



# City of Beaumont

550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223  
(951) 769-8520  
www.beaumontca.gov

Case No. <u>PW2024-0050</u>
Receipt No. <u>R01564823</u>
Fee \$ <u>3,915.00</u>
Date Paid <u>5/8/2024</u>

## BOND EXONERATION APPLICATION

Bond Type:  Performance  Maintenance  Final Monument Inspection  Other: \_\_\_\_\_

1. Contact's Name Chris Carlaccini Phone 657-292-5781

2. Contact's Address 6440 Oak Canyon Suite 200, Irvine, CA 92618  
City/State/Zip

5. Contact's E-mail ccarlaccini@taylormorrison.com


3. Developer Name Taylor Morrison Phone 657-292-5781  
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 6440 Oak Canyon Suite 200, Irvine, CA 92618  
City/St/Zip


5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Bond #0827481  
Olivewood TR 27971-1 Street Improvement - 1 yr Maintenance Bond

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

Chris Carlaccini  4/3/2024  
Print Name and Sign – Contact/Applicant Date


7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

Chris Carlaccini  4/3/2024  
Print Name and Sign – Contact/Applicant Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.

- Remove and replace concrete and AC as needed where lifting.
- Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
- Provide Type II slurry coat for all road surfaces.
- Restore/Verify pavement striping/markings.
- Restore/Verify blue dots and signage as needed.
- Clean and camera sewer. Provide report and video copy of camera survey.
- Provide all final geotechnical reports.
- Provide Engineers' certification for line and grade within Right-of-Way.
- Provide Landscape Architects Certification as required.

Chris Carlacini



4/3/2024

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Print Name and Sign – Contact/Applicant

Date





Bond No. 0827481  
Premium \$ 275.00

### SUBDIVISION MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, RSI Communities-California LLC as Principal, and Harco National Insurance Company a corporation duly organized and by the virtue of the laws of the State of Illinois and authorized to become sole surety on bonds in the State of California, as Surety, are held and firmly bound unto the City of Beaumont, hereinafter called the Obligee, in the just and penal sum of Seventy Eight Thousand Six Hundred Seventy Four & 20/100 Dollars (\$ 78,674.20), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

TR 27971-1 Street Improvements

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of 1 year(s) from the date of acceptance of the work by the Obligee to expire November 7, 2023.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

Signed and sealed this 9th day of November, 2022.

RSI Communities-California LLC  
Principal

By: [Signature]

Harco National Insurance Company

By: [Signature]  
Martha Barreras, Attorney-in-Fact



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange)

On November 10, 2022 before me, Crystal Villalobos, Notary Public  
(insert name and title of the officer)

personally appeared Sean Doyle,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

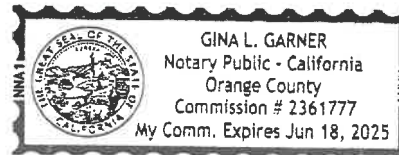
On NOV 09 2022 before me, Gina L. Garner, Notary Public,  
(Here insert name and title of the officer)

personally appeared Martha Barreras,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that  
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by  
~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Gina L. Garner*  
Notary Public Signature



(Notary Public Seal)

### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_

(Title or description of attached document)

\_\_\_\_\_

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)

Corporate Officer

\_\_\_\_\_

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**POWER OF ATTORNEY**  
**HARCO NATIONAL INSURANCE COMPANY**  
**INTERNATIONAL FIDELITY INSURANCE COMPANY**

Bond # 0827481

Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605

**KNOW ALL MEN BY THESE PRESENTS:** That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

*JANINA MONROE, PAUL BOUCHER, MICHELLE HAASE, MARTHA BARRERAS*

Irvine, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2018



STATE OF NEW JERSEY  
County of Essex

Kenneth Chapman

Executive Vice President, Harco National Insurance Company  
and International Fidelity Insurance Company

STATE OF ILLINOIS  
County of Cook



On this 31st day of December, 2018 before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey  
My Commission Expires April 4, 2023

**CERTIFICATION**

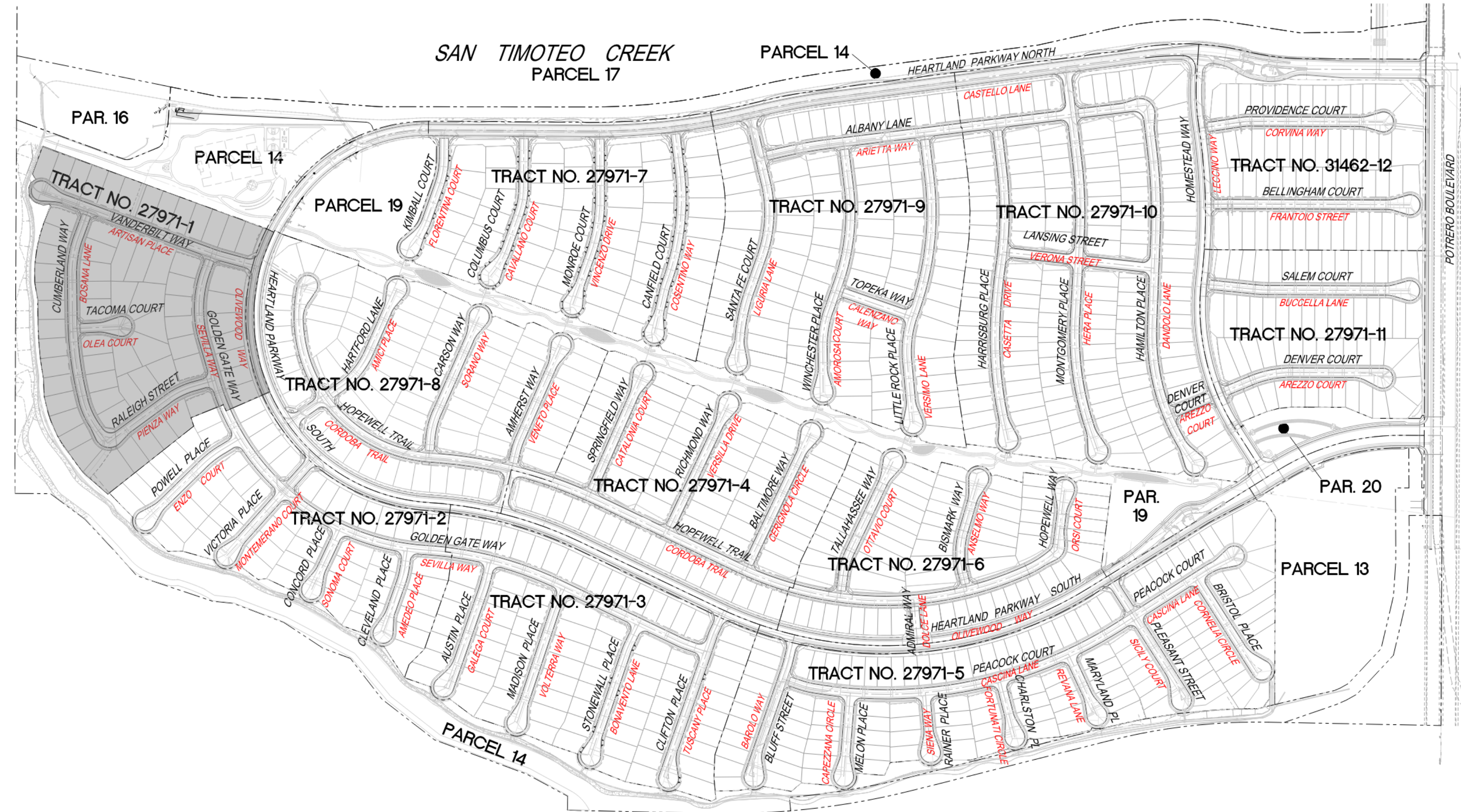
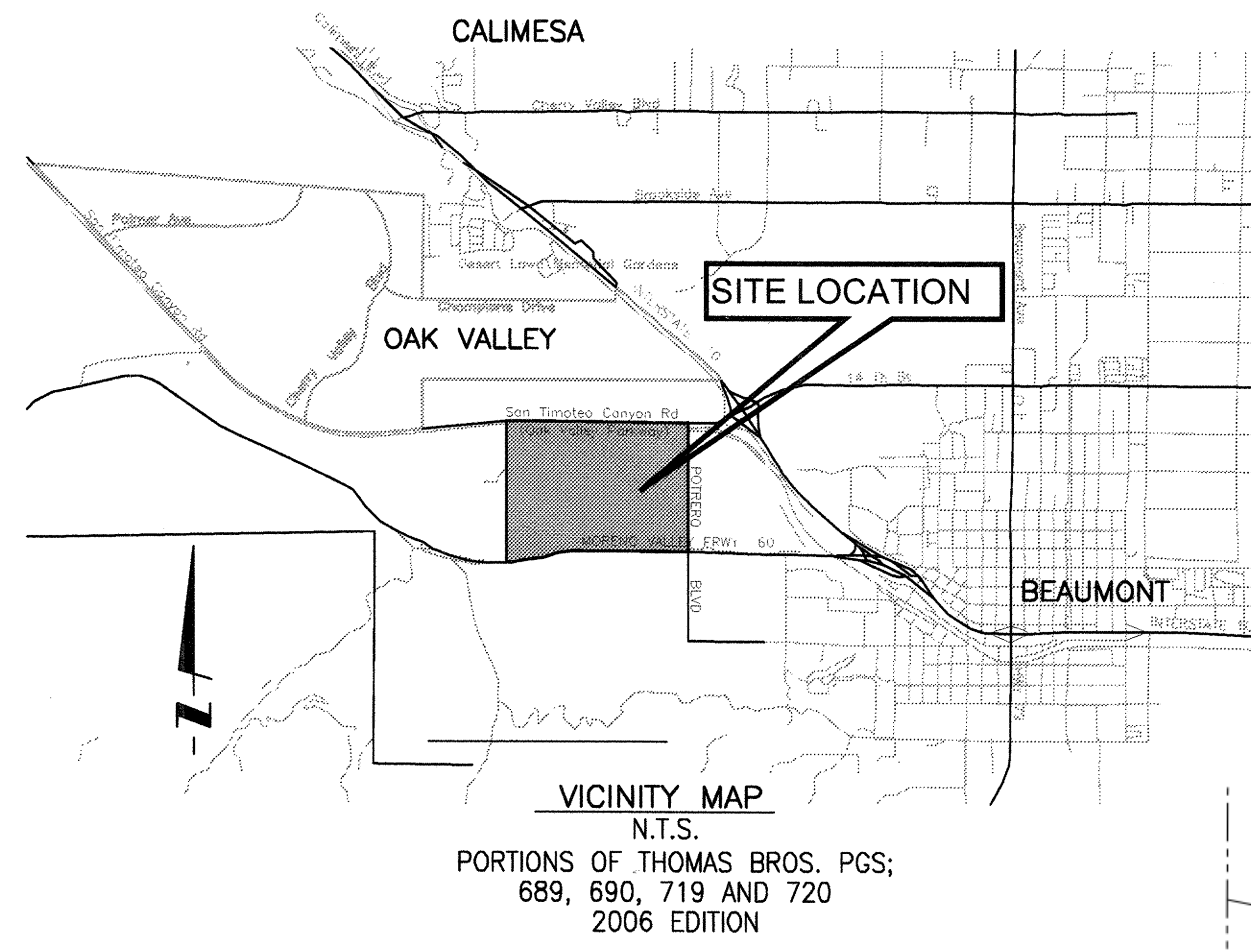
I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, November 09, 2022

A01005

Irene Martins, Assistant Secretary

# CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT NO. 27971-1



**GENERAL NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF ITS CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION, AT (951) 769-8520.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION, "LATEST EDITION", AND THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENT.
3. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING; SEWER, WATER, ELECTRIC, GAS, AND STORM DRAIN.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY.
5. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT.
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE, AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMIT MAY BE REQUIRED.
7. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO RCTD STANDARD NO. 816.
8. ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOIL ARE ENCOUNTERED.
9. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461.
10. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
11. AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
12. CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
14. EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND/OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
15. ALL STORM DRAIN, CATCH BASINS AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTEES.
16. DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND CITY OF BEAUMONT STANDARDS. WHERE DEVIATIONS EXIST, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY.
17. THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN EASEMENTS AND ROAD RIGHT OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED AND CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.

**UNDERGROUND STRUCTURES**

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORD EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED; LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

**DECLARATION OF ENGINEER OF RECORD:**

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES, AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH THE CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

*[Signature]*  
NED J. ARAUJO RCE 57835  
21 SEP 2017  
DATE

**LEGEND**

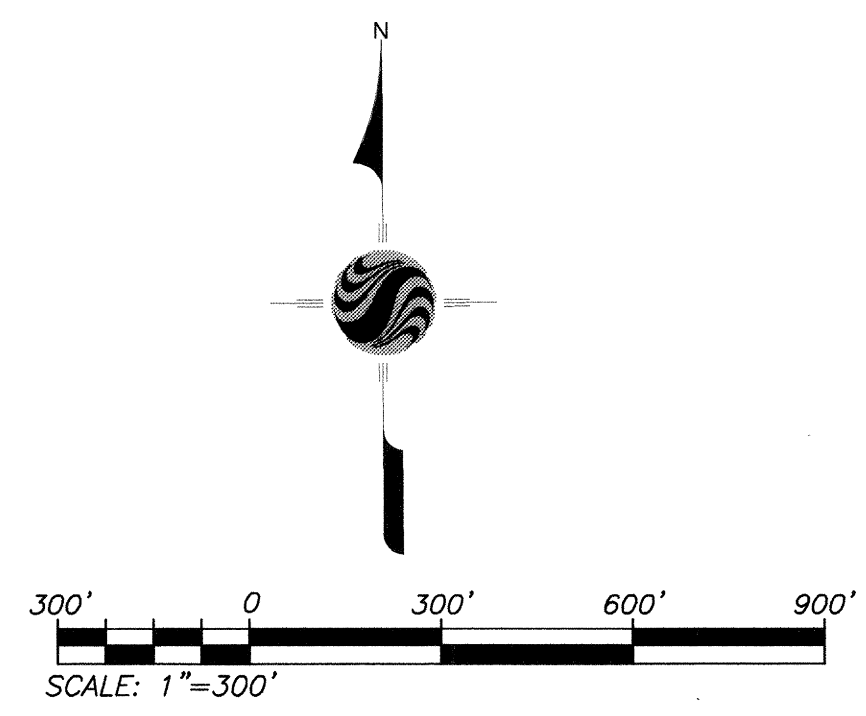
PROP.	PROPOSED	MOC	MIDDLE OF CURVE
EXIST.	EXISTING	RP	REFERENCE POINT
C.L., C/L	CENTERLINE	ST	STREET
T.C.	TOP OF CURB	R/W	RIGHT OF WAY
F.L.	FLOW LINE	D/W	DRIVEWAY
F.S.	FINISHED SURFACE	V.C.	VERTICAL CURVE
E.P.	EDGE OF PAVEMENT	PI	POINT OF INTERSECTION
C.B.	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
A.C.	ASPHALTIC CONCRETE	---	TRACT BOUNDARY
A.B.	AGGREGATE BASE	---	CENTER LINE
BCR	BEGIN CURB RETURN	---	DIRECTION OF FLOW
ECR	END CURB RETURN	---	PROP. STREET LIGHTS
BVC	BEGIN VERTICAL CURVE	---	PROP. A.C.
MVC	MIDDLE VERTICAL CURVE	---	PROP. SIDEWALK
EVC	END VERTICAL CURVE	---	COLD PLANE & AC OVERLAY
P.R.C.	POINT OF REVERSE CURVE	---	STOP SIGN/STREET NAME SIGN
PCC	POINT OF COMPOUND CURVE	---	STREET NAME SIGN
PRVC	POINT OF REVERSE VERTICAL CURVE	---	PROP. UTILITY X'ING SLEEVES (1) 6" PVC CLASS 200 (2) 4" PVC CLASS 315
(1329.02)	EXISTING ELEVATION	---	PRIVATE STREET RIGHT OF WAY
1479.70	PROPOSED ELEVATION		
LT	LEFT		
RT	RIGHT		
RTN	RETURN		

**LOCATION MAP**

SCALE: 1" = 300'

**NOTE:**  
ALL STREETS TO BE PRIVATE WITH THE EXCEPTION OF POTRERO BOULEVARD. POTRERO BOULEVARD IS A PUBLIC STREET. PRIVATE STREETS ARE TO HAVE PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENTS.

NEW APPROVED STREET NAME AREZZO  
OLD STREET NAME VICTORIA



**AS-BUILT**

**INDEX OF SHEETS:**

SHEET 1	- TITLE SHEET-LOCATION MAP-VICINITY MAP-GENERAL NOTES
SHEET 2	- CONSTRUCTION NOTES, QUANTITIES, TYPICAL SECTION, & INDEX MAP
SHEET 3	- VANDERBILT WAY STA. 10+00.00 TO STA. 18+58.43
SHEET 4	- GOLDEN GATE WAY STA. 10+00.00 TO STA. 16+04.58
SHEET 5	- TACOMA COURT STA. 10+00.00 TO STA. 11+82.22
SHEET 6	- CUMBERLAND WAY STA. 10+69.26 TO STA. 19+07.42
SHEET 7	- RALEIGH STREET STA. 10+00.00 TO STA. 14+65.40
SHEET 8	- CUMBERLAND WAY STA. 10+00.00 TO STA. 10+91.17
SHEET 9	- SIGNAGE & STRIPING
SHEET 10	- DETAILS

**APPLICANT/SUBDIVIDER:**  
RSI COMMUNITIES-HEARTLAND, LLC  
620 NEWPORT CENTER DRIVE, 12th FLOOR  
NEWPORT BEACH, CALIFORNIA 92660  
PH: (949) 270-3636

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

**NOTE:**  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

**811**  
Know what's below.  
Call before you dig.

BEARING: N 27°39'52" E

**BASIS OF BEARINGS:**  
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".

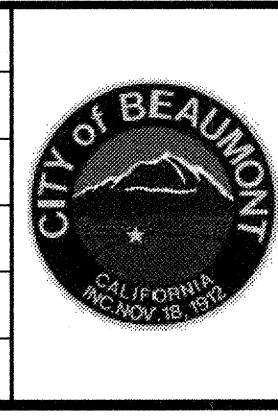
**BENCHMARK:**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE; 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: *[Signature]*  
**Stantec**  
25844-F Business Center Drive  
Redlands, CA 92374  
959-335-6120 stantec.com

DATE: 09/21/2017  
NED ARAUJO R.C.E. 57835

DESIGN BY: JIB  
DRAWN BY: TA  
CHECKED BY: VAD  
SCALE: AS NOTED  
DATE: 09/21/17  
JOB NUMBER: 2042495810



Reviewed By: *[Signature]* Date: 11/2/17  
Recommended for Approval By: *[Signature]* Date: 11/2/17  
Approved By: *[Signature]* Date: 11/13/17  
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
PRIVATE STREET IMPROVEMENT PLANS  
TRACT 27971-1

TITLE SHEET - INDEX MAP  
VICINITY MAP - GENERAL NOTES

FOR: RSI COMMUNITIES-HEARTLAND, LLC

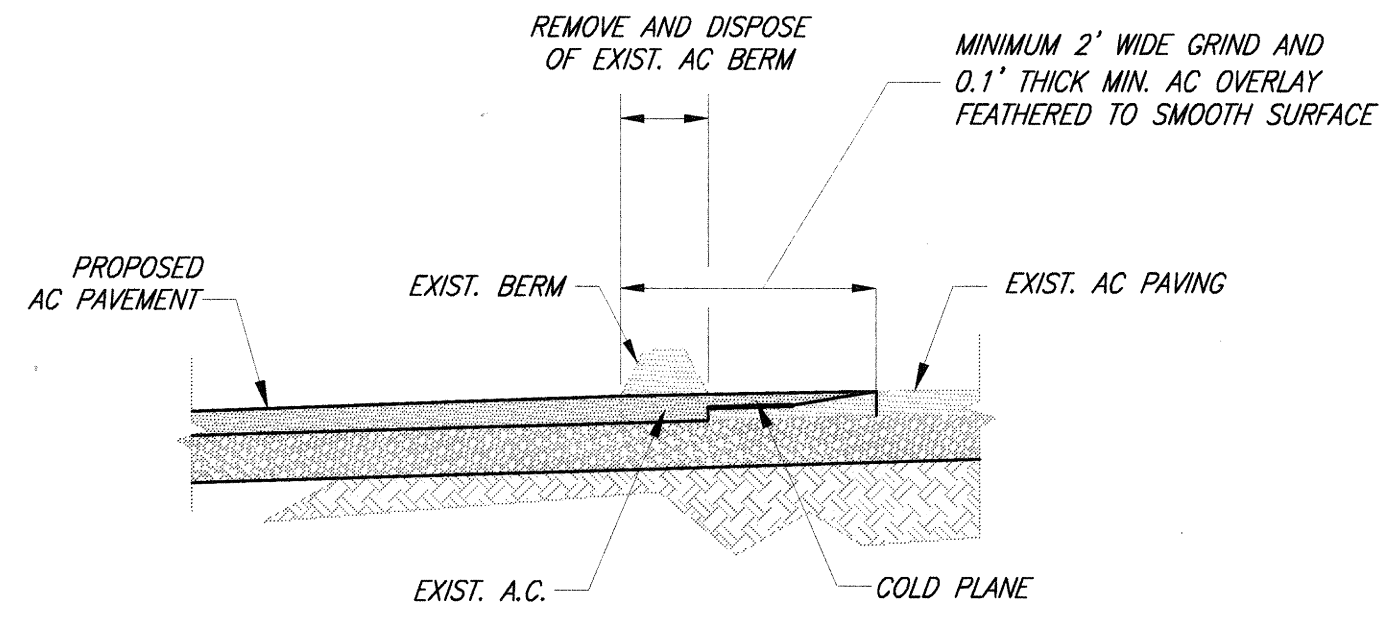
SHEET 1  
OF 8 SHEETS  
DRAWING NAME:  
FILE NO.: 3140



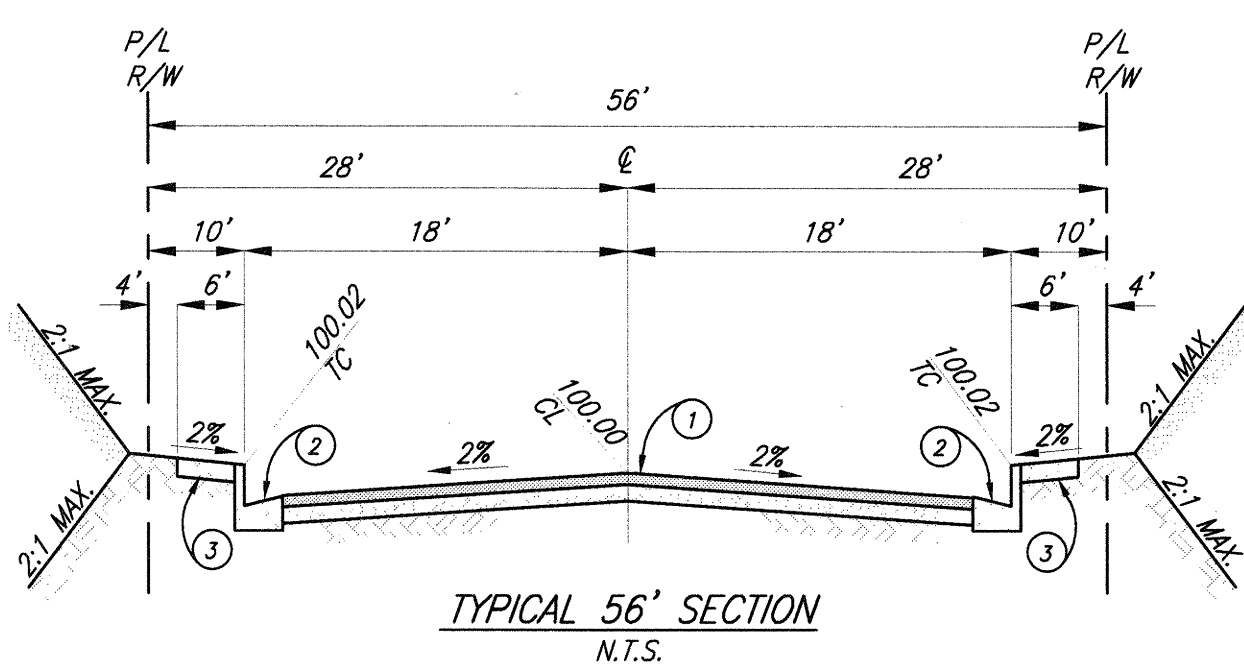
# CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT NO. 27971-1

## CONSTRUCTION NOTES AND ESTIMATED QUANTITIES ITEM

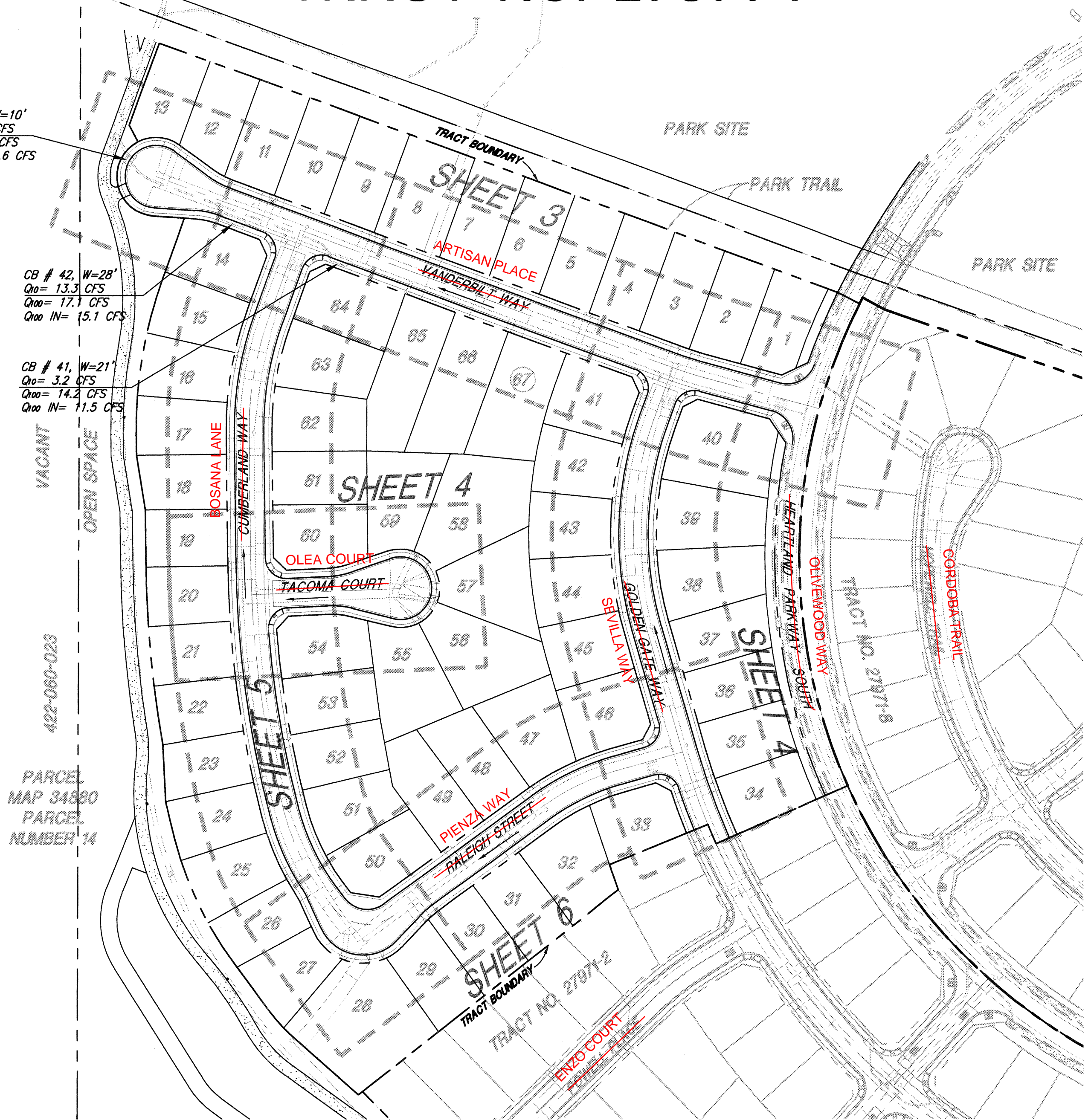
ITEM	TOTAL
1 CONSTRUCT 3" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS.	101,880 S.F.
2 CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200	5,864 L.F.
3 CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401	37,090 S.F.
4 INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STD. NO. 816	5 EA.
4A INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STD. NO. 815	1 EA.
5 INSTALL W14-2 "NO OUTLET" PER 2014 CA MUTCD, ON STREETLIGHT AS SHOWN ON PLAN.	1 EA.
6 CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET B	8 EA.
6A CONSTRUCT CURB RAMP (CASE A) PER DETAIL ON SHEET B	2 EA.
7 CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209	2,388 S.F.
8 CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311	2 EA.
9 CONSTRUCT GUTTER DEPRESSION, CASE C, PER RIVERSIDE COUNTY STANDARD NO. 311	1 EA.
10 INSTALL STREET LIGHT PER DETAIL ON SHEET B	5 EA.
13 INSTALL RI STOP SIGN ON STREET NAME SIGN POST	5 EA.
17 SAWCUT AND REMOVE EXISTING PAVEMENT AND AC BERM PER DETAIL A ON SHEET 2.	102 L.F.
18 THERMOPLASTIC 12" WHITE LIMIT LINE PER 2014 CA MUTCD, FIG. 3B-103(CA).	80 L.F.
19 THERMOPLASTIC "STOP" PAVEMENT MARKING PER 2014 CA MUTCD, FIG. 3B-23(CA).	5 EA.
20 CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)	40 EA.



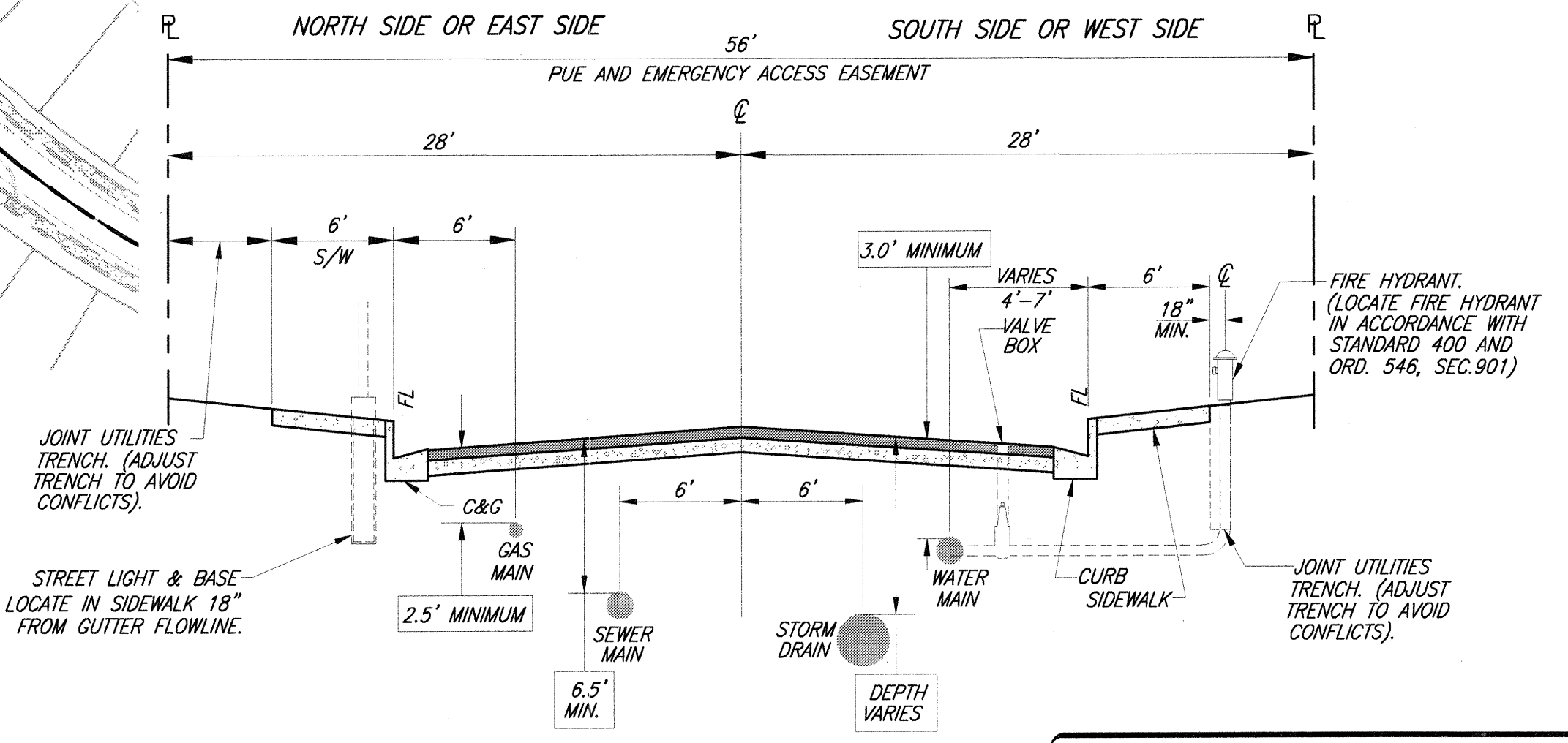
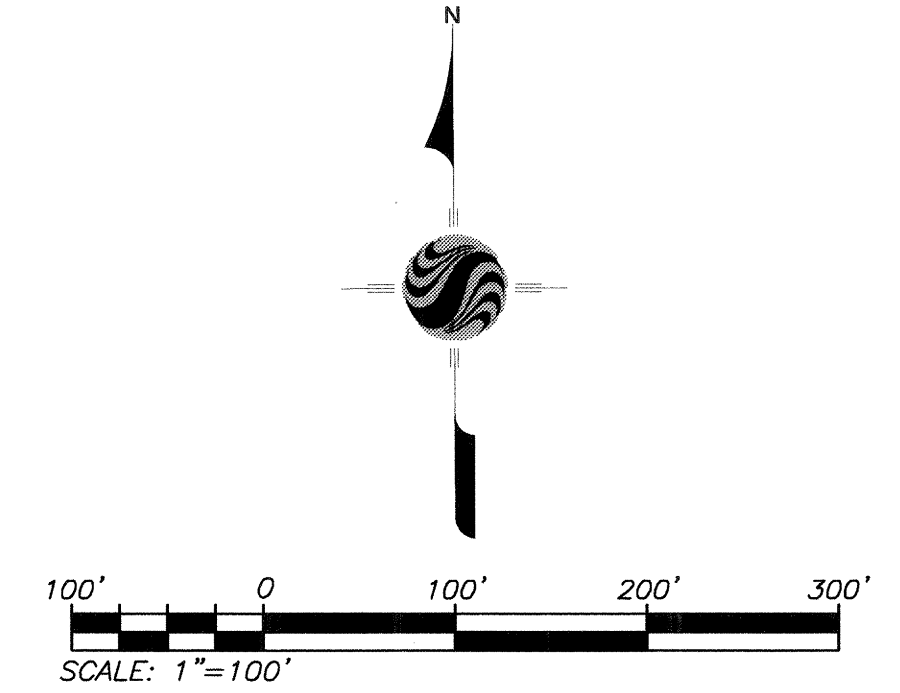
**17 AC PAVEMENT MATCH AND OVERLAY**  
NTS



**GOLDEN GATE WAY, VANDERBILT WAY, CUMBERLAND WAY, TACOMA COURT, RALEIGH STREET (PRIVATE STREETS)**  
MODIFIED RIVERSIDE COUNTY STD. 106, SECTION A  
T.I. = 5.0, 3" A.C. W/SEAL COAT OVER 6.5" A.B. CL-2  
PRELIM. "R" VALUE = 30



**INDEX MAP**



COUNTY OF RIVERSIDE  
**UNDERGROUND UTILITY LOCATIONS**  
STANDARD NO. 817  
(MODIFIED TO MEET WATER SEPARATION REQUIREMENTS)

**NOTE:**  
ALL STREETS TO BE PRIVATE WITH THE EXCEPTION OF POTRERO BOULEVARD. POTRERO BOULEVARD IS A PUBLIC STREET. PRIVATE STREETS ARE TO HAVE PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENTS.

**AS-BUILT**

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

**NOTE:**  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

**811**  
Know what's below.  
Call before you dig.

**BASIS OF BEARINGS:**  
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".  
BEARING: N 27°39'52" E

**BENCHMARK:**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98, 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955  
ELEV: 2448.129

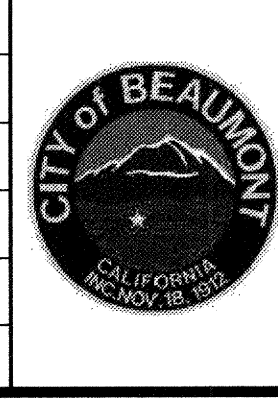
BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY

PREPARED BY: **Stantec**  
25844-F Business Center Drive  
Redlands, CA 92374  
909.335-6120 stantec.com

HEO ARAUJO  
R.C.E. 57835

09/21/2017

DESIGN BY: JIB  
DRAWN BY: TA  
CHECKED BY: VAD  
SCALE: AS NOTED  
DATE: 09/21/17  
JOB NUMBER: 14124355114



Reviewed By: *Richard J. John* Date: 11/2/17  
Recommended for Approval By: *Richard J. John* Date: 11/2/17  
Approved By: *Ann Miller* Date: 11/13/17  
Director of Public Works

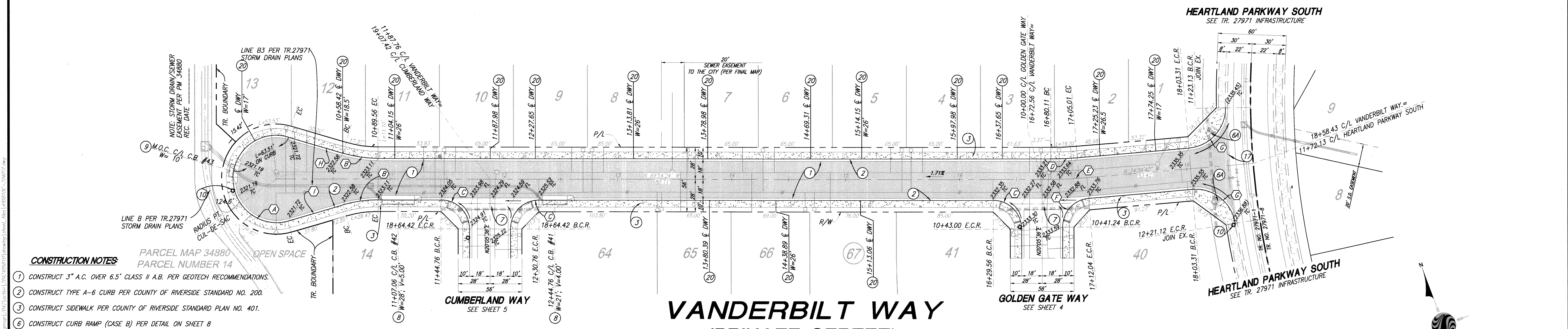
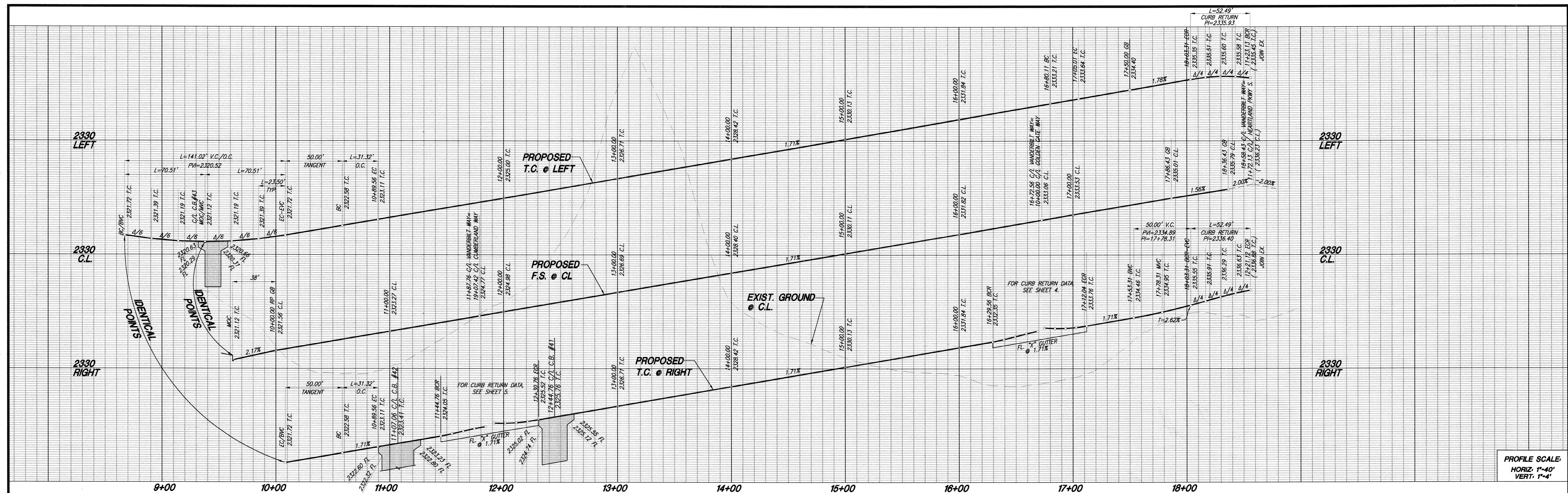
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
PRIVATE STREET IMPROVEMENT PLANS  
TRACT 27971-1

**CONSTRUCTION NOTES, QUANTITIES, TYPICAL SECTIONS & INDEX MAP**

FOR: RSI COMMUNITIES-HEARTLAND, LLC

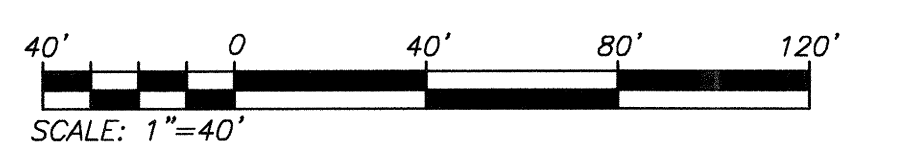
SHEET  
**2**  
OF 8 SHEETS  
DRAWING NAME:  
FILE NO.:  
3140



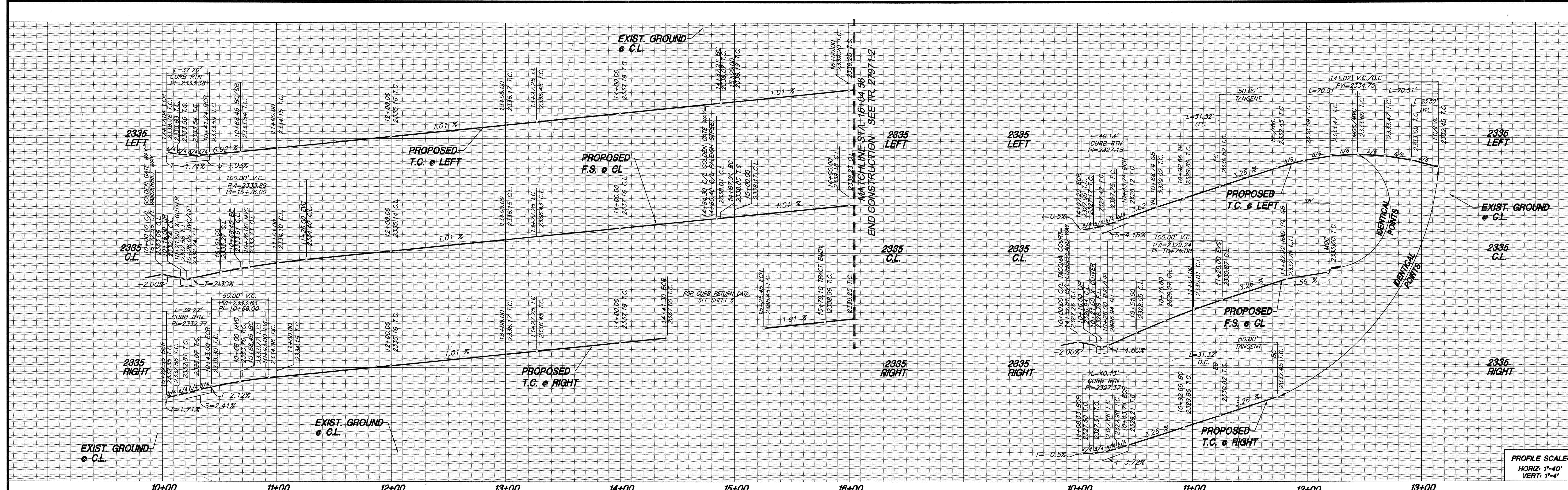
- CONSTRUCTION NOTES:**
- CONSTRUCT 3" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS.
  - CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200.
  - CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401.
  - CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 8
  - CONSTRUCT CURB RAMP (CASE A) PER DETAIL ON SHEET 8
  - CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209.
  - CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311.
  - CONSTRUCT GUTTER DEPRESSION, CASE C, PER RIVERSIDE COUNTY STANDARD NO. 311.
  - INSTALL STREET LIGHT PER DETAIL ON SHEET 8.
  - SAWCUT AND REMOVE EXISTING PAVEMENT AND AC BERM PER DETAIL A ON SHEET 2.
  - CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)

CURVE DATA				CURVE DATA			
NO.	BEARING/DELTA	RADIUS	LENGTH	NO.	BEARING/DELTA	RADIUS	LENGTH
(A)	212°3'22"	38.00	141.02	(F)	85°14'42"	25.00	37.20
(B)	16°18'41"	110.00	31.32	(G)	85°55'53"	35.00	52.49
(C)	90°00'00"	25.00	39.27	(H)	N5°35'43"W	---	50.00'
(D)	04°45'18"	282.00	23.40	(I)	N86°13'05"W	---	50.00'
(E)	04°45'18"	300.00	24.90				

**AS-BUILT**



<p>Know what's below. Call before you dig.</p>	<p><b>BASIS OF BEARINGS:</b></p> <p>DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".</p> <p>BEARING: N 27°39'52" E</p>	<p><b>BENCHMARK:</b></p> <p>BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267+98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #82652. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV: 2448.129</p>	<p>BY: [Signature]</p> <p>MARK: [Symbol]</p> <p>DESCRIPTION: [Blank]</p> <p>APPR. DATE: [Blank]</p>	<p>REVISIONS</p> <p>CITY: [Blank]</p>	<p>PREPARED BY: [Signature]</p> <p><b>Stantec</b> 25844 Business Center Drive Redlands, CA 92374 909.335-6120 stantec.com</p>	<p>DESIGN BY: [Blank]</p> <p>DRAWN BY: [Blank]</p> <p>CHECKED BY: [Blank]</p> <p>SCALE: AS NOTED</p> <p>DATE: 09/21/17</p> <p>JOB NUMBER: 2043495810</p>	<p>Reviewed By: [Signature] Date: 11/2/17</p> <p>Recommended for Approval By: [Signature] Date: 11/2/17</p> <p>Approved By: [Signature] Date: 11/13/17</p>	<p>CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT 27971-1 <b>ARTISAN PLACE</b> <b>VANDERBILT WAY</b> STA: 10+00.00 TO STA: 18+58.43</p>	<p>SHEET <b>3</b> OF 8 SHEETS DRAWING NAME: FILE NO.: 3140</p>
	<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>		<p>FOR: RSI COMMUNITIES-HEARTLAND, LLC</p>		<p>5000 6th St Beaumont, CA 92521 TEL: (951) 769-6500 FAX: (951) 769-6509</p>				

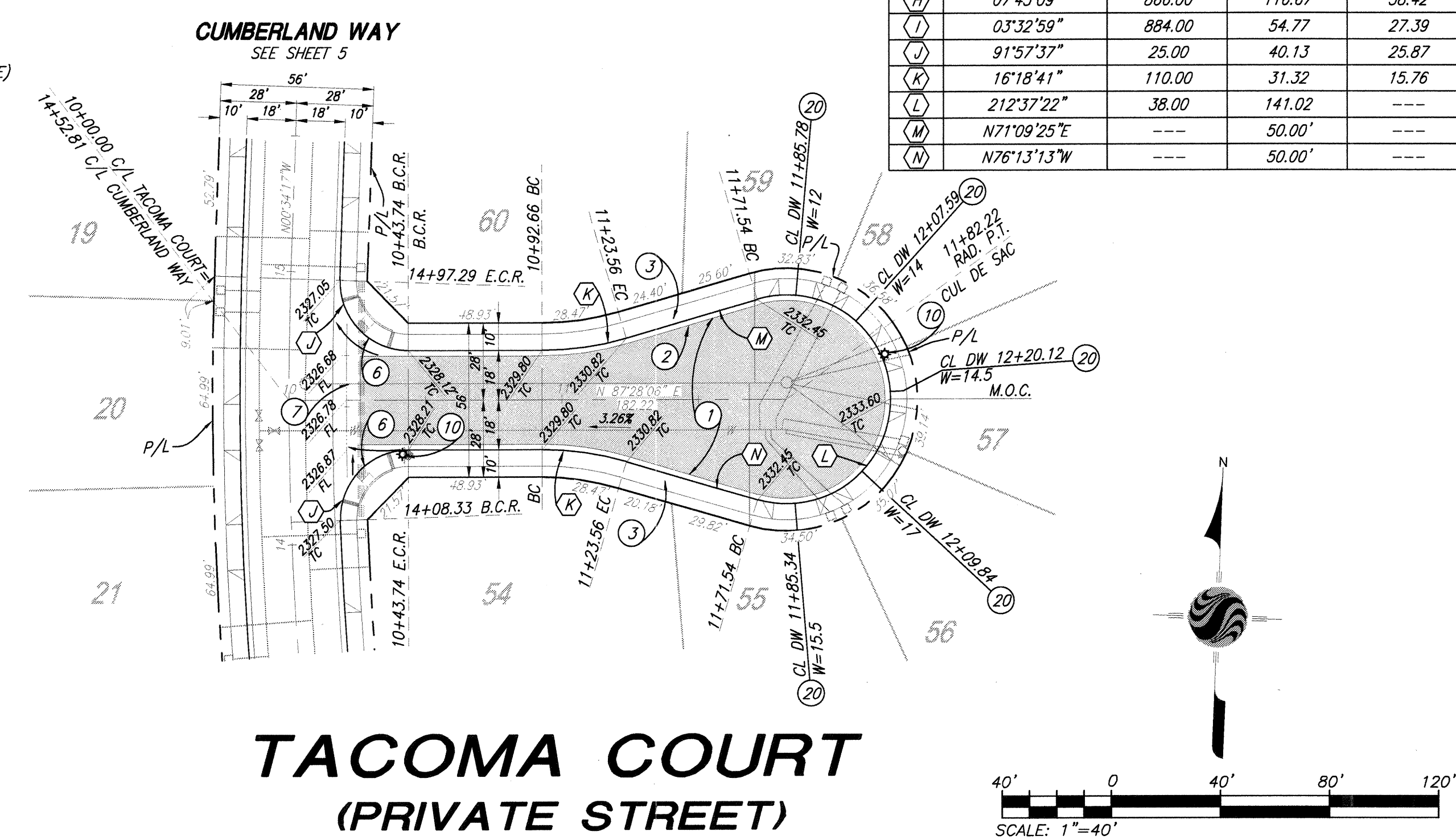
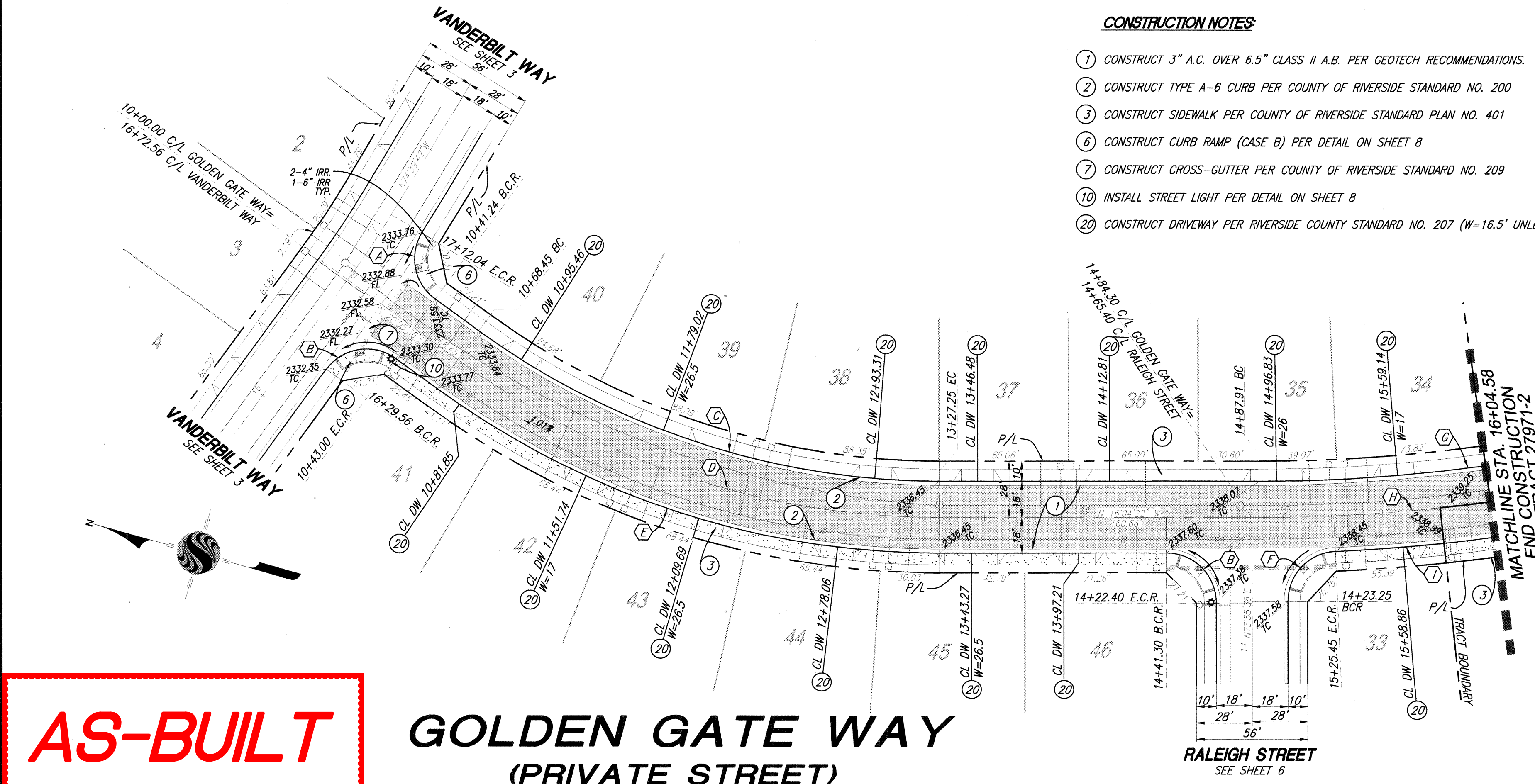


PROFILE SCALE:  
HORIZ. 1"=40'  
VERT. 1"=4'

**CONSTRUCTION NOTES**

- 1) CONSTRUCT 3" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS.
- 2) CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200
- 3) CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401
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- 10) INSTALL STREET LIGHT PER DETAIL ON SHEET 8
- 20) CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)

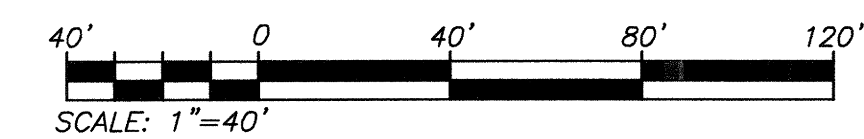
CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	85°14'42"	25.00	37.20	23.01
B	90°00'00"	25.00	39.27	25.00
C	36°09'58"	392.00	247.44	128.00
D	36°09'58"	410.00	258.80	133.87
E	36°09'58"	428.00	270.16	139.75
F	87°30'59"	25.00	38.19	23.94
G	07°43'09"	848.00	114.25	57.21
H	07°43'09"	866.00	116.67	58.42
I	03°32'59"	884.00	54.77	27.39
J	91°57'37"	25.00	40.13	25.87
K	16°18'41"	110.00	31.32	15.76
L	212°37'22"	38.00	141.02	---
M	N71°09'25"E	---	50.00'	---
N	N76°13'13"W	---	50.00'	---



**AS-BUILT**

**GOLDEN GATE WAY  
(PRIVATE STREET)**

**TACOMA COURT  
(PRIVATE STREET)**



**BASIS OF BEARINGS:**  
DESCRIPTION:  
THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".  
BEARING: N 27°39'52" E

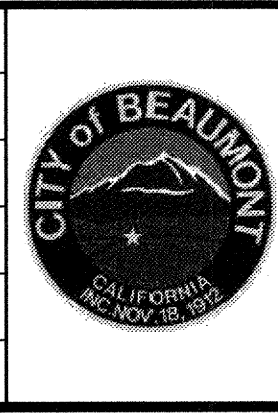
**BENCHMARK:**  
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STAMPED U-448-1955  
ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**  
258644 Business Center Drive  
Redlands, CA 92374  
909.333-6120 stantec.com

DATE: 09/21/2017  
R.C.E. 57835

DESIGN BY: JB  
DRAWN BY: TA  
CHECKED BY: VAD  
SCALE: AS NOTED  
DATE: 09/21/17  
JOB NUMBER: 2012495810



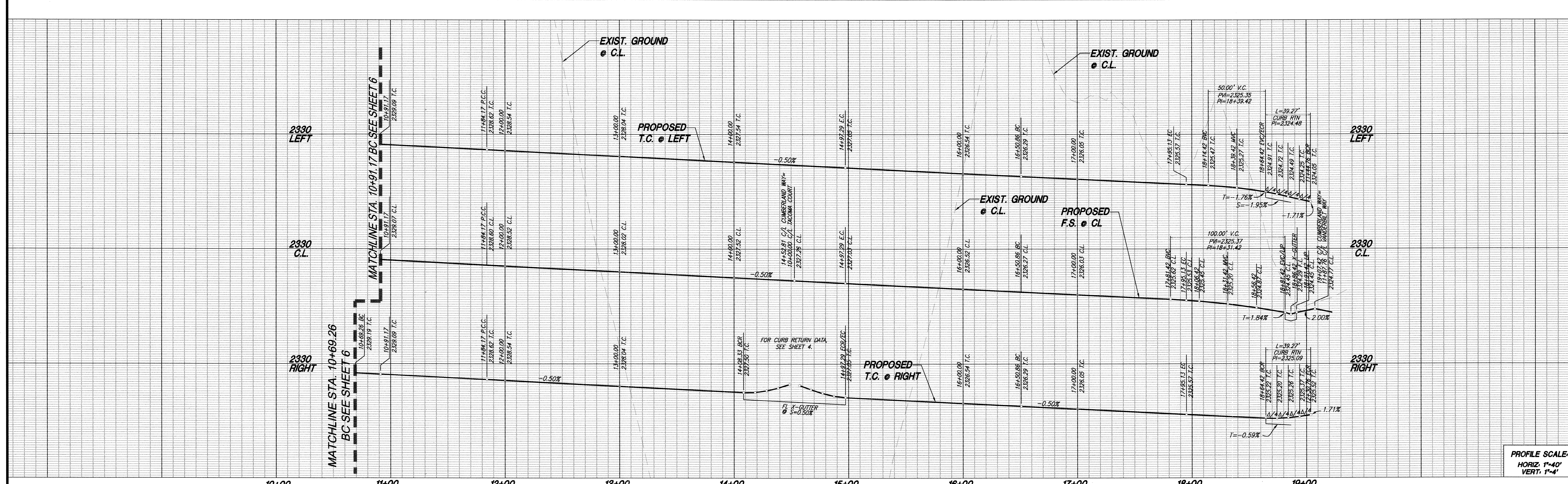
Reviewed By: *Rick St. John* Date: 11/2/17  
Recommended for Approval By: *Rick St. John* Date: 11/2/17  
Approved By: *Arne Olhe* Date: 11/13/17  
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

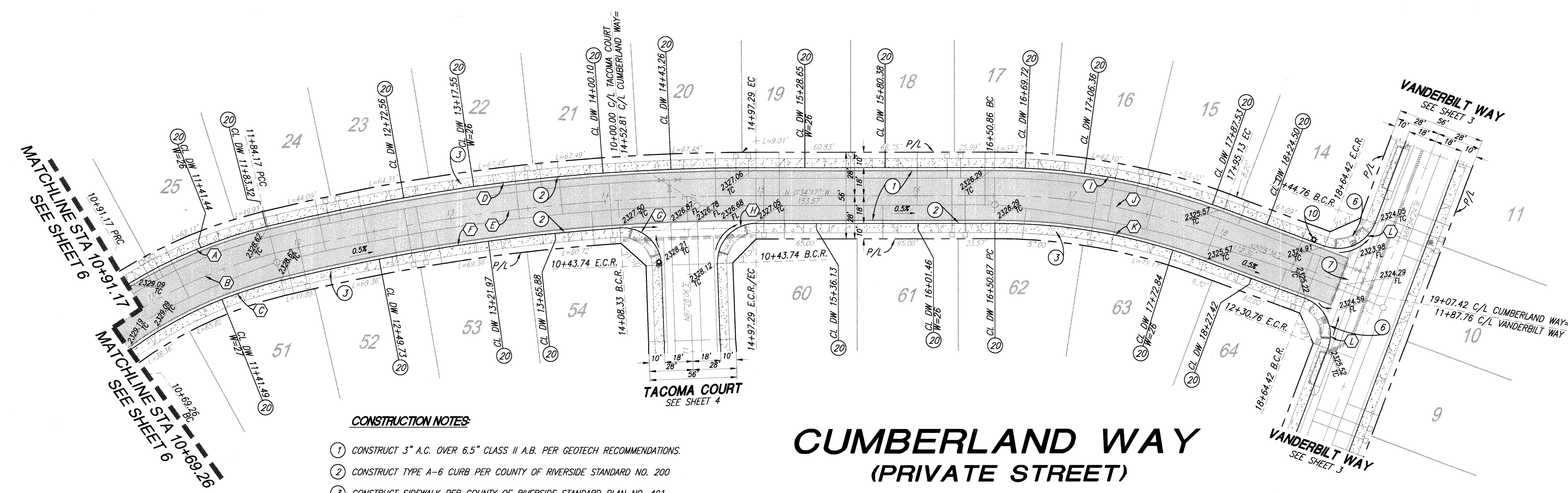
CITY OF BEAUMONT, CALIFORNIA  
PRIVATE STREET IMPROVEMENT PLANS  
TRACT 27971-1  
**SEVILLA GOLDEN GATE WAY**  
STA: 10+00.00 TO STA: 16+04.58  
**OLEA TACOMA COURT**  
STA: 10+00.00 TO STA: 11+82.22

FOR: RSI COMMUNITIES-HEARTLAND, LLC

SHEET  
**4**  
OF 8 SHEETS  
DRAWING NAME:  
FILE NO.:  
3140



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

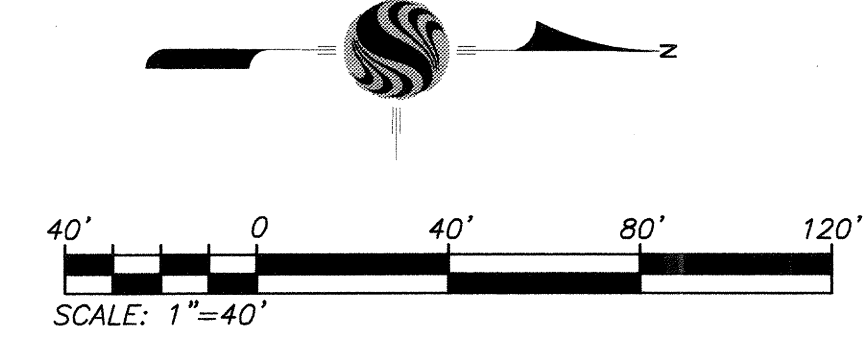


NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	17°45'46"	318.00	98.59'	49.69'
B	21°56'46"	300.00	114.91	58.17'
C	21°56'46"	282.00	108.02'	54.68'
D	13°48'01"	1318.00	317.45	159.50
E	13°48'01"	1300.00	313.12	157.32
F	09°52'46"	1282.00	221.06	110.80
G	91°57'37"	25.00	40.13	25.87
H	91°57'37"	25.00	40.13	25.87
I	20°39'53"	418.00	150.76	76.21
J	20°39'53"	400.00	144.27	72.93
K	20°39'53"	382.00	137.77	69.64
L	90°00'00"	25.00	39.27	25.00

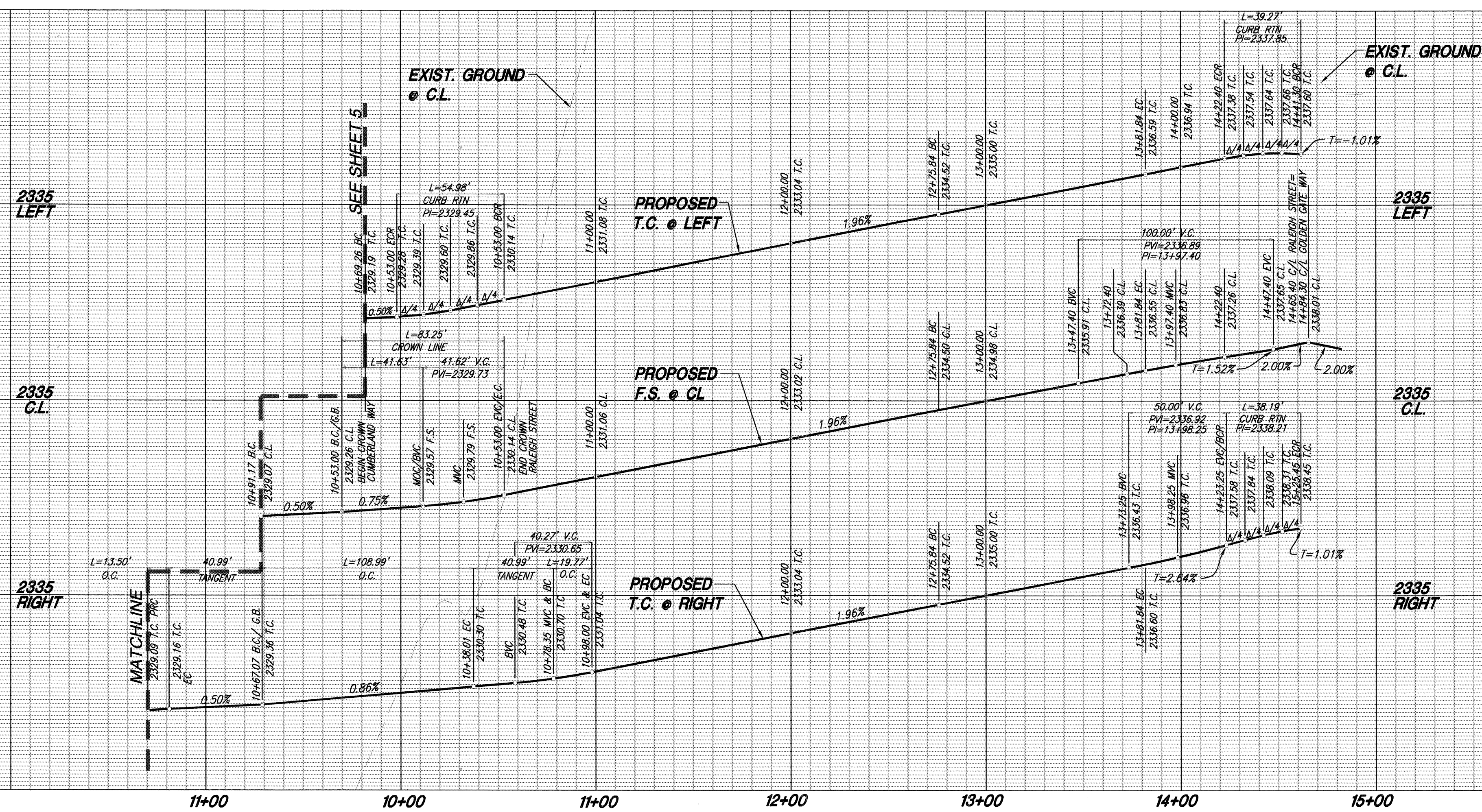
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  - 6) CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 8
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  - 10) INSTALL STREET LIGHT PER DETAIL ON SHEET 8
  - 20) CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)

## CUMBERLAND WAY (PRIVATE STREET)

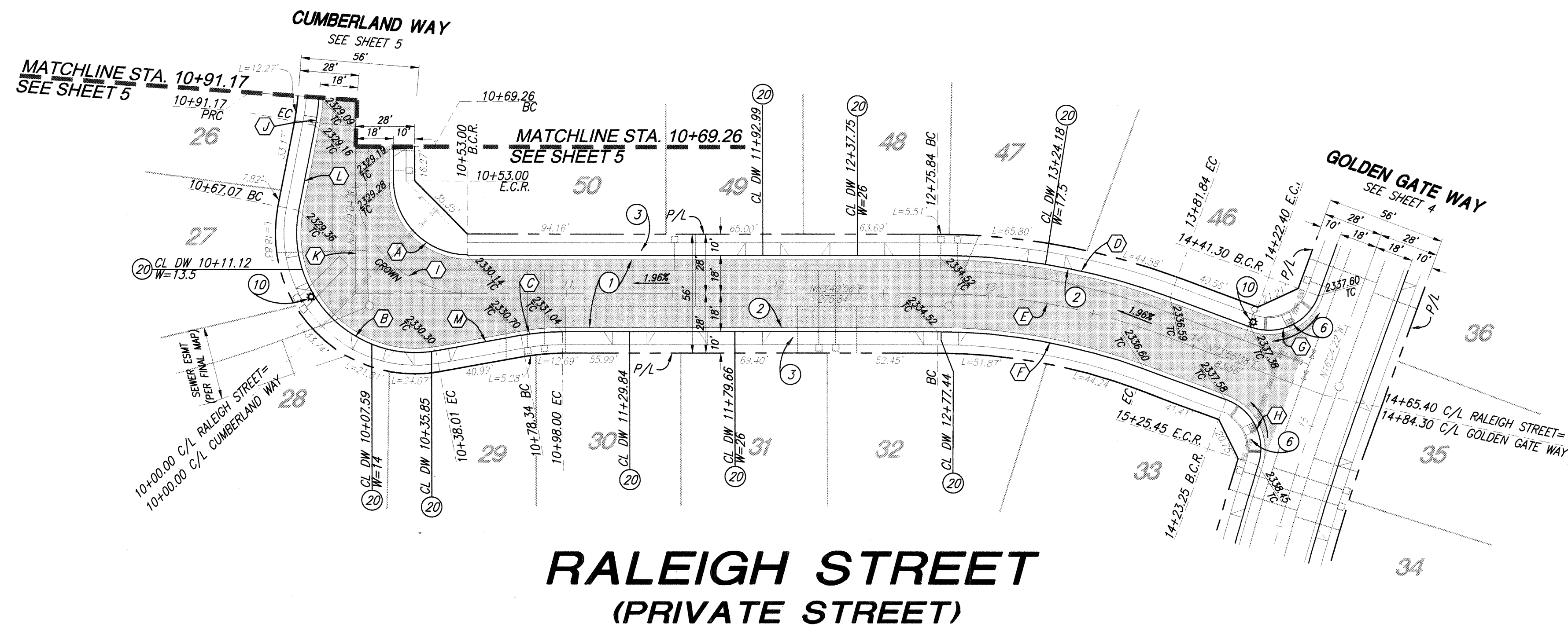
**AS-BUILT**



<p>Know what's below. Call before you dig.</p>	<p>BASIS OF BEARINGS: DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT". BEARING: N 27°39'52" E</p>	<p>BENCHMARK: BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98, 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV: 2448.129</p>	<p>BY: _____ MARK: _____ DESCRIPTION: _____ APPR. DATE: _____ CITY: _____</p>	<p>PREPARED BY:  Stantec 258644 Business Center Drive Riverside, CA 92574 951.535.6120 stantec.com</p>	<p>DESIGN BY: _____ JOB DRAWN BY: TA CHECKED BY: VAD SCALE: AS NOTED DATE: 08/21/17 JOB NUMBER: 2042495810</p>	<p>Reviewed By:  Date: 11/2/17 Recommended for Approval By:  Date: 11/2/17 Approved By:  Date: 11/13/17 Director of Public Works</p>	<p>CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT 27971-1 <b>BOSANA LANE CUMBERLAND WAY</b> STA: 10+69.26 TO STA: 19+07.42</p>	<p>SHEET 5 OF 8 SHEETS DRAWING NAME: FILE NO.: 3140</p>
	<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>	<p>FOR: RSI COMMUNITIES-HEARTLAND, LLC</p>						



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

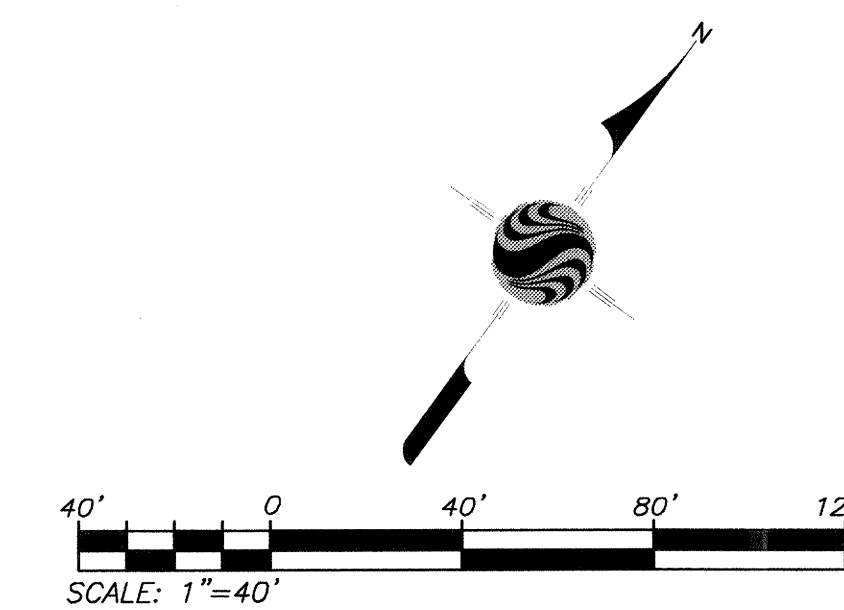


**RALEIGH STREET  
(PRIVATE STREET)**

**CONSTRUCTION NOTES:**

- ① CONSTRUCT 3" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS.
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- ③ CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401
- ④ CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 8
- ⑩ INSTALL STREET LIGHT PER DETAIL ON SHEET 8
- ⑫ CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)

LINE AND CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	90°00'00"	35.00	54.98	35.00
B	111°30'37"	56.00	108.99	82.26
C	10°17'48"	110.00	19.77	9.91
D	20°14'42"	318.00	112.36	56.77
E	20°14'42"	300.00	106.00	53.56
F	20°14'42"	282.00	99.64	50.35
G	90°00'00"	25.00	39.27	25.00
H	87°30'59"	25.00	38.19	23.94
I	90°00'00"	53.00	83.25	53.00
J	7°01'49"	110.00	13.50	6.76
K	N36°19'04"	---	69.26'	---
L	N25°06'15"W	---	40.99'	---
M	N43°23'08"E	---	40.99'	---



**AS-BUILT**



**BASIS OF BEARINGS:**  
DESCRIPTION:  
THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "RESI" AND "RABBIT".  
BEARING: N 27°39'52" E

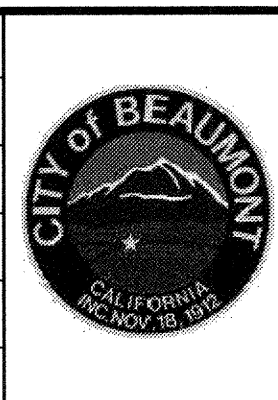
**BENCHMARK:**  
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #826632. A STANDARD DISC, STAMPED "J 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND.  
STAMPED U-448-1955  
ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**  
258641 Business Center Drive  
Redlands, CA 92374  
909.335.6120 stantec.com

HEO ARAJIO 09/21/2017  
P.C.E. 57835

DESIGN BY: JB  
DRAWN BY: TA  
CHECKED BY: VAD  
SCALE: AS NOTED  
DATE: 09/21/17  
JOB NUMBER: 2014248510



Reviewed By: *Rick St. John* Date: 11/2/17  
Recommended for Approval By: *Rick St. John* Date: 11/2/17  
Approved By: *Anna Olvera* Date: 11/17/17  
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
PRIVATE STREET IMPROVEMENT PLANS  
TRACT 27971-1  
PIENZA WAY **RALEIGH STREET**  
STA: 10+00.00 TO STA: 14+65.40  
BOSANA LANE **CUMBERLAND WAY**  
STA: 10+00.00 TO STA: 10+91.17

FOR: RSI COMMUNITIES-HEARTLAND, LLC

SHEET  
**6**  
OF 8 SHEETS  
DRAWING NAME:  
FILE NO.:  
**3140**

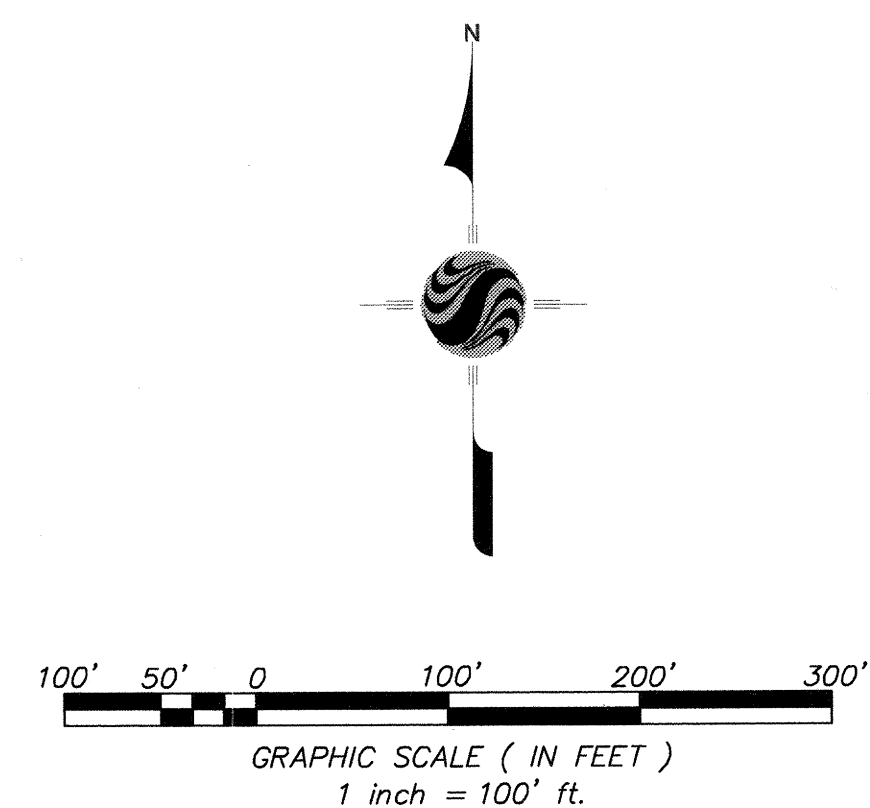
**GENERAL SIGNAGE/STRIPING NOTES:**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CALTRANS STANDARD SPECIFICATIONS / PLANS DATED 2015
2. TRAFFIC STRIPES, RAISED PAVEMENT MARKERS AND SIGNS, (EXCEPT PAVEMENT LEGENDS), SHALL COMPLY WITH THE 2014 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
3. PAVEMENT LEGENDS SHALL EXACTLY MATCH THE CITY OF BEAUMONT STANDARD STENCILS.
4. RAISED PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 84 OF THE 2015 CALTRANS STANDARD SPECIFICATIONS, ENTITLED "MARKERS". ADHESIVE FOR PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 95-1.02E OF 2015 CALTRANS STANDARD SPECIFICATIONS ENTITLED "RAPID SET EPOXY ADHESIVE FOR PAVEMENT MARKERS".
5. THERMOPLASTIC TRAFFIC STRIPES AND MARKINGS SHALL CONFORM TO THE SECTION 84-2.02A, ENTITLED "THERMOPLASTIC", AS SPECIFIED IN THE CALTRANS STANDARD SPECIFICATIONS (2015 EDITION).
6. ALL TRAFFIC STRIPING, PAVEMENT LEGENDS AND RAISED PAVEMENT MARKERS THAT CONFLICT OR CONFUSE TRAFFIC AS A RESULT OF THE NEWLY INSTALLED WORK SHOWN ON THIS PLAN SHALL REMOVED BY WET SANDBLASTING AS DIRECTED BY THE ENGINEER.
7. DEBRIS FROM REMOVAL OPERATIONS SHALL BE CONTAINED WITHIN THE WORK AREA AND THE CONTRACTOR SHALL TAKE PRECAUTIONS NECESSARY TO PROTECT PERSONS AND PROPERTY ADJACENT TO THE SANDBLASTING OPERATIONS. THE DEBRIS RESULTING FROM THE SANDBLASTING SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR. DEBRIS WITHIN THE ROADWAY SHALL BE REMOVED BY MECHANICAL SWEEPING OR HIGH-POWER VACUUM.
8. SCARRED PAVEMENT SURFACES RESULTING FROM REMOVAL OPERATIONS SHALL BE SEALED WITH ASPHALT PAINT CONFORMING TO SECTION 91 OF THE STANDARD SPECIFICATIONS. SCARRED AREAS RESULTING FROM WORD OR GRAPHIC LEGEND REMOVAL SHALL BE FULLY COVERED WITH AN ASPHALTIC PAINTED SQUARE OR RECTANGULAR SHAPE THAT COMPLETELY OBLITERATES THE OLD LEGEND FORM.
9. ALL SIGNS SHALL CONFORM TO SECTION 82, ENTITLED "SIGNS AND MARKERS", AS SPECIFIED IN THE CALTRANS STANDARD SPECIFICATIONS (2015 EDITION). SIGNS SHALL BE REFLECTORIZED SHEET ALUMINUM USING HIGH INTENSITY GRADE SHEETING WITH 3M #1150 PROTECTIVE OVERLAY FILM OR APPROVED EQUAL. ALL SIGNS SHALL BE MOUNTED WITH THEFT/VANDAL-PROOF FASTENERS.
10. ALL SIGN SIZES SHALL BE FOR CONVENTIONAL ROADWAYS IN ACCORDANCE WITH THE 2014 CALIFORNIA MUTCD, EXCEPT PARKING RELATED SIGNS SHALL BE 12'X18'.
11. PER GOVERNMENT CODE SECTION 4216, IF THE WORK IN AN AREA WHICH IS KNOWN, OR REASONABLY SHOULD KNOW, TO CONTAIN SUBSURFACE INSTALLATIONS, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 811 AND OBTAIN AN INQUIRY IDENTIFICATION NUMBER AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO COMMENCING ANY WORK THAT PENETRATES THE EXISTING SURFACE.
12. STRIPING LAYOUT (CAT-TRACKING) SHALL BE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO APPLICATION OF THE THERMOPLASTIC MATERIAL. CONTACT THE CITY PUBLIC WORKS INSPECTOR AT (951) 769-8520 (BEAUMONT) 2 WORKING DAYS PRIOR TO LAYOUT.
13. STEEL SIGN POSTS INSTALLED IN CONCRETE AREAS SHALL BE INSTALLED IN PVC SLEEVES TO FACILITATE REPLACEMENT. ALL POSTS SHALL BE 2" TELESAR POSTS UNLESS NOTED OTHERWISE.

**CONSTRUCTION NOTES**

- 4 INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STD. NO. 816
- 4A INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STD. NO. 815
- 5 INSTALL W14-2 "NO OUTLET" PER 2014 CA MUTCD, ON STREETLIGHT AS SHOWN ON PLAN.
- 13 INSTALL RI STOP SIGN ON STREET NAME SIGN POST
- 18 THERMOPLASTIC 12" WHITE LIMIT LINE PER 2014 CA MUTCD, FIG. 3B-103(CA).
- 19 THERMOPLASTIC "STOP" PAVEMENT MARKING PER 2014 CA MUTCD, FIG. 3B-23(CA).

PARCEL MAP 34880  
PARCEL NUMBER 14



**AS-BUILT**



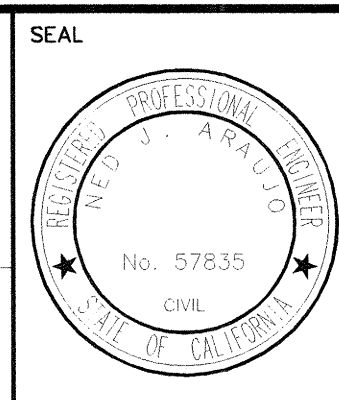
**BASIS OF BEARINGS:**  
DESCRIPTION:  
THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".  
BEARING: N 27°39'52" E

**BENCHMARK:**  
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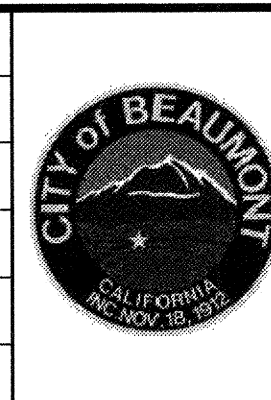
BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**  
25844 Business Center Drive  
Redlands, CA 92374  
959.335.6120  
stantec.com

HED ARAUJO  
P.C.E. 57835  
09/21/2017



DESIGN BY: JB  
DRAWN BY: TA  
CHECKED BY: VAD  
SCALE: AS NOTED  
DATE: 09/21/17  
JOB NUMBER: 2044495810



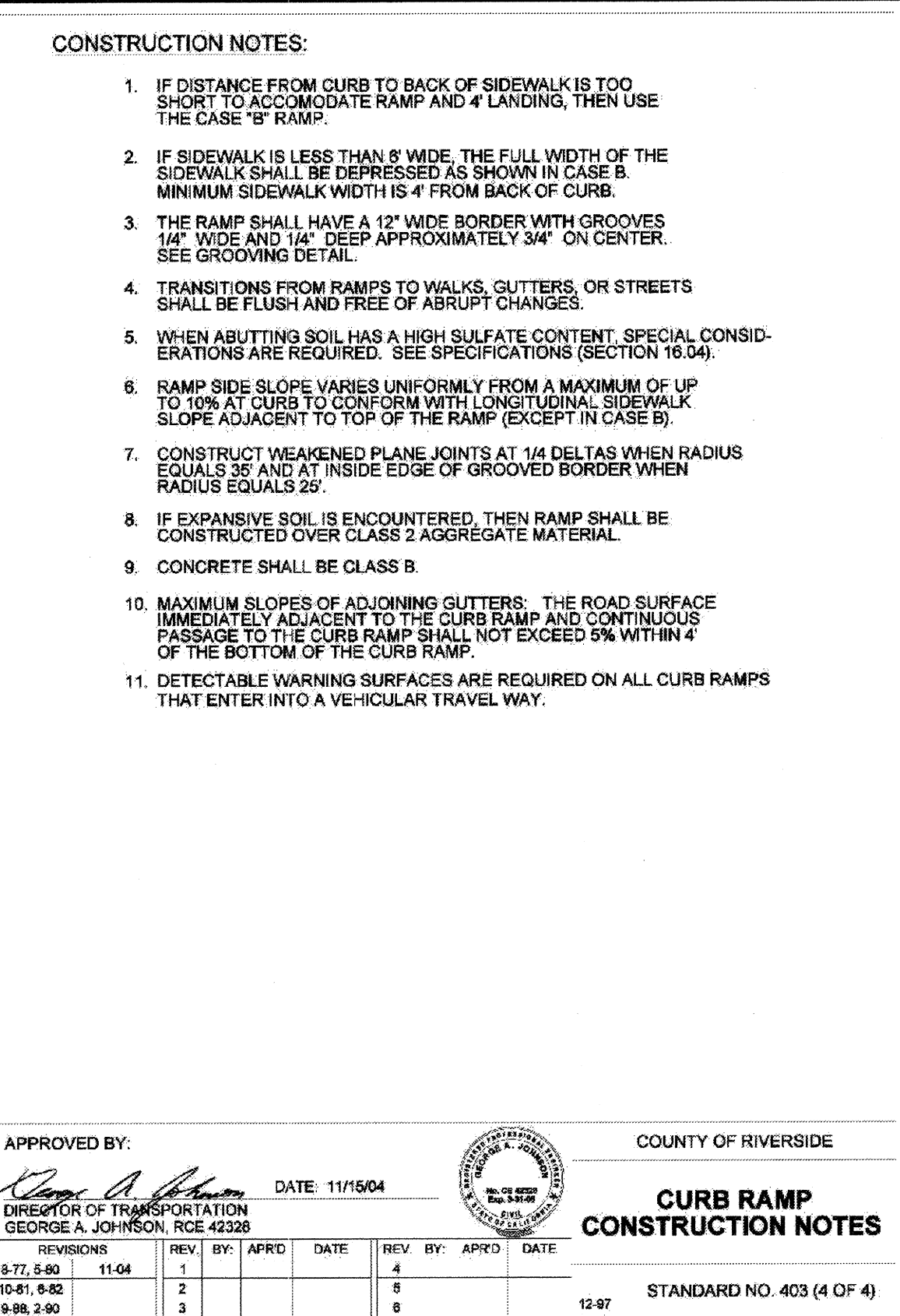
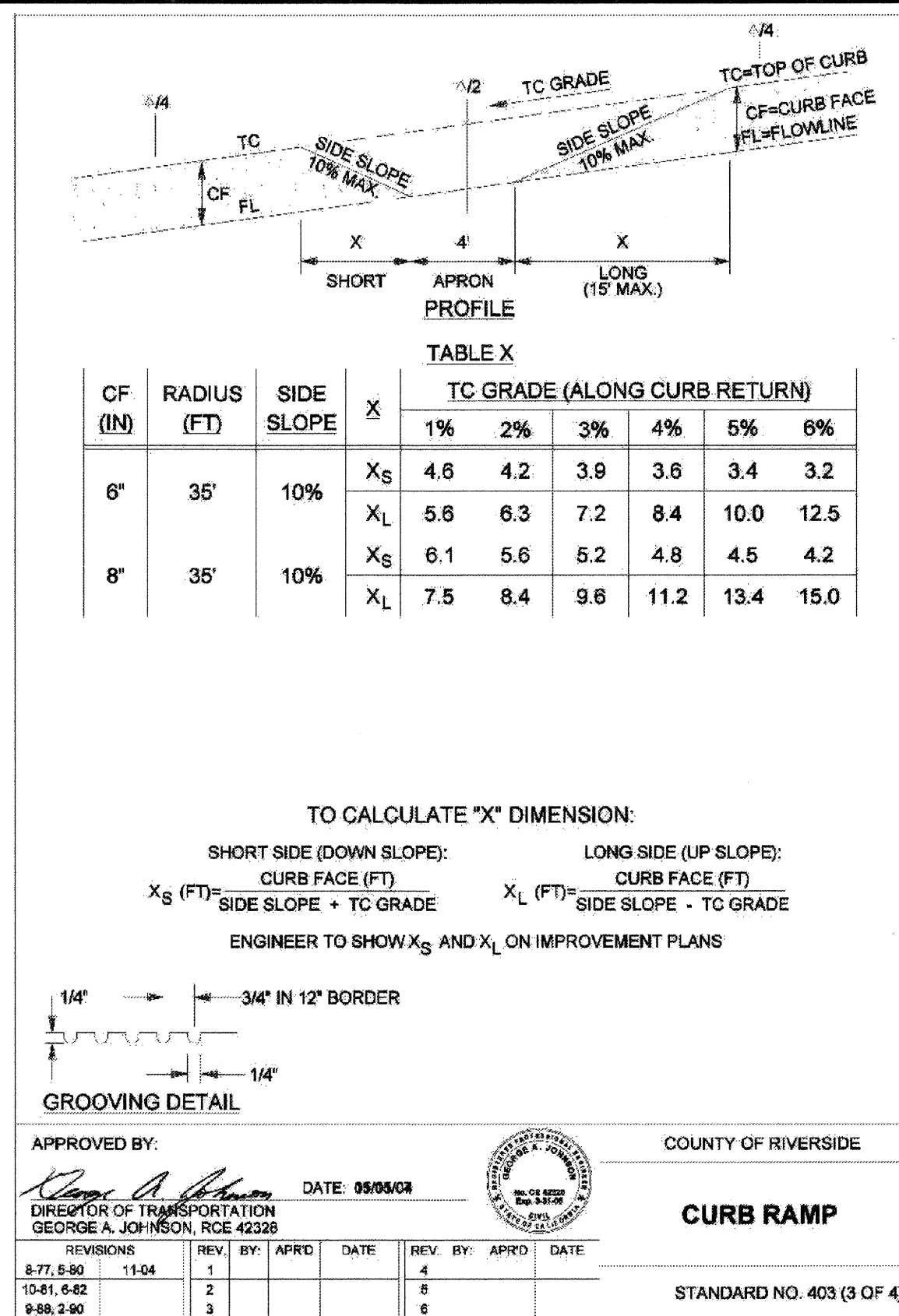
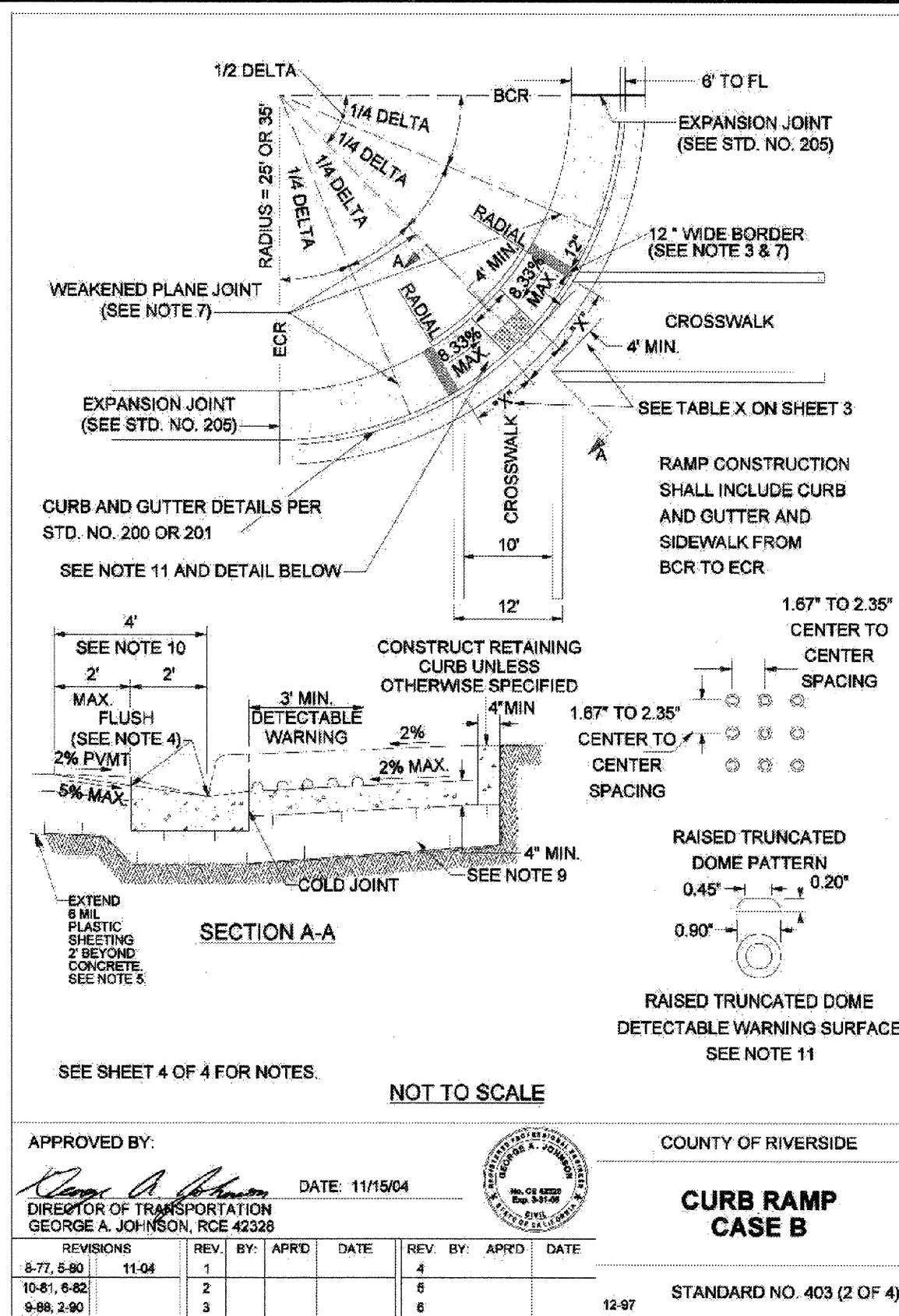
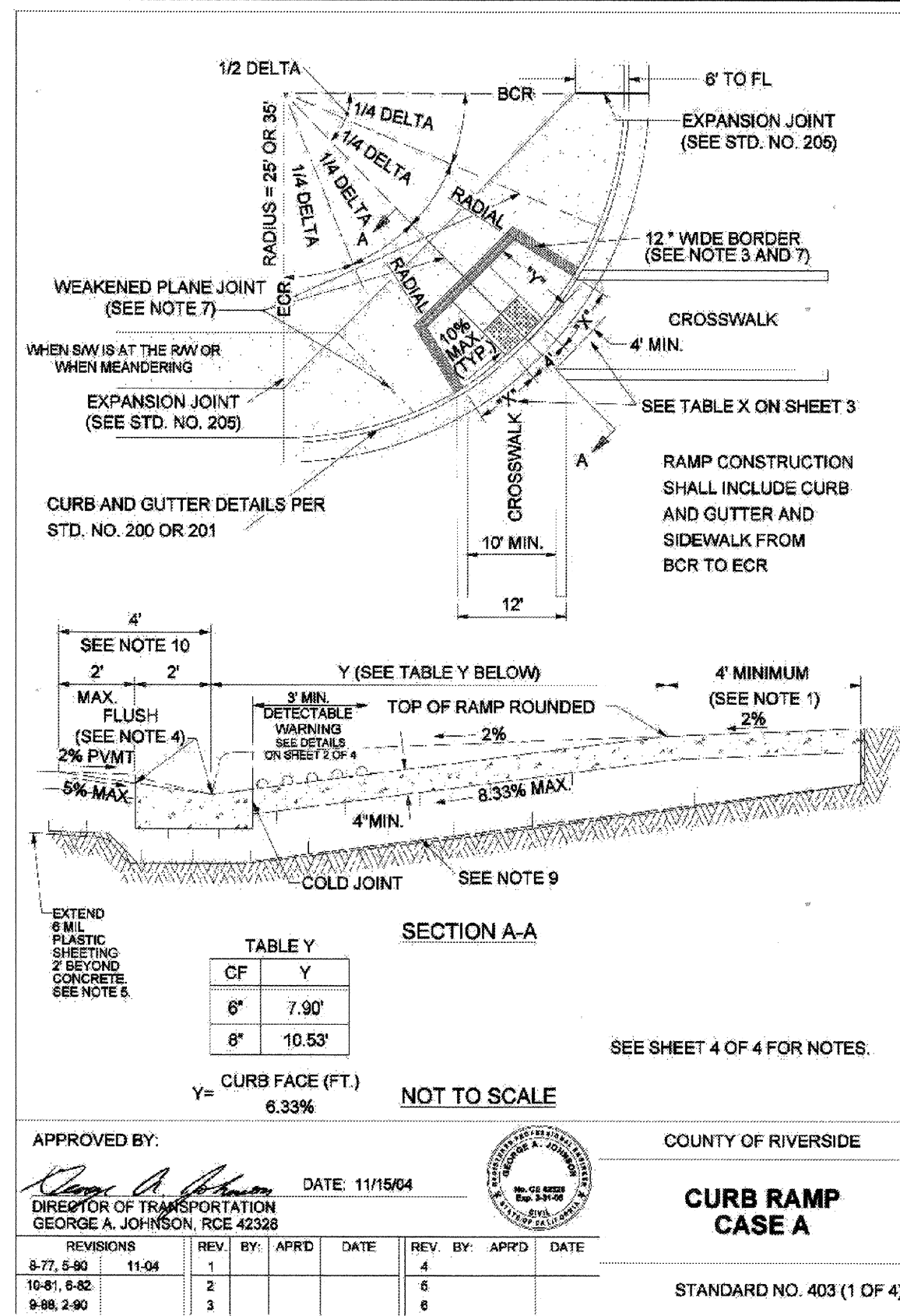
Reviewed By: *Rich St. John* Date: 11/2/17  
Recommended for Approval By: *Rich St. John* Date: 11/2/17  
Approved By: *Amc Olhe* Date: 11/13/17  
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA  
PRIVATE STREET IMPROVEMENT PLANS  
TRACT 27971-1  
**SIGNAGE AND STRIPING**

FOR: RSI COMMUNITIES-HEARTLAND, LLC

SHEET  
**7**  
OF 8 SHEETS  
DRAWING NAME:  
FILE NO.:  
**3140**



## CURB RAMP DETAILS

### Top of Pole Series Solar Powered LED Lighting System



Project Name: \_\_\_\_\_ Project #: \_\_\_\_\_ Location: \_\_\_\_\_ Qty: \_\_\_\_\_

#### OVERVIEW

The TP Series features an adjustable mounting bracket, and includes a variety of option choices to create a customized outdoor solar light solution for your application. The system is sized according to your location and lighting requirements and is configured to run throughout the night or to save energy with dimming when full light is not required. The battery enclosure and PV module mounts to your pole - square, round, fiberglass, steel, aluminum or concrete with supplied tenon. Additional options include motion detection and wireless diagnostics.

#### PART NUMBER:

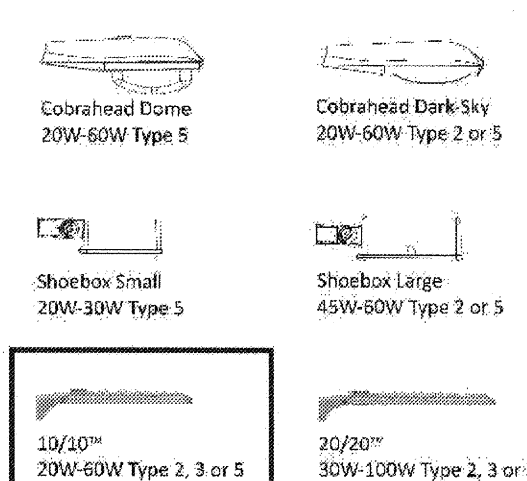
Z 1 XF 3 E 30 D 2 H 2 D 06 CP

COLOR	LUM. QTY	LUMINAIRE	OPTICS	DRIVER	LOAD	BATT. BOX	AMPS	BATT. MNT	PV QTY	PV WATT	ARM	POLE
Z: Bronze	1 Single	CP Cobrahead Dome 3 Type 2	E: Emitter-D	20 20 Watts	D: Double	1 1000 ah	H: High	1 Single	0 90W	00 None	00 None	00 None
K: Black	2 Dual	CP Cobrahead Dome 3 Type 3	S: Shallow	40 30 Watts	Q: Quad	2 2000 ah	L: Low	2 Dual	0 135W	04 1/4"	04 1/4"	CP Custom
C: Custom		SA Shallow Large	T: Type 5	40 40 Watts		3 3000 ah		2 1/2"	0 135W	06 3/8"	06 3/8"	Pole
N: No Finish		PF 1000 LED		60 50 Watts		4 4000 ah		4 Quad		08 1/4"	08 1/4"	
		SP 2012 LED		60 50 Watts						52 1/2"	52 1/2"	
		AA Apex		40 40 Watts						53 3/4"	53 3/4"	
		PF Paragon		40 40 Watts						08 1/2"	08 1/2"	
		PF Paragon		40 40 Watts						90 90"	90 90"	

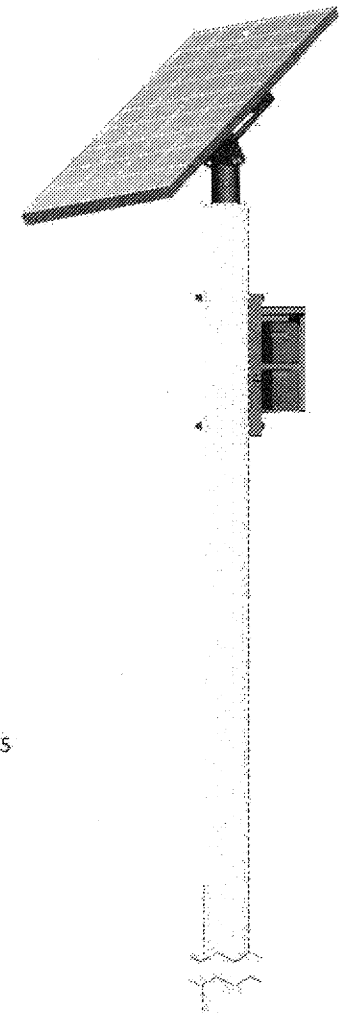
#### OPTIONS

- MS Motion Sensor
- BS Bird Spikes
- SS Seasonal Switch
- WR Wireless Diagnostics

#### FIXTURES



Decorative Luminaire Series available. See Decorative Datasheets for more info. Decorative luminaire options requires longer lead time and all colors are custom.



**Luminaire** - Choice of luminaire with high lumen LEDs rated at 70,000 hours (L70). Various models qualify as IES full cutoff and Dark-Sky certified. Efficient, bright, white light source of 5,000K provides uniform light distribution.

**Panel Mount** - Grade "30" corrosion resistant aluminum frame supports solar panel to allow for proper orientation of solar array. Rated to 140 mph. 170 mph available upon request.

**Solar Panel** - Poly-crystalline photovoltaic module(s) specific to the requirements of solar lighting.

**Battery Enclosure** - Ventilated Grade "30" corrosion resistant aluminum unit holds battery and smart controller. Hinged cover features locking device for additional security.

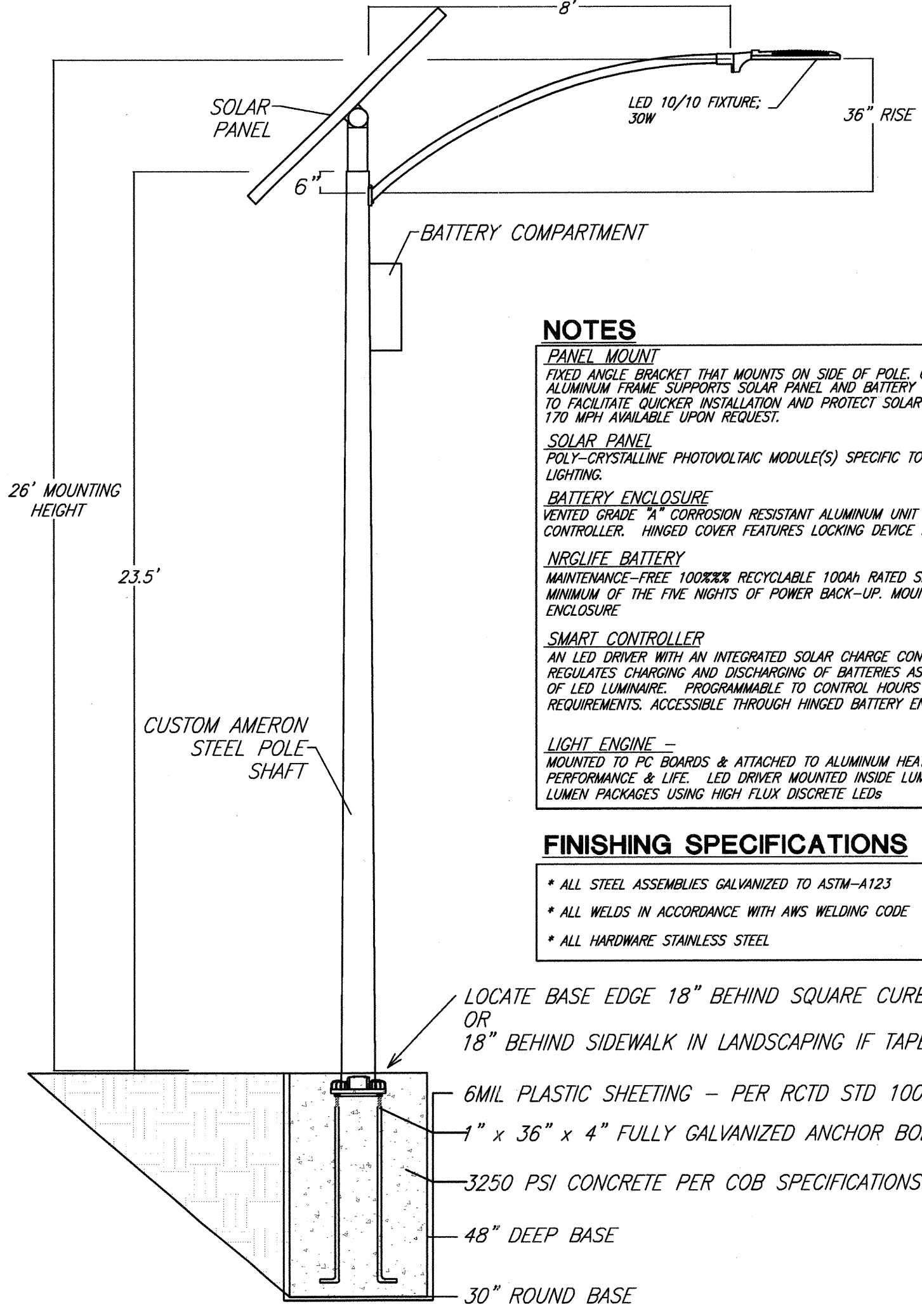
**NRGLife™ Battery** - Maintenance-free 100% recyclable, 100Ah rated sealed gel cell battery provides a minimum of five nights of power back-up. Mounted inside of hinged battery enclosure.

**Smart Controller** - An LED driver with an integrated solar charge controller that monitors and regulates charging and discharging of batteries as well as controlling and dimming of LED luminaire. Programmable to control hours of operation and light level requirements. Accessible through hinged battery enclosure cover.

**Arm** - Choice of arm. Made of Grade "30" corrosion resistant aluminum.

**Pole (OPTIONAL)** - System mounts on standard pole with tenon - square or round in fiberglass, steel, aluminum, or concrete.

**Five Year System Warranty** - Includes five year limited warranty on batteries and 20 years on solar panels.



#### NOTES

- PANEL MOUNT** - FIXED ANGLE BRACKET THAT MOUNTS ON SIDE OF POLE. GRADE "30" CORROSION RESISTANT ALUMINUM FRAME SUPPORTS SOLAR PANEL AND BATTERY ENCLOSURE. PANEL'S PANS STANDARD TO FACILITATE QUICKER INSTALLATION AND PROTECT SOLAR MODULE(S). RATED TO 140 MPH. 170 MPH AVAILABLE UPON REQUEST.
- SOLAR PANEL** - POLY-CRYSTALLINE PHOTOVOLTAIC MODULE(S) SPECIFIC TO THE REQUIREMENTS OF SOLAR LIGHTING.
- BATTERY ENCLOSURE** - VENTILATED GRADE "30" CORROSION RESISTANT ALUMINUM UNIT HOLDS BATTERY AND SMART CONTROLLER. HINGED COVER FEATURES LOCKING DEVICE FOR ADDITIONAL SECURITY.
- NRGLIFE™ BATTERY** - MAINTENANCE-FREE 100% RECYCLABLE 100AH RATED SEALED GEL CELL BATTERY PROVIDES A MINIMUM OF FIVE NIGHTS OF POWER BACK-UP. MOUNTED INSIDE OF HINGED BATTERY ENCLOSURE.
- SMART CONTROLLER** - AN LED DRIVER WITH AN INTEGRATED SOLAR CHARGE CONTROLLER THAT MONITORS AND REGULATES CHARGING AND DISCHARGING OF BATTERIES AS WELL AS CONTROLLING AND DIMMING OF LED LUMINAIRE. PROGRAMMABLE TO CONTROL HOURS OF OPERATION AND LIGHT LEVEL REQUIREMENTS. ACCESSIBLE THROUGH HINGED BATTERY ENCLOSURE COVER.
- LIGHT ENGINE** - MOUNTED TO PCB BOARDS & ATTACHED TO ALUMINUM HEAT SINK FOR MAXIMUM LED PERFORMANCE & LIFE. LED DRIVER MOUNTED INSIDE LUMINAIRE CONFIGURED FOR VARIOUS LUMEN PACKAGES USING HIGH FLUX DISCRETE LEDs.

#### FINISHING SPECIFICATIONS

- ALL STEEL ASSEMBLIES GALVANIZED TO ASTM-A153
- ALL WELDS IN ACCORDANCE WITH AWS WELDING CODE
- ALL HARDWARE STAINLESS STEEL

- LOCATE BASE EDGE 18" BEHIND SQUARE CURB FACE OR 18" BEHIND SIDEWALK IN LANDSCAPING IF TAPERED CURB
- 6MIL PLASTIC SHEETING - PER RCTD STD 1000
- 1" x 36" x 4" FULLY GALVANIZED ANCHOR BOLTS
- 3250 PSI CONCRETE PER COB SPECIFICATIONS
- 48" DEEP BASE

## STREET LIGHT DETAIL

**AS-BUILT**

**811**  
Know what's below.  
Call before you dig.  
BEARING: N 27°39'52" E

**BASIS OF BEARINGS:**  
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".

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BY	MARK	DESCRIPTION	APPR.	DATE

PREPARED BY: [Signature]  
**Stantec**  
2584-1 Business Center Drive  
Redlands, CA 92374  
909.333-6120 stantec.com

DATE: 09/21/2017  
CITY: NED ARAUJO  
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DESIGN BY: [Signature]  
DRAWN BY: TA  
CHECKED BY: [Signature]  
SCALE: AS NOTED  
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JOB NUMBER: 20142495810

CITY OF BEAUMONT  
CALIFORNIA  
RECEIVED NOV 29 2017

Reviewed By: [Signature] Date: 11/2/17  
Recommended for Approval By: [Signature] Date: 11/2/17  
Approved By: [Signature] Date: 11/13/17  
Director of Public Works

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PRIVATE STREET IMPROVEMENT PLANS  
TRACT 27971-1

**DETAILS**

FOR: RSI COMMUNITIES-HEARTLAND, LLC

SHEET  
**8**  
OF 8 SHEETS  
DRAWING NAME:  
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3140