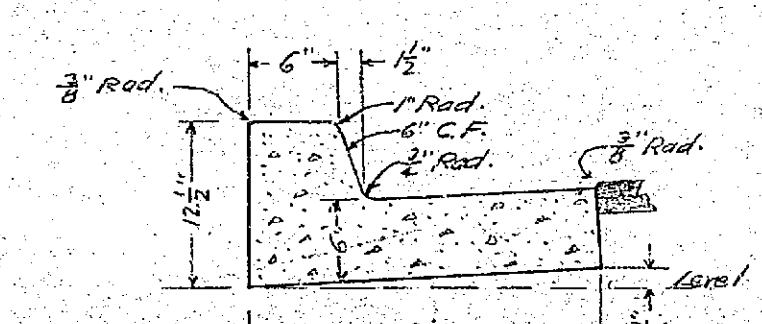
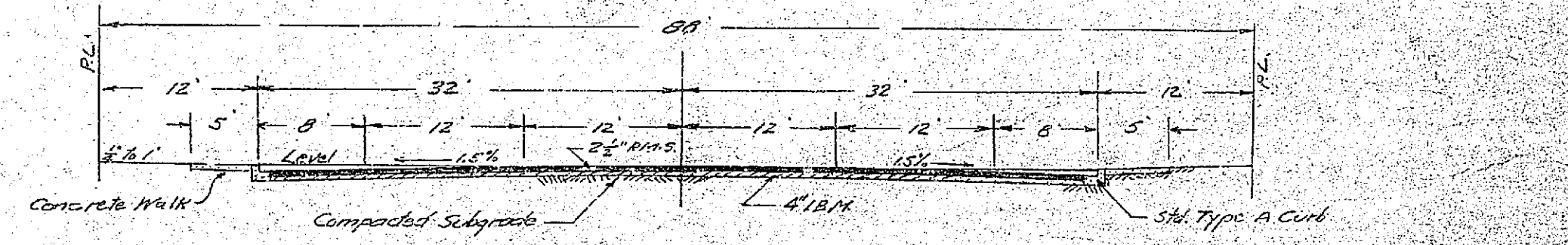
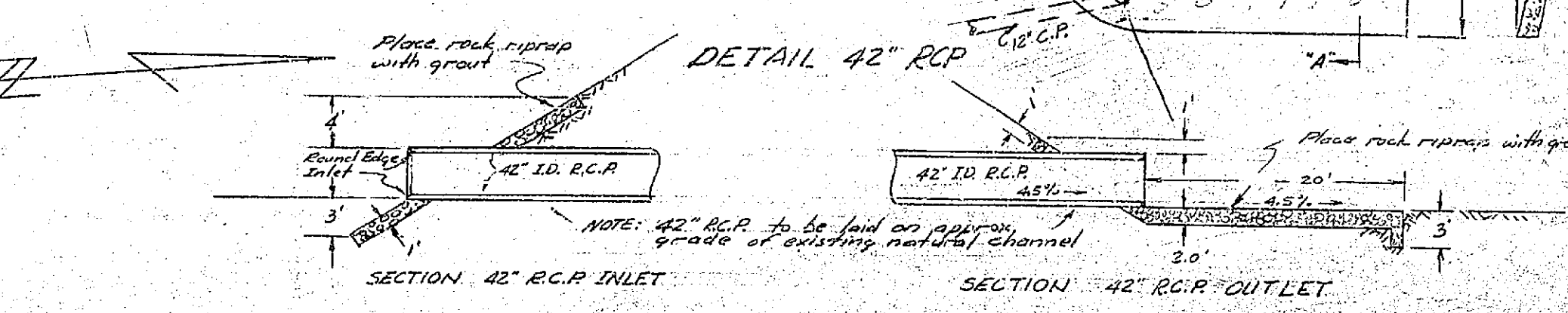


CROSS GUTTER  
TYPICAL SECTION  
Co. Std. No. 13.



TYPE 'A' CURB  
Co. Std. No. 10.



TYPICAL SECTION  
88' Right of Way  
Co. Std. No. 2-B.

- Notes:
1. Amount of I.B.M. required, to be determined after rough grading of all streets.
  2. 4' I.B.M. on Watkins Drive.
  3. 3' I.B.M. on all other streets.

ESTIMATE OF QUANTITIES				
ST. NAME	SUB-BASE	24\"/>		
WATKINS DR.	39424 sq. ft.	1310 sq. ft.	1956 cu. ft.	8802 sq. ft.
MT. VERNON AVE.	16561 sq. ft.	741 sq. ft.	1055 cu. ft.	4768 sq. ft.
BROADBENT	18080 "	220 "	1011 "	4550 "
KNOX	16328 "	1260 "	1260 "	3670 "
CARNEY	9773 "	588 "	588 "	2644 "
QUAIL	20652 "	1514 "	1514 "	6913 "
SWAIN	8405 "	379 "	379 "	2426 "
FROST	8968 "	515 "	515 "	2318 "
BROKAW	14007 "	1128 "	1128 "	5301 "
CORBEN	3010 "	224 "	224 "	1008 "
TOTALS	175,208 "	22,79 "	9240 "	64,282 "

SHEET INDEX	
ST. NAME	SHEET NO.
WATKINS DRIVE	1 & 2
MT. VERNON AVE.	7 & 8
BROADBENT	9 & 10
KNOX	5 & 6
CARNEY	5 & 6
QUAIL	11 & 12
SWAIN	11 & 12
FROST	3 & 4
BROKAW	3 & 4
CORBEN	7

Revision No. 3 10-13-59  
Regrade portion of Brokaw Drive  
Regrade shown on sheet 4.

Revision Approved *Paul DeWitt* Date 10-13-59  
For Road Commissioner  
Riverside County

Revision No. 4 11-3-59 Approved 11-12-59 *Geo. D.*  
Regrade portion of Watkins Dr. Sta. 2200-24.

Revision No. 5 1-6-60 Approved *Paul DeWitt* 1-7-60  
Revised grade of intersection of Broadbent & Swain Ct.

Revision No. 1 6-19-59  
Regrade portion of Watkins Drive  
all of Brokaw  
Knox Ct.

Regrade shown on sheets 1, 6 & incl.

Revision Approved *Paul DeWitt* Date 7-13-59  
For the Road Commissioner  
Riverside County

Revision No. 2 7-28-59  
sheets 1, 8, 11 & 12 Addition of drainage structures  
Sheet 5 Base grade of Knox Ct. cut-down.

Revision Approved *Paul DeWitt* Date 8-8-59  
For Road Commissioner, Riverside County

Approved by *Paul DeWitt* 3-12-58  
For Road Commissioner  
Riverside County

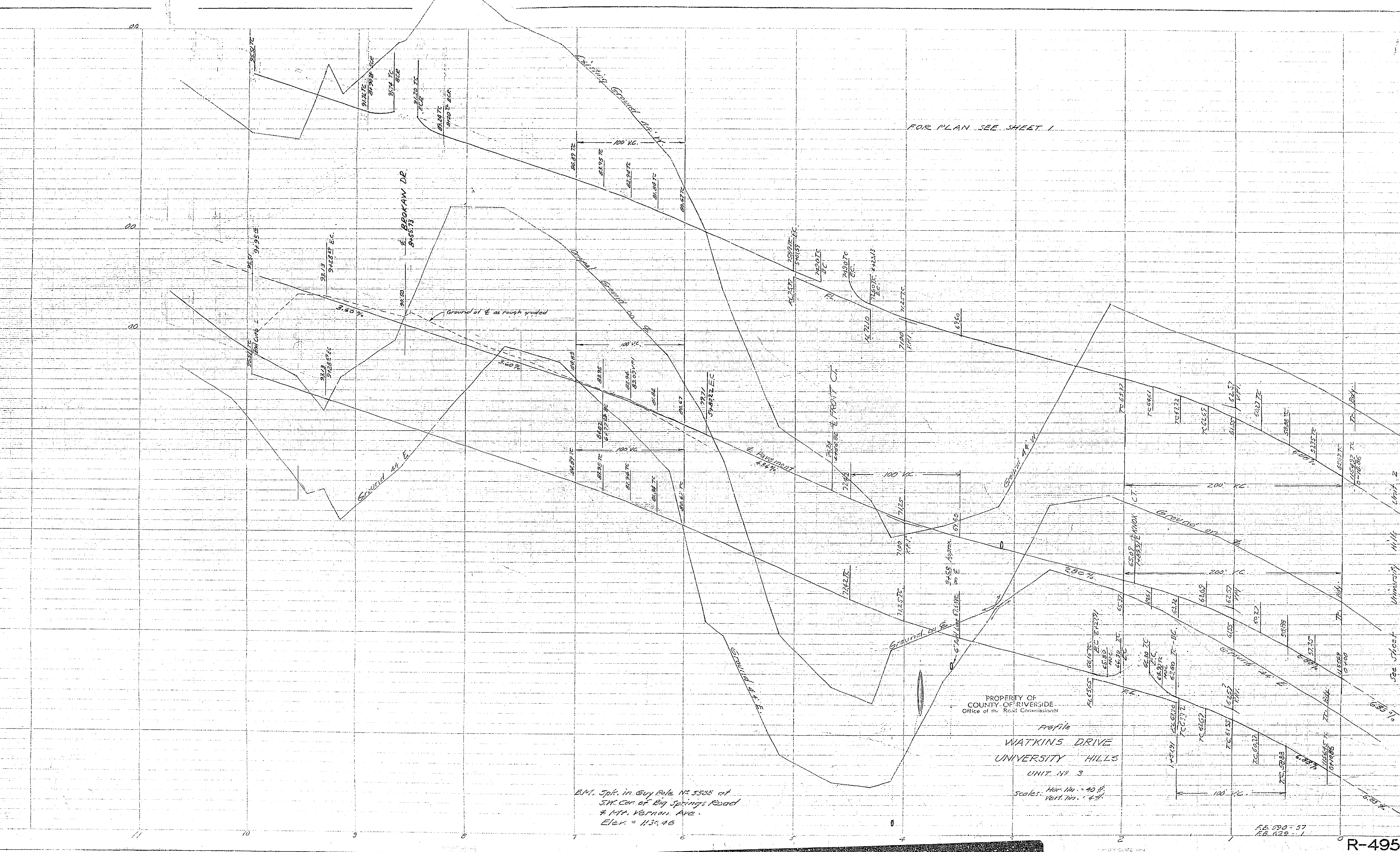
B.M. Sp. in City File No. 5580 of  
S.W. Cor. of Big Springs Road  
& 4th & 1st Ave.  
Elev. 1120.46

PROPERTY OF  
COUNTY OF RIVERSIDE  
Office of the Road Commissioner

PLAN  
WATKINS DRIVE  
UNIVERSITY HILLS  
UNIT NO. 3  
J.F. Davidson C.E. September 1957  
Scale: 1/4" = 40'  
1/8" = 4'

*J.F. Davidson*  
J.F. Davidson - R.E. No. 962

FB-530-57  
KB-629-17



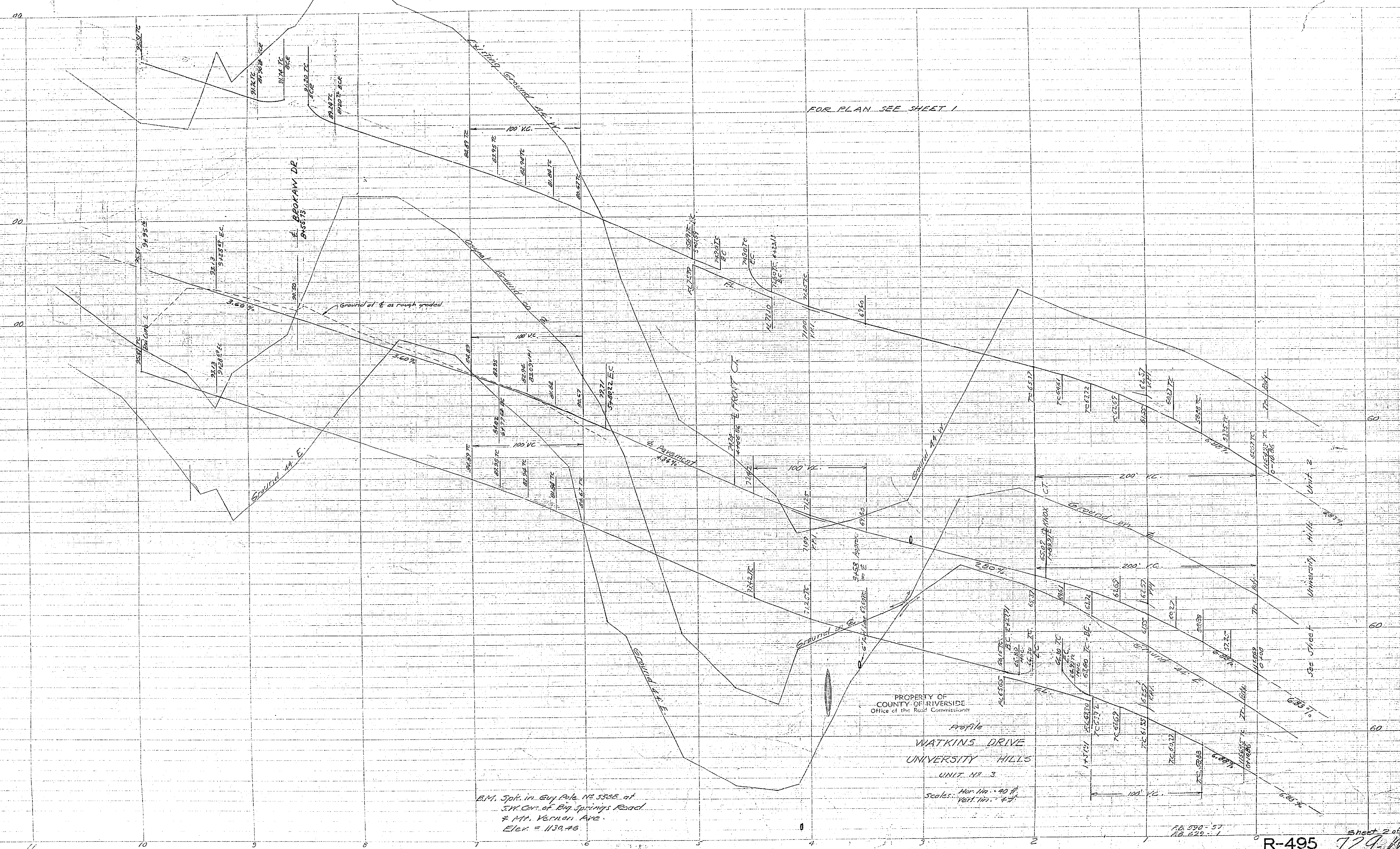
FOR PLAN SEE SHEET 1

B.M. Spk. in Guy Pole No 5588 at SW. Cor. of Big Springs Road & Mt. Vernon Ave. Elev. = 1130.46

PROPERTY OF COUNTY OF RIVERSIDE  
Office of the Road Commissioner  
Profile  
WATKINS DRIVE  
UNIVERSITY HILLS  
UNIT No 3  
Hor. 1" = 40 ft  
Vert. 1" = 4 ft

FR 590-57  
EA 122-1

R-495 Sheet 2 of 2  
729 W



FOR PLAN SEE SHEET 1

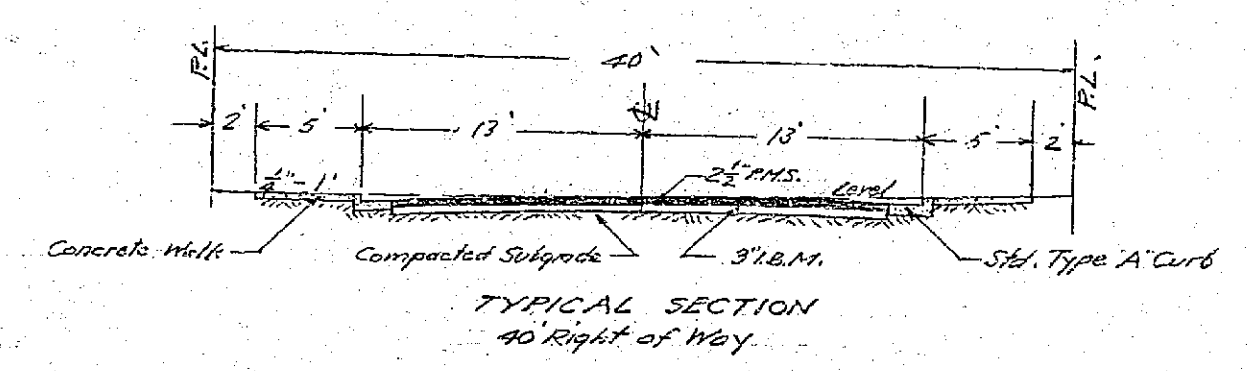
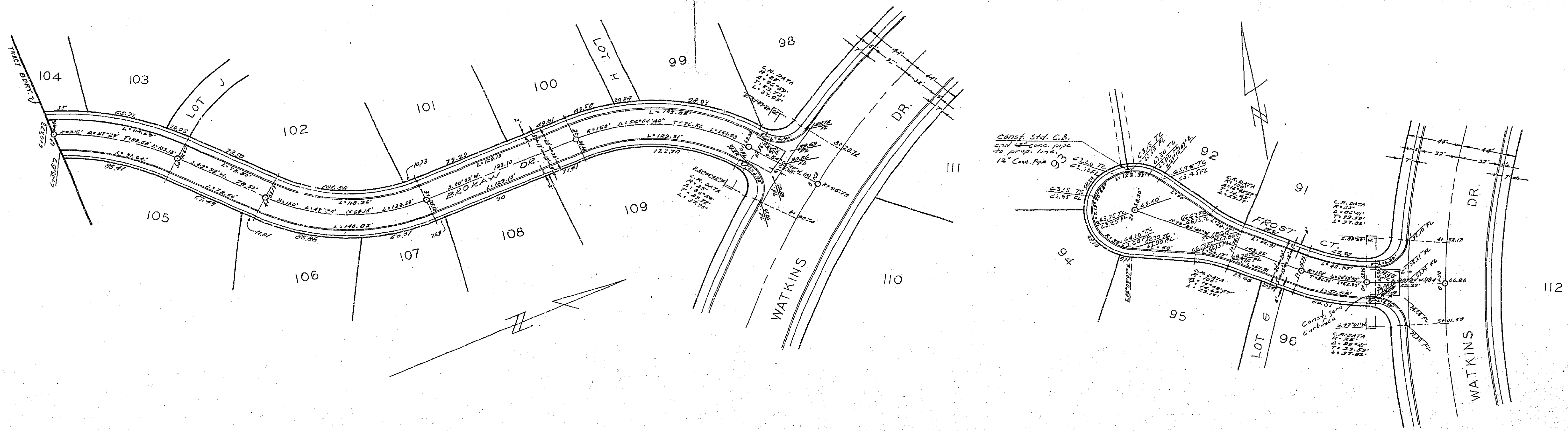
B.M. Spk. in Guy Pole No 5508 at  
S.W. Cor. of Big Springs Road  
at Mt. Vernon Ave.  
Elev. = 1139.46

PROPERTY OF  
COUNTY OF RIVERSIDE  
Office of the Road Commission

Profile  
WATKINS DRIVE  
UNIVERSITY HILLS  
UNIT NO. 3  
Scale: Hor. 1 in. = 40 ft.  
Vert. 1 in. = 4 ft.

FB 530-57  
FB 629-1

R-495 sheet 2 of 2  
729-11



7 6 5 4 3 2 0 3 2 1 0

FOR PROFILES AND GRADES SEE SHEET 4.

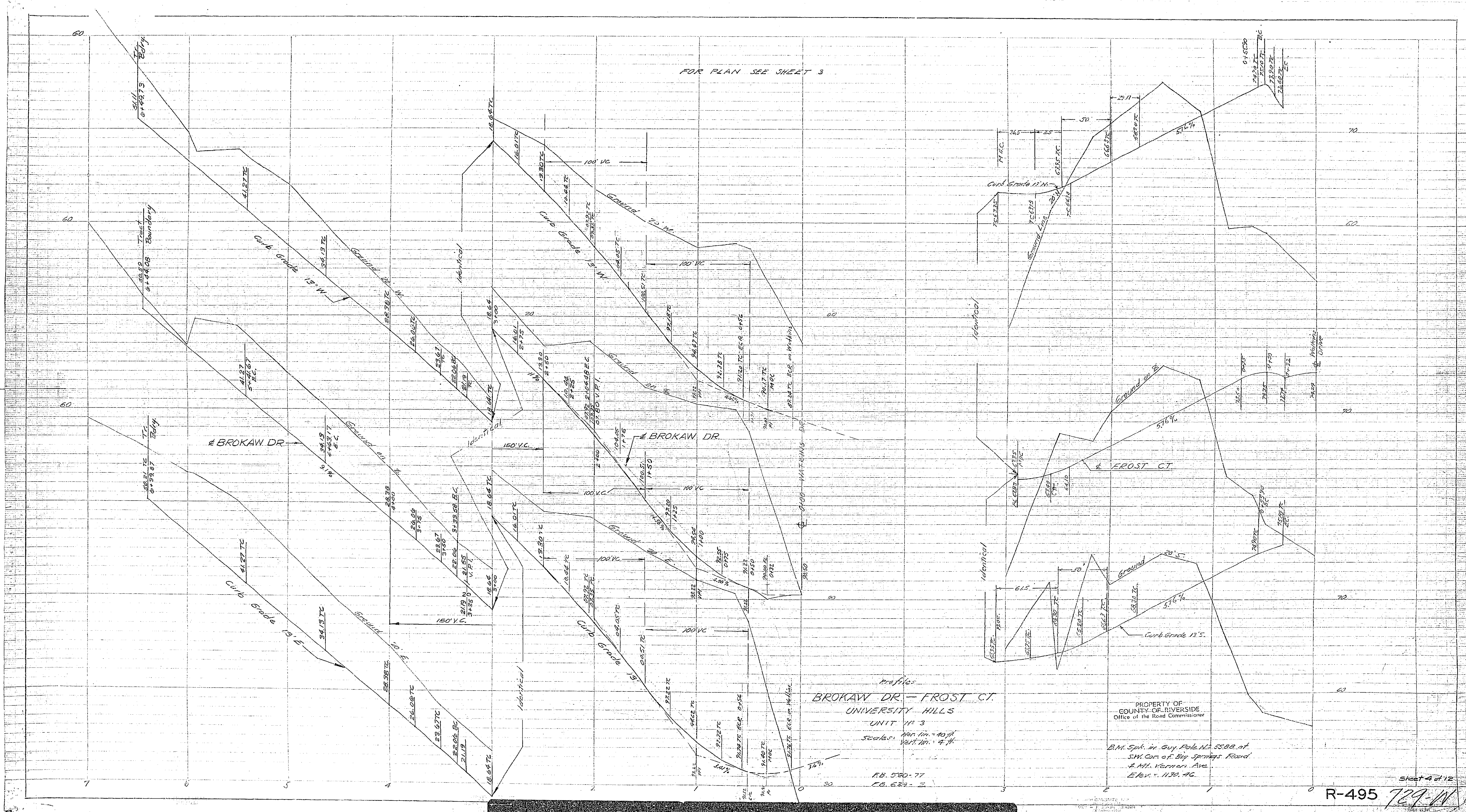
PROPERTY OF  
 COUNTY OF RIVERSIDE  
 Office of the Road Commissioner  
 PLANS  
 BROKAW DR - FROST CT.  
 UNIVERSITY HILLS  
 UNIT NO. 3  
 Scales: Hor. 1" = 40'  
 Vert. 1" = 4'

B.M. Spk. in guy pole, N.R. 5588 at  
 S.W. Cor. of Big Springs Road  
 & Mt. Vernon Ave.  
 Elev. = 1130.46

F.B. 590-77  
 F.B. 629-2

Sheet 3 of 4  
 R-495 729-N

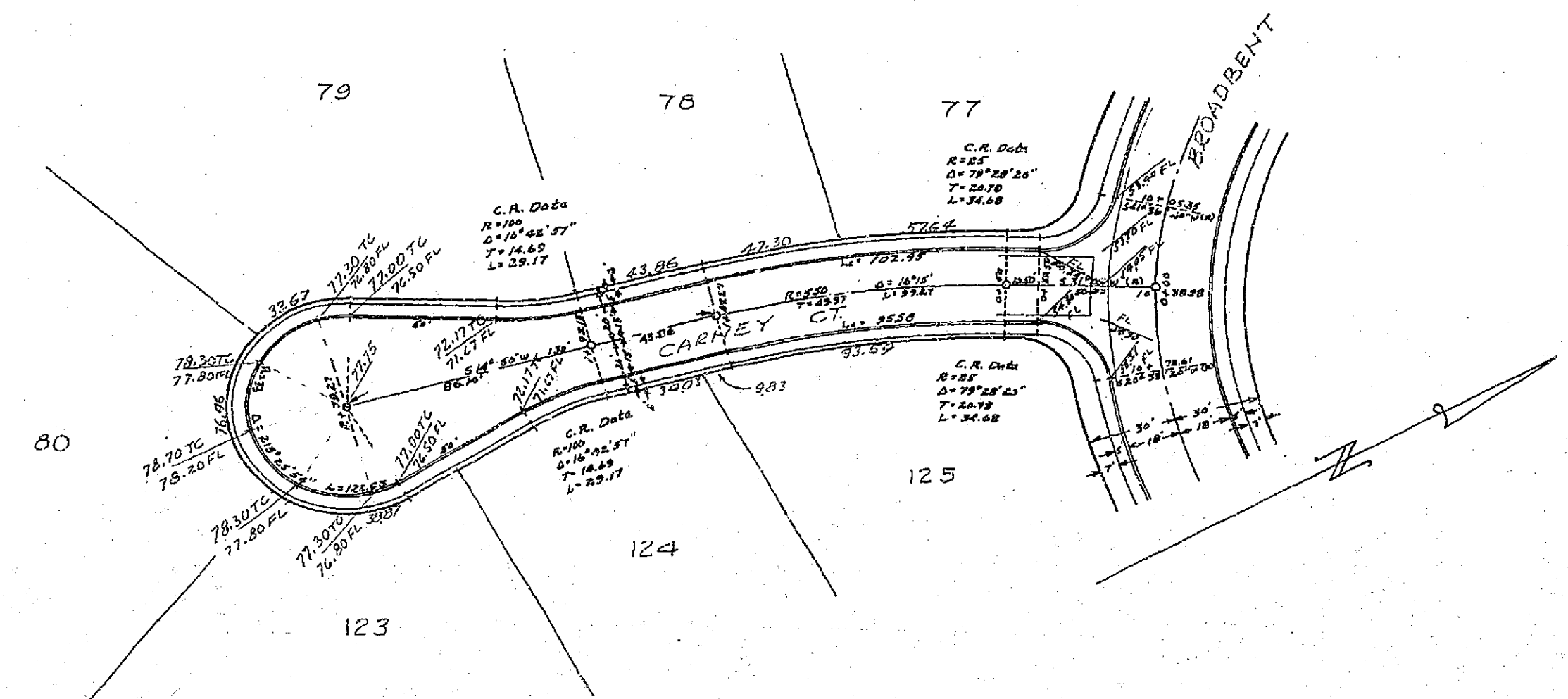
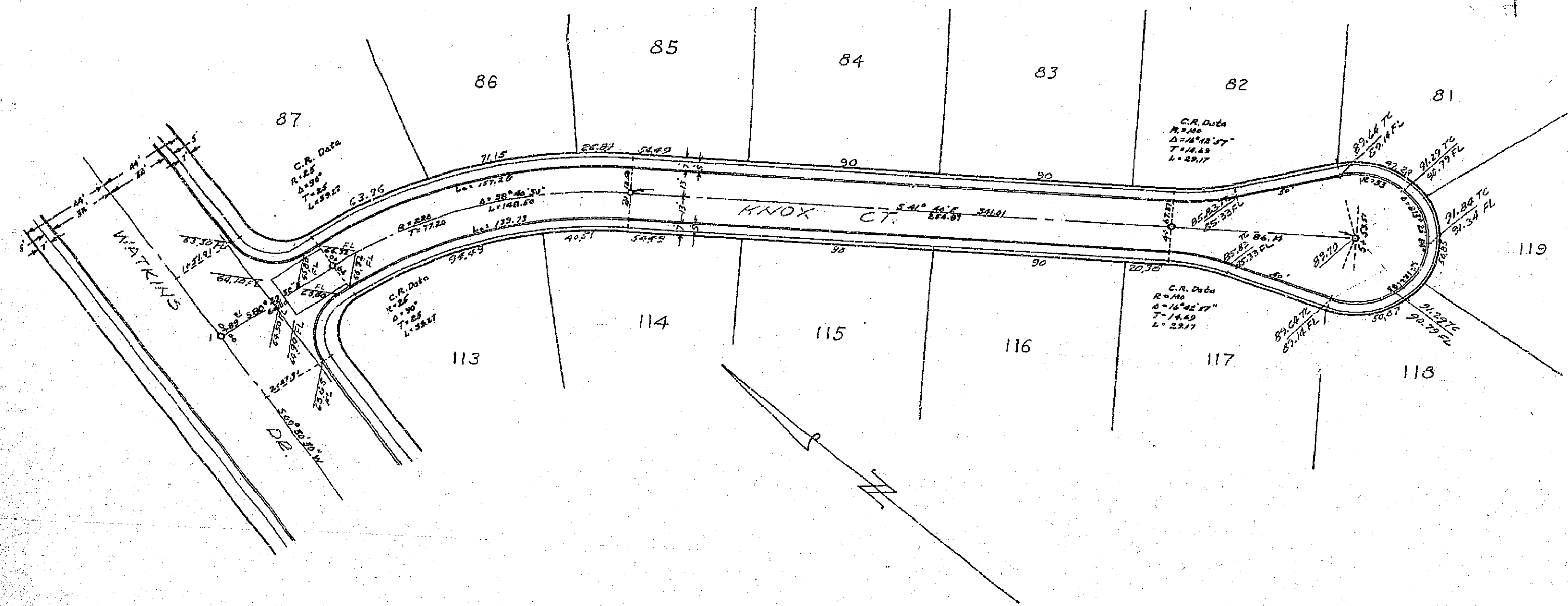
FOR PLAN SEE SHEET 3



Profiles  
 BROKAW DR - FROST CT  
 UNIVERSITY HILLS  
 UNIT #3  
 Plan. 1/4" = 10' H  
 Scale. Vert. 1/4" = 4' H  
 F.B. 580-77  
 F.B. 624-3

PROPERTY OF  
 COUNTY OF RIVERSIDE  
 Office of the Road Commissioner

B.M. Sp. in Guy Pole No. 5388 at  
 SW. Cor. of Big Springs Road  
 4 Mi. N. Vernon Ave.  
 Elev. = 1130.46



FOR TYPICAL SECTION SEE SHEET 3

FOR PROFILES AND GRADES SEE SHEET 6

PROPERTY OF  
COUNTY OF RIVERSIDE  
Office of the Road Commissioner

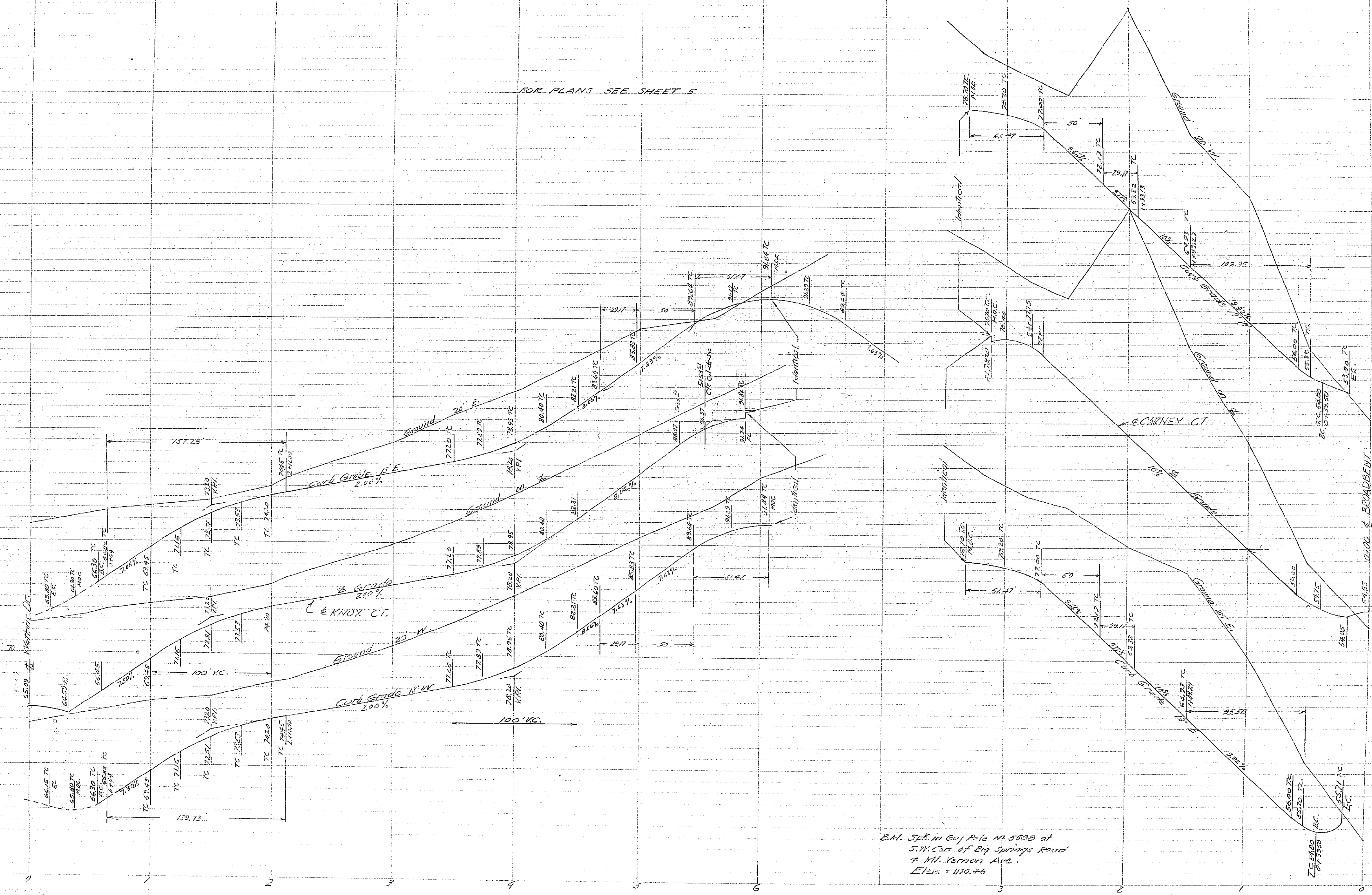
Plans  
KNOX CT. & CARNEY CT.  
UNIVERSITY HILLS  
UNIT No. 3  
Hor. 1 in. = 40 ft.  
Vert. 1 in. = 4 ft.

B.M. Spk. in Guy Pole N<sup>o</sup> 5588 of  
S.W. Cor. of Big Springs Road  
E. W. Vermer Ave.  
Elev. = 1130.46

M.B. 590-10.77  
175.629-2

Sheet 5 of 12  
709-11  
R-495

FOR PLANS SEE SHEET 5

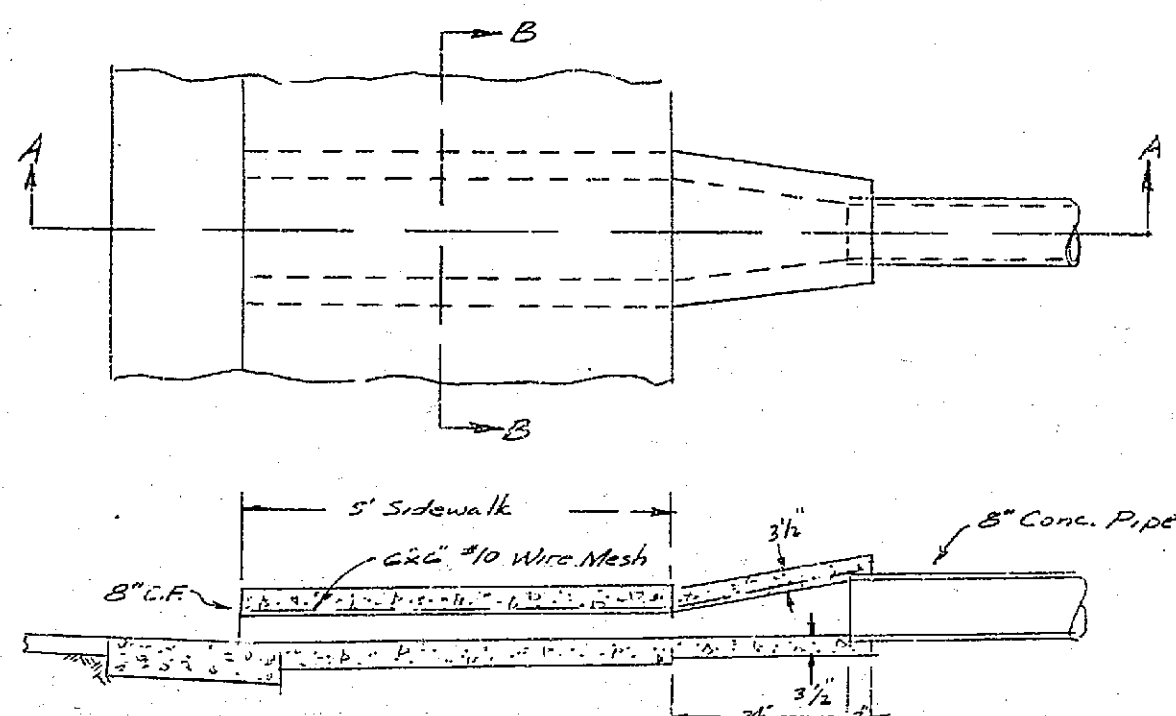
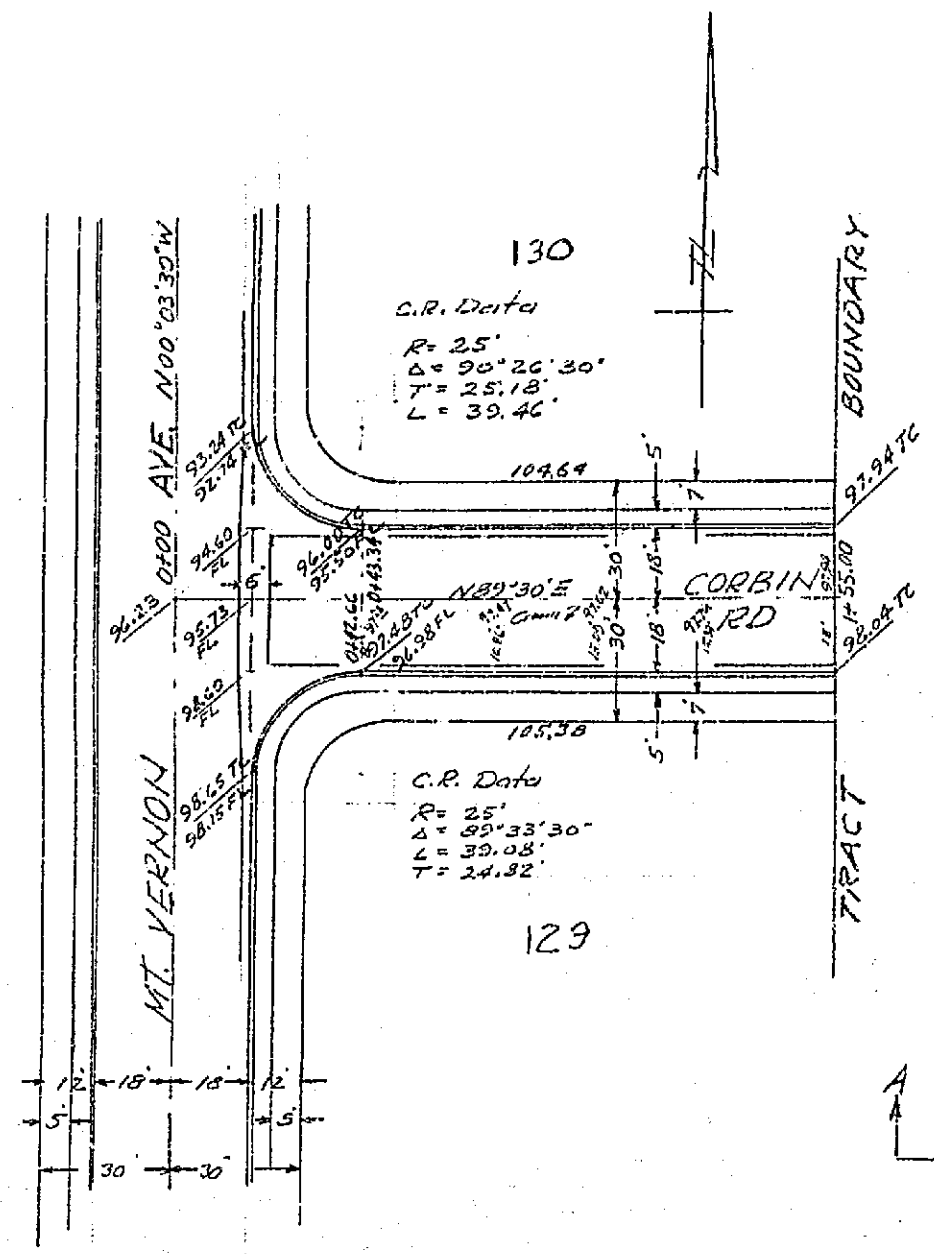


B.M. Spk. in Guy Pole N 5588 at  
 S.W. Cor. of Big Springs Road  
 + Mt. Vernon Ave.  
 Elev. = 110.46

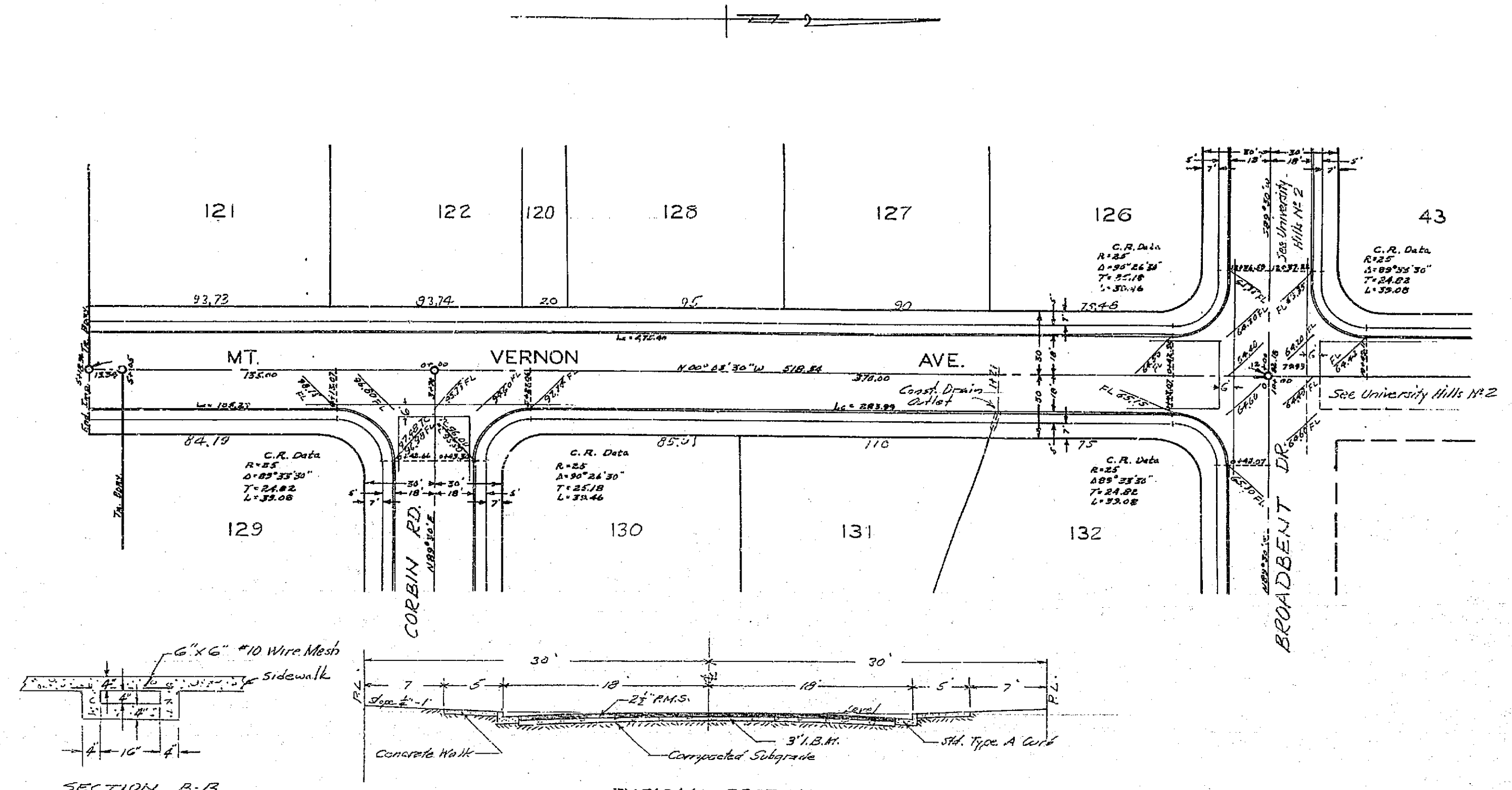
PROPERTY OF  
 COUNTY OF RIVERSIDE  
 Office of the Road Commissioner

Profiles  
 KNOX CT. & CARNEY CT.  
 UNIVERSITY HILLS  
 UNIT # 3  
 Scales: Hor. 1" = 40 ft.  
 Vert. 1" = 4 ft.

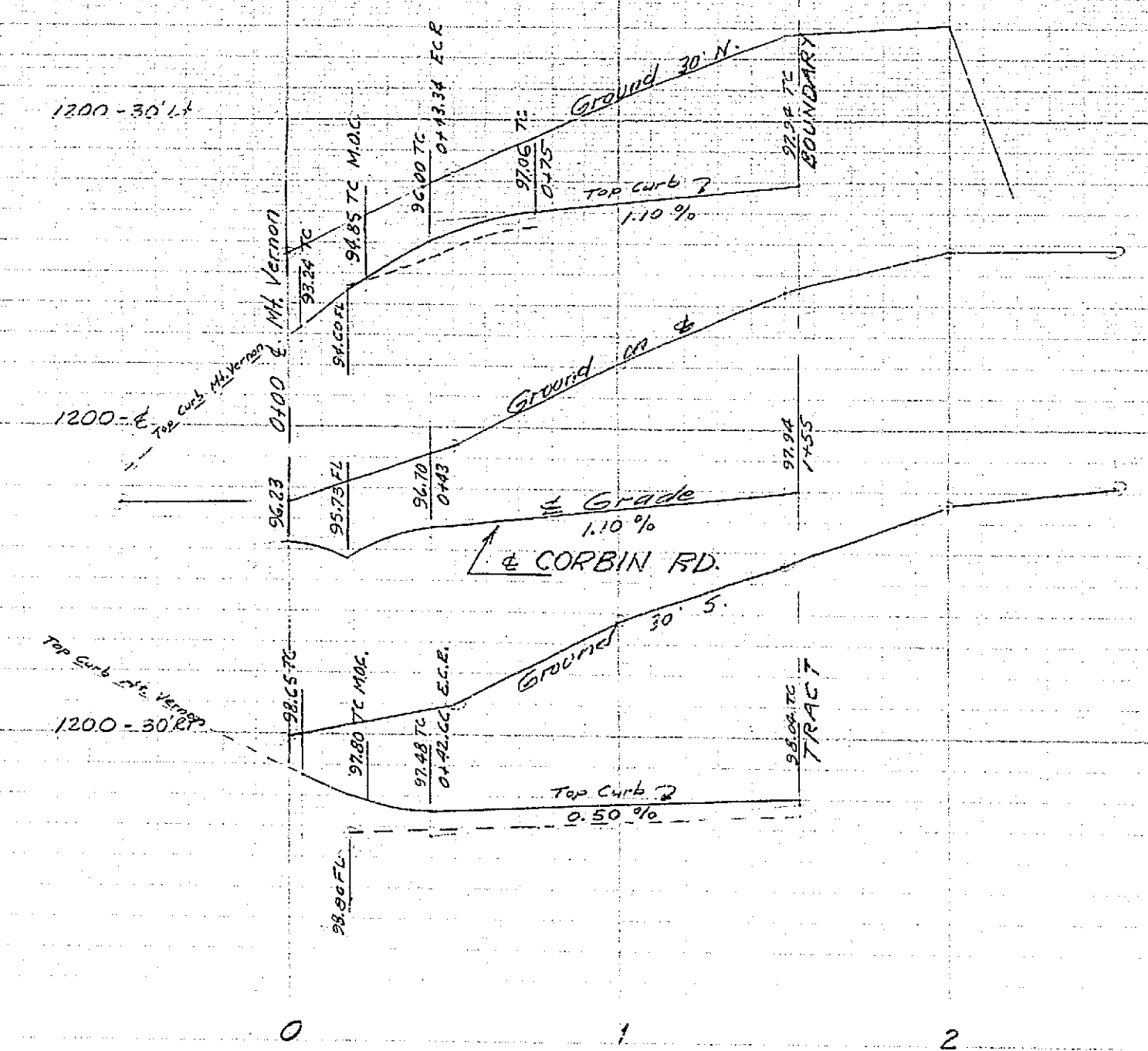
R-495 729-W  
 12.530-71.71 Sheet 6 of 12  
 13.629-2



SECTION A-A  
DETAIL FOR 8" DRAIN PIPE CURB OUTLET



TYPICAL SECTION  
60' Right of Way



FOR PROFILE SEE SHEET 8

PROPERTY OF  
COUNTY OF RIVERSIDE  
Office of the Road Commissioner

Plan and Profile  
CORBIN RD. & MT. VERNON AVENUE  
UNIVERSITY HILLS  
UNIT NO. 3  
1 in. = 40 ft.  
Scale: Vert. 1 in. = 4 ft.

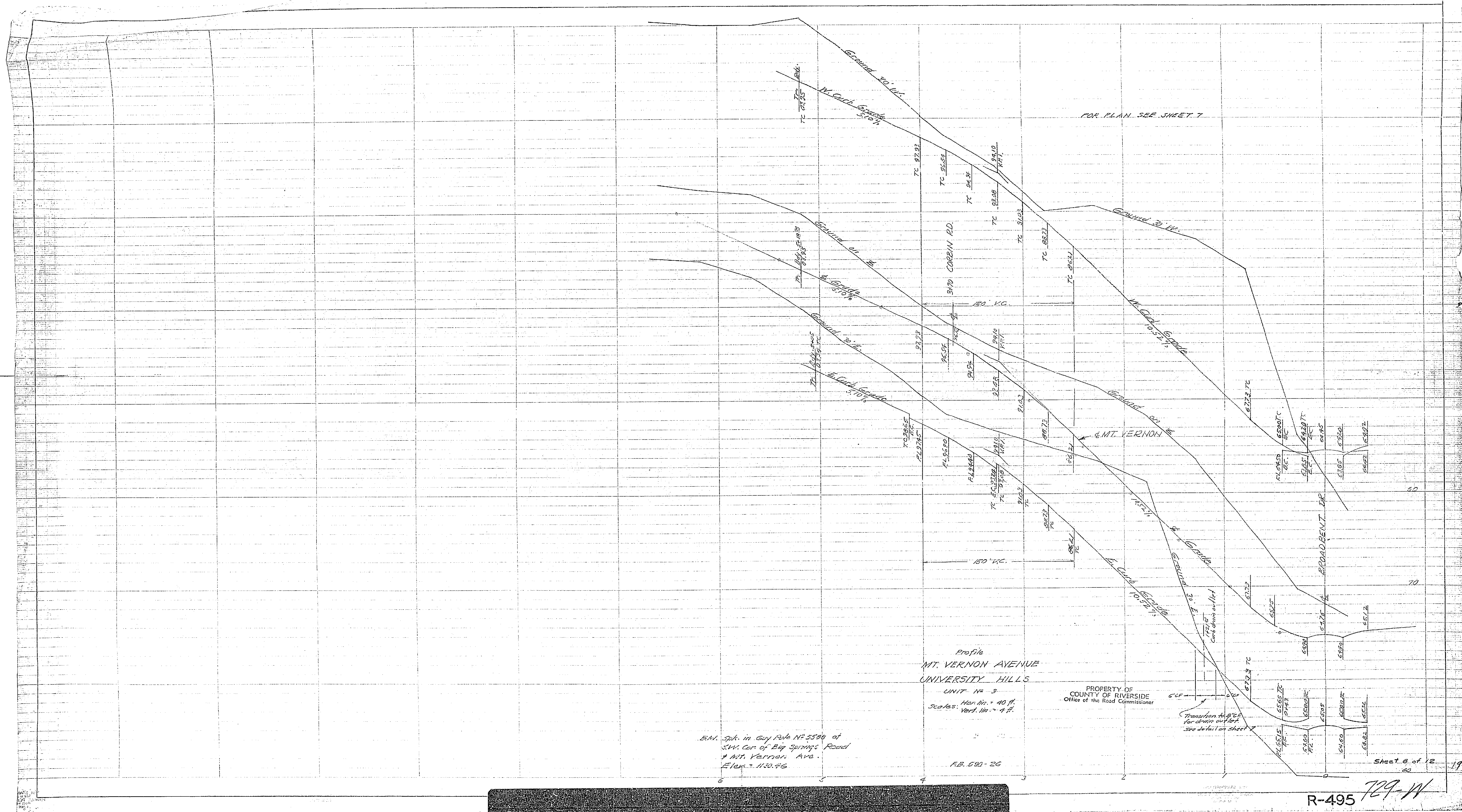
B.M. Spk. in Guy Pole No. 5500 at  
SW. cor. of Eq. Springs Road  
& Mt. Vernon Ave.  
Elev. = 1130.46

R.B. 590-26 Sheet 7 of 12

R-495

729-W





FOR PLAN, SEE SHEET 7

Profile  
 MT. VERNON AVENUE  
 UNIVERSITY HILLS  
 UNIT # 3  
 Hor. In. = 40 ft.  
 Vert. In. = 4 ft.

PROPERTY OF  
 COUNTY OF RIVERSIDE  
 Office of the Road Commissioner

B.M. Spk. in Guy Rule # 5598 at  
 S.W. Cor. of Big Springs Road  
 & Mt. Vernon Ave.  
 Elev. = 1130.46

F.B. 590-26

Sheet 8 of 12

R-495 729-W

**MISSING**

1407-1  
See Civ. En. Plan No. 2207  
For the Property of Broadbent Dr. W4

VERNON AVE.

BROADBENT DR.

QUAIL RD.

SWAIN CT.

C.R. Data  
R=25'  
L=39.42'  
T=25'

132

133

134

135

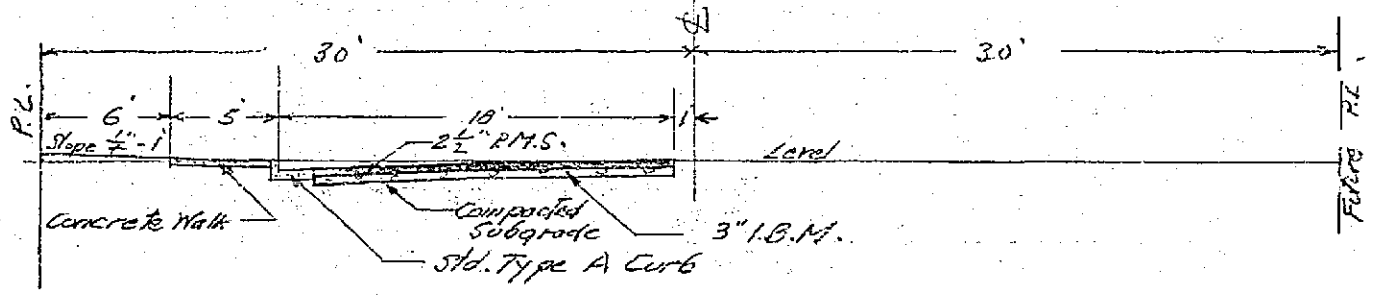
136

137

138

139

140



TYPICAL SECTION  
1/2 of 60' Right of Way

FOR PROFILE SEE SHEET 10.

PROPERTY OF  
COUNTY OF RIVERSIDE  
Office of the Road Commissioner

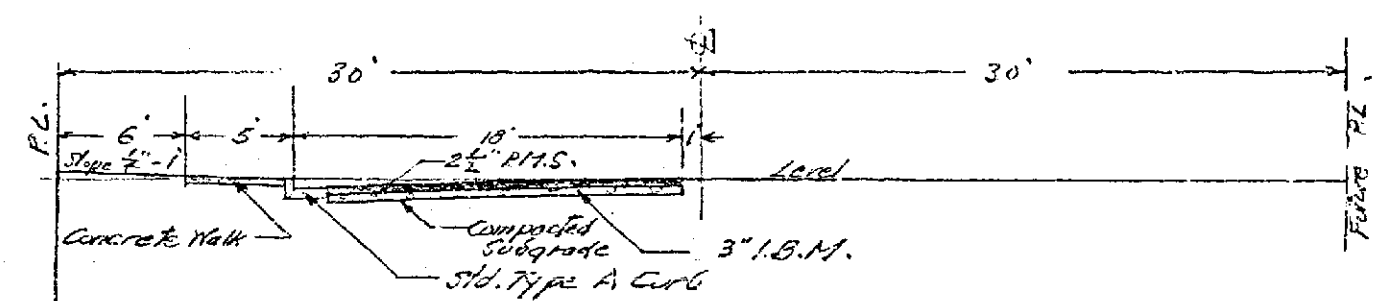
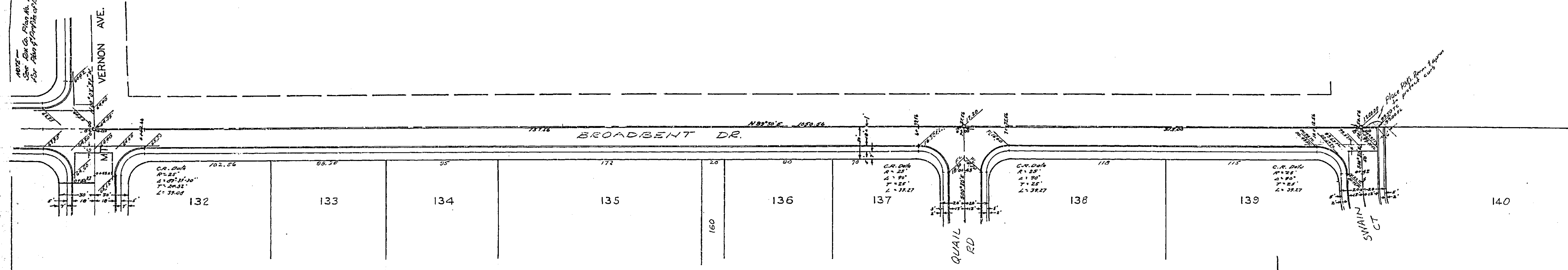
PLAN  
BROADBENT DRIVE  
UNIVERSITY HILLS  
UNIT NO. 3  
Scale: Hor. 1/4" = 40 ft.  
Vert. 1/4" = 4 ft.

B.M. Spk. in Guy Pole No. 5588 at  
S.W. Cor. of Big Springs Road  
& Mt. Vernon Ave.  
Elev. = 1130.66

AB. 570-59 Sheet 9 of 12

R-495 729-11

1957  
City of Riverside, Cal.  
Plan No. 2007  
Site Plan of Property of Broadbent Dr. W4



TYPICAL SECTION  
± of 60' Right of Way

FOR PROFILE SEE SHEET 10

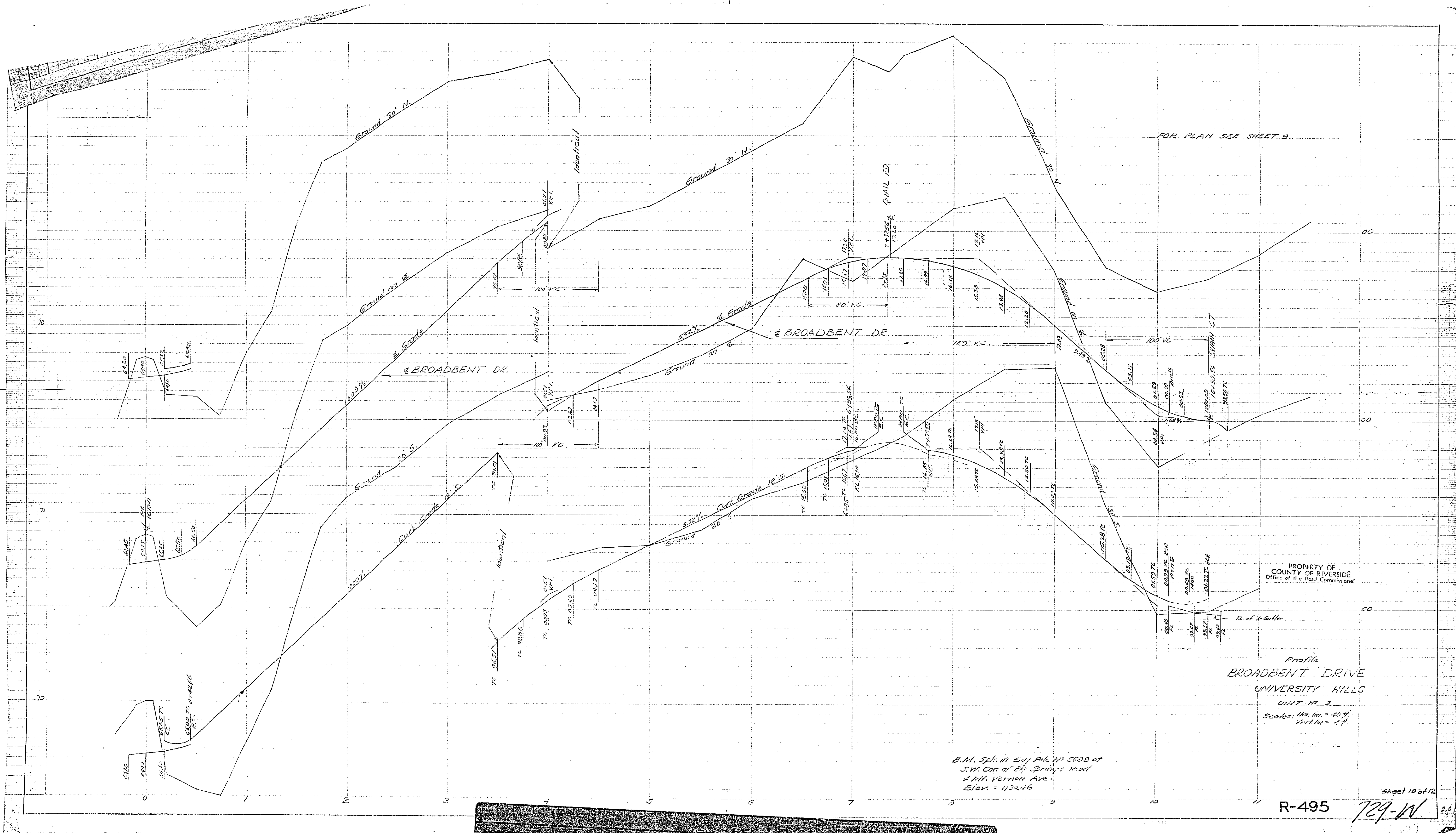
PROPERTY OF  
COUNTY OF RIVERSIDE  
Office of the Road Commissioner

PLAN  
BROADBENT DRIVE  
UNIVERSITY HILLS  
UNIT NO 3  
Scale: 1/4" = 40'  
Vert. 1/4" = 4'

B.M. Spk. in Guy Pole No 5509 of  
S.W. Cor. of Big Springs Road  
& Mt. Vernon Ave.  
Elev. = 1130.48

RS 570-59 Sheet 9 of 12

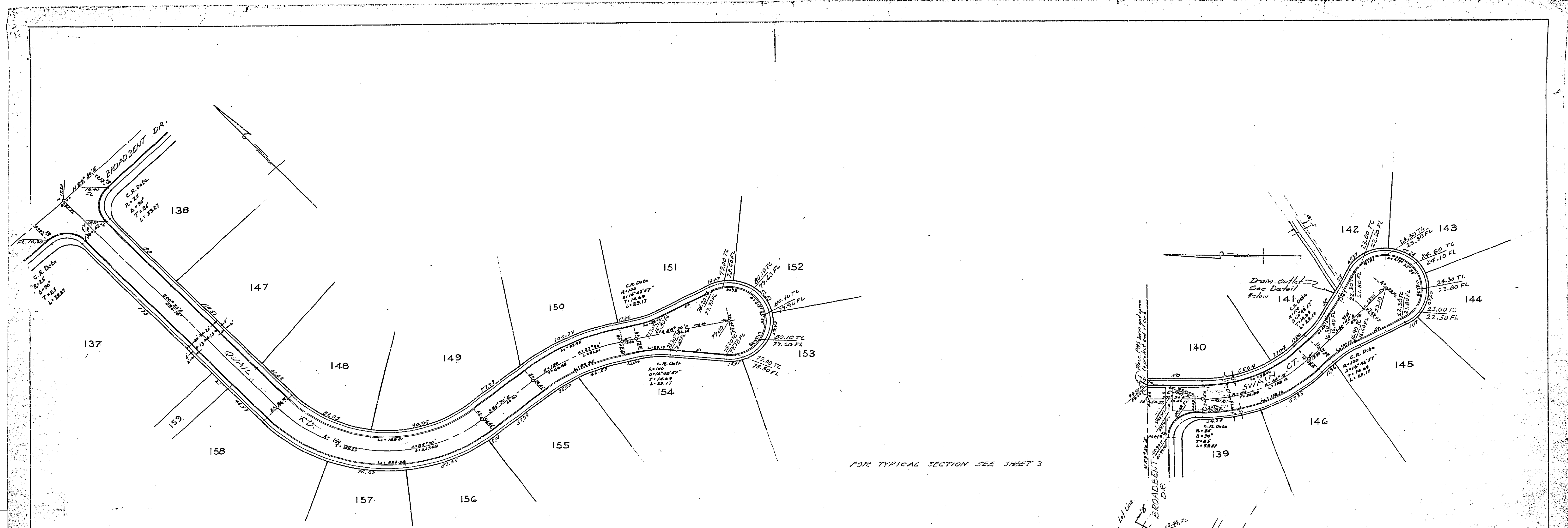
R-495 729-W 17



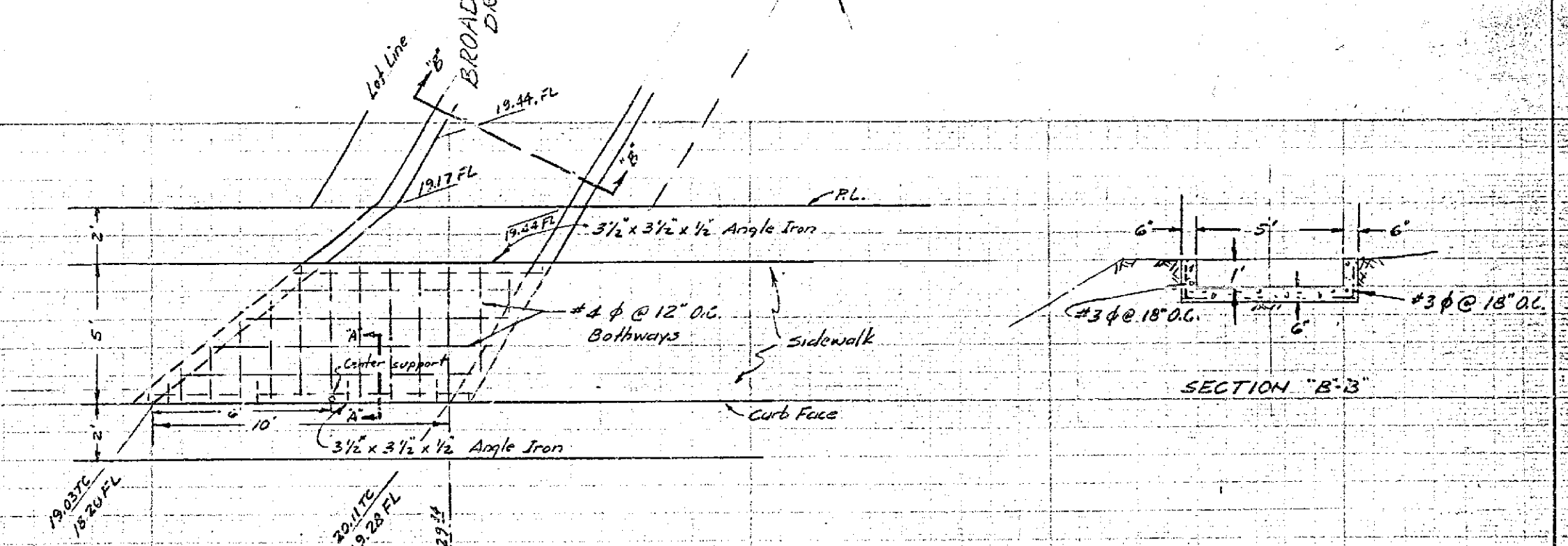
PROPERTY OF  
COUNTY OF RIVERSIDE  
Office of the Road Commissioner

Profile  
**BROADBENT DRIVE**  
UNIVERSITY HILLS  
UNIT. NO. 3  
Scale: Hor. 1 in. = 40 ft.  
Vert. 1 in. = 4 ft.

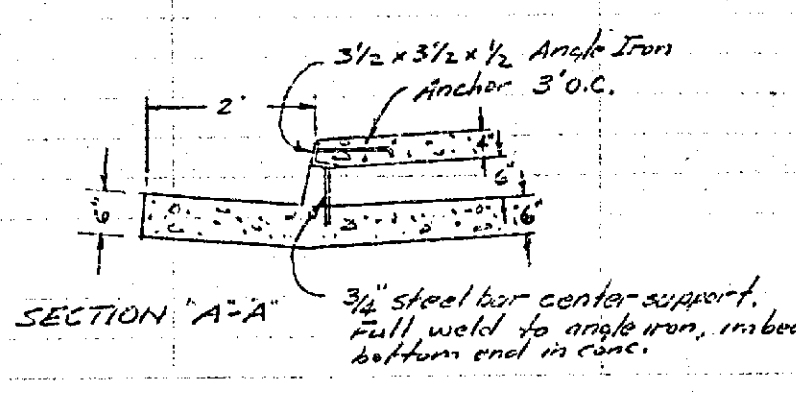
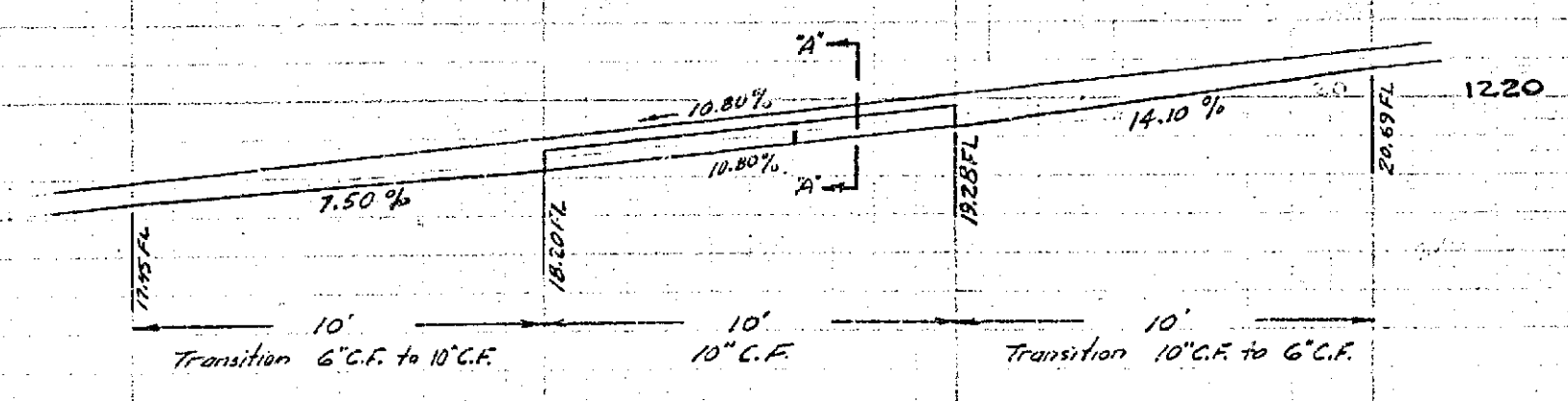
B.M. Spk. in City File No 5589 at  
S.W. Cor. of 24th Spring's Road  
& N.W. Vernon Ave.  
Elev. = 1122.46



FOR TYPICAL SECTION SEE SHEET 3



FOR PROFILES SEE SHEET 12



B.M. Spk. in Guy Pole N 5593 at SW Cor. of Big Springs Road & Mt. Vernon Ave. Elev. = 1130.75

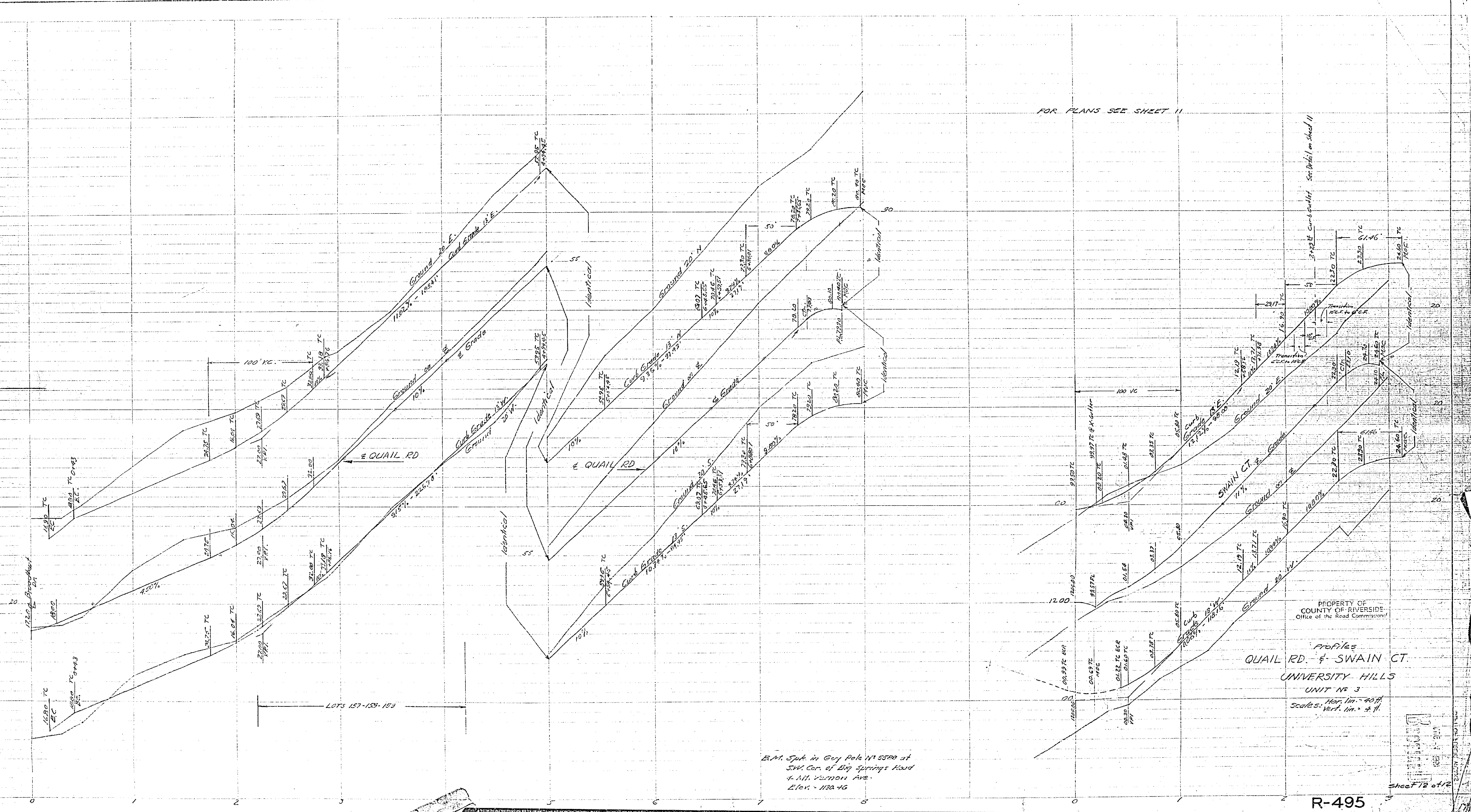
PROPERTY OF COUNTY OF RIVERSIDE Office of the Road Commissioner

PLANS  
 QUAIL RD. & SWAIN CT.  
 UNIVERSITY HILLS  
 UNIT NO. 3  
 Scale: Hor. 1" = 40' Vert. 1" = 4'

18,570-59 sheet 11 of 12

R-495 729-11

FOR PLANS SEE SHEET 11



B.M. Spk. in Guy Pole N° 55780 at  
 SW. Cor. of Dix Springs Road  
 & N.W. Vernon Ave.  
 Elev. = 1130.46

PROPERTY OF  
 COUNTY OF RIVERSIDE  
 Office of the Road Commission

PROFILES  
 QUAIL RD. & SWAIN CT.  
 UNIVERSITY HILLS  
 UNIT NO 3  
 Scales: Hor. 1" = 40' H.  
 Vert. 1" = 2' V.

R-495

Sheet 72 of 12

729-10