



City of Beaumont

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

Case No. 202020-0544
Receipt No. 201108992
Fee \$ 3,000 Insp/484.43 App
Date Paid 9/2/20
INV. 9772

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Rick Rush Phone (951) 529-7795

2. Contact's Address 1250 Corona Pointe Court Suite 600 Corona, CA 92879
City/State/Zip

5. Contact's E-mail rick.e.rush@sbcglobal.net

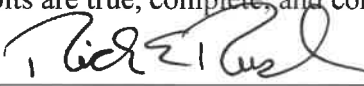
3. Developer Name Pardee Homes Phone (951) 529-7795
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address Same As Above City/St/Zip

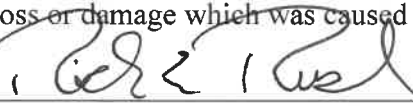
5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Bond #929598702-M
Streets & Storm Drain Improvements (Locals) Maintenance Bond
File # (Sundance) Tract 31469-1

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.

Rick Rush  08/27/2020
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.

Rick Rush  08/27/2020
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.

Rick Rush



Print Name and Sign – Contact/Applicant

08/27/2020

Date



Punch List

Project Name: Street, and Storm Drain Improvement Plans Bond Exoneration

Project Number: 31469-1

PW2020-0544		Page: 1 of 1	Date: 9-23-20
Inspected By: Chris Sorensen			
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1	Curb & Gutter is cracking/spalding and the sidewalk panel is lifted in front of 1447 Worland St.	Jason Croynd 4/6/22	Jason Croynd 8/5/22
2	Need to verify all street lights are working properly.		
3	Asphalt repair needed in front of 1627 Manti Ct.	10/22/21 Jason Croynd	Jason Croynd 8/5/22
4	Large crack in the street at the intersection of Weldon St and Manti Ct.	10/22/21 Jason Croynd	Jason Croynd 8/5/22
5	All private curb drains need to be cut flush with the curb face.	Jason Croynd 4/6/22	Jason Croynd 8/5/22
6	Stop bars are deteriorating and not visible	Jason Croynd 4/6/22	Jason Croynd 8/5/22
7	Curb & gutter and sidewalk panel cracked and lifted. Replacement is needed on the corner of Malta and Starlight.	Jason Croynd 4/6/22	Jason Croynd 8/5/22
8	Street settlement/failure on starlight north of Malta.	4/6/22 Jason Croynd	Jason Croynd 8/5/22
9			



CITY OF BEAUMONT

March 28, 2018

Pardee Homes
1250 Corona Pointe Ct.
Corona, CA 92881
Attn: Michael Heishman

RE: Bond # 929598702 Sundance PA42 Tract 31469-1 Street/Drain Improvements

Dear Michael,

The City of Beaumont has received your request in regards to a reduction of bonds in the above referenced tract. Upon receipt of a maintenance bond in the amount listed below, the city will return the original Performance bond 45 days after recordation and replace it with the maintenance bond to be in place for no less than one year. The amount is as follows:

Project Name	Maintenance Amount
Sundance PA 42	\$540,754.60

If you wish to discuss this matter further please do not hesitate to contact me at (951) 769-8520 ext. 329

Thank you,

Suzanne Foxworth
Public Works Technician

MAINTENANCE BOND

BOND NO. 929598702-M
PREMIUM \$included in Cost of Performance Bond.

KNOW ALL MEN BY THESE PRESENTS:

That , Pardee Homes,

as Principal and The Continental 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 Five Hundred Forty Thousand Seven Hundred Fifty Four and 60/100 Dollars (\$540,754.60), 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 in Tract Sundance PA42 Tract 31469-1 Street/Drain 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) year 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 3rd day of April 2018.

Pardee Homes
(Principal) _____ (Seal)

By: Jeff Chambers
JEFF CHAMBERS, VP. of Comm. Dev.

The Continental Insurance Company
(Surety) _____ (Seal)

By: Janina Monroe
Janina Monroe, Attorney-in-Fact

CALIFORNIA 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 APR 03 2018 before me, Mariana Lopez, Notary Public
(Here insert name and title of the officer)

personally appeared Janina Monroe
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
Maintenance Bond
(Title or description of attached document)
929-598-702-M
(Title or description of attached document continued)
Number of Pages 1 Document Date 4/3/18

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.

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 Riverside

On April 4, 2018 before me, Sonal Shah, Notary Public
(insert name and title of the officer)

personally appeared Jeff Chambers
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 *Sonal Shah* (Seal)



POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Janina Monroe, Tom McCall, Paul Boucher, Individually

of Los Angeles, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 11th day of January, 2018.



The Continental Insurance Company

Paul T. Bruflat
Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 11th day of January, 2018, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires June 23, 2021

J. Mohr
J. Mohr Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this APR 03 2018 day of _____.



The Continental Insurance Company

D. Johnson
D. Johnson Assistant Secretary

Form F6850-4/2012

Go to www.cnasurety.com > Owner / Oblige Services > Validate Bond Coverage, if you want to verify bond authenticity.

CITY OF BEAUMONT, CALIFORNIA

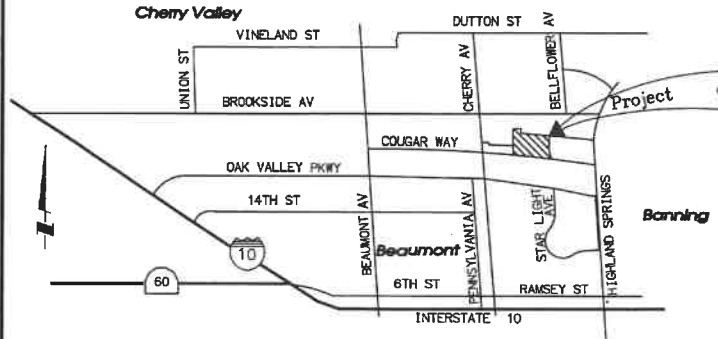
Street & Storm Drain Improvement Plans

TRACT 31469-1

Located Within a Portion of Section 35, Township 2 South, Range 1 West, S.B.M.
Sheet Number

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 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 CITY.
- 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 ARE 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 USES, 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 R.C.T.D. 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 R.C.T.D. 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 SECTIONS 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 ONE ACRE OR MORE 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 OR RIVERSIDE COUNTY PERMITEES.
- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT-OF-WAY. CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARDS NO. 206 AND/OR 207, AS DIRECTED IN THE FIELD.
- PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
- INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE 460 AND 499. INSTALL EUCALYPTUS POLYANTHEMOS (SILVER DOLLAR), CRAPE MYRTLE, LIQUID AMBER OR APPROVED EQUAL, SEE PROJECT PLANS.
- STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.



VICINITY MAP
NTS

LEGEND

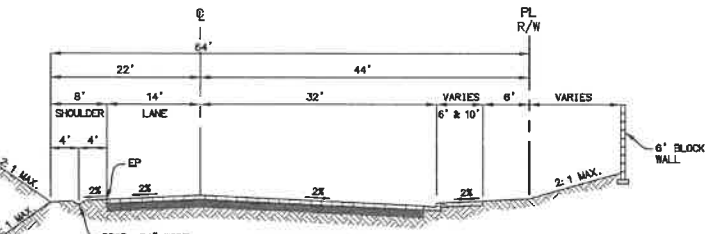
- PROPOSED MAJOR CONTOUR — 455
- PROPOSED MINOR CONTOUR — 454
- PROPOSED STORM DRAIN — SD
- PROPOSED SEWER — S
- PROPOSED WATER — W
- PROPOSED CURB & GUTTER — C&G
- PROPOSED CONCRETE PAVING — [Symbol]
- PROPOSED AC PAVEMENT — [Symbol]
- RIGHT-OF-WAY — -R/W-
- PUBLIC UTILITY EASEMENT — [Symbol]
- PROPERTY LINE — [Symbol]
- LIMIT OF WORK — [Symbol]
- CURB RAMP — [Symbol]
- STREET LIGHT — [Symbol]
- FLOW DIRECTION — [Symbol]

ABBREVIATIONS

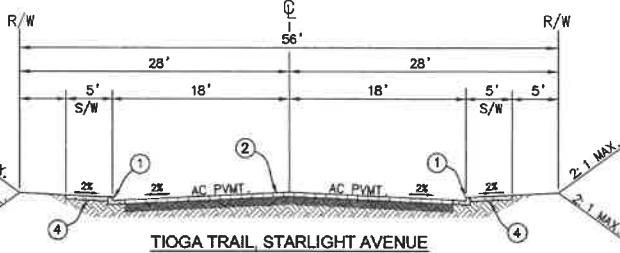
- BC — BEGINNING OF CURVE
- BOP — BOTTOM OF PIPE
- CLR — CLEAR
- C&G — CURB & GUTTER
- CO — CLEAN OUT
- EC — END OF CURVE
- FL — FLOWLINE
- GB — GRADE BREAK
- INV — INVERT
- LAT — LATERAL
- LAT — POINT OF REVERSE CURVATURE
- PROP — PROPOSED
- PUE — PUBLIC UTILITY EASEMENT
- R/W — RIGHT-OF-WAY
- SD — STORM DRAIN
- STA — STATION
- TC — TOP OF CURB
- TMH — TOP OF MANHOLE
- TOP — TOP OF PIPE
- S/W — SIDEWALK
- MIN — MINIMUM
- MAX — MAXIMUM
- AC — ASPHALTIC CONCRETE
- PVMT — PAVEMENT NOT TO SCALE
- NTS — NOT TO SCALE
- PVC — POLYVINYL CHLORIDE
- MH — MANHOLE
- PE — PAD ELEVATION
- EL — ELEVATION
- C — CENTERLINE



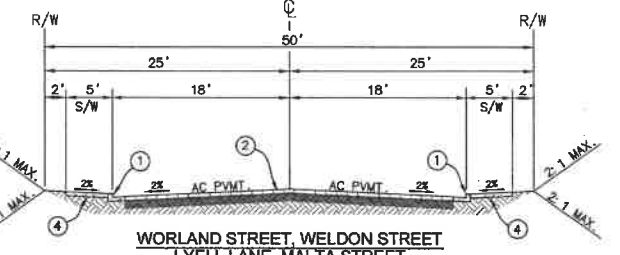
INDEX MAP
SCALE: 1"=200'



COUGAR WAY
TYPICAL STREET SECTION
NTS



TIOGA TRAIL, STARLIGHT AVENUE
T.I. = 5.5, R - VALUE: MIN=25



WORLAND STREET, WELDON STREET
LYELL LANE, MALTA STREET
LECONTE DRIVE, MANTI COURT, DODSON LANE
T.I. = 5.5, R - VALUE: MIN=25

TYPICAL STREET SECTIONS
NTS

SHEET	DESCRIPTION
1	TITLE SHEET, VICINITY MAPS & NOTES
2	WORLD STREET - STA. 10+00.00 TO STA. 19+51.63
3	WELDON STREET - STA. 10+00.00 TO STA. 16+37.22
4	LYELL LANE - STA. 10+00.00 TO STA. 11+85.69
5	MALTA STREET - STA. 10+97.70 TO STA. 17+87.82
6	TIOGA TRAIL - STA. 10+67.00 TO STA. 17+50.00
7	ALPINE AVENUE - STA. 22+85.01 TO STA. 24+97.50
8	LECONTE DRIVE - STA. 10+91.16 TO STA. 19+48.93
9	MANTI COURT - STA. 10+00.00 TO STA. 12+97.78
10	DODSON LANE - STA. 10+87.26 TO STA. 14+71.09
11	STARLIGHT AVENUE - STA. 10+88.11 TO STA. 20+50.87
12	STORM DRAIN IMPROVEMENTS
	LINE 3 - STA. 10+75.00 TO STA. 18+00.00
	LINE 1 - STA. 27+59.79 TO STA. 29+25.55
	LINE 3 - STA. 18+00.00 TO STA. 23+72.91
	LATERAL 3A - STA. 10+00.00 TO STA. 10+31.04
	LATERAL 3B - STA. 10+00.00 TO STA. 10+19.25
	LINE 4 - STA. 45+25.92 TO STA. 55+40.92



*NOTE: QUANTITIES SHOWN ARE ESTIMATES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING HIS OWN ESTIMATE FOR BID PURPOSES.

CONSTRUCTION NOTES & QUANTITY ESTIMATE*	UNIT	QUANTITY
(1) CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE	SF	220,100
(2) CONSTRUCT TYPE A-B CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200	LF	12,720
(3) CONSTRUCT 10" CROSS GUTTER AND SPANREL PER COUNTY OF RIVERSIDE STD. NO. 209	EA	8
(4) CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401	SF	72,174
(5) CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403	EA	24
(6) CONSTRUCT 28" DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207	EA	114
(7) CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B	EA	7
(8) CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE C	EA	2
(9) CONSTRUCT CONCRETE COLLAR PER RCF&MCD STD. NO. MB03	EA	2
(10) CONSTRUCT TYPE "X" INLET PER RCF&MCD STD. NO. CB108	EA	1
(11) REMOVE EXISTING CONCRETE BULKHEAD	EA	7
(12) INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN	EA	14
(13) INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816	EA	12
(14) INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810	EA	6
(15) REMOVE AND DISPOSE OF EXISTING BARRICADE	EA	2
(16) CONSTRUCT CATCH BASIN NO. 1 PER RCF&MCD STD. NO. CB100	EA	9
(17) INSTALL 36" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)	LF	1,159
(18) INSTALL 24" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)	LF	86
(19) INSTALL 18" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)	LF	44
(20) CONSTRUCT MANHOLE NO. 1 PER RCF&MCD STD. NO. MH251	EA	6
(21) CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RCF&MCD STD. NO. JS227	EA	2
(22) CONSTRUCT TRANSITION STRUCTURE NO. 3 PER RCF&MCD STD. NO. TS303	EA	1
(23) CONSTRUCT CONCRETE BULKHEAD PER RCF&MCD STD. MB16	EA	1
(24) INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A24D AND A24E	EA	8
(25) INSTALL R-1 STOP SIGN	EA	8
(26) INSTALL 30" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)	LF	1,198

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: 12-18-2014
LICENSE No. 083249 EXP. 08-30-2016

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

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 S.C.R.
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY



DESIGN BY: TB
DRAIN BY: TB
CHECKED BY: MML
SCALE: AS NOTED
DATE: DEC. 2014
JOB NUMBER: 188687

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

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31469-1
TITLE SHEET

A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.
PARDEE HOMES

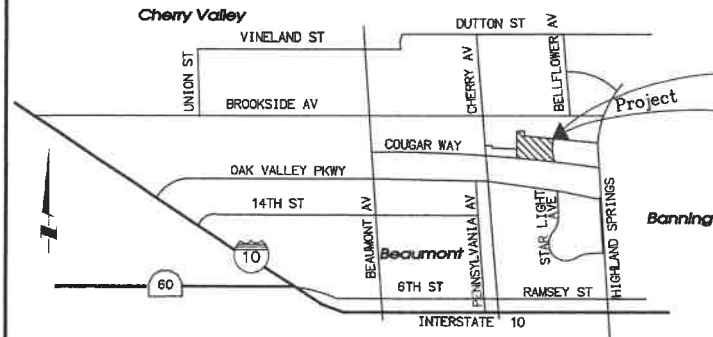
SHEET 1 OF 12 SHEETS
FILE NO. 2006

CITY OF BEAUMONT, CALIFORNIA

Street & Storm Drain Improvement Plans
TRACT 31469-1

Located Within a Portion of Section 35, Township 2 South, Range 1 West, S.B.M.

Sheet Number



VICINITY MAP NTS

LEGEND

- PROPOSED MAJOR CONTOUR -455-
PROPOSED MINOR CONTOUR -454-
PROPOSED STORM DRAIN -SD-
PROPOSED SEWER -S-
PROPOSED WATER -W-
PROPOSED CURB & GUTTER
PROPOSED CONCRETE PAVING
PROPOSED AC PAVEMENT
RIGHT-OF-WAY
PUBLIC UTILITY EASEMENT
PROPERTY LINE
LIMIT OF WORK
CURB RAMP
STREET LIGHT
FLOW DIRECTION

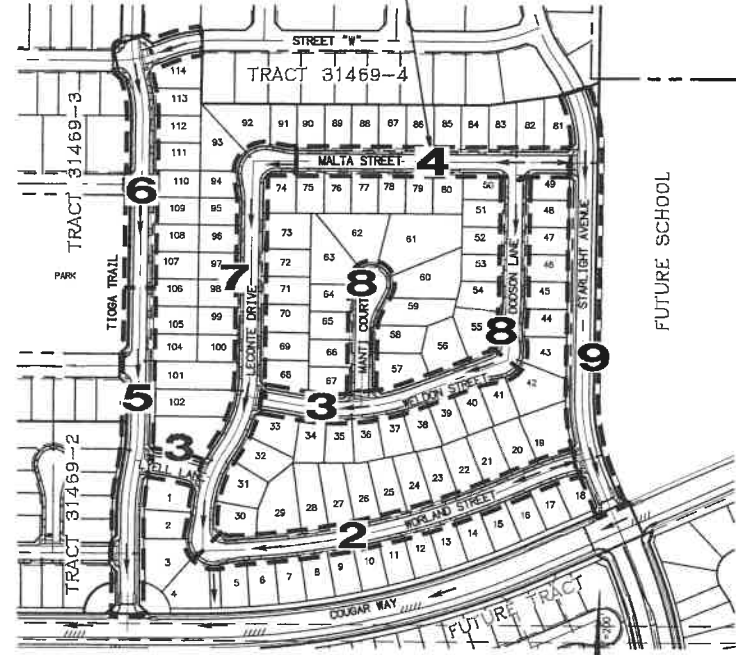
ABBREVIATIONS

- BEGINNING OF CURVE -BC-
BOTTOM OF PIPE -BOP-
CLEAR -CLR-
CURB & GUTTER -C&G-
CLEAN OUT -CO-
END OF CURVE -EC-
FLOWLINE -FL-
GRADE BREAK -GB-
INVERT -INV-
LATERAL -LAT-
POINT OF REVERSE CURVATURE -PRC-
PROPOSED PUBLIC UTILITY EASEMENT -PUE-
RIGHT-OF-WAY -R/W-
STORM DRAIN -SD-
STATION -STA-
TOP OF CURB -TC-
TOP OF MANHOLE -TMH-
TOP OF PIPE -TOP-
SIDEWALK -S/W-
MINIMUM -MIN-
MAXIMUM -MAX-
ASPHALTIC CONCRETE -AC-
PAVEMENT -PVMT-
NOT TO SCALE -NTS-
POLYVINYL CHLORIDE -PVC-
MANHOLE -MH-
PAD ELEVATION -PE-
ELEVATION -EL-
CENTERLINE -CL-

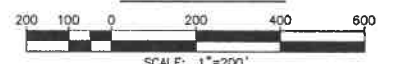


THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 1 APPROVED 12/30/14 EXCEPT FOR THOSE REVISIONS "CLOUDED" AND LABELED WITH A REVISION TRIANGLE.

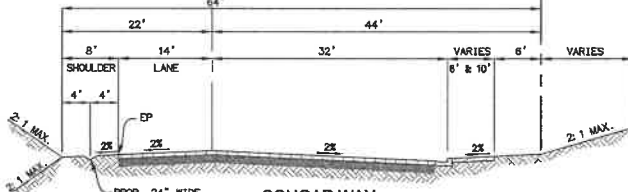
R.C.E. 72332 EXP. 06-30-2016



INDEX MAP



SCALE: 1"=200'



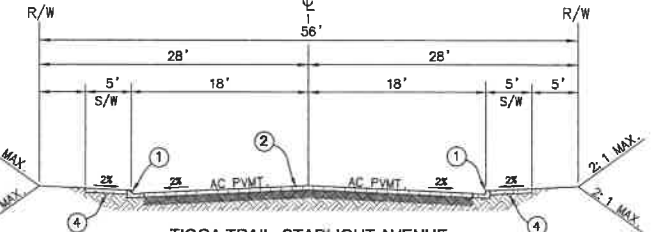
COUGAR WAY TYPICAL STREET SECTION NTS

DECLARATION OF ENGINEER OF RECORD:

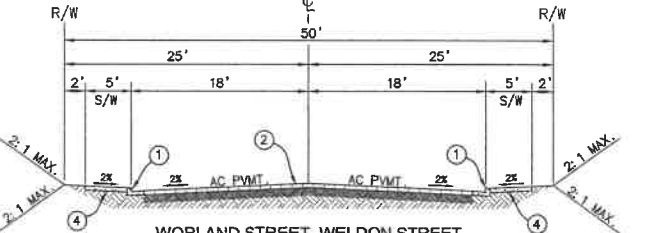
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SIGNATURE: [Signature] DATE: 5-6-16 EXP. 06-30-2016



TIOGA TRAIL, STARLIGHT AVENUE T.I. = 5.5, R - VALUE: MIN=25



WORLAND STREET, WELDON STREET, LYELL LANE, MALTA STREET, LECONTE DRIVE, MANTI COURT, DODSON LANE T.I. = 5.5, R - VALUE: MIN=25

TYPICAL STREET SECTIONS NTS

INDEX OF SHEETS table with columns SHEET, DESCRIPTION, and details for sheets 1 through 12, including street improvements and storm drain improvements.

*NOTE: QUANTITIES SHOWN ARE ESTIMATES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING HIS OWN ESTIMATE FOR BID PURPOSES.

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 RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENT.
3. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING; SEWER, WATER, ELECTRIC, GAS AND STORM DRAIN.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY.
5. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES ARE IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPT.
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 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 R.C.T.D. 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 R.C.T.D. 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. 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.
11. CONSTRUCTION PROJECTS DISTURBING ONE ACRE, OR MORE 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.
12. 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.
13. EXISTING STORM DRAIN PIPES/CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN PLACE) MUST BE REPAIRED, AND /OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
14. 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 OR RIVERSIDE COUNTY PERMITTEES.
15. 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.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT-OF-WAY.
17. CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARDS NO. 206 AND/OR 207, AS DIRECTED IN THE FIELD.
18. PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
19. INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE 460 AND 489. INSTALL EUCALYPTUS POLYANTHEMOS(SILVER DOLLAR), CRAPE MYRTLE, LIQUID AMBER OR APPROVED EQUAL. SEE PROJECT PLANS.
20. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
21. THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.

CONSTRUCTION NOTES & QUANTITY ESTIMATE*

Table with 2 columns: ITEM, QUANTITY. Lists 26 construction items such as 'CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE' with quantities like 220,100 SF.

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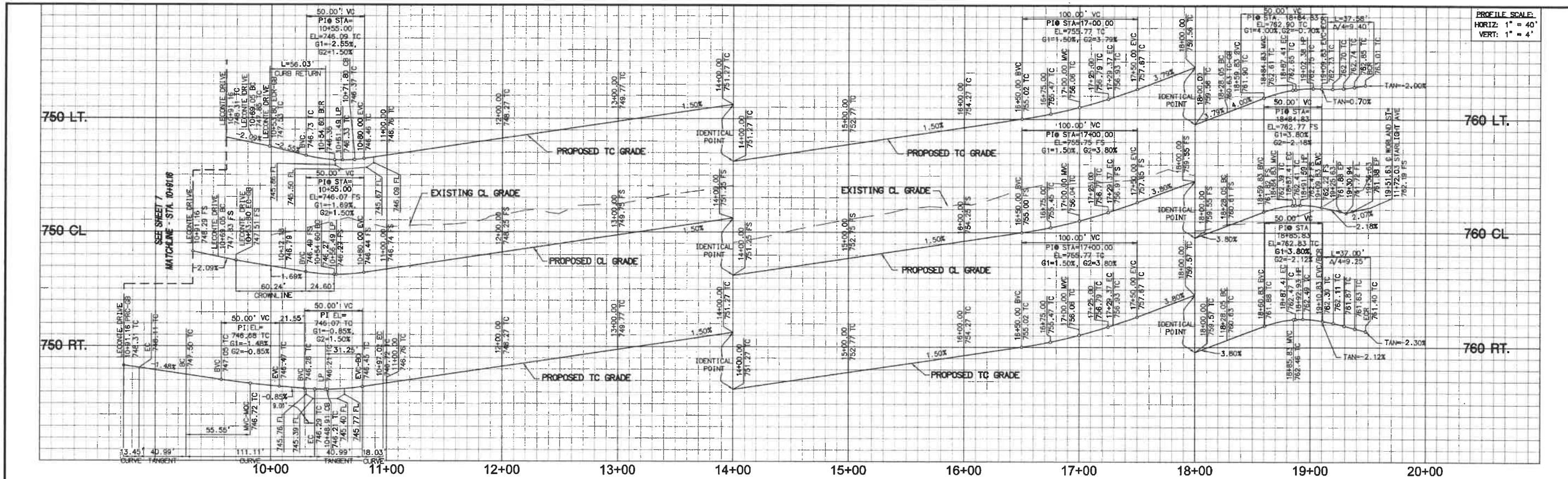
BENCHMARK: CITY OF BEAUMONT NO. 07.A.82 DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7". LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R. ELEV.= 2678.277 (1982)

REVISIONS table with columns ENGINEER, DESCRIPTION, CITY, and DATE.

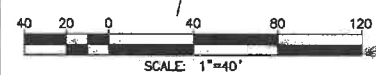
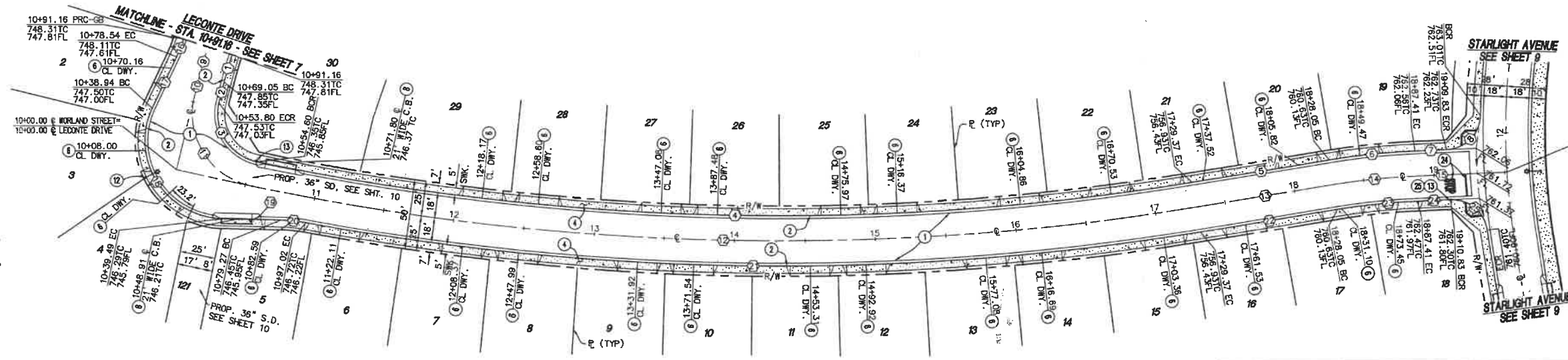
Michael Baker INTERNATIONAL logo and contact information: 75410 Gerald Ford Drive, Suite 100, Palm Desert, CA 92211, Phone: (619) 346-7481, MBAKERINTL.COM

Design and approval stamps: DESIGN BY: TB, DRAWN BY: TB, CHECKED BY: MMB, SCALE: AS NOTED, DATE: DEC 2014, JOB NUMBER: 28887. Includes signatures and dates for Staff Engineer and Administrative Engineer.

CITY OF BEAUMONT, CALIFORNIA STREET IMPROVEMENT PLANS TRACT 31469-1 TITLE SHEET. Includes sheet number 1 of 12 and file number 2026-B.



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



WORLAND STREET

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	04°13'24"	282.00'	20.79'	10.40'	14	06°48'08"	500.00'	59.36'	29.72'
2	N 00°00'04" W	15.25'	15.25'	—	15	N 73°48'05" E	—	64.22'	—
3	91°43'18"	35.00'	56.03'	36.07'	16	07°00'28"	110.00'	13.45'	6.74'
4	21°16'40"	1799.00'	668.09'	337.94'	17	N 11°13'48" E	—	40.99'	—
5	N 66°59'58" E	—	98.67'	—	18	113°40'48"	56.00'	111.11'	85.71'
6	06°48'08"	518.00'	61.50'	30.78'	19	N 77°33'00" E	—	40.99'	—
7	N 73°48'05" E	—	22.43'	—	20	09°23'22"	110.00'	18.03'	9.03'
8	86°07'17"	25.00'	37.58'	23.36'	21	19°56'24"	1835.00'	638.61'	322.57'
9	04°13'24"	300.00'	22.11'	11.06'	22	N 66°59'58" E	—	98.67'	—
10	N 00°00'04" W	—	15.25'	—	23	06°48'08"	482.00'	57.22'	28.65'
11	91°43'18"	53.00'	84.84'	54.62'	24	N 73°48'05" E	—	23.42'	—
12	21°16'40"	1817.00'	674.77'	341.32'	25	84°47'39"	25.00'	37.00'	22.83'
13	N 66°59'58" E	—	98.67'	—					

CONSTRUCTION NOTES

- CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE
- CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
- CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401
- CONSTRUCT 28' DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207
- CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE C
- INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
- INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
- INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A240 AND A246
- INSTALL R-1 STOP SIGN



NOTE:
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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

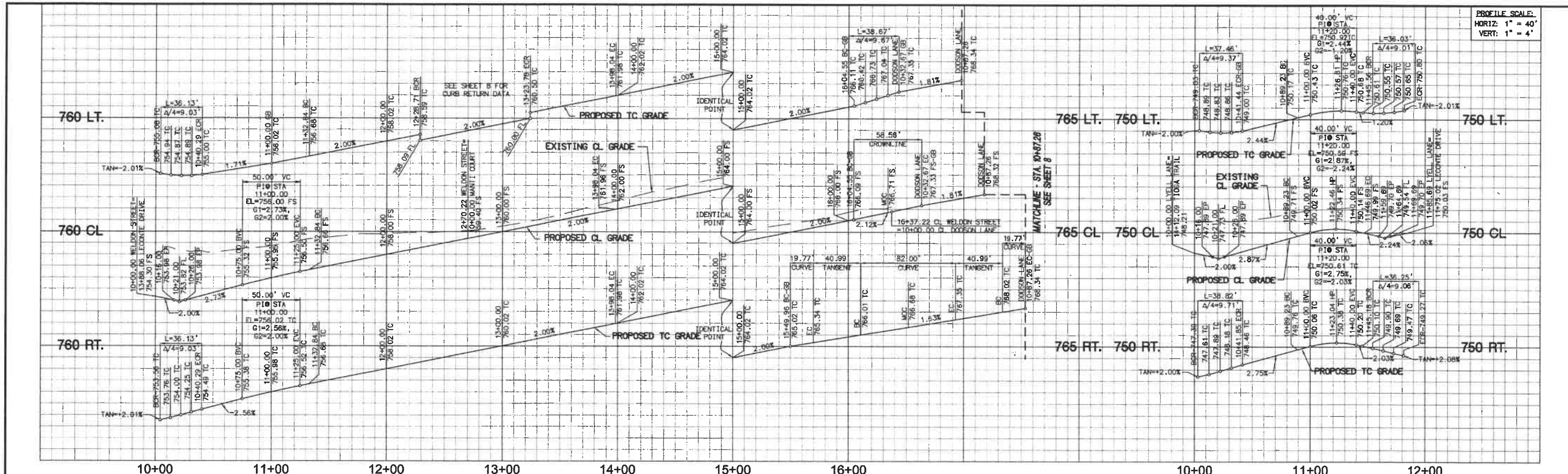


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DRAIN BY: TB
CHECKED BY: NMI
SCALE: AS NOTED
DATE: DEC. 2014
JOB NUMBER: 03567

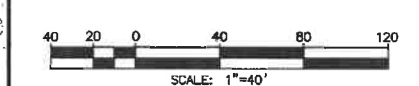
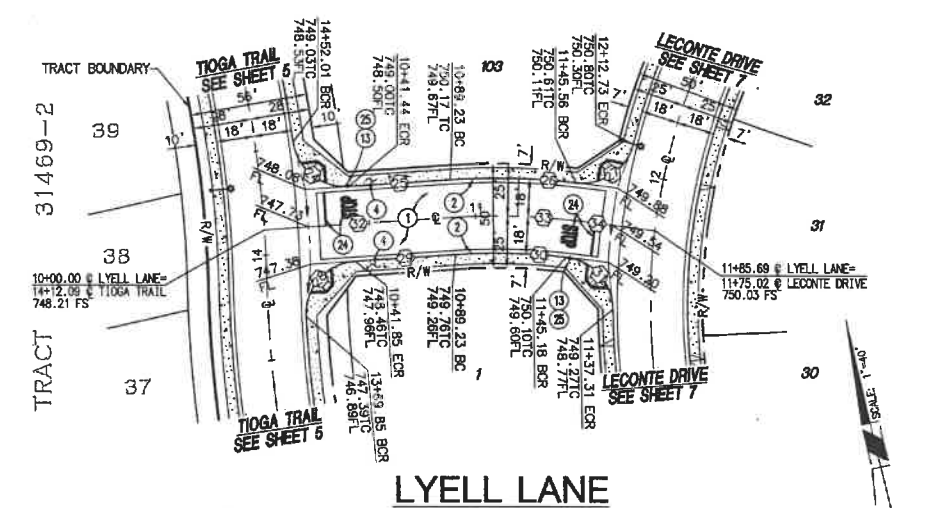
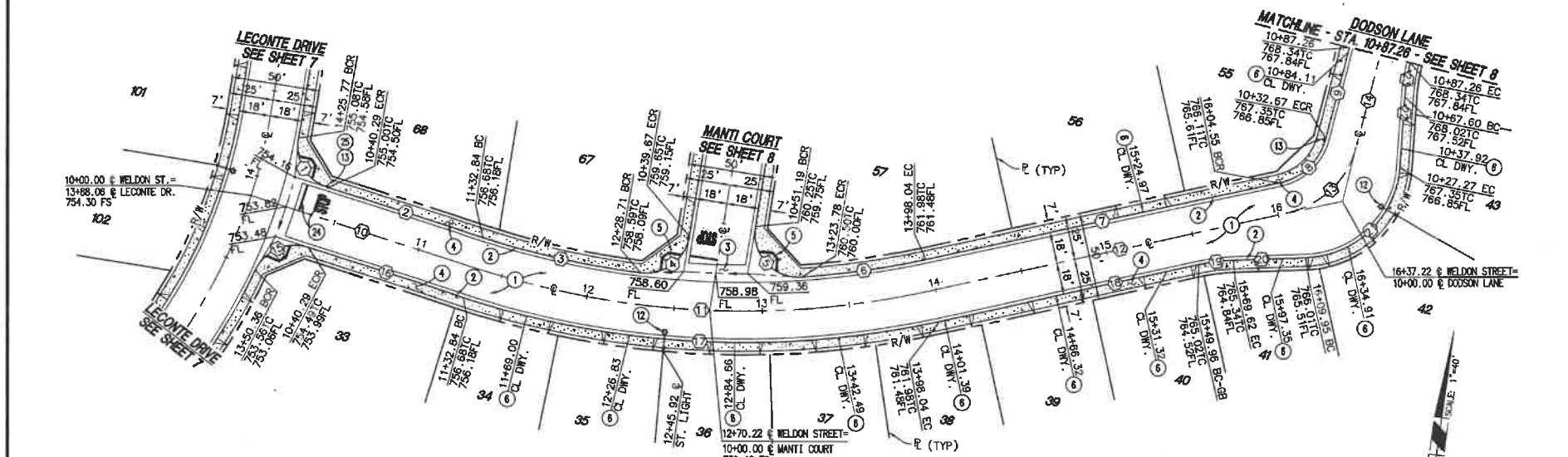
Reviewed By: Staff Engineer
Checked By: Staff Engineer
Approved By: *Mauricio M. Iacucelli*
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31469-1
WORLAND STREET
STA. 10+00.00 TO STA. 19+51.63
A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.
PARDEE HOMES

SHEET 2 OF 12 SHEETS
FILE NO.: 2026



PROFILE SCALE:
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WELDON STREET

CONSTRUCTION NOTES

- 1 CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE
- 2 CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
- 3 CONSTRUCT 10' CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
- 4 CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401
- 5 CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403
- 6 CONSTRUCT 28' DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207
- 7 INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
- 8 INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 818
- 9 INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A240 AND A24E
- 10 INSTALL R-1 STOP SIGN

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ENGINEER		REVISIONS		QTY

RBF CONSULTING
A [Logo] Company
74-130 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92260-1665
760.348.7481 • FAX 760.348.8315 • www.RBF.com
DATE: 12-16-2014
R.C.E. 063249 • EXP. 06-30-16

DESIGN BY: TB
DRAIN BY: TB
CHECKED BY: NMI
SCALE: AS NOTED
DATE: DEC. 2014
JOB NUMBER: 88887

Reviewed By: _____ Date: _____
Staff Engineer

Recommended for Approval By: _____ Date: _____

Approved By: *North J. Ponce* Date: 12/23/14
Administrative Engineer

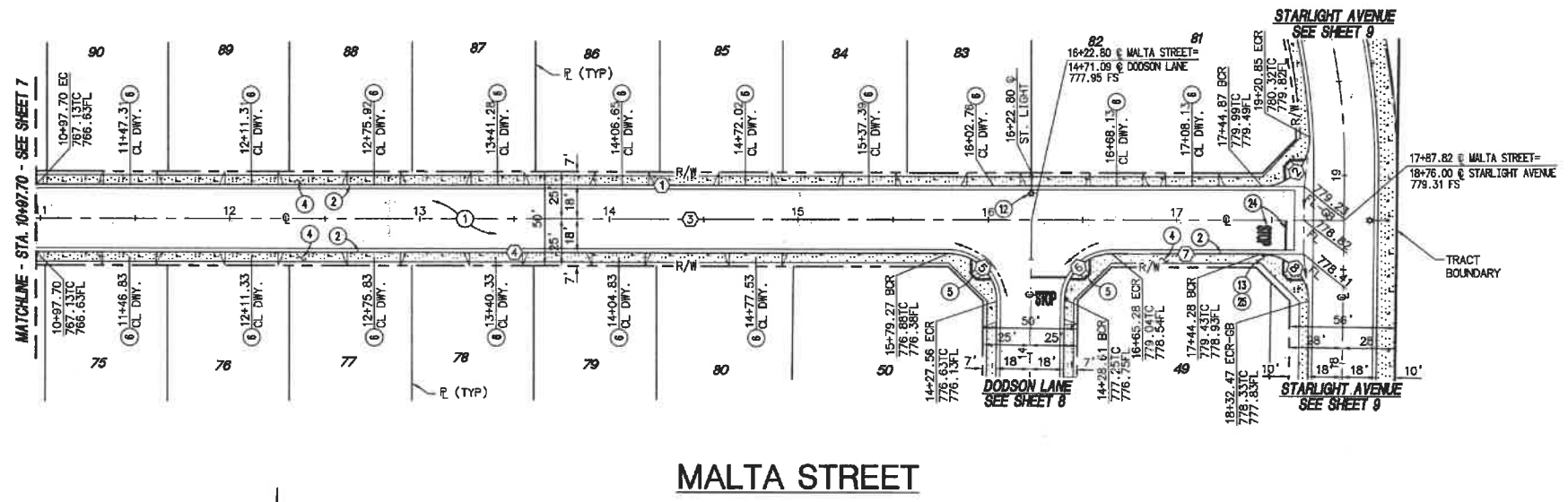
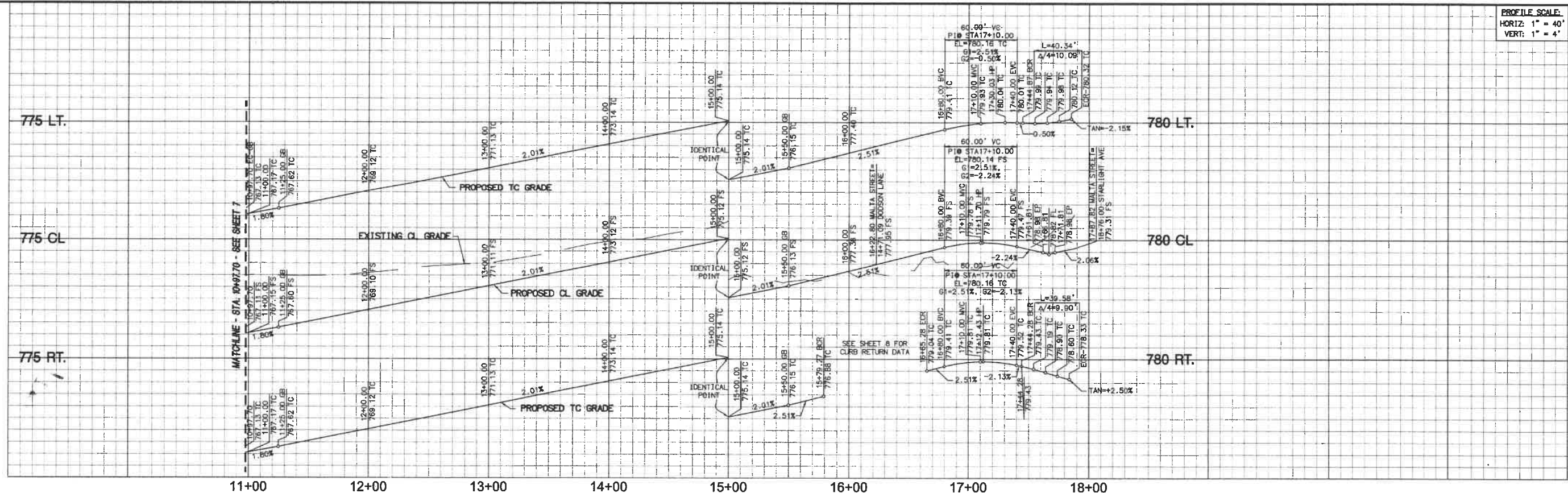
City of Beaumont, Public Works Department
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CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31469-1
WELDON STREET
STA. 10+00.00 TO STA. 16+37.22
LYELL LANE
STA. 10+00.00 TO STA. 11+65.89
A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.
PARDEE HOMES

SHEET
3
OF 12 SHEETS
FILE NO.:
2096

LINE/CURVE DATA TABLE							
NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NO	BEARING/DELTA	RADIUS
1	82°47'54"	25.00'	36.13'	22.04'	18	N 69°16'42" E	111.00'
2	N 80°19'57" W	---	92.55'	---	19	N 10°17'49" E	111.00'
3	10°59'08"	482.00'	92.42'	46.35'	20	N 79°34'31" E	---
4	87°49'12"	25.00'	36.32'	24.07'	21	83°54'03"	56.00'
5	103°04'29"	25.00'	44.97'	31.47'	22	N 04°19'32" W	---
6	08°30'32"	482.00'	71.58'	35.86'	23	N 10°17'49" E	111.00'
7	N 69°16'42" E	---	206.51'	---	24	85°50'30"	25.00'
8	63°18'25"	35.00'	38.67'	21.58'	25	N 80°44'06" W	---
9	N 05°58'17" E	---	54.59'	---	26	10°45'29"	318.00'
10	N 80°19'57" W	---	132.84'	---	27	82°34'59"	25.00'
11	30°23'21"	500.00'	265.20'	135.80'	28	88°58'03"	25.00'
12	N 69°16'42" E	---	236.51'	---	29	N 80°44'06" W	---
13	63°18'25"	53.00'	56.96'	32.67'	30	10°41'10"	282.00'
14	N 05°58'17" E	---	54.59'	---	31	83°05'07"	25.00'
15	82°47'53"	25.00'	36.13'	22.04'	32	N 80°44'06" W	---
16	N 80°19'57" W	---	92.55'	---	33	N 10°58'25"	300.00'
17	30°23'21"	518.00'	274.74'	140.68'	34	N 69°45'41" W	---

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



- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE
 - CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO 200
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 403
 - CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403
 - CONSTRUCT 28' DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207
 - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
 - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
 - INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A240 AND A24E
 - INSTALL R-1 STOP SIGN

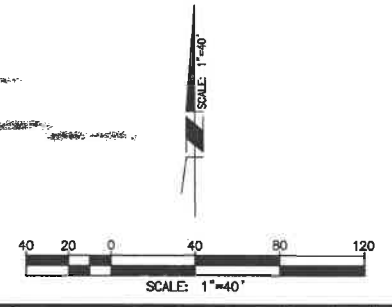
LINE/CURVE DATA TABLE

NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 89° 45' 24" W	—	647.17'	—
2	92° 27' 29"	25.00'	40.34'	26.10'
3	N 89° 45' 24" W	—	690.12'	—
4	N 89° 45' 24" W	—	481.57'	—
5	90° 42' 12"	25.00'	39.58'	25.31'
6	89° 17' 48"	25.00'	38.96'	24.69'
7	N 89° 45' 24" W	—	79.01'	—
8	90° 42' 12"	25.00'	39.58'	25.31'

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

NOTE
 ALL ELEVATIONS ARE ABBREVIATED AND DO NOT REPRESENT ACTUAL ELEVATIONS. ADD 2000 FEET TO OBTAIN ACTUAL ELEVATION.



DIG ALERT
 DIAL TOLL FREE
 1(800) 227-2600
 At Least Two Working Days Before You Dig
 UNDERGROUND SERVICE 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		QTY

RBF CONSULTING
 A Baker Company
 74-130 COUNTRY CLUB DRIVE, SUITE 209
 PALM DESERT, CALIFORNIA 92280-1685
 760.348.7481 • FAX 760.348.8515 • www.RBF.com
 DATE 12-16-2014
 R.C.E. 063249 • EXP. 06-30-18

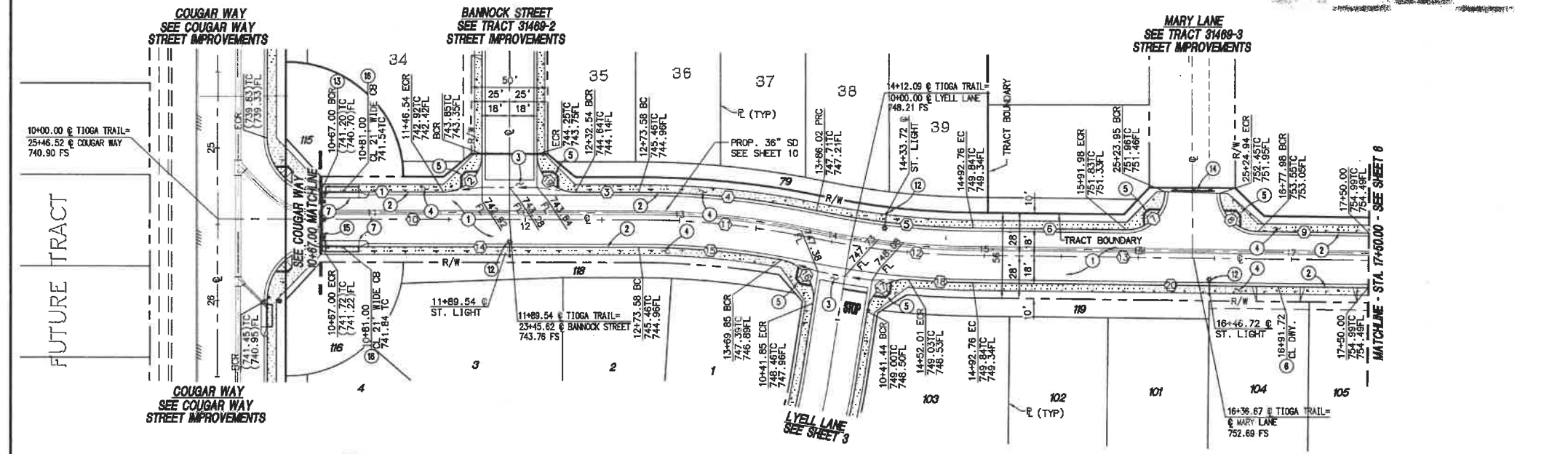
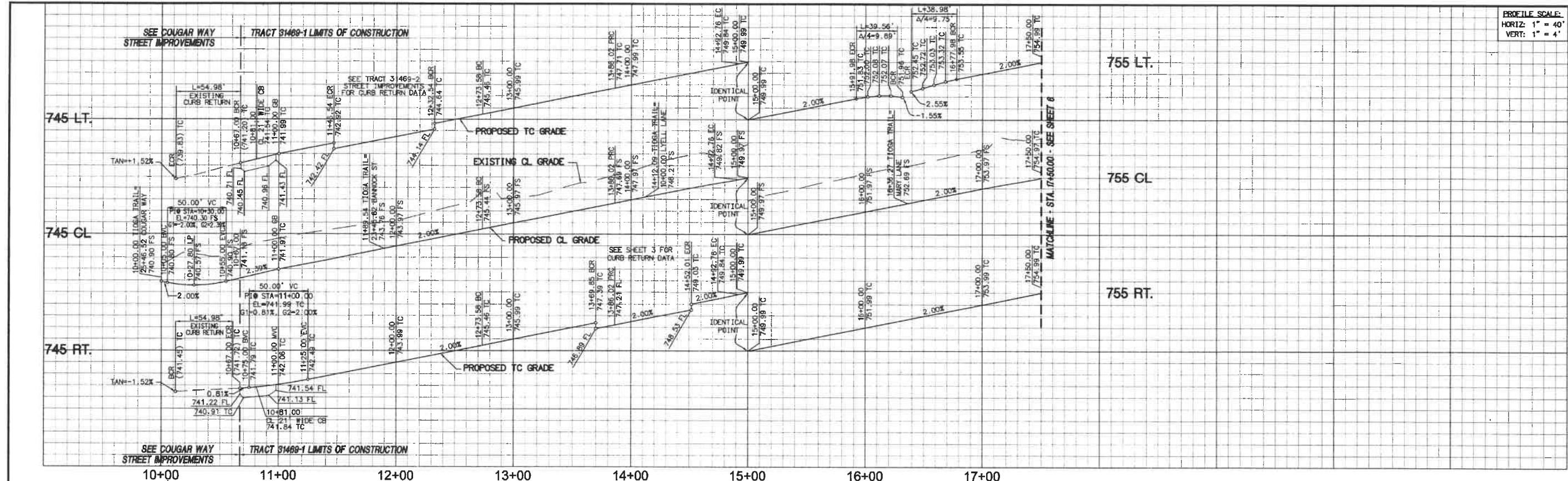
DESIGN BY: TB
 DRAWN BY: TB
 CHECKED BY: MM
 SCALE: AS NOTED
 DATE: DEC. 2014
 JOB NUMBER: 138887

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

CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT 31469-1
MALTA STREET
 STA. 10+97.70 TO STA. 17+87.82
 A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.
 PARDEE HOMES

SHEET
4
 OF 12 SHEETS
 FILE NO.:
 2006

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



- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE
 - CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
 - CONSTRUCT 10' CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401
 - CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403
 - CONSTRUCT 28' DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207
 - CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B
 - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
 - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
 - INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810
 - REMOVE AND DISPOSE OF EXISTING BARRICADE
 - CONSTRUCT CATCH BASIN NO. 1 PER R/CFC&WD STD. NO. CB100

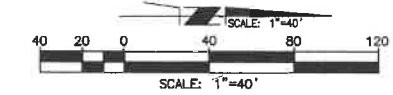
LINE/CURVE DATA TABLE

LINE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 00° 16' 08" E	—	79.54'	—
2	90° 00' 00"	25.00'	39.27'	25.00'
3	N 00° 16' 08" E	—	41.04'	—
4	11° 42' 46"	568.00'	116.11'	58.26'
5	11° 07' 11"	532.00'	103.25'	51.79'
6	N 00° 51' 43" E	—	99.22'	—
7	90° 39' 37"	25.00'	39.56'	25.29'
8	89° 20' 23"	25.00'	38.98'	24.71'
9	N 00° 51' 43" E	—	344.84'	—
10	N 00° 16' 08" E	—	273.58'	—
11	11° 42' 46"	550.00'	112.43'	56.41'
12	11° 07' 11"	550.00'	106.74'	53.54'
13	N 00° 51' 43" E	—	257.24'	—
14	S 00° 16' 08" W	—	208.58'	—
15	10° 01' 43"	532.00'	93.12'	46.68'
16	88° 58' 03"	25.00'	38.82'	24.55'
17	85° 50' 30"	25.00'	37.46'	23.25'
18	04° 14' 41"	568.00'	42.08'	21.05'
19	90° 00' 00"	25.00'	39.27'	25.00'
20	N 00° 51' 43" E	—	257.24'	—

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

NOTE
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NOTE
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TIOGA TRAIL



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DIAL TOLL FREE
1(800) 227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE 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.B2
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 S.C.R.
ELEV. = 2678.277 (1982)

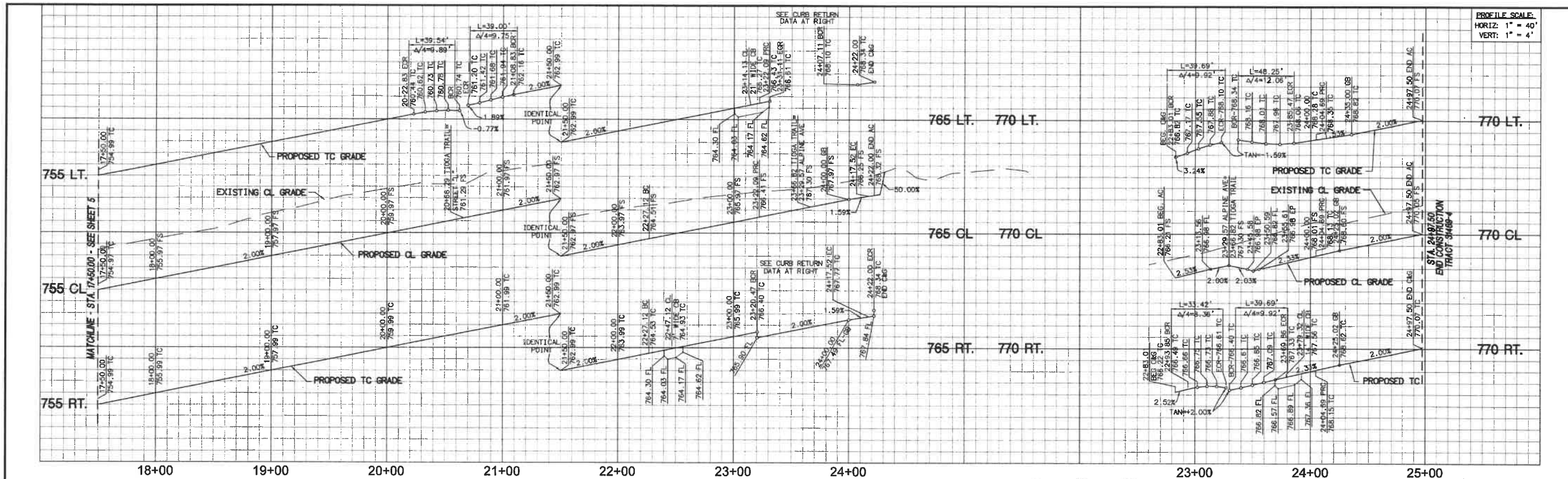
BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY

RBF CONSULTING
A Baker Company
74-130 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92260-1655
760.348.7481 • FAX 760.348.8315 • www.RBF.com
DATE: 12-16-2014
R.C.E. 083249 • EXP. 06-30-16
MAURICIO M. JACUELLI

DESIGN BY: TB
DRAWN BY: TB
CHECKED BY: MM
SCALE: AS NOTED
DATE: DEC. 2014
JOB NUMBER: 88887
Reviewed By: Staff Engineer
Recommended for Approval By: [Signature]
Approved By: [Signature] Administrative Engineer
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31469-1
TIOGA TRAIL
STA. 10+67.00 TO STA. 17+50.00
A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.N.
PARDEE HOMES

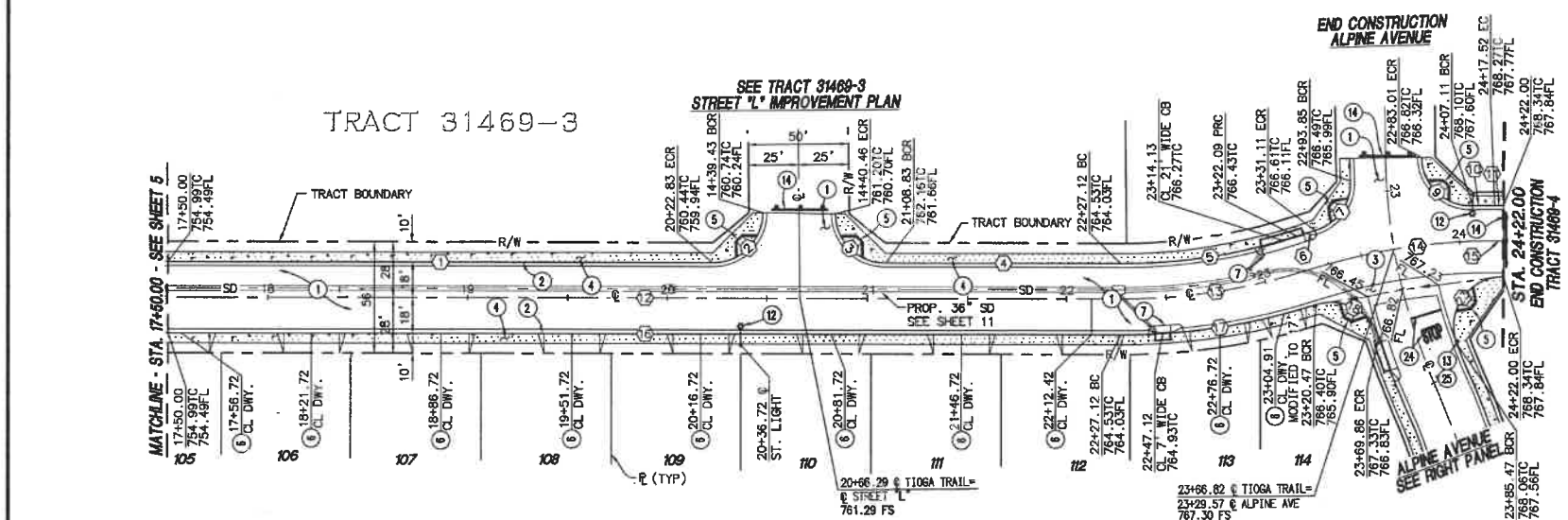
SHEET
5
OF 12 SHEETS
FILE NO.:
2046



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

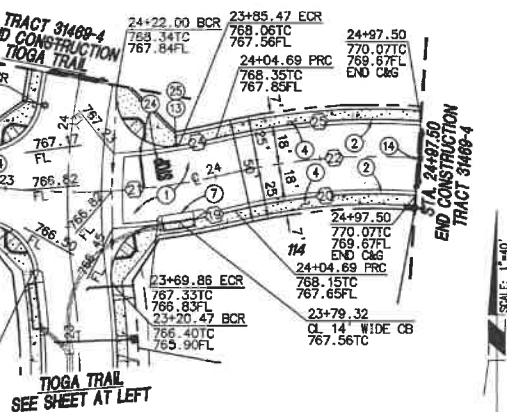


TRACT 31469-3



LINE/CURVE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 00° 51' 43" E	—	272.83'	—
2	90° 37' 07"	25.00'	39.54'	25.27'
3	89° 22' 53"	25.00'	39.00'	24.73'
4	N 00° 51' 43" E	—	118.29'	—
5	18° 08' 22"	282.00'	89.28'	45.02'
6	01° 43' 18"	318.00'	9.56'	4.78'
7	76° 35' 25"	25.00'	33.42'	19.74'
8	02° 04' 16"	318.00'	11.49'	5.75'
9	90° 57' 53"	25.00'	39.69'	25.42'
10	01° 59' 13"	318.00'	11.03'	5.51'
11	N 00° 56' 50" E	—	4.48'	—
12	N 00° 51' 43" E	—	477.12'	—
13	18° 08' 22"	300.00'	94.98'	47.89'
14	18° 13' 28"	300.00'	95.42'	48.12'
15	N 00° 56' 50" E	—	4.48'	—
16	N 00° 51' 43" E	—	477.12'	—
17	17° 51' 57"	318.00'	99.16'	49.98'
18	90° 57' 53"	25.00'	39.69'	25.42'
19	06° 39' 04"	318.00'	36.91'	18.48'
20	17° 43' 36"	282.00'	87.25'	43.98'
21	23° 14' 17"	300.00'	121.67'	61.68'
22	17° 43' 36"	300.00'	92.82'	46.78'
23	110° 35' 22"	25.00'	48.25'	36.10'
24	03° 40' 15"	282.00'	18.07'	9.04'
25	17° 43' 36"	318.00'	98.39'	49.59'



ALPINE AVENUE

CONSTRUCTION NOTES

- ① CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE
- ② CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO 200
- ③ CONSTRUCT 10" CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
- ④ CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401
- ⑤ CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403
- ⑥ CONSTRUCT 28" DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207
- ⑦ CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B
- ⑧ INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
- ⑨ INSTALL STREET NAME SIGN PER COUNTY OF RIVESIDE STD. NO. 816
- ⑩ INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810
- ⑪ INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A24D AND A24E
- ⑫ INSTALL R-1 STOP SIGN



NOTE
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BASIS OF BEARINGS:
DESCRIPTION:
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL SCOPETIC 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
A Baker Company
74-130 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92280-1665
760.346.7481 • FAX 760.346.8915 • www.RBF.com
DATE: 12-16-2014
R.C.E. 063249 • EXP. 06-30-16

DESIGN BY: TB
DRAIN BY: TB
CHECKED BY: MMR
SCALE: AS NOTED
DATE: DEC. 2014
JOB NUMBER: 03682

Reviewed By: _____ Date: _____
Staff Engineer

Recommended for Approval By: _____ Date: _____

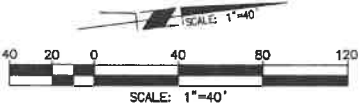
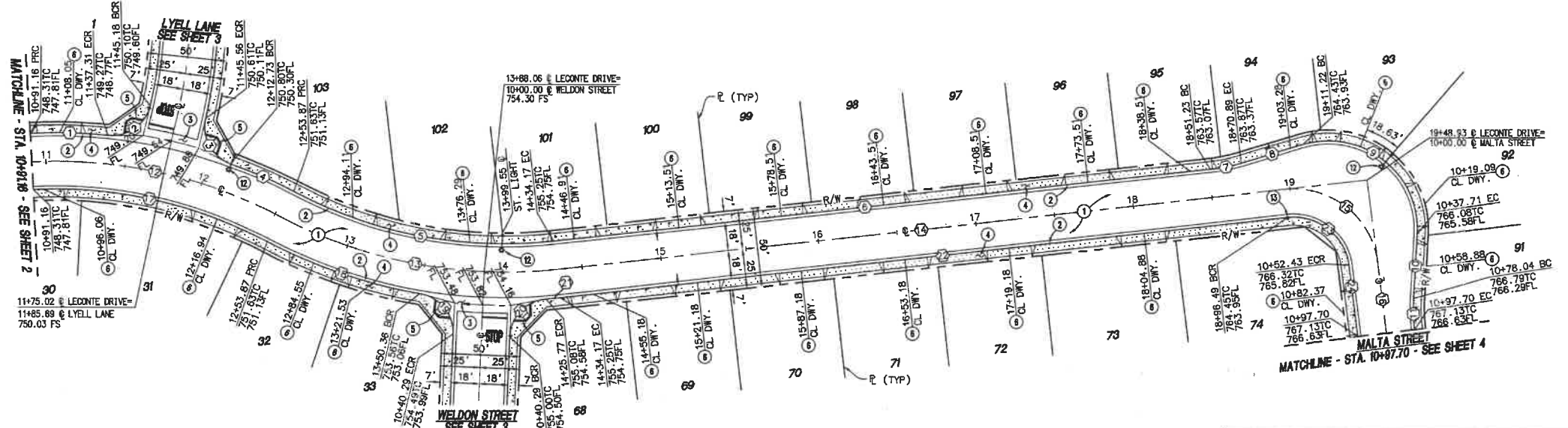
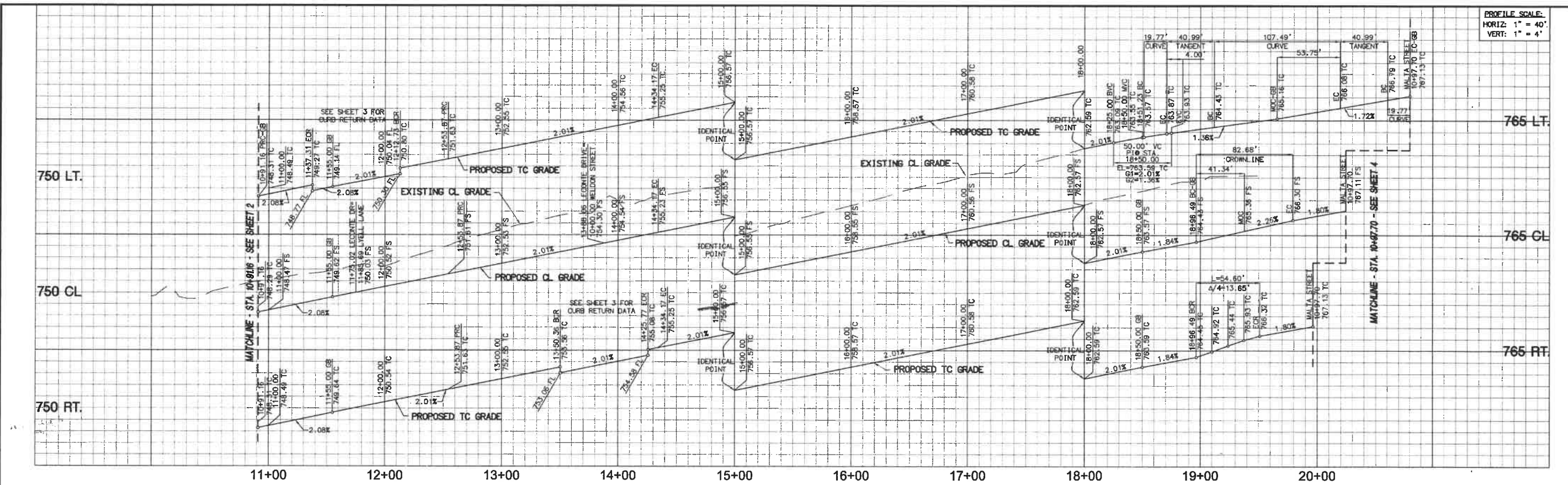
Approved By: _____ Date: 12/16/14
Administrative Engineer

City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31469-1
TIOGA TRAIL
STA. 17+50.00 TO STA. 24+22.00
ALPINE AVENUE
STA. 22+83.81 STA. 24+97.50
A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.
PARDEE HOMES

SHEET
6
OF 12 SHEETS
FILE NO.:
2014

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



NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	08°48'51"	318.00'	48.92'	24.51'	13	34°26'06"	300.00'	180.30'	92.97'
2	83°05'07"	25.00'	36.25'	22.15'	14	N 00°51'43" E	—	462.32'	—
3	82°34'59"	25.00'	36.03'	21.96'	15	89°22'53"	53.00'	82.68'	52.43'
4	07°51'25"	318.00'	43.61'	21.84'	16	N 89°45'24" W	—	45.27'	—
5	34°26'06"	282.00'	159.48'	87.39'	17	31°04'29"	282.00'	152.94'	78.40'
6	N 00°51'43" E	—	417.05'	—	18	18°25'39"	318.00'	102.28'	51.58'
7	10°17'49"	110.00'	19.77'	9.91'	19	82°47'53"	25.00'	36.13'	22.04'
8	N 09°26'06" W	—	40.99'	—	20	82°47'54"	25.00'	36.13'	22.04'
9	109°58'31"	56.00'	107.49'	79.94'	21	01°36'14"	318.00'	8.90'	4.45'
10	N 79°27'38" W	—	40.99'	—	22	N 00°51'43" E	—	462.32'	—
11	10°17'49"	110.00'	19.77'	9.91'	23	89°22'53"	35.00'	54.60'	34.62'
12	31°04'29"	300.00'	162.71'	83.41'	24	N 89°45'24" W	—	45.27'	—

- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE
 - CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO 200
 - CONSTRUCT 10" CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401
 - CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403
 - CONSTRUCT 28" DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207
 - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
 - INSTALL STREET NAME SIGN PER COUNTY OF RIVESIDE STD. NO. 816

LECONTE DRIVE



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BASIS OF BEARINGS:
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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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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

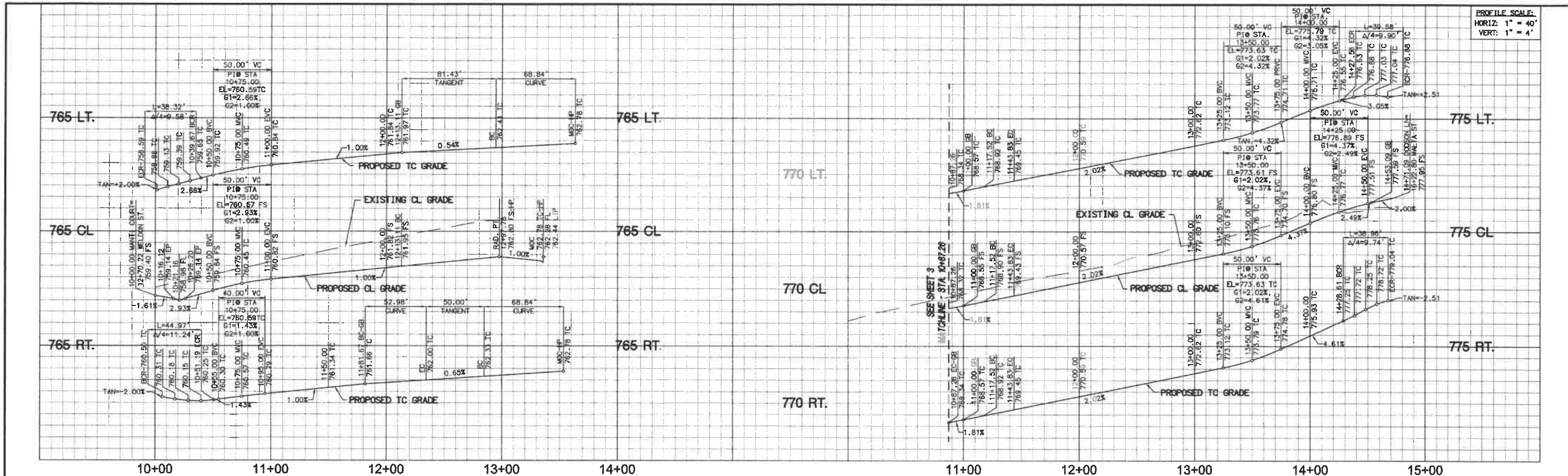
RBF CONSULTING
A SHERRILL COMPANY
74-120 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92280-1655
760.346.7481 • FAX 760.346.8315 • www.RBF.com
DATE: 12-16-2014
R.C.E. 03249 • EXP. 06-30-16

DESIGN BY: TB
DRAIN BY: TB
CHECKED BY: MAM
SCALE: AS NOTED
DATE: DEC 2014
JOB NUMBER: 138667

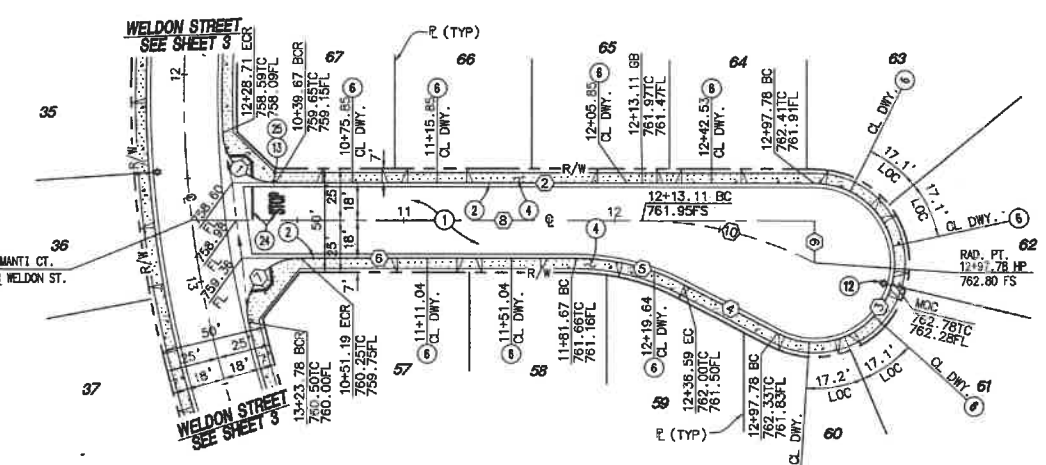
Reviewed By: Staff Engineer
Recommended for Approval By: [Signature]
Approved By: [Signature] Administrative Engineer
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31469-1
LECONTE DRIVE
STA. 10+91.18 TO STA. 19+48.93
A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.
FOR: **PARDEE HOMES**

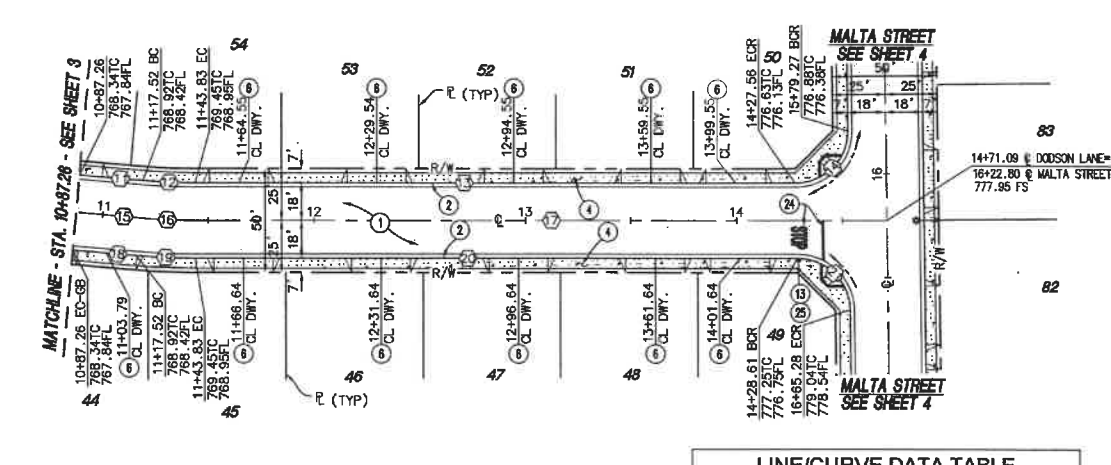
SHEET
7
OF 12 SHEETS
FILE NO.:
2016



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



MANTI COURT



DODSON LANE

LINE/CURVE DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	87°49'12"	25.00'	38.32'	24.07'
2	N 00°51'43" E	—	254.87'	—
3	207°35'51"	38.00'	137.68'	—
4	N 28°27'34" E	—	50.00'	—
5	27°35'51"	110.00'	52.98'	27.02'
6	N 00°51'43" E	—	130.48'	—
7	103°04'28"	25.00'	44.97'	31.47'
8	N 00°51'43" E	—	294.54'	—
9	N 89°08'13" W	—	20.00'	—
10	27°35'45" W	175.79'	84.57'	43.17'
11	N 05°58'17" E	—	30.28'	—
12	05°01'29"	282.00'	24.73'	12.37'
13	N 00°56'48" E	—	283.72'	—
14	90°42'12"	25.00'	39.58'	25.31'
15	N 05°58'17" E	—	30.26'	—
16	05°01'29"	300.00'	26.31'	13.16'
17	N 00°56'48" E	—	327.28'	—
18	N 05°58'17" E	—	30.26'	—
19	05°01'29"	318.00'	27.89'	13.95'
20	N 00°56'48" E	—	284.78'	—
21	89°17'48"	25.00'	38.96'	24.69'

- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE
 - CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO 200
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401
 - CONSTRUCT 28' DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207
 - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
 - INSTALL STREET NAME SIGN PER COUNTY OF RIVESIDE STD. NO. 816
 - INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A240 AND A24E
 - INSTALL R-1 STOP SIGN

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

NOTE:
ALL ELEVATIONS ARE ABBREVIATED AND DO NOT REPRESENT ACTUAL ELEVATIONS. ADD 2000 FEET TO OBTAIN ACTUAL ELEVATION.

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 85 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)

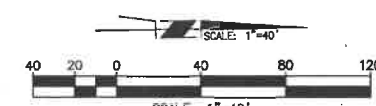
BY	MARK	DESCRIPTION	APPR.	DATE

RBF CONSULTING
A BAKER COMPANY

MAURICIO M. ACUÑA
No. 083249
Exp. 06-30-16
CIVIL
STATE OF CALIFORNIA

74-130 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92260-1855
760.348.7481 • FAX 760.348.8515 • www.RBF.com

DATE: 12-16-2014
R.C.E. 063249 • EXP. 05-30-16



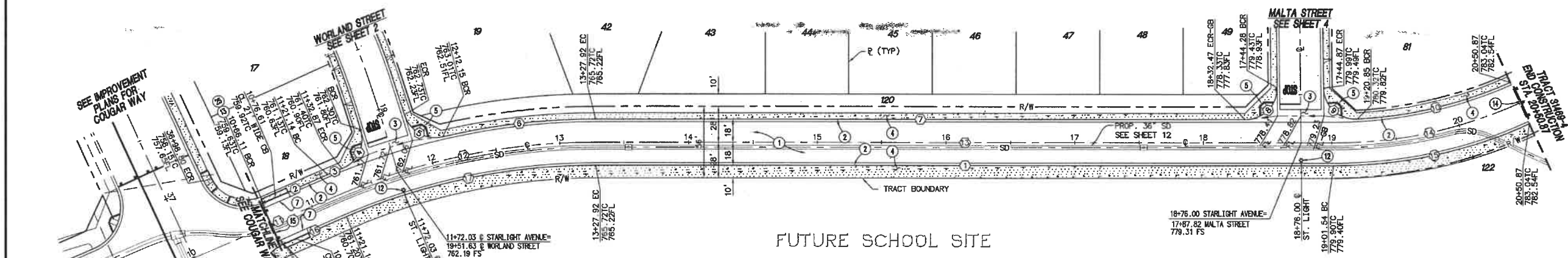
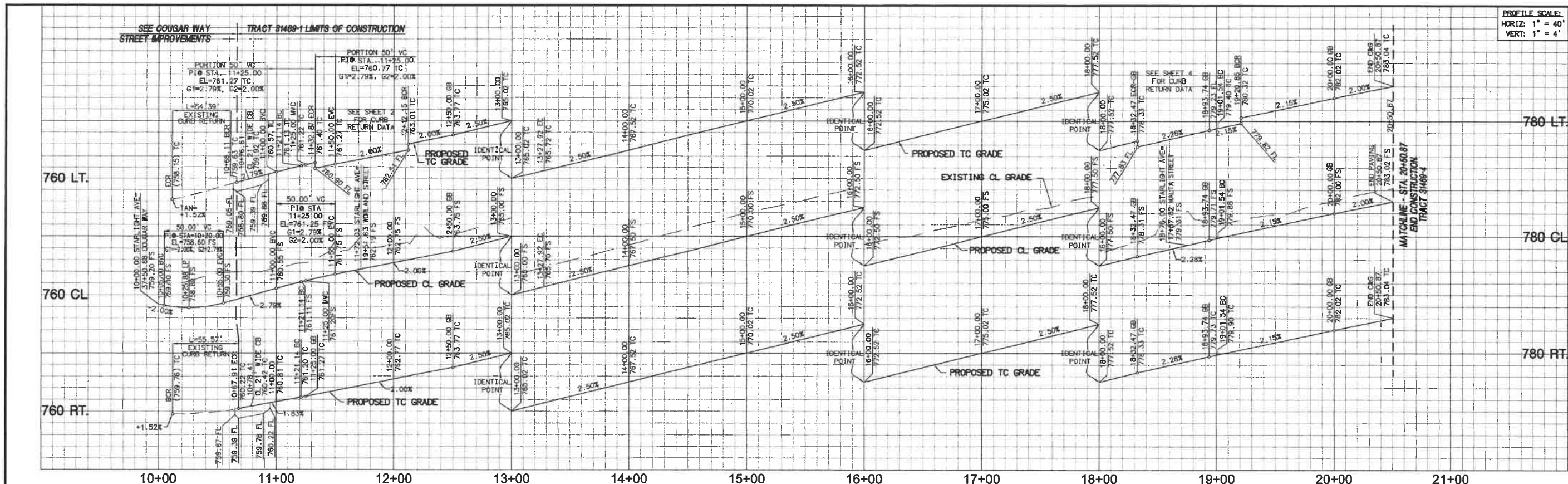
DESIGN BY: TB
DRAIN BY: TB
CHECKED BY: MMH
SCALE: AS NOTED
DATE: DEC. 2014
JOB NUMBER: 188887

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

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31469-1
MANTI COURT
STA. 10+00.00 TO STA. 12+97.78
DODSON LANE
STA. 10+87.26 TO STA. 14+71.08
A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.
FOR: PARDEE HOMES

SHEET
8
OF 12 SHEETS
FILE NO.: 0006

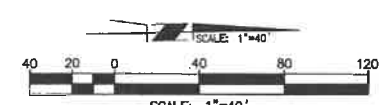
PROFILE SCALE:
 HORIZ: 1" = 40'
 VERT: 1" = 4'



FUTURE SCHOOL SITE
STARLIGHT AVENUE

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

NOTE:
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CONSTRUCTION NOTES

- ① CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE
- ② CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
- ③ CONSTRUCT 10' CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
- ④ CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401
- ⑤ CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403
- ⑥ CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B
- ⑩ INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
- ⑪ INSTALL STREET NAME SIGN PER COUNTY OF RIVESIDE STD. NO. 816
- ⑫ INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810
- ⑬ REMOVE AND DISPOSE OF EXISTING BARRICADE
- ⑭ INSTALL R-1 STOP SIGN

LINE/CURVE DATA TABLE

STATION	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 00° 56' 48" E	—	573.62'	—
2	S 22° 44' 55" E	—	55.02'	—
3	01° 20' 40"	518.00'	12.15'	6.08'
4	84° 47' 39"	25.00'	37.00'	22.83'
5	86° 07' 17"	25.00'	37.58'	23.36'
6	13° 15' 59"	518.00'	119.94'	60.24'
7	N 00° 58' 48" E	—	504.55'	—
8	90° 42' 12"	25.00'	39.58'	25.31'
9	92° 27' 29"	25.00'	40.34'	26.10'
10	21° 17' 05"	332.00'	123.34'	62.39'
11	N 22° 44' 55" W	—	121.14'	—
12	23° 41' 43"	500.00'	206.78'	104.89'
13	N 00° 56' 48" E	—	573.62'	—
14	24° 26' 47"	350.00'	149.33'	75.82'
15	24° 26' 47"	368.00'	157.01'	79.72'
16	N 22° 44' 55" W	—	53.23'	—
17	23° 41' 43"	482.00'	199.34'	101.11'

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BASIS OF BEARINGS:
 DESCRIPTION:
 BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1985.6) 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	CITY
ENGINEER		REVISIONS			

RBF CONSULTING
 A Baker Company
 74-130 COUNTRY CLUB DRIVE, SUITE 201
 PALM DESERT, CALIFORNIA 92280-1656
 760.348.7481 • FAX 760.348.8315 • www.RBF.com
 DATE: 12-16-2014
 R.C.E. 053249 • EXP. 05-30-16

DESIGN BY: TB
 DRAWN BY: TB
 CHECKED BY: MHL
 SCALE: AS NOTED
 DATE: DEC. 2014
 JOB NUMBER: 188887

Reviewed By: _____ Date: _____
 Staff Engineer

Recommended for Approval By: _____ Date: _____

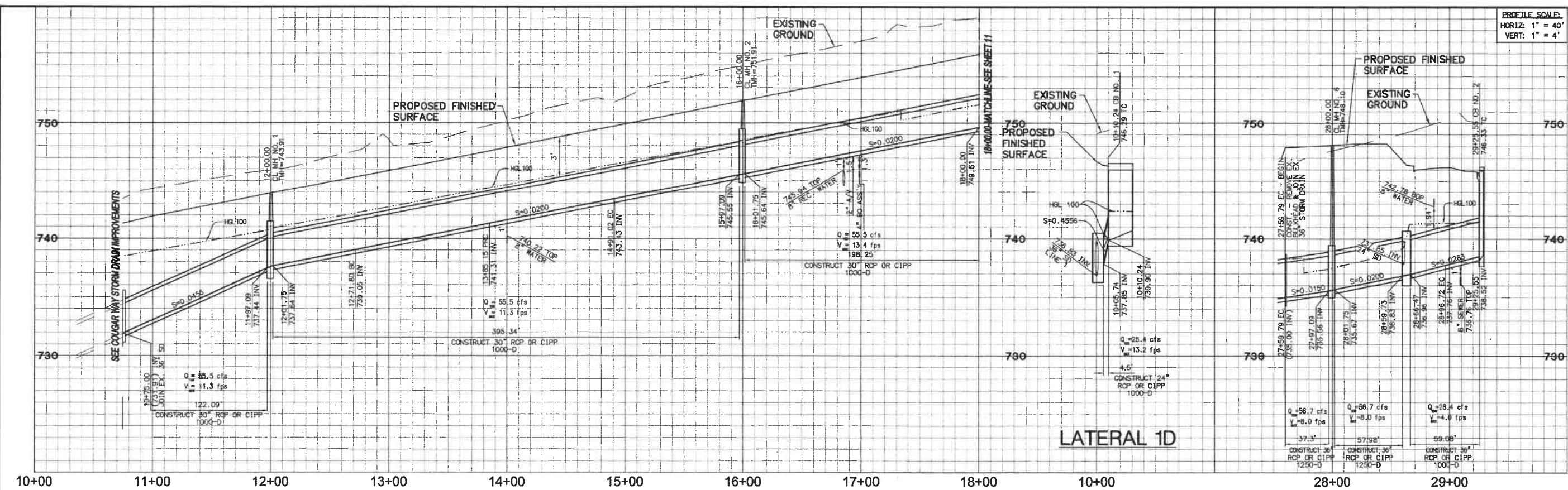
Approved By: *Walter J. Owen* Date: 12/20/14
 Administrative Engineer

City of Beaumont, Public Works Department
 Engineering Division

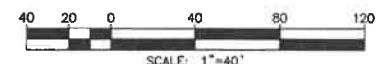
CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT 31469-1
STARLIGHT AVENUE
 STA. 10+66.11 TO STA. 20+50.87
 A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.
 PARDEE HOMES

SHEET
9
 OF 12 SHEETS
 FILE NO.:
 2006

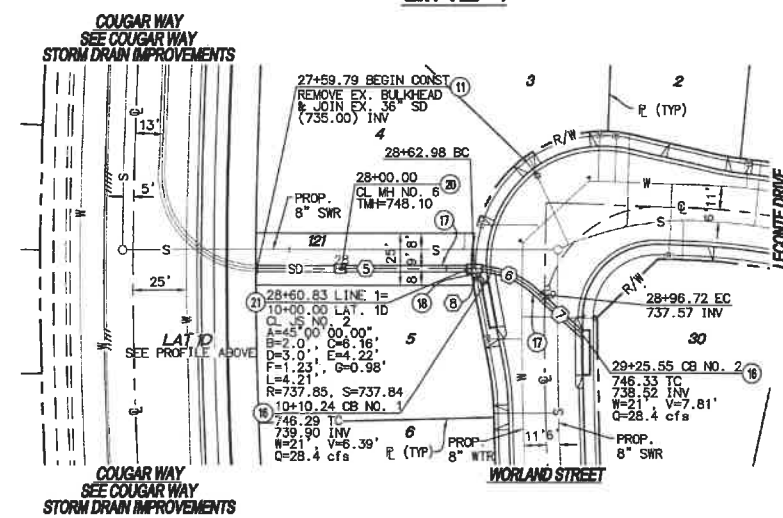
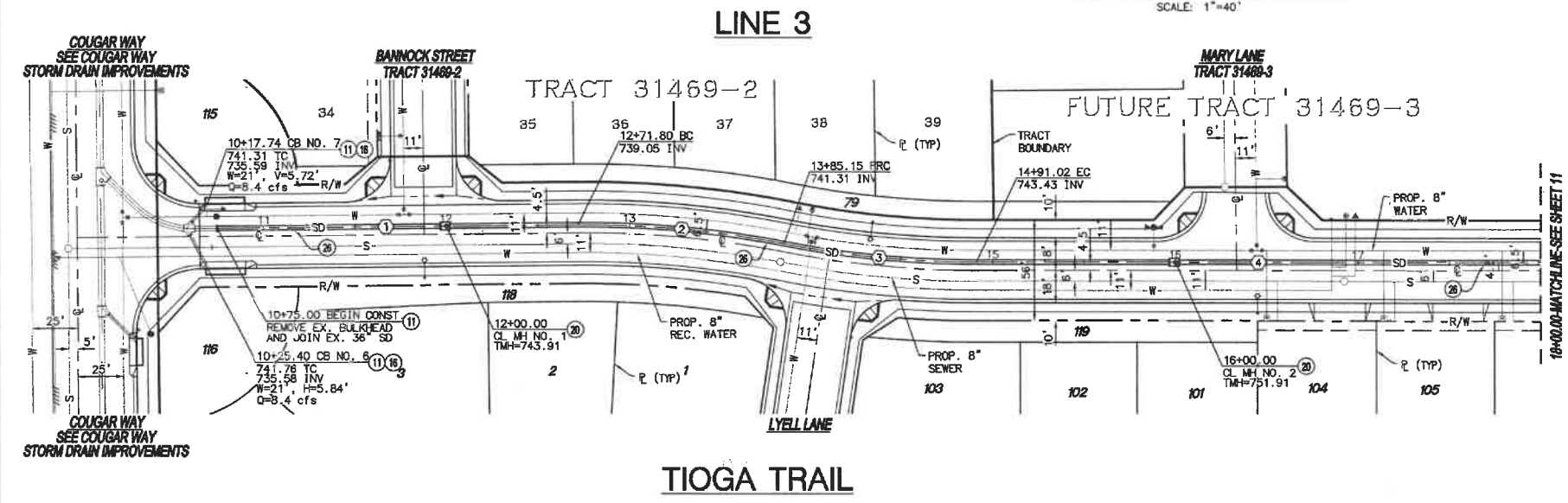
PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



SCALE: 1"=40'



SCALE: 1"=40'



NOTE:
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NOTE:
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- CONSTRUCTION NOTES**
- (1) REMOVE EXISTING CONCRETE BULKHEAD
 - (2) CONSTRUCT CATCH BASIN NO. 1 PER RCFCMWD STD. NO. CB100
 - (3) INSTALL 36" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)
 - (4) INSTALL 24" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)
 - (5) CONSTRUCT MANHOLE NO. 1 PER RCFCMWD STD. NO. MH251
 - (6) CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RCFCMWD STD. NO. JS227
 - (7) INSTALL 30" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)



LINE/CURVE DATA TABLE

LINE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N00°16'08"E	---	210.19'	---
2	11°42'46"	554.50'	113.35'	56.88'
3	11°07'11"	545.50'	105.87'	53.10'
4	N00°51'43"E	---	308.98'	---
5	N01°53'12"W	---	103.19'	---
6	42°57'37"	45.00'	33.74'	17.71'
7	N41°04'25"E	---	28.83'	---
8	N43°06'48"E	---	10.24'	---



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	QTY	

RBF CONSULTING
A Baker Company
74-130 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92260-1685
760.346.7481 • FAX 760.346.8315 • www.RBF.com
DATE: 12-16-2014
R.C.E. 053249 • EXP. 06-30-16

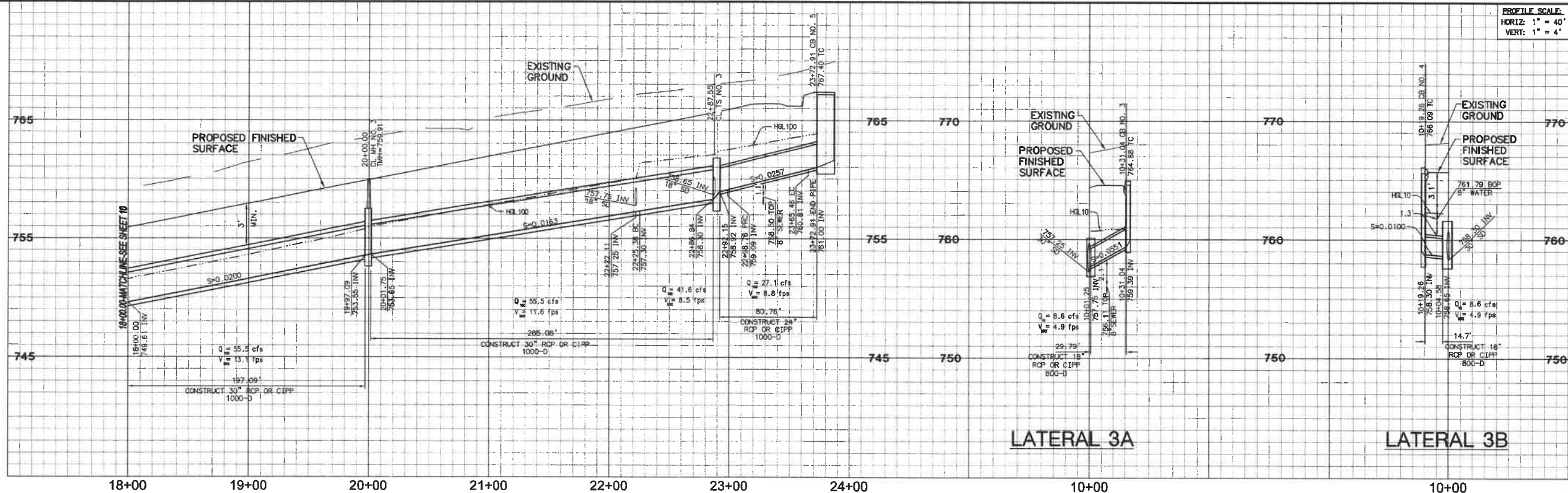
DESIGN BY: **KE**
CHECKED BY: **KE**
SCALE: AS NOTED
DATE: DEC. 28th 2014
JOB NUMBER: 10007

Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *Hate J. Loren* Date: 12/28/14
Administrative Engineer
City of Beaumont, Public Works Department
Engineering Division

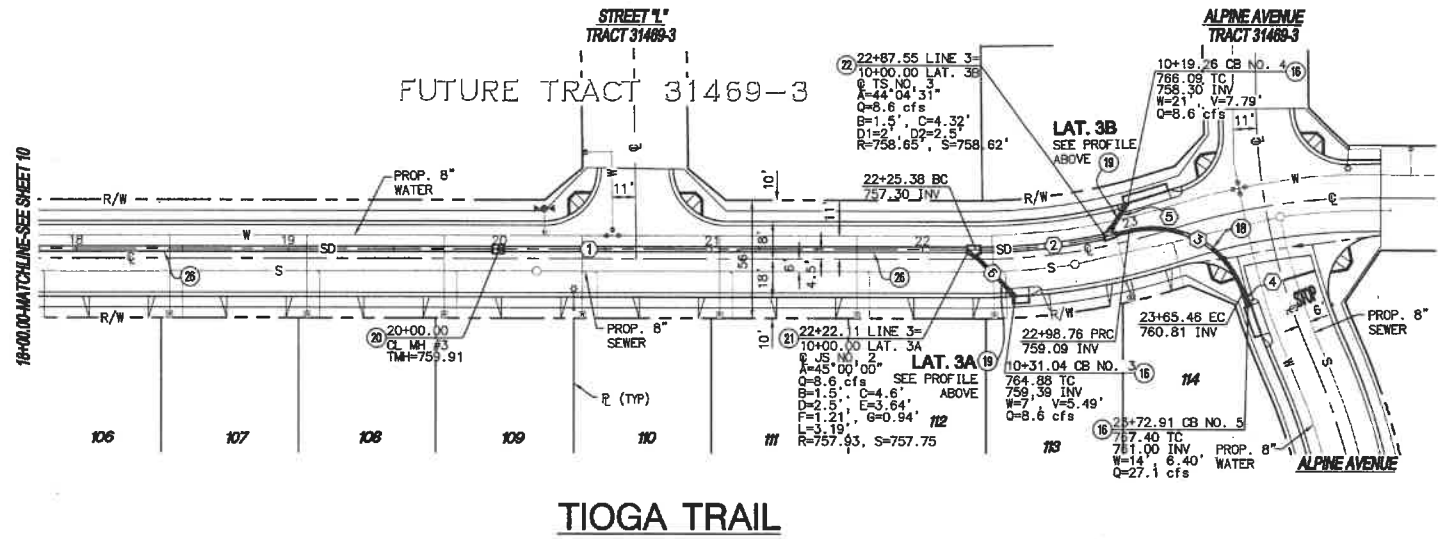
CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN PLANS
TRACT 31469-1
LINE 3 - STA. 10+75.00 TO STA. 18+00.00
TIOGA TRAIL
LINE 1 - STA. 27+59.79 TO STA. 29+25.55
A PORTION OF SEC. 35, T. 2 S., R. 1 N., S8M
PARDEE CONSTRUCTION

SHEET
10
OF 12 SHEETS
FILE NO.:
2006

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



18+00 19+00 20+00 21+00 22+00 23+00 24+00 10+00



- CONSTRUCTION NOTES**
- (1) CONSTRUCT CATCH BASIN NO. 1 PER RCF&MCD STD. NO. CB100
 - (2) INSTALL 24" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)
 - (3) INSTALL 18" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)
 - (4) CONSTRUCT MANHOLE NO. 1 PER RCF&MCD STD. NO. MH251
 - (5) CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RCF&MCD STD. NO. JS227
 - (6) CONSTRUCT TRANSITION STRUCTURE NO. 3 PER RCF&MCD STD. NO. TS303
 - (7) INSTALL 30" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)

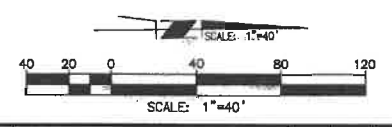
LINE/CURVE DATA TABLE

LINE NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N00°51'43"E	---	425.38'	---
2	14°13'40"	295.50'	73.38'	36.88'
3	S4°55'48"	45.00'	66.70'	41.18'
4	N71°33'49"W	---	7.45'	---
5	N57°02'59"W	---	19.26'	---
6	N45°51'43"E	---	31.04'	---

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
A Subcontractor Company
74-130 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92280-1655
760.346.7481 • FAX 760.346.8815 • www.RBF.com
DATE: 12-16-2014
R.C.E., 053249 • EXP. 06-30-16

DESIGN BY: KE
DRAIN BY: KE
CHECKED BY: MM
SCALE: AS NOTED
DATE: DEC. 2014
JOB NUMBER: 138687

Reviewed By: _____ Date: _____
Staff Engineer

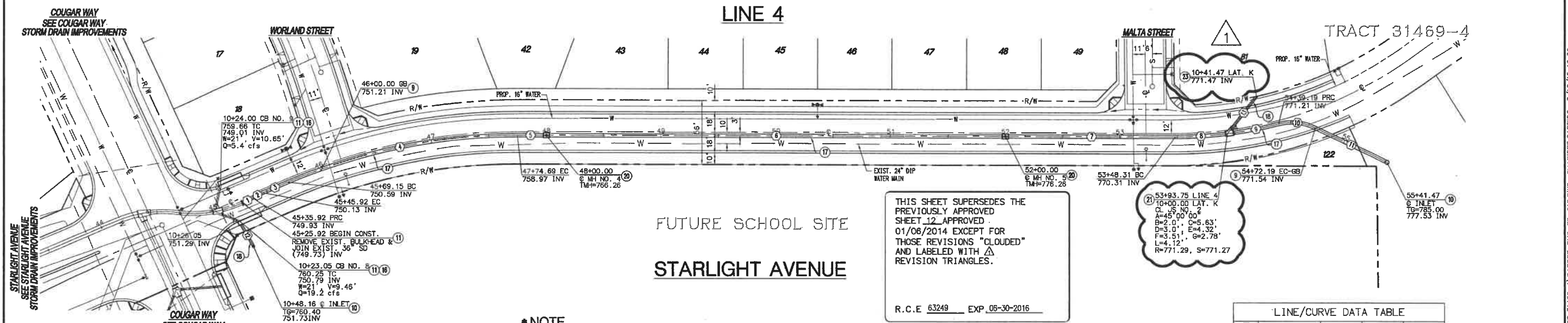
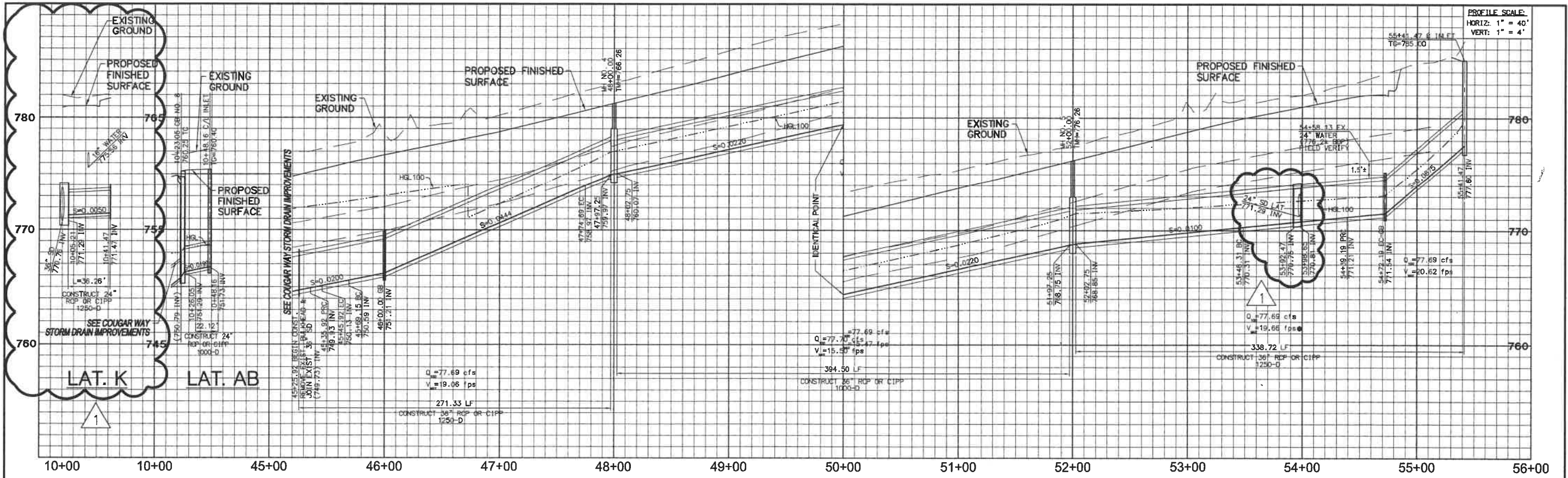
Recommended for Approval By: _____ Date: _____

Approved By: *Mauricio M. Iaculli* Date: 12/26/14
Administrative Engineer

City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN PLANS
TRACT 31469-1
LINE 3 - STA. 18+00.00 TO STA. 23+72.91
LATERAL 3A - STA. 10+00.00 TO STA. 10+31.04
LATERAL 3B - STA. 10+00.00 TO STA. 10+19.26
A PORTION OF SEC. 35, T. 2 S., R. 1 W., SSM

SHEET
11
OF 12 SHEETS
FILE NO.:
2026



LINE 4
STARLIGHT AVENUE
 FUTURE SCHOOL SITE

THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 12 APPROVED 01/08/2014 EXCEPT FOR THOSE REVISIONS "CLOUDED" AND LABELED WITH A REVISION TRIANGLES.

R.C.E. 63249 EXP. 06-30-2016

NOTE
 THE CONCRETE COATING ON THE INSIDE OF ALL REINFORCED CONCRETE PIPES MUST BE INCREASED TO PROVIDE A MINIMUM OF 1-1/2" OVER THE REINFORCING WHEN THE DESIGN VELOCITIES EXCEED 20 FPS. THE CONCRETE DESIGN STRENGTH IN THESE REACHES SHALL BE f'c=5,000 psi FOR VELOCITIES EXCEEDING 20 FPS AND f'c=6,000 psi FOR VELOCITIES EXCEEDING 30 FPS.

CONSTRUCTION NOTES

- (8) CONSTRUCT CONCRETE COLLAR PER RFOCMWD STD. NO. M803
- (9) CONSTRUCT TYPE "X" INLET PER RFOCMWD STD. NO. CB108
- (11) REMOVE EXISTING CONCRETE BULKHEAD
- (18) CONSTRUCT CATCH BASIN NO. 1 PER RFOCMWD STD. NO. CB100
- (17) INSTALL 36" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)
- (16) INSTALL 24" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)
- (20) CONSTRUCT MANHOLE NO. 1 PER RFOCMWD STD. NO. MH251
- (21) CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RFOCMWD STD. NO. JS227
- (22) CONSTRUCT CONCRETE BULKHEAD PER RFOCMWD STD. M816

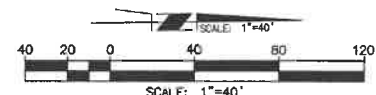
LINE/CURVE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
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2	05°43'55"	100.00'	10.00'	5.01'
3	N 22°44'55" W	---	23.23'	---
4	23°41'43"	497.00'	205.54'	104.26'
5	N 00°56'48" E	---	22.98'	---
6	N 00°56'48" E	---	395.34'	---
7	N 00°56'48" E	---	145.98'	---
8	07°10'02"	353.00'	44.16'	22.11'
9	06°34'46"	353.00'	40.54'	20.28'
10	41°50'01"	45.19'	33.00'	17.27'
11	N 26°13'49" E	---	69.29'	---
12	N 61°22'48" E	---	22.12'	---
13	N 51°25'42" W	---	38.27'	---

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 UNDERGROUND SERVICE 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	QTY
		ADDED 24" STORM DRAIN LATERAL AND JUNCTION STRUCTURE	R.C.E.	3/2/15	

RBF CONSULTING
 A Baker Company
 MAURICIO M. IACUELI
 DATE: 03-12-2015
 R.C.E. 63249 • EXP. 06-30-16

DESIGN BY: KE
 DRAWN BY: KE
 CHECKED BY: MM
 SCALE: AS NOTED
 DATE: MARCH 2015
 JOB NUMBER: 18887

Reviewed By: Staff Engineer
 Recommended for Approval By: [Signature]
 Approved By: [Signature] Administrative Engineer
 Date: 3/2/15

City of Beaumont Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN PLANS
TRACT 31469-1
 LINE 4 - STA. 45+25.92 TO STA. 55+40.92
STARLIGHT AVENUE
 A PORTION OF SEC. 35, T. 2 S., R. 1 W., S8M
 PARDEE CONSTRUCTION

SHEET
12
 OF 12 SHEETS
 FILE NO.:
2036 A