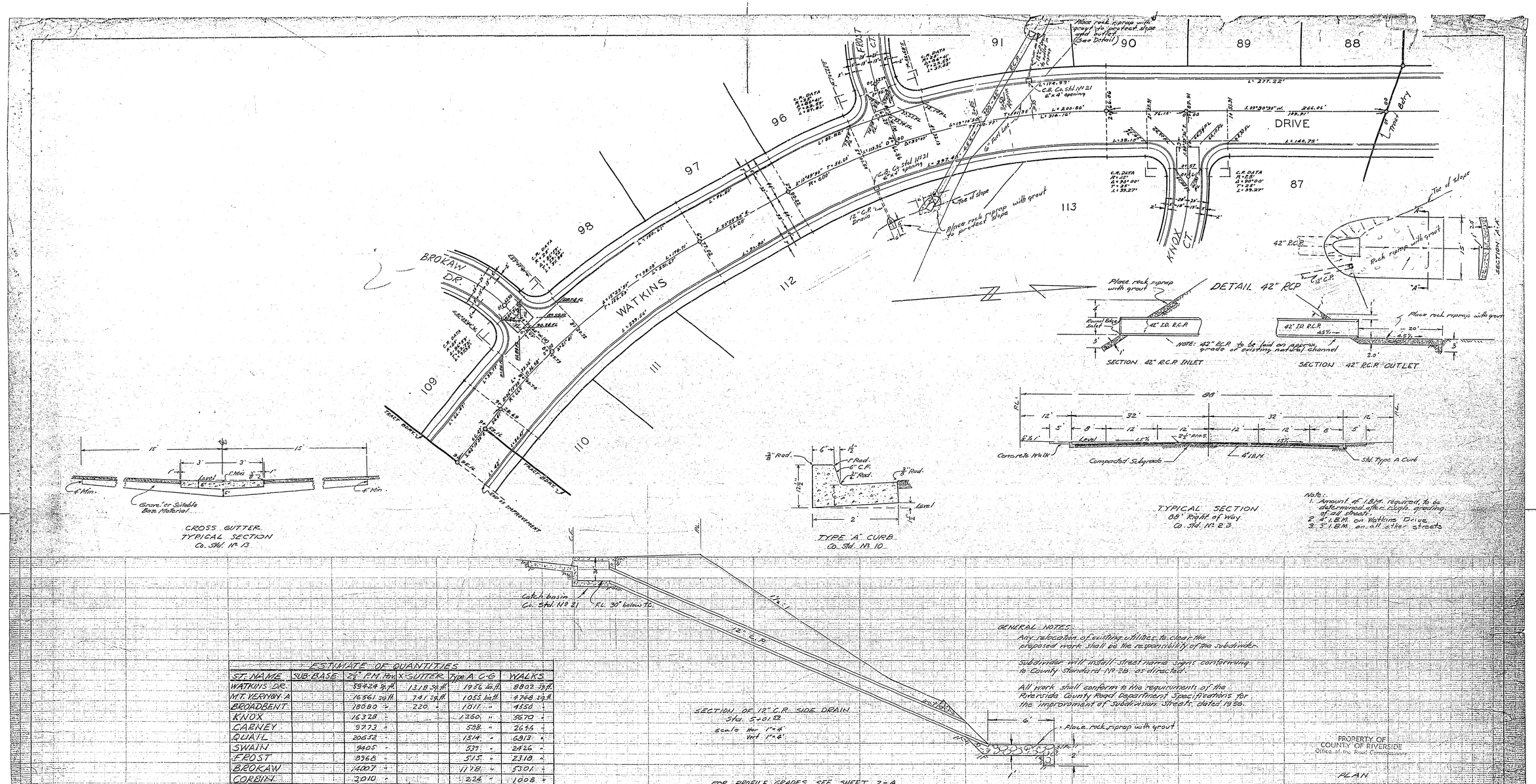


GENERAL NOTES:

Any relocation of existing utilities to clear the proposed work shall be the responsibility of the subdivider.

Subdivider will install street name signs conforming to County Standard No. 28 as directed.

All work shall conform to the requirements of the Riverside County Road Department Specifications for the improvement of subdivision streets dated 1956.

ESTIMATE OF QUANTITIES					
ST. NAME	SUB-BASE	2½" P.M. Pav.	X-GUTTER	Type A C-G	WALKS
WATKINS DR.		59424 sq.ft.	1318 sq.ft.	1956 lin.ft.	8802 sq.ft.
MT. VERNON A		16561 sq.ft.	741 sq.ft.	1055 lin.ft.	4748 sq.ft.
BROADBENT		18080 "	220 "	1011 "	4550 "
KNOX		16328 "		1260 "	5670 "
CARNEY		9773 "		588 "	2646 "
QUAIL		20652 "		1514 "	6813 "
SWAIN		9405 "		539 "	2426 "
FROST		8968 "		515 "	2318 "
BROKAW		14007 "		1178 "	5301 "
CORBIN		3010 "		224 "	1008 "
TOTALS		175,208 "	2279	9840 "	44282 "

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
CORBIN	7

Revision No. 3 10-13-59
Regrade portion of Brokaw Drive
Regrade shown on sheet 4.
Revision Approved Paul E. Stout Date 10-15-59
For Road Commissioner
Riverside County

Revision No. 4 11-3-59 Approved 11-12-59 RED
Regrade portion of Watkins Dr. Sta. 6+00 sly.

Revision No. 5 1-6-60 Approved Paul E. Stout 1-7-60
Revised grade at intersection of Broadbent & Swain Ct.

Revision No. 1 6-19-59
Regrade portion of Watkins Drive
" all of Brokaw "
" " " Frost Ct.
Regrade shown on Sheets 1 to 6 incl.
Revision Approved Paul E. Stout Date 7-13-59
For the Road Commissioner
Riverside County

Revision No. 2 7-28-59
Sheets 1, 7, 8, 11 & 12 Addition of drainage structures
Sheet 5 Raise grade of Knox Ct. cul-de-sac
Revision Approved Paul E. Stout Date 8-5-59
For Road Commissioner, Riverside County

Approved by Paul E. Stout 3-12-1958
For Road Commissioner
Riverside County

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

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

Scales: Hor. 1 in. = 40 ft.
Vert. 1 in. = 4 ft.

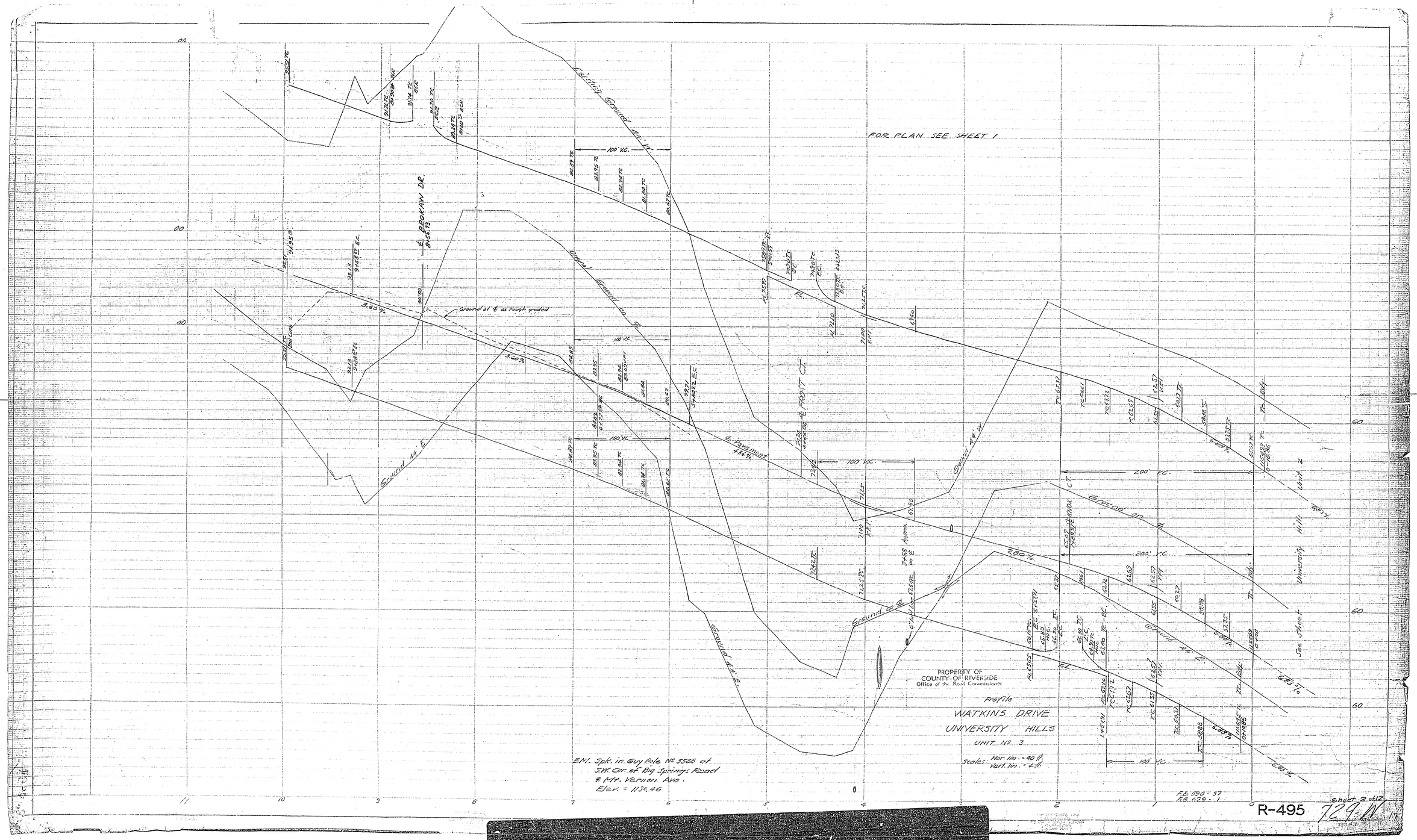
J.F. Davidson
J.F. Davidson - R.E. No. 862

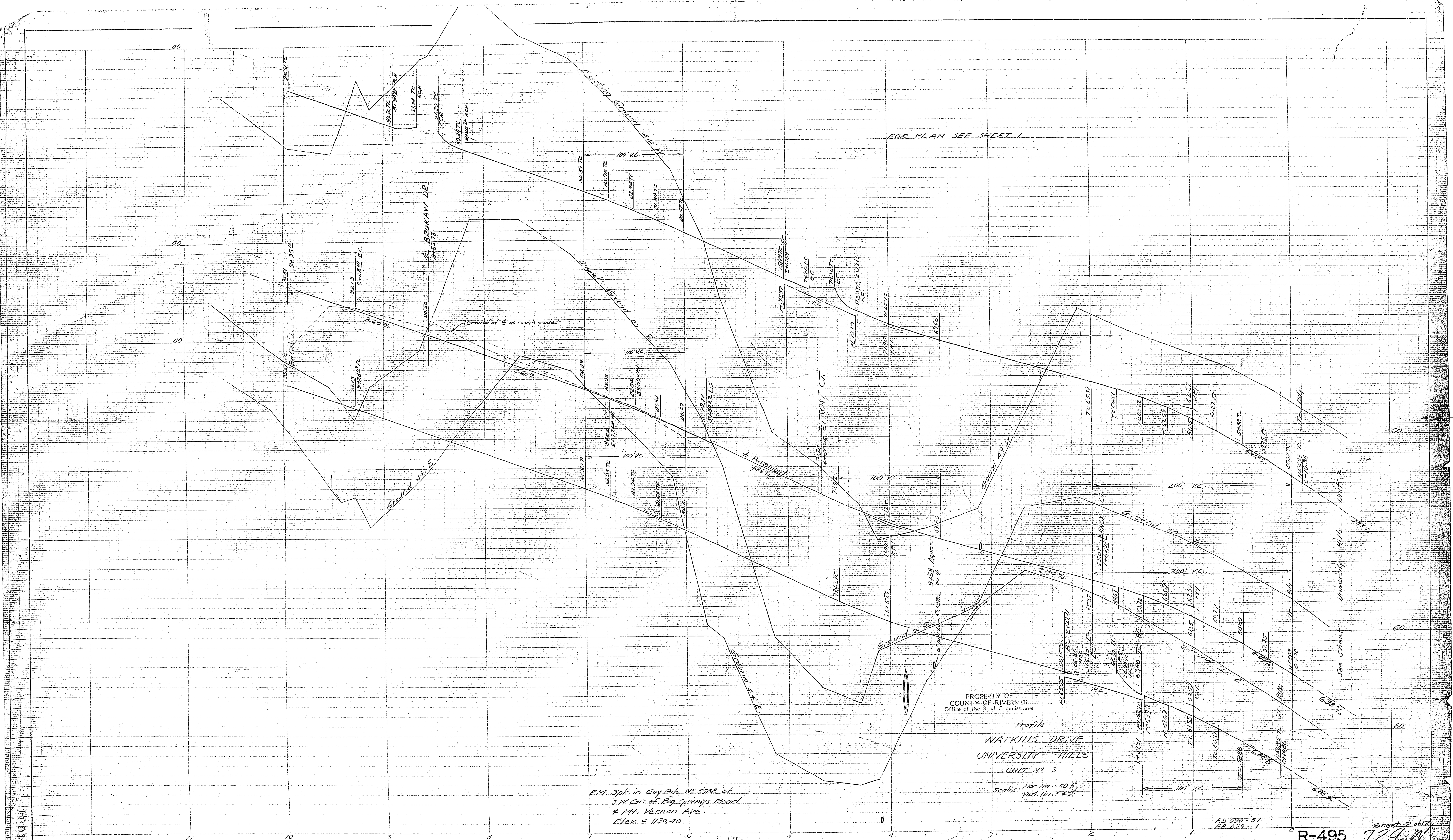
F.B. 590-57
F.B. 629-1

Sheet 1 of 12

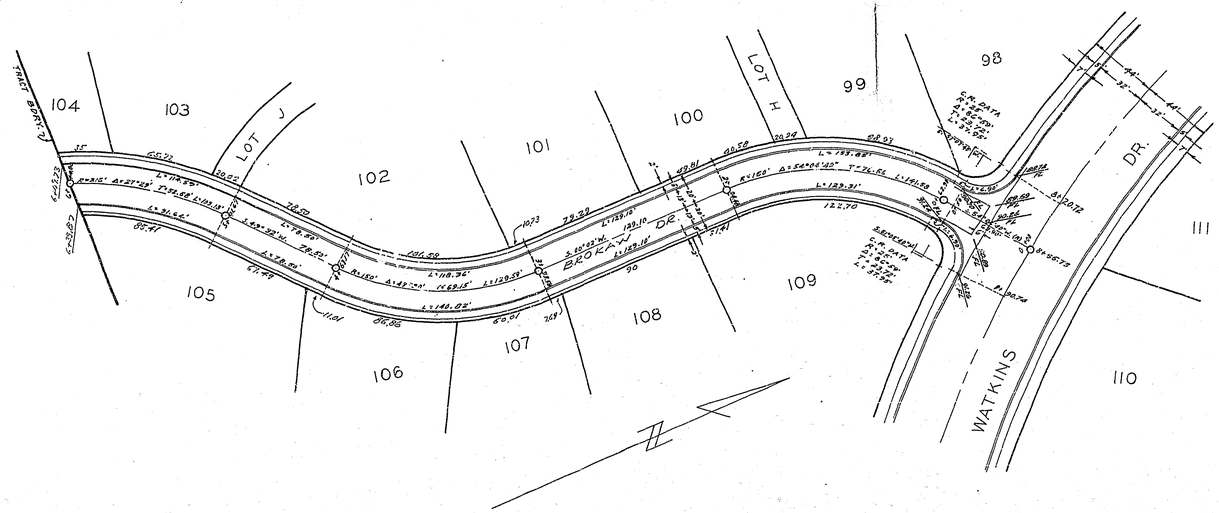
R-495

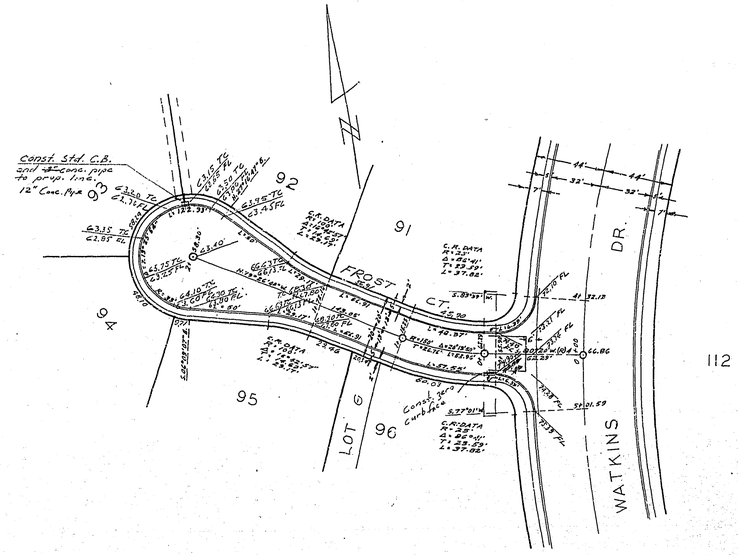
729-14

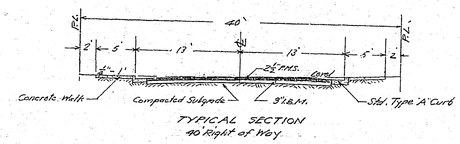

FOR PLAN SEE SHEET 1
Existing Ground 44' W.
Original Ground on ℄
℄ BROKAW DR.
Ground at ℄ as rough graded
3.60%
℄ FRONT CT.
℄ Pavement
Ground 44' E.
Ground on ℄
Ground 44' E.
100' V.C.
200' V.C.
280%
6.83%
See Sheet 1 Unit 2 University Hills
PROPERTY OF
COUNTY OF RIVERSIDE
Office of the Road Commissioner
Profile
WATKINS DRIVE
UNIVERSITY HILLS
UNIT No 3
Scales: Hor. lin. = 40 ft.
Vert. lin. = 4 ft.
B.M. Spk. in Guy Pole No 5588 at
S.W. Cor. of Big Springs Road
& Mt. Vernon Ave.
Elev. = 1130.46
F.B. 590 - 57
F.B. 629 - 1
Sheet 2 of 12
R-495
729-W


FOR PLAN SEE SHEET 1
Existing Ground 44' W.
Original Ground on ℄
℄ BROOKAW DR. 8+55.73
Ground at ℄ as rough graded
3.60%
100' V.C.
℄ Pavement 4.84%
℄ FROST CT.
Ground 44' W.
200' V.C.
℄ KNOX CT.
Ground on ℄
2.80%
Ground 44' E.
Ground on ℄
6' Fill Line
6.88%
6.83%
6.85%
See Sheet University Hills Unit 2
60
PROPERTY OF
COUNTY OF RIVERSIDE
Office of the Road Commissioner
Profile
WATKINS DRIVE
UNIVERSITY HILLS
UNIT No 3
Scales: Hor. 1in. = 40 ft. Vert. 1in. = 4 ft.
B.M. Spk. in Guy Pole No 5538 at S.W. Cor. of Big Springs Road & Mt. Vernon Ave. Elev. = 1130.46
F.B. 590 - 57
F.B. 629 - 1
11 10 9 8 7 6 5 4 3 2 1 0
Sheet 2 of 12
R-495
729-W

[redacted]







TYPICAL SECTION
40' Right of Way

FOR PROFILES AND GRADES SEE SHEET 4

PROPERTY OF
COUNTY OF RIVERSIDE
Office of the Road Commissioner

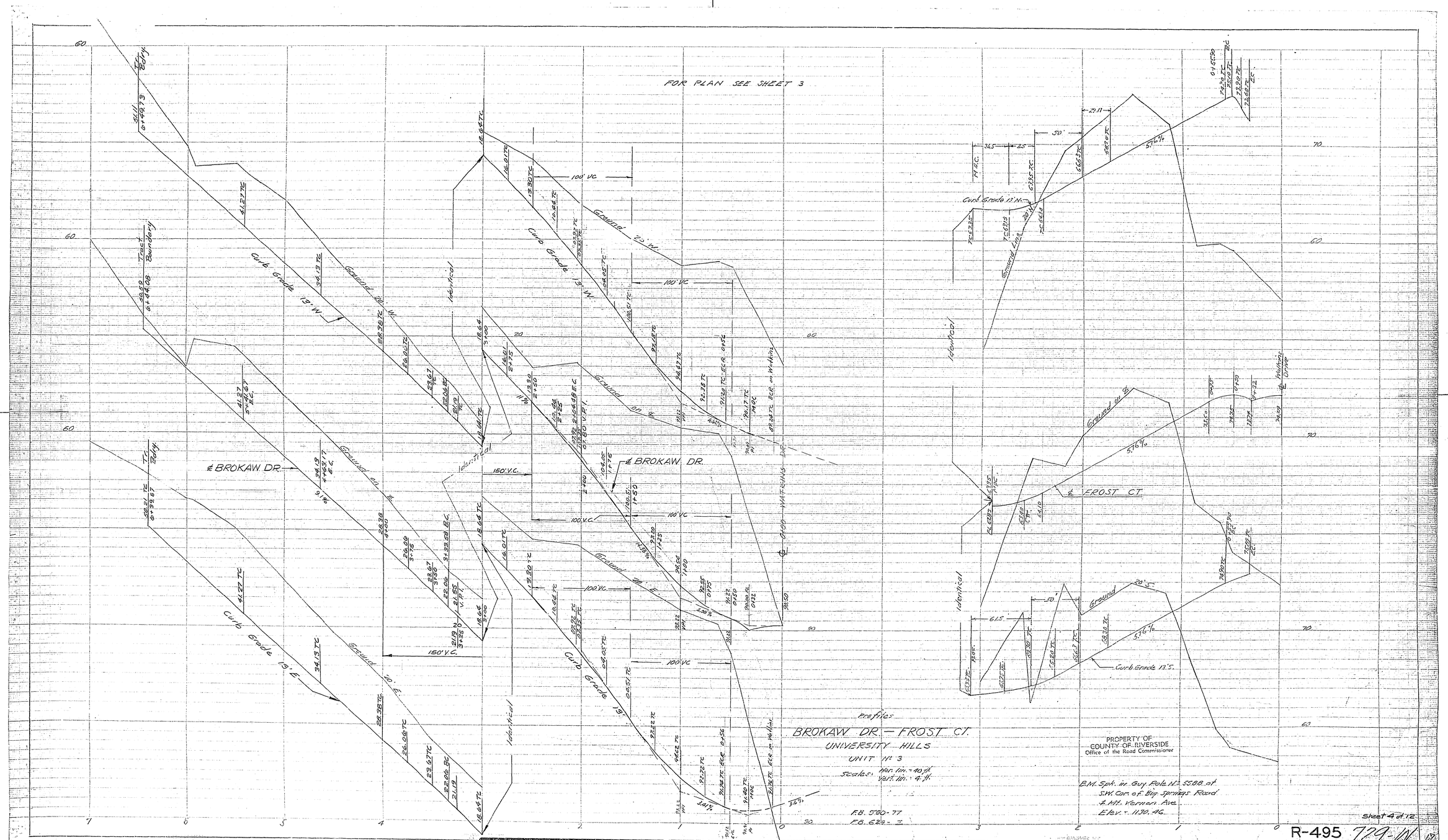
PLANS
BROKAW DR. - FROST CT.
UNIVERSITY HILLS
UNIT No. 3
Scales: Hor. 1in. = 40 ft.
Vert. 1in. = 4 ft.

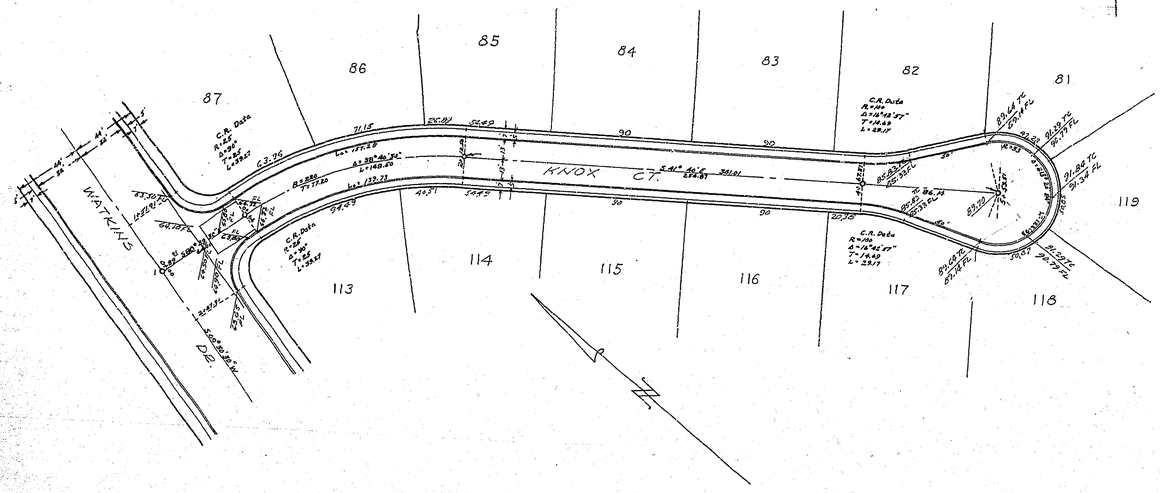
B.M. Spk. in Guy Pole No. 5588 at
S.W. Cor. of Big Springs Road
& Mt. Vernon Ave.
Elev. = 1130.46

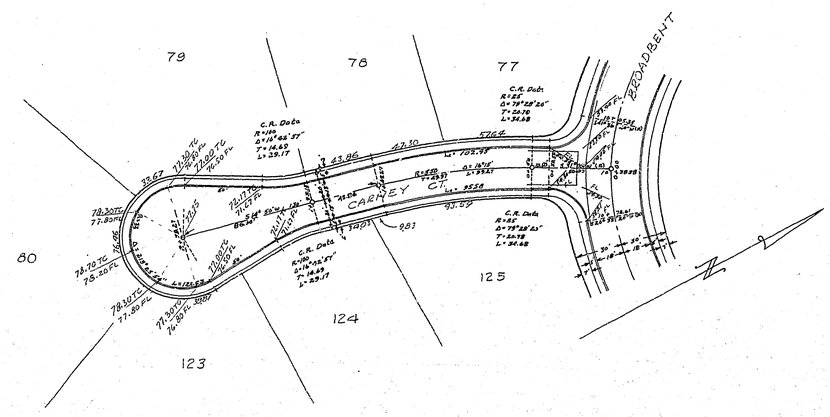
F.B. 590-77
F.B. 629-2

Sheet 3 of 12

R-495 729-11


FOR PLAN SEE SHEET 3
Profiles
BROKAW DR. — FROST CT.
UNIVERSITY HILLS
UNIT No 3
Scales: Hor. lin. = 40 ft. Vert. lin. = 4 ft.
F.B. 590-77
F.B. 629-3
PROPERTY OF
COUNTY OF RIVERSIDE
Office of the Road Commissioner
B.M. Spk. in Guy Pole No. 5588 at
S.W. Cor. of Big Springs Road
& Mt. Vernon Ave.
Elev. = 1130.46
Sheet 4 of 12
R-495 729-W
℄ BROKAW DR.
℄ FROST CT.
Curb Grade 13' W.
Curb Grade 13' E.
Curb Grade 13' S.
Ground 20' W.
Ground 20' E.
Ground 20' S.
Ground on ℄
Identical
Tract Boundary
100' VC
150' V.C.
5.76%
℄ Watkins Drive





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
Scales: Hor. 1in. = 40 ft.
Vert. 1in. = 4 ft.

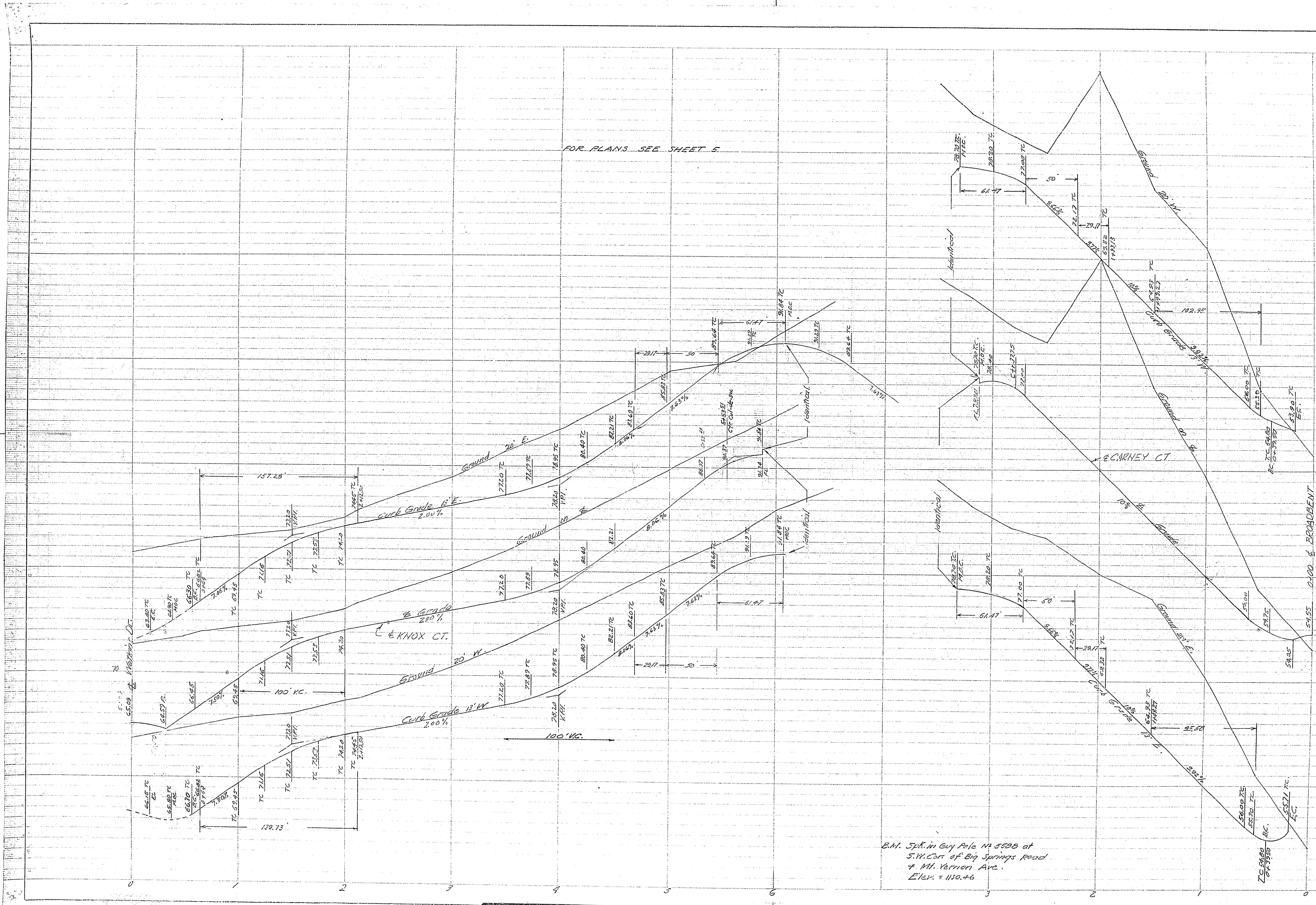
B.M. Spk. in. Guy Pole No 5588 at
S.W. Cor. of Big Springs Road
& Mt. Vernon Ave.
Elev. = 1130.46

F.B. 590: 70, 77
F.B. 629: 2

Sheet 5 of 12

709-W 16

R-495



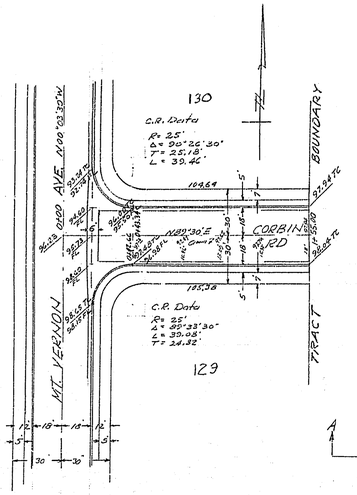
PROPERTY OF
COUNTY OF RIVERSIDE
Office of the Road Commissioner

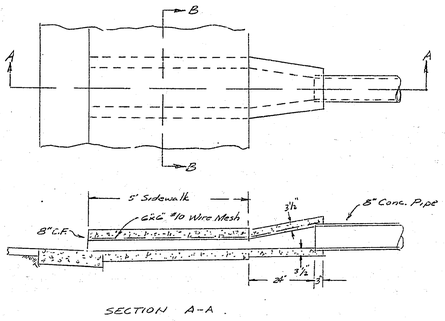
Profiles
KNOX CT. & CARNEY CT.
UNIVERSITY HILLS
UNIT No 3
Scales: Hor. lin. = 40 ft. Vert. lin. = 4 ft.

F.B. 590 - 70.77
F.B. 629 - 2
Sheet 6 of 12

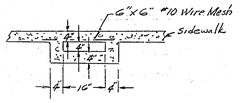
R-495 729-W

[redacted]



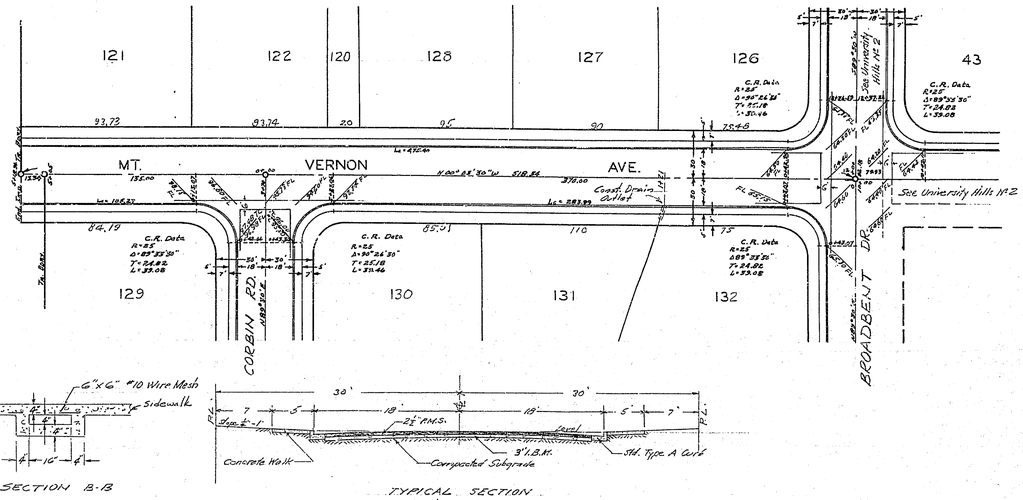


SECTION A-A

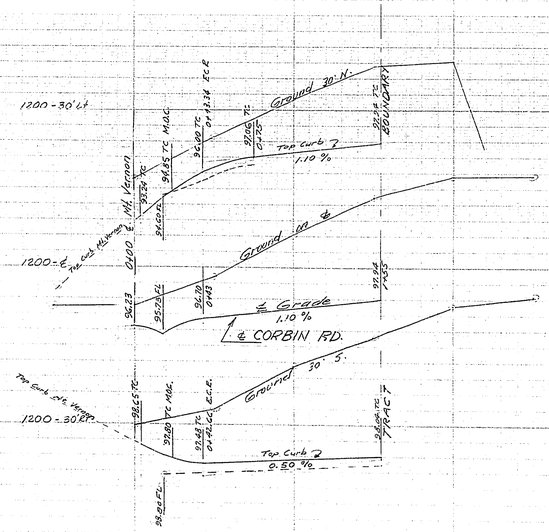


SECTION B-B

DETAIL FOR 8" DRAIN PIPE CURB OUTLET



TYPICAL SECTION
60' Right of Way



FOR PROFILE SEE SHEET 8

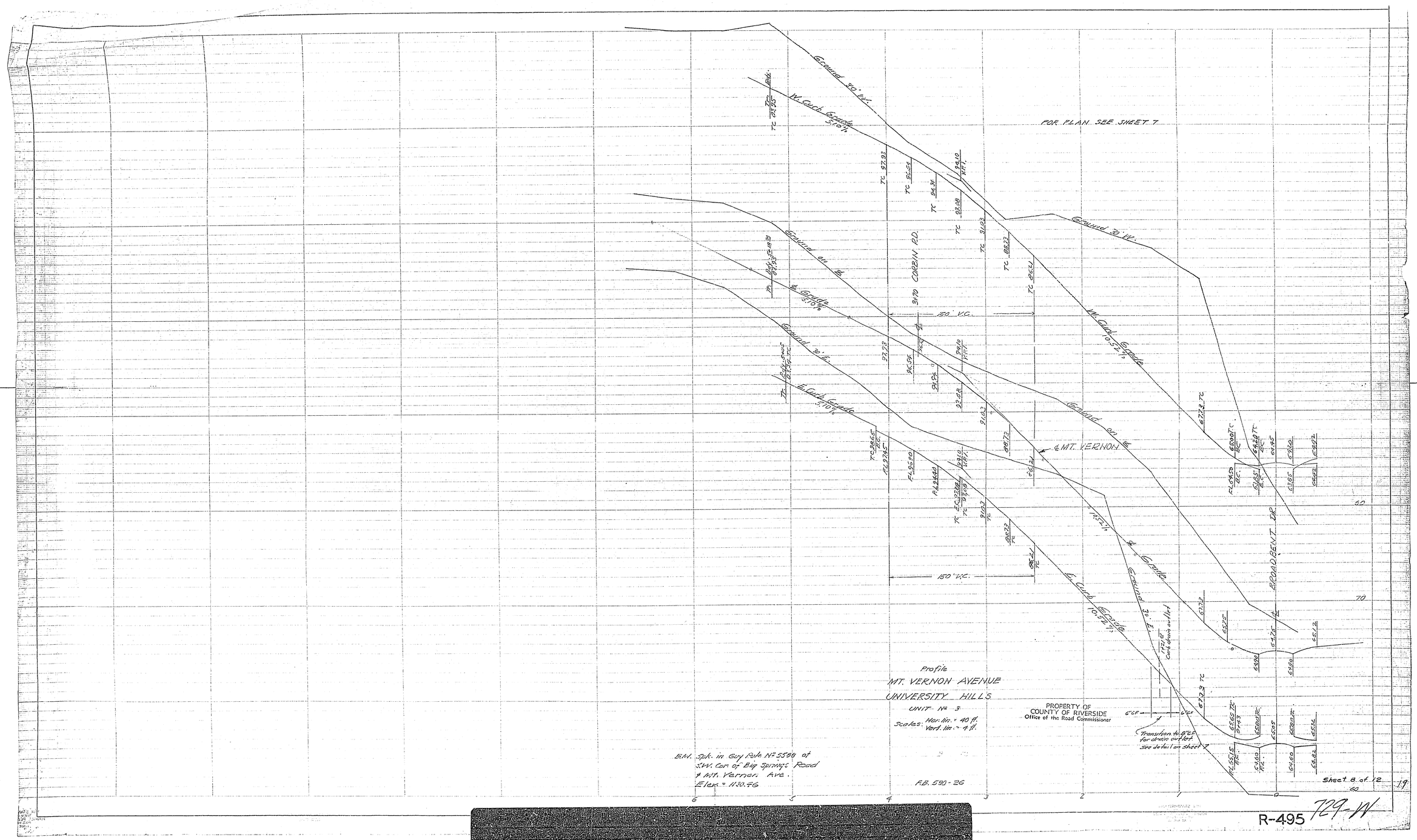
PROPERTY OF
COUNTY OF RIVERSIDE
Office of the Road Commissioner

Plan and Profile
CORBIN RD. & — MT. VERNON AVENUE
UNIVERSITY HILLS
UNIT No 3
Scales: Hor. lin. = 40 ft.
Vert. lin. = 4 ft.

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

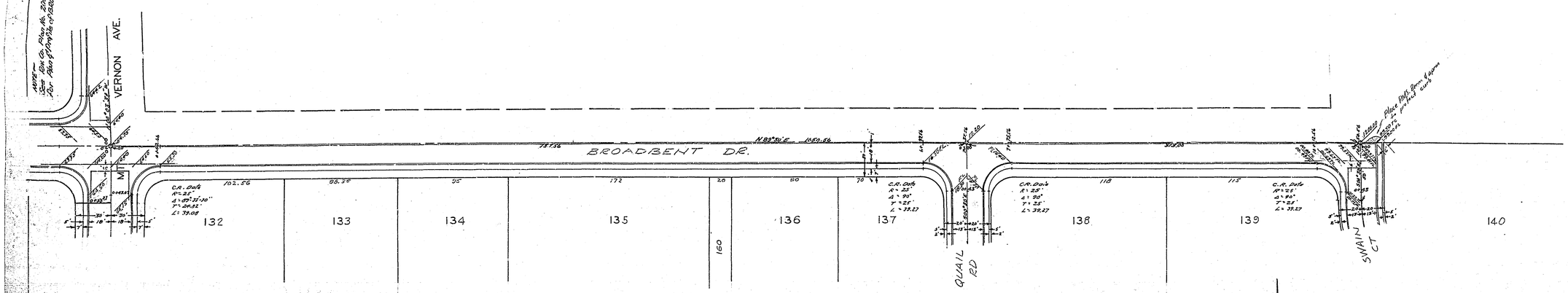
F.B. 590-26 Sheet 7 of 12

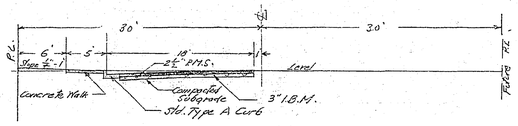
R-495 7-29-11



Ground 30' W.
W. Curb Grade 5.10%
FOR PLAN SEE SHEET 7
Ground 30' W.
Ground on ℄
℄ Grade 5.10%
3+70 CORBIN RD.
150' V.C.
W. Curb Grade 10.52%
Ground 30' E.
E. Curb Grade 5.10%
℄ MT. VERNON
℄ Grade
Ground 30' E.
E. Curb Grade 10.52%
BROADBENT DR.
150' V.C.
Curb drain outlet
Transition to 8" CF for drain outlet. See detail on sheet 7
Profile
MT. VERNON AVENUE
UNIVERSITY HILLS
UNIT No 3
Scales: Hor. lin. = 40 ft. Vert. lin. = 4 ft.
PROPERTY OF COUNTY OF RIVERSIDE Office of the Road Commissioner
B.M. Spk. in Guy Pole No 5588 at S.W. Cor. of Big Springs Road & Mt. Vernon Ave. Elev. = 1130.46
F.B. 590-26
Sheet 8 of 12
19
R-495
729-W

MISSING SHEET





TYPICAL SECTION
℄ of 60' Right of Way

FOR PROFILE SEE SHEET 10

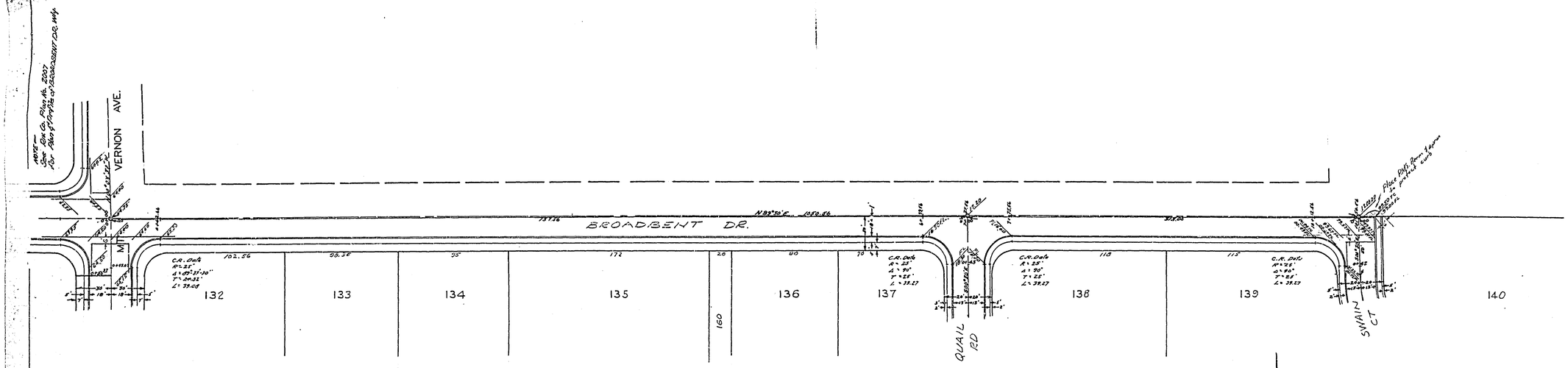
PROPERTY OF
COUNTY OF RIVERSIDE
Office of the Road Commissioner

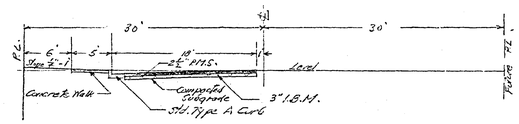
PLAN
BROADBENT DRIVE
UNIVERSITY HILLS
UNIT No 3
Scales: Hor. 1in. = 40 ft.
Vert. 1in. = 4 ft.

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

F.B. 570-59 Sheet 9 of 12

R-495 729-W





TYPICAL SECTION
½ of 60' Right of Way

FOR PROFILE SEE SHEET 10

PROPERTY OF
COUNTY OF RIVERSIDE
Office of the Road Commissioner

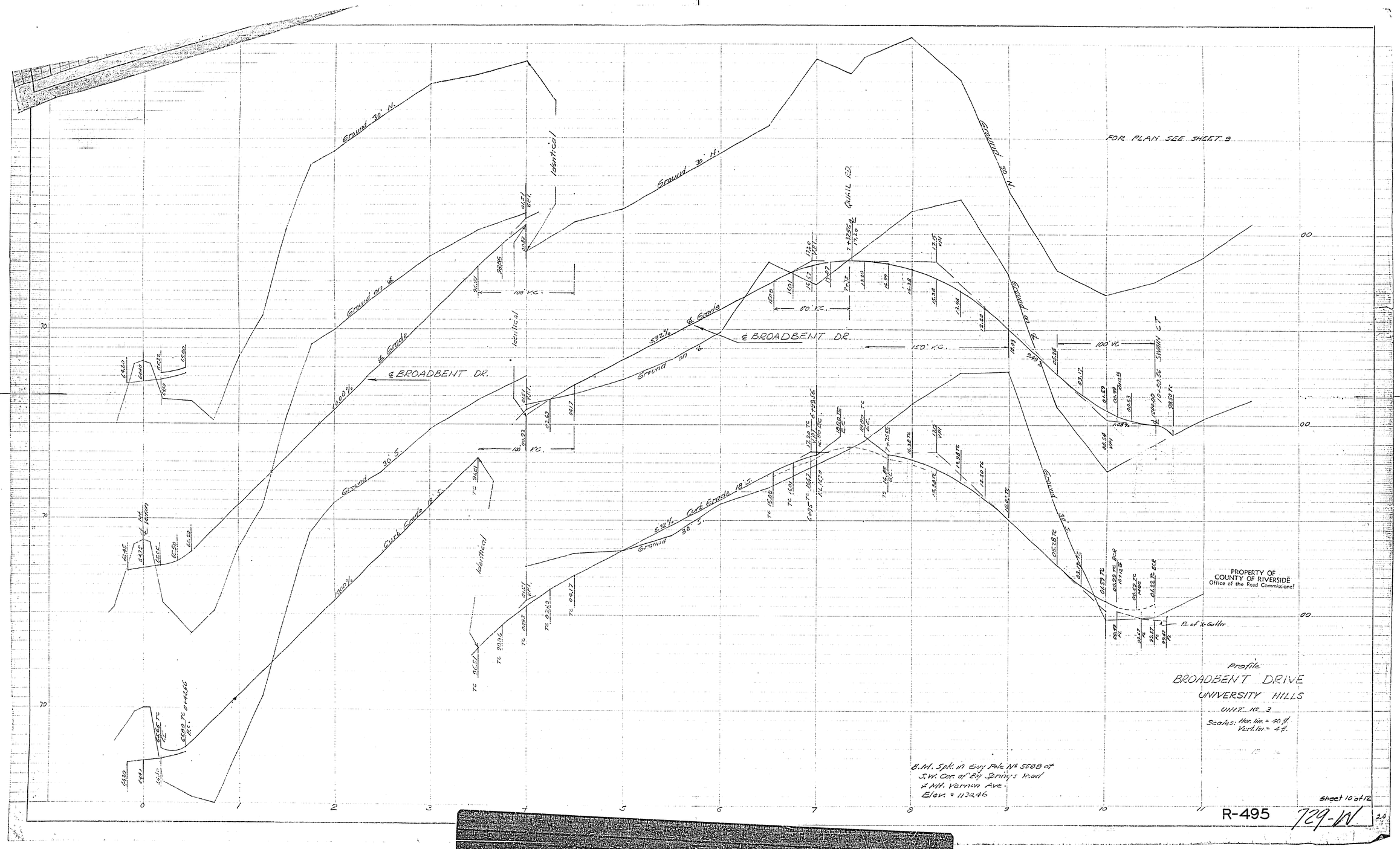
PLAN
BROADBENT DRIVE
UNIVERSITY HILLS
UNIT No 3
Scales: Hor. lin. = 40 ft.
Vert. lin. = 4 ft.

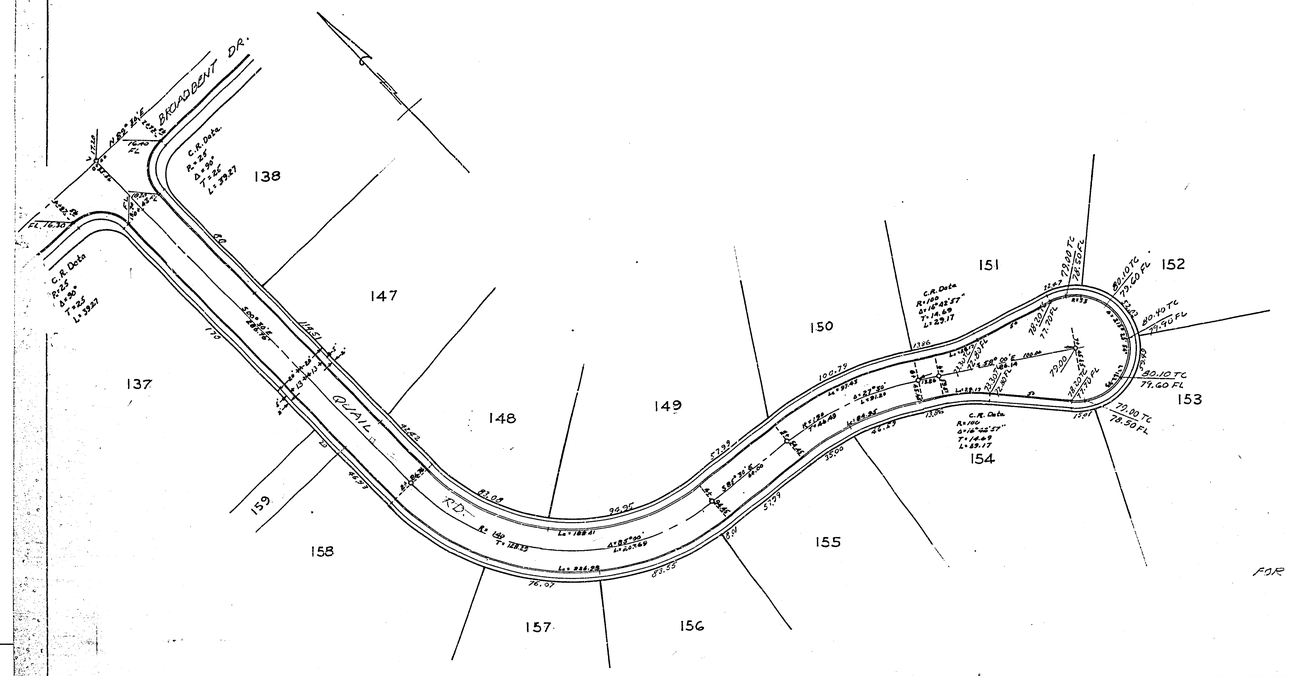
B.M. Spk. in Guy Pole No 5588 at
S.W. Cor. of Big Springs Road
& Mt. Vernon Ave.
Elev. = 1130.46

F.B. 570-59 Sheet 9 of 12

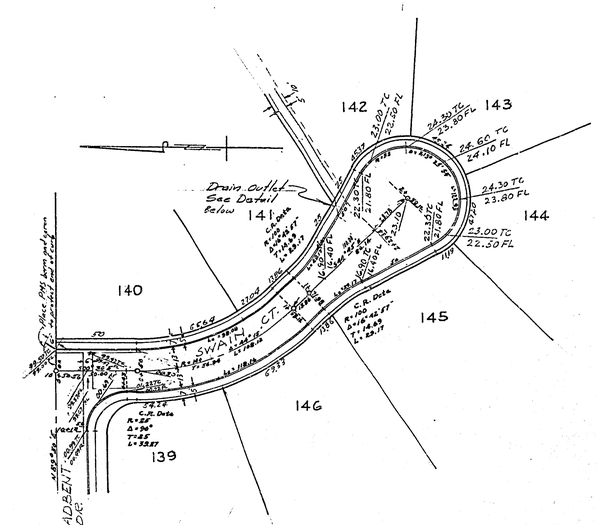
R-495 729-W

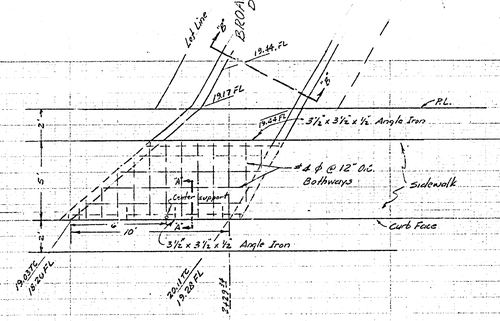
17

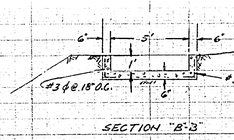

FOR PLAN SEE SHEET 9
Ground 30' N.
Ground on ℄
℄ Grade
℄ BROADBENT DR.
Ground 30' S.
Curb Grade 18' S.
Identical
100' V.C.
80' V.C.
150' V.C.
100' V.C.
QUAIL RD.
SWAIN CT
PROPERTY OF
COUNTY OF RIVERSIDE
Office of the Road Commissioner
Fl. of X-Gutter
Profile
BROADBENT DRIVE
UNIVERSITY HILLS
UNIT No. 3
Scales: Hor. lin. = 40 ft.
Vert. lin. = 4 ft.
B.M. Spk. in Guy Pole No. 5588 at
S.W. Cor. of Big Springs Road
& Mt. Vernon Ave.
Elev. = 113.246
Sheet 10 of 12
R-495
729-W



FOR TYPICAL SECTION SEE SHEET 3

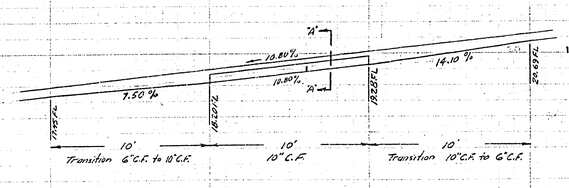


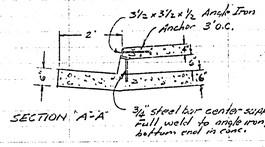




SECTION "B-B"

FOR PROFILES SEE SHEET 12





SECTION "A-A"

B.M. Spk. in Guy Pole No. 5593 at S.W. Cor. of Big Springs Road & Mt. Vernon Ave.
Elev. = 1130.76

PROPERTY OF
COUNTY OF RIVERSIDE
Office of the Road Commissioner

PLANS

QUAIL RD. & SWAIN CT.

UNIVERSITY HILLS

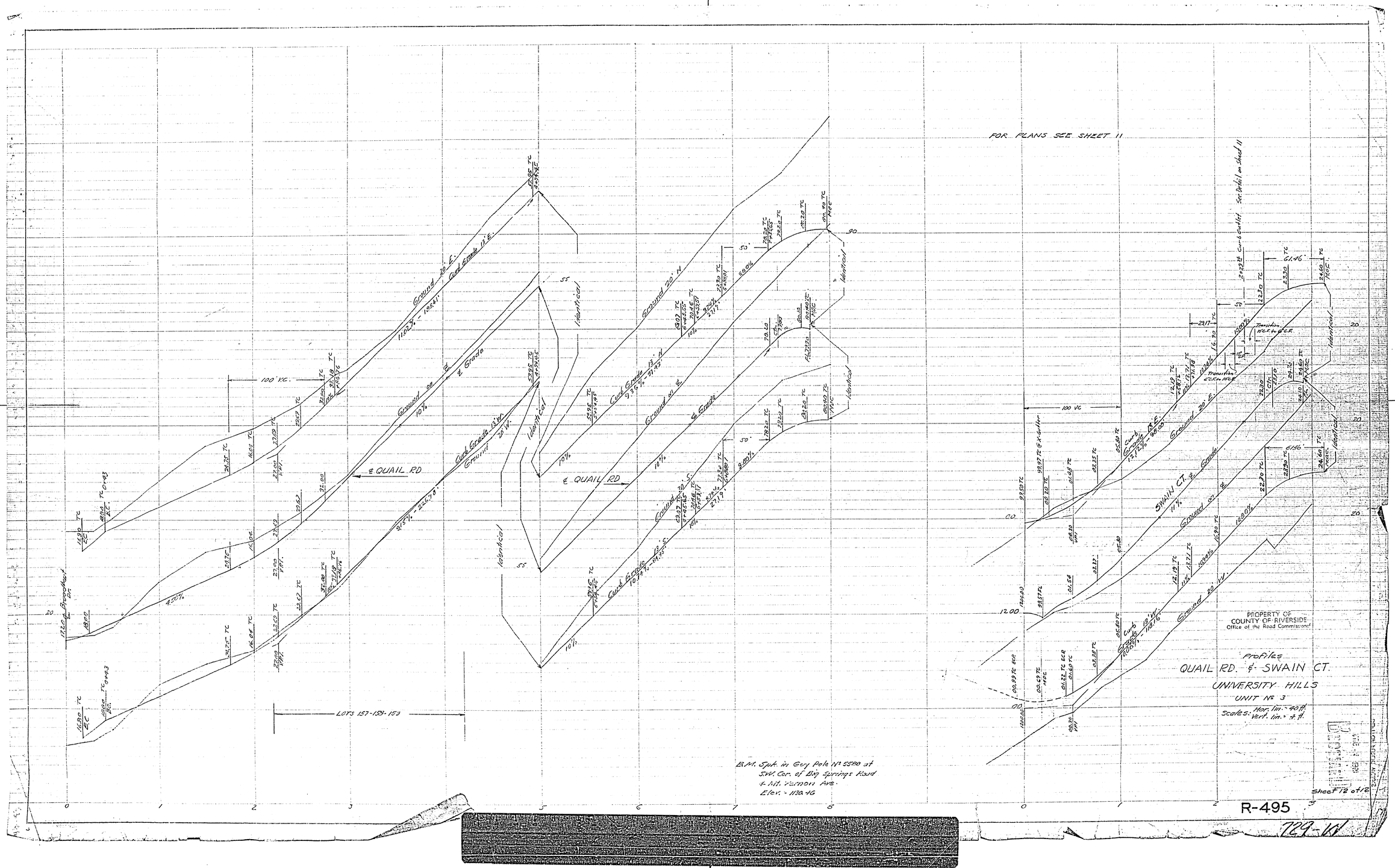
UNIT No. 3

Scales: Hor. lin. = 40 ft.
Vert. lin. = 4 ft.

F.B. 570-59

sheet 11 of 12

R-495 729-W


FOR PLANS SEE SHEET 11
Profiles
QUAIL RD. & SWAIN CT.
UNIVERSITY HILLS
UNIT No 3
Scales: Hor. 1in. = 40 ft.
Vert. 1in. = 4 ft.
PROPERTY OF
COUNTY OF RIVERSIDE
Office of the Road Commissioner
B.M. Spk. in Guy Pole No 5580 at
S.W. Cor. of Big Springs Road
& Mt. Vernon Ave.
Elev. = 1130.46
& QUAIL RD
SWAIN CT.
LOTS 157-158-159
Sheet 12 of 12
R-495
729-11