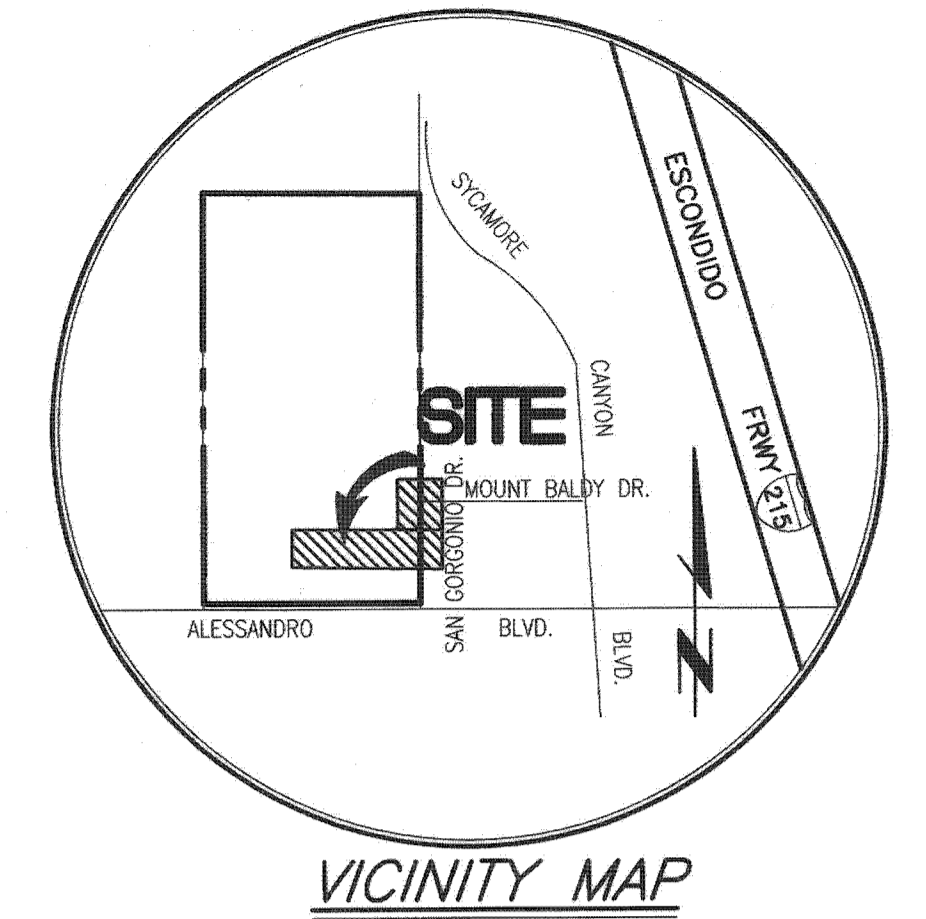


GENERAL NOTES

- 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 ALESSANDRO BUSINESS PARK PARCEL MAP No. 34707 RIVERSIDE, CALIFORNIA



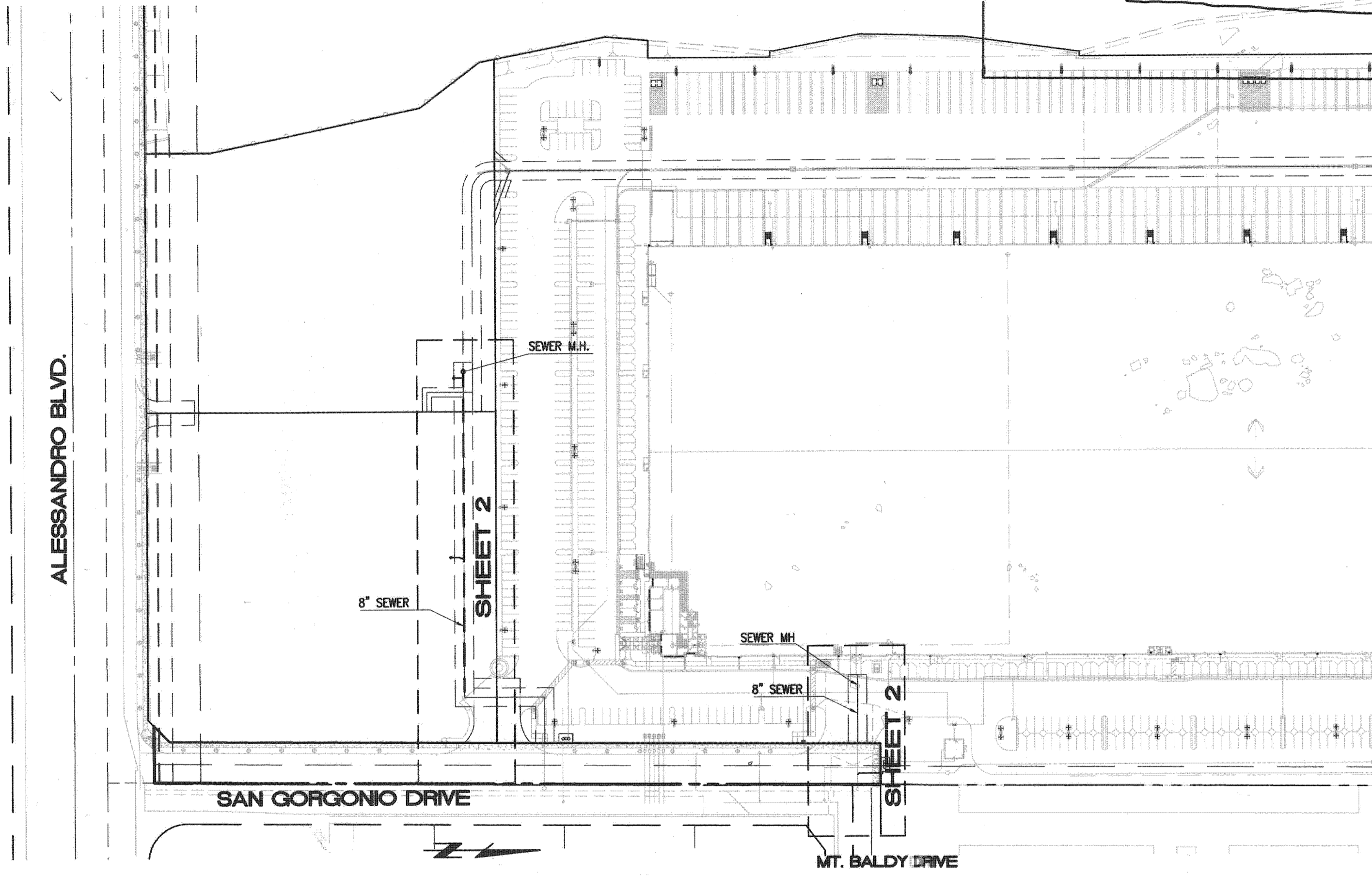
VICINITY MAP

PUBLIC SEWER CONSTRUCTION NOTES: QTY.

- 61 TRENCH BACKFILL AND BEDDING PER CITY STD NO. 453 & 452, CASE 1. 630 LF
- 62 CONSTRUCT 8" SEWER LATERAL WITH PL CLEANOUT PER CITY OF RIVERSIDE STD NO. 562 80 LF
- 63 CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD. NO. 500 5 EA
- 64 CONSTRUCT 8" VCP SEWER PIPE 630 LF
- 65 JOIN EXISTING 8" STUB. 1 EA
- 66 REMOVE EXISTING CLEANOUT. 1 EA
- 67 ADJUST TO GRADE EXISTING MANHOLE. 2 EA

INDEX TO SHEETS

SHEET NO.	TITLE
1	TITLE SHEET
2	SEWER PLAN



INDEX MAP
SCALE: 1"=100'

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:

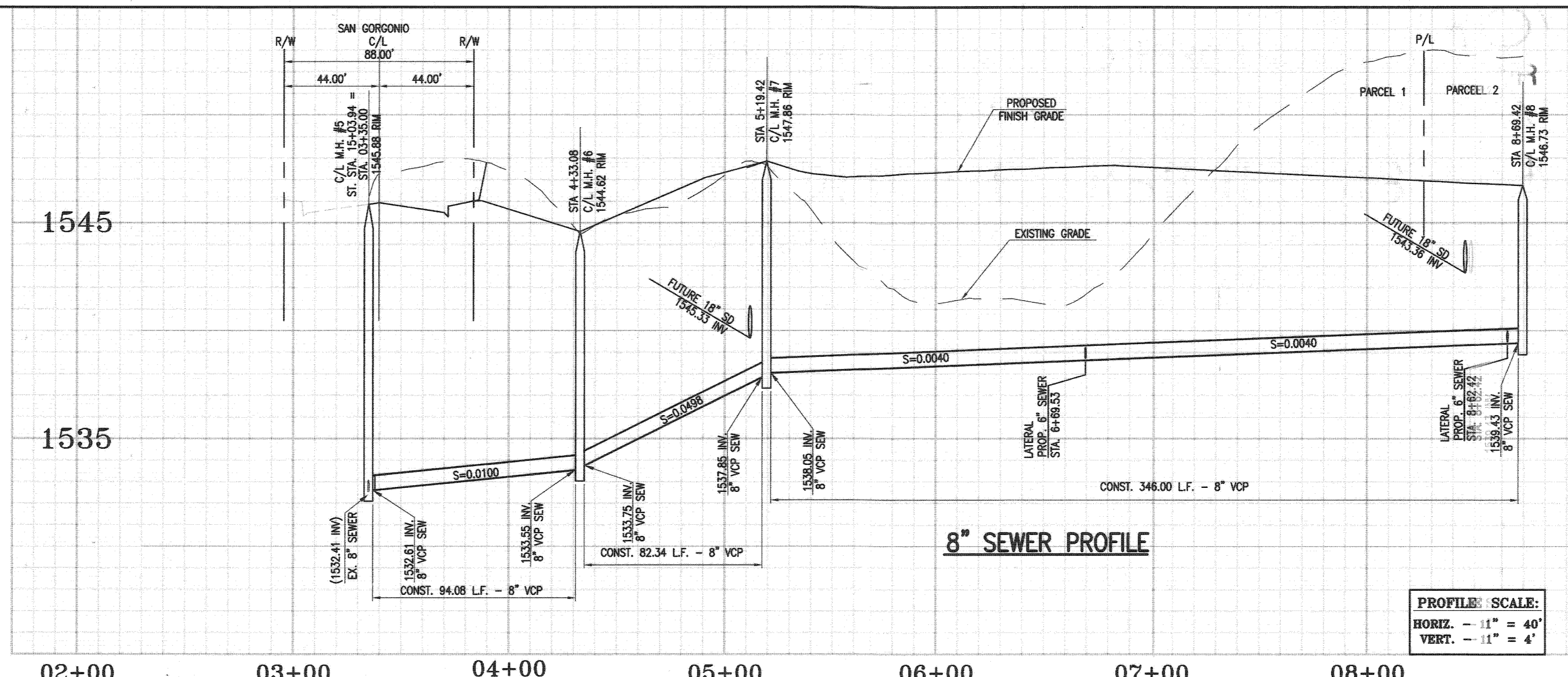
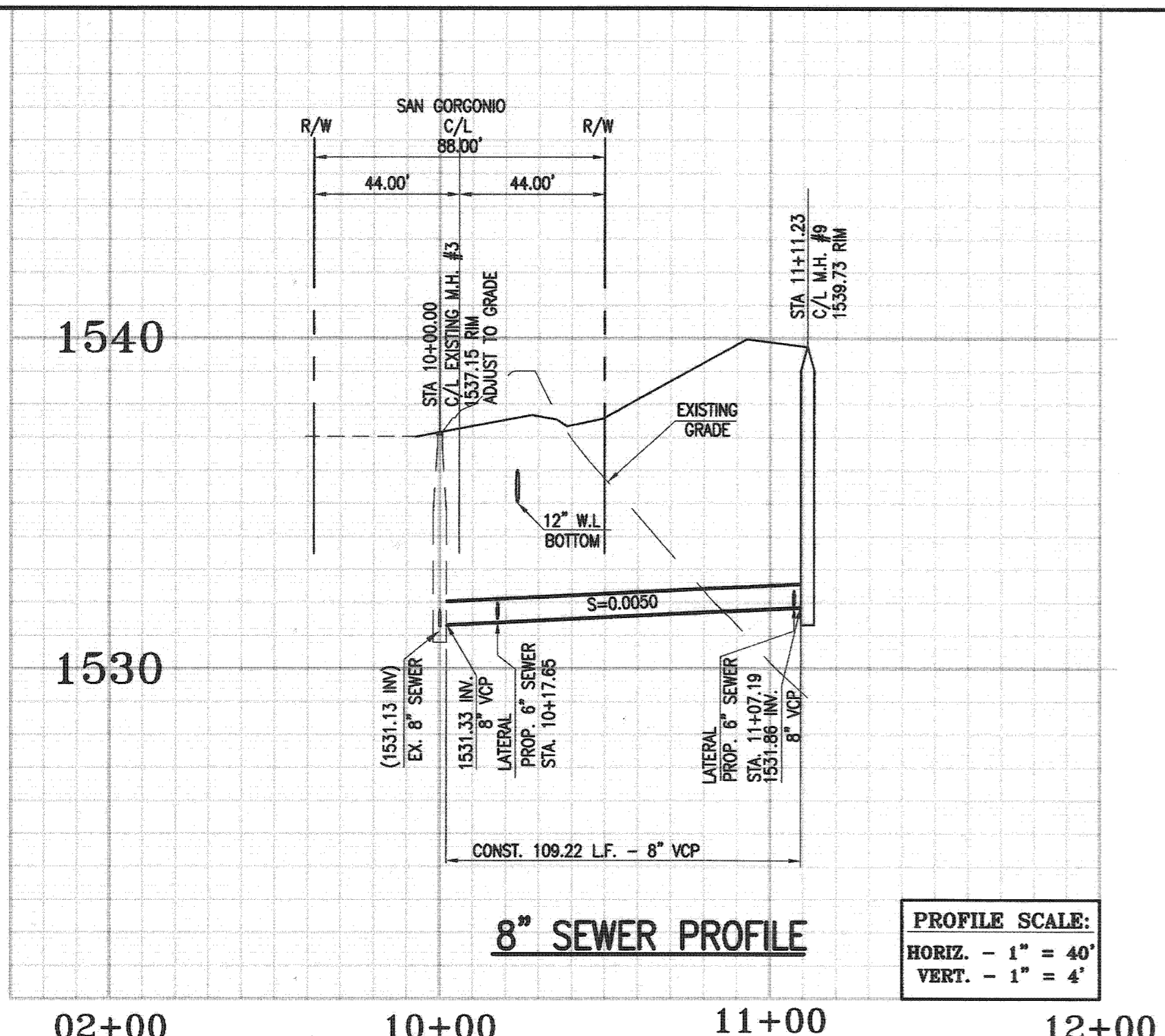
ALL UNDERGROUND UTILITIES OR STRUCTURE, REPORTED OR FOUND ON PUBLIC RECORDS, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH THE IMPROVEMENTS HEREON, AGREES TO ASSUME LIABILITY AND TO HOLD THE ENGINEER HARMLESS FOR ANY DAMAGES RESULTING 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.

SOILS ENGINEER: NORCAL ENGINEERING 10641 HUMBOLT STREET LOS ALAMITOS, CA 90720 PHONE: 562-799-9469 FAX: 562-799-9459	OWNER: WESTERN REALCO 500 NEWPORT CENTRE DR., #630 NEWPORT BEACH, CA 90660 PHONE: 949-720-3787 FAX: 949-720-3790	REVIEWED BY: WESTERN MUNICIPAL WATER DISTRICT FOR NON-INTERFERENCE COMPLIANCE SHEET 1 THROUGH 2 DEREK KAWAHARA INTERIM DIRECTOR OF ENGINEERING 04-10-2013 DATE
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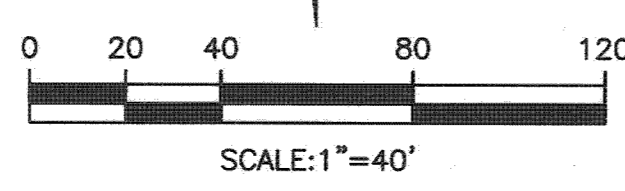
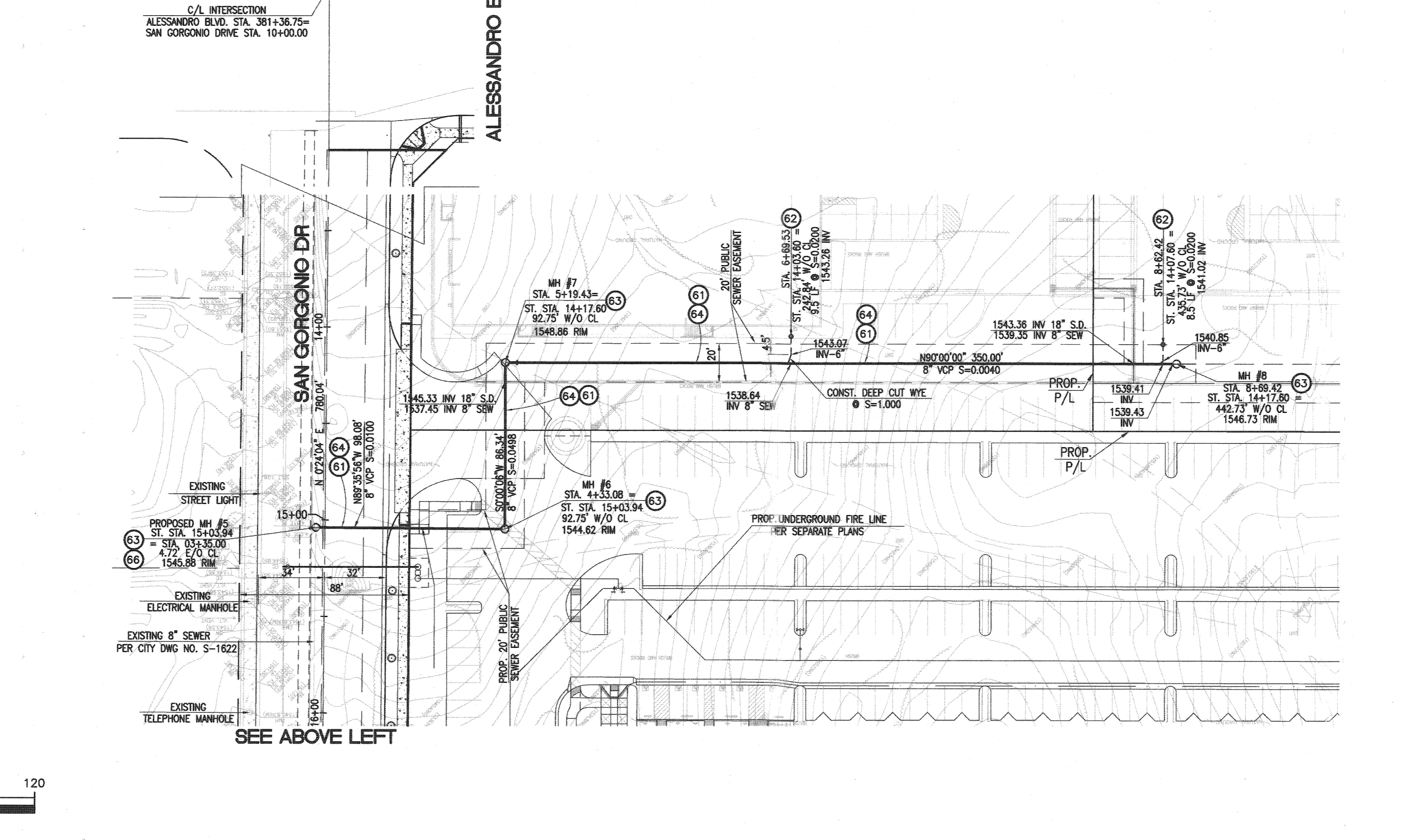
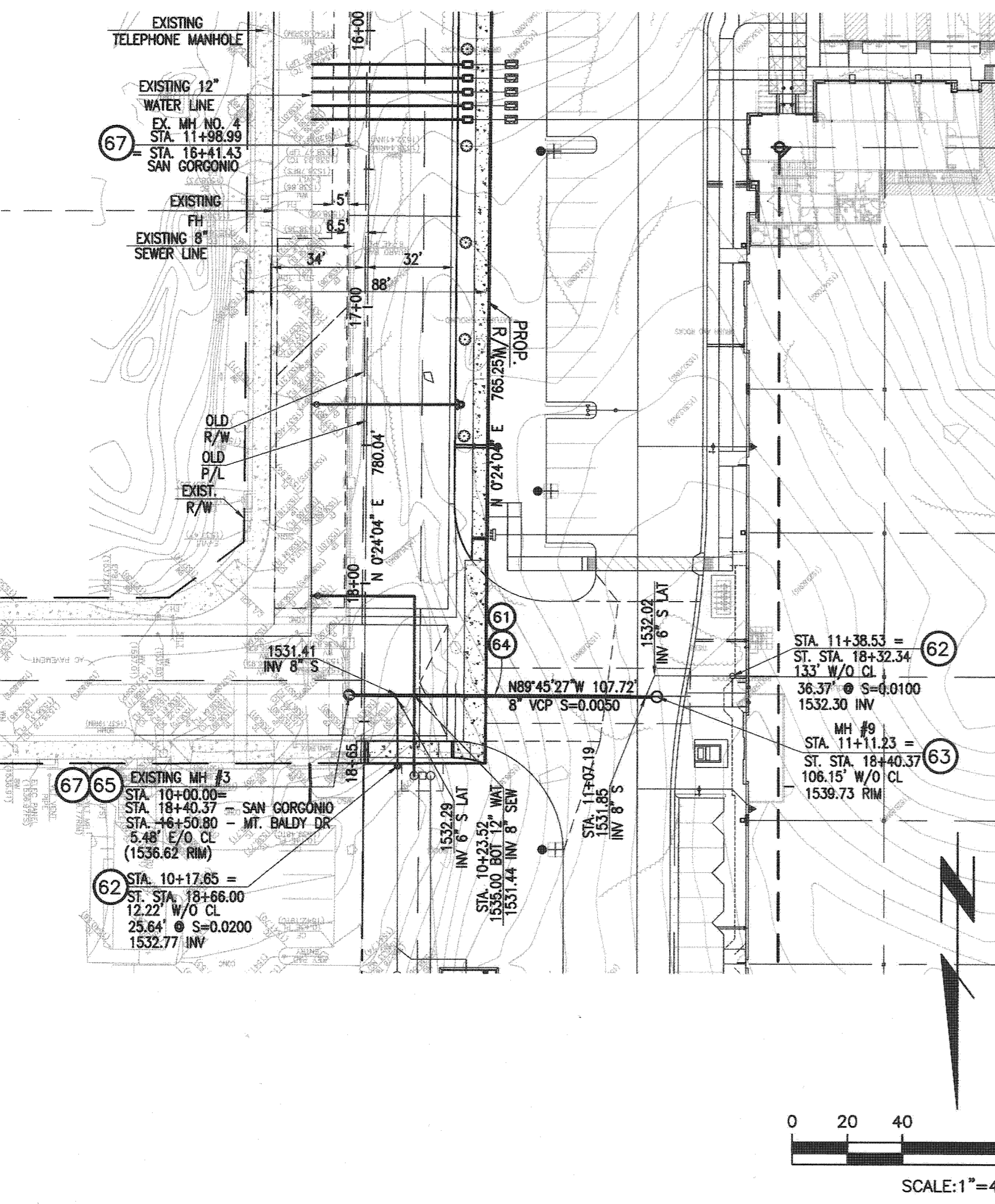
 CALL BEFORE YOU DIG TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE 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.	PREPARED UNDER THE DIRECTION OF: HAIDOOK I. AGHAJAN HAIDOOK I. AGHAJAN R.C.E. 043293 - EXP. 3/31/14 DATE	PREPARED BY: Thienes Engineering, Inc. CIVIL ENGINEERING - LAND SURVEYING 14349 FIRESTONE BOULEVARD LA MIRADA, CALIFORNIA 90638 PH.(714)521-4811 FAX(714)521-4173	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: [Signature] BY DATE: 3/27/13 ENGINEERING MANAGER CAPITAL PROJECTS	CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS PROJECT NO. PW12-0487 SEWER PLAN FOR PARCEL MAP No. 34707 ALESSANDRO BUSINESS PARK RIVERSIDE, CALIFORNIA FOR: WESTERN REALCO SHEET 1 of 2
	AS SHOWN DATE	CITY OF RIVERSIDE, BENCH MARK FB-H3: A P.K. NAIL AND CITY ENGINEER TAG IN THE CONCRETE BASE OF THE STREET LIGHT POLE ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD., 125 FEET EASTERLY OF BARTON ROAD. ELEVATION = 1622.303' (NGVD '29) (1970 ADJ.)	APPROVED BY: [Signature] CIVIL ENGINEER DATE: 3/10/2013	MARK REVISIONS APPR. DATE DESIGNED BY: CR DRAWN BY: AC CHECKED BY: HIA	[Signature] CITY ENGINEER DATE: 3/10/2013



- PUBLIC SEWER CONSTRUCTION NOTES:**
- 61 TRENCH BACKFILL AND BEDDING PER CITY STD NO. 453 & 452, CASE 1.
 - 62 CONSTRUCT 6" SEWER LATERAL WITH PL CLEANOUT PER CITY OF RIVERSIDE STD NO. 562
 - 63 CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD. NO. 500
 - 64 CONSTRUCT 8" VCP SEWER PIPE
 - 65 JOIN EXISTING 8" STUB.
 - 66 REMOVE EXISTING CLEANOUT.
 - 67 ADJUST TO GRADE EXISTING MANHOLE.

02+00 10+00 11+00 12+00

02+00 03+00 04+00 05+00 06+00 07+00 08+00



SOILS ENGINEER: NORCAL ENGINEERING 10641 HUMBOLT STREE LOS ALAMITOS, CA 90720 PHONE: 562-799-9469 FAX: 562-799-9459	OWNER: WESTERN REALCO 500 NEWPORT CENTRE DR., #630 NEWPORT BEACH, CA 90660 PHONE: 949-720-3787 FAX: 949-720-3790	RIVERSIDE PUBLIC UTILITIES-WATER
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	PREPARED UNDER THE DIRECTION OF: <i>Haidook Aghaian</i> 3/7/13 Haidook I. AGHAIAN R.C.E. 043293 - EXP. 3/31/14	PREPARED BY: Thienes Engineering, Inc. CIVIL ENGINEERING - LAND SURVEYING 14349 FIRESTONE BOULEVARD LA MIRADA, CALIFORNIA 90638 PH.(714)521-4811 FAX(714)521-4173
	APPROVED BY: DATE	AS SHOWN DATE

BUSINESS TAX CERTIFICATION # 041318 EXP. DATE 08-23-13	CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS PROJECT NO. PW12-0487
PRIVATE ENGINEERING NOTE 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. 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.	CITY OF RIVERSIDE SEWER PLAN FOR PARCEL MAP No. 34707 ALESSANDRO BUSINESS PARK RIVERSIDE, CALIFORNIA FOR: WESTERN REALCO
UNDERGROUND SERVICE ALERT Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG	S-2035 SHEET 2 OF 2