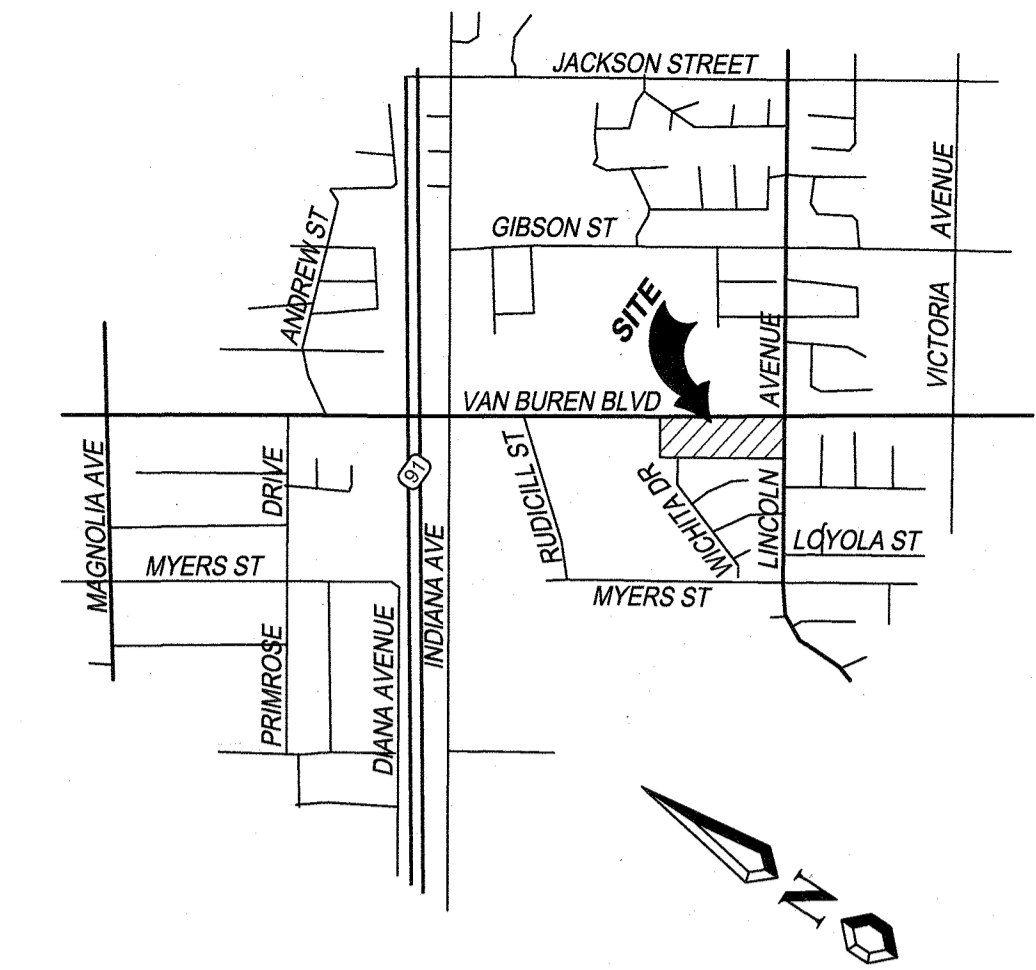


STREET IMPROVEMENT PLAN

FOR

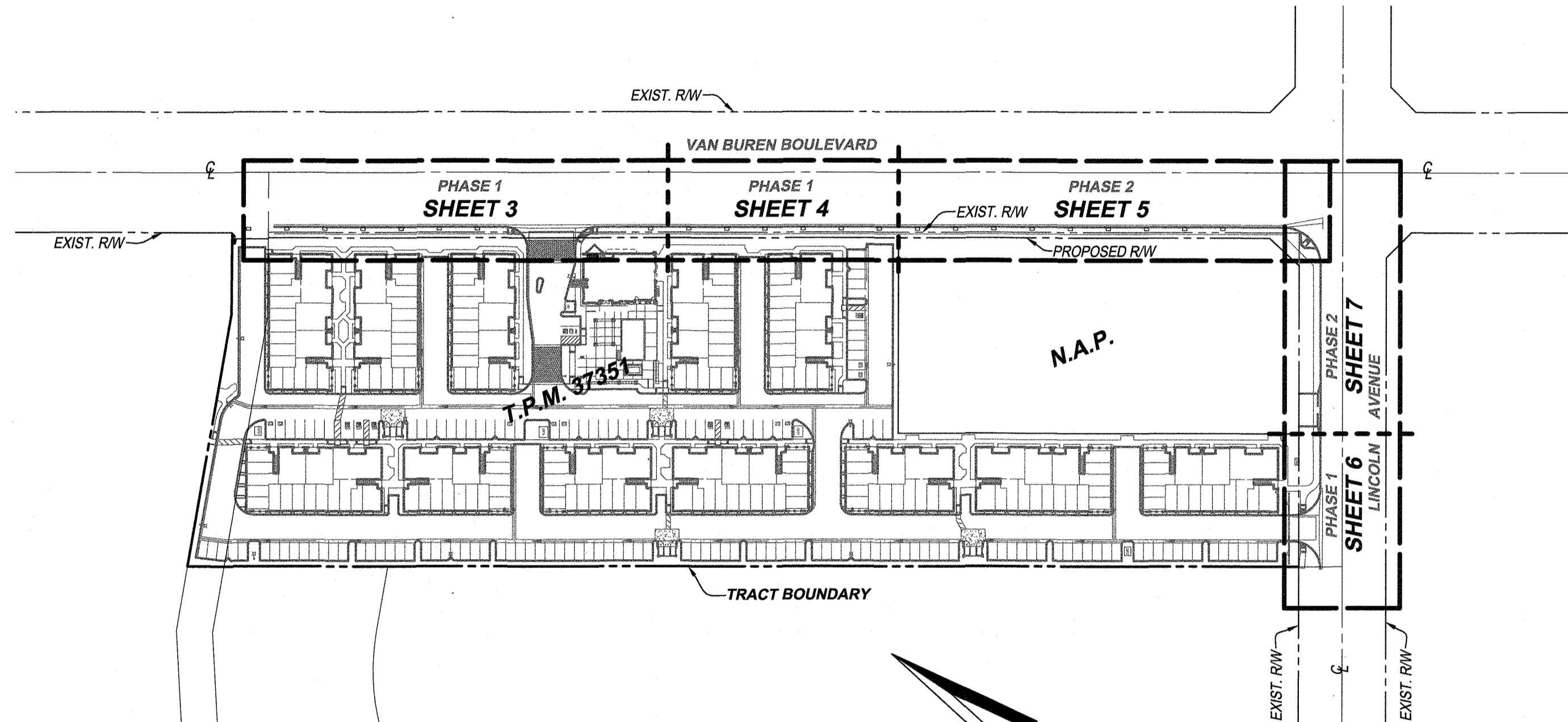
P.M. 37351 ~ LINCOLN VILLAGE

IN THE CITY OF RIVERSIDE



VICINITY MAP
SECTION 18 TOWNSHIP 3 SOUTH RANGE 5 WEST
NOT TO SCALE

- GENERAL NOTES**
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-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 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.
 - 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 AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
 - 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.
 - 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.
 - CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
 - 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 BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
 - 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 THE CONSTRUCTION PERMIT/CUT SHEETS.
 - ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
 - 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.
 - THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 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.
 - 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.
 - THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.



INDEX MAP
SCALE 1"=100'

LEGEND OF ABBREVIATIONS

< PT	ANGLE POINT	O.C.	ON CURB
AVE.	AVENUE	P.I.	POINT OF INTERSECTION
B.C.	BEGIN CURVE	P.L.	PROPERTY LINE
B.V.C.	BEGIN VERTICAL CURVE	P.C.C.	POINT OF COMPOUND CURVE
C.B.	CATCH BASIN	P.R.C.	POINT OF REVERSE CURVE
C.L.	CENTERLINE	P.R.V.C.	POINT OF REVERSE VERTICAL CURVE
D.W.Y.	DRIVE WAY	PTN.	PORTION
E.C.	END CURVE	P.U.E.	PUBLIC UTILITY EASEMENT
E.V.C.	END VERTICAL CURVE	R=	RATE OF GRADE
F.L.	FLOWLINE ELEV.	S=	SLOPE
G.B.	GRADE BREAK	ST. LT.	STREET LIGHT
INT.	INTERSECTION	T.C.	TOP OF CURB
M.O.G.	MIDDLE OF CURVE	TYP.	TYPICAL
N.T.S.	NOT TO SCALE	V.C.	VERTICAL CURVE
S.W.	SIDEWALK	RW	RIGHT OF WAY
C&G	CURB AND GUTTER	N.A.P.	NOT A PART

SYMBOLS LEGEND

	PROPOSED FIRE HYDRANT (SEE WATER PLAN)
	PROPOSED STREET LIGHT
	PROPOSED STREET NAME
	PROPOSED STOP SIGN
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	GRIND AND OVERLAY A.C. PAVEMENT
	SAWCUT AND REMOVE EXIST. PAVEMENT
	CONCRETE

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	DETAIL SHEET AND TYPICAL SECTIONS & QUANTITIES
SHEET 3-4	STREET PLAN - VAN BUREN BOULEVARD - PHASE 1
SHEET 5	STREET PLAN - VAN BUREN BOULEVARD - PHASE 2
SHEET 6	STREET PLAN - LINCOLN AVENUE - PHASE 1
SHEET 7	STREET PLAN - LINCOLN AVENUE - PHASE 2
SHEET 8	STREET CROSS SECTIONS

NOTICE 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.

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

EMERGENCY PHONE NUMBERS:

CITY OF RIVERSIDE FIRE DEPARTMENT	(951) 826-5321
RIVERSIDE POLICE DEPARTMENT	(951) 826-5700
RIVERSIDE UNIFIED SCHOOL DISTRICT	(951) 788-7135
GOODHEW AMBULANCE	(951) 684-4357
AT&T TELEPHONE	(800) 286-2020
CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT	(951) 782-0330
SOUTHERN CALIFORNIA GAS COMPANY	(877) 238-0092
UNDERGROUND SERVICE ALERT	(800) 227-2600

UTILITIES:

ELECTRIC	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT
GAS	SO. CA. GAS CO.
WATER	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT
SEWER	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT
TELEPHONE	AT&T TELEPHONE

SOIL ENGINEER

GEOCON WEST INC.
4157 CORNING PLACE, SUIT 101
MURRIETA, CA 92562-7065
LISA A. BATTIATO, CGE 2316
951-304-2300

NOTE:

ALL RETAINING WALLS PER SEPARATE PLAN AND PERMIT.
ALL STORM DRAIN AND DRAINAGE APPURTENANCES PER SEPARATE PLAN AND PERMIT.

PROJECT SITE

A.P.N. 234-270-020
SITE ADDRESS: 9501 LINCOLN AVENUE, RIVERSIDE, CA 92503

ENGINEER

MAYERS & ASSOCIATES
CITY BUSINESS TAX CERTIFICATE NO. 0109886, EXPIRES: 02-28-2019

OWNER

VAN DAELE DEVELOPMENT CORP.
2900 ADAMS STREET, SUITE C-25
RIVERSIDE, CA 92504
951-354-2121

CITY OF RIVERSIDE WATER DEPARTMENT		RIVERSIDE PUBLIC UTILITIES ELECTRIC OVERHEAD AND UNDERGROUND	
APPROVED BY	DATE	APPROVED BY	DATE
	3/27/19		3/27/19

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
	JT	4/16/19
ENGINEERING MANAGER	TRAFFIC DIVISION	CITY ENGINEER

STREET IMPROVEMENT PLAN
FOR
P.M. 37351 ~ LINCOLN VILLAGE
TITLE SHEET

PW18-0597

R-4462

SHEET 1 OF 8

VAN BUREN BOULEVARD AND LINCOLN AVENUE

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

DESIGNED BY R.G.C.R. DRAWN BY R.G.C.R. CHECKED BY J.T.

UNDERGROUND UTILITIES & STRUCTURES
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN IN THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT UTILITIES SHOWN AND ANY OTHER UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

BENCH MARK:
POINT ID: E4-J3
ELEVATION: 860.862 NAVD88 (ADJUSTED 2009)
DESC: P.K. NAIL AND CITY ENGINEER TAG IN TC OF THE SOUTHERLY CURB RETURN AT LINCOLN AVE. AND VAN BUREN BLVD.

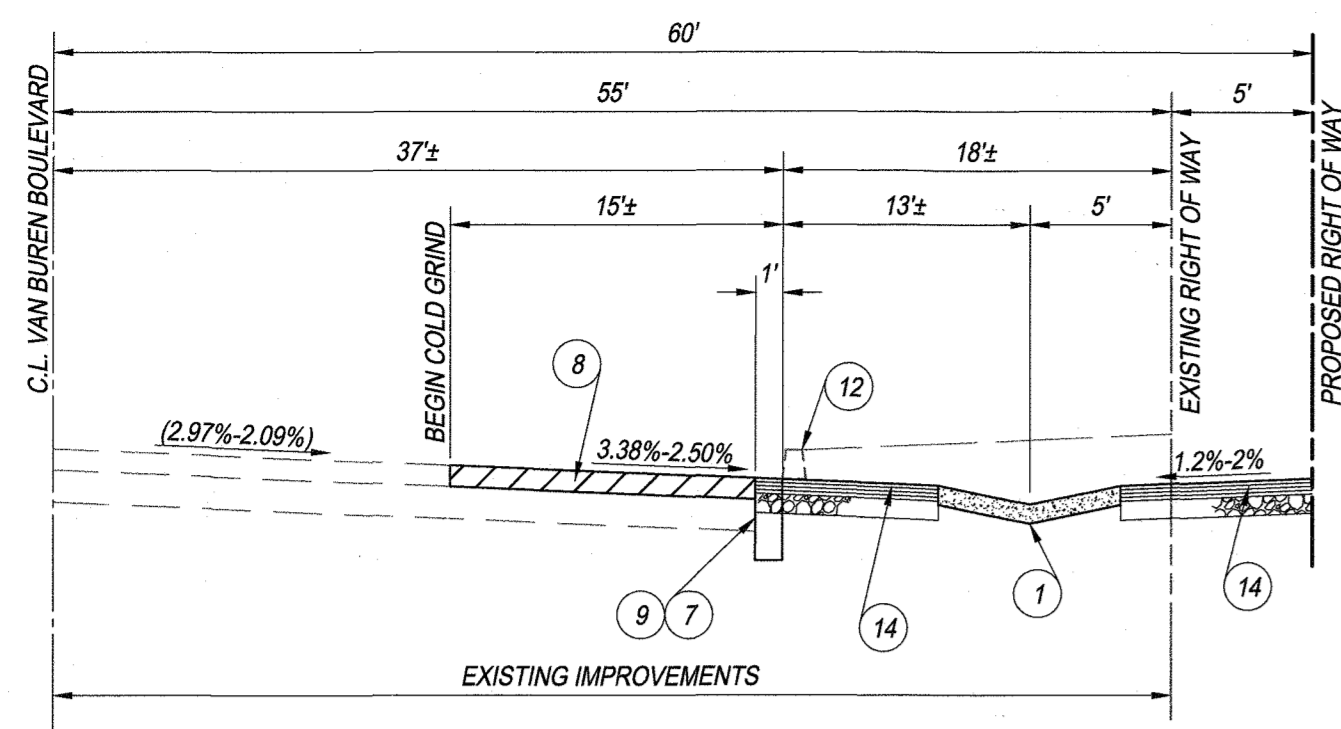
BASIS OF BEARINGS:
THE BEARINGS HEREON IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE BETWEEN RIVERSIDE COUNTY GPS CONTROL POINT NO. 2175 AND GPS CONTROL POINT NO. 0215, BEING N25°07'57"E 1593.05 FEET (GROUND), (EPOCH 2010.00).

UNDERGROUND SERVICE ALERT
Call/Toll FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

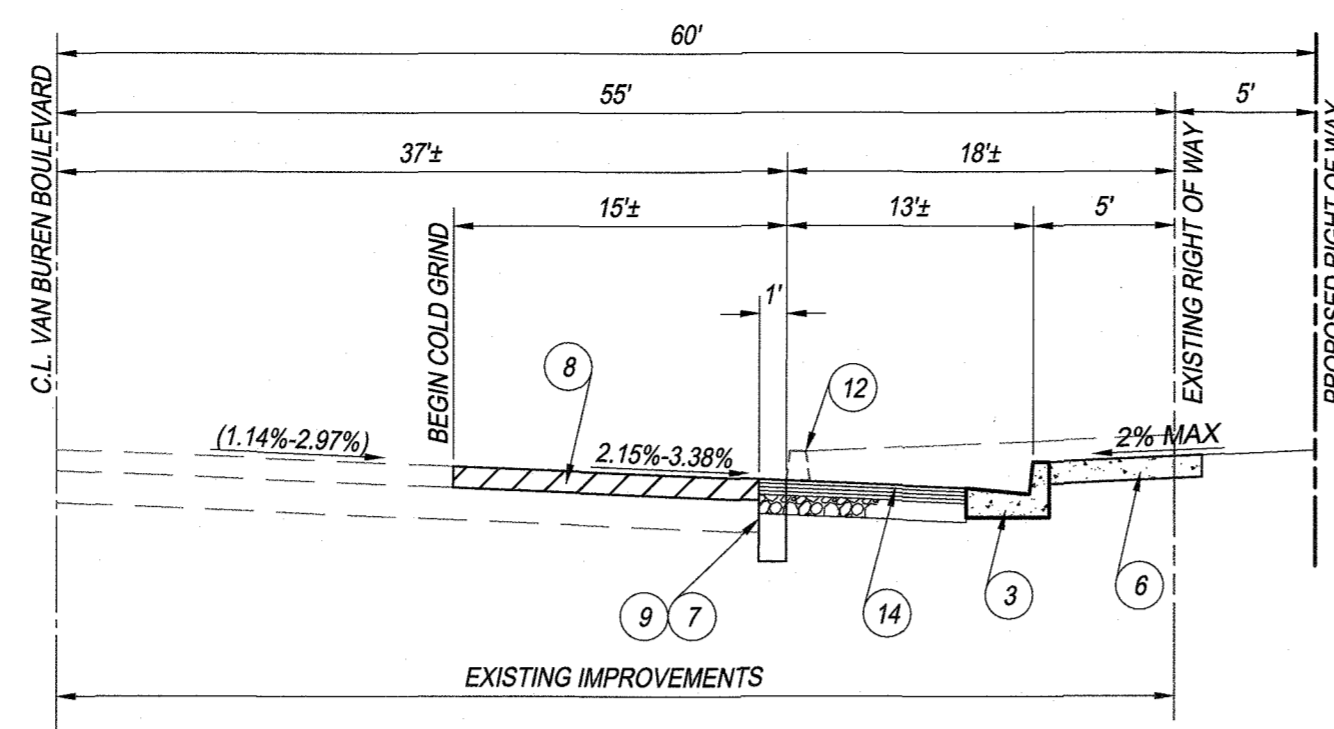
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PLANNING • ENGINEERING • SURVEYING
19 Spectrum Pointe Drive • Suite 609 Lake Forest, CA 92630
(949) 559-0870 • (949) 559-0880 Fax • www.mayerscivil.com

DATE: 3/27/19
R.C.E. No. 83391

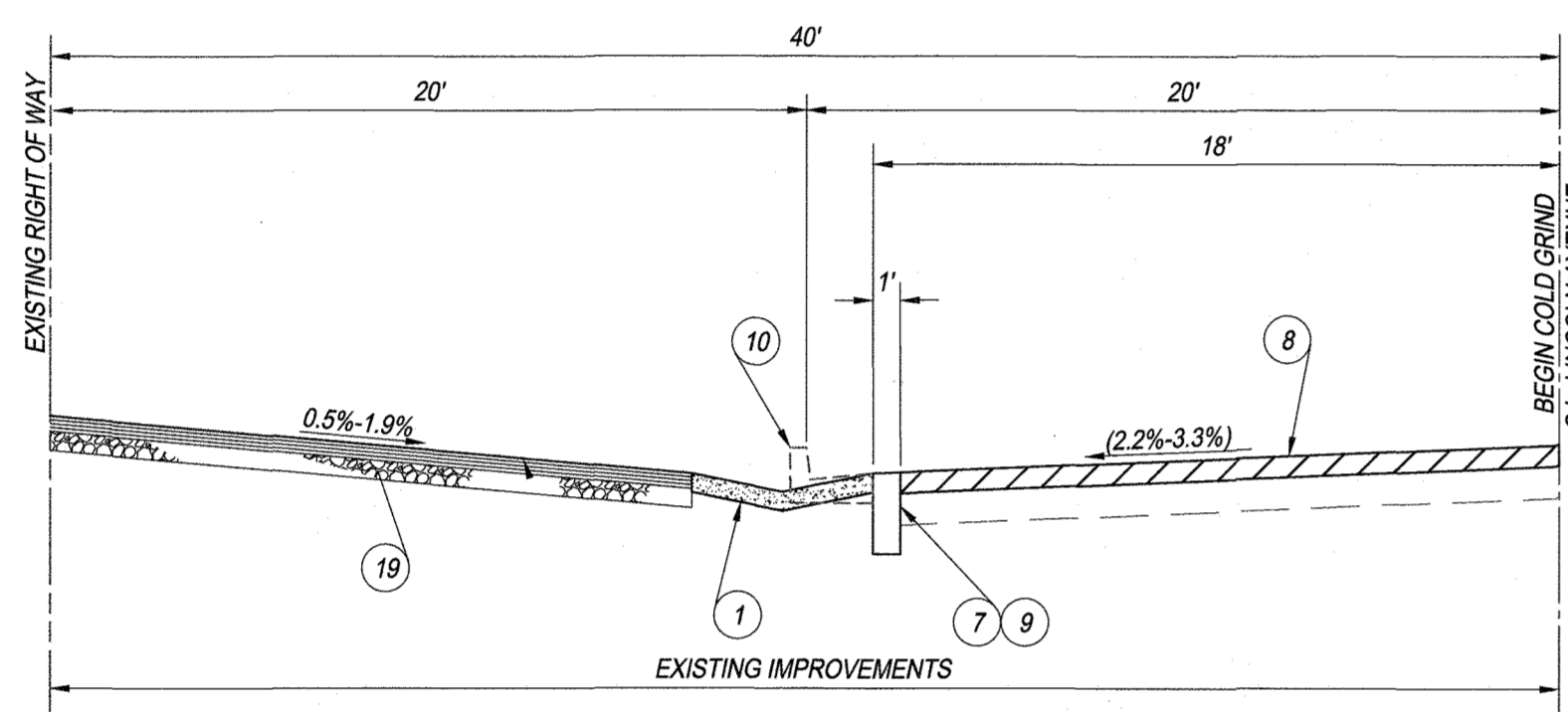
REGISTERED PROFESSIONAL ENGINEER
JESUS TAITANO
No. 83391
CIVIL
STATE OF CALIFORNIA



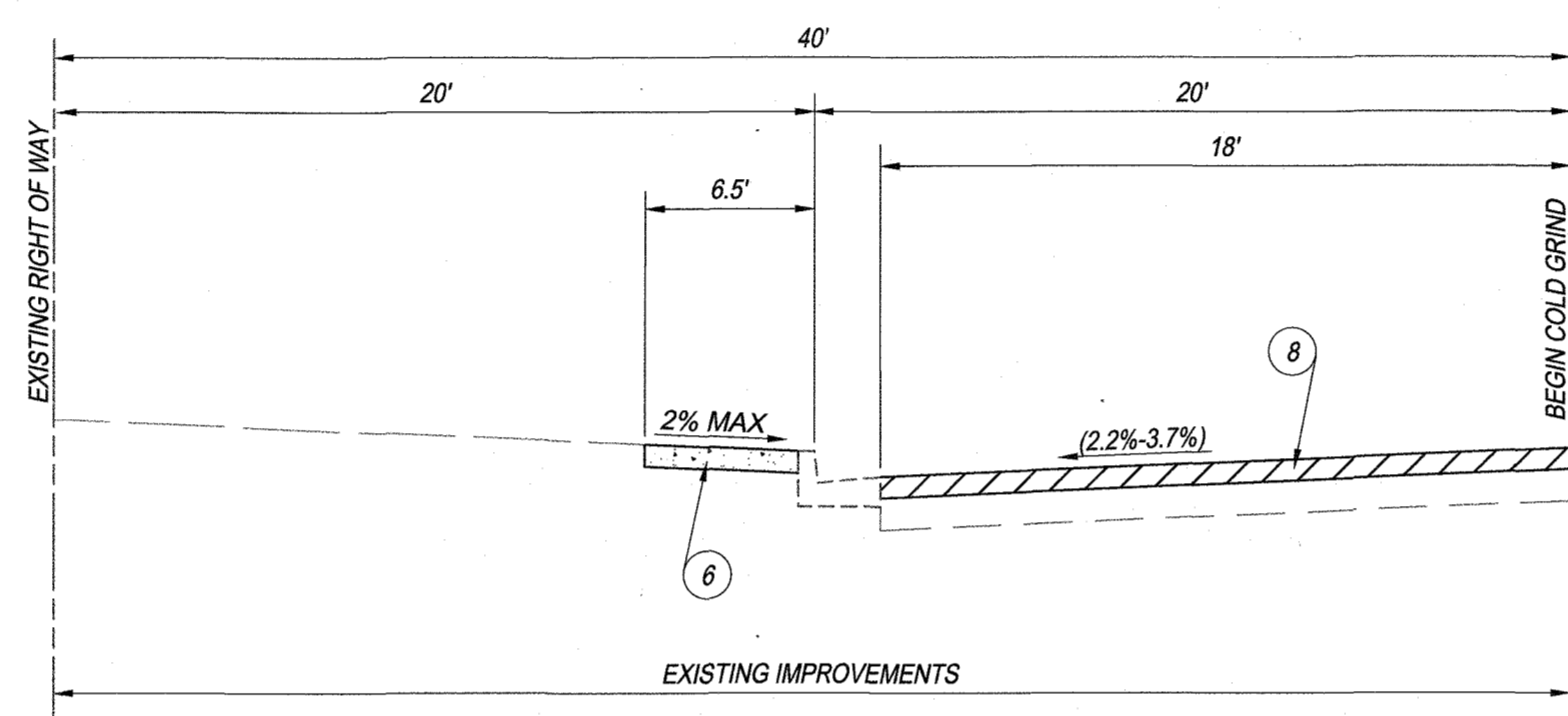
VAN BUREN BOULEVARD @ ENTRY
 EXISTING STREET NO SCALE
 STA. 10+38.28 TO STA. 16+19.49
 T.I. = 10.5



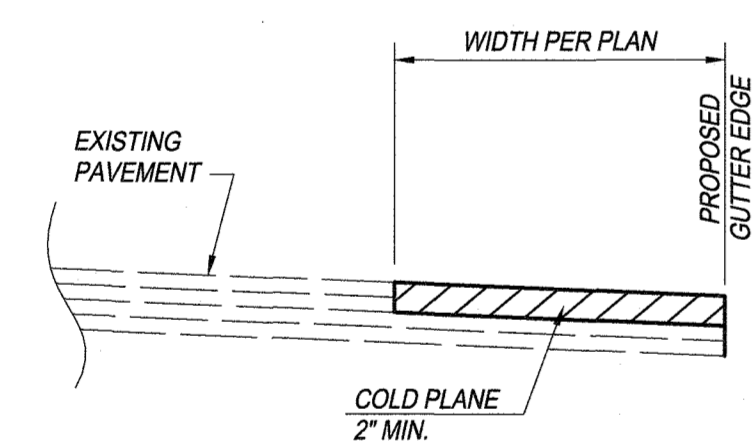
VAN BUREN BOULEVARD
 EXISTING STREET NO SCALE
 STA. 10+38.28 TO STA. 16+19.49
 T.I. = 10.5



LINCOLN AVENUE @ ENTRY
 EXISTING STREET NO SCALE
 STA. 6+37.50 TO STA. 7+11.52
 T.I. = 8.0



LINCOLN AVENUE
 EXISTING STREET NO SCALE
 STA. 7+11.52 TO STA. 9+48.88
 T.I. = 8.0



8 COLD GRIND AND OVERLAY DETAIL
 NO SCALE

*** PAVEMENT NOTE:**
 R-VALUE TESTING REQUIRED AT THE TIME OF SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT CONTRACTOR SHALL VERIFY THICKNESS OF PAVING AND BASE WITH THE SOILS ENGINEER.

IT IS THE CONTRACTOR / BIDDER'S RESPONSIBILITY TO REVIEW THESE PLANS AND PREPARE THEIR OWN TAKE-OFFS TO VERIFY ALL QUANTITIES INCLUDING ALL EARTHWORK QUANTITIES (RAW & REMEDIAL) TO COMPLETE ALL GRADING AND IMPROVEMENTS SHOWN ON THESE PLANS. THE QUANTITY ESTIMATE SHOWN HEREON IS FOR THE USE OF GOVERNING AGENCIES IN DETERMINING BOND AMOUNTS AND/OR FEES AND IS NOT TO BE USED FOR BID PURPOSES.

CONSTRUCTION NOTES		PHASE 1		PHASE 2	
		QTY.	UNIT	QTY.	UNIT
1	CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W=8")	1,007	S.F.	0	S.F.
2	CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD. PLAN 200	79	L.F.	0	L.F.
3	CONSTRUCT 8" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD. PLAN 200	552	L.F.	408	L.F.
4	NOT USED	-	EA.	-	EA.
5	CONSTRUCT PEDESTRIAN RAMP TYPE III PER CITY OF RIVERSIDE STD. PLAN 304	4	EA.	0	EA.
6	CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN 325	3,400	S.F.	3,278	S.F.
7	CONSTRUCT A.C. REPLACEMENT (W=1' MIN.) PER CITY OF RIVERSIDE STD. PLAN 453	665	S.F.	511	S.F.
8	COLD GRIND AND OVERLAY PER DETAIL HEREON	11,710	S.F.	11,382	S.F.
9	SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING PAVEMENT	665	S.F.	511	S.F.
10	SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING CURB AND GUTTER	0	L.F.	587	L.F.
11	SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING SIDEWALK	55	S.F.	598	S.F.
12	SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING A.C. BERM	450	L.F.	8	L.F.
13	SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING DRIVEWAY	0	S.F.	794	S.F.
* 14	CONSTRUCT 0.54' A.C. WITH SEAL COAT OVER 1.29' A.B. WITH PRIME COAT	5,840	S.F.	2,575	S.F.
15	INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. PLAN 862	2	EA.	0	EA.
16	REMOVE EXISTING TREE	8	EA.	0	EA.
17	PROTECT EXISTING IN PLACE (PER PLAN) ADJUST TO GRADE IF NEEDED	16	EA.	5	EA.
18	RELOCATE EXISTING UTILITIES	7	EA.	8	EA.
* 19	CONSTRUCT 0.37' A.C. WITH SEAL COAT OVER 0.96' A.B. WITH PRIME COAT	333	S.F.	0	S.F.
20	CONSTRUCT PEDESTRIAN RAMP TYPE I PER CITY OF RIVERSIDE STD. PLAN 304	0	EA.	1	EA.
21	CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302 TYPE CURB-I	0	EA.	1	EA.
22	INSTALL TREE WELL PER CITY OF RIVERSIDE STD. 326 FINAL SPACING PER ONSITE INSPECTOR	14	EA.	9	EA.

CITY OF RIVERSIDE WATER DEPARTMENT		RIVERSIDE PUBLIC UTILITIES ELECTRIC OVERHEAD AND UNDERGROUND	
APPROVED BY <i>[Signature]</i>	DATE 3/27/19	APPROVED BY <i>[Signature]</i>	DATE 3/27/19
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY PRINCIPAL ENGINEER ENGINEERING MANAGER TRAFFIC DIVISION	BY JFS NH	DATE 3/27/19 3/27/19	APPROVED BY CITY ENGINEER
DESIGNED BY R.G./C.R. DRAWN BY R.G./C.R. CHECKED BY J.T.		DATE APR 16, 2019	

BENCH MARK:
 POINT ID: E4-J5
 ELEVATION: 380.682 NAVD88 (ADJUSTED 2009)
 DESC: P.K. NAIL AND CITY ENGINEER TAG IN TC OF THE SOUTHERLY CURB RETURN AT LINCOLN AVE. AND VAN BUREN BLVD.

BASIS OF BEARINGS:
 THE BEARINGS HEREON IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE BETWEEN RIVERSIDE COUNTY GPS CONTROL POINT NO. 2175 AND GPS CONTROL POINT NO. 0215, BEING N25°07'57"E 1593.05 FEET (GROUND), (EPOCH 2010.00).

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 (949) 599-0870 • (949) 599-0880 Fax • www.mayerscivil.com

[Signature] 3/27/19
 JESUS TARRANO
 R.C.E. No. 83391

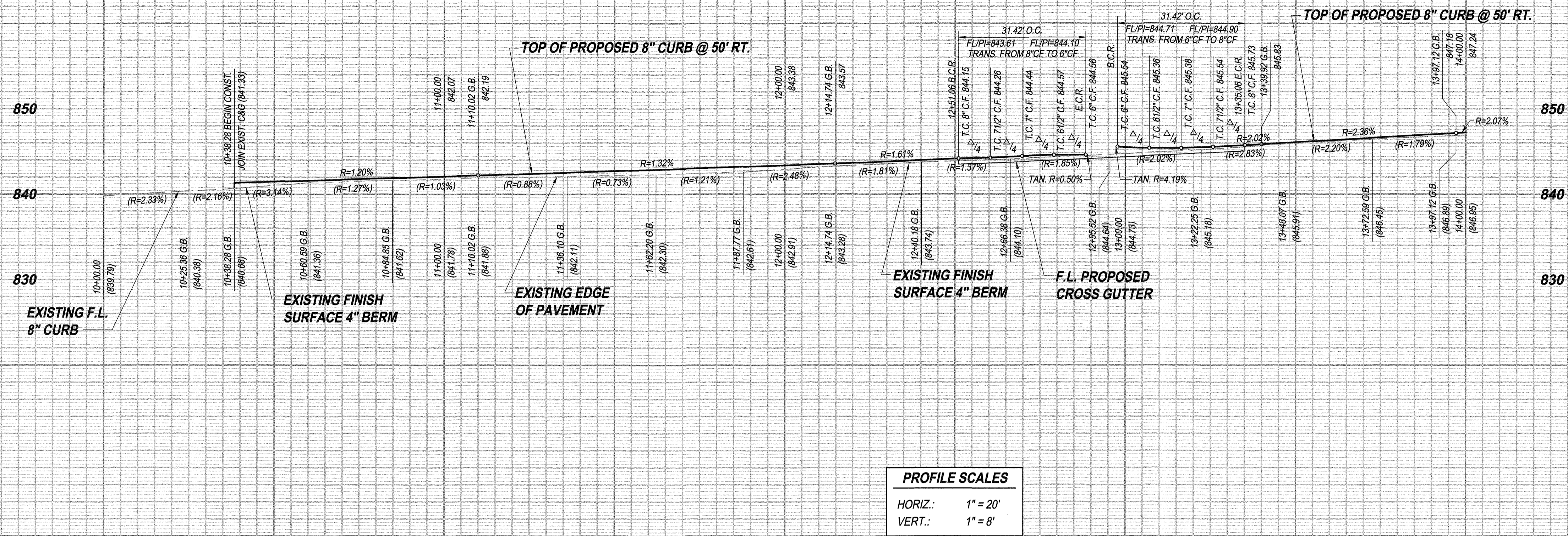


STREET IMPROVEMENT PLAN
 FOR
 P.M. 37351 ~ LINCOLN VILLAGE
DETAIL SHEET

VAN BUREN BOULEVARD AND LINCOLN AVENUE

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

PW18-0597
R-4462
 SHEET 2 OF 8

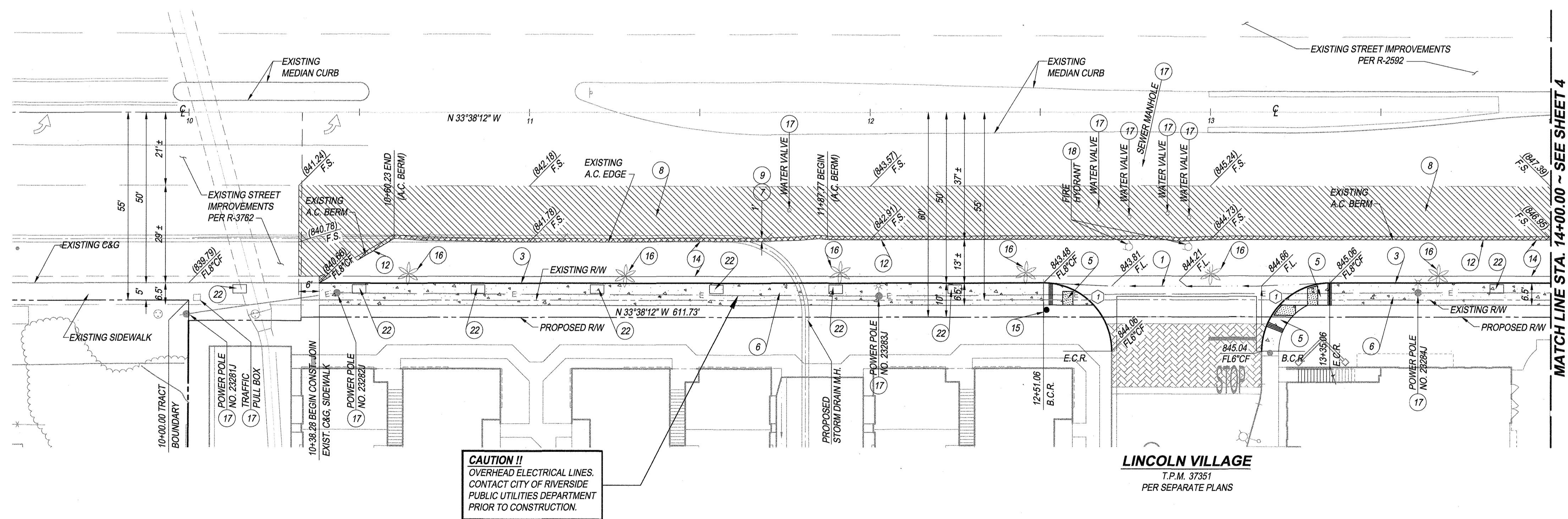


PROFILE SCALES

HORIZ.: 1" = 20'

VERT.: 1" = 8'

10 11 12 13 14



- CONSTRUCTION NOTES**
- 1 CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W=6')
 - 2 CONSTRUCT 8" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD. PLAN 200
 - 3 CONSTRUCT PEDESTRIAN RAMP TYPE III PER CITY OF RIVERSIDE STD. PLAN 304
 - 4 CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN 325
 - 5 CONSTRUCT A.C. REPLACEMENT (W=1' MIN.) PER CITY OF RIVERSIDE STD. PLAN 453
 - 6 COLD GRIND AND OVERLAY PER DETAIL ON SHEET 2
 - 7 SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING PAVEMENT
 - 8 SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING A.C. BERM
 - 9 CONSTRUCT 0.54' A.C. WITH SEAL COAT OVER 1.29' A.B. WITH PRIME COAT
 - 10 INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. PLAN 662
 - 11 REMOVE EXISTING TREE
 - 12 PROTECT EXISTING IN PLACE (PER PLAN) ADJUST TO GRADE IF NEEDED
 - 13 RELOCATE EXISTING UTILITIES
 - 14 INSTALL TREE WELL PER CITY OF RIVERSIDE STD. 326
 - 15 FINAL SPACING PER ONSITE INSPECTOR

*** PAVEMENT NOTE:**
R-VALUE TESTING REQUIRED AT THE TIME OF SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT CONTRACTOR SHALL VERIFY THICKNESS OF PAVING AND BASE WITH THE SOILS ENGINEER.

CAUTION !!
OVERHEAD ELECTRICAL LINES. CONTACT CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

**VAN BUREN BOULEVARD
PHASE 1**

LEGEND

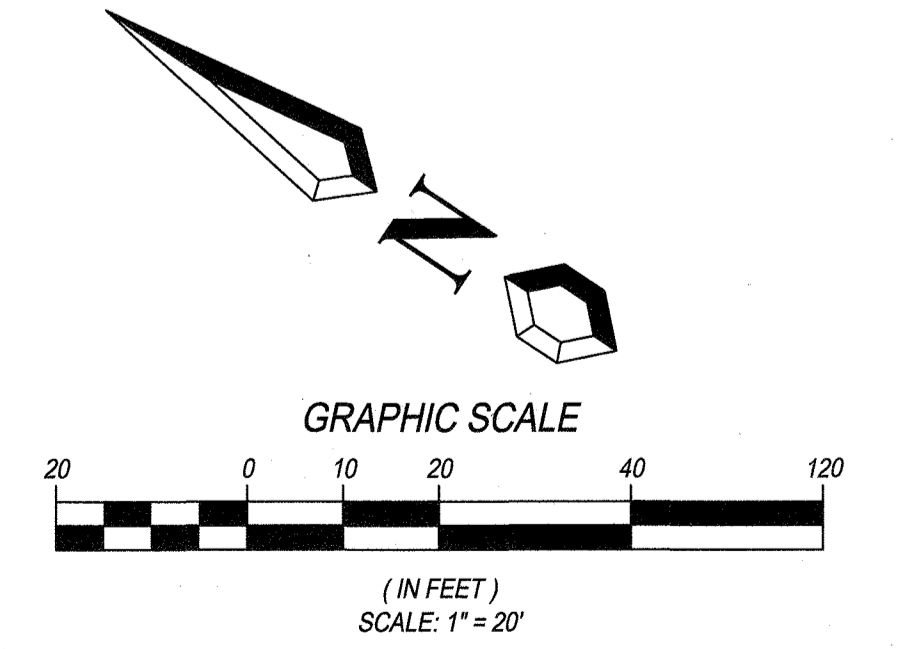
- GRIND AND OVERLAY A.C. PAVEMENT
- SAWCUT AND REMOVE EXIST. PAVEMENT
- CONCRETE

DATA TABLE

BEARING/DELTA	RADIUS	LENGTH	TANGENT
90°00'00"	20.00	31.42	20.00

CITY OF RIVERSIDE WATER DEPARTMENT
APPROVED BY: *[Signature]* DATE: 3/27/19

RIVERSIDE PUBLIC UTILITIES ELECTRIC OVERHEAD AND UNDERGROUND
APPROVED BY: *[Signature]* DATE: 3/27/19



BENCH MARK:
POINT ID: EA-13
ELEVATION: 880.682 NAVD89 (ADJUSTED 2009)
DESC: P.K. NAIL AND CITY ENGINEER TAG IN TC OF THE SOUTHERLY CURB RETURN AT LINCOLN AVE. AND VAN BUREN BLVD.

BASIS OF BEARINGS:
THE BEARINGS HEREON IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE BETWEEN RIVERSIDE COUNTY GPS CONTROL POINT NO. 2175 AND GPS CONTROL POINT NO. 0215, BEING N25°07'57" E 1593.05 FEET (GROUND), (EPOCH 2010.00).

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PLANNING • ENGINEERING • SURVEYING
19 Spectrum Pointe Drive • Suite 609 Lake Forest, CA 92530
(949) 999-0870 • (949) 999-0880 Fax • www.mayerscivil.com

[Signature] JESUS TAITANO
R.C.E. No. 83391
DATE: 3/27/19



DESIGNED BY: R.G./C.R. DRAWN BY: R.G./C.R. CHECKED BY: J.T.

MARK	REVISIONS	APPR	DATE

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

APPROVED BY: *[Signature]* DATE: 3/27/19
PRINCIPAL ENGINEER

APPROVED BY: *[Signature]* DATE: 3/27/19
ENGINEERING MANAGER

APPROVED BY: *[Signature]* DATE: 3/27/19
TRAFFIC DIVISION

APPROVED BY: *[Signature]* DATE: 3/27/19
CITY ENGINEER

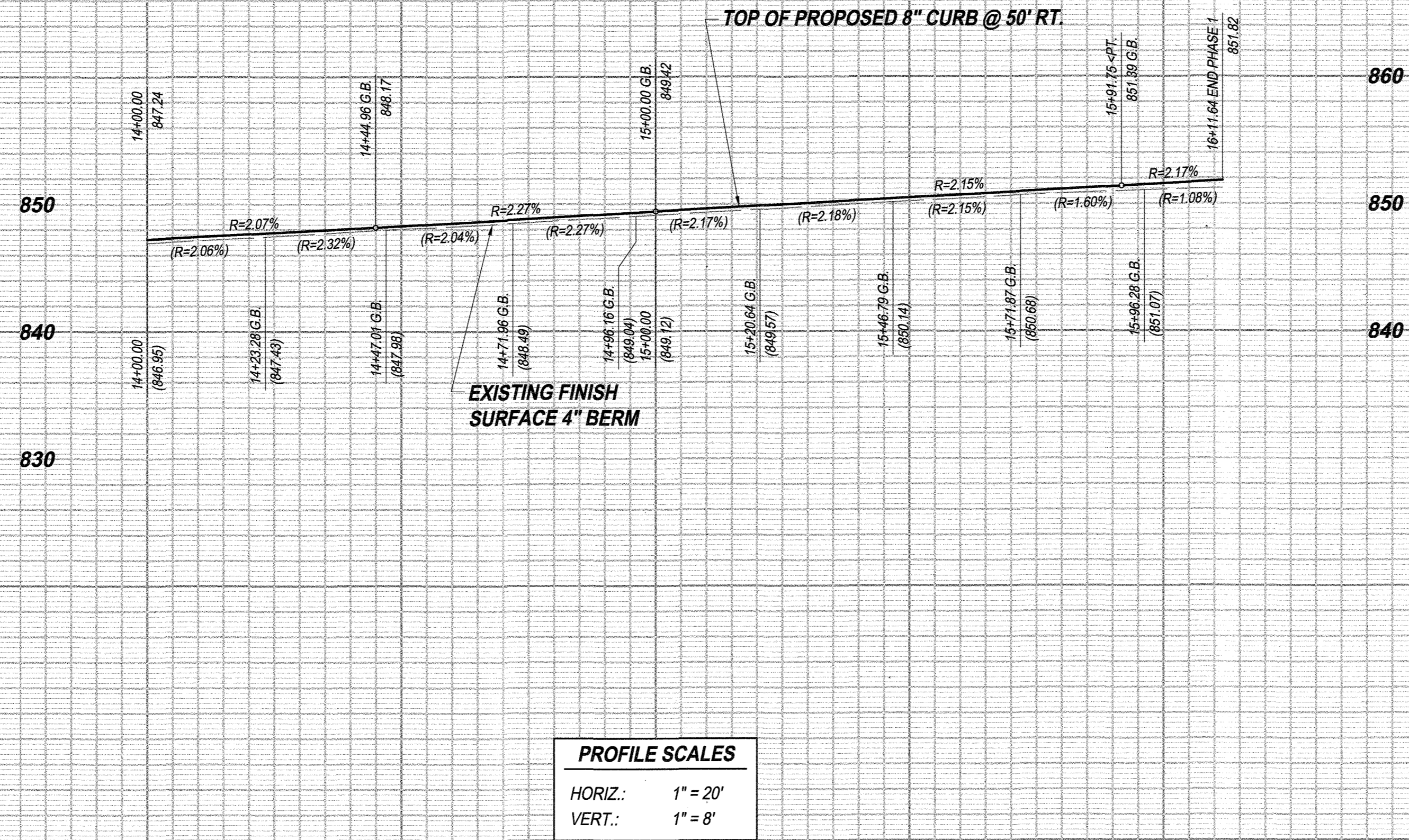
DATE: APRIL 16, 2019

**STREET IMPROVEMENT PLAN
FOR
P.M. 37351 - LINCOLN VILLAGE
VAN BUREN BOULEVARD**

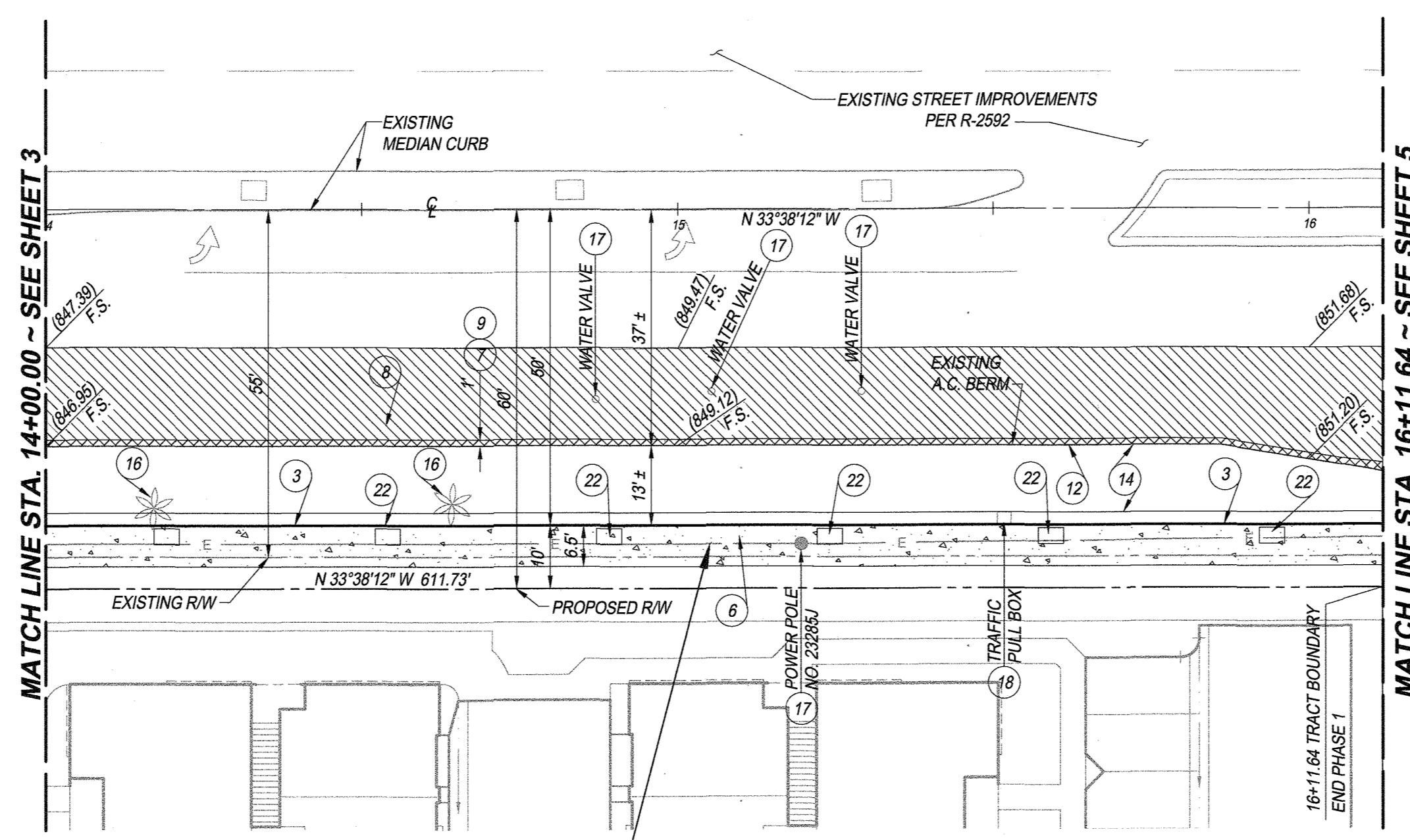
VAN BUREN BOULEVARD AND LINCOLN AVENUE

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

PW18-0597
R-4462
SHEET 3 OF 8



PROFILE SCALES
 HORIZ.: 1" = 20'
 VERT.: 1" = 8'



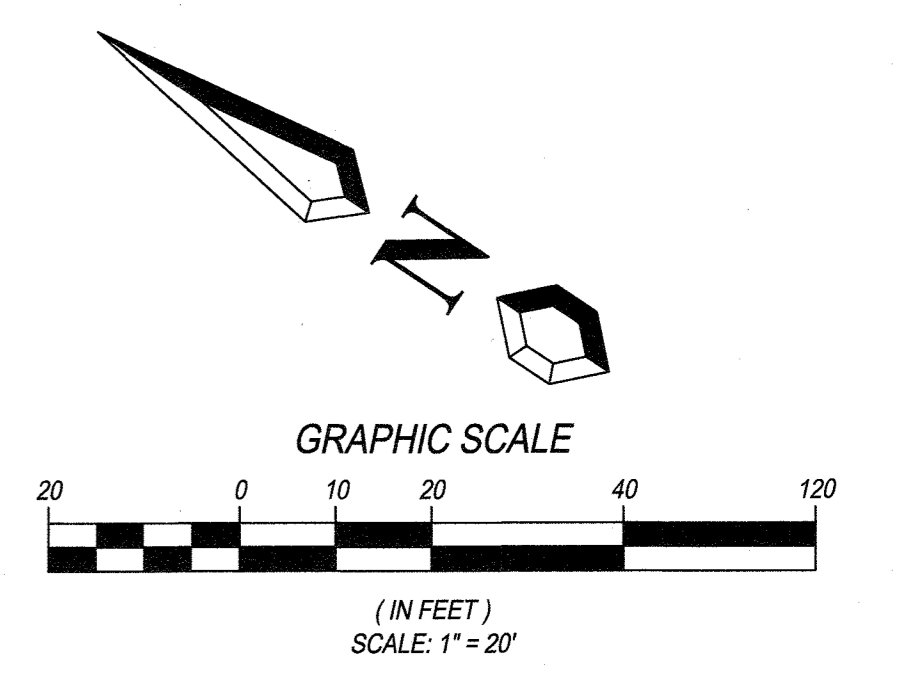
CAUTION !!
 OVERHEAD ELECTRICAL LINES
 CONTACT CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 PRIOR TO CONSTRUCTION.

VAN BUREN BOULEVARD
 PHASE 1

- CONSTRUCTION NOTES**
- 3 CONSTRUCT 8" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD. PLAN 200
 - 6 CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN 325
 - 7 CONSTRUCT A.C. REPLACEMENT (W=1" MIN.) PER CITY OF RIVERSIDE STD. PLAN 453
 - 8 COLD GRIND AND OVERLAY PER DETAIL ON SHEET 2
 - 9 SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING PAVEMENT
 - 12 SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING A.C. BERM
 - * 14 CONSTRUCT 0.54' A.C. WITH SEAL COAT OVER 1.29' A.B. WITH PRIME COAT
 - 16 REMOVE EXISTING TREE
 - 17 PROTECT EXISTING IN PLACE (PER PLAN) ADJUST TO GRADE IF NEEDED
 - 18 RELOCATE EXISTING UTILITIES
 - 22 INSTALL TREE WELL PER CITY OF RIVERSIDE STD. 326
FINAL SPACING PER ONSITE INSPECTOR

*** PAVEMENT NOTE:**
 R-VALUE TESTING REQUIRED AT THE TIME OF
 SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT
 CONTRACTOR SHALL VERIFY THICKNESS OF PAVING
 AND BASE WITH THE SOILS ENGINEER.

- LEGEND**
- GRIND AND OVERLAY A.C. PAVEMENT
 - SAWCUT AND REMOVE EXIST. PAVEMENT
 - CONCRETE



CITY OF RIVERSIDE
 WATER DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 3/27/19

RIVERSIDE PUBLIC UTILITIES
 ELECTRIC OVERHEAD AND UNDERGROUND
 APPROVED BY: *[Signature]* DATE: 3/27/19

BENCH MARK:
 POINT ID: E4-J5
 ELEVATION: 980.682 NAVD88 (ADJUSTED 2009)
 DESC: P.K. NAIL AND CITY ENGINEER TAG IN TC OF THE SOUTHERLY
 CURB RETURN AT LINCOLN AVE. AND VAN BUREN BLVD.

BASIS OF BEARINGS:
 THE BEARINGS HEREON IS THE CALIFORNIA STATE PLANE
 COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS
 DETERMINED LOCALLY BY THE BETWEEN RIVERSIDE COUNTY GPS
 CONTROL POINT NO. 2175 AND GPS CONTROL POINT NO. 0215,
 BEING N25°07'57"E 1593.05 FEET (GROUND), (EPOCH 2010.00).

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[Signature]
 JESUS TAITANO
 R.C.E. No. 83391
 DATE: 3/27/19



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 3/27/19
 PRINCIPAL ENGINEER

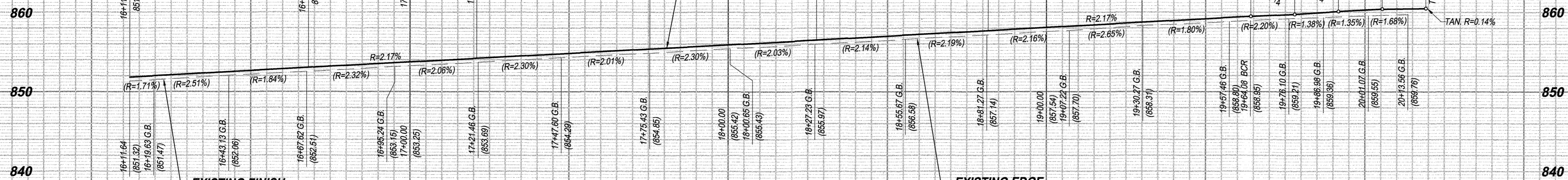
ENGINEERING MANAGER: *[Signature]* DATE: 3/27/19
 TRAFFIC DIVISION

APPROVED BY: *[Signature]* DATE: 3/27/19
 CITY ENGINEER

DATE: March 16, 2019

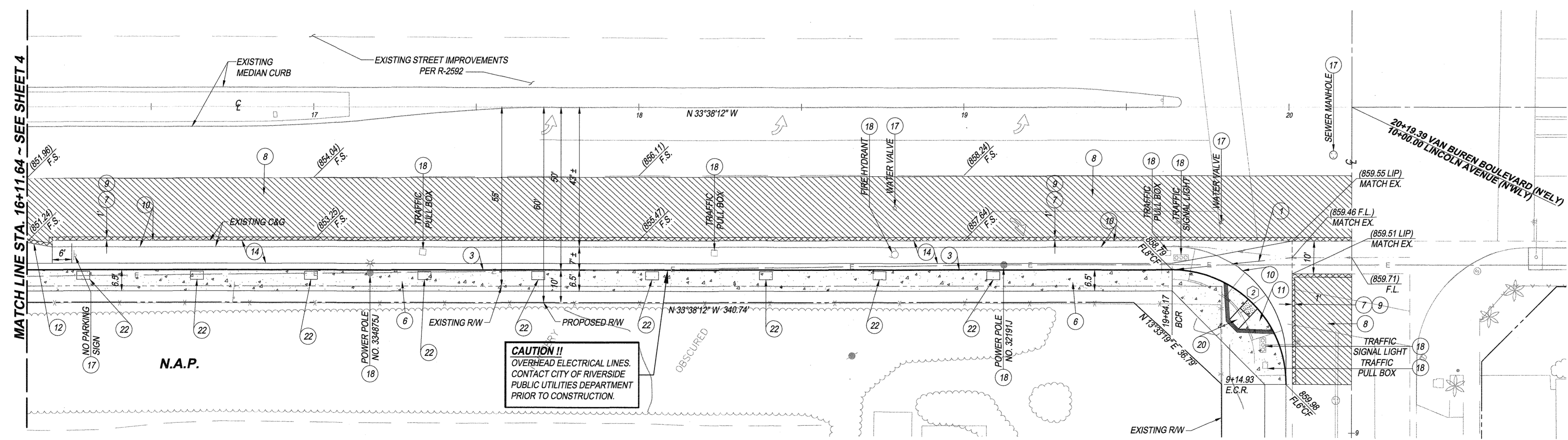
STREET IMPROVEMENT PLAN
 FOR
P.M. 37351 ~ LINCOLN VILLAGE
VAN BUREN BOULEVARD
 VAN BUREN BOULEVARD AND LINCOLN AVENUE
 HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

PW18-0597
R-4462
 SHEET 4 OF 8



PROFILE SCALES
 HORIZ.: 1" = 20'
 VERT.: 1" = 8'

16 17 18 19 20 21



**VAN BUREN BOULEVARD
 PHASE 2**

LEGEND

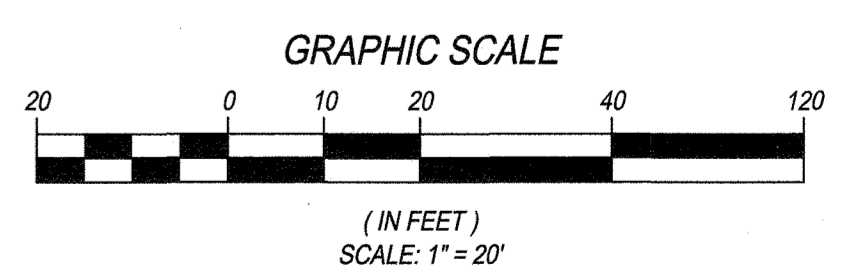
- GRIND AND OVERLAY A.C. PAVEMENT
- SAWCUT AND REMOVE EXIST. PAVEMENT
- CONCRETE

DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	90°08'28"	35.00	55.04	35.07

CITY OF RIVERSIDE
 WATER DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 3/27/19

RIVERSIDE PUBLIC UTILITIES
 ELECTRIC OVERHEAD AND UNDERGROUND
 APPROVED BY: *[Signature]* DATE: 3/27/19



BENCH MARK:
 POINT ID: E4-15
 ELEVATION: 960.662 NAVD88 (ADJUSTED 2009)
 DESC: P.K. NAIL AND CITY ENGINEER TAG IN TC OF THE SOUTHERLY CURB RETURN AT LINCOLN AVE. AND VAN BUREN BLVD.

BASIS OF BEARINGS:
 THE BEARINGS HEREON IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE BETWEEN RIVERSIDE COUNTY GPS CONTROL POINT NO. 0215, BEING N25°07'57"E 1593.05 FEET (GROUND), (EPOCH 2010.00).

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[Signature] 3/27/19
 JESUS TAITANO
 R.C.E. No. 83391



DESIGNED BY: R.G.C.R. DRAWN BY: R.G.C.R. CHECKED BY: J.T.

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 3/27/19
 ENGINEERING MANAGER: *[Signature]* DATE: 4/15/19
 TRAFFIC DIVISION: *[Signature]* CITY ENGINEER

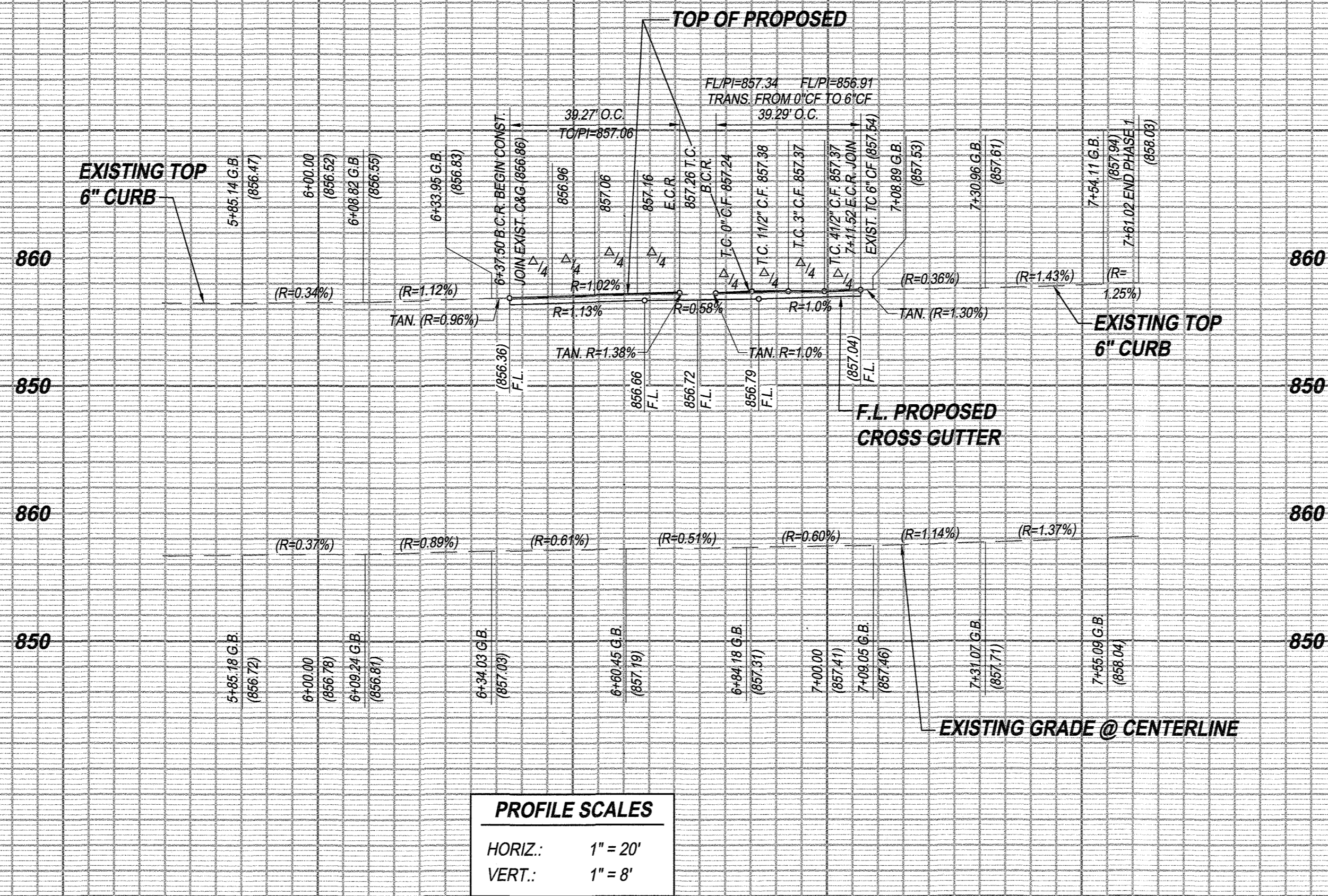
DATE: April 16, 2019

STREET IMPROVEMENT PLAN
 FOR
 P.M. 37351 ~ LINCOLN VILLAGE
VAN BUREN BOULEVARD

VAN BUREN BOULEVARD AND LINCOLN AVENUE

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

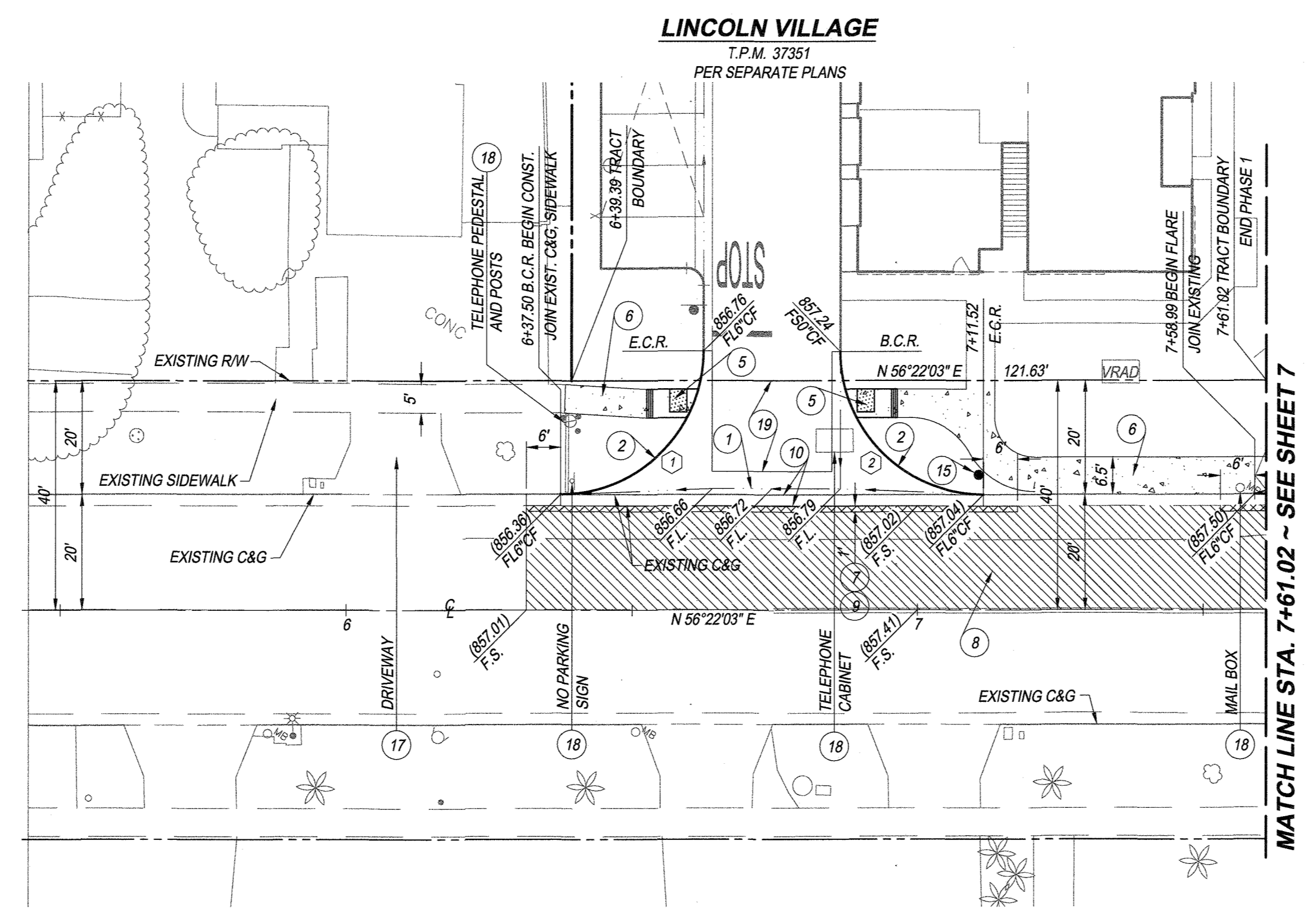
PW18-0597
R-4462
 SHEET 5 OF 8



PROFILE SCALES

HORIZ.: 1" = 20'

VERT.: 1" = 8'



- CONSTRUCTION NOTES**
- 1 CONSTRUCT CONCRETE CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN 220 (W=6')
 - 2 CONSTRUCT 6" CURB AND GUTTER TYPE I PER CITY OF RIVERSIDE STD. PLAN 200
 - 5 CONSTRUCT PEDESTRIAN RAMP TYPE III PER CITY OF RIVERSIDE STD. PLAN 304
 - 6 CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN 325
 - 7 CONSTRUCT A.C. REPLACEMENT (W=1' MIN.) PER CITY OF RIVERSIDE STD. PLAN 453
 - 8 COLD GRIND AND OVERLAY PER DETAIL ON SHEET 2
 - 9 SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING PAVEMENT
 - 10 SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING CURB AND GUTTER
 - 15 INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE STD. PLAN 662
 - 17 PROTECT EXISTING IN PLACE (PER PLAN) ADJUST TO GRADE IF NEEDED
 - 18 RELOCATE EXISTING UTILITIES
 - * 19 CONSTRUCT 0.37" A.C. WITH SEAL COAT OVER 0.96" A.B. WITH PRIME COAT

*** PAVEMENT NOTE:**
R-VALUE TESTING REQUIRED AT THE TIME OF SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT CONTRACTOR SHALL VERIFY THICKNESS OF PAVING AND BASE WITH THE SOILS ENGINEER.

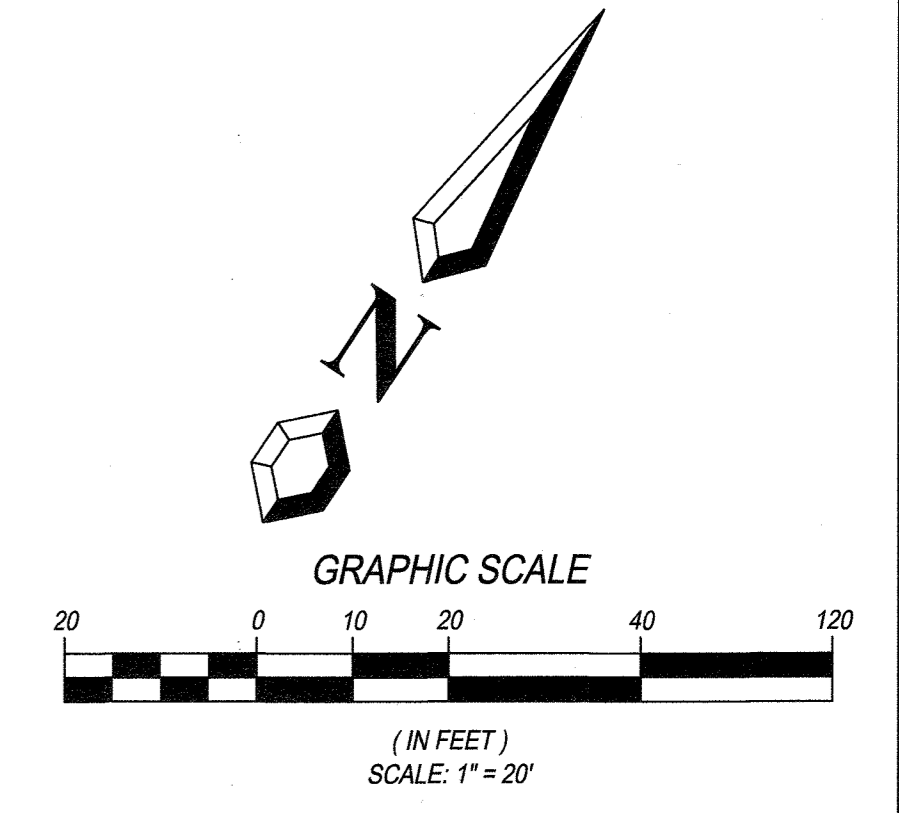
**LINCOLN AVENUE
PHASE 1**

DATA TABLE

BEARING/DELTA	RADIUS	LENGTH	TANGENT
90°00'00"	25.00	39.27	25.00
90°02'58"	25.00	39.29	25.02

- LEGEND**
- GRIND AND OVERLAY A.C. PAVEMENT
 - SAWCUT AND REMOVE EXIST. PAVEMENT
 - CONCRETE

CITY OF RIVERSIDE WATER DEPARTMENT		RIVERSIDE PUBLIC UTILITIES ELECTRIC OVERHEAD AND UNDERGROUND	
APPROVED BY <i>[Signature]</i>	DATE 3/27/19	APPROVED BY <i>[Signature]</i>	DATE 3/27/19



BENCH MARK:
POINT 10: E4-J3
ELEVATION: 860.662 NAVD88 (ADJUSTED 2009)
DESC: P.K. NAIL AND CITY ENGINEER TAG IN TC OF THE SOUTHERLY CURB RETURN AT LINCOLN AVE. AND VAN BUREN BLVD.

BASIS OF BEARINGS:
THE BEARINGS HEREON IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE BETWEEN RIVERSIDE COUNTY GPS CONTROL POINT NO. 2175 AND GPS CONTROL POINT NO. 0215, BEING N25°07'57"E 1553.05 FEET (GROUND), (EPOCH 2010.00).

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[Signature] 3/27/19
DATE
R.C.E. No. 83391

REGISTERED PROFESSIONAL ENGINEER
JESUS TAITANO
No. 83391
CIVIL
STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	R.G./C.R.	DRAWN BY	R.G./C.R.
CHECKED BY	J.T.		

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	<i>[Signature]</i>	3/27/19	<i>[Signature]</i>
ENGINEERING MANAGER	<i>[Signature]</i>	3/27/19	<i>[Signature]</i>
TRAFFIC DIVISION	<i>[Signature]</i>	3/27/19	CITY ENGINEER

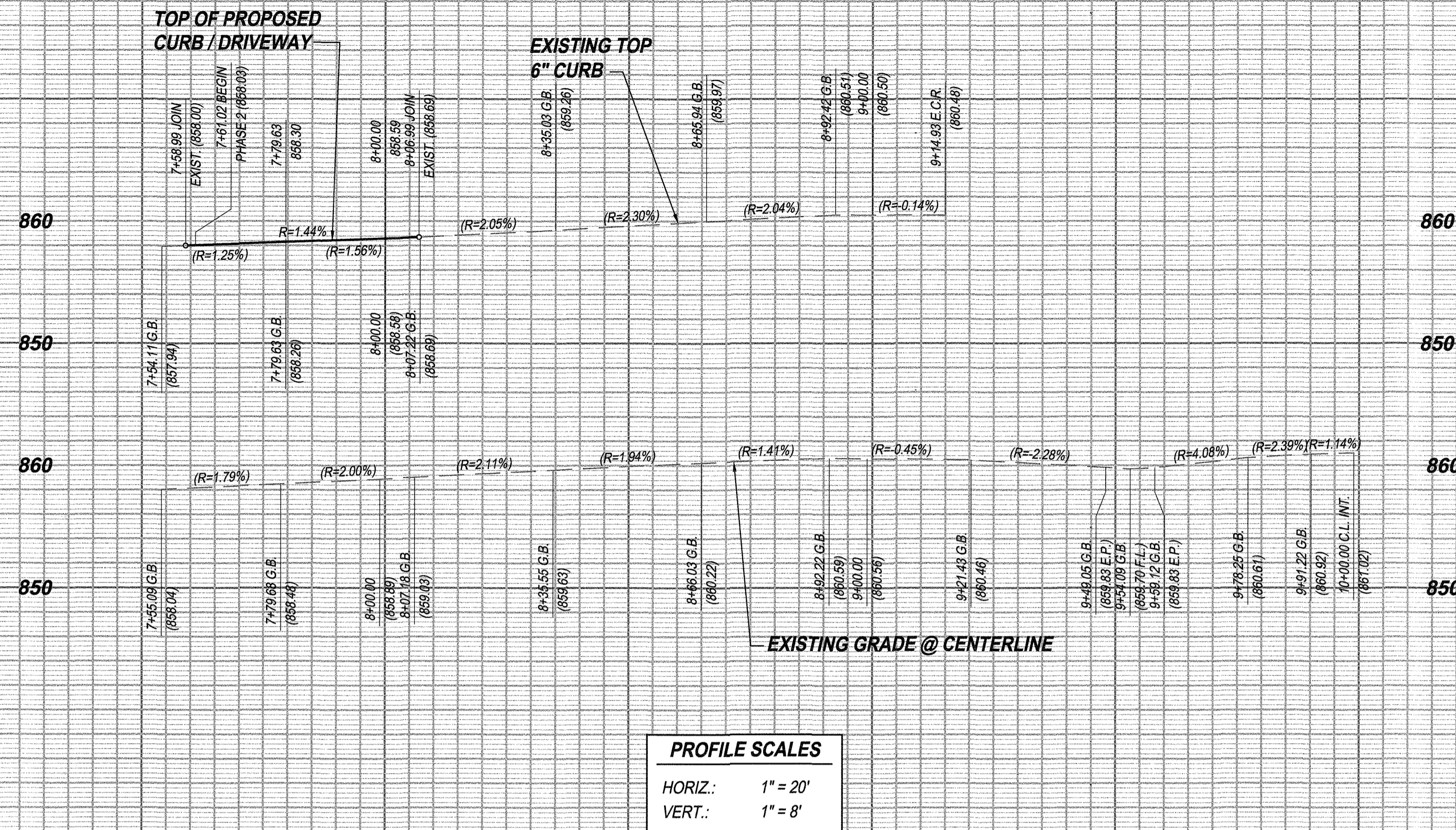
DATE: APRIL 16, 2019

**STREET IMPROVEMENT PLAN
FOR
P.M. 37351 ~ LINCOLN VILLAGE
LINCOLN AVENUE**

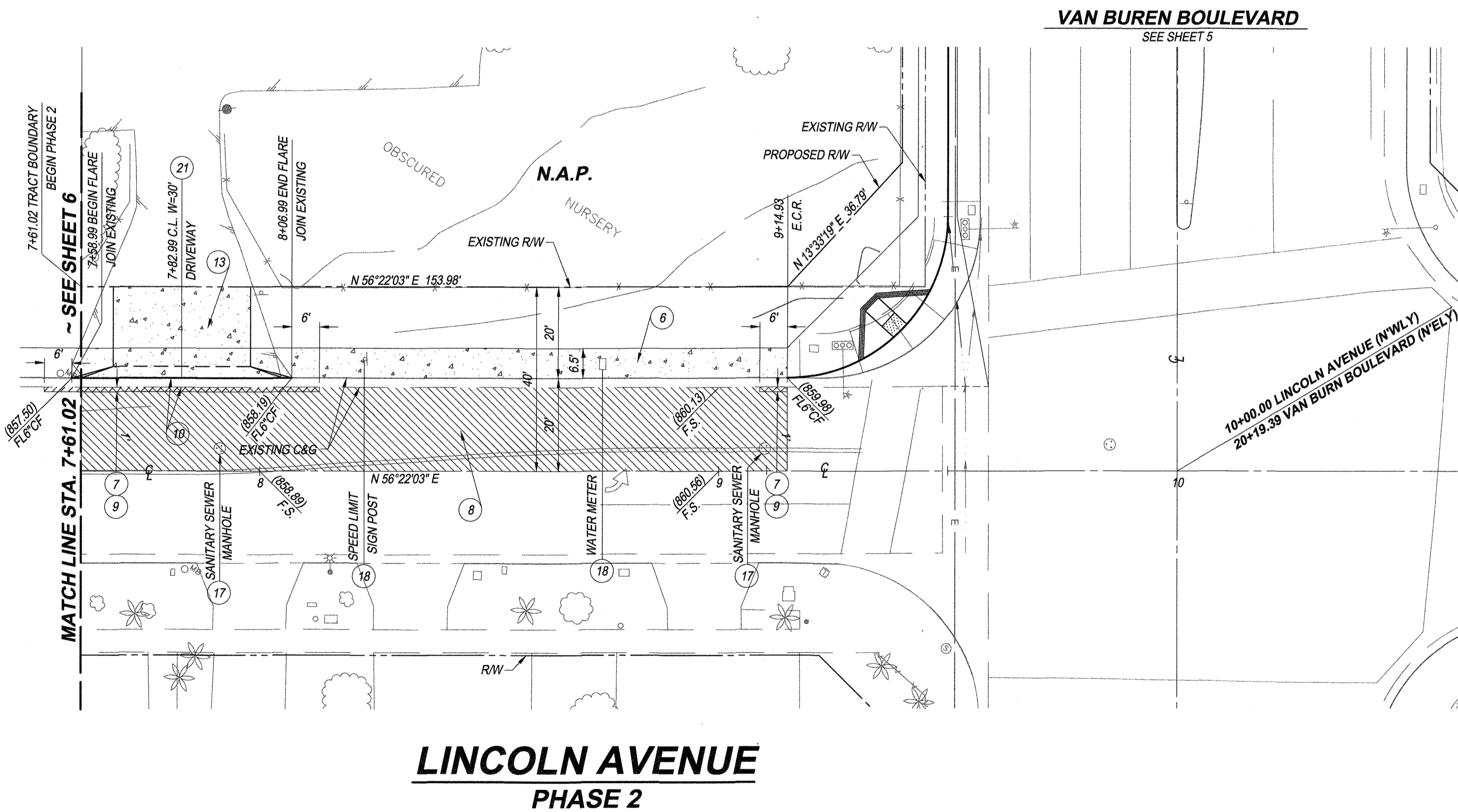
VAN BUREN BOULEVARD AND LINCOLN AVENUE

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

PW18-0597
R-4462
SHEET 6 OF 8



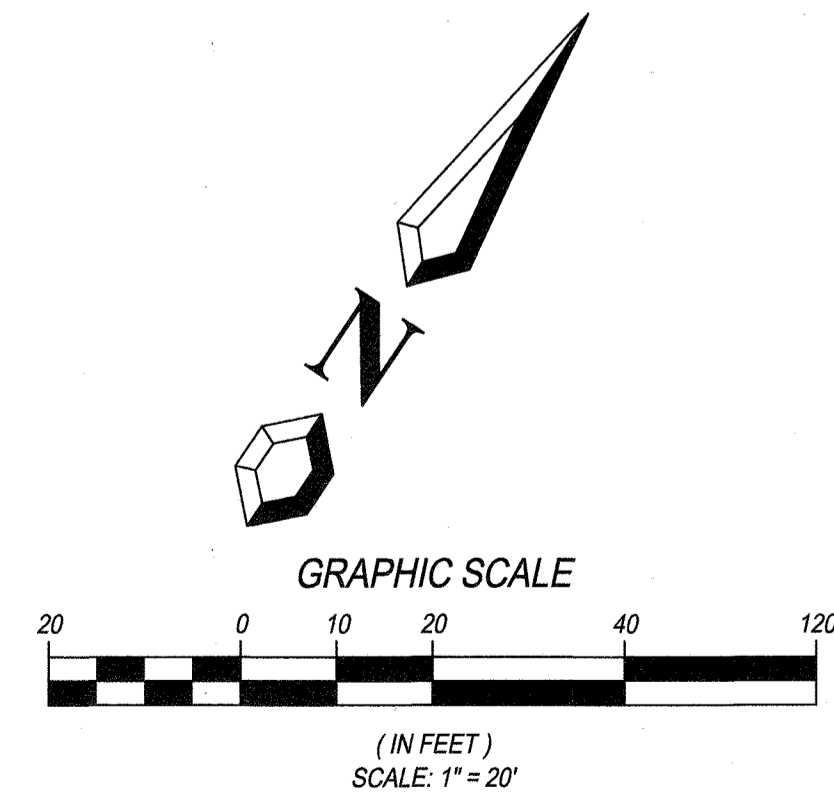
PROFILE SCALES
 HORIZ.: 1" = 20'
 VERT.: 1" = 8'



- CONSTRUCTION NOTES**
- 6 CONSTRUCT 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN 325
 - 7 CONSTRUCT A.C. REPLACEMENT (W=1" MIN.) PER CITY OF RIVERSIDE STD. PLAN 453
 - 8 COLD GRIND AND OVERLAY PER DETAIL ON SHEET 2
 - 9 SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING PAVEMENT
 - 10 SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING CURB AND GUTTER
 - 13 SAW CUT AND REMOVE INTERFERING PORTION OF EXISTING DRIVEWAY
 - 17 PROTECT EXISTING IN PLACE (PER PLAN) ADJUST TO GRADE IF NEEDED
 - 18 RELOCATE EXISTING UTILITIES
 - 21 CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302 TYPE CURB-I

- LEGEND**
- GRIND AND OVERLAY A.C. PAVEMENT
 - SAWCUT AND REMOVE EXIST. PAVEMENT
 - CONCRETE

CITY OF RIVERSIDE WATER DEPARTMENT		RIVERSIDE PUBLIC UTILITIES ELECTRIC OVERHEAD AND UNDERGROUND	
APPROVED BY <i>Chris Hagan</i>	DATE 3/6/19	APPROVED BY <i>[Signature]</i>	DATE 3/27/19



BENCH MARK:
 POINT ID: E4-J3
 ELEVATION: 860.662 NAVD83 (ADJUSTED 2009)
 DESC: P.K. NAIL AND CITY ENGINEER TAG IN TC OF THE SOUTHERLY CURB RETURN AT LINCOLN AVE. AND VAN BUREN BLVD.

BASIS OF BEARINGS:
 THE BEARINGS HEREON IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE BETWEEN RIVERSIDE COUNTY GPS CONTROL POINT NO. 2175 AND GPS CONTROL POINT NO. 0215, BEING N25°07'57"E 1593.05 FEET (GROUND), (EPOCH 2010.00).

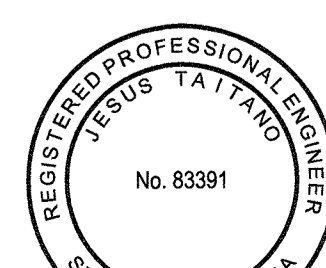
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[Signature] 3/27/19
 JESUS TAITANO
 R.C.E. No. 83391



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY <i>[Signature]</i>	BY <i>[Signature]</i>	DATE 4/18/19	APPROVED BY <i>[Signature]</i>
PRINCIPAL ENGINEER	ENGINEERING MANAGER	TRAFFIC DIVISION	CITY ENGINEER

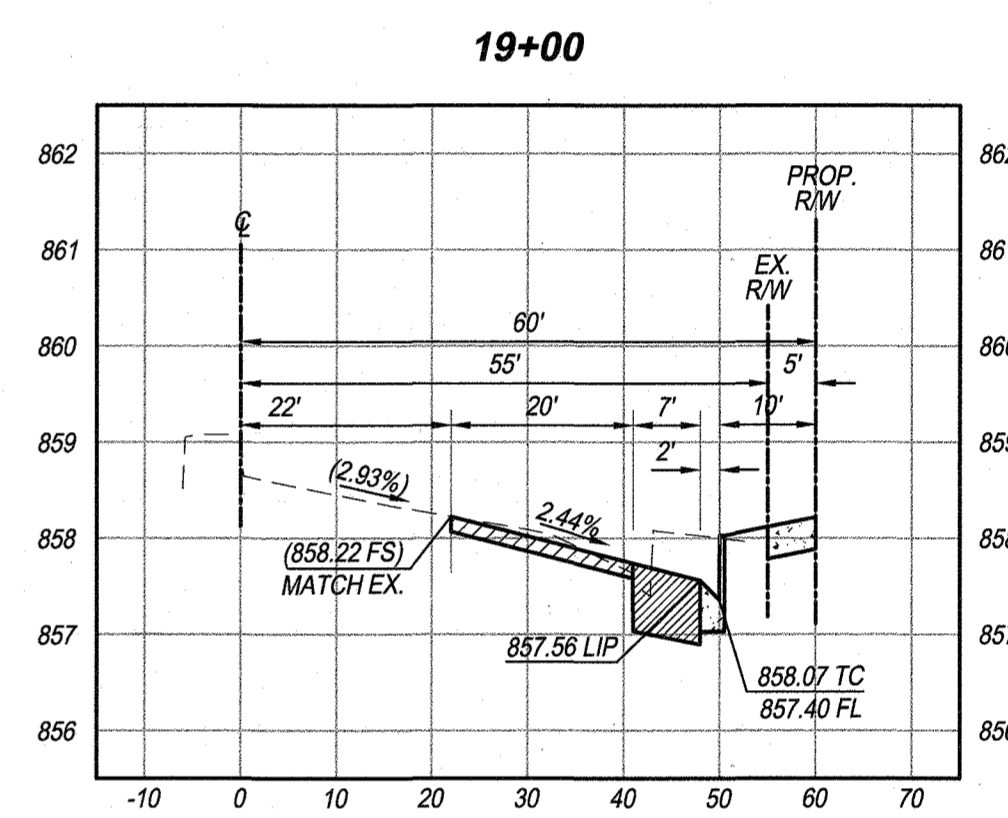
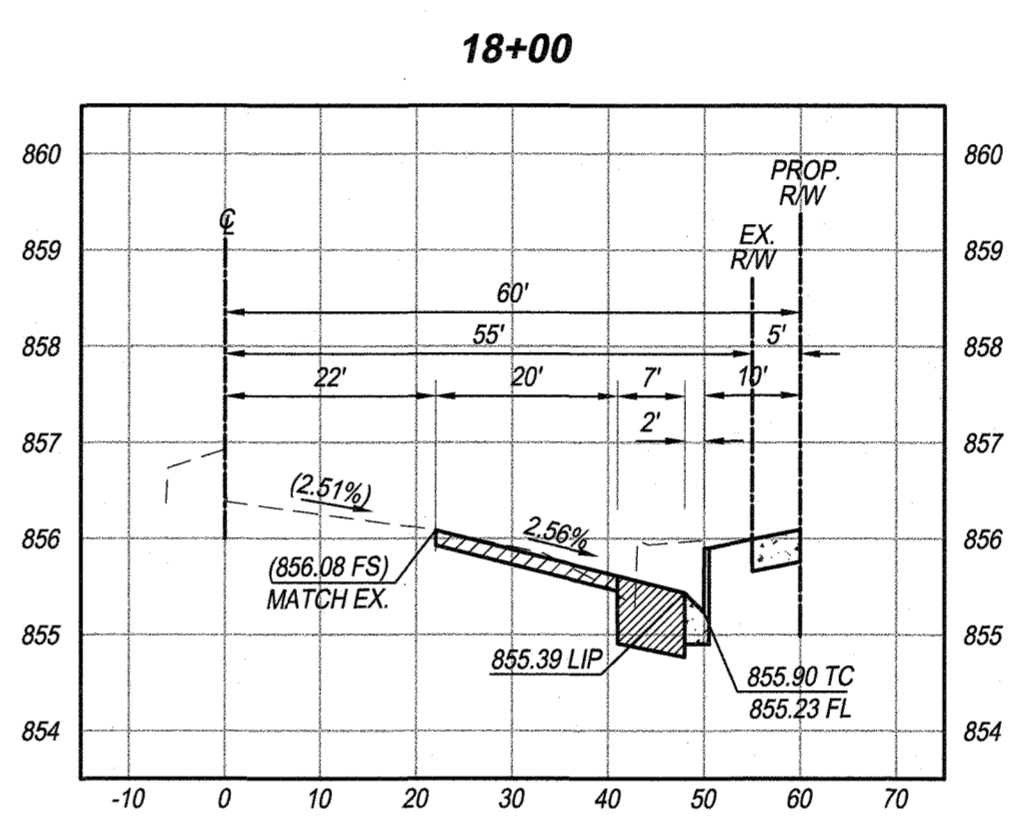
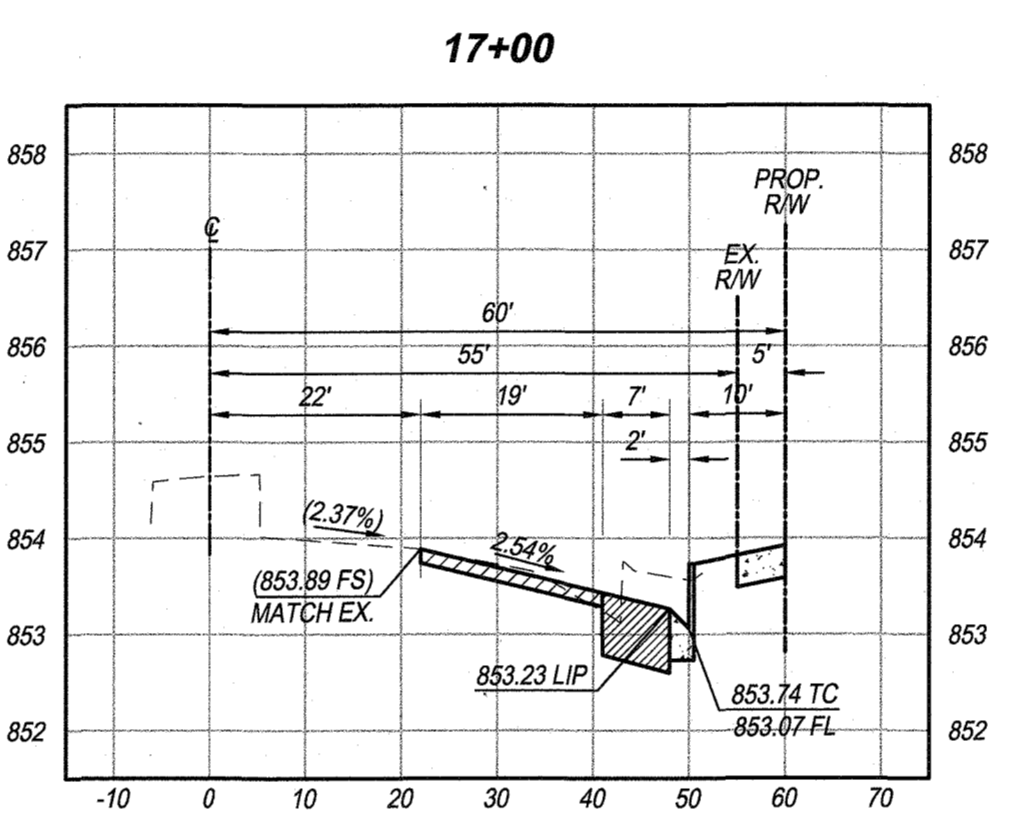
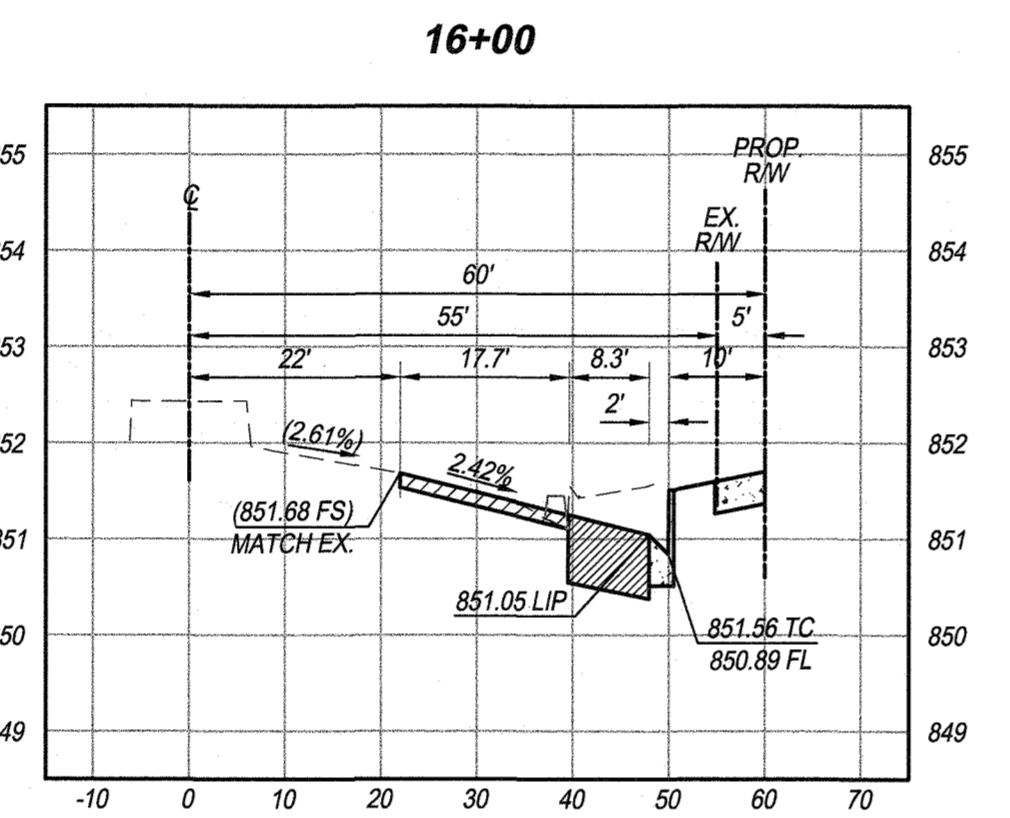
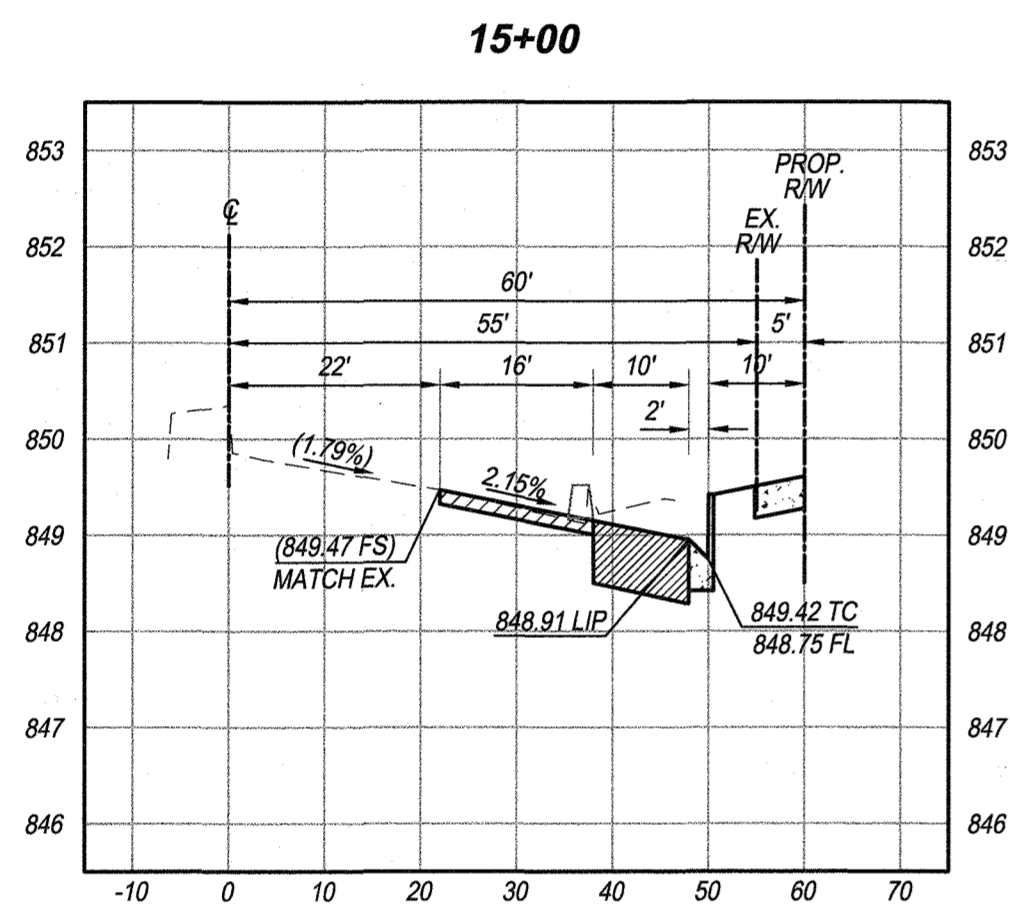
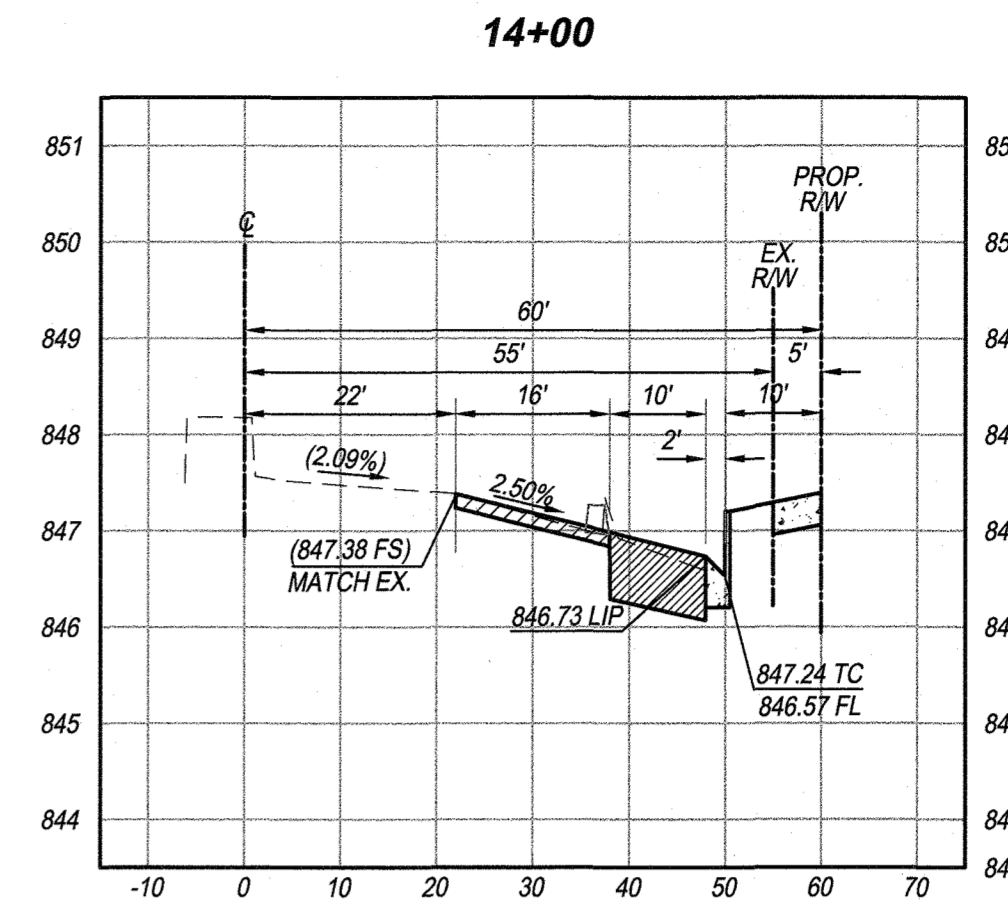
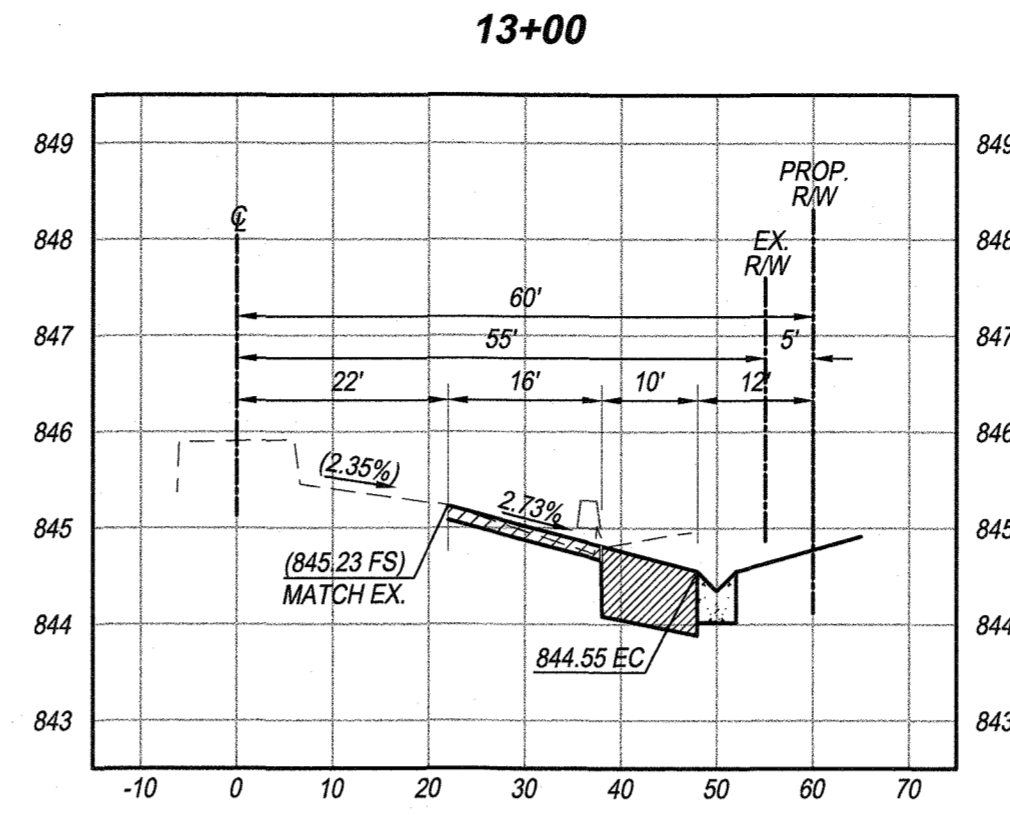
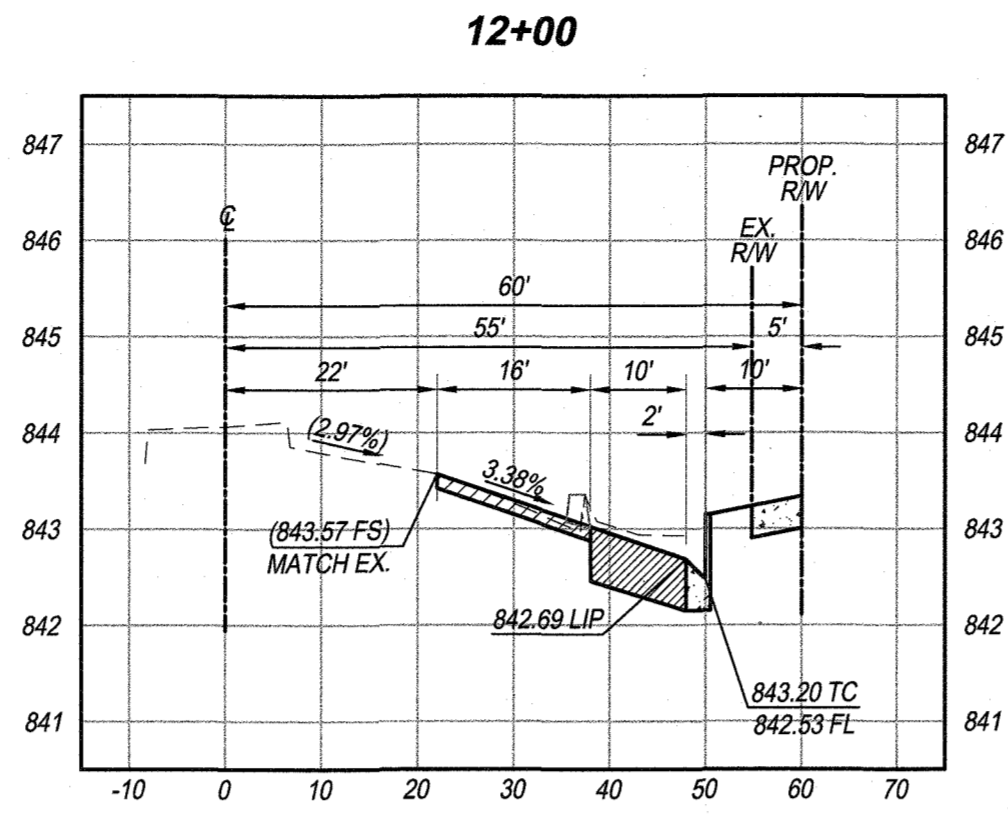
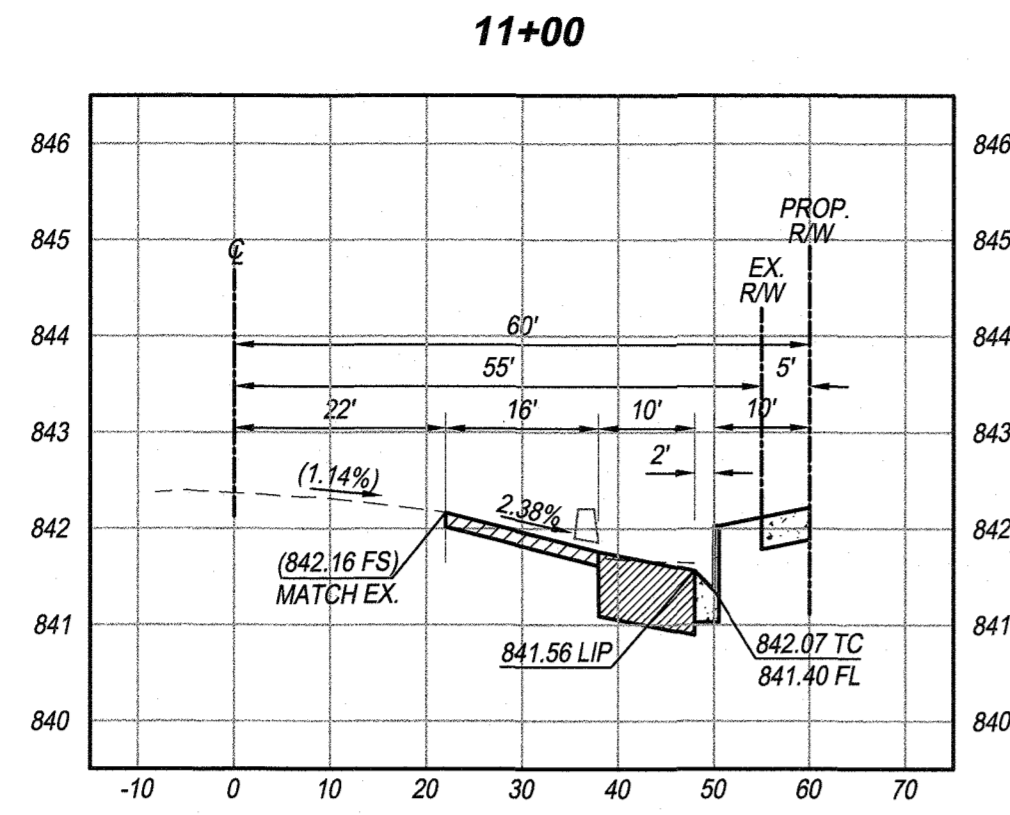
DATE: April 14, 2019

STREET IMPROVEMENT PLAN
 FOR
 P.M. 37351 - LINCOLN VILLAGE
LINCOLN AVENUE

VAN BUREN BOULEVARD AND LINCOLN AVENUE

HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

PW18-0597
R-4462
 SHEET 7 OF 8



VAN BUREN BOULEVARD
STA: 11+00.00 - 19+00.00

SECTION SCALES
HORIZ.: 1" = 20'
VERT.: 1" = 2'

CITY OF RIVERSIDE
WATER DEPARTMENT
APPROVED BY: *[Signature]* DATE: 3/27/19

RIVERSIDE PUBLIC UTILITIES
ELECTRIC OVERHEAD AND UNDERGROUND
APPROVED BY: *[Signature]* DATE: 3/27/19

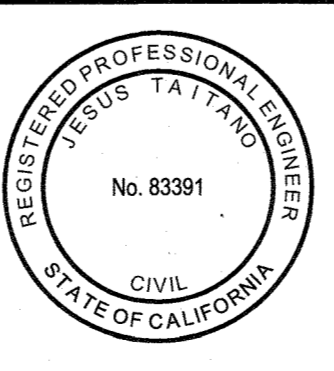
BENCH MARK:
POINT 10: E4-J3
ELEVATION: 860.662 NAVD88 (ADJUSTED 2009)
DESC: P.K. NAIL AND CITY ENGINEER TAG IN TC OF THE SOUTHERLY CURB RETURN AT LINCOLN AVE. AND VAN BUREN BLVD.

BASIS OF BEARINGS:
THE BEARINGS HEREON IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE BETWEEN RIVERSIDE COUNTY GPS CONTROL POINT NO. 2175 AND GPS CONTROL POINT NO. 0215, BEING N25°07'57"E 1593.05 FEET (GROUND), (EPOCH 2010.00).

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[Signature] 3/27/19
JESUS TATAÑO
C.R.C.E. No. 63391



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 3/27/19
PRINCIPAL ENGINEER
ENGINEERING MANAGER
TRAFFIC DIVISION

APPROVED BY: *[Signature]* DATE: APRIL 16, 2019
COPY ENGINEER

STREET IMPROVEMENT PLAN
FOR
P.M. 37351 - LINCOLN VILLAGE
STREET CROSS SECTIONS

VAN BUREN BOULEVARD AND LINCOLN AVENUE
HORIZONTAL SCALE: PER PLAN VERTICAL SCALE: PER PLAN

PW18-0597
R-4462
SHEET 8 OF 8