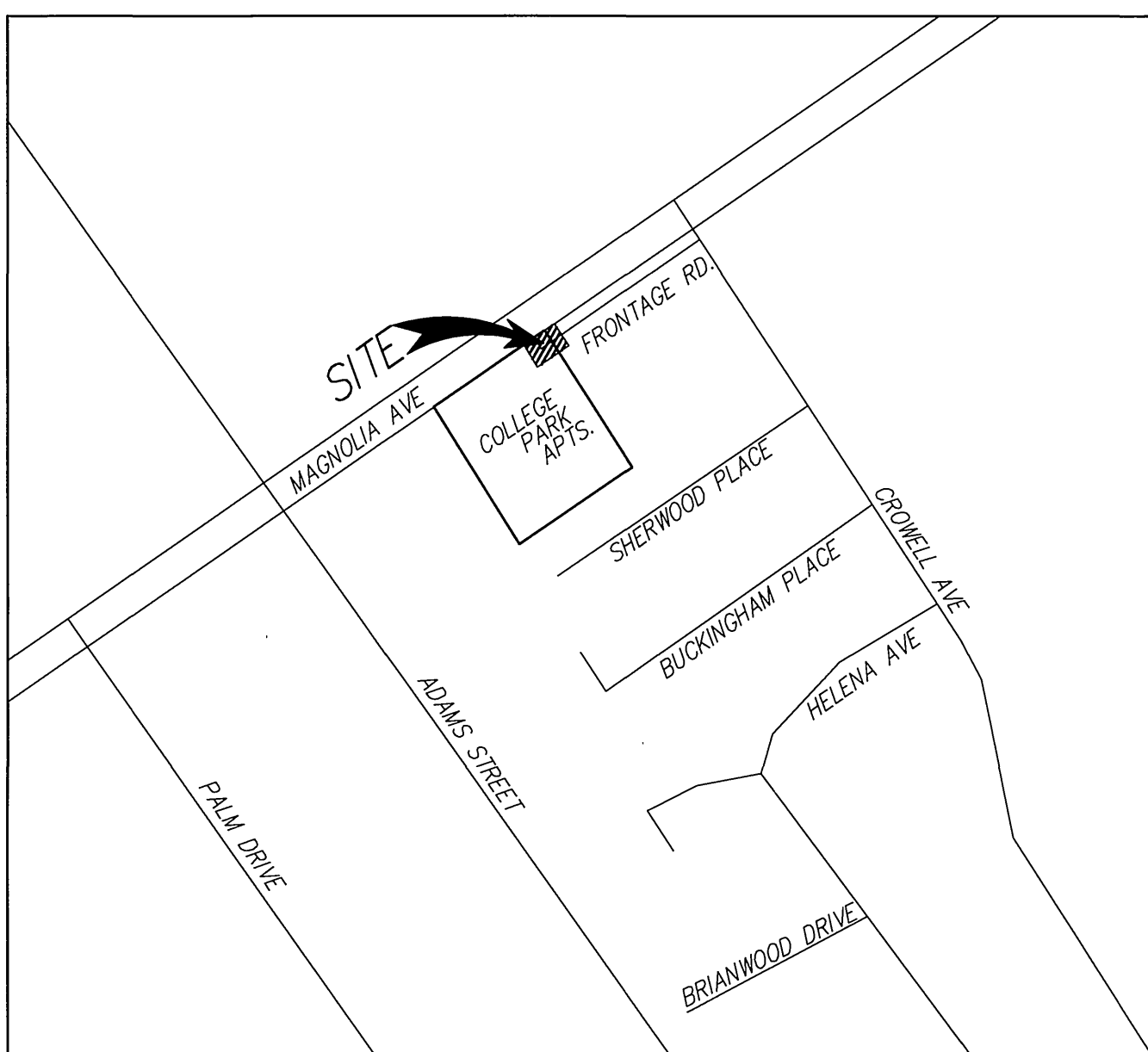


CITY OF RIVERSIDE SEWER IMPROVEMENT PLAN APN: 231-090-068

GENERAL NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY 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.
2. 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.
3. 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.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. 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.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. 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 USA.
9. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
10. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID A CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
11. NO FINISHED FLOOR ELEVATIONS SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
12. 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.
13. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
14. PIPE BEDDING SHALL BE CASE I PER CITY STD. DWG. NO. 452 UNLESS OTHERWISE SHOWN ON THE PLANS. IF GROUND WATER IS ENCOUNTERED, BEDDING SHALL BE CASE III IN ACCORDANCE WITH NOTE 2, CITY STD. DWG. NO. 452.
15. 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.



VICINITY MAP
NOT TO SCALE

SITE DATA:

APN: 231-090-068
ADDRESS: N/A

OWNER/DEVELOPMENT

COLLEGE PARK 32, LLC
7119 INDIANA AVE
RIVERSIDE, CA 92504
PHONE: (909) 784-0840

SOILS ENGINEER & GEOLOGIST

LOR GEOTECHNICAL GROUP, INC
6121 QUAIL VALLEY CT.
RIVERSIDE, CA 92507
PHONE: (909) 653-1760
FAX: (909) 653-1741

SOURCE OF TOPOGRAPHIC MAP

FIELD TOPOGRAPHY
PERFORMED BY: DAWSON & ASSOCIATES
DATED: JUNE 2003

TELEPHONE NUMBERS

EMERGENCY
RIVERSIDE POLICE DEPARTMENT (909) 787-7911
RIVERSIDE FIRE DEPARTMENT (909) 826-5321
GOODHEW AMBULANCE..... (909) 684-5520
RIVERSIDE COMMUNITY HOSPITAL..... (909) 788-3000
RIVERSIDE GENERAL HOSPITAL..... (909) 351-0925

UTILITIES
UNDERGROUND SERVICE ALERT..... (800) 227-2600
CITY OF RIV. ELEC. OPERATIONS CONTROL CTR. .. (909) 687-0791
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)..... (800) 422-4133
CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES... (800) 782-0330
PACIFIC BELL..... (800) 422-4133
AMERICAN TELEPHONE & TELEGRAPH..... (909) 381-7380
CHARTER COMMUNICATION CABLE..... (909) 688-9012
CITY OF RIV. WATER OPERATIONS EMERGENCIES... (909) 688-9012

OTHERS
RIVERSIDE PUBLIC WORKS DEPARTMENT..... (909) 826-5341
R.F. DICKSON STREET SWEEPING..... (800) 841-7994
WESTERN WASTE..... (909) 737-0343
RIVERSIDE DIAL-A-RIDE (SUPERVISOR)..... (909) 275-9620
US POSTAL SERVICE..... (909) 737-0451
RIVERSIDE UNIFIED SCHOOL DISTRICT..... (909) 788-7134
RIVERSIDE TRANSIT AGENCY..... (909) 684-0850

GENERAL NOTES:

1. NO WORK WHATSOEVER SHALL BE STARTED WITHOUT NOTIFYING THE CITY OF RIVERSIDE 48 HOURS PRIOR TO BEGINNING WORK.
2. THE DESIGN ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO ENSURE COMPLIANCE WITH THE APPROVED PLANS WITHIN HIS AREA OF TECHNICAL SPECIALTY.
3. ALL DIRT, SAND, MUD, OR DEBRIS DEPOSITED OR SPILLED UPON PUBLIC STREETS DURING ANY GRADING, HAULING, OR EXPORT OPERATIONS SHALL IMMEDIATELY BE CLEANED UP BY DEVELOPER, HIS CONTRACTOR OR SUBCONTRACTOR.
4. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANS PRIOR TO START OF GRADING OPERATIONS. ANY DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON PLANS AND THE CONTRACTOR'S QUANTITIES SHALL BE REPORTED TO THE ENGINEER.
5. PLANTED SLOPES SHALL BE WATERED AND MAINTAINED.
6. APPROVED EROSION PROTECTION DEVICES SHALL BE PROVIDED AND MAINTAINED DURING THE RAINY SEASON AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK AND BEFORE FORECASTED RAINY WEATHER.
7. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITEE.

ATTENTION CONTRACTORS:

GRADES ARE GIVEN FROM TOP OF STAKES AND NAILS UNLESS OTHERWISE NOTED HEREIN. IN THE CASE OF A PIPE OR FLUME, GRADES GIVEN REFER TO THE HEIGHT OF THE BOTTOM OF THE INVERT OR INSIDE BOTTOM. CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULE IN USING THE GRADE STAKES GIVEN BY THIS OFFICE FOR PUTTING IN CURBS, WALKS, SEWER, FLUMES, AND ALL OTHER WORK. THREE CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME RATE OF SLOPE MUST BE USED IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT GRADE MAY BE DETECTED, AND IN CASE ANY SUCH DISCREPANCY IS FOUND, THE SAME MUST BE REPORTED. OTHERWISE THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY ERROR IN THE GRADE OF THE FINISHED WORK. IN ANY CASE, ALL STAKES, NAILS, ETC., VOID IN THREE (3) DAYS.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DOE PRECAUTIONARY MEASURES TO PREVENT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITE, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEAVING IMPROVEMENTS.

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.

CONTRACTORS RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS 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 OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONSTRUCTION NOTES:

1. CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD 500 1 EA.
2. INSTALL 8" VCP SEWER MAIN. 190 L.F.
3. INSTALL A CLEANOUT AT THE INTERSECTION OF THE 4" SEWER 1 EA. LATERAL AND THE PROPERTY LINE.



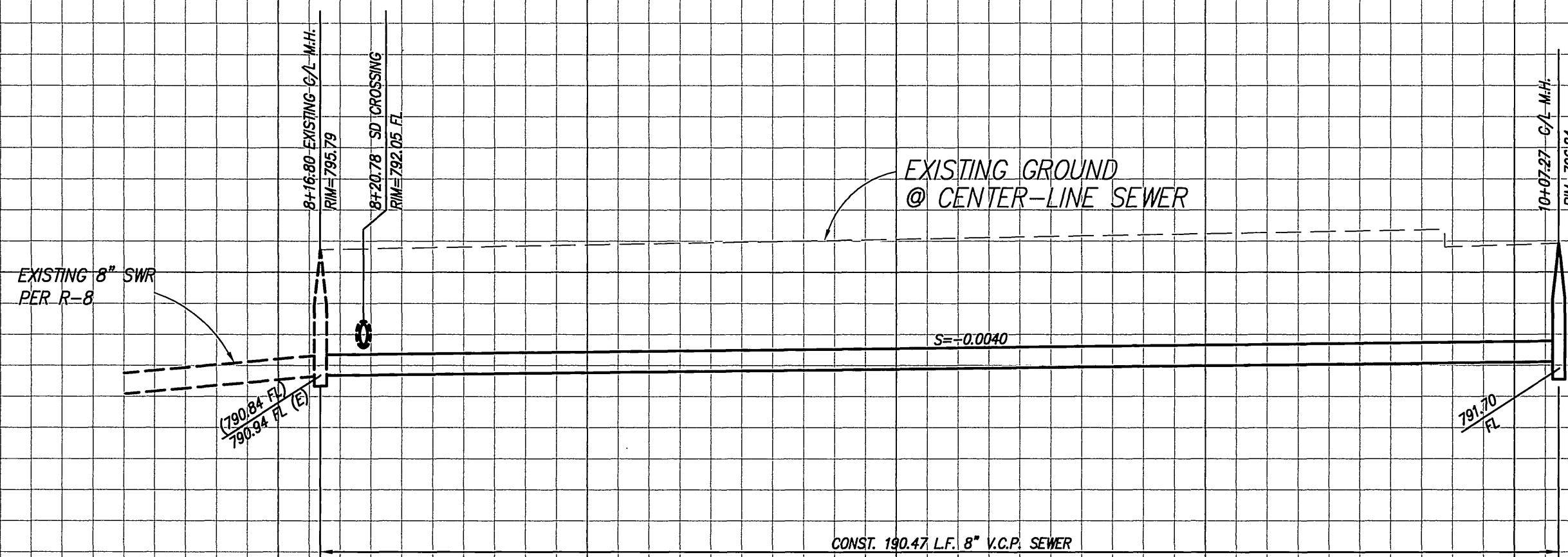
<p>PRIVATE ENGINEERING NOTE</p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING 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>WATER</p> <p>APPROVED BY: <i>[Signature]</i> 9/16/04 WATER ENGINEERING</p> <p>BENCHMARK: ID-GS-A2 ELEV. 797.890 FD, BRASS DISK STAMPED "GS-A" IN MONUMENT WELL @ INTERSECTION OF ADAMS ST. & MAGNOLIA AVE.</p>		<p>IW Consulting Engineers, Inc.</p> <p>Civil Engineering Surveying Land Planning</p> <p>3544 University Avenue Tel: 951.687.2929 Riverside, CA 92501 Fax: 951.687.2999</p> <p>CITY OF RIVERSIDE BUSINESS TAX #061988 EXP 1/1/05</p> <p>PREPARED BY: <i>[Signature]</i> R.C.E. NO. 60874 DATE: 8/17/04</p>	<p>FIRST REVISION - FRED 7/17/03</p> <p>MARK REVISIONS APPR. DATE</p> <p>DESIGNED BY: FL DRAWN BY: NH CHECKED BY: FL</p>	<p style="text-align: right;">* AS-BUILT 7-12-05 LHI</p> <p style="text-align: center;">CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 9/16/04 PRINCIPAL ENGINEER STREET SERVICES</p> <p>TRAFFIC DIVISION PARKS DEPARTMENT</p>	<p style="text-align: center;">CITY OF RIVERSIDE</p> <p style="text-align: center;">SEWER IMPROVEMENT PLANS MAGNOLIA AVE FRONTAGE RD.</p> <p style="text-align: center;">PO3-0189</p> <p style="text-align: center;">DATE: 9/16/04</p>	<p style="text-align: right;">PW 03-0514</p> <p style="text-align: center;">S-1830</p> <p style="text-align: center;">SHEET 1 OF 2</p> <p style="text-align: center;">IWC/EI W.O 185.003</p>
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795

785

795

785



PROFILE SCALE
 HORIZ: 1" = 20'
 VERT: 1" = 4'

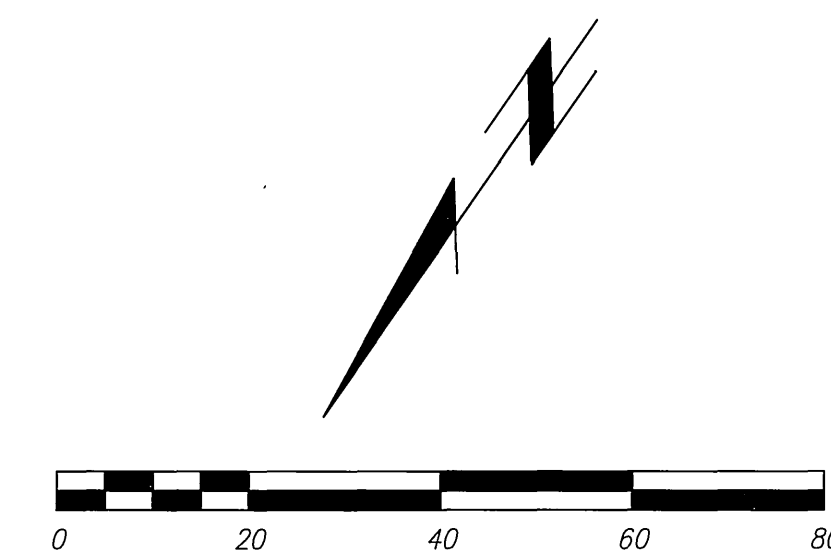
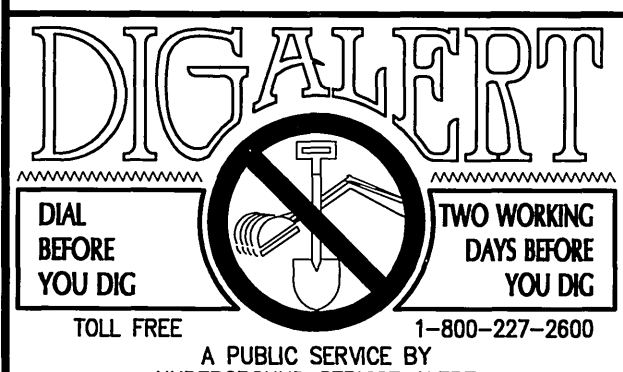
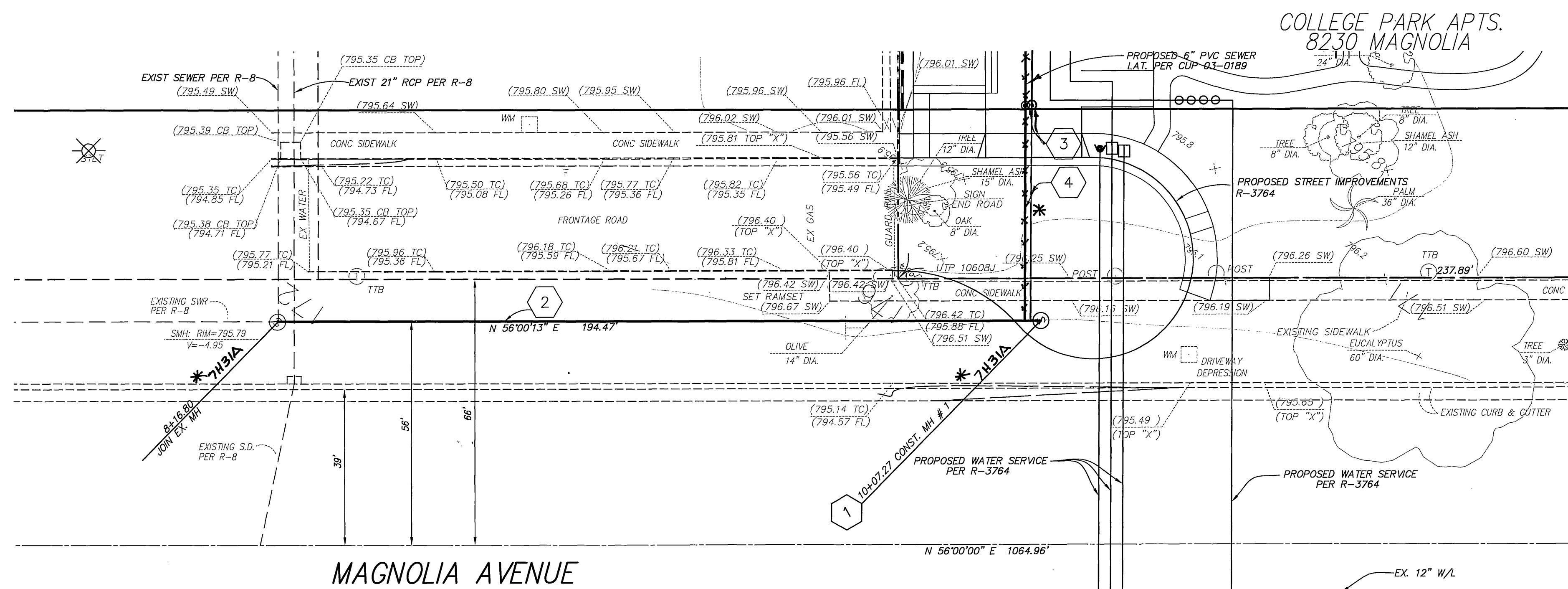
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CONSTRUCTION NOTES:

- 1 CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD 500 1 EA.
- 2 INSTALL 8" VCP SEWER MAIN. 190 L.F.
- 3 INSTALL A CLEANOUT AT THE INTERSECTION OF THE 4" SEWER LATERAL AND THE PROPERTY LINE. 1 EA.
- 4 INSTALL 6" V.C.P. SEWER LATERAL (S=0.004) 53 L.F.



* AS-BUILT 7-12-05 LFH

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 THE 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.

BENCHMARK:
 ID-CS-42 ELEV. 797.890
 F.D. BRASS DISK STAMPED "GS-A" IN MONUMENT WELL
 @ INTERSECTION OF ADAMS ST. & MAGNOLIA AVE.

WATER

APPROVED BY: *[Signature]* 9/16/04

REGISTERED PROFESSIONAL ENGINEER
 FREDRICK IRLANDO
 No. 60874
 Exp. 12/31/04
 CIVIL
 STATE OF CALIFORNIA

IW Consulting Engineers, Inc.
 • Civil Engineering
 • Surveying
 • Land Planning

3544 University Avenue
 Riverside, CA 92501
 Tel: 951.687.2299
 Fax: 951.687.2999

CITY OF RIVERSIDE BUSINESS TAX #106198 EXP 1/1/05

PREPARED BY: *[Signature]* R.C.E. NO. 60874
 DATE: 9/9/04

MARK	REVISIONS	APPR.	DATE
△	FIRST REVISION - FRED		7/17/05

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

APPROVED BY: *[Signature]* DATE: 9/10/04

PRINCIPAL ENGINEER: *[Signature]*
 STREET SERVICES: *[Signature]*
 TRAFFIC DIVISION: *[Signature]*
 PARKS DEPARTMENT: *[Signature]*

CITY OF RIVERSIDE
SEWER IMPROVEMENT PLANS
MAGNOLIA AVE FRONTAGE RD.
PO3-0189

PW 03-0514
 S-1830
 SHEET 2 OF 2
 HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'
 IWCEI W.O 185.003