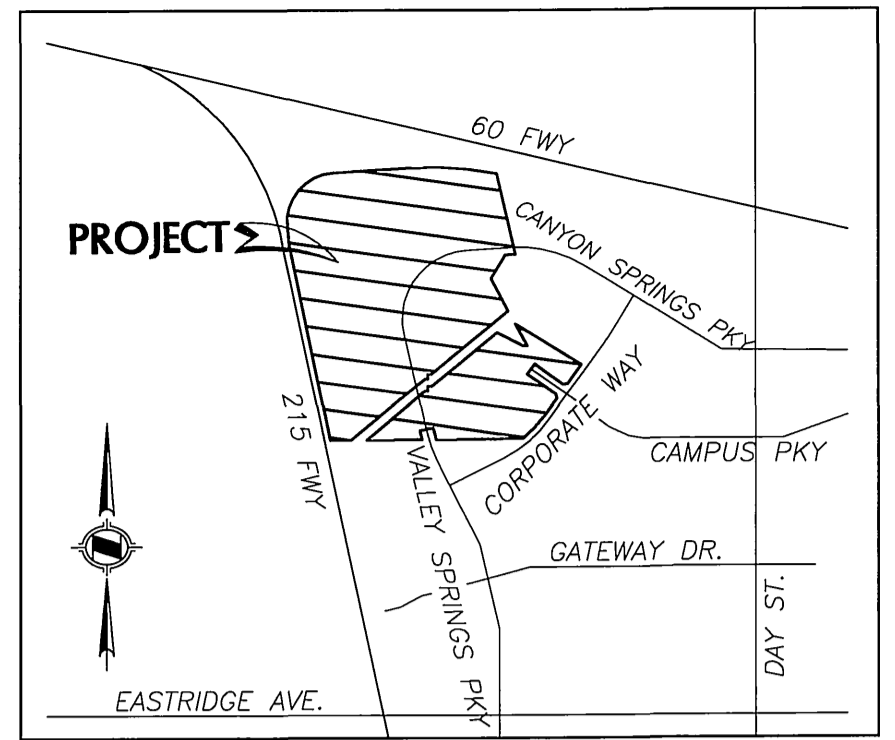


CITY OF RIVERSIDE

CANYON CROSSINGS DEVELOPMENT - P.M. 31387

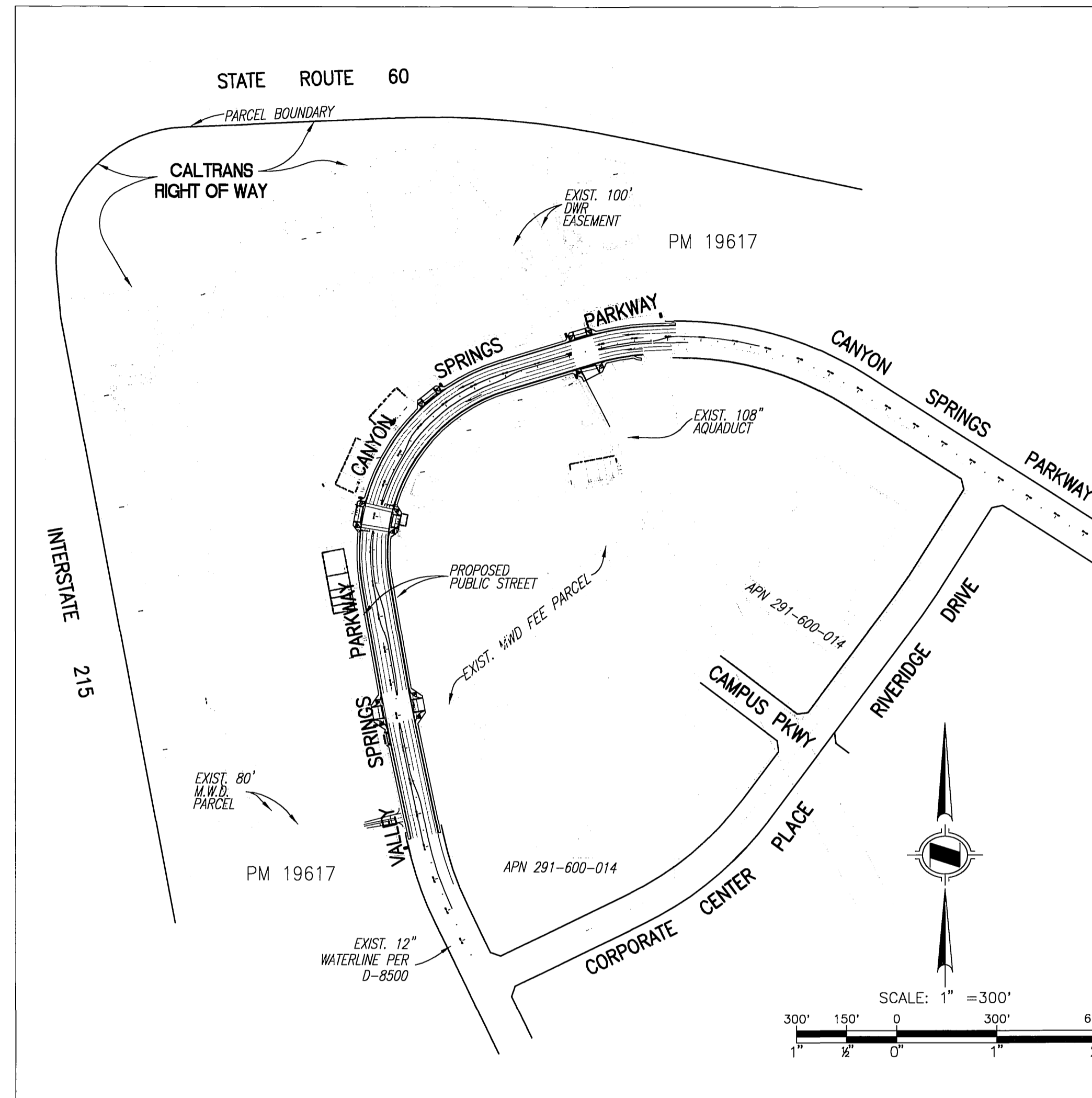
STRIPING AND SIGNING PLAN



VICINITY MAP
NOT TO SCALE

SIGNING AND STRIPING GENERAL NOTES

1. TRAFFIC STRIPES, PAVEMENT MARKINGS AND DELINEATORS PER CALTRANS TRAFFIC MANUAL, MAINTENANCE MANUAL, STD. PLANS AND STD. SPECIFICATIONS, LATEST EDITION.
2. ALL SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED ON PLANS. SIGNS SHALL BE INSTALLED ON UNISTRAUT POSTS UNLESS OTHERWISE NOTED ON THE PLAN.
3. ALL STRIPES, SIGNS, AND PAVEMENT MARKINGS SHALL BE REFLECTORIZED. ALL STRIPING AND MARKING DETAILS SHALL MATCH CALTRANS STANDARD PLAN DETAILS.
4. ALL CONFLICTING STRIPES AND PAVEMENT MARKINGS SHALL BE REMOVED BY WEST SANDBLASTING. CONFLICTING SIGNS AND RAISED PAVEMENT MARKERS SHALL BE REMOVED. ALL REMOVALS OF SIGNS AND MARKINGS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR APPLICANT.
5. PAVEMENT DELINEATION SHALL BE APPLIED IN THERMOPLASTIC FORMAT UNLESS APPROVED OTHERWISE.
6. ALL REMOVED SIGNS SHALL BE SALVAGED AND DELIVERED TO THE CITY YARD AS DIRECTIONED BY THE CITY INSPECTOR ON THE JOB SITE.
7. THE CONTRACTOR INSTALLS SIGNS, AND THERMOPLASTIC LINES. INSTALLATION OF SIGNING AND STRIPING SHALL BE IN ACCORDANCE WITH THE APPROVED PLAN WITH ALL INCURRED COSTS BORNE BY THE DEVELOPER/APPLICANT.
8. RAISED PAVEMENT MARKERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE STRIPING DETAILS SHOWN ON THE SIGNING AND STRIPING PLAN. INSTALLATION SHALL BE COMPLETE WITHIN SEVEN WORKING DAYS OF STRIPING.



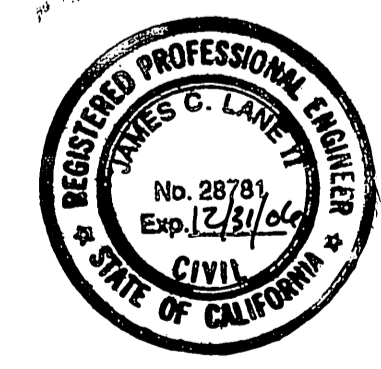
INDEX MAP
SCALE: 1"=300'

SHEET INDEX

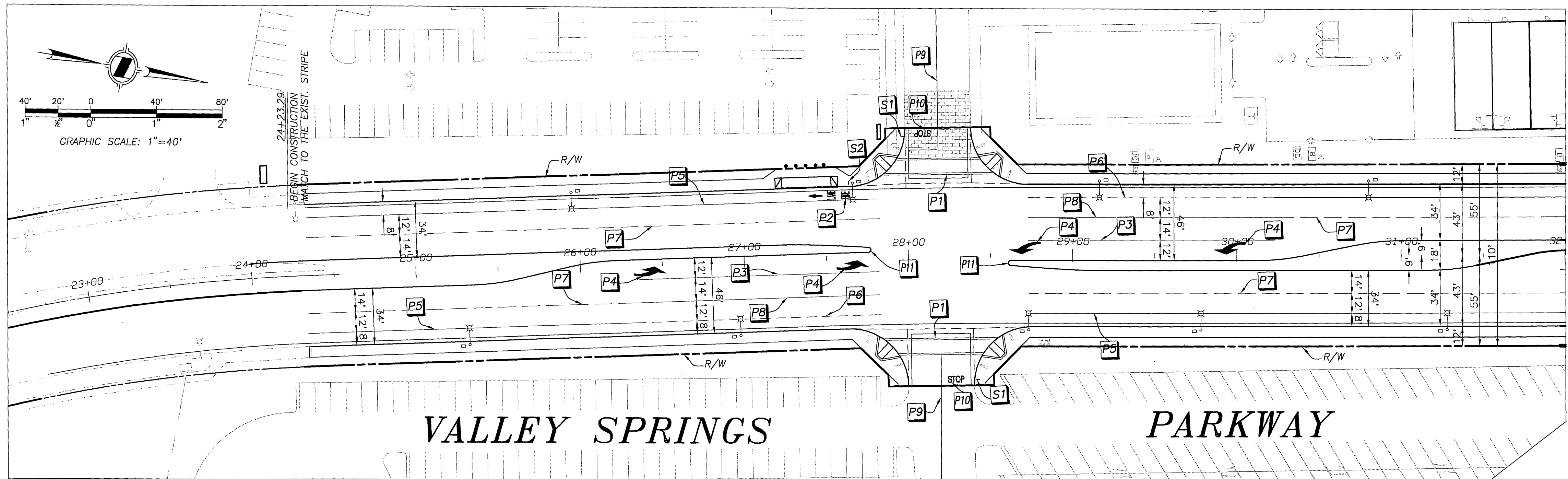
- SHEET 1 - TITLE SHEET
- SHEET 2 - STRIPING AND SIGNING PLAN

LEGEND

<p>SMH SANITARY SEWER MANHOLE P.P. POWER POLE C.L. CENTER LINE T.C. TOP OF CURB F.S. FINISH SURFACE F.L. FLOW LINE E.P. EDGE OF PAVEMENT () EXISTING ELEVATION EX. EXISTING EXIST. EXISTING P.C.C. PORTLAND CONCRETE CEMENT C.F. CURB FACE PT. POINT O.C. ON CURVE STA. STATION CONST. CONSTRUCTION D.R. HANDICAP RAMP B.C.R. BEGIN CURB RETURN E.C.R. END CURB RETURN SHT. SHEET NO. NUMBER G.B. GRADE BREAK V.D. VEHICLE DETECTOR F.H. FIRE HYDRANT S.S. STREET SIGN W.V. WATER VALVE G.V. GAS VALVE P. POWER POLE SIGL. PAVEMENT ELEVATION SIGNAL</p>	<p>SANITARY SEWER MANHOLE POWER POLE CENTER LINE TOP OF CURB FINISH SURFACE FLOW LINE EDGE OF PAVEMENT EXISTING ELEVATION EXISTING EXISTING PORTLAND CONCRETE CEMENT CURB FACE POINT ON CURVE STATION CONSTRUCTION HANDICAP RAMP BEGIN CURB RETURN END CURB RETURN SHEET NUMBER GRADE BREAK VEHICLE DETECTOR FIRE HYDRANT STREET SIGN WATER VALVE GAS VALVE POWER POLE PAVEMENT ELEVATION SIGNAL</p>
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<p>Don't Dig...Until You Call U.S.A. Toll Free 1-800-227-2600 for the location of buried utility lines. Don't disrupt vital services. TWO WORKING DAYS BEFORE YOU DIG</p>	<p>OWNER / DEVELOPER TRANSCAN DEVELOPMENT, LLC 3189 DANVILLE BLVD., SUITE 245, ALAMO, CA 94507 PH: 925-552-9742 FAX: 925-552-9748</p>	<p>BENCHMARK: CITY OF RIVERSIDE B.M. GPS-66 ELEVATION: 1594.281 DATE L.V.L.D: 1991 DATUM: 1929 ADJUSTMENT YEAR: 1971 DESCRIPTION: 2 1/2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 66 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY SIDE OF CANYON SPRINGS PARKWAY 0.3 MILES WEST OF DAY STREET. ADJUSTED ELEV. PER NAVD 88: 1596.679</p>	<p>HUNSAKER & ASSOCIATES IRVINE, IN PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759 James C. Lane II JAMES C. LANE II RCE# C28781 DATE 5/30/06</p>	<p>REGISTERED PROFESSIONAL ENGINEER JAMES C. LANE II NO. C28781 Exp. 12/31/08 CIVIL STATE OF CALIFORNIA</p>	<p style="text-align: center;">CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">APPROVED BY</td> <td style="width: 33%;">BY</td> <td style="width: 33%;">DATE</td> </tr> <tr> <td>PRINCIPAL ENGINEER</td> <td><i>[Signature]</i></td> <td>12/18/08</td> </tr> <tr> <td>STREET SERVICES</td> <td><i>[Signature]</i></td> <td></td> </tr> <tr> <td>SURVEYOR</td> <td><i>[Signature]</i></td> <td></td> </tr> <tr> <td>TRAFFIC DIVISION</td> <td></td> <td></td> </tr> <tr> <td>PARKS DEPARTMENT</td> <td></td> <td></td> </tr> </table> <p>DESIGNED BY: N.M. DRAWN BY: N.M. CHECKED BY: J.L.</p>	APPROVED BY	BY	DATE	PRINCIPAL ENGINEER	<i>[Signature]</i>	12/18/08	STREET SERVICES	<i>[Signature]</i>		SURVEYOR	<i>[Signature]</i>		TRAFFIC DIVISION			PARKS DEPARTMENT			<p style="text-align: center;">CANYON CROSSINGS PARCEL MAP NO. 31387 VALLEY SPRINGS AND CANYON SPRINGS PARKWAY TITLE SHEET</p> <p style="text-align: right;">XL-516 SHEET 1 OF 2</p> <p style="text-align: right;">DATE 2/9/08</p> <p style="text-align: right;">HORIZ. SCALE: AS SHOWN VERT. SCALE: AS SHOWN</p>
APPROVED BY	BY	DATE																						
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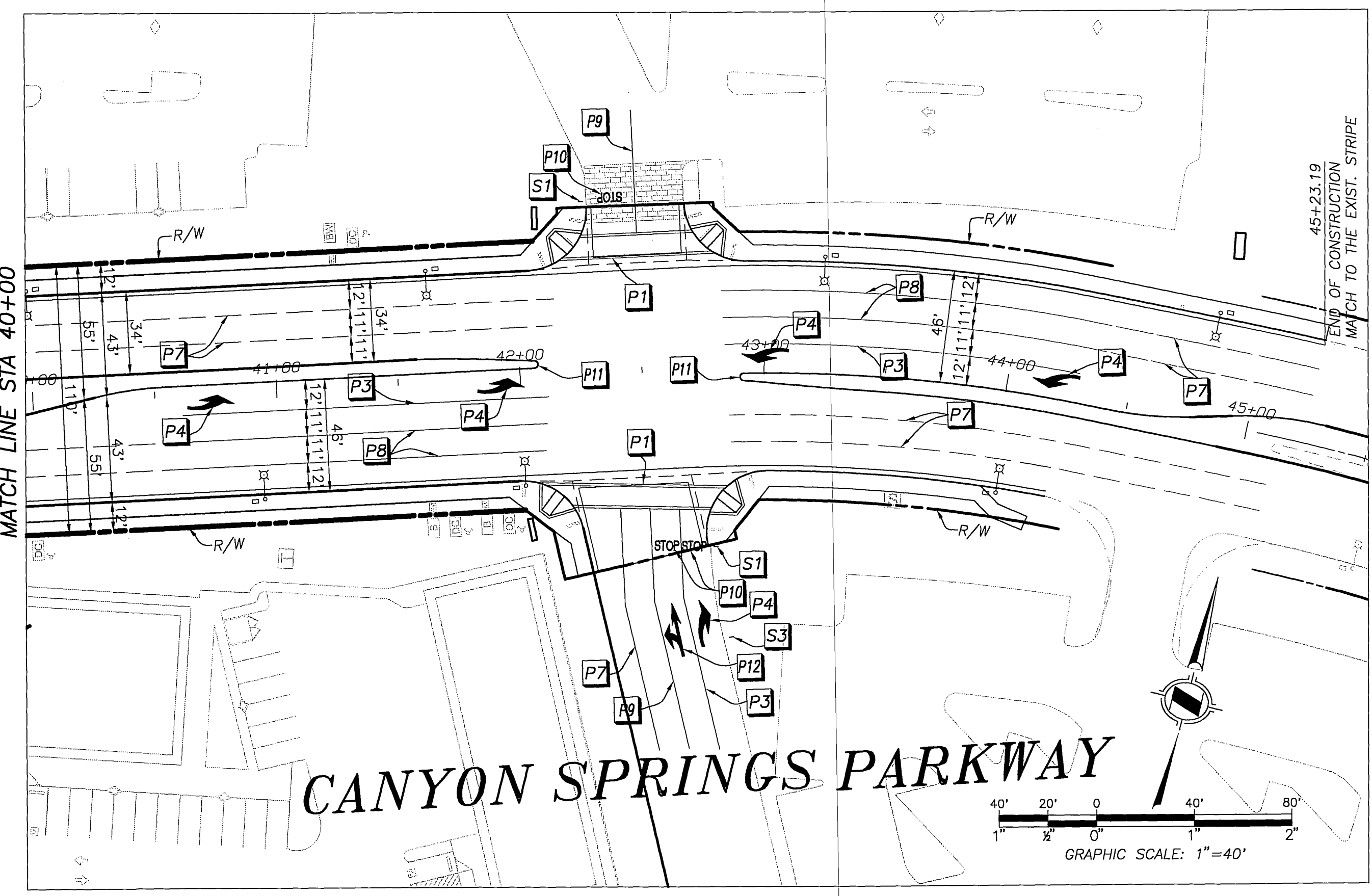
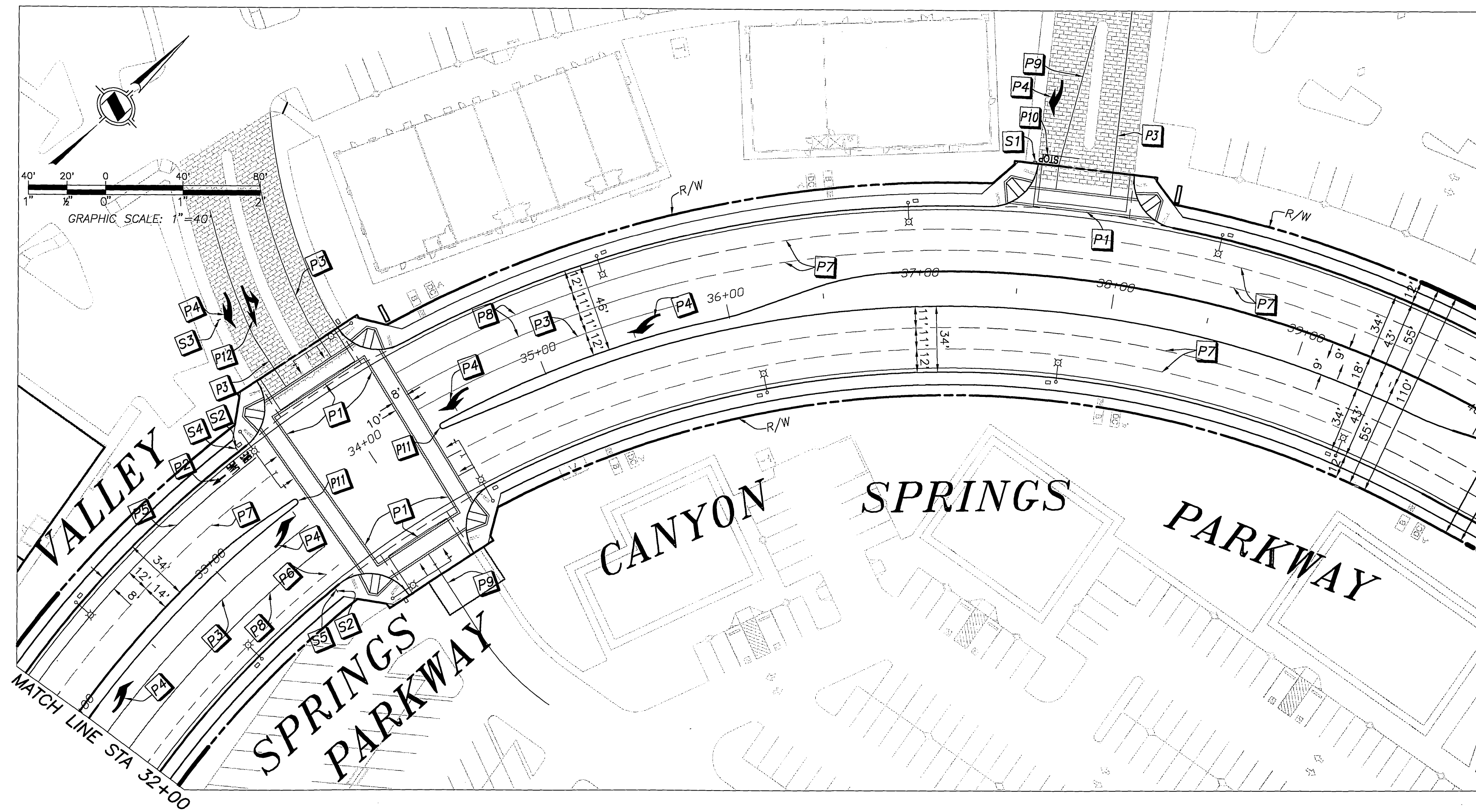


STRIPING CONSTRUCTION NOTES

- P1 — 12" SOLID WHITE STRIPING CROSSWALK. (DO NOT INSTALL UNTIL SIGNAL IS FULLY OPERATIONAL)
- P2 — WHITE "BIKE LANE" LEGEND & ARROW
- P3 — 8" SOLID WHITE STRIPE PER DETAIL 38
- P4 — WHITE TURN ARROW(S) TYPE III
- P5 — 6" SOLID WHITE STRIPE PER DETAIL 39
- P6 — 6" SKIP WHITE PER DETAIL 39A
- P7 — 4" SKIP WHITE STRIPE PER DETAIL 9 CALTRANS MANUAL
- P8 — 4" SOLID WHITE (50')
- P9 — DOUBLE YELLOW LINE (100')
- P10 — PLACE "STOP" LEGEND AS SHOWN.
- P11 — PAINT MEDIAN NOSE REFLECTIVE YELLOW.
- P12 — WHITE ARROW TYPE VII.
- R — SAND BLAST AND REMOVE ANY CONFLICTING STRIPE.

SIGNING CONSTRUCTION NOTES

- S1 — INSTALL R1-1 STOP SIGN PER CITY OF RIVERSIDE STD. DWG. 666.
- S2 — INSTALL R81 BIKE LANE SIGN PER CITY OF RIVERSIDE STD. DWG. 666.
- S3 — INSTALL R61-7(CA) SIGN PER CITY OF RIVERSIDE STD. DWG. 666.
- S4 — INSTALL R81A BIKE LANE SIGN PER CITY OF RIVERSIDE STD. DWG. 666.
- S5 — INSTALL R81B BIKE LANE SIGN PER CITY OF RIVERSIDE STD. DWG. 666.



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 James C. Lane II 5/3/06
 JAMES C. LANE II RCE# C28781 DATE

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: N.M. DRAWN BY: N.M. CHECKED BY: J.L.

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] DATE: 4/2/06
 STREET SERVICES SURVEYOR: [Signature] DATE: 4/2/06
 TRAFFIC DIVISION: [Signature] DATE: 4/2/06
 PARKS DEPARTMENT: [Signature] DATE: 4/2/06

CANYON CROSSINGS
PARCEL MAP NO. 31387
VALLEY SPRINGS AND
CANYON SPRINGS PARKWAY
STRIPING AND SIGNING PLAN
 HORIZ. SCALE: VERT. SCALE:

XL-516
 SHEET 2 OF 2