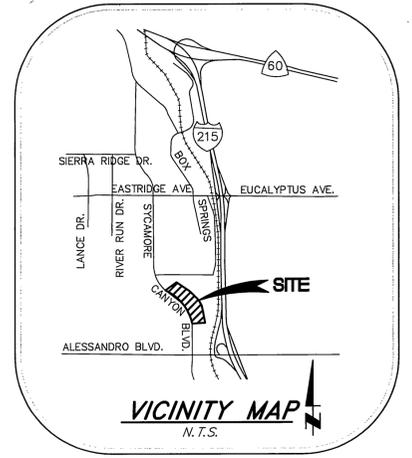


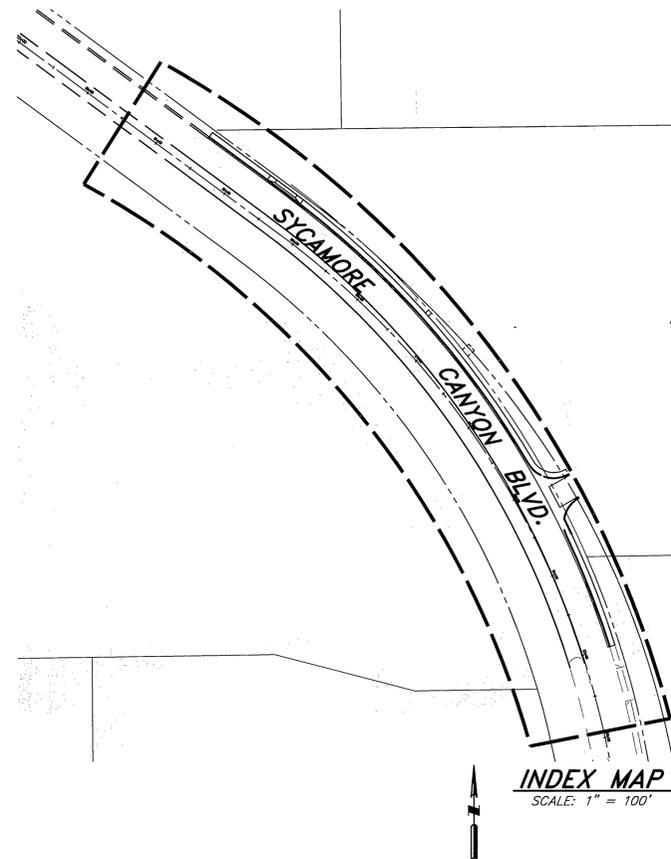
STREET IMPROVEMENT PLANS

SYCAMORE CREEK DISTRIBUTION FACILITY



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.
- SEE CITY OF RIVERSIDE APPROVED UTILITY PLAN FOR LOCATION AND QUANTITY OF REQUIRED STREET LIGHTS.
- 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.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ACCESS PAVING. SHOULD THE DEVELOPER AND/OR CONTRACTOR DECIDE TO INSTALL THE ACCESS PAVING PRIOR TO THE CITY COMMENCING ITS PAVING WORK, THE DEVELOPER SHALL COORDINATE HIS INSTALLATION OF ACCESS PAVING BEFORE COMMENCING WITH THE CITY INSPECTOR. FINAL COURSE OF PAVING IN ACCESS AREA TO BE PAID FOR BY DEVELOPER PRIOR TO THE CITY COMMENCING ITS PAVING OPERATION. DEVELOPER SHALL INSTALL TYPE F-1 FLEXIBLE DELINEATORS AT 20' INTERVALS ON OUTGOING TAPERS.
- 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.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- 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.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- 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.
- 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.



PW07-0753

LIST OF ABBREVIATIONS

BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
CB	CATCH BASIN
CF	CURB FACE
CFS	CUBIC FEET PER SECOND
D/W	DRIVEWAY
DWG	DRAWING
EC	END CURVE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT.	EASEMENT
EVC	END VERTICAL CURVE
FL	FLOWLINE
GB	GRADE BREAK
GTR	GUTTER
H.P.	HIGH POINT
INV.	INVERT
L	LENGTH
LF	LINEAL FEET
L.P.	LOW POINT
N.T.S.	NOT TO SCALE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
ST	STREET
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
W	WIDTH

NOTICE TO CONTRACTORS

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.

ALL CONTRACTOR AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR OR SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

PRIVATE ENGINEER'S NOTICES TO CONTRACTORS

THE EXISTENCE AND APPROXIMATE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES OR STRUCTURES EXCEPT AS SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITIES OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK ON EXCAVATION TO DETERMINE EXACT LOCATION OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION OF THESE LINES.

THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.) PHONE 1-800-422-4133 TWO (2) WORKING DAYS PRIOR TO DIGGING. NO CONSTRUCTION PERMIT ISSUED BY PUBLIC WORKS DEPARTMENT SHALL BE VALID INVOLVING UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS AN INQUIRY IDENTIFICATION NUMBER ISSUED BY U.S.A.

BASIS OF BEARINGS

BASIS OF BEARING IS THE NORTH LINE OF THE PARCEL MAP NO. 24536, ON FILE IN BOOK 162, PAGES 91-98, OF PARCEL MAPS, RECORDS OF RIVERSIDE CO., CALIFORNIA BEING N89°23'56"E.

SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	SYCAMORE CANYON BLVD. PLAN AND PROFILE

STREET IMPROVEMENT CONSTRUCTION NOTES

- CONSTRUCT ___" AC PAVEMENT OVER ___" CRUSHED AGGREGATE BASE
- CONSTRUCT 8" TYPE II CURB PER CITY OF RIVERSIDE STD. DWG. NO. 200 (FUTURE)
- CONSTRUCT 6" TYPE I CURB & GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DWG. NO. 302
- CONSTRUCT 6" WIDE SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
- CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. DWG. NO. 405, W= 10'
- INSTALL 36" RCP (2000D)
- DEVELOPER SHALL ADJUST EXISTING ELECTRICAL STRUCTURE TO FINISHED GRADE AT DEVELOPER'S EXPENSE, PER RPU UNDERGROUND STANDARDS. CAUTION: QUALIFIED ELECTRICAL WORKER (QEW) REQUIRED TO PERFORM WORK. COORDINATE WITH RIVERSIDE PUBLIC UTILITIES INSPECTOR AT LEAST 2 WORK DAYS IN ADVANCE OF CONSTRUCTION.
- GRIND AND CONSTRUCT AC OVERLAY (0.10" MIN.)
- CONSTRUCT DRIVEWAY APPROACH, W=30', PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE I (R=35'), AND 220 (W=10')
- CONSTRUCT WHEELCHAIR RAMP, PER CITY OF RIVERSIDE STD. DWG. NO. 304, TYPE PER PLAN
- ADJUST TELEPHONE MANHOLE TO GRADE (BY OTHERS)
- CONSTRUCT CONCRETE COLLAR PER CITY OF RIVERSIDE STD. DWG. NO. 424

QUANTITIES

27,620 SF
9,480 SF
1,520 LF
760 LF
2 EA
5,030 SF
1 EA
48 LF
1 EA
4,000 SF
1 EA
2 EA
1 EA
1 EA

SYMBOL LEGEND

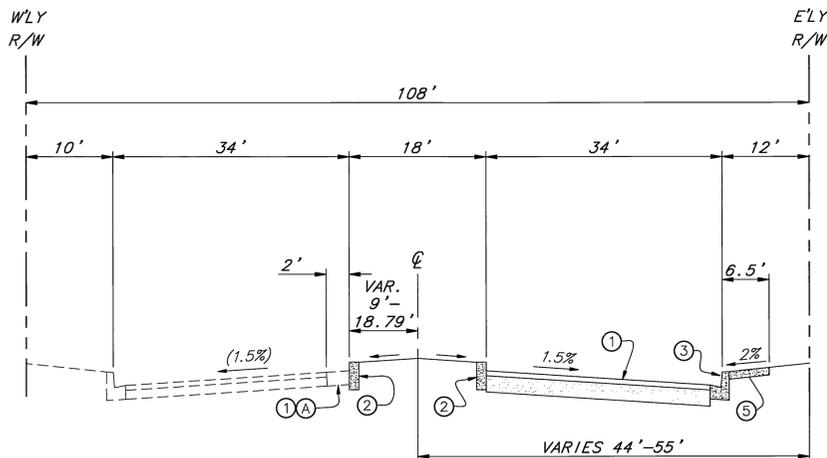
DESCRIPTION	SYMBOL
EXISTING SPOT ELEVATION	(115.0)
FINISH SPOT ELEVATION	115.0
DIRECTION OF DRAINAGE	---
PROPERTY LINES	---
RIGHT OF WAY LINE	---
CENTERLINE	---
EXISTING STREET LIGHT	☀
___" AC PAVEMENT OVER ___" AGGREGATE BASE	[Pattern]
___" AC PAVEMENT OVER ___" AGGREGATE BASE (TEMPORARY)	[Pattern]
4" PCC SIDEWALK	[Pattern]
PCC DRIVE APPROACH	[Pattern]
GRIND AND OVERLAY AC PAVEMENT	[Pattern]

REMOVAL/RELOCATION NOTES

- SAWCUT AND REMOVE FULL DEPTH AC PAVEMENT
- REMOVE EXISTING CMP RISER.

QUANTITIES

1,505 SF
1 EA



TYPICAL SECTION - SYCAMORE CANYON BOULEVARD

N.T.S.
STA. 23+00 TO STA. 30+53.92

CITY OF RIVERSIDE
PUBLIC UTILITIES
OVERHEAD & UNDERGROUND

APPROVED BY: [Signature] DATE: 5/1/08

WESTERN MUNICIPAL WATER DISTRICT
REVIEWED FOR NON-INTERFERENCE COMPLIANCE WITH 5.7.08

APPROVED BY: [Signature] DATE: 5/1/08

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

REGISTERED PROFESSIONAL ENGINEER
DONALD R. BROOKS
No. 41829
Exp. 3/31/10
CIVIL
STATE OF CALIFORNIA

SB&O INC.
PLANNING ENGINEERING SURVEYING
1035 SOUTH MILKEN AVENUE, SUITE 2
ONTARIO, CA 91761
909-935-0335
909-935-0335 FAX

Don Brooks
4-30-08
DON BROOKS, R.C.E. 41829 EXP. 3/31/10 DATE

BENCHMARK

CITY OF RIVERSIDE POINT I.D.: L1-A3
P.K. NAIL AND CITY ENGINEER TAG IN THE
BASE OF D. STREET LIGHT ALONG THE
SOUTHERN CURB OF RIVER CREST DRIVE, 70
FEET WESTERLY OF BOX SPRINGS BLVD.

ELEVATION: 1537.343

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: _____ DRAWN BY: ND CHECKED BY: DP

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 5/1/08
PRINCIPAL ENGINEER: [Signature] DATE: 5-14-08
TRAFFIC ENGINEER: [Signature] DATE: 5-14-08
CITY ENGINEER: [Signature] DATE: 5/2/08

STREET IMPROVEMENT PLANS
TITLE SHEET
7130 SYCAMORE CANYON BLVD.
STA. 23+00.00 TO STA. 30+53.92

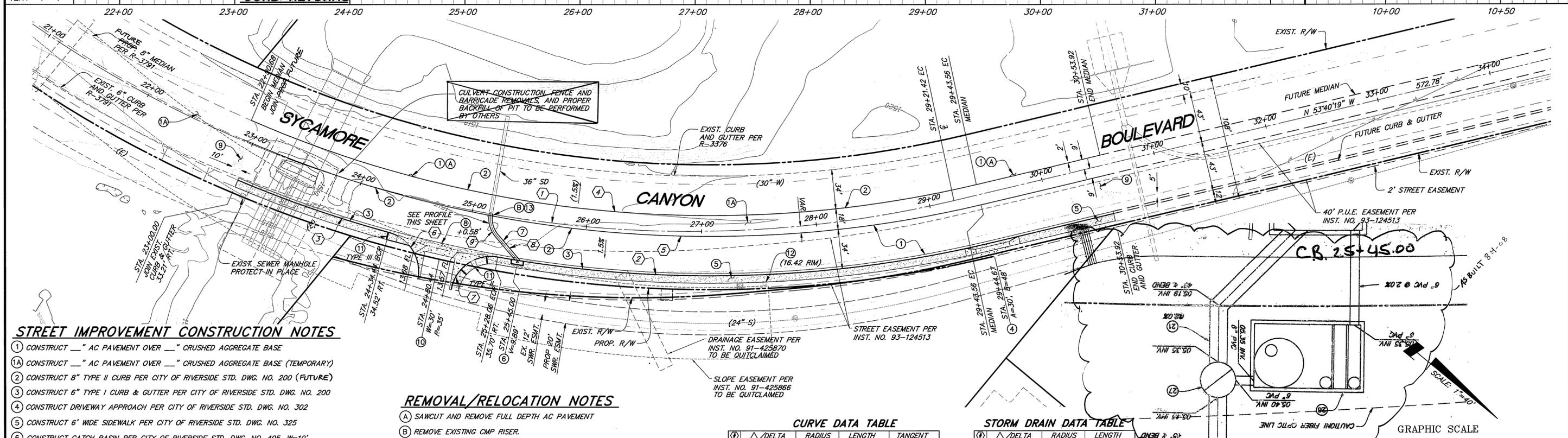
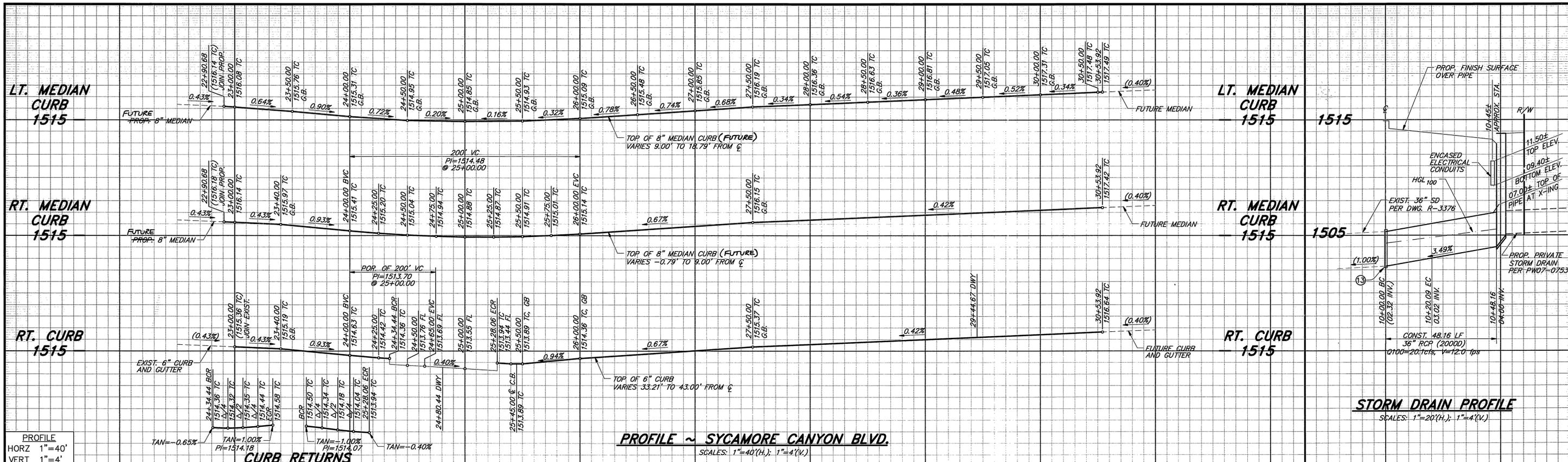
PW07-0790
R-4071
SHEET 1 OF 2
HORIZ. SCALE: _____ VERT. SCALE: _____
FILE NO. 65502.10

ASBUILT 8-4-08

RIZ

INDEXED 9-09-08

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STREET IMPROVEMENT CONSTRUCTION NOTES

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WESTERN MUNICIPAL WATER DISTRICT
 REVIEWED FOR NON-INTERFERENCES COMPLIANCE SHTS 1 THRU 2
 APPROVED BY: [Signature] DATE: 5.7.08

CITY OF RIVERSIDE PUBLIC UTILITIES
 OVERHEAD & UNDERGROUND
 APPROVED BY: [Signature] DATE: 5/7/08

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 1039 SOUTH MILLIKEN AVENUE SUITE 2
 ONTARIO, CA 91763
 909-635-0335 FAX
 909-635-0335 FAX
 DON BROOKS, R.C.E. 41829 EXP. 3/31/10 DATE: 4.30.08

BENCHMARK
 CITY OF RIVERSIDE POINT I.D.: L1-A3
 P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF D. STREET LIGHT ALONG THE SOUTHERN CURB OF RIVER CREST DRIVE, 70 FEET WESTERLY OF BOX SPRINGS BLVD.
 ELEVATION: 1537.343

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 5/14/08
 PRINCIPAL ENGINEER: [Signature] DATE: 5/14/08
 TRAFFIC ENGINEER: [Signature] DATE: 5/14/08
 CITY ENGINEER: [Signature] DATE: 5/14/08

DESIGNED BY: [Signature] DRAWN BY: ND CHECKED BY: DP

STREET IMPROVEMENT PLANS PLAN AND PROFILE
 7130 SYCAMORE CANYON BLVD.
 STA. 23+00.00 TO STA. 30+53.92

PW07-0790
 R-4071
 SHEET 2 OF 2
 FILE NO. 65502.10

HORIZ. SCALE: VERT. SCALE: