



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
www.ci.beaumont.ca.us


Case No. PW2018-0107
Receipt No. _____
Fee \$ 300.00
Date Paid
Inv. 1924

BOND EXONERATION APPLICATION


Bond Type: Performance Maintenance Final Monument Inspection Other: _____

- Contact's Name Michael Heishman Phone 951-428-4400
- Contact's Address 1250 Corona Pointe Court, Ste 100, Corona CA 92879
City/State/Zip _____
- Contact's E-mail michael.heishman@pardeehomes.com
- Developer Name Pardee Homes Phone 951-428-4400
(If corporation or partnership application must include names of principal officers or partners)
- Developer Address Same as Above
City/St/Zip _____
- Description of Bonds (including Bond Number, Tract Map/Application number, File number, and description of improvements covered):
Bond No. 103883718-M, Tract No. 31468-3
Sundance improvements maintenance
File No. 1342

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.

MICHAEL HEISHMAN 
Print Name and Sign – Contact/Applicant 12/21/17
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.

MICHAEL HEISHMAN 
Print Name and Sign – Contact/Applicant 12/21/17
Date

**Travelers Casualty and Surety Company of America
700 N. Central Ave., Suite 800, Glendale, CA 91203**

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we **PARDEE HOMES**, as Principal, and **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**, authorized to do business in the State of California, as Surety, are held and firmly bound unto **CITY OF BEAUMONT**, as Obligee, in the sum of :

Two Hundred Sixty-Six Thousand, Eight Hundred Fifty and No/100's DOLLARS

(\$266,850.00), lawful money of the United Sates of America, for which payment well and truly to be made we bind ourselves, our heirs, executors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the above bounden Principal shall in all things stand to and abide by, and well and truly keep and perform, all covenants, conditions and agreements contained in an Agreement with the said Obligee as is more specifically set forth in said Agreement, to which reference is hereby made and more fully described below:


Sundance, Tract 31468-3 Improvements Maintenance

IT IS FURTHER UNDERSTOOD AND AGREED that the period of this bond shall be from _____ to _____. The Surety's liability is limited to claims made during the term of the bond and shall not exceed in the aggregate the penal sum of the bond specified herein.

This bond will not respond to any liability which arises from design, maintenance or efficiency guarantees.

SIGNED, SEALED AND DATED THIS 3rd day of October, 2012.

PARDEE HOMES

By: 
John Arvin, Sr. Vice President

**TRAVELERS CASUALTY AND SURETY COMPANY
OF AMERICA**

By: 
Rana V. Amaya, Attorney-in-Fact



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
St. Paul Fire and Marine Insurance Company

St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 218822

Certificate No. 001708054

KNOW ALL MEN BY THESE PRESENTS: That Seaboard Surety Company is a corporation duly organized under the laws of the State of New York, that St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, that Farmington Casualty Company, Travelers Casualty and Surety Company, and Travelers Casualty and Surety Company of America are corporations duly organized under the laws of the State of Connecticut, that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc. is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Barbara Bail, Marc D. Stuart, Jon Lash, Steven Davison, and Rana V. Amaya

of the City of Los Angeles, State of California, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

The authority granted hereunder to sign, execute, seal and acknowledge any individual bond, recognizance, conditional undertaking, and other writing obligatory in the nature thereof is limited to the sum of FIVE MILLION (\$5,000,000.00) DOLLARS per bond.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 28th day of June, 2007.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
St. Paul Fire and Marine Insurance Company

St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature of George W. Thompson]
George W. Thompson, Senior Vice President

On this the 28th day of June, 2007, before me personally appeared George W. Thompson, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal. My Commission expires the 30th day of June, 2011.



[Signature of Marie C. Tetreault]
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such power of attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kori M. Johanson, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 3rd day of October, 2012


Kori M. Johanson, Assistant Secretary



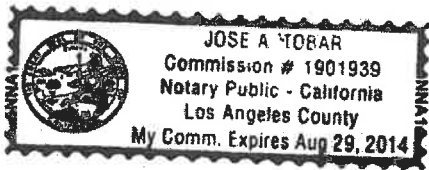
To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.stpaultravelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California
County of Los Angeles

On October 3, 2012, before me, Jose A. Tobar, Notary Public personally appeared John Arvin and Rana Amaya, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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

Jose A. Tobar
Notary Public in and for said State.

-----OPTIONAL-----

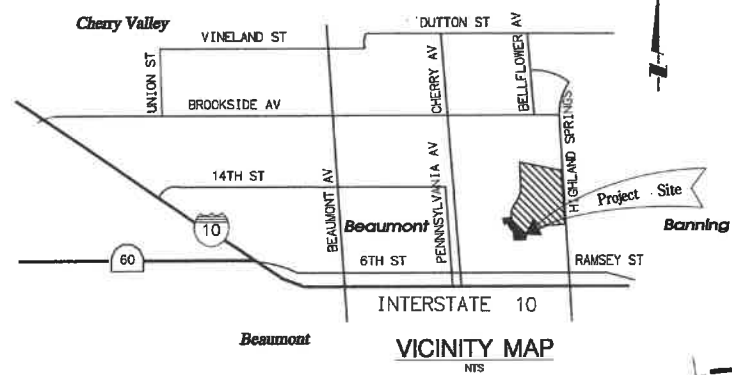
Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Maintenance Bond 103883718-M – City of Beaumont, CA
Sundance / Tract 31468-3
Signers are Representing: Pardee Homes and Travelers Casualty and Surety Company of America
Signer(s) other than named above: N/A

CAPACITY CLAIMED BY SIGNER

Name of Signer(s): John Arvin and Rana Amaya
Signing as: Sr. Vice President, Pardee Homes and Attorney-in-Fact, Travelers Casualty and Surety Company of America



CITY OF BEAUMONT, CALIFORNIA

Street Improvement Plans

TRACT 31468-3

Located Within Portions of Section 35, Township 2 South, Range 1 West and Sections 2 and 11, Township 3 South, Range 1 West, S.B.M.

GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. AT (951) 769-8520
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF 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 INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, 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 CITY.
- ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPT.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, PERMIT SECTION, FOR 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 COUNTY 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 RCSD 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 (SWPP) 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.

LEGEND

FINISHED SURFACE.....FS	NATURAL GROUND.....NG
GRADE BREAK.....GB	PORTLAND CEMENT CONCRETE...PCC
HIGH POINT.....HP	ASPHALT CONCRETE.....AC
TOP OF CURB.....TC	CONCRETE.....CONC
FLOWLINE.....FL	DRIVEWAY.....DWCY
LOW POINT.....LP	WATER METER.....WM
PROPERTY LINE.....PL	TELEPHONE BOX.....GTE
RIGHT OF WAY.....R/W	WATER VALVE.....WV
CURB FACE.....CF	VAULT.....VT
EDGE OF PAVEMENT.....EP	POWER POLE.....PP
FINISHED GRADE.....FG	AGGREGATE BASE.....AB
LOCAL DEPRESSION.....LD	TANGENT.....T
EXISTING ELEVATION	100.50 , (100.50)
FINISHED ELEVATION	+101.50
PROPERTY LINE	
CENTERLINE	
RIGHT-OF-WAY (R/W)	
EXIST. WATER LINE	
EXIST. BLOCK WALL	
EXIST. GAS LINE	
EXIST. ELECTRICAL LINE (EDISON)	
EASEMENT LINE	

CONSTRUCTION contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing & must be approved by the preparer of these plans.

DECLARATION OF ENGINEER OF RECORD:

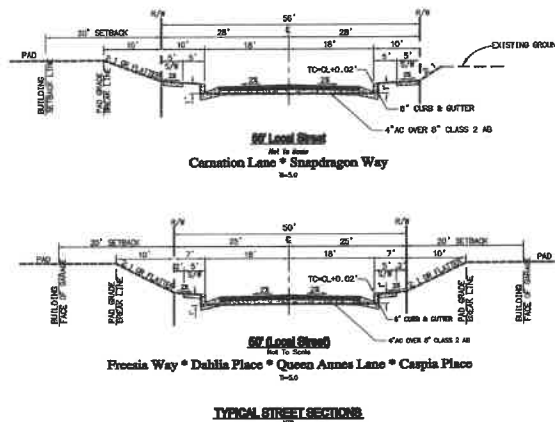
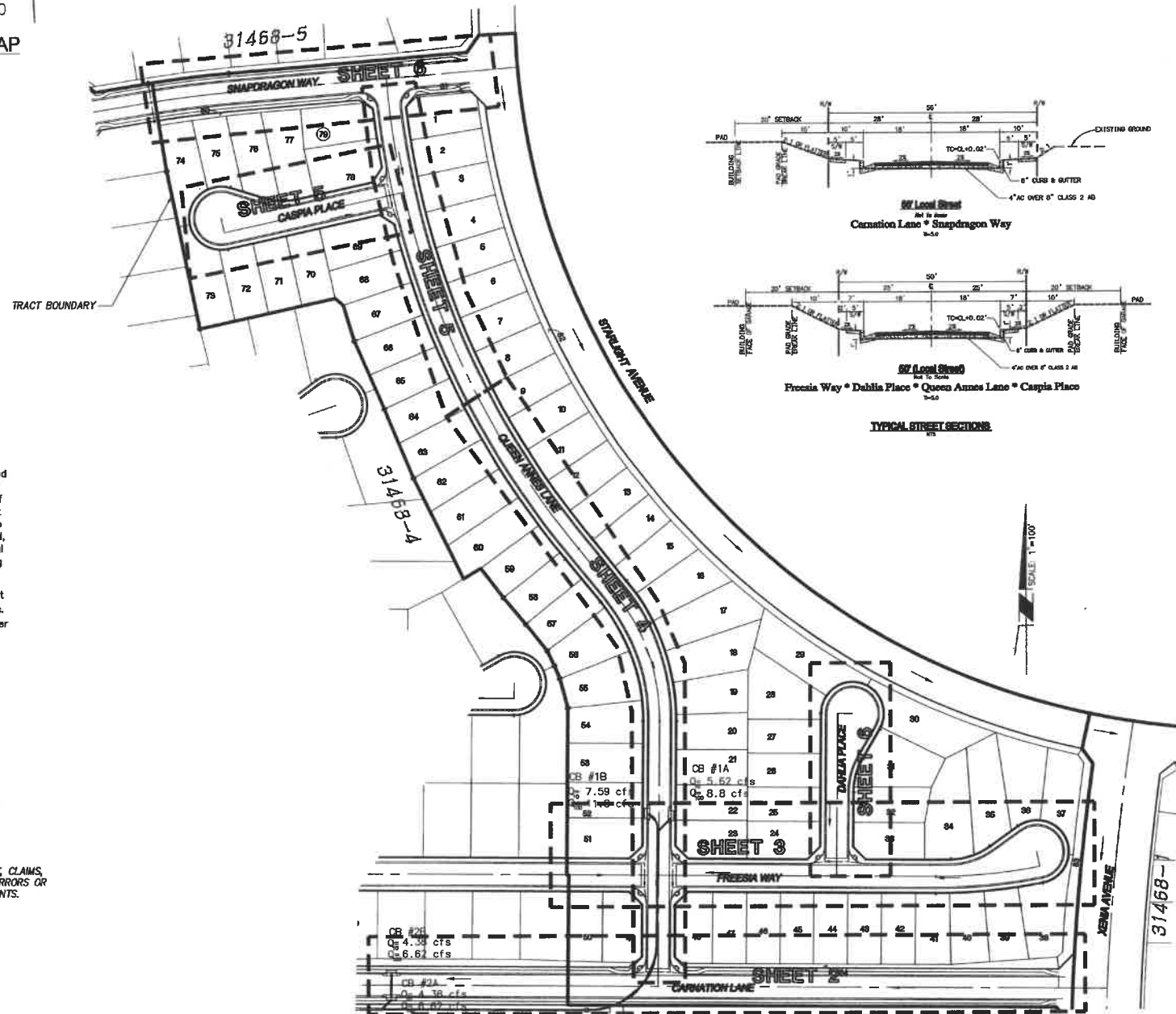
I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN.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

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

SIGNATURE: *[Signature]* DATE: 10/20/05
 LICENSE No. 57667 EXP. 12/31/05

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

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 COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVED BY THE COUNTY.



CONSTRUCTION NOTES + QUANTITY ESTIMATES

NO.	DESCRIPTION	UNIT	QTY.
1	CONSTRUCT 4"AC OVER 8"CLASS 2 AGGREGATE BASE	SF	143,115
2	CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 208A	EA	6
3	CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401(MODIFIED)	LF	7,639
4	CONSTRUCT CURB RAMP CASE A, PER COUNTY OF RIVERSIDE STD. NO. 401	EA	14
5	CONSTRUCT TYPE A-8 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200	LF	7,655
6	CONSTRUCT LOCAL DEPRESSION PER RCTD STD. NO. 311 (CASE B)	EA	2
7	CONSTRUCT LOCAL DEPRESSION PER RCTD STD. NO. 311 (CASE C)	EA	2
8	CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207	EA	79
9	INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO.816	EA	8
10	REMOVE EXISTING CURB RETURN, SPANDREL, AND SIDEWALK	SF	1,240
11	FURNISH AND INSTALL SIGN AND POST PER CAL TRANS TRAFFIC MANUAL	EA	11
12	PAVEMENT MARKING AS NOTED PER CAL TRANS TRAFFIC MANUAL. (THERMOPLASTIC)	EA	8

INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2-6	STREET IMPROVEMENT PLAN



INDEX MAP

BASIS OF BEARINGS:
 DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
 BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
 DESCRIPTION: 1"-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.
 ELEV.= 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

RBF CONSULTING
 PLANNING ■ DESIGN ■ CONSTRUCTION
 74-00 COUNTRY CLUB DRIVE, SUITE 201
 PALM DESERT, CALIFORNIA 92260-1655
 760-946-7468 FAX 760-946-8935 www.RBF.com

DESIGN BY: TC/HC/SD/DSW
 DRAWN BY: SD/DSW
 CHECKED BY: MSS
 SCALE: 1"=100'
 DATE: OCTOBER 2005
 JOB NUMBER: 20100629

Reviewed By: *[Signature]* Date: 10/20/05
 Recommended for Approval By: *[Signature]* Date: 11/14/05
 Approved By: *[Signature]* Date: 11/15/05
 Deepak Moorjani - Director of Public Works
 City of Beaumont, Public Works Department
 Engineering Division

DATE: 10/20/05
 R.C.E. 57667 * EXP. 12-31-2005

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31468-3
 TITLE SHEET • VICINITY & INDEX MAP • GENERAL NOTES

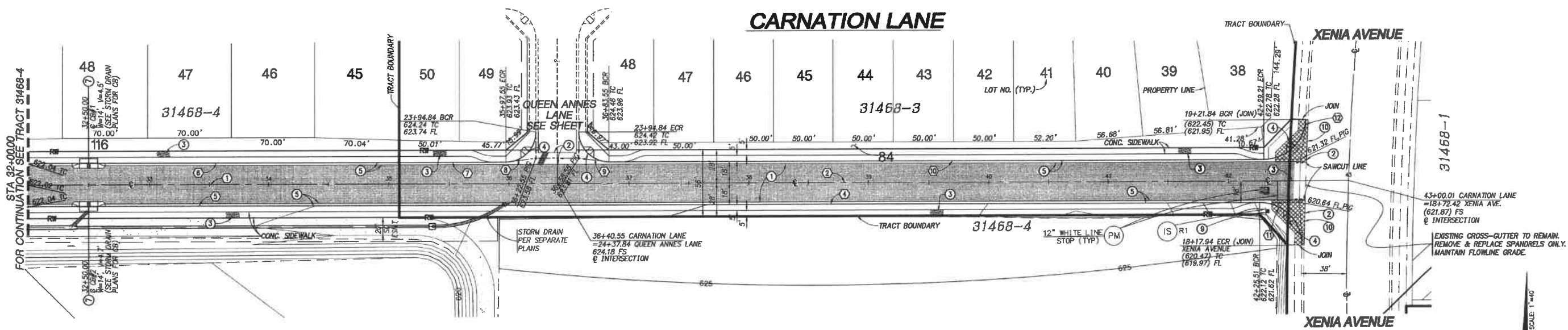
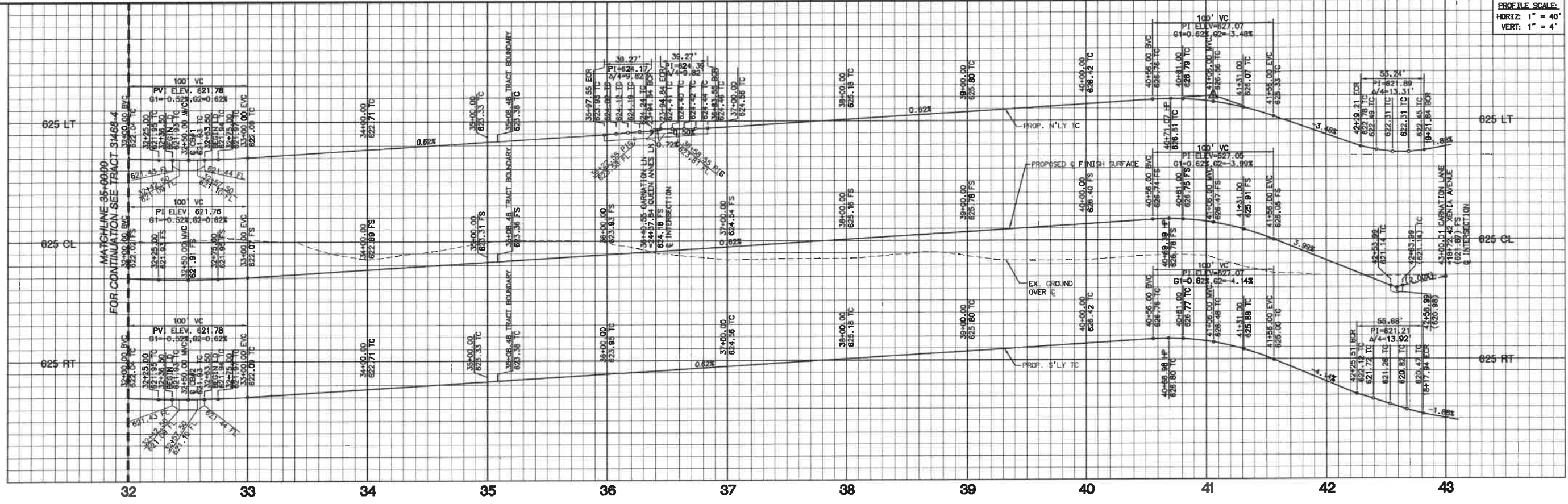
350 E. 6TH STREET
 BEAUMONT, CA 92223
 TEL (951) 769-8520 * FAX (951) 769-8526

SHEET **1** OF 6 SHEETS
 DRAWING NAME: 62951001.DWG
 FILE NO.: 1312

FOR: PARDEE HOMES

I:\DATA\20100629\CADD\LAND\DLV\IMPROVE\STREET\62951001.DWG DS\HILSON 10/20/05 8:08 am

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



DATA TABLE

NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N89°32'13"W	---	308.48'	---	CENTERLINE
2	N89°32'13"W	---	741.51'	---	---
3	N89°32'13"W	---	4.00'	---	CURB & GUTTER
4	N89°32'13"W	---	727.25'	---	---
5	N89°32'13"W	---	308.48'	---	---
6	N89°32'13"W	---	308.48'	---	---
7	N89°32'13"W	---	89.07'	---	---
8	Δ= 90°00'00"	25.00'	39.27'	25.00'	---
9	Δ= 90°00'00"	25.00'	39.27'	25.00'	---
10	N89°32'13"W	---	555.19'	---	---
11	Δ= 91°08'52"	35.00'	56.68'	35.71'	CURB RETURN
12	Δ= 87°09'08"	35.00'	53.24'	33.30'	---

CONSTRUCTION NOTES

- CONSTRUCT 4" AC OVER 8" CLASS 2 AGGREGATE BASE.
- CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A.
- CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
- CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
- CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
- CONSTRUCT LOCAL DEPRESSION PER RCTD STD. NO. 311 (CASE C).
- INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 818.
- REMOVE EXISTING CURB RETURN, SPANDEL, AND SIDEWALK.
- FURNISH AND INSTALL SIGN AND POST PER CAL TRANS TRAFFIC MANUAL.
- PAVEMENT MARKING AS NOTED PER CAL TRANS TRAFFIC MANUAL (THERMOPLASTIC).

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

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 COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVED BY THE COUNTY.

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UNDERGROUND SERVICES ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.
ELEV.= 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



RBF CONSULTING
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PALM DESERT, CALIFORNIA 92280-7806
760-346-7488 • FAX 760-948-8205 • www.RBF.com

DESIGN BY: TC/HC/GD/DSW
DRAWN BY: GD/DSW
CHECKED BY: MSS
SCALE: 1"=40'
DATE: OCTOBER 2005
JOB NUMBER: 20100629

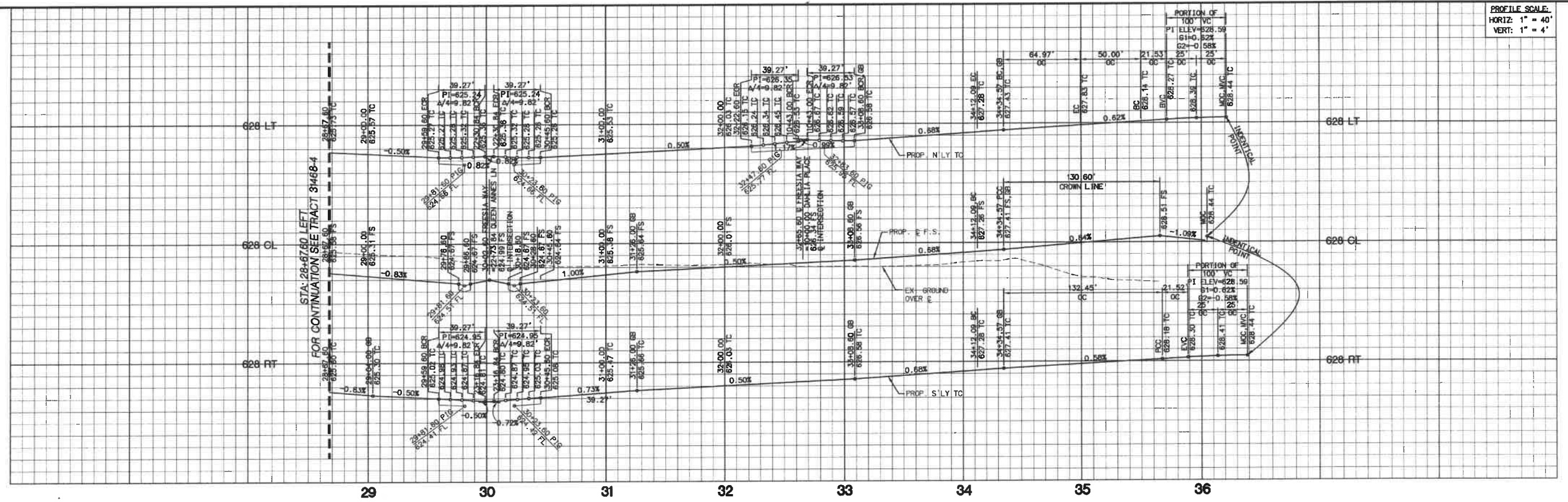
Reviewed By: *[Signature]* Staff Engineer
Recommended for Approval By: *[Signature]* Administrative Engineer
Approved By: *[Signature]* Director of Public Works
City of Beaumont, Public Works Department
Engineering Division

DATE: 10/20/05
R.G.E. 57667 • EXP. 12-31-2005

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31468-3
CARNATION LANE
STA 32+00.00 TO 43+00.01
PARDEE HOMES

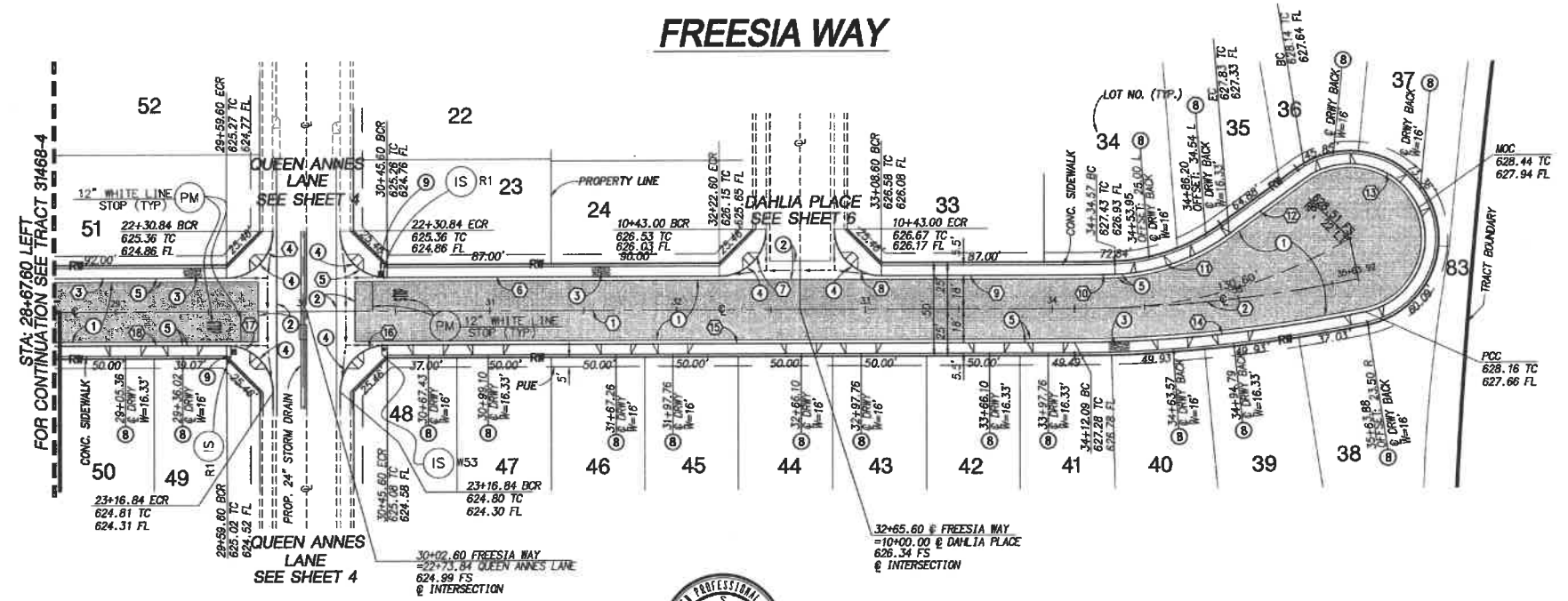
SHEET
2
OF 6 SHEETS
DRAWING NAME: 629ST002
FILE NO.: 1342

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

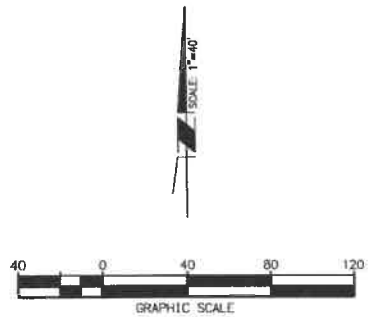


FRESIA WAY

DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1 N89°32'13"W		544.49		CENTERLINE
2 Δ= 11°36'58"	750.00'	151.83	76.18'	
3 N89°32'13"W		92.00		CURB & GUTTER
4 Δ= 90°00'00"	25.00'	39.27'	25.00'	CURB RETURN
5 Δ= 90°00'00"	25.00'	39.27'	25.00'	
6 N89°32'13"W		177.00		CURB & GUTTER
7 Δ= 90°00'00"	25.00'	39.27'	25.00'	CURB RETURN
8 Δ= 90°00'00"	25.00'	39.27'	25.00'	
9 N89°32'13"W		103.49		CURB & GUTTER
10 Δ= 01°43'03"	732.00'	21.94	10.97'	
11 Δ= 34°47'16"	107.00'	64.97'	33.52'	
12 N53°57'28"E		50.00		
13 Δ= 204°54'23"	40.00'	143.05'		
14 Δ= 11°36'58"	768.00'	155.47'	78.00'	
15 N89°32'13"W		366.49		
16 Δ= 90°00'00"	25.00'	39.27'	25.00'	CURB RETURN
17 Δ= 90°00'00"	25.00'	39.27'	25.00'	
18 N89°32'13"W		92.00		CURB & GUTTER



- CONSTRUCTION NOTES**
- 1 CONSTRUCT 4" AC OVER 8" CLASS 2 AGGREGATE BASE.
 - 2 CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 208 & 209A.
 - 3 CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
 - 4 CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
 - 5 CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
 - 6 CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCSD STD. NO. 207.
 - 7 INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 516.
 - 8 FURNISH AND INSTALL SIGN AND POST PER CAL TRANS TRAFFIC MANUAL.
 - 9 PAYMENT MARKING AS NOTED PER CAL TRANS TRAFFIC MANUAL (THERMOPLASTIC).



NOTE
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BASIS OF BEARINGS:
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.
ELEV.= 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

RBF CONSULTING PLANNING ■ DESIGN ■ CONSTRUCTION
74-100 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92280-1855
760-346-7488 FAX 760-346-8335 www.RBF.com

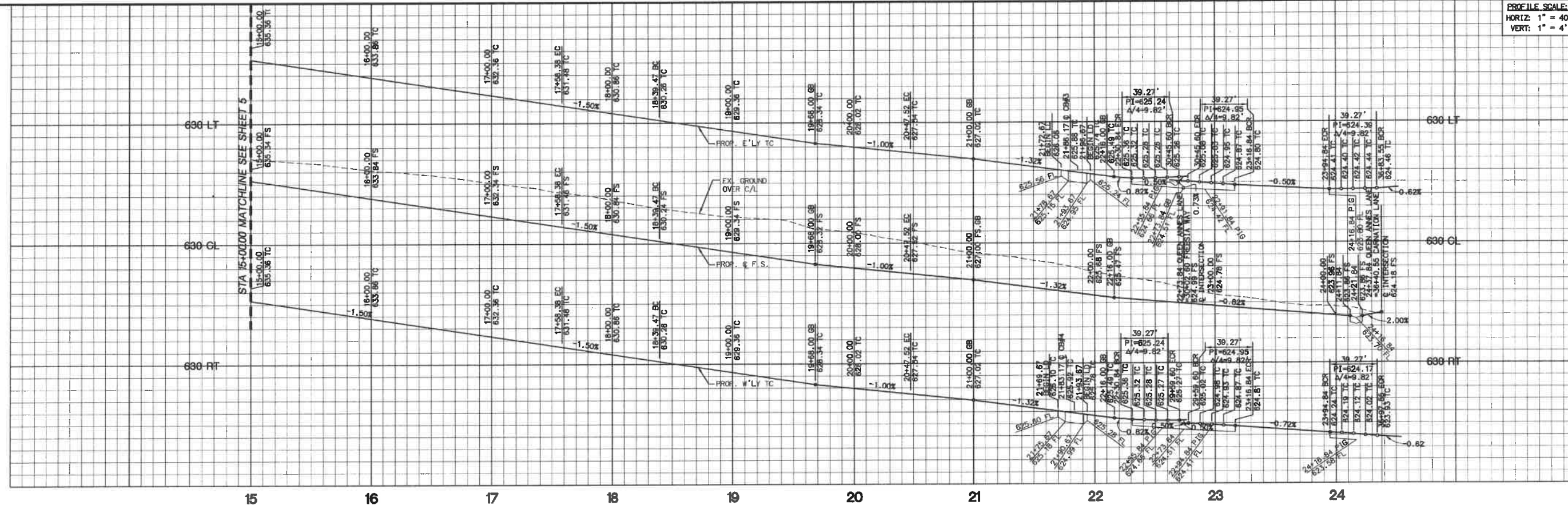
DESIGN BY: T.C./D.S.W.
DRAWN BY: G.O./D.S.W.
CHECKED BY: M.S.S.
DATE: OCTOBER 2005
JOB NUMBER: 20100629

Reviewed By: [Signature] Staff Engineer Date: 10/20/05
Recommended for Approval By: [Signature] Administrative Engineer Date: 11/19/05
Approved By: [Signature] Director of Public Works Date: 11-15-05
City of Beaumont, Public Works Department Engineering Division
550 E. 6TH STREET BEAUMONT, CA 92223 TEL: (951) 789-8520 FAX: (951) 789-8528

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31468-3
FRESIA WAY
STA 28+67.60 TO 35+63.92
PARDEE HOMES

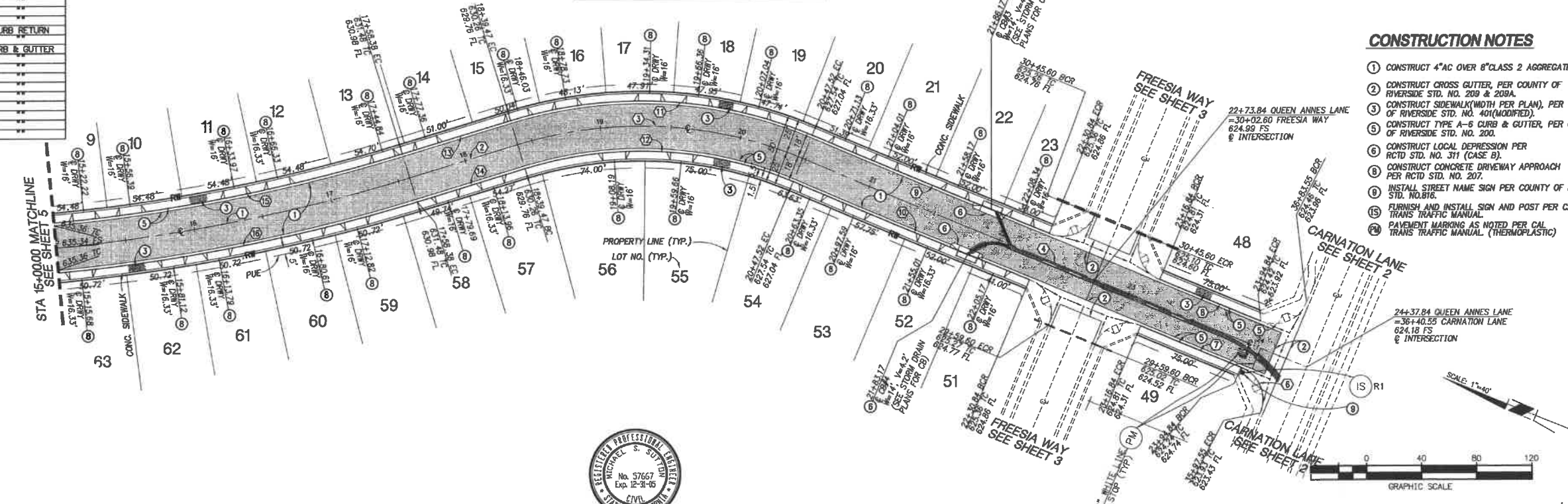
SHEET **3**
OF 6 SHEETS
DRAWING NAME: 629ST003
FILE NO.: 1342

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



DATA TABLE					
Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	Δ= 11° 43' 50"	1282.00'	258.38'	129.64'	CENTERLINE
2	Δ= N39° 16' 19" W	---	81.10'	---	---
3	Δ= 39° 44' 06"	300.00'	208.05'	108.41'	---
4	Δ= N00° 27' 47" E	25.00'	39.27'	25.00'	CURB RETURN
5	Δ= 90° 00' 00"	25.00'	39.27'	25.00'	---
6	Δ= 90° 00' 00"	25.00'	39.27'	25.00'	CURB & GUTTER
7	Δ= N00° 27' 47" E	---	78.00'	---	---
8	Δ= N00° 27' 47" E	---	78.00'	---	---
9	Δ= N00° 27' 47" E	---	183.32'	---	---
10	Δ= N00° 27' 47" E	---	183.32'	---	---
11	Δ= 39° 44' 06"	318.00'	220.54'	114.91'	---
12	Δ= 39° 44' 06"	282.00'	195.57'	101.90'	---
13	Δ= N39° 16' 19" W	---	81.10'	---	---
14	Δ= N39° 16' 19" W	---	81.10'	---	---
15	Δ= 11° 43' 50"	1244.00'	254.69'	127.79'	---
16	Δ= 11° 43' 50"	1280.00'	262.06'	131.49'	---

QUEEN ANNES LANE



- #### CONSTRUCTION NOTES
- CONSTRUCT 4" AC OVER 8" CLASS 2 AGGREGATE BASE.
 - CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A.
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
 - CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
 - CONSTRUCT LOCAL DEPRESSION PER RCTD STD. NO. 311 (CASE B).
 - CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.
 - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.
 - FURNISH AND INSTALL SIGN AND POST PER CAL TRANS TRAFFIC MANUAL.
 - PAVEMENT MARKING AS NOTED PER CAL TRANS TRAFFIC MANUAL (THERMOPLASTIC).

NOTE:
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PALM DESERT, CALIFORNIA 92260-1655
760-346-7488 FAX 760-346-8815 www.RBF.com

DESIGN BY: TC/IC/SD/DSW
DRAWN BY: GD/DSW
CHECKED BY: MSS
DATE: OCTOBER 2005
JOB NUMBER: 20100629

Reviewed By: [Signature] Staff Engineer Date: 10/24/05
Recommended for Approval By: [Signature] Administrative Engineer Date: 11/14/05
Approved By: [Signature] Deepak Moogani - Director of Public Works Date: 11-15-05
City of Beaumont, Public Works Department Engineering Division

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UNDEGROUND UTILITY ALERT OF RIVERSIDE CALIFORNIA

BASIS OF BEARINGS:
DESCRIPTION:
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEING: N 52°49'02.84" E

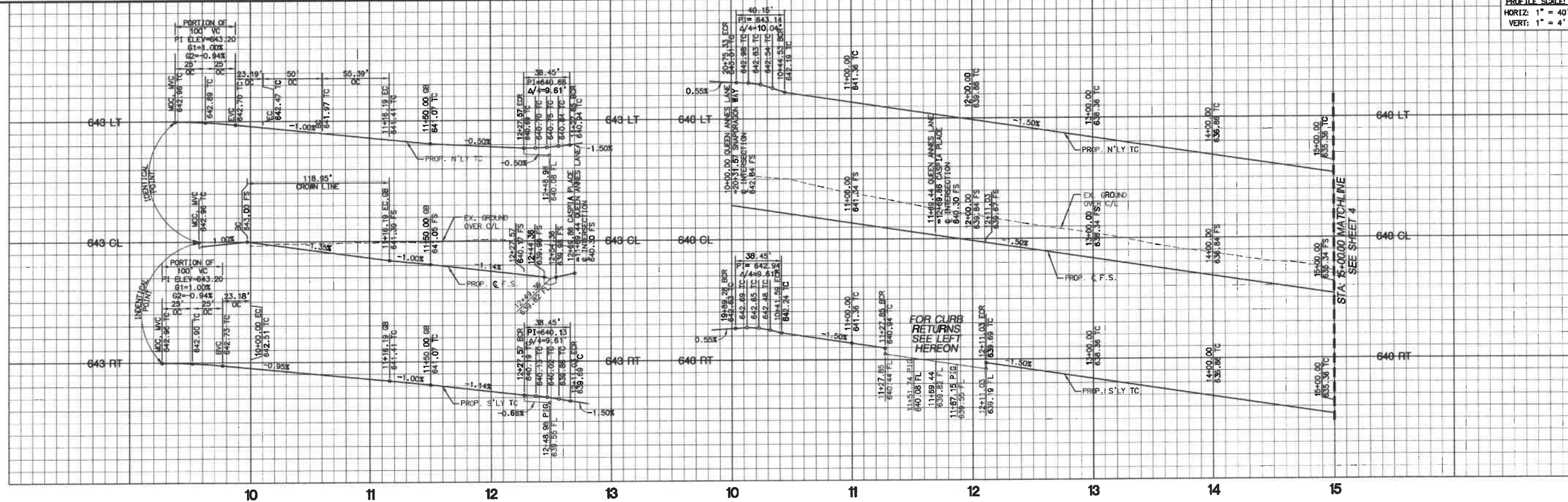
BENCHMARK: CITY OF BEAUMONT NO. 07A.82
DESCRIPTION:
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7" LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR. DATE
ENGINEER		REVISIONS	CITY

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31468-3
QUEEN ANNES LANE
STA 15+00.00 TO 24+37.84
PARDEE HOMES

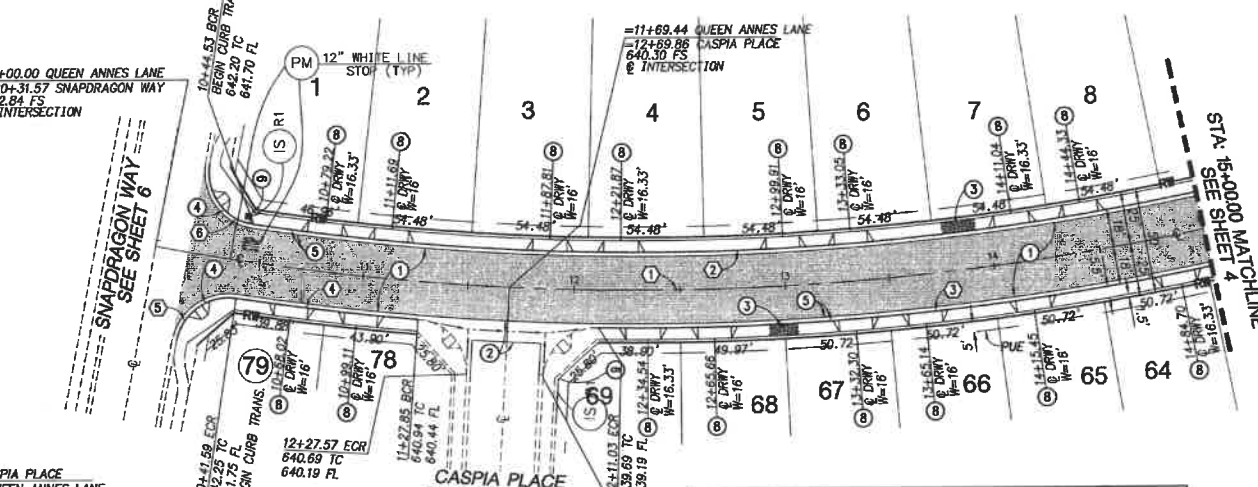
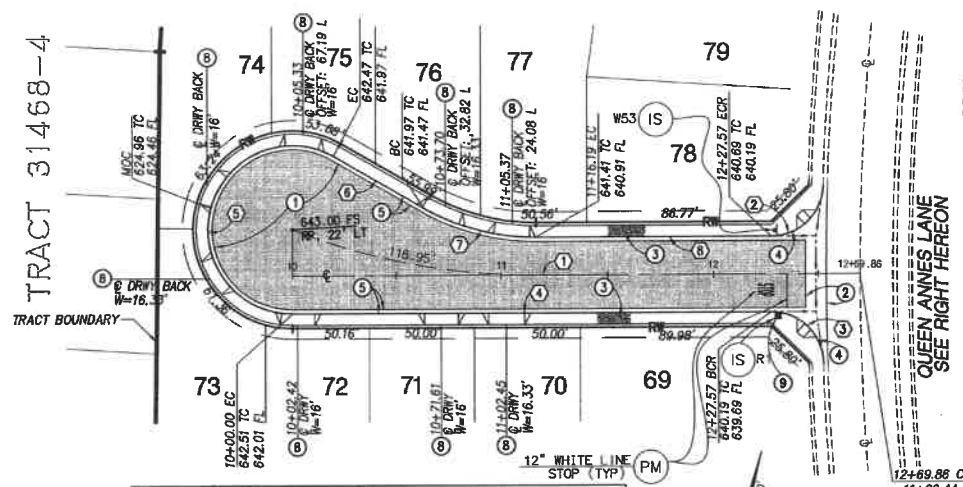
SHEET
4
OF 6 SHEETS
DRAWING NAME:
629ST004
FILE NO. 1342

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



CASPIA PLACE

QUEEN ANNES LANE



DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
N77°27'58"E		269.88		CENTERLINE
Δ= 85°08'42"	25.00'	38.45'	24.19'	CURB RETURN
Δ= 85°08'42"	25.00'	38.45'	24.19'	
N77°27'58"E		227.57'		CURB & GUTTER
Δ= 209°39'31"	40.00'	148.37'		
N72°57'32"W		90.00'		
Δ= 29°39'31"	107.00'	55.39'	28.33'	
N77°27'58"E		111.38'		

DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
Δ= 27°42'01"	1282.00'	500.00'	253.32'	CENTERLINE
Δ= 20°40'44"	1244.00'	448.98'	228.96'	CURB & GUTTER
Δ= 13°07'09"	1280.00'	293.09'	147.19'	
Δ= 03°54'59"	1280.00'	87.49'	43.78'	
Δ= 88°06'42"	25.00'	38.45'	24.19'	CURB RETURN
Δ= 92°01'17"	25.00'	40.15'	25.90'	

CONSTRUCTION NOTES

- CONSTRUCT 4" AC OVER 8" CLASS 2 AGGREGATE BASE.
- CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 208A.
- CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
- CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
- CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
- CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.
- INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 401.
- FURNISH AND INSTALL SIGN AND POST PER CAL TRANS TRAFFIC MANUAL.
- PAVEMENT MARKING AS NOTED PER CAL TRANS TRAFFIC MANUAL (THERMOPLASTIC).

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BEING: N 52°49'02.84" E

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DESCRIPTION:
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ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR. DATE
ENGINEER		REVISIONS	CITY



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74-100 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92260-1655
760-346-7489 • FAX 760-346-8335 • www.RBF.com
DATE: 10/20/05
R.C.E. 57667 • EXP. 12-31-2005

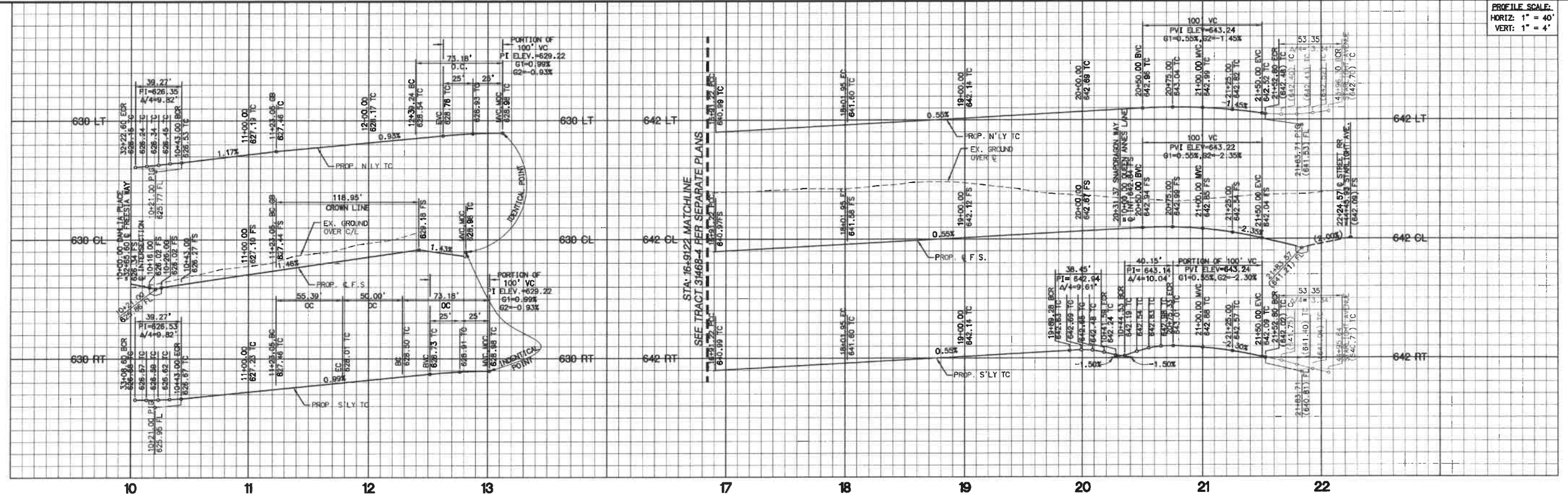
DESIGN BY: TC/HC/GD/DSW
DRAWN BY: GD/DSW
CHECKED BY: MSS
SCALE: 1"=40'
DATE: OCTOBER 2005
JOB NUMBER: 20100629

Reviewed By: [Signature] Date: 10/19/05
Recommended for Approval By: [Signature] Date: 11/1/05
Approved By: [Signature] Date: 11-15-05
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31468-3
QUEEN ANNES LANE (STA 10+00.00 TO 15+00.00)
CASPIA PLACE
PARDEE HOMES

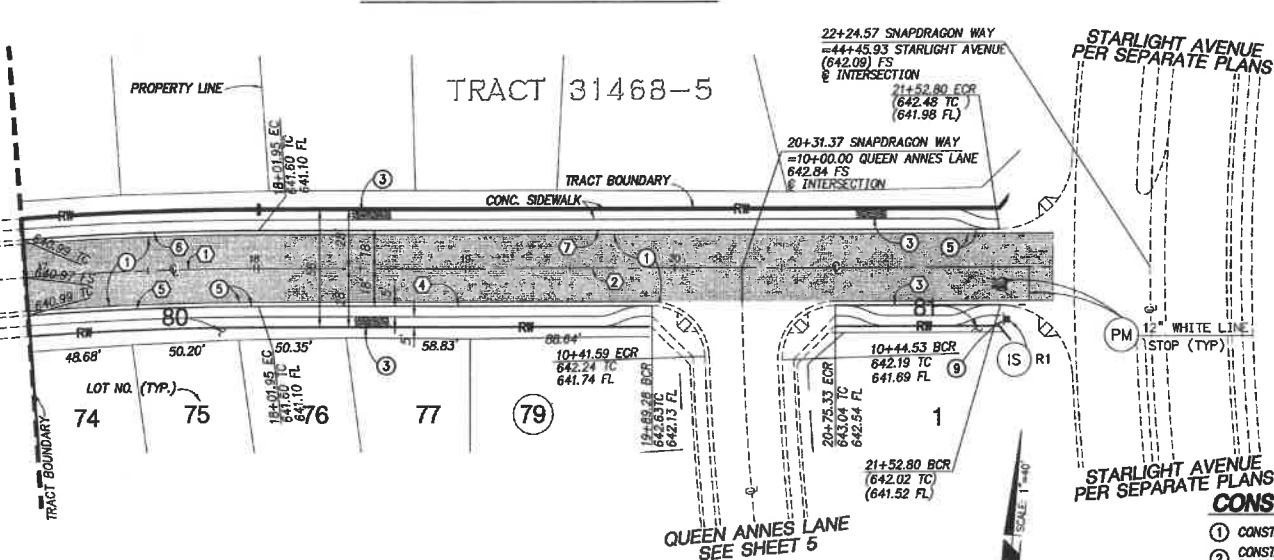
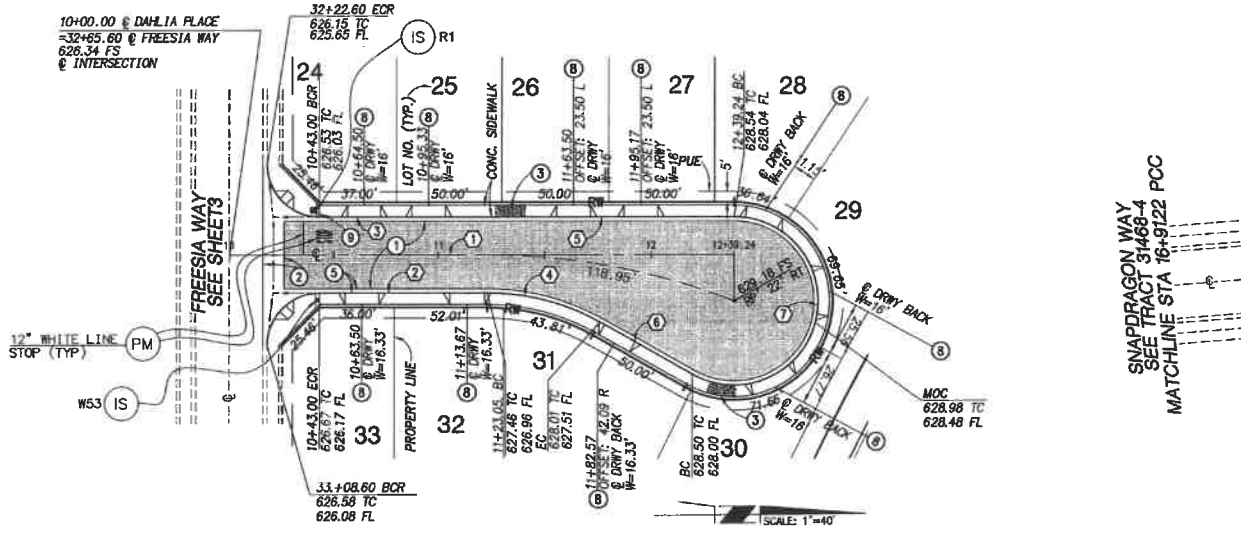
SHEET
5
OF 6 SHEETS
DRAWING NAME: 629S1005
FILE NO.: 1342

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



DAHLIA PLACE

SNAPDRAGON WAY



NOTE
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DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
N00 27 47 E	239.24	80.05	---	CENTERLINE CURB & GUTTER
N00 27 47 E	80.05	---	---	---
N00 27 47 E	107.00	55.39	28.33	---
N00 27 47 E	---	118.19	---	---
N00 07 18 E	---	50.00	---	---
N09 39 31 E	40.00	148.37	---	---



DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
Δ= 04 13 48	1500.00	110.74	55.40	CENTERLINE
N85 09 32 E	---	378.60	---	---
N85 09 32 E	---	77.47	---	CURB & GUTTER
N85 09 32 E	---	187.31	---	---
Δ= 04 13 48	1482.00	109.42	54.73	---
Δ= 04 13 48	1518.00	112.07	58.08	---
N85 09 32 E	---	350.84	---	---

- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 8" CLASS 2 AGGREGATE BASE.
 - CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 208A.
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
 - CONSTRUCT TYPE A-8 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
 - CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCID STD. NO. 207.
 - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 316.
 - FURNISH AND INSTALL SIGN AND POST PER CAL TRANS TRAFFIC MANUAL.
 - PAVEMENT MARKING AS NOTED PER CAL TRANS TRAFFIC MANUAL (THERMOPLASTIC).



BASIS OF BEARINGS:
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEING: N 52°49'02.84" E

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ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
74-80 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92260-1805
760-346-7481 FAX 760-346-8355 www.RBF.com

DESIGN BY: TC/HC/GD/DSW
DRAWN BY: GD/DSW
CHECKED BY: MSS
SCALE: 1"=40'
DATE: OCTOBER 2005
JOB NUMBER: 20100629

Reviewed By: [Signature] Date: 10/15/05
Recommended For Approval By: [Signature] Date: 11/14/05
Approved By: [Signature] Date: 11-15-05
Deputy Moorjani - Director of Public Works
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31468-3
DAHLIA PLACE
SNAPDRAGON WAY (STA: 16+9122 TO 22+2457)

FOR: PARDEE HOMES

SHEET
6
OF 6 SHEETS
DRAWING NAME: 6295T006
FILE NO.: 1342