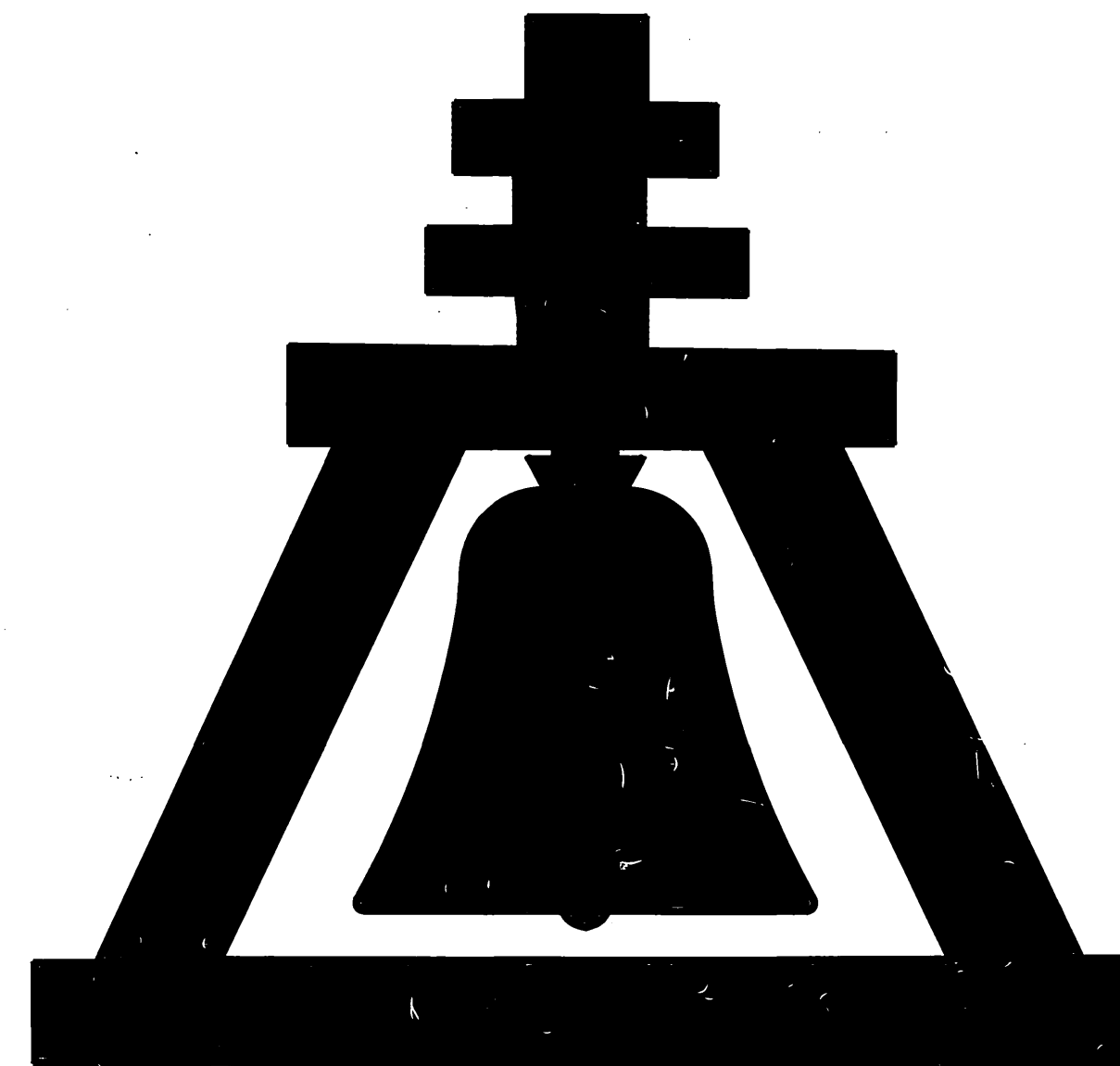


SYCAMORE CANYON BOULEVARD IMPROVEMENT PLAN

COMMUNITY FACILITIES DISTRICT NO. 92-1 (SYCAMORE CANYON)

CITY OF RIVERSIDE

STATE OF CALIFORNIA



PREPARED BY

ALBERT A. WEBB ASSOCIATES
CONSULTING ENGINEERS

3788 McCRAY STREET
RIVERSIDE, CALIFORNIA 92506
(909) 686-1070

SHEET INDEX

STREET, SEWER, STORM DRAIN (DWG. R-3376)
SHEET 1 COVER SHEET
SHEET 2 TITLE SHEET
SHEET 3 ALESSANDRO BOULEVARD STA. 5+00 TO 17+00
SHEET 4 SYCAMORE CANYON BOULEVARD STA. 10+00 TO 22+00
SHEET 5 SYCAMORE CANYON BOULEVARD STA. 22+00 TO 34+00
SHEET 6 SYCAMORE CANYON BOULEVARD STA. 34+00 TO 46+00
SHEET 7 TRIPLE BOX CULVERT DETAILS

WATER-30"
SHEET 1 INDEX SHEET
SHEET 3 30" WATER LINE INSTALLATION
SHEET 8 30" WATER LINE INSTALLATION

WATER-12"
SHEET 1 INDEX SHEET
SHEET 2 12" WATER LINE RELOCATION
SHEET 3 12" WATER LINE RELOCATION (GRADING)
SHEET 4 12" WATER LINE RELOCATION (GRADING)

TRAFFIC SIGNAL
SHEET 1 ALESSANDRO AND SYCAMORE CANYON BLVD. (DWG. X-236)

ELECTRICAL
SHEET 1 UNDERGROUND ELECT. DISTRIBUTION FOR CHEVRON GAS STATION. (DWG. U5-4178-2)
SHEET 1 UNDERGROUND ELECT. STRUCTURES (U5-8800 A)

STREET LIGHTING
SHEET 1 STREET LIGHTING PLAN (L5-13769)

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED FOR IMPROVEMENTS PROPOSED WITHIN
THE COUNTY OF RIVERSIDE AS SHOWN ON
SHEETS 1, 2 & 3

APPROVED BY:
George A. Johnson R.C.E. 42328 9/30/94
COUNTY OF RIVERSIDE, CALIFORNIA DATE

James R. Knutson R.C.E. 42397 9-30-94
RECOMMENDED DATE



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. DATE 12/31/94

BENCH MARK

U.S.C. & G.S. DESIGNATION 7 749 RIVERSIDE COUNTY
DESIGNATION 600-47-69 STANDARD BRASS DISK STAMPED 7 749 1945
ESTABLISHED BY C. & G.S. 1.7 MILES NORTHWEST ALONG THE ATCHISON,
TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, SET
BETWEEN THE TRACK AND U.S. HIGHWAY NO. 395 (I 215) 64.5 FEET
SOUTHWEST OF THE SOUTHWEST EDGE OF THE HIGHWAY, 43.6 FEET
NORTHEAST OF THE NORTHEAST RAIL OF TRACK, 20 FEET SOUTHEAST
OF POST, IRON BENCH MARK DISK SET IN TOP OF A CONCRETE POST
0.4 FEET ABOVE GROUND.

DATE 1970 ELEVATION: 1536.119

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND

REVIEWED BY:
WESTERN MUNICIPAL WATER DISTRICT
for Non-Interference Compliance

SHEET 1 THROUGH 7
DATE: 9/8/94

John H. B. [Signature]
CHIEF UTILITIES ENGINEER
ELECTRICAL
DATE: Sept 12, 1994

UNDERGROUND SERVICE ALERT

CALL TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRAY STREET
RIVERSIDE, CALIFORNIA
(909) 686-1070

APPROVED BY: *Matthew E. Webb* DATE: 9/10/94
R.E. No. 37385

W.O. 90-3000 FOR: CITY OF RIVERSIDE F.B. 1034

MARK REVISIONS APPR. DATE

DESIGNED BY *JLR* DRAWN BY *JLR* CHECKED BY *[Signature]*

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* BY: *[Signature]* DATE: 10/15/94

PRINCIPAL ENGINEER
TRAFFIC DEPARTMENT
TRAFFIC DIVISION
CHIEF PUB. WKS. ENGR.

APPROVED BY: *[Signature]* DIRECTOR OF PUBLIC WORKS
DATE: 10/15/94

STREET IMPROVEMENT PLAN

SYCAMORE CANYON BOULEVARD
COMMUNITY FACILITIES DISTRICT NO. 92-1
COVER SHEET

ACCOUNT No.
DRAWING NUMBER
R-3376

SHEET 1 OF 7
90-3000-82

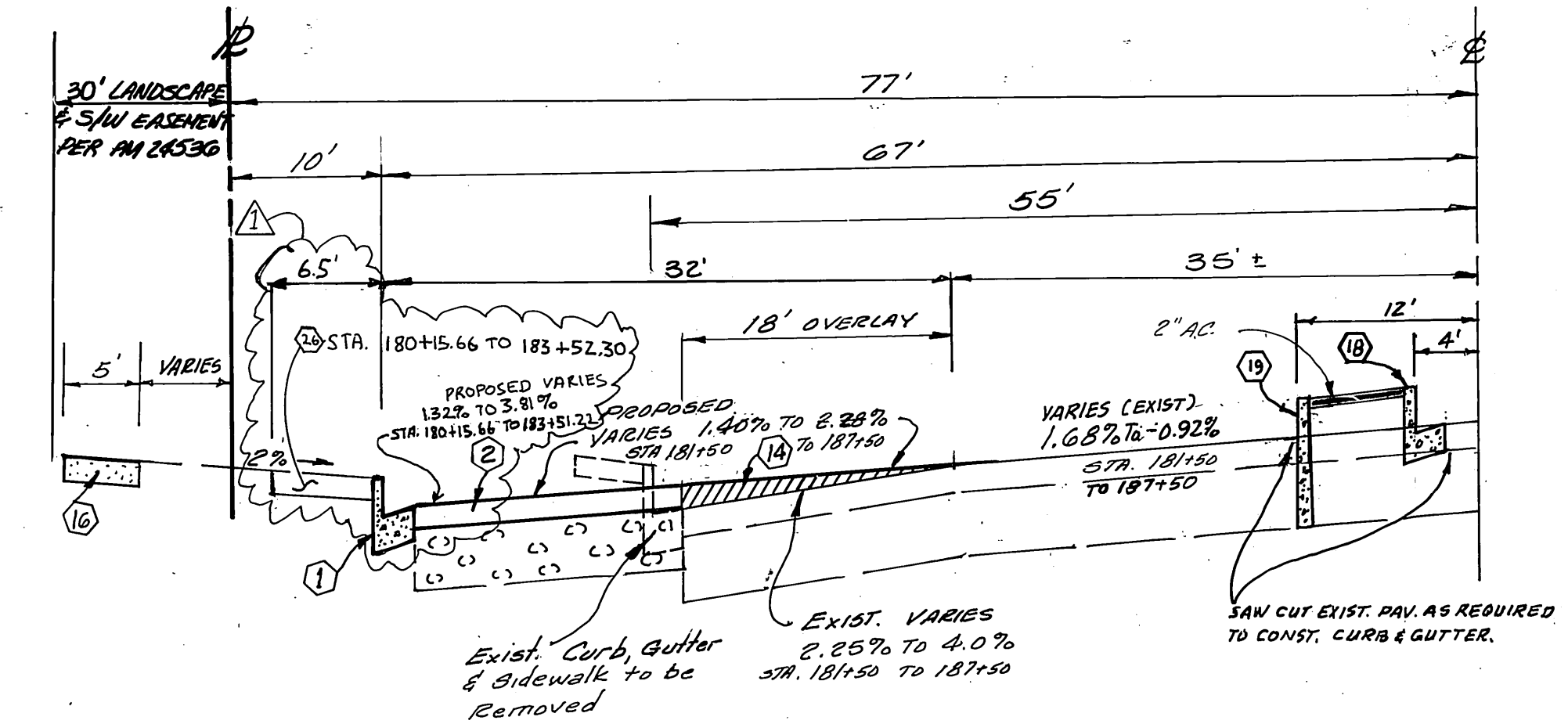
GENERAL NOTES

- 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, 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING 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.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, 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.
- 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.
- 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 FIELD TO PRODUCE A SMOOTH SECTION.
- THE ENGINEER WILL 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.
- STRUCTURAL SECTIONS ARE TENTATIVE AND ARE BASED ON A R VALUE = TO 40. FINAL DETERMINATION WILL BE MADE AFTER THE CONTRACTOR HAS MADE SUBGRADE. SEE GENERAL NOTE NO. 11.

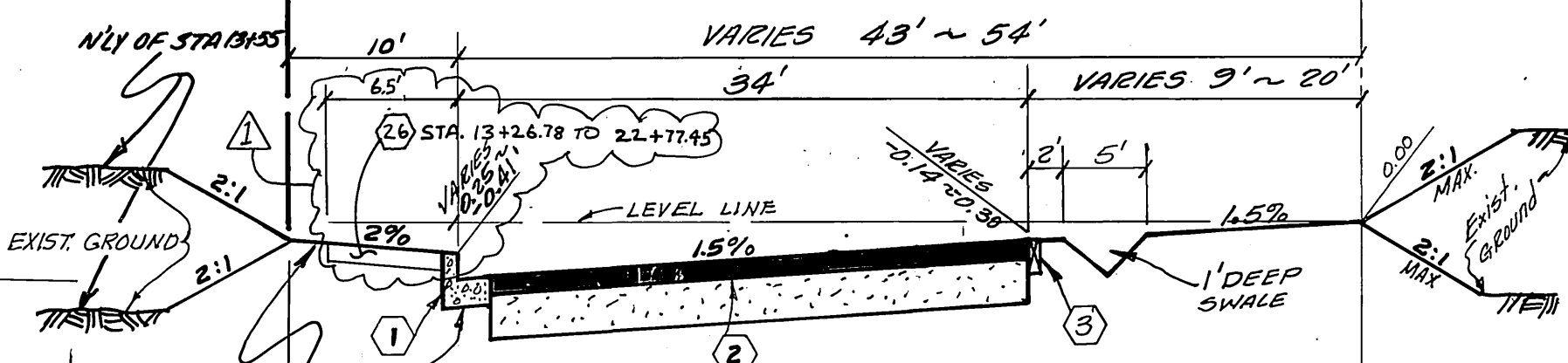
TRAFFIC SIGNAL SEE PLAN NO. X-236

CONSTRUCTION NOTES :

- CONSTRUCT CURB AND GUTTER PER STD. DWG. NO. 200, TYPE I, 6" C.F.
- CONSTRUCT 0.40" A.C. PAVING OVER 0.89" CRUSHED AGGREGATE BASE A.C. PAVING TO BE 0.10" BELOW FINAL GRADE (SEE GENERAL NOTE NO. 12)
- INSTALL 2"x4" REDWOOD HEADER
- CONSTRUCT BARRICADE PER STD. DWG. NO. 180.
- CONSTRUCT A.C. BERM, PER STD. NO. 250, TYPE I, (6")
- INSTALL STREET LIGHT CONDUIT PER PLAN NO. L5-43769
- ADJUST ALL WATER VALVE BOX LIDS TO FINISH GRADE AFTER PAVING.
- CONSTRUCT STREET LIGHT PER STD. DWG. NO. U6S-800 & U6S-801, AND PER PUBLIC UTILITY DEPT. STREET LIGHTING PLAN L5-13769, & U5-4178-2, SPECIFICATION NO. 2-5
- CONSTRUCT TRIPLE 6" H X 10" W R.C.B. PER CALTRANS STD. DB1 & DB2
- CONSTRUCT WINGWALL-HEADWALL PER CALTRANS STD. PLAN D86A
- CONSTRUCT 1/4 TON RIP-RAP, NATURAL ROCK, GROUTED (TAN) D=4.0" BOTTOM & CHANNEL BANKS.
- CONSTRUCT CROSS GUTTER PER STD. DWG. NO. 220
- CONSTRUCT WHEELCHAIR RAMP PER STD. DWG. NO. 304
- CONSTRUCT A.C. OVERLAY (VARIABLE THICKNESS) AS SHOWN.
- CONSTRUCT MODIFIED WHEELCHAIR RAMP PER DETAILS (SEE SHT. NO. 2) & STD. DWG. NO. 304.
- CONSTRUCT SIDEWALK PER STD. DWG. NO. 325 (MODIFIED)
- ADJUST MANHOLE TO GRADE (SEE SHT. NO. 2 FOR DETAILS OF VINYL LINING)
- CONSTRUCT CURB AND GUTTER PER STD. DWG. NO. 200, TYPE I, 8" C.F.
- CONSTRUCT CURB ONLY PER STD. DWG. NO. 200, TYPE II, 8" C.F.
- INSTALL 1-6", 1-4" & 1-2" PVC. SCH. 40 SLEEVE WITH NYLON PULL CORD. TERMINATE ENDS IN BROOKS 3TL VALVE BOX OR CITY APPROVED EQUAL. 5' BEHIND BACK OF CURB OR FUTURE MEDIAN'S BACK OF CURB. (24" MIN. COVER)
- INSTALL F-1 DELINEATORS (20" O.C.) PER CALTRANS STD. PLAN A73C
- CONSTRUCT CSP INLET PER STD. DWG. NO. 412
- CONSTRUCT CATCH BASIN PER STD. DWG. NO. 405, W & V AS NOTED ON PLAN.
- INSTALL 2-4" PVC CONDUIT & CAP (24" MIN. COVER)
- ADJUST EXISTING FIRE HYDRANTS, B.O. AIR VALVES, CP TEST STA. TO GRADE.
- CONSTRUCT 6.5" WIDE SIDEWALK PER STD. DWG. NO. 325
- REMOVE EXISTING CONCRETE COLLAR AND REPLACE WITH NEW CONCRETE COLLAR PER CITY OF RIVERSIDE STD. DWG. NO. 424
- REMOVE EXISTING AC BERM AND DELINEATORS
- REMOVE EXISTING CATCH BASIN
- REMOVE EXISTING 24" STORM DRAIN
- CONSTRUCT 24" RCP PER CITY OF RIVERSIDE SPECIFICATIONS (D-1800)
- REMOVE EXISTING AC BERM
- REMOVE EXISTING 6" CURB AND GUTTER
- SAWCUT AND REMOVE EXISTING PAVEMENT
- SAWCUT AND REMOVE A PORTION OF DRIVEWAY SPANDREL AT SCORE LINE
- CONSTRUCT COMMERCIAL DRIVEWAY PER STD. DWG. NO. 302 (A=30", B=465')



ALESSANDRO BLVD.
TYPICAL SECTION
N.T.S.
T.I. = 10



SYCAMORE CANYON BLVD.
TYPICAL SECTION
STA. 17+47.21 TO 41+77.25
N.T.S.
T.I. = 10

STREET NAME AND SIGN SCHEDULE

STREET NAME	BLK. NO.
(A) ALESSANDRO BLVD.	
(B) SYCAMORE CANYON BLVD.	
(C) R1 STOP SIGN 36" x 36"	
(D) RT SIGN	

NOTICE TO CONTRACTOR :

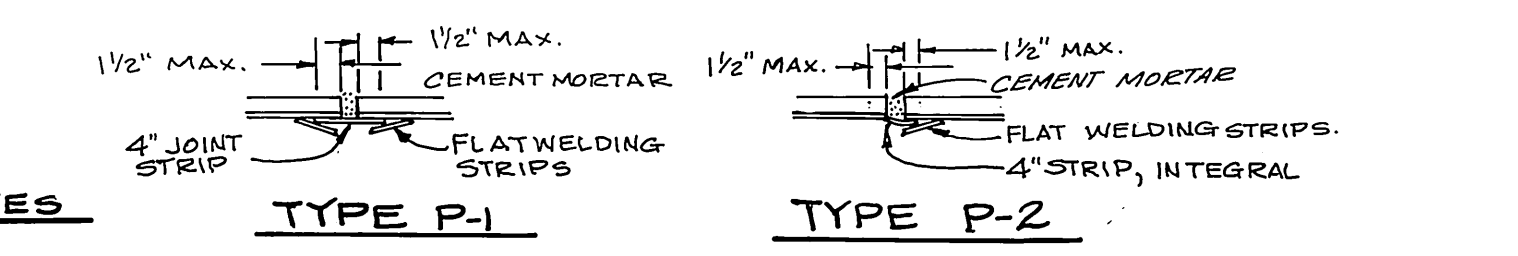
THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE CITY NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

COATING AND LINING SCHEDULE

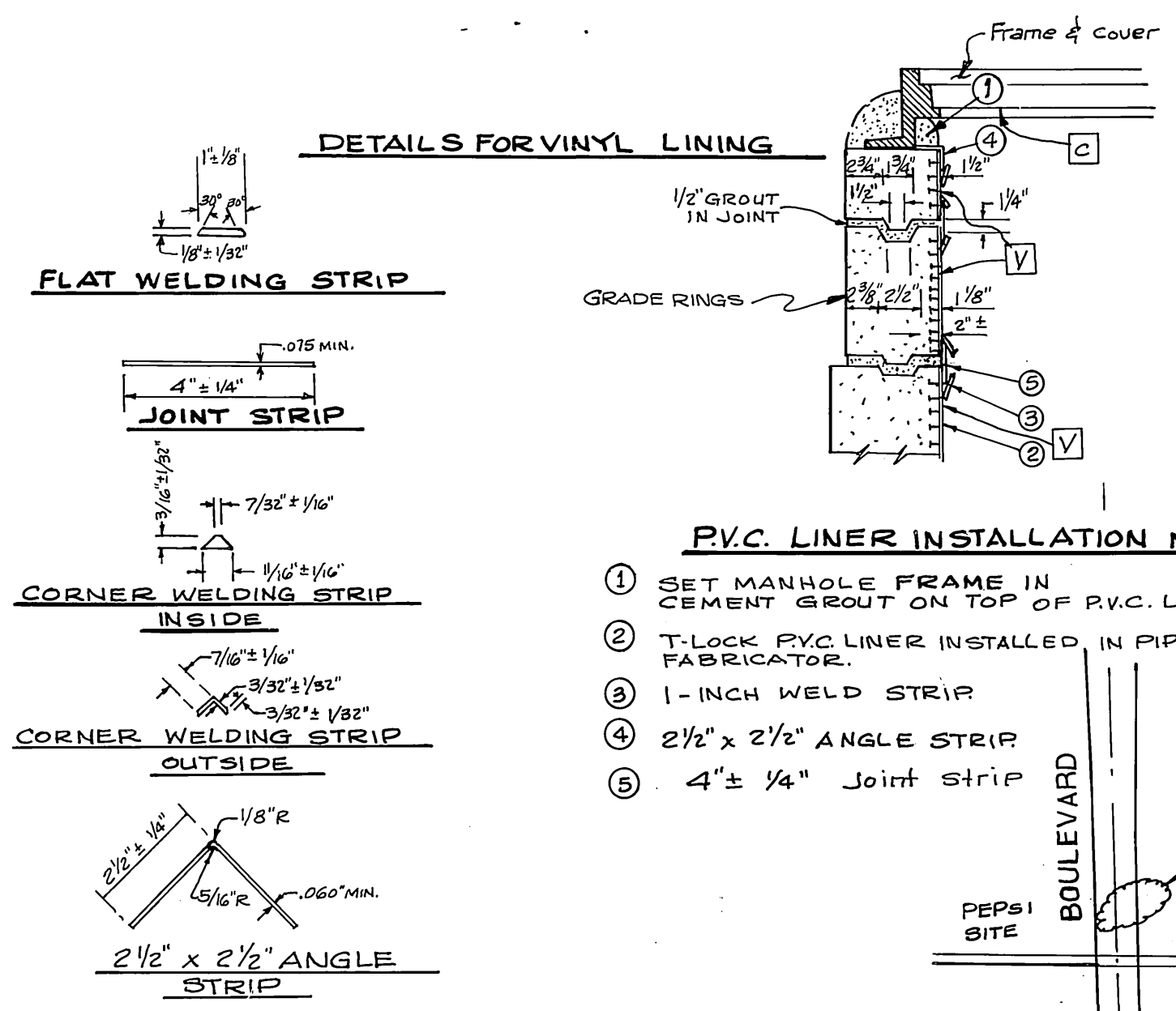
- ALL EXPOSED INTERIOR SURFACES OF MANHOLE BASE RINGS FRAME AND COVER TO BE COATED WITH SANGON 100 EPOXY PRIMER/POLYURETHANE TOP COAT SYSTEM PER MANUFACTURER'S RECOMMENDATIONS. OR CITY APPROVED EQUAL.
- ALL EXPOSED INTERIOR SURFACES OF MANHOLE SHAFT TO BE LINED WITH "T-LOCK ANGLE PLATE" (WHITE) AS MANUFACTURED BY AMERON PROTECTIVE COATING DIVISION OR CITY APPROVED EQUAL.

VINYL LINER JOINTS

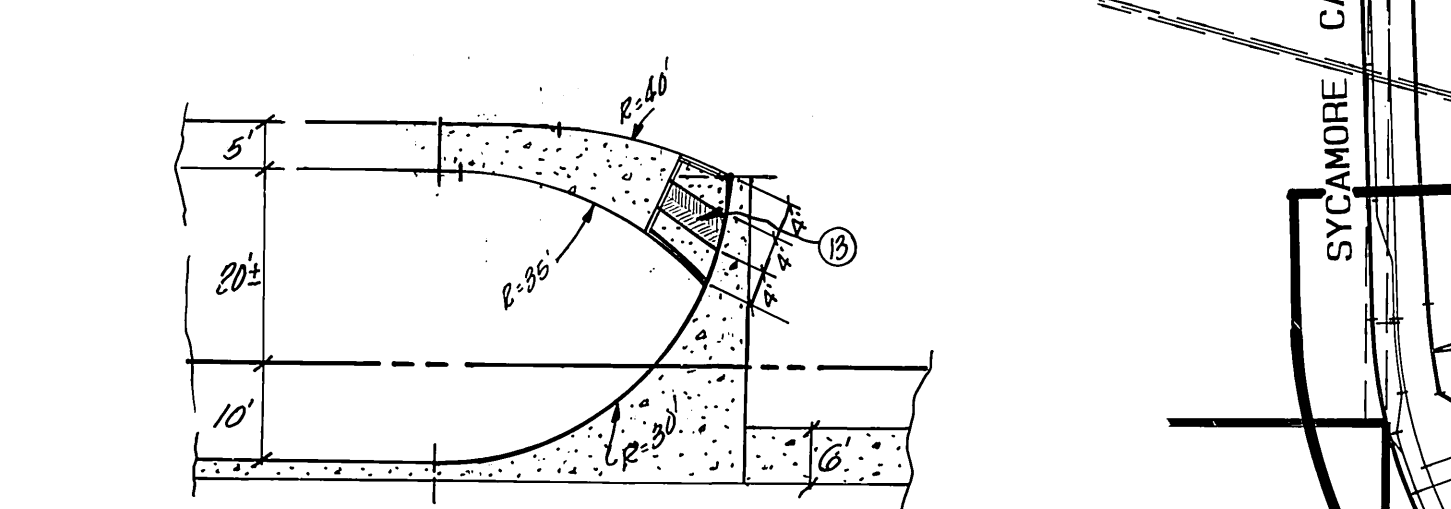


PVC LINER INSTALLATION NOTES

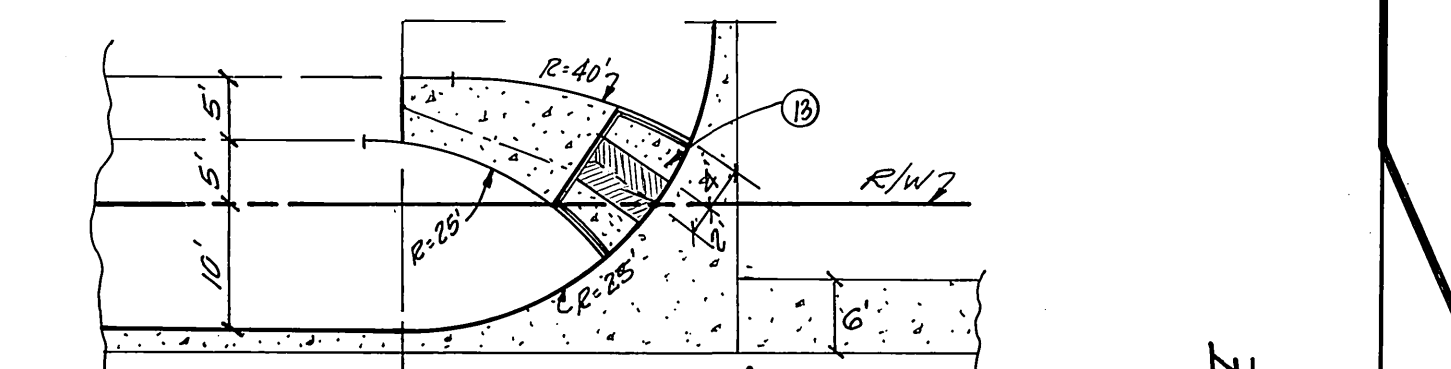
- SET MANHOLE FRAME IN CEMENT GROUT ON TOP OF PVC LINER.
- T-LOCK PVC LINER INSTALLED IN PIPE BY PIPE FABRICATOR.
- 1-INCH WELD STRIP
- 2 1/2" x 2 1/2" ANGLE STRIP
- 4" x 1/4" JOINT STRIP



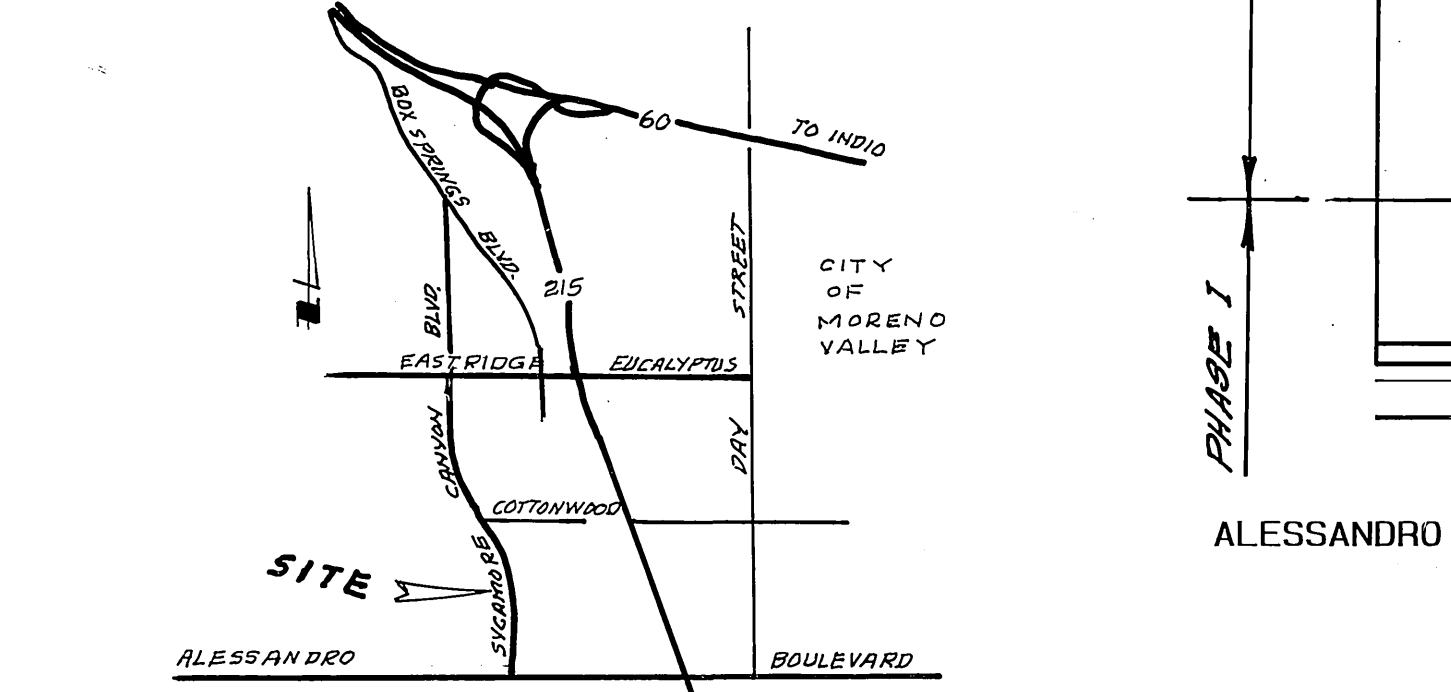
DETAILS FOR ADJUSTING SEWER MANHOLES



WHEELCHAIR RAMP
DETAIL (MODIFIED)
ALESSANDRO BLVD.
N.T.S.



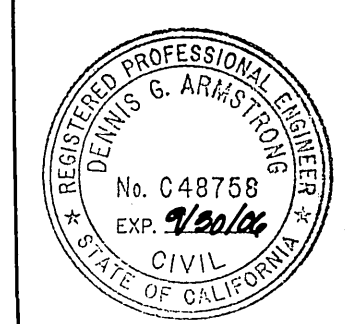
WHEELCHAIR RAMP
DETAIL (MODIFIED)
SYCAMORE CANYON BLVD.
N.T.S.



VICINITY MAP
N.T.S.

INDEX MAP
SCALE: 1"=400'

ALL REVISIONS MARKED PREPARED UNDER THE DIRECT SUPERVISION OF:
Dennis G. Armstrong 9/30/06
DENNIS G. ARMSTRONG RCE C48758 EXP. DATE
ARMSTRONG & BROOKS CONSULTING ENGINEERS
1530 CONSUMER CIRCLE UNIT B
CORONA, CA 92880
PH. (951) 372-8400 FAX (951) 372-8430
CITY OF RIVERSIDE BUS. TAX # 105482 EXPIRES 9/28/2005
(PNOS-D302)



BENCH MARK

U.S.C. & G.S. DESIGNATION 2 749, RIVERSIDE COUNTY DESIGNATION 600-47-68, STANDARD BRASS DISK STAMPED 2 749 1945 ESTABLISHED BY C. & G. S. 1.7 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, SET BETWEEN THE TRACK AND U.S. HIGHWAY NO. 395 (2 215) 64.5 FEET SOUTHWEST OF THE SOUTHWEST EDGE OF THE HIGHWAY, 49.6 FEET NORTHEAST OF THE NORTHEAST RAIL OF TRACK, 20 FEET SOUTHEAST OF POST, IRON BENCH MARK DISK SET IN TOP OF A CONCRETE POST 0.4 FEET ABOVE GROUND.
DATE 1970 ELEVATION: 1536.119

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
John H. B. Sped
CHIEF UTILITIES ENGINEER
ELECTRICAL
DATE: Sept 12, 1994

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3728 MCCOY STREET
RIVERSIDE, CALIFORNIA
(951) 466-1970
APPROVED BY **Matthew E. Webb** DATE 8/10/94
R.E. NO. 37385
W.O. 90-3000 FOR: CITY OF RIVERSIDE F.B. 1034

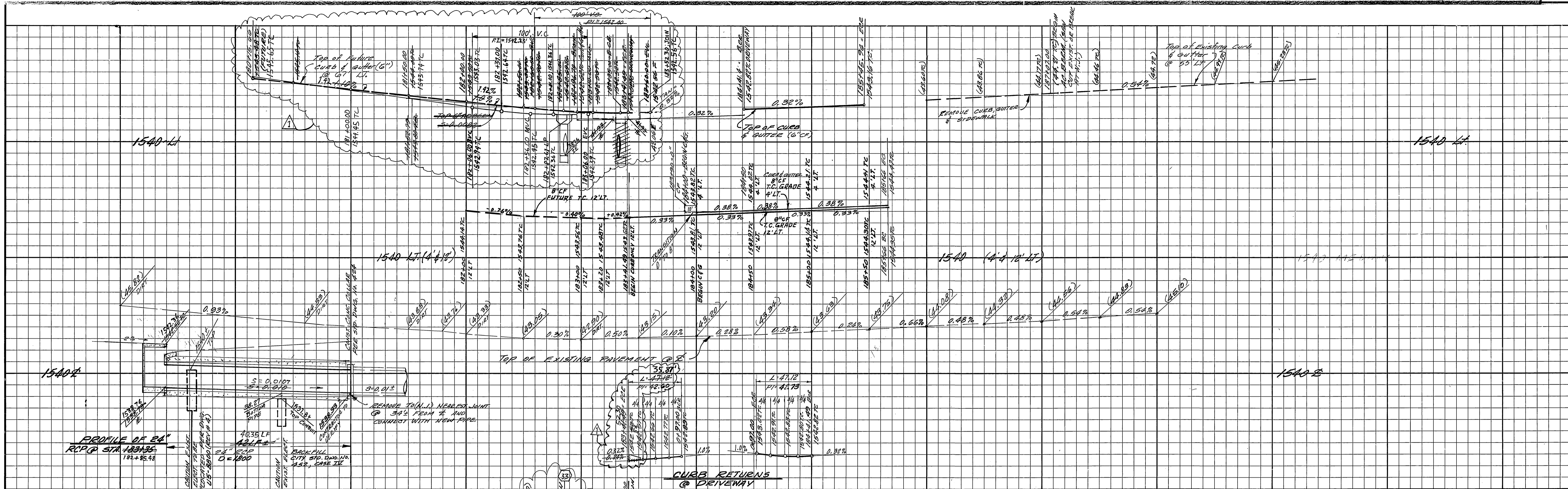
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
APPROVED BY **Dennis G. Armstrong** DATE 9/25/94
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF PUB. WKS. ENGR.
DESIGNED BY BEL DRAWN BY BEL CHECKED BY RT

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
APPROVED BY **Dennis G. Armstrong** DATE 9/25/94
DIRECTOR OF PUBLIC WORKS

STREET IMPROVEMENT PLAN
SYCAMORE CANYON BUSINESS PARK COMMUNITY FACILITIES DISTRICT NO. 92-1
TITLE SHEET
SCALE: AS NOTED

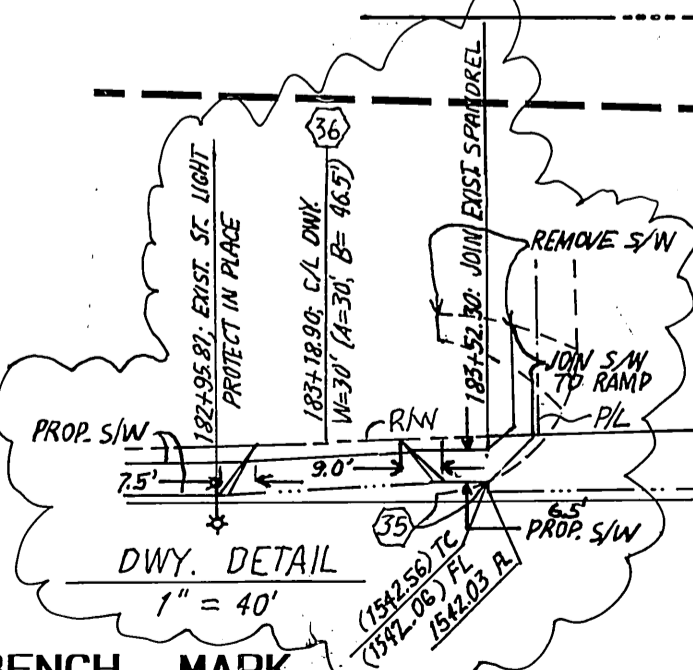
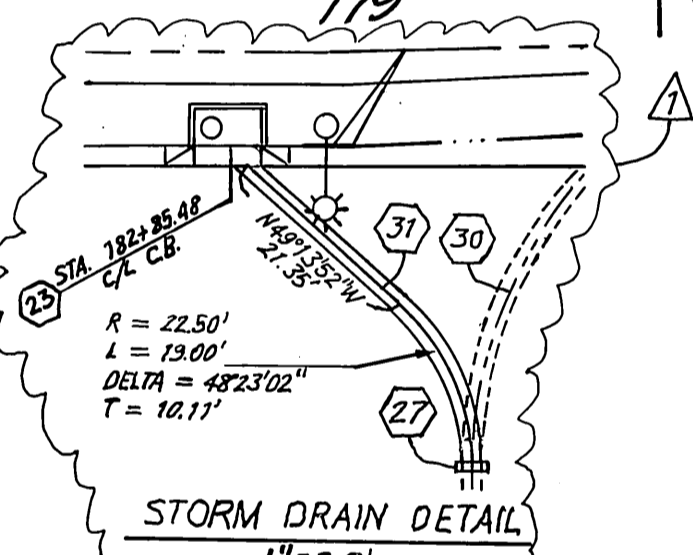
ACCOUNT NO. 90-3000-92
DRAWING NUMBER
R-3376
SHEET 2 OF 7
90-3000-B2

INDEXED 8-2-95 G4



DATA

DELTA/BEARING	RADIUS	LEN./DIST	TANGENT
90° 04' 52"	50.00	78.61'	50.01'
89° 55' 08"	50.00	78.46'	49.93'
90° 00' 00"	30.00	47.12'	30.00'
111° 24' 36"	30.00	55.87'	44.05'



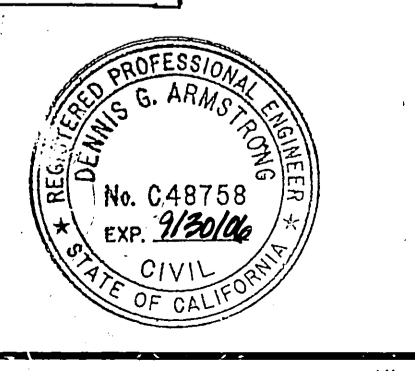
**CAUTION
60KV ELECT.**

CAUTION: FUEL LINE
 NOTIFY MR. ROB STREED
 (310) 428-9483 (48 HRS PRIOR TO ANY EXCAVATION)
 LAND SERVICES DEPARTMENT
 FOUR CORNERS PIPELINE
 3900 CHEERY AVENUE
 LONG BEACH, CA 90805



U.S.C. & G.S. DESIGNATION 2 749, RIVERSIDE COUNTY DESIGNATION 680-47-68. STANDARD BRASS DISK STAMPED 2 749 1945 ESTABLISHED BY C & G S. 1.7 MILES NORTHWEST ALONG THE ATCHISON TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, SET BETWEEN THE TRACK AND U.S. HIGHWAY NO. 395 (1 215) 64.5 FEET SOUTHWEST OF THE SOUTHWEST EDGE OF THE HIGHWAY, 43.6 FEET NORTHEAST OF THE NORTHEAST RAIL OF TRACK, 20 FEET SOUTHWEST OF POST. IRON BENCH MARK DISK SET IN TOP OF A CONCRETE POST 0.4 FEET ABOVE GROUND.
 DATE 1970 ELEVATION: 1536.119

**CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND**
 APPROVED BY *John H. B. S.*
 CHIEF UTILITIES ENGINEER
 ELECTRICITY
 DATE: *Sept 12, 1994*



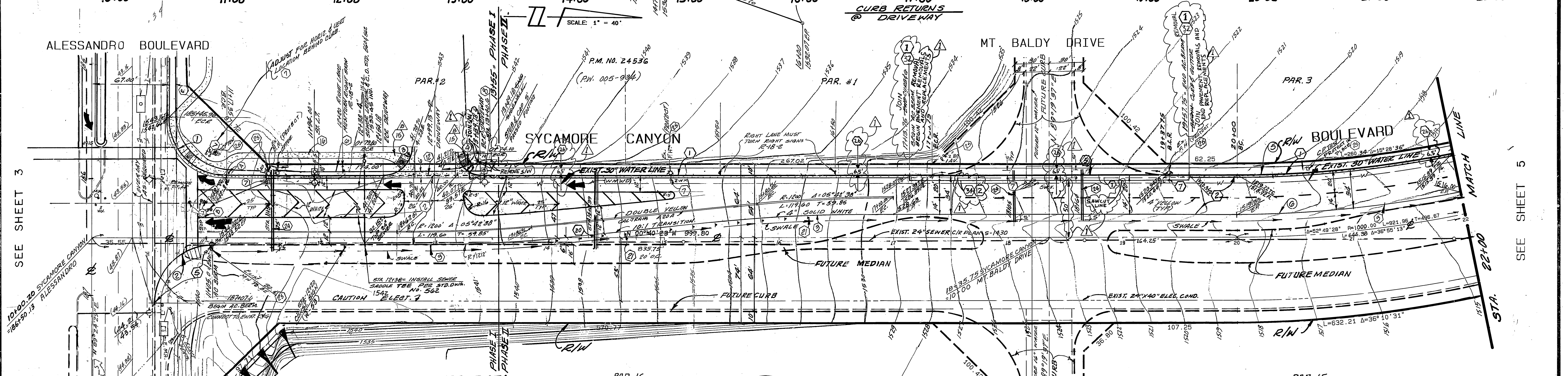
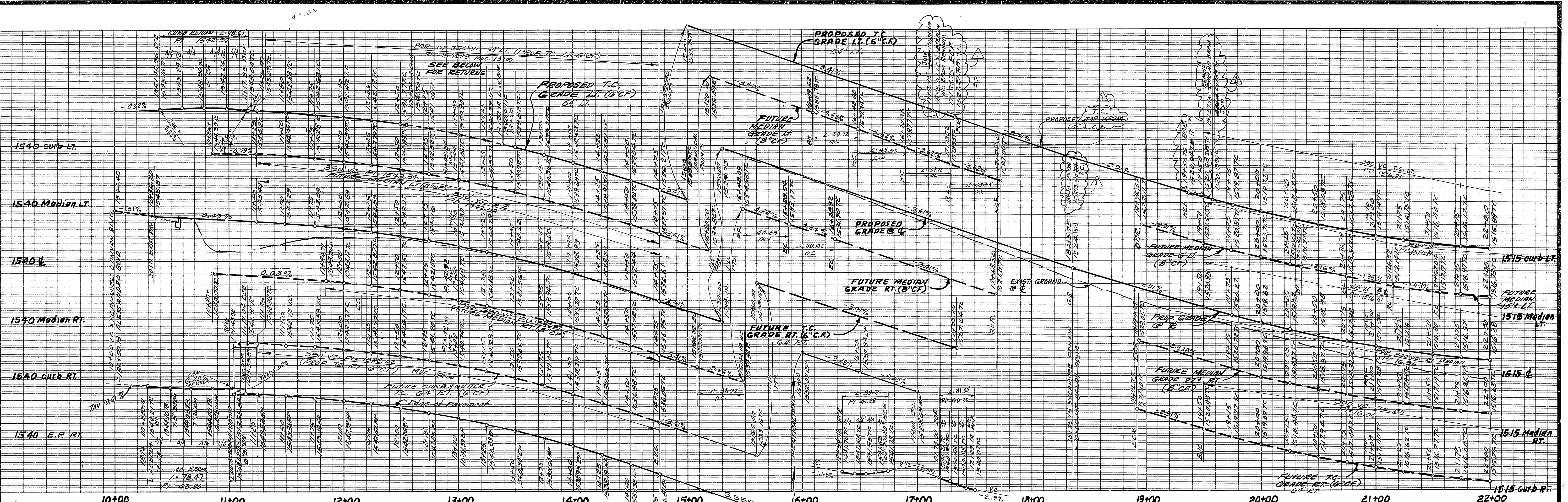
UNDERGROUND SERVICE ALERT
 CALL TOLL FREE 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 3788 CENTRAL AVENUE
 RIVERSIDE, CALIFORNIA
 (909) 480-0070
 APPROVED BY *Matthew E. Webb* DATE *8/12/94*
 R.E. No. 37385
 W.O. 90-3000 FOR: CITY OF RIVERSIDE F.B. 1034

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**
 APPROVED BY *[Signature]* DATE *10/5/94*
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR.
 DESIGNED BY *BEL* DRAWN BY *BEL* CHECKED BY *RET*

**CITY OF RIVERSIDE, CALIFORNIA
STREET IMPROVEMENT PLAN**
 SYCAMORE CANYON BUSINESS PARK
 COMMUNITY FACILITIES DISTRICT NO. 92-1
 STA. 180+15.66 TO 187+10.00
ALESSANDRO BOULEVARD
 SHEET 3 OF 7
 SCALE: HORIZ. 1" = 40' VERT. 1" = 4'

ACCOUNT No. 90-3000-B2
 DRAWING NUMBER
R-3376
 90-3000-B2
 INDEXED 8-2-95 GTH



CURVE DATA

NO.	DELTA/BEARING	RADIUS	LEN./DIST	TANGENT
1	90° 04' 58"	50.00'	78.61'	50.07'
2	89° 55' 08"	50.00'	78.47'	49.93'
3	91° 01' 06"	25.00'	39.71'	25.44'
4	88° 58' 54"	20.00'	31.06'	18.65'
5	52° 49' 28"	945.20'	871.99'	469.75'
6	52° 49' 28"	979.80'	903.34'	486.64'



ALL REVISIONS MARKED PREPARED UNDER THE DIRECT SUPERVISION OF:
Dennis G. Armstrong 9/30/08
 DENNIS G. ARMSTRONG P.E. C48758 EXP. DATE
 ARMSTRONG & BROOKS CONSULTING ENGINEERS
 1530 CONSUMER CIRCLE UNIT B
 CORONA, CA 92880
 PH: (951) 372-8400 FAX: (951) 372-8430
 CITY OF RIVERSIDE BUS. TAX # 105482 EXPIRES 9/28/2005
 (PW05-0302)
 No. C48758
 Exp. 9/30/08
 CIVIL

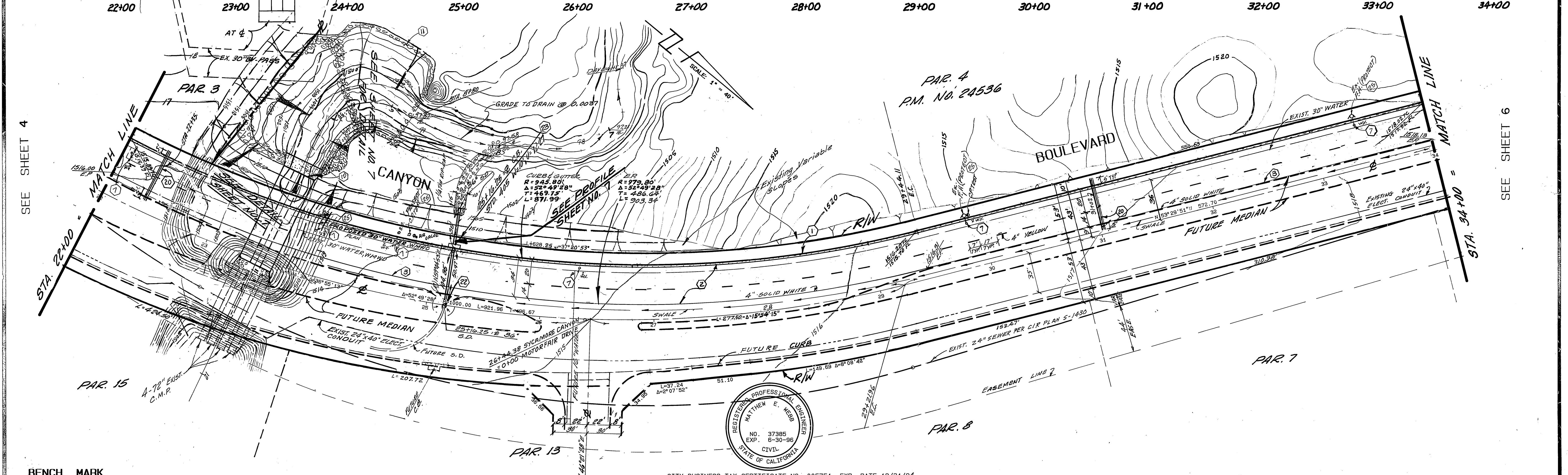
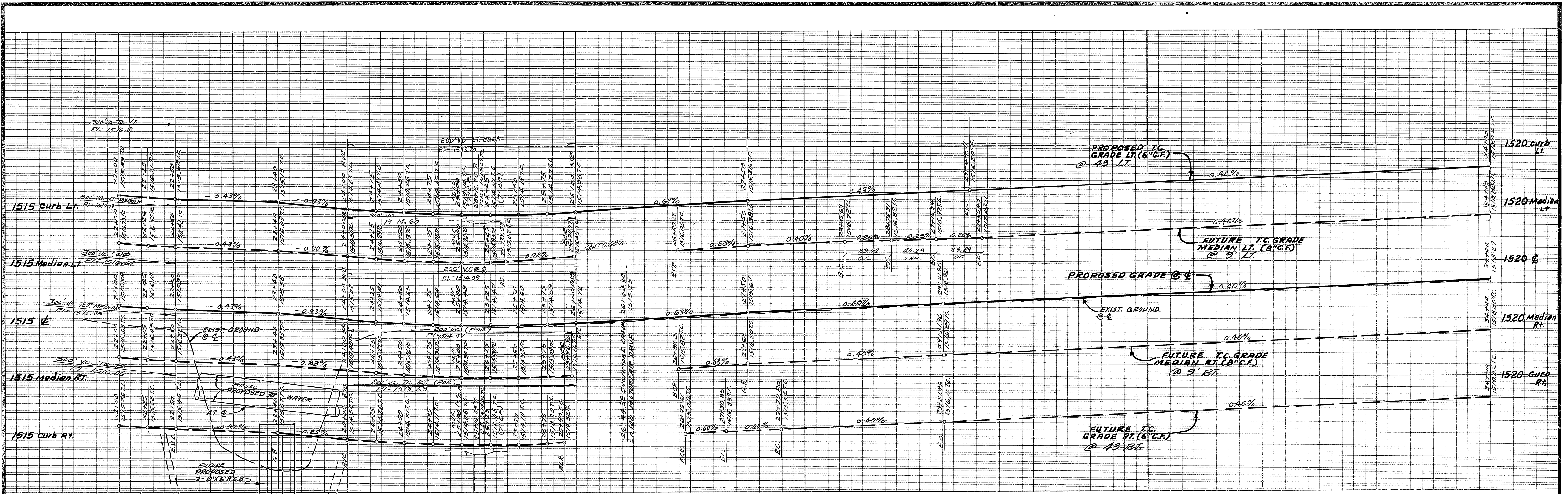
CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
Joseph H. B. Sosa
 CHIEF UTILITIES ENGINEER
 DATE: Sept 12, 1999

UNDERGROUND SERVICE ALERT
 CALL TOLL FREE 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 5788 MC CRAW STREET
 RIVERSIDE, CALIFORNIA
 (951) 686-1070
 APPROVED BY *Matthew E. Webb* DATE 2/10/04
 R.E. No. 37385
 N.O. 90-3000 FOR: CITY OF RIVERSIDE F.B. 1034

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY *[Signature]* DATE 10/16/99
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR.
 MARK: ADDED SW; ADDED C&G; REMOVED AL BEEM
 REVISIONS: []
 DESIGNED BY BEL DRAWN BY BEL CHECKED BY []

STREET IMPROVEMENT PLAN
 SYCAMORE CANYON BUSINESS PARK
 COMMUNITY FACILITIES DISTRICT NO. 92-1
 STATION 10+00 TO 22+00
SYCAMORE CANYON BOULEVARD
 SCALE: HORIZ. 1" = 40' VERT. 1" = 4'
 ACCOUNT No. 90-3000-B2
 DRAWING NUMBER **R-3376**
 SHEET **4** OF **7**
 90-3000-B2



SEE SHEET 4

SEE SHEET 6

BENCH MARK

U.S.C. & G.S. DESIGNATION 7749 RIVERSIDE COUNTY ESTABLISHED BY C. & G.S. 1.7 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD SET BETWEEN THE TRACK AND U.S. HIGHWAY NO. 395 (1 215') 64.5 FEET SOUTHWEST OF THE SOUTHWEST EDGE OF THE HIGHWAY, 43.8 FEET NORTHEAST OF THE NORTHEAST RAIL OF TRACK, 20 FEET SOUTHWEST OF POST. IRON BENCH MARK DISK SET IN TOP OF A CONCRETE POST 0.4 FEET ABOVE GROUND.

DATE 1970 ELEVATION: 1556.119

**CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND**

John H. B. ...
CHIEF UTILITIES ENGINEER
ELECTRICAL

DATE: Sept 12, 1994

UNDERGROUND SERVICE ALERT

CALL: TOLL FREE 1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
27186 MC CANN STREET
RIVERSIDE, CALIFORNIA (909) 686-1070

APPROVED BY Matthew E. Webb DATE 8/10/94
R.E. No. 37385

W.O. 90-3000 FOR: CITY OF RIVERSIDE F.B. 1034

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

APPROVED BY [Signature] DATE [Date]
PRINCIPAL ENGINEER [Signature]
PARK DEPARTMENT [Signature]
TRAFFIC DIVISION [Signature]
CHIEF PUB. WKS. ENGR. [Signature]

DATE: 8/5/94

STREET IMPROVEMENT PLAN

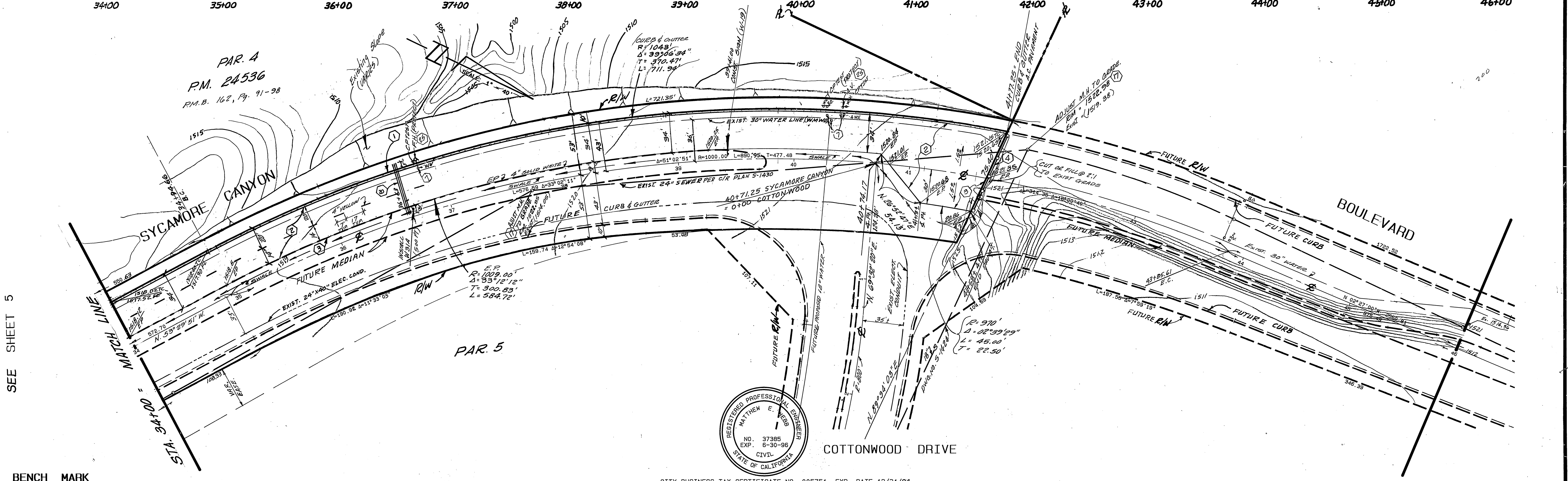
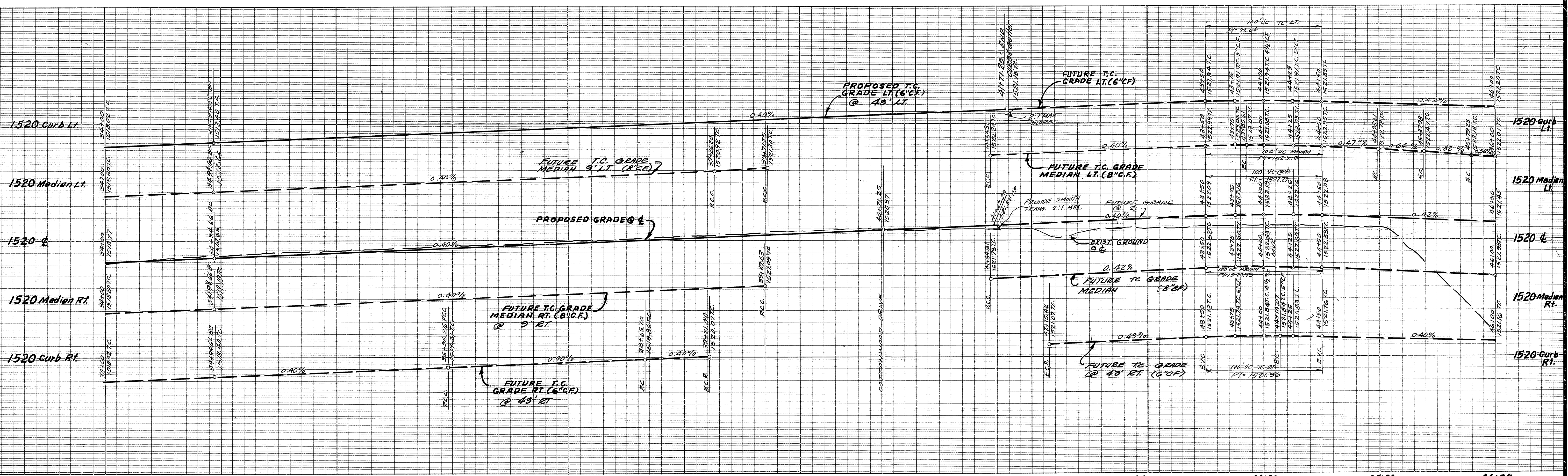
SYCAMORE CANYON BUSINESS PARK
COMMUNITY FACILITIES DISTRICT NO. 92-1
STATION 22+00 TO 34+00

SYCAMORE CANYON BOULEVARD

SCALE: HORIZ. 1" = 40' VERT. 1" = 4'

ACCOUNT No. 90-3000-B2
DRAWING NUMBER
R-3376

SHEET 5 OF 7
90-3000-B2



BENCH MARK

U.S.C. & G.S. DESIGNATION Z 749, RIVERSIDE COUNTY DESIGNATION 600-47-68, STANDARD BRASS DISK STAMPED Z 749 1945 ESTABLISHED BY C. & G.S. 1.7 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD. SET BETWEEN THE TRACK AND U.S. HIGHWAY NO. 395 (1 215) 64.5 FEET SOUTHWEST OF THE SOUTHWEST EDGE OF THE HIGHWAY, 43.6 FEET NORTHWEST OF THE NORTHEAST RAIL OF TRACK, 20 FEET SOUTHWEST OF POST. IRON BENCH MARK DISK SET IN TOP OF A CONCRETE POST 0.4 FEET ABOVE GROUND.

DATE 1970 ELEVATION: 1536.119

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND

John N. B. Scott
CHIEF UTILITIES ENGINEER
ELECTRICAL

DATE: Sept 12, 1994

PAR. 4
P.M. 24536
P.M.B. 162, Pg. 91-98

UNDERGROUND SERVICE ALERT

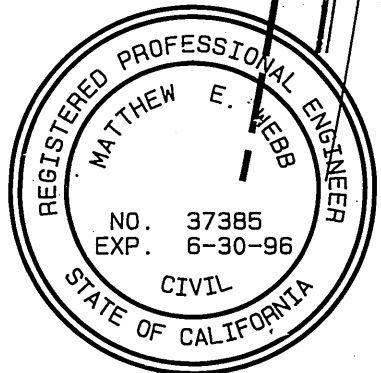
CALL TOLL FREE 1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
8788 W. GARDEN STREET
RIVERSIDE, CALIFORNIA
(909) 686-1070

APPROVED BY *Matthew E. Webb* DATE 6/10/94
R.E. No. 37385

W.D. 90-3000 FOR: CITY OF RIVERSIDE F.B. 1034



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. DATE 12/31/94

MARK	REVISIONS	APPR	DATE

DESIGNED BY *BEL* DRAWN BY *BEL* CHECKED BY *RLT*

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY *[Signature]* BY DATE 10/5/94
PRINCIPAL ENGINEER *[Signature]* DIRECTOR OF PUBLIC WORKS
PARK DEPARTMENT *[Signature]*
TRAFFIC DIVISION *[Signature]*
CHIEF PUB. WKS. ENGR. *[Signature]*

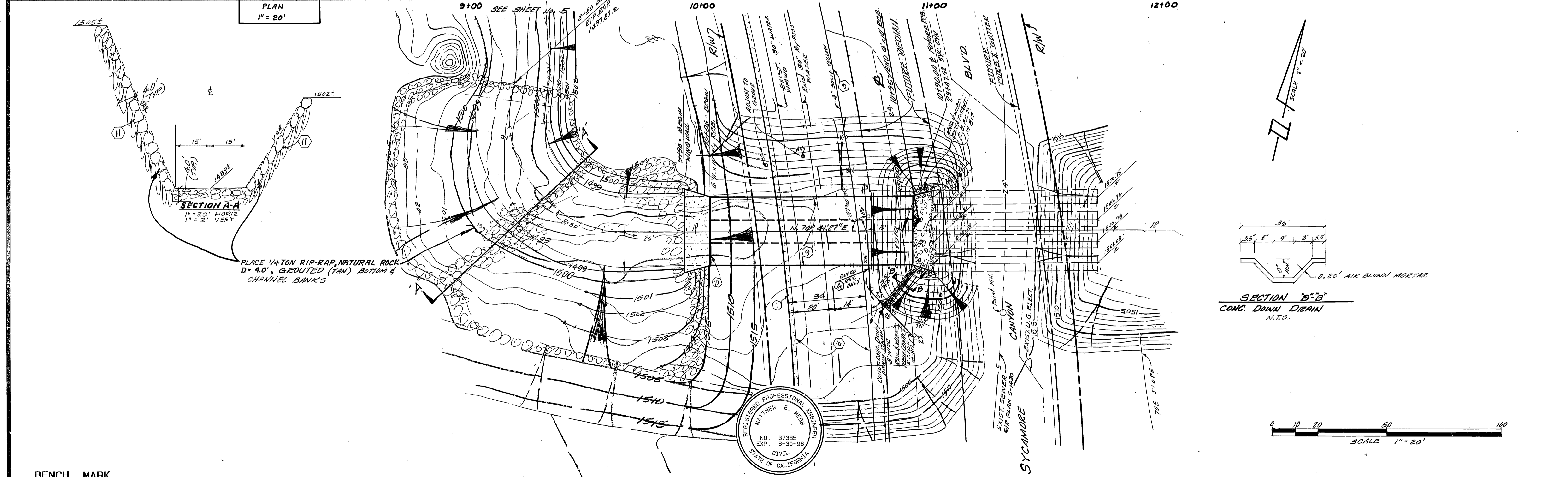
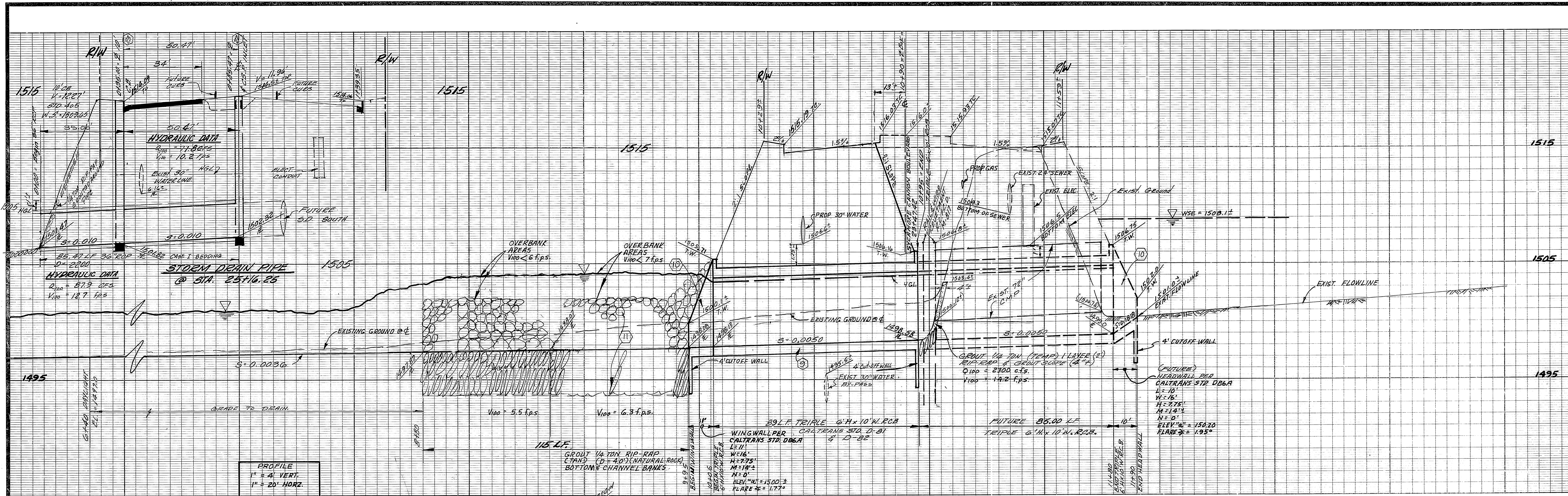
STREET IMPROVEMENT PLAN

SYCAMORE CANYON BUSINESS PARK
COMMUNITY FACILITIES DISTRICT NO. 92-1
STATION 34+00 TO 46+00
SYCAMORE CANYON BOULEVARD

SCALE: HORIZ. 1" = 40' VERT. 1" = 4'

ACCOUNT NO. 90-3000-B2
DRAWING NUMBER
R-3376
SHEET 6 OF 7
90-3000-B2

INDEXED 8-2-95 GHT



BENCH MARK

U.S.C. & G.S. DESIGNATION 7 749 - RIVERSIDE COUNTY DESIGNATION 600-47-68 - STANDARD BRASS DISK STAMPED 7 749 1945 ESTABLISHED BY C. & G.S. 1.7 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, SET BETWEEN THE TRACK AND U.S. HIGHWAY NO. 395 (I 215) 64.5 FEET SOUTHWEST OF THE SOUTHWEST EDGE OF THE HIGHWAY, 43.6 FEET NORTHEAST OF THE NORTHEAST RAIL OF TRACK, 20 FEET SOUTHWEST OF POST. IRON BENCH MARK DISK SET IN TOP OF A CONCRETE POST 0.4 FEET ABOVE GROUND.
 DATE 1970 ELEVATION: 1536.119

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
 J. W. B. Scott
 CHIEF UTILITIES ENGINEER
 ELECTRICAL
 DATE: Sept 12, 1999

UNDERGROUND SERVICE ALERT
 CALL TOLL FREE 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER
 MATTHEW E. WEBB
 NO. 37385
 EXP. 6-30-96
 CIVIL
 STATE OF CALIFORNIA

CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. DATE 12/31/94

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 (909) 686-1070
 APPROVED BY: Matthew E. Webb DATE 8/10/94
 R.E. No. 37385
 W.O. 90-3000 FOR CITY OF RIVERSIDE F.B. 1034

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE 10/3/94
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CHIEF PUB. WKS. ENGR.
 DESIGNED BY: JLR DRAWN BY: JLR CHECKED BY:

CITY OF RIVERSIDE, CALIFORNIA STREET IMPROVEMENT PLAN
 SYCAMORE CANYON BUSINESS PARK COMMUNITY FACILITIES DISTRICT NO. 92-1 STATION 6+40 TO 11+00
TRIPLE BOX CULVERT SYCAMORE CANYON BLVD. @ STA. 23+47.42
 SCALE: HORIZ. 1" = 20' VERT. 1" = 4'

ACCOUNT No. DRAWING NUMBER
R-3376
 SHEET 7 OF 7
 90-3000-B2