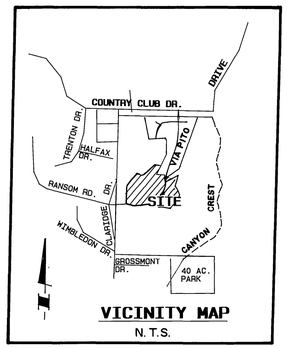
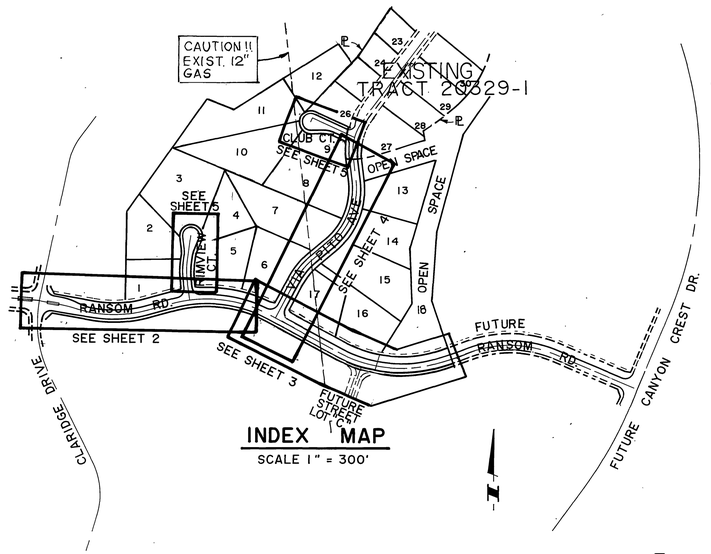
TR 25486-1
STREET IMPROVEMENT PLANS



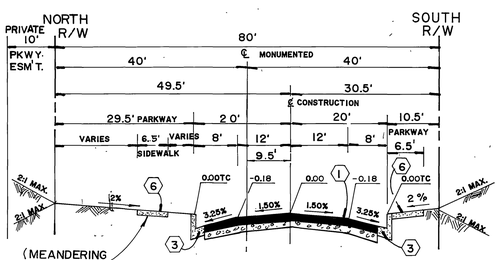
VICINITY MAP
N.T.S.



INDEX MAP
SCALE 1" = 300'

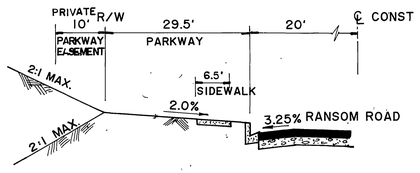
CONSTRUCTION NOTES:

1. CONSTRUCT A.C. OVER AGG. BASE. PER TYP. SEC.
2. CONSTRUCT A.C. OVER AGG. BASE. PER TYP. SEC.
3. CONSTRUCT 6" CURB AND GUTTER, TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200.
4. CONSTRUCT 8" CURB, TYPE II PER CITY OF RIVERSIDE STD. DWG. NO. 200.
5. CONSTRUCT 6" ASPHALT CONCRETE BERMS, TYPE I, PER CITY OF RIVERSIDE STD. DWG. NO. 250.
6. CONSTRUCT 6" PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325.
7. CONSTRUCT CROSS-GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220.
8. INSTALL BARRICADE FOR DEAD END STREETS PER CITY OF RIVERSIDE STD. DWG. NO. 180.
9. CONSTRUCT HANDICAP RAMPS PER CITY OF RIVERSIDE STD. DWG. NO. 304. ⚠1
10. INSTALL F-1 DELINEATORS.
11. CONSTRUCT 2" X 4" REDWOOD HEADERS..
12. INSTALL STREET NAME SIGNS (STYLE HA) PER CITY OF RIVERSIDE STD. DWG. NO. 662 OR TRAFFIC SIGN PER CITY OF RIVERSIDE STD. DWG. NO. 665
13. PLANT STREET TREE TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.
14. ⚠2 CONSTRUCT UNDER SIDEWALK DRAIN PER CITY OF RIVERSIDE STD. DWG. NO. 411

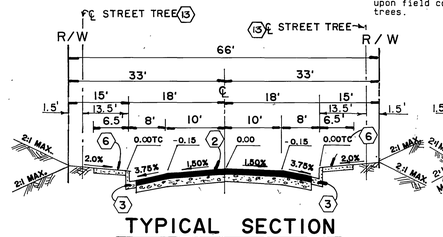


TYPICAL SECTION
N.T.S.
CONSTRUCT 0.31 A.C. OVER COMPACTED NATIVE CRUSHED A.B. ⚠2
PER S.R. 1469 R= 70 T.I.= 7.0

RANSOM ROAD
STA. 35+07.67 TO . 41+18.50

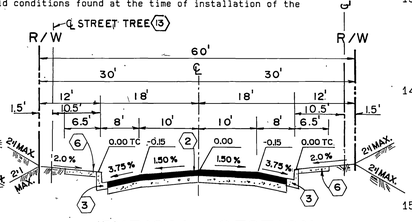


SECTION "B"-"B"
N.T.S



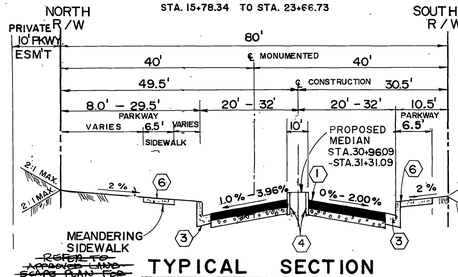
TYPICAL SECTION
N.T.S.
CONSTRUCT 0.25 A.C. OVER COMPACTED NATIVE CRUSHED A.B. ⚠1
PER S.R. 1469 R= 70 T.I.= 5.0

VIA PITO AVENUE
STA. 15+78.34 TO STA. 23+66.73



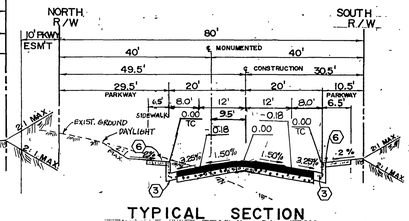
TYPICAL SECTION
N.T.S.
CONSTRUCT 0.25 A.C. OVER COMPACTED NATIVE CRUSHED A.B. ⚠1
PER S.R. 1469 R= 70 T.I.= 5.0

CLUB COURT
RIMVIEW COURT



TYPICAL SECTION
N.T.S.
CONSTRUCT 0.31 A.C. OVER COMPACTED NATIVE CRUSHED A.B. ⚠2
PER S.R. 1469 R= 70 T.I.= 7.0

RANSOM ROAD
STA. 30+48.09 TO STA. 42+75.00
STA. 44+00.00 TO STA. 48+63.36



TYPICAL SECTION
N.T.S.
CONSTRUCT 0.31 A.C. OVER COMPACTED NATIVE CRUSHED A.B. ⚠2
PER S.R. 1469 R= 70 T.I.= 7.0

RANSOM ROAD
STA. 42+75.00 TO STA. 44+00.00

PARKS & RECREATION NOTES

1. All related work shall conform to the City of Riverside, Park and Recreation Department Standards and City of Riverside Street Tree policies.
2. When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (714) 351-6126 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required:
   a. After completion of final grading of the lots and when all utility services and sewer laterals have been marked, but prior to digging plant pits, all final street tree locations are to be spotted in the field by the street tree inspector.
   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;
   d. At end of the maintenance period, the contractor/developer shall call the Street Tree Inspector at (714) 351-6126 for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the trees pass final inspection and the Park and Recreation department is assuming maintenance responsibilities.
3. ALL STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY.
4. The Developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.
5. Street tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Size	Spacing	Req. Qty.
RANSOM RD.	KOELEUTERIA / CHINESE BIPINNATA / FLAME TREE ULMUS / EVERGREEN	15 GAL.	45'	31
VIA PITO	PARVIFOLIA / ELM	15 GAL.	45'	30
RIMVIEW CT.	PODOCARPUS / FERN GRACILIOR / PINE	15 GAL.	45'	12
CLUB CT.	PODOCARPUS / FERN GRACILIOR / PINE	15 GAL.	45'	9

6. Both a street tree Relocation/Removal permit as issued by the Park and Recreation Department and a Street Opening permit as issued by the Public Works Department are required prior to commencement of tree relocation and/or removal work. For all existing trees within what will ultimately be the Public Right-of-Way pavement area, backfill of all holes must be inspected by the Public Works Inspector for proper compaction.
7. All Street Trees must be automatically irrigated, except where adjacent to single family or duplex residential uses.

*NOTE: In the interest of public safety and maintenance the Street Tree Inspector shall have the authority to revise the street tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.

GENERAL NOTES

1. 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.
2. Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, Std. Dwg. No. 10, and the Standard Specifications for Public Works Construction, Current Edition.
3. 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.
4. Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
5. The developer and/or contractor shall contact the street division (351-6127) to pick up any existing standard 180 barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.
6. 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.
7. All flagged elevations shall be staked in the field by the private engineer.
8. 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.
9. 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.
10. 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.
11. All traffic signs shall be installed prior to opening the streets to traffic.
12. See "Street Lighting Plans" for quantity and location of required street lights.
13. Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were 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 precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.
14. Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or engineer.
15. 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.
16. 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.
17. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
18. ~~The developer shall give the City Water Division five (5) working days written notice prior to the start of construction and to allow the City ten (10) working days for completion of work. phone: (714) 351-6150~~
19. In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the inspector prior to overlaying with A.C. paving.
20. The contractor shall coordinate trenching for cable television with other trenching within the subdivision.

TRAFFIC CONTROL & ST. NAME SIGN SCHEDULE		
(A)	RANSOM ROAD	1100
	VIA PITO AVENUE	5900
(B)	CLUB COURT	1100
	VIA PITO AVENUE	5900
(C)	RANSOM ROAD	1100
	RIMVIEW COURT	5900
(D)	RANSOM ROAD	1200
	CLARIDGE DRIVE	5900
(E)	R1 (STOP SIGN) 30" OCTAGON	
(F)	W17 (STOP SIGN @ 300') 36"x36"	
(G)	W31A (ROAD ENDS 770') 36"x36"	
(H)	W56 36"x36"	

NOTE:
REFER TO XL-291 FOR STREET STRIPING PLAN

CITY OF RIVERSIDE
WATER SYSTEM
Approved by: Richard L. Drdak 8-2-91 Date

PACIFIC BELL TELEPHONE
Approved by: 10-6-91 Date

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
Chief Utilities Engineer, Electrical
7/1/91 Date

Underground Service Alert
DIG ALERT
Call: TOLL FREE 1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

EXP. 12/31/90

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 46212
EXPIRATION DATE: 12/31/90 DATE: 11/26/90

SCALE: AS SHOWN
DATE NOVEMBER, 1990

J.F. Davidson Associates, Inc.
CITY BUSINESS TAX CERT. No:4994 EXP. DATE 12-31-91.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300, P.O. Box 493, Riverside, CA 92502, (714) 686-0844, FAX 714-686-5954
11200 S. Mt. Vernon Ave., Suite "D", Colton, CA 92324, (714) 825-1082
73-080 El Paseo, Suite 106, Palm Desert, CA 92260, (619) 346-5691, FAX 619-340-0529

BENCH MARK: P.K. NAIL @TAG IN BASE OF LIGHT STANDARD IN MEDIAN STRIP OF COUNTRY CLUB DRIVE WEST OF C/L CANYON CREST DRIVE. ELEV. = 1068.06

MARK	REVISIONS	APPR.	DATE
⚠	ADDED UNDER S/W DRAIN PER STD. 411		3/26/91
⚠	ADDED PVMT SECTIONS PER SR 1469		5/10/91
⚠	ADDED SIDEWALK TO THIS PLAN		8-8-91

DESIGNED BY T.C.L. DRAWN BY C.M.F. CHECKED BY J.D.S.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		8/12/91
PARK DEPARTMENT		8-8-91
TRAFFIC DIVISION		7/8/91
CHIEF P.W. ENGR.		8/12/91

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 8/12/91

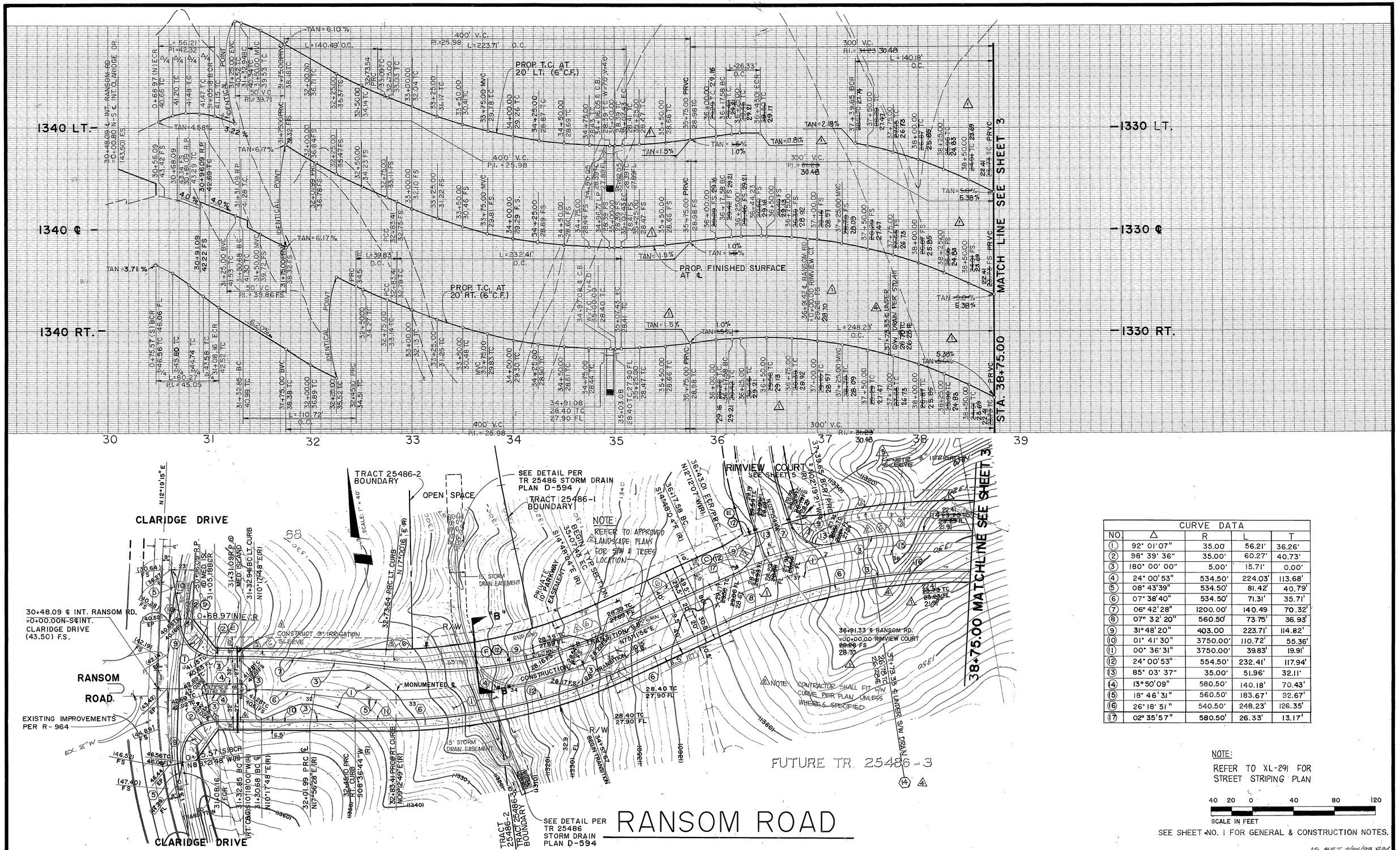
TRACT 25486-1
STREET IMPROVEMENT PLANS
TITLE SHEET
FOR: CHRISTIAN BERGUM & ASSOCIATES

PROJECT NO. 8911565
R-3230
SHEET 1 OF 5
FILE NO.: 8911565

PC 3373-S

AS BUILT 2/25/93 RM

INDEXED 8-22-91 LFH



CURVE DATA				
NO.	△	R	L	T
1	92° 01'07"	35.00	56.21'	36.26'
2	98° 39' 36"	35.00'	60.27'	40.73'
3	180° 00' 00"	5.00'	15.71'	0.00'
4	24° 00'53"	534.50'	224.03'	113.68'
5	08° 43'39"	534.50'	81.42'	40.79'
6	07° 38'40"	534.50'	71.31'	35.71'
7	06° 42'28"	1200.00'	140.49	70.32'
8	07° 32' 20"	560.50'	73.75'	36.93'
9	31° 48' 20"	403.00	223.71'	114.82'
10	01° 41' 30"	3750.00'	110.72'	55.36'
11	00° 36' 31"	3750.00'	39.83'	19.91'
12	24° 00'53"	554.50'	232.41'	117.94'
13	85° 03' 37"	35.00'	51.96'	32.11'
14	13° 50'09"	580.50'	140.18'	70.43'
15	18° 46' 31"	560.50'	183.67'	92.67'
16	26° 18' 51"	540.50'	248.23'	126.35'
17	02° 35'57"	580.50'	26.33'	13.17'

NOTE:
REFER TO XL-291 FOR STREET STRIPING PLAN

40 20 0 40 80 120
SCALE IN FEET

SEE SHEET NO. 1 FOR GENERAL & CONSTRUCTION NOTES.

AS BUILT 2/26/93 RJM

Underground Service Alert
Call: TOLL FREE
1-800
422-4133

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER JEFFREY D. SIMS No. 46212 EXP. 12/31/94 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 46212
EXPIRATION DATE: 12/31/94 DATE: 11/14/90
CITY OF RIVERSIDE
WATER SYSTEM
APPROVED 8-2-91 DATE

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300, P.O. Box 493, Riverside, CA 92502, (714) 686-0844, FAX 714-686-5954
11200 S. Mt Vernon Ave., Suite "D", Colton, CA 92324, (714) 825-1082
73-080 El Paseo, Suite 106, Palm Desert, CA 92260, (619) 346-5691, FAX 619-340-0529

SCALE: 1" = 40'
DATE: NOVEMBER 1990
BENCH MARK: P.K. NAIL @ TAG IN BASE OF LIGHT STANDARD IN MEDIAN STRIP OF COUNTRY CLUB DRIVE WEST OF C/L CANYON CREST DRIVE ELEV. = 1068.06

MARK	REVISIONS	APPR.	DATE
5	ADDED SIDEWALK - STA 31+05.18 TO 34+30		10/31/94
4	ADDED UNDER S/W DRAIN PER STD. 411		3/26/92
3	ADDED IRRIGATION SLEEVE		3/18/92
2	ADDED SIDEWALK LOCATIONS		11/8/91
1	REVISED STREET PROFILE		

DESIGNED BY TCL DRAWN BY JAA/TB CHECKED BY JDS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		3/1/91
PARK DEPARTMENT		8/8/91
TRAFFIC DIVISION		8/8/91
CHIEF P.W. ENGR		8/12/91

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE

TRACT 25486-1
STREET PLAN & PROFILE
RANSOM ROAD
STA. 30+48.09 TO STA. 38+75.00
FOR: CHRISTIAN BERGUM & ASSOCIATES

PROJECT NO. R-3230
SHEET 2 OF 5
FILE NO.: 8911565

PC3373-S

INDEXED 8-22-91 LH

38+75.00 MATCH LINE SEE SHEET 2

1320 LT. T.C.

1320 ℄

1320 RT. T.C.

PROP. T.C. AT 20' RT. OF ℄ (6" C.F.)

PROPOSED T.C. (6" C.F.) AT 20' LT. OF ℄

PROP. F.S. AT CONSTRUCTION ℄

EXISTING GROUND AT ℄

EXIST. GROUND AT LT. R/W

EXIST. GROUND AT RT. R/W

EXIST. GROUND AT ℄

FUTURE T.C.

FUTURE F.S. AT ℄ 1320 ℄

FUTURE T.C. 1320 RT. T.C.

CAUTION EXIST. 12" GAS 323.3 ± TOP

CAUTION EXIST. 12" GAS 1317.7 ± TOP

CONST. 6" A.C. BERM

40+65.41 BCR 1320.53

40+65.41 ℄ RANSOM RD. 23+66.73 ℄ VIA PITO 1319.75 F.S.

ECR 40+14.90 1319.53

BCR 41+18.41 1320.19

44+20.41 ℄ RANSOM RD. =0+00.00 LOT "C" 27.07 FS 28.10

40+65.41 ℄ INT. RANSOM RD. 23+66.73 ℄ INT. VIA PITO AVE. 19.75 CR

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

VIA PITO AVE. SEE SHEET 4

NOTE: CONTRACTOR SHALL FIT S/W CURVE PER PLAN UNLESS WHERES SPECIFIED.

CAUTION!! EXIST. 12" GAS

NOTE: REFER TO APPROVED LANDSCAPE PLAN FOR S/W & TREE LOCATIONS

PRIVATE 10' PKWY. ESM'T.

10' GAS EASEMENT

PROP. 24" RCP PER D-394 MONUMENTED ℄

38+75.00 MATCH LINE SEE SHEET 2

46+50.00 MATCH LINE

OPEN SPACE

15' STORM DRAIN EASEMENT

STORM DRAIN EASEMENT

FUTURE STREET "C" PER TR25486-3

TRACT BOUNDARY

48+33.36 EC N 19°29'53" W (R)

NOTE: REFER TO APPROVED LANDSCAPE PLAN FOR S/W & TREES LOCATION

FUTURE IMPROVEMENTS

CONSTRUCTION ℄

FUTURE TR 25486-3

CURVE DATA

NO.	Δ	R	L	T
①	14°18'03"	580.50'	144.89'	72.82'
②	16°54'31"	560.50'	165.41'	83.31'
③	16°54'31"	540.50'	159.51'	80.34'
④	87°23'33"	35.00'	53.39'	33.44'
⑤	90°00'00"	35.00'	54.98'	35.00'
⑥	37°20'24"	579.50'	377.66'	195.81'
⑦	47°55'12"	539.50'	451.22'	239.75'
⑧	05°37'56"	559.50'	55.00'	27.52'
⑨	42°17'16"	559.50'	412.95'	216.39'
⑩	00°41'03"	579.50'	6.92'	3.46'
⑪	09°53'45"	579.50'	100.09'	50.17'

NOTE: REFER TO XL-291 FOR STREET STRIPING PLAN

40 20 0 40 80 120
SCALE IN FEET

SEE SHEET NO. 1 FOR GENERAL & CONSTRUCTION NOTES.

RANSOM ROAD

AS BUILT 2/26/93 RJM

Underground Service Alert
Call: TOLL FREE
1-800
422-4133

PRIVATE ENGINEERING NOTE

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REGISTERED PROFESSIONAL ENGINEER No. 46212 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

REGISTERED CIVIL ENGINEER NO. 46212

EXPIRATION DATE: 12/31/90 DATE: 11/14/91

SCALE: 1" = 40'

DATE: NOVEMBER 1990

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

3880 Lemon Street, Suite 300, P.O. Box 493, Riverside, CA 92502, (714) 686-6844, FAX 714-686-5954

11200 S. Mt. Vernon Ave., Suite "D", Colton, CA 92324, (714) 825-1082

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BENCH MARK: P.K. NAIL @ TAG IN BASE OF LIGHT STANDARD IN MEDIAN STRIP OF COUNTRY CLUB DRIVE WEST OF ℄ CANYON CREST DRIVE. ELEV. = 1068.06

MARK	REVISIONS	APPR.	DATE
2	ADDED SIDEWALK LOCATIONS	FRED	5/10/91
1	REVISED STREET PROFILE		8/8/91

DESIGNED BY TCL DRAWN BY JAA/TB CHECKED BY JDS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		8/19/91
PARK DEPARTMENT		8/8/91
TRAFFIC DIVISION		8/7/91
CHIEF P.W. ENGR		8/12/91

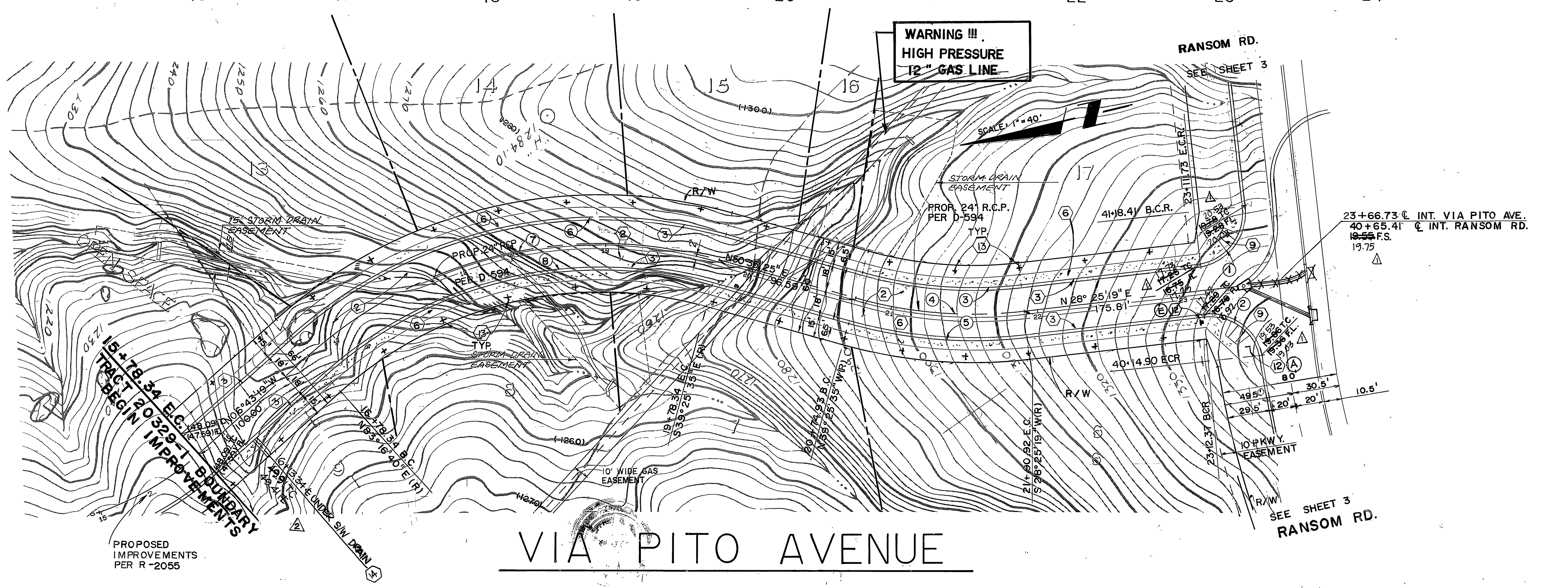
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE

TRACT 25486-1
STREET PLAN & PROFILE
RANSOM ROAD
STA. 38+75.00 TO STA. 48+63.36
FOR: CHRISTIAN BERGUM & ASSOCIATES

PROJECT NO. R-3230
SHEET 3 OF 5
FILE NO.: 8911565

PC 3373-S

INDEXED 8-22-91 GH



VIA PITO AVENUE

CURVE DATA				
NO.	Δ	R	L	T
1	90° 00'00"	35.00'	54.98'	35.00'
2	87° 23' 33"	35.00'	53.39'	33.44'
3	22° 09' 06"	282.00'	109.03'	55.20'
4	22° 09' 06"	300.00'	115.99'	58.73'
5	22° 09' 06"	318.00'	122.94'	62.25'
6	57° 17' 44"	318.00'	318.00'	173.72'
7	57° 17' 44"	300.00'	300.00'	163.89'
8	57° 17' 44"	282.00'	282.00'	154.06'

NOTE:
REFER TO XL-291 FOR STREET STRIPING PLAN

40 20 0 40 80 120
SCALE IN FEET

SEE SHEET NO. 1 FOR GENERAL & CONSTRUCTION NOTES.

AS BUILT 2/25/93 RJM

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800
422-4133

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL

REGISTERED PROFESSIONAL ENGINEER JEFFREY D. SIMS No. 46212 EXP. 12/31/90 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: [signature]
REGISTERED CIVIL ENGINEER NO. 46212
EXPIRATION DATE: 12/31/90 DATE: 11/26/90

JFD J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300, P.O. Box 493, Riverside, CA 92502, (714) 686-0844, FAX 714-686-5954
11200 S. Mt. Vernon Ave., Suite "D", Colton, CA 92324, (714) 825-1082
73-080 El Paseo, Suite 106, Palm Desert, CA 92260, (619) 346-5691, FAX 619-340-0529

SCALE: 1" = 40'
DATE: NOVEMBER 1990
BENCH MARK: P.K. NAIL @TAG IN BASE OF LIGHT STANDARD IN MEDIAN STRIP OF COUNTRY CLUB DRIVE WEST OF C/L CANYON CREST DRIVE. ELEV. = 1068.06

MARK	REVISIONS	APPR.	DATE
2	ADDED UNDER S/W DRAIN PER STD. 411. FRED	[initials]	3/26/92
1	REVISED STREET PROFILE FRED	[initials]	11/8/91

DESIGNED BY TCL DRAWN BY TB CHECKED BY JDS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	8/13/91
PARK DEPARTMENT	[initials]	8/8/90
TRAFFIC DIVISION	[initials]	8/8/91
CHIEF P W ENGR	[initials]	8/12/91

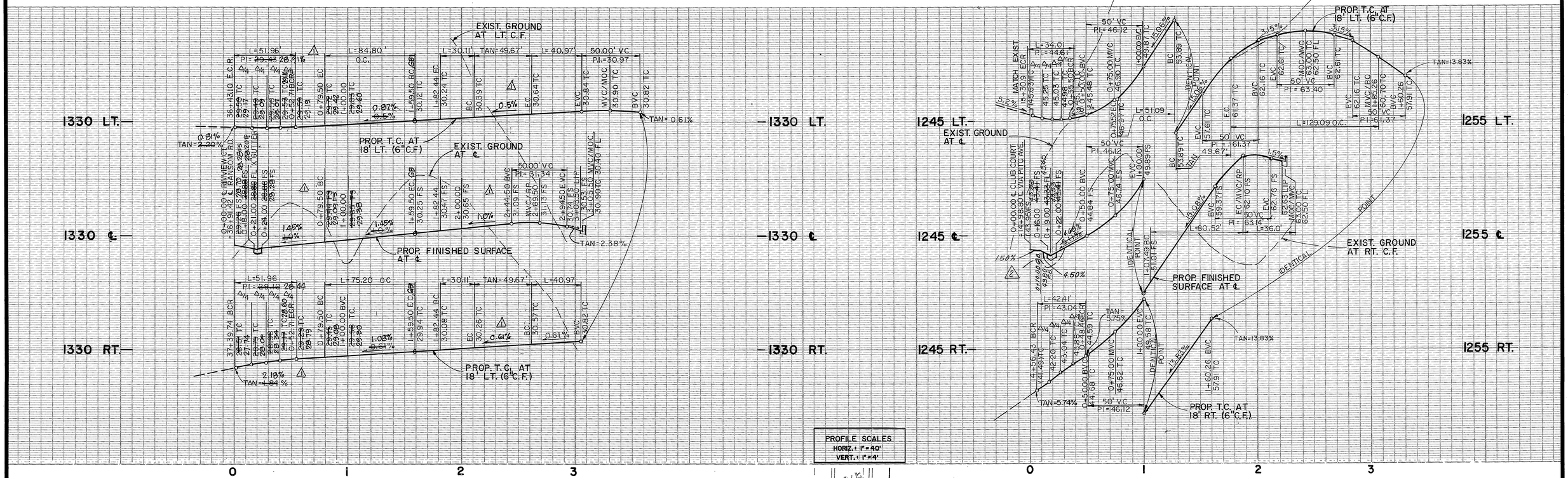
APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 8/12/91

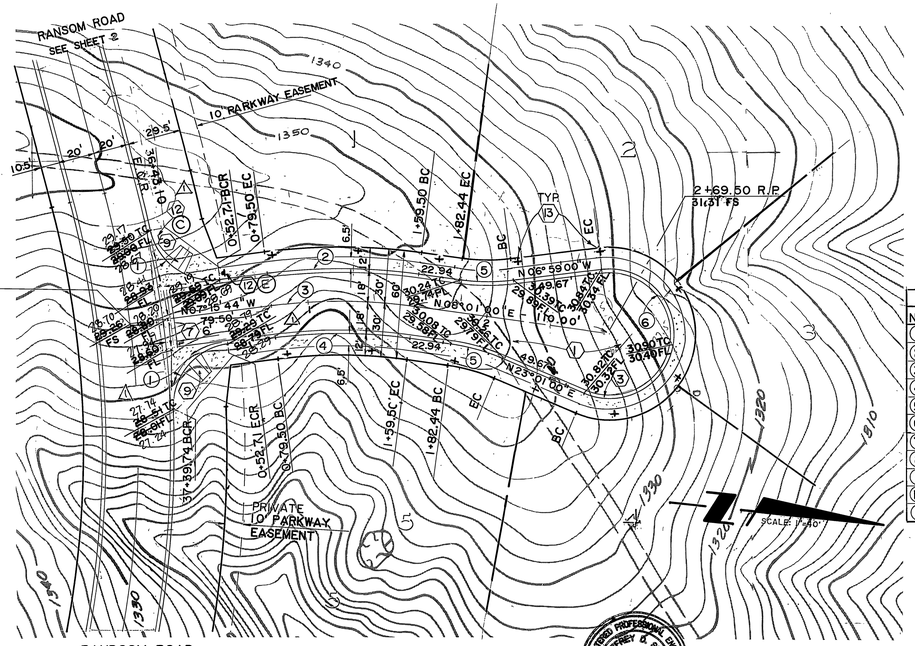
TRACT 25486-1
STREET PLAN & PROFILE
VIA PITO AVE.
STA. 15+78.34 TO STA. 23+66.73
FOR: CHRISTIAN BERGUM & ASSOCIATES

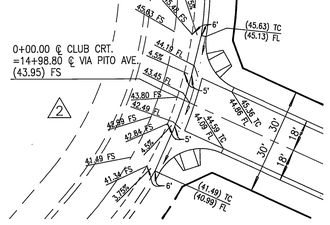
PROJECT NO. R-3230
SHEET 4 OF 5
FILE NO.: 8911565

PC 3373-S

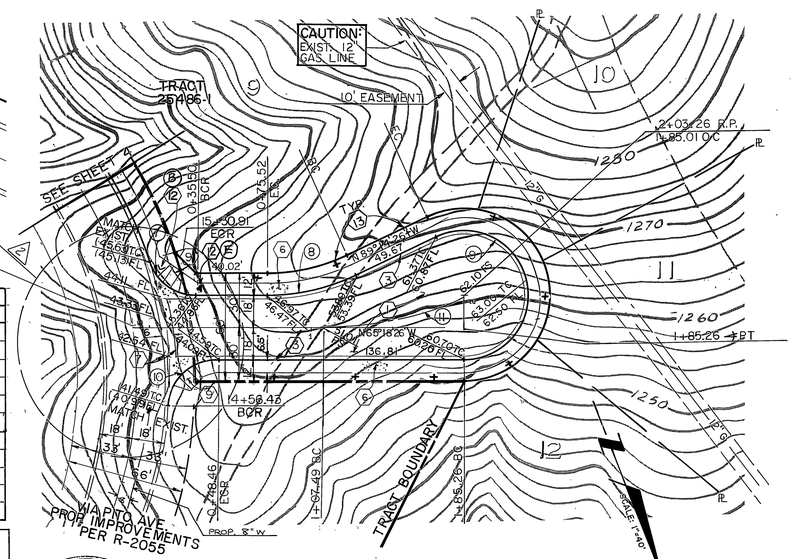
INDEXED 8-22-91 GH







CURVE DATA				
No.	Δ	R	L	T
①	85° 03' 37"	35.00'	51.96'	32.12'
②	15° 16' 44"	318.00'	84.80'	42.65'
③	15° 16' 44"	300.00'	80.00'	40.24'
④	15° 16' 44"	282.00'	75.20'	37.82'
⑤	15° 00' 00"	115.00'	30.11'	15.14'
⑥	210° 00' 00"	36.00'	131.95'	134.35'
⑦	72° 10' 27"	27.00'	34.01'	19.68'
⑧	25° 27' 07"	115.00'	51.09'	25.97'
⑨	205° 27' 07"	36.00'	129.09'	159.49'
⑩	90° 00' 00"	27.00'	42.41'	27.00'
⑪	26° 03' 50"	177.00'	80.52'	40.97'



ADKAN ENGINEERS
CIVIL ENGINEERING, PLANNING, LAND SURVEYING
6830 AIRPORT DRIVE
RIVERSIDE, CA. 92504 (714) 688-0241

John W. Snell 6/25/92
JOHN W. SNELL RCE NO. 47867 DATE

REGISTERED PROFESSIONAL ENGINEER JEFFREY G. SAAG No. 47812 Exp 12/31/94 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JOHN WILLIAM SNELL No. 47867 Expires 12/31/95 CIVIL STATE OF CALIFORNIA

NOTE:
REFER TO XL-291 FOR STREET STRIPING PLAN

AS BUILT 8/26/92 AM

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DIG BEFORE YOU DIG
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1-800 422-4133

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 46212
EXPIRATION DATE: 12-31-94 DATE: 7/31/91
CITY OF RIVERSIDE WATER SYSTEM
Richard L. Drdak 8-2-91
APPROVED DATE

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300, P.O. Box 493, Riverside, CA 92502, (714) 686-0844, FAX 714-686-9954
11200 S. Mt. Vernon Ave., Suite "D", Colton, CA 92324, (714) 825-1082
73-080 El Paseo, Suite 106, Palm Desert, CA 92260, (619) 346-5691, FAX 619-340-0529

SCALE: 1"=40'
DATE: JAN 1991

BENCH MARK: P.K. NAIL & TAG IN BASE OF LIGHT STANDARD IN MEDIAN STRIP OF COUNTRY CLUB DRIVE WEST OF ℄ CANYON CREST DRIVE. ELEV. = 1068.06

MARK	REVISIONS	APPR.	DATE
2	REVISED CLUB CT. CROSS GUTTER	FRED	11/6/91
1	REVISED STREET PROFILE	FRED	11/6/91

DESIGNED BY TLL DRAWN BY CMF CHECKED BY JDS

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		8/2/91
PARK DEPARTMENT		8-8-91
TRAFFIC DIVISION		8/8/91
CHIEF P.W. ENGR.		8/12/91

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 8-12-91

TRACT 25486-1
STREET PLAN & PROFILE
RIMVIEW COURT STA. 0+00.00 - 2+69.50
CLUB COURT STA. 0+00.00 - 2+03.26
FOR: CHRISTIAN BERGUM & ASSOCIATES

PROJECT NO. R-3230
SHEET 5 OF 5
FILE NO.: 89/1565

PC 3373-S

INDEXED 8-22-91