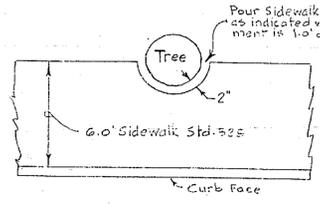


BENCH MARK
 Spike in PP # 2805-J 100' North of
 Intersection of Benedict & Glenhaven
 Elev. 1083.66 F.M. 11/16

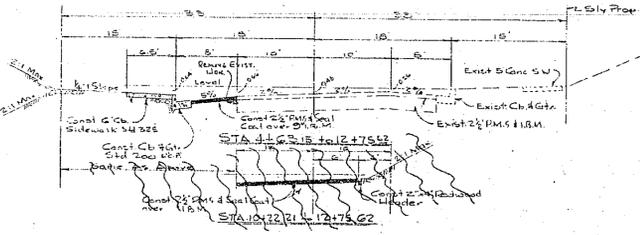
- NOTES**
1. If subdivider desires to reduce requirements on imported base material, additional soil tests may be taken at the subdividers expense after street are prepared to rough grade. Subdivider will contact Inspection Division, City of Riverside, before making tests.
 2. The city of Riverside will 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.
 3. Construction to be in accordance with Standards and Specifications of the City of Riverside, Dept. of Public Works.
 4. Street name signs and posts to be furnished and installed by the subdivider as per City Specifications #Std. Dig. No. 662.
 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.



TYPICAL PLAN
 TREE ENCROACHMENT
 INTO SIDEWALK
 No Scale

CURB RETURN DATA

R	A	T	L
17	74°18'59"	20.47	35.03
17	80°24'38"	21.25	42.60
27	57°4'57"	14.99	27.24



STREET NAME SIGN SCHEDULE

A	MALVERN WAY	5000
B	BENEDICT AVE.	2000
C	BENEDICT AVE.	5000
D	MALVERN WAY	1800
	HOWE AVE.	1800
	CORNWALL AVE.	5000
	HOWE AVE.	1800

QUANTITY ESTIMATE

Curb and Gutter, Std. 100" W.C.P. 246 L.F.
 Curb and Gutter, Std. 100" W.C.P. 4385 L.F.
 Cross Gutter and Aprons, Std. 240 2146 S.F.
 2% Plant Mix Surfacing & Seal Coat 24120 S.F.
 Imported Base Material 1104 C.Y.
 5" Properly Line Sidewalk Std. 350 5327 S.F.
 6" Curb Sidewalk Std. 325 19780 S.F.
 5" x 4" Deformed Headers 1507 L.F.
 Guide Markers 13 EA.
 Palm Tree Relocation 1 EA.
 24" C.C.P. 15000 48 L.F.
 18" C.C.P. 15000 48 L.F.
 Catch Basin - Std. 406 Type 4 1 EA.
 Paving Removal 7500 S.F.

Approved: *Albert A. Webb*
 DATE 5-12-61
 11 0876

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

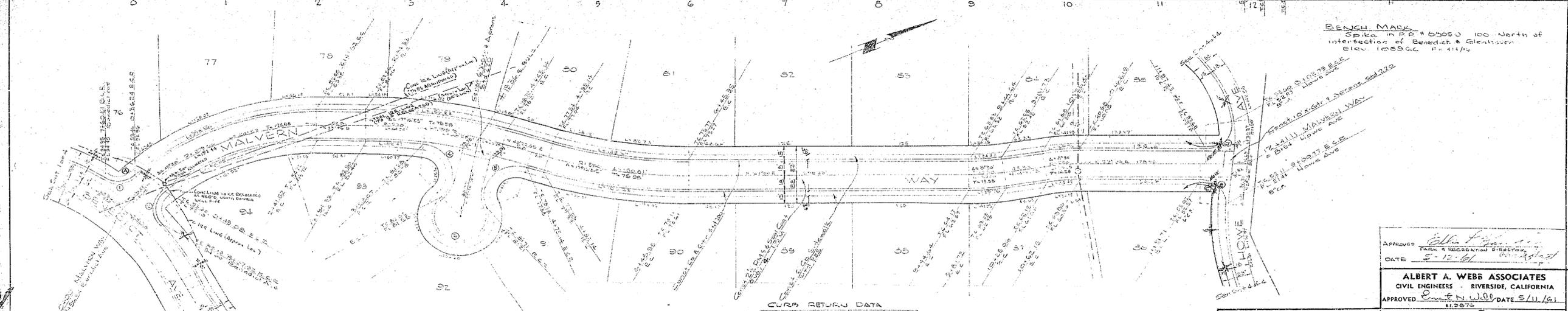
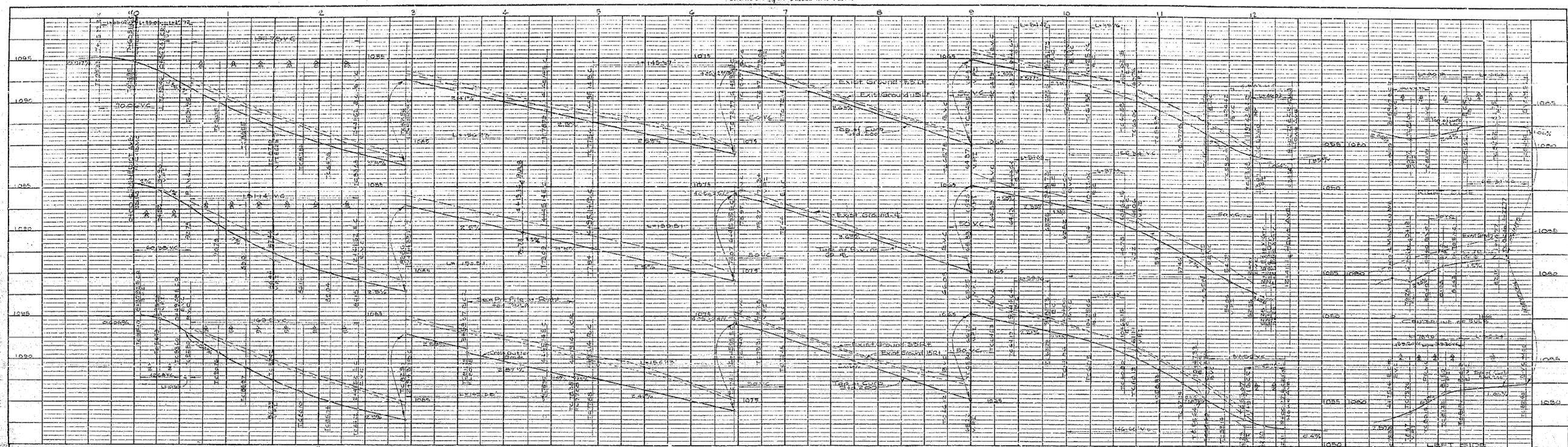
STREET PLAN & PROFILE
 BENEDICT AVENUE
 FARVIEW ESTATES No. 5

REVISION

MARK	DATE	DESCRIPTION
Δ	7-19-61	Added Note C and Detail ENN by <i>AWB</i>

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

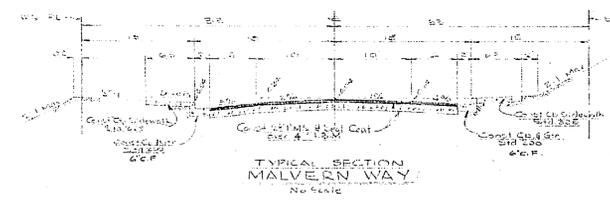
STATE 1 PLAN PROFILE
 HENRIE & ESSER CO., SAN JOSE, CALIF.
 U.S. PAT. NO. 2,477,818



BENCH MARK
 Spike in PP # 05050
 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° 53' 45"	1.92	1.92
27	97° 45' 02"	30.80	40.28
27	82° 54' 17"	2.84	4.78



APPROVED: *[Signature]*
 TITLE: REGISTERED ENGINEER
 DATE: 5-12-61

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

REVISION		
MARK	DATE	DESCRIPTION

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

STREET PLAN & PROFILE
 MALVERN WAY
 FAIRVIEW ESTATES NO. 5

DATE: March 1960
 DRAWN: D.R.B.
 CHECKED: *[Signature]*

SCALE: HORIZ. 1"=50'
 VERT. 1"=5'

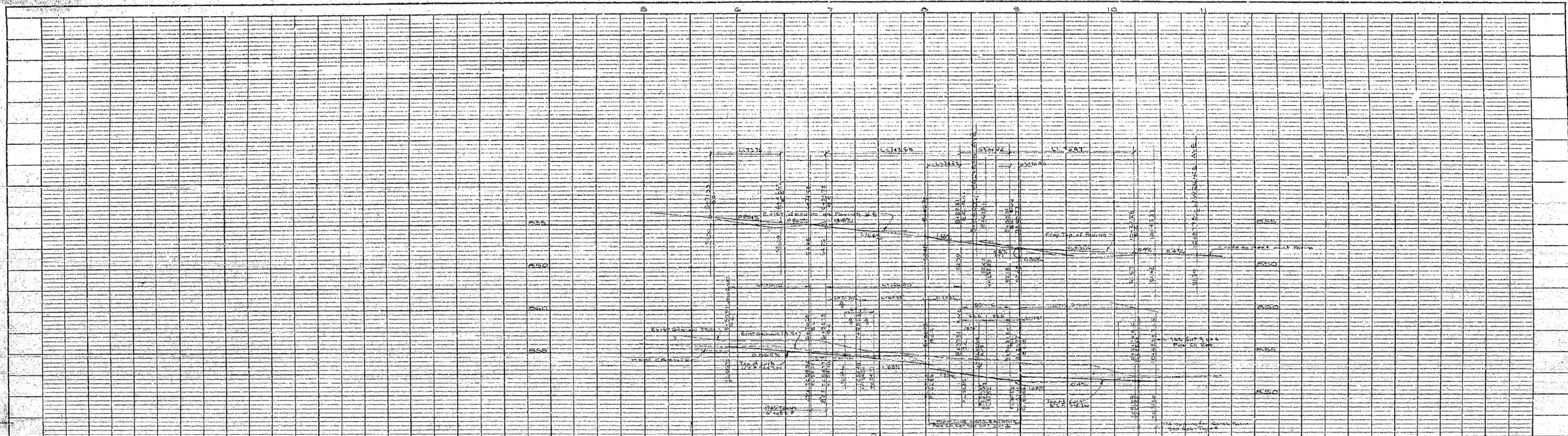
APPROVED BY: *[Signature]*
 DIRECTOR OF PUBLIC WORKS

NO. R470
 SHEET 2 OF 4

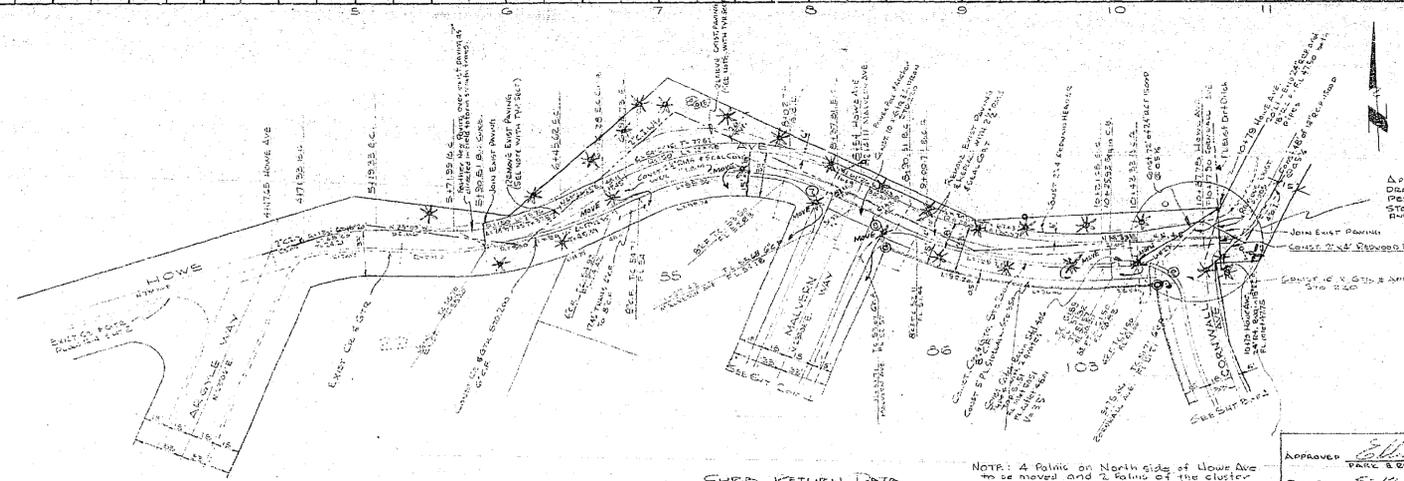
PROFILE
 HORIZONTAL CURVES
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112

PLAN
 HORIZONTAL CURVES
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112

PLATE 1 - PLAN PROFILE OF HOWE AVENUE
 K. E. O. No. 247-101 REVISED 11/11/60
 KURTZ & ECKEL CO., NEW YORK



PROFILE	DATE	BY
PLAN	DATE	BY
NOT BOOK	DATE	BY
NO. 1	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

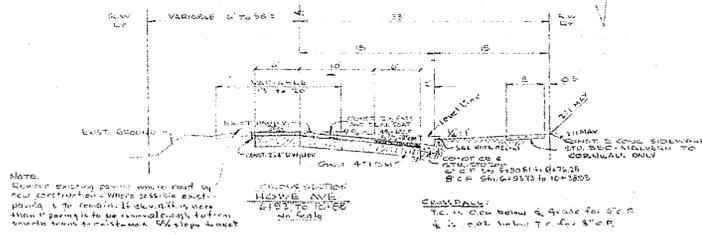
APPROVAL OF INTERSECTION AND STORM
 DRAIN IS CONDITIONAL - FINAL DESIGN LATER
 PER LEADER WITH A DRAIN REQUIREMENT
 STUDY CONSTRUCTION AT STA. 5+15 TO 5+25. CONDUIT DIA.
 10" x 25" x 25" HOWE AVE. UNTIL DESIGN COMPLETED.

PLAN	DATE	BY
PROFILE	DATE	BY
NOT BOOK	DATE	BY
NO. 1	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	62°40'51"	25.48	40.25

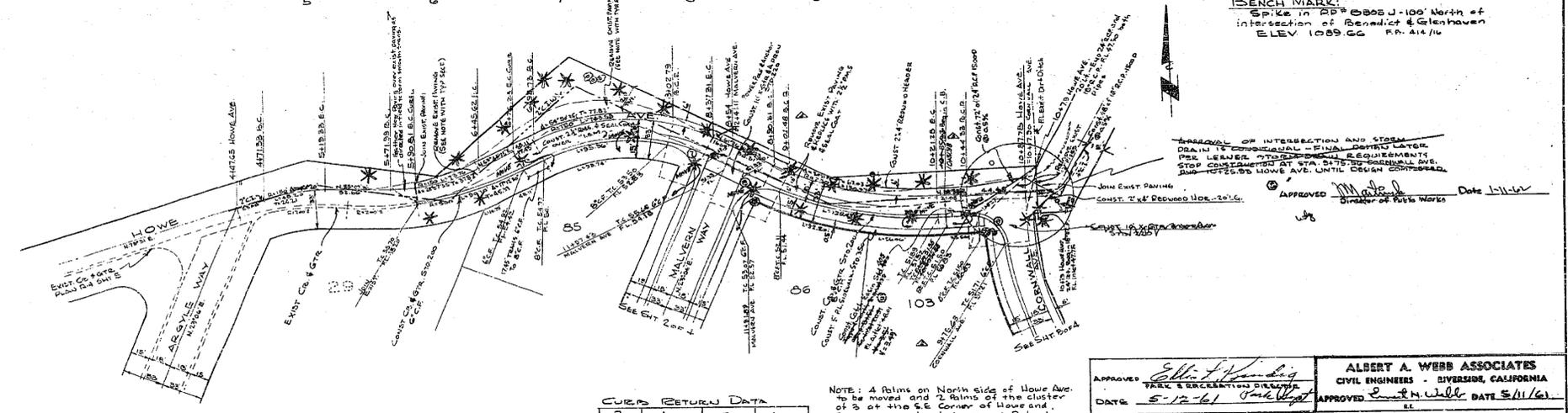
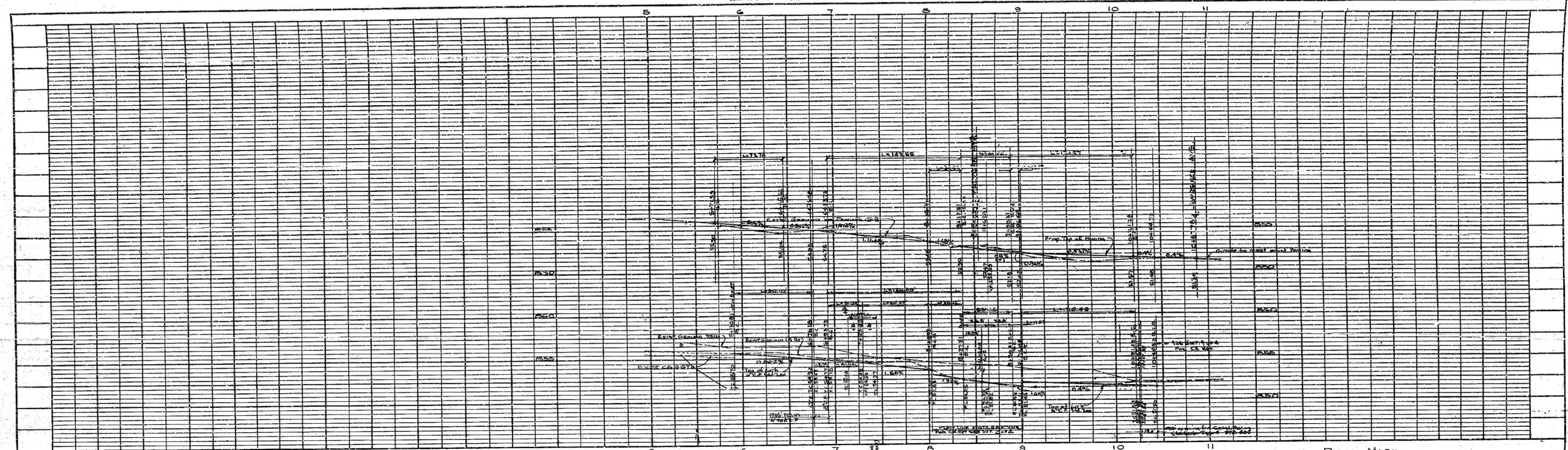
NOTE: 4 poles on North side of Howe Ave
 to be moved and 2 poles of the cluster
 of 5 at the SE corner of Howe and
 Conduit are also to be moved. Relocation
 position to be determined by Park Dept.



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 100% scale.

COMMENTS:
 1. In case of 10' to 10' 10" 10"
 & 10' 10" to 10' 10" 10"

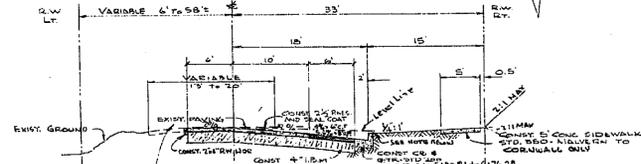
Approved: <i>Albert A. Webb</i> DATE: 5-12-61	ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA APPROVED: <i>Southwell</i> DATE: 5/11/61
CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS	
STREET PLAN & PROFILE HOWE AVENUE FAIRVIEW ESTATES NO. 5	
DATE: MARCH 1960	SCALE: Horiz 1" = 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	



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'

NOTE: 4 Palms on North side of Howe Ave. to be moved and 2 Palms of the cluster of 3 at the SE corner of Howe and Cornwell are also to be moved. Relocation position to be determined by Park Dept.



NOTE: Remove existing paving where used by new construction - Where possible existing paving is to remain. If unavoidable, it may remain if found to be removed through the normal smooth front to exist. max. 1/2" slope to meet

CROSS SECTION HOWE AVE. 12' TO 15' WIDE

CURB: 12" x 12" CONCRETE

ROADWAY: 12" x 12" CONCRETE

GRADES: 1/2% 0.06 below 4' grade to 6" c.s. & 1/2% 0.02 below T.C. for 8" c.s.

APPROVED: *Elliot L. Rosenberg*
 TRAC & EXECUTIVE SURVEYOR
 DATE: 5-12-61

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA
 APPROVED: *Earl M. Ullrich* 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: 5/11/61

DATE: MARCH 1960 SCALE: Horiz. 1"=50' Vert. 1"=5'

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

CHECKED: *W.B.* 4-14-63/11

APPROVED BY: *Earl M. Ullrich* DIRECTOR OF PUBLIC WORKS

DATE: *May 15, 1961*

NO. R-470 SHEET 4 OF 4

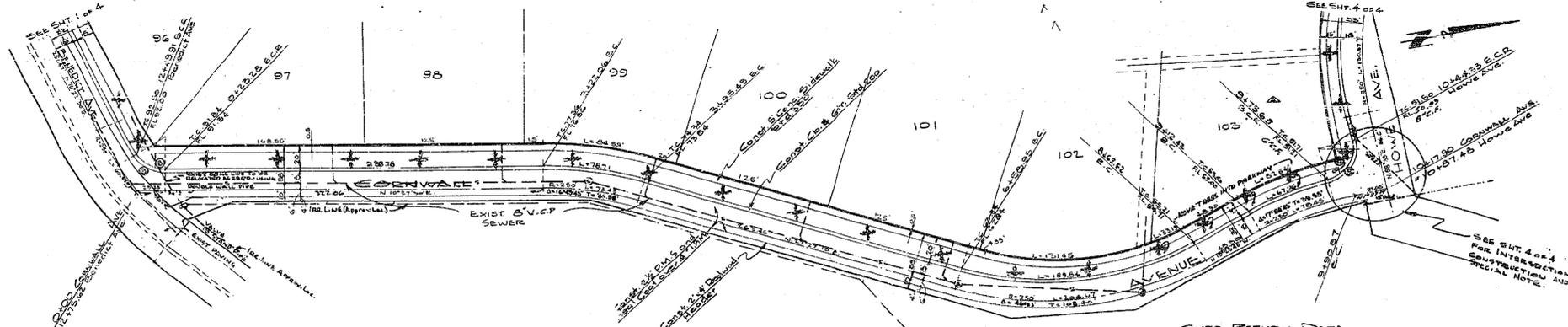
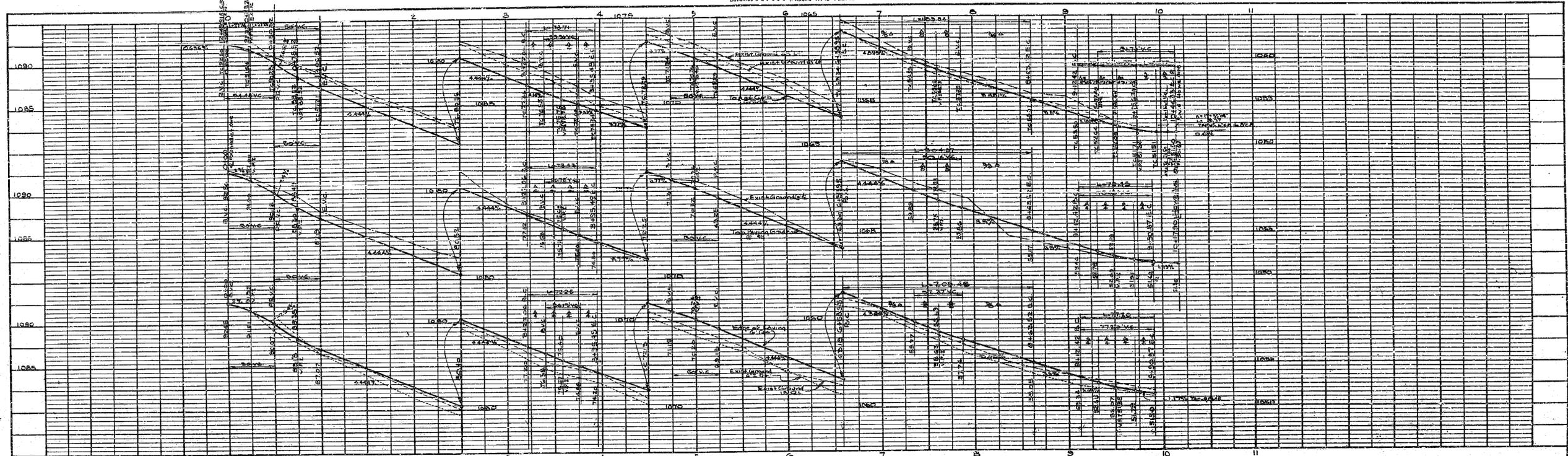
DWG. NO. 59-273 A

PROFILE

DATE	
BY	
CHECKED	
APPROVED	

PLAN

DATE	
BY	
CHECKED	
APPROVED	

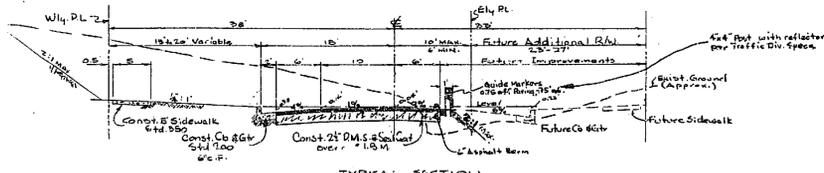


BENCH MARK
 Spike in PP#2005J 100 North of
 intersection of Benedict & Glenhove
 ELEV. 1085.66 F.R. 44-16

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



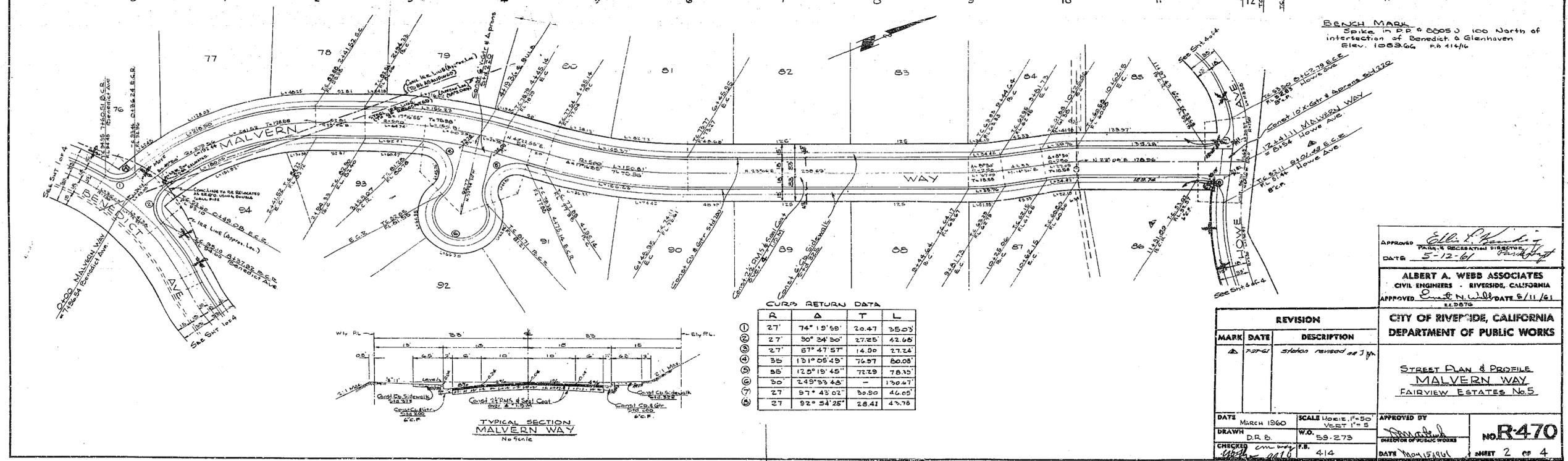
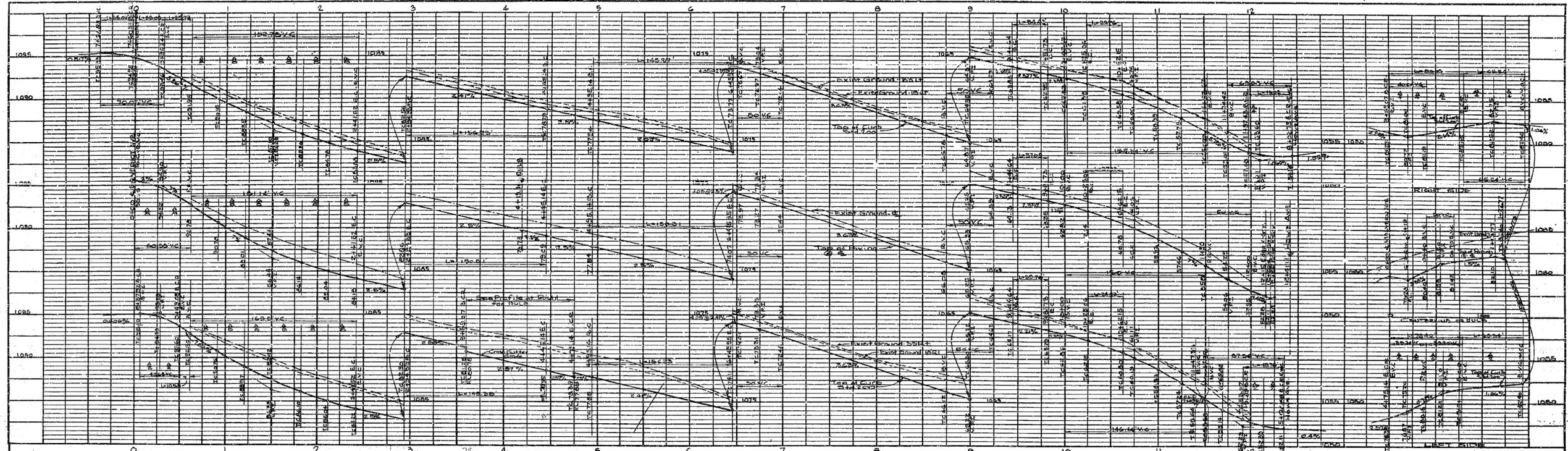
Approved: <i>Albert A. Webb</i> DATE 5-12-61 PREPARED BY: <i>Albert A. Webb</i> DATE 5-11-61		ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA APPROVED: <i>Albert A. Webb</i> DATE 5-11-61	
REVISION MARK DATE DESCRIPTION 1 7-27-61 Station revised		CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT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

PROFILE

DATE	BY

PLAN

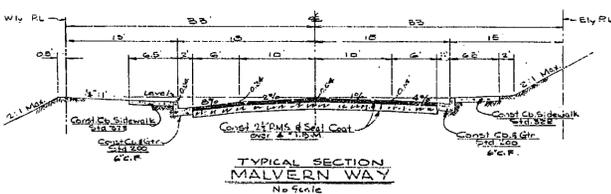
DATE	BY



BENCH MARK
 Spike in P.C. # 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"	72.79	78.10
30	249° 53' 45"	-	170.67
27	97° 43' 02"	30.90	40.05
27	92° 54' 25"	28.41	47.78



APPROVED *[Signature]*
 PAUL H. DECATUR DIRECTOR
 DATE 5-12-61

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
 MALVERN WAY
 FAIRVIEW ESTATES No. 5

APPROVED BY *[Signature]*
 DIRECTOR OF PUBLIC WORKS

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

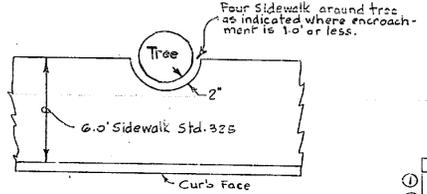
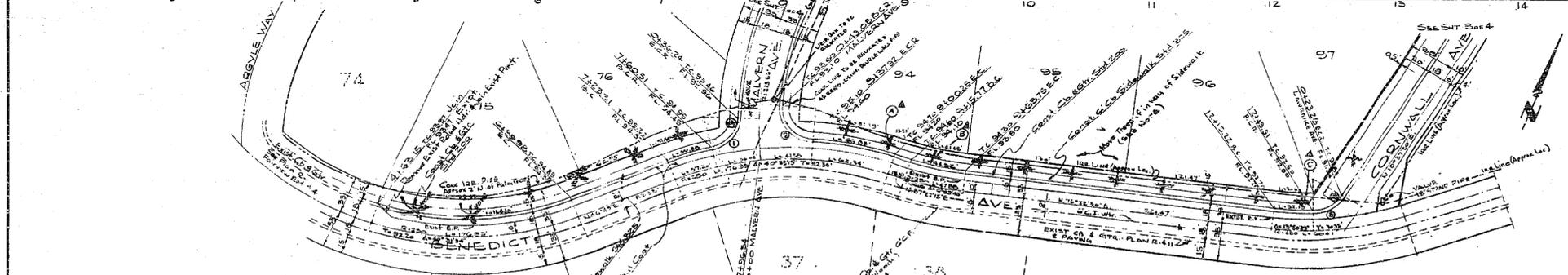
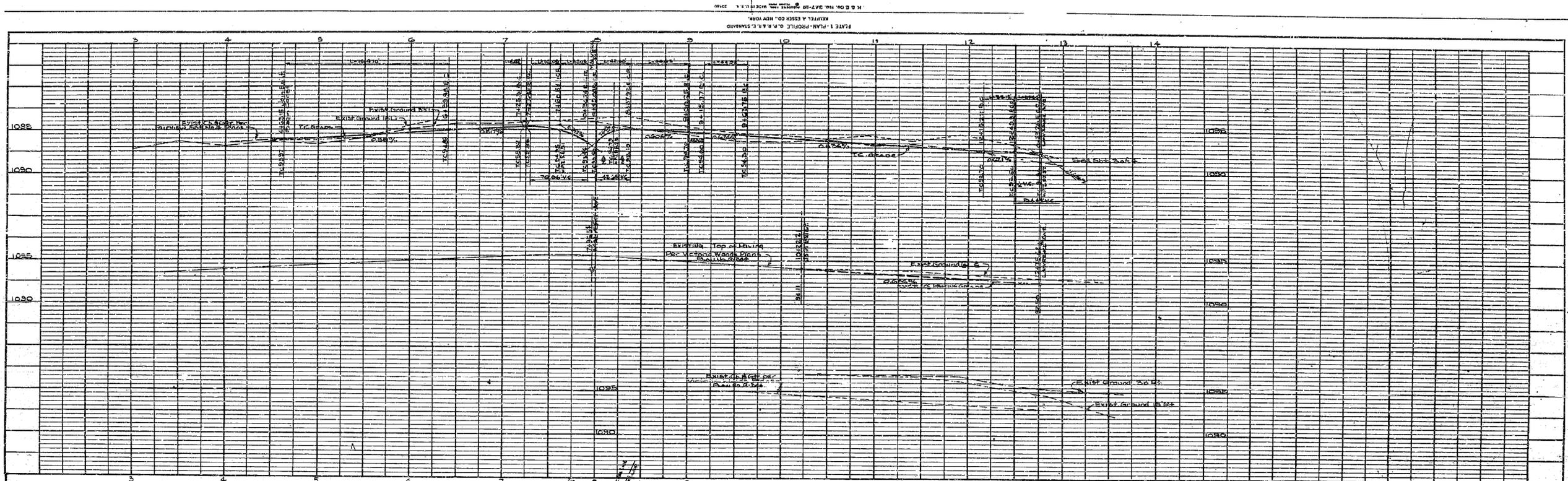
NO. R-470
 SHEET 2 OF 4

PROFILE

DATE	
BY	
CHECKED	
DATE	

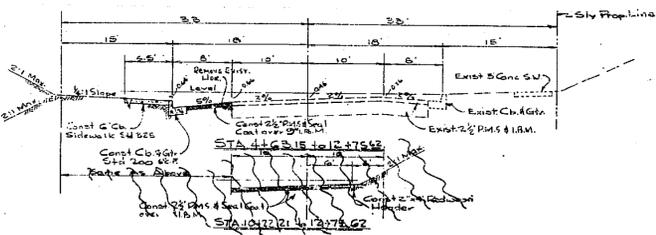
PLAN

DATE	
BY	
CHECKED	
DATE	



TYPICAL PLAN A
TREE ENCROACHMENT
INTO SIDEWALK
No Scale

CURB 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. 1900
D	MALVERN WAY 5000
	LOWE AVE. 1900
	1900

QUANTITY ESTIMATE
Curb and Gutter, Std 100-24" C.P.
Curb and Gutter, Std 100-18" C.P.
Cross Gutter and Aprons, Std 240
2 1/2" Plant Mix Surfacing & Seal Coat
Imported Base Material
6" Paper Lined Sidewalk, Std 350
6" Curb Sidewalk, Std. B25
2" x 4" Redwood Headers
Side Markers
Palm Tree Relocation
24" R.C.P. - 1500 D
18" R.C.P. - 1500 D
Catch Basin - STD 48" x 24" x 18"
Paving Removal

246 LF
4385 LF
2146 SF
21210 SF
1104 C.Y.
5887 SF
19780 SF
1562 LF
17 EA
1 EA
72 LF
48 LF
12A
7500 SF

BENCH MARK
Spikes in 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 data 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

REVISION
MARK DATE DESCRIPTION
① 7-15-61 Added Note G and Detail
② 1-9-62 Changed C.A. Tree to Std. 48" x 24" x 18"

DATE: MARCH 1960 SCALE: HORIZ. 1"=50' VERT. 1"=5'
DRAWN: D.R.S. W.B. 59-273
CHECKED: *Albert A. Webb* P.B. 414

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

NO. R470
DATE: May 15, 1961 SHEET 1 of 4

PROFILE
NOTE: SHOW ALL UTILITIES
NO. 59-273
DATE: 5-12-61

PLAN
NOTE: SHOW ALL UTILITIES
NO. 59-273
DATE: 5-12-61