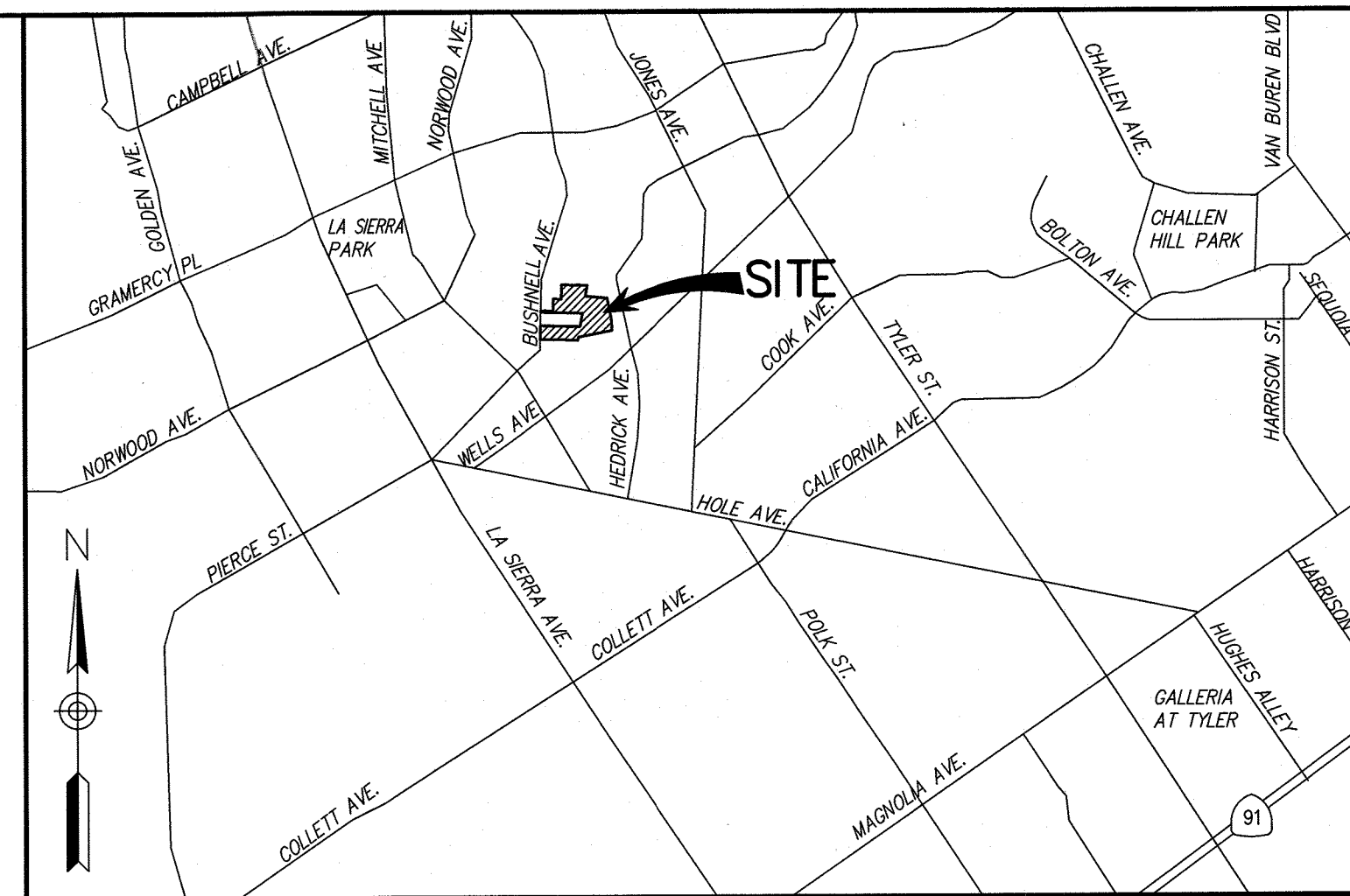
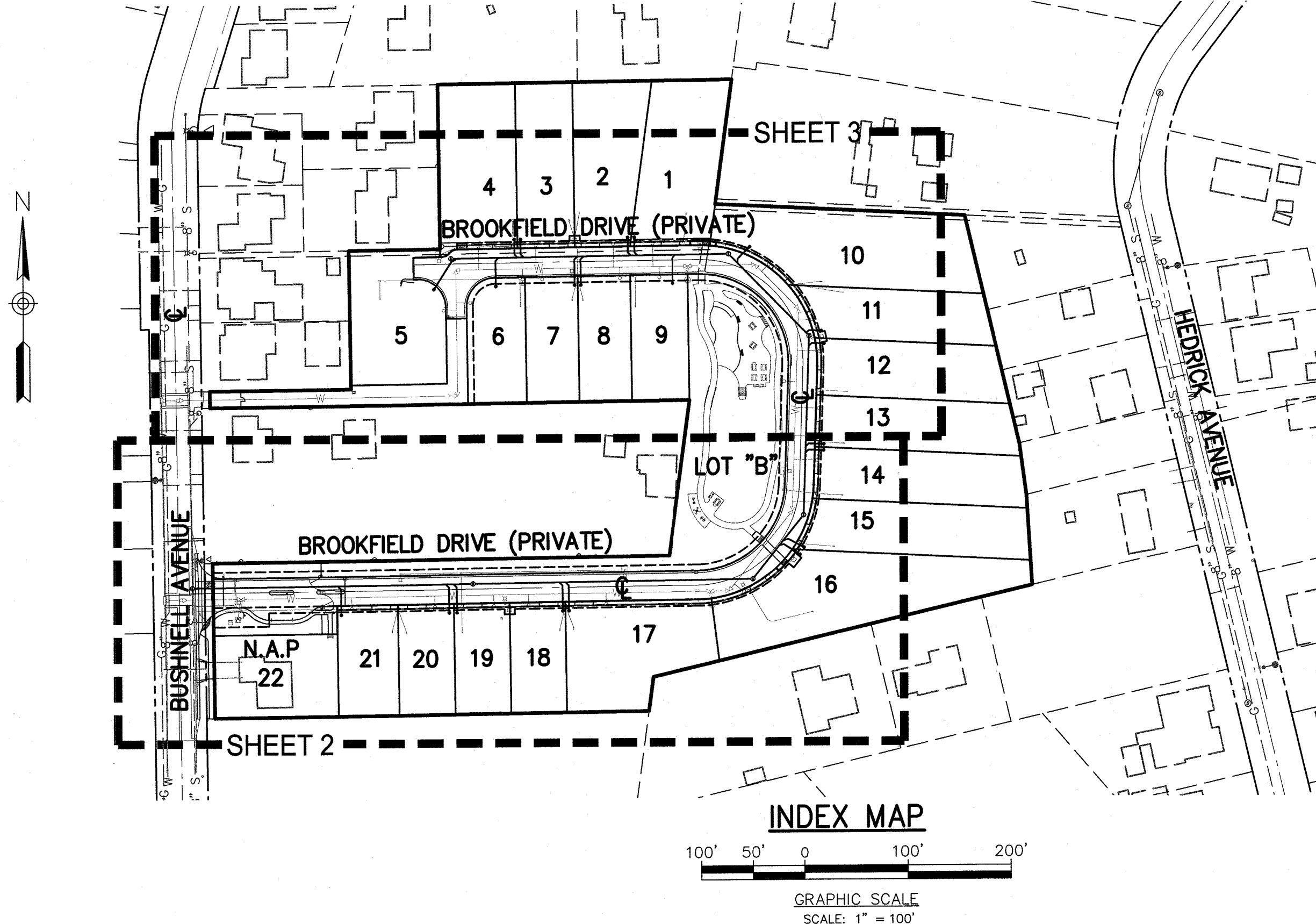


CITY OF RIVERSIDE SEWER IMPROVEMENT PLAN TRACT NO. 37740

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.
- 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.
- 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.



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER SOILS ENGINEER

BUSHNELL DEVELOPMENT, LLC.
2625 AUGUSTA WAY
TUSTIN, CA 92782
(714) 504-5295
CONTACT: DEAN COOK

GEOMAT TESTING LABORATORIES
9980 INDIANA AVENUE, STE 14
RIVERSIDE, CA 92503
PH: (951) 688-5400
FAX: (951) 688-5200

ENGINEER

WOODARD GROUP
3585 MAIN STREET, SUITE 205
RIVERSIDE, CA 92501
PH: (951) 907-5077

FIELD SURVEY

IW CONSULTING ENGINEERS, INC.
DATE: NOVEMBER 17, 2006

ARCHITECT

KEVIN L. CROOK ARCHITECT, INC.
1360 REYNOLDS AVENUE,
SUITE 110
IRVINE, CA 92614
PH: (949) 660-1587 X102

REFERENCE DRAWING

GRADING PW18-0492
STREET R-4036
WATER PUW18-0218

ASSESSOR PARCEL NO. & ACREAGE:

BOOK	PAGE	PARCELS	GROSS ACRES
147	160	007	1.77
147	160	008	1.30
147	140	014	1.00
147	140	015	1.15
147	140	019	1.50
TOTAL GROSS			6.72 ACRES

LEGAL DESCRIPTION

LOTS 21 AND 23 AND PORTIONS OF LOTS 20, 33, & 34 AS SHOWN BY MAP OF ONWENSIA ON FILED IN BOOK 11, PAGE 98 AND 99 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UTILITY PROVIDERS

WATER: RIVERSIDE PUBLIC UTILITIES
SEWER: CITY OF RIVERSIDE
ELECTRICITY: RIVERSIDE PUBLIC UTILITIES
GAS: THE GAS COMPANY
TELEPHONE: AT&T
TELEVISION: AIR WAVES / CHARTER COMMUNICATIONS

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - PLAN AND PROFILE 0+00.00 TO 7+00.00
SHEET 3 - PLAN AND PROFILE 7+00.00 TO 11+76.55

CONTRACTOR'S RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS 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 OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

ATTENTION CONTRACTORS:

GRADES ARE GIVEN FROM TOP OF STAKES AND NAILS UNLESS OTHERWISE NOTED HEREIN. IN THE CASE OF A PIPE OR FLUME, GRADES GIVEN REFER TO THE HEIGHT OF THE BOTTOM OF THE INVERT OR INSIDE BOTTOM. CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULE IN USING THE GRADE STAKES GIVEN BY THIS OFFICE FOR PUTTING IN CURBS, WALKS, SEWER, FLUMES, AND ALL OTHER WORK. THREE CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME RATE OF SLOPE MUST BE USED IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT GRADE MAY BE DETECTED, AND IN CASE ANY SUCH DISCREPANCY IS FOUND, THE SAME MUST BE REPORTED. OTHERWISE THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY ERROR IN THE GRADE OF THE FINISHED WORK. IN ANY CASE, ALL STAKES, NAILS, ETC., VOID IN THREE (3) DAYS.

CONSTRUCTION NOTES

	QNTY.
① INSTALL 8" VCP SEWER PIPE OR APPROVED EQUAL & PIPE BEDDING PER CITY STANDARD 452 CASE II	1,177 LF
② INSTALL SEWER MANHOLE PER CITY OF RIVERSIDE STANDARD 500	7 EA
③ INSTALL 4" VCP SEWER LATERAL WITH CLEANOUT PER CITY OF RIVERSIDE STANDARD 562	488 LF / 21 EA

ABBREVIATIONS

R/W	RIGHT OF WAY
P/L	PROPERTY LINE
EXIST.	EXISTING
PROP.	PROPOSED
S.F.	SQUARE FEET
D/W	DRIVEWAY
S/W	SIDEWALK
M.H.	MANHOLE
FS	FINISH SURFACE
TC	TOP OF CURB
FL	FLOW LINE
FG	FINISH GRADE
TG	TOP OF GRATE
INV.	INVERT
S.D.	STORM DRAIN
EG	EXISTING GROUND
T.B.R.	TO BE REMOVED
P.I.P.	PROTECT IN PLACE
P.P.	POWER POLE
F.H.	FIRE HYDRANT
L/S	LANDSCAPE
CL	CENTERLINE OF STREET
HP	HIGH POINT
NG	NATURAL GROUND
DF	DEEPENED FOOTING
LP	LOW POINT
BFP	SEWER BACK FLOW PREVENTER

LEGEND

---	EXISTING PROPERTY LINE
---	PROPOSED RIGHT OF WAY
---	EXISTING RIGHT OF WAY
---	EXISTING CENTERLINE
---	PROPOSED CURB
---	EXISTING CURB
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	EXISTING DIRT ROAD
---	PROPOSED PARKING STRIPE
---	EXISTING EASEMENT
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING FENCE
---	EXISTING BUILDING
---	EXISTING CONCRETE
---	PROPOSED UNDERGROUND UTILITY
---	EXISTING UNDERGROUND UTILITY
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING CONTOUR ELEVATION
---	EXISTING SPOT ELEVATION

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PREVENT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

ACTUAL THICKNESS OF BASE MATERIAL TO BE DETERMINED BY THE SOILS TEST AND RECOMMENDED BY THE SOILS ENGINEER. R-VALUES, SAND EQUIVALENTS AND STRUCTURAL SECTION OF STREETS SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR APPROVAL UPON COMPLETION OF ROUGH GRADING.

CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITE, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES, ENTERING OR LEAVING IMPROVEMENTS.

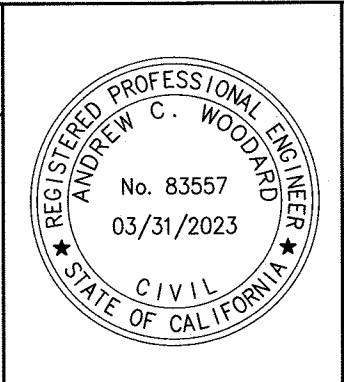
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; 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 DESIGN PROFESSIONAL.



PRIVATE ENGINEERING NOTE
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BENCHMARK:
CITY OF RIVERSIDE
POINT ID. F2-M3
P.K. NAIL AND CITY TAG IN THE NORTHERLY CURB OF HOLE AVENUE 40 FEET EASTERLY OF THE CENTERLINE OF HIERS AVE.
ELEVATION=705.52 (NAVD 29)

CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT
APPROVED BY: *Cheri Giam* 6/19/21
WATER ENGINEERING



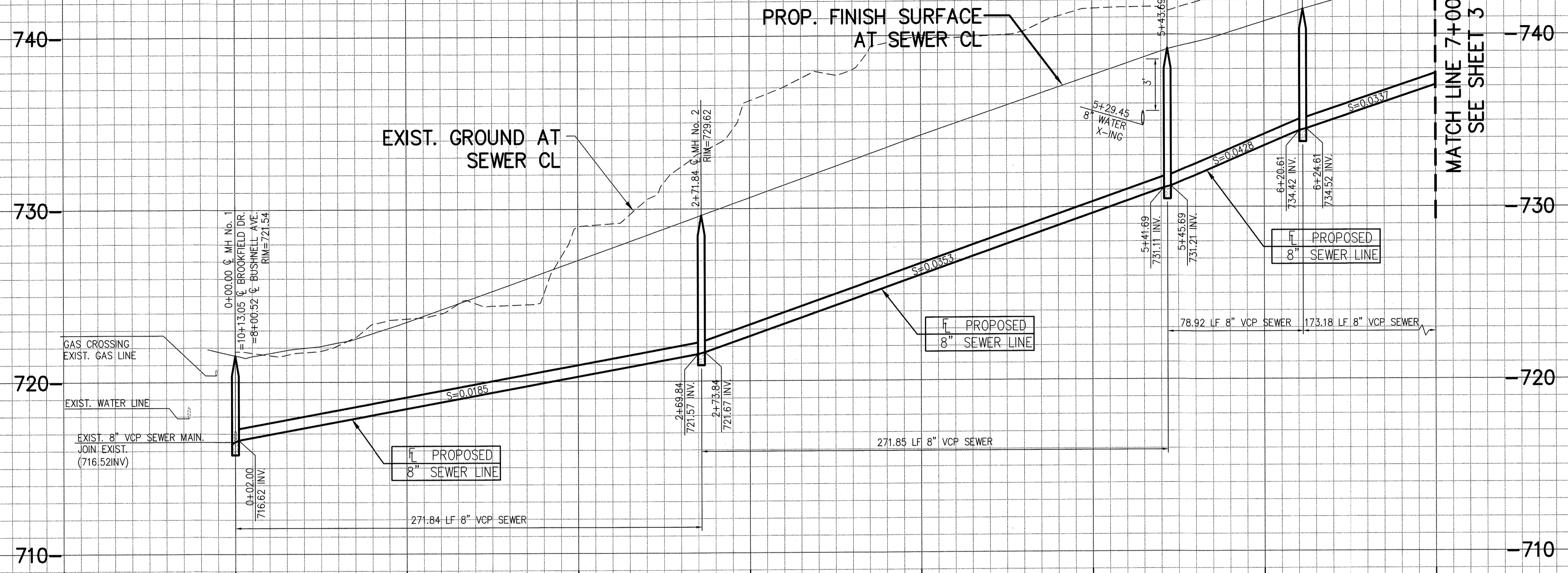
CITY BUSINESS CERTIFICATE NO. 1248233 EXP. 2/28/2021
Woodard group
PREPARED BY: *[Signature]* R.C.E. NO. 83557
DATE: 6/8/2021

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* BY DATE: *7/16/21*
PRINCIPAL ENGINEER: *[Signature]* 7/16/21
ENGINEER MANAGER: *[Signature]* 7/16/21
TRAFFIC ENGINEER: *[Signature]* 7/16/21
APPROVED BY: *[Signature]* CITY ENGINEER
DATE: July 8, 2021

CITY OF RIVERSIDE
SEWER IMPROVEMENTS PLANS
TRACT NO. 37740
TITLE SHEET
HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED

PW18-0493
S-2033
SHEET 1 OF 3

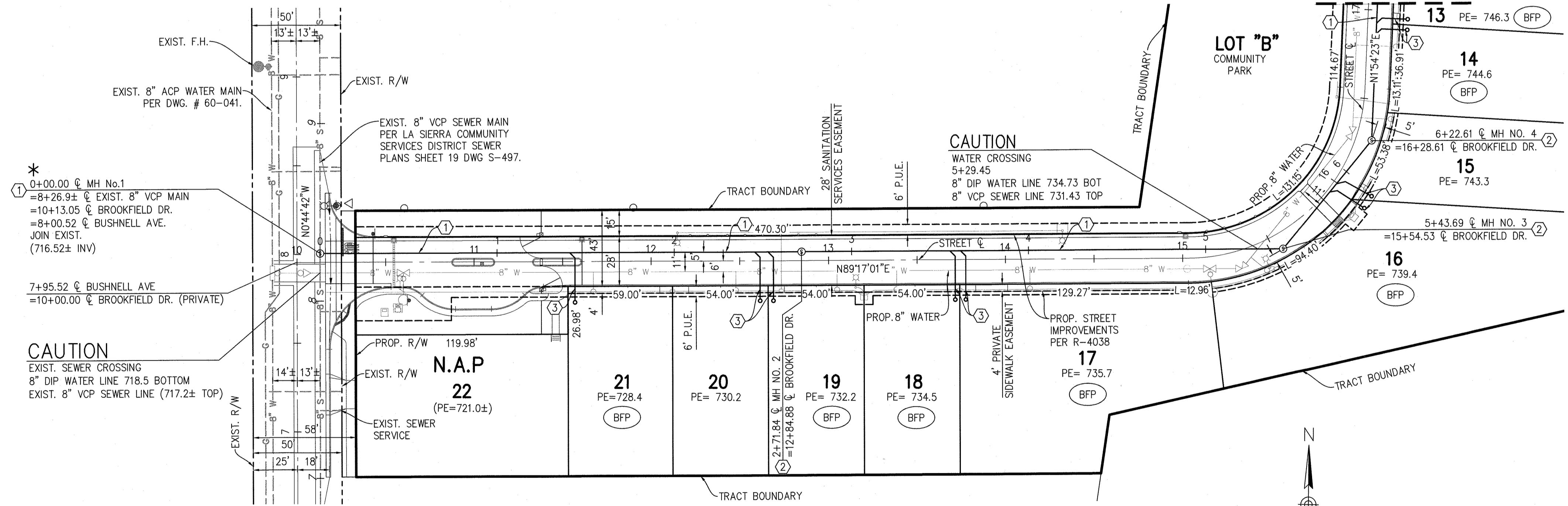


PROFILE SCALE
 HORZ: 1" = 40'
 VERT: 1" = 4'

BUSHNELL AVE.

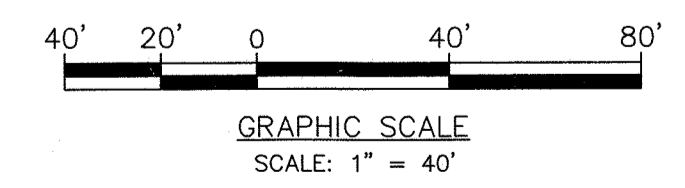
SEE SHEET 3
 MATCH LINE 7+00.00

*** NOTE:**
 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL POSITION OF ALL POINTS OF CONNECTION TO EXISTING STRUCTURES. THIS SHALL INCLUDE BOTH ABOVE GROUND AND BELOW GROUND POINTS OF CONNECTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE BEGINNING OF CONSTRUCTION.



- CONSTRUCTION NOTES**
- INSTALL 8" VCP SEWER PIPE OR APPROVED EQUAL & PIPE BEDDING PER CITY STANDARD 452 CASE II.
 - INSTALL SEWER MANHOLE PER CITY OF RIVERSIDE STANDARD 500.
 - INSTALL 4" VCP SEWER LATERAL WITH CLEANOUT PER CITY OF RIVERSIDE STANDARD 562.

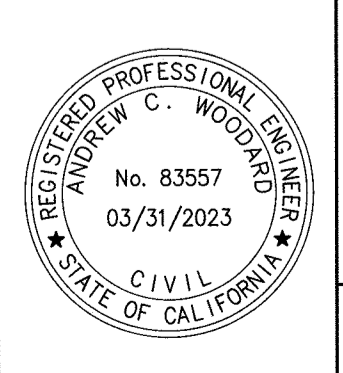
SEWER LATERAL STATION	
LOT #	STATION
13	6+91.64
14	6+85.64
15	5+98.27
16	5+90.46
17	3+64.46
18	3+58.47
19	2+55.96
20	2+48.47
21	1+43.97



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 THE 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 DESIGN PROFESSIONAL.

BENCHMARK:
 CITY OF RIVERSIDE
 POINT ID: F2-M3
 P.K. NAIL AND CITY TAG IN THE NORTHERLY CURB OF HOLE AVENUE 40 FEET EASTERLY OF THE CENTERLINE OF HIERS AVE.
 ELEVATION=705.52 (NAVD 29)

CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT
 APPROVED BY: *Chris Spear* 6/9/21
 WATER ENGINEERING



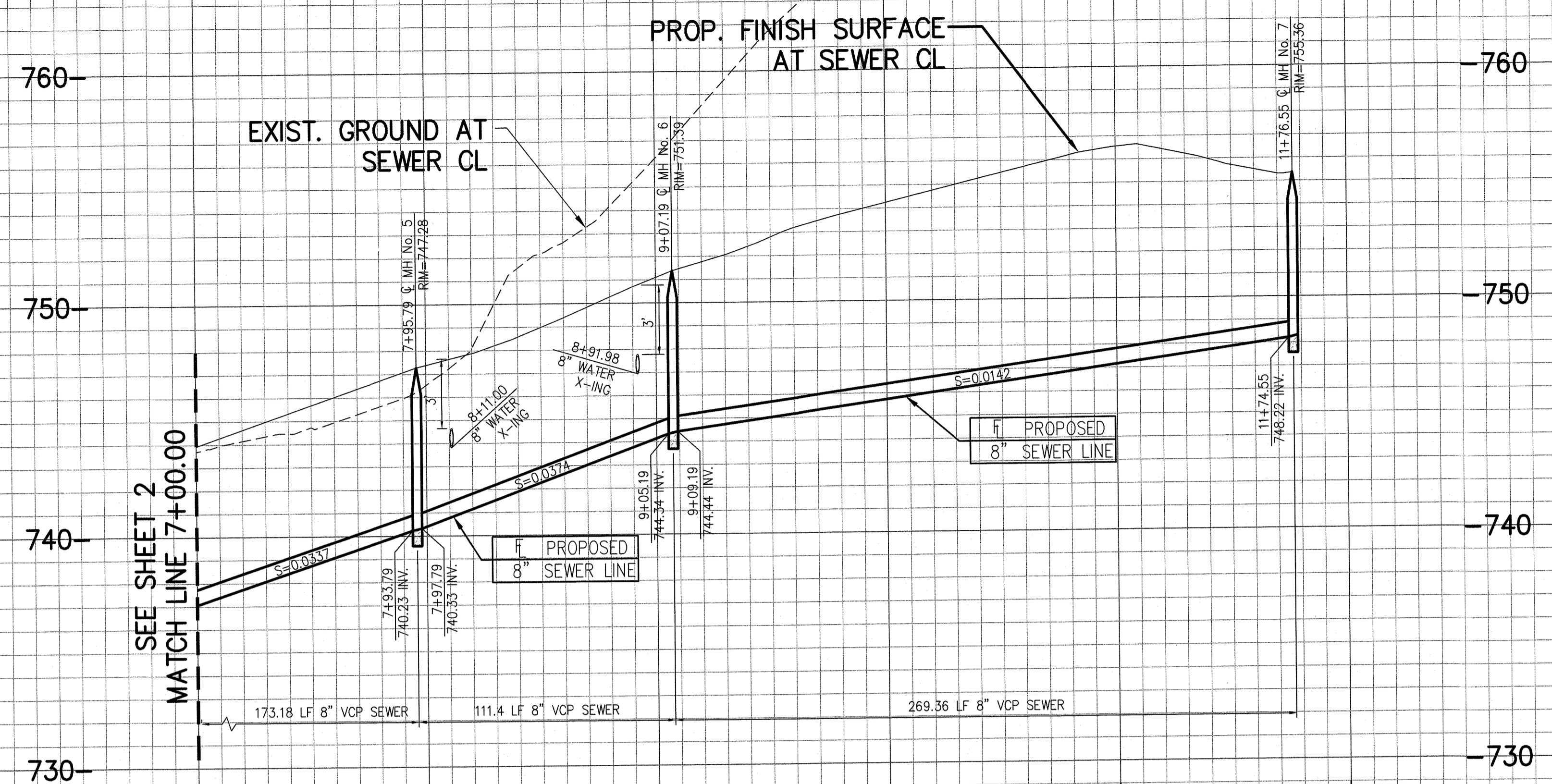
CITY BUSINESS CERTIFICATE NO. 1248233 EXP. 2/28/2021
woodard group
 PREPARED BY: *[Signature]* R.C.E. NO. 83557
 DATE: 6/8/2021

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: *July 8, 2021*
 CITY ENGINEER

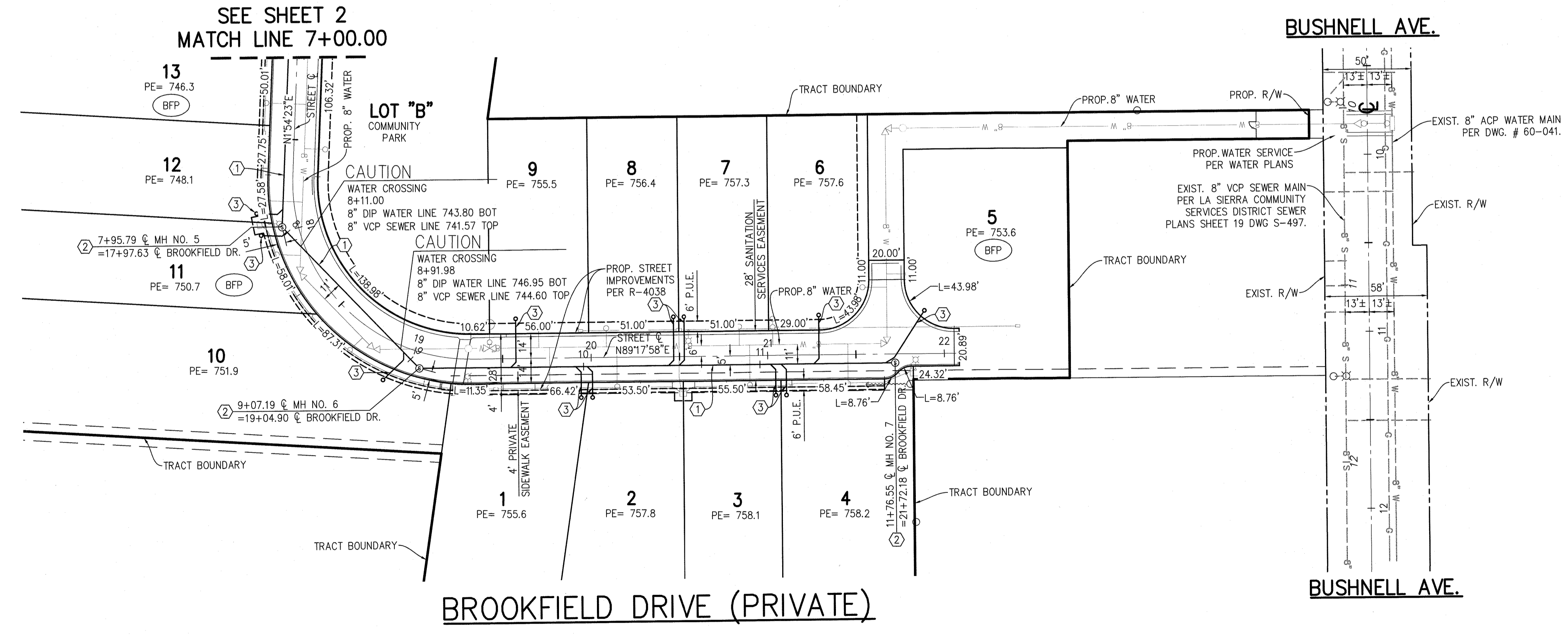
CITY OF RIVERSIDE
SEWER IMPROVEMENTS PLANS
TRACT NO. 37740
PLAN AND PROFILE
0+00.00 TO 7+00.00 8" VCP SEWER
 HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED

PW18-0493
S-2033
PLAN AND PROFILE
0+00.00 TO 7+00.00 8" VCP SEWER
 SHEET 2 OF 3

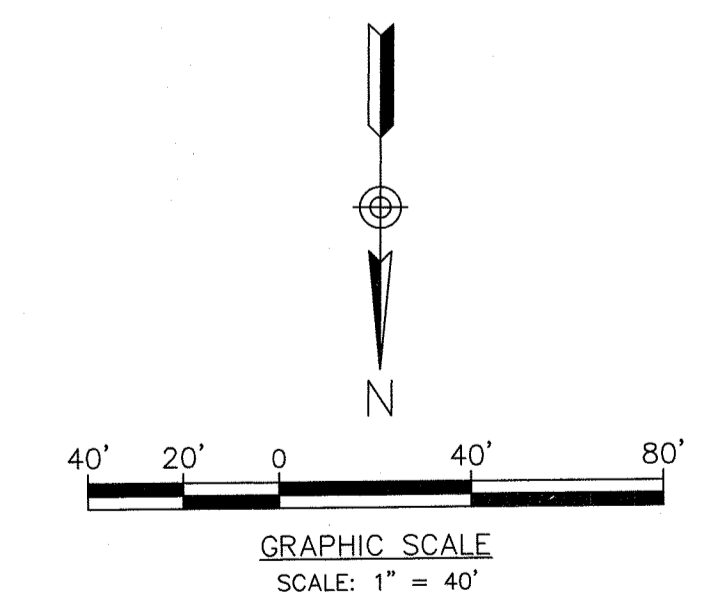


PROFILE SCALE
 HORZ: 1" = 40'
 VERT: 1" = 4'

LOT #	STATION
1	9+98.57
2	10+04.99
3	11+08.87
4	11+14.87
5	11+93.37
6	11+33.49
7	10+57.07
8	10+51.07
9	9+61.89
10	8+97.49
11	7+95.79
12	7+88.67
13	6+91.64



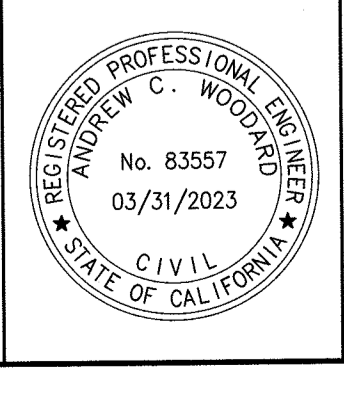
- CONSTRUCTION NOTES**
- INSTALL 8" VCP SEWER PIPE OR APPROVED EQUAL & PIPE BEDDING PER CITY STANDARD 452 CASE II.
 - INSTALL SEWER MANHOLE PER CITY OF RIVERSIDE STANDARD 500.
 - INSTALL 4" VCP SEWER LATERAL WITH CLEANOUT PER CITY OF RIVERSIDE STANDARD 562.



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 THE 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 DESIGN PROFESSIONAL.

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 ELEVATION=705.52 (NAVD 29)

CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT
 APPROVED BY: *Christina Sporen* 6/9/21
 WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 1248233 EXP. 2/28/2021
woodard group
 PREPARED BY: *[Signature]* R.C.E. NO. 83557 DATE: 6/8/2021

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: *[Signature]* DATE: July 8, 2021
 PRINCIPAL ENGINEER: *[Signature]*
 ENGINEER MANAGER: *[Signature]*
 TRAFFIC ENGINEER: *[Signature]*

CITY OF RIVERSIDE
SEWER IMPROVEMENTS PLANS
TRACT NO. 37740
PLAN AND PROFILE
7+00.00 TO 11+76.55 8" VCP SEWER
 HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED

PW18-0493
 S-2033
 SHEET 3 OF 3