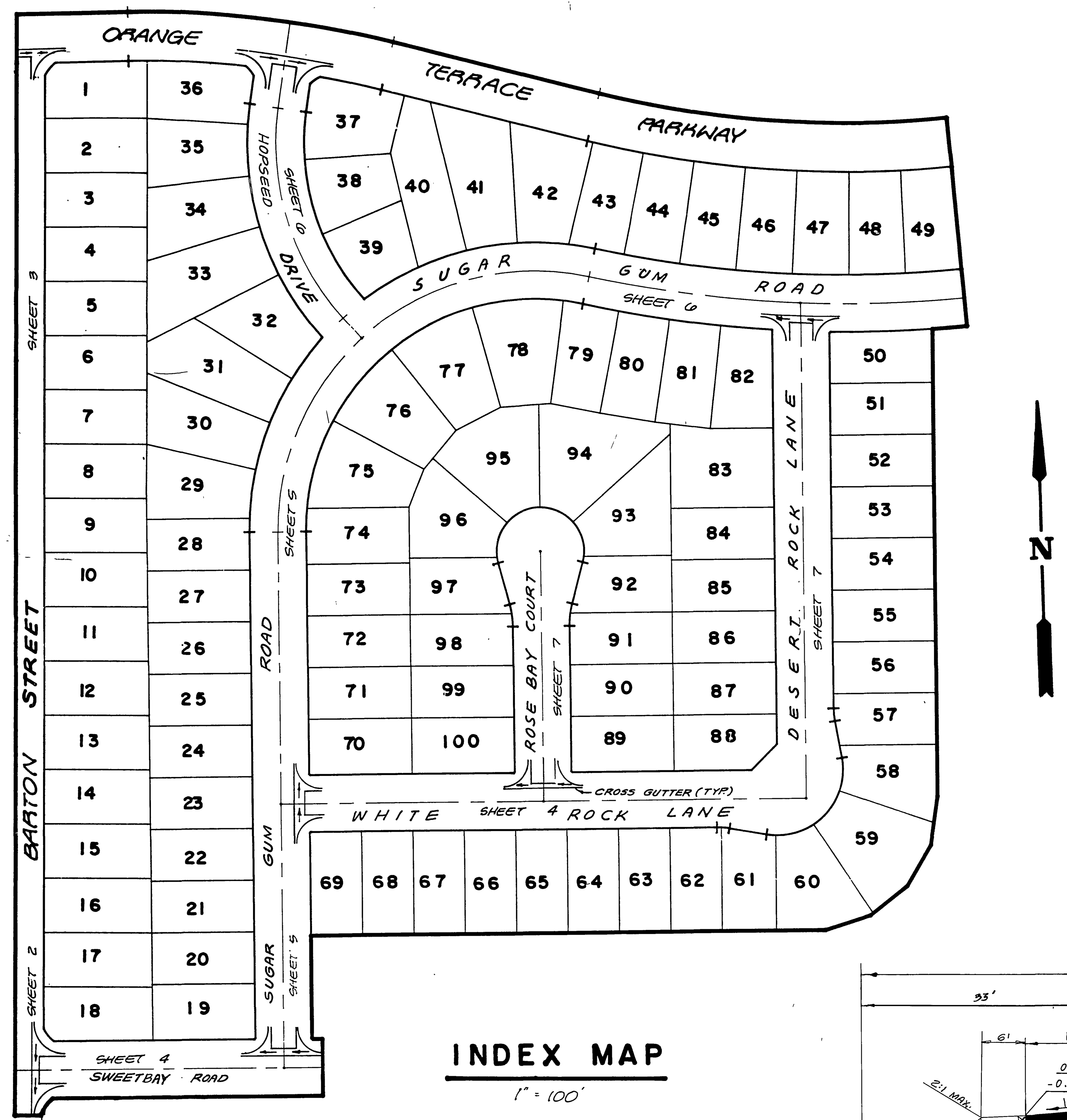


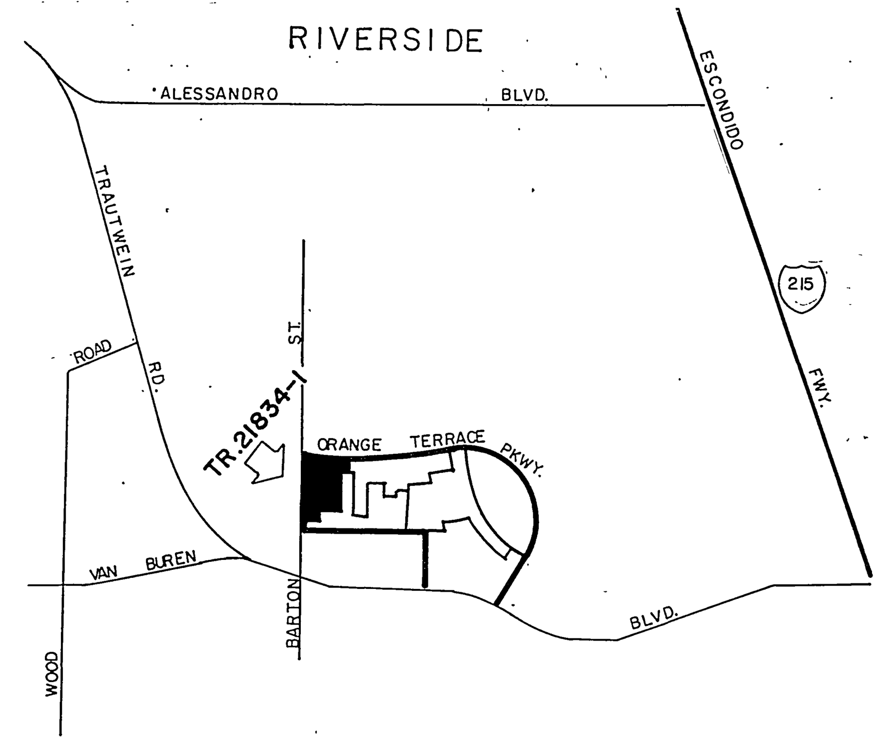
INDEX MAP

1" = 100'

STREET NAME & TRAFFIC SIGN SCHEDULE

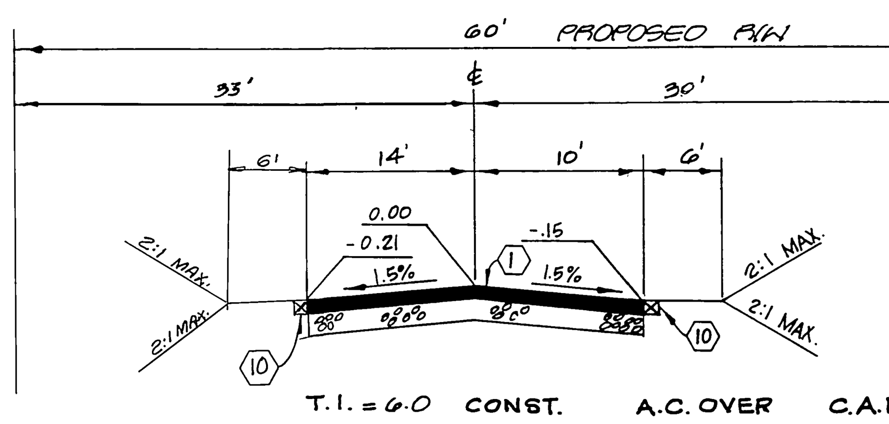
(A)	BARTON STREET ORANGE TERRACE PARKWAY	8600 20.000
(B)	BARTON STREET SWEETBAY ROAD	8700 20.000
(C)	ORANGE TERRACE PARKWAY HOPSEED DRIVE	20.000 8600
(D)	SWEETBAY ROAD SUGAR GUM ROAD	20.000 8700
(E)	SUGAR GUM ROAD WHITE ROCK LANE	8700 20.000
(F)	SUGAR GUM ROAD HOPSEED DRIVE	8600 8600
(G)	SUGAR GUM ROAD DESERT ROCK LANE	20.100 8600
(H)	WHITE ROCK LANE ROSE BAY COURT	20.000 8700
(J)	WHITE ROCK LANE DESERT ROCK LANE	20100 8700
(K)	R-1 "STOP SIGN 30" OCTAGON	
(N)	R-1 "STOP SIGN" 36" OCTAGON	
(O)	SUGAR GUM ROAD HOPSEED DRIVE	20100 8600

INSTALL PER CITY OR RIVERSIDE STDS 662A & 666



VICINITY MAP

N.T.S.

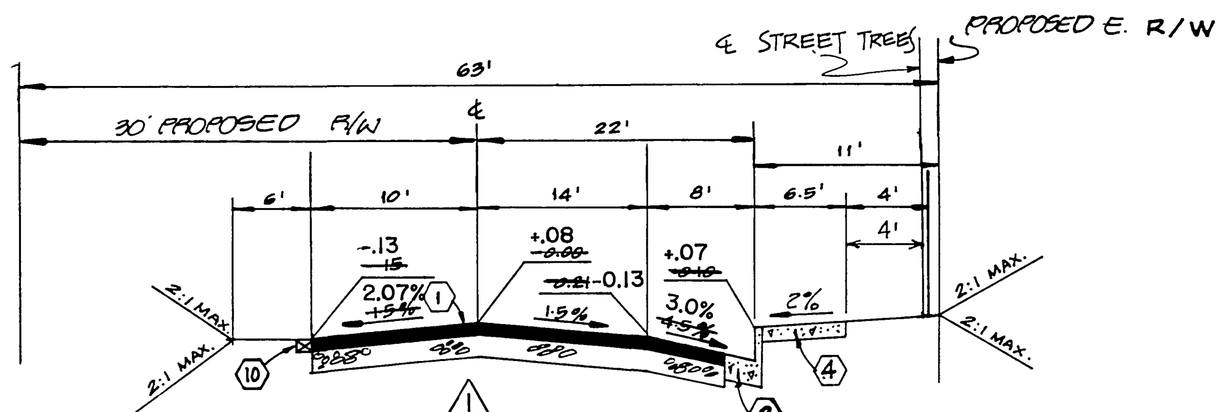


T.I. = 6.0 CONST. A.C. OVER C.A.B.

BARTON STREET

N.T.S.

STA. 7+29.03 TO STA. 10+90.82



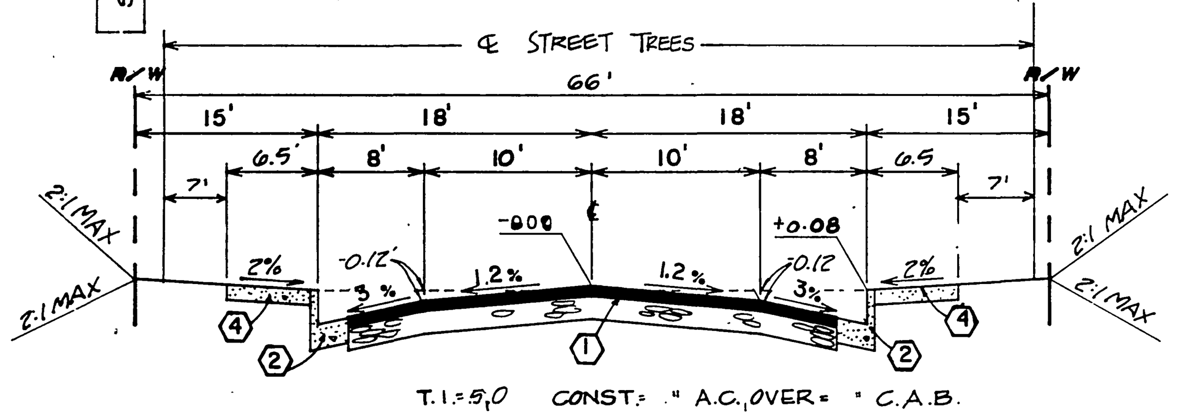
T.I. = 6.0 CONST. A.C. OVER C.A.B.

BARTON STREET

N.T.S.

STA. 11+10.00 TO STA. 24+69.19

△1 NOTE: THE NEW ELEVATIONS SHOWN ARE STILL REFERENCED TO THE OLD 0.00 AT ℄. IN ESSENCE WHAT WE DID WAS RAISE THE ℄ BY 1" TO ADJUST FOR RAISING THE CURB 2".



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

INTERIOR STREETS

N.T.S.

SUGAR GUM ROAD
HOPSEED DRIVE
SWEETBAY ROAD 0+22.00 TO 3+59.53
ROSE BAY COURT
WHITE ROCK LANE
DESERT ROCK LANE

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 OF PUBLIC WORKS, STANDARD DRAWINGS, AND 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 and gutter construction. 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 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.

ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN (5) DAYS AFTER NOTIFICATION FROM THE CITY INSPECTOR.

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

***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 advanace 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 indicatied 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	SEE REVERSE FRONTAGE AND MEDIAN LANDSCAPING PLANS NUMBER PC 2445 PREPARED BY J.F. DAVIDSON ASSOCIATES INC. (714) 686-0844			
SWEETBAY ROAD	GEIJERA PARVIFLORA / AUSTRALIAN WILLOW	15 GAL.	45'	10
SUGAR GUM ROAD (ALTERNATING)	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL.	45'	28
SUGAR GUM ROAD (ALTERNATING)	CUPRESSUS SEMPERVERIAS / ITALIAN CYPRESS	15 GAL.	45'	28
WHITE ROCK LANE	PINUS ELDARICA / MONDELL PINE	15 GAL.	45'	21
ROSE BAY COURT	PINUS CANARIENSIS / CANARY ISLAND PINE	15 GAL.	45'	13
DESERT ROCK LANE	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL.	45'	23
HOPSEED DRIVE	GEIJERA PARVIFLORA / AUSTRALIAN WILLOW	15 GAL.	45'	11
~~BARTON STREET~~ BARTON RD.	CUPANIOPSIS ANACARDIODES / CARPOTWOOD	15 GAL.	45'	24

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.

CONSTRUCTION NOTES

1. PLACE A.C. PAVING OVER AGGREGATE BASE PER TYPICAL SECTION.
2. CONSTRUCT TYPE I CURB (6") & GUTTER 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'S. 220
7. INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.
8. PAINT 12" SOLID WHITE STOP BAR AND "STOP" LEGEND
9. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPT.
10. INSTALL REDWOOD HEADER
11. CONSTRUCT 6' HIGH BLOCK WALL PER CITY OF RIVERSIDE STD. NO. 704 AND SHEETS 9,10.

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422-4133
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. 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: 3/24/87
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

SCALE AS SHOWN
DATE FEB 1987

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	CHANGED TYPICAL SECTION TO FIT AS BUILT C&G POURED 2" HIGHER	[signature]	[illegible]

DESIGNED BY L.R.S. DRAWN BY T.F.E. CHECKED BY J.C.
FRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	12-20-88
PARK DEPARTMENT	GB	9/25/88
TRAFFIC DIVISION	[initials]	12-20-88
CHIEF P. W. ENGR	[initials]	12-21

APPROVED BY Barry Beck
DIRECTOR OF PUBLIC WORKS
DATE 12/21/88

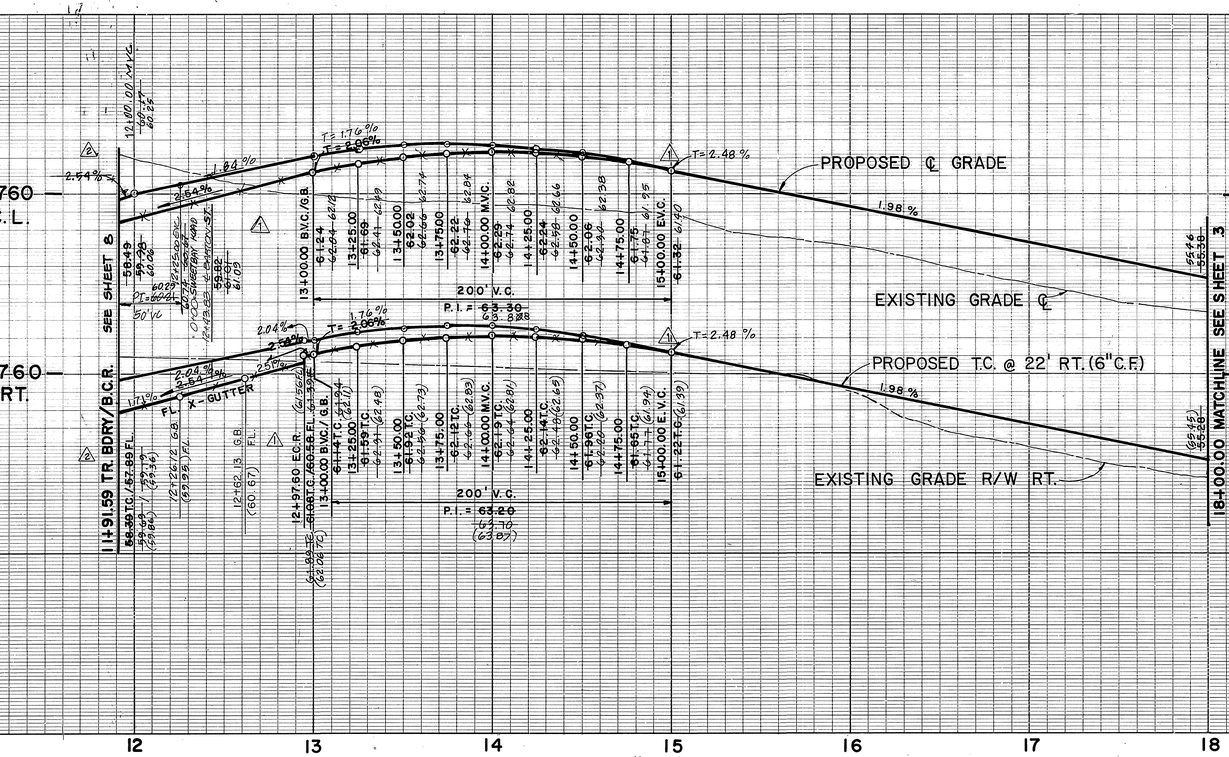
STREET PLAN & PROFILE
TRACT 21834-1
TITLE SHEET

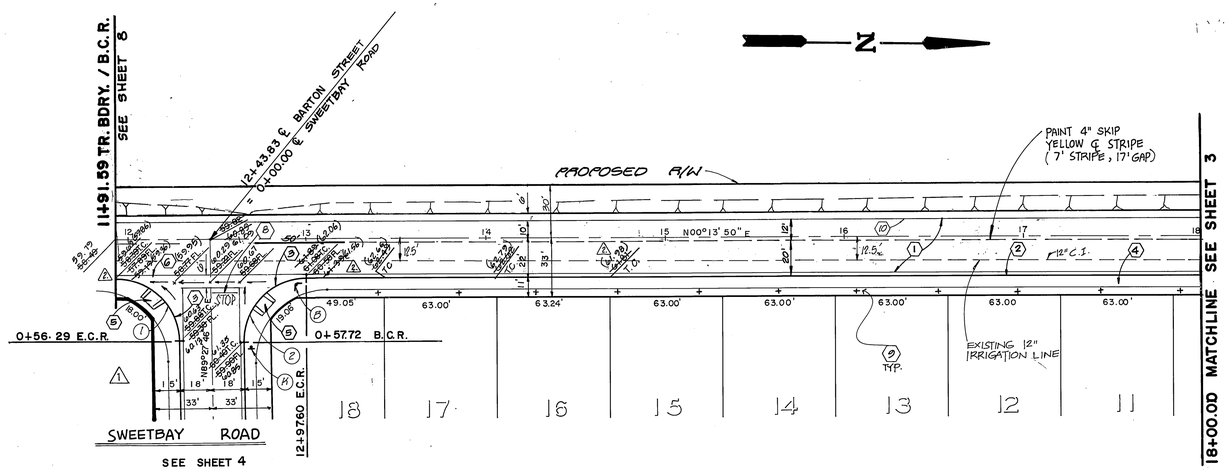
HORIZ. SCALE: 1" VERT. SCALE: 1"

PROJECT NO. R-2900
SHEET 1 OF 10
FILE NO. 86-9643

PC 2182

INDEXED 1-5-89





BARTON STREET

CURVE DATA				
NO	△	R	L	T
①	89° 13' 56"	35.00'	54.51'	34.53'
②	90° 46' 04"	35.00'	55.45'	35.47

SCALE 0 40 80 120 160 IN FEET

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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 No. 17550 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: Clark W. Davidson
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 3/24/87
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: 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
2	REVISED PROFILE TO FIT AS BUILT	WJE	9/19/89
1	REVISED BARTON FOR COVER OVER WTRS	WJE	7/19/88

DESIGNED BY LBB DRAWN BY TEE CHECKED BY J.L.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

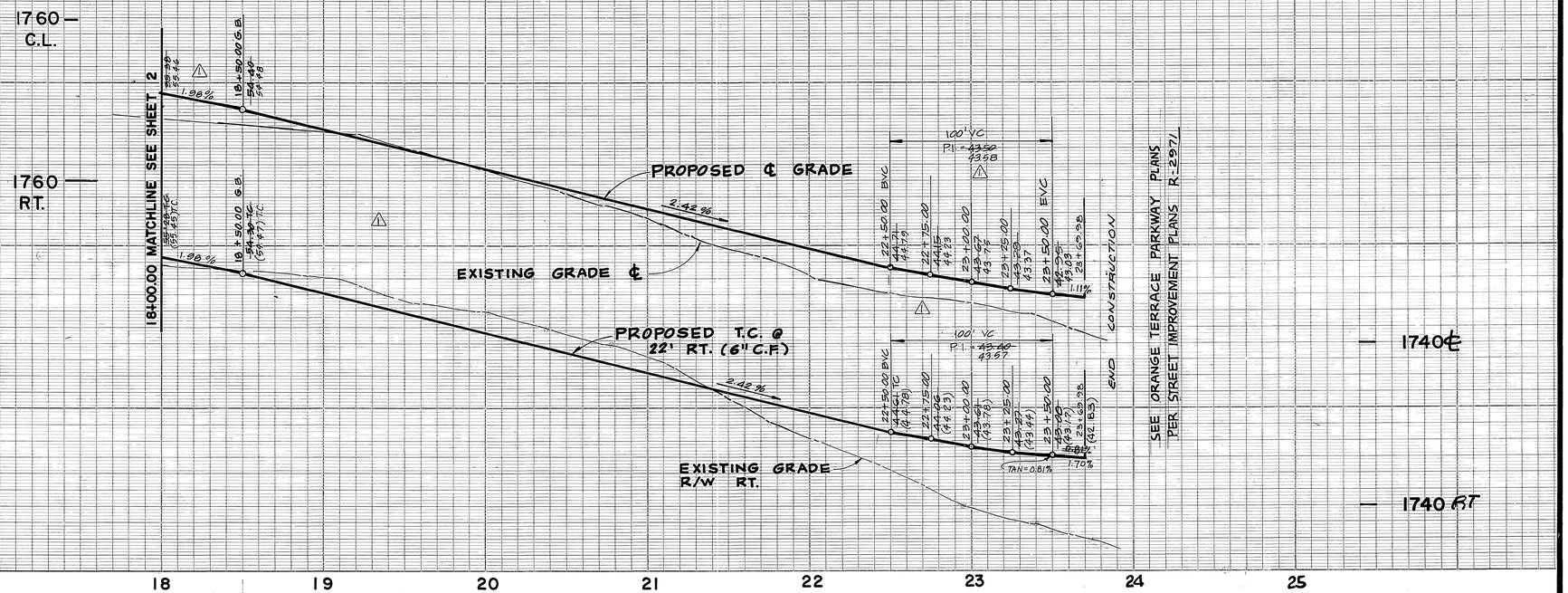
	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	[illegible]	12-21-87
PARK DEPARTMENT	[illegible]	9/26/88
TRAFFIC DIVISION	[illegible]	12-20-88
CHIEF P.W. ENGR.	[illegible]	12.21
PLANNING	—	—

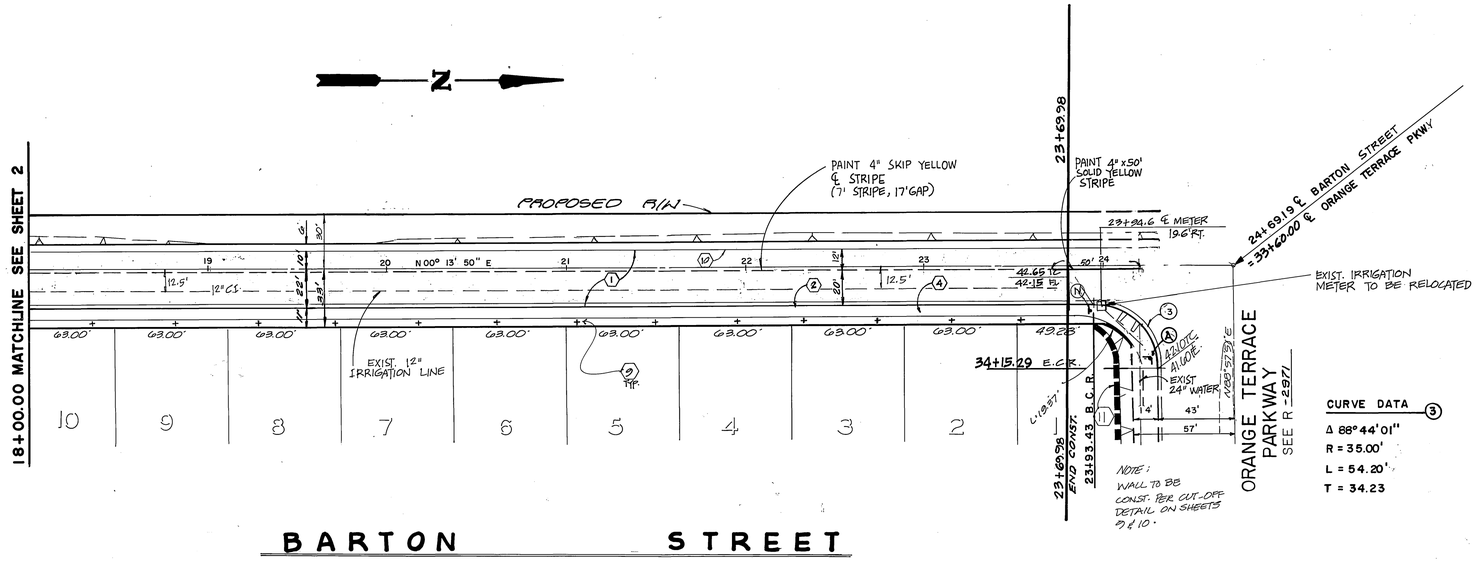
APPROVED BY: Barry Bark
DIRECTOR OF PUBLIC WORKS
DATE 12/21/88

STREET PLAN & PROFILE
TRACT 21834-1
BARTON STREET
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2900
SHEET 2 OF 10
FILE NO. 86-80043

PC 2182
INDEXED 1-3-89 GH





BARTON STREET

SCALE 0 40 80 120 160 IN FEET

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PRIVATE ENGINEERING NOTE

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REGISTERED PROFESSIONAL ENGINEER JOHN W. CANTY No. 17550 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 3/24/87
APPROVED BY:
DATE FEB 1987

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

BENCH MARK: V.B. 10-64 ELEV. 1700.670
BRASS DISK FLUSH & MARKED V.B.10-64, 0.5 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	REVISED PROFILE TO FIT AS BUILT	WJE	4/14/89

DESIGNED BY CBS DRAWN BY T.F.E. CHECKED BY J.C. FREED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

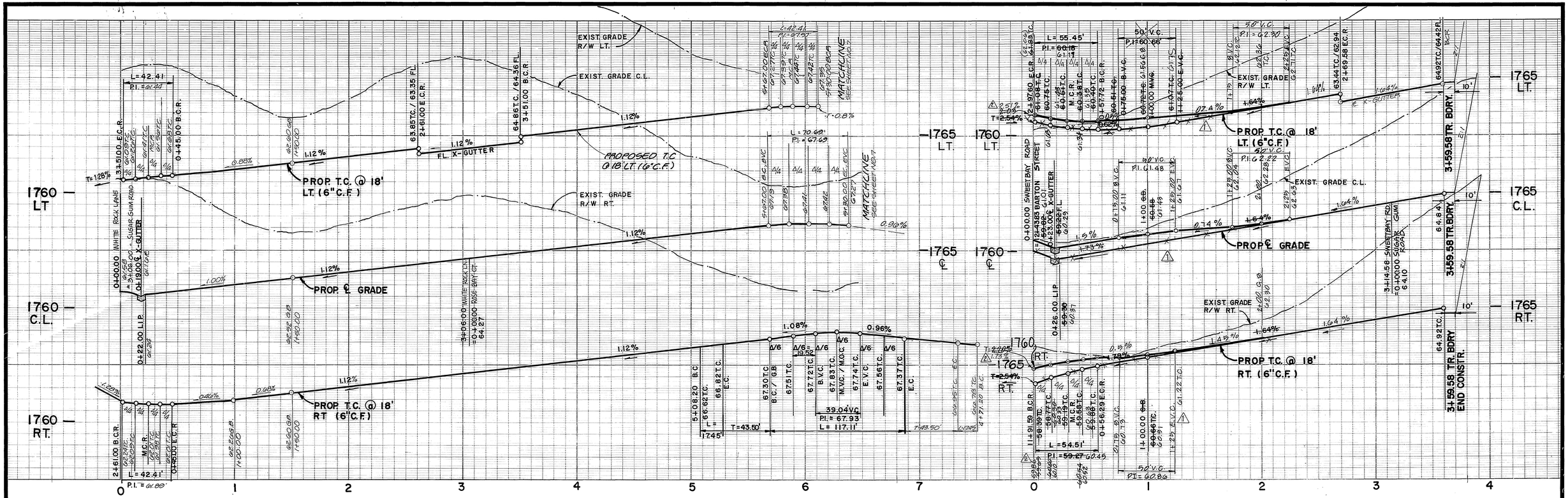
	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	WJE	4-20-89
PARK DEPARTMENT	CS	9/26/88
TRAFFIC DIVISION	JRS	10-24-88
CHIEF P. W. ENGR.	WA	12-21
PLANNING	ED	9/14/88

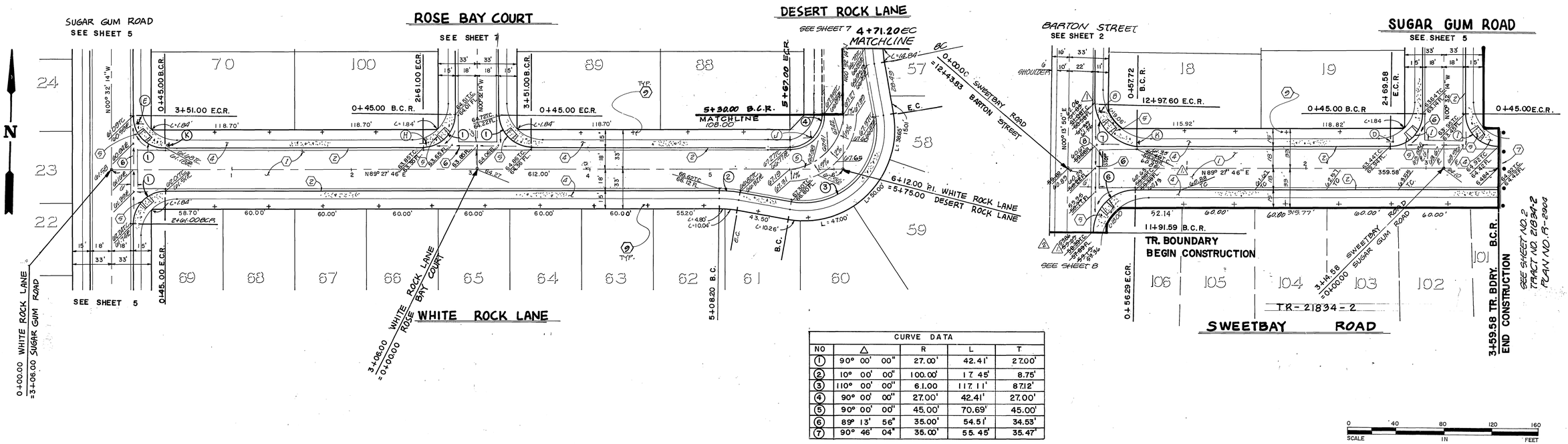
APPROVED BY Barry Beck
DIRECTOR OF PUBLIC WORKS
DATE 12/21/88

STREET PLAN & PROFILE
TRACT 21834-1
BARTON STREET
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2900
SHEET 3 OF 10
FILE NO. 86-2043

INDEXED 1-5-89 GH





CURVE DATA				
NO	△	R	L	T
①	90° 00' 00"	27.00'	42.41'	27.00'
②	10° 00' 00"	100.00'	17 45'	8.75'
③	110° 00' 00"	6.1.00	117.11'	87.12'
④	90° 00' 00"	27.00'	42.41'	27.00'
⑤	90° 00' 00"	45.00'	70.69'	45.00'
⑥	89° 13' 56"	35.00'	54.51'	34.53'
⑦	90° 46' 04"	35.00'	55. 45'	35.47'

SCALE 0 40 80 120 160 IN FEET

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PRIVATE ENGINEERING NOTE

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REGISTERED PROFESSIONAL ENGINEER JOHN W. CASEY No. 17550 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W Casey
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 3/24/87
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: 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 1.5' BOULDER.

MARK	REVISIONS	APPR.	DATE
2	ADJUSTED RETURN PER AS BUILT ON BARTON	WLK	9/14/89
1	REV. BARTON FOR COVER OVER WATER	WLK	7/6/89

DESIGNED BY LRS DRAWN BY TEE CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	WLK	12-20-88
PARK DEPARTMENT	LB	9/26/88
TRAFFIC DIVISION	RSP	12-20-88
CHIEF P.W. ENGR.		12-21

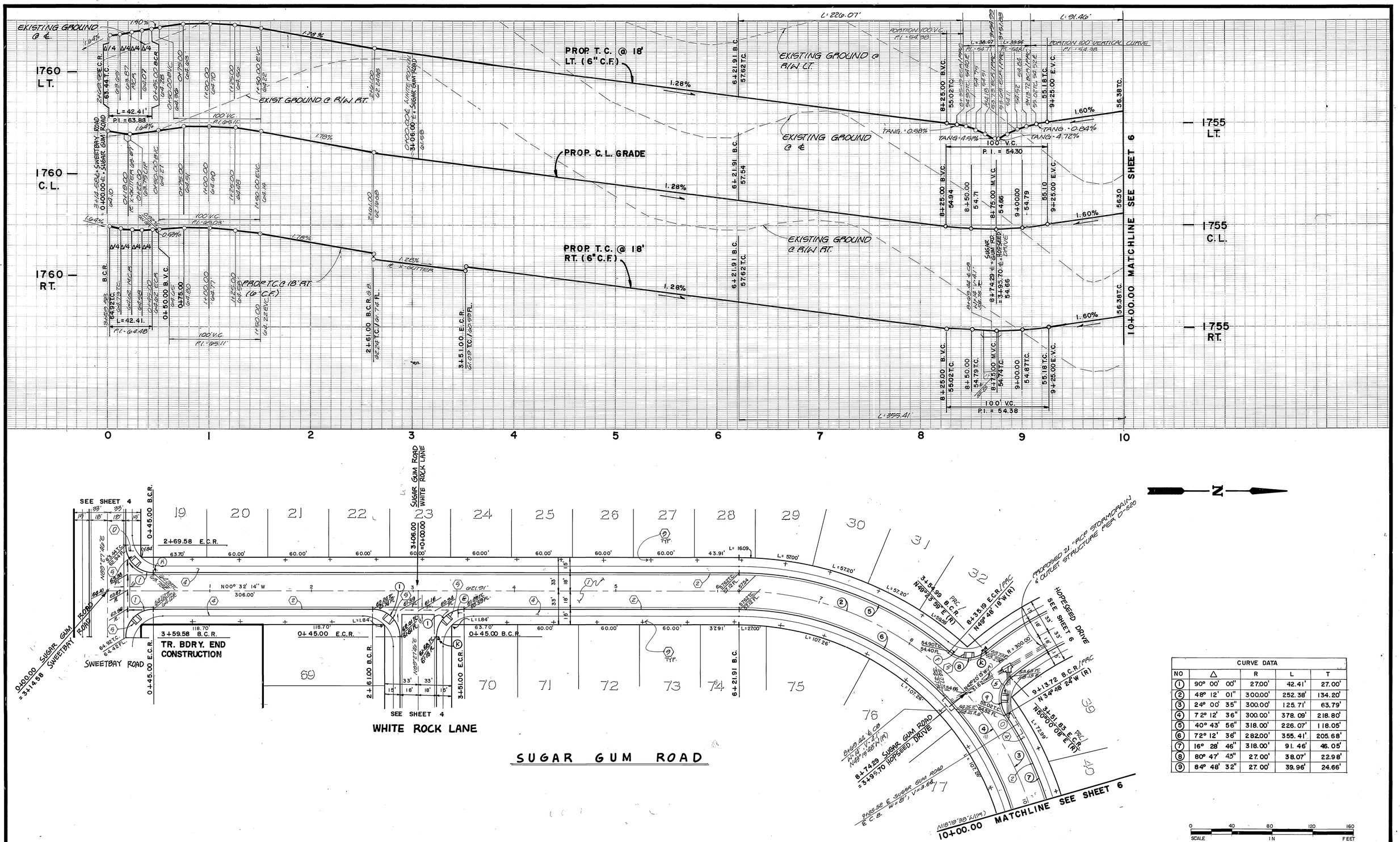
APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 12/21/88

STREET PLAN & PROFILE
TRACT 21834-1
WHITE ROCK LANE
SWEETBAY ROAD

PROJECT NO. R-2900
SHEET 4 OF 10
HORIZ. SCALE: 1" = 40'. VERT. SCALE: 1" = 4'
FILE NO. 86-3643

INDEXED 1-5-89 LH

PC 2182



CURVE DATA				
NO	Δ	R	L	T
(1)	90° 00' 00"	27.00'	42.41'	27.00'
(2)	48° 12' 01"	300.00'	252.38'	134.20'
(3)	24° 00' 35"	300.00'	125.71'	63.79'
(4)	72° 12' 36"	300.00'	378.09'	218.80'
(5)	40° 43' 56"	318.00'	226.07'	118.05'
(6)	72° 12' 36"	282.00'	355.41'	205.68'
(7)	16° 28' 46"	318.00'	91.46'	46.05'
(8)	80° 47' 45"	27.00'	38.07'	22.98'
(9)	84° 48' 32"	27.00'	39.96'	24.66'

Underground Service Alert
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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. CANTY No. 17550 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 3/24/87
APPROVED BY:
DATE FEB 1987

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

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 LAG DRAWN BY TPE CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

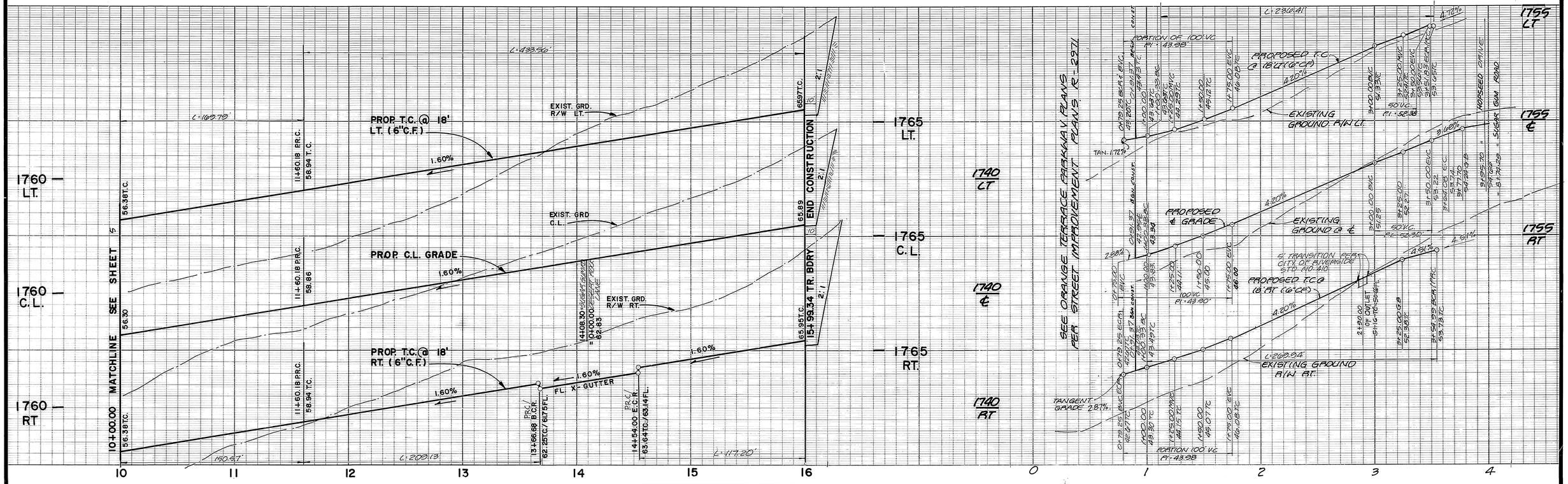
	APPROVED BY	DATE
PRINCIPAL ENGINEER	[illegible]	6-30-89
PARK DEPARTMENT	[illegible]	5/26/89
TRAFFIC DIVISION	[illegible]	11-21-89
CHIEF P. W. ENGR.	[illegible]	12-21-89

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 12/21/89

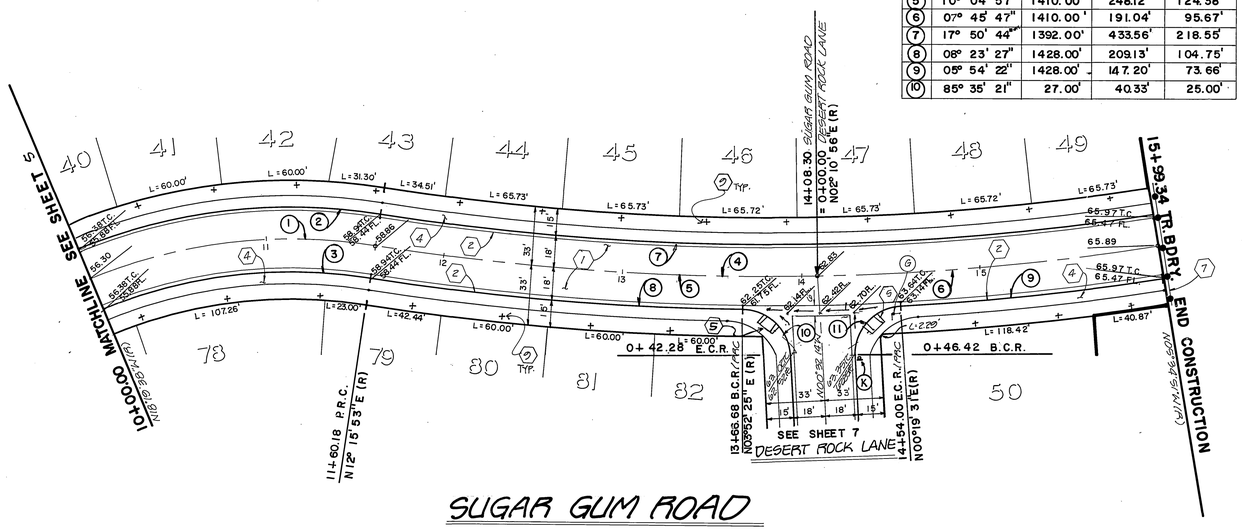
STREET PLAN & PROFILE
TRACT 21834-1
SUGAR GUM ROAD

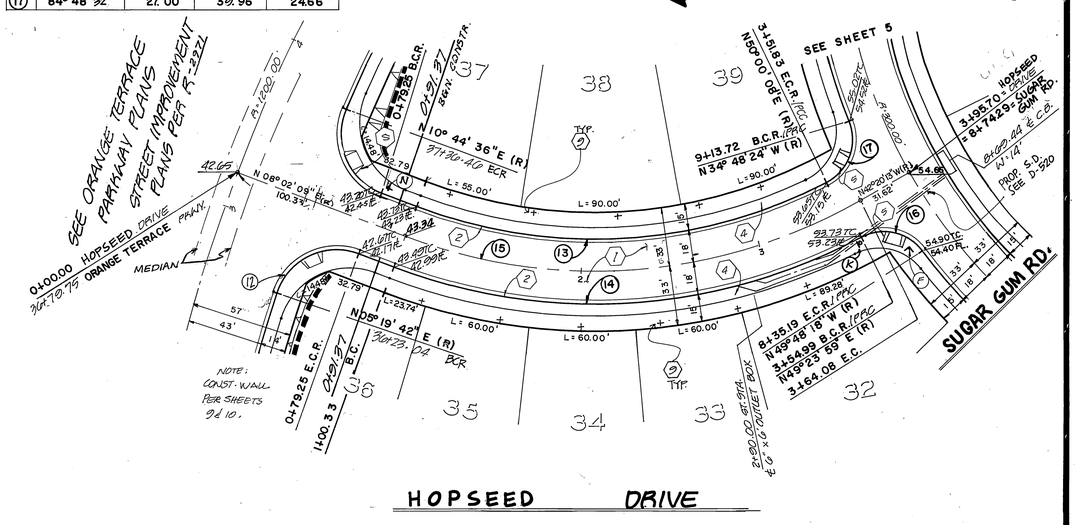
PROJECT NO. R-2900
SHEET 5 OF 10
FILE NO. 86-2043
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4

PC 2182
FEB 90
INDEXED 1-5-89 LH



CURVE DATA				
NO.	Δ	R	L	T
(1)	30° 35' 31"	300.00'	160.18'	82.05'
(2)	30° 35' 31"	318.00'	169.79'	86.97'
(3)	30° 35' 31"	282.00'	150.57'	77.13'
(4)	17° 50' 44"	1410.00'	439.16'	221.37'
(5)	10° 04' 57"	1410.00'	248.12'	124.38'
(6)	07° 45' 47"	1410.00'	191.04'	95.67'
(7)	17° 50' 44"	1392.00'	433.56'	218.55'
(8)	08° 23' 27"	1428.00'	209.13'	104.75'
(9)	05° 54' 22"	1428.00'	147.20'	73.66'
(10)	85° 35' 21"	27.00'	40.33'	25.00'
(11)	90° 51' 45"	27.00'	42.82'	27.41'
(12)	92° 42' 27"	35.00'	56.63'	36.69'
(13)	48° 02' 01"	282.00'	236.41'	125.65'
(14)	48° 38' 10"	318.00'	269.94'	143.70'
(15)	50° 22' 22"	300.00'	263.75'	141.08'
(16)	80° 47' 43"	27.00'	38.07'	22.98'
(17)	84° 48' 32"	27.00'	39.96'	24.66'





NOTE: CONST. WALL PER SHEETS 9 & 10.

SUGAR GUM ROAD

HOPSEED DRIVE

SCALE 0 40 80 120 160 IN FEET

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800 422-4133
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. CANTY No. 17550 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W. Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 3/24/87

APPROVED BY:

DATE FEB 1987

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

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 LRB DRAWN BY T.F.G. CHECKED BY J.C.

FRED

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	APPROVED BY	DATE
PRINCIPAL ENGINEER		2-22-88
PARK DEPARTMENT		2-14-88
TRAFFIC DIVISION		12-28-87
CHIEF P.W. ENGR.		12-21-87
PLANNING		12/11/87

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 12/21/88

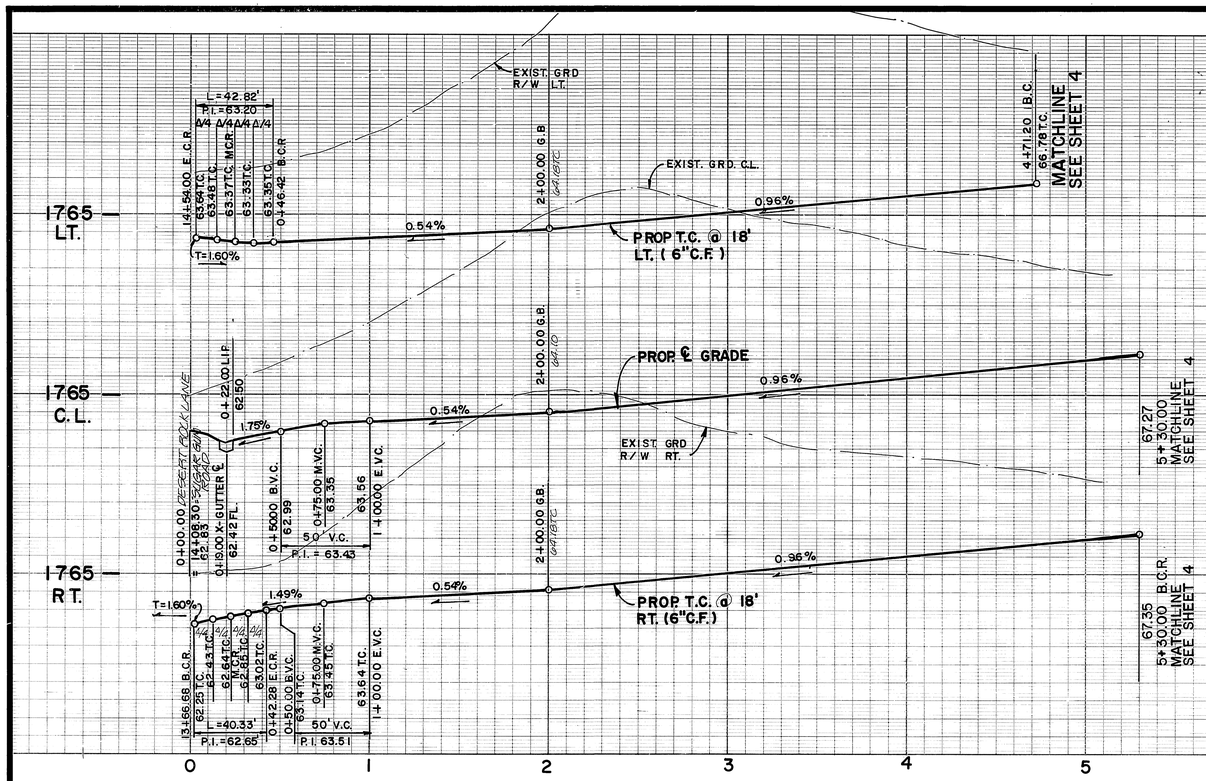
STREET PLANS & PROFILE
TRACT 21834-1
SUGAR GUM ROAD
HOPSEED CIRCLE

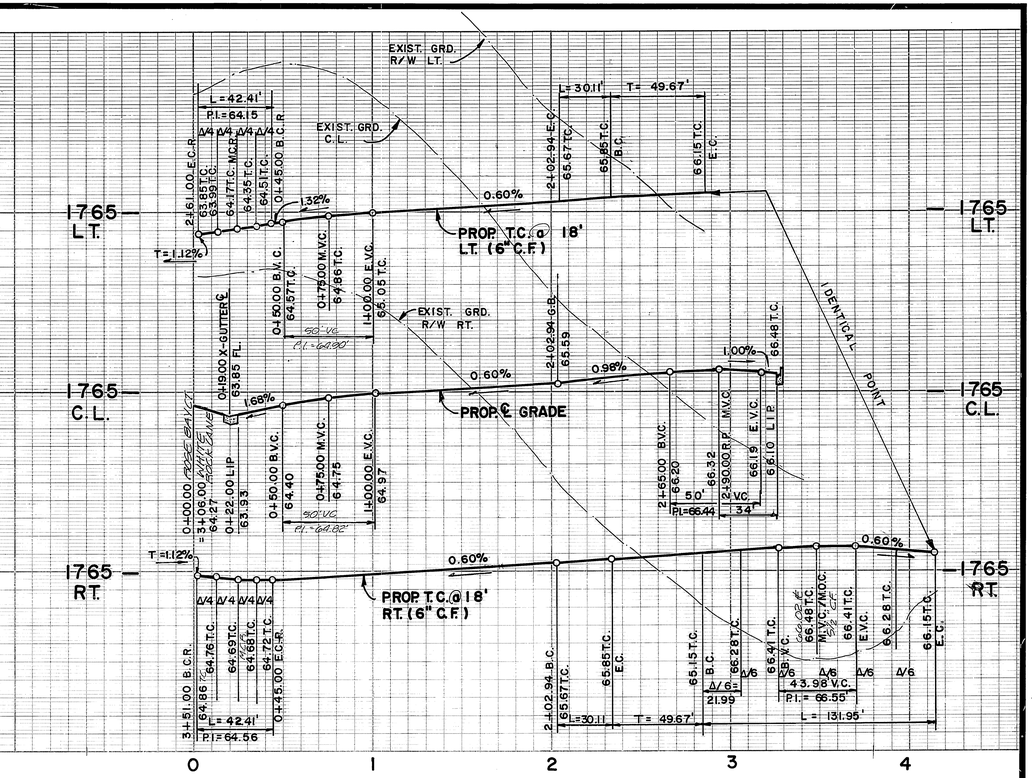
HORIZ. SCALE: 1" 40' VERT. SCALE: 1" 4'

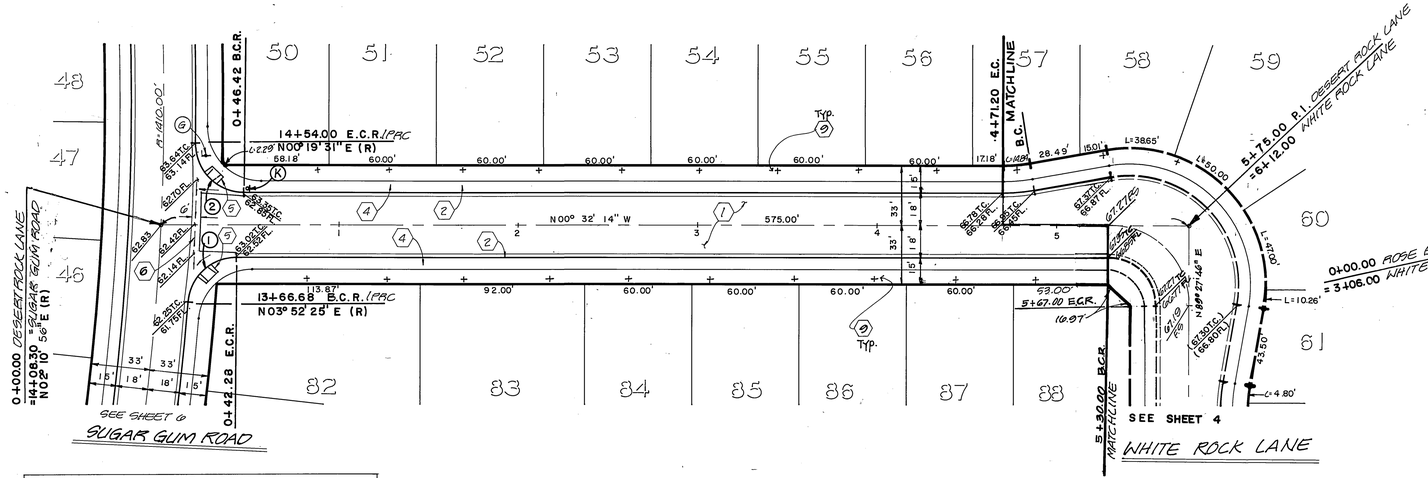
PROJECT NO. R-2900
SHEET 6 OF 10
FILE NO. 86-9643

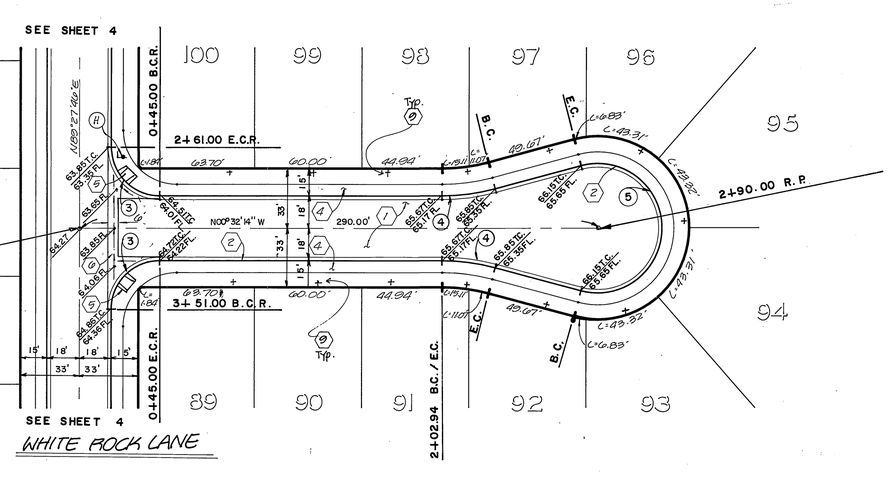
PC 2182

INDEXED 1-5-89 GH









CURVE DATA				
NO	Δ	R	L	T
①	85° 35' 21"	27.00'	40.33'	25.00'
②	90° 51' 45"	27.00'	42.82'	27.41'
③	90° 00' 00"	27.00'	42.41'	27.00'
④	15° 00' 00"	115.00'	30.11'	15.14'
⑤	210° 00' 00"	36.00'	131.95'	———

DESERT ROCK LANE

ROSE BAY COURT

SCALE 1" = 40'

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PRIVATE ENGINEERING NOTE

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REGISTERED PROFESSIONAL ENGINEER JOHN W. CANTY No. 17550 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF: John W Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 3/24/87
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:
V.B. 10-64
BRASS DISK FLUSH & MARKED V.B.I 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.
ELEV. 1700.670

MARK	REVISIONS	APPR.	DATE

DESIGNED BY LRB DRAWN BY T.E.E. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	APPROVED BY	DATE
PRINCIPAL ENGINEER	[illegible]	12-20-88
PARK DEPARTMENT	[illegible]	12/20/88
TRAFFIC DIVISION	[illegible]	12-20-88
CHIEF P. W. ENGR.	[illegible]	12-21

APPROVED BY: [illegible] DIRECTOR OF PUBLIC WORKS
DATE 12/21/88

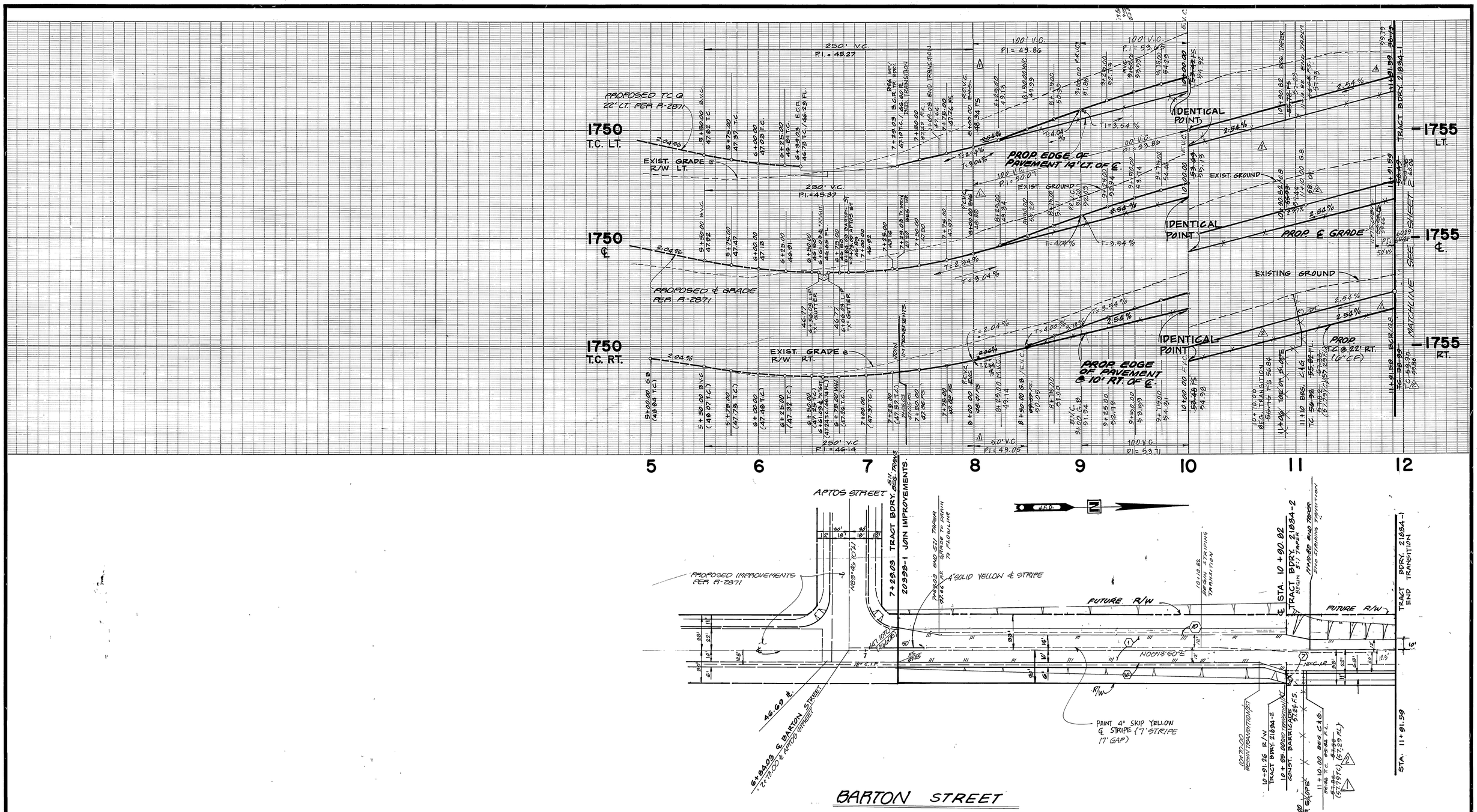
STREET PLAN & PROFILE
TRACT 21834-1
ROSE BAY COURT
DESERT ROCK LANE

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

PROJECT NO. R-2900
SHEET 7 OF 10
FILE NO. 86-3643

PC 2182

INDEXED 1-5-89 FM



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REGISTERED PROFESSIONAL ENGINEER JOHN W. CANTY No. 17550 CIVIL FOREIGN

PREPARED UNDER THE DIRECTION OF: John W Canty
REGISTERED CIVIL ENGINEER NO. 17550
EXPIRATION DATE 6-30-89 DATE: 3/24/87

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: 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
2	REV. PROFILE TO FIT AS BUILT	WJL	9/29/89
1	REV. BARTON FOR COVER OVER WATER	WJL	7/19/89

DESIGNED BY L.R.S. DRAWN BY A.L.L. CHECKED BY J.C.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		12-20-89
PARK DEPARTMENT		12-19-89
TRAFFIC DIVISION		12-20-89
CHIEF P. W. ENGR.		12-21

APPROVED BY Barry Bed
DIRECTOR OF PUBLIC WORKS
DATE 12/21/89

STREET PLAN & PROFILE
TRACT 21834-1
BARTON STREET

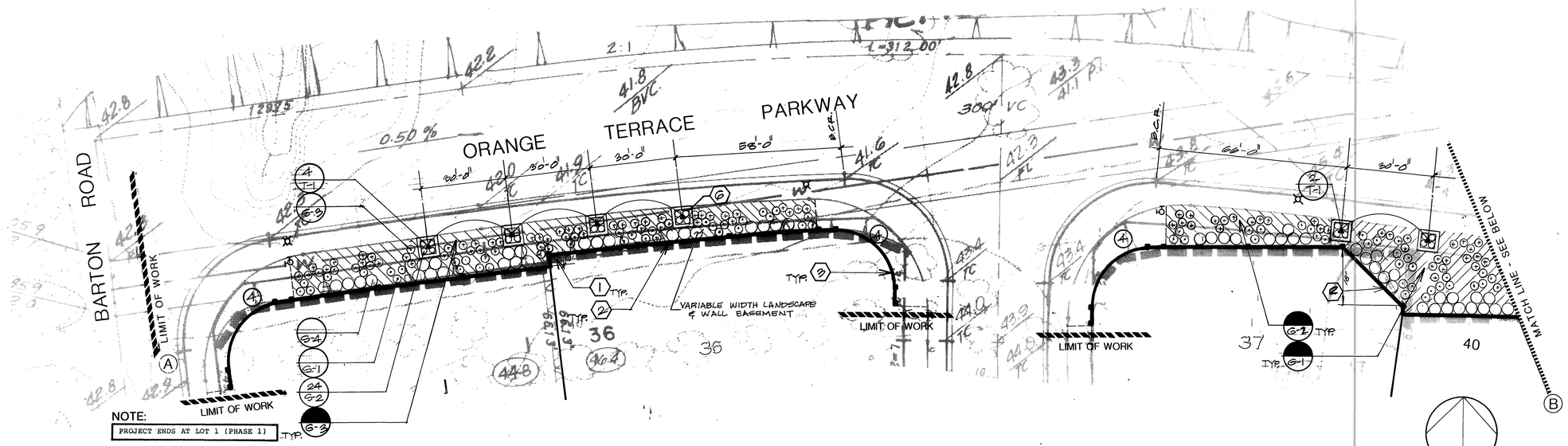
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. R-2900
SHEET 8 OF 10
FILE NO. 86-9643

PC 2182

FRED

INDEXED 1-5-89 LH

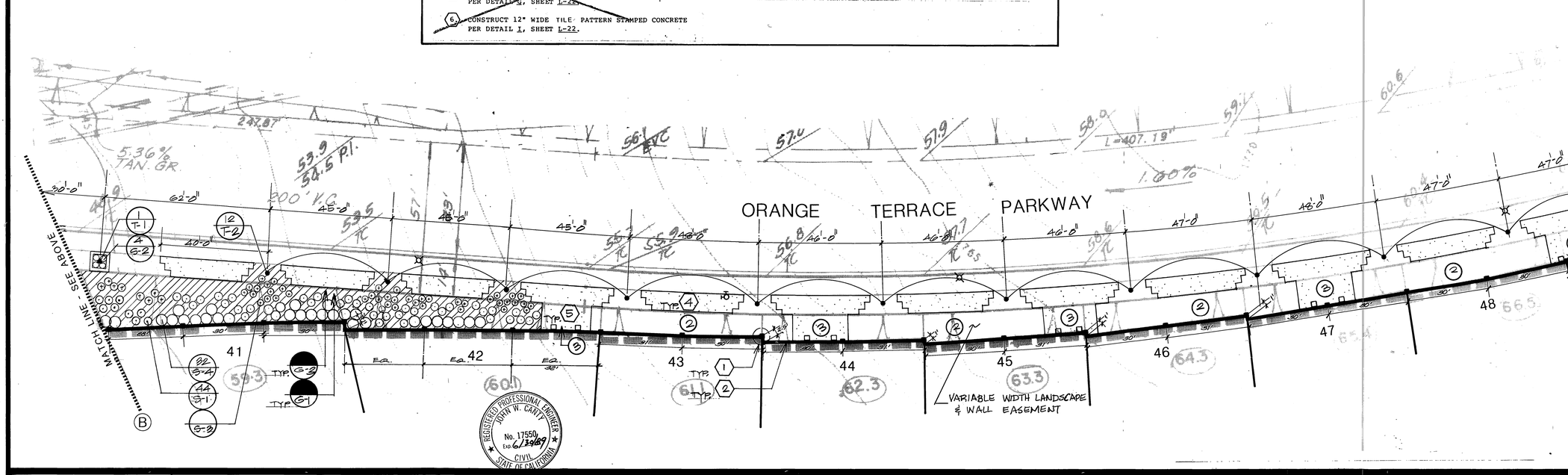


CONSTRUCTION LEGEND

1. CONSTRUCT 6'- 6" HIGH CONCRETE BLOCK PILASTER PER DETAIL C, E, SHEET L-22.10
2. CONSTRUCT 6' HIGH CONCRETE BLOCK WALL PER DETAIL C, D, SHEET L-22.10
3. CONSTRUCT CURVED CONCRETE BLOCK WALL PER DETAIL A, SHEET L-22.10
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.



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

Underground Service Alert — DIG 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: 6-30-89 DATE: 8/31/88

APPROVED BY:

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

JFD — 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

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER	[illegible]	12-20-88
PARK DEPARTMENT	[illegible]	9/14/88
TRAFFIC DIVISION	[illegible]	12-20-88
CHIEF P W ENGR	[illegible]	12.21.88
PLANNING DEPT.	[illegible]	12/14/88

APPROVED BY: Barry Foster, DIRECTOR OF PUBLIC WORKS
DATE 12/21/88

FOR WALL CONSTRUCTION

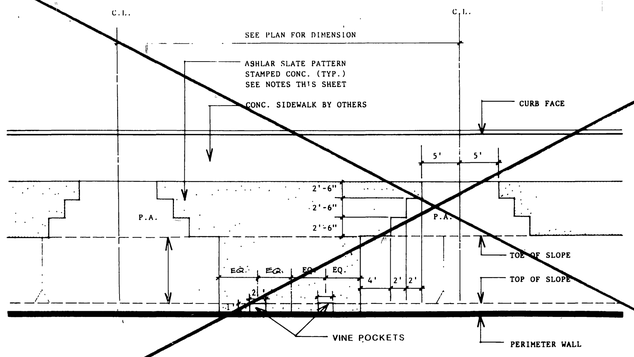
TRACT 21834-1
REVERSE FRONTAGE
LANDSCAPE
ORANGE TERRACE PKWY

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

PROJECT NO R-2900
SHEET 9 OF 10
FILE NO.

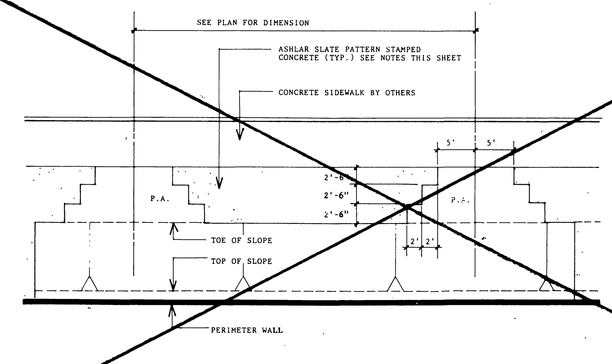
PC 2182

INDEXED 1-5-89 GH



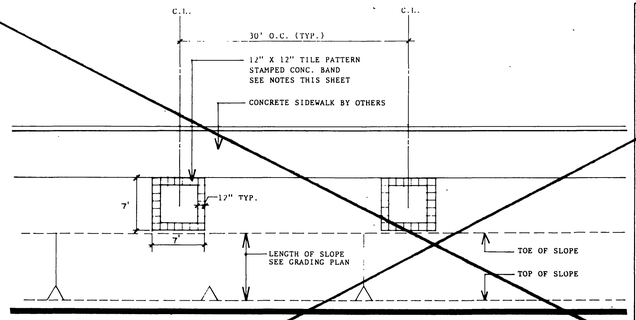
REFER TO NOTES ON DETAIL 1

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



REFER TO NOTES ON DETAIL 1

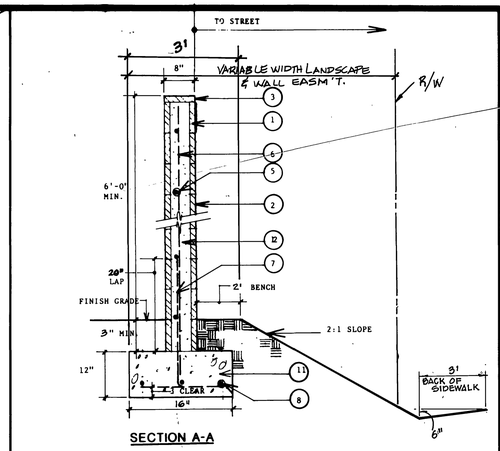
H STAMPED CONCRETE BLOW-UP
N.T.S.



TEXTURED PAVING NOTES

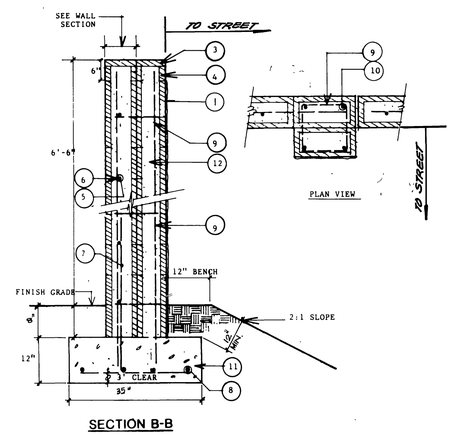
1. ACCENT BAND: 4" THICK CONCRETE BAND, 4,000 P.S.I. DESIGN MIX. STAMP - LOW PROFILE/LOW WAFFLE BOMANITE 12"X 12" TILE PATTERN OR APPROVED EQUAL. REFER TO BULLETIN 309. COLOR NO. C-22, COAL RED CHROMIX. ADMIXTURE BY L.M. SCOFIELD. TEXTURE - FINE BROOM FINISH, VERTICAL TO STREET.
2. STAMPED CONCRETE AREAS: 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.

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



SECTION A-A

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



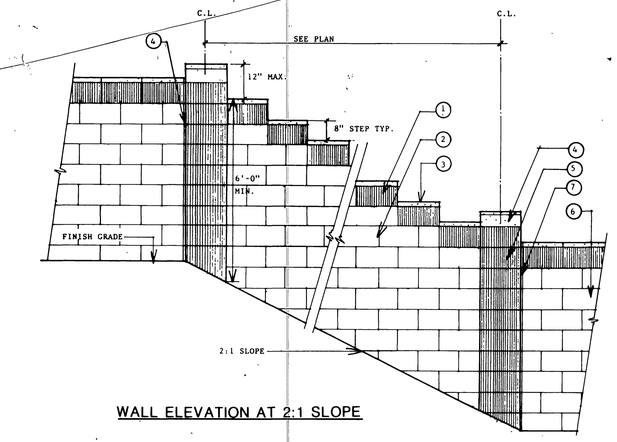
SECTION B-B

E CONCRETE BLOCK PILASTER
N.T.S.

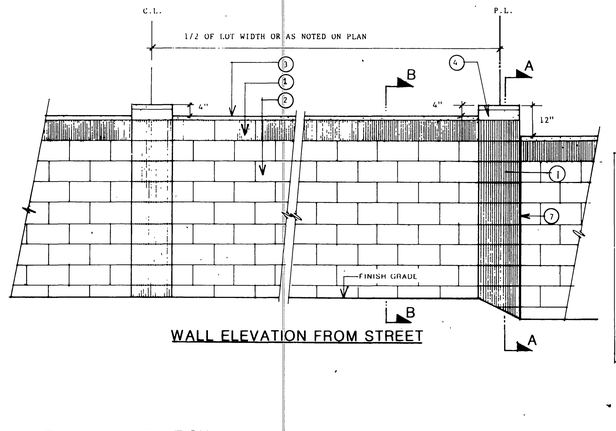
LEGEND:

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

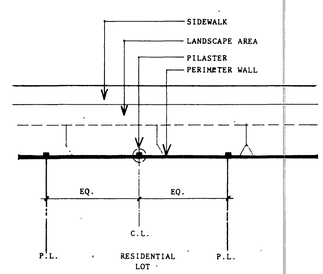


WALL ELEVATION FROM STREET

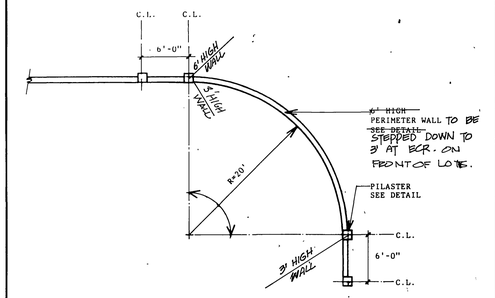
LEGEND:

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. CANTY No. 17550 Exp. 6/30/89 CIVIL STATE OF CALIFORNIA

Underground Service Alert
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1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR SHALL ... GENERALLY ACCEPTED ... CONTRACTOR WILL BE RESPONSIBLE FOR ... BILITY FOR JOB SITE SAFETY ... OF CONSTRUCTION OF THE PROJECT ... INCLUDING SAFETY ... PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE ... CONTINUOUS AND NOT BE LIMITED TO NORMAL WORKING ... CONTRACTOR FURTHER AGREES TO DEFEND ... HOLD THE CITY ... HARMLESS FROM ANY AND ... CLAIMS OR LIABILITY ... 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 6-30-89 DATE 6/1/88

APPROVED BY

SCALE N.T.S.
DATE

BENCH MARK

J.F. Davidson Associates, Inc.
LANDSCAPE ARCHITECTURE

3880 Lemon Street Suite 100, P.O. Box 441, Riverside CA 92502, 714-686-0844, FAX 714-686-5954
**1200 N. Mt. Vernon Ave Suite D, Colton CA 92324, 714-824-7082
41-080 El Paseo Suite 106, Palm Desert CA 92260, 619-346-5691, FAX 619-340-0529

MARK	REVISIONS	APPR	DATE

DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGINEER		12-20-88
PARK DEPARTMENT		12-21-88
TRAFFIC DIVISION		12-20-88
CHIEF P W ENGR / PLANNING DEPT.		12-21-88

APPROVED BY Barry Real
DIRECTOR OF PUBLIC WORKS
DATE 12/21/88

HORIZ SCALE 1 VERT SCALE 1

FOR WALL CONSTRUCTION
TRACT 21834-1
REVERSE FRONTAGE
LANDSCAPE
ORANGE TERRACE PKWY

PROJECT NO R-2900
SHEET 10 OF 10
FILE NO

PC 2182

FRED

INDEXED 1-5-89 LH