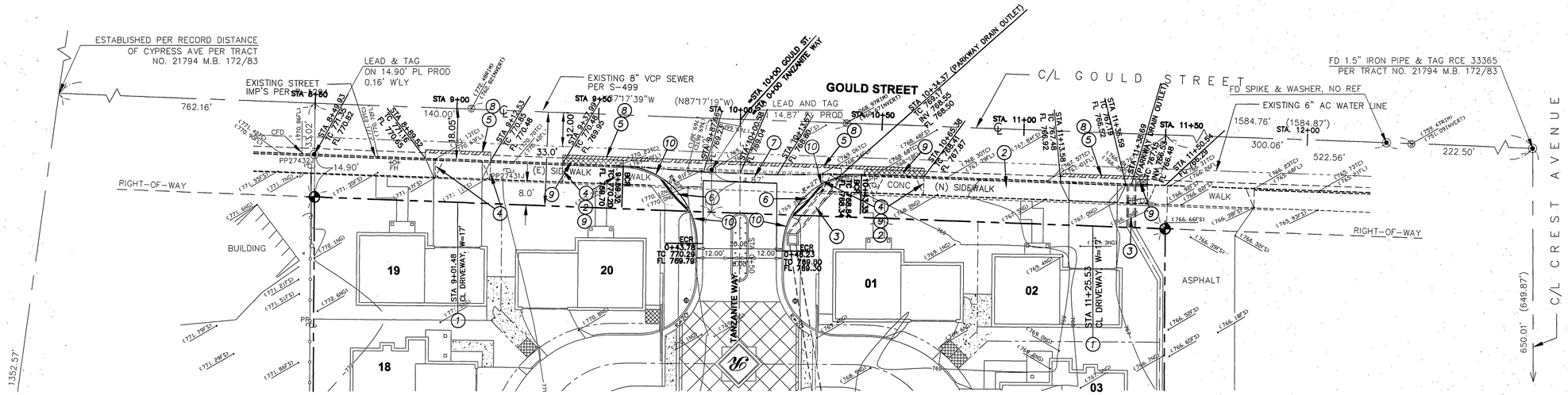
IN THE CITY OF RIVERSIDE, CALIFORNIA
TRACT 32391
STREET IMPROVEMENT PLAN



20 0 20 40 60

Scale 1" = 20'

GENERAL NOTES

1. 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.

2. Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, its supplemental notes, and the Standard Specifications for Public Works Construction, Current Edition.

3. 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.

4. Construct driveway approaches per Std. Dwg. 302 & 303. Exact size and location to be staked by the Private Engineer prior to construction of the curb and gutter and as approved by the Traffic Engineer.

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 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 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 Public Utilities Dwg. UOL5-604780 for location & quantity of required street lights.

11. Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the 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 precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.

12. Contractor agrees that he/she 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 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.

13. 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.

14. The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 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.

14A. According to information provided by underground service alert (U.S.A.) dated Sept 16, 2005. The following organizations are U.S.A. members within the project area:
SBC
City of Riverside Electrical.
City of Riverside Water.
City of Riverside Traffic.
Charter Communications.
Southern California Gas Company.

The existence and locations of all underground utilities (utility pipes, structures, etc.) shown on these plans (Main lines only – on service laterals) were ascertained by a review of records provided by these member agencies and are approximate. Neither the owner nor the engineer assumes any responsibility for utilities not shown or not in the location shown.

The contractor is required to take due precautionary measures to protect all utilities shown on these plans and/or any other underground utilities not of record or not shown on these plans.

15. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.

16. In pavement overlay areas, any distressed existing pavement shall be removed and replaced as directed by the inspector prior to overlaying A.C. paving.

17. The contractor shall coordinate trenching for cable television with other trenching within the subdivision.

18. Final striping for traffic control and/or pavement marking to be the responsibility of the developer.

19. 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 City's Public Works Department.

20. This plan is prepared for permitting applications purposes only, contractor shall verify all dimensions for bidding and construction purposes.

21. 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.

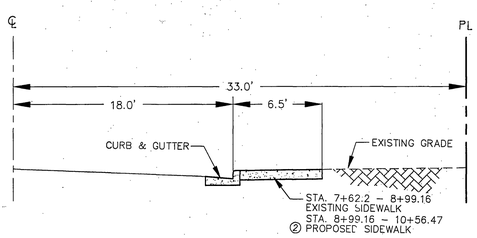
WATER DEPARTMENT NOTE

Existing water services in area, exact locations unknown.
Developer to give City Water Division five(5) working days written notice prior to start of construction and to allow City fifteen(15) working days for completion of work. When contacting Water Division reference work order# 0500936.
(951) 351-6368

ELECTRIC DEPARTMENT NOTE

The street lights to be installed by the developer's contractor as per City of Riverside specification and underground service plans. For street light details, contact Mr. Vahid Bazel at (951) 826-5830

CONSTRUCTION NOTES:	QUANTITIES
(1) CONST. DRIVEWAY APPROACH PER CITY STD. NO. 302 TYPE CURB-I, A=17', B=24' AND NO. 303	2 EA.
(2) CONSTRUCT SIDEWALK PER CITY STD. 325.	109 LF.
(3) CONST. PARKWAY DRAIN PER APWA STD. 151-1, SECTION INLET TYPE 2, S=24"	42 LF.
(4) REMOVE EXISTING DRIVEWAY APPROACH	477 SF.
(5) SAWCUT AND REMOVE EXIST PAVEMENT (1' WIDE) AND REPLACE FULL DEPTH AC PLUS 1" ADDITIONAL AC.	181 LF.
(6) CONST. WHEELCHAIR RAMP PER CITY STD. PLAN NO. 304. TYPE V.	2 EA.
(7) CONST. CROSS GUTTERS PER CITY STD. PLAN NO. 220. (W=6')	1 EA.
(8) EXISTING CURB & GUTTER TO BE REMOVED	181 LF.
(9) CONST. CURB & GUTTER PER CITY STD. PLAN NO. 200 (TYPE I, CF 6")	47 LF.
(10) CONST. 6" CURB PER CITY STD. PLAN NO. 200 (TYPE II, CF 6")	57 LF.



GOULD STREET
TYPICAL STREET SECTION

OWNER/DEVELOPER

L. & L DEVELOPMENT INC.
1055 WILSHIER BLVD., #868
LOS ANGELES, CA 90017
(626) 626-622-3313

ENGINEER:

KINGSTON ENGINEERING, INC.
21015 COMMERCE POINTE DR.
WALNUT, CA 91789
(909) 869-8618

SURVEY:

ROSELL SURVEYING AND MAPPING, INC.
10221 SLATER AVE., STE. 110
FOUNTAIN VALLEY, CA 92708
(714) 378-9645
DATE: MARCH 1,2004

SOIL ENGINEER:

CAL LAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 EAST LAMBERT ROAD
BREA, CA 92821
(714) 671-1050
REPORT DATE: NOVEMBER 18, 2004
PROJECT NO.: 04-120-009GE

EXISTING AND PROPOSED ZONING:

RM-H

ACREAGE:

APPROX. 2.15

LAND USE:

P.R.D.

ASSESSOR'S PARCEL NO.:

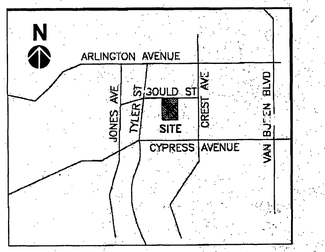
150-120-030 & 150-120-032

24 HOUR EMERGENCY CONTACT:

HO-SHUN HUI (626) 622-3313

BASIS OF BEARING:

BEARINGS ARE BASED ON THE CENTERLINE OF CREST AVENUE BEING NORTH 00°29'36" EAST AS SHOWN PER TRACT NO. 21794, M.B. 1172, PAGE 83.



LOCATION/VICINITY MAP

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
ELECTRIC DIVISION
SHEETS 1 THROUGH 3
APPROVED BY — DTAE 10/25/05

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
SHEETS 1 THROUGH 3
MW McVad — APPROVED BY — DTAE 10/26/05

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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.

REGISTERED PROFESSIONAL ENGINEER — PAOLIN CHANG — 40578 — Exp. 3/31/07 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER No. 40578
EXPIRATION DATE: 3-31-07 DATE: 10-24-05

CIVIL ENGINEER: **KINGSTON ENGINEERING, INC.**
21015 Commerce Pointe Dr., Walnut, California 91789
TEL : (909)869-8618 FAX : (909)869-8580
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO.: 119286
EXPIRATION DATE: 02/18/2006

SCALE: AS SHOWN
DATE: FEBRUARY 2005

BENCH MARK: BM # 02-03 ELEV. = 778.741 NGVD 29
P.K. NAIL AND CITY ENGINEER TAG IN THE CENTER OF THE NORTHEAST CURB RETURN AT TYLER STREET AND GOULD STREET.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY GC DRAWING BY GC CHECKED BY PC

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGR.		
PARK DEPARTMENT		
TRAFFIC DIVISION	PC	11/9/05

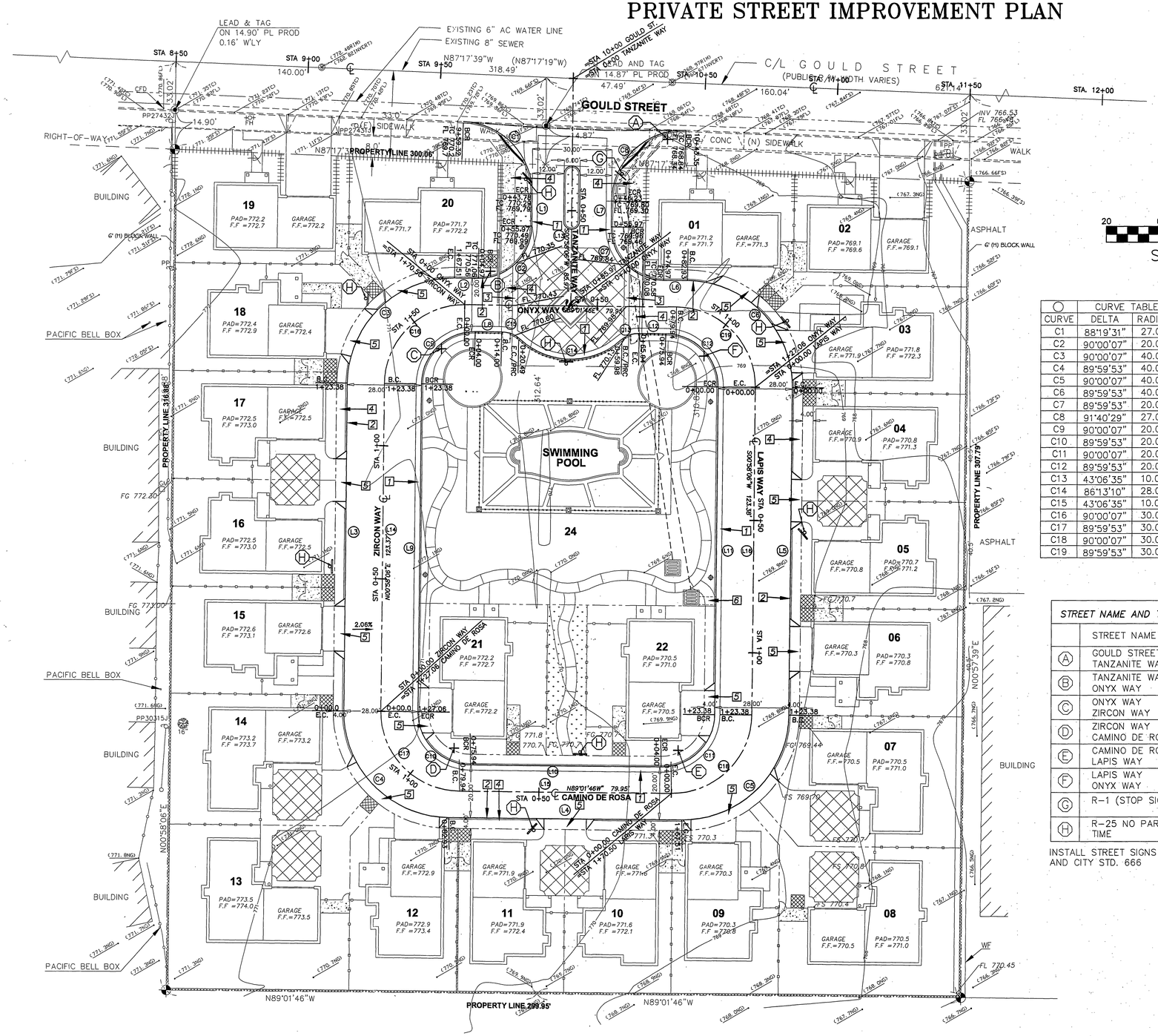
APPROVED BY — CITY ENGINEER — DTAE: 11/15/05

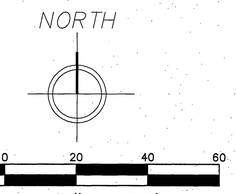
IN THE CITY OF RIVERSIDE, CALIFORNIA
TRACT 32391
CAMINO DE POSA, LAPIS WAY, ONYX WAY, TANZANITE WAY & ZIRCON WAY
STREET IMPROVEMENT PLAN
FOR: L & L DEVELOPMENT INC.

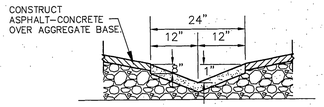
PW05-0181
PROJECT NO. 2074-050-01
R-3867
SHEET 1 OF 3
FILE NO.:

INDEXED 11-21-05 GH

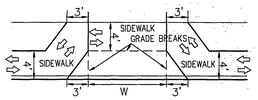
IN THE CITY OF RIVERSIDE, CALIFORNIA
TRACT 32391
PRIVATE STREET IMPROVEMENT PLAN



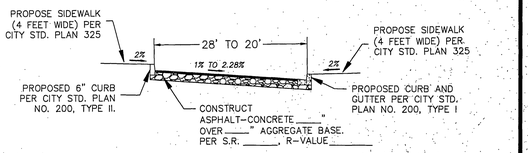




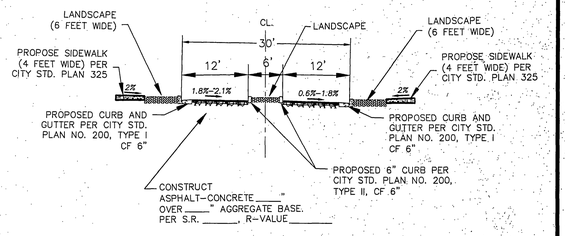
V-GUTTER DETAIL (TYPICAL)
DETAIL A N.T.S.



DRIVEWAY APPROACH (TYPICAL)
DETAIL B N.T.S.



PRIVATE STREET (T.I. =5.0)
N.T.S.
(CAMINO DE ROSA, LAPIS WAY, ONYX WAY, & ZIRCON WAY)



PRIVATE STREET (T.I. =5.0)
N.T.S.
(TANZANITE WAY)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	88°19'31"	27.00	41.62'
C2	90°00'07"	20.00	31.42'
C3	90°00'07"	40.00	62.83'
C4	89°59'53"	40.00	62.83'
C5	90°00'07"	40.00	62.83'
C6	89°59'53"	40.00	62.83'
C7	89°59'53"	20.00	31.42'
C8	91°40'29"	27.00	43.20'
C9	90°00'07"	20.00	31.42'
C10	89°59'53"	20.00	31.42'
C11	90°00'07"	20.00	31.42'
C12	89°59'53"	20.00	31.42'
C13	43°06'35"	10.00	7.52'
C14	86°13'10"	28.00	42.13'
C15	43°06'35"	10.00	7.52'
C16	90°00'07"	30.00	47.12'
C17	89°59'53"	30.00	47.12'
C18	90°00'07"	30.00	47.12'
C19	89°59'53"	30.00	47.12'

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.19	S00°58'06"W
L2	8.97	N89°01'46"W
L3	123.38	S00°58'06"W
L4	87.94	S89°01'46"E
L5	123.38	N00°58'06"E
L6	8.97	N89°01'46"W
L7	9.73	N00°58'06"E
L8	10.00	N89°01'46"W
L9	123.38	S00°58'06"W
L10	71.94	S89°01'46"E
L11	123.38	N00°58'06"E
L12	10.00	N89°01'46"W
L13	85.97	N00°58'06"E
L14	123.38	N00°58'06"E
L15	79.94	N89°01'46"W
L16	123.38	S00°58'06"W
L17	79.94	S89°01'46"E

STREET NAME AND TRAFFIC SIGN SCHEDULE		
	STREET NAME	BLOCK NO.
A	GOULD STREET TANZANITE WAY	10100 6100
B	TANZANITE WAY ONYX WAY	6100 10100
C	ONYX WAY ZIRCON WAY	10100 6100
D	ZIRCON WAY CAMINO DE ROSA	6100 10100
E	CAMINO DE ROSA LAPIS WAY	10100 6100
F	LAPIS WAY ONYX WAY	6100 10100
G	R-1 (STOP SIGN – 30")	
H	R-25 NO PARKING ANY TIME	

INSTALL STREET SIGNS PER CITY STD. 662 (PVT). AND CITY STD. 666

CONSTRUCTION NOTES:	QUANTITIES
1 CONST. CURB & GUTTER PER CITY STD. PLAN NO. 200 (TYPE I, CF 6")	276 LF.
2 CONST. 6" CURB PER CITY STD. PLAN NO. 200 (TYPE II, CF 6")	340 LF.
3 CONSTRUCT 2' WIDE CONCRETE GUTTER SEE DETAIL A	53 LF.
4 CONSTRUCT SIDEWALK (WIDTH=4') PER CITY STD. NO. 325	1,233 LF.
5 CONSTRUCT DRIVEWAY APPROACH PER APWA STD. 110-1 TYPE B (X=3', Y=4') & SEE DETAIL B	13 EA.
6 CONSTRUCT PARKWAY DRAIN INLET PER APWA STD. 151-1 SECTION INLET TYPE 2 (S=36", B=3"), 2% SLOP TO CATCHEN BASIN	1 EA.

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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REGISTERED PROFESSIONAL ENGINEER PAUL LIN CHANG 40578 Exp. 3/31/07 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER No. 40578
EXPIRATION DATE: 3-31-07 DATE: 10-24-05

CIVIL ENGINEER:
KINGSTON ENGINEERING, INC.
21015 Commerce Pointe Dr., Walnut, California 91789
TEL : (909)869-8618 FAX : (909)869-8580
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO.: 119286
EXPIRATION DATE: 02/18/2006

SCALE: AS SHOWN
DATE: FEBRUARY 20 5

BENCH MARK:
BM # G2-G3 ELEV. = 776.741 NGVD 29
P.K. NAIL AND CITY ENGINEER TAG IN THE CENTER OF THE NORTHEAST CURB RETURN AT TYLER STREET AND GOULD STREET.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY GC DRAWING BY GC CHECKED BY PC

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGR.	PK	11/14/05
PARK DEPARTMENT	—	—
TRAFFIC DIVISION	PC	11/14/05

APPROVED BY
CITY ENGINEER
DTAE: 11/15/05

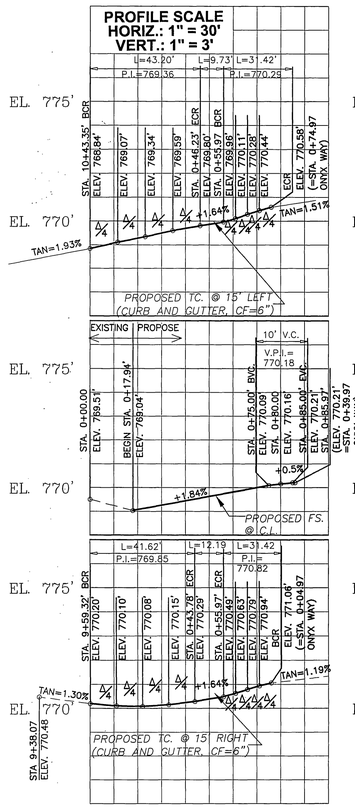
IN THE CITY OF RIVERSIDE, CALIFORNIA
TRACT 32391
CAMINO DE ROSA, LAPIS WAY, ONYX WAY, TANZANITE WAY & ZIRCON WAY
PRIVATE STREET IMPROVEMENT PLAN
FOR: L & L DEVELOPMENT INC.

PW05-0181
PROJECT NO. 2074-050-01
R-3867
SHEET 2 OF 3
FILE NO.:

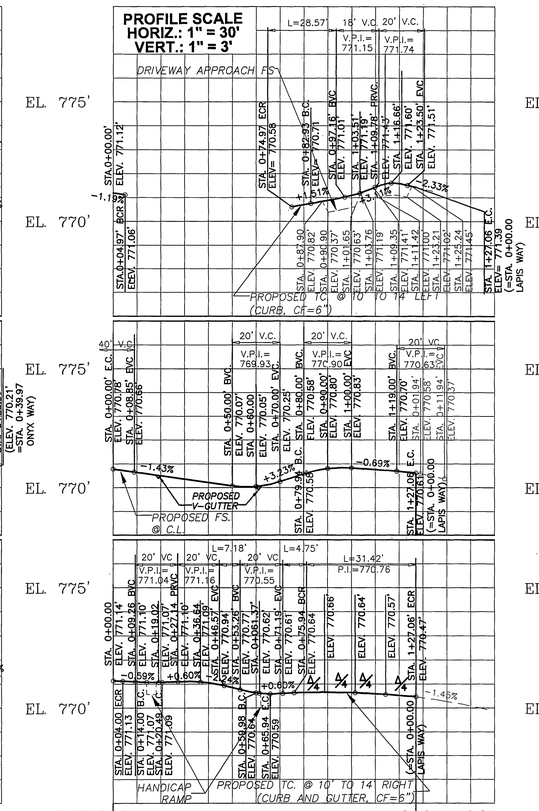
RVZ

INDEXED 11-21-05 GH

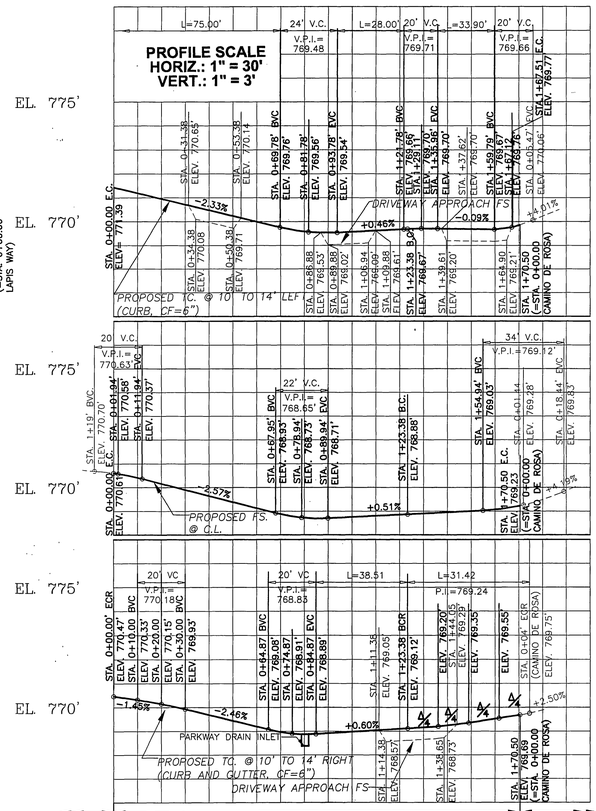
IN THE CITY OF RIVERSIDE, CALIFORNIA
TRACT 32391
PRIVATE STREET IMPROVEMENT PLAN



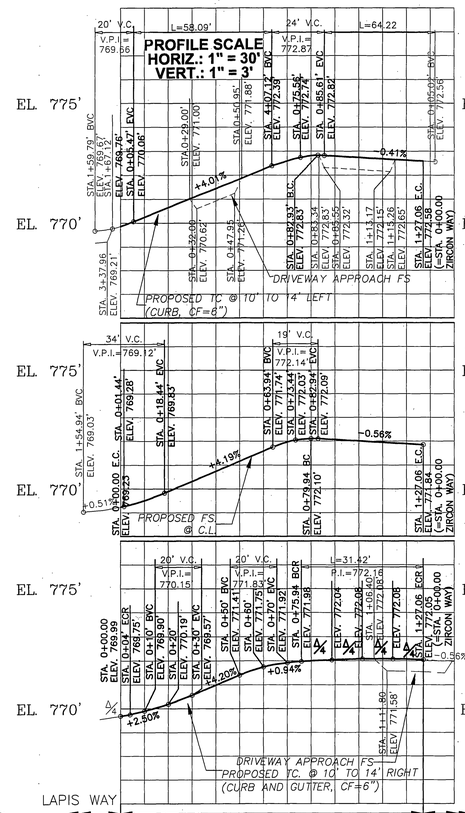
TANZANITE WAY



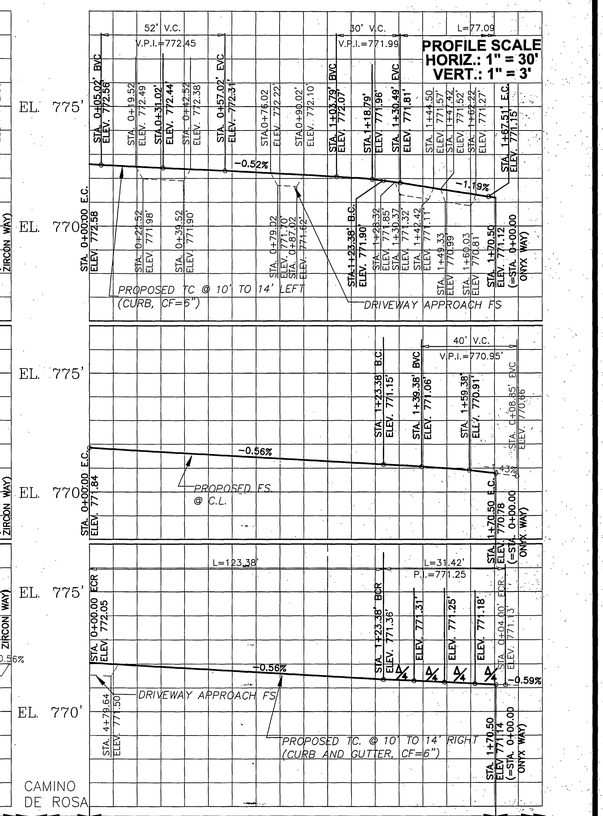
ONYX WAY



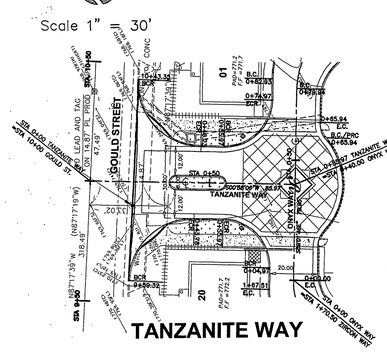
LAPIS WAY



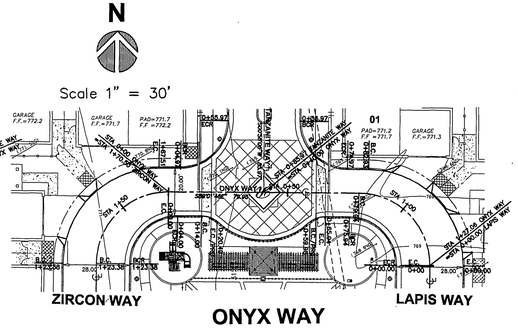
CAMINO DE ROSA



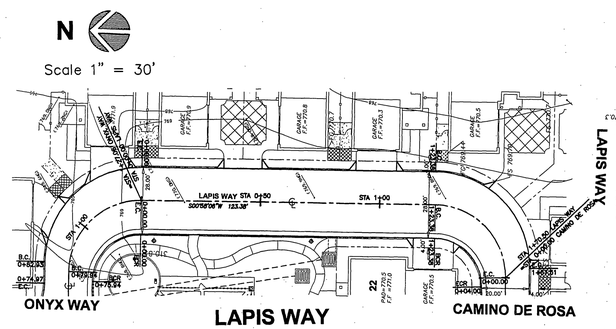
ZIRCON WAY



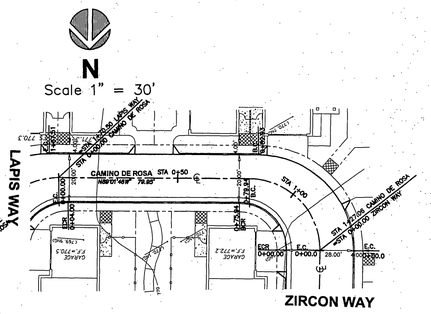
TANZANITE WAY



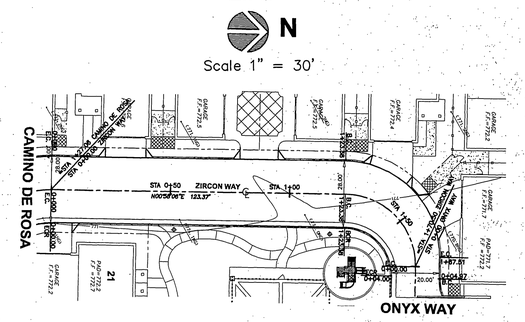
ONYX WAY



LAPIS WAY



CAMINO DE ROSA



ZIRCON WAY

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PRIVATE ENGINEERING NOTE

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REGISTERED PROFESSIONAL ENGINEER
ALAN CRANE
40578
Exp. 3/31/07
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER No. 40578
EXPIRATION DATE: 3-31-07 DATE: 10-24-05

CIVIL ENGINEER:
KINGSTON
ENGINEERING, INC.
21015 Commerce Pointe Dr., Walnut, California 91789
TEL : (909)869-8618 FAX : (909)869-8580
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO.: 119286
EXPIRATION DATE: 02/18/2006

SCALE: AS SHOWN
DATE: FEBRUARY 2005

BENCH MARK:
BM # 02-03 ELEV. = 778.741 NGVD 29
P.K. NAIL AND CITY ENGINEER TAG IN THE CENTER OF THE NORTHEAST CURB RETURN AT TYLER STREET AND GOULD STREET.

MARK	REVISIONS	APPR.	DATE

DESIGNED BY GC DRAWING BY GC CHECKED BY PC

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

	BY	DATE
APPROVED BY		
PRINCIPAL ENGR.		11/16/05
PARK DEPARTMENT	—	—
TRAFFIC DIVISION		11/9/05

APPROVED BY
CITY ENGINEER
DTAE: 11/15/05

IN THE CITY OF RIVERSIDE, CALIFORNIA
TRACT 32391
CAMINO DE ROSA, LAPIS WAY, ONYX WAY, TANZANITE WAY & ZIRCON WAY
PRIVATE STREET IMPROVEMENT PLAN
FOR: L & L DEVELOPMENT INC.

PW05-0181
PROJECT NO. 2074-050-01
R-3867
SHEET 3 OF 3
FILE NO.:

INDEXED 11-21-05