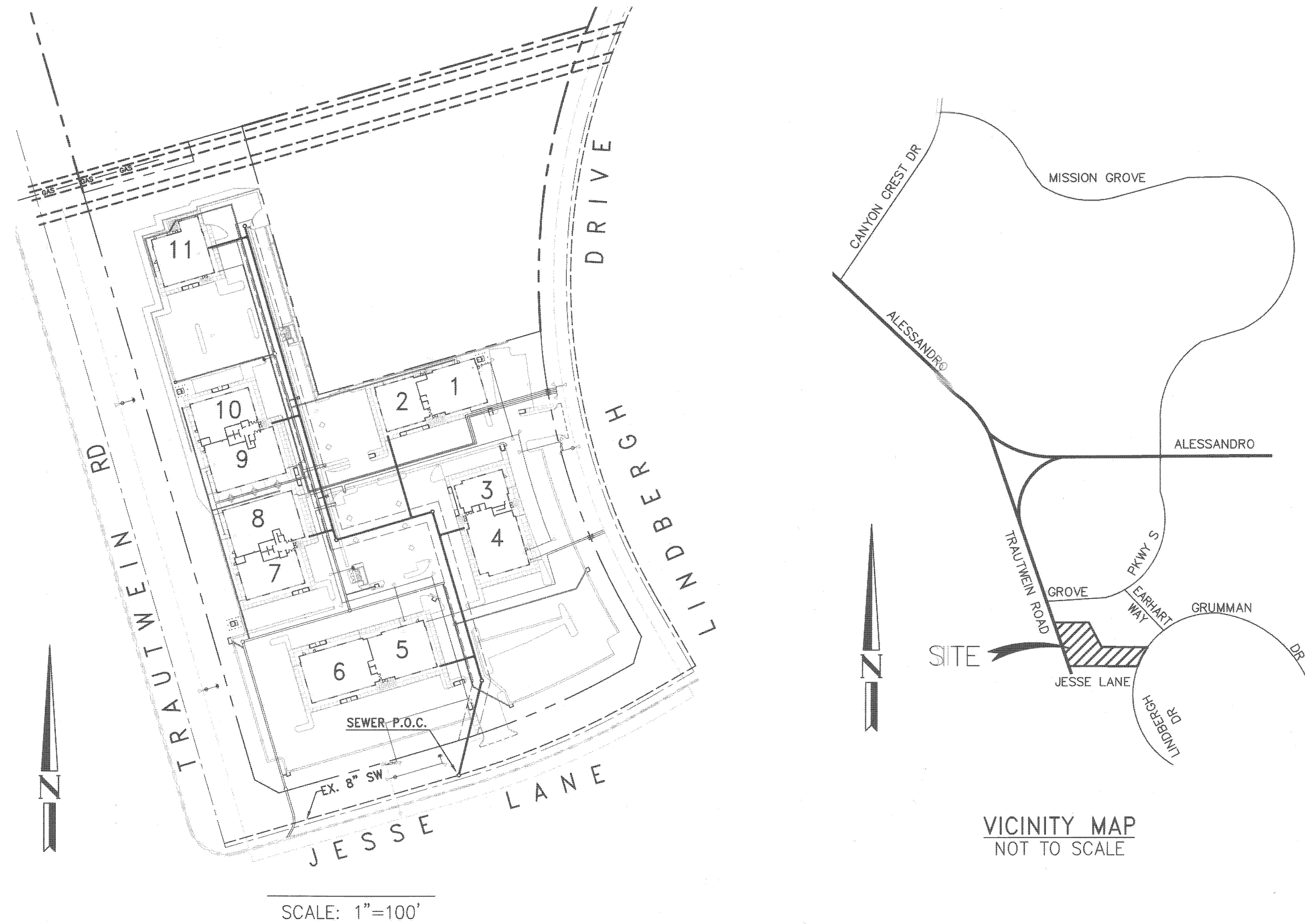


GENERAL NOTES

- 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 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 reestablishing 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 # 1800-228-2600, 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.

PUBLIC SEWER IMPROVEMENT PLAN SILVER OAK RIVERSIDE OFFICE PARK RIVERSIDE, CALIFORNIA



OWNER

SILVER OAK RIVERSIDE 1, LLC, A CALIFORNIA CORPORATION
8175 E. KAISER BLVD
ANAHEIM HILLS, CA 92808
(714) 685-6860 FAX: (714) 685-6801

ENGINEER

DEVELOPMENT RESOURCE CONSULTANTS, INC.
800 S. ROCHESTER AVENUE, SUITE 4C
ONTARIO, CA. 91761
(909) 230-5241 FAX: (909) 230-5246
STEVE REINER R.C.E. 41308 EXP. 3/31/07

ARCHITECT

WARE-MALCOMB ARCHITECTS INC.
10 EDELMAN
IRVINE, CA. 92618
(949) 660-9128 FAX: (949) 863-1581
TONY DABAGHY

GEOTECHNICAL ENGINEER

ALBUS-KEEFE & ASSOCIATES
1011 N. ARMANDO STREET
ANAHEIM, CA. 92806
(714) 630-1626 FAX: (714) 630-1916
PATRICK M. KEEFE

LANDSCAPE ARCHITECT

CUMMINGS CURLEY AND ASSOC., INC.
7447 N. FIGUEROA STREET, SUITE 310
LOS ANGELES, CA 90041
ATTN: ROBERT CURLEY
(323) 344-4240

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 27988, IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 184, PAGES 3 AND 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

WESTERN MUNICIPAL WATER DISTRICT
REVIEWED FOR NON-INTERFERENCE COMPLIANCE
SHEETS 1 THRU 2
Paul Ramsey
APPROVED DATE 3-5-07

APN 276-160-013
NWC JESSE LANE
AND LINDBURGH DRIVE

INDEXED 4-09-07
CITY BUS LIC #118493 EXP 10/06/07

ONSITE SEWER CONSTRUCTION NOTES AND QUANTITIES *		
ITEM	DESCRIPTION	QUANTITY
21	CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD 500.	4 EA
22	INSTALL 8" VCP SEWER MAIN.	806 LF
23	INSTALL 4" VCP SEWER LATERAL.	60 LF
24	INSTALL SEWER CLEANOUT PER CITY OF RIVERSIDE STD 562A.	6 EA
25	REMOVE AND REPLACE AC PAVEMENT.	360 SF

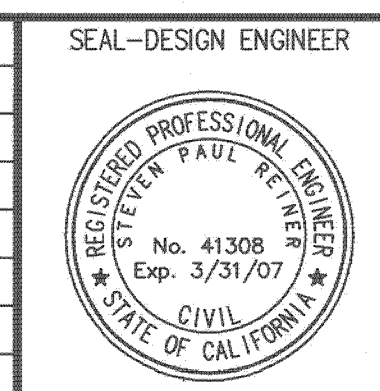
* QUANTITIES SHOWN ON THESE PLANS ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHOULD RUN THEIR OWN QUANTITIES AND BID A COMPLETE JOB.



BENCHMARK: E8-D3
DESCRIPTION:
P.I.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH BASIN AT THE E.C.R. OF THE SOUTHEASTERLY CURB RETURN OF JESSE LANE AND TRAUTWEIN ROAD. THE MARK IS 2 FEET SOUTHERLY OF THE FACE OF CURB.
ELEV. = 1599.773

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TRAUTWEIN ROAD AS BEING N16°19'43"W. AS SHOWN ON PARCEL MAP 23178 BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS AT PAGES 20 THROUGH 22 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MARK	DESCRIPTION	APPR.	DATE



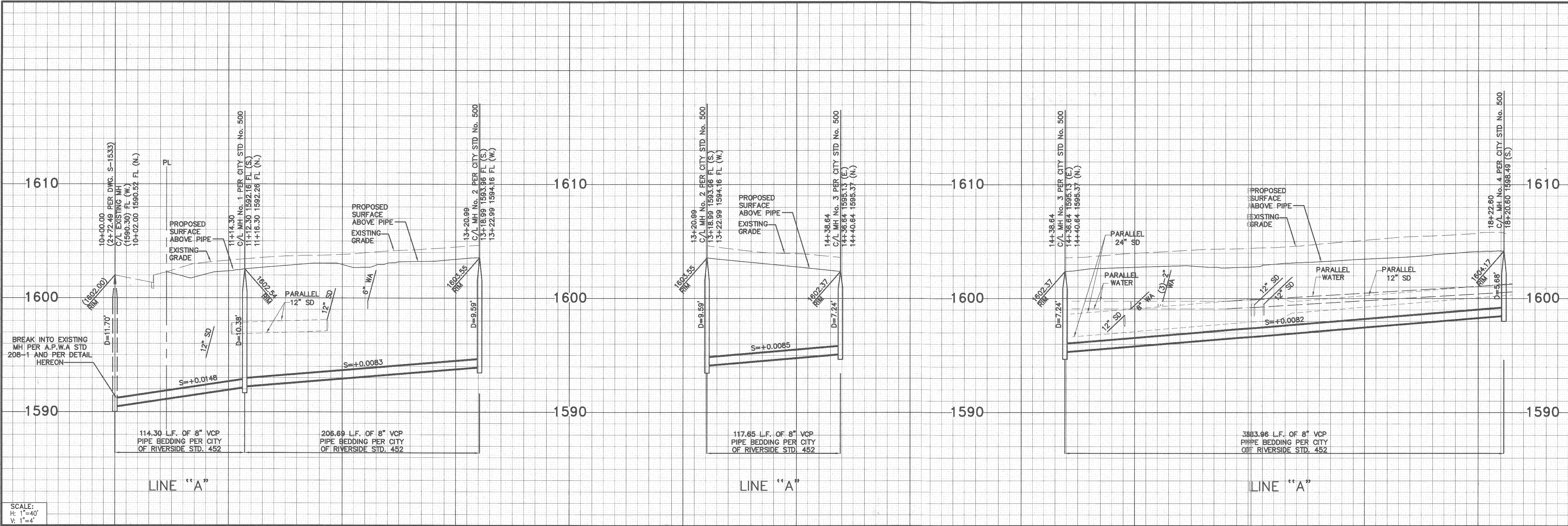
SEAL-DESIGN ENGINEER
DRC Development Resource Consultants, Inc.
Civil Engineering • Land Surveying • Land Planning
800 S. ROCHESTER AVE., SUITE 4C, ONTARIO, CA 91761-8171
(909) 230-5241-PH (909) 230-5246-FAX
PREPARED UNDER THE SUPERVISION OF:
Steve Reiner
STEVE REINER, P.E. DATE: 3/18/07
R.C.E. 41308 EXP. 03-31-07

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *Steve Reiner* DATE: 3/18/07
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
APPROVED BY: *John Bed* DATE: 3/18/07
DIRECTOR OF PUBLIC WORKS

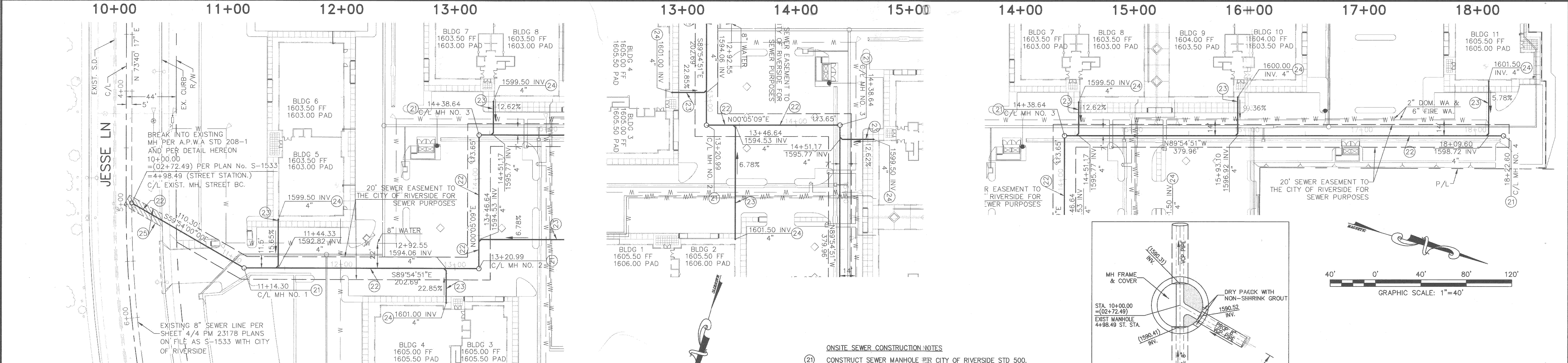
SILVER OAK RIVERSIDE OFFICE PARK
RIVERSIDE, CALIFORNIA
TITLE SHEET
19310-40 JESSE LANE

PROJECT NO. U06-738
S-2018
SHEET 1 OF 2
FILE NO. PW07-0062

Drawing Name: M:\2008\U06-738 Riverside SilverOak\Eng\Final Plots\Y365W01.dwg
Last Modified: Feb 27, 2007 11:30am by jlaboye



SCALE:
H: 1"=40'
V: 1"=4'



LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 27988, IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA'S PER MAP RECORDED IN BOOK 184, PAGES 3 AND 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK: E8-D3

DESCRIPTION
P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE WESTERLY WALL OF A CATCH BASIN AT THE E.C.R. OF THE SOUTHEASTERLY CURB RETURN OF JESSE LANE AND TRAUTWEIN ROAD. THE MARK IS 2 FEET SOUTHERLY OF THE FACE OF CURB.

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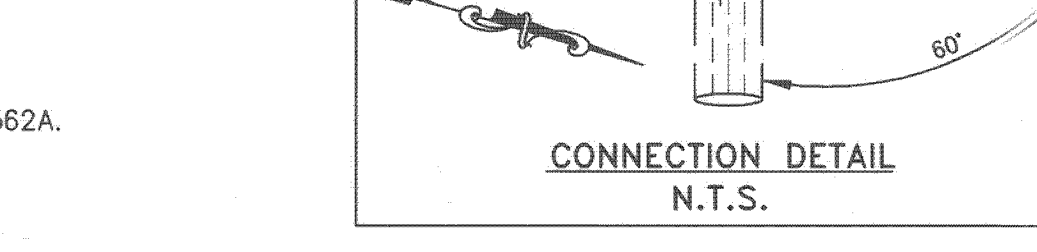
WESTERN MUNICIPAL WATER DISTRICT
APPROVED: *[Signature]*
DATE: 3-5-07

MARK	DESCRIPTION	APPR.	DATE

SEAL-DESIGN ENGINEER
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 41308
Exp. 3/31/07
CIVIL

ONSITE SEWER CONSTRUCTION NOTES
 (21) CONSTRUCT SEWER MANHOLE PER CITY OF RIVERSIDE STD. 500.
 (22) INSTALL 8" VCP SEWER MAIN
 (23) INSTALL 4" VCP SEWER LATERAL.
 (24) INSTALL SEWER CLEANOUT PER CITY OF RIVERSIDE STD 562A.
 (25) REMOVE AND REPLACE AC PAVEMENT.

DRC Development Resource Consultants, Inc.
 CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
 800 S. ROCHESTER AVE., SUITE 4C, ONTARIO, CA 91761-8171
 (909) 230-5241 • PH (909) 230-5246 • FAX
 PREPARED UNDER THE SUPERVISION OF:
[Signature] DATE: 2/27/07
 STEVE REINER, P.E. R.C.E. 41308 EXP. 03-31-07



INDEXED 4-09-07 LK
 CITY BUS LIC #118493 EXP 10/06/07

Underground Service Alert
 Call: TOLL FREE 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

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CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: *[Signature]* BY DATE: 3/13/07
 PRINCIPAL ENGINEER
 PARK DIVISION
 TRAFFIC DIVISION
 APPROVED BY: *[Signature]* BY DATE: 3/13/07
 DIRECTOR OF PUBLIC WORKS

SILVER OAK RIVERSIDE OFFICE PARK
 RIVERSIDE, CALIFORNIA
 SEWER PLAN & PROFILE
 19310-40 JESSE LANE
 PROJECT NO. U06-738
 SHEET 2 OF 2
 FILE NO. PWD7-0062

Drawing Name: M:\2006\109-738 Riverside SilverOak\Eng\Final Plots\19310-40.dwg