STREET IMPROVEMENT PLANS FOR TRACT NO. 30741

GENERAL NOTES
STREET CONSTRUCTION

1. 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.

2. 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.

3. 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.

4. 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.

5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

6. 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.

7. SEE CITY OF RIVERSIDE PUBLIC UTILITY DRAWING No. UGL5-~~[illegible]~~ 634+28 FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.

8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.

9. 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.

10. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.

11. THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.

12. 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.

13. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.

14. ANY TRAFFIC CONTROL STRIPPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.

15. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.

16. 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.

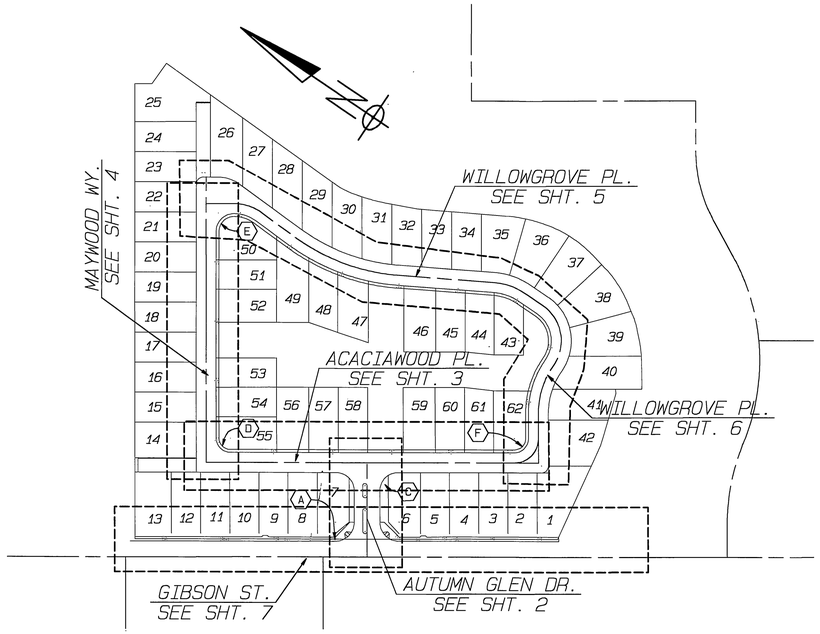
17. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES FOR FINAL GRADE AFTER PAVING IS COMPLETED.

18. 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.

19. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

20. PRIVATE STREETS SHALL BE POSTED WITH "NO PARKING" SIGNS.

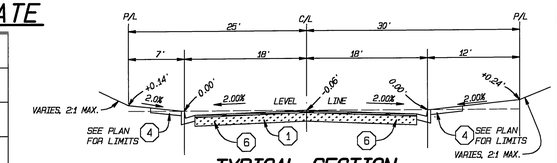
21. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW TEN (10) WORKING DAYS FOR COMPLETION OF WORK. PH. (909) 351-6368.



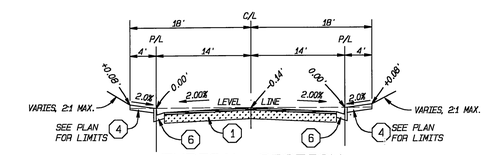
INDEX MAP
SCALE: 1" = 100'

CONSTRUCTION NOTES/QUANTITY ESTIMATE

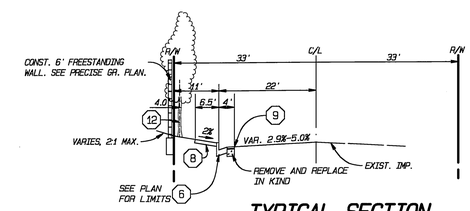
No.	DESCRIPTION	QUANTITY	UNIT
1	CONST. 3 " A.C. OVER 4 " C.A.B., R-VALUE = 74 PER S.R. 1629 (STRUCTURAL SECTION TO BE DETERMINED AT COMPLETION OF ROUGH GRADING)	44,280	SF
2	CONSTR. DRIVEWAY APPROACH (C/R STD. NO. 302, MODIFIED PER DETAIL HEREON)	20	EA
3	CONST. 6' CROSS GUTTER (C/R STD. NO. 220)	780	SF
4	CONST. PROPERTY LINE S/W, 4' WIDE (C/R STD. 325, MODIFIED)	5,650	SF
5	CONST. ACCESS RAMP (C/R STD. 304, TYPE 1 UNLESS OTHERWISE NOTED)	2	EA
6	CONST. 6" CURB & GUTTER (TYPE 1) (C/R STD. 200)	3,489	LF
7	CONST. CURB OUTLET STRUCTURE (APWA STD 151-1, INLET TYPE 1, S=4.00')	1	EA.
8	CONST. CURB LINE S/W, 6.5' WIDE (C/R STD. 325)	3,480	SF
9	SAWCUT EX. A.C. PAVING	316	LF
10	CONST. DRIVEWAY APPROACH (C/R STD. 302, TYPE PL-1)	42	EA
11	REMOVE EXISTING AC. PAVING AND BASE AND REPLACE IN KIND.	632	SF
12	INSTALL STREET TREES PER C/R PARKS DEPT. STDS.		



TYPICAL SECTION
AUTUMN GLEN DR. (PVT),
T.I.=5.0 N.T.S.



TYPICAL SECTION
MAYWOOD WY. (PVT), ACACIAWOOD PL. (PVT),
WILLOWGROVE PL. (PVT),
T.I.=5.0 N.T.S.

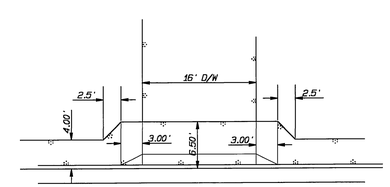


TYPICAL SECTION
GIBSON STREET
T.I.=5.0 N.T.S.

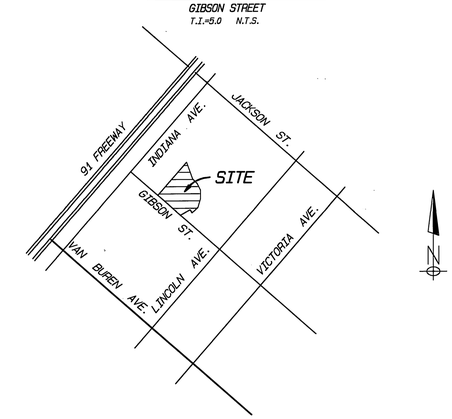
SIGN SCHEDULE

A	GIBSON ST.	3200
	AUTUMN GLEN DR. (PVT)	9200
B	R1 (30" X 30") STOP	
C	AUTUMN GLEN DR.. (PVT)	9200
	ACACIAWOOD PL.. (PVT)	3100
D	ACACIAWOOD PL.. (PVT)	3200
	MAYWOOD WY.. (PVT)	9200
E	MAYWOOD WY.. (PVT)	9200
	WILLOWGROVE PL.. (PVT)	3200
F	WILLOWGROVE PL.. (PVT)	3100
	ACACIAWOOD PL.. (PVT)	3100

INSTALL PER C/R STD. DWG. 662 & 666.



2 DRIVEWAY APPROACH DETAIL
MODIFIED STD. NO. 302 TYPE CURB-I
N.T.S.



VICINITY MAP
SCALE: 1" = 100'

GENERAL NOTES FOR PUBLIC LANDSCAPES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE PUBLIC LANDSCAPE POLICIES.
2. SEE PUBLIC LANDSCAPE PLAN NO. R-3760-L AS PREPARED BY SJA, INC. FOR GIBSON STREET PARKWAY LANDSCAPE IMPROVEMENTS.

WATER DEPARTMENT NOTE:
DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION, AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (909) 351-6368

BENCHMARK
RIV. CO. B.M. F5-K3 ELEVATION = 836.398

PK NAIL W/ CITY ENGINEERS TAG IN THE NOSE OF THE CENTER MEDIAN ISLAND ALONG ADAMS ST. AT INDIANA AVE.

RIV. CITY BUSINESS TAX CERT. # 106198, EXP. 1/1/05

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

CITY OF RIVERSIDE WATER SYSTEM — FOR SHTS 1 THRU 7
APPROVED BY — DATE 6/14/04
CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. - ELECTRIC OVERHEAD & UNDERGROUND — FOR SHTS 1 THRU 7
APPROVED BY — DATE 6/18/04

REGISTERED PROFESSIONAL ENGINEER FREDDY IRIANTO No. 60874 Exp.12/31/04 CIVIL STATE OF CALIFORNIA

IW Consulting Engineers, Inc.
Civil Engineering · Surveying · Land Planning
3544 University Avenue, Riverside, CA 92501
Tel: 909.687.2929 FAX: 909.687.2999
APPROVED BY: — DATE: 6/21/04
FREDDY IRIANTO, RCE 60874, EXP. 12/31/04

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE
DESIGNED BY: ____ DRAWN BY: ____ CHECKED BY: ____		DESIGN ENG'R.		CITY ENG'R.	

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7/13/04	
PARK DEPARTMENT	7/7/04	
TRAFFIC DIVISION	7/12/04	

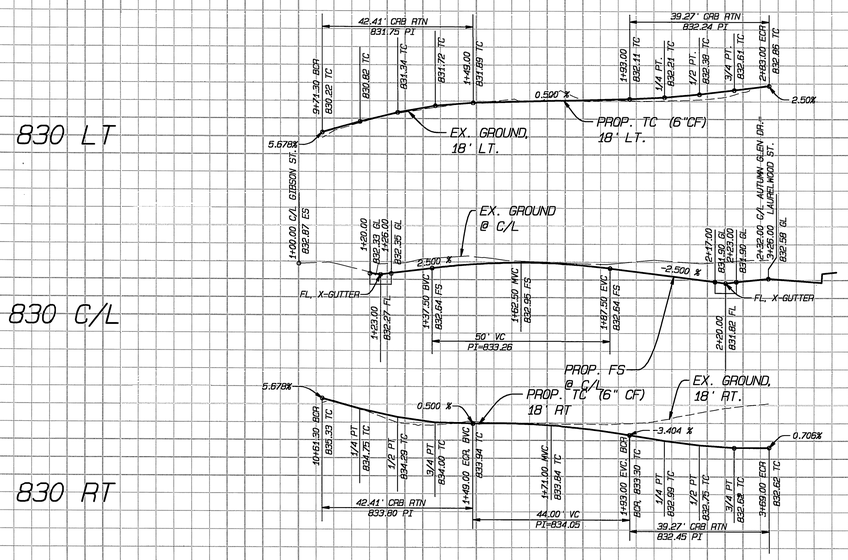
APPROVED BY — CITY ENGINEER
DATE 7/13/04

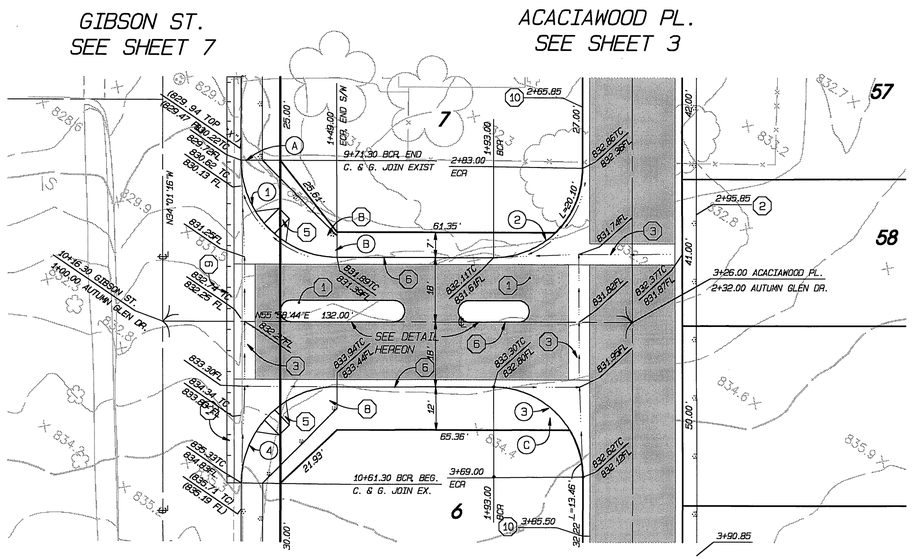
STREET IMPROVEMENT PLAN
TRACT NO. 30741
TITLE SHEET
PD-002-023
HORIZONTAL SCALE: VERTICAL SCALE: N/A

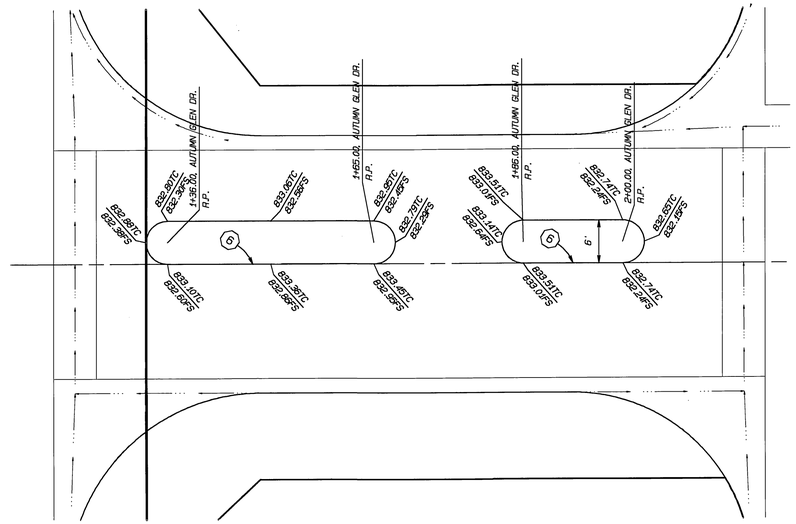
PW03-0170
R-3760
SHEET 1 OF 7
I.W.C.E.I. W.O. 185.004

PP003-0016 / PC-4406-R

INDEXED 7-19-04 JH







DETAIL
MEDIAN ISLAND

CURVE TABLE
AUTUMN GLEN DR.

TABLE DATA SHOWN THIS (#)

#	RADIUS	DELTA	TANGENT	LENGTH
1	27.000'	90°00'00"	27.000'	42.412'
2	25.000'	90°00'00"	25.000'	39.270'
3	25.000'	90°00'00"	25.000'	39.270'
4	27.000'	90°00'00"	27.000'	42.412'

BENCHMARK

RIV. CO. B.M. F5-K3 ELEVATION = 836.398

PK NAIL W/ CITY ENGINEERS TAG IN THE NOSE OF THE CENTER MEDIAN ISLAND ALONG ADAMS ST. AT INDIANA AVE.

PR003-0016 / RC-4405-R

Underground Service Alert
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TWO WORKING DAYS BEFORE YOU DIG

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· Civil Engineering
· Surveying
· Land Planning
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Riverside, CA 92501
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FAX: 909.687.2999

APPROVED BY: FREDDY IRIANTO, RCE 60874, EXP. 12/31/04 DATE: 6/21/04

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE

DESIGNED BY: ____ DRAWN BY: ____ CHECKED BY: ____ DESIGN ENG'R. CITY ENG'R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

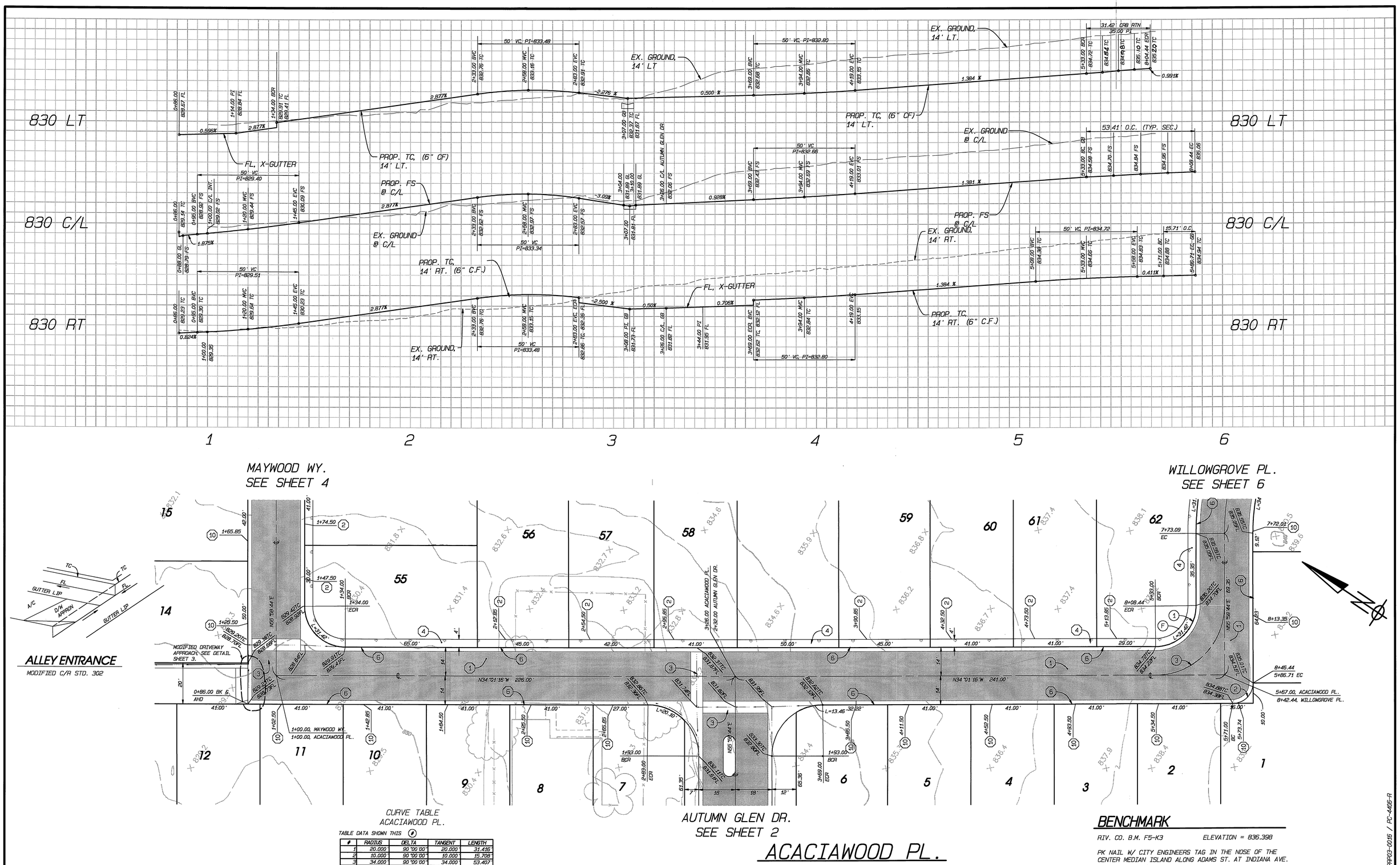
APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7/13/04	PH
PARK DEPARTMENT		
TRAFFIC DIVISION	7/12/04	

APPROVED BY: CITY ENGINEER
DATE 7/13/04

STREET IMPROVEMENT PLAN
TRACT NO. 30741
AUTUMN GLEN DR.
PD-002-023

PW03-0170
R-3760
SHEET 2 OF 7
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'
I.W.C.E.I. N.O. 185.004

INDEXED 7-19-04



CURVE TABLE
ACACIAWOOD PL.

TABLE DATA SHOWN THIS #

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1	20.000	90°00'00"	20.000	31.416
2	10.000	90°00'00"	10.000	15.708
3	34.000	90°00'00"	34.000	53.407

BENCHMARK

RIV. CO. B.M. F5-K3 ELEVATION = 836.398

PK NAIL W/ CITY ENGINEERS TAG IN THE NOSE OF THE CENTER MEDIAN ISLAND ALONG ADAMS ST. AT INDIANA AVE.

PP03-0016 / PC-4405-R

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227-2600
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- Land Planning

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Tel: 909.687.2929
FAX: 909.687.2999

APPROVED BY: _____ DATE: 6/21/04
FREDDY IRIANTO, RCE 60874, EXP. 12/31/04

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE

DESIGNED BY: ____ DRAWN BY: ____ CHECKED BY: ____ DESIGN ENG'R. CITY ENG'R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7/13/04	DH
PARK DEPARTMENT		
TRAFFIC DIVISION	7/12/04	

APPROVED BY: _____ CITY ENGINEER
DATE 7/13/04

STREET IMPROVEMENT PLAN

TRACT NO. 30741

ACACIAWOOD PL.

PD-002-023

PW03-0170

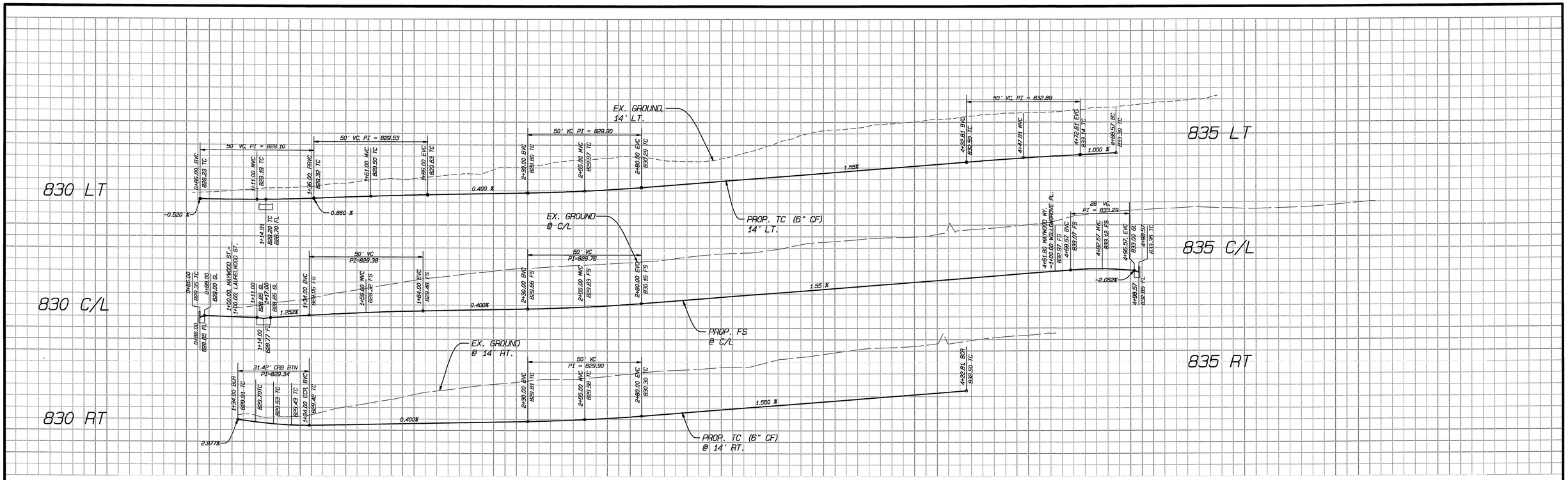
R-3760

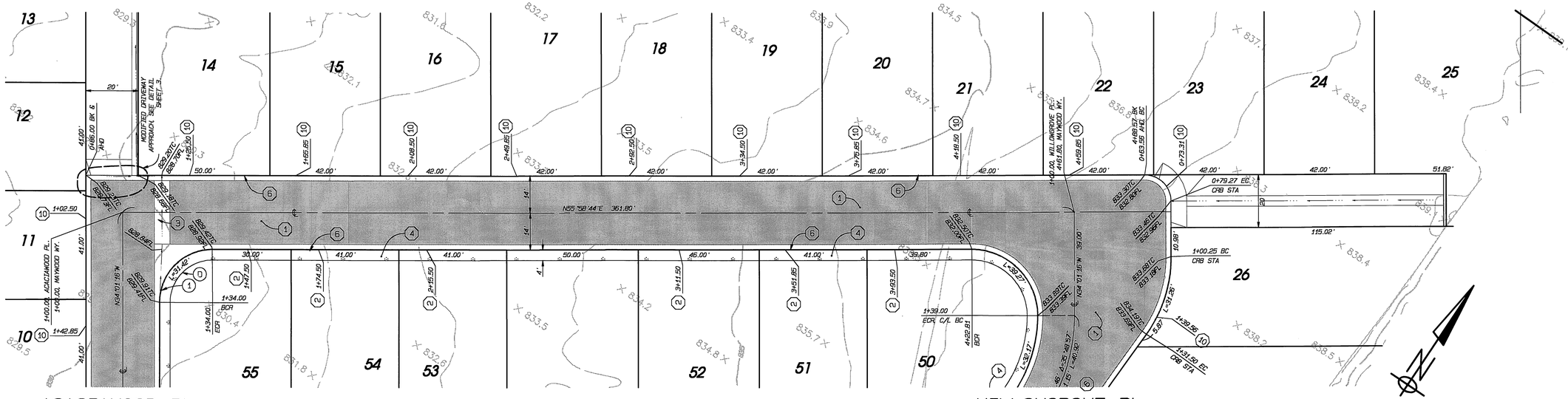
SHEET 3 OF 7

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4' I.W.C.E.I. W.O. 185.004

RVZ

INDEXED 7-19-04 GH





CURVE TABLE
MAYWOOD WY.

TABLE DATA SHOWN THIS #

#	RADIUS	DELTA	TANGENT	LENGTH
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GRAPHIC SCALE 1"=20'

0 20 40 60

BENCHMARK

RIV. CO. B.M. F5-K3 ELEVATION = 836.398

PK NAIL W/ CITY ENGINEERS TAG IN THE NOSE OF THE CENTER MEDIAN ISLAND ALONG ADAMS ST. AT INDIANA AVE.

PR03-0016 / PC-4406-R

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FAX: 909.687.2999

APPROVED BY: _____ DATE: 6/21/04
FREDDY IRIANTO, RCE 60874, EXP. 12/31/04

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE

DESIGNED BY: ____ DRAWN BY: ____ CHECKED BY: ____ DESIGN ENG'R. CITY ENG'R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7/13/04	
PARK DEPARTMENT		
TRAFFIC DIVISION	7/12/04	

APPROVED BY: _____ CITY ENGINEER
DATE 7/19/04

STREET IMPROVEMENT PLAN

TRACT NO. 30741

MAYWOOD WY.

PD-002-023

PW03-0170

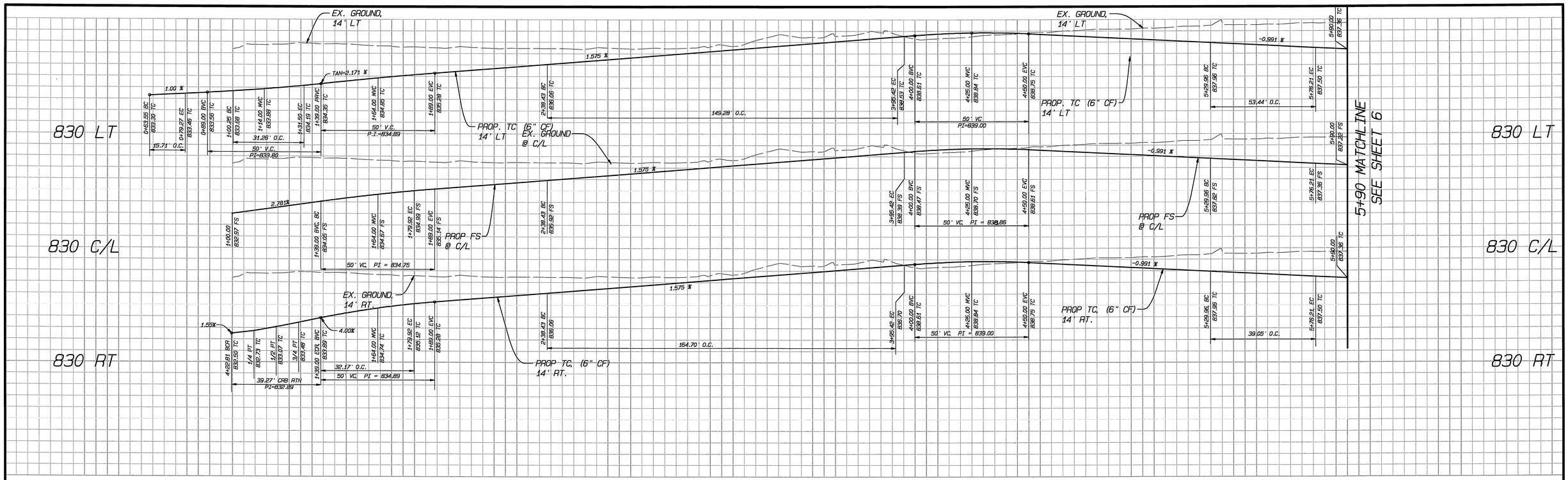
R-3760

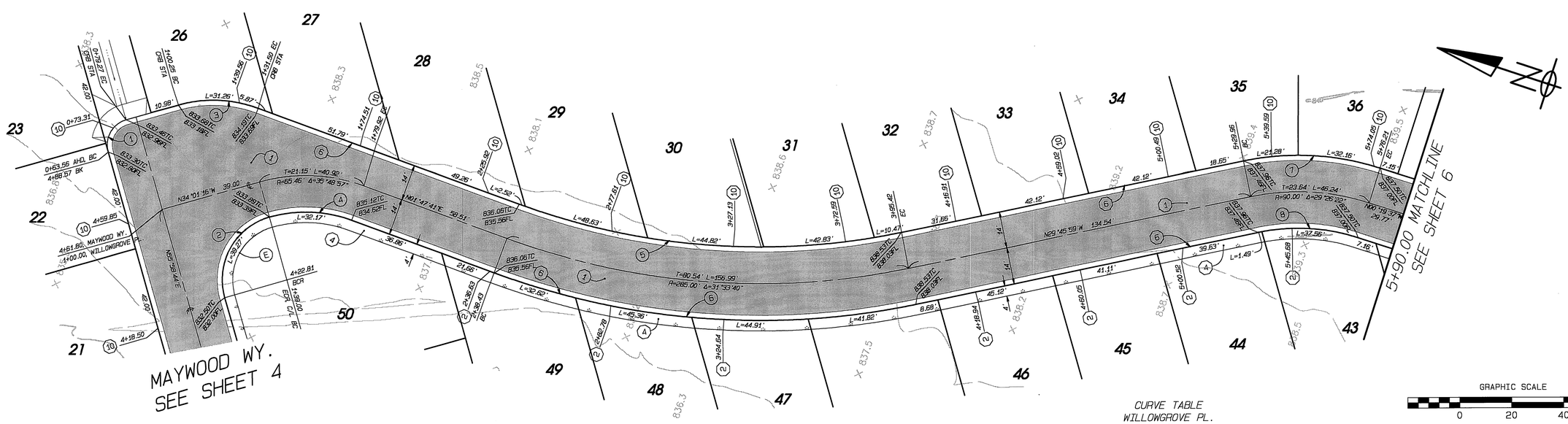
SHEET 4 OF 7

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4' I.N.C.E.I. N.O. 185.004

RIZ

INDEXED 7-19-04 LH





CURVE TABLE
WILLOWGROVE PL.

TABLE DATA SHOWN THIS #

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1	10.000'	90°00'00"	10.000'	15.708'
2	25.000'	90°00'00"	25.000'	39.270
3	50.000'	36°48'57"	16.157'	31.265
4	51.460'	36°48'57"	16.629'	32.169
5	271.000'	31°33'40"	76.586'	149.279
6	259.000'	31°33'40"	84.499'	164.703'
7	104.000'	29°26'22"	27.322'	53.437
8	76.000'	29°26'22"	19.965'	39.050

BENCHMARK

RIV. CO. B.M. F5-K3 ELEVATION = 836.398

PK NAIL W/ CITY ENGINEERS TAG IN THE NOSE OF THE CENTER MEDIAN ISLAND ALONG ADAMS ST. AT INDIANA AVE.

PR03-0016 / RC-4405-R

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TWO WORKING DAYS BEFORE YOU DIG

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IW Consulting Engineers, Inc.
Civil Engineering
Surveying
Land Planning
3544 University Avenue
Riverside, CA 92501
Tel: 909.687.2929
FAX: 909.687.2999

APPROVED BY: FREDDY IRIANTO, RCE 60874, EXP. 12/31/04 DATE: 6/21/04

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE

DESIGNED BY: ____ DRAWN BY: ____ CHECKED BY: ____ DESIGN ENG'R. CITY ENG'R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7/13/04	
PARK DEPARTMENT		
TRAFFIC DIVISION	7/12/04	

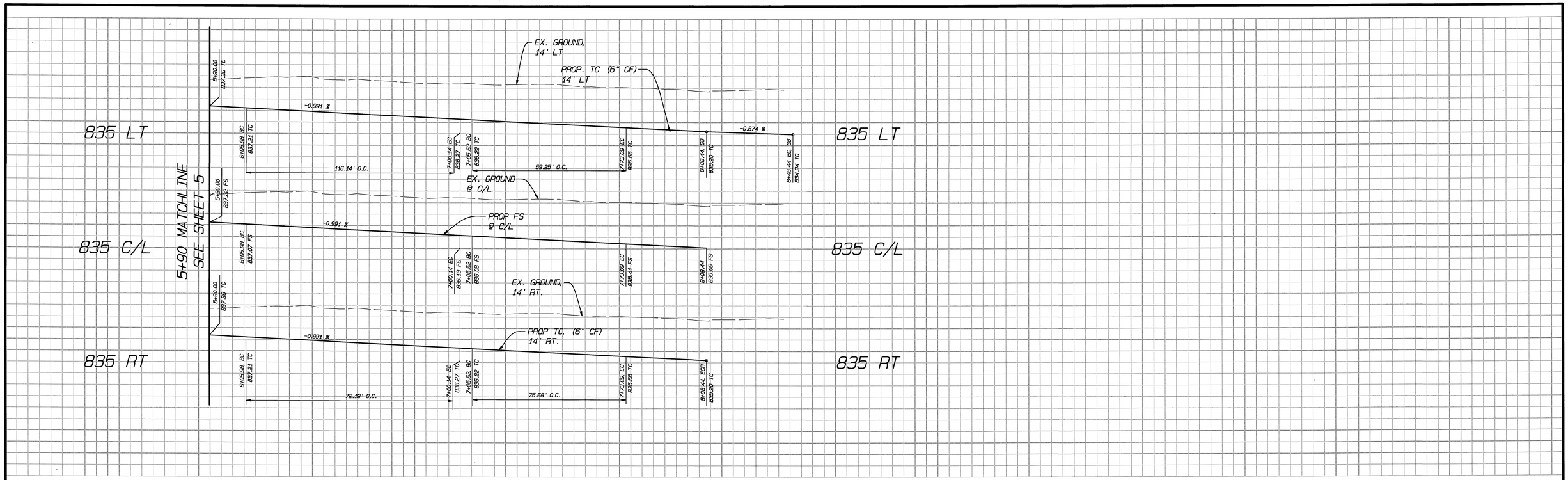
APPROVED BY: CITY ENGINEER
DATE 7/13/04

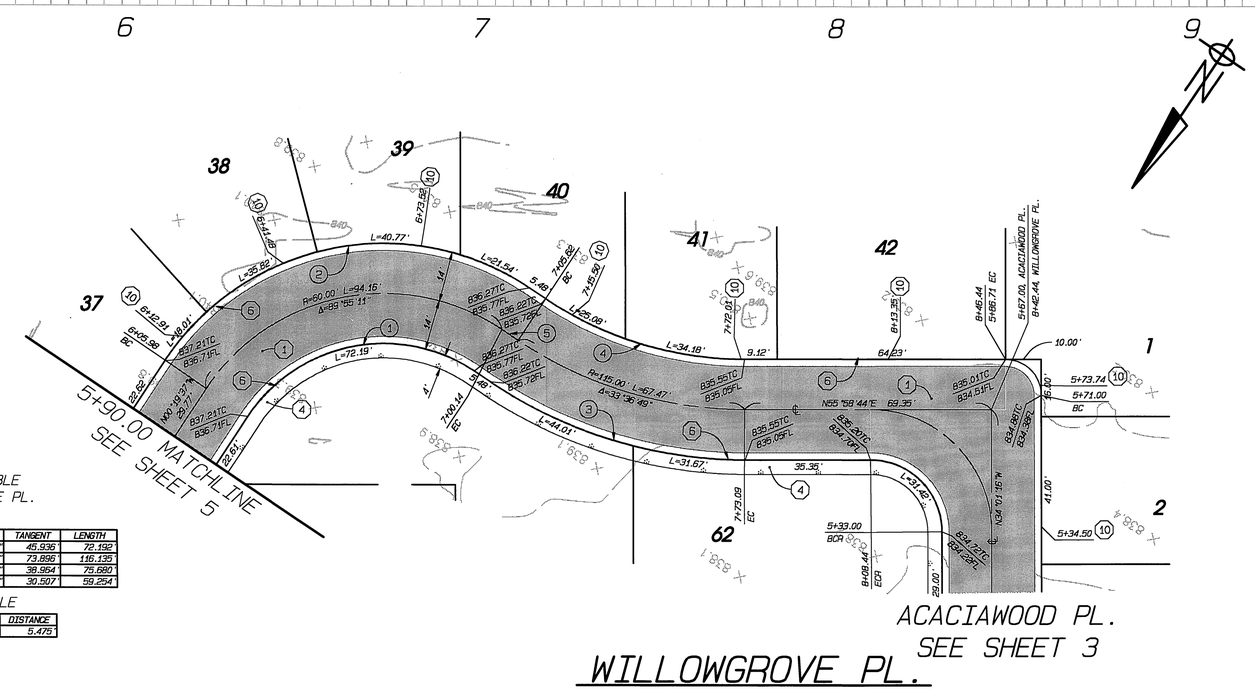
STREET IMPROVEMENT PLAN
TRACT NO. 30741
WILLOWGROVE PL.
PD-002-023

PW03-0170
R-3760
SHEET 5 OF 7

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'
I.W.C.E.I. N.O. 185.004

INDEXED 7-19-04





CURVE TABLE
WILLOWGROVE PL.

TABLE DATA SHOWN THIS (#)

#	RADIUS	DELTA	TANGENT	LENGTH
1	46.000	89°55'11"	45.936	72.192
2	74.000	89°55'11"	73.886	116.135
3	129.000	33°36'49"	38.954	75.680
4	101.000	33°36'49"	30.507	59.254

LINE TABLE

LINE	BEARING	DISTANCE
5	N89°35'33"E	5.475'

BENCHMARK

RIV. CO. B.M. F5-K3 ELEVATION = 836.398

PK NAIL W/ CITY ENGINEERS TAG IN THE NOSE OF THE CENTER MEDIAN ISLAND ALONG ADAMS ST. AT INDIANA AVE.

PP03-0016 / PC-1405-R

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TWO WORKING DAYS BEFORE YOU DIG

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• Surveying
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3544 University Avenue
Riverside, CA 92501
Tel: 909.687.2929
FAX: 909.687.2999

APPROVED BY: _____ DATE: 6/21/04
FREDDY IRIANTO, RCE 60874, EXP. 12/31/04

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE

DESIGNED BY: ____ DRAWN BY: ____ CHECKED BY: ____ DESIGN ENG'R. CITY ENG'R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	7/13/04	PK
PARK DEPARTMENT		
TRAFFIC DIVISION	7/13/04	

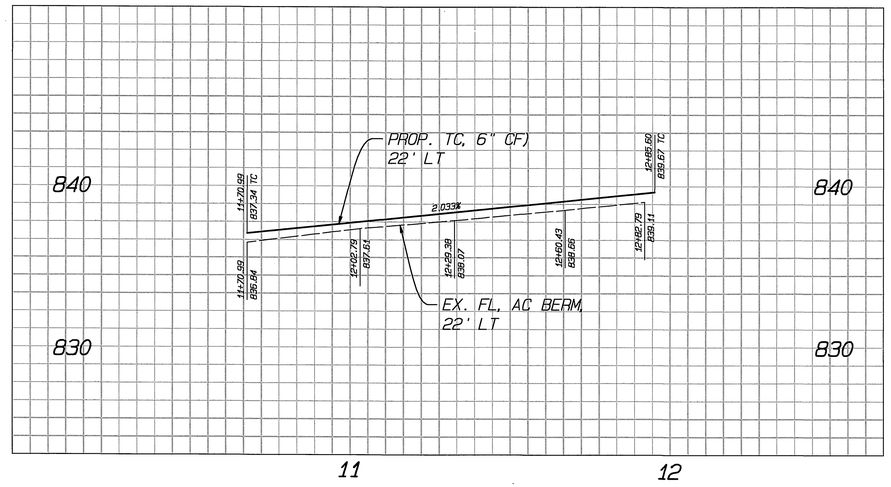
APPROVED BY: _____ CITY ENGINEER
DATE 7/13/04

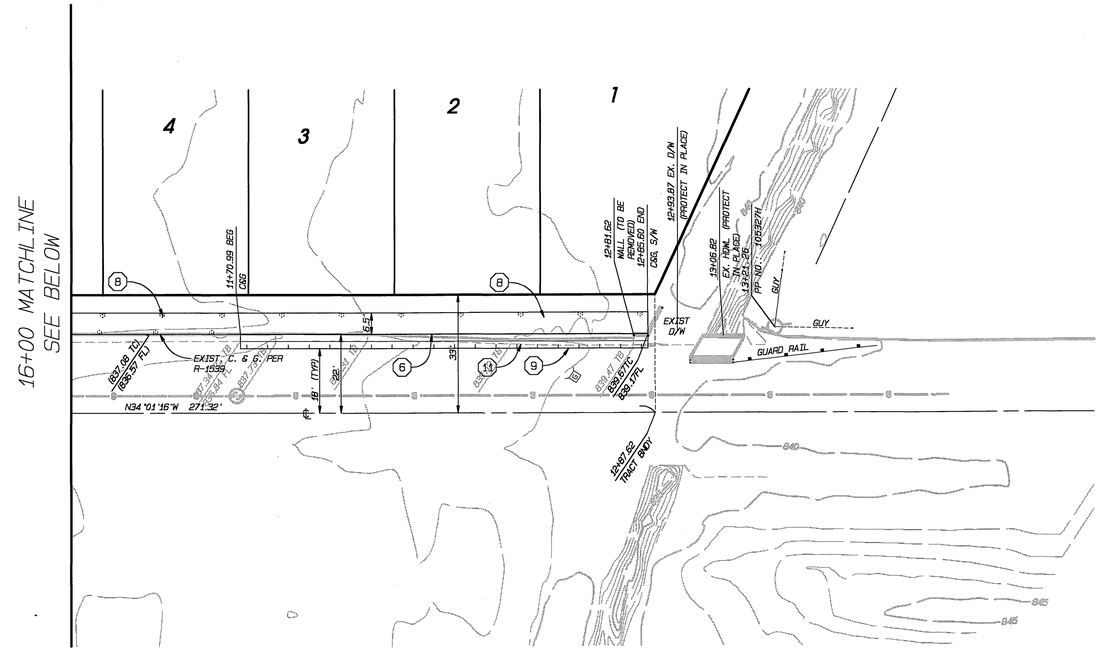
STREET IMPROVEMENT PLAN
TRACT NO. 30741
WILLOWGROVE PL.
PD-002-023

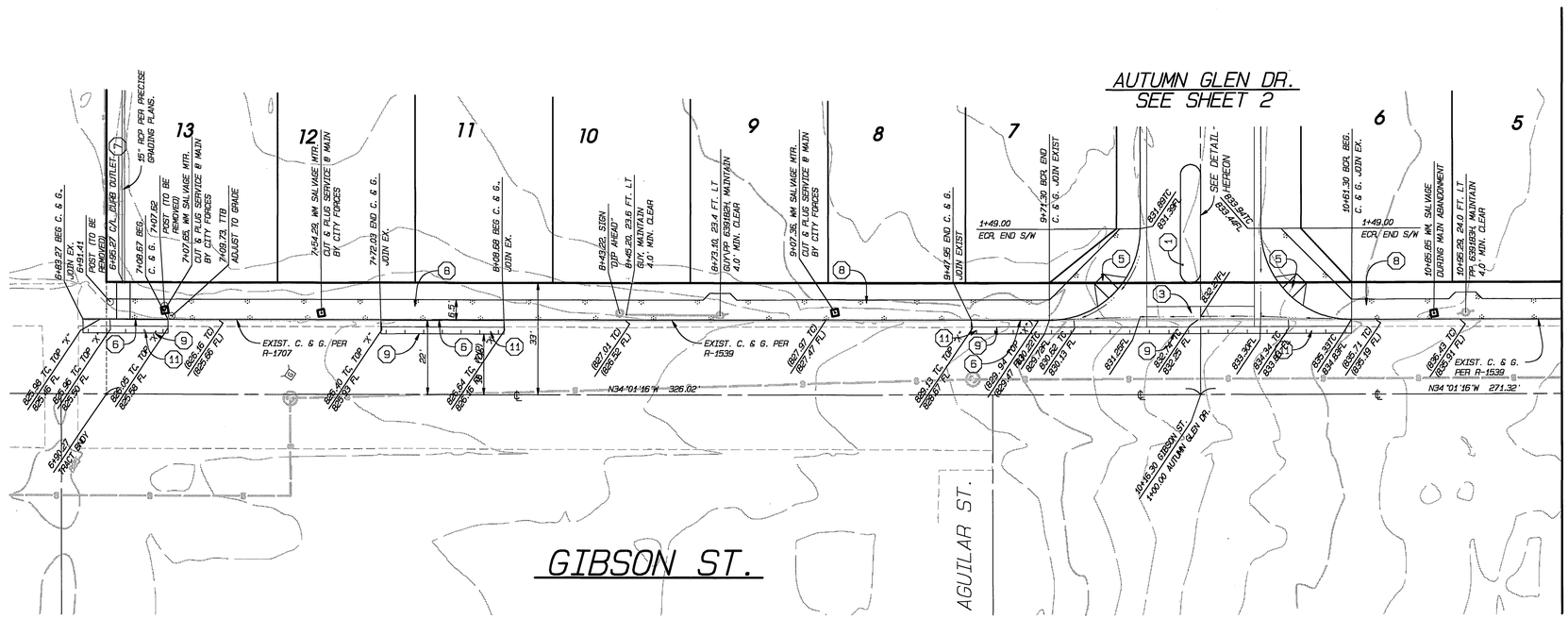
PW03-0170
R-3760
SHEET 6 OF 7
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'
I.W.C.E.I. W.O. 185.004

RVZ

INDEXED 7-19-04 HH







BENCHMARK

RIV. CO. B.M. F5-K3 ELEVATION = 836.398

PK NAIL W/ CITY ENGINEERS TAG IN THE NOSE OF THE CENTER MEDIAN ISLAND ALONG ADAMS ST. AT INDIANA AVE.

PP003-0016 / PC-4406-R

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

CITY OF RIVERSIDE WATER SYSTEM — FOR SHTS 1 THRU 7
APPROVED BY — DATE
CITY OF RIVERSIDE — FOR SHTS 1 THRU 7
PUBLIC UTILITIES DEPT. - ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY — DATE 6/18/04

REGISTERED PROFESSIONAL ENGINEER FREDDY IRIANTO No. 60874 Exp.12/31/04 CIVIL STATE OF CALIFORNIA

IW Consulting Engineers, Inc.
• Civil Engineering • Surveying • Land Planning
3544 University Avenue, Riverside, CA 92501
Tel: 909.687.2929 FAX: 909.687.2999
APPROVED BY: — DATE: 6/21/04
FREDDY IRIANTO, RCE 60874, EXP. 12/31/04

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE

DESIGNED BY: ____ DRAWN BY: ____ CHECKED BY: ____ DESIGN ENG'R. CITY ENG'R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	7/13/04	DR	
PARK DEPARTMENT	7/13/04	BS	CITY ENGINEER
TRAFFIC DIVISION	7/13/04	B	DATE 7/13/04

STREET IMPROVEMENT PLAN
TRACT NO. 30741
GIBSON ST.
PD-002-023
HORIZONTAL SCALE: 1"=20' VERTICAL SCALE: N/A

PW03-0170
R-3760
SHEET 7 OF 7
I.W.C.E.I. W.O. 185.004

INDEXED 7-19-04 4H