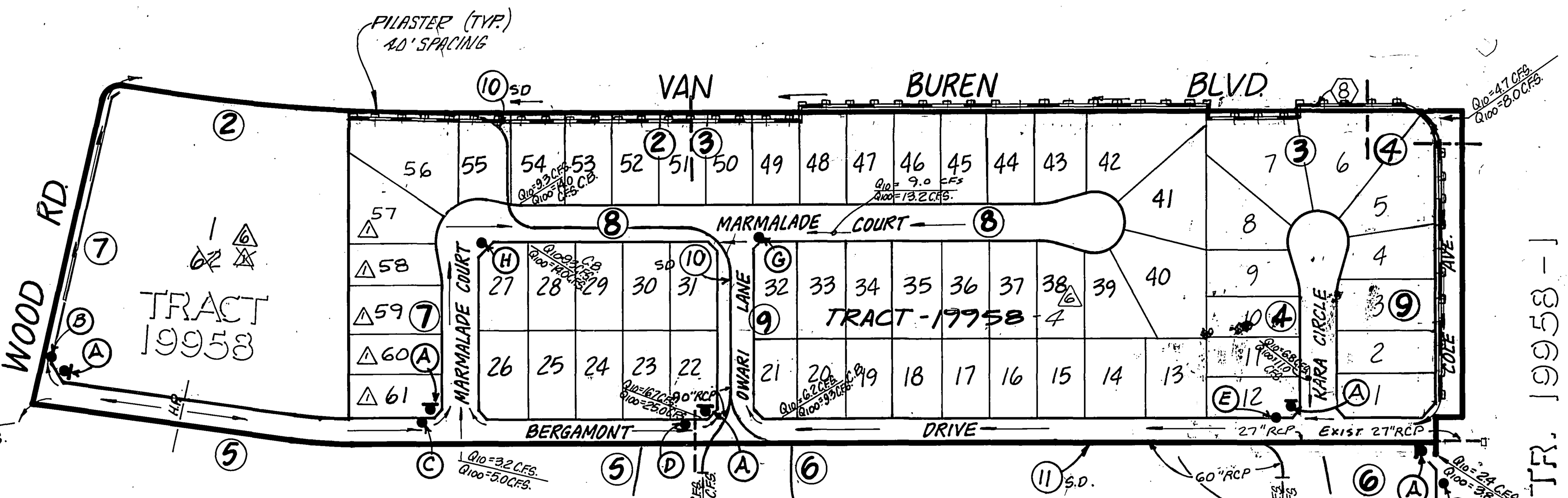
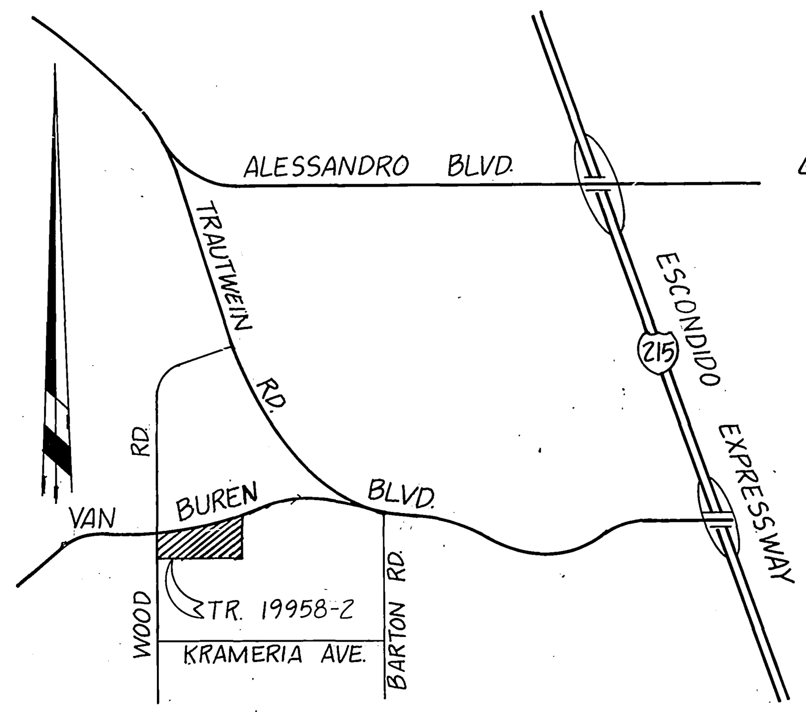


INDEX MAP

SCALE 1"=200'

(#) DENOTES SHEET NUMBER



VICINITY MAP

NO SCALE

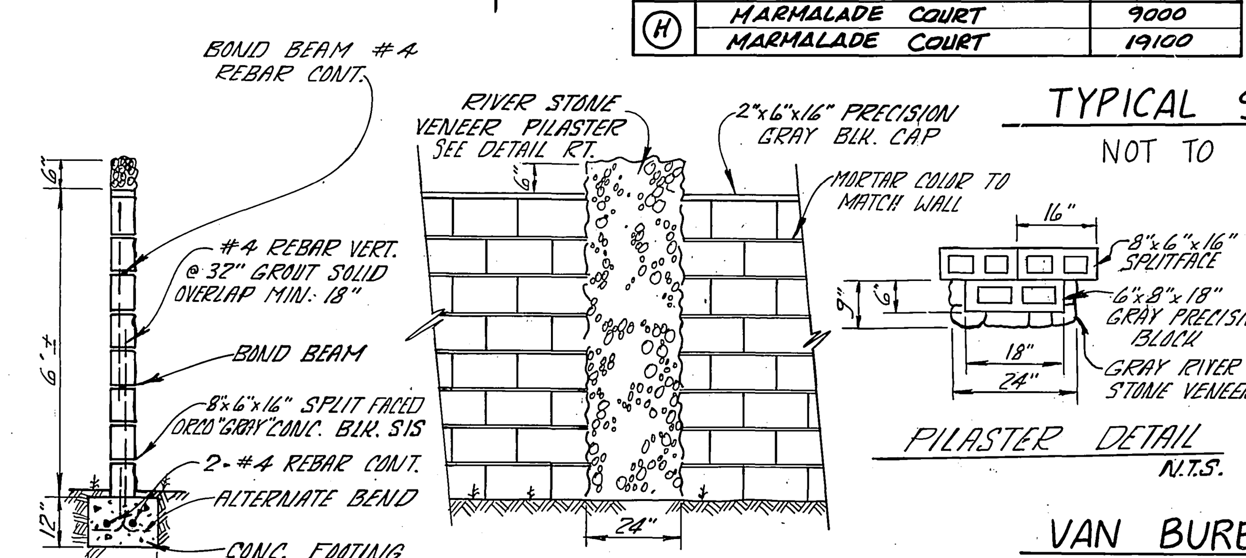
SEC. 20,29 T.3S R.4W

CONSTRUCTION NOTES & QUANTITIES

No.	Item	Quantity
1	Place A.C. paving over aggregate base per typical section.	206,462 S.F
2	Construct type A curb (6") per Riverside Co. Std. No. 200.	7923 L.F.
3	Construct type B curb (8") per Riverside Co. Std. No. 201.	1018 L.F.
4	Construct cross gutter per Riverside Co. Std. No's 209 & 210.	2175 S.F.
5	Construct sidewalk per Riverside Co. Std. No. 400.	44,500 S.F.
6	Construct access ramp per Riverside Co. Std. No's 402 & 403.	14 EA.
△3 7	Plant street trees ~~per Riverside Co. Std.~~ TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.	~~63 EA.~~
△8 8	Construct 6' high block wall. PER DETAILS THIS SHEET	2303 L.F.
9	Construct junction structure No. 2 per R.C.F.C. Std. J.S. 227	1 EA.
10	Construct junction structure No 4 per R.C.F.C. Std. J.S. 229	4 EA.
11	Construct Catch Basin per Riv. Co. Std. 300 (3 1/2" local depr.) W and H as specified on plans. W = 4' / W = 14' / W = 21'	1 EA. / 3 EA. / 1 EA.
12	Place 18" R.C.P. Class IV	101 L.F.
13	Place 21" R.C.P. Class IV	42 L.F.
14	Place 27" R.C.P. (1300 D)	295 L.F.
15	Construct 12' X 6" decomposed granite equestrian trail.	5083 S.F.
16	Install 120 volt, 100 watt HPSV 9,500 Lu.	18 EA.
17	Install 120 volt, 200 watt HPSV 22,000 Lu.	8 EA.
18	Guard rail removal	230 LF
19	Traffic signal relocation	2 EA.
20	Power pole relocation	13 EA.
21	Chain link fence removal	2801 L.F.
22	Construct driveway approach per Riverside Co. Std. No. 207	63 EA.
23	Construct utility trench per Riverside Co. Std. No. 818	7730 L.F.
24	Construct streetname signs per ~~Riverside Co. Std. No. 816~~ △4 CITY OF RIVERSIDE STD. NO. 662A.	7 EA.
25	A.C. Removal and replacement	1780 S.F.
26	A.C. berm removal	630 L.F.
27	Sign relocation	5 EA.
28	Place Type "F" Markers at 20' o.c.	8 EA.
29	Place 1/4 T. Rip-rap (30" Deep) as shown on plan	1040 T.
30	Place 90" R.C.P. (D=1000) or 90" C.I.P.P.	922 LF
31	Place 60" R.C.P. (D=1000) or 60" C.I.P.P.	924 L.F.
32	Construct Headwall per Caltrans Std. D90, Type C. (Jul. 84 Ed.)	2 EA.
33	Construct Manhole No 2 per R.C.F.C. Std. MH 252	2 EA.
34	Construct Manhole No 4 per R.C.F.C. Std. M.H. 254	2 EA.
35	Construct Transition Structure No 1 per R.C.F.C. Std. TS301 (Mod.)	1 EA
△11 △10 36	Construct Sidewalk Underdrain per City of Riverside Std. No. 411	1 EA.

△4

	STREET NAME SIGN SCHEDULE	
B	WOOD ROAD	9000
	BERGAMONT DRIVE	19000
C	MARMALADE COURT	9000
	BERGAMONT DRIVE	19000
D	OWARI LANE	9000
	BERGAMONT DRIVE	19100
E	KARA CIRCLE	9000
	BERGAMONT DRIVE	19300
F	COLE AVENUE	9000
	BERGAMONT DRIVE	19300
G	OWARI LANE	9000
	MARMALADE COURT	19200
H	MARMALADE COURT	9000
	MARMALADE COURT	19100



PILASTER DETAIL
N.T.S.

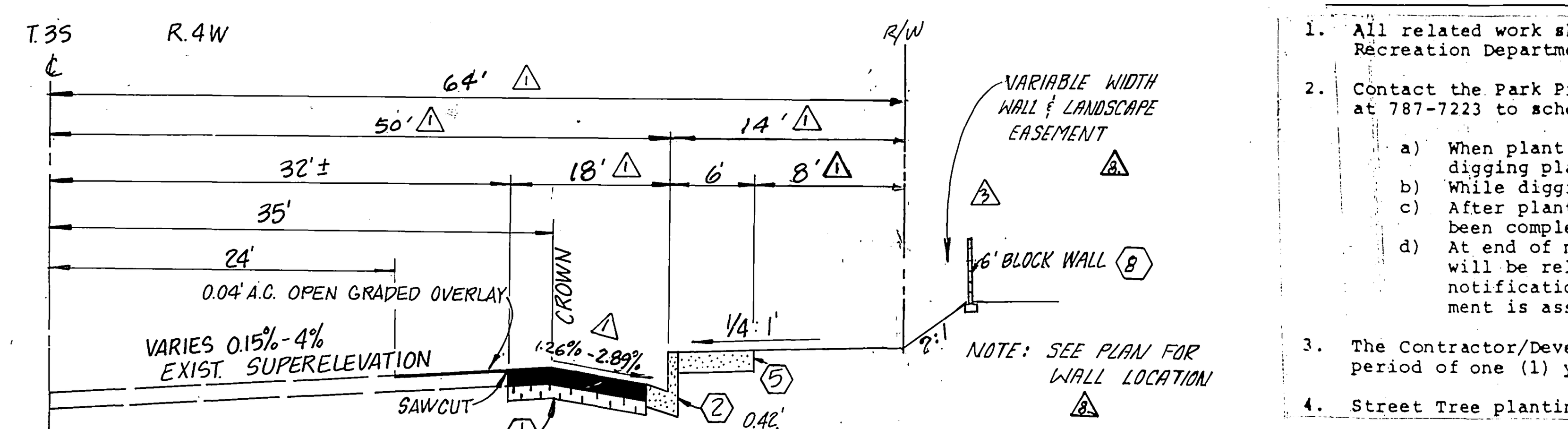
(8) PERIMETER WALL DETAIL △7
N.T.S.

- PER CITY STD. #704
- BLOCK- GRAY SPLIT FACED 8"x6"x16" SIS CONC. BLOCK
- PILASTER-GRAY RIVER STONE VENEER OVER 8"x6"x16" PRECISION BLOCK @ 40' O.C.
- MORTAR COLOR - LT. GRAY
- CAP 2"x6"x16" GRAY PRECISION

△3

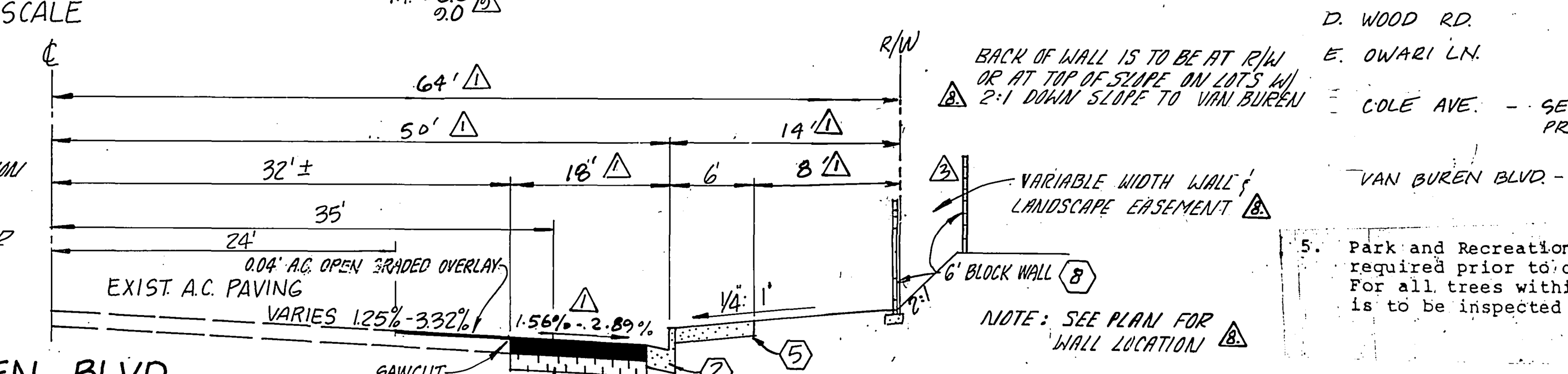
TYPICAL SECTIONS

NOT TO SCALE



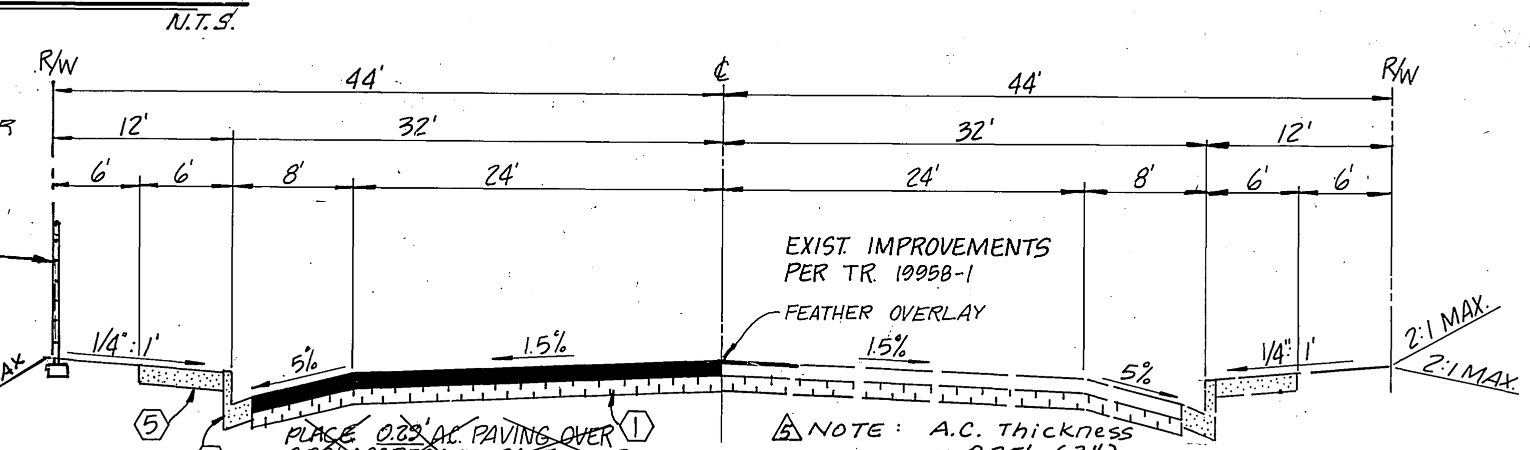
PLACE ~~0.44~~ 0.42' A.C. PAVING OVER ~~1.10' AGGREGATE BASE CL-3~~ 0.83' C.A.B. "R"-VALUE = 43 △9

VAN BUREN BLVD.
SUPERELEVATED SECTION
FROM STA. 230+89.50 TO 237+00
T.I. = ~~8.5~~ 9.0 △9



PLACE ~~0.44~~ 0.42' A.C. PAVING OVER ~~1.10' AGGREGATE BASE CL-3~~ 0.83' C.A.B. "R"-VALUE = 43 △9

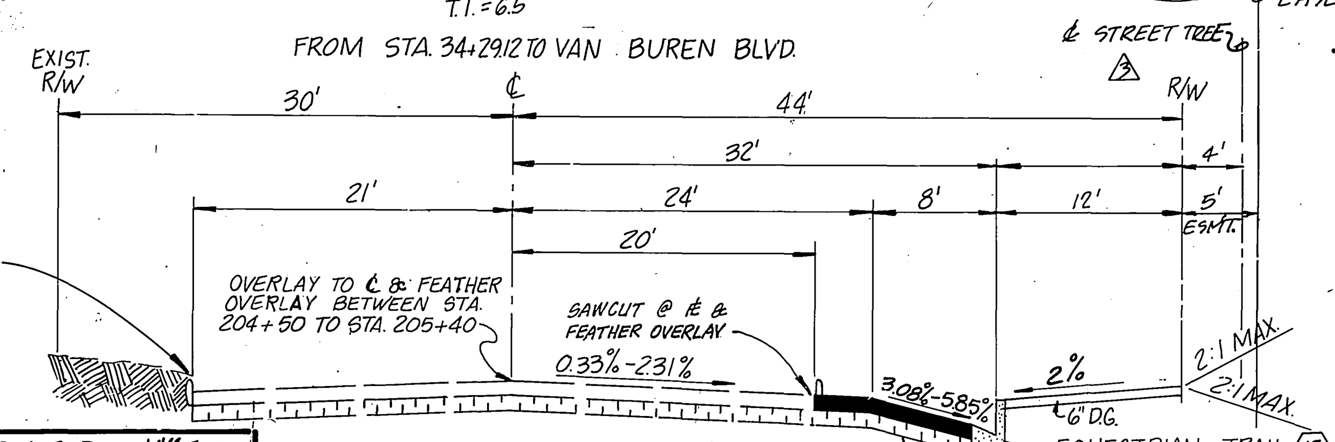
VAN BUREN BLVD.
RIV. CO. STD. NO. 100
T.I. = ~~8.5~~ 9.0 △9
FROM STA. 237+00 TO STA. 252+87.62



PLACE ~~0.33'~~ A.C. PAVING OVER ~~0.80'~~ AGGREGATE BASE CL-3 △5

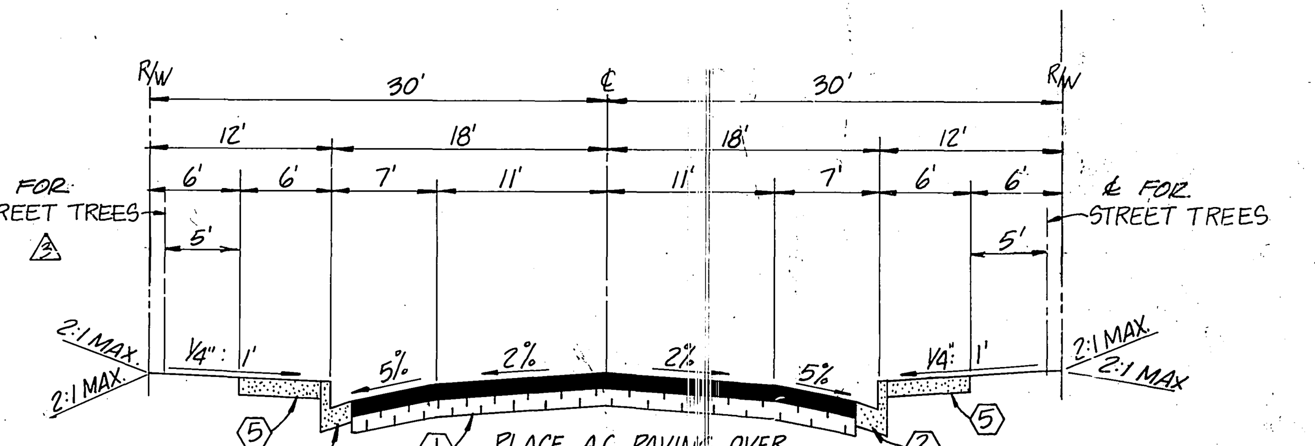
△5 NOTE: A.C. Thickness = 0.25' (3") C.A.B. Thickness = 0.69' (8 1/2") A.C. (Full Section) = 0.55' (7") PER S.R. #1332

COLE AVE.
RIV. CO. STD. NO. 102
T.I. = 6.5
FROM STA. 34+29.12 TO VAN BUREN BLVD.



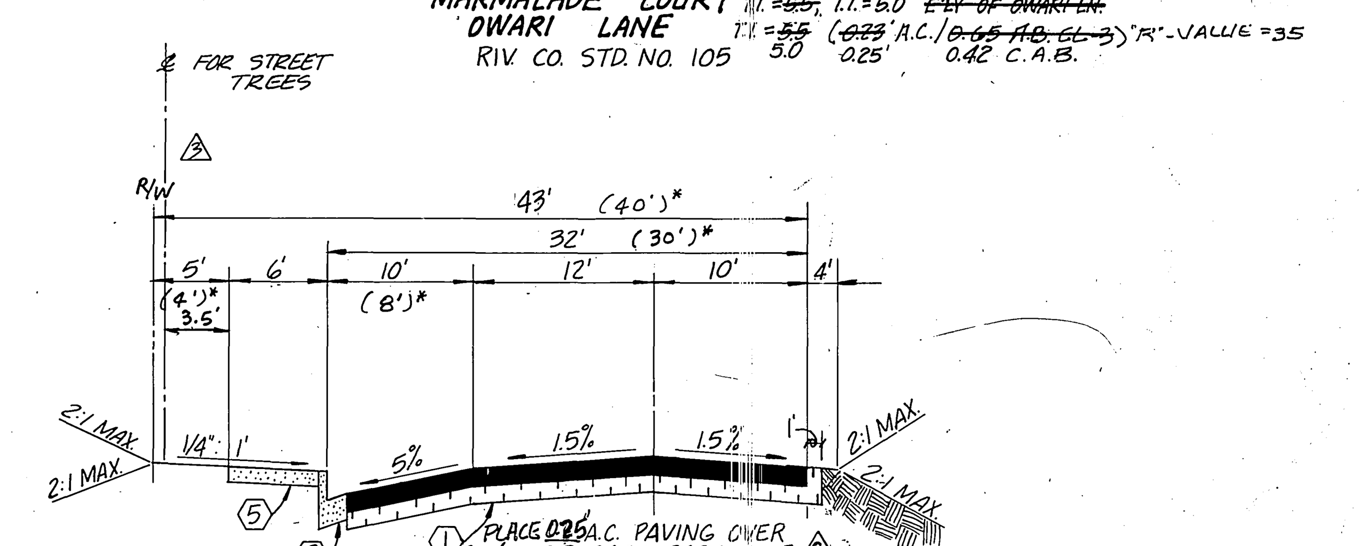
PLACE 0.33' A.C. PAVING OVER 0.90' AGGREGATE BASE CL-3

WOOD ROAD
RIV. CO. STD. NO. 102
T.I. = 7.0
FROM STA. 199+84.74 TO VAN BUREN BLVD.



PLACE A.C. PAVING OVER AGGREGATE BASE △9

KARA CIRCLE T.I. = 5.0 (~~0.23'~~ 0.25' A.C./~~0.55' A.B. CL-3~~ 0.42' C.A.B.) "R"-VALUE = 35
MARMALADE COURT T.I. = ~~5.5~~, T.I. = 5.0 ~~E'LY OF OWARI LN.~~
OWARI LANE T.I. = ~~5.5~~ 5.0 (~~0.23'~~ 0.25' A.C./~~0.65 AB. CL-3~~ 0.42 C.A.B.) "R"-VALUE = 35
RIV. CO. STD. NO. 105



PLACE ~~0.25'~~ A.C. PAVING OVER ~~0.46 AGGREGATE BASE CL-3~~ C.A.B. "R"-VALUE = 43 △9

BERGAMONT DRIVE
RIV. CO. STD. NO. 103
T.I. = 5.5 **
FROM STA. 0+00 TO 7+33.47
(FROM STA. 7+33.47 TO 23+77.47)

△5 ** NOTE: FROM STA. 19+57 - STA. 23+77.47 T.I. = 6.0, R-Value = 43 A.C. Thickness = 0.25' (3") C.A.B. Thickness = 0.45' (5 1/2") △9 ~~A.C. (Full Section) = 0.46' (5 1/2") PER S.R. #1332~~

LEGEND

○ 120 volt, 100 watt HPSV 9,500 Lu.

● 120 volt, 200 watt HPSV 22,000 Lu.

△2

TRAFFIC SIGN SCHEDULE		
A	R1 - STOP SIGN - 30"	5 - EA.

GENERAL NOTES

1. The contractor shall be responsible for the clearing of the proposed work area, and relocation costs of all existing utilities. Permittee must inform County of construction schedule at least 48 hours prior to beginning of construction at (714) 787-2031.
2. △4 ~~The developer will install street name signs conforming to County Standard No. 816.~~
3. All work shall conform to the requirements of the Riverside County Road Department Inprovement Standards and Specifications, dated 1982, County Ordinance No. 461 and subsequent amendments.
4. It shall be the responsibility of the contractor to notify the engineer, to install street centerline monuments as required by Riverside County Ordinance No. 461.
5. All underground facilities, including laterals, shall be in place prior to paving the street section including, but not limited to, the following: SEWER, WATER, ELECTRIC, GAS, DRAINAGE.
6. Curb depressions and driveway approaches will be installed and constructed according to County Standard No. 206 and/or No. 207, as directed in the field.
7. All street sections are tentative. Additional soil tests shall be taken after rough grading to determine the exact street section requirements. Use Standard No. 401 if expansive soils are encountered.
8. Asphaltic Emulsion (Fog Seal) shall be applied not less than fourteen days following placement of the asphalt surfacing and shall be applied at a rate of 0.05 gallon per square yard. Asphaltic emulsion shall conform to Sections 37, 39 and 94 of the State Standard Specifications.
9. Prime coat required prior to paving all grade in excess of ten percent.
10. △3 ~~Install street trees in accordance with Ordinance No. 460.53.~~
11. It shall be the responsibility of the developer or contractor to apply to the Riverside County Road Department, Permit Section, for an Encroachment Permit for all work on existing County maintained roads, and for utility work within offers of dedication for public use.
12. It shall be the responsibility of the developer or contractor to apply to California Department of Transportation (Caltrans) for an Encroachment Permit for all work performed within the State right of way.

GENERAL NOTES PER C/R PARK & RECREATION DEPT.

1. All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
2. Contact the Park Projects Inspector a minimum of 48 hours in advance at 787-7223 to schedule inspections. Inspections shall be required:
   a) When plant locations have been spotted in the field prior to digging plant pits.
   b) While digging plant pits and planting/relocating trees.
   c) After planting and all other indicated or specified work has been completed for start of maintenance.
   d) At end of maintenance/final acceptance (contractor/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).
3. The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
4. Street Tree planting shall be as follows:

	STREET NAME	BOTANICAL NAME/COMMON NAME	MIN SIZE	APROX SPACING	NO REQ.
A.	KARA CIRCLE	LAGERSTROEMIA INDICA/CRAPE MYRTLE	15 GAL.	45'	15
B.	BERGAMONT DR.	PRUNUS CERASIFERA/RED LEAF PLUM	15 GAL.	45'	42
C.	MARMALADE CT.	LAGERSTROEMIA INDICA/CRAPE MYRTLE	15 GAL.	45'	58
D.	WOOD RD.	LIQUIDAMBAR STYRACIFLUA/AMERICAN SWEETGUM	15 GAL.	45'	9
E.	OWARI LN.	PYRUS CALLERYANA/RED LEAF PLUM	15 GAL.	45'	12

COLE AVE. - SEE REVERSE FRONTAGE PLAN NUMBER P.C. 2098 PREPARED BY: JOHN KAWADA PHONE: (714) 730-6161

VAN BUREN BLVD. - SEE REVERSE FRONTAGE PLAN NUMBER P.C. 2093 PREPARED BY:

5. Park and Recreation Department and Public Works Department permits are required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper compaction.

REVISIONS:		
△11	MODIFIED UNDERDRAIN RIV. STD. NO. 411. FRED	WLC 6/26/90 APPR'D
△10	ADDED SIDEWALK UNDERDRAIN PER CITY OF RIVERSIDE STD. 411. FRED	WLC 3/26/90 APPR'D
△9	REVISED ST. SECTIONS PER ARAGON GEOTECH. DATED MAY 12, 1989; PER SR 1379	WLC 5/24/89
△8	REVISED PER C/R PUBLIC WORKS DEPT. DWG 2/8/89 FRED CMP 3-13-89	WLC 3/15/89
△7	ADDED PERIMETER WALL DETAIL DWG 1/27/89 FRED CMP 3-13-89	
△6	REVISED PHASING TO INCLUDE PHASE 4 AND FINAL FRED	WLC 7/29/88
△5	Rev. Paving Section on Cole Ave. & Bergamont Dr. & Changed Phase No. from Tr. 19958-3 to Tr. 19958 (Final Phase). 1-7-88	FWP 1-8-88
△4	ADDED ST. NAME SIGN SCHEDULE & REVISED NOTE.	GKP 5-27-87
△3	REVISED PER C/R PARK & RECREATION DEPT. 12/22/86	GB 3-1-89
△2	ADDED STOP SIGNS GG.	GKP 5-21-87
△1	Rev. Van Buren St. Width, Lots, Phase & Q+y Est. 3/28/86 FRED	

APPROVED BY: [signature] REGISTERED CIVIL ENGINEER NO. 17550
DATE: 3-7-85

APPROVED BY: [signature] RIVERSIDE COUNTY, CALIF. FOR ROAD COMMISSIONER
DATE: 1/31/86

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
3426 TENTH STREET RIVERSIDE, CALIFORNIA 714-686-0844

SCALE: AS SHOWN

DATE NOV. 1984

BENCH MARK: RIVERSIDE COUNTY V.B. 10-64 ELEV. 1700.670 BRASS DISK FLUSH & MARKED V.B. 10-64, 0.6 MI. E. ON VAN BUREN BLVD. FROM ℄ INT. OF VAN BUREN & WOOD RD., 205' N. OF VAN BUREN @ THE N.E. SIDE OF GRANITE BOULDERS, ON TOP OF 3'x15'x18' BOULDER.

INDEX-CD

TRACT NO. 19958-~~3~~ △4 W & 19958-4 △6 △10
COUNTY OF RIVERSIDE
SCHEDULE "A"
TITLE SHEET
STREET PLANS

SEC. 20 & 29 T.3S R.4W

W.O. 84-8390 FOR: SIC F.B.

1 OF 11 SHEETS

FILE NO. 8390 (M)

RC 2098

R-2820

VAN BUREN BLVD.

EXIST. GRADE @ ℄

EXIST. GRADE @ ¼ CROWN

EXIST. EP @ 32' RT. OF ℄

PROP. TC @ 50' RT OF ℄ (6" C.F.)

EXIST. GND @ R/W RT.

1650 ℄ / 1640 ℄ / 1650 RT. / 1640 RT. / 1650 RT. / 1640 RT.

4774 | 4736 ℄ | 4740 ℄ | 4691 ℄ | 4639 ℄ | 4644 ℄ | 4585 ℄ | 4510 ℄ | 4442 ℄ | 4373 ℄ | 4324 ℄ | 4279 ℄ | 4259 ℄ | 4240 ℄ | 4229 ℄ | 4236 ℄ | 4252 ℄ | 4273 ℄ | 4308 ℄ | 4356 ℄ | 4417 ℄ | 4492 ℄ | 4574 ℄

4774 18' | 4751 18' | 4726 | 4657 | 4581 | 4513 | 4446 18' | 4389 17' | 4339 15' | 4311 12.5' | 4286 13' | 4265 13' | 4246 13' | 4262 | 4274 | 4297 | 4342 | 4403 | 4473 | 4556

4881 38' | 4854 35' | 4800 34.7' | 4764 33' | 4685 31.5' | 4619 | 4557 | 4501 | 4453 33' | 4402 32.5' | 4367 32.5' | 4346 32' | 4317 33' | 4301 33' | 4265 33' | 4249 | 4256 | 4282 | 4354 | 4420 | 4502

225+19.74 ℄ WOOD RD. = 230+43.45 ℄ VAN BUREN BLVD

231+75.80 E.C.R. 483.91' TO ℄ HIBBERT

231+50 G.B. 418.71' T.C.

232+75 G.B. 460.2' T.C.

234+75 G.B. 440.2' T.C.

1.00% | 1.48% | 1.00% | 0.56% | 0.86%

50' V.C. P.I. = 4234

237+50 B.V.C. 426.81' T.C. | 237+75 M.V.C. 426.93' T.C. | 238+00 E.V.C. 425.61' T.C.

100' V.C. P.I. = 4363

238+75 B.V.C. 432.07' T.C. | 239+00 E.V.C. 434.15' T.C. | 239+25 M.V.C. 433.72' T.C. | 239+50 440.47' T.C. | 239+75 E.V.C. 441.58' T.C. | .90

90" RCP ~ See Sheet 10

3050 LF 18" RCP

PLACE 84.91 LF OF 18" RCP @ 8.16% (CL "V")

STA. P.C. 236+91.91 = STA. 0+00.00 BEG. 18" RCP @ 52.51' RT.

0+00.00 BEG. 18" RCP = 236+91.91 STA. @ 65.49' RT.

0+00.00 BEGIN 18" R.C.P. = 236+89.17 ST. STA. @ 65.49' RT. ℄ P# 1931196 E

236+22.42 E.C.

236+22.6 55' RT. P.P. #1931196 E 236+22.6 84' RT. ANCHOR (REBUCHE ANCHOR)

237+11.00 REMOVE EXISTING SIDEWALK, CURB & GUTTER AND MODIFIED UNDERDRAIN PER DETAIL HEREON

0+84.91 END 18" RCP = 237+79.00 ST. STA. @ 52' RT.

237+79.00 E.C.B. W=4', H=4.50'

238+239 36.5' RT. WOOD SIGN POST (RELOCATE)

238+62.6 54.4' RT. P.P. #1931195 E

240+00 MATCH LINE SEE: SHEET 3

230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240

3" STEEL SIGN POST 6' HIGH (REMOVE)

231+50 54' RT. P.P. # 1931198 E 231+21 54.6' RT. 18.3' RT. ANCHOR

REMOVE & REPLACE EXIST. PAVING

232+63 37.5' RT. 4"x4" WOOD SIGN POST (REMOVE)

233+606 539' RT. P.P. #1931197 E 233+806 819' RT. ANCHOR

234+31 38.3' RT. WOOD SIGN POST (REMOVE)

230+43.45 ℄ VAN BUREN BLVD = 205+69.74 ℄ WOOD RD. N 00°02'36" W (R)

Δ=17°03'41" | R=3000.00' | L=579.17' | T=290.49'

EXIST. 6"x6" R.C.B.

PILASTER (TYP)

EXIST. GUARD RAIL (REMOVE)

EXIST. E.P.

EXIST. CHAIN LINK FENCE TO BE REMOVED

EXIST. 12" C.M.P.

N 00°09'25" W

231+05.80 E.C.R. N 03°40'08" W (R)

204+87.68 B.C.R.

L=366.17'

TYP.

TRACT 19958

WOOD ROAD SEE SHEET 7

N 76°53'43" E. 1665.00'

40' TYP. RADIUS L=161.68'

PROP. 90" R.C.P.

N 67°45'13" E. 84.14'

88.42' | 77.00' | 77.00'

SEE SHEET 10

20' Sewer Esm't.

12' S.D. Esm't.

TRACT 19958-4

VARIABLE WIDTH WALL & LANDSCAPE EASEMENT

56 | 55 | 54 | 53 | 52 | 51

ST. LIGHT

STD. Nº 411

EXIST. WALK

EXIST. OPENING 5.4'

EXIST. WALL

EXIST. SWALE

LOT 55 | LOT 54

VARIES 19" TO 5'

SECTION "A"-"A"

N.T.S.

CURVE DATA				
#	Δ	R	L	T
1	86°49'22"	35.00'	53.04'	33.11'
2	09°52'14"	3050.00'	525.43'	263.37'

(30) MODIFIED SIDEWALK UNDERDRAIN PER CITY OF RIVERSIDE STD. Nº 411

N.T.S.

SCALE 40 20 0 40 80 120 IN FEET

MARK	REVISIONS	APPR.	DATE
6	ADDED CONCRETE GUTTER.	WLL	9/26/85
5	ADDED SIDEWALK UNDERDRAIN.	WLL	9/26/85
4	REVISED PER C.R. PUBLIC WORKS DEPT.	WLL	2/12/86
3	REVISED WALL LOCATION.	WLL	2/12/86
2	PHASING CHANGED to CREATE PHASE 4	WLL	4/29/86
1	Revised to final phase	WLL	5/2/86
1	REVISED PER C/R PARKS RECREATION DEPT.	WLL	5-1-86
1	Revised Street width, S.D. and phase	WLL	5/12/86

DESIGNED BY | DRAWN BY | CHECKED BY

APPROVED BY: REGISTERED CIVIL ENGINEER NO. 17550 DATE: 3-7-86

APPROVED BY: FOR ROAD COMMISSIONER RIVERSIDE COUNTY, CALIF. DATE: 1/31/86

J.F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS ○ SURVEYORS ○ PLANNERS

□ P.O. BOX 493 RIVERSIDE, CA 92502 ○ (714) 686-0844
□ 11200 SO. MT. VERNON AVE., #D COLTON, CA 92324 ○ (714) 825-1082
□ 74-075 EL PASEO, #A-12 PALM DESERT, CA 92260 ○ (619) 346-5691
□ P.O. BOX 157 TEMECULA, CA 92390 ○ (714) 676-5335

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

DATE NOV. 1984

BENCH MARK: SEE SHEET 1

IN THE COUNTY OF RIVERSIDE CALIFORNIA

TRACT 19958 ~~& "A" AND 19958-4~~

SCHEDULE

STREET PLAN & PROFILE

VAN BUREN BLVD.

SEC. 20 & 29 T. 3 S R. 4 W

FOR S.I.C.

W.O. F.B. FILE NO. 84-8390

INDEX-CD

2 OF 11 SHEETS

R-2820

P.C. 2098

EXIST. GRADE @ ℄

EXIST. GRADE @ 1/4 CROWN

EXIST. E.P @ 32' RT.

PROPOSED T.C. @ 50' RT. (6" C.F.)

EXIST. GND @ R/W RT.

IDENTICAL

IDENTICAL

EXIST. GND @ R/W RT.

1650 ℄ 1640 ℄ 1650 RT. 1640 RT. 1650 RT. 1640 RT.

1670 ℄ 1670 RT. 1670 RT.

240+00 T.C. 1.90% 240+77.15 C.B. 1648.77 T.C.

248+00 T.C. 2.40% 249+00.00 C.B. 2.43% 251+00 T.C.

240 241 242 243 244 245 246 247 248 249 250 251

MATCH LINE SEE SHEET 2

241+14.5 54.5' RT. PP # 1931194E

246+16 54' RT. PP # 1931192 E.

248+67.7 54' RT. PP # 1931191 E.

249+63.7 54.2' RT. PP # 1931193 E.

MATCH LINE SEE SHEET 4

240+00 241 242 243 244 245 246 247 248 249 250 251

N 76° 59'43" E. 1665.00'

EXIST. E.P

EXIST. CHAIN LINK FENCE TO BE REMOVED

6.5' 8.0' 9.2'

77.00' 77.00' 77.00' 77.00' 77.00' 77.00' 77.00' 85.00' 196.75' 148.02

51 50 49 48 47 46 45 44 43 42 7 6

SEE SECTION SHT 1

(17) TYP. PLASTER TYP.

VARIABLE WIDTH WALL & LANDSCAPE EASEMENT

VAN BUREN BLVD.

SCALE 40 20 0 40 80 120 IN FEET

INDEX

MARK	REVISIONS	APPR.	DATE
5	REVISED PER C/E PUBLIC WORKS DEPT.		3/17/87
4	REVISED WALL LOCATION		11/21/86
3	REVISED DRAWING TO CREATE PHASE 4	WLL	7/9/86
2	Revised to Final phase 1,2,3 5/2/86	WLL	5/6/86
1	Revised Street Width & Phase 3/28/86	WLL	5/1/86

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

APPROVED BY: _____ REGISTERED CIVIL ENGINEER NO. 17550 DATE: 3-7-86

APPROVED BY: _____ FOR ROAD COMMISSIONER RIVERSIDE COUNTY, CALIF. DATE: 1/31/86

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS ○ SURVEYORS ○ PLANNERS
□ P.O. BOX 493 RIVERSIDE, CA 92502 (714) 686-0844
□ 11200 SO. MT VERNON AVE., #D COLTON, CA 92324 (714) 825-1082
□ 74-075 EL PASEO, #A-12 PALM DESERT, CA 92260 (619) 346-5691
□ P.O. BOX 157 TEMECULA, CA 92390 (714) 676-5335

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

DATE NOV. 1984

BENCH MARK: SEE SHEET 1

IN THE COUNTY OF RIVERSIDE CALIFORNIA

TRACT 19958-4 W

SCHEDULE "A"

STREET PLAN & PROFILE

VAN BUREN BLVD.

SEC. 20 & 29 T. 3S R. 4W

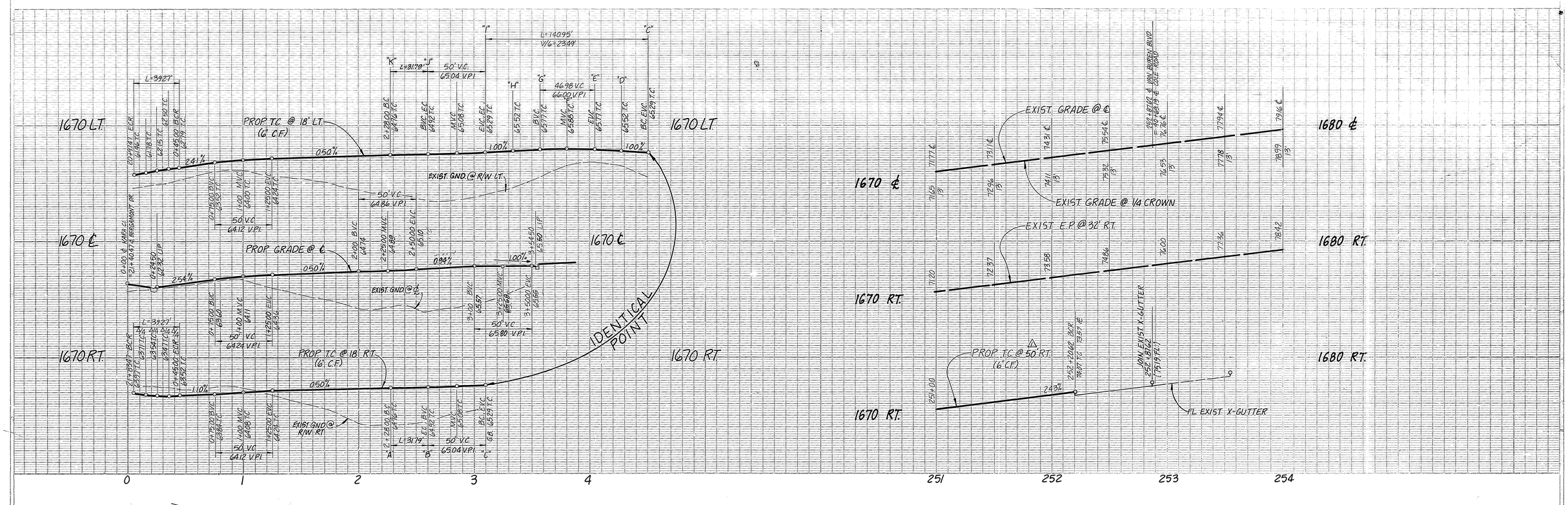
FOR S.I.C.

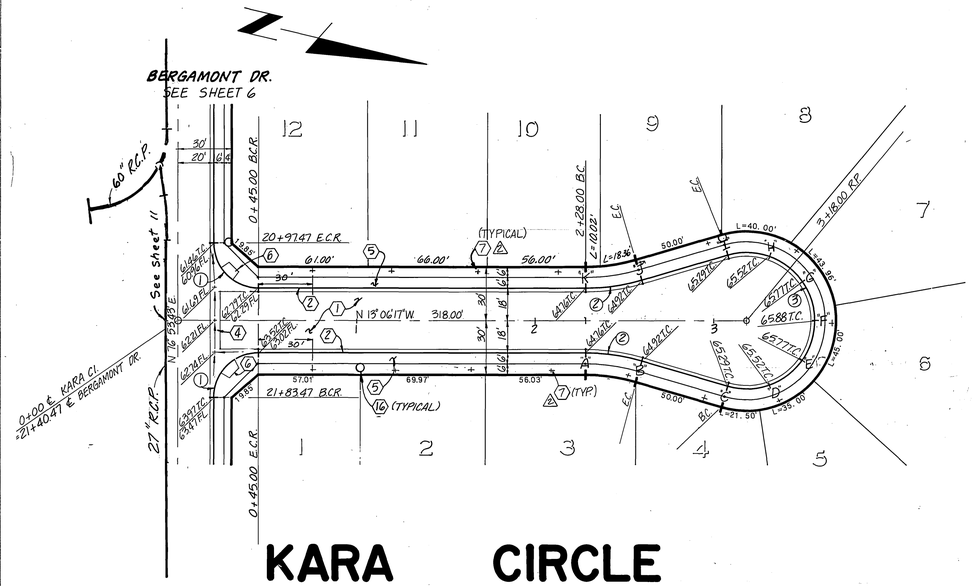
W.O. F.B. FILE NO. 84-8390

3 OF 11 SHEETS

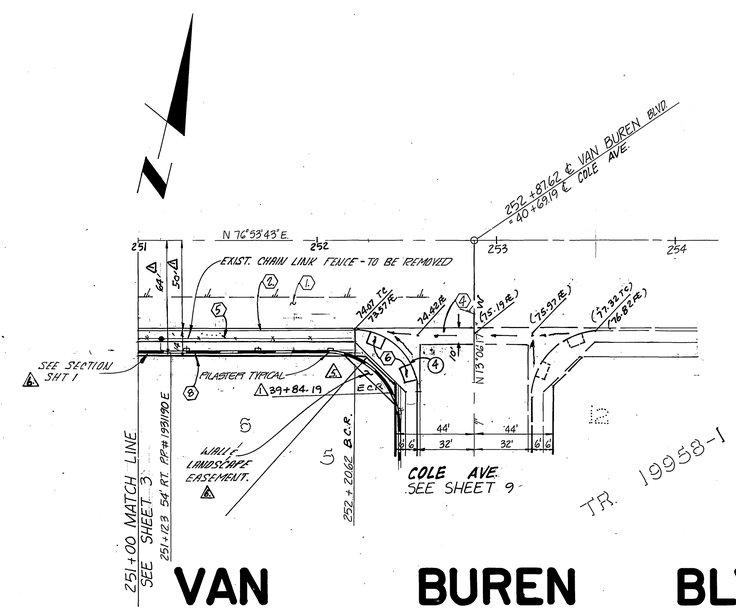
R-2820

PC 2098





KARA CIRCLE



VAN BUREN BLVD.

CURVE DATA				
#	Δ	R	L	T
1	90°00'00"	25.00'	39.27'	25.00'
2	16°15'37"	112.00'	31.79'	16.00'
3	212°31'14"	38.00'	140.95'	—
4	90°00'00"	35.00'	54.98'	35.00'

40 20 0 40 80 120
SCALE IN FEET

INDEX-CD

MARK	REVISIONS	APPR.	DATE
6	REVISED PER C/R PUBLIC WORKS DEPT.		
5	REVISED WALL LOCATION		
4	REVISED PHASING TO CREATE PHASE 4	WLC	7/29/88
3	REVISED TO FINAL PHASE. 5/2/88	WLC	5/3/88
2	REVISED PER C/R PARK & RECREATION DEPT.		3-1-89
1	Revised Street Width & Phase. 3/28/86	WLC	5/3/88

DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____

APPROVED BY: John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
DATE: 3-7-85

APPROVED BY: Elmer F. Baumgarten
FOR ROAD COMMISSIONER
RIVERSIDE COUNTY, CALIF.
DATE 1/31/86

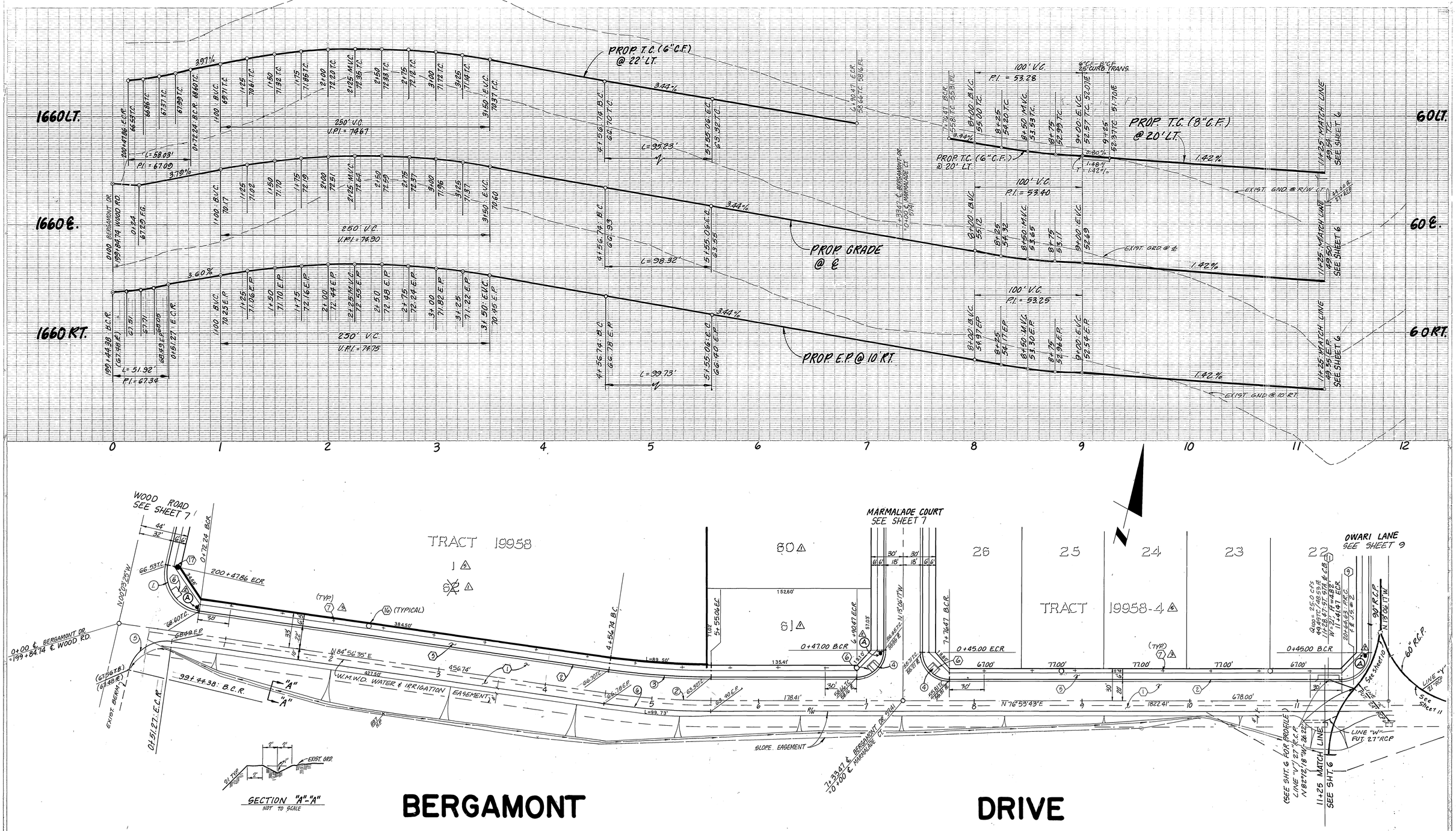
J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS ○ SURVEYORS ○ PLANNERS
□ P.O. BOX 493 RIVERSIDE, CA 92052 (714) 686-0844
□ 11200 SO. MT. VERNON AVE., #D COLTON, CA 92324 (714) 825-1082
□ 74-075 EL PASEO, #A-12 PALM DESERT, CA 92260 (619) 346-5691
□ P.O. BOX 157 TEMECULA, CA 92390 (714) 676-5335

SCALE HORIZ. 1"=40' VERT. 1"=8'
DATE NOV. 1984
BENCH MARK: SEE SHEET 1

IN THE COUNTY OF RIVERSIDE CALIFORNIA
TRACT 19958-~~3~~ 4 W
SCHEDULE A
STREET PLAN & PROFILE
KARA CIRCLE
VAN BUREN BLVD.
SEC. 20 & 29 T. 3S R. 4W
FOR S.I.C.
W.O. F.B. FILE NO. 84-8390

4
OF 11 SHEETS
R-2820

PC 2098



CURVE DATA				
#	Δ	R	L	T
1	95°00'00"	35.00'	58.03'	38.20'
2	08°02'52"	700.00'	98.32'	49.24'
3	08°02'52"	678.00'	95.23'	47.69'
4	90°00'00"	25.00'	39.27'	25.00'
5	85°00'00"	35.00'	51.92'	32.07'
6	08°02'52"	710.00'	99.73'	49.95'

MARK	REVISIONS	APPR.	DATE
6	REVISED PHASING TO CREATE PHASE 4 FRED	WLL	7/29/88
5	REVISED TO FINAL PHASE. 5/2/88 FRED	WLL	5/3/88
4	REVISED PER C/R PARK & RECREATION DEPT.	GB	3-1-89
3	ADDED STOP SIGNS B.G.	GP	5-21-87
2	Revised Lot No's & Phase. 3/28/86 FRED	WLL	5/3/88

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

APPROVED BY: [signature]
REGISTERED CIVIL ENGINEER NO. 17550 DATE: 3-7-85

APPROVED BY: [signature]
FOR ROAD COMMISSIONER RIVERSIDE COUNTY, CALIF. DATE: 1/31/86

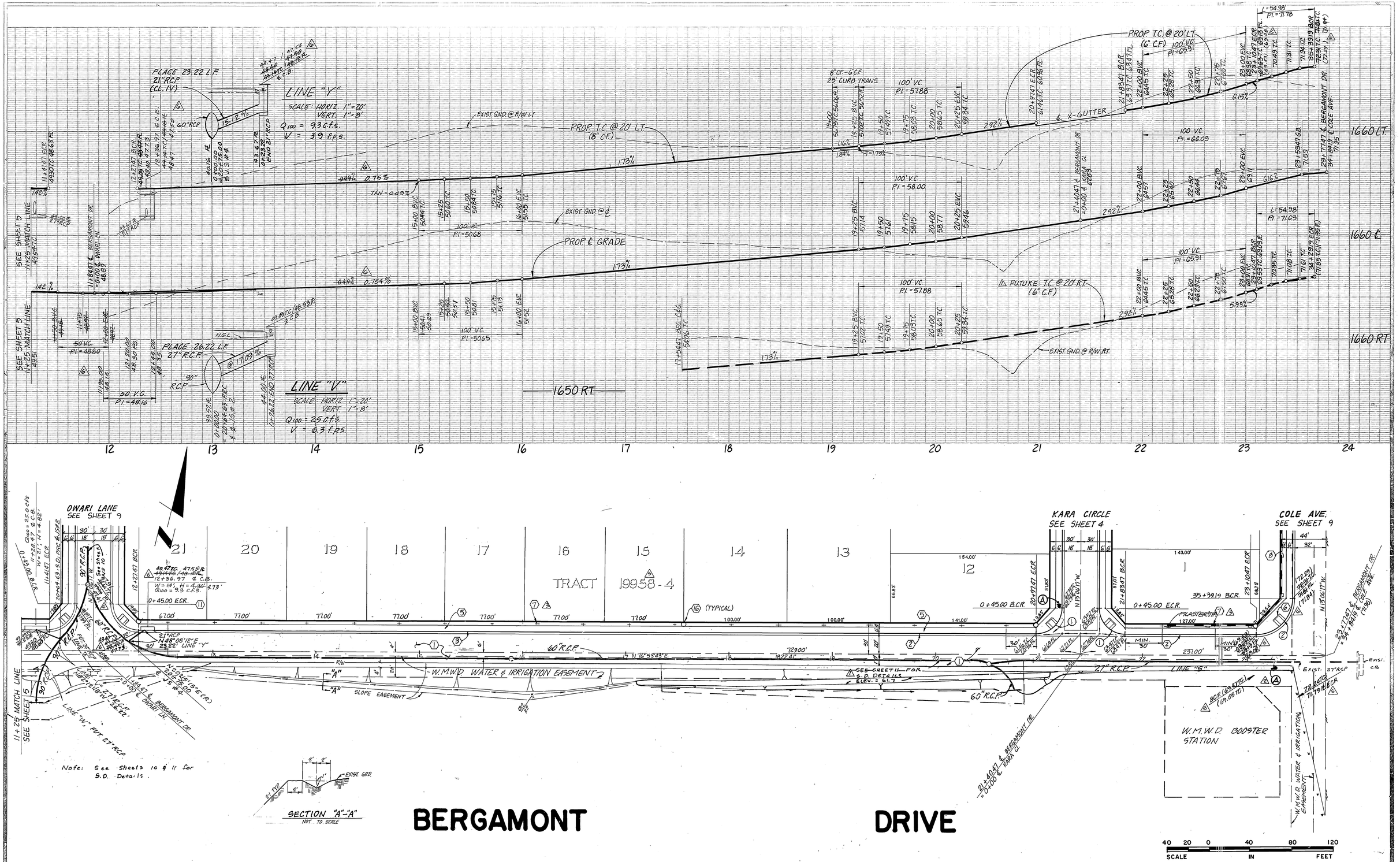
J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS ○ SURVEYORS ○ PLANNERS
□ P.O. BOX 493 RIVERSIDE, CA 92052 (714) 686-0844 ○ □ 11200 SO. MT. VERNON AVE., #D COLTON, CA 92324 (714) 825-1082 ○ □ 74-075 EL PASEO, #A-12 PALM DESERT, CA 92260 (619) 346-5691 ○ □ P.O. BOX 157 TEMECULA, CA 92390 (714) 676-5335

SCALE HORIZ. 1" = 40' VERT. 1" = 8'
DATE NOV. 1984
BENCH MARK: SEE SHEET 1

IN THE COUNTY OF RIVERSIDE CALIFORNIA
TRACT 19958 ~~3~~ 1 2 5
SCHEDULE "A" & 19958-4 4
STREET PLAN & PROFILE
BERGAMONT DRIVE
SEC. 20 & 29 T.3S R.4W
FOR S.I.C.
W.O. F.B. FILE NO. 84-8390

5 OF 11 SHEETS
R-2820

PC 2098



CURVE DATA				
#	Δ	R	L	T
1	90°00'00"	25.00'	39.27'	25.00'
2	90°00'00"	35.00'	54.98'	35.00'

MARK	REVISIONS	APPR.	DATE
6	REVISED ℄ GRADE; V.C.; CURB ACT; C.B. FREE	WLL	5/9/89
5	REVISED PHASING TO CREATE PHASE 4 FREE	WLL	7/29/88
4	REVISED TO FINAL PHASE. 5/2/88 FREE	WLL	5/3/88
3	REVISED PER C/R PARK & RECREATION DEPT.	GB	3-1-87
2	ADDED STOP SIGN B.G.	GB	5-21-87
1	Rev. Phase & Included S.D. in this phase 9/26/86	WLL	5/3/88

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

APPROVED BY: [signature]
REGISTERED CIVIL ENGINEER NO. 17550
DATE: 3-7-85

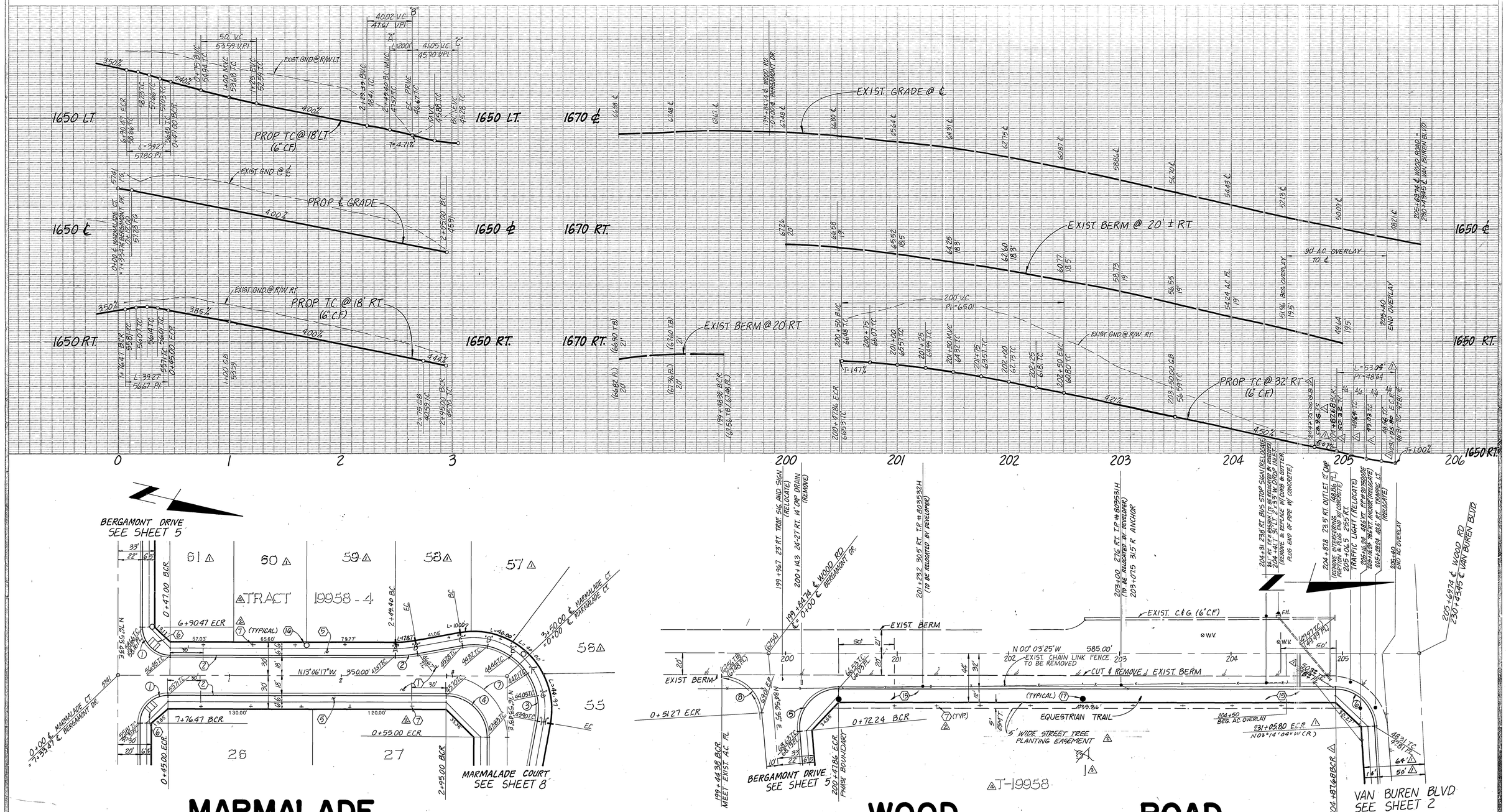
APPROVED BY: [signature]
FOR ROAD COMMISSIONER RIVERSIDE COUNTY, CALIF.
DATE 1/31/86

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS ○ SURVEYORS ○ PLANNERS
□ P.O. BOX 493 RIVERSIDE, CA 92052 ○ (714) 686-0844
□ 11200 SO. MT. VERNON AVE. #D COLTON, CA 92324 (714) 825-1082
□ 74-075 EL PASEO, #A-12 ○ PALM DESERT, CA 92260 ○ (619) 346-5691
□ P.O. BOX 157 TEMECULA, CA 92390 (714) 676-5335

SCALE HORIZ. 1"=40' VERT. 1"=8'
DATE NOVEMBER, 1984
BENCH MARK: SEE SHEET 1

IN THE COUNTY OF RIVERSIDE CALIFORNIA
TRACT 19958-~~3~~ 4
SCHEDULE "A"
STREET PLAN & PROFILE
BERGAMONT DRIVE
SEC. 20 & 29 T. 3S R. 4W
FOR S.I.C.
W.O. F.B. FILE NO. 84-8390

INDEX-CD
6
OF 11 SHEETS
R-2820
P.C. 2098



CURVE DATA				
#	△	R	L	T
1	90°00'00"	25.00'	39.27'	25.00'
2	10°14'11"	112.00'	20.01'	10.03'
3	110°28'22"	58.00'	111.83'	83.56'
4	90°00'00"	37.00'	58.12'	37.00'
5	95°00'00	35.00'	58.03'	38.20'
△ 6	86°49'22"	35.00'	53.04'	33.11'
7	90°00'00"	55.00'	86.39'	55.00'
8	85°00'00"	35.00'	51.92'	37.02'

SCALE 40 20 0 40 80 120 IN FEET

INDEX CD.

PACIFIC BELL

BY: [signature] DATE 4/2/85

MARK	REVISIONS	APPR.	DATE
4	REVISED PHASING TO CREATE PHASE 4	WLK	7/29/88
3	REVISED TO FINAL PHASE, 5/2/88 FREQ	WLK	5/31/88
2	REVISED PER C/R PARK & RECREATION DEPT.	GS	3-7-89
1	Rev. Street Width on Van Buren & Phase 4 Lot Numbers.	WLK	5/31/88

DESIGNED BY DRAWN BY CHECKED BY

APPROVED BY: [signature]
REGISTERED CIVIL ENGINEER NO. 17550 DATE: 3-7-85

APPROVED BY: [signature]
FOR ROAD COMMISSIONER RIVERSIDE COUNTY, CALIF. DATE: 1/31/86

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS ○ SURVEYORS ○ PLANNERS
□ P.O. BOX 493 RIVERSIDE, CA 92052 (714) 686-0844 ○ □ 11200 SO. MT. VERNON AVE., #D COLTON, CA 92324 (714) 825-1082 ○ □ 74-075 EL PASEO, #A-12 PALM DESERT, CA 92260 (619) 346-5691 ○ □ P.O. BOX 157 TEMECULA, CA 92390 (714) 676-5335

SCALE HORIZ: 1" = 40' VERT: 1" = 8'
DATE NOV. 1984
BENCH MARK: SEE SHEET 1

IN THE COUNTY OF RIVERSIDE CALIFORNIA
TRACT 19958-~~3~~ △ △ W
SCHEDULE "A" & 19958-4 △
STREET PLAN & PROFILE
MARMALADE COURT
WOOD ROAD
SEC. 20 & 29 T. 3 S R. 4 W
FOR S.I.C.
W.O. F.B. FILE NO. 84-8390

7 OF 11 SHEETS.
R-2820

P.C. 2098

PROP. T.C @ 18' LT. (6" C.F.)

PROP. ℄ GRADE

PROP. T.C @ 18' RT. (6" RT)

EXIST. GND. @ R/W LT.

EXIST. GND. @ ℄

EXIST. GND. @ R/W RT.

1650 LT.

1650 ℄

1650 RT.

L=111.83' L/S=22.36'

4.05'

L=200'

4002' V.C. 4348 V.P.I.

4473' V.C. 4436 V.P.I.

BC. ELEV. 4428 T.C.

4432 T.C.

4434 T.C.

4421 T.C.

4409 T.C.

EC. 4390 T.C.

BVC. 4382 T.C.

1+00.86 BEG. MVC. & C.B. 4356 T.C./42.77 ℄

1+20.61 EVC. 4364 T.C.

2.05%

0.80%

0.69%

38.00' ENDS "T" R.C.P. LINE

L=86.39' V.C. V.P.I.

90' V.C. 4360 V.P.I.

2+95.00 BC. 4591

4591

4514

4454

4418

1+00 MVC 4377

1+25 4382

1+45 EVC 4396

0.66%

L=58.12' P.I.

90' V.C. 4346 V.P.I.

2+95.00 BCR 4570 T.C.

4570 T.C.

4505 T.C.

4447 T.C.

4404 T.C.

0+55 ECR 4383 T.C.

1+00 MVC 4386 T.C./42.88 ℄ E C.B.

4387 T.C./42.88 ℄

4375 T.C.

4337 T.C.

1+45 EVC 4398 T.C.

0.78%

90.00' ENDS "U" R.C.P. LINE

4+08.00 BOR. 4594 T.C. 4544 FL.

4+94.00 EOR. 4683 T.C. 4619 FL.

0.80%

℄ X-GUTTER

50' V.C. 48.68 V.P.I.

7+25 BVC 4848 T.C.

7+50 MVC 4886 T.C.

7+75 EVC 4920 T.C.

50' V.C. 48.80 V.P.I.

7+25 BVC 4860

7+50 MVC 4888

7+75 EVC 4932

50' V.C. 48.68 V.P.I.

7+25 BVC 4848 T.C.

7+50 MVC 4886 T.C.

7+75 EVC 4920 T.C.

9+50.25 BC. 5284 T.C.

EC. 5350 T.C.

EC. 5454 T.C.

9+50.25 GB 5296

10+40.25 RP 5509

10+25 BVC 5480

10+50 MVC 5520

10+75 EVC 5559

50' V.C. 5541 V.P.I.

2.45%

1.00%

2.08%

5540 T.C.

5552 T.C.

5540 T.C.

5569 T.C.

5454 T.C.

5503 T.C.

5454 T.C.

9397' V.C. 56.01 V.P.I.

L=31.79'

50.00'

L=140.95' L/S 23.49'

"A" "B" "C" "D" "E" "F" "G" "H" "I"

L=31.79' "K" "J" "I"

50.00'

CURVE DATA

#	△	R	L	T
①	110°28'22"	58.00'	111.83'	83.56'
②	90°00'00"	55.00'	86.39'	55.00'
③	90°00'00"	37.00'	58.12'	37.00'
④	10°14'11"	112.00'	20.01'	10.03'
⑤	90°00'00"	25.00'	39.27'	25.00'
⑥	16°15'37"	112.00'	31.79'	16.00'
⑦	212°31'14"	38.00'	140.95'	—

PLACE 16.13 L.F. OF 18" R.C.P. (CL. II)

43.56 T.C./42.77 ℄ E C.B.

H.G.L.

@ 124.86 ℄

90" R.C.P.

33.99 ℄ 0+00.02 L/S = 13+92.00

38.00 ℄ 0+16.13 END 18" R.C.P.

40 S.D.

Q100 = 14.0 c.f.s. V = 7.9 f.p.s.

LINE "T"

SCALE: HORIZ. 1" = 20' VERT. 1" = 8'

PLACE 17.92 L.F. 21" R.C.P. (CL. IV)

43.67 T.C./42.88 ℄ E C.B.

H.G.L.

@ 20.20 ℄

90" R.C.P.

38.00 ℄ 0+17.92 END 21" R.C.P.

34.38 ℄ 0+00.00 L/S 14+17.00

40 S.D.

Q100 = 14.0 c.f.s. V = 5.8 f.p.s.

LINE "U"

SCALE: HORIZ. 1" = 20' VERT. 1" = 8'

SEE SHEET 7 MARMALADE COURT

SEE SHEET 9 OWARI LANE

SEE SHEET 10

TRACT 19958-4

MARMALADE COURT

SCALE 40 20 0 40 80 120 FEET

MARK	REVISIONS	APPR.	DATE
4	REVISED PHASING TO CREATE PHASE 4 ONLY	WLL	1/29/08
3	REVISED TO FINAL PHASE. 3/2/88	FRED	WLL 3/7/88
2	REVISED PER C/R PARKS RECREATION DEPT.		GA 7-7-87
1	Revised Lots & Phase. 9/28/86	FRED	WLL 3/9/88

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

APPROVED BY: Jack W Canty
REGISTERED CIVIL ENGINEER NO. 17550 DATE: 3-7-86

APPROVED: Thomas F. Cunningham
FOR ROAD COMMISSIONER RIVERSIDE COUNTY, CALIF. DATE: 1/31/86

J.F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS ○ SURVEYORS ○ PLANNERS

□ P.O. BOX 493 RIVERSIDE, CA 92502 ○ (714) 686-0844
□ 11200 SO. MT. VERNON AVE., #D COLTON, CA 92324 (714) 825-1082
□ 74-075 EL PASEO, #A-12 ○ PALM DESERT, CA 92260 ○ (619) 346-5691
□ P.O. BOX 157 TEMECULA, CA 92390 (714) 676-5335

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

DATE NOV. 1984

BENCH MARK: SEE SHEET 1

IN THE COUNTY OF RIVERSIDE CALIFORNIA

TRACT 19958-4 SCHEDULE "A"

STREET PLAN & PROFILE MARMALADE COURT

SEC. 20 & 29 T. 3S R. 4W

FOR: S.I.C.

W.O. F.B. FILE NO. 84-8390

INDEX C.D. 8 OF 11 SHEETS

R-2820

CURVE DATA				
#	Δ	R	L	T
1	90°00'00"	25.00'	39.27'	25.00'
2	90°00'00"	35.00'	54.98'	35.00'

MARK	REVISIONS	APPR.	DATE
6	REVISED CURB RETURN	FRED WW	5/9/89
5	REVISED PER C/R PUBLIC WORKS DEPT.	FRED CMD WW	3/17/89
4	REVISED PHASING TO CREATE PHASE 4	FRED WW	7/29/88
3	REVISED TO FINAL PHASE. 5/2/88	FRED WW	5/3/88
2	REVISED PER C/R PARK & RECREATION DEPT.	93	3-1-89
1	Revised Phase & Lots, Added A.C. Trans. & Markers. 3/28/86	FRED WW	5/3/86

DESIGNED BY ______ DRAWN BY ______ CHECKED BY ______

APPROVED BY: John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550 DATE: 3-7-85

APPROVED BY: Elmer L. Baumgarte
FOR ROAD COMMISSIONER RIVERSIDE COUNTY, CALIF. DATE: 1/31/86

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS ○ SURVEYORS ○ PLANNERS

P.O. BOX 493 RIVERSIDE, CA 92052 (714) 686-0844 ○ 11200 SO. MT. VERNON AVE., #D COLTON, CA 92324 (714) 825-1082 ○ 74-075 EL PASEO, #A-12 PALM DESERT, CA 92260 (619) 346-5691 ○ P.O. BOX 157 TEMECULA, CA 92390 (714) 676-5335

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

DATE NOV. 1984

BENCH MARK: SEE SHEET 1

IN THE COUNTY OF RIVERSIDE CALIFORNIA

TRACT 19958-~~3~~ 4 W

SCHEDULE "A"

STREET PLAN & PROFILE

OWARI LANE

COLE AVE.

SEC. 20 & 29 T.3S R.4W.

FOR S.I.C.

9

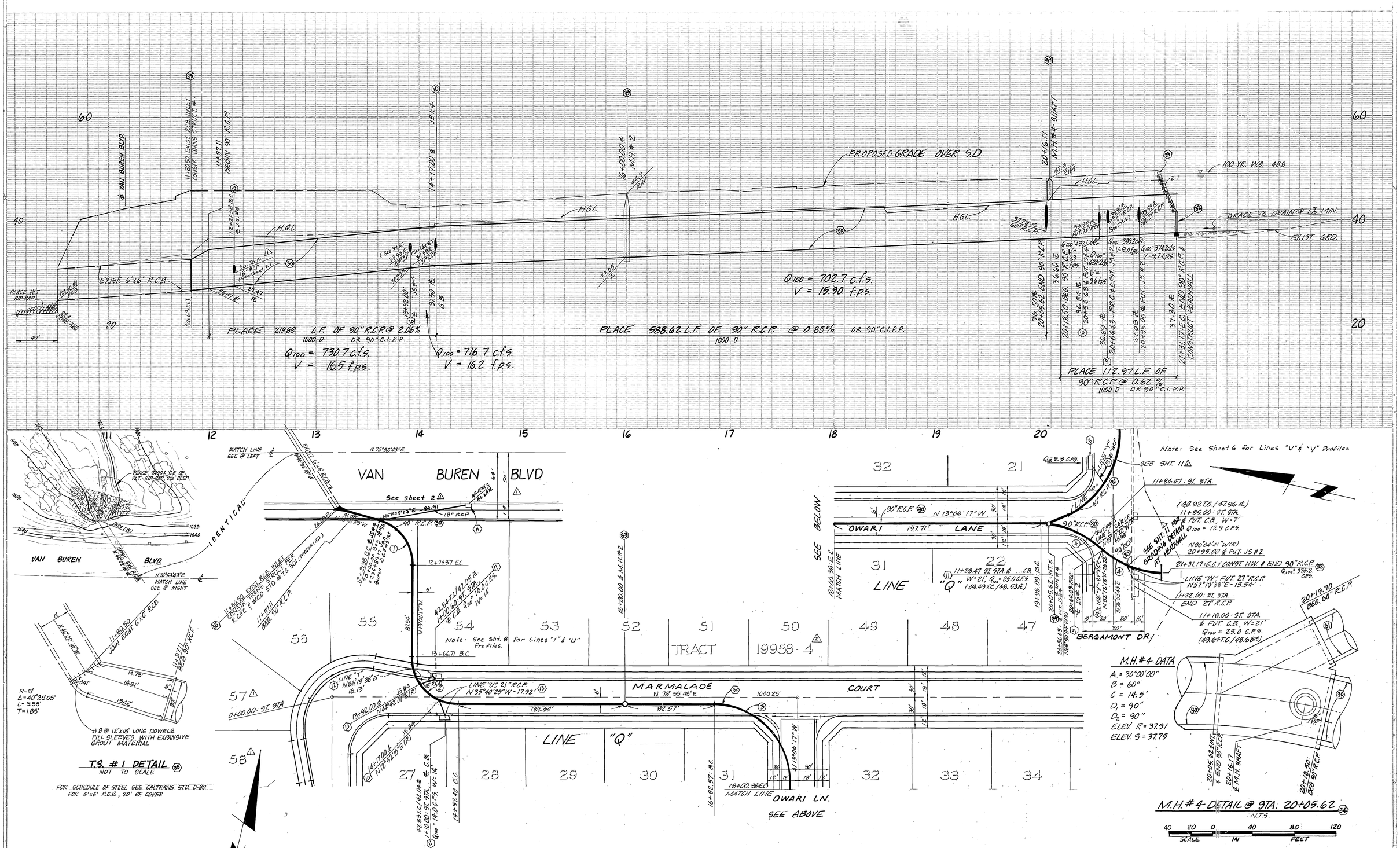
OF 11 SHEETS

R-2820

W.O. F.B. FILE NO. 84-8390

INDEX - C.D.

PC 2098



CURVE DATA				
#	Δ	R	L	T
1	73°35'06"	45.00'	57.79'	33.66'
2	90°00'00"	45.00'	70.69'	45.00'
3	90°00'00"	75.00'	117.81'	75.00'
4	42°21'47"	90.00'	66.54'	34.88'

MARK	REVISIONS	APPR.	DATE
3	REVISED PHASING TO CREATE PHASE 4	LLE	7/9/08
2	REVISED TO FINAL PHASE. 5/2/88	LLE	5/9/88
1	Added 18"S.D. per Sht. 8 & 9. Rev. Phase, 7/22/86 Lot 48 & Lots Owari St. Widths	LLE	8/1/86

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

APPROVED BY: Roger M. Hayden
REGISTERED CIVIL ENGINEER NO. 14312
DATE: 10-18-84

APPROVED BY: John F. Ballmgarten
FOR ROAD COMMISSIONER RIVERSIDE COUNTY, CALIF.
DATE: 1/31/86

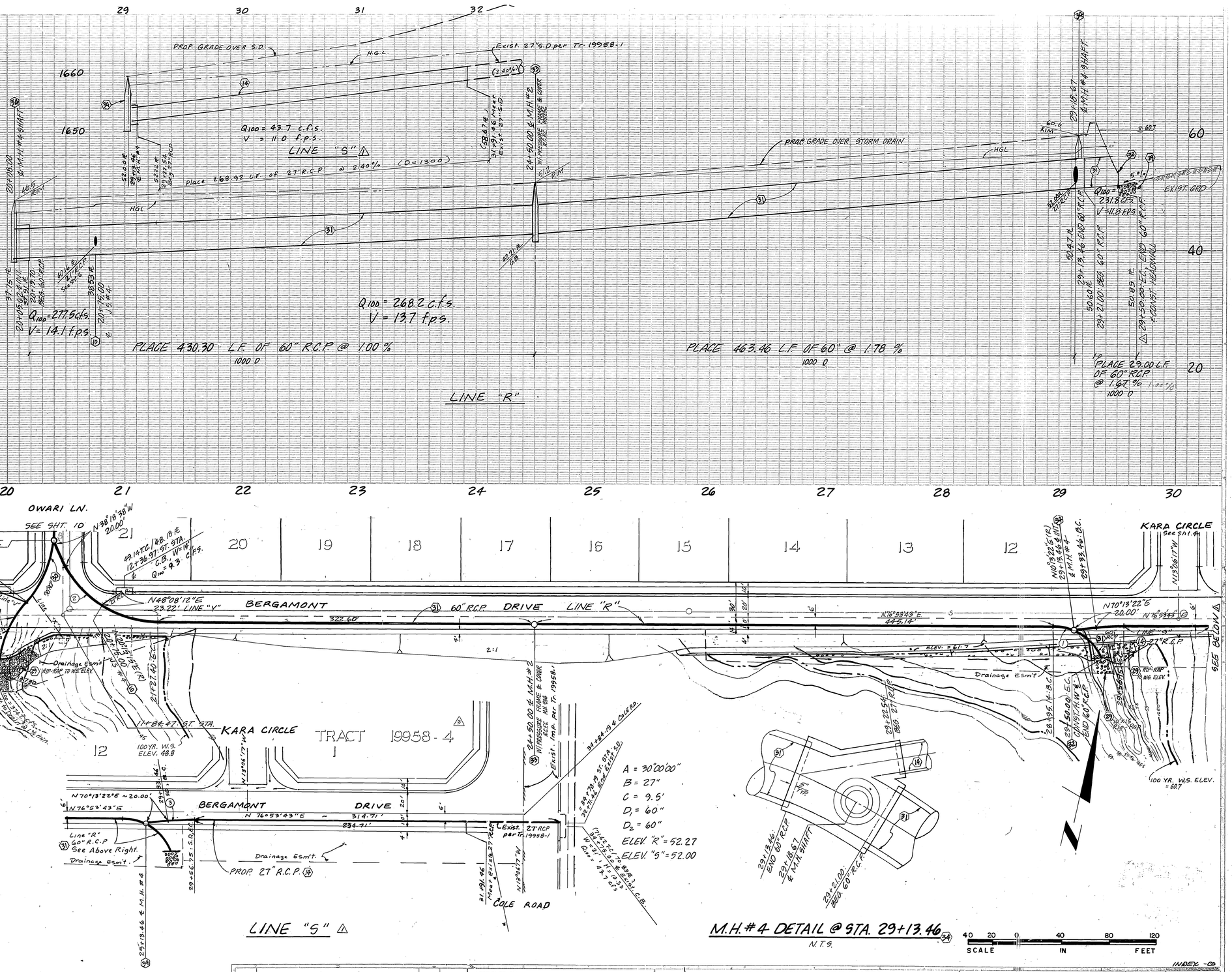
J.F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS ○ SURVEYORS ○ PLANNERS
□ P.O. BOX 493 RIVERSIDE, CA 92502 (714) 686-0844
□ 11200 SO. MT. VERNON AVE., #D COLTON, CA 92324 (714) 825-1082
□ 74-075 EL PASEO, #A-12 ◦ PALM DESERT, CA 92260 (619) 346-5691
□ P.O. BOX 157 TEMECULA, CA 92390 (714) 676-5335

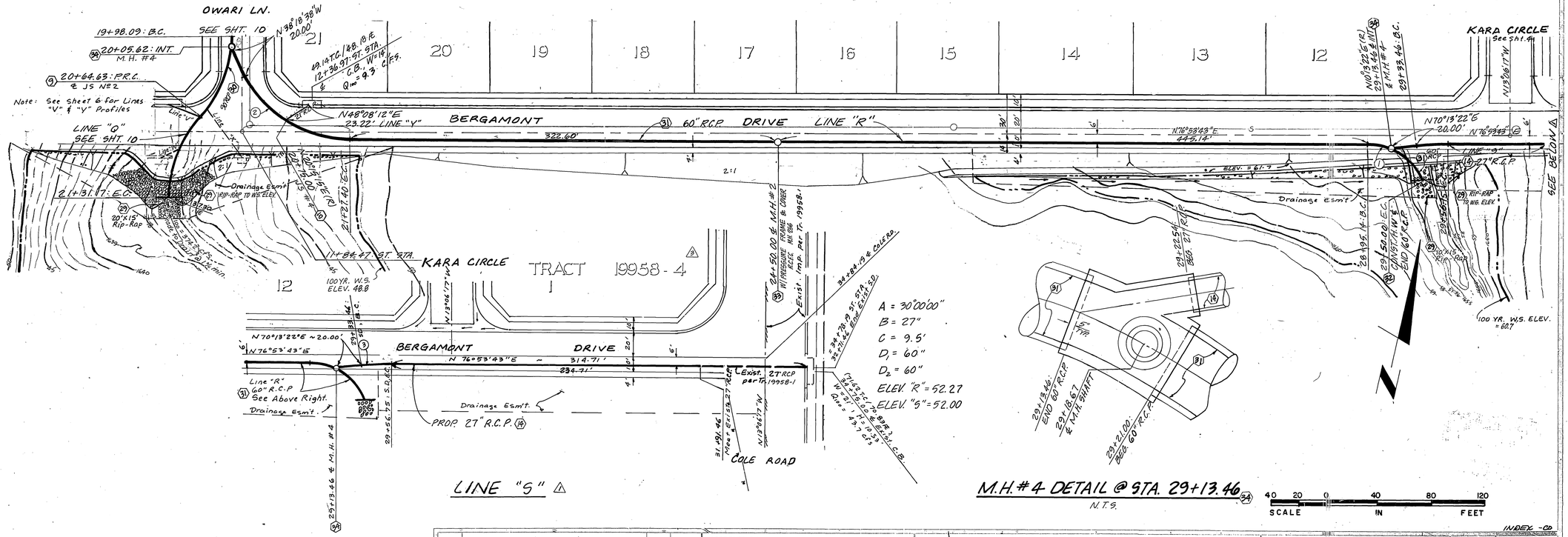
SCALE VERT. 1"=8' HORIZ. 1"=40'
DATE SEPT. 1984
BENCH MARK: SEE SHEET 1

IN THE COUNTY OF RIVERSIDE CALIFORNIA 4 W
TRACT 19958-4
SCHEDULE "A"
STORM DRAIN PLAN & PROFILE
LINE "Q"
SEC. 20 & 29 T. 3 S R. 4 W
FOR S.I.C.
W.O. F.B. FILE NO. 84-8390

10 OF 11 SHEETS
R-2820

PC 2098





CURVE DATA				
#	Δ	R	L	T
1	69°51'00"	45.00'	54.86'	31.42'
2	64°47'39"	90.00'	101.78'	57.11'
3	06°40'21"	200.00'	23.29'	11.66'

MARK	REVISIONS	APPR.	DATE
3	REVISED PHASING TO CREATE PHASE 4 PER	WLL	7/19/88
2	REVISED TO FINAL PHASE, 5/2/88 PER	WLL	5/31/88
1	Rev. Phase 4 Added Line S. 3/28/86 PER	WLL	5/31/88

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

APPROVED BY:
REGISTERED CIVIL ENGINEER NO. 13912 DATE: 10-12-84

APPROVED BY:
FOR BOARD COMMISSIONER RIVERSIDE COUNTY, CALIF. DATE: 1/31/85

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS ○ SURVEYORS ○ PLANNERS
□ P.O. BOX 493 RIVERSIDE, CA 92502 (714) 686-0844
□ 11200 SO. MT. VERNON AVE., #D COLTON, CA 92324 (714) 825-1082
□ 74-075 EL PASEO, #A-12 PALM DESERT, CA 92260 (619) 346-5691
□ P.O. BOX 157 TEMECULA, CA 92390 (714) 676-5335

SCALE HORIZ. 1"=40' VERT. 1"=8'
DATE SEPT. 1984
BENCH MARK: SEE SHEET 1

IN THE COUNTY OF RIVERSIDE CALIFORNIA 4 W
TRACT 19958-4
SCHEDULE "A"
STORM DRAIN PLAN & PROFILE
LINES "R" & "S"
SEC. 20 & 29 T. 3S R. 4 W
FOR S.I.C.
W.O. F.B. FILE NO. 84-8390

11 OF 11 SHEETS
R-2820

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PC 2098