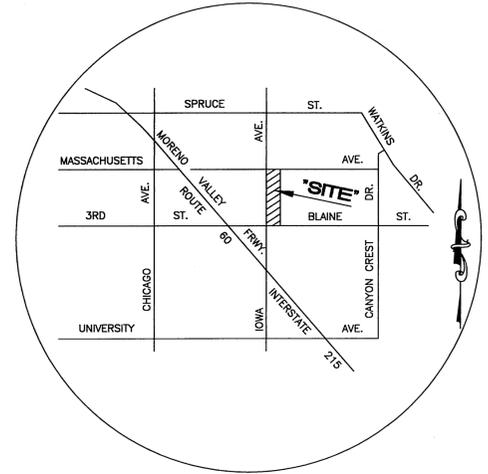


IN THE CITY OF RIVERSIDE STERLING IOWA APARTMENTS PUBLIC STORM DRAIN EXTENSION IMPROVEMENT PLANS



VICINITY MAP
NOT TO SCALE

ENGINEER'S NOTES

1. NOTICE TO CONTRACTOR. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THEIR PLANS.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL POTHOLE ALL UTILITY CROSSING AND CONNECTIONS AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES AFFECTED. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.

GENERAL NOTES

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-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. 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.
3. 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.
4. 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.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. THE STORM DRAIN CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETE.
7. 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.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1800 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.
10. 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.
11. 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.

LEGAL DESCRIPTION

THIS MAP IS BASED ON INFORMATION FROM A TITLE COMMITMENT REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY, FILE NO. 935082720-M19, ORDER NO. 16197(dn), DATED APRIL 23, 2010

PARCEL 1:

THE WEST HALF OF LOT 20 OF EAST RIVERSIDE LAND COMPANY SUBDIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF MASSACHUSETTS AVENUE AND THE EASTERLY LINE OF IOWA AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF MASSACHUSETTS AVENUE, 250 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF IOWA AVENUE, 160 FEET;

THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF MASSACHUSETTS AVENUE, 250 FEET TO THE EASTERLY LINE OF IOWA AVENUE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF IOWA AVENUE, 160 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF MASSACHUSETTS AVENUE AND THE EASTERLY LINE OF IOWA AVENUE; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF IOWA AVENUE, 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF MASSACHUSETTS AVENUE, 250 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF IOWA AVENUE, 40 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF MASSACHUSETTS AVENUE, 250 FEET TO THE EASTERLY LINE OF IOWA AVENUE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF IOWA AVENUE, 40 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL ONE CONTAINS 3.48 ACRES (151,589 SQUARE FEET) MORE OR LESS

PARCEL 2:

LOT 29 OF EAST RIVERSIDE LAND COMPANY SUBDIVISION IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY LINE OF BLAINE STREET AT THE SOUTHEAST CORNER OF SAID LOT 29; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 629.74 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 331.23 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 629.74 FEET TO THE NORTHERLY LINE OF BLAINE STREET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF BLAINE STREET, 331.23 FEET, MORE OR LESS, TO POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THE SOUTHERLY RECTANGULAR 44 FEET AS DESCRIBED IN THE DEED TO THE COUNTY OF RIVERSIDE RECORDED APRIL 28, 1958 AS INSTRUMENT NO. 30638.

PARCEL 2 CONTAINS 4.16 ACRES (181,210 SQUARE FEET) MORE OR LESS

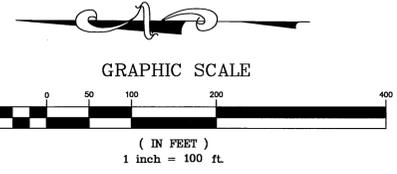
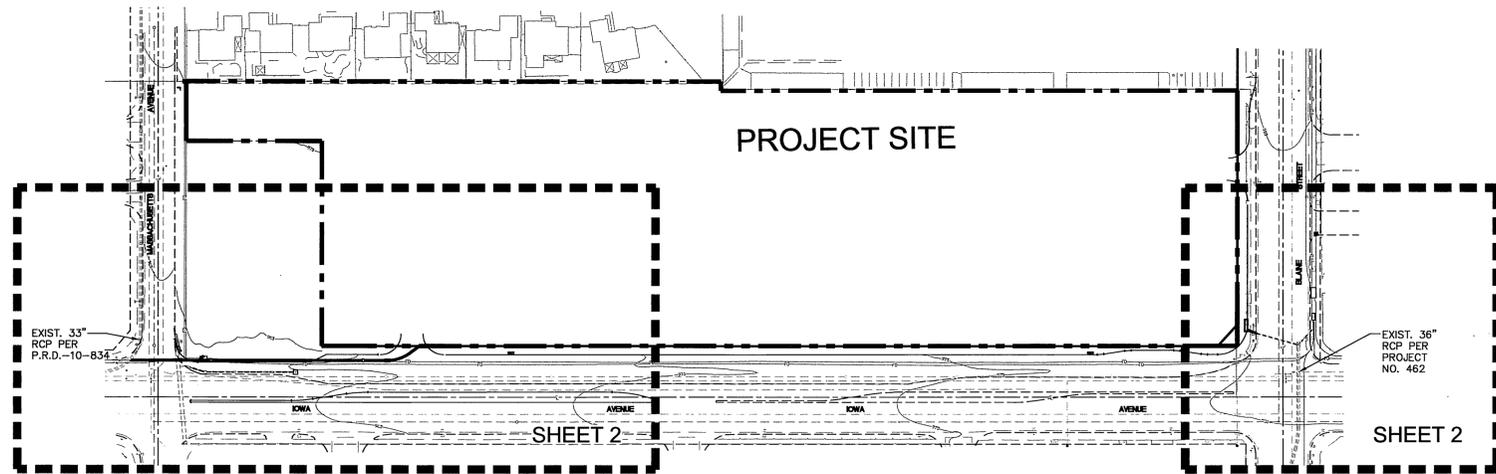
PARCEL 3:

THAT PORTION OF LOT 20 OF EAST RIVERSIDE LAND COMPANY SUBDIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF MASSACHUSETTS AVENUE AND THE EASTERLY LINE OF IOWA AVENUE; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF IOWA AVENUE, 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF MASSACHUSETTS AVENUE, 250 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF IOWA AVENUE, 40 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF MASSACHUSETTS AVENUE, 250 FEET TO THE EASTERLY LINE OF IOWA AVENUE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF IOWA AVENUE, 40 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3 CONTAINS 0.23 ACRES (10,019 SQUARE FEET) MORE OR LESS

APN'S: 250-130-007-6, 250-281-002-8 & 205-281-003-9



STORM DRAIN CONSTRUCTION NOTES			
ITEM	DESCRIPTION	QUANTITY	UNIT
①	INSTALL 24" RCP WITH PIPE BEDDING PER CITY OF RIVERSIDE STD. DWG. No. 452	340	LF
②	INSTALL 18" RCP WITH PIPE BEDDING PER CITY OF RIVERSIDE STD. DWG. No. 452	24	LF
③	INSTALL C.S.P. RISER INLET PER CITY OF RIVERSIDE STD. DWG. NO. 412	1	Ea
④	CONSTRUCT JUNCTION STRUCTURE B PER CITY OF RIVERSIDE STD. DWG. No. 421	2	Ea
⑤	CONSTRUCT MANHOLE "E-2" PER CITY OF RIVERSIDE STD. DWG. No. 431	2	Ea
⑥	CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. DWG. No. 405.	1	Ea
⑦	INSTALL 15" RCP WITH PIPE BEDDING PER CITY OF RIVERSIDE STD. DWG. No. 452	12	LF
⑧	INSTALL CONCRETE COLLAR PER CITY OF RIVERSIDE STD. DWG. No. 424	1	Ea

DEVELOPER/APPLICANT

STERLING-RIVERSIDE 2, L.P.
3411 RICHMOND AVE.
SUITE 200
HOUSTON, TX. 77046

ENGINEER

ALLIANCE LAND PLANNING AND ENGINEERING
2248 FARADAY AVE.
CARLSBAD CA. 92008
TEL: (760) 431-8888
FAX: (760) 431-8802

SOURCE OF TOPOGRAPHY

MERIDIAN LAND SERVICES, INC.
LAND SURVEYING
P.O. BOX 1165 - WILDOMAR, CA. 92595
V. 951-440-4377 F. 951-678-8231

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MASSACHUSETTS AVE. BEING: N89°59'30"E TRACT NO. 10071-1, M.B. 128/45-47

DATE OF FIELD SURVEY: JUNE 11, 2010

THE EXISTING BLOCK WALL LOCATED ON THE WESTERLY LINE OF LOTS 37 THROUGH 40, INCLUSIVE OF TRACT NO. 10071-1, M.B. 218/45-47, APPEAR TO HAVE BEEN CONSTRUCTED ON A PORTION OF SAID LOTS 37 THROUGH 40, INCLUSIVE OF TRACT NO. 10071-1, M.B. 218/45-47, AS SHOWN.

THIS MAP IS BASED ON INFORMATION FROM A TITLE COMMITMENT REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY, FILE NO. 935082720-M19, ORDER NO. 16197(dn), DATED APRIL 23, 2010

PROPERTY: VACANT LAND, RIVERSIDE, CA

PROPERTY CONTAINS TOTAL 7.87 ACRES (342,817 SQUARE FEET) MORE OR LESS

LEGEND

- PROJECT BOUNDARY
- ==== PROPOSED STORM DRAIN
- ===== EXISTING STORM DRAIN

EASEMENT NOTES

THERE ARE NO EASEMENTS LOCATED ON THIS PROPERTY PER TITLE COMMITMENT REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY, FILE NO. 935082720-M19, ORDER NO. 16197(dn), DATED APRIL 23, 2010

SITE ADDRESS

LOCATED ON THE EASTERLY OF IOWA AVENUE BETWEEN MASSACHUSETTS AVENUE TO THE NORTH AND BLAINE STREET TO THE SOUTH

ASSESSOR PARCEL NUMBERS

250-130-007-6 AND 250-281-002-8 AND 205-281-003-9

ACCESS NOTE

ACCESS TO THE SUBJECT PROPERTY VIA VIA BLAINE STREET, IOWA AVENUE AND MASSACHUSETTS AVENUE, ALL PUBLIC RIGHT-OF-WAYS.

BENCH MARK

FD. P.K. NAIL AND CITY ENGINEER TAG IN THE CONCRETE BASE OF A STREET LIGHT POLE ON THE WESTERLY SIDE OF IOWA, 167 FEET SOUTHERLY OF MASSACHUSETTS AVE.

POINT ID: 18-J3

MAP PAGE: 686/C-3

LOCATION: RIVERSIDE

DATUM: 1929

ELEVATION: 963.895

UTILITIES

WATER:..... CITY OF RIVERSIDE
SEWER:..... CITY OF RIVERSIDE
GAS:..... SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:..... CITY OF RIVERSIDE
TELEPHONE:..... SBC

Index of Sheets:	
Sheet No.(s)	Description
1	Title Sheet
2	Storm Drain Plan and Profile

PW 11-0085

**STORM DRAIN
IMPROVEMENT PLAN**
STERLING IOWA APTS.

MASSACHUSETTS AVENUE TO BLAINE STREET
HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'

ACCT. NO. _____
D-856

SHEET 1 OF 2

PUBLIC UTILITIES DEPARTMENT
WATER DIVISION

APPROVED BY: *[Signature]* DATE: 07/26/11

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

PLANS PREPARED UNDER THE DIRECTION OF:

DRAWN BY: G.A.
DESIGN BY: J.V.
CHECKED BY: J.V.
DATE: 07/26/11

JASON F. VROOM R.C.E. 61297 DATE: 07/26/11
EXPIRATION DATE: 06-30-13 DATE: 07/26/11

ALLIANCE
LAND PLANNING & ENGINEERING INC.

2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-8888
FAX: (760) 431-8802

27433 TOURNEY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
FAX: (661) 254-1929

CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING
CITY BUSINESS TAX ID: 00142354 EXP DATE: 04/19/12

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: *[Signature]* DRAWN BY: *[Signature]* CHECKED BY: *[Signature]*

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

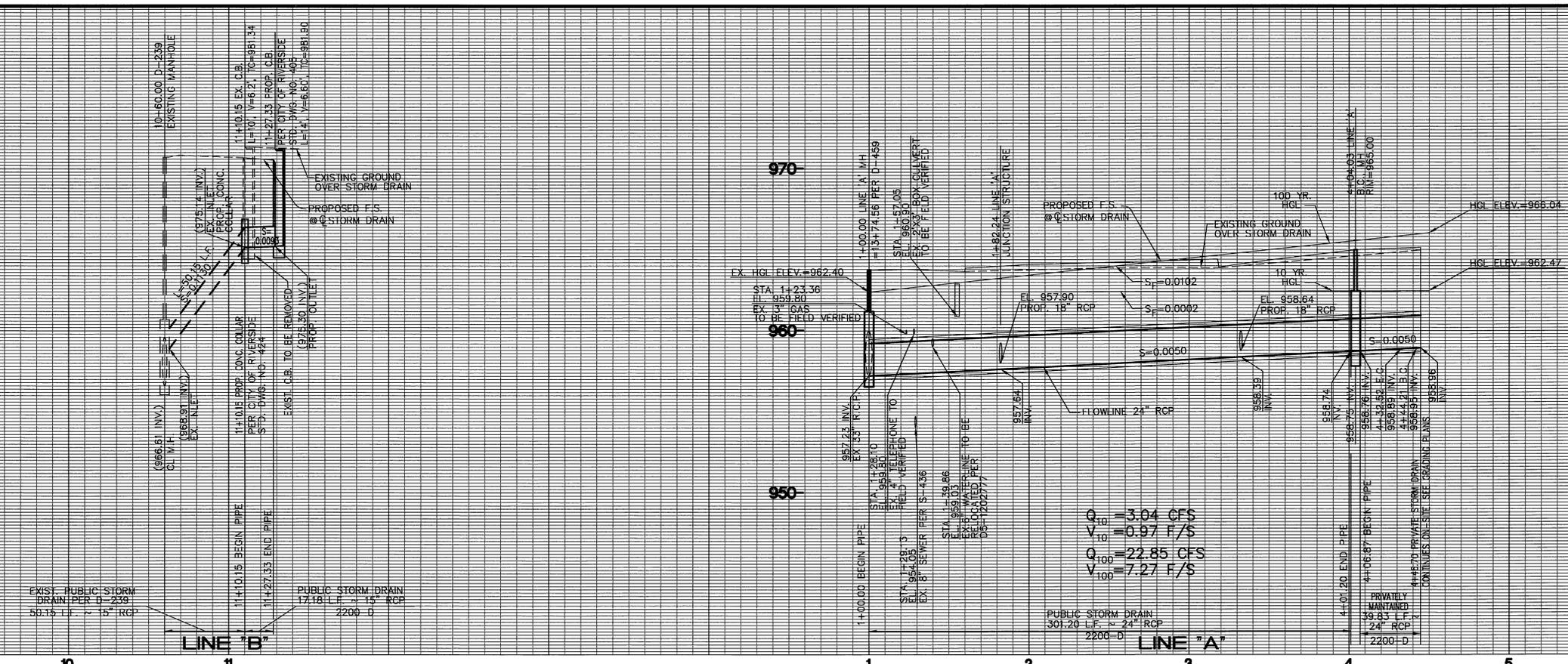
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	<i>[Signature]</i>	7/26/11	<i>[Signature]</i>
TRAFFIC DIVISION	<i>[Signature]</i>	7-26-11	CITY ENGINEER

DATE: 7/26/11

INDEXED-11/8/11 SE

SCALE: HOR. 1" = 40'
VERT. 1" = 4'

980
970
960



Q₁₀ = 3.04 CFS
V₁₀ = 0.97 F/S
Q₁₀₀ = 22.85 CFS
V₁₀₀ = 7.27 F/S

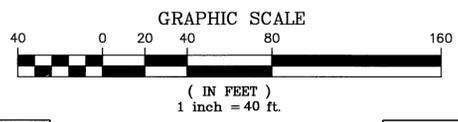
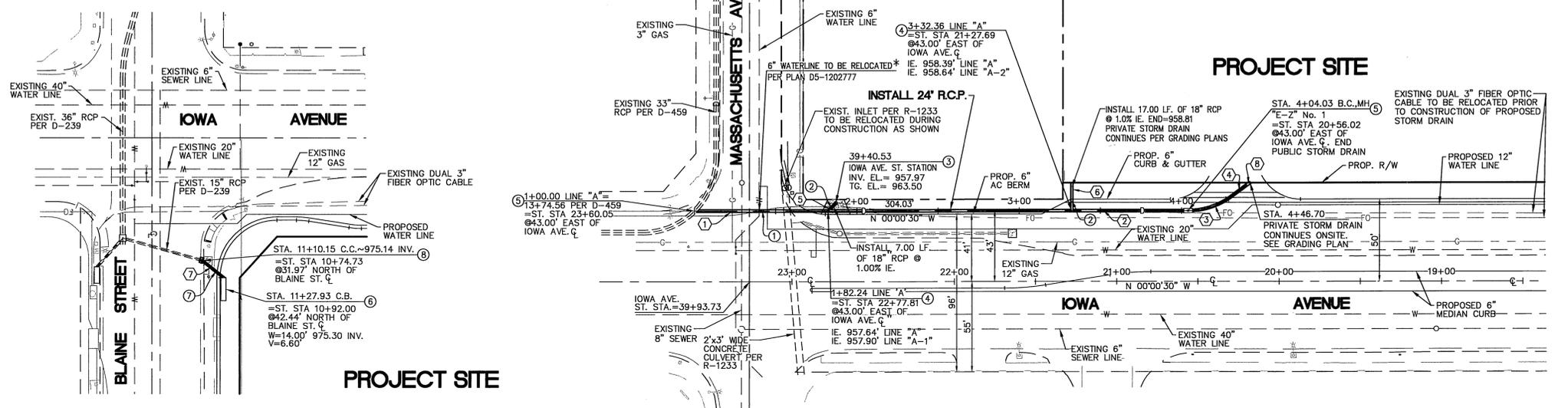
- CONSTRUCTION NOTES:**
- INSTALL 24" RCP WITH PIPE BEDDING PER CITY OF RIVERSIDE STD. DWG. No. 452
 - INSTALL 18" RCP WITH PIPE BEDDING PER CITY OF RIVERSIDE STD. DWG. No. 452
 - INSTALL C.S.P. RISER PER CITY OF RIVERSIDE STD. NO. 412
 - CONSTRUCT JUNCTION STRUCTURE B PER CITY OF RIVERSIDE STD. DWG. No. 421
 - CONSTRUCT MANHOLE "E-Z" PER CITY OF RIVERSIDE STD. DWG. No. 431
 - CONSTRUCT CATCH BASIN PER CITY OF RIVERSIDE STD. DWG. No. 405.
 - INSTALL 15" RCP WITH PIPE BEDDING PER CITY OF RIVERSIDE STD. DWG. No. 452
 - INSTALL CONCRETE COLLAR PER CITY OF RIVERSIDE STD. DWG. No. 424

STORM DRAIN DATA TABLE

STATION	Δ	R	L	T
1	N00°00'30"W	-	82.24'	-
2	N00°00'30"W	-	221.78'	-
3	36°16'48"	45.00'	28.49'	14.74'
4	N36°17'18"W	-	11.68'	-
5	N45°00'30"W	-	6.81'	-
6	N89°59'30"E	-	17.00'	-
7	N38°15'32"E	-	17.18'	-
8	S20°48'	22.50'	2.49'	1.25'

JUNCTION STRUCTURE TABLE

STATION	A	B	C'	D	E'	L	R	S
1+82.24	45°00'00"	18"	2.7'	2.4"	1.7'	3.2'	957.65	957.63
3+37.36	90°00'00"	18"	2.0'	2.4"	0.3'	2.0'	958.40	958.38



*** NOTE TO CONTRACTOR:**
WATER LINE RELOCATION MUST BE COMPLETED AND IN SERVICE PRIOR TO SD INSTALL WHERE CONFLICTS WITH WATERLINE



PUBLIC UTILITIES DEPARTMENT
WATER DIVISION

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

PLANS PREPARED UNDER THE DIRECTION OF:
DRAWN BY G.A.
DESIGN BY J.V.
CHECKED BY J.V.
W.O. XX-XXX

JASON F. VROOM R.C.E. 61297 DATE 09/22/11
EXPIRATION DATE: 06-30-13 DATE 09/22/11

ALLIANCE
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TEL: (760) 431-8896 FAX: (760) 431-8802
27433 TOURNAY ROAD SUITE 250 VALENCIA, CA 91355
TEL: (661) 799-2780 FAX: (661) 294-1929
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING
CITY BUSINESS TAX ID 00142354 EXP DATE 04/19/12

APPROVED BY
PRINCIPAL ENGINEER
TRAFFIC DIVISION

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

PW 11-0085
STORM DRAIN IMPROVEMENT PLAN
STERLING IOWA APTS.
MASSACHUSETTS AVENUE TO BLAINE STREET
HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'

ACCT. NO. _____
D-856
SHEET 2 OF 2