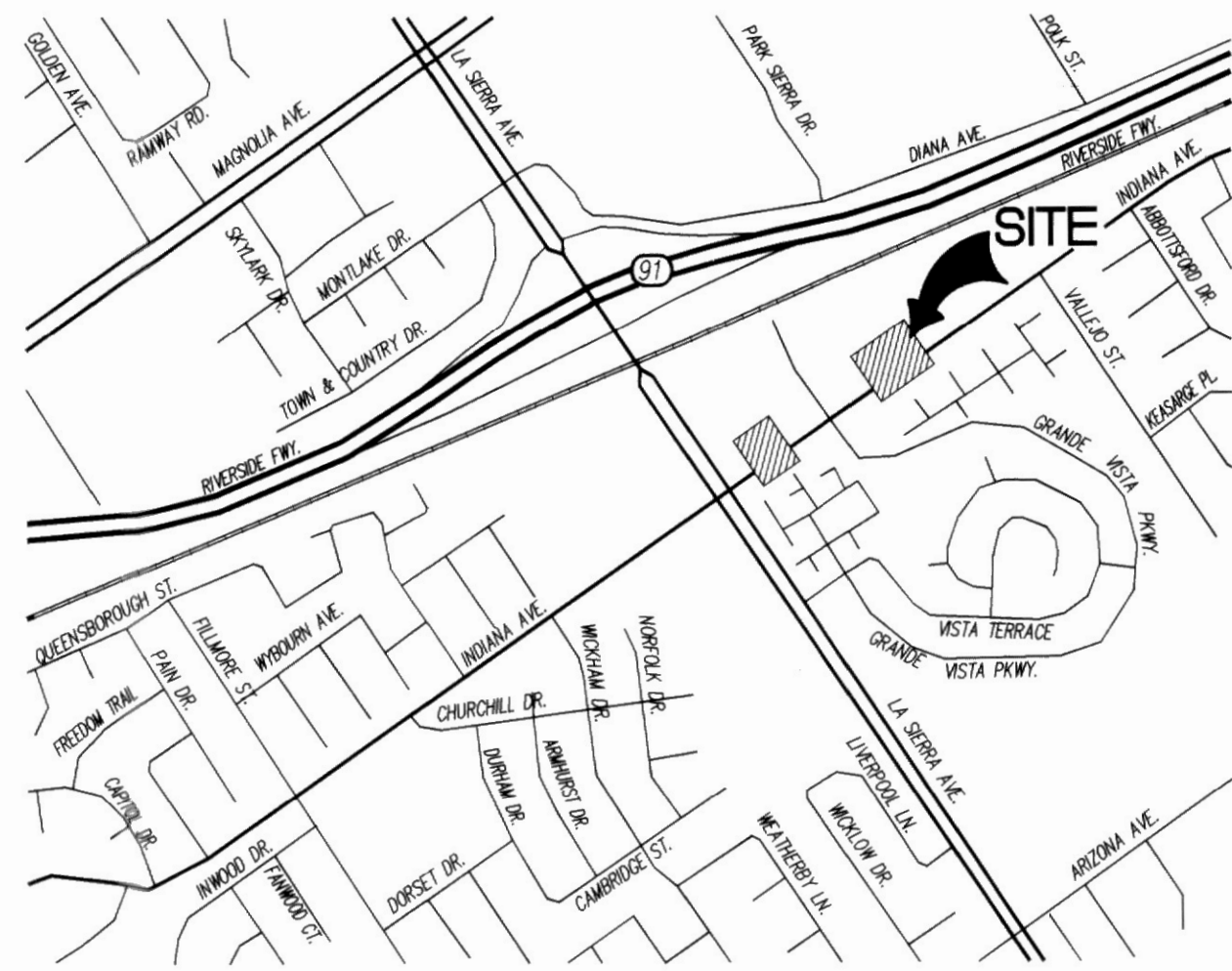
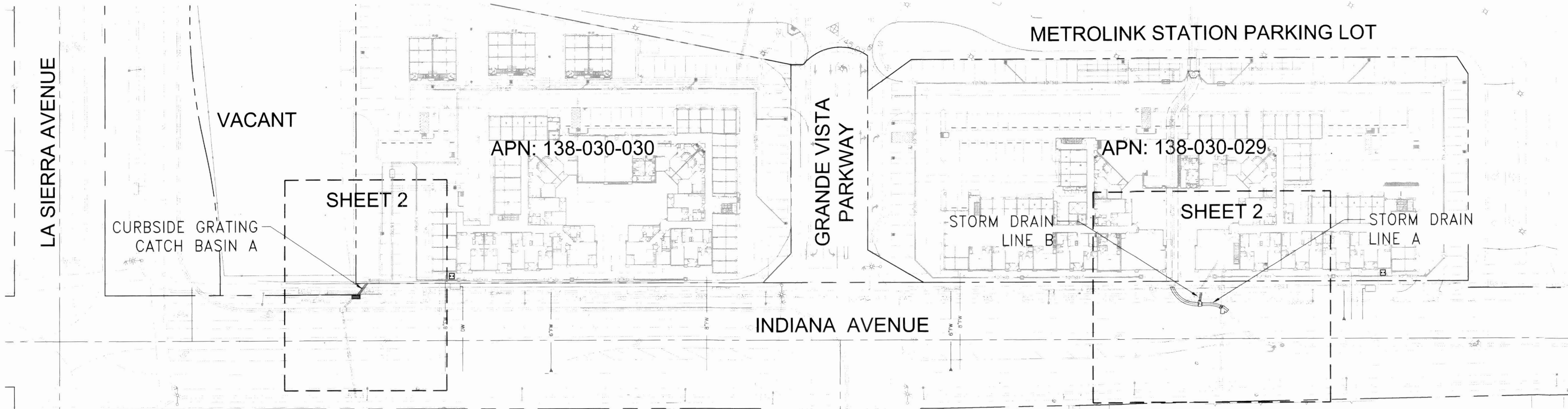


PARCEL MAP NO. 36898
STORM DRAIN IMPROVEMENT PLAN
FOR
METRO GATEWAY
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE



VICINITY MAP
THOMAS GUIDE - PAGE 744, F-2 (2005 EDITION)
SECTION 24, TOWNSHIP 3 SOUTH RANGE 6 WEST
NOT TO SCALE



INDEX MAP
SCALE 1" = 50'

SHEET INDEX

| SHEET NO. | DESCRIPTION |
|-----------|------------------------------|
| 1 | TITLE SHEET |
| 2 | STORM DRAIN PLAN AND PROFILE |

PUBLIC STORM DRAIN CONSTRUCTION NOTES QUANTITIES

| | | |
|----|--|-------|
| 20 | INSTALL 30" R.C.P. STORM DRAIN LINE. TRENCH BACKFILL PER CITY OF RIVERSIDE STD. DWG. 453 | 60 LF |
| 21 | INSTALL 18" R.C.P. STORM DRAIN LINE. TRENCH BACKFILL PER CITY OF RIVERSIDE STD. DWG. 453 | 12 LF |
| 22 | INSTALL 36" R.C.P. STORM DRAIN LINE. TRENCH BACKFILL PER CITY OF RIVERSIDE STD. DWG. 453 | 30 LF |
| 23 | CONNECT TO EXISTING CATCH BASIN | 1 EA |
| 24 | CONSTRUCT JUNCTION STRUCTURE C PER CITY OF RIVERSIDE STD. DWG. NO. 422 | 1 EA |
| 25 | CONSTRUCT CURBSIDE GRATING INLET PER SPPWC STD. PLAN NO. 303-3 | 1 EA |
| 26 | REMOVE EXISTING JUNCTION STRUCTURE. CONSTRUCT JUNCTION STRUCTURE PER CITY OF RIVERSIDE STANDARD DRAWING NO. 422 OVER EXISTING 30" MAIN AND LATERAL TO CONNECT PROPOSED 30" MAIN. | 1 EA |
| 27 | REMOVE EXISTING STORM DRAIN LATERAL. TRENCH BACKFILL PER CITY OF RIVERSIDE STD. DWG. NO. 453 | 65 LF |
| 28 | END OF LINE PLUG. | 30 LF |

GENERAL NOTES:

- 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.
- 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.
- WHEN A PORTION OF THE WORK IS TO BE DONE BY THE CITY, THE DEVELOPER AND/OR CONTRACTOR SHALL GIVE THE CITY 60-DAYS NOTICE SO THAT THE DEVELOPER'S WORK AND THE CITY'S WORK CAN BE PROPERLY COORDINATED. THE DEVELOPER SHALL PREPARE AND COMPACT THE SUBGRADE TO ELEVATIONS WITHIN $\pm .1'$ OF THE DESIGN ELEVATIONS AND SHALL BE RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR ANY BARRICADE DURING THIS TIME.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
- 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.

- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- 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.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- 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.
- 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.
- THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR PERFORMING A VIDEO INSPECTION OF ALL NEW SEWER AND STORM DRAIN FACILITIES TO BE PUBLICLY OWNED AND MAINTAINED PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE VIDEO INSPECTION MUST BE PERFORMED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. A RECORDING OF THE VIDEO INSPECTION MUST BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.

OWNER/DEVELOPER:

METRO GATEWAY LLC
4 PARK PLAZA SUITE, 100
IRVINE, CA 92614
PH: (949) 789-8300

LEGAL DESCRIPTION

BEING A PORTION OF LOTS 14 IN BLOCK 39 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA

TOPOGRAPHIC SURVEY:

PREPARED BY:
HILLWIG-GOODROW
31407 OUTER HWY 10
REDLANDS, CALIFORNIA 92373
PH: (909) 794-2673
FAX: (909) 794-2863

DATE OF FIELD SURVEY: JANUARY, 2015

ENGINEER:

FUSCOE ENGINEERING, INC.
2850 INLAND EMPIRE BLVD, SUITE B
ONTARIO, CA 91764
PH: (909) 581-0676
FAX: (909) 581-0696

SITE DATA:

EXISTING ZONE: R-1-7000
EXISTING GENERAL PLAN LAND USE: MU-U EXISTING LAND USE: VACANT
PROPOSED ZONE: R-4
EXISTING GENERAL PLAN LAND USE: SAME
PROPOSED LAND USE: APARTMENTS
THOMAS GUIDE PAGE & GRID: 744/F-2 USGS 7.5' QUADRANGLE: RIVERSIDE WEST
WATERSHED: SANTA ANA/SANTA ANA RIVER REACH 3

UTILITY CONTACTS:

SEWER
CITY OF RIVERSIDE - RIVERSIDE WATER QUALITY CONTROL PLANT
5950 ACORN STREET
RIVERSIDE, CA 92504
951-826-5311
ELECTRIC & WATER
CITY OF RIVERSIDE - PUBLIC UTILITIES DEPT.
3460 ORANGE STREET
RIVERSIDE, CA 92501
951-782-0330


PUBLIC UTILITIES DEPARTMENT
WATER DIVISION

APPROVED BY  DATE 8/2/2015

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

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 SAFETY OF ALL PERSON 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.



PREPARED UNDER THE DIRECTION OF:

STEVEN L. ELLIS
R.C.E. No. 47255 expires 12/31/15
DATE 7/28/15

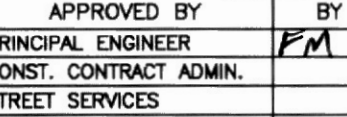



SCALE: AS SHOWN
DATE: FEBRUARY 2015

PLANS PREPARED BY:
2850 Inland Empire Boulevard, Suite B,
Ontario, California 91764
tel 909.581.0676 o fax 909.581.0696
o www.fuscoe.com
CITY OF RIVERSIDE TAX CERT NO. 0116058 EXP: JUNE 30, 2015
BENCHMARK: CITY OF RIVERSIDE BENCHMARK E2-P2 CHIS. SQUARE ON TOP OF CURB AT THE WEST END OF A CATCH BASIN AT THE SE CORNER OF INDIANA & FILLMORE.
ELEVATION=740.862 (NAVD. 88)

MARK REVISIONS APPR. DATE
DESIGNED BY AC DRAWN BY AC CHECKED BY SE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY  DATE 8/2/2015
PRINCIPAL ENGINEER
CONST. CONTRACT ADMIN.
STREET SERVICES
SURVEYOR
TRAFFIC DIVISION
PARKS DEPARTMENT
APPROVED BY  DATE 8/2/2015
CITY ENGINEER

METRO GATEWAY
PUBLIC STORM DRAIN IMPROVEMENT PLAN

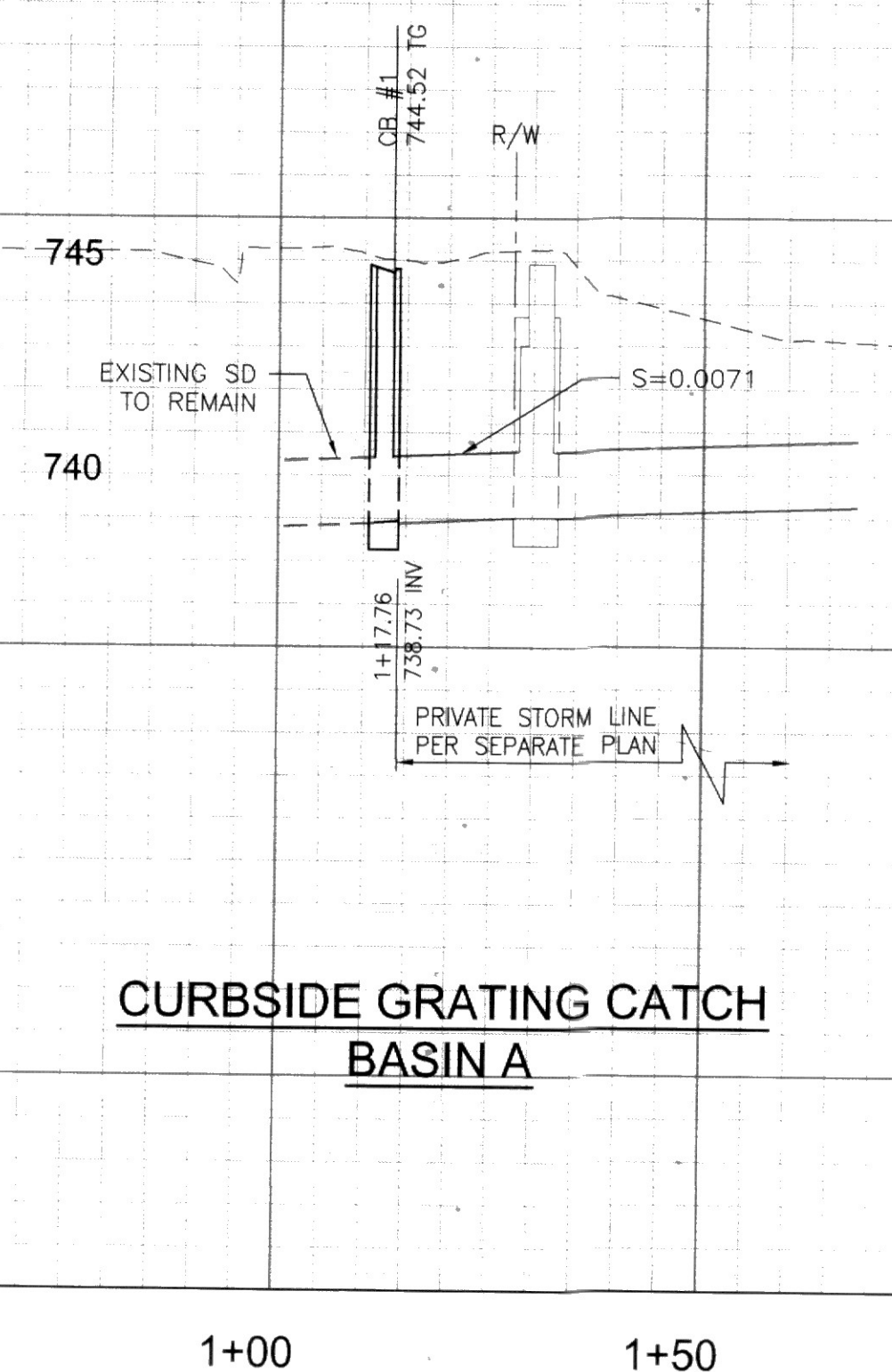
TITLE SHEET
RIVERSIDE, CA
HORIZONTAL SCALE: PER SHEET VERTICAL SCALE: PER SHEET

PW15-0177

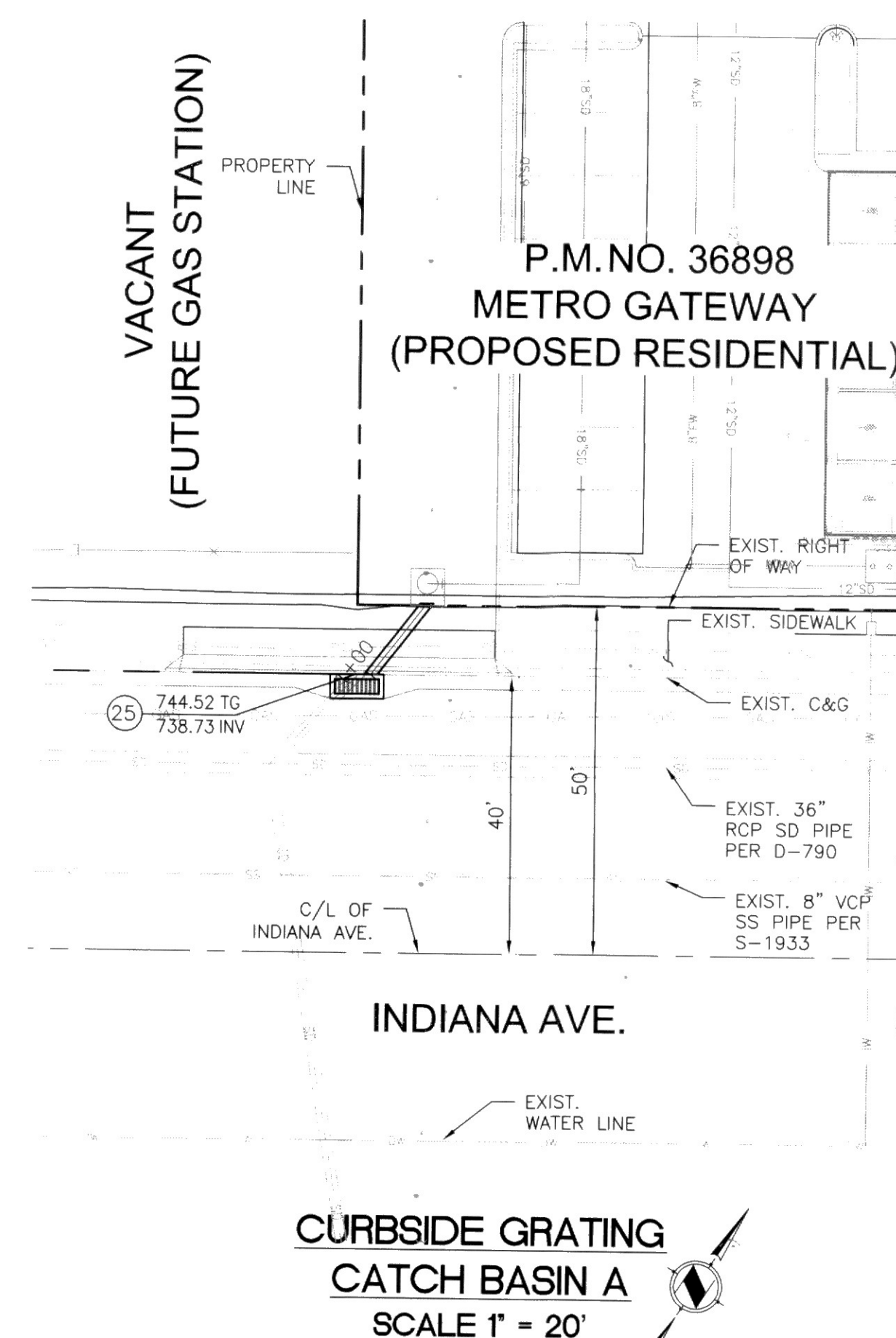
D-882

21285

SHEET 1 OF 2



PROFILE SCALES
HORIZ. 1"=20'
VERT. 1"=4'



| CURVE DATA | | | | |
|------------|--------|--------|---------|-----------|
| CURVE # | LENGTH | RADIUS | TANGENT | DELTA |
| C1 | 11.324 | 22.500 | 5.78' | 028°50'1" |
| C2 | 27.693 | 22.483 | 15.91' | 070°34'2" |

| | |
|----|------|
| D1 | 30" |
| D2 | 36" |
| A | 80' |
| B | 18" |
| C | 3.3' |
| E | 2.5' |
| L | 3.5' |

| VALUES FOR JUNCTION STRUCTURE @ STA: 3+44.64 LINE A | |
|--|------|
| D2 | 30" |
| A | 45' |
| B | 30" |
| C | 5.3' |
| E | 5.3' |
| L | 6.3' |

LEGEND

DEMO STORM DRAIN LINE

ASPHALT REPAIR

PUBLIC STORM DRAIN CONSTRUCTION NOTES


- (20) INSTALL 30" R.C.P. STORM DRAIN LINE. TRENCH BACKFILL PER CITY OR RIVERSIDE STD. DWG. 453
- (21) INSTALL 18" R.C.P. STORM DRAIN LINE. TRENCH BACKFILL PER CITY OR RIVERSIDE STD. DWG. 453
- (22) INSTALL 36" R.C.P. STORM DRAIN LINE. TRENCH BACKFILL PER CITY OR RIVERSIDE STD. DWG. 453
- (23) CONNECT TO EXISTING CATCH BASIN
- (24) CONSTRUCT JUNCTION STRUCTURE C PER CITY OF RIVERSIDE STD. DWG. NO. 422
- (25) CONSTRUCT CURBSIDE GRATING INLET PER SPPWC STD. PLAN NO. 303-3
- (26) REMOVE EXISTING JUNCTION STRUCTURE. CONSTRUCT JUNCTION STRUCTURE PER CITY OF RIVERSIDE STANDARD DRAWING NO. 422 OVER EXISTING 30" MAIN AND LATERAL TO CONNECT PROPOSED 30" MAIN.
- (27) REMOVE EXISTING STORM DRAIN LATERAL. TRENCH BACKFILL PER CITY OF RIVERSIDE STD. DWG. NO. 453
- (28) END OF LINE PLUG.
- (29) CONSTRUCT STORM DRAIN MANHOLE PER CITY OF RIVERSIDE STANDARD DRAWING NO. 43

PUBLIC UTILITIES DEPARTMENT
WATER DIVISION

APPROVED BY 8/7/2005
DATE

LINE - A
SCALE 1" = 20'

PREPARED UNDER THE DIRECTION OF:



STEVEN L. ELLIS
R.C.E. No. 47255 expires 12/31/15
DATE 7/28/15



| | |
|---|--|
| CITY OF RIVERSIDE TAX CERT NO. 0116058 EXP: JUNE 30, 2015 | |
| SCALE: AS SHOWN | BENCHMARK: CITY OF RIVERSIDE BENCHMARK E2-P2 CHIS. SQUARE ON TOP OF CURB AT THE WEST END OF A CATCH BASIN AT THE SE CORNER OF INDIANA & FILLMORE. |
| DATE: FEBRUARY 2015 | ELEVATION=740.869 (NAVD 88) |

PLANS PREPARED BY

2850 Inland Empire Boulevard, Suite B
Ontario, California 91764
tel 909.581.0676 • fax 909.581.0696
• www.fusco.com

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

| | | | |
|----|------------------------|-----------|----------------|
| | APPROVED BY | BY | DATE |
| | PRINCIPAL ENGINEER | <i>Em</i> | <i>8/29/11</i> |
| | CONST. CONTRACT ADMIN. | | |
| | STREET SERVICES | | |
| TE | SURVEYOR | | |
| | TRAFFIC DIVISION | | |
| | PARKS DEPARTMENT | | |

APPROVED BY
Aug B, d
CITY ENGINEER
DATE 8/22/2015

| | |
|---|---------------|
| A | METRO GATEWAY |
|---|---------------|

PUBLIC STORM DRAIN IMPROVEMENT PLAN
STORM LATERAL PLAN & PROFILE

RIVERSIDE, CA

HORIZONTAL SCALE: PER SHEET VERTICAL SCALE: PER SHEET

PW15-0177

D - 882

EMP 21289 74270
SHEET 2 OF 2