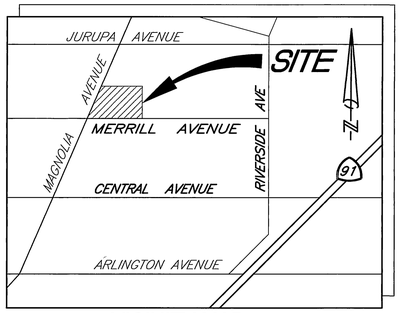
STREET IMPROVEMENT PLAN
CITY OF RIVERSIDE, CALIFORNIA



VICINITY MAP
NO SCALE

GENERAL NOTES

1. 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.
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. 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.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. 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.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE PAVEMENT SHALL BE TRIMMED IN A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
9. 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.
10. ALL OVERHANGING TREES THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
11. STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
12. SEE TRAFFIC SIGNAL PLAN X-207A FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.
13. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
14. STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
15. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

NOTICE TO CONTRACTOR:

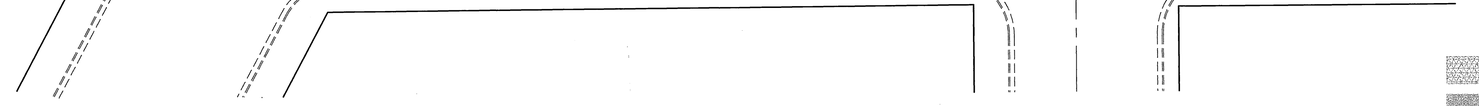
1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
2. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
3. CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

PROPERTY OWNER

LA MANCHA DEVELOPMENT
1517 S. SEPULVEDA BOULEVARD
LOS ANGELES, CA. 90025
PHONE (310) 312-6698
FAX (310) 312-0040

ENGINEER

LOCKMAN & ASSOCIATES
10281-A TRADEMARK STREET
RANCHO CUCAMONGA, CA. 91730
PHONE (909) 944-6988
FAX (909) 944-8508



N

0 10 20 30 60 90 120

SCALE 1"=30'

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

(1)	CONSTRUCT 6" CURB AND GUTTER PER RIV. CITY STD #200	134 L.F.
(2)	CONSTRUCT 18" R.C.P., D=2000	32 L.F.
(3)	CONSTRUCT CATCH BASIN PER RIV. CITY STD. #405	2 EA.
(4)	CONSTRUCT CONCRETE COLLAR PER RIV. CITY STD. #424	1 EA.
(5)	REMOVE EXIST. CATCH BASIN AND LOCAL DEPRESSION	--
(6)	REMOVE EXIST. CURB AND GUTTER	--
(7)	REMOVE EXIST. DRIVEWAY	--
(8)	PLUG AND ABANDON EXIST. 18" STORM DRAIN	--
(9)	SEE SIGNAL PLAN X-207A FOR NEW LOCATION	--
(10)	CONSTRUCT WHEELCHAIR RAMP PER CITY STD. #304	1 EA.
(11)	PROTECT IN PLACE UNLESS OTHERWISE DIRECTED BY CITY INSPECTOR	--
(12)	SAWCUT AND REMOVE EXIST. PAVEMENT, REPLACE PER CITY STANDARD	167 SQ. FT.
(13)	REMOVE EXIST. SIDEWALK AND REPLACE WITH SIDEWALK PER RIV. CITY STD. #325	8,063 SQ. FT.
(14)	REMOVE EXIST. CURB, GUTTER, AND SIDEWALK. REPLACE WITH AC PAVEMENT, THICKNESS TO MATCH EXISTING.	840 SQ. FT.
(15)	GRIND AND OVERLAY AC PAVEMENT	562 SQ. FT.
(16)	MODIFY TRAFFIC SIGNAL PER DWG. NO. X-207A	2 EA.
(17)	CONSTRUCT DRIVEWAY APPROACH PER CITY STD. #301,302, & 303 A=30' B=48', TYPE CURB II	2 EA.
(18)	REMOVE AND RELOCATE EXIST. FIRE HYDRANT	--
(19)	INSTALL REGULATORY SIGN R17	1 EA.
(20)	INSTALL REGULATORY SIGN R41	1 EA.
(21)	ADJUST MANHOLE TO GRADE	--
(22)	REMOVE EXIST. MAGNOLIA TREE (NO REPLACEMENT)	1 EA.

LEGEND

T.C.	TOP OF CURB
C.B.	CATCH BASIN
L.D.	LOCAL DEPRESSION
F.G.	FINISHED GRADE
P.B.	PULL BOX
F.S.	FINISHED SURFACE
F.L.	FLOW LINE
S.D.	STORM DRAIN
INV.	INVERT

PROPOSED AC PAVEMENT

PROPOSED AC PAVEMENT OVERLAY

PROPOSED SIDEWALK REMOVAL AND REPLACEMENT

*AS-BUILT PER PLANS 10-08-03 LFH

Underground Service Alert
CALL BEFORE YOU DIG
CALL TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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 THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE 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.

REGISTERED PROFESSIONAL ENGINEER CHARLES WILBUR LOCKMAN No. 42485 Exp. 3/31/04 CIVIL STATE OF CALIFORNIA

PLANS PREPARED UNDER SUPERVISION OF
CHARLES WILBUR LOCKMAN 1-03-02
R.C.E. 42485 DATE
EXP. 3/31/04

Bench Mark :
City of Riverside No. 602-02-69 Elevation=843.578
A standard City of Riverside brass disk stamped "602-20-69" set in a concrete post 677 feet westerly along the U.P. Railroad from the Riverside Avenue crossing, 11.8 feet northwest of a power pole.

PREPARED IN THE OFFICE OF
LOCKMAN | & | ASSOCIATES
Consulting Engineers and Planners
10281-A Trademark Street
Rancho Cucamonga CA 91730
Tel (909) 944-6988 Fax (909) 948-8508

MARK	REVISIONS	APPR.	DATE

DESIGNED BY S.S DRAWN BY T.S CHECKED BY C.W.L.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
STREET SERVICES		
TRAFFIC DIVISION		
PARKS DEPARTMENT		

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 1/8/02

CURB RETURN REPLACEMENT
NE'LY CORNER OF MAGNOLIA AND MERRILL AVENUES
BUILDING PERMIT DR-054-801
6296 MAGNOLIA AVENUE

JOB NO. 00148

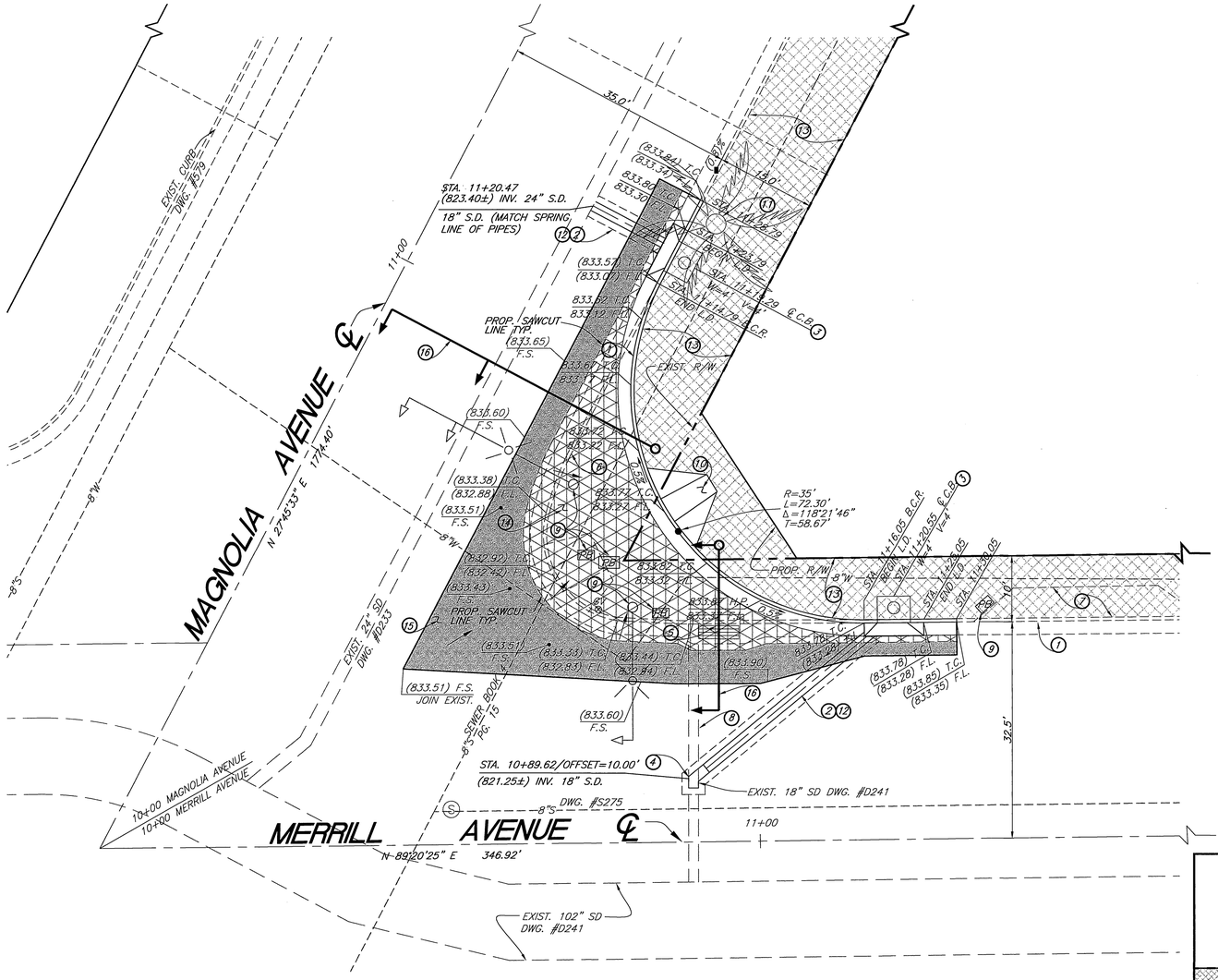
R-3640

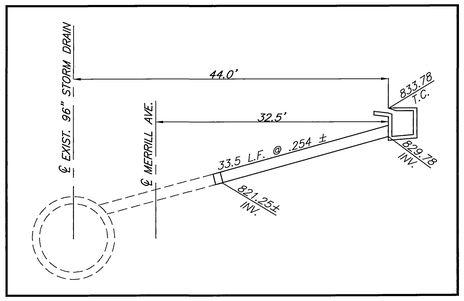
SHEET 1 OF 3

INDEXED 1-16-02 LFH

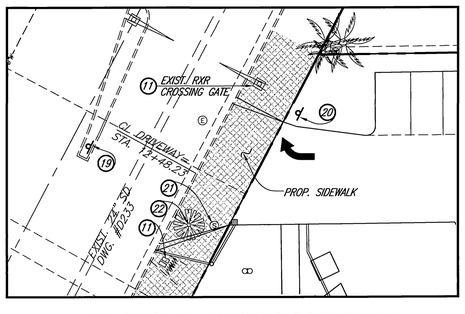
CONSTRUCTION NOTES AND QUANTITY ESTIMATE

(1)	CONSTRUCT 6" CURB AND GUTTER PER RIV. CITY STD #200	134 L.F.
(2)	CONSTRUCT 18" R.C.P., D=2000	32 L.F.
(3)	CONSTRUCT CATCH BASIN PER RIV. CITY STD. #405	2 EA.
(4)	CONSTRUCT CONCRETE COLLAR PER RIV. CITY STD. #424	1 EA.
(5)	REMOVE EXIST. CATCH BASIN AND LOCAL DEPRESSION	---
(6)	REMOVE EXIST. CURB AND GUTTER	---
(7)	REMOVE EXIST. DRIVEWAY	---
(8)	PLUG AND ABANDON EXIST. 18" STORM DRAIN	---
(9)	SEE SIGNAL PLAN X-207A FOR NEW LOCATION	---
(10)	CONSTRUCT WHEELCHAIR RAMP PER CITY STD. #304	1 EA.
(11)	PROTECT IN PLACE UNLESS OTHERWISE DIRECTED BY CITY INSPECTOR	---
(12)	SAWCUT AND REMOVE EXIST. PAVEMENT, REPLACE PER CITY STANDARD	167 SQ. FT.
(13)	REMOVE EXIST. SIDEWALK AND REPLACE WITH SIDEWALK PER RIV. CITY STD. #325	8,063 SQ. FT.
(14)	REMOVE EXIST. CURB, GUTTER, AND SIDEWALK. REPLACE WITH AC PAVEMENT, THICKNESS TO MATCH EXISTING.	840 SQ. FT.
(15)	GRIND AND OVERLAY AC PAVEMENT	562 SQ. FT.
(16)	MODIFY TRAFFIC SIGNAL PER DWG. NO. X-207A	2 EA.
(17)	CONSTRUCT DRIVEWAY APPROACH PER CITY STD. #301,302, & 303 A=30' B=48', TYPE CURB II	2 EA.
(18)	REMOVE AND RELOCATE EXIST. FIRE HYDRANT	---
(19)	INSTALL REGULATORY SIGN R17	1 EA.
(20)	INSTALL REGULATORY SIGN R41	1 EA.
(21)	ADJUST MANHOLE TO GRADE	---
(22)	REMOVE EXIST. MAGNOLIA TREE (NO REPLACEMENT)	1 EA.

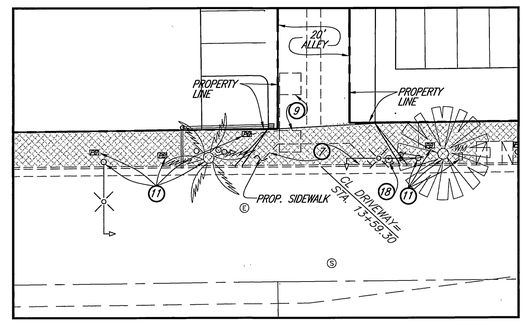




MERRILL AVENUE STORM DRAIN PROFILE
SCALE: 1"=10'



⑰ MAGNOLIA AVENUE DRIVEWAY
SCALE: 1"=20'
℄ =STA. 12+50.93 A=30', B= 48', TYPE CURB II



⑰ MERRILL AVENUE DRIVEWAY
SCALE: 1"=20'
℄ =STA. 13+59.30 A=30', B= 48', TYPE CURB II

LEGEND

T.C.	TOP OF CURB
C.B.	CATCH BASIN
L.D.	LOCAL DEPRESSION
F.G.	FINISHED GRADE
P.B.	PULL BOX
F.S.	FINISHED SURFACE
F.L.	FLOW LINE
S.D.	STORM DRAIN
INV.	INVERT

PROPOSED AC PAVEMENT

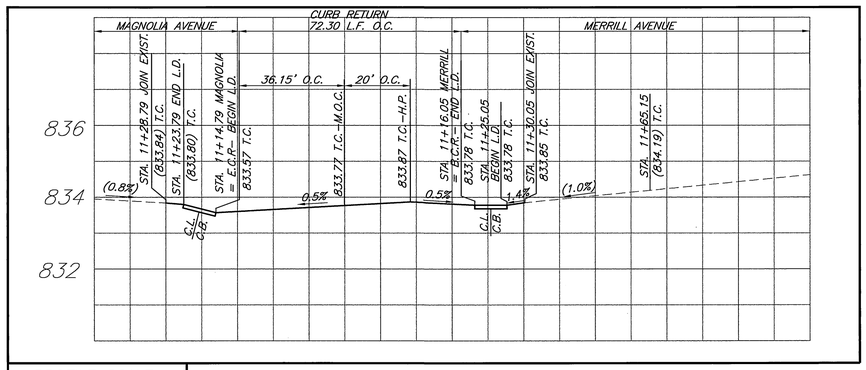
PROPOSED AC PAVEMENT OVERLAY

PROPOSED SIDEWALK REMOVAL AND REPLACEMENT

N

0 5 10 20 30 40

SCALE 1"=10'



PROFILE SCALE
VERT: 1 in = 2 ft
HORZ: 1 in = 20 ft

CURB RETURN PROFILE

* AS-BUILT PER PLANS 10-03-03 GH

Underground Service Alert
CALL BEFORE YOU DIG
CALL TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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 THE SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE 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.

REGISTERED PROFESSIONAL ENGINEER — CHARLES WILBUR LOCKMAN — No. 42485 Exp. 3/31/04 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED UNDER SUPERVISION OF
CHARLES WILBUR LOCKMAN DATE 1-3-02
R.C.E. 42485
EXP. 3/31/04

Bench Mark :
City of Riverside No. 602-02-69 Elevation+843.578
A standard City of Riverside brass disk stamped "602-20-69" set in a concrete post 677 feet westerly along the U.P. Railroad from the Riverside Avenue crossing, 11.8 feet northwest of a power pole.

PREPARED IN THE OFFICE OF
LOCKMAN | & | ASSOCIATES
Consulting Engineers and Planners
10281-A Trademark Street
Rancho Cucamonga CA 91730
Tel (909) 944-6988 Fax (909) 948-8508

MARK	REVISIONS	APPR.	DATE

DESIGNED BY S.S DRAWN BY T.S CHECKED BY C.W.L.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

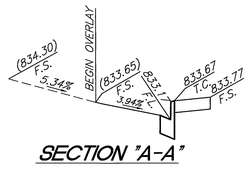
APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
STREET SERVICES		
TRAFFIC DIVISION		
PARKS DEPARTMENT		

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 1/8/02

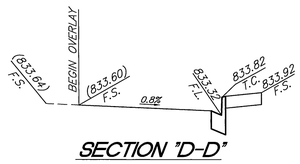
CURB RETURN REPLACEMENT
NE'LY CORNER OF MAGNOLIA AND MERRILL AVENUES
BUILDING PERMIT DR-054-801
6296 MAGNOLIA AVENUE

JOB NO. 00148
R-3640
SHEET 2 OF 3

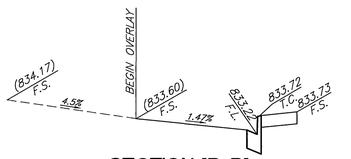
INDEXED 1-16-02 GH



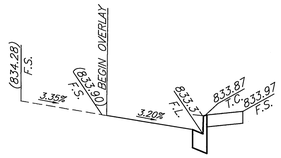
SECTION "A-A"



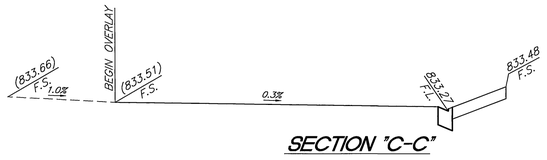
SECTION "D-D"



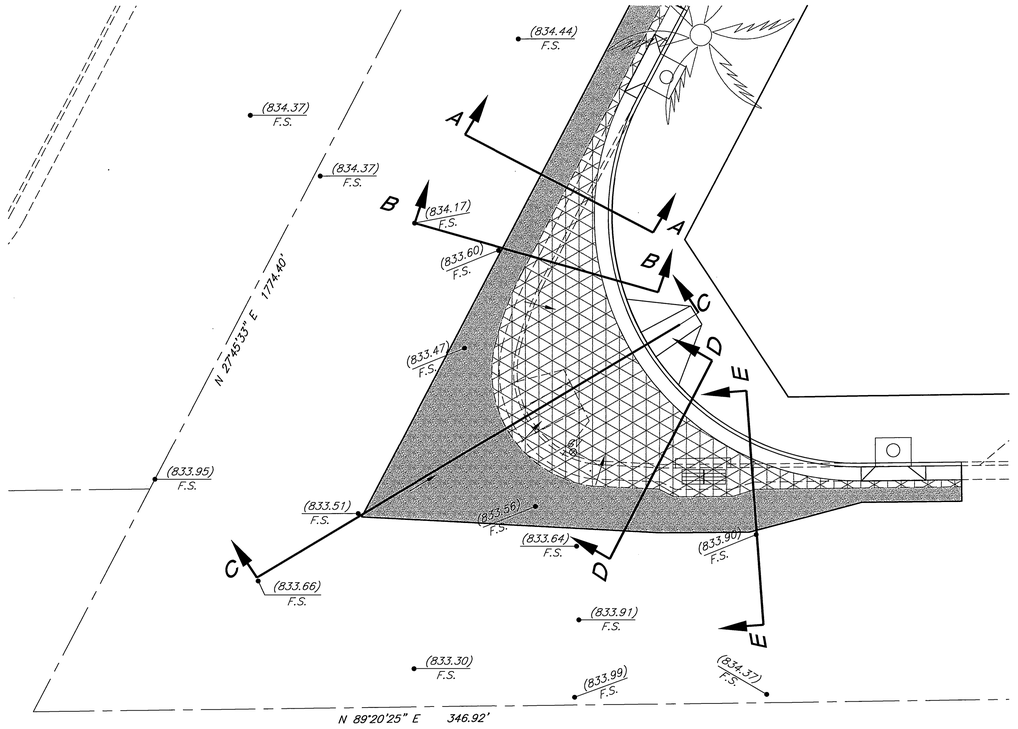
SECTION "B-B"

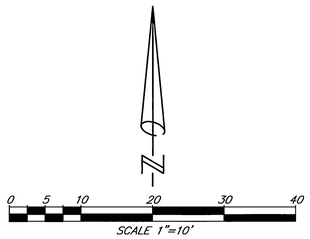


SECTION "E-E"



SECTION "C-C"





*AS-BUILT PER PLANS 10-03-03 LH

Underground Service Alert
CALL BEFORE YOU DIG
CALL TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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 THE SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE 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.

REGISTERED PROFESSIONAL ENGINEER — CHARLES WILBUR LOCKMAN — No. 42485 Exp. 3/31/00 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED UNDER SUPERVISION OF
CHARLES WILBUR LOCKMAN — DATE 1-3-02
R.C.E. 42485
EXP. 3/31/00

Bench Mark :
City of Riverside No. 602-02-69 Elevation+843.578
A standard City of Riverside brass disk stamped "602-20-69" set in a concrete post 677 feet westerly along the U.P. Railroad from the Riverside Avenue crossing, 11.8 feet northwest of a power pole.

PREPARED IN THE OFFICE OF
LOCKMAN | & | ASSOCIATES
Consulting Engineers and Planners
10281-A Trademark Street
Rancho Cucamonga CA 91730
Tel (909) 944-6988 Fax (909) 948-8508

MARK	REVISIONS	APPR.	DATE

DESIGNED BY S.S DRAWN BY T.S CHECKED BY C.W.L.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
P.W. ENGINEERING MANAGER		
PRINCIPAL ENGINEER		
STREET SERVICES		
TRAFFIC DIVISION		
PARKS DEPARTMENT		

APPROVED BY _____ PUBLIC WORKS DIRECTOR
DATE 1/8/02

CURB RETURN SECTIONS

NE'LY CORNER OF MAGNOLIA AND MERRILL AVENUES

BUILDING PERMIT DR-054-801
6296 MAGNOLIA AVENUE

JOB NO. 00148

R-3640

SHEET 3 OF 3

INDEXED 1-18-02 LH