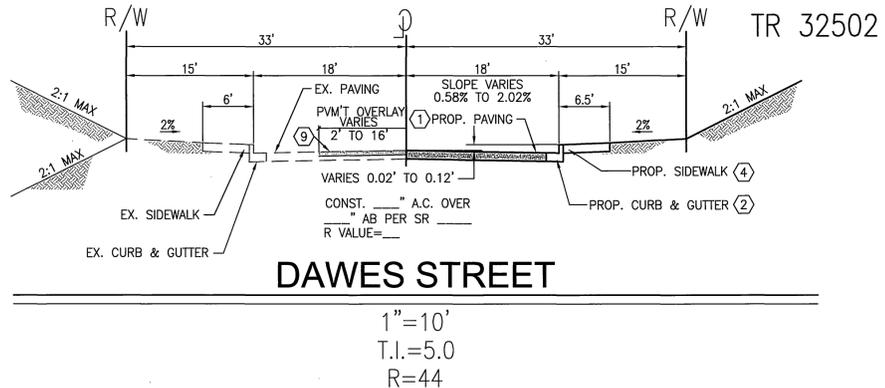
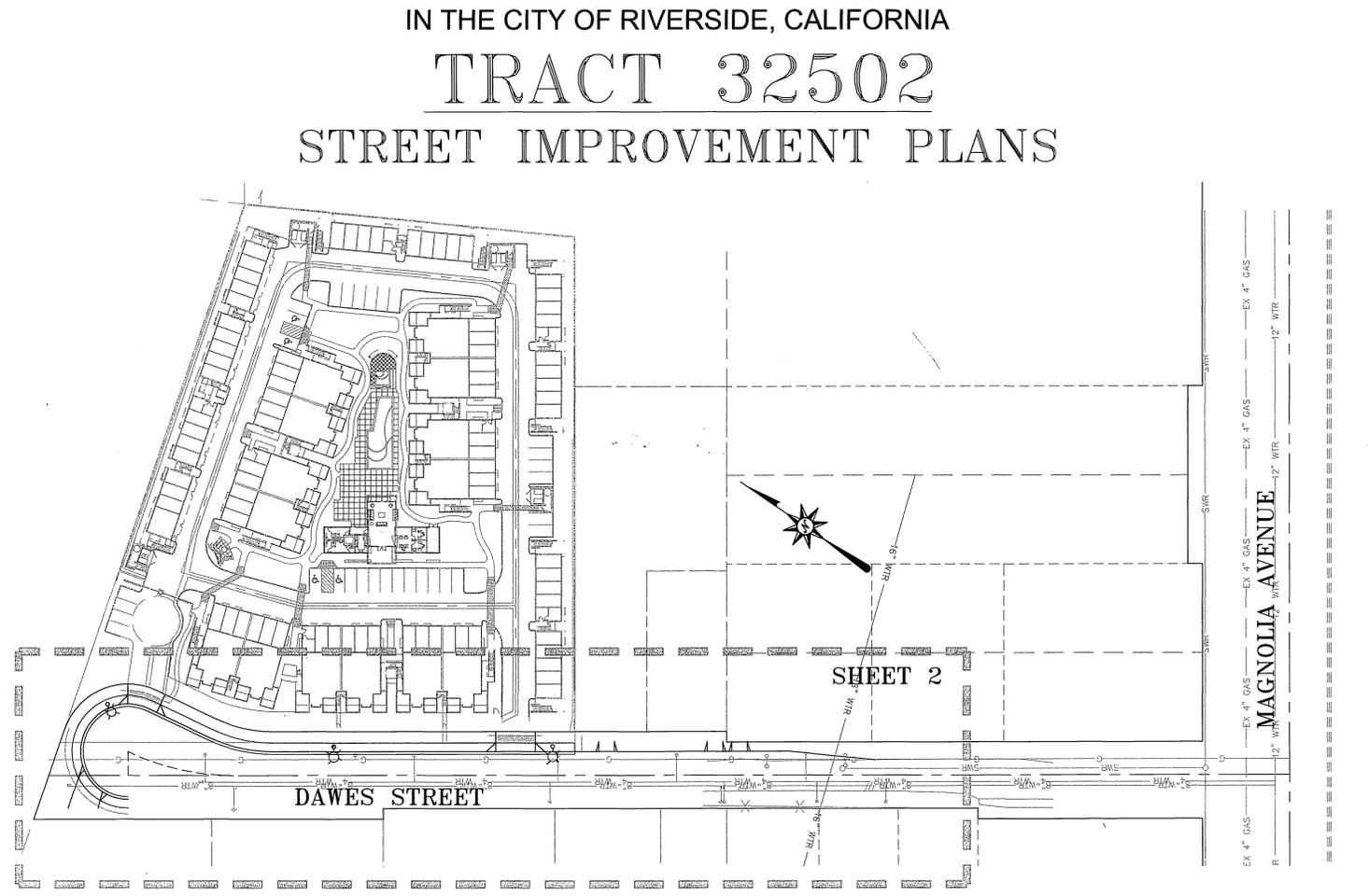
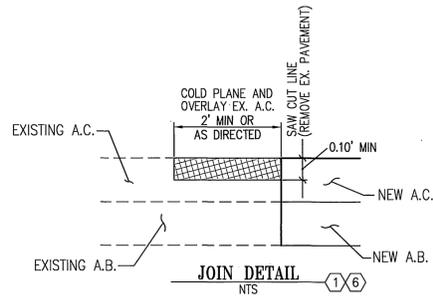


GENERAL NOTES

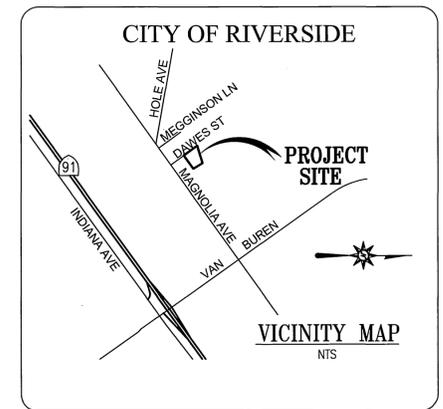
- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, its Supplemental Notes, and the Standard Specifications for Public Works Construction, Current Edition.
- 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.
- Construct driveway approaches per Std. Dwg. 302. 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.
- The contractor is responsible for installation of street lights & electrical facilities. Contact the Public Utilities Electric Department ninety (90) days prior to construction to allow the department to prepare Electric Utility Relocation & Design Plans for Bidding & Construction purposes. Contact Dan Duran @ (951) 826-5937.
- 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.
- All flagged elevations shall be staked in the field by the private engineer.
- 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.
- 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.
- 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.
- All traffic signs shall be installed prior to opening the streets to traffic.
- See City of Riverside Public Utilities Approved DWG (PEN DING) for quantity & location of required Street Lights.
- 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.
- Contractor 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 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.
- 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.
- 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.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the inspector prior to overlaying with A.C. paving.
- The contractor shall coordinate trenching for cable television with other trenching within the project.
- Final striping for traffic control and/or pavement marking to be the responsibility of the developer.
- 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.

WATER DIVISION NOTE:
DEVELOPER TO GIVE WATER DIVISION FIVE DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND FIFTEEN WORKING DAYS FOR COMPLETION.



STREET CONSTRUCTION NOTES	QNTY	UNITS
(1) CONSTRUCT A.C. PAVING OVER AGGREGATE BASE PER TYPICAL SECTION.	258/199	TONS/CY
(2) CONSTRUCT TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.	460	L.F.
(3) CONSTRUCT 6" ASPHALT CONCRETE BERM PER CITY OF RIV. STD. NO. 250.	228	L.F.
(4) CONSTRUCT SIDEWALK PER CITY OF RIV. STD. NO. 325.	2304	S.F.
(5) CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIV. STD 302 TYPE CURB-1.	6	EA.
(6) SAWCUT & REMOVE EXIST PAVEMENT PER DETAIL HEREON.	440	L.F.
(7) REMOVE EXIST. CURB AND GUTTER	66	L.F.
(8) REMOVE EXIST. SIDEWALK	396	S.F.
(9) CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY	6,105	S.F.
(10) REMOVE AND REPLACE EXISTING POWER POLE (BY OTHERS).	4	EA.
(11) ADJUST TO GRADE EXISTING GAS CO. VALVE CASING	1	EA.
(12) CONSTRUCT PARKWAY DRAIN PER APWA STD. 151-1	2	EA.

IN THE CITY OF RIVERSIDE, CALIFORNIA
TRACT 32502
STREET IMPROVEMENT PLANS



OWNER/APPLICANT
Magnolia Gardens, LLC
16400 Pacific Coast Highway, Suite 220
Huntington Beach, Ca 92649

ENGINEER
CANTY ENGINEERING GROUP, INC.
2010 IOWA AVENUE, SUITE 110
RIVERSIDE, CA 92507
PHONE: (951) 683-5234
FAX: (951) 683-5301

SOIL ENGINEER
JOHN R. BYERLY, INC.
2257 SOUTH LILAC AVE.
BLOOMINGTON, CA 92316-2907
PHONE (909) 877-1324
FAX (909) 877-5210

SOURCE OF TOPOGRAPHY
INLAND AERIAL
DATED 02-24-05

PROJECT AREA:
2.91 ACRES

BASIS OF BEARING

LEGAL DESCRIPTION
BEING A SUBDIVISION OF LOTS 12, 13, AND 14 OF MAGNOLIA BOULEVARD ACRES, AS SHOWN BY MAP ON FILE IN BOOK 13 OF MAPS AT PAGE 72 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

ASSESSOR'S PARCEL No:
145-272-014, 015 & 016

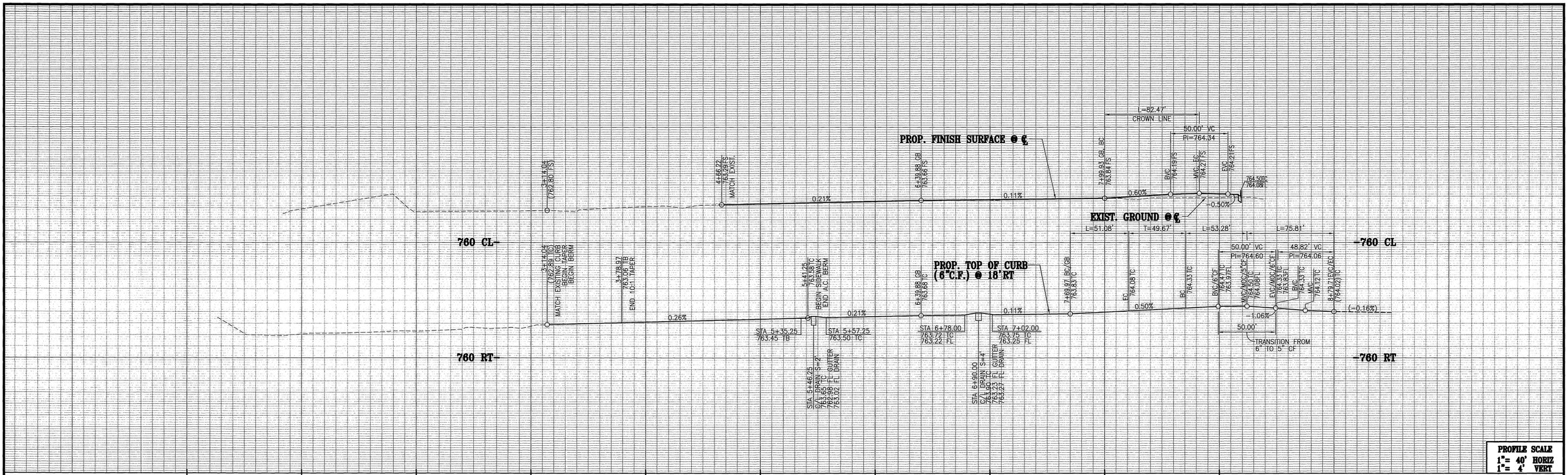
ZONING & LAND USE
EXISTING ZONING: R-1-65
PROPOSED ZONING: R3
EXISTING LAND USE: SINGLE FAMILY
PROPOSED LAND USE: MULTI FAMILY

SITE LOCATION:
THE NORTHERLY TERMINUS OF DAWES STREET, NORTHERLY OF MAGNOLIA AVENUE.

THOMAS BROTHERS
Riverside Co. 2004, pg.714, grid G-6.

UTILITIES
WATER: CITY OF RIVERSIDE
SEWER: CITY OF RIVERSIDE
GAS: SOUTHERN CALIFORNIA GAS CO.
ELECTRIC: CITY OF RIVERSIDE
TELEPHONE: SBC

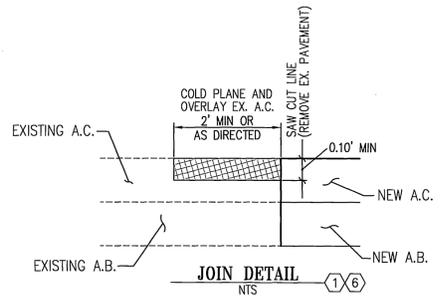
Underground Service Alert Call: TOLL FREE 1 - 800 227-2600 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE 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.	PREPARED UNDER THE DIRECTION OF: CANTY PSOMAS CIVIL ENGINEERING - PLANNING - SURVEYING 2010 IOWA AVENUE, SUITE 110, P.O. BOX 52050, RIVERSIDE, CA 92517 TEL (951) 683-5234 FAX (951) 683-5301 CITY OF RIVERSIDE TAX CERT NO: 89372 EXP: 4-7-07	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: _____ BY DATE _____ PRINCIPAL ENGR. PH 3/23/06 PARK DEPARTMENT TRAFFIC DIVISION Z 3/21/06 CITY ENGINEER DATE 3/22/06	IN THE CITY OF RIVERSIDE, CA TRACT 32502 STREET IMPROVEMENT PLANS DAWES STREET FOR: KOELLER FILE NO.: 1276-001	PW 05-0949 R-3916 SHEET 1 OF 2
					REGISTERED CIVIL ENGINEER NO. 17550 EXPIRATION DATE: 06/30/07 DATE: 3/19/06 SCALE: AS NOTED BENCH MARK: CITY OF RIVERSIDE F3-S3 CITY ENGINEER TAG IN THE TOP OF CURB AT THE M.O.C. OF THE N.W. CORNER OF THE NORTHWEST CURB RETURN OF HARRISON STREET AND COUNTY FARM ROAD. ELEV. 766.872



PROFILE SCALE
 1" = 40' HORIZ
 1" = 4' VERT

CURVE DATA

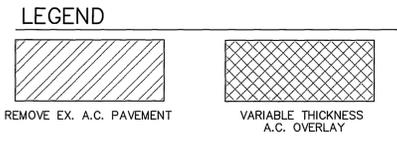
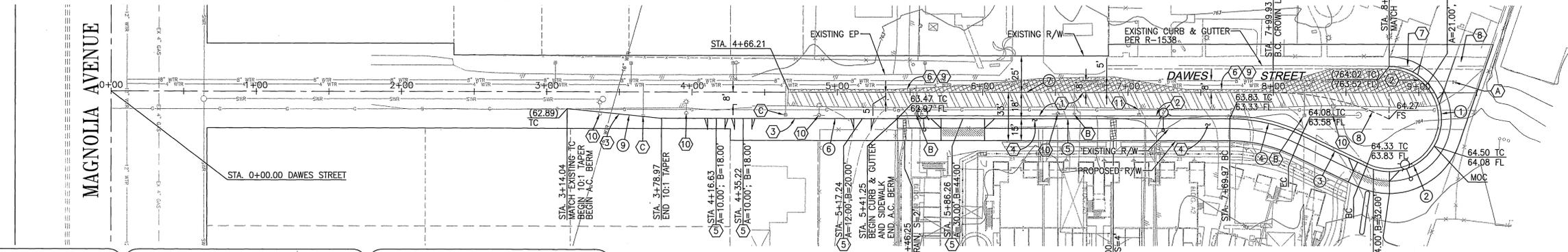
No.	DELTA/BEARING	RADIUS	LENGTH/DISTANCE	TANGENT
1	120°39'27"	36.00'	75.81'	63.19'
2	84°47'38"	36.00'	53.28'	32.87'
3	N08°49'52"W	-	49.67'	-
4	25°27'05"	115.00'	51.08'	25.97'
5	S34°16'57"E	-	228.72'	-
6	N34°16'57"W	-	162.27'	-
7	S34°16'57"E	-	939.88'	-
8	25°24'04"	186.01'	82.47'	41.92'
9	N28°34'19"W	-	65.25'	-



- STREET CONSTRUCTION NOTES**
- CONSTRUCT A.C. PAVING OVER AGGREGATE BASE PER TYPICAL SECTION.
 - CONSTRUCT TYPE I CONCRETE CURB & GUTTER PER CITY OF RIV. STD. NO. 200.
 - CONSTRUCT 6" ASPHALT CONCRETE BERM PER CITY OF RIV. STD. NO. 250.
 - CONSTRUCT SIDEWALK PER CITY OF RIV. STD. NO. 325.
 - CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIV. STD 302 TYPE CURB-1.
 - SAWCUT & REMOVE EXIST PAVEMENT PER DETAIL HEREON.
 - REMOVE EXIST. CURB AND GUTTER
 - REMOVE EXIST. SIDEWALK
 - CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY
 - REMOVE AND REPLACE EXISTING POWER POLE (BY OTHERS).
 - ADJUST TO GRADE EXISTING GAS CO. VALVE CASING
 - CONSTRUCT PARKWAY DRAIN PER APWA STD. 151-1

- WATER CONSTRUCTION NOTES (BY CITY FORCES)**
- (A) EXISTING END-CAP WITH BLOW-OFF TO BE RELOCATED PER CWD-411 A, INTO PAVED AREA.
 - (B) EXISTING WATER METER TO BE REMOVED.
 - (C) EXTEND EXISTING WATER METER.

PROPOSED STREET LIGHT (3 each)

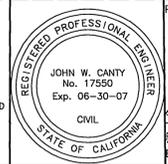


ELECTRICAL DIVISION OVERHEAD & UNDERGROUND APPROVED BY DATE 3/16/06	WATER DIVISION APPROVED BY DATE 3/14/06	THE GAS COMPANY APPROVED BY DATE 3/9/06
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DAWES STREET

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 THE REQUIREMENTS 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.



PREPARED UNDER THE DIRECTION OF:

 REGISTERED CIVIL ENGINEER NO. 17550
 EXPIRATION DATE: 06/30/07
 DATE: 3/9/06

CANTY PSOMAS
 CIVIL ENGINEERING - PLANNING - SURVEYING
 2010 IOWA AVENUE, SUITE 110, P.O. BOX 52050, RIVERSIDE, CA 92517
 TEL (951) 683 - 5234 FAX (951) 683 - 5301
 CITY OF RIVERSIDE TAX CERT NO: 69372 EXP: 4-7-07

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY:
 DATE: 3/2/06
 CITY ENGINEER

IN THE CITY OF RIVERSIDE, CA
 TRACT 32502
 STREET IMPROVEMENT PLANS
 DAWES STREET

FOR: KOELLER

PW 05-0949
 R-3916
 SHEET 2 OF 2
 FILE NO.: 1276-001

INDEXED 5-03-06 ftt