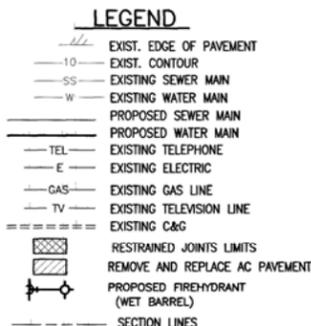
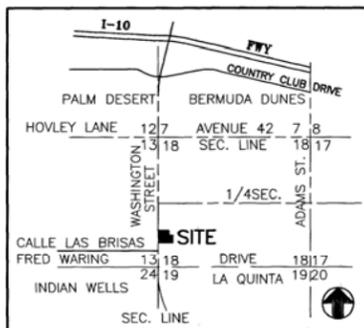


OFF-SITE WATER IMPROVEMENT PLANS

FOR LA QUINTA BUSINESS CENTER

A PORTION OF THE SOUTH WEST 1/4 OF SECTION 18
TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNADINO BASE & MERIDIAN

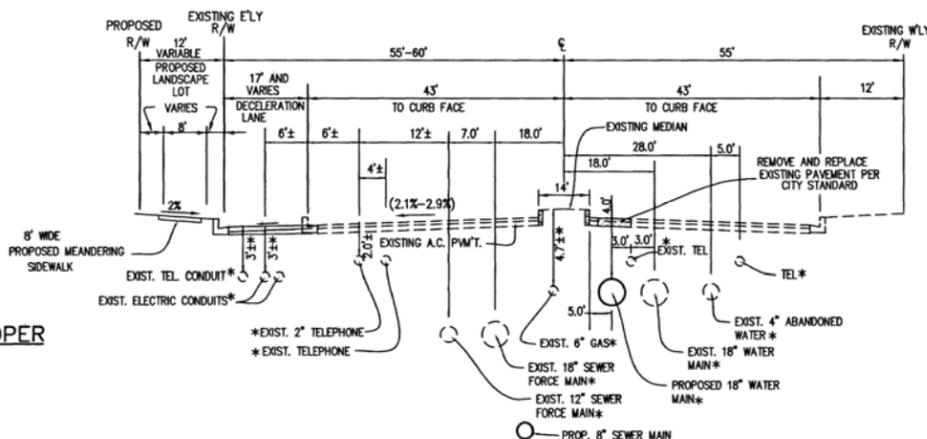
COACHELLA VALLEY WATER DISTRICT
GENERAL NOTES FOR DOMESTIC WATER SYSTEMS



- PCC POINT CONCRAVE CURVE
PRC POINT REVERSE CURVE
WM WATER MAIN
SS SANITARY SEWER
TC TOP OF CURB
FL FLOW LINE
LP LOW POINT
HP HIGH POINT
TG TOP OF GRATE
EP EDGE OF PAVEMENT
TW TOP OF WALL
EG EXISTING GRADE
FS FINISHED SURFACE
CMU CONCRETE MASONRY UNIT
FF FINISHED FLOOR
TMH TOP OF MANHOLE
BCR BEGINNING OF A CURB RETURN
ECR END OF A CURB RETURN
PA PLANTER AREA
SD STORM DRAIN
PIG POINT IN GUTTER
FH FIRE HYDRANT
TP TOP OF PAVEMENT
FC CURB FACE
PP POWER POLE
FC FACE OF CURB
BC BEGINNING OF CURVE
EC END OF CURVE
GB GRADE BREAK
C&G CURB AND GUTTER
SF SQUARE FEET
C.A.B CRUSHED AGGREGATE BASE
R/W RIGHT OF WAY

PIPELINE TANGENT DATA table with columns: NUMBER, BEARING, LENGTH, MATERIAL, SIZE, SHEET NO.

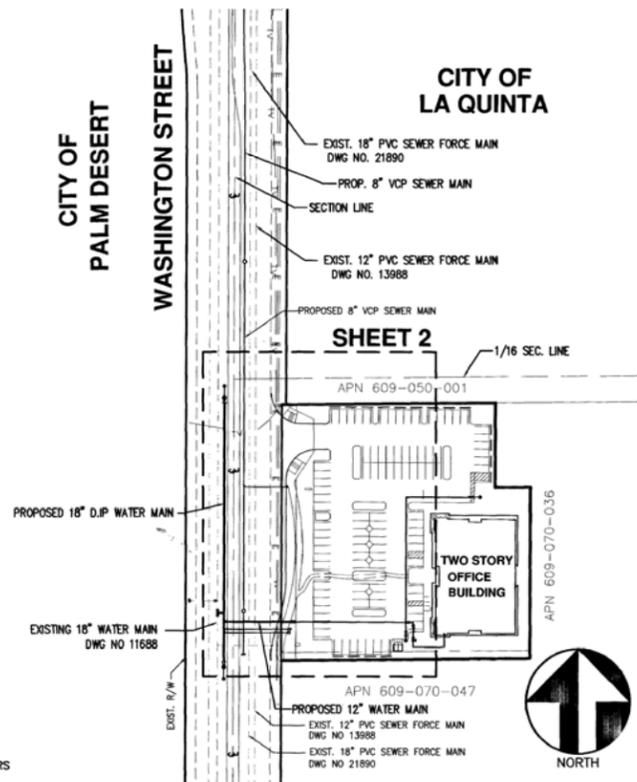
NOTE: * CONTRACTOR TO POTHOLE AND CONFIRM CLEARANCE AND LOCATION PRIOR CONSTRUCTION



TYPICAL SECTION WASHINGTON STREET-MAJOR ARTERIAL (PUBLIC STREET)

FEMA ZONE C COMMUNITY-PANEL NUMBERS 060245-2260 D.

INDEX SHEET table with columns: SHEET NO., DESCRIPTION



INDEX MAP



- 1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DOMESTIC WATER SYSTEMS (STANDARD SPECIFICATIONS) OF THE COACHELLA VALLEY WATER DISTRICT (CVWD).
2. THE CONTRACTOR SHALL POSSESS A VALID CLASS A OR C-34 STATE OF CALIFORNIA CONTRACTORS LICENSE.
3. CONTRACTOR SHALL CONTACT CVWD'S CHIEF INSPECTOR UPON RECEIPT OF APPROVED DRAWINGS TO ARRANGE THE PRECONSTRUCTION CONFERENCE. NO CONSTRUCTION SHALL BEGIN PRIOR TO THE PRECONSTRUCTION CONFERENCE.
4. CONTRACTOR SHALL SUBMIT TO CVWD A LIST OF MATERIALS TO BE USED PRIOR TO THE PRECONSTRUCTION CONFERENCE. ONLY MATERIALS ON THE APPROVED LIST MAY BE USED. LIST SHALL INCLUDE QUANTITY, MANUFACTURER, MODEL, SIZE AND OTHER PERTINENT DATA.
5. ALL WORK SHALL BE INSPECTED BY CVWD. THE CHARGES FOR INSPECTION SHALL BE IN ACCORDANCE WITH CVWD'S REGULATIONS.
6. CONTRACTOR SHALL SCHEDULE HIS CONSTRUCTION ACTIVITIES DAILY WITH THE INSPECTION DEPARTMENT BETWEEN 3:30 P.M. AND 4:30 P.M. FOR THE FOLLOWING WORKING DAY. IF CVWD IS UNABLE TO PROVIDE AN INSPECTOR OR INSPECTORS, CONTRACTOR SHALL RESCHEDULE THE WORK FOR ANOTHER TIME.
IF CONTRACTOR ELECTS TO CANCEL SCHEDULED WORK WITHOUT PRIOR NOTICE TO CVWD, CONTRACTOR SHALL BE CHARGED ONE HOUR OF INSPECTION TIME FOR EACH DAY OF OCCURRENCE.
7. WORK PERFORMED WITHOUT INSPECTION SHALL BE REJECTED.
8. COPIES OF THE COMPACTION TEST RESULTS SHALL BE FURNISHED TO THE INSPECTOR PRIOR TO PRESSURE TESTING. MINIMUM FREQUENCY OF COMPACTION TESTING SHALL BE AS FOLLOWS: A SET OF PIPE ZONE AND MID-TRENCH TESTS SHALL BE CONDUCTED OVER THE PIPELINE EVERY 300 FEET AND AT EVERY THIRD WATER SERVICE, HYDRANT, DETECTOR CHECK OR MANHOLE.
9. THE COVER FOR WATER DISTRIBUTION PIPELINES 24 INCHES IN DIAMETER AND SMALLER IN RESIDENTIAL DEVELOPMENTS WITH CURBS AND GUTTER SHALL BE 36 INCHES. THE COVER FOR WATER DISTRIBUTION PIPELINES 30 INCHES AND GREATER AND ANY PIPELINES LOCATED IN NON-RESIDENTIAL AREAS SHALL BE 48 INCHES. STREETS SHALL BE BROUGHT TO SUBGRADE, SEWER INSTALLED AND CURB AND GUTTER INSTALLED BEFORE THE PIPELINE IS INSTALLED.
10. POLYETHYLENE ENCASUREMENT SHALL BE USED FOR ALL FERROUS PIPES, VALVES AND FITTINGS IN THE AREAS OF CORROSIVE SOILS AND/OR WHERE THE ELECTROCONDUCTIVITY OF THE SOIL IS LESS THAN 2,000 OHMS PER CUBIC CENTIMETER OR AS DIRECTED BY CVWD.
11. ALL CONNECTIONS TO EXISTING FACILITIES WILL BE MADE BY CVWD AT THE OWNER'S EXPENSE. SIXTY DAYS NOTICE REQUIRED. CONTRACTOR SHALL START THE INSTALLATION AT THE TIE-IN CONNECTION PROVIDED.
12. THE SEPARATION BETWEEN WATER AND SEWER FACILITIES SHALL BE AS SPECIFIED IN CVWD STANDARD DRAWING NO. W-1/S-3.
13. PIPELINES SHALL BE KEPT FREE OF DIRT, ROCKS AND FOREIGN MATERIALS DURING CONSTRUCTION. MECHANICAL CLEANING MAY BE REQUIRED AT THE DISCRETION OF THE CHIEF INSPECTOR.
14. RESTRAINED JOINTS ARE REQUIRED UNDER PAVERS, DECORATIVE CONCRETE, AND THROUGH EACH ENTRYWAY TO THE PROJECT. NO WATER PIPELINES SHALL BE INSTALLED UNDER CURBS OR SIDEWALKS.
15. NO WATER SERVICE LINES OR METER BOXES SHALL BE INSTALLED IN DRIVEWAYS.
16. THESE PLANS MAY BE SUBJECT TO REVIEW AND/OR REVISION BY CVWD IF CONSTRUCTION HAS NOT STARTED WITHIN 12 MONTHS FROM DATE OF APPROVAL AS SHOWN IN CVWD DRAWING APPROVAL BLOCKS.
17. CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-422-4133 AT LEAST TWO WORKING DAYS PRIOR TO START OF CONSTRUCTION AND PROVIDE THE CVWD INSPECTOR THE USA NUMBER PRIOR TO EXCAVATION.

Domestic Water General Notes-Final-7/15/05

OWNER/DEVELOPER
ENTIN FAMILY TRUST
JACK ENTIN
9332 STOCKTON RD
MOOREPARK, CA 93021
TEL (805)523-9335

UTILITY PURVEYORS
COACHELLA VALLEY WATER DISTRICT (760) 398-2651
SOUTHERN CALIFORNIA EDISON (909) 987-3304
TIME WARNER CABLE (760) 674-5472
GENERAL TELEPHONE COMPANY (760) 327-8614
THE GAS COMPANY (760) 323-1851

PRIVATE ENGINEER NOTE TO CONTRACTOR

1. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USE OF THESE PLANS, ALL CHANGES TO THE PLAN MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
HOLD HARMLESS INDEMNIFICATION CLAUSE: THE CONTRACTOR AGREES THAT HE SHALL 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 APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, THE OWNER, AND THE PRIVATE ENGINEER HARMLESS FOR ANY AND ALL LIABILITY; REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
EXISTING UNDERGROUND STRUCTURES: ALL UNDERGROUND UTILITIES OR STRUCTURES, REPORTED OR FOUND ON PUBLIC RECORDS, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH THE IMPROVEMENTS HEREON, AGREES TO ASSUME LIABILITY AND TO HOLD THE ENGINEER HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED OR INDICATED ON PUBLIC RECORDS, OR THOSE CONSTRUCTED AT VARIANCE WITH REPORTED OR RECORD LOCATION. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHERS FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ALL UTILITIES STRUCTURES CONCERNED BEFORE STARTING WORK.
NOTICE TO CONTRACTOR: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

ESTIMATE OF QUANTITIES

Table with columns: QUANTITY, DESCRIPTION, UNIT. Includes items like 302 LF of 18" class 250 ductile iron pipe, 79 LF of 12" class 350 ductile iron pipe, etc.

STATIC WATER PRESSURE IS 90 PSI
WATER WORKS MATERIALS SHALL BE RATED FOR 150 PSI

NOTE: TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, SUBTRACT 500 FROM ALL ELEVATIONS SHOWN ON THESE PLANS

C.V.W.D. DRAWING APPROVAL form with signature and date 06 JUNE 07.



BASIS OF BEARINGS
CITY OF PALM DESERT BENCH MARK NO. 130, A 1.5" C.P.D. BRASS DISK ON THE NORTH SIDE OF FRED WARING DR. WEST OF WASHINGTON ST., IN THE SOUTHEAST CORNER OF CATCH BASIN 75 FEET WESTERLY OF THE WESTERLY ECR STAMPED "130", ELEV. = 139.037 (NGVD 29)

APPROVED BY: THE RIVERSIDE COUNTY FIRE DEPARTMENT



PREPARED BY: PHILLIP K. FOMOTOR P.E., P.L.S. R.C.E. NO. 47284 EXP. DATE: 12/31/07

FOMOTOR ENGINEERING
225 S. CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CA. 92262
(760) 323-1842 FAX (760) 323-1742

CITY OF LA QUINTA, STATE OF CALIFORNIA
OFF-SITE WATER IMPROVEMENT PLAN FOR LA QUINTA BUSINESS CENTER SW 1/4 OF SEC 18, T5S, R7E, SBB&M