

TENTATIVE TRACT MAP NO. 36691

EXHIBIT DATE: JANUARY 17, 2014

REVISIONS:	NO.	DATE:	DESCRIPTION:
	1	07/28/2014	REVISED LOT LAYOUT, DIMENSIONS AND CALCULATIONS
	2	09/21/2015	ADDED LLA NORTH OF LOT 'E', PROPOSED LINE NO. 3 ALIGNMENT, 12' PEDESTRIAN / BIKE PATH, AND REVISED DESIGN DEVELOPMENT STANDARDS TABLE

DATA TABLE

APPLICANT AND LAND OWNER:	PS COUNTRY CLUB, LLC
ADDRESS:	1601 CARMEN DRIVE, SUITE 211 CAMARILLO, CALIFORNIA 93010
CONTACT:	ERIC TAYLOR TELEPHONE: 805-469-9610

EXHIBIT PREPARER:	MSA CONSULTING, INC.
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270
CONTACT:	JULIAN A. DE LA TORRE (PE CA3880) TELEPHONE: (760) 320-9811

SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.
ADDRESS:	7117 ARLINGTON AVENUE, SUITE 'A' RIVERSIDE, CALIFORNIA 92503
DATE OF TOPOGRAPHY:	APRIL 11, 2013 TELEPHONE: (951) 687-4252

ASSESSOR'S PARCEL NUMBER:	501-190-011, 501-190-002 (a portion of 501-190-002 is a Remainder Lot), 669-480-027, 669-590-066
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LEGAL DESCRIPTION: ASSESSOR'S PARCEL 501-190-011 BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1 AND ASSESSOR'S PARCELS 669-480-027 AND 669-590-066 BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN.

LAND USE DESCRIPTION:	ACREAGE:
EXISTING GROSS ACREAGE:	156.18 AC.
PUBLIC OPEN SPACE DEDICATION (LOT 'X' AND 'Y'):	5.39 AC.
REMAINDER LOT (LOT 'AB'):	24.93 AC.
PROPOSED NET ACREAGE:	125.86 AC.
PROPOSED SINGLE FAMILY RESIDENTIAL ATTACHED LOTS (LOTS 1-137):	17.77 AC.
PROPOSED SINGLE FAMILY RESIDENTIAL DETACHED LOTS (LOTS 138-194, 395-398):	16.03 AC.
PROPOSED SINGLE FAMILY RESIDENTIAL DETACHED LOTS (LOTS 195-394, 399-429):	29.56 AC.
PROPOSED PRIVATE STREETS (STREETS 'A'-'S'):	20.01 AC.
PROPOSED PRIVATE OPEN SPACE (LOTS 'A'-'W', 'Z' AND 'AA'):	42.49 AC.

EXISTING ZONING:	OPEN LAND ZONE (O AND OS)
PROPOSED ZONING:	PLANNED DEVELOPMENT DISTRICT IN LIEU OF CHANGE OF ZONE

EXISTING GENERAL PLAN LAND USE:	OPEN SPACE - PARKS / RECREATION (OS-P/R)
PROPOSED GENERAL PLAN LAND USE:	VERY LOW DENSITY RESIDENTIAL (VLD/R)

PUBLIC UTILITY PURVEYORS:	ELECTRIC: SOUTHERN CALIFORNIA EDISON	760-324-4991
	GAS: THE GAS COMPANY	800-427-2200
	TELEPHONE: VERIZON COMPANY	800-483-5000
	WATER: DESERT WATER AGENCY	760-323-4971
	CABLE: TIME WARNER CABLE	760-340-1312
	SEWER: CITY OF PALM SPRINGS	760-323-8166 EXT. 2
	USA: UNDERGROUND SERVICE ALERT	800-227-2600
PRIVATE UTILITY PURVEYOR:	PSSC MUTUAL WATER COMPANY	805-409-9610



ABBREVIATIONS

(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
AC	ASPHALT CONCRETE
ACR	ACREAGE
APH	ASSESSOR'S PARCEL NUMBER
BNDRY	BOUNDARY
CB	CENTERLINE
C&G	CURB AND GUTTER
E/P	EDGE OF PAVEMENT
ENR	EXISTING
EX	EXISTING
MAX	MAXIMUM
M.B.	MAP BOOK
MIN.	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO SCALE
OH	OVERHEAD
OS/P	OPEN SPACE / PARKS
PC	PACE
PCL	PROPERTY LINE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/L	LOW DENSITY (RESIDENTIAL)
R/W	RIGHT OF WAY
S	SQUARE FEET
STD.	STANDARD
TR	TYPICAL
UG	UNDERGROUND

LEGEND

67.3	EXISTING SPOT ELEVATIONS
---	EXISTING CONTOURS
---	EXISTING EASEMENT DELTA
---	EXISTING CABLE
---	EXISTING IRRIGATION DRAIN LINE
---	EXISTING EASEMENT
---	EXISTING ELECTRIC
---	EXISTING GAS
---	EXISTING IRRIGATION
---	EXISTING LOT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING TELEPHONE
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING RIGHT OF WAY
---	EXISTING SEWER
---	EXISTING SEWER FORCE MAIN
---	EXISTING WATER
---	TENTATIVE TRACT MAP BOUNDARY
---	PROPOSED AND EXISTING CENTER LINE
---	PROPOSED CURB
---	PROPOSED EASEMENT
---	PROPOSED LOT LINE
---	PROPOSED MEANDERING PEDESTRIAN / BIKE PATH
---	PROPOSED LOT LINE ADJUSTMENT
---	PROPOSED STORM DRAIN LINE NO. 3
---	PROPOSED STORM CHANNEL LINE NO. 3

NORTH PORTION OF SUBDIVISION SEE SHEET 2 OF 2 FOR SOUTH PORTION OF SUBDIVISION



EXISTING EASEMENT NOTES:	EXISTING EASEMENT NOTES CONTINUED:
1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS (UNPLOTTABLE)	15 AN EASEMENT IN FAVOR OF CALIFORNIA WATER AND TELEPHONE COMPANY, FOR UTILITY PURPOSES, RECORDED MARCH 20, 1959 AS INSTRUMENT NO. 23593, IN BOOK 2436, PAGE 143, O.R.
2 CENTER LINE EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR UTILITY PURPOSES, RECORDED JANUARY 16, 1958 IN BOOK 2207, PAGE 224, O.R.	16 NOTICE OF APPROPRIATION OF 20,000 INCHES OF WATER IN WHITEWATER RIVER AND SNOW CREEK BY COACHELLA VALLEY VALLEY COUNTY WATER DISTRICT AT SEVERAL POINTS, NONE OF WHICH BEING LOCATED ON PROPERTY HERIN DESCRIBED, THE PURPOSE FOR WHICH CLAIM IS TO CONSERVE SUCH WATERS BY SPREADING THE WINTER FLOOD WATERS OF WHITEWATER RIVER AND ITS TRIBUTARIES OVER CERTAIN LANDS INCLUDING THE PROPERTY HERIN DESCRIBED. SAID NOTICE FILED FOR RECORD OCTOBER 29, 1918, IN BOOK 3, PAGE 155, OF WATER CLAIMS, RIVERSIDE COUNTY RECORDS, AFFECTS PARCELS 3 AND 4 (UNPLOTTABLE).
3 CENTER LINE EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR UTILITY PURPOSES, RECORDED FEBRUARY 13, 1959 IN BOOK 2415, PAGE 51, O.R.	17 THE RIGHTS OF THE COACHELLA VALLEY COUNTY WATER DISTRICT TO DIVERT FROM THE NATURAL FLOW OF WHITEWATER RIVER BY MEANS OF ITS SPREADING DAMS, DITCHES, AND OTHER SPREADING WORKS, ALL SITUATED ALONG THE CHANNEL OF SAID WHITEWATER RIVER EAST OF THE WEST LINE OF SECTIONS 20 AND 29, 1/3 S. R.4E. S8M AND WEST OF THE WEST LINE OF SECTIONS 30 AND 31, 1/3 S. R.5E. S8M RECORDED OCTOBER 29, 1918, IN BOOK 3, PAGE 155, AFFECTS PARCELS 3 AND 4 (UNPLOTTABLE).
4 CENTER LINE EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR UTILITY PURPOSES, RECORDED DECEMBER 20, 1963 AS INSTRUMENT NO. 134758, O.R.	18 THE RIGHT TO ENTER SAID LAND TO PROSPECT AND DRILL FOR GAS, OIL, AND OTHER MINERALS, AS CONVEYED TO GLE E. ELLINGSON, A SINGLE MAN, BY DEED FILED FOR RECORD FEBRUARY 28, 1956, IN BOOK 1870, PAGE 219, O.R. AFFECTS PARCELS 3 AND 4 (UNPLOTTABLE).
5 AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT, FOR DRAINAGE AND INGRESS/EGRESS PURPOSES, RECORDED JULY 21, 1964 AS INSTRUMENT NO. 89110, O.R.	19 40' WIDE EASEMENT IN FAVOR OF WALNUT ESTATES, INC., FOR INGRESS / EGRESS PURPOSES, RECORDED MAY 5, 1959 AS INSTRUMENT NO. 18616, IN BOOK 2426, PAGE 250, O.R. AFFECTS PARCELS 3 AND 4 (UNPLOTTABLE).
6 6' WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, FOR UTILITY PURPOSES, RECORDED NOVEMBER 16, 1971 AS INSTRUMENT NO. 131417, O.R. (TO BE RELOCATED)	20 CENTER LINE EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR UTILITY PURPOSES, RECORDED MAY 27, 1950, AS INSTRUMENT NO. 48204, O.R.
7 10' WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, FOR UTILITY PURPOSES, RECORDED FEBRUARY 30, 1959 AS INSTRUMENT NO. 14901, IN BOOK 2419, PAGE 155, O.R. (TO BE RELOCATED)	21 40' WIDE EASEMENT IN FAVOR OF SAN RAFAEL DEVELOPMENT COMPANY, FOR UTILITY PURPOSES, RECORDED APRIL 20, 1983 AS INSTRUMENT NO. 74732, O.R.
8 14' WIDE EASEMENT IN FAVOR OF CITY OF PALM SPRINGS, FOR UTILITY PURPOSES, RECORDED MAY 23, 1972 AS INSTRUMENT NO. 67268, O.R.	22 10' WIDE EASEMENT IN FAVOR OF ROBERT L. AUSTIN AND GLORIA L. AUSTIN, TRUSTEES OF THE AUSTIN FAMILY TRUST, RONALD G. BOYER AND LORENE ROYER, TRUSTEES OF THE BOYER FAMILY TRUST, AND JOAN F. SOMMERS, FOR UTILITY PURPOSES, RECORDED DECEMBER 28, 1998 AS INSTRUMENT NO. 2003-884660, O.R.
9 6' WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, FOR UTILITY PURPOSES, RECORDED MAY 4, 1981 AS INSTRUMENT NO. 80847, O.R.	23 6' WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, FOR UTILITY PURPOSES, RECORDED DECEMBER 30, 2005 AS INSTRUMENT NO. 2004-1037712, O.R.
10 30' WIDE EASEMENT IN FAVOR OF DESERT WATER AGENCY, FOR UTILITY PURPOSES, RECORDED SEPTEMBER 12, 2001 AS INSTRUMENT NO. 2001-442987, O.R.	24 15' WIDE EASEMENT IN FAVOR OF CITY OF PALM SPRINGS, FOR UTILITY PURPOSES, RECORDED SEPTEMBER 22, 2006 AS INSTRUMENT NO. 2006-0701824, O.R. (TO BE RELOCATED)
11 30' WIDE EASEMENT IN FAVOR OF K. HOVNIANIAN'S FOUR SEASONS AT PALM SPRINGS, LLC, FOR UTILITY PURPOSES, RECORDED NOVEMBER 7, 2003 AS INSTRUMENT NO. 2003-884660, O.R.	
12 30' WIDE EASEMENT IN FAVOR OF CITY OF PALM SPRINGS, FOR UTILITY PURPOSES, RECORDED NOVEMBER 17, 2003 AS INSTRUMENT NO. 2003-906720, O.R.	
13 CENTER LINE EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR UTILITY PURPOSES, RECORDED NOVEMBER 28, 1958 IN BOOK 2272, PAGE 446, O.R. (TO BE RELOCATED)	

EXISTING EASEMENT NOTES CONTINUED:

25	200' WIDE EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL PER RECORD SURVEY
26	40' WIDE EASEMENT IN FAVOR OF APN: 669-480-026, FOR INGRESS AND EGRESS PURPOSES, RECORDED APRIL 7, 1970 AS INSTRUMENT NO. 32377.

FEMA FLOOD ZONE DESIGNATION:

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE X- - AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

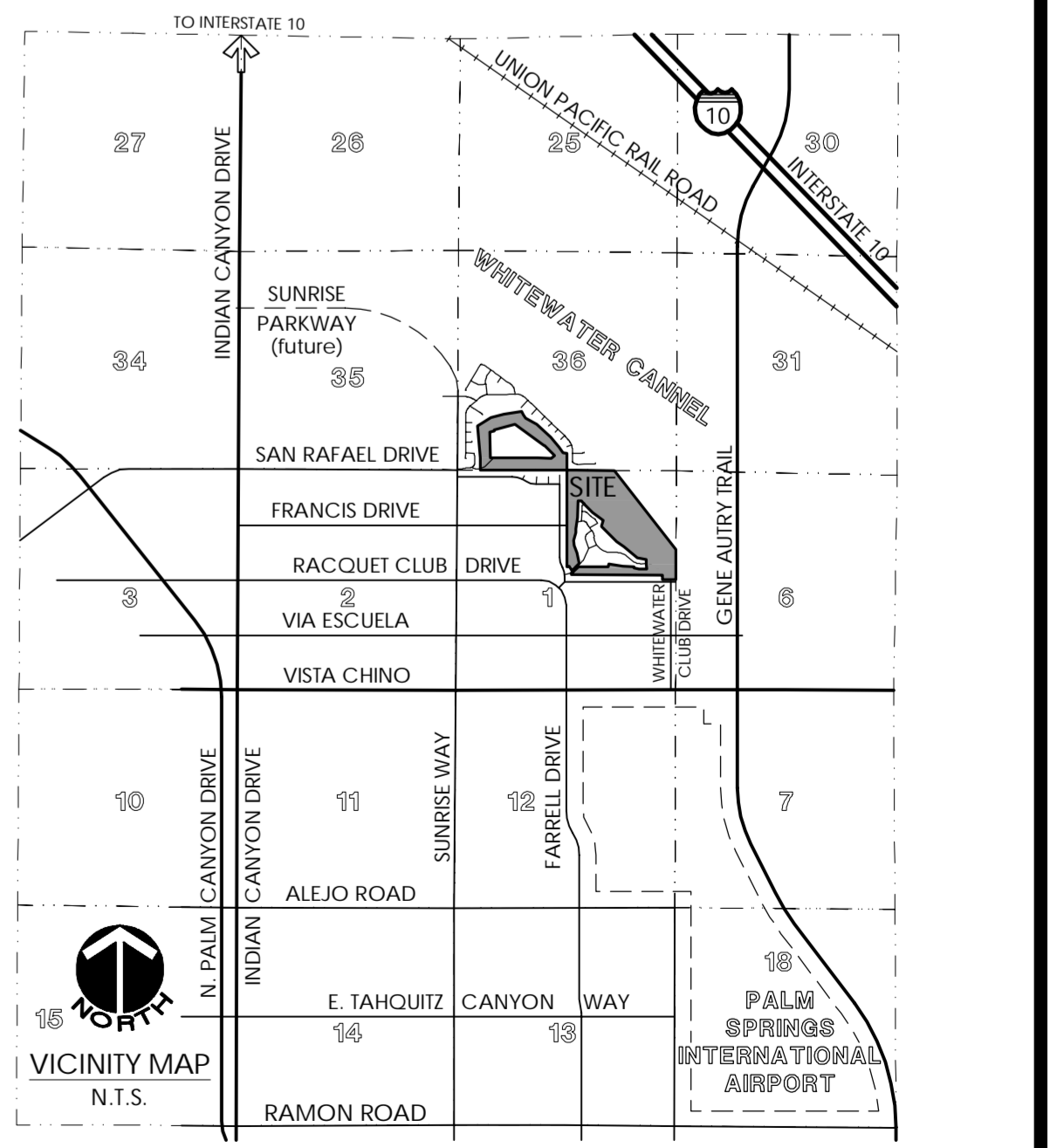
ZONE AE - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS (BASE FLOOD ELEVATIONS DETERMINED).

TRACT NO. 36691 PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS NO. 5.1327 PD-366

Product:	50' Wide Single Family Detached	80' Wide Single Family Detached	Single Family Attached
Lot Size:	195-394, 399-429	138-194, 395-398	1-137
Minimum Lot Size:	5,000 s.f.	8,000 s.f.	5,000 s.f.
Minimum Lot Width:	50'	80'	50'
Minimum Lot Width along Curves and Cul-De-Sacs:	35'	35'	35'
Minimum Lot Depth:	100'	100'	100'
Setbacks:			
Minimum Front Yard @ Garage:	18'	18'	18' (5' from access easement line)
Minimum Front Yard @ Living Area, Casita, and Side Loaded Garage:	12'	12'	12' (5' from access easement line)
Minimum Rear Yard @ Living Area:	10'	10'	10'
Minimum Corner Side Yard:	10'	10'	10'
Other:			
Maximum Structure Height:	1 story (24')	1 story (18')	1 story (24')
Maximum Lot Coverage:	60%	40%	60%
Front Yard Encroachments for Architectural Features:	2'	2'	2'
Side Yard Encroachments for Architectural Features:	See Minimum Interior Side Yard Setbacks	See Minimum Interior Side Yard Setbacks	See Minimum Interior Side Yard Setbacks
Rear Yard Encroachments for Architectural Features:	7'	5'	0'
Casita Allowed:	Yes	Yes	Yes

Notes:
 1. Up to 30% of the building length can have a 3' side yard setback including living area, casita, and architectural features. A.C. units are not allowed when any part of the structure is at the 3' side yard setback.
 2. 0' side yard setback at adjoining buildings and 10' side yard setback when buildings do not join.
 3. No more than two buildings may be attached.
 4. Architectural Features such as Freepores, A.C. Units, Media Center, Covered Porches, Decks, Pop-outs, and non-living areas as some examples.

SEE SHEET 2 OF 2



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DESIGN BY
DVD

DRAWN BY
DVD

CHECK BY
MDR

SHEET
1
OF
2
SHEETS



SOUTH PORTION OF SUBDIVISION
 SEE SHEET 1 OF 2 FOR NORTH PORTION OF SUBDIVISION

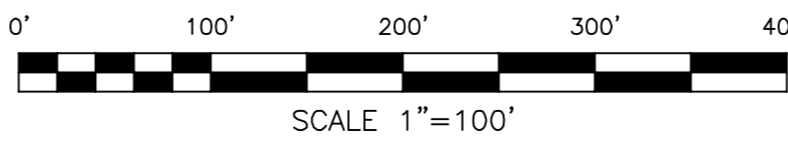


EXHIBIT DATE: JANUARY 17, 2014

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DESIGN BY	DVD	SHEET
DRAWN BY	DVD	2
CHECK BY	MDR	2
		SHEETS

877-020-027
 GP, OPEN SPACE - WATER (OS-W)
 ZONING, WATERCOURSE ZONE (W)

877-030-032
 GP, LOW DENSITY RESIDENTIAL (LDR)
 ZONING, SINGLE FAMILY RESIDENTIAL 7,500 S.F. ZONE (R-1D)

877-030-036
 GP, LOW DENSITY RESIDENTIAL (LDR)
 ZONING, SINGLE FAMILY RESIDENTIAL 7,500 S.F. ZONE (R-1D)

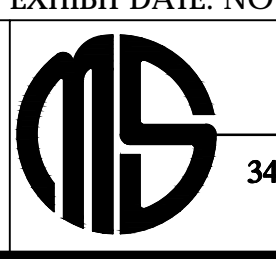
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**SERENA PARK
PALM SPRINGS COUNTRY CLUB**
Conceptual Land Plan

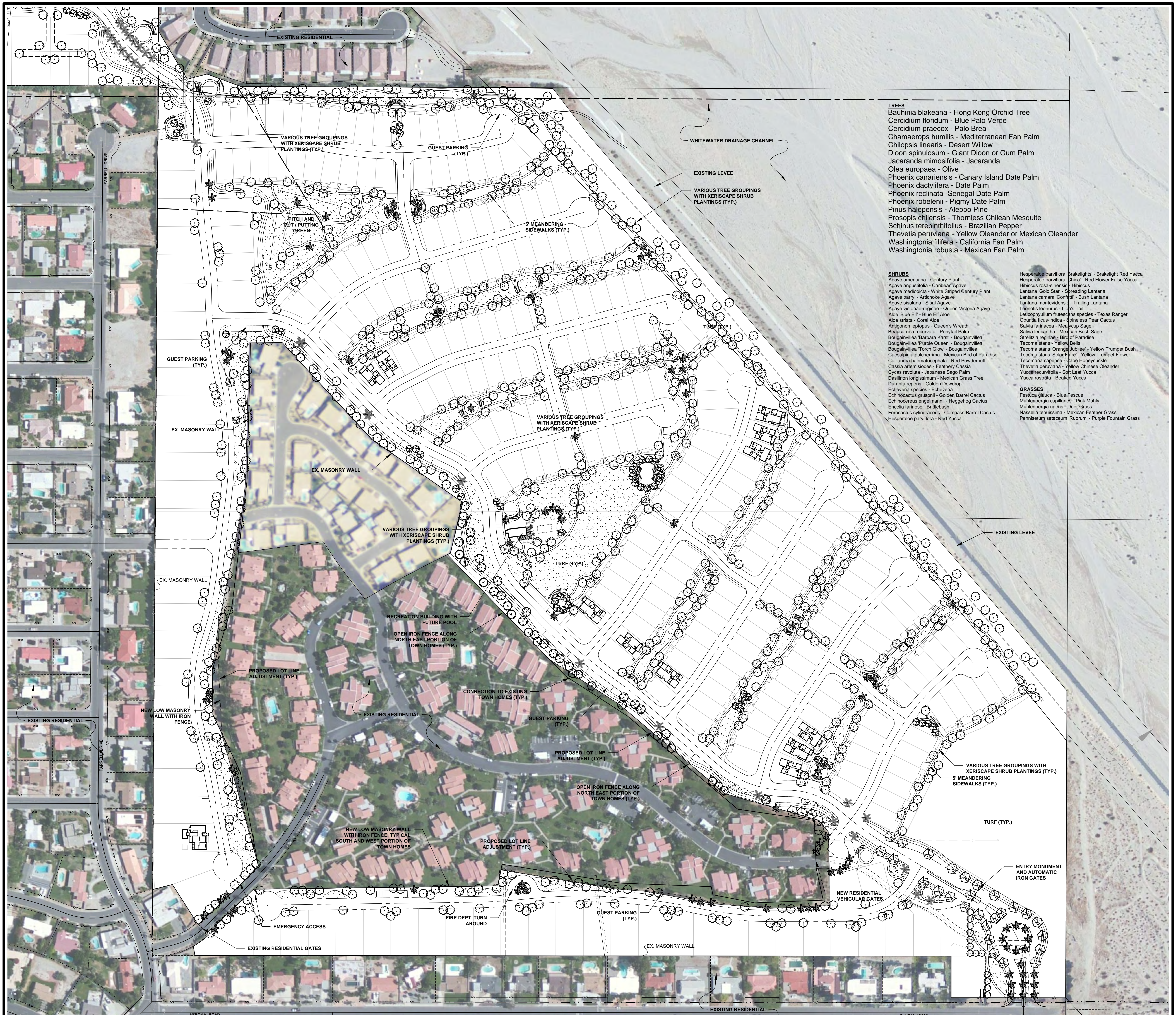
EXHIBIT DATE: NOVEMBER 4, 2015

**L. Newman
Design Group, Inc.**
Landscape Architecture
Planning
Restoration
Biological Restoration



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CHECK BY	BB	2
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- TREES**
- Bauhinia blakeana - Hong Kong Orchid Tree
 - Cercidium floridum - Blue Palo Verde
 - Cercidium praecox - Palo Brea
 - Chamaerops humilis - Mediterranean Fan Palm
 - Chilopsis linearis - Desert Willow
 - Dioon spinulosum - Giant Dioon or Gum Palm
 - Jacaranda mimosifolia - Jacaranda
 - Olea europaea - Olive
 - Phoenix canariensis - Canary Island Date Palm
 - Phoenix dactylifera - Date Palm
 - Phoenix reclinata - Senegal Date Palm
 - Phoenix robelinii - Pigmy Date Palm
 - Pinus halepensis - Aleppo Pine
 - Prosopis chilensis - Thornless Chilean Mesquite
 - Schinus terebinthifolius - Brazilian Pepper
 - Thevetia peruviana - Yellow Oleander or Mexican Oleander
 - Washingtonia filifera - California Fan Palm
 - Washingtonia robusta - Mexican Fan Palm

- SHRUBS**
- Agave americana - Century Plant
 - Agave angustifolia - Caribbean Agave
 - Agave mediodictya - White Striped Century Plant
 - Agave parryi - Antelope Agave
 - Agave sisalana - Sisal Agave
 - Agave victoriae-reginae - Queen Victoria Agave
 - Aloe 'Blue Elf' - Blue Elf Aloe
 - Aloe striata - Coral Aloe
 - Antigonon leptopus - Queen's Wreath
 - Beaucarnea recurvata - Ponytail Palm
 - Bougainvillea 'Barbara Kantel' - Bougainvillea
 - Bougainvillea 'Purple Queen' - Bougainvillea
 - Bougainvillea 'Torch Glow' - Bougainvillea
 - Caesalpinia pulcherrima - Mexican Bird of Paradise
 - Callitandra haematocarpa - Red Powderpuff
 - Cassia artemisoides - Feathery Cassia
 - Cycas revoluta - Japanese Sago Palm
 - Dasiilium longissimum - Mexican Grass Tree
 - Duranta repens - Golden Dewdrop
 - Echeveria species - Echeveria
 - Echinocactus grusonii - Golden Barrel Cactus
 - Echinocereus engelmannii - Hedgehog Cactus
 - Encelia farinosa - Brittlebush
 - Ferocactus cylindraceus - Compass Barrel Cactus
 - Hesperaloe parviflora - Red Yucca
 - Hesperaloe parviflora 'Brakelights' - Brakelicht Red Yucca
 - Hesperaloe parviflora 'Chica' - Red Flower False Yucca
 - Hibiscus rosa-sinensis - Hibiscus
 - Lantana 'Gold Star' - Spreading Lantana
 - Lantana canara 'Cornell' - Bush Lantana
 - Lantana montevidensis - Trailing Lantana
 - Leonotis leonurus - Lion's Tail
 - Leucophyllum frutescens species - Texas Ranger
 - Opuntia leucostriata - Spineless Pear Cactus
 - Salvia farinacea - Mesquite Sage
 - Salvia leucantha - Mexican Bush Sage
 - Streptocarpus - Bird of Paradise
 - Tecoma stans - Yellow Gells
 - Tecoma stans 'Orange Jubilee' - Yellow Trumpet Bush
 - Tecoma stans 'Solar Flare' - Yellow Trumpet Flower
 - Tecomaria capensis - Cape Honeysuckle
 - Thevetia peruviana - Yellow Chinese Oleander
 - Yucca recurvifolia - Soft Leaf Yucca
 - Yucca rostrata - Beaked Yucca
- GRASSES**
- Festuca glauca - Blue Fescue
 - Muhlenbergia capillaris - Pink Muhly
 - Muhlenbergia rigens - Deer Grass
 - Nassella tenuissima - Mexican Feather Grass
 - Pennisetum setaceum 'Rubrum' - Purple Fountain Grass



0' 100' 200' 300' 400'
SCALE 1"=100'

**SERENA PARK
PALM SPRINGS COUNTRY CLUB
Conceptual Land Plan**

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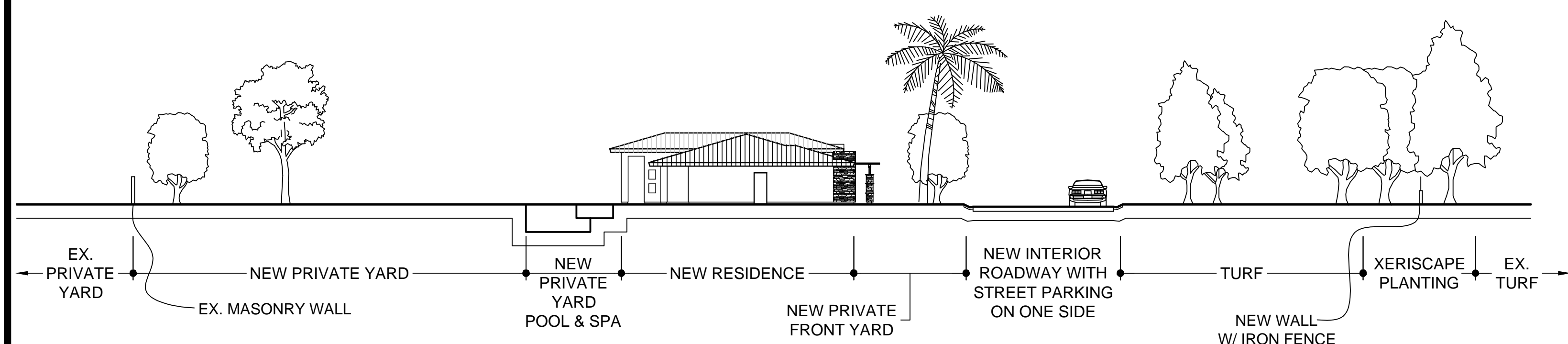
**L. Newman
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• Landscape Architecture
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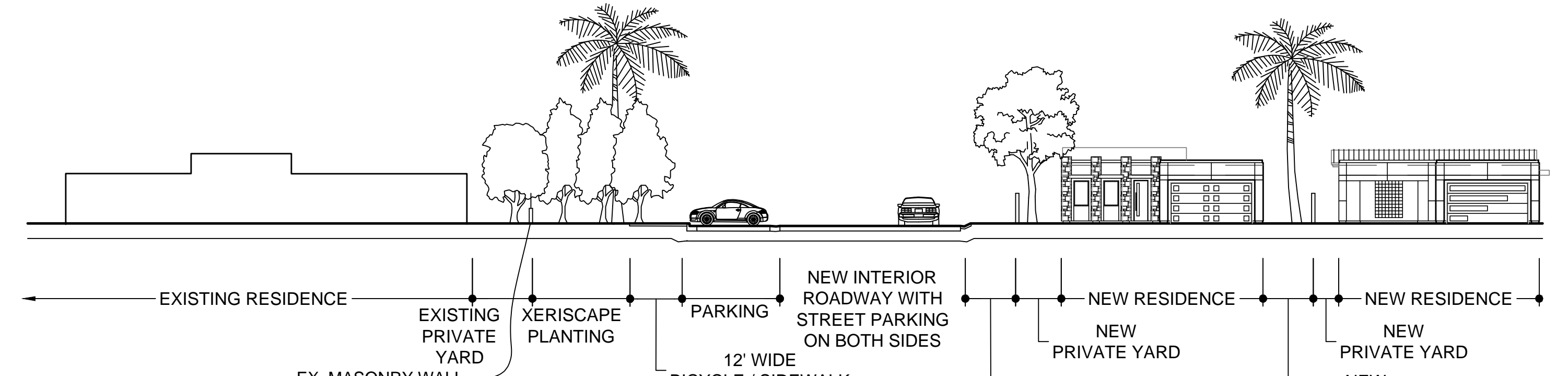


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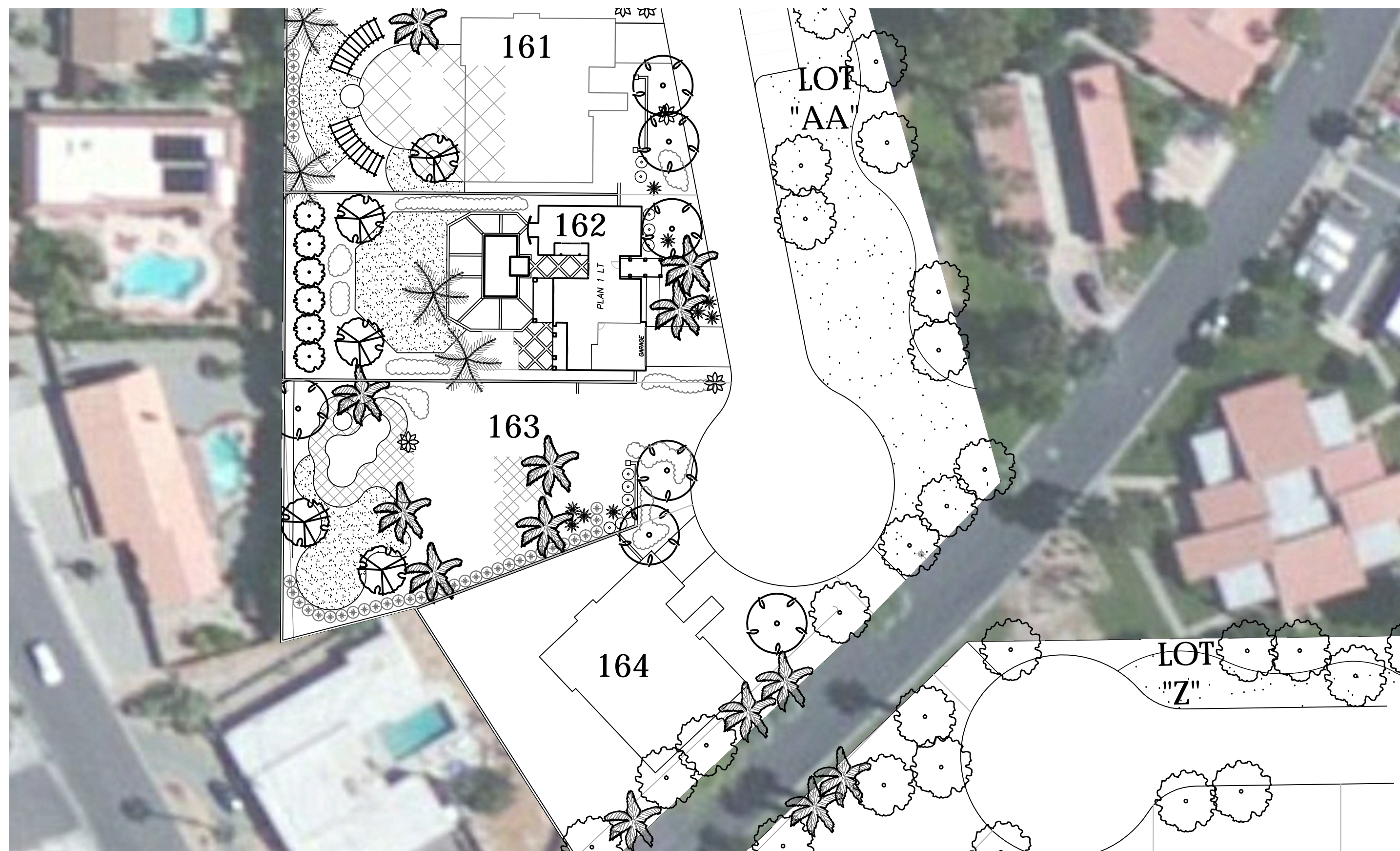
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SECTION A-A SCALE 1"=20'-0"



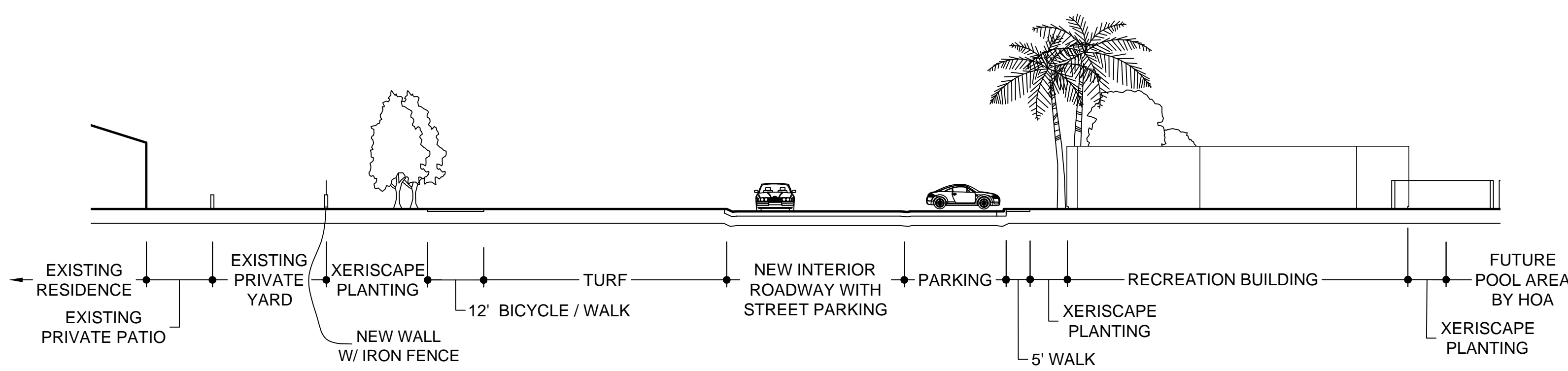
SECTION B-B SCALE 1"=20'-0"



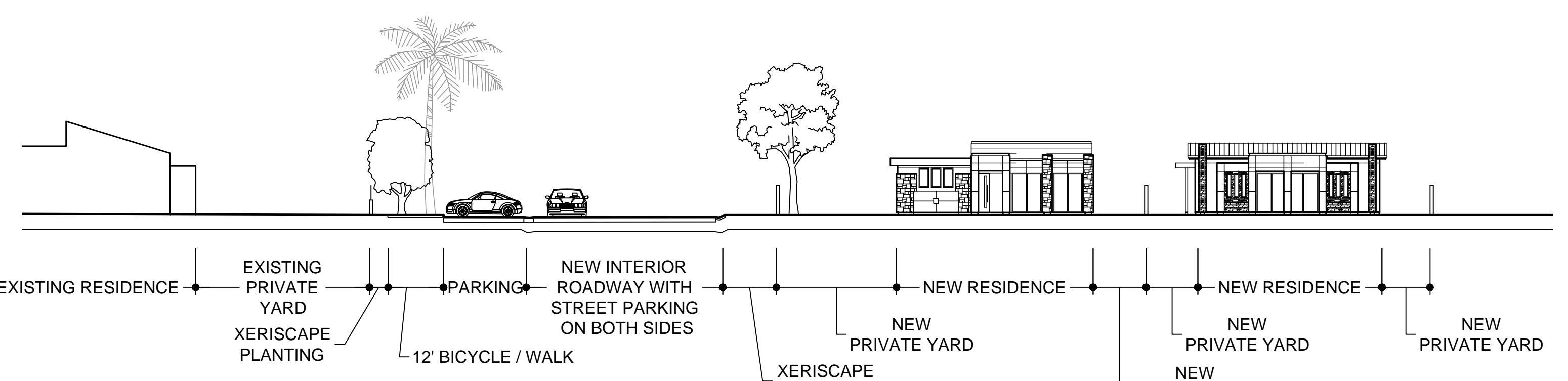
PLAN VIEW A-A SCALE 1"=40'-0"



PLAN VIEW B-B SCALE 1"=40'-0"



SECTION C-C SCALE 1"=20'-0"



SECTION D-D SCALE 1"=20'-0"

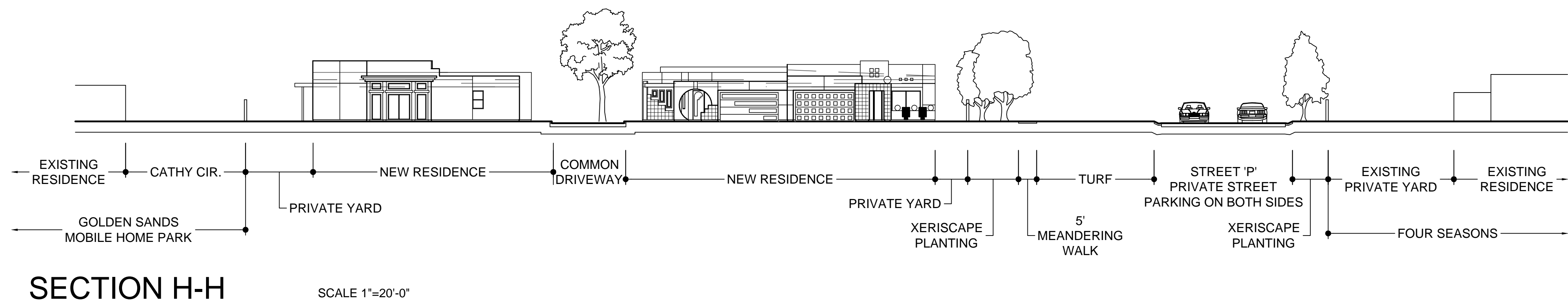
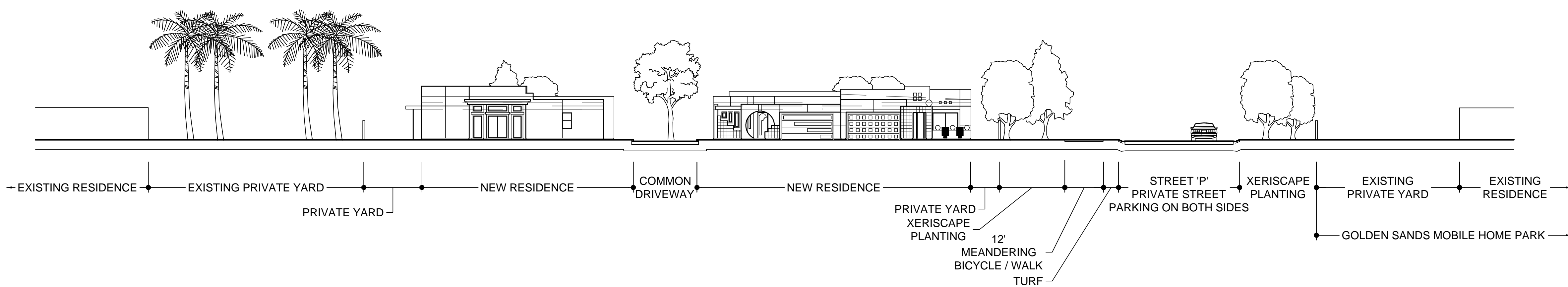
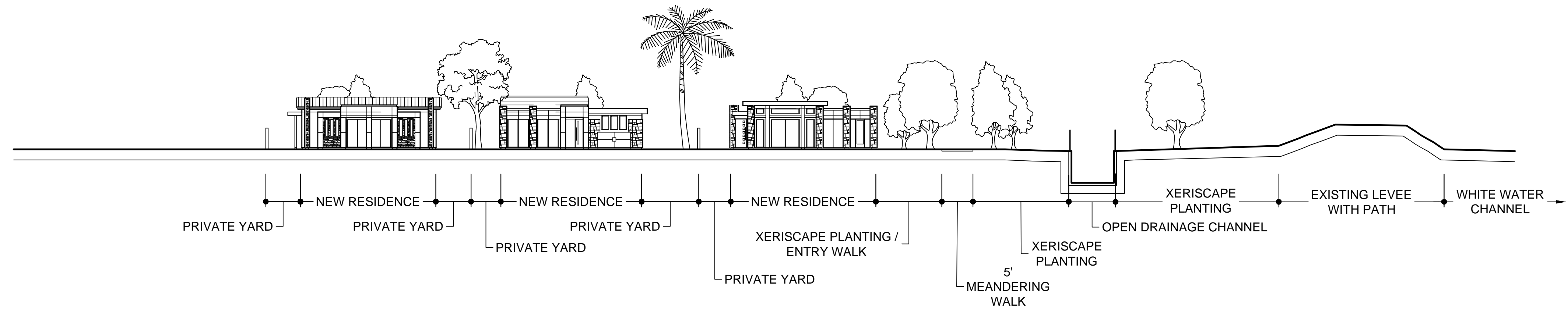
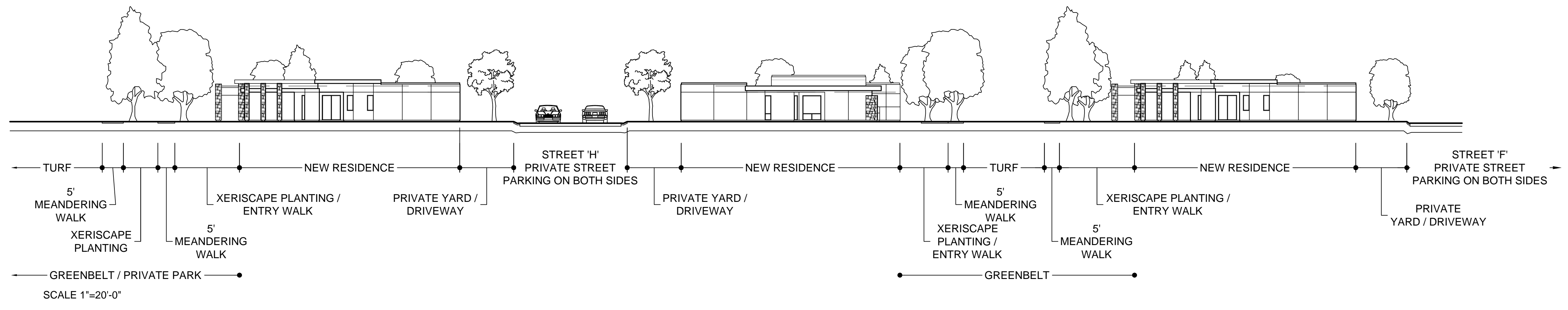


PLAN VIEW C-C SCALE 1"=40'-0"



PLAN VIEW D-D SCALE 1"=40'-0"





COMBINATION WALL & FENCE
SLUMPSTONE BLOCK WALL AND TUBULAR STEEL FENCE.
COMBINED 5' HEIGHT MINIMUM.

NOT TO SCALE



SLUMPSTONE BLOCK WALL
SLUMPSTONE BLOCK WALL WITH SLUMPSTONE BLOCK CAP.
5' HEIGHT MINIMUM.

NOT TO SCALE



TUBULAR STEEL FENCE
5' HEIGHT MINIMUM

NOT TO SCALE