

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. 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 (THIS NOTE REQUIRED ON ALL PLANS.)
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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 U.S.A.
9. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
10. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
11. NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
12. A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
13. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
14. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

ENGINEER:

SAKE ENGINEERS, INC.
400 S. RAMONA AVE. STE. 202
CORONA, CA 92679
(951) 279-4041

SOURCE OF TOPOGRAPHY:

LANDMARK SURVEYING
9342 NARNIA DR. RIVERSIDE,
CA 92503
(951) 358-1305

OWNER/DEVELOPER

M.D.I. INVESTMENT GROUP, INC.
41863 DATE ST., STE 200
MURRIETA, CA 92562
(951) 894-6336
(951) 894-6430

ASSESSORS PARCEL NO.:

150-160-001

LEGAL DESCRIPTION:

A PROPOSED SUBDIVISION OF LOT 1 IN BLOCK 8, OF CHADBOURNE HEIGHTS AS SHOWN ON MAP ON FILE IN BOOK 12 PAGES 11, 12, AND 13 OF MAPS, RECORDS OF RIVERSIDE, CALIFORNIA

EMERGENCY PHONE NUMBERS:

- CITY OF RIVERSIDE FIRE DEPARTMENT (951) 826-5321
- CITY OF RIVERSIDE POLICE ALERT (951) 826-5700
- CITY OF RIVERSIDE TRAFFIC DIVISION (951) 826-5366
- CITY OF RIVERSIDE TRAFFIC SIGNALS (951) 351-6096
- STREET SUPERINTENDENT (951) 351-6127
- RIVERSIDE SCHOOLS (951) 788-7132
- GOODHEW AMBULANCE (951) 684-5520
- PACIFIC BELL TELEPHONE (800) 303-3000
- CITY OF RIVERSIDE ELECTRIC DEPT. (951) 687-0791
- SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
- UNDERGROUND SERVICE (800) 227-2600

UTILITIES

- ELECTRIC CITY OF RIVERSIDE
- GAS SO. CAL. GAS CO.
- WATER CITY OF RIVERSIDE
- SEWER CITY OF RIVERSIDE
- TELEPHONE PACIFIC TELEPHONE

NOTICE TO CONTRACTORS:

CONTRACTOR SHALL POT-HOLE AT THE TIE-IN STATIONS AND AT ANY OTHER POINTS OF POTENTIAL CONFLICTS WITH UNDERGROUND FACILITIES BEFORE STARTING CONSTRUCTION. EXISTING SUBSURFACE UTILITY DATA ON DRAWINGS WERE COMPILED FROM INFORMATION FURNISHED BY VARIOUS SOURCES. NEITHER THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION SHOWN IS GUARANTEED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER MAINS, GAS MAINS, SANITARY SEWERS, STORM DRAINS, ELECTRIC CONDUITS, TELEPHONE LINES AND ANY OTHER UTILITIES WHICH MAY CONFLICT WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE RING AND COVER SHALL BE ADJUSTED IN THE FIELD TO MATCH THE FINISHED SURFACE OF THE PAVEMENT TO FORM A SMOOTH DRIVING SURFACE. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS FOR THE REPAIR OF ANY AND ALL DAMAGE TO THE CONTRACT WORK OR TO ANY UTILITY (WHETHER PREVIOUSLY KNOWN OR DISCLOSED DURING THE WORK) AS MAY BE CAUSED BY HIS OPERATIONS. UTILITIES NOT SHOWN ON THE DRAWING TO BE RELOCATED OR ALTERED BY OTHERS SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF THE CONTRACT WORK, THE CONTRACTOR SHALL LEAVE ALL UTILITIES AND APPURTENANCES IN A CONDITION SATISFACTORY TO THE OWNERS AND THE CITY.

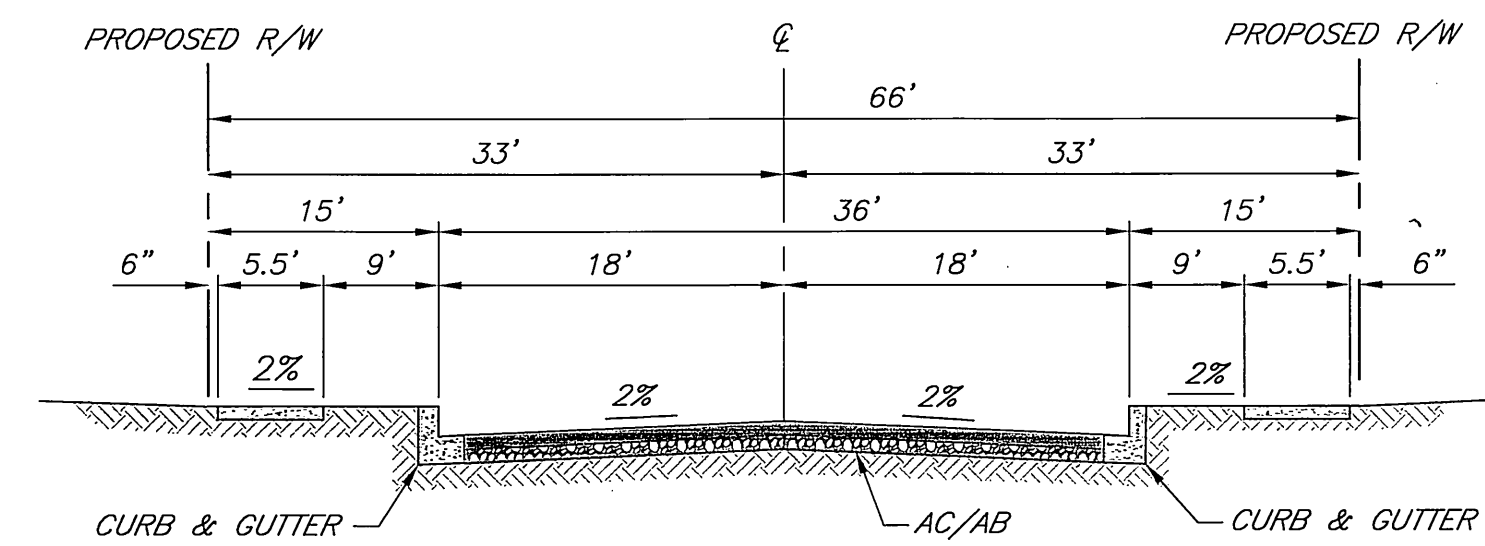
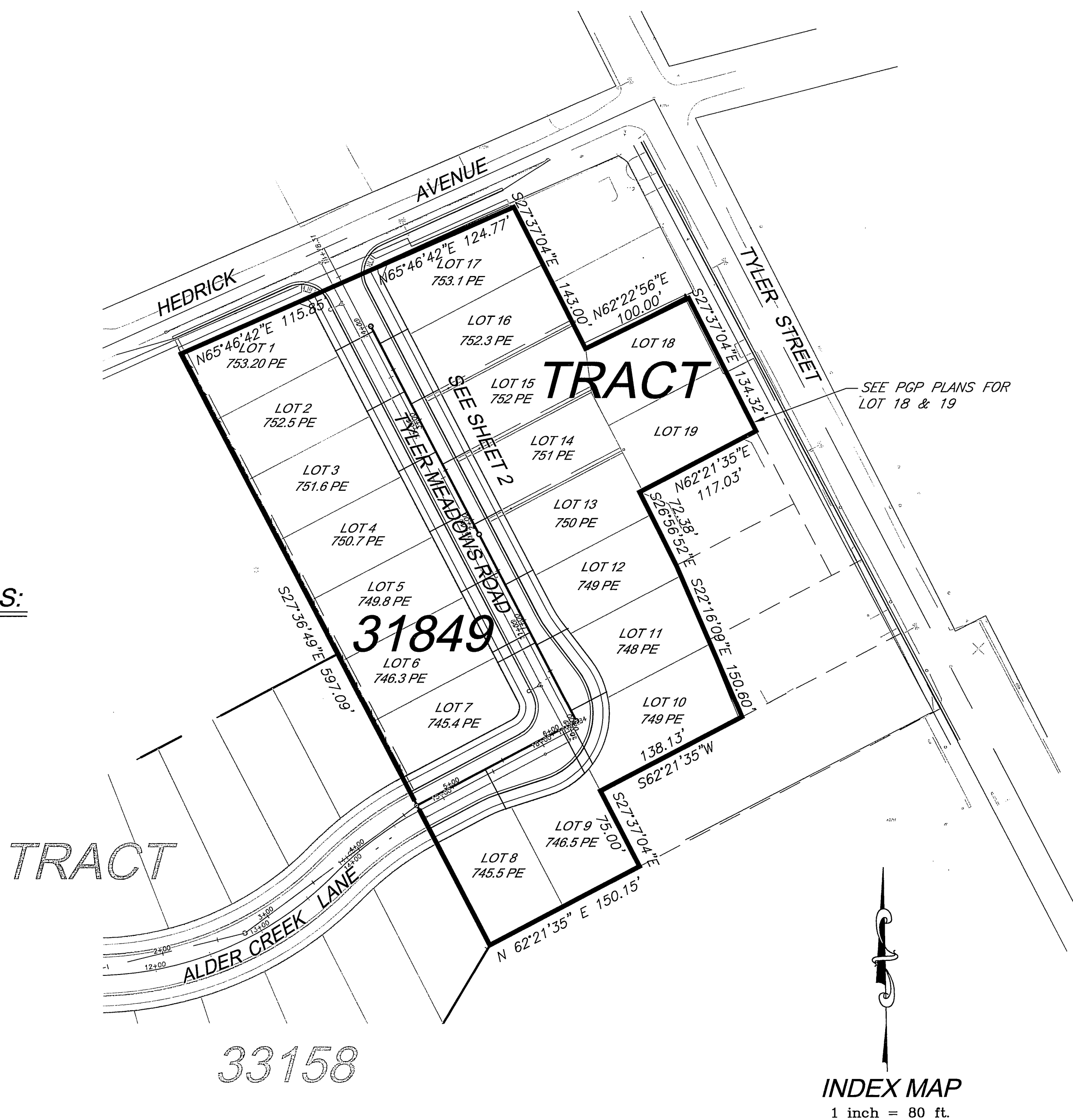
ENGINEER'S NOTICE TO CONTRACTORS:

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
2. CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITES, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES.
3. ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREETS, DRIVE OR SWALE UNLESS OTHERWISE NOTED.
4. QUANTITIES SHOWN HERE ARE FOR PLAN CHECKING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO PERFORM HIS OWN QUANTITIES TAKEOFF.
5. 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 THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY OF RIVERSIDE 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 CITY OF RIVERSIDE OR THE ENGINEER.

WATER DEPARTMENT NOTE:

DEVELOPER TO GIVE 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. (951) 351-6368

CITY OF RIVERSIDE SEWER IMPROVEMENT PLAN FOR TRACT 31849



TYPICAL SECTION: INTERIOR STREETS
T.I.=5.0 NTS

CONSTRUCTION NOTES:

1. CONST. 8" VCP SEWER LINE
2. CONST. SEWER MANHOLE PER CITY OF RIVERSIDE STD. 500
3. CONST. 4" VCP SEWER LATERAL PER CITY RIVERSIDE STD. 562

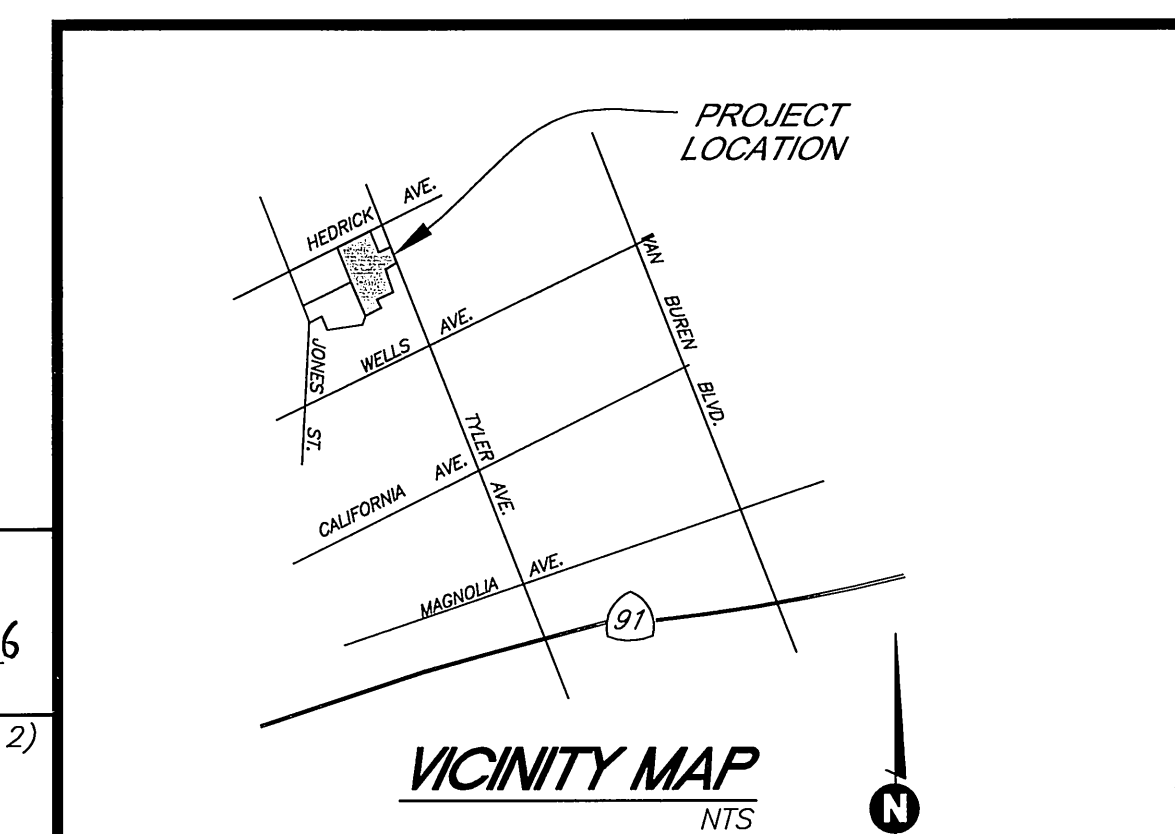
QUANTITIES:

- 540 L.F.
- 3 EA.
- 17 EA. / 600 L.F.

INDEX MAP
1 inch = 80 ft.

LEGEND

- FLOW LINE
- PROPERTY LINE
- CENTER LINE
- EXISTING WATER LINE
- SS EXISTING SANITARY SEWER LINE
- EXISTING SLOPE
- PROPOSED SLOPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- G.B. = GRADE BREAK
- H.P. = HIGH POINT
- E.P. = EDGE OF PAVEMENT
- D.L. = DAYLIGHT
- G.S. = GROUND SHOT
- W.V. = WATER VALVE
- W. = WATER MAIN
- W.M. = WATER METER
- FL = FLOW LINE
- F.G. = FINISHED GRADE
- BM = BENCH MARK
- LS = LANDSCAPING
- T.G. = TOP OF GRATE
- INV. = INVERT ELEVATION
- A.C. = ASPHALT CONCRETE
- TW = TOP OF WALL
- R = RADIUS
- TF = TOP OF FOOTING
- (600) = EXIST. ELEVATION
- 600 = PROPOSED ELEVATION
- FG = FINISHED GRADE
- FS = FINISHED SURFACE
- CJ = CONTROL JOINT
- TOE = TOE OF SLOPE
- TOP = TOP OF SLOPE
- TOP/D.L. = TOP OF SLOPE/DAYLIGHT
- TOC = TOP OF CURB
- FF = FINISHED FLOOR



CITY OF RIVERSIDE, ELECTRIC DIVISION
APPROVED BY: [Signature] DATE 2/15/06
VOID 1 YEAR AFTER DATE APPROVED

CITY OF RIVERSIDE, WATER DIVISION (SHTS 1 & 2)
APPROVED BY: [Signature] DATE 2/15/06
VOID 1 YEAR AFTER DATE APPROVED



San Diego 2-14-06
R.C.E. No. DATE

SAKE ENGINEERS, INC.
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ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. RAMONA AVE., STE. 202
CORONA, CALIFORNIA 92679
(951) 279-4041 FAX: (951) 279-2830

MARK	DESIGNED BY SA	DRAWN BY RL	CHECKED BY SA
APPR.	DATE		

BENCHMARK:
CITY OF RIVERSIDE BM #2-123-A PK WALL AND CITY ENGINEER TAG IN THE NORTH CORNER OF TRAFFIC SIGNAL BASE AT THE SW COR OF TYLER STREET AND WELLS AVENUE.
ELEV. = 749.704

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] DATE 3/16/06
CITY ENGINEER

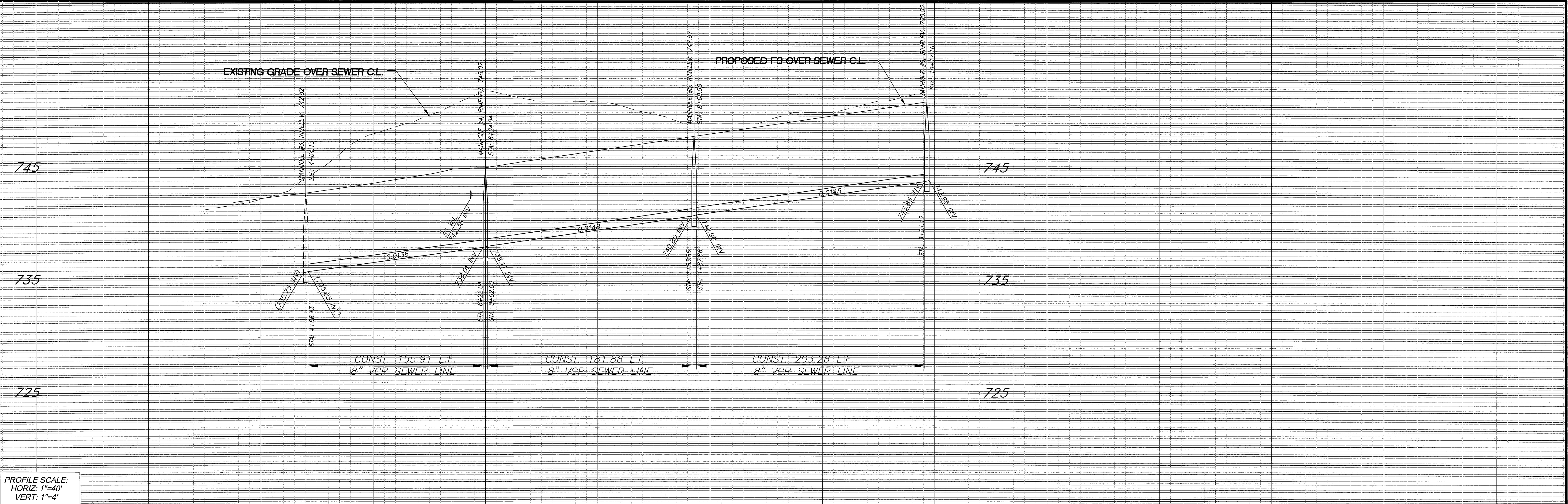
SEWER IMPROVEMENT PLANS PROJECT NO. PW05-0820

TRACT 31849
COVER SHEET

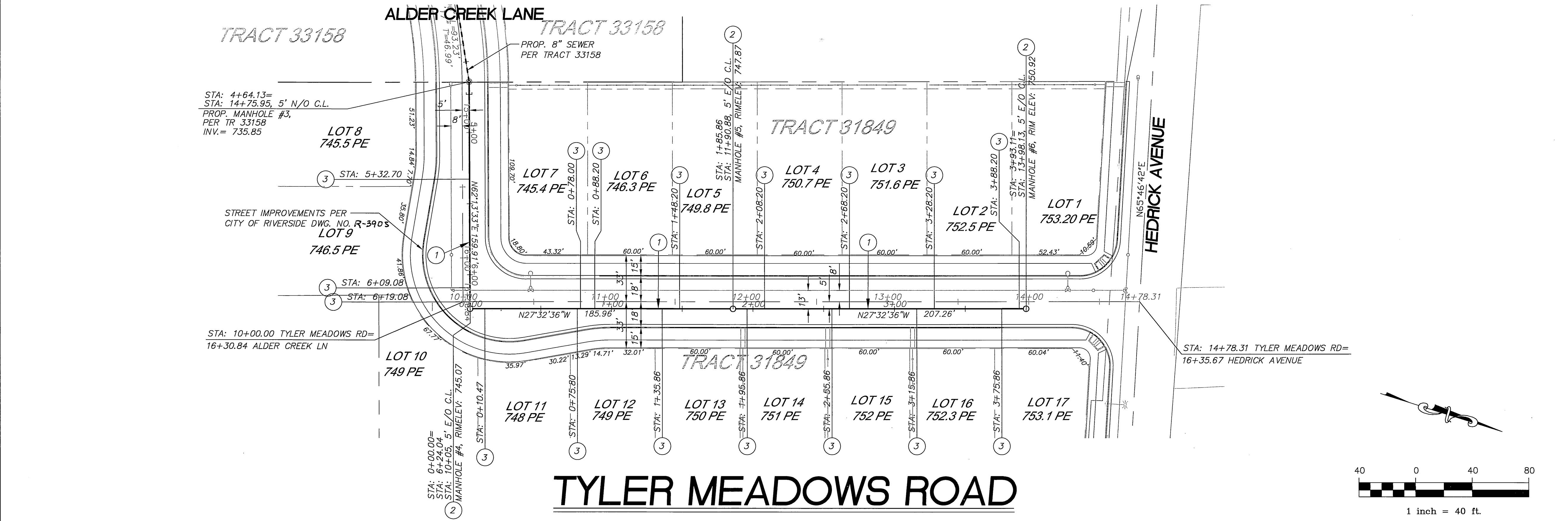
S-1943
SHEET 1 SHEET 2

HORIZ. SCALE: NONE VERT. SCALE: NONE FILE NO.

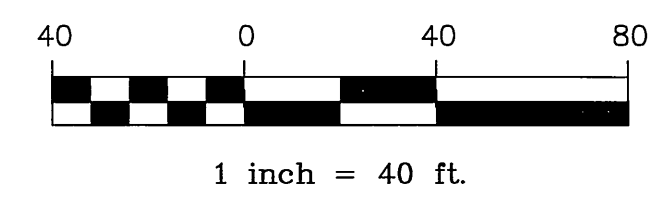
INDEXED 4-21-06 44



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

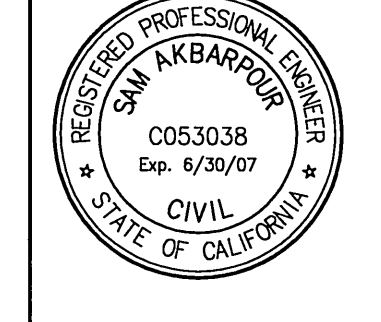


TYLER MEADOWS ROAD



CONSTRUCTION NOTES:

- 1 - CONST. 8" VCP SEWER LINE
- 2 - CONST. SEWER MANHOLE PER CITY OF RIVERSIDE STD. 500
- 3 - CONST. 4" VCP SEWER LATERAL PER CITY RIVERSIDE STD. 562



S. D. Allsup 2-14-06
RCE No. DATE

SAKE ENGINEERS, INC.
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400 S. RAMONA AVE., STE. 202
CORONA, CALIFORNIA 92709
(951) 279-4041 FAX: (951) 279-2830

MARK	APPR. DATE
DESIGNED BY SA	DRAWN BY RL
CHECKED BY SA	

BENCHMARK:

**CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS**

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	<i>[Signature]</i>	2/14/06	<i>[Signature]</i>
TRAFFIC DIVISION			CITY ENGINEER
			DATE 2/16/06

SEWER IMPROVEMENT PLANS		PROJECT NO. PW05-0820
TRACT 31849 SEWER PLAN & PROFILE		S-1943
HORIZ. SCALE: 1"=40'	VERT. SCALE: 1"=4'	FILE NO.
		SHEET 2 SHEET 2

INDEXED 4-21-06 LPH