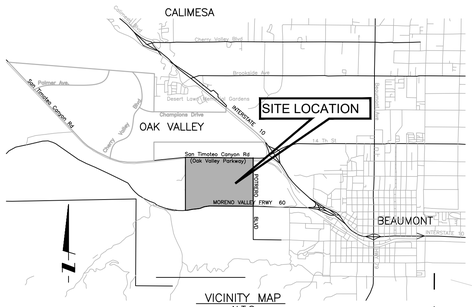
CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT NO. 27971-7



VICINITY MAP
N.T.S.
PORTIONS OF THOMAS BROS. PGS;
689, 690, 719 AND 720
2006 EDITION

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.

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.

LOCATION MAP

SCALE: 1"= 300'

300' 0 300' 600' 900'
SCALE: 1"=300'

LEGEND

PROP.	PROPOSED	RP	REFERENCE POINT
EXIST.	EXISTING	ST	STREET
C.L., C/L	CENTERLINE	R/W	RIGHT OF WAY
T.C.	TOP OF CURB	D/W	DRIVEWAY
F.L.	FLOW LINE	V.C.	VERTICAL CURVE
F.S.	FINISHED SURFACE	PI	POINT OF INTERSECTION
E.P.	EDGE OF PAVEMENT	PIG	POINT IN GUTTER
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		
MOC	MIDDLE OF CURVE		

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.

"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: _____ DATE: 29 SEP 2020
(NED ARAUJO, RCE:57835)

~~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.~~

~~NED ARAUJO RCE 57835~~ ~~DATE~~

~~APPLICANT/SUBDIVIDER:~~

~~RSI COMMUNITIES–HEARTLAND, LLC~~
~~620 NEWPORT CENTER DRIVE, 12th FLOOR~~
~~NEWPORT BEACH, CALIFORNIA 92660~~
~~PH.: (949) 270-3636~~

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

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

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 COUNTY.
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.

NOTE:
ALL PROPOSED STREETS IN TRACT NO.27971–7 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.

INDEX OF SHEETS:

SHEET 1 – TITLE SHEET–INDEX MAP–VICINITY MAP–GENERAL NOTES
SHEET 2 – CONSTRUCTION NOTES, QUANTITIES & TYPICAL SECTION INDEX MAP
SHEET 3 – KIMBALL COURT STA. 10+00.00 TO STA. 14+64.61
SHEET 4 – COLUMBUS COURT STA. 10+00.00 TO STA. 15+65.03
SHEET 5 – MONROE COURT STA. 10+00.00 TO STA. 16+58.35
SHEET 6 – CANFIELD COURT STA. 10+00.00 TO STA. 17+79.56
SHEET 7 – SIGNAGE & STRIPING
SHEET 8 – DETAILS

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

UPDATED DECLARATION OF ENGINEER OF RECORD, UPDATED 24

REK.	⚠	HOUR EMERGENCY CONTACT, UPDATED APPLICANT, REVISED	8/18/20
		CONSTRUCTION NOTE NO.10, REMOVED CONSTRUCTION NOTE NO. 6A,	TGO
		REVISED QUANTITIES, REVISED UNDERGROUND UTILITY DETAIL,	10/7/2020
		UPDATED PROFILE PER EXISTING CURB RETURN, AS BUILT REVISIONS,	10/07/2020
		ADDED CONSTRUCTION NOTE 6, REVISED DRIVEWAY LOCATION PER	
		PLOT PLAN, OMITTED ST. LIGHT DETAILS, OMITTED CURB RAMP PER	

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

29 SEP 2020
NED ARAUJO R.C.E. 57835 DATE

SEAL: REGISTERED PROFESSIONAL ENGINEER NED ARAUJO No. 57835 CIVIL STATE OF CALIFORNIA

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 09/28/20
JOB NUMBER: 2042495810

CITY OF BEAUMONT CALIFORNIA INCORPORATED 1912

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: _____ Date: 10/20/2020
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971–7

TITLE SHEET - LOCATION MAP
VICINITY MAP - GENERAL NOTES

FOR: RSI COMMUNITIES–CALIFORNIA, LLC

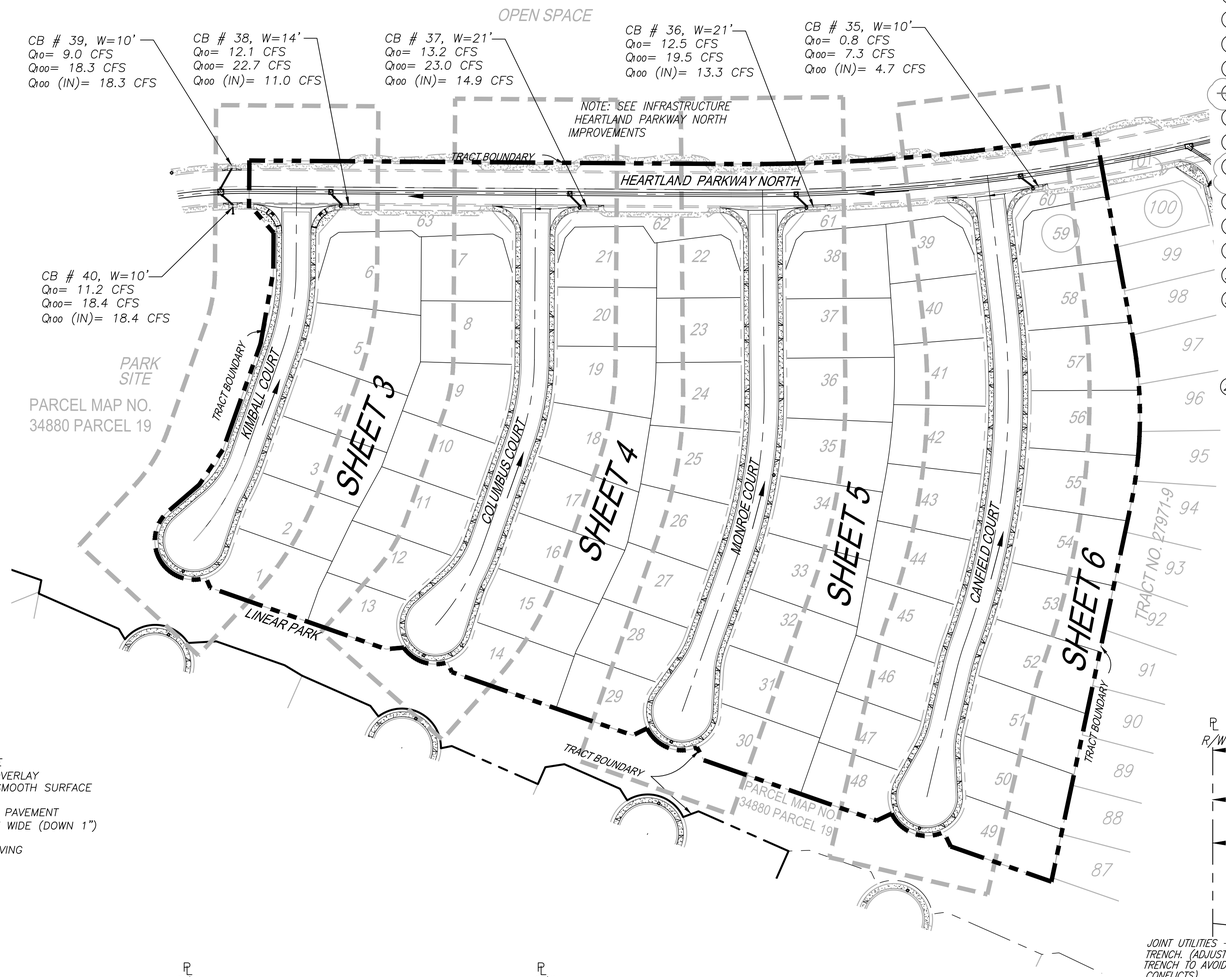
SHEET 1 OF 8 SHEETS
DRAWING NAME:
FILE NO.:

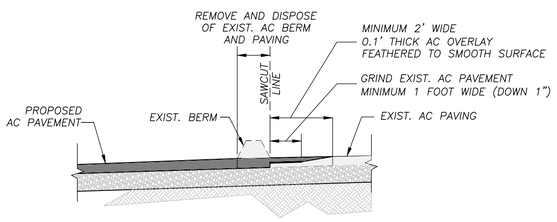
SF 17–4289

DWG: V:\2042\active\2042495810\drawing\Sheet_files\49381C-2369S7.DWG
Plotted: Sep 28, 2020 – 11:15am By: nkenon

CONSTRUCTION NOTES AND ESTIMATED QUANTITIES ITEM

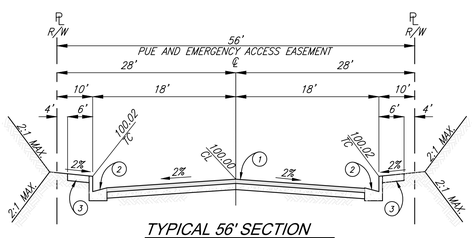
		TOTAL
1	CONSTRUCT 3" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS.	93,474 S.F.
2	CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200.	5,414 L.F.
3	CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401.	34,371 S.F.
4	INSTALL STREET NAME SIGN ON STREET LIGHT POLE PER RIVERSIDE COUNTY STD. NO. 815.	4 E.A.
5	INSTALL W14-2 "NO OUTLET" PER 2014 CA MUTCD	4 E.A.
~~6A~~	~~CONSTRUCT CURB RAMP (CASE A) PER DETAIL ON SHEET 8~~	~~6 E.A.~~
6	CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 8	8 E.A.
7	CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209.	4 EA. △1
10	INSTALL STREET LIGHT ~~PER DETAIL ON SHEET 8~~ LOCATE BASE 18" BEHIND CURB FLOWLINE AS SHOWN ON PLAN. PRIVATE STREET LIGHT PLANS PER SEPARATE SUBMITTAL AND PERMIT APPROVAL.	8 E.A.
13	INSTALL R1-1 "STOP SIGN" PER CALIFORNIA M.U.T.C.D.	4 E.A.
14	APPLY THERMOPLASTIC WHITE LIMIT LINE PER M.U.T.C.D., CA SUPPLEMENT, FIG. 3B-103	80 L.F.
15	THERMOPLASTIC "STOP" PAVEMENT MARKING PER 2014 CA MUTCD, FIG. 3B-23(CA).	4 E.A.
22	SAWCUT AND REMOVE EXISTING PAVEMENT AND AC BERM PER DETAIL ON SHEET 2.	440 L.F.
23	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.	6" PVC = 200 L.F. 4" PVC = 400 L.F.
24	CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)	59 EA.





22 AC PAVEMENT MATCH AND OVERLAY

NTS



TYPICAL 56' SECTION

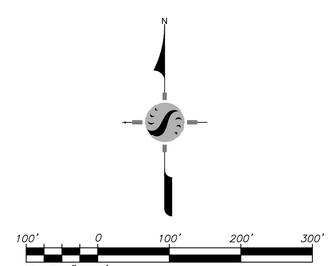
N.T.S.

KIMBALL COURT, COLUMBUS COURT, MONROE COURT, CANFIELD COURT

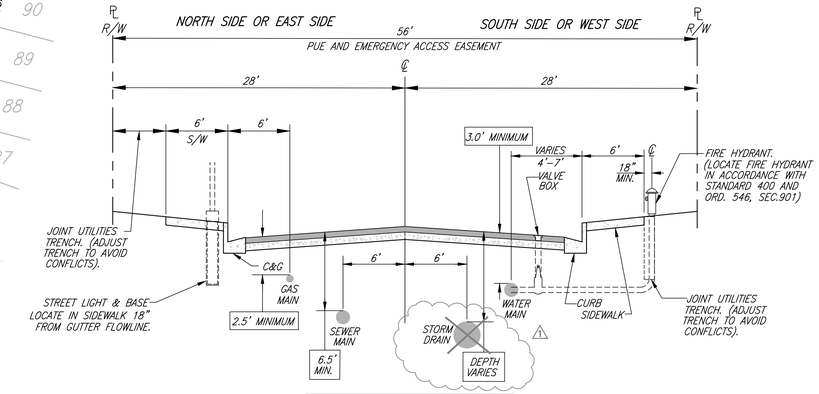
MODIFIED RIVERSIDE COUNTY STD. 106, SECTION A

T.I. = 5.5, 0.25' A.C. W/SEAL COAT OVER 0.50' 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:
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ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
R.E.K.	△1	REVISED CONSTRUCTION NOTE NO. 10, REMOVED		8/18/20
		CONSTRUCTION NOTE NO. 6A, REVISED QUANTITIES,		
		REVISED UNDERGROUND UTILITY DETAIL	TJO	10/7/2020

ENGINEER — REVISIONS — CITY

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

NED ARAUJO
R.C.E. 57835
29 SEP 2020
DATE

SEAL: REGISTERED PROFESSIONAL ENGINEER NED J. ARAUJO No. 57835 CIVIL STATE OF CALIFORNIA

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CITY OF BEAUMONT CALIFORNIA INCORPORATED NOV. 16, 1912

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: Jeffrey D. Harris, Director of Public Works Date 10/20/2020

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-7

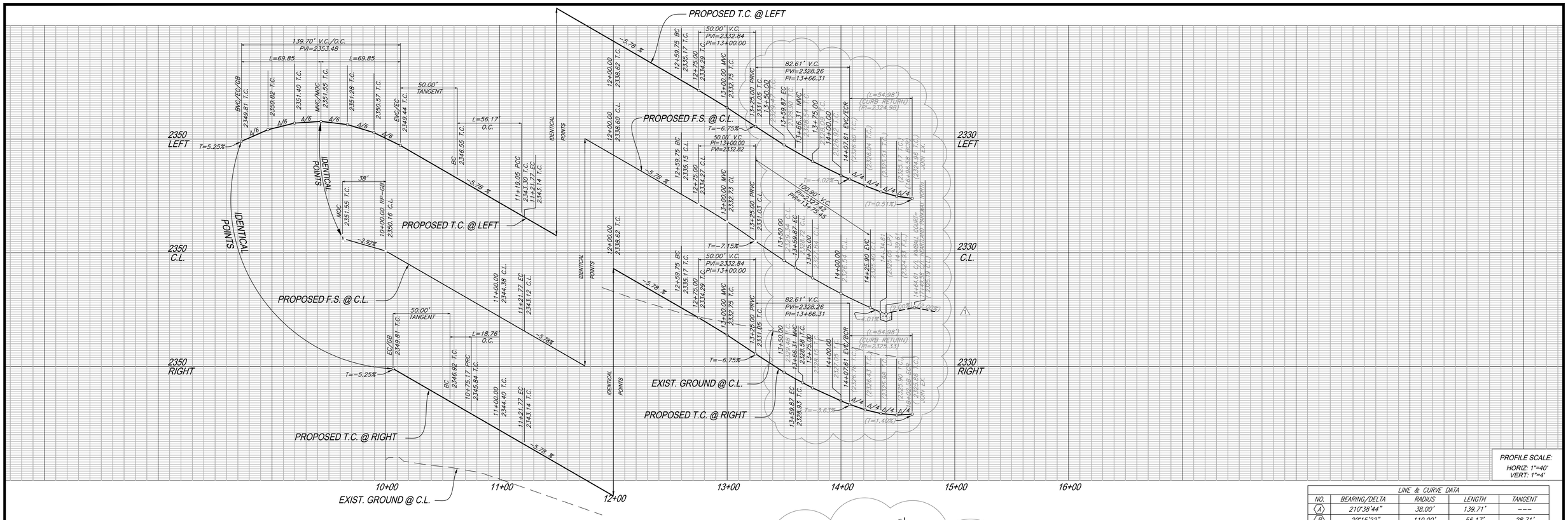
CONSTRUCTION NOTES, QUANTITIES & TYPICAL SECTIONS

FOR: RSI COMMUNITIES-CALIFORNIA, LLC

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

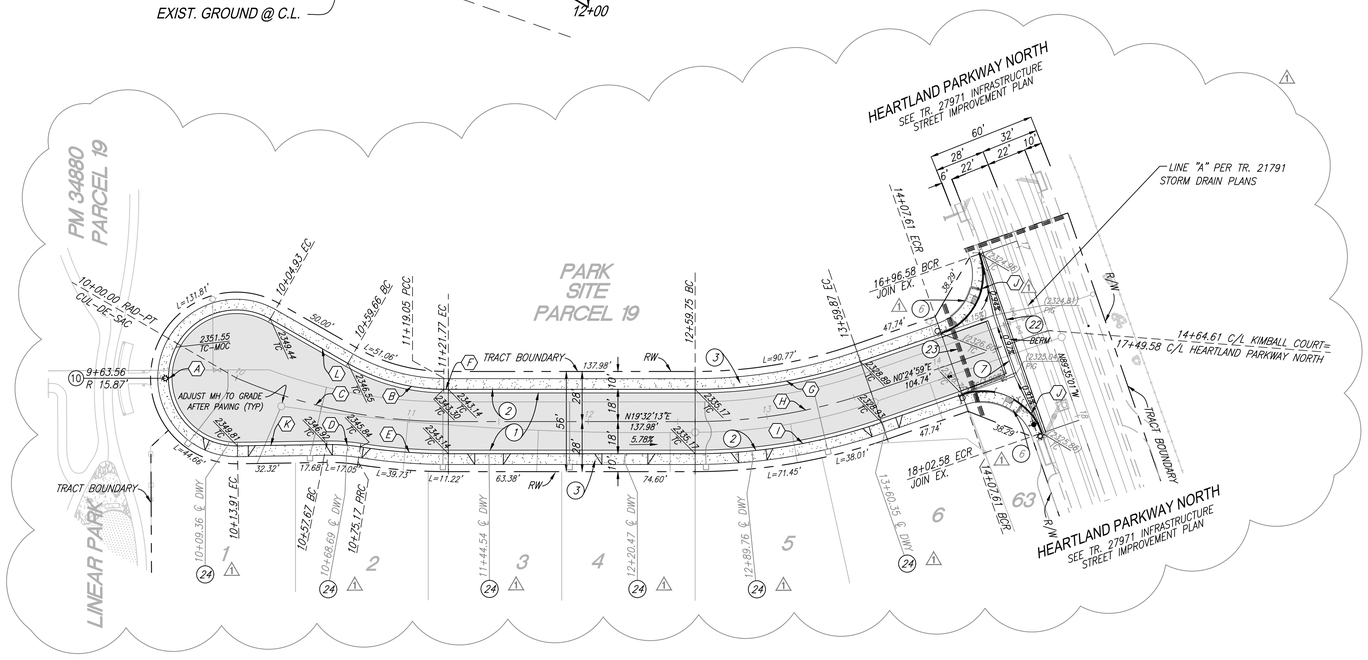
SF 17-4289

DWG: k:\2042\tactical\2042495810\drawing\Sheet_Files\42495810C-206757.DWG By: rkearns Plotted: Sep 28, 2020 - 1:39pm



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

LINE & CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	210°38'44"	38.00'	139.71'	---
B	29°15'22"	110.00'	56.17'	28.71'
C	23°15'24"	300.00'	121.77'	61.74'
D	09°46'11"	110.00'	18.76'	9.40'
E	08°53'59"	318.00'	49.39'	24.75'
F	00°31'10"	282.00'	2.56'	1.28'
G	19°07'14"	282.00'	94.11'	47.50'
H	19°07'14"	300.00'	100.12'	50.53'
I	19°07'14"	318.00'	106.12'	53.56'
J	90°00'00"	35.00'	54.98'	35.00'
K	N18°40'01"E	---	50.00'	---
L	N49°18'45"E	---	50.00'	---



KIMBALL COURT

CONSTRUCTION NOTES:

1. CONSTRUCT 3" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS.
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22. SAWCUT AND REMOVE EXISTING PAVEMENT AND AC BERM PER DETAIL ON SHEET 2.
23. 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.
24. CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)

SCALE: 1"=40'

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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

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ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
REK.	1	UPDATED PROFILE PER EXISTING CURB RETURN, AS		8/18/20
		BUILT REVISIONS, UPDATED CONSTRUCTION NOTE NO.		
		10, REMOVED CONSTRUCTION NOTE NO. 6A, ADDED		
		CONSTRUCTION NOTE NO. 6, REVISED DRIVEWAY		
		LOCATION PER PLOT PLAN	TJO	10/7/2020

ENGINEER — REVISIONS — CITY

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

NED ARAUJO
R.C.E. 57835
29 SEP 2020
DATE

SEAL: REGISTERED PROFESSIONAL ENGINEER NEO J. ARAUJO No. 57835 CIVIL STATE OF CALIFORNIA

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 09/28/20
JOB NUMBER: 2042495810

MG

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: Director of Public Works Date: 10/20/2020

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-7
KIMBALL COURT
STA. 10+00.00 TO STA. 14+64.61

FOR: RSI COMMUNITIES-CALIFORNIA, LLC

SHEET 3 OF 8 SHEETS
DRAWING NAME:
FILE NO.:

SF 17-4289

Plotted: Sep 28, 2020 - 11:22am By: ekenem
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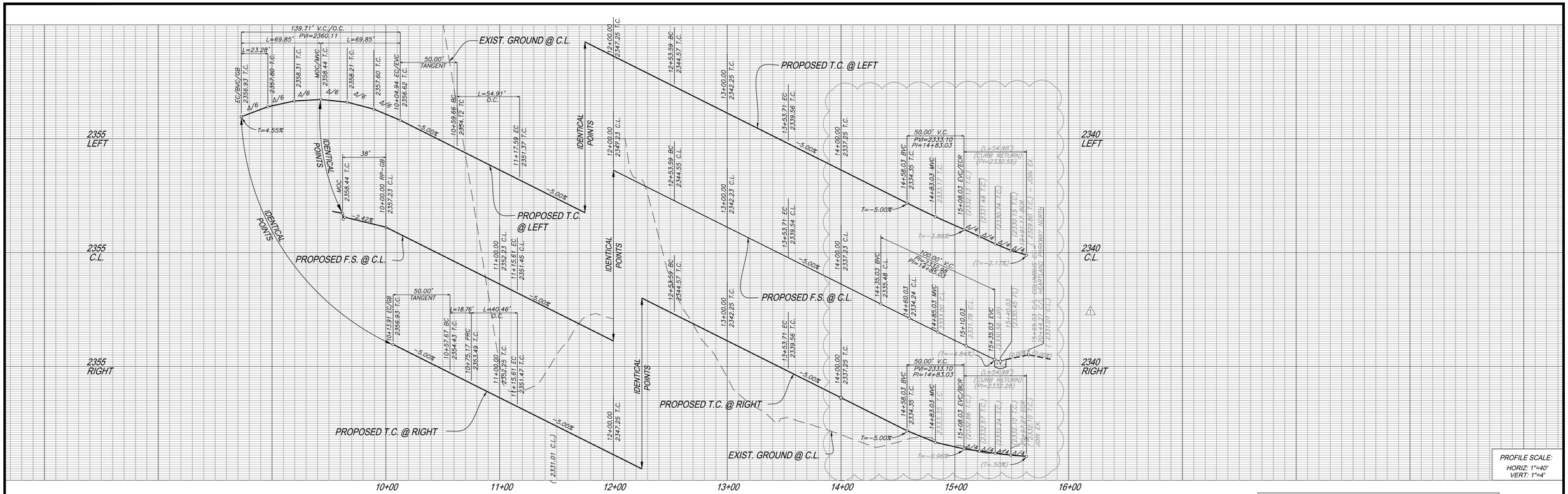

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C	22°04'44"	300.00'	115.61'	58.53'
D	09°46'11"	110.00'	18.76'	9.40'
E	07°43'19"	318.00'	42.86'	21.46'
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J	N17°29'21"E	---	50.00'	---
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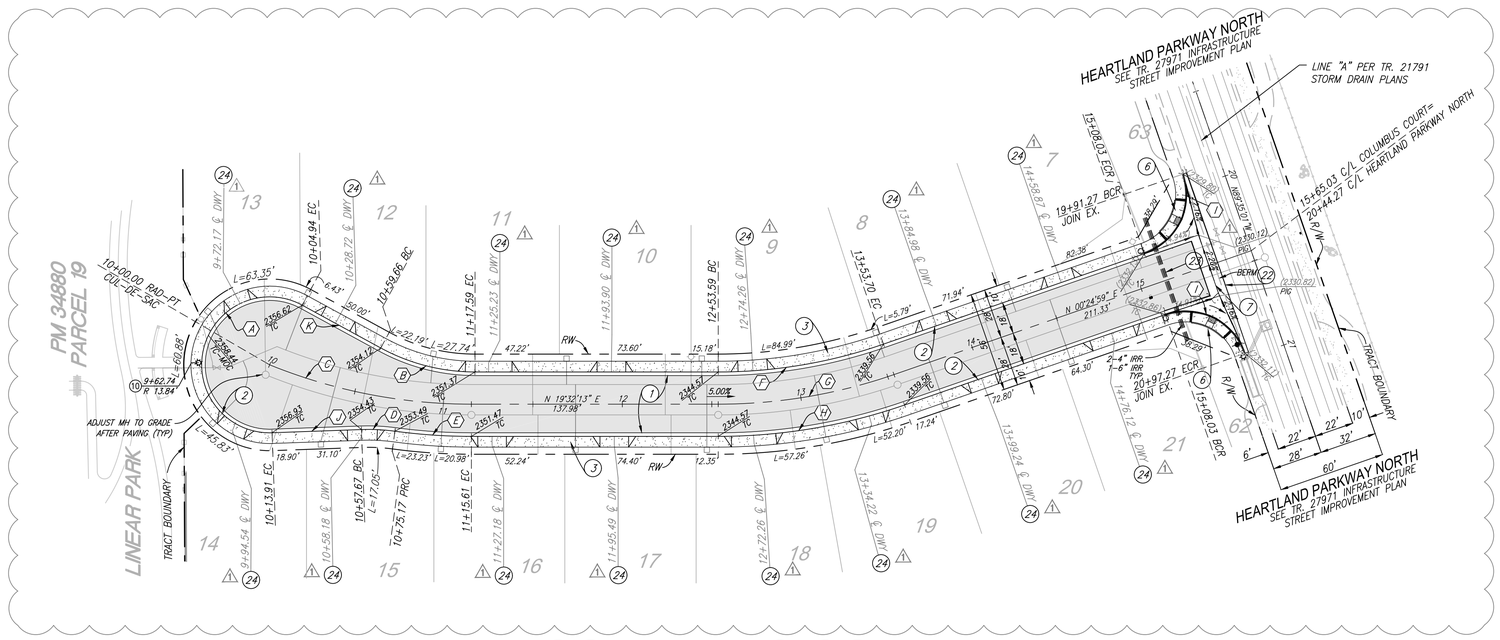

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COLUMBUS COURT

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ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
R.E.K.	1	UPDATED PROFILE PER EXISTING CURB RETURN, AS		8/18/20
		BUILT REVISIONS, UPDATED CONSTRUCTION NOTE NO.		
		10, REVISED DRIVEWAY LOCATION PER PLOT PLAN	TEO	10/7/2020
ENGINEER		REVISIONS	CITY	

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

NED ARAUJO
R.C.E. 57835
29 SEP 2020
DATE

SEAL: REGISTERED PROFESSIONAL ENGINEER NED J. ARAUJO No. 57835 CIVIL STATE OF CALIFORNIA

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 09/28/20
JOB NUMBER: 2042495810

MG

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: Director of Public Works Date: 10/20/2020

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th. St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-7
COLUMBUS COURT
STA. 10+00.00 TO STA. 15+65.03

SHEET 4 OF 8 SHEETS
DRAWING NAME:
FILE NO.:
FOR: RSI COMMUNITIES-CALIFORNIA, LLC

SF 17-4289

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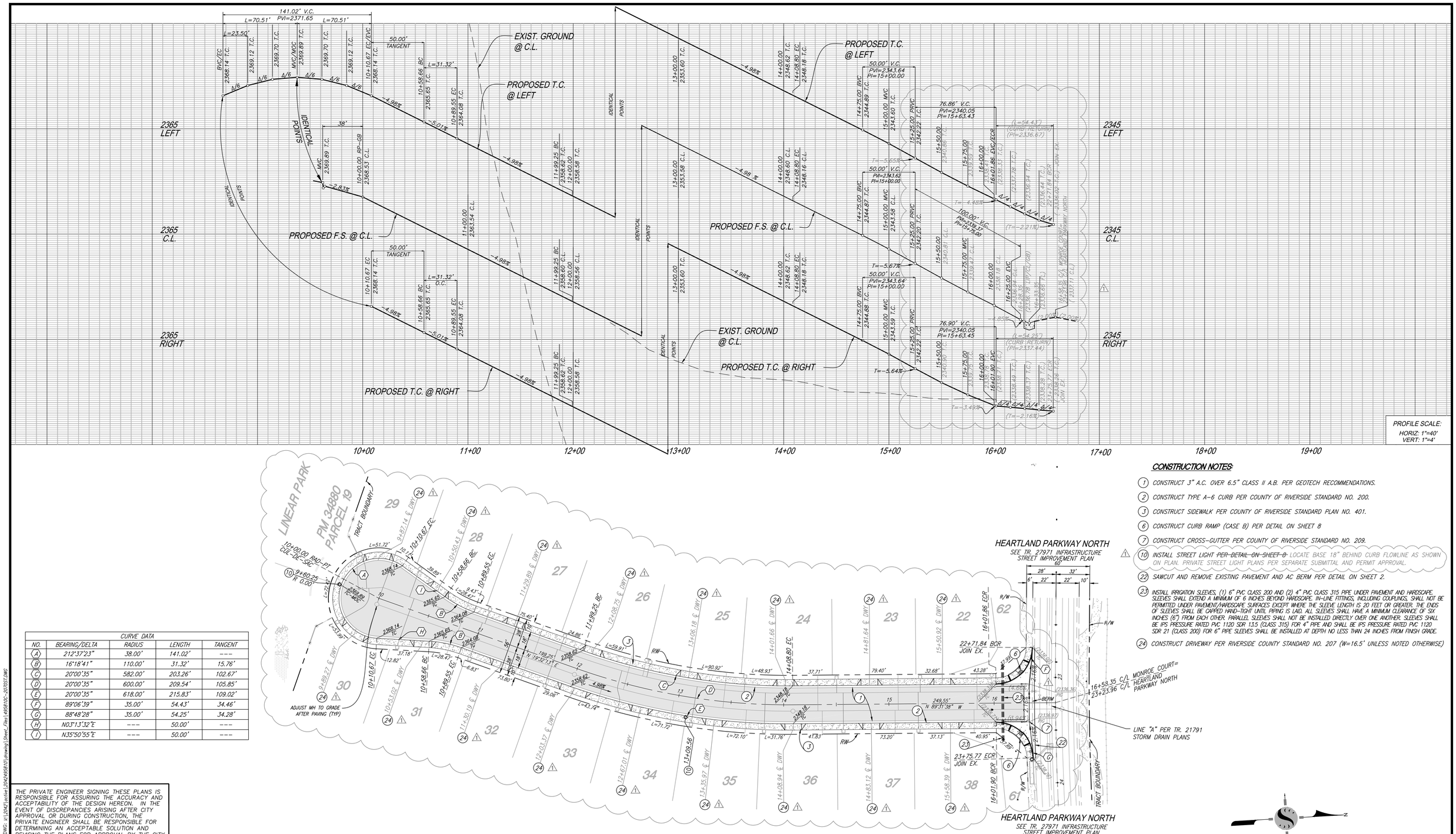

PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	212°37'23"	38.00'	141.02'	---
B	16°18'41"	110.00'	31.32'	15.76'
C	20°00'35"	582.00'	203.26'	102.67'
D	20°00'35"	600.00'	209.54'	105.85'
E	20°00'35"	618.00'	215.83'	109.02'
F	89°06'39"	35.00'	54.43'	34.46'
G	88°48'28"	35.00'	54.25'	34.28'
H	N03°13'32"E	---	50.00'	---
I	N35°50'55"E	---	50.00'	---

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ENGINEER		REVISIONS	CITY	

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

NED ARAUJO
R.C.E. 57835
29 SEP 2020
DATE

SEAL: REGISTERED PROFESSIONAL ENGINEER NED J. ARAUJO No. 57835 CIVIL STATE OF CALIFORNIA

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 09/28/20
JOB NUMBER: 2042495810

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: Jeffrey D. Hearts Director of Public Works Date 10/20/2020

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
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TEL: (951) 769-8520 FAX: (951) 769-8526

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FOR: RSI COMMUNITIES-CALIFORNIA, LLC

SHEET 5 OF 8 SHEETS
DRAWING NAME:
FILE NO.:

SF 17-4289

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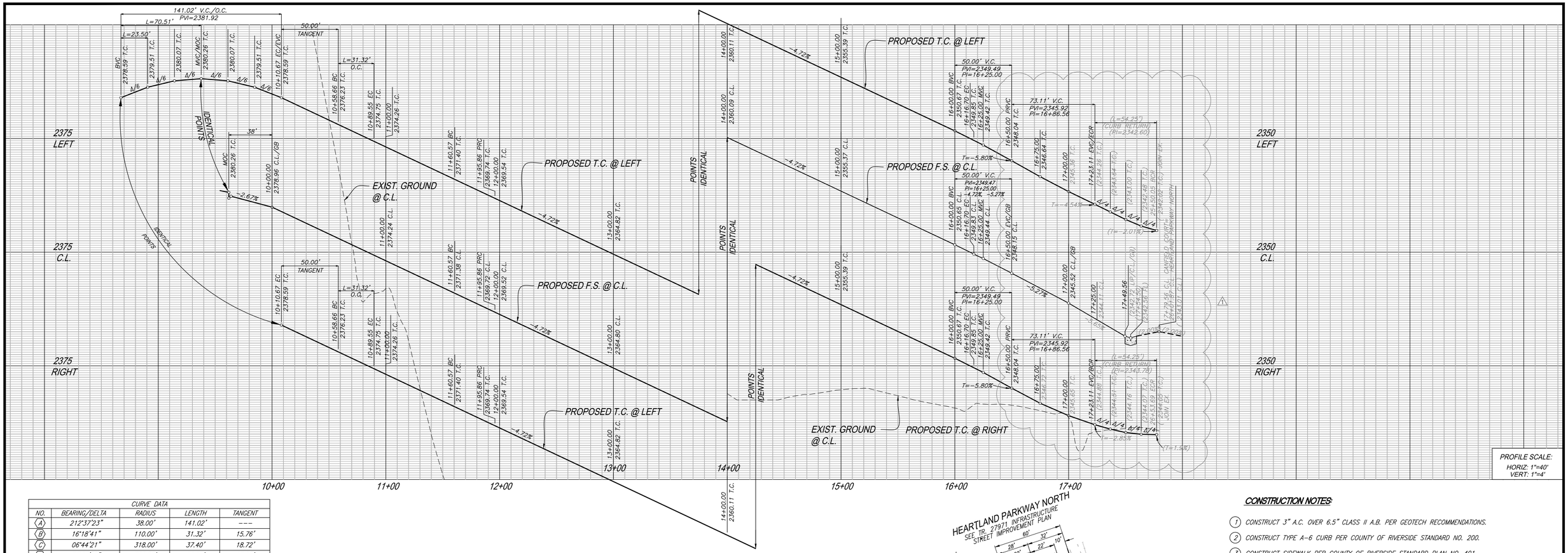
Plotted: Sep 28, 2020 - 11:26am By: nkenon



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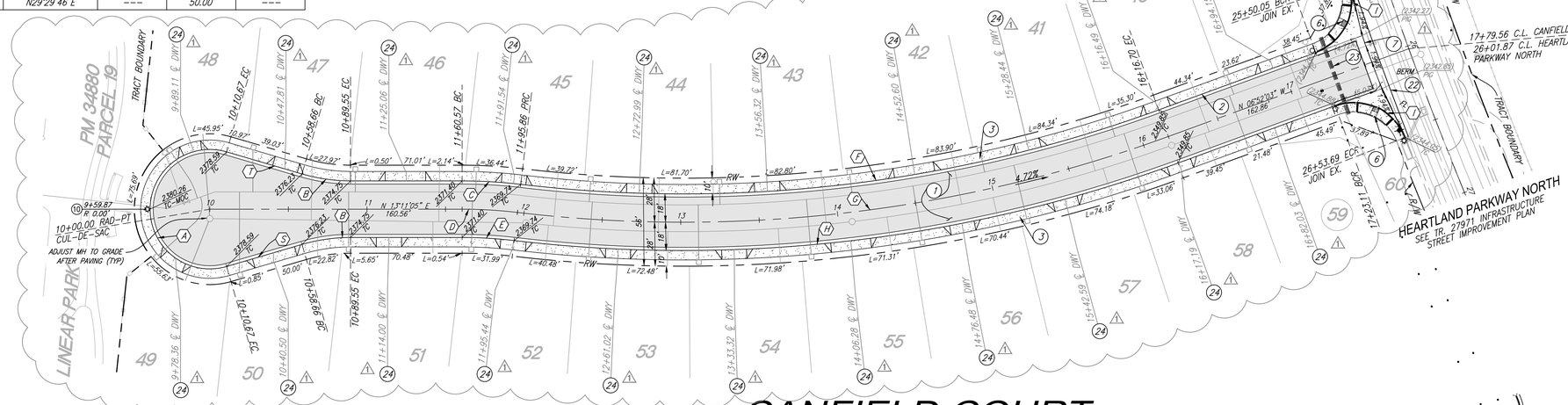

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ENGINEER — REVISIONS — CITY

PREPARED BY: Stantec
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MG

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: Jeffrey D. Hearts, Director of Public Works Date 10/20/2020

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E. 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-7
CANFIELD COURT
STA. 10+00.00 TO STA. 17+79.56

FOR: RSI COMMUNITIES-CALIFORNIA, LLC

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

SF 17-4289

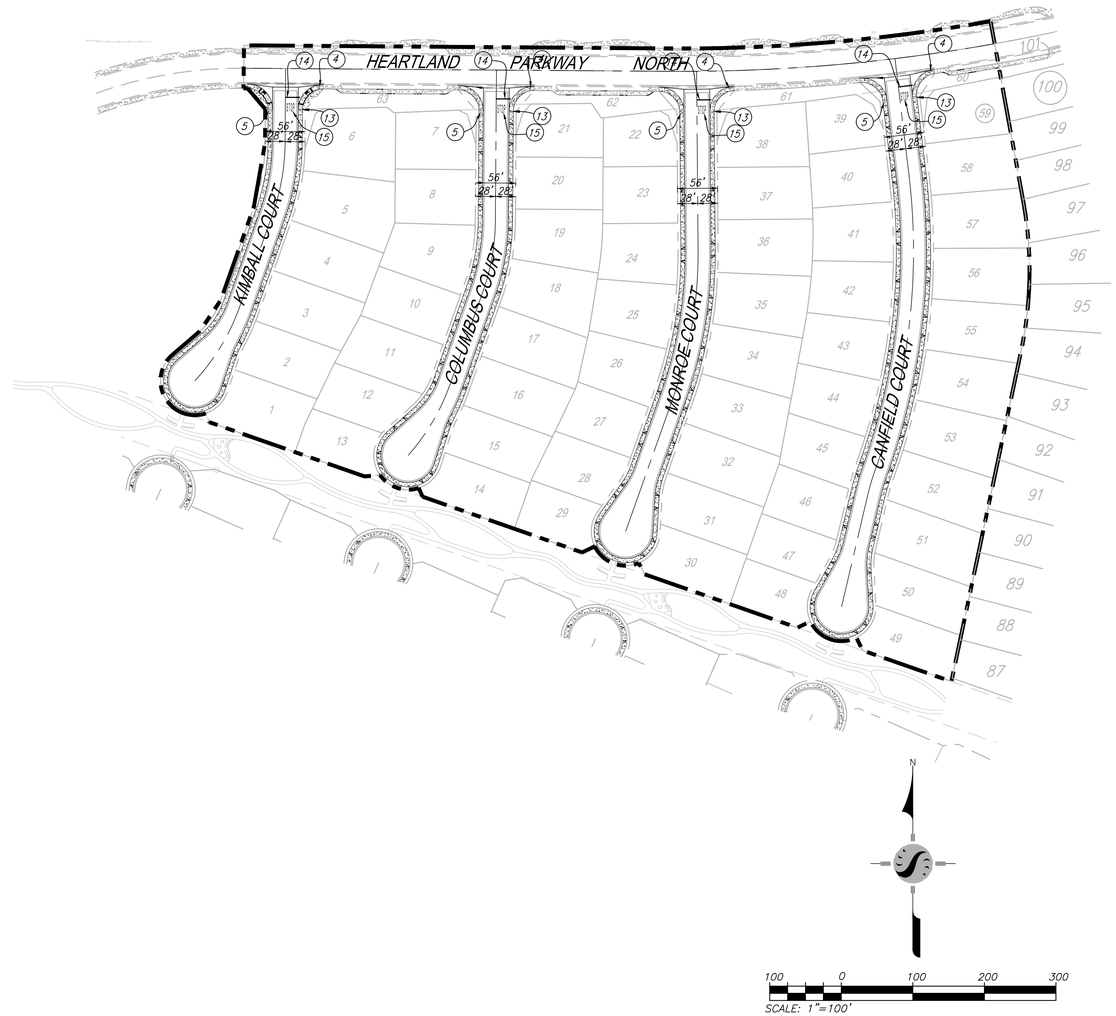
DWG: V:\2042\active\2042495810\Drawing\Sheet_Files\495810C-207TST.DWG
Plotted: Sep 28, 2020 - 11:37am By: nkimm

GENERAL SIGNAGE/STRIPING NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, AND RIVERSIDE COUNTY STANDARD PLANS, LATEST EDITION HEREAFTER REFERED TO AS THE STANDARD SPECIFICATIONS AND STANDARD PLANS UNLESS OTHERWISE SPECIFIED.
2. TRAFFIC STRIPES, RAISED PAVEMENT MARKERS AND SIGNS, (EXCEPT PAVEMENT LEGENDS), SHALL COMPLY WITH THE 2003 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE 2003 MUTCD CALIFORNIA SUPPLEMENT.
3. PAVEMENT LEGENDS SHALL EXACTLY MATCH THE CITY OF BEAUMONT STANDARD STENCILS.
4. RAISED PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 85 OF THE STATE'S STANDARD SPECIFICATIONS, ENTITLED "PAVEMENT MARKERS". ADHESIVE FOR PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 95-2.04 OF CALTRANS STANDARD SPECIFICATIONS (JULY 2002 EDITION) ENTITLED "RAPID SET EPOXY ADHESIVE FOR PAVEMENT MARKERS".
5. THERMOPLASTIC TRAFFIC STRIPES AND MARKINGS SHALL CONFORM TO THE SECTION 84-2, ENTITLED "THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS", AS SPECIFIED IN THE CALTRANS STANDARD SPECIFICATIONS (JULY 2002 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 OR GRINDING 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 OPERARATIONS. 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 203-8 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 56-2, ENTITLED "ROADSIDE SIGNS", AS SPECIFIED IN THE CALTRANS STANDARD SPECIFICATIONS (JULY 2002 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/VANDA-PROOF FASTENERS.
10. ALL SIGNS SHALL BE STANDARD SIZE IN ACCORDANCE WITH THE 2003 MUTCD AND THE 2003 MUTCD CALIFORNIA SUPPLEMENT, 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 1-800-227-2600 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 SHALL BE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO APPLICATION OF THE THERMOPLASTIC MATERIAL. CONTACT THE CITY PUBLIC WORKS DEPARTMENT CITY INSPECTOR AT (951) 769-8520 EXT. 250 (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" TELSPAR POSTS UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES

(4) INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STD. NO. 815.
(5) INSTALL W14-2 "NO OUTLET" PER 2014 CA MUTCD.
(13) INSTALL R1-1 "STOP SIGN" PER CALIFORNIA M.U.T.C.D.
(14) APPLY THERMOPLASTIC WHITE LIMIT LINE PER M.U.T.C.D., CA SUPPLEMENT, FIG. 3B-103
(15) 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:
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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

NED ARAUJO
R.C.E. 57835
29 SEP 2020
DATE

SEAL: REGISTERED PROFESSIONAL ENGINEER NED J. ARAUJO No. 57835 CIVIL STATE OF CALIFORNIA

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 09/28/20
JOB NUMBER: 2042495810

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Approved By: Jeffrey D. Harris Director of Public Works Date: 10/20/2020

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SIGNAGE AND STRIPING

FOR: RSI COMMUNITIES-CALIFORNIA, LLC

SHEET 7 OF 8 SHEETS
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Plotted: Sep 28, 2020 - 11:59am By: ddenom DWG. V:\2042\active\2042495810\drawing\Street_Plan\495810-207257.DWG

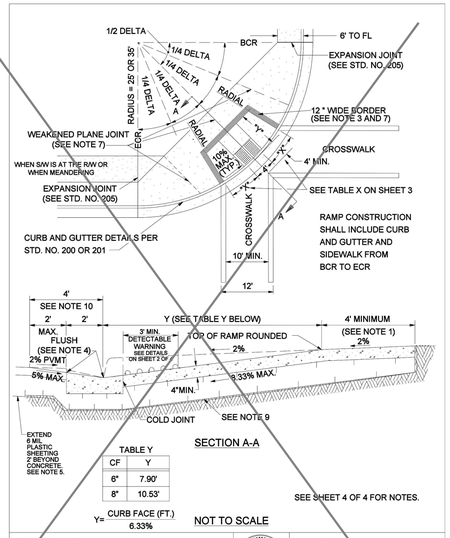


TABLE Y

CF	Y
6"	7.90'
8"	10.53'

Y= CURB FACE (FT.) / 6.33%

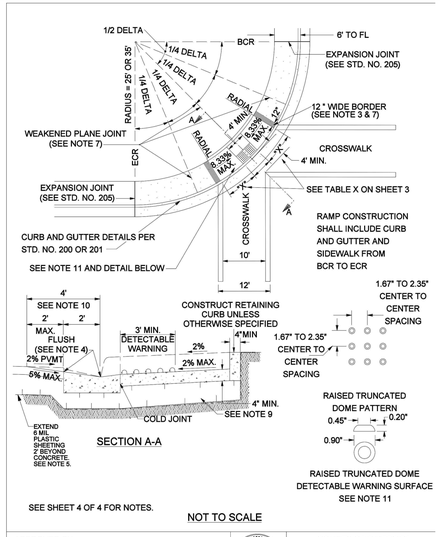
APPROVED BY: DIRECTOR OF TRANSPORTATION GEORGE A. JOHNSON, RCE 42328 DATE: 11/15/04

COUNTY OF RIVERSIDE

CURB RAMP CASE A

STANDARD NO. 403 (1 OF 4)

REVISIONS		REV.	BY:	APR'D	DATE	REV.	BY:	APR'D	DATE
8-77, 5-80	11-04	1				4			
10-81, 6-82		2				5			
9-88, 2-90		3				6			



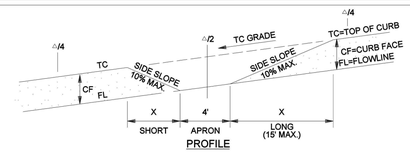
APPROVED BY: DIRECTOR OF TRANSPORTATION GEORGE A. JOHNSON, RCE 42328 DATE: 11/15/04

COUNTY OF RIVERSIDE

CURB RAMP CASE B

STANDARD NO. 403 (2 OF 4)

REVISIONS		REV.	BY:	APR'D	DATE	REV.	BY:	APR'D	DATE
8-77, 5-80	11-04	1				4			
10-81, 6-82		2				5			
9-88, 2-90		3				6			12-97



PROFILE

TABLE X

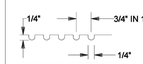
CF (IN)	RADIUS (FT)	SIDE SLOPE	X	TC GRADE (ALONG CURB RETURN)					
				1%	2%	3%	4%	5%	6%
6"	35'	10%	X_S	4.6	4.2	3.9	3.6	3.4	3.2
			X_L	5.6	6.3	7.2	8.4	10.0	12.5
8"	35'	10%	X_S	6.1	5.6	5.2	4.8	4.5	4.2
			X_L	7.5	8.4	9.6	11.2	13.4	15.0

TO CALCULATE "X" DIMENSION:

SHORT SIDE (DOWN SLOPE): X_S (FT)= CURB FACE (FT) / SIDE SLOPE + TC GRADE

LONG SIDE (UP SLOPE): X_L (FT)= CURB FACE (FT) / SIDE SLOPE - TC GRADE

ENGINEER TO SHOW X_S AND X_L ON IMPROVEMENT PLANS



GROOVING DETAIL

APPROVED BY: DIRECTOR OF TRANSPORTATION GEORGE A. JOHNSON, RCE 42328 DATE: 05/05/08

COUNTY OF RIVERSIDE

CURB RAMP

STANDARD NO. 403 (3 OF 4)

REVISIONS		REV.	BY:	APR'D	DATE	REV.	BY:	APR'D	DATE
8-77, 5-80	11-04	1				4			
10-81, 6-82		2				5			
9-88, 2-90		3				6			

CONSTRUCTION NOTES:

1. IF DISTANCE FROM CURB TO BACK OF SIDEWALK IS TOO SHORT TO ACCOMODATE RAMP AND 4' LANDING, THEN USE THE CASE "B" RAMP.
2. 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.
3. 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.
4. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
5. WHEN ABUTTING SOIL HAS A HIGH SULFATE CONTENT, SPECIAL CONSIDERATIONS ARE REQUIRED. SEE SPECIFICATIONS (SECTION 16.04).
6. 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).
7. CONSTRUCT WEAKENED PLANE JOINTS AT 1/4 DELTAS WHEN RADIUS EQUALS 35' AND AT INSIDE EDGE OF GROOVED BORDER WHEN RADIUS EQUALS 25'.
8. IF EXPANSIVE SOIL IS ENCOUNTERED, THEN RAMP SHALL BE CONSTRUCTED OVER CLASS 2 AGGREGATE MATERIAL.
9. CONCRETE SHALL BE CLASS B.
10. 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.
11. DETECTABLE WARNING SURFACES ARE REQUIRED ON ALL CURB RAMPS THAT ENTER INTO A VEHICULAR TRAVEL WAY.

APPROVED BY: DIRECTOR OF TRANSPORTATION GEORGE A. JOHNSON, RCE 42328 DATE: 11/15/04

COUNTY OF RIVERSIDE

CURB RAMP CONSTRUCTION NOTES

STANDARD NO. 403 (4 OF 4)

REVISIONS		REV.	BY:	APR'D	DATE	REV.	BY:	APR'D	DATE
8-77, 5-80	11-04	1				4			
10-81, 6-82		2				5			
9-88, 2-90		3				6			12-97

CURB RAMP DETAILS

PRIVATE STREET LIGHT PLANS PER SEPARATE SUBMITTAL AND PERMIT APPROVAL

Top of Pole Series
Solar Powered LED Lighting System

Sol — Reliable. Renewable. Remarkable.

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 your requirements 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	P	08	CP
COLOR	LUM. QTY	LUMINAIRE	OPTICS	DRIVER	LOAD	BATT. BOX	AMPS	BATT. MNT	PV QTY	PV WATT	ARM	POLE

Z Bronze
K Black
C Custom
N No Finish

1 Single
2 Dual

CD Cobrahead Dome
CS Cobrahead Dk Sky
SS Shoebox Small
SL Shoebox Large
TF 20/20 LED
XF 10/10 LED
AF Acorn
HF Hampton
LF Liberty
PF Parkridge

2 Type 2
3 Type 3
5 Type 5

E ExternO 4

20 20 Watts
30 30 Watts
40 40 Watts
50 50 Watts
60 60 Watts
00 Custom
Increments of 10 to max 100W

D Double
Q Quad

1 100 ah
2 200 ah
3 300 ah
4 400 ah

H High
L Low

1 Single
2 Dual
3 Triple
4 Quad

B 90W
D 125W
K 135W

00 None
04 4'UA
06 6'UA
08 8'UA
S1 6" static
S2 12" static
S3 24" static
BH Bull Horn
90 90° Sweep
AN Acorn
SH Shep Hook
SS Shep Hook w/scroll
DA Decor. Straight
SA Decor. Sweep Sgl.
SD Decor. Sweep Dbl.

00 None
CP Custom Pole

OPTIONS

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

FIXTURES

Cobrahead Dome 20W-60W Type 5

Cobrahead Dark-Sky 20W-60W Type 2 or 5

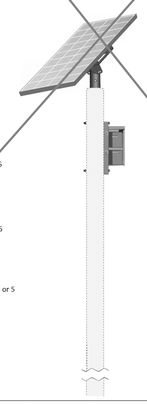
Shoebox Small 20W-30W Type 5

Shoebox Large 45W-60W Type 2 or 5

10/10™ 20W-60W Type 2, 3 or 5

20/20™ 30W-100W Type 2, 3 or 5

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 "A" 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 - Vented Grade "A" 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.

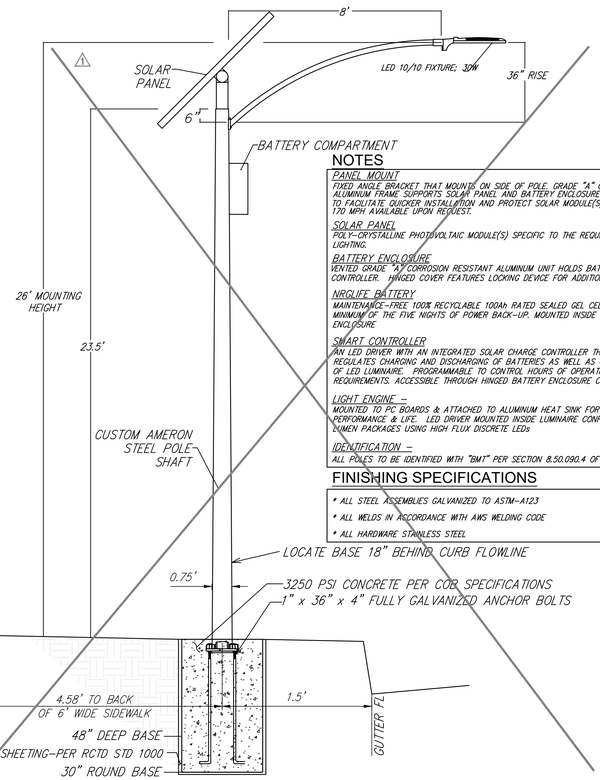
Arm - Choice of arm. Made of Grade "A" corrosion resistant aluminum.

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.

©2013 Sol Inc. TEL 772.286.9461 | FAX 772.286.9616 | info@solarlighting.com | www.solarlighting.com

We reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
MADE IN U.S.A MRKT-DS-TP-02-EN-0114-1



NOTES

PANEL MOUNT
FIXED ANGLE BRACKET THAT MOUNTS ON SIDE OF POLE. GRADE "A" CORROSION RESISTANT ALUMINUM FRAME SUPPORTS SOLAR PANEL AND BATTERY ENCLOSURE. PANELS 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
VENTED GRADE "A" 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 THE 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 PC 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

IDENTIFICATION –
ALL POLES TO BE IDENTIFIED WITH "BMT" PER SECTION 8.50.090.4 OF ORDINANCE NUMBER 1054

FINISHING SPECIFICATIONS

* ALL STEEL ASSEMBLIES GALVANIZED TO ASTM–A123
* ALL WELDS IN ACCORDANCE WITH AWS WELDING CODE
* ALL HARDWARE STAINLESS STEEL

STREET LIGHT DETAIL

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ELEV: 2448.129

V.M.S.	1	OMITTED ST. LIGHT DETAILS, OMITTED CURB RAMP CASE A	TLO 10/7/2020	8/18/20
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

29 SEP 2020
NED ARAUJO R.C.E. 57835 DATE

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