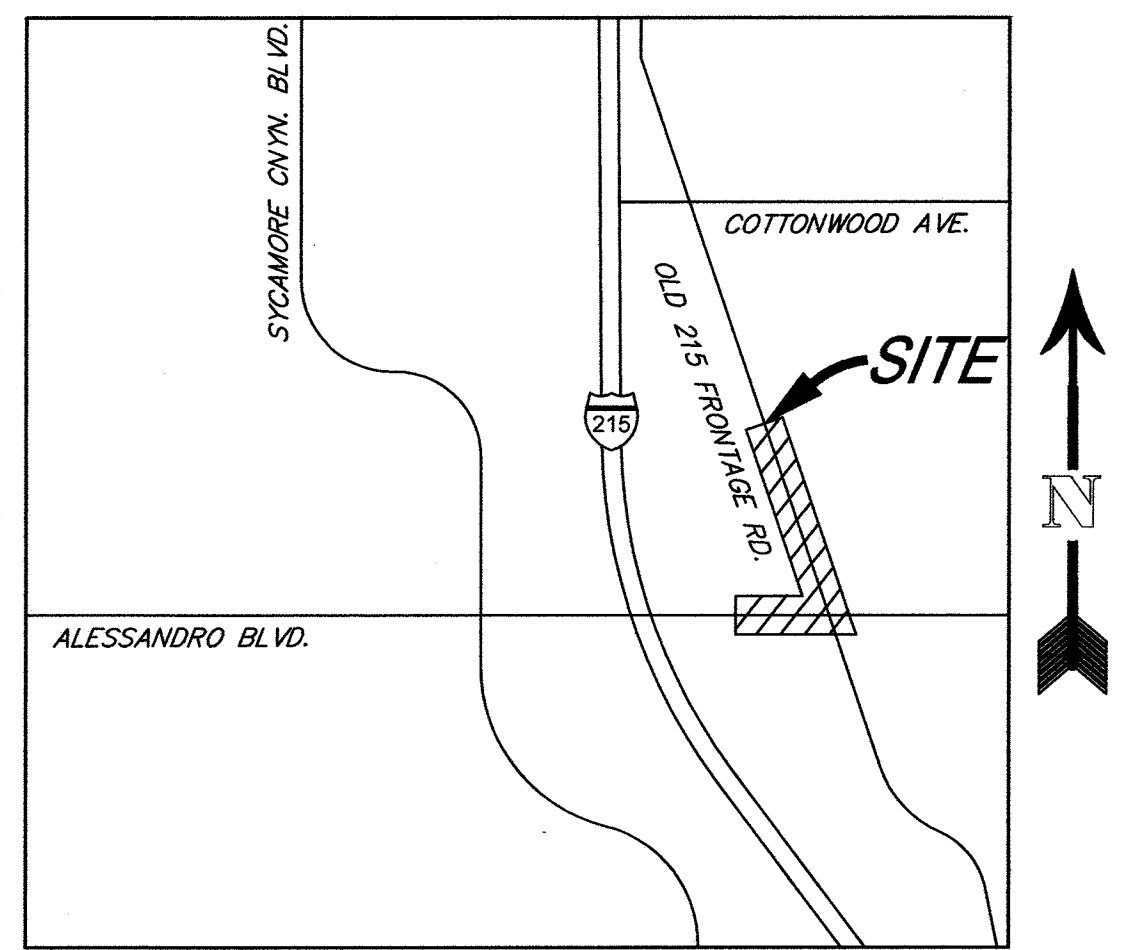
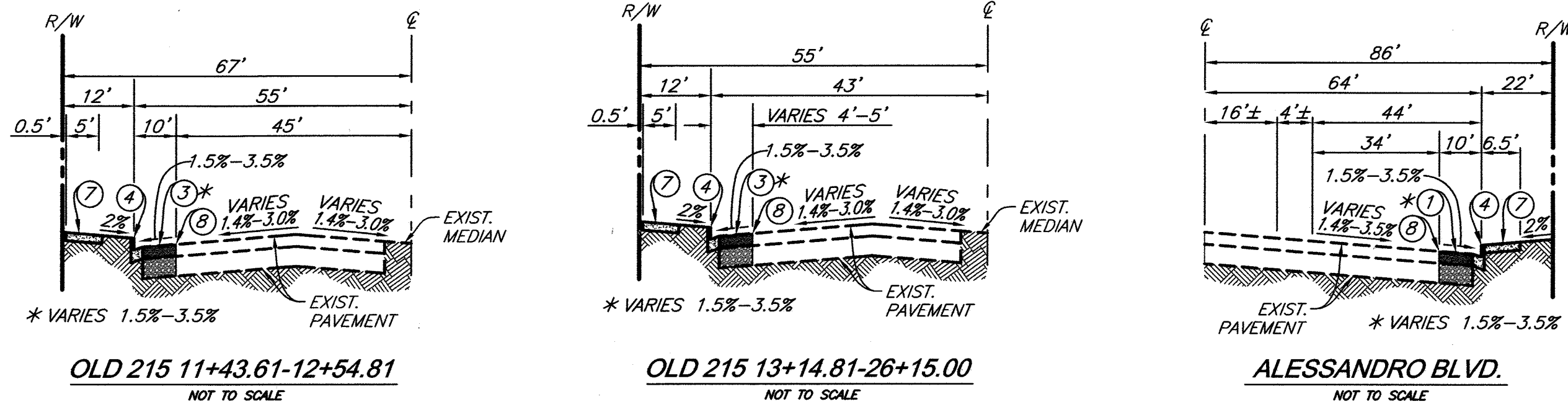


# OLD 215 & ALESSANDRO BLVD. STREET IMPROVEMENT PLAN

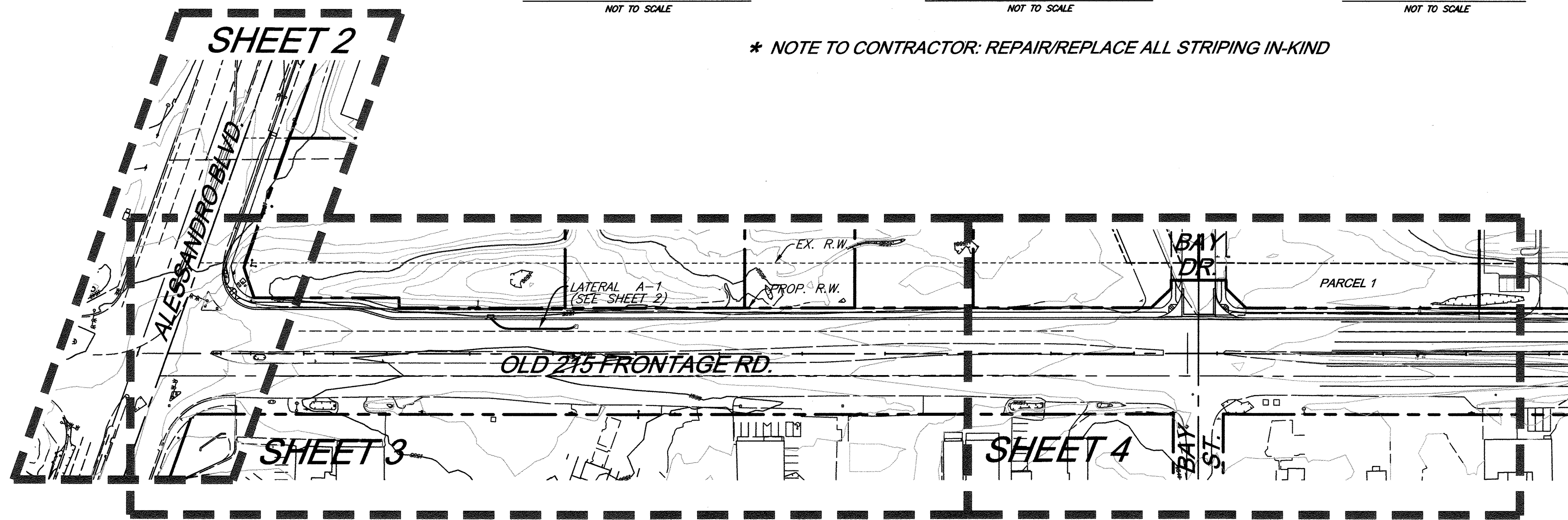
APRIL 2018



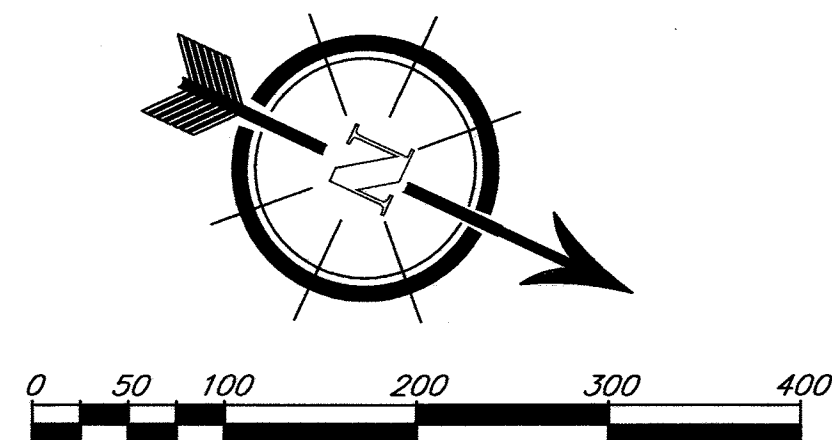
VICINITY MAP  
NOT TO SCALE  
THOMAS GUIDE PAGE: 716 GRID: J5



\* NOTE TO CONTRACTOR: REPAIR/REPLACE ALL STRIPING IN-KIND



INDEX MAP  
SCALE: 1"=100'



## 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.
- 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 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.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- SEE STREET LIGHTING PLANS FOR LOCATION AND QUANTITY OF REQUIRED STREET LIGHTS.
- 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- 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.
- IN PAVED OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- 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 OPENING THE STREETS TO TRAFFIC.

## OWNER / APPLICANT

REV. WHEEL, LLC C/O  
INLAND INVESTMENTS, INC.  
1450 IOWA AVENUE, STE. 220  
RIVERSIDE, CA 92507  
TEL: (949) 632-9882

## ENGINEER

SDH & ASSOCIATES, INC.  
5225 CANYON CREST DRIVE 71439  
RIVERSIDE, CA 92507  
VOICE: (951) 683-3691  
FAX: (951) 788-2314

## SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - ALESSANDRO BLVD. STA. 210+07.88 - STA. 213+12.46 & STORM DRAIN LAT. A-1
- SHEET 3 - OLD 215 STA. 10+00.00 - STA. 20+00.00
- SHEET 4 - OLD 215 STA. 20+00.00 - STA. 26+50.00

## NOTICE TO CONTRACTOR:

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES 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 THOSE 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.
- CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

## CONSTRUCTION NOTES

ITEM	QUANTITY
1 5" AC OVER 6" CAB PER STD. 101 (ALESSANDRO BLVD.)	1,490 S.F.
3 4" AC OVER 6" CAB PER STD. 101 (OLD 215)	5,288 S.F.
4 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 (TYPE 1)	1,493 L.F.
5 8" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 (TYPE 1)	244 L.F.
6 CURB ADJACENT SIDEWALK PER CITY OF RIVERSIDE STD. 325	350 S.F.
7 PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325	8,755 S.F.
8 SAWCUT AND REMOVE	11,651 S.F.
9 HANDICAP RAMP PER CITY OF RIVERSIDE STD. 304	3 EA.
10 CROSS GUTTER PER CITY OF RIVERSIDE STD. 220	2,144 S.F.
12 CONSTRUCT CATCH BASIN PER CITY STD. 405	1 EA.
13 CONSTRUCT 18" R.C.P. PIPE (SEE CITY PIPE BEDDING STD. 452)	99 L.F.
14 CONSTRUCT JUNCTION STRUCTURE NO. 2 PER R/C/C STD 2-D112 PROCESS ENCROACHMENT PERMIT FOR CONNECTION THROUGH R/C/C	1 EA.
15 CONSTRUCT CONCRETE COLLAR PER CITY OF RIVERSIDE STD. 424	2 EA.
16 CONSTRUCT 2" "TYPE II" A.C. BERM PER RIVERSIDE STD. 250	20 L.F.

## LEGEND

---	P.I.P. - PROTECT IN PLACE
---	T.B. - TOP OF BERM
---	F.G. - FINISHED GRADE
---	F.L. - FLOW LINE
---	H.P. - HIGH POINT
---	EXIST. - EXISTING
---	L.P. - LOW POINT
---	G.B. - GRADE BREAK
---	B.V.C. - BEGINNING VERTICAL CURVE
---	E.V.C. - END VERTICAL CURVE
---	M.V.C. - MIDDLE VERTICAL CURVE
---	P.I. - POINT OF INTERSECTION
---	TRACT BOUNDARY
---	CENTERLINE
---	CURB AND GUTTER
---	EXISTING CONTOUR LINE
---	LOT LINE
---	SLOPE

## 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.



PLANS PREPARED UNDER SUPERVISION OF  
*R.C. Van Zanten*  
ROBERT C. VAN ZANTEN  
R.C.E. 62325  
EXP. 9-30-19  
DATE 4/2/18

BENCHMARK: FB-H3  
P.K. NAIL AND CITY ENGINEER TAG IN THE CONCRETE BASE OF A STREET LIGHT POLE ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD. ELEV. - 1624.840 (NAVD 88)



SDH AND ASSOCIATES, INC.  
5225 CANYON CREST DRIVE 71439  
Riverside, California 92507  
TEL: (951) 683-3691 FAX (951) 788-2314

PUBLIC UTILITIES - ELECTRIC  
*Sumit* 4-5-18  
APPROVED BY: DATE

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

APPROVED BY: BY DATE  
ENGINEERING MANAGER  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION

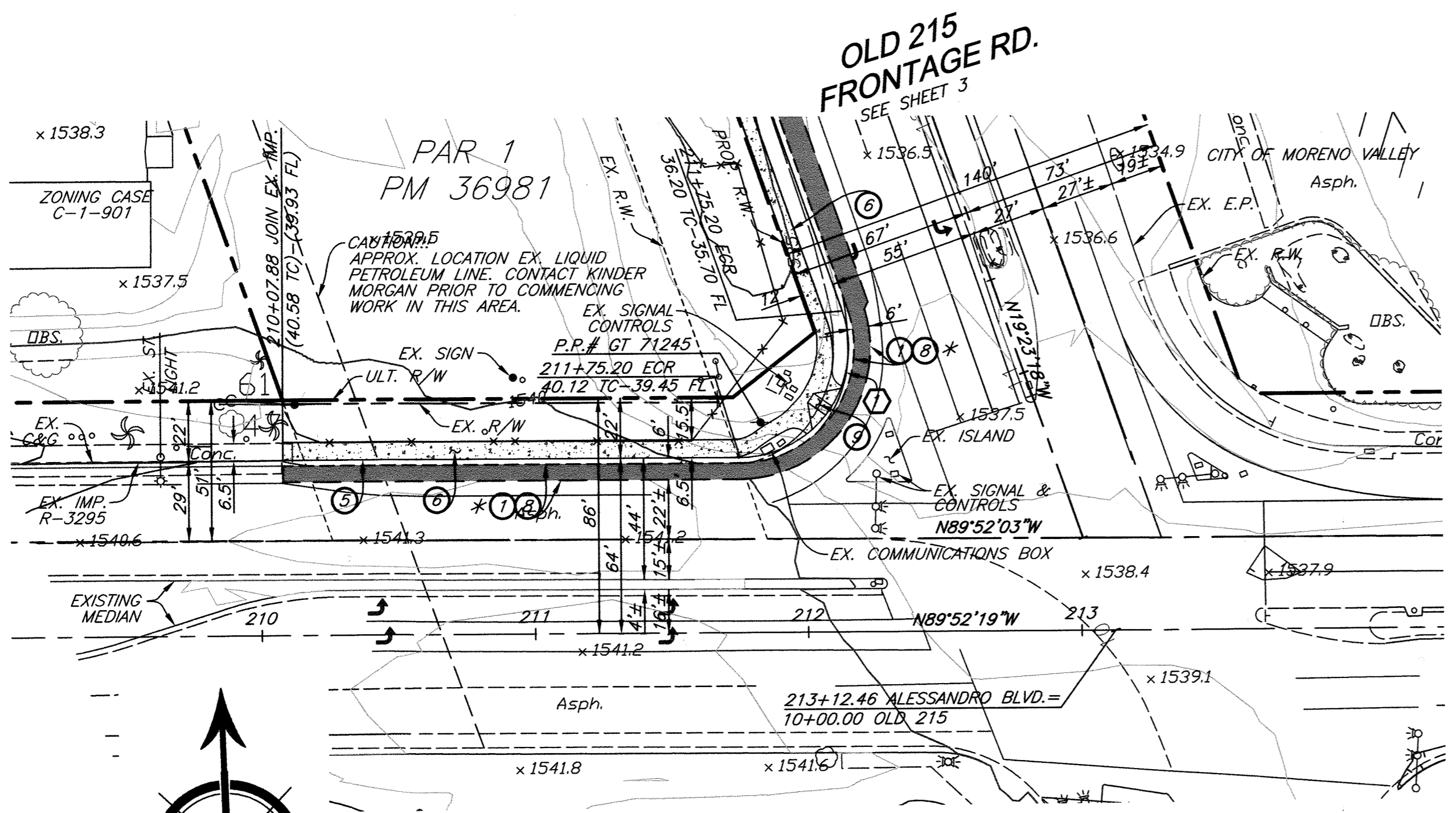
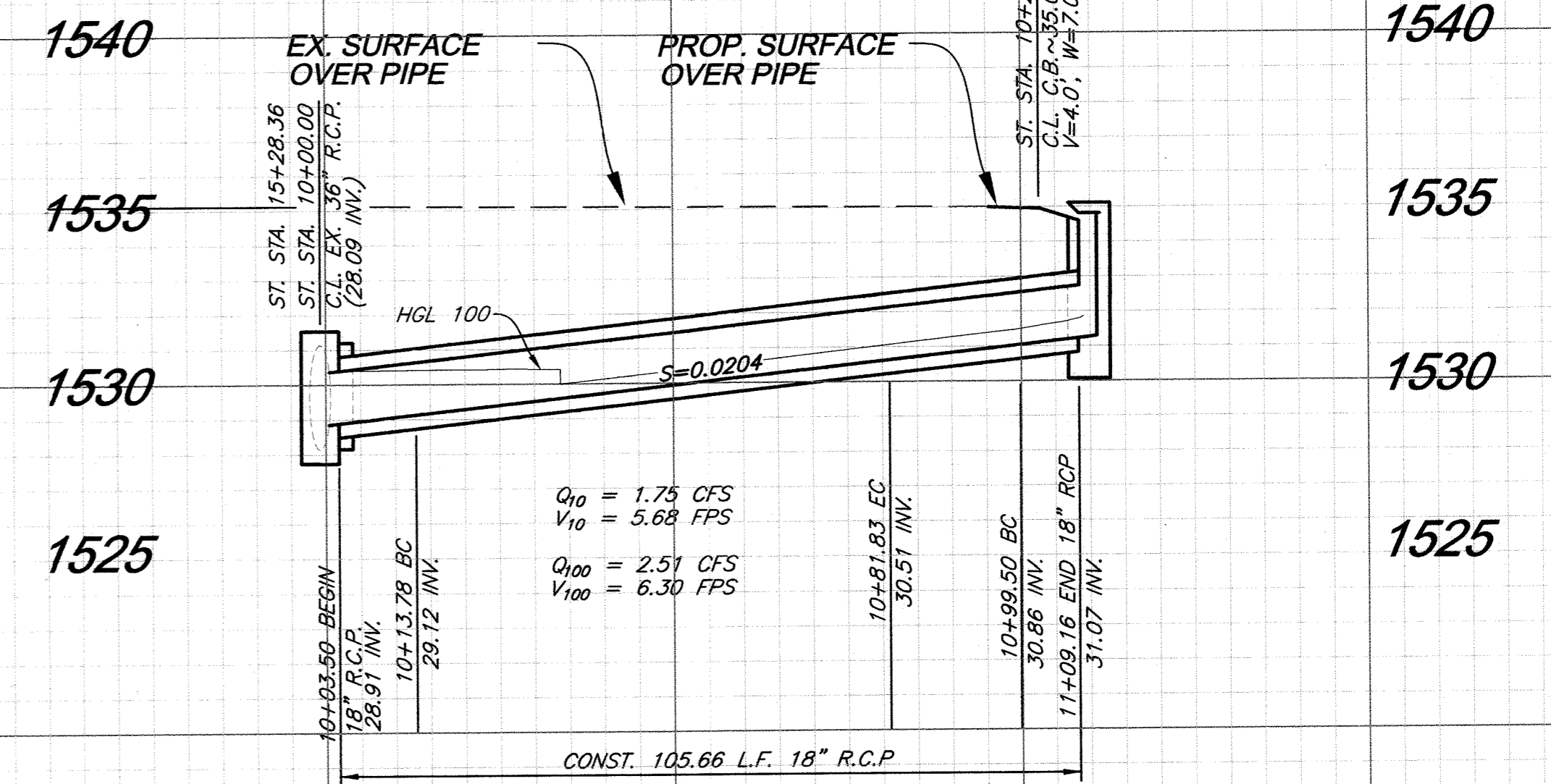
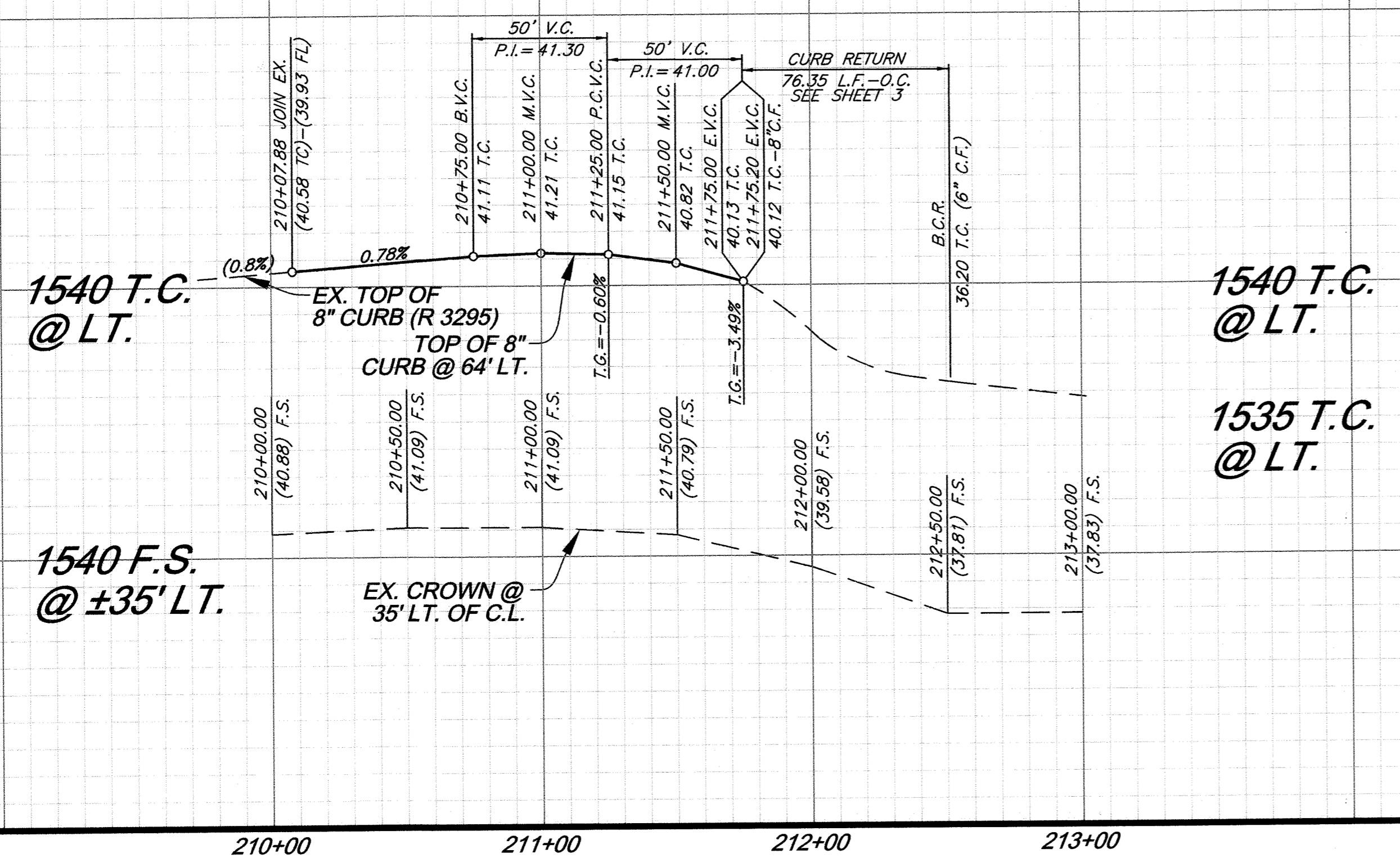
APPROVED BY: DATE 4-13-18  
CITY ENGINEER

BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE 6-13-18

OLD 215 FRONTAGE RD.  
STREET IMPROVEMENT PLAN  
R-4379  
SHEET 1 OF 4  
PW16-0283

**PROFILE SCALE**  
 HORIZ. 1"=40 FT.  
 VERT. 1"=4 FT.

**PROFILE SCALE**  
 HORIZ. 1"=20 FT.  
 VERT. 1"=4 FT.



**CONSTRUCTION NOTES**

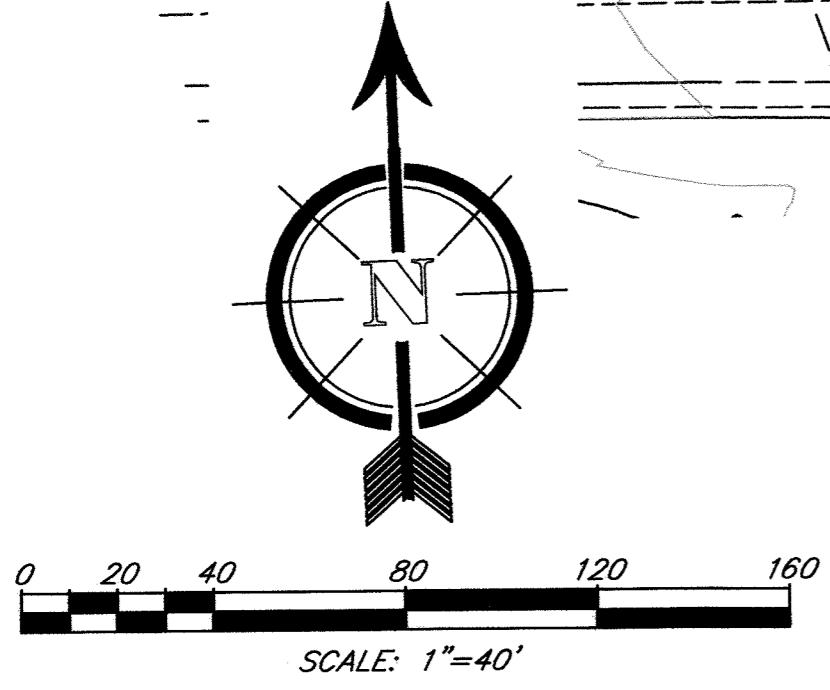
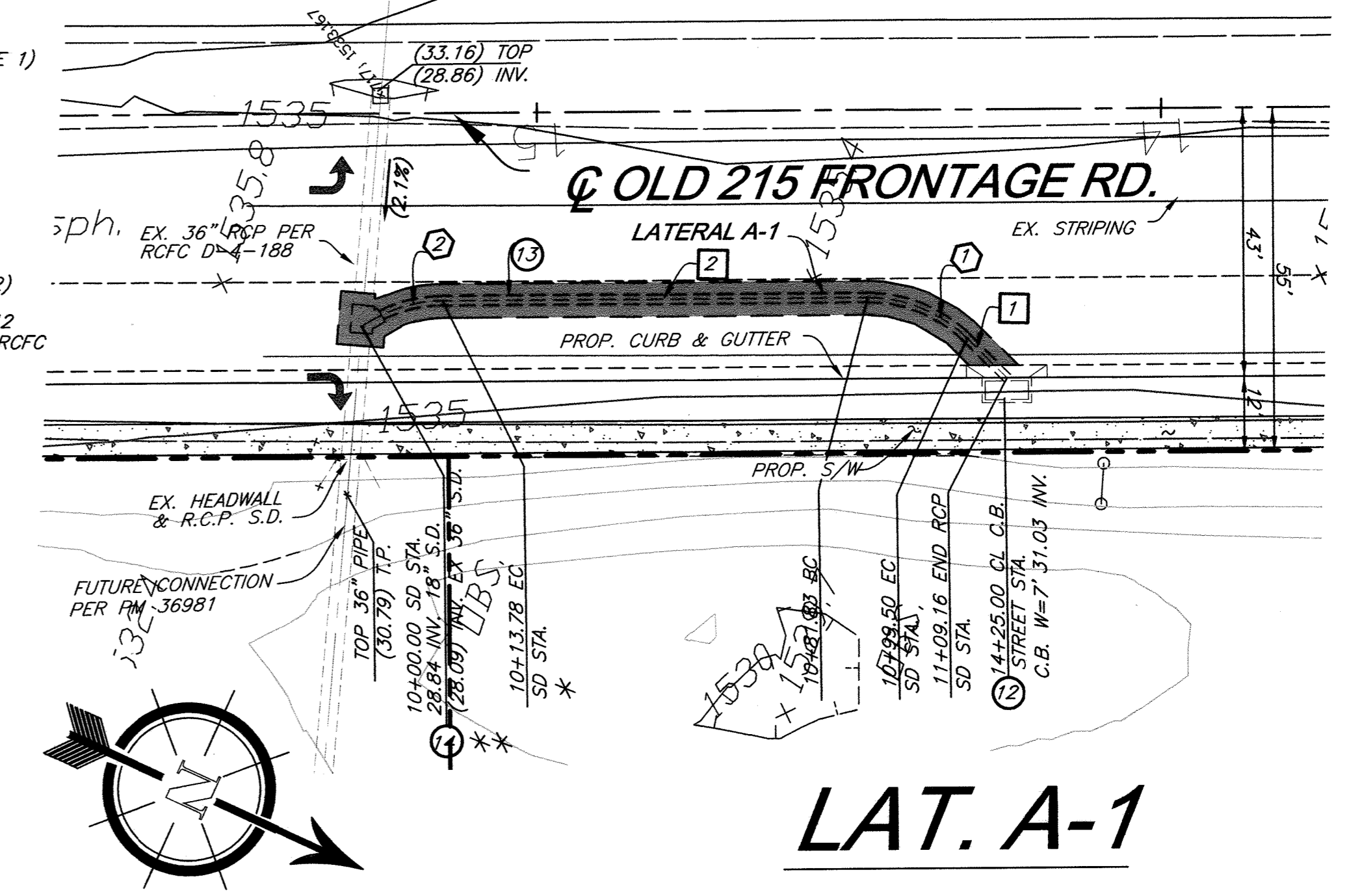
- ① 4" AC OVER 6" CAB PER STD. 101 (ALESSANDRO BLVD.)
  - ③ 4" AC OVER 6" CAB PER STD. 101 (OLD 215)
  - ⑤ 8" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 (TYPE 1)
  - ⑥ CURB ADJACENT SIDEWALK PER CITY OF RIVERSIDE STD. 325
  - ⑦ PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
  - ⑧ SAWCUT AND REMOVE
  - ⑨ HANDICAP RAMP PER CITY OF RIVERSIDE STD. 304 (TYPE 1)
  - ⑫ CONSTRUCT CATCH BASIN PER CITY STD. 405
  - ⑬ CONSTRUCT 18" R.C.P. PIPE (SEE CITY PIPE BEDDING STD. 452)
  - ⑭ CONSTRUCT JUNCTION STRUCTURE NO.2 PER RCFC STD. 2-D112 PROCESS ENCROACHMENT PERMIT FOR CONNECTION THROUGH RCFC
- \* NOTE TO CONTRACTOR:**  
 SAWCUT MIN. 6" @ E.P. FOR CLEAN EDGE
- \* NOTE TO CONTRACTOR:**  
 REPAIR/REPLACE ALL STRIPING IN-KIND

**10+00 CURVE DATA**

DELTA	RADIUS	LENGTH	TANGENT
1 45°00'00"	22.50'	17.67'	9.32'
2 30°00'00"	22.50'	11.78'	6.03'

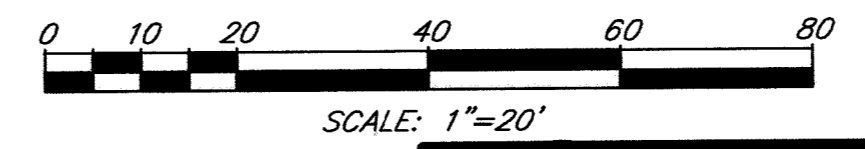
**11+00 LINE DATA**

BEARING	DISTANCE
1 N44°52'19"E	9.66'
2 N89°52'19"W	68.05'



**CURVE DATA**

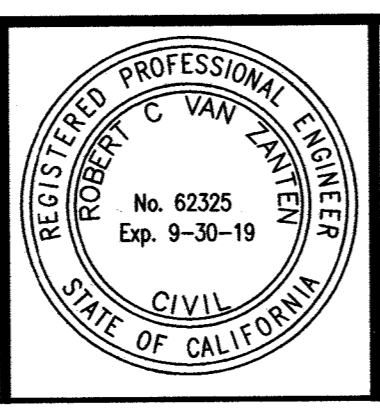
DELTA	RADIUS	LENGTH	TANGENT
1 109°21'38"	40.00'	76.35'	56.45'



**\*\* NOTE TO CONTRACTOR:**  
 EXPOSE PIPE PRIOR TO CONNECTION TO CONFIRM INVERT ELEVATION

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

**PRIVATE ENGINEERING NOTE**  
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PLANS PREPARED UNDER SUPERVISION OF  
 ROBERT C. VAN ZANTEN  
 P.E. No. 62325  
 Exp. 9-30-19  
 DATE 4/2/18  
 BENCHMARK: FB-H3  
 P.K. NAIL AND CITY ENGINEER TAG IN THE CONCRETE BASE OF A STREET LIGHT POLE ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD. ELEV. - 1624.840 (NAVD 88)

**SDH ASSOCIATES INCORPORATED**  
 SDH AND ASSOCIATES INC.  
 5225 CANYON CREST DRIVE 71439  
 Riverside, California 92507  
 TEL: (951) 683-3691 FAX (951) 788-2314

MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] DATE 4-5-18  
 APPROVED BY: [Signature] DATE 4-13-18  
 ENGINEERING MANAGER: [Signature]  
 PRINCIPAL ENGINEER: [Signature]  
 TRAFFIC DIVISION: [Signature]

BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE 6-13-18  
**STREET IMPROVEMENT PLAN ALESSANDRO BLVD. FROM STA. 210+07.88 TO STA. 213+12.46 & STORM DRAIN LAT A-1**  
**R-4379**  
 SHEET 2 OF 4  
 PW16-0283

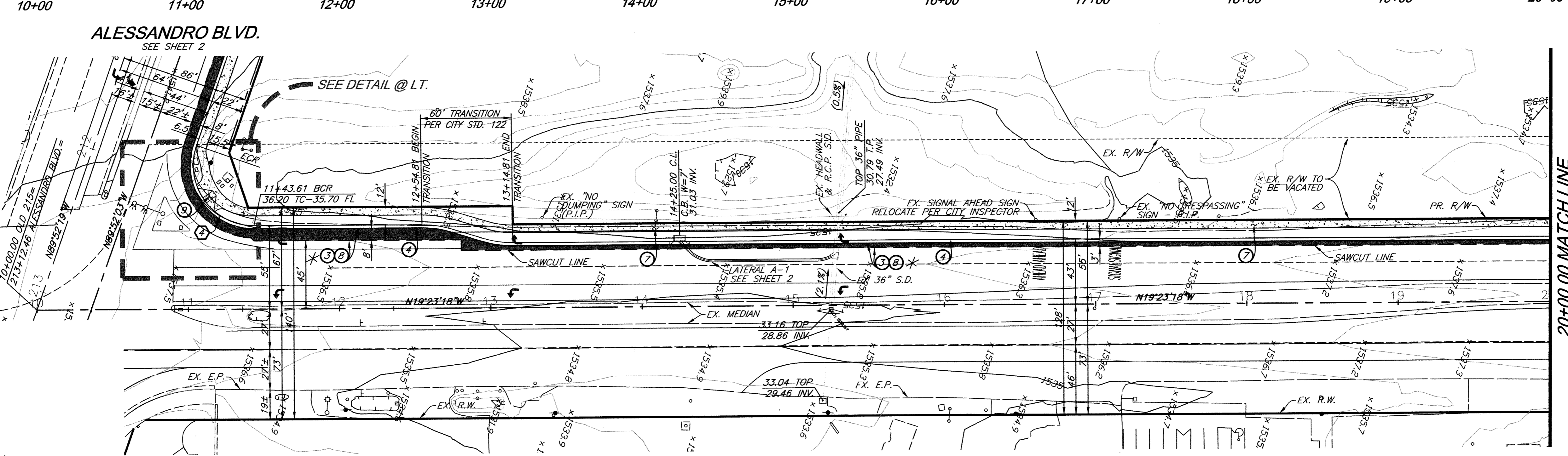
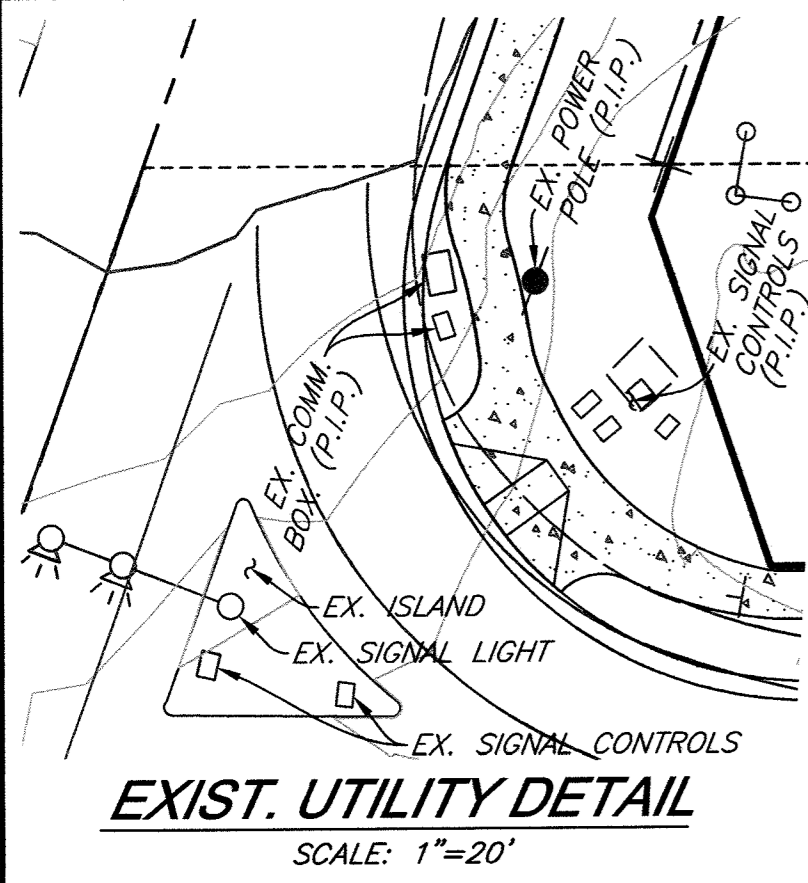
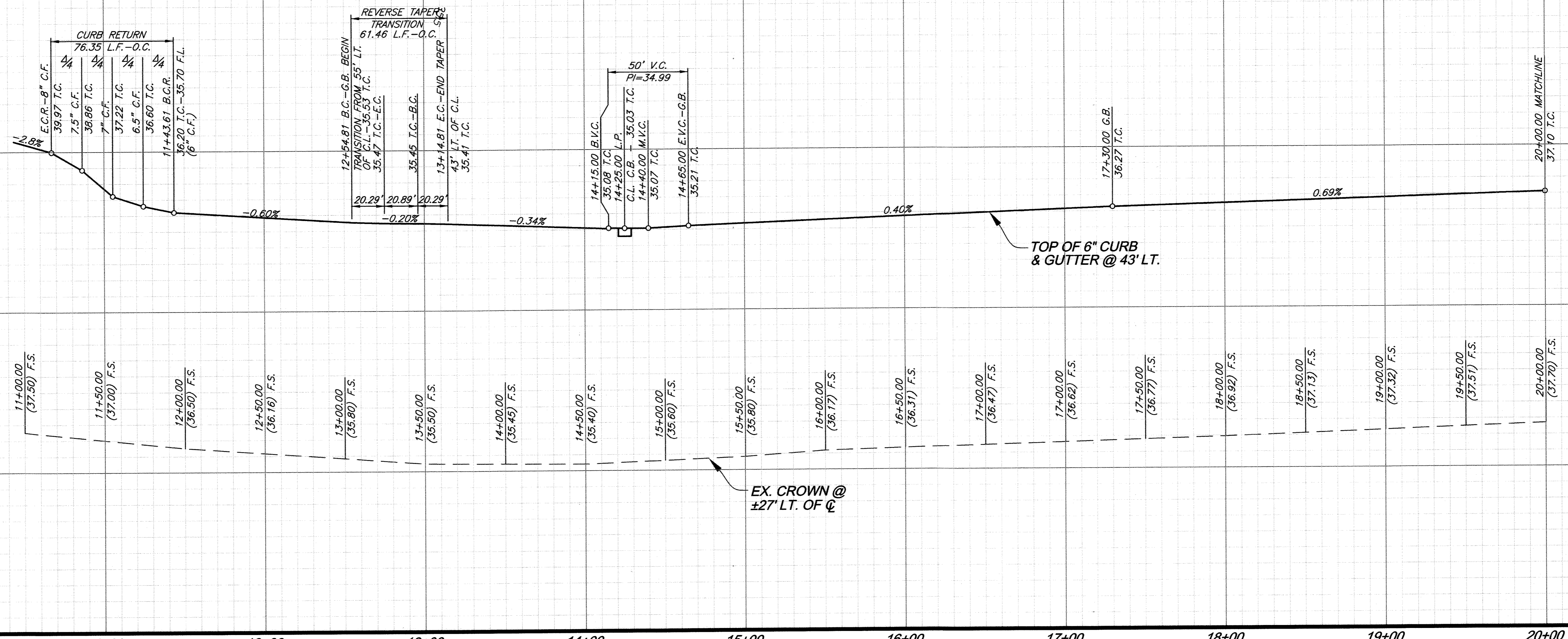
**PROFILE SCALE**  
 HORIZ. 1" = 40 FT.  
 VERT. 1" = 4 FT.

1540 T.C.  
 @ LT.  
 1535 T.C.  
 @ LT.

1540 T.C.  
 @ LT.  
 1535 T.C.  
 @ LT.

1535 F.S.

1535 F.S.



**CONSTRUCTION NOTES**

- ③ 4" AC OVER 6" CAB PER STD. 101 (OLD 215)
- ④ 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200 (TYPE 1)
- ⑤ PROPERTY LINE SIDEWALK PER CITY OF RIVERSIDE STD. 325
- ⑥ SAWCUT AND REMOVE
- ⑦ HANDICAP RAMP PER CITY OF RIVERSIDE STD. 304

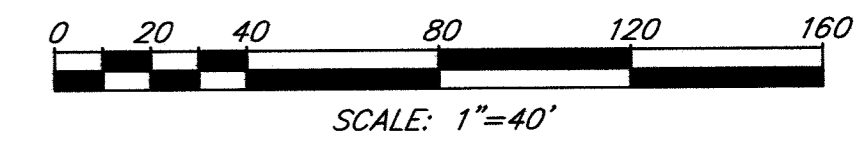
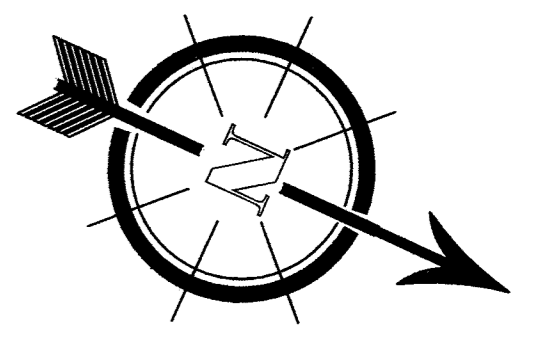
\* NOTE TO CONTRACTOR: SAWCUT MIN. 6" @ E.P. FOR CLEAN EDGE

\* NOTE TO CONTRACTOR: REPAIR/REPLACE ALL STRIPING IN-KIND

**CURVE DATA**

Δ	RADIUS	LENGTH	TANGENT
1 110°02'02"	52.00'	99.86'	74.31'
2 19°59'51"	110.00'	38.92'	19.39'
3 70°28'32"	35.00'	43.05'	24.72'
4 109°21'38"	40.00'	76.35'	56.45'

**OLD 215 FRONTAGE RD.**



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

**PRIVATE ENGINEERING NOTE**  
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PLANS PREPARED UNDER SUPERVISION OF  
 ROBERT C. VAN ZANTEN  
 P.E. No. 62325  
 DATE 4/2/18  
 EXP. 9-30-19  
 BENCHMARK: FB-H3  
 P.K. NAIL AND CITY ENGINEER TAG IN THE CONCRETE BASE OF A STREET LIGHT POLE ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD. ELEV. = 1624.840 (NAVD 88)



SDH AND ASSOCIATES INC.  
 5225 CANYON CREST DRIVE 71439  
 Riverside, California 92507  
 TEL: (951) 683-3691 FAX (951) 788-2314

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: S.S. DRAWN BY: S.J.S. CHECKED BY: R.V.Z.

PUBLIC UTILITIES - ELECTRIC  
 Approved by: *Sumida* 4.5.18  
 DATE  
 CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: [Signature] DATE: 4-13-18  
 ENGINEERING MANAGER: [Signature]  
 PRINCIPAL ENGINEER: [Signature]  
 TRAFFIC DIVISION: [Signature]

BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE 6-13-18

**STREET IMPROVEMENT PLAN**  
**OLD 215 FRONTAGE RD.**  
 FROM STA. 10+00.00 TO STA. 20+00.00

**R-4379**  
 SHEET 3 OF 4  
 PW16-0283

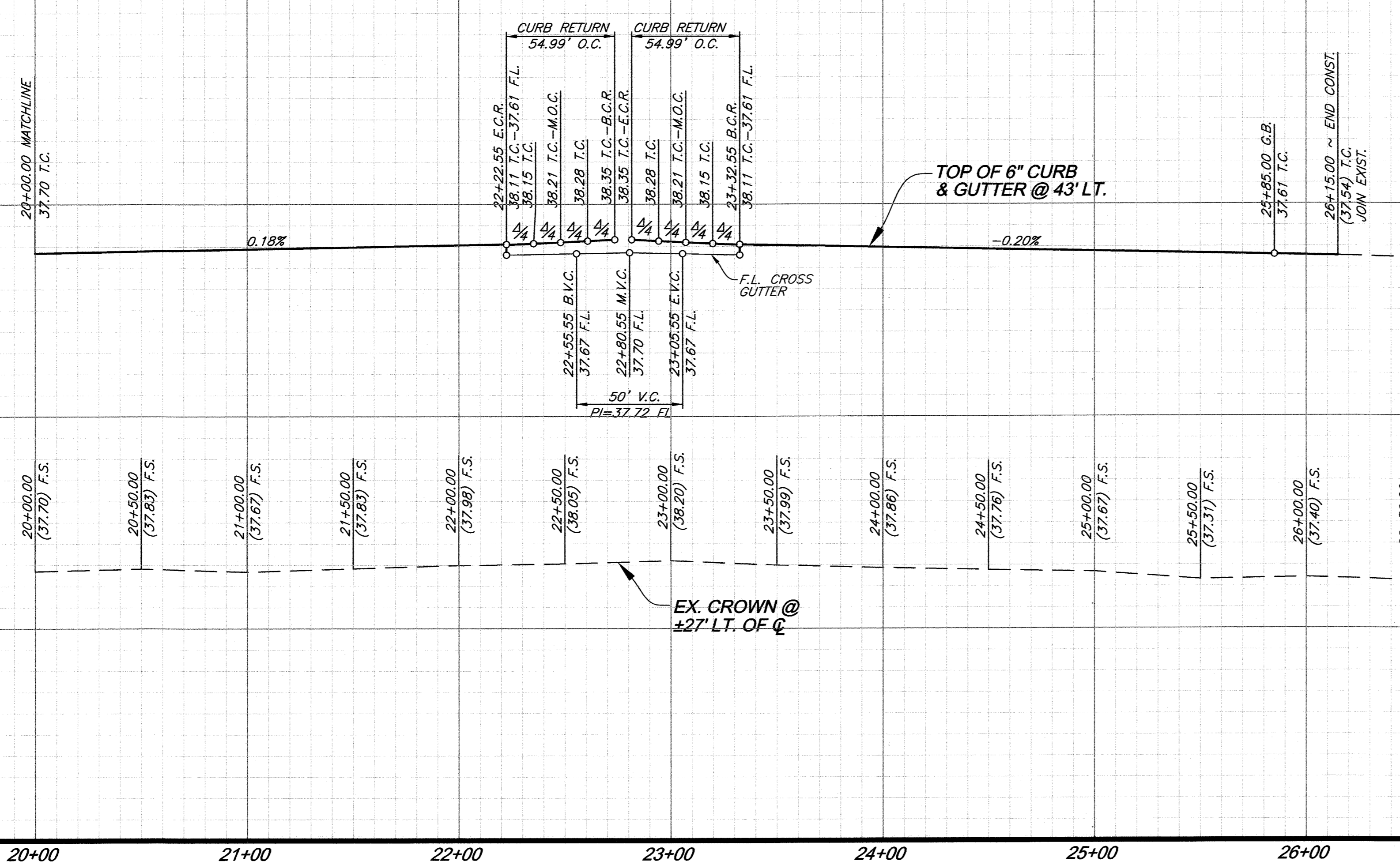
**PROFILE SCALE**  
 HORIZ. 1"=40 FT.  
 VERT. 1"=4 FT.

1540 T.C.

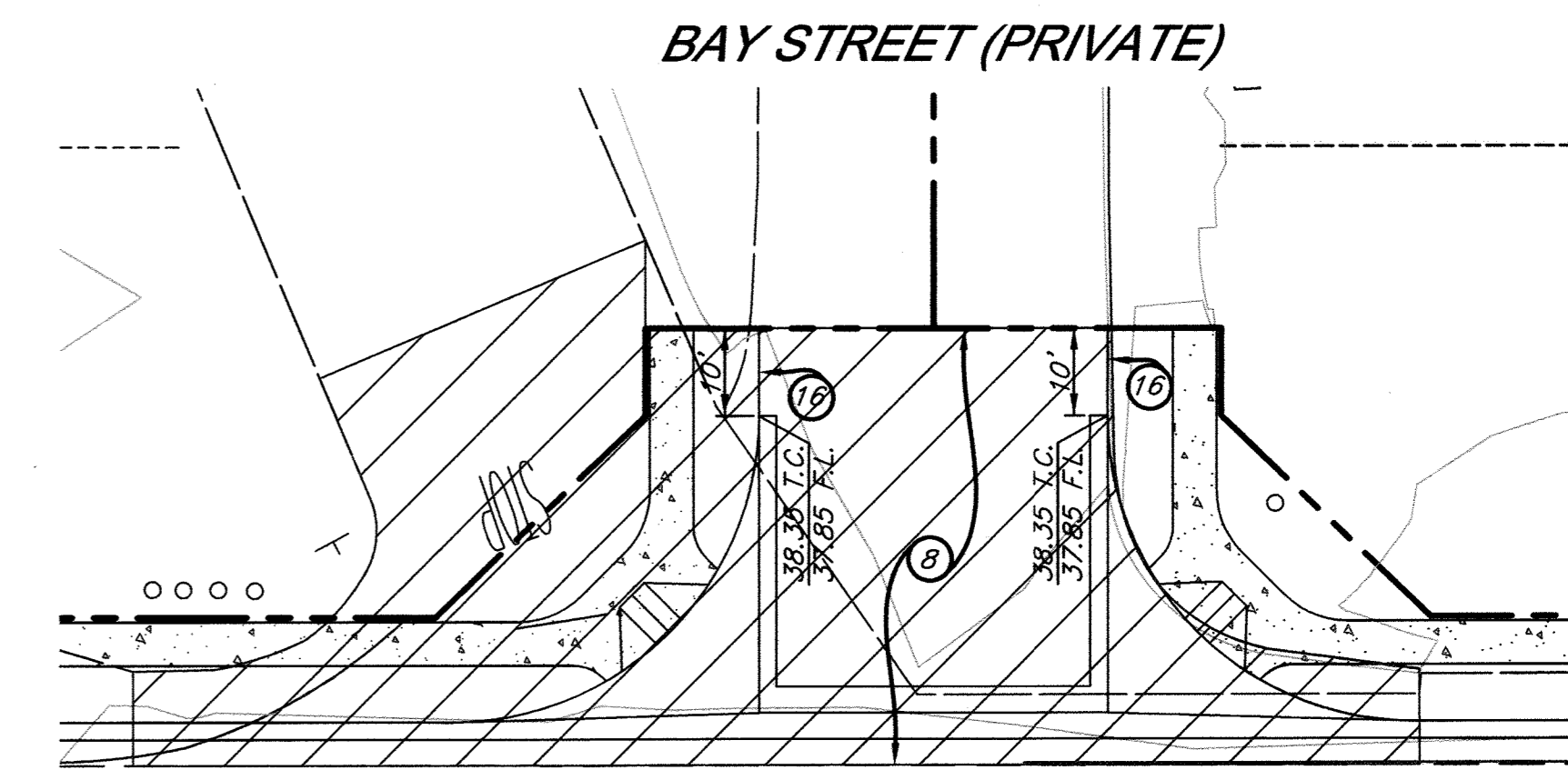
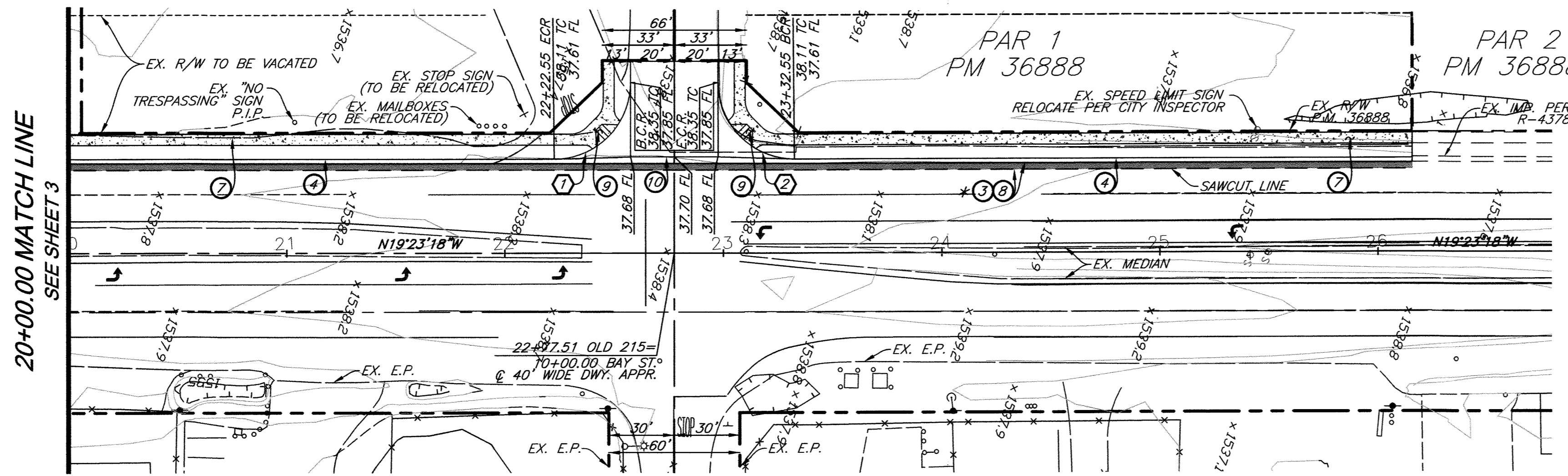
1540 T.C.

1535 F.S.

1535 F.S.



**BAY STREET (PRIVATE)**



**PAVEMENT REMOVAL AREA EXHIBIT**

SCALE: 1"=20'

AREA TO BE REMOVED

**BAY STREET (PUBLIC)**

**OLD 215 FRONTAGE RD.**

**CONSTRUCTION NOTES**

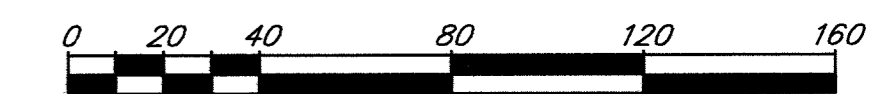
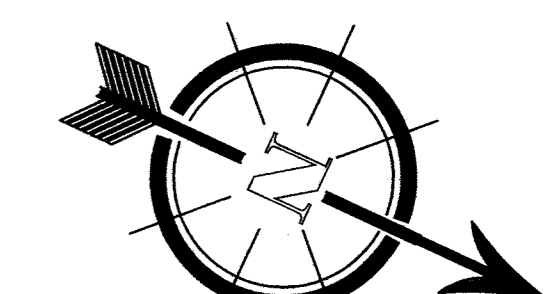
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- ⑧ SAWCUT AND REMOVE
- ⑨ HANDICAP RAMP PER CITY OF RIVERSIDE STD. 304
- ⑩ CROSS GUTTER PER CITY OF RIVERSIDE STD. 220
- ⑫ CONSTRUCT 2" "TYPE II" A.C. BERM PER CITY STD. 250

\* NOTE TO CONTRACTOR:  
 SAWCUT MIN. 6" @ E.P. FOR CLEAN EDGE

\* NOTE TO CONTRACTOR:  
 REPAIR/REPLACE ALL STRIPING IN-KIND

**CURVE DATA**

Δ	DELTA	RADIUS	LENGTH	TANGENT
1	89°58'28"	35.00'	54.96'	34.98'
2	90°01'32"	35.00'	54.99'	35.02'



**Underground Service Alert**

CALL BEFORE YOU DIG  
 CALL TOLL FREE  
 1-800  
 227-2600

**PRIVATE ENGINEERING NOTE**

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**PLANS PREPARED UNDER SUPERVISION OF**

ROBERT C. VAN ZANTEN  
 P.E. No. 62325  
 Exp. 9-30-19

BENCHMARK: FB-143  
 P.K. NAIL AND CITY ENGINEER TAG IN THE CONCRETE BASE OF A STREET LIGHT POLE ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD. ELEV. = 1624.840 (NAVD 88)



SDH AND ASSOCIATES INC.  
 5225 CANYON CREST DRIVE 71439  
 Riverside, California 92507  
 TEL: (951) 683-3691 FAX (951) 788-2314

PUBLIC UTILITIES - ELECTRIC  
 APPROVED BY: *Sumner High* 4-5-18  
 DATE

CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]*  
 ENGINEERING MANAGER  
 TRAFFIC DIVISION

DATE: 4-13-18

BUSINESS TAX CERTIFICATE NO. 107994 EXP. DATE 6-13-18

**OLD 215 FRONTAGE RD.**  
**STREET IMPROVEMENT PLAN**  
 FROM STA. 20+00.00 TO STA. 26+15.00

**R-4379**

SHEET 4 OF 4  
 PW16-0283