

SEWER IMPROVEMENT PLANS

MAGNOLIA APARTMENTS

GENERAL NOTES:

- NO PERSON SHALL PERFORM ANY CONSTRUCTION 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.
- 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, ITS SUPPLEMENTAL NOTES 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.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- 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.
- 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.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- 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.
- 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.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- PIPES JOINTS FOR VITRIFIED CLAY PIPE SHALL BE TYPE "G" AS SPECIFIED IN SECTION 208-2.3 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS PROJECTS. IF PLASTIC PIPE IS ALLOWED AS AN ALTERNATIVE, ALL PIPE JOINTS SHALL BE GASKETED. CEMENTED JOINTS SHALL NOT BE ALLOWED.
- THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR PERFORMING A VIDEO INSPECTION OF ALL NEW SEWER AND STORM DRAIN FACILITIES TO BE PUBLICLY OWNED AND MAINTAINED PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE VIDEO INSPECTION MUST BE PERFORMED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. A RECORDING OF THE VIDEO INSPECTION MUST BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON NAD 83 HORIZONTAL CONTROL POINTS BETWEEN HORIZONTAL CONTROL POINT "BROOM 2 AZ MK", BEING A THIRD ORDER CONTROL POINT AND HORIZONTAL CONTROL POINT "LHM", BEING A SECOND ORDER CONTROL POINT AS SHOWN ON NATIONAL GEODETIC SURVEY DATA SHEETS OBTAINED FROM THE NGS WEBSITE.

(to N 81° 38' 57" E)

BENCHMARK

DESCRIPTION:
P.K. NAIL AND CITY ENGINEER TAG ON THE TOP OF THE SOUTHERLY MEDIAN CURB OF MAGNOLIA AVENUE, 45 FEET EASTERLY OF THE CENTERLINE OF FILLMORE STREET.

POINT ID: E2-K3
ELEVATION: 708.065
DATE LVD: 1983

DATUM: 1929
ADJUSTMENT YEAR: 1971

NOTES:

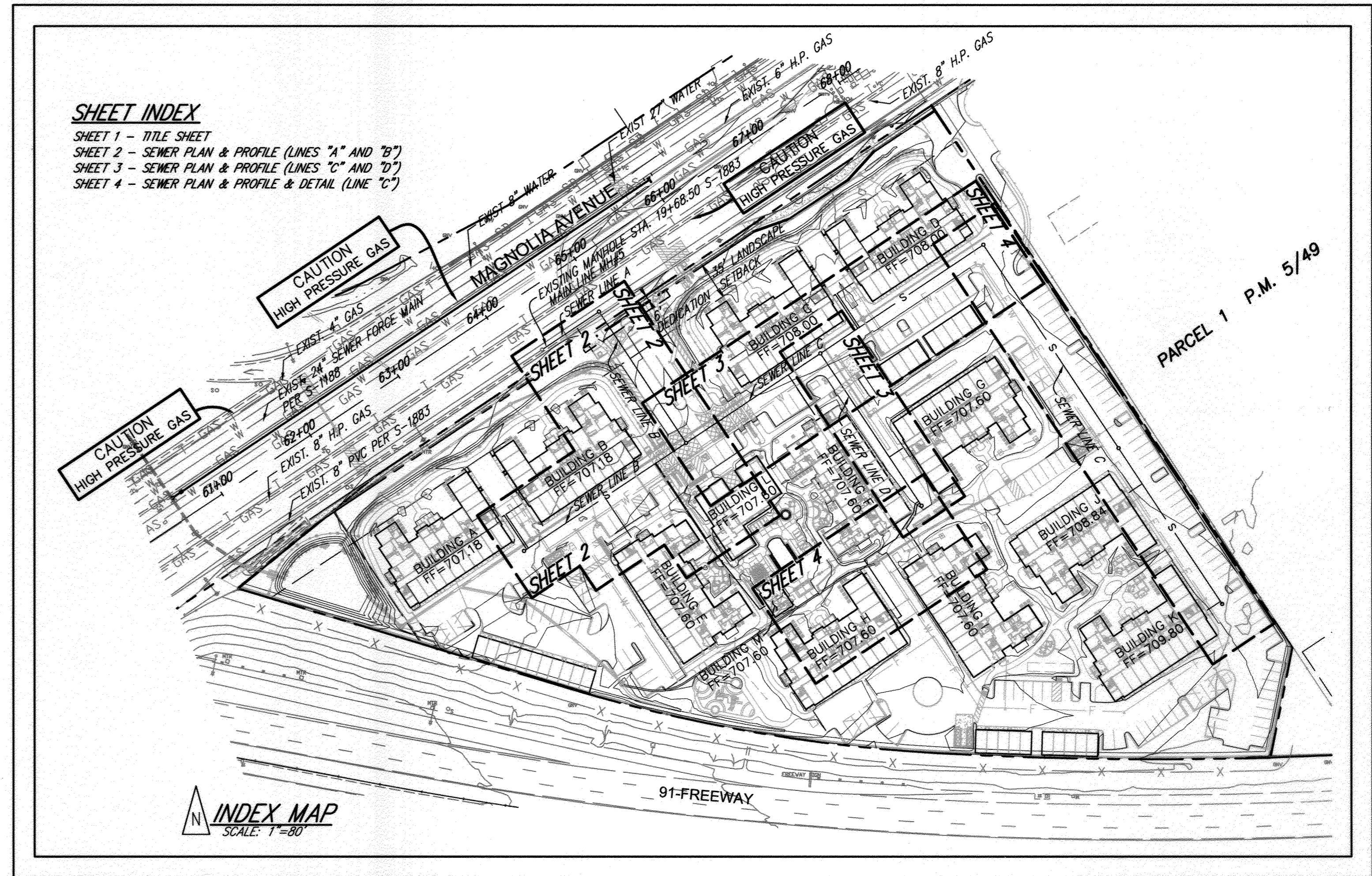
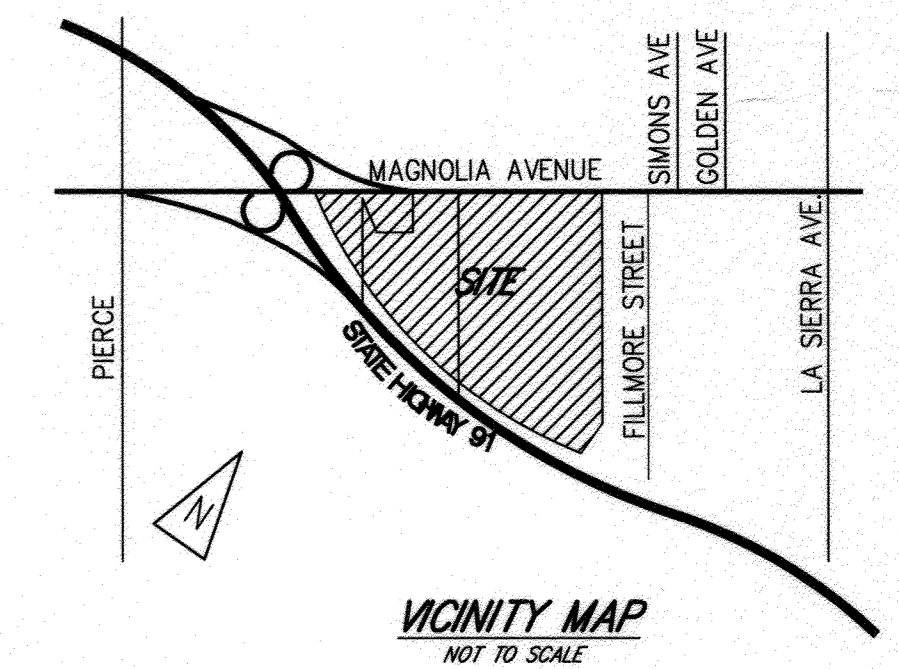
- EXISTING UTILITIES SHOWN ON THIS PLAN ARE PLOTTED FROM UTILITY RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UTILITIES WHETHER OR NOT SHOWN ON THIS PLAN.
- EXISTING UTILITY CROSSING SHALL BE POTHOLED PRIOR TO START OF CONSTRUCTION TO VERIFY CLEARANCES.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

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.



CIVIL ENGINEER

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CALIFORNIA 92029
(760) 745-8118

OWNER

THE PASEOS AT MAGNOLIA, LLC
2520 N. SANTIAGO BLVD.
ORANGE, CA 92667
CONTACT: SAVOY BELLAVA

SITE ADDRESS

11510 MAGNOLIA AVENUE
RIVERSIDE, CA

SITE AREA

7.68 ACRES

ASSESSOR'S PARCEL NUMBER

132-020-035 & 036

LEGEND

- W — EXIST. WATER MAIN
- T — EXIST. TELEPHONE SERVICE
- G — EXIST. GAS SERVICE
- S — EXIST. SEWER LINE
- S — EXIST. SEWER MH
- X — EXIST. FENCE
- — — EXIST. 6" CURB
- — — EXIST. 6" CURB & GUTTER
- — — EXIST. STREET LIGHT
- — — EXIST. PROPERTY LINE
- S — PROPOSED PVT. MAIN SEWER
- O — PROPOSED SEWER MH
- — — PROPOSED SEWER LATERAL
- — — 6" CURB
- — — 6" CURB & GUTTER
- — — PROPERTY LINE
- — — R/W LINE

CONSTRUCTION NOTES:

- CONSTRUCT 8" PVC SEWER WITH CASE 1 BEDDING PER CITY OF RIVERSIDE STANDARD 452. 1,313 LF
- CONNECT TO EXISTING SEWER MANHOLE. RECHANNEL BASE TO ACCOMMODATE PROPOSED OR REVISED FLOWS PER CITY OF RIVERSIDE STD. DWG. 500. 1 EA
- CONSTRUCT SEWER CLEANOUT PER CITY OF RIVERSIDE. (LOCATE CLEAN-OUT AT EASEMENT LINE OR OUTSIDE ONSITE GUTTER AS SHOWN) 13 EA
- CONSTRUCT 4" SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500. 8 EA
- BACKFILL AND REPAIR PAVEMENT PER CITY OF RIVERSIDE STD. DWG. 453. 600 SF
- CONSTRUCT 6" PVC SEWER LATERAL WITH PL CLEANOUT PER CITY OF RIVERSIDE STD. DWG. 562. CASE 1 PIPE BEDDING PER CITY STD. 452. ALL PORTIONS OF PRIVATE SEWER LATERALS LOCATED OUTSIDE OF PUBLIC SEWER EASEMENT, INCLUDING ADDITIONAL CLEANOUTS, TO BE CONSTRUCTED PER APPROVED BUILDING PLANS. 135 LF

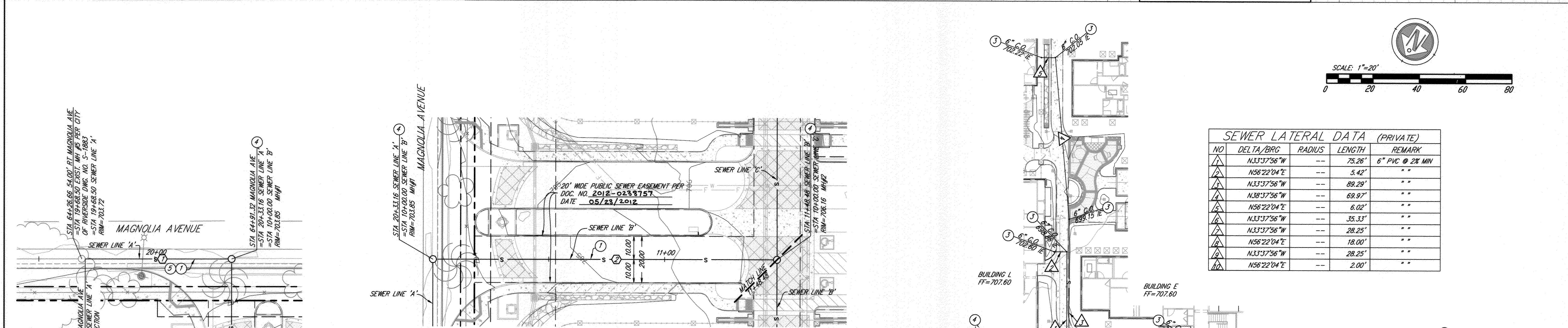
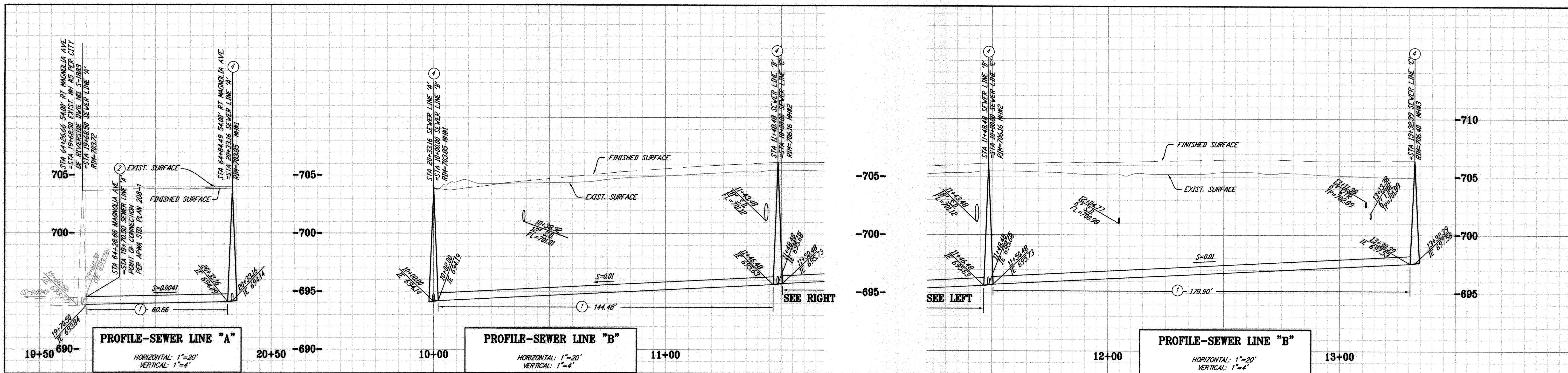
ABOVE QUANTITIES ARE FOR PERMIT PURPOSES ONLY & NOT FOR BIDDING. CONTRACTOR IS RESPONSIBLE FOR HIS BIDDING QUANTITIES.

INSPECTION QUANTITIES:

- 1,313 LF
- 1 EA
- 13 EA
- 8 EA
- 600 SF
- 135 LF

PW11-0614

| <p>CALL TOLL FREE: 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG</p> | <table border="1"> <tr> <th>MARK</th> <th>REVISIONS</th> <th>APPR.</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | MARK | REVISIONS | APPR. | DATE | | | | | | Designed By A/JV Drawn By J/R Checked By M/DL Plans Prepared Under Supervision Of Date 6/19/12 R.C.E. No. 45629 Expires 12-31-12 | CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT APPROVED BY: DATE 6/26/12 | CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: DATE 7/2/12 CITY ENGINEER DATE 8/6/12 | SEWER IMPROVEMENT PLAN 11510 MAGNOLIA AVENUE DRAWING NUMBER S-2053 SHEET 1 OF 4 |
|--|---|------|-----------|-------|------|--|--|--|--|--|--|---|--|---|
| | | MARK | REVISIONS | APPR. | DATE | | | | | | | | | |
| | | | | | | | | | | | | | | |
| UNDERGROUND SERVICE ALERT CALL TOLL FREE: 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG | | | | | | | | | | | | | | |



SEWER LATERAL DATA (PRIVATE)

| NO | DELTA/BRG | RADIUS | LENGTH | REMARK |
|----|-------------|--------|--------|-----------------|
| 1 | N33°37'56"W | -- | 75.26' | 6" PVC @ 2% MIN |
| 2 | N56°22'04"E | -- | 5.42' | " |
| 3 | N33°37'56"W | -- | 89.29' | " |
| 4 | N38°37'56"W | -- | 69.97' | " |
| 5 | N56°22'04"E | -- | 6.02' | " |
| 6 | N33°37'56"W | -- | 35.33' | " |
| 7 | N33°37'56"W | -- | 28.25' | " |
| 8 | N56°22'04"E | -- | 18.00' | " |
| 9 | N33°37'56"W | -- | 28.25' | " |
| 10 | N56°22'04"E | -- | 2.00' | " |

SEWER MAIN DATA

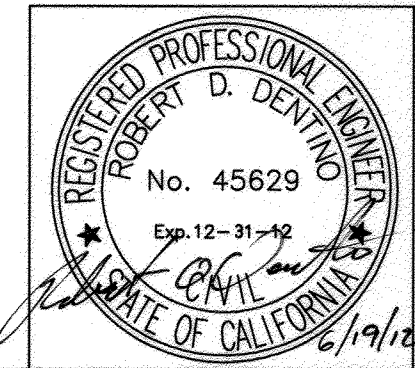
| NO | DELTA/BRG | RADIUS | LENGTH | REMARK |
|----|-------------|--------|---------|--------|
| 1 | N56°22'43"E | -- | 60.66' | 8" PVC |
| 2 | N33°37'56"W | -- | 144.48' | " |
| 3 | N56°22'04"E | -- | 179.90' | " |

SEWER LATERAL DATA (PUBLIC)

| NO | DELTA/BRG | RADIUS | LENGTH | REMARK |
|----|-------------|--------|--------|-----------------|
| 9 | N33°37'56"W | -- | 10.00' | 6" PVC @ 2% MIN |
| 10 | N33°37'56"W | -- | 10.00' | " |
| 11 | N33°37'56"W | -- | 10.00' | " |
| 12 | N33°37'56"W | -- | 10.00' | " |

- CONSTRUCTION NOTES:**
- CONSTRUCT 8" PVC SEWER WITH CASE 1 BEDDING PER CITY OF RIVERSIDE STANDARD 452.
 - CONNECT TO EXISTING SEWER MANHOLE. RECHANNEL BASE TO ACCOMMODATE PROPOSED OR REVISED FLOWS PER CITY OF RIVERSIDE STD DWG 500
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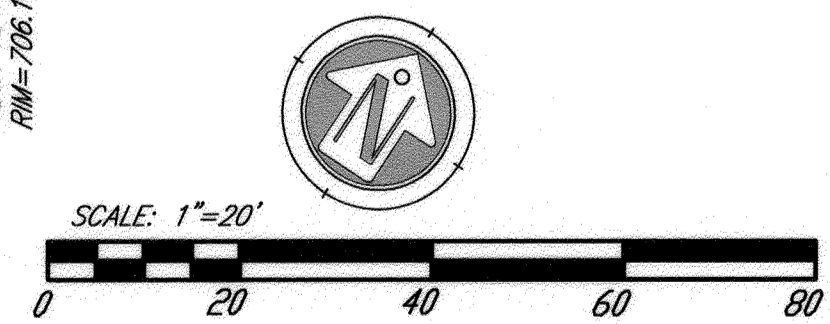
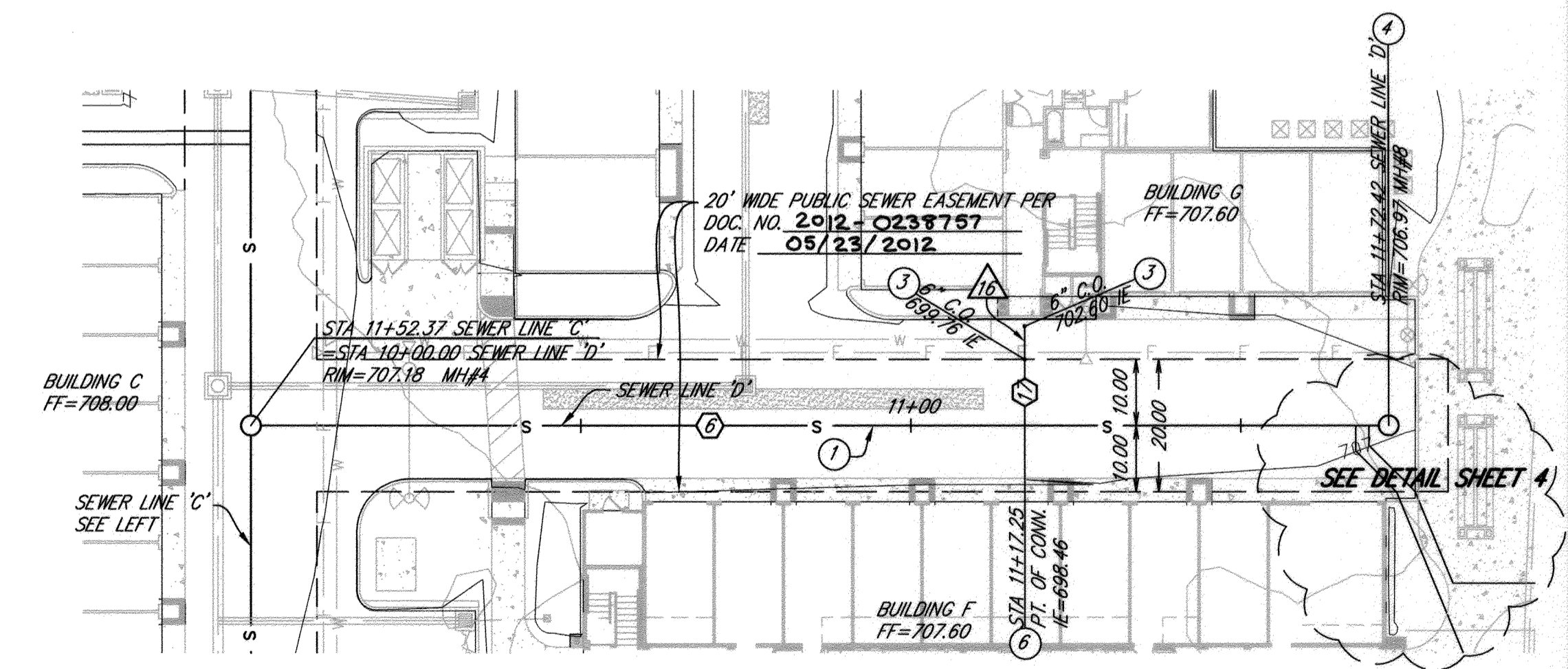
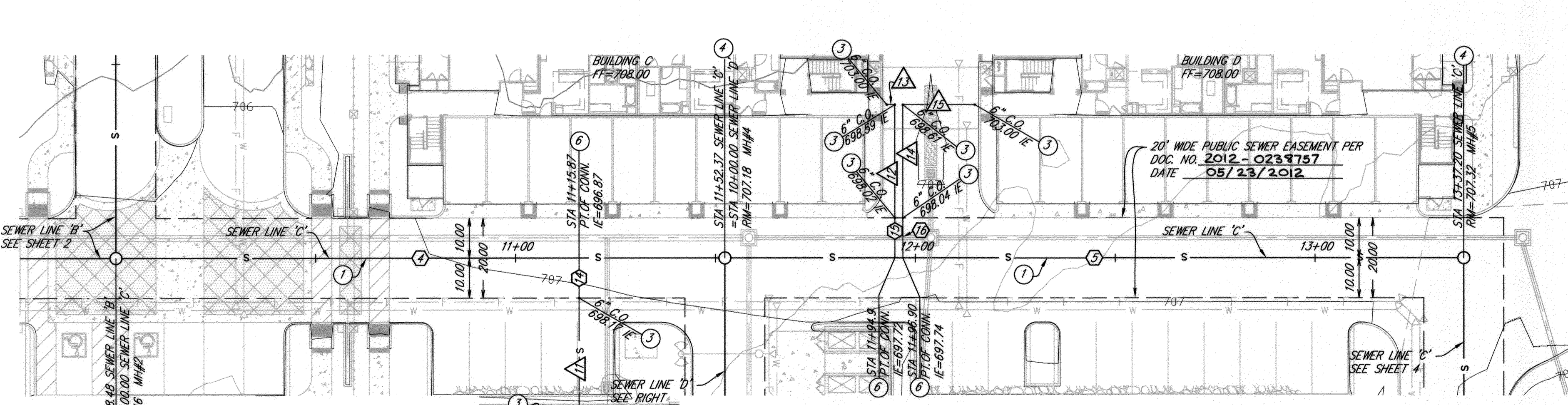
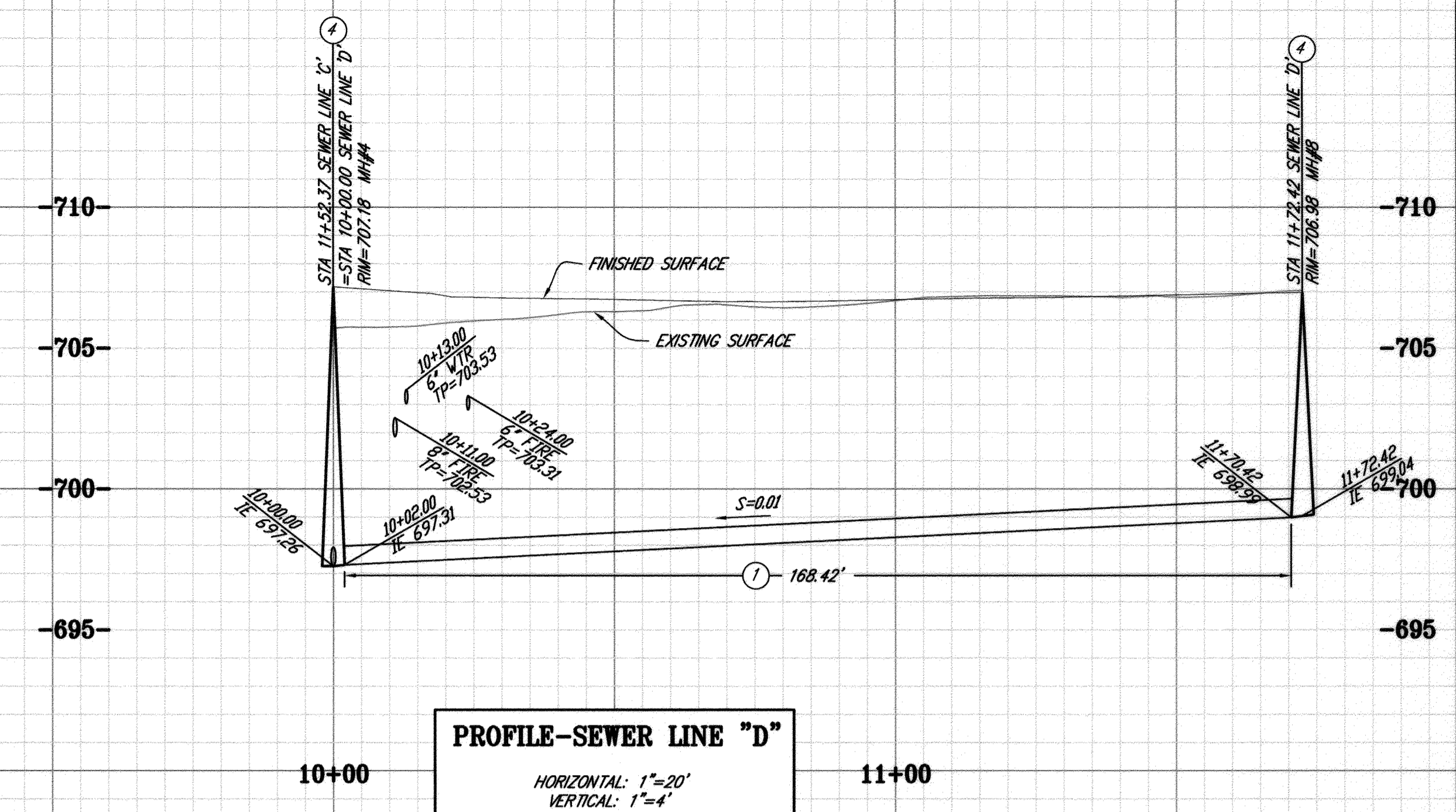
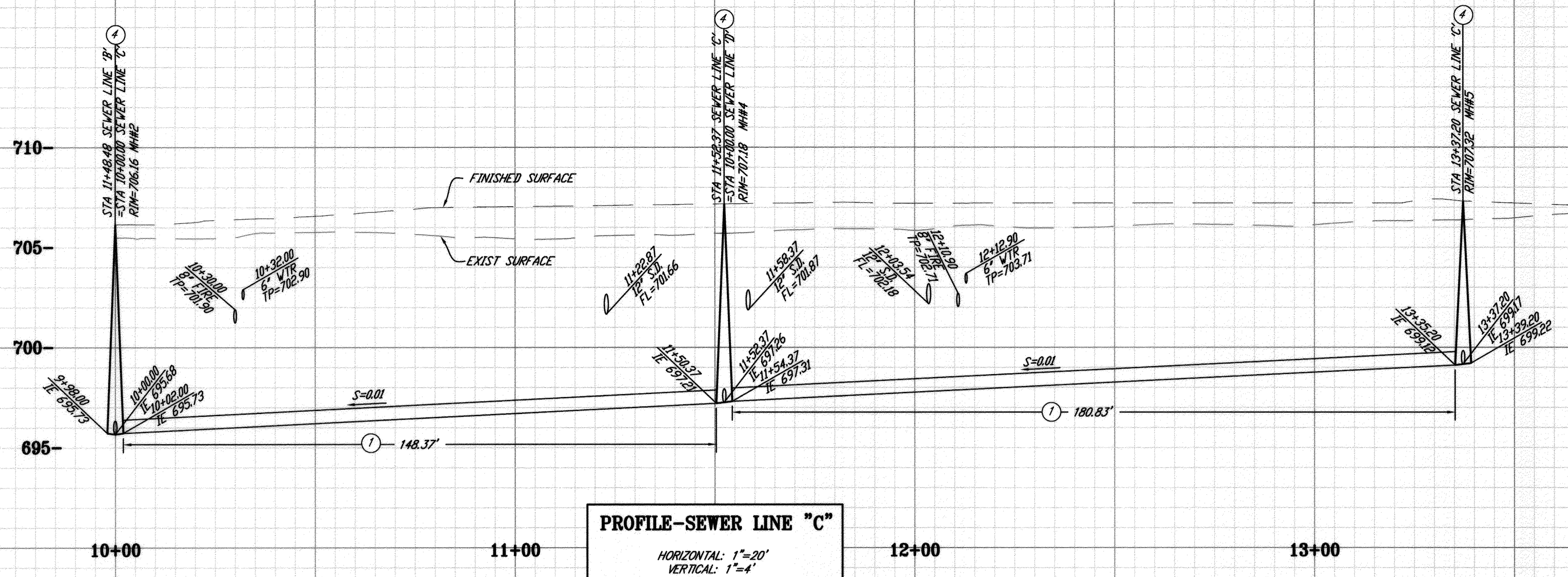
CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT
APPROVED BY: *[Signature]* DATE: 6/26/2012

| MARK | REVISIONS | APPR. DATE |
|------|-----------|------------|
| | | |

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 7/24/12
PRINCIPAL ENGINEER
ENGINEERING MANAGER
TRAFFIC DIVISION
CITY ENGINEER
DATE: 8/14/2012

SEWER IMPROVEMENT PLAN
11510 MAGNOLIA AVENUE
PW11-0614

DRAWING NUMBER
S-2053
SHEET 2 OF 4



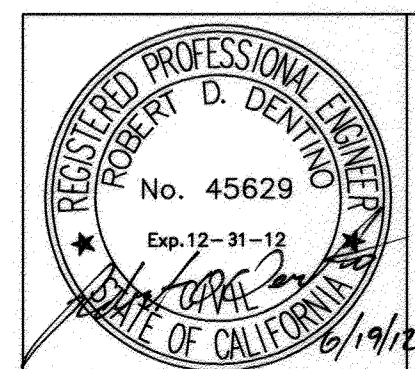
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| SEWER MAIN DATA | | | | |
|-----------------|-------------|--------|---------|--------|
| NO | DELTA/BRG | RADIUS | LENGTH | REMARK |
| 4 | N56°22'04"E | -- | 148.37' | 8" PVC |
| 5 | N56°22'04"E | -- | 180.83' | " " |
| 6 | N33°37'56"W | -- | 172.42' | " " |

| SEWER LATERAL DATA (PUBLIC) | | | | |
|-----------------------------|-------------|--------|--------|-----------------|
| NO | DELTA/BRG | RADIUS | LENGTH | REMARK |
| 14 | N33°37'56"W | -- | 10.00' | 6" PVC @ 2% MIN |
| 15 | N33°37'56"W | -- | 10.00' | " " |
| 16 | N33°37'56"W | -- | 10.00' | " " |
| 17 | N56°22'04"E | -- | 10.00' | " " |

| SEWER LATERAL DATA (PRIVATE) | | | | |
|------------------------------|-------------|--------|--------|-----------------|
| NO | DELTA/BRG | RADIUS | LENGTH | REMARK |
| 17A | N33°37'56"W | -- | 35.33' | 6" PVC @ 2% MIN |
| 17B | N33°37'56"W | -- | 28.25' | " " |
| 17C | N56°22'04"E | -- | 2.00' | " " |
| 17D | N33°37'56"W | -- | 28.25' | " " |
| 17E | N56°22'04"E | -- | 18.00' | " " |
| 17F | N56°22'04"E | -- | 18.00' | " " |

UNDERGROUND SERVICE ALERT
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 TWO WORKING DAYS BEFORE YOU DIG

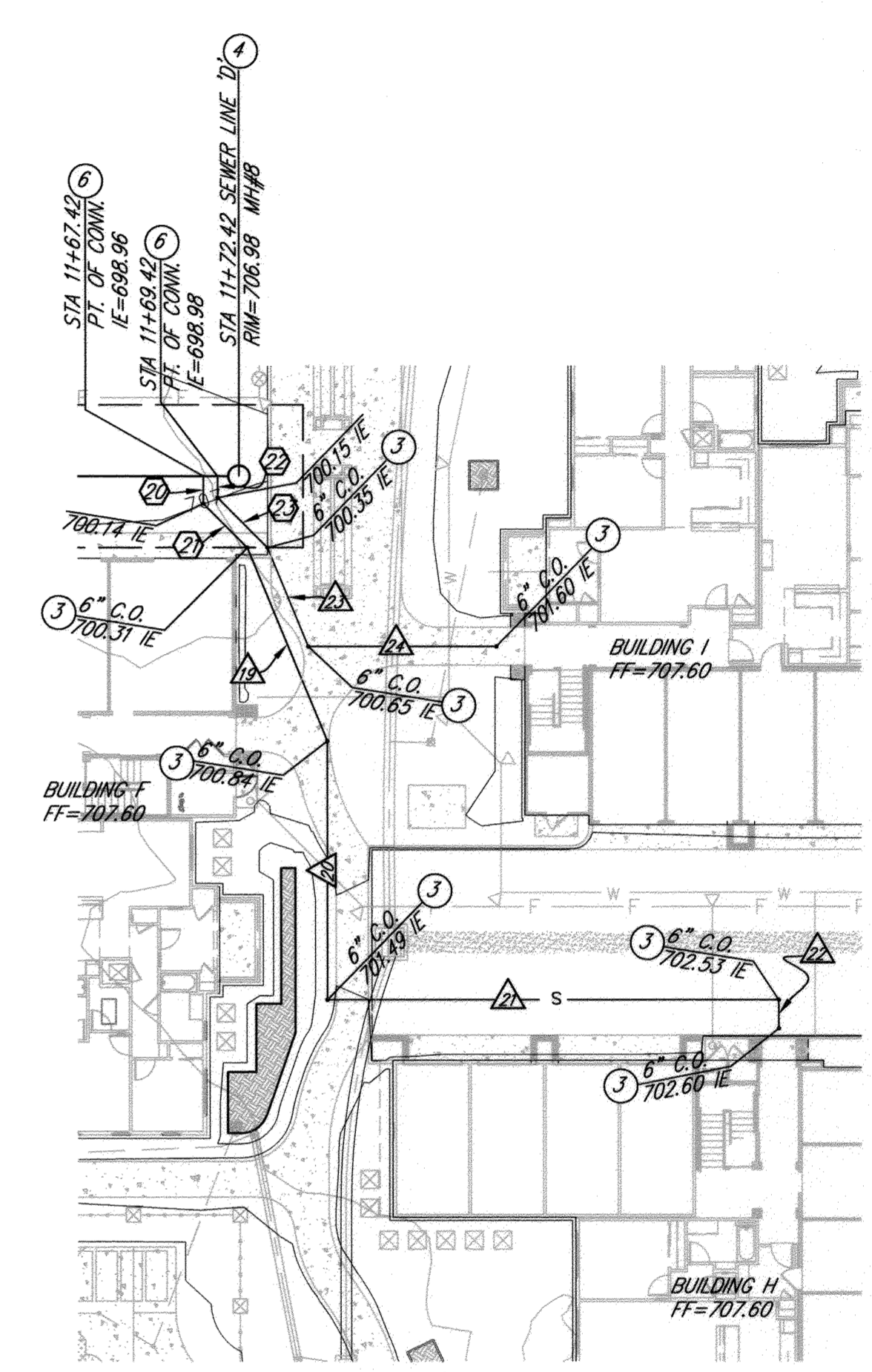
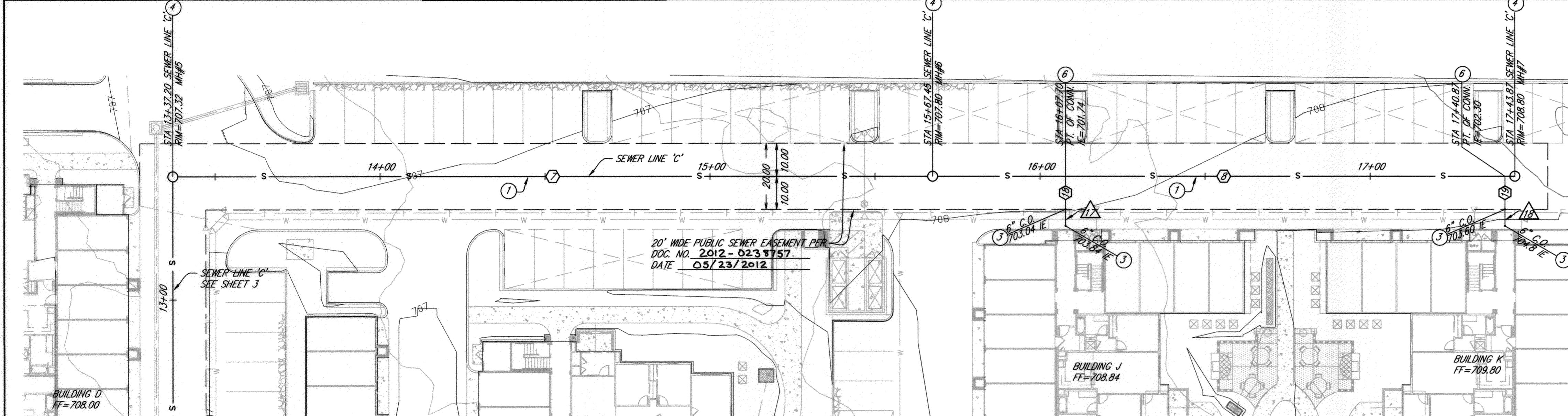
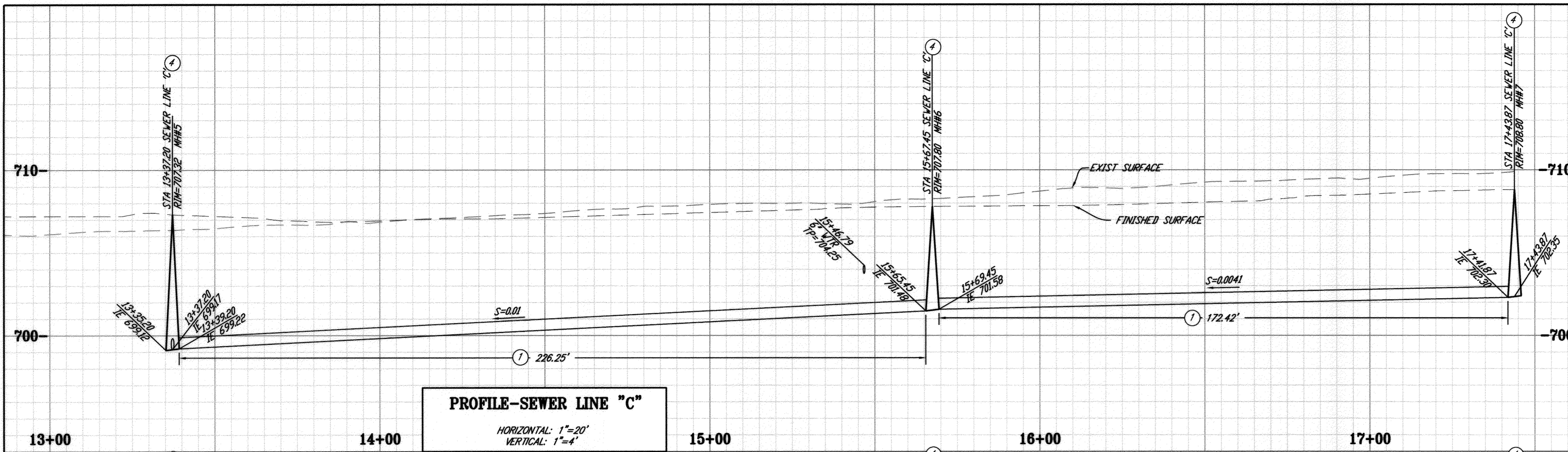


CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT
 APPROVED BY: *[Signature]*
 DATE: 6/26/2012

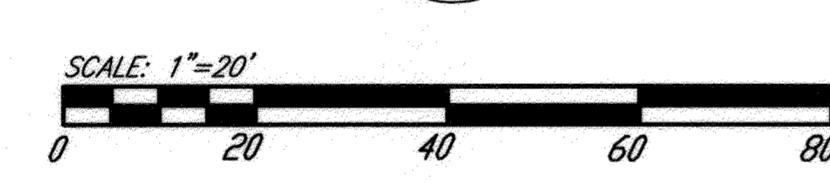
| MARK | REVISIONS | APPR. DATE |
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| | | |

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 6/26/2012
 PRINCIPAL ENGINEER
 ENGINEERING MANAGER
 TRAFFIC DIVISION
 CITY ENGINEER
 DATE: 6/26/2012

PW11-0614
SEWER IMPROVEMENT PLAN
 11510 MAGNOLIA AVENUE
 DRAWING NUMBER: S-2053
 SHEET 3 OF 4

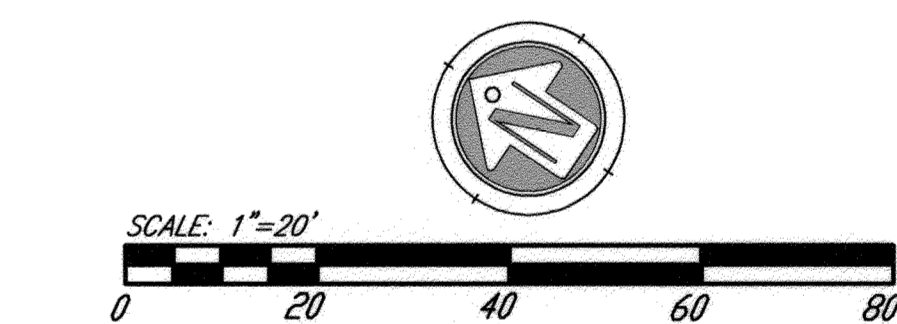


| SEWER MAIN DATA | | | | |
|-----------------|-------------|--------|---------|--------|
| NO | DELTA/BRC | RADIUS | LENGTH | REMARK |
| 7 | N33°37'56"W | -- | 226.25' | 8" PVC |
| 8 | N33°37'56"W | -- | 172.42' | " " |



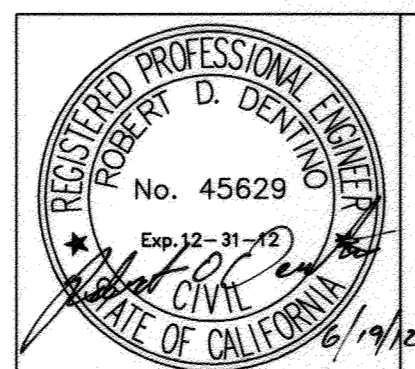
| SEWER LATERAL DATA (PUBLIC) | | | | |
|-----------------------------|-------------|--------|--------|-----------------|
| NO | DELTA/BRC | RADIUS | LENGTH | REMARK |
| 18 | N56°22'04"E | -- | 10.00' | 6" PVC @ 2% MIN |
| 19 | N56°22'04"E | -- | 10.00' | " " |
| 20 | N56°22'04"E | -- | 3.83' | " " |
| 21 | N11°22'04"E | -- | 8.73' | " " |
| 22 | N56°22'04"E | -- | 3.00' | " " |
| 23 | N11°22'04"E | -- | 9.90' | " " |

| SEWER LATERAL DATA (PRIVATE) | | | | |
|------------------------------|-------------|--------|--------|-----------------|
| NO | DELTA/BRC | RADIUS | LENGTH | REMARK |
| 17 | N56°22'04"E | -- | 5.00' | 6" PVC @ 2% MIN |
| 18 | N56°22'04"E | -- | 5.00' | " " |
| 19 | N33°52'43"E | -- | 29.33' | " " |
| 20 | N56°22'04"E | -- | 36.26' | " " |
| 21 | N33°37'56"W | -- | 63.42' | " " |
| 22 | N56°22'05"E | -- | 4.00' | " " |
| 23 | N33°52'43"E | -- | 15.00' | " " |
| 24 | N33°37'56"W | -- | 26.40' | " " |



- CONSTRUCTION NOTES:**
- CONSTRUCT 8" PVC SEWER WITH CASE 1 BEDDING PER CITY OF RIVERSIDE STANDARD 452.
 - CONSTRUCT SEWER CLEANOUT PER CITY OF RIVERSIDE. (LOCATE CLEAN-OUT AT EASEMENT LINE OR OUTSIDE ONSITE CUTTER AS SHOWN) STD. DWG. 562
 - CONSTRUCT 4" SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500
 - BACKFILL AND REPAIR PAVEMENT PER CITY OF RIVERSIDE STD. DWG. 453
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 TWO WORKING DAYS BEFORE YOU DIG



CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT
 APPROVED BY: *Matthew C. Bot*
 DATE: 6/26/2012

| MARK | REVISIONS | APPR. DATE |
|------|-----------|------------|
| | | |

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 7/25/12
 ENGINEERING MANAGER
 TRAFFIC DIVISION
 CITY ENGINEER
 DATE: 8/4/2012

PW11-0614
SEWER IMPROVEMENT PLAN
 11510 MAGNOLIA AVENUE
 DRAWING NUMBER: S-2053
 SHEET 4 OF 4