

STREET IMPROVEMENT PLANS

7750 LINCOLN AVENUE

LINCOLN AVENUE & GRACE STREET

ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES AND STRUCTURES OR CONDUITS 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 DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.

CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITE, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEAVING IMPROVEMENTS.

SPECIAL NOTE FROM PRIVATE ENGINEER TO CONTRACTOR

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 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.

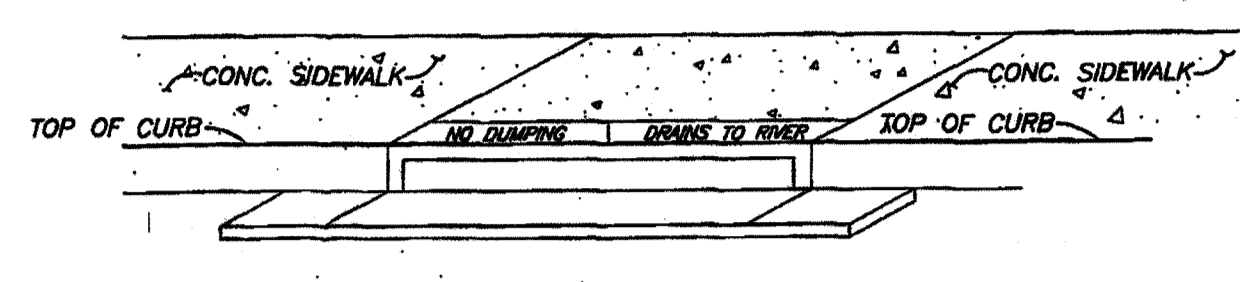
UNAUTHORIZED CHANGES AND USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

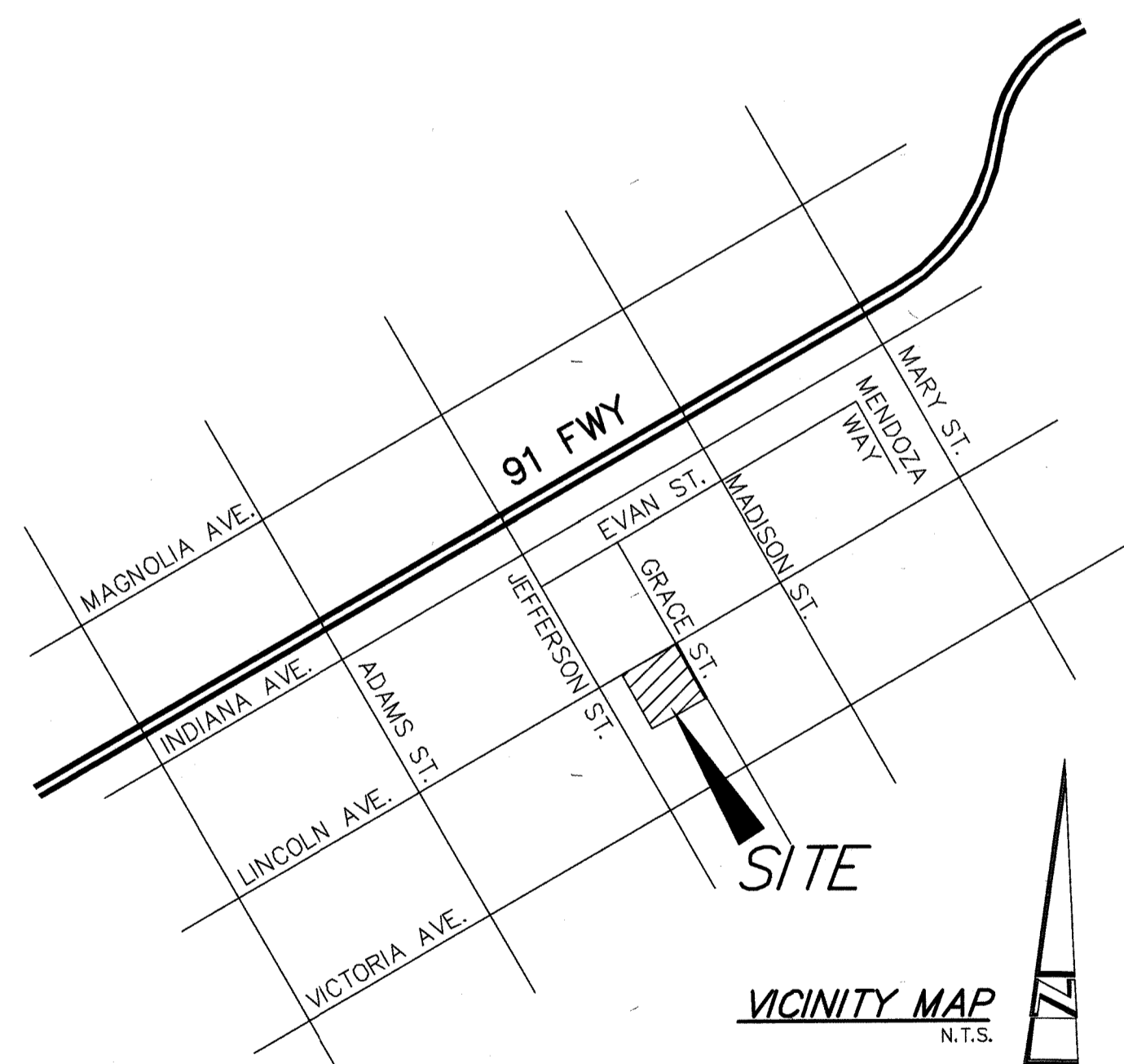
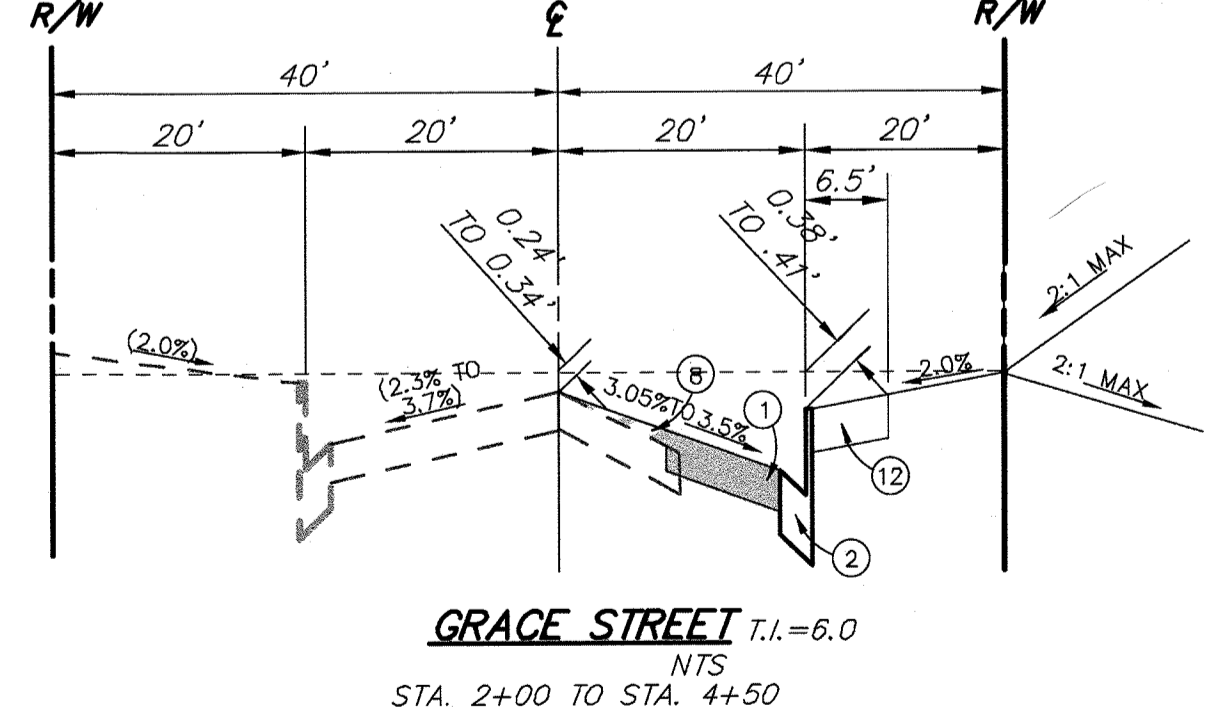
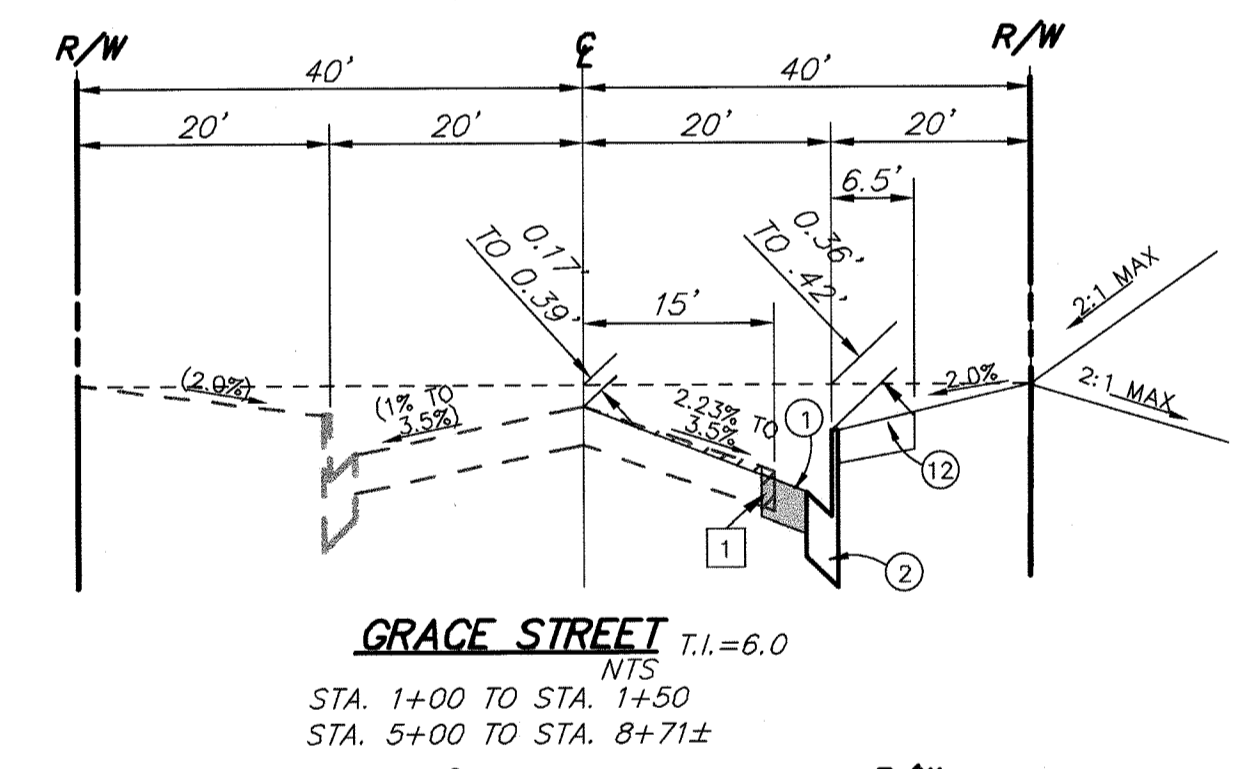
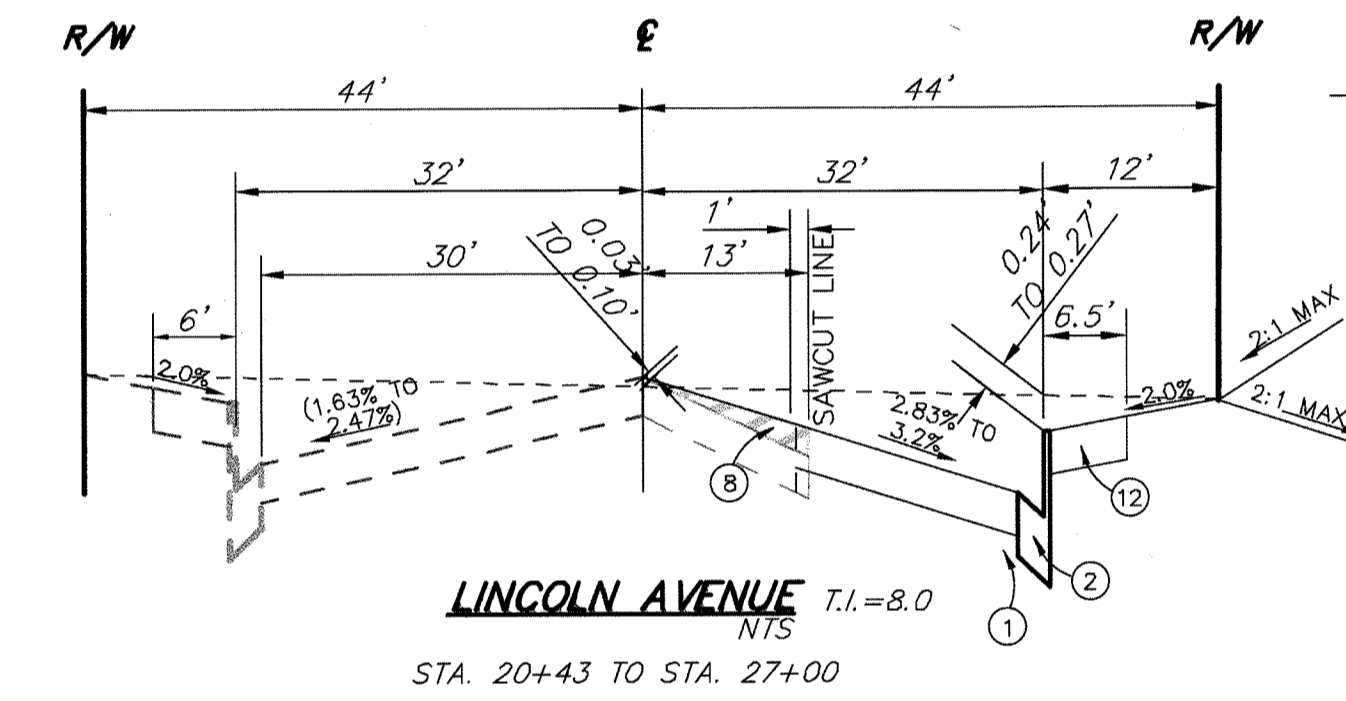
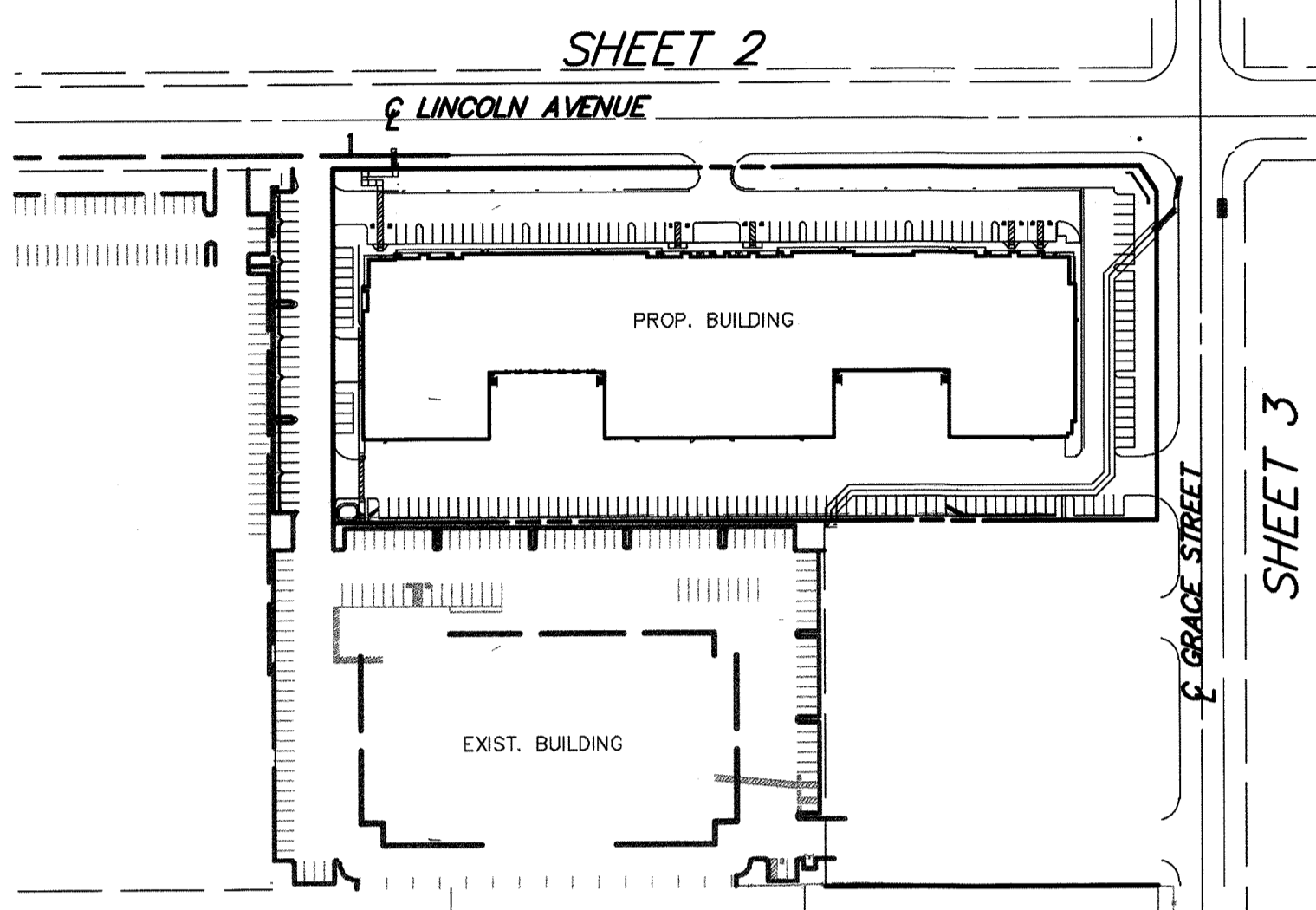
GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECT WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF THE 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, ITS SUPPLEMENTAL NOTES AND THE 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.
- CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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 CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), (1-800-227-2600), 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 (U.S.A.).
- 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 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.
- NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THE PLANS.
- DEVELOPER TO GIVE CITY WATER DIVISION 5 WORKING DAYS WRITTEN NOTICES PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY 15 WORKING DAYS FOR COMPLETION OF WORK (351-6150).
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

* ALL PAVING, INCLUDING CITY FORCES WORK FOR WATER SERVICE INSTALLATIONS SHALL BE COMPLETED BY DEVELOPER AND PER THE LATEST STANDARD 453.



- CATCH BASIN STENCILING DETAIL**
N.T.S.
- STENCILS TO HAVE 2" LETTERS AS FOLLOWS:
NO DUMPING
DRAINS TO RIVER
 - PLACE BOTH STENCILS CENTERED WITHIN THE CATCHBASIN OPENING AND WITHIN THE TOP OF CURB.
 - SPRAY BOTH STENCILS WITH WHITE PAINT.
 - REMOVE STENCILS WHEN PAINT IS DRY.



LEGEND

EG	EXISTING GRADE
FG	FINISH GRADE
FS	FINISH SURFACE
TC	TOP OF CURB
FL	FLOW LINE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
PAD	PAD GRADE
TW	TOP OF WALL
TF	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT
TS	TOP OF SLOPE
RS	RATE OF SLOPE
TS	TOE OF SLOPE
OC	EXISTING CONTOUR
S	EXISTING SEWER
W	EXISTING WATER
FH	EXISTING FIRE HYDRANT
PL	PROPERTY LINE
DL	DAYLIGHT LINE
REMOVAL	REMOVAL
A.C. PAVEMENT	A.C. PAVEMENT
A.C. OVERLAY	A.C. OVERLAY
PROPOSED CONCRETE	PROPOSED CONCRETE

BENCHMARK
BM FS-12
P.K. NAIL IN CURB RETURN
@ LINCOLN ST. ENTRANCE
TO CITY MUNICIPAL YARD
ELEV. 882.034



CONSTRUCTION NOTES

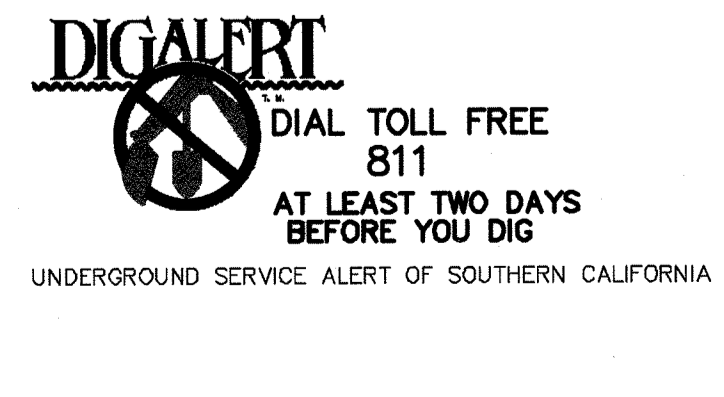
- CONSTRUCT 5" A.C. OVER 8" CLASS II A.B.; T.I.=8 ; R-VALUE=40. SOILS ENGINEER TO VERIFY. 24,283 S.F.
- CONSTRUCT 8" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200. 967 L.F.
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302, SPECIAL APPROACH. 4,692 S.F. (W=PER PLAN; R=PER PLAN)
- CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STD. 304, TYPE I. 1 EA.
- ADJUST MANHOLE TO GRADE. 1 EA.
- CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. 220. 817 S.F.
- CONSTRUCT CONCRETE COLLAR PER CITY OF RIVERSIDE STD. 424. 2 EA.
- CONSTRUCT A.C. OVERLAY (0.10" MIN.) 8,725 S.F.
- CONSTRUCT 18" RCP (D=2000) 34 L.F.
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. 400 (W=14'; V=8.5') 1 EA.
- CONSTRUCT REDWOOD HEADER 80 L.F.
- CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. 325. 6,035 S.F.
- CONSTRUCT DELIMITATORS (TYPE F) 20' O.C. 4 EA.
- R & R EXISTING M.H. LID W/EJ CO 3800 SERIES COVER AND FRAME ASSEMBLY COM380152A01 WITH TITUS TWISTLOCK ASSEMBLY GMILD00195 OR APPROVED EQUAL. 1 EA.
- RELOCATE FIRE HYDRANT PER CITY OF RIVERSIDE PUBLIC UTILITIES STD. CWD 700. 1 EA.
- CONSTRUCT 30" RCP (D=2000) 24 L.F.
- CONSTRUCT JUNCTION STRUCTURE B CITY OF RIVERSIDE STANDARD DWG. 412. 1 EA.
- CONSTRUCT TRENCH REPAIR PER OF RIVERSIDE STANDARD DWG. 453. 150 S.F.

REMOVAL NOTES

- SAWCUT AND REMOVE EXISTING PAVEMENT 11,825 S.F.
- SAWCUT AND REMOVE EXIST. CONCRETE GUTTER. 334 S.F.
- SAWCUT AND REMOVE EXISTING CONCRETE DRIVEWAY. 313 S.F.

QUANTITIES

QUANTITIES



CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
OVERHEAD AND UNDERGROUND
APPROVED BY: [Signature] DATE: 12-6-17

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT - WATER
APPROVED BY: [Signature] DATE: 12/12/2017
VOID ONE YEAR FROM THIS DATE

PREPARED UNDER SUPERVISION:
LND DEVELOPMENT DESIGN COMPANY, LLC
KEVIN J. RICHER DATE: 11/16/17
RCE 43714, EXP. 3/31/19
2313 E. PHILADELPHIA ST., SUITE F
ONTARIO, CA 91761
(909) 930-1468 • FAX (909) 930-1468
PLANNING • CIVIL • SURVEYING
CITY BUSINESS TAX CERT. NO.:0072828 EXP. DATE:

MARK	DESIGNED BY: KJR	REVISIONS	DRAWN BY: CSW	APPR.	CHECKED BY: KJR	DATE
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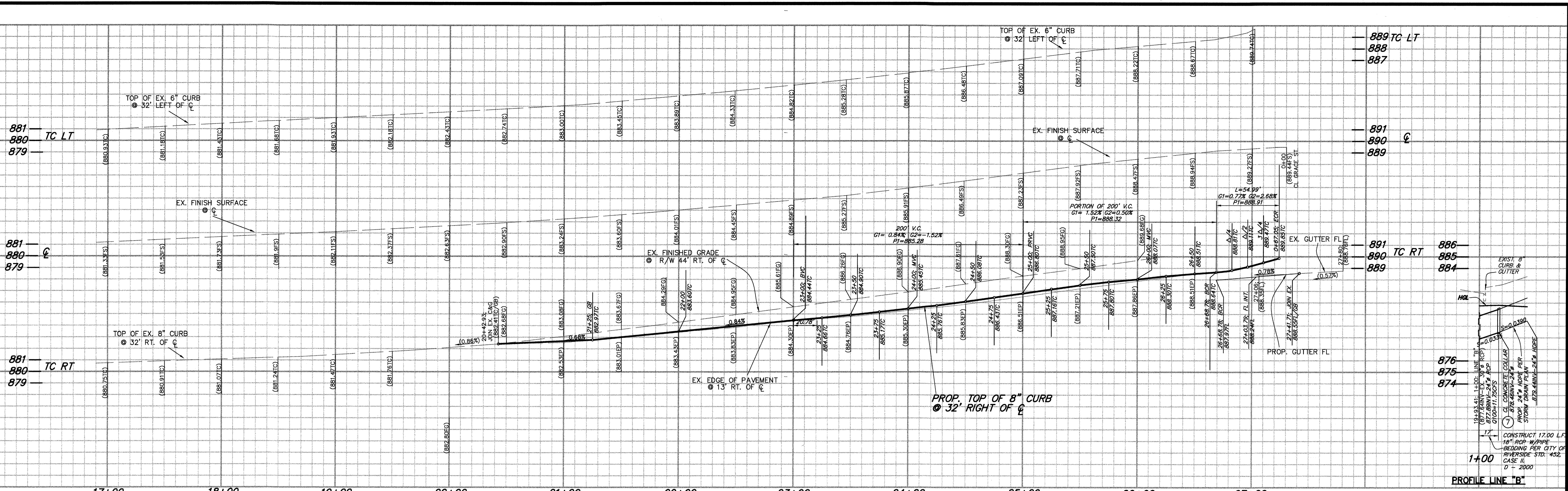
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENG. STREET	[Signature]	11-16-17	[Signature]
TRAFFIC DIVISION	[Signature]	11-16-17	[Signature]
PRINCIPAL ENG. SEWER	[Signature]	11-16-17	[Signature]
ENG. MANAGER	[Signature]	11-16-17	[Signature]

DATE: 11/20/17

7820 LINCOLN AVENUE
STREET IMPROVEMENT PLAN & PROFILE
LINCOLN AVENUE
AND GRACE STREET
HORIZ SCALE: AS SHOWN VERT. SCALE: N/A

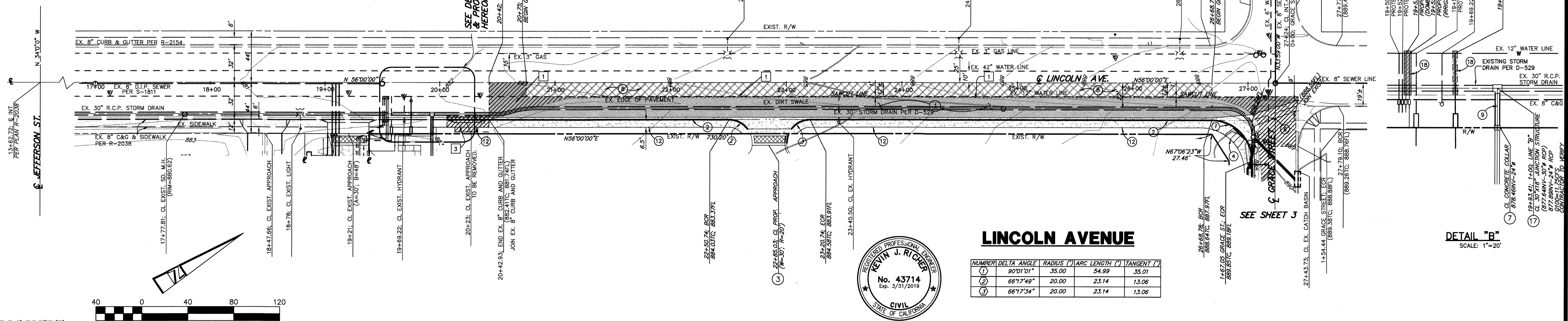
PW 16-0835
ACCT NO.
R-4432
SHEET 1 OF 3



- CONSTRUCTION NOTES**
- CONSTRUCT 5" A.C. OVER 8" CLASS II A.B. T.I.=8; R-VALUE=40. SOILS ENGINEER TO VERIFY.
 - CONSTRUCT 8" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200.
 - CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302, SPECIAL APPROACH. (W=PER PLAN; R=PER PLAN)
 - CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STD. 304, TYPE I.
 - CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. 220.
 - CONSTRUCT CONCRETE COLLAR PER DETAIL CITY OF RIVERSIDE STANDARD DWG. 424
 - CONSTRUCT A.C. OVERLAY (0.10' MIN.)
 - CONSTRUCT 18" RCP (D-2000)
 - CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. 325
 - CONSTRUCT JUNCTION STRUCTURE B CITY OF RIVERSIDE STANDARD DWG. 412.
 - CONSTRUCT TRENCH REPAIR PER CITY OF RIVERSIDE STADARIND NO. 453.
- * ALL PAVING, INCLUDING CITY FORCES WORK FOR WATER SERVICE INSTALLATIONS SHALL BE COMPLETED BY DEVELOPER AND PER THE LATEST STANDARD 453.

- REMOVAL NOTES**
- SAWCUT AND REMOVE EXISTING PAVEMENT
 - SAWCUT AND REMOVE EXISTING CONCRETE DRIVEWAY.

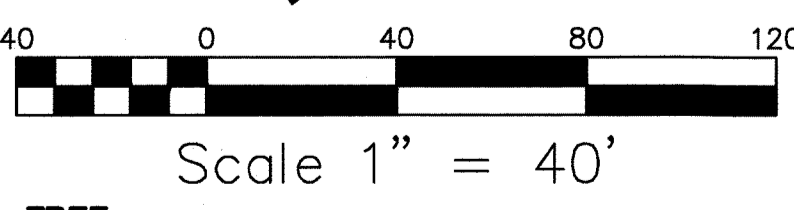
PROFILE SCALES:
 HORIZ: 1"=40'
 VERT: 1"=4'



LINCOLN AVENUE

NUMBER	DELTA	ANGLE	RADIUS (')	ARC LENGTH (')	TANGENT (')
1	90°01'01"	35.00	54.99	35.01	
2	66°17'49"	20.00	23.14	13.06	
3	66°17'34"	20.00	23.14	13.06	

DIG ALERT
 DIAL TOLL FREE 811
 AT LEAST TWO DAYS BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT - WATER

PREPARED UNDER SUPERVISION:
 KEVIN J. RICHER
 REG. 43714, EXP. 3/31/19
 2313 E. PHILADELPHIA ST., SUITE F
 ONTARIO, CA 91761
 (909) 930-1466 FAX (909) 930-1469
 PLANNING - CIVIL - SURVEYING

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
 DATE: 11/20/17

7820 LINCOLN AVENUE
 STREET IMPROVEMENT PLAN & PROFILE
LINCOLN AVENUE
 20+42.93 THROUGH 27+79.10
 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'

PW 16-0835

R-4432

SHEET 2 OF 3

896
895 TC LT
894

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895 CL
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895 TC RT
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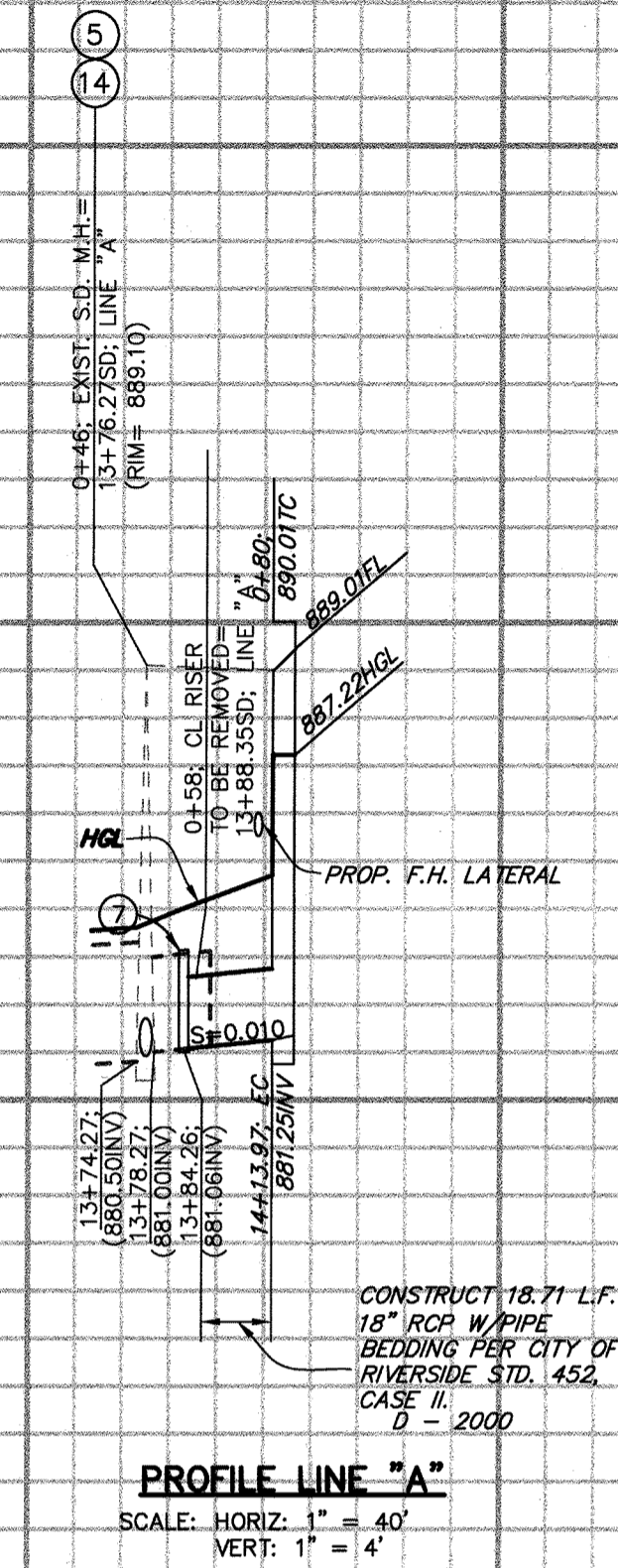
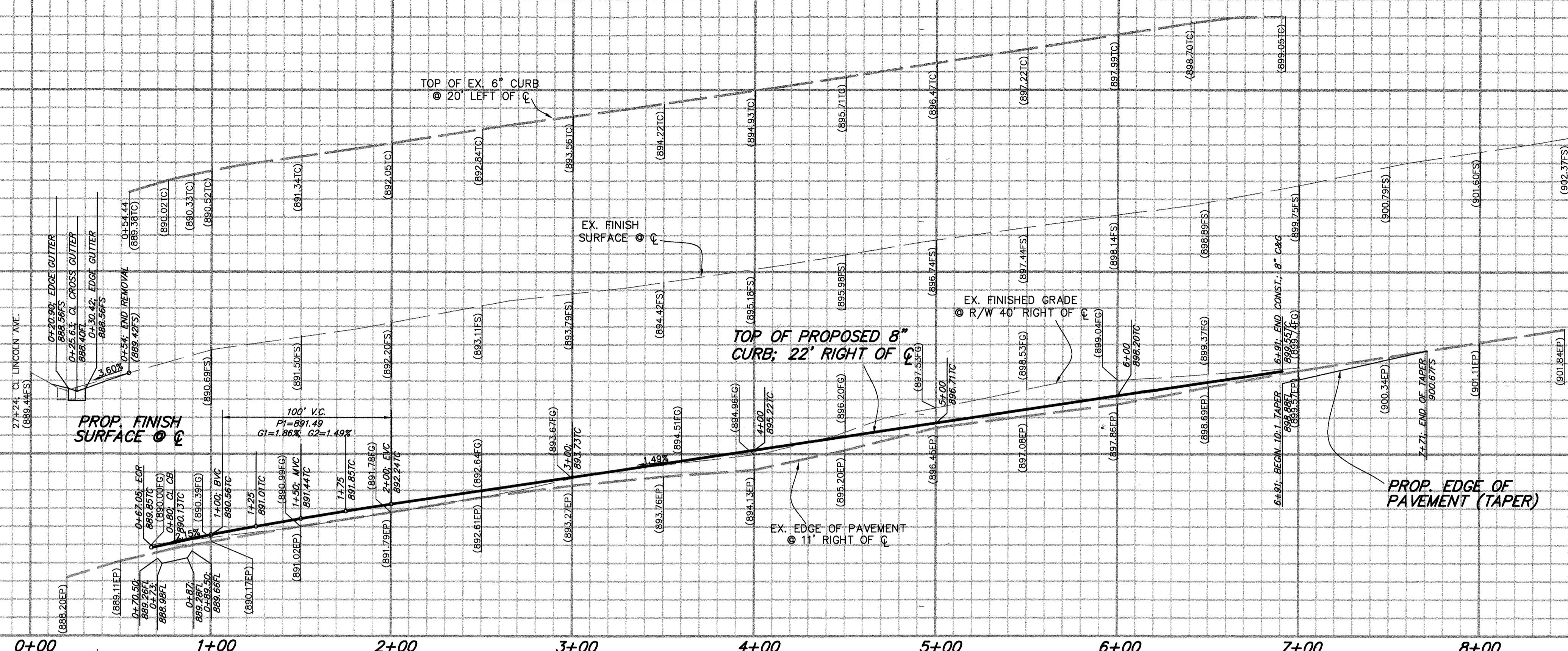
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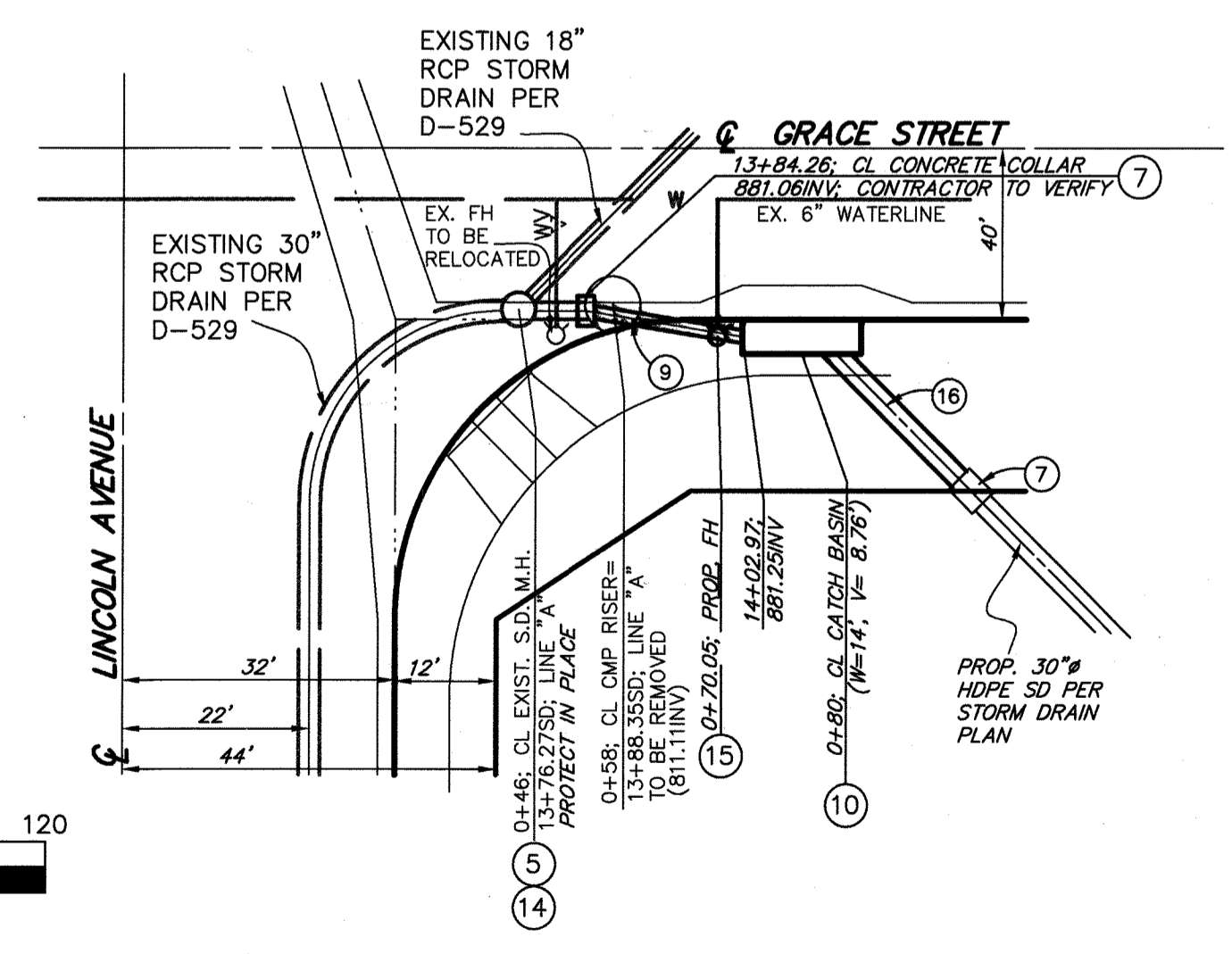
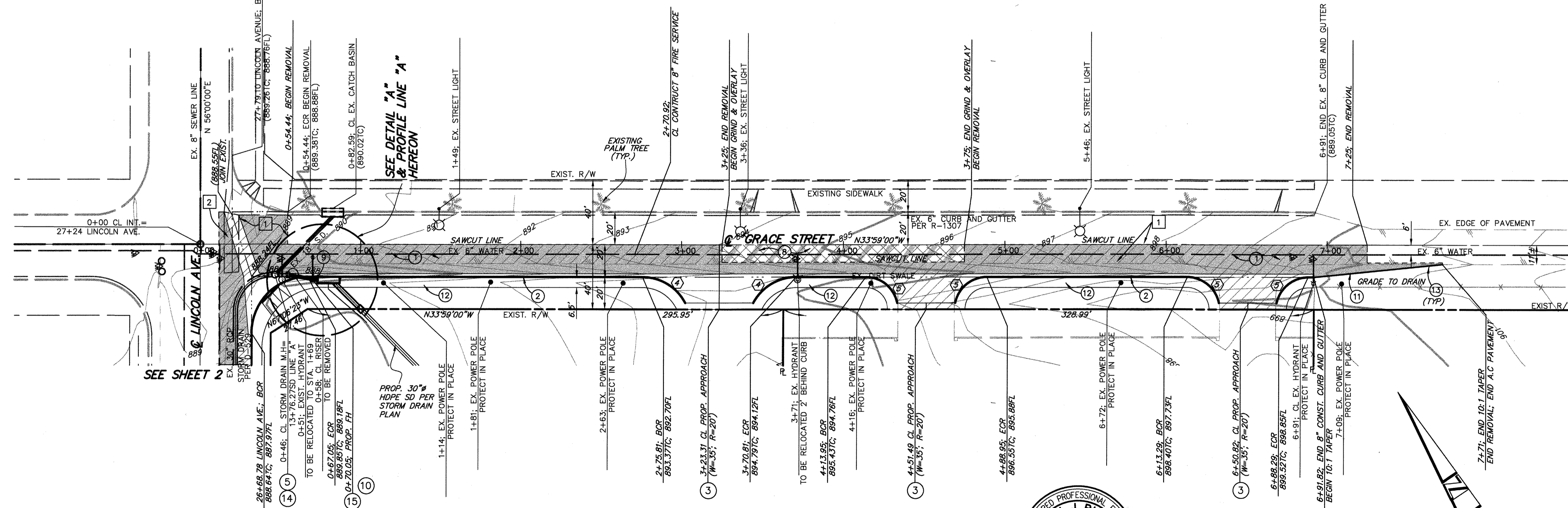


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PROFILE SCALES:
HORZ: 1"=40'
VERT: 1"=4'

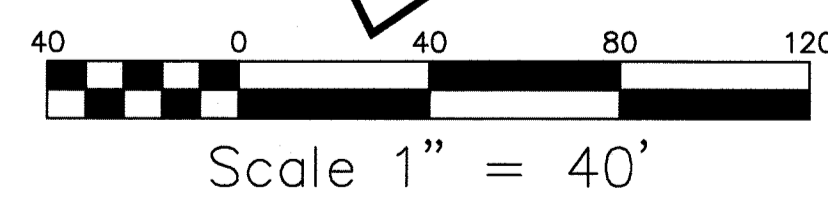
- REMOVAL NOTES**
- SAWCUT AND REMOVE EXISTING PAVEMENT
 - SAWCUT AND REMOVE EXIST. CONCRETE GUTTER

- CONSTRUCTION NOTES**
- CONSTRUCT 5" A.C. OVER 8" CLASS II A.B; T.I.=8; R-VALUE=40. SOILS ENGINEER TO VERIFY.
 - CONSTRUCT 8" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200.
 - CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302, SPECIAL APPROACH. (W=PER PLAN; R=PER PLAN)
 - ADJUST MANHOLE TO GRADE.
 - CONSTRUCT CONCRETE COLLAR PER CITY OF RIVERSIDE STD. 424
 - CONSTRUCT A.C. OVERLAY (0.10' MIN.)
 - CONSTRUCT 18" RCP (D=2000)
 - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. 400
 - AND LOCAL DEPRESSIONS PER ALPHA STD. 313-1, CASE A. (W=14'; V=8.76')
 - CONSTRUCT REDWOOD HEADER
 - CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. 325
 - CONSTRUCT DELIMITORS (TYPE F) 20" O.C.
 - R & R EXISTING M.H. LID W/EJ CO 3800 SERIES COVER AND FRAME ASSEMBLY COM38015EAD1 WITH TITUS TWISTLOCK ASSEMBLY GMLD0019S OR APPROVED EQUAL.
 - RELOCATE FIRE HYDRANT PER CITY OF RIVERSIDE PUBLIC UTILITIES STD. CMD 700.
 - CONSTRUCT 30" RCP (D=2000)



NUMBER	DELTA ANGLE	RADIUS (')	ARC LENGTH (')	TANGENT (')
4	70°31'44"	30.00	36.93	21.21
5	90°00'00"	20.00	31.42	20.00

GRACE STREET



DIGALERT
DIAL TOLL FREE
811
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
OVERHEAD AND UNDERGROUND

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT - WATER

LAND DEVELOPMENT
DESIGN
COMPANY, LLC

PREPARED UNDER SUPERVISION:
KEVIN J. RICHER
P.E. 43714, Exp. 3/31/19

DATE: 3/31/19
2313 E. PHILADELPHIA ST., SUITE F
ONTARIO, CA 91761
(909) 930-1488 FAX (909) 930-1489
PLANNING - CIVIL - SURVEYING

APPROVED BY: *[Signature]* DATE: 12/6/2017
VOID ONE YEAR FROM THIS DATE

CITY BUSINESS TAX CERT. NO. 0072828 EXP. DATE: _____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 11/29/19
BY: *[Signature]* DATE: 11/29/19
PRINCIPAL ENGINEER
DATE: 11/29/19

7820 LINCOLN AVENUE
STREET IMPROVEMENT PLAN & PROFILE
GRACE STREET
0+00 THROUGH 7+71

SCALE: 1"=20'

PW 16-0835
ACT. NO.
R-432
SHEET 3 OF 3
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=4'