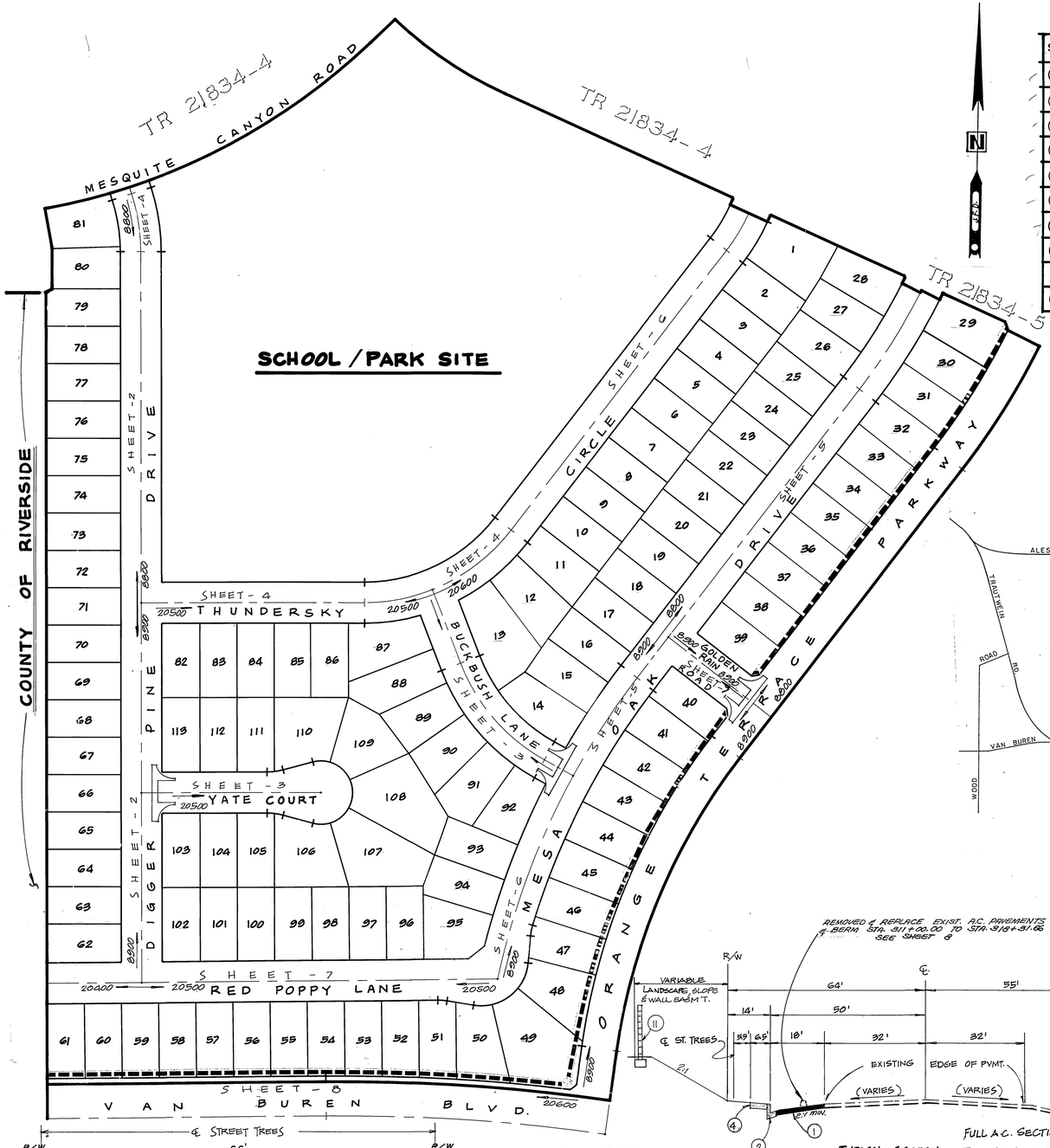
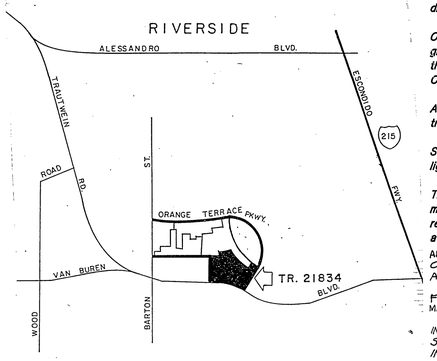


STREET NAME & TRAFFIC SIGN SCHEDULE		
(A)	DIGGER PINE DRIVE / THUNDERSKY CIRCLE	8800 / 20500
(B)	DIGGER PINE DRIVE / YATE COURT	8800 / 20500
(C)	DIGGER PINE DRIVE / RED POPPY LANE	8800 / 20400
(D)	THUNDERSKY CIRCLE / BUCKBUSH LANE	20600 / 8800
(E)	BUCKBUSH LANE / MESA OAK DRIVE	8800 / 8800
(F)	RED POPPY LANE / MESA OAK DRIVE	20500 / 8800
(G)	MESA OAK DRIVE / GOLDEN RAIN ROAD	8800 / 8800
(H)	GOLDEN RAIN ROAD / ORANGE TERRACE PARKWAY	8800 / 8800
(K)	R-1 STOP SIGN (30" OCTAGON) INSTALL PER CITY OF RIVERSIDE STANDARD 662 A & 666	



VICINITY MAP

N.T.S.

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, STANDARD DRAWING NO. 10 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 determined at the time of construction as approved by the Traffic Eng

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 & GUTTER CONST. 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 form the soils engineer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut 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.

The developer and/or contractor shall contact the Public Service Department (351-6127) to pick up any existing Std. 180 barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.

ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONST. SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTOR.

FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

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.

All over hanging tree limbs that are less than 14' above the street grade shall be trimmed back.

Construct block wall per Riverside City Std. 704 (See plan for height(s)).
Type/Color of Block — Mortar Color — Other
Size — Type/Color Cap
This wall requires a permit and inspection from the Public Works Eng. Div.

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 the engineer.

All related work shall conform to the City of Riverside, Park and Recreation Department Standards.

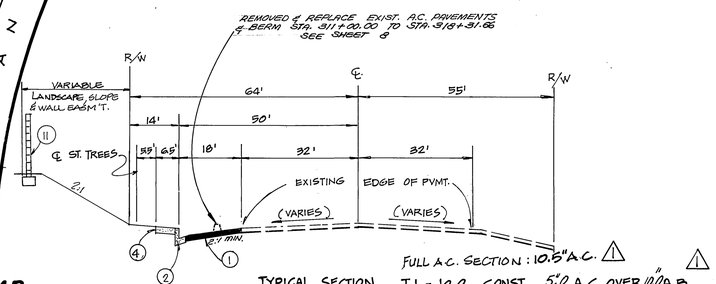
Contact the STREET TREE Inspector a minimum of 48 hours in advance at 351-6126 to schedule inspections. Inspections shall be required: A) When plant locations have been spotted in the field prior to digging plant pits B) While digging plant pits and planting/relocation trees, C) After planting and all other indicated or specified work has been completed for start of maintenance, and D) At end of maintenance/field acceptance (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 DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR MINIMUM PERIOD OF ONE YEAR.
STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	SIZE	SPACING	NO.
DIGGER PINE DRIVE	GELIERA PARVIFLORA / AUSTRALIAN WILLOW	15 GAL.	45'	40
THUNDERSKY CIRCLE	PODOCARPUS GRACILLOR / FERN PINE	15 GAL	45'	34
YATE COURT	TIPUANA TIPU / TIPU TREE	15 GAL	45'	14
BUCKBUSH LANE	TIPUANA TIPU / TIPU TREE	15 GAL	45'	11
RED POPPY LANE	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL	45'	28
MESA OAK DRIVE	PODOCARPUS GRACILLOR / FERN PINE	15 GAL	45'	50
GOLDEN RAIN RD	PODOCARPUS GRACILLOR / FERN PINE	15 GAL	45'	2
VAN BUREN BLVD.	SEE APPROVED REVISED FRONTAGE LANDSCAPE PLAN PREPARED BY J.F. DAVIDSON ASSOCIATE PH (714) 686-0844	PLAN # PC 2445		
ORANGE TERRACE PARKWAY	SEE APPROVED REVISED FRONTAGE LANDSCAPE PLAN PREPARED BY J.F. DAVIDSON ASSOCIATE PH (714) 686-0844	PLAN # PC 2445		

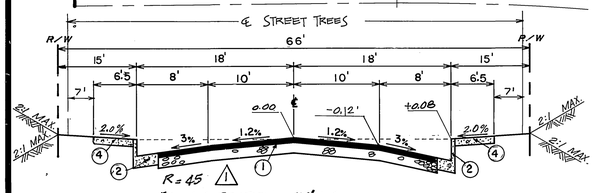
Park and Recreation Department and Public Works Department permits are required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper compaction.

Contractor is to give the City Water Division 24 hours notice prior to irrigation pipeline inspection. Contact CARL WEINGARTNER AT 782-5304



CONSTRUCTION NOTES

1. PLACE A.C. PAVING OVER AGGREGATE BASE PER TYPICAL SECTION.
2. CONSTRUCT TYPE I C&G(6") PER CITY OF RIVERSIDE STD. NO. 200.
3. CONSTRUCT TYPE II CURB (6") PER CITY OF RIVERSIDE STD. NO. 200.
4. CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD. NO. 325.
5. CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. NO. 304.
6. CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. NO 220
7. INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.
8. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.
9. REMOVE EXISTING BARRICADE
10. CONSTRUCT 6' HIGH BLOCK WALL PER CITY OF R.W. AND SHEETS 9, 10, 11 & 12.



FULL A.C. SECTION : 4.5" A.C.

INDEX MAP

SCALE : 1"=100'

INTERIOR STREETS

T.I. = 5.0 CONST. 3½" A.C. OVER 4" A.B.

- RED POPPY LANE
- DIGGER PINE DRIVE
- BUCKBUSH LANE
- MESA OAK DRIVE
- THUNDERSKY CIRCLE
- GOLDEN RAIN ROAD
- YATE COURT

TYPICAL SECTION VAN BUREN BLVD. R=43

FULL A.C. SECTION : 10.5" A.C.

T.I. = 10.0 CONST. 5.0 A.C. OVER 10.0 A.B.

STA. 311+54.94 TO 314+50.00
STA. 314+50.00 TO 316+00.00
TRANSITION TO SUPERELEVATION
STA. 316+00.00 TO 321+00.00
SUPERELEVATED 2.00% TO 4.00%

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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

REGISTERED PROFESSIONAL ENGINEER — NORM W. CANTY — No. 17550 — Exp. 6/30/89 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: Norm W Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 9/24/87
APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
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
73-080 EL PASEO, #103, PALM DESERT, CA 92260, (619) 346-5691
JFD ASSOCIATES

SCALE AS SHOWN
DATE FEB 1987

BENCH MARK: V.B. 10-64 ELEV. 1700.670
BRASS DISK FLUSH & MARKED V.B.10-64, 0.6 MI E ON VAN BUREN BLVD. FROM E INT. OF VAN BUREN & WOOD RD. 205' N OF VAN BUREN @ THE N.E. SIDE OF GRANITE BOULDERS ON TOP OF 3' X 15' X 18' BOULDER

MARK	REVISIONS	APPR.	DATE
1	ADDED STRUCT. SECTION PER SR 1371	VMC	9/19/89

DESIGNED BY M.K. DRAWN BY CEM. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	VMC	11-22-89
PARK DEPARTMENT	JS	7/6/88
TRAFFIC DIVISION	[illegible]	11-10-88
CHIEF P.W. ENGR.	[illegible]	12-8
	[illegible]	11/30/88

APPROVED BY Barry Beck
DIRECTOR OF PUBLIC WORKS
DATE 12/9/88

STREET PLAN & PROFILE

TRACT 21834
TITLE SHEET

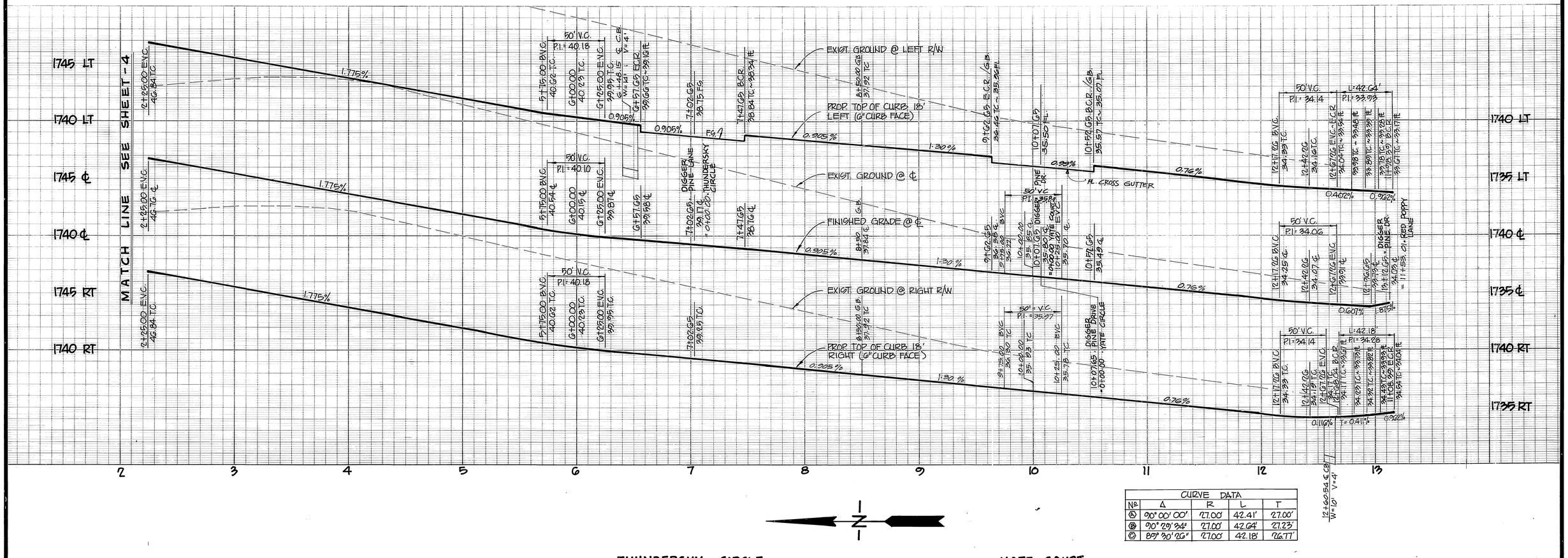
HORIZ. SCALE: 1" VERT. SCALE: 1"

PROJECT NO. R-2928
SHEET 1 OF 12
FILE NO. 86-9643

PC 2187

FRED

INDEXED 1-9-89 GH



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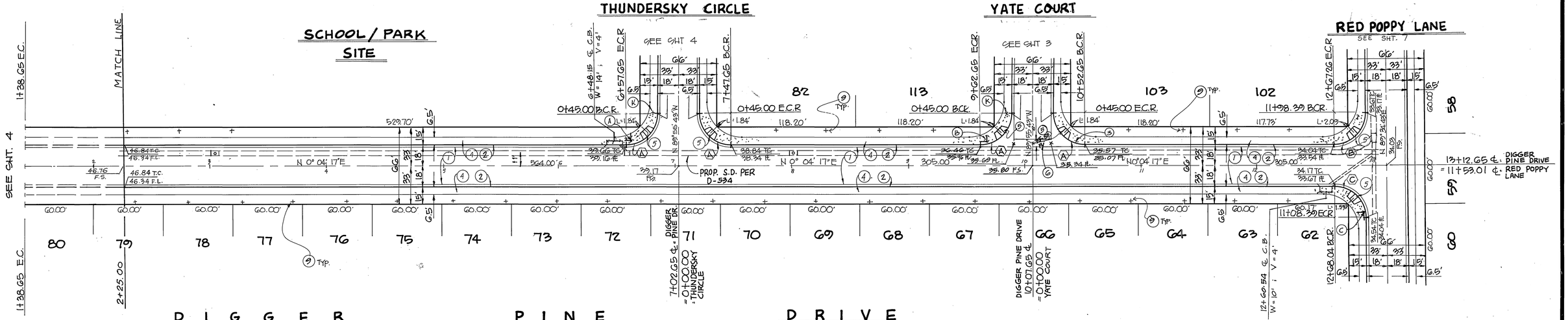
Ⓒ	89° 30' 26"	27.00'	42.18'	26.77'



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PRIVATE ENGINEERING NOTE

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REGISTERED PROFESSIONAL ENGINEER — JOHN W. CANTY — No. 17550 — Exp. 6/30/89 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 9/29/87
APPROVED BY:
DATE FEB. 1987

J.F. DAVIDSON ASSOCIATES, INC.
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
73-080 EL PASEO, #103, PALM DESERT, CA 92260, (619) 346-5691
JFD ASSOCIATES

BENCH MARK: V.B. 10-64, ELEV. 1700.670
BRASS DISK FLUSH & MARKED V.B.10-64, 0.6 MI E ON VAN BUREN BLVD. FROM E INT. OF VAN BUREN & WOOD RD. 205' N OF VAN BUREN ℄ THE N.E. SIDE OF GRANITE BOULDERS ON TOP OF 3' X 1.5' X 1.8' BOULDER.

MARK	REVISIONS	APPR	DATE

DESIGNED BY M.K. DRAWN BY C.E.M. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		11-22-88
PARK DEPARTMENT		11/4/88
TRAFFIC DIVISION		11-22-88
CHIEF P. W. ENGR.		12-8
		12/9/88

APPROVED BY: Barry Beck
DIRECTOR OF PUBLIC WORKS
DATE 12/9/88

STREET PLAN & PROFILE
TRACT 21834
DIGGER PINE DRIVE

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

PROJECT NO. R- 2928
SHEET 2 OF 12
FILE NO. 86-9643

PC 2187

INDEXED 1-9-89 GH

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CURVE DATA				
No	Δ	R	L	T
A	90°00'00"	27.00'	42.41'	27.00'
B	15°00'00"	115.00'	30.11'	15.14'
C	210°00'00"	36.00'	131.95'	~
D	82°08'36"	27.00'	38.71'	23.53'
E	82°52'01"	27.00'	39.05'	23.83'
F	40°08'03"	282.00'	197.53'	103.01'
G	40°08'03"	300.00'	210.14'	109.59
H	40°08'03"	318.00'	222.75'	116.16'
I	87°56'43"	27.00'	41.44'	26.05'

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REGISTERED PROFESSIONAL ENGINEER · JOHN W. CANTY · No. 17550 · Exp. 6/30/89 · CIVIL · STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 9/24/87
APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
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
73-080 EL PASEO, #103, PALM DESERT, CA 92260, (619) 346-5691
JFD ASSOCIATES

DATE FEB. 1987

BENCH MARK: *V.B. 10-64* *ELEV. 1700.670*
BRASS DISK FLUSH & MARKED V.B.10-64, 0.6 MI E ON VAN BUREN BLVD. FROM E INT. OF VAN BUREN & WOOD RD. 205' N OF VAN BUREN ● THE N.E. SIDE OF GRANITE BOULDERS ON TOP OF 3' X 15' X 18' BOULDER.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY M.K. DRAWN BY C.E.M. CHECKED BY J.C.

FRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		11-22-88
PARK DEPARTMENT		9/26/88
TRAFFIC DIVISION		11-22-88
CHIEF P. W. ENGR.		12-8
		11/22/88

APPROVED BY Barry Beck
DIRECTOR OF PUBLIC WORKS
DATE 12/9/88

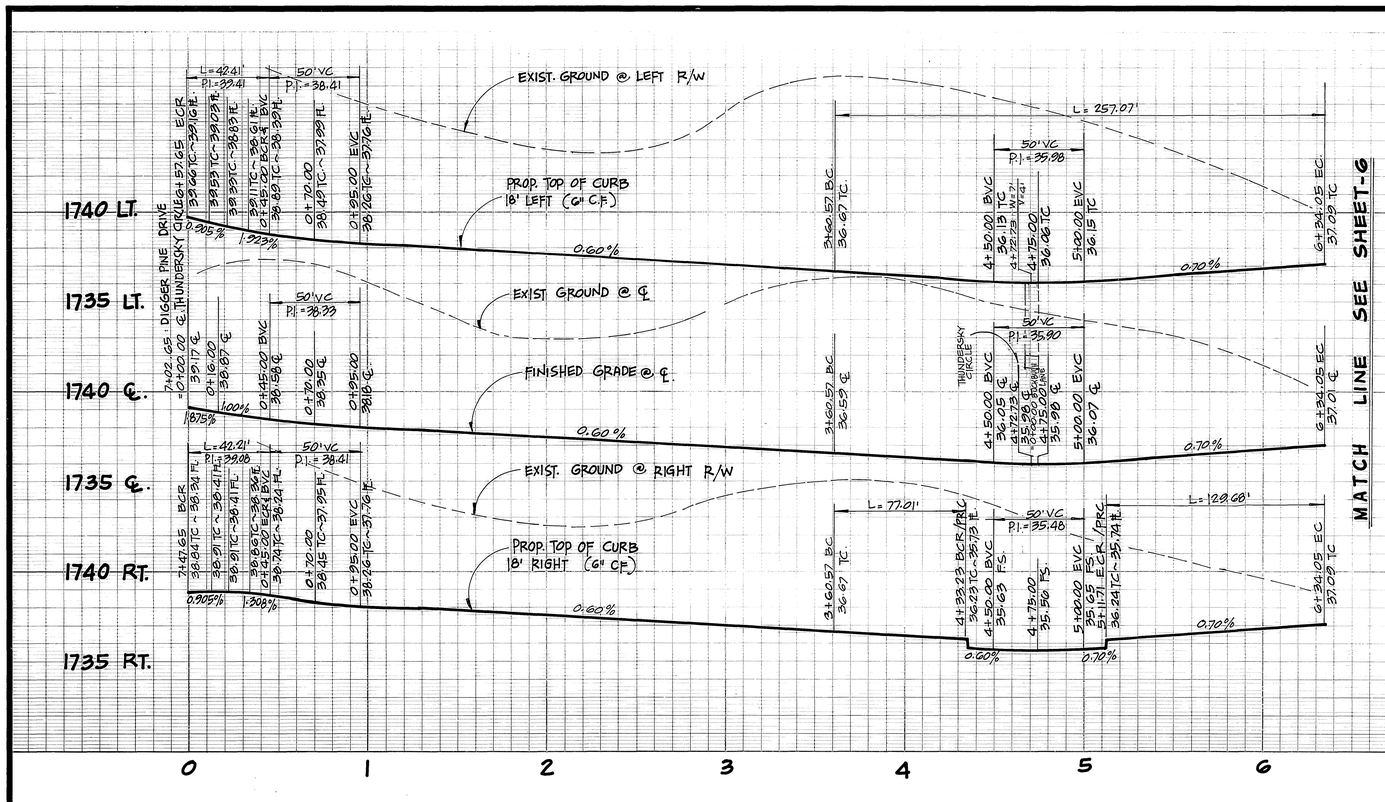
STREET PLAN & PROFILE
TRACT 21834
YATE COURT
BUCKBUSH LANE

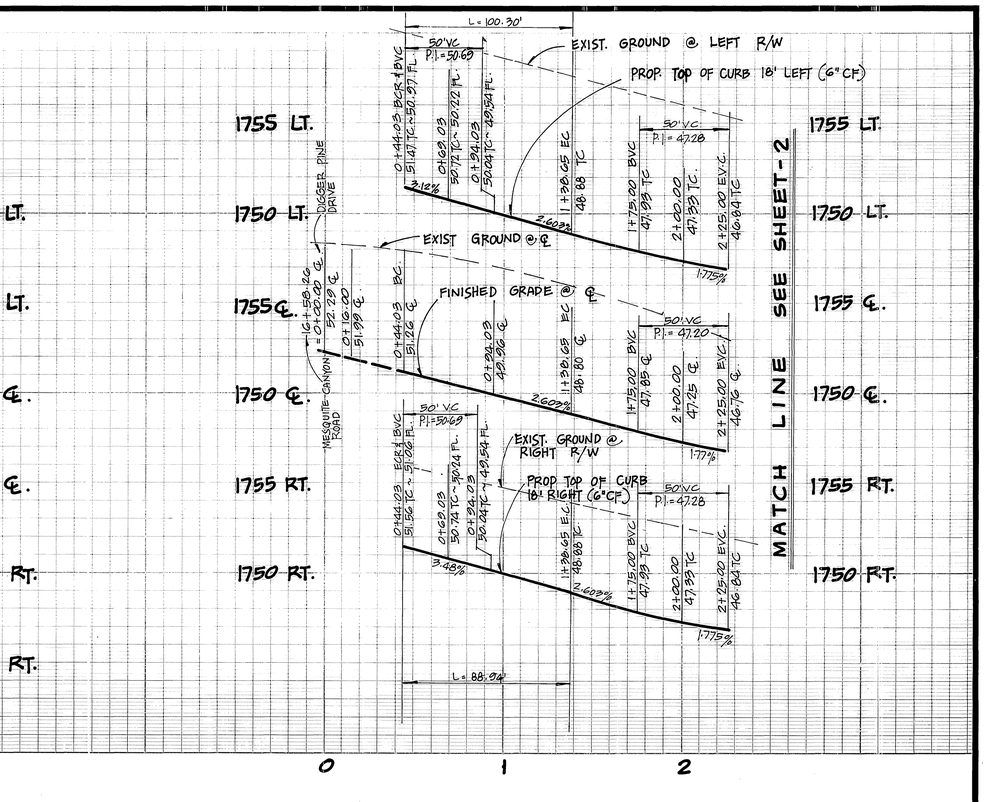
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2928
SHEET 3 OF 12
FILE NO. 86-9643

PC2187

INDEXED 1-9-89





CURVE DATA				
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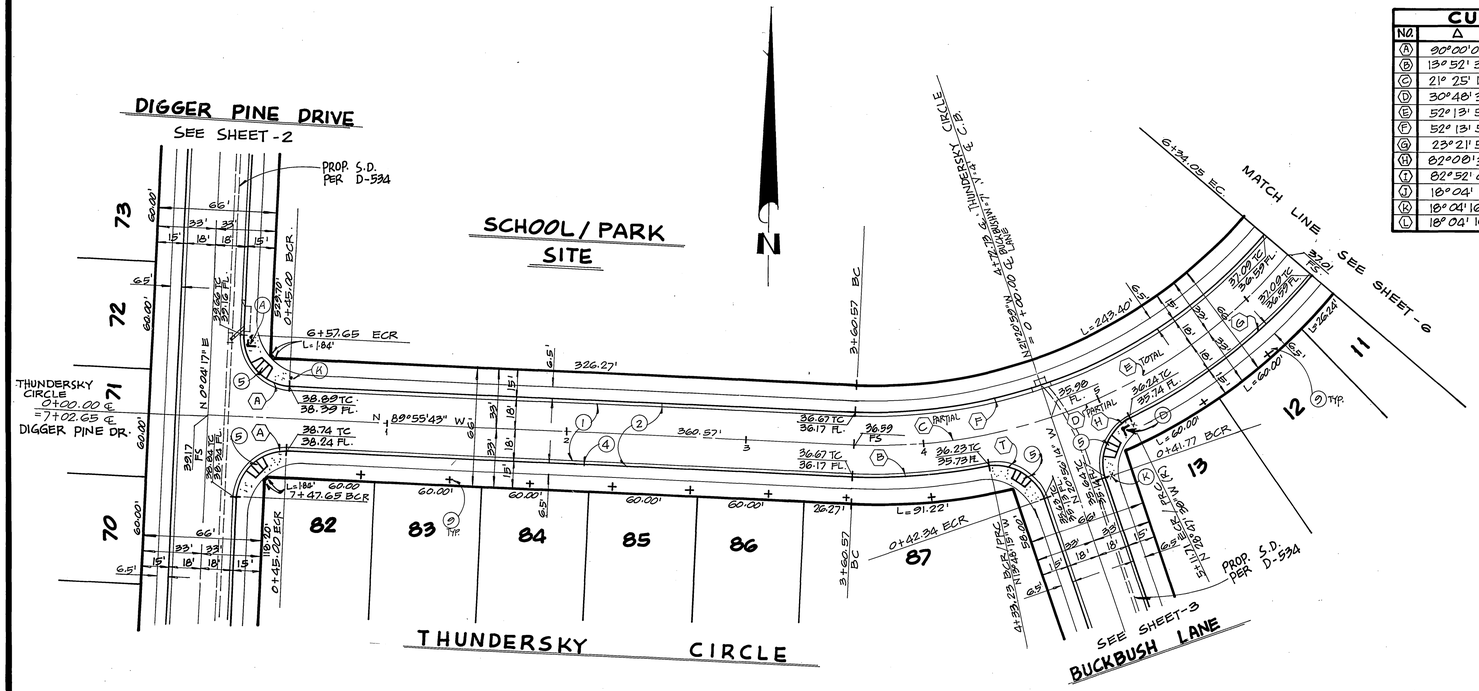
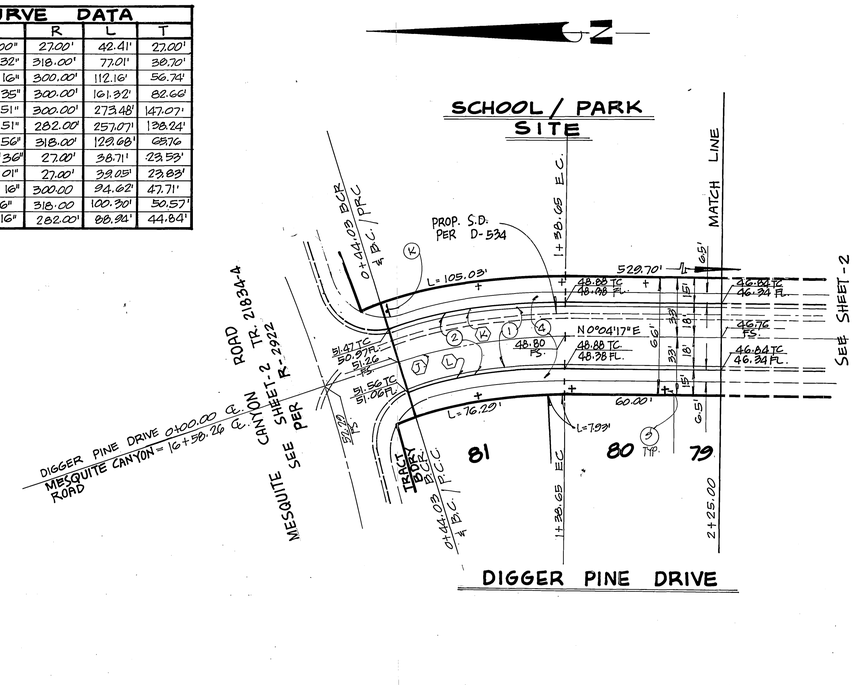
(C)	21°25'16"	300.00'	112.16'	56.74'
(D)	30°48'35"	300.00'	161.32'	82.66'
(E)	52°13'51"	300.00'	273.48'	147.07'
(F)	52°13'51"	282.00'	257.07'	138.24'
(G)	23°21'56"	318.00'	129.68'	65.76'
(H)	82°08'36"	27.00'	38.71'	23.53'
(I)	82°52'01"	27.00'	39.05'	23.83'
(J)	18°04'16"	300.00	94.62'	47.71'
(K)	18°04'16"	318.00	100.30'	50.57'
(L)	18°04'16"	282.00'	88.94'	44.84'





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REGISTERED PROFESSIONAL ENGINEER JOHN W. CANTY No. 17550 Exp. 6/30/89 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 9/24/87
APPROVED BY:
SCALE
DATE

J.F. DAVIDSON ASSOCIATES, INC.
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
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MARK	REVISIONS	APPR.	DATE

DESIGNED BY M.K. DRAWN BY C.E.M. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P.W. ENGR.		

APPROVED BY: Barry Ford
DIRECTOR OF PUBLIC WORKS
DATE 12/9/88

STREET PLAN & PROFILE
TRACT 21834
THUNDERSKY CIRCLE
DIGGER PINE DRIVE
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2928
SHEET 4 OF 12
FILE NO. 86-9643

PC2187
FRED
INDEXED 1-9-89 4th

№	Δ	R	L	T
Ⓐ	10° 52' 37"	1008.00	191.36	95.97
Ⓑ	10° 52' 37"	990.00	187.94	94.25
Ⓒ	10° 38' 22"	990.00	183.84	92.18
Ⓓ	10° 38' 22"	972.00	180.50	90.51
Ⓔ	90° 00' 00"	27.00	42.41	27.00
Ⓕ	10° 58' 00"	1192.00	228.15	114.43
Ⓖ	10° 58' 00"	1210.00	231.60	116.15
Ⓗ	8° 54' 43"	1210.00	188.20	94.29
Ⓘ	2° 03' 17"	1210.00	43.39	21.70
Ⓙ	87° 56' 43"	27.00	41.44	26.05
Ⓚ	6° 51' 25"	1228.00	146.97	73.57
Ⓛ	20° 47' 06"	1192.00	432.42	218.61
Ⓜ	25° 29' 06"	1210.00	538.70	273.63

CURVE DATA

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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

REGISTERED PROFESSIONAL ENGINEER JOHN W. CANTY No. 17550 Exp. 6/30/89 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: [signature]
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 9/24/87
APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
JFD ASSOCIATES

P.O. BOX 493, RIVERSIDE, CA 92502, (714) 686-0844
11200 SO. MT. VERNON AVE. #D, COLTON, CA 92324, (714) 825-1082
73-080 EL PASEO, #103, PALM DESERT, CA 92260, (619) 346-5691

DATE FEB. 1987

BENCH MARK: V.B. 10-64 ELEV. 1700.670
BRASS DISK FLUSH & MARKED V.B.10-64, 0.6 MI E ON VAN BUREN BLVD. FROM E INT. OF VAN BUREN & WOOD RD. 205' N OF VAN BUREN @ THE N.E. SIDE OF GRANITE BOULDERS ON TOP OF 3' X 15' X 18' BOULDER

MARK	REVISIONS	APPR.	DATE

DESIGNED BY M.K. DRAWN BY C.E.M. CHECKED BY J.C.

FRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	11-22-88
PARK DEPARTMENT	[initials]	9/26/88
TRAFFIC DIVISION	[initials]	11-22-88
CHIEF P. W. ENGR.	[initials]	12-8
	[initials]	11/22/88

APPROVED BY [signature: Barry Beck]
DIRECTOR OF PUBLIC WORKS
DATE 12/9/88

STREET PLAN & PROFILE

TRACT 21834
MESA OAK DRIVE

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

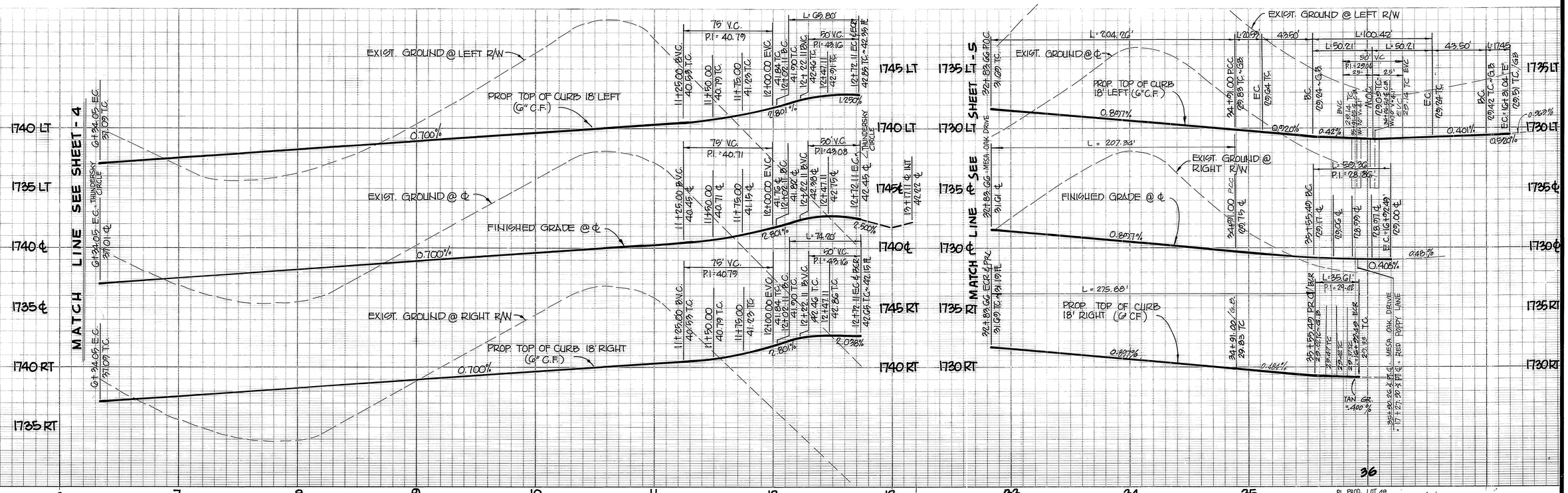
PROJECT NO. R-2928

SHEET 5 OF 12

FILE NO. 86-9643

PC2187

INDEXED 1-9-89 4H



CURVE DATA				
№	Δ	R	L	T
Ⓐ	13° 22' 08"	282.00'	65.80'	33.05'
Ⓑ	13° 22' 08"	300.00'	70.00'	35.16'
Ⓒ	13° 22' 08"	318.00'	74.20'	37.27'
Ⓓ	94° 19' 13"	61.00'	100.42'	65.78'
Ⓔ	10° 00' 00"	100.00'	17.45'	8.75'
Ⓕ	75° 34' 26"	27.00'	35.61'	20.93'
Ⓖ	75° 34' 26"	45.00'	59.36'	34.89'
Ⓗ	3° 03' 14"	1228.00'	66.45'	32.73'
Ⓘ	9° 49' 05"	1228.00'	210.43'	105.47'
* Ⓙ	12° 52' 19"	1228.00'	275.88'	138.52'

CURVE DATA				
№	Δ	R	L	T
Ⓚ	9° 49' 05"	1210.00	207.34'	103.93
Ⓛ	3° 03' 14"	1210.00	64.49'	32.25'
Ⓜ	1° 38' 47"	1210.00	34.77'	17.39'
** Ⓝ	14° 31' 06"	1210.00	306.66'	154.19'
* Ⓞ	25° 29' 06"	1210.00	538.20'	273.63'
Ⓟ	9° 49' 05"	1192.00	204.26'	102.38'
Ⓠ	20° 47' 06"	1192.00	432.42'	218.61'
Ⓡ	11° 47' 51"	100.00	20.59'	10.33'

* = OVERALL CURVE TOTAL
** = OVERALL CURVE (THIS SHEET)

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PRIVATE ENGINEERING NOTE

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REGISTERED PROFESSIONAL ENGINEER JOHN W. CANTY No. 17550 Exp. 6/30/89 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 9/24/87
APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
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
73-080 EL PASEO, #103, PALM DESERT, CA 92260 (619) 346-5691
JFD ASSOCIATES

DATE FEB. 1987

BENCH MARK: V.B. 10-64 ELEV. 1700.670
BRASS DISK FLUSH & MARKED V.B.10-64, 0.6 MI E ON VAN BUREN BLVD. FROM E INT. OF VAN BUREN & WOOD RD. 205' N OF VAN BUREN ℄ THE N.E. SIDE OF GRANITE BOULDERS ON TOP OF 3' X 1.5' X 1.8' BOULDER.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY M.K. DRAWN BY C.E.M. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	[illegible]	11-22-88
PARK DEPARTMENT	[illegible]	11/6/88
TRAFFIC DIVISION	[illegible]	11-22-88
CHIEF P. W. ENGR.	[illegible]	12-8
	[illegible]	

APPROVED BY Barry Beck
DIRECTOR OF PUBLIC WORKS
DATE 12/9/88

STREET PLAN & PROFILE

TRACT 21834
THUNDERSKY CIRCLE
MESA OAK DRIVE

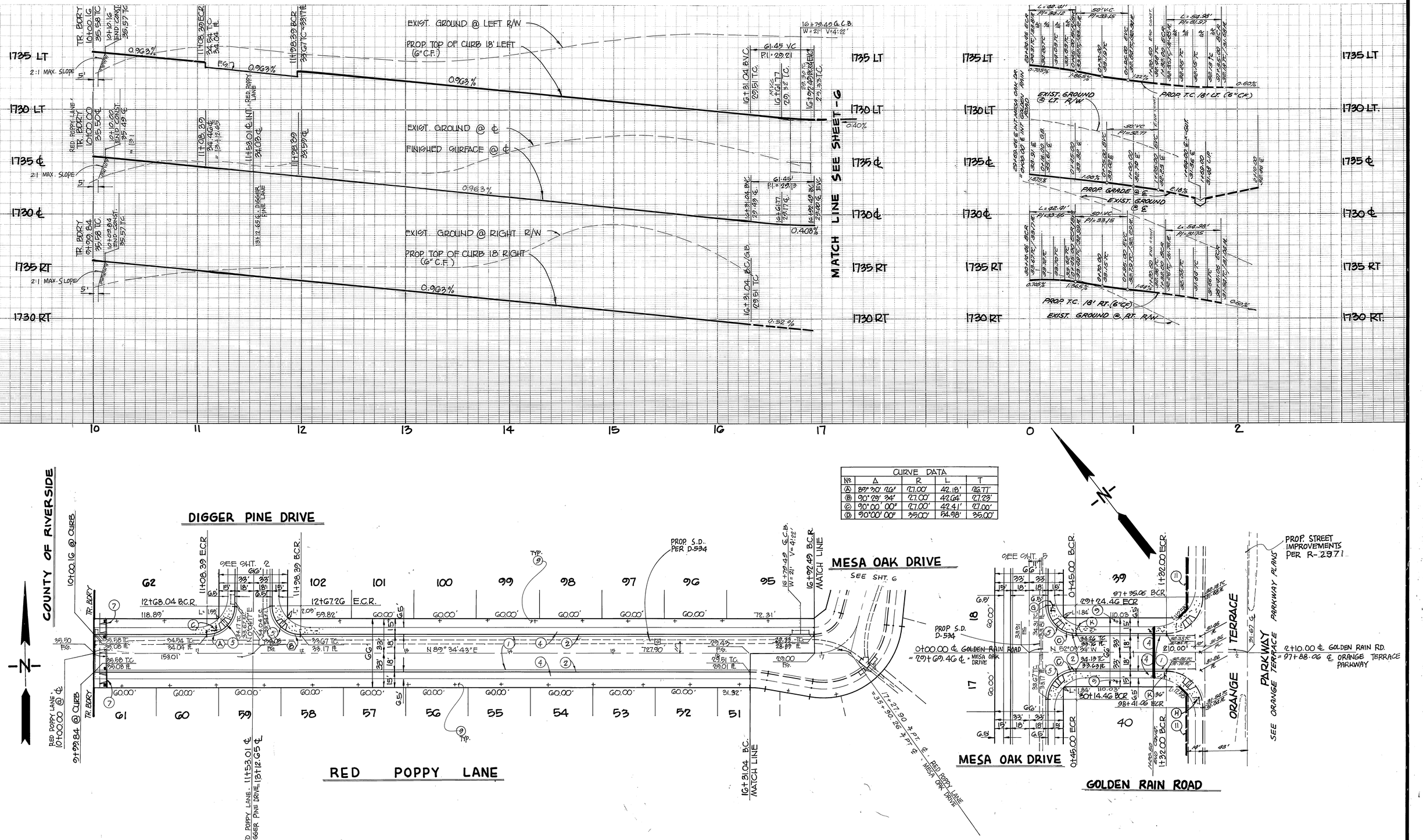
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2928
SHEET 6 OF 12
FILE NO. 86-9643

PC2187

FRED

INDEXED 1-9-89 LH



CURVE DATA				
№	Δ	R	L	T
Ⓐ	89°30' 16"	27.00'	42.18'	26.77'
Ⓑ	90°20' 34"	27.00'	42.64'	27.23'
Ⓒ	90°00' 00"	27.00'	42.41'	27.00'
Ⓓ	90°00' 00"	35.00'	54.98'	35.00'

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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

REGISTERED PROFESSIONAL ENGINEER — JOHN W. CARTY — No: 17550 — Exp. 6/30/89 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W Carty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 9/24/87
APPROVED BY:
DATE FEB. 1987

J.F. DAVIDSON ASSOCIATES, INC.
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
73-080 EL PASEO, #103, PALM DESERT, CA 92260 (619) 346-5691
JFD ASSOCIATES

BENCH MARK:
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MARK	REVISIONS	APPR.	DATE

DESIGNED BY M.K. DRAWN BY C.E.M. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	[illegible]	6-22-89
PARK DEPARTMENT	[illegible]	9/16/88
TRAFFIC DIVISION	[illegible]	11-22-88
CHIEF P.W. ENGR.	[illegible]	12-8
PLANNING	JD	9/14/88

APPROVED BY: Barry Bed
DIRECTOR OF PUBLIC WORKS
DATE 12/9/88

STREET PLAN & PROFILE

TRACT 21834
RED POPPY LANE
GOLDEN RAIN ROAD

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

PROJECT NO. R-2928
SHEET 7 OF 12
FILE NO. 86-9643

PC0167

FRED

Indexed 1-9-89 GH

SOUTHERN CALIFORNIA EDISON Co.

REVIEWED BY: [signature] DATE: 11-14-88

[hatched box] = REMOVE A.C. BERM AND EXISTING PAVING AND REPAVE PER PLAN.

VAN BUREN BOULEVARD

GENERAL TELEPHONE COMPANY

REVIEWED BY: [signature] DATE: 11-10-88

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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

REGISTERED PROFESSIONAL ENGINEER JOHN W. CANTY No. 17550 Exp. 6/30/89 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: [signature]
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 9/24/87
APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
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
73-080 EL PASEO, #103, PALM DESERT, CA 92260, (619) 346-5691
JFD ASSOCIATES

DATE: FEB. 1987

BENCH MARK: V.B. 10-64 ELEV. 1700.670
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DESIGNED BY M.K. DRAWN BY C.E.M. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	11-22-88
PARK DEPARTMENT	GB	9/26/88
TRAFFIC DIVISION	[initials]	11-22-88
CHIEF P.W. ENGR.	[initials]	12-8
PLANNING	CD	9/16/88

APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS
DATE 12/9/88

STREET PLAN & PROFILE

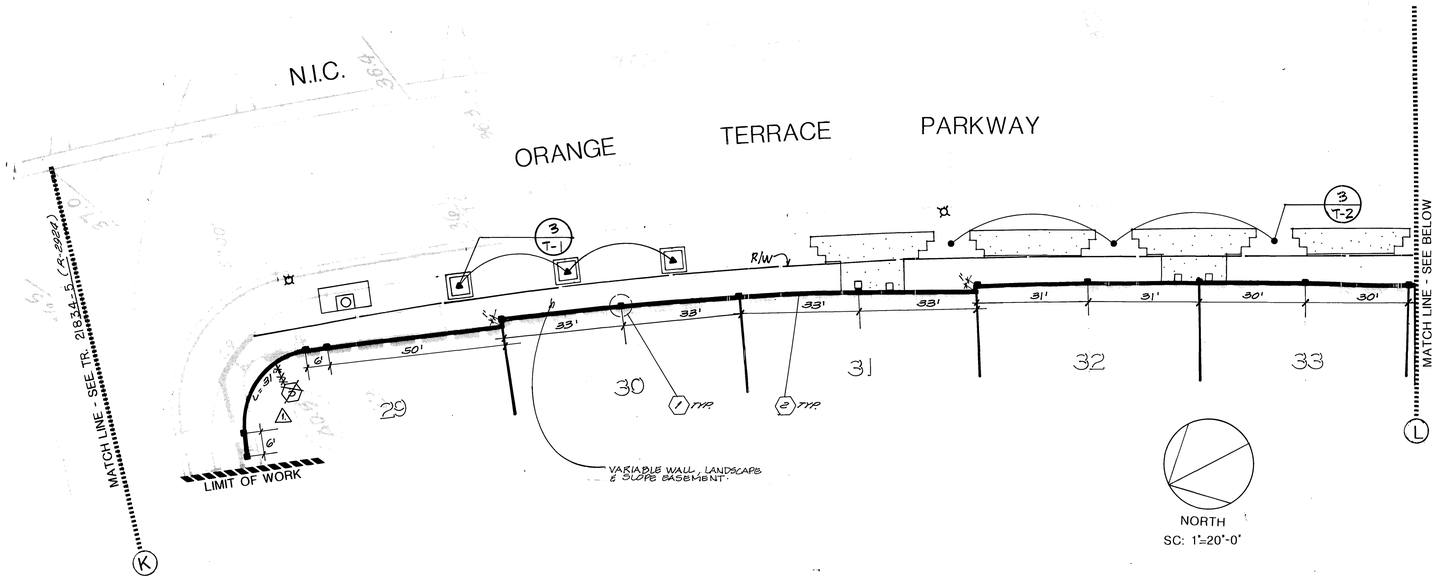
TRACT 21834
VAN BUREN BOULEVARD

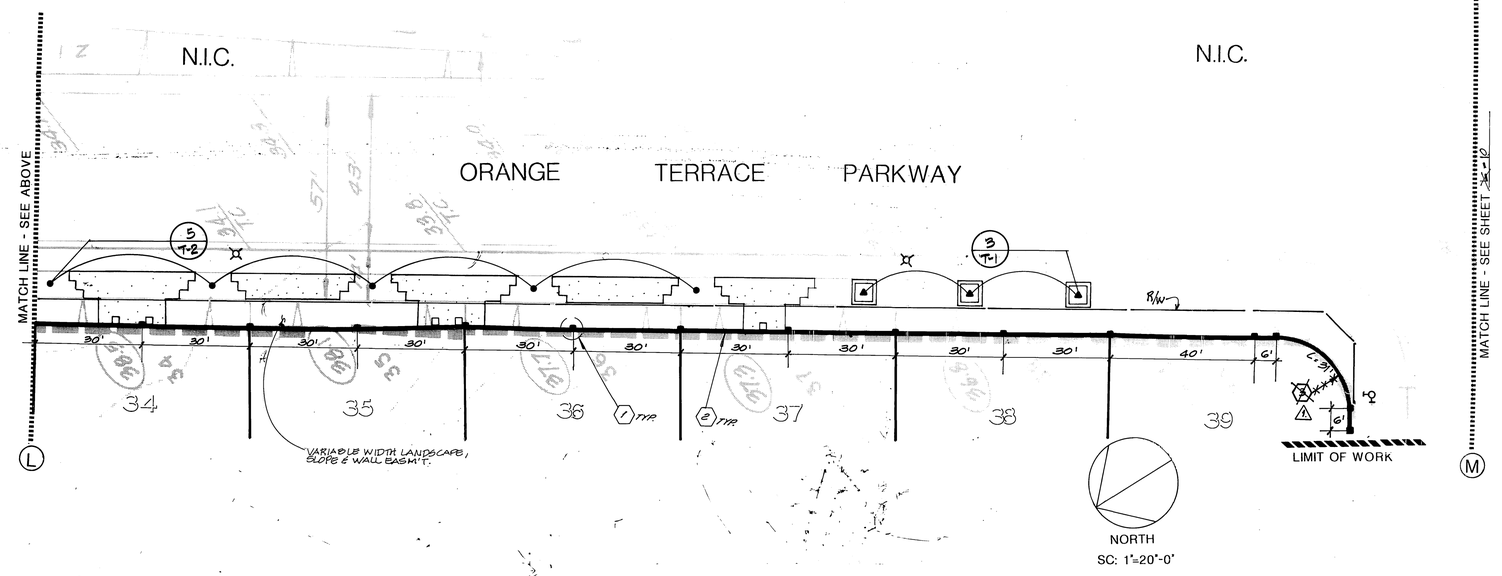
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2928
SHEET 8 OF 12
FILE NO. 86-9643

PC 2187

FRED
WLR 11/22/88
INDEXED 1-9-89 GH





REGISTERED PROFESSIONAL ENGINEER JOHN W. CANTY No. 17550 Exp. 6/30/89 CIVIL STATE OF CALIFORNIA

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PRIVATE ENGINEERING NOTE

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PREPARED UNDER THE DIRECTION OF: John W Canty

REGISTERED CIVIL ENGINEER NO. 17550

EXPIRATION DATE: 6-30-90 DATE 8/31/88

APPROVED BY:

SCALE: 1"=20'-0"

DATE:

J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

3880 Lemon Street, Suite 300, P.O. Box 493, Riverside, CA 92502, (714) 686-0844, FAX 714-686-5954

11200 S. Mt. Vernon Ave., Suite "D", Colton, CA 92324, (714) 825-1082

73-080 El Paseo, Suite 106, Palm Desert, CA 92260, (619) 346-5691, FAX 619-340-0529

BENCH MARK:

MARK	REVISIONS	APPR.	DATE
1	REMOVED CONST. NOTE	FRED	9/27/89

DESIGNED BY DRAWN BY CHECKED BY FRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY: PRINCIPAL ENGINEER		11-22-88
PARK DEPARTMENT		11/28/88
TRAFFIC DIVISION		11-23-88
CHIEF P.W. ENGR.		12-8-88
PLANNING DEPT.		11/14/88

APPROVED BY: Barry Bell, DIRECTOR OF PUBLIC WORKS

DATE: 12/9/88

FOR WALL CONSTRUCTION

TRACT 21834
REVERSE FRONTAGE LANDSCAPE
ORANGE TERRACE PKWY

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

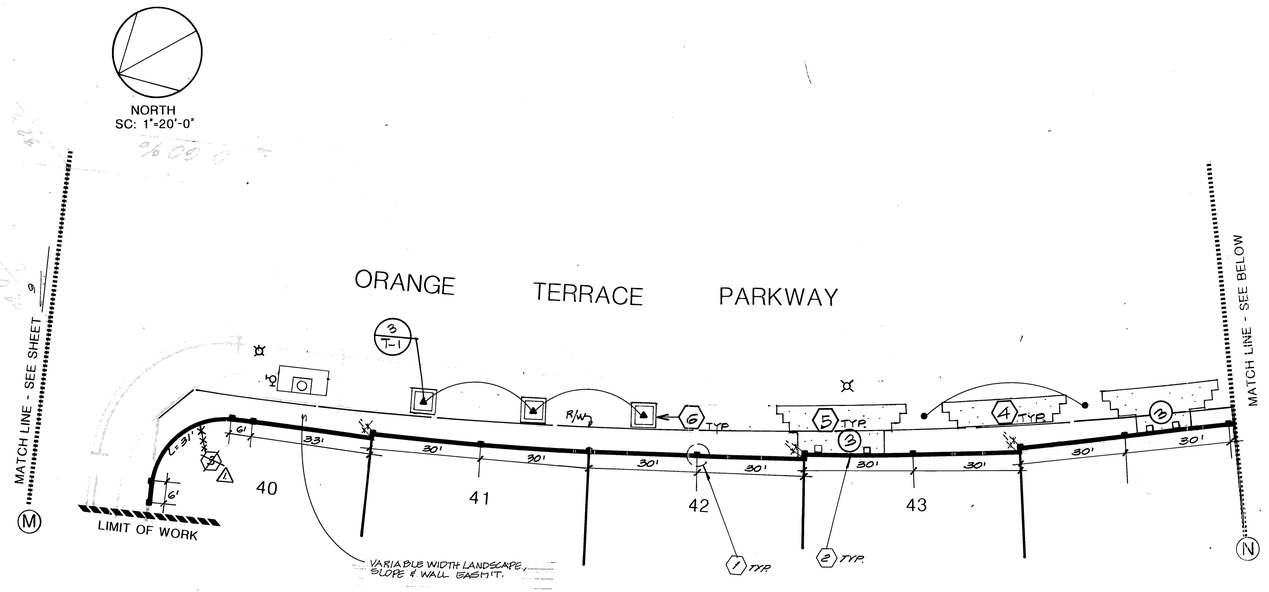
PROJECT NO. R-2928

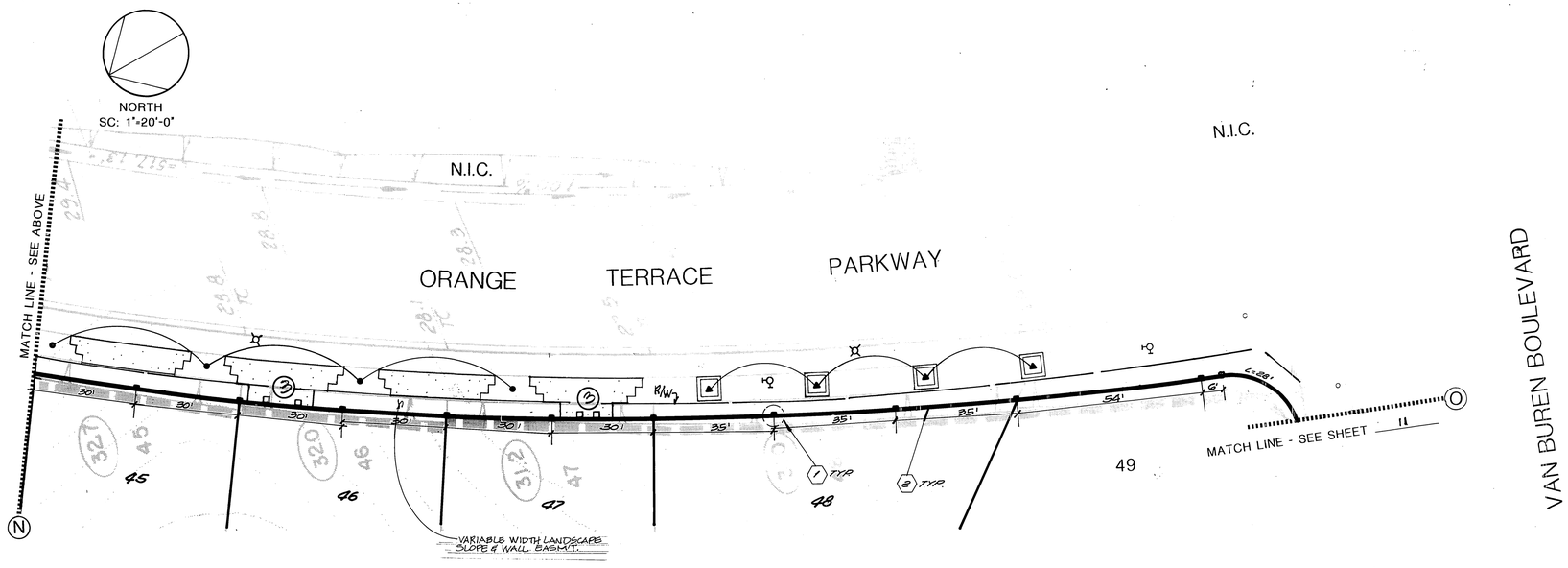
SHEET 9 OF 12

FILE NO.:

90218T

INDEXED 1-9-89 LH





REGISTERED PROFESSIONAL ENGINEER
JOHN W. CANTY
No. 17550
Exp. 6/30/89
CIVIL
STATE OF CALIFORNIA

Underground Service Alert

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PREPARED UNDER THE DIRECTION OF: John W Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-89 DATE: 8/31/88
APPROVED BY:

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

3880 Lemon Street, Suite 300
P.O. Box 493
Riverside, CA 92502
(714) 686-0844
FAX 714-686-5954

11200 S. Mt. Vernon Ave., Suite "D"
Colton, CA 92324
(714) 825-1082

73-080 El Paseo, Suite 106
Palm Desert, CA 92260
(619) 346-5691
FAX 619-340-0529

SCALE: 1"=20'-0"
DATE:
BENCH MARK:

MARK	REVISIONS	APPR.	DATE
1	REMOVED CONST. NOTE	FRED	2/29/89

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		11-22-88
PARK DEPARTMENT		9/26/88
TRAFFIC DIVISION		11-22-88
CHIEF P.W. ENGR.		12-8
PLANNING DEPT.		7/14/88

APPROVED BY Barry Beck
DIRECTOR OF PUBLIC WORKS
DATE 12/9/88

FOR WALL CONSTRUCTION

TRACT 21834
REVERSE FRONTAGE LANDSCAPE
ORANGE TERRACE PKWY

HORIZ. SCALE: 1" VERT. SCALE: 1"

PROJECT NO. R-2928
SHEET 10 OF 12
FILE NO.:

PC2167

FRED

INDEXED 1-9-89 4H

PLANTING NOTES:

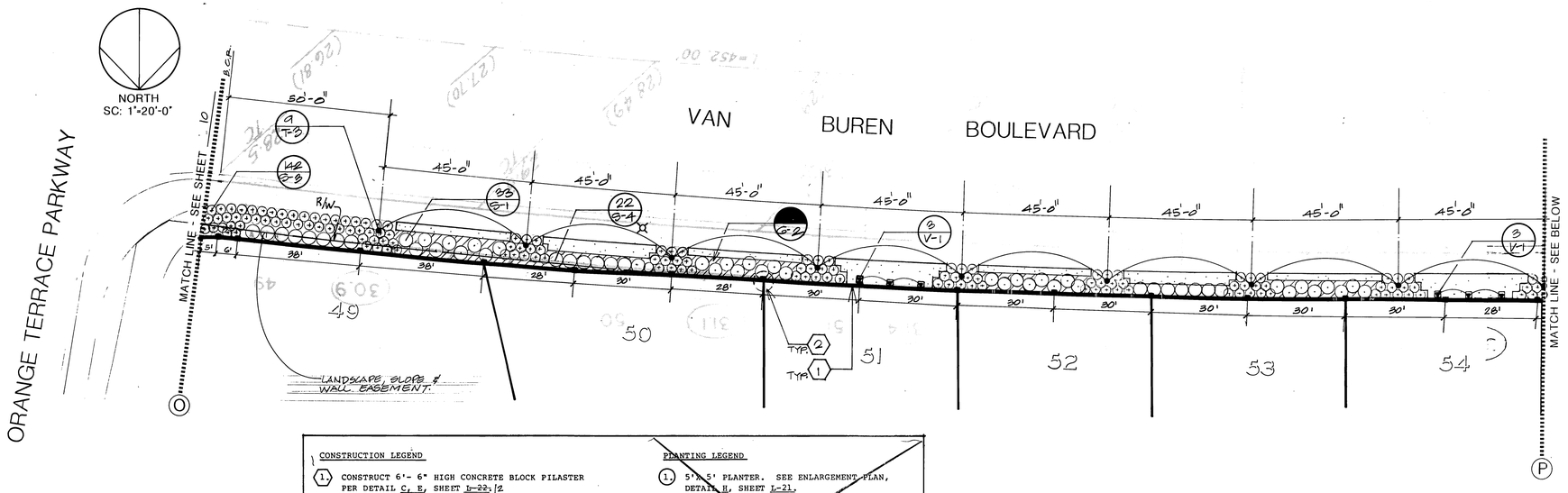
1. PLANT AND IRRIGATION DESIGN IS DIAGRAMMATIC AND SHALL NOT TAKE PLACE WHERE UNFORESEEN SITE CONDITIONS PREVENT EXECUTION OF THE DESIGNERS INTENT.
2. CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT'S ATTENTION TO SITE CONDITIONS WHICH PREVENT HIS INSTALLATION PER PLAN IN A REASONABLE MANNER.
3. CONTRACTOR SHALL REMAIN LIABLE FOR REMOVING, RE-INSTALLING IRRIGATION SYSTEM, AND REPLANTING AREAS WHICH ARE NOT LANDSCAPED PER PLAN AND SPECIFICATIONS.
4. MAINTENANCE PERIOD SHALL BE 360 DAYS FROM DATE OF ACCEPTANCE. PLANTING SHALL BE GUARANTEED FOR ONE YEAR. MAINTENANCE SHALL INCLUDE BI-WEEKLY WEED AND RODENT ABATEMENT PROCEDURES INCLUDING 4 FOLIAR APPLICATIONS OF CHELATED IRON AND TRACE MINERALS 90 DAYS APART.
5. REPLACEMENT OF DAMAGED OR DESTROYED ITEMS SHALL TAKE PLACE WITHIN 48 HOURS OF NOTIFICATION BY THE CITY'S REPRESENTATIVE, OR SAID REPLACEMENT ITEMS SHALL BE DEDUCTED FROM THE CONTRACTOR'S FINAL BILLING.
6. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT OR CITY'S REPRESENTATIVE.
7. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST NO. 1 HAS BEEN APPROVED.
8. PLACE TREES BETWEEN SPRAY HEADS WHEREVER POSSIBLE.
9. AREAS TO BE PLANTED IN GROUND COVER SHALL HAVE THE FOLLOWING MATERIALS TILLED INTO THE TOP 6" OF SOIL PER 1,000 SQ. FT.:

   4 CU. YDS. NITROLIZED WOOD SHAVINGS
   20 LBS. 12-12-12 COMMERCIAL FERTILIZER (BEST PRODUCTS OR EQUAL)
   100 LBS. AG. GYPSUM
   10 LBS. SOIL SULFUR
   20 LBS. IRON SULFATE

   PRIOR TO PLANTING OF GROUND COVER PLANTS, A GRANULAR PRE-EMERGENT, NON-SELECTIVE HERBACIDE SHALL BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
10. BACKFILL MIX SHALL CONSIST OF THE FOLLOWING PER CU. YD.:

    2/3 YD. SCREENED SITE SOIL
    1/3 YD. NITROLIZED WOOD SHAVINGS
    1 LB. 12-12-12 COMMERCIAL FERTILIZER
    10 LBS. AG. GYPSUM
    1 LB. SOIL SULFUR
    2 LBS. IRON SULFATE

11. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS.
12. CHIPPER MULCH INSTALLATION: COVER SHRUB AREAS ONLY WITH A 3" THICK PLACEMENT OF "MEDIUM GRIND" CHIPPER MULCH. AS PER BLUE RIBBON LANDSCAPE SUPPLIES, INC. (714-633-3666), OR EQUAL. SUBMIT SAMPLE TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PURCHASING AND SPREADING.
13. REFER TO IRRIGATION NOTES FOR INSPECTION/CERTIFICATION SCHEDULE.
14. A SITE SHALL BE PRE-SELECTED BY THE OWNER FOR PLANT DELIVERY AND APPROVAL, FOR MIXING OF BACKFILL, AND STORAGE OF IRRIGATION EQUIPMENT IN CONTAINERS.
15. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.



CONSTRUCTION LEGEND

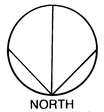
1. CONSTRUCT 6'- 6" HIGH CONCRETE BLOCK PILASTER PER DETAIL C, E, SHEET L-22.12
2. CONSTRUCT 6' HIGH CONCRETE BLOCK WALL PER DETAIL C, D, SHEET L-22.12
3. CONSTRUCT CURVED CONCRETE BLOCK WALL PER DETAIL A, SHEET L-22.12
4. CONSTRUCT STAMPED CONCRETE PER DETAIL H, SHEET L-22.
5. CONSTRUCT STAMPED CONCRETE WITH VINE POCKETS PER DETAIL G, SHEET L-22.
6. CONSTRUCT 12" WIDE TILE PATTERN STAMPED CONCRETE PER DETAIL I, SHEET L-22.

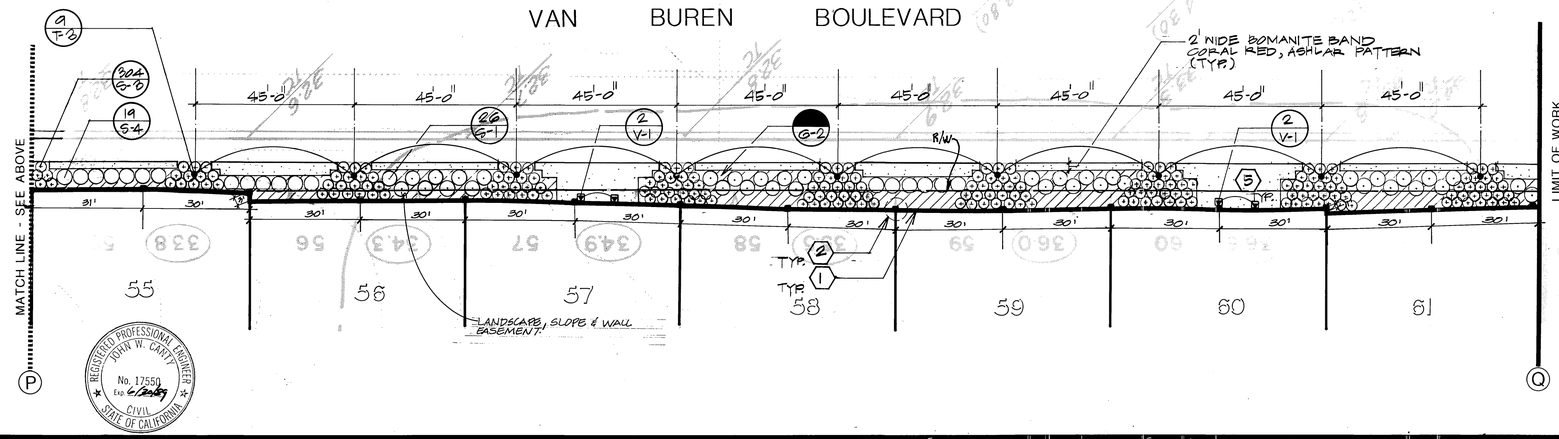
PLANTING LEGEND

1. 5'x 5' PLANTER. SEE ENLARGEMENT PLAN, DETAIL H, SHEET L-21.
2. STEPPED PLANTER. SEE ENLARGEMENT PLAN, DETAIL I, SHEET L-21.
3. STEPPED PLANTER WITH VINE POCKETS. SEE ENLARGEMENT PLAN DETAIL J, SHEET L-21.
4. CORNER PLANTING. SEE ENLARGEMENT PLAN, DETAIL K, SHEET L-21.

PLANTING LEGEND:

ITEM	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT	DETAILS
TREES:						
	T-1	LAGERSTROEMIA INDICA	CRAPE MYRTLE 'PURPLE'	15 GAL.	PLANT AT 30' O.C. MIN.	A,B,G
	T-2	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'	SOUTHERN MAGNOLIA	15 GAL.	PLANT AT 45' O.C. MIN.	A,B,G
	T-3	PINUS ELDARICA	MONDELL PINE	15 GAL.	PLANT AT 45' O.C. MIN.	A,B,G
SHRUBS:						
	S-1	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	N.C.N.	5 GAL.	PLANT AT 48" O.C.	C
	S-2	RAPHIOLEPIS INDICA 'CLARA'	N.C.N.	5 GAL.		F
	S-3	RAPHIOLEPIS INDICA 'PINK LADY'	N.C.N.	1 GAL.	PLANT AT 36" O.C.	C
	S-4	XYLOSMA CONGESTUM 'COMPACTA'	N.C.N.	5 GAL.	PLANT AT 48" O.C.	C
VINE:						
	V-1	BIGNONIA TWEEDIANA	CAT'S CLAW	5 GAL.		F
GROUND COVERS:						
	G-1	LANTANA MONTEVIDENSIS	N.C.N.	1 GAL.	PLANT AT 36" O.C. TRIANGULATE	E
	G-2	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	FLATS	AT 12" O.C. TRIANGULATE	E
	G-3		MEDIUM GRIND SHREDDED MULCH		3" THICK ALL PLANTERS SOURCE: BLUE RIBBON LANDSCAPE ORANGE, CALIFORNIA (714) 633-3666	D





REGISTERED PROFESSIONAL ENGINEER JOHN W. CARTY No. 17550 Exp. 6/30/89 CIVIL STATE OF CALIFORNIA

Underground Service Alert
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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: John W Carty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-89 DATE: 8/31/88
APPROVED BY:

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

3880 Lemon Street, Suite 300, Riverside, CA 92502, (714) 686-0844, FAX 714-686-5954
P.O. Box 493, 11200 S. Mt. Vernon Ave., Suite "D", Colton, CA 92324, (714) 825-1082
73-080 El Paseo, Suite 106, Palm Desert, CA 92260, (619) 345-5691, FAX 619-340-0529

SCALE: 1"=20'-0"
DATE:
BENCH MARK:

MARK	REVISIONS	APPR.	DATE

DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____

FRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	[illegible]	11-21-88
PARK DEPARTMENT	[illegible]	11/21/88
TRAFFIC DIVISION	[illegible]	11-21-88
CHIEF P.W. ENGR.	[illegible]	12-8
PLANNING DEPT.	[illegible]	11/21/88

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 12/9/88

LWL 11/22/88

FOR WALL CONSTRUTION

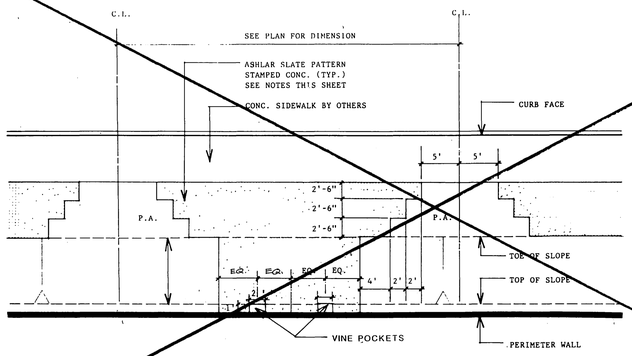
TRACT 21834
REVERSE FRONTAGE
LANDSCAPE
VAN BUREN BLVD & ORANGE TERRACE PKWY

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

PROJECT NO. R-2928
SHEET 11 OF 12
FILE NO.:

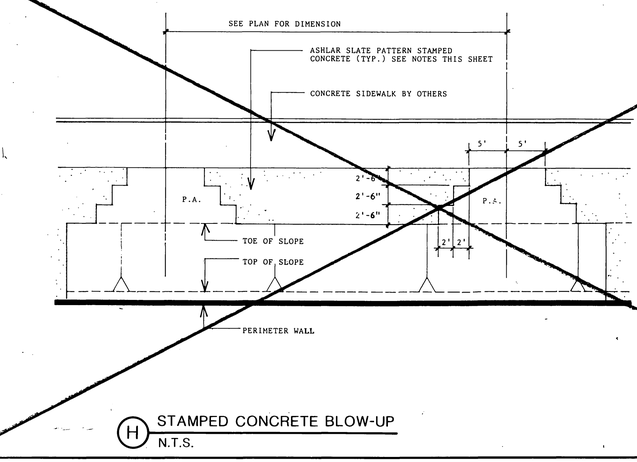
PC 2187

DATE 6 INDEXED 1-9-89 KH



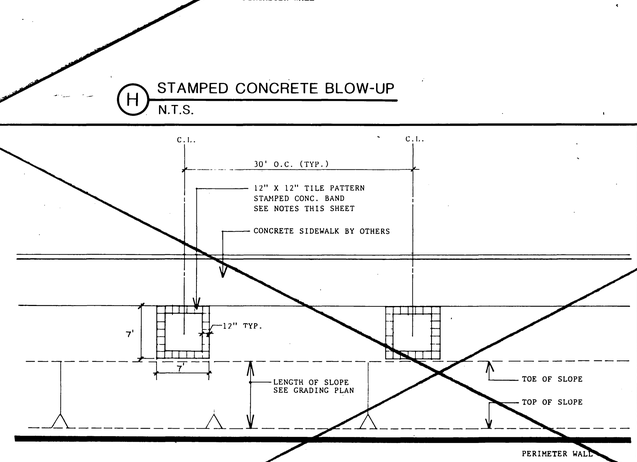
REFER TO NOTES ON DETAIL 1

G STAMPED CONCRETE WITH VINE POCKETS BLOW-UP
N.T.S.



REFER TO NOTES ON DETAIL 1

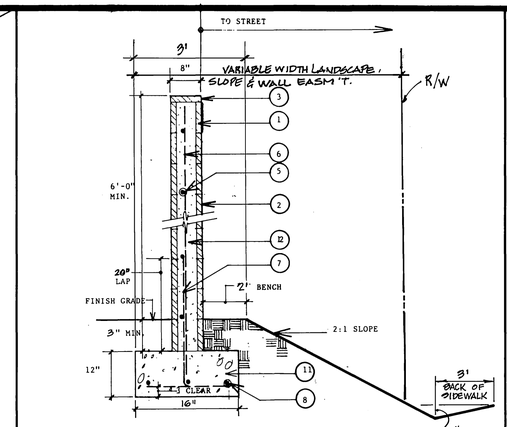
H STAMPED CONCRETE BLOW-UP
N.T.S.



I 5'X5' PLANTER BLOW-UP
N.T.S.

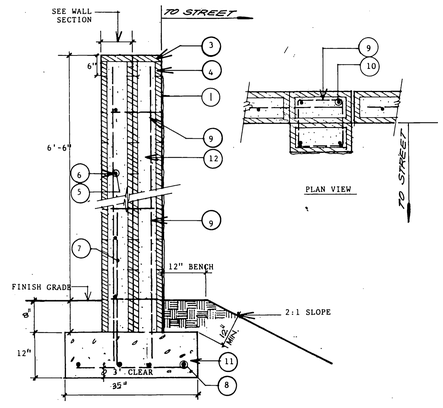
TEXTURED PAVING NOTES

1. ACCENT BAND: 4" THICK CONCRETE BAND, 4,000 P.S.I. DESIGN MIX. STAMP LOW PROFILE/LOW WAFFLE BOMANITE 12"X 12" TILE PATTERN OR APPROVED EQUAL. REFER TO BULLETIN 309. COLOR NO. C-22, ORIAL RED CHROMIX. ADMIXTURE BY L.M. SCOFIELD. TEXTURE - FINE BROOM FINISH, VERTICAL TO STREET.
2. STAMPED CONCRETE AREAS: 4" THICK SLAB ON GRADE, 4,000 P.S.I. DESIGN MIX STAMP-ASHLAR SLATE BOMACRON PATTERN BY BOMANITE, OR APPROVED EQUAL. REFER TO BULLETIN 405. COLOR NO. C-14, FRENCH GREY CHROMIX. ADMIXTURE BY L.M. SCOFIELD. CLEAR SEALER - 2 COATS OF CEMENTONE CLEAR SEALER BY L.M. SCOFIELD. APPLY PER MANUFACTURER'S INSTRUCTION NO. A-703. TEXTURE - ASHLAR SLATE BOMACRON.
3. CONTROL JOINTS: BETWEEN BOMANITE BAND AND BOMACRON ASHLAR SLATE PATTERN SHALL BE A COLD JOINT. BETWEEN BONAMITE BAND AND BACK OF CURB SHALL BE A COLD JOINT.
4. INSTALLATION PROCESS: BOMANITE TEXTURED PAVING, OR APPROVED EQUAL. REFER TO BULLETIN 308.



SECTION A-A

D CONCRETE BLOCK WALL (SEE DETAIL F.)
N.T.S.



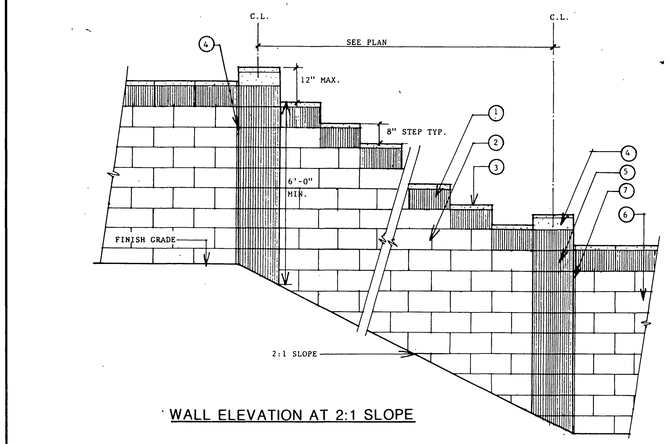
SECTION B-B

E CONCRETE BLOCK PILASTER
N.T.S.

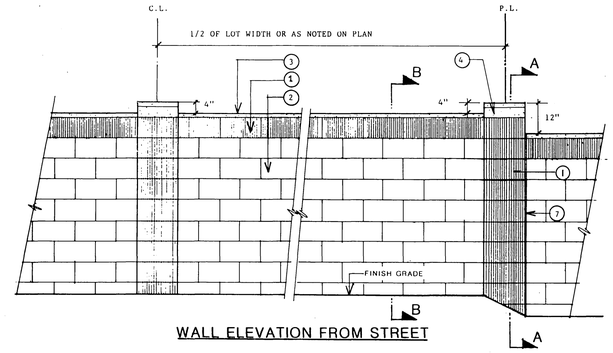
LEGEND:

1. 8"X8"X16" GRAY ORCO (MEDIUM WEIGHT) VERTICAL SCORED SPLIT FACE BLOCK.
2. 8"X8"X16" SPLIT FACE BLOCK GRAY ORCO (MEDIUM WEIGHT) WITH SCORED MORTAR JOINTS.
3. 2"X8"X16" CONC. PRECISION CAP. (GRAY).
4. 4"X8"X16" CONC. PRECISION CAP. (GRAY).
5. NO. 4 HORIZONTAL REBAR AT 32" O.C.
6. NO. 4 VERTICAL REBAR AT 24" O.C.
7. NO. 4 'L' BAR AT 24" O.C. ALTERNATE BEND EACH BAR.
8. (3) NO. 4 REBAR CONT.
9. NO. 2 HORIZONTAL TIES AT 24" O.C.
10. (4) NO. 4 VERTICAL BAR AT PILASTER.
11. 2000 P.S.I. CONC. FOOTING.
12. SOLID GROUT ALL CELLS.

F WALL LEGEND



WALL ELEVATION AT 2:1 SLOPE

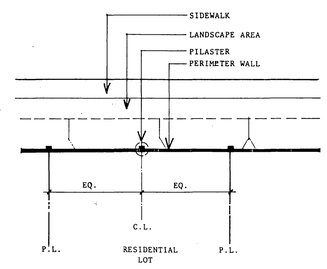


WALL ELEVATION FROM STREET

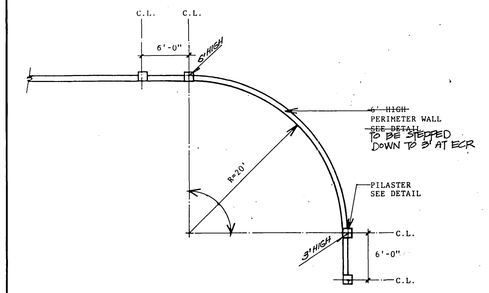
LEGEND:

1. 8"X8"X16" GRAY ORCO (MEDIUM WEIGHT) VERTICAL SCORED SPLIT FACE BLOCK.
2. 8"X8"X16" SPLIT FACE BLOCK GRAY ORCO MEDIUM WEIGHT) WITH SCORED MORTAR JOINTS.
3. 2"X8"X16" PRECISION CAP. (GRAY)
4. 4"X8"X16" PRECISION BLOCK. (GRAY)
5. PILASTER SECTION, SEE DETAIL E.
6. PERIMETER WALL SECTION, SEE DETAIL D.
7. 1/4" WIDE VERTICAL JOINT TYP. AT PILASTER AT P.L.

B WALL ELEVATION
N.T.S.



C WALL LAYOUT
N.T.S.



A CURVED WALL AT CORNER
N.T.S.

REGISTERED PROFESSIONAL ENGINEER
JOHN W. CARTY
No. 17550
Exp. 6/30/89
CIVIL
STATE OF CALIFORNIA

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PRIVATE ENGINEERING NOTE

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PREPARED UNDER THE DIRECTION OF: John W. Carty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-89 DATE: 8/31/88

APPROVED BY:

JFD
J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

3880 Lemon Street, Suite 300, PO Box 493, Riverside, CA 92502, (714) 686-0844, FAX 714-686-5954
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SCALE: N.T.S.
DATE:
BENCH MARK:

MARK	REVISIONS	APPR	DATE

DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____

FRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
PRINCIPAL ENGINEER	[illegible]	11-22-88
PARK DEPARTMENT		
TRAFFIC DIVISION	[illegible]	11-22-88
CHIEF P.W. ENGR.	[illegible]	12-9
PLANNING DEPT.	[illegible]	11/28/88

WVL 11/22/88

APPROVED BY
Barry Bard
DIRECTOR OF PUBLIC WORKS
DATE 12/9/88

FOR WALL CONSTRUCTION

TRACT 21834
REVERSE FRONTAGE
LANDSCAPE
VAN BUREN BLVD & ORANGE TERRACE PKWY

HORIZ. SCALE: 1" VERT. SCALE: 1

PROJECT NO. A-2928
SHEET 12 OF 12
FILE NO.:

PC 2107

INDEXED 1-9-89 LH