



City of Beaumont

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

Case No. <u>PW2024-0056</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 #PB03010407117-M
Olivewood TR 27971-8 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

Print Name and Sign – Contact/Applicant

Date



Punch List

Project Name: Taylor Morrison (Olivewood)

Tract No. 27971-8

Streets		PW2024-0056	Bond No. PB03010407117-M	Maintenance
Inspected By: Alex Stanko		Page: 1		Date: 9-27-24
Item No.	Description	Completed by Construction (Sign/Date)		Accepted by (Sign/Date)
1	No items.	Alex Stanko 9/27/24		Alex Stanko 9/27/24



PHILADELPHIA INSURANCE COMPANIES

A Member of the Tokio Marine Group

BOND NO. PB03010407117-M

WARRANTY / MAINTENANCE BOND

PREMIUM included in performance
bond

KNOW ALL MEN BY THESE PRESENTS:

That, RSI Communities-California, LLC, as Principal and Philadelphia Indemnity Insurance Company, a corporation organized and existing under the laws of the State of Pennsylvania and authorized to transact business in the State of California (hereinafter called "Surety"), as Surety, are held and firmly bound unto City of Beaumont, as Obligee, hereinafter called Obligee, in the amount of Ninety One Thousand Two Hundred Eighty Seven and 09/100 Dollars (\$91,287.09), for the payment of which, well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

Whereas, the above bounden Principal has entered into a certain written contract with the above named Obligee, providing for construction of certain subdivision improvements for TR 27971-8 Street Improvements in the City of Beaumont, State of California; and

WHEREAS, said work has been or will be completed by Principal.

NOW, THEREFORE, if said Principal shall promptly replace and repair any work proven to be defective because of faulty workmanship and/or material within a period of One (1) years from date of acceptance of the work by the Obligee, then this obligation to be void; Otherwise to remain in full force and effect.

Signed, Sealed and Dated this 7th day of December 2022.

RSI Communities-California, LLC

(Principal)

(Seal)

By: 

Philadelphia Indemnity Insurance Company

(Surety)

By: 

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.

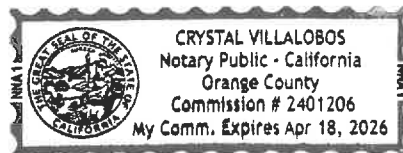
State of California
County of Orange

On December 8, 2022 before me, Crystal Villalobos, Notary Public
(insert name and title of the officer)

personally appeared Kimberly Kraft,
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 *Crystal Villalobos* (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 DEC 07 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.



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.

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **JANINA MONROE, THOMAS G. MCCALL, TIMOTHY J. NOONAN, MICHELLE HAASE, MARTHA BARRERAS AND RACHEL A. MULLEN OF LOCKTON COMPANIES, LLC**, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF MARCH, 2021.

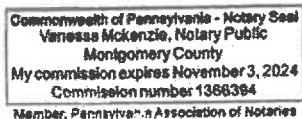


(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of March, 2021 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

Bala Cynwyd, PA

My commission expires:

November 3, 2024

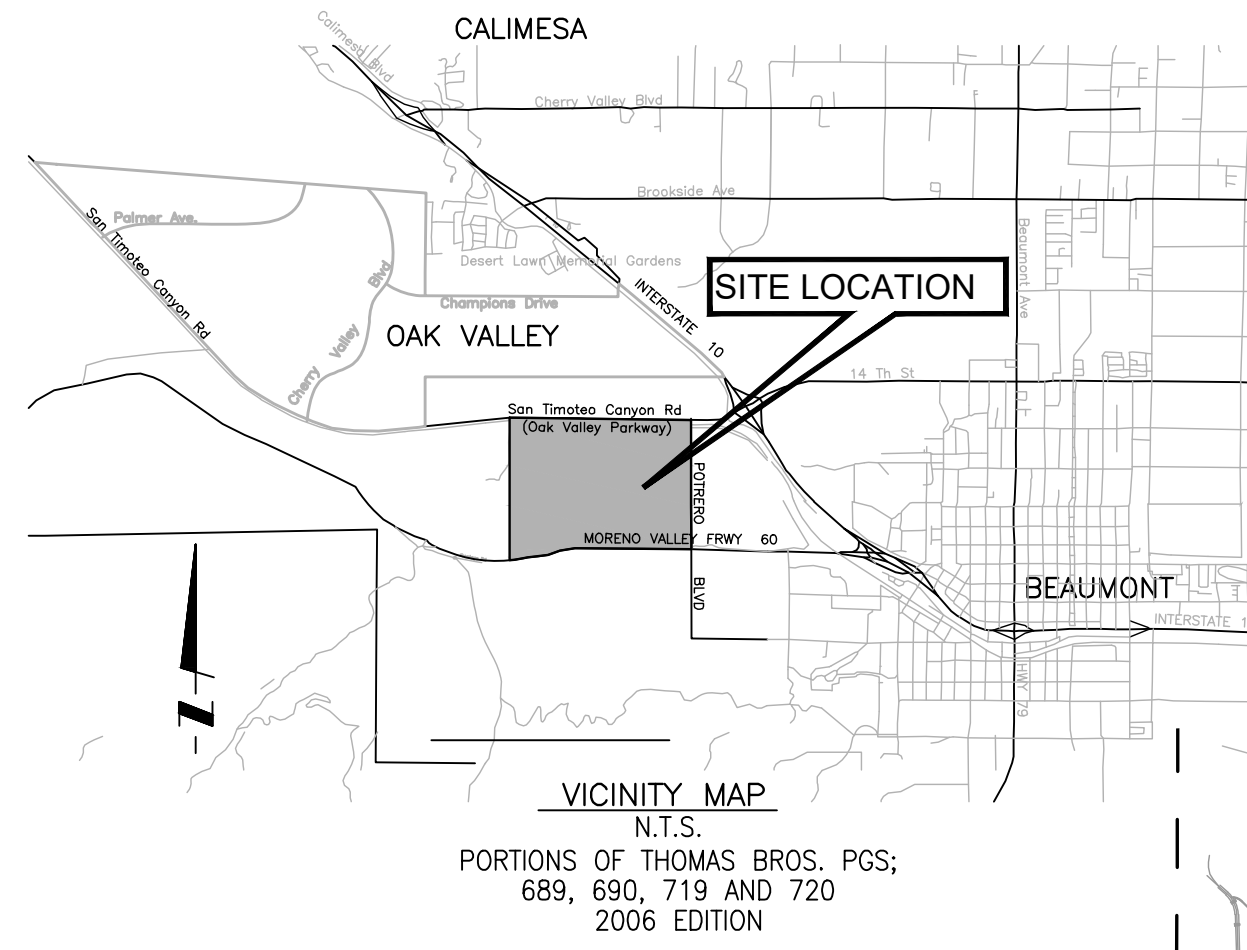
I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day March, 2021 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 7th day of December, 2022.



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT NO. 27971-8

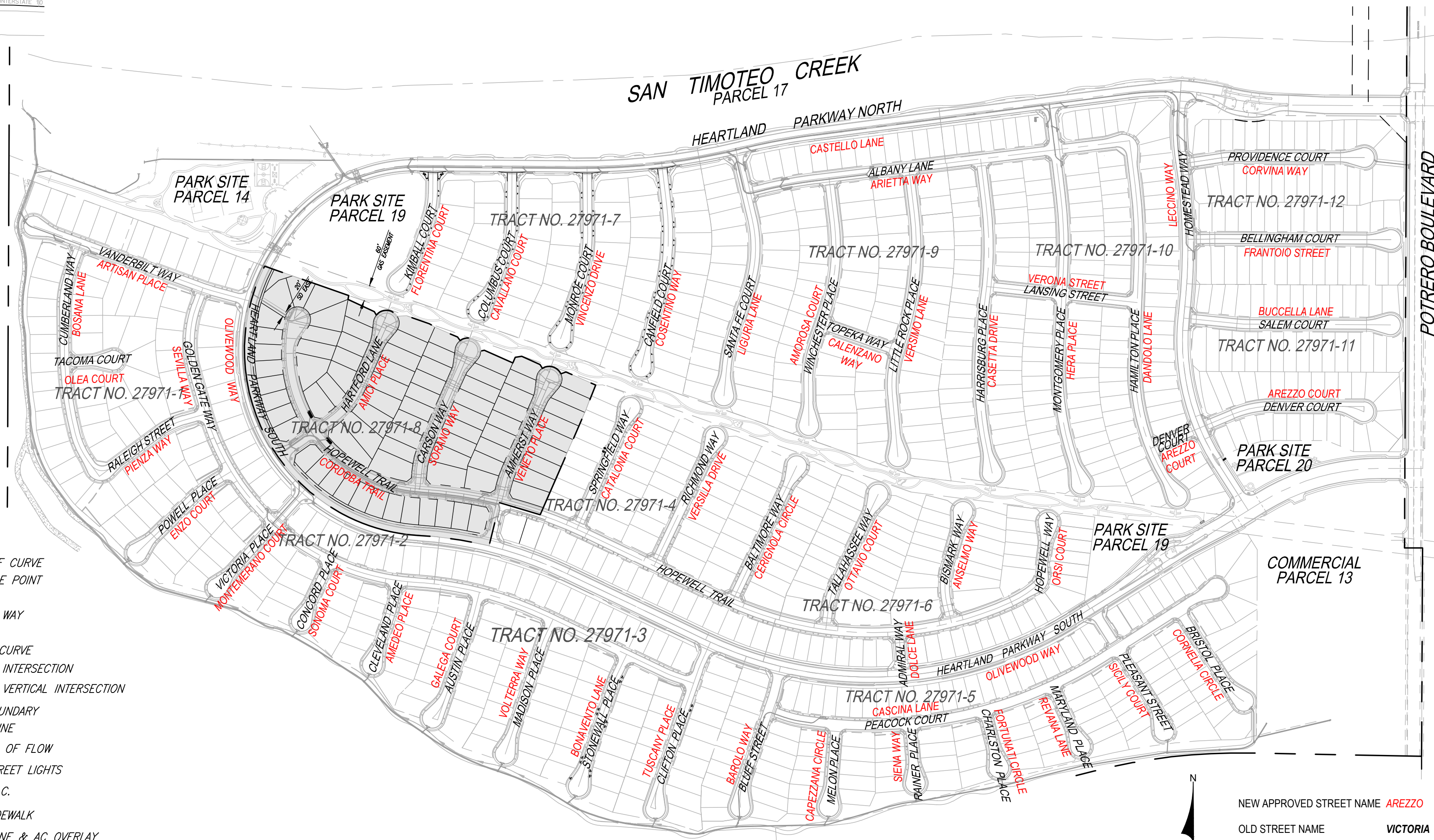


UNDERGROUND STRUCTURES

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.

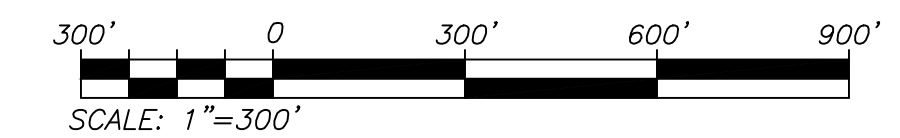
LEGEND

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		
A.B.	AGGREGATE BASE		
BCR	BEGIN CURB RETURN		
ECR	END CURB RETURN		
BVC	BEGIN VERTICAL CURVE		
MVC	MIDDLE VERTICAL CURVE		
EVC	END VERTICAL CURVE		
P.R.C.	POINT OF REVERSE CURVE		
PCC	POINT OF COMPOUND CURVE		
PRVC	POINT OF REVERSE VERTICAL CURVE		
(1329.02)	EXISTING ELEVATION		
1479.70	PROPOSED ELEVATION		
LT	LEFT		
RT	RIGHT		
RTN	RETURN		



LOCATION MAP

SCALE: 1" = 300'



GENERAL NOTES:

- 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.
- 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.
- 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.
- 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 COUNTY.
- 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.
- 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.
- THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO RCD STANDARD NO. 816.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 ON SITE.

NOTE:

ALL PROPOSED STREETS IN TRACT NO. 27971-8 ARE DESIGNATED AS PRIVATE STREETS.

SIDEWALKS AND DRIVEWAYS APPROACHES WILL BE POURED/CONSTRUCTED ONLY AFTER DRIVEWAY LOCATIONS ARE DETERMINED.

APPROVAL OF THESE PLANS APPLY ONLY WITHIN THE JURISDICTION OF THE CITY OF BEAUMONT

TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEAR AFTER PLANS WERE APPROVED.

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.

"DECLARATION OF RESPONSIBLE CHARGE"

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF BEAUMONT DOES NOT RELIEVE ME AS ENGINEER OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

FIRM: STANTEC
ADDRESS: 735 E. CARNEGIE DR. #280
CITY, ST.: SAN BERNARDINO, CA 92405
TELEPHONE: 909-255-8207
BY: *[Signature]* DATE: 1 SEP 2020
(NED ARAUJO, RCE:57835)

24 HOUR EMERGENCY CONTACT

LAND DEVELOPMENT - DARREN BOLTON
RSI COMMUNITIES-CALIFORNIA LLC
4695 MACARTHUR COURT, FLOOR 8
NEWPORT BEACH, CA 92660-1882
MOBILE: (951) 704-5503
EMAIL: DBOLTON@TAYLORMORRISON.COM
WWW.TAYLORMORRISON.COM

APPLICANT/SUBDIVIDER:

OLIVEWOOD-TAYLOR MORRISON
RSI COMMUNITIES-CALIFORNIA, LLC
4695 MACARTHUR COURT, FLOOR 8
NEWPORT BEACH, CALIFORNIA 92660-1882
PH: (949) 503-0861
BRYAN BERGERON

INDEX OF SHEETS:

SHEET 1	TITLE SHEET-LOCATION MAP-VICINITY MAP-GENERAL NOTES
SHEET 2	CONSTRUCTION NOTES, TYPICAL SECTION, QUANTITIES, INDEX MAP
SHEET 3	HARTFORD LANE STA. 10+00.00 TO STA. 16+62.38
SHEET 4	CARSON WAY STA. 10+00.00 TO STA. 15+57.59
SHEET 5	AMHERST WAY STA. 10+00.00 TO STA. 16+63.14
SHEET 6	HOPEWELL TRAIL STA. 10+00.00 TO STA. 17+50.00
SHEET 7	HOPEWELL TRAIL STA. 17+50.00 TO STA. 23+67.52
SHEET 8	SIGNING & STRIPING
SHEET 9	DETAILS

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.

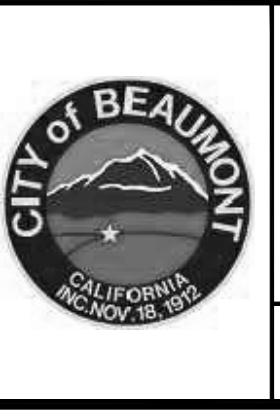
BASIS OF BEARINGS:
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".
BEARING: N 27°39'52" E

BENCHMARK:
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 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 "1448 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: *[Signature]* 1 SEP 2020
NED ARAUJO
R.C.E. 57835

SEAL
DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: YAD
SCALE: AS NOTED
DATE: 09/01/20
JOB NUMBER: 2042495810



Reviewed By: _____ Date: _____
Recommended for Approval By: *[Signature]* Date: _____
Approved By: *[Signature]* Date: 09/03/2020
Director of Public Works

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-8
TITLE SHEET - LOCATION MAP
VICINITY MAP - GENERAL NOTES
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
FOR: RSI COMMUNITIES-CALIFORNIA, LLC

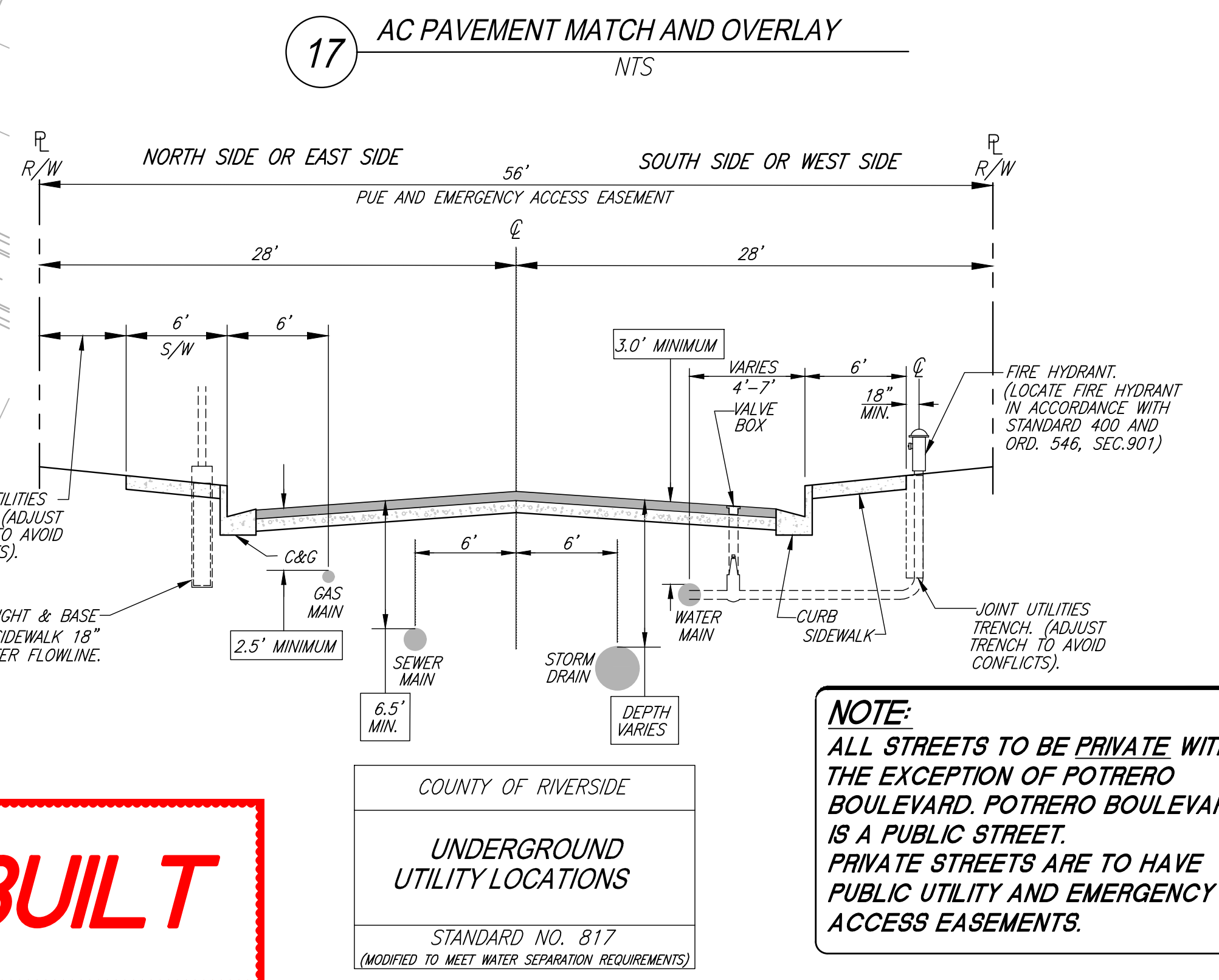
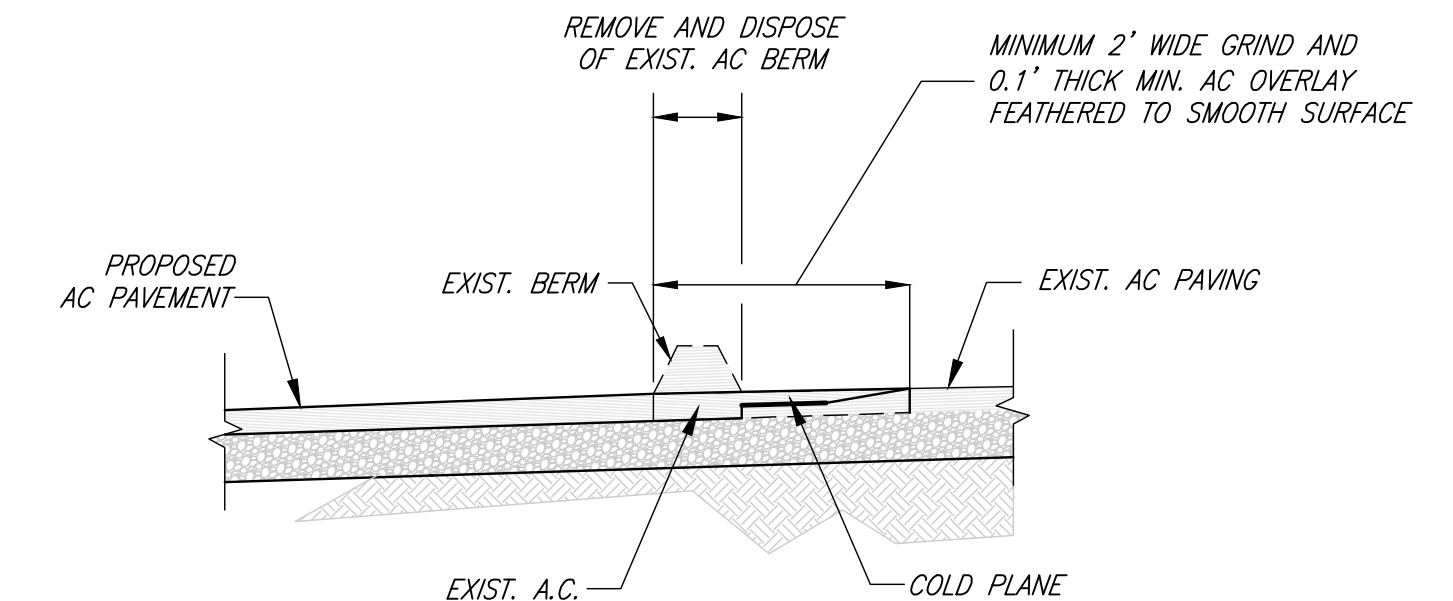
SHEET 1
OF 9 SHEETS
DRAWING NAME:
FILE NO.: 3230A

DWG: 12042495810.dwg (12042495810) Working (Stantec) (12042495810) - 20200917.DWG
 By: bberenson
 Date: Sep 01, 2020 - 10:25am

CITY OF BEAUMONT, CALIFORNIA STREET IMPROVEMENT PLANS TRACT NO. 27971-8

CONSTRUCTION NOTES AND ESTIMATED QUANTITIES ITEM

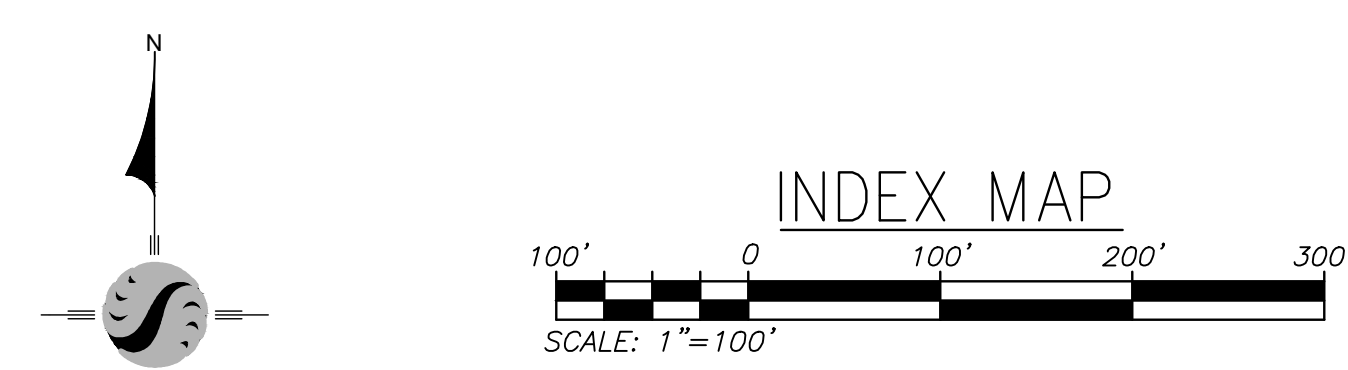
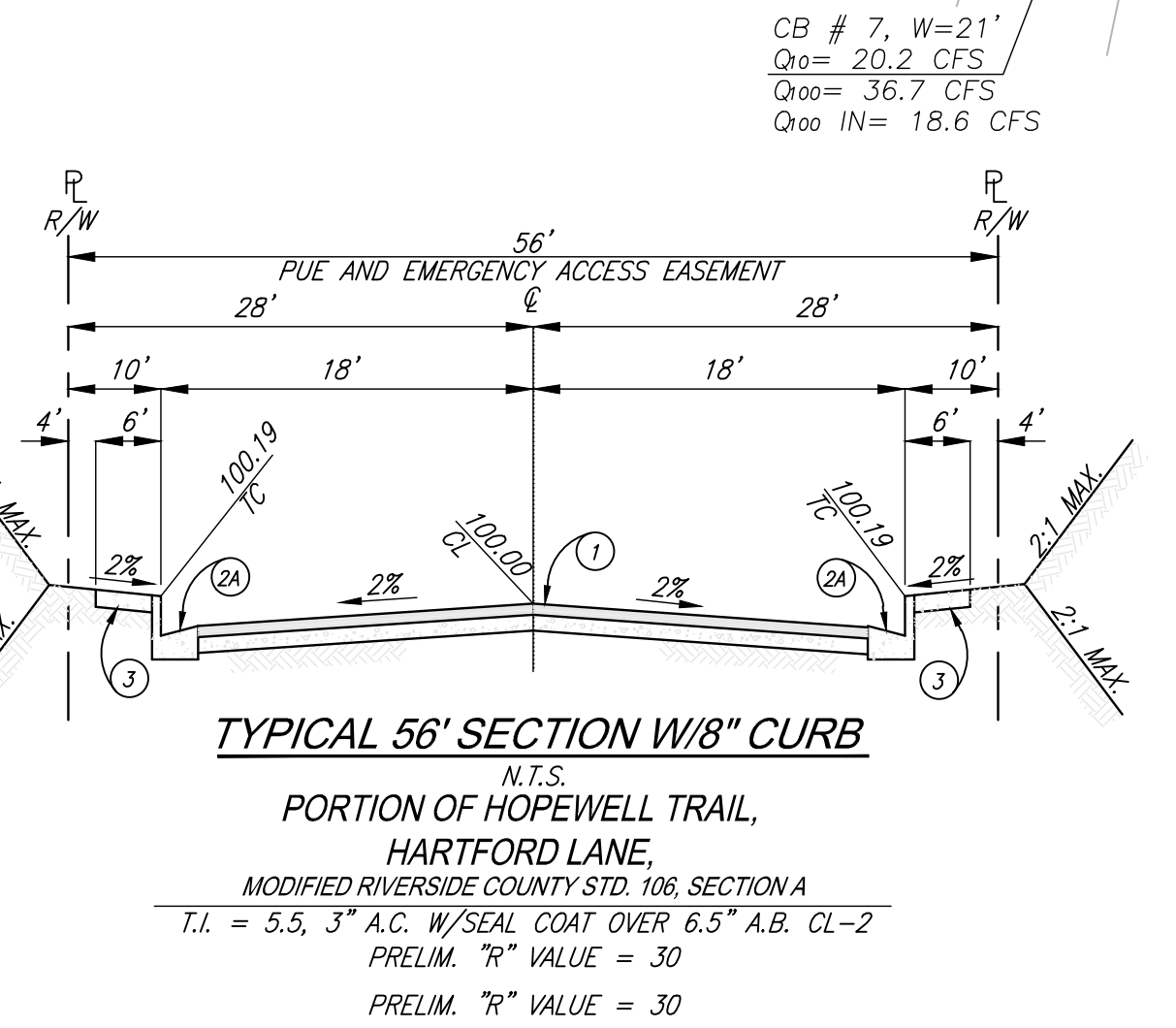
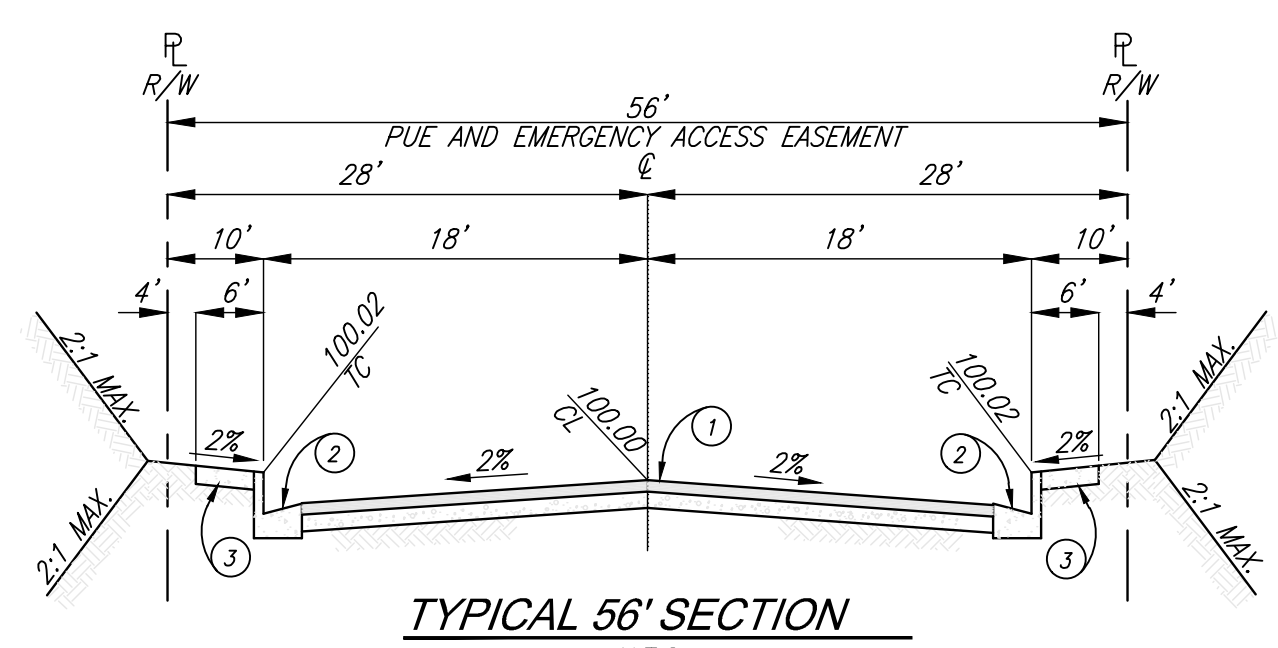
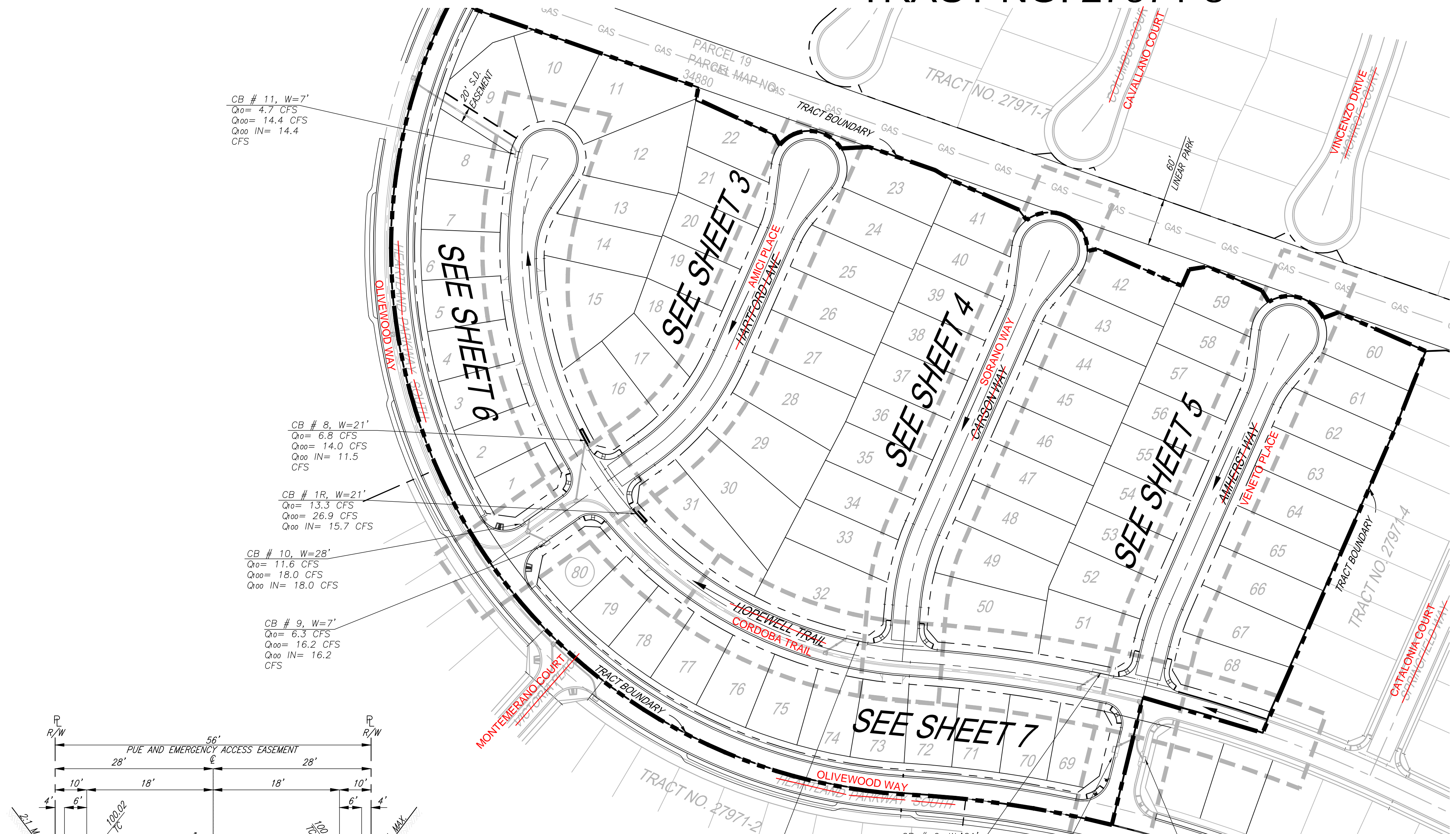
- | | | |
|----|---|--------------|
| ① | CONSTRUCT 3" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS. | 111,056 S.F. |
| ② | CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200 | 4,497 L.F. |
| ②A | CONSTRUCT TYPE A-8 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 201 | 1,646 L.F. |
| ③ | CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401 | 39,179 S.F. |
| ④ | INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STD. NO. 816 | 4 EA. |
| ④A | INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STANDARD 815. | 1 EA. |
| ⑤ | INSTALL W14-2 "NO OUTLET" PER 2014 CA MUTCD | 4 EA. |
| ⑥ | CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 9 | 10 EA. |
| ⑥A | CONSTRUCT CURB RAMP (CASE A) PER DETAIL ON SHEET 9 | 2 EA. |
| ⑦ | CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209 | 2,465 S.F. |
| ⑧ | CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311 | 6 EA. |
| ⑨ | CONSTRUCT GUTTER DEPRESSION, CASE C, PER RIVERSIDE COUNTY STANDARD NO. 311 | 1 EA. |
| ⑩ | INSTALL STREET LIGHT. LOCATE BASE 18" BEHIND CURB FLOWLINE AS SHOWN ON PLAN. PRIVATE STREET LIGHT PLANS PER SEPARATE SUBMITTAL AND PERMIT APPROVAL. | 5 EA. |
| ⑬ | INSTALL RI STOP SIGN AND POST PER RIVERSIDE COUNTY STANDARD NO. 816 | 6 EA. |
| ⑰ | SAWCUT AND REMOVE EXISTING PAVEMENT AND AC BERM PER DETAIL ON SHEET 2. | 164 L.F. |
| ⑱ | THERMOPLASTIC 12" WHITE LIMIT LINE PER 2014 CA MUTCD, FIG. 3B-103(CA). | 96 L.F. |
| ⑲ | THERMOPLASTIC "STOP" PAVEMENT MARKING PER 2014 CA MUTCD, FIG. 3B-23(CA). | 6 EA. |
| ⑳ | INSTALL IRRIGATION SLEEVES, (1) 6" PVC CLASS 200 AND (2) 4" PVC CLASS 315 PIPE UNDER PAVEMENT AND HARDSCAPE. SLEEVES SHALL EXTEND A MINIMUM OF 6 INCHES BEYOND HARDSCAPE. IN-LINE FITTINGS, INCLUDING COUPLINGS, SHALL NOT BE PERMITTED UNDER PAVEMENT/HARDSCAPE SURFACES EXCEPT WHERE THE SLEEVE LENGTH IS 20 FEET OR GREATER. THE ENDS OF SLEEVES SHALL BE CAPPED HAND-TIGHT UNTIL PIPING IS LAB. ALL SLEEVES SHALL HAVE A MINIMUM CLEARANCE OF SIX INCHES (6") FROM EACH OTHER. PARALLEL SLEEVES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER. SLEEVES SHALL BE IPS PRESSURE RATED PVC 1120 SDR 13.5 (CLASS 315) FOR 4" PIPE AND SHALL BE IPS PRESSURE RATED PVC 1120 SDR 21 (CLASS 200) FOR 6" PIPE SLEEVES SHALL BE INSTALLED AT DEPTH NO LESS THAN 24 INCHES FROM FINISH GRADE. | 843 L.F. |
| ㉑ | CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE) | 80 EA. |
| ㉒ | CONSTRUCT 6" TO 8" CURB TRANSITION. LENGTH PER PROFILE. | 104 L.F. |



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.

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

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 REVISOR 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.



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 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

BY	MARK	DESCRIPTION	APPR.	DATE

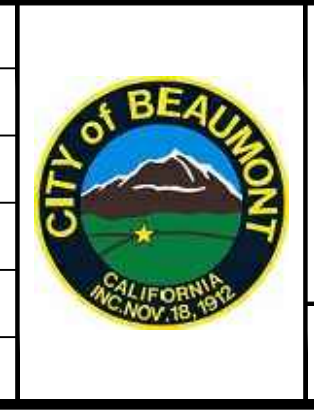
PREPARED BY: **Stantec**
735 E. CARNEGIE DR., #280
SAN BERNARDINO, CA 92405
909.335-6120 stantec.com

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 09/02/20
JOB NUMBER: 2042495810

SEAL: **NEED ARAUJO**
No. 57835
CIVIL
STATE OF CALIFORNIA

5 SEP 2020

REVIEWED BY: _____ Date: _____
RECOMMENDED FOR APPROVAL BY: *John J. Flouts* Date: _____
APPROVED BY: _____ Date: 09/03/2020
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

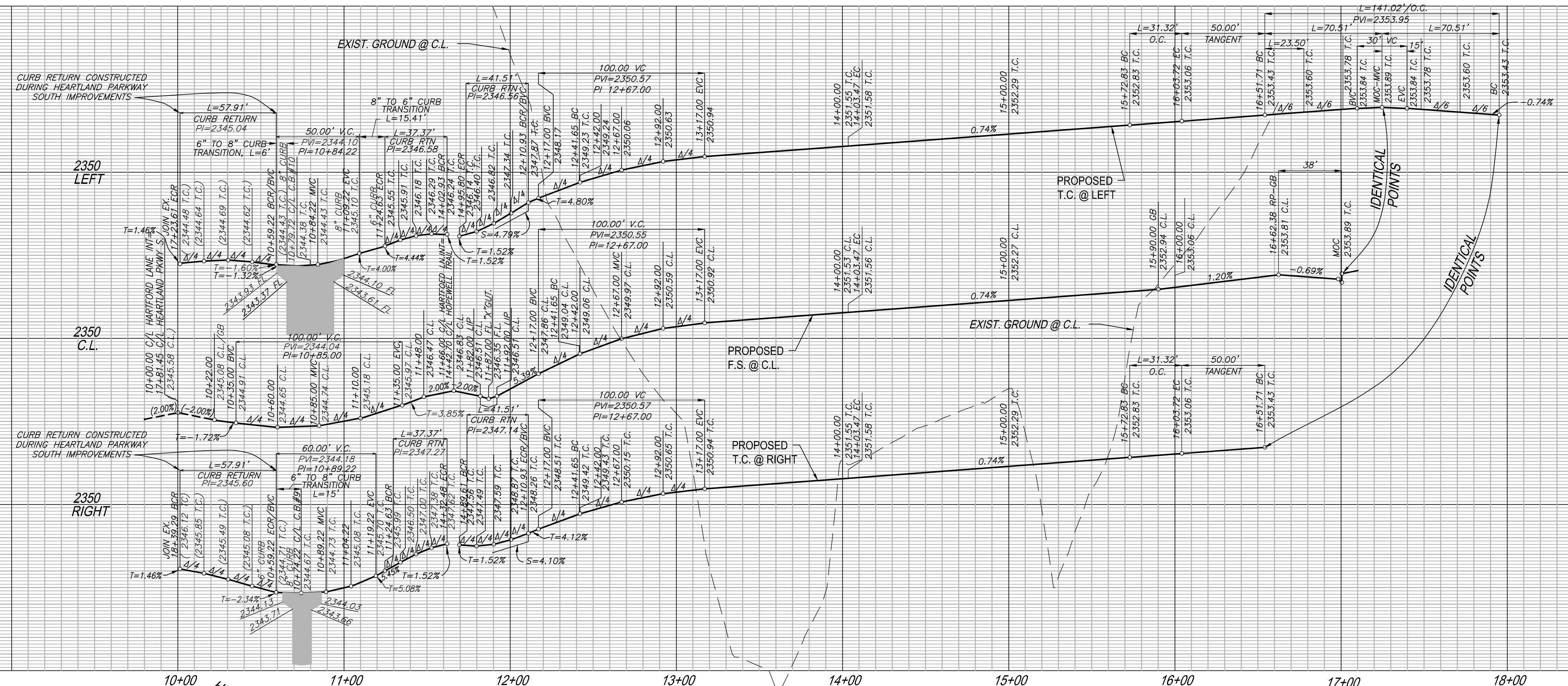


CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-8

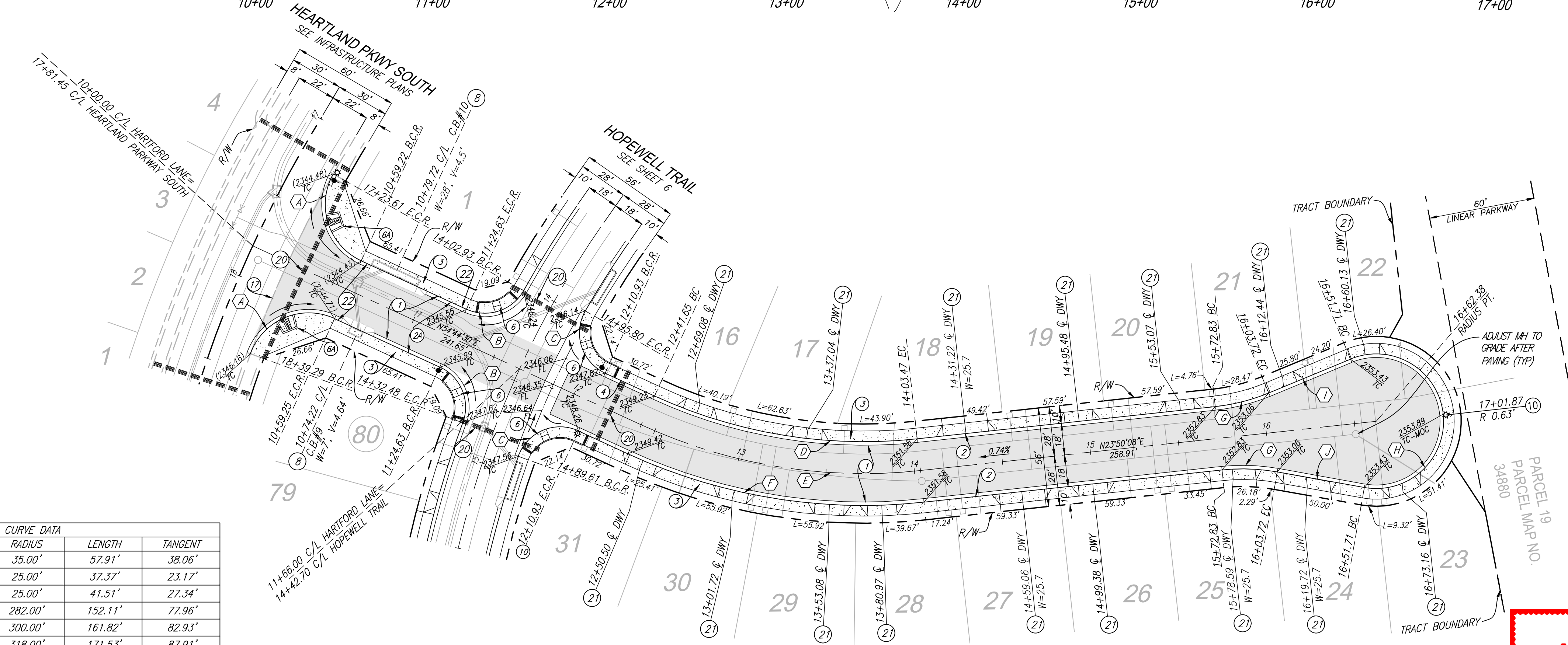
**CONSTRUCTION NOTES, QUANTITIES,
TYPICAL SECTIONS, & INDEX MAP**

S H E E T
2
OF 9 SHEETS
DRAWING NAME:
FILE NO.: 3230A

FOR: RSI COMMUNITIES-CALIFORNIA, LLC



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

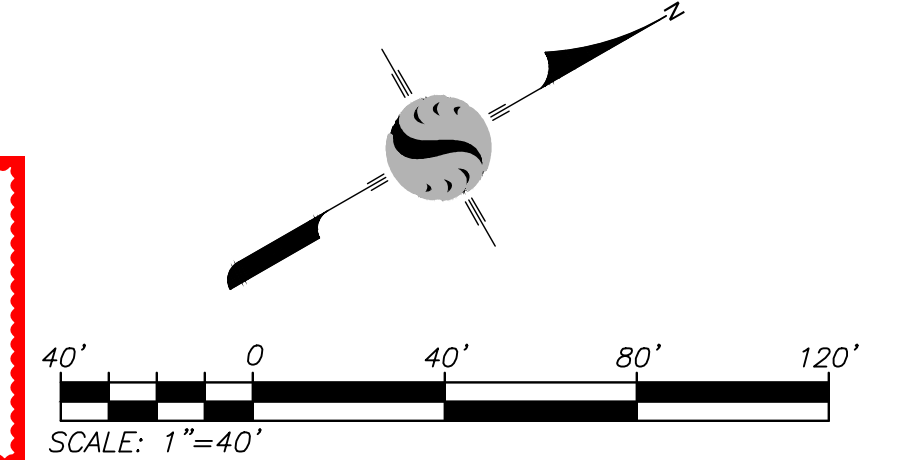


CONSTRUCTION NOTES:

- 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
- ②A CONSTRUCT TYPE A-8 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 201
- ③ CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401
- ④ CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 9
- ④A CONSTRUCT CURB RAMP (CASE A) PER DETAIL ON SHEET 9
- ⑤ CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311
- ⑩ INSTALL STREET LIGHT. LOCATE BASE 18" BEHIND CURB FLOWLINE AS SHOWN ON PLAN. PRIVATE STREET LIGHT PLANS PER SEPARATE SUBMITTAL AND PERMIT APPROVAL.
- ⑩ SAWCUT AND REMOVE EXISTING PAVEMENT AND AC BERM PER DETAIL A ON SHEET 2.
- ⑫ INSTALL IRRIGATION SLEEVES. (1) 6" PVC CLASS 200 AND (2) 4" PVC CLASS 315 PIPE UNDER PAVEMENT AND HARDSCAPE. SLEEVES SHALL EXTEND A MINIMUM OF 6 INCHES BEYOND HARDSCAPE. IN-LINE FITTINGS, INCLUDING COUPLINGS, SHALL NOT BE PERMITTED UNDER PAVEMENT/HARDSCAPE SURFACES EXCEPT WHERE THE SLEEVE LENGTH IS 20 FEET OR GREATER. THE ENDS OF SLEEVES SHALL BE CAPPED HAND-TIGHT UNTIL PIPING IS LAID. ALL SLEEVES SHALL HAVE A MINIMUM CLEARANCE OF SIX INCHES (6") FROM EACH OTHER. PARALLEL SLEEVES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER. SLEEVES SHALL BE IPS PRESSURE RATED PVC 1120 SDR 13.5 (CLASS 315) FOR 4" PIPE AND SHALL BE IPS PRESSURE RATED PVC 1120 SDR 21 (CLASS 200) FOR 6" PIPE. SLEEVES SHALL BE INSTALLED AT DEPTH NO LESS THAN 24 INCHES FROM FINISH GRADE.
- ⑭ CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)
- ⑭ CONSTRUCT 6" TO 8" CURB TRANSITION. LENGTH PER PROFILE.

NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	94°48'10"	35.00'	57.91'	38.06'
(B)	85°39'02"	25.00'	37.37'	23.17'
(C)	95°07'44"	25.00'	41.51'	27.34'
(D)	30°54'22"	282.00'	152.11'	77.96'
(E)	30°54'22"	300.00'	161.82'	82.93'
(F)	30°54'22"	318.00'	171.53'	87.91'
(G)	16°18'41"	110.00'	31.32'	15.76'
(H)	212°37'22"	38.00'	141.02'	---
(I)	N07°31'28"E	---	50.00'	15.76'
(J)	N40°08'50"E	---	50.00'	---

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:
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 "148 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
TDA	△	REVISED CONSTRUCTION NOTES AND CURB HEIGHT	Tco	9/2/20
TDA	△	ADJUSTED HARTFORD LANE TO EXISTING CURB RETURN	Tco	9/2/20

PREPARED BY: **Stantec**
735 E. CARNEGIE DR., #280
SAN BERNARDINO, CA 92405
909.335-6120
stantec.com

SEAL: **NEED ARAUJO**
R.C.E. 57835

DATE: 2 SEP 2020

DESIGN BY: JEB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 09/02/20
JOB NUMBER: 2042495810



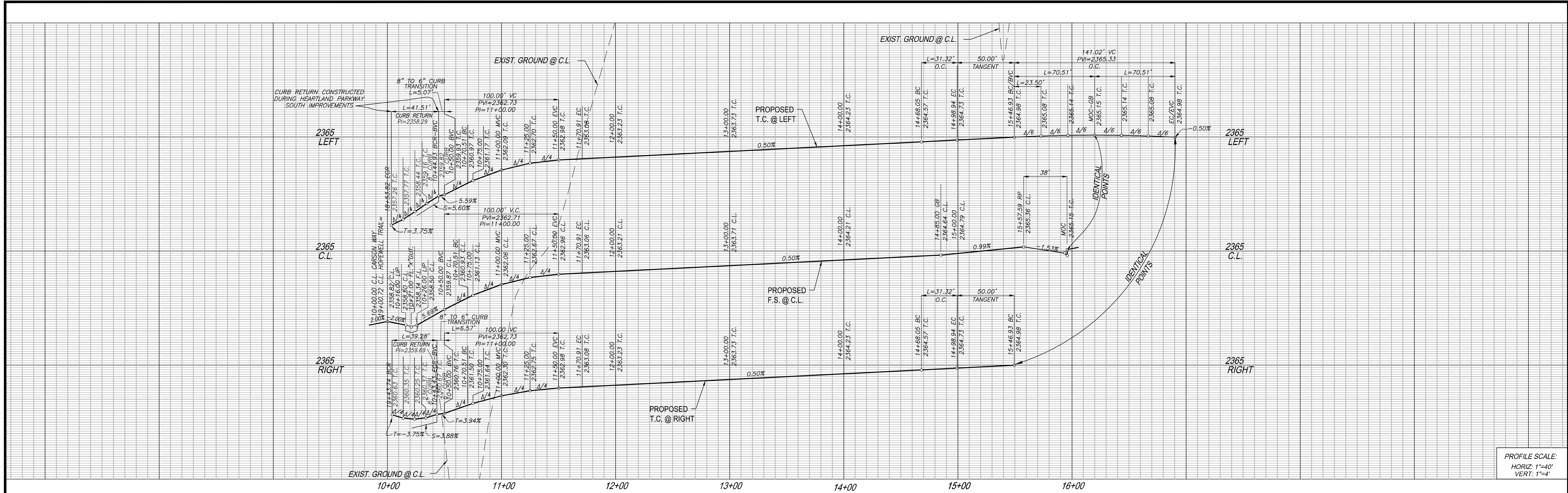
Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *William D. Harts* Date: 09/03/2020
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-8
AMICI PLACE
HARTFORD LANE
STA. 10+00.00 TO STA. 16+62.38

FOR: RSI COMMUNITIES-CALIFORNIA, LLC

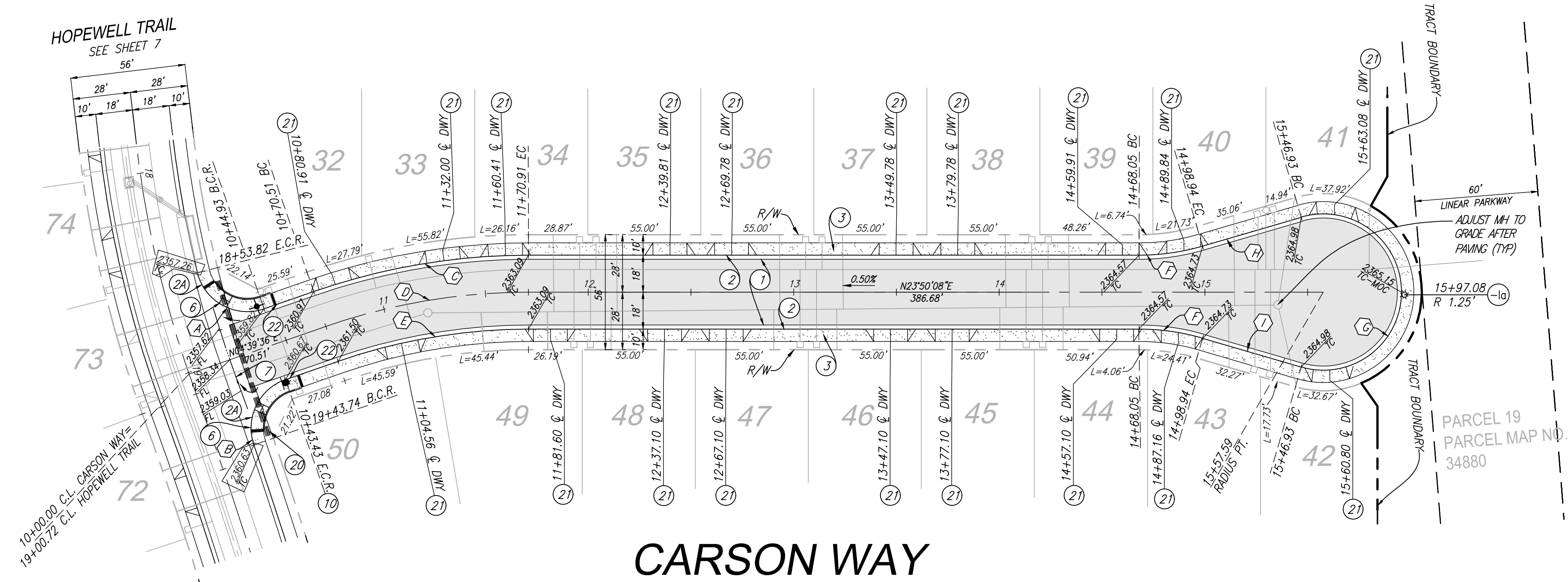
SHEET
3
OF 9 SHEETS
DRAWING NAME:
FILE NO.: 3230A



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 TYPE A-8 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 201
- ④ CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401
- ⑤ CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 9
- ⑥ CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209
- ⑦ INSTALL STREET LIGHT. LOCATE BASE 18" BEHIND CURB FLOWLINE AS SHOWN ON PLAN. PRIVATE STREET LIGHT PLANS PER SEPARATE SUBMITTAL AND PERMIT APPROVAL.
- ⑧ SLEEVES SHALL EXTEND A MINIMUM OF 6 INCHES BEYOND HARDSCAPE IN-LINE FITTINGS, INCLUDING COUPLINGS. SHALL NOT BE PERMITTED UNDER PAVEMENT/HARDSCAPE SURFACES EXCEPT WHERE THE SLEEVE LENGTH IS 20 FEET OR GREATER. THE ENDS OF SLEEVES SHALL BE CAPPED HAND-TIGHT UNTIL PIPING IS LAID. ALL SLEEVES SHALL HAVE A MINIMUM CLEARANCE OF SIX INCHES (6") FROM EACH OTHER. PARALLEL SLEEVES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER. SLEEVES SHALL BE IPS PRESSURE RATED PVC 1120 SDR 13.5 (CLASS 315) FOR 4" PIPE AND SHALL BE IPS PRESSURE RATED PVC 1120 SDR 21 (CLASS 200) FOR 6" PIPE SLEEVES SHALL BE INSTALLED AT DEPTH NO LESS THAN 24 INCHES FROM FINISH GRADE.
- ⑨ CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)
- ⑩ CONSTRUCT 6" TO 8" CURB TRANSITION. LENGTH PER PROFILE.



CARSON WAY

AS-BUILT

CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	95°07'44"	25.00'	41.51'	27.34'
B	90°00'49"	25.00'	39.28'	25.01'
C	19°10'32"	318.00'	106.43'	53.72'
D	19°10'32"	300.00'	100.40'	50.68'
E	19°10'32"	282.00'	94.38'	47.63'
F	16°19'41"	110.00'	31.32'	15.76'
G	212°37'22"	38.00'	141.02'	---
H	N07°31'28"E	---	50.00'	---
I	N40°08'50"E	---	50.00'	---

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 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

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
735 E. CARNEGIE DR., #280
SAN BERNARDINO, CA 92405
909.335-6120 stantec.com

5 SEP 2020

DESIGN BY: J.B.
DRAWN BY: T.A.
CHECKED BY: V.A.D.
SCALE: AS NOTED
DATE: 09/02/20
JOB NUMBER: 2042495810

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *John D. Hoops* Date: 09/03/2020
Director of Public Works

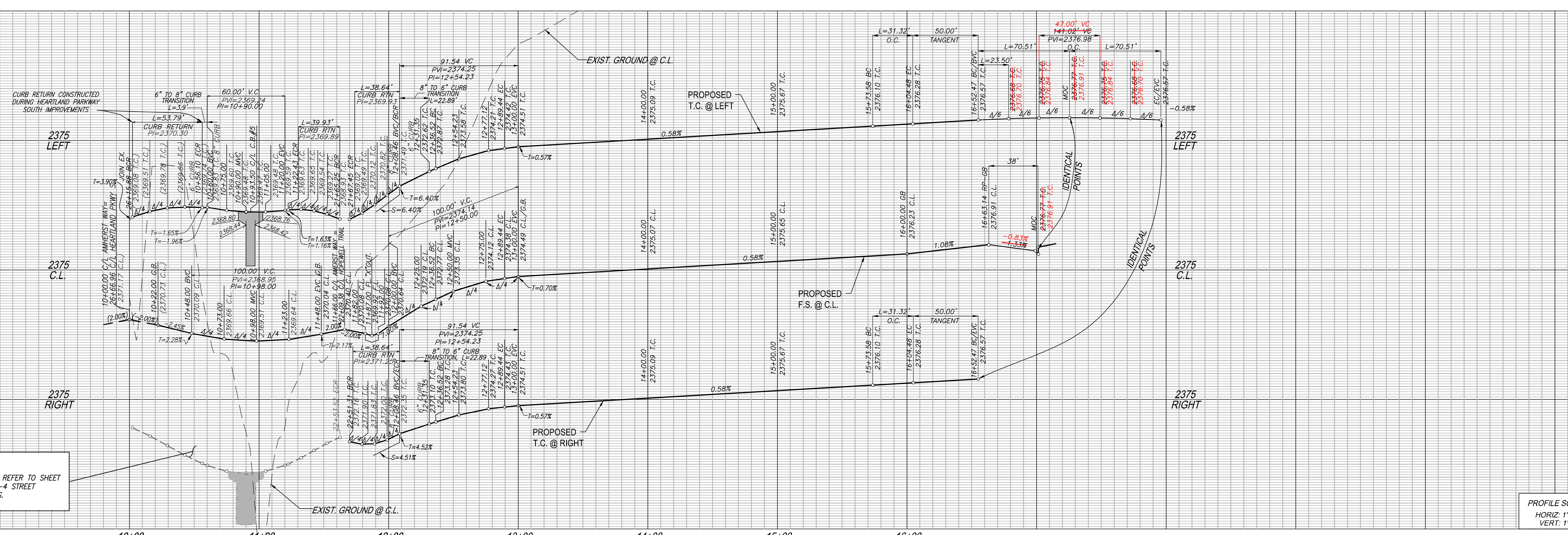
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-8
SORANO WAY
CARSON WAY
STA. 10+00.00 TO STA. 15+57.59

SHEET 4
OF 9 SHEETS
DRAWING NAME:
FILE NO.: 3230A

FOR: RSI COMMUNITIES-CALIFORNIA, LLC

DWG: P:\2020\Private\2042495810\Working\Sheet_Plan.dwg (9/2/20 2:28:57 PM) By: jbrayman
 Date: 09/02/2020 2:29:41 PM

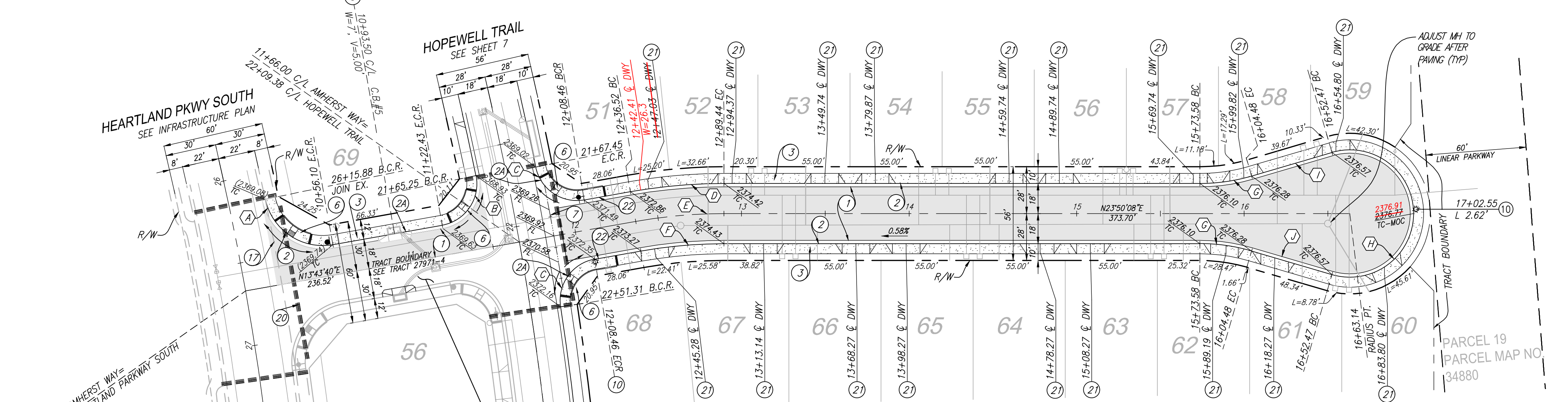


NOTE:
FOR IMPROVEMENTS REFER TO SHEET 6 OF TRACT 27971-4 STREET IMPROVEMENT PLANS.

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

CONSTRUCTION NOTES:

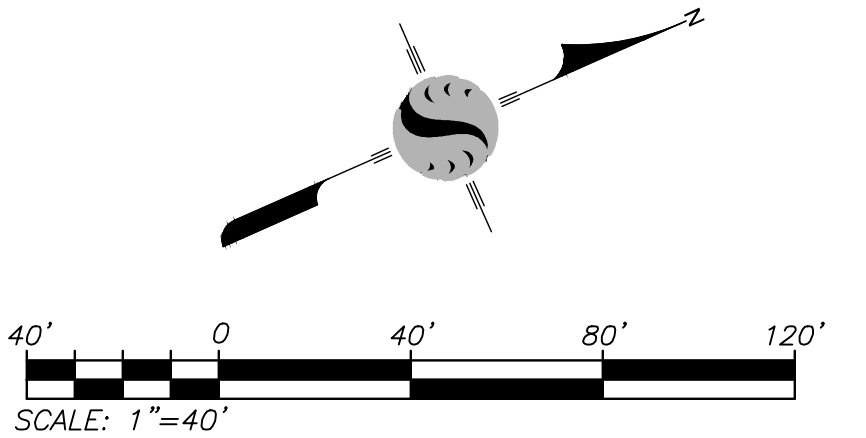
- CONSTRUCT 3" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS.
- CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200
- CONSTRUCT TYPE A-8 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 201
- CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401
- CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 9
- CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209
- CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311
- INSTALL STREET LIGHT. LOCATE BASE 18" BEHIND CURB FLOWLINE AS SHOWN ON PLAN. PRIVATE STREET LIGHT PLANS PER SEPARATE SUBMITTAL AND PERMIT APPROVAL.
- SAWCUT AND REMOVE EXISTING PAVEMENT AND AC BERM PER DETAIL A ON SHEET 2.
- INSTALL IRRIGATION SLEEVES, (1) 6" PVC CLASS 200 AND (2) 4" PVC CLASS 315 PIPE UNDER PAVEMENT AND HARDSCAPE. SLEEVES SHALL EXTEND A MINIMUM OF 6 INCHES BEYOND HARDSCAPE. IN-LINE FITTINGS, INCLUDING COUPLINGS, SHALL NOT BE PERMITTED UNDER PAVEMENT/HARDSCAPE SURFACES EXCEPT WHERE THE SLEEVE LENGTH IS 20 FEET OR GREATER. THE ENDS OF SLEEVES SHALL BE COPED HAND-TIGHT UNTIL PRIMO IS LAID. ALL SLEEVES SHALL HAVE A MINIMUM CLEARANCE OF SIX INCHES (6") FROM EACH OTHER. PARALLEL SLEEVES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER. SLEEVES SHALL BE IPS PRESSURE RATED PVC 1120 SDR 13.5 (CLASS 315) FOR 4" PIPE AND SHALL BE IPS PRESSURE RATED PVC 1120 SDR 21 (CLASS 200) FOR 6" PIPE. SLEEVES SHALL BE INSTALLED AT DEPTH NO LESS THAN 24 INCHES FROM FINISH GRADE.
- CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)
- CONSTRUCT 6" TO 8" CURB TRANSITION. LENGTH PER PROFILE.



NOTE:
AMHERST IS TO BE CONSTRUCTED CONCURRENTLY WITH 27971-4 STREET IMPROVEMENTS.
FOR FULL WIDTH CONSTRUCTION REFER TO SHEET 6 OF TRACT 27971-4 STREET IMPROVEMENT PLANS.

AMHERST WAY

CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	88°03'42"	35.00'	53.79'	33.84'
(B)	91°30'32"	25.00'	39.93'	25.67'
(C)	88°34'00"	25.00'	38.64'	24.38'
(D)	10°06'28"	318.00'	56.10'	28.12'
(E)	10°06'28"	300.00'	52.92'	26.53'
(F)	10°06'28"	282.00'	49.75'	24.94'
(G)	16°18'41"	110.00'	31.32'	15.76'
(H)	212°37'22"	38.00'	141.02'	---
(I)	N07°31'28"E	---	50.00'	---
(J)	N40°08'50"E	---	50.00'	---



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

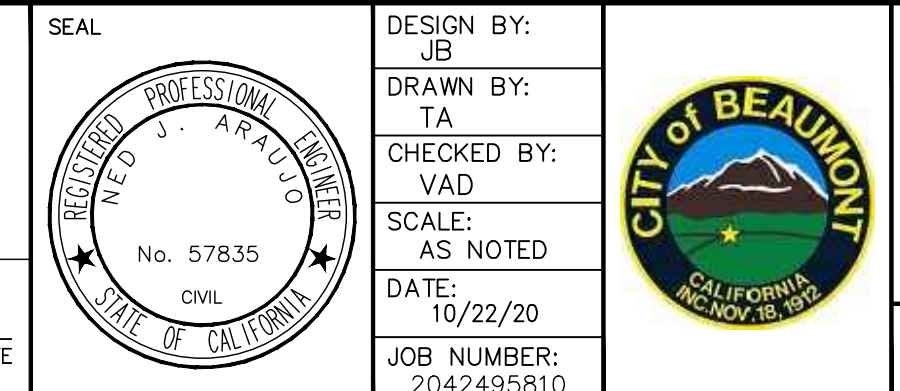
BENCHMARK:
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267+98; 16 FEET SOUTH OF THE 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 "1448 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
TDA	△	REVISED CONSTRUCTION NOTES AND CURB HEIGHT		
TDA	△	ADJUSTED AMHERST WAY TO EXISTING CURB RETURN		
REVISIONS				
ENGINEER				

PREPARED BY: **Stantec**
735 E. CARNEGIE DR., #200
SAN BERNARDINO, CA 92405
909.335-6120 stantec.com

SEAL: [Professional Engineer Seal]
No. 57835
DATE: 10/22/20

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 10/22/20
JOB NUMBER: 2042495810



Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: _____ Date: _____
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-8
VENETO PLACE
AMHERST WAY
STA. 10+00.00 TO STA. 16+63.14

SHEET 5
OF 9 SHEETS
DRAWING NAME:
FILE NO.: 3230A

FOR: RSI COMMUNITIES-CALIFORNIA, LLC

SEE AS-BUILT

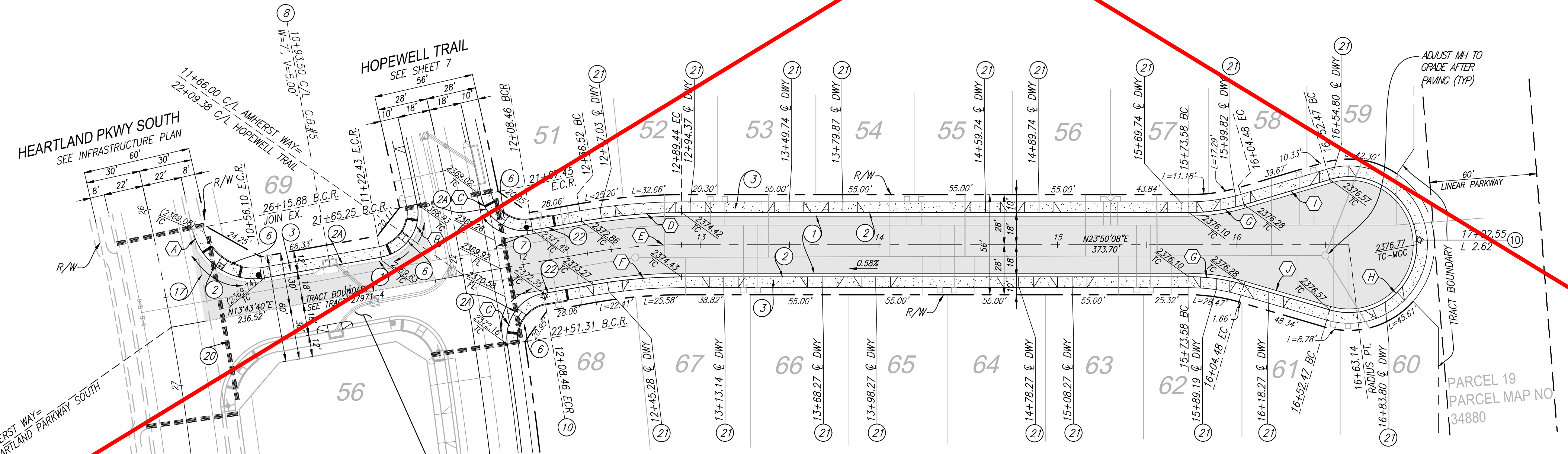


NOTE:
FOR IMPROVEMENTS REFER TO SHEET 6 OF TRACT 27971-4 STREET IMPROVEMENT PLANS.

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

CONSTRUCTION NOTES:

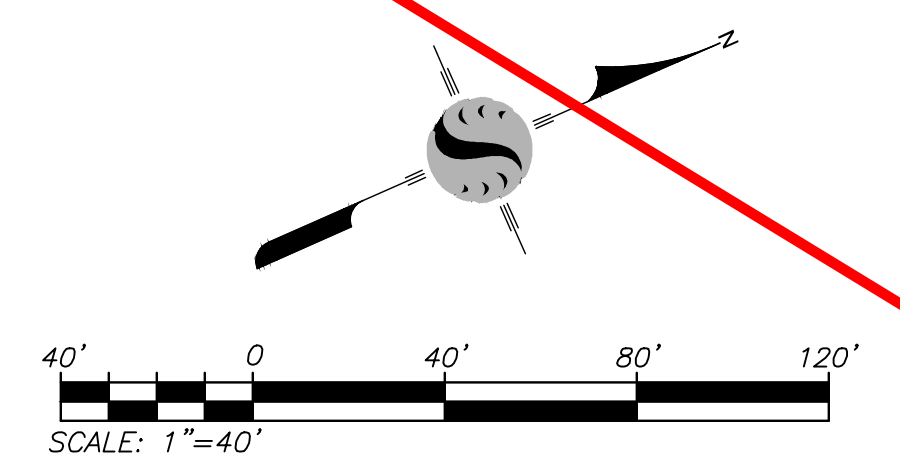
- 1 CONSTRUCT 3" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS.
- 2 CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200
- 2A CONSTRUCT TYPE A-8 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 201
- 3 CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401
- 6 CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 9
- 7 CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209
- 8 CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311
- 10 INSTALL STREET LIGHT. LOCATE BASE 18" BEHIND CURB FLOWLINE AS SHOWN ON PLAN. PRIVATE STREET LIGHT PLANS PER SEPARATE SUBMITTAL AND PERMIT APPROVAL.
- 17 SAWCUT AND REMOVE EXISTING PAVEMENT AND AC BERM PER DETAIL A ON SHEET 2.
- 20 INSTALL IRRIGATION SLEEVES, (1) 6" PVC CLASS 200 AND (2) 4" PVC CLASS 315 PIPE UNDER PAVEMENT AND HARDSCAPE. SLEEVES SHALL EXTEND A MINIMUM OF 6 INCHES BEYOND HARDSCAPE. IN-LINE FITTINGS, INCLUDING COUPLINGS, SHALL NOT BE PERMITTED UNDER PAVEMENT/HARDSCAPE SURFACES EXCEPT WHERE THE SLEEVE LENGTH IS 20 FEET OR GREATER. THE ENDS OF SLEEVES SHALL BE CAPPED HAND-TIGHT UNTIL PAVING IS LAID. ALL SLEEVES SHALL HAVE A MINIMUM CLEARANCE OF SIX INCHES (6") FROM EACH OTHER. PARALLEL SLEEVES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER. SLEEVES SHALL BE IPS PRESSURE RATED PVC 1120 SDR 13.5 (CLASS 315) FOR 4" PIPE AND SHALL BE IPS PRESSURE RATED PVC 1120 SDR 21 (CLASS 200) FOR 6" PIPE. SLEEVES SHALL BE INSTALLED AT DEPTH NO LESS THAN 24 INCHES FROM FINISH GRADE.
- 21 CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)
- 22 CONSTRUCT 6" TO 8" CURB TRANSITION. LENGTH PER PROFILE.



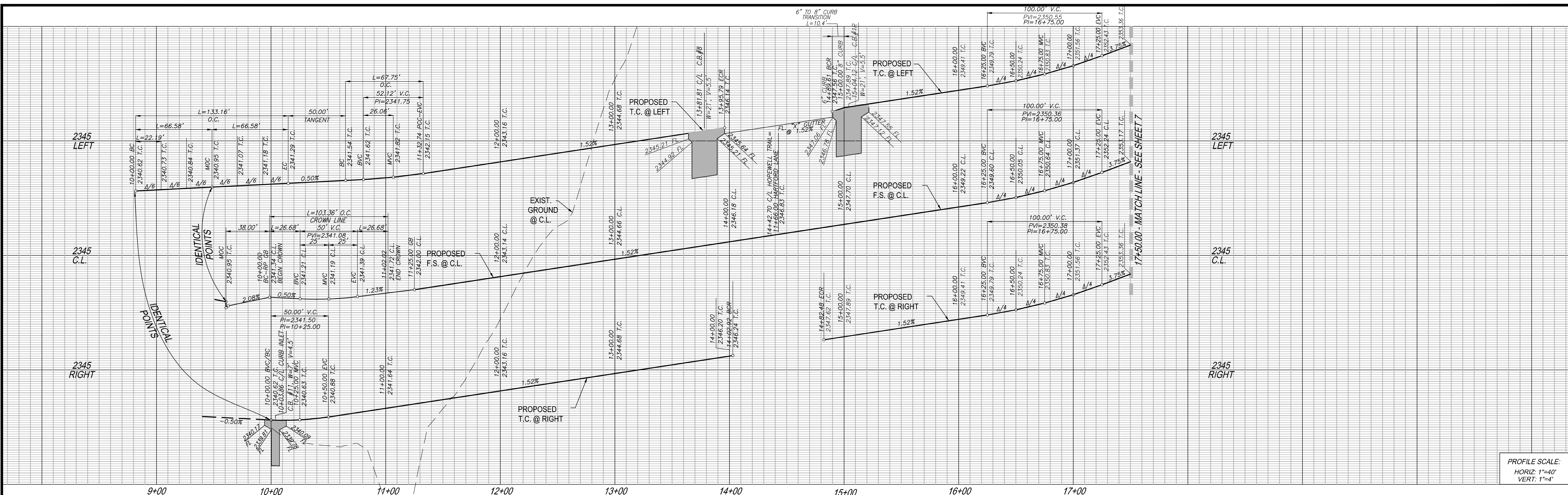
NOTE:
AMHERST IS TO BE CONSTRUCTED CONCURRENTLY WITH 27971-4 STREET PLANS.
FOR FULL WIDTH CONSTRUCTION REFER TO SHEET 6 OF TRACT 27971-4 STREET IMPROVEMENT PLANS.

AMHERST WAY

CURVE DATA			
NO.	BEARING/DELTA	RADIUS	LENGTH
A	88°03'42"	35.00'	53.79'
B	91°30'32"	25.00'	39.93'
C	88°34'00"	25.00'	38.64'
D	10°06'28"	318.00'	56.10'
E	10°06'28"	300.00'	52.92'
F	10°06'28"	282.00'	49.75'
G	16°18'41"	110.00'	31.32'
H	212°37'22"	38.00'	141.02'
I	N07°31'28"E	---	50.00'
J	N40°08'50"E	---	50.00'



<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 "1448 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>PREPARED BY: Stantec 735 E. CARNEGIE DR., #280 SAN BERNARDINO, CA 92405 909.335-6120 stantec.com</p>	<p>DESIGN BY: JEB DRAWN BY: TA CHECKED BY: VAD SCALE: AS NOTED DATE: 09/02/20 JOB NUMBER: 2042495810</p>	<p>Reviewed By: _____ Date: _____ Recommended for Approval By: _____ Date: _____ Approved By: J. D. Hoops, Director of Public Works Date: 09/03/2020</p>	<p>CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT 27971-8 AMHERST WAY STA. 10+00.00 TO STA. 16+63.14</p>	<p>SHEET 5 OF 9 SHEETS DRAWING NAME: FILE NO.: 3230A</p>							
	<p>ENGINEER: _____ BY: _____ MARK: _____</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>REVISED CONSTRUCTION NOTES AND CURB HEIGHT</td> <td>9/2/20</td> </tr> <tr> <td>2</td> <td>ADJUSTED AMHERST WAY TO EXISTING CURB RETURN</td> <td>9/2/20</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	REVISED CONSTRUCTION NOTES AND CURB HEIGHT	9/2/20	2	ADJUSTED AMHERST WAY TO EXISTING CURB RETURN	9/2/20	<p>DATE: 2 SEP 2020</p>	<p>SEAL: </p>	<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>
NO.	DESCRIPTION	DATE												
1	REVISED CONSTRUCTION NOTES AND CURB HEIGHT	9/2/20												
2	ADJUSTED AMHERST WAY TO EXISTING CURB RETURN	9/2/20												

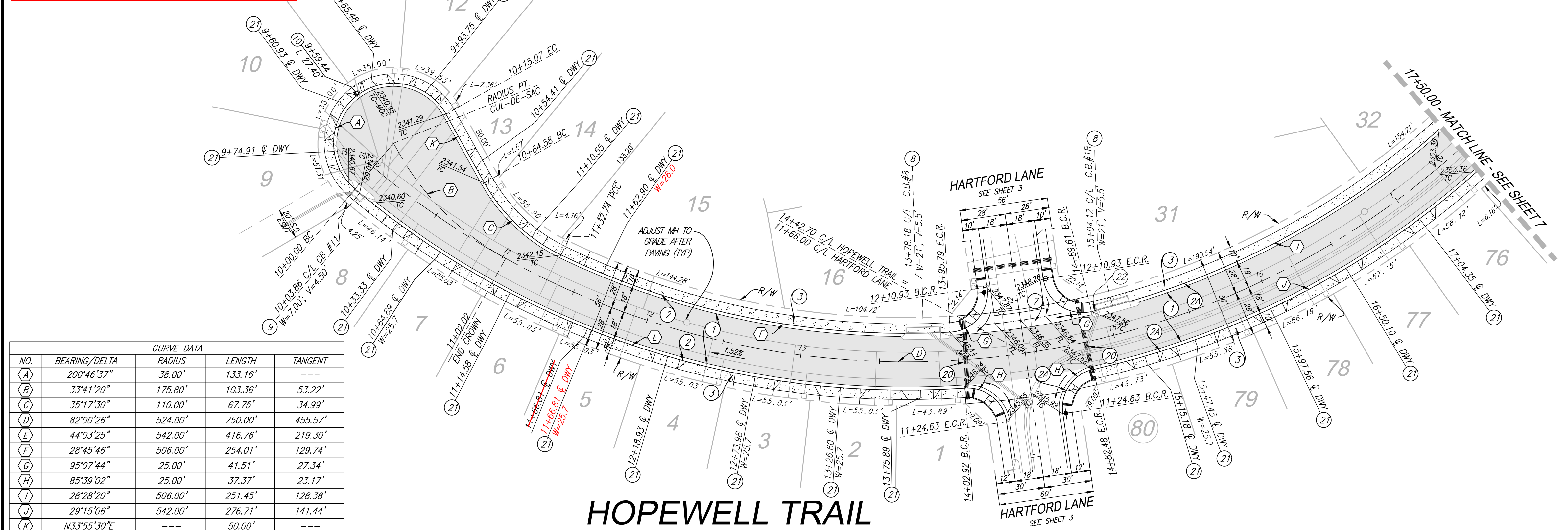


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

AS-BUILT

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
- 2A) CONSTRUCT TYPE A-8 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 201
- 3) CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401
- 7) CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209
- 8) CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311
- 9) CONSTRUCT GUTTER DEPRESSION, CASE C, PER RIVERSIDE COUNTY STANDARD NO. 311
- 10) INSTALL STREET LIGHT, LOCATE BASE 18" BEHIND CURB FLOWLINE AS SHOWN ON PLAN. PRIVATE STREET LIGHT PLANS PER SEPARATE SUBMITTAL AND PERMIT APPROVAL.
- 20) INSTALL IRRIGATION SLEEVES, (1) 6" PVC CLASS 200 AND (2) 4" PVC CLASS 315 PIPE UNDER PAVEMENT AND HARDSCAPE. SLEEVES SHALL EXTEND A MINIMUM OF 6 INCHES BEYOND HARDSCAPE. IN-LINE FITTINGS, INCLUDING COUPLINGS, SHALL NOT BE PERMITTED UNDER PAVEMENT/HARDSCAPE SURFACES EXCEPT WHERE THE SLEEVE LENGTH IS 20 FEET OR GREATER. THE ENDS OF SLEEVES SHALL BE CAPPED HAND-TIGHT UNTIL PIPING IS LAID. ALL SLEEVES SHALL HAVE A MINIMUM CLEARANCE OF SIX INCHES (6") FROM EACH OTHER. PARALLEL SLEEVES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER. SLEEVES SHALL BE IPS PRESSURE RATED PVC 1120 SDR 13.5 (CLASS 315) FOR 4" PIPE AND SHALL BE IPS PRESSURE RATED PVC 1120 SDR 21 (CLASS 200) FOR 6" PIPE. SLEEVES SHALL BE INSTALLED AT DEPTH NO LESS THAN 24 INCHES FROM FINISH GRADE.
- 21) CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)
- 22) CONSTRUCT 6" TO 8" CURB TRANSITION. LENGTH PER PROFILE.



NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	200°46'37"	38.00'	133.16'	---
(B)	33°41'20"	175.80'	103.36'	53.22'
(C)	35°17'30"	110.00'	67.75'	34.99'
(D)	82°00'26"	524.00'	750.00'	455.57'
(E)	44°03'25"	542.00'	416.76'	219.30'
(F)	28°45'46"	506.00'	254.01'	129.74'
(G)	95°07'44"	25.00'	41.51'	27.34'
(H)	85°39'02"	25.00'	37.37'	23.17'
(I)	28°28'20"	506.00'	251.45'	128.38'
(J)	29°15'06"	542.00'	276.71'	141.44'
(K)	N33°55'30"E	---	50.00'	---

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 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 "148 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**
735 E. CARNEGIE DR., #280
SAN BERNARDINO, CA 92405
909.335.6120
stantec.com

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 10/22/20
JOB NUMBER: 2042495810

SEAL
REGISTERED PROFESSIONAL ENGINEER
No. 57835
CIVIL
STATE OF CALIFORNIA



Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: _____ Date: _____
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

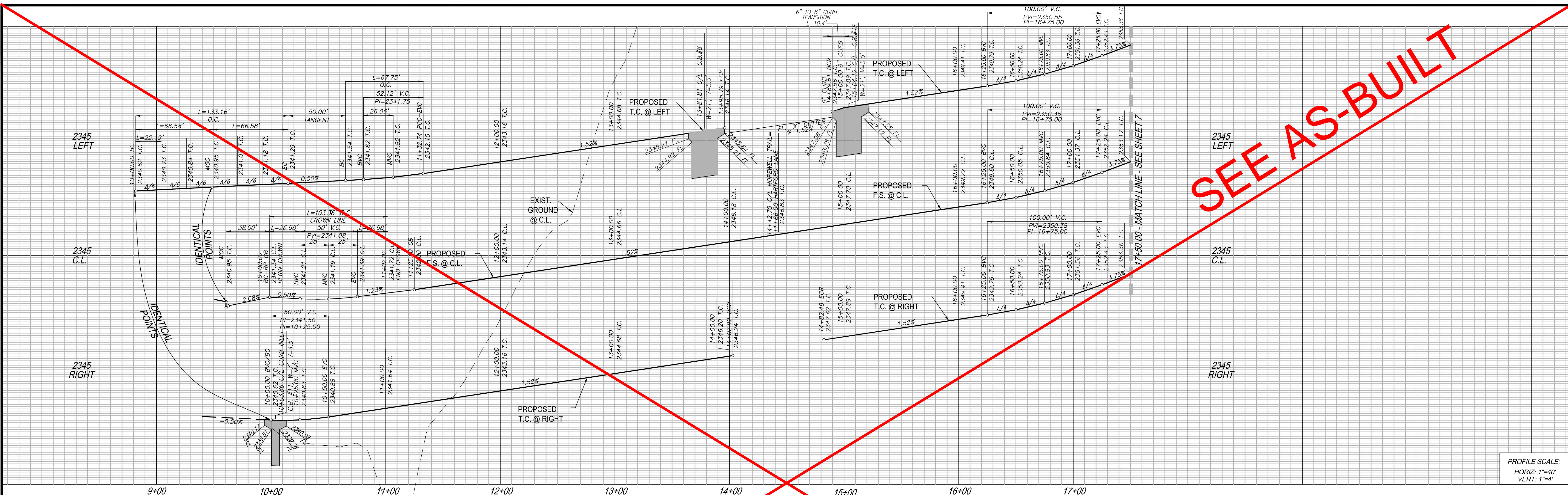
CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-8
CORDOBA TRAIL
HOPEWELL TRAIL
STA. 10+00.00 TO STA. 17+50.00

SHEET
6
OF 9 SHEETS
DRAWING NAME:
FILE NO.: 3230A

FOR: RSI COMMUNITIES-CALIFORNIA, LLC

DWG: P:\2042495810\2042495810\Working\Drawn\Final\082810c-2042495810.dwg
 By: dmorgan
 Date: Oct 22, 2020 - 11:03am

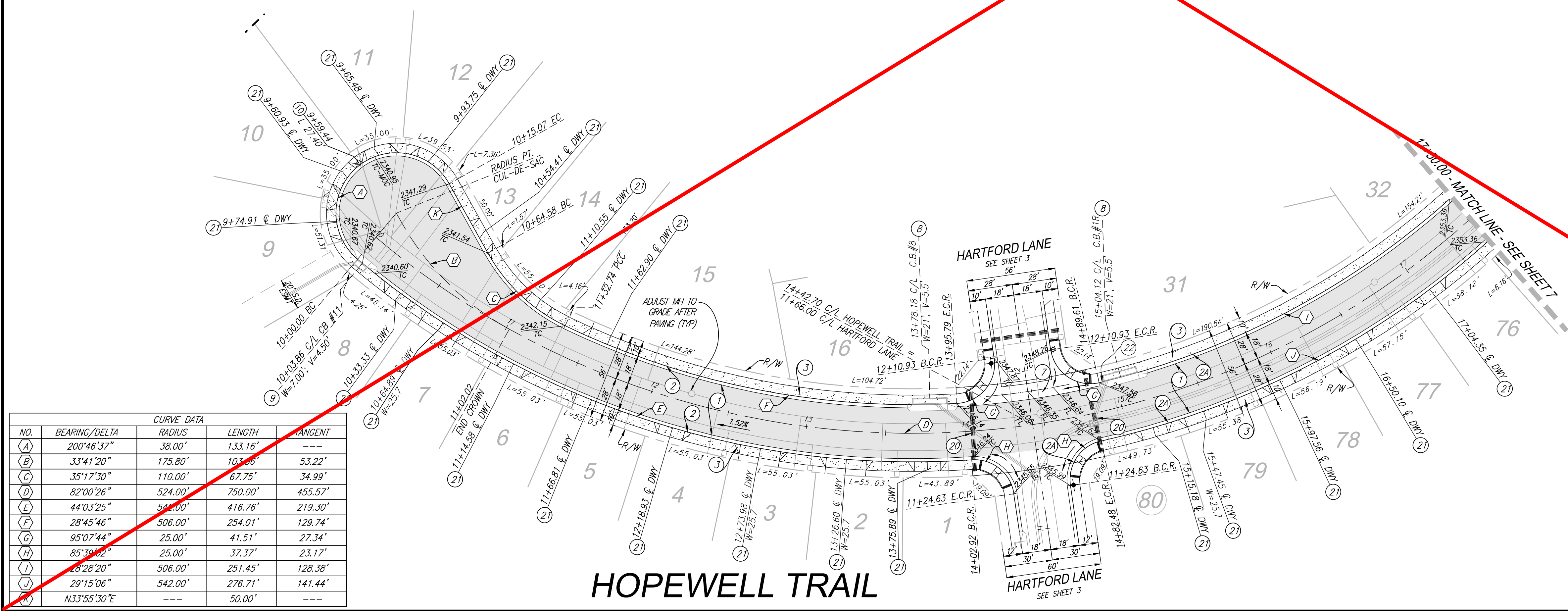
SEE AS-BUILT



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
- 2A) CONSTRUCT TYPE A-8 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 201
- 3) CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401
- 7) CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209
- 8) CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311
- 9) CONSTRUCT GUTTER DEPRESSION, CASE C, PER RIVERSIDE COUNTY STANDARD NO. 311
- 10) INSTALL STREET LIGHT, LOCATE BASE 18" BEHIND CURB FLOWLINE AS SHOWN ON PLAN. PRIVATE STREET LIGHT PLANS PER SEPARATE SUBMITTAL AND PERMIT APPROVAL.
- 20) INSTALL IRRIGATION SLEEVES, (1) 6" PVC CLASS 200 AND (2) 4" PVC CLASS 315 PIPE UNDER PAVEMENT AND HARDSCAPE. SLEEVES SHALL EXTEND A MINIMUM OF 6 INCHES BEYOND HARDSCAPE. IN-LINE FITTINGS, INCLUDING COUPLINGS, SHALL NOT BE PERMITTED UNDER PAVEMENT/HARDSCAPE SURFACES EXCEPT WHERE THE SLEEVE LENGTH IS 20 FEET OR GREATER. THE ENDS OF SLEEVES SHALL BE CAPPED HAND-TIGHT UNTIL PIPING IS LAID. ALL SLEEVES SHALL HAVE A MINIMUM CLEARANCE OF SIX INCHES (6") FROM EACH OTHER. PARALLEL SLEEVES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER. SLEEVES SHALL BE IPS PRESSURE RATED PVC 1120 SDR 13.5 (CLASS 315) FOR 4" PIPE AND SHALL BE IPS PRESSURE RATED PVC 1120 SDR 21 (CLASS 200) FOR 6" PIPE. SLEEVES SHALL BE INSTALLED AT DEPTH NO LESS THAN 24 INCHES FROM FINISH GRADE.
- 21) CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)
- 22) CONSTRUCT 6" TO 8" CURB TRANSITION. LENGTH PER PROFILE.



NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	200°46'37"	38.00'	133.16'	---
(B)	33°41'20"	175.80'	103.86'	53.22'
(C)	35°17'30"	110.00'	67.75'	34.99'
(D)	82°00'26"	524.00'	750.00'	455.57'
(E)	44°03'25"	34.00'	416.76'	219.30'
(F)	28°45'46"	506.00'	254.01'	129.74'
(G)	95°07'44"	25.00'	41.51'	27.34'
(H)	85°39'02"	25.00'	37.37'	23.17'
(I)	28°28'20"	506.00'	251.45'	128.38'
(J)	29°15'06"	542.00'	276.71'	141.44'
(K)	N33°55'30"E	---	50.00'	---

HOPEWELL TRAIL

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 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

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER	REVIS	REVISED CONSTRUCTION NOTES AND CURB HEIGHT	100	9/2/20

PREPARED BY: **Stantec**
735 E. CARNEGIE DR., #280
SAN BERNARDINO, CA 92405
909.335.6120
stantec.com

DESIGNED BY: NED ARAUJO
R.C.E. 57835

DATE: 2 SEP 2020

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 09/02/20
JOB NUMBER: 2042495810



Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *John J. Harts* Date: 09/03/2020
Director of Public Works

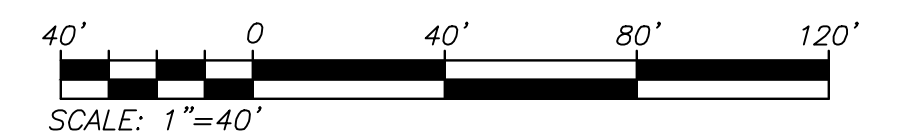
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-8

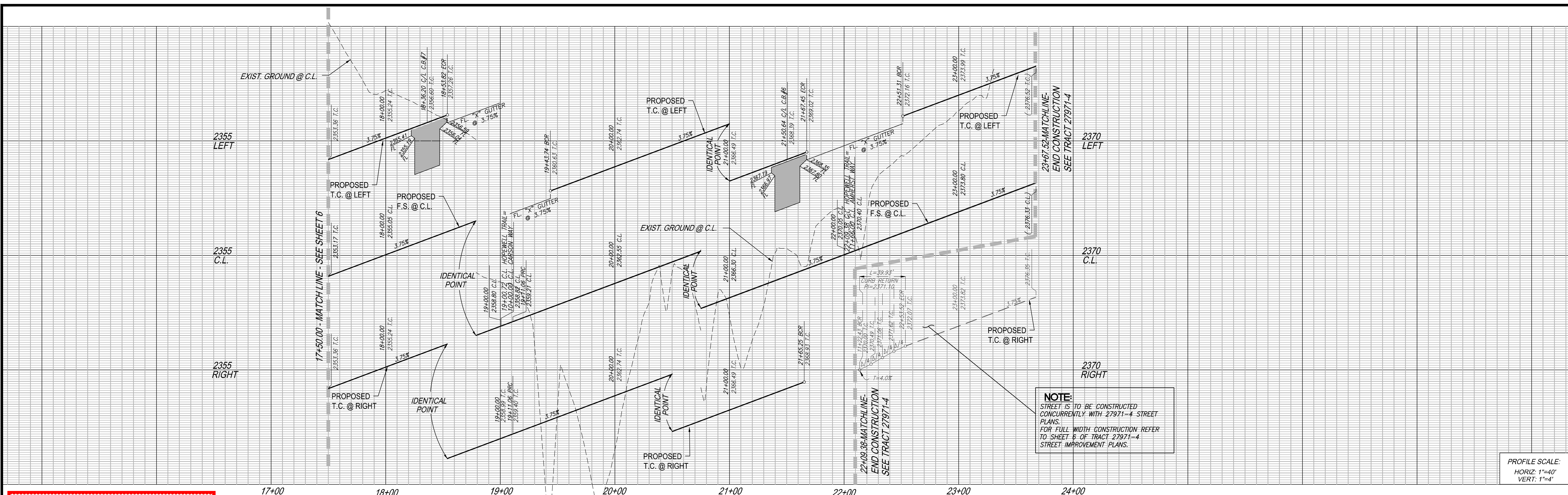
HOPEWELL TRAIL
STA. 10+00.00 TO STA. 17+50.00

FOR: RSI COMMUNITIES-CALIFORNIA, LLC

SHEET 6
OF 9 SHEETS
DRAWING NAME:
FILE NO.: 3230A



DWG: P:\2020\12042495810\Working\Drawn\Final\092820\02-2042495810.dwg
 Date: 09/02/2020 2:15pm
 By: dmorgan



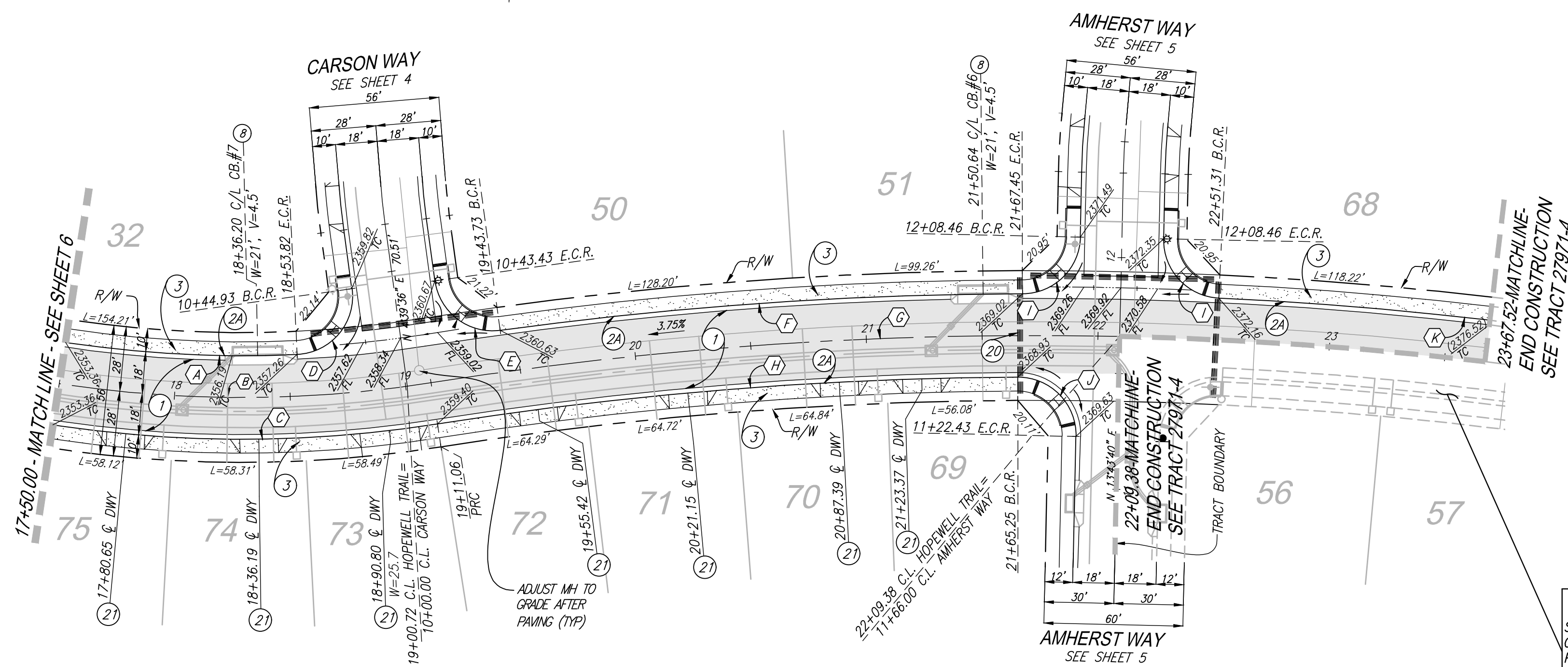
NOTE:
STREET IS TO BE CONSTRUCTED CONCURRENTLY WITH 27971-4 STREET PLANS.
FOR FULL WIDTH CONSTRUCTION REFER TO SHEET 6 OF TRACT 27971-4 STREET IMPROVEMENT PLANS.

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

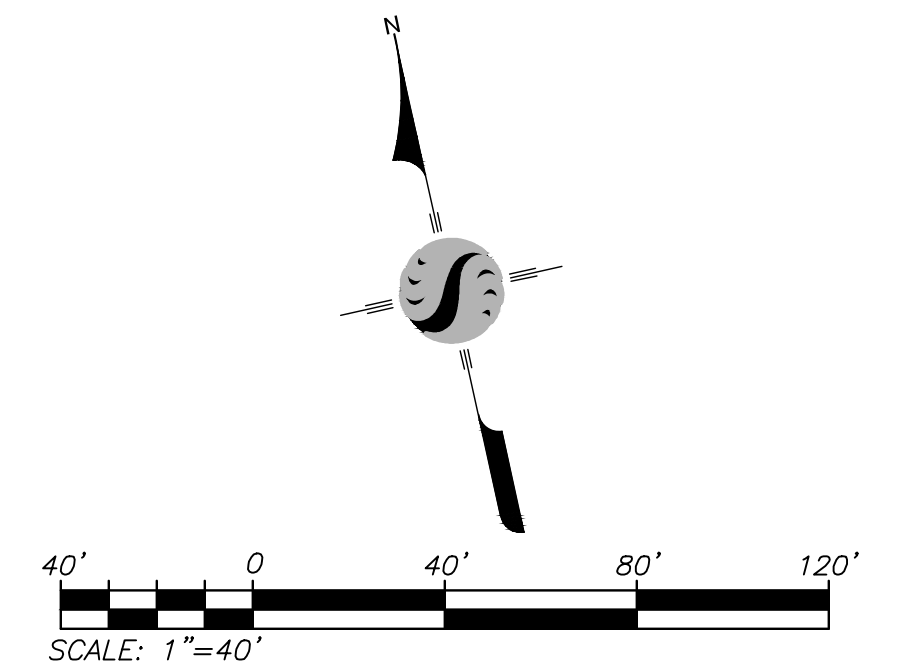
AS-BUILT

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
- 2A) CONSTRUCT TYPE A-8 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 201
- 3) CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401
- 8) CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311
- 20) INSTALL IRRIGATION SLEEVES. (1) 6" PVC CLASS 200 AND (2) 4" PVC CLASS 315 PIPE UNDER PAVEMENT AND HARDSCAPE. SLEEVES SHALL EXTEND A MINIMUM OF 6 INCHES BEYOND HARDSCAPE. IN-LINE FITTINGS, INCLUDING COUPLINGS, SHALL NOT BE PERMITTED UNDER PAVEMENT/HARDSCAPE SURFACES EXCEPT WHERE THE SLEEVE LENGTH IS 20 FEET OR GREATER. THE ENDS OF SLEEVES SHALL BE CAPPED HAND-TIGHT UNTIL PIPING IS LAID. ALL SLEEVES SHALL HAVE A MINIMUM CLEARANCE OF SIX INCHES (6") FROM EACH OTHER. PARALLEL SLEEVES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER. SLEEVES SHALL BE IPS PRESSURE RATED PVC 1120 SDR 13.5 (CLASS 315) FOR 4" PIPE AND SHALL BE IPS PRESSURE RATED PVC 1120 SDR 21 (CLASS 200) FOR 6" PIPE. SLEEVES SHALL BE INSTALLED AT DEPTH NO LESS THAN 24 INCHES FROM FINISH GRADE.
- 21) CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)



NOTE:
STREET IS TO BE CONSTRUCTED CONCURRENTLY WITH 27971-4 STREET PLANS.
FOR FULL WIDTH CONSTRUCTION REFER TO SHEET 6 OF TRACT 27971-4 STREET IMPROVEMENT PLANS.



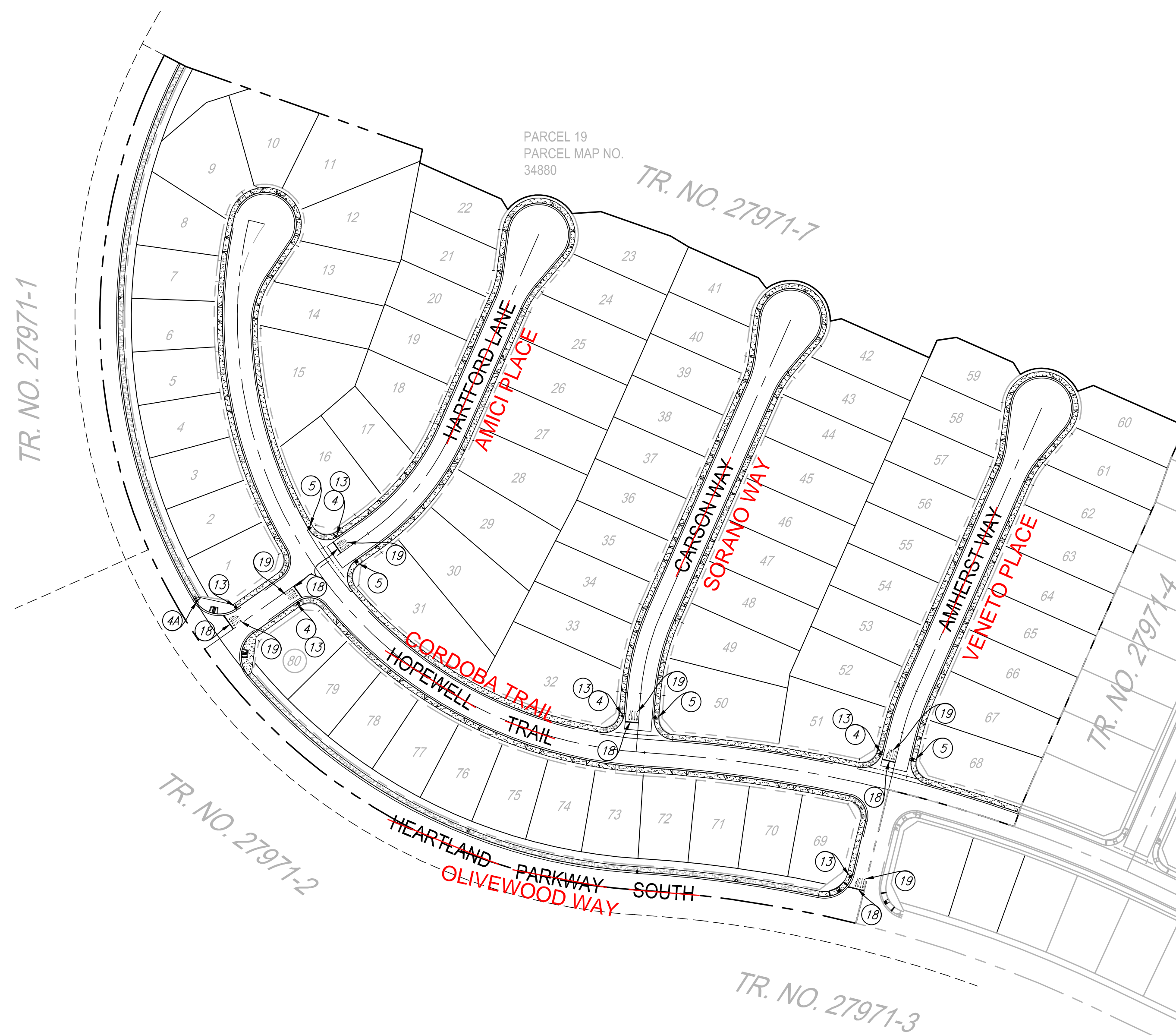
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	11°21'06"	506.00'	100.25'	50.29'
(B)	17°36'40"	524.00'	161.06'	81.17'
(C)	17°36'40"	542.00'	166.60'	83.96'
(D)	95°07'44"	25.00'	41.51'	27.34'
(E)	90°00'49"	25.00'	39.28'	25.01'
(F)	07°38'53"	1694.00'	226.12'	113.23'
(G)	10°11'54"	1676.00'	298.32'	149.56'
(H)	08°41'22"	1658.00'	251.45'	125.97'
(I)	88°34'00"	25.00'	38.64'	24.38'
(J)	91°30'32"	25.00'	39.93'	25.67'
(K)	07°32'07"	1694.00'	222.79'	111.56'

HOPEWELL TRAIL

<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".</p> <p>BEARING: N 27°39'52" E</p>	<p>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</p>	<p>PREPARED BY: 735 E. CARNESIDE DR., #280 SAN BERNARDINO, CA 92405 909.335-6120 stantec.com</p>	<p>DESIGN BY: JB DRAWN BY: TA CHECKED BY: VAD SCALE: AS NOTED DATE: 09/02/20 JOB NUMBER: 2042495810</p>	<p>Reviewed By: _____ Date: _____ Recommended for Approval By: _____ Date: _____ Approved By: Director of Public Works</p>	<p>CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT 27971-8 CORDOBA TRAIL HOPEWELL TRAIL STA. 17+50.00 TO STA. 23+67.52</p>	<p>SHEET 7 OF 9 SHEETS DRAWING NAME: FILE NO.: 3230A</p>
	<p>TDA: REVISED CONSTRUCTION NOTES AND CURB HEIGHT 1/20 9/2/20</p> <p>BY: _____ MARK _____ DESCRIPTION _____ APPR. DATE _____</p> <p>ENGINEER _____ REVISIONS _____ CITY _____</p>	<p>SEAL: </p>	<p>CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION FOR: RSI COMMUNITIES-CALIFORNIA, LLC</p>				

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.



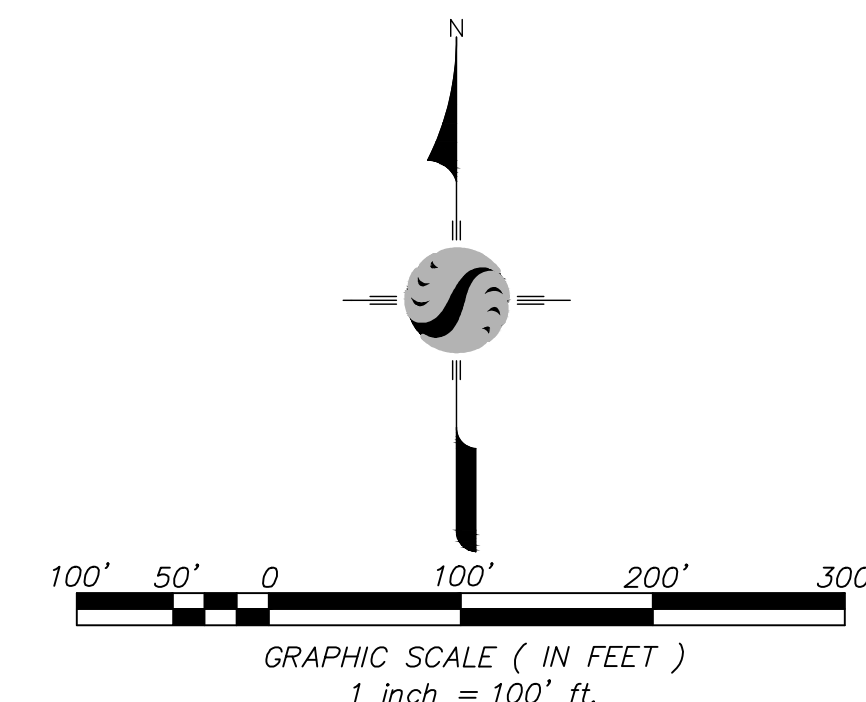
CONSTRUCTION NOTES

- ④ INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STD. NO. 816
- ④④ INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STANDARD 815.
- ⑤ INSTALL W14-2 "NO OUTLET" PER 2014 CA MUTCD
- ⑬ INSTALL R1 STOP SIGN AND POST PER RIVERSIDE COUNTY STANDARD NO. 816
- 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).

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.

AS-BUILT



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 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: **Stantec**
735 E. CARNEGIE DR., #280
SAN BERNARDINO, CA 92405
909.335-6120 stantec.com

DATE: 2 SEP 2020

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 09/02/20
JOB NUMBER: 2042495810



Reviewed By: _____ Date: _____
Recommended for Approval By: *W.D. Hoos* Date: _____
Approved By: _____ Date: 09/03/2020

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

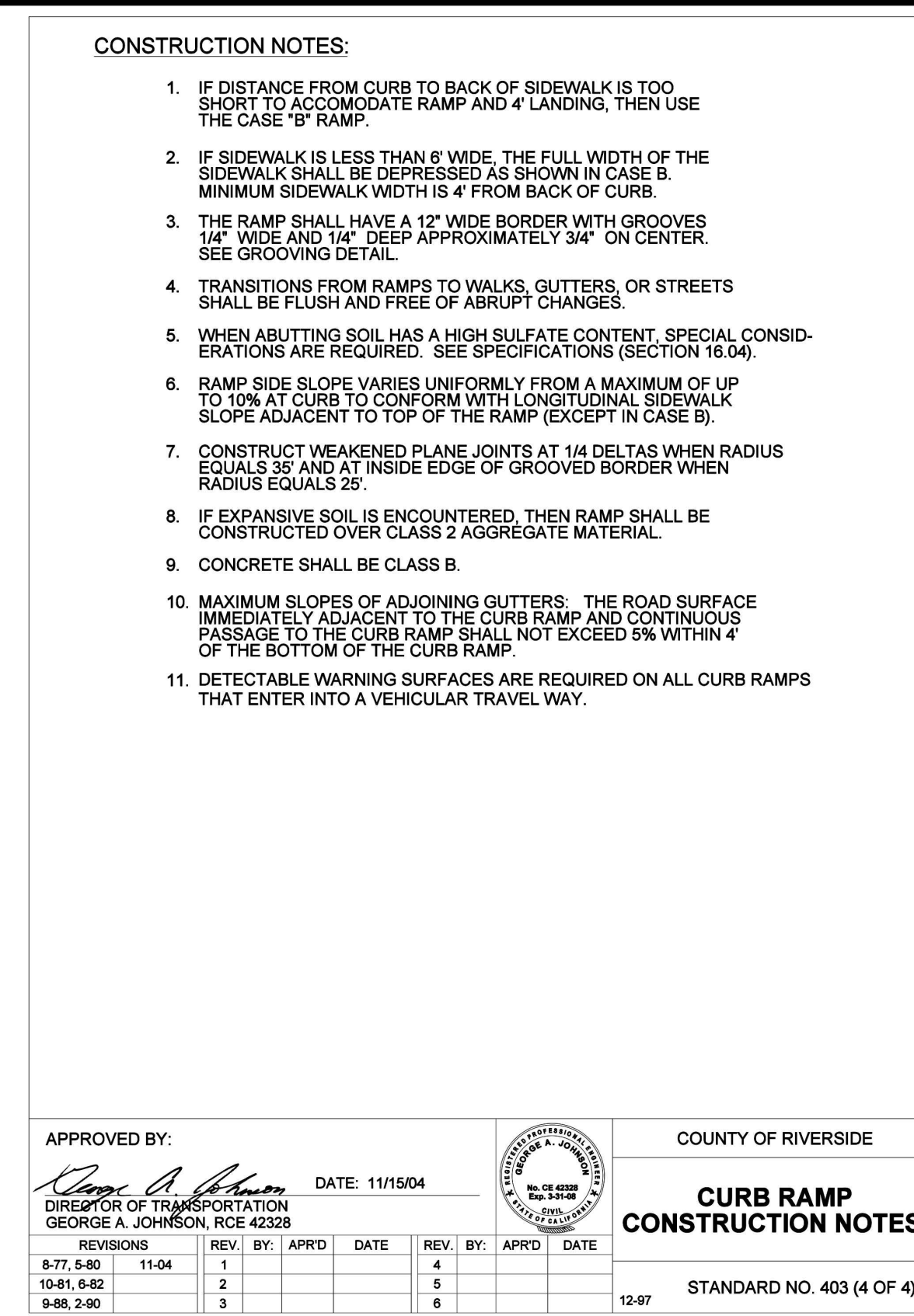
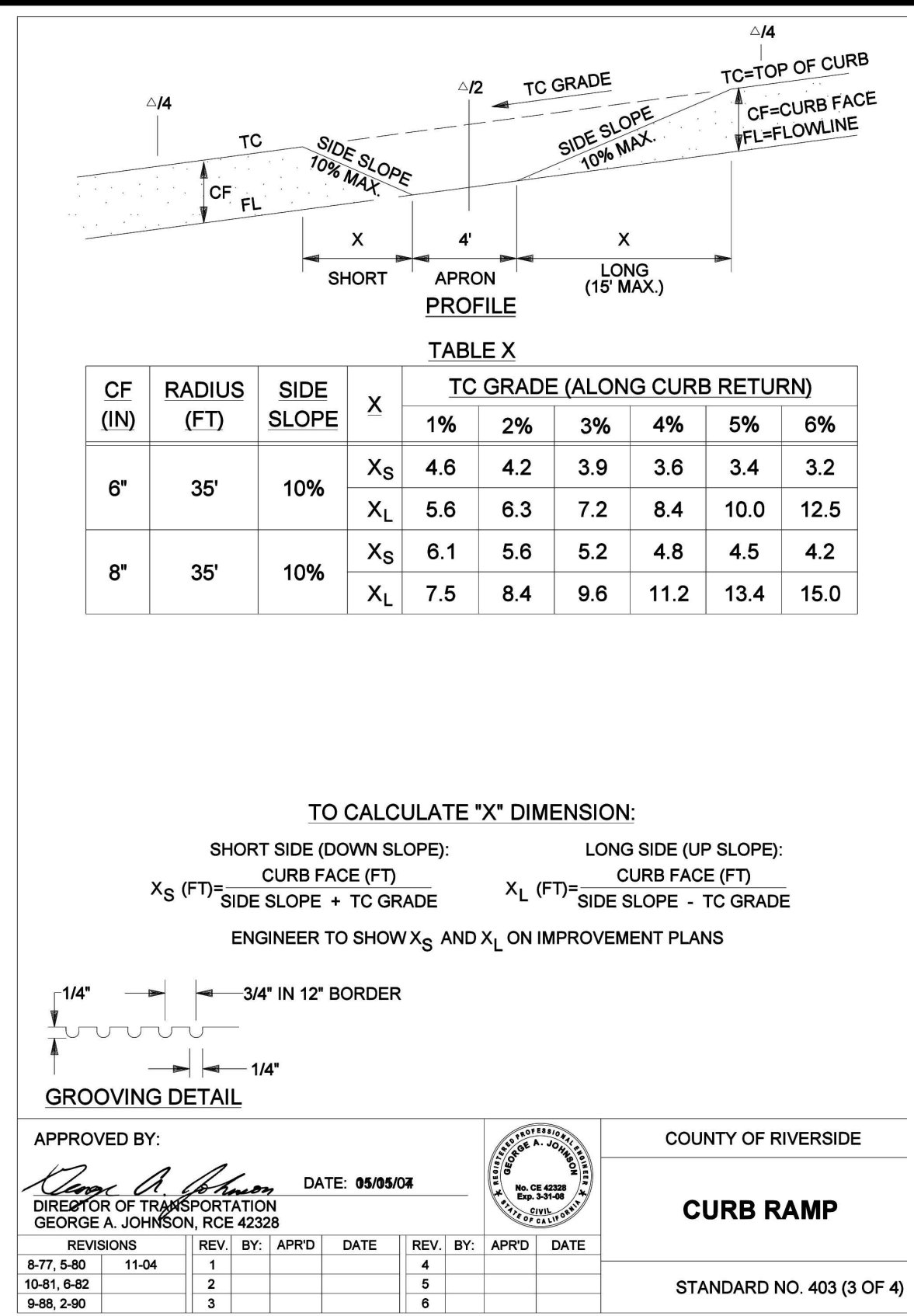
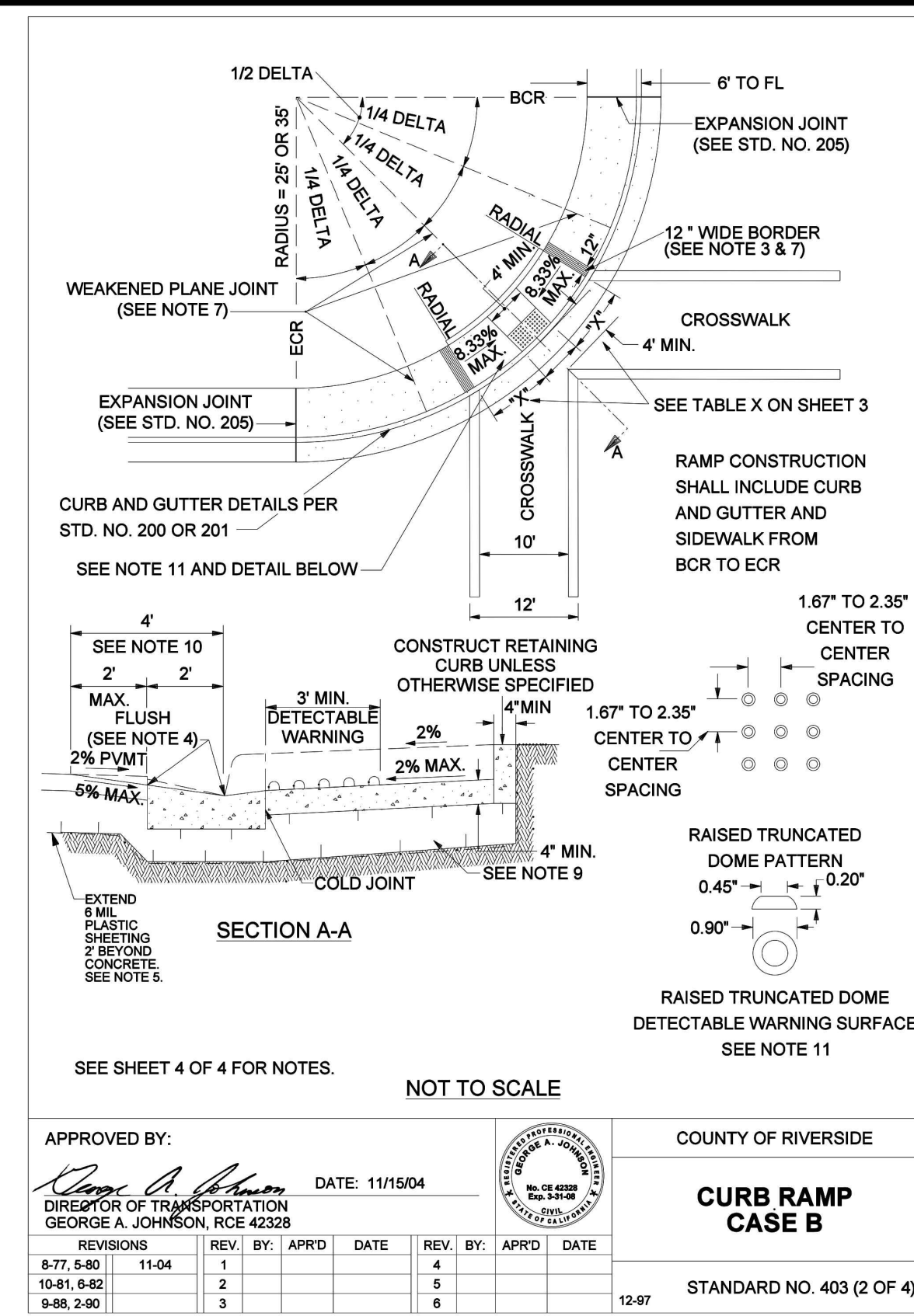
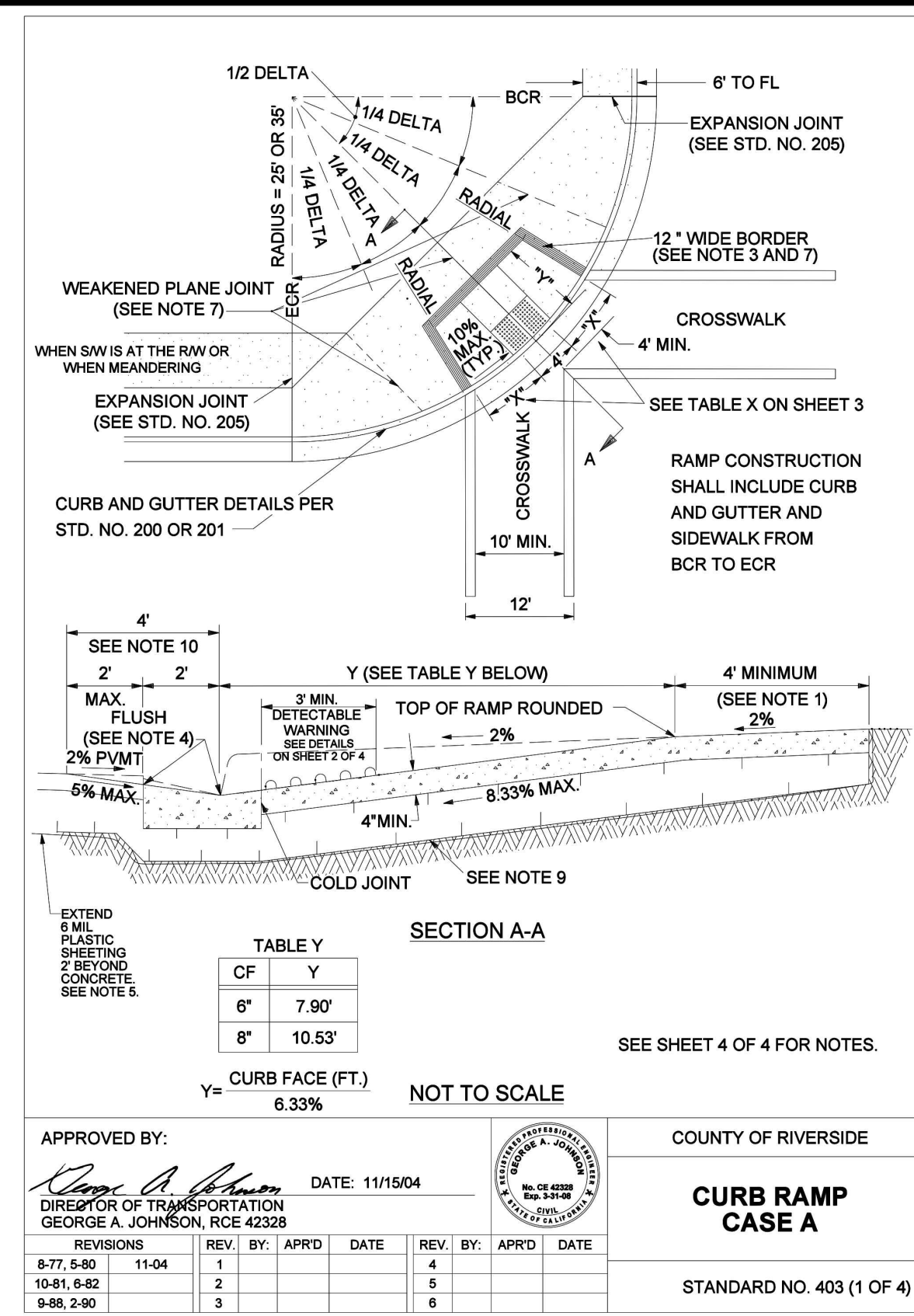
CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-8

SIGNAGE AND STRIPING

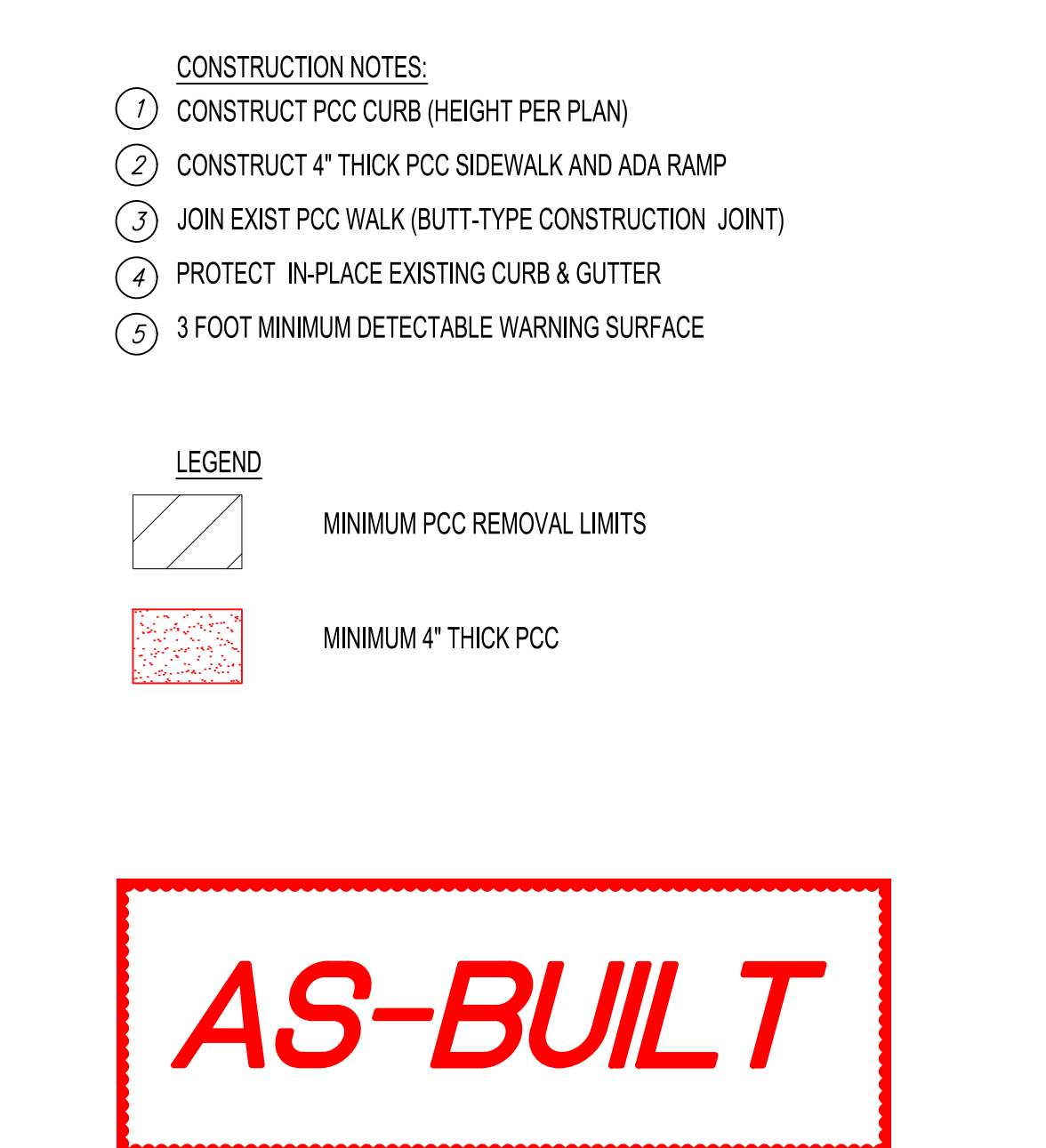
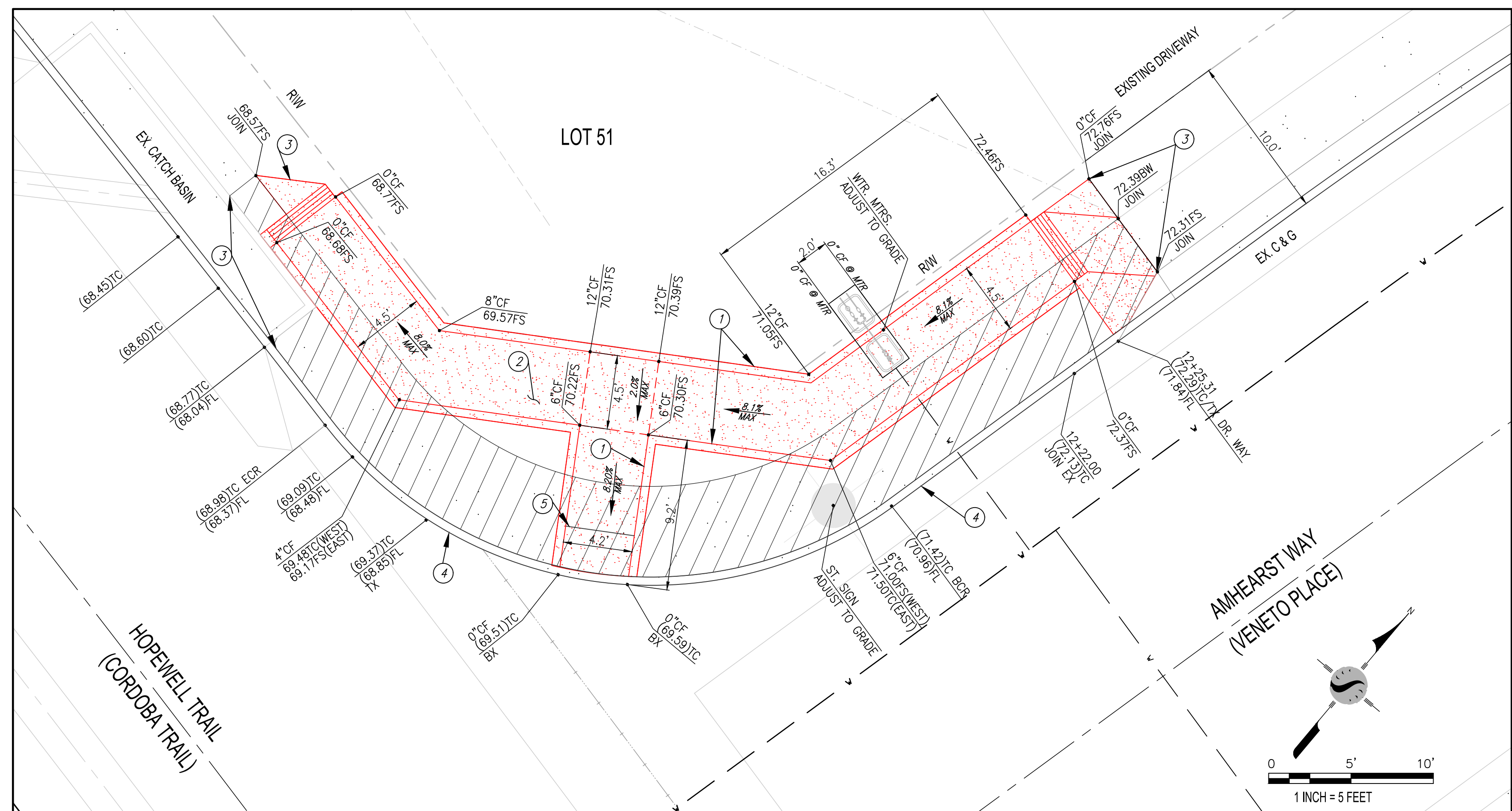
FOR: RSI COMMUNITIES-CALIFORNIA, LLC

SHEET
8
OF 9 SHEETS
DRAWING NAME:
FILE NO.: 3230A

DWG: 17-12421 (rev. 12/24/2019) Drawing (Sheet) Title: Plans (09/28/20) - 208357.DWG
By: jbrayton
Date: Sep 02, 2020 - 2:15pm



CURB RAMP DETAILS



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 REVISIONS TO 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
TDA	▲	OMITTED ST. LIGHT DETAILS		
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
735 E. CARNEGIE DR., #280
SAN BERNARDINO, CA 92405
909.335.6120 stantec.com

SEAL: NED J. ARAUJO
R.C.E. 57835

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 06/21/22
JOB NUMBER: 2042495810

CITY OF BEAUMONT

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: _____ Date: _____
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

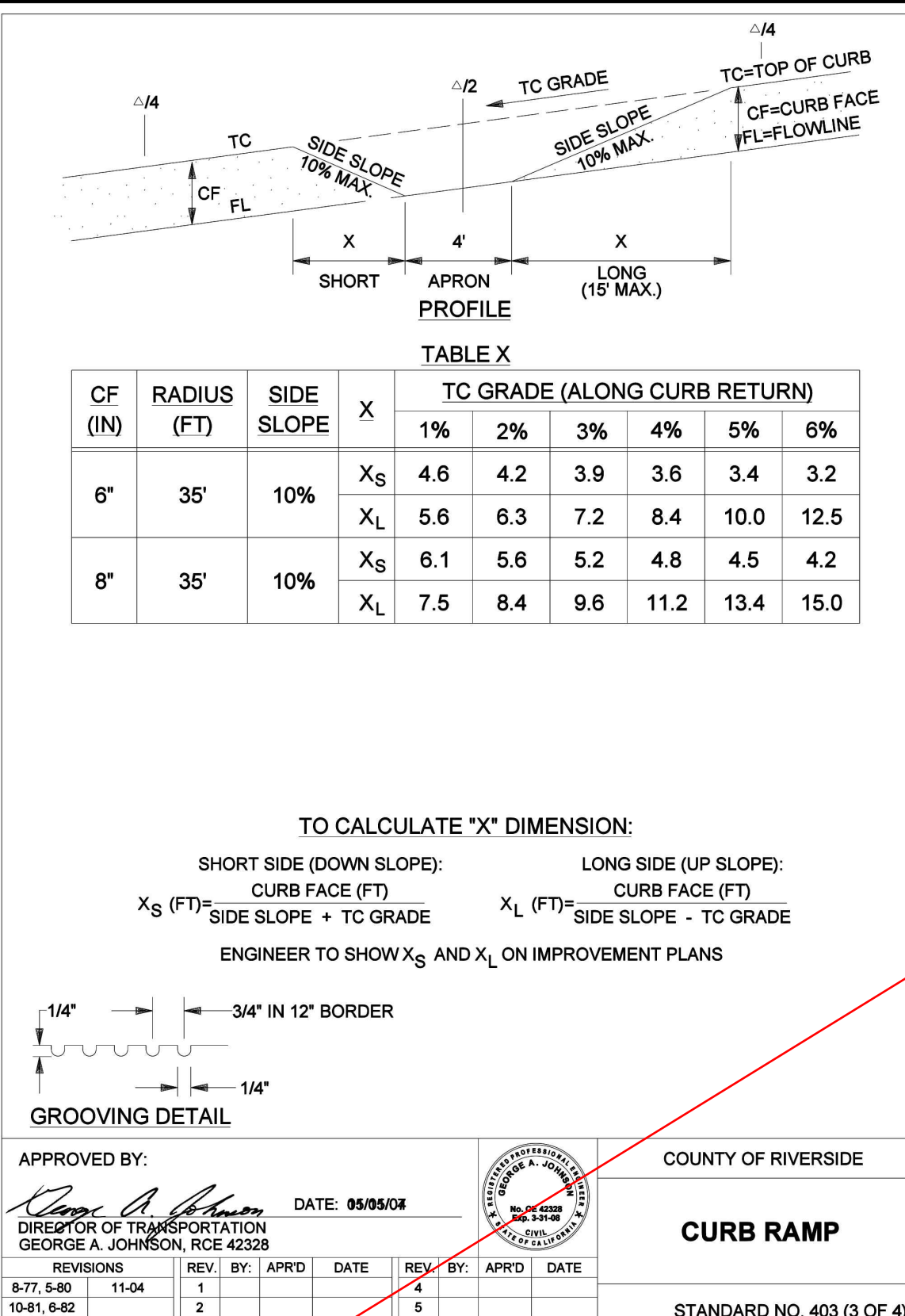
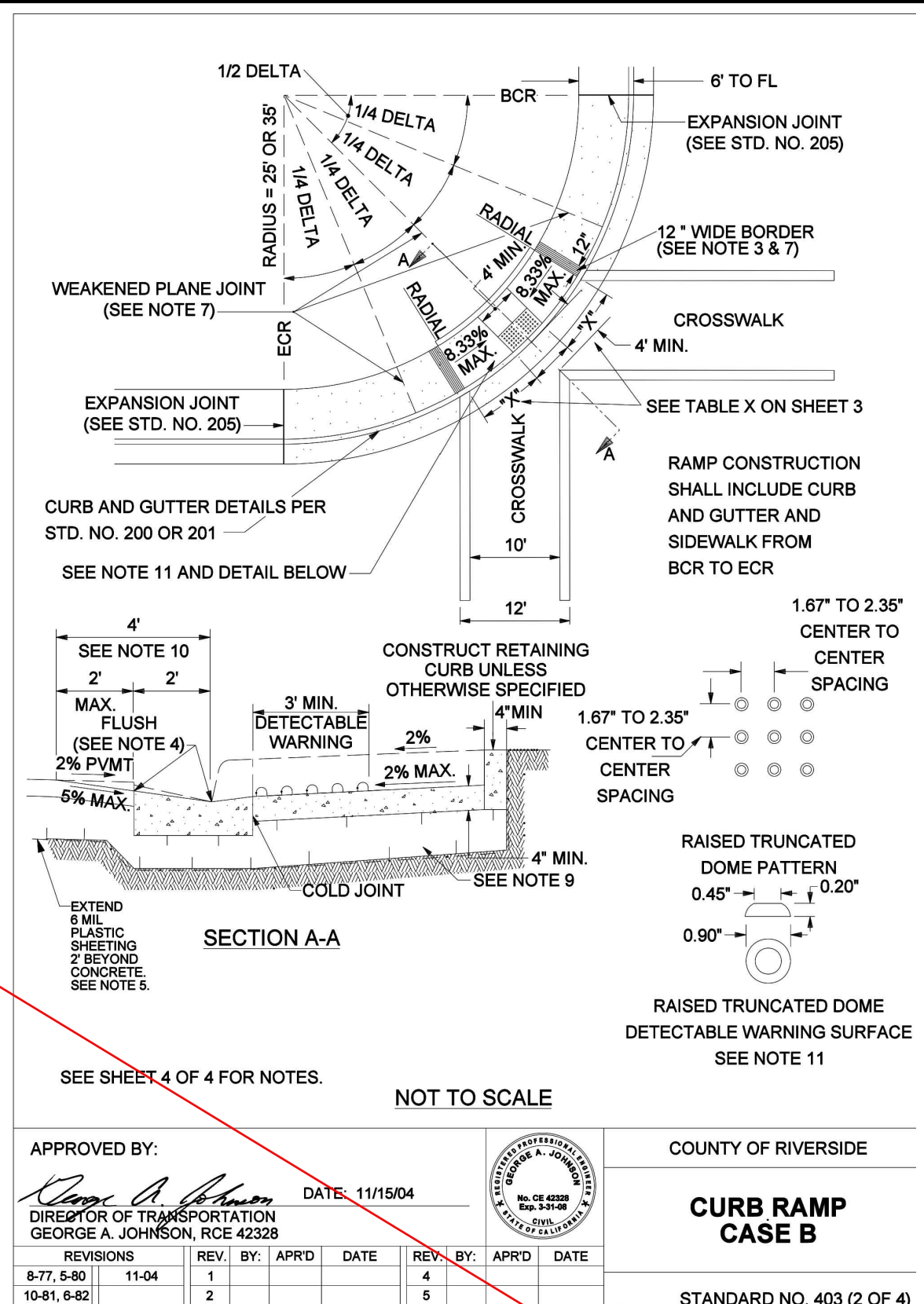
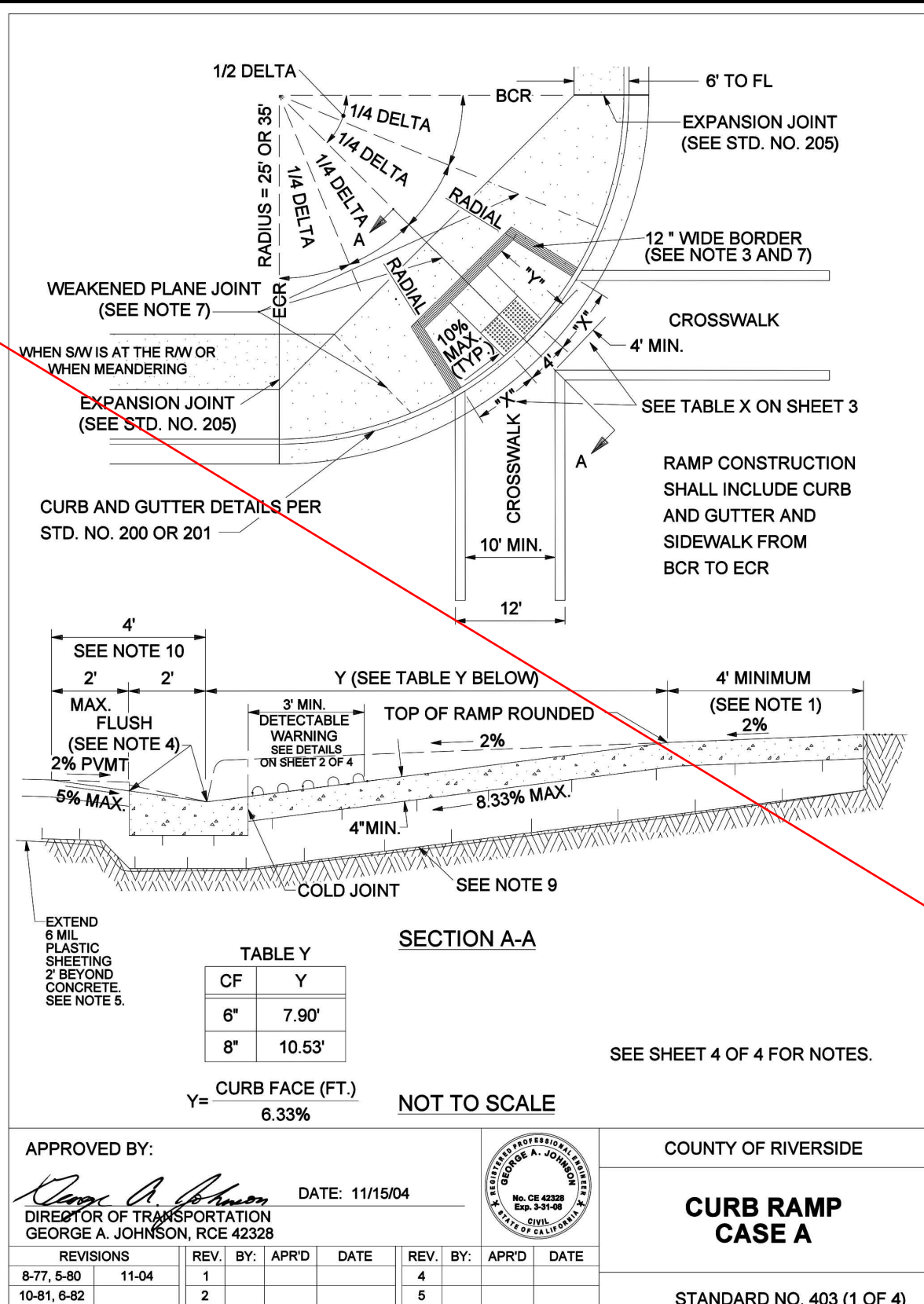
CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-8

DETAILS

FOR: RSI COMMUNITIES-CALIFORNIA, LLC

SHEET
9
OF 9 SHEETS
DRAWING NAME:
FILE NO.: 3230A

DWG: A129421.dwg | 2024/06/21 10:00 AM | User: jay | Plot: 14068100 - 20240521.DWG



- #### CONSTRUCTION NOTES:
- IF DISTANCE FROM CURB TO BACK OF SIDEWALK IS TOO SHORT TO ACCOMMODATE RAMP AND 4' LANDING, THEN USE THE CASE 'B' RAMP.
 - IF SIDEWALK IS LESS THAN 6' WIDE, THE FULL WIDTH OF THE SIDEWALK SHALL BE DEPRESSED AS SHOWN IN CASE B. MINIMUM SIDEWALK WIDTH IS 4' FROM BACK OF CURB.
 - THE RAMP SHALL HAVE A 12" WIDE BORDER WITH GROOVES 1/4" WIDE AND 1/4" DEEP APPROXIMATELY 3/4" ON CENTER. SEE GROOVING DETAIL.
 - TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
 - WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, SPECIAL CONSIDERATIONS ARE REQUIRED. SEE SPECIFICATIONS (SECTION 16.04).
 - RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP (EXCEPT IN CASE B).
 - CONSTRUCT WEAKENED PLANE JOINTS AT 1/4 DELTAS WHEN RADIUS EQUALS 35' AND AT INSIDE EDGE OF GROOVED BORDER WHEN RADIUS EQUALS 25'.
 - IF EXPANSIVE SOIL IS ENCOUNTERED, THEN RAMP SHALL BE CONSTRUCTED OVER CLASS 2 AGGREGATE MATERIAL.
 - CONCRETE SHALL BE CLASS B.
 - MAXIMUM SLOPES OF ADJOINING GUTTERS: THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP AND CONTINUOUS PASSAGE TO THE CURB RAMP SHALL NOT EXCEED 5% WITHIN 4' OF THE BOTTOM OF THE CURB RAMP.
 - DETECTABLE WARNING SURFACES ARE REQUIRED ON ALL CURB RAMPS THAT ENTER INTO A VEHICULAR TRAVEL WAY.

APPROVED BY: *George A. Johnson* DATE: 11/15/04
 COUNTY OF RIVERSIDE
CURB RAMP CASE A
 STANDARD NO. 403 (1 OF 4)

APPROVED BY: *George A. Johnson* DATE: 11/15/04
 COUNTY OF RIVERSIDE
CURB RAMP CASE B
 STANDARD NO. 403 (2 OF 4)

APPROVED BY: *George A. Johnson* DATE: 05/05/08
 COUNTY OF RIVERSIDE
CURB RAMP
 STANDARD NO. 403 (3 OF 4)

APPROVED BY: *George A. Johnson* DATE: 11/15/04
 COUNTY OF RIVERSIDE
CURB RAMP CONSTRUCTION NOTES
 STANDARD NO. 403 (4 OF 4)

CURB RAMP DETAILS

SEE 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.



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

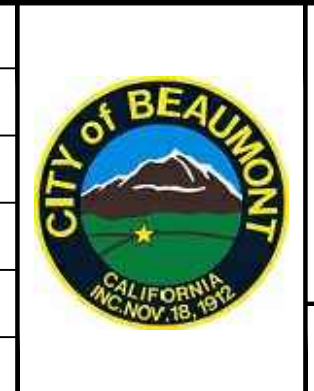
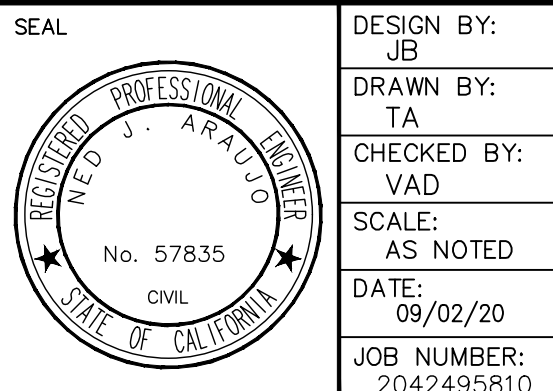
BENCHMARK:
 BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267+98; 16 FEET SOUTH OF 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

TDA	MARK	DESCRIPTION	APPR.	DATE
		OMITTED ST. LIGHT DETAILS	TC	9/2/20

PREPARED BY: **Stantec**
 735 E. CARNEGIE DR., #280
 SAN BERNARDINO, CA 92405
 909.335-6120 | stantec.com

DESIGNED BY: JEB
 DRAWN BY: TA
 CHECKED BY: VAD
 SCALE: AS NOTED
 DATE: 09/02/20
 JOB NUMBER: 2042495810

5 SEP 2020



Reviewed By: _____ Date: _____
 Recommended for Approval By: _____ Date: _____
 Approved By: *William D. Hart* Date: 09/03/2020
 Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
 PRIVATE STREET IMPROVEMENT PLANS
 TRACT 27971-8

DETAILS

FOR: RSI COMMUNITIES-CALIFORNIA, LLC