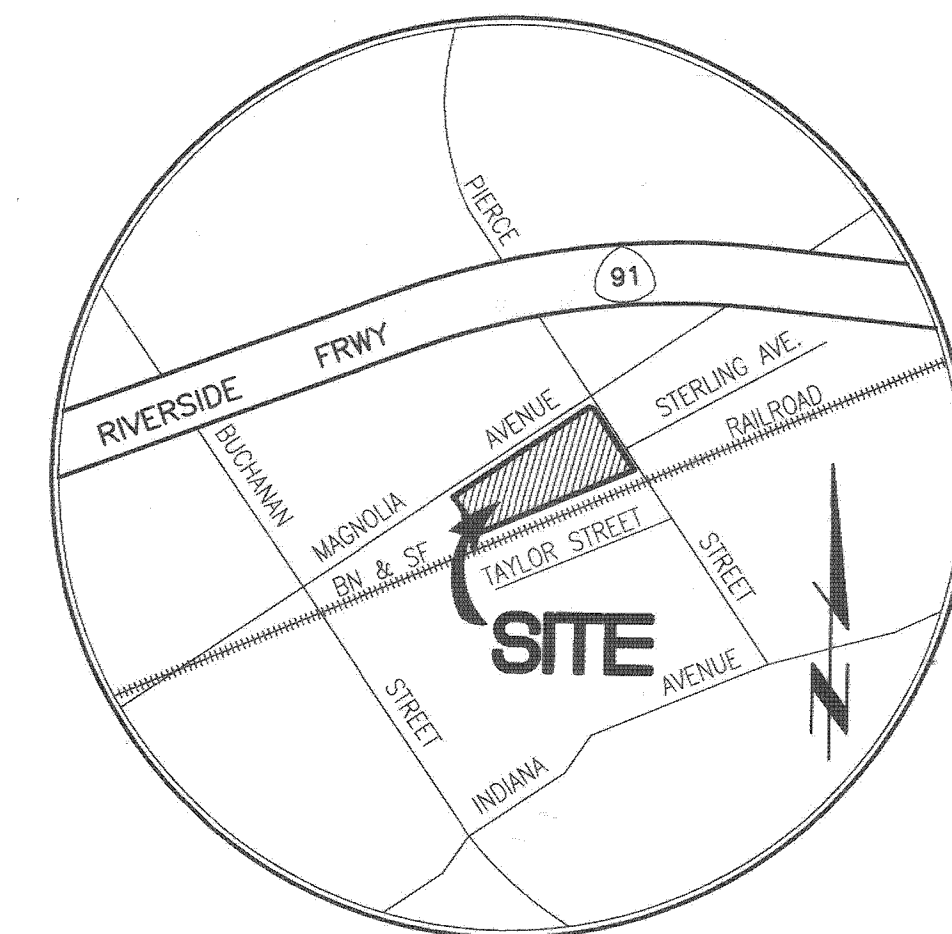


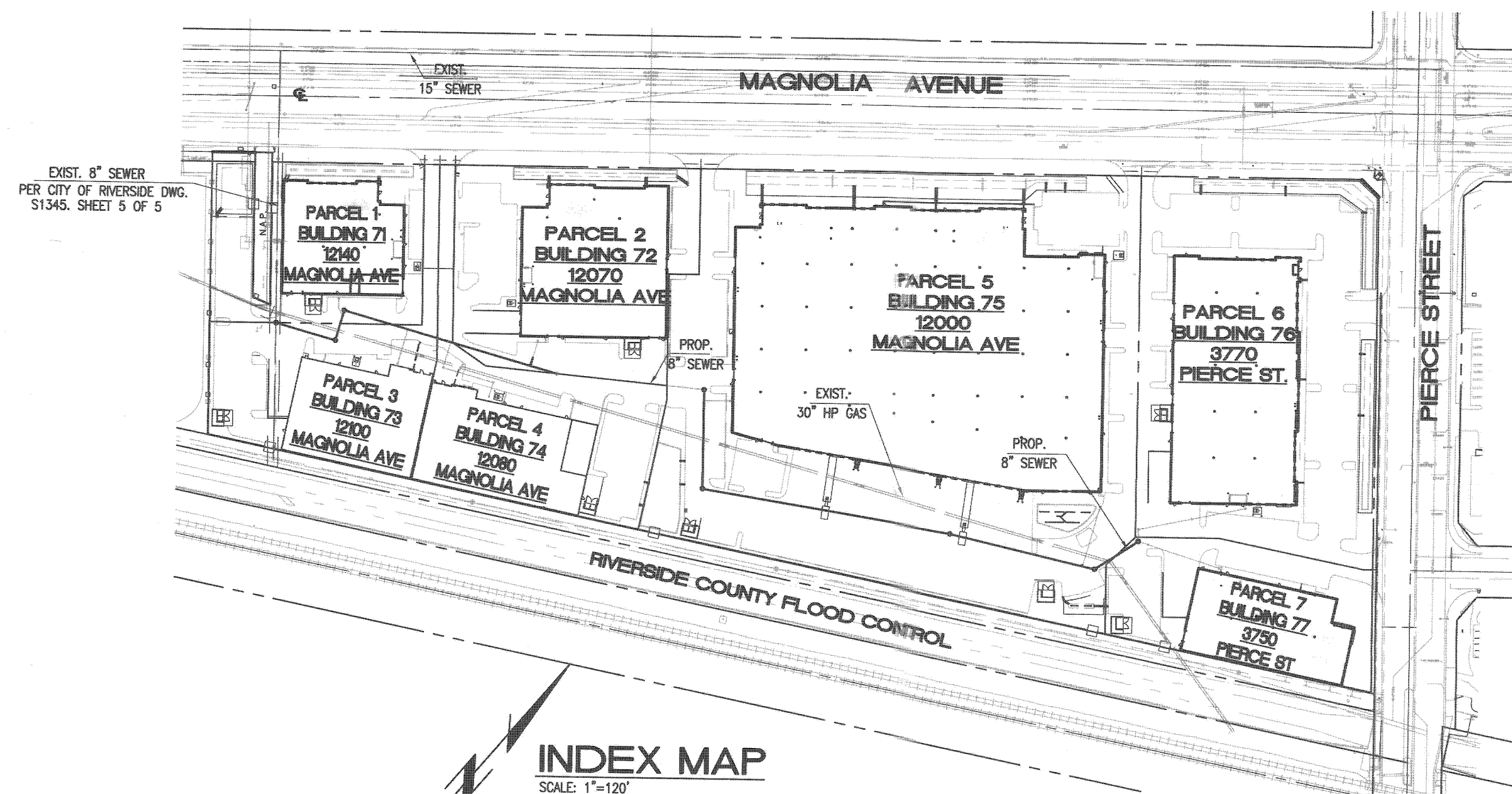
GENERAL NOTES

- 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 LOCATION AND ELEVATION PRIOR TO START OF 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.
- PIPES JOINTS FOR VITRIFIED CLAY PIPE SHALL BE TYPE "C" 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 IS RESPONSIBLE FOR PERFORMING A VIDEO INSPECTION OF THE NEW SEWER MAIN 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.

SEWER PLAN AND PROFILE FOR 58 MAGNOLIA CENTER PARCEL MAP No. 34605 RIVERSIDE, CALIFORNIA



VICINITY MAP
N.T.S.



INDEX MAP
SCALE: 1"=120'

**HIGH PRESSURE GAS
NOTE TO CONTRACTOR:**

- SoCalGas REQUIRES 5 FEET OF SEPARATION, WITH 3 FEET OF UNDISTURBED SOIL, BETWEEN ITS PIPELINE AND PARALLEL SUBSTRUCTURES. ADDITIONAL SEPARATION MAY BE NEEDED FOR LEACH LINES, FUEL LINES, ELECTRICAL, ETC.
- IF THE PIPELINE IS EXPOSED DURING CONSTRUCTION (E.G. SUBSTRUCTURE CROSSING, ETC), THE PIPELINE MUST BE BACKFILLED WITH SAND AND ZERO-SACK SLURRY ONLY.
- THERE SHALL BE NO PLANTING OF TREES OR OTHER DEEP-ROOTED PLANTS WITHIN THE EASEMENT OR OVER THE PIPELINE.
- ALL ENCROACHMENTS ONTO SoCalGas' EASEMENT MUST HAVE WRITTEN APPROVAL OF SoCalGas PRIOR TO CONSTRUCTION OR ENCROACHING ONTO THE EASEMENT.
- ALL WORK WITHIN THE SoCalGas EASEMENT AND/OR WITHIN 10 FEET OF THE PIPELINE MUST BE WITNESSED BY A SoCalGas REPRESENTATIVE, AND NO WORK WILL BE ALLOWED WITHOUT THE SoCalGas REPRESENTATIVE.
- NO HEAVY EQUIPMENT SHALL CROSS OR WORK NEAR THE PIPELINE WITHOUT SoCalGas' APPROVAL. PRIOR TO CONSTRUCTION SoCalGas MUST BE PROVIDED WITH THE EQUIPMENT.
- NO MECHANICAL EQUIPMENT SHALL OPERATE WITH THREE (3) HORIZONTAL FEET OF THE PIPELINE, AND ANY CLOSER WORK MUST BE PERFORMED BY HAND.
- NO MECHANICAL EQUIPMENT SHALL OPERATE WITHIN TWO (2) VERTICAL FEET OF THE PIPELINE, AND ANY CLOSER WORK MUST BE PERFORMED BY HAND.
- NO VIBRATORY COMPACTION IS PERMITTED OVER THE PIPELINE. IN RARE CASES, VIBRATORY COMPACTION MAY BE APPROVED BY SoCalGas' ENGINEERING DEPARTMENT FOLLOWING REVIEW OF DETAILED SITE CONDITIONS, PIPELINE DATA, AND EQUIPMENT SPECIFICATIONS.
- ALL CONTRACTORS AND SUBCONTRACTORS MUST BE NOTIFIED OF THE PRESENCE OF THE PIPELINE.
- CONTRACTORS AND SUBCONTRACTORS MUST CALL DIG-ALERT (811) AT LEAST 2 WORKING DAYS PRIOR TO CONSTRUCTION, GRADING, OR EXCAVATION.
- A REPRESENTATIVE OF SoCalGas MUST OBSERVE THE EXCAVATION AROUND OR NEAR THE PIPELINE TO INSURE PROTECTION AND TO RECORD PERTINENT DATA NECESSARY FOR OUR OPERATIONS.

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SEWER PLAN AND PROFILE

REFERENCE DRAWINGS

GRADING: CITY OF RIVERSIDE PW16-0058	SEWER: CITY OF RIVERSIDE S-1345
STREET: CITY OF RIVERSIDE R-2310 R-2203 R-4370	WATER: CITY OF RIVERSIDE DS-1615173 71-039
DRAINAGE: RIVERSIDE COUNTY FLOOD CONTROL DWG. NO. 1-151 DWG. NO. 1-391	

PUBLIC SEWER CONSTRUCTION NOTES

10	CONSTRUCT 8" VCP SEWER PIPE WITH CASE 1 BEDDING PER CITY OF RIVERSIDE STD NO. 452	1,138 LF
11	CONSTRUCT 6" VCP PRIVATE SEWER LATERAL WITH C.O. AT PROPERTY LINE PER CITY OF RIVERSIDE STD NO. 562	6 EA
12	CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD. NO. 500	9 EA
13	TRENCH BACKFILL PER CITY OF RIVERSIDE STD NO. 453	1,138 LF
14	CONSTRUCT 6" VCP PRIVATE SEWER LATERAL	2 LF
15	CONSTRUCT PRIVATE 6" CLEAN OUT PER CITY OF RIVERSIDE STD NO. 560	1,138 LF

NOTE:
SEWER PIPE BEDDING PER CITY STANDARD DWG NO. 452
GRANULAR MATERIAL SHALL NOT BE SAND OR NATIVE MATERIAL

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.

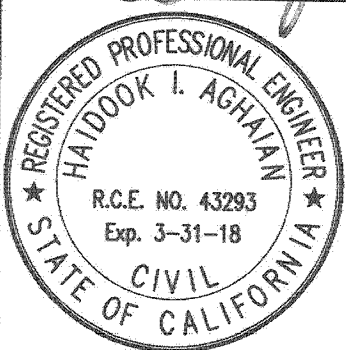
SOILS ENGINEER:
JOHN R. BYERLY, INC
2257 SOUTH LILAC AVE
BLOOMINGTON, CA 92316
PHONE: 909-877-1324

OWNER:
58 MAGNOLIA PARTNERSHIP L.P.
C/O INVESTMENT BUILDING GROUP
5100 CAMPUS DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
PHONE: 949-263-1111

RIVERSIDE PUBLIC UTILITIES-WATER
REVIEWED FOR CONFLICTS: *[Signature]* DATE 3/27/17



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 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. Aghaman 3/27/17
HAIDOOK I. AGHAMAN
R.C.E. 043293 - EXP. 3/31/18

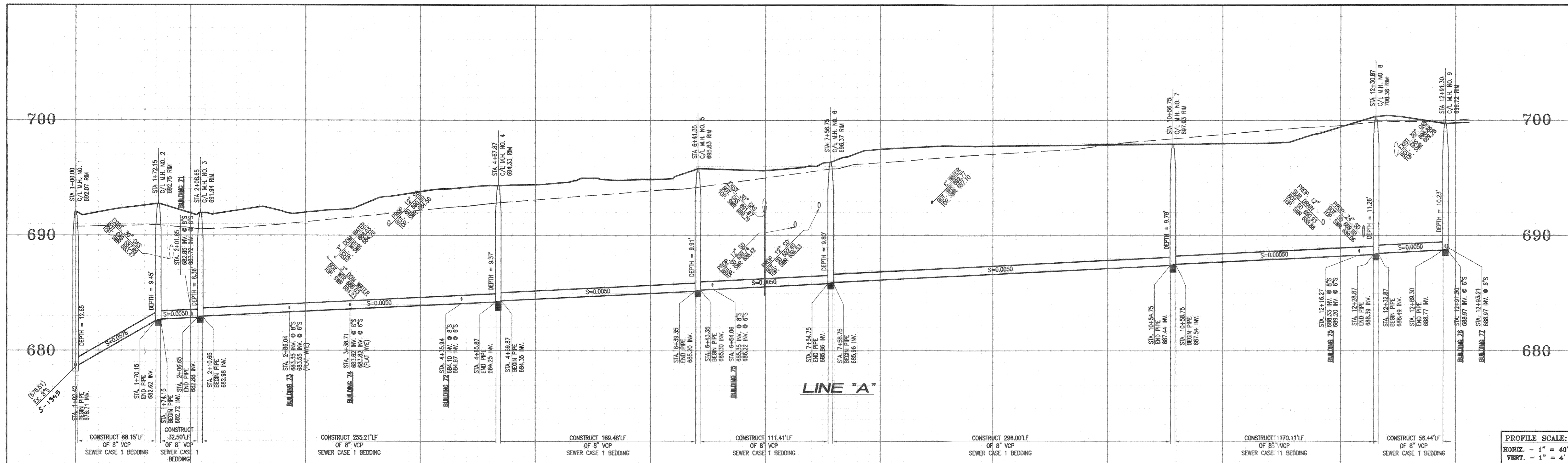
PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4811 FAX: (714) 521-4173

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

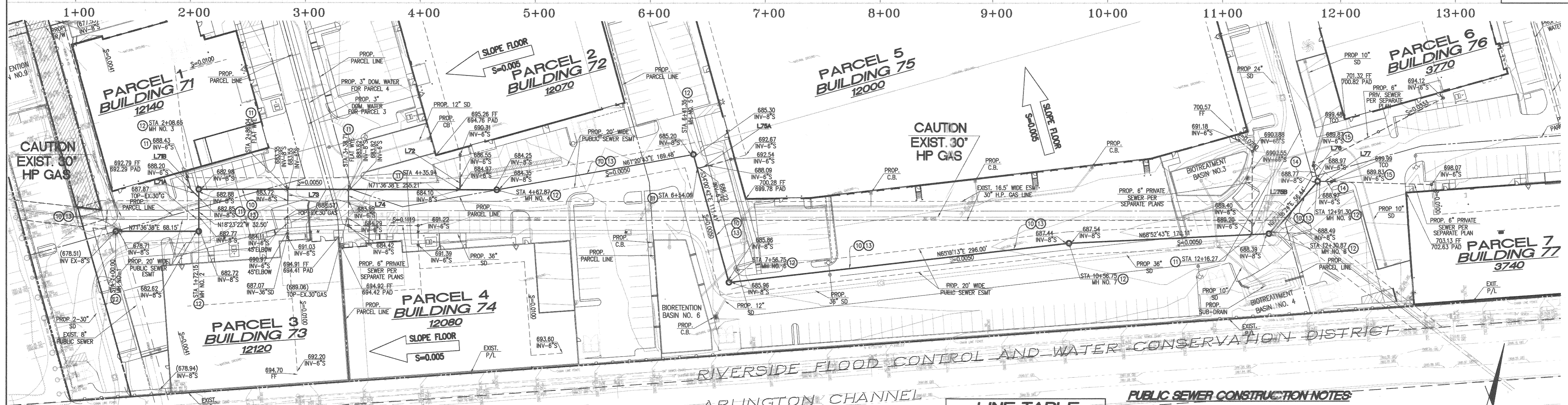
DESIGNED BY CMR DRAWN BY KN CHECKED BY HIA

**CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS**
APPROVED BY: *[Signature]* DATE: 3/27/17
PRINCIPAL ENGINEER
ENGINEERING MANAGER
APPROVED BY: *[Signature]*
CITY ENGINEER
DATE: 4/27/17

CITY OF RIVERSIDE
PROJECT NO. PW16-0099
TITLE SHEET
FOR
**58 MAGNOLIA CENTER
PIERCE ST. AND MAGNOLIA AVE.**
FOR: INVESTMENT BUILDING GROUP
SHEET 1 OF 2



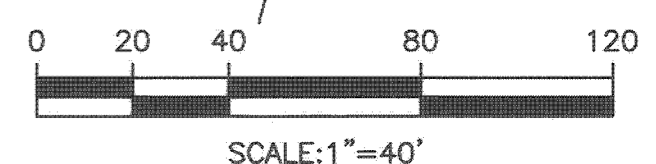
PROFILE SCALE:
 HORIZ. - 1" = 40'
 VERT. - 1" = 4'



LINE	LENGTH	DIRECTION	SLOPE
L71A	9.92'	N63°23'22"W	0.5395
L71B	11.29'	N34°00'42"W	0.0200
L72	10'	N18°23'22"W	0.1859
L73	10'	N18°23'22"W	0.0200
L74	10'	N18°23'22"W	0.0200
L75A	10'	N55°59'18"E	0.2189
L75B	10'	N18°23'22"W	0.0238
L76	12'	N34°00'42"W	0.0746
L77	10.13'	N73°21'10"E	0.0847

PUBLIC SEWER CONSTRUCTION NOTES

- (10) - CONSTRUCT 8" VCP SEWER PIPE WITH CASE 1 BEDDING PER CITY OF RIVERSIDE STD NO. 4522
- (11) - CONSTRUCT 6" VCP PRIVATE SEWER LATERAL WITH C.O. AT PROPERTY LINE PER CITY OF RIVERSIDE STD NO. 562
- (12) - CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD. NO. 500
- (13) - TRENCH BACKFILL PER CITY OF RIVERSIDE STD NO. 453
- (14) - CONSTRUCT 6" VCP PRIVATE SEWER LATERAL
- (15) - CONSTRUCT PRIVATE 6" CLEAN OUT PER CITY OF RIVERSIDE STD NO. 560



SOILS ENGINEER:
 JOHN R. BYERLY, INC
 2257 SOUTH LILAC AVE
 BLOOMINGTON, CA 92316
 PHONE: 909-877-1324

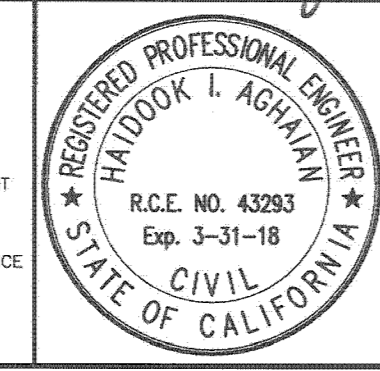
OWNER:
 58 MAGNOLIA PARTNERSHIP L.P.
 C/O INVESTMENT BUILDING GROUP
 5100 CAMPUS DRIVE, SUITE 300
 NEWPORT BEACH, CA 92660
 PHONE: 949-263-1111

RIVERSIDE PUBLIC UTILITIES-WATER
 REVIEWED FOR CONFLICTS: *Chris Sporn* DATE: 3/21/17

BUSINESS TAX CERTIFICATION # 041318 EXP. DATE: 09-30-17



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 THE CONTRACTOR'S AND NOT BE LIMITED TO ORIGINAL 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:
Haideok I. Aghaian 3/27/17
 HAIDOOK I. AGHAIAN
 R.C.E. 043293 - EXP. 3/31/18

PREPARED BY:
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 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 NORTH-WESTERLY CURB RETURN OF MAGNOLIA AVENUE AND PIERCE STREET.
 ELEV. = 694.500' (NGVD '29 / ADJUSTMENT YEAR: 1971)

DESIGNED BY: CMR
 DRAWN BY: KN
 CHECKED BY: HIA

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 4/27/17
 PRINCIPAL ENGINEER
 ENGINEERING MANAGER

CITY OF RIVERSIDE
 SEWER PLAN AND PROFILE
 LINE "A"
 FOR
 58 MAGNOLIA CENTER
 PIERCE ST. AND MAGNOLIA AVE
 FOR: INVESTMENT BUILDING GROUP

PROJECT NO. PW16-0099
 S-2137
 SHEET 2 OF 2