

PUBLIC SEWER IMPROVEMENT PLANS

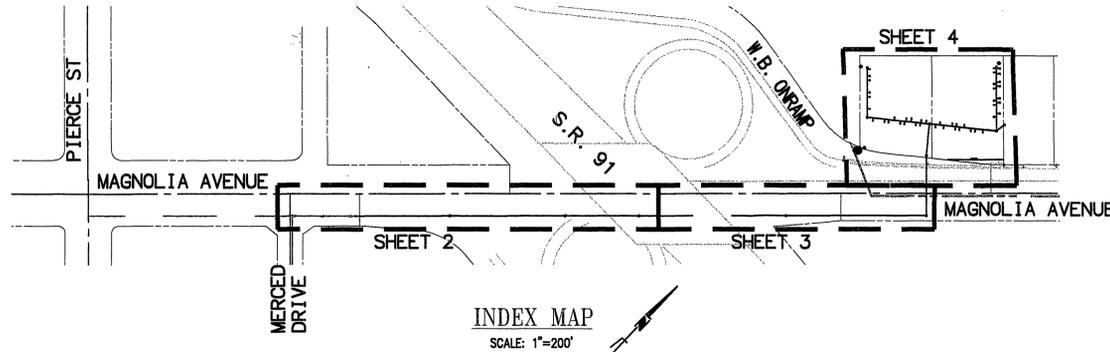
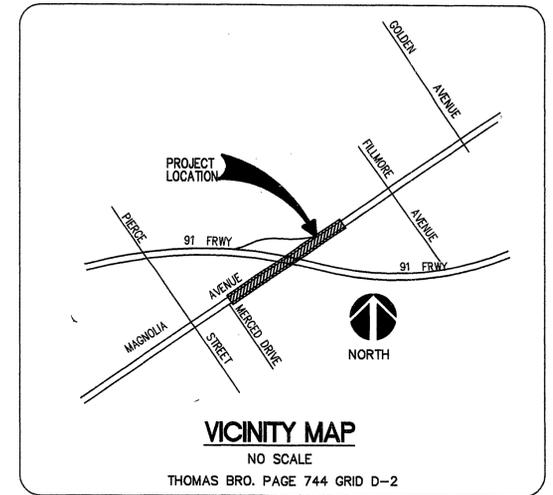
MAGNOLIA AVENUE EXTENSION

MAGNOLIA VILLAS

TRACT MAP 31132

11547 MAGNOLIA AVENUE
RIVERSIDE, CALIFORNIA

CUP P03-0226



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
□	PULL BOX

- GENERAL NOTES**
- 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.
 - 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 BOND INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING 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.
 - 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.
 - STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
 - 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.
 - 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.
 - 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 # 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 AND EX. UTILITY CROSSING ELEVATIONS PRIOR TO CONSTRUCTION.
 - LOCATION OF LATERALS TO BE VERIFIED IN THE FIELD AT THE DIRECTION OF THE OWNER TO AVOID CONFLICT WITH PROPOSED AND 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.
 - THE SEWER IS IN STATE RIGHT OF WAY. THE DEVELOPER AND/OR CONTRACTOR SHALL GIVE CALTRANS AND THE CITY 2 DAYS NOTICE PRIOR TO STARTING WORK ON THE SEWER.
 - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE & OBTAIN SHORING AS NECESSARY. SHORING IS NOT A PART OF THESE PLANS OR ENCROACHMENT PERMIT.

TRAFFIC CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT A TRAFFIC CONTROL PLAN BASED ON THE CURRENT WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.) AND CALTRANS STANDARD PLANS AND SPECIFICATIONS 2003 MATCH AND 2005 MATCH CALIF. SUPPLEMENT
- NO MORE THAN ONE LANE OF TRAVEL SHALL BE CLOSED AT ANY ONE TIME.
- ALL TRENCHES SHALL BE BRIGED WITH STEEL PLATE AT THE END OF THE WORK DAY. PREMIX / GOLDMIX A.C. SHALL BE FEATHERED TO PROVIDE A SMOOTH TRANSITION AT THE EDGES OF PLATES. PLATES (4" MINIMUM WIDTH). INSTALL ADVANCED WARNING SIGNS PER W.A.T.C.H. MANUAL REQUIREMENTS.
- ANY FULL RAMP CLOSURE SHALL HAVE DETOUR SIGNAGE AND ADVANCE WARNING SIGNS POSTED 7 DAYS PRIOR TO THE ACTUAL CLOSURE.
- TEMPORARY FULL RAMP CLOSURE (STD. T14) OPTIONS MAY BE ACCEPTED BY INSPECTOR FOR THE FOLLOWING TIME PERIODS (TBD):
- DURING NIGHTTIME RAMP CLOSURES, AT LEAST ONE PERSON SHALL BE ASSIGNED FULL TIME FOR MAINTENANCE OF TRAFFIC CONTROL DEVICES.
- TEMPORARY LANE CLOSURES ON MAGNOLIA AVENUE SHALL FOLLOW CALTRANS STD. PLAN T11.
- EXCEPT IN EMERGENCY SITUATIONS, HOURS OF WORK SHALL BE BETWEEN 9:00 AM AND 3:30 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE ALLOWED BY THE INSPECTOR.

CONSTRUCTION NOTES:

CONSTRUCTION NOTES:	ESTIMATED QUANTITY
1. PROVIDE AND INSTALL 8" PVC SEWER LINE PER CITY OF RIVERSIDE PUBLIC WORKS STANDARDS. CASE 1 PIPE BEDDING PER CITY STD. 452	2123 LF
2. REMOVE EXISTING SEWER CLEANOUT AND CONNECT TO SEWER MAIN	1 EA.
3. CONSTRUCT SEWER CLEANOUT PER CITY OF RIVERSIDE PUBLIC WORKS STD. DWG. 560	1 EA.
4. CONSTRUCT 4" SEWER MANHOLE PER CITY OF RIVERSIDE PUBLIC WORKS STD. DWG. 500	11 EA.
5. BACKFILL AND REPAIR PAVEMENT PER CITY OF RIVERSIDE PUBLIC WORKS STD. DWG. 453	1,420 LF
6. CONSTRUCT 4" THICK (TYP.) CONCRETE (CLASS 420-C-200) ENCASUREMENT FOR LESS THAN 1' CLEAR DISTANCE PER DETAIL HEREON (AS NECESSARY)	N/A
7. NOT USED	
8. 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	43 EA.
9. CONSTRUCT JACK AND BORE PER DETAIL ON SHT. 1	494 LF

CALTRANS NOTES:

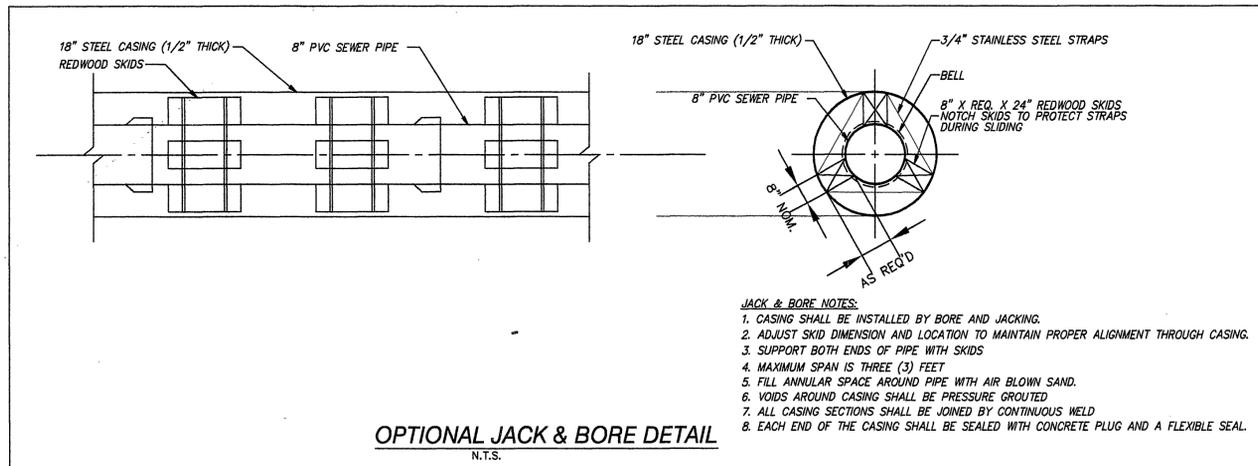
- ALL WORK WITHIN CALTRANS R/W SHALL CONFORM TO THE REQUIREMENTS OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS DATED JULY, 2004 AND STANDARD SPECIFICATIONS DATED JULY, 1999.
- PROPOSED CONSTRUCTION DATES:
BEGIN AUGUST 05
END SEPTEMBER 05

NOTICE TO CONTRACTOR

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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.



SHEET INDEX

- SHEET 1 OF 4 COVER SHEET
- SHEET 2 OF 4 SEWER PLAN AND PROFILE
- SHEET 3 OF 4 SEWER PLAN AND PROFILE
- SHEET 4 OF 4 SEWER PLAN AND PROFILE- LATERALS 1, 2 + 3

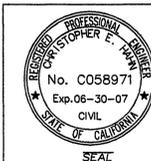
SOUTHERN CALIFORNIA GAS COMPANY <i>[Signature]</i> APPROVED BY: DATE: 10/11/05	CITY OF RIVERSIDE WATER DEPARTMENT <i>[Signature]</i> APPROVED BY: DATE: 9/23/05	SBC COMMUNICATIONS <i>[Signature]</i> APPROVED BY: DATE: 9/27/05
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CALL TOLL FREE
1-800-227-2600
AT LEAST TWO WORKING DAYS, BEFORE YOU DIG.

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 56°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
330 SOUTH MAPLE STREET, SUITE A CORONA CA 92880 - 951-736-3034 FAX (951) 736-3101
[Signature]
CHRISTOPHER E. HAHN, RCE 58971 exp. 6/07

MARK	REVISIONS	APPR. DATE

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

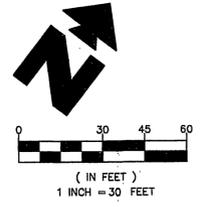
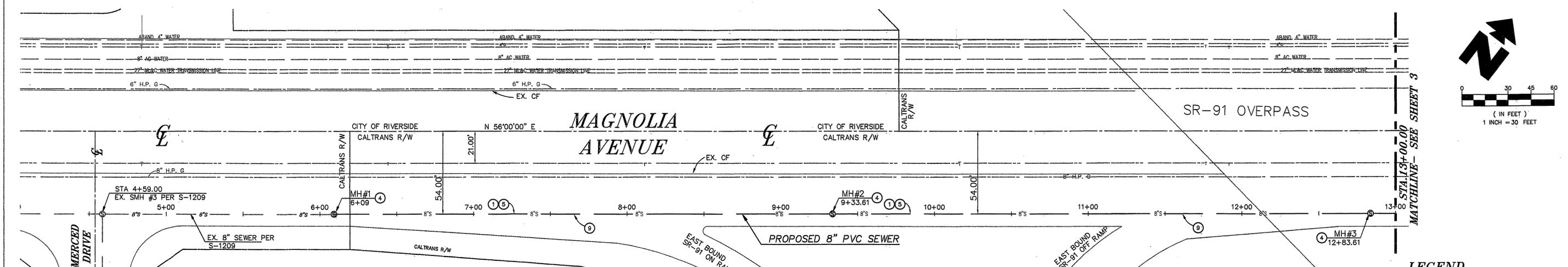
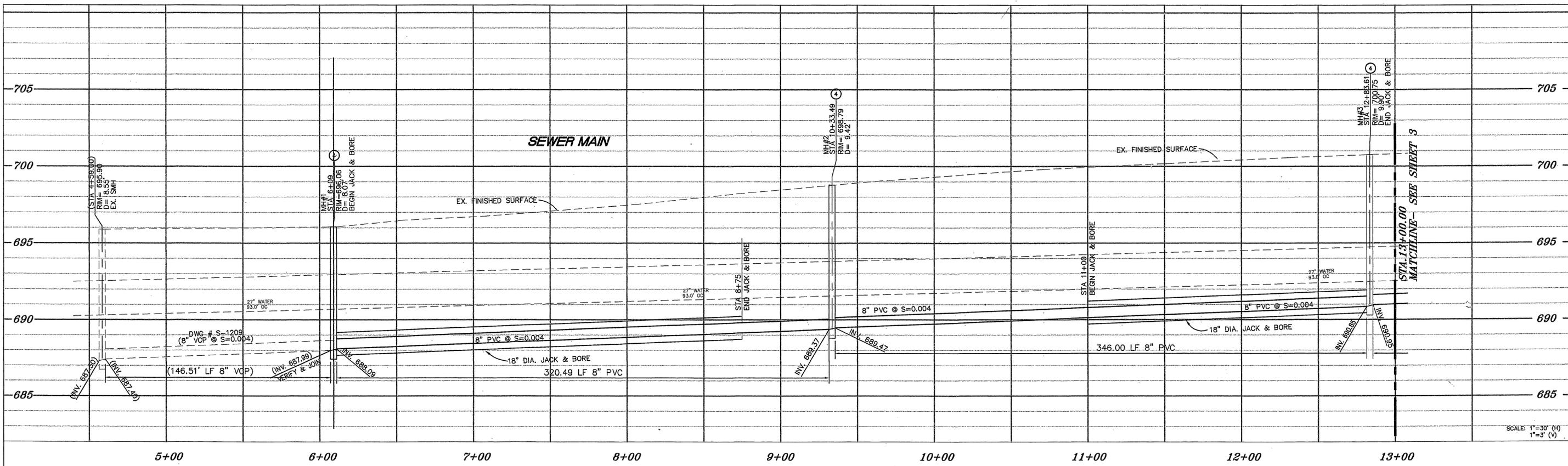
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY:	DATE:	BY:
PRINCIPAL ENGINEER	4/2/05	CEH
TRAFFIC DIVISION		

[Signature]
CITY ENGINEER
DATE: 11/28/05

CALTRANS PERMIT#08-05-6-UL-0431
PW04-0962

SEWER IMPROVEMENT PLAN MAGNOLIA AVE. COVER SHEET 11547 Magnolia Avenue T.M. 31132	DRAWING NUMBER S-1883 SHEET 1 OF 4
HORIZ. SCALE: AS SHOWN VERT. SCALE: N/A	INDEXED 11-28-05



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.
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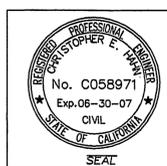
LEGEND

— 12" W —	WATER MAIN
— UGE —	ELECTRIC SERVICE
— UGT —	TELEPHONE SERVICE
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PREPARED UNDER THE SUPERVISION OF:

Madison-FCS
 CIVIL ENGINEERING - LAND SURVEYING
 350 SOUTH MAPLE STREET, SUITE A CORONA CA 92880 - (951)734-3054 FAX (951)736-3101
 Christopher E. Hahn, RCE 58971 exp. 6/07

MARK	REVISIONS	APPR. DATE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 10/31/05
 PRINCIPAL ENGINEER
 TRAFFIC DIVISION

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

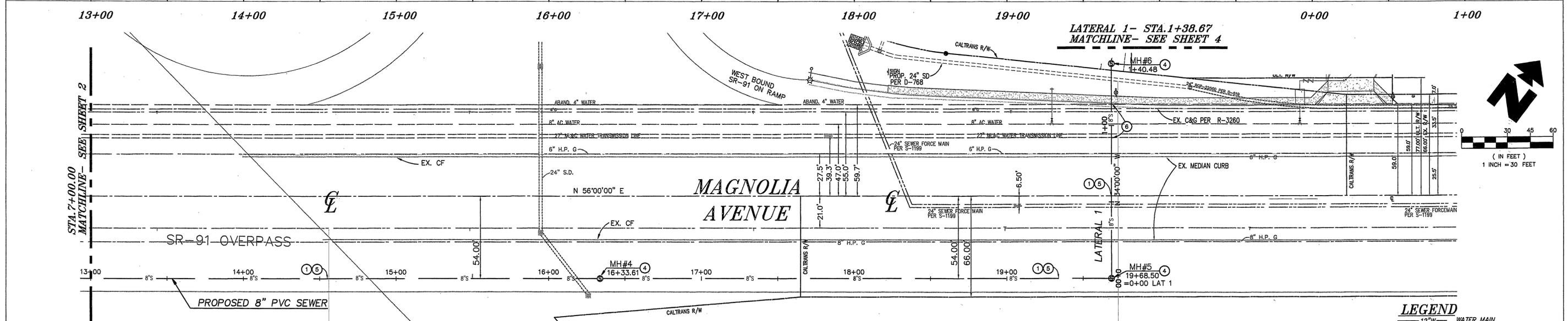
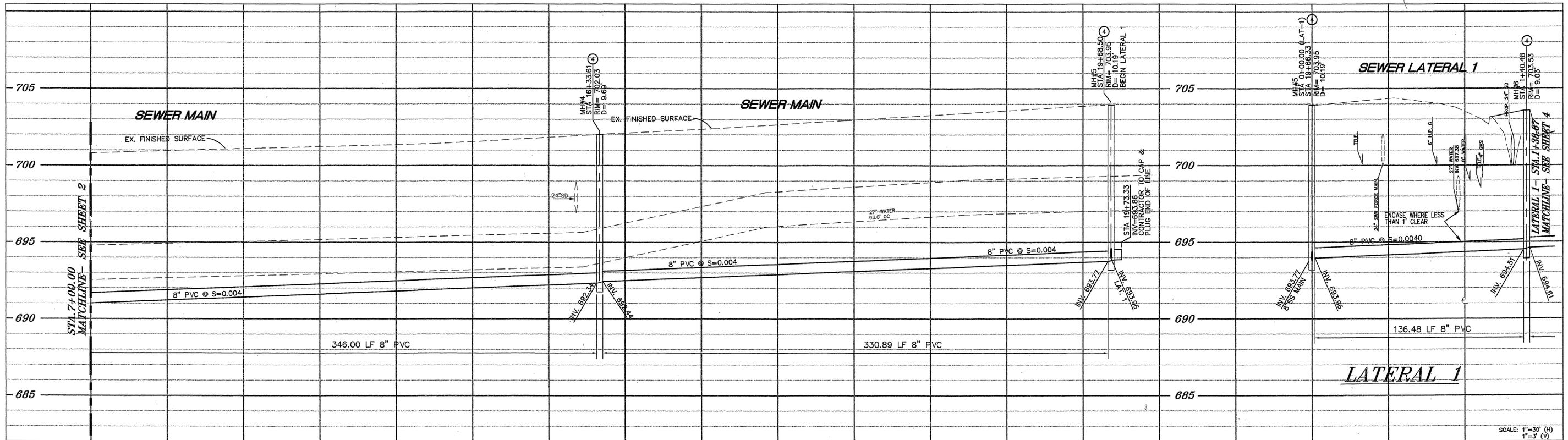
SEWER PLAN & PROFILE
 MAGNOLIA AVE.
 FROM STA. 6+09 TO STA. 13+00
 T.M. 31132

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

DRAWING NUMBER: S-1883
 SHEET 2 OF 4

PW04-0962

INDEXED 11-28-05



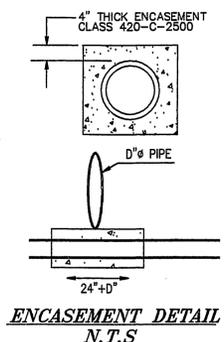
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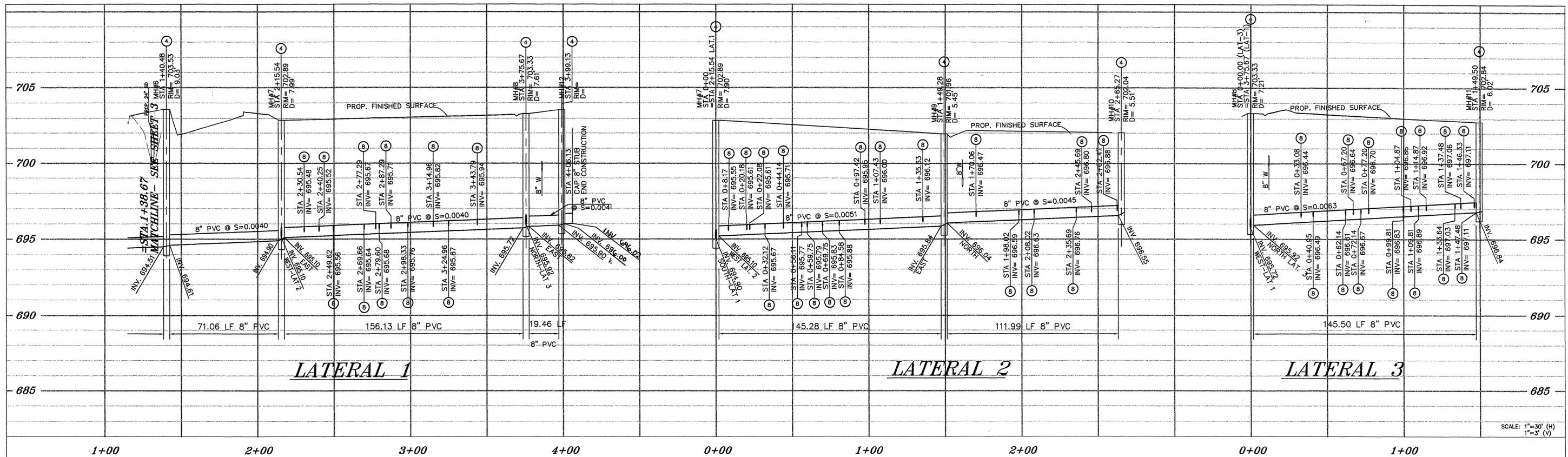
Madison-FCS
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 CHRISTOPHER E. HAHN, RCE 58971 exp. 6/07 10/31/05 DATE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT
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 PRINCIPAL ENGINEER
 TRAFFIC DIVISION
 CITY ENGINEER
 DATE

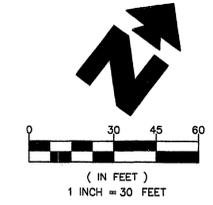
SEWER PLAN & PROFILE
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DRAWING NUMBER: **S-1883**
 SHEET 3 OF 4

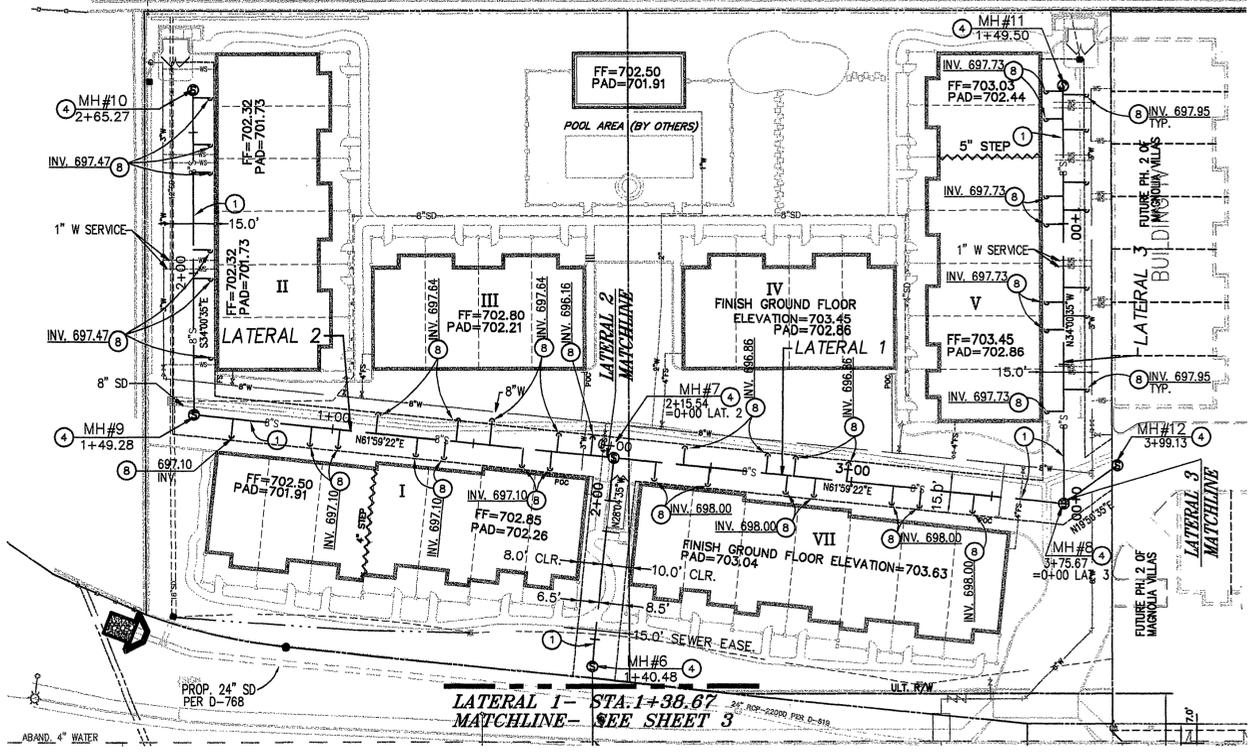
HORIZ. SCALE: 1"=30' VERT. SCALE: 1"=3'
 INDEXED 11-28-05 LTH



SCALE: 1"=30' (H)
1"=3' (V)



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- 3 SHORING IS REQUIRED IS 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.

CALL TOLL FREE
1-800-227-2600

AT LEAST TWO WORKING DAYS, BEFORE YOU DIG.

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 56°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 FILMORE STREET.
ELEVATION = 705.728 (FEET)

PROFESSIONAL ENGINEER
No. C05897
Exp. 06-30-07
CIVIL
SEAL

PREPARED UNDER THE SUPERVISION OF:

Madison FCS
CIVIL ENGINEERING - LAND SURVEYING
390 SOUTH MAPLE STREET, SUITE A CORONA CA 92880 - (951) 736-3056 FAX (951) 736-3101

MARK	REVISIONS	APPR. DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

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

CITY ENGINEER: *[Signature]* DATE: 11/28/05

SEWER PLAN & PROFILE
MAGNOLIA AVE.
LATERALS 1, 2 & 3
11547 MAGNOLIA AVENUE
T.M. 31132

PW04-0962

DRAWING NUMBER
S-1883

SHEET 4 OF 4

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

INDEXED 11-28-05