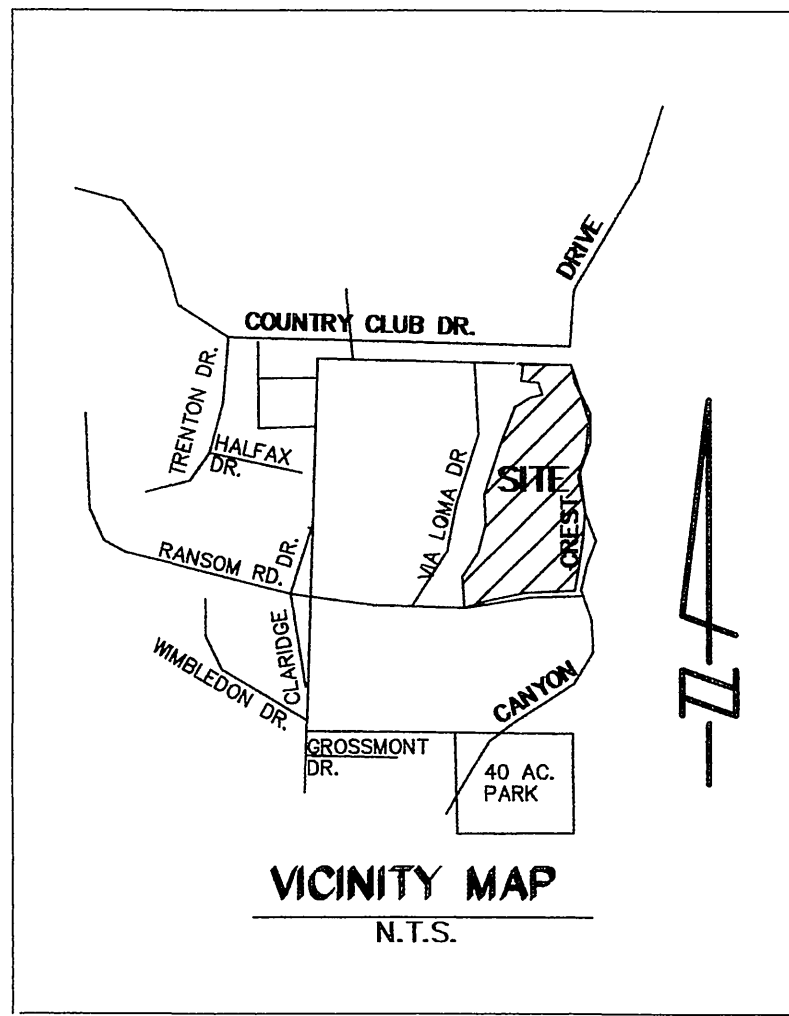


TRACT 25486-4 STREET IMPROVEMENT PLANS



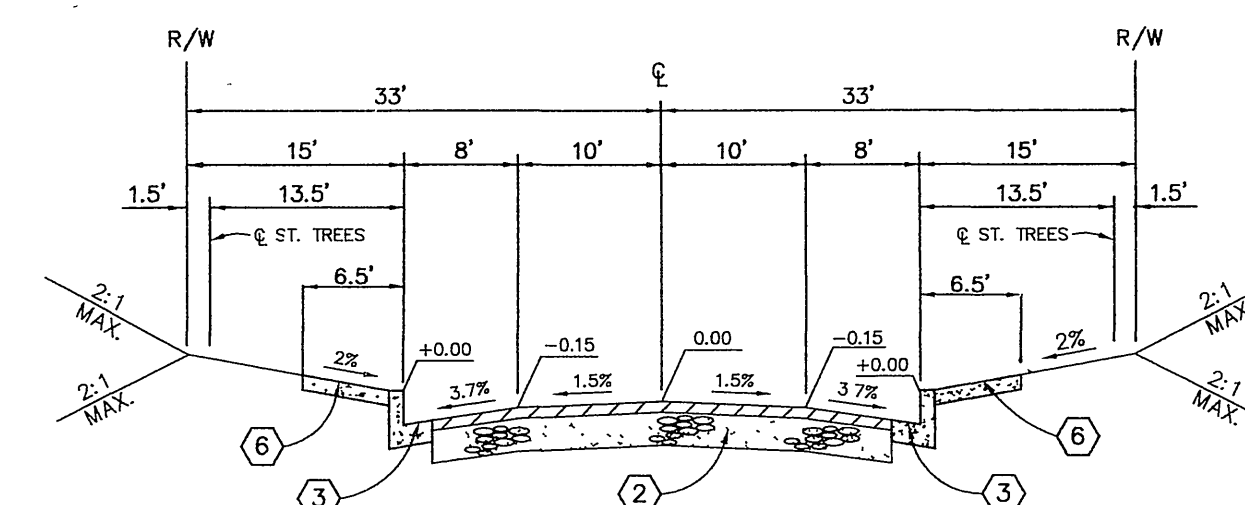
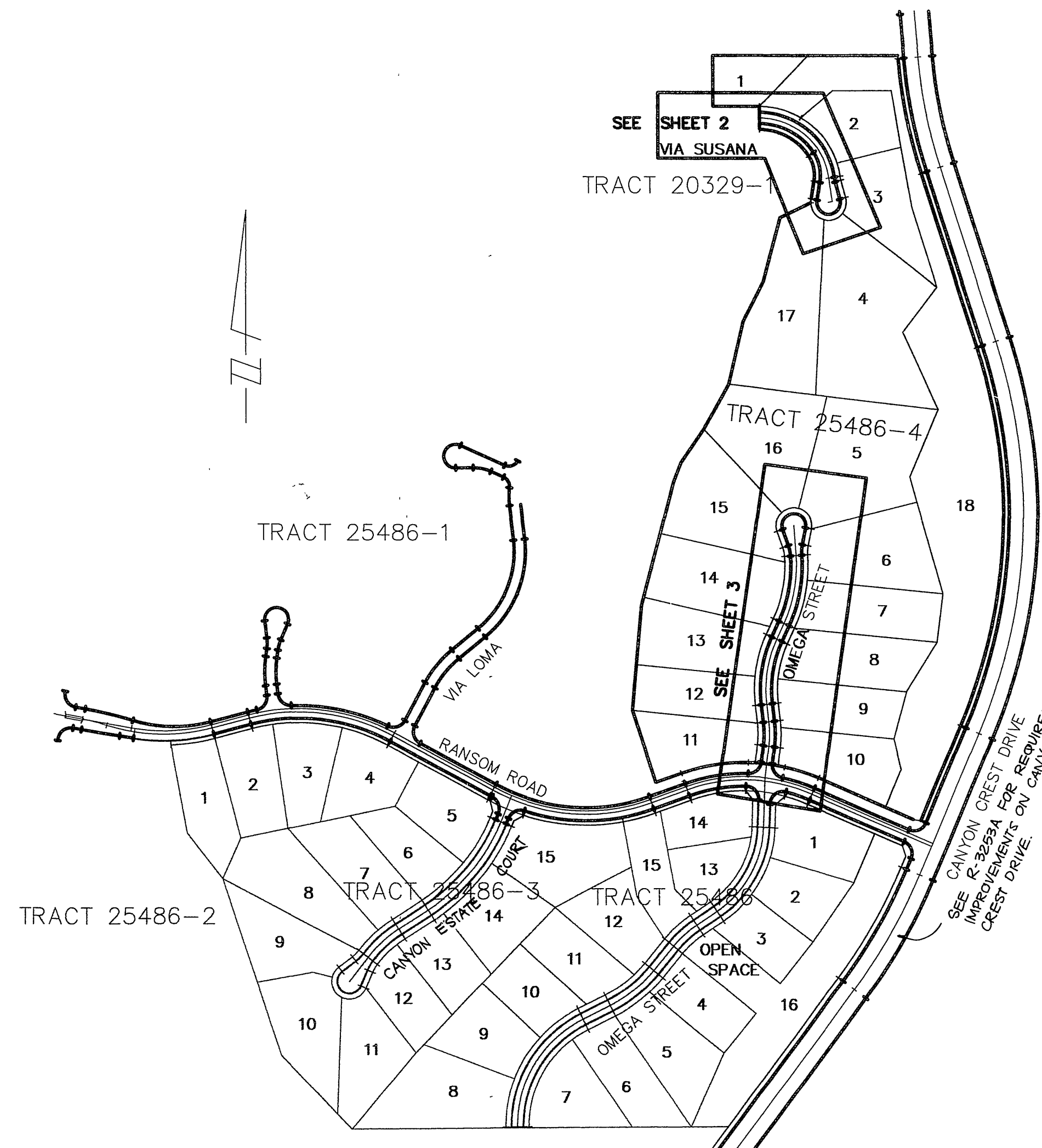
GENERAL NOTES FOR STREET TREE PLANTING

- 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 (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:
 - 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 (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;
- 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
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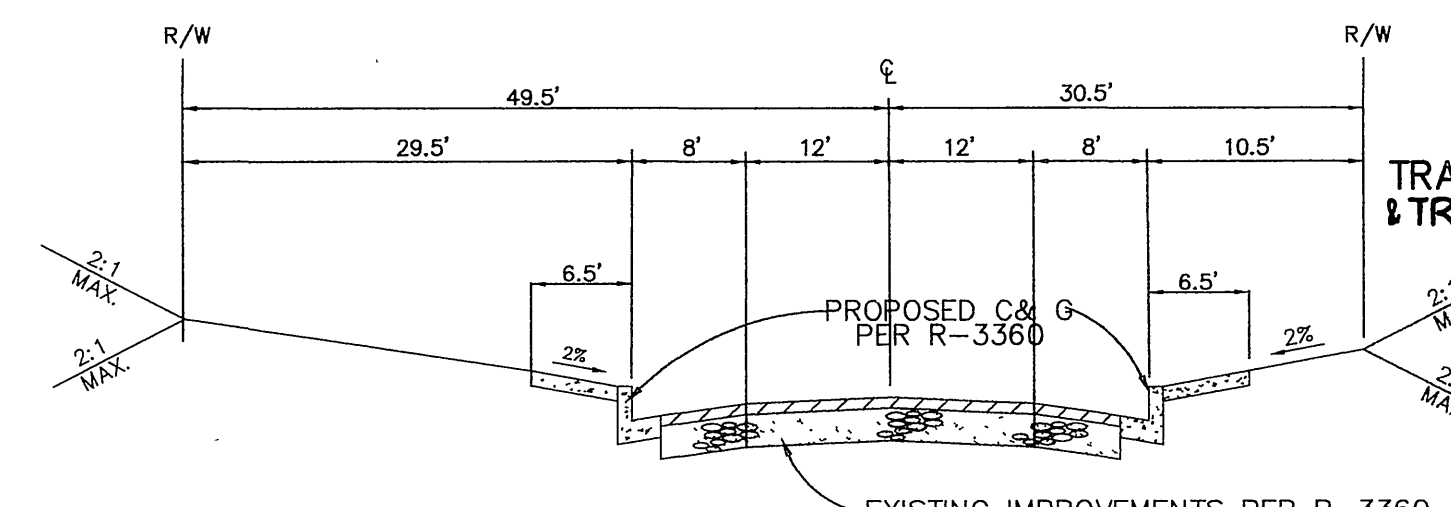
GENERAL NOTES

- 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, its Supplemental Notes 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/Out 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-stripping 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. 1-800-227-2800, 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.
- No person shall perform any construction activity or install any objects within the public right-of-way or easements of the City of Riverside without a valid Construction Permit or, a Street Opening Permit or an encroachment permit issued by the City's Public Works Department.
- For required improvements along Canyon Crest Drive, see City of Riverside Plan R-3253A.



CONSTRUCT 3" A.C. OVER 4" C.A.B.
PER S.R. 1528 R=68 T.I.=5.0

OMEGA STREET (STA. 16+85.66 - STA. 24+52.74)
VIA SUSANA (STA. 2+66.30 - STA. 6+17.67)



TRAFFIC & STREET NAME SIGN SCHEDULE	
(A) RANSOM ROAD	900
(B) R-1 STOP SIGN	5300
(C) W 53 SIGN	

INSTALL PER CITY OF RV. STDS. 662 & 666.

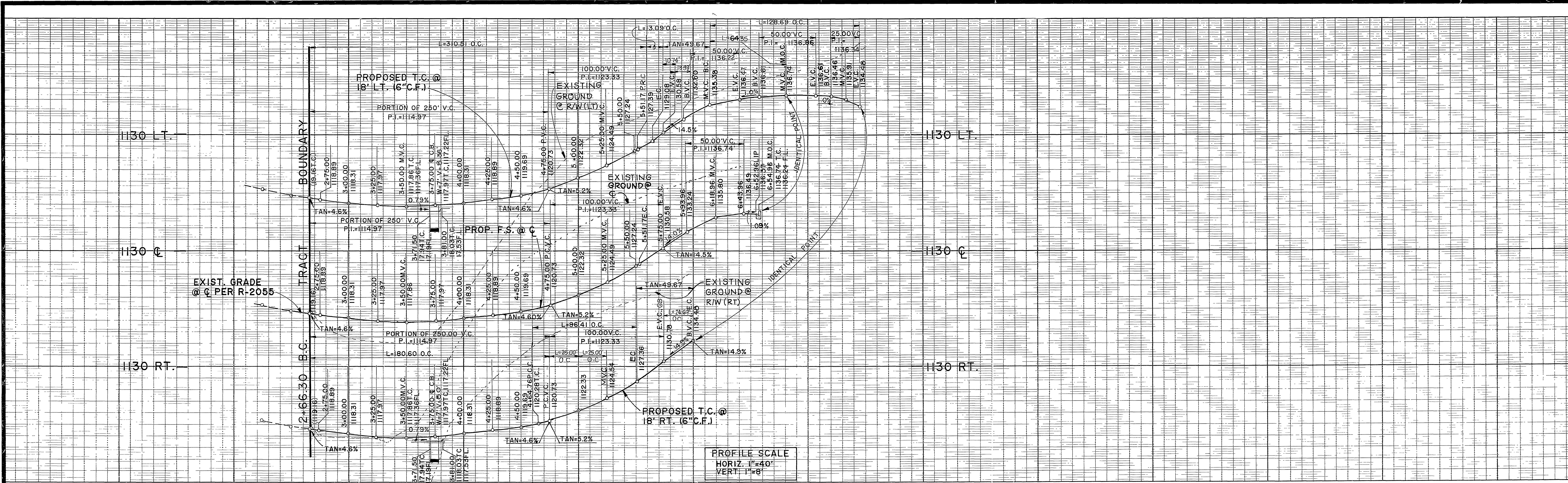
CONSTRUCTION NOTES

- CONSTRUCT A.C. OVER AGG. BASE PER TYP. SEC.
- CONSTRUCT 6" CURB AND GUTTER, TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200.
- CONSTRUCT 6.5' P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325.
- CONSTRUCT HANDICAP RAMPS PER CITY OF RIVERSIDE STD. DWG. NO. 304.
- REMOVE EXISTING BARRICADE.

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND <i>John L. Sway</i> 12-11-97 APPROVED BY DATE	THE GAS COMPANY <i>Dennis T. Freeman</i> 12-17-97 APPROVED BY DATE	PACIFIC BELL TELEPHONE <i>Lee R. Corley</i> 8/6/97 APPROVED BY DATE	CHARTER COMMUNICATIONS <i>Steve A. King</i> 7-24-98 APPROVED BY DATE	CITY OF RIVERSIDE WATER SYSTEM VOID ONE YEAR FROM THIS DATE <i>Ronald J. Dutsch</i> 7/21/98 APPROVED BY DATE
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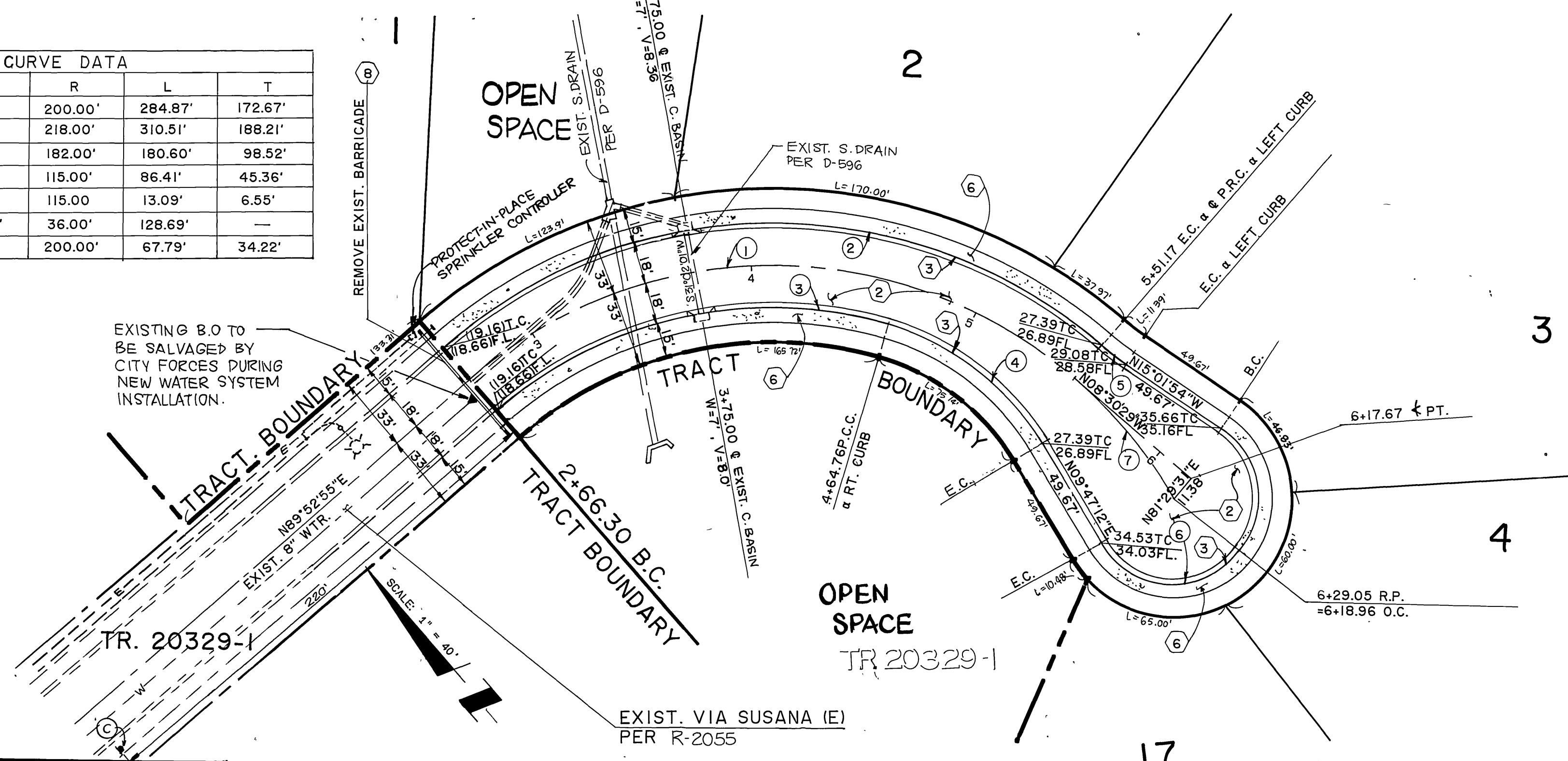
Underground Service Alert Call: TOLL FREE 1 - 800 227 - 2600 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES... TECK C. LOH No. 50293 Exp. 6-30-01 CIVIL STATE OF CALIFORNIA	PREPARED UNDER THE DIRECTION OF: <i>Redmond</i> REGISTERED CIVIL ENGINEER NO. 50293 EXPIRATION DATE: 6-30-01 DATE: 6-27-98	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 4-7-98 SCALE: AS SHOWN BENCH MARK: 68-A P.K. NAIL @ TAG IN BASE OF LIGHT STANDARD IN MEDIUM STRIP OF COUNTRY CLUB DRIVE WEST OF CL CANYON CREST DRIVE. ELEV. = 1068.06 DATE: APRIL 1997	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>R. Mc. Smith</i> PRINCIPAL ENGR. DATE: 9-1-98 PARK DEPARTMENT TRAFFIC DIVISION DEP. P.W. DIRECTOR DATE: 9-1-98	TRACT 25486-4 STREET IMPROVEMENT PLANS TITLE SHEET FOR: CHRISTIAN BERGUM & ASSOCIATES	PROJECT NO. R-3479 SHEET 1 OF 3 FILE NO.: 1033-001
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INDEXED 9-28-98 gth



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

CURVE DATA				
NO.	Δ	R	L	T
1	81° 36' 36"	200.00'	284.87'	172.67'
2	81° 36' 36"	218.00'	310.51'	188.21'
3	56° 51' 19"	182.00'	180.60'	98.52'
4	43° 02' 57"	115.00'	86.41'	45.36'
5	06° 31' 25"	115.00'	13.09'	6.55'
6	204° 49' 05"	36.00'	128.69'	—
7	19° 25' 15"	200.00'	67.79'	34.22'



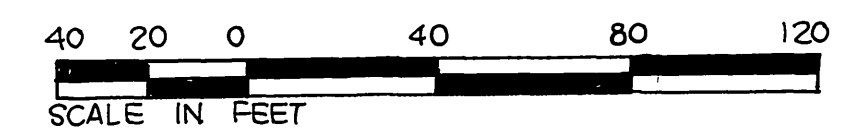
CITY OF RIVERSIDE
 WATER SYSTEM
 VOID ONE YEAR FROM THIS DATE

Richard L. Orshel 7/21/98
 APPROVED DATE

CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT-ELECTRIC
 OVERHEAD & UNDERGROUND

John J. Sany 12-19-97
 APPROVED BY DATE

VIA SUSANA



SCALE IN FEET
 SEE SHEET NO. 1 FOR GENERAL & CONSTRUCTION NOTES

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:
Joanna
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6-30-01 DATE: 02-23-98

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

SCALE AS SHOWN BENCH MARK G8-A 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 JAN, 1997

MARK REVISIONS APPR. DATE

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

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

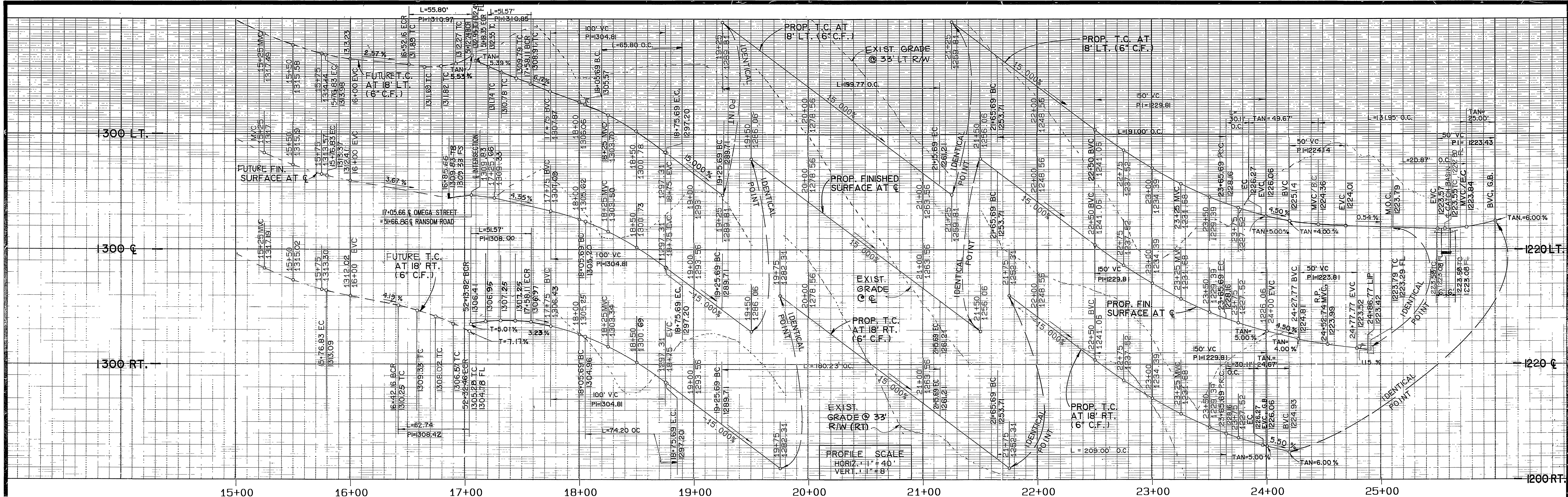
APPROVED BY: *R. Mc Swatt*
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DEP. P.W. DIRECTOR

DATE: 9-1-98

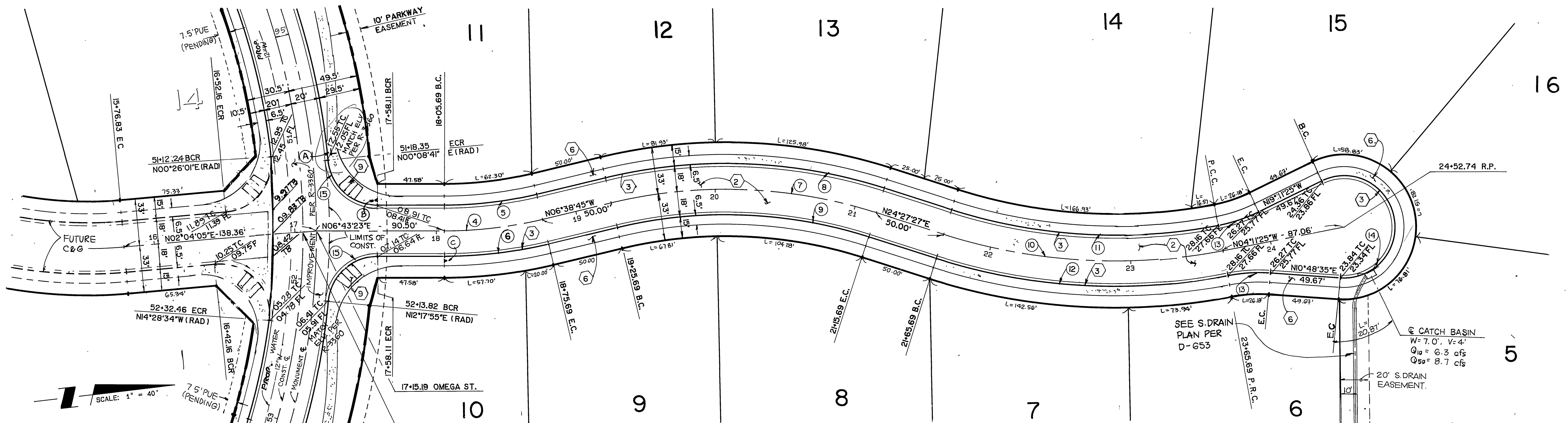
TRACT 25486-4
 STREET IMPROVEMENT PLANS
 VIA SUSANA
 STA. 2+66.30 TO STA. 6+18.96
 FOR: CHRISTIAN BERGMAN & ASSOCIATES

PROJECT NO. 1033-001
 R-3479
 SHEET 2 OF 3
 FILE NO.:

INDEXED 9-28-98 GH

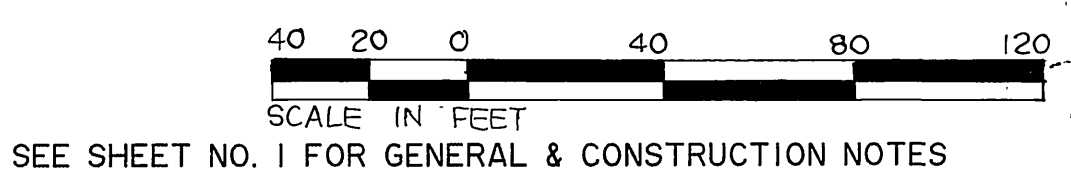


CURVE DATA				
NO	Δ	R	L	T
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5	13° 22' 08"	282.00'	65.80'	33.05'
6	13° 22' 08"	318.00'	74.20'	37.27'
7	31° 06' 12"	350.00'	190.00'	97.40'
8	31° 06' 12"	368.00'	199.77'	102.41'
9	31° 06' 12"	332.00'	180.23'	92.39'
10	28° 38' 52"	400.00'	200.00'	102.14'
11	28° 38' 52"	382.00'	191.00'	97.54'
12	28° 38' 52"	418.00'	209.00'	106.73'
13	15° 00' 00"	115.00'	30.11'	15.14'
14	210° 00' 00"	36.00'	13.195'	-
15	84° 25' 28"	35.00'	51.57'	31.75'

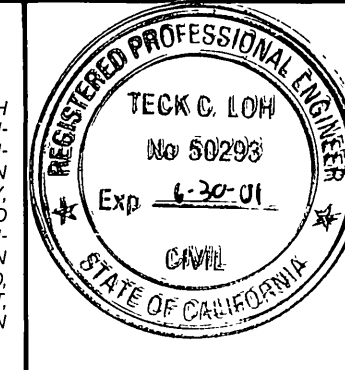


CITY OF RIVERSIDE
 WATER SYSTEM
 VOID ONE YEAR FROM THIS DATE
 APPROVED: *Ronald J. Duvall* 7/21/98
 DATE

OMEGA STREET



PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
Teck C. Low
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6-30-01 DATE: 1-24-92

CEG CANTY ENGINEERING GROUP, INC.
 CIVIL ENGINEERING - PLANNING - SURVEYING
 3120 CHICAGO AVENUE, SUITE 180, P.O. BOX 52050, RIVERSIDE, CA 92517
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DATE: JAN., 1997

MARK	REVISIONS	APPR	DATE
T.C.L.		J.D.S.	

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

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *R. M. Duvall*
 DIRECTOR OF PUBLIC WORKS
 DATE: 9-1-98

TRACT 25486-4
 STREET IMPROVEMENT PLANS
 OMEGA STREET
 STA. 16+85.66 TO STA. 24+52.74
 FOR: CHRISTIAN BERGMAN & ASSOCIATES

PROJECT NO. R-3479
 SHEET 3 OF 3
 FILE NO.

INDEXED 9-28-98 44