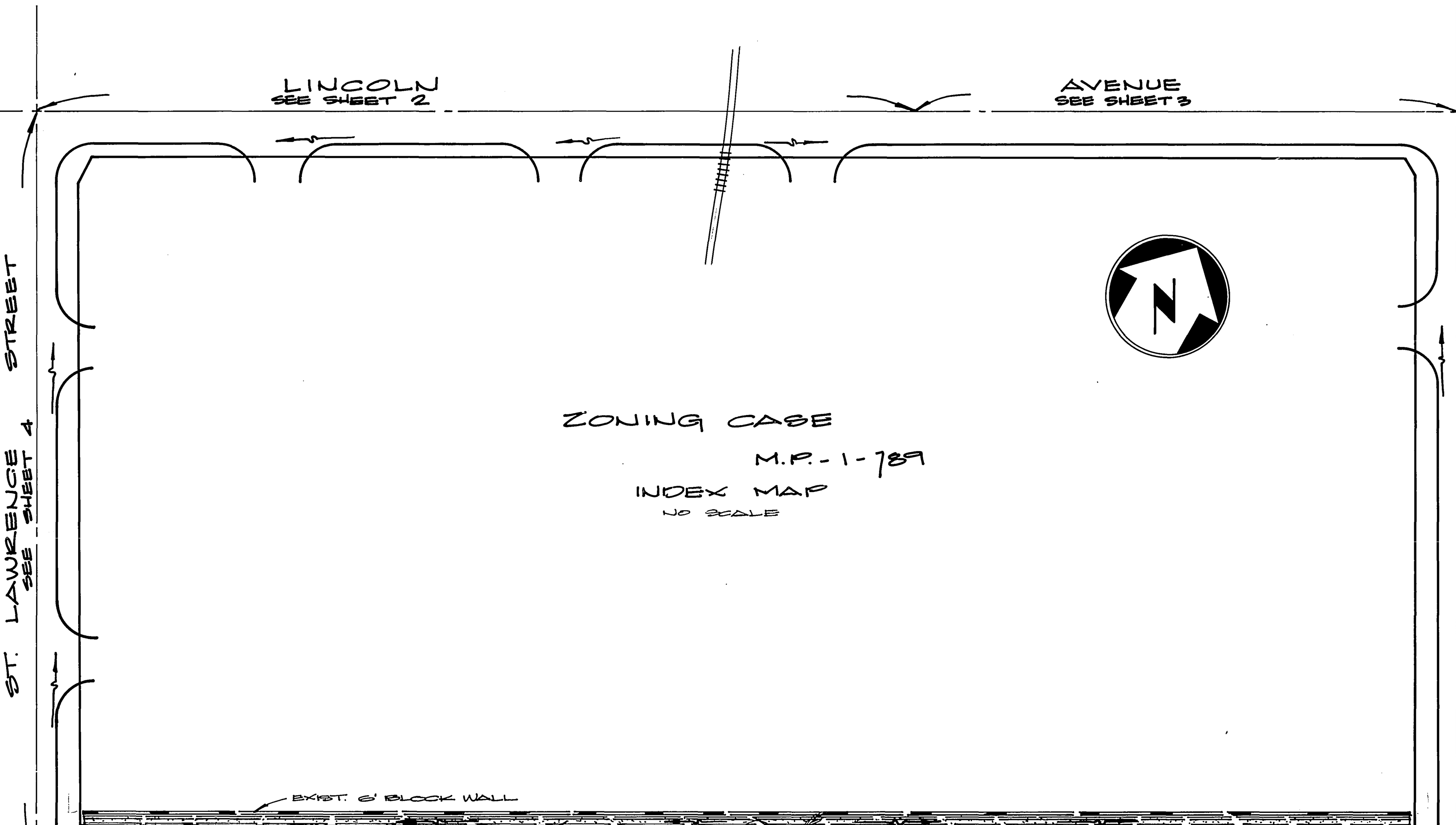
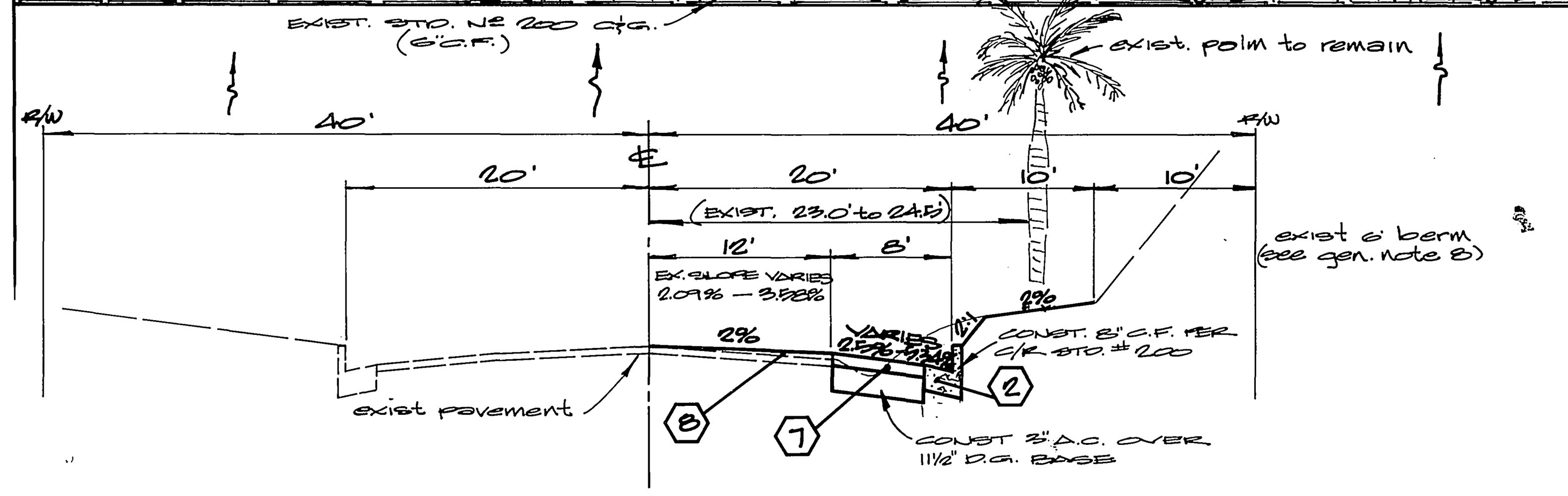
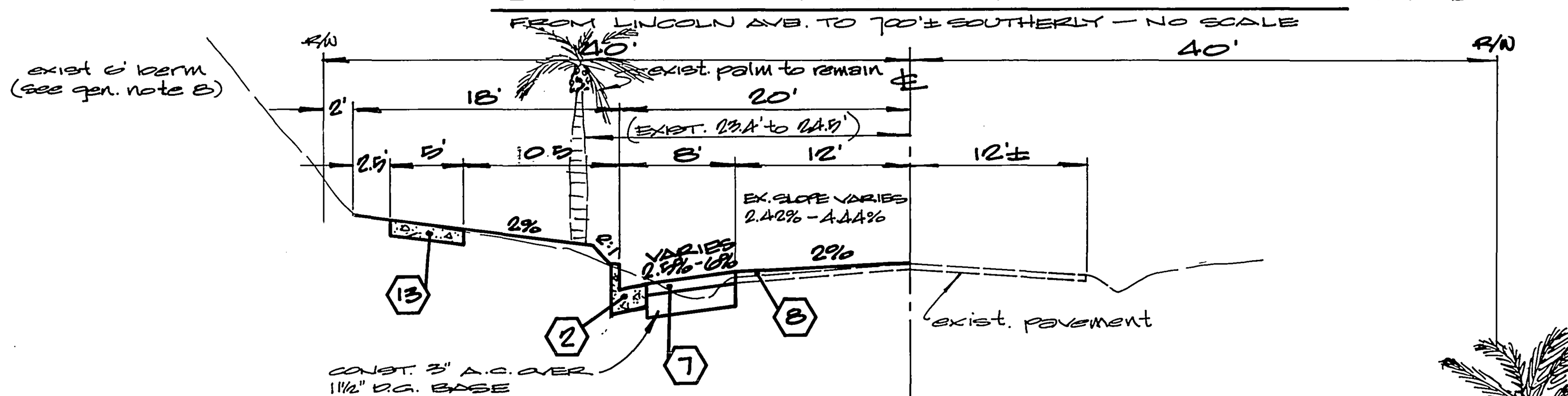


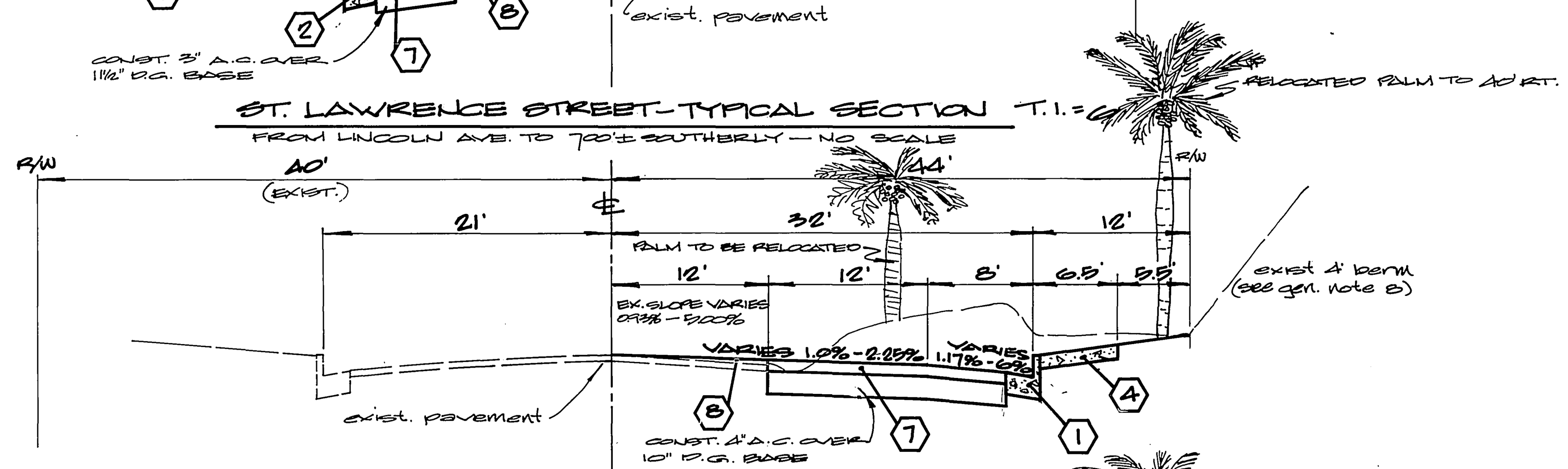
ZONING CASE
M.P.-1-789
INDEX MAP
NO SCALE



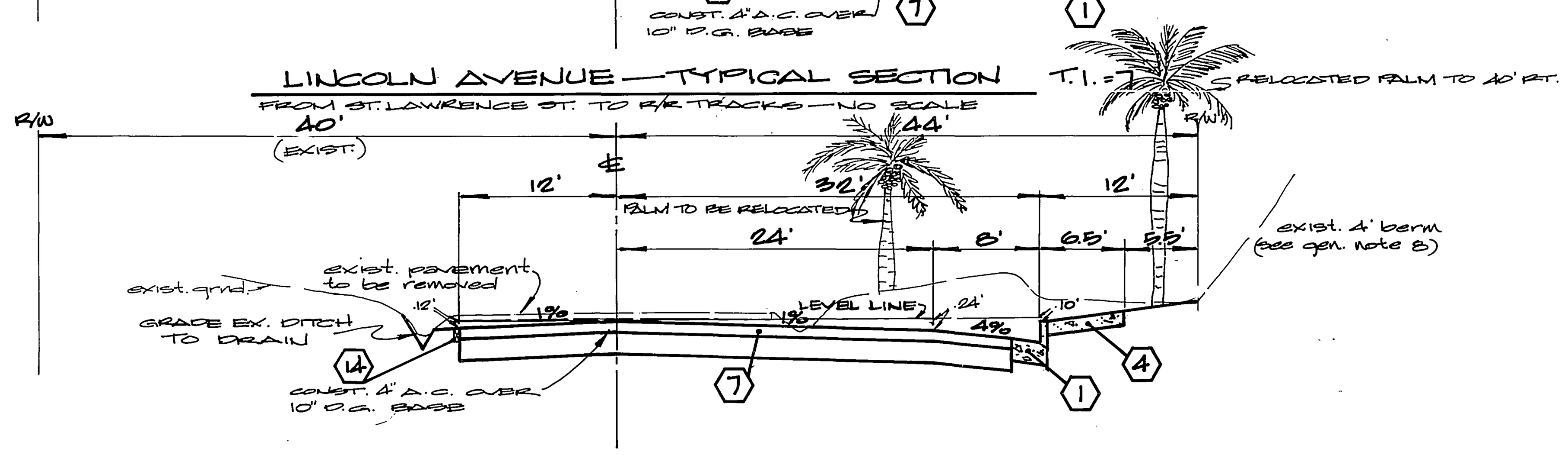
JEFFERSON STREET—TYPICAL SECTION T.I.=6
FROM LINCOLN AVE. TO 700'± SOUTHERLY — NO SCALE



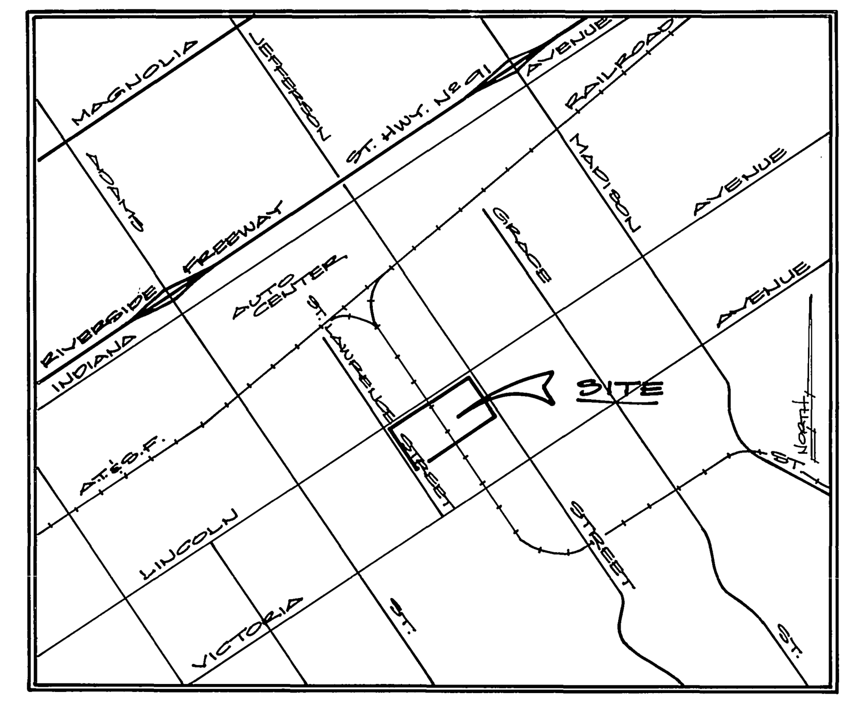
ST. LAWRENCE STREET-TYPICAL SECTION T.I.=6
FROM LINCOLN AVE. TO 700'± SOUTHERLY — NO SCALE



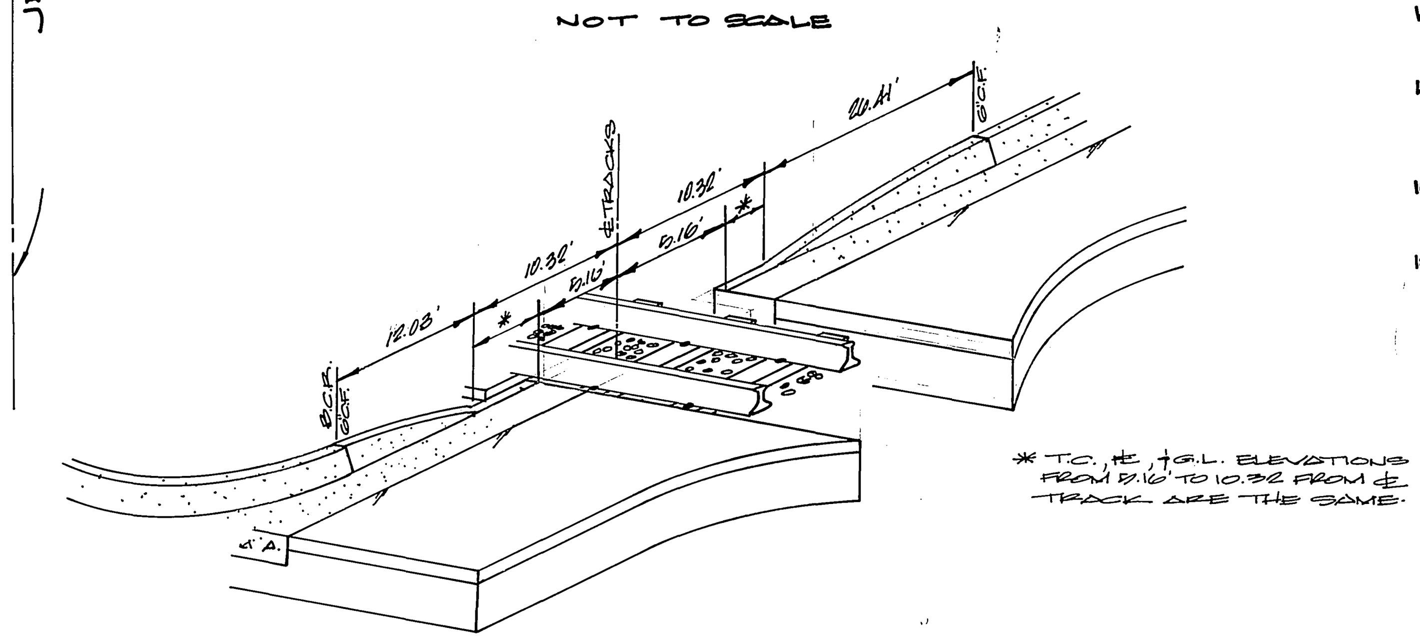
LINCOLN AVENUE—TYPICAL SECTION T.I.=7
FROM ST. LAWRENCE ST. TO R/R TRACKS—NO SCALE



LINCOLN AVENUE – TYPICAL SECTION T.I. = 7
FROM R/R TRACKS TO JEFFERSON ST. – NO SCALE

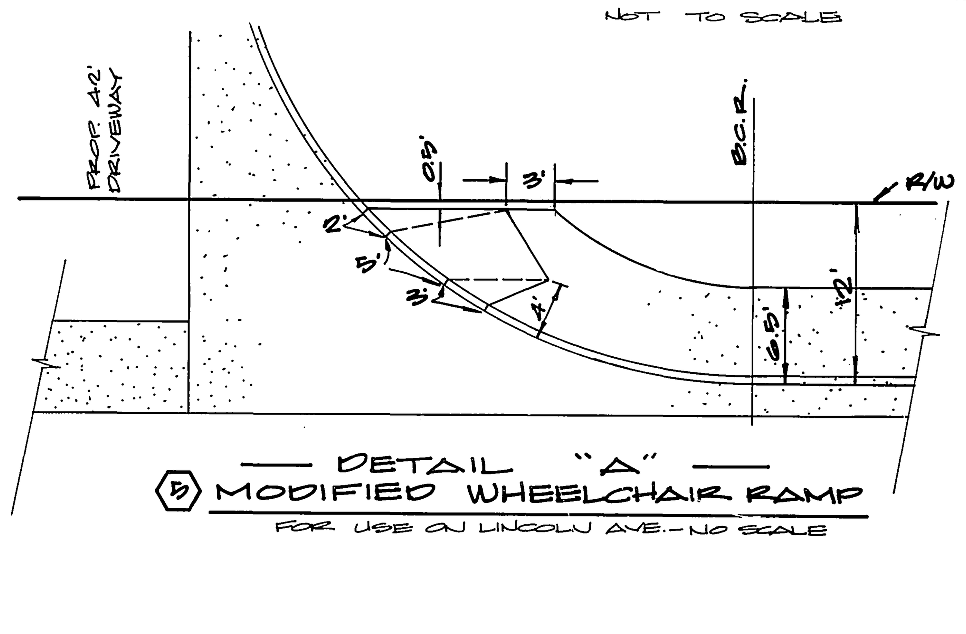


LOCATION MAP
NOT TO SCALE

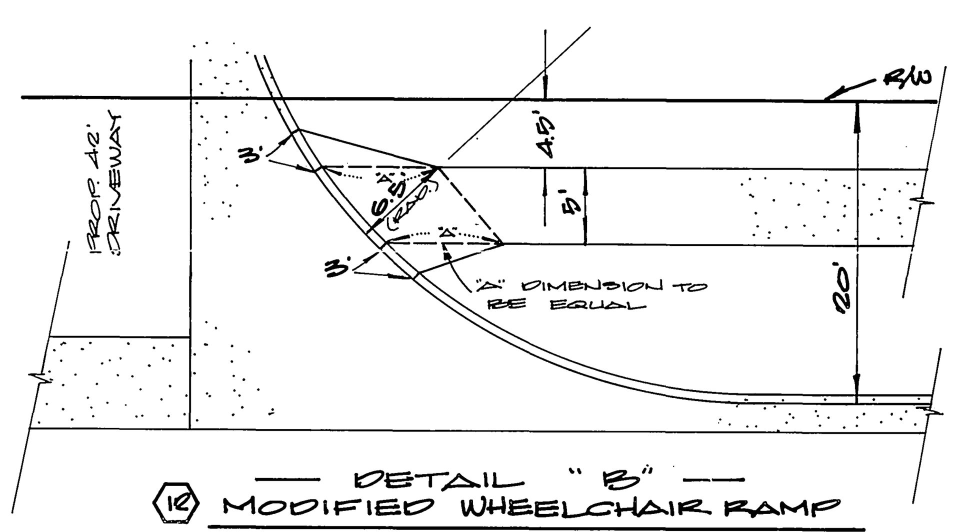


* T.C., FL, & G.L. ELEVATIONS FROM 5.16' TO 10.32' FROM ℄ TRACK ARE THE SAME.

RAILROAD CROSSING DETAIL
NOT TO SCALE



— DETAIL "A" —
(5) MODIFIED WHEELCHAIR RAMP
FOR USE ON LINCOLN AVE.—NO SCALE



— DETAIL "B" —
(12) MODIFIED WHEELCHAIR RAMP
FOR USE ON ST. LAWRENCE ST.—NO SCALE

GENERAL NOTES

1. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR 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.
2. 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.
3. 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.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE, DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1976 EDITION.
5. CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS. (SEE NOTE Nº 9)
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. CONTACT THE PARK AND RECREATION DEPT., DESIGN SECTION, AT 787-7598 24 HOURS PRIOR TO RELOCATION OF TREES.
8. SEE LANDSCAPING AND SPRINKLER SYSTEM PLANS FOR EARTH BERMS ON ST. LAWRENCE, LINCOLN, & JEFFERSON
9. 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
10. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS
11. 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. 787-7611
12. ALL PALM TREES SHALL REMAIN IN PLACE AND SHALL BE PROTECTED DURING CONSTRUCTION UNLESS SHOWN OTHERWISE.
13. SEE C/R STREET LIGHTING PLAN # LD-13692

STREET NAME & TRAFFIC SIGN SCHEDULE		
(A)	LINCOLN AVE.	8000
	ST. LAWRENCE ST.	2800
(B)	R1 (STOP SIGN) 30" OCTAGON	

CONSTRUCTION NOTES

(1) CONST. P.C.C. CURB AND GUTTER PER CITY OF RIVERSIDE STD. Nº 200 (6"C.F.).
(2) CONST. P.C.C. CURB AND GUTTER PER CITY OF RIVERSIDE STD. Nº 200 (8"C.F.).
(3) CONST. P.C.C. CROSS-GUTTER PER CITY OF RIVERSIDE STD. Nº 220.
(4) CONST. CURB P.C.C. SIDEWALK PER CITY OF RIVERSIDE STD. Nº 325.
(5) CONST. WHEELCHAIR RAMP PER DETAIL "A" ON THIS SHEET.
(6) CONST. WHEELCHAIR RAMP AT M.O.C. PER CITY OF RIVERSIDE STD. Nº 304.
(7) CONST. STRUCTURAL SECTION PER TYPICAL SECTIONS ON THIS SHEET. PER S.R. Nº 991.
(8) OVERLAY EXISTING PAVEMENT AS SHOWN AND AS DIRECTED IN FIELD.
(9) CONST. 4" A.C. PAVEMENT OVER 6" D.G. BASE DRIVEWAY.
(10) CONST 5" P.C.C. OVER COMPACTED NATIVE DRIVEWAY.
(11) ADJUST ALL UTILITY FRAMES AND COVERS TO FINISH GRADE.
(12) CONST. WHEELCHAIR RAMP PER DETAIL "B" ON THIS SHEET.
(13) CONST. PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. Nº 325. NOTE SIDEWALK IS 4.5' FROM PROPERTY LINE.
(14) INSTALL 2"×4" REDWOOD HEADER AS SHOWN.
(R) REMOVE DATE PALMS AS NOTED. SEE GENERAL NOTE 7.
(T) TRANSPLANT ROBUSTUS PALMS TO LOCATION SHOWN BY ⚹ ON LINCOLN AVE. UNLESS OTHERWISE SHOWN.

NOTICE TO CONTRACTOR

THE EXISTANCE AND LOCATION OF ANY UNDERGROUND UTILITY LINES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL HAVE UTILITY COMPANIES FIELD LOCATE THEIR LINES.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Ernst H. Wall DATE 1/16/79
R.E. No. 9876
W.O. 78-187 FOR: REDEVELOPMENT AGENCY F.B. 1013

MARK	REVISIONS	APPR.	DATE

DESIGNED BY KLT DRAWN BY [illegible] CHECKED BY [illegible]

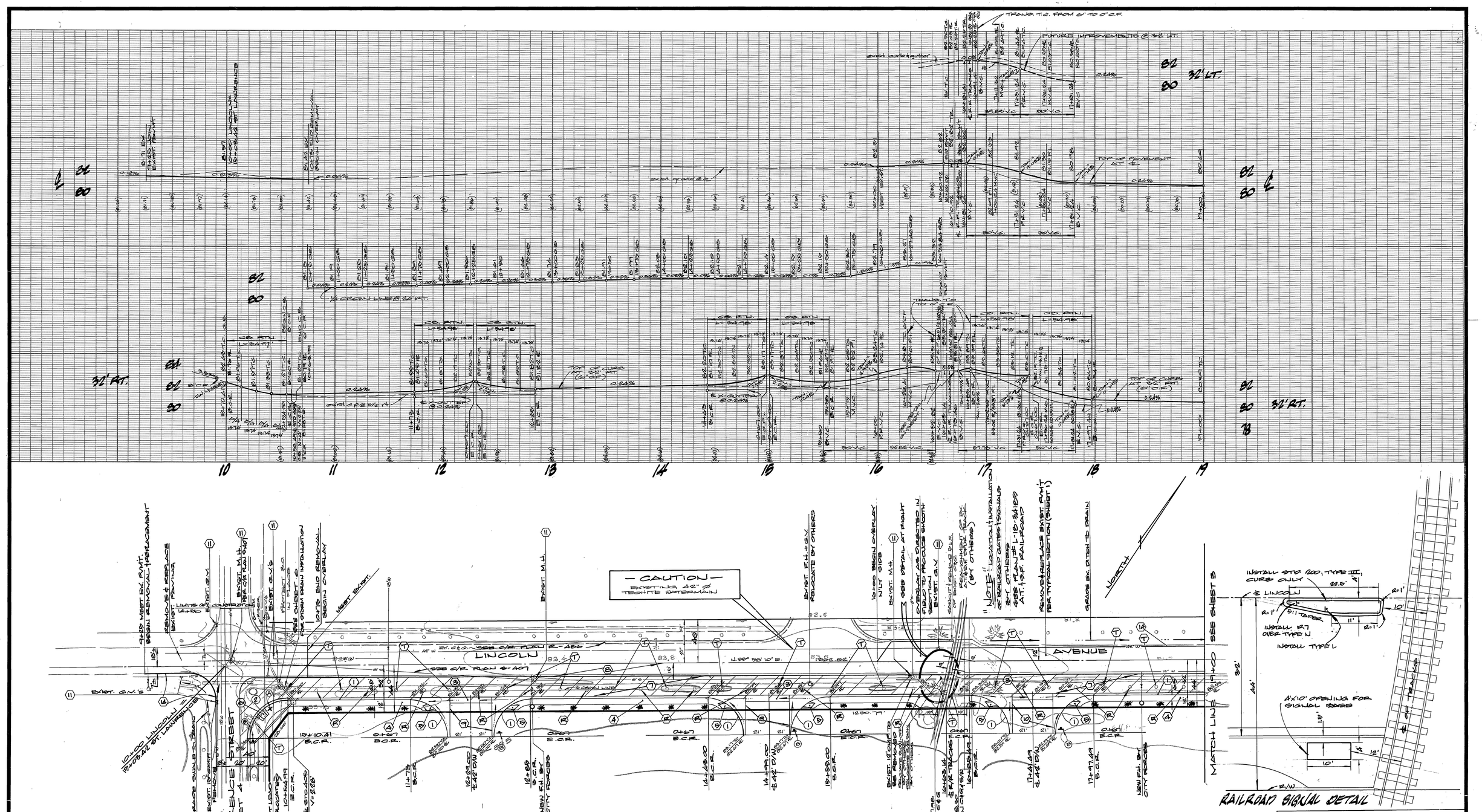
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	6/13
PARK DEPARTMENT	RDZ	2-15-79
TRAFFIC DIVISION	[illegible]	6/4/79
CHIEF PUB. WKS. ENGR.	[illegible]	6.29
FIRE DEPT.	[illegible]	3-5-79

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 6/29/79

INDEX SHEET
LINCOLN AVENUE
JEFFERSON STREET
ST. LAWRENCE STREET
FOR: ZONING CASE M.P.-1-789
SCALE: AS NOTED

INDEXED S.K.
ACCOUNT No.
DRAWING NUMBER
R-2183
SHEET 1 OF 19
78-187A



NOTE: FOR PAVEMENT STRIPING & MARKINGS CONTACT PUBLIC SERVICES DEPT. AT 787-7600 48 HRS. PRIOR TO THE COMPLETION OF STREET PAVING.

CURB RETURN DATA				
No	R	Δ	T	L
1	35.00'	90° 00' 00"	35.00'	54.98'
2	35.00'	89° 59' 30"	34.99'	54.97'

BENCH MARK

F 5-1 P.K. NAIL IN CURB RETURN AT LINCOLN STREET ENTRANCE TO MUNICIPAL CORPORATION YARD C.R.F.B. 828/68 ELEV. 882.034

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY [signature] DATE 1/16/79
R.E. No. 9876
W.O. 78-187 FOR: REDEVELOPMENT AGENCY F.B. 1013

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RLT DRAWN BY [signature] CHECKED BY [signature]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[signature]	6/13
PARK DEPARTMENT	[signature]	6/13/79
TRAFFIC DIVISION	[signature]	6/14/79
CHIEF PUB. WKS. ENGR.	[signature]	6/20
FIRE DEPT.	[signature]	6/23

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 6/29/79

INDEXED S.K.

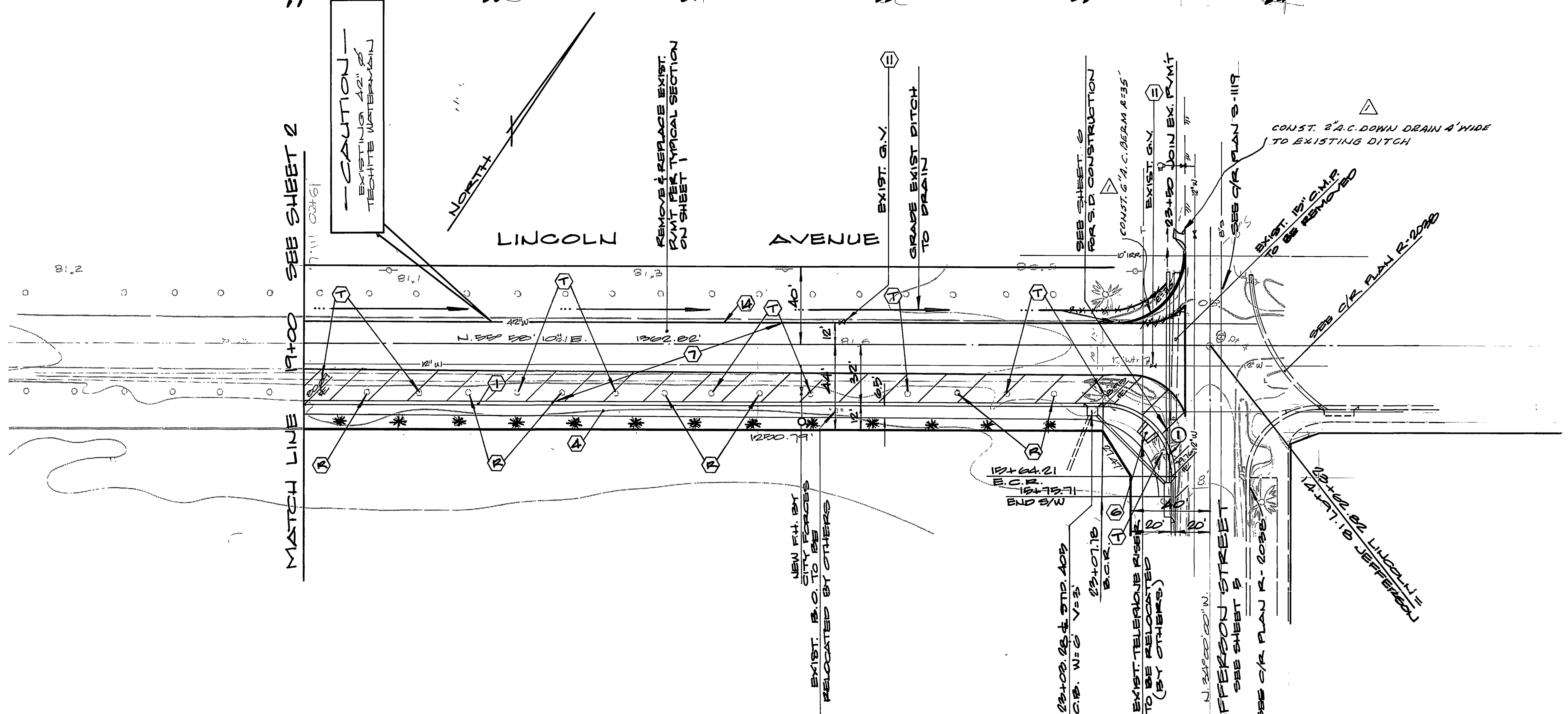
GAGE CANAL CO.
[signature] 2/5/79 date

CITY OF RIVERSIDE
DOMESTIC & IRRIGATION SYS.
FOR [signature] 4/4/79
chief utilities engineer-water date

STREET PLAN & PROFILE
LINCOLN AVENUE
ST. LAWRENCE TO 900' EASTERLY
FOR: ZONING CASE M.P.-1-789

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

ACCOUNT No.
DRAWING NUMBER
R-2183
SHEET 2 OF 6
78-187A



CURB RETURN DATA				
No	R	Δ	T	L
1	35.00'	90°01'30"	35.02'	55.00'

BENCH MARK

F.B.-1 P.K. NAIL IN CURB RETURN AT LINCOLN STREET ENTRANCE TO MUNICIPAL CORPORATION YARD C.R.F.B. 838/68 ELEV. 882.034

PACIFIC TELEPHONE CO.

James C. Manas III 2-5-79 date

GAGE CANAL CO.

C.E. Hare 2/5/79 date

CITY OF RIVERSIDE DOMESTIC & IRRIGATION SYS.

FOR Fred Lantz 4/4/79 chief utilities engineer-water date

INDEXED S.K.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY [signature] DATE 1/16/79

R.E. No. 9876

W.O. 78-187 FOR: REDEVELOPMENT AGENCY F.B. 1013

MARK	REVISIONS	APPR.	DATE
1	ADDED A.C. BERM & DOWN DRAIN 3-14-80 EHW	wdg	3-17-80

DESIGNED BY RIT DRAWN BY [initials] CHECKED BY [initials]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	6/13
PARK DEPARTMENT	[initials]	
TRAFFIC DIVISION	[initials]	6/4/79
CHIEF PUB. WKS. ENGR.	[initials]	6-29
FIRE DEPT.	[initials]	3-79

APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS

DATE 6/29/79

STREET PLAN & PROFILE

LINCOLN AVENUE

JEFFERSON TO 500' WESTERLY

FOR: ZONING CASE M.P.-1-789

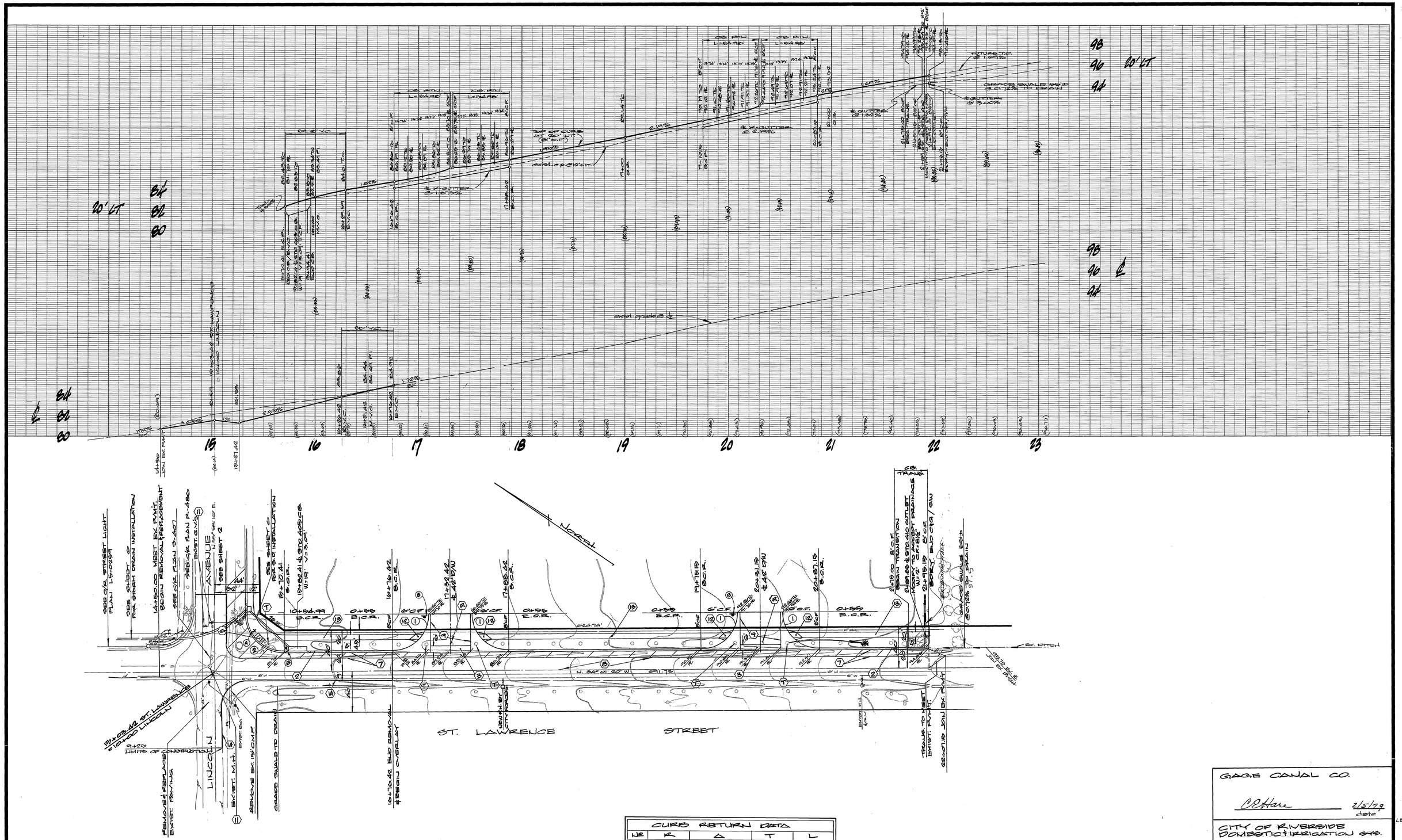
SCALE: HORIZ.: 1"=40' VERT.: 1"=4'

ACCOUNT No.

DRAWING NUMBER R-2183

SHEET 3 OF 6

78-187A



CURB RETURN DATA				
No	R	Δ	T	L
1	35.00'	90° 00' 00"	35.00'	54.98'
2	35.00'	89° 59' 30"	34.99'	54.97'

BENCH MARK

F 5-1 P.K. nail in curb return at Lincoln Street entrance to Municipal Corporation Yard C.E.F.B. 838/68. Elev. 882.034

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Ernest N. Webb DATE 1/16/79
R.E. No. 9876
W.O. 78-187 FOR: REDEVELOPMENT AGENCY F.B. 1013

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RLT DRAWN BY [illegible] CHECKED BY [illegible]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	6/13
PARK DEPARTMENT	[illegible]	2-15-79
TRAFFIC DIVISION	[illegible]	6/14/79
CHIEF PUB. WKS. ENGR.	[illegible]	6-20
FIRE DEPT.	[illegible]	3-5-79

APPROVED BY [illegible]
DIRECTOR OF PUBLIC WORKS
DATE 6/29/79

INDEXED S.K.

STREET PLAN & PROFILE

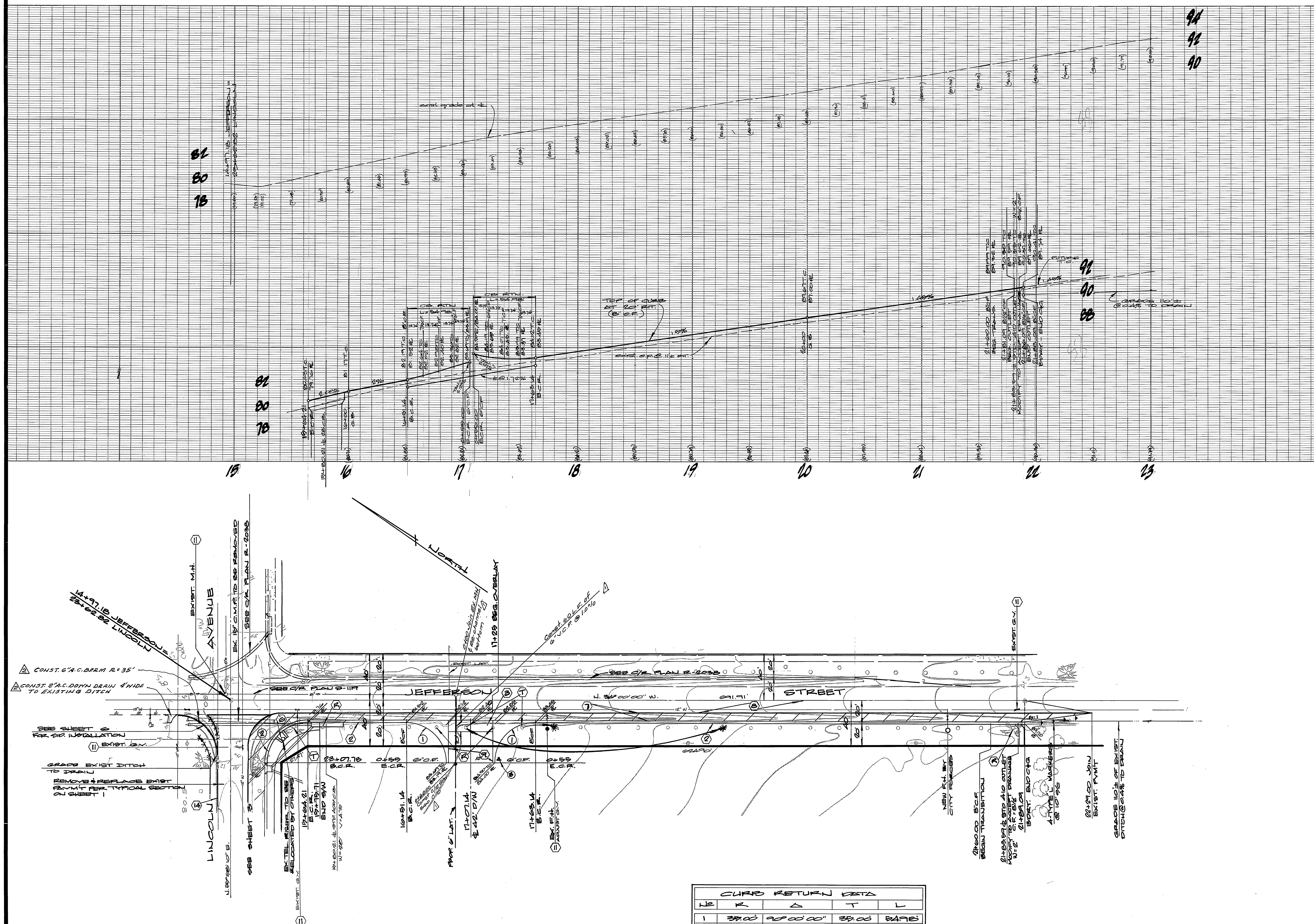
ST. LAWRENCE STREET
LINCOLN TO 700' SOUTHERLY
FOR: ZONING CASE M.P.-1-789

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

ACCOUNT No.
DRAWING NUMBER
R-2183
SHEET 4 OF 6
78-187A

GAGE CANAL CO.
C E Hare 2/5/79 date

CITY OF RIVERSIDE
DOMESTIC & IRRIGATION SYS.
FOR Fred Rantz 4/4/79
chief utilities engineer-water date



CURB RETURN DATA

№	R	Δ	T	L
1	35.00'	90°00'00"	35.00'	54.98'
2	35.00'	90°01'50"	35.02'	55.00'

BENCH MARK

F.S-1 P.K. NAIL IN CURB RETURN AT LINCOLN STREET ENTRANCE TO MUNICIPAL CORPORATION YARD C.R.F.B. 838/66 ELEV. 882.034

PACIFIC TELEPHONE CO.

James C. Manasse 2-5-79
date

GAGE CANAL CO.

C.E. Hare 2/5/79
date

CITY OF RIVERSIDE DOMESTIC & IRRIGATION SYS.

FOR Fred Lantz 4/4/79
chief utilities engineer-water date

LB

INDEXED S.K.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY Ernest H. Webb DATE 1/16/79
R.E. No. 9876

W.O. 78-187 FOR: REDEVELOPMENT AGENCY F.B. 1013

MARK	REVISIONS	APPR.	DATE
2	ADDED A.C. BERM & DOWN DRAIN ENW 3-14-80	[signature]	3-18-80
1	Added 6" V.C.P. Lat. RLT ENW 8-7-79	[signature]	8-7-79

DESIGNED BY RLT DRAWN BY Bunie CHECKED BY [signature]

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[initials]	6/13
PARK DEPARTMENT	FILE-1579	
TRAFFIC DIVISION	[initials]	6/4/79
CHIEF PUB. WKS. ENGR.	[initials]	6-29
FIRE DEPT.	[initials]	3-31

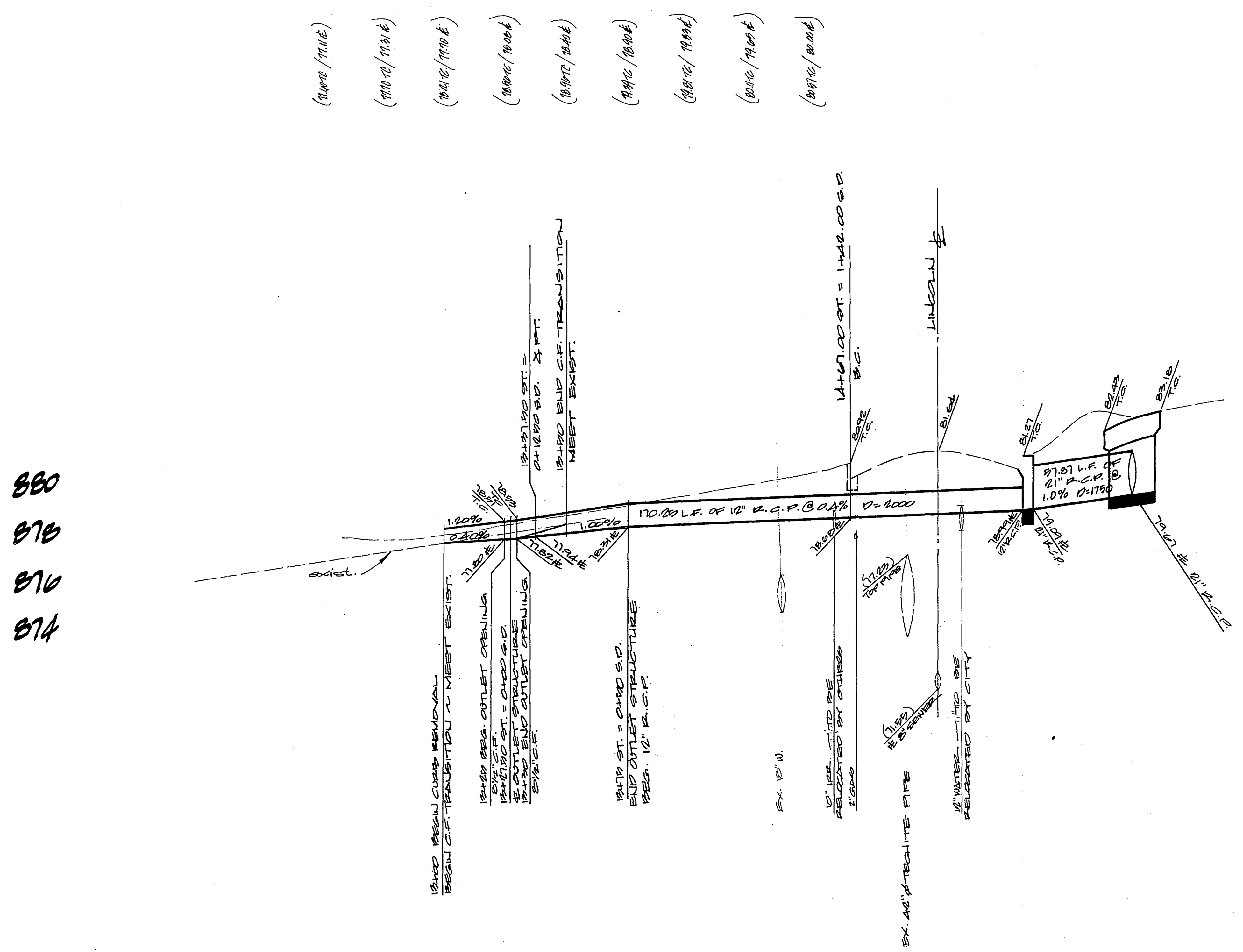
APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 6/29/79

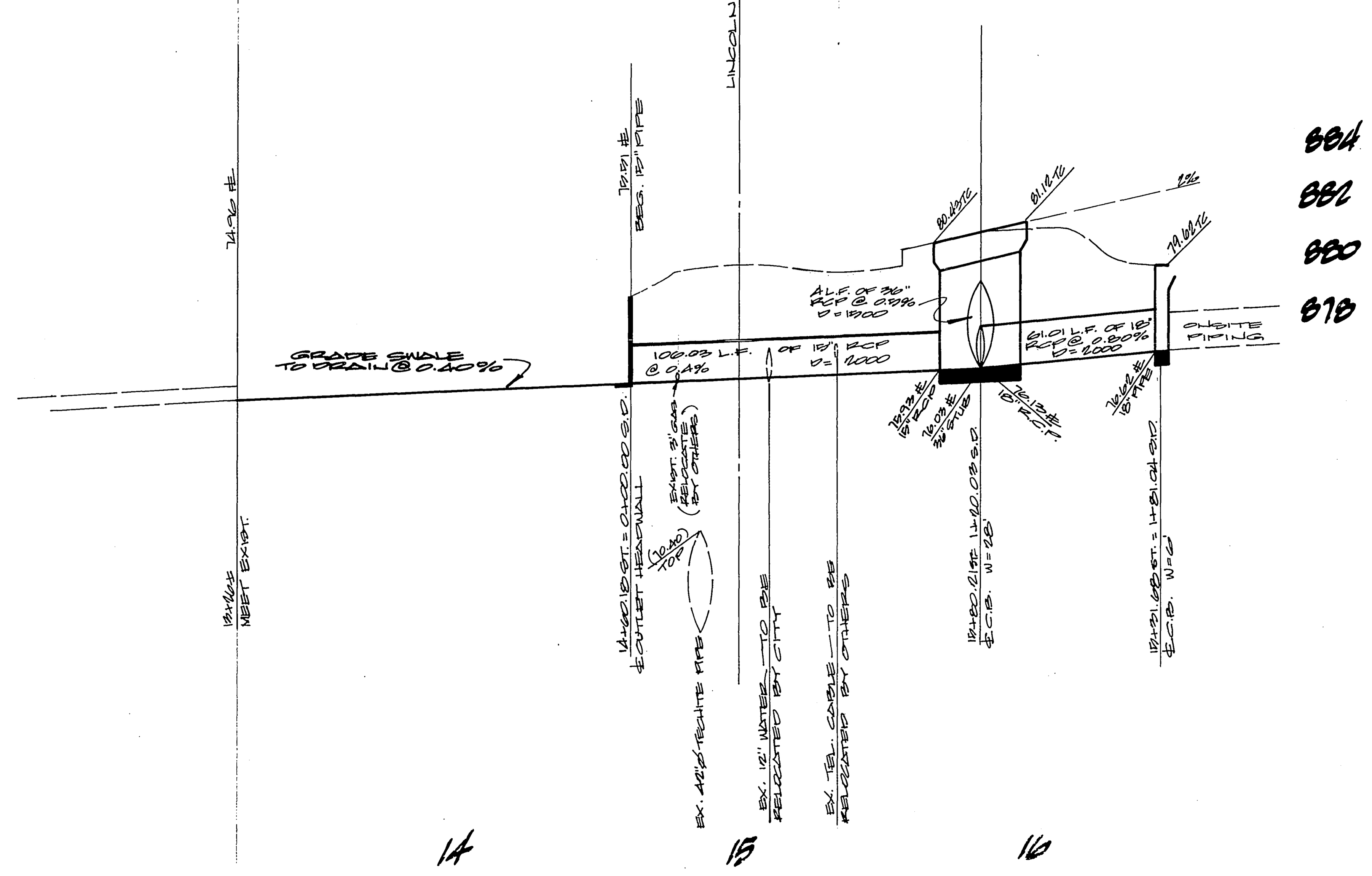
STREET PLAN & PROFILE

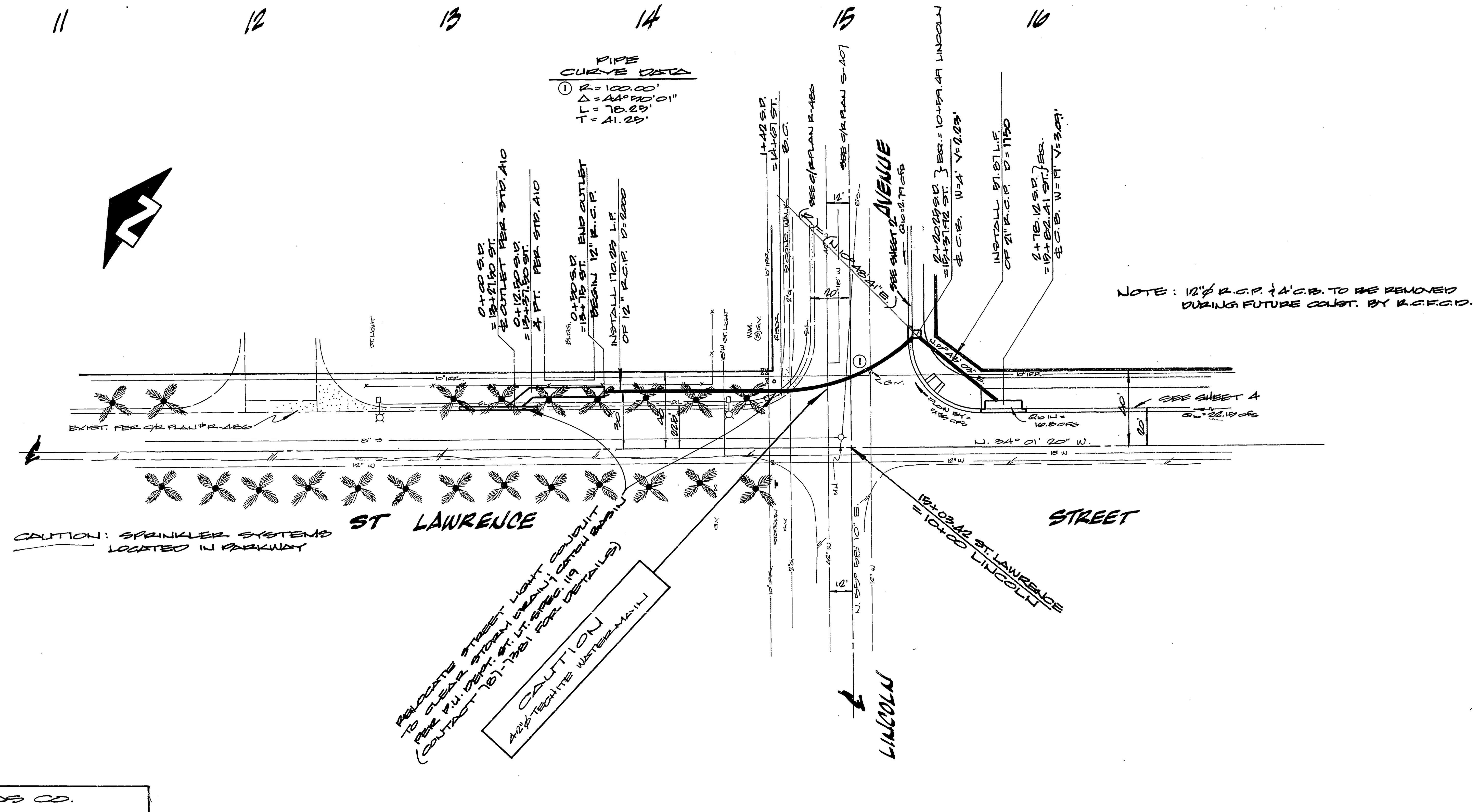
JEFFERSON STREET
LINCOLN TO 700' SOUTHERLY
FOR: ZONING CASE M.P.-1-789

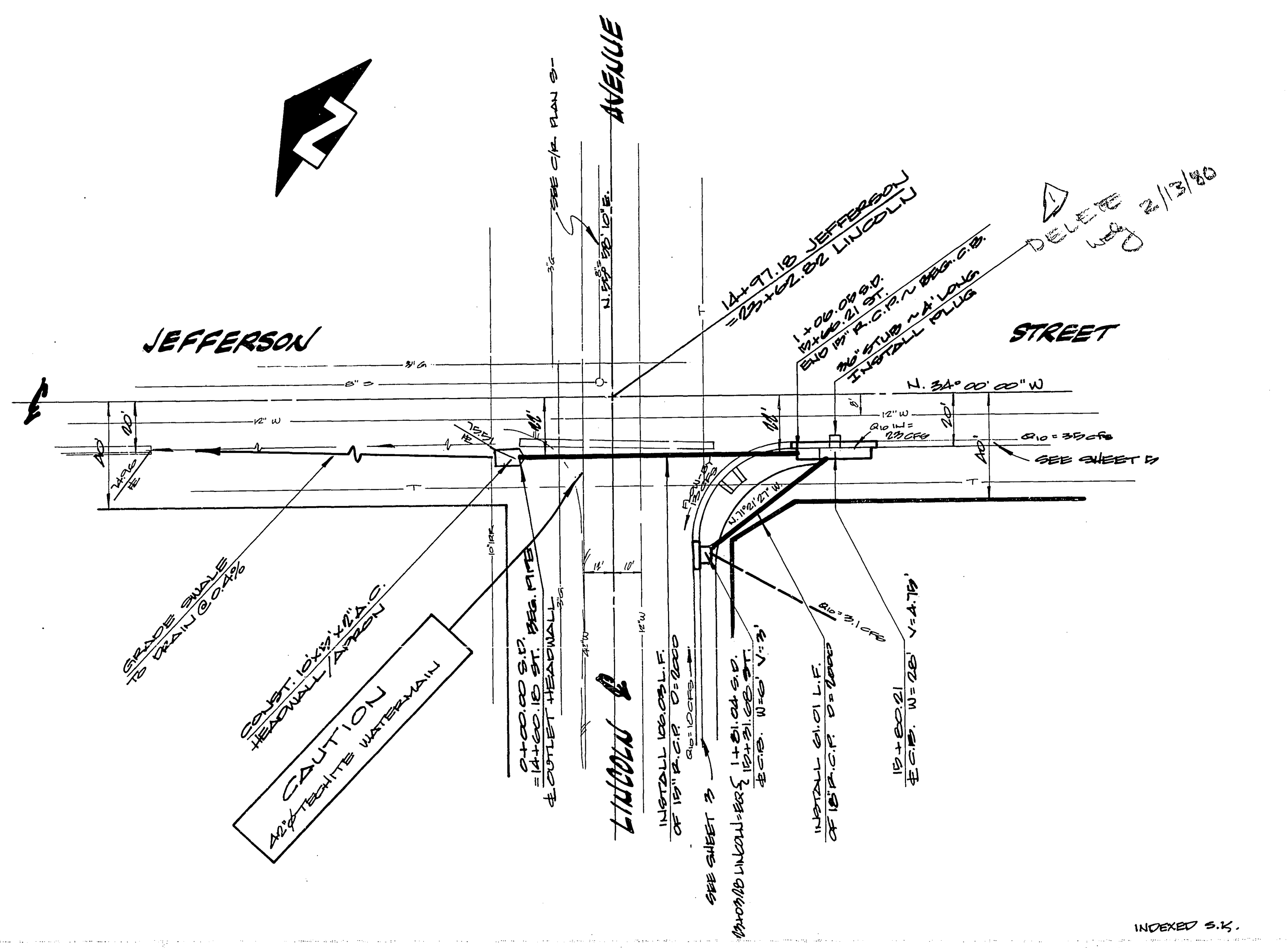
SCALE: HORIZ.: 1"=40' VERT.: 1"=4'

ACCOUNT No.
DRAWING NUMBER
R-2183
SHEET 5 OF 6
78-187A









SO. CAL. GAS CO.
[signature] 4/10/79
date

GAGE CANAL CO.
[signature] 4/11/79
general manager date

PACIFIC TELEPHONE CO.
James C. Manasse 4-11-79
date

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
For [signature] 4-20-79
chief utilities/engineer-electric date

CITY OF RIVERSIDE DOMESTIC & IRRIGATION SYSTEM
For Fred Lantz 4/20/79
chief utilities engineer-water date

BENCH MARK ELEV. 882.034
F.B-1 P.K. NAIL IN CURB RETURN AT LINCOLN STREET ENTRANCE TO MUNICIPAL CORPORATION YARD. C.R.F.B. 898/68

[signature] 9876 6/5/79

⚠1 DELETE C.B. STUB 2-13-80

78-187 REDEVELOPMENT AGENCY 1013 RLT

[signature] 6/29/79

INDEXED S.K.

STORM DRAIN PLAN & PROFILE

JEFFERSON AT LINCOLN & ST LAWRENCE AT LINCOLN
FOR: ZONING CASE M.P.-1-789

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

R-2183
6 6
78-187-A