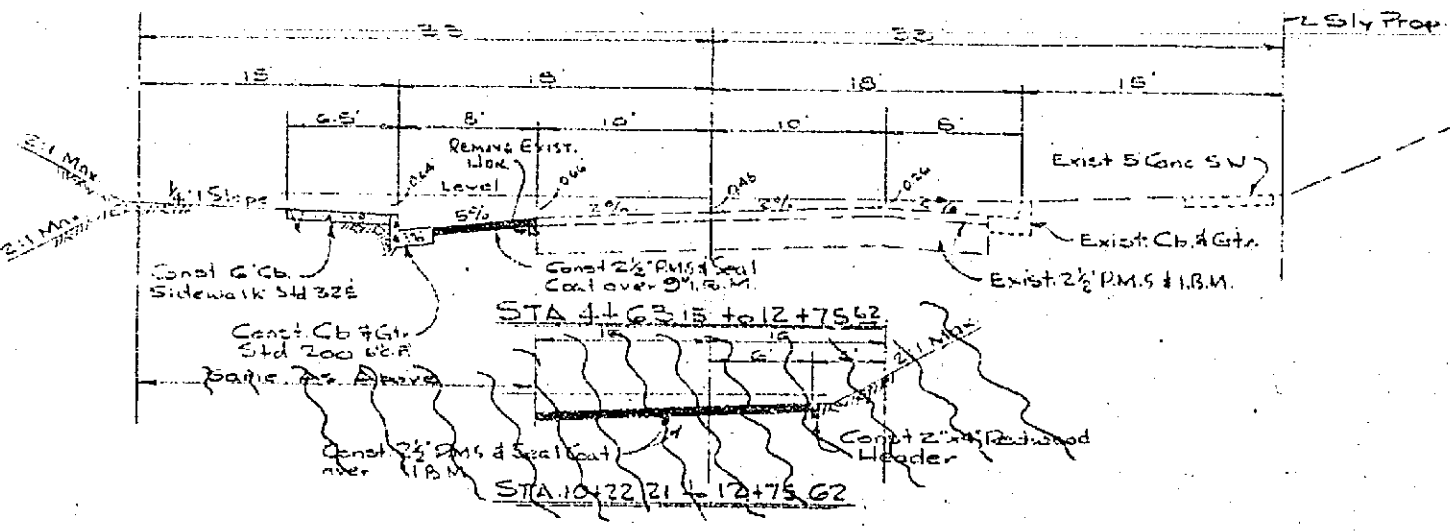


TYPICAL PLAN
TREE ENCROACHMENT
INTO SIDEWALK
No Scale

STATION	IN	OUT	LENGTH
17	74'10.50	2047	35.03
17	80'41.38	2125	42.60
27	57'41.57	14.99	27.24

CURB RETURN DATA



TYPICAL SECTION
BENEDICT AVENUE
No Scale

STREET	LENGTH
MALVERN WAY	5000
BENEDICT AVE.	2000
CORNWALL AVE.	5000
BENEDICT AVE.	1900
MALVERN WAY	5000
HOWE AVE.	1900
CORNWALL AVE.	5000
HOWE AVE.	1900

ITEM	DESCRIPTION	QUANTITY
1	Curb and Gutter, Std 100 W.C.P.	246 L.F.
2	Curb and Gutter, Std 100 G.C.P.	4385 L.F.
3	Cross Gutter and Aprons, Std 240	2146 S.F.
4	2.5% Plant Mix Surfacing & Seal Coat	84,210 S.F.
5	Imported Base Material	1104 C.Y.
6	Properly Line Sidewalk Std 350	5327 S.F.
7	6" Curb Sidewalk, Std 325	19,780 S.F.
8	5" x 4" Dechlorinated Headers	1507 L.F.
9	Guide Markers	13 EA.
10	Palm Tree Relocation	1 EA.
11	24" C.C.P. 15000	72 L.F.
12	18" C.C.P. 15000	48 L.F.
13	Catch Basin - Std 406 Type 4	1 EA.
14	Paving Removal	7500 S.F.

QUANTITY ESTIMATE

- NOTES
- If a subdivider desires to reduce requirements on imported base material, additional soil tests may be taken at the subdividers expense after street are prepared to rough grade. Subdivider will contact Inspection Division, City of Riverside, before making tests.
 - The City of Riverside will make a test of base material in place before paving can be installed. Results of this test must indicate that the base material is satisfactory to the Inspection Dept.
 - Construction to be in accordance with Standards and Specifications of the City of Riverside, Dept. of Public Works.
 - Street name signs and posts to be furnished and installed by the subdivider as per City Specifications & Std. Dig. No. 662.
 - Any Palm Trees conflicting with proposed construction to be relocated to clear same, as directed in field, except on Benedict Avenue.
 - Palm Trees indicated thus (A) (B) (C) on Benedict Avenue are to be relocated. All others are to be treated as indicated in Typical Plan of Tree Encroachment into Sidewalk as per detail herein.

Approved: *Albert A. Webb*
DATE: 5-12-61
Project No. 59-273

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA
APPROVED: *Albert A. Webb* DATE: 5/11/61
11 0876

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

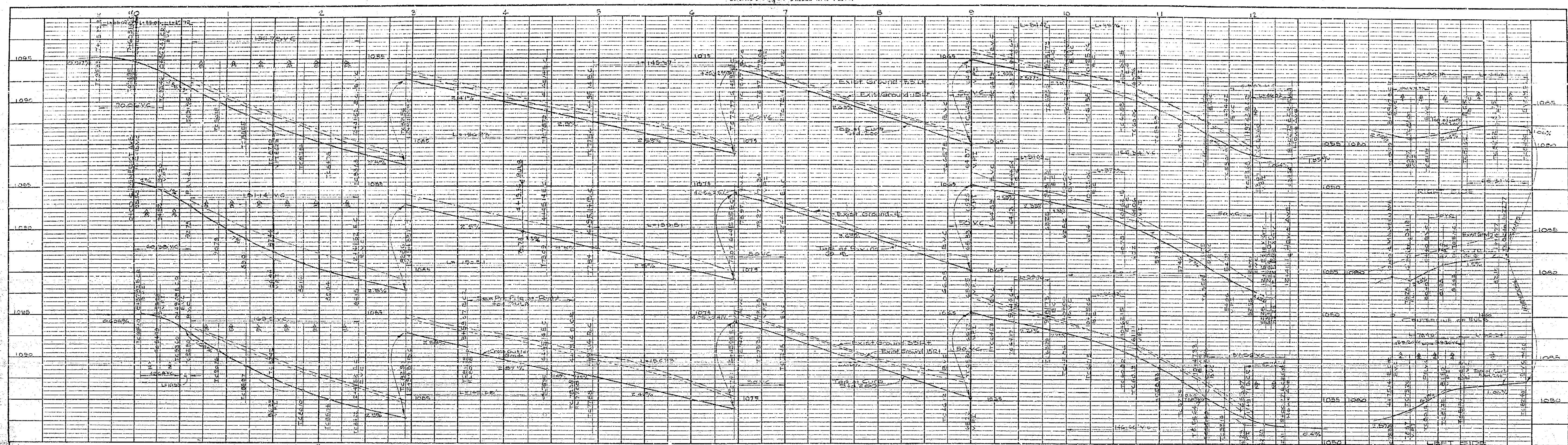
STREET PLAN & PROFILE
BENEDICT AVENUE
FAIRVIEW ESTATES No. 5

MARK	DATE	DESCRIPTION
Δ	7-19-61	Added Note C and Detail ENN

APPROVED BY: *Albert A. Webb*
DIRECTOR OF PUBLIC WORKS
NO. R-470
DATE: May 15, 1961
SHEET 1 OF 4

Draw. No. 59-273 A

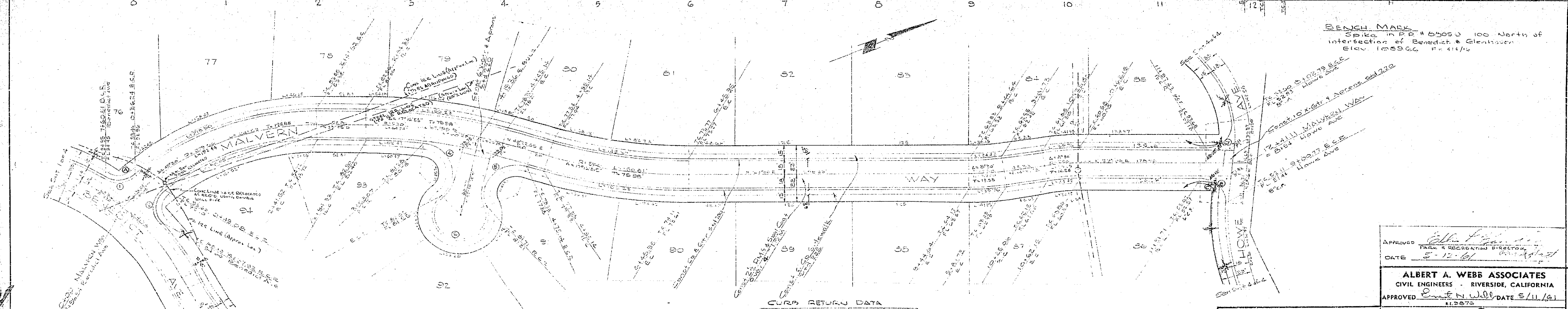
PROFILE SHEET NO. 1
PLAN SHEET NO. 1
NOTE BOOK NO. 59-273
PROJECT NO. 59-273
DATE: 5-12-61



PROFILE SHEET

NOTE BOOK NO. 1000

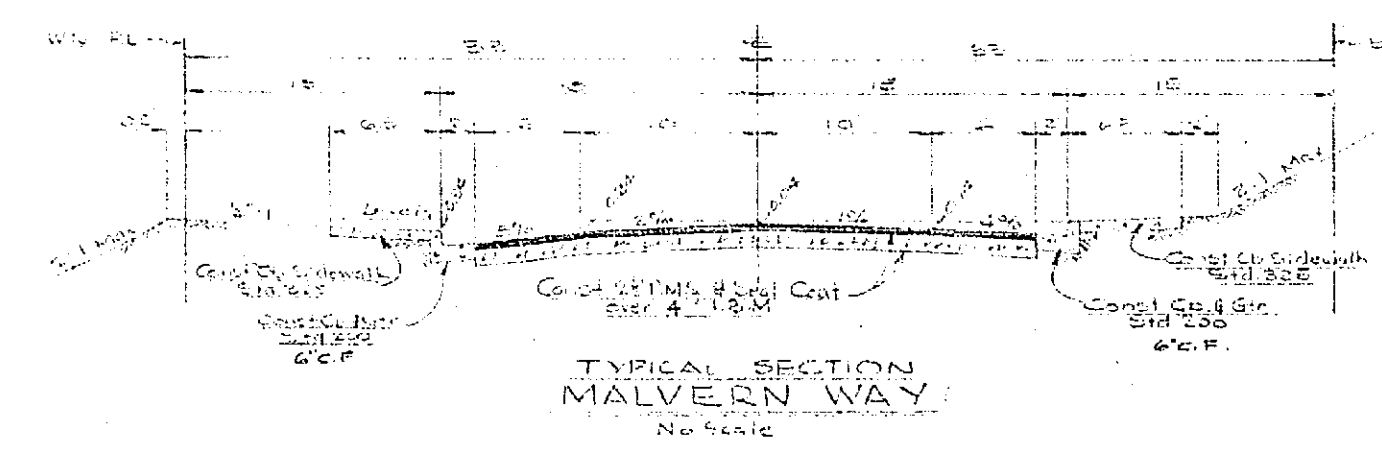
DATE 5-11-61



BENCH MARK
 Spike in PP # 00050
 intersection of Benedict & Glenhurst
 Elev 1089.66

CURVE RETURN DATA

P	Δ	T	L
27	74° 18' 55"	20.47	35.03
27	50° 54' 00"	27.25	41.69
27	67° 47' 57"	14.89	27.24
27	12° 17' 05" 45"	7.97	20.08
27	12° 51' 45"	7.09	7.83
27	148° 23' 45"	1.92	1.92
27	97° 45' 02"	3.85	4.08
27	82° 54' 17"	2.84	4.78



APPROVED: *[Signature]*
 TITLE: REGISTERED ENGINEER
 DATE: 5-11-61

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA
 APPROVED: *[Signature]* DATE: 5-11-61

REVISION	
MARK	DESCRIPTION

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

STREET PLAN & PROFILE
 MALVERN WAY
 FAIRVIEW ESTATES NO. 5

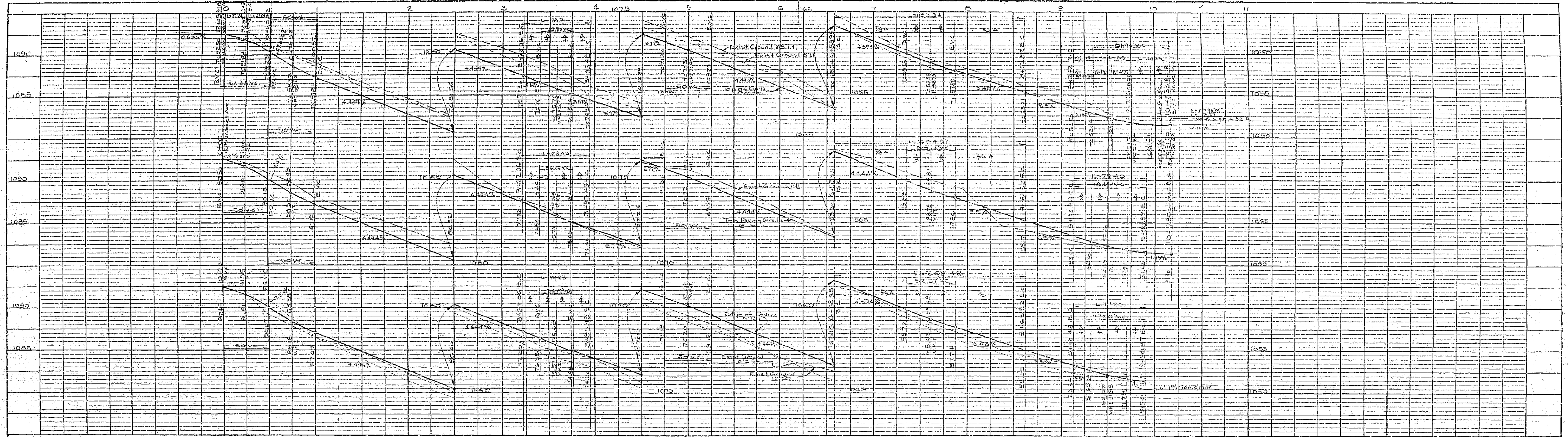
APPROVED BY: *[Signature]*
 DATE: 5-11-61

NO. R470
 SHEET 2 OF 4

PLAN SHEET

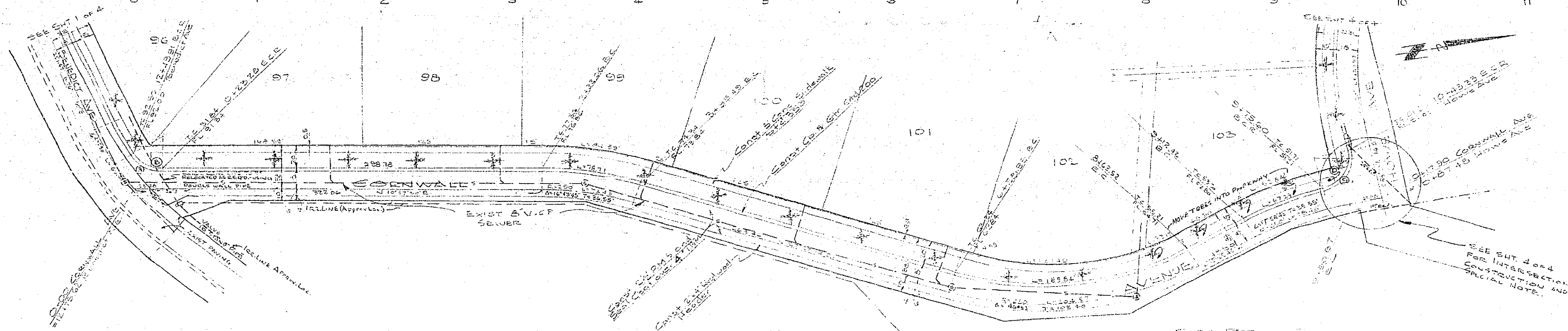
NOTE BOOK NO. 1000

DATE 5-11-61



PROFILE ELEVATIONS

NO. OF ELEVATIONS	NO. OF ELEVATIONS CHECKED
1095	
1090	
1085	
1080	
1075	
1070	
1065	
1060	
1055	
1050	
1045	
1040	
1035	
1030	
1025	
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1015	
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1005	
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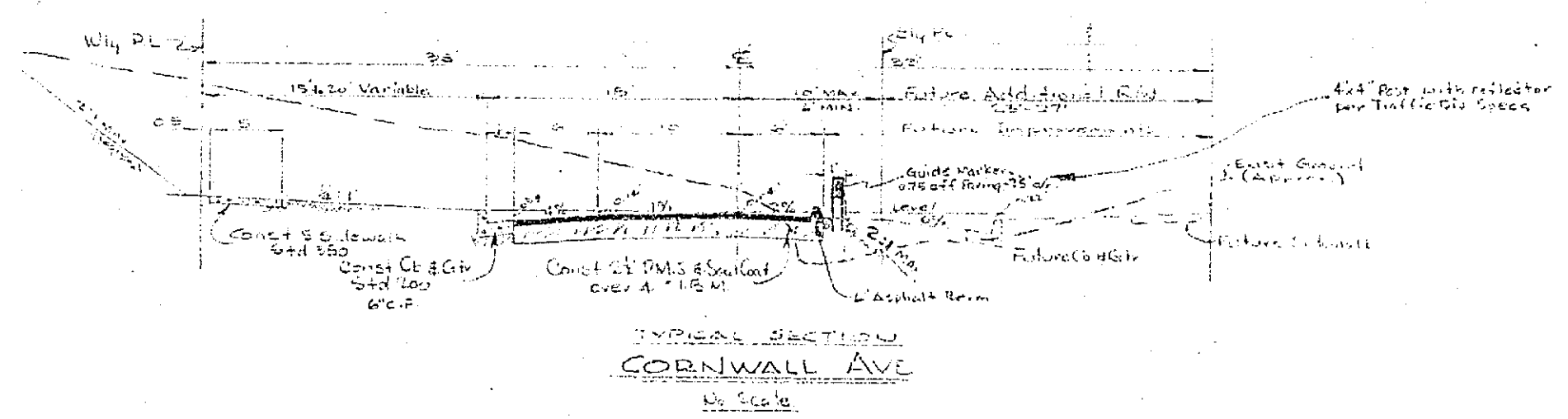


PUNCH MARK
 Spike in PP 10005 100 North of
 intersection of Benedict & Glenhaven
 ELEV. 1023.26 P.B. 4147C

NOTE:
 EXISTING MANHOLE TO BE LOWERED AND A
 REMOVED CASE. MANHOLES TO REMAIN AS MANHOLES
 MAY BE RAISED TO SHOW TOP OF MANHOLE CASES
 SEE C/A SPEC. 10468 - Sect 7-10/4-47

CURVE RETURN DATA

R	Δ	T	L
27	57°47'57"	14.90	27.24
27	86°45'51"	25.43	40.57



APPROVED: *[Signature]*
 DATE: 5-15-61

MARK	DATE	DESCRIPTION

DATE: MARCH 1960 SCALE: HORIZ. 1" = 50' VERT. 1" = 5'
 DRAWN: DRB W.O. 59-27B
 CHECKED: [Signature] F.B. 414

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA
 APPROVED: *[Signature]* DATE: 5/11/61

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

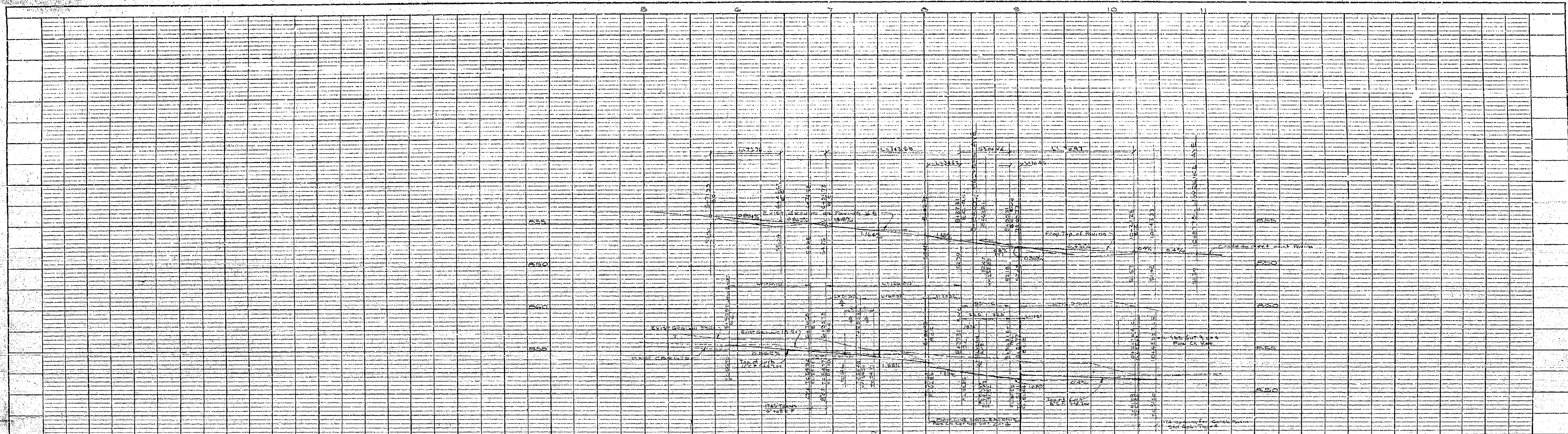
STREET PLAN & PROFILE
 CORNWALL AVENUE
 FAIRVIEW ESTATES HO'S

APPROVED BY: *[Signature]*
 DIRECTOR OF PUBLIC WORKS
 DATE: MAY 15 1961

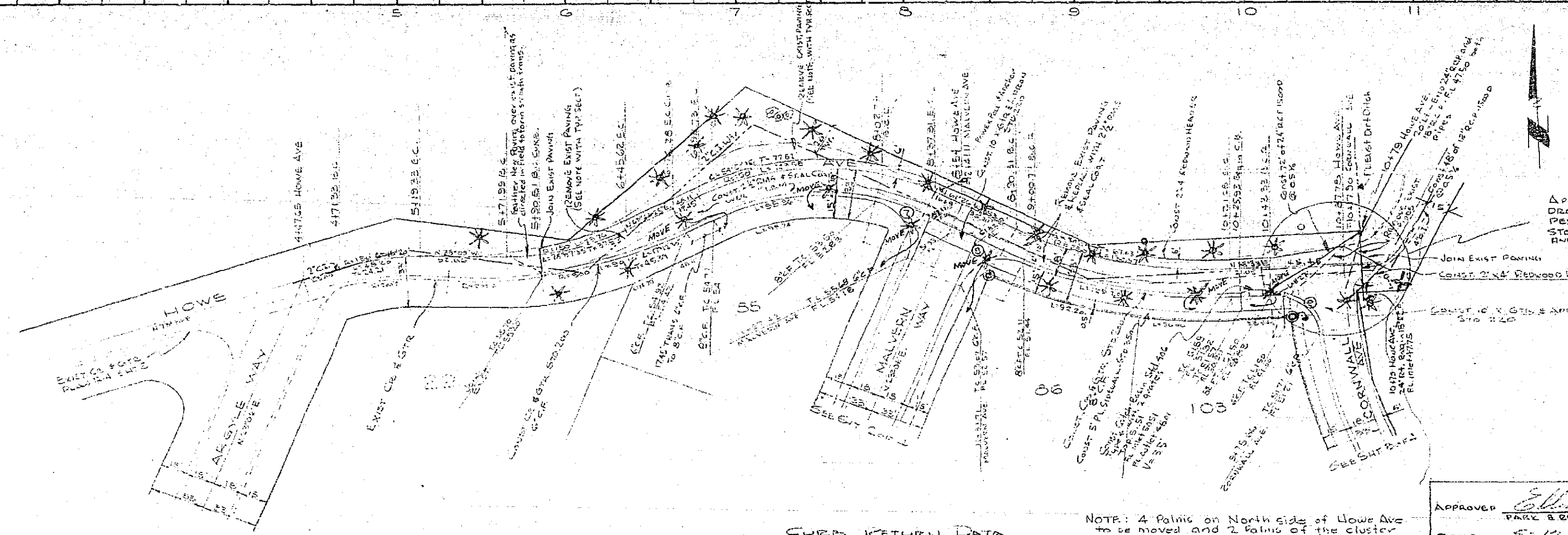
NO R-470
 SHEET 3 OF 4

PLAN

NO.	NO. OF SHEETS	NO. OF SHEETS CHECKED
1	4	4



PROFILE	DATE	BY
PLAN	DATE	BY



BENCH MARK:
 SPIKE IN P.C. 8805 J-100 North of
 intersection of Benedict & Glenhaven
 ELEV 1089.66 P.M. 4/1/60

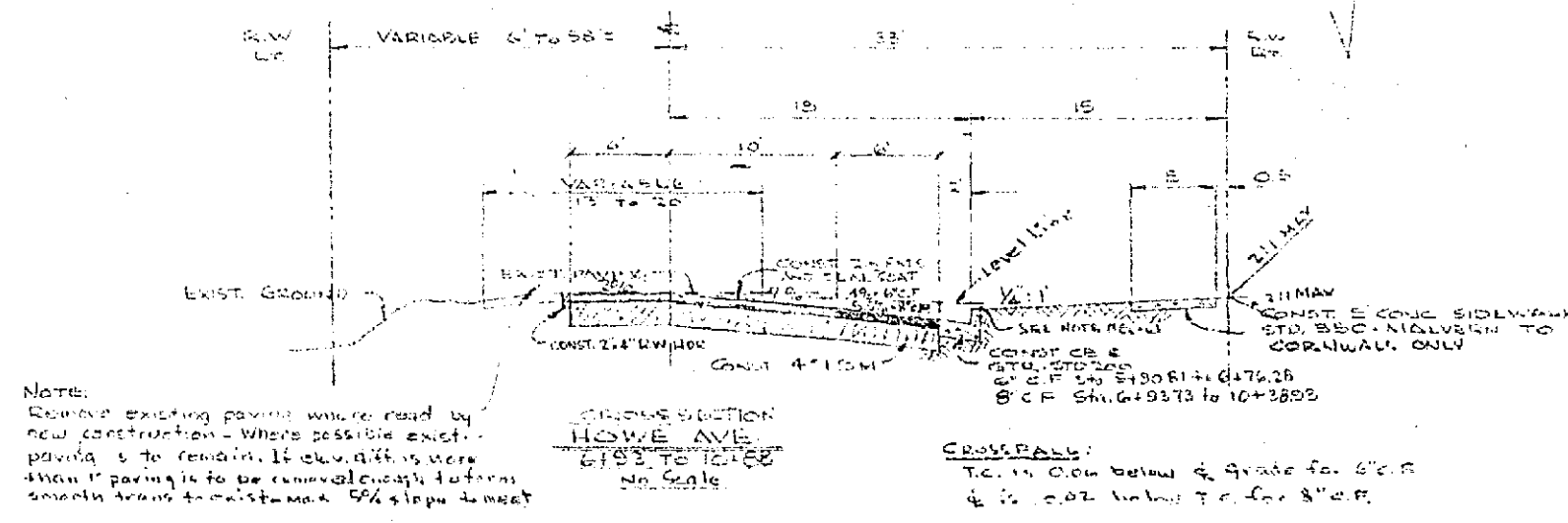
APPROVAL OF INTERSECTION AND STORM
 DRAIN IS CONDITIONAL - FINAL DESIGN LATER
 PER LEADER WITH A DRAIN REQUIREMENT
 STUDY CONSTRUCTION AT STA. 5+15 TO 5+25. CONDUIT 18" DIA.
 AND 10'-25.00' HOWE AVE. UNTIL DESIGN COMPLETED.

PLAN	DATE	BY
PROFILE	DATE	BY

CURVE RESTRICTION DATA

R	Δ	T	L
27	97°40'02"	30.90	46.05
27	97°54'11"	28.45	42.10
27	82°40'51"	25.48	40.25

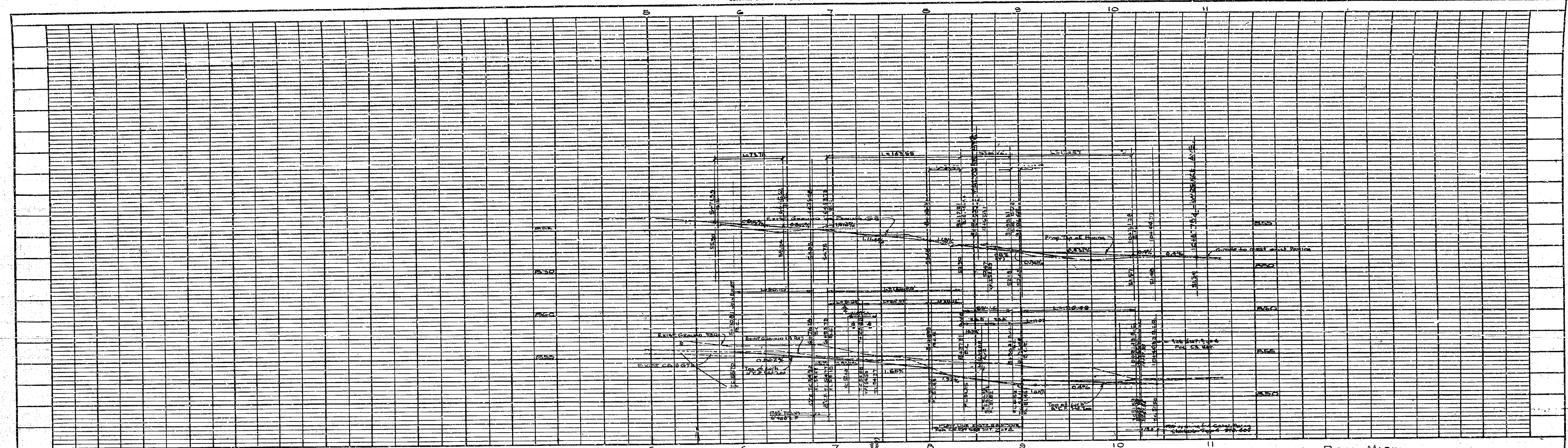
NOTE: 4 poles on North side of Howe Ave
 to be moved and 2 poles of the cluster
 of 5 at the SE corner of Howe and
 Conduit are also to be moved. Relocation
 position to be determined by Park Dept.



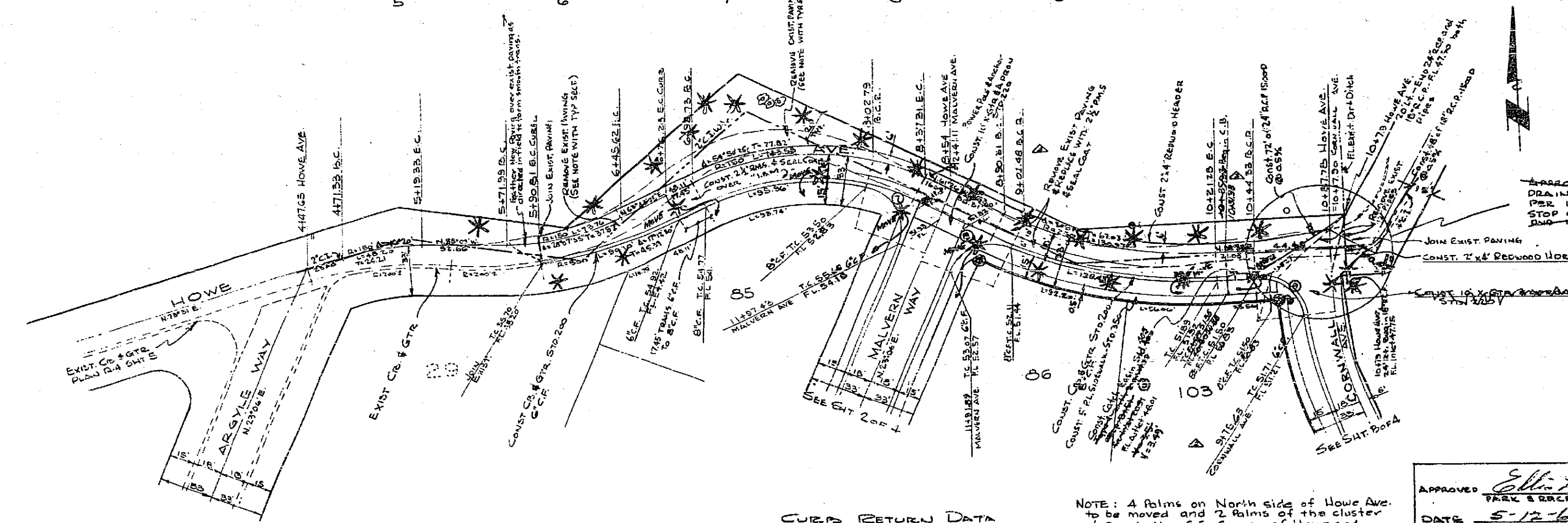
NOTE:
 Existing existing points were used by
 new construction - where 25% the exist.
 points & the remainder is shown in case
 these points are to be removed. Future
 points shown to 1/4" scale.

CONDUIT:
 18" DIA. CONDUIT & GRADE FOR 5' x 8'
 & 18" DIA. CONDUIT FOR 5' x 8'

Approved: <i>Albert A. Webb</i> DATE: 5-12-61	ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA APPROVED: <i>Southwell</i> DATE: 5/11/61
CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS	
STREET PLAN & PROFILE HOWE AVENUE FAIRVIEW ESTATES NO. 5	
DATE: MARCH 1960	SCALE: Horiz 1" = 50' Vert 1" = 5'
DRAWN: C.R.P.	W.C. 59-273
CHECKED: <i>W.F.B.</i>	DATE: 4-14-61
APPROVED BY: <i>Southwell</i> DIRECTOR OF PUBLIC WORKS	
NO. R-470 SHEET 4 OF 4 DWG. NO. 59-273 A	

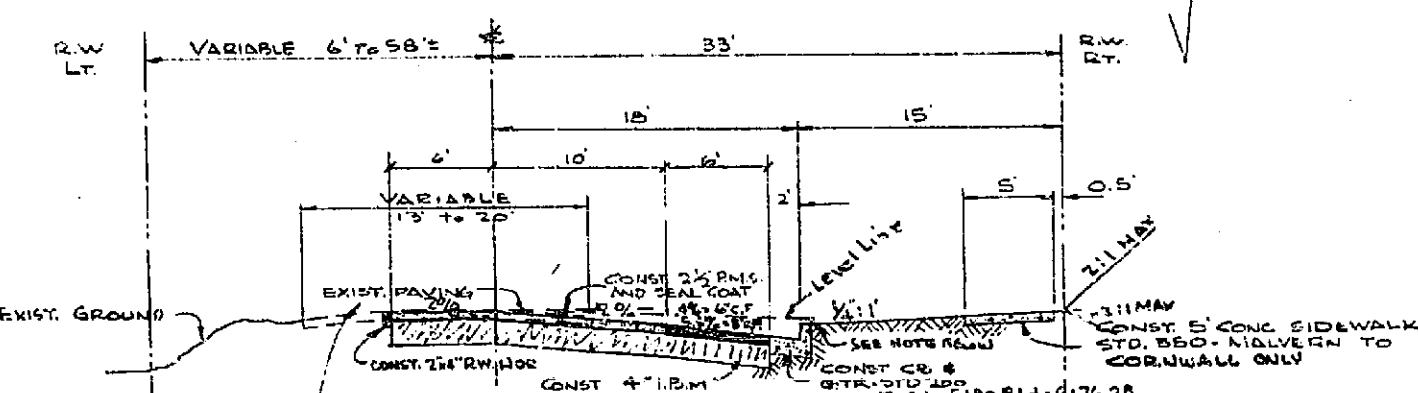


BENCH MARK:
 Spike in RP 8805 J-100' North of
 Intersection of Benedict & Glenhaven
 ELEV. 1089.00 F.M. 414/16



APPROVAL OF INTERSECTION AND STORM DRAIN IS NECESSARY - FINAL DESIGN LATER. PRELIMINARY PROVISIONS & EQUIPMENT STOP CONSTRUCTION AT STA. 11+25.00 UNTIL DRAIN COMPLETED. STOP NOTED ON HOWE AVE. UNTIL DRAIN COMPLETED.

APPROVED: *[Signature]* Date: 11/1/61
 Director of Public Works



NOTE: Remove existing paving where used by new construction - Where possible existing paving is to remain. If unavoidable, it may then be removed and replaced with new smooth finish to suit. Max. 1/2" slope to meet.

CROSSWALK:
 1/2" 0.00 below 4' grade to 6" c/s
 & 1/2" 0.02 below T.C. for 8' c/s

CURBS RETURN DATA

R	A	T	L
27'	97°45'02"	30.90'	46.05'
27'	92°54'25"	26.41'	43.76'
27'	86°30'28"	25.40'	40.77'

APPROVED: *[Signature]*
 TRAC & EXHIBITION STREETS
 DATE: 5-12-61 *[Signature]*

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA
 APPROVED: *[Signature]* DATE: 5/11/61

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

STREET PLAN & PROFILE
 HOWE AVENUE
 FAIRVIEW ESTATES NO. 5

REVISION

MARK	DATE	DESCRIPTION
1	7-27-61	Station revised
2	1-9-62	Revised for 504-405 c/s added. Approval Date: 8/27/61

DATE: MARCH 1960 SCALE: Horiz. 1"=50' Vert. 1"=5'
 DRAWN: D.R.P. W.B. 59-273
 CHECKED: *[Signature]* 4-14-63/11
 DATE: *[Signature]*

APPROVED BY: *[Signature]*
 DIRECTOR OF PUBLIC WORKS

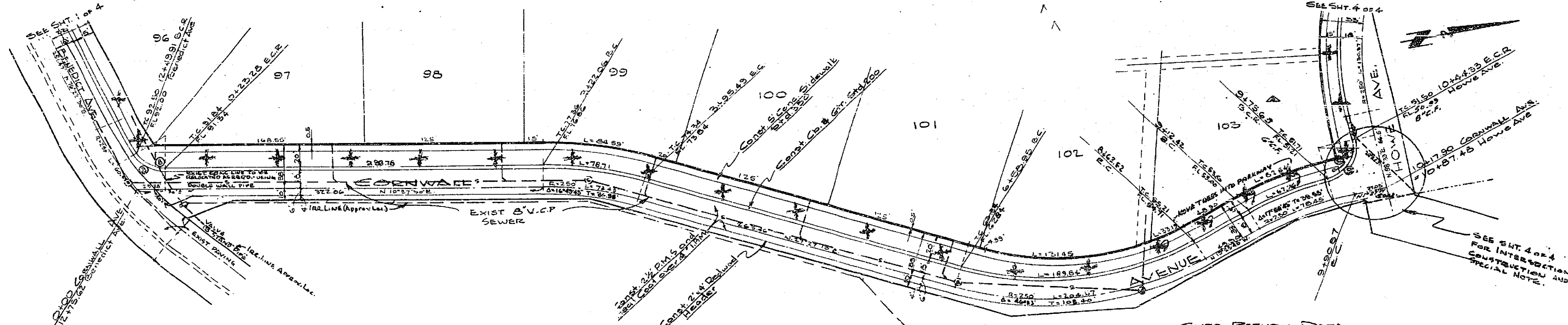
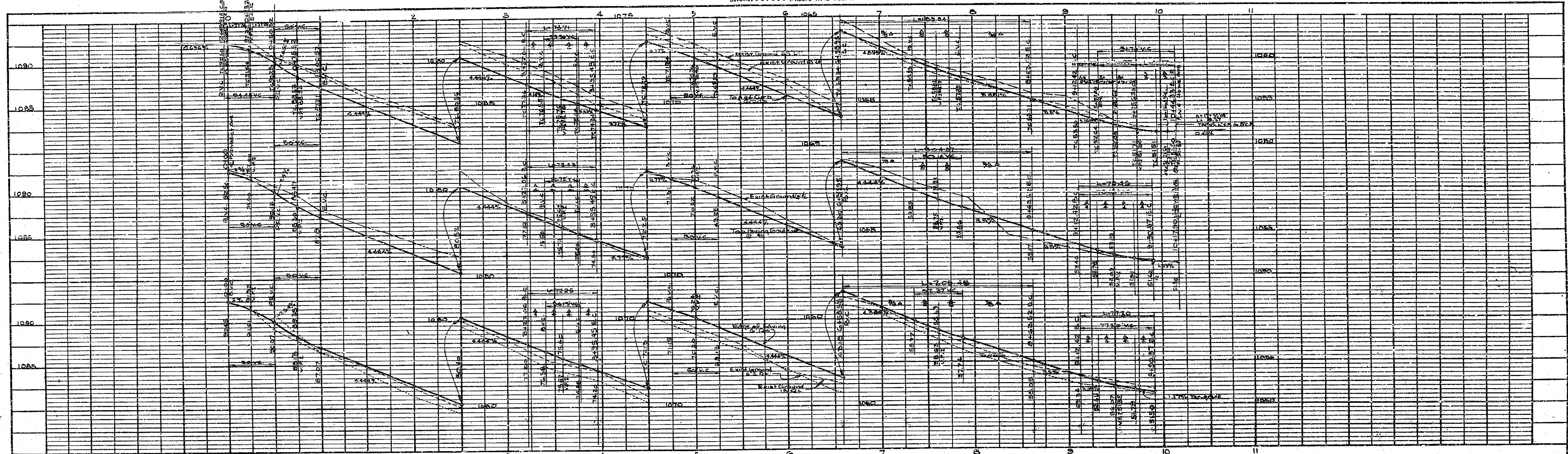
NO. R-470
 SHEET 4 OF 4
 DWG. NO. 59-273 A

PROFILE

DATE	
BY	
CHECKED	
APPROVED	

PLAN

DATE	
BY	
CHECKED	
APPROVED	

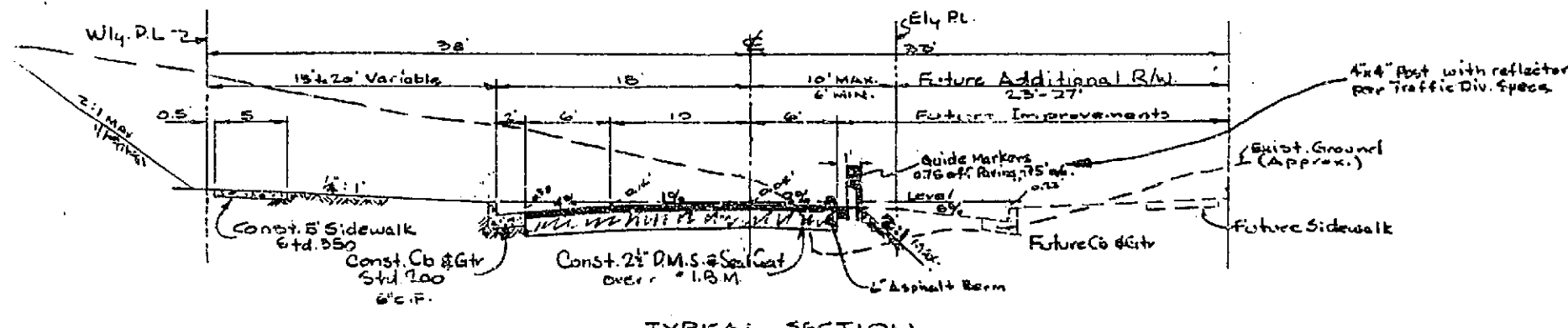


BENCH MARK
 Spike in PP #2005 J 100 North of
 intersection of Benedict & Glenhove
 ELEV. 1085.66 F.R. 44-16

NOTE:
 EXISTING MANHOLES TO BE LOWERED AND A
 TEMPORARY CURB PROVIDED TO SUCH TIME AS MANHOLES
 MAY BE RAISED TO PROP. TOP OF DRAINAGE GRADE
 SEE C/R SPEC. No. 40 - Sect 7-10/11-41

CURB RETURN DATA

R	Δ	T	L
27	57°47'57"	14.90	27.24
27	86°30'28"	25.40	40.77



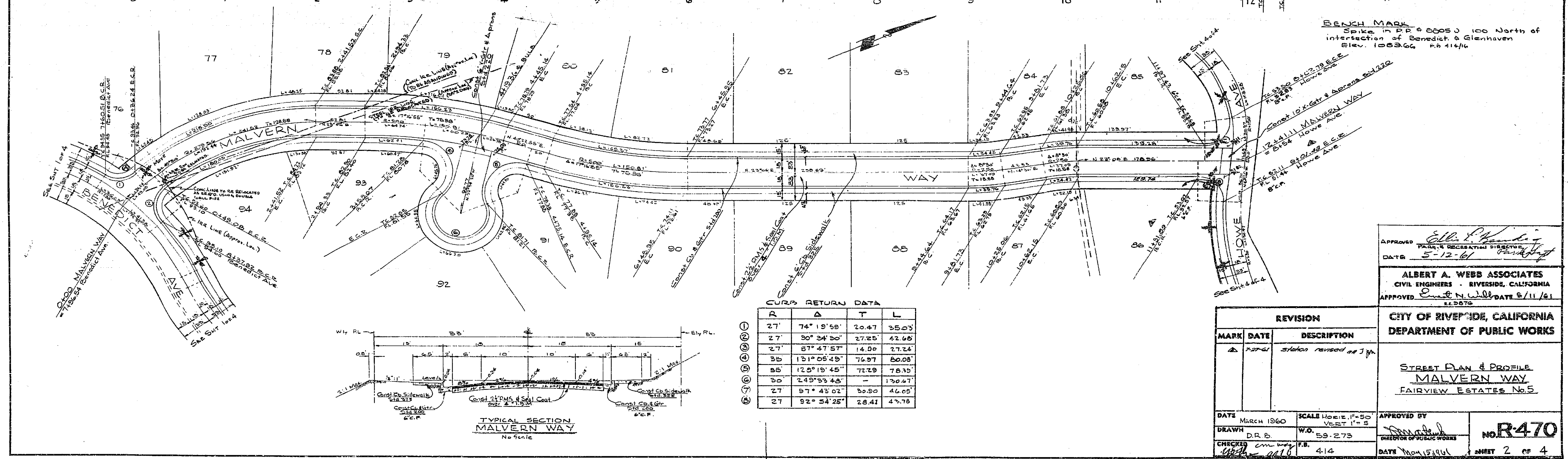
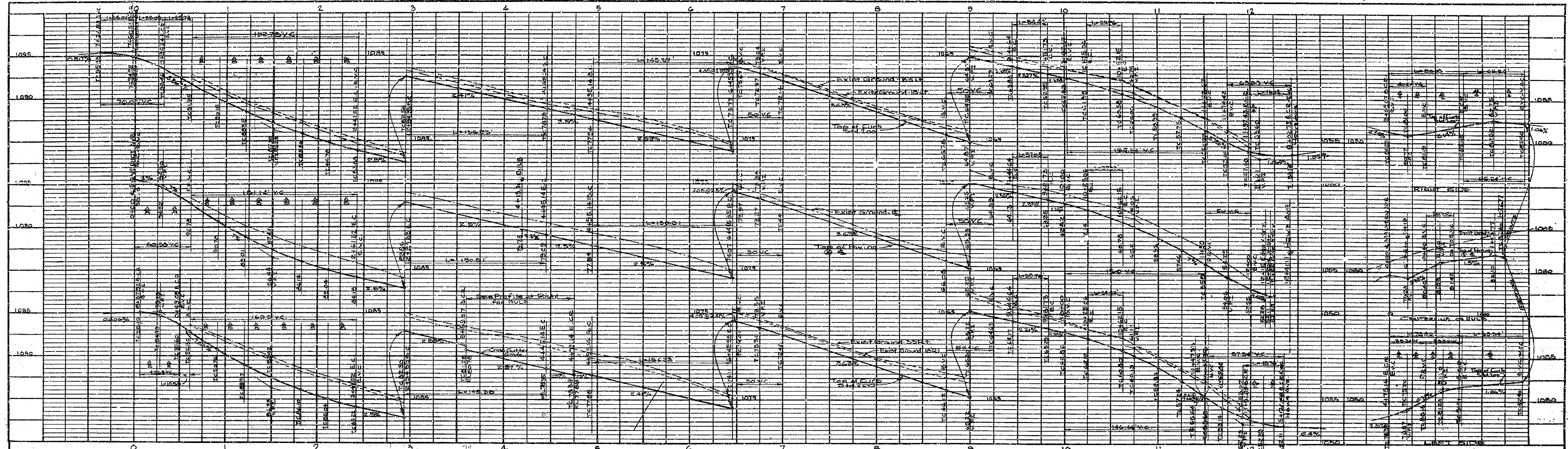
Approved: <i>Albert A. Webb</i> DATE: 5-12-61 PREPARED BY: <i>Albert A. Webb</i> DATE: 5-12-61		ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA APPROVED: <i>Albert A. Webb</i> DATE: 5-11-61
REVISION MARK DATE DESCRIPTION 1 7-27-61 Station revised		CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS STREET PLAN & PROFILE CORNWALL AVENUE FAIRVIEW ESTATES No. 5
DATE: MARCH 1960 DRAWN: D.R.B. CHECKED: <i>W.H.H.</i>	SCALE: Horiz. 1"=50' Vert. 1"=5' W.A. 59-273 414	APPROVED BY: <i>Albert A. Webb</i> NO. R470 DATE: 11-15-1961 SHEET 3 OF 4

PROFILE

DATE	BY

PLAN

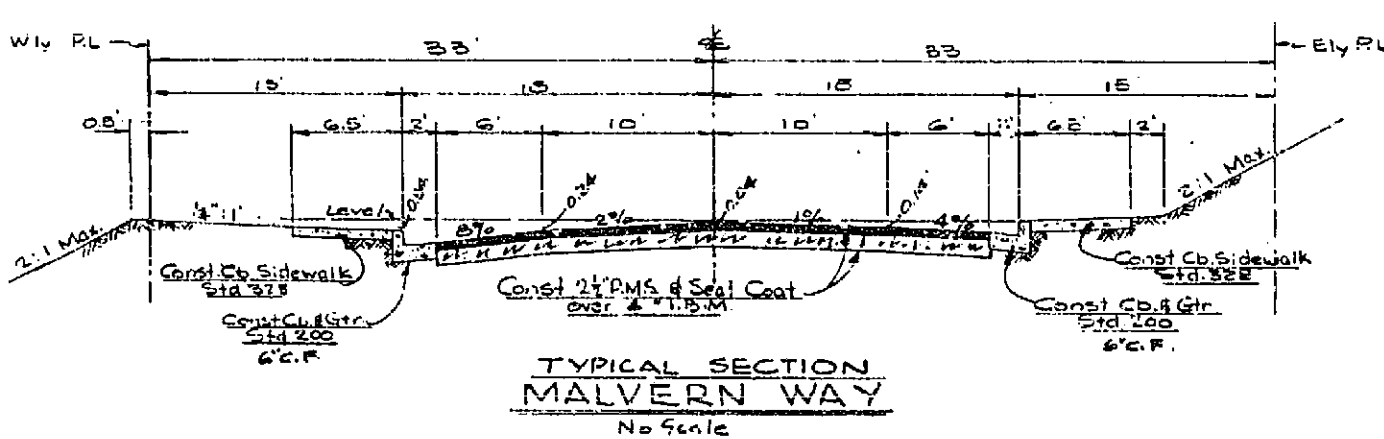
DATE	BY



BENCH MARK
 Spike, 17 P.P. # 0005 J 100 North of
 intersection of Benedict & Glenhaven
 Elev. 1083.66 H. 4146

CURB RETURN DATA

R	Δ	T	L
27	74° 19' 59"	20.47	35.03
27	90° 24' 50"	27.25	42.68
27	57° 47' 57"	14.00	27.24
35	131° 05' 49"	76.97	50.08
55	120° 19' 45"	72.19	78.10
30	249° 53' 45"	-	170.67
27	97° 43' 02"	30.90	40.05
27	92° 54' 25"	28.41	47.78



PROFILE

DATE	
BY	
CHECKED	
APPROVED	

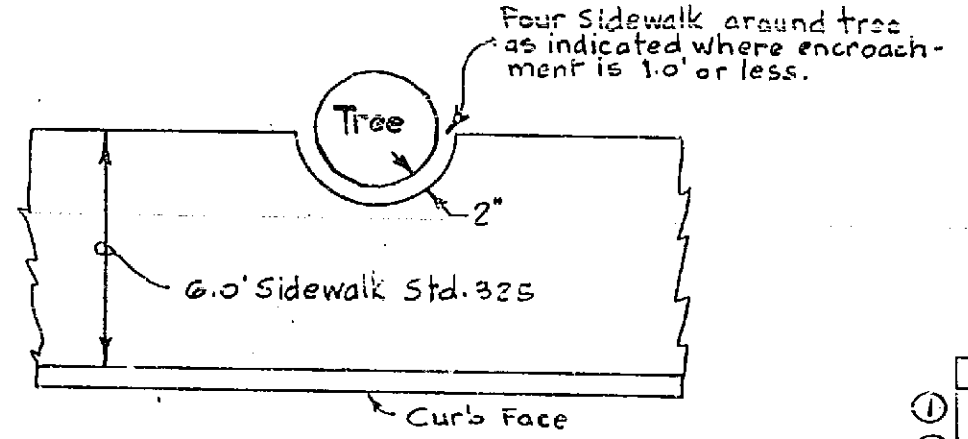
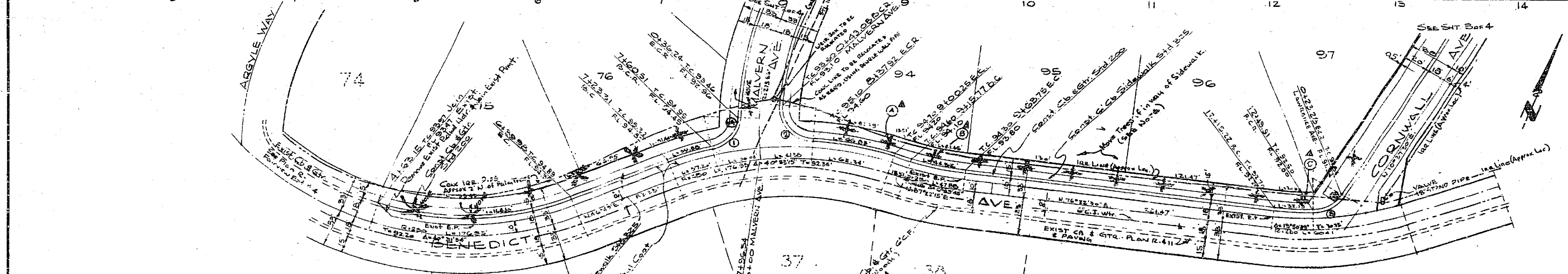
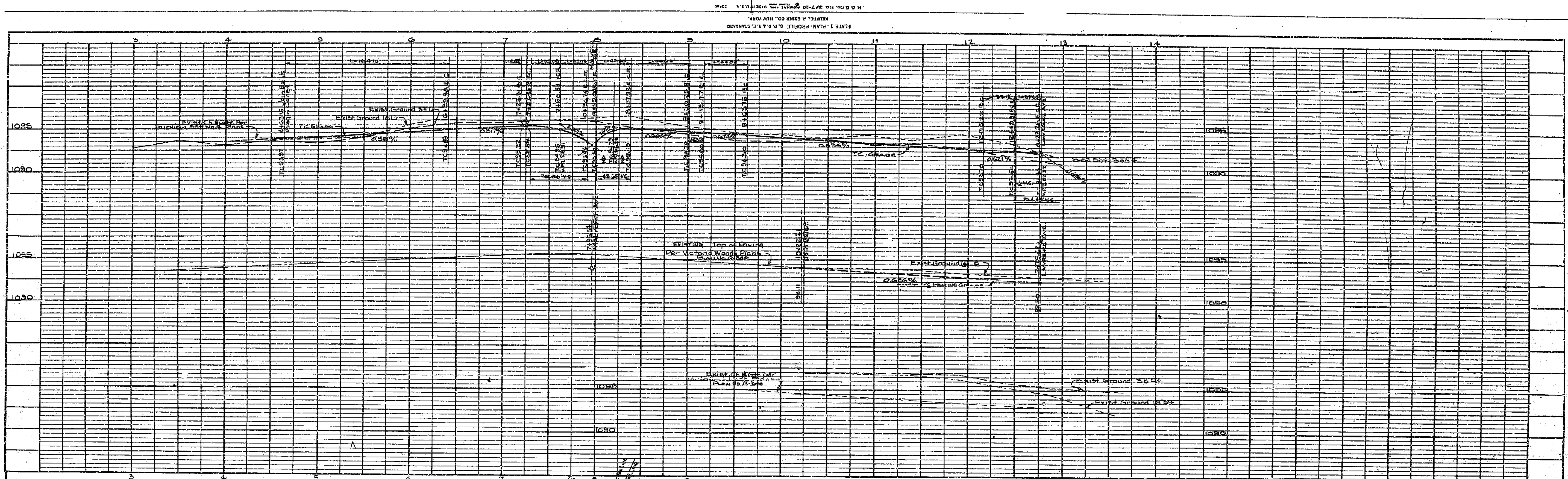
PLAN

DATE	
BY	
CHECKED	
APPROVED	

APPROVED *[Signature]*
 DATE 5-12-61
 ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS RIVERSIDE, CALIFORNIA
 APPROVED *[Signature]* DATE 5/11/61

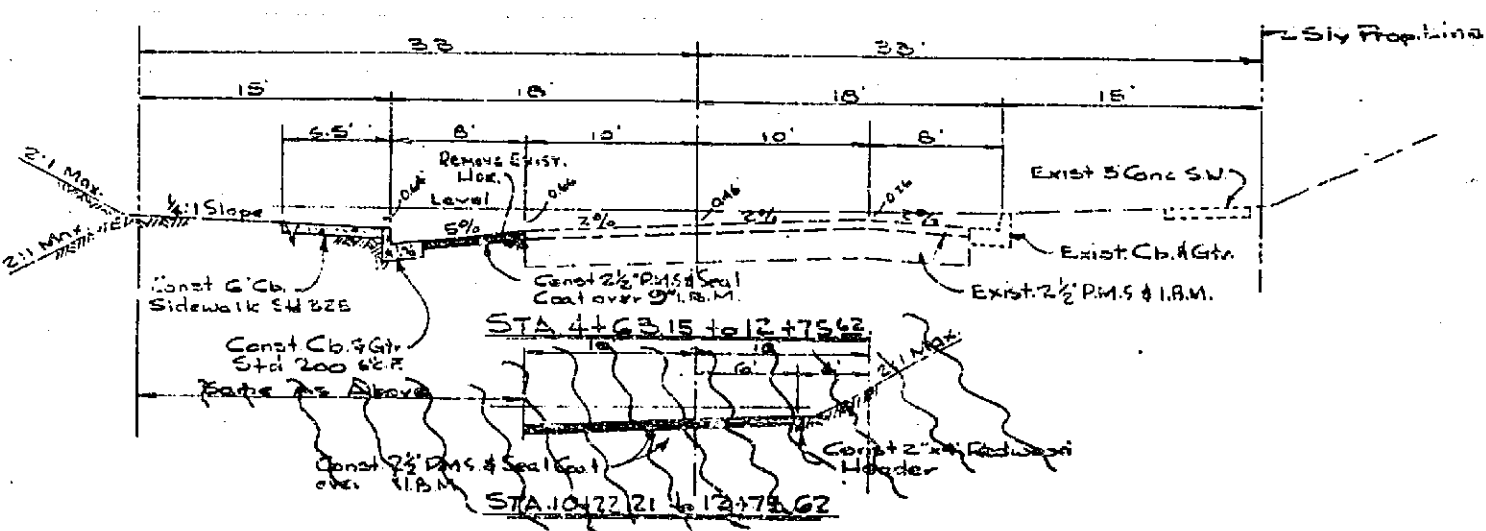
REVISION	
MARK	DESCRIPTION
1	Status revised as per

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 STREET PLAN & PROFILE
 MALVERN WAY
 FAIRVIEW ESTATES No. 5
 APPROVED BY *[Signature]*
 DATE 5/11/61
 NO. R-470
 SHEET 2 OF 4



TYPICAL PLAN A
TREE ENCROACHMENT
INTO SIDEWALK
No Scale

CURVED RETURN DATA			
R	Δ	T	L
① 2.7	74°19'55"	20.47	35.03
② 2.7	90°34'30"	27.25	42.68
③ 2.7	57°47'57"	14.80	27.24



TYPICAL SECTION
BENEDICT AVENUE
No Scale

STREET NAME SIGN SCHEDULE	
A	MALVERN WAY 5000
B	BENEDICT AVE. 2000
C	CORNWALL AVE. 5000
D	MALVERN WAY 5000
	LOWE AVE. 1900
	CORNWALL AVE 1900
	LOWE AVE. 1900

QUANTITY ESTIMATE

Curb and Gutter, Std. 100-20CP 246 LF

Curb and Gutter, Std. 100-20CP 4385 LF

Cross Gutter and Aprons, Std. 240 2146 SF

2 1/2 Plant Mix Surfacing & Seal Coat 21210 SF

Imported Base Material 1104 C.Y.

6' Property Line Sidewalk, Std. 325 5317 SF

6' Curb Sidewalk, Std. 325 19780 SF

2' x 4' Redwood Headers 1562 LF

Side Markers 17 EA

Palm Tree Relocation 1 EA

24\"/>

BENCH MARK
Spikes to R.P. # 8805-J 100' North of intersection of Benedict & Glenhaven
ELEV. 1088.66 Feb. 14/66

- NOTES
1. If subdivider desires to reduce requirements on imported base material, additional soil tests may be taken at the subdividers expense. After street is prepared to rough grade Subdivider will contact Inspection Division, City of Riverside, before making tests.
 2. The city of Riverside will make a test of base material in place before paving can be installed. Results of this test must indicate that the base material is satisfactory to the Inspection Dept. of the City of Riverside, Dept. of Public Works.
 3. Construction to be in accordance with Standards and Specifications of the City of Riverside, Dept. of Public Works.
 4. Street name signs and benches to be furnished and installed by the subdivider as per City Specifications, Req. No. 462.
 5. Any Palm Trees conflicting with proposed construction to be relocated to clear same, as directed in field, except on Benedict Avenue.
 6. Palm Trees indicated thus (A) (B) (C) on Benedict Avenue are to be relocated. All others are to be treated as indicated in Typical Plan of Tree Encroachment into Sidewalk as per detail herein.

Approved: *Albert A. Webb*
DATE: 5-12-61

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA
APPROVED: *Albert A. Webb* DATE: 5/12/61

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

STREET PLAN & PROFILE
BENEDICT AVENUE
FAIRVIEW ESTATES No. 5

DATE: MARCH 1960 SCALE: HORIZ. 1"=50' VERT. 1"=5'

DRAWN: D.R.S. W.B. 59-273

CHECKED: *Albert A. Webb* P.E. 414

APPROVED BY: *Albert A. Webb* DIRECTOR OF PUBLIC WORKS

NO. R470

DATE: MAY 15, 1961 SHEET 1 OF 4

PROFILE	
DATE	
BY	
CHECKED	
APPROVED	

PLAN	
DATE	
BY	
CHECKED	
APPROVED	