

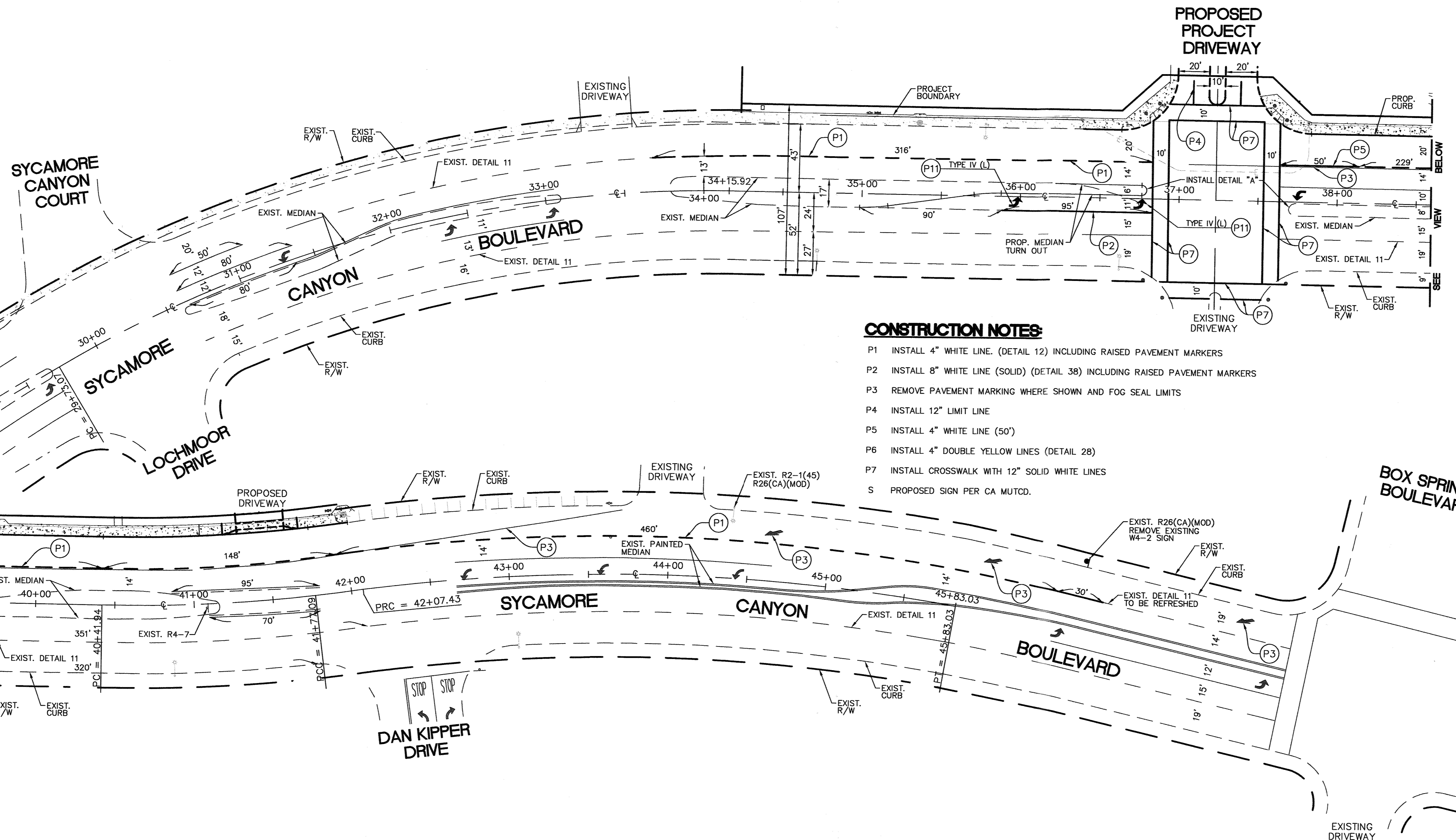
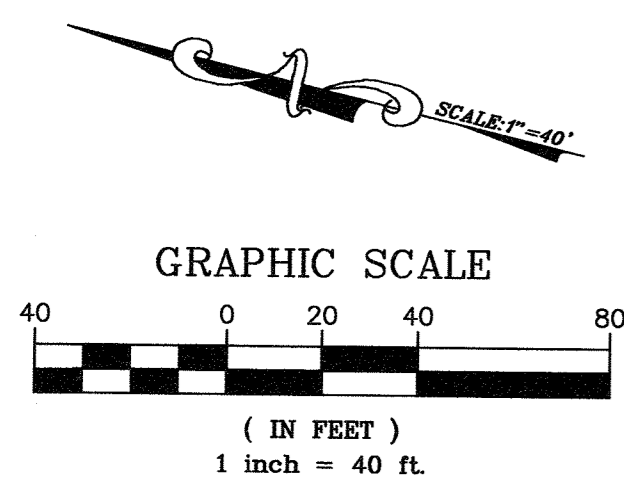
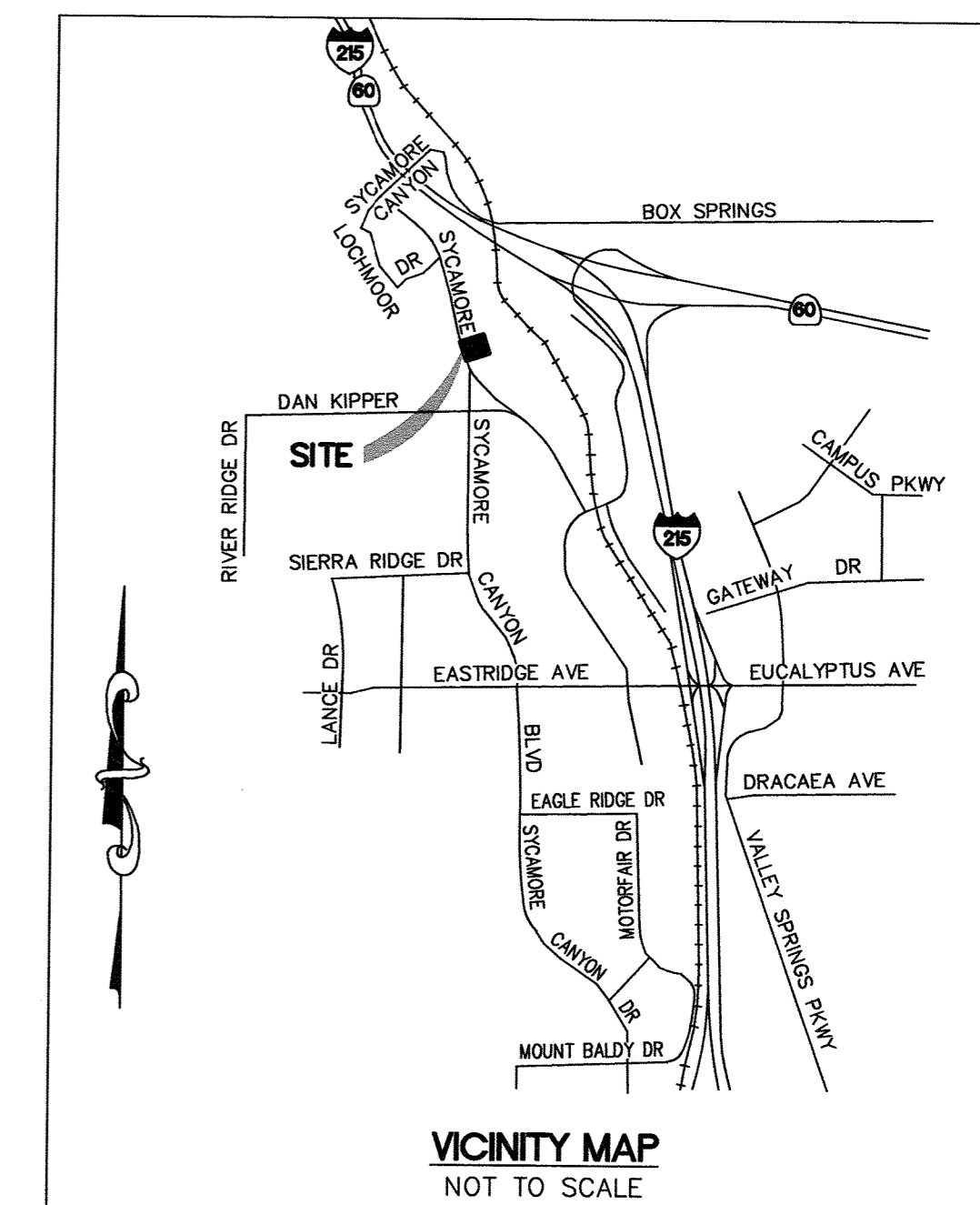
SYCAMORE CANYON APARTMENTS SIGNING AND STRIPING PLAN

SIGNING AND STRIPING GENERAL NOTES:

- SIGNING AND STRIPING INSTALLATIONS SHALL CONFORM TO THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD PLANS AND SPECIFICATIONS DATED 2010, AND ALL ADDENDUMS THERETO, AND THE CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARD DRAWINGS, CURRENT EDITION.
- ALL STRIPING, MARKINGS, AND LEGENDS SHALL BE REFLECTORIZED THERMO PLASTIC UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE AND INSTALL RAISED PAVEMENT MARKERS FOR ALL STRIPING. STRIPING, MARKINGS AND LEGENDS SHALL CONFORM TO THE LATEST CALTRANS STANDARD PLANS A20A THRU A20D AND A24A THRU A24E.
- PRIOR TO FINAL ACCEPTANCE OF STREET IMPROVEMENTS, ALL PAVEMENT STRIPING AND STENCILING WITHIN THE PERIMETER OF THE CONSTRUCTION AREA SHALL BE RESTORED TO LIKE NEW CONDITION, IN A MATTER 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 NOT COST TO THE CITY.
- AT LOCATIONS WHERE EXISTING PAINTED CURB IS TO BE RECONSTRUCTED, THE CONTRACTOR SHALL PAINT THE NEW CURB AS SHOWN ON THE PLANS WITHIN 10 WORKING DAYS OF CURB CONSTRUCTION OR AS DIRECTED BY 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 FINAL INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AFTER COMPLETING LAYOUT AND AT LEAST 2 WORKING DAYS BEFORE COMMENCING INSTALLATION OF STRIPING, MARKINGS AND LEGENDS.
- TRAFFIC SIGN FACE REFLECTIVE SHEETING SHALL BE 3M DG3 (ASTM XI) OR APPROVED EQUAL WITH PROTECTIVE GRAFTITI OVERLAY FILM OR AS OTHERWISE NOTED. ALL WARNING SIGNS SHALL HAVE A FLUORESCENT YELLOW BACKGROUND AND SCHOOL SIGNS NOTED SHALL HAVE A FLUORESCENT 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.
- SALVAGED SIGNS AND SIGN POSTS SHALL BE DELIVERED TO THE CITY OF RIVERSIDE SIGN DEPARTMENT.
- 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 UNSTRIPED OVER A WEEKEND OR HOLIDAY.

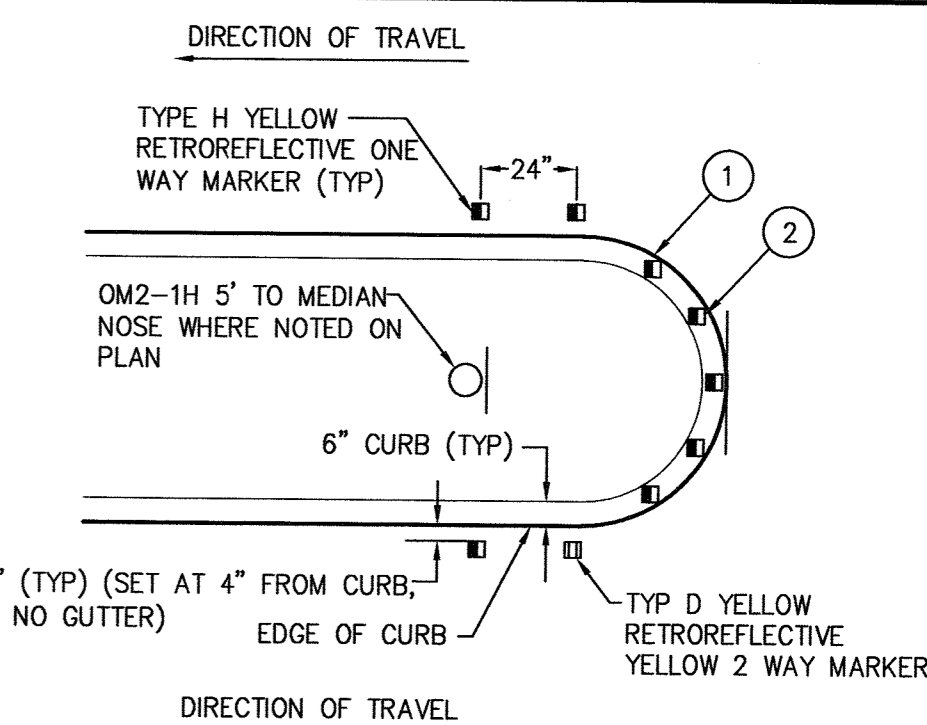
- CONTRACTOR SHALL INSTALL NEW SIGN(S) AND/OR POST(S) PER CITY OF RIVERSIDE STANDARD DRAWING NO. 664, SEE SPECIFICATIONS.
- ALL CONFLICTING STRIPING, PAVEMENT MARKINGS, LEGENDS, AND RAISED PAVEMENT MARKERS SHALL BE REMOVED EVEN IF NOT SHOWN ON PLANS. REMOVALS OF PAINTED STRIPING, PAVEMENT MARKINGS AND 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 LAND LINE DETAILS SHALL COMMENCE AT THE CROSSWALK, MEANING THE PAINTED PORTION OF THE DETAIL SHALL JOIN THE CROSSWALK.



CONSTRUCTION NOTES:

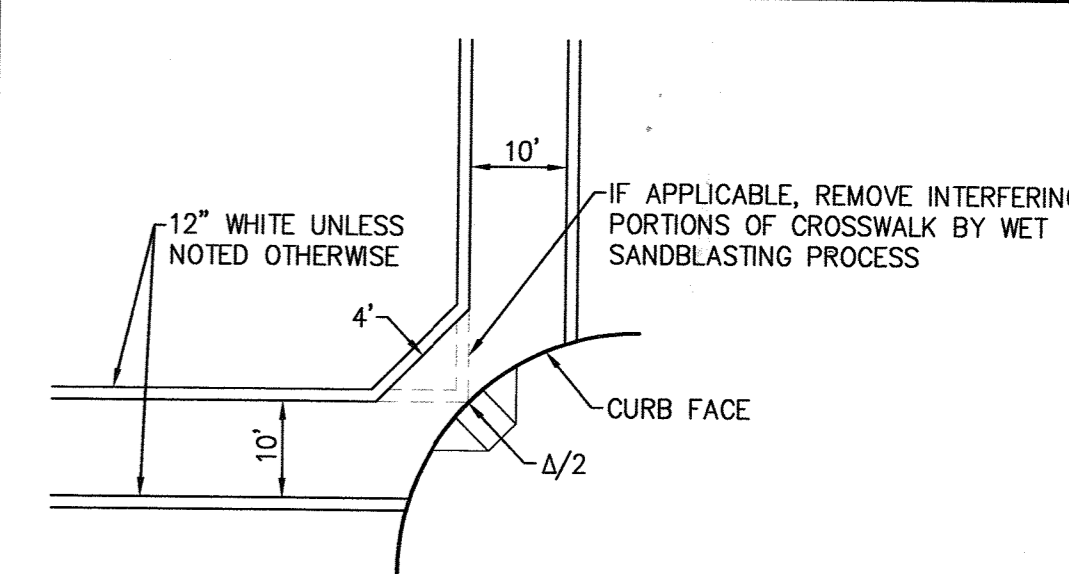
- P1 INSTALL 4" WHITE LINE (DETAIL 12) INCLUDING RAISED PAVEMENT MARKERS
- P2 INSTALL 8" WHITE LINE (SOLID) (DETAIL 38) INCLUDING RAISED PAVEMENT MARKERS
- P3 REMOVE PAVEMENT MARKING WHERE SHOWN AND FOG SEAL LIMITS
- P4 INSTALL 12" LIMIT LINE
- P5 INSTALL 4" WHITE LINE (50')
- P6 INSTALL 4" DOUBLE YELLOW LINES (DETAIL 28)
- P7 INSTALL CROSSWALK WITH 12" SOLID WHITE LINES
- S PROPOSED SIGN PER CA MUTCD.

MEDIAN NOSE DETAIL - DETAIL 'A'



- PAINT MEDIAN NOSE WITH HIGHLY REFLECTIVE REMIXED YELLOW PAINT WITH GLASS BEADS
- INSTALL TYPE H RETROREFLECTIVE PAVEMENT MARKERS ON THE TOP OF MEDIAN CURB NOSE AT 2' CENTER TO CENTER SPACING (MINIMUM 5 MARKERS). PLACE REFLECTIVE SURFACE OF MARKERS PARALLEL TO CENTERLINE OF ROADWAY.

X-WALK DETAIL - DETAIL 'B'



**UNDERGROUND SERVICE ALERT
DIGALERT**
Call TOLL FREE
1-800
227-2800
720 WORKING DAYS BEFORE YOU DIG

BENCH MARK
POINT ID: H8-E3
1988 ELEVATION: 1234.220
ADJUSTMENT YEAR: 2009
DESCRIPTION: P.I. NAIL AND CITY ENGINEER TAG IN THE SOUTHWESTERLY CORNER OF THE MEDIAN CATCH BASIN ON CENTRAL AVENUE AND ABOUT 3,450 FEET EASTERLY OF CANYON CREST DRIVE.
1996: RE-ADJUSTED AS A PART OF THE CENTRAL AVENUE TRUNK SEWER LEVELS.

PLANS PREPARED FOR:
SUNRISE LUXURY LIVING
675 BERING DRIVE, SUITE 160
HOUSTON, TX 77057

PLANS PREPARED UNDER THE DIRECTION OF:
Jason F. Vroom 03/28/18
JASON F. VROOM R.C.E. 61297 DATE
EXPIRATION DATE: 06-30-19 DATE 03/28/18

DRAWN BY
C.A.
DESIGN BY
C.V.H.
CHECKED BY
J.V.
W.O.
XX-XXX



ALLIANCE
LAND PLANNING & ENGINEERING INC.
2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-8898
FAX: (760) 431-8922
27433 TOURNAY ROAD
SUITE 250
VALENCIA, CA 91355
TEL: (661) 799-2760
FAX: (661) 254-1929
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

| MARK | REVISIONS | APPR. | DATE |
|------|-----------|-------|------|
| | | | |
| | | | |

**CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS**

APPROVED BY: *[Signature]* BY: *[Signature]* DATE: *4/13/18*
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CONSTRUCTION ADMIN.
MARB STUEVER, CITY ENGINEER

**SIGNING AND STRIPING PLANS
SYCAMORE CANYON APARTMENTS
BETWEEN LOCHMOOR DRIVE
AND BOX SPRINGS BLVD**

HORIZONTAL SCALE: 1" = 40'

ACCT. NO.
XL-751
SHEET 1 OF 1

SYCAMORE CANYON APARTMENTS SIGNING AND STRIPING PLAN

SIGNING AND STRIPING GENERAL NOTES:

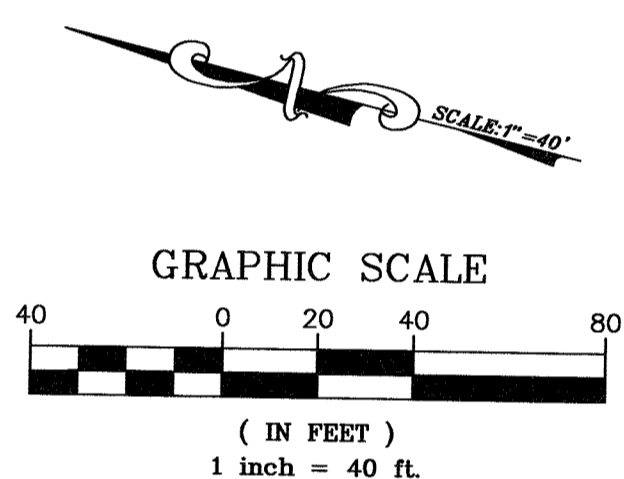
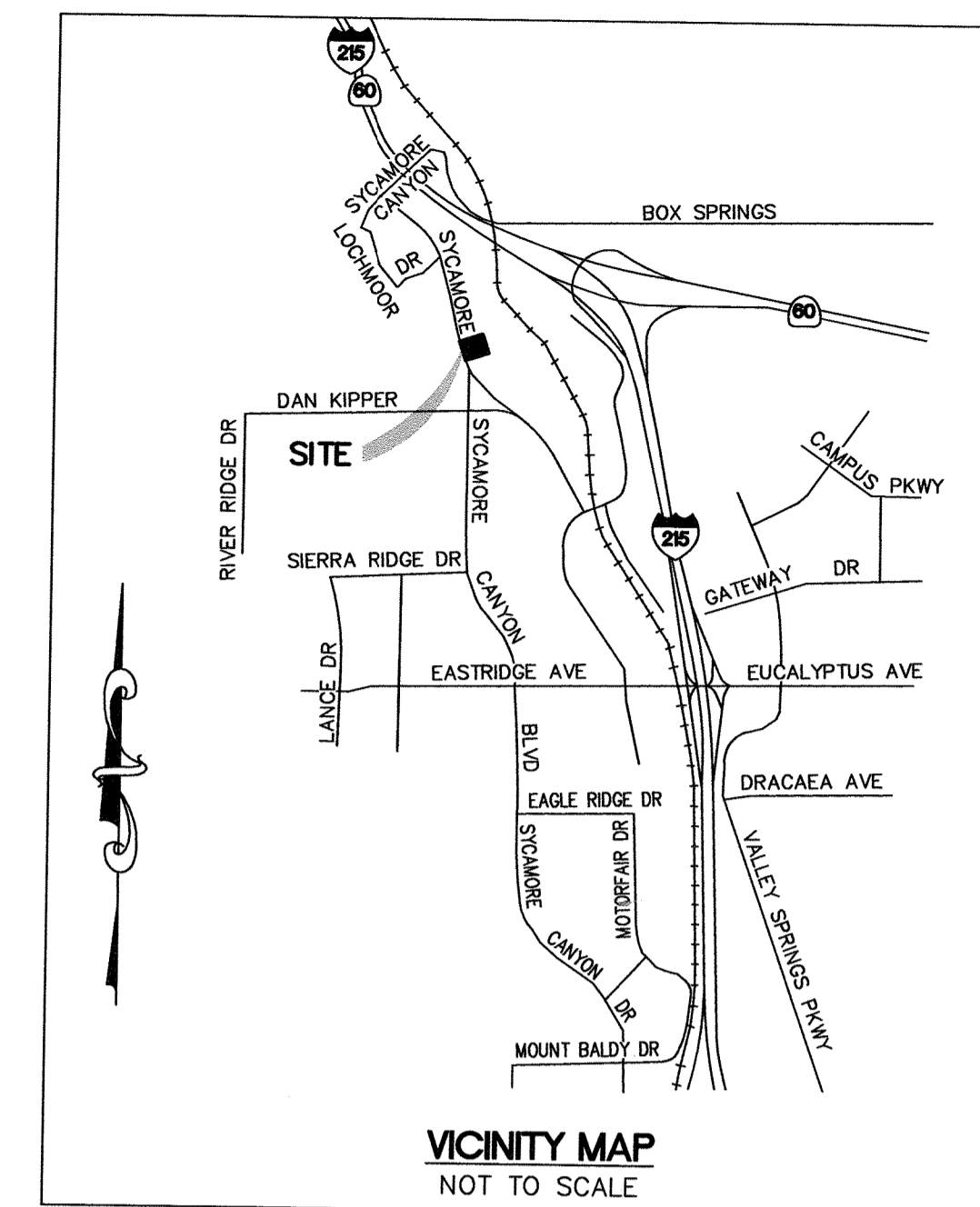
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13. WHERE APPLICABLE, OUTBOUND LAND LINE DETAILS SHALL COMMENCE AT THE CROSSWALK, MEANING THE PAINTED PORTION OF THE DETAIL SHALL JOIN THE CROSSWALK.



SYCAMORE CANYON COURT

SYCAMORE CANYON

LOCHMOOR DRIVE

BOULEVARD

SYCAMORE CANYON

CANYON

BOULEVARD

BOX SPRINGS BOULEVARD

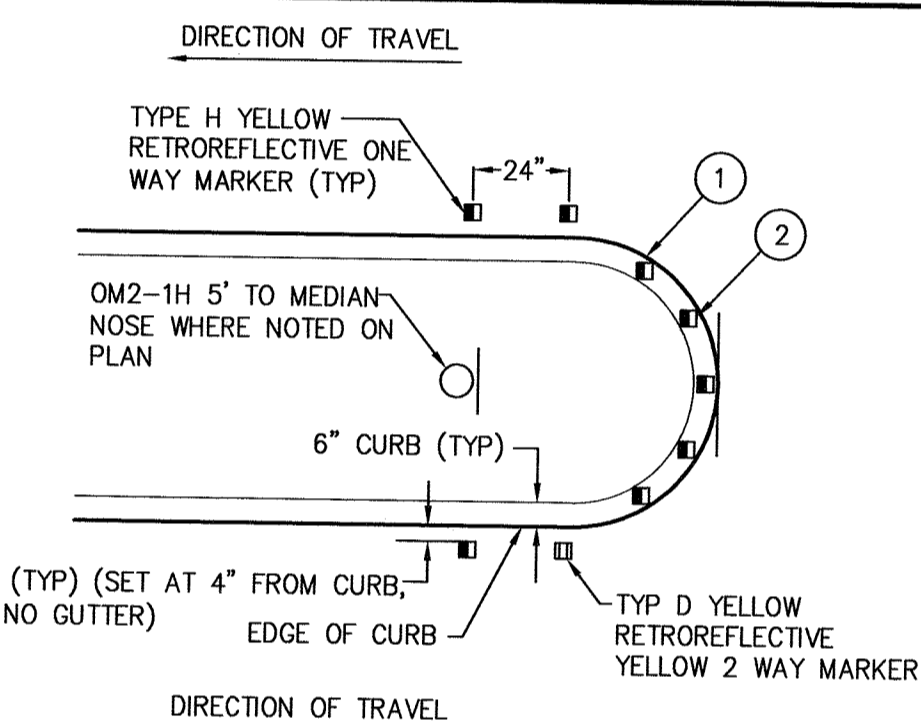
DAN KIPPER DRIVE

PROPOSED PROJECT DRIVEWAY

CONSTRUCTION NOTES:

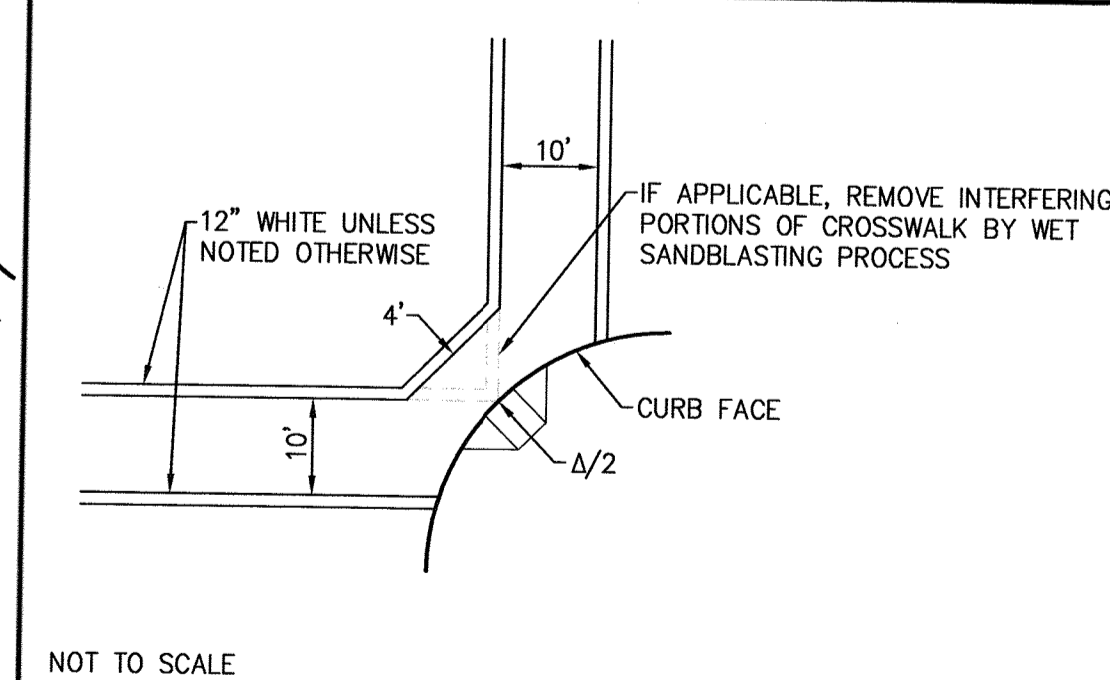
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X-WALK DETAIL - DETAIL 'B'



BENCH MARK

POINT ID: 118-03
1988 ELEVATION: 1234.220
ADJUSTMENT YEAR: 2009
DESCRIPTION: P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHWEST CORNER OF THE MEDIAN CATCH BASIN ON CENTRAL AVENUE AND ABOUT 3,450 FEET EASTERLY OF CANTON CREST DRIVE.
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PLANS PREPARED FOR:

SUNRISE LUXURY LIVING
675 BERING DRIVE, SUITE 160
HOUSTON, TX 77057

PLANS PREPARED UNDER THE DIRECTION OF:

JASON F. VROOM R.C.E. 61297 DATE 09/08/16
EXPIRATION DATE: 06-30-17 DATE 09/08/16

DRAWN BY:

G.A.
DESIGN BY
C.V.H.
CHECKED BY
J.V.
W.O.
XX-XXX



2248 FARADAY AVE.
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TEL: (760) 431-9898
FAX: (760) 431-9892
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CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] DATE: 10/23/16
ENGINEERING MANAGER
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CONSTRUCTION-ADMIN

SIGNING AND STRIPING PLANS
SYCAMORE CANYON APARTMENTS
BETWEEN LOCHMOOR DRIVE
AND BOX SPRINGS BLVD

ACCT. NO.

XL-751

SHEET 1 OF 1

DESIGNED BY: C.V.H. DRAWN BY: G.A. CHECKED BY: J.V.

HORIZONTAL SCALE: 1" = 40'