

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, STD. DRAWING NO. 10 AND THE STD. 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 & A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS & TEST PROCEDURE.

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.

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.

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.
ORANGE TERRACE PARKWAY	SHEE REVERE FRUITAGE AND VIBURNUM PL. # 7445	PREPARED	18"	18"
MESA OAK DRIVE	RODOLPHUS GRACILLOR/ FERN PINE	15 GAL.	45'	76
OAKTHORN CIRCLE	TIPUANA TIPU / TIPU TREE	15 GAL.	45'	33
YARROW LANE	RODOLPHUS GRACILLOR/ FERN PINE	15 GAL.	45'	2
MORNINGLIGHT CIRCLE	GEIJERA PARVIFLORA/AUSTRALIAN WILLOW	15 GAL.	45'	54
CAPEWEED LANE	TIPUANA TIPU / TIPU TREE	15 GAL.	45'	2
SANDHILL DRIVE	TIPUANA TIPU / TIPU TREE	15 GAL.	45'	1

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.

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 INSPECTOR.

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

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 from the soils engineer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.

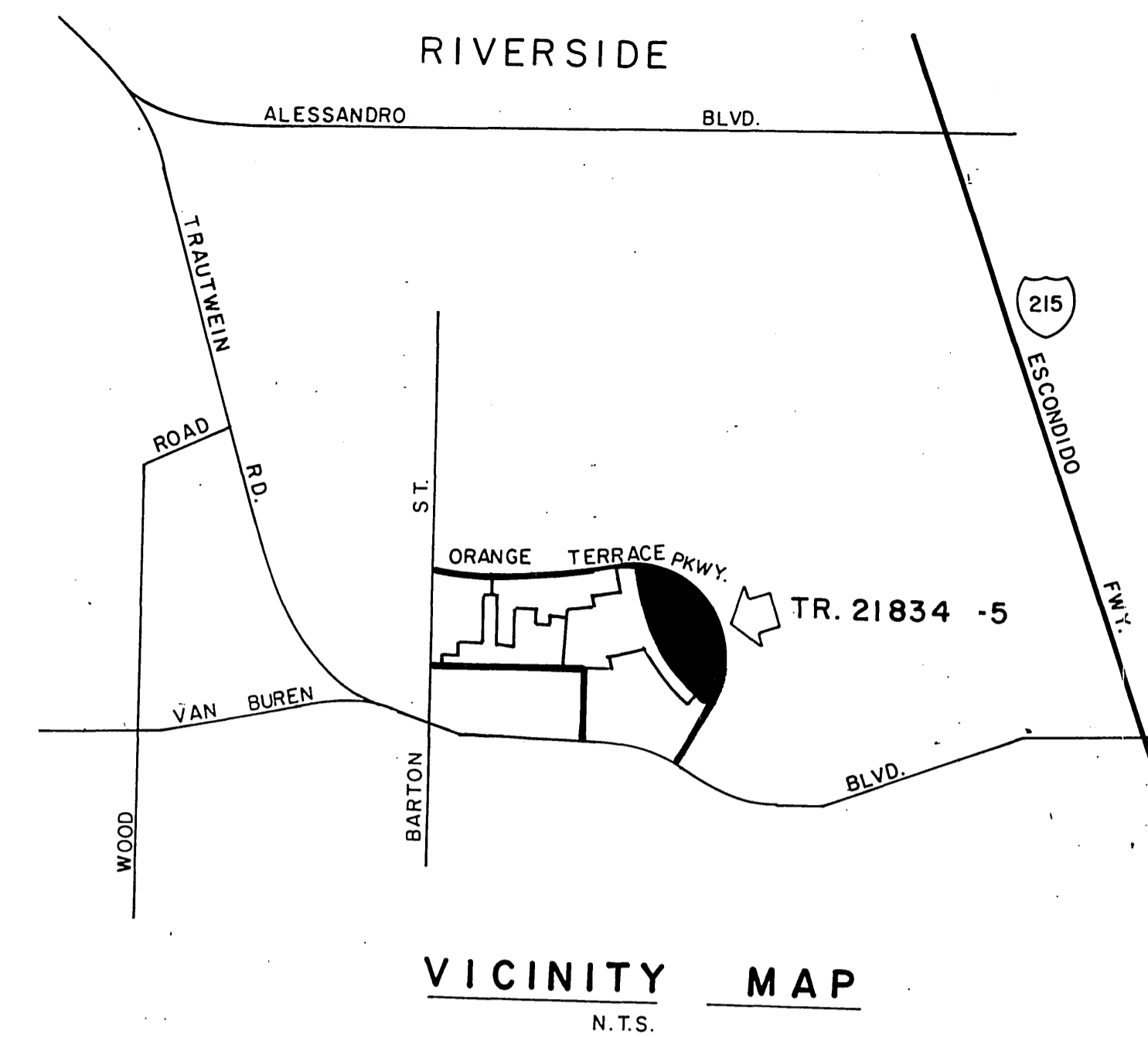
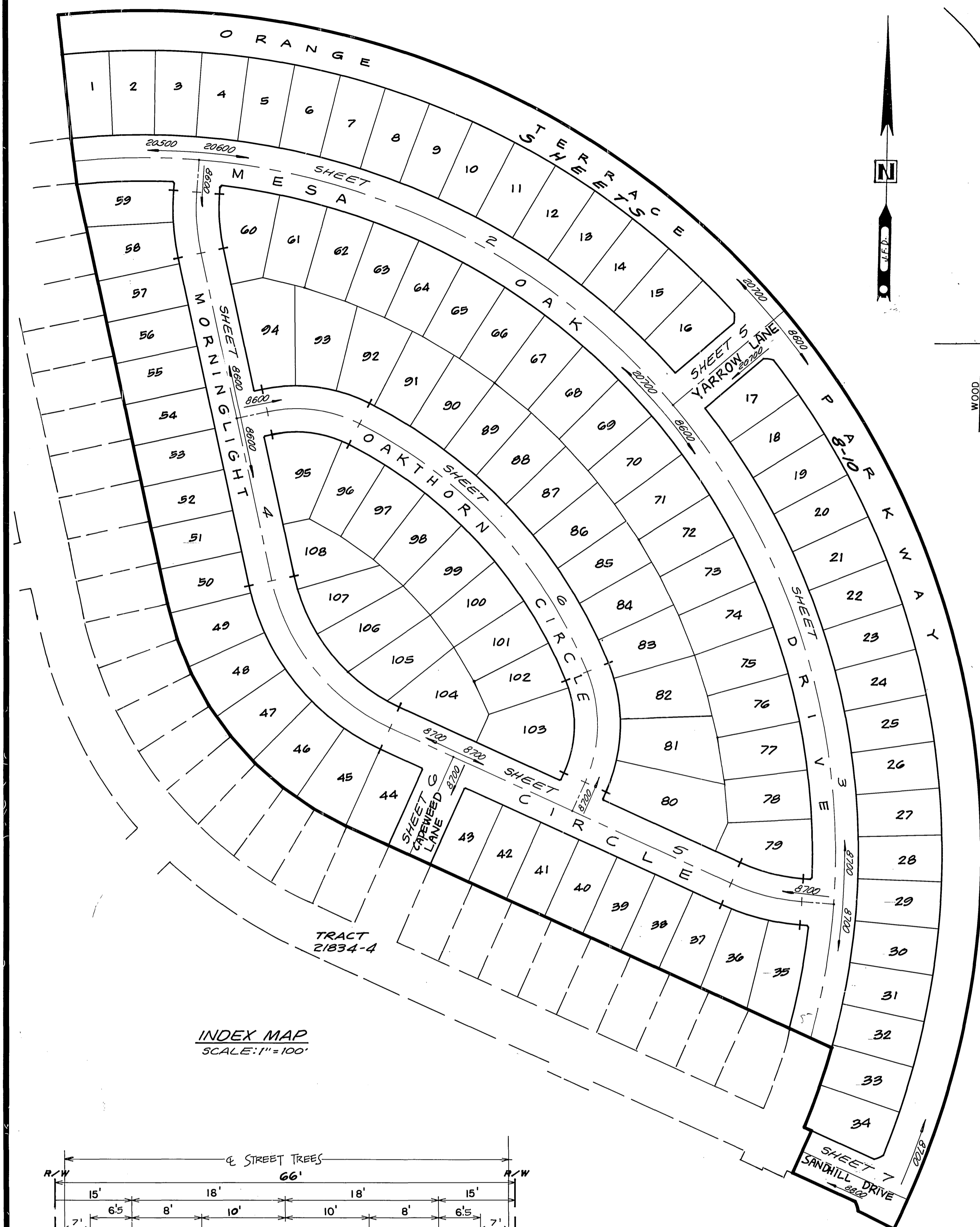
All traffic signs shall be installed prior to opening the streets to traffic.

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.

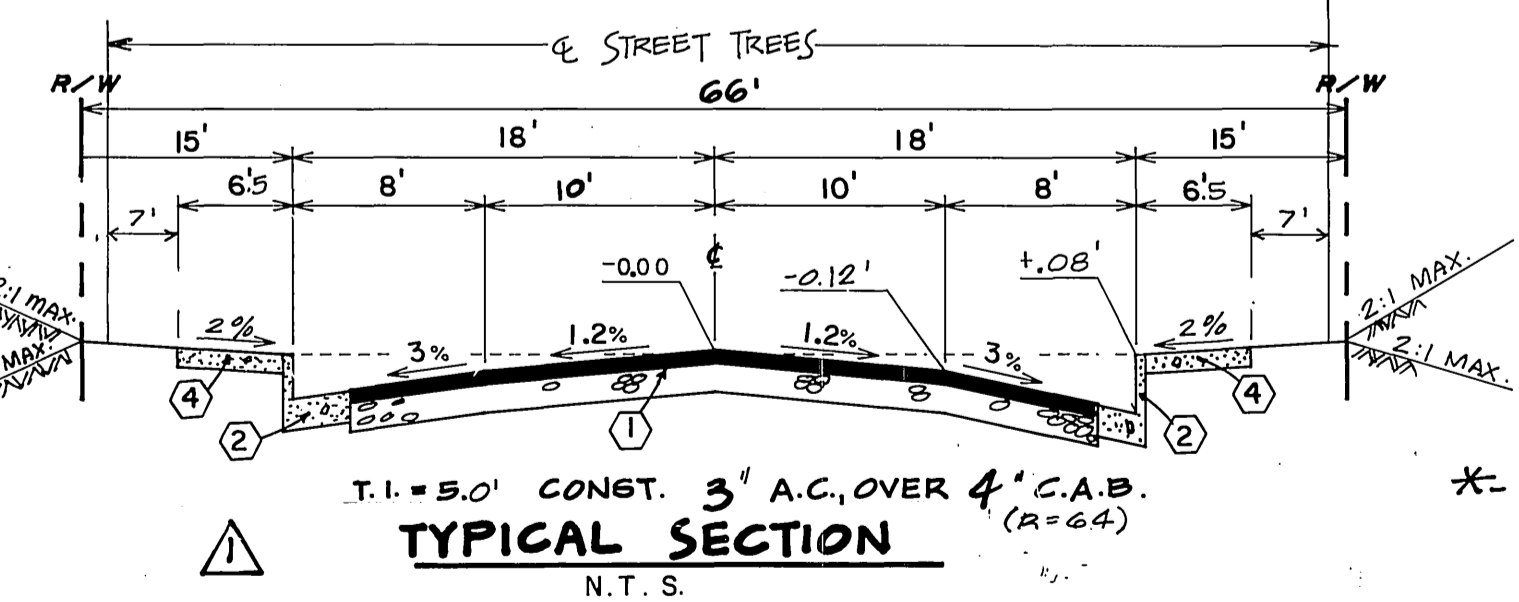
CONSTRUCTION NOTES & QUANTITIES

- ① PLACE A.C. PAVING OVER AGGREGATE BASE PER TYPICAL SECTION.
- ② CONSTRUCT TYPE I CURB (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. 200
- ⑦ INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.
- ⑧ REMOVE EXISTING BARRICADE
- ⑨ PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.
- ⑩ CONSTRUCT 6" HIGH BLOCK WALL PER CITY OF RIV. STD. 704 AND SHEETS B, 9 & 10.



STREET NAME & TRAFFIC SIGN SCHEDULE	QTY	PRICE
(A) ORANGE TERRACE PARKWAY YARROW LANE	8,600	20,700
(B) MESA OAK DRIVE (N'LY) MORNINGLIGHT CIRCLE	2,070	8,600
(C) MESA OAK DRIVE (S'LY) MORNINGLIGHT CIRCLE	8,700	8,700
(D) OAKTHORN CIRCLE MORNINGLIGHT CIRCLE (N'LY)	8,600	8,700
(E) OAKTHORN CIRCLE MORNINGLIGHT CIRCLE (S'LY)	8,700	8,700
(F) MORNINGLIGHT CIRCLE CAPEWEED LANE	8,700	8,800
(G) ORANGE TERRACE PARKWAY SANDHILL DRIVE	8,700	8,800
(H) MESA OAK DRIVE	20,700	20,700
(J) R-1 STOP SIGN (36" OCTAGON) CONST. PER STD. 662 A & STD. 666	20,700	20,700

INDEX MAP SCALE: 1" = 100'

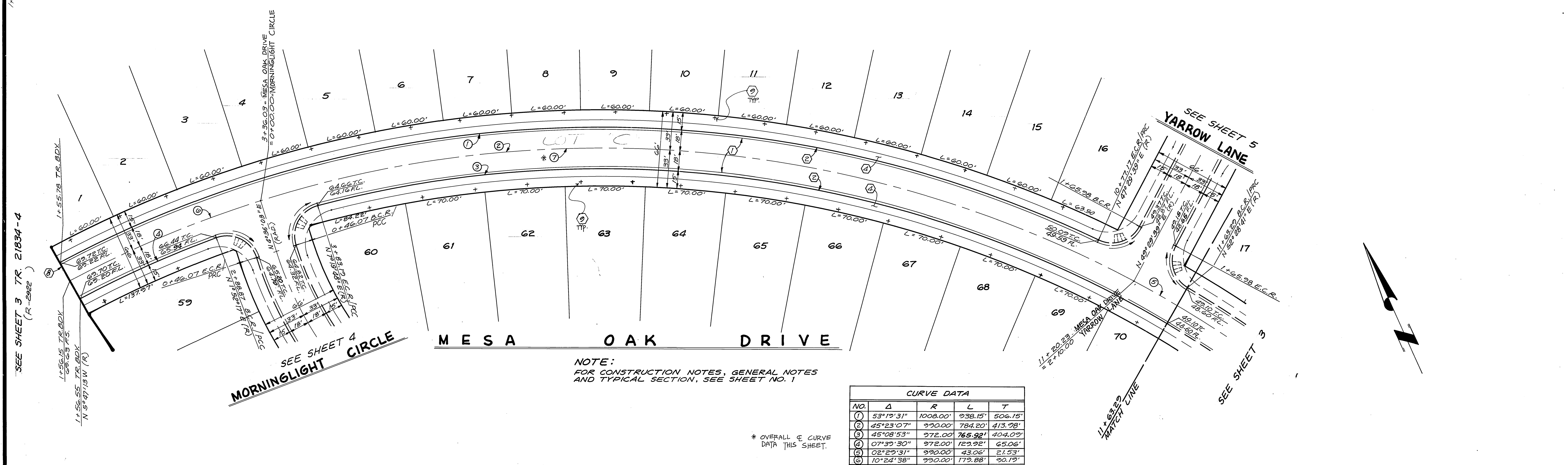
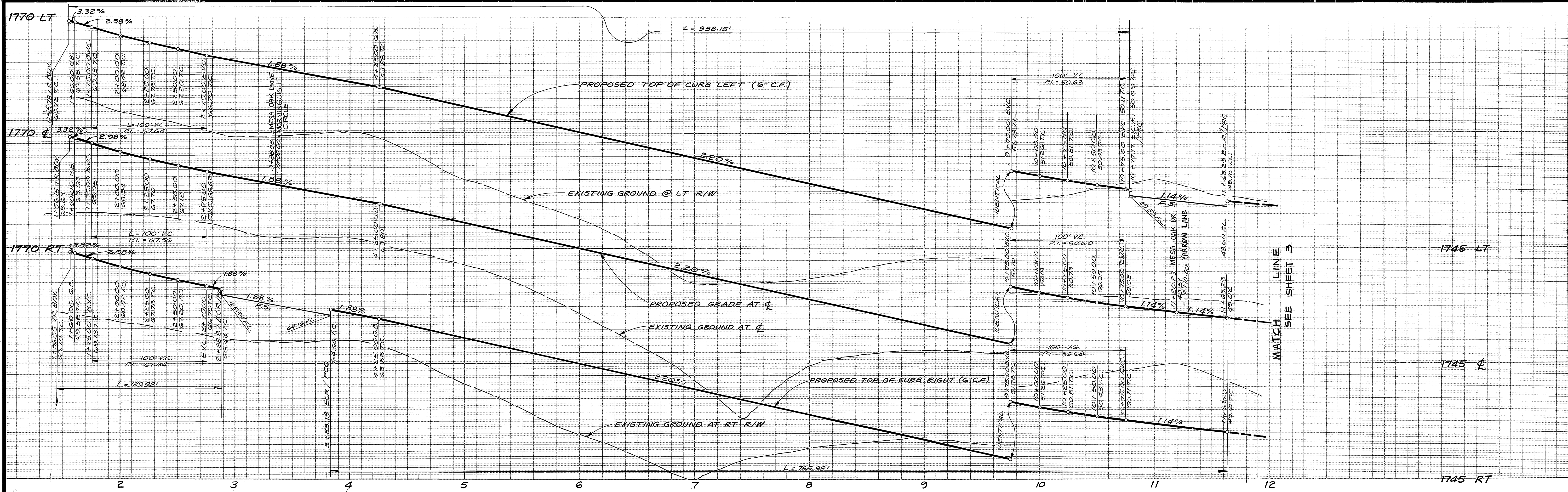


STA. 1+56 TO STA. 12+30
X- 3" A.C. OVER 7.5" C.A.B. (R=19)

- *- MESA OAK DRIVE
- MORNINGLIGHT CIRCLE
- OAKTHORN CIRCLE
- YARROW LANE
- CAPEWEED LANE
- SANDHILL DRIVE 22+19.00 TO 22+87.52

Underground Service Alert Call: TOLL FREE 1-800-492-4133 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES...	PREPARED UNDER THE DIRECTION OF: J.F. DAVIDSON ASSOCIATES, INC. CIVIL ENGINEERS • SURVEYORS • PLANNERS	APPROVED BY: [Signature] PRINCIPAL ENGINEER	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS	STREET PLAN & PROFILE TRACT 21834-5 TITLE SHEET	PROJECT NO. R-2924

PC 2186



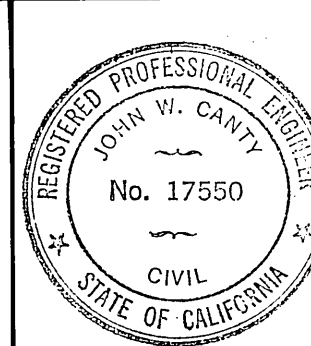
NOTE:
FOR CONSTRUCTION NOTES, GENERAL NOTES
AND TYPICAL SECTION, SEE SHEET NO. 1

CURVE DATA				
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3	45°08'53"	972.00'	765.92'	404.09'
4	07°39'30"	972.00'	129.92'	65.06'
5	02°29'31"	990.00'	43.06'	21.53'
6	10°24'38"	990.00'	179.88'	90.19'
7	58°17'16"	990.00'	1007.14'	552.02'

* OVERALL Δ CURVE
DATA THIS SHEET.

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PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
J.F. Davidson
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 4/1/87

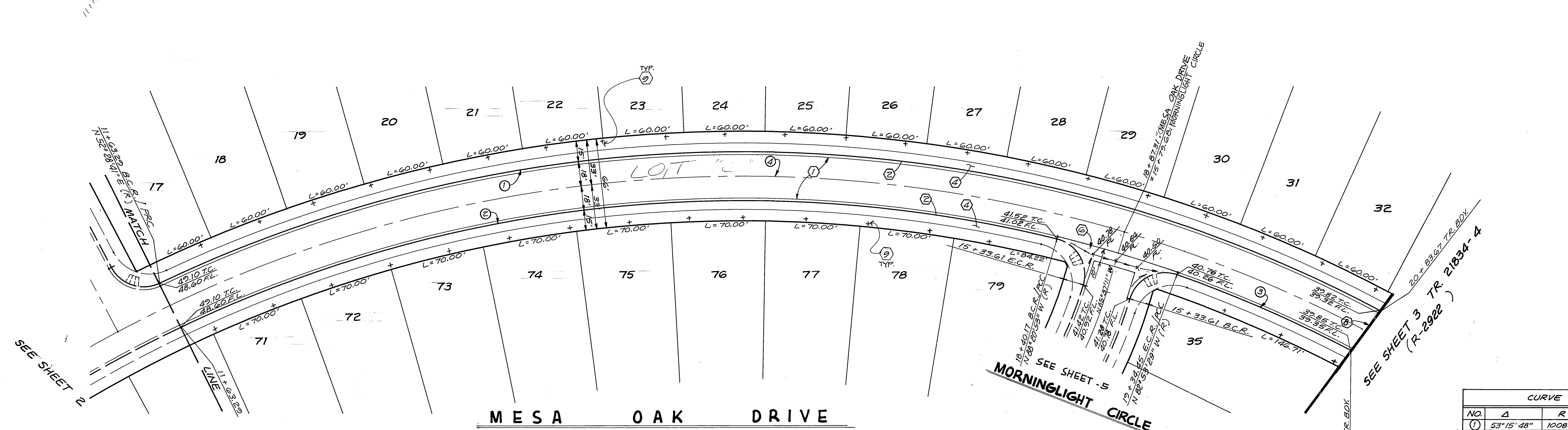
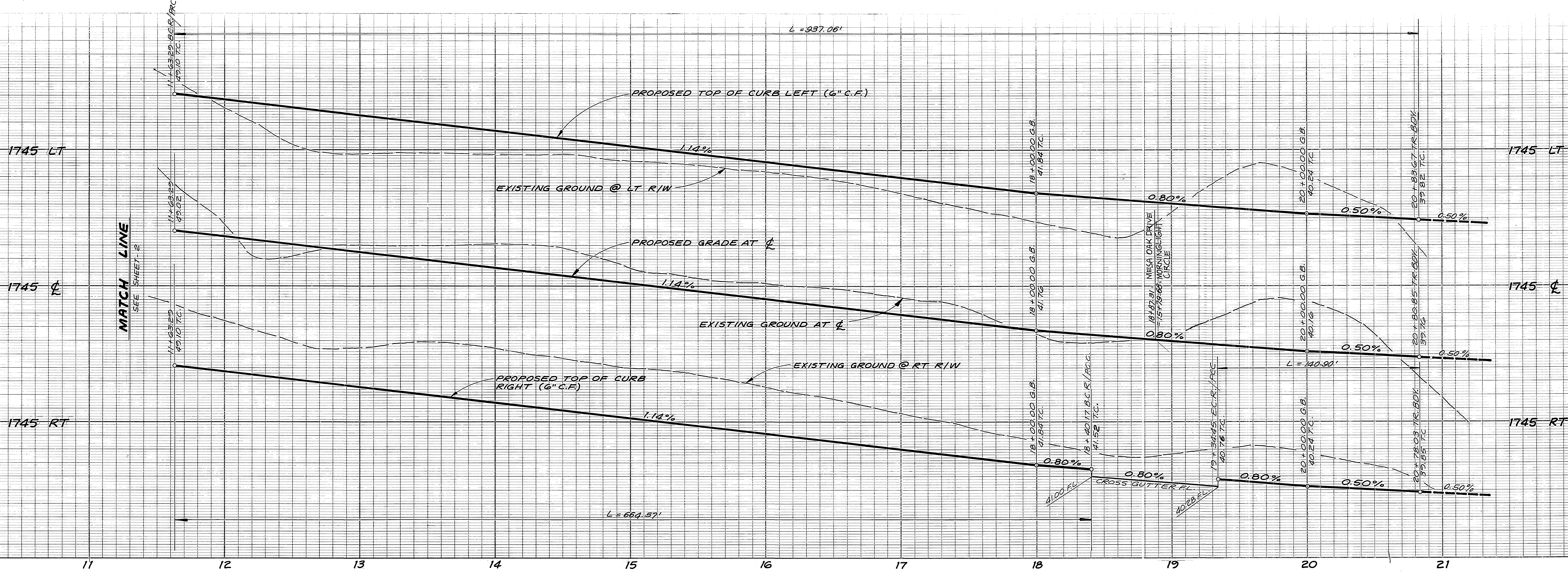
J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 483 11200 SO. MT. VERNON AVE. #D 75-080 EL PASO, #103
RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260
(714) 886-0844 (714) 825-1082 (819) 346-5691

J.F.D. ASSOCIATES
BENCH MARK: V.A. 10-64 ELEV. 1706.70
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

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *Barry Beal*
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGR.
DATE: 10/27/88

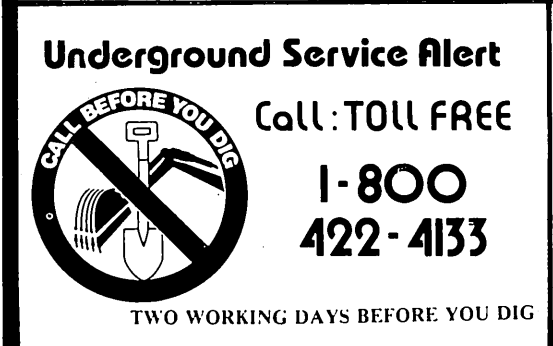
TRACT 21834-5
STREET PLAN & PROFILE
MESA OAK DRIVE
PROJECT NO. R-2924
SHEET 2 OF 10
FILE NO. 9643
INDEXED 1-5-89 4H

PC 218120

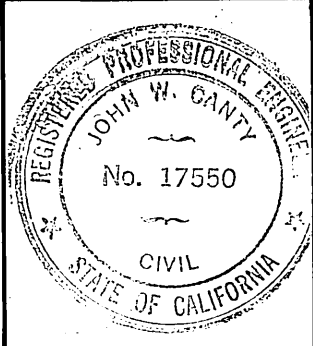


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③	08°18'20"	972.00'	140.90'	70.57'
④	53°06'12"	990.00'	917.56'	494.71'

NOTE:
FOR CONSTRUCTION NOTES, GENERAL NOTES
AND TYPICAL SECTION, SEE SHEET NO. 1



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PREPARED UNDER THE DIRECTION OF:
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 4/1/87

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, #103
RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260
(714) 886-0944 (714) 825-1082 (619) 348-5891

BENCH MARK: V.A. 10-64 ELEV. 1700.670
BRASS DISK FLUSH & MARKED V.A. 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.

DATE: MAR. '87

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.E.V. DRAWN BY L.R.W. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

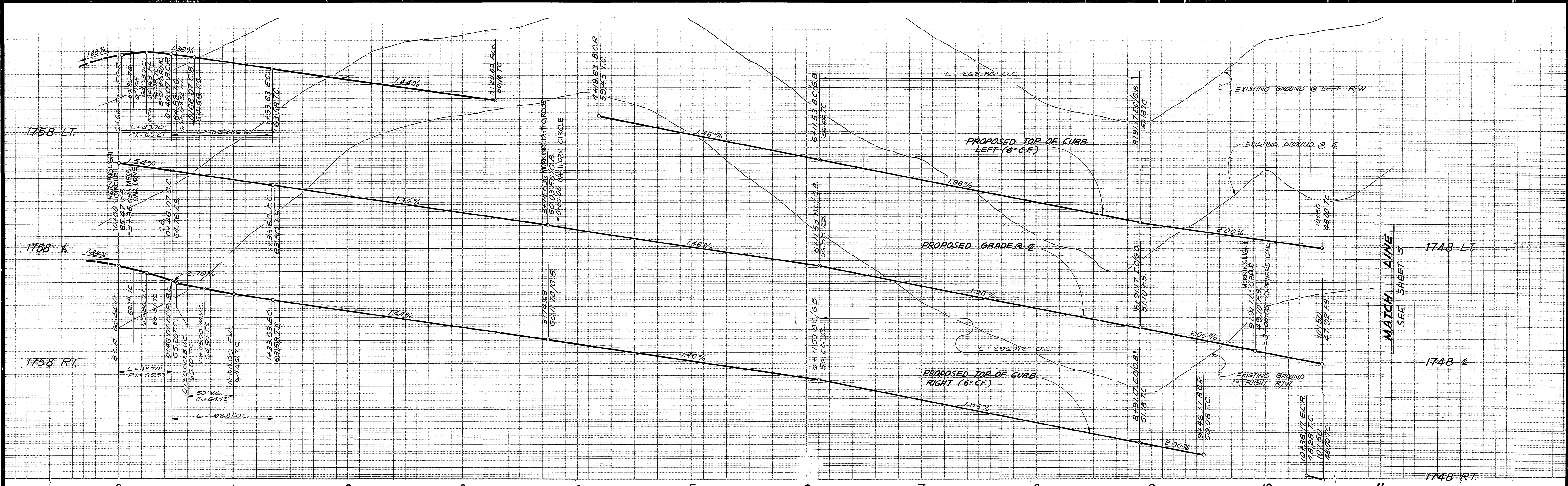
APPROVED BY: *Barry Peil*
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGR.
DATE: 10/27/88

TRACT 21834-5
STREET PLAN & PROFILE
MESA OAK DRIVE

PROJECT NO. **R-2924**
SHEET **3** OF **10**
FILE NO. **9643**

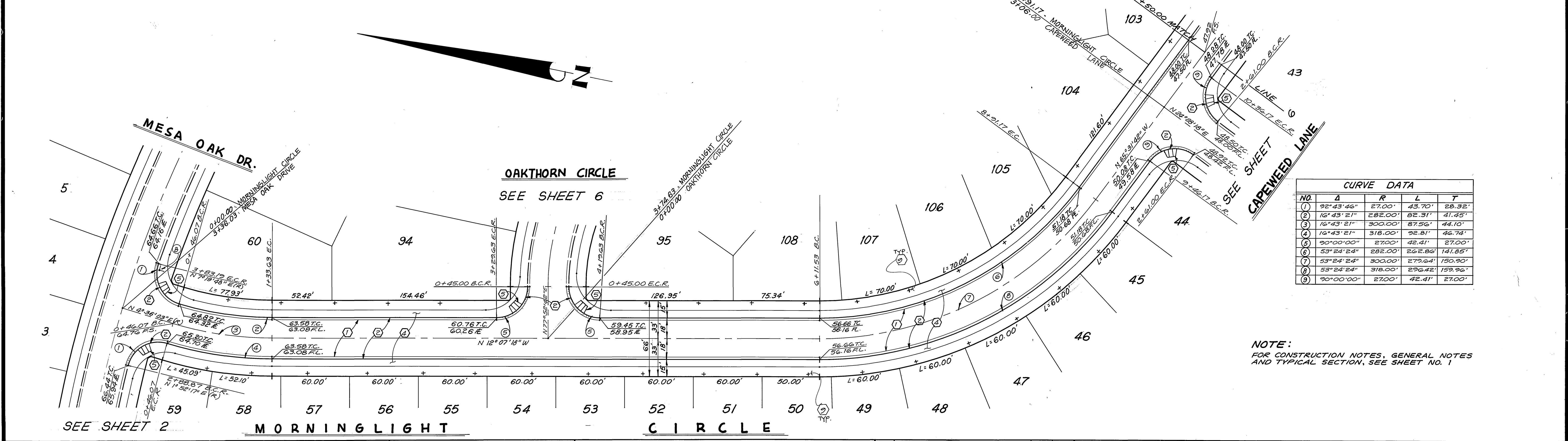
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
INDEXED 1-5-89 4th

PC 2186



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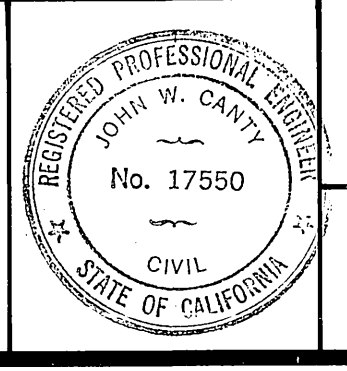


CURVE DATA				
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3	16°43'21"	300.00'	87.56'	44.10'
4	16°43'21"	318.00'	92.81'	46.74'
5	90°00'00"	27.00'	42.41'	27.00'
6	53°24'24"	282.00'	262.88'	141.85'
7	53°24'24"	300.00'	279.64'	150.90'
8	53°24'24"	318.00'	296.42'	159.96'
9	90°00'00"	27.00'	42.41'	27.00'

NOTE:
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AND TYPICAL SECTION, SEE SHEET NO. 1

Underground Service Alert
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422-4133

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PREPARED UNDER THE DIRECTION OF:
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 4/1/87

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493
RIVERSIDE, CA 92502
(714) 886-0844

J.F.D. ASSOCIATES
BENCH MARK: V.L. 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 15' BOULDER

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

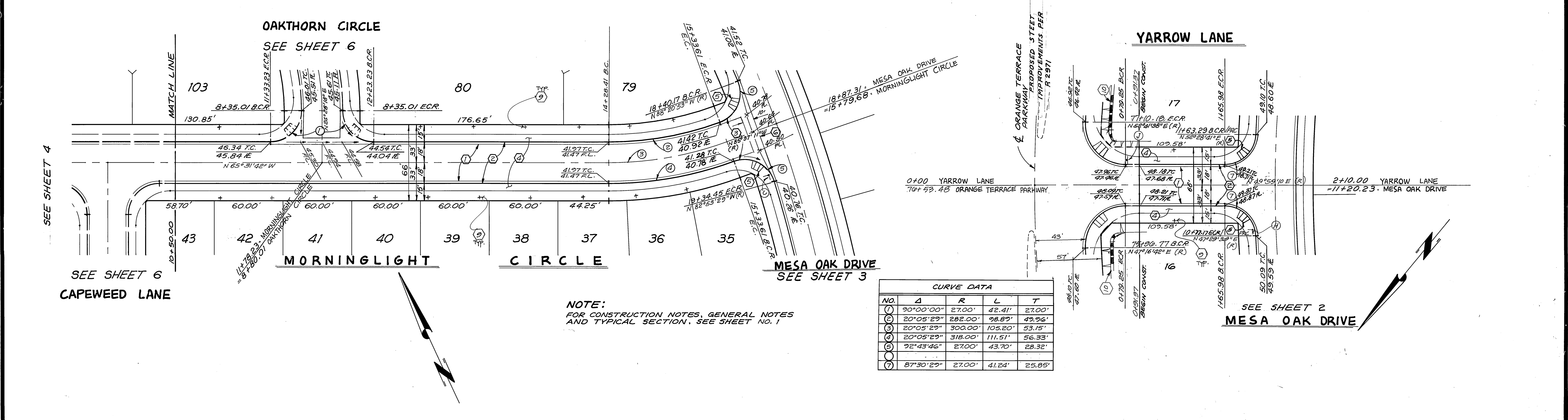
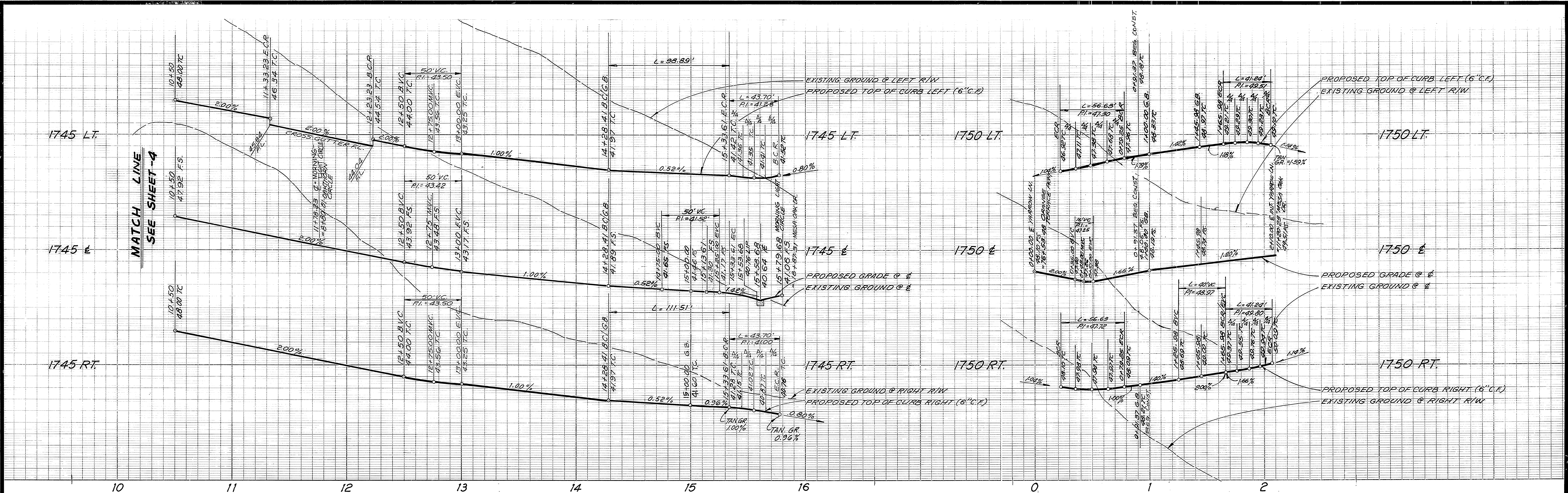
APPROVED BY: *Barry Bed*
DIRECTOR OF PUBLIC WORKS
DATE: 10/27/88

TRACT 21834-5
STREET PLAN & PROFILE
MORNINGLIGHT CIRCLE

PROJECT NO. R-2924
SHEET 4 OF 10
FILE NO. 9643

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

INDEXED 1-5-89



CURVE DATA

NO.	Δ	R	L	T
1	90°00'00"	27.00'	42.41'	27.00'
2	20°05'29"	282.00'	98.87'	49.96'
3	20°05'29"	300.00'	105.20'	53.15'
4	20°05'29"	318.00'	111.51'	56.33'
5	92°43'46"	27.00'	43.70'	28.32'
6	87°30'29"	27.00'	41.24'	25.85'

NOTE:
FOR CONSTRUCTION NOTES, GENERAL NOTES AND TYPICAL SECTION, SEE SHEET NO. 1

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TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-87 DATE: 4/1/87

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, #103
RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260
(714) 886-0944 (714) 825-1082 (619) 348-5691

BENCH MARK: V.A. 10-64 ELEV. 1700.670
BRASS DISK FLUSH & MARKED 1/8" TO 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.

DATE: MAR. '87

J.F.D. ASSOCIATES

MARK REVISIONS APPR. DATE

DESIGNED BY L.E.U. DRAWN BY S.P.L. CHECKED BY J.C. DATE 10/27/88

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Barry Paul*
PRINCIPAL ENGINEER
TRAFFIC DIVISION
PLANNING

DATE: 10/27/88

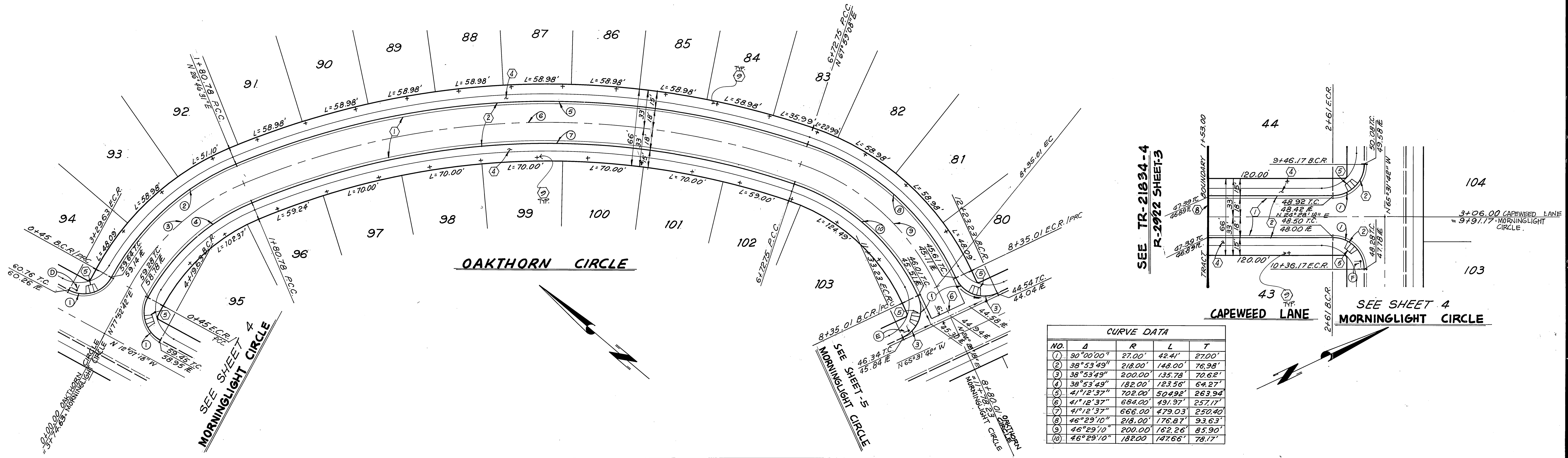
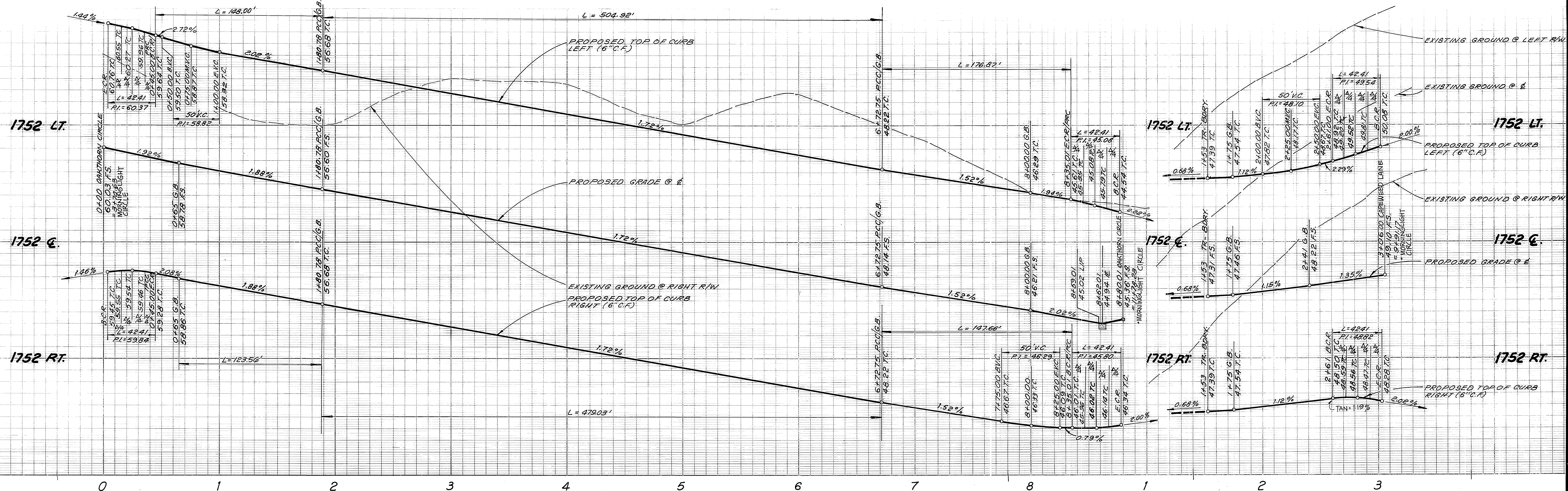
TRACT 21834-5
STREET PLAN & PROFILE
MORNINGLIGHT CIRCLE
YARROW LANE

PROJECT NO. R-2924
SHEET 5 OF 10
FILE NO. 9643

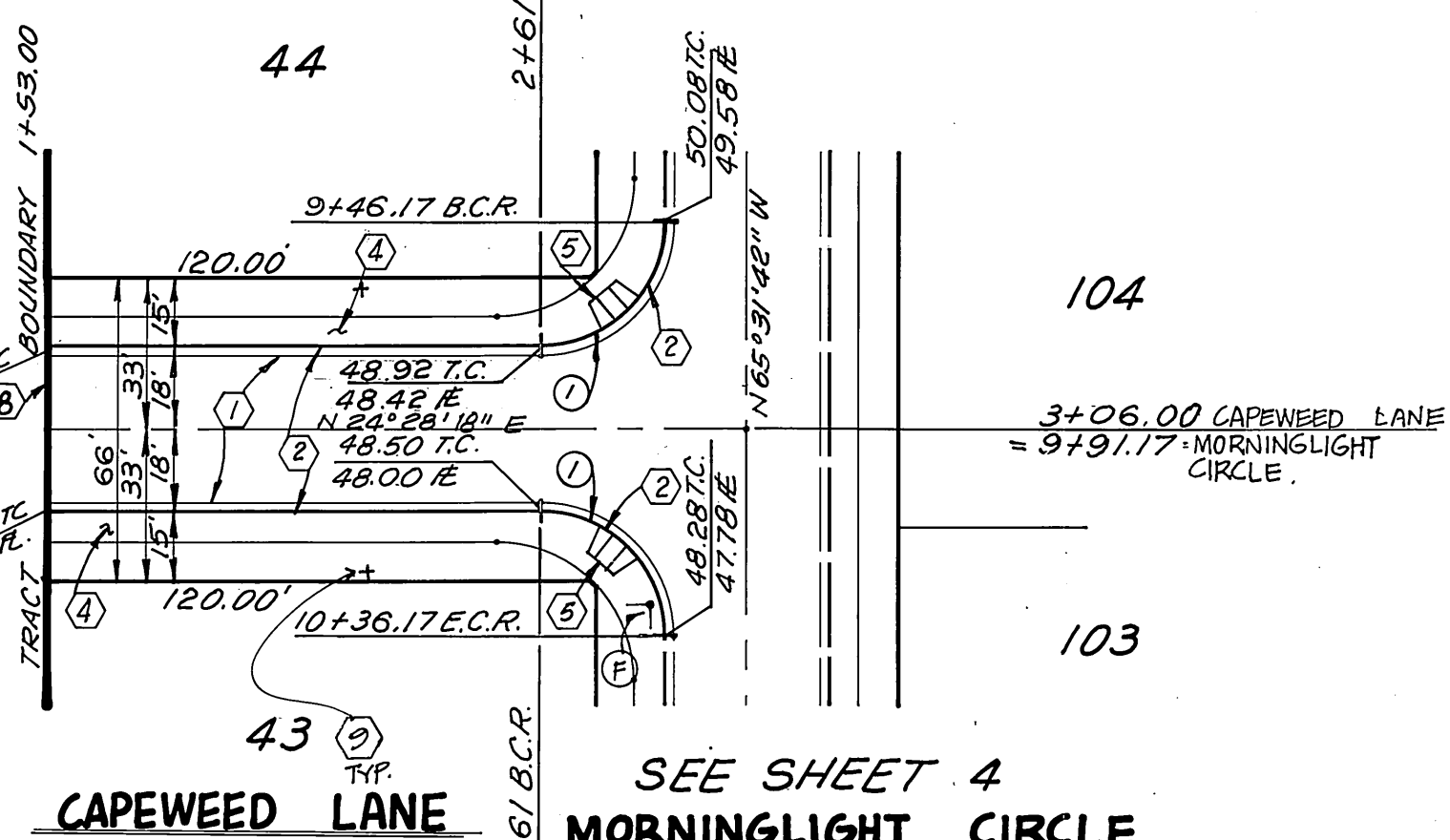
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

INDEXED 1-5-89 4H

PC2106



SEE TR-21834-4
R-2022 SHEET-3

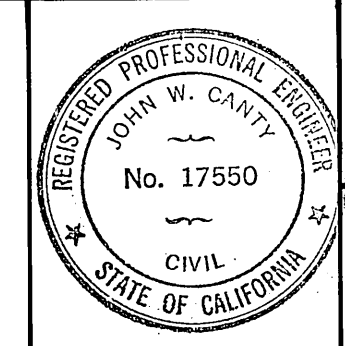


CURVE DATA

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3	38°53'49"	200.00'	135.78'	70.62'
4	38°53'49"	182.00'	123.56'	64.27'
5	41°12'37"	702.00'	504.92'	263.94'
6	41°12'37"	684.00'	491.97'	257.17'
7	41°12'37"	666.00'	479.03'	250.40'
8	46°29'10"	218.00'	176.87'	93.63'
9	46°29'10"	200.00'	162.26'	85.90'
10	46°29'10"	182.00'	147.66'	78.17'

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PREPARED UNDER THE DIRECTION OF:
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 4/1/87

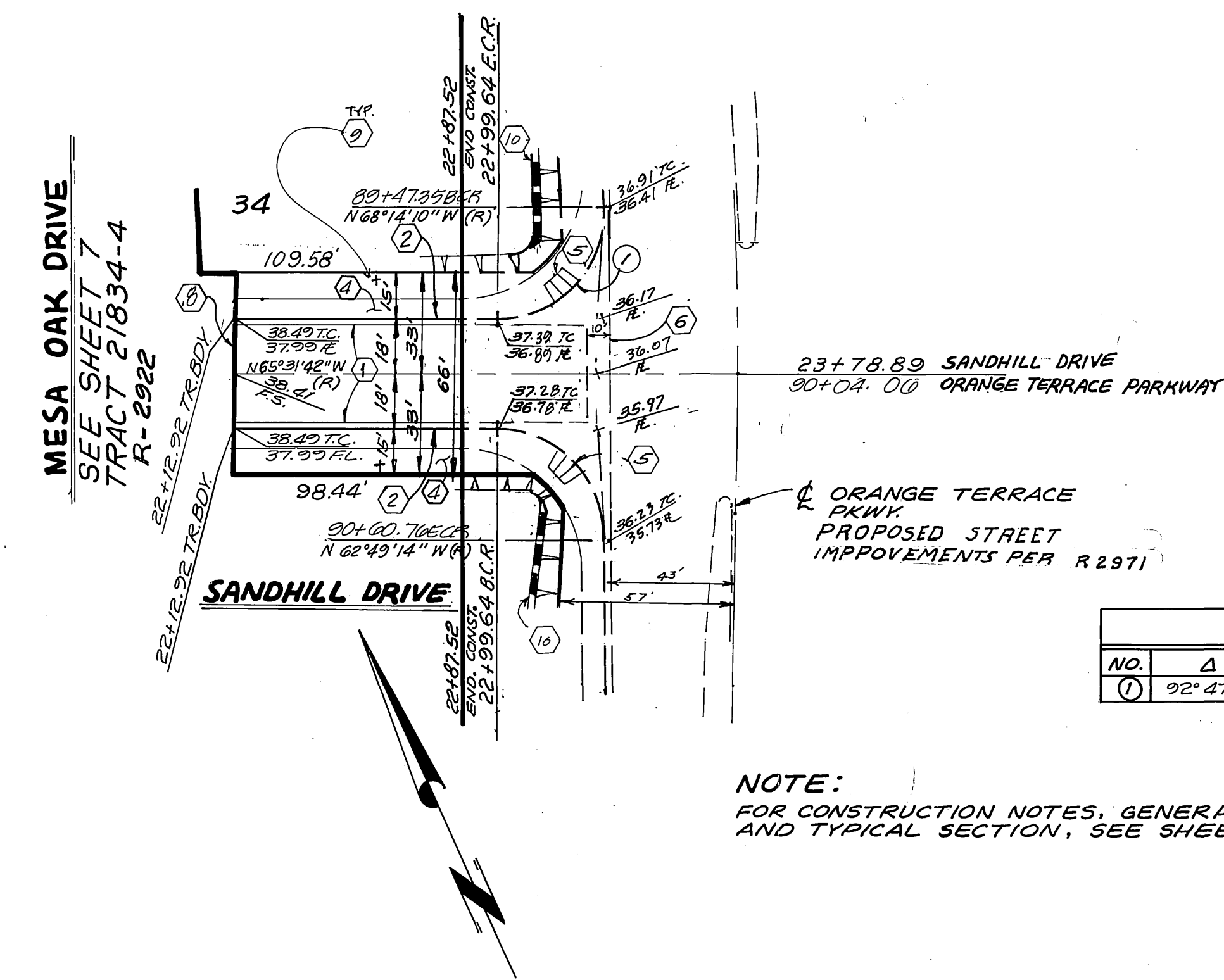
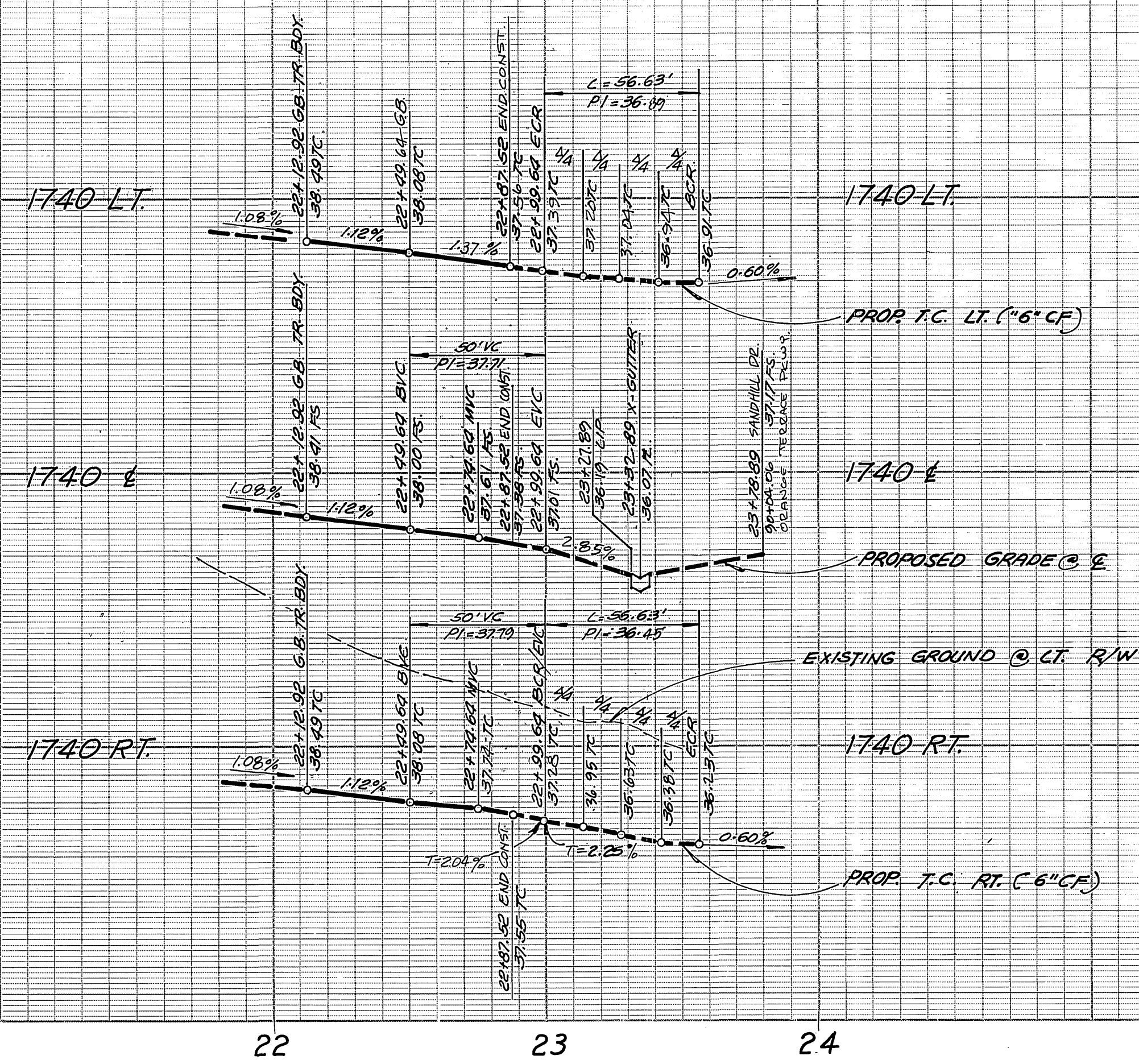
J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 498 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, CA #103
RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260
(714) 686-0844 (714) 826-1082 (619) 346-5691

J.F.D. ASSOCIATES
MARK REVISIONS APPR. DATE
DESIGNED BY L.E.U. DRAWN BY S.P.L. CHECKED BY L.E.U.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature]
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGR.
DATE: 10/27/88

TRACT 21834-5
STREET PLAN & PROFILE
OAKTHORN CIRCLE
CAPEWEED LANE
PROJECT NO. R-2024
SHEET 5 OF 10
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'
FILE NO. 9643
INDEXED 1-5-89 4H

PC 2180

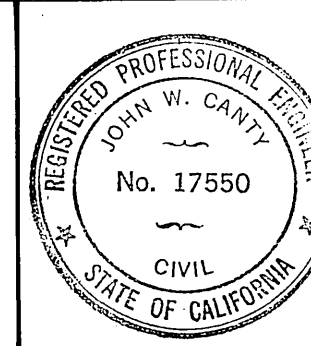


CURVE DATA				
NO.	Δ	R	L	T
(1)	92° 47' 27"	35.00'	56.63'	36.60'

NOTE:
FOR CONSTRUCTION NOTES, GENERAL NOTES
AND TYPICAL SECTION, SEE SHEET NO. 1



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. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-87 DATE: 4/1/87

J.F. DAVIDSON ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
P.O. BOX 493 11200 SO. MT. VERNON AVE. #D 73-080 EL PASO, #103
RIVERSIDE, CA 92502 COLTON, CA 92324 PALM DESERT, CA 92260
(714) 825-1082 (619) 346-5691

BENCH MARK: V.R. 10-64 ELEV. 1700.670
BRASS DISK FLUSH & MARKED V.R. 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.

DATE MAR. '87

MARK	REVISIONS	APPR.	DATE

DESIGNED BY L.E.V. DRAWN BY S.P.L. CHECKED BY J.C. PLANNING
W.L. 1/23/88

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

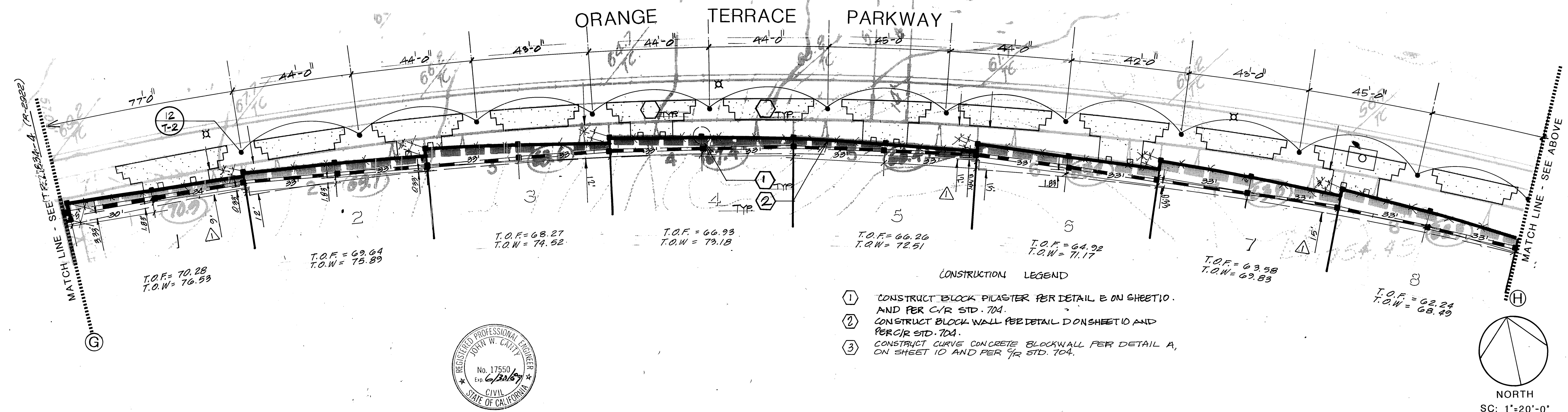
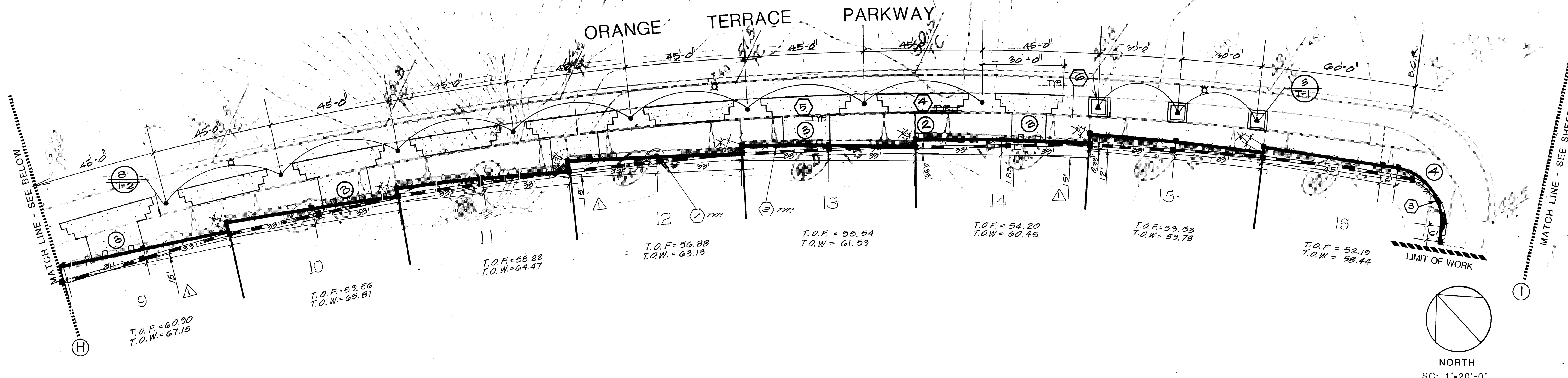
APPROVED BY: [Signature] DATE: 10-25-88
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGR.

APPROVED BY: [Signature] DATE: 10-27-88
DIRECTOR OF PUBLIC WORKS

TRACT 21834-5
STREET PLAN & PROFILE
SANDHILL DRIVE

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

PROJECT NO. R-2924
SHEET 7 OF 10
FILE NO. 9643



- CONSTRUCTION LEGEND
- ① CONSTRUCT BLOCK PILASTER PER DETAIL E ON SHEET 10 AND PER C/R STD. 704.
 - ② CONSTRUCT BLOCK WALL PER DETAIL D ON SHEET 10 AND PER C/R STD. 704.
 - ③ CONSTRUCT CURVE CONCRETE BLOCKWALL PER DETAIL A, ON SHEET 10 AND PER 7/4 STD. 704.



Underground Service Alert

Call: TOLL FREE
1-800-422-4133

PRIVATE ENGINEERING NOTE

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PREPARED UNDER THE DIRECTION OF
John W. Garity
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-87 DATE: 8/21/88

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 714-686-9954

11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 925-1092

73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (619) 348-0991 FAX 619-340-0529

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

DATE:

MARK	REVISIONS	APPR.	DATE
△	REVISED WALL LOCATIONS		10/21/88

DESIGNED BY: DRAWN BY: CHECKED BY:

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Barry Bed*
PRINCIPAL ENGINEER
DATE: 10/21/88

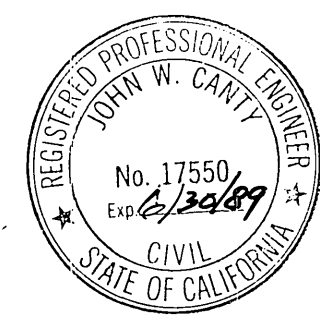
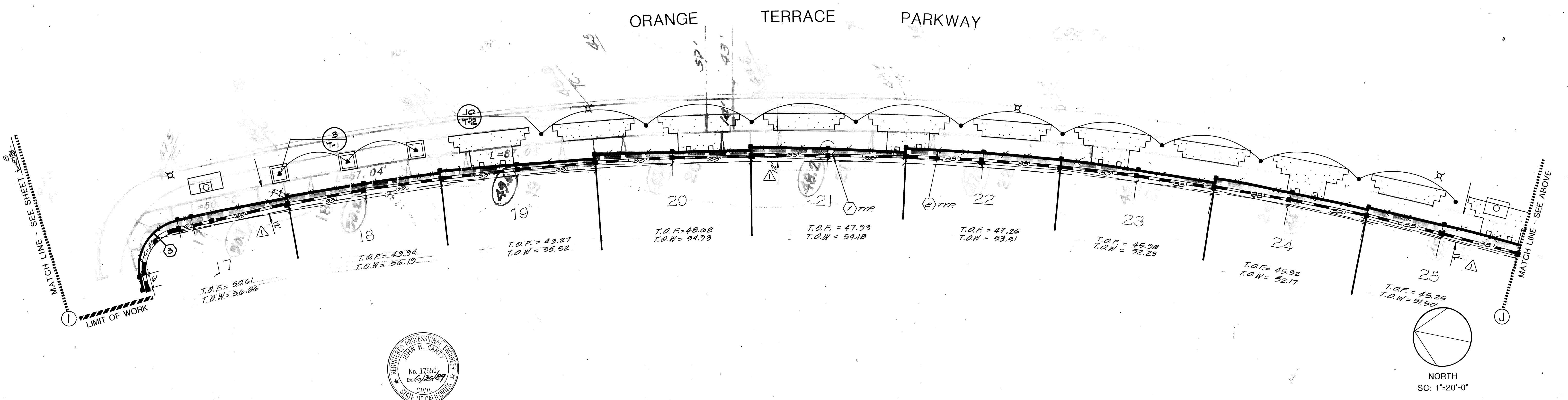
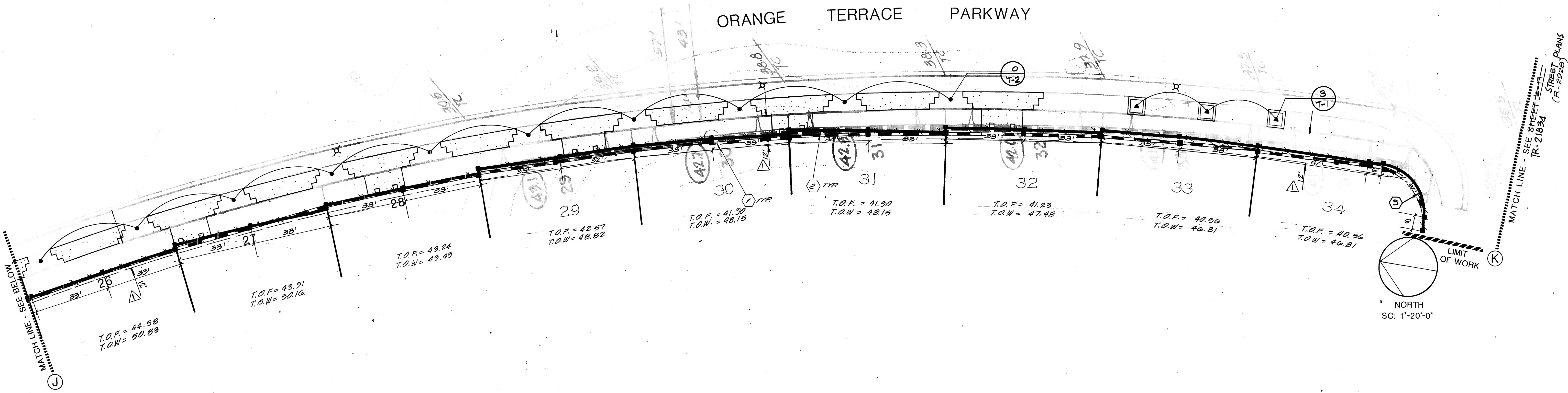
APPROVED BY: *Barry Bed*
DIRECTOR OF PUBLIC WORKS
DATE: 10/21/88

FOR WALL CONSTRUCTION

TRACT 21834-5
REVERSE FRONTAGE
LANDSCAPE
ORANGE TERRACE PKWY

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

PROJECT NO. R-2924
SHEET 3 OF 10
FILE NO.



Underground Service Alert
Call: TOLL FREE
1-800
422-4133

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF
John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE: 6-30-02 DATE: 8/31/88

APPROVED BY: _____
DATE: _____

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300 P.O. Box 483 11200 S. Mt. Vernon Ave., Suite "D" 73-080 El Paseo, Suite 106
Riverside, CA 92502 Colton, CA 92524 Palm Desert, CA 92260
(714) 688-0844 (714) 825-1092 (619) 346-5691
FAX 714-688-0844 FAX 714-825-0529 FAX 619-340-0529

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

MARK	REVISIONS	APPR	DATE
△	REVISED WALL LOCATIONS	<i>[Signature]</i>	10/27/88

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

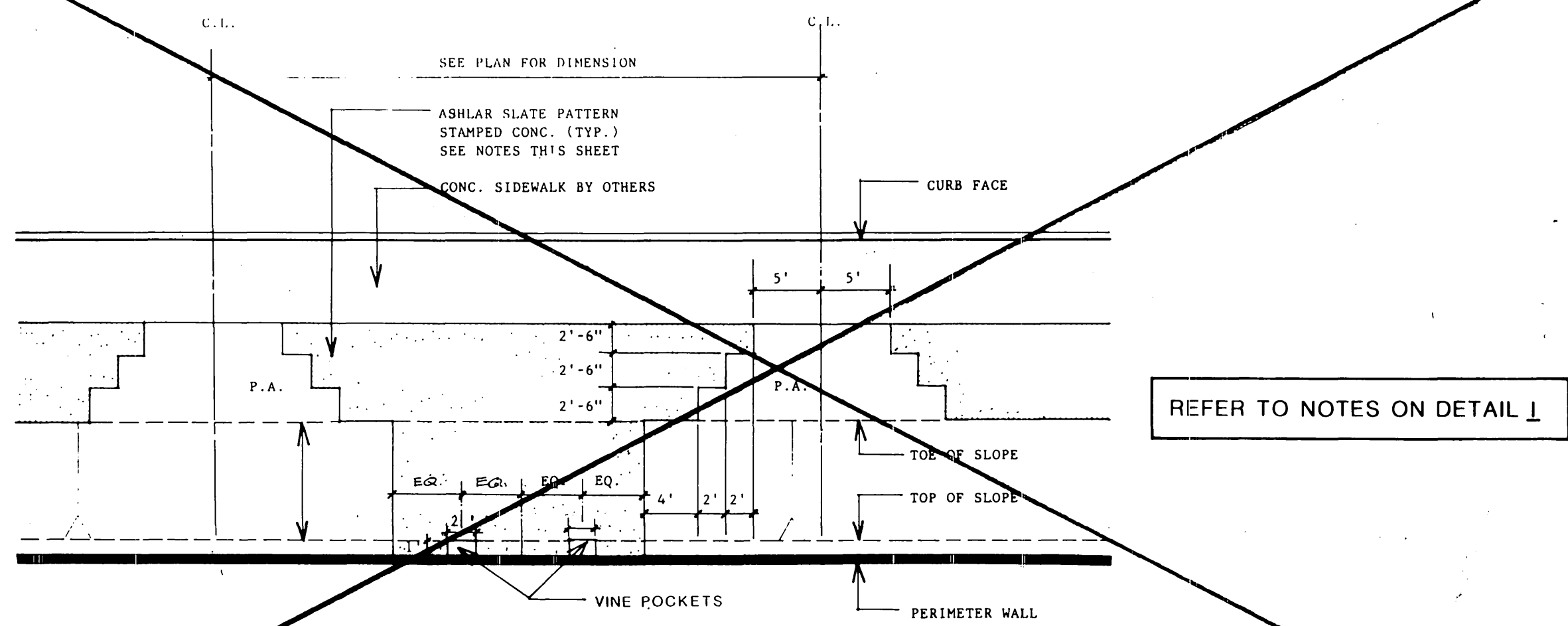
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ BY: _____ DATE: 10/27/88
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGR.

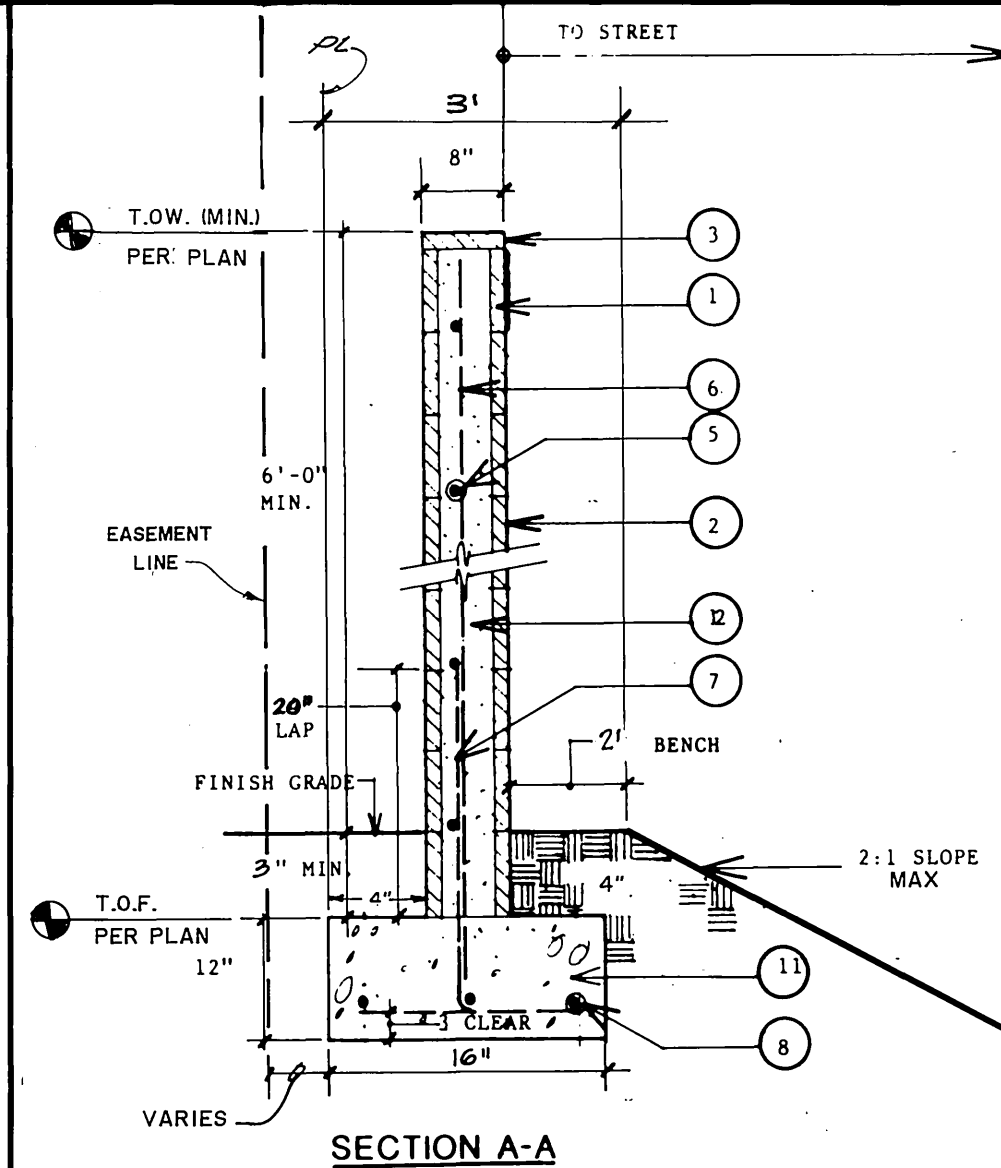
FOR WALL CONSTRUCTION
TRACT 21834-5
REVERSE FRONTAGE
LANDSCAPE
ORANGE TERRACE PKWY

HORIZ. SCALE: 1"=20'-0"
VERT. SCALE: 1"=20'-0"

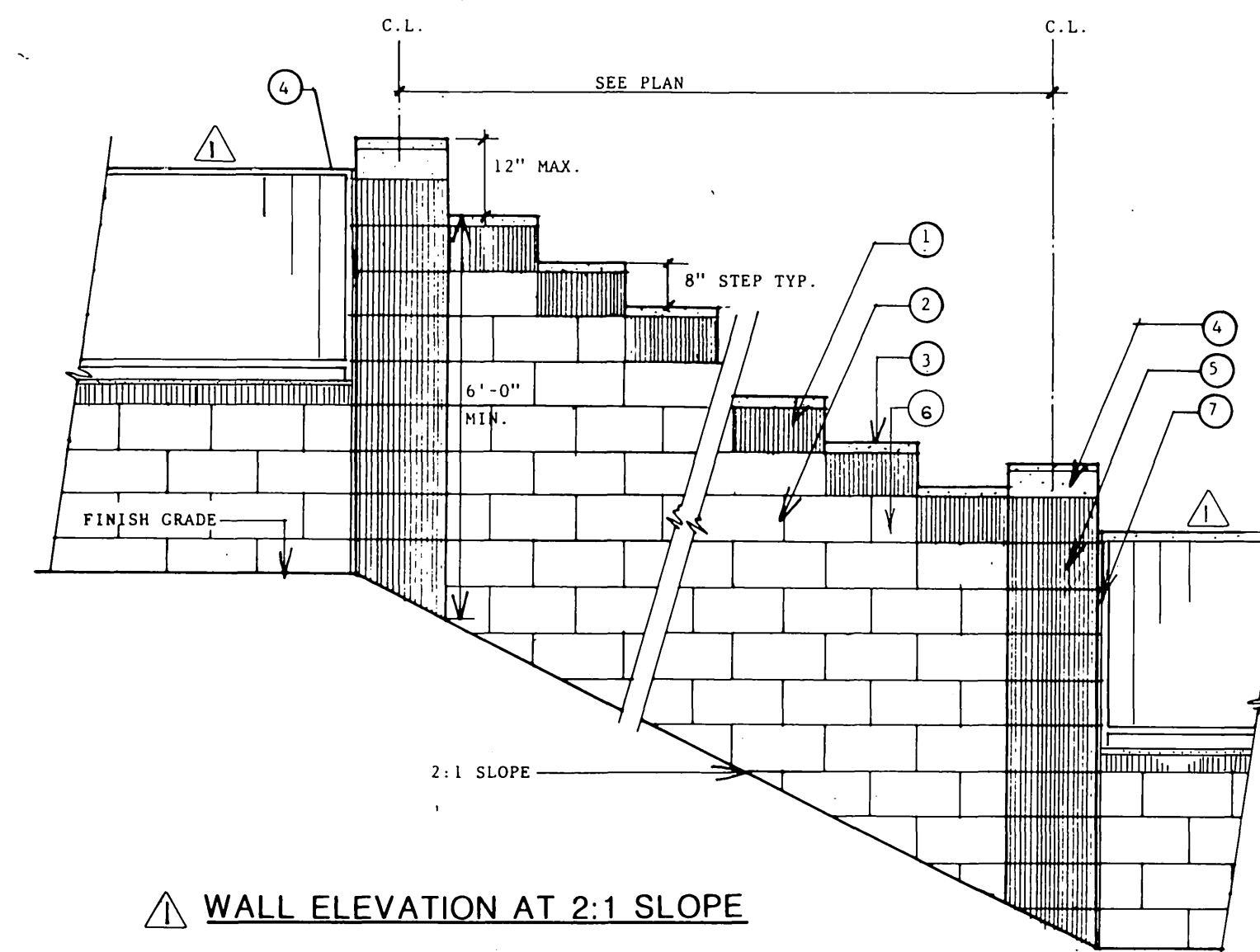
PROJECT NO.
R-2924
SHEET 9 OF 10
FILE NO.



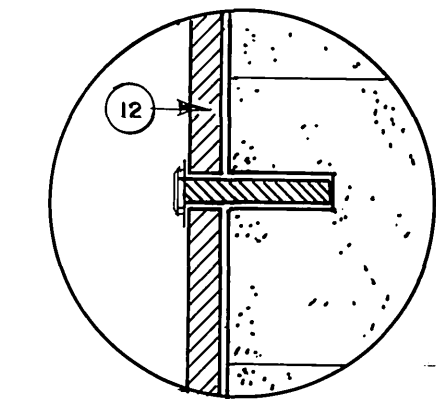
G STAMPED CONCRETE WITH VINE POCKETS BLOW-UP
N.T.S.



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



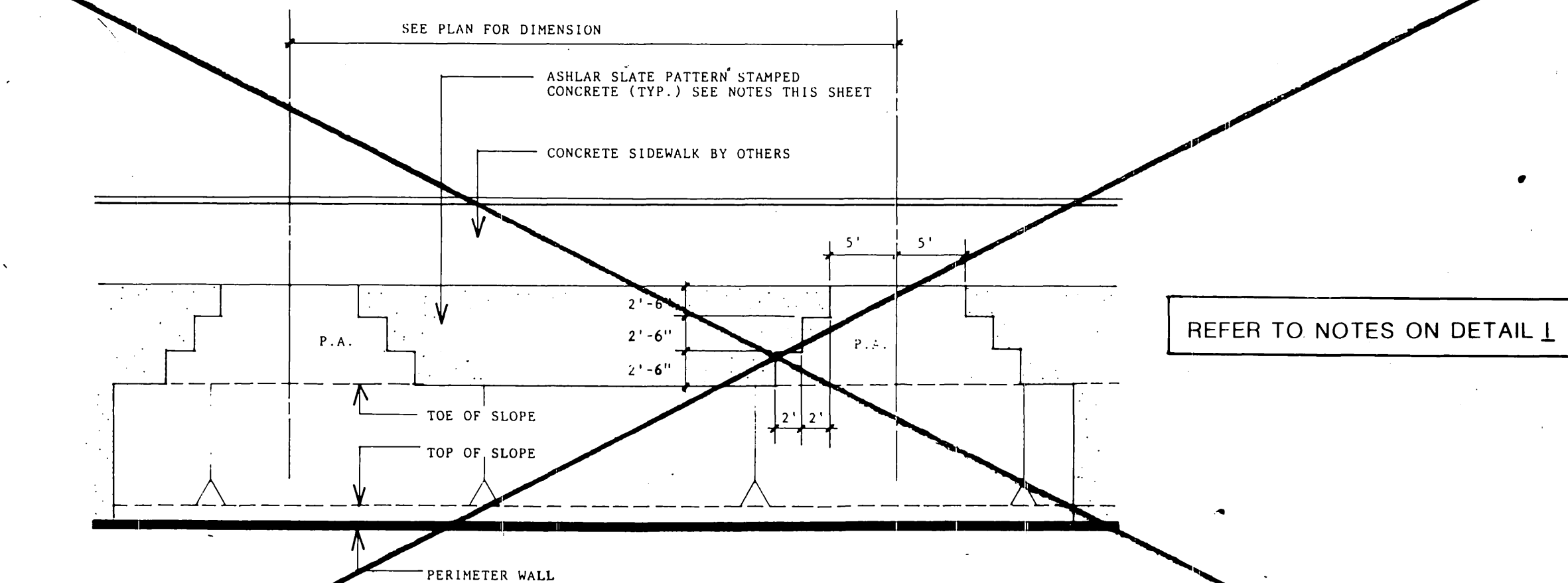
W WALL ELEVATION AT 2:1 SLOPE



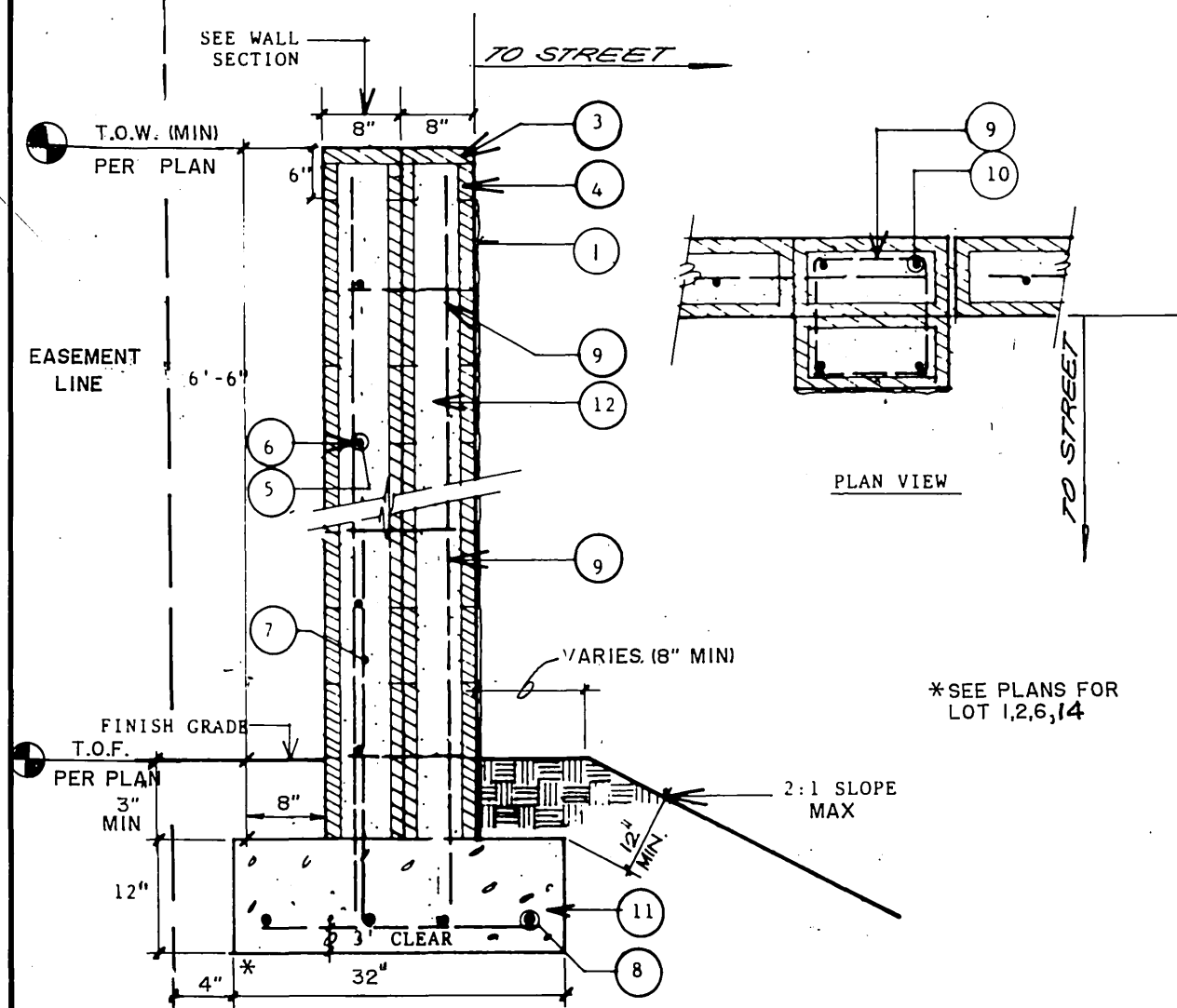
WALL CONSTRUCTION LEGEND

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.
4. 4"x8"x16" PRECISION BLOCK.
5. PILASTER SECTION, SEE DETAIL E.
6. PERIMETER WALL SECTION, SEE DETAIL D.
7. 1/8" WIDE VERTICAL JOINT TYPICAL AT PILASTER AT P.L.
8. 8"x4"x16" GRAY ORCO (MEDIUM WEIGHT) VERTICAL SCORED SPLIT FACE BLOCK.
9. 2" Ø, TUBULAR STEEL POST - 11 GA.
10. 1/2" x 2" SQ. TUBULAR RAIL, TOP AND BOTTOM 11 GA.
11. 1/4" SQ. TUBULAR STEEL TUBE-11GA.
12. 1/2" x 2" STEEL PLATE. ATTACH TO BLOCK WITH 3-3/8" x 6" GALV. EXPANSION BOLTS (TYP.).
13. TYPICAL TUBULAR STEEL PARCEL INSULATION BETWEEN PILASTER 3' HIGH BY 8" PANEL AND ONE 3' HIGH BY 7.5' PANEL. CONFIRM ON-SITE DIMENSIONS WITH LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE PRIOR TO FABRICATION. FABRICATION OF PANELS WITHOUT MEASUREMENT CONFIRMATION WILL SUBJECT CONTRACTOR TO RE-FABRICATION OF PANELS TO FIT SITE CONDITIONS WITHOUT EXTRA COST TO DEVELOPER.

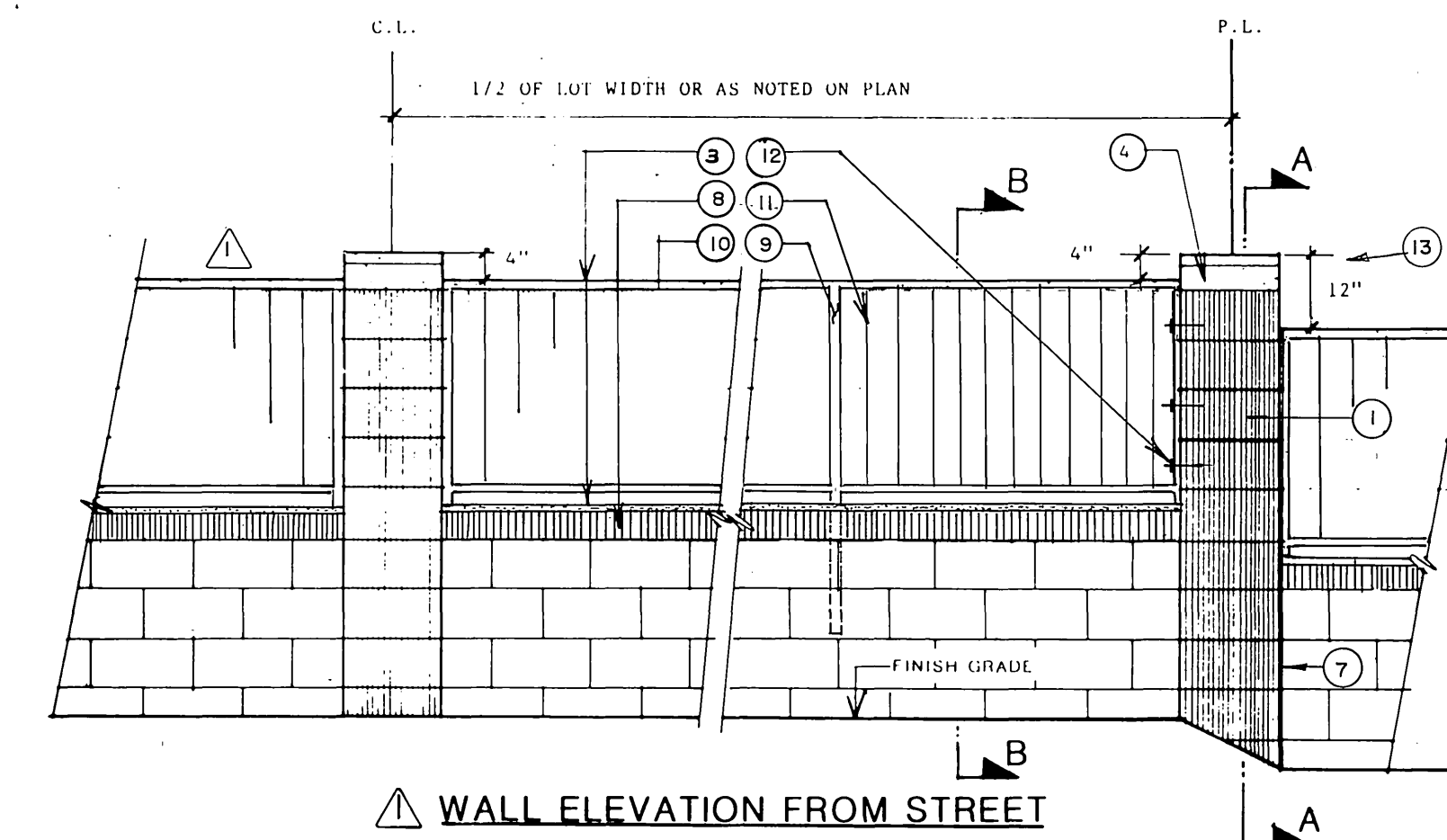
NOTE: WROUGHT IRON TO RECEIVE ONE SHOP COAT YELLOW OXIDE PRIMER, ONE FIELD COAT RED OXIDE PRIMER AND ONE COAT EXTERIOR ENAMEL (BLACK).



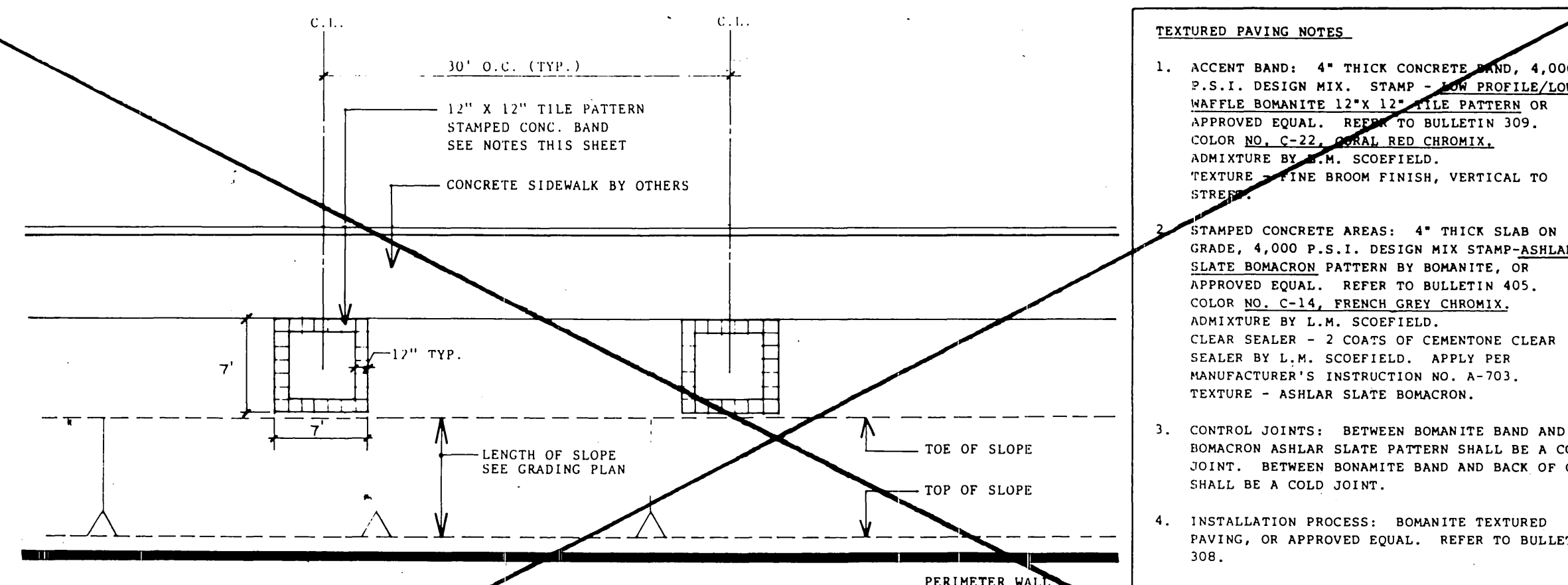
H STAMPED CONCRETE BLOW-UP
N.T.S.



E CONCRETE BLOCK PILASTER @ LOT LINES
N.T.S. & 1/2 TAN. REAR LOT LINES ALONG CURVE



B WALL ELEVATION
N.T.S.

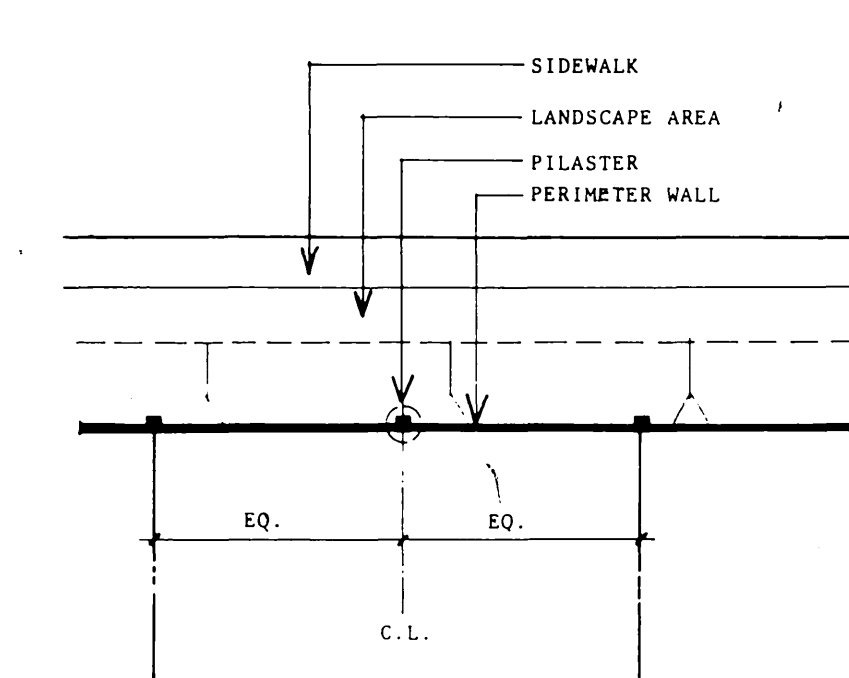


I 5'X5' PLANTER BLOW-UP
N.T.S.

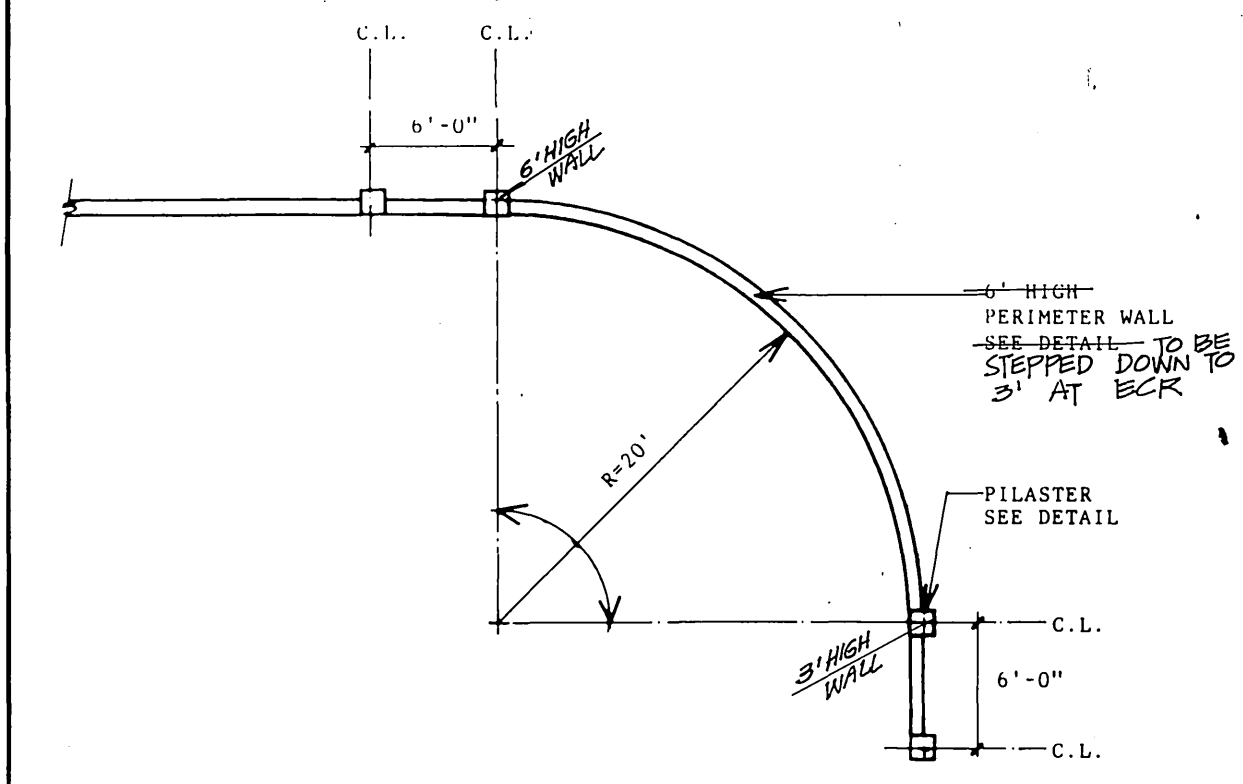
- TEXTURED PAVING NOTES**
1. ACCENT BAND: 4" THICK CONCRETE BAND, 4,000 P.S.I. DESIGN MIX. STAMP - LOW PROFILE/LOW NAFFLE BOMANITE 12"x12" TILE PATTERN OR APPROVED EQUAL. REFER TO BULLETIN 309, COLOR NO. C-22, ROYAL RED CHROMIX. ADMIXTURE BY L.M. SCOFIELD. TEXTURE - FINE BROOM FINISH, VERTICAL TO STREET.
 2. STAMPED CONCRETE AREAS: 4" THICK SLAB ON GRADE, 4,000 P.S.I. DESIGN MIX STAMP-ASHLAR SLATE BOMANITE 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 BOMANITE BAND AND BACK OF CURB SHALL BE A COLD JOINT.
 4. INSTALLATION PROCESS: BOMANITE TEXTURED PAVING, OR APPROVED EQUAL. REFER TO BULLETIN 308.

- 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 BLOCK. (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



C WALL LAYOUT
N.T.S.



A CURVED WALL AT CORNER
N.T.S.

Underground Service Alert
Call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
PREPARED UNDER THE DIRECTION OF
John W. Carty
REGISTERED CIVIL ENGINEER No. 17550
EXPIRATION DATE 07-30-88 DATE 8/31/88



J.F. Davidson Associates, Inc.
SCALE N.T.S. BENCH MARK
DATE

REVISIONS
REVISED WALL & PILASTER DETAILS D & E
WROUGHT-IRON FENCE PANEL PER PLANNING DEPT. APPROVAL
MARK REVISIONS APPROVAL DATE
DESIGNED BY DRAWN BY CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY
Garry Bell
DIRECTOR OF PUBLIC WORKS
DATE 10/27/88

FOR WALL CONSTRUCTION
TRACT 21834-5
REVERSE FRONTAGE
LANDSCAPE
ORANGE TERRACE PKWY
PROJECT NO. R-2924
FILE NO. 10-10

INDEXED 1-5-89

PC 2186