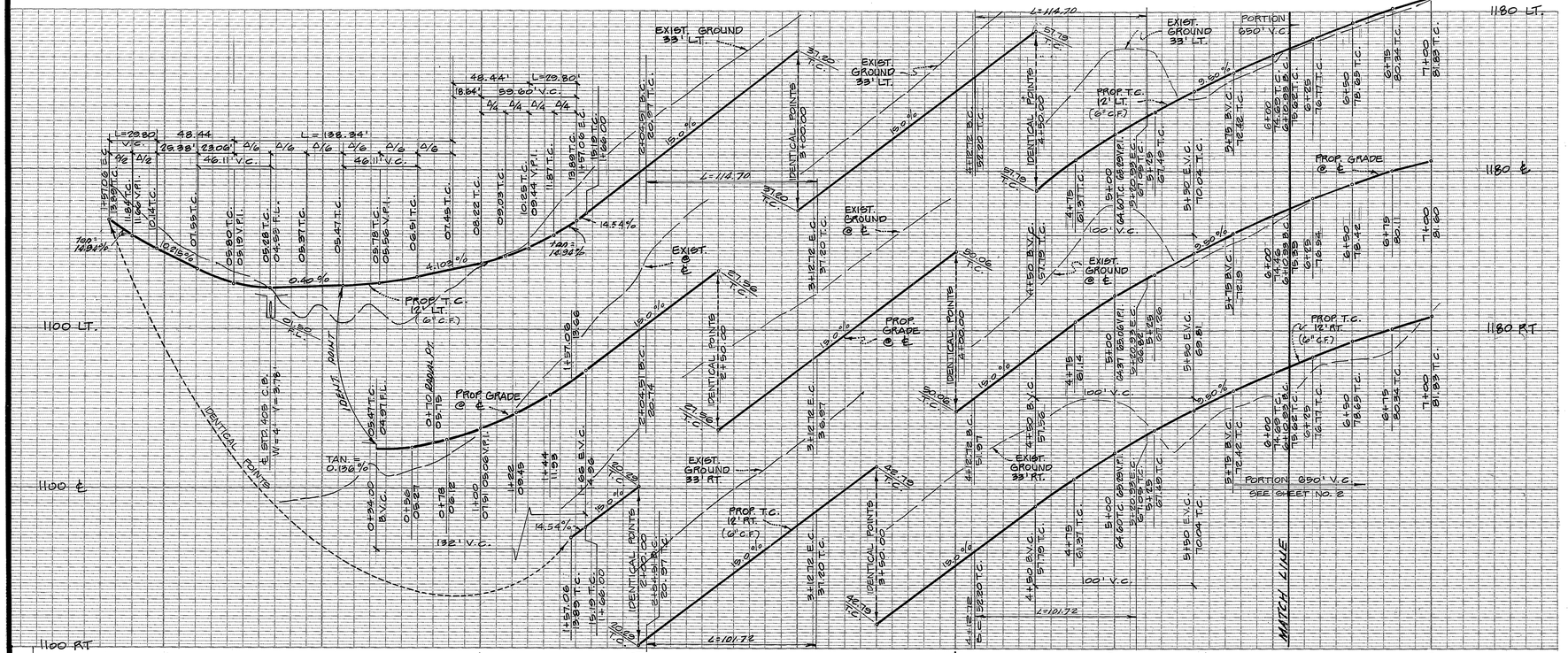
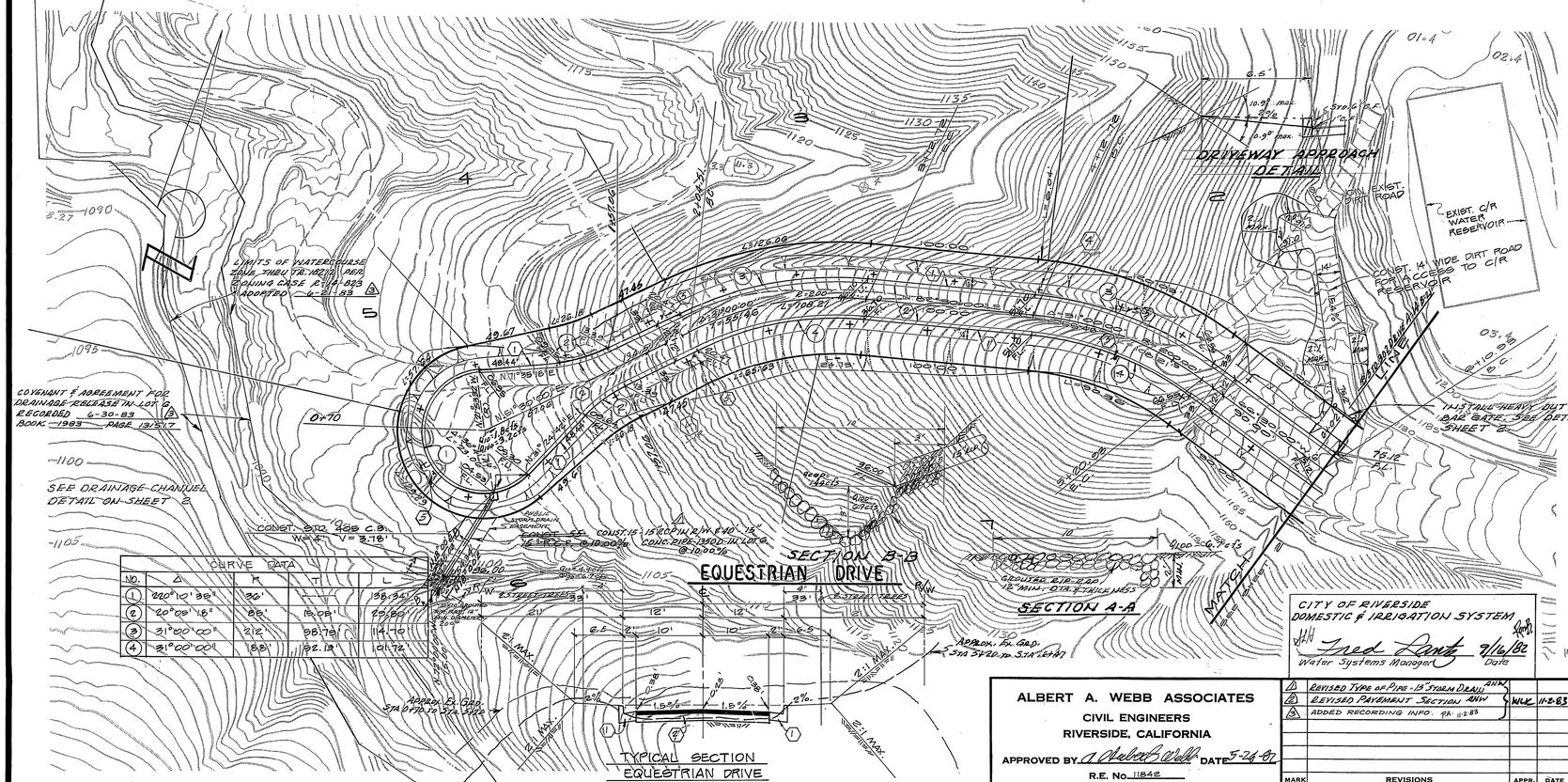
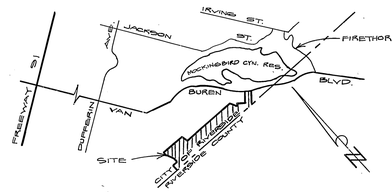






VICINITY MAP
NO SCALE

BENCH MARK

CITY OF RIVERSIDE V B-17, PK NAIL IN W'LY HEADWALL OF CASE CANAL AT VAN BUREN CROSSING. ELEV. = 1008.83

GENERAL NOTES

1. 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.
2. 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.
3. THE CONTRACTOR SHALL CONTACT THE PUBLIC SERVICE DEPARTMENT (787-7281) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
4. DEVELOPER SHALL ARRANGE FOR A SOILS TEST TO BE MADE BY A SOIL ENGINEER AFTER STREETS HAVE BEEN PREPARED TO ROUGH GRADE. DEPTH OF BASE MATERIAL AND A.C. PAVEMENT SHALL BE DETERMINED BY CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
5. 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.
6. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
7. 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.
8. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
9. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
10. ALL TESTING AND CERTIFICATION OF THE TREATED BASE WILL BE AT THE DEVELOPER'S COST.
11. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARK AND RECREATION DEPARTMENT STANDARDS.
12. 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, 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).
13. THE CONTRACTOR / DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
14. STREET TREE PLANTING SHALL BE AS FOLLOWS:

	STREET NAME	BOTANICAL NAME / COMMON NAME	MIN. SIZE	APPROX. SPACING	NO. REQ.
A.	EQUESTRIAN DR.	PINUS CANARENSIS / CANARY ISLAND PINE	15 GAL.	50'	64
B.	QUADRILLE ST.	PINUS CANARENSIS / CANARY ISLAND PINE	15 GAL.	50'	5

15. 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.
16. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS TO COMPLETE WORK. PHONE 787-7611

CONSTRUCTION NOTES

1. CONST. STD. 200 CURB AND GUTTER (6" C.F.) TYPE I.
2. CONST. 2½" A.C. OVER ~~6" CRUSHED ROCK BASE OR 4" CMP~~ COMPACTED NATIVE △ A SOIL TEST WILL BE REQUIRED TO VERIFY THIS SECTION WILL CONTINUE THRU TRACT. SEE NOTE 14, SHT. 1 PAGE S.B. 1182 △
3. CONST. 3½" D.G. COMPACTED TO 90% (QUADRILLE CT.) △
4. PLANT STREET TREES PER CITY OF RIVERSIDE PARK & RECREATION DEPT STANDARDS.
5. CONST. R-25 SIGNS AT 45° TO STREET (NO PARKING ANYTIME) PER STD. 666

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE 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 DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

CITY OF RIVERSIDE
DOMESTIC & IRRIGATION SYSTEM
Fred Lantz 7/16/82
Water Systems Manager Date

AS BUILT 6-7-85 TL

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Robert B. Webb DATE 5-24-82
R.E. No. 11842
W.O. 81-192 FOR: ROBERT MILLER F.B. 1040

MARK	REVISIONS	APPR.	DATE
1	REVISED TYPE OF PIPE - 18" STORM DRAIN	WLK	11-2-83
2	REVISED PAVEMENT SECTION NOTE		
3	ADDED RECORDING INFO. PER NOTE 14		

DESIGNED BY R.E.C. DRAWN BY EL/AVG CHECKED BY REC

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

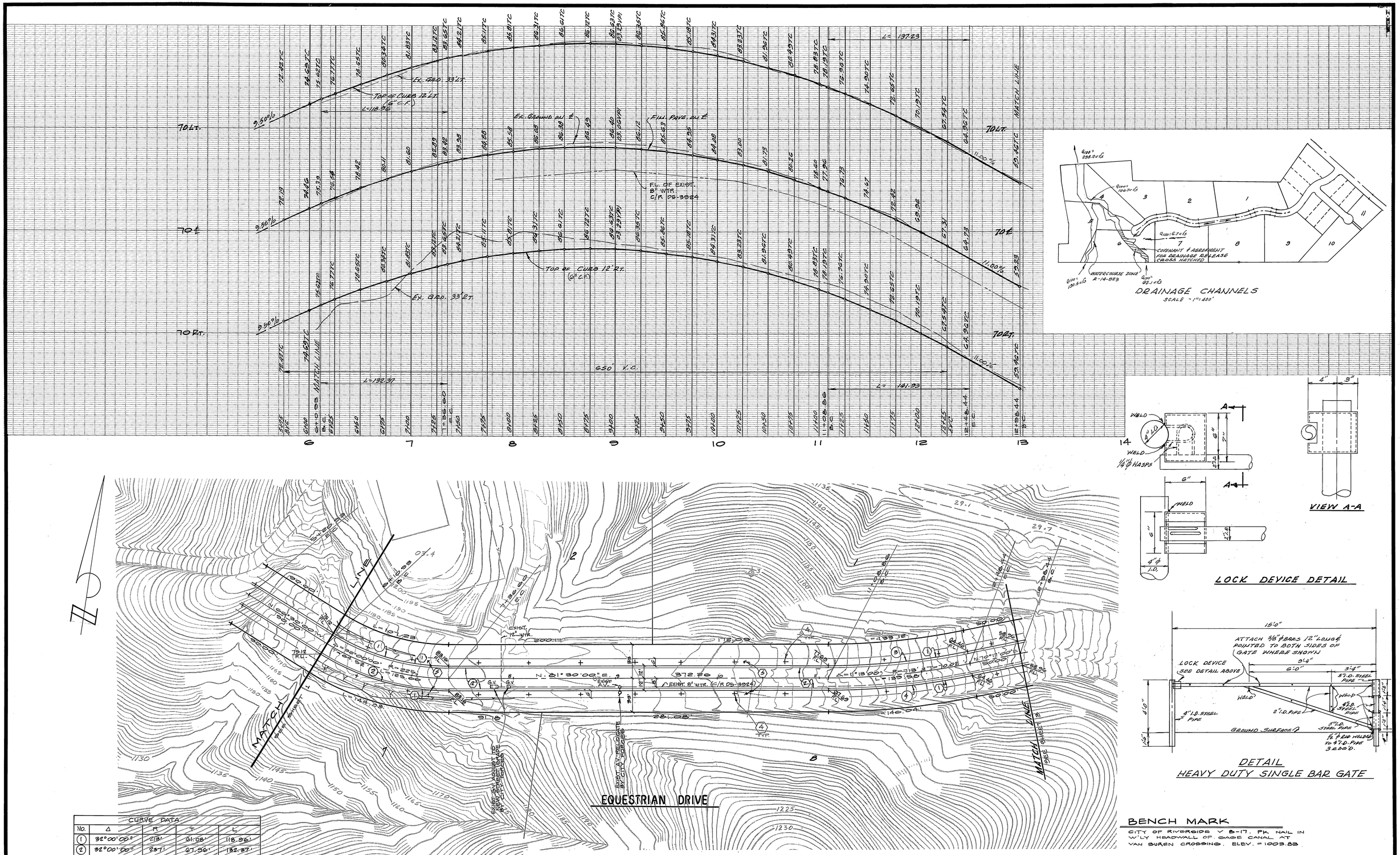
APPROVED BY: DIRECTOR OF PUBLIC WORKS
DATE 12-22-82

TRACT NO. 18212
STREET PLAN & PROFILE
EQUESTRIAN DRIVE

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

ACCOUNT No.
DRAWING NUMBER
R-2479
SHEET 1 OF 3
81-192-A.

R.C. 1248



DRAINAGE CHANNELS
SCALE - 1"=400'

VIEW A-A

LOCK DEVICE DETAIL

DETAIL
HEAVY DUTY SINGLE BAR GATE

CURVE DATA				
No.	Δ	R	T	L
1	32°00'00"	213'	61.09'	118.96'
2	32°00'00"	231'	61.96'	132.37'
3	11°13'00"	701'	68.84'	137.23'
4	11°13'00"	725'	71.19'	141.93'

BENCH MARK

CITY OF RIVERSIDE V 8-17. PK NAIL IN W'LY HEADWALL OF GAGE CANAL AT VAN BUREN CROSSING. ELEV. = 1009.88

* AS BUILT 6-7-85 TL

INDEXED P.A.

SEE SHEET 1 FOR GENERAL AND CONSTRUCTION NOTES.

CITY OF RIVERSIDE
DOMESTIC & IRRIGATION SYSTEM
Fred Lantz
Water Systems Manager
9/16/82
Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 5-24-82
R.E. No. 11842
W.O. 81-192 FOR: ROBERT MILLER F.B. 1040

MARK	REVISIONS	APPR.	DATE

DESIGNED BY R.E.C. DRAWN BY E/AVG CHECKED BY REC

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT	[signature]	9/16/82
TRAFFIC DIVISION	[signature]	9/16/82
CHIEF PUB. WKS. ENGR.	[signature]	9-21-82

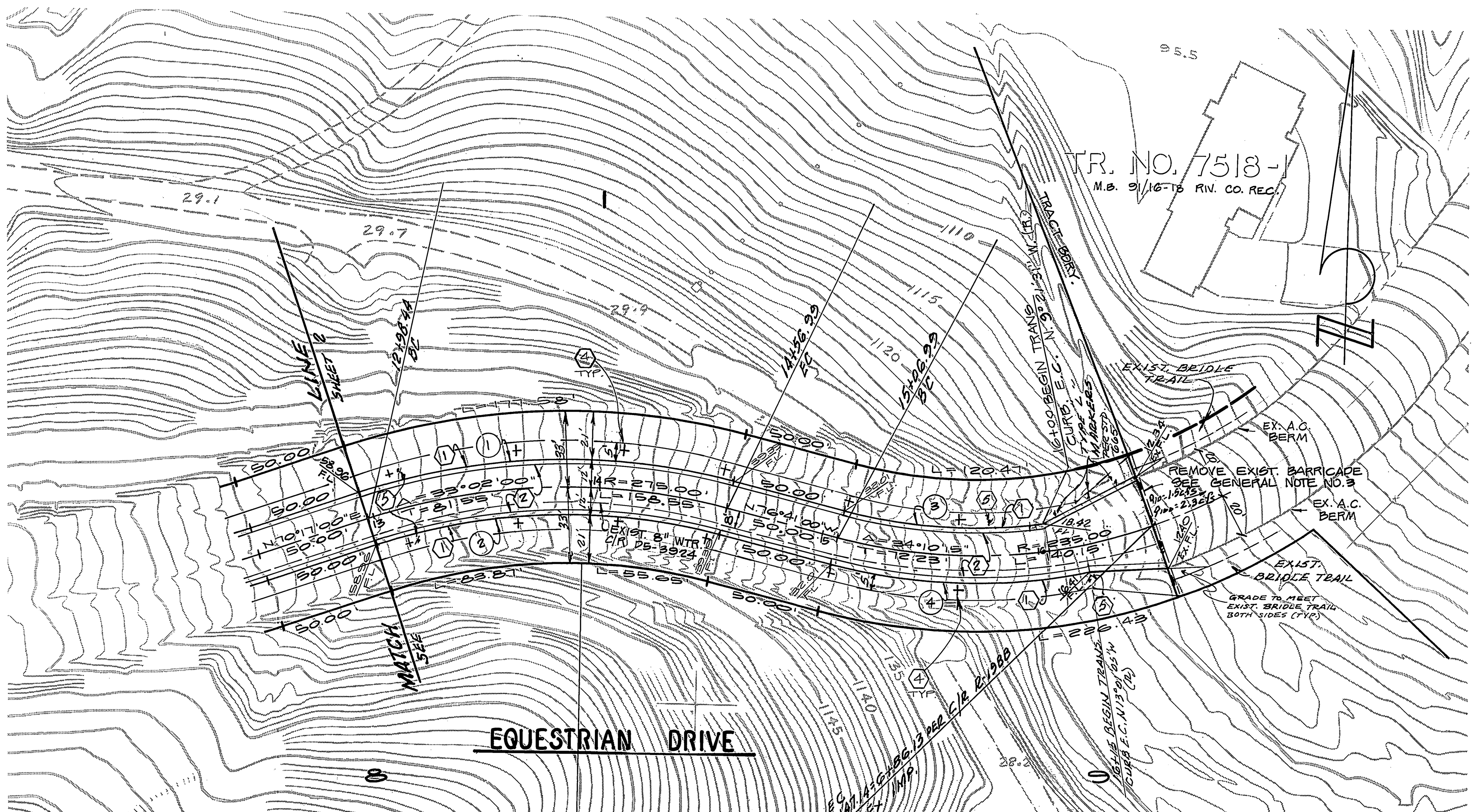
APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 9-22-82

TRACT NO. 18212
STREET PLAN & PROFILE
EQUESTRIAN DRIVE

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

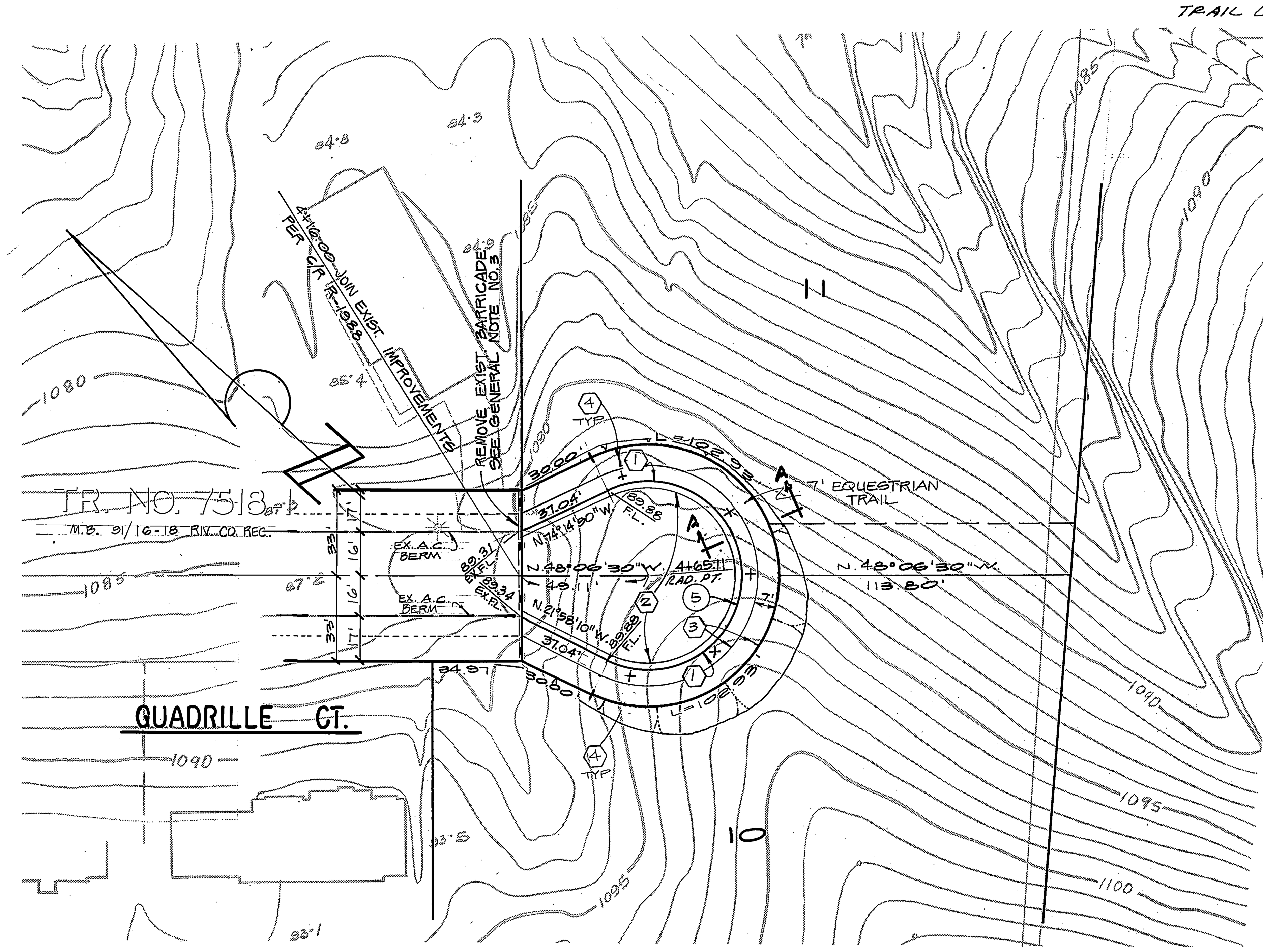
ACCOUNT No.
DRAWING NUMBER R-2479
SHEET 2 OF 3
81-192-A

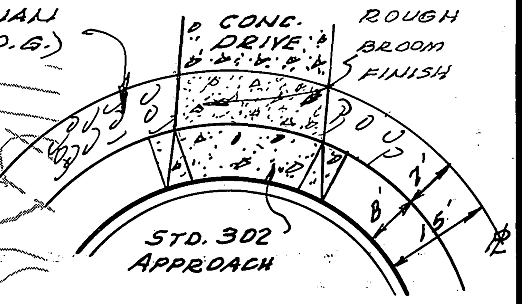
P.C. 1243



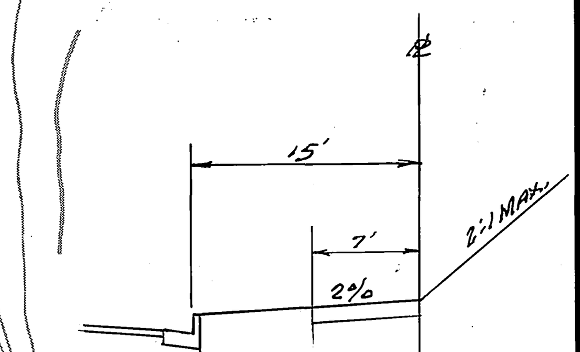
NO.	Δ	R	T	L
1	33°02'00"	287'	85.10'	165.47'
2	33°02'00"	263'	77.99'	151.63'
3	22°40'31"	223'	44.71'	88.25'
4	26°20'05"	247'	57.78'	113.53'
5	232°16'40"	36'	—	145.95'

CURVE DATA





TYPICAL D/W APPROACH
QUADRILLE COURT
NO SCALE



SECTION A-A

BENCH MARK

CITY OF RIVERSIDE V-8-17. PK NAIL IN W'LY HEADWALL OF GAGE CANAL AT VAN BUREN CROSSING. ELEV. = 1003.83

SEE SHEET NO. 1 FOR GENERAL AND CONSTRUCTION.

*AS BUILT 6-7-85 TL

INDEXED P.A.

CITY OF RIVERSIDE
DOMESTIC & IRRIGATION SYSTEMS
Fred Rantz 9/16/82
Water Systems Manager Date

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 5-24-82
R.E. No. 11842
W.O. 81-192 FOR: ROBERT MILLER F.B. 1040

MARK	REVISIONS	APPR.	DATE

DESIGNED BY R.E.C. DRAWN BY EL/AUG CHECKED BY REC

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		9/14/82
TRAFFIC DIVISION		10/29/82
CHIEF PUB. WKS. ENGR.		12-21-82

APPROVED BY William D. Gardner
DIRECTOR OF PUBLIC WORKS
DATE 12-22-82

TRACT NO. 18212
STREET PLAN & PROFILE
EQUESTRIAN DRIVE
QUADRILLE COURT

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SHEET 3 OF 3
81-192-A

P.C. 1243