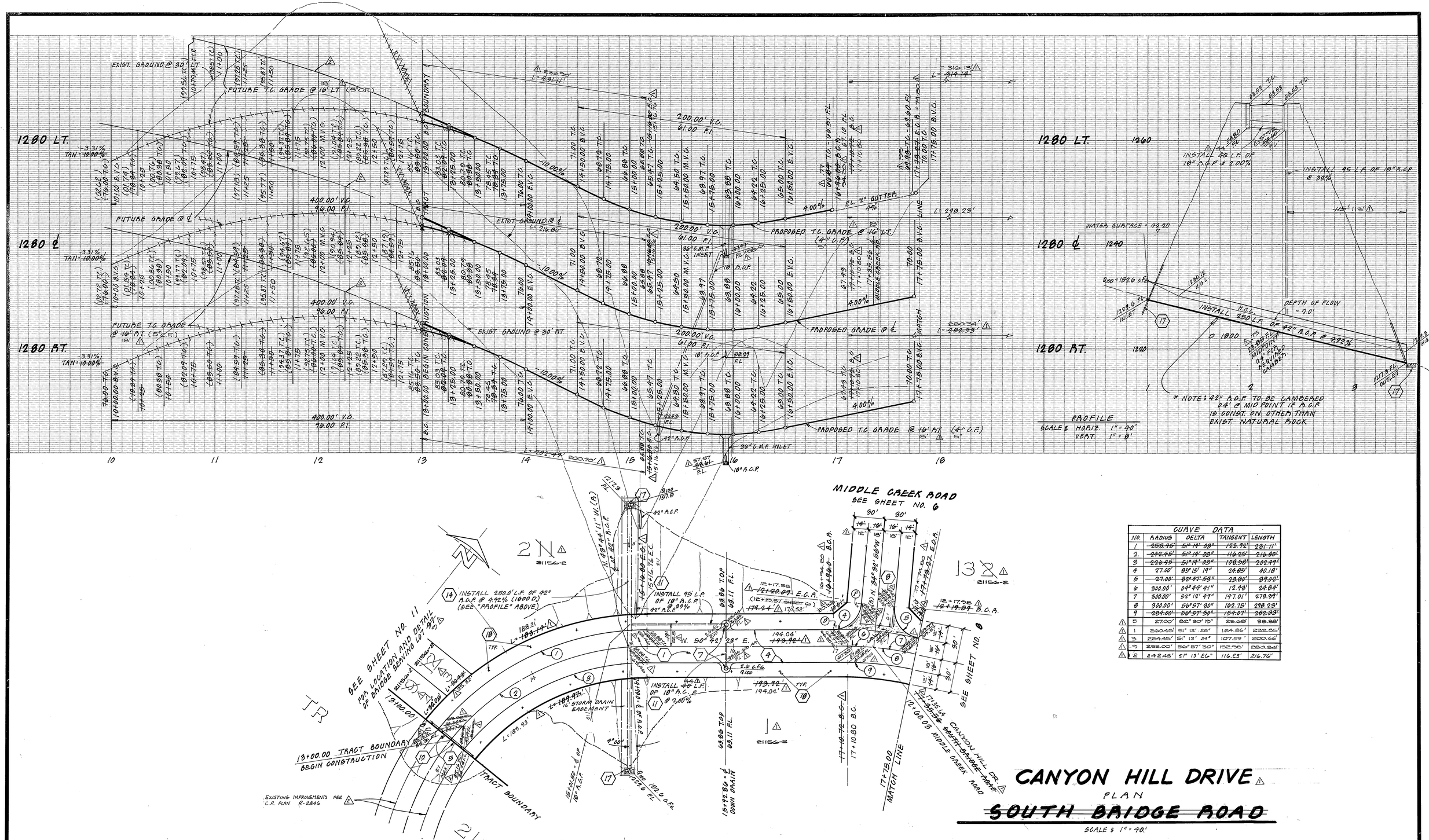
APPROVED BY: DIRECTOR OF PUBLIC WORKS
DATE 3/15/88

TRACT NO. ~~15474~~ 21156
STEET PLAN AND PROFILE
CALAIS ~~NORTH POINT~~ COURT
FROM STA. 0+00.00 TO STA. 2+80.00
MIDDLE CREEK ROAD
FROM STA. 8+01.98 TO STA. 12+60.18

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

INDEXED LC/CD.
ACCOUNT No.
DRAWING NUMBER A-2441
SHEET 6 OF 11

PC 2018



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

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1	~~258.45'~~	~~51° 14' 08"~~	~~129.92'~~	~~231.11'~~
2.	~~242.45'~~	~~51° 14' 08"~~	~~116.25'~~	~~216.80'~~
3	~~226.45'~~	~~51° 14' 08"~~	~~108.58'~~	~~202.47'~~
4	27.00'	89° 15' 19"	24.05'	40.18'
5	~~27.00'~~	~~82° 47' 53"~~	~~23.00'~~	~~39.01'~~
6	300.00'	04° 44' 41"	12.43'	24.84'
7	300.00'	52° 12' 49"	147.01'	278.39'
8	300.00'	56° 57' 30"	162.75'	298.23'
9	~~204.00'~~	~~56° 57' 30"~~	~~154.07'~~	~~282.33'~~
5	27.00'	82° 30' 19"	23.68'	38.88'
1	260.45'	51° 13' 28"	124.86'	232.85'
3	224.45'	51° 13' 24"	107.59'	200.66'
9	282.00'	56° 57' 30"	152.98'	280.34'
2	242.45'	51° 13' 26"	116.63'	216.76'

CANYON HILL DRIVE

PLAN

~~SOUTH BRIDGE ROAD~~

SCALE: 1" = 40'

BENCH MARK - CITY OF R.IV. FT-A
(OUT 6-22-78) SEE CAFB 1017/13. FD. P.K. NAIL & CITY ENGINEER TAG IN S'WLY CURB OF ALESSANDRO 200'± S'ELY OF VIA VISTA DR.
ELEV. 1339.662

T.B.M. - TOP OF 1" I.P. IN ℄ VIA VISTA, S. 78° 16' 48" W. 40.91' FROM THE S.E. COR. SEC. 1 T.3S., R.5W. FD. TAG L.S. 3712 IN LIEU OF R.C.E. 22502 REF C.R.F.B. LL 14/84-J
ELEV. = 1324.34'

INDEXED LC

NOT APPROVED FOR CONSTRUCTION
NEED ~~STORM DRAIN EASEMENT FOR~~ CULVERT UNDER SOUTH BRIDGE RD.

J.N. BEELER AND ASSOCIATES
Land Surveying and Mapping
7410 Indiana Avenue, Suite 205
Riverside, California 92504
(714) 351-8686
REGISTERED PROFESSIONAL ENGINEER JAMES N. DO BOW NO. 18165 STATE OF CALIFORNIA
APPROVED BY: James N. Do Bow DATE 14 Jul 1986
R.C.E. 18165 (EXPIRES 6/30/89)

W. J. McKEEVER, INC.
CIVIL ENGINEERING
7-29-81 DATE
WILLIAM J. McKEEVER R.C.E. 22502
647 N. MAIN STREET · RIVERSIDE, CA 92501
(714) 824-5907

MARK	REVISIONS	APPR.	DATE
2	REVISE GRADES TO CONFORM W/ CR. PLAN E-2846		
1	TRACT 31156 - REVISED CURB PHYSICS GRADES, LOT NUMBERS, LINES & VISTAS & STREET NAMES		

DESIGNED BY W.J.M. DRAWN BY D.J.W. CHECKED BY W.J.M.

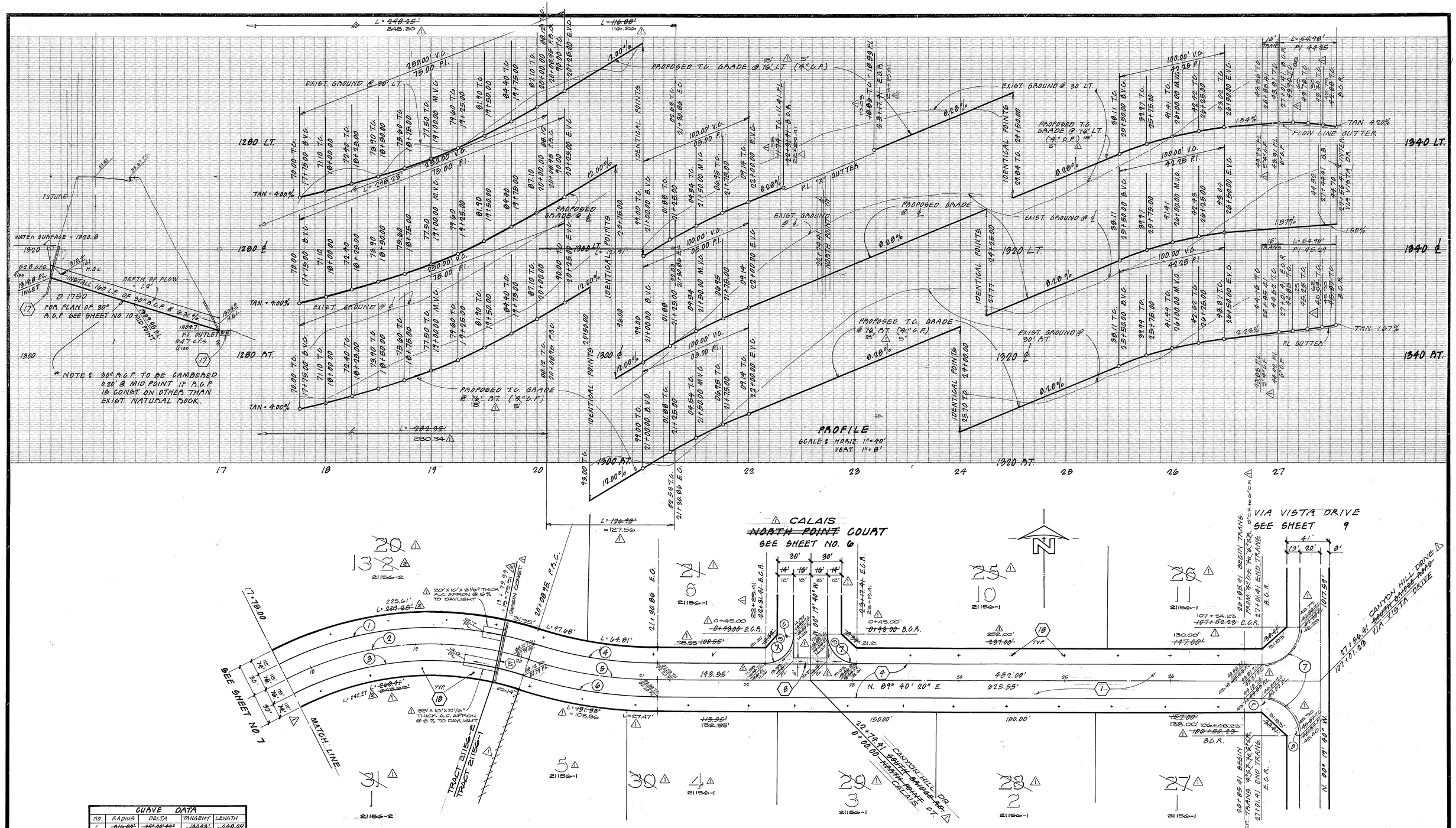
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		3/15/82
TRAFFIC DIVISION		4/16/86
CHIEF PUB. WKS. ENGR.		

APPROVED BY: Barry Beck
DIRECTOR OF PUBLIC WORKS
DATE 3/21/88

TRACT NO. 15474 21156
STREET PLAN AND PROFILE
CANYON HILL DRIVE
~~SOUTH BRIDGE ROAD~~
FROM STA. 13+00.00 TO STA. 17+75.00
SCALE: HORIZ. 1" = 40' VERT. 1" = 8'

ACCOUNT No.
DRAWING NUMBER R-2441
SHEET 7 OF 11



CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1	~~916.00'~~	~~15° 00' 42"~~	~~122.13'~~	~~240.29~~
2	900.00'	50° 57' 30"	102.75'	278.28'
3	~~204.00'~~	~~50° 57' 30"~~	~~194.07'~~	~~202.99'~~
4	~~372.21'~~	~~17° 59' 33"~~	~~58.79~~	~~116.89~~
5	388.21'	17° 59' 33"	61.46'	121.91'
6	~~404.21'~~	~~17° 59' 33"~~	~~63.99'~~	~~126.79'~~
7	35.00'	90° 00' 00"	35.00'	54.98'
1	370.21'	17° 59' 33"	58.61'	116.26'
6	406.21'	17° 59' 33"	64.31'	127.56'
1	318.00'	44° 43' 12"	130.81'	248.20'
3	282.00'	56° 57' 30"	152.38'	280.34'
5	27.00'	90° 00' 00"	27.00'	42.41'

BENCH MARK - CITY OF RIV. F7-A
(OUT 6-22-78) SEE C.R.F.B. 1017/13 FD. PK. NAIL & CITY ENGINEER TAG IN S'WLY QUAD OF ALESSANDRO 200' ± 6' ELY OF VIA VISTA DR.
ELEV. 1339.662

T.B.M. TOP OF 1 INCH I.P. IN ℄ VIA VISTA, S. 78° 16' 43" W. 40.91' FROM S.E. COR. SEC. 1 T. 3 S., R. 5 W. FD. TAG L.S. 3712 IN LIEU OF R.C.E. 22502. REF C.R.F.B. LL 14/84-J.
ELEV. = 1324.34'

J.N. BEELER AND ASSOCIATES
Land Surveying and Mapping
7410 Indiana Avenue, Suite 205
Riverside, California 92504
(714) 351-8686
APPROVED BY: DATE 14 Jan 1986
REGISTERED PROFESSIONAL ENGINEER JAMES N. BEELER No. 18165 STATE OF CALIFORNIA (EXPIRES 6/30/89)

W. J. McKEEVER, INC.
CIVIL ENGINEERING
7-23-81 DATE
William J. McKeever R.C.E. 22502
647 N. MAIN STREET • RIVERSIDE, CA 92501
(714) 684-5807

MARK	REVISIONS	APPR.	DATE
2	TRACT 21156 - REVISE LOT NUMBERS, WIDTHS & STATIONS		3-17-86
1	TRACT 21156 - REVISE CURB WIDTH, STATIONS, LOT NUMBERS, ST. NAMES		5-24-84

DESIGNED BY W.J.M. DRAWN BY D.K.M. CHECKED BY W.J.M.

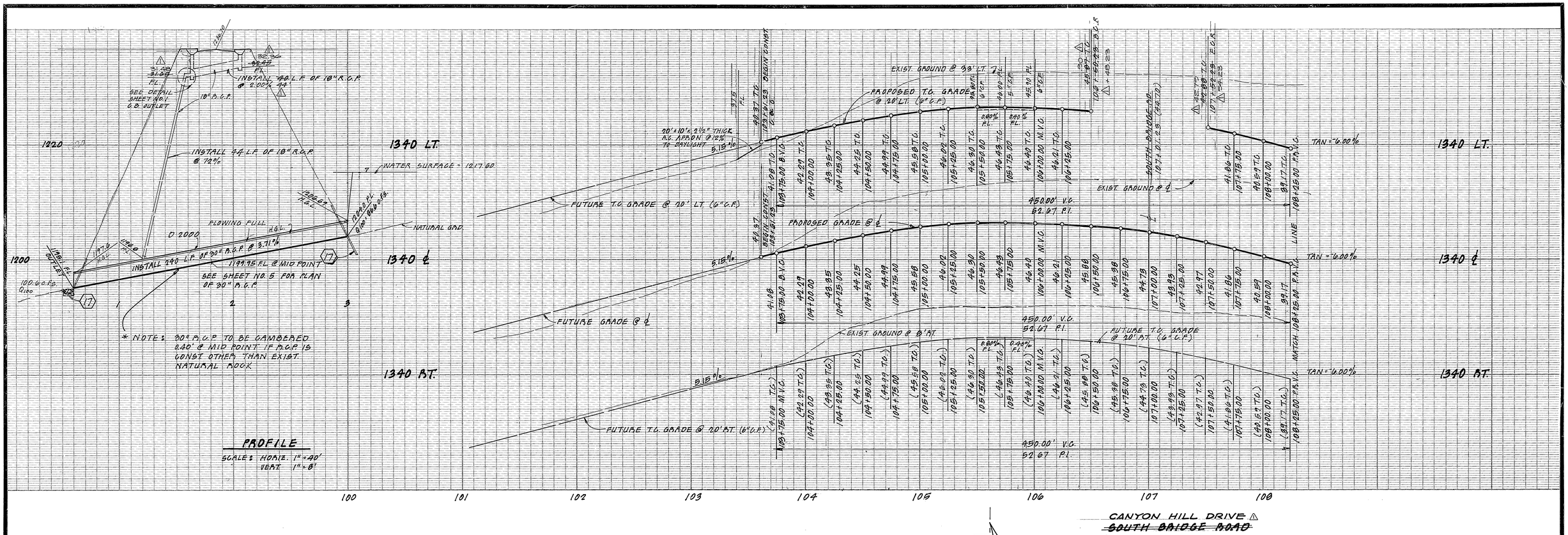
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

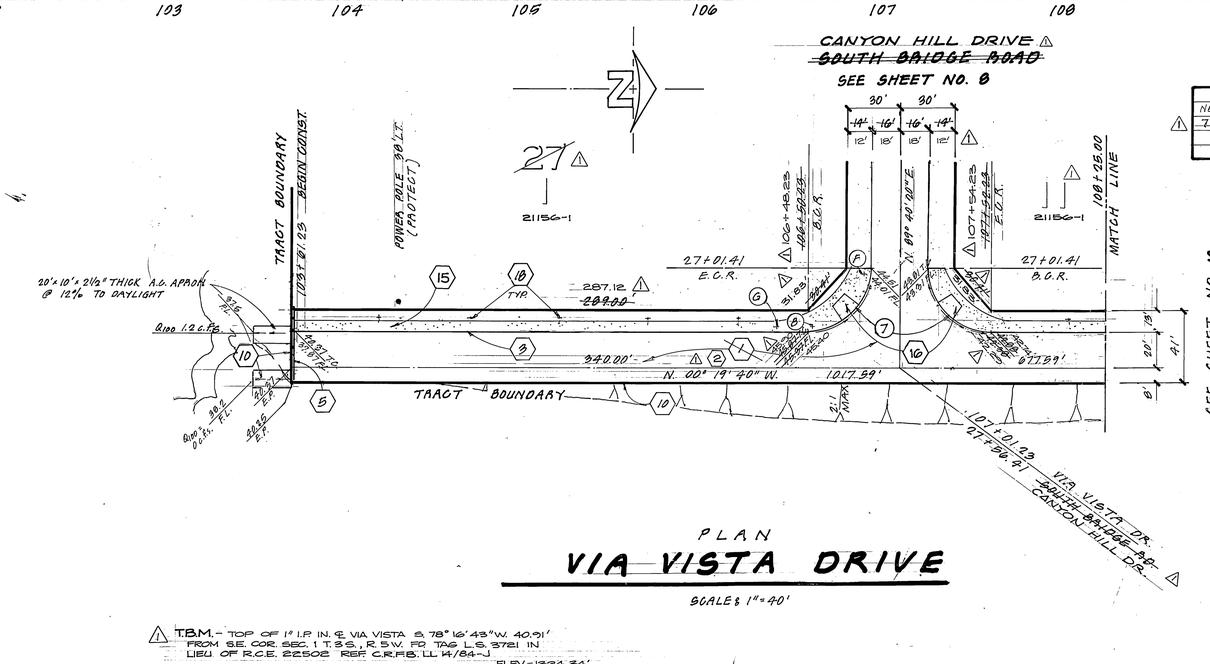
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		2-11-83

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3/5/82

TRACT NO. ~~15474~~ 21156
STREET PLAN AND PROFILE
CANYON HILL DRIVE
~~SOUTH BRIDGE ROAD~~
FROM STA. 17+75.00 TO STA. 27+56.41
SCALE: HORIZ. 1"=40' VERT. 1"=8'

INDEXED LC/CD.
ACCOUNT No.
DRAWING NUMBER R-2441
SHEET 8 OF 11





CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
7	38.00'	90°00'00"	38.00'	54.98'

PLAN

VIA VISTA DRIVE

SCALE: 1" = 40'

T.B.M. - TOP OF 1" I.P. IN ℄ VIA VISTA & 78° 16' 43" W. 40.91' FROM S.E. COR. SEC. 1 T.3S., R.5W. FD TAG L.S. 3721 IN LIEU OF R.C.E. 22502 REF. C.R.F.B. LL 14/84-J
ELEV. = 1324.34'

BENCH MARK - CITY OF RIV. F7-A
OUT 6-22-78) SEE DAFB 1017/13. FD. P.K. NAIL & CITY ENGINEER TAG IN S'WLY CURB OF ALESSANDRO 200'± S'ELY OF VIA VISTA DR.
ELEV. 1339.662

NOT APPROVED FOR CONSTRUCTION
NEED GRADING AGREEMENT FOR ADJACENT PROPERTY TO THE EAST.

CITY OF RIVERSIDE ELECTRIC DIV. APPROVED BY: 11-12-81 DATE

J.N. BEELER AND ASSOCIATES
Land Surveying and Mapping
7410 Indiana Avenue, Suite 205
Riverside, California 92504
(714) 351-8686
APPROVED BY: DATE 12-1-86
R.C.E. 18165 (EXPIRES 6/30/89)

W.J. McKEEVER, INC.
CIVIL ENGINEERING
7-2-86 DATE
WILLIAM J. McKEEVER R.C.E. 22502
647 N. MAIN STREET • RIVERSIDE, CA 92501
(714) 824-5807

MARK	REVISIONS	APPR.	DATE
	TRACT 21156 - REVISED CURB WIDTHS, GRADE, LOT NUMBERS, ST. NAMES		9-24-86

DESIGNED BY W.J.M. DRAWN BY G.J.W. CHECKED BY W.J.M.

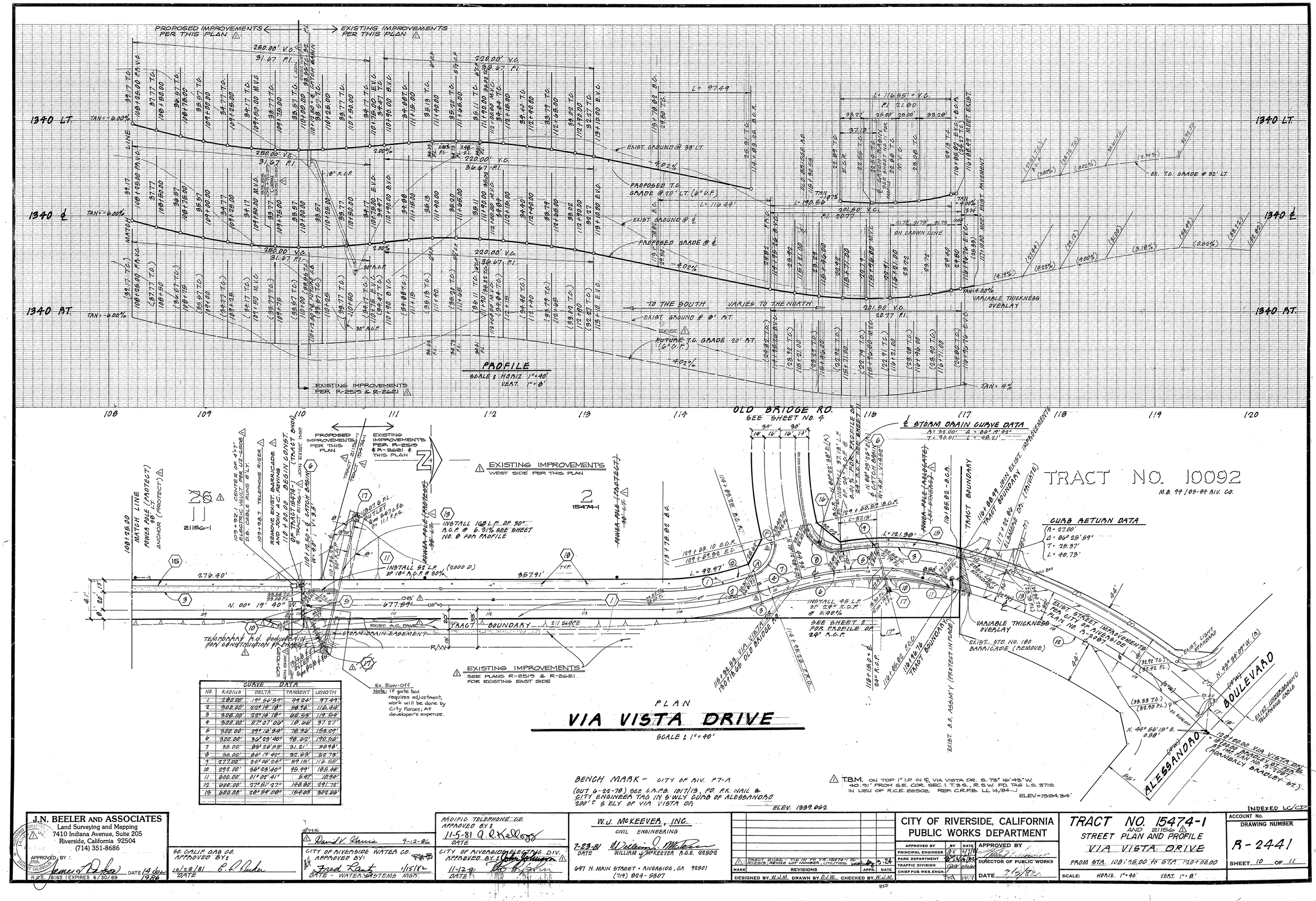
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		6-18-86

APPROVED BY William D. Davidson
DIRECTOR OF PUBLIC WORKS
DATE 9-24-86

TRACT NO. 15474 21156
STREET PLAN AND PROFILE
VIA VISTA DRIVE
FROM STA. 103+68.35 TO STA. 108+25.00
SCALE: HORIZ. 1" = 40' VERT. 1" = 8'

INDEXED LC/CD.
ACCOUNT No.
DRAWING NUMBER R-2441
SHEET 9 OF 12



CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1	280.00'	19° 56' 59"	49.24'	97.49'
2	300.00'	22° 15' 11"	58.96'	116.44'
3	300.00'	22° 15' 11"	60.53'	119.59'
4	300.00'	27° 07' 00"	18.08'	97.27'
5	300.00'	29° 18' 34"	78.92'	153.24'
6	300.00'	36° 03' 40"	48.62'	190.56'
7	55.00'	83° 28' 53"	31.21'	80.18'
8	35.00'	86° 19' 22"	32.83'	52.73'
9	277.00'	22° 06' 24"	57.15'	116.62'
10	292.00'	36° 03' 40"	45.99'	185.48'
11	600.00'	01° 02' 41"	5.47'	10.94'
12	600.00'	27° 51' 27"	148.00'	291.70'
13	600.00'	28° 54' 08"	154.88'	302.66'

BENCH MARK - CITY OF RIV. F7-A
(OUT 6-22-78) SEE G.P.B. 1017/13, FD. P.K. NAIL & CITY ENGINEER TAG IN S'WLY CURB OF ALESSANDRO 200' ± S ELY OF VIA VISTA DR.
ELEV. 1339.662

T.B.M. ON TOP 1" I.P. IN ℄ VIA VISTA DR. S. 73° 16' 43" W. 40.91' FROM S.E. COR. SEC. 1 T.3S., R.5W. FD. TAG L.S. 3712 IN LIEU OF R.C.E. 22502. REF. C.R.F.D. LL 14/84-J
ELEV. = 1324.34'

INDEXED L/O

J.N. BEELER AND ASSOCIATES
Land Surveying and Mapping
7410 Indiana Avenue, Suite 205
Riverside, California 92504
(714) 351-8686
APPROVED BY: James J. Beeler DATE 14 Jul 1986
R.C.E. 8165 (EXPIRES 6/30/89)

SO. CALIF. GAS CO. APPROVED BY: E. F. Fischer 10/28/81 DATE

David V. Harris 9-12-86
CITY OF RIVERSIDE WATER CO. APPROVED BY: Fred Lantz 11/5/82
DATE - WATER SYSTEMS MGR.

PACIFIC TELEPHONE CO. APPROVED BY: R. Kellogg 11-5-81
DATE
CITY OF RIVERSIDE ELECTRIC DIV. APPROVED BY: John Johnson 11-12-81
DATE

W.J. McKEEVER, INC.
CIVIL ENGINEERING
7-23-81 DATE
WILLIAM J. McKEEVER R.C.E. 22502
647 N. MAIN STREET • RIVERSIDE, CA 92501
(714) 824-5807

MARK	REVISIONS	APPR.	DATE
	TRACT 21156 - TIE IN TO TR. 15474-1 & R-2519 / REVISE LOT NUMBER, UTILITIES	WHB	8-24

DESIGNED BY W.J.M. DRAWN BY D.J.W. CHECKED BY W.J.M.

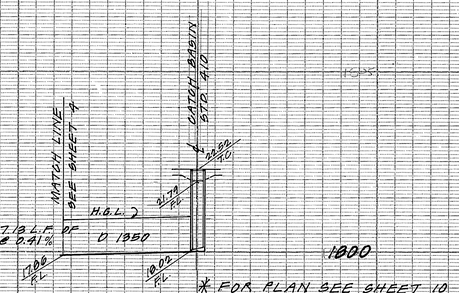
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 7/15/82

TRACT NO. 15474-1 AND 21156
STREET PLAN AND PROFILE
VIA VISTA DRIVE
FROM STA. 108+26.00 TO STA. 120+00.00
SCALE: HORIZ. 1" = 40' VERT. 1" = 8'

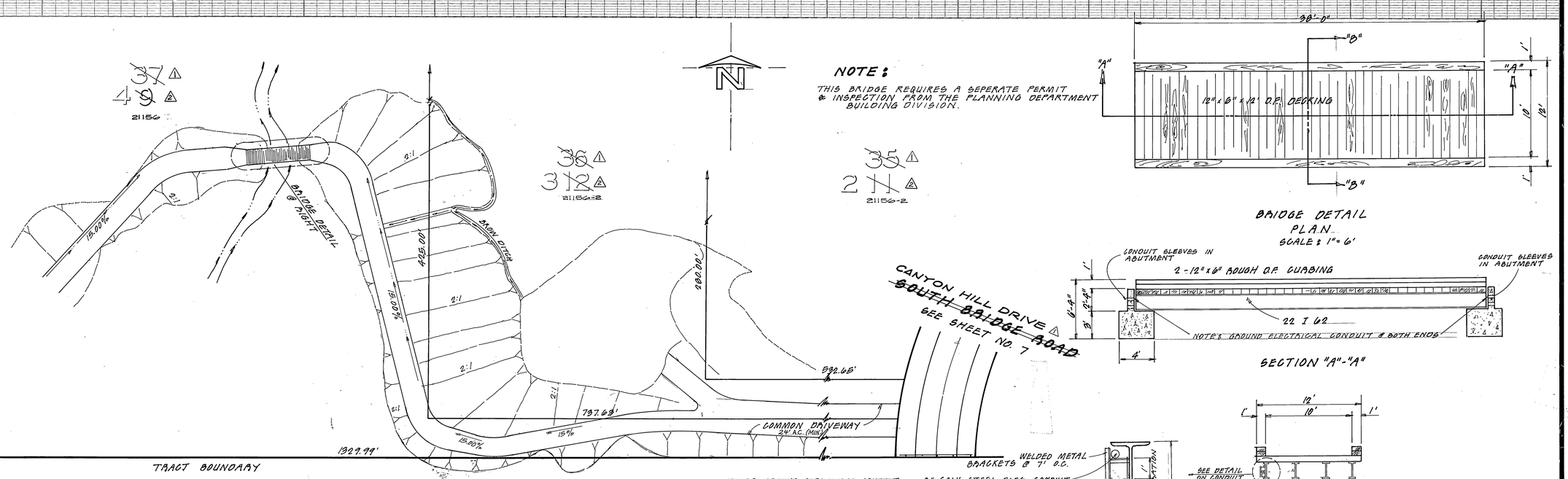
ACCOUNT No.
DRAWING NUMBER R-2441
SHEET 10 OF 11



PROFILE

SCALE: HORIZ. 1" = 20'
VERT. 1" = 4'

APPROVED BY: (FOR PROFILE ONLY)
Robert P. Loaiza
DIRECTOR OF PUBLIC WORKS
DATE 3/5/82



△1 T.B.M.- TOP OF 1" I.P. IN ℄ VIA VISTA, S. 78° 16' 43" W. 40.31' FROM S.E. CORNER SEC. 1, T. 3 S., RANGE 5 W. FD. TAG L.S. 3712 IN LIEU OF R.C.E. 22502 REF. C.R.F.B. LL 14/84-J
ELEV. = 1324.34'

BENCH MARK - CITY OF RIV. FT-A
(OUT 6-22-78) SEE ORFB 1017/13, FD. P.K. NAIL & CITY ENGINEER TAG IN S'WLY CURB OF ALESSANDRO 200' ± 6' ELY. OF VIA VISTA DR.
ELEV. 1339.662

INDEXED LC/CP

CITY OF RIVERSIDE ELECTRIC DIV.
APPROVED BY: [signature]
11-12-81
DATE

J.N. BEELER AND ASSOCIATES
Land Surveying and Mapping
7410 Indiana Avenue, Suite 205
Riverside, California 92504
(714) 351-8686

APPROVED BY: [signature]
DATE 14 JUL 1986
R.C.E. 18165 (EXPIRES 6/30/89)

PACIFIC TELEPHONE CO.
APPROVED BY: [signature]
1/13/82
DATE

SO. CAL. GAS CO.
APPROVED BY: Daniel C. Ballas
1-13-82
DATE

APPROVED BY: [signature] 2-1-82
RIVERSIDE FIRE DEPT. DIV. OF FIRE PREVENTION
DATE

CITY OF RIVERSIDE WATER CO.
~~PRELIMINARY DESIGN APPROVED BY:~~
DATE WATER SYSTEMS MGR.

W. J. McKEEVER, INC.
CIVIL ENGINEERING
9-17-81 [signature]
DATE WILLIAM J. McKEEVER R.C.E. 22502
647 N. MAIN ST. RIVERSIDE CA. 92501
(714) 824-5307

MARK	REVISIONS	APPR.	DATE
2	TRACT 21156 - REVISE LOT NUMBERS		3-17-82
1	TRACT 21156, LOT & TRACT NO'S. REVIS.		3-24

DESIGNED BY WJM DRAWN BY D.J.W. CHECKED BY WJM

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED FOR CONCEPT ONLY
DIRECTOR OF PUBLIC WORKS
DATE 3/5/82

TRACT NO. 15474
PRIVATE 21156 △1
BRIDGE PLAN AND DETAIL

SCALE: AS SHOWN

ACCOUNT No.
DRAWING NUMBER
R-2441
SHEET 11 OF 11

RSD