

STREET IMPROVEMENT PLAN

2295 EASTRIDGE AVENUE

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 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. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. 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.
10. 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.
11. STREET OPENING PERMIT FOR CONSTRUCTION AND /OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
12. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
13. SEE TRAFFIC SIGNAL PLAN X-261 FOR TRAFFIC SIGNAL FACILITIES AND STRIPING.
14. 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.
15. 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.
16. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
17. 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
18. 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.
19. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.

OWNER/DEVELOPER

48 SYCAMORE PARTNERSHIP L.P.
BUILDINGS 34,35, AND 36
4100 NEWPORT PLACE, SUITE 750
NEWPORT BEACH, CA 92660
ATTN: BRIAN BARGEMANN
PH: (949)263-1111 FAX (949)263-1120

ENGINEER

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
9/28/2006

ASSESSORS PARCEL NO.

263-070-015-2

PROPERTY ACREAGE

6.53 AC.

LEGAL DESCRIPTION

PARCEL 2 OF A PARCEL MAP, ON FILE IN BOOK 14 PAGE 3 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EXCEPTING THEREFROM THAT PORTION DESCRIBED IN EXHIBIT "A" OF THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED AUGUST 22, 2003 AS INSTRUMENT NO. 2003-645411 OF OFFICIAL RECORDS.

SERVICE PROVIDERS

WATER: WESTERN MUNICIPAL WATER DISTRICT
SEWER: CITY OF RIVERSIDE
GAS: SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
TELEPHONE: SBC

ARCHITECT

WILLIAM SIMPSON & ASSOCIATES, INC.
ENGINEERS & ARCHITECTS
151 KALMUS DRIVE
COSTA MESA, CA 92626
PH: (714) 434-9922 FAX (714) 434-9955
ATTN: ROGER VOLKERT

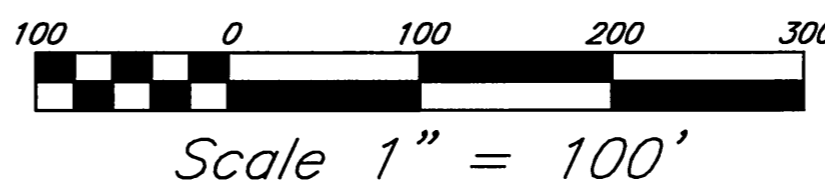
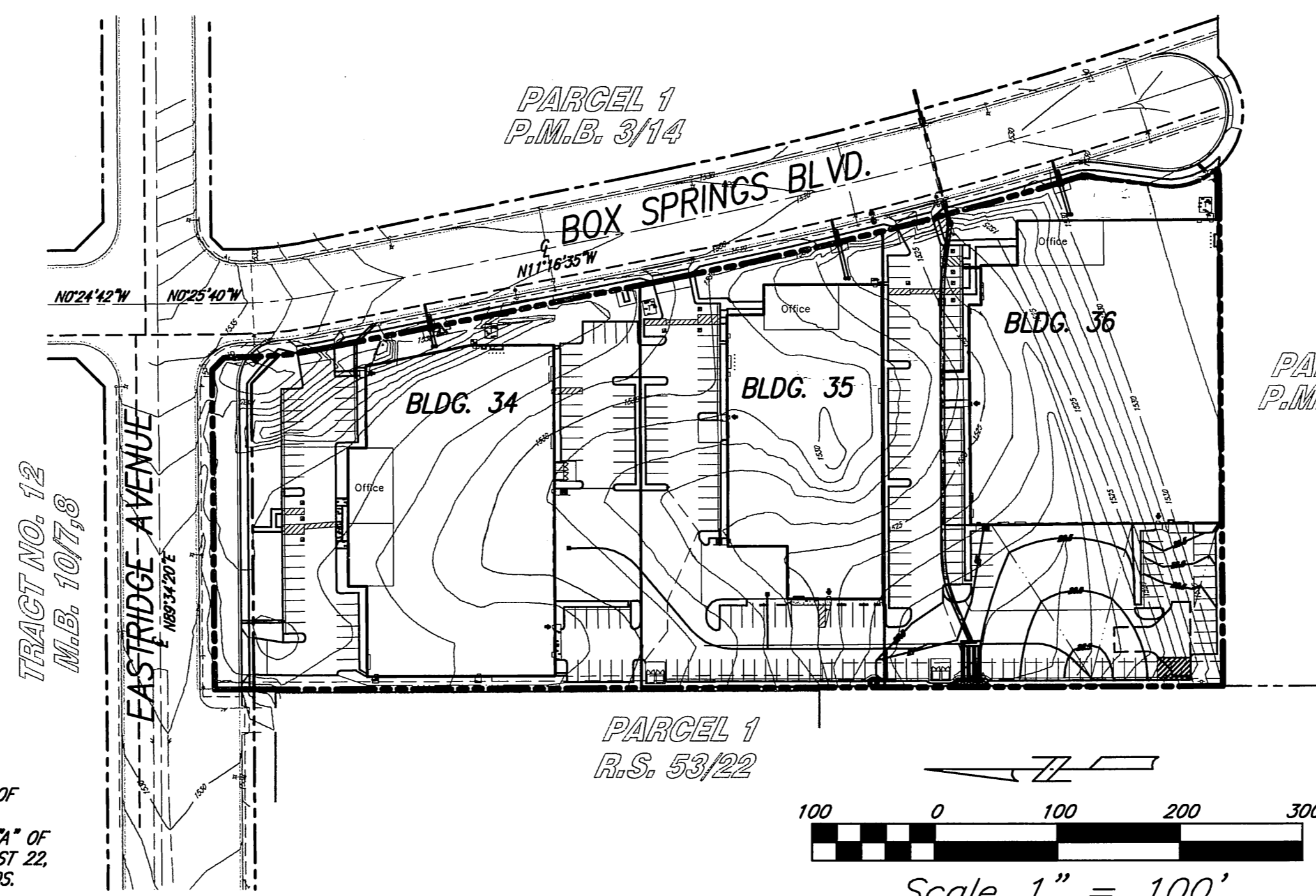
NOTICE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON 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 PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES, SHOWN OR NOT SHOWN ON THESE PLANS.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDUITS DURING THE COURSE OF CONSTRUCTION ON THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS OR PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) PH. 1-800-227-2600, TWO (2) WORKING DAYS PRIOR TO DIGGING. NO CONSTRUCTION PERMIT ISSUED BY THE PUBLIC WORKS DEPARTMENT SHALL BE VALID INVOLVING UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS AN INQUIRY IDENTIFICATION NUMBER ISSUED BY U.S.A.

CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEAVING IMPROVEMENTS.



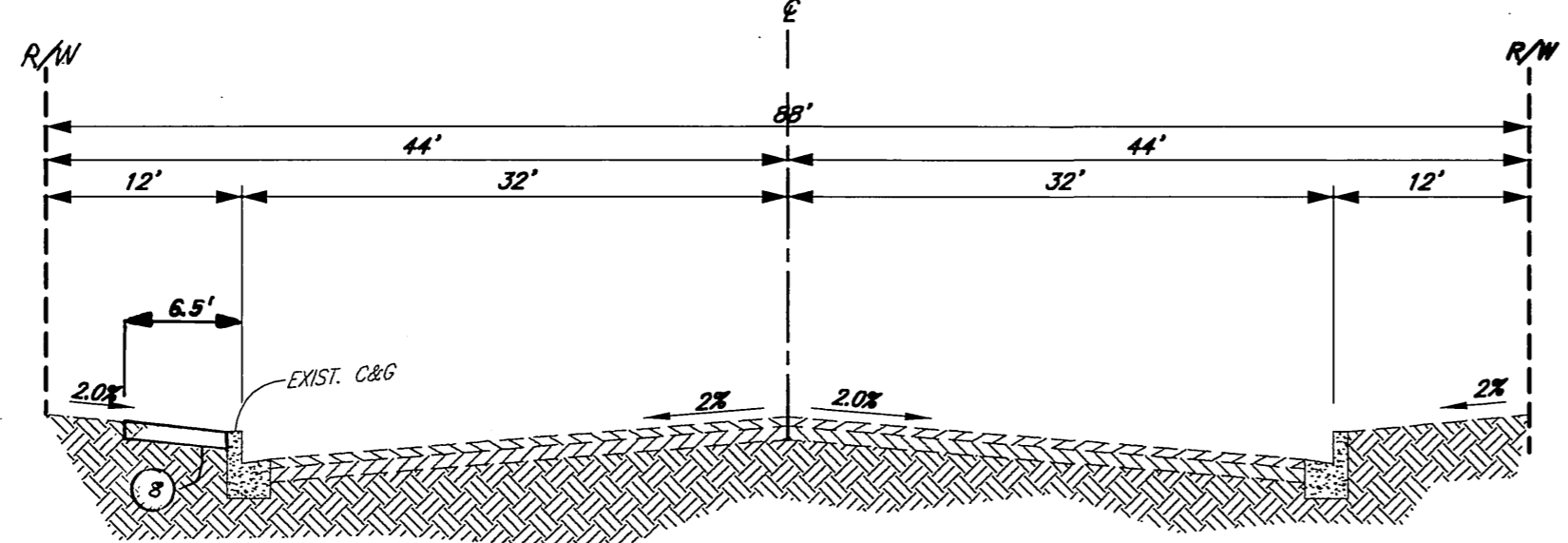
INDEX MAP

SHEET INDEX

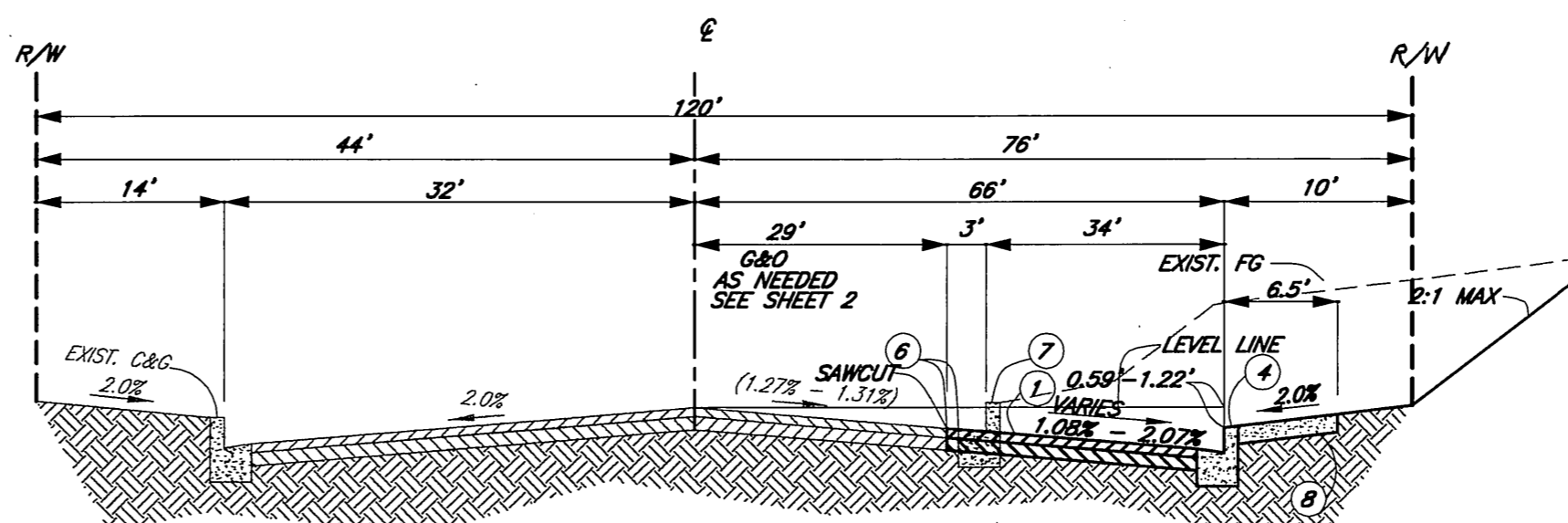
- 1 - TITLE SHEET & GENERAL NOTES
- 2 - STREET IMPROVEMENT PLAN & PROFILE

TRAFFIC NOTES:

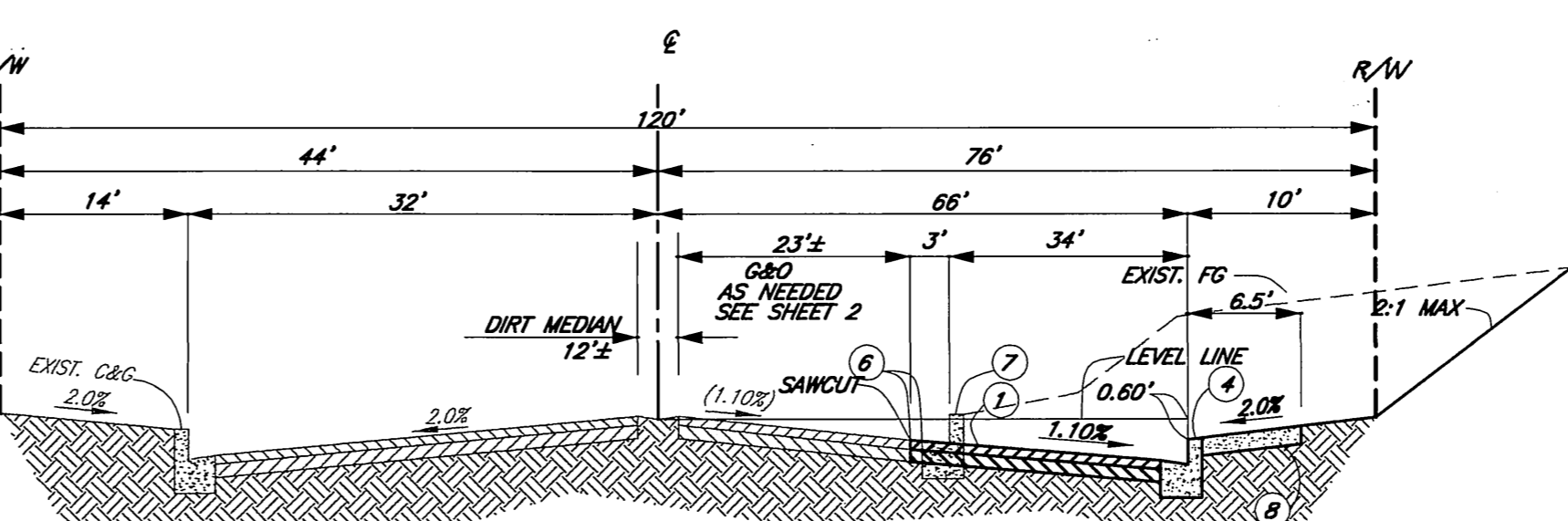
1. REFER TO PLAN X-261A FOR TRAFFIC SIGNAL MODIFICATION
2. REFER TO PLAN XL-506 FOR SIGNAGE AND STRIPING



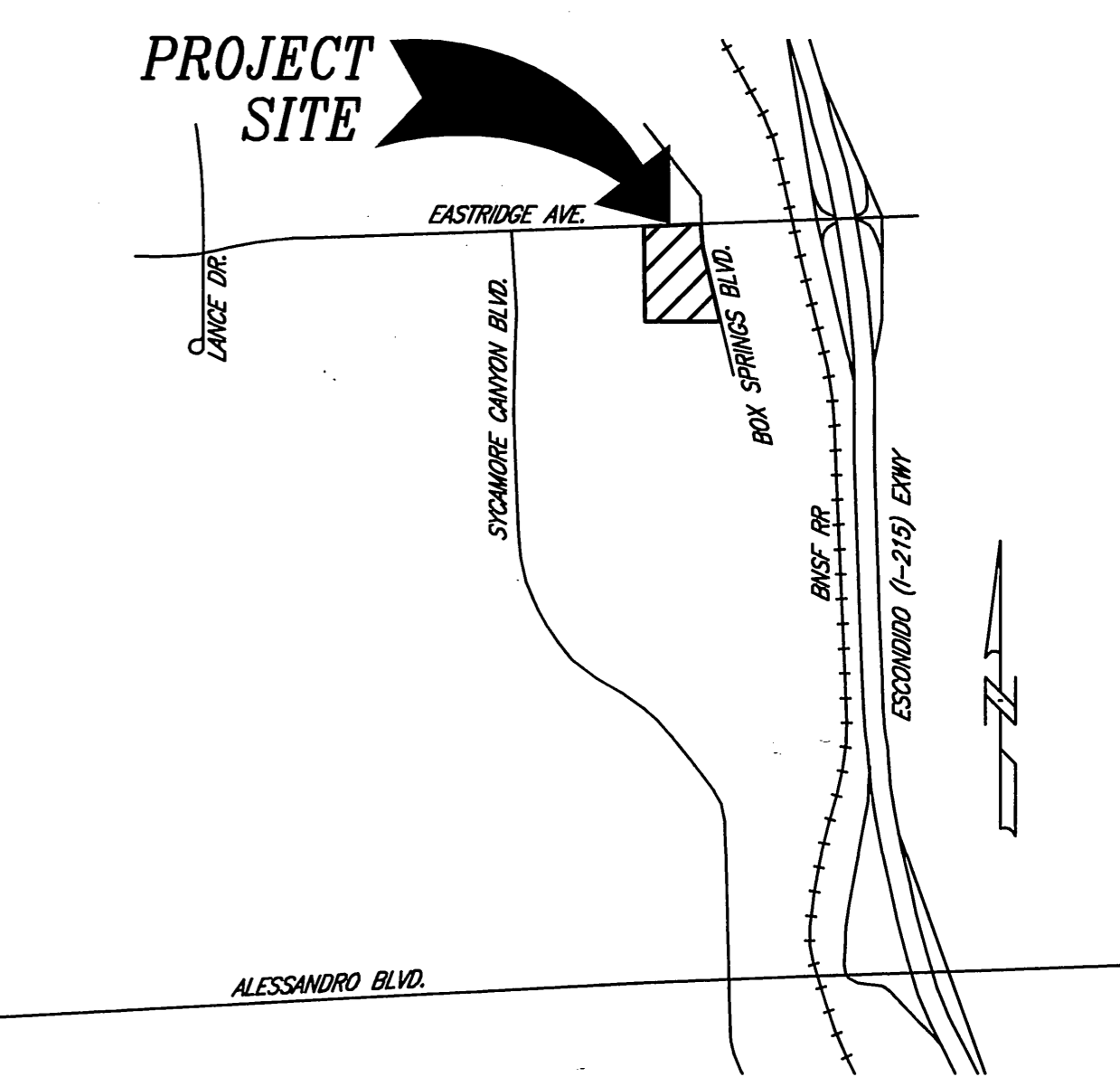
TYPICAL STREET SECTION
BOX SPRINGS BLVD
NOT TO SCALE



TYPICAL STREET SECTION STA. 187+45.52 TO 188+78.37
EASTRIDGE AVENUE (HALF STREET IMPROVEMENTS) T.I.=1.5
NOT TO SCALE



TYPICAL STREET SECTION STA. 187+14.47 TO 187+45.52
EASTRIDGE AVENUE (HALF STREET IMPROVEMENTS) T.I.=9.0
NOT TO SCALE



VICINITY MAP

THOMAS GUIDE MAP
RIVERSIDE COUNTY V. 2004
PG. 716, GRID H-4

LEGEND

(590.0)	EXISTING ELEVATION
590.0	PROPOSED FINISH SURFACE ELEVATION
PAD=590.0	PROPOSED PAD ELEVATION
F.F.=590.00	PROPOSED FINISH FLOOR ELEVATION
====(SD)====	EXISTING STORM DRAIN
---(S)---	EXISTING SEWER
---(W)---	EXISTING WATER
---(G)---	EXISTING GAS
S	PROPOSED SEWER
TC	TOP OF CURB
FL	FLOW LINE
FG	FINISH GRADE
EP	EDGE OF PAVEMENT
R/W	RIGHT-OF-WAY
P/L	PROPERTY LINE
G&O	GRIND AND OVERLAY
CML&C	CEMENT MORTAR LINED & COATED
WMWD	WESTERN MUNICIPAL WATER DISTRICT
P.I.P.	PROTECT IN PLACE
○	PROPOSED ST. LT.
○	EXISTING ST. LT.
■	PROPOSED SIGN
■	EXISTING SIGN

CONSTRUCTION NOTES	QTY	UNIT
1) CONSTRUCT "T" OVER 18" MIN. CL II AS PER SOILS REPORT R-VALUE=2.2	10,710	SF
2) MIN. 0.1" GRIND AND VARIABLE THICKNESS AC OVERLAY	4,012	SF
3) CONSTRUCT 6" TYPE I C&G PER CITY OF RIVERSIDE STD. DWG. NO. 200	262	LF
4) CONSTRUCT COMMERCIAL DWY PER CITY OF RIVERSIDE STD. DWG. NO. 302	365	SF
5) SAWCUT AND REMOVE EXIST. AC PAVEMENT	670	SF
6) SAWCUT AND REMOVE EXISTING CURB & GUTTER	369	LF
7) CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325	1,580	SF
8) RELOCATE STREET LIGHT	2	EA
9) REMOVE AND RELOCATE POWER POLE (BY C.O.F.R. R.P.U.)	1	EA
10) REMOVE AND RELOCATE GUY WIRE	2	EA
11) CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304 (TYPE 1)	1	EA
12) REMOVE EXIST. CONDUIT	369	LF
13) INSTALL 2" SCHED. 40 PVC CONDUIT FOR STREET LIGHTS	302	LF
14) CONSTRUCT UNDER PARKWAY DRAIN PER APWA STD. DWG. 151-1; WIDTH = 2'	34	LF

PW04-0936

PUBLIC UTILITIES-ELECTRIC DIVISION

APPROVED BY: *[Signature]* DATE: 7/2/05

Underground Service Alert
CALL BEFORE YOU DIG
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. 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, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



Plans Prepared Under Supervision Of
ARMSTRONG & BROOKS CONSULTING ENGINEERS
1530 CONSUMER CIRCLE, UNIT "B"
CORONA, CALIFORNIA 92880
VOICE: (951) 372-8400; FAX: (951) 372-8430

[Signature]
DENNIS G. ARMSTRONG
R.C.E. No. C48758
Date: 6-7-05
Expires: 9/30/06

BENCHMARK:
Z-749 (CG. DESIGNATION 800-47-68)
4" BRASS DISK MK'D Z749, USC & GS IN CONC. POST DN. 6", 20' SO. OF T.P. 3RD POLE SO. OF DRACIA AVE ON POLELINE. 43.7' E OF ELY SIDE OF A.T.S.F. 4"x4" MARKER POST 1.3' NW'LY
ELEV.=1536.119

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 7/2/05
PRINCIPAL ENGINEER
TRAFFIC DIVISION
STREET SERVICES

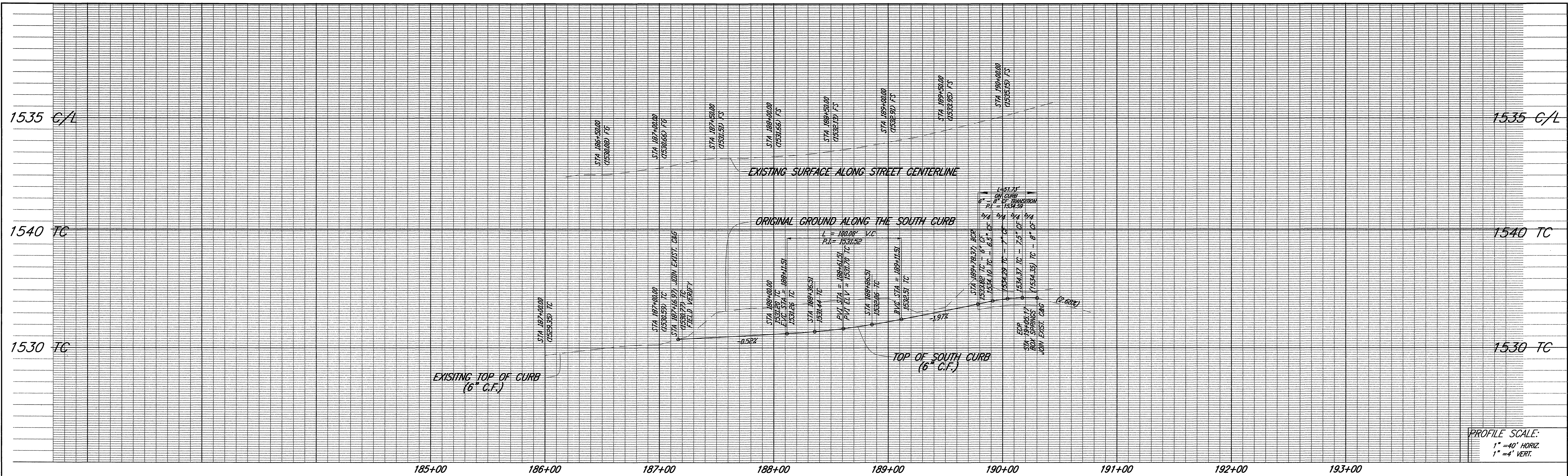
APPROVED BY: *[Signature]* DATE: 7/2/05
CITY ENGINEER

DATE: 7/2/05

CITY OF RIVERSIDE
2295 EASTRIDGE AVENUE
STREET IMPROVEMENT PLANS
TITLE SHEET

ACCOUNT NO. R-3835
SHEET 1 OF 2

HORIZ. SCALE: AS SHOWN VERT. SCALE: N/A
INDEXED 5-15-06 lft



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

CONSTRUCTION NOTES

- CONSTRUCT 6" OVER 10" MIN. CL II AB PER SOILS REPORT R-VALUE = 2.2.
- MIN. 0.1" GRIND AND VARIABLE THICKNESS AC OVERLAY
- CONSTRUCT 6" TYPE I C&G PER CITY OF RIVERSIDE STD. DWG. NO. 200
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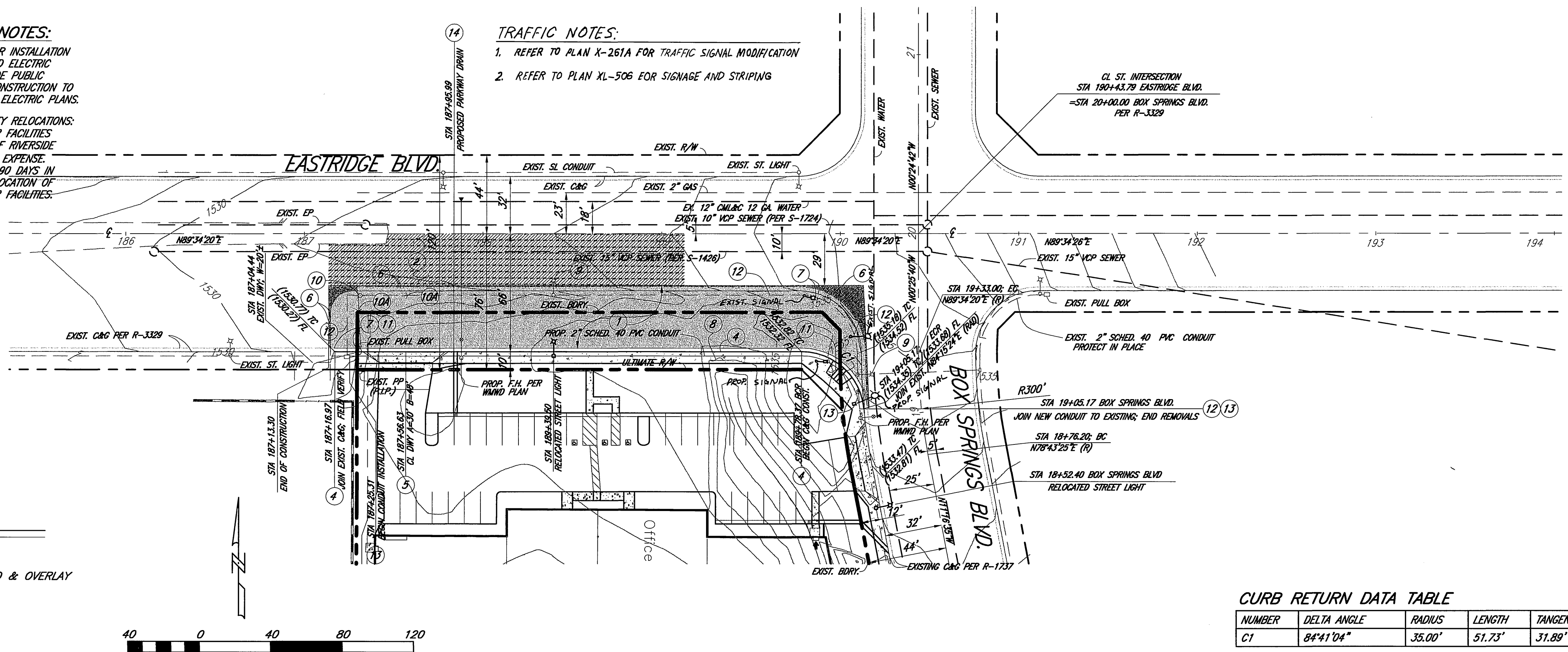
RPU'S COORDINATION NOTES:
THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.

UNDERGROUND AND OVERHEAD FACILITY RELOCATIONS:
UNDERGROUND AND OVERHEAD POWER FACILITIES SHALL BE RELOCATED BY THE CITY OF RIVERSIDE AND/OR DEVELOPER AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF UNDERGROUND AND OVERHEAD POWER FACILITIES.

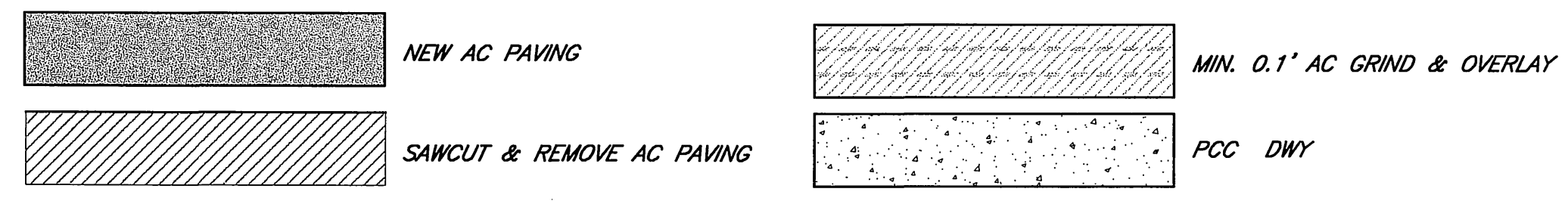
CONTACT: LAWRENCE YAO
PH. NO. (951) 926-5394
3900 MAIN ST., 4TH FLOOR
RIVERSIDE, CA 92522

TRAFFIC NOTES:

- REFER TO PLAN X-261A FOR TRAFFIC SIGNAL MODIFICATION
- REFER TO PLAN XL-506 FOR SIGNAGE AND STRIPING



PAVING LEGEND



CURB RETURN DATA TABLE

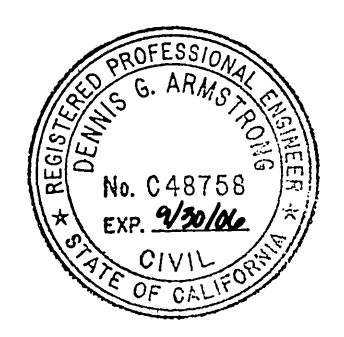
NUMBER	DELTA ANGLE	RADIUS	LENGTH	TANGENT
C1	84°41'04"	35.00'	51.73'	31.89'

PUBLIC UTILITIES—ELECTRIC DIVISION
APPROVED BY: *Durman* 7/12/05
DATE

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 TO CONSTRUCTION AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO OBTAIN NECESSARY 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.



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Dennis G. Armstrong
DENNIS G. ARMSTRONG
R.C.E. No. C48758 Expires 9/30/06

BENCHMARK:
Z-749 (CO. DESIGNATION 600-47-88)
4" BRASS DISK MK'D Z749, USC & GS IN CONC. POST DN. 6" 20' SO. OF T.P. 3RD POLE SO. OF DRACIA AVE ON POLELINE, 43.7' E OF ELY SIDE OF A.T.S.F. 4"x4" MARKER POST 1.3' HWLY

ELEV.=1536.119

MARK	REVISIONS	APPR.	DATE
	DESIGNED BY A.R.Z. DRAWN BY L.A.E. CHECKED BY D.G.A.		

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *PK* DATE: 7/12/05
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
STREET SERVICES

APPROVED BY: *Anglo* DATE: 7/28/05
CITY ENGINEER

CITY OF RIVERSIDE
2295 EASTRIDGE AVENUE
STREET IMPROVEMENT PLANS
EASTRIDGE AVENUE

HORIZ. SCALE: AS SHOWN VERT. SCALE: AS SHOWN

ACCOUNT NO.
PW04-0936

R-3835

SHEET 2 OF 2