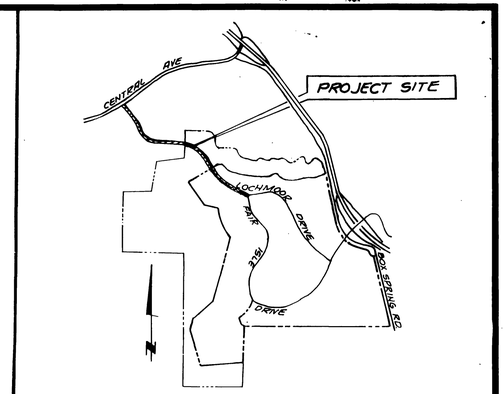
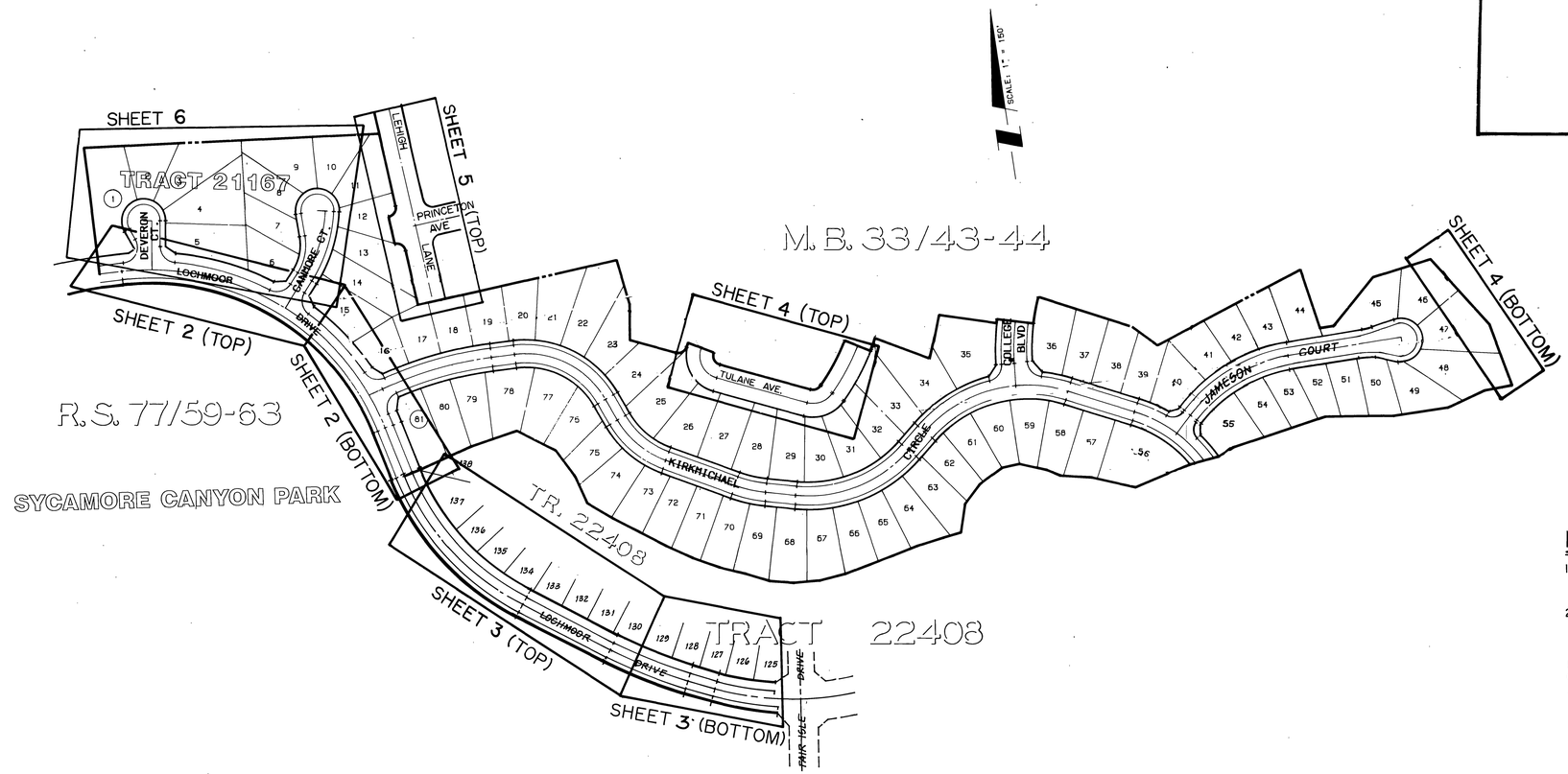
SYCAMORE HIGHLANDS

TRACT 21167 & TRACT 22408

REVERSE FRONTAGE WALL PLANS



VICINITY MAP
N.T.S.



INDEX MAP

SCALE 1" = 150'

ENGINEER'S NOTES

1. SLOPE GRADING ALONG THE W'LY SIDE OF LOCHMOOR DRIVE ILLUSTRATES ULTIMATE SLOPE CONDITIONS.
2. SLOPE GRADING ON THE E'LY SIDE OF LOCHMOOR DRIVE (TRACT SIDE) ARE INTERIM GRADING CONDITIONS.

WALLS OUTSIDE OF PUBLIC RIGHT OF WAY SHOWN ON THESE PLANS ARE NOT A PART OF THIS CONTRACT.

QUANTITY ESTIMATES

ITEMS	QUANTITY	
6' HIGH BLOCK WALL PER DETAIL (2/8)	1654	LF
3' HIGH BLOCK WALL PER DETAIL (2/8)	135	LF
TUBULAR STEEL/LOW BLK. WALL (4/8)	912	LF
PILASTER PER DETAIL (3/8)	54	EA
6" CONCRETE MOW STRIP	34	LF
3' TO 6' HIGH SLUMPSTONE WALL PER DETAIL (8/7)	942	LF.
STEEL VIEW FENCE PER DETAIL (9/7)	1885	LF.
3 STRAND BARBED WIRE FENCE	90	LF.
12" x 6" CONCRETE MOWCURB PER DETAIL (9/7)	1720	LF.

LEGEND

- 6' HIGH BLOCK WALL PER DETAILS SHEET NO. 8
- 3' HIGH BLOCK WALL PER DETAILS SHEET NO. 8
- 6" CONCRETE MOW STRIP.
- STEEL VIEW FENCE PER DETAIL SHT. 7
- TUBULAR STEEL/LOW BLOCK WALL PER DETAIL SHT. NO. 8
- PILASTER PER DETAIL SHEET NO. 8
- 1/8 — DETAIL NUMBER / SHEET NO. OF DETAIL
- 3 STRAND BARBED WIRE FENCE
- 3' TO 6' SLUMPSTONE WALL PER DETAILS SHEET NO. 7

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

AS BUILT
2-98

CITY OF RIVERSIDE
PLANNING DEPARTMENT

APPROVED BY: [signature] 10/11/96 DATE

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
28690 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0824

APPROVED BY: [signature] 3-25-96
RICHARD N. YALE / REG CIVIL ENGINEER NO. 40023 DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RY DRAWN BY RM CHECKED BY TB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/28/96	[initials]
PARK DEPARTMENT	9.9.96	[initials]
TRAFFIC DIVISION		
CHIEF P.W. ENGINEER	11/4/96	RMS

APPROVED BY [signature]
PUBLIC WORKS DIRECTOR
DATE 11/8/96

SYCAMORE HIGHLANDS
TRACT 21167 & TRACT 22408
REVERSE FRONTAGE WALL PLN
TITLE SHEET

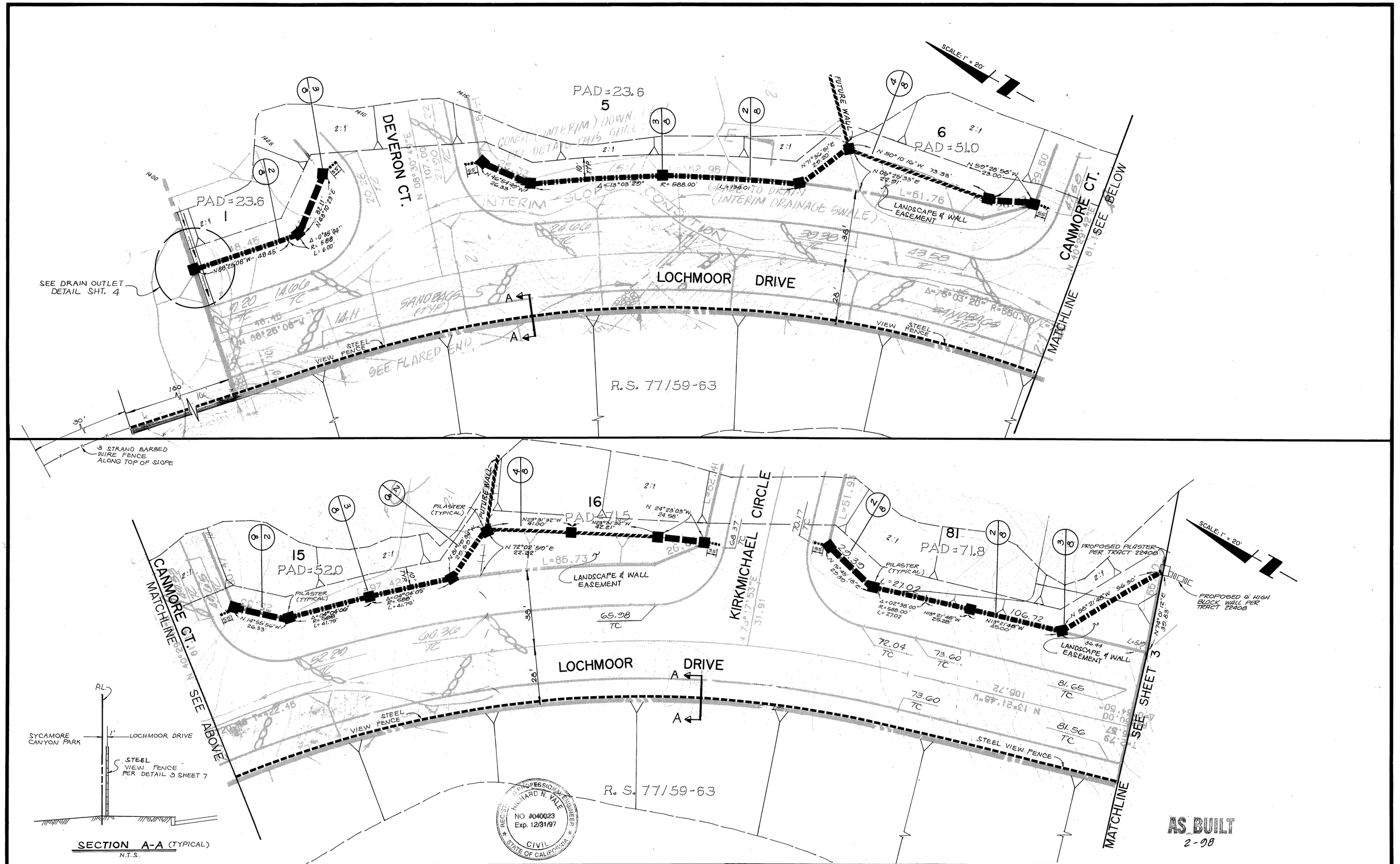
HORIZ. SCALE: 1" = 150' VERT. SCALE: 1" =

ACCOUNT NO. R-3224L
SHEET 1 OF 8
PC-3224-R

FRED 10/29/96 [initials] 10/29/96 [initials]

26016-TITLE SI.T REV FRONT. WALL PLN - 48(0.32)PF: 726006 262 06-Nov-89 10:57 AM / 726006-9999

INDEXED 1-8-97 [initials]



CITY OF RIVERSIDE
PLANNING DEPARTMENT

APPROVED BY: [signature] 10/11/96 DATE

KEITH INTERNATIONAL, INC.
Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources
Inland Empire Division
22690 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0234

APPROVED BY: [signature] 3-25-96
RICHARD N. YALE / REG CIVIL ENGINEER NO. 40023 DATE

MARK		APPR.	DATE

DESIGNED BY RY DRAWN BY RM CHECKED BY TB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/28/96	[initials]
PARK DEPARTMENT	9-9-96	[initials]
TRAFFIC DIVISION		
CHIEF P.W. ENGINEER	11/9/96	[initials]

APPROVED BY [signature]
PUBLIC WORKS DIRECTOR
DATE 11/8/96

SYCAMORE HIGHLANDS
TRACT 21167
REVERSE FRONTAGE WALL PLN

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

ACCOUNT NO. R-3224 L
SHEET 2 OF 8
PC - 3224 - R

FRED 10/29/96 [initials] 10/29/96 [initials]

26016-TITLE SLT R. FRONT. WALL PLN - 48(0.32) PF: 726006 262 06-Nov-89 10:57 AM / 726006-9999

INDEXED 1-8-97 [initials]

NOTE:
AFTER ESTABLISHMENT OF ALL PLANT MATERIAL CONTROLLER SHALL BE PROGRAMED TO IRRIGATE SOLELY DURING THE NIGHT TIME-TYP

MAKE POINT OF CONNECTION IMMEDIATELY DOWNSTREAM OF 2" IRRIGATION METER, EXISTING. REFER TO SHEET L-2 FOR ADDITIONAL INFORMATION, AND EXTEND NEW PRESSURE LINE AS SHOWN. PIPE TO METER AND TO BACKFLOW UNIT TO BE TYPE 'K' COPPER OR AS PER LOCAL CODE.
STATIC WATER PRESSURE---------- 82 PSI
SYSTEM DESIGN PRESSURE---------- 65 PSI
PEAK IRRIGATION DEMAND---------- 66 PSI

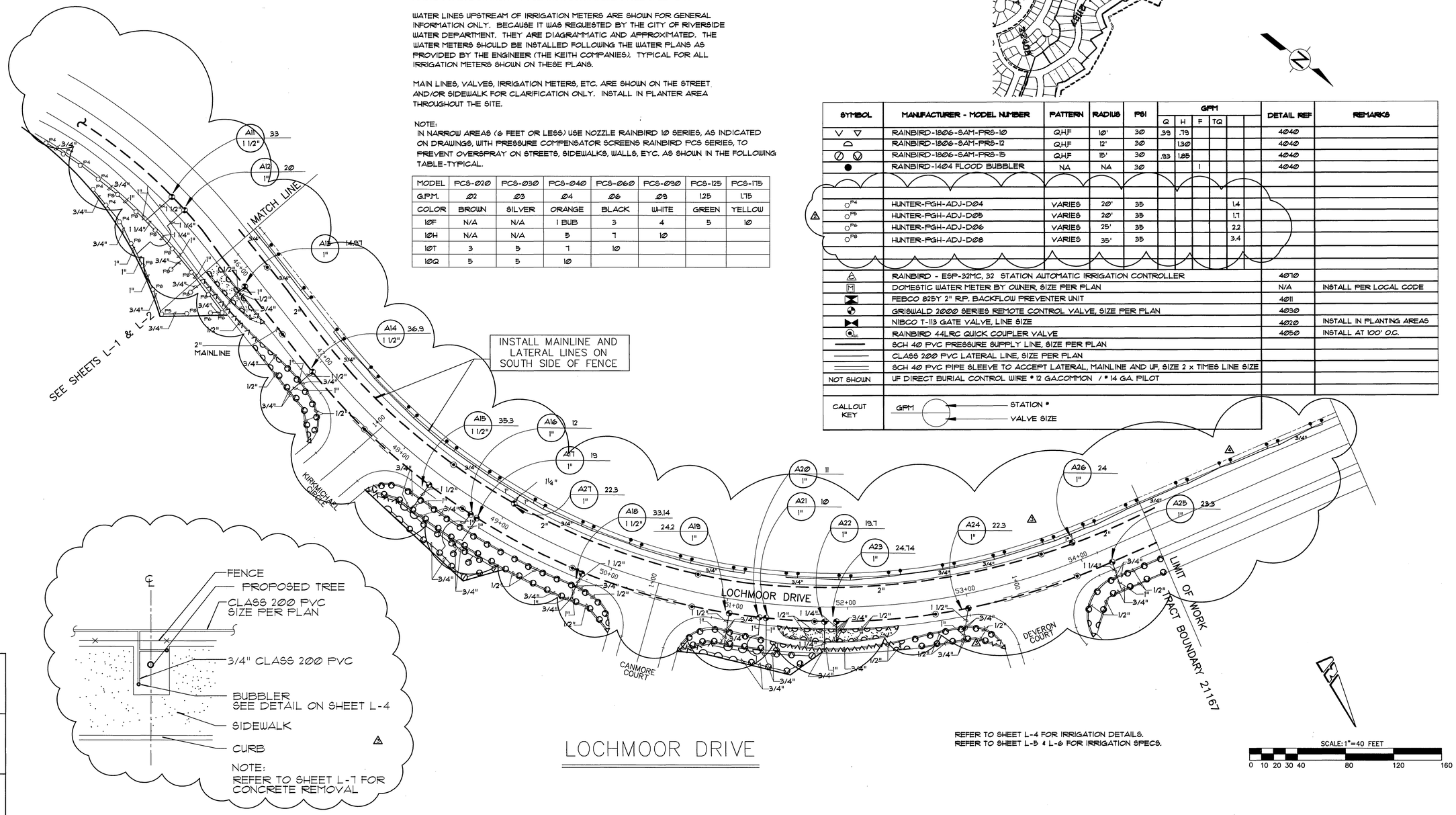
SET 1 1/2" PRESSURE REGULATING MASTER VALVE @ 65 PSI. CONNECT TO MASTER VALVE STATION @ IRRIGATION CONTROLLER (SEE SHEET L-2)

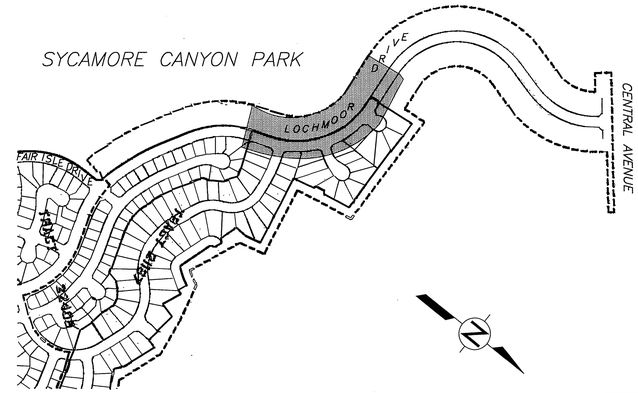
WATER LINES UPSTREAM OF IRRIGATION METERS ARE SHOWN FOR GENERAL INFORMATION ONLY. BECAUSE IT WAS REQUESTED BY THE CITY OF RIVERSIDE WATER DEPARTMENT. THEY ARE DIAGRAMMATIC AND APPROXIMATED. THE WATER METERS SHOULD BE INSTALLED FOLLOWING THE WATER PLANS AS PROVIDED BY THE ENGINEER (THE KEITH COMPANIES). TYPICAL FOR ALL IRRIGATION METERS SHOWN ON THESE PLANS.

MAIN LINES, VALVES, IRRIGATION METERS, ETC. ARE SHOWN ON THE STREET AND/OR SIDEWALK FOR CLARIFICATION ONLY. INSTALL IN PLANTER AREA THROUGHOUT THE SITE.

NOTE:
IN NARROW AREAS (6 FEET OR LESS) USE NOZZLE RAINBIRD 10 SERIES, AS INDICATED ON DRAWINGS, WITH PRESSURE COMPENSATOR SCREENS RAINBIRD PCS SERIES, TO PREVENT OVERSPRAY ON STREETS, SIDEWALKS, WALLS, ETC. AS SHOWN IN THE FOLLOWING TABLE-TYPICAL.

MODEL	PCS-020	PCS-030	PCS-040	PCS-060	PCS-090	PCS-125	PCS-175
G.P.M.	02	03	04	06	09	1.25	1.75
COLOR	BROWN	SILVER	ORANGE	BLACK	WHITE	GREEN	YELLOW
10F	N/A	N/A	1 BUB	3	4	5	10
10H	N/A	N/A	5	7	10		
10T	3	5	7	10			
10Q	5	5	10				





SYMBOL	MANUFACTURER - MODEL NUMBER	PATTERN	RADIUS	PSI	GPM Q	GPM H	GPM F	GPM TQ	DETAIL REF	REMARKS
V ▽	RAINBIRD-1806-SAM-PRS-10	Q,H,F	10'	30	.39	.79			4040	
⌓	RAINBIRD-1806-SAM-PRS-12	Q,H,F	12'	30		1.30			4040	
∅ ▽	RAINBIRD-1806-SAM-PRS-15	Q,H,F	15'	30	.93	1.85			4040	
●	RAINBIRD-1404 FLOOD BUBBLER	NA	NA	30			1		4040	
○ P4	HUNTER-PGH-ADJ-D04	VARIES	20'	35				1.4		
⚠ ○ P5	HUNTER-PGH-ADJ-D05	VARIES	20'	35				1.7		
○ P6	HUNTER-PGH-ADJ-D06	VARIES	25'	35				2.2		
○ P8	HUNTER-PGH-ADJ-D08	VARIES	35'	35				3.4		
⚠	RAINBIRD - ESP-32MC, 32 STATION AUTOMATIC IRRIGATION CONTROLLER								4070	
M	DOMESTIC WATER METER BY OWNER, SIZE PER PLAN								N/A	INSTALL PER LOCAL CODE
	FEBCO 825Y 2" R.P. BACKFLOW PREVENTER UNIT								4011	
	GRISWALD 2000 SERIES REMOTE CONTROL VALVE, SIZE PER PLAN								4030	
	NIBCO T-113 GATE VALVE, LINE SIZE								4020	INSTALL IN PLANTING AREAS
RC	RAINBIRD 44LRC QUICK COUPLER VALVE								4050	INSTALL AT 100' O.C.
	SCH 40 PVC PRESSURE SUPPLY LINE, SIZE PER PLAN									
	CLASS 200 PVC LATERAL LINE, SIZE PER PLAN									
	SCH 40 PVC PIPE SLEEVE TO ACCEPT LATERAL, MAINLINE AND UF, SIZE 2 x TIMES LINE SIZE									
NOT SHOWN	UF DIRECT BURIAL CONTROL WIRE • 12 GA COMMON / • 14 GA. PILOT									
CALLOUT KEY	GPM ○ — STATION • / VALVE SIZE									

LOCHMOOR DRIVE

REFER TO SHEET L-4 FOR IRRIGATION DETAILS.
REFER TO SHEET L-5 & L-6 FOR IRRIGATION SPECS.

SCALE: 1"=40 FEET
0 10 20 30 40 80 120 160

CENCOM CABLE T.V
APPROVED BY ____ DATE ____

PACIFIC BELL TELEPHONE
APPROVED BY ____ DATE ____

SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY ____ DATE ____

BENCHMARK:
CITY OF RIVERSIDE BENCHMARK H8-F.
P.K. NAIL AND CITY ENGINEER TAG IN THE EASTERLY CORNER OF CATCHBASIN AT THE SOUTHEAST CORNER OF CENTRAL AVENUE AT BOX SPRINGS BOULEVARD.

ELEVATION = 1360.81

KEITH INTERNATIONAL, INC.
•Planning • Civil Engineering • Environmental Services•
•Land Surveying • Public Works • Water Resources•
Inland Empire Division
23930 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0234
DATE ____
RICHARD N. YALE
R.C.E. No. 40023 expires 12/31/97

REGISTERED LANDSCAPE ARCHITECT RANDOLPH HLUBIK REHTE
Signature 7/31/97 Renewal Date
STATE OF CALIFORNIA

RHA LANDSCAPE ARCHITECTS PLANNERS, INC.
3612 MISSION INN AVE
RIVERSIDE, CALIFORNIA
92501
(909) 781-1930
LIC. #1512
FAX (909) 686-8091
JOB #97105 CONTACT: DOUG GROVE

MARK	REVISIONS	APPR.	DATE
	OWNER REVISIONS		5/23/97
⚠	FIELD REVISIONS		10/9/97
⚠	ADD TREE BUBBLERS		5/11/98
⚠	CITY REVISIONS		6/15/98

DESIGNED BY DS DRAWN BY DS CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
STREET SERVICES		
SURVEYOR		
TRAFFIC DIVISION		
PARKS DEPARTMENT		

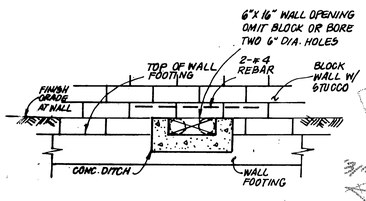
APPROVED BY ____
PUBLIC WORKS DIRECTOR
DATE ____

LANDSCAPE IMPROVEMENT PLANS
LOCHMOOR DRIVE EXTENSION
IRRIGATION PLAN
HORIZ. SCALE: 1" = 40' VERT. SCALE:

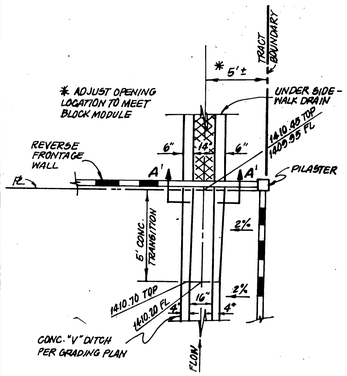
ACCT. NO.
R-3224
SHEET L-3 OF 13

PRJ:\97prj\97105\AutoCadd\97105ip2.dwg
INDEXED 9-7-99 FH

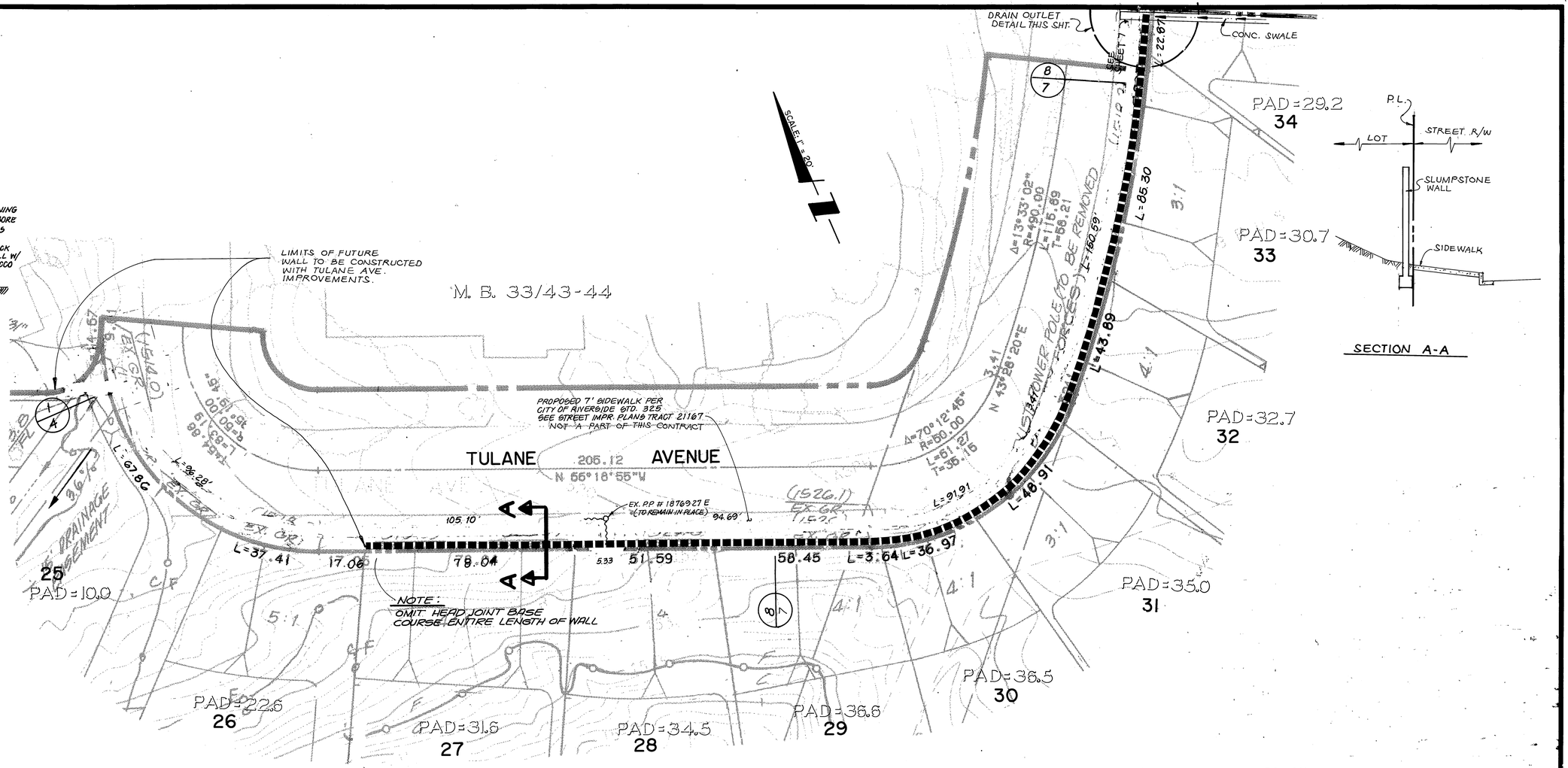
PC-3224-R/C



SECTION A'-A'

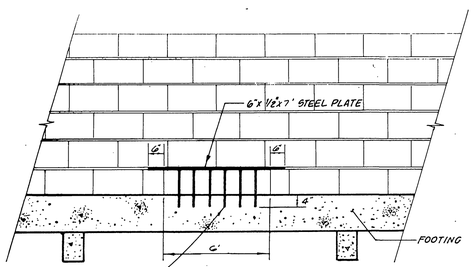


DRAIN OUTLET DETAIL



SECTION A-A

DETAIL
N.T.S.

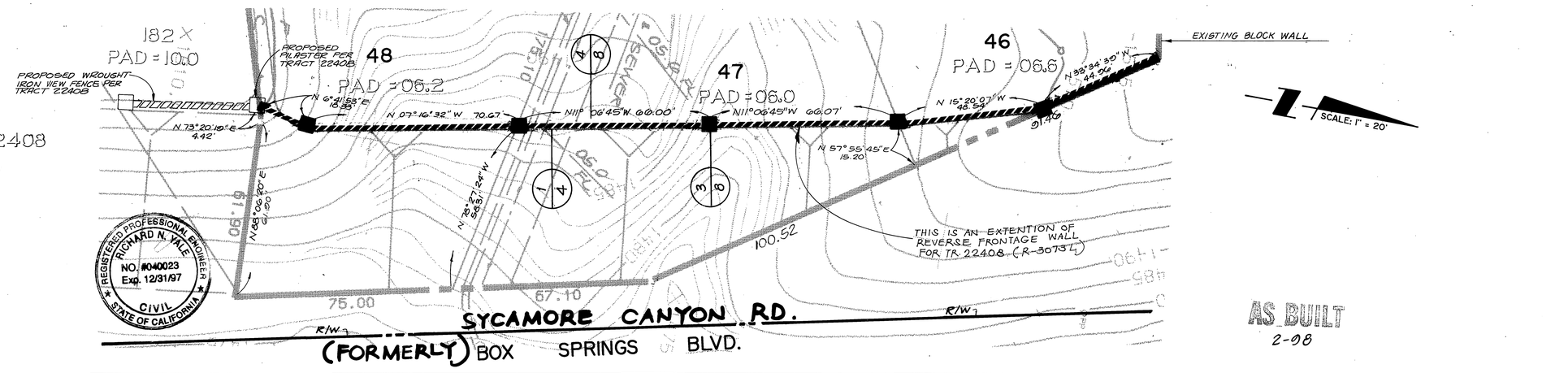


WALL OPENING DETAIL

NOT TO SCALE

FOR EMERGENCY OVERLAND ESCAPE ROUTE

DETAIL Nº 1



AS BUILT
2-98

CITY OF RIVERSIDE
PLANNING DEPARTMENT

APPROVED BY:

M. Cozza 10/11/96
DATE

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
22890 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0824

Richard N. Yale 3-25-96

MARK	REVISIONS	APPR.	DATE

DESIGNED BY BY DRAWN BY RM CHKD. TB 10/14/96

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	APPROVED BY	DATE	BY
	PRINCIPAL ENGINEER	10/16/96	
	PARK DEPARTMENT	10-24-96	
	TP. /IC DIVISION		
	CHIEF P. W. ENGINEER	11/4/96	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 11/8/96

LUSK HIGHLANDER
TRACT 21167
REVERSE FRONTAGE WALL PLN

ACCOUNT NO.
R-3224 L

SHEET 4 OF 8

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

PC - 3224 - R

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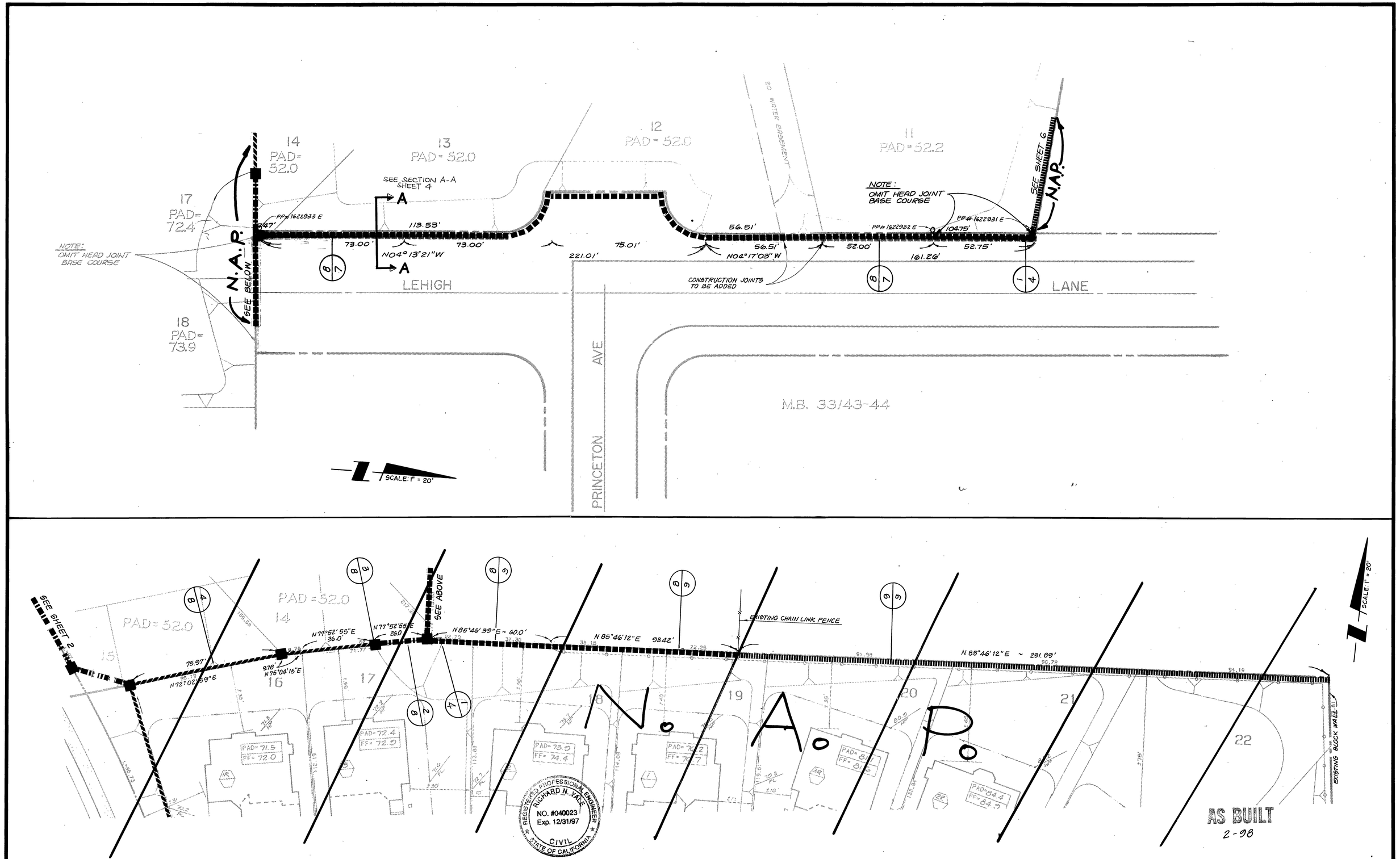
INDEXED 1-8-97 4H



CITY OF RIVERSIDE
PLANNING DEPARTMENT

APPROVED BY:

M. Cayzo 10/11/96
DATE

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• Land Surveying • Public Works • Water Resources •
Inland Empire Division
22690 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0234

Richard N Yale 3-25-96

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RY DRAWN BY RM CHECKED BY TB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/28/96	
PARK DEPARTMENT	9-9-96	RD
TRAFFIC DIVISION		
CHIEF P. W. ENGINEER	11/9/96	RG-6

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 11/8/96

LUSK HIGHLANDER
TRACT 21167
REVERSE FRONTAGE WALL PLN

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

ACCOUNT NO.
R-3224 L
SHEET 5 OF 8
PC - 3224 - R

FEED 10/29/96 10/29/96

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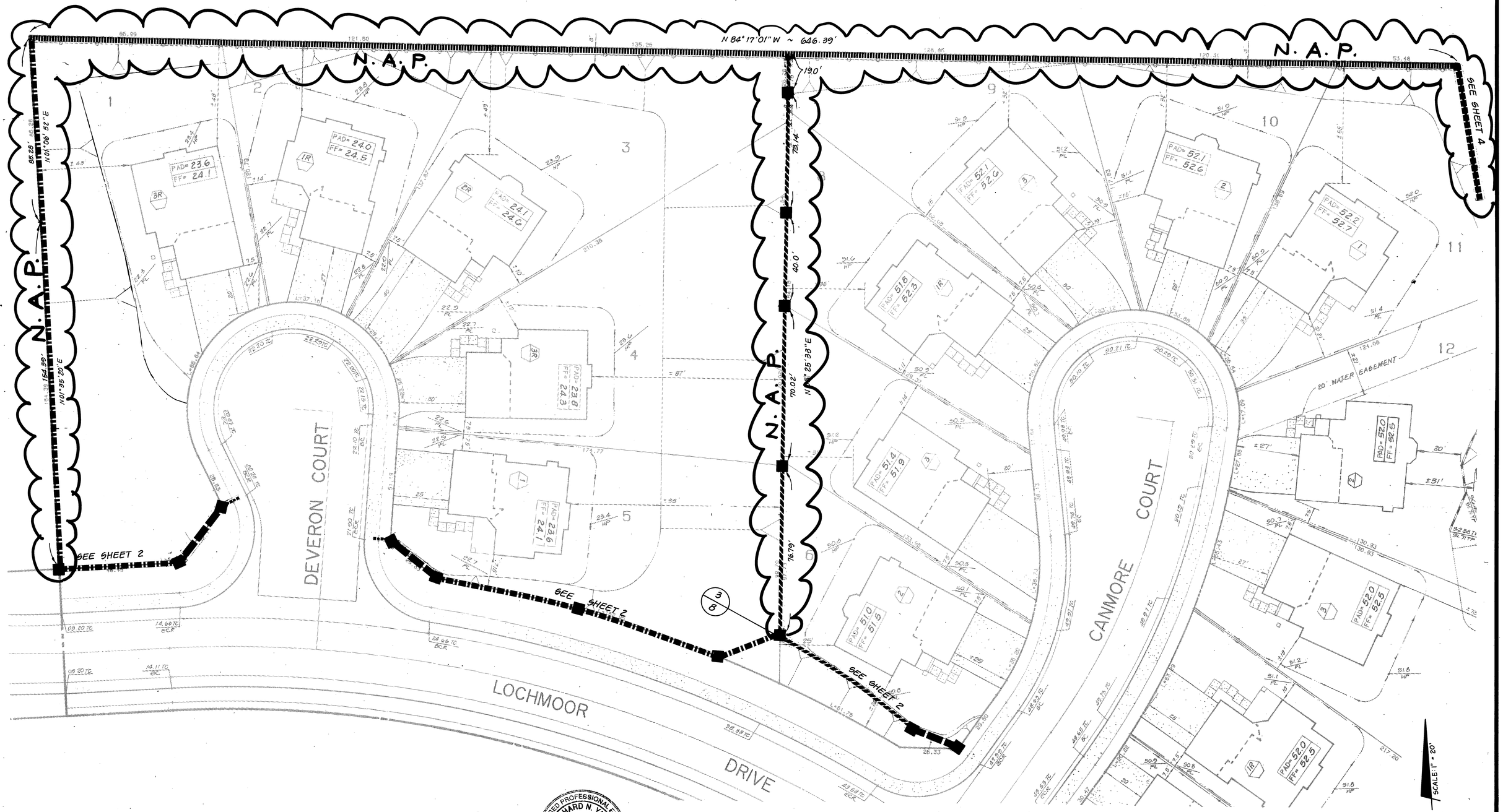
INDEXED 1-8-97 4H



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

CITY OF RIVERSIDE
PLANNING DEPARTMENT

APPROVED BY: W. Cayago 10/11/96
DATE

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22690 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0234

Richard N. Yale 3-25-96

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RY DRAWN BY RM CHECKED BY TB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/28/96	
PARK DEPARTMENT	9-9-96	
TRAFFIC DIVISION	—	—
CHIEF P. W. ENGINEER	11/4/96	RA.G.

APPROVED BY - Barry Bell
PUBLIC WORKS DIRECTOR
DATE 11/8/96

LUSK HIGHLANDER
TRACT 21167
REVERSE FRONTAGE WALL PLN

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

ACCOUNT NO. R-3224 L
SHEET 6 OF 8
PC-3224-R

FRED 10/29/96 10/29/96

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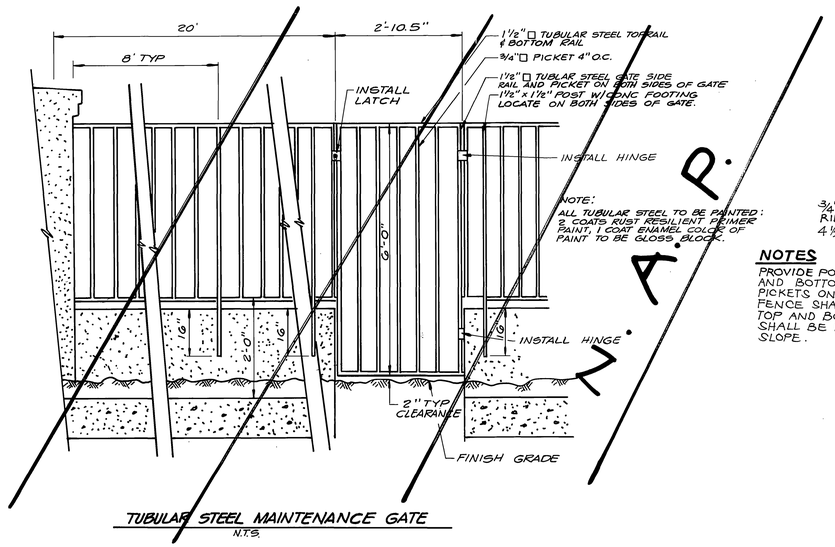
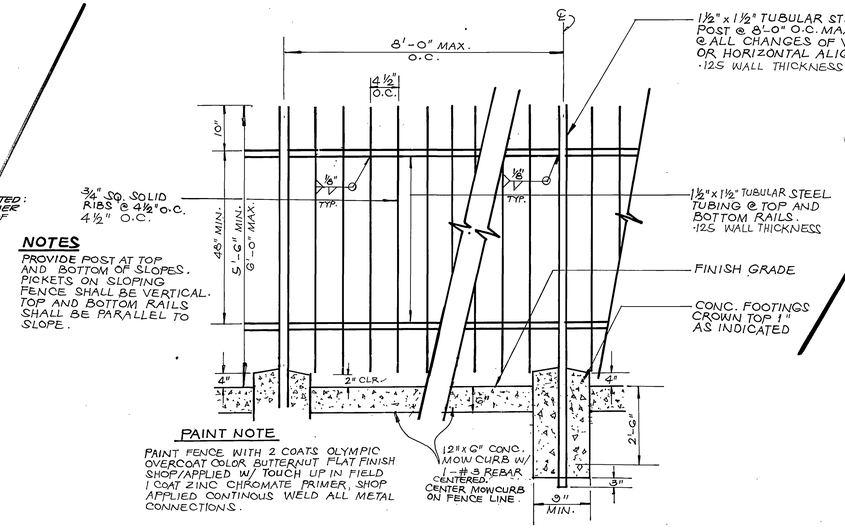
INDEXED 1-8-97 4H



TUBULAR STEEL MAINTENANCE GATE
N.T.S.

DETAIL NO. 11



NOTES

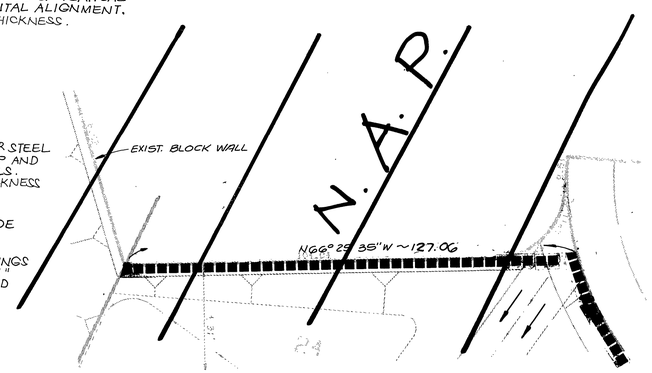
PROVIDE POST AT TOP AND BOTTOM OF SLOPES. PICKETS ON SLOPING FENCE SHALL BE VERTICAL. TOP AND BOTTOM RAILS SHALL BE PARALLEL TO SLOPE.

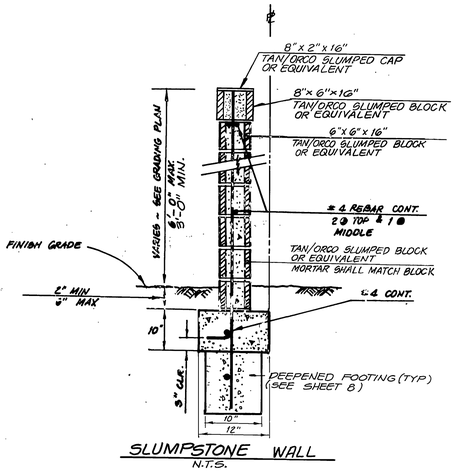
PAINT NOTE

PAINT FENCE WITH 2 COATS OLYMPIC OVERCOAT COLOR BUTTERNUT FLAT FINISH SHOP/APPLIED W/ TOUCH UP IN FIELD 1 COAT ZINC CHROMATE PRIMER SHOP APPLIED CONTINOUS WELD ALL METAL CONNECTIONS.

STEEL VIEW FENCE
N.T.S.

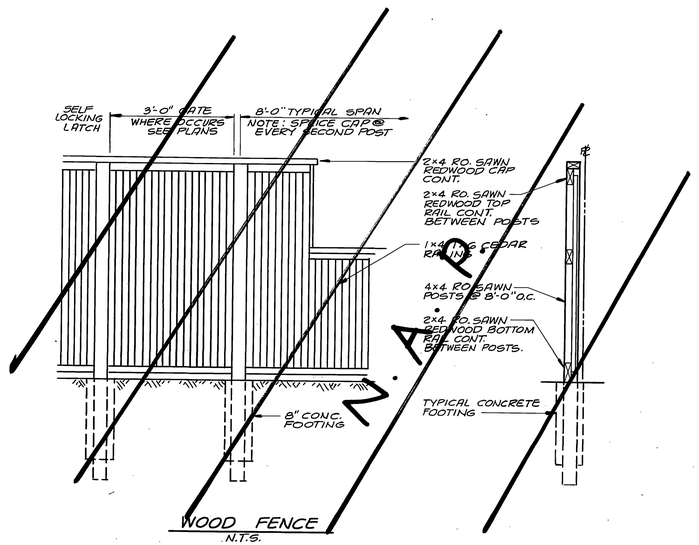
DETAIL NO. 9





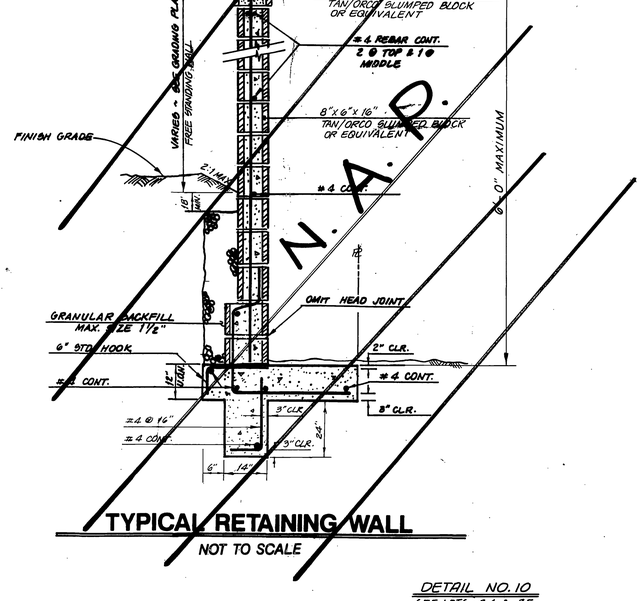
SLUMPSTONE WALL
N.T.S.

DETAIL NO. 8



WOOD FENCE
N.T.S.

DETAIL NO. 9



TYPICAL RETAINING WALL
NOT TO SCALE

DETAIL NO. 10
SEE LOTS 34 & 35

AS BUILT
2-98

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

CITY OF RIVERSIDE
PLANNING DEPARTMENT

APPROVED BY:

10/11/96
DATE

KEITH INTERNATIONAL, INC.
· Planning · Civil Engineering · Environmental Services ·
· Land Surveying · Public Works · Water Resources ·
Inland Empire Division
22690 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 653-0234

Richard N. Yale 3-25-96

MARK	REVISIONS	APPR.	DATE
DESIGNED BY RY	DRAWN BY RM	CHECKED BY TB	

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/30/96	RC
PARK DEPARTMENT	9-9-96	RHC
TRAFFIC DIVISION		
CHIEF P.W. ENGINEER	11/19/96	RBY-C

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 11/8/96

LUSK HIGHLANDER
TRACT 21167
REVERSE FRONTAGE WALL PLN

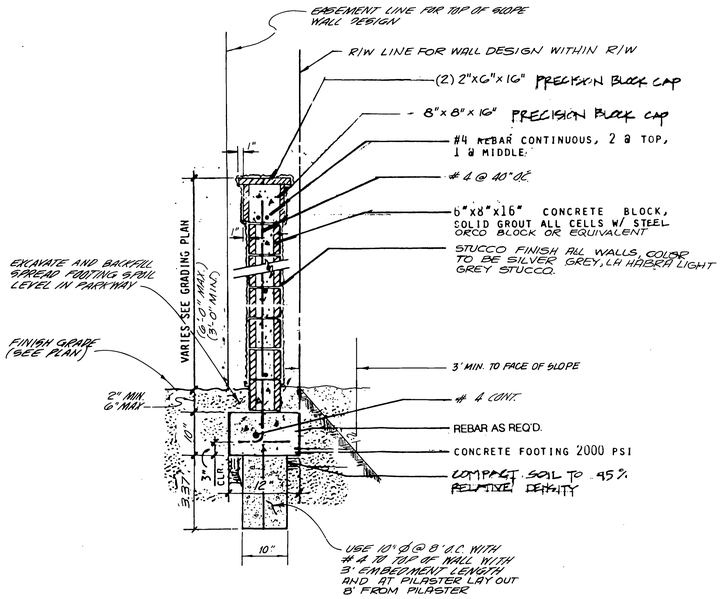
HORIZ. SCALE: 1" = VERT. SCALE: 1" =

ACCOUNT NO.
R-3224 L
SHEET 7 OF 8
PC-3224-R

FILED 10/31/96 11:00 AM

726016-TITLE SHT REV FRONT. WALL PLN - 2310.321PF: 726006 291 25-Sep-90 01:47 PM / 726003-5303

INDEXED 1-8-97 GH

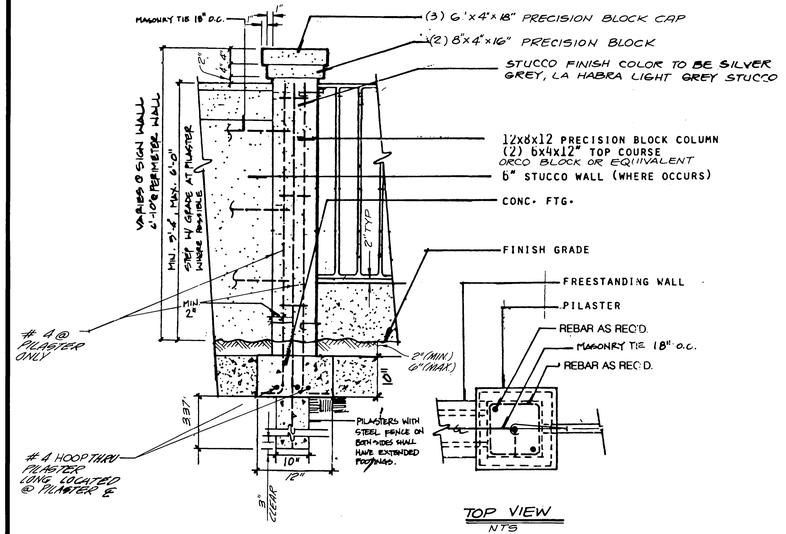


STUCCO MASONRY WALL

NOT TO SCALE

DEEPENED FOOTING DETAIL

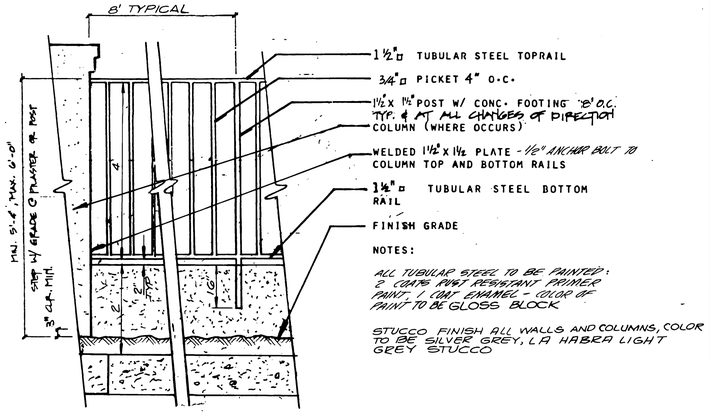
DETAIL Nº 2



PILASTER DETAIL

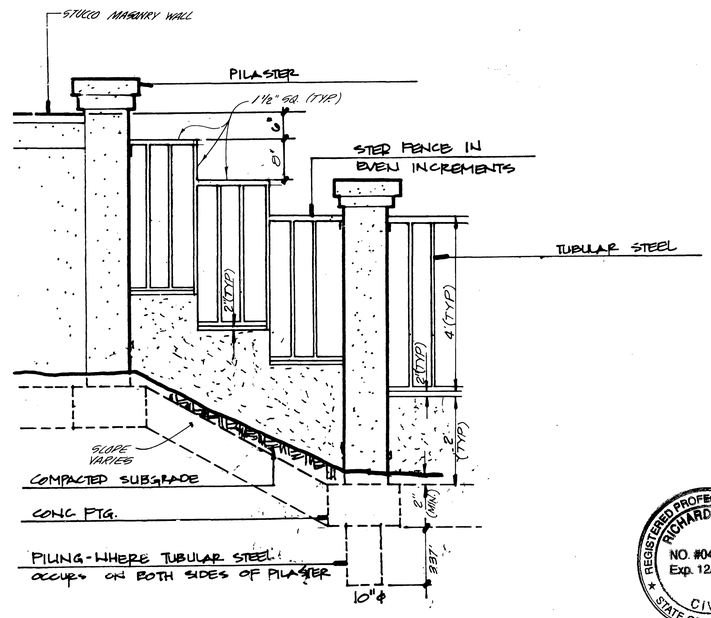
NOT TO SCALE

DETAIL Nº 3



TUBULAR STEEL/LOW BLOCK WALL

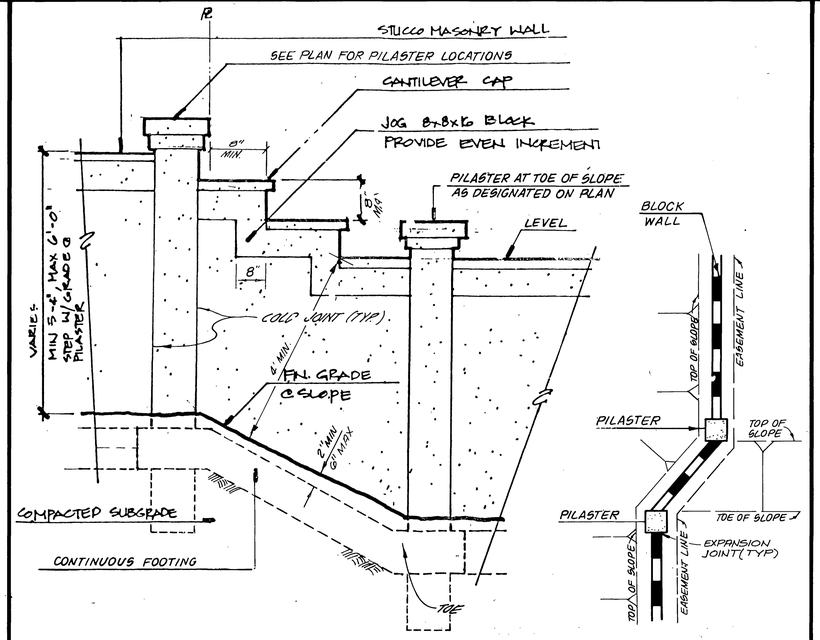
DETAIL Nº 4



STEP IN TUBULAR STEEL FENCE AT SLOPE

NOT TO SCALE

DETAIL Nº 5

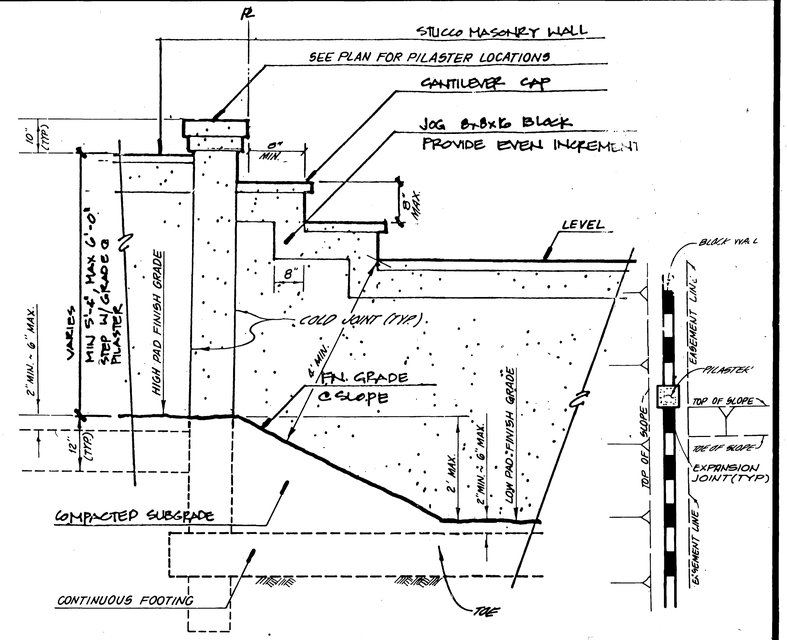


STEP IN STUCCO WALL FOR SLOPES GREATER THAN 2' VERTICAL

NOT TO SCALE

TOP VIEW
NOT TO SCALE

DETAIL Nº 6



AS BUILT
2-98

STEP IN STUCCO WALL FOR SLOPES 2' OR LESS VERTICAL

NOT TO SCALE

TOP VIEW
NOT TO SCALE

DETAIL Nº 7

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

CITY OF RIVERSIDE
PLANNING DEPARTMENT

APPROVED BY:

M. Capps 10/11/96
DATE

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
12890 Dulce Ave., Ste. 300, Moreno Valley, Ca 92553 (909) 653-0334

APPROVED BY:
Richard N. Yale 3-25-96
RICHARD N. YALE, REG CIVIL ENGINEER NO. 40023 DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RY DRAWN BY RM CHECKED BY TB

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/28/96	
PARK DEPARTMENT	9-9-96	
TRAFFIC DIVISION	—	—
CHIEF P. W. ENGINEER	11/1/96	

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 11/8/96

SYCAMORE HIGHLANDS
TRACT 21167 & TRACT 22408
REVERSE FRONTAGE WALL DETAILS

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

ACCOUNT NO.
R-3224 L
SHEET 8 OF 8
PC - 3224 - R

FEED 10/31/96 new 10/30/96

INDEXED 1-8-97 GH