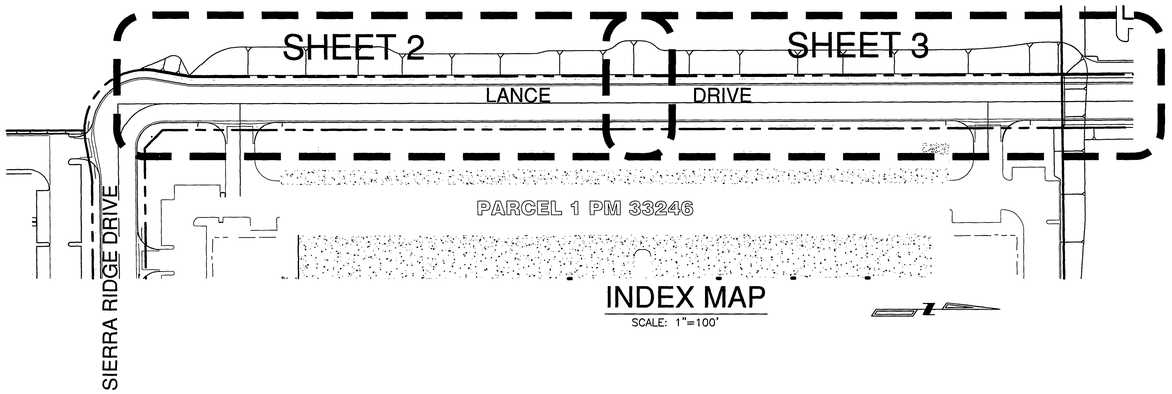
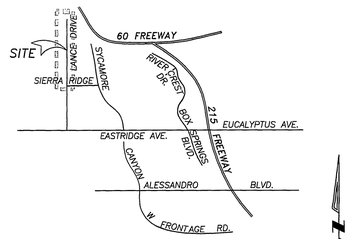
STREET IMPROVEMENT PLANS

GENERAL NOTES

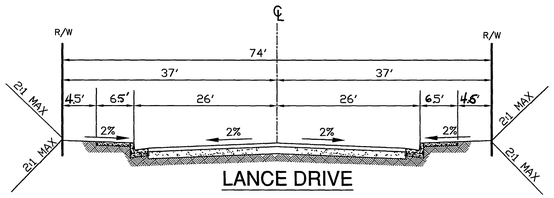
1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR AN ENCROACHMENT PERMIT, OR A STREET OPENING PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. IT SHALL BE THE 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. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
5. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
6. 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 SIGNING THESE PLANS SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING THE SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
8. 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.
9. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
10. SEE CITY OF RIVERSIDE APPROVED UTILITY PLAN FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
11. 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 INSPECTOR.
12. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) AT 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 USA.
13. QUANTITIES SHOWN ARE FOR BID INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
14. IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH NEW AC PAVING.
15. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
16. CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE PROJECT.



INDEX MAP
SCALE: 1"=100'



VICINITY MAP
NOT TO SCALE



LANCE DRIVE
N.T.S.
ULTIMATE T.I. = 8.0

LEGEND:

TOP OF CURB	TC
FINISHED SURFACE	FS
FLOWLINE	FL
HIGH POINT	HP
GRADE BREAK	GB
FINISHED GRADE	FG
POWER POLE	PP

CONCRETE

A. C. PAVEMENT

SLOPE

CONSTRUCTION NOTES AND QUANTITIES

NO.	ESTIMATED	UNIT	DESCRIPTION
1	1,740	TONS	0.40' AC PAVEMENT (60,403 sf) PER SOILS REPORT #1692
2	1,119	CY	0.50' AGGREGATE BASE OVER COMPACTED SUBGRADE (60,403 sf) PER SOILS REPORT #1692
3	2,504	LF	CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE 1
4	15,371	SF	6' CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
5	4	EA	WHEEL CHAIR RAMP TYPE III PER CITY OF RIVERSIDE STD. DWG. NO. 304
6	1,580	SF	40' DRIVEWAY APPROACH
7	2	EA	CONSTRUCT 8' CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220
8	59	LF	CONSTRUCT END BARRICADE PER CITY OF RIVERSIDE STD. DWG. NO. 180
9	59	LF	CONSTRUCT 2"x4" REDWOOD HEADER
1	1,057	LF	PAINT 4" DOUBLE YELLOW LINE PER CALTRANS STD. 20A DETAIL 22
2	1	EA	CONSTRUCT STREET NAME SIGN PER CITY OF RIVERSIDE STD. DWG. NO. 662A

SHEET INDEX:

SHEET 1 . . . . . COVER SHEET
SHEET 2 . . . . . STREET PLAN AND PROFILE
SHEET 3 . . . . . STREET PLAN AND PROFILE

GENERAL NOTES 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. CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 715-3466 TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL BE REQUIRED: A) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANTS PITS, 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, AND D) AT END OF MAINTENANCE/FINAL ACCEPTANCE DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. THE DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
4. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:

NOTICE TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.
2. 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 REGULATION" OF THE U.S. DEPARTMENT OF LABOR, AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS."
3. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, "CONSTRUCTION SAFETY ORDERS."
4. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE 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 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 THE ENGINEER.

UTILITY INFORMATION

CONTACT UTILITY COMPANIES BEFORE EXCAVATION

1. SBC	(951) 359-2273
2. SOUTHERN CALIF. GAS CO.	(951) 335-7716
3. CITY OF RIVERSIDE	
*ELECTRIC	(951) 826-5488
WATER	(951) 826-5442
SEWER	(951) 826-5341

*CONTACT RIVERSIDE ELECTRIC CO. 60 DAYS IN ADVANCE OF CONSTRUCTION FOR RELOCATION OF EXISTING POWER POLE

CITY TAX CERTIFICATE NO. 027049 EXP. 1-25-08

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCH MARK:
CITY OF RIVERSIDE B.M.
L1-A3

PK NAIL AND CITY ENGINEER TAG IN THE BASE OF A STREET LIGHT POLE ALONG THE NORTHERLY CURB OF EASTRIDGE AVENUE, 82 FEET WESTERLY OF BOX SPRINGS BLVD.

ELEVATION: 1534.311

WESTERN MUNICIPAL WATER DISTRICT
APPROVED FOR NON INTERFERENCE — DATE 11.6.07

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND
APPROVED BY — DATE 11/05/07

REGISTERED PROFESSIONAL ENGINEER — ALLEN W. MARTIN — No. C 38463 EXP. 3-31-09 — CIVIL — STATE OF CALIFORNIA

Southland Engineering
2200 BUSINESS WAY, Ste. 100
RIVERSIDE, CA. 92501
(951) 788-8488

PREPARED UNDER THE SUPERVISION OF
ALLEN W. MARTIN — DATE 10/29/07
R.C.E. 38463 EXP. 3-31-09

MARK	REVISIONS	APPR.	DATE

DESIGNED BY JH DRAWN BY NU CHECKED BY JH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY		
PRINCIPAL ENGINEER	11-27-07	
TRAFFIC DIVISION	11-30-07	

APPROVED BY
CITY ENGINEER
DATE 11/30/07

PW07-0683

STREET IMPROVEMENTS PLAN
TITLE SHEET
PM 33246
LANCE DRIVE
STA. 10+00.00 TO STA. 23+20.52

ACCOUNT NO. R-4063
SHEET 1 OF 3

SCALE: AS NOTED
26129

RVR

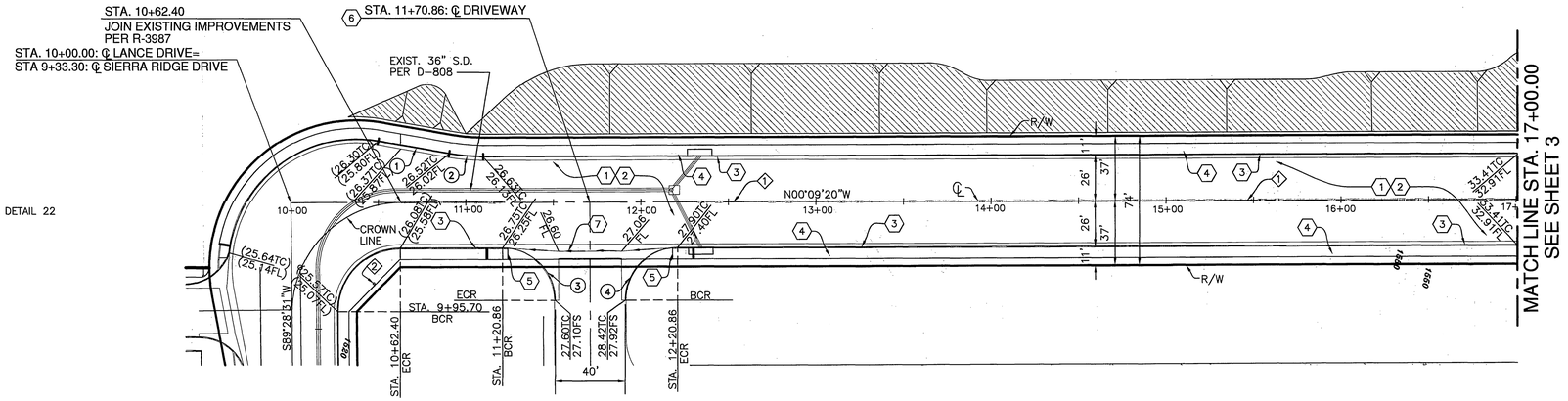
INDEXED 1-11-08 GA

PROFILE SCALE

VERT: 1 in = 8 ft
HORZ: 1 in = 40 ft

LINE/CURVE TABLE

#	DELTA/BEARING	RADIUS	LENGTH	TANGENT
1	N09°54'38"E	———	28.38'	———
2	10°03'58"	111.00'	19.50'	9.78'
3	90°00'00"	30.00'	47.12'	30.00'
4	90°00'00"	30.00'	47.12'	30.00'



LANCE DRIVE

SCALE: 1"=40'

SIGNING/STRIPING NOTES:

1. PAINT 4" DOUBLE YELLOW LINE PER CALTRANS STD. A20A DETAIL 22
2. CONSTRUCT STREET NAME SIGN PER CITY OF RIVERSIDE STD. DWG. NO. 662A

CONSTRUCTION NOTES:

1. CONSTRUCT 0.40' AC PAVEMENT PER SOILS REPORT #1692
2. CONSTRUCT 0.50' AGGREGATE BASE OVER COMPACTED SUBGRADE PER SOILS REPORT #1692
3. CONSTRUCT 6" CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE 1
4. CONSTRUCT 6' CURB SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325
5. CONSTRUCT WHEEL CHAIR RAMP TYPE III PER CITY OF RIVERSIDE STD. DWG. NO. 304
6. CONSTRUCT 40' DRIVEWAY APPROACH
7. CONSTRUCT 8' CROSS GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220

CITY TAX CERTIFICATE NO. 027049 EXP. 1-25-08

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCH MARK:

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L1-A3

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ELEVATION: 1534.311

WESTERN MUNICIPAL WATER DISTRICT
APPROVED FOR NON INTERFERENCE DATE 11.4.07

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT - ELECTRIC
OVERHEAD & UNDERGROUND
APPROVED BY [signature] DATE 11/05/07

REGISTERED PROFESSIONAL ENGINEER — ALLEN W. MARTIN — No. C 38463 EXP. 3-31-09 — CIVIL — STATE OF CALIFORNIA

Southland Engineering
2200 BUSINESS WAY, Ste. 100
RIVERSIDE, CA. 92501
(951) 788-8488

PREPARED UNDER THE SUPERVISION OF
[signature] 10/29/07
ALLEN W. MARTIN DATE
R.C.E. 38463 EXP. 3-31-09

MARK	REVISIONS	APPR.	DATE

DESIGNED BY JH DRAWN BY NU CHECKED BY JH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	11-27-07	MP
TRAFFIC DIVISION	11-29-07	LH

APPROVED BY [signature] CITY ENGINEER DATE 11/28/07

STREET IMPROVEMENTS PLAN

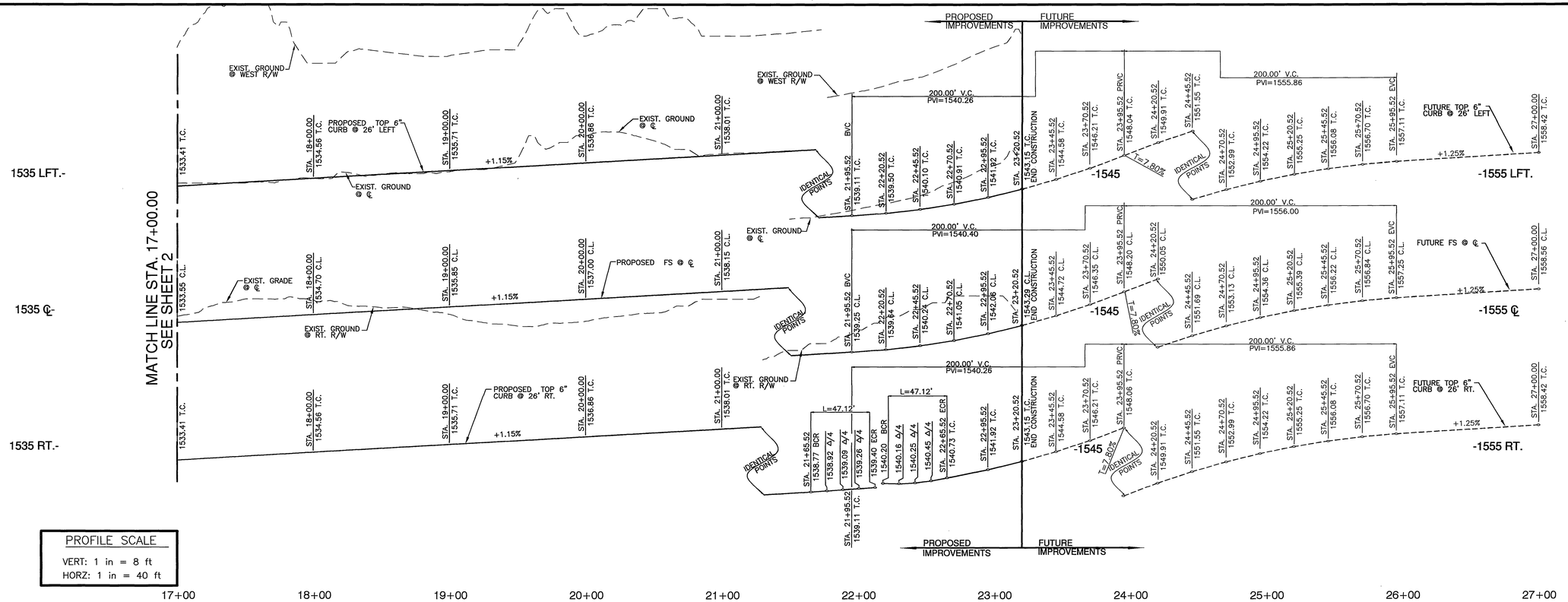
STREET PLAN AND PROFILE
LANCE DRIVE
STA. 10+00.00 TO STA. 17+00.00

HORIZ. SCALE: 1' = 40' VERT. SCALE: 1" = 8'

PW07-0683
ACCOUNT NO. R-4063
SHEET 2 OF 3
W.O. 26129

BR

INDEXED 1-11-08 FH



PROFILE SCALE
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CURVE TABLE

#	DELTA	RADIUS	LENGTH	TANGENT
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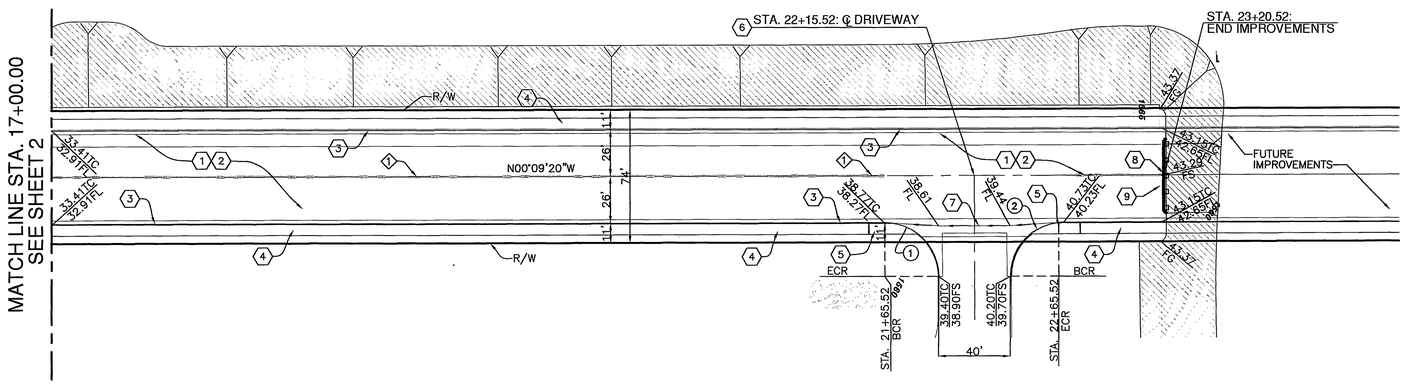

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ELEVATION: 1534.311

WESTERN MUNICIPAL WATER DISTRICT
APPROVED FOR NON INTERFERENCE 11-20-07 DATE
CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT—ELECTRIC
OVERHEAD & UNDERGROUND
APPROVED BY 11-20-07 DATE

REGISTERED PROFESSIONAL ENGINEER — ALLEN W. MARTIN — No. C 38463 EXP. 3-31-09 — CIVIL — STATE OF CALIFORNIA

Southland Engineering
2200 BUSINESS WAY, Ste. 100
RIVERSIDE, CA. 92501
(951) 788-8488
PREPARED UNDER THE SUPERVISION OF
ALLEN W. MARTIN R.C.E. 38463 EXP. 3-31-09 DATE 11/14/07

MARK	REVISIONS	APPR.	DATE

DESIGNED BY JH DRAWN BY NU CHECKED BY JH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	11-27-07	
TRAFFIC DIVISION	11-30-07	

APPROVED BY
CITY ENGINEER
DATE 11/28/07

STREET IMPROVEMENTS PLAN

STREET PLAN AND PROFILE
LANCE DRIVE
STA. 17+00.00 TO STA. 23+20.52

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 8'

PW07-0683
ACCOUNT NO. R-4063
SHEET 3 OF 3
W.O. 26129

INDEXED 1-11-08- LH