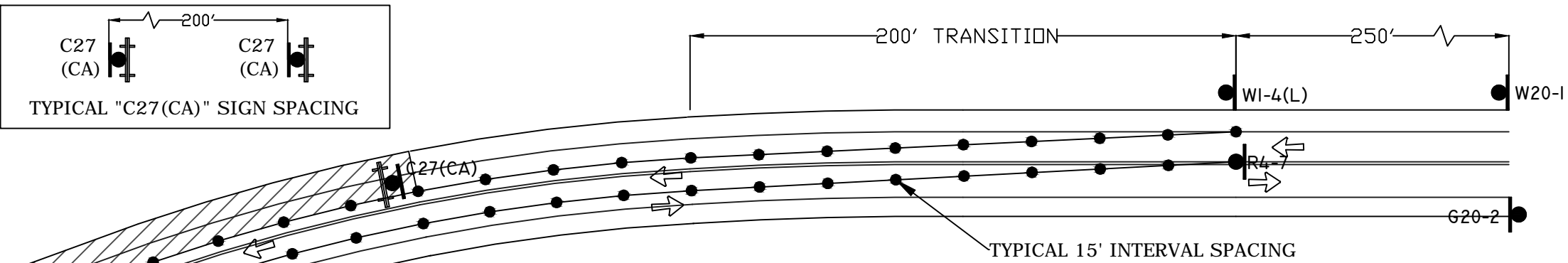


RENAISSANCE PKWY - SEWER / WATER IMPROVEMENTS

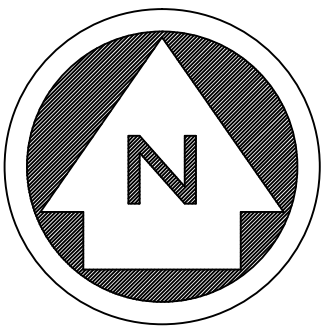


AYALA DR

RENAISSANCE PKWY
(35 MPH)

TYPICAL DELINEATOR SPACING:
TAPER - 25 FEET
TANGENT - 25 FEET

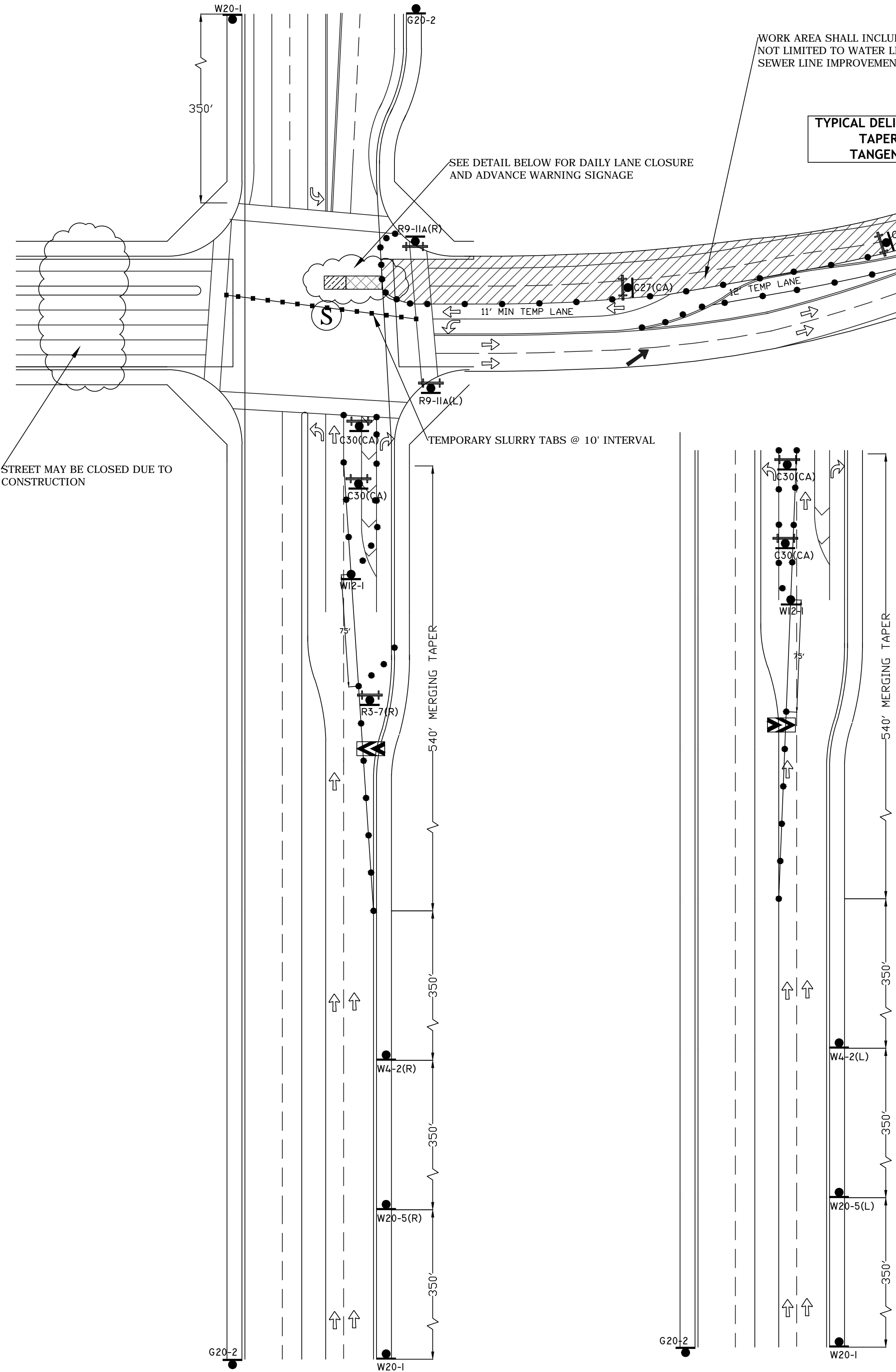
- TYPICAL TRAFFIC CONTROL NOTES:
- DELINEATORS SHALL BE DOUBLE-BASED WITH REFLECTIVE SLEEVES
 - BARRICADES SHALL HAVE FLASHING BEACONS OPERATING FROM DUSK TILL DAWN
 - CONTRACTOR SHALL HAVE FLAGGERS ASSISTING VEHICULAR TRAFFIC WHEN DEEMED NECESSARY



LEGEND

- C9A(CA) = FLAGGER
C27(CA) = OPEN TRENCH
C30(CA) = LANE CLOSED
G20-2 = END ROAD WORK
R3-7(R) = RIGHT LANE MUST TURN RIGHT
R3-18 = NO LEFT/U-TURN
R4-7 = KEEP RIGHT
R9-11a(L) = SIDEWALK CLOSED CROSS HERE
R9-11a(R) = SIDEWALK CLOSED CROSS HERE
W3-4 = PREPARE TO STOP
W4-2(L) = LEFT LANE MERGE
W4-2(R) = RIGHT LANE MERGE
W12-1 = DOUBLE ARROW
W20-1 = ROAD WORK AHEAD
W20-5(L) = LEFT LANE CLOSED AHEAD
W20-5(R) = RIGHT LANE CLOSED AHEAD

- = SIGN
● = DELINEATOR / CONE
+ = TYPE II BARRICADE
➔ = DIRECTION OF TRAFFIC
▨ = WORK AREA
➔➔ = ARROW BOARD
S = SIGNALIZED INTERSECTION
🚧 = FLAGGER



" RIGHT LANE CLOSURE "

DETAIL " LEFT LANE CLOSURE "

TRAFFIC CONTROL PLAN GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH LATEST EDITION OF CALIFORNIA MUTCD.
2. ALL STRIPING AND MARKING SHALL CONFORM TO THE STATE OF CALIFORNIA, STANDARD PLANS AND SPECIFICATION (LATEST EDITION) INCLUDING STANDARD PLAN A-20 DETAILS.
3. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES.
4. FLASHING YELLOW BEACONS, TYPE B, SHALL BE USED W20-1 SIGNS AND ON ALL TYPE III BARRICADES GUARDING THE WORK AREA OVERNIGHT.
5. ALL SIGNS SHALL BE REFLECTORIZED AND STANDARD SIZE.
6. ALL TUBULAR DELINEATORS SHALL BE 36" MINIMUM HEIGHT AND CONES SHALL BE 28" MINIMUM HEIGHT, REFLECTORIZED, AND MAINTAINED ERECT IN THE INDICATED POSITION AT ALL TIMES, AND SHALL BE REPAIRED, REPLACED OR CLEANED AS NECESSARY TO PRESERVE THEIR APPEARANCE AND CONTINUITY, AND SHALL INCLUDE A 12" HIGH-INTENSITY REFLECTORIZED SLEEVE, IF USED DURING NIGHT TIME HOURS.
7. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL SIGNS, DELINEATORS, BARRICADES, ETC., TO INSURE PROPER FLOW AND SAFETY OF TRAFFIC DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE ALL SIGNS, DELINEATORS, BARRICADES, ETC., PROPERLY INSTALLED PRIOR TO COMMENCING CONSTRUCTION.

TRAFFIC CONTROL PLAN GENERAL NOTES:

9. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH MANNER AS TO CAUSE MINIMAL INCONVENIENCE TO ABUTTING PROPERTY OWNERS.
10. ADDITIONAL TRAFFIC CONTROL, TRAFFIC SIGNS OR BARRICADING MAY BE REQUIRED IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ANY ADDITIONAL DEVICES NECESSARY TO ASSURE SAFETY TO THE PUBLIC AT ALL TIMES DURING CONSTRUCTION.
11. CONTRACTOR SHALL MOVE DELINEATORS, SIGNS, AND CONES TO THE CURB/EDGE LINE STRIPE DURING NON-WORKING HOURS AND REMOVE BARRICADES, ETC., FROM TRAVEL LANES. CONTRACTOR SHALL REMOVE/TURN SIGNS DURING NON-WORKING HOURS.
12. ALL CONFLICTING LINES, EXISTING CURB PAINT AND MARKING SHALL BE REMOVED BY WET SANDBLASTING OR OTHER APPROVED METHOD PRIOR TO INSTALLATION OF NEW/TEMPORARY STRIPING. ALL CONFLICTING RAISED PAVEMENT MARKERS SHALL BE REMOVED. PAVEMENT THAT IS DAMAGED DUE TO REMOVAL OF MARKERS SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER.
13. A MINIMUM OF 5 FEET CLEARANCES SHALL BE MAINTAINED BETWEEN ANY OPEN EXCAVATION AND ADJACENT TRAVEL LANES OPEN TO TRAFFIC.
14. THE CONTRACTOR SHALL REPLACE ANY AND ALL STRIPING AND PAVEMENT MARKINGS DISRUPTED OR REMOVED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER.

TRAFFIC CONTROL PLAN GENERAL NOTES:

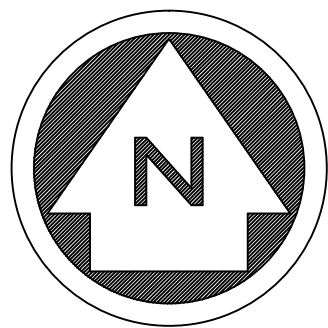
15. THE CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY PAVEMENT TABS, TO DELINEATE ANY STRIPING OR MARKINGS REMOVED, BY THE END OF EACH WORK DAY (OR PHASE) UNLESS PERMANENT STRIPING OR MARKINGS ARE INSTALL AT THAT TIME.
16. ALL SIGNS, DELINEATORS, BARRICADES, ETC. AND THEIR INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA MUTCD, WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH).

ALL AMERICAN ASPHALT
400 E. 6TH STREET
CORONA, CA 92879

CITY OF RIALTO, CALIFORNIA
TEMPORARY TRAFFIC CONTROL PLAN
RENAISSANCE PKWY FROM AYALA DR
TO EASTON

SCALE = 1" = 50' DATE = 03/05/2018 REVISED DATE = SHEET 1 OF 3

RENAISSANCE PKWY - WATER IMPROVEMENTS

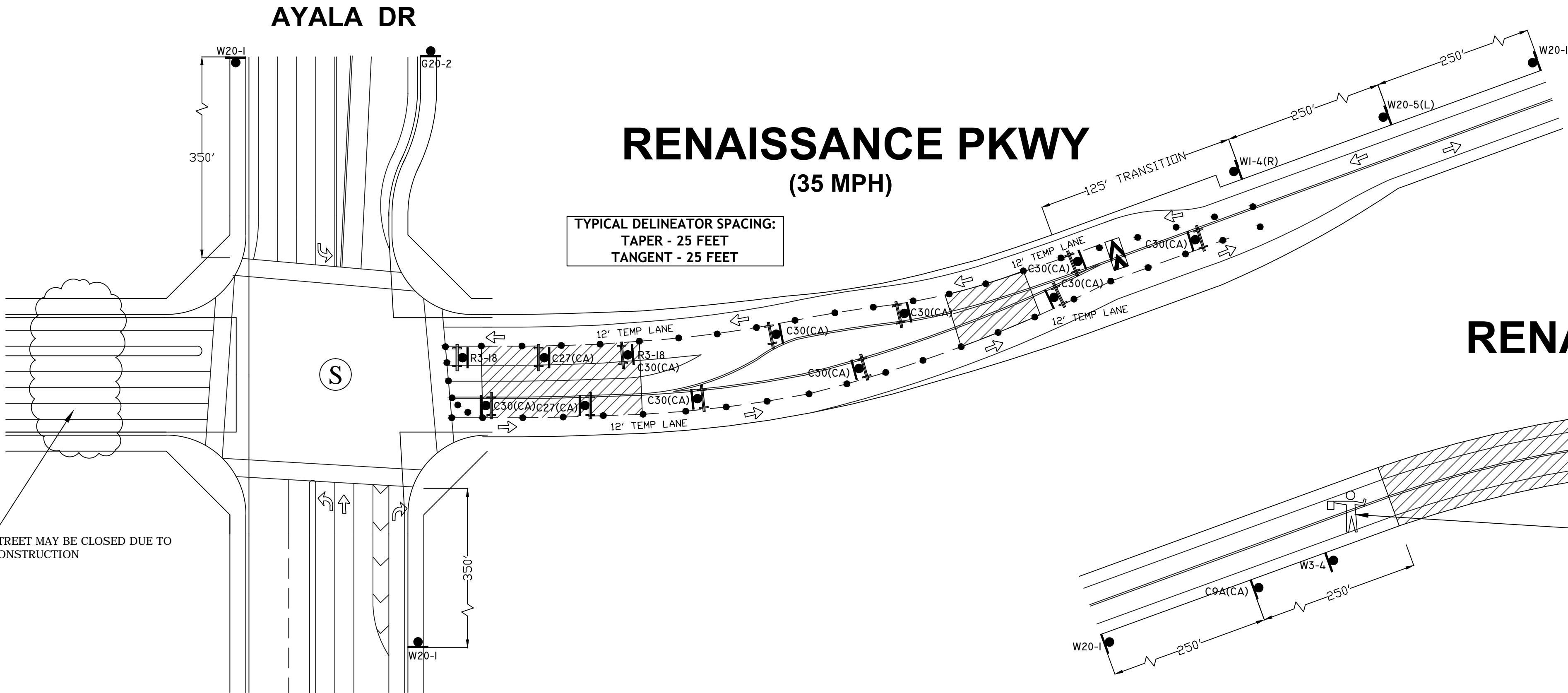


LEGEND

- C27(CA) = OPEN TRENCH
- C30(CA) = LANE CLOSED
- G20-2 = END ROAD WORK
- R3-18 = NO LEFT/U-TURN
- W20-1 = ROAD WORK AHEAD
- W20-5(L) = LEFT LANE CLOSED AHEAD
- W20-5(R) = RIGHT LANE CLOSED AHEAD

TYPICAL TRAFFIC CONTROL NOTES:

- DELINEATORS SHALL BE DOUBLE-BASED WITH REFLECTIVE SLEEVES
- BARRICADES SHALL HAVE FLASHING BEACONS OPERATING FROM DUSK TILL DAWN
- CONTRACTOR SHALL HAVE FLAGGERS ASSISTING VEHICULAR TRAFFIC WHEN DEEMED NECESSARY



RENAISSANCE PKWY
(35 MPH)

WORK AREA SHALL INCLUDE BUT NOT LIMITED TO WATER LINE IMPROVEMENTS

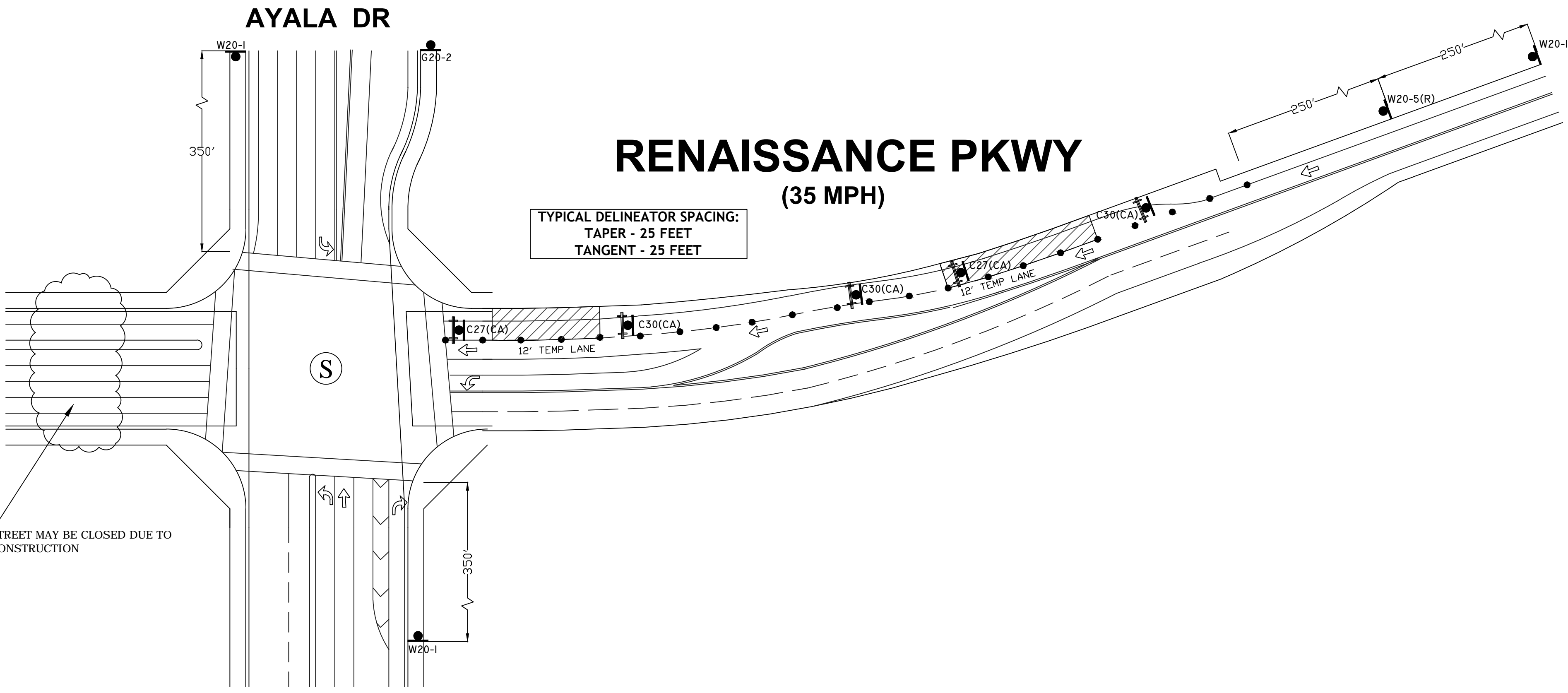
FLAGGERS SHALL ASSIST VEHICULAR TRAFFIC THROUGH WORK ZONE WITH A 12' TEMP LANE.

TRAFFIC CONTROL PLAN GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH LATEST EDITION OF CALIFORNIA MUTCD.
2. ALL STRIPING AND MARKING SHALL CONFORM TO THE STATE OF CALIFORNIA, STANDARD PLANS AND SPECIFICATION (LATEST EDITION) INCLUDING STANDARD PLAN A-20 DETAILS.
3. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES.
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TRAFFIC CONTROL PLAN GENERAL NOTES:

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16. ALL SIGNS, DELINEATORS, BARRICADES, ETC. AND THEIR INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA MUTCD, WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH).

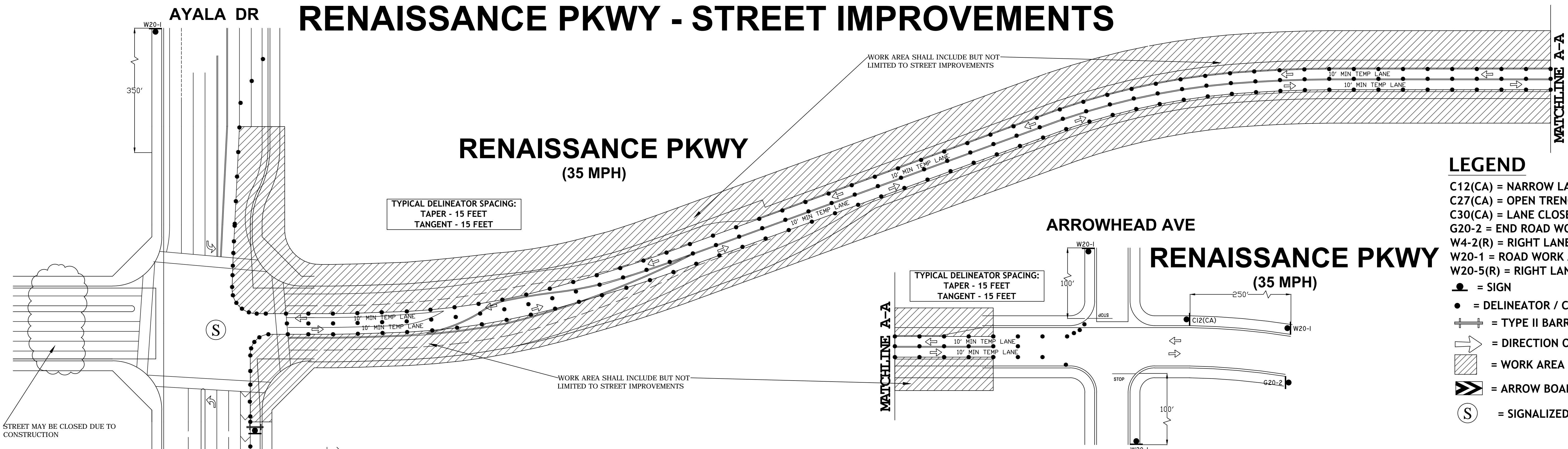
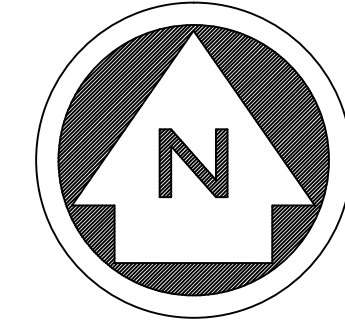


ALL AMERICAN ASPHALT
400 E. 6TH STREET
CORONA, CA 92879

CITY OF RIALTO, CALIFORNIA
TEMPORARY TRAFFIC CONTROL PLAN
RENAISSANCE PKWY FROM AYALA DR
TO EASTON

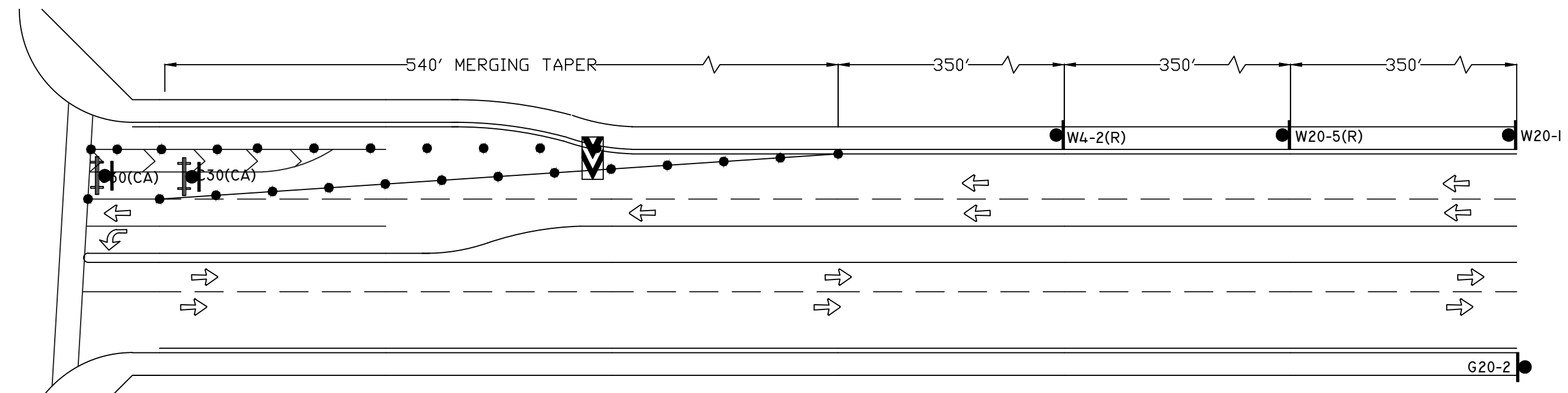
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RENAISSANCE PKWY - STREET IMPROVEMENTS

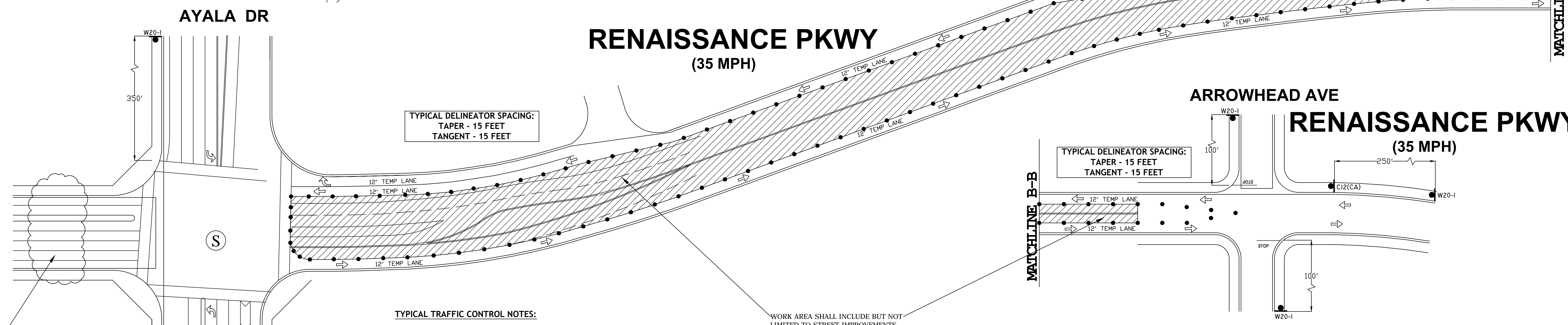


LEGEND

- C12(CA) = NARROW LANE
- C27(CA) = OPEN TRENCH
- C30(CA) = LANE CLOSED
- G20-2 = END ROAD WORK
- W4-2(R) = RIGHT LANE MERGE
- W20-1 = ROAD WORK AHEAD
- W20-5(R) = RIGHT LANE CLOSED AHEAD
- = SIGN
- = DELINEATOR / CONE
- +— = TYPE II BARRICADE
- ➡ = DIRECTION OF TRAFFIC
- ▨ = WORK AREA
- ➡ = ARROW BOARD
- (S) = SIGNALIZED INTERSECTION



TYPICAL " RIGHT LANE CLOSURE " DETAIL



TYPICAL TRAFFIC CONTROL NOTES:




- DELINEATORS SHALL BE DOUBLE-BASED WITH REFLECTIVE SLEEVES
- BARRICADES SHALL HAVE FLASHING BEACONS OPERATING FROM DUSK TILL DAWN
- CONTRACTOR SHALL HAVE FLAGGERS ASSISTING VEHICULAR TRAFFIC WHEN DEEMED NECESSARY

WORK AREA SHALL INCLUDE BUT NOT LIMITED TO STREET IMPROVEMENTS

ALL AMERICAN ASPHALT
400 E. 6TH STREET
CORONA, CA 92879

CITY OF RIALTO, CALIFORNIA
TEMPORARY TRAFFIC CONTROL PLAN
RENAISSANCE PKWY FROM AYALA DR
TO EASTON

SHEET 8
DETAIL

	3'-5" RADIUS 'DESERT GOLD' BOULDER AVAILABLE THROUGH SOUTHWEST BOULDER & STONE
	ROOT BARRIER TO BE INSTALLED PER DETAILS
	SOIL SAMPLE LOCATION REFER TO PLANTING NOTES

NOTE

GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.

SUBSTITUTIONS, INCLUDING VARIETIES, WILL NOT BE MADE WITHOUT WRITTEN APPROVAL FROM THE CITY OF RIALTO.

SOILS REPORT

SOIL TESTING SHALL OCCUR AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE, BUT PRIOR TO SOIL PREPARATION. THE CONTRACTOR SHALL OBTAIN A SOIL TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY. PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER. REPORT SHALL CONTAIN RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. THIS REPORT SHALL BE FURNISHED TO THE OWNER AND OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO IMPLEMENTATION. TWO SAMPLES SHALL BE TAKEN AT EACH LOCATION MARKED ON THE GRADING PLAN, 1' BELOW LEVEL TO TOP OF DEPTH (2' 24" TO 36" DEPTH). EACH SAMPLE SHALL CONTAIN APPROXIMATELY ONE QUART OF SOIL AND BE LABELED PER LOCATION AND DEPTH. REFERENCE TO SOIL PREPARATION SPECIFICATIONS FOR REQUIRED COMPACTION, METHOD OF MIXING, AND PROOF OF INSTALLATION REQUIREMENTS.

PLANT MATERIAL APPROVAL

AFTER OBTAINING APPROVAL OF THE AGRICULTURAL SUITABILITY REPORT, AND A MINIMUM OF TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE PLANT MATERIAL PHOTOS FOR APPROVAL. IF REQUESTED BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE TREE MATERIAL.

ONE PRINTED PHOTOGRAPH OF EACH SPECIES SPECIFIED ON PLAN SHALL BE PROVIDED. ONLY PRINTED PHOTOS WILL BE ACCEPTED.

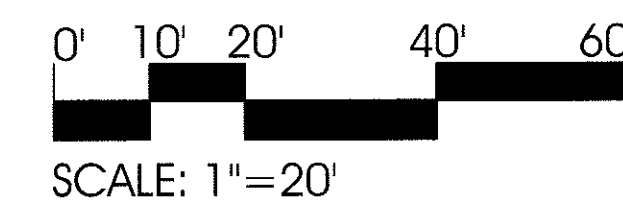
EACH PHOTO SHALL CLEARLY SHOW FORM, BRANCHING STRUCTURE AND QUINTILE OF THE PLANT.

EACH PHOTO SHALL BE LABELED WITH PLANT NAME, SIZE AND SPECIFICATIONS (HEIGHT x CROWN, ALSO CALIPER SIZE FOR TREES).

ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.

NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES SHALL BE SUBJECT TO RESUBMITTAL.

PLANTS DELIVERED TO THE PROJECT SITE WILL BE COMPARED TO THE APPROVED SUBMITTALS. IF THE PLANTS DELIVERED ARE FOUND TO BE SUBSTANDARD, THEY MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE. NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES SHALL BE SUBJECT TO RESUBMITTAL.



UNDERGROUND SERVICE ALERT



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[illegible]

SEAL-DESIGN ENGINEER



PREPARED UNDER THE SUPERVISION OF:

JIM BALDOVIN, RLA 4176

RECOMMENDED FOR APPROVAL BY THE CITY OF RIALTO:

CARLETON W. LOCKWOOD, JR., RCE 45935

ROBERT G. EISENBEISZ, PUBLIC WORKS DIRECTOR/CITY ENGINEER, RCE 54931

2.6.10
DATE

DATE 2/7/18

DATE 2/7/10

conceptual design & planning company

3195-C Airport Loop Dr, Studio One, Costa Mesa, CA 92626
T: 949.399.0870, F: 949.399.0882, www.edcncorp.com

6659 Morro Road, Atascadero, CA 93422
T: 805.466.3385 F: 805.466.3204

BENCH MARK:

B.M. No. 061-88

ELEVATION=1466.765 FEET

DESCRIPTION: CITY OF RIALTO BENCHMARK "061-88" CALTRANS BENCHMARK "19-C-88" BRASS DISK
SET IN TOP OF CURB AT END NORTHWEST RETURN 32 FEET NORTH OF CENTERLINE
CASMALIA STREET 67 FEET WEST OF CENTERLINE AYALA AVENUE.

CITY OF RIALTO
LMD LANDSCAPE & IRRIGATION PLANS
RENAISSANCE PARKWAY EAST OF AYALA DRIVE

PLANTING PLAN

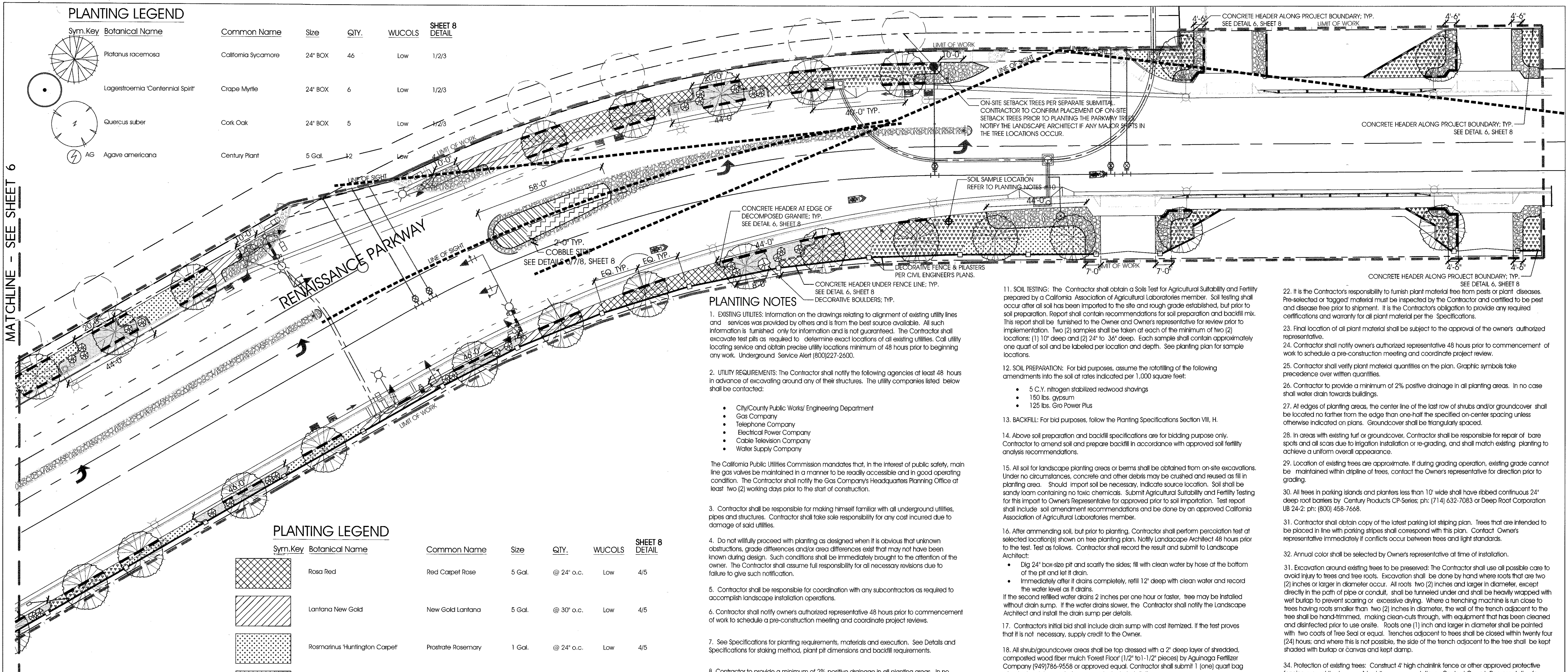
FOR:
AYALA AND 210 PARTNERS, LLC

PPD No.2017-0066	p
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LAN No 15-029

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 6



PLANTING LEGEND

Sym. Key	Botanical Name	Common Name	Size	QTY.	WUCOLS	SHEET 8 DETAIL
	Rosa Red	Red Carpet Rose	5 Gal.	@ 24" o.c.	Low	4/5
	Lantana New Gold	New Gold Lantana	5 Gal.	@ 30" o.c.	Low	4/5
	Rosmarinus 'Huntington Carpet'	Prostrate Rosemary	1 Gal.	@ 24" o.c.	Low	4/5
	Callistemon 'Little John'	Dwarf Bottlebrush	5 Gal.	@ 30" o.c.	Low	4/5
	Lantana montevidensis	Trailing Lantana	5 Gal.	@ 36" o.c.	Low	4/5
	Baccharis 'Pigeon Point'	Dwarf Coyote Brush	1 Gal.	@ 36" o.c.	Low	4/5
	Decomposed Granite	3" Layer Per Detail On Sheet L-8				9
	Maintenance Strip- River Cobble	Per City Standards With Mortared Joint On Sheet L-8				6/7/8
	3'-5' RADIUS 'DESERT GOLD' BOULDER AVAILABLE THROUGH SOUTHWEST BOULDER & STONE					10/11
	ROOT BARRIER TO BE INSTALLED PER DETAILS					
	SOIL SAMPLE LOCATION REFER TO PLANTING NOTES					

SEAL-DESIGN ENGINEER



PREPARED UNDER THE SUPERVISION OF:

IM BADOVIN, RCE 4176
RECOMMENDED FOR APPROVAL BY THE CITY OF RIALTO:
CARLETON W. LOCKWOOD, JR., RCE 45935

ROBERT G. EISENBEISZ, PUBLIC WORKS DIRECTOR/CITY ENGINEER, RCE 54931

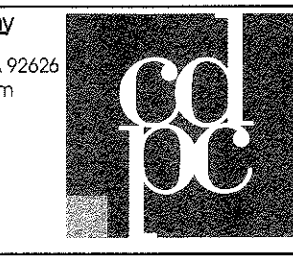
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DATE

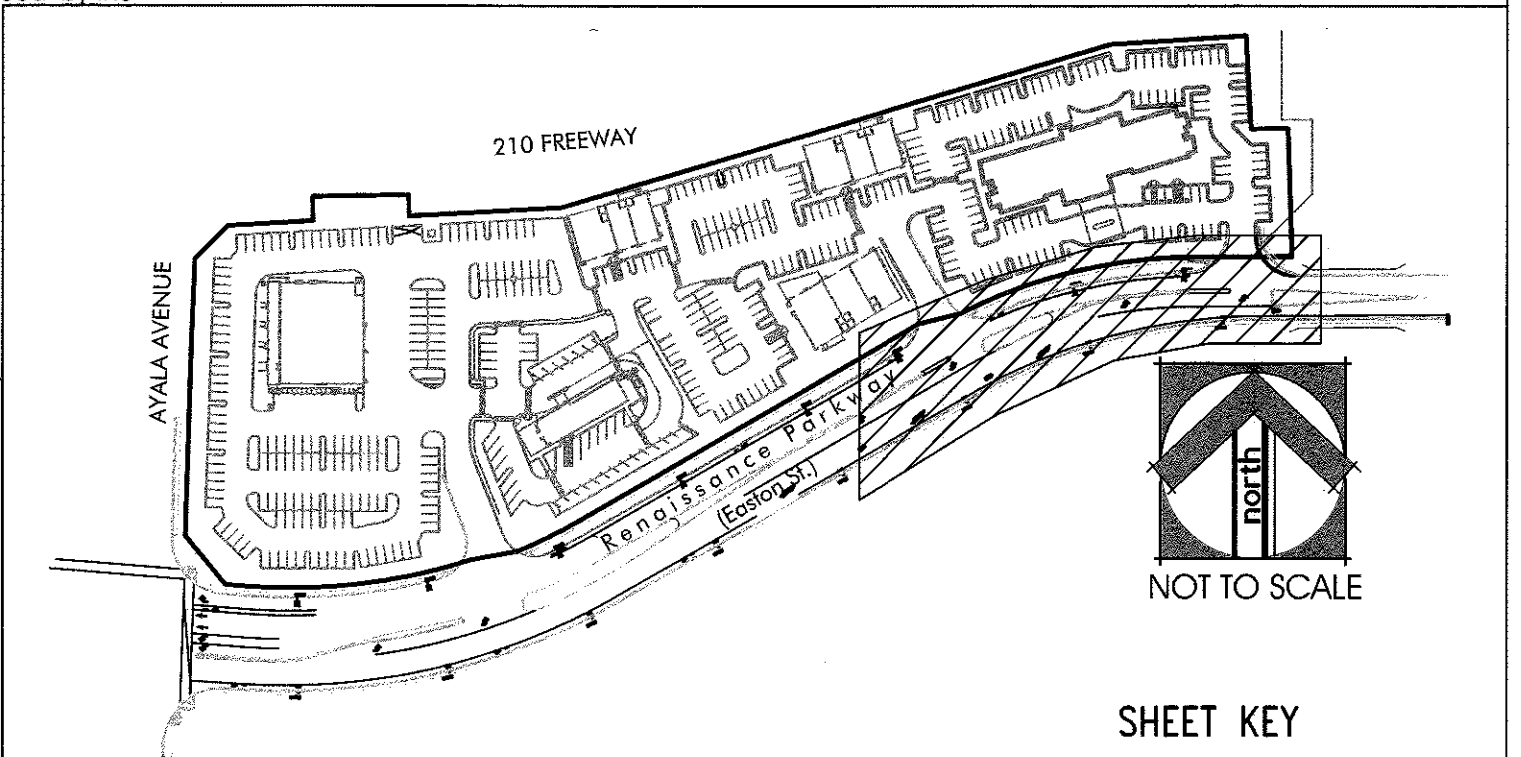
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conceptual design & planning company

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T: 949.399.0870 F: 949.399.0882 www.cdpcinc.com
6659 Mira Road, Alhambra, CA 93422
T: 805.466.3385 F: 805.466.3204



BENCH MARK: B.M. No. 061-88 ELEVATION=1466.765 FEET
DESCRIPTION: CITY OF RIALTO BENCHMARK "061-88" CALTRANS BENCHMARK "19-C-88" BRASS DISK SET IN TOP OF CURB AT END NORTHWEST RETURN 32 FEET NORTH OF CENTERLINE CASMALIA STREET 67 FEET WEST OF CENTERLINE AYALA AVENUE.



CITY OF RIALTO
LMD LANDSCAPE & IRRIGATION PLANS
RENAISSANCE PARKWAY EAST OF AYALA DRIVE

PLANTING PLAN

FOR: AYALA AND 210 PARTNERS, LLC
PPD No.2017-0066
PLAN No. L5-029