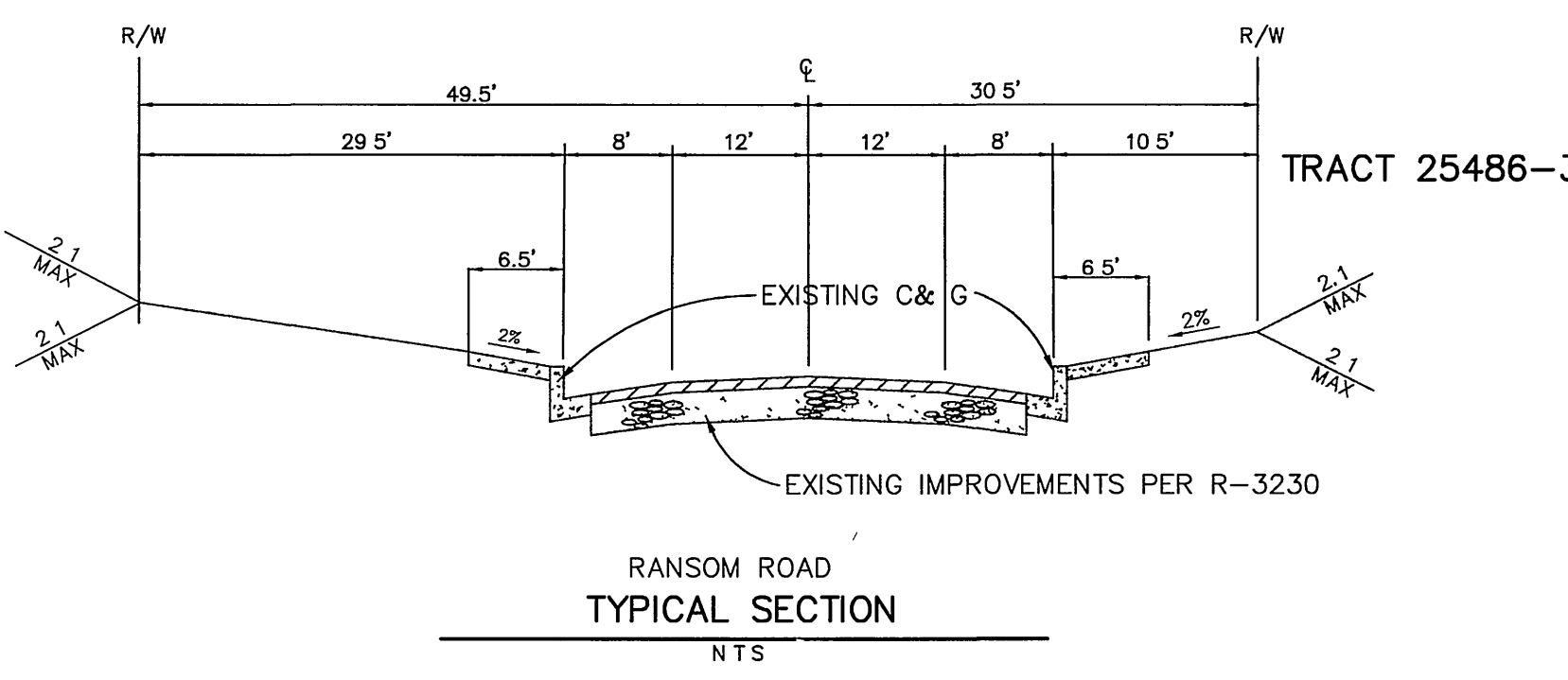
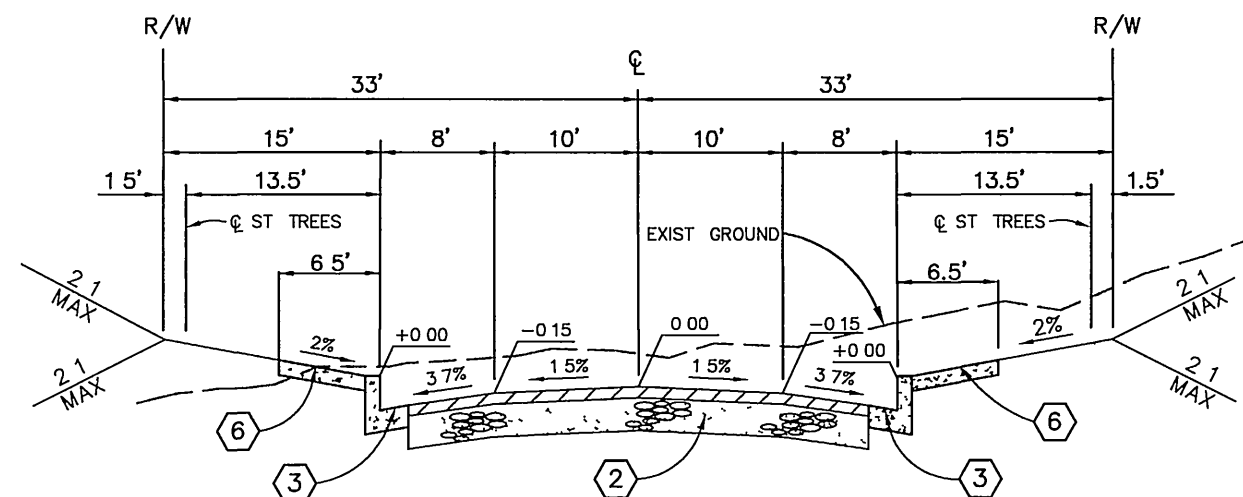
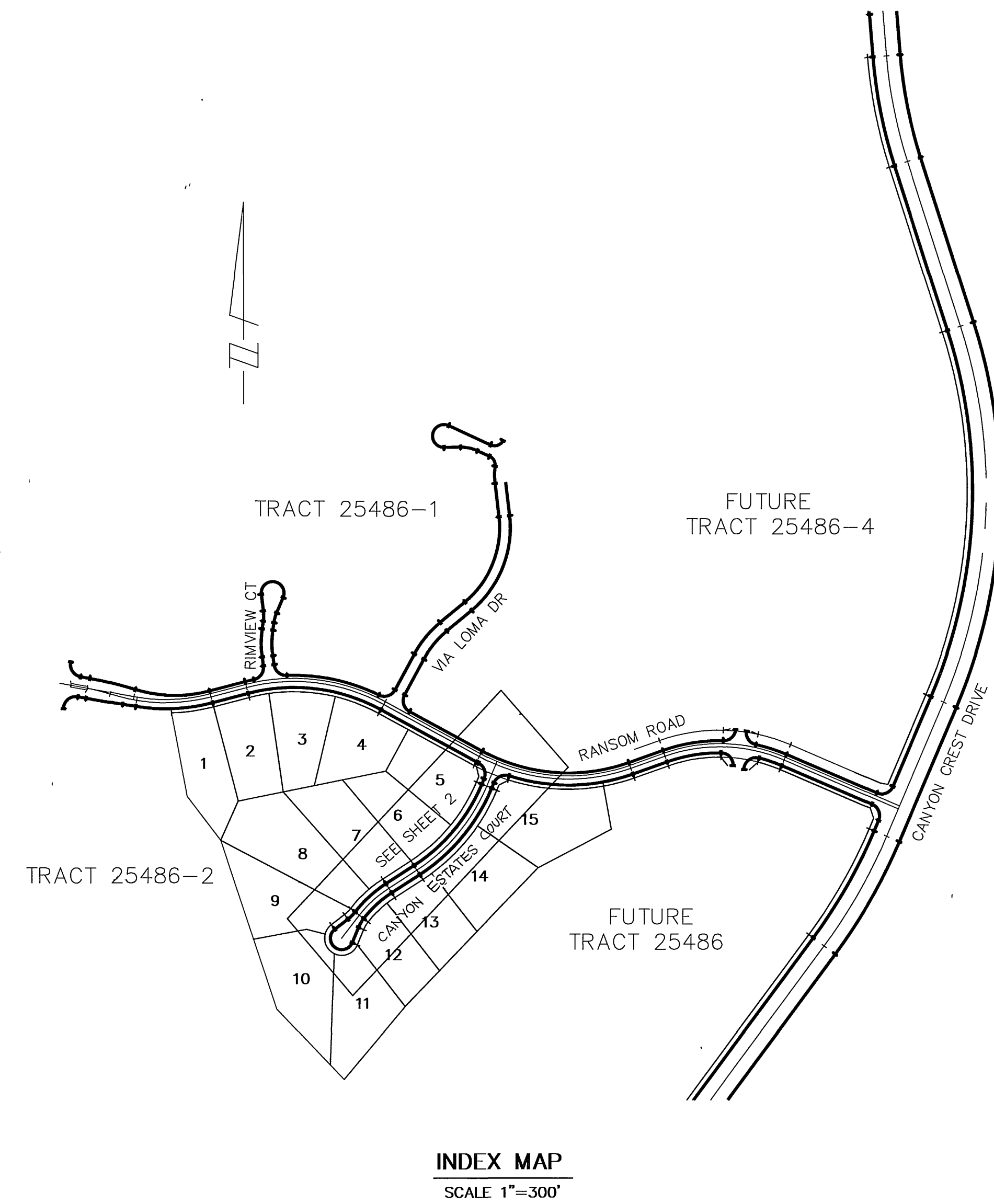
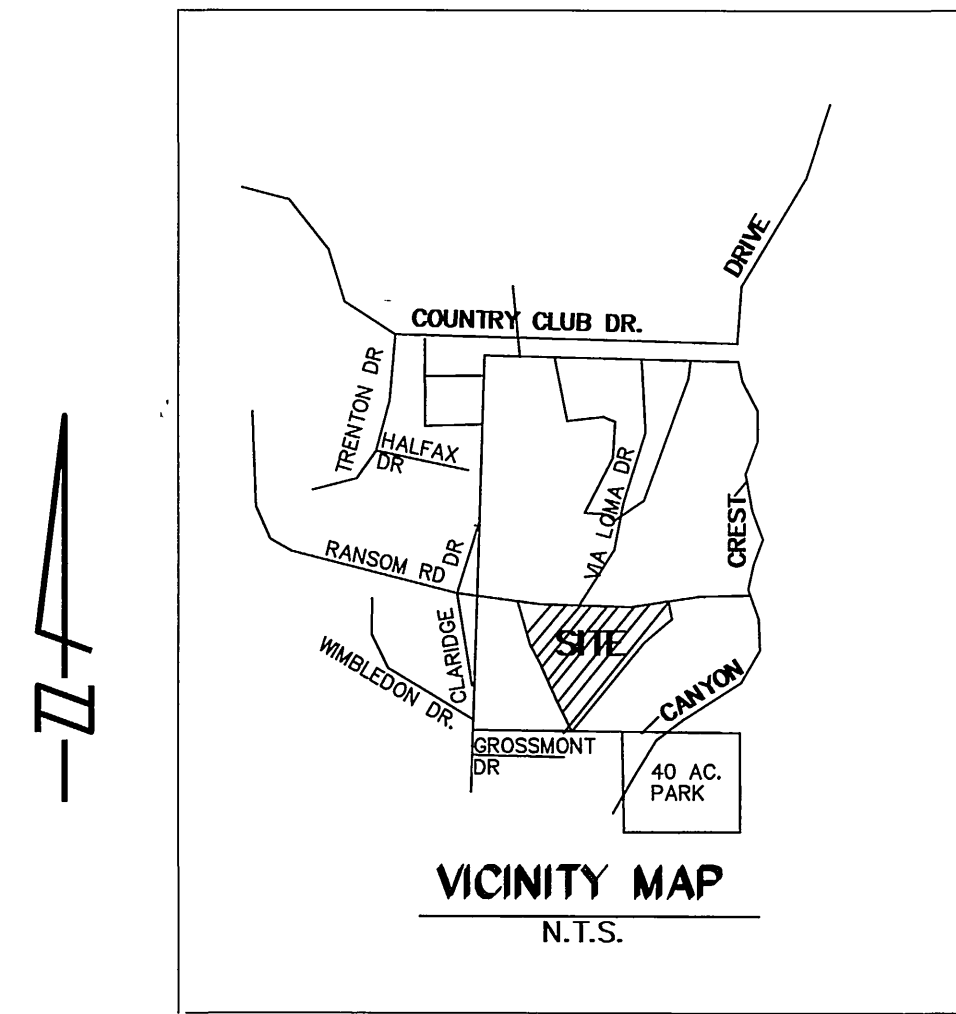


TRACT 25486-3 STREET IMPROVEMENT PLANS



TRAFFIC & STREET NAME SIGN SCHEDULE		
(A)	RANSOM ROAD CANYON ESTATES COURT	900 6100
(B)	R-1 STOP SIGN	
(C)	W 53 SIGN	

INSTALL PER CITY OF RIV STDS 662 & 666

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.
 - When calling for inspections contact the Street Tree Inspector a minimum of 48 hours in advance at (909) 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:
 - After completion of final grading of the lots and when all utility services and sewer lateral 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;
 - while digging plant pits and planting/relocating trees;
 - After planting and all other indicated or specified work has been completed, for start of maintenance;
 - At end of the maintenance period, the contractor/developer shall call the Street Tree Inspector at (909)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;
 - All STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY
 - The developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.
 - Street tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Minimum Size	Approximate Spacing	# Required
a) Ransom Road	Geliera parvifolia/ Australian Willow	15 gal	45' o.c.	32 ea
b) CANYON ESTATES COURT	Celtis sinensis/ Chinese Hackberry	15 gal	45' o.c.	32 ea.
 - 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

CONSTRUCTION NOTES

- CONSTRUCT A.C. OVER CRUSHED AGG. BASE PER TYP. SEC.
- CONSTRUCT 6" CURB AND GUTTER, TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200.
- CONSTRUCT 6.0' P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325.
- CONSTRUCT HANDICAP RAMPS PER CITY OF RIVERSIDE STD. DWG. NO. 304.

GENERAL NOTES

- 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 Dept. of Public Works, Standard Drawings, Std. Dwg. No. 10, and the Standard Specifications for Public Works Construction, Current Edition.
- 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.
- Construct driveway approaches per Std. Dwg. 302. Exact size and location to be staked by the Private Engineer prior to construction of the curb and gutter and, as approved by the Traffic Engineer.
- 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.
- 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 flagged elevations shall be staked in the field by the private engineer.
- 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.
- 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.
- 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.
- See "Street Lighting Plans" for quantity and location of required street lights.
- 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
- 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.
- 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.
- The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 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.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- In pavement overlay areas, 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.
- Final striping for traffic control and/or pavement marking to be the responsibility of the developer.

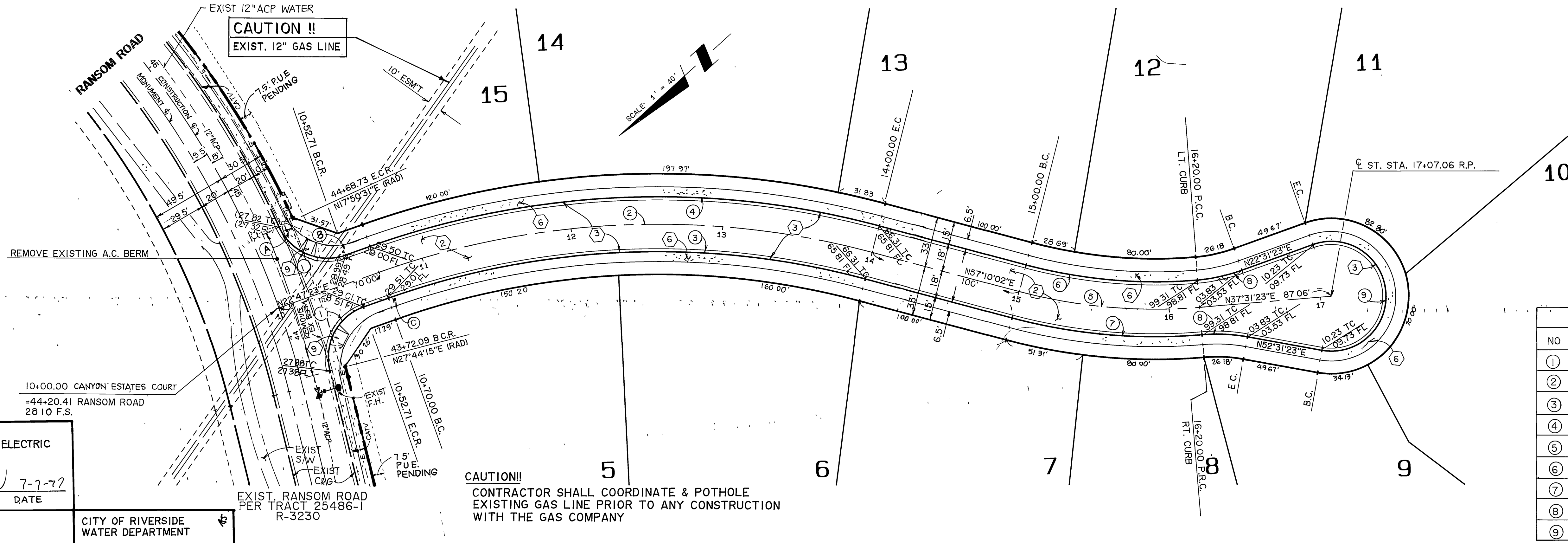
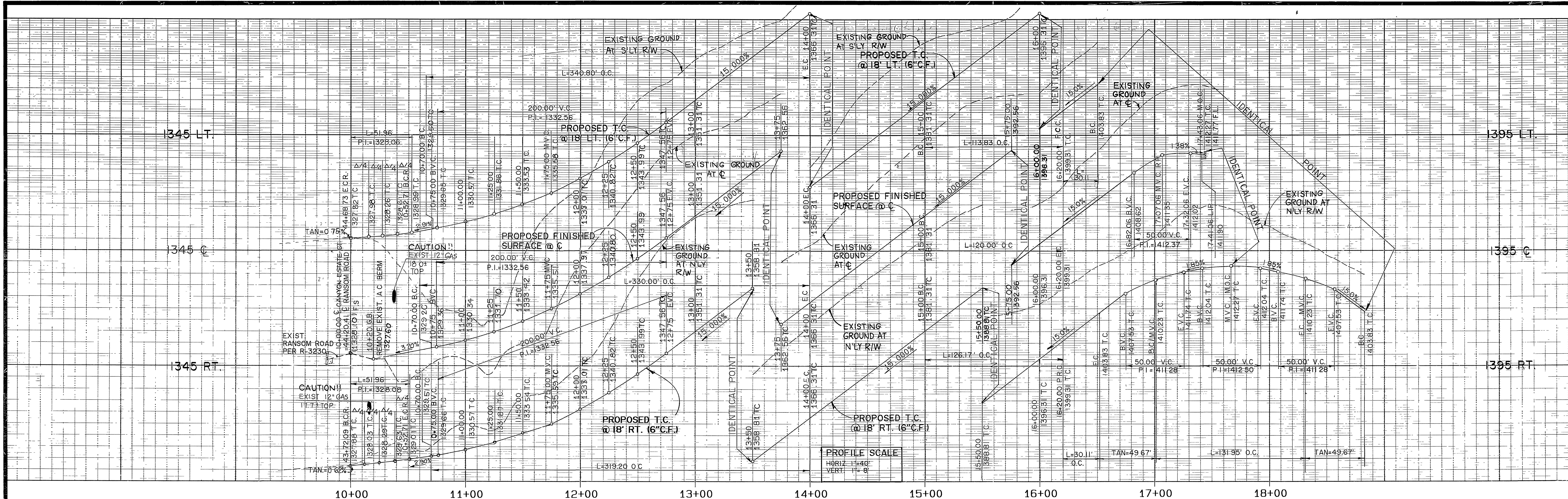
CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND	THE GAS COMPANY	PACIFIC BELL TELEPHONE	CHARTER COMMUNICATIONS	CITY OF RIVERSIDE WATER DEPARTMENT
<i>[Signature]</i> APPROVED BY	<i>[Signature]</i> APPROVED BY	<i>[Signature]</i> APPROVED BY	<i>[Signature]</i> APPROVED BY	<i>[Signature]</i> APPROVED BY
7-7-97 DATE	7-14-97 DATE	7/2/97 DATE	7-11-97 DATE	8/1/97 DATE

Underground Service Alert Call TOLL FREE 1-800-227-2600 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	PREPARED UNDER THE DIRECTION OF <i>[Signature]</i> REGISTERED CIVIL ENGINEER NO 50293 EXPIRATION DATE 6-30-01 DATE 7-12-97	CEG CANTY ENGINEERING GROUP, INC. CIVIL ENGINEERING - PLANNING - SURVEYING 3120 CHICAGO AVENUE, SUITE 180, P.O. BOX 52050, RIVERSIDE, CA 92517 TEL (909) 683-5234 FAX (909) 683-5301 CITY OF RIV. BUSINESS TAX ACCT. NO. 69372 EXP. DATE 4-8-98	SCALE AS SHOWN BENCH MARK GS-A P.K. NAIL TAG IN BASE OF LIGHT STANDARD IN MEDIAN STRIP OF COUNTRY CLUB DRIVE 60' ± WEST OF C.L. ELEV. = 1068.08 DATE APRIL 1997	VOID ONE YEAR FROM THIS DATE
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CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS		TRACT 25486-3 STREET IMPROVEMENT PLANS TITLE SHEET	PROJECT NO R-3476 SHEET 1 OF 2
APPROVED BY <i>[Signature]</i> PRINCIPAL ENGR	BY DATE 8/1/97	APPROVED BY <i>[Signature]</i> DIRECTOR OF PUBLIC WORKS	DATE 8/13/97
ADDED PAVING SECTION MARK REVISIONS	FILED RRL 2-19-97 APPR DATE	TRAFFIC DIVISION DEP P W DIRECTOR PLANNING	FILE NO 1033-0017

FOR CHRISTIAN BERGUM & ASSOCIATES

INDEXED 10-8-97 4H



CURVE DATA				
NO	Δ	R	L	T
①	85°03'08"	35.00'	51.96'	32.10'
②	34°22'39"	550.00'	330.00'	170.14'
③	34°22'39"	532.00'	319.20'	164.57'
④	34°22'39"	568.00'	340.80'	175.70'
⑤	19°38'39"	350.00'	120.00'	60.59'
⑥	19°38'39"	332.00'	113.83'	57.48'
⑦	19°38'39"	368.00'	126.17'	63.71'
⑧	15°00'00"	115.00'	30.11'	15.14'
⑨	210°00'00"	36.00'	131.95'	

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT- ELECTRIC
OVERHEAD & UNDERGROUND

William F. Maimon 7-7-97
APPROVED BY DATE

THE GAS CO.

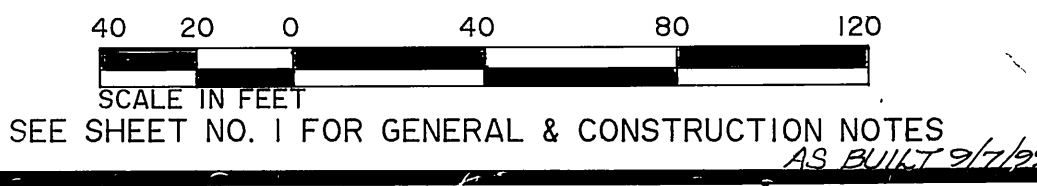
K.D. Sandy 7-14-97
APPROVED DATE

CITY OF RIVERSIDE
WATER DEPARTMENT

A.J. Syed 8/1/97
APPROVED BY DATE

CAUTION!!
CONTRACTOR SHALL COORDINATE & POT HOLE
EXISTING GAS LINE PRIOR TO ANY CONSTRUCTION
WITH THE GAS COMPANY

CANYON ESTATES COURT



Underground Service Alert

Call: TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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TECK C LOH
No 50293
Exp 6-30-01
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

Teck C Loh

REGISTERED CIVIL ENGINEER NO 50293
EXPIRATION DATE 6-30-01 DATE 1-26-11

APPROVED BY

CEG CANTY ENGINEERING GROUP, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING

3120 CHICAGO AVENUE, SUITE 180, P O BOX 52050, RIVERSIDE, CA 92517
TEL (909) 683 - 5234 FAX (909) 683 - 5301

CITY OF RIV. BUSINESS TAX ACCT NO. 69372 EXP DATE 4-8-98

SCALE AS SHOWN BENCH MARK 6-81 P.K. NAIL & TAG IN BASE OF LIGHT STANDARD IN MEDIAN STRIP OF COUNTRY CLUB DRIVE 60' ± WEST OF C.L. CANYON CREST DRIVE. ELEV. +1068.06

DATE JULY, 1997

MARK REVISIONS APPR DATE

DESIGNED BY T.C.L. DRAWN BY AS. CHECKED BY J.D.S.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY *[Signature]* DATE 8/13/97
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
DEP P.W. DIRECTOR PLANNING

TRACT 25486-3
STREET IMPROVEMENT PLANS
CANYON ESTATES COURT
STA. 10+00.00 TO STA. 17+07.06
FOR: CHRISTIAN BERGUM & ASSOCIATES

PROJECT NO R-3476
SHEET 2 OF 2
FILE NO