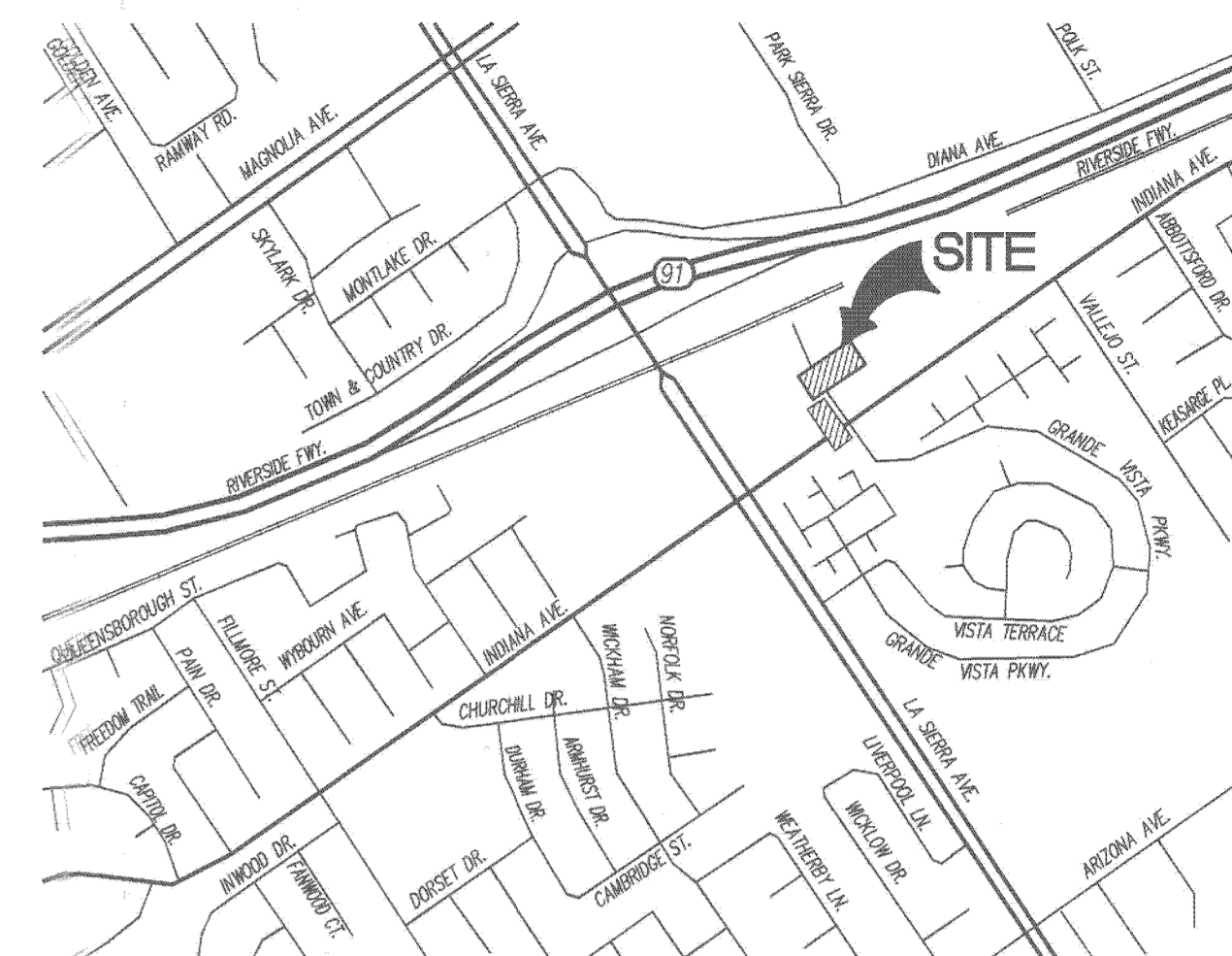
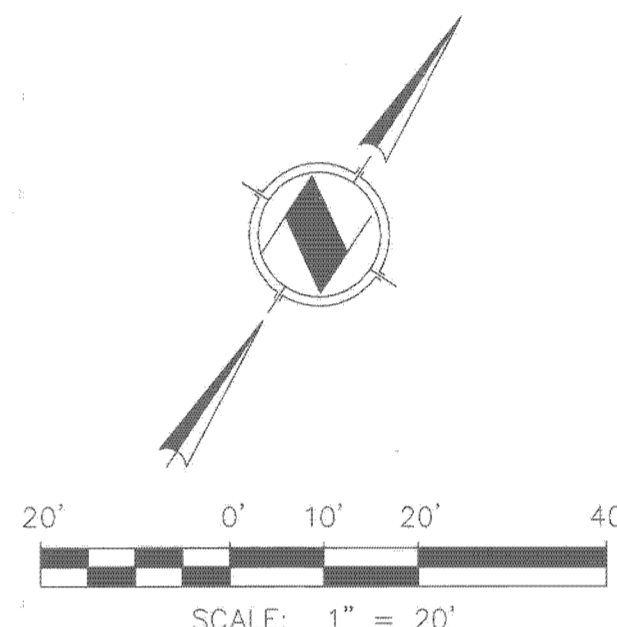
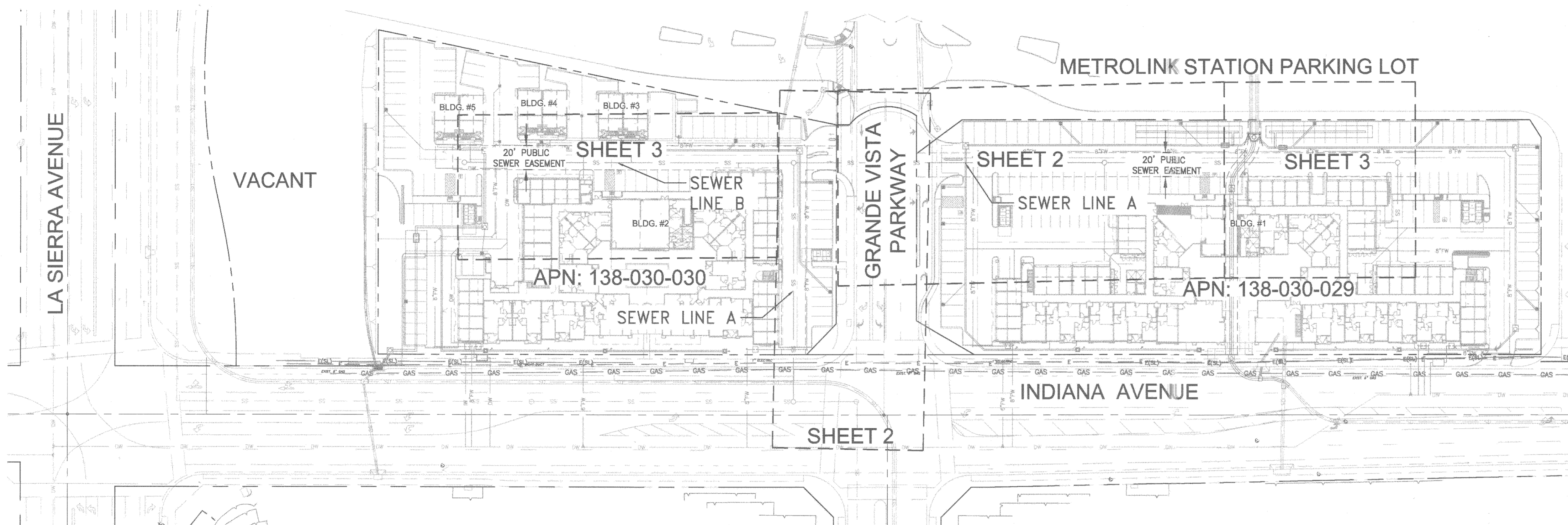


PARCEL MAP NO. 36898 SEWER IMPROVEMENT PLAN FOR METRO GATEWAY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE



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



SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SEWER LINE 'A' PLAN AND PROFILE
3	SEWER LINE 'A' & 'B', PLAN AND PROFILE

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 ± .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 BARRICADING 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.
- 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.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON REV. (05/04/2011) WHETHER A BARRICADE CAN BE RELOCATED.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.

- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- 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.
- 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.
- 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.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- PIPES JOINTS FOR VITRIFIED CLAY PIPE SHALL BE TYPE "G" AS SPECIFIED IN SECTION 208-2.3 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS PROJECTS. IF PLASTIC PIPE IS ALLOWED AS AN ALTERNATIVE, ALL PIPE JOINTS SHALL BE GASKETED. CEMENTED JOINTS SHALL NOT BE ALLOWED.
- 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.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

PUBLIC SEWER CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITIES
1	CONSTRUCT 8" V.C.P. SEWER LINE, BEDDING CASE 1 PER CITY OF RIVERSIDE STD. DWG. NO. 452 AND TRENCH BACKFILL PER CITY OF RIVERSIDE STD. DWG. NO. 453.	1,177 LF
2	CONSTRUCT 48" DIA. SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 500	5 EA
3	INSTALL 6" V.C.P., SDR 35 SEWER LATERAL PER CITY OF RIVERSIDE STD. DWG. NO. 562	80 LF
4	INSTALL 8" V.C.P., SDR 35 SEWER LATERAL PER CITY OF RIVERSIDE STD. DWG. NO. 562	159 LF
5	INSTALL 8" SEWER CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 560	1 EA

OWNER/DEVELOPER:

METRO GATEWAY LLC
4 PARK PLAZZA SUITE, 100
IRVINE, CA 92614
PH: (949) 581-0678
FAX: (949) 7989-8300

ENGINEER:

FUSCOE ENGINEERING, INC.
2850 INLAND EMPIRE BLVD, SUITE B
ONTARIO, CA 91764
PH: (909) 581-0678
FAX: (909) 581-0696

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

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

TOPOGRAPHIC SURVEY:

PREPARED BY:
HILLING-GOODBROW
31407 OUTER HWY 10
REDLANDS, CALIFORNIA 92373
PH: (909) 7994-2673
FAX: (909) 7994-2863
DATE OF FIELD SURVEY: JANUARY, 2015

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: *Matthew Bohn* 8/27/2015
DATE

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

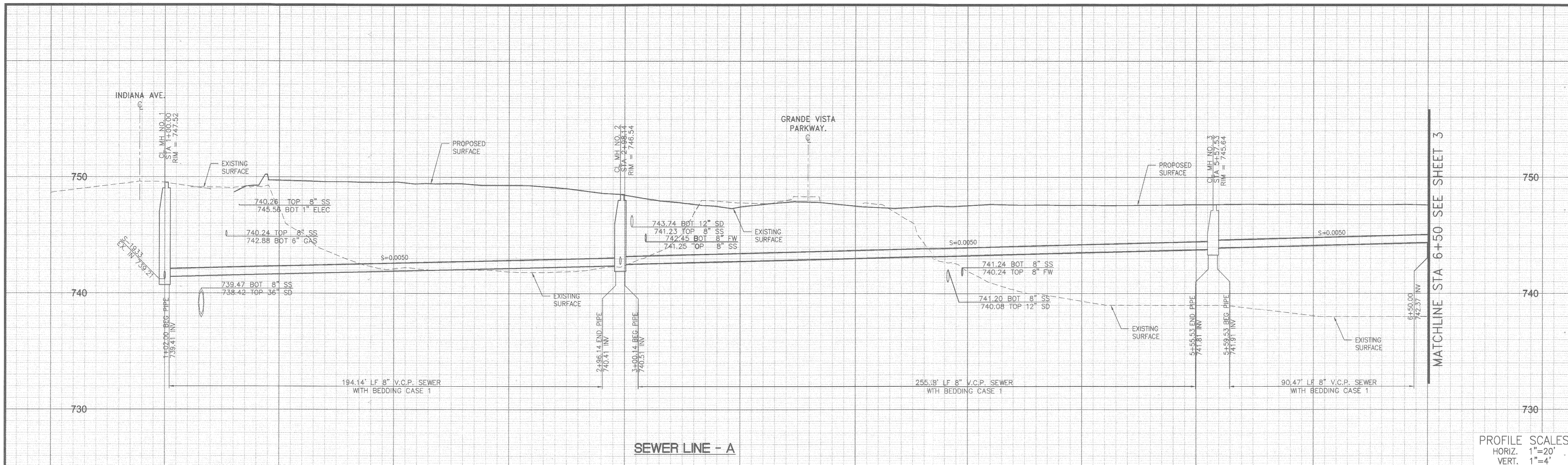
PLANS PREPARED BY:
FUSCOE ENGINEERING
2850 Inland Empire Boulevard, Suite B, Ontario, California 91764
Tel 909.581.0676 or fax 909.581.0696
www.fuscoe.com
CITY OF RIVERSIDE TAX CERT. NO. 0116058 EXP. JUNE 30, 2015
SCALE: AS SHOWN
DATE: FEBRUARY 2015
BENCHMARK: CITY OF RIVERSIDE BENCHMARK E2-P2 CHIS. SQUARE ON TOP OF CURB AT THE WEST END OF A CATCH BASIN AT THE SE CORNER OF INDIANA & TILLMORE. ELEVATION=740.869 (NAVD 88)

MARK	REVISIONS	APPR.	DATE

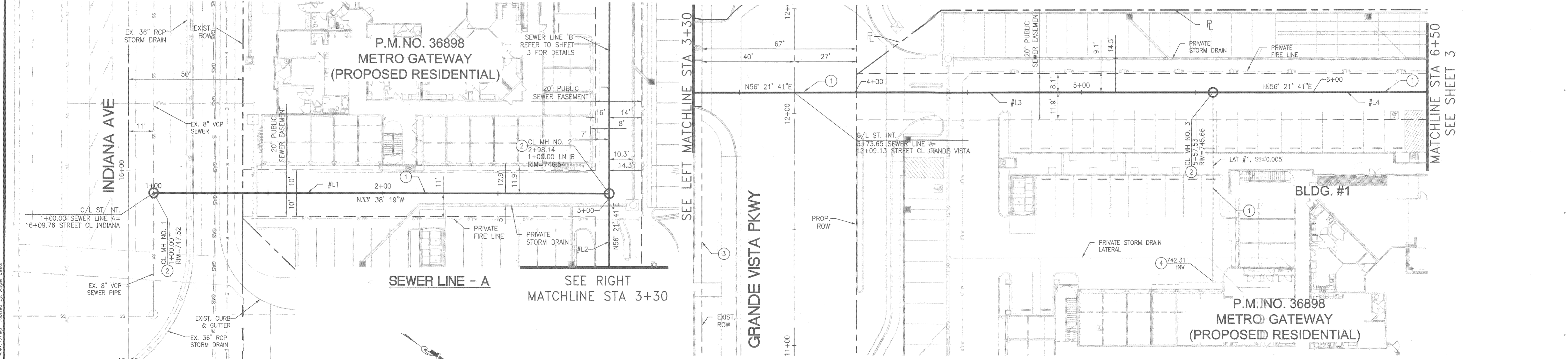
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *FM* 8/27/15
BY: *FM* 8/27/15
DATE: 8/27/2015
CITY ENGINEER

METRO GATEWAY
PUBLIC SEWER IMPROVEMENT PLAN
TITLE SHEET
RIVERSIDE, CA
HORIZONTAL SCALE: PER SHEET
VERTICAL SCALE: PER SHEET

PW15-0176
S-2128
SHEET 1 OF 3
INDEXED S2128-1



INDIANA AVE. GRANDE VISTA PARKWAY. MATCHLINE STA 6+50 SEE SHEET 3



INDIANA AVE. GRANDE VISTA PKWY. MATCHLINE STA 3+30 SEE LEFT MATCHLINE STA 3+30. MATCHLINE STA 6+50 SEE SHEET 3

SEWER DATA

NO.	DELTA OR BRG	LENGTH	RADIUS	REMARK
#L1	N33° 38' 19"W	194.13		8" VCP
#L2	N56° 21' 41"E	29.86		8" VCP
#L3	N56° 21' 41"E	225.53		8" VCP
#L4	N56° 21' 41"E	90.47		8" VCP

LATERAL TABLE

LATERAL	DESIGN STATION	BACKFLOW
LAT #1	5+57.53	NO

- PUBLIC SEWER CONSTRUCTION NOTES**
- INSTALL 8" V.C.P. SEWER LINE, BEDDING CASE I PER CITY OF RIVERSIDE SSTD. DWG. NO. 452 AND TRENCH BACKFILL PER CITY OF RIVERSIDE SSTD. DWG. NO. 453.
 - INSTALL 48" DIA. SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 5600.
 - INSTALL 6" V.C.P., SDR 35 SEWER LATERAL PER CITY OF RIVERSIDE SSTD. DWG. NO. 562.
 - INSTALL SEWER-CLEANOUT PER CITY OF RIVERSIDE STD. DWG. 560.

NOTE:
CASE I OR II BEDDING GRANULAR MATERIAL SHALL NOT BE SAND OR NATIVE MATERIAL.

PUBLIC UTILITIES DEPARTMENT WATER DIVISION
APPROVED BY: *[Signature]* DATE: 8/7/2015

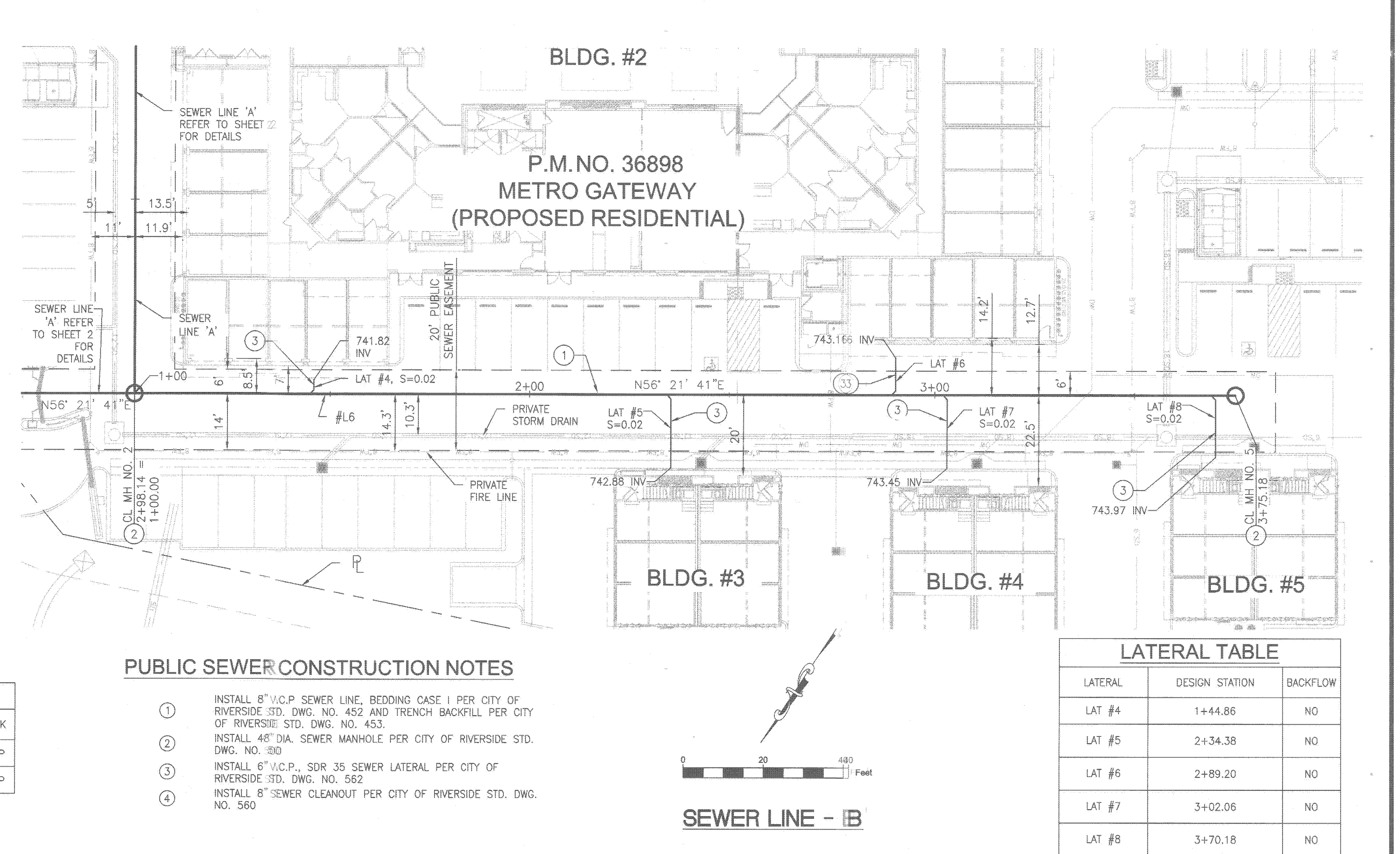
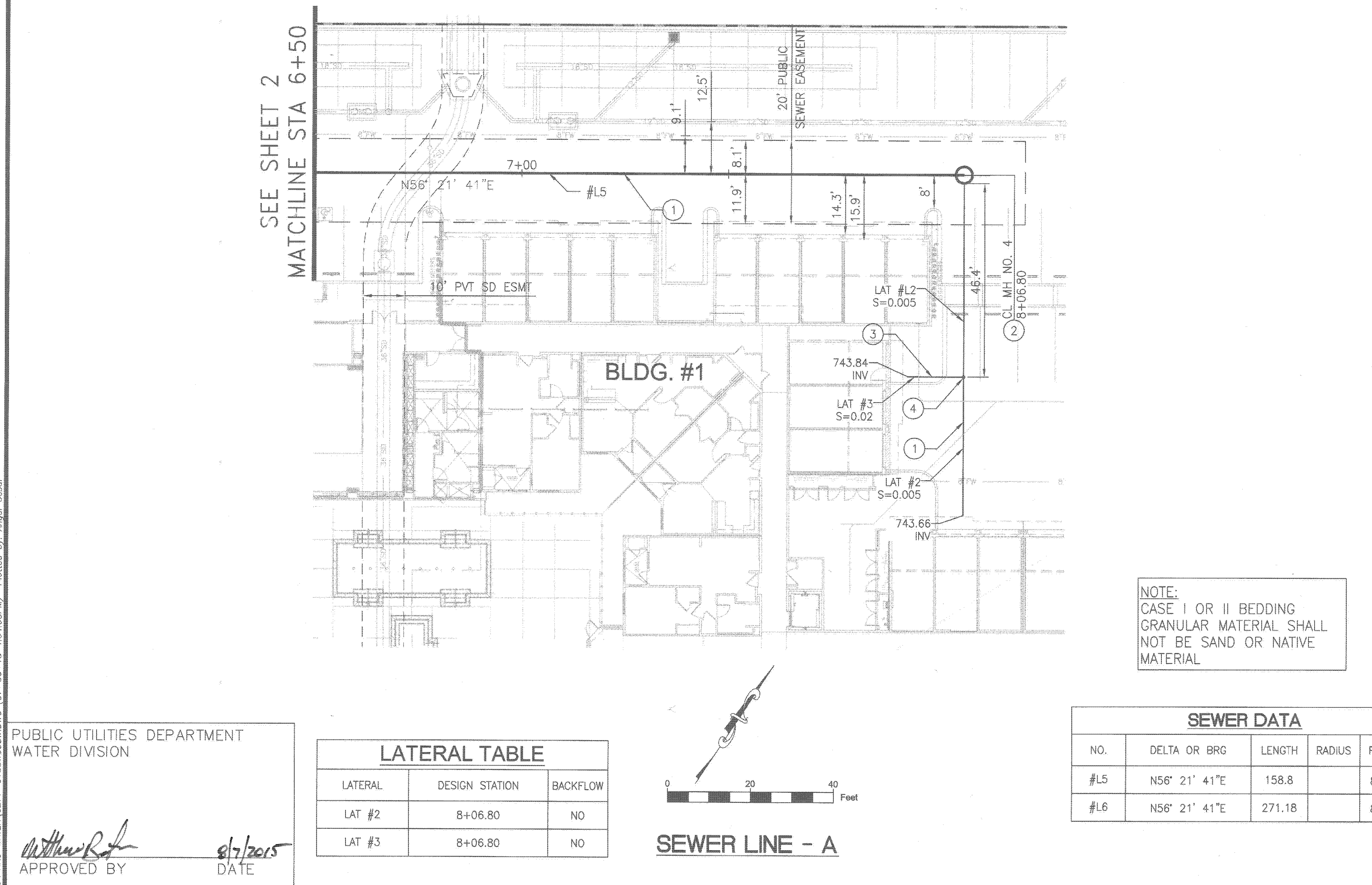
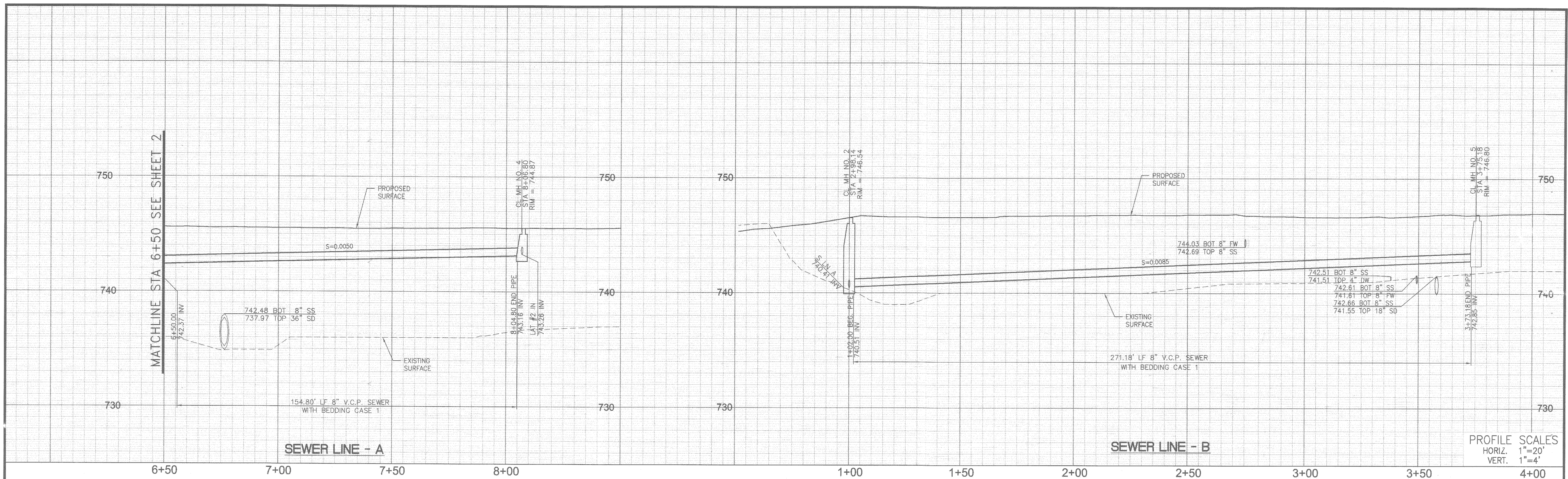
IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a permit to excavate will be valid. For your Dig Alert ID, Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

PREPARED UNDER THE DIRECTION OF:
[Signature]
STEVEN L. ELLIS
R.C.E. No. 47255 expires 12/31/15
DATE: 7/28/15

PLANS PREPARED BY:
FUSCOE ENGINEERING
2850 Inland Empire Boulevard, Suite B, Ontario, California 91764
tel 909.581.0676 o fax 909.581.0696
CITY OF RIVERSIDE TAX CERT NO. 0116058 EXP. JUNE 30, 2015
SCALE: AS SHOWN
DATE: FEBRUARY 2015

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 8/12/2015
PRINCIPAL ENGINEER
CONST. CONTRACT ADMIN.
STREET SERVICES
SURVEYOR
TRAFFIC DIVISION
PARKS DEPARTMENT

METRO GATEWAY PUBLIC SEWER IMPROVEMENT PLAN
SEWER LINE 'A' PLAN AND PROFILE
RIVERSIDE, CA
PW15-0176
S-2128
SHEET 2 OF 3
HORIZONTAL SCALE: PER SHEET VERTICAL SCALE: PER SHEET



PUBLIC UTILITIES DEPARTMENT
WATER DIVISION

APPROVED BY *William R. ...* DATE 8/7/2015

LATERAL TABLE

LATERAL	DESIGN STATION	BACKFLOW
LAT #2	8+06.80	NO
LAT #3	8+06.80	NO

SEWER DATA

NO.	DELTA OR BRG	LENGTH	RADIUS	REMARK
#L5	N56° 21' 41"E	158.8		8" VCP
#L6	N56° 21' 41"E	271.18		8" VCP

PUBLIC SEWER CONSTRUCTION NOTES

- INSTALL 8" V.C.P. SEWER LINE, BEDDING CASE I PER CITY OF RIVERSIDE STD. DWG. NO. 452 AND TRENCH BACKFILL PER CITY OF RIVERSIDE STD. DWG. NO. 453.
- INSTALL 48" DIA. SEWER MANHOLE PER CITY OF RIVERSIDE STD. DWG. NO. 480.
- INSTALL 6" V.C.P., SDR 35 SEWER LATERAL PER CITY OF RIVERSIDE STD. DWG. NO. 562.
- INSTALL 8" SEWER CLEANOUT PER CITY OF RIVERSIDE STD. DWG. NO. 560.

LATERAL TABLE

LATERAL	DESIGN STATION	BACKFLOW
LAT #4	1+44.86	NO
LAT #5	2+34.38	NO
LAT #6	2+89.20	NO
LAT #7	3+02.06	NO
LAT #8	3+70.18	NO

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PREPARED UNDER THE DIRECTION OF:
Steven L. Ellis
STEVEN L. ELLIS
R.C.E. No. 47255 expires 12/31/15
DATE 7/28/15

PLANS PREPARED BY:
FUSCOE
ENGINEERING
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CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY *Paul B. ...* BY DATE 8/22/15
PRINCIPAL ENGINEER
CONST. CONTRACT ADMIN.
STREET SERVICES
SURVEYOR
TRAFFIC DIVISION
PARKS DEPARTMENT

METRO GATEWAY
PUBLIC SEWER IMPROVEMENT PLAN
SEWER LINE 'A' & 'B' PLAN AND PROFILE
RIVERSIDE, CA
PW15-0176
S-2128
SHEET 3 OF 3
HORIZONTAL SCALE: PER SHEET VERTICAL SCALE: PER SHEET