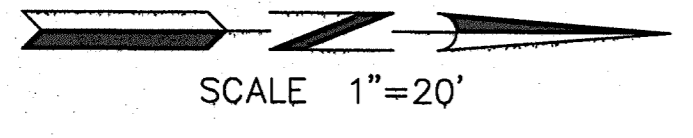


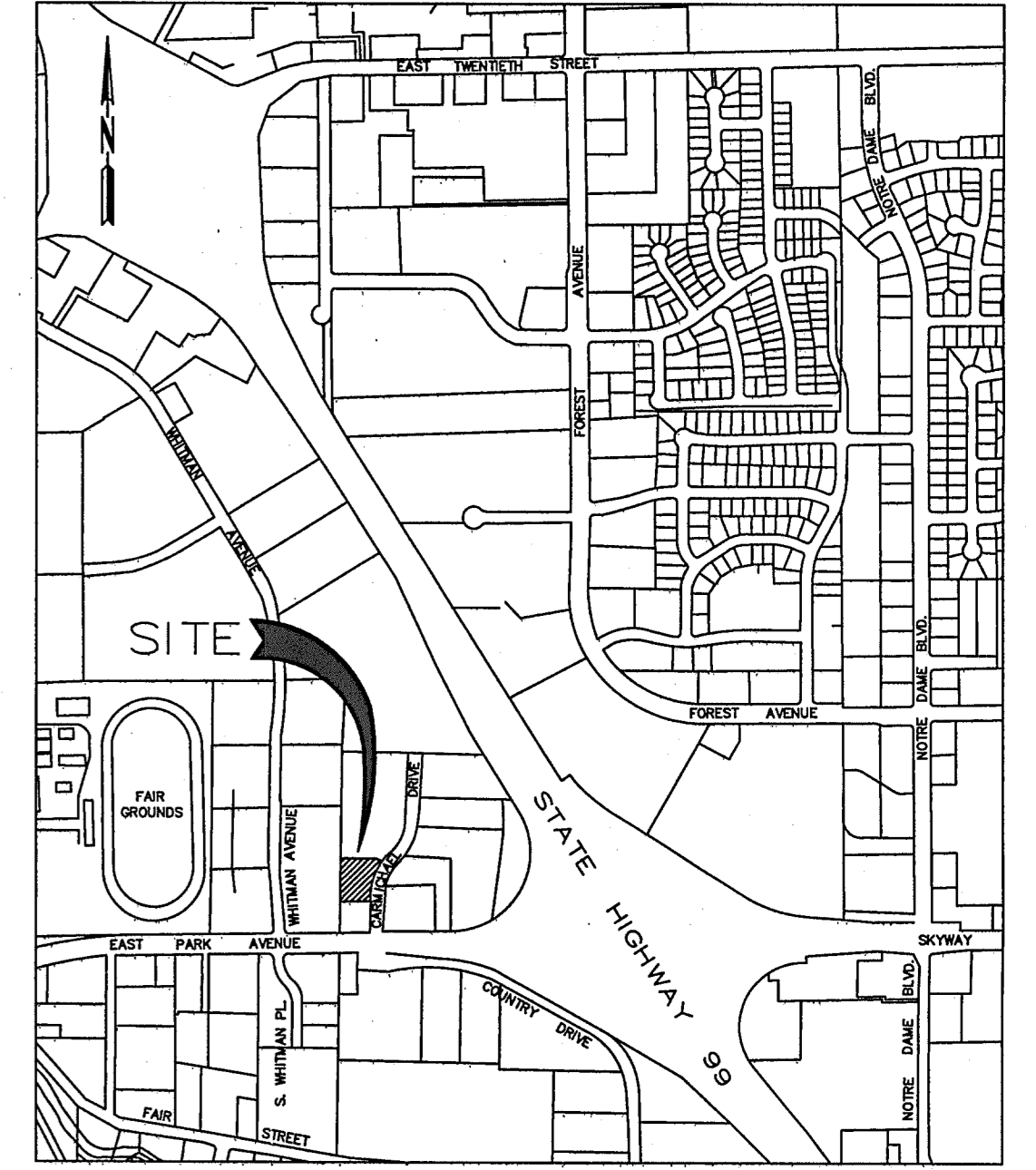
EAST PARK AVENUE



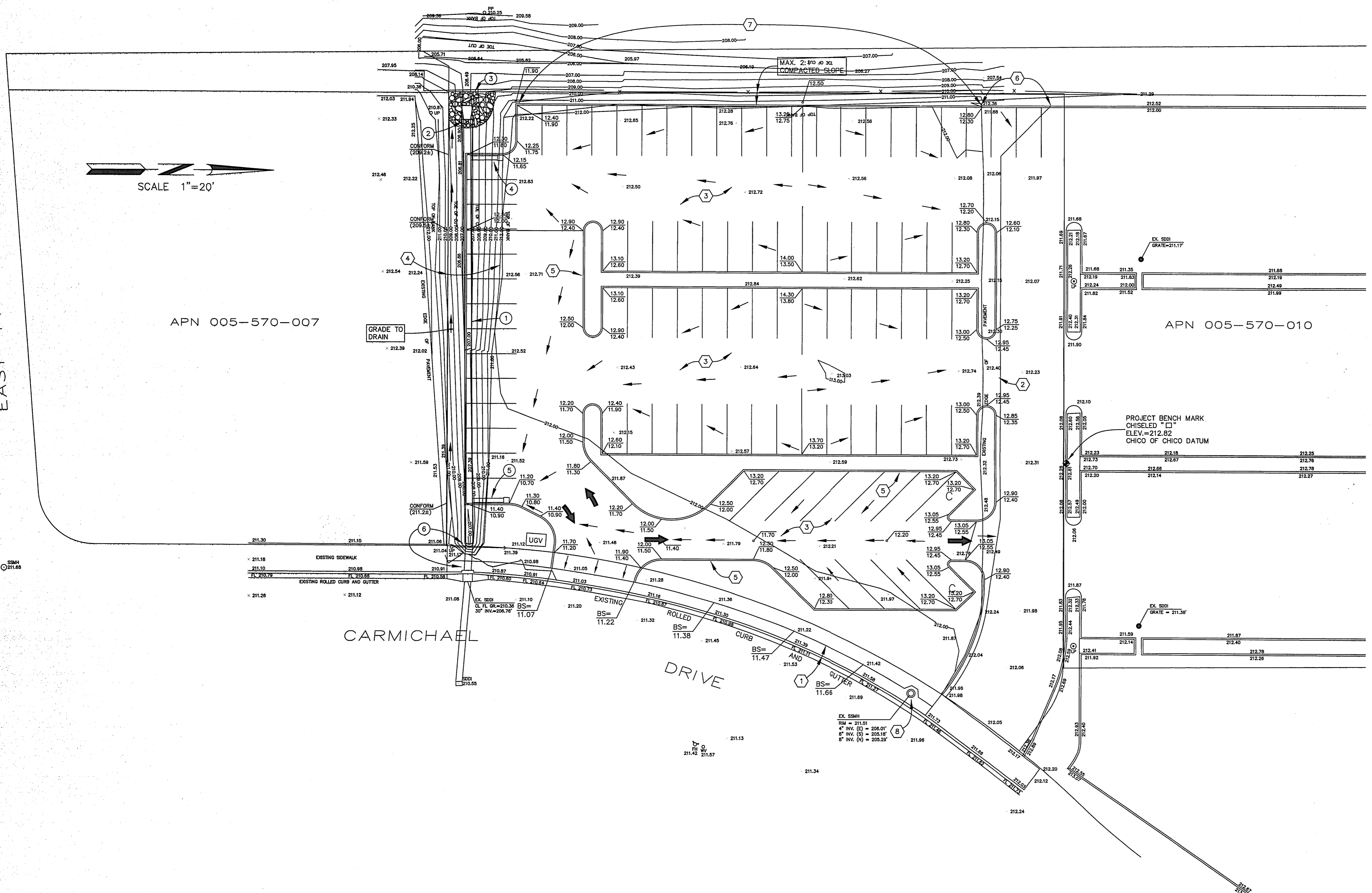
APN 005-570-007

CARMICHAEL DRIVE

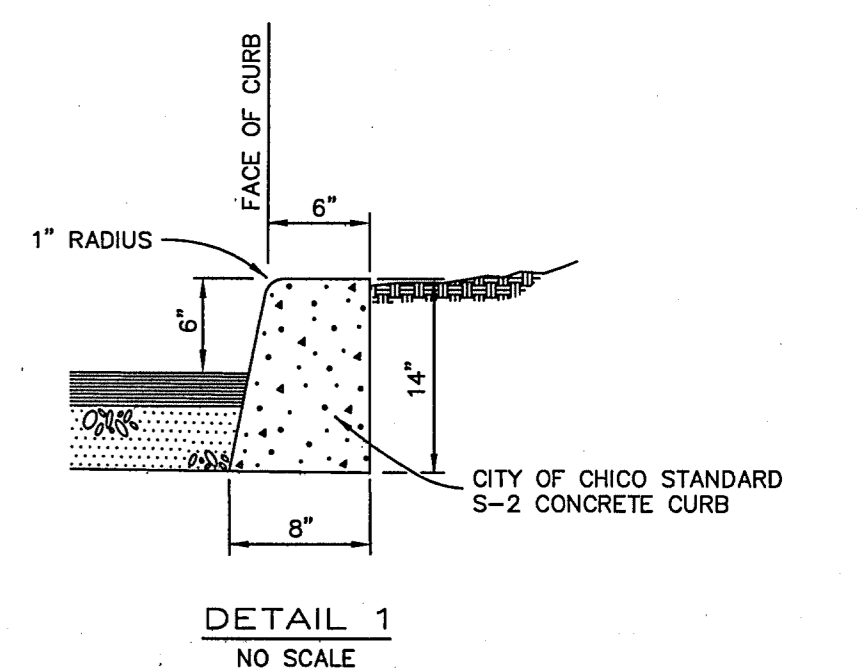
APN 005-570-010



LOCATION MAP
NO SCALE



- LEGEND**
- x 211.42 EXISTING GROUND ELEVATION
 - EXISTING CONTOUR (1' INTERVAL)
 - X- EXISTING FENCE
 - UP EXISTING LIGHT POLE
 - UVV EXISTING UNDERGROUND UTILITY VAULT
 - UP EXISTING UTILITY POLE
 - PA EXISTING POLE ANCHOR
 - WV EXISTING WATER VALVE
 - PH EXISTING FIRE HYDRANT
 - SDI EXISTING STORM DRAIN DROP INLET
 - SSM EXISTING SANITARY SEWER MANHOLE
 - 12.60 PROPOSED TOP OF CURB ELEVATION (ADD 200.00)
 - 12.70 PROPOSED FINISHED SURFACE ELEVATION (ADD 200.00)
 - PROPOSED DIRECTION OF SURFACE FLOW
 - PROPOSED GRADE BREAK



DETAIL 1
NO SCALE

- CONSTRUCTION NOTES**
- 1 INSTALL 184 LF ± CITY OF CHICO STD. S - 1 SIDEWALK 4' WIDE, INCREASE DEPTH TO 6 INCHES AT PROPOSED DRIVEWAY LOCATION
 - 2 SAWCUT EXISTING ASPHALT PAVEMENT AS SHOWN, REMOVE AND DISPOSE OF A.C. PAVING, INSTALL NEW A.C. PAVING TO GRADES SHOWN
 - 3 INSTALL 2" ASPHALT PAVING ON 8" CL 2 A.B. OVER TOP 6" OF SUBGRADE COMPACTED TO 95% R.C., USE SC - 250 PRIME COAT ON A.B.
 - 4 REMOVE ALL DEBRIS, LITTER AND VEGETATION FROM EXISTING DRAINAGE DITCH, INSTALL 30" S.D. PIPE AND PIPE BEDDING PER CITY OF CHICO STANDARDS, FILL REMAINING AREA WITH SUITABLE NATIVE MATERIAL IN 8" TO 12" LIFTS AND COMPACT TO 90% R.C.
 - 5 INSTALL CONCRETE CURB PER DETAIL 1
 - 6 REMOVE 25 LF ± OF EXISTING CURB AND INSTALL NEW CURB TO GRADES SHOWN
 - 7 DEEPEN CONCRETE CURB SECTION TO ELEVATION = 210.5 FOR BOTTOM OF CURB, INSTALL # 4 LONGITUDINAL REBAR (3 TOTAL) 8" APART VERTICALLY
 - 8 ADJUST EXISTING SEWER MANHOLE FRAME AND COVER TO FINISH SIDEWALK GRADE

- STORM DRAIN CONSTRUCTION NOTES**
- 1 INSTALL 154 LF ± 30" HDPE S.D. PIPE, S = 0.0013, 30" INV. AT WEST END = 206.54
 - 2 INSTALL 30" DIAM. FLARED END SECTION 5.0 FEET EAST OF EXISTING FENCE AS SHOWN
 - 3 PLACE 75 TO 100 POUND ROCK SPLASH APRON AT FLARED END SECTION AND PLACE SAME ROCK ON SLOPES ADJACENT TO FLARED END SECTION AS REQUIRED
 - 4 INSTALL 30" X 18" HDPE TEE, 30" INV. = 206.56, 18" INV. = 208.00, INSTALL 8 LF ± 18" HDPE S.D. PIPE, S = 0.0500, INSTALL COOK CONCRETE PRODUCTS 2' X 2' CATCH BASIN, GRATE = 211.65, 18" INV. = 208.40
 - 5 INSTALL 30" X 18" HDPE TEE, 30" INV. = 206.72, 18" INV. = 207.30, INSTALL 8 LF ± 18" HDPE S.D. PIPE, S = 0.0250, INSTALL COOK CONCRETE PRODUCTS 2' X 2' CATCH BASIN, GRATE = 210.70, 18" INV. = 207.50
 - 6 REMOVE AND DISPOSE OF 10 LF ± OF EXISTING CONCRETE STORM DRAIN PIPE, REPLACE WITH 10 LF ± OF 30" Ø HDPE S.D. PIPE
- ▲ REVISED 1-15-03
WEIGHT OF ROCK FOR
SPLASH APRON

- NOTES**
1. LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING SITE CONSTRUCTION. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) AT 800-642-2444 AT LEAST 3 DAYS PRIOR TO CONSTRUCTION.
 2. STORM DRAIN PIPE SHALL BE TYPE S HDPE (PLASTIC) STORM DRAIN PIPE IN ACCORDANCE WITH SECTION 64 OF THE CALTRANS STANDARD SPECIFICATIONS.
 3. ALL STORM DRAIN DROP INLETS SHALL HAVE TRAFFIC RATED GRATES AND FRAMES.
 4. ALL CUT AND FILL SLOPES SHALL BE COVERED WITH A SUITABLE MULCH MATERIAL (STRAW BARK, ETC.) UNTIL NATIVE VEGETATION IS RESTORED OR LANDSCAPE PLANTING IS ESTABLISHED. GRADED AREAS DRAINING TOWARD THE ADJACENT ROADS AND PARCELS SHALL USE INTERCEPTOR DITCHES, SILT FENCES, STRAW BALES, ETC. TO PREVENT OFFSITE DISCHARGE OF SEDIMENT LADEN RUNOFF.
 5. PLACE SAND/GRAVEL FILLED BAGS AROUND INLETS TO FILTER SITE RUNOFF UNTIL SITE CONSTRUCTION AND LANDSCAPING ARE COMPLETE.

SITE AREA FOR APN 005-570-011 = 0.97 ACRES

Designed	MSB	Approved	
Drawn	CAD	Date	DECEMBER 24, 2002
Checked			

PREPARED FOR :
CORNERSTONE VENTURES, LLC

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811 • TELEPHONE 530-895-1422

SITE IMPROVEMENT PLAN
A.P.N. 005-570-011

Drawing No.	1 OF 1
Job No.	02127