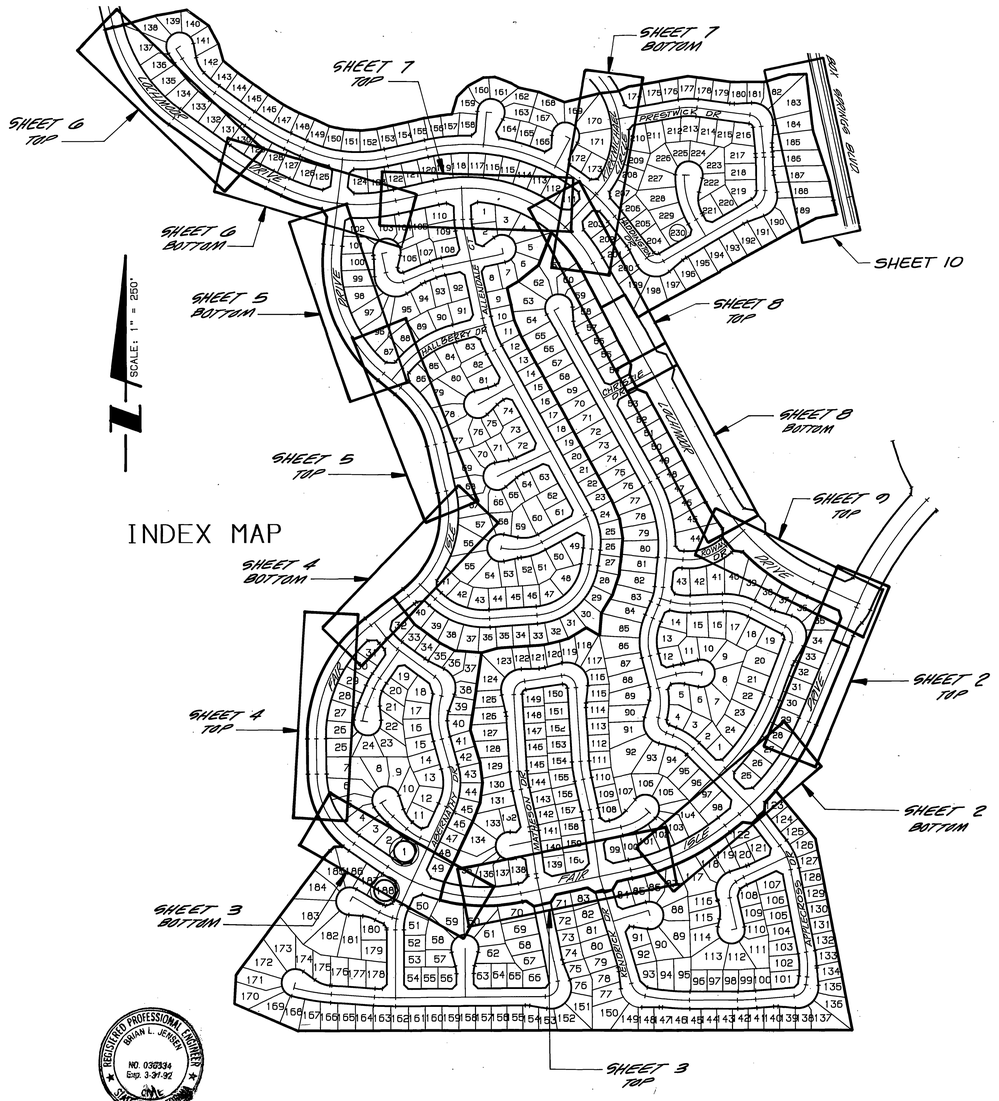
LUSK HIGHLANDER

TRACT 22408

REVERSE FRONTAGE WALL PLANS

CONSTRUCTION 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 DEPT- OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
3. 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.
4. CONSTRUCT BLOCK WALL PER RIVERSIDE CITY STANDARD 704 OR APPROVED DESIGNS (SEE PLAN FOR HEIGHT, COLOR AND TYPE.) THIS WALL REQUIRES A PERMIT AND INSPECTION FROM THE PUBLIC WORKS ENGINEERING DIVISION.
5. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.



INDEX MAP

LEGEND

- 6' HIGH BLOCK WALL PER DETAILS SHEET NO. 11
- 3' HIGH BLOCK WALL PER DETAILS SHEET NO. 11
- 6" CONCRETE MOW STRIP
- WROUGHT IRON VIEW FENCE PER DETAILS SHEET NO. 11.
- PILASTER PER DETAIL SHEET 11
- DETAIL NUMBER
- SHEET NUMBER OF DETAIL

REGISTERED PROFESSIONAL ENGINEER BRIAN L. JENSEN NO. 030534 Exp. 3-31-92 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE
PLANNING DEPARTMENT

APPROVED BY: B.A. Milosevic 8/23/90
DATE

THE KEITH COMPANIES
6296 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 653-0234

APPROVED BY: [signature]
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY S.K. DRAWN BY L.B. CHECKED BY B.B.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	4-31-91	[illegible]
TRAFFIC DIVISION		
CHIEF P. W. ENGINEER	4/3/91	[illegible]

APPROVED BY [signature]
PUBLIC WORKS DIRECTOR
DATE 4/16/91

LUSK HIGHLANDER
TRACT 22408
REVERSE FRONTAGE WALL PLN

ACCOUNT NO. R-3073L

SHEET 1 OF 11

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

25016-TITLE SHT REV FRONT. WALL PLN - 48(0.32)PF: 726006 262 06-Nov-89 10:57 AM / 726006-9999

INDEXED 5-2-91 [illegible]

TRACT 22408-1

MATCHLINE SEE BELOW

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 3

LOCHMOOR DRIVE

FAIR ISLE DRIVE

N 22°32'08"E 431.34

SANDBAGS (TYP)

TRACT BOUNDARY

DAYLIGHT

3.80%

2.44%

MVC

SCALE: 1" = 20'

TRACT 22408-2

APPLECROSS DR.

Δ=25°17'08" R=800.00 L=367.02 T=186.80

Δ=25°52'31" R=800.00 L=361.29 T=183.78

Δ=03°15'36" R=800.00

SCALE: 1" = 20'

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BRIAN L. JENSEN
NO. 030534
Exp. 3-31-92
CIVIL
STATE OF CALIFORNIA

APPROVED BY: _____
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE

CITY OF RIVERSIDE
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APPROVED BY: _____
DATE 6/23/90

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MARK	REVISIONS	APPR.	DATE

DESIGNED BY S.K. DRAWN BY L.B. CHECKED BY B.B.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	4-11-91	
TRAFFIC DIVISION		
CHIEF P. W. ENGINEER	4-2-91	

APPROVED BY _____
PUBLIC WORKS DIRECTOR
DATE 4/16/91

LUSK HIGHLANDER
TRACT 22408
REVERSE FRONTAGE WALL PLAN

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

ACCOUNT NO. R-3073L

SHEET 2 OF 11

INDEXED 5-2-91 GH

TRACT 22408-1

TRACT 22408-2

FAIR ISLE DRIVE

MATHESON DR

KENDRICK DR

ABERNATHY DR

MATCHLINE SEE BELOW

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 4

MATCHLINE SEE ABOVE

TRACT BOUNDARY

SANDBAGS (TYP)

PLASTER (TYPICAL)

DAYLIGHT

EXIST. SKI

SCALE: 1" = 20'

SCALE: 1" = 20'

THE KEITH COMPANIES
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MARK	REVISIONS	APPR.	DATE
1	REVISE LOCATION OF WALL LOTS 59, 60, 61 & 70	JLL	8/5/91

DESIGNED BY B.K. DRAWN BY L.B. CHECKED BY B.B.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	4-11-91	MM
TRAFFIC DIVISION		
CHIEF P.W. ENGINEER	4-2-91	MAG

APPROVED BY _____
PUBLIC WORKS DIRECTOR
DATE 4/16/91

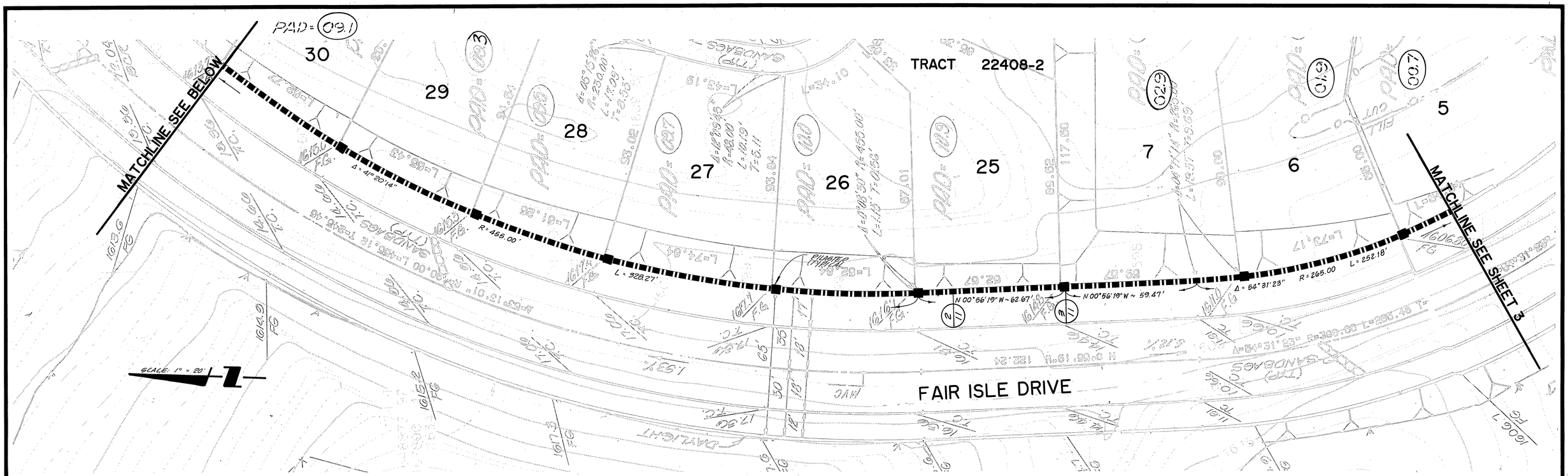
LUSK HIGHLANDER
TRACT 22408
REVERSE FRONTAGE WALL PLAN

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

ACCOUNT NO. R-3073L

SHEET 3 OF 11

INDEXED 5-2-91 GH



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CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

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PRINCIPAL ENGINEER		
PARK DEPARTMENT	4-11-91	[illegible]
TRAFFIC DIVISION	—	—
CHIEF F. W. ENGINEER	4-7-91	[illegible]
	6/23/91	[illegible]

APPROVED BY _____
PUBLIC WORKS DIRECTOR
DATE 4/16/91

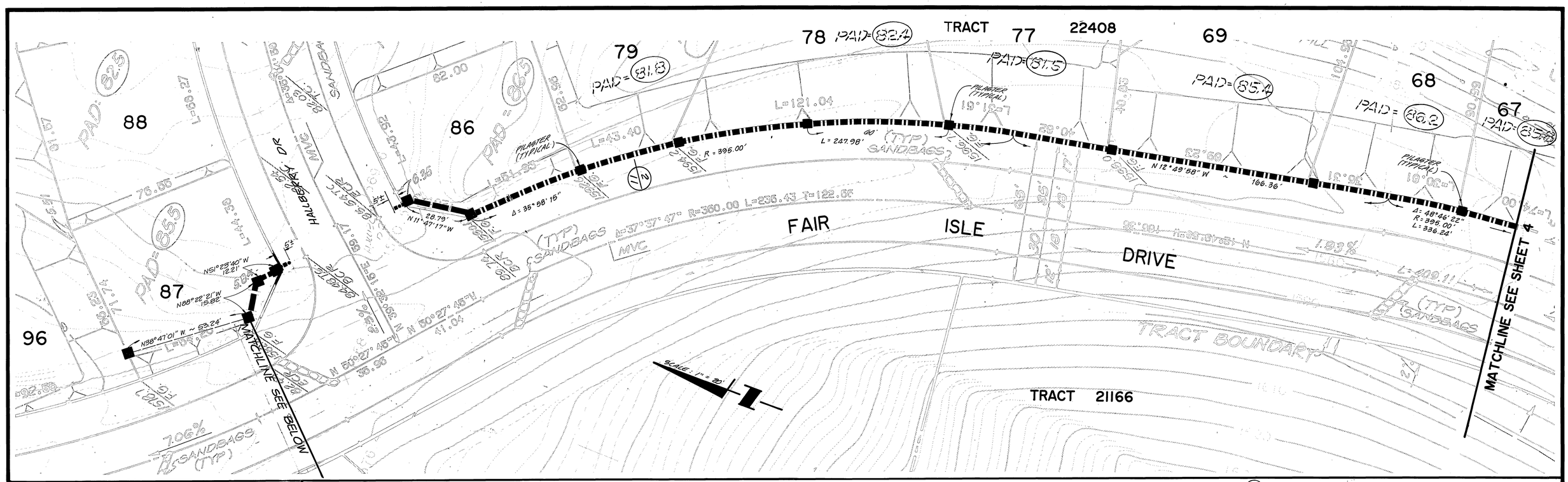
LUSK HIGHLANDER
TRACT 22408
REVERSE FRONTAGE WALL PLAN

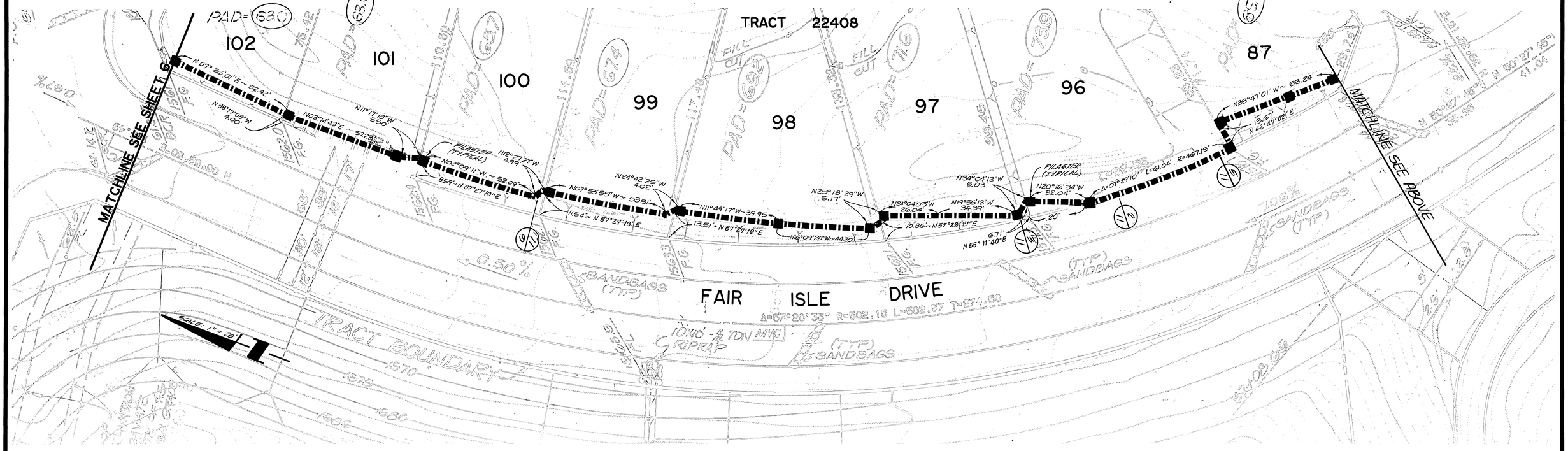
ACCOUNT NO. R-3073L

SHEET 4 OF 11

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

INDEXED S-291 GH





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Exp. 3-31-92
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CITY OF RIVERSIDE
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PRINCIPAL ENGINEER	4-11-91	
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P. W. ENGINEER	5-2-91	
	10/23/91	

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LUSK HIGHLANDER
TRACT 22408
REVERSE FRONTAGE WALL PLAN

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

ACCOUNT NO. R-3073L

SHEET 5 OF 11

INDEXED 5-2-91 MH

REGISTERED PROFESSIONAL ENGINEER BRIAN L. JENSEN NO. 030534 Exp. 3-31-92 CIVIL STATE OF CALIFORNIA

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BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE

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PRINCIPAL ENGINEER		
PARK DEPARTMENT	4-11-91	[initials]
TRAFFIC DIVISION	—	—
CHIEF P. W. ENGINEER	4-2-91	R.M.C.
	12-23-90	[initials]

APPROVED BY [signature]
PUBLIC WORKS DIRECTOR
DATE 4/16/91

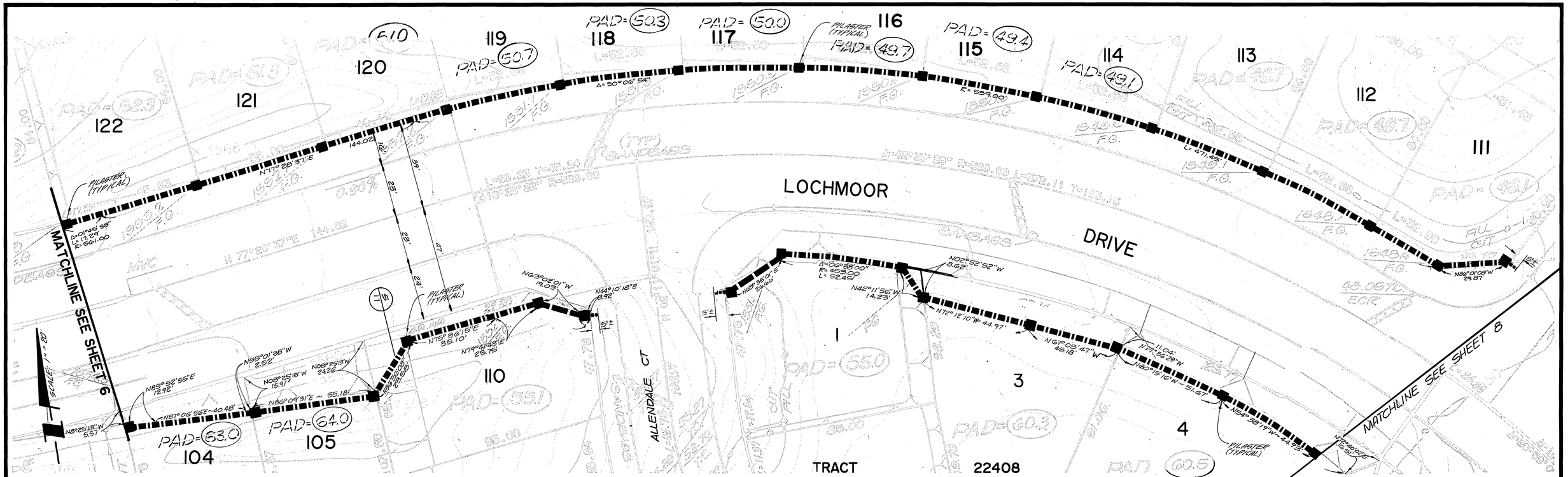
LUSK HIGHLANDER
TRACT 22408
REVERSE FRONTAGE WALL PLAN

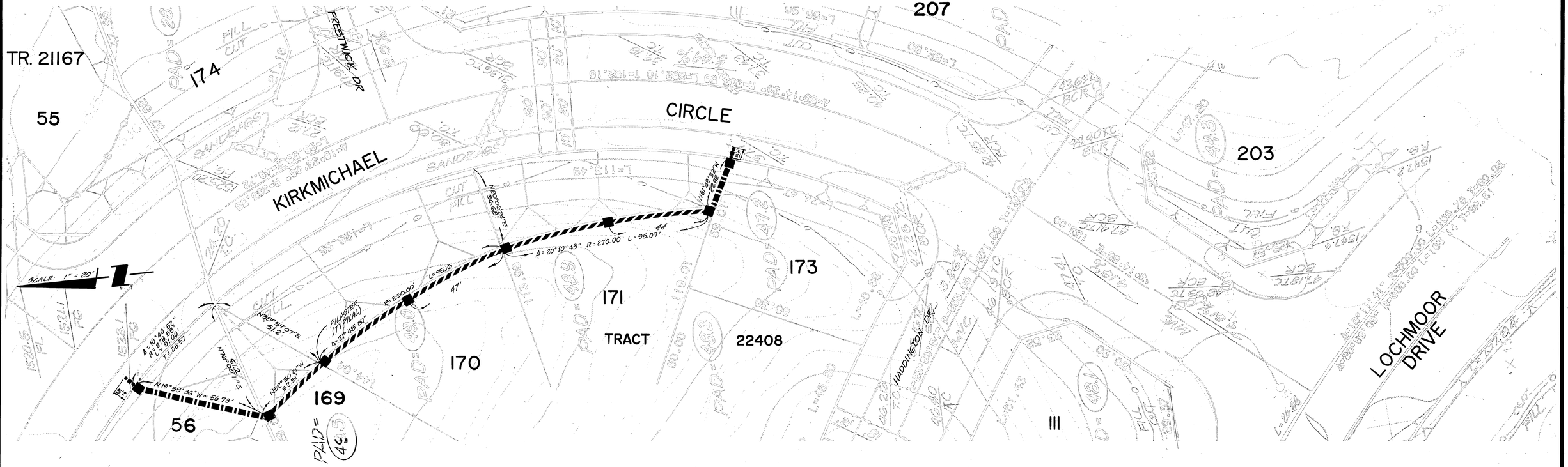
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" =

ACCOUNT NO. R-3073.L

SHEET 6 OF 11

INDEXED 5-3-91





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	4/16/91	

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LUSK HIGHLANDER
TRACT 22408
REVERSE FRONTAGE WALL PLAN

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

ACCOUNT NO. R-3073L

SHEET 7 OF 11

INDEXED 5-2-91

TRACT 22408

KIRKMICHAEL CIRCLE

LOCHMOOR DRIVE

MATCHLINE SEE SHEET 7

MATCHLINE SEE BELOW

MATCHLINE SEE ABOVE

MATCHLINE SEE SHEET 9

CHRISTIE DRIVE

SEE DETAIL NO. 1
SHEET NO. 2

SCALE: 1" = 20'

PILASTER (TYPICAL)

PAD= 42.1 | PAD= 39.2 | PAD= 36.1 | PAD= 34.1 | PAD= 32.8

203 | 202 | 201 | 200 | 199 | 198

61 | 60 | 59 | 58 | 57 | 56 | 55 | 54 | 53 | 52 | 51 | 50 | 49 | 48 | 47 | 46 | 45 | 44

PAD= 50.5 | PAD= 61.0 | PAD= 53.7 | PAD= 54.1 | PAD= 53.3

TRACT 22408-1

5

N 30° 39' 04" W 240.42'

N 20° 33' 24" W 490.00

L=117.96 R=529.00 Δ=12° 32' 18"

N 42° 49' 10" W 60.00

Δ=05° 37' 07" R=560.85 L=55.00

N 25° 57' 30" W 73.09'

N 24° 16' 48" W 95.17'

N 24° 41' 40" W 55.14'

N 25° 37' 41" W ~ 55.08'

N 25° 44' 00" W ~ 55.08'

N 26° 17' 15" W 37.63'

N 10° 02' 19" E 19.31'

N 22° 04' 45" E ~ 68.85'

N 28° 33' 24" W 7.29'

N 67° 58' 09" W 12.81'

N 26° 34' 35" W 43.27'

N 26° 03' 44" W 55.12'

N 32° 18' 19" W 59.05'

N 26° 28' 38" W 55.10'

N 26° 16' 11" W 55.11'

N 11° 54' 32" W 55.85'

N 20° 15' 21" W 72.36'

N 33° 33' 22" W 29.30'

N 11° 59' 29" E 29.54'

N 28° 33' 24" W 7.29'

N 58° 21' 07" E 20'

5' ±

51'

CUT

1.89%

1.50%

4.45%

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SUITE K
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(714) 653-0234

APPROVED BY: _____
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE

REGISTERED PROFESSIONAL ENGINEER BRIAN L. JENSEN NO. 030534 Exp. 3-31-92 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE
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CITY OF RIVERSIDE
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PRINCIPAL ENGINEER	11-11-91	
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	—	—
CHIEF P. W. ENGINEER	2-2-91	

APPROVED BY _____
PUBLIC WORKS DIRECTOR
DATE 11/6/91

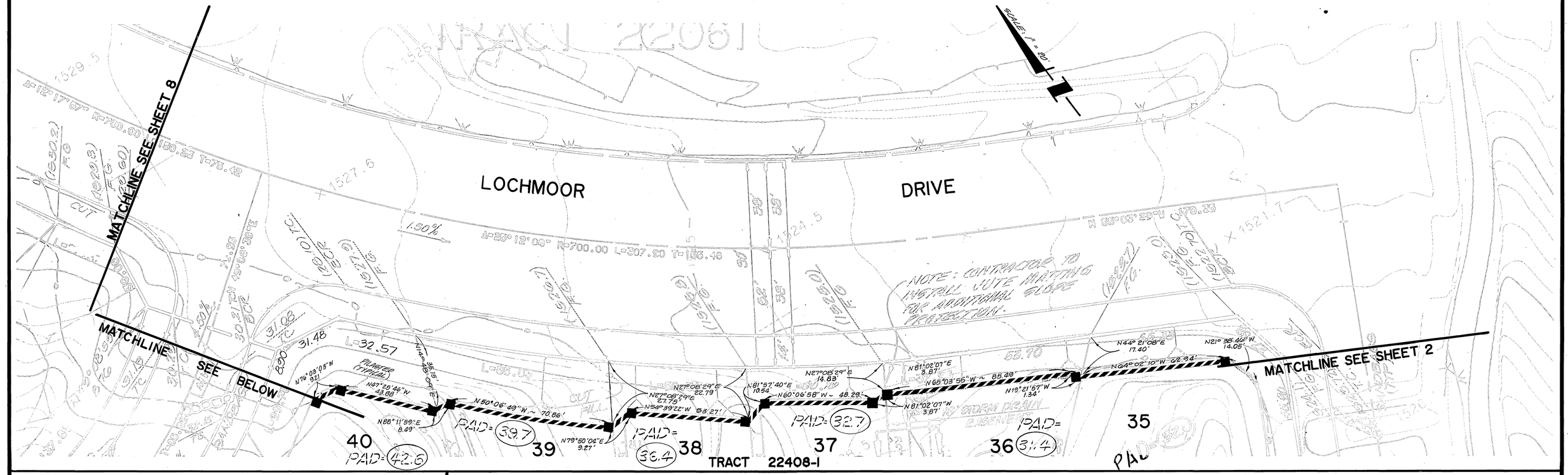
LUSK HIGHLANDER
TRACT 22408
REVERSE FRONTAGE WALL PLAN

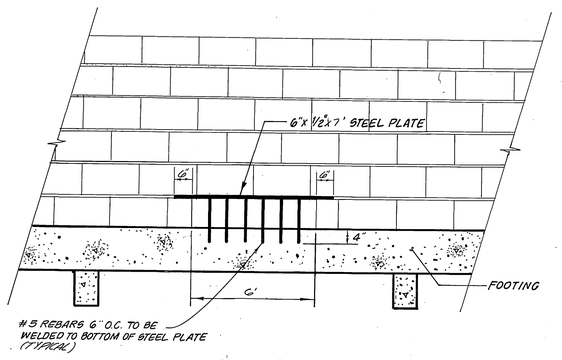
ACCOUNT NO. R-3073L

SHEET 8 OF 11

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

INDEXED 5-2-91 GH





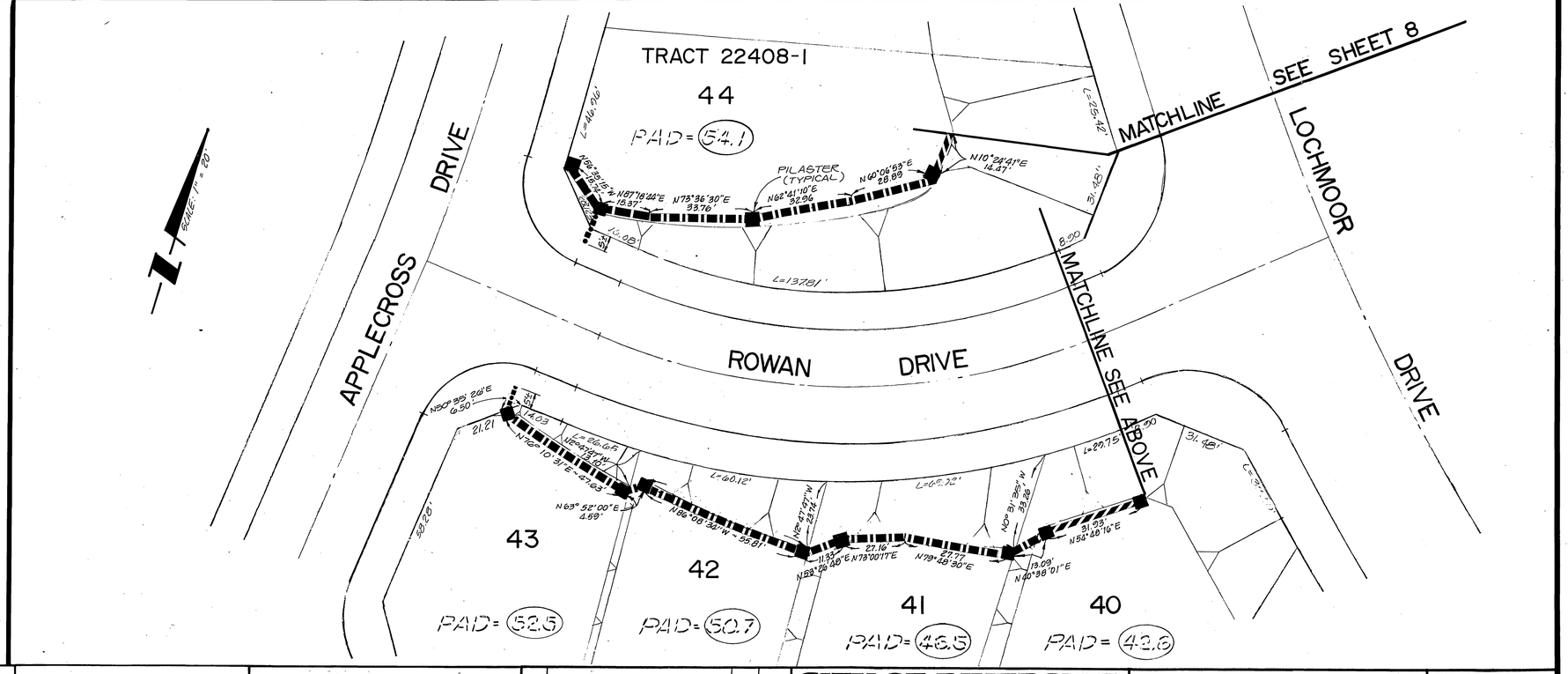
WALL OPENING DETAIL

NOT TO SCALE

FOR EMERGENCY OVERLAND ESCAPE ROUTE

DETAIL Nº 1

REGISTERED PROFESSIONAL ENGINEER BRIAN L. JENSEN NO. 030534 Exp. 3-31-92 CIVIL STATE OF CALIFORNIA



THE KEITH COMPANIES 6296 RIVER CREST DRIVE SUITE K RIVERSIDE, CA 92507 (714) 653-0234 APPROVED BY: _____ BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE	CITY OF RIVERSIDE PLANNING DEPARTMENT APPROVED BY: _____ DATE	THE KEITH COMPANIES Inland Empire • Planning • Civil Engineering • Architecture • Landscape Architecture • Land Surveying • Construction Management 6296 River Crest Drive, Suite K, Riverside, CA 92507 (714) 653-0234 DESIGNED BY GK DRAWN BY LB CHECKED BY BB	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY / DATE / BY PRINCIPAL ENGINEER PARK DEPARTMENT 6/10/91 GH TRAFFIC DIVISION — CHIEF P.W. ENGINEER 5-2-91 RMG 10-23-91 BB MARK REVISIONS APPR. DATE APPROVED BY _____ PUBLIC WORKS DIRECTOR DATE 4/6/91

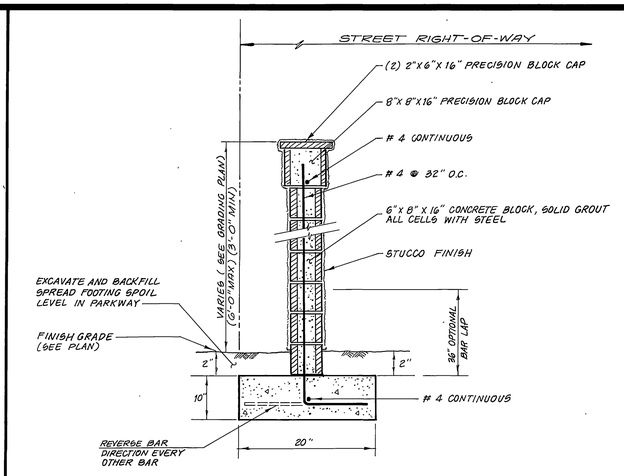
LUSK HIGHLANDER
TRACT 22408
REVERSE FRONTAGE WALL PLAN

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

ACCOUNT NO. R-3073L

SHEET 9 OF 11

INDEXED 5-2-91 GH

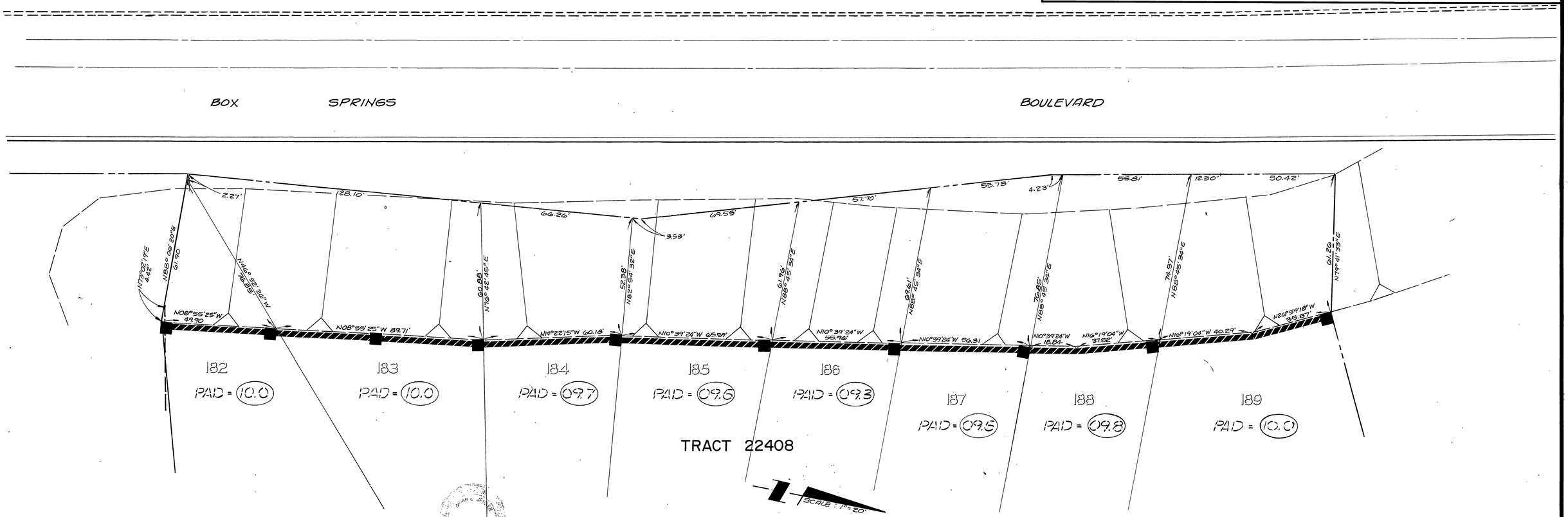


STUCCO MASONRY WALL

NOT TO SCALE

SPREAD FOOTING DETAIL

DETAIL No 8



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APPROVED BY: Brian L. Jensen
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE

CITY OF RIVERSIDE
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APPROVED BY:
B.A. Milosevic 8/23/90
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CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	4-11-91	[illegible]
TRAFFIC DIVISION	—	—
CHIEF P. W. ENGINEER	4-2-91	RM.G
	4/23/91	[illegible]

APPROVED BY [signature]
PUBLIC WORKS DIRECTOR
DATE 4/16/91

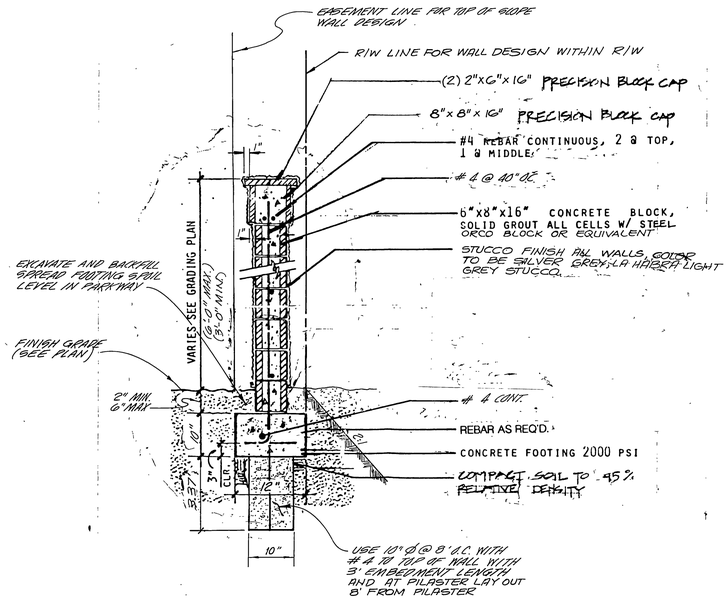
LUSK HIGHLANDER
TRACT 22408
REVERSE FRONTAGE WALL PLAN

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

ACCOUNT NO. R-3073L

SHEET 10 OF 11

INDEXED 5-2-91 [illegible]

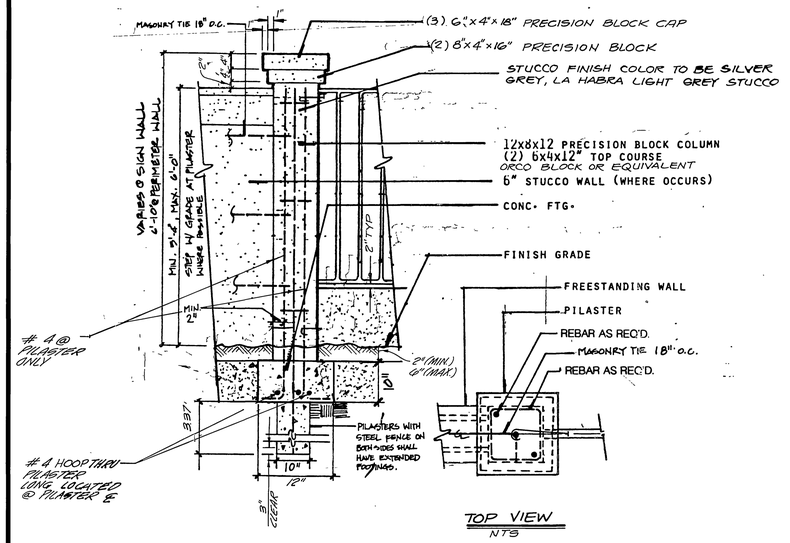


STUCCO MASONRY WALL

NOT TO SCALE

DEEPENED FOOTING DETAIL

DETAIL Nº 2

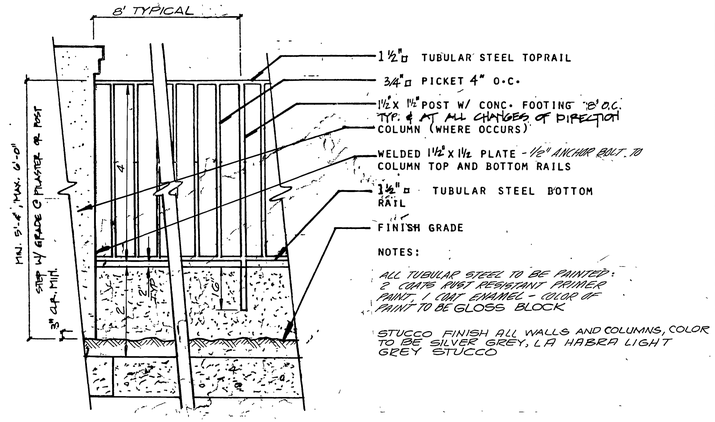


TOP VIEW
NTS

PILASTER DETAIL

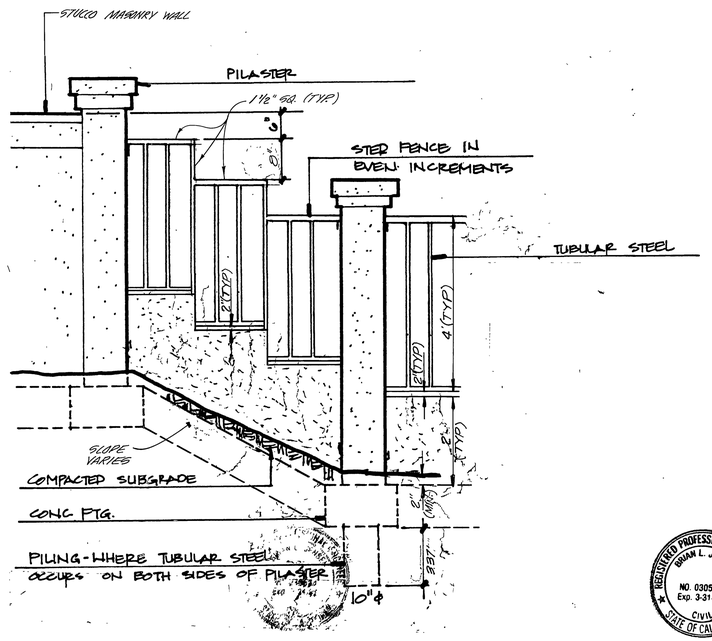
NOT TO SCALE

DETAIL Nº 3



TUBULAR STEEL/LOW BLOCK WALL

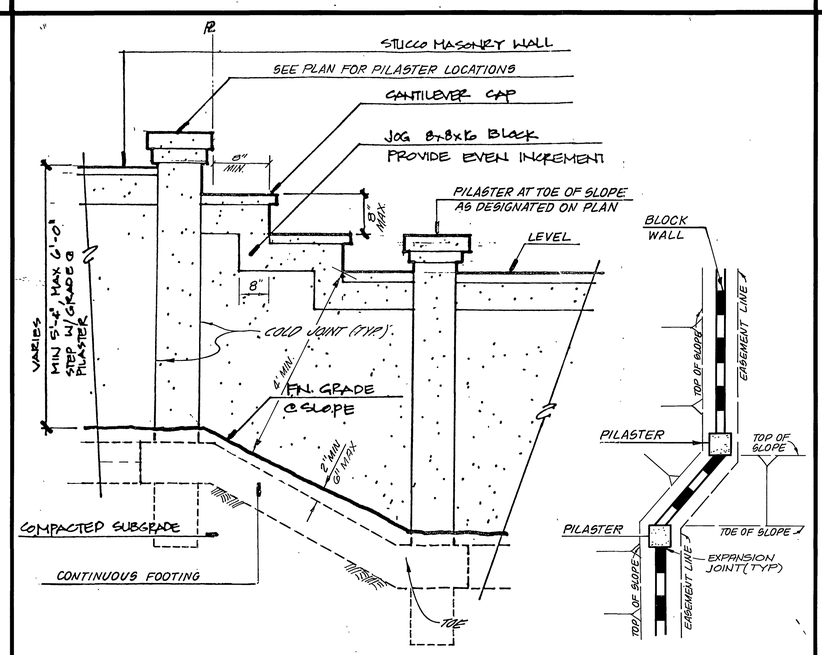
DETAIL Nº 4



STEP IN TUBULAR STEEL FENCE AT SLOPE

NOT TO SCALE

DETAIL Nº 5

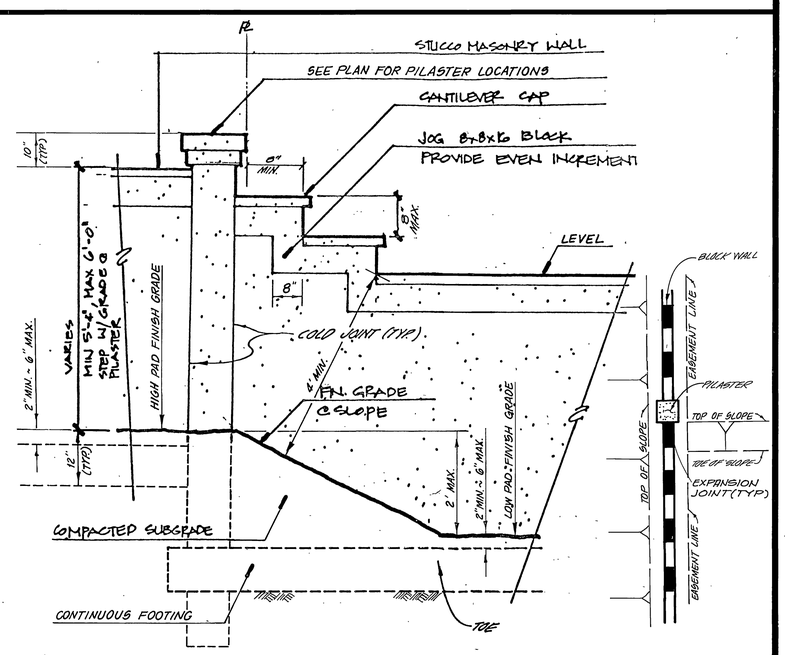


STEP IN STUCCO WALL FOR SLOPES GREATER THAN 2' VERTICAL

NOT TO SCALE

TOP VIEW
NOT TO SCALE

DETAIL Nº 6



STEP IN STUCCO WALL FOR SLOPES 2' OR LESS VERTICAL

NOT TO SCALE

TOP VIEW
NOT TO SCALE

DETAIL Nº 7

REGISTERED PROFESSIONAL ENGINEER BRIAN L. JENSEN NO. 030534 Exp. 3-31-92 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE
PLANNING DEPARTMENT

APPROVED BY: [signature] 8/23/90
DATE

THE KEITH COMPANIES
5296 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 653-0234

APPROVED BY: [signature]
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BK DRAWN BY LB CHECKED BY BB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	10-11-91	[illegible]
TRAFFIC DIVISION	—	—
CHIEF P.W. ENGINEER	5-2-91	[illegible]
	10-23-91	[illegible]

APPROVED BY [signature]
PUBLIC WORKS DIRECTOR
DATE 4/16/91

LUSK HIGHLANDER
TRACT 22408
REVERSE FRONTAGE WALL PLAN

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

ACCOUNT NO. R-3073L

SHEET 11 OF 11

INDEXED 5-2-91 (4)

INTERIM GRADING NOTE

IF TRACT GRADING OCCURS SEPERATELY AND LATER THAN GRADING FOR LOCHMOOR DRIVE CORE DRILL TWO 4" DIA. HOLES IN BLOCKWALL AT SECOND COURSE LEVEL FOR TEMPORARY DRAINAGE OUTLET AND CHANNELIZE DRAINAGE TO OPENING.

TRACT 22408

SEE SHEET 2

MATCHLINE

LANDSCAPE & WALL EASEMENT

INTERIM DRAINAGE

SEWER MH

LOCHMOOR DRIVE

PILASTER (TYPICAL)

MATCHLINE SEE BELOW

VIEW STEEL FENCE

SCALE 1" = 20'

MATCHLINE SEE ABOVE

SEE SHT 2

SYCAMORE PARK BOUNDARY

FAIR ISLE DR

MATCHLINE SEE SHEET 4

MVC

SANDBAGS

N. ARP

SEE DETAIL A

15' S. AND EASEMENT

DETAIL A
NTS

REGISTERED PROFESSIONAL ENGINEER
RICHARD N. YALE
NO. #040023
Exp. 12/31/97
CIVIL
STATE OF CALIFORNIA

FOR REVISION ONLY
APPROVED BY:
Richard N. Yale 3-25-96
RICHARD N. YALE DATE
R.C.E. NO. 40023 EXP. 12/31/97

REGISTERED PROFESSIONAL ENGINEER
BRIAN L. JENSEN
NO 030534
Exp 3-31-92
CIVIL
STATE OF CALIFORNIA

THE KEITH COMPANIES
5295 RIVER CREST DRIVE
SUITE K
RIVERSIDE, CA 92507
(714) 653-0234
APPROVED BY: Brian L. Jensen
BRIAN L. JENSEN REG CIVIL ENGINEER NO. 30534 DATE

CITY OF RIVERSIDE
PLANNING DEPARTMENT
APPROVED BY: W. Goyzo 10/11/96
DATE

THE KEITH COMPANIES
Inland Empire
• Planning • Civil Engineering • Architecture • Landscape Architecture • Land Surveying • Construction Management
5295 River Crest Drive, Suite K, Riverside CA 92507 ●(714) 653-0234

MARK	REVISIONS	APPR.	DATE
1	ADDED VIEW FENCE ALONG SYCAMORE CANYON PARK FRONTAGE		
2	ADDED ROUGH GRADING SLOPES		
3	DELETED PORTION EAST FAIR ISLE DRIVE		
4	ADDED R.C.E. SIGN BLOCK & STAMP	MK	10/10/96

DESIGNED BY B.K. DRAWN BY L.B. CHECKED BY B.B.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/15/96	RC
PARK DEPARTMENT	4-11-97	MM
TRAFFIC DIVISION	—	—
CHIEF P. W. ENGINEER	4-2-97	RM.C
	4/23/97	MM

10/9/96 MM 10/29/96 MM

APPROVED BY: Brian Lee
PUBLIC WORKS DIRECTOR
DATE 4/16/97

SYCAMORE HIGHLANDS
TRACT 22408
REVERSE FRONTAGE WALL PLAN

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

ACCOUNT NO. R-3073.L

SHEET 3 OF 8

INDEXED 1-8-97 GH