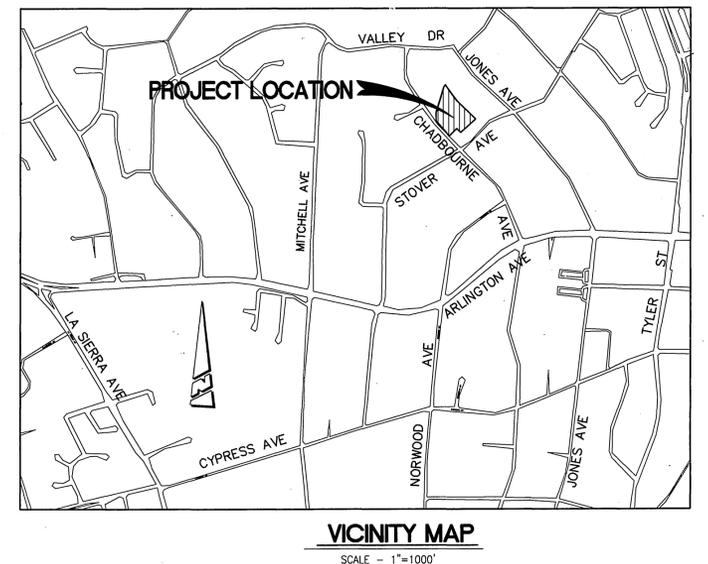
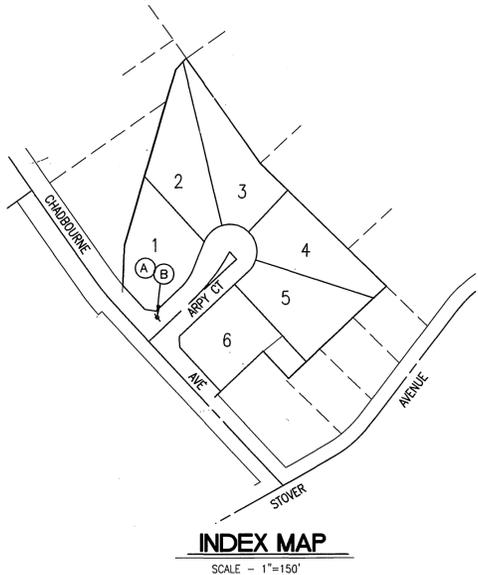
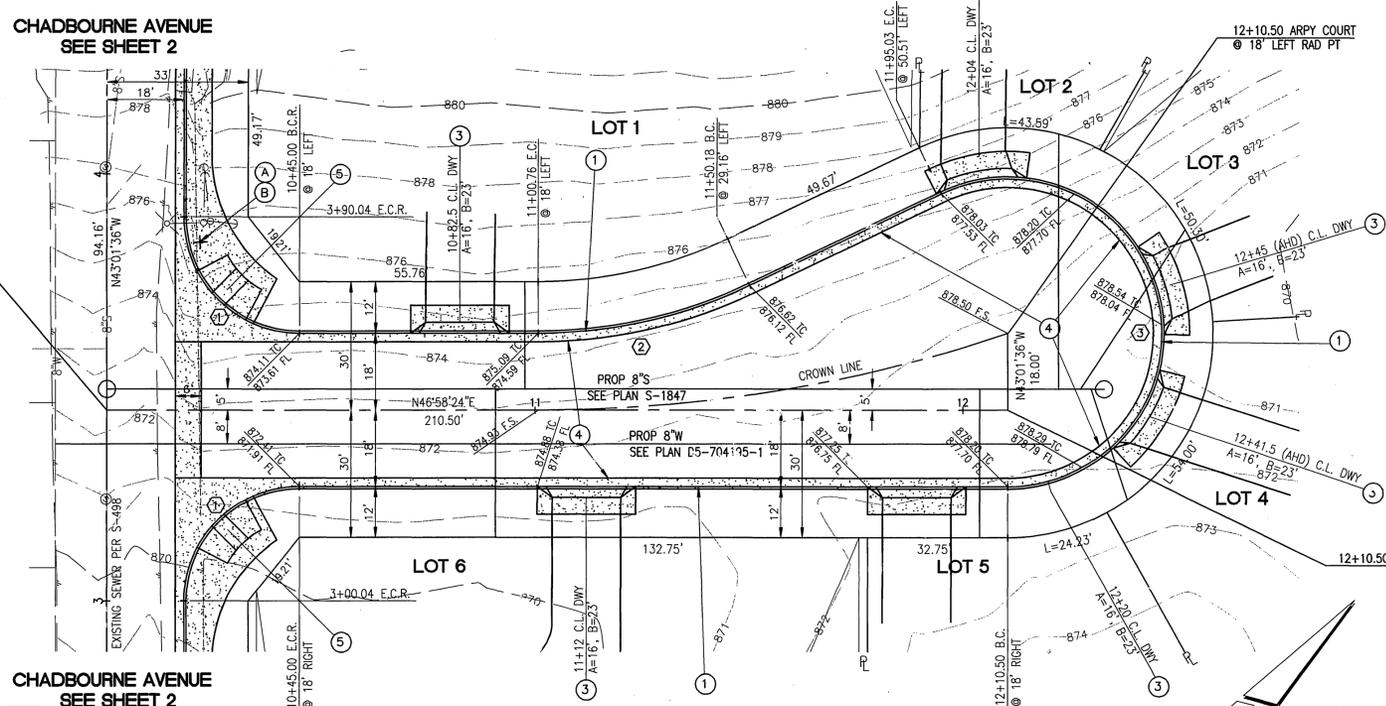


**GENERAL NOTES**

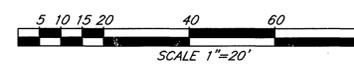
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT, OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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 "STREET LIGHTING PLANS" 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, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH 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 AS SHOWN PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- ON ALL AREAS WITHIN THE 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 SUB-GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- 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 USA.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAY WITH A.C. PAVING.
- THE DEVELOPER AND/OR THE CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD 180 BARRICADES THAT ARE BEING REMOVED.



**BENCHMARK:**  
E9-B3  
RAILROAD SPIKE IN A COMBINATION STREET LIGHT AND POWER POLE #31801J AT THE EASTERLY CORNER OF STOVER AVENUE AND CHADBOURNE AVENUE.  
ELEV. - 853.241

CURVE DATA				
○	R	Δ	L	T
1	27.00'	90°00'00"	42.41'	27.00'
2	115.00'	25°27'05"	51.08'	25.97'
3	36.00'	205°27'05"	129.09'	---

**ARPY COURT**



**RELATED PLANS**

SEWER IMPROVEMENTS - S-1847
WATER IMPROVEMENTS - 05-704195-1
GRADING PLAN - FW04-0010

**STREET NAME AND TRAFFIC SIGN SCHEDULE**

(A) CHADBOURNE AVENUE	6900
(B) ARPY COURT	
(C) R1 (STOP SIGN (30" OCTAGONAL))	

INSTALL SIGNS PER STD DWG 662-A

**CONSTRUCTION NOTES AND QUANTITY ESTIMATES:**

- |  |            |
|--|------------|
| ① CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING # 200 TYPE I, 6" C.F.                                 | 543 L.F.   |
| ② CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING #325, W=6"  | 3258 S.F.  |
| ③ CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING #302 TYPE CURB-1, A=16" B=23"                       | 828 SF     |
| ④ CONSTRUCT 3" ASPHALT CONCRETE PAVEMENT OVER 6" C.A.B. PER SOILS REPORT # R-45 TI=6.0                                   | 10920 S.F. |
| ⑤ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING #304, TYPE I  | 2 EA.      |
| ⑥ CONSTRUCT SPANDREL & CROSS GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING #220.   | 730 S.F.   |
| ⑦ EXISTING POWER POLE & GUY ANCHORS TO BE PROTECTED PER PUBLIC UTILITIES ELECTRIC DEPT.-MAINTAIN 4' MIN. SIDEWALK WIDTH. |            |
| ⑧ PROTECT IN PLACE.  |            |
| ⑨ CONSTRUCT A.C. BERM PER CITY OF RIVERSIDE STANDARD DRAWING #250 TYPE I.  | 36 L.F.    |



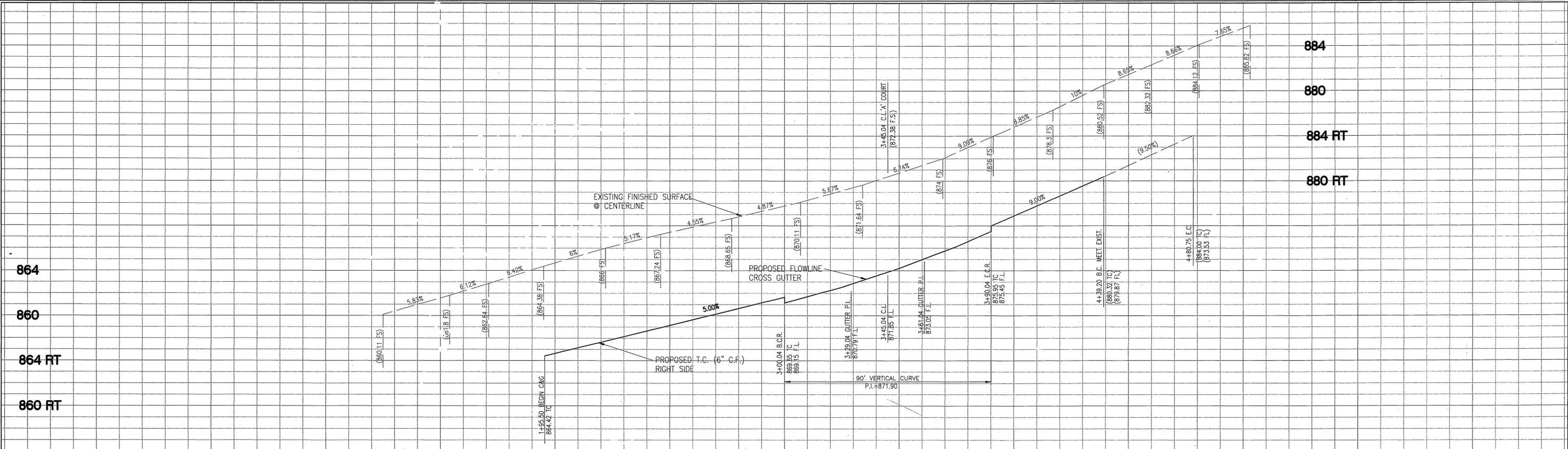
<b>TELEPHONE</b>	<b>GAS</b>	<b>ELECTRIC</b>	<b>WATER</b>
APPROVED BY [Signature]	APPROVED BY [Signature]	APPROVED BY [Signature]	APPROVED BY [Signature]

**ESGATE ENGINEERING**  
3351 PACMAPPA HILL  
RIVERSIDE, CALIFORNIA 92506  
(909) 313-2058  
PLANS PREPARED UNDER SUPERVISION OF [Signature]  
Date 6/24/04 R.C.E. 21884 (EXP. 9-30-05)

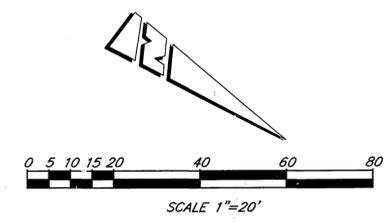
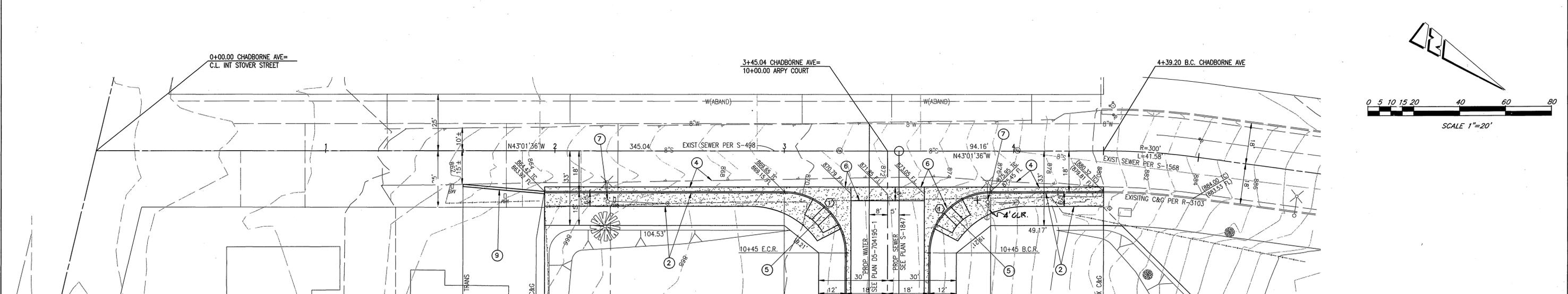
MARK	REVISIONS	APPR	DATE

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**  
APPROVED BY [Signature]  
DATE 7/12/04

<b>STREET IMPROVEMENT PLANS</b>	<b>PW04-0065</b>
<b>TRACT NO. 31506 ARPY COURT</b>	<b>R-3786</b>
<b>CHADBOURNE AVENUE TO 12+10.50</b>	SHEET 1 OF 2
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'	



0 1 2 3 4 5



**CONSTRUCTION NOTES AND QUANTITY ESTIMATES:**

- 1 CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING # 200 TYPE I, 6" C.F.
- 2 CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING #325, W=6'
- 3 CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING #302 TYPE CURB-1, A=16' B=23'
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- 5 CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STANDARD DRAWING #304, TYPE I
- 6 CONSTRUCT SPANDREL & CROSS GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING #220.
- 7 EXISTING POWER POLE & GUY ANCHORS TO BE PROTECTED PER PUBLIC UTILITIES ELECTRIC DEPT. - MAINTAIN 4' MIN. SIDEWALK WIDTH.
- 8 PROTECT IN PLACE.
- 9 CONSTRUCT A.C. BERM PER CITY OF RIVERSIDE STANDARD DRAWING #250 TYPE I.

**BENCHMARK:**  
E9-B3  
RAILROAD SPIKE IN A COMBINATION STREET LIGHT AND POWER POLE #31801J AT THE EASTERLY CORNER OF STOVER AVENUE AND CHADBORNE AVENUE.  
ELEV. - 853.241

CURVE DATA				
Station	R	Δ	L	T
1	27.00'	90°00'00"	42.41'	27.00'



CITY BUSINESS TAX CERT NO. 110958, EXP DATE 4/14/05



<b>TELEPHONE</b> APPROVED BY S.B.C. TELEPHONE	<b>GAS</b> APPROVED BY SO. CAL GAS CO.	<b>ELECTRIC</b> APPROVED BY ELECTRIC ENGINEERING	<b>WATER</b> APPROVED BY WATER ENGINEERING
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**ESGATE ENGINEERING**  
3351 PACHAPPA HILL  
RIVERSIDE, CALIFORNIA 92506  
(909) 313-2058  
PLANS PREPARED UNDER SUPERVISION OF  
Bryan G. Escate  
Date 6/24/04 P.C.E. 21884 (EXP. 9-30-05)

MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT**  
APPROVED BY: [Signature]  
DATE: 7/12/04  
TRAFFIC DIVISION  
PARKS DEPARTMENT

<b>STREET IMPROVEMENT PLANS</b>	<b>PW04-0065</b>
<b>TRACT NO. 31506 CHADBORNE AVENUE STA 1+95.50 TO STA 4+39.20</b>	<b>R3786</b>
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 4'	SHEET 2 OF 2

INDEXED 1-04-05 44