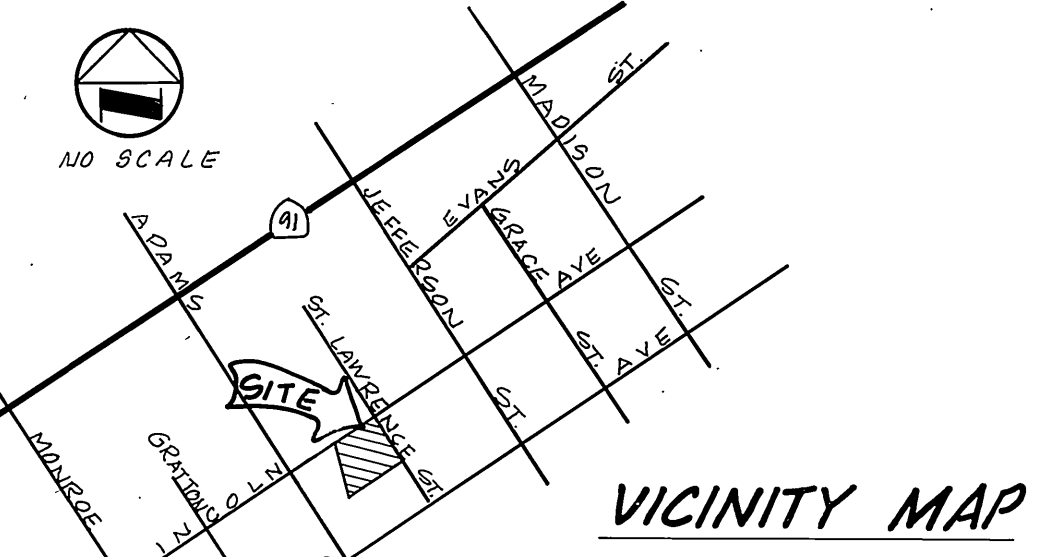
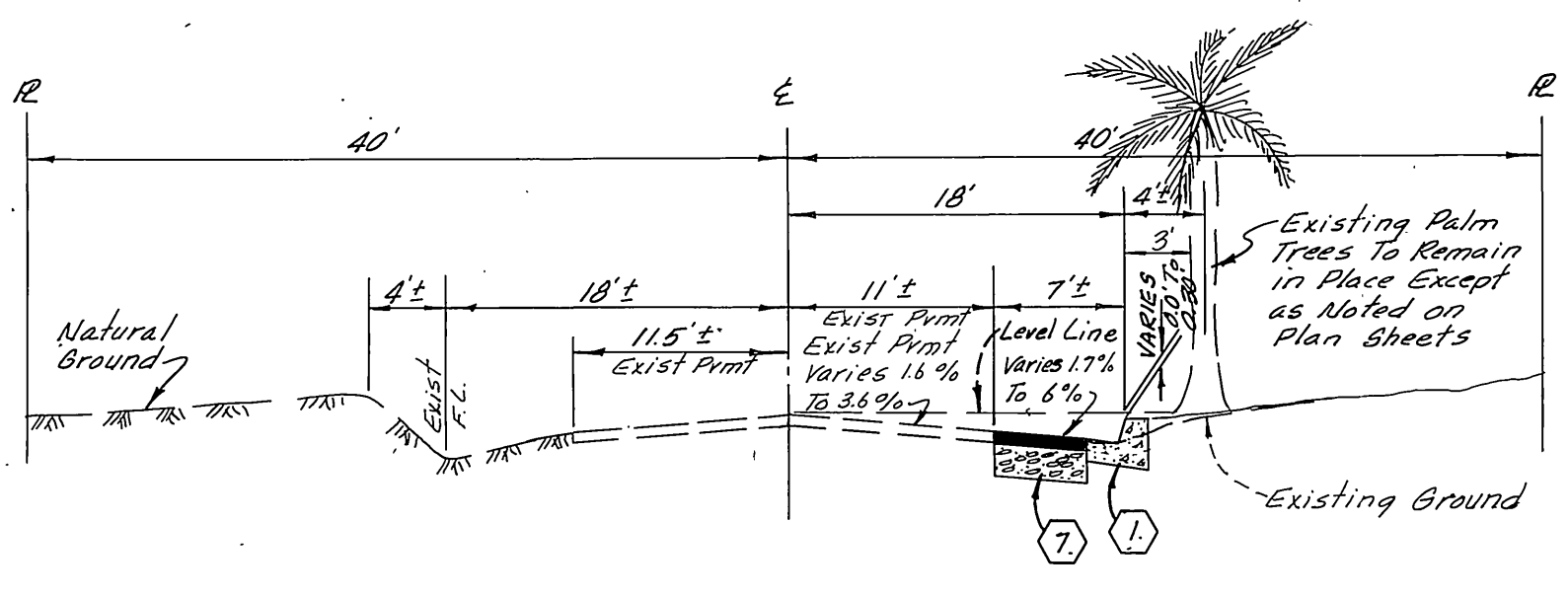


SPECIAL NOTE FROM PRIVATE ENGINEER TO CONTRACTOR
 Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be 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.

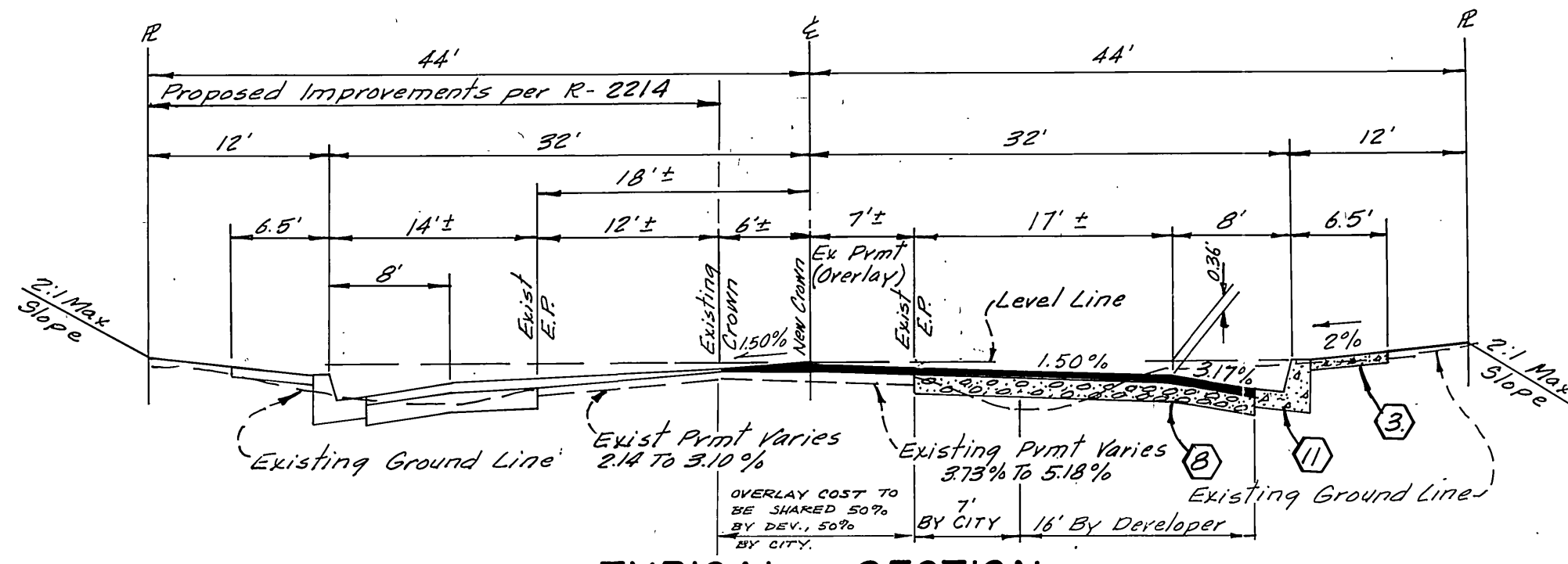
INDEX MAP



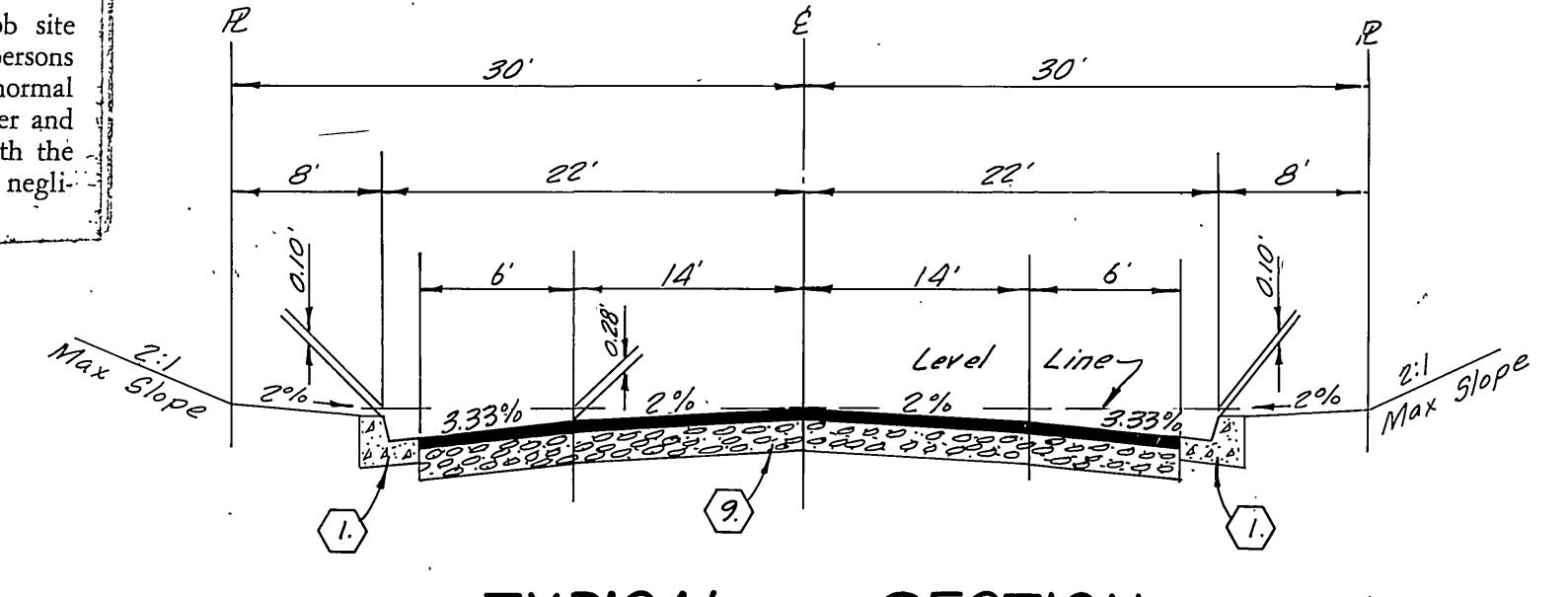
VICINITY MAP



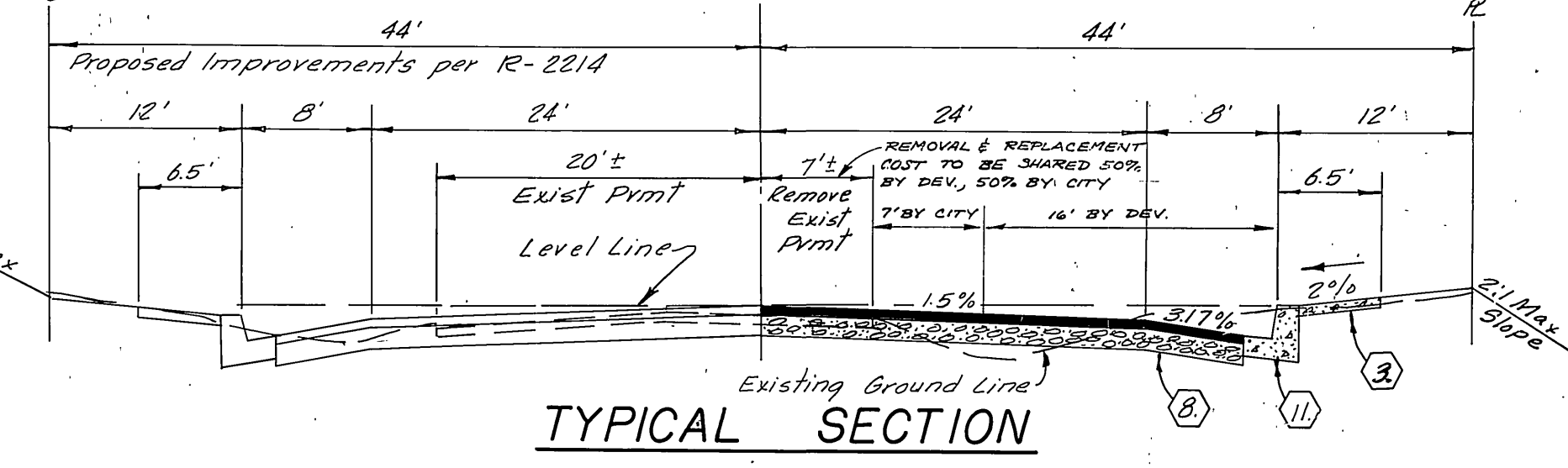
**TYPICAL SECTION
 ST LAWRENCE STREET
 LINCOLN AVE TO STA 21+94.25
 T.I. = 6**



**TYPICAL SECTION
 LINCOLN AVENUE
 STA 7+65.07 TO STA 9+00.00
 T.I. = 7**



**TYPICAL SECTION
 MAR VISTA
 STA 3+50 TO ST LAWRENCE ST
 T.I. = 6**



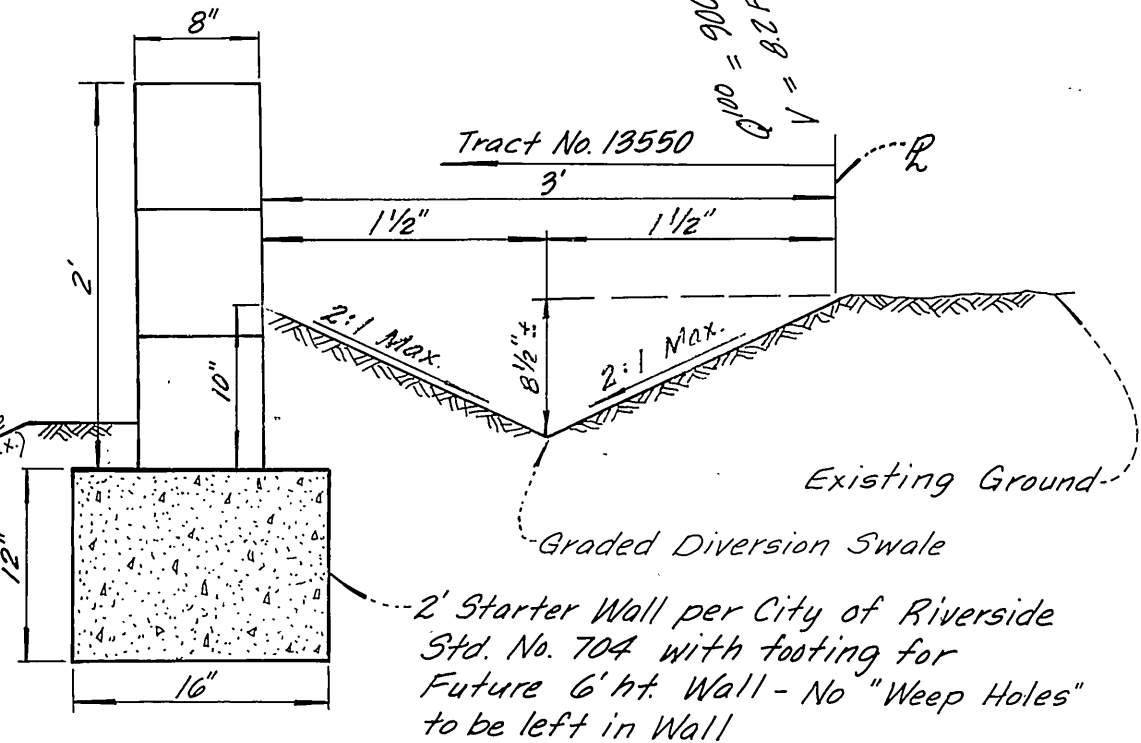
**TYPICAL SECTION
 LINCOLN AVENUE
 STA 9+00.00 TO ST LAWRENCE STREET
 T.I. = 7**

TRAFFIC & STREET NAME SIGN INSTALLATION SCHEDULE

(A)	MAR VISTA CT.	8100
(B)	ST LAWRENCE ST.	2800
(C)	LINCOLN AVE.	8100
(D)	ST LAWRENCE ST.	2800
(C)	R1 (STOP SIGN) 30" OCTAGON	
(D)	W53 (NOT A THROUGH STREET) 24" x 24"	

- GENERAL NOTES**
- 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 as a result of errors or omissions, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
 - 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, and the Standard Specifications for Public Works Construction, 1979 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. Engineer estimates overlay to be 18 tons.
 - Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
 - Curb and gutter shall be staked with 3' offsets at 25' intervals.
 - Curb and gutter shall be staked with 3' offsets at 12.5' intervals and two rows of number 3 Re-bar shall be placed in gutter where grade is less than 0.35%. Place 3/4" dowel pins at all expansion joints.
 - 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.
 - All flagged elevations shall be staked in the field by the private engineer.
 - All overhanging tree limbs that are less than 15' above the street grade shall be trimmed back. (This note is for St. Lawrence Street, but will be used for other streets when applicable.)
 - Contact the Park and Recreation Dept., Tree Division, at 787-7598 72 hours prior to removal of trees.
 - The subdivider shall arrange for soil test to be made by a soils Engineer after the streets have been prepared to rough grade. Depth of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
 - Developer to give city water division five (5) working days written notice prior to start of construction and to allow city ten (10) working days for completion of work.
 - In order to coordinate the City's portion of the work, the developer shall give the City 60 days notice in order that the developers and the City's work may be installed concurrently. The developer shall prepare and compact rough subgrade (± 1") and is responsible for the condition of the subgrade until accepted by the City and until the City's contractor starts working. The developer is also responsible for barricading during this time.
 - Should the developer decide to install the access paving prior to the City commencing its paving work, the developer shall coordinate his installation of access paving on Lincoln Ave with the City Construction Inspector. Final costs of paving in access area to be paid for by developer prior to the City commencing its paving operation.

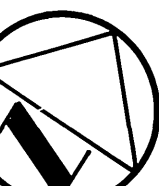
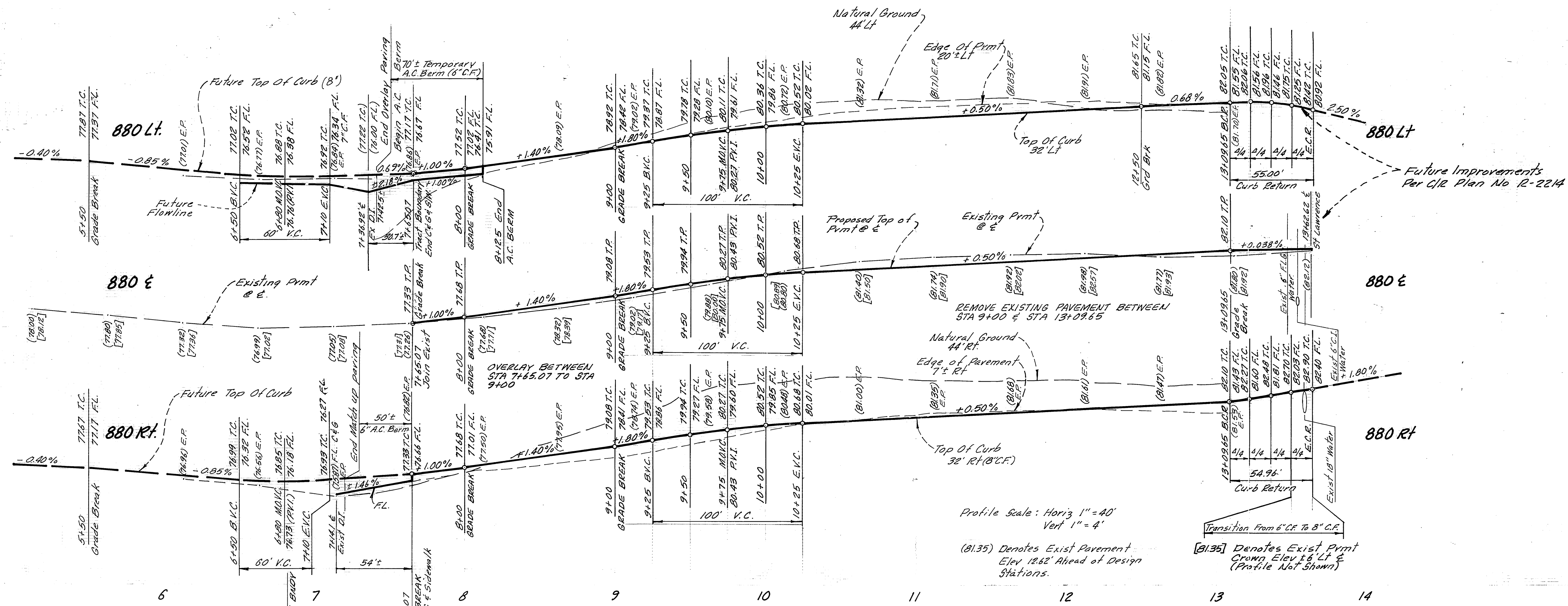
- CONSTRUCTION NOTES**
- Const Curb & Gutter per City of Riverside Std. No. 200 (6" C.F.).
 - Const P.C.C. Cross Gutter per City of Riverside Std. No. 220.
 - Const Curb line Sidewalk per City of Riverside Std. No. 325.
 - Const Structural Section per Typical Sections this sheet.
 - Relocate Existing Water Valves, Fire Hydrants, Signs, Street lights, etc.
 - Remove Existing Water Valves, Fire Hydrants, Signs, Street lights, etc.
 - Const 3" A.C. pavement over 6" D.G. Base OR 5 1/2" A.C. OVER COMPACTED NATIVE PER S.R. 1056, R=42
 - Const 4" A.C. pavement over 8" D.G. Base
 - Const 3" A.C. pavement over 4" D.G. Base PER S.R. 1106, R=65
 - Adjust existing water valves, fire hydrants, etc.
 - Const Curb & Gutter per City of Riverside Std. No. 200 (8" C.F.).



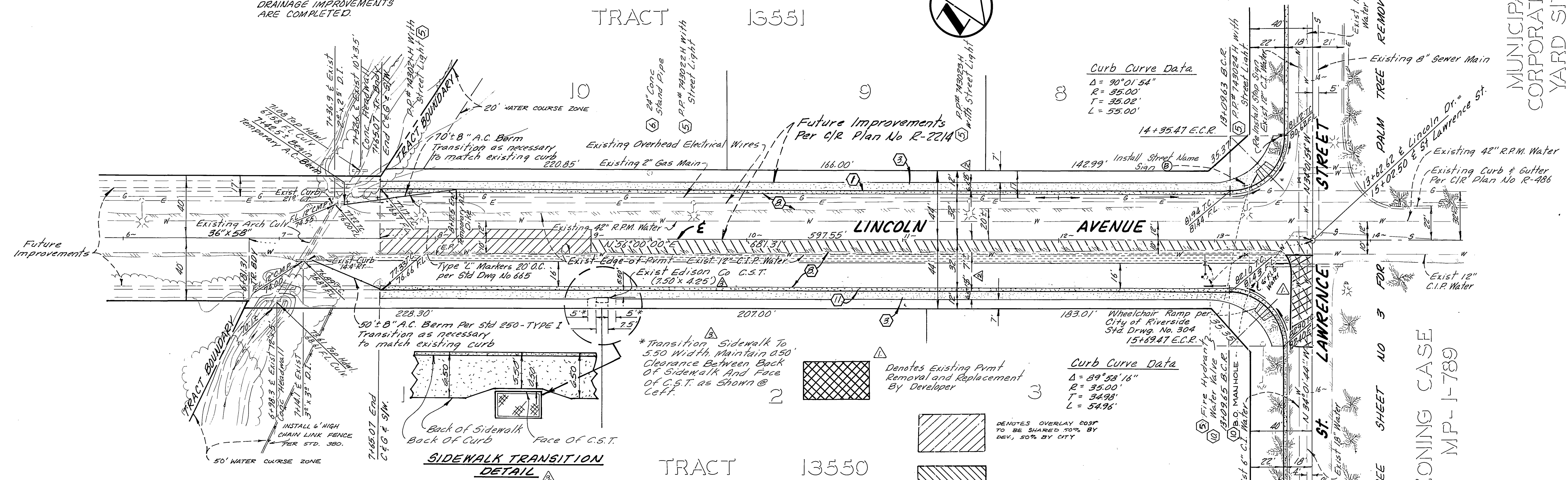
DETAIL "A"
 Scale 1" = 1

NOTE:
 This Wall Requires a Permit and Inspection from the Public Works Engineering Division

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND 10-16-79 FOR CHIEF UTILITIES ENGINEER ELECTRICAL DATE	CITY OF RIVERSIDE DOMESTIC SYSTEM 5/25/79 CHIEF UTILITIES ENGINEER WATER DATE	 RICHARD J. RIEKER R.C.E. 14750 DATE CM ENGINEERING ASSOCIATES Mail P. O. Box 6087 92412 Phone (714) 884-8804 or (714) 825-9562 225 East Airport Drive, San Bernardino, California	DESIGNED BY P.L. DRAWN BY E.M. CHECKED BY P.A.	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: PRINCIPAL ENGINEER 12-10 PARK DEPARTMENT 10-10 TRAFFIC DIVISION 12-10 CHIEF P. W. ENGR. 11-25 DATE 11-25/80	STREET IMPROVEMENT PLAN TRACT NO 13550 INDEX SHEET HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' * As built 7-28-86	PROJECT NO. R-2213 SHEET 1 OF 5 FILE NO. 00 10218 1645A
			TRAFFIC & STREET NAME SIGN INSTALLATION SCHEDULE			BENCH MARK: F5-1 Fd. PK. nail in curb return at Lincoln Street entrance to Municipal Corporation yard. Elev. = 882.034 FB 83782 INSURED 50



TRACT 13551



TRACT 13550

SEE SHEET No 3
PLAN R-221A

MUNICIPAL CORPORATION
YARD SITE

ZONING CASE
MP-1-789

SEE SHEET No 3

BENCH MARK:
FS-1: 6" P.K. nail in curb return at
Lincoln Street entrance to Municipal
Corporation yard. Elev. = 882.054

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND

For *[Signature]*
CHIEF UTILITIES ENGINEER ELECTRICAL DATE 11-2-79

CITY OF RIVERSIDE
DOMESTIC SYSTEM

[Signature]
CHIEF UTILITIES ENGINEER WATER DATE 5/25/79

[Signature] 2/26/99
RICHARD J. RIEKER R.C.E. 14750 DATE

cm ENGINEERING ASSOCIATES
Mail P. O. Box 6087 92412
Phone (714) 884-8804 or (714) 825-9562
225 East Airport Drive, San Bernardino, California

MARK	REVISIONS	DATE
1	ADDED EDISON C.S.T. & TRANSITION SW	12-10-78
2	REVISED SW DIMENSION 5' DIA.	12-10-78
3	Added Pmt Removal	12-10-78

DESIGNED BY *[Signature]* DRAWN BY *[Signature]* CHECKED BY *[Signature]*

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY *[Signature]* DATE 1/25/80

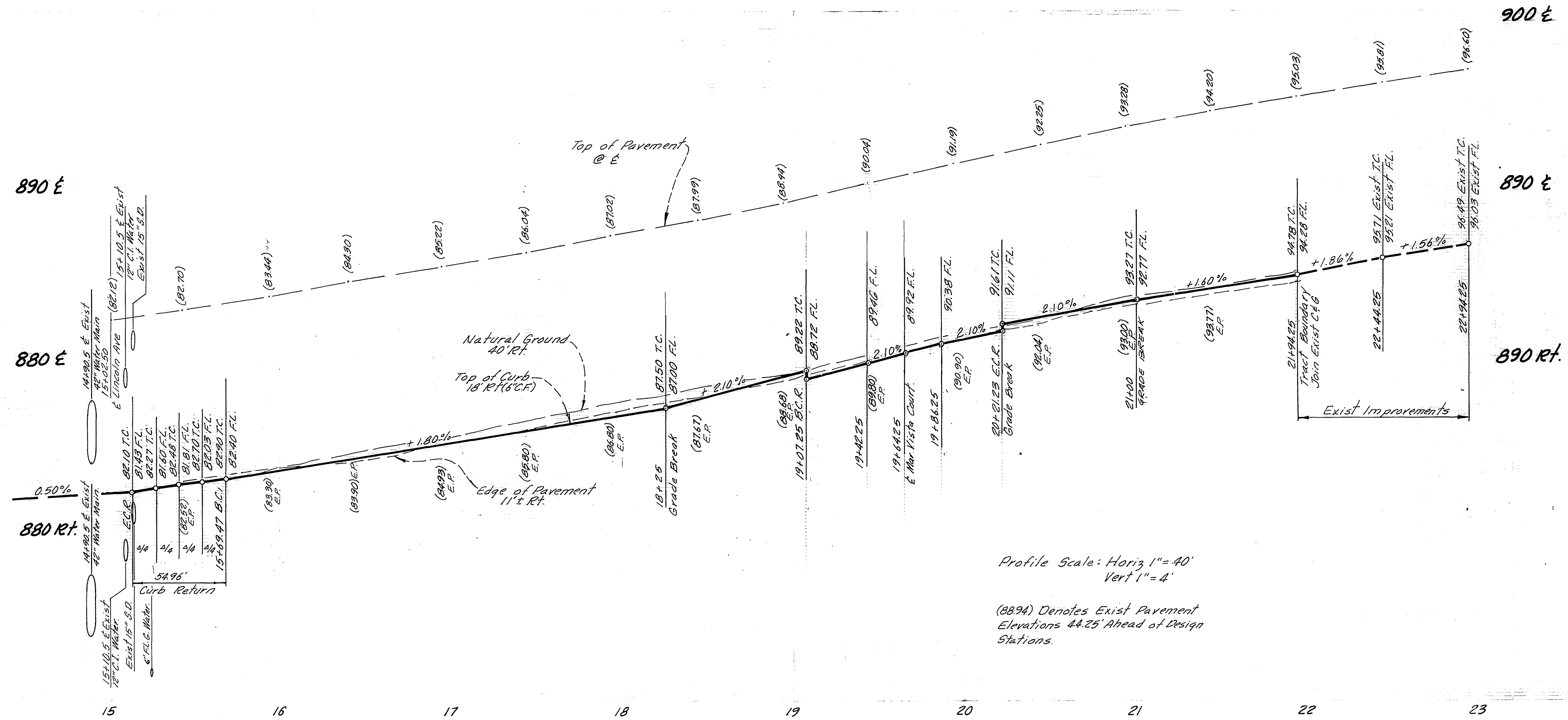
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

STREET IMPROVEMENT PLANS

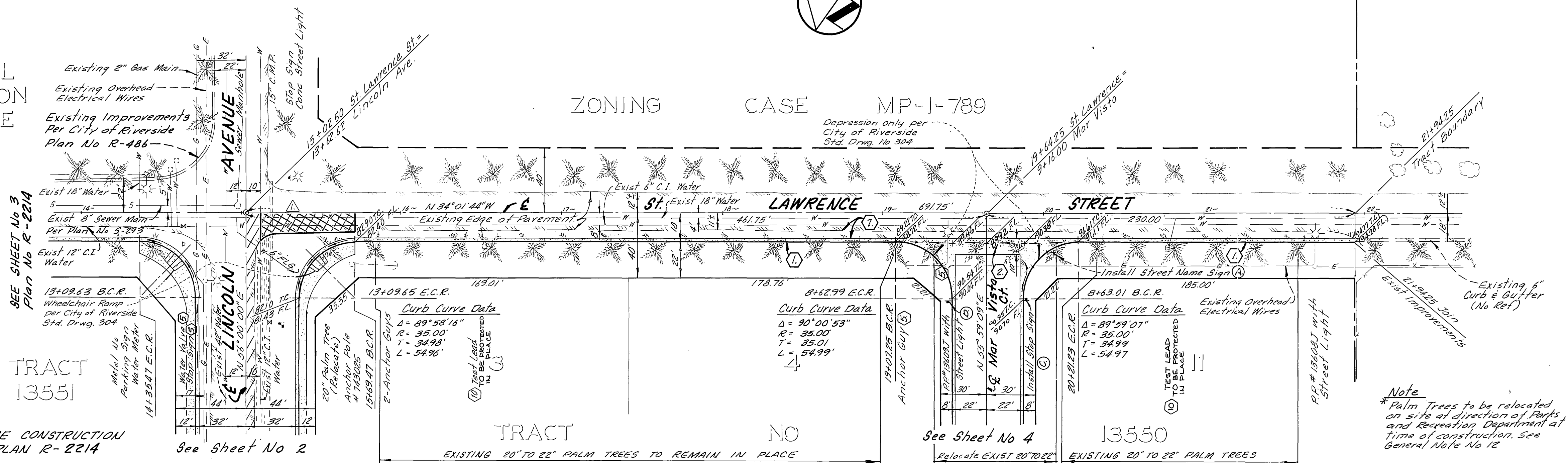
TRACT NO 13550
LINCOLN AVENUE
STA 5+81.31 TO ST. LAWRENCE ST

ACCOUNT NO. R-2213
SHEET 2 OF 5
CO 10219

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



MUNICIPAL CORPORATION YARD SITE



FUTURE CONSTRUCTION PER PLAN R-2214

See Sheet No 2

See Sheet No 4
Relocate EXIST 20" TO 22" PALM TREES (TOTAL = 4)
*See Note at Right

Note
* Palm Trees to be relocated on site of direction of Parks and Recreation Department at time of construction. See General Note No 12

BENCH MARK:
F5-I: 1/4" P.K. nail in curb return at Lincoln Street entrance to Municipal Corporation yard. Elev. = 882.034
F.B. 838/68

CITY OF RIVERSIDE DOMESTIC SYSTEM

Richard J. Rieker 2/26/79
RICHARD J. RIEKER R.C.E. 14190 DATE

CM ENGINEERING ASSOCIATES
Mail P. O. Box 8087 92412
Phone (714) 954-8804 or (714) 955-9502
225 East Airport Drive, San Bernardino, California

Fred Lantz 5/25/79
CHIEF UTILITIES ENGINEER, WATER DATE

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

STREET IMPROVEMENT PLANS

TRACT NO 13550
ST LAWRENCE STREET
LINCOLN AVE TO STA 21+94.25

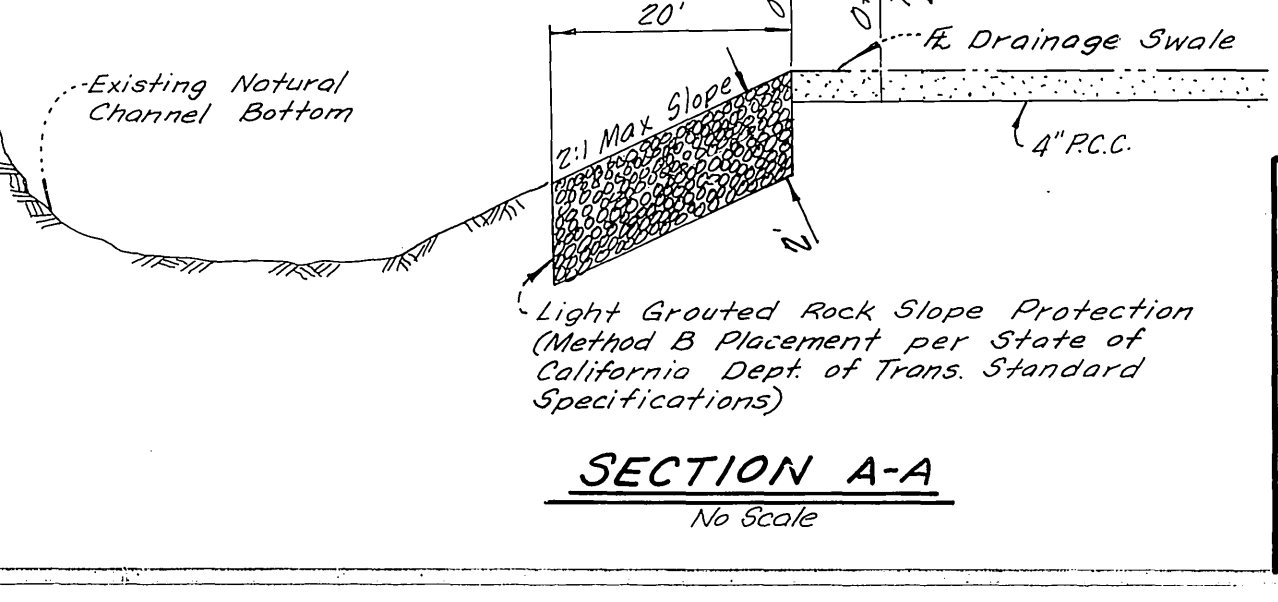
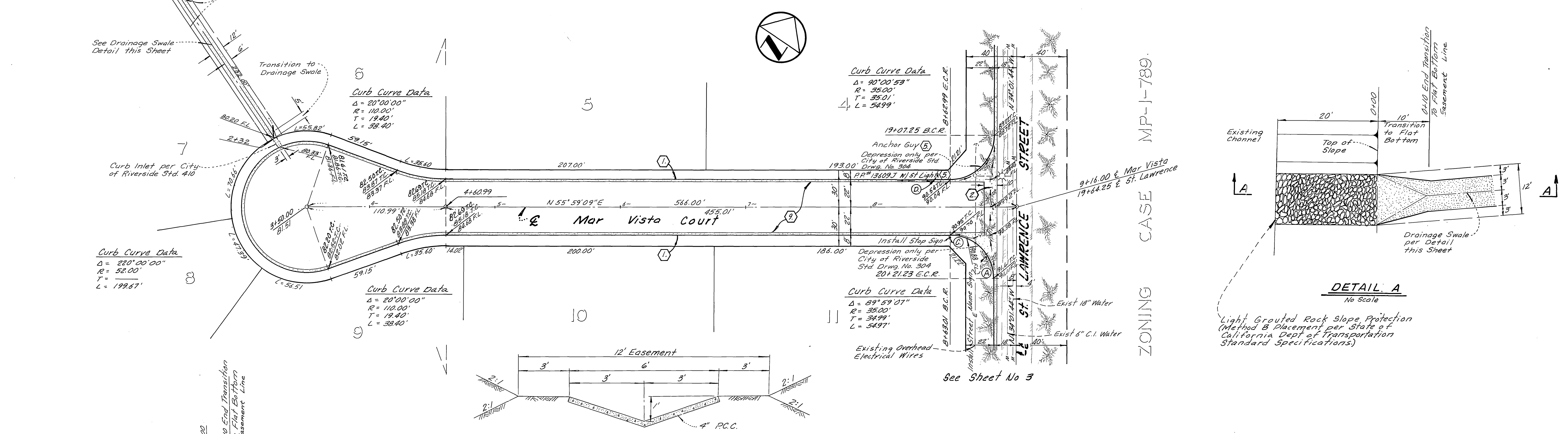
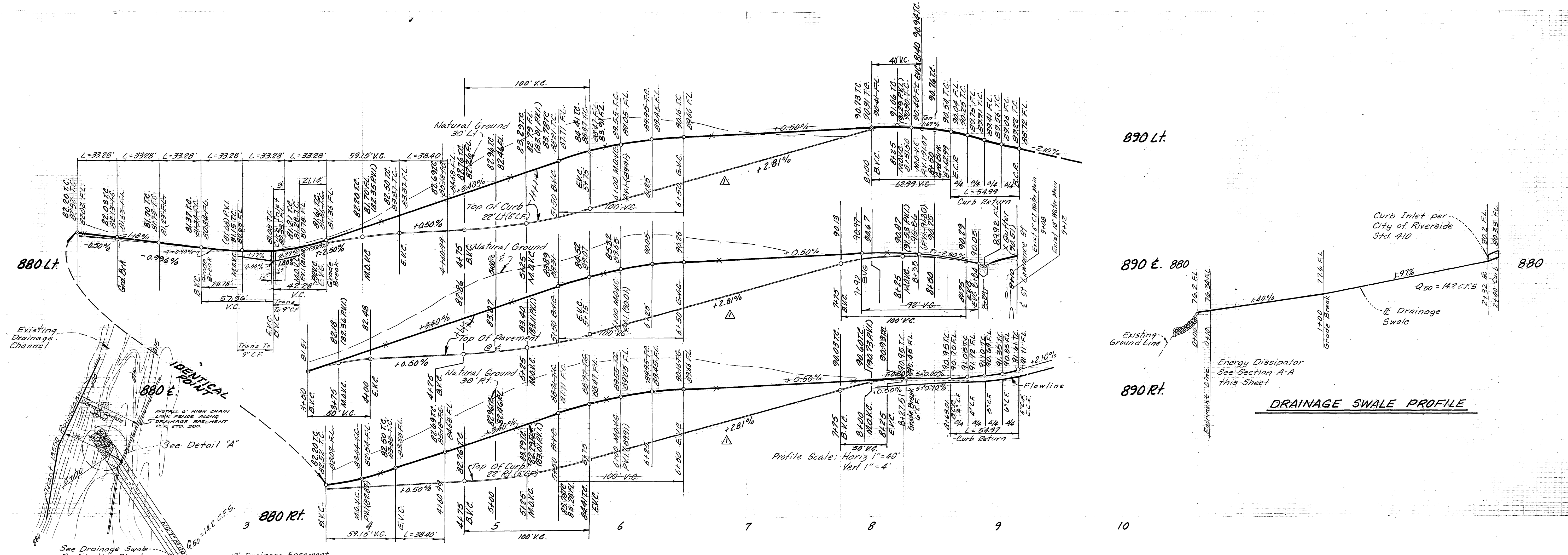
ACCOUNT NO R-2213
SHEET 3 OF 5
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

APPROVED BY: *[Signature]* DATE: 12-10-78
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

DESIGNED BY: RL DRAWN BY: L.E.M. CHECKED BY: J.A.

DATE: 1/25/80

* As built 7-28-86 TE



CITY OF RIVERSIDE
DOMESTIC SYSTEM

Fred Lantz
CHIEF UTILITIES ENGINEER, WATER 5/25/79

Richard J. Rieker
R.C.E. 14750 DATE

CM ENGINEERING ASSOCIATES
Mail P.O. Box 6087 • 92412
Phone (714) 884-8804 or (714) 825-9562
225 East Airport Drive, San Bernardino, California

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 12-13-78
PRINCIPAL ENGINEER

DATE: 12-13-78
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

DESIGNED BY: PL DRAWN BY: LEM CHECKED BY: P.E.

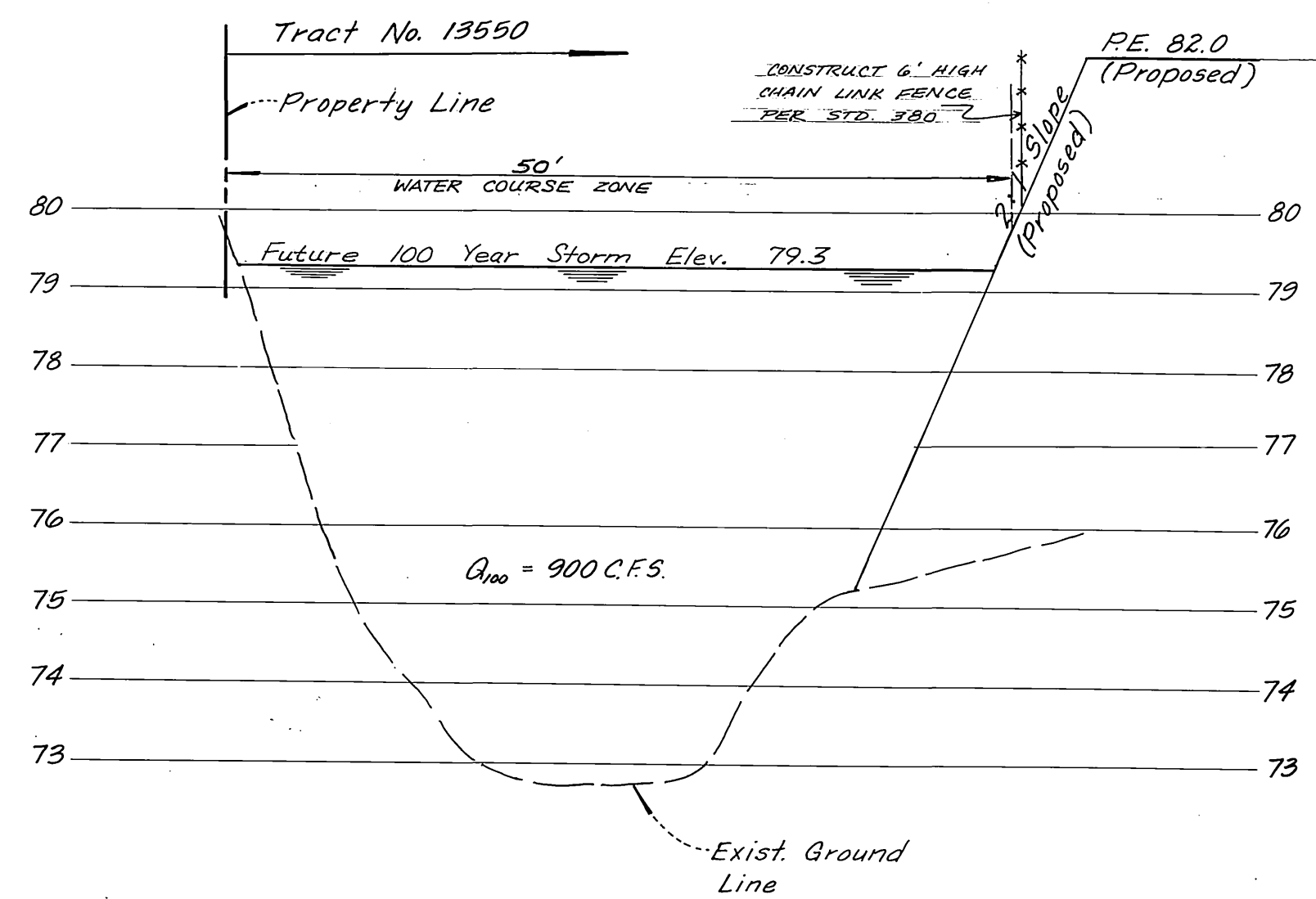
STREET IMPROVEMENT PLANS

TRACT NO 13550
MAR VISTA CT.

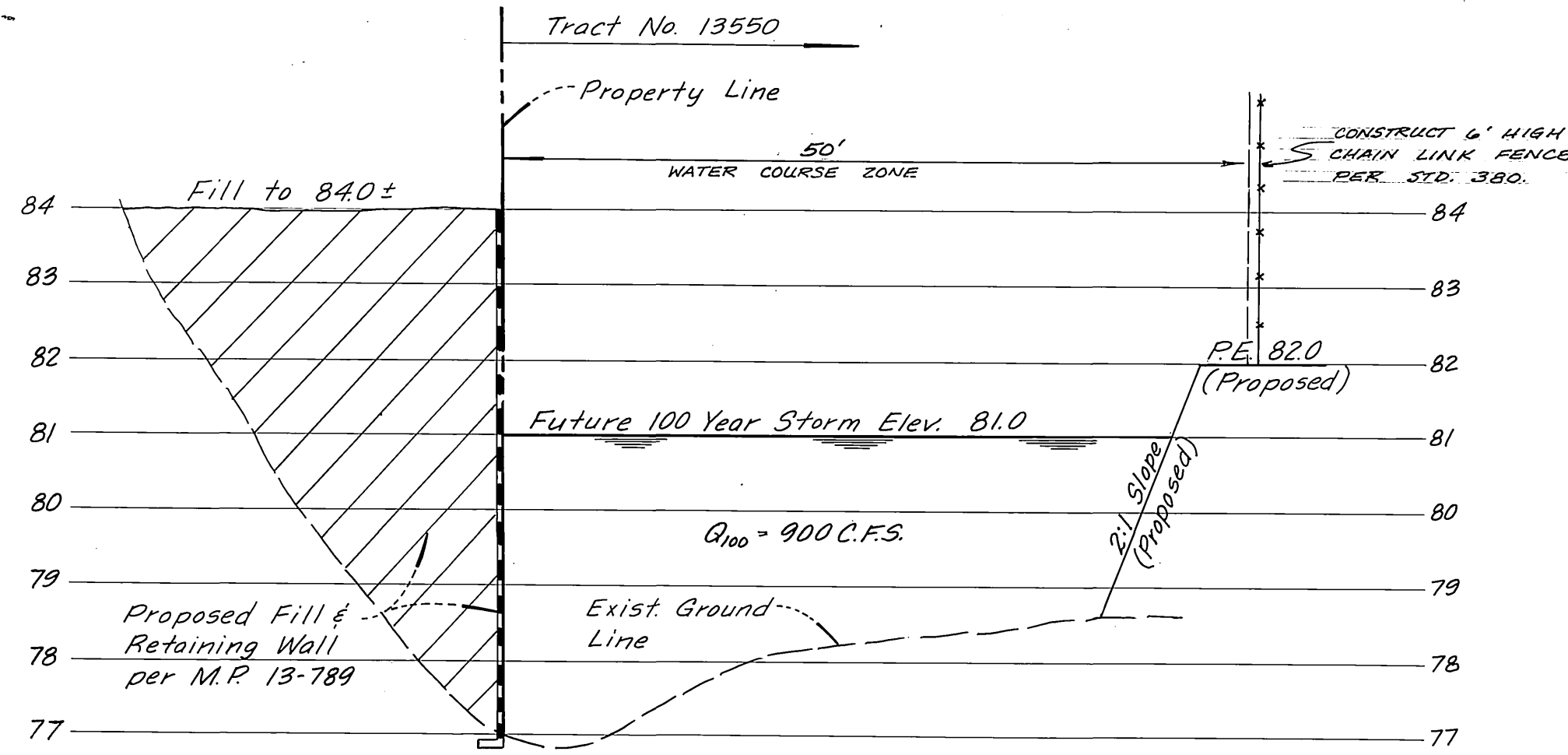
STA 3+50.00 TO ST. LAWRENCE ST.

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

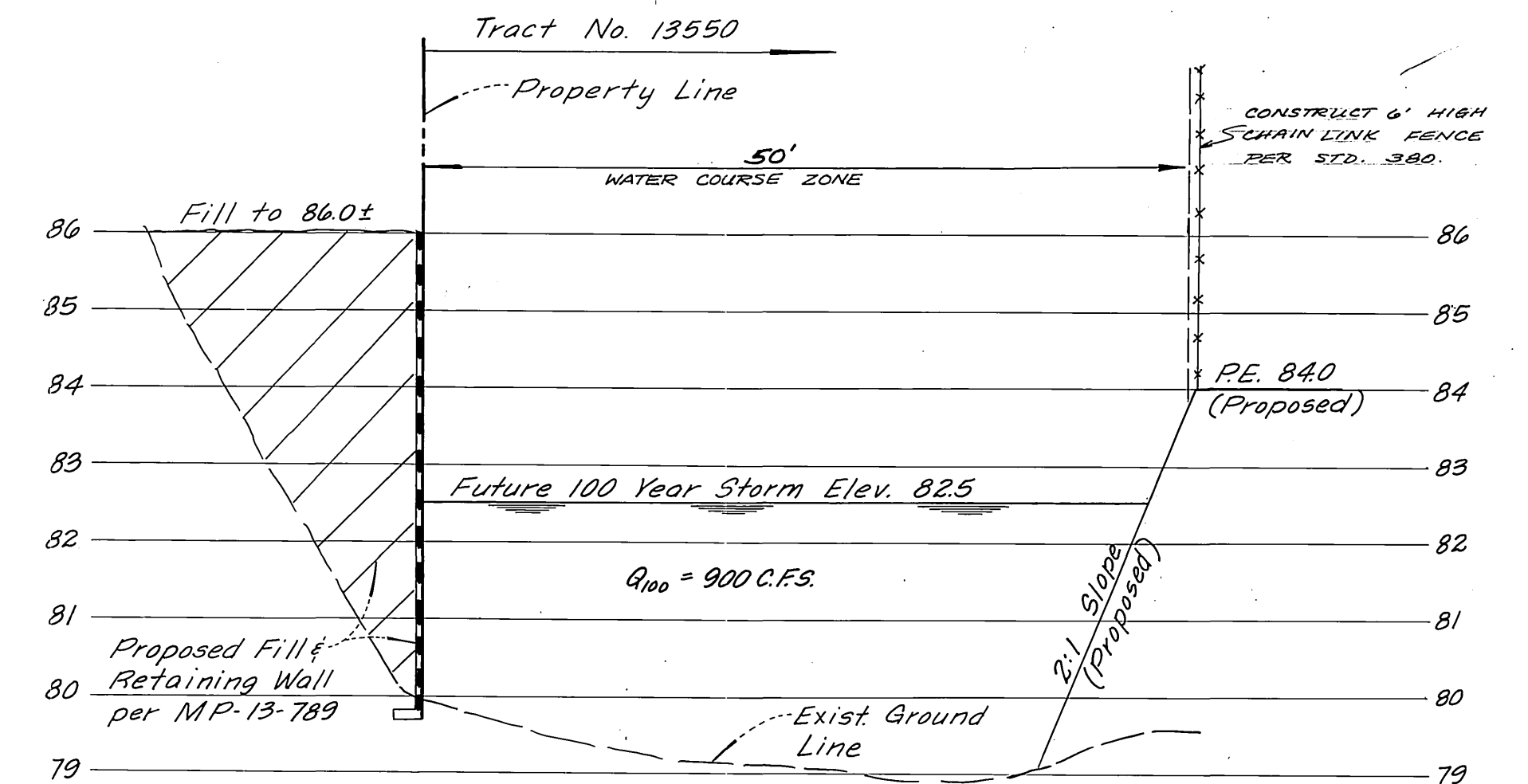
ACCOUNT NO. R-2213
SHEET 4 OF 5
CO 10221
1645 H



SECTION E-E
1" = 10' Horiz.
1" = 2' Vert.

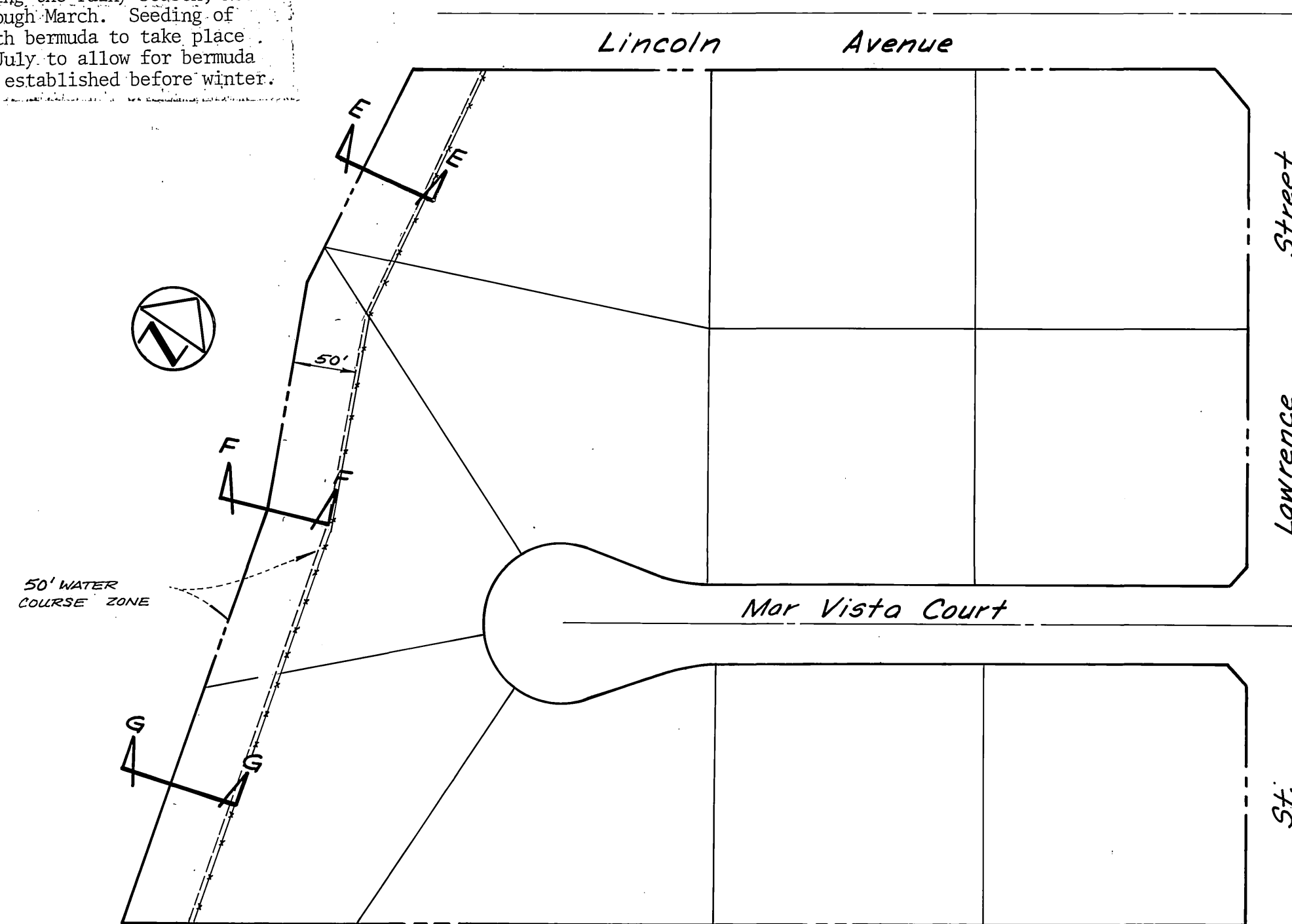


SECTION F-F
1" = 10' Horiz.
1" = 2' Vert.



SECTION G-G
1" = 10' Horiz.
1" = 2' Vert.

NOTE: All slopes along drainage course to be seeded with Bermuda. No construction in channel may take place during the rainy season, November through March. Seeding of slopes with bermuda to take place prior to July to allow for bermuda to become established before winter.



TRACT NO 13550
Scale: 1" = 100'

BENCH MARK:
F5-1: Fd. P.K. nail in curb return at Lincoln Street entrance to Municipal Corporation yard. Elev. = 882.034
F.B. = 838/68

Richard J. Rieker 11/16/79
Richard J. Rieker R.C.E. 14750 Date

CM ENGINEERING ASSOCIATES
Mail P. O. Box 6087 92412
Phone (714) 884-8804 or (714) 825-9552
225 East Airport Drive, San Bernardino, California

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS		STREET IMPROVEMENT PLANS		PROJECT NO.
TRACT NO. 13550		CHANNEL SECTIONS		R-2213
APPROVED BY	BY	DATE	APPROVED BY	DATE
PRINCIPAL ENGINEER	<i>[Signature]</i>	11/15/79	DIRECTOR OF PUBLIC WORKS	11/25/79
PARK DEPARTMENT				
TRAFFIC DIVISION				
CHIEF P. W. ENGR.				
DESIGNED BY <i>[Signature]</i>	DRAWN BY <i>[Signature]</i>	CHECKED BY <i>[Signature]</i>	HORIZ. SCALE: 1" =	
			VERT. SCALE: 1" =	
			FILE NO. <i>CO 10222</i>	