

TR 25486-1 STREET STRIPING PLANS

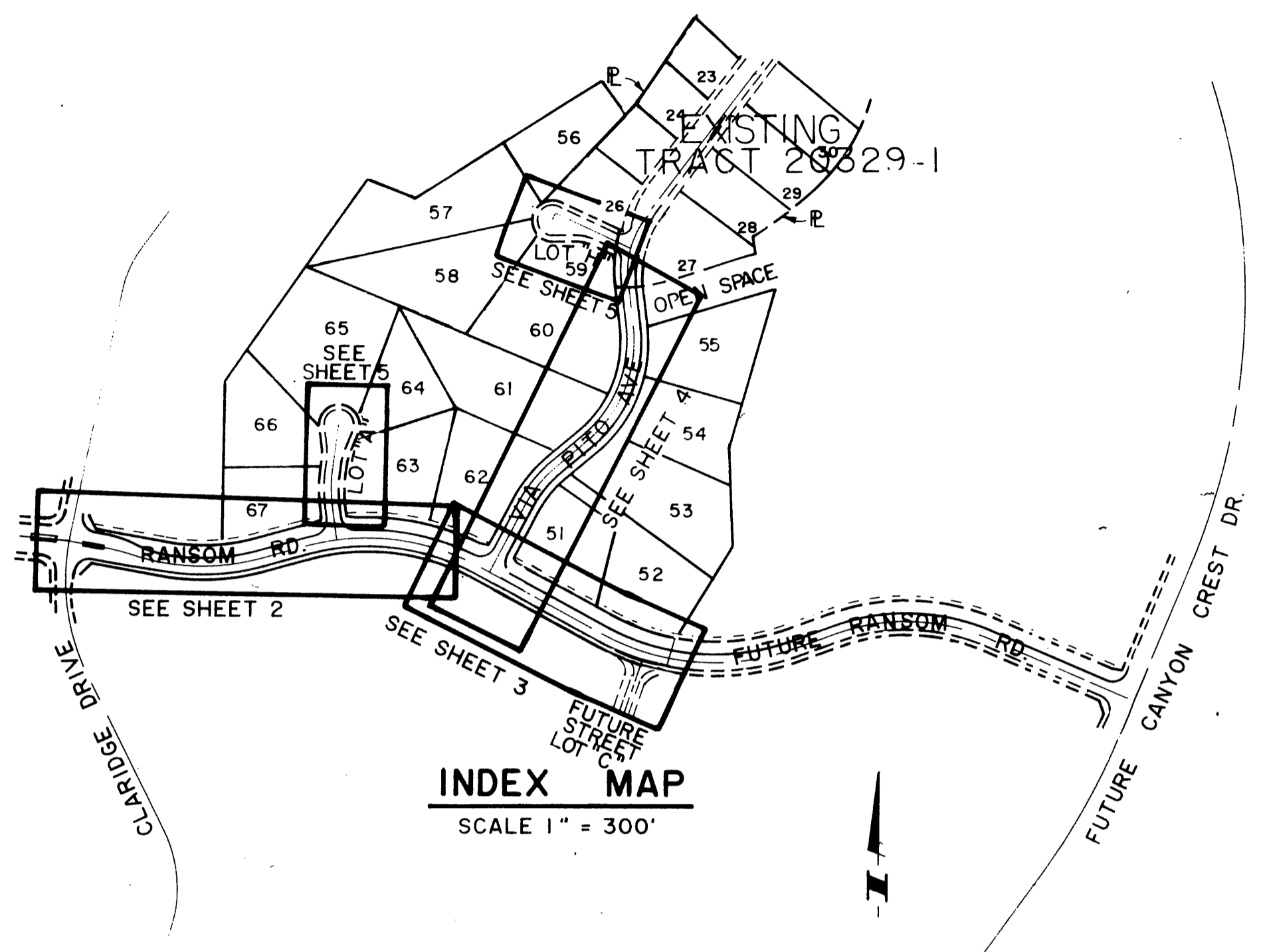
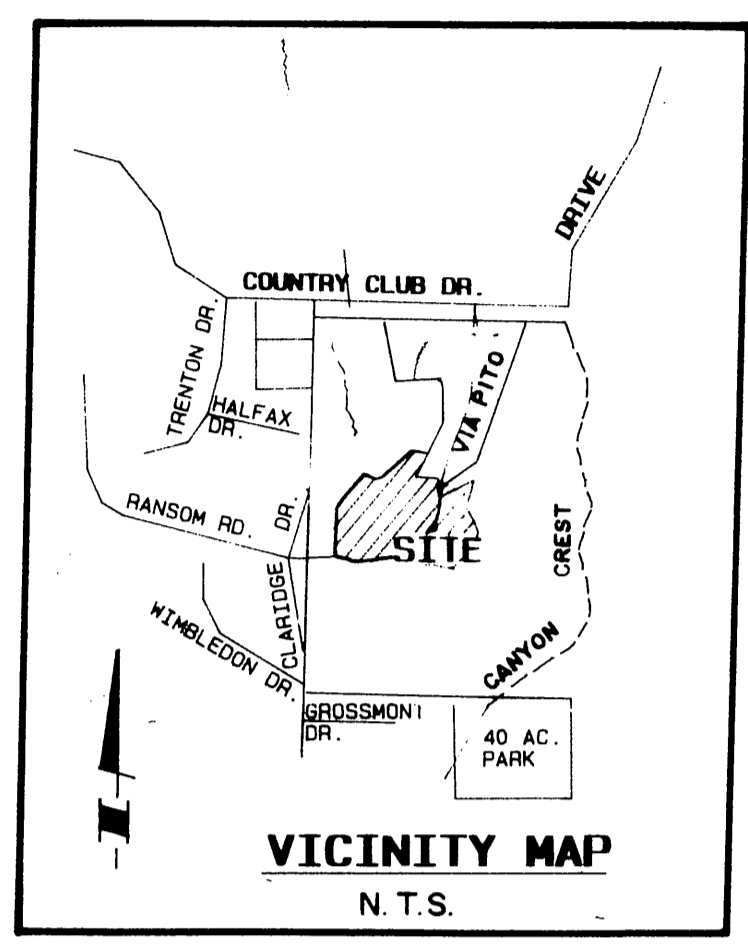
GENERAL NOTES

1. 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.
2. Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, Std. Dwg. No. 10, and the Standard Specifications for Public Works Construction, Current Edition.
3. Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct match-up paving as shown on plan and overlay paving as directed in the field to a smooth section.
4. Construct driveway approaches per Std. Dwg. 302. Exact size and location to be determined at the time of construction as approved by the Traffic Engineer.
5. The developer and/or contractor shall contact the street division (351-6127) to pick up any existing standard 180 barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.
6. The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade and prior to curb and gutter construction. Depth of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
7. All flagged elevations shall be staked in the field by the private engineer.
8. The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the work hereon. In the event of discrepancies arising during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
9. The developer shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
10. On all areas within public right of way where the fill is one (1) foot or greater, a letter will be required from the soils engineer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.
11. All traffic signs shall be installed prior to opening the streets to traffic.
12. See "Street Lighting Plans" for quantity and location of required street lights.
13. Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.
14. Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property, that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or engineer.
15. Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City Inspectors.
16. The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 1-800-422-4133, two working days before digging. No construction permit will be issued by the Public Works Department involving excavation for underground facilities unless the applicant has provided an inquiry identification number by U.S.A.
17. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
18. The developer shall give the City Water Division five (5) working days written notice prior to the start of construction and to allow the City ten (10) working days for completion of work. phone: (714) 351-6150
19. In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the inspector prior to overlaying with A.C. paving.
20. The contractor shall coordinate trenching for cable television with other trenching within the subdivision.

PARKS AND RECREATION NOTES

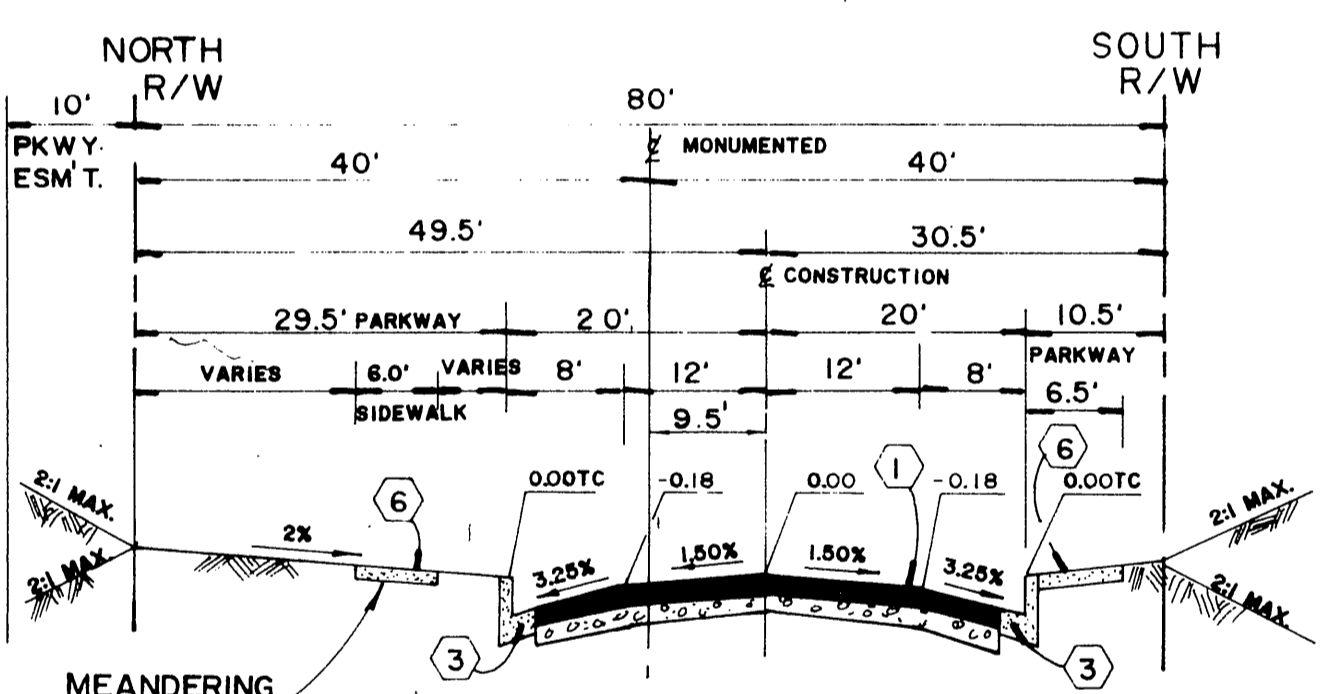
1. All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
2. Contact the park projects inspector a minimum of 48 hours in advance at 787-5223 to schedule inspections. Inspections shall be required: A) When plant locations have been spotted in the field prior to digging plant pits, B) While digging plant pits and planting/relocating trees, C) After planting and all other indicated or specified work has been completed for start of maintenance, and D) At end of maintenance/field acceptance (developer will be released from maintenance only upon receipt of written notification from the City that the Park and Recreation Department is assuming maintenance responsibilities).
3. The developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.
4. A Public Works Department permit is required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper compaction.
5. Street trees shall be planted prior to occupancy.
6. All Street Trees must be automatically irrigated, except where adjacent to single family or duplex residential uses.
7. Street tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Required
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CONSTRUCTION NOTES:

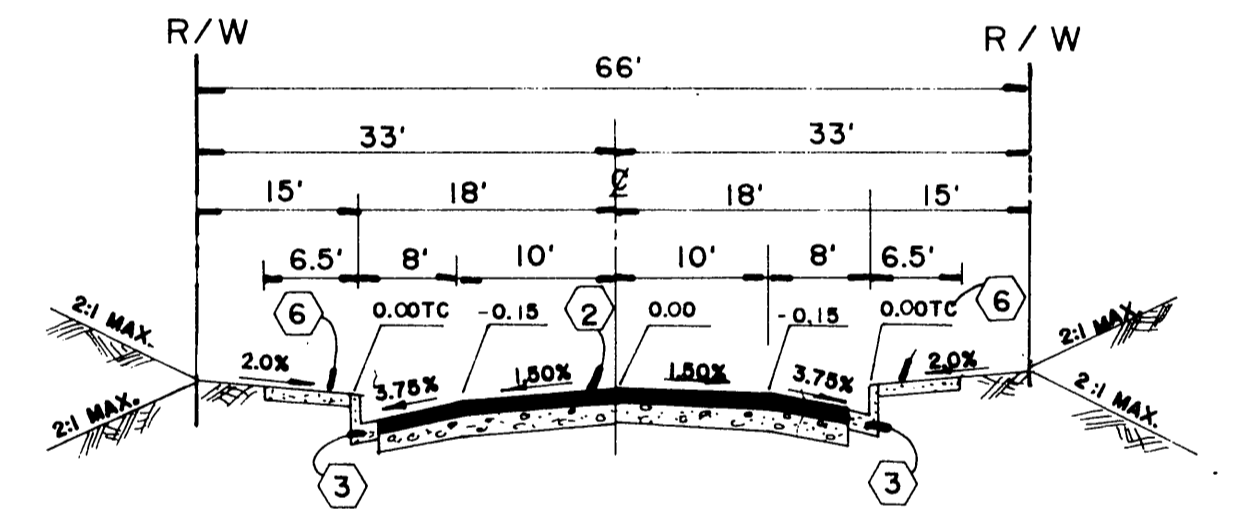
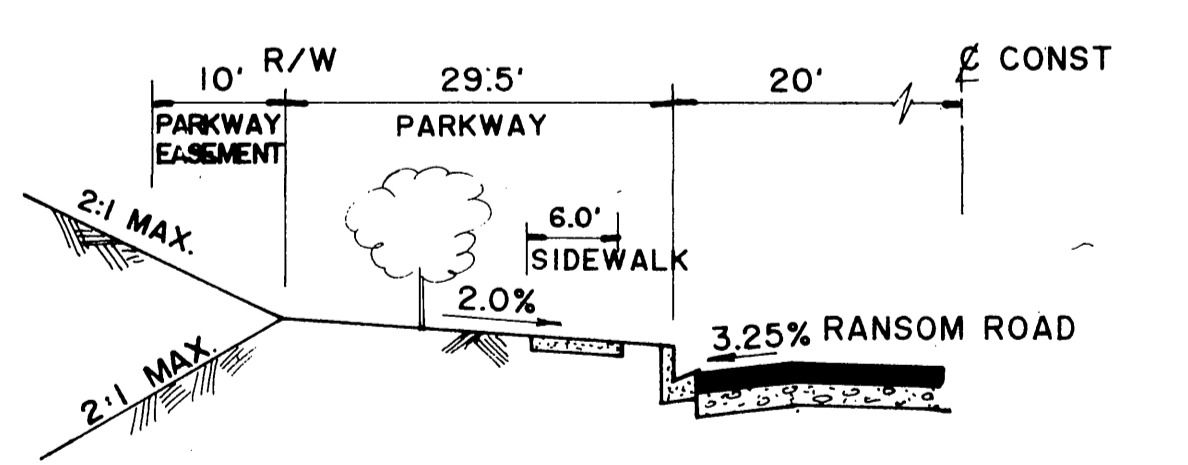
1. CONSTRUCT A.C. OVER AGG. BASE PER TYP SEC.
2. CONSTRUCT A.C. OVER AGG. BASE PER TYP SEC.
3. CONSTRUCT 6" CURB AND GUTTER, TYPE I PER CITY OF RIVERSIDE STD. DWG. NO. 200.
4. CONSTRUCT 8" CURB, TYPE II PER CITY OF RIVERSIDE STD. DWG. NO. 200.
5. CONSTRUCT 6" ASPHALT CONCRETE BERMS, TYPE I, PER CITY OF RIVERSIDE STD. DWG. NO. 250.
6. CONSTRUCT 6" PCC SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325.
7. CONSTRUCT CROSS-GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 220.
8. INSTALL BARRICADE FOR DEAD END STREETS PER CITY OF RIVERSIDE STD. DWG. NO. 180.
9. CONSTRUCT HANDICAP RAMPS PER CITY OF RIVERSIDE STD. DWG. NO. 304.
10. INSTALL F-I DELINEATORS.
11. CONSTRUCT 2" X 4" REDWOOD HEADERS.
12. CONSTRUCT 6" A.C. BERM (TYPE I) PER CITY OF RIVERSIDE STD. DWG. NO. 250



RANSOM ROAD

CONSTRUCT PER S.R. A.C. OVER R= T.I. CRUSHED A.B.

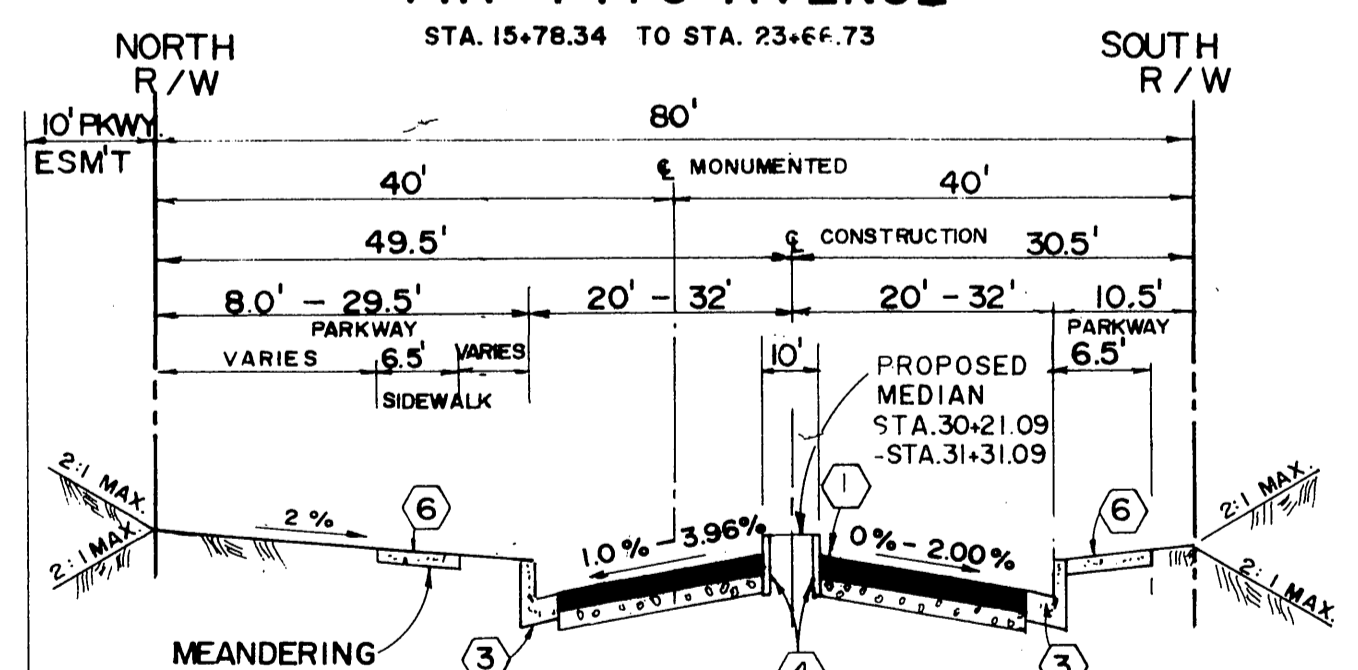
STA. 35+07.67 TO STA. 41+18.50



VIA PITO AVENUE

CONSTRUCT PER S.R. A.C. OVER R= T.I. CRUSHED A.B.

STA. 15+78.34 TO STA. 23+67.73



RANSOM ROAD

CONSTRUCT PER S.R. A.C. OVER R= T.I. CRUSHED A.B.

STA. 30+48.09 TO STA. 34+57.67

CITY OF RIVERSIDE WATER SYSTEM	SOUTHERN CALIFORNIA GAS COMPANY	PACIFIC BELL TELEPHONE	CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
Approved by: _____ Date _____	Approved by: _____ Date _____	Approved by: _____ Date _____	Chief Utilities Engineer, Electrical _____ Date _____

NOTE: REFER TO R-3230 FOR STREET IMPROVEMENT PLANS.

Underground Service Alert Call: TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.	PREPARED UNDER THE DIRECTION OF: REGISTERED CIVIL ENGINEER NO. 46212 EXPIRATION DATE: 12/31/90 DATE: 11/24/90 EXP 12/31/90	IFD CITY BUSINESS TAX CERT. No. 4994 EXP. DATE 12-31-91. J.F. Davidson Associates, Inc. ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE 3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-6844 FAX 714-686-9364 11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (916) 346-5891 FAX 619-340-0529	APPROVED BY: _____ BY: _____ DATE: 8/26/91 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P. ENGR.	APPROVED BY: _____ DATE: 8/26/91 DIRECTOR OF PUBLIC WORKS	TRACT 25486-1 STRIPING PLAN TITLE SHEET FOR: CHRISTIAN BERGUM & ASSOCIATES PROJECT NO. 8911565 SHEET 1 OF 5 FILE NO. 8911565
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INDEXED 8-22-91 LHM

1340 LT.

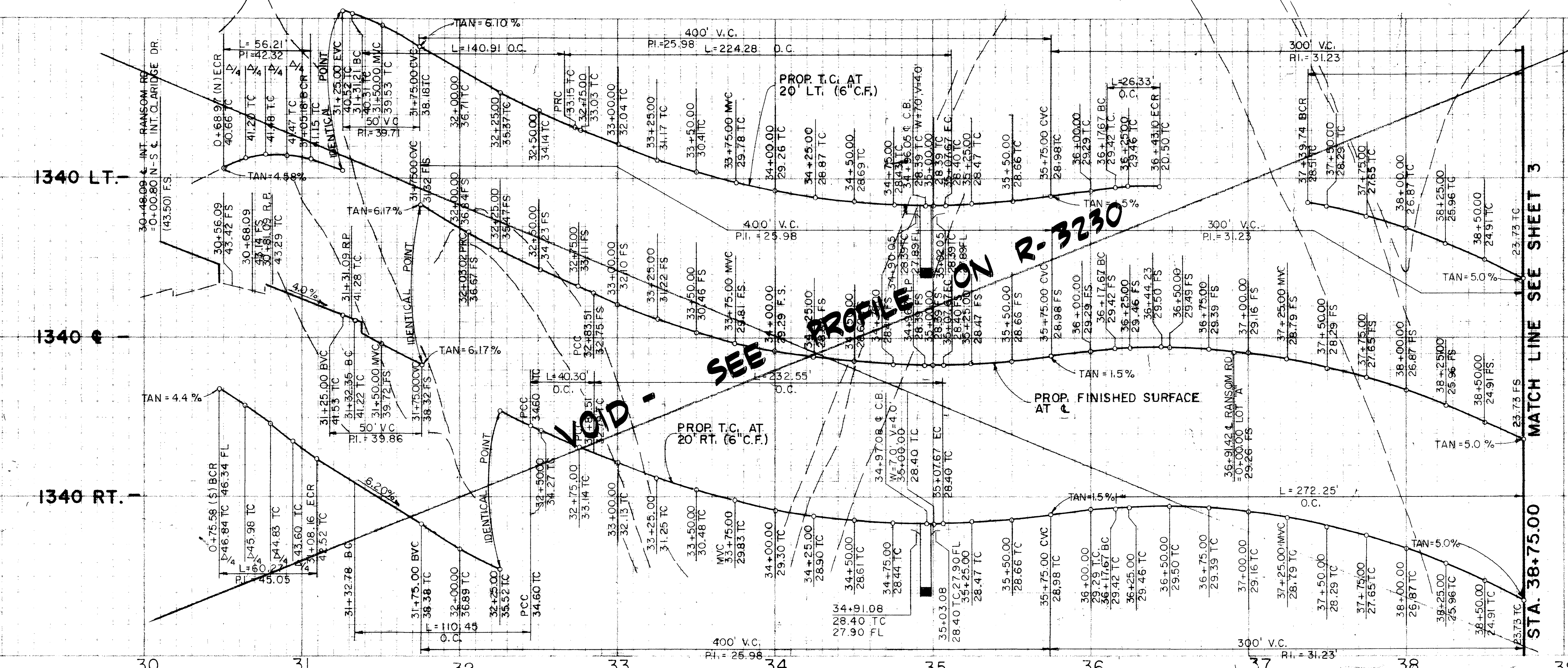
1340 C

1340 RT.

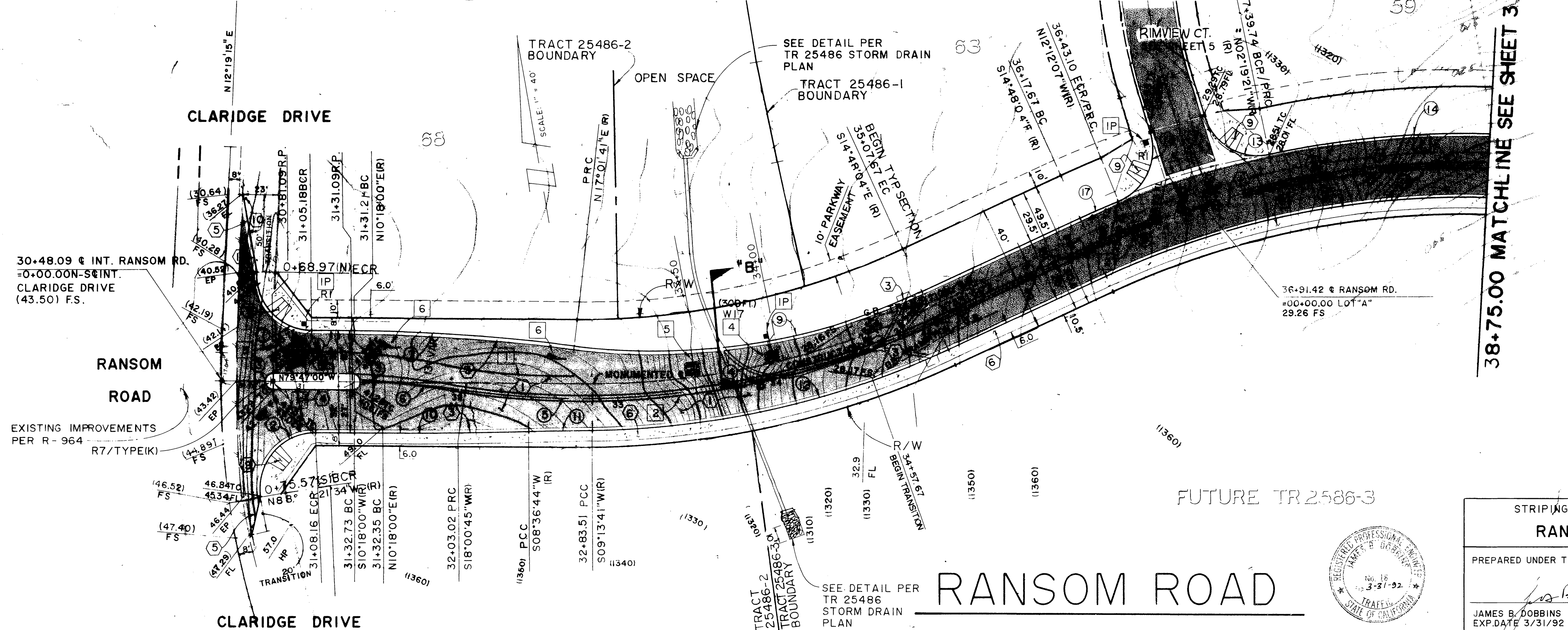
1330 LT.

1330 C

1330 RT.



MATCH LINE SEE SHEET 3
STA. 38+75.00

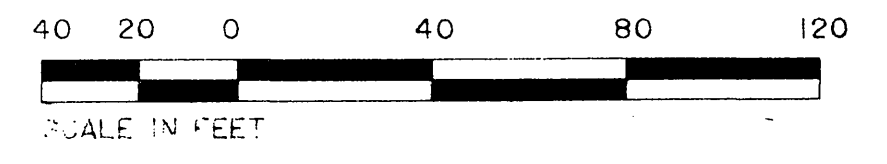


STRIPING LEGEND (THIS SHEET)

- 1 PAINT 8" SOLID WHITE CHANNELIZING LANE (DETAIL 38).
- 2 PAINT 11" DOUBLE YELLOW WITH 3" CENTER BLACK STRIPE (DETAIL 22)
- 3 PAINT 12" LIMIT LINE.
- 4 PAINT "STOP" PAVEMENT MARKING.
- 5 PAINT "AHEAD" PAVEMENT MARKING.
- 6 PAINT "ARROW" MARKING (TYPE IVIL).
- IP INSTALL SIGN AND POST.

CURVE DATA				
NO	Δ	R	L	T
1	92° 01' 15"	35.00'	56.21'	36.26'
2	98° 39' 36"	35.00'	60.27'	40.73'
3	180° 00' 00"	5.00'	15.71'	0.00'
4	24° 01' 45"	534.50'	224.16'	113.75'
5	08° 47' 04"	525.00'	80.49'	40.32'
6	07° 42' 45"	525.00'	70.67'	35.39'
7	06° 43' 41"	1200.00'	140.91'	70.54'
8	07° 32' 20"	560.50'	73.75'	36.93'
9	31° 49' 45"	403.73'	224.28'	115.12'
10	01° 41' 16"	3750.00'	110.45'	55.23'
11	00° 36' 57"	3750.00'	40.30'	20.15'
12	24° 01' 45"	554.50'	232.55'	118.01'
13	85° 03' 37"	35.00'	51.96'	32.11'
14	13° 49' 37"	580.50'	140.09'	70.39'
15	18° 45' 58"	560.50'	183.58'	92.62'
16	26° 18' 18"	540.50'	248.15'	126.30'
17	02° 35' 57"	580.50'	26.33'	13.17'

NOTE:
REFER TO R-3230 FOR
STREET IMPROVEMENT PLANS



SEE SHEET NO. 1 FOR GENERAL & CONSTRUCTION NOTES.

STRIPING AND SIGNING PLAN
RANSOM ROAD

PREPARED UNDER THE DIRECTION OF:
James B. Dobbins

JAMES B. DOBBINS
EXP. DATE 3/31/92

R.T.E.: 18
DATE: 5-13-91



Underground Service Alert

Call: TOLL FREE
1-800
422-4133

PRIVATE ENGINEERING NOTE

PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. 46212
EXPIRATION DATE 12/31/90

J.F. Davidson Associates, Inc.

NOVEMBER 1990

SCALE 1" = 40'

BE NEW MARK P.K. NAIL & TAG IN BASE OF LIGHT STANDARD IN MEDIAN STRIP, OF COUNTRY CLUB DRIVE WEST OF C/L CANYON CREST DRIVE ELEV. = 1068.06

DATE: NOVEMBER 1990

DESIGNED BY: JAA, TB

CHECKED BY: JDS

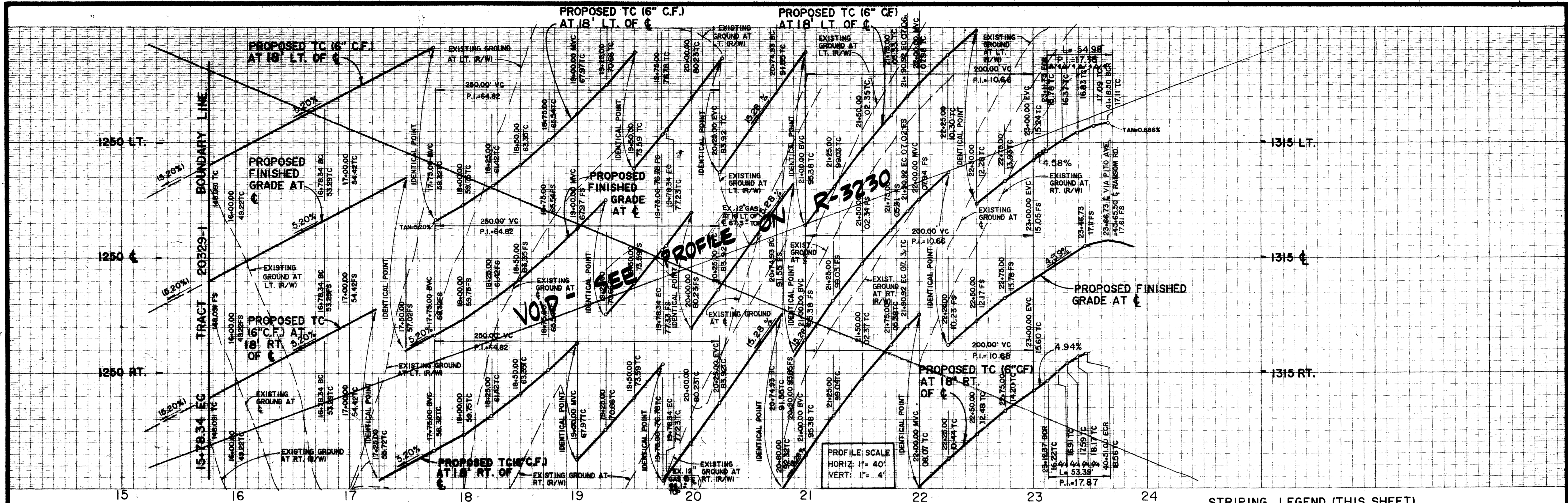
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *Deborah*

DATE: 8/12/91

TRACT 25486-1
STRIPING PLAN
RANSOM ROAD
STA. 30+48.09 TO STA. 39+00.00

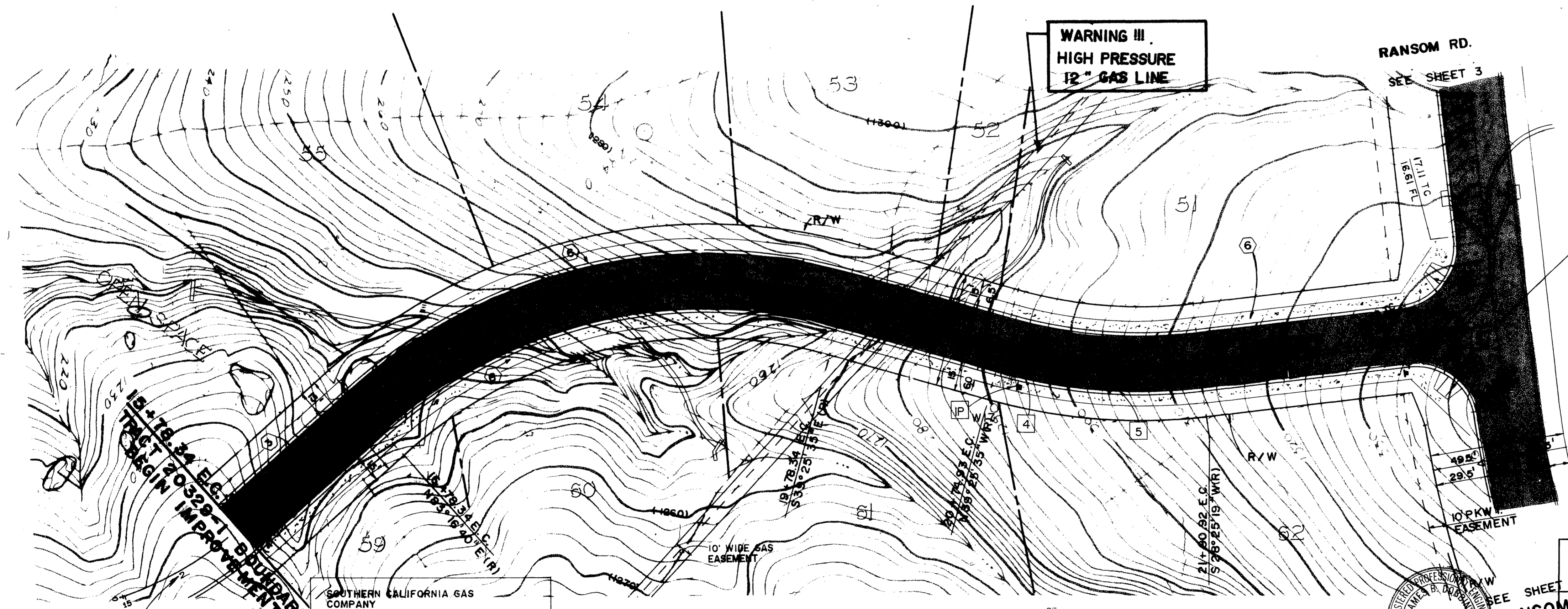
XL-291
2 5
FOR: CHRISTIAN BERGUM & ASSOCIATES
8911565



PROFILE SCALE
 HORIZ: 1" = 40'
 VERT: 1" = 4'

STRIPING LEGEND (THIS SHEET)

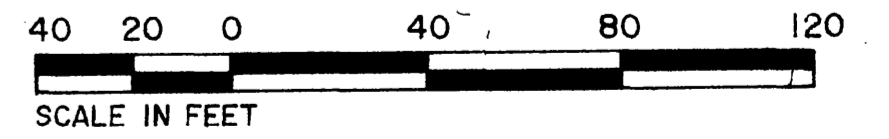
- 3 PAINT 12" LIMIT LINE.
- 4 PAINT "STOP" PAVEMENT MARKING.
- 5 PAINT "AHEAD" PAVEMENT MARKING.
- IP INSTALL SIGN AND POST.



CURVE DATA				
NO.	Δ	R	L	T
1	90° 00' 00"	35.00'	54.98'	35.00'
2	87° 23' 33"	35.00'	53.39'	33.44'
3	22° 09' 06"	282.00'	109.03'	55.20'
4	22° 09' 06"	300.00'	115.99'	58.73'
5	22° 09' 06"	318.00'	122.94'	62.25'
6	57° 17' 44"	318.00'	318.00'	173.72'
7	57° 17' 44"	300.00'	300.00'	163.89'
8	57° 17' 44"	282.00'	282.00'	154.06'

23+66.73 € INT. VIA PITO AVE.
 40+65.50 € INT. RANSOM RD.
 17.61 F.S.

NOTE:
 REFER TO R-3230 FOR
 STREET IMPROVEMENT PLANS.



SEE SHEET NO. 1 FOR GENERAL & CONSTRUCTION NOTES.

STRIPING AND SIGNING PLAN
RANSOM ROAD
 PREPARED UNDER THE DIRECTION OF:
 JAMES B. JOBBINS
 EXP. DATE 3/31/92
 R.T.E.: 18
 DATE: 5-18-91

Underground Service Alert
 Call: TOLL FREE
1-800-422-4133

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

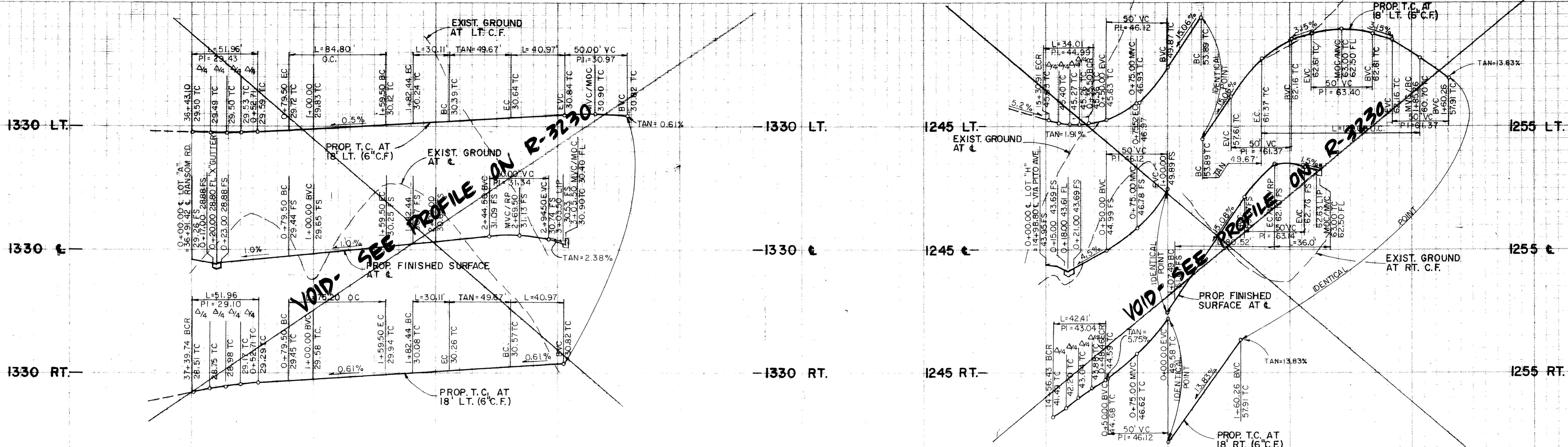
APPROVED BY: _____ DATE: _____
 REGISTERED CIVIL ENGINEER NO. 46212
 EXPIRATION DATE: 12/31/90 DATE: 11/26/91

J.F. Davidson Associates, Inc.
 ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
 3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502
 11200 S. Mt. Vernon Ave., Suite "D" Palm Desert, CA 92260
 (714) 825-1082 (619) 346-5631
 (714) 988-0844 FAX 714-988-5954

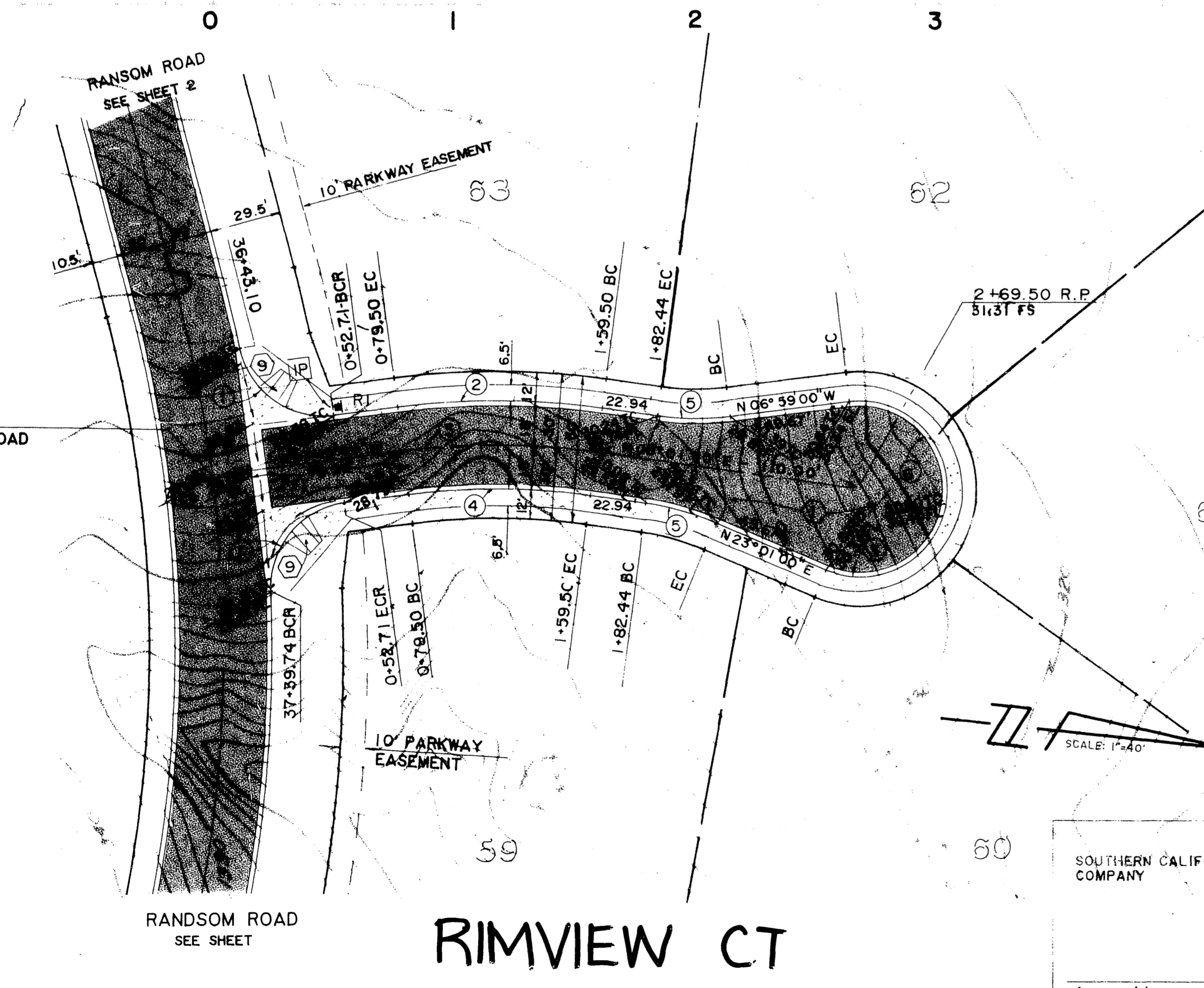
SCALE: 1" = 40'
 DATE: NOVEMBER 1990
 DESIGNED BY: TCL
 DRAWN BY: TB
 CHECKED BY: JDS

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: _____ DATE: 8/12/91
 PRINCIPAL ENGINEER: _____
 PARK DEPARTMENT: _____
 TRAFFIC DIVISION: _____
 CHIEF P.W. ENGR: _____

TRACT 25486-1
 STRIPING PLAN
VIA PITO AVE.
 STA. 15+78.34 TO STA. 23+66.73
 FOR: CHRISTIAN BERGMAN & ASSOCIATES
 PROJECT NO. XL-291
 SHEET 4 OF 5
 FILE NO. 8911565



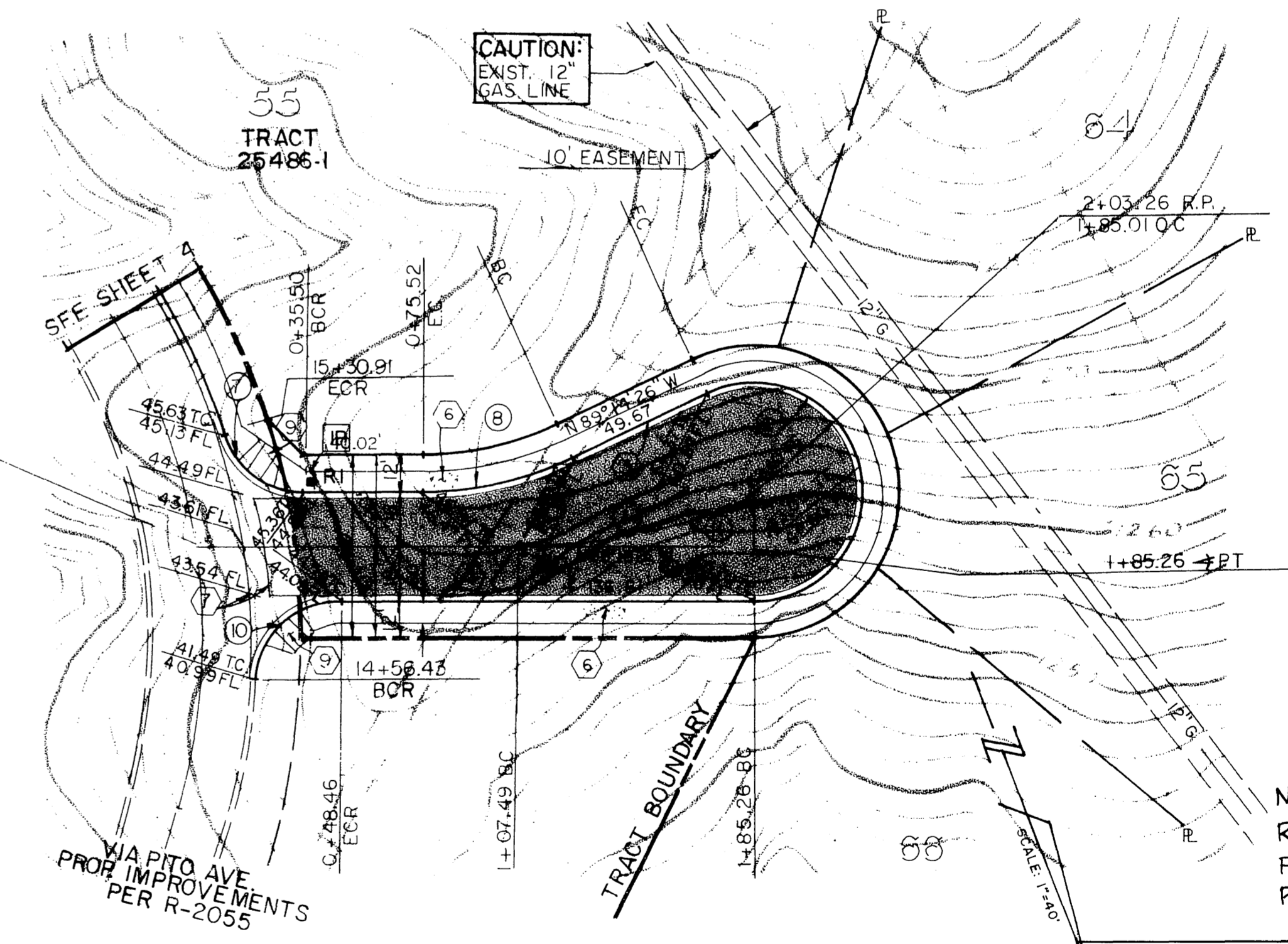
PROFILE SCALES
 HORIZ. 1" = 40'
 VERT. 1" = 4'



STRIPING LEGEND (THIS SHEET)

IP INSTALL SIGN AND POST.

No.	Δ	R	L	T
1	85° 03' 37"	35.00'	51.96'	32.12'
2	15° 16' 44"	318.00'	84.80'	42.65'
3	15° 16' 44"	300.00'	80.00'	40.24'
4	15° 16' 44"	282.00'	75.20'	37.82'
5	15° 00' 00"	115.00'	30.11'	15.14'
6	210° 00' 00"	36.00'	131.95'	134.35'
7	72° 10' 27"	27.00'	34.01'	19.68'
8	25° 27' 07"	115.00'	51.09'	25.97'
9	205° 27' 07"	36.00'	129.09'	159.49'
10	90° 00' 00"	27.00'	42.41'	27.00'
11	26° 03' 50"	177.00'	80.52'	40.97'



NOTE:
 REFER TO R-3230
 FOR STREET IMPROVEMENT
 PLANS.

STRIPING AND SIGNING PLAN

RANSOM ROAD

PREPARED UNDER THE DIRECTION OF:

James B. Dobbins
 JAMES B. DOBBINS
 EXP. DATE 3/31/92
 R.T.E.: 18
 DATE: 3-13-91



Underground Service Alert
 Call: TOLL FREE
 1-800
 422-4133

PRIVATE ENGINEERING NOTE
 PREPARED UNDER THE DIRECTION OF
 REGISTERED CIVIL ENGINEER NO. 46212
 EXPIRATION DATE 12-31-90

J.F. Davidson Associates, Inc.
 BENCH-MARK P.K. NAIL (O) TAG IN BASE OF LIGHT STANDARD
 IN MEDIAN STRIP OF COUNTRY CLUB DRIVE WEST OF C
 CANYON CREST DRIVE. ELEV. = 1068.06

SCALE 1" = 40'
 DATE JAN 1991
 DESIGNED BY TLL
 DRAWN BY CMF
 CHECKED BY JDS

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY
 DATE 8/12/91

TRACT 25486-1
STRIPING PLAN
 RIMVIEW CT. STA. 0+00.00 - 2+69.50
 CLUB CT. STA. 0+00.00 - 2+03.26

PROJECT NO. XL-291
 SHEET 5 OF 5
 FILE NO. 8911565

POLE

SCHEDULE

No.	STANDARD			LUM. HPSV	SIGNAL HEAD	SIGNAL MOUNTING		PPB PHASE	REMARKS
	TYPE	HCT	SIG. M.A.			LUM. M.A.	VEHICLE		
(A)	17A(E)	35'	20'(E)	15'(E)	200W(E)	1W3C(E)	MAS(E)		
						1W3C(E)	SV-1-T(E)	SP-1-T(N)	2(N)
(B)	1A(R)	10'				2W3C(E)	TV-2-T(E)	SP-1-T(N)	2(N)
									Modify framework to TV-2-T.
(C)	24A(E)	35'	35'(E)	15'(E)	200W(E)	1W3C(E)	MAS(E)		
						1W3C(E)	MAS(E)		Remove & Salvage Phase 4 PPB.
						1W3C(E)	SV-1-T(E)		Remove & Salvage Phase 4 PPB.

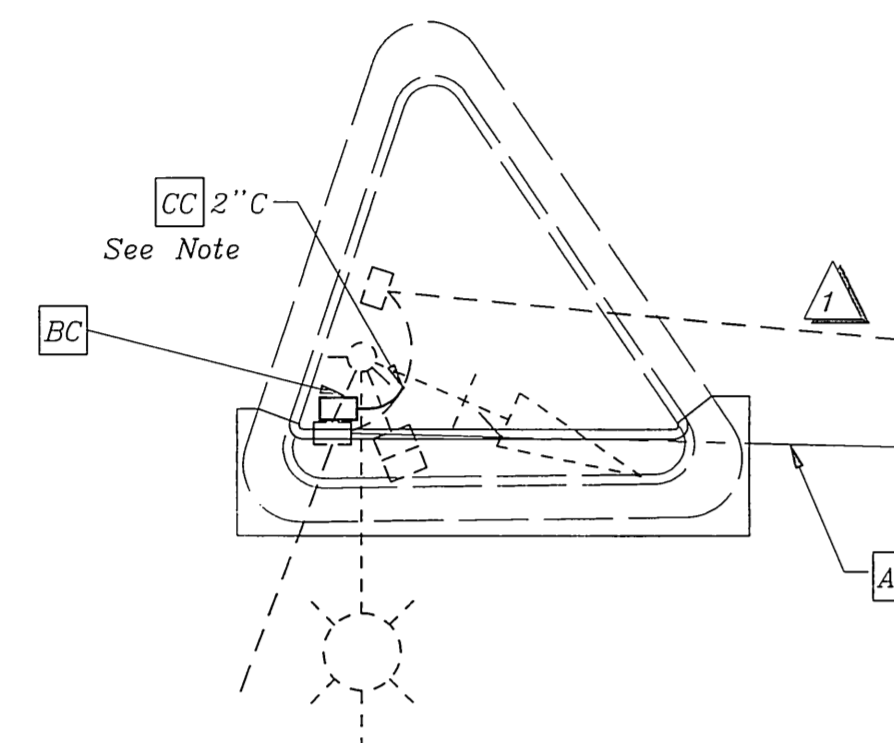
1. (N) = NEW, (E) = EXISTING, (R) = RELOCATE.

CONDUCTOR TABLE

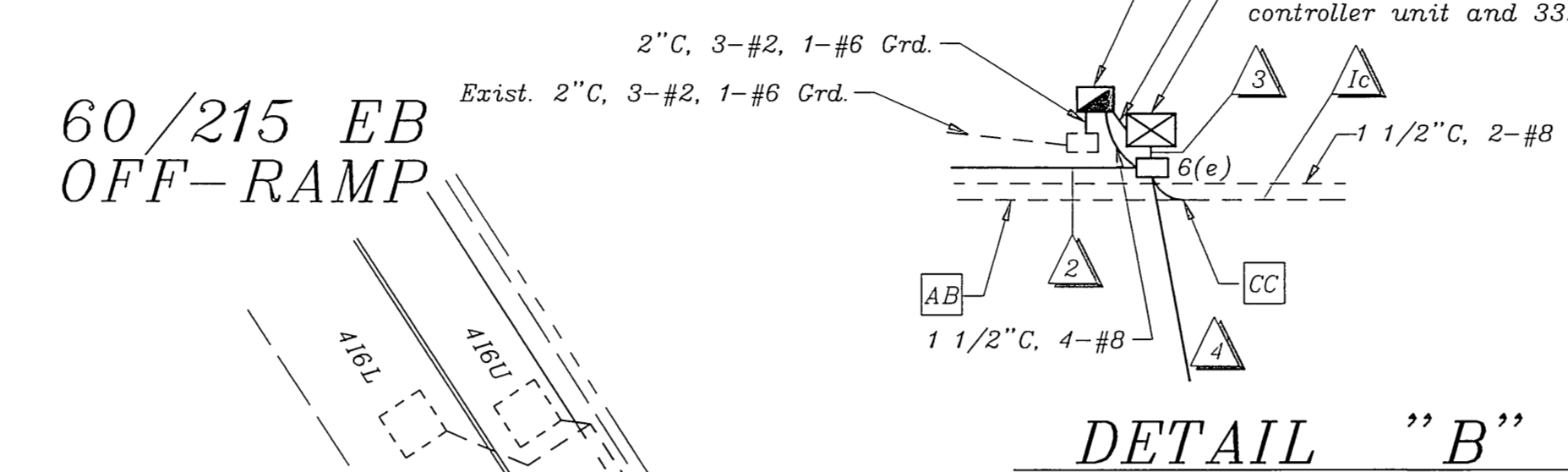
CONTROL FUNCTION	CONDUCTORS	CONDUCTOR RUNS											
		1	2	3	4	5	1c	1c1	1c2				
VEHICLE & PEDESTRIAN HEADS, PEDESTRIAN PUSH BUTTONS, SPARES & COMMONS	12 WIRE IMSA 5 WIRE IMSA 3 WIRE IMSA	1	1	3	2	1							
DETECTOR CABLE (TYPE B)	#16/2												
PHASE 1					2					2	2		
PHASE 2					5	5							
PHASE 3													
PHASE 4					4	4							
PHASE 5													
PHASE 6					4					4	3	2	
PHASE 7													
PHASE 8													
LUMINAIRES (240V)	#8	2	2		2								
INTERCONNECT	#20	1	1	2					1	1	1		
FWY LTC & SIGNS (240V)	#8	2											

CONDUIT SIZE	2.5"	3"	2-3"	3"	3"	3"	3"	3"
(E)	(N)	(N)	(N)	(E)	(E)	(E)	(E)	(E)

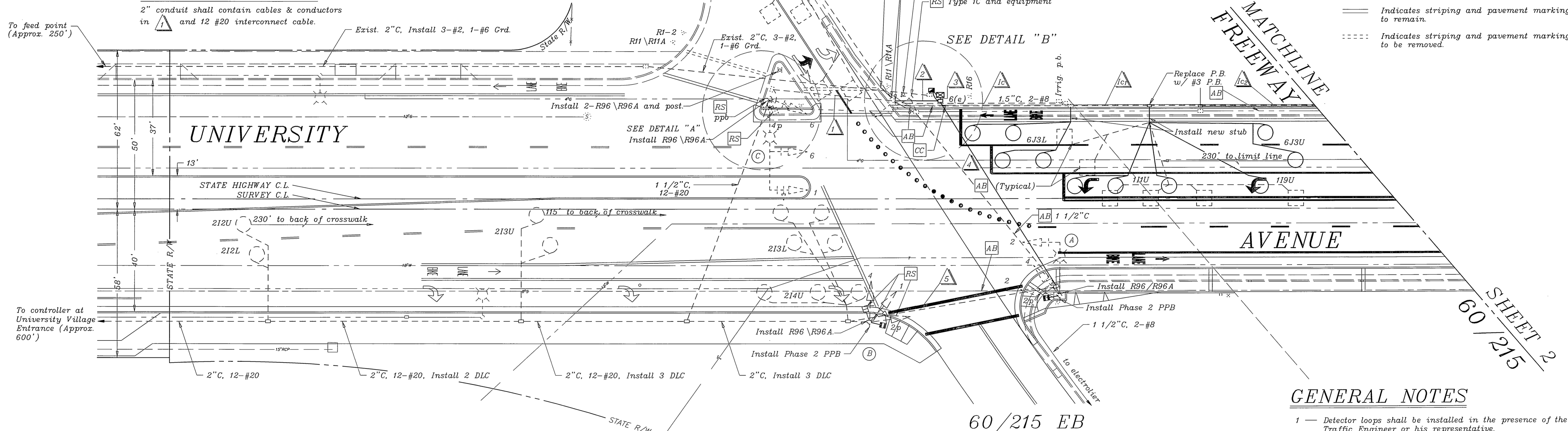
- NOTE:
- Whenever possible conduit shall be placed in common trench.
 - See Sheet 2 of 2 for 6J2U and 6J2L detection.
 - System shall have new cables and conductors, except in existing street light conduits as indicated.
 - Interconnect from cabinet westerly to the University Village Entrance exists.
 - New interconnect shall be 12 pair.



DETAIL "A"



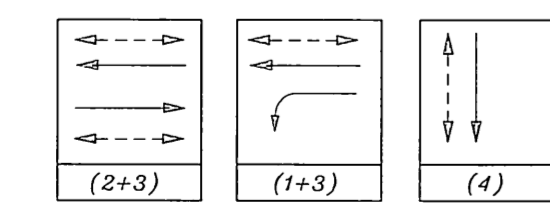
DETAIL "B"



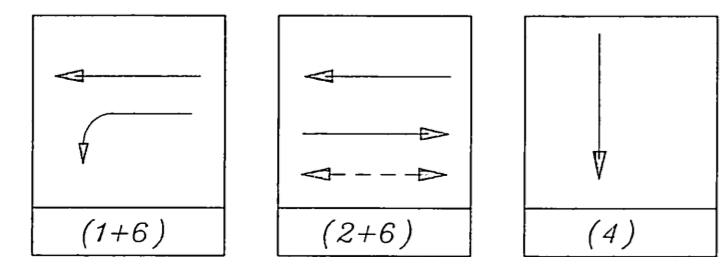
PAVEMENT DELINEATION

- Indicates striping and pavement markings to be installed.
- Indicates striping and pavement markings to remain.
- Indicates striping and pavement markings to be removed.

EXISTING PHASE DIAGRAM



PROPOSED PHASE DIAGRAM



GENERAL NOTES

- Detector loops shall be installed in the presence of the Traffic Engineer or his representative.
- All signing, striping, and pavement markings shown hereon are for reference only. See Plan XL-374, 374A and 374B for pavement delineation and signs.
- Typical detector loop spacing: 10', 15', and 30' (if applicable).
- See Plans R-3447 for street improvements and bridge lighting.
- City of Riverside Public Utilities will install service cable to meter.
- This plan is accurate for Electrical Work Only.

ENCROACHMENT PERMIT NO. 08-97-N-MC-0184

IMPORTANT NOTICE
 Section 4216/4217 of the Government Code requires a Dig Alert identification Number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call CALL TOLL FREE TWO WORKING DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

ENGINEER IN RESPONSIBLE CHARGE
 RICHARD D. McGRATH
 R.C.E. No. 31952 expires 12/31/2000
 DATE 7/14/97



MARK	REVISIONS	APPR	DATE

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature]
 PRINCIPAL ENGINEER: [Signature]
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 CHIEF P.W. ENGR: [Signature]
 PUBLIC UTILITIES: [Signature]

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