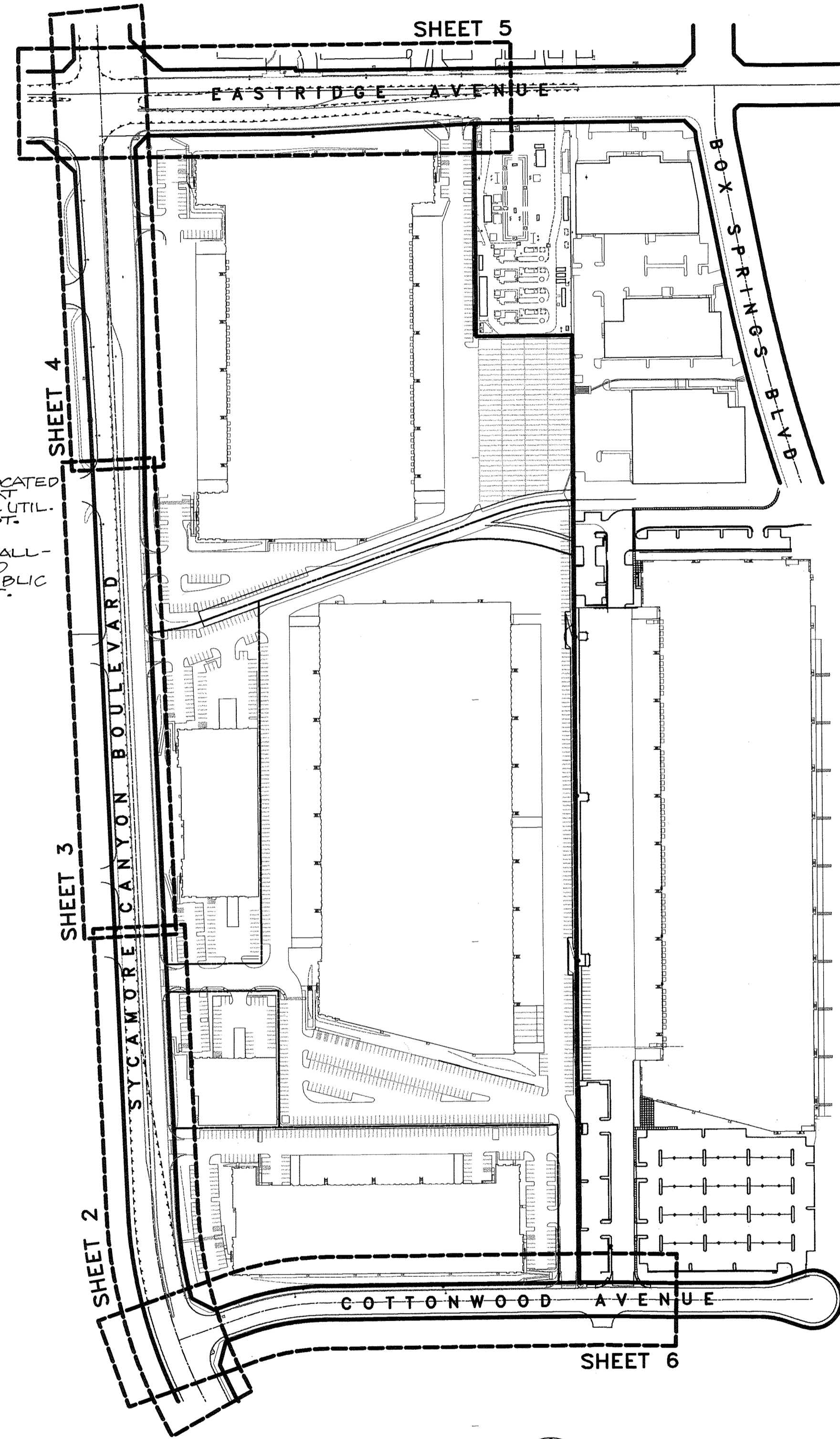


**GENERAL CONSTRUCTION NOTES**

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL OBJECTS WITHIN THE PUBLIC RIGHT-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 CITY OF RIVERSIDE PUBLIC UTILITIES APPROVED DRAWING \_\_\_\_\_ 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, 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.
- 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.
- 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/OR CUT SHEETS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER. (CONTRACTOR IS TO REPLACE THE CENTERLINE STRIPING WITHIN PROJECT LIMITS).
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) PHONE (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.
- 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- FOR SIGNING AND STRIPPING PLANS, REFER TO PLAN NUMBER XL-524.
- FOR TRAFFIC SIGNAL FACILITIES, REFER TO PLAN NUMBER XL-512.

**STREET IMPROVEMENT PLANS FOR:**  
**SYCAMORE BUSINESS PARK**  
**PARCEL MAP NO. 34026**  
**IN THE**  
**CITY OF RIVERSIDE, CALIFORNIA**



**CONSTRUCTION NOTES**

- THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED UPON THEIR OWN QUANTITY "TAKE OFF"
- |    |  |                       |
|----|--|-----------------------|
| 1  | CONSTRUCT STRUCTURAL SECTION PER TABLE ON SHEET 1 (SYCAMORE CANYON BLVD - 84,628 SF) | 3,050 TNS<br>3,135 CY |
| 2  | CONSTRUCT STRUCTURAL SECTION PER TABLE ON SHEET 1 (COTTONWOOD AVENUE - 1,524 SF)     | 50 TNS<br>47 CY       |
| 3  | CONSTRUCT STRUCTURAL SECTION PER TABLE ON SHEET 1 (EASTRIDGE AVENUE - 12,980 SF)     | 470 TNS<br>480 CY     |
| 4  | CONSTRUCT A.C. OVERLAY (0.01" MIN.) OVER EX. PAVEMENT                                | 29,545 SF             |
| 5  | CONSTRUCT 6" CURB AND GUTTER (TYPE I) PER CITY STD. NO. 200                          | 6,623 LF              |
| 6  | CONSTRUCT 8" CURB ONLY (TYPE II) PER CITY STD. NO. 200                               | 4,106 LF              |
| 7  | CONSTRUCT CURB SIDEWALK PER CITY STD. NO. 325  | 21,630 SF             |
| 8  | CONSTRUCT 6" CROSS GUTTER & APRON PER CITY STD. NO. 220                              | 3,482 SF              |
| 9  | INTENTIONALLY LEFT BLANK   | --                    |
| 10 | CONSTRUCT WHEELCHAIR RAMP (TYPE I) PER CITY STD. NO. 304                             | 2 EA                  |
| 11 | CONSTRUCT WHEELCHAIR RAMP (TYPE II) PER CITY STD. NO. 304                            | 1 EA                  |
| 12 | CONSTRUCT WHEELCHAIR RAMP (TYPE III) PER CITY STD. NO. 304                           | 12 EA                 |
| 13 | ADJUST EX. MANHOLE RIM TO PROP. GRADE AS REQ'D                                       | 10 EA                 |
| 14 | INTENTIONALLY LEFT BLANK   | --                    |
| 15 | SAWCUT AND REMOVE EXISTING AC PAVEMENT   | 15,292 SF             |
| 16 | INTENTIONALLY LEFT BLANK   | --                    |
| 17 | REMOVE EXISTING AC BERM  | 755 LF                |
| 18 | EXIST. POWER POLE TO BE RELOCATED AT DEVELOPER'S EXPENSE                             | 3 EA                  |

**QUANTITIES**

**ASPHALT PAVEMENT - STRUCTURAL SECTION TABLE (REFER TO S.R.#1688)**

	TRAFFIC INDEX	7" VALUE	ASPHALTIC CONCRETE THICKNESS (INCHES)	AGGREGATE BASE THICKNESS (INCHES)	COMPACTED SUBGRADE THICKNESS (INCHES)
1 - SYCAMORE CANYON BLVD	10.0	40	6	12	12
2 - COTTONWOOD AVE	9.0	40	5 1/2	10	12
3 - EASTRIDGE AVE	10.0	40	6	12	12

**NOTICE TO CONTRACTORS**

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

**UNDERGROUND STRUCTURES**

ALL UNDERGROUND STRUCTURES OR UTILITIES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT.

THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH THE IMPROVEMENTS PURSUANT THERETO AGREE TO ASSUME LIABILITY AND TO HOLD THE UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT THE VARIANCE WITH THAT REPORTED OR SHOWN ON THE RECORDS EXAMINED.

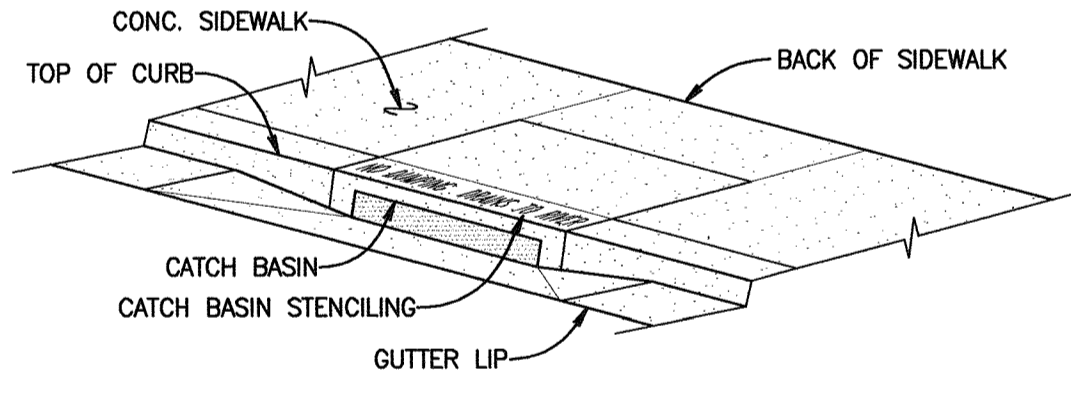
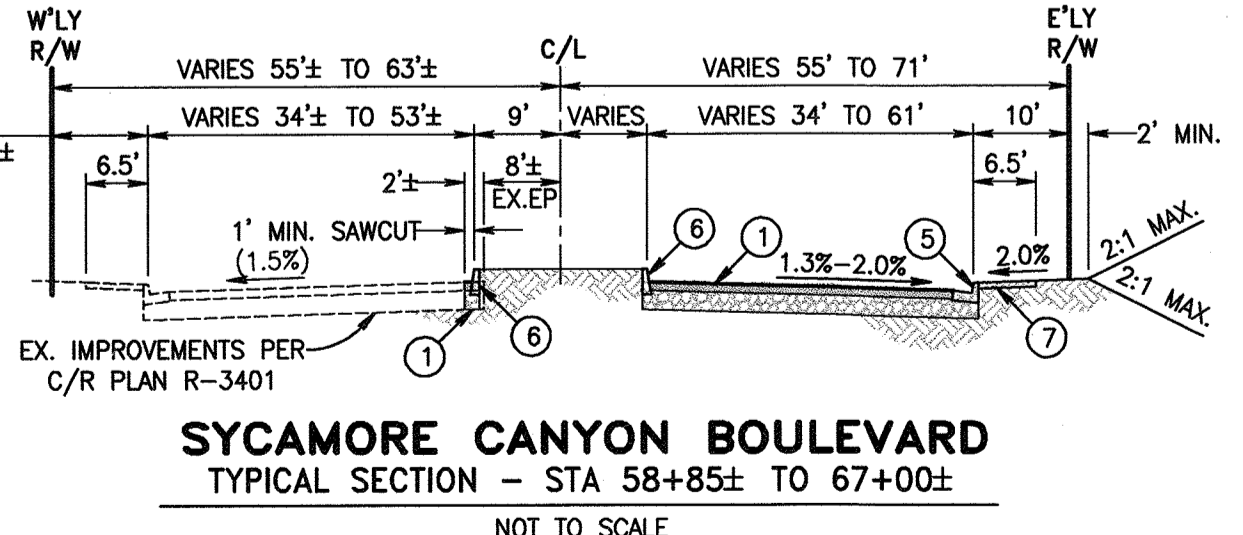
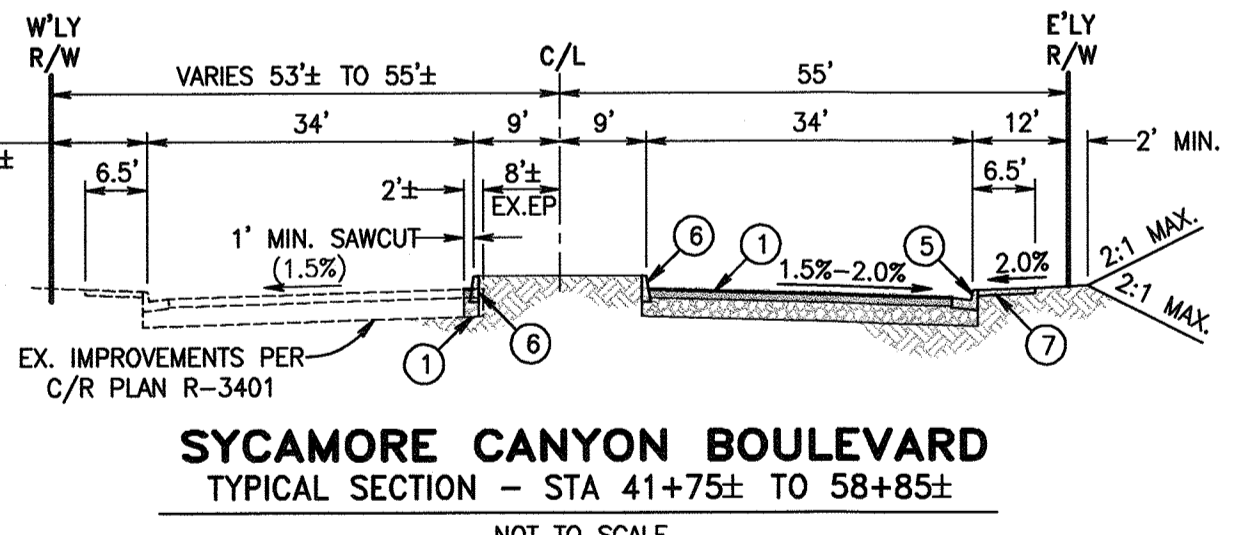
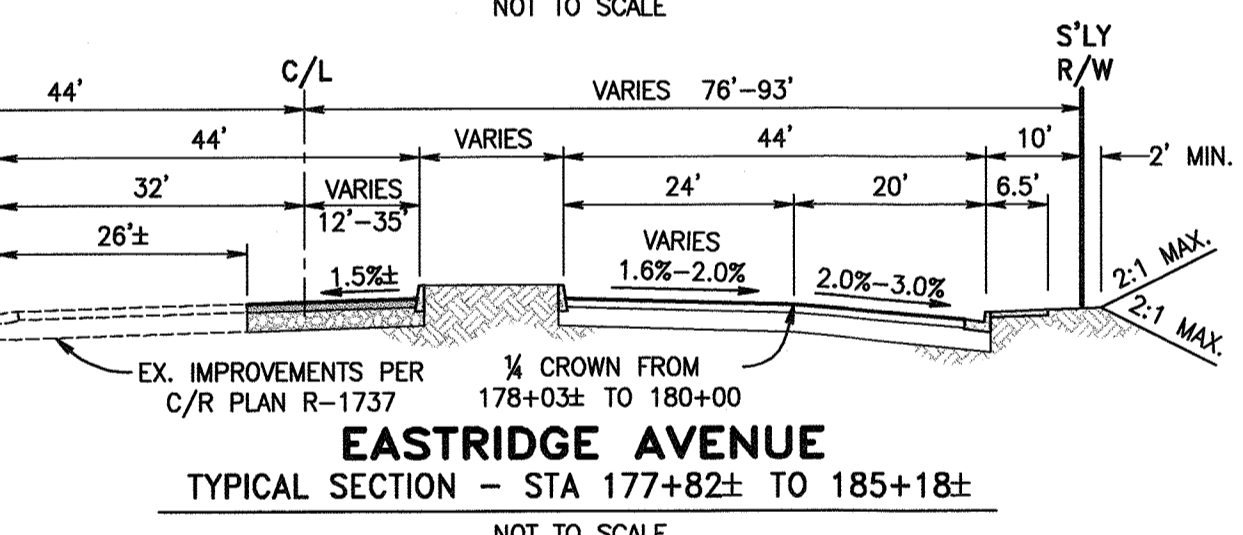
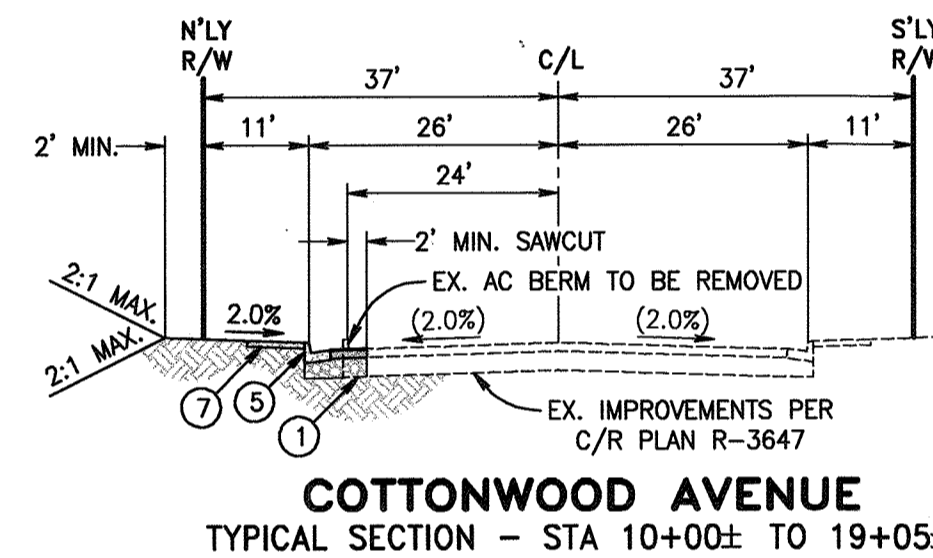
THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

**ELECTRIC NOTES:**

- POWER UTILITY FACILITIES SHALL BE RELOCATED BY THE DEVELOPER AND CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIV. PUBLIC UTIL. (951) 926-5489 90 DAYS IN ADVANCE OF CONST. FOR RELOCATION OF POWER FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELEC. UTILITY FACILITIES. CONTACT RIV. PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONST. TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.

**LEGEND**

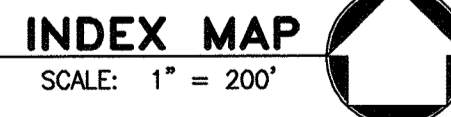
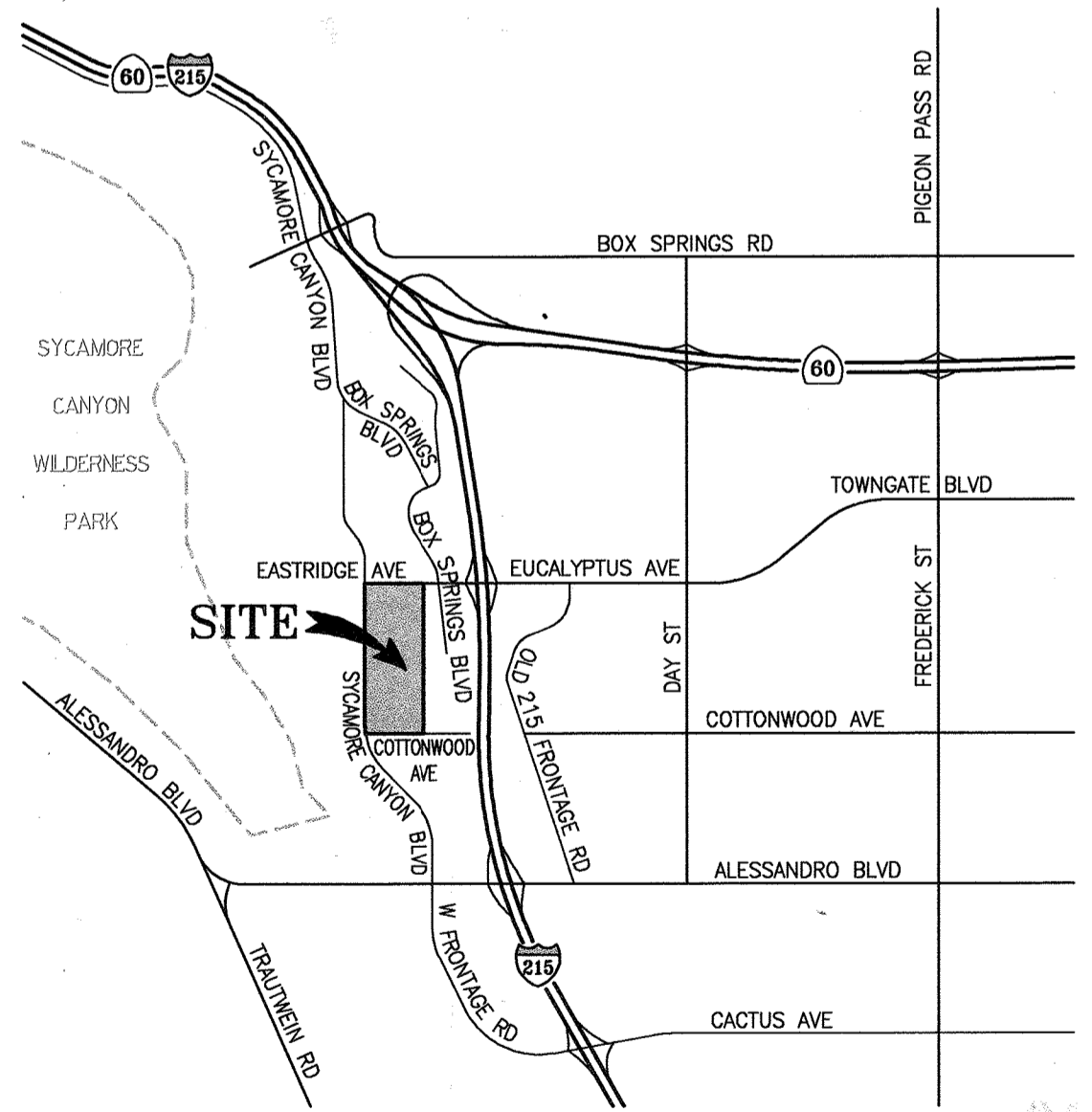
- PROPOSED ASPHALTIC CONCRETE PAVEMENT
- PROPOSED ASPHALTIC CONCRETE OVERLAY
- PROPOSED ASPHALTIC CONCRETE REMOVAL
- PROPOSED CONCRETE PAVEMENT
- CONSTRUCTION NOTE REFERENCE
- CURVE TABLE REFERENCE
- AP ANGLE POINT
- BCR BEGIN CURB RETURN
- CB CATCH BASIN
- CF CURB FACE
- CL CENTERLINE
- DWY DRIVEWAY
- ECR END CURB RETURN
- EP EDGE OF PAVEMENT
- EX EXISTING
- FF FINISH FLOOR
- FG FINISH GRADE
- FH FIRE HYDRANT
- FS FINISH SURFACE
- FUT FUTURE
- FL FLOWLINE
- GB GRADEBREAK
- HP HIGH POINT
- INV INVERT
- LF LINEAR FEET
- LP LOW POINT
- PL PROPERTY LINE
- PP POWER POLE
- R RADIUS
- SD STORM DRAIN
- SEP SEPARATE
- SF SQUARE FEET
- SW SIDEWALK
- TB TOP OF BERM
- TC TOP OF CURB
- TF TOP OF FOOTING
- TG TOP OF GRATE
- TW TOP OF WALL
- TYP TYPICAL



- STENCILS TO HAVE 2" LETTERS AS FOLLOW:  
NO DUMPING  
DRAINS TO RIVER
- PLACE BOTH STENCILS CENTERED WITHIN THE CATCHBASIN OPENING AND WITHIN THE TOP OF CURB.
- SPRAY BOTH STENCILS WITH WHITE PAINT.
- REMOVE STENCILS WHEN PAINT IS DRY.

**SHEET INDEX**

SHEET #	DESCRIPTION
1	TITLE SHEET AND INDEX MAP
2	SYCAMORE CANYON BLVD STA 40+00± TO 50+00±
3	SYCAMORE CANYON BLVD STA 50+00± TO 59+75±
4	SYCAMORE CANYON BLVD STA 59+75± TO 69+00±
5	EASTRIDGE AVE STA 176+00± TO 186+00±
6	COTTONWOOD AVE STA 10+00± TO 21+00±



**DIGALERT**  
DIAL BEFORE YOU DIG  
TOLL FREE  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

**WESTERN MUNICIPAL WATER DISTRICT**  
5/13/07  
CITY OF RIVERSIDE  
PUBLIC UTILITIES DEPT. - OVERHEAD & UNDERGROUND  
5/15/07

**BENCH MARK**  
"L1-A3"  
P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT POLE ALONG THE NORTHERLY CURB OF EASTRIDGE AVE. 82 FEET WESTERLY OF BOX SPRING BLVD. ADJUSTED AND ENTERED MAY 1997 ELEV.= 1534.311 ELEV.=1534.311

**REGISTERED PROFESSIONAL ENGINEER**  
ALBERT A. WEBB  
NO. C44782  
EXP. 3-31-08  
CIVIL  
STATE OF CALIFORNIA

**ALBERT A. WEBB CIVIL ENGINEERS**  
3788 McCRAY STREET  
RIVERSIDE, CA 92506  
PH: (951) 686-1070  
FAX: (951) 788-1256  
APPROVED BY: [Signature] DATE 4-5-07  
R.E. NO. C44782

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature] DATE 5/16/07  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
DEPUTY P.W. DIRECTOR

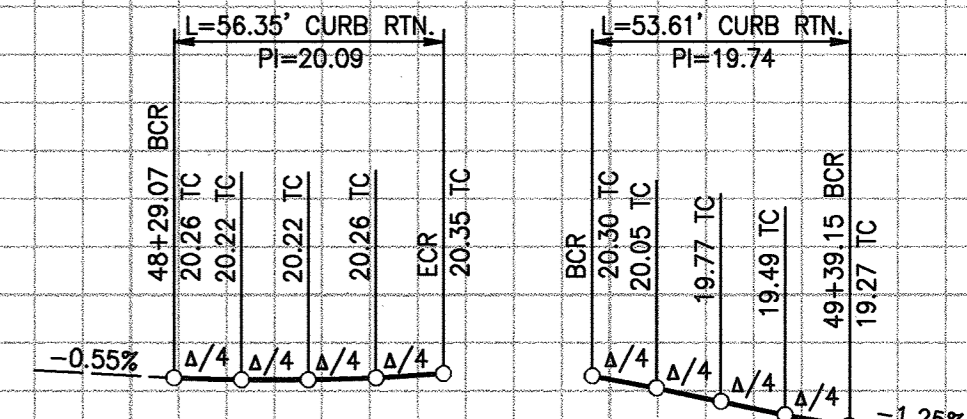
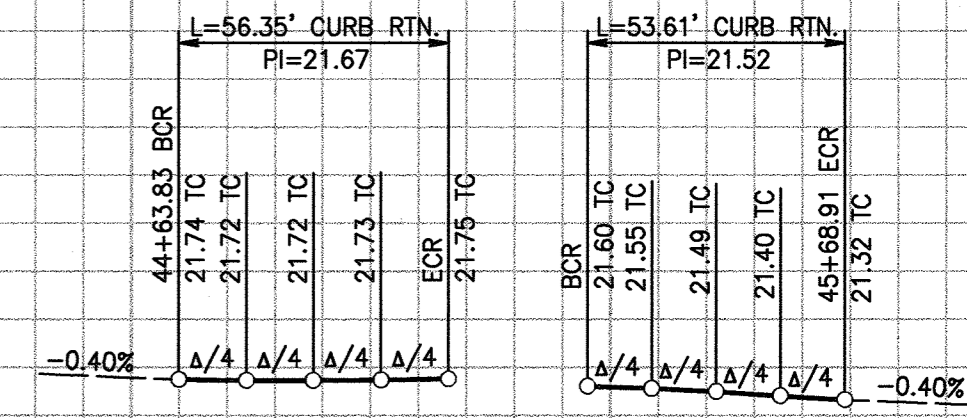
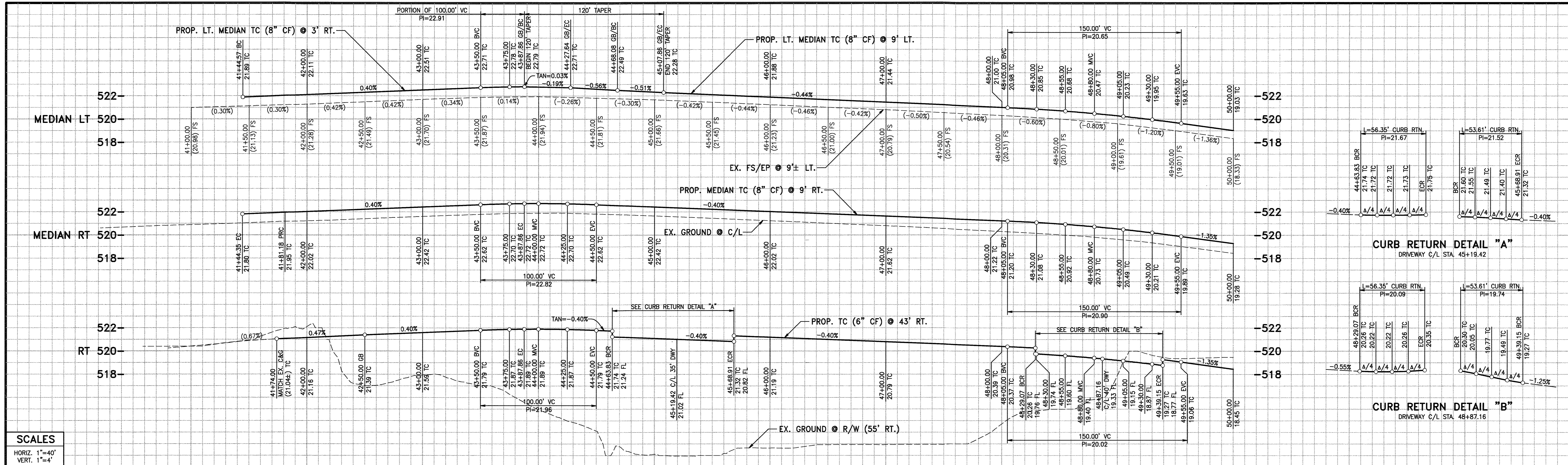
**STREET IMPROVEMENT PLANS**  
**SYCAMORE BUSINESS PARK**  
**PARCEL MAP No. 34026**  
TITLE SHEET  
INDEX MAP

ACCOUNT NO. PW06-0831  
DRAWING NUMBER  
**R-3979**  
SHEET 1 OF 6  
05033ST.PRO

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

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**SCALES**

HORIZ. 1"=40'

VERT. 1"=4'

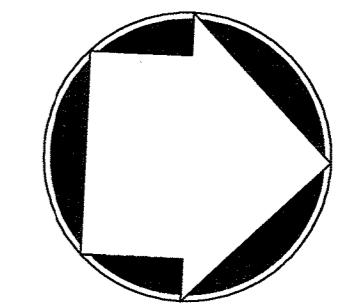
**CONSTRUCTION NOTES**

1. CONSTRUCT STRUCTURAL SECTION PER TABLE ON SHEET 1 (SYCAMORE CANYON BLVD - 84,628 SF)
2. CONSTRUCT STRUCTURAL SECTION PER TABLE ON SHEET 1 (COTTONWOOD AVENUE - 1,524 SF)
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4. CONSTRUCT A.C. OVERLAY (0.01" MIN.) OVER EX. PAVEMENT
5. CONSTRUCT 6" CURB AND GUTTER (TYPE I) PER CITY STD. NO. 200
6. CONSTRUCT 8" CURB ONLY (TYPE II) PER CITY STD. NO. 200
7. CONSTRUCT CURB SIDEWALK PER CITY STD. NO. 325
8. CONSTRUCT 6" CROSS GUTTER & APRON PER CITY STD. NO. 220
9. INTENTIONALLY LEFT BLANK
10. CONSTRUCT WHEELCHAIR RAMP (TYPE I) PER CITY STD. NO. 304
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13. ADJUST EX. MANHOLE RIM TO PROP. GRADE AS REQ'D
14. INTENTIONALLY LEFT BLANK
15. SAWCUT AND REMOVE EXISTING AC PAVEMENT
16. INTENTIONALLY LEFT BLANK
17. REMOVE EXISTING AC BERM

**CURVE DATA TABLE**

	Δ	R	L	T
(A)	173°42'32"	2.00'	6.06'	36.39'
(B)	0°41'13"7"	500.00'	36.60'	18.31'
(C)	1°35'6"22"	997.00'	242.56'	121.88'
(D)	11°50'31"	991.00'	204.82'	102.78'
(E)	92°14'21"	35.00'	56.35'	36.40'
(F)	87°45'39"	35.00'	53.61'	33.66'

**SYCAMORE CANYON BOULEVARD**



**DIGALERT**

CALL BEFORE YOU DIG TOLL FREE

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

TWO WORKING DAYS BEFORE YOU DIG

**WESTERN MUNICIPAL WATER DISTRICT**

REVIEWED FOR NON-INTERFERENCE COMPLIANCE

DATE: 5.13.07

CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. - OVERHEAD & UNDERGROUND

**BENCH MARK "L1-A3"**

P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT POLE ALONG THE NORTHERLY CURB OF EASTRIDGE AVE. 82 FEET WESTERLY OF BOX SPRING BLVD. ADJUSTED AND ENTERED MAY 1997. ELEV.= 1534.311

ELEV.=1534.311

**ALBERT A. WEBB ASSOCIATES**

CIVIL ENGINEERS

3788 McCRAY STREET RIVERSIDE, CA. 92506

PH: (951) 686-1070 FAX: (951) 788-1256

APPROVED BY: [Signature] DATE: 4-5-07

R.C.E. NO. C44762

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

APPROVED BY: [Signature] DATE: 4/5/07

PRINCIPAL ENGINEER

TRAFFIC DIVISION

DEPUTY P.W. DIRECTOR

**STREET IMPROVEMENT PLANS**

**SYCAMORE BUSINESS PARK**

PARCEL MAP No. 34026

SYCAMORE CANYON BOULEVARD

STA 39+65± TO STA 50+00±

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

ACCOUNT NO. PW06-0831

DRAWING NUMBER **R-3979**

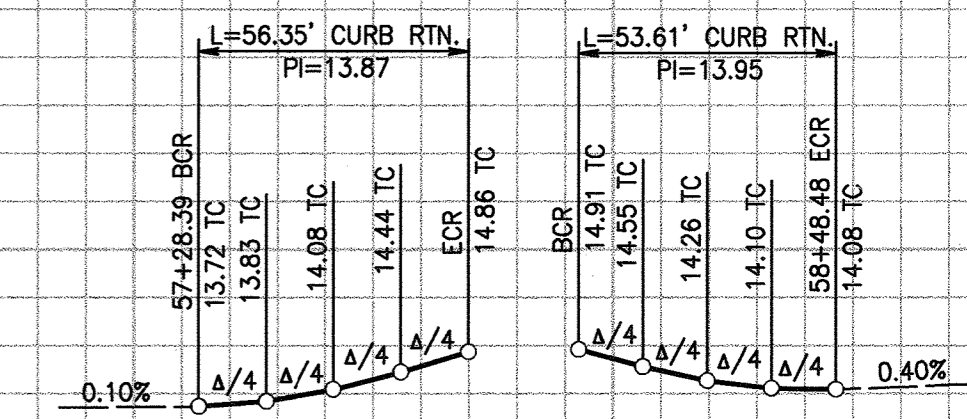
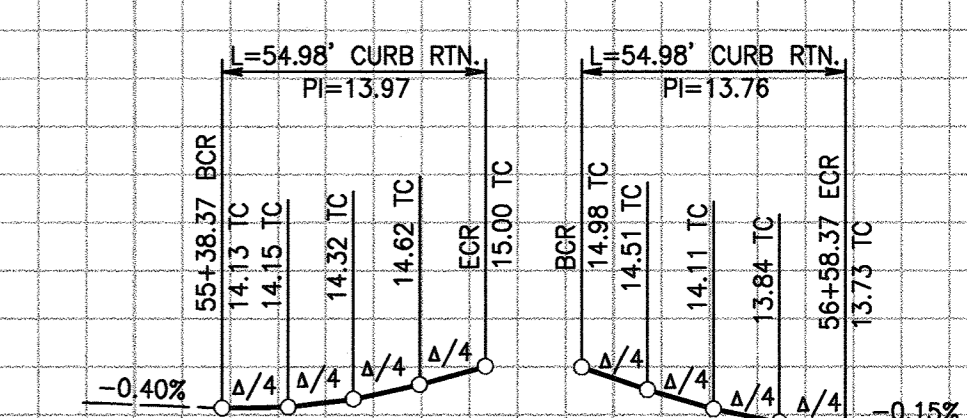
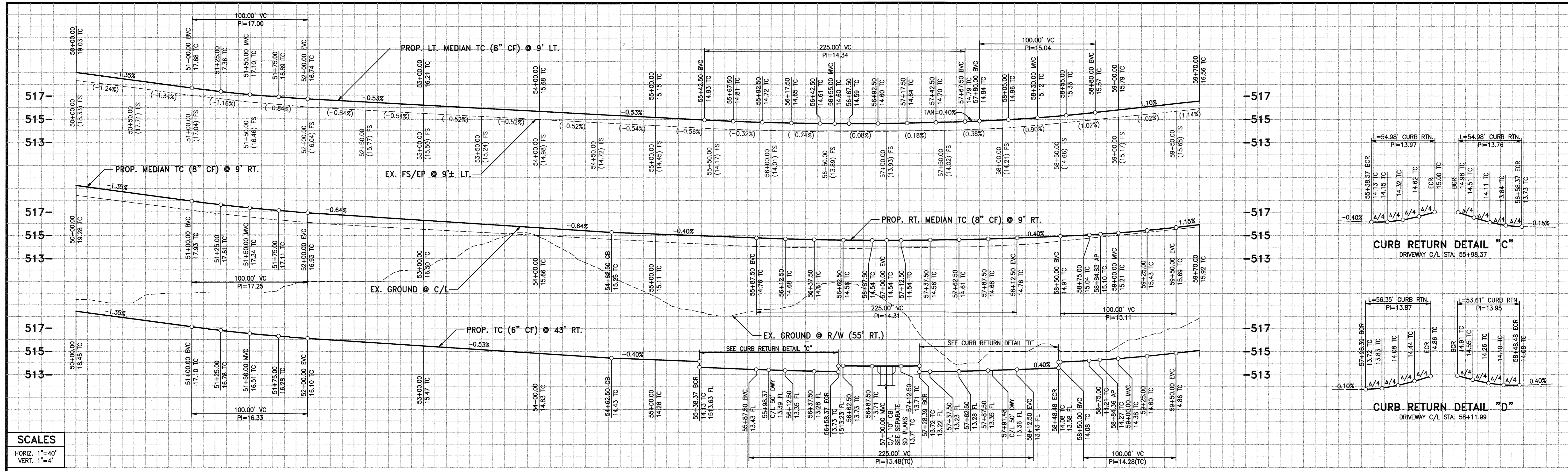
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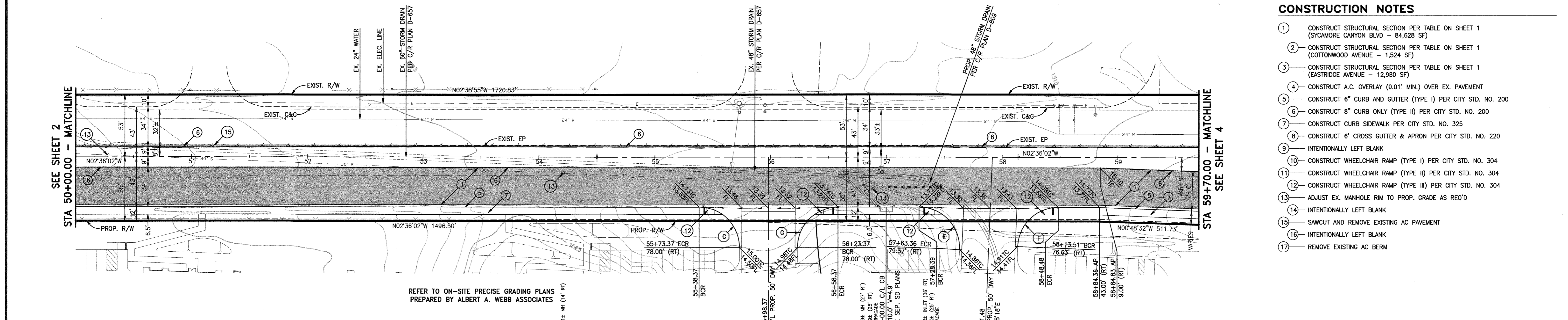
INDEXED 5-31-07 [Signature]





**SCALES**  
 HORIZ. 1"=40'  
 VERT. 1"=4'

50 51 52 53 54 55 56 57 58 59 60



**CURVE DATA TABLE**

	Δ	R	L	T
(E)	92°14'21"	35.00'	56.35'	36.40'
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(G)	90°00'00"	35.00'	54.98'	35.00'

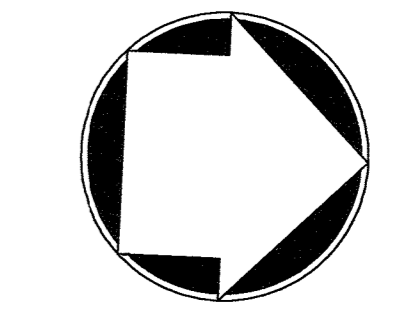
REFER TO ON-SITE PRECISE GRADING PLANS  
 PREPARED BY ALBERT A. WEBB ASSOCIATES

STA 54+214.14 (14' RT)

**SYCAMORE CANYON BOULEVARD**

**CONSTRUCTION NOTES**

- CONSTRUCT STRUCTURAL SECTION PER TABLE ON SHEET 1 (SYCAMORE CANYON BLVD - 84,628 SF)
- CONSTRUCT STRUCTURAL SECTION PER TABLE ON SHEET 1 (COTTONWOOD AVENUE - 1,524 SF)
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 TWO WORKING DAYS BEFORE YOU DIG

**WESTERN MUNICIPAL WATER DISTRICT**  
 PUBLIC UTILITIES DEPT. - OVERHEAD & UNDERGROUND  
 REVIEWED BY: [Signature] DATE: 5/13/07

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 ADJUSTED AND ENTERED MAY 1997 ELEV.= 1534.311  
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**REGISTERED PROFESSIONAL ENGINEER**  
 NO. C44782  
 EXP. 3-31-08  
 CIVIL  
 STATE OF CALIFORNIA

**ALBERT A. WEBB ASSOCIATES**  
 CIVIL ENGINEERS  
 3788 McCRAY STREET  
 RIVERSIDE, CA. 92506  
 PH: (951) 686-1070  
 FAX: (951) 788-1256  
 APPROVED BY: [Signature] DATE: 4-5-07  
 R.C.E. NO. C44782

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] DATE: 5/11/07  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 DEPUTY P.W. DIRECTOR

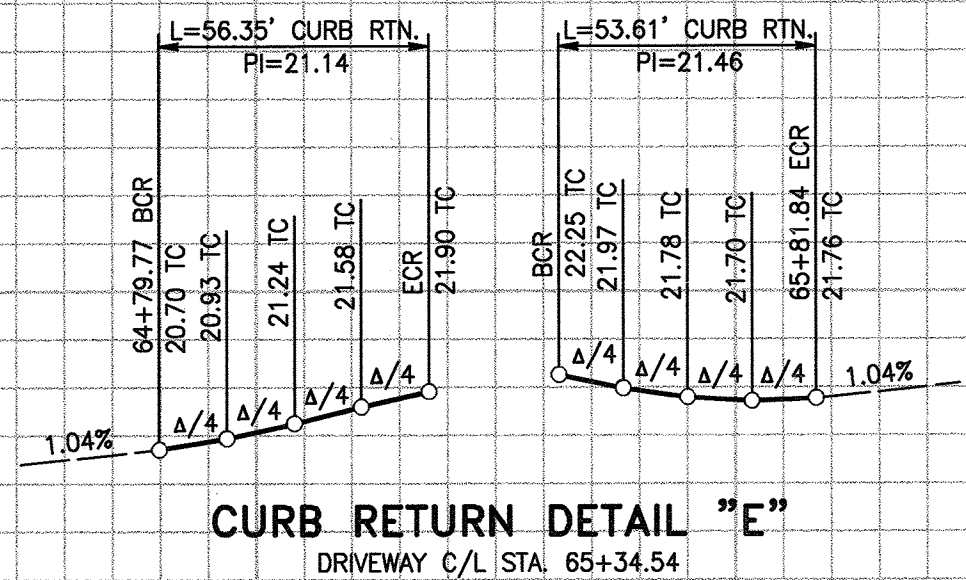
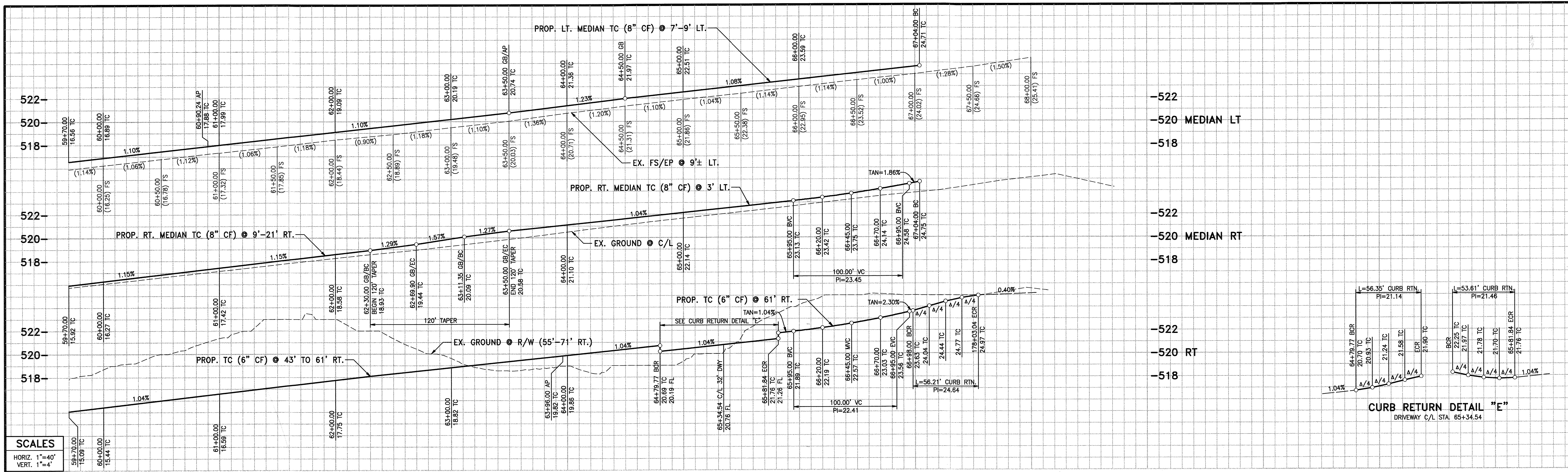
**STREET IMPROVEMENT PLANS**  
**SYCAMORE BUSINESS PARK**  
 PARCEL MAP No. 34026  
 SYCAMORE CANYON BOULEVARD  
 STA 50+00± TO STA 59+75±  
 SCALE: HORIZ. 1"=40', VERT. 1"=4'

ACCOUNT NO. PW06-0831  
 DRAWING NUMBER  
**R-3979**  
 SHEET 3 OF 6  
 05033ST.PRO

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INDEXED 5-31-07 [Signature]

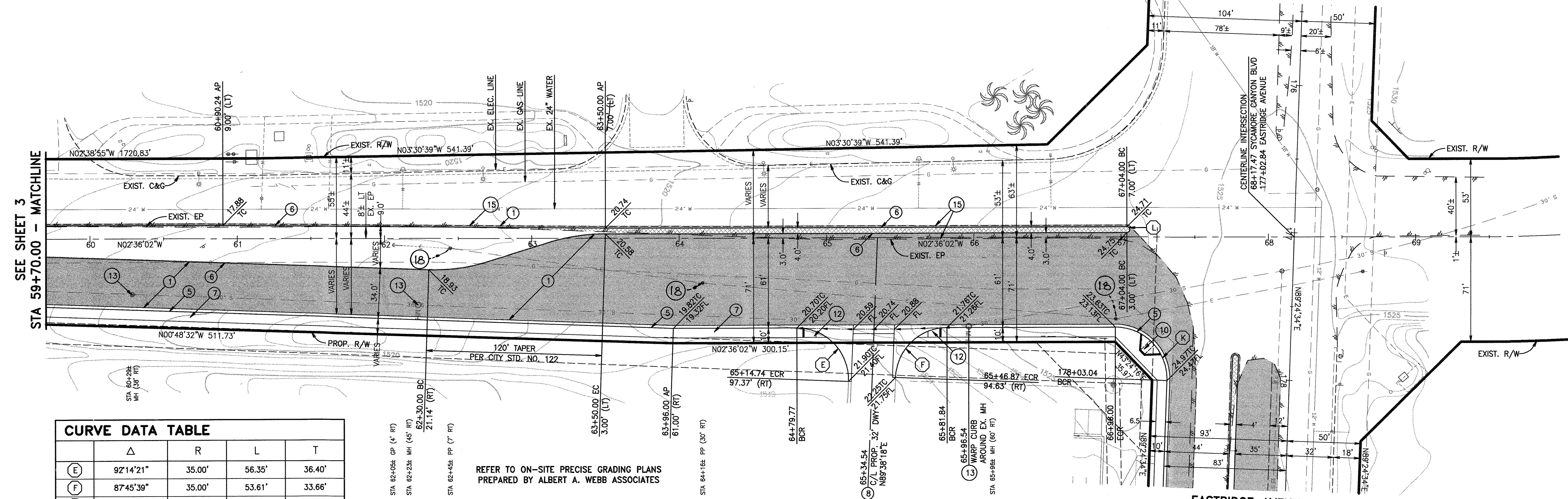




**SCALES**

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

60 61 62 63 64 65 66 67 68 69 70



**CURVE DATA TABLE**

Curve	Δ	R	L	T
(E)	92°14'21"	35.00'	56.35'	36.40'
(F)	87°45'39"	35.00'	53.61'	33.86'
(K)	92°00'36"	35.00'	56.21'	36.25'
(L)	18°00'00"	2.00'	6.28'	-

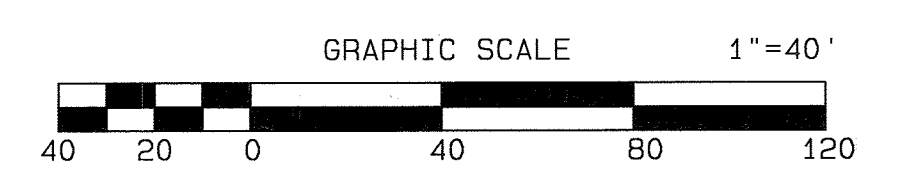
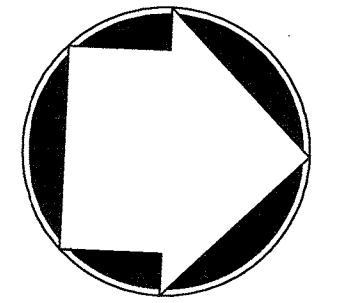
REFER TO ON-SITE PRECISE GRADING PLANS  
PREPARED BY ALBERT A. WEBB ASSOCIATES

**SYCAMORE CANYON BOULEVARD**

**EASTRIDGE AVENUE**  
SEE SHEET 5

**CONSTRUCTION NOTES**

- CONSTRUCT STRUCTURAL SECTION PER TABLE ON SHEET 1 (SYCAMORE CANYON BLVD - 84,628 SF)
- CONSTRUCT STRUCTURAL SECTION PER TABLE ON SHEET 1 (COTTONWOOD AVENUE - 1,524 SF)
- CONSTRUCT STRUCTURAL SECTION PER TABLE ON SHEET 1 (EASTRIDGE AVENUE - 12,980 SF)
- CONSTRUCT A.C. OVERLAY (0.01" MIN.) OVER EX. PAVEMENT
- CONSTRUCT 6" CURB AND GUTTER (TYPE I) PER CITY STD. NO. 200
- CONSTRUCT 8" CURB ONLY (TYPE II) PER CITY STD. NO. 200
- CONSTRUCT CURB SIDEWALK PER CITY STD. NO. 325
- CONSTRUCT 6' CROSS GUTTER & APRON PER CITY STD. NO. 220
- INTENTIONALLY LEFT BLANK
- CONSTRUCT WHEELCHAIR RAMP (TYPE I) PER CITY STD. NO. 304
- CONSTRUCT WHEELCHAIR RAMP (TYPE II) PER CITY STD. NO. 304
- CONSTRUCT WHEELCHAIR RAMP (TYPE III) PER CITY STD. NO. 304
- ADJUST EX. MANHOLE RIM TO PROP. GRADE AS REQ'D
- INTENTIONALLY LEFT BLANK
- INTENTIONALLY LEFT BLANK
- SAWCUT AND REMOVE EXISTING AC PAVEMENT
- INTENTIONALLY LEFT BLANK
- REMOVE EXISTING AC BERM
- EXIST. POWER POLE TO BE RELOCATED AT DEVELOPER'S EXPENSE



**DIGALERT**

CALL BEFORE YOU DIG  
TOLL FREE

A PUBLIC SERVICE BY 1-800-227-2600  
UNDERGROUND SERVICE ALERT

**WESTERN MUNICIPAL WATER DISTRICT**

5.13.07

**CITY OF RIVERSIDE**  
PUBLIC UTILITIES DEPT. - OVERHEAD & UNDERGROUND

**BENCH MARK "L1-A3"**

P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT POLE ALONG THE NORTHERLY CURB OF EASTRIDGE AVE. 82 FEET WESTERLY OF BOX SPRING BLVD. ADJUSTED AND ENTERED MAY 1997 ELEV. = 1534.311 ELEV. = 1534.311

REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA

NO. 044782  
EXP. 3-31-08  
CIVIL

**ALBERT A. WEBB ASSOCIATES**

CIVIL ENGINEERS  
3788 McCRAY STREET  
RIVERSIDE, CA. 92506  
PH: (951) 686-1070  
FAX: (951) 788-1256

APPROVED BY: [Signature] DATE: 4-5-07  
R.E. NO. C44782

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

APPROVED BY: [Signature] DATE: 5/1/07  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
DEPUTY P.W. DIRECTOR

APPROVED BY: [Signature] DATE: 5/1/07  
CITY ENGINEER

**STREET IMPROVEMENT PLANS**

**SYCAMORE BUSINESS PARK**  
PARCEL MAP No. 34026  
SYCAMORE CANYON BOULEVARD  
STA 59+75± TO STA 70+00±

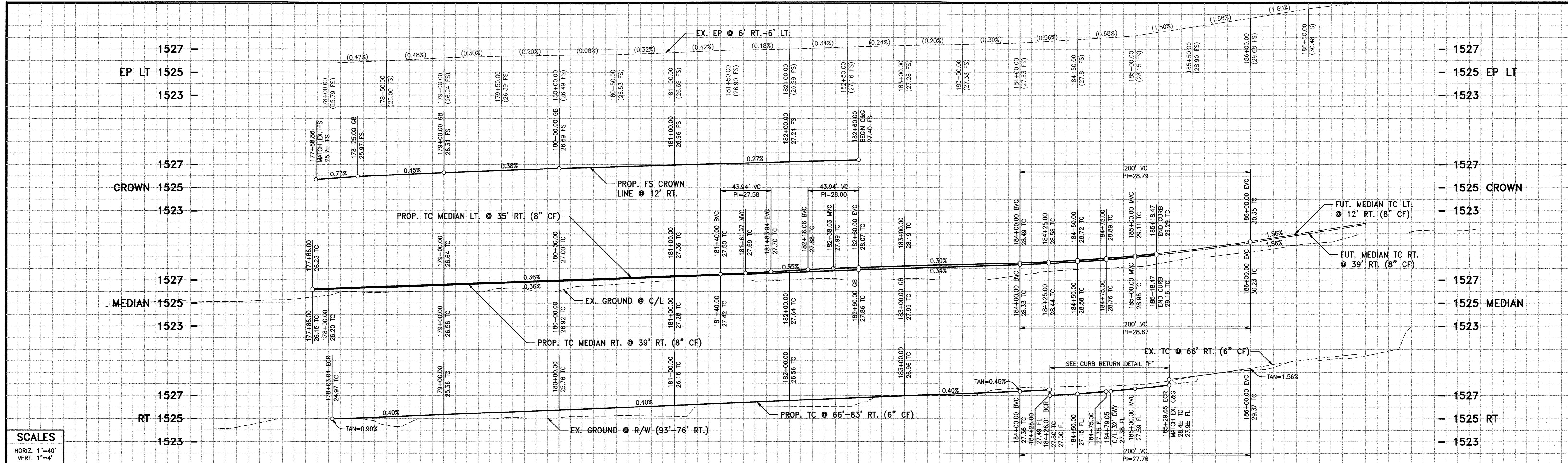
SCALE: HORIZ. 1"=40', VERT. 1"=4'

ACCOUNT NO. PW06-0831  
DRAWING NUMBER  
**R-3979**  
SHEET 4 OF 6  
05033ST.PRO

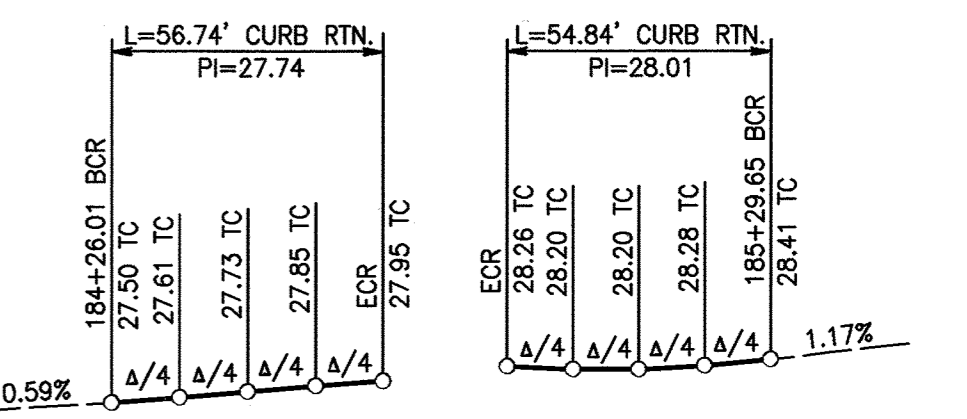
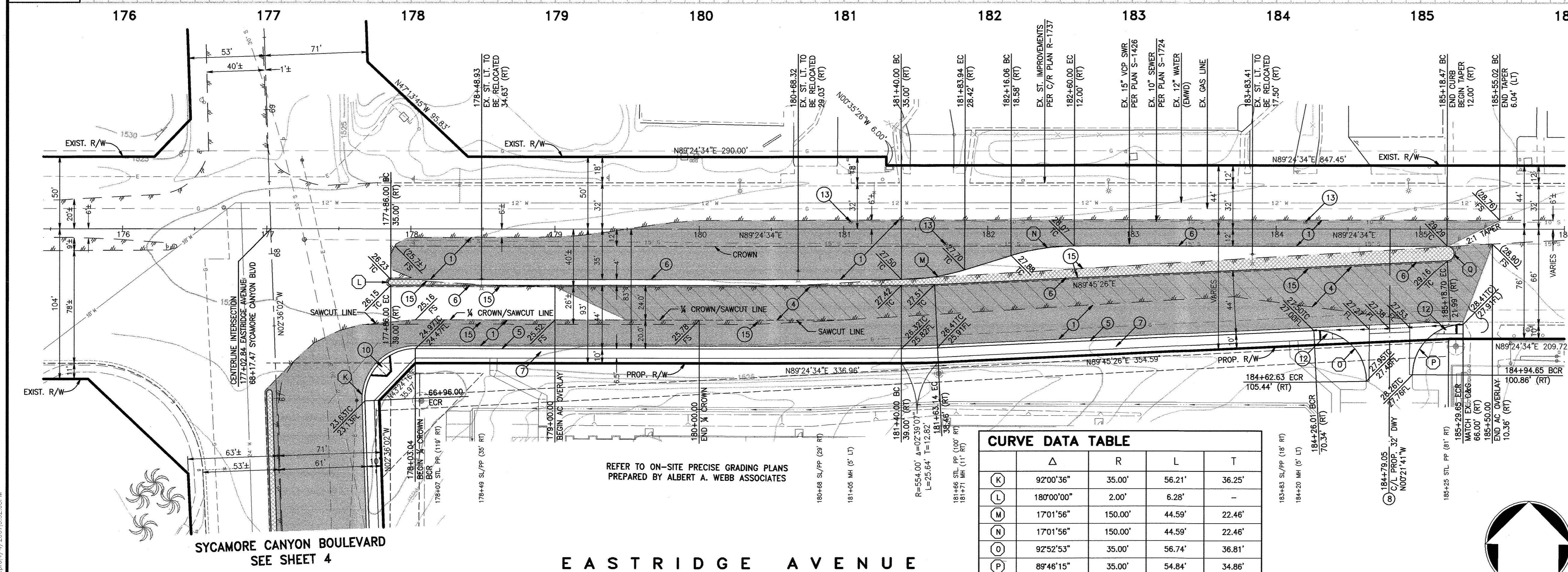
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INDEXED 5-31-07





**SCALES**  
 HORIZ. 1"=40'  
 VERT. 1"=4'

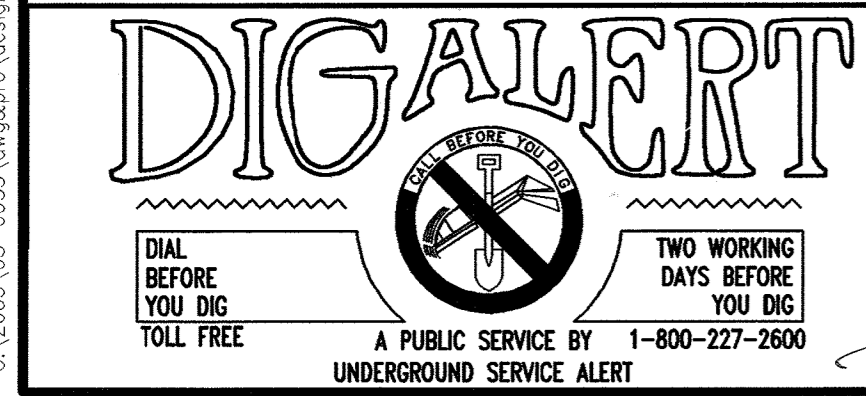
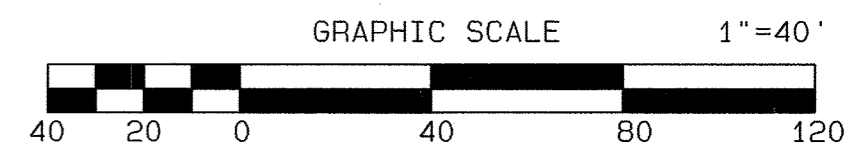


**CURB RETURN DETAIL "F"**  
 DRIVEWAY C/L STA. 184+77.86

- CONSTRUCTION NOTES**
- CONSTRUCT STRUCTURAL SECTION PER TABLE ON SHEET 1 (SYCAMORE CANYON BLVD - 84,628 SF)
  - CONSTRUCT STRUCTURAL SECTION PER TABLE ON SHEET 1 (COTTONWOOD AVENUE - 1,524 SF)
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  - INTENTIONALLY LEFT BLANK
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  - REMOVE EXISTING AC BERM

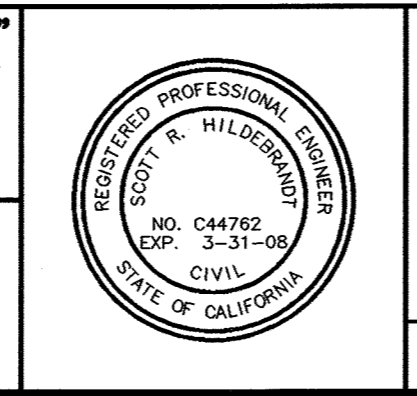
**CURVE DATA TABLE**

	Δ	R	L	T
(K)	92'00"36"	35.00'	56.21'	36.25'
(L)	180'00"00"	2.00'	6.28'	-
(M)	170'15"56"	150.00'	44.59'	22.46'
(N)	170'15"56"	150.00'	44.59'	22.46'
(O)	92'52"53"	35.00'	56.74'	36.81'
(P)	89'46"15"	35.00'	54.84'	34.86'
(Q)	177'20"53"	5.00'	15.48'	216.00'



**WESTERN MUNICIPAL WATER DISTRICT**  
 5.13.07  
 REVIEWED FOR NON-INTERFERENCE COMPLIANCE DATE  
**CITY OF RIVERSIDE**  
 PUBLIC UTILITIES DEPT. - OVERHEAD & UNDERGROUND  
 REVIEWED BY DATE

**BENCH MARK "L1-A3"**  
 P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT POLE ALONG THE NORTHERLY CURB OF EASTRIDGE AVE. 82 FEET WESTERLY OF BOX SPRING BLVD. ADJUSTED AND ENTERED MAY 1997 ELEV. = 1534.311 ELEV.=1534.311



**ALBERT A. WEBB ASSOCIATES**  
 CIVIL ENGINEERS  
 3788 McCRAV STREET RIVERSIDE, CA. 92506  
 PH: (951) 686-1070 FAX: (951) 788-1256  
 APPROVED BY DATE 4.5.07  
 W.O. 05-0033 FOR: THE CITY OF RIVERSIDE

MARK	REVISIONS	APPR.	DATE

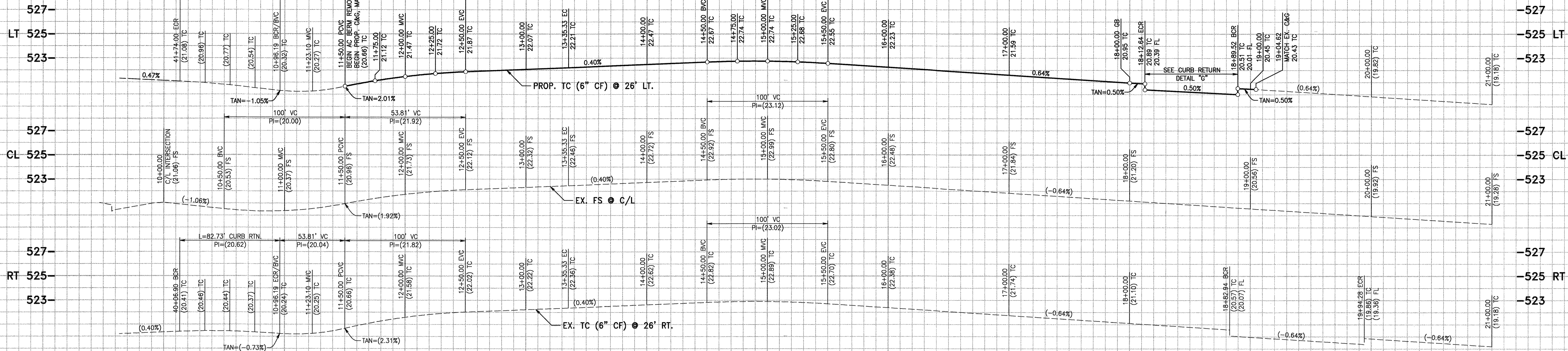
**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**  
 APPROVED BY DATE 5/10/07  
 PRINCIPAL ENGINEER BY DATE 5/10/07  
 PARK DEPARTMENT TRAFFIC DIVISION DEPUTY P.W. DIRECTOR CITY ENGINEER  
 DESIGNED BY: BTE CHECKED BY: R.B. PLN CHK REF

**STREET IMPROVEMENT PLANS SYCAMORE BUSINESS PARK PARCEL MAP No. 34026 EASTRIDGE AVENUE STA 177+00± TO STA 185+50±**

ACCOUNT NO. PW06-0831  
 DRAWING NUMBER **R-3979**  
 SHEET 5 OF 6  
 05033ST.PRO

INDEXED 5-31-07 f4

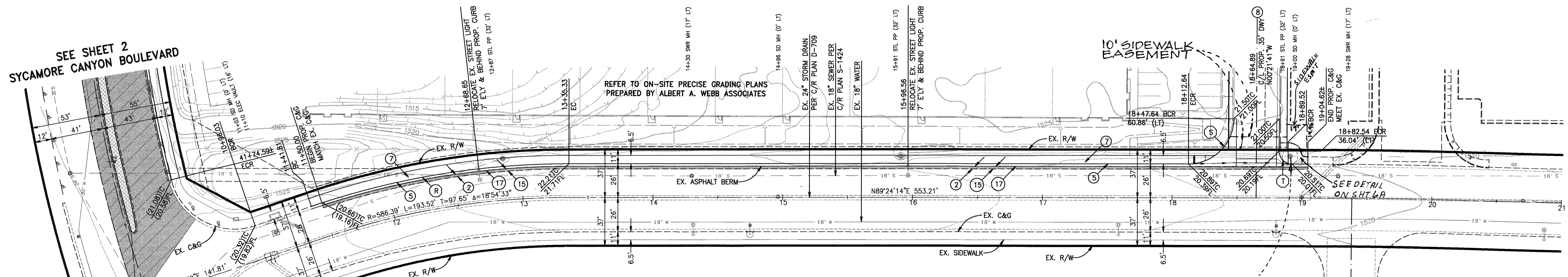




**SCALES**  
 HORIZ. 1"=40'  
 VERT. 1"=4'

9 10 11 12 13 14 15 16 17 18 19 20 21

SEE SHEET 2  
 SYCAMORE CANYON BOULEVARD



**COTTONWOOD AVENUE**

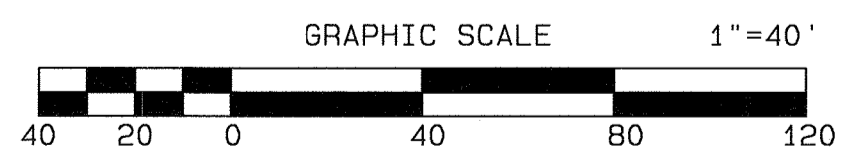
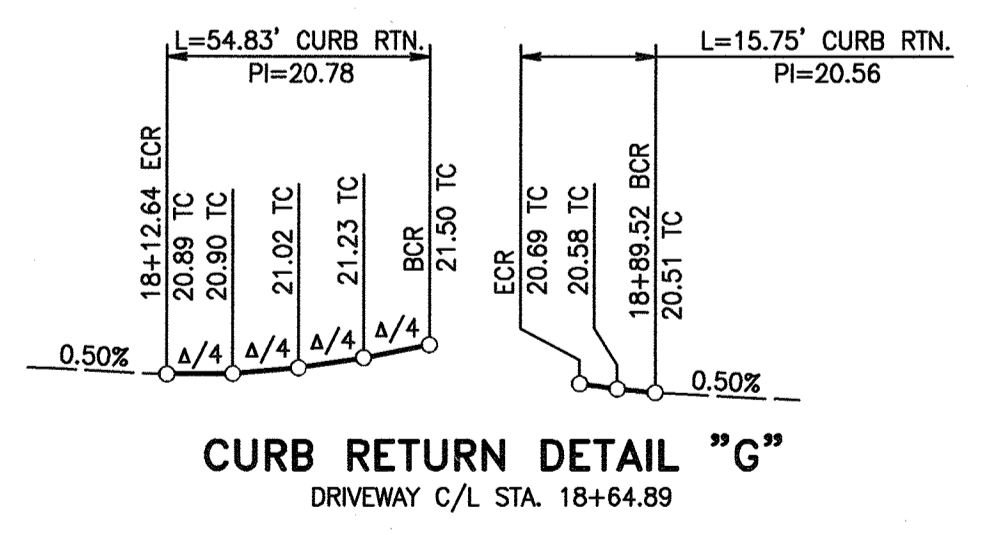
CONSTRUCT RETAINING WALL ADJACENT TO POWER POLE FOOTING PER SEPARATE STRUCTURAL PLANS PREPARED BY ANIT PANDHAVA, STRUCTURAL ENGINEERS AND APPROVED BY R.P.U. AND CITY OF RIV. PUBLIC WORKS DEPT.

**CURVE DATA TABLE**

	Δ	R	L	T
(R)	18°58'12"	612.39'	202.75'	102.31'
(S)	89°45'32"	35.00'	54.83'	34.85'
(T)	90°14'28"	10.00'	15.75'	10.04'

**CONSTRUCTION NOTES**

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**DIGALERT**  
 DIAL BEFORE YOU DIG  
 TOLL FREE  
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT  
 TWO WORKING DAYS BEFORE YOU DIG

**WESTERN MUNICIPAL WATER DISTRICT**  
 COMPLIANCE FOR NON-INTERFERENCE  
 DATE: 5/13/07  
 CITY OF RIVERSIDE  
 PUBLIC UTILITIES DEPT. - OVERHEAD & UNDERGROUND  
 DATE: 5/15/07

**BENCH MARK "L1-A3"**  
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 ELEV. = 1534.311

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 NO. C44762  
 EXP. 3-31-09  
 CIVIL

**ALBERT A. WEBB ASSOCIATES**  
 CIVIL ENGINEERS  
 3788 McCRAY STREET  
 RIVERSIDE, CA 92506  
 PH: (951) 686-1070  
 FAX: (951) 788-1256  
 APPROVED BY: [Signature] DATE: 4-5-07  
 W.O. 05-0033 FOR: THE CITY OF RIVERSIDE

MARK REVISIONS APPR. DATE  
 DESIGNED BY: BTE CHECKED BY: R.B. PLN CHK REF

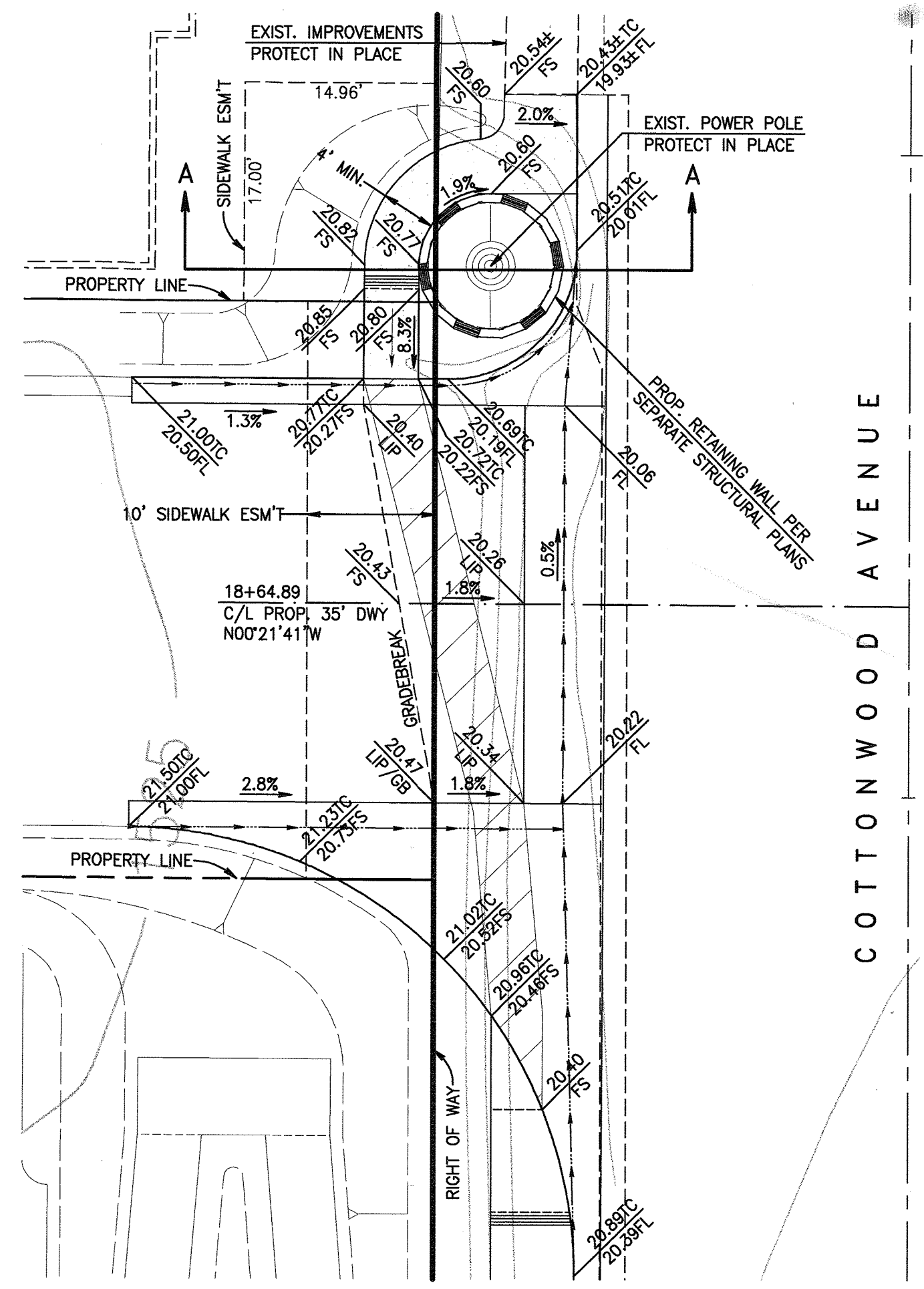
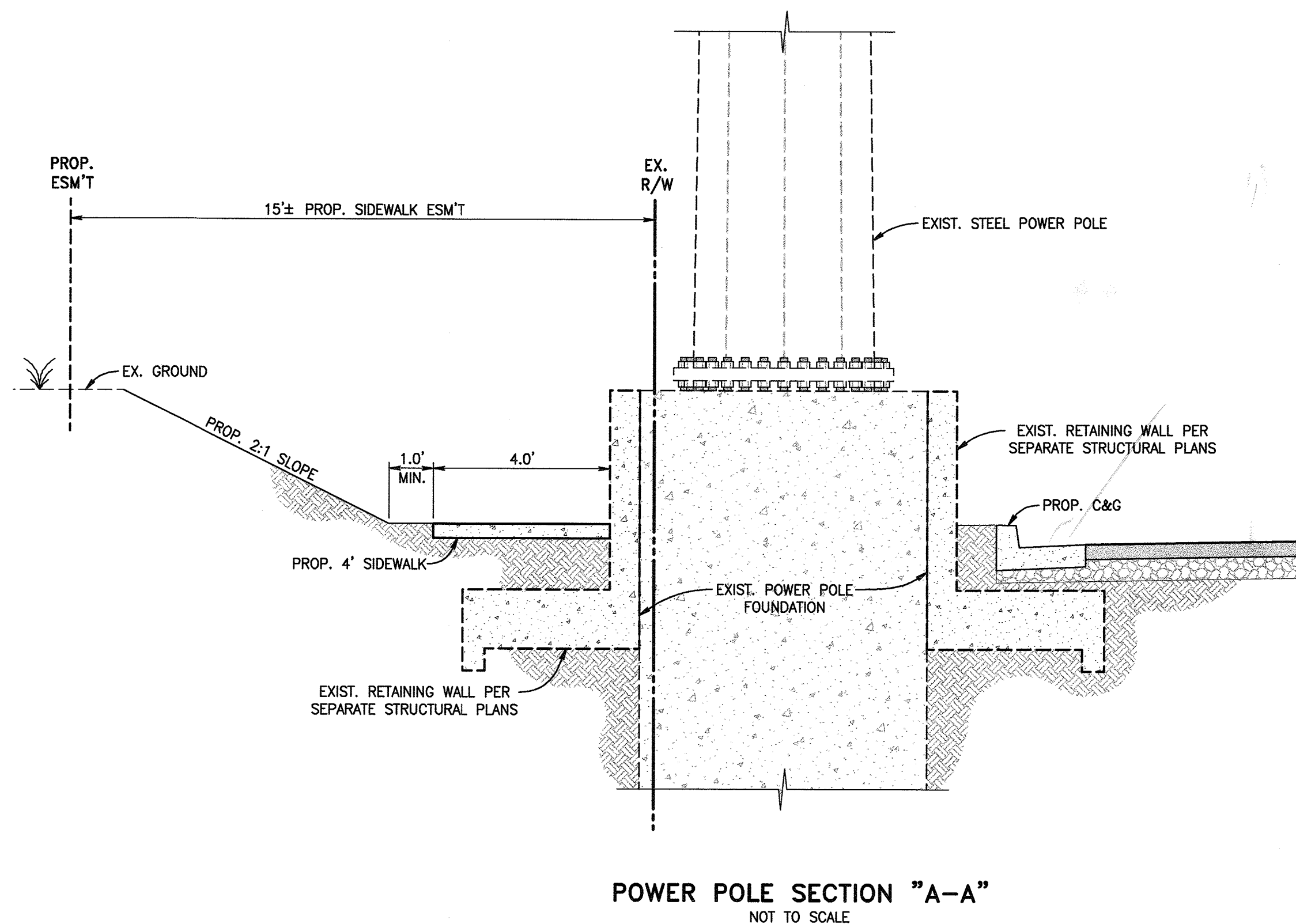
**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] BY DATE: 4/5/07  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 DEPUTY P.W. DIRECTOR  
 CITY ENGINEER

**STREET IMPROVEMENT PLANS**  
 SYCAMORE BUSINESS PARK  
 PARCEL MAP No. 34026  
 COTTONWOOD AVENUE  
 STA 10+00± TO STA 21+00±  
 SCALE: HORIZ. 1"=40', VERT. 1"=4'

ACCOUNT NO. PW06-0831  
 DRAWING NUMBER  
**R-3979**  
 SHEET 6 OF 6  
 05033ST.PRO

© 2005 W. 05-0033, Engineering Design: 0503335, 4/20/07 13:32:39PM





**SIDEWALK/EXISTING POWER POLE DETAIL**  
SCALE: 1" = 10'

**DIGALERT**  
DIAL BEFORE YOU DIG  
TOLL FREE  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT  
TWO WORKING DAYS BEFORE YOU DIG

**WESTERN MUNICIPAL WATER DISTRICT**  
REVIEWED FOR NON-INTERFERENCE COMPLIANCE  
DATE  
**CITY OF RIVERSIDE**  
PUBLIC UTILITIES DEPT. - OVERHEAD & UNDERGROUND  
REVIEWED BY *[Signature]* DATE 11.9.07

**BENCH MARK "L1-A3"**  
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CIVIL

**ALBERT A. WEBB ASSOCIATES**  
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3788 McCRAY STREET  
RIVERSIDE, CA. 92506  
PH: (951) 686-1070  
FAX: (951) 788-1256  
APPROVED BY *[Signature]* DATE 11-8-07  
R.C.E. NO. C44762

MARK	REVISIONS	APPR. DATE

**CITY OF RIVERSIDE, CALIFORNIA**  
**PUBLIC WORKS DEPARTMENT**  
APPROVED BY [Signature] BY DATE [Date]  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
DEPUTY P.W. DIRECTOR  
APPROVED BY [Signature] CITY ENGINEER  
DATE 11/9/07

**STREET IMPROVEMENT PLANS**  
**SYCAMORE BUSINESS PARK**  
**PARCEL MAP No. 34026**  
SCALE: HORIZ. 1"=40' , VERT. 1"=4'

ACCOUNT NO. PW06-0831  
DRAWING NUMBER  
**R-3979**  
SHEET **6A** OF **6**  
05033ST.PRO

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RZ INDEXED 5-31-07 LH