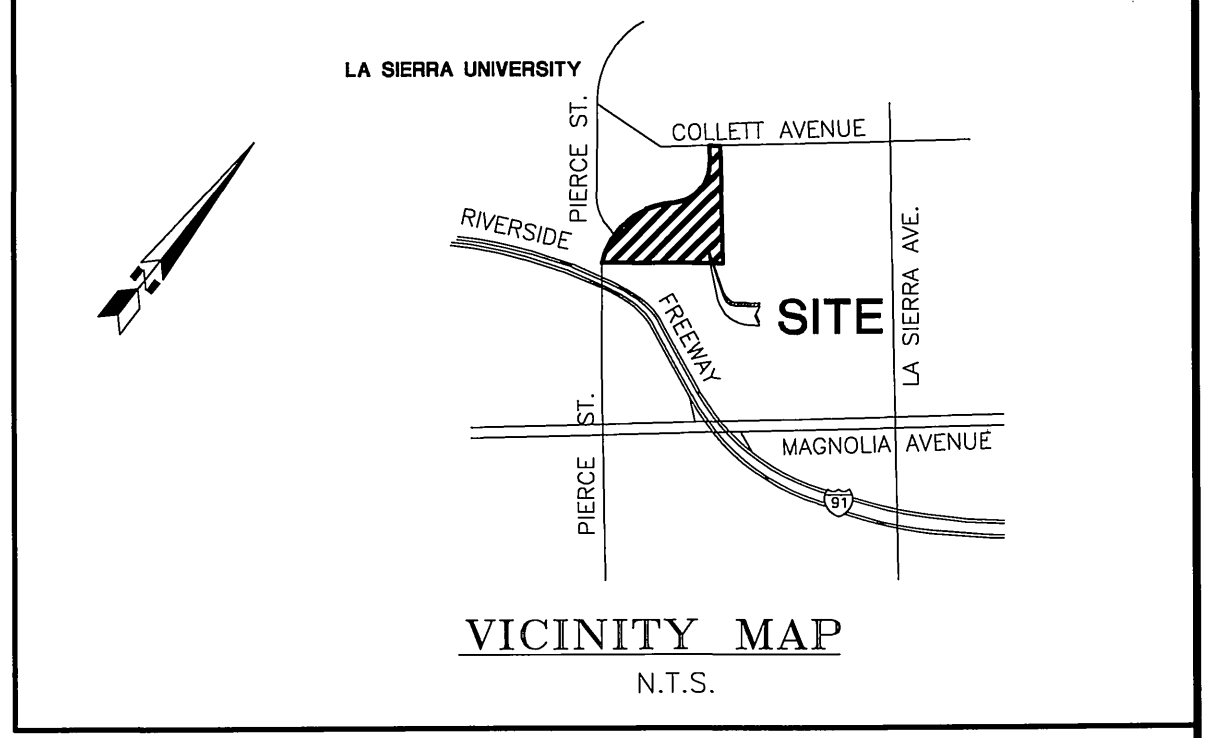
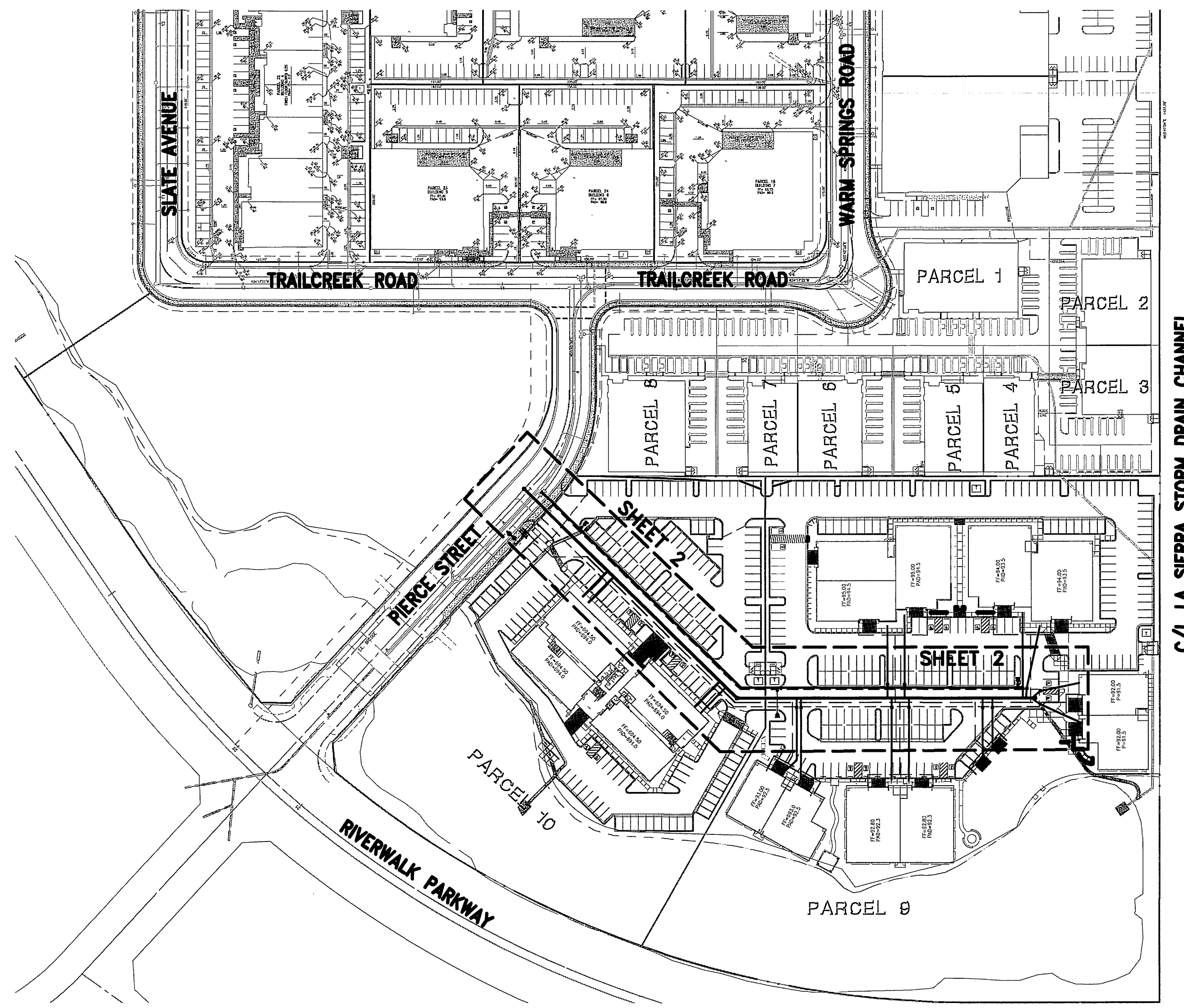


SEWER IMPROVEMENT PLAN FOR: RIVERWALK BUSINESS CENTER PHASE 3, PARCEL MAP NO. 32507 IN THE CITY OF RIVERSIDE, CALIFORNIA



GENERAL NOTES

1. 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.
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 U.S.A.
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 CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
11. 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.
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.



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 EASMENT LINE PER CITY OF RIVERSIDE STD. DWG. 562A, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452

QUANTITIES

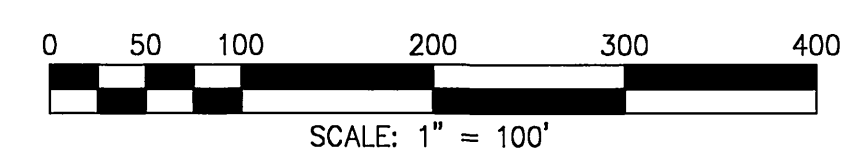
683 L.F.
3 EA.
16 EA.

NOTICE TO CONTRACTORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL 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 HARMLESS THE CIVIL ENGINEER FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CIVIL ENGINEER.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE US DEPARTMENT OF LABOR AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

INDEX MAP

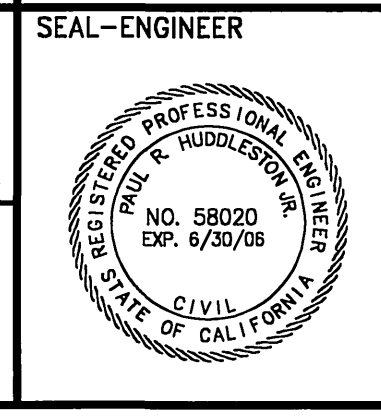


CITY OF RIVERSIDE
PUBLIC UTILITY DEPT. - OVERHEAD & UNDERGROUND

REVIEWED BY: *[Signature]* DATE 6/6/05

CITY OF RIVERSIDE
PUBLIC UTILITY DEPT. - WATER DIVISION

REVIEWED BY: *[Signature]* DATE 6/2/05



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE, CA 92504 (909)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

PREPARED BY: *[Signature]* R.C.E. NO. 58020
PAUL R. HUDDLESTON JR. DATE 6/1/05

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

SET 1971 DATUM NAVD29
ELEV.=726.776

SCALE:
H: AS SHOWN V: AS SHOWN

MARK	BY	DATE	REVISIONS	APPR. DATE
ENGINEER		CITY		

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE 6/1/05
PRINCIPAL ENGR.

APPROVED BY: *[Signature]*
CITY ENGINEER

SEWER IMPROVEMENT PLAN
RIVERWALK BUSINESS CENTER
PARCEL MAP NO. 32507
PHASE 3 - PARCEL 9 & 10
TITLE AND INDEX SHEET

ACCOUNT NO. PW04-0921

DRAWING NUMBER **S-1880**

SHEET 1 OF 2 SHTS.

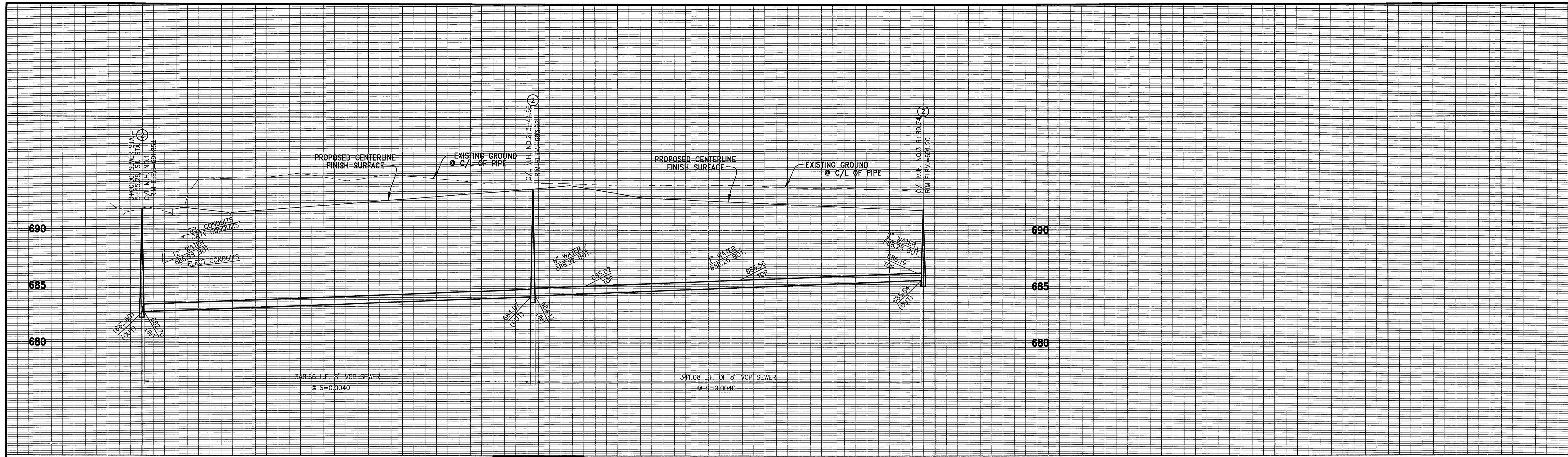
DWG. NO.

FOR: TURNER RIVERWALK, LLC
W.O.: 2292-6
CITY FILE NO.

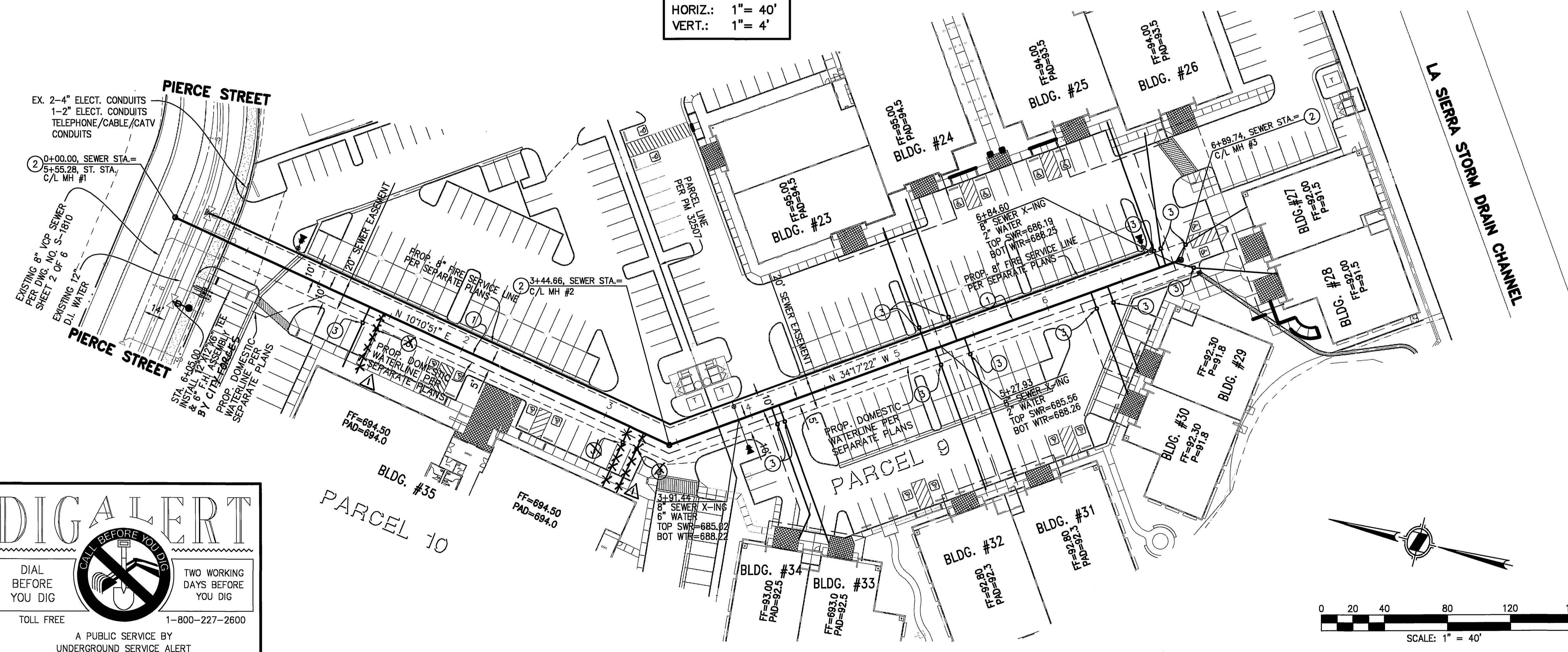
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DOCUMENT NO.: BIN_NO

INDEXED 6-24-05 4H



PROFILE SCALES
 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 EASMENT LINE PER CITY OF RIVERSIDE STD. DWG. 562A, CASE II BEDDING PER CITY OF RIVERSIDE STD. DWG. 452

DIGALERT
 CALL BEFORE YOU DIG
 DIAL BEFORE YOU DIG
 TWO WORKING DAYS BEFORE YOU DIG
 TOLL FREE 1-800-227-2600
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

CITY OF RIVERSIDE
 PUBLIC UTILITY DEPT. - OVERHEAD & UNDERGROUND
 REVIEWED BY: *[Signature]* DATE 6/16/05
 CITY OF RIVERSIDE
 PUBLIC UTILITY DEPT. - WATER DIVISION
 REVIEWED BY: *[Signature]* DATE 6/2/05



CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #66083, EXPIRATION DATE: 05/24/05
HUNSAKER & ASSOCIATES
 IRVINE, INC
 INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE, CA 92504 (909)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS
 PREPARED BY: *[Signature]* R.C.E. NO. 58020
 PAUL R. HUDDLESTON, JR. DATE 6/16/05

BENCHMARK:
 3" BRASS DISK STAMPED E2-B2 IN CONCRETE, IN CENTER OF TRAFFIC ISLAND @ N.W. CORNER OF PIERCE STREET AND AMBS DRIVE.
 SET 1971 DATUM NAVD29
 ELEV. = 726.776
 SCALE: H: AS SHOWN V: AS SHOWN

MARK	BY	DATE	REVISIONS	APPR.	DATE
PH	9/24/04		DELETED LATERALS CONNECTION	RZ	6/16/05

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]* DATE 6/16/05
 PRINCIPAL ENGR.
 APPROVED BY: *[Signature]* DATE 6/16/05
 CITY ENGINEER

SEWER IMPROVEMENT PLAN
 RIVERWALK BUSINESS CENTER
 PARCEL MAP NO. 32507
 PHASE 3 - PARCEL 9 & 10
 ON-SITE
 PW04-0921 ACCOUNT NO.
 DRAWING NUMBER S-1880
 SHEET 2 OF 2 SHTS.
 FOR: TURNER RIVERWALK, LLC W.O.: 2292-6 CITY FILE NO.
 DWG. NO.
 INDEXED 6-24-05 LFH

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