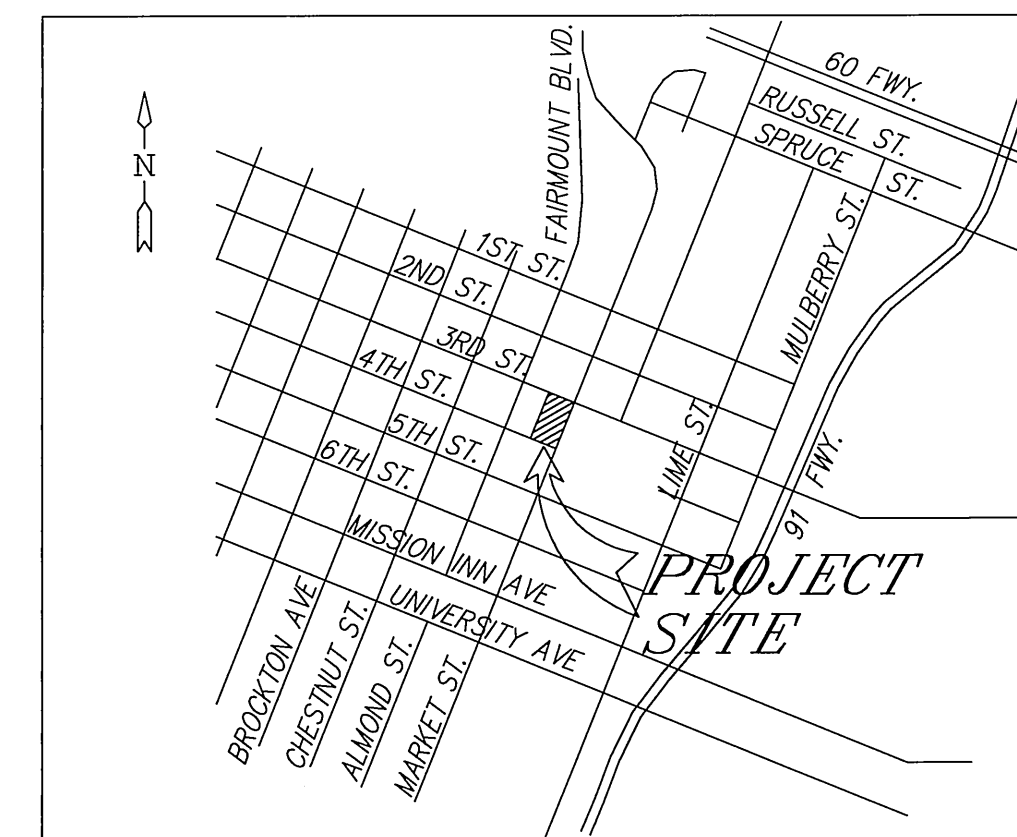


# OFF-SITE STREET IMPROVEMENT PLAN IN THE CITY OF RIVERSIDE 3361 MARKET STREET



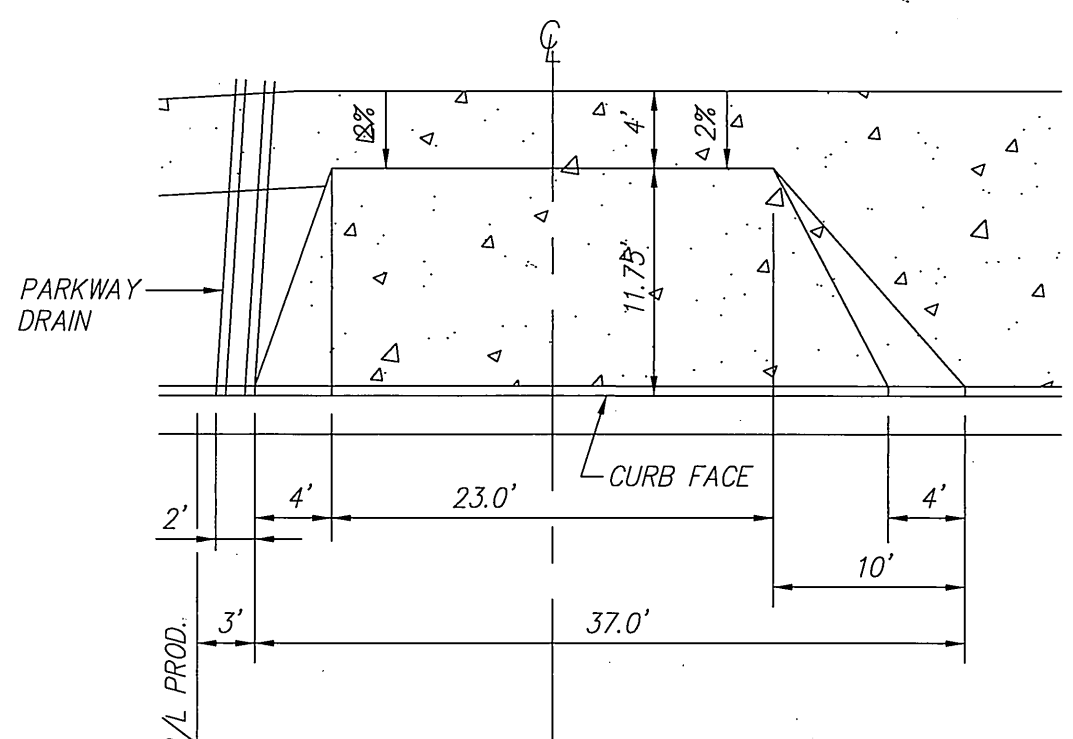
VICINITY MAP  
N.T.S.

## 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 REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY (THIS NOTE REQUIRED ON ALL PLANS).
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- WHEN A PORTION OF THE WORK IS TO BE DONE BY THE CITY, THE DEVELOPER AND/OR CONTRACTOR SHALL GIVE THE CITY 60-DAYS NOTICE SO THAT THE DEVELOPER'S WORK AND THE CITY'S WORK CAN BE PROPERLY COORDINATED. THE DEVELOPER SHALL PREPARE AND COMPACT THE SUBGRADE TO ELEVATIONS WITHIN ± 1" OF THE DESIGN ELEVATIONS AND SHALL BE RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR ANY BARRICADING DURING THIS TIME.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
- 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 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.
- 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.
- 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.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
- SEE PLAN X-152B FOR TRAFFIC SIGNAL IMPROVEMENTS.
- STREET LIGHT COORDINATION: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN STREET LIGHT AND ELECTRIC PLANS. CONTACT: VAHID BAZEL (951) 826-5830

## LEGEND

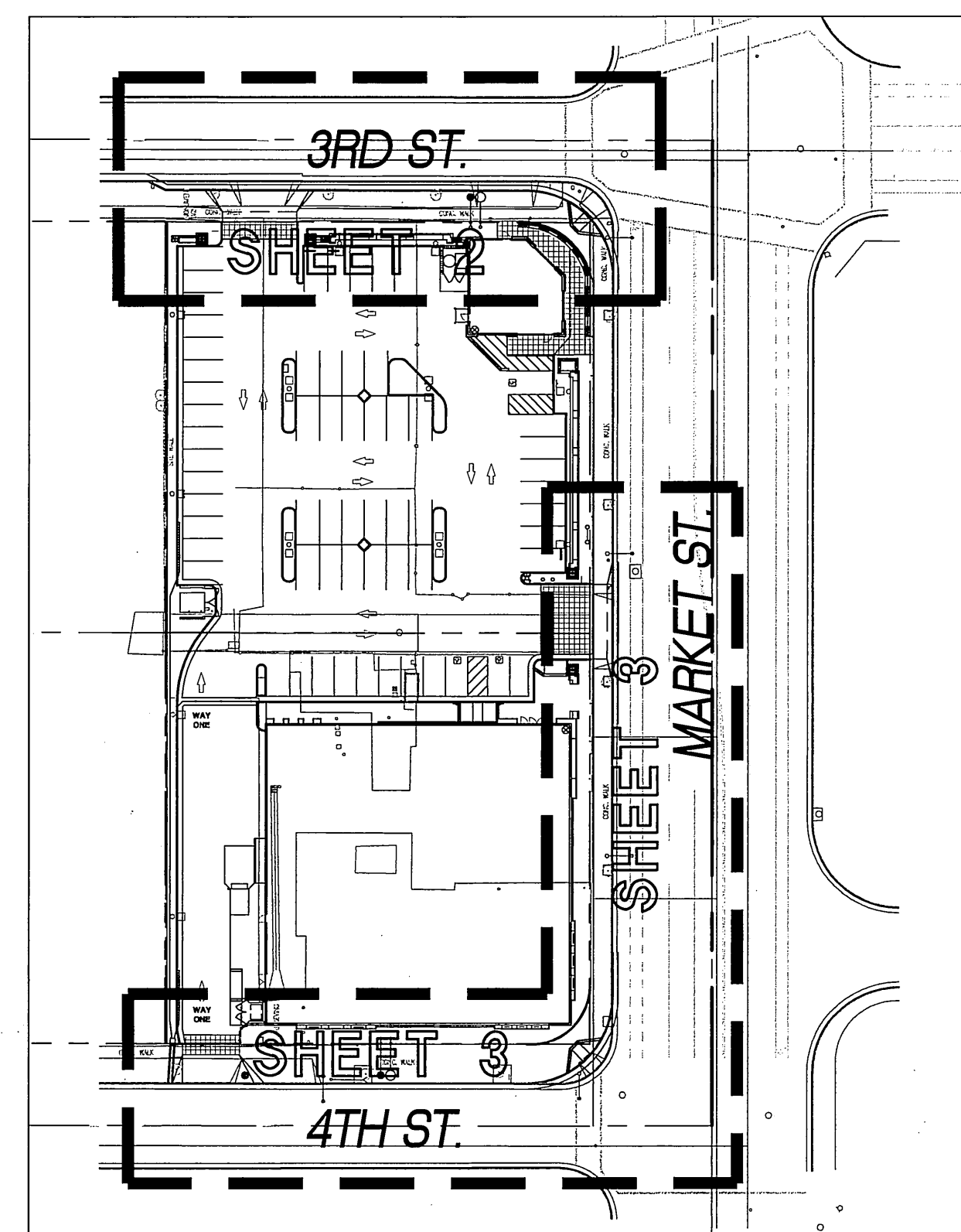
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
CATV	CABLE TV
FG	FINISH GRADE
FF	FINISH FLOOR
FL	FLOWLINE
FS	FINISH SURFACE
GB	GRADE BREAK
G	GAS
HP	HIGH POINT
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
TC	TOP OF CURB
TG	TOP OF GRATE
PA	PLANTER AREA
P	PROPERTY LINE
S	SEWER
TF	TOP OF FOOTING
TW	TOP OF WALL
W	WATER
WM	WATER METER
12"	12" X 12" AREA DRAIN
RD	ROOF DRAIN
P.U.E.	PUBLIC UTILITY EASEMENT
REIN. WALL	RETAINING WALL
COMB. RETAINING/SCREEN WALL	COMBINATION RETAINING/SCREEN WALL
SCREEN WALL	SCREEN WALL
GTE	GENERAL TELEPHONE & ELECTRIC
SCE	SOUTHERN CALIFORNIA ELECTRIC
o	SEWER CLEANOUT
W	WATER LINE
S	SEWER LINE
W	EX WATER LINE
S	EX SEWER LINE



17 4TH ST. DRIVEWAY APPROACH DETAIL  
SCALE: 1"=10'

## CONSTRUCTION NOTES

CONSTRUCTION NOTES	QUANTITIES
1 SAWCUT, REMOVE, AND DISPOSE OF EX. CURB & GUTTER	459 L.F.
2 REMOVE AND DISPOSE OF EX. DRIVEWAY APPROACH	1,080 S.F.
3 SAWCUT, REMOVE, AND DISPOSE OF EX. CONC. SIDEWALK	2,750 S.F.
4 CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302, TYPE II, PL-1	434 S.F.
5 CONSTRUCT 8" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200	279 L.F.
6 CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200	143 L.F.
7 CONSTRUCT SIDEWALK PER CITY OF RIVERSIDE STD 325	2,704 S.F.
8 CONSTRUCT HANDICAP RAMP TYPE I PER CITY OF RIVERSIDE STD 304	2 E.A.
9 SAWCUT, REMOVE, AND DISPOSE OF EX. AC PAVING.	608 S.F.
10 CONSTRUCT AC PAVING OVER C.A.B. TO MATCH EX. STREET SECTION. MIN. P.W.M.T. SECTION FOR 3RD AND 4TH STREETS = 3" AC / 6" A.B. MIN. P.W.M.T. SECTION FOR MARKET STREET = 4.5" AC / 6" A.B.	1,734 S.F.
11 REMOVE EXISTING TREE	5 E.A.
12 SIGNAL/STREET LIGHT FACILITY RELOCATION. SEE PLAN X-152B	
13 SIGNAL FACILITY RELOCATION. SEE PLAN X-152B	
14 PROPOSED WATER METER. SEE SHEET C6 OF ON-SITE IMPROVEMENT PLANS.	2 E.A.
15 CONSTRUCT UNDER SIDEWALK DRAIN PER APWA STD. 151-1. SLOPE=1%	1 E.A.
16 CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302, TYPE I	258 S.F.
17 CONSTRUCT ONE-WAY DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302. SEE DETAIL ON SHEET 1.	430 S.F.
18 ELECTRIC UTILITY FACILITIES TO BE RELOCATED BY CITY FORCES AT DEVELOPER'S EXPENSE. CONTACT CITY OF RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION. CONTACT: VAHID BAZEL (951) 826-5830	1 E.A.
19 STREET LIGHT FACILITY RELOCATION. REFER TO GENERAL NOTE #18 ON SHEET 1.	1 E.A.



INDEX MAP  
SCALE: 1"=60'

## LEGAL DESCRIPTION

REAL PROPERTY IN THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:  
THAT PORTION OF BLOCK 3, RANGE 8 OF SAID MAP, BY METES AND BOUNDS, BEGINNING AT THE SOUTHEASTERLY CORNER OF BLOCK 3, BEING THE SOUTHEASTERLY CORNER OF PARCEL 2, BEING THE TRUE POINT OF BEGINNING; THENCE, N 00°00'16" W ALONG THE WESTERLY LINE OF MARKET STREET, A DISTANCE OF 330.58 FEET TO A POINT ON THE WESTERLY LINE OF MARKET STREET, BEING THE NORTHEASTERLY CORNER OF PARCEL 4; THENCE, N 89°53'52" W A DISTANCE OF 171.63 FEET, BEING A POINT ON THE SOUTHERLY LINE OF 3RD STREET, BEING THE NORTHWESTERLY CORNER OF PARCEL 4; THENCE, S 00°00'00" E A DISTANCE OF 330.76 FEET TO A POINT ON THE NORTHERLY LINE OF 4TH STREET, BEING THE SOUTHWESTERLY CORNER OF PARCEL 1; THENCE S 89°53'52" E A DISTANCE OF 171.64 FEET ALONG THE NORTHERLY LINE OF 4TH STREET TO THE TRUE POINT OF BEGINNING.

## ADDRESS

3361 MARKET STREET  
RIVERSIDE, CA

## ASSESSOR'S PARCEL NO.

213-101-004-2, 213-101-006-4, AND 213-101-005-3

## SITE ACREAGE

TOTAL SITE: 1.30 ACRES  
DISTURBED AREA: 1.30 ACRES

## OWNER

TOPAZ-RIVERSIDE LLC  
20241 S.W. BIRCH ST., #102  
NEWPORT BEACH, CA 92660  
(949) 221-0060

## SHEET INDEX

SHEET NO.	CONTENTS DESCRIPTION
1	TITLE SHEET
2	STREET IMPROVEMENT PLAN - 3RD STREET
3	STREET IMPROVEMENT PLAN - 4TH STREET & MARKET STREET
1 OF 1	TRAFFIC SIGNAL PLAN - SEE PLAN X-152B

## NOTICE TO CONTRACTOR

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, 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.

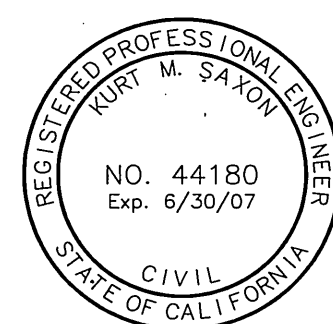
## UNAUTHORIZED CHANGES & USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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BY WORKING FROM THESE PLANS THE CONTRACTOR AND HIS SUBCONTRACTORS ACKNOWLEDGE THAT THEY HAVE REVIEWED THESE PLANS THOROUGHLY AND UNDERSTAND THE DESIGN INTENT IMPLIED BY THE PLANS. THE CONTRACTOR FURTHER ACKNOWLEDGES THAT ONLY QUALIFIED FIELD PERSONNEL OF THE CONTRACTOR AND SUBCONTRACTOR ARE TO BE UTILIZED IN IMPLEMENTING THE ENGINEERS DESIGN INTENT. FURTHER, THE CONTRACTOR ACKNOWLEDGES THAT HIS FIELD PERSONNEL FULLY UNDERSTAND THE DESIGN INTENT OF THESE PLANS.



RIVERSIDE BUSINESS TAX CERTIF. #112028 EXP. 6/25/06

BENCHMARK: BM NO. 17-S3

ELEV.: 852.637

PK NAIL AND CITY ENGINEER TAG IN THE BACK OF CATCH BASIN ALONG WLY CURB OF ORANGE ST. NORTH CORNER OF ORANGE ST. & 3RD ST.

CITY OF RIVERSIDE  
OVERHEAD & UNDERGROUND

*Buttman*  
CHIEF UTILITIES ENGINEER,  
ELECTRICAL

DATE: 12/22/05

Underground Service Alert

Call: TOLL FREE  
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

PREPARED BY:  
SAXON ENGINEERING SERVICES  
1030 CALLE SOMBRA, SUITE A-2  
SAN CLEMENTE, CA. 92673  
(949) 366-2180

PREPARED UNDER THE DIRECT SUPERVISION OF:  
*Kurt M. Saxon* 12/22/05  
KURT M. SAXON, R.C.E. 44180, EXP. 6/30/07

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 12/22/05  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
STREET SERVICES

APPROVED BY: *[Signature]* DATE: 12/22/05  
CITY ENGINEER

MARK REVISIONS APPR. DATE  
DESIGNED BY: EJ/GA DRAWN BY: GA CHECKED BY: KMS

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 12/22/05  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
STREET SERVICES

APPROVED BY: *[Signature]* DATE: 12/22/05  
CITY ENGINEER

DATE: 12/22/05

WDID# 833C336414 PW05-0648

STREET IMPROVEMENT PLAN

SAVON RIVERSIDE - 3361 MARKET ST.  
CASE NO.: P04-1307  
OFF-SITE STREET IMPROVEMENT PLANS  
3RD ST., 4TH ST., & MARKET ST.

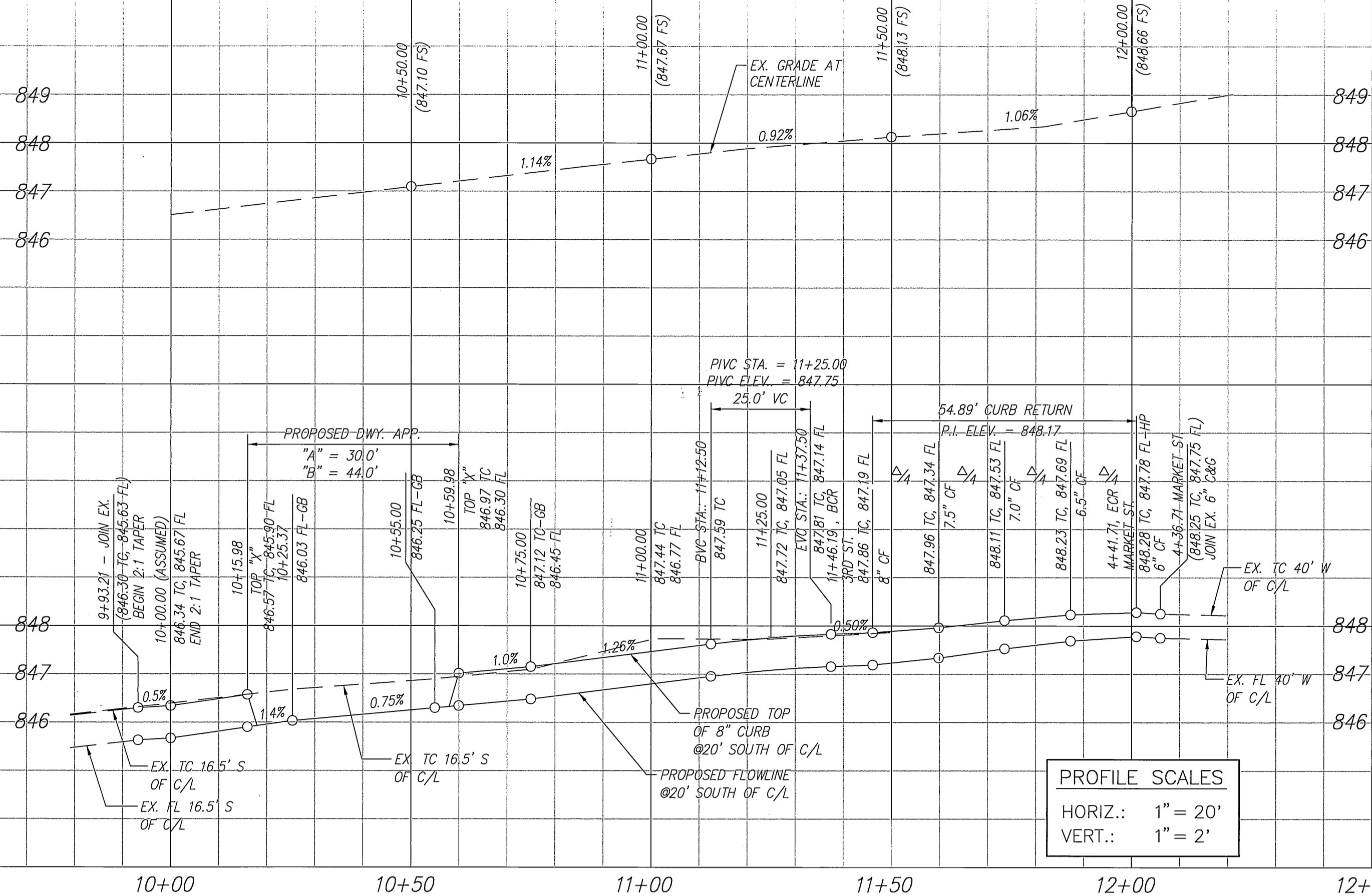
R-3880  
SHEET 1 OF 3 SHEETS

SCALE: HORIZ. 1" = 20' VERT. 1" = 2'

INDEXED 1-05-06 LHM

PLOT DATE: 12/20/05



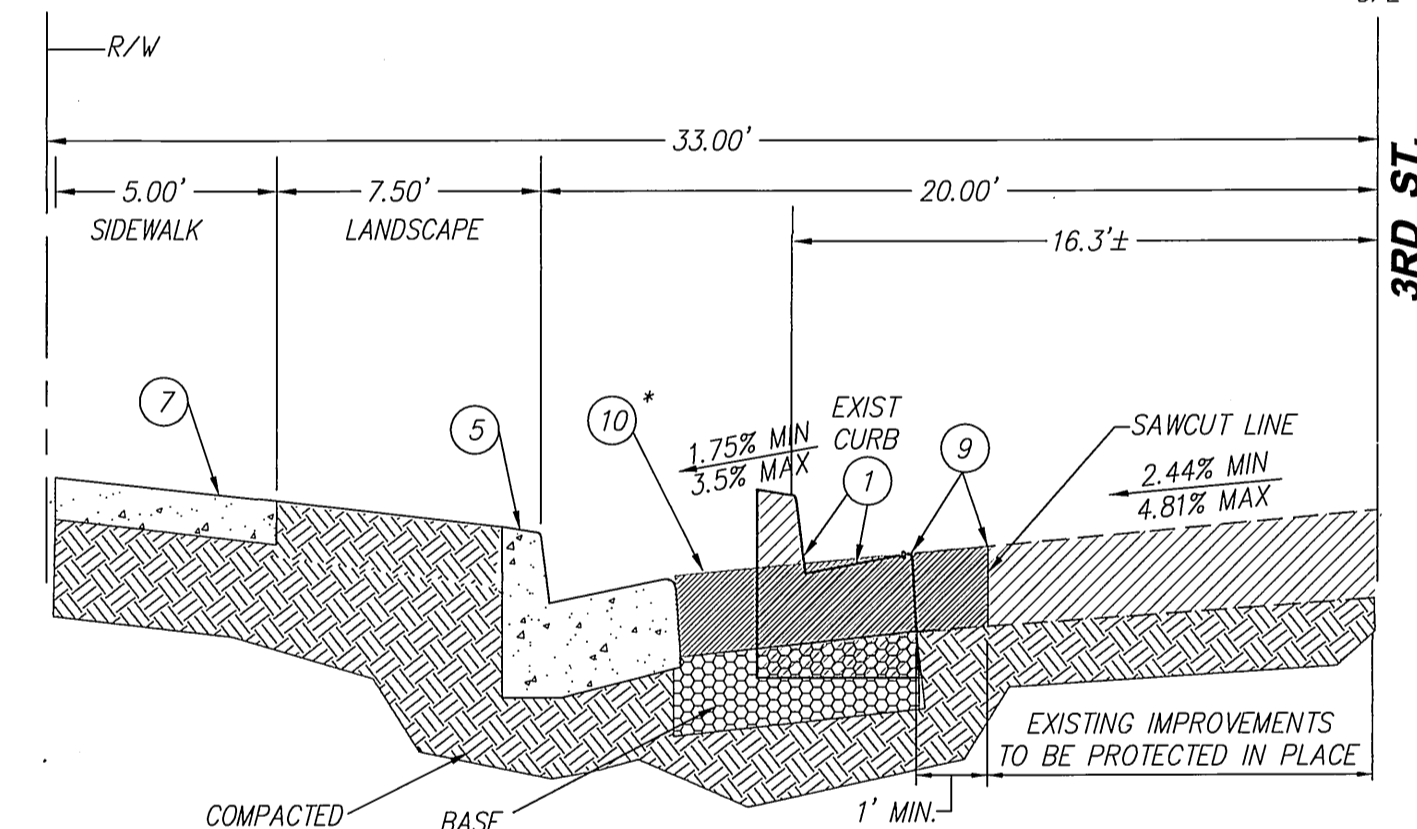
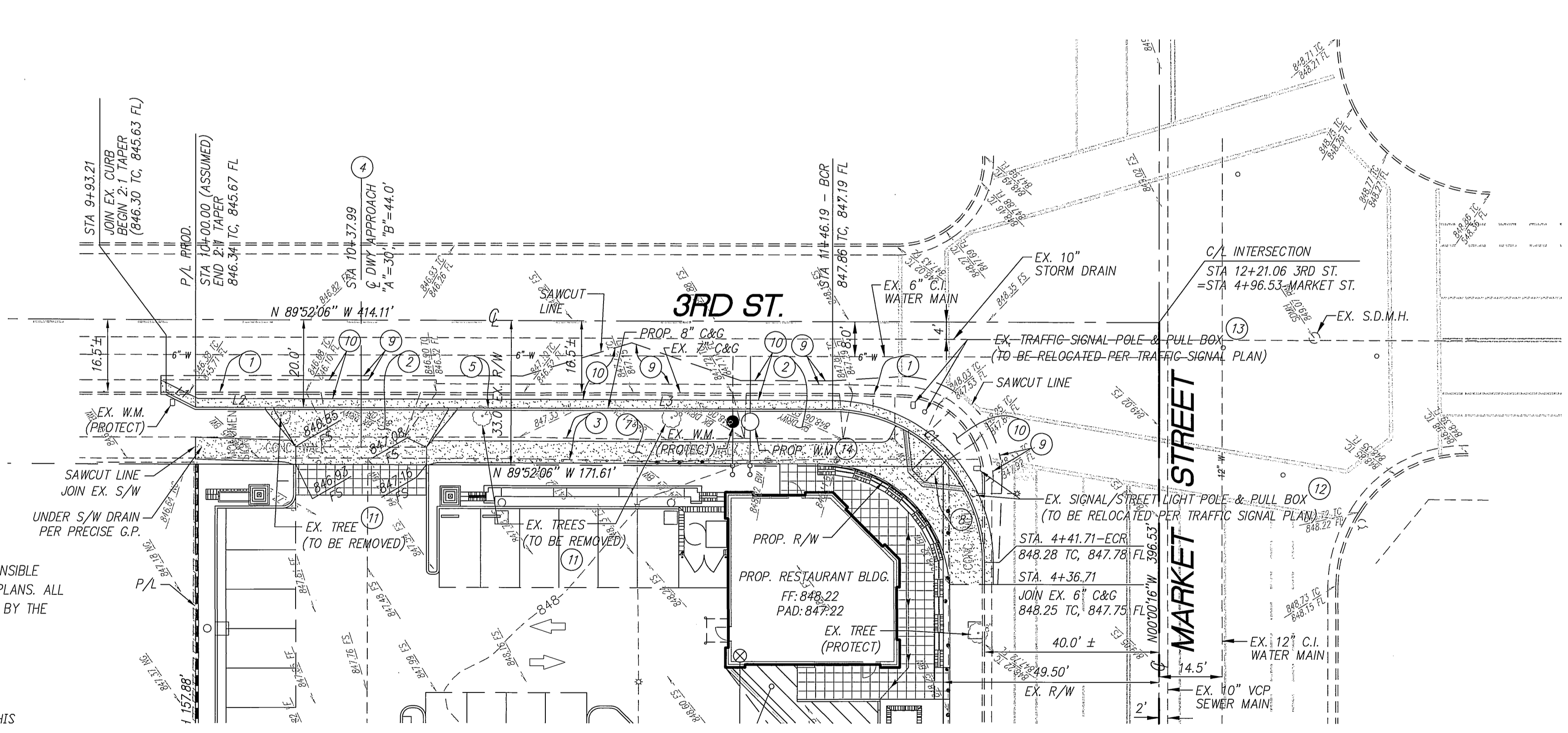


PROP. S'LY TC

PROFILE SCALES  
HORIZ.: 1" = 20'  
VERT.: 1" = 2'

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.58'	N63°18'12"W
L2	16.00'	S89°52'6"E
L3	86.21'	S89°52'6"E

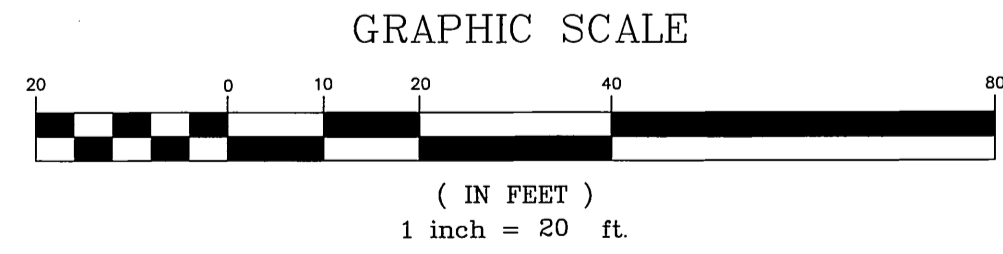
CURVE TABLE				
LINE	LENGTH	RADIUS	TANGENT	DELTA
C1	54.89'	35.00'	34.92'	89°51'58"



CONSTRUCTION NOTES

- SAWCUT, REMOVE, AND DISPOSE OF EX. CURB & GUTTER
- REMOVE AND DISPOSE OF EX. DRIVEWAY APPROACH
- SAWCUT, REMOVE, AND DISPOSE OF EX. CONC. SIDEWALK
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302, TYPE II, PL-1
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- CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200
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- CONSTRUCT HANDICAP RAMP TYPE I PER CITY OF RIVERSIDE STD 304
- SAWCUT, REMOVE, AND DISPOSE OF EX. AC PAVING.
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- REMOVE EXISTING TREE
- SIGNAL/STREET LIGHT FACILITY RELOCATION. SEE PLAN X-152B
- SIGNAL FACILITY RELOCATION. SEE PLAN X-152B
- PROPOSED WATER METER. SEE SHEET C6 OF ON-SITE IMPROVEMENT PLANS.

TYPICAL SECTION 3RD ST.  
NTS T.I. = 5



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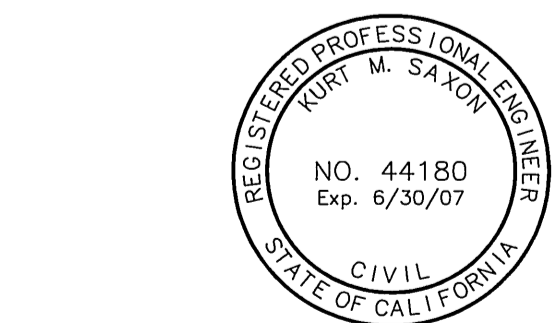
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BENCHMARK: BM NO. 17-S3  
ELEV.: 852.637  
PK NAIL AND CITY ENGINEER TAG IN THE BACK OF CATCH BASIN ALONG W'LY CURB OF ORANGE ST. NORTH CORNER OF ORANGE ST. & 3RD ST.

CITY OF RIVERSIDE  
OVERHEAD & UNDERGROUND  
Suman  
CHIEF UTILITIES ENGINEER,  
ELECTRICAL  
DATE: 12/22/05

Underground Service Alert  
Call: TOLL FREE  
1-800  
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TWO WORKING DAYS BEFORE YOU DIG



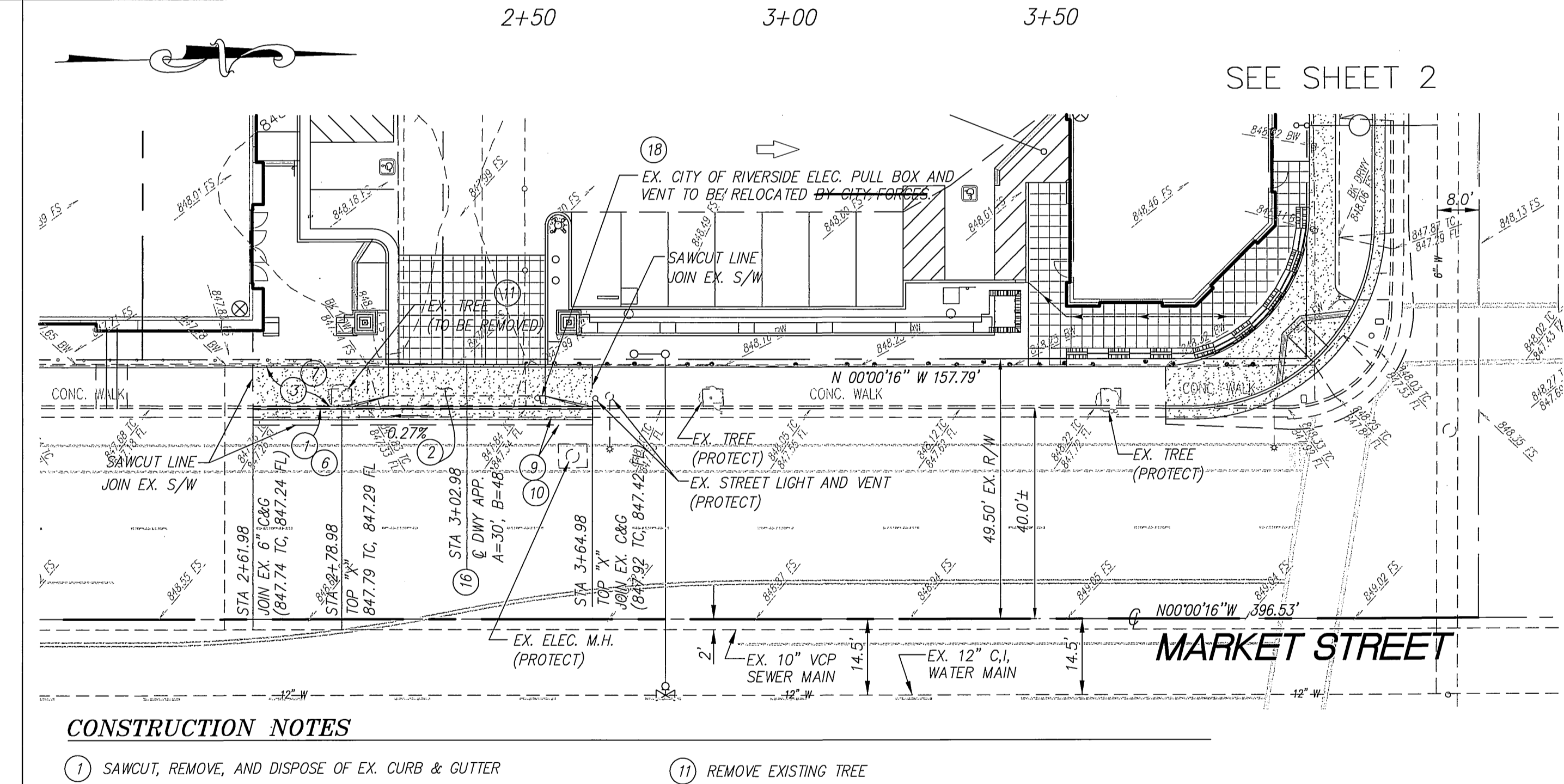
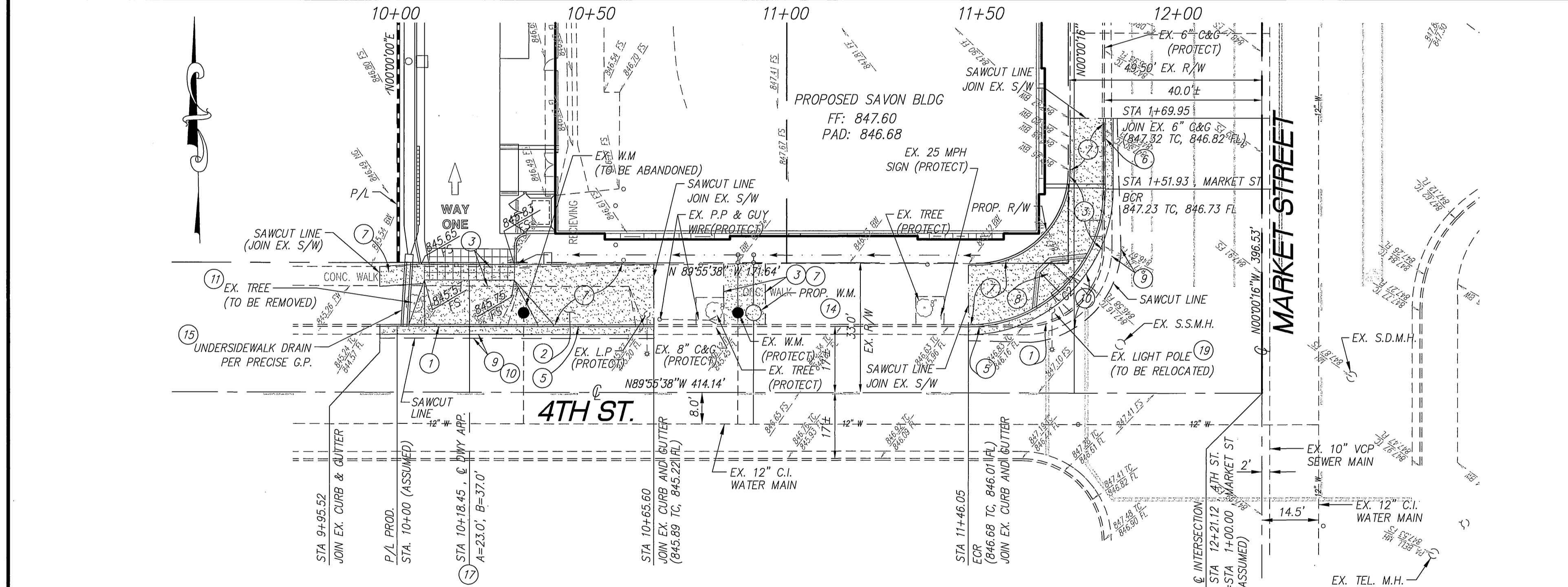
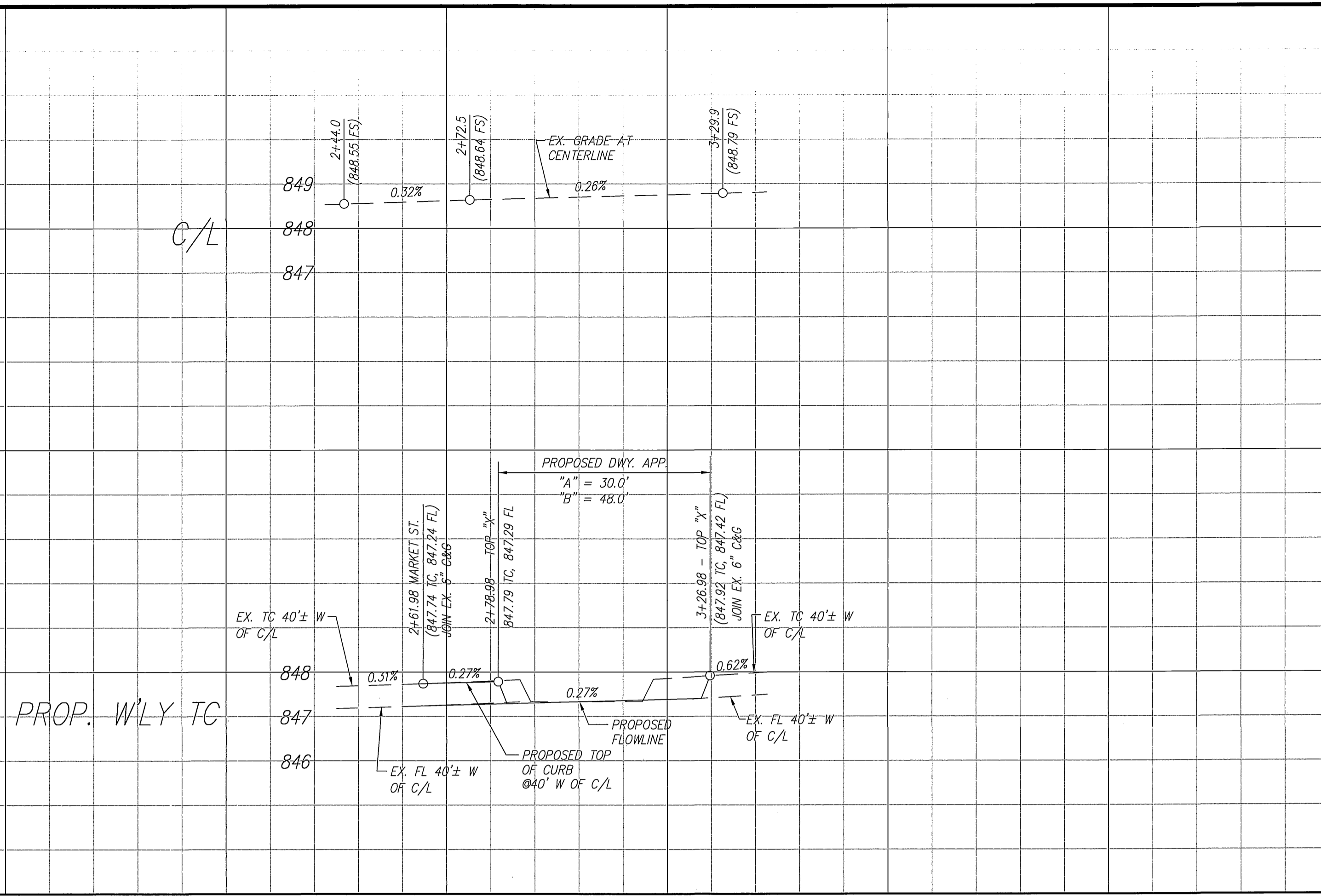
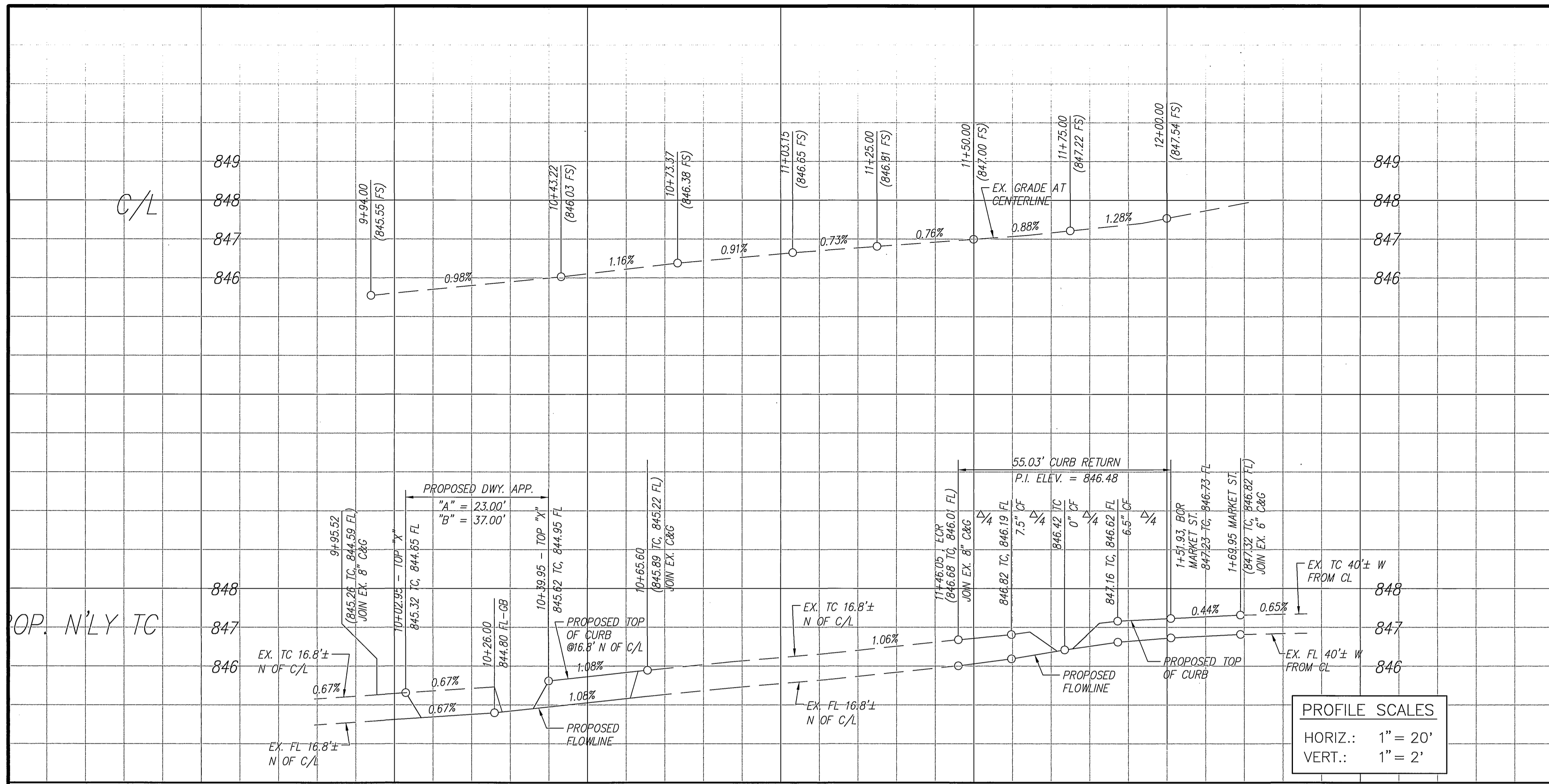
RIVERSIDE BUSINESS TAX CERTIF. #112028 EXP. 6/25/06

PREPARED BY:  
SAXON ENGINEERING SERVICES  
1030 CALLE SOMBRA, SUITE A-2  
SAN CLEMENTE, CA 92673  
(949) 366-2180  
PREPARED UNDER THE DIRECT SUPERVISION OF:  
Kurt M. Saxon, R.C.E. 44180, EXP. 6/30/07  
DATE: 12/22/05

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
APPROVED BY:  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
STREET SERVICES  
DATE: 1/3/06

WDID# 833C336414	PW05-0648
STREET IMPROVEMENT PLAN	
SAVON RIVERSIDE - 3361 MARKET ST. CASE NO.: P04-1307 OFF-SITE STREET IMPROVEMENT PLANS 3RD ST. AND MARKET ST.	
R-3880	
SHEET 2 OF 3 SHEETS	
SCALE: HORIZ. 1" = 20' VERT. 1" = 2'	
INDEXED 1-05-06	





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ELEV.: 852.637

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LINE	LENGTH	RADIUS	TANGENT	DELTA
C2	55.03'	35.00'	35.05'	90°04'38"

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**CITY OF RIVERSIDE**  
Underground Service Alert  
Call: TOLL FREE 1-800-227-2600

DATE: 12/22/05

**GRAPHIC SCALE**  
1 inch = 20 feet

**REGISTERED PROFESSIONAL ENGINEER**  
KURT M. SAXON  
NO. 44180  
Exp. 6/30/07  
CIVIL  
STATE OF CALIFORNIA

RIVERSIDE BUSINESS TAX CERTIF. #112028 EXP. 6/25/06

- CONSTRUCTION NOTES**
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  - REMOVE AND DISPOSE OF EX. DRIVEWAY APPROACH
  - SAWCUT, REMOVE, AND DISPOSE OF EX. CONC. SIDEWALK
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  - CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302, TYPE I
  - CONSTRUCT ONE-WAY DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. 302. SEE DETAIL ON SHEET 1.
  - ELECTRIC UTILITY FACILITIES TO BE RELOCATED BY CITY FORCES AT DEVELOPER'S EXPENSE. CONTACT CITY OF RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION. CONTACT: VAHID BAZEL (951) 826-5830
  - STREET LIGHT FACILITY RELOCATION. REFER TO GENERAL NOTE #18 ON SHEET 1.

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

APPROVED BY: [Signature]  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
STREET SERVICES

DATE: 1/8/06

**STREET IMPROVEMENT PLAN**  
SAVON RIVERSIDE - 3361 MARKET ST.  
CASE NO.: P04-1307  
OFF-SITE STREET IMPROVEMENT PLANS  
4TH ST. AND MARKET ST.

R-3880  
SHEET 3 OF 3 SHEETS

SCALE: HORIZ. 1" = 20' VERT. 1" = 2'

INDEXED 1-05-06 Lft