

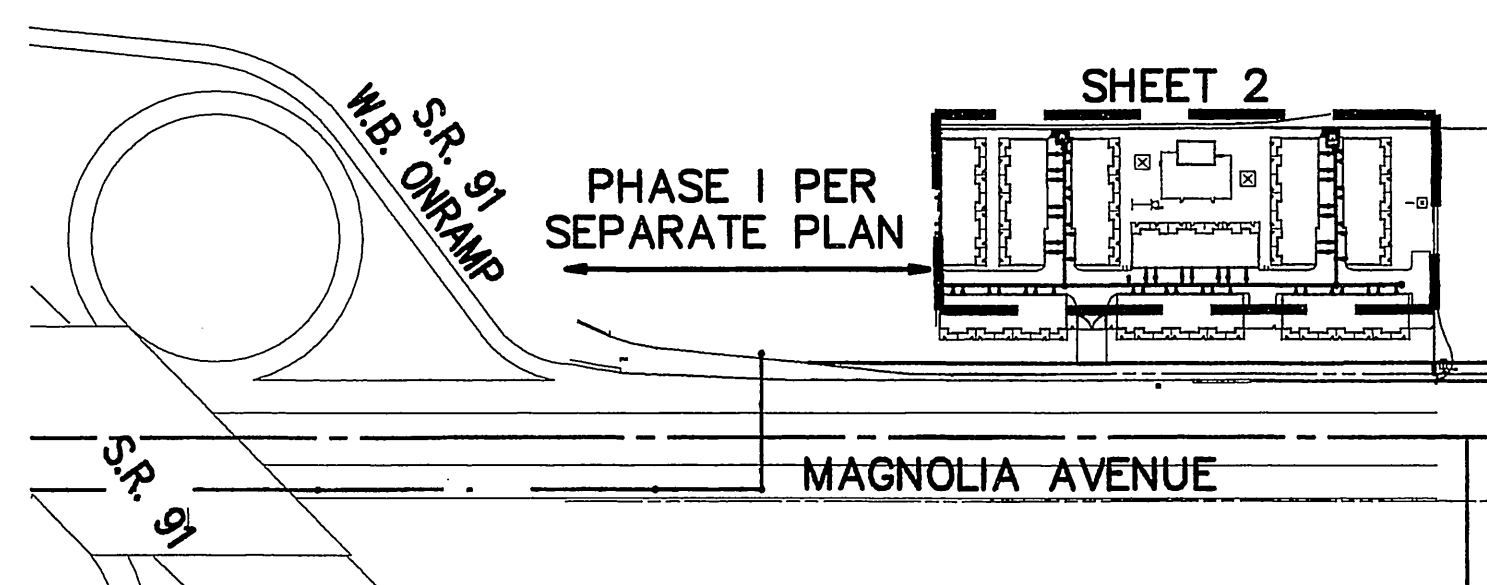
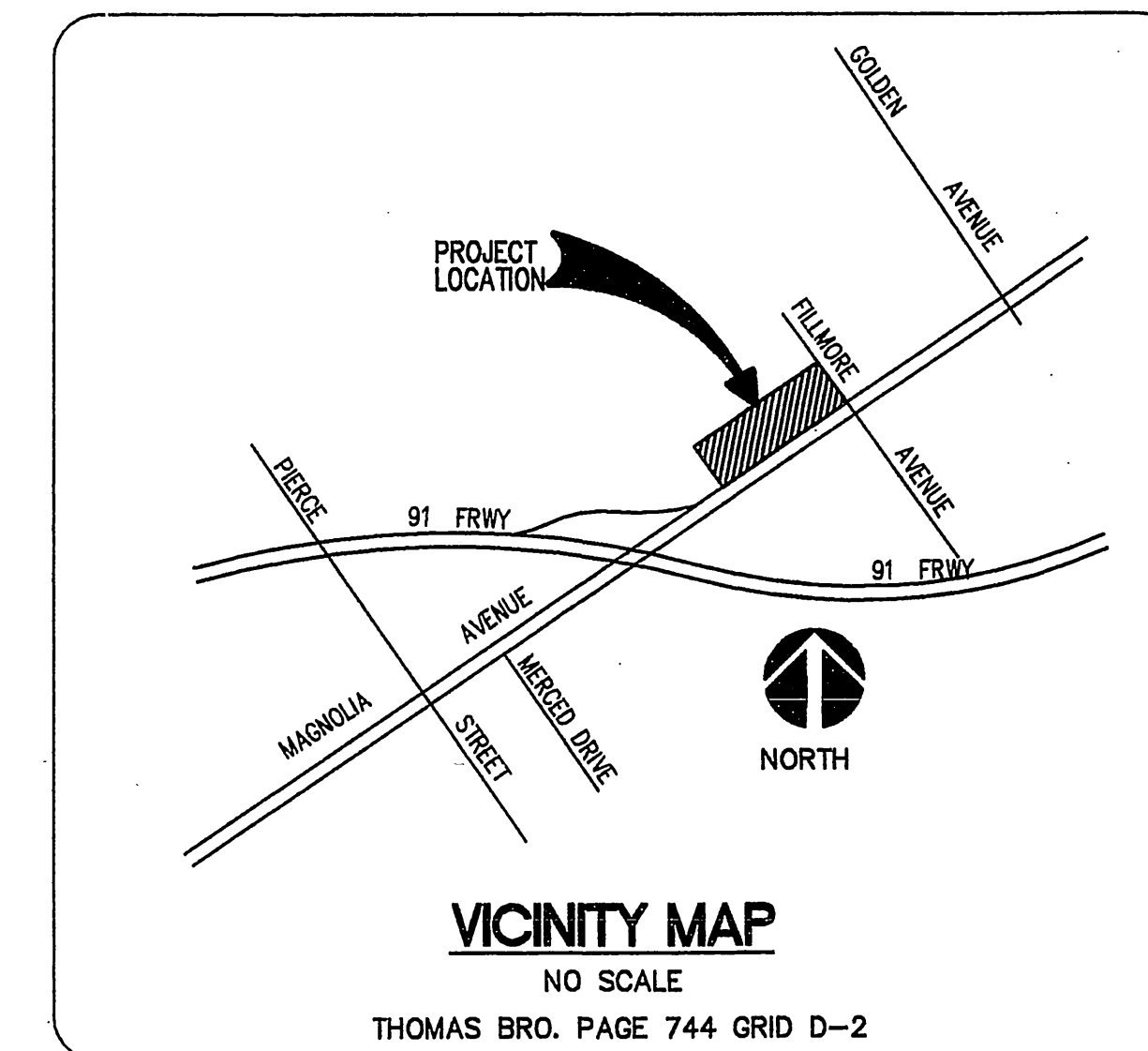
PUBLIC SEWER IMPROVEMENT PLANS

MAGNOLIA AVENUE EXTENSION

MAGNOLIA VILLAS-PHASE II

TM 33290

11547 MAGNOLIA AVENUE
RIVERSIDE, CALIFORNIA



INDEX MAP

SCALE: 1"=200'

CONSTRUCTION NOTES:

- ① PROVIDE AND INSTALL 8" PVC SEWER LINE PER CITY OF RIVERSIDE PUBLIC WORKS STANDARDS. CASE 1 PIPE BEDDING PER CITY STD. 452
- ② REMOVE EXISTING CAP AND PLUG AND JOIN EXISTING.
- ③ NOT USED
- ④ CONSTRUCT 4" SEWER MANHOLE PER CITY OF RIVERSIDE PUBLIC WORKS STD. DWG. 500
- ⑤ CONSTRUCT 4" PVC SEWER LATERAL PER CITY OF RIVERSIDE PUBLIC WORKS STD. DWG. 562A (LOCATE CLEAN-OUT AT EASEMENT LINE OR OUTSIDE ONSITE GUTTER AS SHOWN) CASE 1 PIPE BEDDING PER CITY STD. 452

LEGEND

- 12"W — PROPOSED 12" WATER MAIN
- UGE — SUGGESTED ELECTRIC SERVICE
- UGT — SUGGESTED TELEPHONE SERVICE
- 2"G — SUGGESTED 2" GAS SERVICE
- 8"S — PROPOSED 8" SANITARY SEWER
- — — PROPOSED STORM DRAIN
- X X FENCE
- ⊗ FIRE HYDRANT
- ⊙ WATER METER
- ⊕ SANITARY SEWER CLEAN-OUT
- ⊙ GAS METER
- ⊕ GATE VALVE
- ▶ REDUCER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- — — PROPERTY LINE
- FULL BOX

GENERAL NOTES

1. 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 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.
5. QUANTITIES SHOWN ARE FOR BOND 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. ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOIL ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
9. STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
10. STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNS MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
11. 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.
12. CONTRACTOR IS TO VERIFY EXISTING SEWER AND EX. UTILITY CROSSING ELEVATIONS PRIOR TO CONSTRUCTION.
13. LOCATION OF LATERALS TO BE VERIFIED IN THE FIELD AT THE DIRECTION OF THE OWNER TO AVOID CONFLICT WITH PROPOSED AND EXISTING FACILITIES.
14. 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.
15. 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.
16. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
17. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE & OBTAIN SHORING AS NECESSARY. SHORING IS NOT A PART OF THESE PLANS OR ENCROACHMENT PERMIT.

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. 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 THIS 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 SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

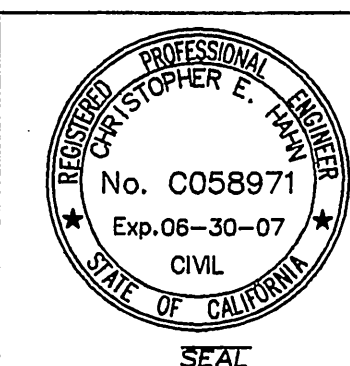
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF MAGNOLIA AVENUE PER MAP FILED IN BOOK 155, PAGES 99 TO 101, INCLUSIVE, IN THE RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEARING NORTH 58°00'00" EAST

BENCHMARK

CITY OF RIVERSIDE GPS STATION: GPS-71
2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 71 1991 CADME"
SET IN THE SOUTHEAST CORNER OF A CONCRETE SLAB FOR AN ELECTRICAL VAULT
IN THE MEDIAN ISLAND OF MAGNOLIA AVENUE, 325 WEST OF THE CENTERLINE OF
FILLMORE STREET.
ELEVATION = 705.726(FEET)

Business Tax Cert.# 118556 EXP. 12/08/05
PREPARED UNDER THE SUPERVISION OF:



Madison-FCS
CIVIL ENGINEERING - LAND SURVEYING
350 SOUTH MAPLE STREET, SUITE A CORONA CA 92880 • (951)736-3056 FAX (951) 736-3101
DATE: 9/23/05

CITY OF RIVERSIDE
WATER DEPARTMENT
NON-INTERFERENCE
COMPLIANCE WITH PUBLIC ROW
APPROVED BY: MW McLeod DATE: 9/23/05



CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: Number 1 DATE: 11/26/05
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CITY ENGINEER

SEWER IMPROVEMENT PLAN

COVER SHEET
11547 Magnolia Avenue
TM 33290

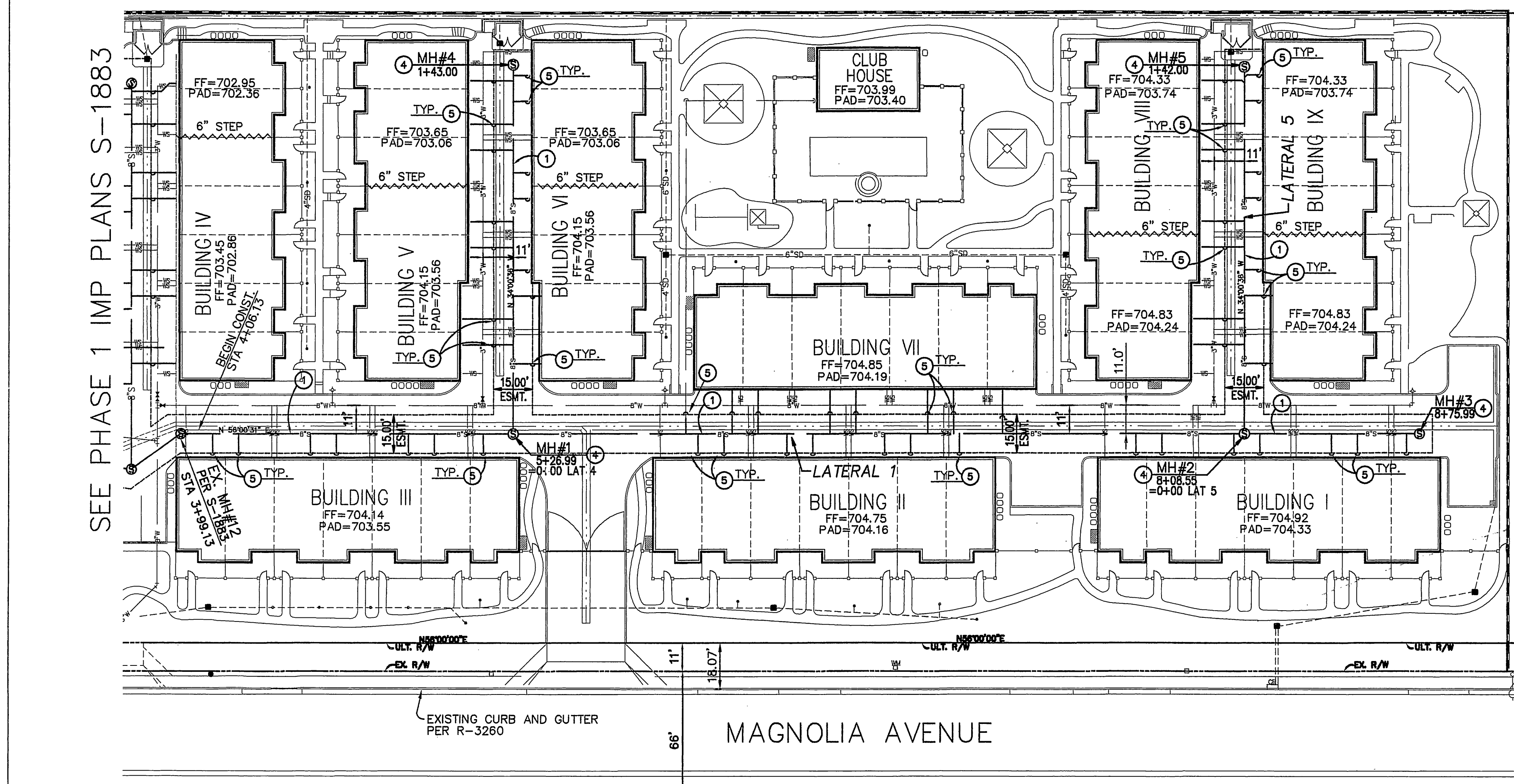
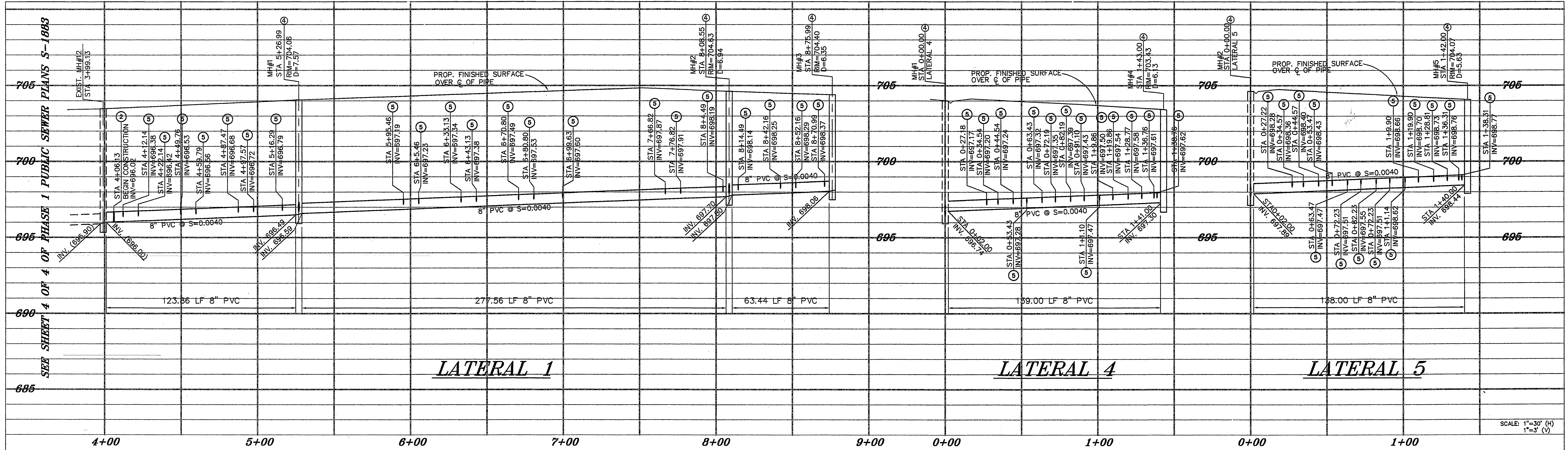
HORIZ. SCALE: AS SHOWN VERT. SCALE: N/A

PW05-0486

DRAWING NUMBER

S-1912

SHEET 1 OF 2



- NOTES:**
- EXISTING UTILITIES SHOWN ON THIS PLAN ARE PLOTTED FROM UTILITY RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UTILITIES WHETHER OR NOT SHOWN ON THIS PLAN.
 - EXISTING UTILITY CROSSING SHALL BE POTHOLED PRIOR TO START OF CONSTRUCTION TO VERIFY CLEARANCES.
 - SHORING IS REQUIRED IF AND IS NOT A PART OF THESE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN SHORING CALCULATIONS.

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LEGEND

— 12" —	WATER MAIN
— UGE —	ELECTRIC SERVICE
— UGT —	TELEPHONE SERVICE
— 2"G —	GAS SERVICE
— 8"S —	SANITARY SEWER
— — — —	STORM DRAIN
X X	FENCE
⊗	FIRE HYDRANT
⊙	WATER METER
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⊙	GAS METER
⊕	GATE VALVE
▶	REDUCER
⊙	SANITARY SEWER MANHOLE
⊕	STORM DRAIN MANHOLE
— — — —	PROPERTY LINE
□	PULL BOX

CALL TOLL FREE 1-800-227-2600
AT LEAST TWO WORKING DAYS, BEFORE YOU DIG.

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1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 71 1991 CADME"
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IN THE MEDIUM ISLAND OF MAGNOLIA AVENUE, 325 WEST OF THE CENTERLINE OF
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CHRISTOPHER E. HAHN, RCE 58971 exp. 6/07

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CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 11/28/05
PRINCIPAL ENGINEER
TRAFFIC DIVISION

MARK REVISIONS APPR. DATE

DESIGNED BY: CEH DRAWN BY: CEH CHECKED BY: CEH

PW05-0486

SEWER PLAN & PROFILE
LATERALS 1, 4 & 5
11547 MAGNOLIA AVENUE
TM 33290

DRAWING NUMBER: S-1912
SHEET 2 OF 2

HORIZ. SCALE: 1"=30' VERT. SCALE: 1"=3'