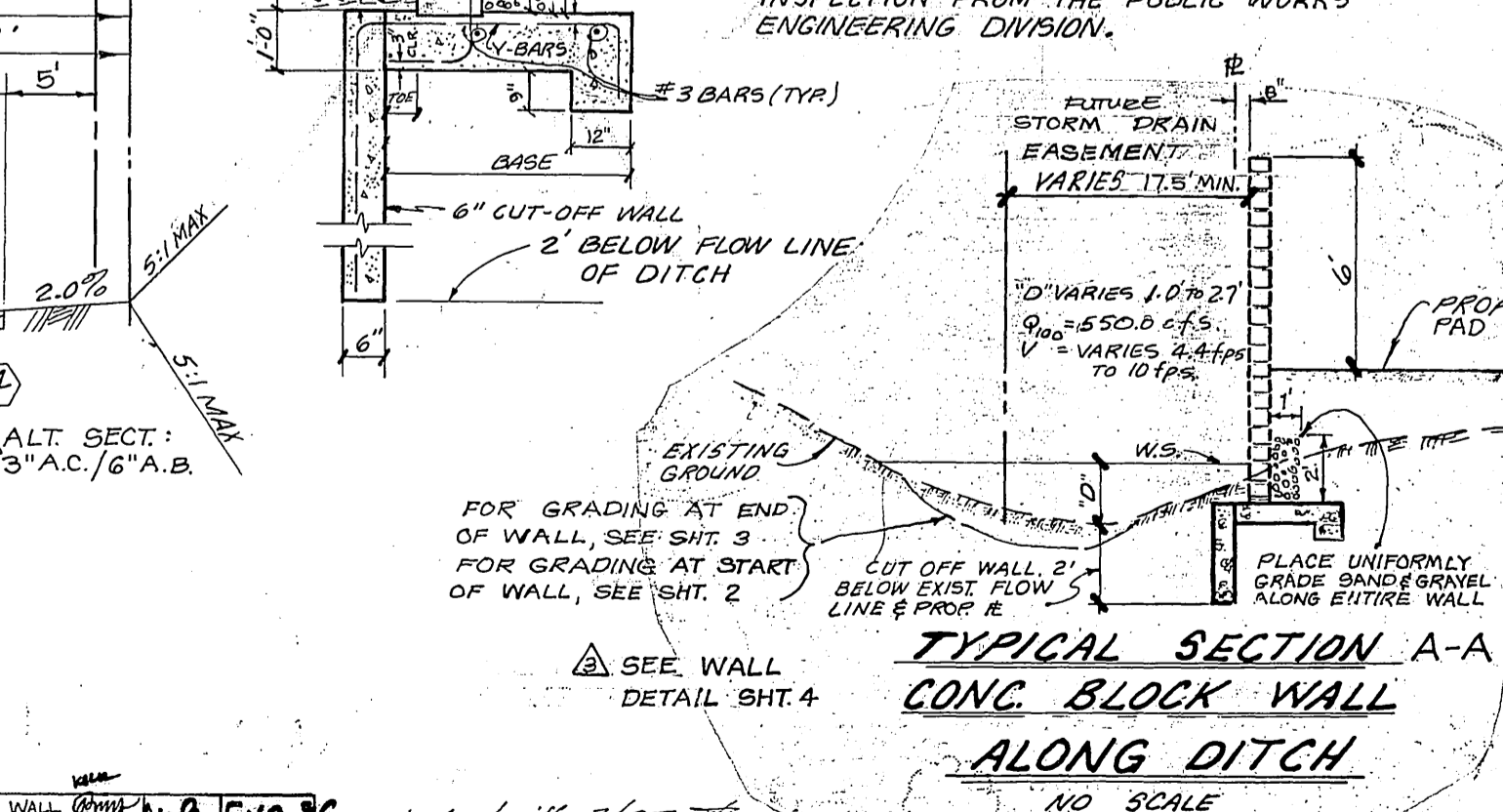
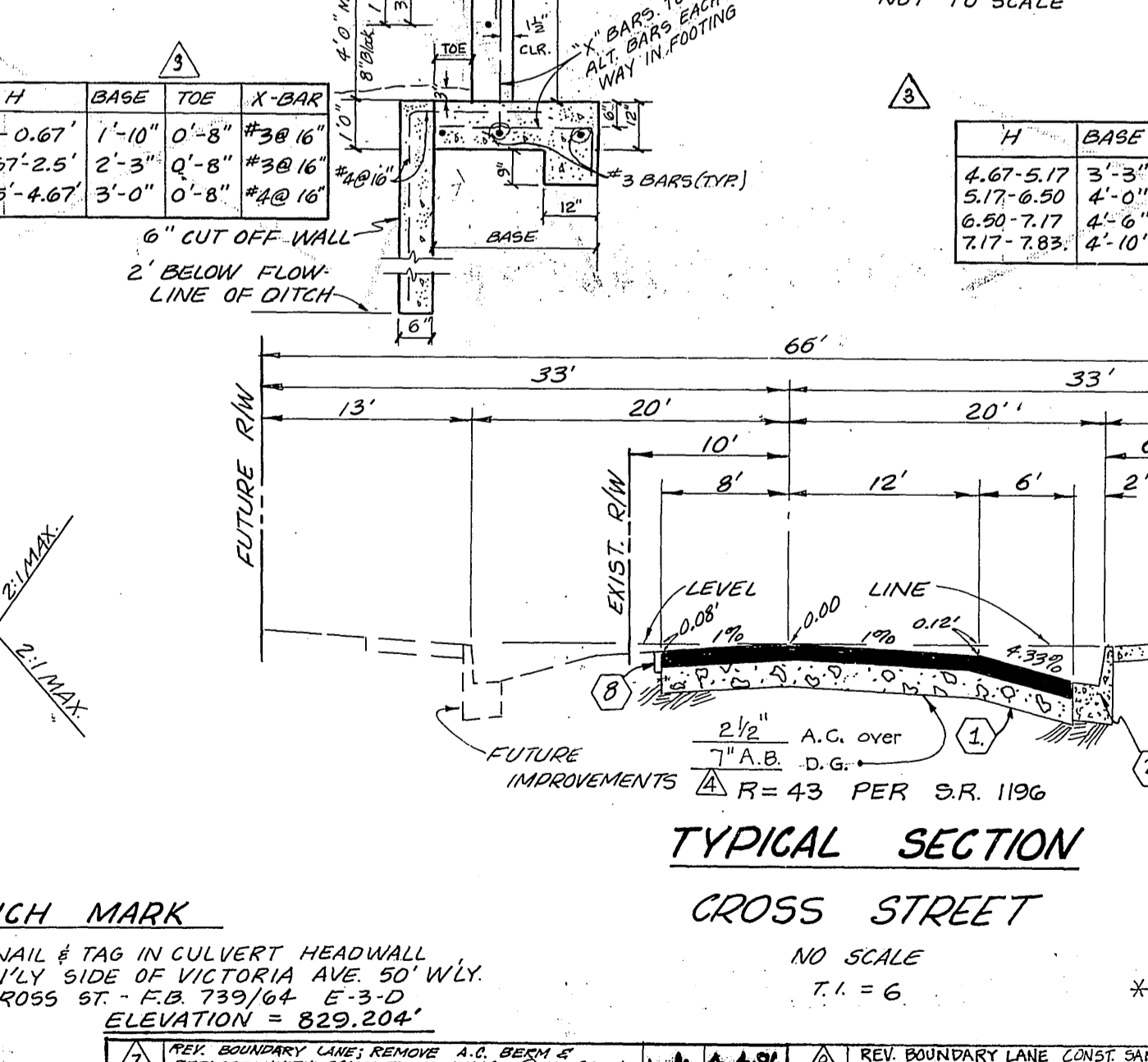
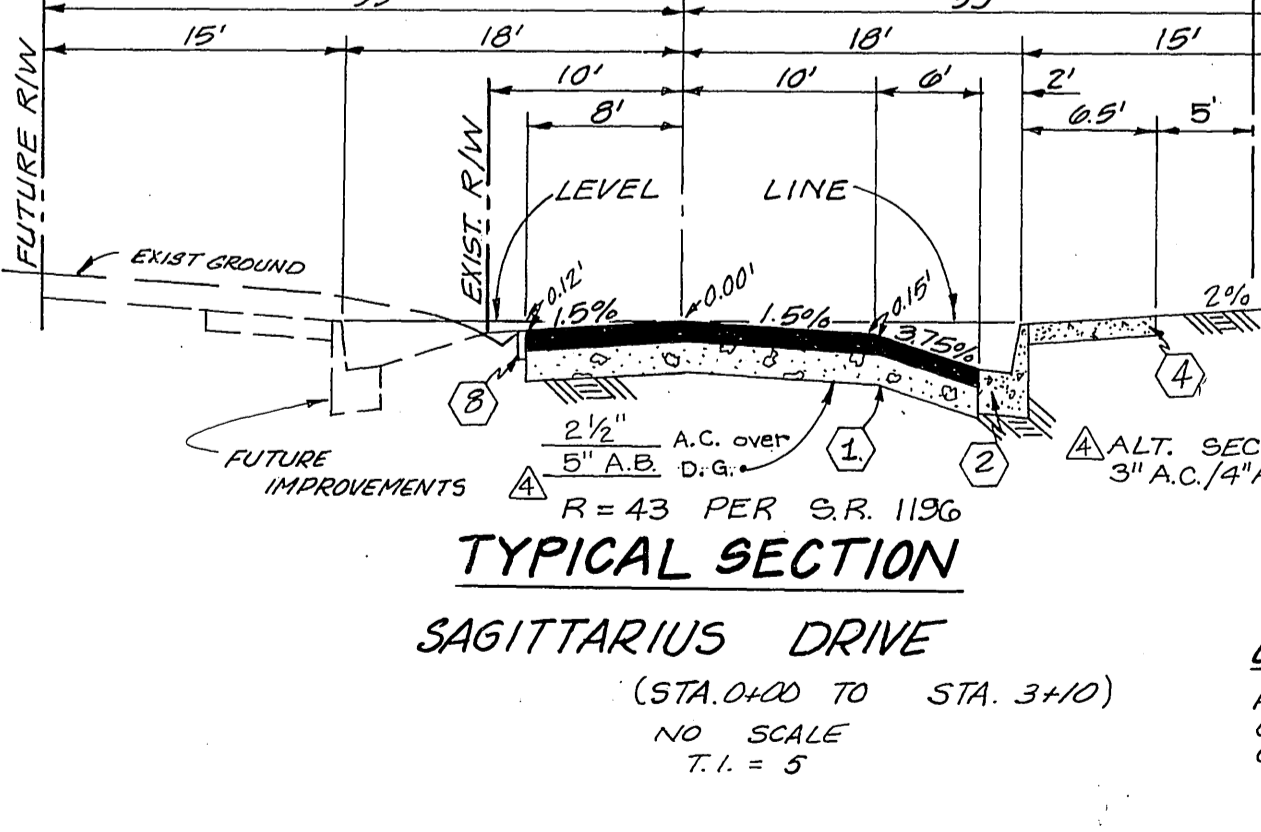
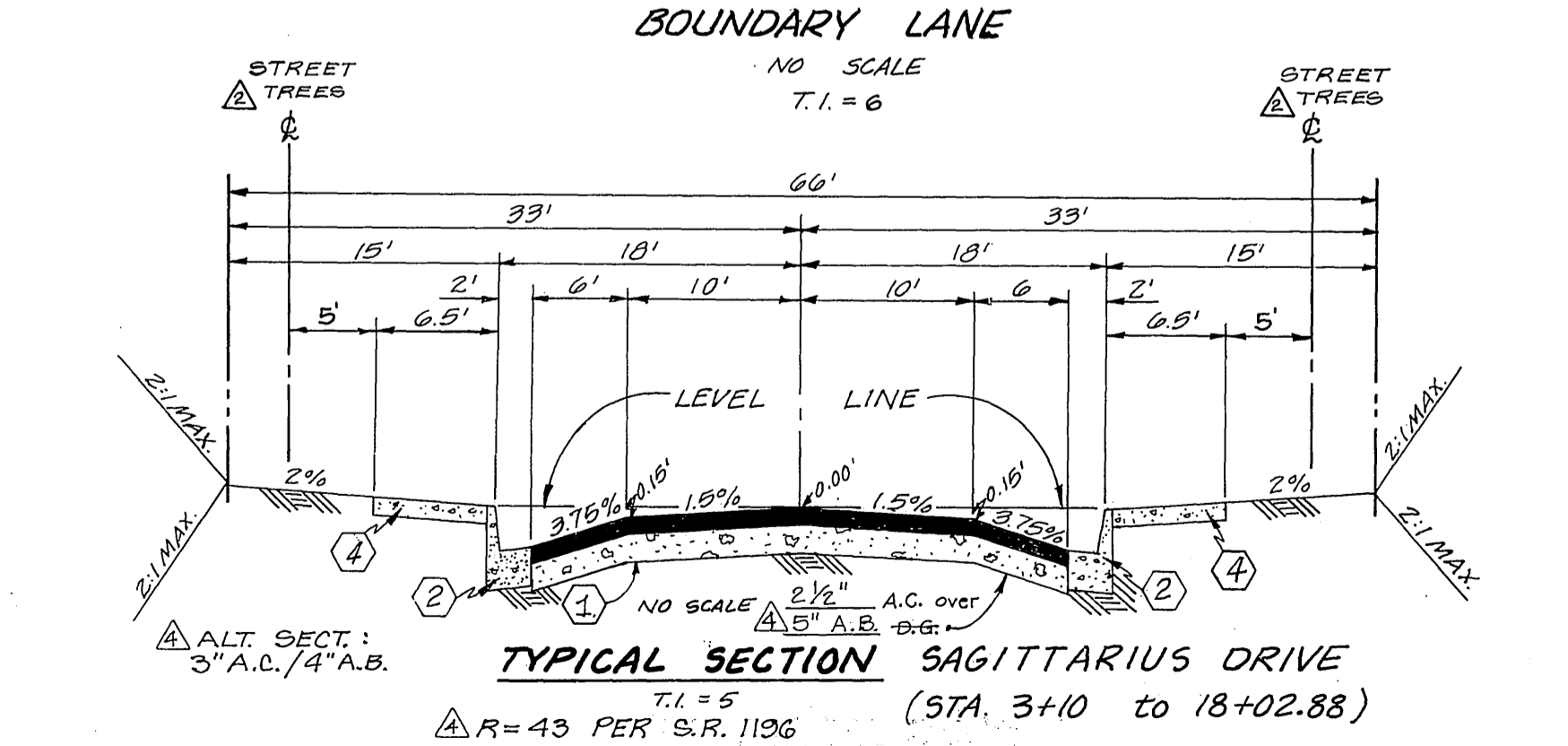
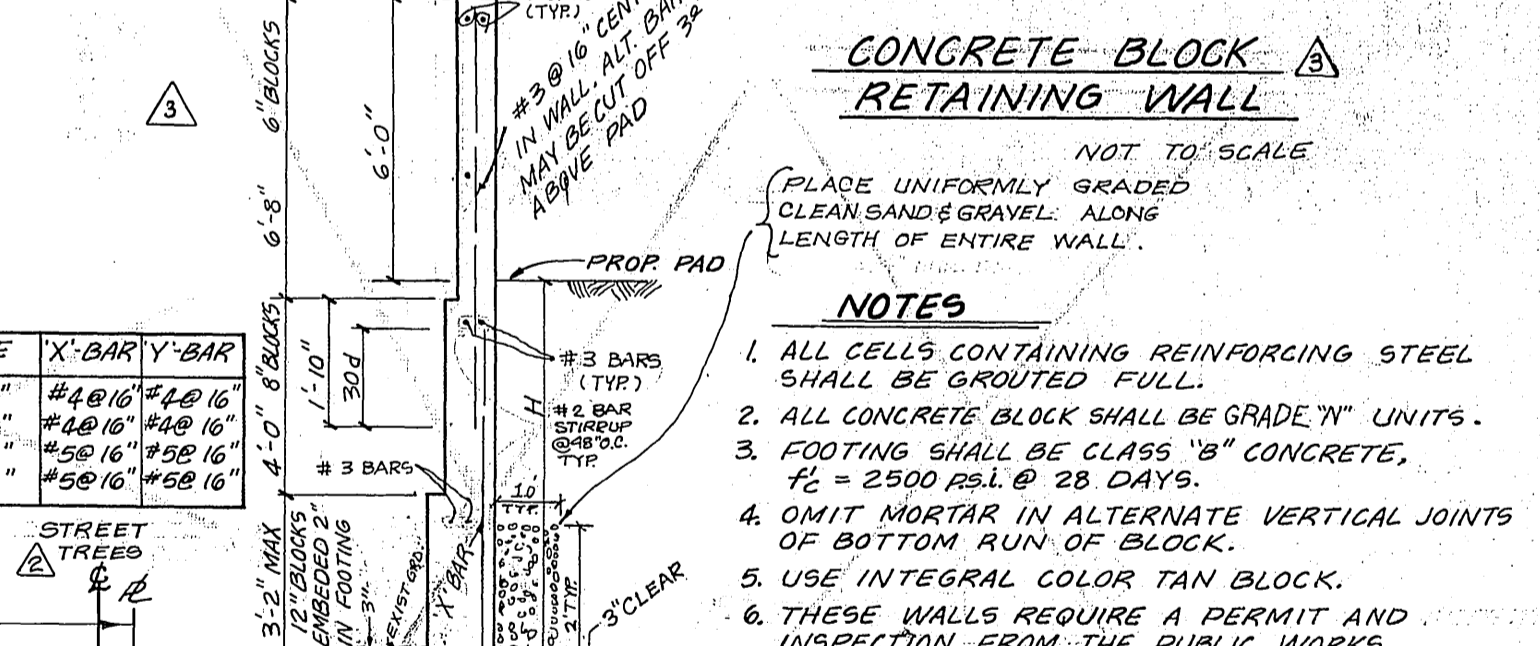
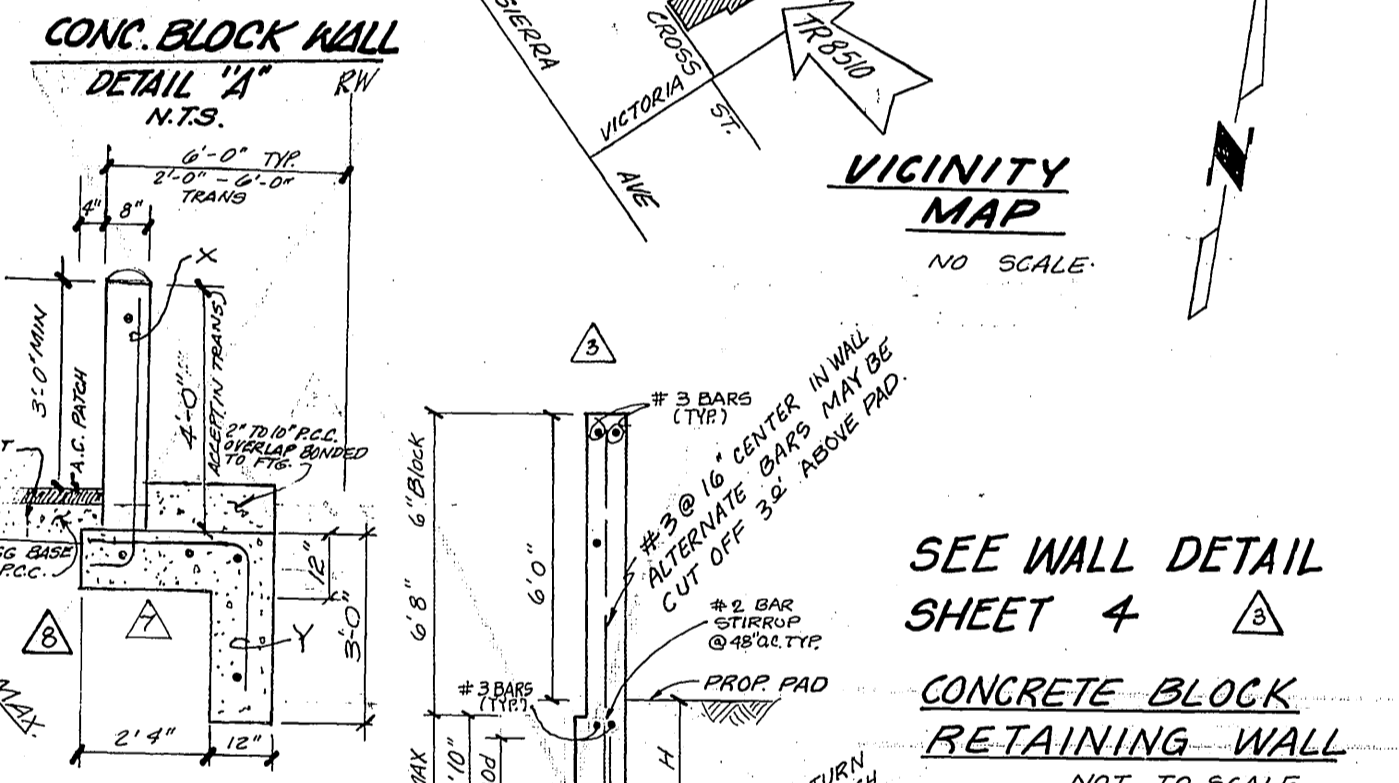
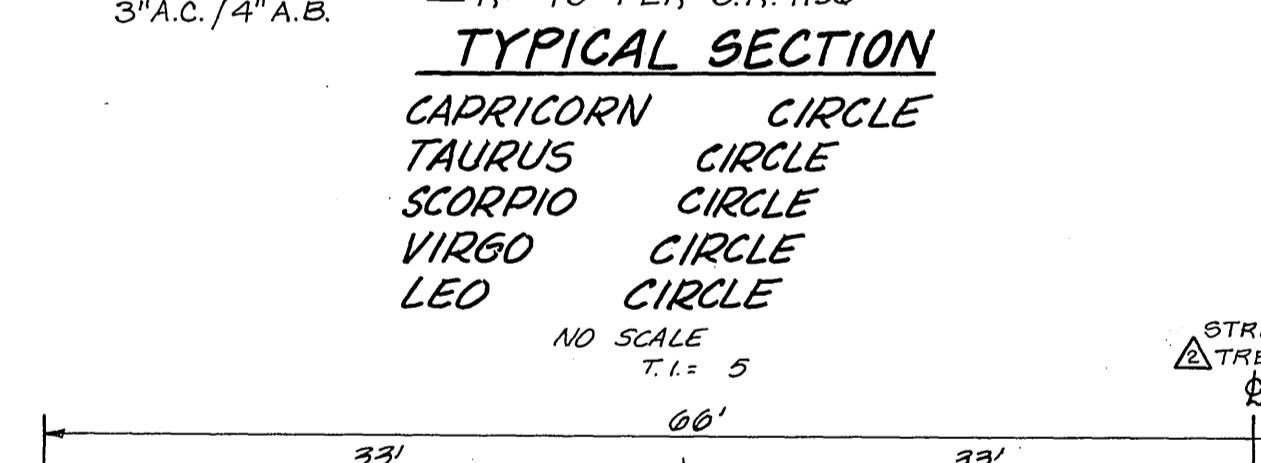
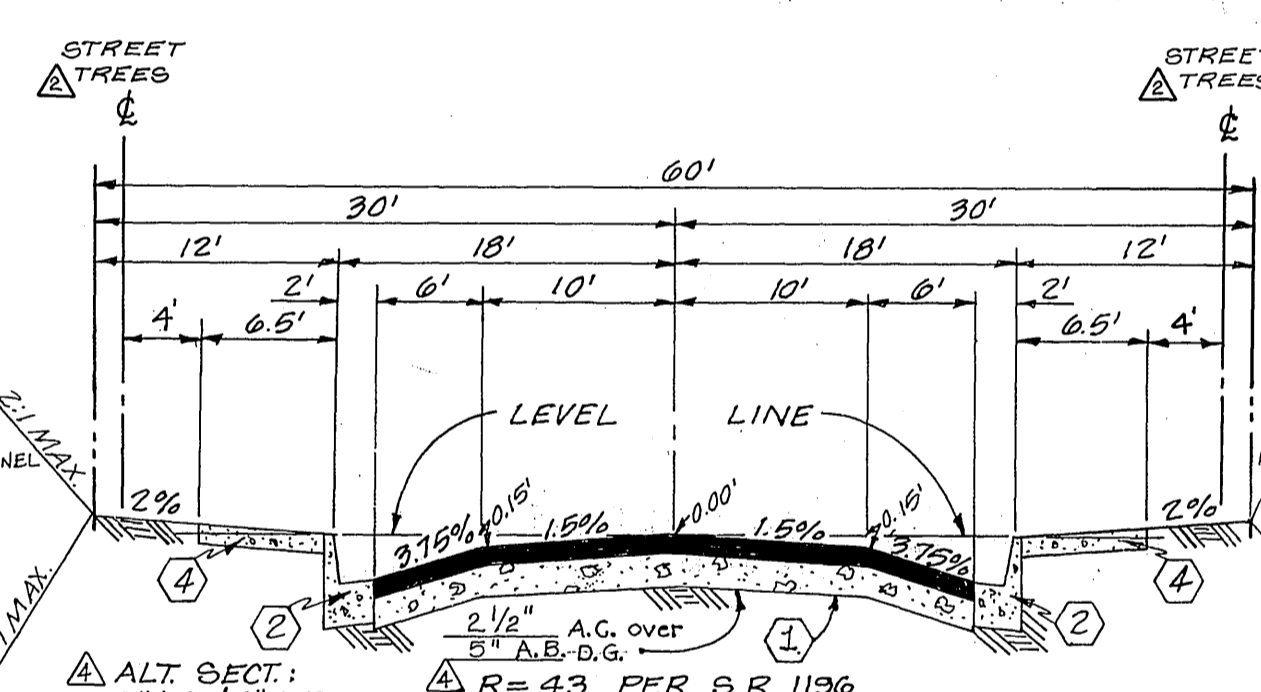
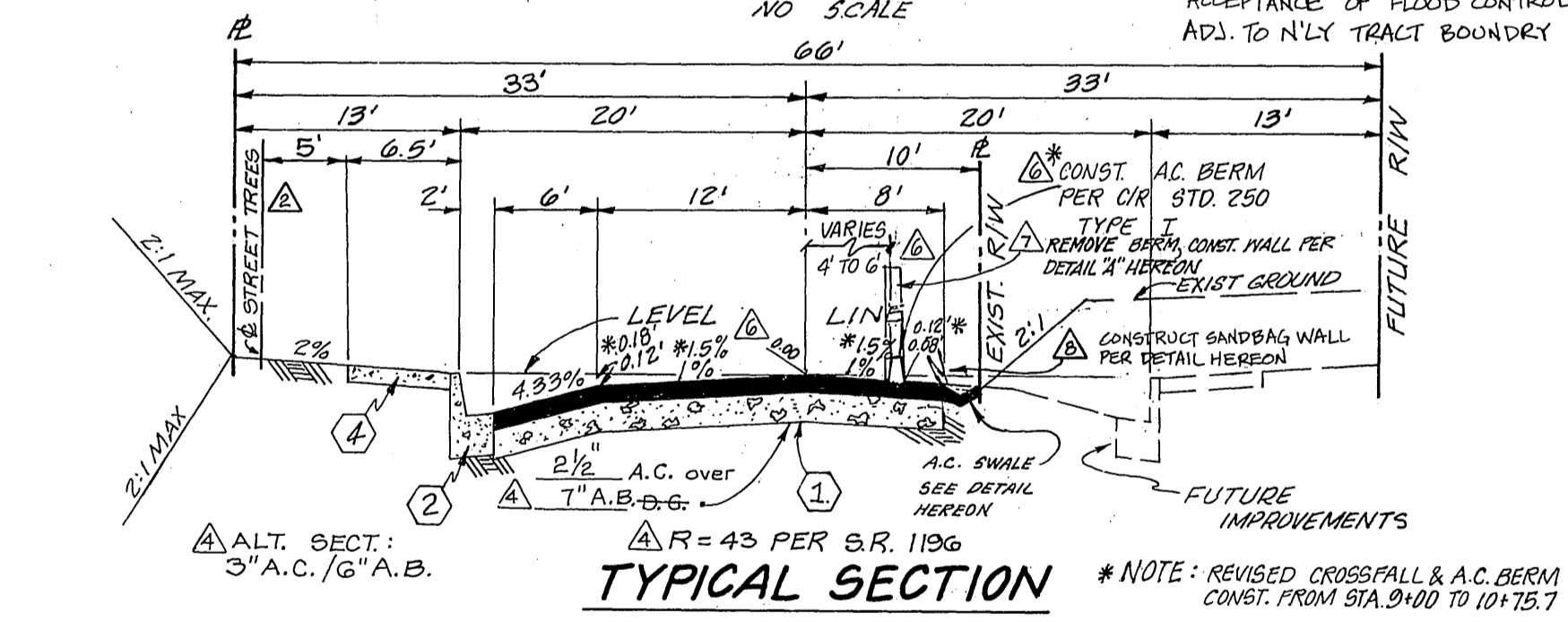
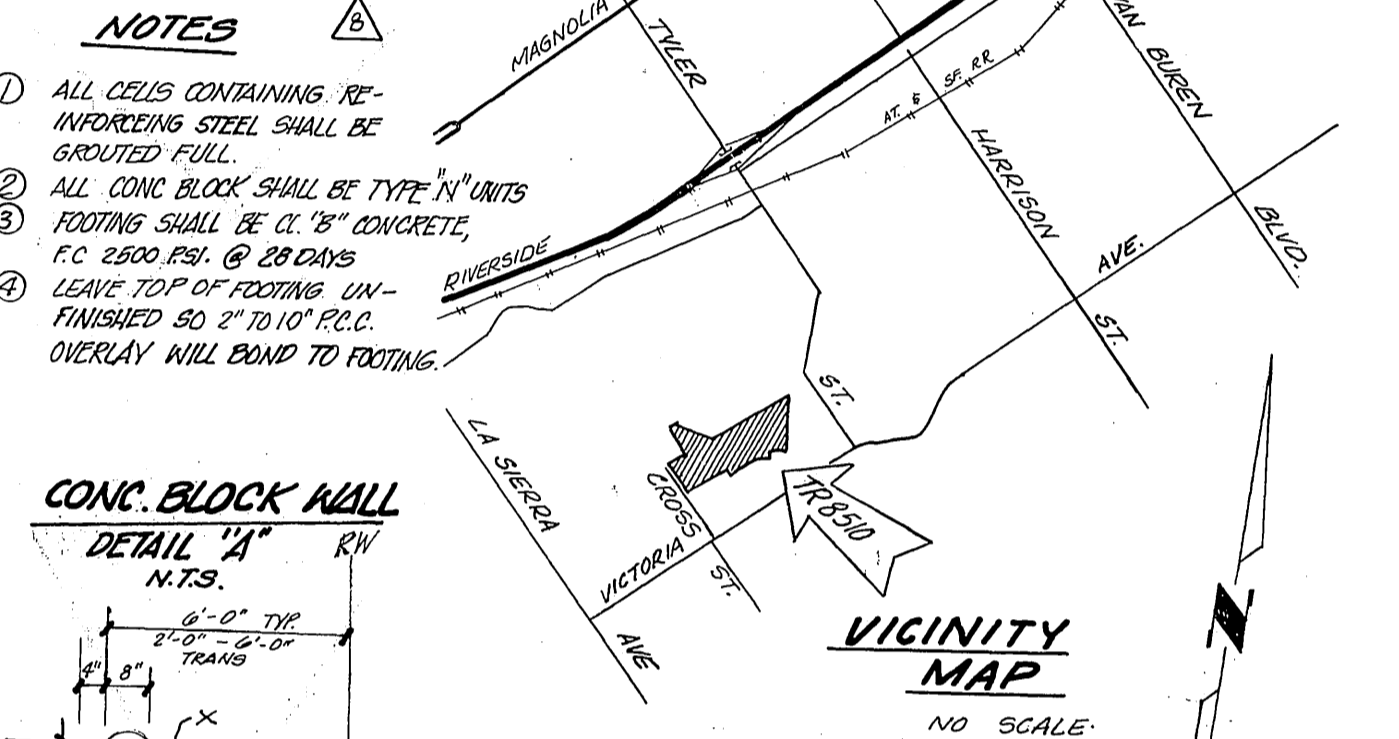
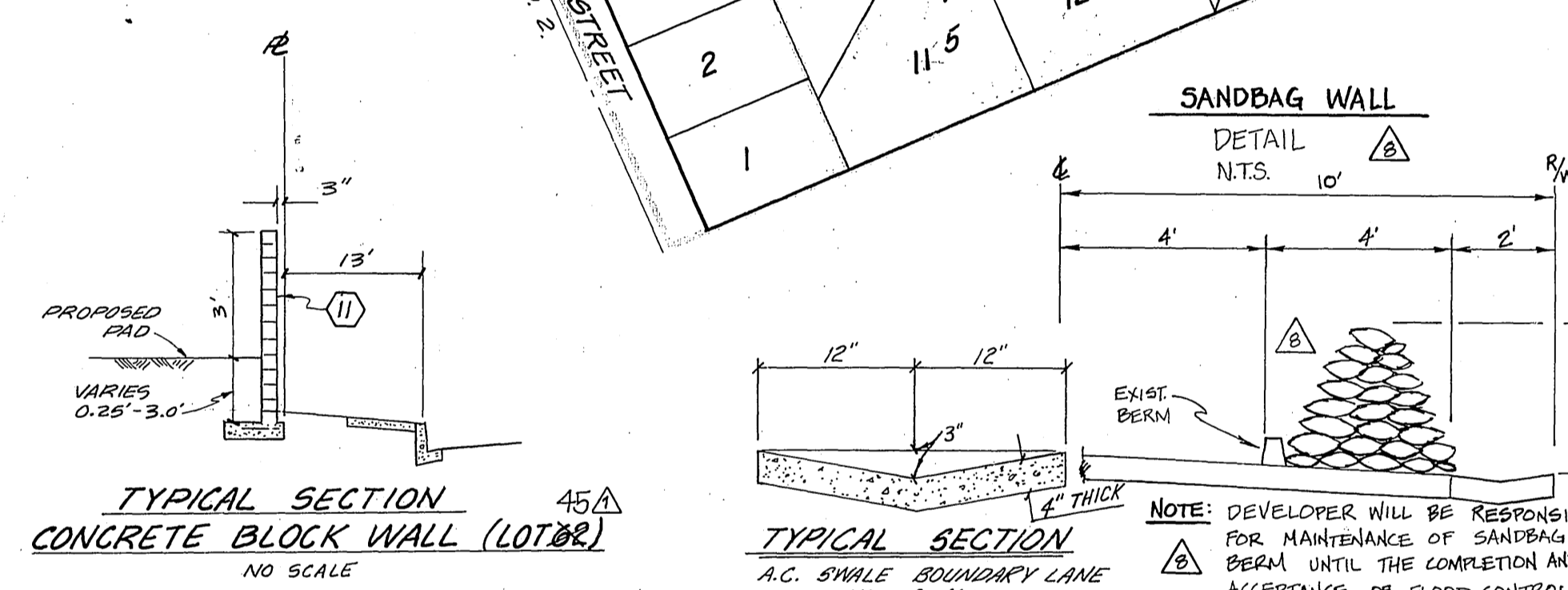


STREET NAME & TRAFFIC SIGN SCHEDULE

A	CROSS ST. SAGITTARIUS DR.	2700
B	CAPRICORN CIRCLE SAGITTARIUS DR.	2700
C	TAURUS CIRCLE SAGITTARIUS DR.	2700
D	SCORPIO CIRCLE SAGITTARIUS DR.	2700
E	VIRGO CIRCLE SAGITTARIUS DR.	2700
F	LEO CIRCLE SAGITTARIUS DR.	2700
G	BOUNDARY LANE SAGITTARIUS DR.	2700
H	W-53 (NOT A THROUGH STREET) 24" x 24"	
I	R-1 (STOP SIGN) 30" OCTAGON	

- 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 AT NO COST TO THE CITY.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE, DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979 EDITION.
 - PRIME COAT, SEAL COAT, AND PAINT BINDER ARE REQUIRED.
 - CURB AND GUTTER SHALL BE STAKED WITH 3.0 FOOT OFF-SETS AT 25.00 FOOT INTERVALS.
 - 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.
 - TRAFFIC CONTROL SIGNS SHALL BE IN PLACE PRIOR TO OPENING THE STREETS TO TRAFFIC.
 - DRIVEWAY APPROACHES SHALL BE CONSTRUCTED PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION AS APPROVED BY THE CITY TRAFFIC ENGINEER.
 - 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 BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
 - SEE "STREET LIGHTING PLAN" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
 - 4" x 4" BLOCKOUTS FOR MAIL BOXES REQUIRED IN CURB SIDEWALK.
 - TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION. ENGINEER ESTIMATES OVERLAY TO BE ZERO TONS.
 - 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 AS A RESULT OF ERROR OR OMISSIONS, THE PRIVATE ENGINEER SIGNING THESE PLANS SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
 - ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

- CONSTRUCTION NOTES:
- Construct A.C. Paving over D.G. Base per typical section.
 - Construct curb and gutter, per Standard Drawing 200 (Type 1) 6" C.F.
 - Construct manhole Type EZ per Standard Drawing 431.
 - Construct curb sidewalk per Standard Drawing 325.
 - Construct wheelchair ramps per Standard Drawing 304.
 - Construct cross gutter per Standard Drawing 220.
 - Construct barricade per Standard Drawing 180, plus Type N red reflector.
 - Place 2"x4" redwood header.
 - Adjust existing manhole rim elevation to proposed grade.
 - Construct catch basin per Standard Drawing 405.
 - Construct concrete block wall per Standard Drawing 707, and per detail shown hereon. Use 8-inch block.
 - Existing trees & shrubs to be removed.
 - PLANT STREET TREES PER CITY OF RIVERSIDE PARKS & RECREATION DEPT. STANDARDS.



PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS

Approved by: *Max Sloan* RCE 10354 11-8-79

BERRYMAN & STEPHENSON INC. date

ZODIAC DRIVE (STA. 7+68.60 TO 11+9)

TYPICAL SECTION FOR STREET TREES & SIDEWALK NLY SIDE

SOUTHERN CALIFORNIA GAS CO.

Approved by: *J. B. Larson* 9/19/79

date

J. F. DAVIDSON ASSOCIATES

CIVIL ENGINEERS - SURVEYORS - PLANNERS

RIVERSIDE, CALIFORNIA

APPROVED BY: *John W. Canty* DATE: 9/27/79

R.E. No. 17350

W.O. 5159 FOR PAGESetter F.B.

REVISIONS

1	REV. BOUNDARY LANE REMOVE A.C. BERM & REPLACE WITH CONG. BLOCK WALL. CONST. SANDBAG WALL ADJ. TO ELIST. A.C. BERM.	9/19/79
2	REV. BOUNDARY LANE CONST. SANDBAG WALL ADJ. TO ELIST. A.C. BERM.	10/10/79
3	REV. BOUNDARY LANE CONST. SANDBAG WALL ADJ. TO ELIST. A.C. BERM.	10/10/79
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CITY OF RIVERSIDE, CALIFORNIA

DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *John W. Canty* DATE: 9/27/79

OFFICE ENGINEER

TRAFFIC DIVISION

DATE: 12/5/79

STREET PLAN

TRACT 8510-1E-4

TITLE SHEET

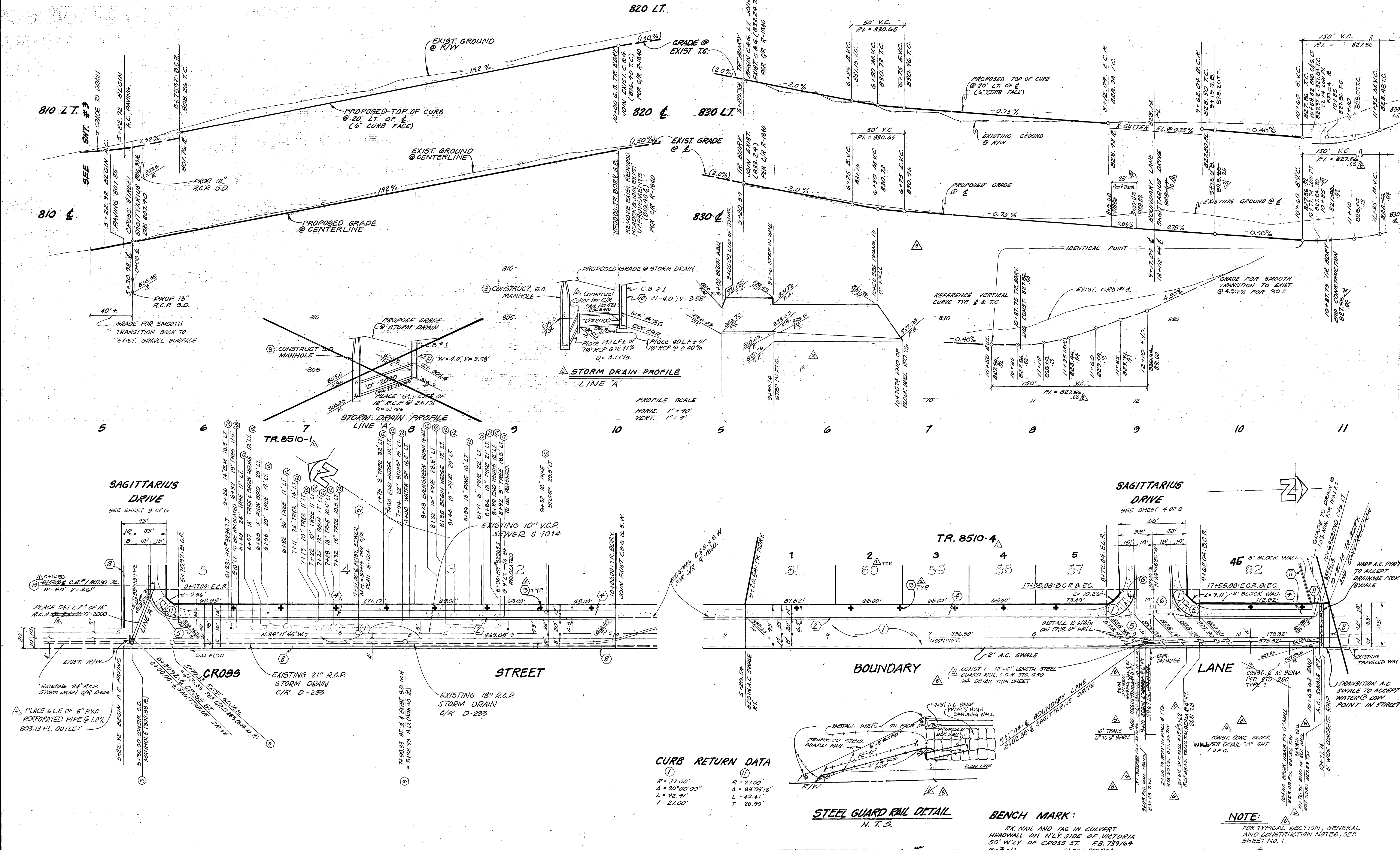
R-2220

SHEET 1 OF 6

HORIZ. SCALE: 1" = 100'

VERT. SCALE: 1" = 10'

FILE NO. 5570



PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS
 BY *Max Splan* RCE 10334 11-2-79
 BEARMAN & STEPHENSON INC. DATE

CITY OF RIVERSIDE
 PUBLIC UTILITIES
 ELECTRICAL DIVISION
R. Splan 10-31-79
 CHIEF UTILITIES ENGINEER, ELECTRICAL DATE

SOUTHERN CALIFORNIA GAS CO.
 Approved by: *W. L. ...* 9/19/79
 date

J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 RIVERSIDE, CALIFORNIA
 APPROVED BY: *J. F. Davidson* DATE 9/21/79
 REG. NO. 17350

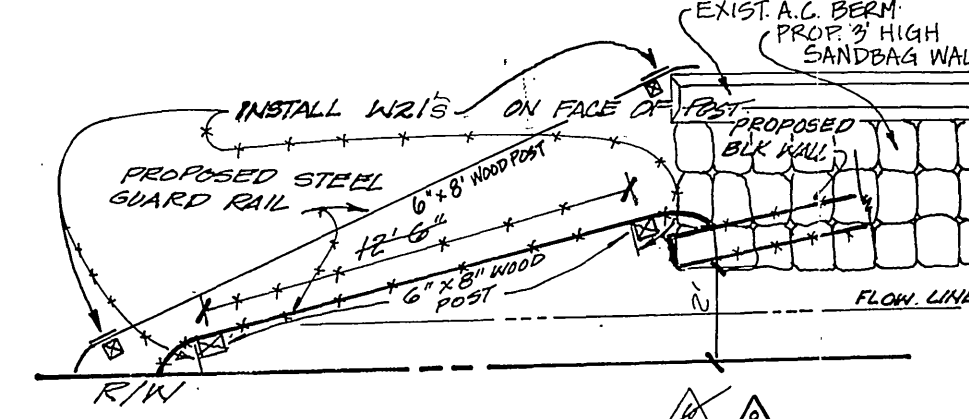
REV. BOUNDARY LANE SLOPE SANDBAR WALL	5/19/80
ADD. CONC. CURB WALL IN L.V. OF CURB	11/10/78
ADD. CONC. CURB WALL IN L.V. OF CURB	11/10/78
ADD. CONC. CURB WALL IN L.V. OF CURB	11/10/78
ADD. CONC. CURB WALL IN L.V. OF CURB	11/10/78
ADD. CONC. CURB WALL IN L.V. OF CURB	11/10/78

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *...* DATE 12/13/79
 CHIEF P. W. ENGR.

STREET PLAN & PROFILE
 TRACT 8510-1 & 8510-4
 CROSS STREET
 BOUNDARY LANE
 SHEET 2 OF 6
 HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

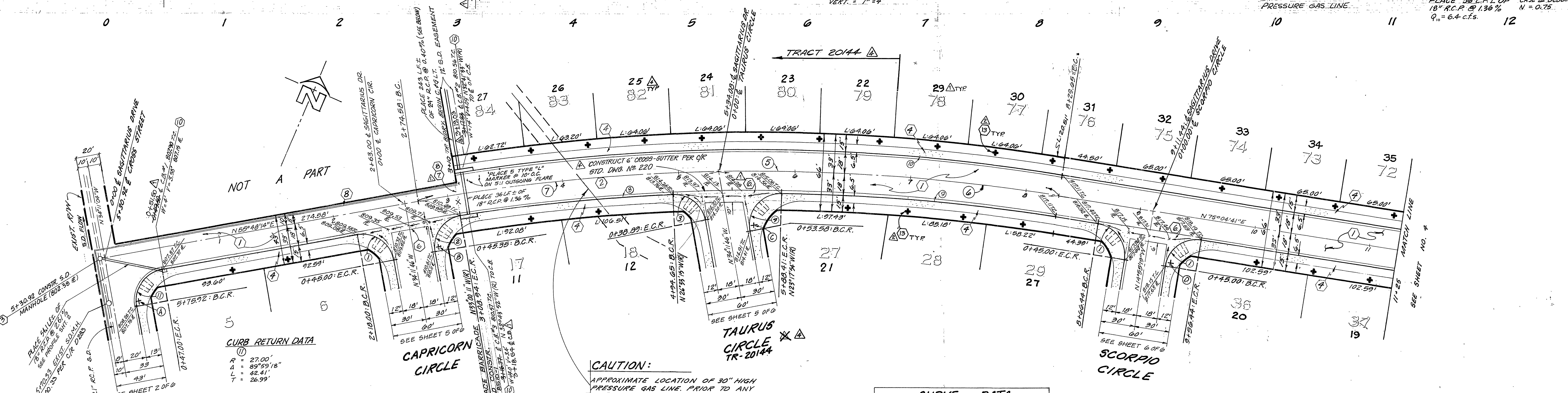
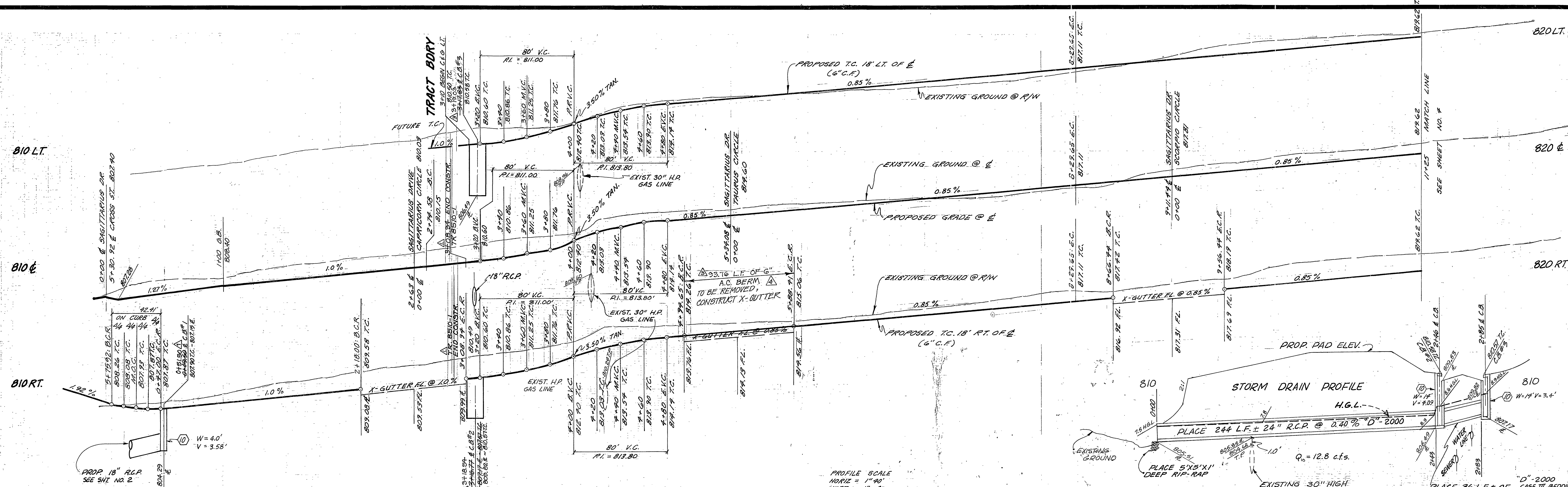
CURB RETURN DATA

1	2
R = 27.00'	R = 27.00'
Δ = 90°00'00"	Δ = 89°59'18"
L = 92.41'	L = 42.41'
T = 27.00'	T = 26.99'



BENCH MARK:
 RK NAIL AND TAG IN CULVERT
 HEADWALL ON NLY. SIDE OF VICTORIA
 50' WLY. OF CROSS ST. F.B. 739164
 E-3-D ELEV. = 829.204

NOTE:
 FOR TYPICAL SECTION, GENERAL
 AND CONSTRUCTION NOTES, SEE
 SHEET NO. 1.



STORM DRAIN PLAN
(SEE PROFILE UPPER RIGHT)

SOUTHERN CALIFORNIA GAS CO.
Approved by: *[Signature]* 9/18/79 date

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY: *[Signature]* DATE: 9/17/79
R.E. No. 17530

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]* DATE: 12/3/79
PRINCIPAL ENGINEER: *[Signature]*
PARK DEPARTMENT: *[Signature]*
TRAFFIC DIVISION: *[Signature]*
CHIEF P. W. ENGR. DATE: 12/3/79

STREET PLAN & PROFILE
TRACT 8510-1 & 8510-4
SAGITTARIUS DRIVE
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

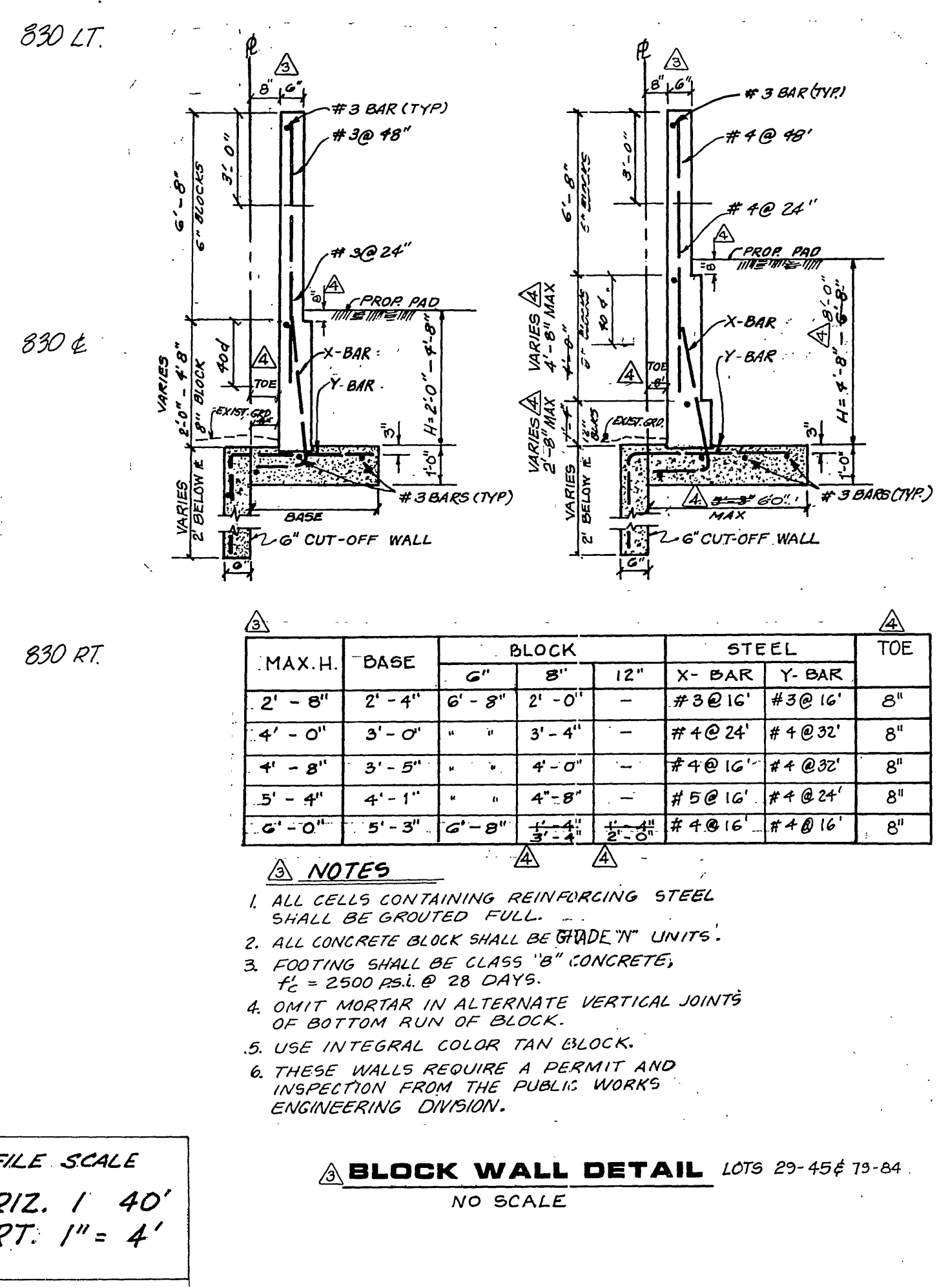
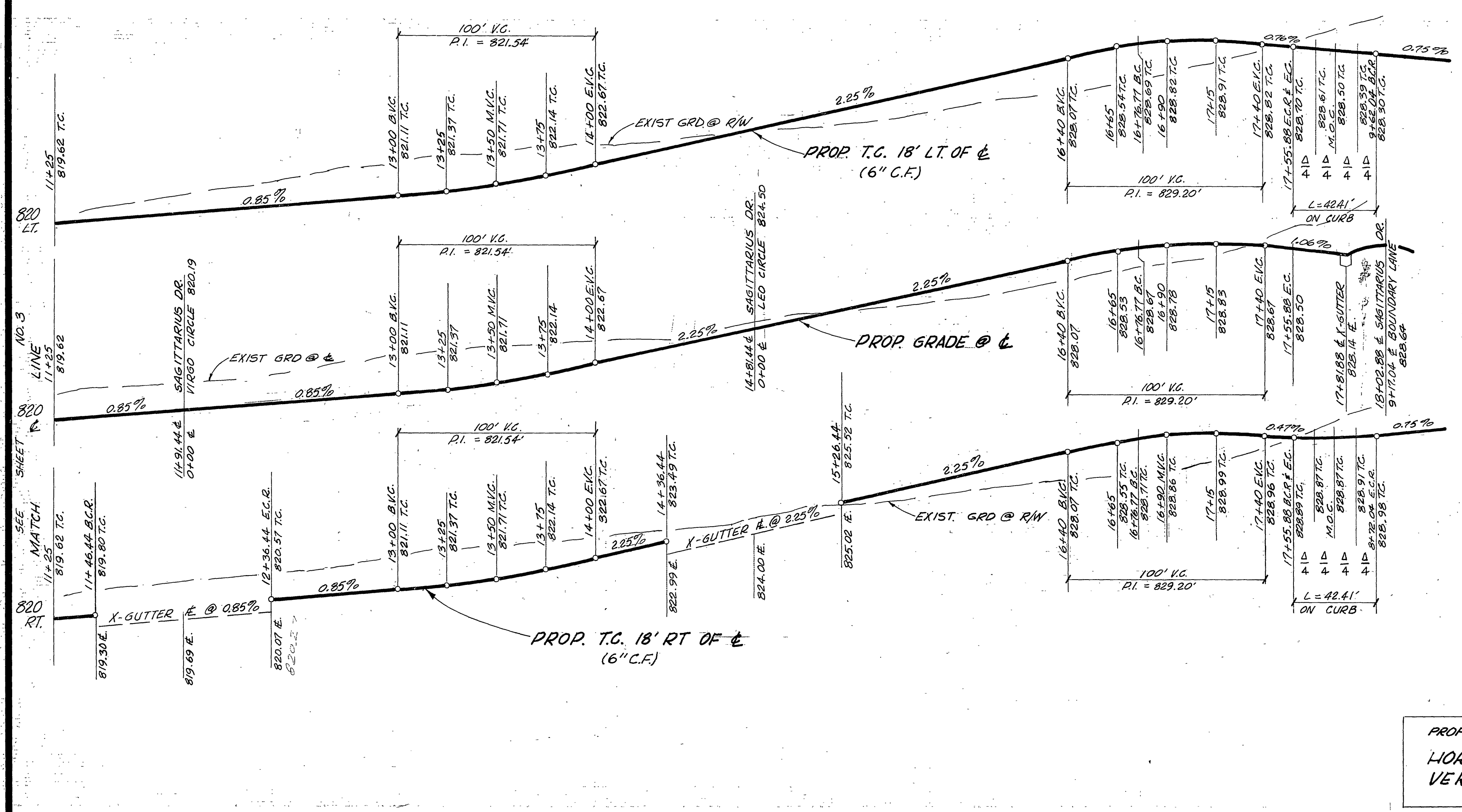
CURVE DATA

Δ	R	L	T
① 90°00'00"	2700'	4241'	2700'
② 91°11'36"	2700'	42.97'	27.57'
③ 82°21'31"	2700'	38.81'	23.62'
④ 100°53'50"	2700'	47.55'	32.29'
⑤ 19°16'27"	16500'	555.06'	280.18'
⑥ 10°15'48"	16500'	295.96'	
⑦ 09°20'39"	16500'	269.00'	
⑧ 08°26'55"	1632.00'	183.08'	91.94'
⑨ 08°22'37"	1632.00'	236.61'	119.52'
⑩ 16°28'33"	1668.00'	479.65'	291.50'

BENCH MARK:
R.K. NAIL AND TAG IN CULVERT HEADWALL ON N.W. SIDE OF VICTORIA 50' WLY OF CROSS ST. F.B. 739/64
E-3-D ELEV. = 829.204

NOTE:
FOR TYPICAL SECTION, GENERAL AND CONSTRUCTION NOTES, SEE SHEET NO. 1

PROJECT NO. R-2220
SHEET 3 OF 6
FILE NO. 5570



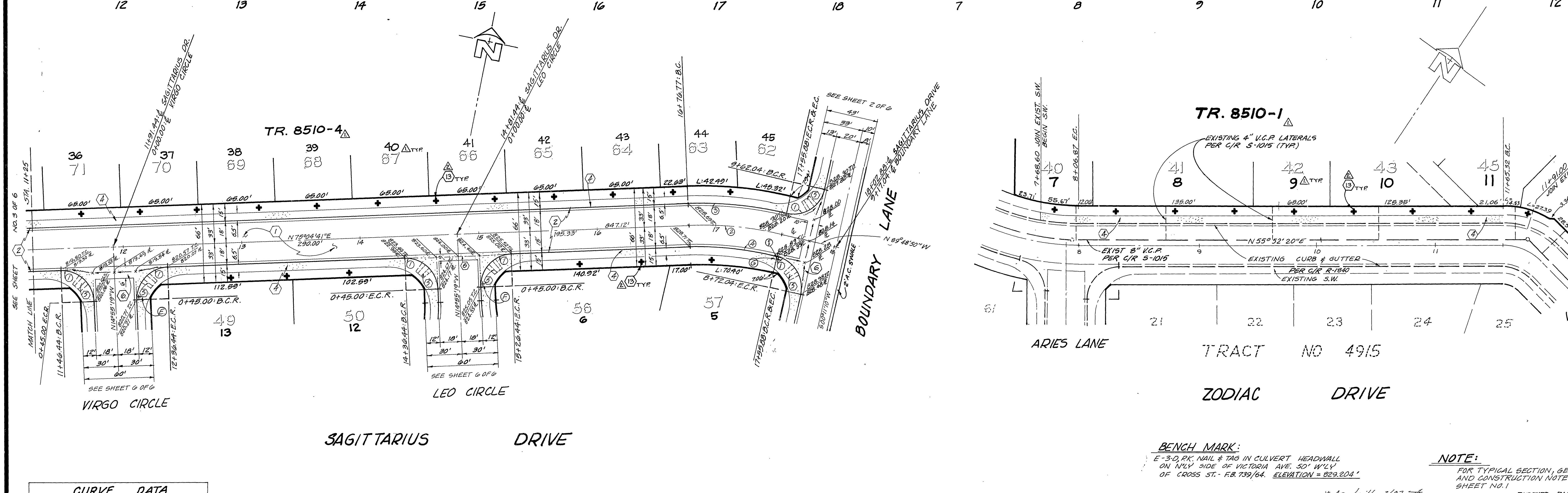
TREE PLANTING NOTES

- All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
- Contact the Park Projects Inspector a minimum of 48-hours in advance at 797-7223 to schedule inspections. Inspections shall be required: 2) 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 specific work has been completed for start of maintenance, and 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).
- The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
- Street Tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Req.
a. Boundary Lane	Liquidambar styraciflua/ American Sweet Gum	15 Gal.	50'	8
b. Sagittarius Drive	Cinnamomum camphora/ Camphor Tree	15 Gal.	50'	46
c. Capricorn Circle	Cinnamomum camphora/ Camphor Tree	15 Gal.	50'	13
d. Taurus Circle	Cinnamomum camphora/ Camphor Tree	15 Gal.	50'	12
e. Scorpio Circle	Cinnamomum camphora/ Camphor Tree	15 Gal.	50'	9
f. Virgo Circle	Cinnamomum camphora/ Camphor Tree	15 Gal.	50'	7
g. Leo Circle	Cinnamomum camphora/ Camphor Tree	15 Gal.	50'	6
h. Cross Street	Lagerstroemia indica/ Crape Myrtle	15 Gal.	50'	8
i. Zodiac Drive	Lagerstroemia indica/ Crape Myrtle	15 Gal.	50'	9

RETAINING WALL DIMENSIONS

MAX. H.	BASE	BLOCK			STEEL		TOE
		6"	8"	12"	X-BAR	Y-BAR	
6'-8"	5'-6"	6" x 8"	4'-0"	2'-0"	#4 @ 16"	#4 @ 16"	1'-0"
7'-4"	5'-8"	6" x 8"	4'-8"	2'-0"	#5 @ 16"	#4 @ 16"	1'-3"
8'-0"	6'-0"	6" x 8"	4'-8"	2'-8"	#5 @ 16"	#4 @ 16"	1'-6"



CURVE DATA

Δ	R	L	T
① 90°00'00"	27.00'	42.41'	27.00'
② 15°06'29"	300.00'	79.11'	39.78'
③ 15°06'29"	318.00'	83.85'	42.17'
④ 15°06'29"	282.00'	74.36'	37.40'

PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS
Approved by: *Mary Ellen RCF 10354* 11-8-79
BERRYMAN & STEPHENSON INC. date

SOUTHERN CALIFORNIA GAS CO.
Approved by: *J.B. Carson* 9/19/79
R.E. No. 17550

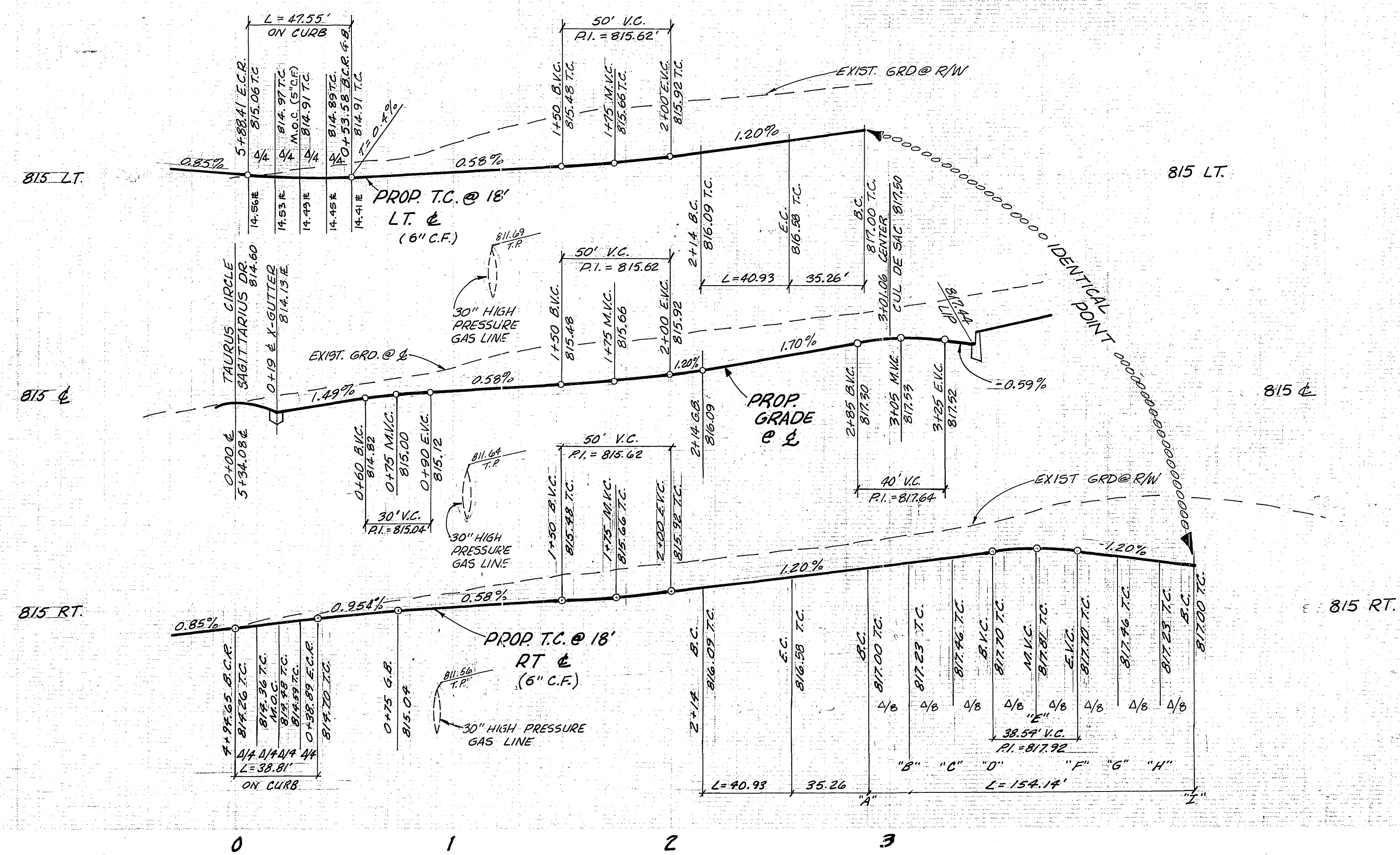
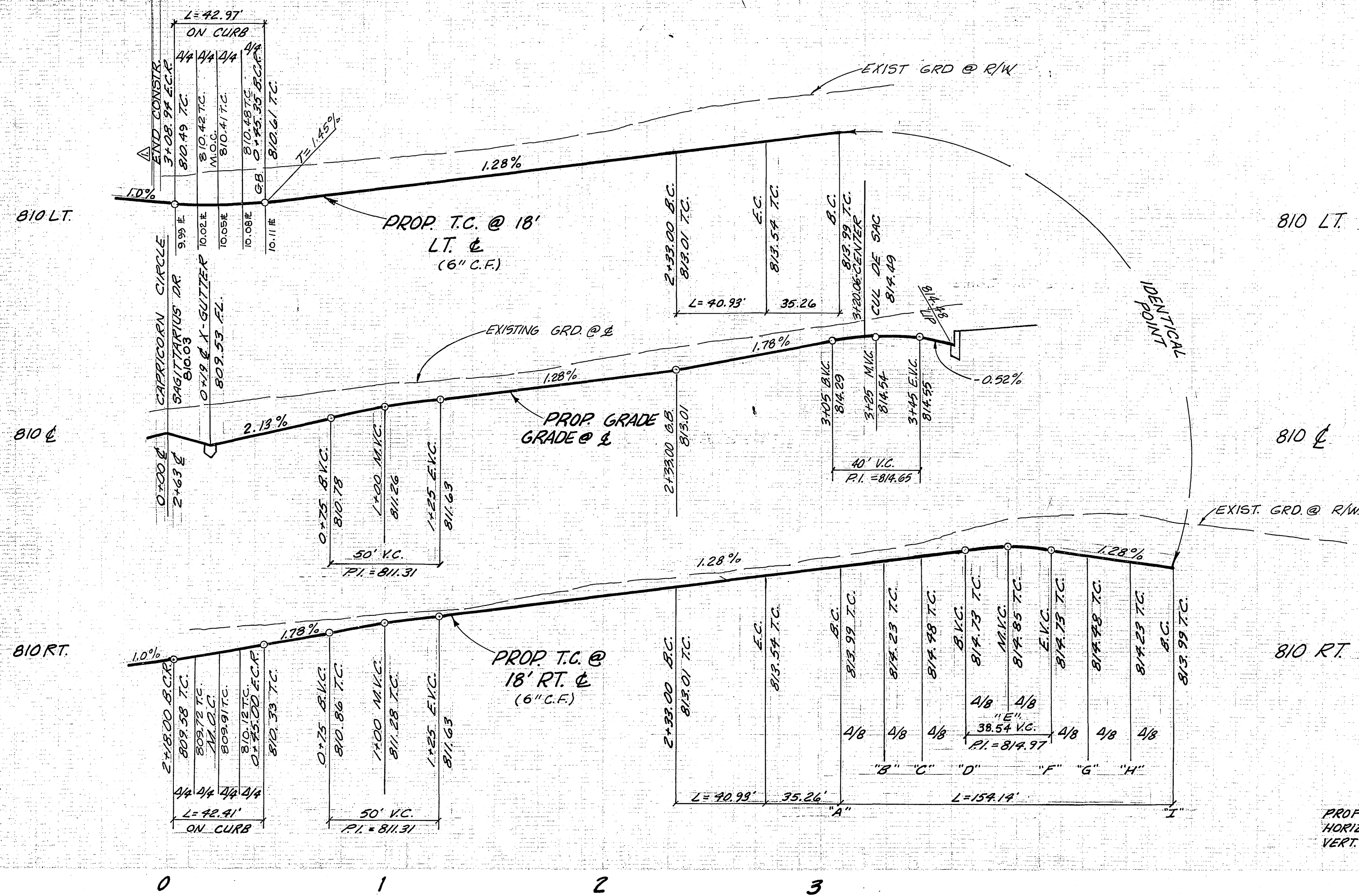
J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY: *J.W. Canty* DATE 9/27/79
R.E. No. 17550

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]* DATE 12/5/79
PRINCIPAL ENGINEER: *[Signature]*
PARK DEPARTMENT: *[Signature]*
TRAFFIC DIVISION: *[Signature]*
CHIEF P. W. ENGR. DATE 12/5/79

INDEXED R.M.F. PROJECT NO. R-2220
STREET PLAN & PROFILE
TRACT 8510-1 & 8510-4
SAGITTARIUS DRIVE
ZODIAC DRIVE
SHEET 4 OF 6
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' FILE NO. 5570

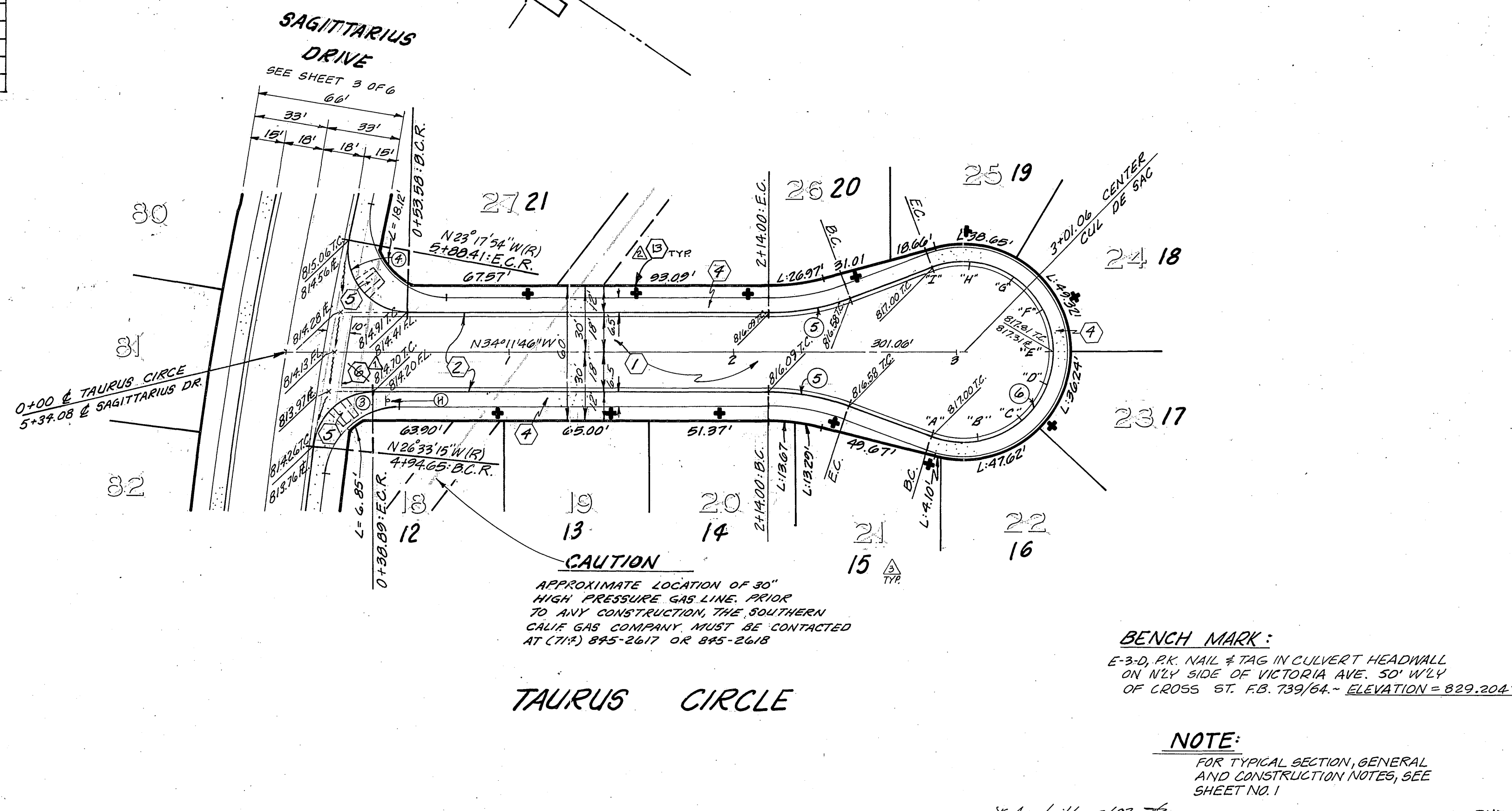
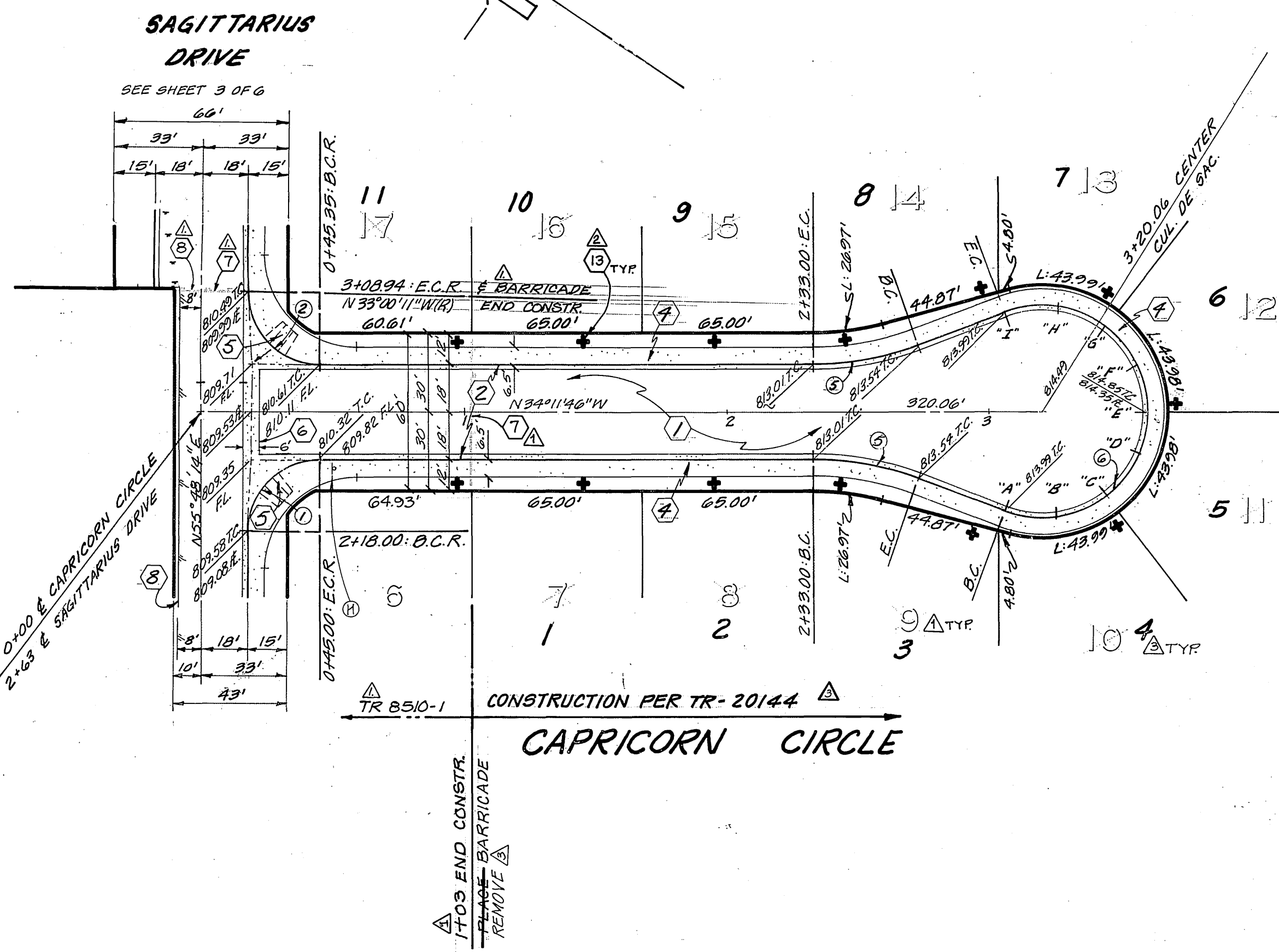
BENCH MARK:
E-3-D, PK. NAIL & TAG IN CULVERT HEADWALL ON NLY SIDE OF VICTORIA AVE. 50' W'LY OF CROSS ST. - F.B. 739/64. ELEVATION = 829.208'

NOTE:
FOR TYPICAL SECTION, GENERAL AND CONSTRUCTION NOTES, SEE SHEET NO. 1



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

CURVE DATA			
Δ	R	L	T
90°00'00"	2700'	424'	2700'
91°11'36"	2700'	42.97'	27.97'
82°21'31"	2700'	38.81'	23.02'
100°53'50"	2700'	47.55'	32.09'
20°23'30"	115.00'	4.093'	20.08'
220°47'00"	40.00'	184.14'	



TAURUS CIRCLE

BENCH MARK:
E-3-D, P.K. NAIL & TAG IN CULVERT HEADWALL
ON NLY SIDE OF VICTORIA AVE. 50' WLY
OF CROSS ST. FB. 739/64 - ELEVATION = 829.204'

NOTE:
FOR TYPICAL SECTION, GENERAL
AND CONSTRUCTION NOTES, SEE
SHEET NO. 1

PLANS CHECKED AND FOUND TO
COMPLY WITH CITY OF RIVERSIDE
REQUIREMENTS
Approved by:
Wax Sloa P.E. 16354 11-8-79
BERRYMAN & STEPHENSON INC. date

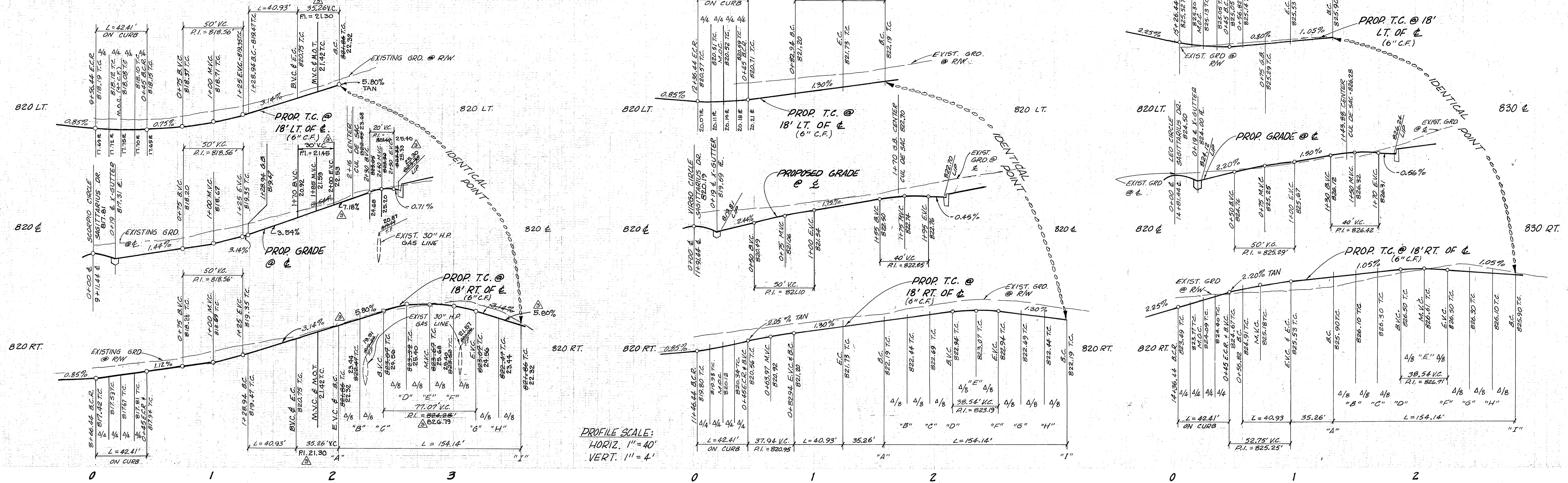
SOUTHERN CALIFORNIA GAS CO.
Approved by:
J.B. Larson 9/19/79
date

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS - SURVEYORS - PLANNERS
RIVERSIDE, CALIFORNIA
APPROVED BY: J.F. Davidson DATE: 9/21/79
R.E. No. 172550

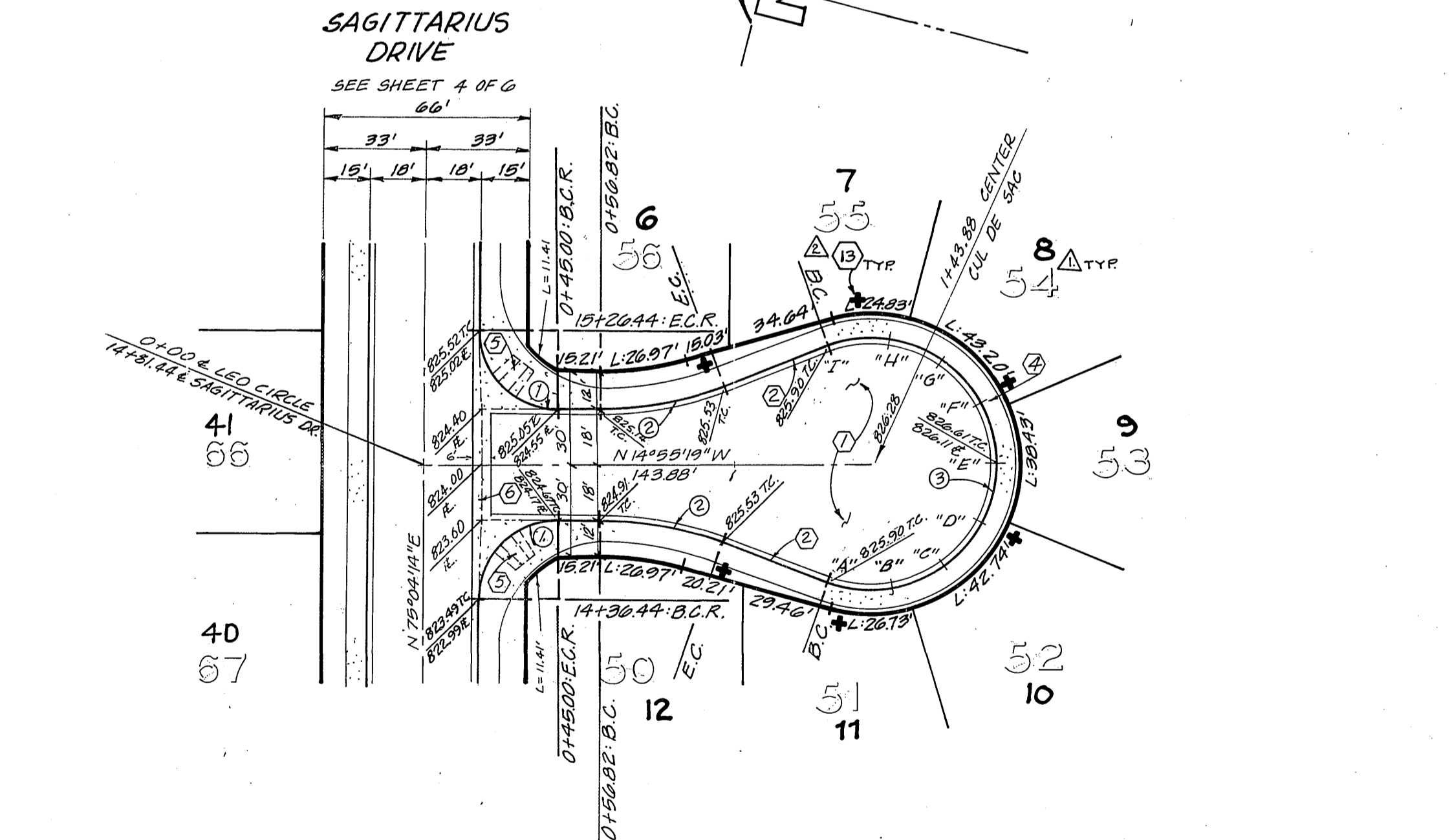
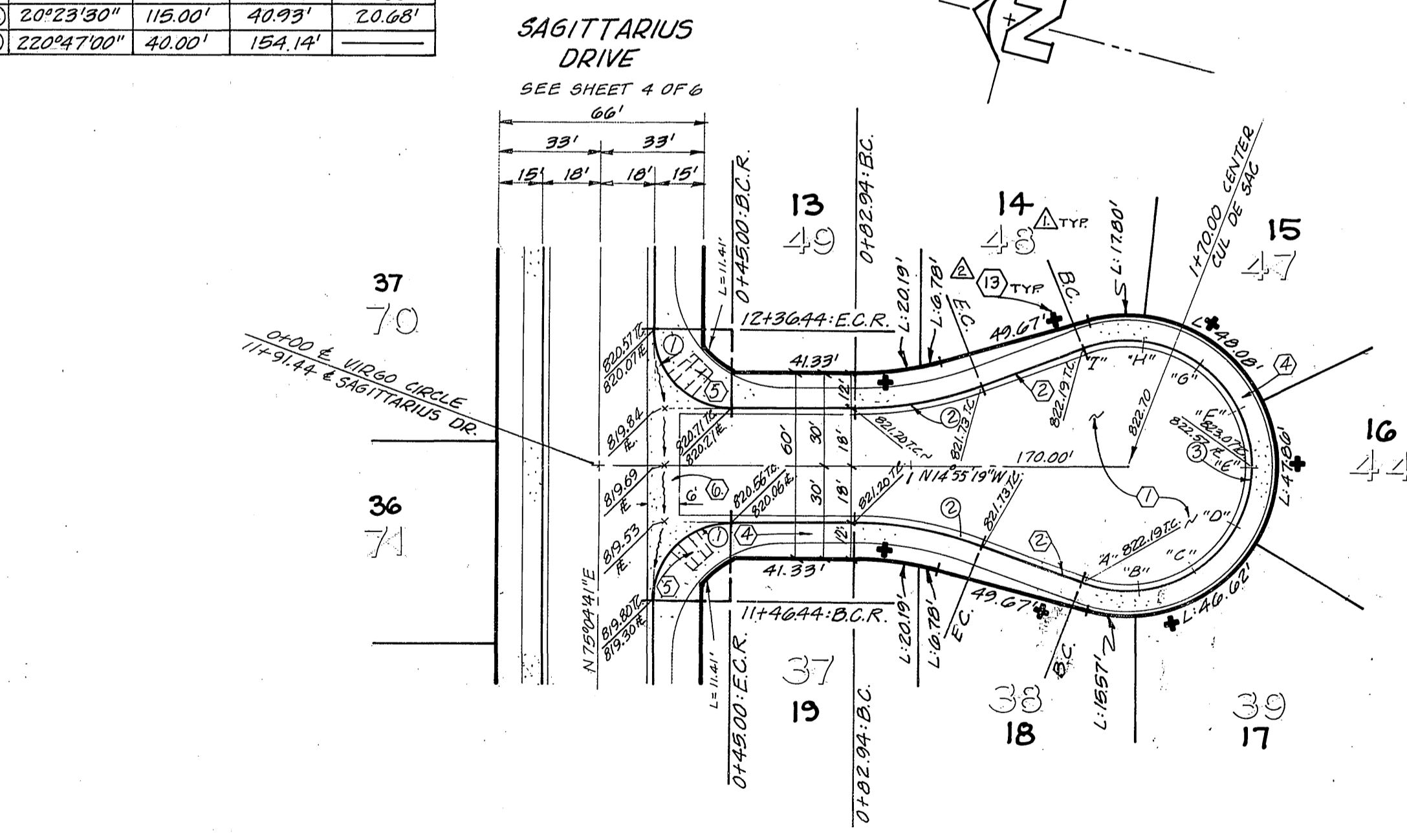
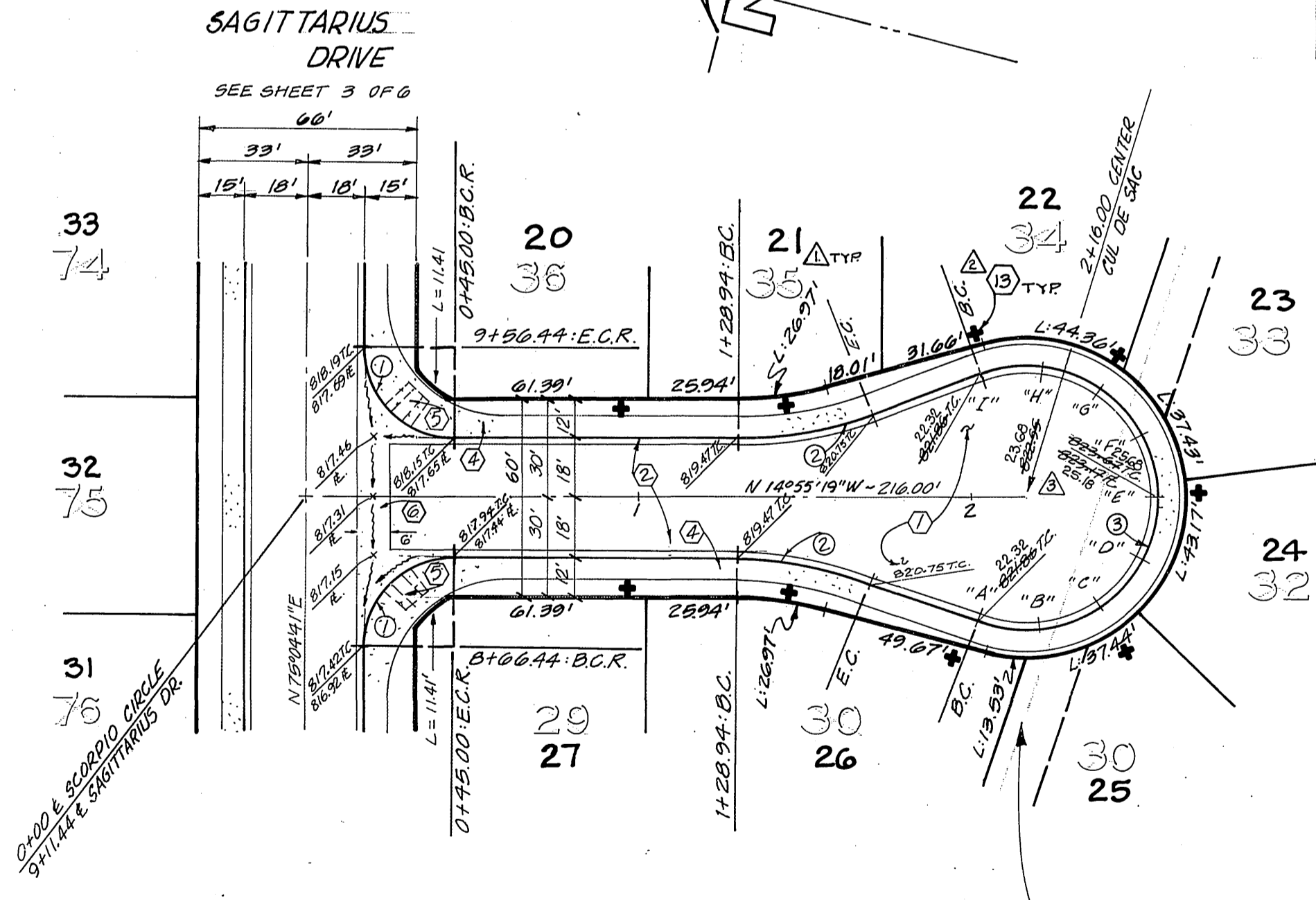
CONSTRUCTION LIMITS FOR TR-20144
ADDED STREET TREES AND LANDSCAPING
ADDED LIMITS OF CONSTRUCTION PER
FOR TR-8510-1-3 CURVE DATA

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature] DATE: 10/5/79
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGR.

INDEXED R.M.F.
STREET PLAN & PROFILE
PROJECT NO.
TRACT 8510-1A
R-2220
CARRICORN CIRCLE
TAURUS CIRCLE
SHEET 5 OF 6
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' FILE NO. 5370



Δ	R	L	T
① 90°00'00"	2700'	42.41'	27.00'
② 20°23'30"	115.00'	40.93'	20.63'
③ 220°47'00"	40.00'	154.14'	



CAUTION:
 APPROXIMATE LOCATION OF 30" HIGH PRESSURE GAS LINE. PRIOR TO ANY CONSTRUCTION, THE SOUTHERN CALIF. GAS COMPANY MUST BE CONTACTED AT (714) 845-2617 OR 845-2618.

BENCH MARK:
 E-3-D PK. NAIL & TAG IN CULVERT HEADWALL ON NLY SIDE OF VICTORIA AVE. 50' W/ly OF CROSS ST. - F.B. 733/84. ELEVATION = 829.204'

NOTE:
 FOR TYPICAL SECTION, GENERAL AND CONSTRUCTION NOTES, SEE SHEET NO. 1

SOUTHERN CALIFORNIA GAS CO. Approved by: <i>J. E. Larson</i> 9/19/79 date	PLANS CHECKED AND FOUND TO COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS Approved by: <i>Max Sloan</i> RCE 10554 11-8-79 date BERRYMAN & STEPHENSON INC.	J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS - SURVEYORS - PLANNERS RIVERSIDE, CALIFORNIA Approved by: <i>J. W. Aty</i> DATE 9/27/79 P.E. No. 12350	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS Approved by: <i>[Signature]</i> DATE 12/9/79 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P. W. ENGR.	STREET PLAN & PROFILE TRACT NO. 8510-3 SCORPIO CIRCLE, VIRGO CIRCLE AND LEO CIRCLE	PROJECT NO. R-2220 SHEET 6 OF 6 FILE NO. 5570