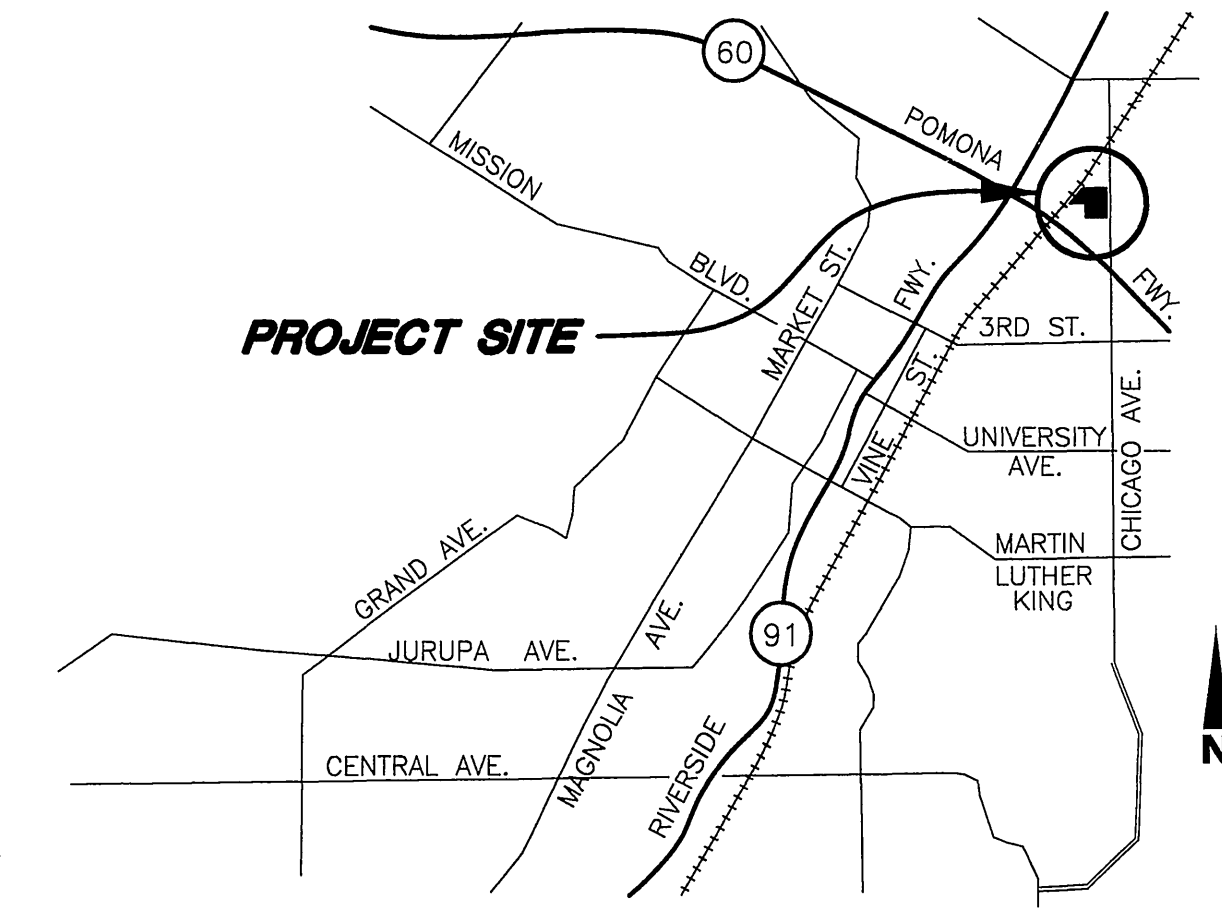


SEWER IMPROVEMENT PLANS FOR PARCEL MAP 32847 CHICAGO AVENUE GATEWAY OFFICE & INDUSTRIAL BUILDINGS RIVERSIDE, CALIFORNIA



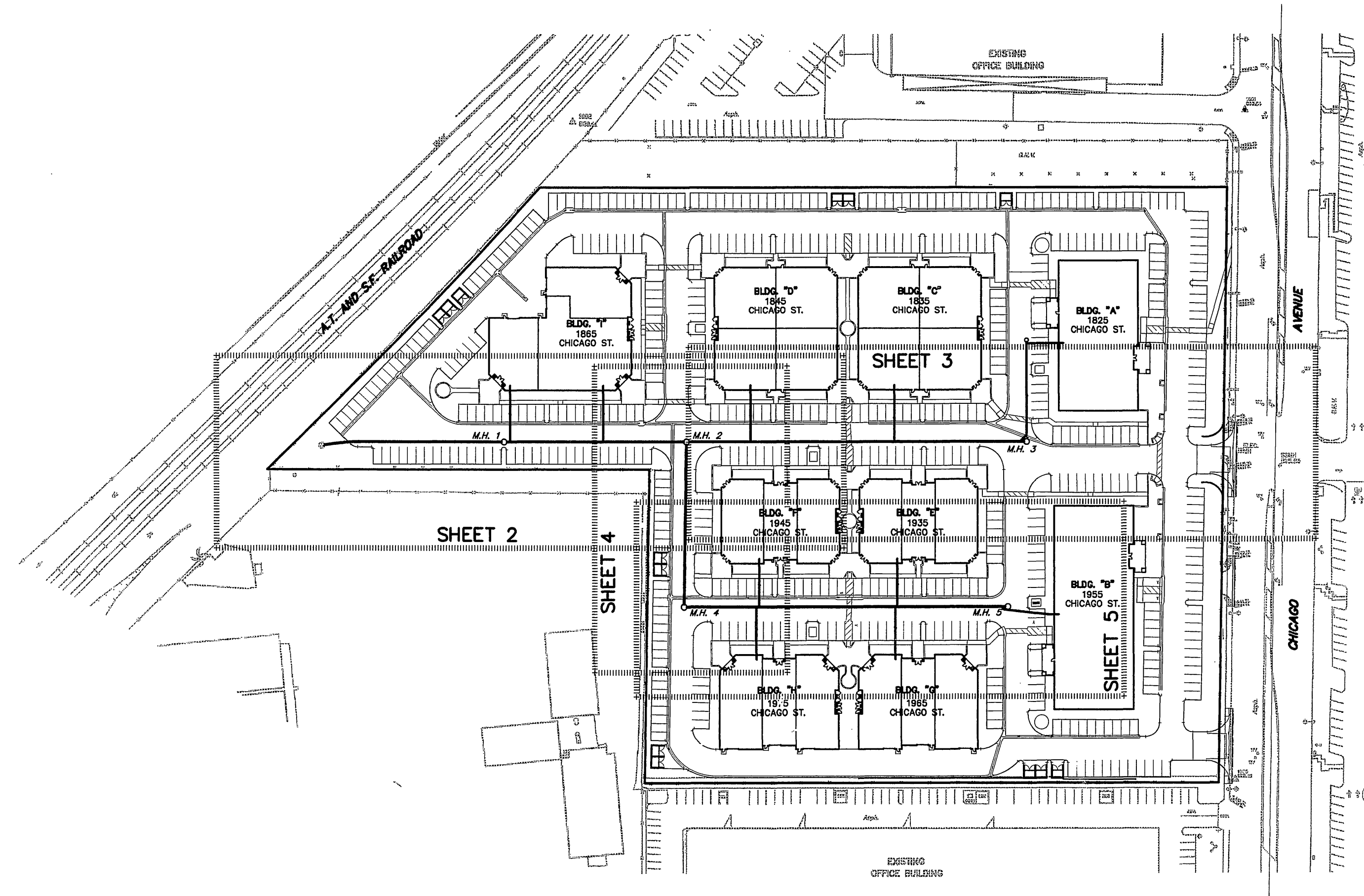
VICINITY MAP
N.T.S.

GENERAL SEWER NOTES

1. 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.
2. 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.
3. 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.
4. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
5. 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.
6. 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.
7. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
8. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
9. 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 PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.

WESTLAND GENERAL NOTES

1. WESTLAND ENGINEERING, INC. HAS NOT BEEN RETAINED OR COMPENSATED, AND ASSUMES NO RESPONSIBILITY TO PROVIDE DESIGN CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS, OR TO MEANS, METHODS, TECHNIQUES, OR SEQUENCES OF PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
2. THE LOCATION OF, AND EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES HAS BEEN DETERMINED TO THE BEST OF THE ENGINEER'S ABILITY. BUT IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ANY EXISTING UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY DAMAGE DONE TO EXISTING UTILITIES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" TOLL FREE AT 1-800-227-2600, TWO DAYS PRIOR TO THE START OF CONSTRUCTION FOR UTILITY LOCATIONS.
4. THIS DRAWING, INCLUDING THE DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED FOR USE IN CONSTRUCTION WITH THE PROJECT IDENTIFIED HEREON UNDER THE CONDITIONS EXISTING IN CITY OF RIVERSIDE PLANNING CASES P04-1171 AND P04-1169, DATED NOVEMBER 18, 2004. ANY USE, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF WESTLAND ENGINEERING, INC. SHALL BE AT THE USER'S SOLE RISK.
5. 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 THE DESIGN PROFESSIONAL.



SITE PLAN
SCALE: 1"=100'

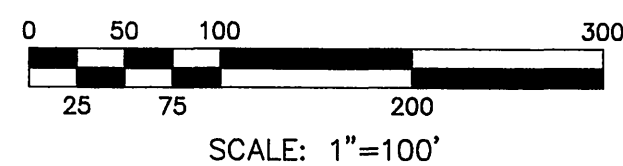
QUANTITY LIST - PUBLIC SEWER

8" V.C.P. SEWER	1,263 L.F.
SEWER MANHOLE	5 EA.
8" SEWER WYE	10 EA.
6" SEWER LATERAL	118 L.F.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1.	SEWER COVER SHEET
2.	SEWER IMPROVEMENT PLAN AND PROFILE - PUBLIC (LINE "A" STA. 0+00 TO STA. 5+00)
3.	SEWER IMPROVEMENT PLAN AND PROFILE - PUBLIC (LINE "A" STA. 5+00 TO STA. 7+45.79)
4.	SEWER IMPROVEMENT PLAN AND PROFILE - PUBLIC (LINE "B" STA. 0+00 TO STA. 1+74.02)
5.	SEWER IMPROVEMENT PLAN AND PROFILE - PUBLIC (LINE "B" STA. 1+74.02 TO STA. 5+16.41)

GRAPHIC SCALE

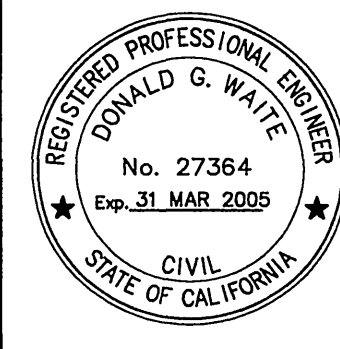


BENCH MARK J7-03:

P.K. NAIL AND CITY ENGINEER TAG IN THE WALL OF A CATCH BASIN 1 FT. NORTHERLY OF THE NORTHERLY CURB OF MARLBOROUGH AVENUE, 95 FT. EASTERLY OF THE CENTERLINE OF CHICAGO AVENUE.

ELEV = 887.877

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
PUBLIC RIGHT-OF-WAY ONLY
APPROVED BY: *[Signature]* 3/2/05
DATE: 3/2/05

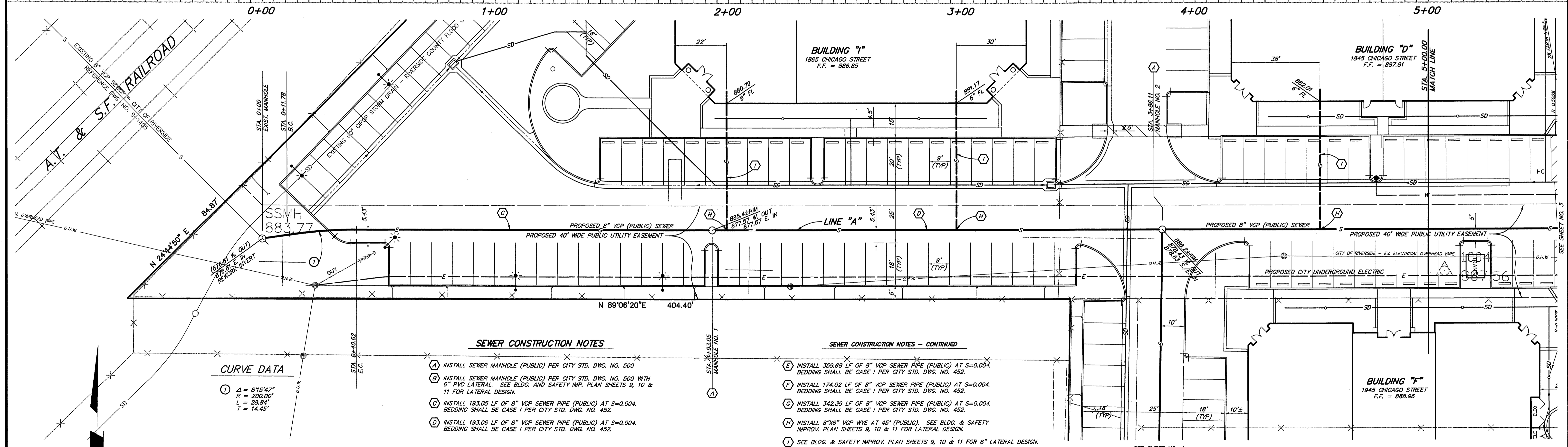
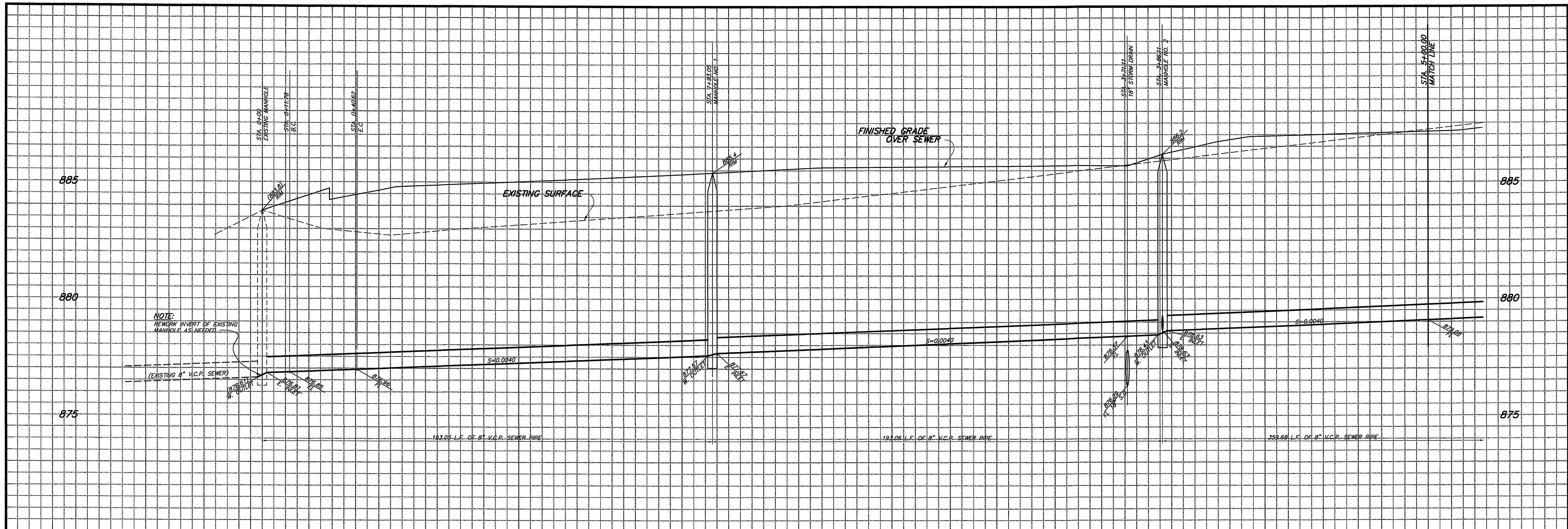


PREPARED BY ID #: SILAGLRVCHICAGO/01
WESTLAND CIVIL, INC.
CONSULTING CIVIL ENGINEERS
100 NORTH RANCHO ROAD, SUITE 7, THOUSAND OAKS, CALIF. 91362
(805) 495-1330 FAX: (805) 446-9125
[Signature]
REGISTERED ENGINEER NO. DATE
CITY BUSINESS TAX CERT. NO.109865 EXP. DATE 5/15/05

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 3/2/05
PRINCIPAL ENGINEER: *[Signature]*
DATE: 3/2/05

W.D.I.D. 833C330697	SEWER IMPROVEMENT PLAN & PROFILE - PUBLIC	PW 04-0941
PARCEL MAP NO. 32847 CHICAGO AVENUE GATEWAY PLANNING CASE N.O. P04-1169	S-1892	SHEET 1 OF 5
HORIZ. SCALE: N/A	VERT. SCALE: N/A	

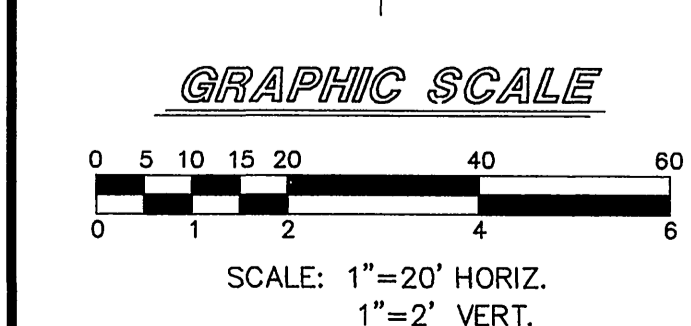


CURVE DATA

① $\Delta = 87^{\circ}15'47"$
 $R = 200.00'$
 $L = 28.84'$
 $T = 14.45'$

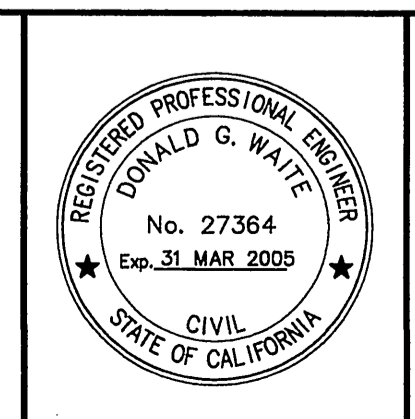
- SEWER CONSTRUCTION NOTES**
- (A) INSTALL SEWER MANHOLE (PUBLIC) PER CITY STD. DWG. NO. 500
 - (B) INSTALL SEWER MANHOLE (PUBLIC) PER CITY STD. DWG. NO. 500 WITH 6" PVC LATERAL. SEE BLDG. AND SAFETY IMP. PLAN SHEETS 9, 10 & 11 FOR LATERAL DESIGN.
 - (C) INSTALL 193.05 L.F. OF 8" VCP SEWER PIPE (PUBLIC) AT $s=0.004$. BEDDING SHALL BE CASE 1 PER CITY STD. DWG. NO. 452.
 - (D) INSTALL 193.06 L.F. OF 8" VCP SEWER PIPE (PUBLIC) AT $s=0.004$. BEDDING SHALL BE CASE 1 PER CITY STD. DWG. NO. 452.

- SEWER CONSTRUCTION NOTES - CONTINUED**
- (E) INSTALL 359.68 L.F. OF 8" VCP SEWER PIPE (PUBLIC) AT $s=0.004$. BEDDING SHALL BE CASE 1 PER CITY STD. DWG. NO. 452.
 - (F) INSTALL 174.02 L.F. OF 8" VCP SEWER PIPE (PUBLIC) AT $s=0.004$. BEDDING SHALL BE CASE 1 PER CITY STD. DWG. NO. 452.
 - (G) INSTALL 342.39 L.F. OF 8" VCP SEWER PIPE (PUBLIC) AT $s=0.004$. BEDDING SHALL BE CASE 1 PER CITY STD. DWG. NO. 452.
 - (H) INSTALL 8"X6" VCP WYE AT 45° (PUBLIC). SEE BLDG. & SAFETY IMPROV. PLAN SHEETS 9, 10 & 11 FOR LATERAL DESIGN.
 - (I) SEE BLDG. & SAFETY IMPROV. PLAN SHEETS 9, 10 & 11 FOR 6" LATERAL DESIGN.
 - (J) INSTALL 8"X6" VCP WYE AT 30° (PUBLIC). SEE BLDG. & SAFETY IMPROV. PLAN SHEETS 11 FOR LATERAL DESIGN.



CITY OF RIVERSIDE
 PUBLIC UTILITIES DEPARTMENT
 WATER DIVISION

APPROVED BY: _____ DATE: _____



PREPARED BY: WESTLAND CIVIL, INC.
 CONSULTING CIVIL ENGINEERS
 100 NORTH PANCHO ROAD, SUITE 7, THOUSAND OAKS, CALIF. 91362
 (805) 495-1330 FAX: (805) 448-9125

REGISTERED ENGINEER NO. 22265
 DATE: 3/15/05
 CITY BUSINESS TAX CERT. NO. 109665 EXP. DATE: 5/15/05

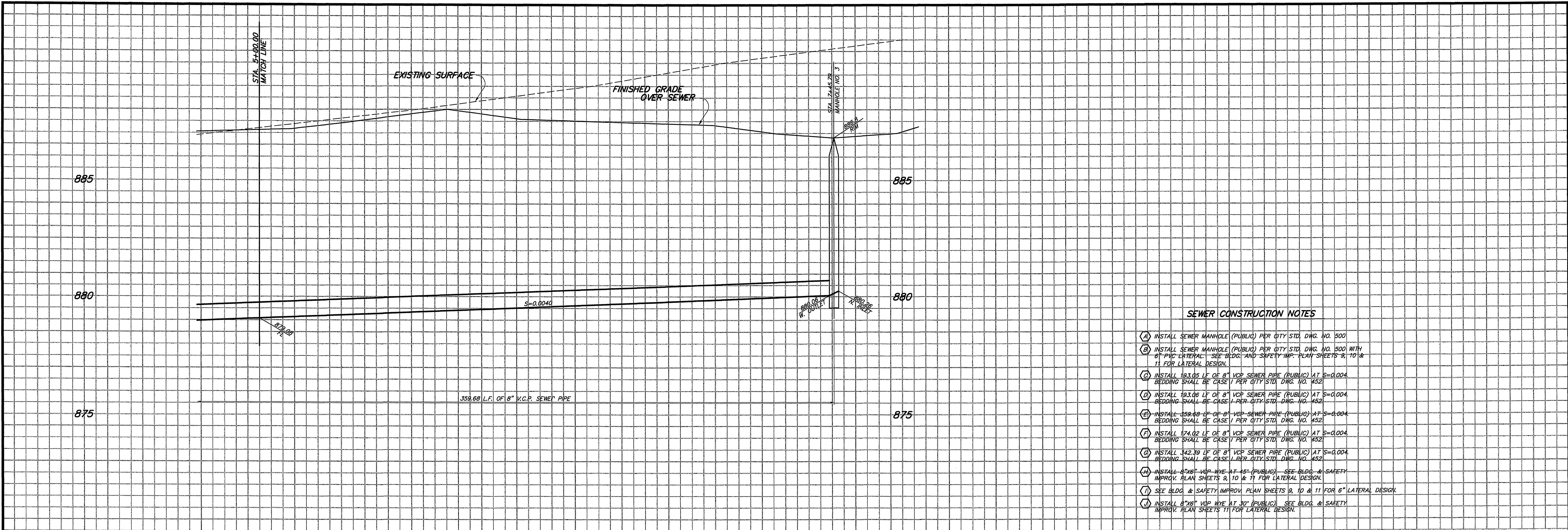
DESIGNED BY: IDC DRAWN BY: IDC CHECKED BY: DW

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY: _____ DATE: 3/15/05
 PRINCIPAL ENGINEER: _____
 CITY ENGINEER: _____

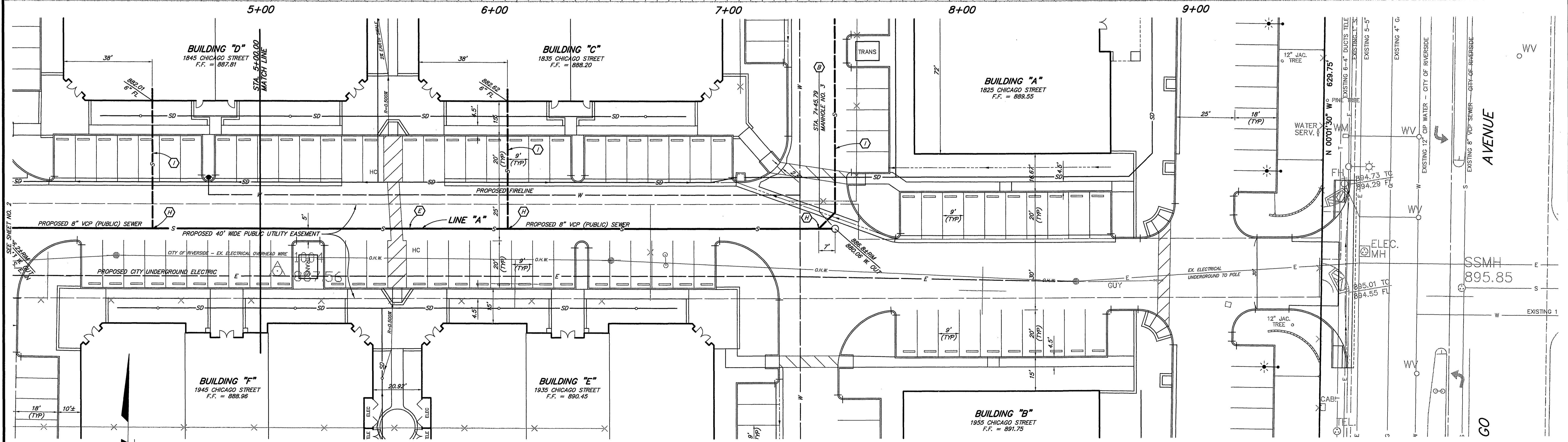
W.D.I.D. 833C330697
 SEWER IMPROVEMENT PLAN & PROFILE - PUBLIC
 PARCEL MAP NO. 32847
 CHICAGO AVENUE GATEWAY
 PLANNING CASE NO. P04-1169
 LINE "A"
 STA. 0+00 TO STA. 5+00

PW 04-0941
S-1892
 SHEET 2 OF 5

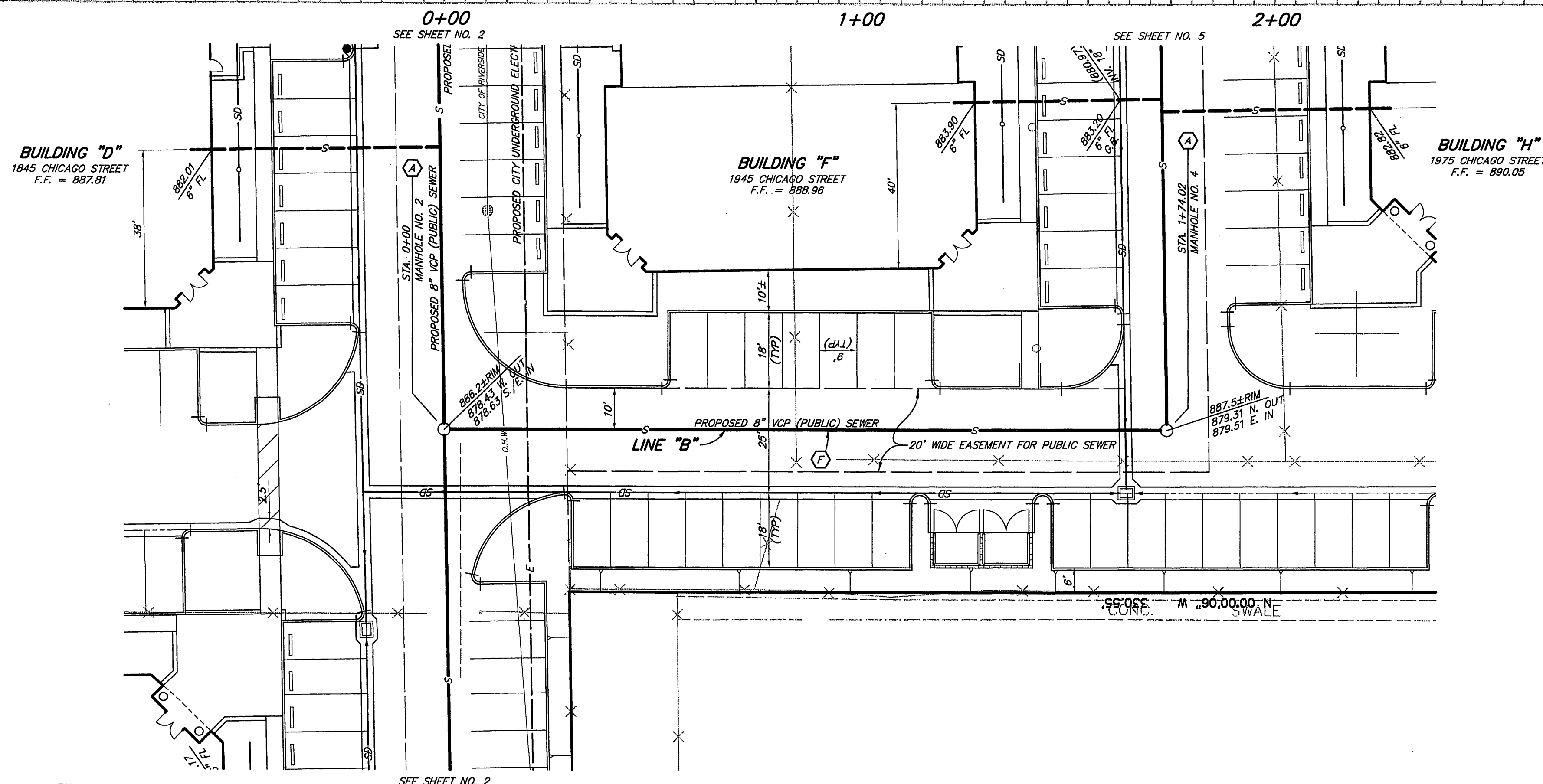
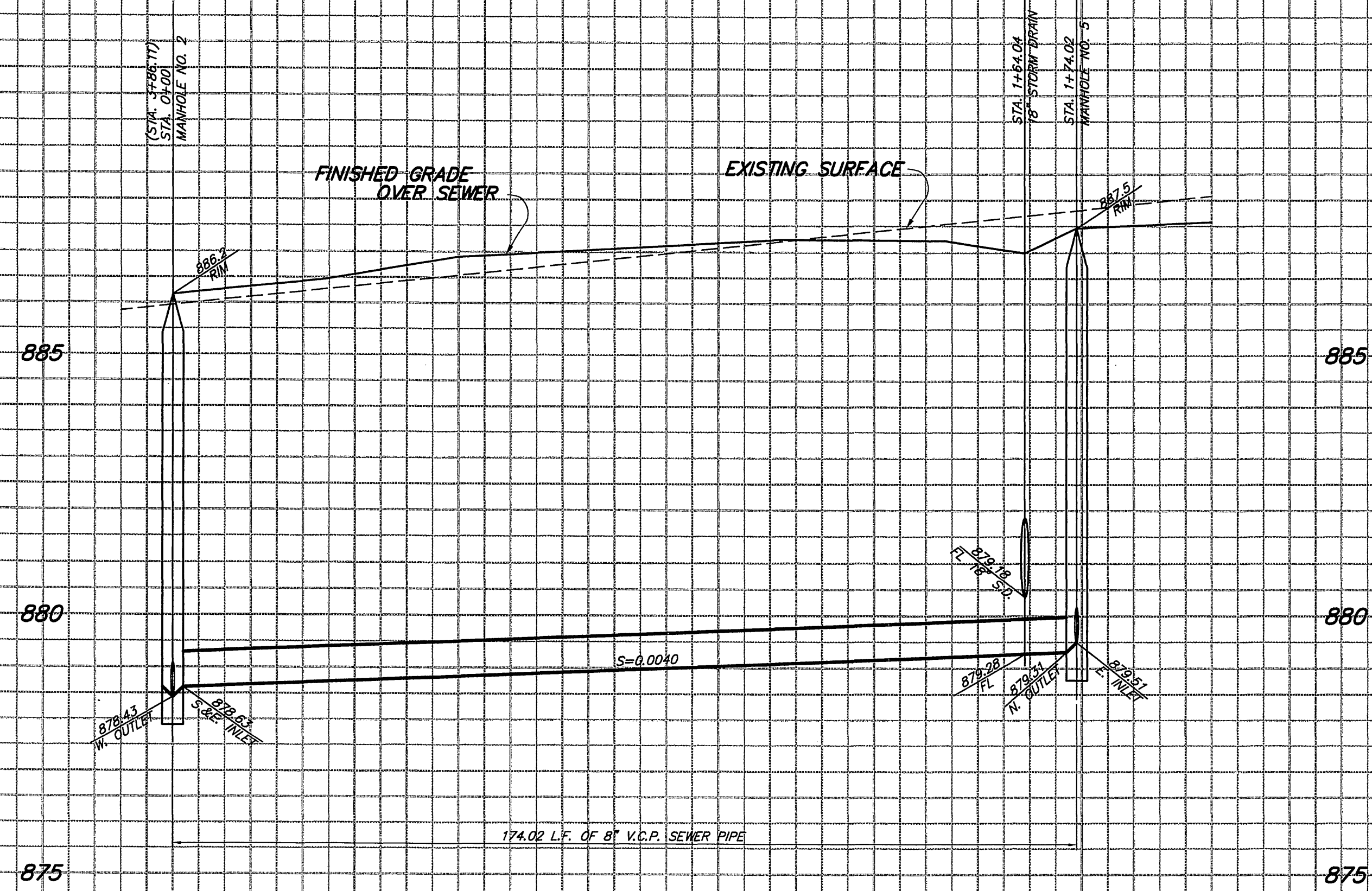


SEWER CONSTRUCTION NOTES

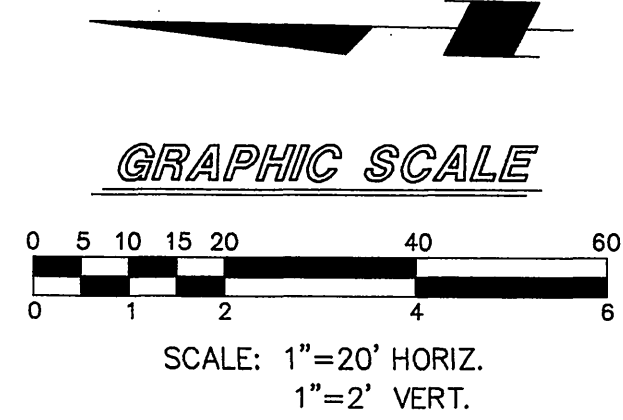
- (A) INSTALL SEWER MANHOLE (PUBLIC) PER CITY STD. DWG. NO. 900
- (B) INSTALL SEWER MANHOLE (PUBLIC) PER CITY STD. DWG. NO. 900 WITH 6" PVC LATERAL. SEE BLDG. AND SAFETY IMP. PLAN SHEETS 9, 10 & 11 FOR LATERAL DESIGN.
- (C) INSTALL 193.05 LF OF 8" VCP SEWER PIPE (PUBLIC) AT S=0.004. BEDDING SHALL BE CASE 1 PER CITY STD. DWG. NO. 452
- (D) INSTALL 193.06 LF OF 8" VCP SEWER PIPE (PUBLIC) AT S=0.004. BEDDING SHALL BE CASE 1 PER CITY STD. DWG. NO. 452
- (E) INSTALL 359.88 LF OF 8" VCP SEWER PIPE (PUBLIC) AT S=0.004. BEDDING SHALL BE CASE 1 PER CITY STD. DWG. NO. 452
- (F) INSTALL 174.02 LF OF 8" VCP SEWER PIPE (PUBLIC) AT S=0.004. BEDDING SHALL BE CASE 1 PER CITY STD. DWG. NO. 452
- (G) INSTALL 342.39 LF OF 8" VCP SEWER PIPE (PUBLIC) AT S=0.004. BEDDING SHALL BE CASE 1 PER CITY STD. DWG. NO. 452
- (H) INSTALL 6" X 6" VCP WYE AT 45° (PUBLIC) - SEE BLDG. & SAFETY IMPROV. PLAN SHEETS 9, 10 & 11 FOR LATERAL DESIGN.
- (I) SEE BLDG. & SAFETY IMPROV. PLAN SHEETS 9, 10 & 11 FOR 6" LATERAL DESIGN.
- (J) INSTALL 6" X 6" VCP WYE AT 30° (PUBLIC) - SEE BLDG. & SAFETY IMPROV. PLAN SHEETS 11 FOR LATERAL DESIGN.



<p>GRAPHIC SCALE</p> <p>SCALE: 1" = 20' HORIZ. 1" = 2' VERT.</p>	<p>UNDERGROUND SERVICE ALERT</p> <p>CALL BEFORE YOU DIG CALL: TOLL FREE (800) 422-4133</p> <p>TWO WORKING DAYS BEFORE DIGGING</p>	<p>REGISTERED PROFESSIONAL ENGINEER DONALD G. WAITE No. 27364 Exp. 31 MAR 2005 CIVIL STATE OF CALIFORNIA</p>	<p>PREPARED BY ID #: SILAGI.RVCHICAGO/01 WESTLAND CIVIL, INC. CONSULTING CIVIL ENGINEERS 100 NORTH RANCHO ROAD, SUITE 7, THOUSAND OAKS, CALIF. 91362 (805) 495-1330 FAX: (805) 448-9125</p> <p><i>Donald G. Waite</i> REGISTERED ENGINEER NO. 27364 DATE 2/22/05 CITY BUSINESS TAX CERT. NO.109665 EXP. DATE 5/15/05</p>	<p>CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 2/15/05 BY: <i>[Signature]</i> DATE: 2/15/05 PRINCIPAL ENGINEER: <i>[Signature]</i> CITY ENGINEER: <i>[Signature]</i></p> <p>DESIGNED BY: IDG DRAWN BY: IDG CHECKED BY: DW</p>	<p>W.D.I.D. 833C330697</p> <p>SEWER IMPROVEMENT PLAN & PROFILE - PUBLIC PARCEL MAP NO. 32847 CHICAGO AVENUE GATEWAY PLANNING CASE NO. P04-1169 LINE "A" STA. 5+00 TO STA. 7+45.79</p> <p>HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'</p>	<p>PW 04-0941</p> <p>S-1892</p> <p>SHEET 3 OF 5</p>
-----------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------



- SEWER CONSTRUCTION NOTES**
- (A) INSTALL SEWER MANHOLE (PUBLIC) PER CITY STD. DWG. NO. 500
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CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
WATER DIVISION

APPROVED BY: _____ DATE: _____

UNDERGROUND SERVICE ALERT

CALL BEFORE YOU DIG
CALL: TOLL FREE
(800) 422-4133

TWO WORKING DAYS BEFORE DIGGING

REGISTERED PROFESSIONAL ENGINEER
DONALD G. WAITE
No. 27364
Exp. 31 MAR 2005
CIVIL
STATE OF CALIFORNIA

PREPARED BY ID #: SILAGI.RVCHICAGO/01

WESTLAND CIVIL, INC.
CONSULTING CIVIL ENGINEERS
100 NORTH RANCHO ROAD, SUITE 7, THOUSAND OAKS, CALIF. 91362
(805) 495-1330 FAX: (805) 446-9125

Donald G. Waite
REGISTERED ENGINEER NO. _____ DATE: 4/23/05
CITY BUSINESS TAX CERT. NO. 109665 EXP. DATE 5/15/05

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: IDG DRAWN BY: IDG CHECKED BY: DW

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: _____ BY DATE: _____
PRINCIPAL ENGINEER: _____ CITY ENGINEER: _____

DATE: 3/16/05

W.D.I.D. 833C330697

SEWER IMPROVEMENT PLAN & PROFILE - PUBLIC
PARCEL MAP NO. 32847
CHICAGO AVENUE GATEWAY
PLANNING CASE NO. P04-1169
LINE "B"
STA. 0+00 TO STA. 1+74.02

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'

PW 04-0941

S-1892

SHEET 4 OF 5

