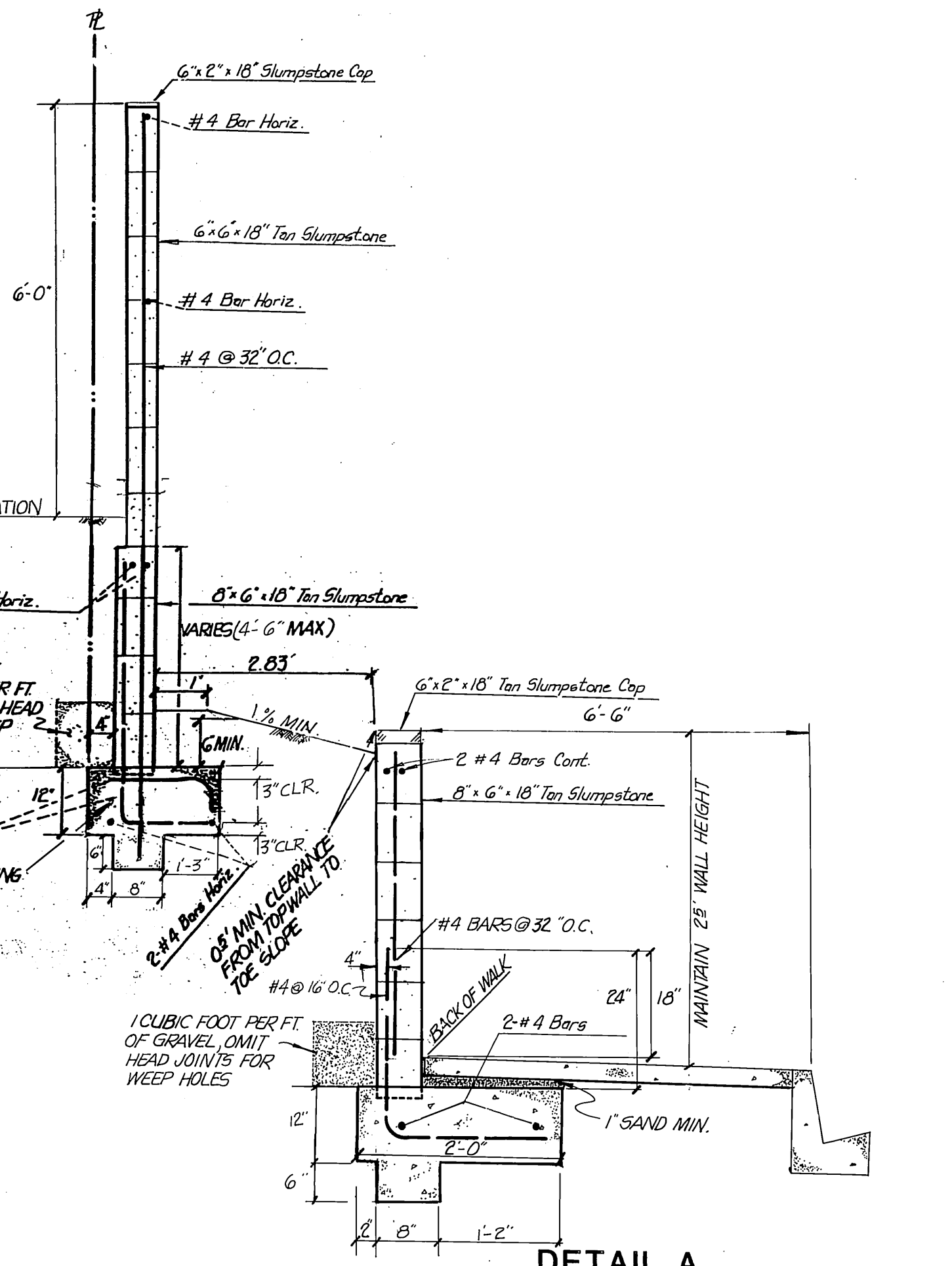


GENERAL NOTES

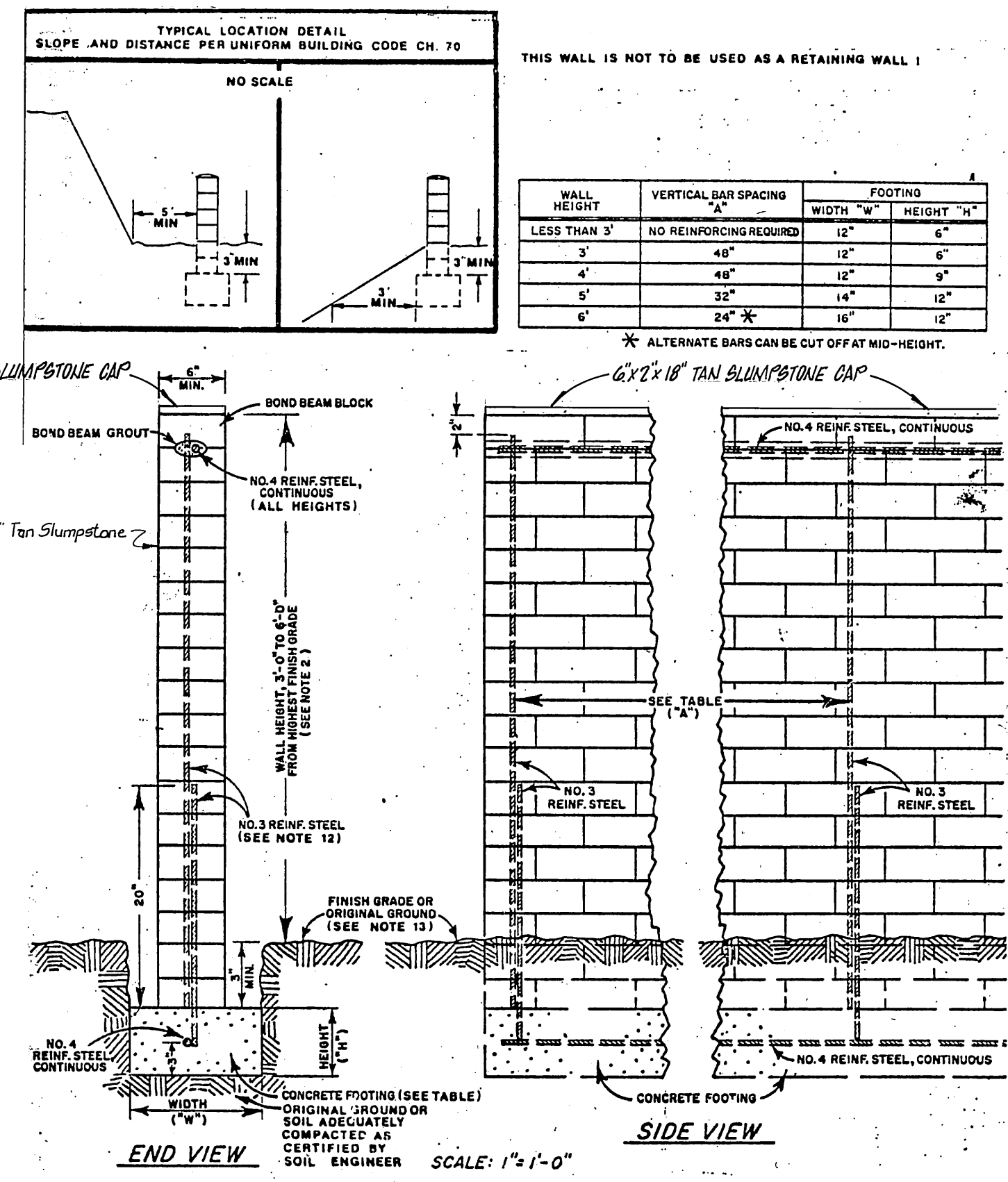
- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the city.
 - Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, Standard Drawing No. 10 and the Standard Specifications for Public Works Construction, current edition.
 - 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.
 - Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
 - The developer shall be responsible for preserving or re-establishing the referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
 - All flagged elevations shall be staked in the field by the private engineer.
 - 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 Standard Drawing 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
 - 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 the base material and AC paving shall be determined by the City of Riverside design standards and test procedures.
 - Construct block wall per Riverside City Standard 704.
Type/Color of Block: Tan Slumpstone; Mortar Color: Tan
Size: 6" x 6" x 18" Type/Color Cap: 6" x 2" x 18" Tan Slumpstone
*SEE NOTE BELOW
This wall requires a permit and inspection from Public Works Engineering Division.
 - 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 Construction Permit/Cut Sheets.
 - 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 Inspectors.
 - All related work shall conform to the City of Riverside, Parks and Recreation Department's Standards.
 - Contact the Parks Project Inspector a minimum of 48 hours in advance at 787-7223 to schedule inspections. Inspections shall be required:
 - When plant locations have been spotted in the field prior to digging plant pits.
 - While digging plant pits and planting/relocating trees.
 - After planting and all other indicated or specified work has been completed for start of maintenance.
 - At the end of maintenance/final acceptance (contractor/developer will be released from maintenance only upon receipt of written notification from the city that the Parks and Recreation Department is assuming maintenance responsibilities).
 - The Contractor/Developer shall maintain all planting a minimum period of one (1) year.
 - Street Trees planting shall be as follows:

Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Req.
a. Jackson St.	<i>Podocarpus / Fern</i>	15 Gal.	45'	10
b. Copley Ln.	Liquidambar / American Sweetgum	15 Gal.	45'	19
c. Marisa Ct.	Liquidambar / American Sweetgum	15 Gal.	45'	19
d. Felix Ct.	Platanus / London Acerifolia / Plane	15 Gal.	45'	17
e. Lincoln Ave	See reverse frontage landscaping plan # PC 1959- Prepared by MGK Group (714) 637-4290			
 - Parks 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.
 - All traffic signs shall be installed prior to opening the streets to traffic.
 - Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
 - The contractor shall call in a location request to Underground Service Alert (USA) Phone No. 1-800-422-4133, two working days before digging. No construction permit will be issued by the Public Works Department involving excavation for underground facilities unless the applicant has been provided an inquiry identification number by the USA.
- *Other: Place 12" x 6" x 12" tan slumpstone pilasters every 2.40' on the property line wall beginning and ending at wall ends at each point where wall changes planes.



DETAIL A
(retaining wall at back of walk and retaining garden wall)

TRACT NO. 21421
STREET IMPROVEMENT PLANS



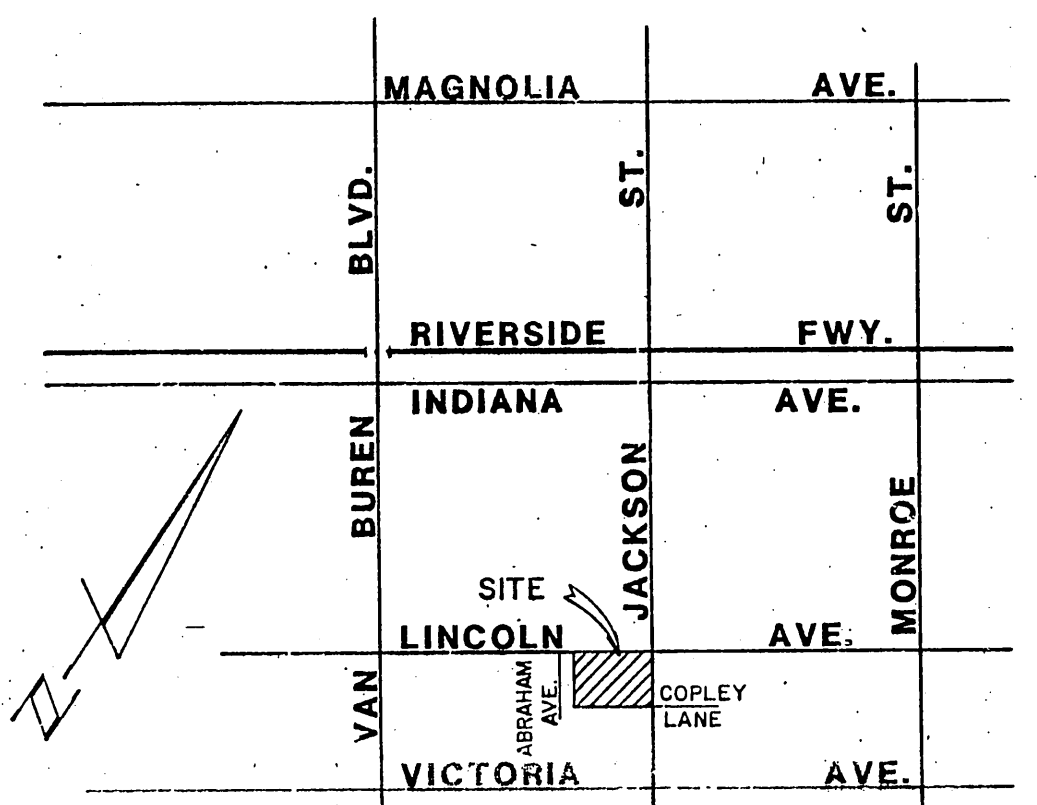
DETAIL B
(garden block wall per Riverside city std. No. 704)

DETAIL B CONSTRUCTION NOTES

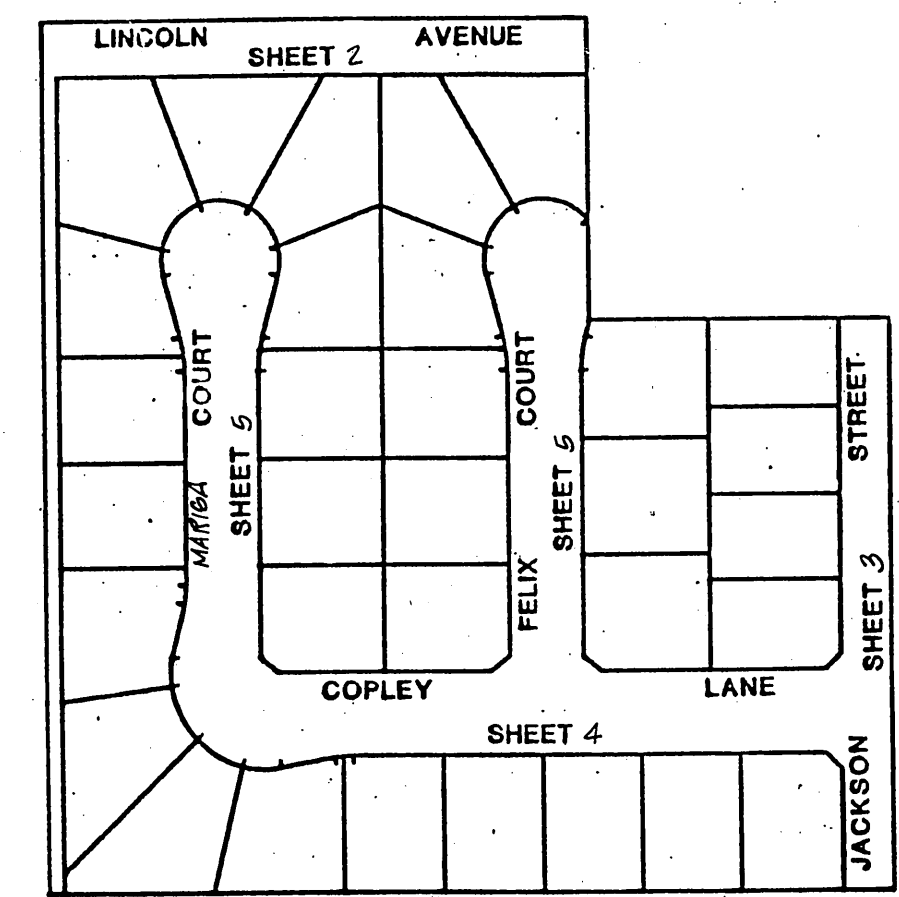
- Wall height, 3'0" max. front setback area; 6'0" max. side and rear area.
- Grout all cells containing reinforcing steel.
- Construction shall be of the best quality workmanship and all walls shall be laid true and plumb.
- Footing concrete shall be a 6-sack mix with a 28-day strength of 3,250 psi. Max. aggregate size 1 1/2", with 5" slump. (Green Book Concrete Class 560-C-3250)
- Reinforcing steel shall be deformed conforming to Uniform Building Code Standards, Section 2607, A.S.T.M. Specifications A615-75, or "Green Book" Section 201-2.2.
- Mortar joints shall be appropriate to the block, 3/8" or 1/2", 3/8" min. Mortar shall be freshly prepared and uniformly mixed in ratio one part cement, 1/4 part lime putty, 3 1/2 parts sand, and shall conform to A.S.T.M. Specs. 476-71, Uniform Building Code Sec. 2403, Type M Mortar (1976), or "Green Book" Specs. Type F Mortar, Sec. 202-2.1.2.
- Grout shall be of fluid consistency and mixed in a ratio of one part cement, 3 parts sand; or one part cement, 2 parts sand, 2 parts pea gravel. Aggregate shall conform to A.S.T.M. Specs. C 144-70; grout shall conform to A.S.T.M. C 404-70 (1975); Uniform Building Code Section 2043, or "Green Book" Section 202.2.1.2.
- Footing width design for walls 4' to 6' in height is based upon 2,000 lbs. sq. ft. allowable soil pressure. Footing width must be designed by a Registered Civil Engineer where required by special soil conditions.
- Splices in horizontal reinforcing bars shall be lapped 40 diameters and wired together.
- No. 3 reinforcing steel is 3/8" dia., No. 4 is 1/2" dia.
- Concrete blocks for walls shown on plans to be approved by the City shall be in a style as approved by the Planning Department and conform to Grade N-1, A.S.T.M. C 90 Specs., latest edition; Uniform Building Code Section 2403; or "Green Book" Specs., Section 202-2.1.1.
- Two (2) bars with splice is optional; can use on (1) continuous bar for reinforcement. Bars shall be centered in cells.
- The near bottom edge of the footing shall be 3' from the face of a fill slope. See Typical Location-Detail above.
- Green Book references refer to "Standard Specifications for Public Works Construction," latest edition.

INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2	LINCOLN AVENUE
3	JACKSON STREET
4	COPLEY LANE
5	MARISA COURT & FELIX COURT



VICINITY MAP
N.T.S.



INDEX MAP
N.T.S.



ADKAN ENGINEERS
civil engineering • planning • surveying
8889 AIRPORT DRIVE - SUITE 302
RIVERSIDE, CALIFORNIA 92504
TELEPHONE (951) 518-0241
JOURN. MARIANA R.C.E. NO. 33751

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: *LB* DRAWN BY: *LD/DC* CHECKED BY: *LB*

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	4-3-87	<i>W.D.</i>
TRAFFIC DIVISION	4-2-87	<i>W.D.</i>
PLANNING	4/17/87	<i>W.D.</i>

DATE: 4/17/87

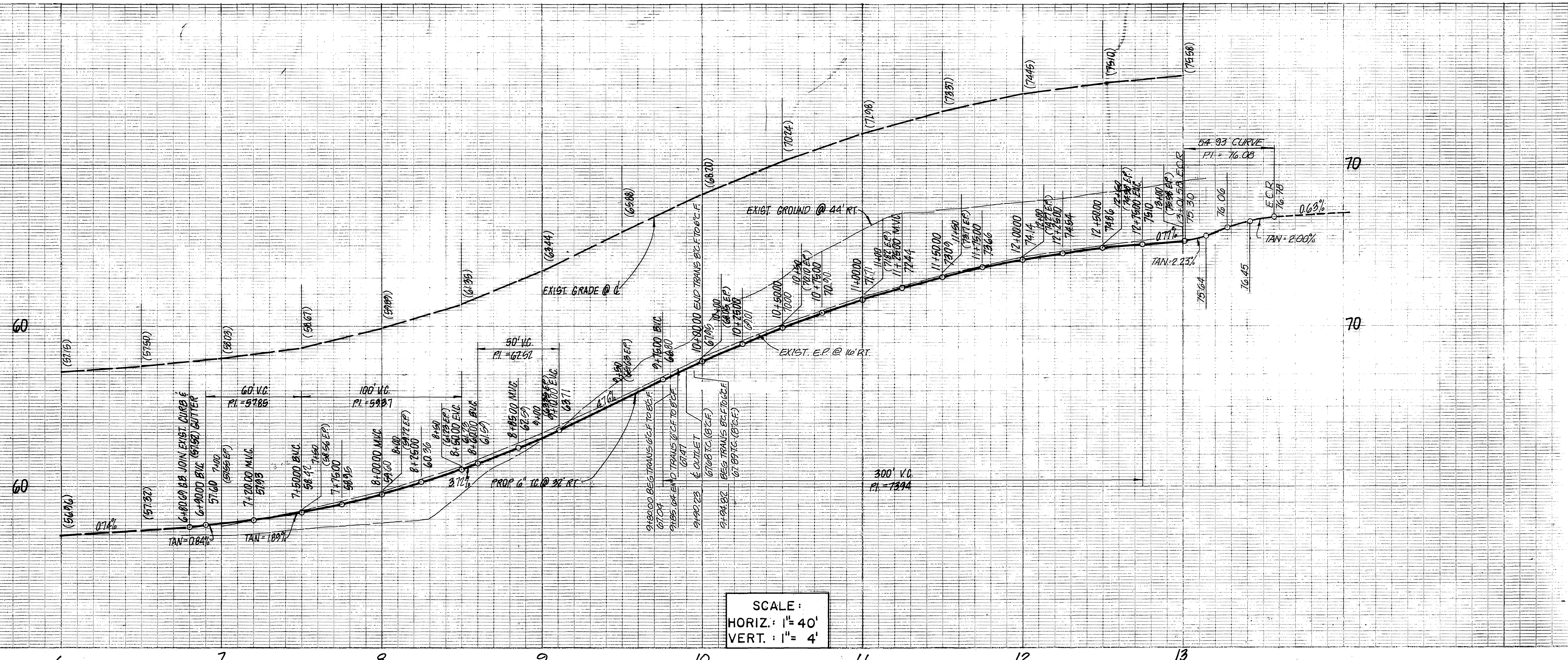
ACCOUNT NO.	INDEXED BY
R-2829	CP

STREET IMPROVEMENT PLAN
TRACT 21421
TITLE SHEET

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

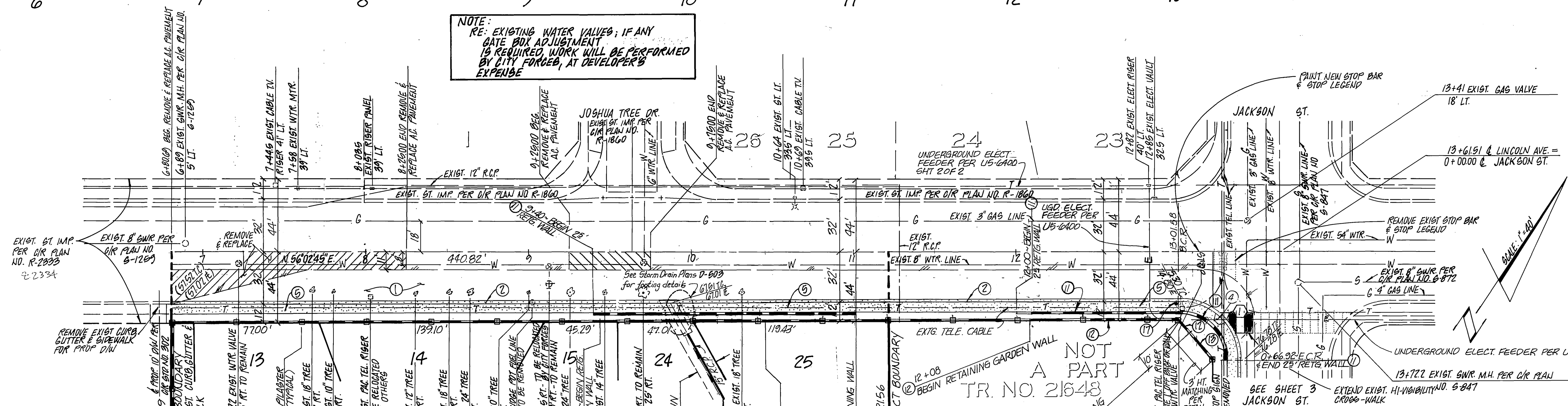
J.N. 2784

BENCH MARK
 CITY OF RIVERSIDE BENCH MARK NO. F5-H;
 C/R FB 639/33 PK NAIL AND CITY ENGINEER
 TAG IN RIVERSIDE WATER COMPANY HEADWALL
 ON WESTERLY SIDE OF MONROE STREET
 NORTHERLY OF LINCOLN AVE.
 ELEV: 845.599



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

NOTE:
 RE: EXISTING WATER VALVES; IF ANY
 GATE BOX ADJUSTMENT
 IS REQUIRED, WORK WILL BE PERFORMED
 BY CITY FORGED, AT DEVELOPER'S
 EXPENSE

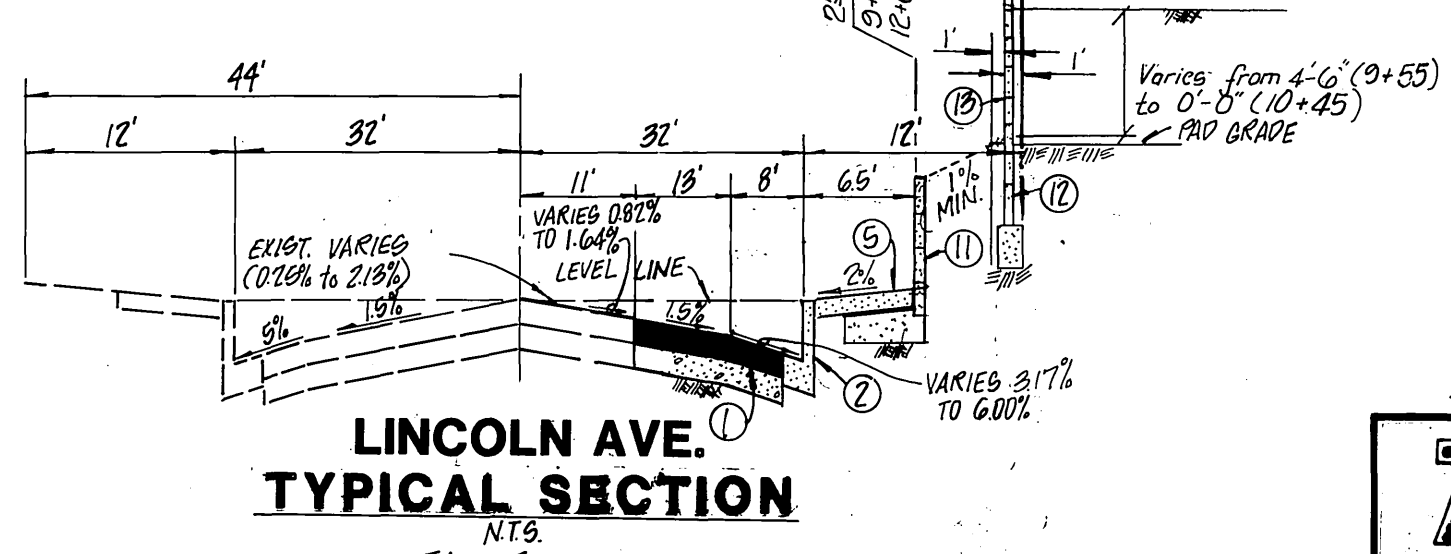


CONSTRUCTION NOTES & QUANTITIES

- 1 Construct 2 1/2" AC Paving over 5" Agg Base per S.R. 1334, R=61... 9,340 LF
- 2 Construct 6" Curb and Gutter per Std. No. 200... 640 LF
- 3 Construct 6" Cross Gutter per Std. No. 220... N/A
- 4 Construct Wheelchair Ramp per Std. No. 304... 1 EA
- 5 Construct 6" Sidewalk per Std. No. 325... 3,990 SF
- 6 Construct Modified Curb Inlet per Std. No. 410... N/A
- 7 Install 1-15" RCP... N/A
- 8 Install 1-18" RCP... 1 EA
- 9 Plant Street Trees per Sheet No. 1... N/A
- 10 Retaining Wall per Detail A on Sheet No. 1... 300 LF
- 11 Garden Retaining Wall per Detail A on Sheet No. 1... 205 LF
- 12 Garden Wall per Detail B on Sheet No. 1... 380 LF
- 13 Remove Existing Trees... 10 EA
- 14 Install "Not A Through Street" Sign #W53A, per Std. No. 666... N/A
- 15 Install R1 30" Octagonal Stop Sign per Std. No. 662-A... 1 EA
- 16 Install Street Name Sign per Std. No. 662-A... N/A

CURVE DATA

#	A	R	L	T
1	89'55.39"	35.00	54.93'	34.96'



LINCOLN AVENUE

SOUTHERN CALIFORNIA GAS CO.
 OR McLawrence 9-17-86
 APPROVED

GAGE CANAL CO.
 APPROVED BY:
 John M. Hosking 12-23-1986
 GENERAL MANAGER DATE



ADKAN ENGINEERS
 civil engineering • planning • surveying
 6889 AIRPORT DRIVE - SUITE 302
 RIVERSIDE, CALIFORNIA 92504
 TELEPHONE (951) 688-0241
 DATE 8-25-86

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
 DATE: 4-17-87

APPROVED BY: [Signature]
 DATE: 4-17-87

STREET IMPROVEMENT PLAN
 TRACT 21421
 LINCOLN AVENUE

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

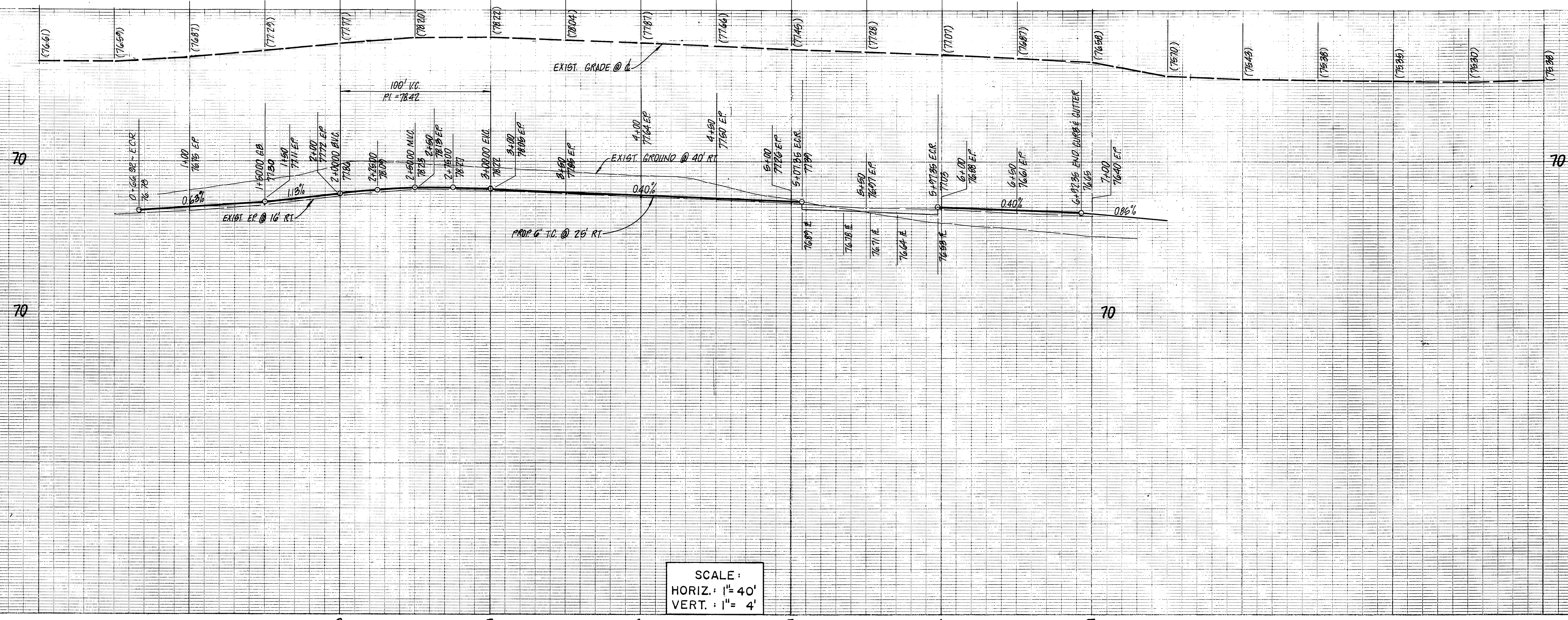
INDEXED BY: CP
 ACCOUNT NO. R-2829
 SHEET 2 OF 5
 J.N. 2784

PACIFIC BELL
 APPROVED BY: [Signature] DATE: 9/17/84

CITY OF RIVERSIDE WATER DEPT.
 APPROVED BY: [Signature] DATE: 12-2-86

CITY OF RIVERSIDE ELECTRICAL DEPT.
 APPROVED BY: [Signature] DATE: 9/18/86

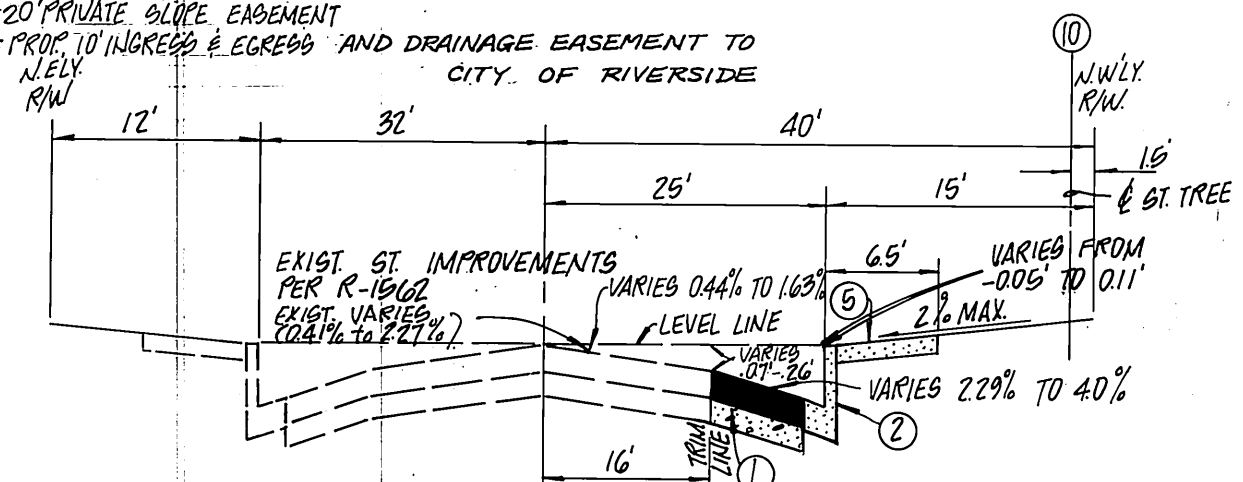
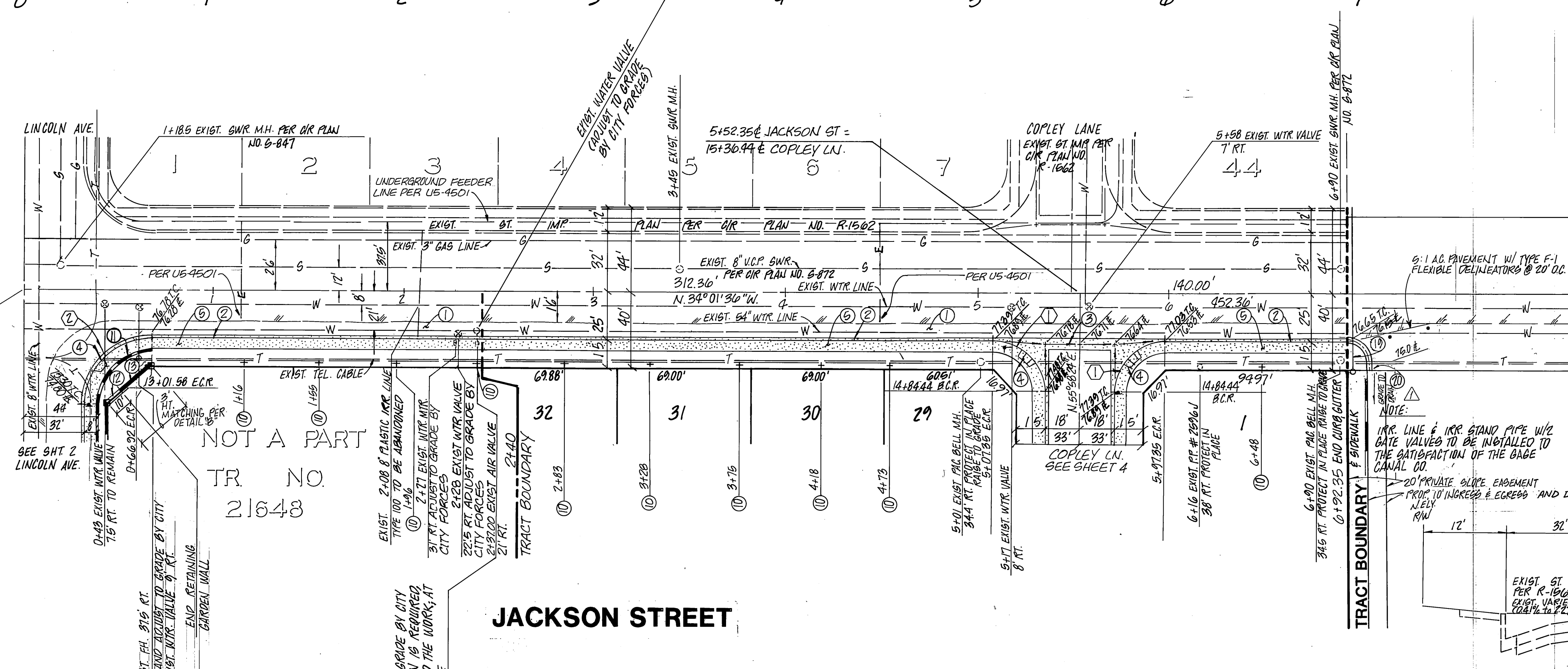
BENCH MARK
 CITY OF RIVERSIDE BENCH MARK NO. FS-11;
 C/R FB 839/33 PM MAIL AND CITY ENGINEER
 TAG IN RIVERSIDE WATER COMPANY HEADFALL
 ON WESTERN SIDE OF HOWARD STREET
 NORTHERLY OF LINCOLN AVE.
 ELEV. 845.599



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

CONSTRUCTION NOTES & QUANTITIES

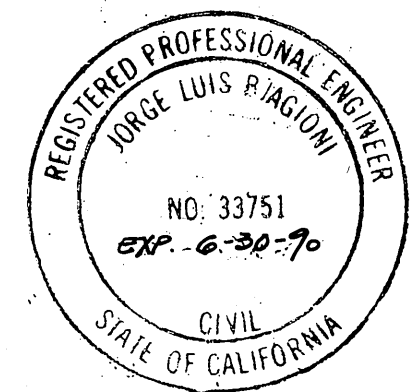
- 1 Construct 2 1/2" AC Paving over 4 1/2" Agg Base per S.R. 1334 R=61... 5,700 SF
- 2 Construct 6" Curb and Gutter per Std. No. 200... 543 LF
- 3 Construct 6" Cross Gutter per Std. No. 220... 621 SF
- 4 Construct Wheelchair Ramp per Std. No. 304... 2 EA
- 5 Construct 6" Sidewalk per Std. No. 325... 3,770 SF
- 6 Construct Modified Curb Inlet per Std No. 410... N/A
- 7 Install 1-15" RCP... N/A
- 8 Install 1-18" RCP... N/A
- 9 Plant Street Trees per Sheet No. 1... 6 EA
- 10 Retaining Wall per Detail A on Sheet No. 1... N/A
- 11 Garden Retaining Wall per Detail A on Sheet No. 1... N/A
- 12 Garden Wall per Detail B on Sheet No. 1... N/A
- 13 Remove Existing Trees... N/A
- 14 Install "Not A Through Street" Sign #W53A per Std No. 666... N/A
- 15 Install R1 30" Octagonal Stop Sign per Std No. 662-A... N/A
- 16 Install Street Name Sign per Std No. 662-A... N/A
- 17 Install irrigation line and irrigation stand pipe with 2 gate valves... Per Gage Canal specifications
- 18 Construct 2" wide x 2 1/2" thick A.C. drainage apron



**JACKSON STREET
 TYPICAL SECTION**

CURVE DATA

#	Δ	R	L	T
1	90°00'00"	2100'	4241'	
2	89°55'39"	35.00	54.93'	34.26'



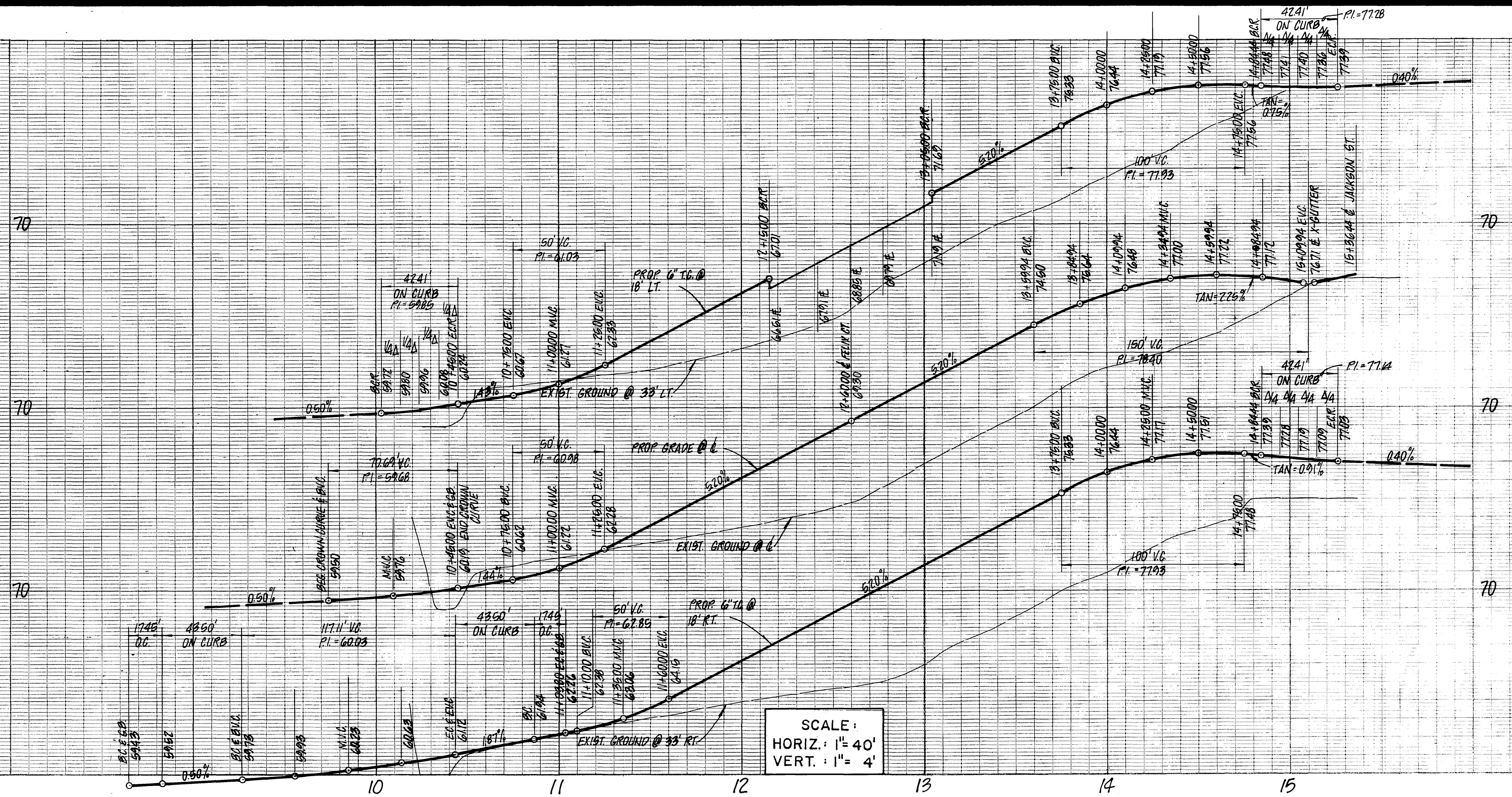
SOUTHERN CALIFORNIA GAS CO. APPROVED BY: <i>Oliver M. Swann</i> 9-17-86 PACIFIC BELL APPROVED BY: <i>Bruce A. Rogovin</i> 9/17/86	GAGE CANAL CO. APPROVED BY: <i>John M. Staebing</i> 12-23-1986 CITY OF RIVERSIDE WATER DEPT. APPROVED BY: <i>David V. Davis</i> 11-2-86	CITY OF RIVERSIDE ELECTRICAL DEPT. APPROVED BY: <i>John M. Swann</i> 9/17/86
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ADKAN ENGINEERS
 civil engineering • planning • surveying
 8849 AIRPORT DRIVE - SUITE 302
 RIVERSIDE, CALIFORNIA 92504
 TELEPHONE (714) 948-0241
 DATE: 1-25-87

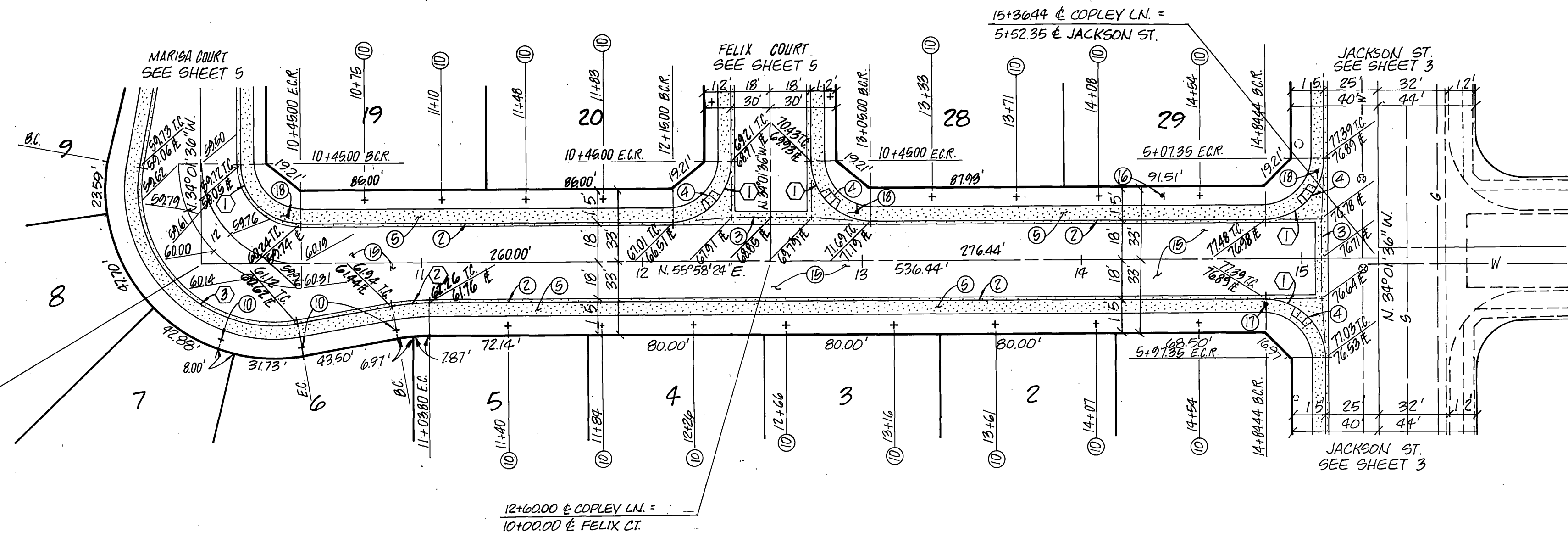
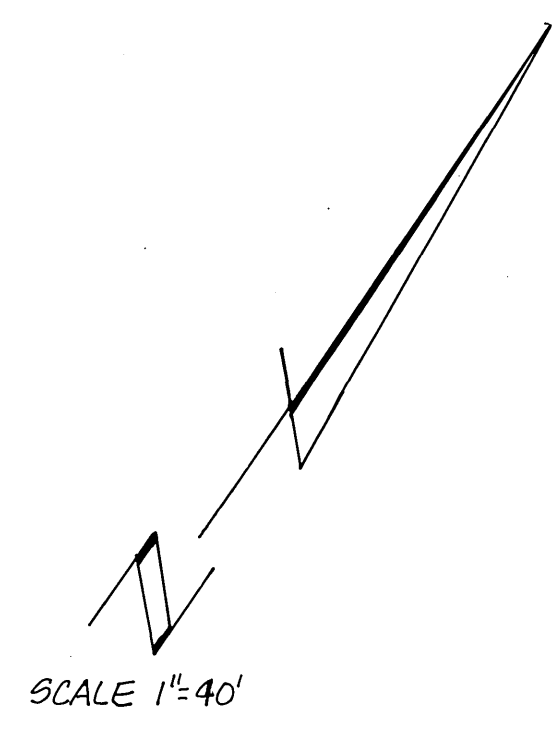
**CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT**
 APPROVED BY: *John M. Swann* 4-17-87
 PRINCIPAL ENGINEER
 DATE: 4-17-87
 APPROVED BY: *John M. Swann* 4-17-87
 PUBLIC WORKS DIRECTOR
 DATE: 4-17-87

STREET IMPROVEMENT PLAN
TRACT 21421
JACKSON STREET
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'
 ACCOUNT NO. R-2829
 SHEET 3 of 5
 J.N. 2784

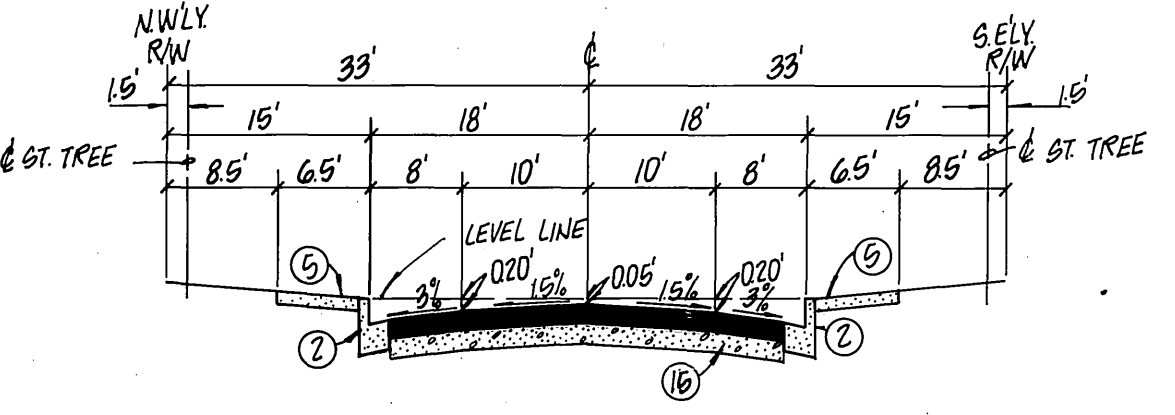
BENCH MARK
 CITY OF RIVERSIDE BENCH MARK NO. FS-H;
 C/R FB 839/33 PK NAIL AND CITY ENGINEER
 TAG IN RIVERSIDE WATER COMPANY HEADWALL
 ON WESTERLY SIDE OF MONROE STREET
 NORTHERLY OF LINCOLN AVE.
 ELEV: 845.599



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



COPLEY LANE



**COPLEY LANE
 TYPICAL SECTION**
 NT5
 11-9

STATION	Δ	R	L	T
10+00.00	90°00'00"	27.00'	42.41'	27.00'
10+10.00	10°00'00"	100.00'	17.45'	8.75'
10+20.00	110°00'00"	61.00'	117.11'	87.72'

CONSTRUCTION NOTES & QUANTITIES

1	Construct 6" Curb and Gutter per Std. No. 200.....	1,035 LF
2	Construct 6" Cross Gutter per Std. No. 220.....	N/A
3	Construct Wheelchair Ramp per Std. No. 304.....	N/A
4	Construct 6' Sidewalk per Std. No. 325.....	6,210 SF
5	Construct Modified Curb Inlet per Std. No. 410.....	N/A
6	Install 1-15" RCP.....	N/A
7	Install 1-18" RCP.....	N/A
8	Plant Street Trees per Sheet No. 1.....	19 EA
9	Retaining Wall per Detail A on Sheet No. 1.....	N/A
10	Garden Retaining Wall per Detail A on Sheet No. 1.....	N/A
11	Garden Wall per Detail B on Sheet No. 1.....	N/A
12	Remove Existing Trees.....	N/A
13	Construct 2 1/2" AC Paving over 4" Agg Base per S.R. 1334.....	19,830 SF
14	Install "Not A Through Street" Sign #W53A per Std. No. 665.....	1 EA
15	Install R1 30" Octagonal Stop Sign per Std. No. 662-A.....	1 EA
16	Install Street Name Sign per Std. No. 662-A.....	2 EA



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 8849 AIRPORT DRIVE - SUITE 302
 RIVERSIDE, CALIFORNIA 92504
 TELEPHONE (951) 749-0241

NO.	REVISIONS	DATE
1	Added Paving Sections SR1334	4/17/87

**CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT**

APPROVED BY: *William D. Gardner*
 DATE: 4/17/87

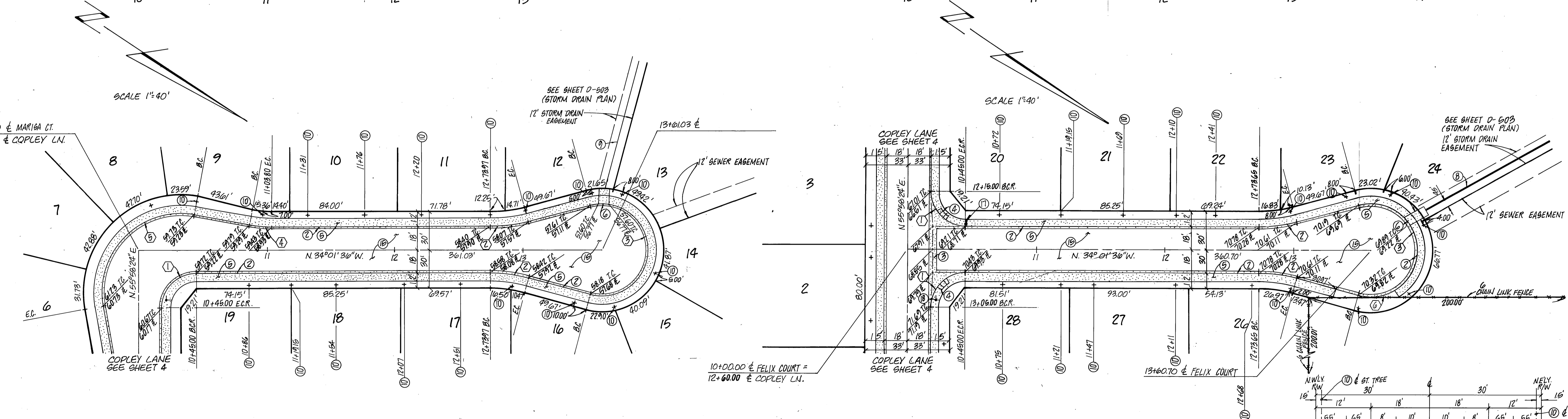
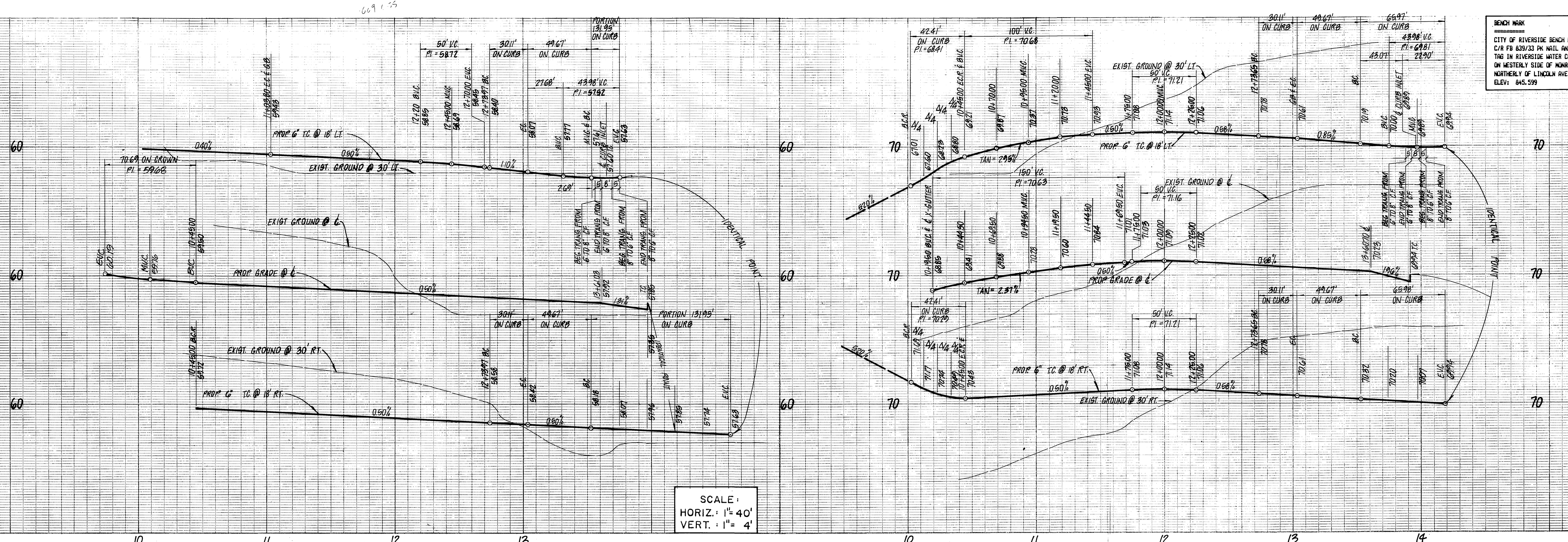
PRINCIPAL ENGINEER: *William D. Gardner*
 PARK DEPARTMENT: *William D. Gardner*
 TRAFFIC DIVISION: *William D. Gardner*
 CHIEF P.W. ENGINEER: *William D. Gardner*

STREET IMPROVEMENT PLAN
TRACT 21421
COPLEY LANE

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

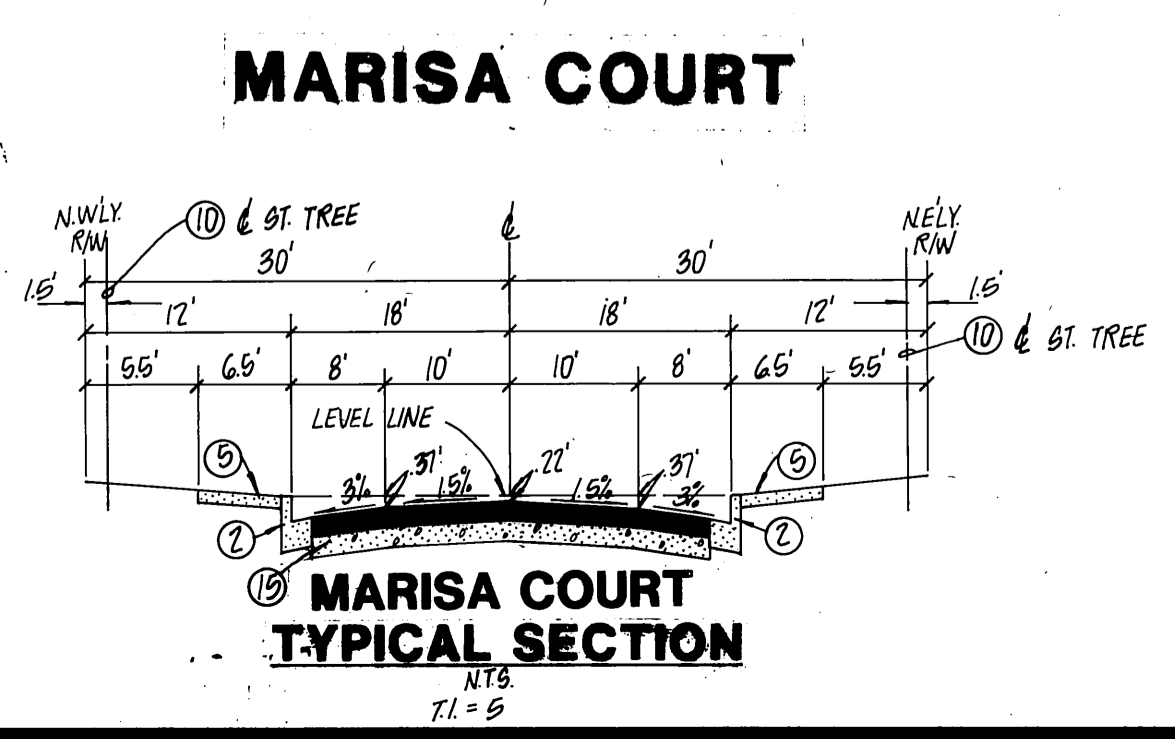
INDEXED BY CD
 ACCOUNT NO. R-2820
 SHEET 4 of 5
 J.N. 2784

BENCH MARK
 CITY OF RIVERSIDE BENCH MARK NO. F5-H1
 C/R FB 839/33 PK NAIL AND CITY ENGINEER
 TAG IN RIVERSIDE WATER COMPANY HEADWALL
 ON WESTERLY SIDE OF HOWARD STREET
 NORTHERLY OF LINCOLN AVE.
 ELEV: 845.599



CONSTRUCTION NOTES & QUANTITIES

1	Construct 6" Curb and Gutter per Std. No. 200.....	1,617 LF
2	Construct 6" Cross Gutter per Std. No. 220.....	621 SF
3	Construct Wheelchair Ramp per Std. No. 304.....	2 EA
4	Construct 6" Sidewalk per Std. No. 325.....	9,384 SF
5	Construct Modified Curb Inlet per Std. No. 410.....	2 EA
6	Install 1-15" RCP.....	180 LF
7	Install 1-18" RCP.....	275 LF
8	Plant Street Trees per Sheet No. 1.....	35 EA
9	Retaining Wall per Detail A on Sheet No. 1.....	N/A
10	Garden Retaining Wall per Detail B on Sheet No. 1.....	N/A
11	Remove Existing Trees.....	N/A
12	Construct 2 1/2" AC Paving over 4" Agg Base per SR 1334.....	20,670 EA
13	Install "Not A Through Street" Sign #W53A per Std. No. 666.....	N/A
14	Install R1 30" Octagonal Stop Sign per Std. No. 662-A.....	N/A
15	Install Street Name Sign per Std. No. 662-A.....	1 EA

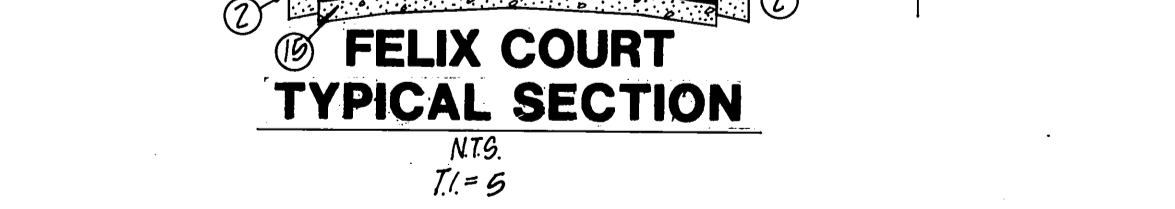


CURVE DATA

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2	15°00'00"	11600'	3011'	1914'
3	210°00'00"	3600'	13196'	874'
4	10°00'00"	10000'	1745'	874'
5	110°00'00"	6100'	11711'	87.12'
6	40°29'47"	3600'	2916'	1843'



FELIX COURT



ADKAN ENGINEERS
 civil engineering • planning • surveying
 6888 AIRPORT DRIVE - SUITE 302
 RIVERSIDE, CALIFORNIA 92504
 TELEPHONE (951) 887-0241
 FAX (951) 887-0241
 JORGE BIAGONI P.E. NO. 33751

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: DATE BY: APPROVED BY: DATE BY:
 PRINCIPAL ENGINEER: 4-3-87: [Signature]
 PARK DEPARTMENT: 12-7-87: [Signature]
 TRAFFIC DIVISION: 4-27-87: [Signature]
 CHIEF P. W. ENGINEER: 4/17/87: [Signature]

DESIGNED BY: 16 - DRAWN BY: [Signature] CHECKED BY: [Signature]

STREET IMPROVEMENT PLAN

TRACT 21421
MARISA COURT
FELIX COURT

INDEXED BY CD
 ACCOUNT NO. R-2829
 SHEET 5 of 5
 J.N. 2784

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