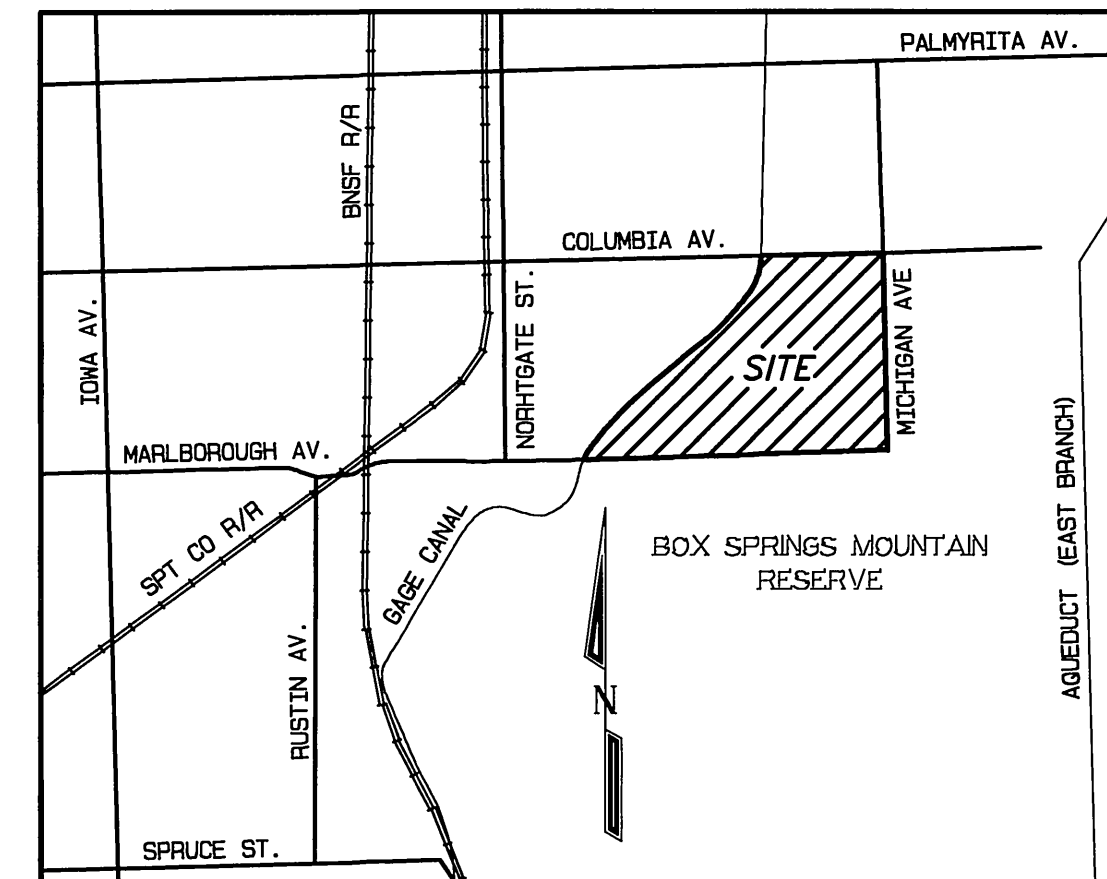


INDEX MAP
SCALE: 1"=200'

* LAY LATERAL FLAT (2.0%)



VICINITY MAP
NOT TO SCALE

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.
- 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.
- 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.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- CONTRACTOR IS TO VERIFY EXISTING SEWER LOCATION AND ELEVATION PRIOR TO START OF CONSTRUCTION.
- A PLUG IS TO 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.
- 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.

NOTICE TO CONTRACTOR

ACCORDING TO INFORMATION PROVIDED BY UNDERGROUND SERVICE ALERT (U.S.A.) DATED FEBRUARY 18, 1999, THE FOLLOWING ORGANIZATIONS ARE U.S.A. MEMBERS WITHIN THE PROJECT AREA:

- AT&T
- CITY OF RIVERSIDE PUBLIC UTILITIES
- GAGE CANEL
- RIVERSIDE HIGHLAND WATER COMPANY
- PACIFIC BELL
- SANTA FE PIPELINE
- SOUTHERN CALIFORNIA GAS COMPANY

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THESE PLANS.

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.

CONSTRUCTION NOTES

- 1) CONSTRUCT 8" V.C.P. SEWERLINE, PIPE BEDDING PER STD. 452 (CASE 2)
- 500) CONSTRUCT SEWER MANHOLE PER CITY STD. DWG. NO. 500
- 562A) CONSTRUCT 6" SEWER LATERAL WITH PROPERTY LINE CLEANOUT PER CITY STD. NO. 562A

NOTES:

- 1 BACKWATER VALVES INSTALLED TO CITY SPECIFICATIONS ARE REQUIRED FOR PARCELS 2, 8, 9, 10 AND 11.

BENCH MARK:

ELEVATION FOR THIS JOB WAS OBTAINED FROM RIVERSIDE CITY BENCHMARK JB-A3, THE BENCHMARK "JB-A" IS LOCATED UNDER A METAL COVER AT THE "CL" INTERSECTION OF IOWA AND MARLBOROUGH, A BRASS DISK IN A CAPWELL MONUMENT.

BENCH MARKS USED:
RIVERSIDE CITY BENCHMARK JB-A3, ELEVATION = 929.11'



CITY BUSINESS TAX CERTIFICATE NO. 005791 EXP. 12-31-00

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRAY STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY: *M. Webb* DATE: 6/12/00
P.C.E. NO. C39530

N.G. 99-0043 FOR: HUNTER BUSINESS PARK F.B. 1999

MARK	REVISIONS	APPR. DATE

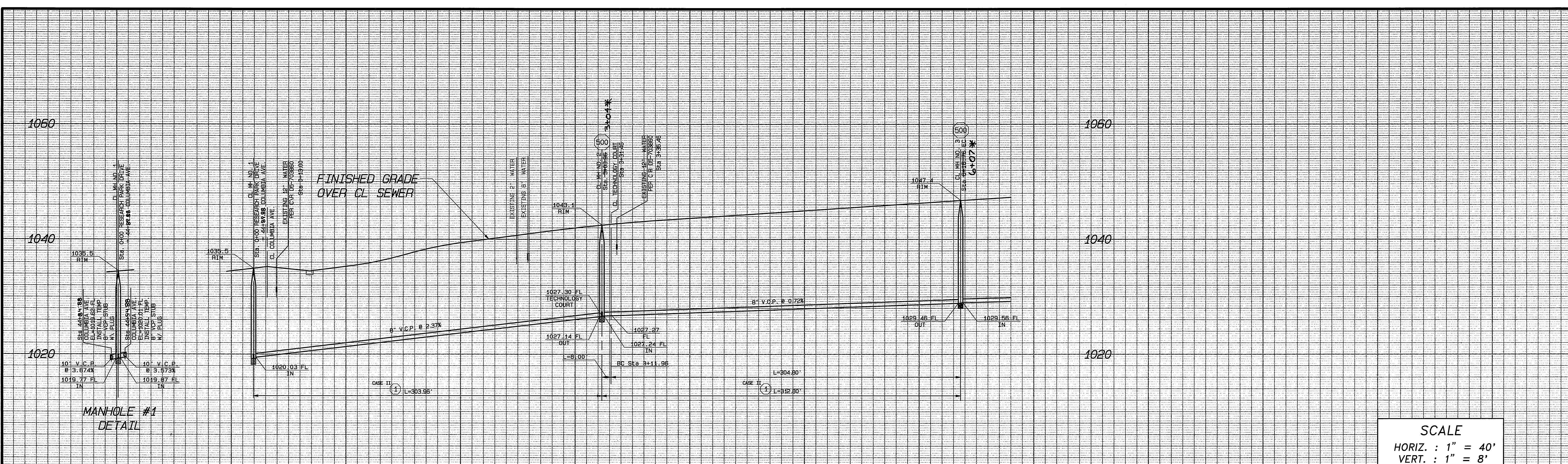
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT	
APPROVED BY	BY DATE
PRINCIPAL ENGINEER	<i>R. Mebrata</i> 6/14/00
PARK DEPARTMENT	
TRAFFIC DEPARTMENT	
STREET SERVICES	
P.W. ENG. MGR.	
	DATE 6-16-2000

CITY OF RIVERSIDE WATER SYSTEM	
APPROVED BY: <i>Richard J. Deibel</i> DATE: 6/16/00	
* AS-BUILT 6-28-03 <i>LFH</i>	
SEWER IMPROVEMENT PLANS	ACCOUNT NO. 98-0400
PARCEL MAP NO. 29161	DRAWING NUMBER
INDEX SHEET	S-1729
SCALE: AS SHOWN	SHEET 1 OF 4
	98-0400B



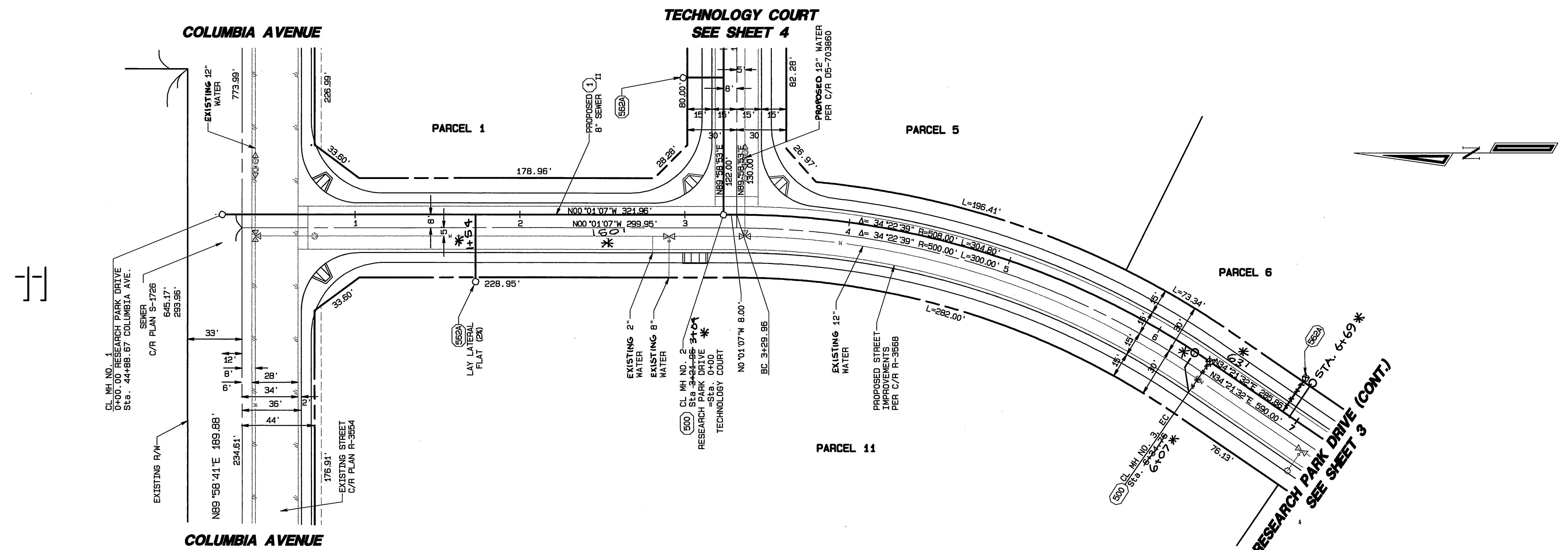
INDEXED 8-10-2000 *LFH*

G:\1999\98-0400\98-0400\DWG.PLOT 6/12/2000



SCALE
HORIZ. : 1" = 40'
VERT. : 1" = 8'

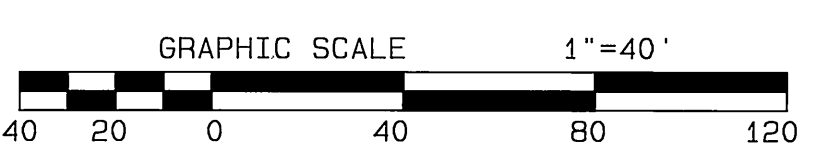
0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00



- CONSTRUCTION NOTES
- ① CONSTRUCT 8" V.C.P. SEWERLINE, PIPE BEDDING PER STD. 452 (CASE 2)
 - 500 CONSTRUCT SEWER MANHOLE PER CITY STD. DWG. NO. 500
 - 562A CONSTRUCT 6" SEWER LATERAL WITH PROPERTY LINE CLEANDOUT PER CITY STD. NO. 562A

BENCH MARK:
ELEVATION FOR THIS JOB WAS OBTAINED FROM RIVERSIDE CITY BENCHMARK JB-A3, THE BENCH MARK "JB-A" IS LOCATED UNDER A METAL COVER AT THE C.L. INTERSECTION OF IOWA AND MARLBOROUGH, A BRASS DISK IN A CAPWELL MONUMENT.

BENCHMARK USED:
RIVERSIDE CITY BENCHMARK JB-A3,
ELEVATION = 929.11



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00

**ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS**
3788 McCRA Y STREET RIVERSIDE, CA 92505
(909) 686-1070

APPROVED BY: *M. Webb* DATE: 6/12/00
R.C.E. NO. C39530

W.O. 98-0400 FOR: HUNTER BUSINESS PARK F.B. 1998

MARK	REVISIONS	APPR.	DATE

*AS-BUILT 5-28-03 LPH

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: *P. M. Smith* DATE: 6-16-2000
PRINCIPAL ENGINEER
TRAFFIC DIVISION
STREET SERVICES
P.W. ENG. MGR.

CITY OF RIVERSIDE
WATER SYSTEM

APPROVED BY: *Richard L. Duda* DATE: 6/16/00

SEWER IMPROVEMENT PLANS

PARCEL MAP NO. 29161
RESEARCH PARK DRIVE
STA 00+00 TO STA. 6+36.25

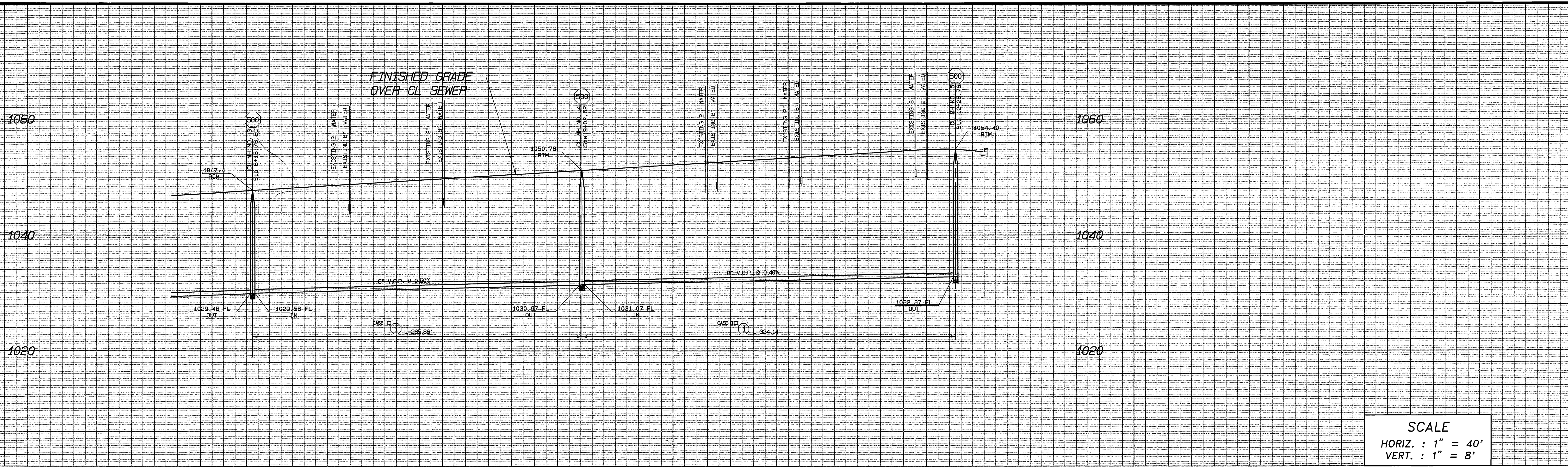
ACCOUNT NO. 98-0400
DRAWING NUMBER
S-1729
SHEET 2 OF 4

SCALE: HORIZ. = 1"=40' VERT. = 1"=8'

98-0400B

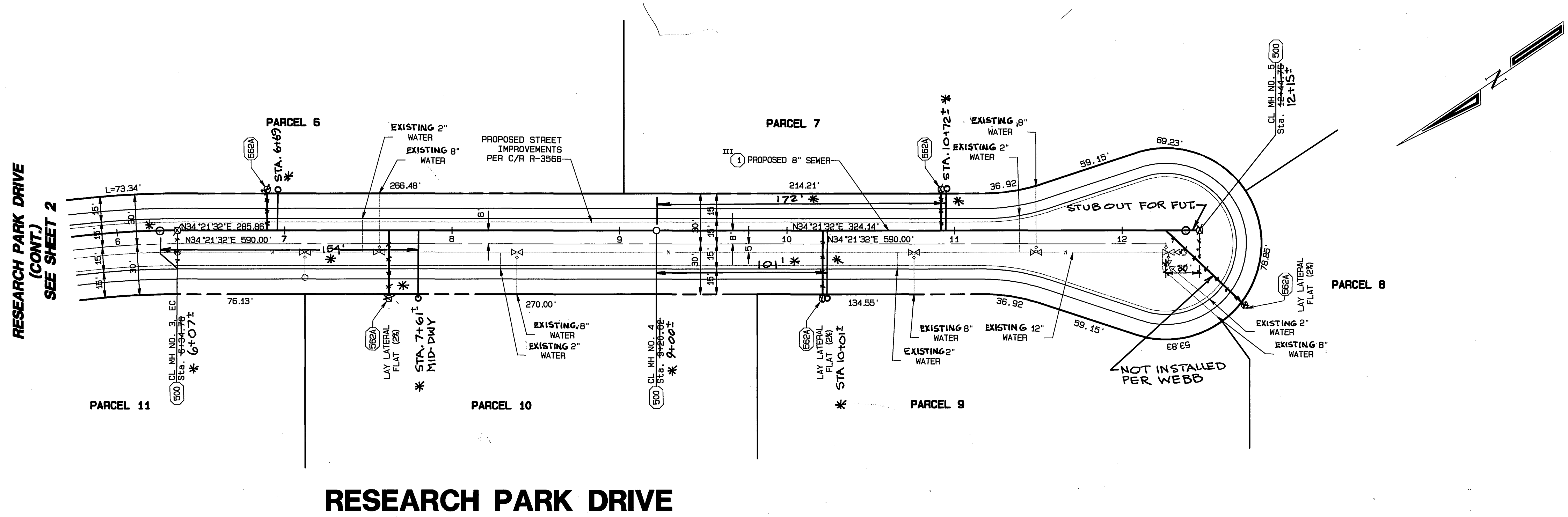


INDEXED 8-10-2000 LPH



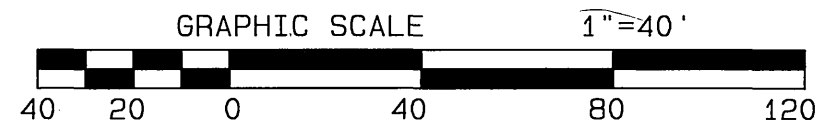
SCALE
 HORIZ. : 1" = 40'
 VERT. : 1" = 8'

5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00



- CONSTRUCTION NOTES**
- ① CONSTRUCT 8" V.C.P. SEWERLINE, PIPE BEDDING PER STD. 452 (CASE 2, 3)
 - 500 CONSTRUCT SEWER MANHOLE PER CITY STD. DNG. NO. 500
 - 562A CONSTRUCT 6" SEWER LATERAL WITH PROPERTY LINE CLEANOUT PER CITY STD. NO. 562A

BENCH MARK:
 ELEVATION FOR THIS JOB WAS OBTAINED FROM RIVERSIDE CITY BENCHMARK JB-A3, THE BENCH MARK "JB-A" IS LOCATED UNDER A METAL COVER AT THE C.L. INTERSECTION OF IOWA AND MARLBOROUGH, A BRASS DISK IN A CAPWELL MONUMENT.
BENCHMARK USED:
 RIVERSIDE CITY BENCHMARK JB-A3, ELEVATION = 929.11



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00

**ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS**
 3788 McCRAY STREET RIVERSIDE, CA 92506
 (909) 686-1070

APPROVED BY: *[Signature]* DATE 6/12/00
 R.C.E. NO. C39530

W.O. 98-0400 FOR: HUNTER BUSINESS PARK F.B. 1998

* AS-BUILT 8-28-03 LFH

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

APPROVED BY: *[Signature]* BY DATE: 6/16/00
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 STREET SERVICES
 P.W. ENG. MGR.

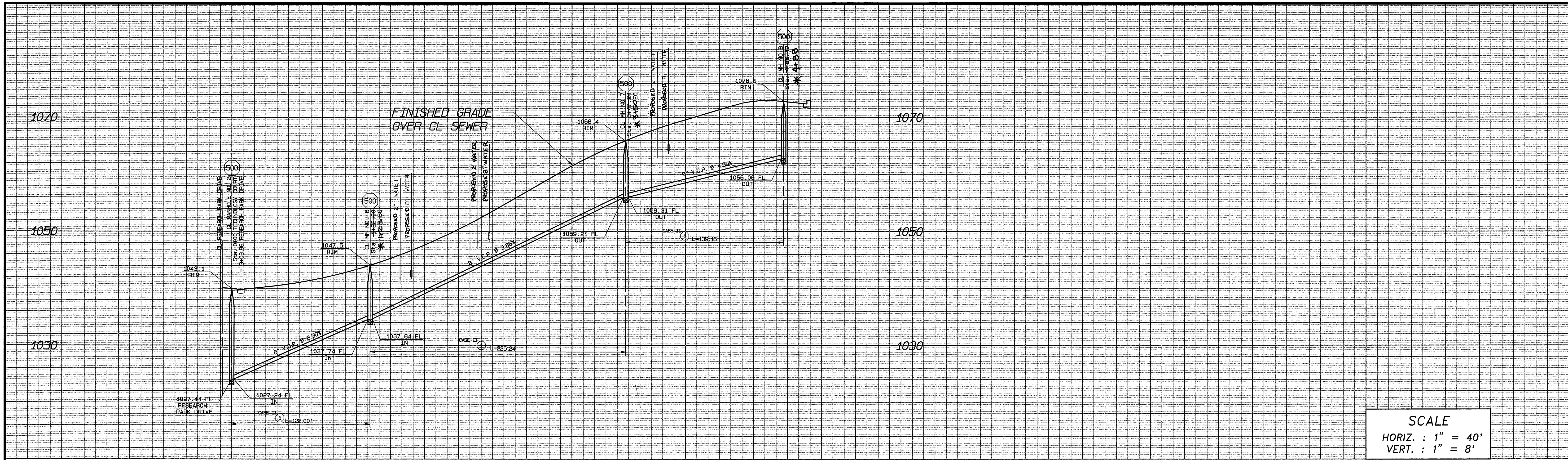
SEWER IMPROVEMENT PLANS		ACCOUNT NO. 98-0400
PARCEL MAP NO. 29161		DRAWING NUMBER
RESEARCH PARK DRIVE		S-1729
STA 6+36.26 TO STA. 12+66.26		SHEET 3 OF 4
SCALE: HORIZ. = 1"=40' VERT. = 1"=8'		98-0400A



CITY OF RIVERSIDE
 WATER SYSTEM

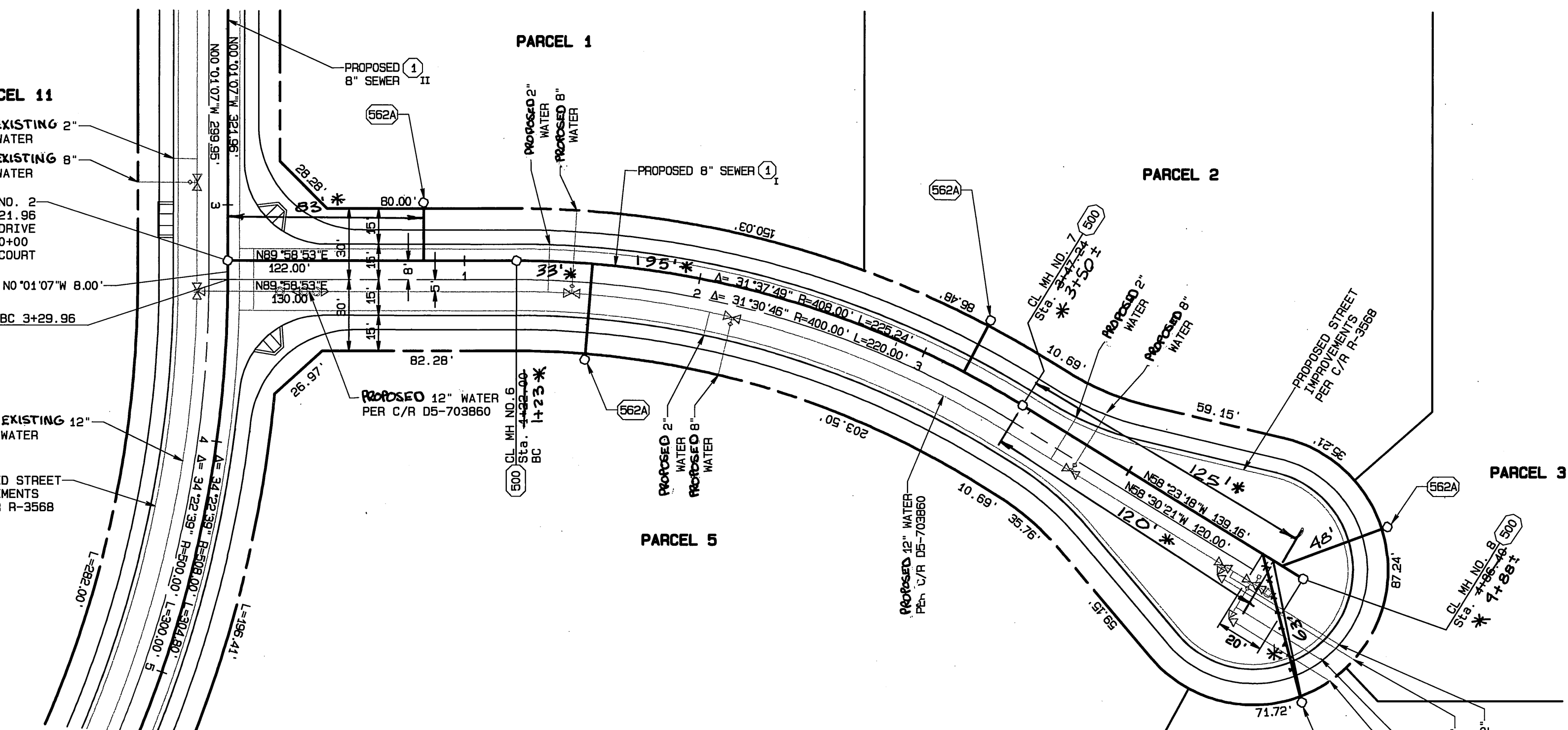
APPROVED BY: *[Signature]* DATE 6/16/00

INDEXED 8-10-2000 LFH



SCALE
 HORIZ. : 1" = 40'
 VERT. : 1" = 8'

RESEARCH PARK DRIVE
 SEE SHEET 2

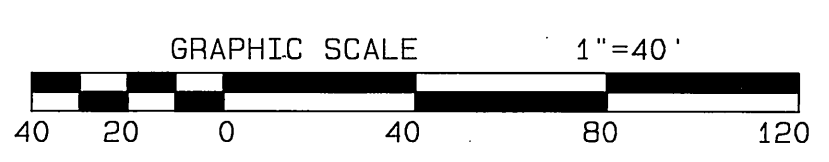


- CONSTRUCTION NOTES**
- ① CONSTRUCT 8" V.C.P. SEWERLINE, PIPE BEDDING PER STD. 452 (CASE 2)
 - 500 CONSTRUCT SEWER MANHOLE PER CITY STD. DWG. NO. 500
 - 562A CONSTRUCT 6" SEWER LATERAL WITH PROPERTY LINE CLEANOUT PER CITY STD. NO. 562A

RESEARCH PARK DRIVE
 SEE SHEET 3

TECHNOLOGY COURT

BENCH MARK:
 ELEVATION FOR THIS JOB WAS OBTAINED FROM RIVERSIDE CITY BENCHMARK JB-A3, THE BENCH MARK "JB-A" IS LOCATED UNDER A METAL COVER AT THE C.L. INTERSECTION OF IOWA AND MARLBOROUGH, A BRASS DISK IN A CAPWELL MONUMENT.
 BENCHMARK USED:
 RIVERSIDE CITY BENCHMARK JB-A3,
 ELEVATION = 929.11



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-00
ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 3788 MCCRAY STREET RIVERSIDE, CA 92506
 (909) 686-1070
 APPROVED BY: *[Signature]* DATE: 6/12/00
 R.C.E. NO. C39530

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* BY DATE: *[Signature]*
 PARK DEPARTMENT
 TRAFFIC DIVISION
 STREET SERVICES
 P.W. ENG. MGR.
 DATE: 6-16-2000

SEWER IMPROVEMENT PLANS		ACCOUNT NO. 98-0400
PARCEL MAP NO. 29161		DRAWING NUMBER
TECHNOLOGY COURT		S-1729
STA. 00+00 TO STA. 04+86.40		SHEET 4 OF 4
SCALE: HORIZ. = 1"=40' VERT. = 1"=8'		98-0400



CITY OF RIVERSIDE
 WATER SYSTEM
 APPROVED BY: *[Signature]* DATE: 6/16/00

* AS-BUILT 5-28-03 LPH

INDEXED 8-10-2000 LPH