STREET IMPROVEMENT PLANS
TRACT NO. 29097

STREET 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'S 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: C OF R DWG. UL5-694312

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 AND SHALL RECEIVE HEADER CUTS. 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. 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.

12. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.

13. THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.

14. 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.

15. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.

16. 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.

17. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

18. 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.

19. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES FOR FINAL GRADE AFTER PAVING IS COMPLETED.

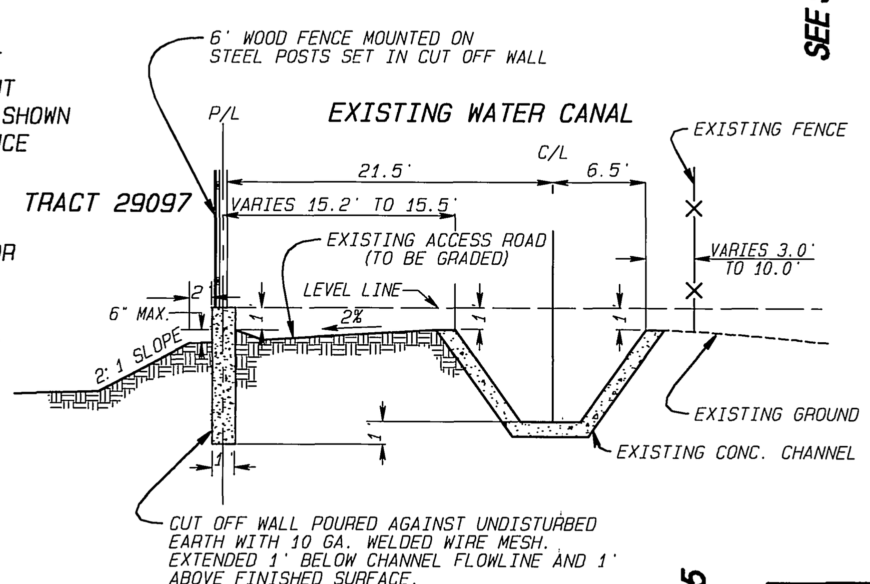
20. BEFORE THE RIP-RAP AT THE OUTLET OF ANY DRAINAGE STRUCTURE IS ACCEPTED BY THE CITY, IT SHALL BE TESTED UNDER FLOWS AS CLOSE AS POSSIBLE TO DESIGN CONDITIONS WITH WATER OBTAINED FROM FIRE HYDRANTS IN THE IMMEDIATE AREA.

21. 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.

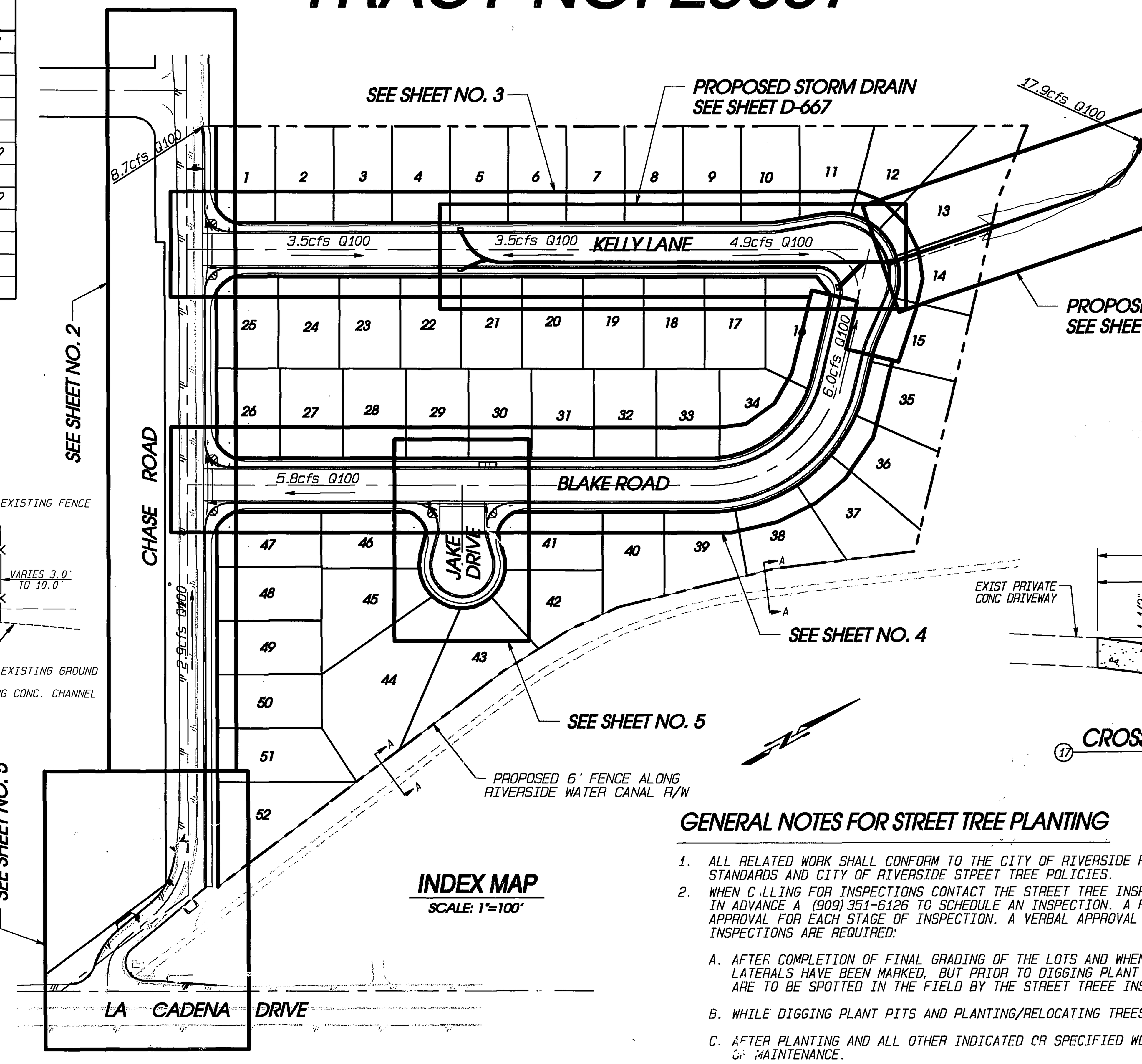
22. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

23. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (909) 351-6368

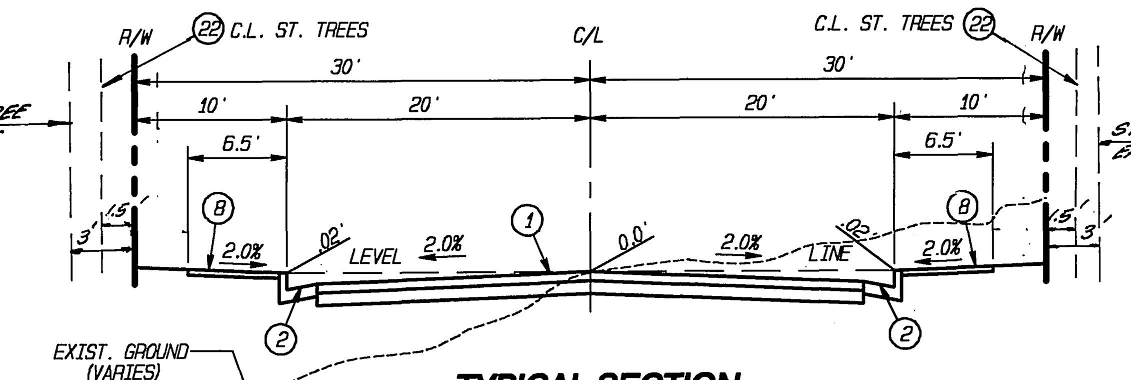
	TRAFFIC & STREET SIGN SCHEDULE CONSTRUCT PER CITY STD. DWG. 662 & 666	
A	CHASE ROAD	3300
	KELLY LANE	700
B	KELLY LANE	700
	BLAKE ROAD	700
C	BLAKE ROAD	700
	JAKE DRIVE	3200
E	BLAKE ROAD	700
	CHASE ROAD	3200
F		
	RI STOP SIGN (30" OCTAGON)	3
G		
	REFLECTIVE MARKERS W81	3



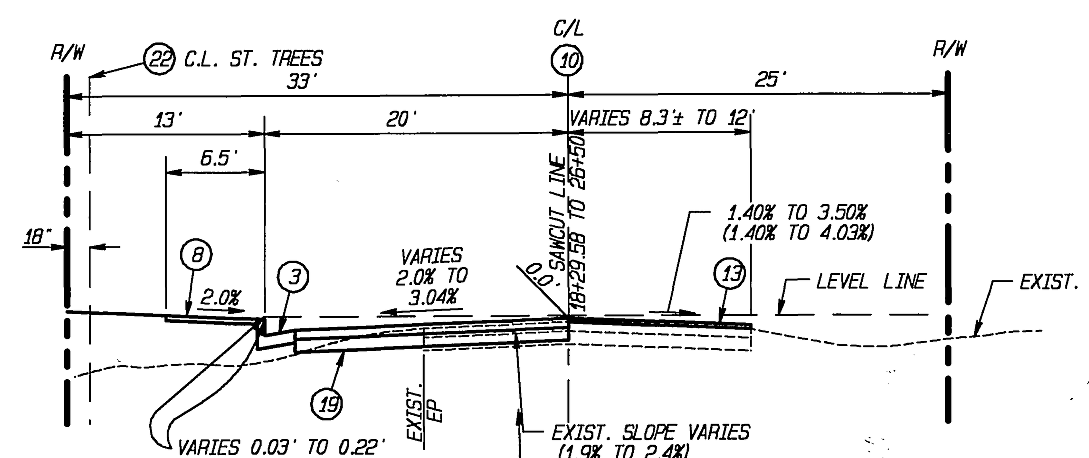
SECTION A-A
N.T.S.



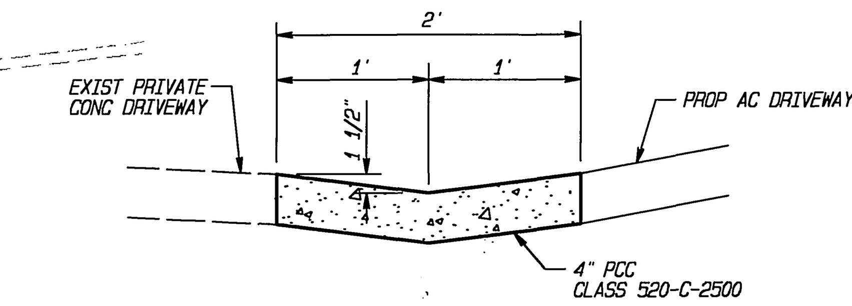
INDEX MAP
SCALE: 1"=100'



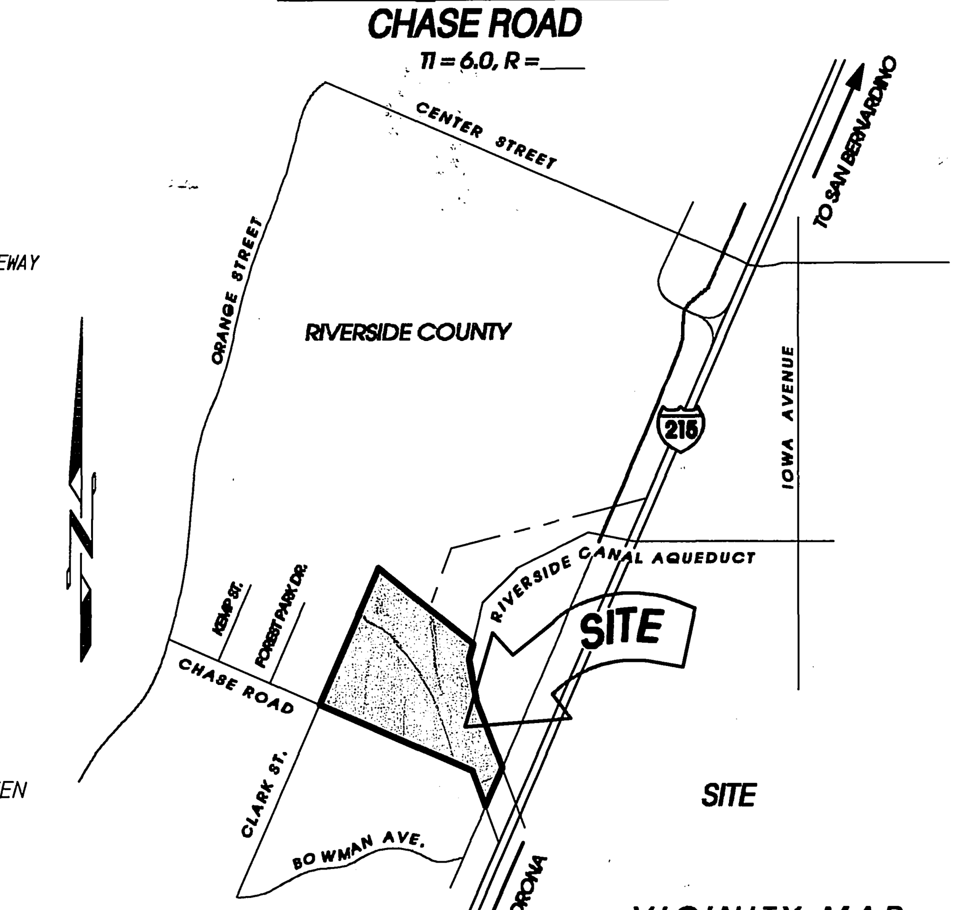
TYPICAL SECTION
KELLY LANE, BLAKE ROAD
TI = 5.0, R = ____



TYPICAL SECTION
CHASE ROAD
TI = 6.0, R = ____



(17) CROSS GUTTER DETAIL
NTS



VICINITY MAP
NOT TO SCALE

CONSTRUCTION NOTES AND QUANTITIES ESTIMATES

No.	Description	Quantity
1	CONSTRUCT ____ AC OVER ____ C.A.B. PER S.R. ____ R= ____ (65,800 SF)	1,185 TNS AC, CY AB
2	CONSTRUCT 6" CURB & GUTTER (TYPE I) PER RIV. CITY STD. 200	3,350 LF
3	CONSTRUCT 8" CURB & GUTTER (TYPE I) PER RIV. CITY STD. 200	650 LF
4	CONSTRUCT CROSS GUTTER & SPANDREL PER RIV. CITY STD. 250 (W =10')	2,610 SF
5	CONSTRUCT 6" AC BERM (TYPE 1) PER RIV. CITY STD. 250	255 LF
6	FURNISH AND INSTALL R1 STOP SIGN PER RIV. CITY STD. 666 AND STREET NAME SIGN PER RIV. CITY STD. 662	
7	CONSTRUCT WHEELCHAIR RAMP (TYPE I) PER RIV. CITY STD. 304	6 EA
8	CONSTRUCT CURB ADJACENT SIDEWALK PER RIV. CITY STD 325	20,800 SF
9	CONSTRUCT 6" TO 8" CURB RETURN TRANSITION	170 LF
10	SAWCUT EXISTING AC PAVEMENT	1,340 LF
11	HEADER CUT 0.12' MIN. & COLD PLANE GRIND TO 0.0' (WIDTH OF GRIND PER PLAN)	210 LF
12	REMOVE AND DISPOSE OF EXISTING AC/AB PAVEMENT	7,400 SF
13	OVERLAY EXISTING PAVEMENT WITH 0.12' AC MIN. (14,500 SF)	126 TNS
14	REMOVE, DISPOSE & REPLACE EXISTING DRIVEWAY APRON WITH 0.33' AC	3 TNS
15	REMOVE, DISPOSE & REPLACE EXISTING GUARD RAIL PER CITY OF RIVERSIDE STD. 180	1 EA
16	RELOCATE EXISTING POWER POLES BY EDISON	4 EA
17	CONSTRUCT 4" PCC (CLASS 520-C-2500) CROSS GUTTER PER DETAIL ON SHT 1	20 LF
18	SAWCUT, REMOVE, DISPOSE OF 4' LENGTH OF EXISTING WALL.	4 LF
19	CONSTRUCT ____ AC OVER ____ C.A.B. PER S.R. ____ R= ____ (16,200 SF)	341 TNS AC, 198 CY AB
20	CONSTRUCT WHEELCHAIR RAMP (TYPE II) PER RIV. CITY STD. 304 A=6.5'	1 LF
21	CONSTRUCT 4" THICK CLASS C2-4000 AC DRIVEWAY	3.7 TNS
22	PLANT STREET TREES PER CITY OF RIV. STD. DETAIL 1001 & 1002	85 EA
	CONSTRUCTION NOTES 23 THRU 29 ARE NOT IN USE	
30	CONSTRUCT CB CASE 1 PER RIV. CITY STD 404 (W & V PER PLAN) PER STORM DRAIN PLAN D-667	1 EA
31	CONSTRUCT CB PER RIV. CITY STD. 405 (W & V PER PLAN) PER STORM DRAIN PLAN D-667	3 EA

SEE SR 1553 R-VALUE = 24

CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 60 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.

CONTACT: BILL MAINORD
PH. NO. (909) 782-5393
3900 MAIN ST. 4TH FLOOR
RIVERSIDE CA 92522

GENERAL NOTES FOR STREET TREE PLANTING

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
2. WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE A (909) 351-6126 TO SCHEDULE AN INSPECTION. A FEILD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
   A. AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS. ALL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREEE INSPECTOR.
   B. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
   C. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE.
   D. AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR /DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	SIZE	SPACING	REQUIRED
A. BLAKE ROAD	QUERCUS OAK / SCARLET OAK		45' O.C.	35 EA.
B. CHASE ROAD	NO OVERHEAD WIRE USE: PLATANUS ACRERIFOLIA "YARWOODII"/ LONDON PLANE; WHERE OVERHEAD WIRES EXIST USE: TRISTANIIA LAURINA / WATER GUM		45' O.C.	15 EA.
C. JAKE DRIVE	HYMENOSPORUM FLAVUUM / SWEET SHADE		45' O.C.	5 EA.
D. KELLY LANE	LAURUS NOBILIS / SWEET BAY		45' O.C.	30 EA.

6. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.

*NOTE: IN THE INTREST OF PUBLIC SAFTY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE THEES.

BENCHMARK

CITY OF RIVERSIDE BENCHMARK J7-B2
BRASS DISK STAMPED "J7-B" IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF CHASE ROAD AND ORANGE STREET
ELEVATION 841.159 1971

BASIS OF BEARING

CENTERLINE OF CHASE ROAD BEING N61°01'36"W, PER RS 89/77

PROFESSIONAL ENGINEER'S NOTICE TO CONTRACTOR:

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL 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 THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

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

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

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

CITY BUSINESS TAX CERTIF. NO. 074601 EXP. DATE 3-1-2000

CITY OF RIVERSIDE ELECTRIC DEPARTMENT — APPROVED BY: [signature] DATE: 8-20-99	CITY OF RIVERSIDE WATER SYSTEM — APPROVED BY: [signature] DATE: 8/23/99 — APPROVAL IS VOID ONE YEAR FROM THIS DATE
SO. CA. GAS COMPANY REVIEWED FOR CONFLICTS — APPROVED BY: [signature] DATE: 8/17/99	SO. CA. EDISON REVIEWED FOR CONFLICTS — APPROVED BY: Robert A. Guy DATE: 8/23/99

REGISTERED PROFESSIONAL ENGINEER ERICK D POTTER No. 53554 Exp. 6-30-03 CIVIL STATE OF CALIFORNIA

Prepared By:
EPIC ENGINEERS
CIVIL ENGINEERING · PLANNING · LAND SURVEYING · CONSTRUCTION MANAGEMENT
101 E. REDLANDS BOULEVARD SUITE 217 REDLANDS, CA 92373
TELE 909-792-5969 FAX 909-792-8869 EMAIL EPICRCE@AOL.COM
CITY OF RIVERSIDE BUSINESS LICENSE # 0074601 EXPIRES 3/1/2000
APPROVED BY: [signature] Erick D. Potter RCE No. 53554 DATE: 8-18-99

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE

DESIGNED BY: RR DRAWN BY: RR CHECKED BY: EP — DESIGN ENG'R. — CITY ENG'R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/6/99	
PARK DEPARTMENT	8/16/99	
TRAFFIC DIVISION	9/28/99	
P.W. ENG'G MANAGER		
STREET SERVICES	9/14/99	

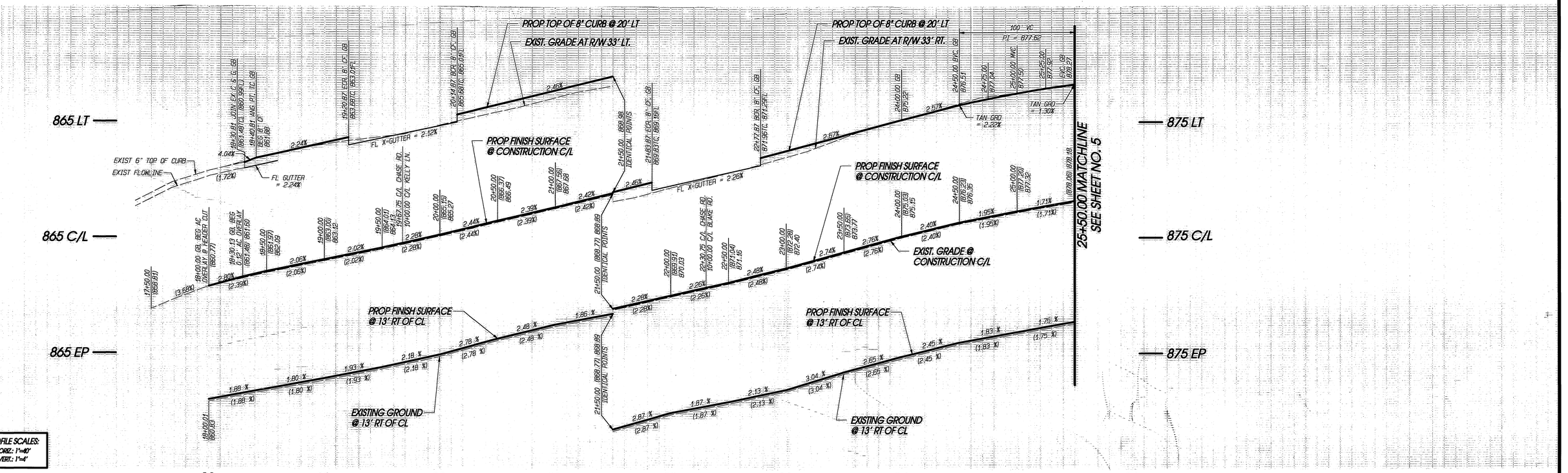
APPROVED BY R. McGrath PUBLIC WORKS DIRECTOR DATE 10-7-99

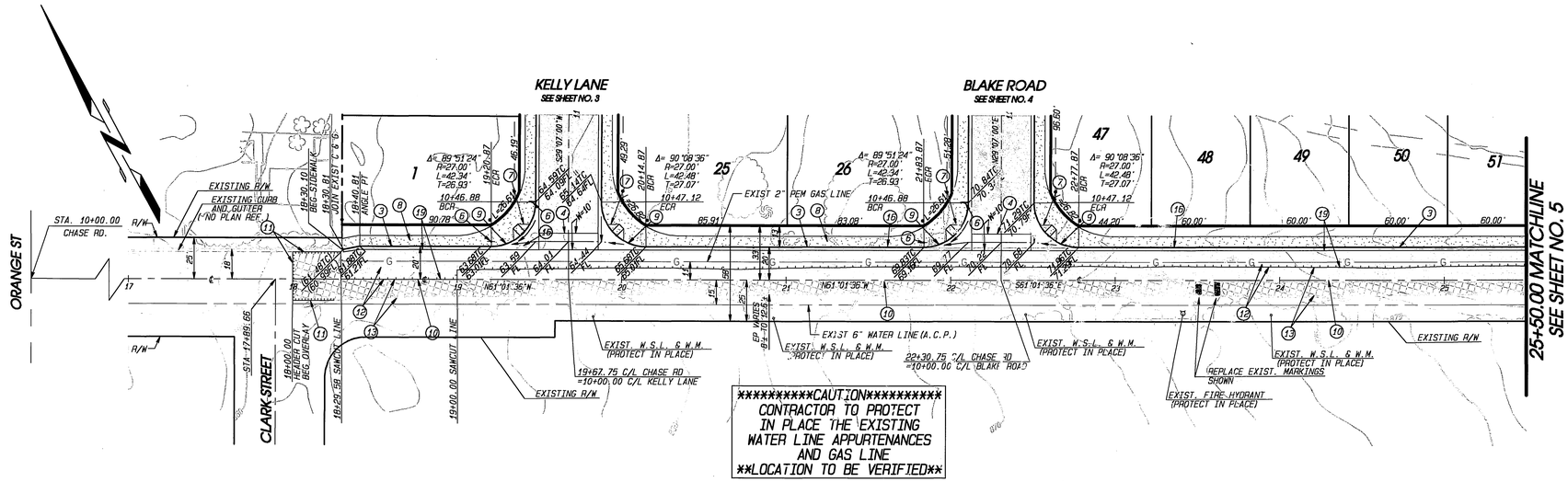
STREET IMPROVEMENT PLAN
TRACT NO. 29097
TITLE SHEET
HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'

ACCOUNT NO. R-3543
SHEET 1 OF 5
EPIC WORK ORDER: 22.01

PC-4182-S

INDEXED 10-19-99





CHASE ROAD

CONSTRUCTION NOTES

1. CONSTRUCT ____ AC OVER ____ C.A.B. PER S.R. ____ R= ____
2. CONSTRUCT 6" CURB & GUTTER (TYPE I) PER RIV. CITY STD. 200
3. CONSTRUCT 8" CURB & GUTTER (TYPE I) PER RIV. CITY STD. 200
4. CONSTRUCT CROSS GUTTER & SPANDREL PER RIV. CITY STD. 220 (W =10')
5. CONSTRUCT 6" AC BERM (TYPE 1) PER RIV. CITY STD. 250
6. FURNISH AND INSTALL R1 STOP SIGN PER RIV. CITY STD. 666 AND STREET NAME SIGN PER RIV. CITY STD. 662
7. CONSTRUCT WHEELCHAIR RAMP (TYPE I) PER RIV. CITY STD. 304
8. CONSTRUCT CURB ADJACENT SIDEWALK PER RIV. CITY STD. 325
9. CONSTRUCT 6" TO 8" CURB RETURN TRANSITION
10. SAWCUT EXISTING AC PAVEMENT
11. HEADER CUT 0.12' MIN. & COLD PLANE GRIND TO 0.0' (WIDTH OF GRIND PER PLAN)
12. REMOVE AND DISPOSE OF EXISTING AC/AB PAVEMENT
13. OVERLAY EXISTING PAVEMENT WITH 0.12' AC MIN. (14,500 SF)
14. REMOVE, DISPOSE & REPLACE EXISTING DRIVEWAY APRON WITH 0.33' AC
15. REMOVE, DISPOSE & REPLACE EXISTING GUARD RAIL PER CITY OF RIVERSIDE STD. 180
16. RELOCATE EXISTING POWER POLES BY EDISON
17. CONSTRUCT 4" PCC (CLASS 520-C-2500) CROSS GUTTER PER DETAIL ON SHT 1
18. SAWCUT, REMOVE, DISPOSE OF 4' LENGTH OF EXISTING WALL.
19. CONSTRUCT ____ AC OVER ____ C.A.B. PER S.R. ____ R= ____
20. CONSTRUCT WHEELCHAIR RAMP (TYPE II) PER RIV. CITY STD. 304 A=6.5'
21. CONSTRUCT 4" THICK CLASS C2-4000 AC DRIVEWAY
22. PLANT STREET TREES PER CITY OF RIV. STD. DETAIL 1001 & 1002

CONSTRUCTION NOTES 23 THRU 29 ARE NOT IN USE

30. CONSTRUCT CB CASE 1 PER RIV. CITY STD 404 (W & V PER PLAN) PER STORM DRAIN PLAN D-667
31. CONSTRUCT CB PER RIV. CITY STD. 405 (W & V PER PLAN) PER STORM DRAIN PLAN D-667

GRAPHIC SCALE 1"=40'
0 40 80 120

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

CITY OF RIVERSIDE
ELECTRIC DEPARTMENT
APPROVED BY ____ DATE 8-20-99

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED BY Richard L. Dahlke DATE 8/23/99
APPROVAL IS VOID ONE YEAR FROM THIS DATE

SO. CA. GAS COMPANY
REVIEWED FOR CONFLICTS
APPROVED BY ____ DATE 9/17/99

SO. CA. EDISON
REVIEWED FOR CONFLICTS
APPROVED BY Robert A. Gray DATE 8/23/99

REGISTERED PROFESSIONAL ENGINEER ERICK D POTTER No. 53554 Exp. 6-30-03 CIVIL STATE OF CALIFORNIA

Prepared By:
EPIC ENGINEERS
CIVIL ENGINEERING PLANNING LAND SURVEYING CONSTRUCTION MANAGEMENT
101 E. REDLANDS BOULEVARD SUITE 217 REDLANDS, CA 92373
TELE 909-792-5999 FAX 909-792-5999 EMAIL EPICRDS@AOL.COM
CITY OF RIVERSIDE BUSINESS LICENSE # 0074601 EXPIRES 12/1/2000
APPROVED BY: Erick D. Potter DATE: 8-18-99
Erick D. Potter RCE No. 53554

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE
DESIGNED BY: RR	DRAWN BY: RR	CHECKED BY: EP		DESIGN ENG'R.	CITY ENG'R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/6/99	
PARK DEPARTMENT	8/24/99	
TRAFFIC DIVISION	9/23/99	
P.W. ENG'G MANAGER		
STREET SERVICES	9/14/99	

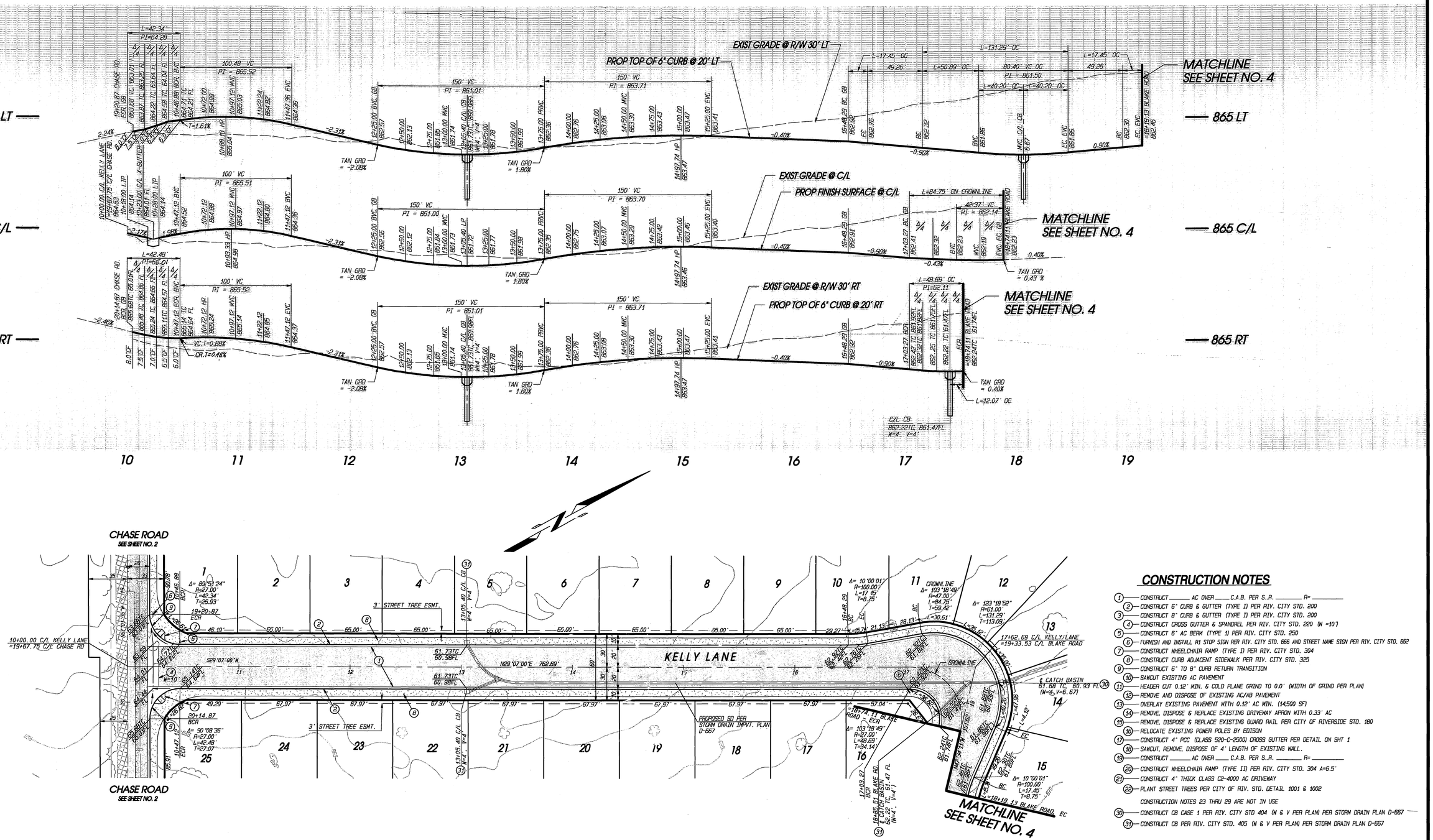
APPROVED BY R. McGrath PUBLIC WORKS DIRECTOR
DATE 10-7-99

STREET IMPROVEMENT PLAN
TRACT NO. 29097
CHASE ROAD
STA 18+00.00 TO STA 25+50.00
HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'

ACCOUNT NO. R-3543
SHEET 2 OF 5
EPIC WORK ORDER: 22.01

PC-4182-S

INDEXED 10-20-99 GH



CONSTRUCTION NOTES

1. CONSTRUCT ____ AC OVER ____ C.A.B. PER S..R. ____ R= ____
2. CONSTRUCT 6" CURB & GUTTER (TYPE 1) PER RIV. CITY STD. 200
3. CONSTRUCT 8" CURB & GUTTER (TYPE 1) PER RIV. CITY STD. 200
4. CONSTRUCT CROSS GUTTER & SPANDREL PER RIV. CITY STD. 220 (W =10')
5. CONSTRUCT 6" AC BERM (TYPE 1) PER RIV. CITY STD. 250
6. FURNISH AND INSTALL R1 STOP SIGN PER RIV. CITY STD. 666 AND STREET NAME SIGN PER RIV. CITY STD. 652
7. CONSTRUCT WHEELCHAIR RAMP (TYPE 1) PER RIV. CITY STD. 304
8. CONSTRUCT CURB ADJACENT SIDEWALK PER RIV. CITY STD. 325
9. CONSTRUCT 6" TO 8" CURB RETURN TRANSITION
10. SAWCUT EXISTING AC PAVEMENT
11. HEADER CUT 0.12' MIN. & COLD PLANE GRIND TO 0.0' (WIDTH OF GRIND PER PLAN)
12. REMOVE AND DISPOSE OF EXISTING AC/AB PAVEMENT
13. OVERLAY EXISTING PAVEMENT WITH 0.12' AC MIN. (14,500 SF)
14. REMOVE, DISPOSE & REPLACE EXISTING DRIVEWAY APRON WITH 0.33' AC
15. REMOVE, DISPOSE & REPLACE EXISTING GUARD RAIL PER CITY OF RIVERSIDE STD. 180
16. RELOCATE EXISTING POWER POLES BY EDISON
17. CONSTRUCT 4" PCC (CLASS 520-C-2500) CROSS GUTTER PER DETAIL ON SHT 1
18. SAWCUT, REMOVE, DISPOSE OF 4' LENGTH OF EXISTING WALL.
19. CONSTRUCT ____ AC OVER ____ C.A.B. PER S..R. ____ R= ____
20. CONSTRUCT WHEELCHAIR RAMP (TYPE 11) PER RIV. CITY STD. 304 A=6.5'
21. CONSTRUCT 4" THICK CLASS C2-4000 AC DRIVEWAY
22. PLANT STREET TREES PER CITY OF RIV. STD. DETAIL 1001 & 1002

CONSTRUCTION NOTES 23 THRU 29 ARE NOT IN USE

30. CONSTRUCT CB CASE 1 PER RIV. CITY STD 404 (W & V PER PLAN) PER STORM DRAIN PLAN D-667
31. CONSTRUCT CB PER RIV. CITY STD. 405 (W & V PER PLAN) PER STORM DRAIN PLAN D-667

KELLY LANE

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

CITY OF RIVERSIDE
ELECTRIC DEPARTMENT
APPROVED BY ____ DATE 8.20.99

SO. CA. GAS COMPANY
REVIEWED FOR CONFLICTS
APPROVED BY ____ DATE 9/7/99

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED BY ____ DATE 8/23/99
APPROVAL IS VOID ONE YEAR FROM THIS DATE

REGISTERED PROFESSIONAL ENGINEER
ERICK D POTTER
No. 53554
Exp. 6-30-00
CIVIL
STATE OF CALIFORNIA

Prepared By:
EPIC ENGINEERS
CIVIL ENGINEERING LAND SURVEYING
PLANNING CONSTRUCTION MANAGEMENT
101 E. REDLANDS BOULEVARD TELE 909 - 792 - 5969
SUITE 217 FAX 909 - 792 - 5969
REDLANDS, CA 92373 EMAIL EPICRES@AOL.COM
CITY OF RIVERSIDE BUSINESS LICENSE # 0074601 EXPIRES 3/1/2000

APPROVED BY: ____ DATE: 8-18-99
Erick D. Potter RCE No. 53554

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE
				DESIGN ENG'R.	CITY ENG'R.

DESIGNED BY: RR DRAWN BY: RR CHECKED BY: EP

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/6/99	
PARK DEPARTMENT	9/16/99	
TRAFFIC DIVISION	9/28/99	
P.W. ENG'G MANAGER	9/14/99	
STREET SERVICES	9/14/99	

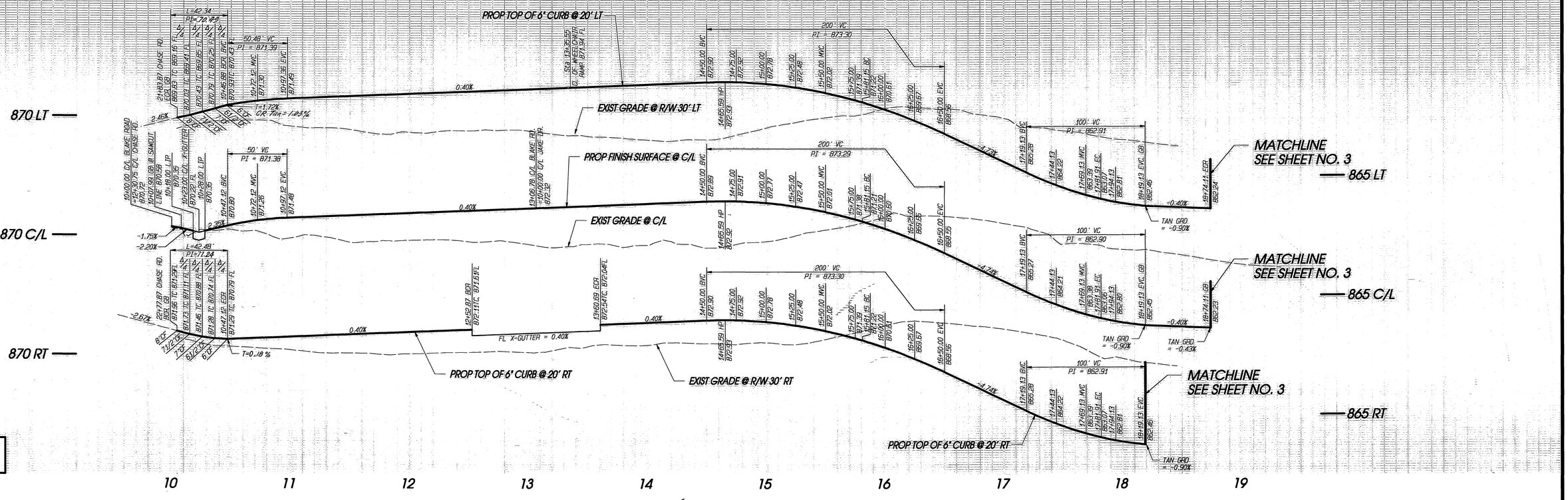
APPROVED BY
R. M. Scott
PUBLIC WORKS DIRECTOR
DATE 10-7-99

STREET IMPROVEMENT PLAN
TRACT NO. 29097
KELLY LANE — STA 10+00.00 TO STA 17+62.69
BLAKE ROAD — STA 18+19.13 TO STA 19+33.53
HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'

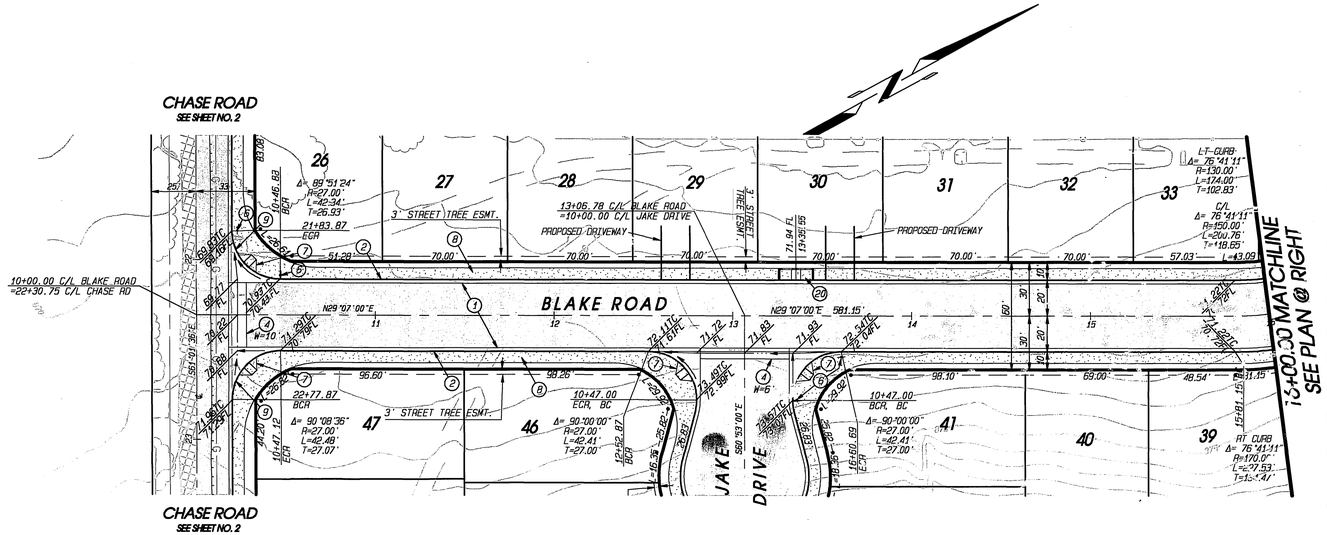
ACCOUNT NO. R-3543
SHEET 3 OF 5
EPIC WORK ORDER: 22.01

PC-4182-S

INDEXED 10-20-99 KH



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

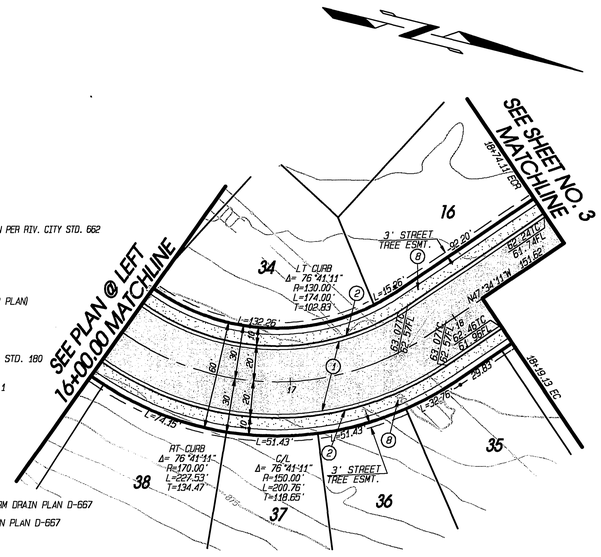


CONSTRUCTION NOTES

1. CONSTRUCT ____ AC OVER ____ C.A.B. PER S.R. ____ R= ____
2. CONSTRUCT 6" CURB & GUTTER (TYPE I) PER RIV. CITY STD. 200
3. CONSTRUCT 8" CURB & GUTTER (TYPE I) PER RIV. CITY STD. 200
4. CONSTRUCT CROSS GUTTER & SPANDREL PER RIV. CITY STD. 220 (W =10')
5. CONSTRUCT 6" AC BERM (TYPE 1) PER RIV. CITY STD. 250
6. FURNISH AND INSTALL R1 STOP SIGN PER RIV. CITY STD. 666 AND STREET NAME SIGN PER RIV. CITY STD. 662
7. CONSTRUCT WHEELCHAIR RAMP (TYPE I) PER RIV. CITY STD. 304
8. CONSTRUCT CURB ADJACENT SIDEWALK PER RIV. CITY STD. 325
9. CONSTRUCT 6" TO 8" CURB RETURN TRANSITION
10. SAWCUT EXITING AC PAVEMENT
11. HEADER CUT 0.12' MIN. & COLD PLANE GRIND TO 0.0' (WIDTH OF GRIND PER PLAN)
12. REMOVE AND DISPOSE OF EXISTING AC/AB PAVEMENT
13. OVERLAY EXISTING PAVEMENT WITH 0.12' AC MIN. (14,500 SF)
14. REMOVE, DISPOSE & REPLACE EXISTING DRIVEWAY APRON WITH 0.33' AC
15. REMOVE, DISPOSE & REPLACE EXISTING GUARD RAIL PER CITY OF RIVERSIDE STD. 180
16. RELOCATE EXISTING POWER POLES BY EDISON
17. CONSTRUCT 4" PCC (CLASS 520-C-2500) CROSS GUTTER PER DETAIL ON SHT 1
18. SAWCUT, REMOVE, DISPOSE OF 4' LENGTH OF EXISTING WALL.
19. CONSTRUCT ____ AC OVER ____ C.A.B. PER S.R. ____ R= ____
20. CONSTRUCT WHEELCHAIR RAMP (TYPE II) PER RIV. CITY STD. 304 A=6.5'
21. CONSTRUCT 4" THICK CLASS C2-4000 AC DRIVEWAY
22. PLANT STREET TREES PER CITY OF RIV. STD. DETAIL 1001 & 1002

CONSTRUCTION NOTES 23 THRU 29 ARE NOT IN USE

30. CONSTRUCT CB CASE 1 PER RIV. CITY STD 404 (W & V PER PLAN) PER STORM DRAIN PLAN D-667
31. CONSTRUCT CB PER RIV. CITY STD. 405 (W & V PER PLAN) PER STORM DRAIN PLAN D-667



GRAPHIC SCALE 1"=40'
0 40 80 120

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

CITY OF RIVERSIDE
ELECTRIC DEPARTMENT
APPROVED BY _____ DATE 8-20-99

SO. CA. GAS COMPANY
REVIEWED FOR CONFLICTS
APPROVED BY _____ DATE 8/17/99

CITY OF RIVERSIDE
WATER SYSTEM
Richard L. Drake 8/23/99
APPROVED BY DATE
APPROVAL IS VOID ONE YEAR FROM THIS DATE

REGISTERED PROFESSIONAL ENGINEER ERICK D POTTER No. 53554 Exp. 6-30-01 CIVIL STATE OF CALIFORNIA

Prepared By:
EPIC ENGINEERS
CIVIL ENGINEERING PLANNING LAND SURVEYING CONSTRUCTION MANAGEMENT
101 E. REDLANDS BOULEVARD SUITE 217 REDLANDS, CA 92373
TELE 909 - 792 - 5999 FAX 909 - 792 - 5999 EMAIL EPICRE@AOL.COM
CITY OF RIVERSIDE BUSINESS LICENSE # 0074601 EXPIRES 3/1/2000

APPROVED BY: Erick D. Potter DATE: 8-18-99
Erick D. Potter RCE No. 53554

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE

DESIGNED BY: RR DRAWN BY: RR CHECKED BY: EP
DESIGN ENG'R. CITY ENG'R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/6/99	RR
PARK DEPARTMENT	9/16/99	RR
TRAFFIC DIVISION	9/23/99	RS
P.W. ENG'G MANAGER		
STREET SERVICES	9/17/99	RW

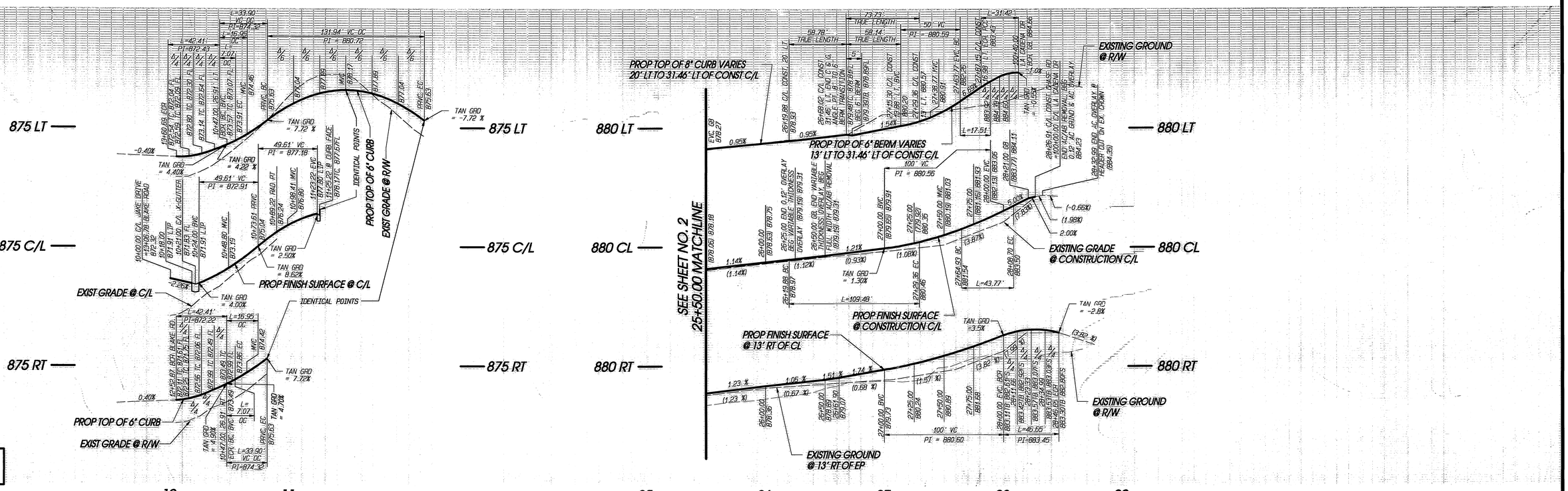
APPROVED BY R. McGrath PUBLIC WORKS DIRECTOR
DATE 10-7-99

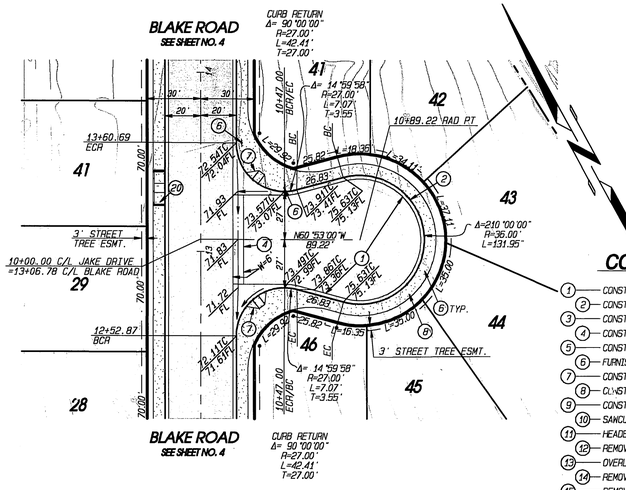
STREET IMPROVEMENT PLAN
TRACT NO. 29097
BLAKE ROAD
STA 10+00.00 TO STA 18+74.11
HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'

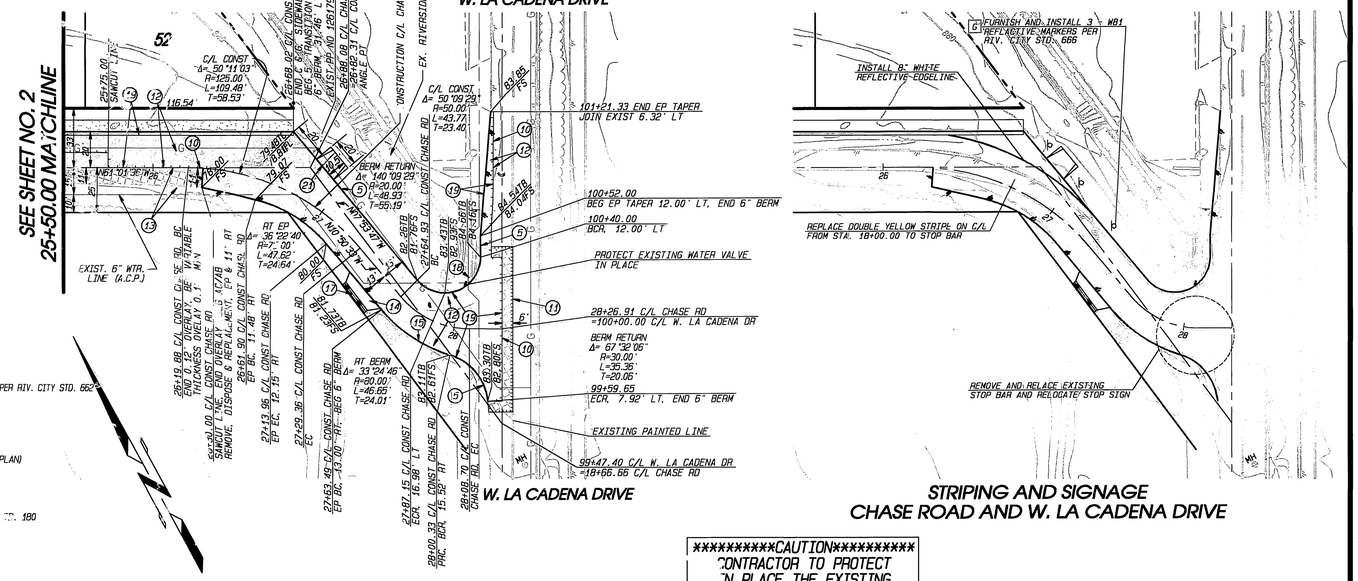
ACCOUNT NO. R-3543
SHEET 4 OF 5
EPIC WORK ORDER: 22.01

PC-4182-S

INDEXED 10-20-99 FH







STRIPING AND SIGNAGE CHASE ROAD AND W. LA CADENA DRIVE

CONSTRUCTION NOTES

1. CONSTRUCT _____ AC OVER _____ C.A.B. PER S.R. _____ R= _____
2. CONSTRUCT 6" CURB & GUTTER (TYPE I) PER RIV. CITY STD. 200
3. CONSTRUCT 8" CURB & GUTTER (TYPE I) PER RIV. CITY STD. 200
4. CONSTRUCT CROSS GUTTER & SPANDREL PER RIV. CITY STD. 220 (W =10')
5. CONSTRUCT 6" AC BERM (TYPE 1) PER RIV. CITY STD. 204
6. FURNISH AND INSTALL R1 STOP SIGN PER RIV. CITY STD. 666 AND STREET NAME SIGN PER RIV. CITY STD. 662
7. CONSTRUCT WHEELCHAIR RAMP (TYPE I) PER RIV. CITY STD. 304
8. CONSTRUCT CURB ADJACENT SIDEWALK PER RIV. CITY STD. 325
9. CONSTRUCT 6" TO 8" CURB RETURN TRANSITION
10. SAWCUT EXISTING AC PAVEMENT
11. HEADER CUT 0.12' MIN. & COLD PLANE GRIND TO 0.0' (WIDTH OF GRIND PER PLAN)
12. REMOVE AND DISPOSE OF EXISTING AC/AB PAVEMENT
13. OVERLAY EXISTING PAVEMENT WITH 0.12' AC MIN. (14,500 SF)
14. REMOVE, DISPOSE & REPLACE EXISTING DRIVEWAY APRON WITH 0.33' AC
15. REMOVE, DISPOSE & REPLACE EXISTING GUARD RAIL PER CITY OF RIVERSIDE STD. 180
16. RELOCATE EXISTING POWER POLES BY EDISON
17. CONSTRUCT 4" PCC (CLASS 52K-C-2500) CROSS GUTTER PER DETAIL ON SHT 1
18. SAWCUT, REMOVE, DISPOSE OF 4' LENGTH OF EXISTING WALL.
19. CONSTRUCT _____ AC OVER _____ C.A.B. PER S.R. _____ R= _____
20. CONSTRUCT WHEELCHAIR RAMP (TYPE II) PER RIV. CITY STD. 304 A=5.5'
21. CONSTRUCT 4" THICK CLASS C2-4000 AC DRIVEWAY
22. PLANT STREET TREES PER CITY OF RIV. STD. DETAIL 1001 & 1002

CONSTRUCTION NOTES 23 THRU 29 ARE NOT IN USE

30. CONSTRUCT CB CASE 1 PER RIV. CITY STD 404 (W & V PER PLAN) PER STORM DRAIN PLAN D-667
31. CONSTRUCT CB PER RIV. CITY STD. 405 (W & V PER PLAN) PER STORM DRAIN PLAN D-667

JAKE DRIVE

CHASE ROAD

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

************CAUTION************
CONTRACTOR TO PROTECT IN PLACE THE EXISTING WATER LINE AND GAS LINE
LOCATION TO BE VERIFIED

GRAPHIC SCALE 1"=40'
0 40 80 120

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

CITY OF RIVERSIDE
ELECTRIC DEPARTMENT
APPROVED BY _____ DATE 8-20-99

CITY OF RIVERSIDE
WATER SYSTEM
APPROVED BY _____ DATE 8/23/99
APPROVAL IS VOID ONE YEAR FROM THIS DATE

SO. CA. GAS COMPANY
REVIEWED FOR CONFLICTS
APPROVED BY _____ DATE 8/31/99

SO. CA. EDISON
REVIEWED FOR CONFLICTS
APPROVED BY _____ DATE 8/23/99

REGISTERED PROFESSIONAL ENGINEER ERICK D. POTTER No. 63554 Exp. 9-30-01 CIVIL STATE OF CALIFORNIA

Prepared By:
EPIC ENGINEERS
CIVIL ENGINEERING PLANNING LAND SURVEYING CONSTRUCTION MANAGEMENT
101 E. REDLANDS BOULEVARD SUITE 217 REDLANDS, CA 92373
TELE 909-792-5969 FAX 909-792-5969 EMAIL EPICRCE@AOL.COM
CITY OF RIVERSIDE BUSINESS LICENSE # 0074601 EXPIRES 11/1/2000

APPROVED BY: _____ DATE: 8-10-99
Erick D. Potter RCE No. 63554

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE
				DESIGN ENG'R.	CITY ENG'R.

DESIGNED BY: RR DRAWN BY: RR CHECKED BY: EP

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	10/6/99	
PARK DEPAR. MENT	9/16/99	
TRAFFIC DIVISION	9/29/99	
P.W. ENG'G MANAGER		
STREET SERVICES		

APPROVED BY: R. McGrath
PUBLIC WORKS DIRECTOR
DATE 10-7-99

STREET IMPROVEMENT PLAN
TRACT NO. 29097
JAKE DRIVE STA 10+00.00 TO STA 11+25.61
CHASE ROAD STA 25+50.00 TO STA 28+25.91
HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'

ACCOUNT NO. R-3543
SHEET 5 OF 5
EPIC WORK ORDER: 22.01

PC-4182-S

INDEXED 10-20-99 EK

C:\EPIC JOBS 11\29097 Riverside Tract 29097 st wtr profile 11.dgn