



City of Beaumont

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

Case No. PW2021-0678
Receipt No. R01155596, R01166697
Fee \$ 484.43; \$3,000.00 INSP
Date Paid 4/15/21

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Ryan Jordan Phone 949-429-9201

2. Contact's Address 181 Ave. La Pata, San Clemente, CA 92673
City/State/Zip

5. Contact's E-mail rjordan@consolidatedcontracting.com

3. Developer Name Beaumont RV & Self Storage LLC / Dr, Kirk Howard Phone 909-528-1431
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 1648 Woodlands Rd. Beaumont, CA 92223
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):
P&P Bond for Offsite Street Improvements. PW#2019-0384
Perf. Bond #4423509
Pymt. Bond #4423509
Tract/Lot: Parcel Merger # 18-M-002 Attached Hereto

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.

KIRK G HOWARD Kirk G Howard April 14, 2021
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.

KIRK G HOWARD Kirk G Howard April 14, 2021
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.

KIRK G HOWARD, Kirk G Howard April 14, 2021
Print Name and Sign – Contact/Applicant Date

MAINTENANCE BOND

WHEREAS, the City of Beaumont ("City"), a municipal corporation, and Beaumont RV & Self Storage LLC (hereinafter "Principal"), have entered into an agreement by which Principal agrees to install and complete certain designated public improvements and to guarantee and warrant the work for the period of one year following its completion and acceptance, which said agreement, dated April 30, 2020, and identified as Security for Improvements #18-M-002 is hereby referred to and made a part hereof; and:
1st Street Storage Street Improvements

WHEREAS, Principal is required under the terms of the agreement to furnish a bond to guarantee and warrant the work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, to comply with the terms of the agreement.

NOW, THEREFORE, we, the Principal and SureTec Insurance Company ("Surety") admitted and duly authorized to transact business under the laws of the State of California as surety, are held and firmly bound unto the City of Beaumont as obligee, in the penal sum of One Hundred Eighteen Thousand Seven Hundred Thirty-Two and 50/100 dollars (\$118,732.50) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors, and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bounded Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, provisions in the agreement and any alteration thereof made as therein provided, on his or its part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City of Beaumont, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a condition precedent to the satisfactory completion of the agreement, the obligation of the Principal and surety under this bond shall remain in effect for a period of one (1) year after the completion and acceptance of the work. During that time, if the Principal or his or its heirs, executors, administrators, successors or assigns, fails to make full, complete and satisfactory repair and replacement or totally protect the City from any loss or damage made evident during that year which results from or is caused by either defective materials or faulty workmanship in the prosecution of the work, then the obligation shall remain in full force and effect. However, anything in this paragraph to the contrary notwithstanding, the obligation of the Surety shall continue so long as any obligation of the Principal remains.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City of Beaumont in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations under this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications. The Surety waives all rights of subrogation against the City or any person employed by the City.

[signatures on following page]

SIGNED AND SEALED THIS 10th DAY OF February, 2022 ~~2020~~.

(Seal)

(Seal)

SURETY

PRINCIPAL

By: SureTec Insurance Company

By: Beaumont RV & Self Storage LLC

Susan C. Monteon

Kirk G. Howard

Susan C. Monteon, Attorney-in-Fact

Kirk G. Howard

(Name)

(Name)

(Address)

Owner

(Title)

3151 Camino del Rio North, Suite 1450

(Address)

1648 Woodlands Road

San Diego, CA 92108

Beaumont, CA 92223

By:

(Name)

(Title)

(Address)

ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE 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 February 10, 2022 before me, Janelle L. Tuominen, Notary Public,
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Susan C. Monteon
Name(s) of Signer(s)

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 Janelle L. Tuominen
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing:

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 02/15/2022 before me, Ariel Cardoza, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Kirk G. Howard
Name(s) of Signer(s)

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 A. Cardoza
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: maintenance bond

Document Date: 02/15/2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 16th day of March, A.D. 2020.




SURETEC INSURANCE COMPANY

By: 
Michael C. Keimig, President

State of Texas ss:
County of Harris

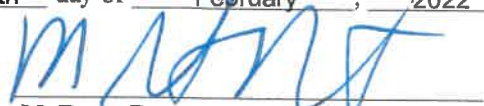
On this 16th day of March, A.D. 2020 before me personally came Michael C. Keimig, to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




Tanya Sneed, Notary Public
My commission expires March 30, 2023

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 10th day of February, 2022, A.D.


M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:30 am and 5:00 pm CST.



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8518
www.ci.beaumont.ca.us

BOND EXONERATION APPLICATION

(PLEASE READ ALL INFORMATION CAREFULLY BEFORE FILLING OUT THE APPLICATION)

Please completely fill out the attached Bond Exoneration application and return it to the City of Beaumont along with the following items:

For Performance Bond release:

1. Maps of areas covered by the bonds.
2. Application Fee the amount of \$484.43 per bond.
3. Inspection Deposit in the amount \$3,000 per bond.

For Maintenance Bond release:

1. Maps of areas covered by the bonds
2. Application Fee the amount of \$484.43 per bond for Maintenance Bond.
3. Inspection Deposit in the amount \$3,000 per bond.
4. Application Fee for Monument Inspection Fees (If applicable) in the amount of \$1,032.90 (first 4 parcels/lots) plus \$25.82 each additional parcel/lot.
 - a. If any centerline monuments were set submit Swing Tie Plats, these plats should be on 8.5 x 11, with Company Title Block and be Wet Signed and Stamped.
 - b. All submittals must include a full size recorded copy of the Map.
 - c. Boundary monuments need to be set and flagged up. This also includes monuments destroyed by construction and reset pursuant to the standards described in Section 8771 of the Business and Professions code.

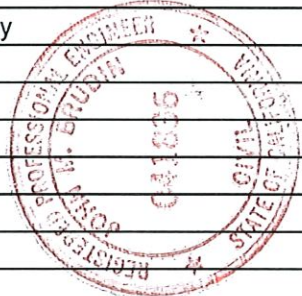
For Replacement Bond:

1. Maps of areas covered by the bonds.
2. Application Fee the amount of \$288.18 per bond.

Once your completed application has been submitted and the necessary fees have been paid, the application will be reviewed and the applicant will be contacted regarding the date of the City Council hearing regarding the application.

**Beaumont Self Storage- Offsite
Engineer's Cost Estimate
Improvements During Construction**

QUANTITY	UNIT	ITEM	UNIT COST	AMOUNT
		SURFACE IMPROVEMENTS		
730	TONS	AC Pavement	\$ 95.00	\$ 69,400
970	TONS	AB Pavement	\$ 105.00	\$ 101,900
1	EA	Curb Ramp	\$ 2,000.00	\$ 2,000
970	LF	6" Curb and Gutter	\$ 12.00	\$ 11,600
45	LF	AC Berm	\$ 10.00	\$ 500
5,500	SF	4" PCC Sidewalk	\$ 3.00	\$ 16,500
2,350	SF	Commercial Driveway	\$ 10.00	\$ 23,500
1	LS	Striping	\$ 5,000.00	\$ 5,000
1,210	LF	Sawcut	\$ 4.00	\$ 4,800
24,800	SF	Grind & Overlay	\$ 2.00	\$ 49,600
		Drainage		
1	EA	Flat Outlet Structure	\$ 2,000.00	\$ 2,000
		Utilities		
1	EA	Water Service Connection	\$ 500.00	\$ 500
1	EA	Sewer WYE Connection	\$ 500.00	\$ 500
7	EA	Adjust Utility to Grade	\$ 500.00	\$ 3,500
45	LF	4" Sewer	\$ 15.50	\$ 700
55	LF	6" Water	\$ 16.50	\$ 900
2	EA	12" Gatevalve	\$ 1,288.00	\$ 2,600
1	EA	12" Flanged Tee	\$ 500.00	\$ 500
1	EA	12"x12" Flanged Spool	\$ 500.00	\$ 500
1	EA	12"x 6" Reducer	\$ 500.00	\$ 500
1	EA	Sewer WYE Connection	\$ 600.00	\$ 600
		Misc		
7	EA	Street Lights	\$ 5,000.00	\$ 35,000
1	EA	Stop Sign	\$ 400.00	\$ 400
1	EA	Stop Ahead Sign	\$ 400.00	\$ 400
1	EA	Bike Lane Sign	\$ 400.00	\$ 400
1	EA	No Stopping Sign	\$ 400.00	\$ 400
		Erosion Control		
1,250	LF	Fiber Rolls	\$ 2.50	\$ 3,100
1	LS	Sweeping/Vacuuming	\$ 3,000.00	\$ 3,000
1	LS	Traffic Control	\$ 2,500.00	\$ 2,500
		MOVE-ON	\$ 10,000	\$ 10,000
		31% CONTINGENCY ENGINEERING DESIGN/AGENCIES		\$ 106,300
		20% CONTINGENCY		\$ 68,600
		TOTAL		\$ 527,700



DATE 4/26/2026
 APPROVED & SUBMITTED
 M. BRUBAKER
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 LICENSE NO. 041600
 CIVIL ENGINEERING

BASIS OF COORDINATES AND BEARINGS:

CENTER LINE OF 1ST STREET BEING N89°59'39"E PER RS 150/19 AND 130/32.

BENCHMARK:

THIS MARK IS LOCATED AT BEAUMONT, ABOUT 70 YARDS NORTHEAST OF THE NORTHEAST CORNER OF THE SOUTHERN PACIFIC CO. RAILROAD STATION, ABOUT 170 YARDS NORTHWESTERLY OF CALIFORNIA STREET, ON THE SOUTHERLY SIDE OF THE NEW U.S. HIGHWAY 60, 70, 99 BEING CONSTRUCTED THROUGH BEAUMONT, 21 FEET NORTHERLY OF THE CENTERLINE OF THE NEW FOURTH STREET, 2 FEET SOUTHEASTERLY FROM THE WESTERLY END OF THE WALL, 2.7 FEET BELOW THE TOP OF THE WALL, 2 INCHES ABOVE THE CURB, AND SET IN THE TOP OF A CONCRETE POST.

GENERAL NOTES

- 1. THIS PLAN SUPERSEDES ALL OTHER PLANS PREVIOUSLY APPROVED BY THE CITY OF BEAUMONT REGARDING IMPROVEMENTS SHOWN ON THIS SET OF PLANS.
2. APPROVAL OF THIS PLAN DOES NOT LESSEN OR WAIVE ANY PORTION OF THE BEAUMONT MUNICIPAL CODE, RESOLUTION OF CONDITIONAL APPROVAL, CITY STANDARDS OR OTHER ADDITIONAL DOCUMENTS LISTED HEREIN AS THEY MAY PERTAIN TO THIS PROJECT.
3. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER OR ENGINEER-OF-WORK FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION.
4. A RIGHT-OF-WAY PERMIT FROM THE BUILDING & SAFETY DEPARTMENT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY.
5. NO WORK SHALL BE COMMENCED UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE CITY AND OTHER APPROPRIATE AGENCIES.
6. REVISION OF THESE PLANS MAY BE REQUIRED IF THE PROPOSED IMPROVEMENTS ARE NOT CONSTRUCTED PRIOR TO THE DEADLINE DATE OF THE IMPROVEMENT AGREEMENT.
7. NO REVISIONS WILL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.
8. ORIGINAL DRAWINGS SHALL BECOME THE PROPERTY OF THE CITY UPON BEING SIGNED BY THE CITY ENGINEER.
9. THE ORIGINAL DRAWING SHALL BE REVISED TO REFLECT AS-BUILT CONDITIONS BY THE ENGINEER-OF-WORK PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE CITY.
10. ACCESS FOR FIRE AND OTHER EMERGENCY VEHICLES SHALL BE MAINTAINED TO THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
11. WHERE TRENCHES ARE WITHIN CITY EASEMENTS, A SOILS REPORT COMPRISED OF:
A. SUMMARY SHEET
B. LABORATORY WORK SHEETS
C. COMPACTION CURVES, SHALL BE SUBMITTED BY A PROFESSIONAL ENGINEER OF THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOILS MECHANICS.
12. A PRECONSTRUCTION MEETING SHALL BE HELD AT THE SITE PRIOR TO THE BEGINNING OF WORK AND SHALL BE ATTENDED BY ALL REPRESENTATIVES RESPONSIBLE FOR CONSTRUCTION, INSPECTION, SUPERVISION, TESTING AND ALL OTHER ASPECTS OF THE WORK.
13. ALL INSPECTION REQUESTS OTHER THAN FOR THE PRECONSTRUCTION MEETING WILL BE MADE BY CALLING THE BUILDING AND SAFETY INSPECTION REQUEST LINE AT (951) 572-3224.
14. THE OWNER AND/OR APPLICANT THROUGH THE DEVELOPER AND/OR CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
15. THE CONTRACTOR SHALL CONFORM TO LABOR CODE SECTION 6705 BY SUBMITTING A DETAIL PLAN TO THE CITY ENGINEER AND/OR CONCERNED AGENCY SHOWING THE DESIGN OF SHORING, BRACING SLOPE OR OTHER PROVISIONS TO BE MADE OF WORKER PROTECTION FROM THE HAZARD OF CAVING GROUND DURING THE EXCAVATION OF SUCH TRENCH OR TRENCHES OR DURING THE PIPE INSTALLATION THEREIN.
16. IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED WITHIN ANY WORK ZONE DURING CONSTRUCTION, OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER. OPERATIONS WILL NOT RESTART UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.

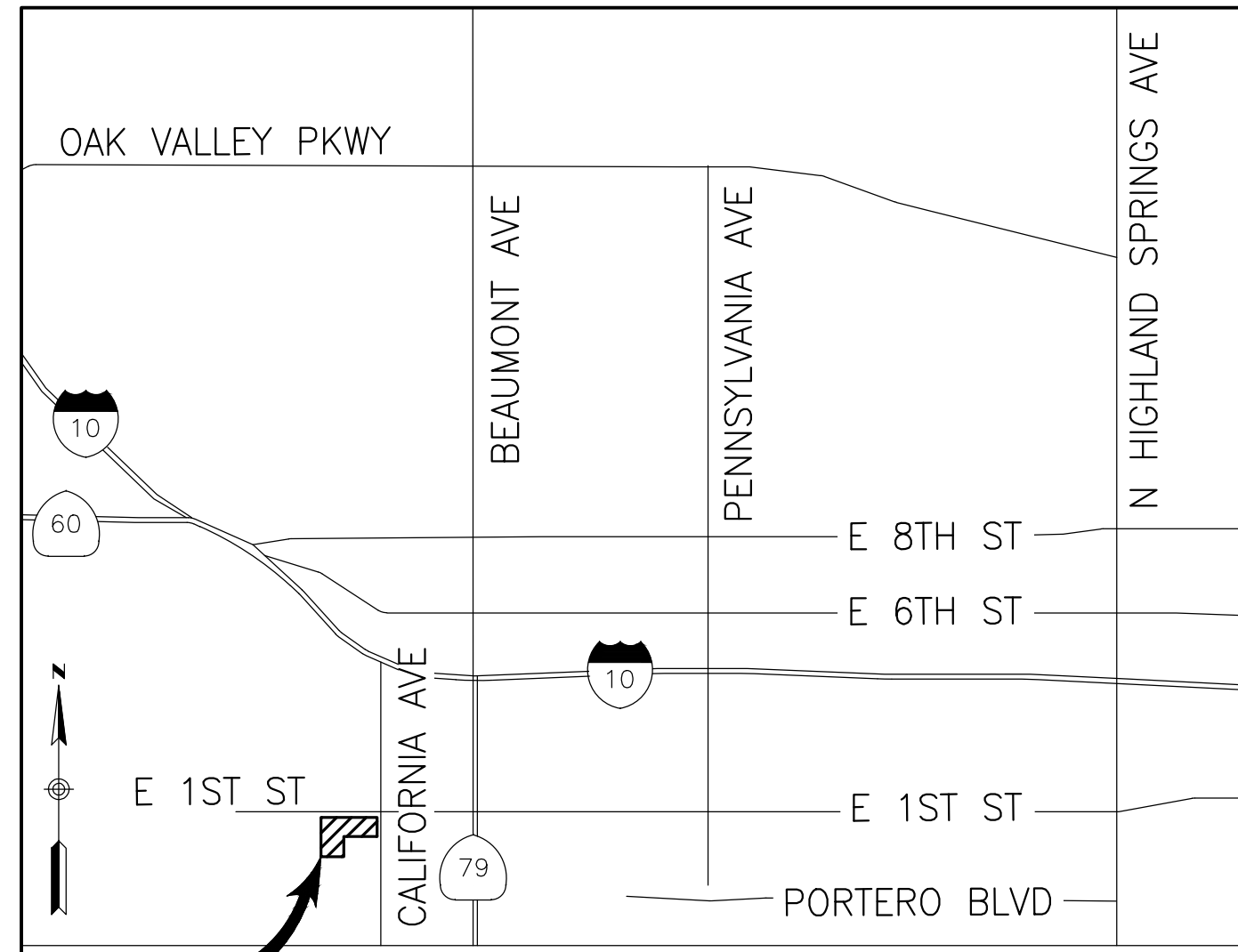
CITY OF BEAUMONT, CALIFORNIA IMPROVEMENT PLANS FOR BEAUMONT RV & SELF STORAGE

GENERAL NOTES (CONTINUED)

- 17. ALL OPERATIONS CONDUCTED ON THE SITE OR ADJACENT THERETO SHALL ADHERE TO THE NOISE ORDINANCE SET FORTH BY THE CITY MUNICIPAL CODE.
18. ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL TWO FULL WORKING DAYS PRIOR TO BEGINNING OF WORK.
19. NO BLASTING SHALL BE COMMENCED WITHOUT A CITY ENGINEER APPROVED BLASTING PROGRAM AND BLASTING PERMIT.
20. THE EXISTENCE AND LOCATION OF UTILITY STRUCTURES AND FACILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS.
21. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF THE CONSTRUCTION TO PERMIT THE REVISIONS OF THE CONSTRUCTION PLANS IF IT IS FOUND THAT THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
22. THE CONTRACTOR SHALL NOTIFY AFFECTED UTILITY COMPANIES (SEE BELOW) AT LEAST TWO FULL WORKING DAYS PRIOR TO STARTING CONSTRUCTION NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH A COMPANY REPRESENTATIVE.
23. IN ACCORDANCE WITH THE CITY STORM WATER STANDARDS ALL STORM DRAIN INLETS CONSTRUCTED BY THIS PLAN SHALL INCLUDE "STENCILS" BE ADDED TO PROHIBIT WASTE DISCHARGE DOWNSTREAM. STENCILS SHALL BE ADDED TO THE SATISFACTION OF THE CITY ENGINEER.

SEWER NOTES

- 1. SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH EASTERN MUNICIPAL WATER DISTRICT (EMWD'S) STANDARDS AND SPECIFICATIONS.
2. GRAVITY SEWER PROFILE ELEVATIONS ARE TO FLOW LINE (CONDUIT INVERT).
3. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS SB-53, SB-58, AND SB-61, AS APPLICABLE.
4. MANHOLES OF DEPTHS LESS THAN FIVE FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF ARE TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-30.
5. ALL LATERALS SHALL HAVE AN ON-SITE CLEANOUT IN ACCORDANCE WITH STANDARD DRAWING SB-52.
6. MAINLINE CLEANOUTS, WHERE CALLED FOR ON THE PLANS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-52.
7. PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION AND LOCATION.
8. ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
9. RECONSTRUCTION OF EXISTING MANHOLES SHALL BE SCHEDULED AT THE CONVENIENCE OF THE CITY AND SHALL BE COMPLETED WITHIN FIVE WORKING DAYS FOLLOWING ITS COMMENCEMENT.
10. SEWER LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SB-177. ALL LATERALS ARE TO BE 4" IN DIAMETER UNLESS OTHERWISE SHOWN ON PLANS.
11. THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE.
12. WHERE GROUNDWATER IS ENCOUNTERED, ALL VCP PIPE SHALL BE TREATED FOR ABSORPTION RESISTANCE PER EMWD'S SPECIFICATIONS.
13. ALL PIPE ZONE BEDDING AND TRENCH BACKFILL ARE TO BE PER STANDARD DRAWING SB-157, SB-158, AND SB-159.



PROJECT LOCATION

VICINITY MAP

OWNER/APPLICANT:

BEAUMONT SELF STORAGE, INC.
190 E. 1ST STREET
BEAUMONT, CA 92223
PHONE: (951) 759-7700
CONTACT: DR. KIRK HOWARD

ASSESSOR'S PARCEL NO.

417-180-013 AND
417-180-014

SITE ADDRESS:

190 E. 1ST STREET
BEAUMONT, CA 92223

ARCHITECT:

JORDAN ARCHITECTS, INC.
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
PHONE: (949) 388-8090
CONTACT: EDWARD CURBELLO

SURVEYOR:

RICK ENGINEERING COMPANY
1770 IOWA AVE #100
RIVERSIDE, CA 92507
PHONE: (951) 782-0707
CONTACT: MATTHEW REINER

CIVIL ENGINEER:

RICK ENGINEERING COMPANY
1160 MARSH STREET, SUITE 150
SAN LUIS OBISPO, CA 93401
PHONE: (805) 544-0707
CONTACT: TRAVIS KOCH P.E.

GEOTECHNICAL ENGINEER:

LGC GEOTECHNICAL, INC.
131 CALLE IGLESIA, SUITE 200
SAN CLEMENTE, CA 92672
PHONE: (949) 369-6141
CONTACT: KEVIN COLSON

LANDSCAPE ARCHITECT:

DMLA
34032 ALCAZAR DRIVE
DANA POINT, CA 92629
PHONE: (949) 388-3369
CONTACT: DAVID MIERTSCHIN

LEGAL DESCRIPTION:

FIRST AMERICAN TITLE COMPANY
REAL PROPERTY IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE NORTH 3.52 ACRES OF LOT 1 BLOCK 169 CITY OF BEAUMONT AS SHOW BY AMENDED MAP RECORDED IN BOOK 6 PAGE 16 AND 17 OF MAPS, RECORDS OF RIVERSIDE COUNTY.
APN: 417-180-014-6
AND
LAWYERS TITLE COMPANY
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 2 IN BLOCK 169 OF THE AMENDED MAP OF THE TOWN OF BEAUMONT, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 6, PAGES 16 AND 17, OF MAPS; SAN BERNARDINO COUNTY RECORDS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.
ASSESSOR'S PARCEL NUMBER: 417-180-013-5

STREET NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING OF EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL.
2. 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.
3. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO R.C.T.D. STANDARD NO. 816.
4. ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS.
5. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY.
6. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO R.C.T.D. STANDARD NO. 816.
7. ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS.
8. 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.
9. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING.
10. PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
11. 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).
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN.
13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO APPLY TO THE RIVERSIDE COUNTY FLOOD CONTROL (RCFC) FOR PERMITS WHEN ANY STORM DRAIN PIPE NEEDS TO BE CONNECTED WITH A RCFC FACILITY.
14. 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.
15. CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARDS NO. 206 AND/OR 207, AS DIRECTED IN THE FIELD.
16. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
17. FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
18. INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE 461 AND THE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE).
19. THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, & SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN ALL EASEMENTS & ROAD RIGHTS OF WAY.

PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

- 1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
3. QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY.
4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON.

NOTE

- 1. APPROVAL OF THESE PLANS APPLIES ONLY WITHIN THE JURISDICTION OF THE CITY OF BEAUMONT.
2. TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
3. 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.
4. SIDEWALK AND DRIVEWAY APPROACHES WILL BE POURED/CONSTRUCTED ONLY AFTER DRIVEWAY LOCATIONS ARE DETERMINED.

"DECLARATION OF RESPONSIBLE CHARGE"

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

FIRM: RICK ENGINEERING
ADDRESS: 1160 MARSH ST, STE 150
CITY, ST.: SAN LUIS OBISPO, CA 93401
TELEPHONE: 805-544-0707
BY: THOMAS MARTIN, RCE 64222 (NAME OF ENGINEER & RCE) DATE: 2/28/2020

WORK TO BE DONE

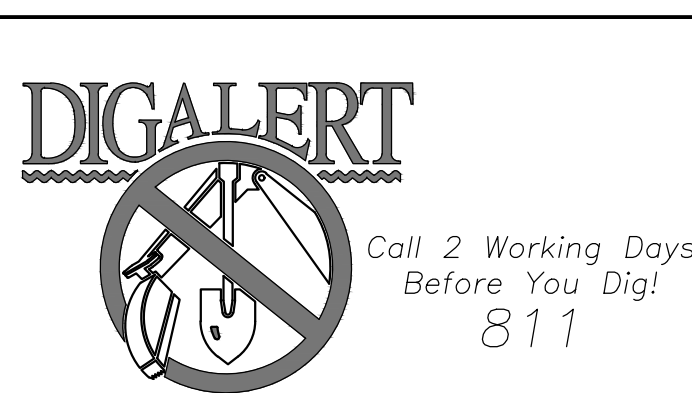
THE IMPROVEMENT WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS, CURRENT AT THE TIME OF CONSTRUCTION, AS DIRECTED BY THE CITY ENGINEER.

- 1. BEAUMONT MUNICIPAL CODE.
2. FOR STREETS: RIVERSIDE COUNTY ORDINANCE NO. 461.
3. THIS SET OF PLANS.
4. PRELIMINARY GEOTECHNICAL EVALUATION FOR PROPOSED BEAUMONT RV STORAGE, BEAUMONT, CA, PREPARED BY LGC GEOTECHNICAL, INC., DATED SEPTEMBER 13, 2017 (PROJECT # 17117-01).
5. GEOTECHNICAL ADDENDUM REPORT (EARTHWORK REMOVALS ADJACENT TO PROPERTY LINES), PROPOSED BEAUMONT RV STORAGE, BEAUMONT, CA, PREPARED BY LGC GEOTECHNICAL, INC., DATED NOVEMBER 22, 2019 (PROJECT # 17117-01).
6. CALTRANS STANDARD PLANS 2018

ALL STANDARD DRAWINGS ARE COUNTY OF RIVERSIDE ROAD IMPROVEMENT STANDARDS & SPECIFICATIONS UNLESS NOTED OTHERWISE:
* RCFC&WCD STANDARD MANUAL
** EMWD SEWER STANDARD DRAWINGS
*** STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

INDEX OF SHEETS

SHEET 1	-	TITLE SHEET
SHEET 2	-	NOTES
SHEET 3	-	DETAILS
SHEET 4	-	CONTROL PLAN & KEY MAP
SHEET 5-8	-	STREET IMPROVEMENT PLANS
SHEET 9	-	SECTIONS - 1ST STREET
SHEET 10	-	SECTIONS - CALIFORNIA AVE
SHEET 11	-	SIGNING & STRIPING PLAN
SHEET 12	-	WATER AND SEWER PLAN
SHEET 13	-	EROSION CONTROL PLAN



BENCHMARK:
THIS MARK IS LOCATED AT BEAUMONT, ABOUT 70 YARDS NORTHEAST OF THE NORTHEAST CORNER OF THE SOUTHERN PACIFIC CO. RAILROAD STATION, ABOUT 170 YARDS NORTHWESTERLY OF CALIFORNIA STREET, ON THE SOUTHERLY SIDE OF THE NEW U.S. HIGHWAY 60, 70, 99 BEING CONSTRUCTED THROUGH BEAUMONT, 21 FEET NORTHERLY OF THE CENTERLINE OF THE NEW FOURTH STREET, 2 FEET SOUTHEASTERLY FROM THE WESTERLY END OF THE WALL, 2.7 FEET BELOW THE TOP OF THE WALL, 2 INCHES ABOVE THE CURB, AND SET IN THE TOP OF A CONCRETE POST.
ELEV. 2573.72, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
	△			
ENGINEER		REVISIONS		CITY

RICK ENGINEERING COMPANY
1160 MARSH STREET - SUITE 150
SAN LUIS OBISPO, CA 93401
805.544.0707
(FAX) 805.544.2052

Thomas E. Martin
64222 3/6/19
ENGINEER OF WORK R.C.E. DATE



DESIGN BY: TK
DRAWN BY: CLF
CHECKED BY: TK
SCALE:
DATE: 02/28/2019
JOB NUMBER: 18115AC



Reviewed By: [Signature] Staff Engineer Date: 4/24/2020
Approved By: [Signature] Date: 05/01/20
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
5506 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-6528

CITY OF BEAUMONT, CALIFORNIA		SHEET
IMPROVEMENT PLANS FOR: BEAUMONT RV & SELF STORAGE		1
TITLE SHEET		OF 13 SHEETS FILE NO:

ESTIMATED QUANTITIES:

- ① ASPHALT PAVEMENT = 730 TONS
- ① AGGREGATE BASE = 970 TONS
- ② CURB RAMP = 125 SF
- ③ CONCRETE SIDEWALK = 5,500 SF
- ④ CONCRETE DRIVEWAY = 2,350 LF
- ⑥ NEW STREET LIGHT = 5 EA
- ⑦ OUTLET DRAINAGE STRUCTURE = 1 EA
- ⑧ GRIND & OVERLAY = 24,800 SF
- ⑨ CURB & GUTTER = 970 LF
- ⑩ ADJUST UTILITY TO GRADE = 7 EA
- ⑪ REMOVE EXISTING LIGHT POLE = 1 EA
- T1-T5 STRIPING = 3010 LF
- T6-T12 PAVEMENT MARKINGS = 70 SF
- T8-T11 RELOCATE EXISTING SIGN = 2 EA
- T13-T14 NEW SIGN = 2 EA
- S1 4" PVC SEWER PIPE = 45 LF
- S1 SEWER WYE CONNECTION = 1 EA
- W1 6" PVC WATER LINE = 55 LF
- W1 12" GATE VALVE FLANGED = 2 EA
- W1 EBBA (ROMAC) TRANSFER SLEEVE = 2 EA
- W1 12" FLANGED TEE = 1 EA
- W1 12"x12" FLANGEDxPE SPOOL = 1
- W1 12"x6" REDUCER = 1 EA

NOTE: QUANTITIES ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR BIDDING PURPOSES.

RICK ENGINEERING COMPANY SPECIAL NOTES:

- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.
- NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL FOLLOW THE GUIDELINES AND REGULATIONS AS SET FORTH BY OSHA.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL UTILITIES ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE PERFORMING ANY WORK.
- THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (GRAVEL BAGS, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY OWNER. THE CONTRACTOR IS RESPONSIBLE TO ADHERE TO THE PROJECT SWPPP AT ALL TIMES.
- LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
- WHERE TRENCHES ARE WITHIN EASEMENTS OR WITHIN 10' OF ANY BUILDING, A SOILS REPORT SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER OR SPECIAL INSPECTOR WHICH INDICATES THAT TRENCH BACKFILL WAS COMPACTED UNDER THE OBSERVATION OF THE SOILS ENGINEER/SPECIAL INSPECTOR AND IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL FRAMES, COVERS, VALVE BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERPETUATE ALL EXISTING SURVEY MONUMENTS WITHIN THE CONSTRUCTION AREA IN ACCORDANCE WITH SECTION 8771 OF THE LAND SURVEYOR'S ACT.

UTILITY NOTES:

- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND BASED ON AVAILABLE INFORMATION PROVIDED BY OTHERS.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING ALL UTILITIES AND RELATED FACILITIES AND FOR THEIR PROTECTION DURING THE COURSE OF CONSTRUCTION. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL NOT INTERRUPT ANY UTILITY SERVICE FUNCTION, DISTURB THE SUPPORT BASE, OR MODIFY ANY FACILITY WITHOUT AUTHORITY FROM UTILITY OWNER.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL POTHOLE AND VERIFY LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- EXISTING PIPELINES/UTILITIES THAT CROSS NEW SYSTEM PIPING OR SIMILAR EXCAVATIONS REQUIRED TO CONSTRUCT THE PIPING, SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED. ALL EXISTING PIPELINES/UTILITIES SHALL BE SUPPORTED ACROSS THE EXCAVATION DURING CONSTRUCTION. IN ORDER TO PREVENT SETTLEMENT OF THE UTILITY AFTER INSTALLATION OF THE NEW SYSTEM, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER IF ANY UTILITY IS DISTURBED OR DAMAGED DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL BEAR THE COSTS OF REPAIR OR REPLACEMENT OF ANY MARKED UTILITY WHERE DAMAGED WAS CAUSED BY THE CONTRACTOR'S ACTIVITIES.
- ANY WATER LINE PARALLEL TO AND WITHIN 10 FEET OF AN EXCAVATED TRENCH SHALL NOT BE PRESSURIZED. CONTRACTOR TO MAINTAIN WATER SERVICE TO EXISTING FACILITIES DURING CONSTRUCTION.

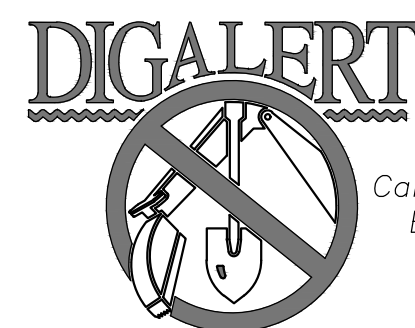
LEGEND

	SYMBOL
RIGHT-OF-WAY	---
DAYLIGHT LINE	
EDGE OF PAVEMENT	///
PROPOSED SEWER	S
EXISTING SEWER	S
PROPOSED STORM DRAIN	SD
EXISTING STORM DRAIN	SD
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED GAS	G
EXISTING GAS	G
ELECTRIC LINE	E
EXISTING ELECTRIC LINE	E
EDGE OF PAVEMENT	
FENCE	---x---
FLOWLINE	--->---
SWALE	--->---
PROPOSED CONTOUR	~
EXISTING CONTOUR	~
PROPOSED WALL	--- ---
EXISTING WALL	--- ---
CURB	--- ---
CURB & GUTTER	--- ---
CENTERLINE	---
AC PAVING	---
CONCRETE	---
STORM DRAIN MANHOLE	○
WATER METER	⊕
FIRE HYDRANT	⊕
FIRE SERVICE VALVE	⊕
WATER VALVE	⊕
STREET LIGHT	⊕
STORM DRAIN INLET	⊕
SIGN	⊕

ABBREVIATIONS

ASPHALT CONCRETE	AC
BEGIN CURB RETURN	BCR
CENTERLINE	CL
DRIVEWAY	DWY
END CURB RETURN	ECR
EXISTING GROUND	EG
EDGE OF PAVEMENT	EP
EXISTING	EX/EXIST
FINISHED GRADE	FG
FINISHED SURFACE	FS
FINISH FLOOR ELEVATION	FFE
FLOW LINE	FL
GAS METER	GM
GAS VALVE	GV
GRADE BREAK	GB
HIGH POINT	HP
INVERT	INV
LEFT	LT
PROPERTY LINE	PL
PULL BOX	PB
RIGHT	RT
RIGHT-OF-WAY	ROW
TOP OF CURB	TC
TOP OF FOOTING	TF
TOP OF GRATE	TG
TOP OF WALL	TW
VERTICAL CURVE	VC
WATER METER	WM
PROPOSED	PROP
ON CENTER	OC

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ELEV. 2573.72, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER	△	REVISIONS		CITY

RICK ENGINEERING COMPANY
1160 MARSH STREET - SUITE 150
SAN LUIS OBISPO, CA 93401
805.544.0707 (FAX) 805.544.2052

Thomas E. Martin
64222 3/6/19
ENGINEER OF WORK DATE
R.C.E.



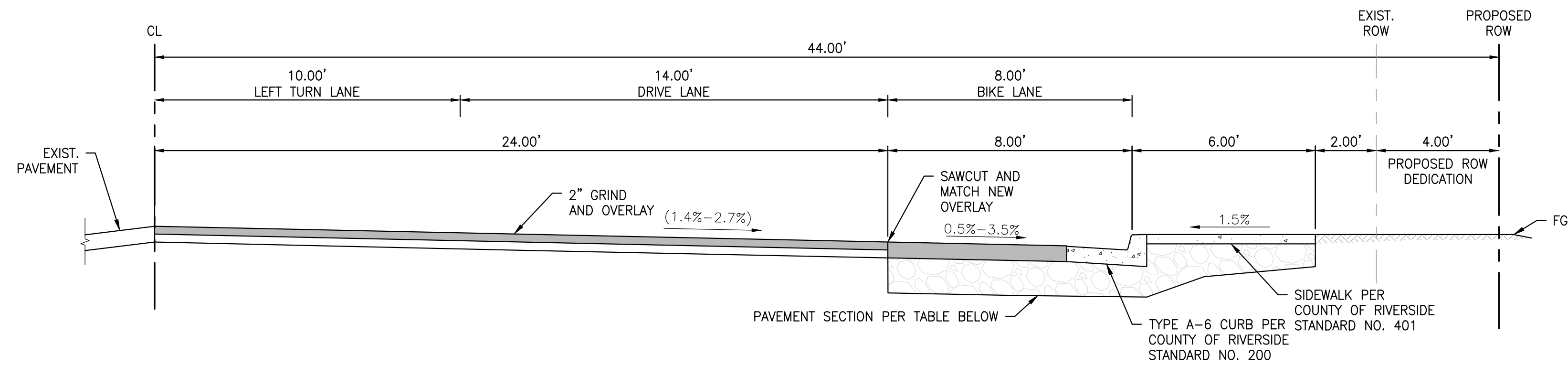
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DATE: 02/28/2019
JOB NUMBER: 181154C



Reviewed By: *[Signature]* Staff Engineer Date: 4/24/2020
Approved By: *[Signature]* Administrative Engineer Date: 4/24/2020
[Signature] Engineer/Director of Public Works Date: 05/01/20
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

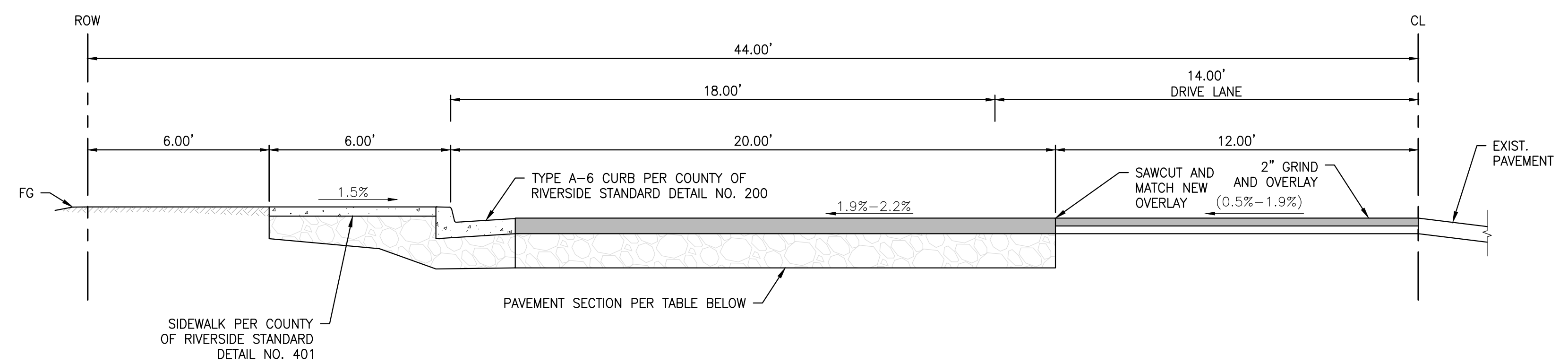
CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
BEAUMONT RV & SELF STORAGE
NOTES

SHEET 2 OF 13 SHEETS
FILE NO:



STA 100+60.11 TO 101+00.29
 STA 101+52.29 TO 103+41.12
 STA 104+06.12 TO 108+33.11

TYPICAL E 1ST STREET CROSS SECTION
 NTS



STA 200+44.71 TO 200+74.17
 STA 201+39.17 TO 203+83.11

TYPICAL CALIFORNIA AVE CROSS SECTION
 NTS

GENERAL NOTE

AC PAVEMENT AND AGGREGATE BASE SECTIONS ARE PRELIMINARY AND FINAL SECTIONS ARE TO BE DETERMINED BASED ON R-VALUE TESTING IN THE FIELD, TRAFFIC INDEX (T.I.) AS SHOWN IN TABLE BELOW, AND GEOTECHNICAL RECOMMENDATIONS.

STREET NAME	T.I. VALUE	A.C. THICKNESS	AGGREGATE BASE THICKNESS
1ST STREET	7	5.5"	10.5"
CALIFORNIA AVENUE	7	5.5"	10.5"

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BY	MARK	DESCRIPTION	APPR.	DATE

Thomas E. Martin
 ENGINEER OF WORK
 R.C.E. 64222 3/6/19 DATE

DESIGN BY: TK
 DRAWN BY: CLF
 CHECKED BY: TK
 SCALE:
 DATE: 02/28/2019
 JOB NUMBER: 18115AC



Reviewed By: *[Signature]* Staff Engineer Date: 4/24/2020
 Approved By: *[Signature]* City Engineer/Director of Public Works Date: 05/01/20

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

550E 6th St
 Beaumont, CA 92223
 TEL: (951) 769-8520 FAX: (951) 769-6236

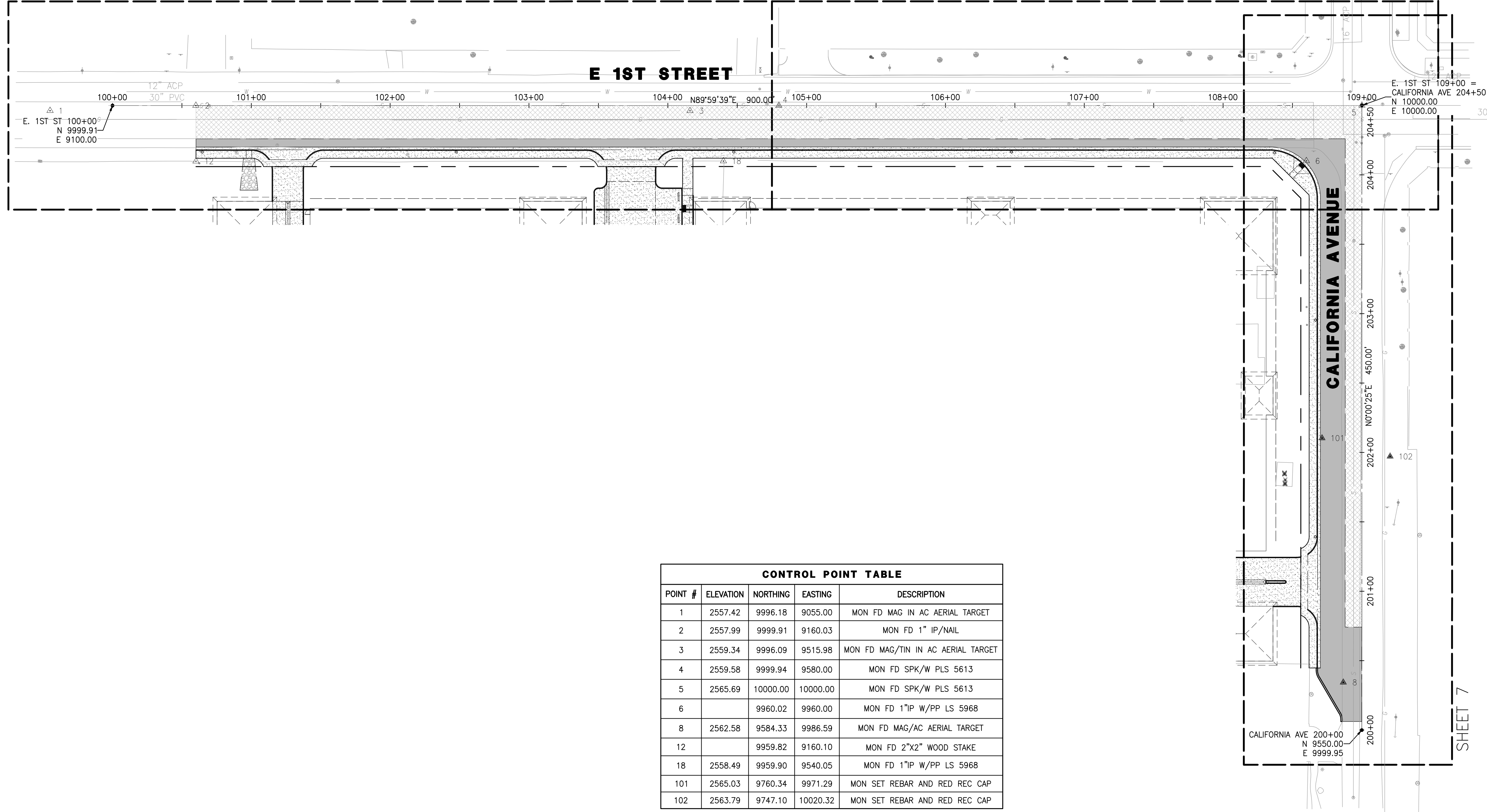
CITY OF BEAUMONT, CALIFORNIA
 IMPROVEMENT PLANS FOR:
 BEAUMONT RV &
 SELF STORAGE

DETAILS

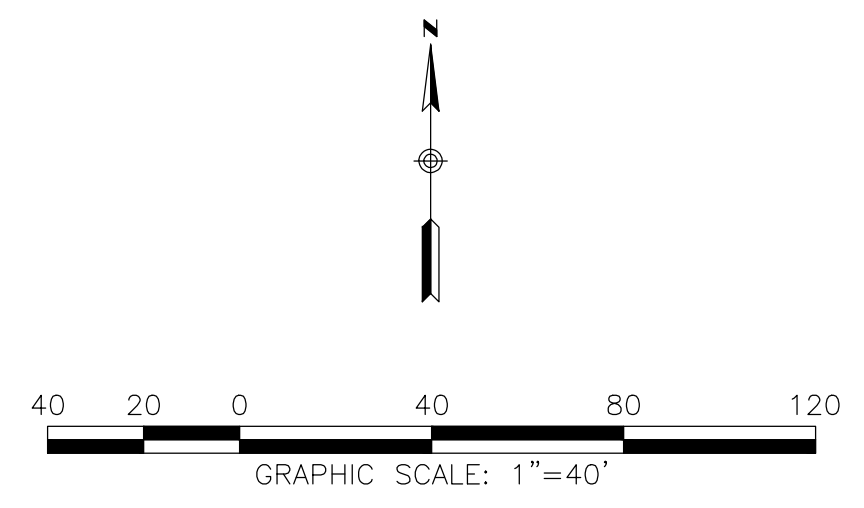
SHEET
 3
 OF 13 SHEETS
 FILE NO:

SHEET 5

SHEET 6



CONTROL POINT TABLE				
POINT #	ELEVATION	NORTHING	EASTING	DESCRIPTION
1	2557.42	9996.18	9055.00	MON FD MAG IN AC AERIAL TARGET
2	2557.99	9999.91	9160.03	MON FD 1" IP/NAIL
3	2559.34	9996.09	9515.98	MON FD MAG/TIN IN AC AERIAL TARGET
4	2559.58	9999.94	9580.00	MON FD SPK/W PLS 5613
5	2565.69	10000.00	10000.00	MON FD SPK/W PLS 5613
6		9960.02	9960.00	MON FD 1"IP W/PP LS 5968
8	2562.58	9584.33	9986.59	MON FD MAG/AC AERIAL TARGET
12		9959.82	9160.10	MON FD 2"x2" WOOD STAKE
18	2558.49	9959.90	9540.05	MON FD 1"IP W/PP LS 5968
101	2565.03	9760.34	9971.29	MON SET REBAR AND RED REC CAP
102	2563.79	9747.10	10020.32	MON SET REBAR AND RED REC CAP



DIGALERT
Call 2 Working Days Before You Dig!
811

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1160 MARSH STREET - SUITE 150
SAN LUIS OBISPO, CA 93401
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Thomas E. Martin
64222 3/6/19
ENGINEER OF WORK
R.C.E.



DESIGN BY: TK
DRAWN BY: CLF
CHECKED BY: TK
SCALE: 1" = 40'
DATE: 02/28/2019
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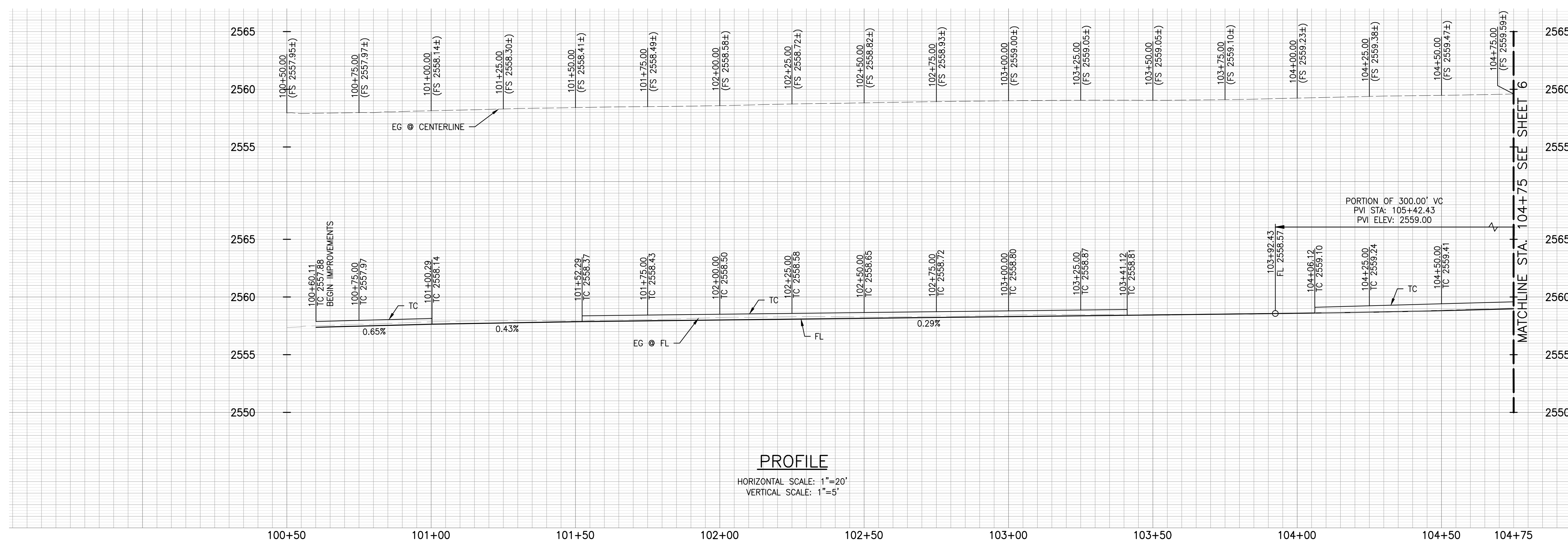


Reviewed By: *[Signature]* Staff Engineer Date: 4/24/2020
Approved By: *[Signature]* City Engineer/Director of Public Works Date: 05/01/20

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
BEAUMONT RV & SELF STORAGE
CONTROL PLAN & KEY MAP

SHEET 4
OF 13 SHEETS
FILE NO:



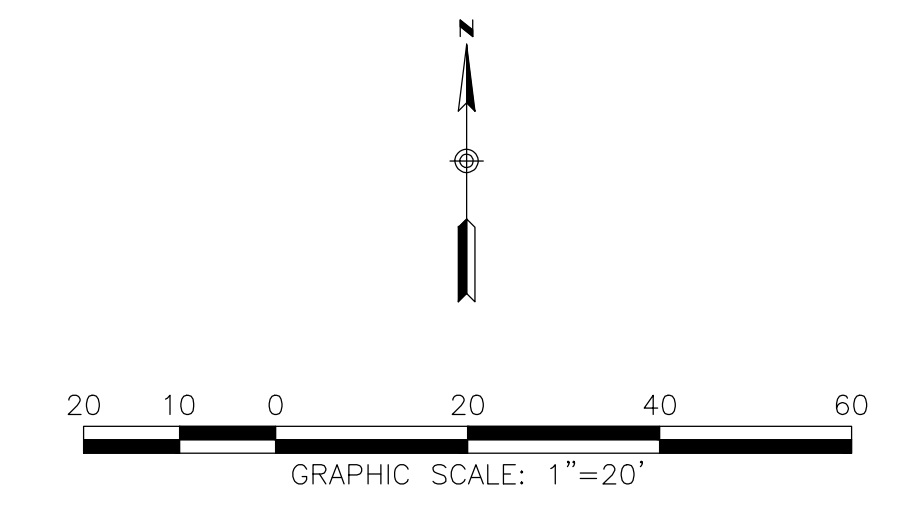
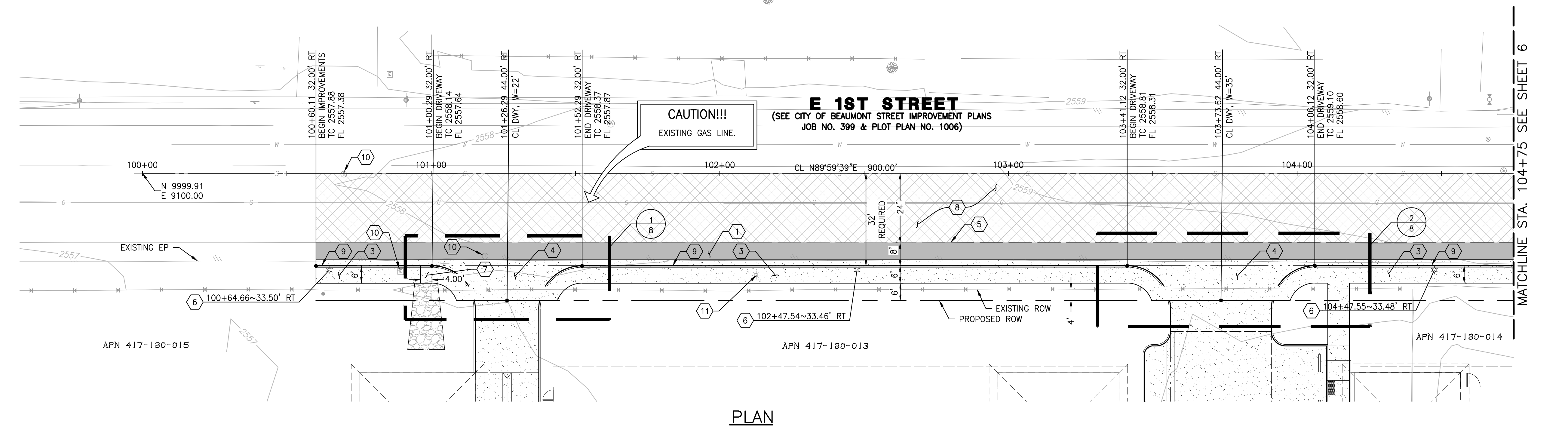
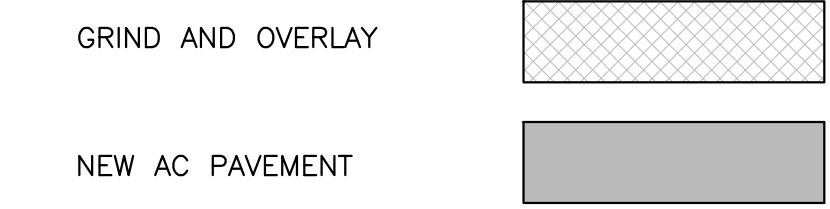
CONSTRUCTION NOTES:

- 1 CONSTRUCT 5.5" A.C. OVER 10.5" A.B.
- 2 CURB RAMP PER CALTRANS STANDARD PLAN A88A.
- 3 SIDEWALK PER COUNTY OF RIVERSIDE STANDARD NO. 401.
- 4 COMMERCIAL DRIVEWAY PER COUNTY OF RIVERSIDE STANDARD NO. 207A.
- 5 SAWCUT EXISTING ASPHALT AT COMPETENT SECTION.
- 6 STREET LIGHT PER COUNTY OF RIVERSIDE STANDARD NO. 1000. SEE APPROVED STREETLIGHT PLANS.
- 7 MODIFIED FLAT OUTLET DRAINAGE STRUCTURE PER COUNTY OF RIVERSIDE STANDARD DETAIL NO. 303. MODIFY STRUCTURE TO BE INLET DRAINAGE STRUCTURE (4' MINIMUM WIDTH) WITH SLOPE AT 1" PER FOOT AWAY FROM STREET AND TOWARD ONSITE RIPRAP AND DRAINAGE INLET.
- 8 GRIND AND OVERLAY 2" ON EXISTING ASPHALT
- 9 CONSTRUCT 6" CURB AND GUTTER PER RIVERSIDE STD. NO 201
- 10 ADJUST EXISTING UTILITY TO GRADE
- 11 REMOVE EXISTING LIGHT POLE

GENERAL NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION AND OTHER DETAILS NOT SHOWN.
2. REFER TO ONSITE IMPROVEMENT PLANS FOR IMPROVEMENTS BEYOND LIMITS OF RIGHT OF WAY SHOWN.

PAVING LEGEND



C:\Users\Project\OneDrive\Projects\399\Drawings\Sheet\1011542-001-C-101.dwg 2020-04-09 11:34:00 AM 3:48 PM - MILLA0805

DIGALERT
 Call 2 Working Days Before You Dig!
 811

BENCHMARK:

ELEV. 0000.00, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

RICK ENGINEERING COMPANY
 1160 MARSH STREET - SUITE 150
 SAN LUIS OBISPO, CA 93401
 805.544.0707
 (FAX) 805.544.2052

Thomas E. Martin
 64222 3/6/19
 ENGINEER OF WORK DATE
 R.C.E.

REGISTERED PROFESSIONAL ENGINEER
 THOMAS E. MARTIN
 No. 64222
 CIVIL
 STATE OF CALIFORNIA

DESIGN BY: TK
 DRAWN BY: CLF
 CHECKED BY: TK
 SCALE: 1" = 20'
 DATE: 02/28/2019
 JOB NUMBER: 181154C

BEAUMONT

Reviewed By: *[Signature]* Staff Engineer Date: 4/24/2020
 Approved By: *[Signature]* Director of Public Works Date: 05/01/20

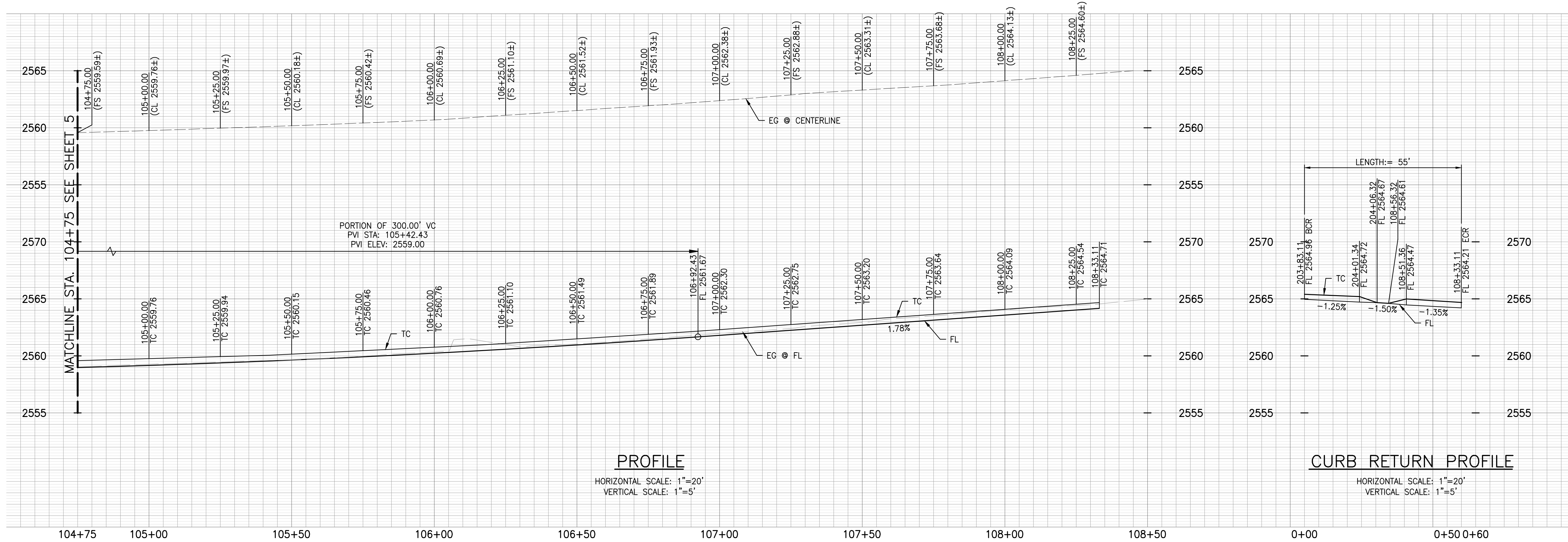
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

550E 6th St
 Beaumont, CA 92223
 TEL: (951) 769-8320 FAX: (951) 769-6238

CITY OF BEAUMONT, CALIFORNIA
 IMPROVEMENT PLANS FOR:
 BEAUMONT RV &
 SELF STORAGE

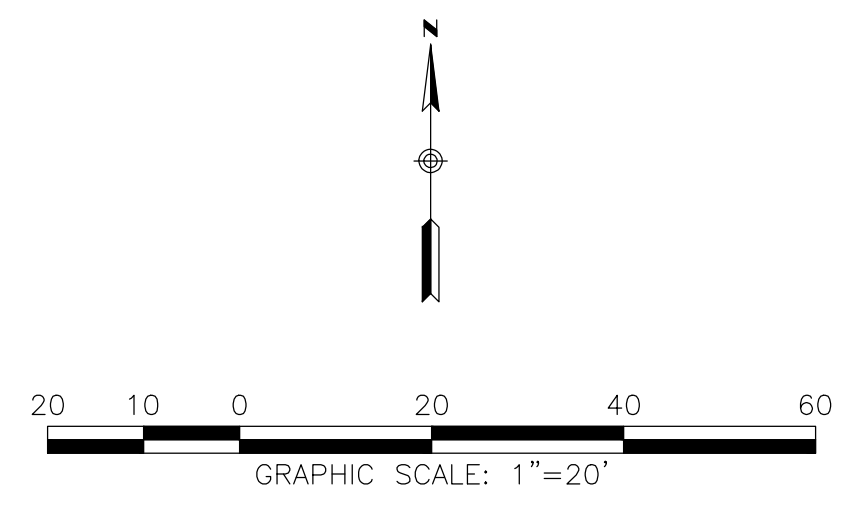
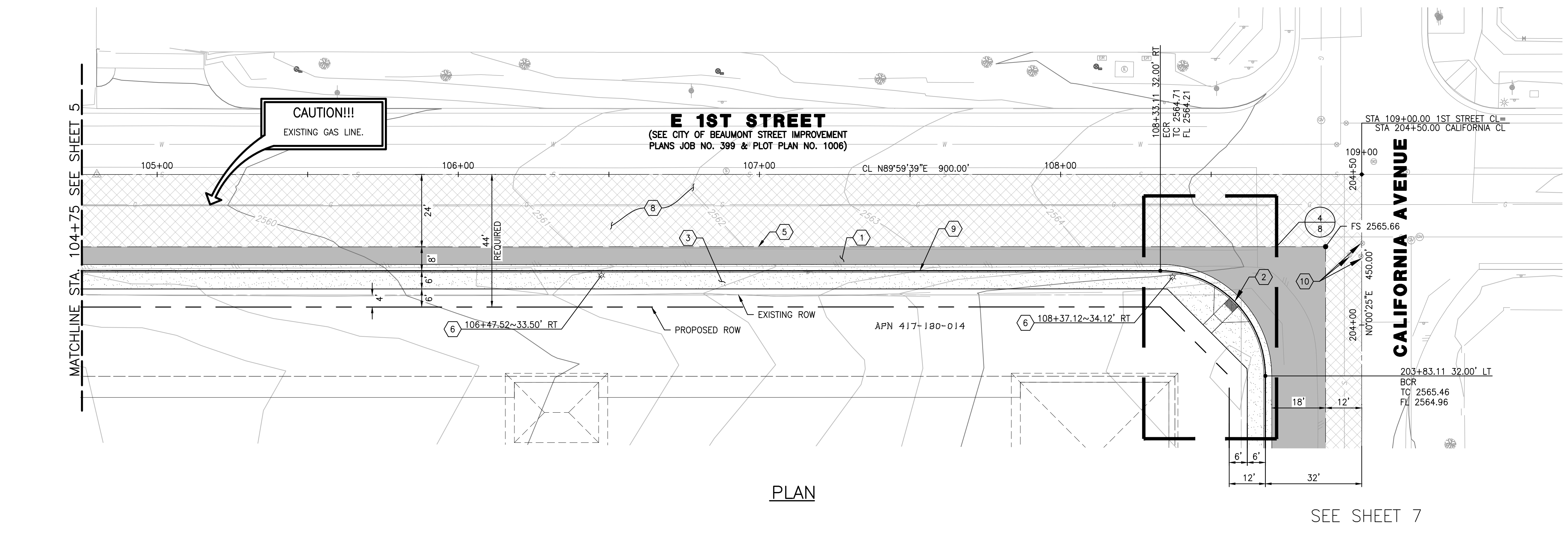
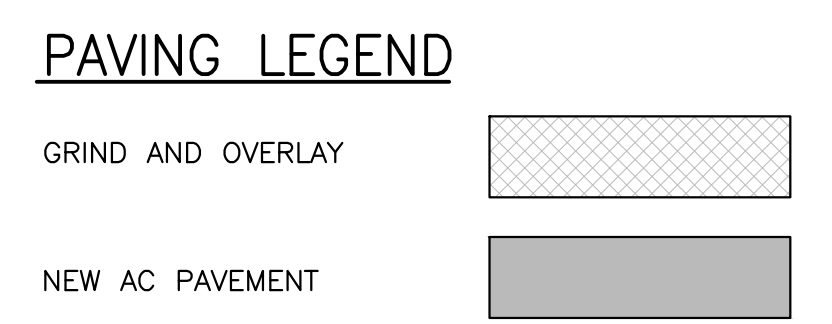
STREET IMPROVEMENT PLANS

SHEET
 5
 OF 13 SHEETS
 FILE NO:



- CONSTRUCTION NOTES:**
- 1 CONSTRUCT 5.5" A.C. OVER 10.5" AB8A.
 - 2 CURB RAMP PER CALTRANS STANDARD PLAN AB8A.
 - 3 SIDEWALK PER COUNTY OF RIVERSIDE STANDARD NO. 401.
 - 4 COMMERCIAL DRIVEWAY PER COUNTY OF RIVERSIDE STANDARD NO. 207A.
 - 5 SAWCUT EXISTING ASPHALT AT COMPETENT SECTION.
 - 6 STREET LIGHT PER COUNTY OF RIVERSIDE STANDARD NO. 1000. SEE APPROVED STREETLIGHT PLANS.
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 - 8 GRIND AND OVERLAY 2" ON EXISTING ASPHALT
 - 9 CONSTRUCT 6" CURB AND GUTTER PER RIVERSIDE STD. NO 201
 - 10 ADJUST EXISTING UTILITY TO GRADE

- GENERAL NOTES:**
1. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION AND OTHER DETAILS NOT SHOWN.
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DIGALERT
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811

BENCHMARK:

ELEV. 0000.00, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

RICK ENGINEERING COMPANY
1160 MARSH STREET - SUITE 150
SAN LUIS OBISPO, CA 93401
805.544.0707
(FAX) 805.544.2052

Thomas E. Martin
ENGINEER OF WORK
R.C.E.

64222 3/6/19 DATE

DESIGN BY: TK
DRAWN BY: CLF
CHECKED BY: TK
SCALE: 1" = 20'
DATE: 02/28/2019
JOB NUMBER: 18115AC

BEAUMONT

Reviewed By: *[Signature]* Staff Engineer Date: 4/24/2020

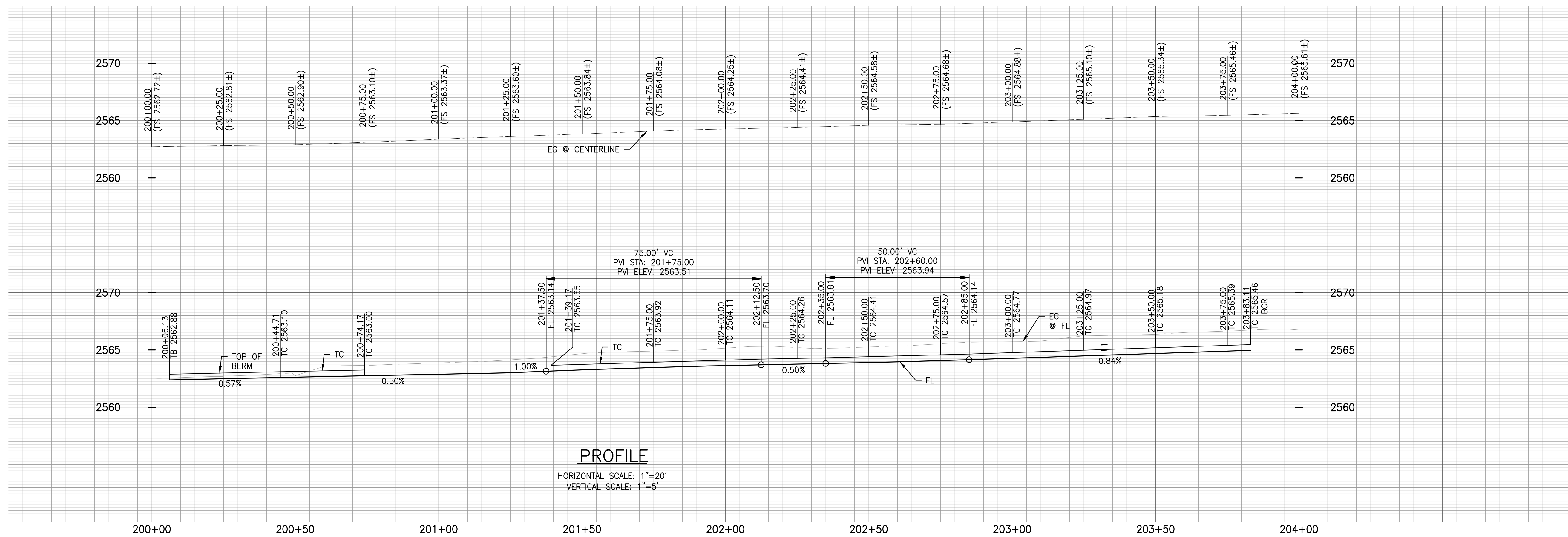
Approved By: *[Signature]* City Engineer/Director of Public Works Date: 05/01/20

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
BEAUMONT RV & SELF STORAGE

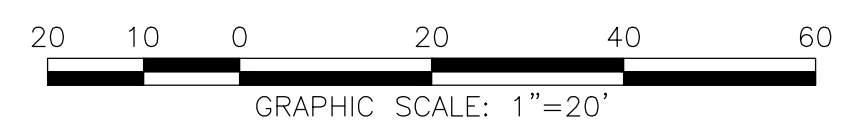
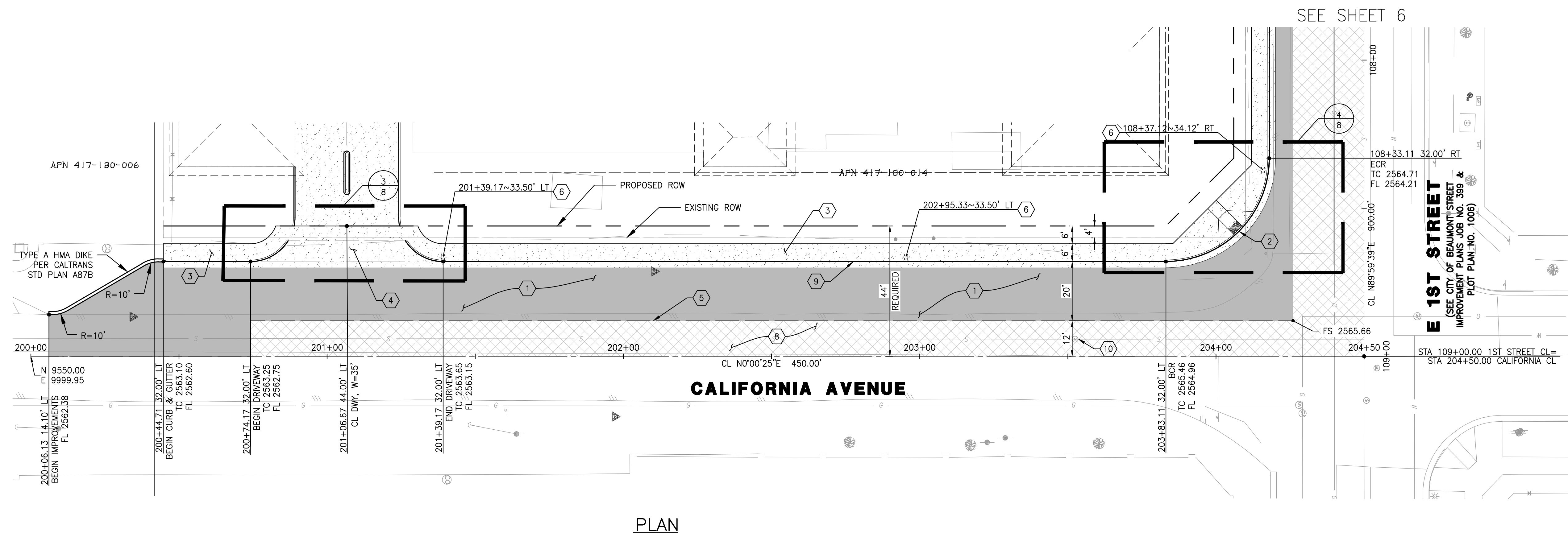
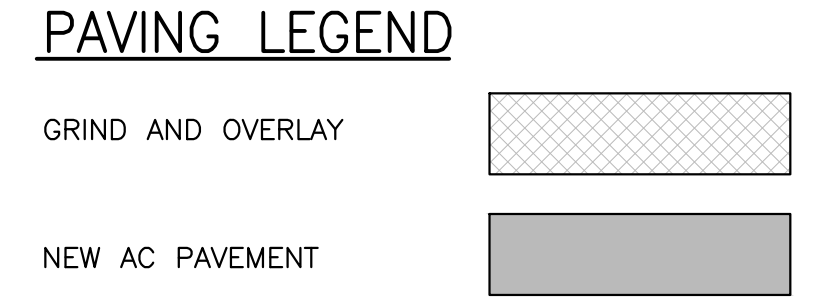
STREET IMPROVEMENT PLANS

SHEET 6
OF 13 SHEETS
FILE NO:



- CONSTRUCTION NOTES:**
- CONSTRUCT 5.5" A.C. OVER 10.5" A.B.
 - CURB RAMP PER CALTRANS STANDARD PLAN A88A.
 - SIDEWALK PER COUNTY OF RIVERSIDE STANDARD NO. 401.
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 - REMOVE EXISTING LIGHT POLE

- GENERAL NOTES:**
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DIGALERT
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BENCHMARK:

ELEV. 0000.00, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

RICK ENGINEERING COMPANY
 1160 MARSH STREET - SUITE 150
 SAN LUIS OBISPO, CA 93401
 805.544.0707
 (FAX) 805.544.2052

Thomas E. Martin
 ENGINEER OF WORK
 R.C.E.

64222 3/6/19

REGISTERED PROFESSIONAL ENGINEER
 THOMAS E. MARTIN
 No. 64222
 CIVIL
 STATE OF CALIFORNIA

DESIGN BY: TK
 DRAWN BY: CLF
 CHECKED BY: TK
 SCALE: 1" = 20'
 DATE: 02/28/2019
 JOB NUMBER: 18115AC



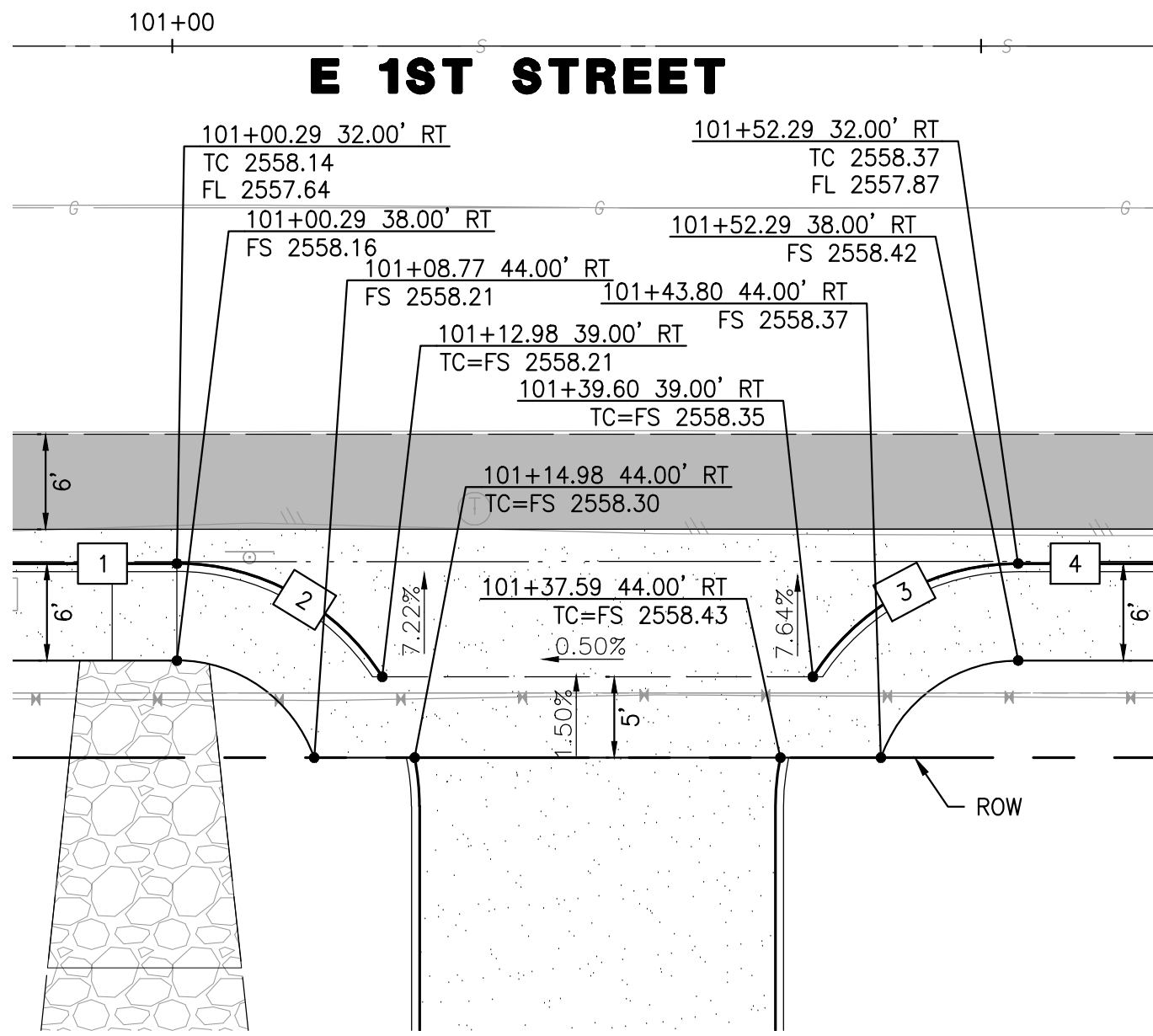
Reviewed By: *[Signature]* Staff Engineer Date: 4/24/2020
 Approved By: *[Signature]* Director of Public Works Date: 05/01/20

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

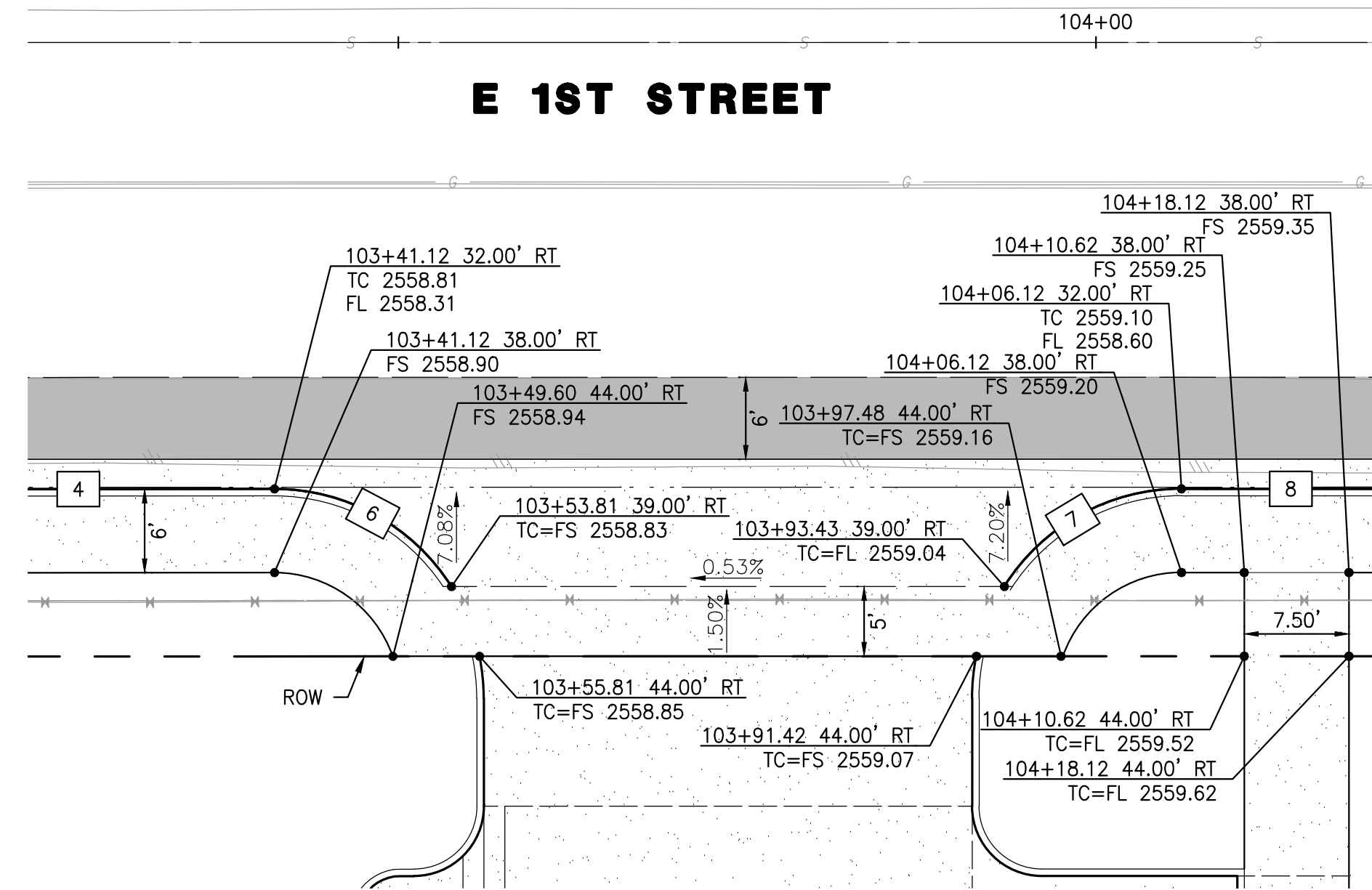
CITY OF BEAUMONT, CALIFORNIA
 IMPROVEMENT PLANS FOR:
 BEAUMONT RV &
 SELF STORAGE

STREET IMPROVEMENT PLANS

SHEET
 7
 OF 13 SHEETS
 FILE NO:



1 EMERGENCY ENTRANCE
SCALE 1"=10'
STA 101+26.29 CL DWY, W=22'



2 NORTH DRIVEWAY
SCALE 1"=10'
STA 103+73.62 CL DWY, W=35'

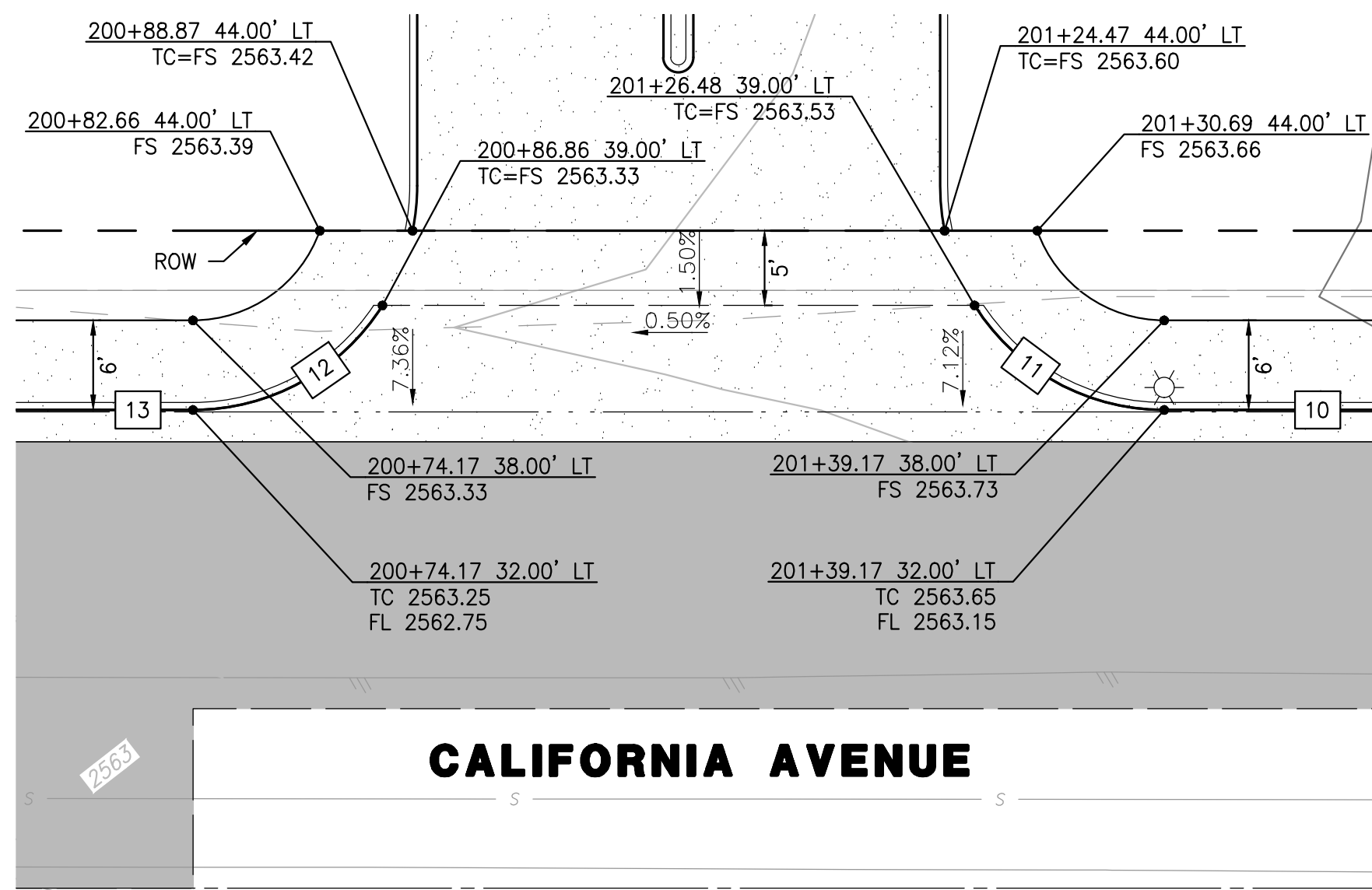
LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS
1	40.18	S89°59'39"W	
2	15.12'	057°46'09"	15.00'
3	15.12'	057°46'09"	15.00'
4	188.83	N89°59'39"E	
6	15.12'	057°46'09"	15.00'
7	15.12'	057°46'09"	15.00'
8	426.99	N89°59'39"E	
9	54.79'	090°00'46"	34.88'
10	243.94	S0°00'25"W	
11	15.12'	057°46'09"	15.00'
12	15.12'	057°46'09"	15.00'
13	29.46	S0°00'25"W	
14	5.00	S45°00'02"W	
15	5.00	S45°00'02"W	
16	8.78	N1°52'14"E	
17	8.78	N88°07'49"E	
18	7.92	S45°00'02"W	
19	7.92	S45°00'02"W	

GENERAL NOTES:

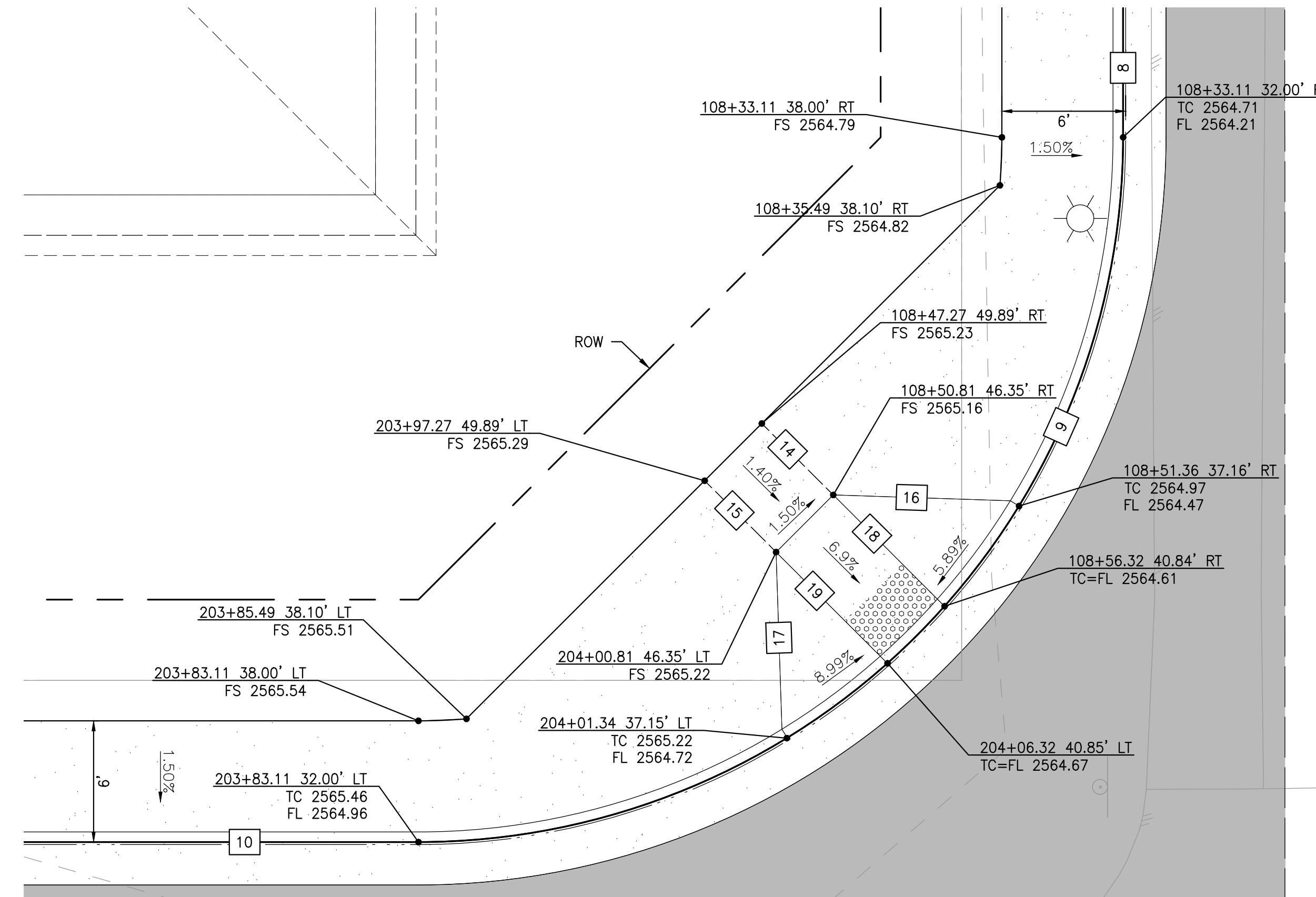
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION AND OTHER DETAILS NOT SHOWN.
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PAVING LEGEND

NEW AC PAVEMENT

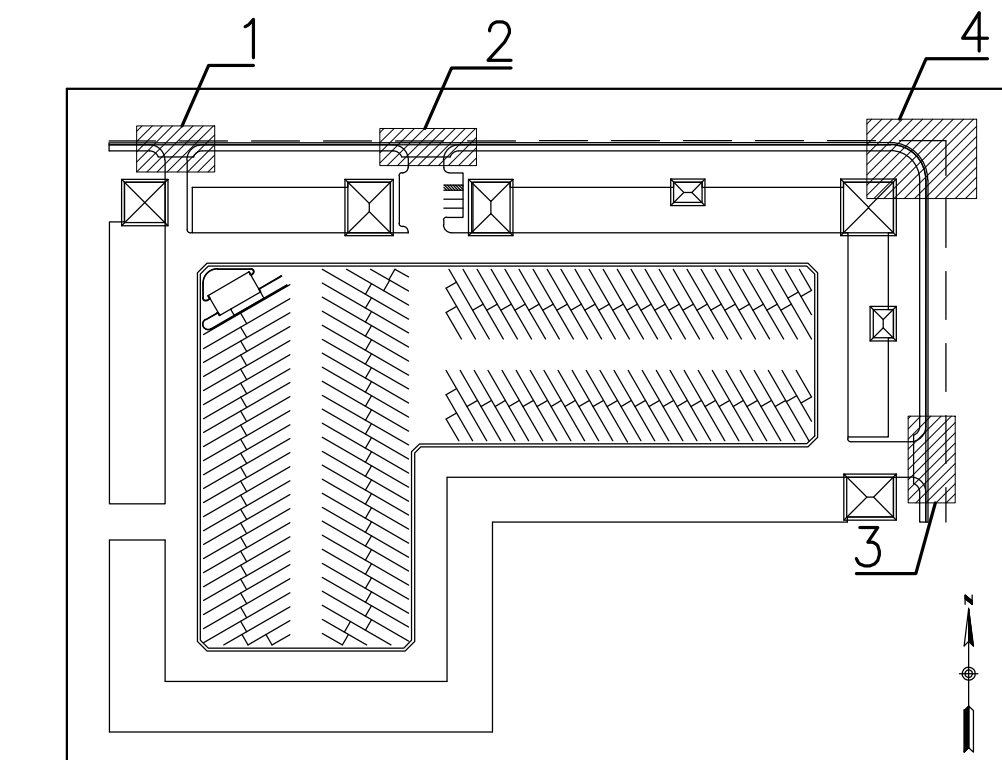


3 EAST ENTRANCE
SCALE 1"=10'
STA 201+06.67 CL DWY, W=35'

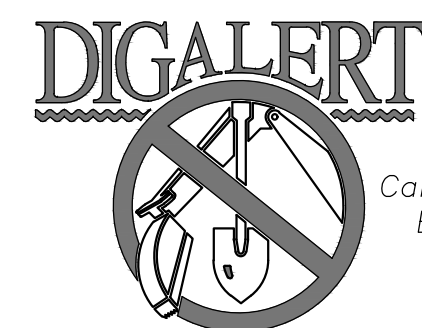


4 NORTHEAST CURB RAMP
SCALE 1"=5'

E 1ST STREET



KEY MAP
NTS



BENCHMARK:

ELEV. 0000.00, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

RICK
ENGINEERING COMPANY
1160 MARSH STREET - SUITE 150
SAN LUIS OBISPO, CA 93401
805.544.0707
(FAX) 805.544.2052

Thomas E. Martin
ENGINEER OF WORK
R.C.E.
64222 3/6/19
DATE



DESIGN BY: TK
DRAWN BY: CLF
CHECKED BY: TK
SCALE: VARIES
DATE: 02/28/2019
JOB NUMBER: 18115AC

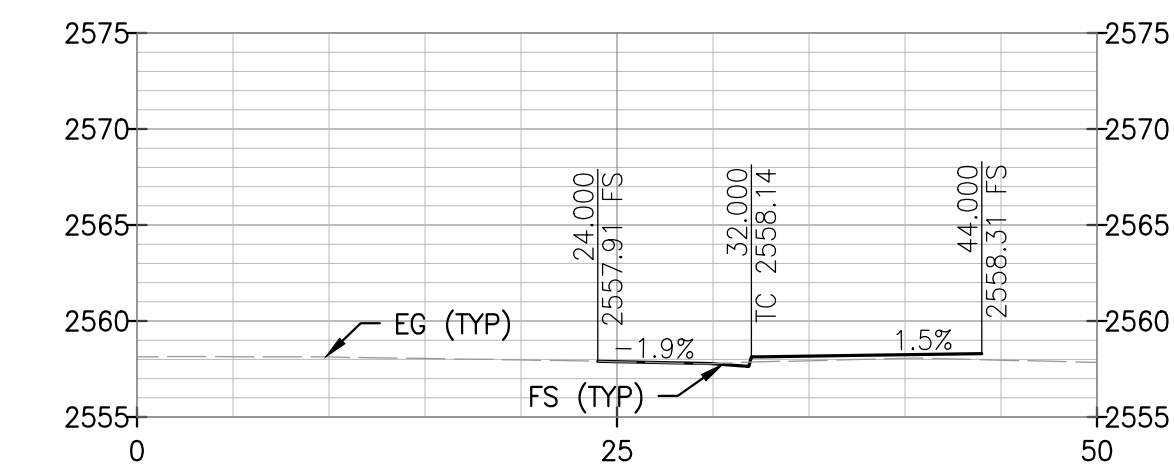


Reviewed By: *[Signature]* Staff Engineer Date: 4/24/2020
Approved By: *[Signature]* City Engineer Date: 05/01/20
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

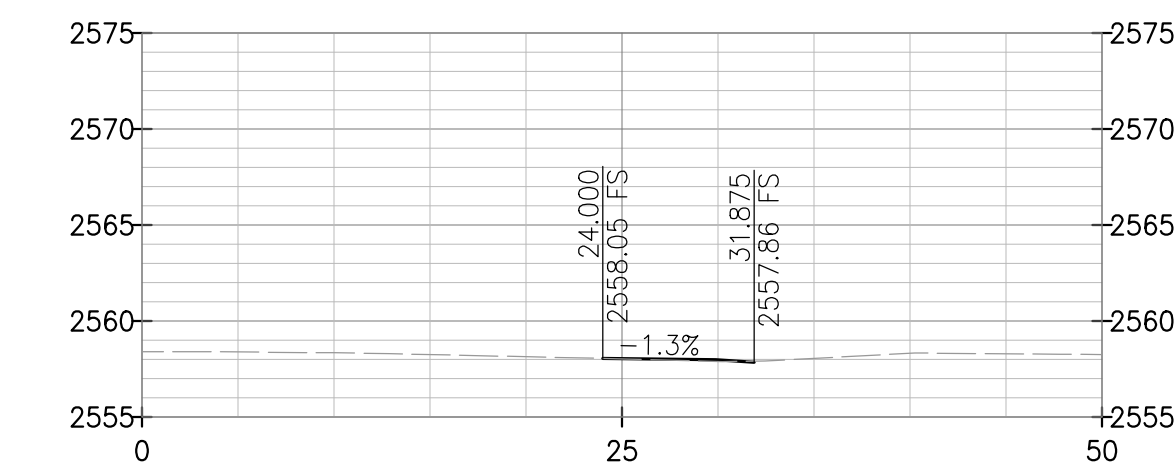
CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
BEAUMONT RV &
SELF STORAGE

STREET IMPROVEMENT PLANS

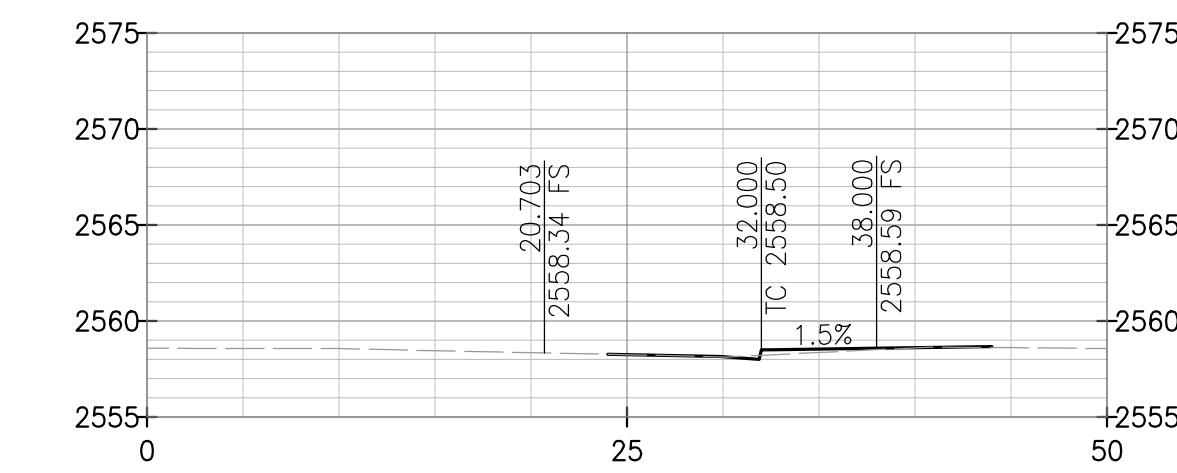
SHEET
8
OF 13 SHEETS
FILE NO:



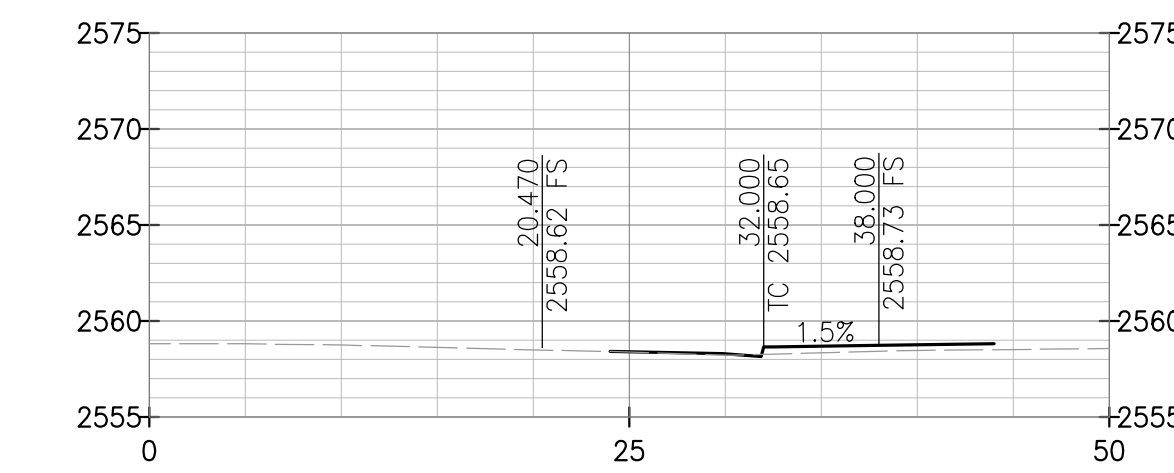
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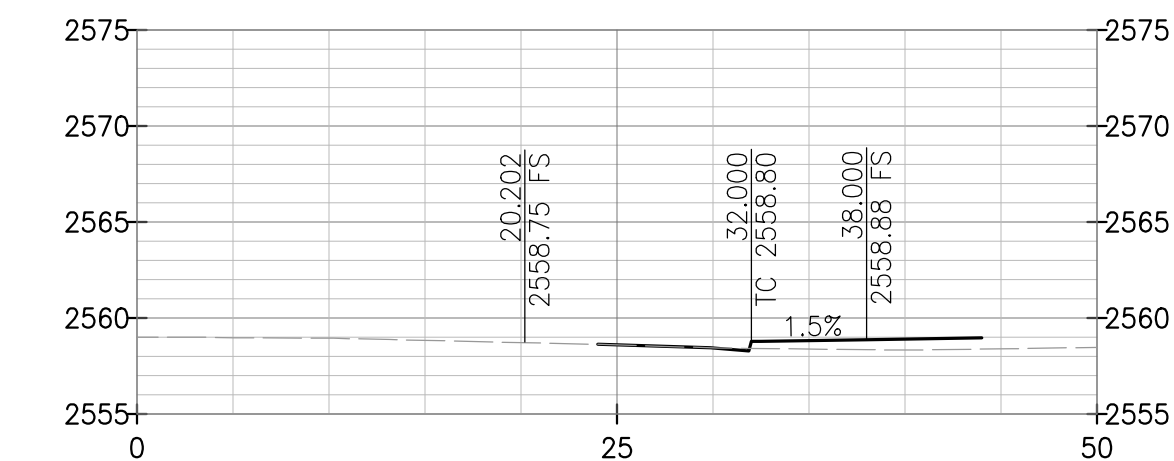
101+50



102+00



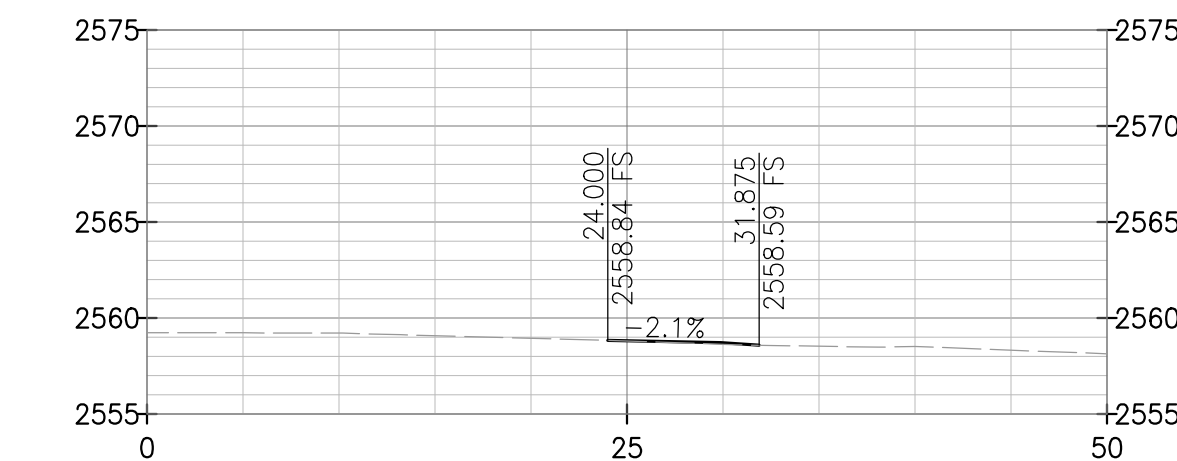
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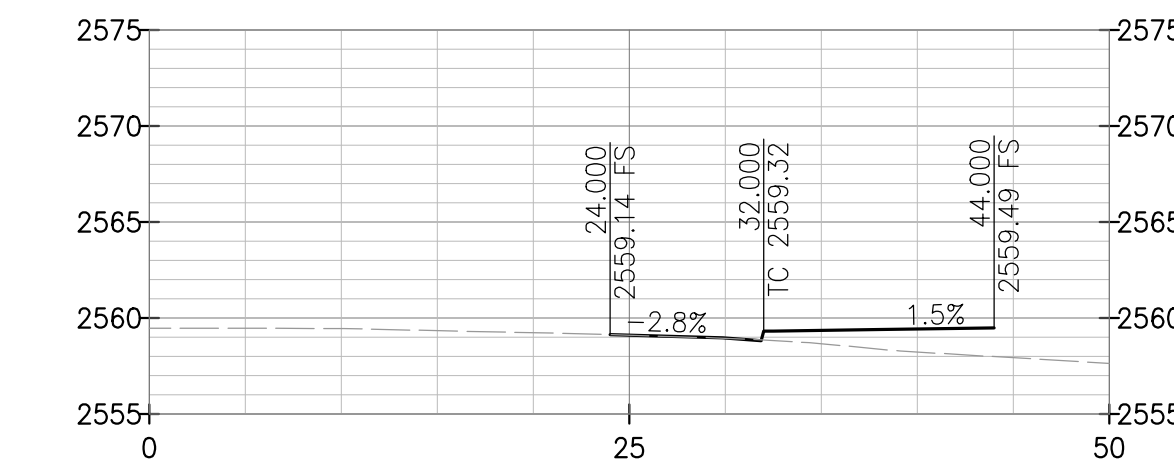
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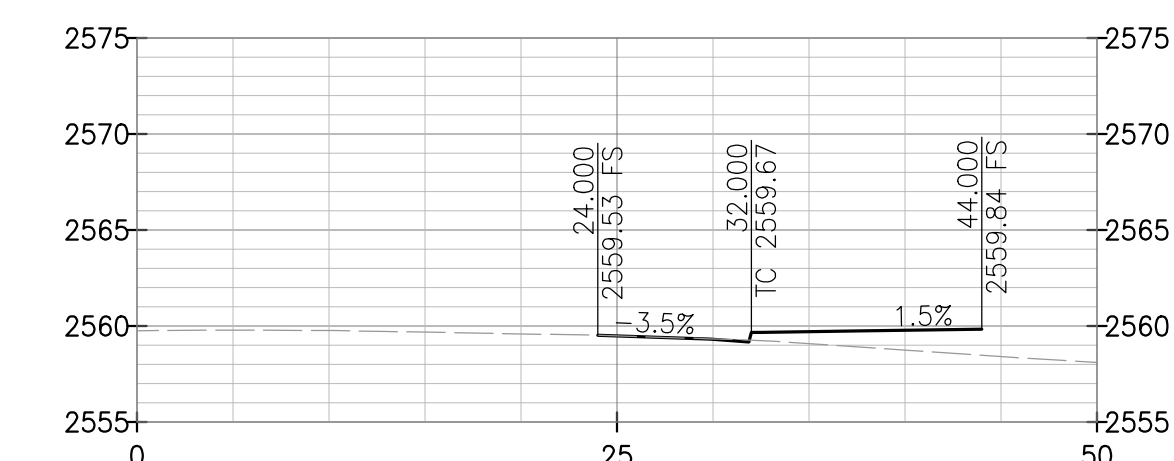
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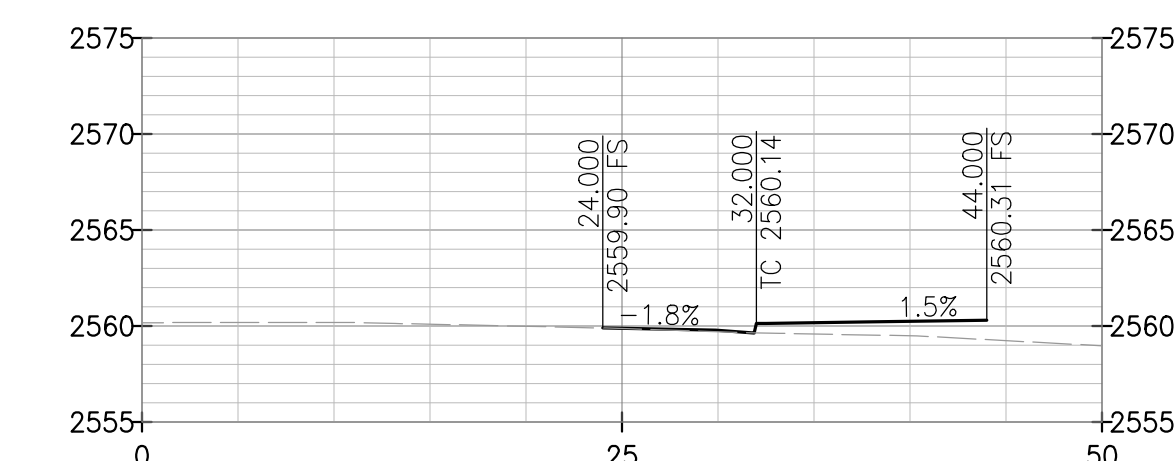
104+00



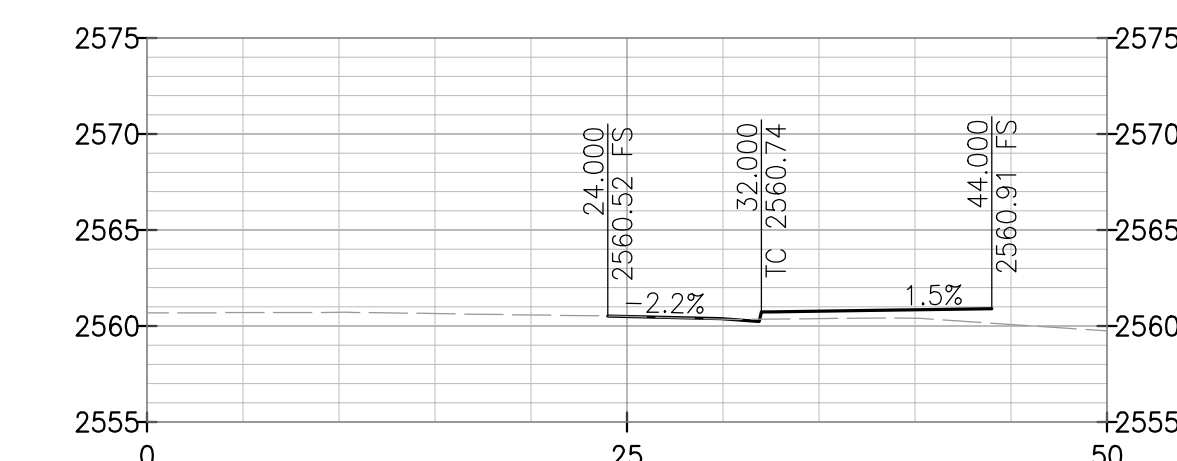
104+50



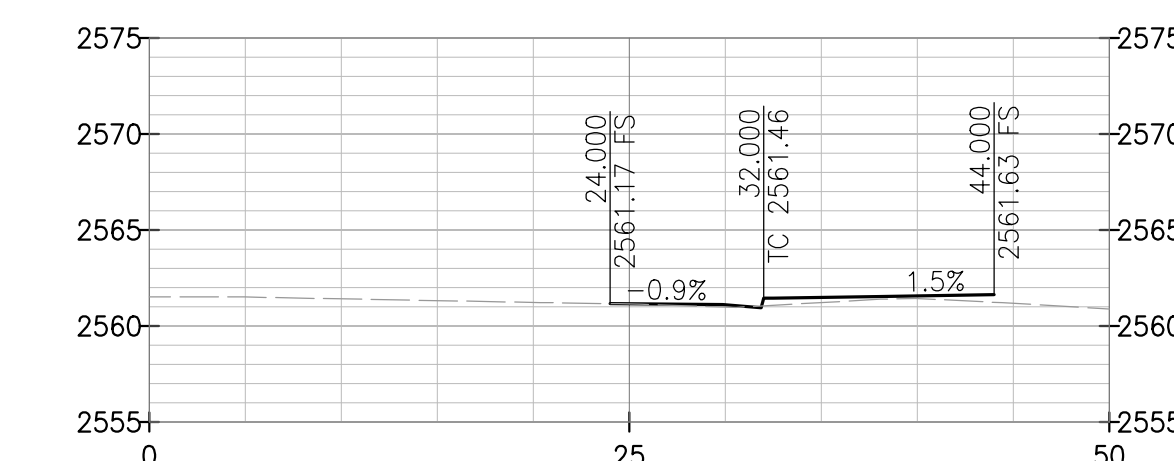
105+00



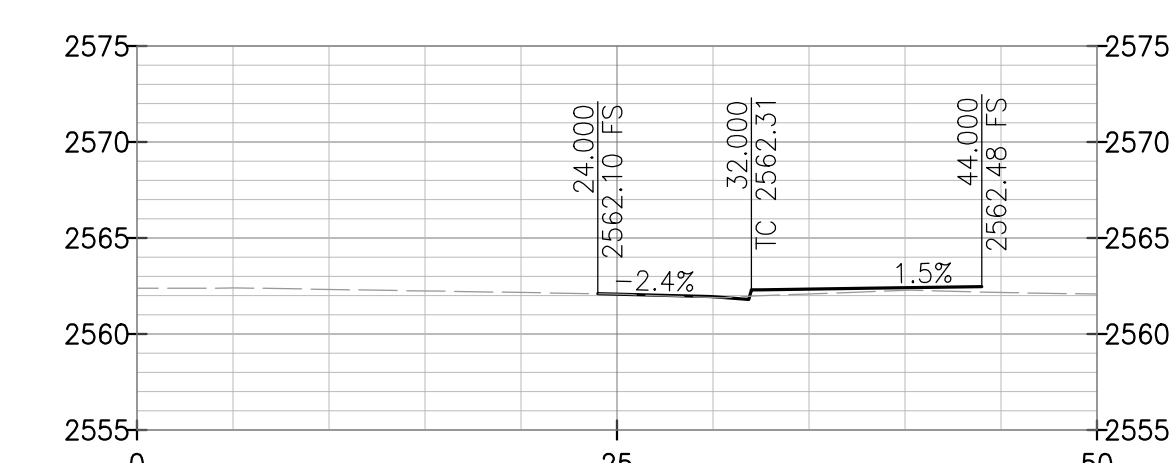
105+50



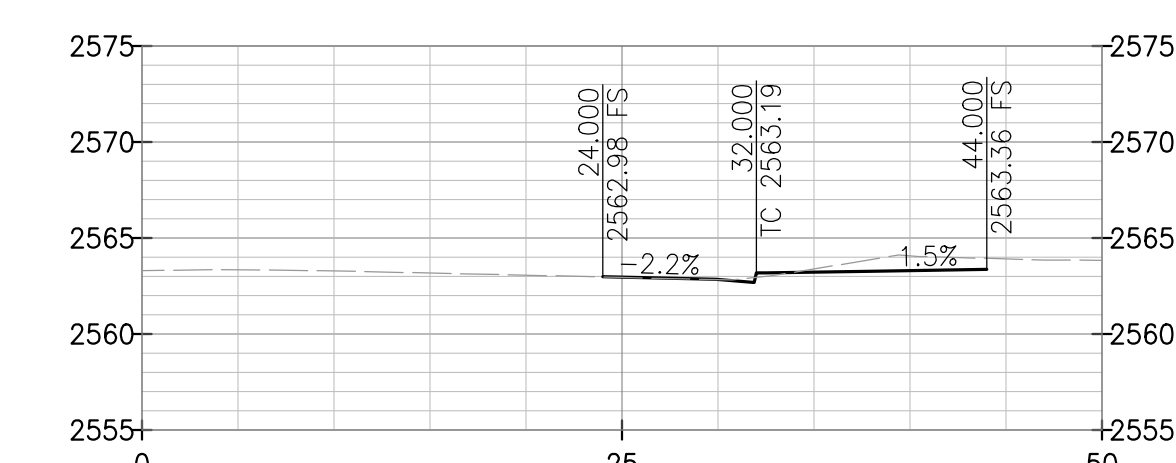
106+00



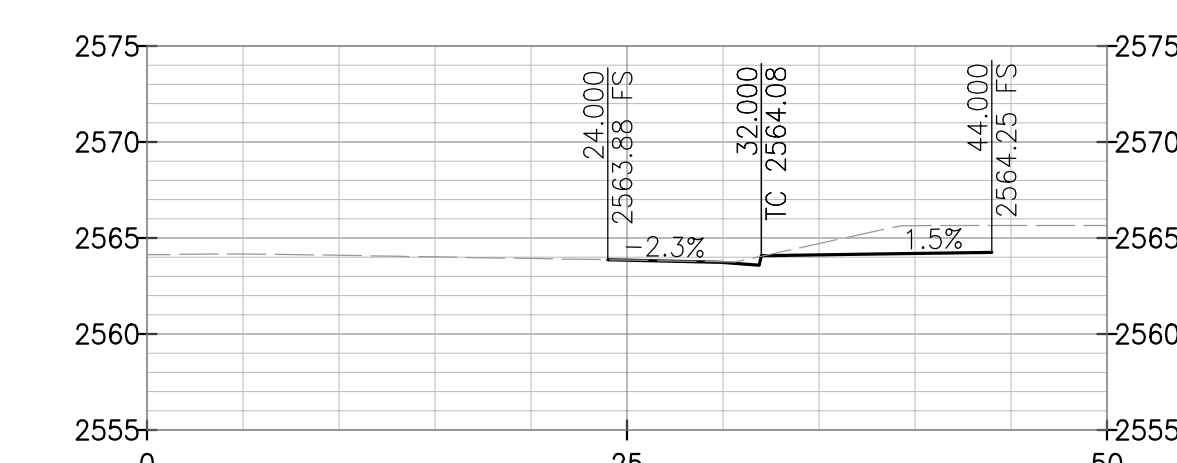
106+50



107+00



107+50



108+00

E 1ST STREET SECTIONS
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=10'



BENCHMARK:
 THIS MARK IS LOCATED AT BEAUMONT, ABOUT 70 YARDS NORTHEAST OF THE NORTHEAST CORNER OF THE SOUTHERN PACIFIC CO. RAILROAD STATION, ABOUT 170 YARDS NORTHWESTERLY OF CALIFORNIA STREET, ON THE SOUTHERLY SIDE OF THE NEW U.S. HIGHWAY 60, 70, 99 BEING CONSTRUCTED THROUGH BEAUMONT, 21 FEET NORTHERLY OF THE CENTERLINE OF THE NEW FOURTH STREET, 2 FEET SOUTHEASTERLY FROM THE WESTERLY END OF THE WALL, 2.7 FEET BELOW THE TOP OF THE WALL, 2 INCHES ABOVE THE CURB, AND SET IN THE TOP OF A CONCRETE POST.
ELEV. 2573.72, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER	REVISIONS		CITY	

RICK ENGINEERING COMPANY
 1160 MARSH STREET - SUITE 150
 SAN LUIS OBISPO, CA 93401
 805.544.0707
 (FAX) 805.544.2052
 Thomas E. Martin
 ENGINEER OF WORK
 R.C.E.
 No. 64222
 64222 3/6/19
 DATE



DESIGN BY: TK
 DRAWN BY: CLF
 CHECKED BY: TK
 SCALE:
 DATE: 02/28/2019
 JOB NUMBER: 18115AC

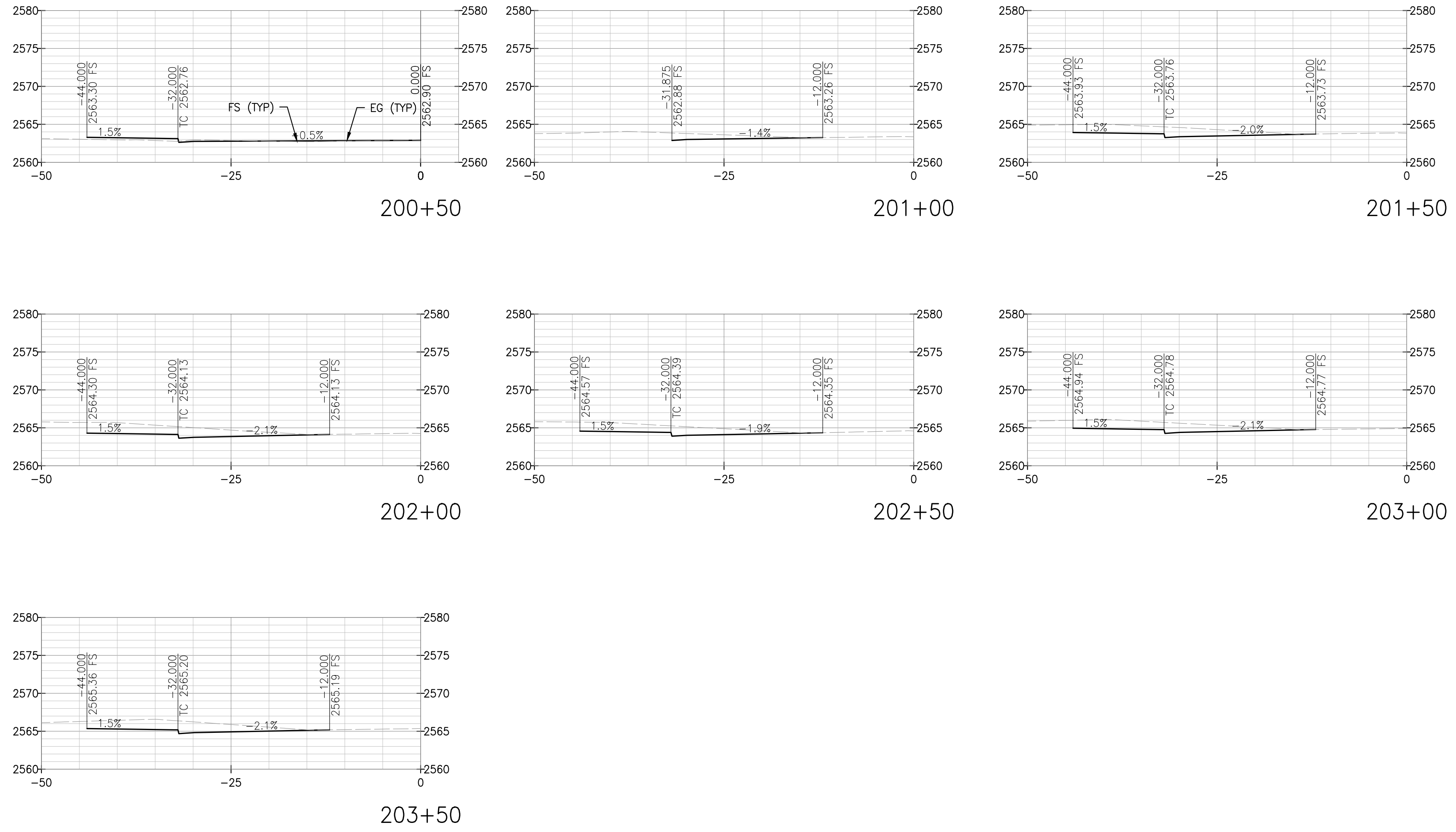


Reviewed By: [Signature] Staff Engineer Date: 4/24/2020
 Approved By: [Signature] Director of Public Works Date: 05/01/20
 CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 550E 6th St
 Beaumont, CA 92223
 TEL: (951) 769-8320 FAX: (951) 769-6238

CITY OF BEAUMONT, CALIFORNIA
 IMPROVEMENT PLANS FOR:
 BEAUMONT RV &
 SELF STORAGE
 SECTIONS - 1ST STREET

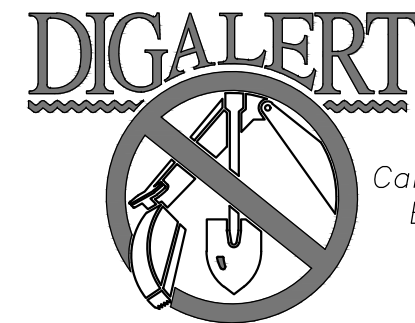
SHEET
 9
 OF 13 SHEETS
 FILE NO:

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CALIFORNIA AVENUE SECTIONS

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



BENCHMARK:
THIS MARK IS LOCATED AT BEAUMONT, ABOUT 70 YARDS NORTHEAST OF THE NORTHEAST CORNER OF THE SOUTHERN PACIFIC CO. RAILROAD STATION, ABOUT 170 YARDS NORTHWESTERLY OF CALIFORNIA STREET, ON THE SOUTHERLY SIDE OF THE NEW U.S. HIGHWAY 60, 70, 99 BEING CONSTRUCTED THROUGH BEAUMONT, 21 FEET NORTHERLY OF THE CENTERLINE OF THE NEW FOURTH STREET, 2 FEET SOUTHEASTERLY FROM THE WESTERLY END OF THE WALL, 2.7 FEET BELOW THE TOP OF THE WALL, 2 INCHES ABOVE THE CURB, AND SET IN THE TOP OF A CONCRETE POST.
ELEV. 2573.72, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER	△	REVISIONS		CITY

RICK ENGINEERING COMPANY
1160 MARSH STREET - SUITE 150
SAN LUIS OBISPO, CA 93401
805.544.0707
(FAX) 805.544.2052

Thomas E. Martin
64222 3/6/19
ENGINEER OF WORK DATE
R.C.E.



DESIGN BY: TK
DRAWN BY: CLF
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SCALE:
DATE: 02/28/2019
JOB NUMBER: 18115AC



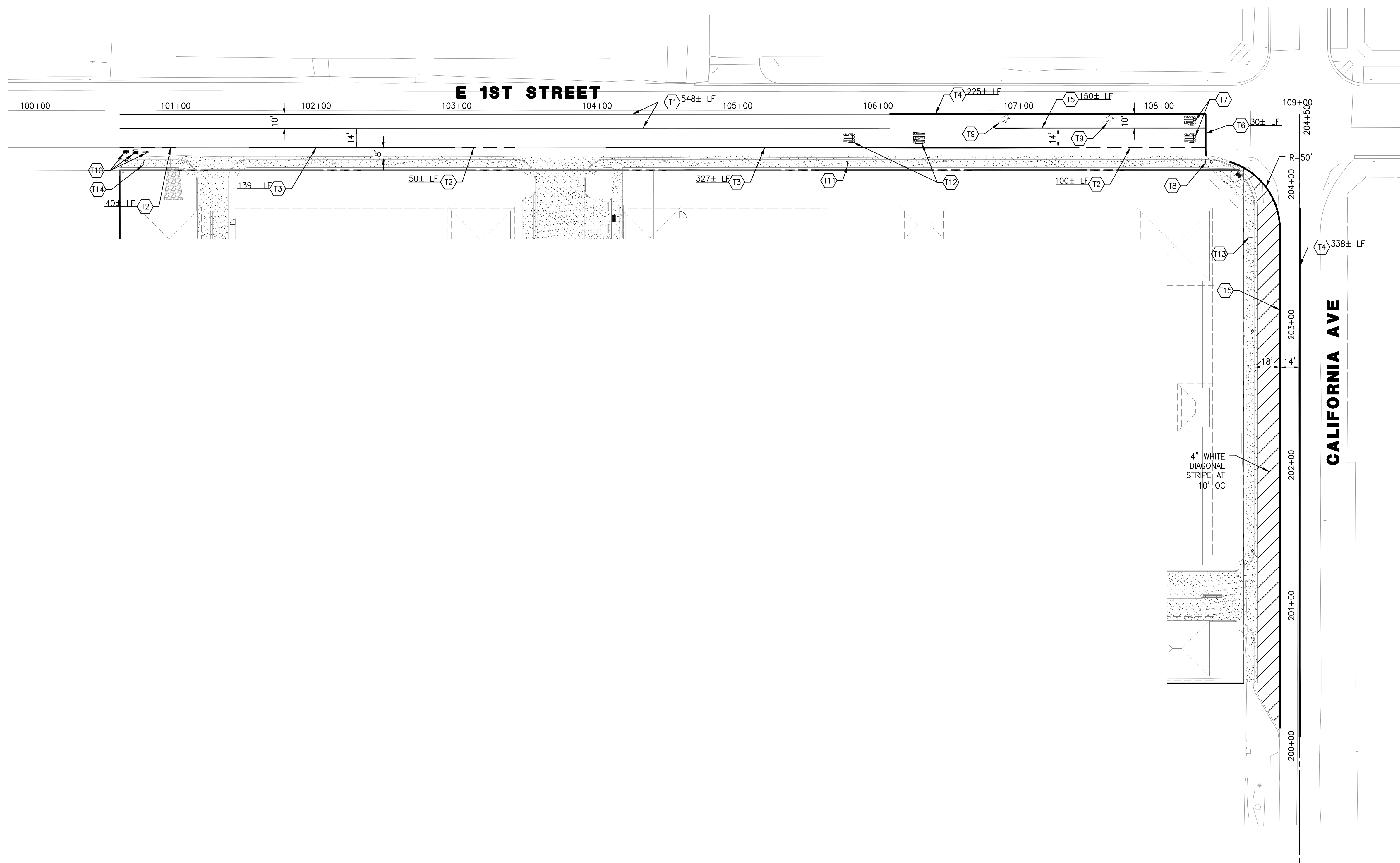
Reviewed By: *[Signature]* Staff Engineer Date: 4/24/2020
Approved By: *[Signature]* Administrative Engineer Date: 4/24/2020
[Signature] Director of Public Works Date: 05/01/20

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
BEAUMONT RV &
SELF STORAGE

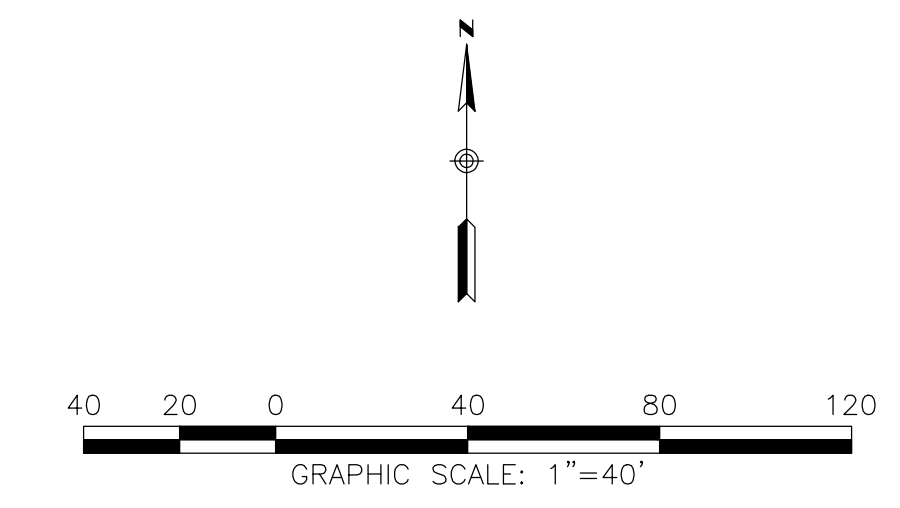
SECTIONS - CALIFORNIA AVE

SHEET
10
OF 13 SHEETS
FILE NO:



STRIPING & SIGNAGE NOTES

- (T1) DETAIL 32 PER CALTRANS STANDARD PLAN A20A
- (T2) DETAIL 39A PER CALTRANS STANDARD PLAN A20D
- (T3) DETAIL 39 PER CALTRANS STANDARD PLAN A20D
- (T4) DETAIL 22 PER CALTRANS STANDARD PLAN A20A
- (T5) DETAIL 38A PER CALTRANS STANDARD PLAN A20D
- (T6) STOP LIMIT LINE PER CALTRANS RSP A24E
- (T7) STOP MARKING PER CALTRANS STANDARD PLAN A24D
- (T8) RELOCATE EXISTING STOP SIGN
- (T9) TYPE IV (L) ARROW PER CALTRANS STANDARD PLAN A24A
- (T10) BIKE LANE ARROW PER CALTRANS RSP A24A AND BIKE LANE MARKING PER CALTRANS STANDARD PLAN A24D
- (T11) RELOCATE EXISTING STOP AHEAD AND TRUCK ROUTE SIGNS
- (T12) "STOP" AND "AHEAD" MARKINGS PER CALTRANS STANDARD PLAN A24D
- (T13) BIKE LANE SIGN PER CA MUTCD R81 (CA)
- (T14) NO STOPPING ANY TIME SIGN PER CA MUTCD R26A (CA) WITH BIKE LANE SIGN PER CA MUTCD R81 (CA)
- (T15) DETAIL 27B PER CALTRANS STANDARD PLAN A20B



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BENCHMARK:
 THIS MARK IS LOCATED AT BEAUMONT, ABOUT 70 YARDS NORTHEAST OF THE NORTHEAST CORNER OF THE SOUTHERN PACIFIC CO. RAILROAD STATION, ABOUT 170 YARDS NORTHWESTERLY OF CALIFORNIA STREET, ON THE SOUTHERLY SIDE OF THE NEW U.S. HIGHWAY 60, 70, 99 BEING CONSTRUCTED THROUGH BEAUMONT, 21 FEET NORTHERLY OF THE CENTERLINE OF THE NEW FOURTH STREET, 2 FEET SOUTHEASTERLY FROM THE WESTERLY END OF THE WALL, 2.7 FEET BELOW THE TOP OF THE WALL, 2 INCHES ABOVE THE CURB, AND SET IN THE TOP OF A CONCRETE POST.
ELEV. 2573.72, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

RICK ENGINEERING COMPANY
 1160 MARSH STREET - SUITE 150
 SAN LUIS OBISPO, CA 93401
 805.544.0707
 (FAX) 805.544.2052

Thomas E. Martin
 64222 3/6/19
 ENGINEER OF WORK DATE
 R.C.E.



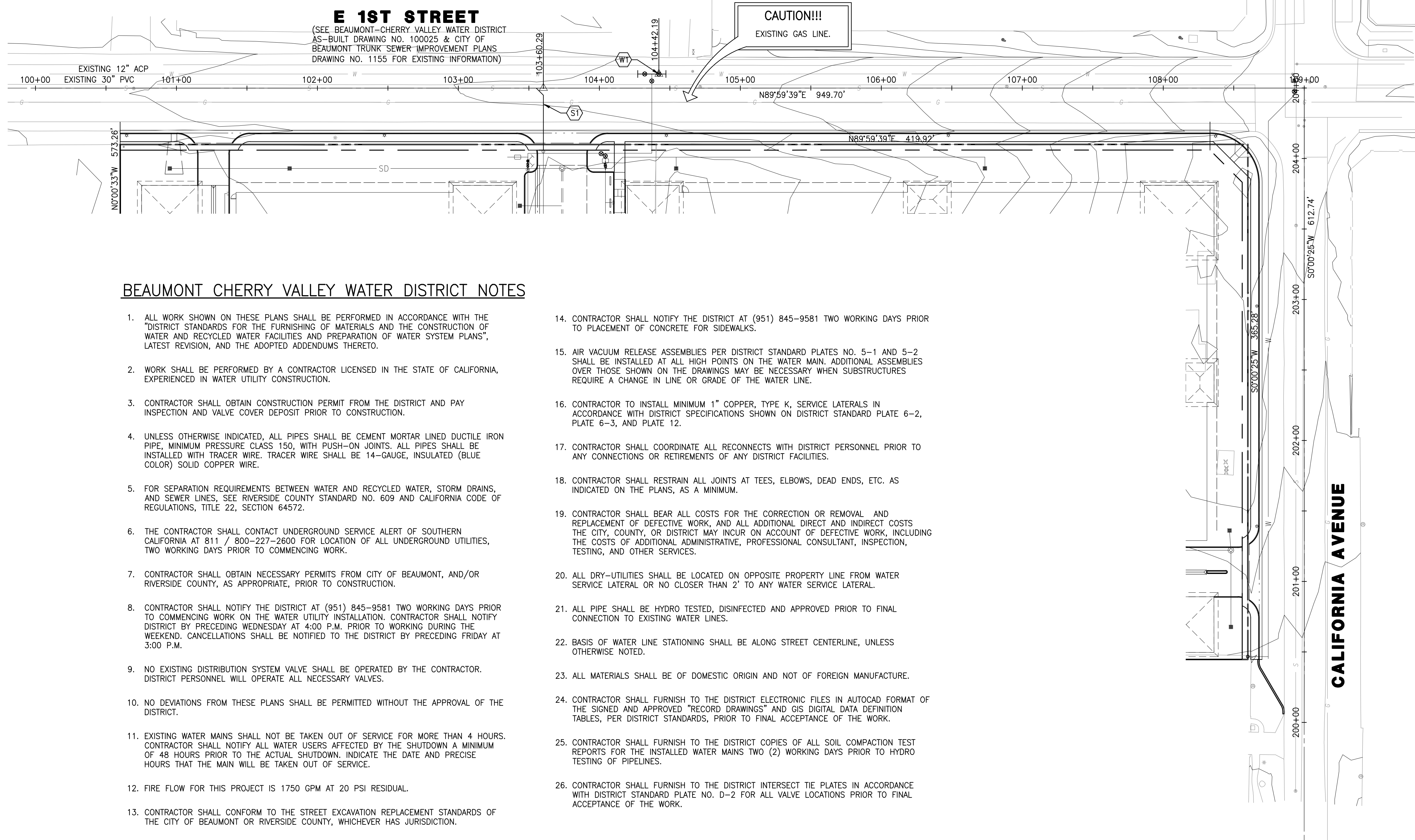
DESIGN BY: TK
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 CHECKED BY: TK
 SCALE: 1" = 40'
 DATE: 02/28/2019
 JOB NUMBER: 18115AC



Reviewed By: *[Signature]* Staff Engineer Date: 4/24/2020
 Approved By: *[Signature]* Administrative Engineer Date: 4/24/2020
[Signature] Engineer/Director of Public Works Date: 05/01/20
 CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
 IMPROVEMENT PLANS FOR:
 BEAUMONT RV &
 SELF STORAGE
 SIGNING & STRIPING PLAN

SHEET
 11
 OF 13 SHEETS
 FILE NO:



BEAUMONT CHERRY VALLEY WATER DISTRICT NOTES

- ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE DISTRICT STANDARDS FOR THE FURNISHING OF MATERIALS AND THE CONSTRUCTION OF WATER AND RECYCLED WATER FACILITIES AND PREPARATION OF WATER SYSTEM PLANS, LATEST REVISION, AND THE ADOPTED ADDENDUMS THERETO.
- WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE STATE OF CALIFORNIA, EXPERIENCED IN WATER UTILITY CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN CONSTRUCTION PERMIT FROM THE DISTRICT AND PAY INSPECTION AND VALVE COVER DEPOSIT PRIOR TO CONSTRUCTION.
- UNLESS OTHERWISE INDICATED, ALL PIPES SHALL BE CEMENT MORTAR LINED DUCTILE IRON PIPE, MINIMUM PRESSURE CLASS 150, WITH PUSH-ON JOINTS. ALL PIPES SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL BE 14-GAUGE, INSULATED (BLUE COLOR) SOLID COPPER WIRE.
- FOR SEPARATION REQUIREMENTS BETWEEN WATER AND RECYCLED WATER, STORM DRAINS, AND SEWER LINES, SEE RIVERSIDE COUNTY STANDARD NO. 609 AND CALIFORNIA CODE OF REGULATIONS, TITLE 22, SECTION 64572.
- THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA AT 811 / 800-227-2600 FOR LOCATION OF ALL UNDERGROUND UTILITIES, TWO WORKING DAYS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM CITY OF BEAUMONT, AND/OR RIVERSIDE COUNTY, AS APPROPRIATE, PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-9581 TWO WORKING DAYS PRIOR TO COMMENCING WORK ON THE WATER UTILITY INSTALLATION. CONTRACTOR SHALL NOTIFY DISTRICT BY PRECEDING WEDNESDAY AT 4:00 P.M. PRIOR TO WORKING DURING THE WEEKEND. CANCELLATIONS SHALL BE NOTIFIED TO THE DISTRICT BY PRECEDING FRIDAY AT 3:00 P.M.
- NO EXISTING DISTRIBUTION SYSTEM VALVE SHALL BE OPERATED BY THE CONTRACTOR. DISTRICT PERSONNEL WILL OPERATE ALL NECESSARY VALVES.
- NO DEVIATIONS FROM THESE PLANS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE DISTRICT.
- EXISTING WATER MAINS SHALL NOT BE TAKEN OUT OF SERVICE FOR MORE THAN 4 HOURS. CONTRACTOR SHALL NOTIFY ALL WATER USERS AFFECTED BY THE SHUTDOWN A MINIMUM OF 48 HOURS PRIOR TO THE ACTUAL SHUTDOWN. INDICATE THE DATE AND PRECISE HOURS THAT THE MAIN WILL BE TAKEN OUT OF SERVICE.
- FIRE FLOW FOR THIS PROJECT IS 1750 GPM AT 20 PSI RESIDUAL.
- CONTRACTOR SHALL CONFORM TO THE STREET EXCAVATION REPLACEMENT STANDARDS OF THE CITY OF BEAUMONT OR RIVERSIDE COUNTY, WHICHEVER HAS JURISDICTION.
- CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-9581 TWO WORKING DAYS PRIOR TO PLACEMENT OF CONCRETE FOR SIDEWALKS.
- AIR VACUUM RELEASE ASSEMBLIES PER DISTRICT STANDARD PLATES NO. 5-1 AND 5-2 SHALL BE INSTALLED AT ALL HIGH POINTS ON THE WATER MAIN. ADDITIONAL ASSEMBLIES OVER THOSE SHOWN ON THE DRAWINGS MAY BE NECESSARY WHEN SUBSTRUCTURES REQUIRE A CHANGE IN LINE OR GRADE OF THE WATER LINE.
- CONTRACTOR TO INSTALL MINIMUM 1" COPPER, TYPE K, SERVICE LATERALS IN ACCORDANCE WITH DISTRICT SPECIFICATIONS SHOWN ON DISTRICT STANDARD PLATE 6-2, PLATE 6-3, AND PLATE 12.
- CONTRACTOR SHALL COORDINATE ALL RECONNECTS WITH DISTRICT PERSONNEL PRIOR TO ANY CONNECTIONS OR RETIREMENTS OF ANY DISTRICT FACILITIES.
- CONTRACTOR SHALL RESTRAIN ALL JOINTS AT TEES, ELBOWS, DEAD ENDS, ETC. AS INDICATED ON THE PLANS, AS A MINIMUM.
- CONTRACTOR SHALL BEAR ALL COSTS FOR THE CORRECTION OR REMOVAL AND REPLACEMENT OF DEFECTIVE WORK, AND ALL ADDITIONAL DIRECT AND INDIRECT COSTS THE CITY, COUNTY, OR DISTRICT MAY INCUR ON ACCOUNT OF DEFECTIVE WORK, INCLUDING THE COSTS OF ADDITIONAL ADMINISTRATIVE, PROFESSIONAL CONSULTANT, INSPECTION, TESTING, AND OTHER SERVICES.
- ALL DRY-UTILITIES SHALL BE LOCATED ON OPPOSITE PROPERTY LINE FROM WATER SERVICE LATERAL OR NO CLOSER THAN 2' TO ANY WATER SERVICE LATERAL.
- ALL PIPE SHALL BE HYDRO TESTED, DISINFECTED AND APPROVED PRIOR TO FINAL CONNECTION TO EXISTING WATER LINES.
- BASIS OF WATER LINE STATIONING SHALL BE ALONG STREET CENTERLINE, UNLESS OTHERWISE NOTED.
- ALL MATERIALS SHALL BE OF DOMESTIC ORIGIN AND NOT OF FOREIGN MANUFACTURE.
- CONTRACTOR SHALL FURNISH TO THE DISTRICT ELECTRONIC FILES IN AUTOCAD FORMAT OF THE SIGNED AND APPROVED "RECORD DRAWINGS" AND GIS DIGITAL DATA DEFINITION TABLES, PER DISTRICT STANDARDS, PRIOR TO FINAL ACCEPTANCE OF THE WORK.
- CONTRACTOR SHALL FURNISH TO THE DISTRICT COPIES OF ALL SOIL COMPACTION TEST REPORTS FOR THE INSTALLED WATER MAINS TWO (2) WORKING DAYS PRIOR TO HYDRO TESTING OF PIPELINES.
- CONTRACTOR SHALL FURNISH TO THE DISTRICT INTERSECT TIE PLATES IN ACCORDANCE WITH DISTRICT STANDARD PLATE NO. D-2 FOR ALL VALVE LOCATIONS PRIOR TO FINAL ACCEPTANCE OF THE WORK.

WATER NOTES

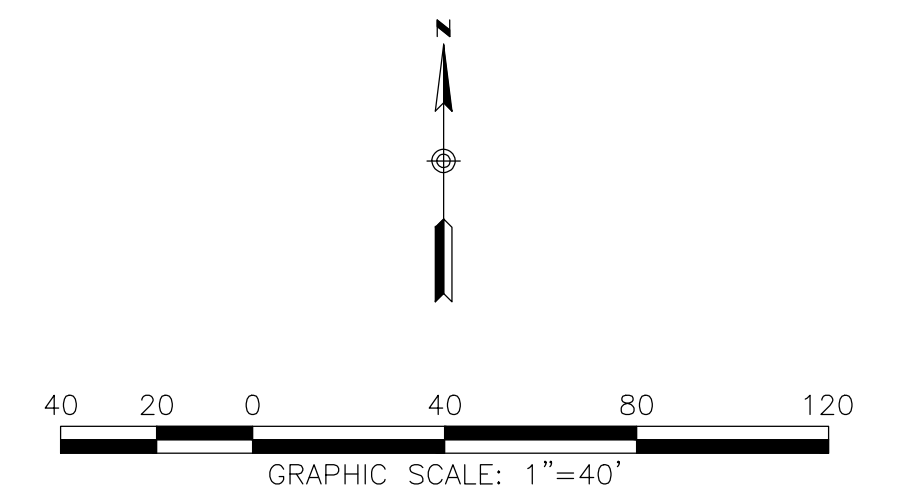
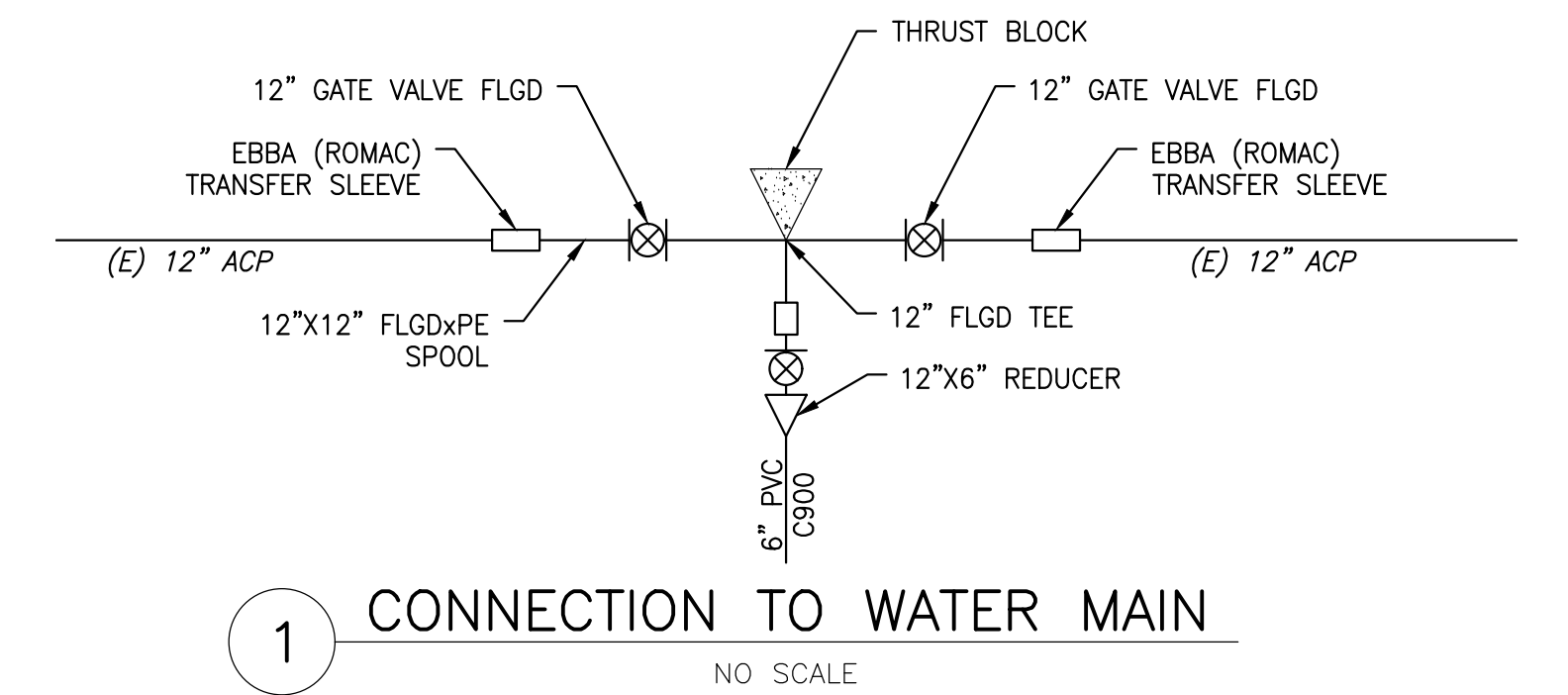
- (WT) WATER SERVICE CONNECTION TO CITY MAIN. SEE DETAIL 1 ON THIS SHEET.

SEWER NOTES

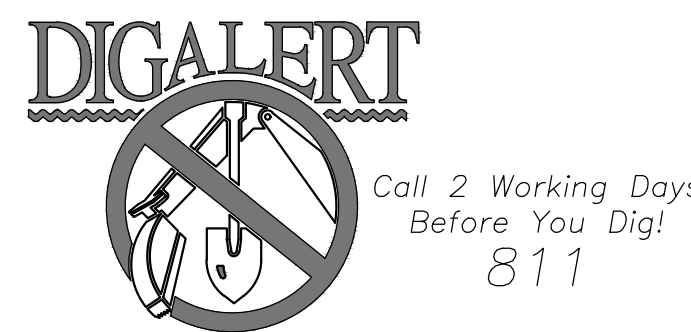
- (ST) SEWER WYE CONNECTION TO EXISTING PUBLIC SEWER MAIN PER EASTERN MUNICIPAL WATER DISTRICT STANDARD SB-157, SB-158, AND SB-159.

GENERAL NOTES

- UTILITY TRENCHES SHALL COMPLY WITH SERVICE TRENCH DETAIL PER BEAUMONT CHERRY VALLEY WATER DISTRICT STANDARDS, PLATE 6-2. SEWER TRENCHES AND BEDDING SHALL COMPLY WITH EASTERN MUNICIPAL WATER DISTRICT STANDARDS SB-157, SB-158, AND SB-159.
- THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS AND TEES PER BEAUMONT CHERRY VALLEY WATER DISTRICT STANDARDS, PLATE 11-1 AND 11-2.
- ALL MECHANICAL FITTINGS TO BE RESTRAINED.
- ALL JOINTS TO BE RESTRAINED SHALL BE WITH U.S. PIPE, "FIELD-LOK 350," MEGA LUGS (IF MECHANICAL JOINT), MCWANE, SURE STOP 350 GASKETS, OR DISTRICT APPROVED EQUAL.
- INSTALL RESTRAINED JOINTS (TWO PIPE LENGTHS) BEFORE AND AFTER ALL TEES, CROSSES, AND ELBOWS (HORIZONTAL AND VERTICAL), AS A MINIMUM.



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BENCHMARK:
THIS MARK IS LOCATED AT BEAUMONT, ABOUT 70 YARDS NORTHEAST OF THE NORTHEAST CORNER OF THE SOUTHERN PACIFIC CO. RAILROAD STATION, ABOUT 170 YARDS NORTHWESTERLY OF CALIFORNIA STREET, ON THE SOUTHERLY SIDE OF THE NEW U.S. HIGHWAY 60, 70, 99 BEING CONSTRUCTED THROUGH BEAUMONT, 21 FEET NORTHERLY OF THE CENTERLINE OF THE NEW FOURTH STREET, 2 FEET SOUTHEASTERLY FROM THE WESTERLY END OF THE WALL, 2.7 FEET BELOW THE TOP OF THE WALL, 2 INCHES ABOVE THE CURB, AND SET IN THE TOP OF A CONCRETE POST.

ELEV. 2573.72, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

RICK ENGINEERING COMPANY
1160 MARSH STREET - SUITE 150
SAN LUIS OBISPO, CA 93401
805.544.0707 (FAX) 805.544.2052

Thomas E. Martin
64222 3/6/19
ENGINEER OF WORK DATE
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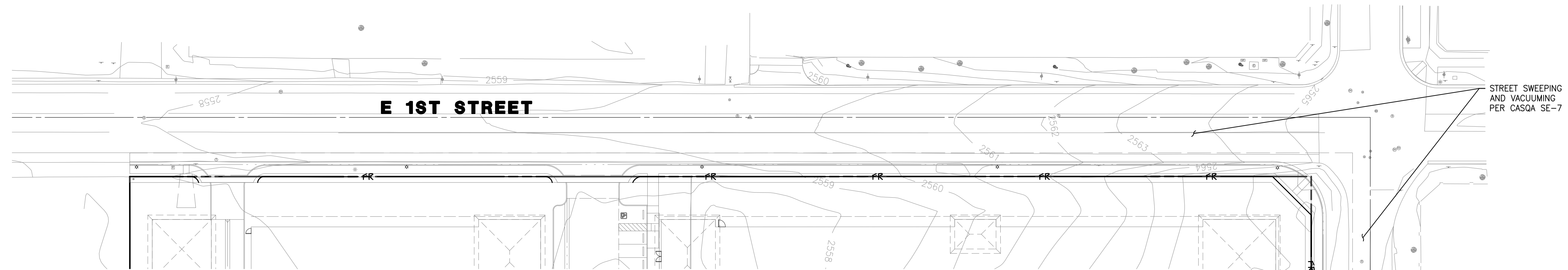
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CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
BEAUMONT RV & SELF STORAGE

WATER AND SEWER PLAN

SHEET 12
OF 13 SHEETS
FILE NO:

550E, 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-6238



EROSION CONTROL NOTES:

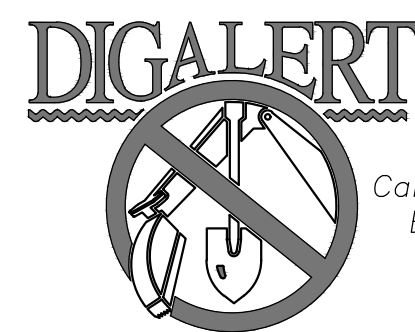
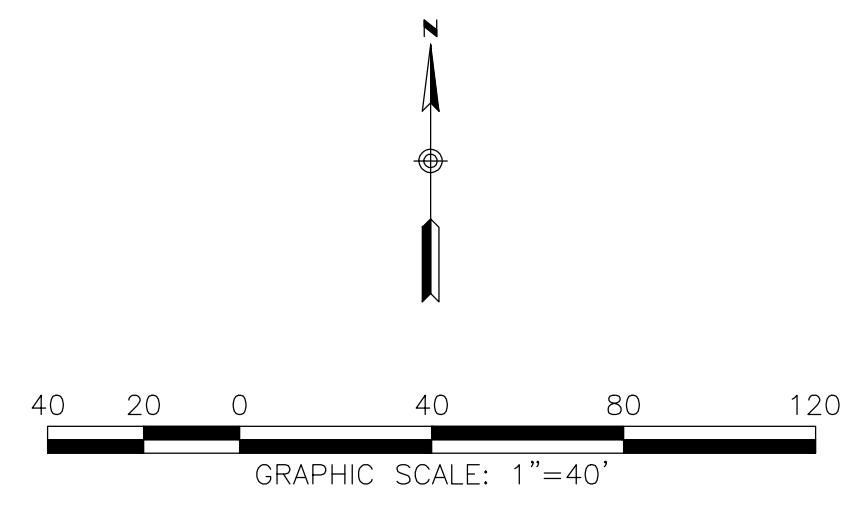
TEMPORARY EROSION CONTROL PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AS INDICATED BELOW:

1. THE EROSION CONTROL CONTRACTOR SHALL BE RESPONSIBLE FOR THIS INSPECTION AND MODIFICATION OF THE EROSION CONTROL DEVICES, DURING THE RAINY SEASON. THE CONTRACTOR, PERMITEE OR OWNER SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF THE EROSION CONTROL DEVICES DURING THE RAINY SEASON. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN SAID DEVICES, THE CITY ENGINEER MAY CAUSE EMERGENCY MAINTENANCE WORK TO BE DONE TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY, THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) OF WHICH SHALL BE CHARGED TO THE OWNER.
 2. TEMPORARY EROSION CONTROL DEVICES, WHICH INTERFERE WITH THE WORK, SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES, AS RECOMMENDED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER.
 3. ALL REMOVABLE PROTECTION DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40-PERCENT. AFTER EACH RAINSTORM EXCEEDING 1/4 INCH IN A 12-HOUR PERIOD, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND SILT FENCING.
 4. EFFECTIVE PLANTING SHALL BE INSTALLED, FULLY GERMINATED, AND SHALL EFFECTIVELY COVER THE REQUIRED SLOPES PRIOR TO FINAL APPROVAL. THE PLANTING MIX SHALL BE APPROVED BY THE CITY. SPRINKLER SYSTEMS ARE REQUIRED ON ALL SLOPES OVER FIVE FEET IN HEIGHT.
 5. A 12-INCH HIGH BY 3-FOOT WIDE BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS. CONCENTRATED WATER SHALL BE CARRIED NOT CLOSER THAN 10- FEET FROM THE TOP OF SLOPES.
 6. A SILT BASIN, TRAP, OR GRAVEL BAGS SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
 7. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPE, THE CONTRACTOR SHALL INSURE THAT WATER DRAINING TO THE SUMPS IS DIRECTED INTO THE INLET, AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
 8. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREETS DUE TO CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL SWEEP AND CLEAN THE ADJOINING PUBLIC STREETS AT THE END OF EACH WORKING DAY TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
 9. THE CONTRACTOR SHALL CHECK AND MAINTAIN LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
 10. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH RAINFALL EXCEEDING 1/4" IN A 12-HOUR PERIOD AND WHEN SILT REACHES AN ELEVATION OF 1.0' BELOW.
 11. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID INSTALLATION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
 12. DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
 13. THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER AFTER EACH STORM EVENT PRODUCING RUN-OFF.
 14. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE CITY ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
 16. ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON.
 17. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
 18. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
 19. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
 20. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
 21. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
 22. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
 23. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
 24. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
 25. ANY SLOPES WITH DISTURBED SOILS OR DENUDE OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
 26. THIS PROJECT INVOLVES SITE DISTURBANCE OF ONE ACRE OR GREATER AND SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE CITY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.
- PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (QUALIFIED SWPPP PRACTITIONER-QSP) WILL BE NAMED IN THE PROJECT SWPPP.

EROSION CONTROL LEGEND:

FIBER ROLLS PER CASQA SE-5 ——— FR ———

NOTE: EROSION CONTROL NOTES & DETAILS SHOWN ON THIS SHEET ARE TO PROVIDE ASSISTANCE TO THE CONTRACTOR. THE PROJECT SWPPP (STORMWATER POLLUTION PREVENTION PLAN) WILL GOVERN, AND THESE NOTES & DETAILS MAY OR MAY NOT BE APPLICABLE.



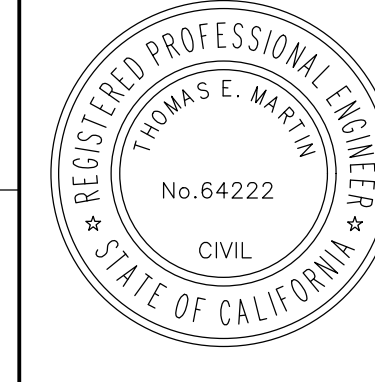
Call 2 Working Days Before You Dig! 811

BENCHMARK:
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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

RICK ENGINEERING COMPANY
1160 MARSH STREET - SUITE 150
SAN LUIS OBISPO, CA 93401
805.544.0707
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CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

550E 6th St
Beaumont, CA 92223
TEL: (951) 769-8320 FAX: (951) 769-6226

CITY OF BEAUMONT, CALIFORNIA
IMPROVEMENT PLANS FOR:
BEAUMONT RV & SELF STORAGE

EROSION CONTROL PLAN

SHEET 13
OF 13 SHEETS
FILE NO:

EXHIBIT "A"

Bond No. 4423509
Premium: \$10,916.00 - 2 yr term

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Beaumont RV & Self Storage LLC (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated April 30, 2020, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 18-M-002, which is hereby incorporated herein and made a part hereof; and

WHEREAS, Principal is required under the terms of the said agreement to furnish a bond for the faithful performance of said agreement.

NOW, THEREFORE, we, the Principal and SureTec Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Five Hundred Twenty Seven Thousand Seven Hundred dollars (\$ 527,700.00) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment therein rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on May 7, 2020.

PRINCIPAL:

SURETY:

Beaumont RV & Self Storage LLC

SureTec Insurance Company

By

Kirk G. Howard

By

Susan C. Monteon

Title

OWNER

Title

Susan C. Monteon
Attorney-in-Fact

CALIFORNIA ALL-PURPOSE 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 May 7, 2020 before me, Janelle L. Tuominen, Notary Public,
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Susan C. Monteon
Name(s) of Signer(s)

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 Janelle L. Tuominen
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing:

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing:

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Susan C. Monteon, Janelle L. Tuominen

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Five Million and 00/100 Dollars (\$5,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the CEO, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its CEO, and its corporate seal to be hereto affixed this 17th day of May, A.D. 2019.

SURETEC INSURANCE COMPANY

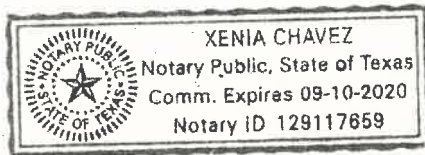
By: _____

John Knox Jr., CEO

State of Texas ss:
County of Harris



On this 17th day of May, A.D. 2019 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is CEO of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



Xenia Chavez
Xenia Chavez, Notary Public
My commission expires September 10, 2020

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 7th day of May, 2020, A.D.,

M Brent Beaty
M. Brent Beaty, Assistant Secretary

*Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:30 am and 5:00 pm CST.

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Beaumont RV & Self Storage LLC (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated April 30, 2020, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 18-M-002, which is hereby incorporated herein and made a part hereof; and

WHEREAS, under the terms of the said agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Beaumont to secure the claims to which reference is made in Section 8000, et seq., of the Civil Code of the State of California.

NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto the City of Beaumont and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the said agreement and referred to at Section 8000, et seq., of the Civil Code in the sum of Five Hundred Twenty Seven Thousand Seven Hundred dollars (\$527,700.00), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Section 8000, et seq., of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on May 7, 2020.

PRINCIPAL:

Beaumont RV & Self Storage LLC

By

Kirk G Howard

Title

owner

SURETY:

SureTec Insurance Company

By

Susan C. Monteon

Title

Susan C. Monteon
Attorney-in-Fact

CALIFORNIA ALL-PURPOSE 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 May 7, 2020 before me, Janelle L. Tuominen, Notary Public,
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Susan C. Monteon
Name(s) of Signer(s)

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 Janelle L. Tuominen
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing:

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing:

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Susan C. Monteon, Janelle L. Tuominen

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Five Million and 00/100 Dollars (\$5,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the CEO, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

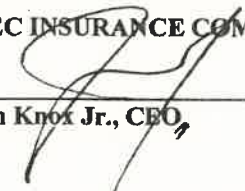
Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its CEO, and its corporate seal to be hereto affixed this 17th day of May, A.D. 2019.

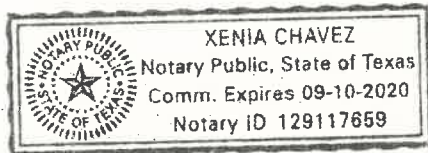
SURETEC INSURANCE COMPANY

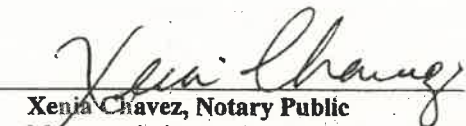
By: 
John Knox Jr., CEO

State of Texas ss:
County of Harris



On this 17th day of May, A.D. 2019 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is CEO of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.




Xenia Chavez, Notary Public
My commission expires September 10, 2020

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 7th day of May, 2020, A.D.


M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:30 am and 5:00 pm CST.

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN
(Tract Map/Parcel Map/Plot Plan No. _____)**

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT ("CITY") and BEAUMONT RV+Self Storage ACADIA LLC COMPANY ("DEVELOPER").

RECITALS

A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to Tract Map/Parcel Map/Plot Plan # 18-11002 (Map"). DEVELOPER has also asked the CITY to accept the dedication of the street or streets and other proposed public rights-of-way, parks and recreation facilities, and easements as depicted on the Map and to otherwise approve the Map so that it may be recorded as required by law; and

B. The CITY requires, as a condition precedent to the acceptance and approval of the Map and the dedication of the public rights-of-way and easements depicted thereon, that such rights-of-way be improved with (for example) grading, paving, curbs, gutters, sidewalks, street lights, stormdrains, sanitary sewers and appurtenances thereto, street name signs, survey monuments, electrical and telecommunications, water pipes, water mains, fire hydrants and appurtenances thereto, and landscaping, including any warranty work for all such improvements (collectively, "Improvements"); and

C. The Improvements have not yet been constructed and completed and it is the purpose of this Security Agreement to set forth the terms and conditions by which the DEVELOPER shall guarantee that such Improvements shall be constructed and completed within the time set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the acceptance of the DEVELOPER's offer of dedication and the approval of the Map for filing and recording as provided and required by law, the CITY and the DEVELOPER hereby agree as follows:

1. Provision of Improvements. DEVELOPER shall provide, at the DEVELOPER's sole cost and expense, all necessary labor and materials to complete the construction of the Improvements depicted on the Map and described in the conditions of approval of the Map within one (1) year of the date of this Security Agreement.

2. Inspection by the CITY. The CITY shall inspect, at the DEVELOPER's sole cost and expense, all of the work, labor and materials performed and provided by the DEVELOPER in connection with the Improvements.

3. Compliance with Plans and Specifications. The Improvements shall be constructed and installed in strict accordance with the CITY-approved plans and specifications.

4. Security for Performance. Concurrently with the execution of this Security Agreement by DEVELOPER, DEVELOPER shall deliver to the CITY a performance bond issued by a corporate surety in substantially the form attached hereto as **Exhibit "A"**, in an amount that is not less than 100% of the total estimated cost of the Improvements and any warranty therefor. The performance bond shall be issued by an "admitted" corporate surety insurer authorized to do business in the State of California and the surety insurer shall have an A.M. Best rating of at least "A, XV". The surety insurer shall have assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The security or bond shall also insure against any and all defects in the Improvements for a period of not less than one full year after the date of acceptance thereof by the CITY. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

5. Security for Contractors, Subcontractors, Laborers and Materialmen. The DEVELOPER shall also provide a payment bond issued by a corporate surety for the security of laborers and materialmen, which bond or bonds shall be in substantially the form attached hereto as **Exhibit "B"** and made a part hereof. The amount of the bond(s) shall be no less than 100% of the total estimated amount needed to secure payment to the contractor, to the subcontractors, and to the persons furnishing labor, materials, or equipment to them for the Improvements. The laborers and materialmen bond shall be provided by an "admitted" corporate surety insurer authorized to transact surety insurance in the State of California with an A.M. Best rating of "A, XV", and with assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

6. General Liability and Worker's Compensation Insurance. The DEVELOPER shall, before commencing any work, obtain commercial general liability insurance (primary) of not less than \$2,000,000.00 per occurrence for all coverages and \$2,000,000.00 general aggregate. The CITY and its employees and agents shall be added as additional insureds. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the CITY or any employee or agent of the CITY. Coverage shall not be limited to the vicarious liability or supervisory role of any additional insured. Coverage shall contain no contractors' limitation endorsement. There shall be no endorsement or modification limiting the scope of coverage for liability arising from pollution, explosion, collapse, underground property damage or employment-related practices. Such insurance shall not prohibit the DEVELOPER, and its employees or agents, from waiving the right of subrogation prior to a loss. The DEVELOPER waives its right of subrogation against the CITY. Unless otherwise approved by the CITY, the DEVELOPER's insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best rating of "A, XV." Self-insurance shall not be considered to comply with these insurance specifications. The DEVELOPER agrees to require all contractors, subcontractors and other parties hired for the Improvements to purchase and maintain insurance of the types specified

herein, naming as additional insureds all of the parties to this Security Agreement. The DEVELOPER shall, before commencing any work, obtain Worker's Compensation Insurance in an amount required by law and, failing to do so, the CITY may procure such insurance at the cost of the DEVELOPER.

7. Comprehensive Commercial General and Automobile Liability Insurance. The DEVELOPER, before commencing any work shall, at its own expense, maintain comprehensive commercial general and automobile liability insurance issued by a California-admitted surety company with an A.M. Best rating of no less than "A, XV" for \$2,000,000 per occurrence. Coverage shall be for the entire duration of the permitted activities. Such liability insurance policy shall name, by endorsement, the City as an additional insured.

8. Indemnification. Notwithstanding the provisions of Government Code, Section 66474.9 or any other statutes of similar import, and to the full extent permitted by law, the DEVELOPER shall defend, indemnify and hold harmless the CITY, its employees, agents, officials and attorneys, from and against any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind or nature, whether actual, alleged or threatened, reasonable attorneys' fees, court costs, interest, expert witness fees and any other costs or expenses of any kind whatsoever, without restriction or limitation, incurred in relation to, as a consequence of, or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part, to the Map, the Improvements, this Agreement, or any matter related to the same; provided, however, that the indemnification to be provided by DEVELOPER to the CITY pursuant to the terms of this paragraph shall not be applicable where the aforementioned liability, claim, suit, action, etcetera, is the result of the sole negligence or sole willful misconduct of the CITY.

9. Procedure for Release of Performance Bond Security. The security furnished by the DEVELOPER shall be released in whole or in part in the following manner:

a. Security shall be released upon final completion and acceptance of the Improvements. If the security furnished by the DEVELOPER is a documentary evidence of security, such as a surety bond, the CITY shall release the documentary evidence and return the original to the Surety upon final completion and acceptance of the Improvements. In the event the CITY is unable to return the original documentary evidence to the Surety, the security shall be released by written notice sent by certified mail to the DEVELOPER and to the Surety within 30 days of the City's acceptance of the Improvements. The written notice shall contain a statement that the work for which security was furnished has been completed and accepted, a description of the Improvements, and the notarized signature of an authorized CITY official.

b. At such time as the DEVELOPER believes that the work for which the security was required is complete and makes payment of a partial exoneration fee of \$350 to the CITY, the DEVELOPER shall notify the CITY in writing of the completed work, including a list of work completed. Upon receipt of the written notice, the CITY shall have 45 days to review and comment or approve the completion of the Improvements. If the CITY does not agree that all work has been completed in accordance with the plans

and specifications for the Improvements, it shall supply a list of all remaining work to be completed.

c. Within 45 days of receipt of the CITY's list of remaining work, the DEVELOPER may then provide cost estimates for all remaining work for review and approval by the CITY.

d. Upon receipt of the cost estimates, the CITY shall then have 45 days to review, comment, and approve, modify or disapprove those cost estimates. The CITY shall not be required to engage in this process of partial release more than once between the start of work and the completion and acceptance of all work.

e. The DEVELOPER shall complete the works of Improvement until all remaining items are accepted by the CITY. Upon completion of the Improvements, the DEVELOPER shall be notified in writing by the CITY within 45 days and, within 45 days of the date of the CITY's notice, the release of any remaining performance security shall be made within 60 days of the recording of the Notice of Completion.

10. Procedure for Release of Payment Bond Security. Security securing the payment to the contractor, his or her subcontractors and persons furnishing labor, materials or equipment may, after passage of the time within which mechanic's liens and stop notices are required to be recorded and after acceptance of the Improvements, be reduced by Surety to an amount equal to the total claimed by all claimants for whom mechanic's liens and stop notices have been recorded and notice thereof given in writing to the CITY, and if no claims have been recorded, the security may be released in full.

11. Security for One-Year Warranty Period. The release procedures described in paragraphs 9 and 10 above shall not apply to any required guarantee and warranty period nor to the amount of the performance bond security deemed necessary by the CITY for the guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorneys' fees.

12. Binding Effect. This Security Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives and their successors and assigns.

13. Authority to Execute. The DEVELOPER hereby warrants and represents to the CITY that the individual signing this Security Agreement on behalf of the DEVELOPER is vested with the unconditional authority to do so pursuant to, and in accordance with, all applicable legal requirements, and has the authority bind the DEVELOPER hereto.

14. No Assignment. The DEVELOPER may not assign this Security Agreement, or any part thereof, to another without the prior written consent of the CITY.

15. Attorneys' Fees. In the event of legal action to enforce or interpret this Agreement or any of its provisions, the prevailing party shall be entitled, in addition to any other form of relief, to recover its reasonable attorneys' fees and costs of suit.

16. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute a single agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates listed below.

CITY OF BEAUMONT

By _____
Mayor

Date

DEVELOPER

By Kirk M Howard

April 30, 2020
Date

Title: OWNER

Address: 1648 Woodlands Rd
BEAUMONT CA 92223

EXHIBIT "A"

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Beaumont 219 Self Storage LLC hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated APRIL 30, 2020 whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. LG-M002 which is hereby incorporated herein and made a part hereof; and

WHEREAS, Principal is required under the terms of the said agreement to furnish a bond for the faithful performance of said agreement.

NOW, THEREFORE, we, the Principal and _____, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of _____ dollars (\$ _____) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment therein rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on _____, 20____.

PRINCIPAL:

SURETY:

Beaumont 219 Self Storage LLC

By Kirk S Howard

Title owner- Managing Member of LLC

By _____

Title _____

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and BEAUMONT RV & SELF STORAGE LLC (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated April 30, 2020, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 18-M002, which is hereby incorporated herein and made a part hereof; and

WHEREAS, under the terms of the said agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Beaumont to secure the claims to which reference is made in Section 8000, et seq., of the Civil Code of the State of California.

NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto the City of Beaumont and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the said agreement and referred to at Section 8000, et seq., of the Civil Code in the sum of _____ dollars (\$ _____), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Section 8000, et seq., of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on _____, 20 ____.

PRINCIPAL:

BEAUMONT RV & SELF STORAGE LLC

By Keith Howard

Title OWNER- Managing member LLC

SURETY:

By _____

Title _____



Punch List

Project Name: Beaumont RV & Self Storage Offsite Street Improvements

Project Number: Bond No:
S388532

		Pw2019-0384	
Inspected By: Jason Craghead		Page: 1 of 1	Date:2/3/2022
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1)	There are no punch list items at this time		
2)			
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			
11)			

[COMPANY NAME]