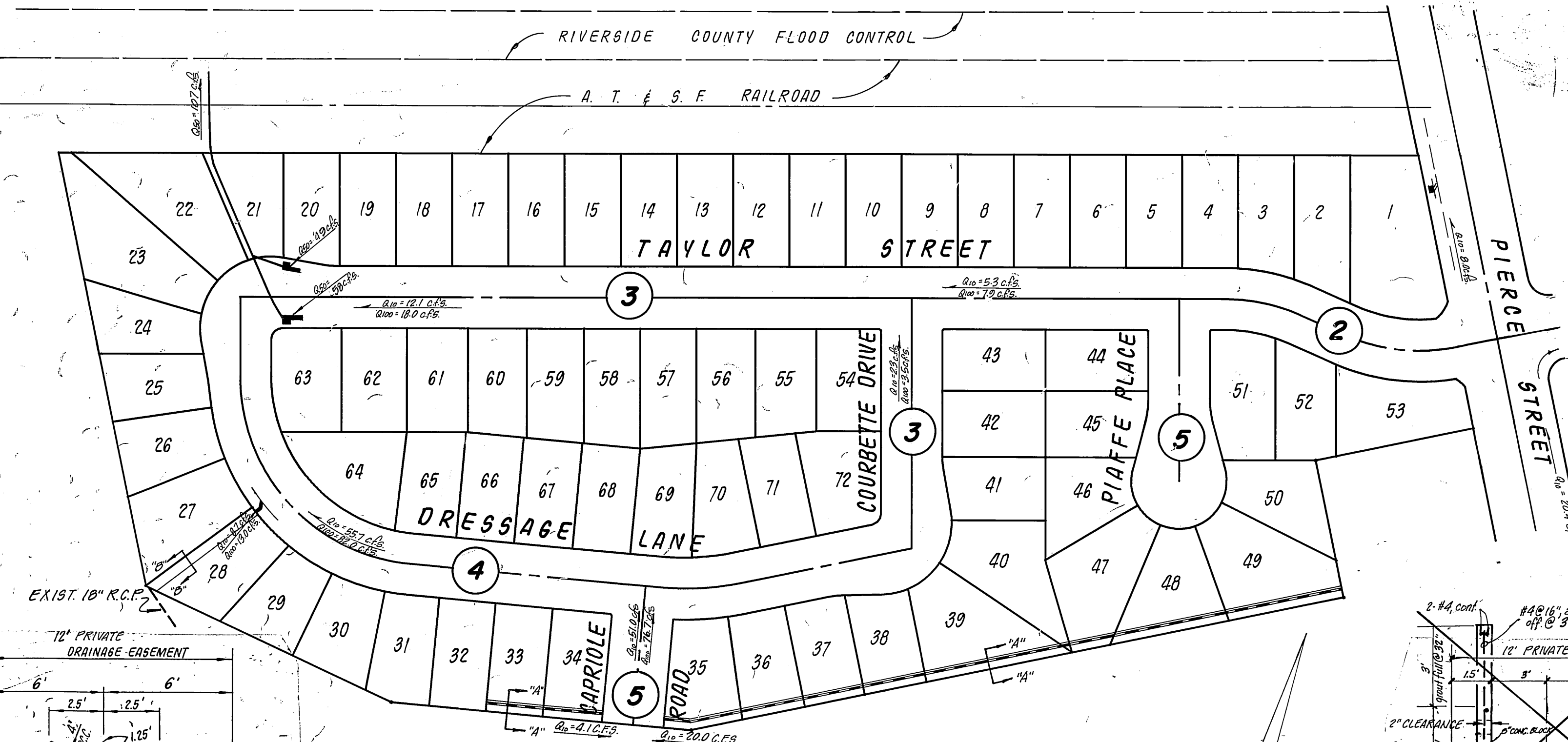
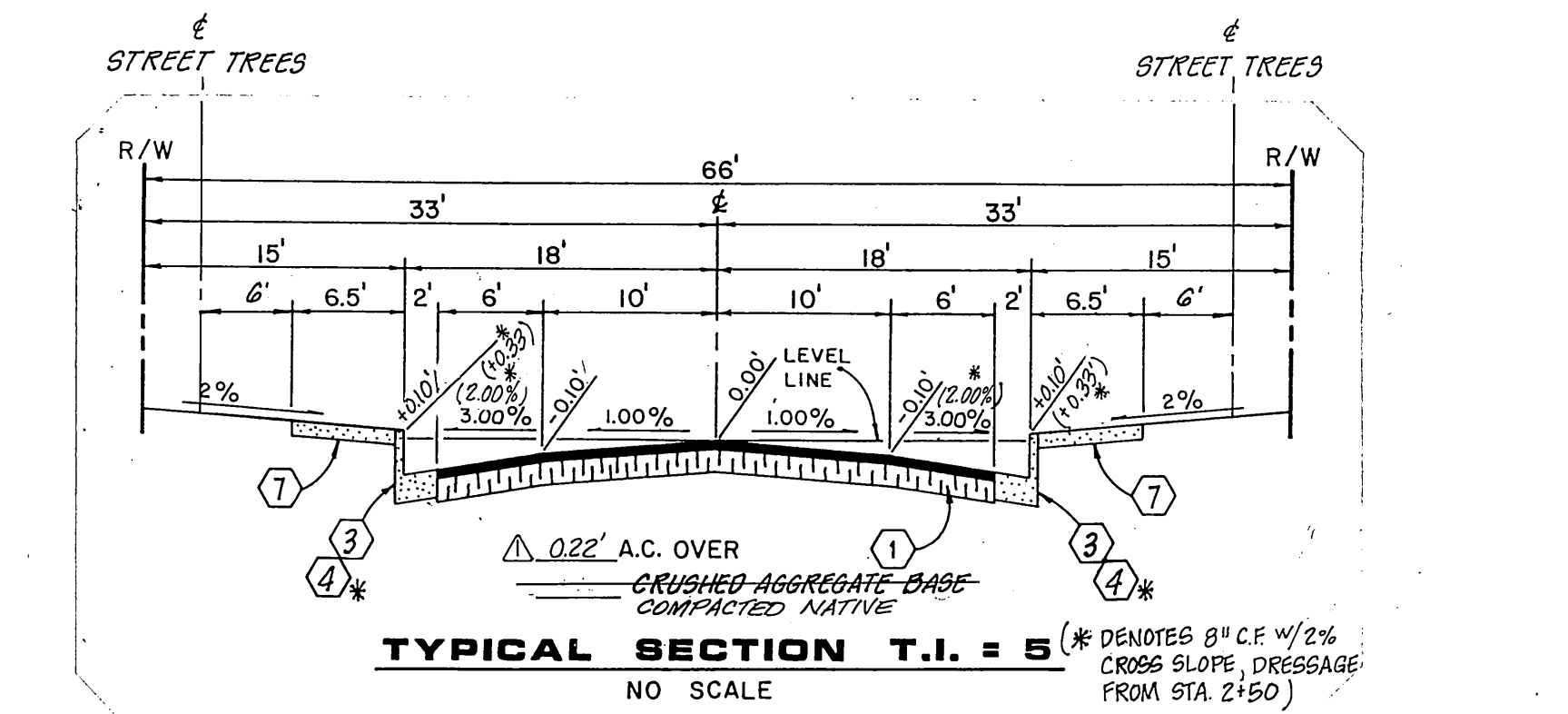
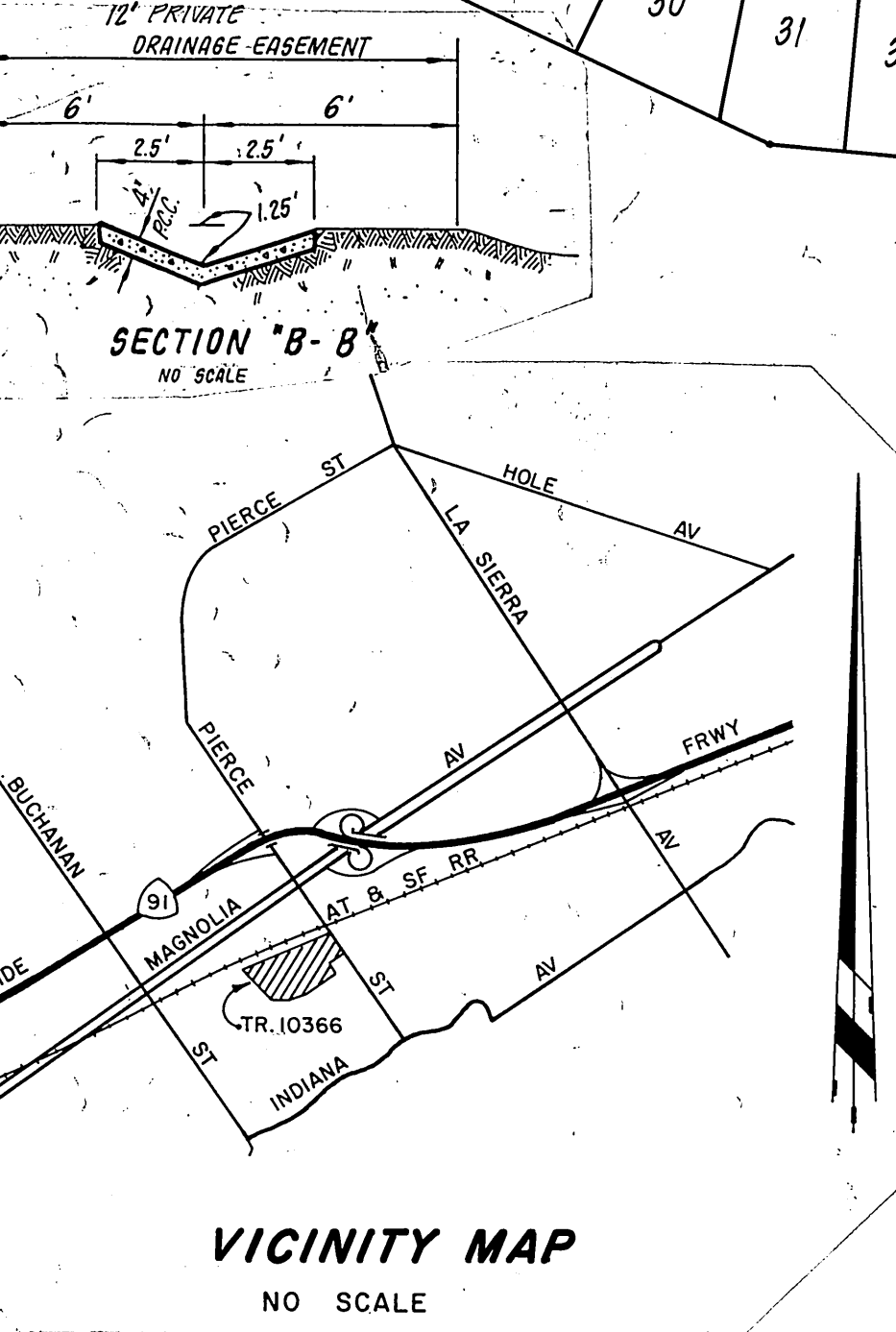


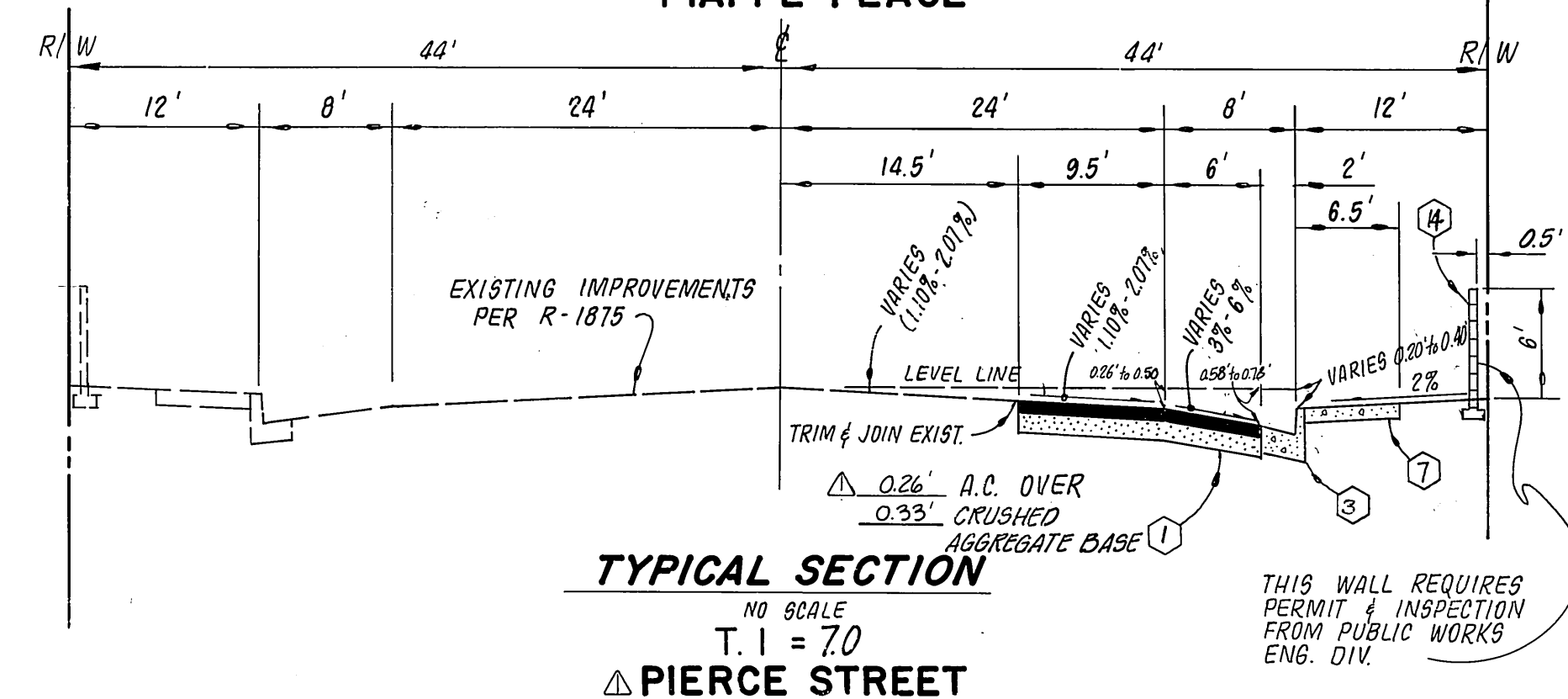
TRACT 10366



INDEX MAP & FLOW CHART
1" = 100'



TYPICAL SECTION T.I. = 5
NO SCALE



TYPICAL SECTION T.I. = 7
NO SCALE

STREET NAME & TRAFFIC SIGN SCHEDULE	QUANTITY
(A) PIERCE ST.	11900
(A) TAYLOR ST.	3600
(B) TAYLOR ST.	11900
(B) PIAFFE PL.	3600
(C) TAYLOR ST.	11900
(C) COURBETTE DR.	3600
(D) TAYLOR ST.	12000
(D) DRESSAGE LN.	12000
(E) COURBETTE DR.	3600
(E) DRESSAGE LN.	12000
(F) DRESSAGE LN.	12000
(F) CAPRIOLE RD.	3600
(G) R-1 STOP SIGN, 30" OCTAGON	
(H) NOT A THROUGH STREET, 24' x 24"	

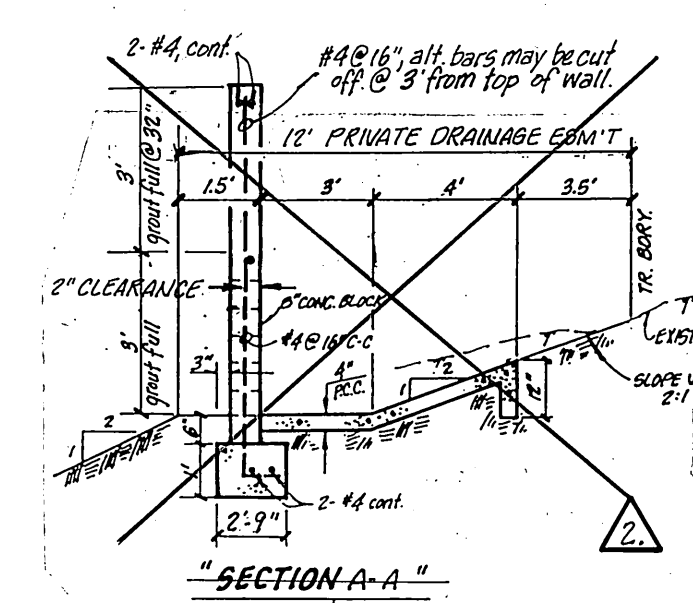
TREE PLANTING NOTES

- 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 787-7223 to schedule inspections. Inspections shall be required: 2) when planting 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:

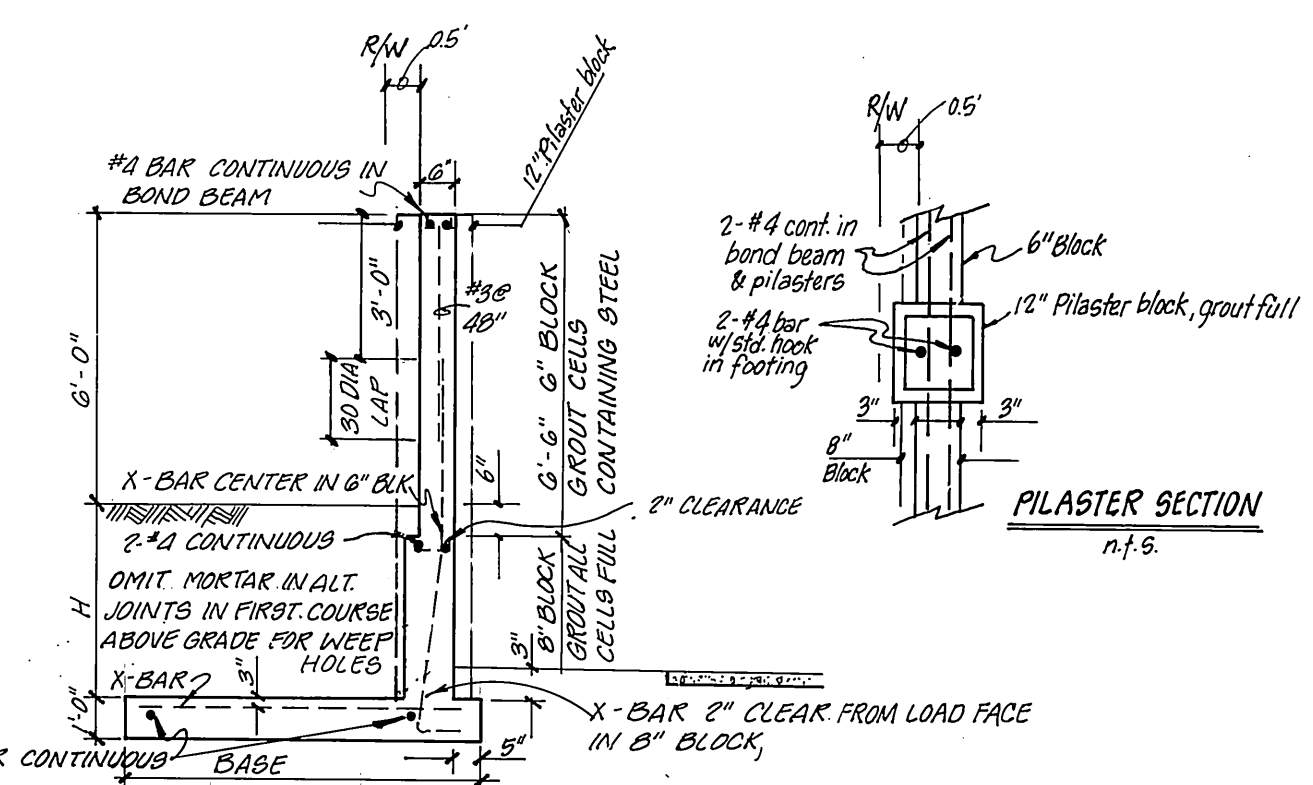
Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Req.
a. Taylor St.	Liquidamber/Styraciflua/American Sweet Gum	15 gal.	50'	45
b. Dressage Lane	Cinnamomum/Camp-hora/Camphor Tree	15 gal.	50'	33
c. Courbette Dr	Cinnamomum/Camp-hora/Camphor Tree	15 gal.	50'	9
d. Capriole Rd	Cinnamomum Camp-hora/Camphor tree	15 gal.	50'	4
e. Piaffe Pl.	Liquidamber Syraciflua/American Sweet Gum	15 gal.	50'	8
- A Public Works Department Permit is 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.

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 Department of Public Works, Standard Drawings, and the Standard Specifications for Public Works Construction, 1982 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 determined at the time of construction as approved by the Traffic Engineer.
- Curb and gutter shall be staked with 3' offsets at 25' intervals.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- All traffic signs shall be installed prior to opening the streets to traffic.
- 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.
- Final striping for traffic control to be the responsibility of the developer.
- 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 of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
- See "Street Lighting Plans" for quantity and location of required street lights.
- All flagged elevations shall be staked in the field by the private engineer.
- In residential areas 6" x 6" or 6" diameter blockouts for mailboxes are required in curb sidewalk 10" to 14" from curb face at the property line between adjacent residences.
- 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 errors or omissions, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
- On all areas within the 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.
- 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.
- 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.
- The private engineer preparing these plans shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.

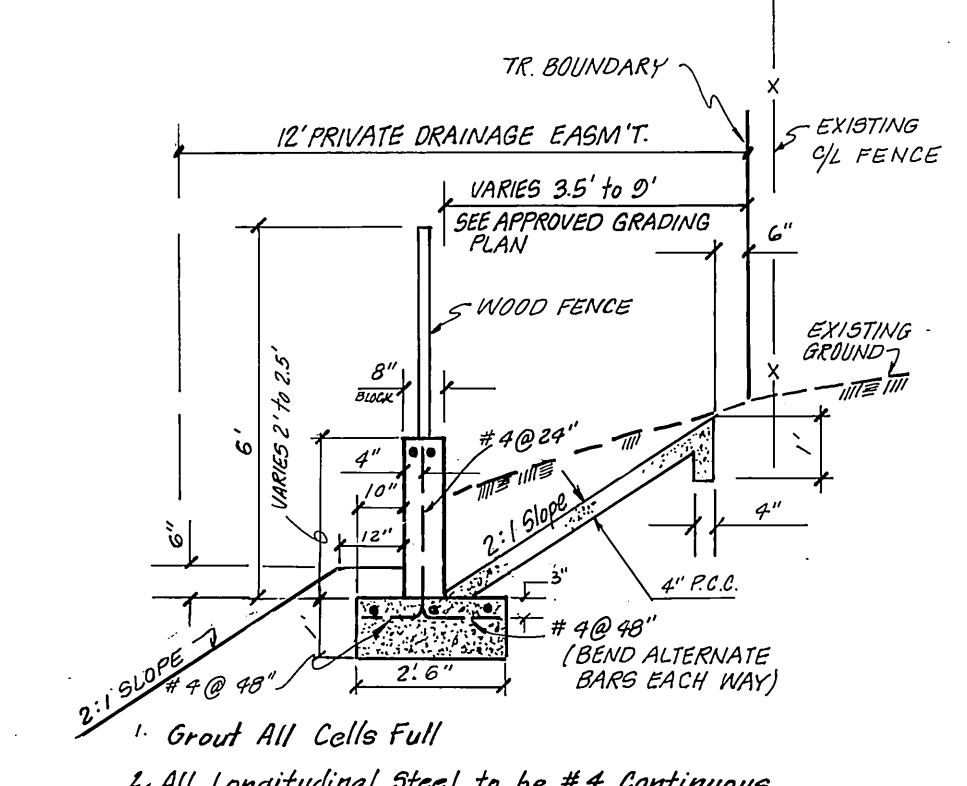


SECTION A-A
NO SCALE



BLOCK WALL DETAIL
NO SCALE

- ### CONSTRUCTION NOTES
- Construct A.C. pavement over crushed aggregate base per general note No. 10 and per typical section.
 - Construct barricade per Std. Dwg. No. 180.
 - Construct curb and gutter per Std. Dwg. No. 200 (Type I) 6" C.F.
 - Construct curb and gutter per Std. Dwg. No. 200 (Type II) 8" C.F.
 - Construct cross gutter per Std. Dwg. No. 220.
 - Construct wheelchair ramp per Std. Dwg. No. 304.
 - Construct curb sidewalk per Std. Dwg. No. 325.
 - Plant street trees per City of Riverside Parks & Recreation Dept. Standards.
 - Place 2" x 4" redwood header.
 - Construct catch basin per Std. Dwg. No. 405.
 - Construct Catch Basin per Std. Dwg. No. 407.
 - CONSTRUCT JUNCTION STRUCTURE PER STD. DWG. NO. 421.
 - CONSTRUCT CURB OUTLET PER STD. DWG. NO. 410. (N=3'-8" WITH 3/16" C.F. AT OPENING).
 - CONSTRUCT BLOCKWALL PER STD. 706 & DETAIL HEREON (SEE PLAN FOR WALL HT.)
TYPE: COLOR OF BLOCK: TAN SLUMPSTONE. SIZE: 6" x 6" x 16"
MORTAR COLOR: MEDIUM BROWN. CAP: 2" x 16" TAN SLUMPSTONE
PLACE PLASTER EVERY 40', BEGINNING & ENDING @ WALL ENDS AS SHOWN ON SHIT 2



SECTION A-A
NO SCALE

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS
3426 TENTH STREET
RIVERSIDE, CAL. 92506-0844
11200 S. MT. VERNON AVE.
COLTON, CAL.

APPROVED BY: *[Signature]*
R.C.E. 17550
DATE: 8/25/83

W.D. & F.B. 83-7860 FOR: HUMPHRIES

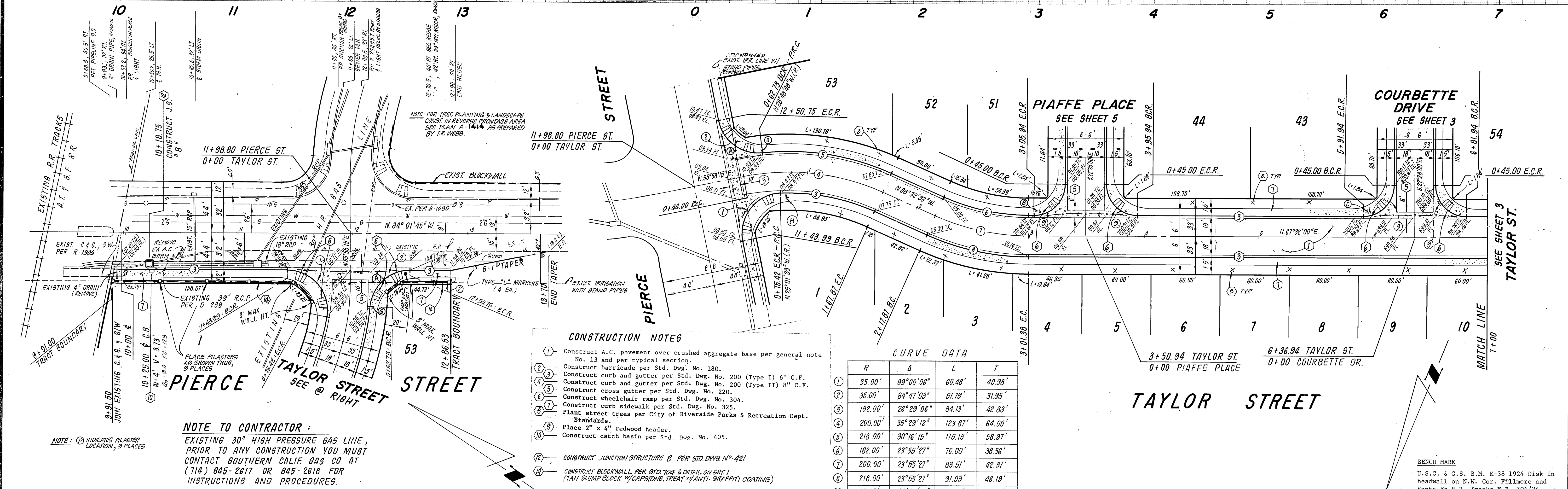
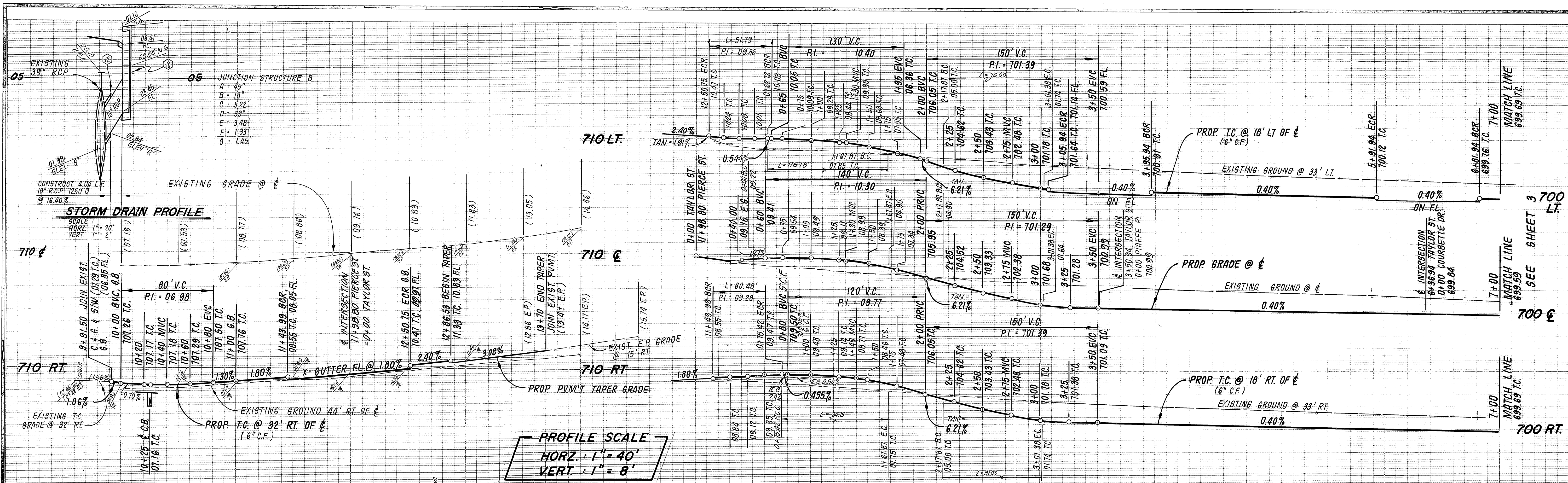
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]*
DATE: 7/10/84

PRINCIPAL ENGINEER: *[Signature]*
TRAFFIC DIVISION: *[Signature]*
CHIEF P. W. ENGR. DATE: 7/10/84

TITLE SHEET
STREET IMPROVEMENT PLANS
TRACT 10366
SCALE AS SHOWN

PROJECT NO.
R-2574
SHEET **1** OF **5**
FILE NO. 83-7860



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

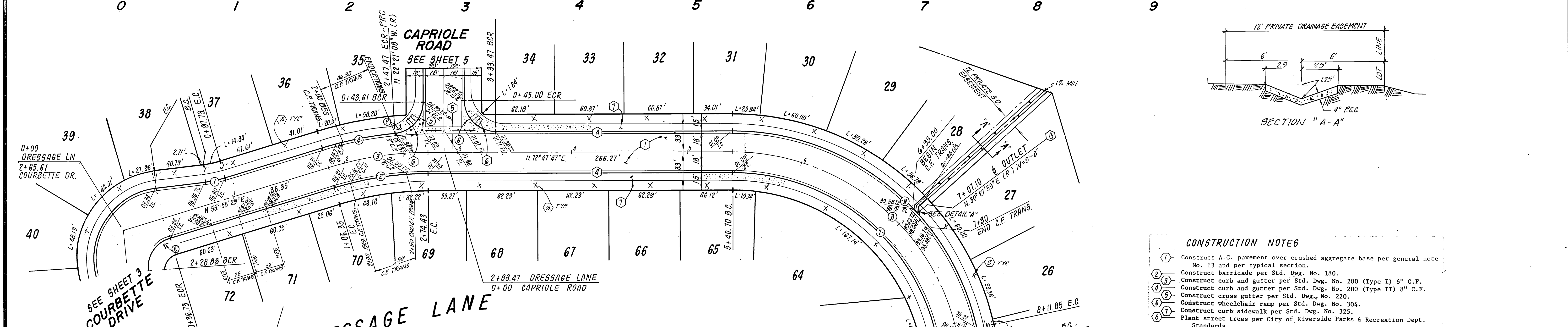
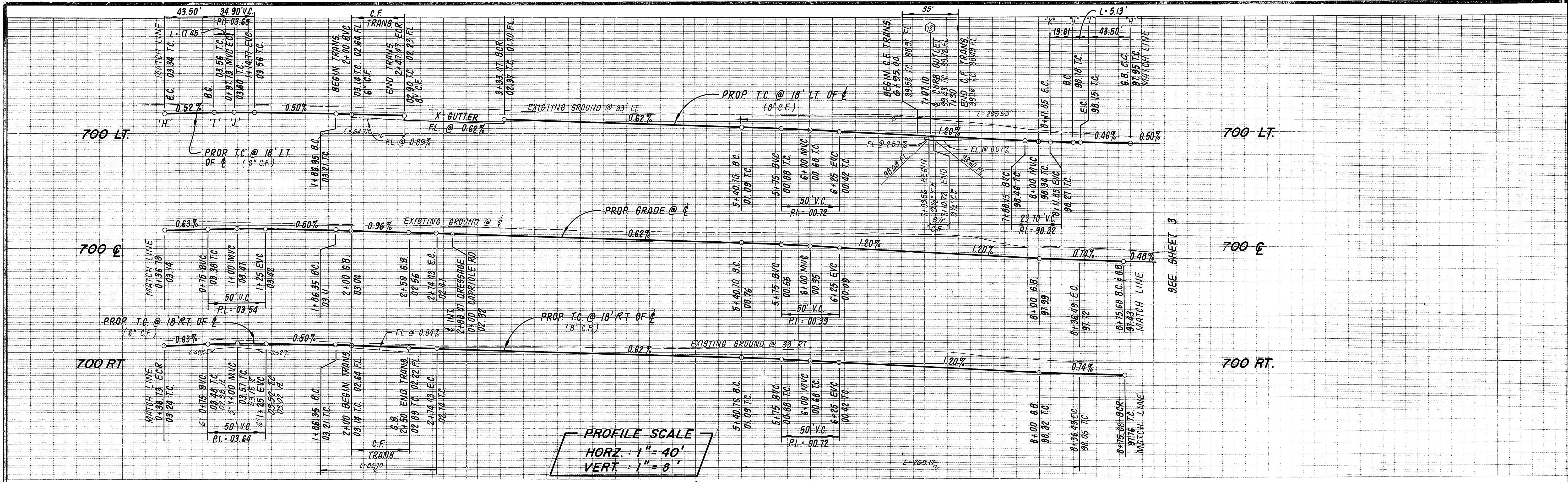
- CONSTRUCTION NOTES**
- Construct A.C. pavement over crushed aggregate base per general note No. 13 and per typical section.
 - Construct barricade per Std. Dwg. No. 180.
 - Construct curb and gutter per Std. Dwg. No. 200 (Type I) 6" C.F.
 - Construct curb and gutter per Std. Dwg. No. 200 (Type II) 8" C.F.
 - Construct cross gutter per Std. Dwg. No. 220.
 - Construct wheelchair ramp per Std. Dwg. No. 304.
 - Construct curb sidewalk per Std. Dwg. No. 325.
 - Plant street trees per City of Riverside Parks & Recreation Dept. Standards.
 - Place 2" x 4" redwood header.
 - Construct catch basin per Std. Dwg. No. 405.
 - Construct junction structure B per STD DWG. NO. 421
 - Construct blockwall per STD DWG. & DETAIL ON SHEET 1 (TAN SLUMP BLOCK W/CAPSTONE, TREAT W/ANTI-GRAFFITI COATING)

CURVE DATA

R	Δ	L	T	
1	35.00'	99°00'06"	60.48'	40.98'
2	35.00'	84°47'03"	51.79'	31.95'
3	182.00'	26°29'06"	84.13'	42.83'
4	200.00'	35°29'12"	123.87'	64.00'
5	218.00'	30°16'15"	115.18'	58.97'
6	182.00'	23°55'27"	76.00'	38.56'
7	200.00'	23°55'27"	83.51'	42.37'
8	218.00'	23°55'27"	91.03'	46.19'
9	27.00'	90°00'00"	42.41'	27.00'

NOTE TO CONTRACTOR:
 EXISTING 30" HIGH PRESSURE GAS LINE, PRIOR TO ANY CONSTRUCTION YOU MUST CONTACT SOUTHERN CALIF GAS CO. AT (714) 845-2617 OR 845-2618 FOR INSTRUCTIONS AND PROCEDURES.

SO. CAL. GAS CO. APPROVED BY: <i>[Signature]</i> DATE: 6-21-84	CITY OF RIVERSIDE DOMESTIC WATER SYSTEM APPROVED BY: <i>[Signature]</i> DATE: 7-19-84 CHIEF UTILITIES ENGINEER, WTR.	CITY OF RIVERSIDE PUBLIC UTILITIES ELECTRICAL DIVISION APPROVED BY: <i>[Signature]</i> DATE: 2/22/84 CHIEF UTILITIES ENGINEER, ELECTRICAL	J. F. DAVIDSON ASSOCIATES CIVIL ENGINEERS SURVEYORS PLANNERS 3426 TENTH STREET RIVERSIDE, CAL. 92506-0844 APPROVED BY: <i>[Signature]</i> DATE: 8/29/83 R.C.E. 17550 W.O. & F.B. 83-7860 FOR: HUMPHRIES	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: <i>[Signature]</i> DATE: 7/16/84 CHIEF P.W. ENGR.	STREET PLAN & PROFILE TRACT 10366 PIERCE STREET TAYLOR STREET (STA. 0+00 TO STA. 7+00) HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8' PROJECT NO. R-2574 SHEET 2 OF 5 FILE NO. 83-7860
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CURVE DATA

R	Δ	L	T
100.00'	10°00'00"	17.45'	8.75'
282.00'	16°49'18"	82.79'	41.70'
300.00'	16°49'18"	88.08'	44.36'
318.00'	11°40'23"	64.79'	32.51'
27.00'	84°51'05"	39.99'	24.68'
27.00'	90°00'00"	42.41'	27.00'
182.00'	84°44'13"	269.17'	166.01'
200.00'	84°44'13"	295.79'	182.42'
218.00'	77°40'44"	295.55'	175.52'
100.00'	02°56'31"	5.13'	2.57'

J. F. DAVIDSON ASSOCIATES
 CIVIL ENGINEERS SURVEYORS PLANNERS
 3426 TENTH STREET RIVERSIDE, CAL. 92504 11200 S. MT. VERNON AVE. COLTON, CAL.

APPROVED BY: *John W. Coyle* 8/25/83 R.C.E. 17550 DATE

W.D. & F.B. 83-7860 FOR HUMPHRIES

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Thomas J. Allen* 8/25/83 DIRECTOR OF PUBLIC WORKS

MARK REVISIONS APPR. DATE

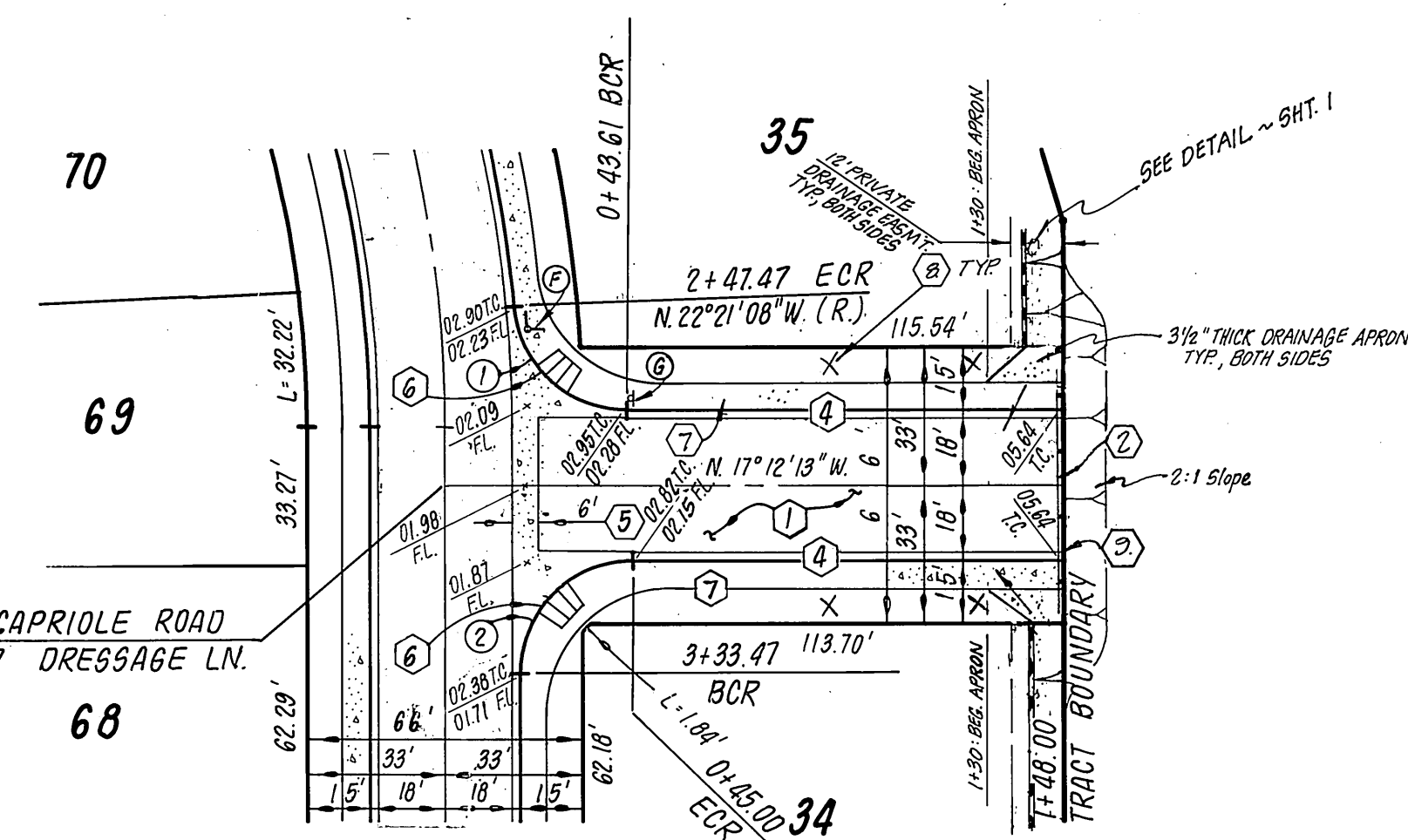
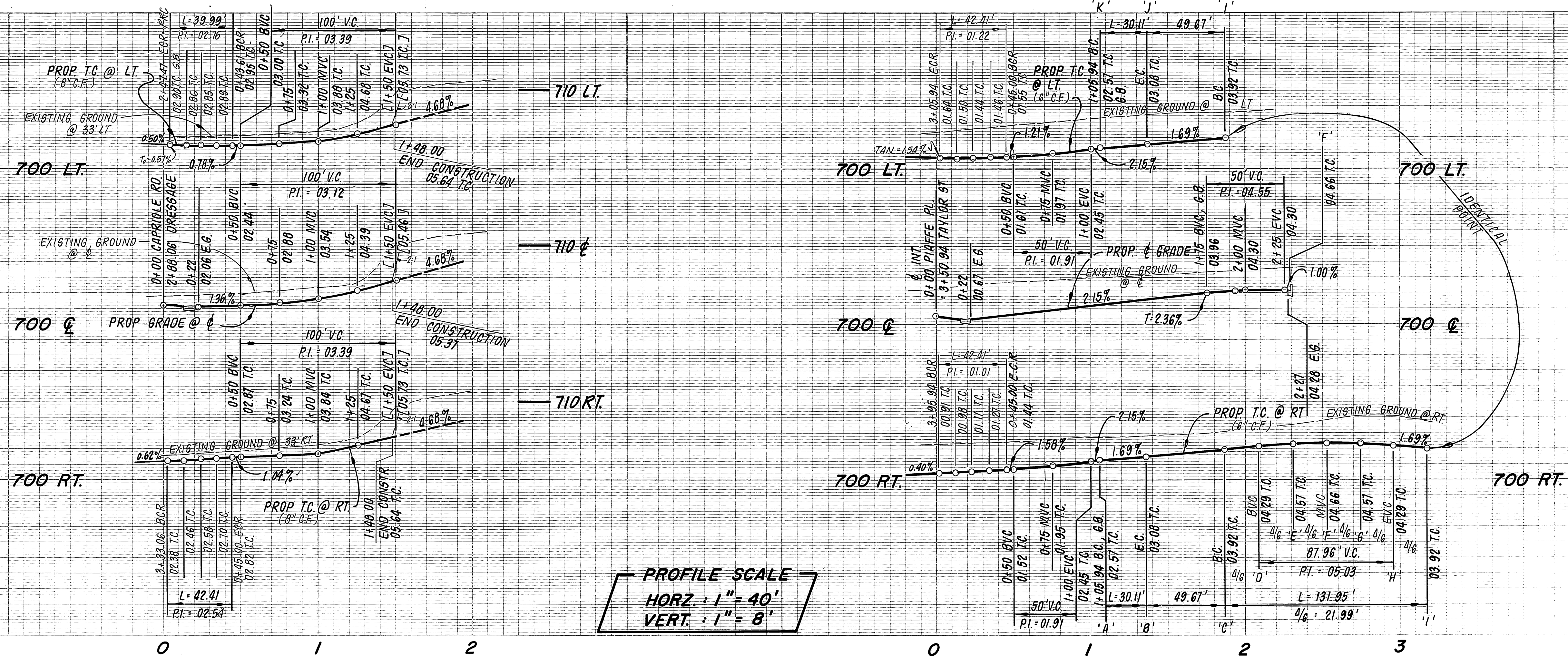
DESIGNED BY: E.B. DRAWN BY: T.T. CHECKED BY: M.A.P.

STREET PLAN & PROFILE
 TRACT 10366
 DRESSAGE LANE

PROJECT NO. R-2574
 SHEET 4 OF 5

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

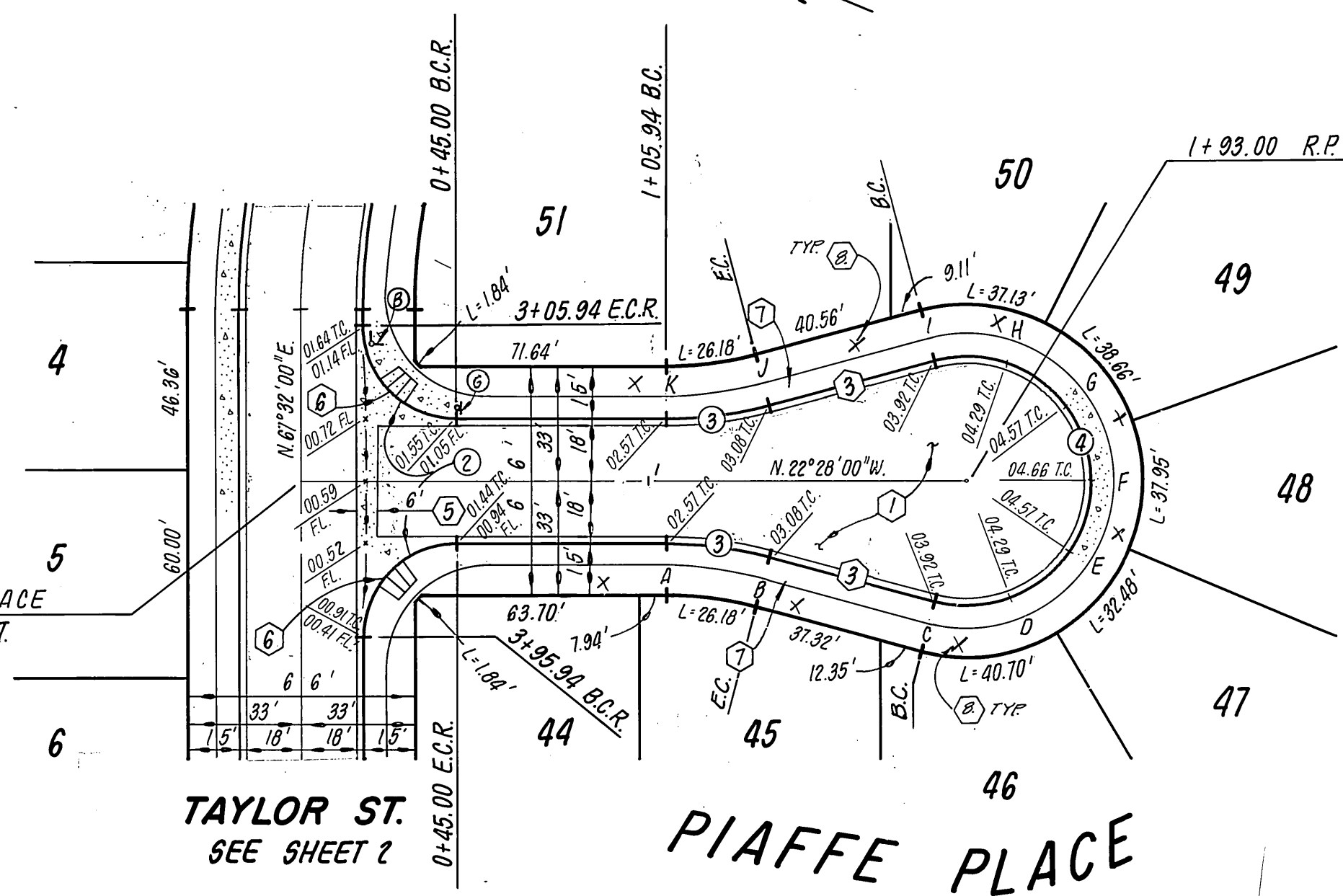
FILE NO. 83-7860



DRESSAGE ROAD
SEE SHEET 4
CAPRIOLE DRIVE

CURVE DATA

	R	Δ	L	T
①	27.00'	84°51'05"	39.99'	24.68'
②	27.00'	90°00'00"	42.41'	27.00'
③	115.00'	15°00'00"	30.11'	15.14'
④	36.00'	210°00'00"	131.95'	—



TAYLOR ST.
SEE SHEET 2
PIAFFE PLACE

CONSTRUCTION NOTES

- ① Construct A.C. pavement over crushed aggregate base per general note No. 13 and per typical section.
- ② Construct barricade per Std. Dwg. No. 180.
- ③ Construct curb and gutter per Std. Dwg. No. 200 (Type I) 6" C.F.
- ④ Construct curb and gutter per Std. Dwg. No. 200 (Type II) 8" C.F.
- ⑤ Construct cross gutter per Std. Dwg. No. 220.
- ⑥ Construct wheelchair ramp per Std. Dwg. No. 304.
- ⑦ Construct curb sidewalk per Std. Dwg. No. 325.
- ⑧ Plant street trees per City of Riverside Parks & Recreation Dept. Standards.
- ⑨ Place 2" x 4" redwood header.
- ⑩ Construct catch basin per Std. Dwg. No. 405.
- ⑪ CONSTRUCT 6" CONCRETE BLOCK WALL PER STD DWG NO 704.
- ⑫ CONSTRUCT JUNCTION STRUCTURE B PER STD DWG NO 421
- ⑬ CONSTRUCT CURB OUTLET PER STD DWG NO 410.

BENCH MARK
U.S.C. & G.S. B.M. K-38 1924 Disk in
headwall on N.W. Cor. Fillmore and
Santa Fe R.R. Tracks F.B. 706/34
Elev. 722.010

J. F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS
3426 TENTH STREET RIVERSIDE, CAL. 92506-0844
11200 S. MT. VERNON AVE. COLTON, CAL.

APPROVED BY:
John W. Curtis 8/29/83
R.O.E. 17550 DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY:
PRINCIPAL ENGINEER: *[Signature]*
PARK DEPARTMENT: *[Signature]*
TRAFFIC DIVISION: *[Signature]*
CHIEF P. W. ENGR. DATE: 7/10/84

STREET PLAN & PROFILE
TRACT 10366
CAPRIOLE DRIVE
PIAFFE PLACE

PROJECT NO.
R-2574
SHEET **5** OF **5**
FILE NO. 83-7860

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

* As built 7-28-84 TE

INDEX UP