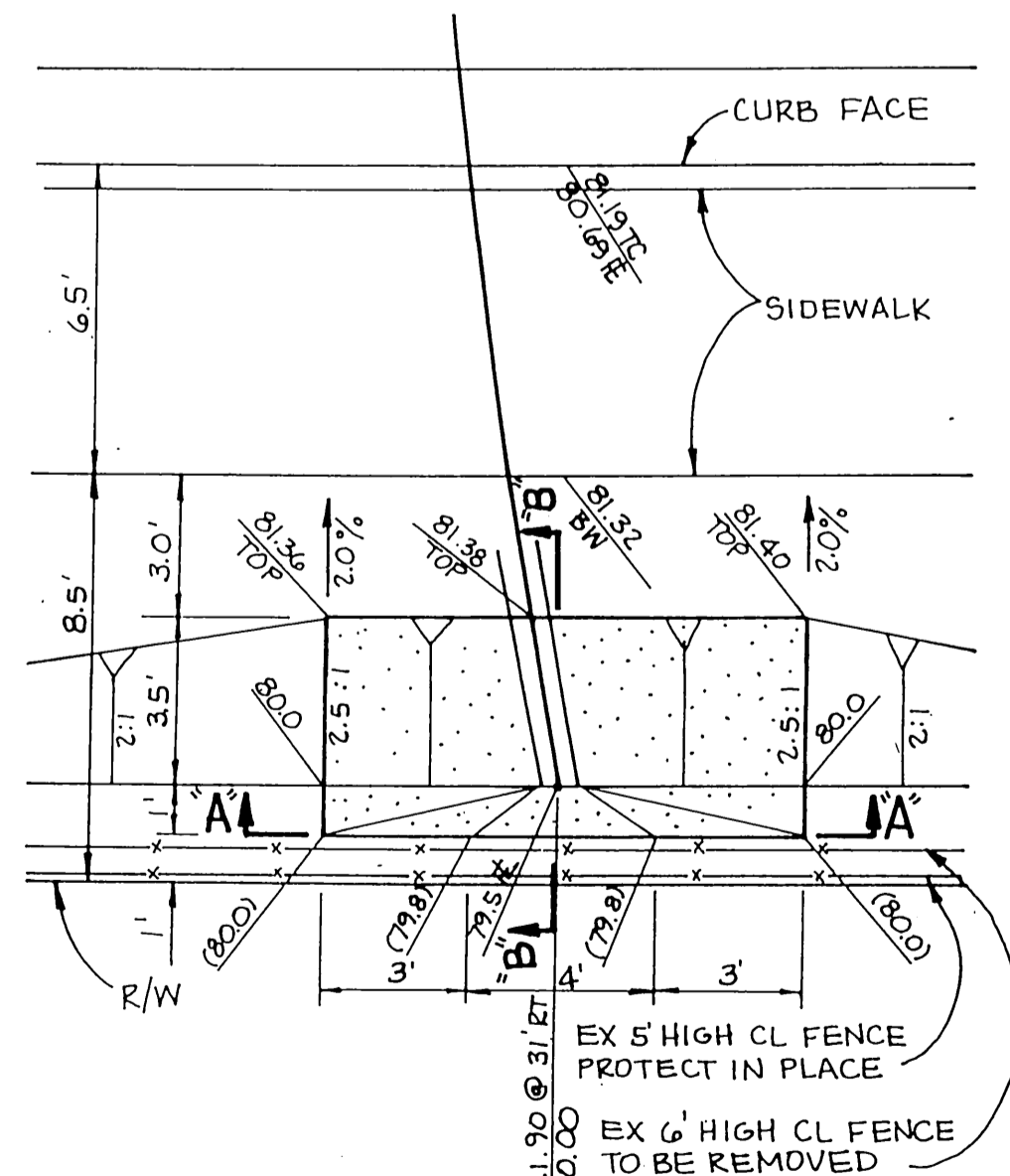
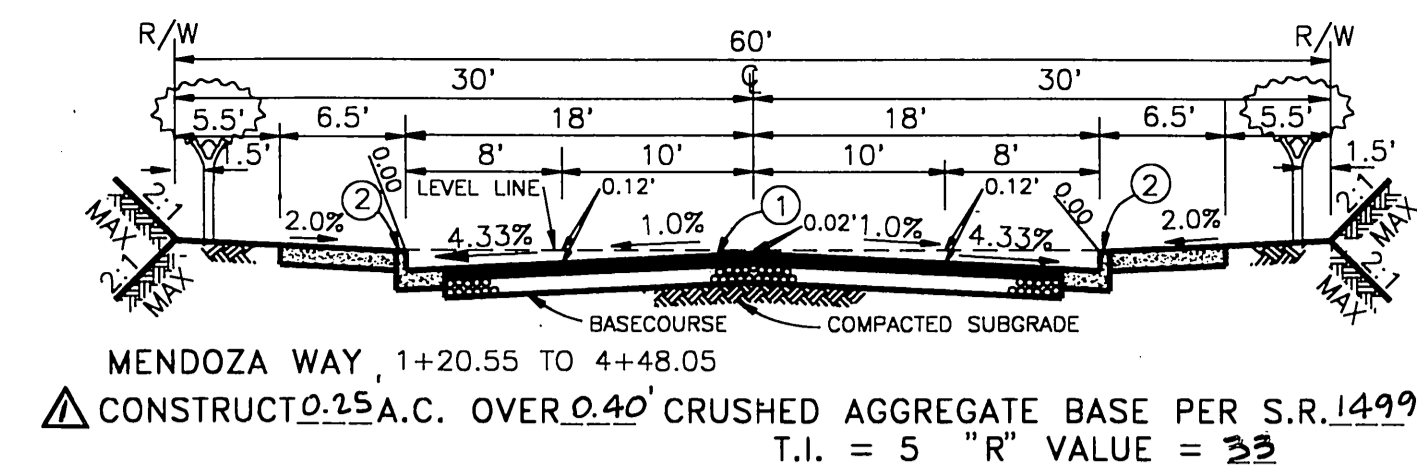
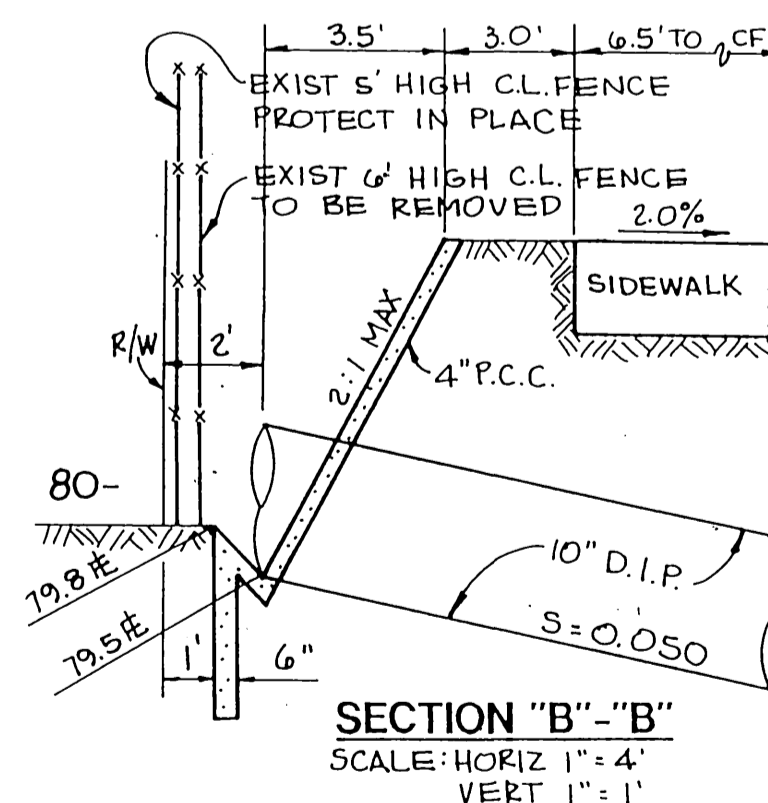
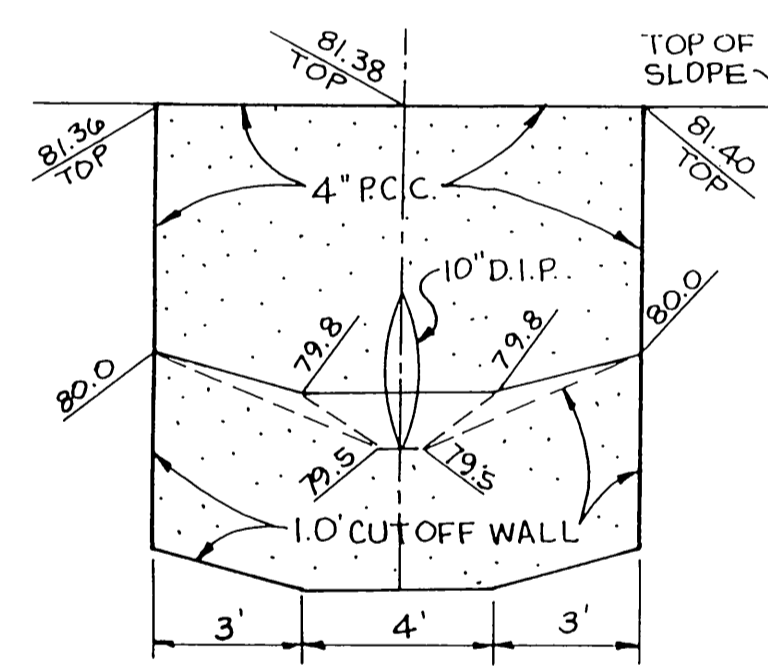


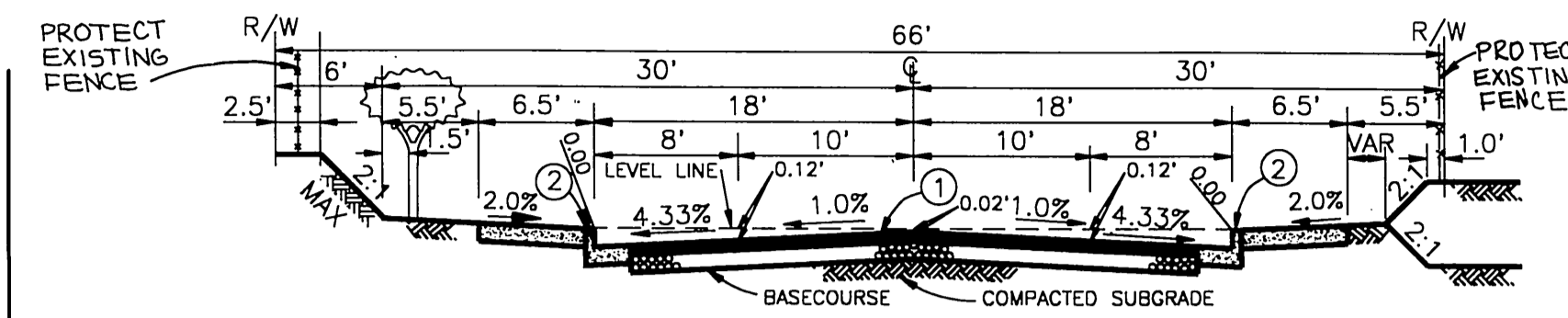
INDEX MAP
SCALE 1"=60'



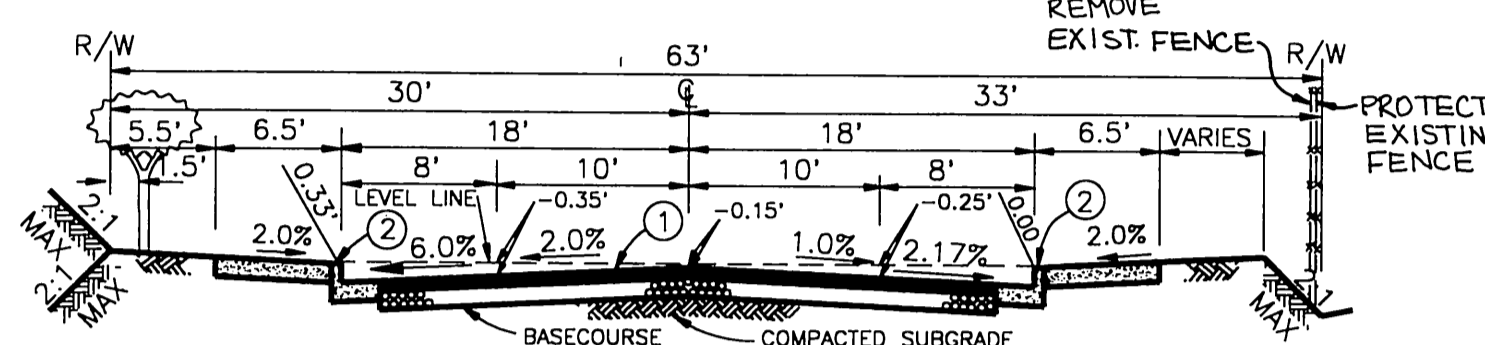
INLET DETAIL
SCALE 1"=4'



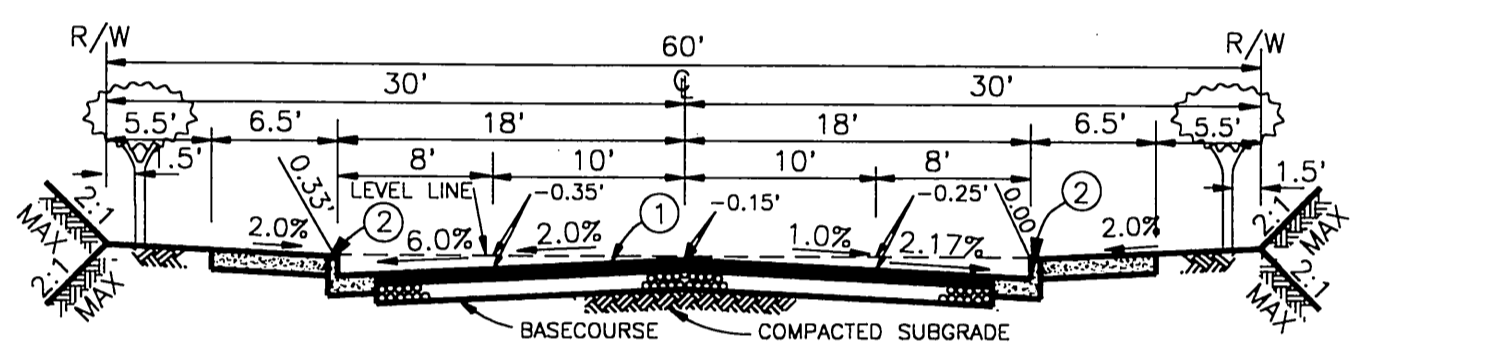
MENDOZA WAY 4+20.55 TO 4+48.05
CONSTRUCT 0.25 A.C. OVER 0.40' CRUSHED AGGREGATE BASE PER S.R. 1499
T.I. = 5 "R" VALUE = 33



MENDOZA WAY 4+48.05 TO 6+50.45
CONSTRUCT 0.25 A.C. OVER 0.40' CRUSHED AGGREGATE BASE PER S.R. 1499
T.I. = 5 "R" VALUE = 33



EVANS STREET 3+00.00 TO 3+96.06
CONSTRUCT 0.25 A.C. OVER 0.40' CRUSHED AGGREGATE BASE PER S.R. 1499
T.I. = 5 "R" VALUE = 33



EVANS STREET 4+01.16 TO 4+74.11
CONSTRUCT 0.25 A.C. OVER 0.40' CRUSHED AGGREGATE BASE PER S.R. 1499
T.I. = 5 "R" VALUE = 33

GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK & RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
 - WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
 - AT END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES;
 - ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
 - THE DEVELOPER SHALL BE RESPONSIBILITY TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:

| STREET NAME | BOTANICAL NAME | MIN. SIZE | APPROX. SPACING | NO. REQD. |
|----------------|---------------------------------------------------------------------|-----------|-----------------|-----------|
| a. Evans | Pyrus Calleryana | 15 Gal. | 45' | 5 |
| b. Mendoza Way | Aristocrat Pear | 15 Gal. | 45' | 15 |
| c. Washington | Pyrus Calleryana Aristocrat Pear Lagerstremia Crape Myrtle | 15 Gal. | 45' | 3 |
 - BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
 - ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.
- *NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

- 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 DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 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.
 - 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.
 - EXCAVATION FOR POWER SUBSTRUCTURES, CONDUITS AND ELECTROLIER FOUNDATIONS MUST BE DONE AFTER INSTALLATION OF CURBS AND GUTTERS, BUT BEFORE INSTALLATION OF CURB RETURNS WITH SPANDRELS, CROSS GUTTERS, SIDEWALKS, AND DRIVE APRONS. COORDINATION BETWEEN STREET IMPROVEMENT WORK AND ELECTRICAL STRUCTURES WORK SHALL BE THE RESPONSIBILITY OF THE PROJECT SUPERINTENDENT.
 - ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
 - 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 STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER AND AS APPROVED BY THE TRAFFIC ENGINEER. SEE GRADING PLAN FOR DRIVEWAYS FOR LOTS 20, 21 AND 22.
 - 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 OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
 - THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
 - 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.
 - 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 NO. 1-800-422-4133, 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.
 - 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 SUBDIVISION.
 - THE DEVELOPER SHALL GIVE THE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (909-351-6150)

CONSTRUCTION NOTES

- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I.
- CONSTRUCT SIDEWALK PER CITY STD. 325.
- CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.
- REMOVE BARRICADE.
- CONSTRUCT UNDER SIDEWALK DRAIN PER CITY STD. 411.
- REMOVE EXISTING TREE.
- EXISTING SERVICE TO BE CUT & PLUGGED BY CITY FORCES.
- REMOVE EXISTING FENCE.
- PROTECT EXISTING FENCE.

BENCH MARK

B.M. 601-16-68 BRASS DISC IN CONCRETE POST SET IN CAPPED WELL, 25' S.E. OF S.E. FREEWAY R/W IN THE CENTERLINE OF WASHINGTON ST. ELEVATION: 866.37.

| TRAFFIC & STREET NAME SIGN SCHEDULE | | |
|-------------------------------------|----------------------------|------|
| (A) | MARGUERITA AVE MENDOZA WAY | 7100 |
| (B) | MENDOZA WAY EVANS ST. | 3200 |
| (C) | R-1 STOP SIGN 36" | 7100 |

CONSTRUCT PER C/R STD'S 662 & 666

CROWN CABLE
APPROVED: [Signature] DATED: 3-9-95

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
APPROVED: [Signature] DATED: 2/28/95

CITY OF RIVERSIDE WATER SYSTEM
VOID ONE YEAR AFTER THIS DATE
APPROVED: [Signature] DATED: 3-24-95

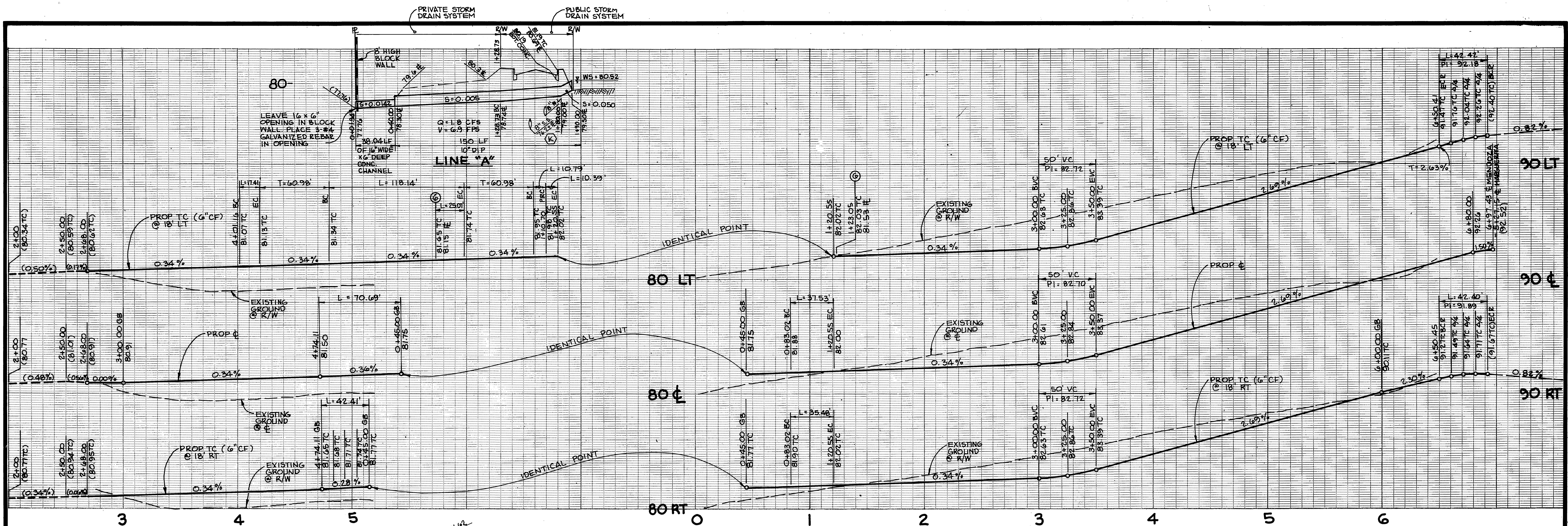
GABEL, COOK & BECKLUND
CIVIL ENGINEERS LAND SURVEYORS
125 West La Cadenita Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8052 Facsimile (909) 788-5184
APPROVED BY: [Signature] DATE: 2-28-95

REGISTERED PROFESSIONAL ENGINEER
No. 21740
Exp. 09-30-97
CIVIL
STATE OF CALIFORNIA

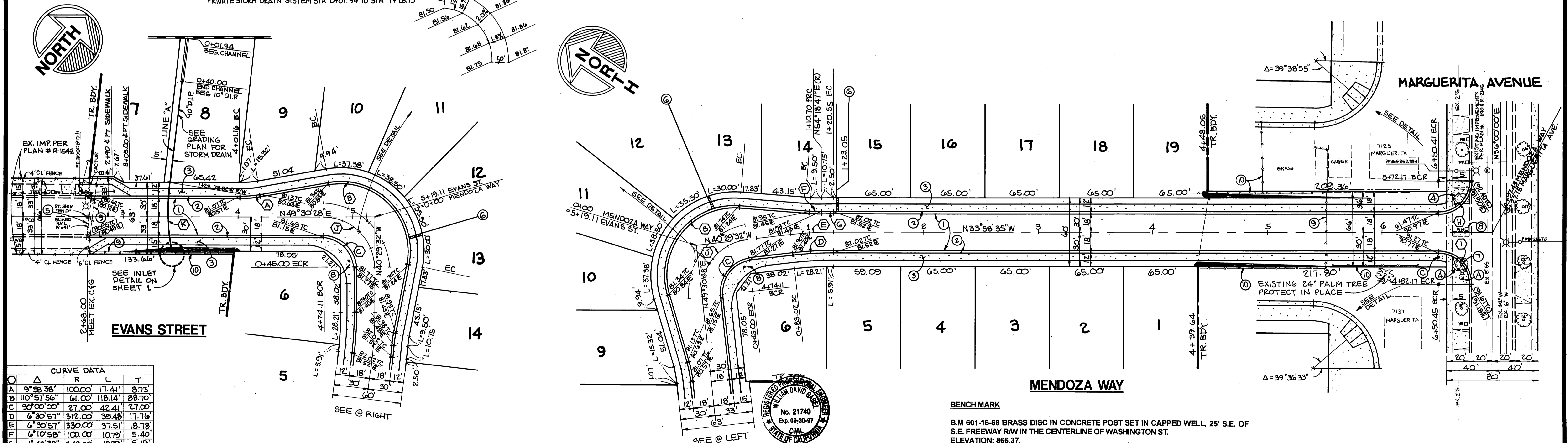
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 3/1/95
TRAFFIC DIVISION
DEPUTY PW DIRECTOR

STREET IMPROVEMENTS PLAN AND PROFILE
TRACT 27618
TITLE SHEET

ACCOUNT NO.
R-3405
SHEET 1 OF 2
WO 1355



NOTE: PUBLIC STORM DRAIN SYSTEM STA 1+28.73 TO STA 1+90
PRIVATE STORM DRAIN SYSTEM STA 0+01.94 TO STA 1+28.73



| Q | Δ | R | L | T |
|---|------------|--------|--------|-------|
| A | 9°56'38" | 100.00 | 17.41 | 8.73 |
| B | 110°51'56" | 61.00 | 118.14 | 88.70 |
| C | 90°00'00" | 27.00 | 42.41 | 27.00 |
| D | 6°30'51" | 312.00 | 35.48 | 17.76 |
| E | 4°30'51" | 330.00 | 37.51 | 18.78 |
| F | 4°10'58" | 100.00 | 10.79 | 5.40 |
| G | 1°42'38" | 348.00 | 10.99 | 5.19 |
| H | 90°01'25" | 27.00 | 42.42 | 27.01 |
| I | 89°58'35" | 27.00 | 42.40 | 26.99 |
| J | 90°00'00" | 45.00 | 70.63 | 45.00 |
| K | 17°01'25" | 205.00 | 61.27 | 30.86 |

| | | | | | | |
|-------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| CROWN CABLE APPROVED DATED 3-9-95 | CITY OF RIVERSIDE OVERHEAD & UNDERGROUND APPROVED DATED 4/28/95 | CITY OF RIVERSIDE WATER SYSTEM VOID ONE YEAR AFTER THIS DATE APPROVED DATED 3-24-95 | GABEL, COOK & BECKLUND CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS 125 West La Cadenita Drive, Suite A, Riverside, CA 92501 Telephone (909) 788-8092 Facsimile (909) 788-5184 APPROVED BY: DATE: 3-24-95 | CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: DATE: 7/7/95 PUBLIC WORKS DIRECTOR | STREET IMPROVEMENTS PLAN AND PROFILE TRACT 27618 EVANS STREET MENDOZA WAY HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4' INDEXED 7-12-95 G/H PC 3791-S | R-3405 SHEET 2 OF 2 WO 1355 |
|-------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|