

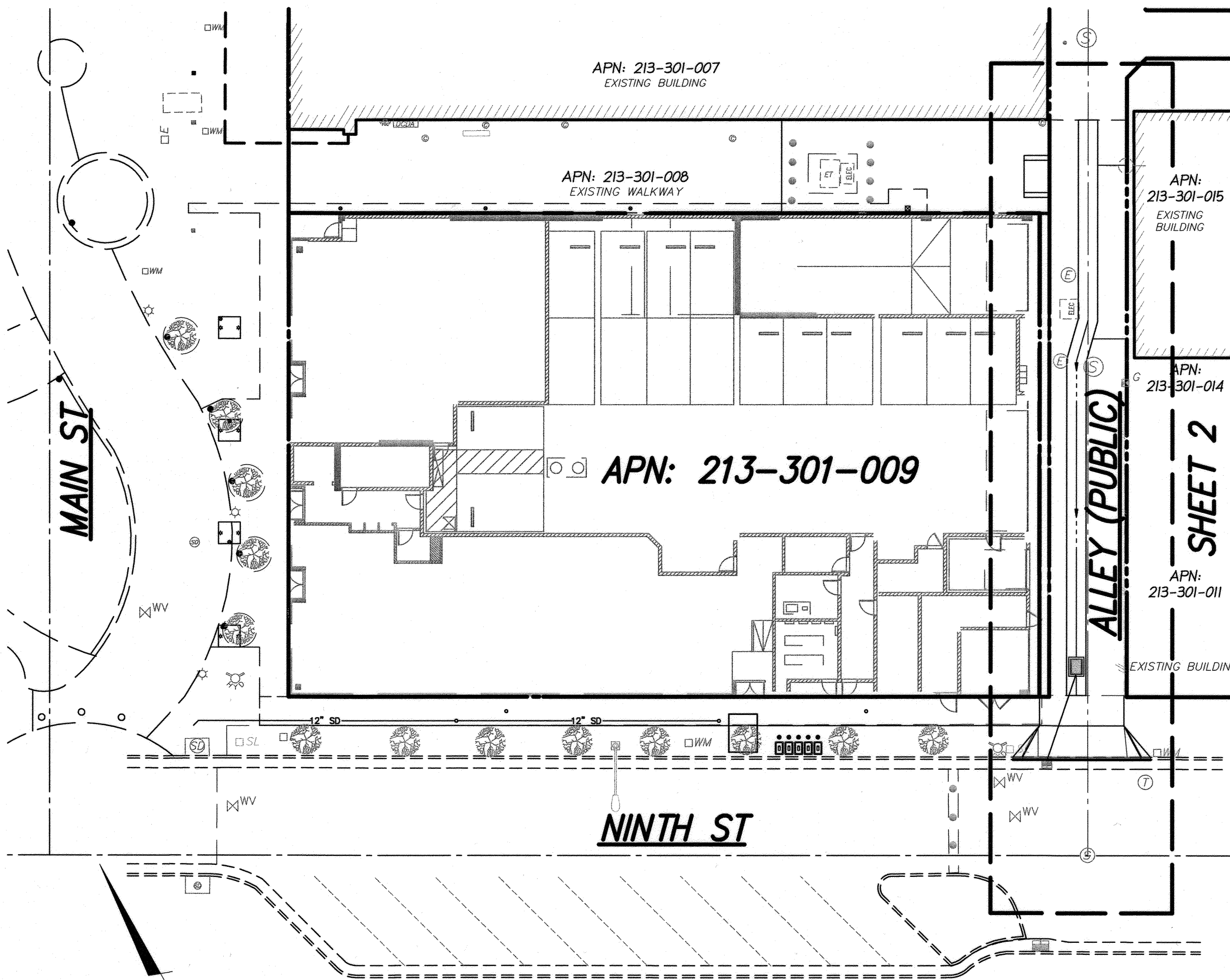
GENERAL NOTES:

- 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 EXISTING PAVEMENT, THE EDGE OF THE EXISTING 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.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED AS SHOWN PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- ON ALL AREAS WITHIN THE 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 SUB-GRADE, PRIOR TO ISSUANCE OF THE 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.
- 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 USA.
- THE CONTRACTOR 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.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAY WITH A.C. PAVING.

PRIVATE ENGINEER'S NOTES:

- UNLESS SPECIFIED IN THE PROJECT SPECIFIC CONSTRUCTION DOCUMENTS, ALL CONSTRUCTION SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY ADOPTED VERSION OF THE UNIFORM BUILDING CODE, THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (CURRENT EDITION) AND THE "STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION" (CURRENT EDITION).
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL POSITION OF ALL POINTS OF CONNECTION TO EXISTING STRUCTURES. THIS SHALL INCLUDE BOTH ABOVE GROUND AND BELOW GROUND POINTS OF CONNECTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- NO PORTION OF ANY PAVEMENT SURFACE WITHIN THE DISABLED PARKING SPACES OR ACCESS AISLES SHALL EXCEED 2% GRADIENT IN ANY DIRECTION. NO PORTION OF THE PATH OF TRAVEL SHALL EXCEED 5% GRADIENT EXCEPT AT DESIGNATED RAMPS WHICH SHALL NOT EXCEED 0.33% GRADIENT. NO PORTION OF THE PATH OF TRAVEL SHALL EXCEED 2% CROSS-FALL GRADIENT. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- THICKNESS OF PAVEMENT AND BASE MATERIAL SHOWN HEREON IS PRELIMINARY ONLY. FINAL PAVEMENT SECTION TO BE DETERMINED BY SOILS TEST AND RECOMMENDED BY THE SOILS ENGINEER UPON COMPLETION OF ROUGH GRADING.
- 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 BE LIMITED TO NORMAL WORKING HOURS.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS ACCORDINGLY.

CITY OF RIVERSIDE ALLEY IMPROVEMENT PLANS 3870 MAIN STREET



INDEX MAP
SCALE: 1"=20'

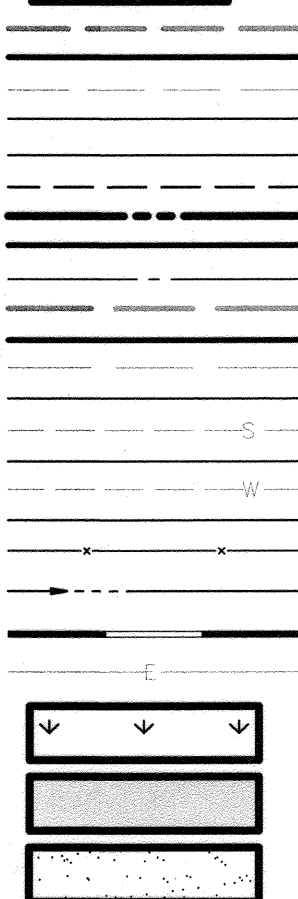
TELEPHONE NUMBERS

EMERGENCY	
RIVERSIDE POLICE DEPARTMENT	(951) 787-7911
RIVERSIDE FIRE DEPARTMENT	(951) 826-5321
GOODHEW AMBULANCE	(951) 684-5520
RIVERSIDE COMMUNITY HOSPITAL	(951) 788-3000
RIVERSIDE GENERAL HOSPITAL	(951) 351-0925
UTILITIES	
UNDERGROUND SERVICE ALERT	(800) 227-2600
CITY OF RIV. ELEC. OPERATIONS CONTROL CTR.	(951) 687-0791
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)	(800) 227-2600
CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES	(800) 782-0330
AT&T	(800) 288-2020
CHARTER COMMUNICATION CABLE	(951) 688-9012
CITY OF RIV. WATER OPERATIONS EMERGENCIES	(951) 782-0330

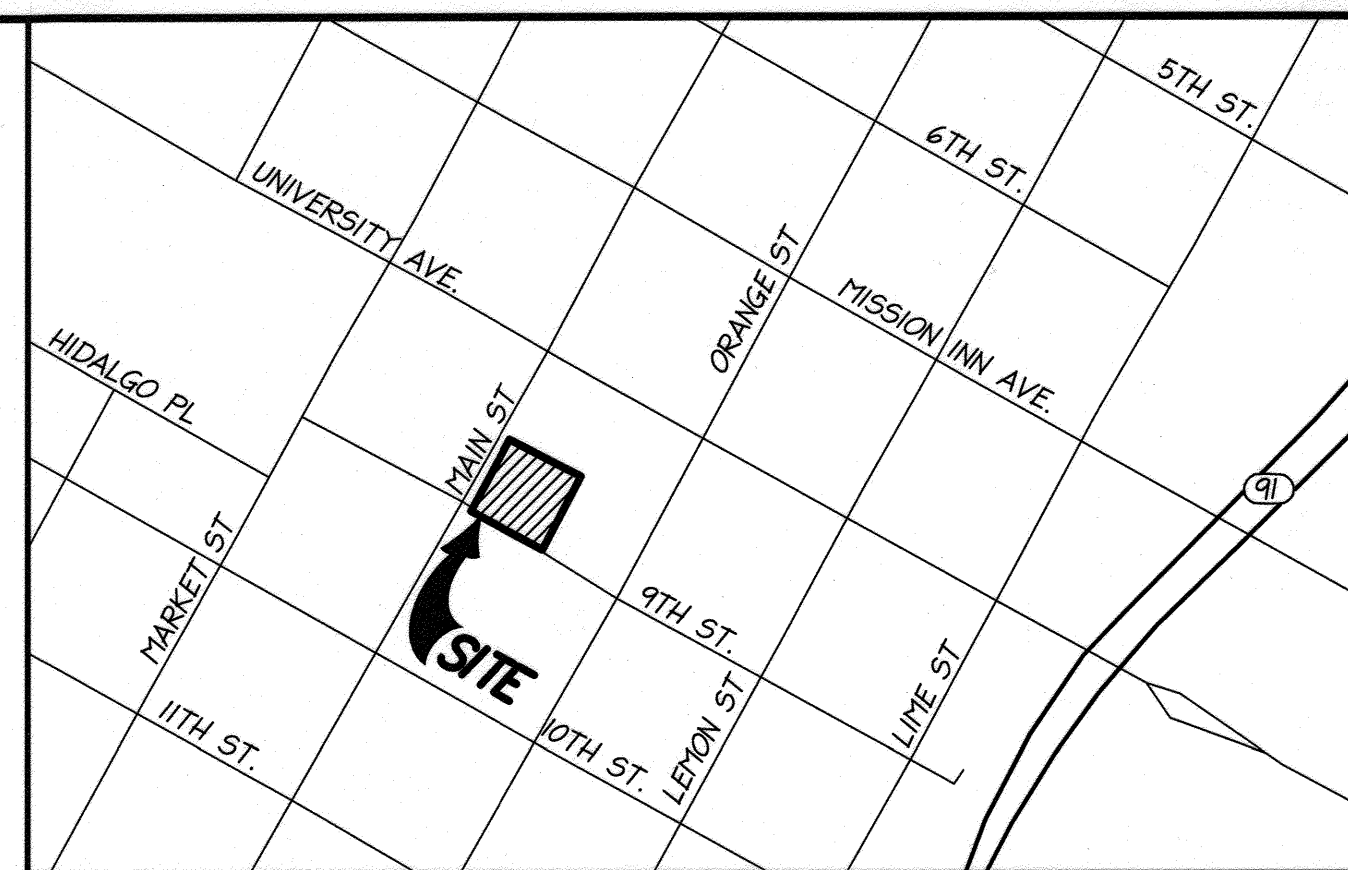
OTHERS

RIVERSIDE PUBLIC WORKS DEPARTMENT	(951) 826-5341
R.F. DICKSON STREET SWEEPING	(800) 841-7994
WESTERN WASTE	(951) 737-0343
RIVERSIDE DIAL-A-RIDE (SUPERVISOR)	(951) 275-9620
US POSTAL SERVICE	(951) 737-0451
RIVERSIDE UNIFIED SCHOOL DISTRICT	(951) 788-7134
RIVERSIDE TRANSIT AGENCY	(951) 684-0850

LEGEND



M.H.	MANHOLE
S.F.	SQUARE FEET
F.L.	FLOW LINE ELEVATION
F.S.	FINISH SURFACE ELEVATION
F.G.	FINISH GRADE ELEVATION
C/L	CENTERLINE
R/W	RIGHT OF WAY
P/L	PROPERTY LINE
P	PROPERTY LINE
DWY	DRIVEWAY
F.F.	FINISH FLOOR ELEVATION
PAD	PAD ELEVATION
T.C.	TOP OF CURB
S/W	SIDEWALK
P.E.	PAD ELEVATION
INV.	INVERT OF PIPE ELEVATION
E.G.	EXISTING GROUND
N.G.	NATURAL GROUND
T.B.R.	TO BE REMOVED
P.I.P.	PROTECT IN PLACE
D.F.	DEEPEENED FOOTING
C.F.	CURB FACE
ELL	ELBOW
C.O.	CLEAN OUT
SWR	SEWER LINE
ADJ.	ADJUST
WPJ	WEAKENED PLANE JOINT
SSPWC	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
SSPWC	STANDARD PLANS FOR PUBLICS WORKS CONSTRUCTION



VICINITY MAP

THOMAS GUIDE - PAGE 685, H-3 (2005 EDITION)
SECTION 23 TOWNSHIP 2 SOUTH RANGE 5 WEST
NOT TO SCALE

OWNER/DEVELOPER

RATKOVICH PROPERTIES, LLC
2465 CAMPUS DRIVE, THIRD FLOOR
IRVINE, CA 92612
TEL: (562) 537-1002
CONTACT: ROB DODMAN

ENGINEER

PSOMAS
1500 IOWA AVENUE, SUITE 210
RIVERSIDE, CA 92507
PHONE: (951) 787-8421
FAX: (951) 682-3379

ARCHITECT

DESIGN ARC, INC.
2558 OVERLAND AVENUE, LOS ANGELES, CA, 90064
PHONE: (310) 204-8950
EMAIL: AALPER@DESIGNARC.NET

TOPOGRAPHY SOURCE

EXISTING TOPOGRAPHY IS BASED UPON A FIELD SURVEY BY
SALEM ENGINEERING GROUP, INC.
11650 MISSION PARK DR. #108
RANCHO CUCAMONGA, CA 91730
PH: (909) 980-6455
PERFORMED ON MAY 2017

SOILS ENGINEER

SALEM ENGINEERING GROUP, INC.
11650 MISSION PARK DR. #108
RANCHO CUCAMONGA, CA 91730
PH: (909) 980-6455
FX: (909) 980-6435

LEGAL DESCRIPTION

LOTS 8, 9, 10 AND 11 AND SOUTHERLY RECTANGULAR 4
FEET OF LOT 7 OF DAVIS SUBDIVISION OF BLOCK 8,
RANGE 6 OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN
BOOK 1 PAGE(S) 65 OF MAPS, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.

UTILITY PURVEYORS

WATER	CITY OF RIVERSIDE
GAS	THE GAS COMPANY
ELECTRICAL	CITY OF RIVERSIDE
TELEPHONE	AT&T
SEWER	CITY OF RIVERSIDE
CABLE	CHARTER COMMUNICATIONS

ASSESSOR'S PARCEL NO.

BOOK	PAGE	PARCEL
213	301	009

PROJECT SUMMARY

GROSS AREA	0.36 ACRES
DISTURBED AREA	0.36 ACRES

SHEET INDEX

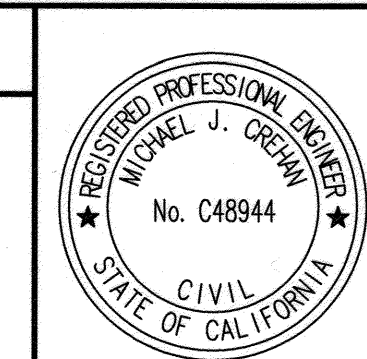
SHEET 1	TITLE SHEET
SHEET 2	IMPROVEMENT PLAN



BENCHMARK: Z1-RESET 1988 ELEV.= 860.090
CITY OF RIVERSIDE
A STANDARD U.S.C. & G.S. BRASS DISK CEMENTED IN
A DRILL HOLE AT THE ENTRANCE TO THE RIVERSIDE
MUNICIPAL MUSEUM BUILDING, ABOUT 4' HIGHER THAN
THE STREET IT IS 41.6' SOUTH OF A CONCRETE LAMP
POST, 10.5' EAST OF THE CENTER OF THE ENTRANCE
INTO THE BUILDING, 3.3' WEST OF THE MOST
EASTERLY OF 6 COLUMNS, 3.3' EAST OF THE
SECOND COLUMN FROM THE EAST AND .6' SOUTH OF
THE NORTH EDGE OF THE ARCHWAY.

APPROVED BY
ELECTRIC ENGINEERING
3/7/18

APPROVED BY
WATER ENGINEERING
3/7/18



CITY BUSINESS CERTIFICATE NO. 0021337, EXP. 10/31/2018
PSOMAS
1500 IOWA AVENUE, SUITE 210
RIVERSIDE, CA 92507
(951) 787-8421 WWW.PSOMAS.COM

PREPARED UNDER THE SUPERVISION OF: R.C.E. NO. 48944
DATE: 3/28/18

MARK
DESIGNED BY DWD
DRAWN BY DWD
CHECKED BY MJC

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
DATE: 3/22/18
CITY ENGINEER/PW DIRECTOR

CITY OF RIVERSIDE
ALLEY IMPROVEMENT PLAN
3870 MAIN STREET
HORIZ. SCALE: N/A
VERT. SCALE: N/A
PW17-0715
R-4425
SHEET 1 OF 2
J.N. 4RAT010101

850

850

845

845

PROFILE SCALE
HORIZ: 1" = 10'
VERT: 1" = 1'

9+75 10+00 10+25 10+50 10+75 11+00 11+25 11+50 11+75 12+00

CONSTRUCTION NOTES

1. SAWCUT AND REMOVE EXISTING A.C. PAVING AND BASE.
2. CONSTRUCT 3.5" A.C. OVER 9.5" CLASS 2 AGGREGATE BASE. FINAL SECTION SHALL BE DETERMINED BY THE SOILS ENGINEER AT THE COMPLETION OF ROUGH GRADE. R-VALUE=25.
3. CONSTRUCT V-GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 110, ALLEY TYPE 1.
4. EXISTING SEWER MANHOLE TO BE ADJUSTED TO GRADE. CONTRACTOR SHALL NOTIFY RIVERSIDE PUBLIC WORKS BEFORE ADJUSTING MANHOLE.
5. ELECTRICAL VAULT / MANHOLE TO BE ADJUSTED TO GRADE. CONTRACTOR SHALL NOTIFY RIVERSIDE PUBLIC UTILITIES BEFORE ADJUSTING TO GRADE.
6. CONSTRUCT 7" THICK PCC CONCRETE OVER 8" CLASS 2 AGGREGATE BASE. FINAL SECTION SHALL BE DETERMINED BY THE SOILS ENGINEER.
7. ADJUST GAS VALVE LID TO GRADE.
8. INSTALL PIPE BOLLARD PER ARCHITECT PLANS.
9. PROTECT IN PLACE.
10. RECONSTRUCT DRIVEWAY PER CITY OF RIVERSIDE STANDARD DRAWING NO. 302 TYPE PL-1 A=10'

STORM DRAIN CONSTRUCTION NOTES

1. INSTALL 12" RCP STORM DRAIN PIPE. D-LOAD=1600, BEDDING CASE 2 PER CITY OF RIVERSIDE STD. DWG. NO. 452.
2. CONNECT TO EXISTING DROP INLET.
3. INSTALL "GRATING CATCH BASIN-ALLEY" WITH SINGLE TRAFFIC RATED GRATE PER S.P.P.W.C. STANDARD PLAN 304-3. V=2.32'.

LEGEND

- | | |
|--|----------------------------|
| | PROPOSED LANDSCAPE |
| | PROPOSED AC PAVEMENT |
| | PROPOSED CONCRETE PAVEMENT |

10' 5' 0' 10' 20'
GRAPHIC SCALE
SCALE: 1" = 10'



BENCHMARK: 21-RESET 1988 ELEV.= 860.090
CITY OF RIVERSIDE
A STANDARD U.S.C. & G.S. BRASS DISK CEMENTED IN A DRILL HOLE AT THE ENTRANCE TO THE RIVERSIDE MUNICIPAL MUSEUM BUILDING, ABOUT 4' HIGHER THAN THE STREET IT IS 41.6' SOUTH OF A CONCRETE LAMP POST, 16.5' EAST OF THE CENTER OF THE ENTRANCE INTO THE BUILDING, 3.3' WEST OF THE MOST EASTERLY ONE OF 6 COLUMNS, 3.3' EAST OF THE SECOND COLUMN FROM THE EAST AND .6' SOUTH OF THE NORTH EDGE OF THE ARCHWAY.

CITY OF RIVERSIDE PUBLIC UTILITIES
DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND

APPROVED BY
ELECTRIC ENGINEERING
DATE 3/17/18

CITY OF RIVERSIDE PUBLIC UTILITIES
WATER DEPARTMENT REVIEW FOR WATER CONFLICTS

APPROVED BY
WATER ENGINEERING
DATE 3/17/18



CITY BUSINESS CERTIFICATE NO. 0021337, EXP. 10/31/2018
PSOMAS
1500 IOWA AVENUE, SUITE 210
RIVERSIDE, CA 92507
(951) 787-8421 WWW.PSOMAS.COM

PREPARED UNDER THE SUPERVISION OF: R.C.E. NO. 48944
DATE: 3/28/18

MARK: DESIGNED BY DWD, DRAWN BY DWD, CHECKED BY MJC

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY:
DATE: 3/22/18

CITY OF RIVERSIDE
ALLEY IMPROVEMENT PLAN
3870 MAIN STREET
HORIZ. SCALE: 1"=10' VERT. SCALE: 1"=1'

PW17-0715
R-4425
SHEET 2 OF 2
J.N. 4RAT010101