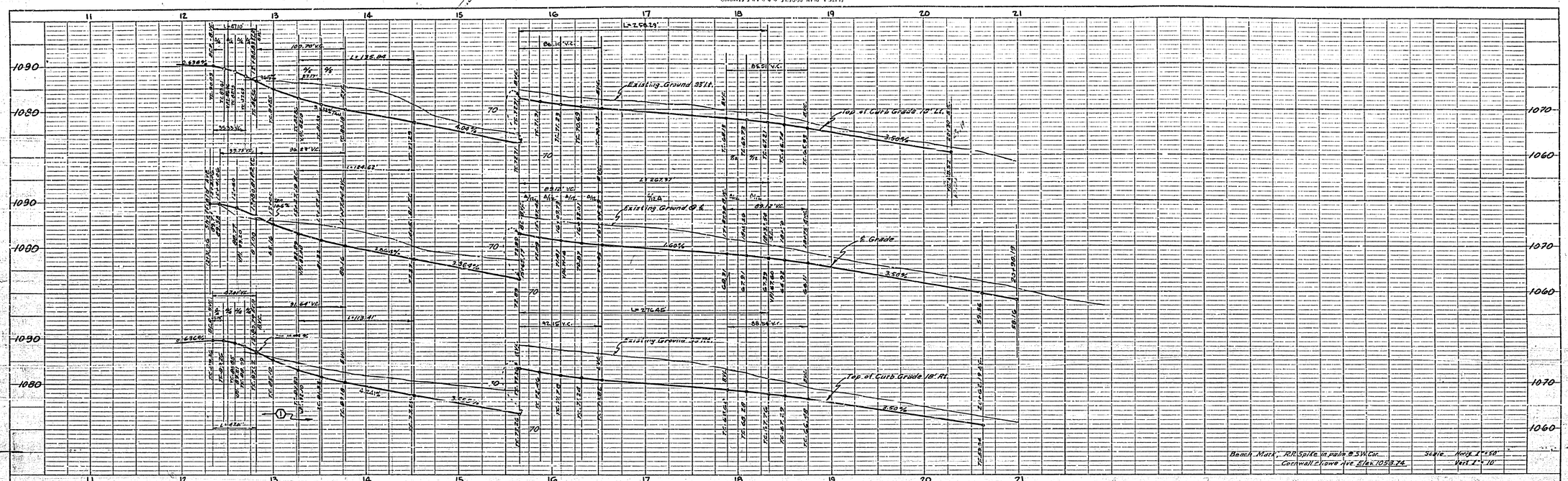
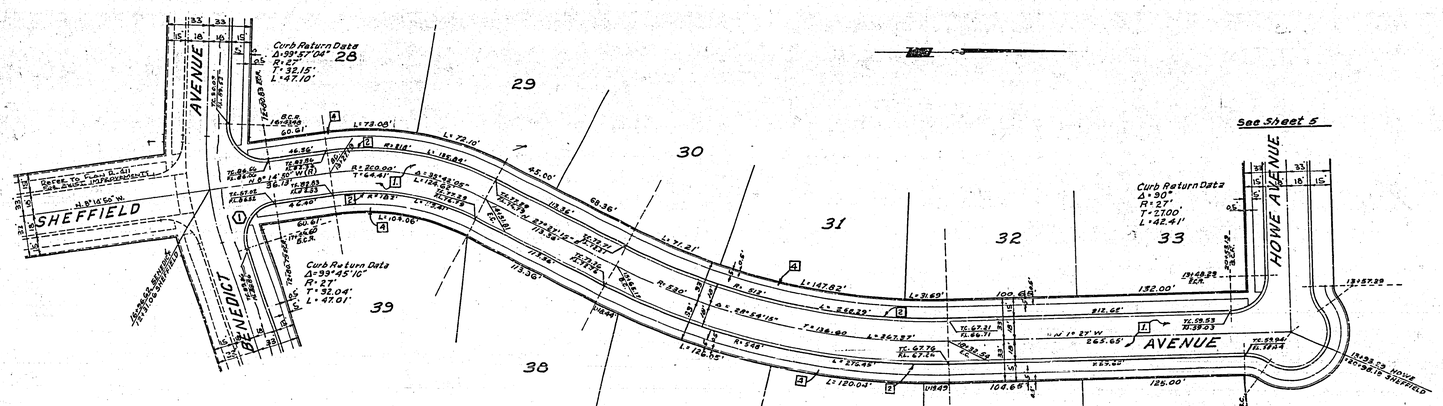
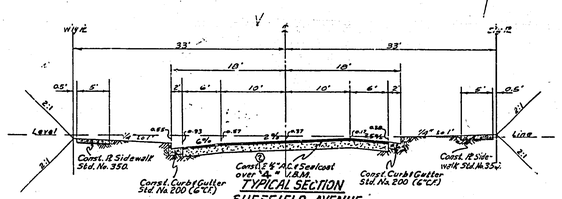
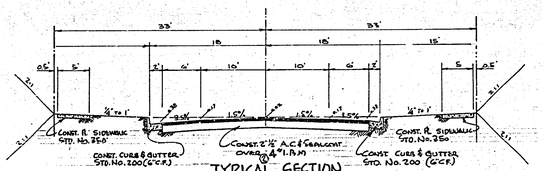








PROFILE — SURVEYED, PLOTTED, GRADES CHECKED, STRUCTURE IN NATURE CHECKED — NOTE BOOK NO. — BY — DATE

PLAN — SURVEYED, PLOTTED, ALIGNMENT CHECKED, RT. OF WAY CHECKED — NOTE BOOK NO. — BY — DATE

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS — RIVERSIDE, CALIFORNIA
APPROVED [signature] DATE 7/1/63
R.E. 5876

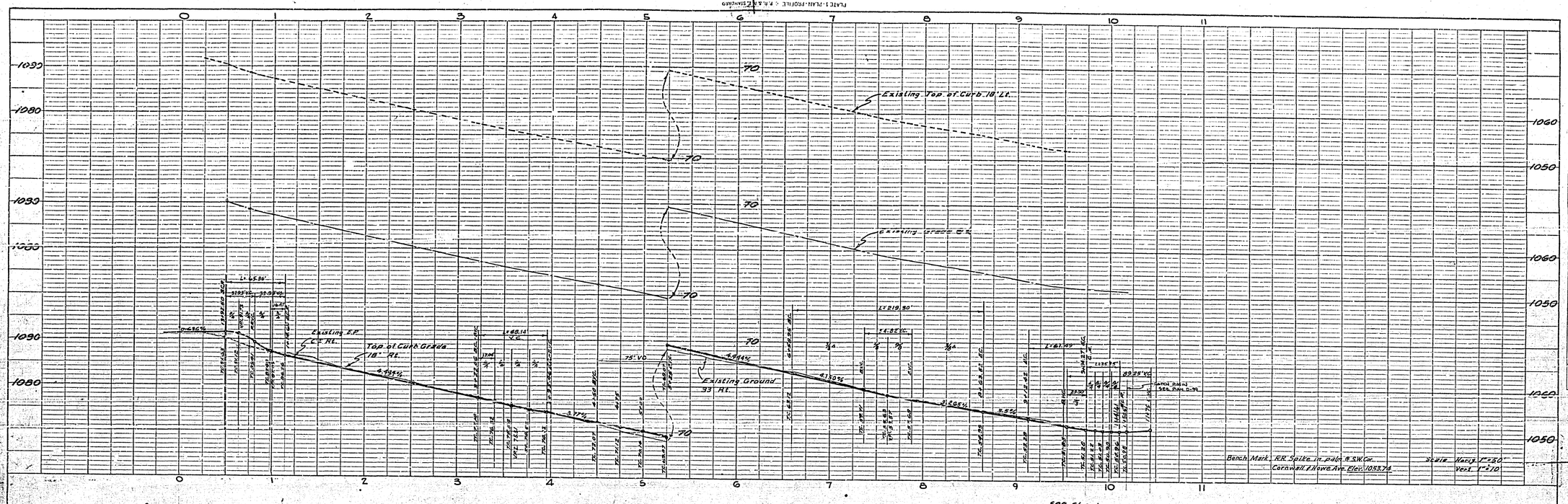
REVISION		
MARK	DATE	DESCRIPTION
1	11-18-63	Revised T.C. Elev. & Grade R.C.E. Dec. Bldg.
2	11-26-63	Added I.S.M. Requirements Eng.

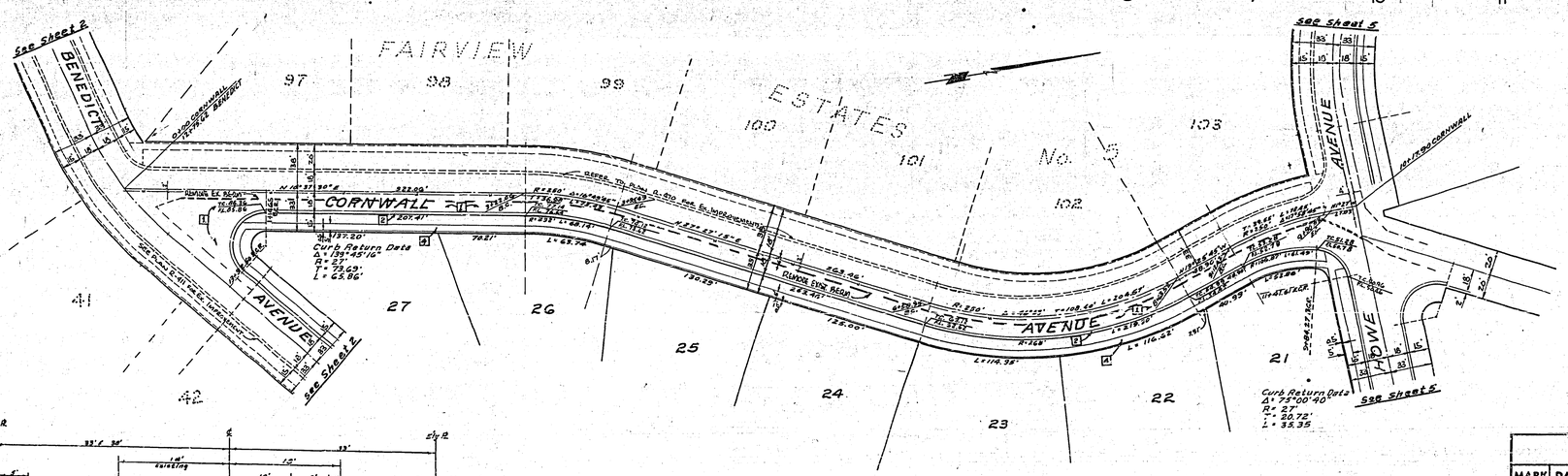
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

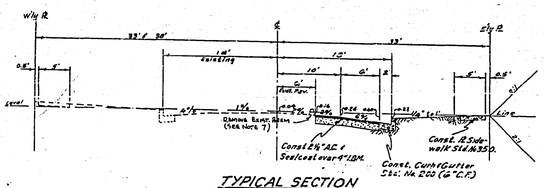
STREET PLAN & PROFILE
OF
SHEFFIELD AVENUE
IN
TRACT NO. 2623.

DATE APRIL 1963	SCALE 1" = 50'	APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS	NO. R-725
DRAWN D.A.B.	W.O. 63-32		
CHECKED Ron	F.B. 439	DATE 7-2-63	SHEET 3 OF 6

Dwg. No. 63-32A







TYPICAL SECTION
CORNWALL AVE.
No Scale

REVISION		
MARK	DATE	DESCRIPTION

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA
APPROVED R.E. 9076 DATE 7/1/63

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

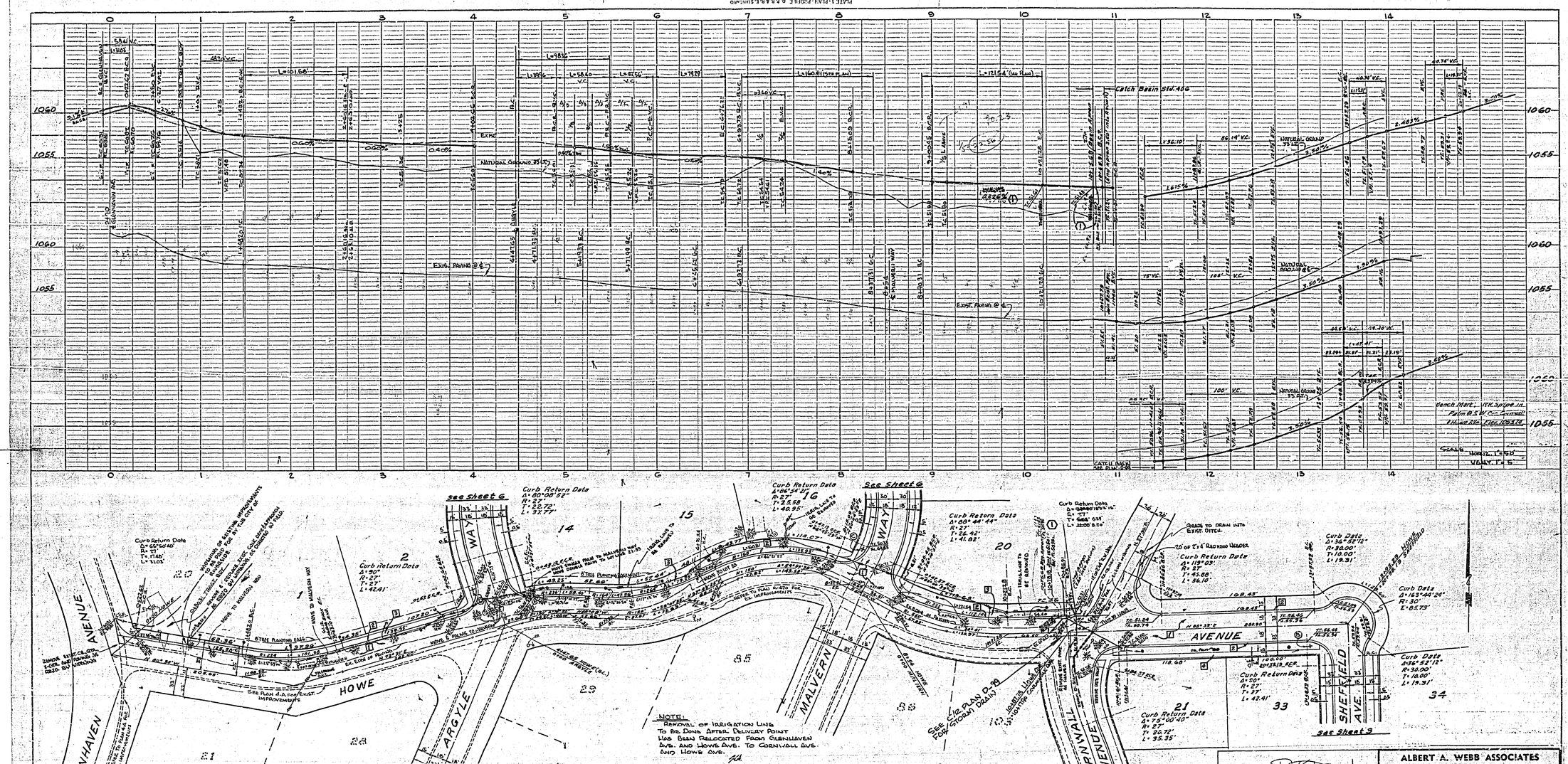
STREET PLAN & PROFILE
OF
CORNWALL AVENUE
IN
TRACT NO. 2623

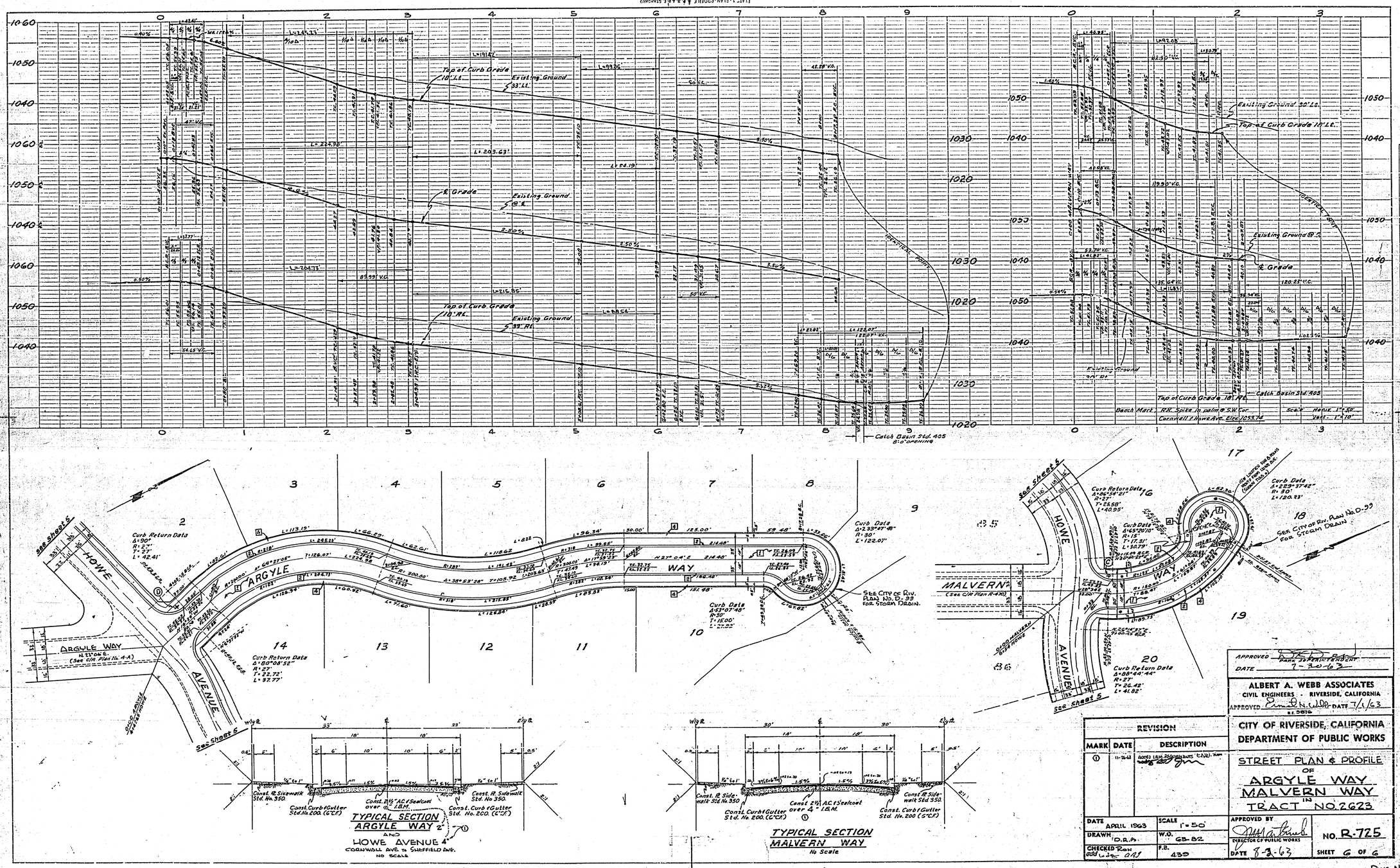
DATE APRIL 1963	SCALE 1"=50'	APPROVED BY	
DRAWN D.R.A.	W.O. 63.32	DIRECTOR OF PUBLIC WORKS	NO. R-725
CHECKED RON	F.B. 439	DATE 8-2-63	SHEET 4 OF 6

DWG. No. 63.32 A

PROFILE
SURVEYED
PLOTTED
GRADES CHECKED
STRUCTURE NOTATIONS CHECKED
NOTE BOOK NO.
BY
DATE

PLAN
SURVEYED
PLOTTED
PROPERTY LINES CHECKED
RT. OF WAY CHECKED
NOTE BOOK NO.
BY
DATE


PROFILE
SURVEYED
PLOTTED
GRADES CH.
STRUCTURE
NOTE BOOK
NO.
BY
DATE
Catch Basin Std. 406
Natural Ground 95.2
Natural Ground 95.4
Natural Ground 95.0
Exist. Paving @ ℄
Bench Mark: Top of Curb
Palm @ S.W. Cor. Cornwall
Elev. 1053.78
SCALE HORIZ. 1"=50'
VERT. 1"=5'
PLAN
SURVEYED
PLOTTED
GRADES CH.
STRUCTURE
NOTE BOOK
NO.
BY
DATE
See Sheet 6
Curb Return Data
Δ = 80°08'32"
R = 22'
T = 22.72'
L = 32.77'
Curb Return Data
Δ = 90°
R = 27'
T = 27'
L = 42.41'
Curb Return Data
Δ = 65°50'40"
R = 27'
T = 17.85'
L = 31.03'
Curb Return Data
Δ = 06°54'01"
R = 27'
T = 2.58'
L = 4.09'
Curb Return Data
Δ = 80°44'44"
R = 27'
T = 22.42'
L = 41.82'
Curb Return Data
Δ = 119°03'
R = 27'
T = 45.68'
L = 56.10'
Curb Return Data
Δ = 75°00'40"
R = 27'
T = 26.72'
L = 35.35'
Curb Return Data
Δ = 36°52'12"
R = 30.00'
T = 10.00'
L = 19.31'
Curb Return Data
Δ = 163°44'24"
R = 30'
L = 85.73'
Curb Return Data
Δ = 36°52'12"
R = 30.00'
T = 10.00'
L = 19.31'
See Sheet 3
See Sheet 4
See Sheet 5
See Sheet 16
GLENHAVEN AVENUE
HOWE AVENUE
ARGYLE WAY
MALVERN WAY
CORNWALL AVENUE
SHEFFIELD AVE.
NOTE:
REMOVAL OF IRRIGATION LINE TO BE DONE AFTER DELIVERY POINT HAS BEEN RELOCATED FROM GLENHAVEN AVE. AND HOWE AVE. TO CORNWALL AVE. AND HOWE AVE.
Block Wall - Detail A-A
No Scale
Section "B-B"
No Scale
Typical Section
HOWE AVENUE
GLENHAVEN AVE & ARGYLE WAY
No Scale
Typical Section
HOWE AVENUE
ARGYLE WAY TO CORNWALL AVE.
No Scale
NOTE: FOR TYPICAL SECTION OF HOWE AVENUE BETWEEN CORNWALL AVE. & SHEFFIELD AVE. SEE SHT. 6 OF 6
APPROVED BY
POWER SUPERINTENDENT
DATE 7-30-63
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS . RIVERSIDE, CALIFORNIA
APPROVED
R.E. 9676
DATE 7/1/63
REVISION
MARK DATE DESCRIPTION
1 11/22/63 Revised Grades To Meet Catch Basin As Const. Bldg.
2 11/26/63 Added L.B.M. Requirements.
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
STREET PLAN & PROFILE
OF
HOWE AVENUE
IN
TRACT NO. 2623
DATE APRIL 1963
SCALE 1"=50'
DRAWN D.R.P.
W.O. 63.32
CHECKED
F.B. 459
APPROVED BY
DIRECTOR OF PUBLIC WORKS
NO. R-725
DATE August 6, 1963
SHEET 5 OF 6
Dwg. No. 63.32A



PROFILE
SUBMITTED
SCOTTED
GRADES CHECKED
NOTE BOOK
NO.
STRICTLY IN NOT THE CITY OF

PLAN
SUBMITTED
SCOTTED
ALIGNMENT CHECKED
NOTE BOOK
NO.
STRICTLY IN NOT THE CITY OF

APPROVED Frank Jo Perry Engineer
DATE 7-30-63

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA
APPROVED Albert A. Webb R.E. 26016 DATE 7/1/63

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

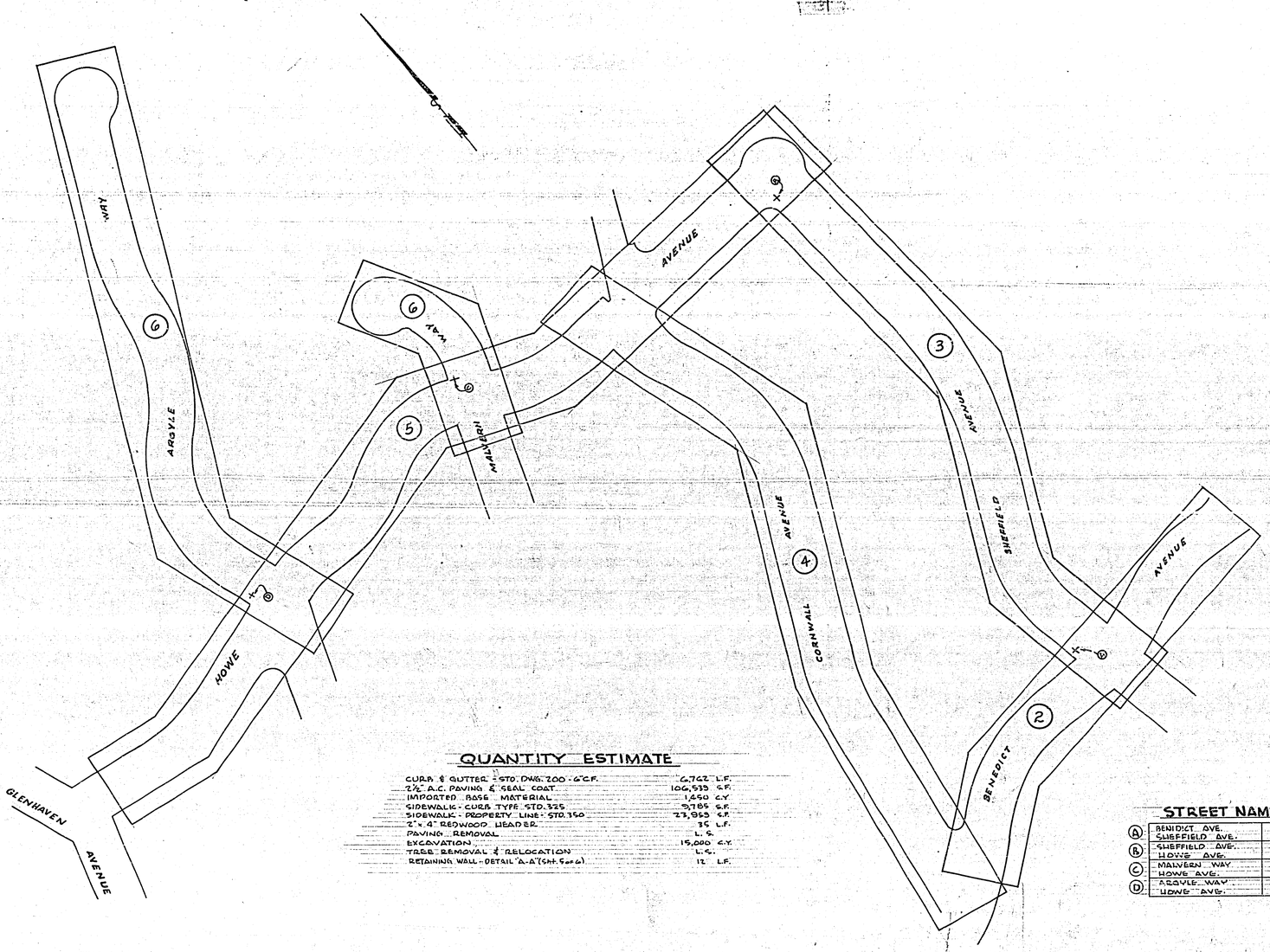
REVISION		
MARK	DATE	DESCRIPTION
1	11-26-63	ADDED LEGAL DESCRIPTIONS (E.W.W.)

STREET PLAN & PROFILE
OF
ARGYLE WAY
MALVERN WAY
IN
TRACT NO. 2623

DATE APRIL 1963	SCALE 1"=50'	APPROVED BY
DRAWN D.R.P.	W.O. 65-82	DIRECTOR OF PUBLIC WORKS
CHECKED Ron Webber	F.B. 430	DATE 8-3-63

NO. R-725
SHEET 6 OF 6

DWG. NO. 63-32 A



GENERAL NOTES

1. It shall be the responsibility of the Contractor to clear the right of way in accordance with the provisions of the law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
2. Construction shall be in accordance with the City of Riverside, Department of Public Works Specifications No. 461 and Standard Drawings.
3. Prime coat and paint binder are required.
4. The City of Riverside will take a soil test to determine the requirement on Imported Base Material after the street have been prepared to rough grade.
5. Street name signs and posts to be furnished and installed by the Subdivider per City Specifications and Standard Drawing No. 662.
6. Contractor shall not place rock larger than 6" within 5' of proposed sewer shown on City plan No. S-426.
7. TRIM EDGE OF EXISTING PAVING WHERE NEW PAVING JOINS EXISTING PAVEMENT TO CLEAN STRAIGHT LINE. CONTRACT MATCH-UP PAVING AS SHOWN AND OVERLAY EXISTING PAVING AS DIRECTED IN THE FIELD TO PRODUCE SMOOTH CROWN SECTION.

BENCH MARK

R.R. Spike in palm @ S.W. Cor. Cornwall & Howe Ave.:
Elev. 1053.76

CONSTRUCTION NOTES

1. Construct 2½" A.C. paving and Seal Coat over (I.B.M. thickness noted in Typical Section) "I.B.M.
2. Construct Curb & Gutter per Std. Dwg. No. 200 (6"C.G.)
3. Construct Curb Type Sidewalk per Std. Dwg. No 325.
4. Construct Property Line Sidewalk per Std. Dwg. No. 350.

QUANTITY ESTIMATE

CURB & GUTTER - STD. DWG. 200 - 6"C.G.	6,762	L.F.
2½" A.C. PAVING & SEAL COAT	106,535	S.F.
IMPORTED BASE MATERIAL	1,450	C.Y.
SIDEWALK - CURB TYPE STD. 325	5,785	S.F.
SIDEWALK - PROPERTY LINE - STD. 350	23,955	S.F.
2" x 4" REDWOOD HEADER	35	L.F.
PAVING - REMOVAL	L.S.	
EXCAVATION	15,000	C.Y.
TREE REMOVAL & RELOCATION	L.S.	
RETAINING WALL - DETAIL "A-A" (SHT. 5 of 6)	12	L.F.

STREET NAME SIGNS

(A)	BENEDICT AVE.	1800
	SHEFFIELD AVE.	5500
(B)	SHEFFIELD AVE.	5500
	HOWE AVE.	1800
(C)	MALVERN WAY	5400
	HOWE AVE.	1800
(D)	ARGYLE WAY	5400
	HOWE AVE.	2000

NOTICE TO CONTRACTOR:-

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THESE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS.

THE CONTRACTOR IS REQUIRED TO TAKE ONE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA
APPROVED [signature] DATE 7/1/63

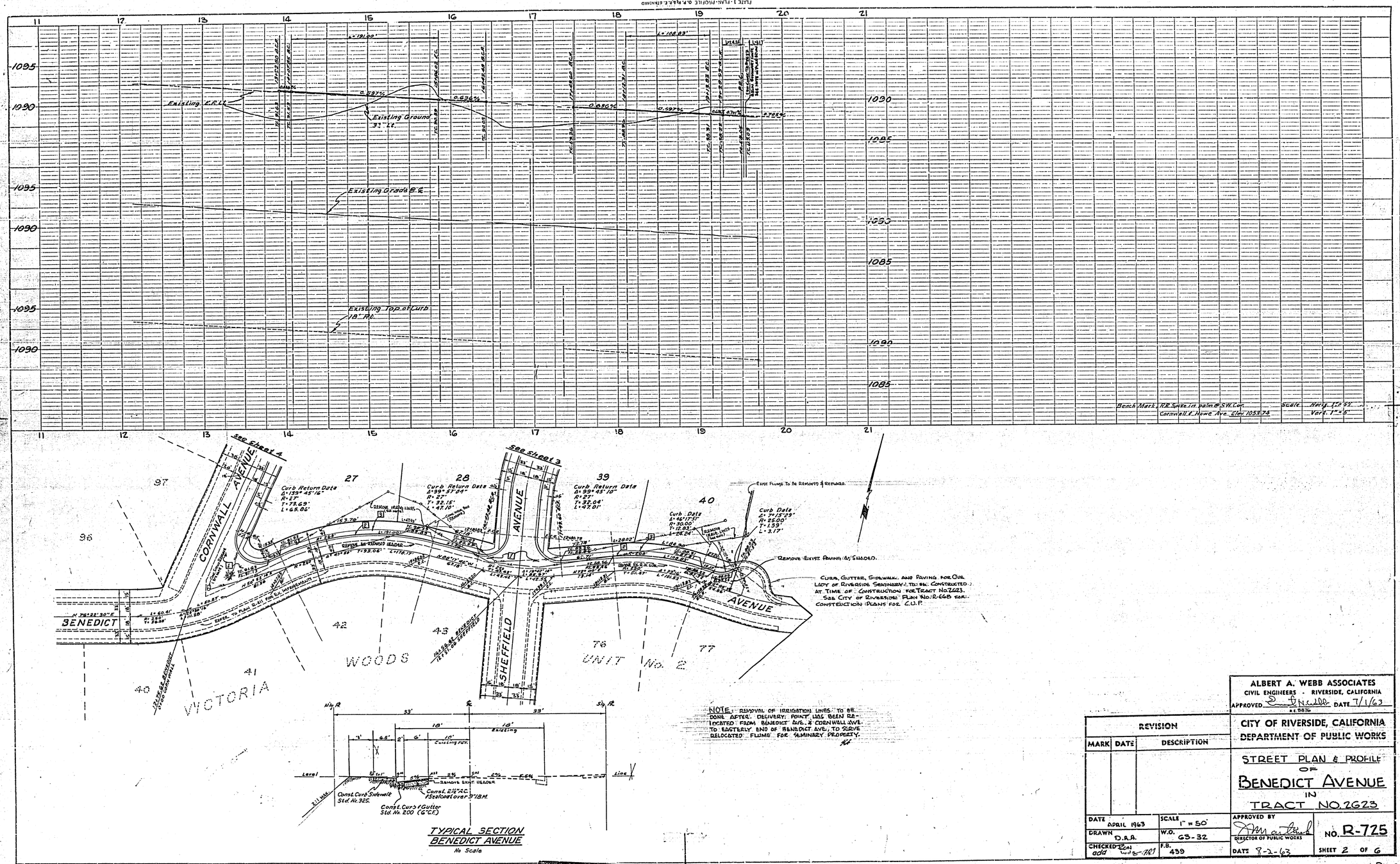
REVISION		
MARK	DATE	DESCRIPTION

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

INDEX MAP OF STREET IMPROVEMENTS FOR TRACT NO. 2673

DATE APRIL 1963	SCALE 1"=80'	APPROVED BY ALBERT A. WEBB ASSOCIATES	SHEET NO. R-725
DRAWN [illegible]	TRACE 63-32	DIRECTOR OF PUBLIC WORKS	
CHECKED [illegible]	FIELD 439	DATE 8-2-63	DWG. NO. SHEET 1 OF 6

DWG. No 63-32



TYPICAL SECTION
BENEDICT AVENUE
No Scale

NOTE: REMOVAL OF IRRIGATION LINES TO BE DONE AFTER DELIVERY POINT HAS BEEN RELOCATED FROM BENEDICT AVE. & CORNWALL AVE. TO EASTERLY END OF BENEDICT AVE. TO SERVE RELOCATED FLUME FOR SEMINARY PROPERTY.

REVISION		
MARK	DATE	DESCRIPTION

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA
APPROVED [signature] DATE 7/1/63

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

STREET PLAN & PROFILE OF BENEDICT AVENUE IN TRACT NO. 2623

DATE APRIL 1963	SCALE 1" = 50'	APPROVED BY [signature] DIRECTOR OF PUBLIC WORKS	NO. R-725
DRAWN D.R.A.	W.O. 63-32		
CHECKED add [signature]	F.B. 439	DATE 8-2-63	SHEET 2 OF 6

DWG. NO. 63-32A