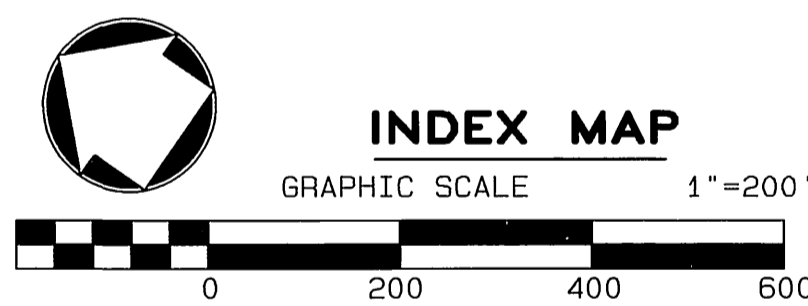
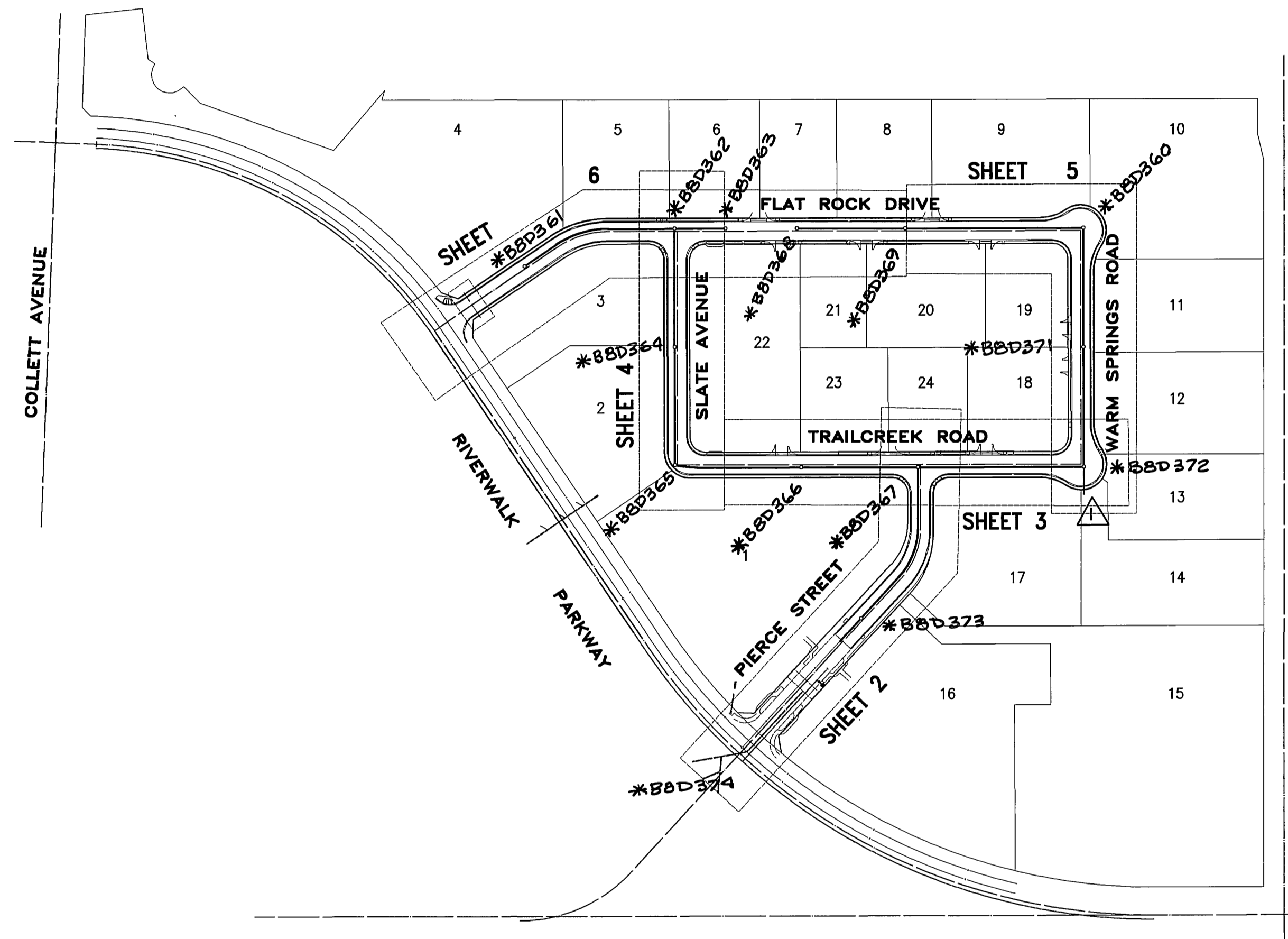


SEWER IMPROVEMENT PLANS FOR:
RIVERWALK BUSINESS CENTER
PARCEL MAP NO. 31164

IN THE
 CITY OF RIVERSIDE, CALIFORNIA



GENERAL NOTES

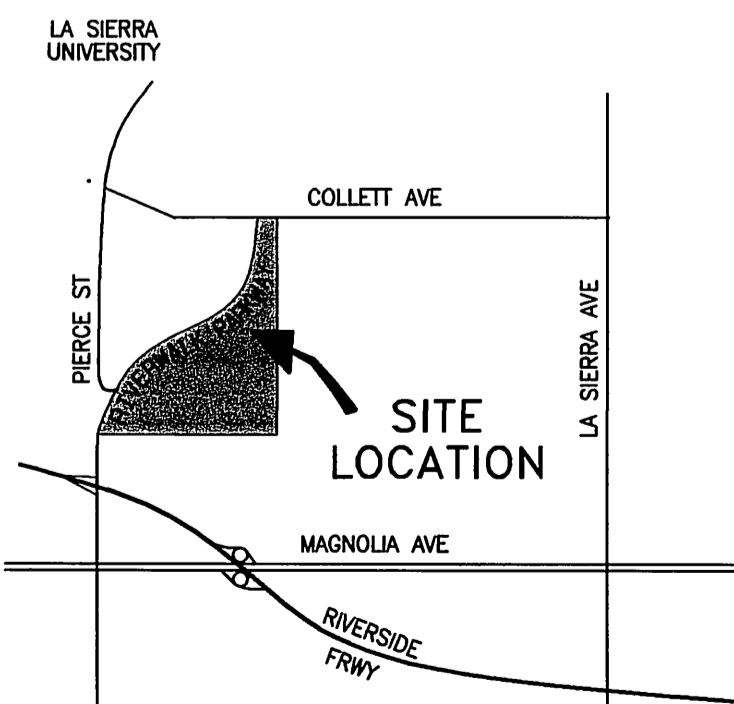
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL OBJECTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT, ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY 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 INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- 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 BY THE PRIVATE ENGINEER.
- 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 PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
- 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 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.

NOTICE TO CONTRACTORS

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

CONSTRUCTION NOTES

CONSTRUCTION NOTES	QUANTITIES
1. INSTALL 8" VCP SEWER MAIN, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452	3,101 LF
2. INSTALL MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500	12 EA
3. INSTALL 6" VCP SEWER LATERAL WITH CLEANOUT AT PROPERTY LINE PER CITY OF RIVERSIDE STD. DWG. 562A	1,130 LF
4. INSTALL CLEANOUT PER CITY OF RIVERSIDE STD. DWG. 560	1 EA
5. INSTALL 8" D.I.P. SEWER MAIN, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452	61 LF
6. REMOVE EXISTING PLUG & CONNECT TO EXISTING PIPE	1 EA



VICINITY MAP
 NTS



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-03

CITY OF RIVERSIDE
 PUBLIC UTILITY DEPT. - OVERHEAD & UNDERGROUND
 (SHTS. 1-6)
 REVIEWED BY *UB* DATE *12/9/03*
 CITY OF RIVERSIDE (SHTS. 1-6)
 PUBLIC UTILITY DEPT. - WATER DIVISION
 REVIEWED BY *LS* DATE *11/16/03*

UNDERGROUND SERVICE ALERT

 CALL: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

ALBERT A. **WEBB** CIVIL ENGINEERS
 3788 McCRAV STREET
 RIVERSIDE, CA 92506
 (909) 686-1070
 APPROVED BY *Albert A. Webb* DATE *10-22-03*
 R.C.E. NO. C44762
 W.O. 03-0084 FOR: TURNER RIVERWALK-1, LLC F.B. 2002

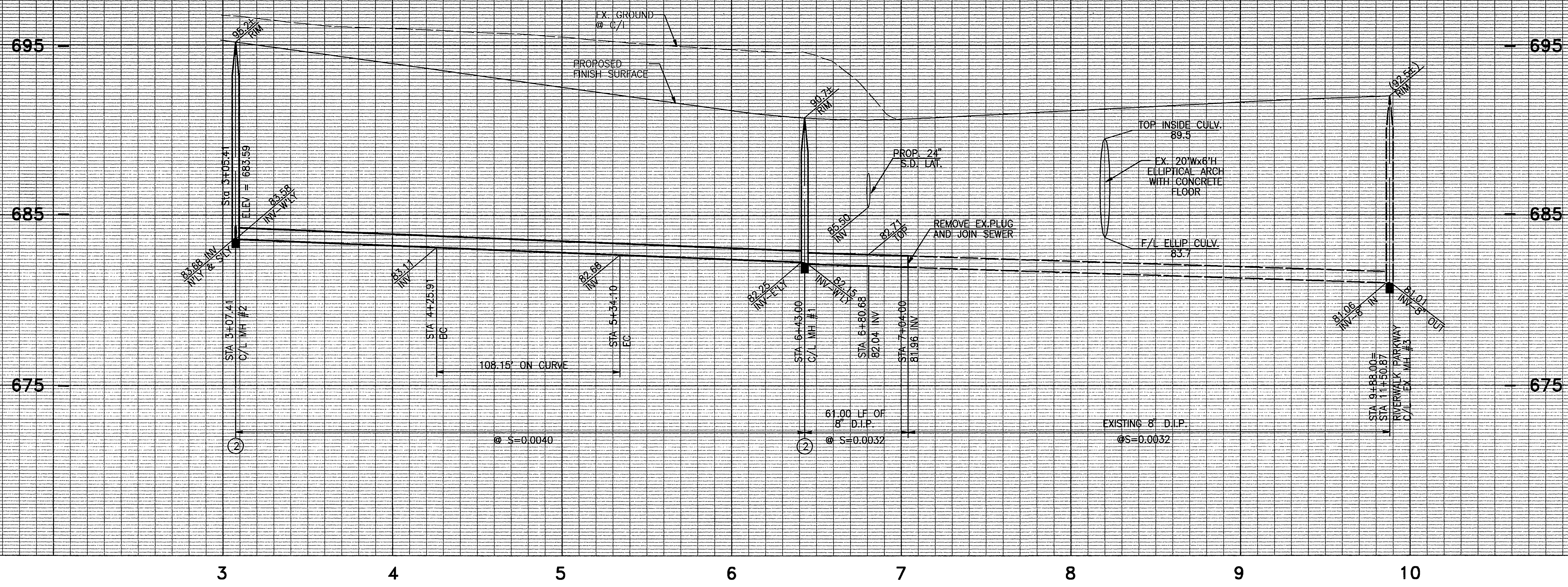
BENCH MARK:
 3" BRASS DISK STAMPED E2-B2 IN CONCRETE
 IN CENTER OF TRAFFIC ISLAND @ N.W. CORNER
 OF PIERCE STREET & AMBS DRIVE
 SET 1971 DATUM NAVD29
 ELEV. = 726.776

DESIGNED BY: *RAB* DRAWN BY: *KRI* CHECKED BY: *RAB*

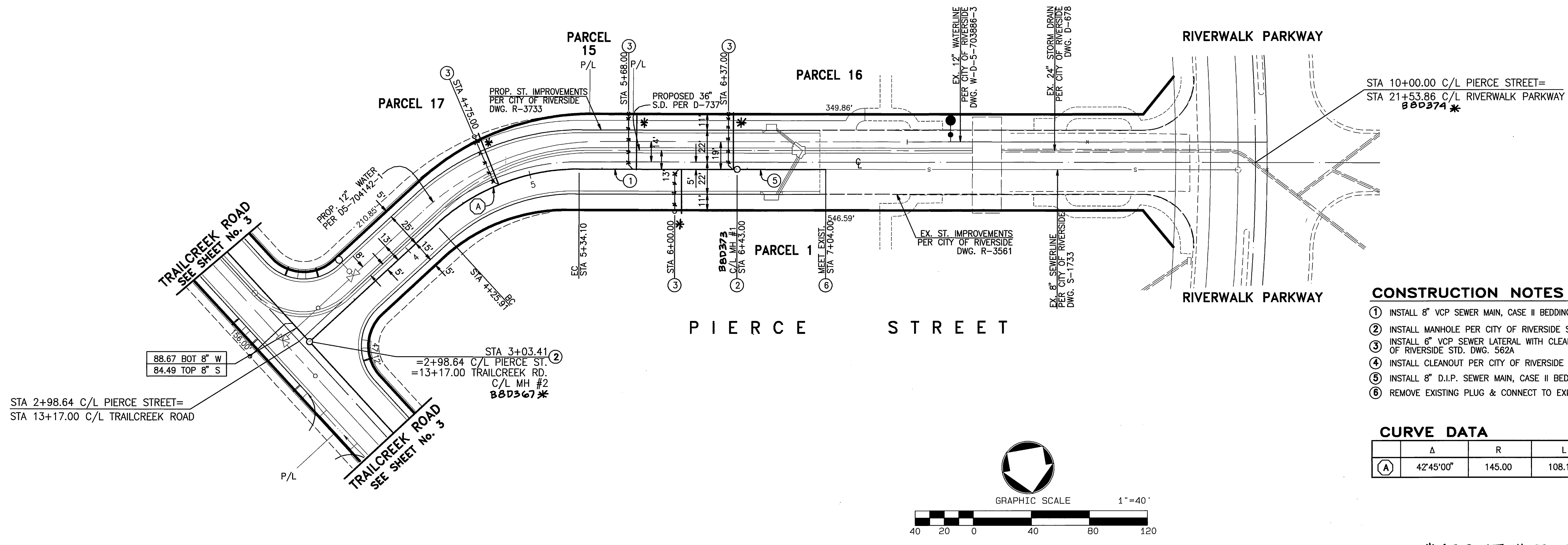
CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY *[Signature]* DATE *11/20/04*
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CITY ENGINEER

* AS-BUILT 10-04-03 *lt*
SEWER IMPROVEMENT PLAN
 RIVERWALK BUSINESS CENTER
 PARCEL MAP NO. 31164
 TITLE AND INDEX SHEET
 SCALE: HORIZ.: AS NOTED VERT.: N/A

PW03-0120
 ACCOUNT NO.
 DRAWING NUMBER
S-1810
 SHEET **1** OF **6**
 03-0084



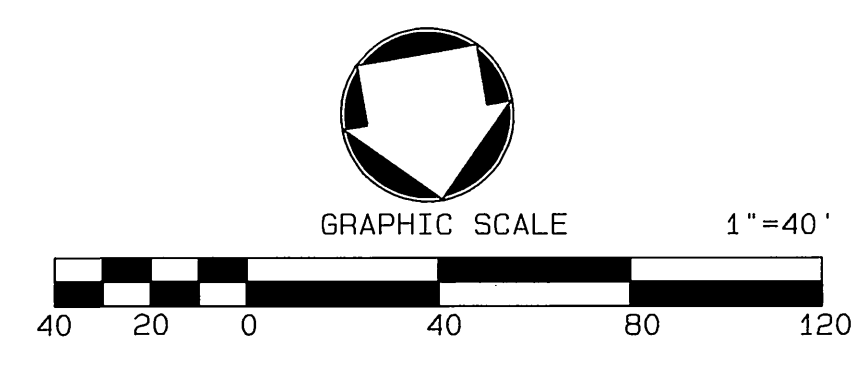
SCALE
 HORIZ. : 1" = 40'
 VERT. : 1" = 4'



- CONSTRUCTION NOTES**
- ① INSTALL 8" VCP SEWER MAIN, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452
 - ② INSTALL MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500
 - ③ INSTALL 6" VCP SEWER LATERAL WITH CLEANOUT AT PROPERTY LINE PER CITY OF RIVERSIDE STD. DWG. 562A
 - ④ INSTALL CLEANOUT PER CITY OF RIVERSIDE STD. DWG. 560
 - ⑤ INSTALL 8" D.I.P. SEWER MAIN, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452
 - ⑥ REMOVE EXISTING PLUG & CONNECT TO EXISTING PIPE

CURVE DATA

Curve	Δ	R	L
(A)	42°45'00"	145.00	108.19'



UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-03

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

APPROVED BY: [Signature] DATE: 12-22-03
 R.C.E. NO. C44762

W.O. 03-0084 FOR: TURNER RIVERWALK-1, LLC F.B. 2002

BENCH MARK:
 3" BRASS DISK STAMPED E2-B2 IN CONCRETE IN CENTER OF TRAFFIC ISLAND @ N.W. CORNER OF PIERCE STREET & AMBS DRIVE
 SET 1971 DATUM NAVD29
 ELEV. = 726.776

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: RAB DRAWN BY: KR CHECKED BY: RAB

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 12/22/03
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION

APPROVED BY: [Signature] DATE: 1/28/04
 CITY ENGINEER

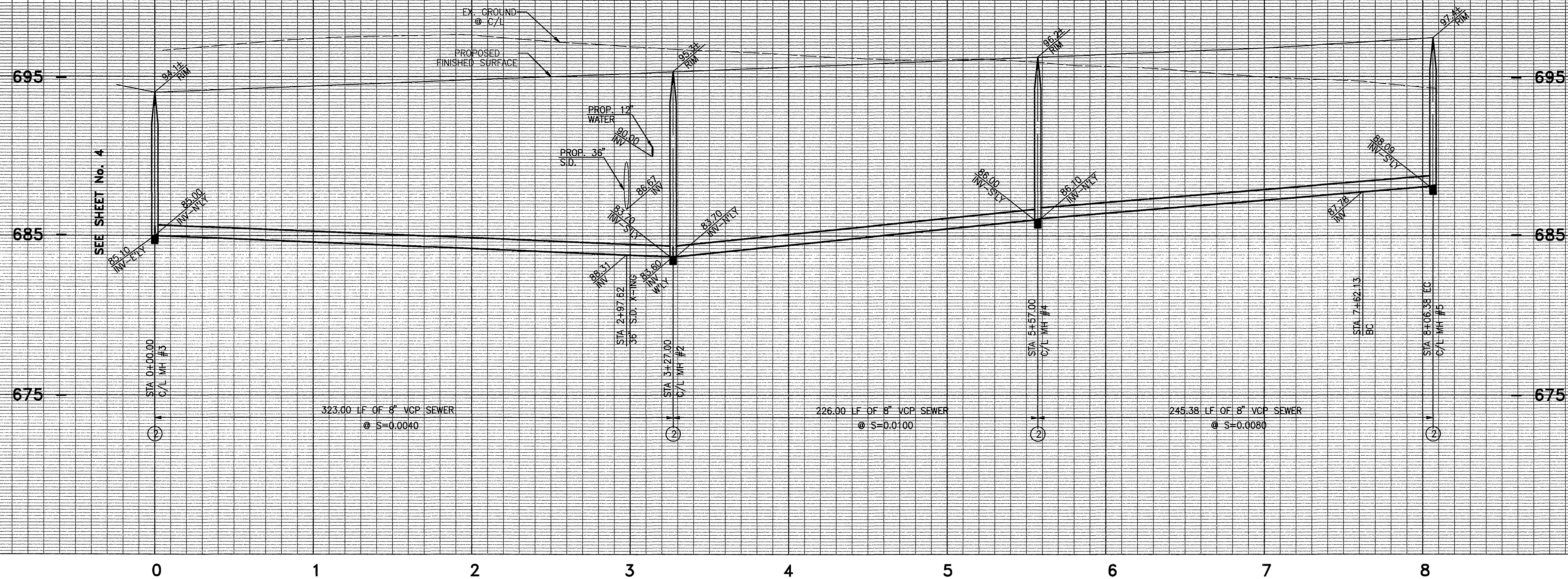
* A3-BUILT 11-09-03 LFH

SEWER IMPROVEMENT PLAN
 RIVERWALK BUSINESS CENTER
 PARCEL MAP NO. 31164
 PIERCE STREET - STA. 2+98.64 TO STA. 10+00

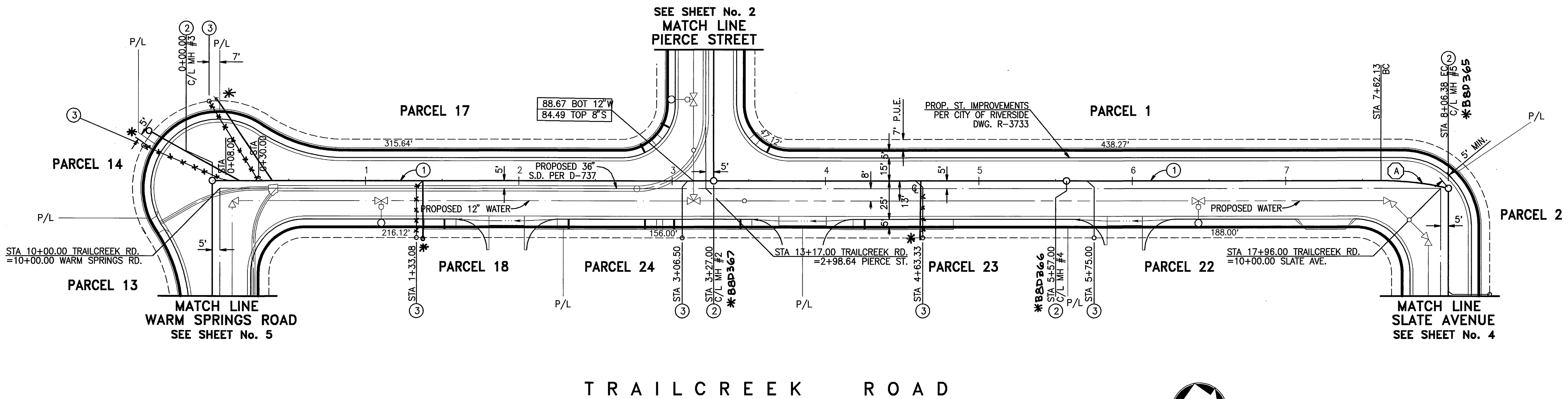
SCALE: HORIZ.: 1" = 40' VERT.: 1" = 4'

ACCOUNT NO. PW03-0120
 DRAWING NUMBER **S-1810**
 SHEET **2** OF **6**
 03-0084

INDEXED 2-05-04 LFH



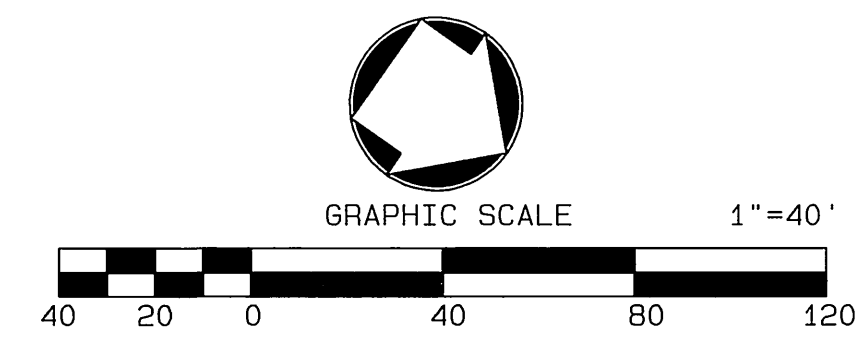
SCALE
 HORIZ : 1" = 40'
 VERT. : 1" = 4'



- CONSTRUCTION NOTES**
- INSTALL 8" VCP SEWER MAIN, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452
 - INSTALL MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500
 - INSTALL 6" VCP SEWER LATERAL WITH CLEANOUT AT PROPERTY LINE PER CITY OF RIVERSIDE STD. DWG. 562A
 - INSTALL CLEANOUT PER CITY OF RIVERSIDE STD. DWG. 560
 - INSTALL 8" D.I.P. SEWER MAIN, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452
 - REMOVE EXISTING PLUG & CONNECT TO EXISTING PIPE

CURVE DATA

	Δ	R	L
(A)	13'00"10"	195.00	44.25'



UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-03
ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 3788 McCRAY STREET
 RIVERSIDE, CA 92506
 (909) 686-1070
 APPROVED BY: [Signature] DATE 10-22-03
 R.C.E. NO. C44762
 W.D. 03-0084 FOR: TURNER RIVERWALK-1, LLC F.B. 2002

BENCH MARK:
 3" BRASS DISK STAMPED E2-B2 IN CONCRETE IN CENTER OF TRAFFIC ISLAND @ N.W. CORNER OF PIERCE STREET & AMBS DRIVE
 SET 1971 DATUM NAVD29
 ELEV. = 726.776

MARK	REVISIONS	APPR.	DATE

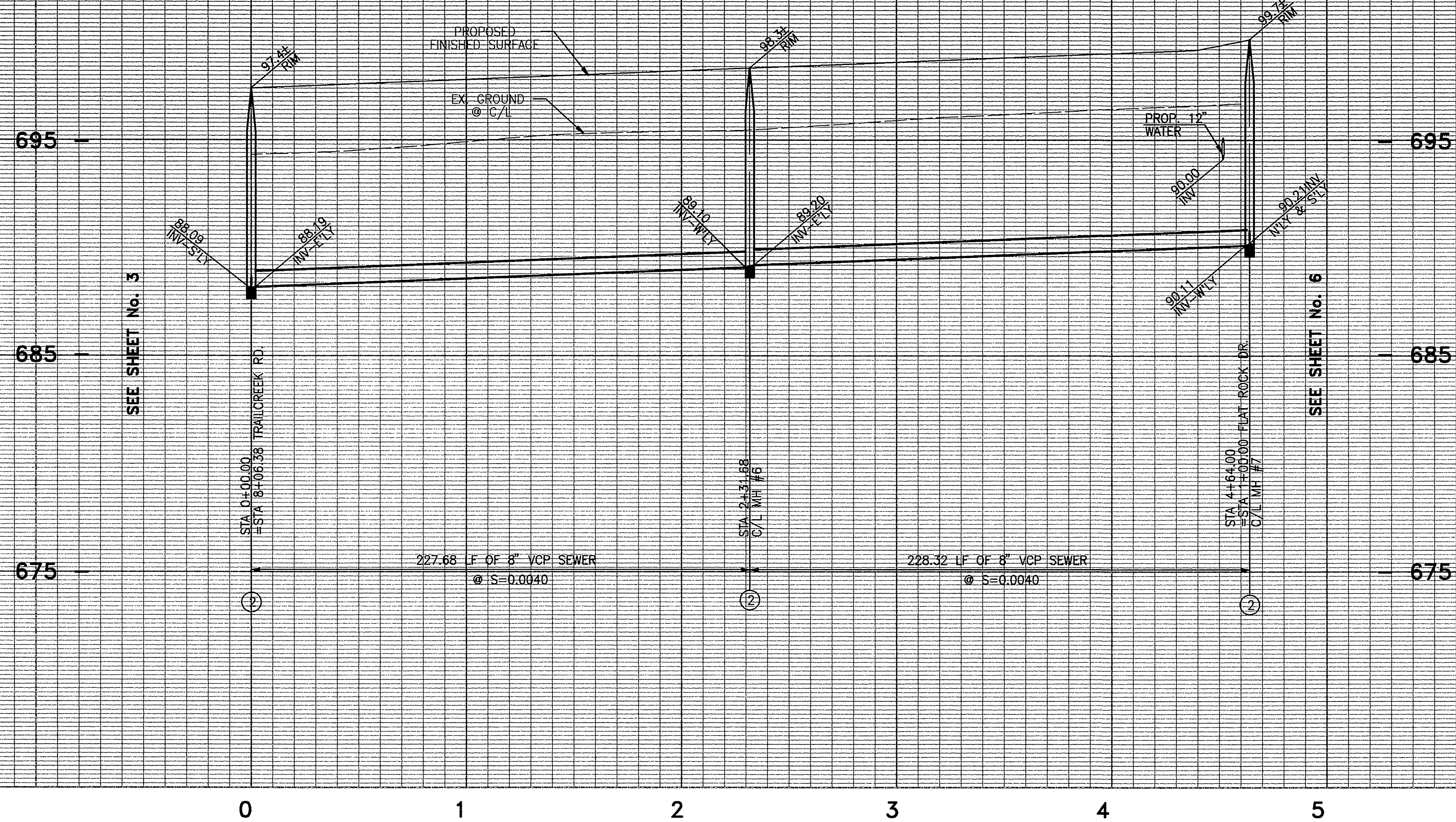
DESIGNED BY: RAB DRAWN BY: KR CHECKED BY: RAB

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE 11/23/04
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CITY ENGINEER

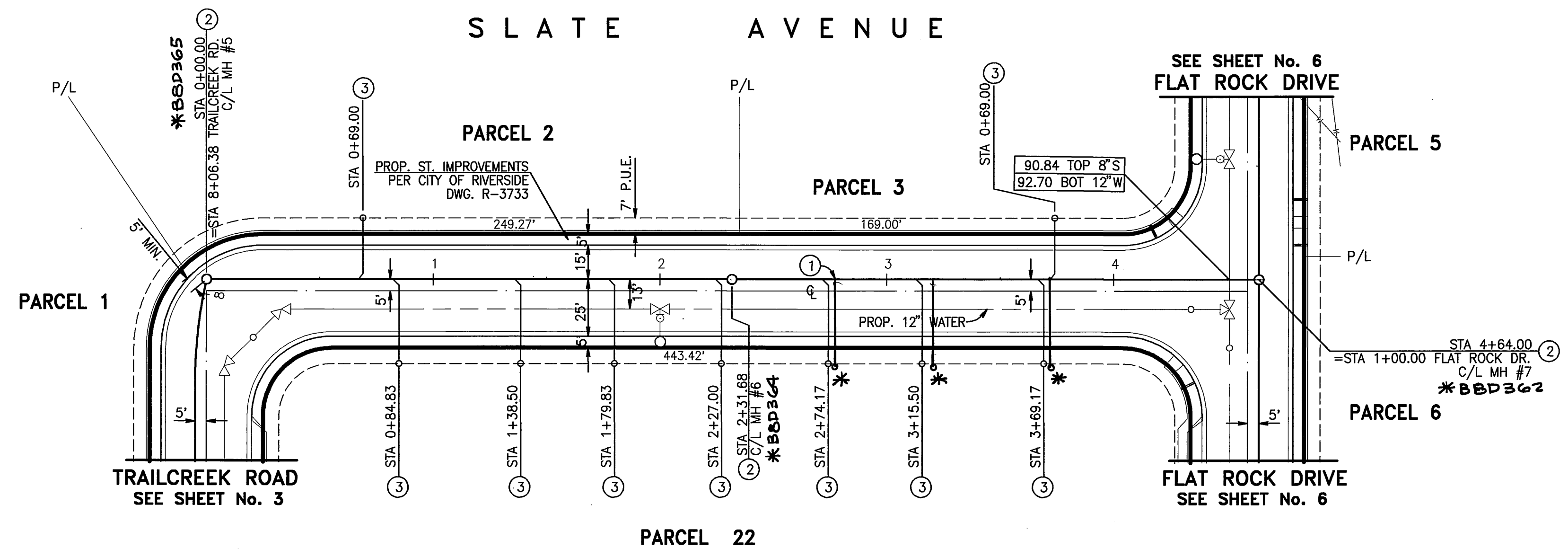
* A5-BUILT 10-04-05 LTH
SEWER IMPROVEMENT PLAN
 RIVERWALK BUSINESS CENTER
 PARCEL MAP NO. 31164
 TRAILCREEK ROAD
 SCALE: HORIZ.: 1" = 40' VERT.: 1" = 4'

PW03-0120
 ACCOUNT NO.
 DRAWING NUMBER
S-1810
 SHEET 3 OF 6
 03-0084

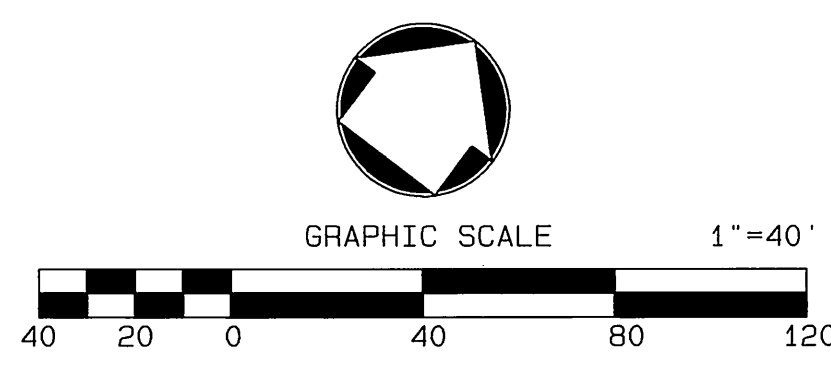
INDEXED 2-05-04 LTH



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



- CONSTRUCTION NOTES**
- ① INSTALL 8" VCP SEWER MAIN, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452
 - ② INSTALL MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500
 - ③ INSTALL 6" VCP SEWER LATERAL WITH CLEANOUT AT PROPERTY LINE PER CITY OF RIVERSIDE STD. DWG. 562A
 - ④ INSTALL CLEANOUT PER CITY OF RIVERSIDE STD. DWG. 560
 - ⑤ INSTALL 8" D.I.P. SEWER MAIN, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452
 - ⑥ REMOVE EXISTING PLUG & CONNECT TO EXISTING PIPE



UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-03
ALBERT A. WEBB
 CIVIL ENGINEERS
 3788 McCRA Y STREET
 RIVERSIDE, CA 92506
 (909) 686-1070
 APPROVED BY: *[Signature]* DATE 10-22-03
 R.C.E. NO. C44762

BENCH MARK:
 3" BRASS DISK STAMPED E2-B2 IN CONCRETE
 IN CENTER OF TRAFFIC ISLAND @ N.W. CORNER
 OF PIERCE STREET & AMBS DRIVE
 SET 1971 DATUM NAVD29
 ELEV. = 726.776

MARK	REVISIONS	APPR.	DATE

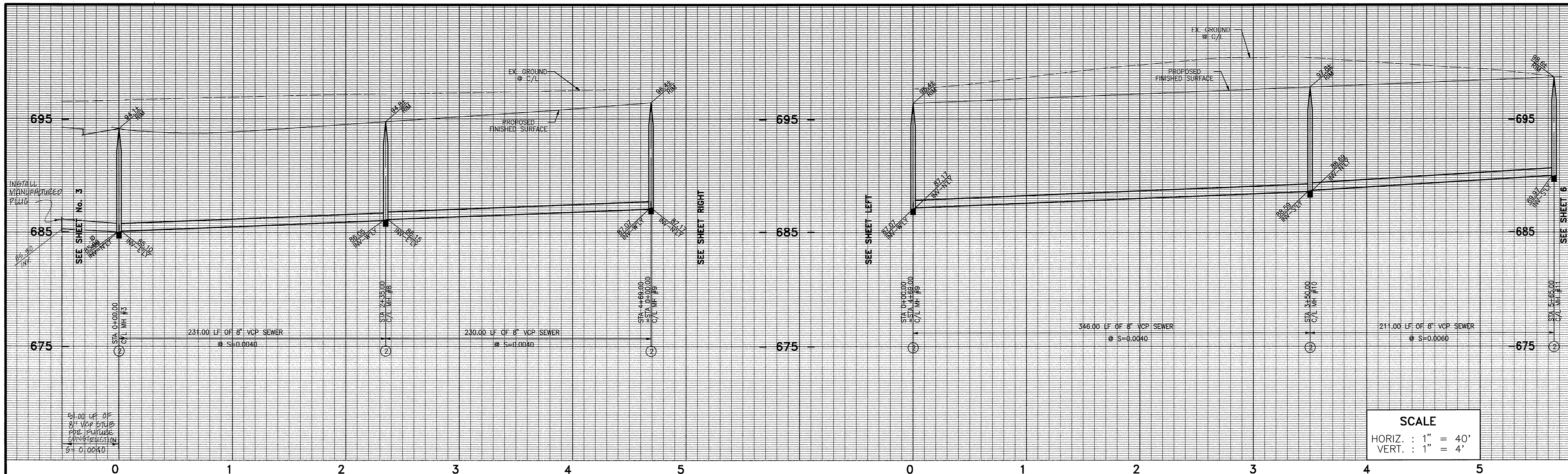
DESIGNED BY: RAB DRAWN BY: KR CHECKED BY: RAB

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: 10/22/03
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 APPROVED BY: *[Signature]*
 CITY ENGINEER
 DATE: 1/28/04

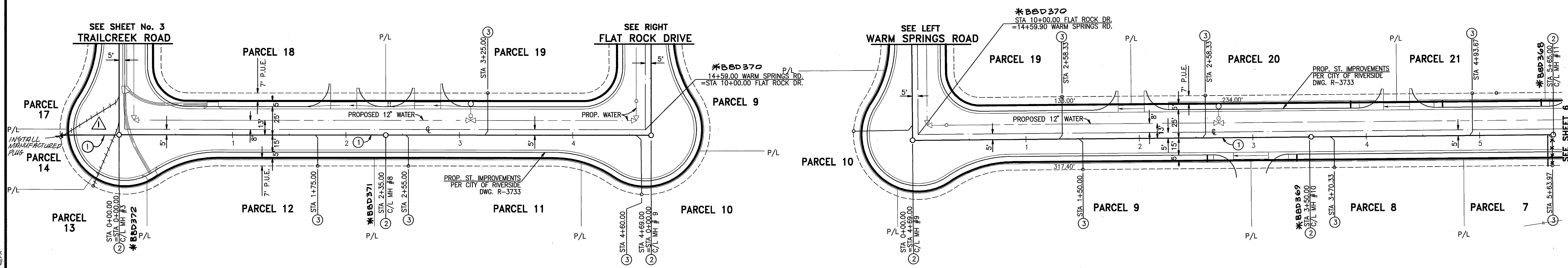
*AS-BUILT 10-04-05 Lfh
SEWER IMPROVEMENT PLAN
 RIVERWALK BUSINESS CENTER
 PARCEL MAP NO. 31164
 SLATE AVENUE
 SCALE: HORIZ.: 1" = 40' VERT.: 1" = 4'

PW03-0120
 ACCOUNT NO.
 DRAWING NUMBER
S-1810
 SHEET **4** OF **6**
 03-0084

INDEXED 2-05-04 Lfh

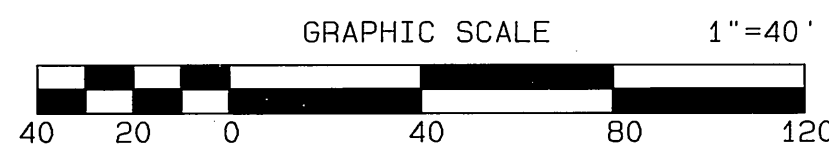
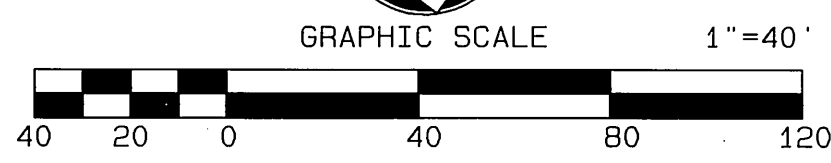


SCALE
 HORIZ. : 1" = 40'
 VERT. : 1" = 4'



CONSTRUCTION NOTES

- ① INSTALL 8" VCP SEWER MAIN, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452
- ② INSTALL MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500
- ③ INSTALL 6" VCP SEWER LATERAL WITH CLEANOUT AT PROPERTY LINE PER CITY OF RIVERSIDE STD. DWG. 562A
- ④ INSTALL CLEANOUT PER CITY OF RIVERSIDE STD. DWG. 560
- ⑤ INSTALL 8" D.I.P. SEWER MAIN, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452
- ⑥ REMOVE EXISTING PLUG & CONNECT TO EXISTING PIPE



UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-03
ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 3788 McCRAY STREET
 RIVERSIDE, CA 92506
 (909) 686-1070
 APPROVED BY: [Signature] DATE: 10-22-03
 R.C.E. NO. C44762

BENCH MARK:
 3" BRASS DISK STAMPED E2-B2 IN CONCRETE IN CENTER OF TRAFFIC ISLAND @ N.W. CORNER OF PIERCE STREET & AMBS DRIVE
 SET 1971 DATUM NAVD29
 ELEV. = 726.776

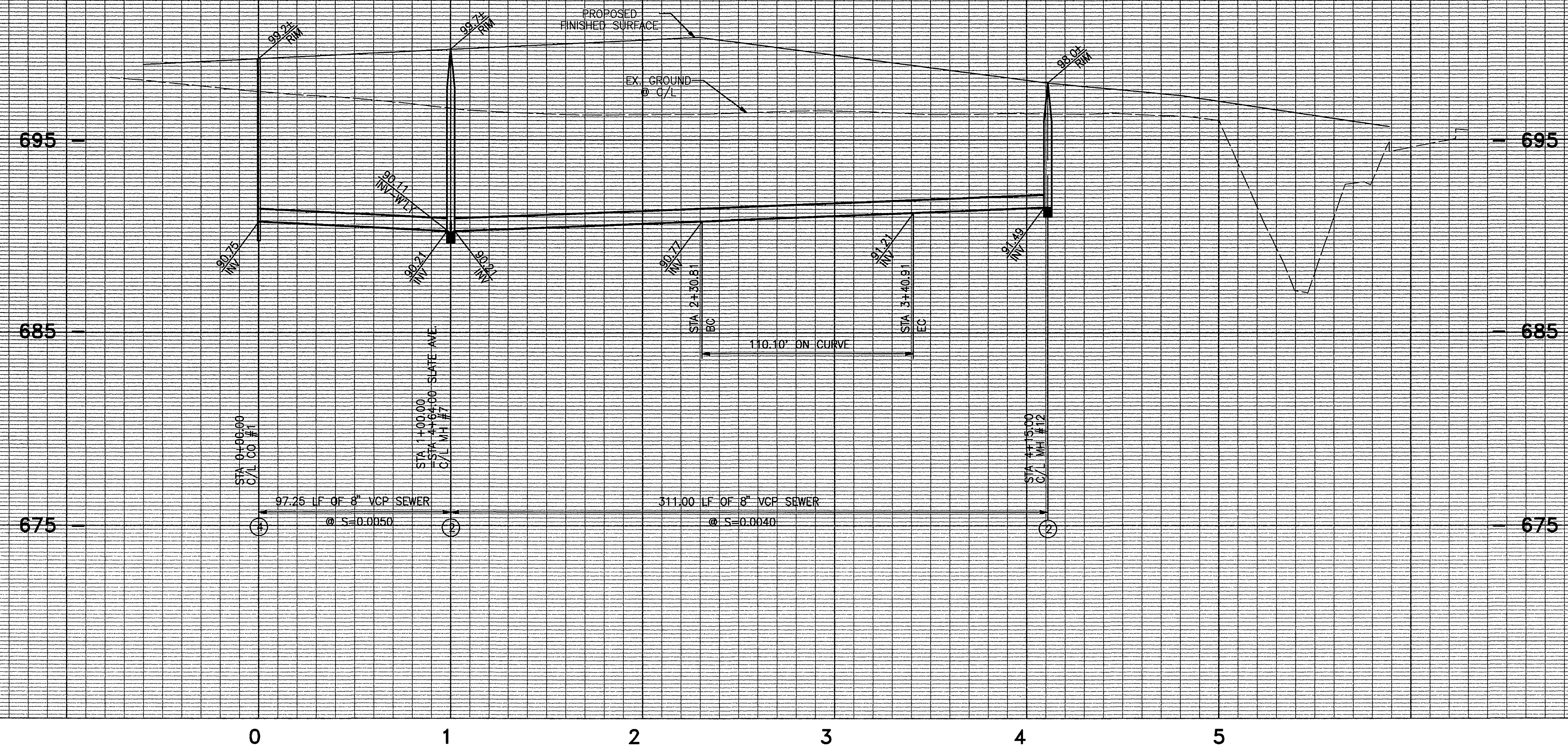
MARK	REVISIONS	APPR.	DATE
Δ	ADDED 50' SEWER STUB N/WL MH# 3	RJZ	4-15-04

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] BY DATE: [Signature]
 PRINCIPAL ENGINEER
 PARK DEPARTMENT
 TRAFFIC DIVISION
 DATE: 1/28/04

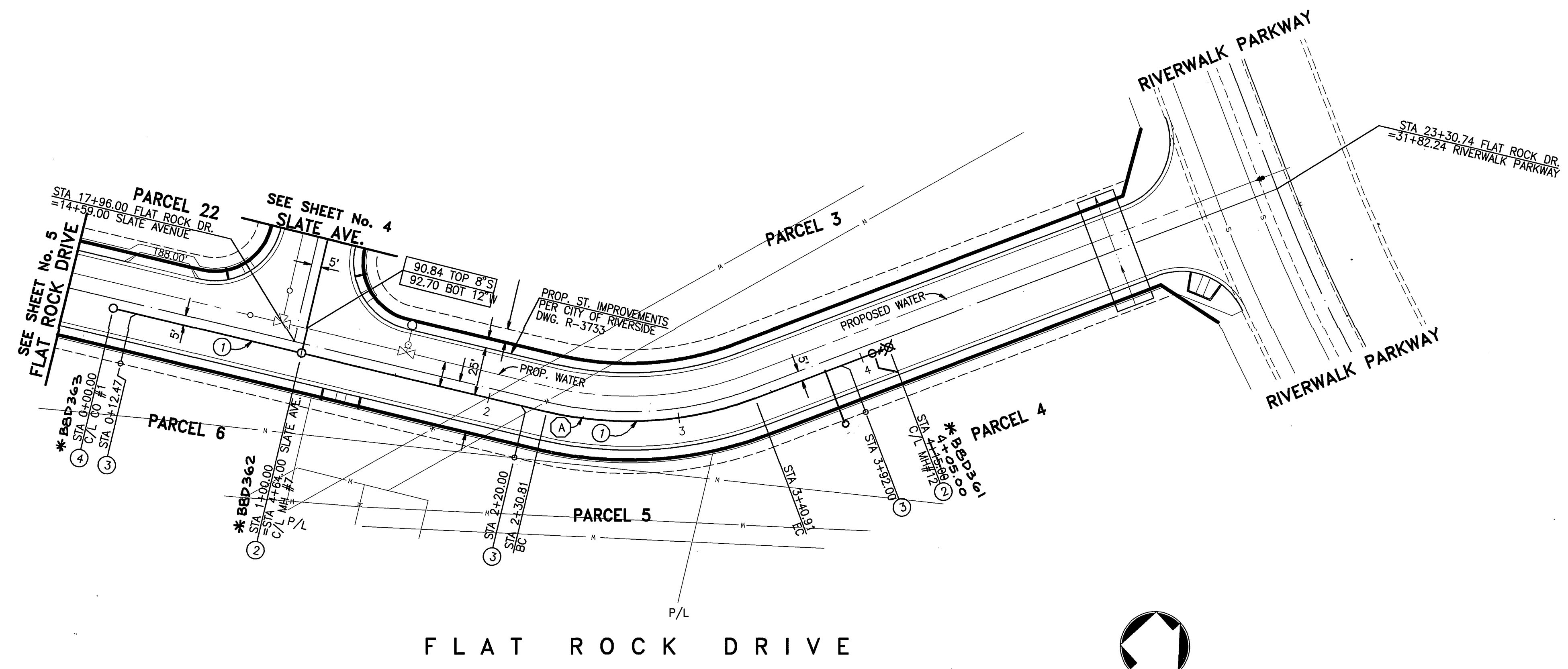
SEWER IMPROVEMENT PLAN
 RIVERWALK BUSINESS CENTER
 PARCEL MAP NO. 31164
 WARM SPRINGS ROAD
 FLAT ROCK DRIVE - STA. 0+00 TO STA. 5+50
 SCALE: HORIZ.: 1" = 40' VERT.: 1" = 4'

ACCOUNT NO. PW03-0120
 DRAWING NUMBER **S-1810**
 SHEET **5** OF **6**
 03-0084

INDEXED 2-05-04 LFH



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



- CONSTRUCTION NOTES**
- ① INSTALL 8" VCP SEWER MAIN, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452
 - ② INSTALL MANHOLE PER CITY OF RIVERSIDE STD. DWG. 500
 - ③ INSTALL 6" VCP SEWER LATERAL WITH CLEANOUT AT PROPERTY LINE PER CITY OF RIVERSIDE STD. DWG. 562A
 - ④ INSTALL CLEANOUT PER CITY OF RIVERSIDE STD. DWG. 560
 - ⑤ INSTALL 8" D.I.P. SEWER MAIN, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452
 - ⑥ REMOVE EXISTING PLUG & CONNECT TO EXISTING PIPE

CURVE DATA

	Δ	R	L
(A)	34°05'50"	185.00	110.10'

UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE
 1-800
 227-2600
 TWO WORKING DAYS BEFORE YOU DIG



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-03

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

APPROVED BY: *[Signature]* DATE: 10-22-03
 R.C.E. NO. C44762

W.O. 03-0084 FOR: TURNER RIVERWALK-1, LLC F.B. 2002

BENCH MARK:
 3" BRASS DISK STAMPED E2-B2 IN CONCRETE
 IN CENTER OF TRAFFIC ISLAND @ N.W. CORNER
 OF PIERCE STREET & AMBS DRIVE

SET 1971 DATUM NAVD29
 ELEV. = 726.776

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: RAB DRAWN BY: KR CHECKED BY: RAB

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* BY DATE: 1/28/04
 PARK DEPARTMENT
 TRAFFIC DIVISION
 CITY ENGINEER

SEWER IMPROVEMENT PLAN
 RIVERWALK BUSINESS CENTER
 PARCEL MAP NO. 31164
 FLAT ROCK DRIVE - STA. 0+00 TO STA. 4+15

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

ACCOUNT NO. PW03-0120
 DRAWING NUMBER **S-1810**
 SHEET **6** OF **6**
 03-0084

INDEXED 2-05-04 LTH