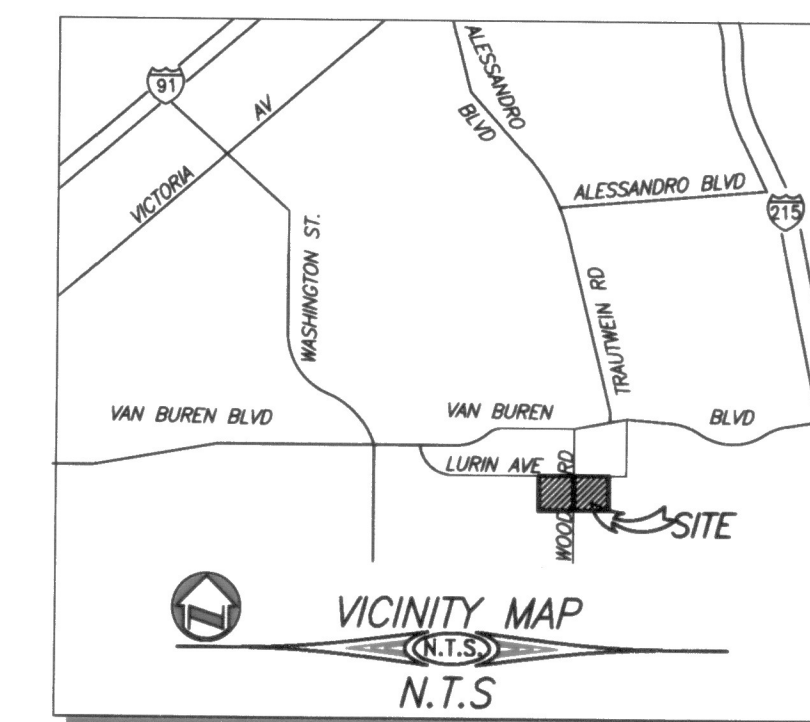


**GENERAL NOTES**

- SIGNING AND STRIPING INSTALLATIONS SHALL CONFORM TO THE 2019 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD PLANS AND SPECIFICATIONS DATED 2018, AND ALL ADDENDUMS THERETO, AND THE CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARD DRAWINGS, CURRENT EDITION.
- ALL STRIPING, MARKINGS, AND LEGENDS SHALL BE REFLECTORIZED THERMOPLASTIC UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE AND INSTALL RAISED PAVEMENT MARKERS FOR ALL STRIPING, STRIPINGS, MARKINGS, AND LEGENDS SHALL CONFORM TO THE LATEST CALTRANS STANDARD PLANS A204 THRU A208 AND A24A THRU A24E.
- PRIOR TO FINAL ACCEPTANCE OF STREET IMPROVEMENTS, ALL PAVEMENT MARKINGS, ALL PAVEMENT STRIPING AND STENCILING WITHIN THE PERIMETER OF THE CONSTRUCTION AREA SHALL BE RESTORED TO LIKE NEW CONDITION IN A MANNER MEETING THE APPROVAL OF THE CITY OF RIVERSIDE.
- THE CONTRACTOR SHALL RE-STRIP EXISTING STRIPING AND CURB MARKINGS OBLITERATED BY NEW CONSTRUCTION WHETHER OR NOT SHOWN ON THE PLANS FOR REPLACEMENT, AT NO COST TO THE CITY.
- AT LOCATIONS WHERE EXISTING PAINTED CURB IS TO BE RECONSTRUCTED, THE CONTRACTOR SHALL PAINT THE NEW CURB AS SHOWN ON NEW PLANS WITHIN 10 WORKING DAYS OF THE CURB CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE PAINT SHALL BE WATER BASED WITH 2-YEAR GUARANTEE AGAINST COLOR FADING. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CITY WRITTEN PROOF OF THE MANUFACTURERS 2-YEAR GUARANTEE.
- ALL NEW STRIPING SHALL BE "CAT TRACKED" AND APPROVED BY THE ENGINEER PRIOR TO THE FINAL INSTALLATION PERIOD. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AFTER COMPLETING THE LAYOUT AND AT LEAST 3 WORKING DAYS BEFORE COMMENCING INSTALLATION OF STRIPING, MARKINGS AND MARKERS.
- TRAFFIC SIGN FACE SHALL BE 3M DIAMOND GRADE DG3 REFLECTIVE SHEETING (ASTM XI) OR APPROVED EQUAL WITH PROTECTIVE GRAFFITI OVERLAY FILM OR AS OTHERWISE NOTED. ALL WARNING SIGNS SHALL HAVE A FLORESCENT YELLOW BACKGROUND AND SCHOOL SIGNS NOTED SHALL HAVE A FLORESCENT YELLOW-GREEN BACKGROUND.
- SIGNS SHALL BE STANDARD SIZE UNLESS NOTED OTHERWISE. PRIOR TO INSTALLATION, NEW SIGNS SHALL BE APPROVED BY THE CITY OF RIVERSIDE. EXACT LOCATIONS OF SIGNS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ALL EXISTING SIGNS AND POSTS TO BE REMOVED SHALL BE DELIVERED TO THE CITY OF RIVERSIDE SIGN DEPARTMENT.
- WHEN PAINT IS SPECIFIED, TRAFFIC STRIPES AND MARKINGS SHALL BE APPLIED IN TWO COATS. A MINIMUM OF SEVEN DAYS SHALL BE PROVIDED BETWEEN FIRST AND SECOND COATS.
- STRIPING SHALL BE APPLIED WITHIN 48 HOURS OF SURFACE COURSE REPLACEMENT ON STREETS OPEN TO THE PUBLIC. IN NO CASE SHALL A NEWLY PAVED STREET OPEN TO THE PUBLIC BE LEFT UN-STRIPED OVER A WEEKEND OR HOLIDAY.
- CONTRACTOR SHALL INSTALL A NEW SIGN(S) AND/OR POST(S) PER CITY OF RIVERSIDE STANDARD DRAWING NO. 664, SEE SPECIFICATIONS. CONTRACTOR SHALL INSTALL NEW STREET NAME SIGNS AND POSTS PER CITY OF RIVERSIDE STANDARD DRAWING NO. 662, SEE SPECIFICATIONS.
- ALL CONFLICTING STRIPING, PAVEMENT MARKINGS, LEGENDS, AND RAISED PAVEMENT MARKERS SHALL BE REMOVED EVEN IF NOT SHOWN ON PLANS. REMOVALS OF PAINTED STRIPING, PAVEMENT MARKINGS, AND LEGENDS SHALL BE DONE BY WET SANDBLASTING. REMOVALS OF THERMOPLASTIC STRIPING, PAVEMENT MARKINGS, AND LEGENDS SHALL BE REMOVED BY WET SANDBLASTING, GRINDING, OR OTHER APPROVED METHOD AND SHALL NOT DAMAGE THE PAVEMENT. "BLACK OUT" OF EXISTING DELINEATION IS NOT PERMITTED. ALL DAMAGED PAVEMENT DUE TO REMOVALS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A SMOOTH AND UNIFORM SURFACE OR AS DIRECTED BY THE ENGINEER. ALL STRIPING REMOVALS AND LEGENDS SHALL BE "FOG SEALED".
- WHERE APPLICABLE, OUTBOUND LANE LINE DETAILS SHALL COMMENCE AT THE CROSSWALK, MEANING THE PAINTED PORTION OF THE DETAIL SHALL JOIN THE CROSSWALK.

OFFSITE SIGNING AND STRIPING PLANS FOR:  
**TRACT No. 37593**  
 RIVERSIDE, CA.



SECTION 30, T. 3S, R.4W

**OWNER/APPLICANT**  
 KB HOME INLAND EMPIRE  
 36310 INLAND VALLEY DR.  
 SUITE #300  
 WILDOMAR, CA 95295  
 (866) 275-9593

**ENGINEER**  
**adkan**  
**ENGINEERS**  
 6879 AIRPORT DRIVE  
 RIVERSIDE, CA. 92504  
 951-688-0241

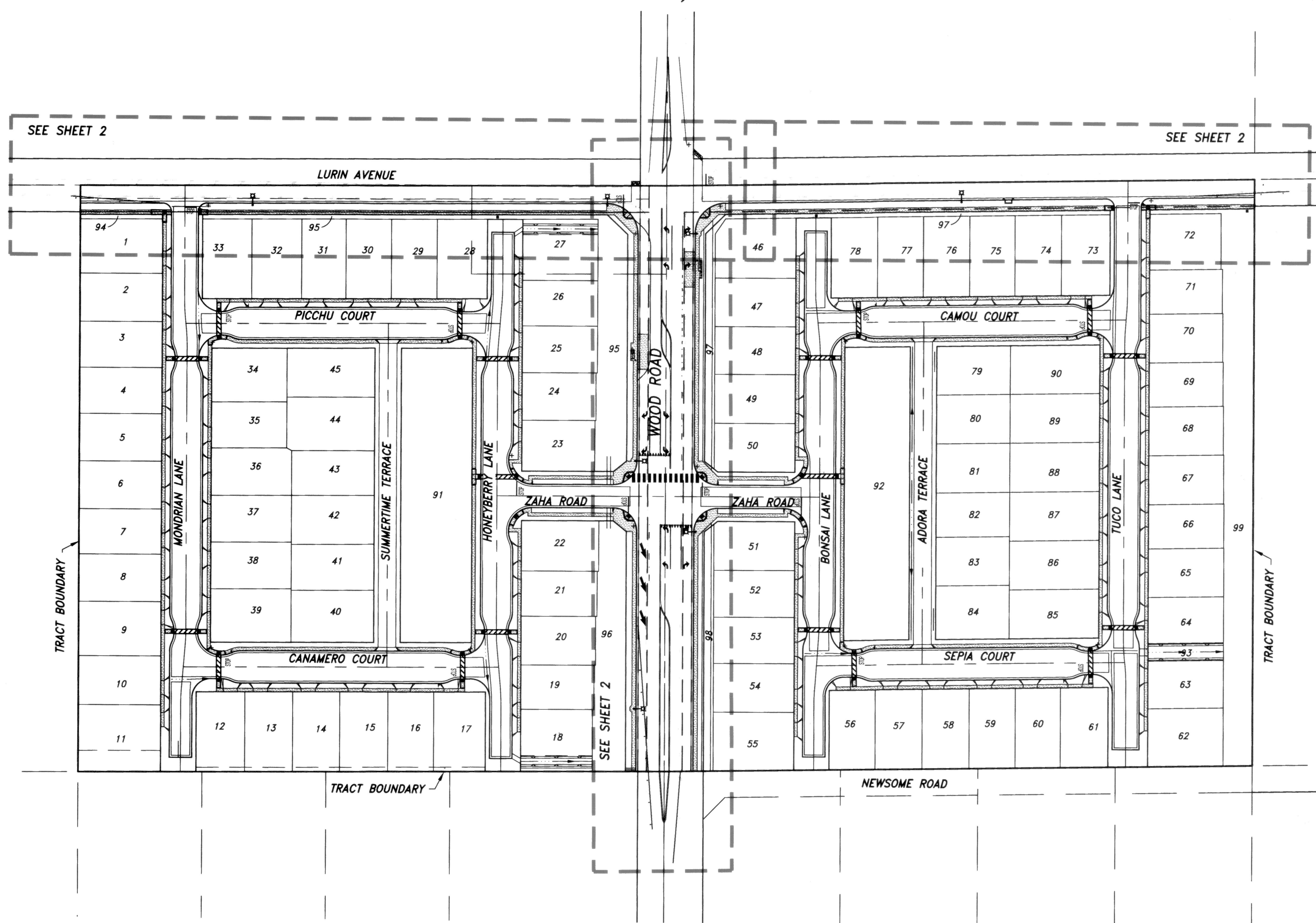
**UTILITY PURVEYORS**  
 WATER: WESTERN MUNICIPAL WATER DISTRICT  
 SEWER: WESTERN MUNICIPAL WATER DISTRICT  
 GAS: SOCAL GAS  
 ELECTRICITY: RPU ELECTRIC  
 SCHOOL DISTRICT: RIVERSIDE UNIFIED SCHOOL DISTRICT

**ASSESSORS PARCEL NUMBERS**  
 266-100-010, 266-100-011, 266-140-001

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS OF THIS MAP IS THE CENTERLINE OF WOOD ROAD PER P.M. 154/25-26, BEING N00°20'00"W.

**CROSSING NOTE**  
 ALL ON-SITE CROSSINGS WITH DIAGONAL MARKINGS PER CALTRANS STANDARD PLAN A24F AND SIGNAGE TO BE INCLUDED AT UNCONTROLLED CROSSINGS

**SHEET INDEX**  
 SHEET 1: TITLE SHEET  
 SHEETS 2: LURIN AVE. AND WOOD RD.



**LEGEND**

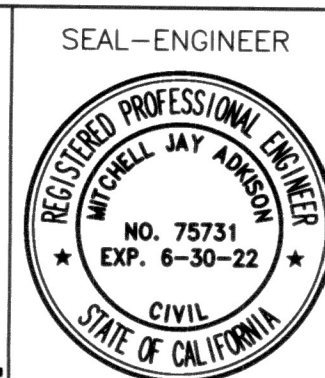
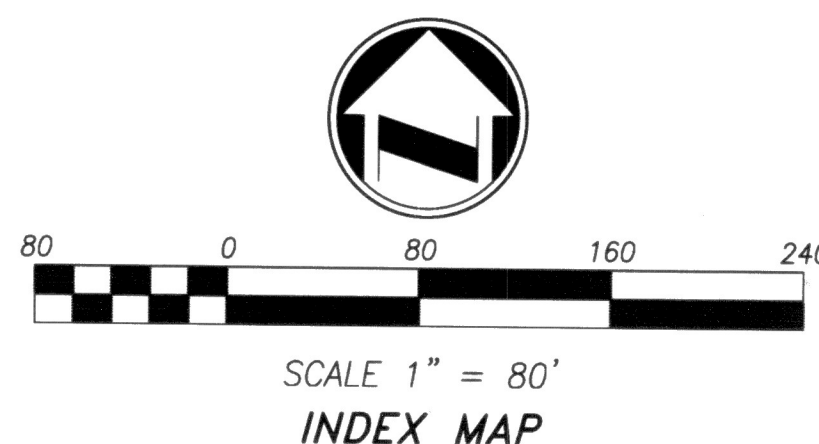
CB	CATCH BASIN	GB	GRADE BREAK	SD	STORM DRAIN
C.L.	CENTERLINE	HP	HIGH POINT	STD.	STANDARD
D/W	DRIVEWAY	INV.	INVERT OF PIPE	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	LP	LOW POINT	SNS	STREET NAME SIGN
EXIST.	EXISTING	MH	MAN HOLE		
FL	FLOW LINE	R/W	RIGHT-OF-WAY		
FS	FINISHED SURFACE	SWR	SEWER		
FH	FIRE HYDRANT	S/W	SIDEWALK		

EX. END OF PAVEMENT	EX. WATER
EX. BERM	EX. UNDERGROUND TELEPHONE
EX. FENCE	EX. GAS
PROP. END OF PAVEMENT	EX. RECLAIMED WATER

	PROP. STREETLIGHT
	PROP. FIRE HYDRANT
	PROP. BUS STOP
	EX. POWER POLE
	EX. SIGN
	EX. GUY WIRE
	GRIND AND OVERLAY



PLANS PREPARED BY:  
**adkan ENGINEERS**  
 Civil Engineering - Surveying - Planning  
 6820 Airport Drive, Riverside, CA 92504  
 Tel: (951) 688-0241 Fax: (951) 688-0599  
 Under the Supervision of: *M. J. Anderson* No. 7573 Exp. 06.30.22 Date: *03.22.21*

**BENCHMARK:** M.L. 71-76  
 0.55 MILES NORTH ALONG WOOD ROAD FROM THE INTERSECTION OF WOOD ROAD AND MARKHAM STREET; 30.0 FEET EAST OF WOOD ROAD; AT THE SOUTHWEST CORNER OF A 4-STRAND BARBED WIRE FENCE; A CONCRETE NAIL AND TIN ON THE CONCRETE, AT THE BASE OF A FENCE POST.  
**ELEVATION:** 1671.51 NAVD29

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: CW DRAWN BY: CW CHECKED BY: MB

**CITY OF RIVERSIDE**  
 PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
ENGINEERING MANAGER	11/13/21	MB	<i>[Signature]</i>
PRINCIPAL ENGINEER			
TRAFFIC ENGINEERING	7/6/21	MB	

CITY ENGINEER / P.W. DIRECTOR  
 DATE: *April 6, 2021*

OFFSITE SIGNING AND STRIPING PLAN PW20-0098

**TRACT 37593**  
**WOOD ROAD AND LURIN AVENUE**

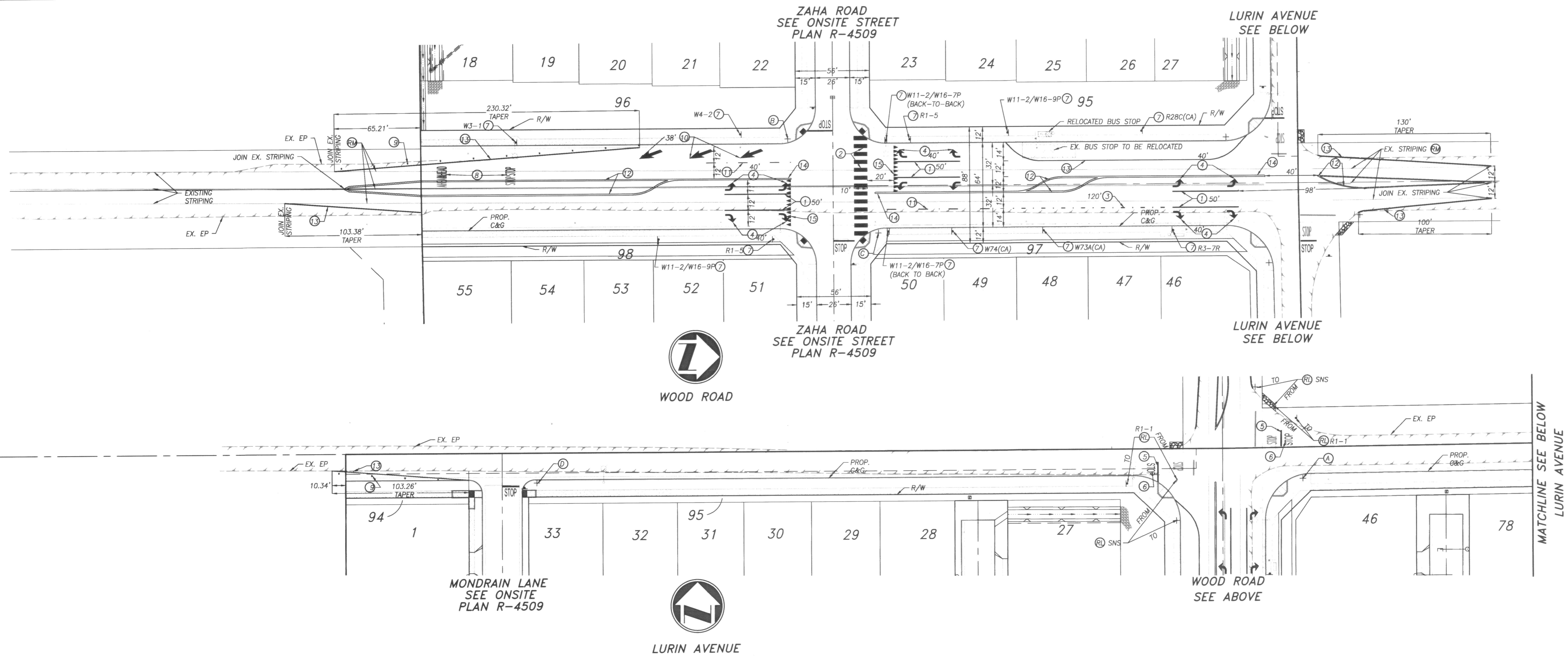
XL-555

SHEET 1 of 2

HORIZ. SCALE: 1" = 40' VERT. SCALE: AS NOTED

J.N. 9750

PLOT DATE: 23 March 2021



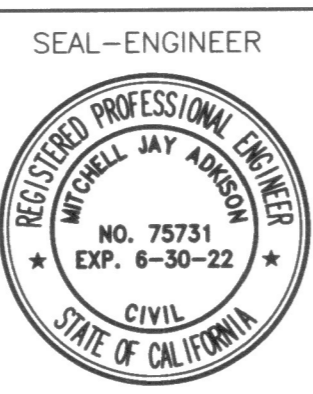
**CONSTRUCTION NOTES**

- ① 8" SOLID WHITE CHANNELIZING LINE PER CALTRANS STD. PLAN A20D, DETAIL 38
- ② APPLY CONTINENTAL (36" GAP, 24" SOLID WHITE PATTERN) CROSSWALK PER CALTRANS STD. PLAN A24F
- ③ 8" DASHED WHITE LINE PER CALTRANS STD. PLAN A20C DETAIL 37B
- ④ APPLY THERMOPLASTIC TYPE IV ARROW PER CALTRANS STD A24A
- ⑤ PLACE LIMIT LINE AS SHOWN. SEE CALTRANS STD. PLAN A24E
- ⑥ APPLY THERMOPLASTIC STOP LEGEND PER CALTRANS STD. PLAN A24D
- ⑦ INSTALL SIGN PER CITY OF RIVERSIDE STD DWG NO. 664, AS NOTED ON PLAN
- ⑧ APPLY THERMOPLASTIC STOP AHEAD LEGEND PER CALTRANS STD. PLAN A24D
- ⑨ INSTALL TYPE F DELINEATORS
- ⑩ APPLY THERMOPLASTIC TYPE VI ARROW PER CALTRANS STD A24A
- ⑪ 6" DASHED WHITE LANE LINE PER CALTRANS STD. PLAN A20A, DETAIL 9
- ⑫ 6" SOLID DOUBLE YELLOW MEDIAN ISLAND PER CALTRANS STD. PLAN A20B, DETAIL 29
- ⑬ 6" WHITE EDGE LINE PER CALTRANS STD. PLAN A20B, DETAIL 27B
- ⑭ 6" SOLID DOUBLE YELLOW PER CALTRANS STD. PLAN A20A, DETAIL 22
- ⑮ PLACE YIELD LINE AS SHOWN. SEE CALTRANS STD PLAN A24E
- (RM) REMOVE CONFLICTING PAVEMENT MARKING
- (RL) RELOCATE EXISTING SIGN TO NEW LOCATION AS NOTED ON PLAN (FROM=EXISTING LOCATION, TO=NEW LOCATION)

**STREET NAME SIGN SCHEDULE**

Letter	Street Name
A	LURIN AVENUE
B	WOOD ROAD
C	ZAHA ROAD
D	MONDRAIN LANE
E	TUCO LANE

+ INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #662  
 - INSTALL SIGNS PER CITY OF RIVERSIDE STANDARD DRAWINGS #664



PLANS PREPARED BY:  
**adkan ENGINEERS**  
 Civil Engineering - Surveying - Planning  
 6820 Airport Drive, Riverside, CA 92504  
 Tel: (951) 518-4411 Fax: (951) 518-0999  
 Under the Supervision of: *Michael Adcock*  
 MICHAEL ADCKOCK, R.C.E. 75731 Exp. 06/30/22 Date: 4/1/21  
 CITY OF RIVERSIDE BUSINESS TAX ACCT.#058833 EXP.1/1/22

BENCHMARK: M.L. 71-76  
 0.55 MILES NORTH ALONG WOOD ROAD FROM THE INTERSECTION OF WOOD ROAD AND MARKHAM STREET, 30.0 FEET EAST OF WOOD ROAD; AT THE SOUTHWEST CORNER OF A 4-STRAND BARBED WIRE FENCE; A CONCRETE NAIL AND TIN ON THE CONCRETE, AT THE BASE OF A FENCE POST.  
 ELEVATION: 1671.51 NAVD29

MARK	REVISIONS	APPR.	DATE

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**

APPROVED BY	DATE	BY	APPROVED BY	DATE
ENGINEERING MANAGER	4/1/21	CS	<i>[Signature]</i>	APRIL 6, 2021
PRINCIPAL ENGINEER				
TRAFFIC ENGINEERING	4/6/21	UM		

DESIGNED BY: CW DRAWN BY: CW CHECKED BY: MB

OFFSITE SIGNING AND STRIPING PLAN PW20-0098  
**TRACT 37593**  
**WOOD ROAD AND LURIN AVENUE**  
 XL-555  
 SHEET 2 OF 2  
 HORIZ. SCALE: 1"= 40' VERT. SCALE: AS NOTED  
 J.N. 9750  
 PLOT DATE: 23 March 2021

