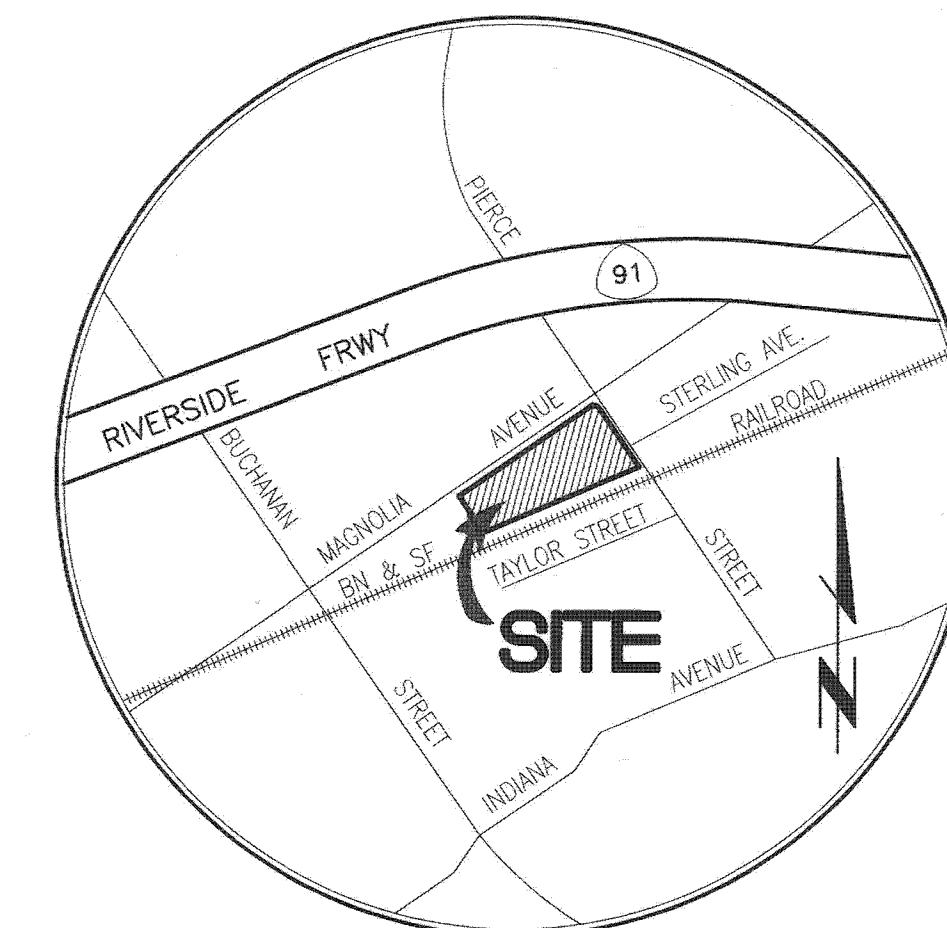


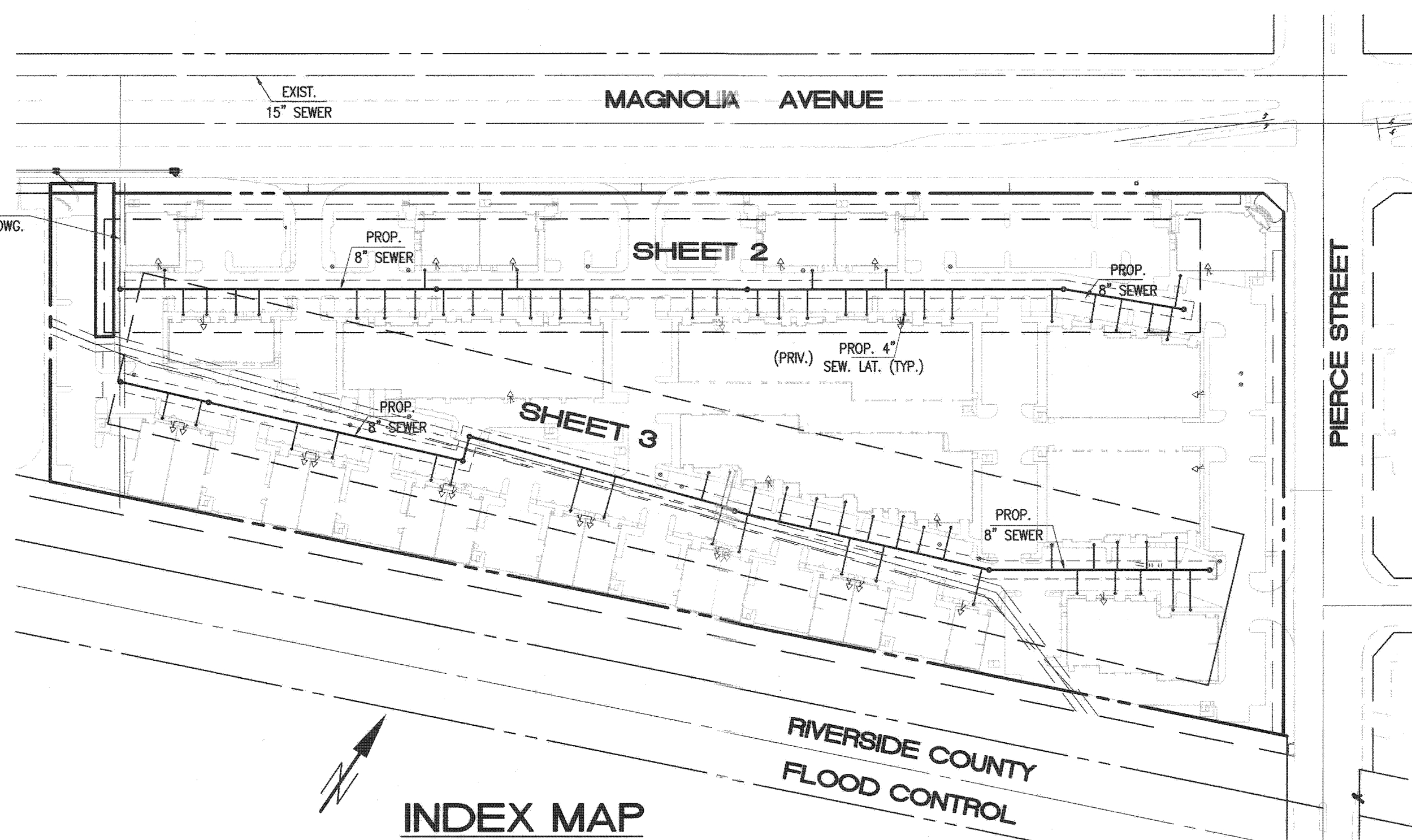
**GENERAL NOTES**

- NO PERSON SHALL PERFORM ANY CONSTRUCTION OR INSTALL ANY OBJECTS IN 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 THE 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, AND THE STANDARD SPECIFICATION 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 CONTRACTOR 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.
- STREET OPENING PERMITS ARE REQUIRED FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MAKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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 4' ABOVE THE SEWER FLOW LINE AT THE POINT OF CONNECTION 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.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND PLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- 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.

# SEWER PLAN AND PROFILE FOR MAGNOLIA BUSINESS CENTER PARCEL MAP No. 34605 RIVERSIDE, CALIFORNIA



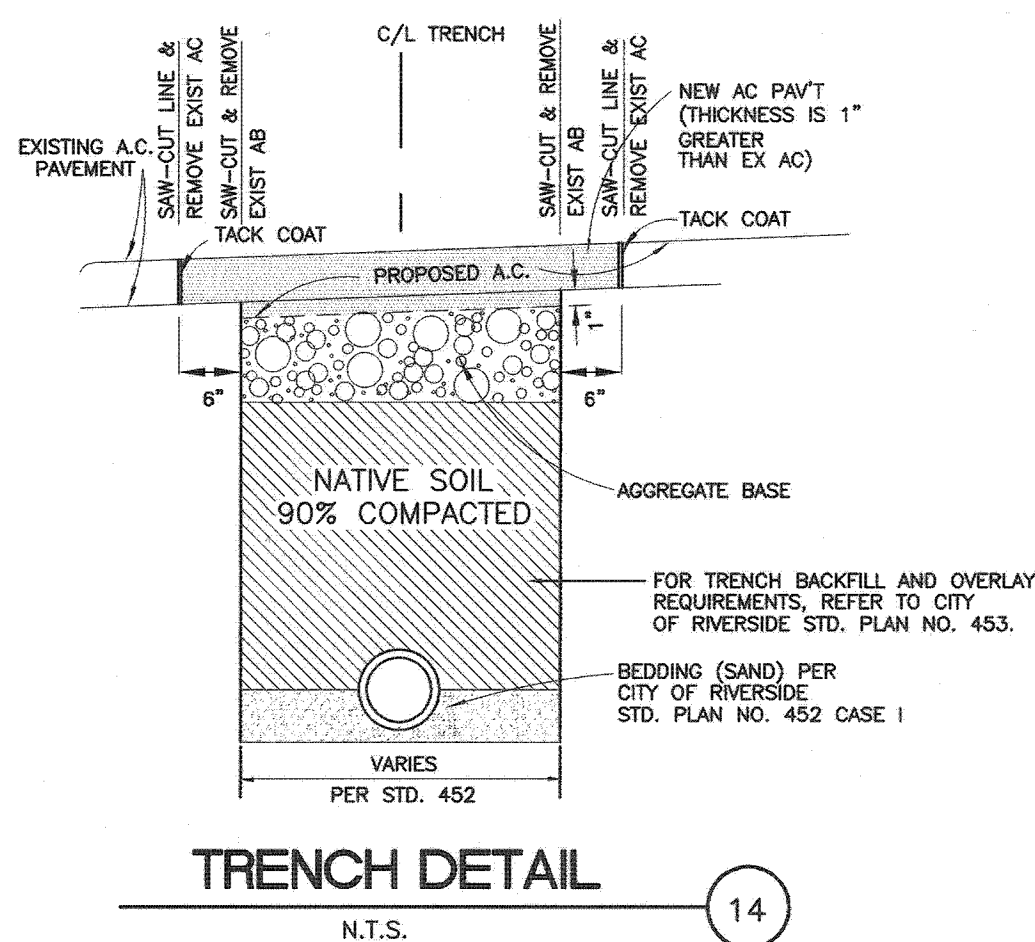
VICINITY MAP  
N.T.S.



INDEX MAP  
SCALE: 1"=120'

**REFERENCE DRAWINGS**

- GRADING:**  
CITY OF RIVERSIDE  
PW-07-0419
- STREET:**  
CITY OF RIVERSIDE  
R-2310  
R-2203
- DRAINAGE:**  
RIVERSIDE COUNTY FLOOD CONTROL  
DWG. NO. 1-151  
DWG. NO. 1-391



**NOTES TO CONTRACTOR**

**HOLD HARMLESS INDEMNIFICATION CLAUSE:**  
THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT, THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY OF RIVERSIDE, THE OWNER, AND THE PRIVATE ENGINEERS HARMLESS FOR ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

**EXISTING UNDERGROUND STRUCTURES:**  
ALL UNDERGROUND UTILITIES OR STRUCTURE, REPORTED OR FOUND ON PUBLIC RECORDS, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH THE IMPROVEMENTS HEREON, AGREES TO ASSUME LIABILITY AND TO HOLD THE ENGINEER HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED OR INDICATED ON PUBLIC RECORDS, OR THOSE CONSTRUCTED AT VARIANCE WITH REPORTED OR RECORD LOCATIONS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHERS FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ALL UTILITIES STRUCTURES CONCERNED BEFORE STARTING WORK.

**NOTICE TO CONTRACTOR:**  
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

**HIGH PRESSURE GAS  
NOTE TO CONTRACTOR:**

- NO MECHANICAL EQUIPMENT WILL BE PERMITTED TO OPERATE WITHIN SEVEN AND A HALF (7.5) HORIZONTAL FEET OF THE PIPELINE, AND ANY WORK MUST BE PERFORMED BY HAND.
- A REPRESENTATIVE OF THE GAS COMPANY MUST OBSERVE THE EXCAVATION AROUND OR NEAR OUR FACILITIES TO INSURE PROTECTION AND TO RECORD PERTINENT DATA NECESSARY FOR OUR OPERATIONS.
- ALL EQUIPMENT CROSSING GAS EASEMENT MUST BE APPROVED BY THE GAS COMPANY REPRESENTATIVE. ALL CROSSINGS REQUIRE A MINIMUM OF SEVEN (7) FEET OF COVER OVER GAS FACILITIES.
- ONLY RUBBER TIRE, LIGHT LOADING EQUIPMENT WILL BE ALLOWED TO WORK WITHIN THE GAS COMPANY EASEMENT AND NO MECHANICAL EQUIPMENT WILL BE PERMITTED TO OPERATE WITHIN TWO (2) VERTICAL FEET OF THE PIPELINE. ANY CLOSER WORK MUST BE PERFORMED BY HAND.
- NOTIFY THE GAS COMPANY REPRESENTATIVE PRIOR TO ANY WORK WITHIN THE GAS COMPANY EASEMENT.
- NO CHANGE OF GRADE WITHIN GAS EASEMENT WITHOUT GAS COMPANY'S APPROVAL. NO PERMANENT STRUCTURES WITHIN EASEMENT WITHOUT GAS COMPANY APPROVAL.
- NO DEEP ROOTED TREES OR SHRUBS WITHIN THE GAS COMPANY EASEMENT AND ANY ENCROACHMENT WOULD NEED TO BE APPROVED AND AMENDED BY OUR RIGHT-OF-WAY STAFF.

**SHEET INDEX**

SHEET 1	COVER SHEET
SHEET 2	SEWER PLAN AND PROFILE
SHEET 3	SEWER PLAN AND PROFILE

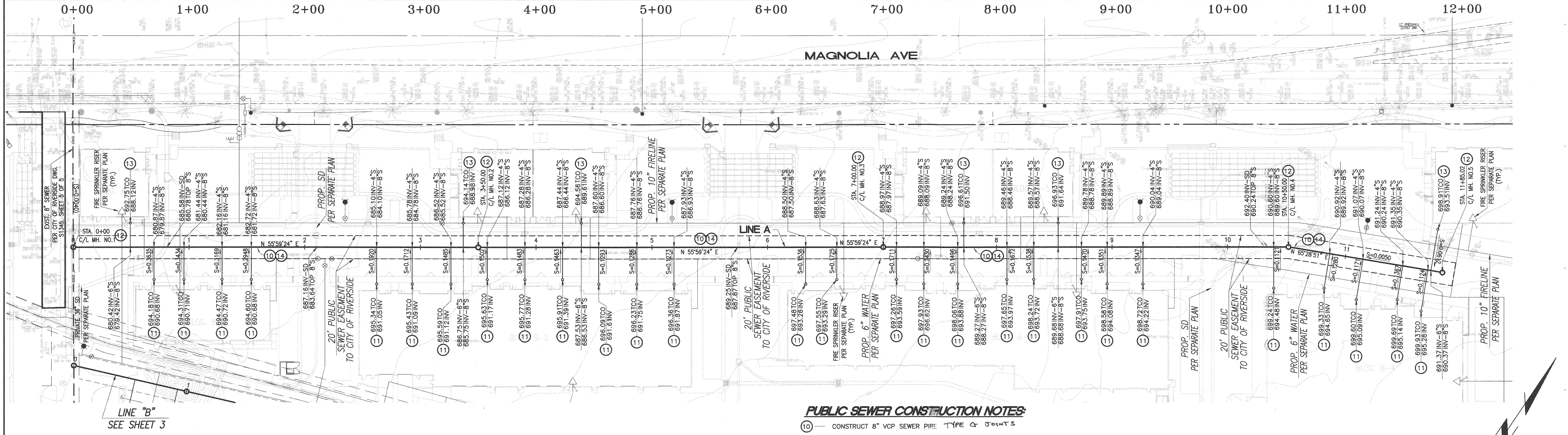
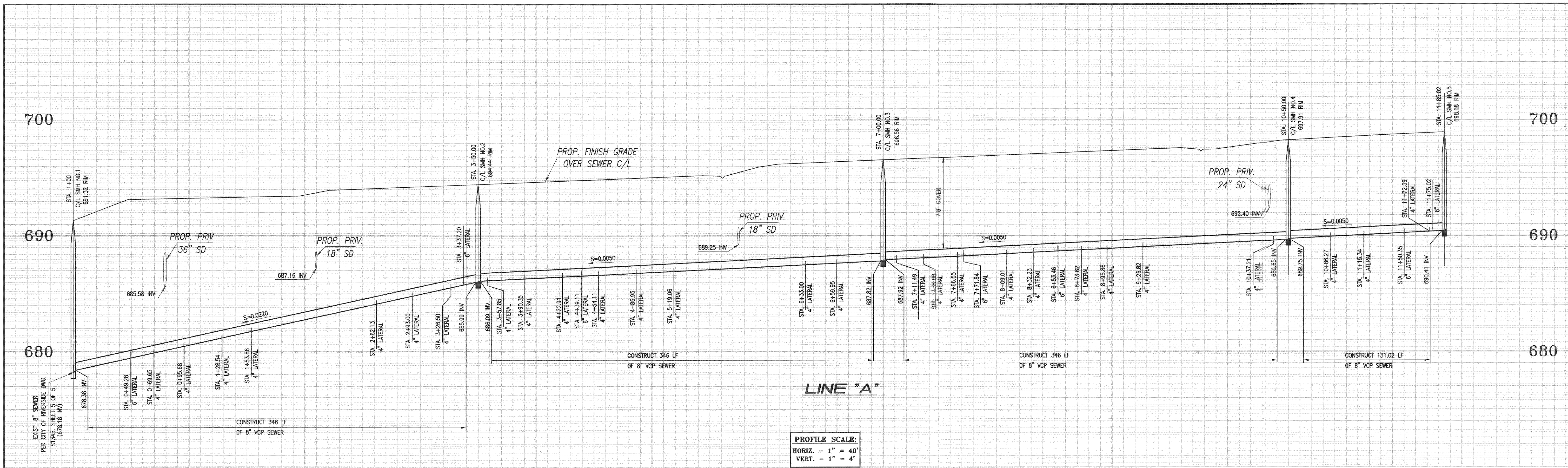
**PUBLIC SEWER CONSTRUCTION NOTES: QTY**

(10)	CONSTRUCT 8" VOP SEWER PIPE 7" TYPE @ JOINTS	2,406 LF
(11)	CONSTRUCT 4" SEWER LATERAL WITH CLEAN OUT PER CITY OF RIVERSIDE STD NO. 562A	60 EA
(12)	CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD. NO. 500	12 EA
(13)	CONSTRUCT 6" SEWER LATERAL WITH CLEAN OUT PER CITY OF RIVERSIDE STD NO. 562A	6 EA
(14)	TRENCH BACKFILL AND BEDDING PER CITY STD NO. 453 & 452	2,406 LF

<b>SOILS ENGINEER:</b> KLEINFELDER, INC. 8 PASTEUR, STE. 190 IRVINE, CA 92618 PHONE: 949-727-4466 FAX: 949-727-9242	<b>OWNER:</b> LOW ARCHIBALD REAL ESTATE GROUP 4921 BIRCH STREET, SUITE 100 NEWPORT BEACH, CA 94660 PHONE: 949-752-8199 FAX: 949-752-8299	<b>RIVERSIDE PUBLIC UTILITIES-WATER</b>  APPROVED: <i>[Signature]</i> DATE: 9-6-07
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<p>Underground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>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 THE 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 THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>HAIDOOK I. AGHJANIAN R.C.E. NO. 43293 Exp. 3-31-08 CIVIL STATE OF CALIFORNIA</p>	<p>PREPARED UNDER THE DIRECTION OF:</p> <p><i>[Signature]</i> HAIDOOK I. AGHJANIAN R.C.E. 043293 - EXP. 3/31/08 DATE</p>	<p>PREPARED BY:</p> <p><b>Thienes Engineering, Inc.</b> CIVIL ENGINEERING • LAND SURVEYING 14349 FIRESTONE BOULEVARD LA MIRADA, CALIFORNIA 90638 PH: (714) 521-4811 FAX: (714) 521-4173</p>	<p>CITY OF RIVERSIDE BENCHMARK NO. "E2-72" P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHWESTERLY CURB RETURN OF MAGNOLIA AVENUE AND PIERCE STREET. ELEV. = 694.500' (NGVD '29 / ADJUSTMENT YEAR: 1971)</p>	<p>MARK REVISIONS APPR. DATE</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED BY: <i>[Signature]</i> PRINCIPAL ENGINEER</p> <p>BY DATE: <i>[Signature]</i> APPROVED BY: <i>[Signature]</i> CITY ENGINEER</p> <p>DATE: 10/1/07</p>	<p>CITY OF RIVERSIDE PROJECT NO. PW07-0422</p> <p>TITLE SHEET FOR PARCEL MAP No. 34605 MAGNOLIA BUSINESS CENTER PIERCE ST. AND MAGNOLIA AVE. FOR: LOW ARCHIBALD REAL ESTATE GROUP</p> <p>S-2034 SHEET 1 OF 3</p>





**SOILS ENGINEER:**  
 KLEINFELDER, INC.  
 8 PASTEUR, STE. 190  
 IRVINE, CA 92618  
 PHONE: 949-727-4466  
 FAX: 949-727-9242

**OWNER:**  
 LOW ARCHIBALD REAL ESTATE GROUP  
 4921 BIRCH STREET, SUITE 100  
 NEWPORT BEACH, CA 94660  
 PHONE: 949-752-8199  
 FAX: 949-752-8299

**RIVERSIDE PUBLIC UTILITIES-WATER**

APPROVED: *[Signature]* DATE: 9-6-07

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**REGISTERED PROFESSIONAL ENGINEER**  
 HAIDOOK I. AGHAMAN  
 R.C.E. NO. 43293  
 Exp. 3-31-08  
 CIVIL  
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:  
*[Signature]* DATE: 9/30/07  
 HAIDOOK I. AGHAMAN  
 R.C.E. 043293 - EXP. 3/31/08

PREPARED BY:  
**Thienes Engineering, Inc.**  
 CIVIL ENGINEERING • LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
 LA MIRADA, CALIFORNIA 90638  
 PH.(714)521-4811 FAX(714)521-4173

AS SHOWN  
 DATE: \_\_\_\_\_  
 CITY OF RIVERSIDE BENCHMARK NO. "E2-72"  
 P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHWESTERLY CURB RETURN OF MAGNOLIA AVENUE AND PIERCE STREET.  
 ELEV. = 694.500' (NGVD '29 / ADJUSTMENT YEAR: 1971)

MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE  
 DEPARTMENT OF PUBLIC WORKS**

APPROVED BY: \_\_\_\_\_ DATE: 9/14/07  
 PRINCIPAL ENGINEER

APPROVED BY: \_\_\_\_\_ DATE: 9/14/07  
 CITY ENGINEER

**CITY OF RIVERSIDE  
 SEWER PLAN AND PROFILE  
 LINE "A"**

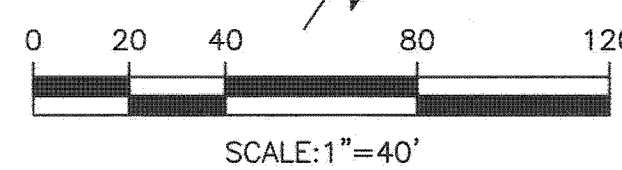
FOR: PARCEL MAP NO. 34605  
**MAGNOLIA BUSINESS CENTER  
 PIERCE ST. AND MAGNOLIA AVE.**

FOR: LOW ARCHIBALD REAL ESTATE GROUP

PROJECT NO. PW07-0422  
 S-2034  
 SHEET 2 OF 3

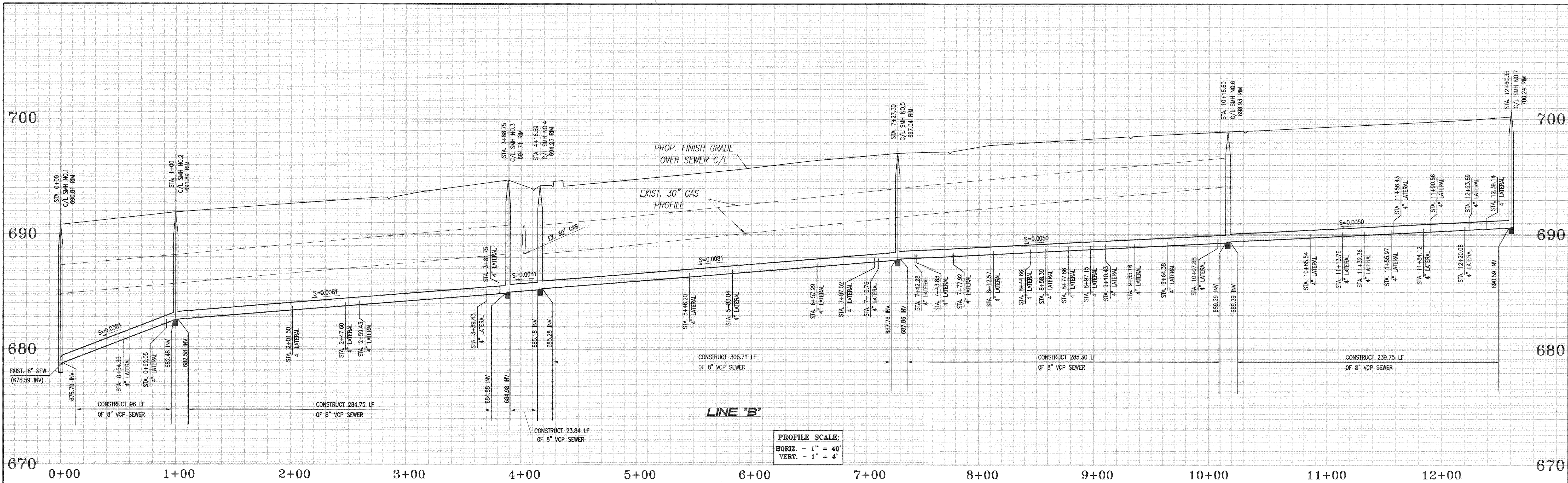
**PUBLIC SEWER CONSTRUCTION NOTES:**

- 10 - CONSTRUCT 8" VCP SEWER PIPE TYPE & JOINTS
- 11 - CONSTRUCT 4" SEWER LATERAL WITH CLEAN OUT PER CITY OF RIVERSIDE STD NO. 562A
- 12 - CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD. NO. 500
- 13 - CONSTRUCT 6" SEWER LATERAL WITH CLEAN OUT PER CITY OF RIVERSIDE STD NO. 562A
- 14 - TRENCH BACKFILL AND BEDDING PER CITY STD NO. 453 & 452



Last Update: 8/30/07  
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**HIGH PRESSURE GASE NOTE TO CONTRACTOR:**

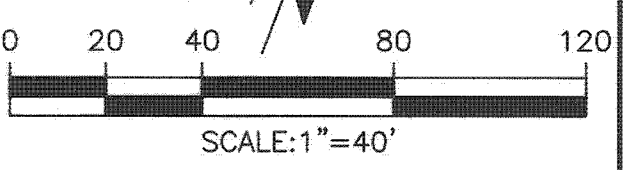
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**30" GAS / 4' LATERAL CROSSING**

BLDG	INV-S	TOP-S	INV-G	TOP-G	CLR.
C-4A	688.93	689.26	689.58	692.08	0.32
C-4B	689.24	689.57	689.97	692.47	0.40
C-5A	690.25	690.58	691.27	693.77	0.69
C-5B	690.58	690.91	691.64	694.14	0.73
C-6A	691.26	691.59	692.72	695.22	1.13
C-6B	691.49	691.82	693.08	695.58	1.26
C-7	692.15	692.48	694.09	696.59	1.61

**PUBLIC SEWER CONSTRUCTION NOTES:**

- CONSTRUCT 18" VCP SEWER PIPE TYPE & JOINTS
- CONSTRUCT 4" SEWER LATERAL WITH CLEAN OUT PER CITY OF RIVERSIDE STD NO. 562A
- CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD. NO. 500
- CONSTRUCT 6" SEWER LATERAL WITH CLEAN OUT PER CITY OF RIVERSIDE STD NO. 562A
- TRENCH BACKFILL AND BEDDING PER CITY STD NO. 453 & 452



<b>SOILS ENGINEER:</b> KLEINFELDER, INC. 8 PASTEUR, STE. 190 IRVINE, CA 92618 PHONE: 949-727-4466 FAX: 949-727-9242	<b>OWNER:</b> LOW ARCHIBALD REAL ESTATE GROUP 4921 BIRCH STREET, SUITE 100 NEWPORT BEACH, CA 94660 PHONE: 949-752-8199 FAX: 949-752-8299	<b>RIVERSIDE PUBLIC UTILITIES-WATER</b>  <i>[Signature]</i> APPROVED DATE: 9-6-07
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**REGISTERED PROFESSIONAL ENGINEER**  
HAI DOOK I. AGHAJAN  
R.C.E. NO. 43293  
Exp. 3-31-08  
CIVIL  
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:  
*[Signature]*  
HAI DOOK I. AGHAJAN  
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MARK	REVISIONS	APPR.	DATE

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

APPROVED BY: *[Signature]*  
PRINCIPAL ENGINEER

APPROVED BY: *[Signature]*  
CITY ENGINEER

DATE: 10/10/07

**CITY OF RIVERSIDE**  
SEWER PLAN AND PROFILE  
LINE "B"  
FOR  
PARCEL MAP No. 34805  
MAGNOLIA BUSINESS CENTER  
PIERCE ST. AND MAGNOLIA AVE.  
FOR: LOW ARCHIBALD REAL ESTATE GROUP

PROJECT NO. PW07-0422  
S-2034  
SHEET 3 OF 3

Last Update: 8/30/07  
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