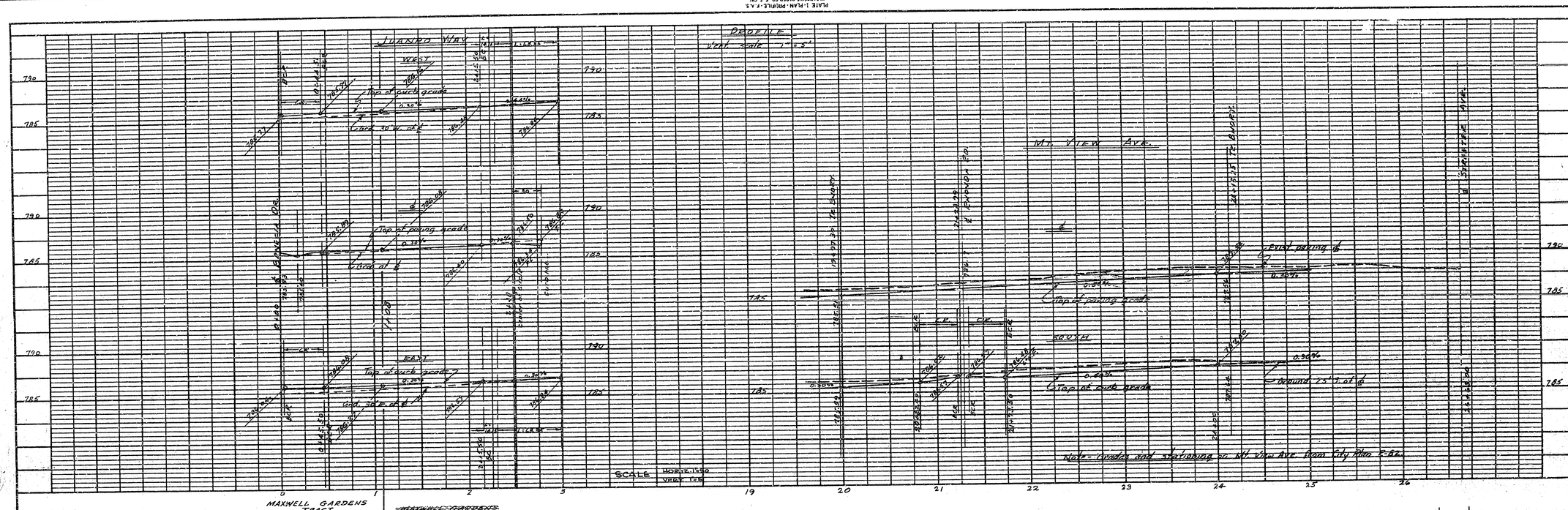
PROPERTY OF
CITY OF RIVERSIDE
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION

PROPERTY OF
CITY OF RIVERSIDE
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION

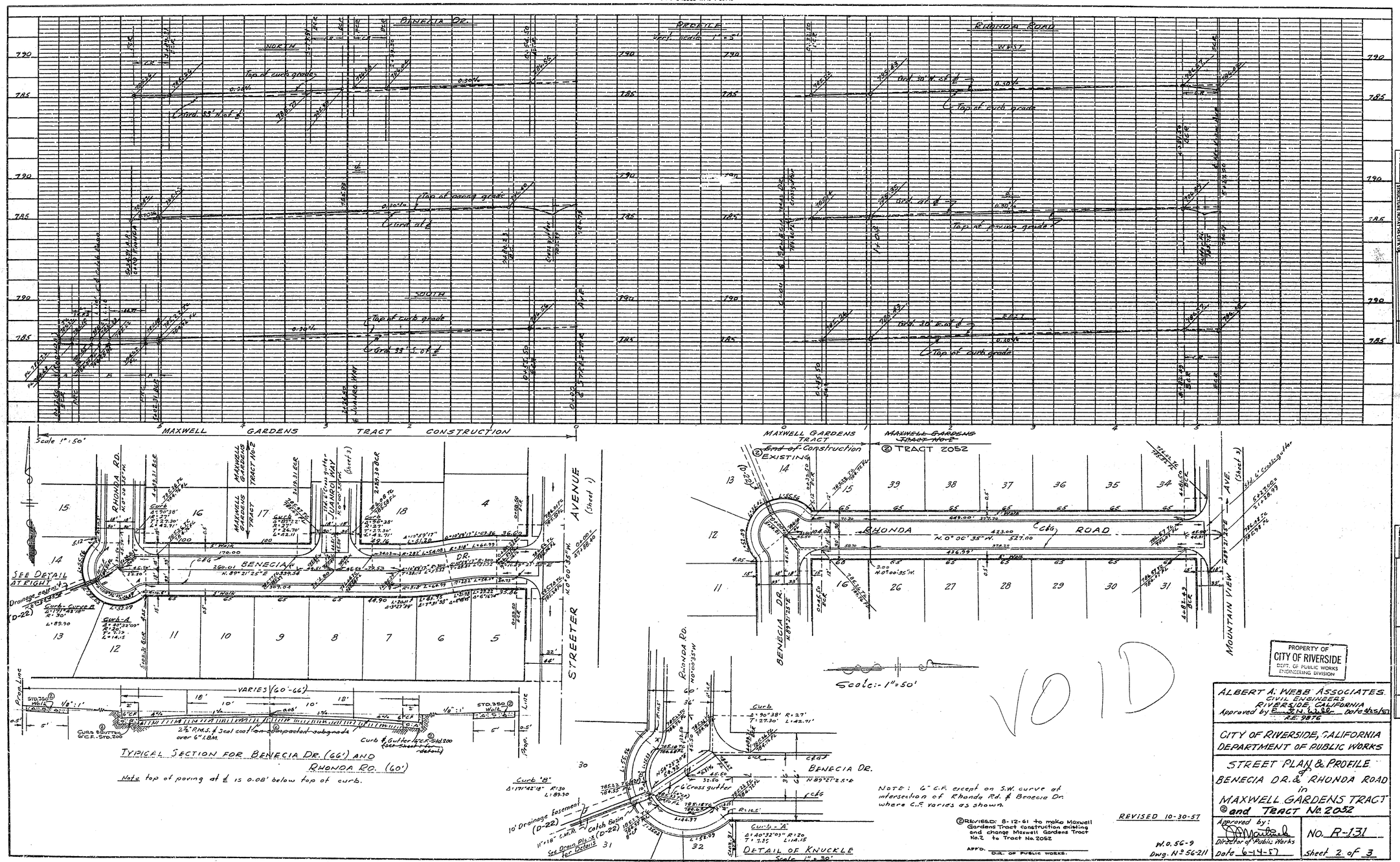


PROPERTY OF
CITY OF RIVERSIDE
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION

PROPERTY OF
CITY OF RIVERSIDE
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION

PROPERTY OF
CITY OF RIVERSIDE
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION

PROPERTY OF
CITY OF RIVERSIDE
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION



PROPERTY OF
CITY OF RIVERSIDE
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
Approved by: [illegible] Date 9-25-57
R.E. 9876

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

STREET PLAN & PROFILE
of
BENECIA DR. & RHONDA ROAD
in
MAXWELL GARDENS TRACT
and TRACT No. 2052

Approved by: [illegible]
Director of Public Works
Date 6-14-57

NO. R-131
Sheet 2 of 3

PLAN
SUBMITTED
PLOTTED
ALIGNMENT CHECKED
BY W. VAN CHECKED
BY
DATE

PROFILE
SUBMITTED
PLOTTED
GRADES CHECKED
BY
STRUCTURE NOTATION CHECKED
BY
DATE

NO. | NOTE, DESCR. | BY | DATE

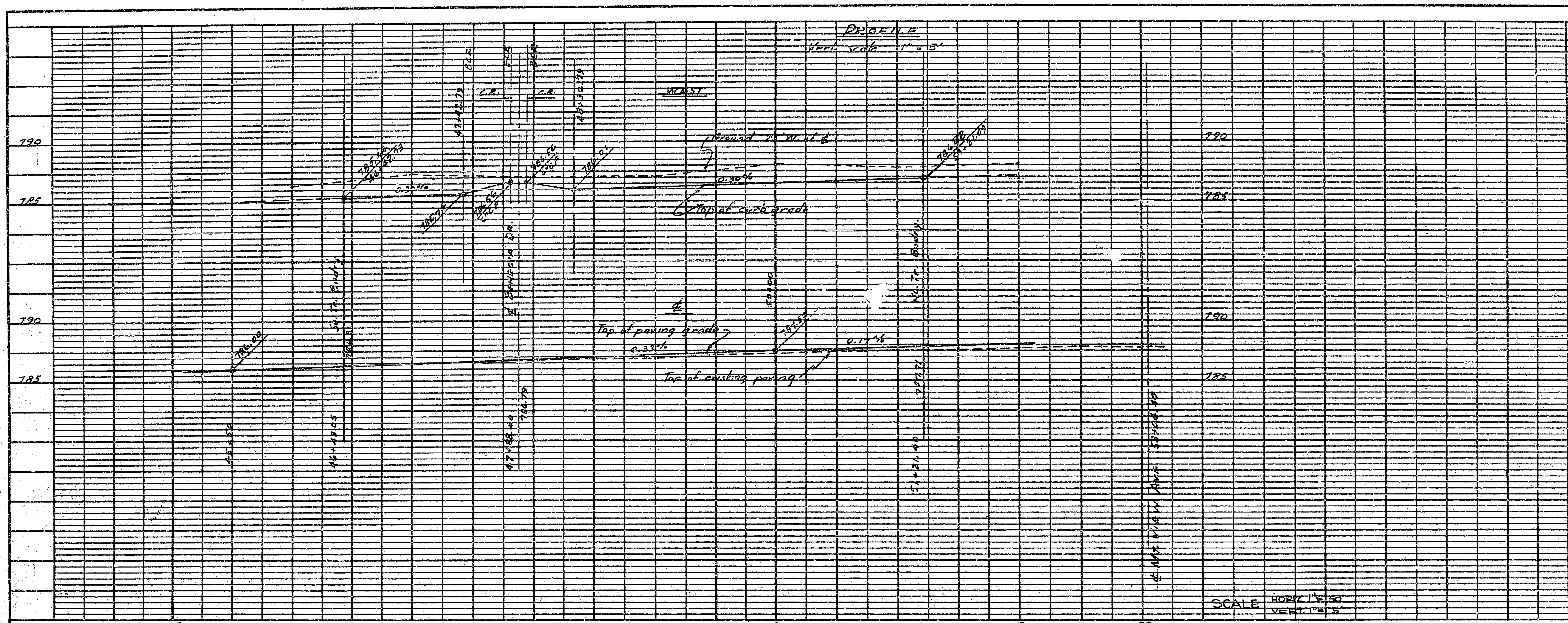
PLATE 1-PLAN-PROFILE-F.A.S.
CLEARWIN PAPER CO. S.F. CAL.
No. 1000H-1

PROPERTY OF
CITY OF RIVERSIDE
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION

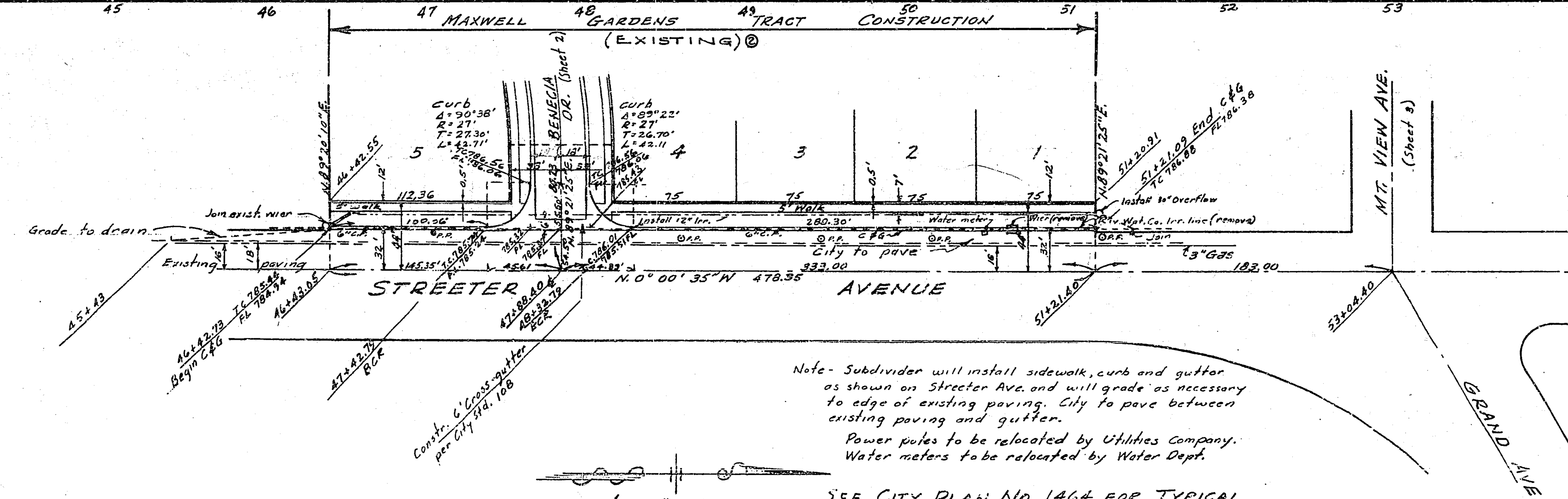
PROPERTY OF
CITY OF RIVERSIDE
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION

PROPERTY OF
CITY OF RIVERSIDE
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION

PLATE 1 - PLAN - PROFILE - F.A.S.
CLEARPRINT PAPER CO., S.F. CAL.
No. 1000H-1



PROFILE		BY	DATE
NOTE BOOK NO. 291 P. 60-62	SURVEYED		
	PLOTTED		
	GRADES CHECKED	H.M.	1-9-57
	B. M.'S NOTED		
	STRUCTURE NOTAT'NS CH'K'D		



Notes: Stationing & grades for Streeter Ave. taken from City of Riverside Plan No. 1464.
Bench Mark - S&L in No. curb Jurupa on ℄ Streeter 789.53
T.B.M. nail in east curb Streeter 135' S. of ℄ Mt. View 786.82

Note - Subdivider will install sidewalk, curb and gutter as shown on Streeter Ave. and will grade as necessary to edge of existing paving. City to pave between existing paving and gutter.
Power poles to be relocated by Utilities Company.
Water meters to be relocated by Water Dept.

SEE CITY PLAN NO. 1464 FOR TYPICAL SECTION OF STREETER AVE.

Estimate of Quantities	Maxwell Gardens Tract
2½" Plant Mix & Seal coat	22,525 sq. ft.
Curb & Gutter	1,766 lin. ft.
Cross-gutters & aprons	1,600 sq. ft.
5' Sidewalk	8,812 sq. ft.
11"×18" C.M.Pipe-Arch (12 ga.)	714 lin. ft.
Drain Cleanout Boxes	3
Inlet Box (Catch Basin)	1

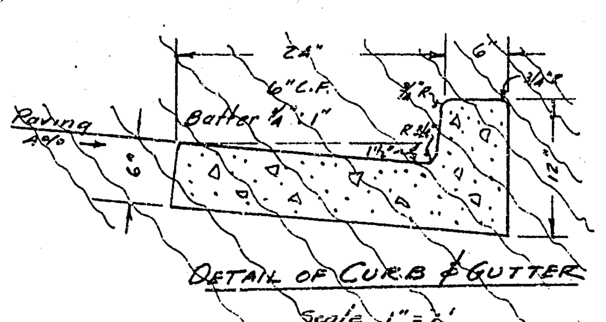
Estimate of Quantities	~~Maxwell Gardens Tract No. 2~~ TRACT No. 2052 ②
2½" P.M.S. & Seal Coat	18,950 sq. ft.
Curb & Gutter - STD. 200 - 6" C.F.	1,550 lin. ft.
Cross gutters -	553 sq. ft.
5' Sidewalk - STD. 350	7,900 sq. ft.
IMPORTED BASE MAT'L.	335 cu. yds.
2"×4" REDWOOD HEADER	30 lin. ft.
14" Double wall conc. pipe	60 lin. ft.

GENERAL NOTES - TRACT 2052

1. If the subdivider desires to reduce requirements on imported base material, additional soil tests may be taken at the subdividers expense after streets 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 Department.
3. Construction to be in accordance with Standard Drawings and Specifications No. 460 of the City of Riverside, Dep't. of Public Works
4. Street name signs and posts to be furnished and installed by the Subdivider per City Specifications and Standard Dwg. No. 662.
5. Trim edge of existing paving where new paving joins existing paving to clean, straight line. Construct match up paving as shown and overlay existing paving as directed in field to produce a smooth crown section.
6. 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 of Riverside.

STREET SIGN SCHEDULE

Ⓐ	MOUNTAIN VIEW AVE.	
	RHONDA RD.	



PLAN		BY	DATE
NOTE BOOK NO.	SURVEYED		
	PLOTTED		
	ALIGNMENT CHECKED	H.M.	1-9-57
	RT. OF WAY CHECKED		

PROPERTY OF
CITY OF RIVERSIDE
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
Approved by [signature] R.E. 9876 Date 1/25/57

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

STREET PLAN & PROFILE of STREETER AVE. in MAXWELL GARDENS TRACT ② and TRACT NO. 2052

Approved by: [signature] Director of Public Works
Date 6-14-57

Nº R-131
Sheet 1 of 3

REVISED 10-30-57

REVISED: 4-15-58 Changed Curb Width From 28' to 32' On Streeter Ave.

W.O. 56-9
DWG. Nº 56-211

② REVISED: 8-12-61 to make Maxwell Gardens Tract construction existing and change Maxwell Gardens Tract Nº2 to TRACT 2052

APP'D. [signature] 5/15/61 DIRECTOR OF PUBLIC WORKS

[redacted]

PROPERTY OF
CITY OF RIVERSIDE
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION

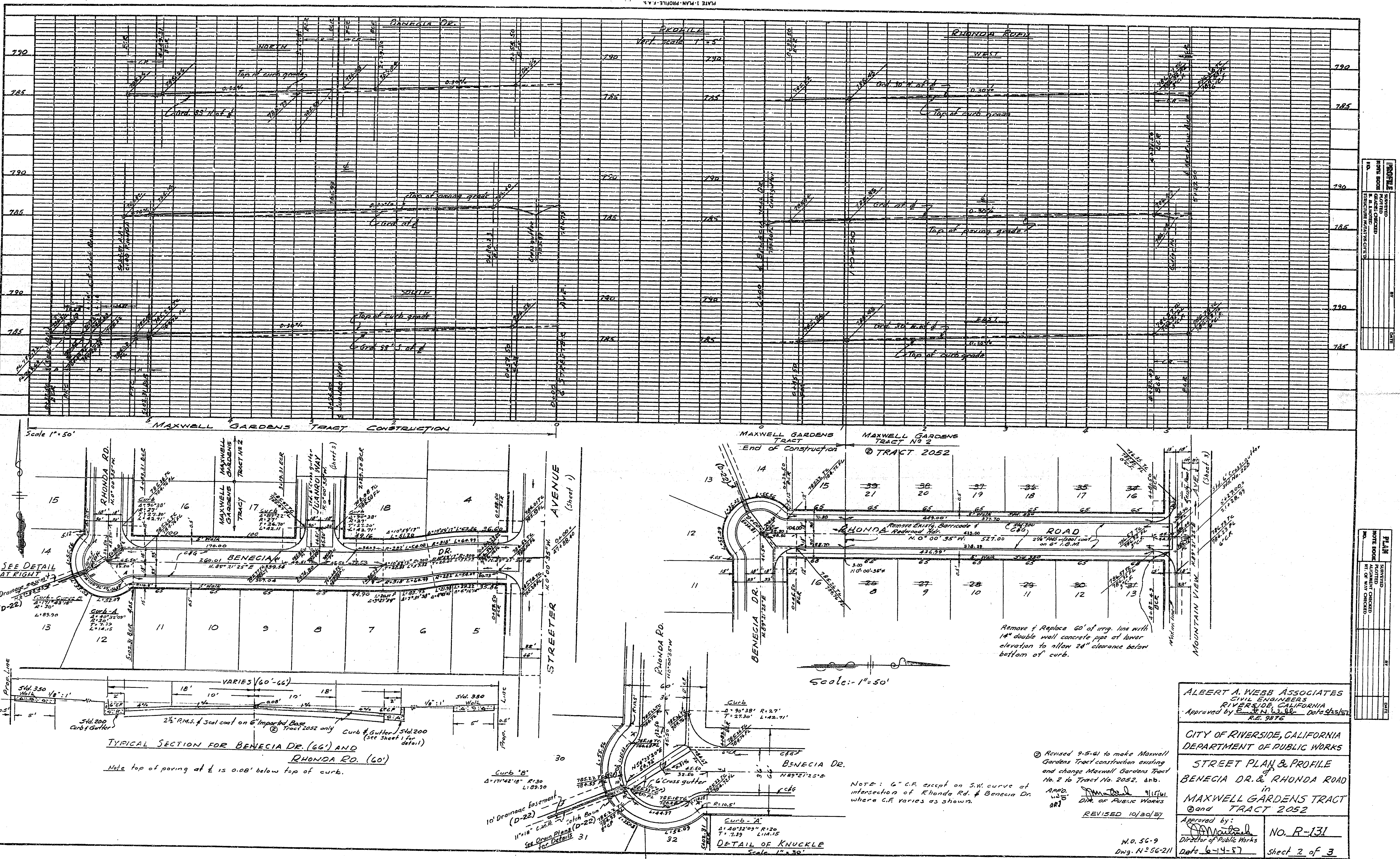
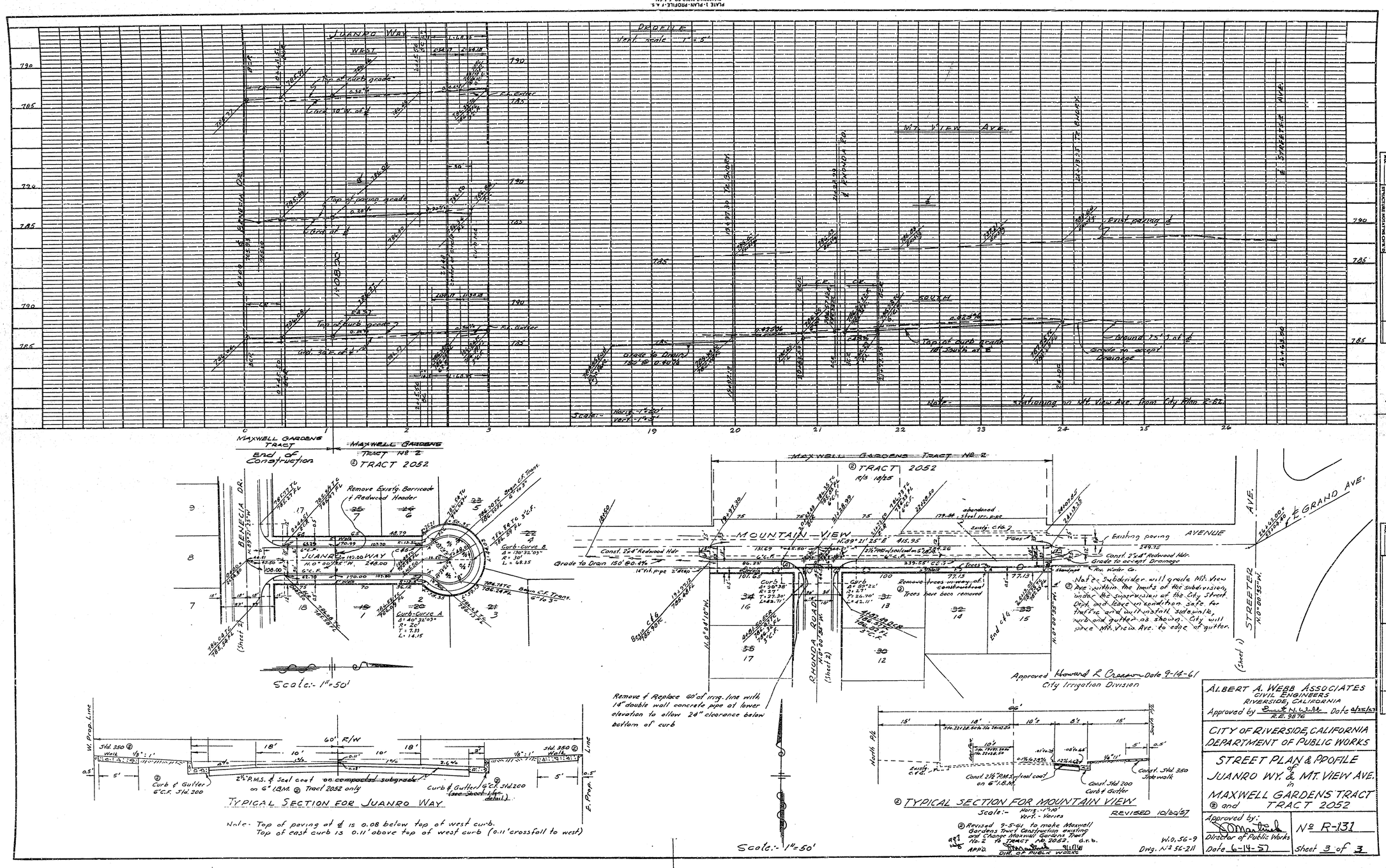


PLATE 1-PLAN-PROFILE-F.A.S. CLEARPRINT PAPER CO., S.F., CAL. No. 1000H-1
BENECIA DR.
NORTH
Top of curb grade
Grd. 33' N of ℄
0.30%
Top of paving grade
Grd. at ℄
SOUTH
Grd. 33' S of ℄
PROFILE
Vert. scale 1" = 5'
RHONDA ROAD
WEST
Grd. 30' W. of ℄
Top of curb grade
Top of paving grade
EAST
Grd. 30' E. of ℄
0+00 ℄ STREETER AVE.
℄ Juanro Way
℄ Mountain View Ave.
MAXWELL GARDENS TRACT CONSTRUCTION
Scale 1" = 50'
MAXWELL GARDENS TRACT
End of Construction
MAXWELL GARDENS TRACT No. 2
② TRACT 2052
RHONDA RD. N.0°00'35"W.
BENECIA DR. N.85°21'25"E
JUANRO WAY
STREETER AVENUE (Sheet 1)
MOUNTAIN VIEW AVE. (Sheet 3)
RHONDA ROAD N.0°00'35"W. 527.00
Remove Exist'g. Barricade & Redwood Hdr.
2½" PMS w/seal coat on 6" I.B.M.
SEE DETAIL AT RIGHT
Drainage easem't
(D-22)
Curb-Curve B Δ=171°43'18" R=30' L=89.90
Curb-A Δ=40°32'09" R=20' T=7.39 L=14.15
Curb Δ=90°38' R=27' T=27.30' L=42.71'
Curb Δ=89°22' R=27' T=26.70' L=42.11
Remove & Replace 60' of irrig. line with 14" double wall concrete pipe at lower elevation to allow 24" clearance below bottom of curb.
Std. 6' Cross gutter Std. No. 220
Scale:- 1" = 50'
VARIES (60'-66')
Std. 350 Walk
Std. 200 Curb & Gutter
2½" P.M.S. & Seal coat on 6" Imported Base
② Tract 2052 only
Curb & Gutter Std. 200 (see Sheet 1 for detail)
Prop. Line
TYPICAL SECTION FOR BENECIA DR. (66') AND RHONDA RD. (60')
Note top of paving at ℄ is 0.08' below top of curb.
Curb "B" Δ=171°42'18" R=30 L=89.90
10' Drainage Easement (D-22)
11"x18" C.M.P.
Catch Basin
See Drain Plans (D-22) for Details
6' Cross gutter
BENECIA DR. N89°21'25"E
Curb-"A" Δ=40°32'09" R=20 T=7.39 L=14.15
DETAIL OF KNUCKLE Scale 1" = 30'
NOTE: 6" C.F. except on S.W. curve at intersection of Rhonda Rd. & Benecia Dr. where C.F. varies as shown.
② Revised 9-5-61 to make Maxwell Gardens Tract construction existing and change Maxwell Gardens Tract No. 2 to Tract No. 2052. d.r.b.
APP'D. 9/15/61 DIR. OF PUBLIC WORKS
REVISED 10/30/57
W.O. 56-9
Dwg. No. 56-211
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
Approved by Ernest N. Webb Date 5/25/57
R.E. 9876
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
STREET PLAN & PROFILE of BENECIA DR. & RHONDA ROAD in MAXWELL GARDENS TRACT ② and TRACT 2052
Approved by: Director of Public Works
Date 6-14-57
NO. R-131
Sheet 2 of 3
PROFILE: SURVEYED, PLOTTED, GRADES CHECKED, B. M.'S NOTED, STRUCTURE NOTATIONS CHECKED, NOTE BOOK, NO., BY, DATE
PLAN: SURVEYED, PLOTTED, ALIGNMENT CHECKED, RT. OF WAY CHECKED, NOTE BOOK, NO., BY, DATE

[redacted]



ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
Approved by [signature] R.E. 9876 Date 9/25/57

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

STREET PLAN & PROFILE of JUANRO WY. & MT. VIEW AVE. in MAXWELL GARDENS TRACT ② and TRACT 2052

Approved by: [signature] Director of Public Works
Date 6-14-57

No R-131
Sheet 3 of 3

PROFILE: SURVEYED, PLOTTED, GRADES CHECKED, B.A.B. NOTED, STRUCTURE NOTATIONS CHECKED

PLAN: SURVEYED, PLOTTED, ALIGNMENT CHECKED, RT. OF WAY CHECKED