



City of Beaumont

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

Case No. PW2021-0049
Receipt No. RD1143340
Fee \$ 484.43 / \$3,000 Insp.
Date Paid 2/18/21

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Michael Heishman Phone 951.428.4414

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

5. Contact's E-mail michael.heishman@tripointehomes.com

3. Developer Name Tri Pointe Homes Phone 951.428.4414
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 1250 Corona Pointe Court Suite 600 , Corona , CA 92879
City/St/Zip

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

~~Bond No. CMS331828 / Tr. 37298-1 / Atwell Street Improvements Highland Springs Avenue West of Centerline from Wilson to the SCE Easment~~

6. **CERTIFICATION OF ACCURACY AND COMPLETENESS:** I hereby certify that to the best of my knowledge the information in this application and all attached answers and exhibits are true, complete, and correct.

Michael Heishman Michael Heishman Digitally signed by Michael Heishman
Print Name and Sign – Contact/Applicant Date: 2021.02.15 08:25:02 -08'00' Date

7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with contractor's performance of work hereunder or its failure to comply with any of its obligations for which this Bond exoneration is requested, except for such loss or damage which was caused by the active negligence of the City.

Michael Heishman Michael Heishman Digitally signed by Michael Heishman
Print Name and Sign – Contact/Applicant Date: 2021.02.15 08:25:15 -08'00' 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.

**Michael
Heishman**

Digitally signed by Michael
Heishman
Date: 2021.02.15 08:24:50 -08'00'

Michael Heishman

Print Name and Sign – Contact/Applicant

Date

Basic Gov (Sales Force) # _____
File # _____

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN
(Tract Map/Parcel Map/Plot Plan No. 37298-1)**

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT (“CITY”) and Pardee Homes, a California 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 # 37298-1, (“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 Atwell Street Improvements Highland Springs Avenue West of Centerline from Wilson to the SCE Easement.

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  _____
Jeff Chambers
10-31-19

Date

Title: VP Community Development

Address: Pardee Homes
1250 Corona Pointe Court, Ste. 600
Corona, CA 92879

Basic Gov (Sales Force) # _____
File # _____

EXHIBIT "A"

Bond No: CMS331828
Premium: \$4,677.00

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Pardee Homes (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated _____, 20__, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 37298-1, which is hereby incorporated herein and made a part hereof; and Atwell Street Improvements Highland Springs Avenue West of Centerline from Wilson to the SCE Easement

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 RLI Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of One Million One Hundred Sixty Nine Thousand * dollars (\$ 1,169,183.61) 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. *One Hundred Eighty Three & 61/100

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 October 30, 2019.

PRINCIPAL:

SURETY:

Pardee Homes

RLI Insurance Company

By 

By 

Title VP Community Development

Title Janina Monroe, Attorney-In-Fact

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On OCT 30 2019 before me, Brianne Davis, Notary Public,
(Here insert name and title of the officer)

personally appeared Janina Monroe,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that
~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by
~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Brianne Davis
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Paul Boucher, Janina Monroe, Dennis Langer, Michelle Haase, Timothy Noonan, jointly or severally

in the City of Irvine, State of California its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 30th day of September, 2019.



RLI Insurance Company
Contractors Bonding and Insurance Company

By: B. W. Davis
Barton W. Davis Vice President

State of Illinois }
County of Peoria } SS

CERTIFICATE

On this 30th day of September, 2019, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this 30th day of October 2019.

By: Gretchen L. Johnnigk
Gretchen L. Johnnigk Notary Public

RLI Insurance Company
Contractors Bonding and Insurance Company

By: Jean M. Stephenson
Jean M. Stephenson Corporate Secretary



California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

} s.s.

On October 31, 2019 before me, Ana E. Chavez Perez, Notary Public,
Name of Notary Public, Title

personally appeared Jeff Chambers
Name of Signer (1)

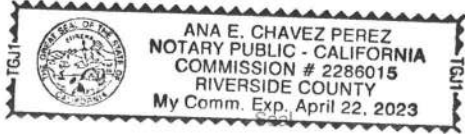
Name of Signer (2)

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 of Notary Public



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information
Method of Signer Identification
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other
<input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Pardee Homes (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated _____, 20____, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 37298-1, which is hereby incorporated herein and made a part hereof; and Atwell Street Improvements Highland Springs Avenue West of Centerline from Wilson to the SCE Easement

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 One Million One Hundred Sixty Nine * dollars (\$ 1,169,183.61), 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. *Thousand One Hundred Eighty Three & 61/100

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 October 30, 20 19.

PRINCIPAL:

Pardee Homes

By 
Jeff Chambers

Title VP Community Development

SURETY:

RLI Insurance Company

By 

Title Janina Monroe, Attorney-In-Fact

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On OCT 30 2019 before me, Brianne Davis, Notary Public,
(Here insert name and title of the officer)

personally appeared Janina Monroe,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Brianne Davis

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

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- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/~~she/they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
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- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Paul Boucher, Janina Monroe, Dennis Langer, Michelle Haase, Timothy Noonan, jointly or severally

in the City of Irvine, State of California its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 30th day of September, 2019.



RLI Insurance Company
Contractors Bonding and Insurance Company
By: B. W. Davis
Barton W. Davis Vice President

State of Illinois }
County of Peoria } SS

CERTIFICATE

On this 30th day of September, 2019, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this _____ day of _____.

By: Gretchen L. Johnigk
Gretchen L. Johnigk Notary Public

RLI Insurance Company
Contractors Bonding and Insurance Company
By: Jean M. Stephenson
Jean M. Stephenson Corporate Secretary



California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

} s.s.

On October 31, 2019 before me, Ana E. Chavez Perez, Notary Public,
Name of Notary Public, Title

personally appeared Jeff Chambers
Name of Signer (1)

Name of Signer (2)

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 of Notary Public



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
 Attorney-in-fact
 Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
 Partner - Limited/General
 Trustee(s)
 Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer Signer(s) Thumbprints(s)

PW2018-0235

PCB/ N15/ PA/

6/18/19



Prepared By:	MDS Consulting
Date Prepared:	2019-0605
Approved By:	
Date Approved:	
Tract No.:	37298-1, Street Improvements Highland Springs Avenue

**City of Beaumont Engineering Division
Construction Cost Estimate for Bonding, Plan Check & Inspection Fees
(Subdivisions/Public Works/Commercial Projects)**

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
STREET IMPROVEMENTS				
Traffic Signal Conduit	LF	345	\$ 10.00	\$ 3,450.00
Grind and Overlay	SF	47,256	\$ 4.00	\$ 189,024.00
Remove Concrete Apron	SF	594	\$ 10.00	\$ 5,940.00
Concrete Sidewalk	SF	815	\$ 6.00	\$ 4,890.00
Asphalt Concrete Pavement	Ton	3,973	\$ 90.00	\$ 357,570.00
Class II Pavement Base	CY	4,081	\$ 50.00	\$ 204,050.00
8" Curb & Gutter	LF	562	\$ 17.00	\$ 9,554.00
8" Curb Only	LF	2,446	\$ 15.00	\$ 36,690.00
Remove Existing Curb & Gutter and Sidewalk	SF	18	\$ 20.00	\$ 360.00
Remove Existing Pavement	SF	107,052	\$ 1.45	\$ 155,225.40
Join Existing Pavement (Grind & Overlay)	SF	6,982	\$ 4.00	\$ 27,928.00
Curb Ramp	Each	1	\$ 2,000.00	\$ 2,000.00
Signing & Striping	LS	1	\$ 20,000.00	\$ 20,000.00
TOTAL				\$ 1,016,681.40
15% Contingency				\$ 152,502.21
GRAND TOTAL				\$ 1,169,183.61
			Faithful Performance (100%)	\$ 1,169,183.61
			Labor & Material (100%)	\$ 1,169,183.61

No further comments

PA/ N15/ 10/9/19



177 East Colorado Blvd, Suite 500
Pasadena, CA 91105
(310) 955-3100



90-3582
1222

Check Number 2805152
Check Date 10/30/2019

Vendor # 123438

Pay Exactly

SEVENTY FIVE AND 40/100*****

\$*****75.40

VOID IF NOT CASHED IN 90 DAYS
TWO SIGNATURES REQUIRED OVER \$100,000.00

David A. Smith

TO
THE
ORDER
OF

CITY OF BEAUMONT
550 E. 6TH STREET
BEAUMONT CA 92223

⑈0 2805 152⑈ ⑆ 122235821⑆ 153497054947⑈



177 East Colorado Blvd, Suite 500
Pasadena, CA 91105
(310) 955-3100

Check Amount 75.40
Check Date 10/30/2019
Check Number 2805152

Invoice Number	Invoice Date	Description	Gross Amount	Net Amount
ATWELL T37298 ST IM	10/28/19	ATWELL PERMIT FEES ST IMP	75.40	75.40
123438 CITY OF BEAUMONT			75.40	75.40



177 East Colorado Blvd, Suite 500
Pasadena, CA 91105
(310) 955-3100



90-3582
1222

Check Number 2805153
Check Date 10/30/2019

Vendor # 123438

Pay Exactly

TWO HUNDRED EIGHTY EIGHT AND 18/100*****

\$*****288.18

VOID IF NOT CASHED IN 90 DAYS
TWO SIGNATURES REQUIRED OVER \$100,000.00

David A. Lutz

TO
THE
ORDER
OF

CITY OF BEAUMONT
550 E. 6TH STREET
BEAUMONT CA 92223

⑈0 2805 153⑈ ⑆ 122235821⑆ 153497054947⑈



177 East Colorado Blvd, Suite 500
Pasadena, CA 91105
(310) 955-3100

Check Amount 288.18
Check Date 10/30/2019
Check Number 2805153

Invoice Number	Invoice Date	Description	Gross Amount	Net Amount
ATWELL ST IMP FEES	10/28/19	ATWELL OFFSITE INSP FEES	288.18	288.18
123438 CITY OF BEAUMONT			288.18	288.18



177 East Colorado Blvd, Suite 500
Pasadena, CA 91105
(310) 955-3100



90-3582
1222

Check Number 2805186
Check Date 11/1/2019

Vendor # 123438

Pay Exactly

THIRTY FIVE THOUSAND SEVENTY FIVE AND 51/100*****

\$**35,075.51**

VOID IF NOT CASHED IN 90 DAYS
TWO SIGNATURES REQUIRED OVER \$100,000.00

David A. Lutz

TO
THE
ORDER
OF

CITY OF BEAUMONT
550 E. 6TH STREET
BEAUMONT CA 92223

⑈0 2805 186⑈ ⑆ 122235821⑆ 153497054947⑈



177 East Colorado Blvd, Suite 500
Pasadena, CA 91105
(310) 955-3100

Check Amount 35,075.51
Check Date 11/1/2019
Check Number 2805186

Invoice Number	Invoice Date	Description	Gross Amount	Net Amount
ATWELL T37298-1 INS	10/31/19	ST IMP INSPECTION OFF-SITE	35,075.51	35,075.51
123438 CITY OF BEAUMONT			35,075.51	35,075.51

Michael Heishman

From: Suzanne Foxworth <SFoxworth@beaumontca.gov>
Sent: Thursday, October 24, 2019 11:14 AM
To: Michael Heishman
Subject: PW2018-0235 Highland Springs Off-Site Street Improvements
Attachments: PW2018-0235 APPROVED COST EST.pdf

Hello,

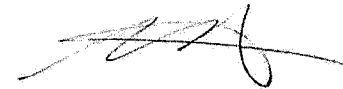
These plans are approved. We still need bonds, bond fee of \$288.18, inspection fees of \$35,075.51 (3% of cost estimate), and permit fees of \$75.40.

Please see attached approved cost estimate.

Thanks,

SUE FOXWORTH
Public Works Technician

City of Beaumont
550 E. 6th Street, Beaumont, Ca 92223
Desk (951) 769-8520 | Fax (951) 769-8526
BeaumontCa.gov
Facebook | Twitter | Instagram | YouTube



70568009.1520.31060

10/26/19



#ACITYELEVATED

As of May 15, 2019, Building & Safety same day permits will no longer be available.

CITY OF BANNING GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY OF BANNING STANDARD PLANS, THE CONTRACT PROVISIONS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK"). ALL REFERENCE SPECIFICATIONS AND STANDARDS SHALL BE THE LATEST EDITION UNLESS OTHERWISE NOTED.
- WHEN A TECHNICAL CONFLICT IS FOUND TO EXIST IN THE CONTRACT DOCUMENTS THAT CANNOT BE RESOLVED BY REFERENCE TO PRECEDENCE PROVISIONS IN THE "GREENBOOK," THE CONTRACTORS SHALL IMMEDIATELY REPORT SAID CONFLICT TO THE CITY ENGINEERS FOR RESOLUTION.
- ALL MATERIALS AND METHODS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- CONSTRUCTION PERMITS SHALL BE OBTAINED FROM THE CITY OF BANNING, ENGINEERING DEPARTMENT, PRIOR TO THE START OF ANY WORK. INSPECTION COORDINATION SHALL BE REQUESTED AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY WORK IN PUBLIC RIGHT-OF-WAY WITHIN THE CITY LIMITS. CALL (951) 922-3130 FOR AN INSPECTION REQUEST.
- THE CONTRACTOR SHALL CONFORM TO ALL CURRENT EDITION OF CA MUTCD TRAFFIC CONTROL POLICIES, METHODS AND PROCEDURES DESCRIBED IN STATE OF CALIFORNIA MANUAL OF TRAFFIC CONTROLS, LATEST NON-METRIC EDITION UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN BARRICADES, DELINEATORS OR OTHER TRAFFIC CONTROL DEVICES AT ALL TIMES.
- THE CONTRACTORS SHALL OBTAIN A PERMIT TO PERFORM EXCAVATION OR TRENCH WORK FOR TRENCHES FIVE (5) FEET OR GREATER IN DEPTH FROM THE CALIFORNIA STATE DIVISION OF INDUSTRIAL SAFETY.
- THE WALLS AND FACES OF ALL EXCAVATIONS GREATER THAN FIVE (5) FEET IN DEPTH SHALL BE GUARDED BY SHORING, SLOPING OF THE GROUND OR OTHER APPROVED MEANS PURSUANT TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. TRENCHES LESS THAN FIVE (5) FEET SHALL ALSO BE GUARDED WHEN THE POTENTIAL EXISTS FOR GROUND MOVEMENT.
- NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC RIGHT-OF-WAY WITHOUT OBTAINING A SEPARATE PERMIT FOR THAT PURPOSE.
- THE LOCATIONS OF UTILITIES SHOWN HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION; HOWEVER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE, IN THE FIELD, THE TRUE LOCATION AND ELEVATION OF ANY EXISTING UTILITIES, AND TO EXERCISE PROPER PRECAUTION TO AVOID DAMAGE THEREO. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT 1-800-277-2600 TWO WORKING DAYS BEFORE EXCAVATION.
- THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH ALL UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, GAS, TELEPHONE, ELECTRIC, CABLE TELEVISION, LANDSCAPING, LANDSCAPE IRRIGATION, DOMESTIC WATER, RECLAIMED WATER, SEWER, STORM DRAIN, FLOOD CONTROL, AND CALTRANS. ALL UTILITY COMPANIES SHALL BE GIVEN TWO WORKING DAYS NOTICE PRIOR TO WORK AROUND THEIR FACILITIES.
- THE CONTRACTOR SHALL NOT OPERATE ANY FIRE HYDRANT OR WATER MAIN VALVES WITHOUT APPROPRIATE AGENCY AUTHORIZATION. CONTRACTOR SHALL COORDINATE WITH THE WATER DEPARTMENT, CITY OF BANNING, FOR VALVE OPERATION AND WATER REQUIREMENTS.
- CURVE DATA REFERS TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- STATIONING REFERS TO THE CENTERLINE OF STREETS EXCEPT WHERE OTHERWISE NOTED.
- ADEQUATE CONSTRUCTION CONTROL STAKES SHALL BE SET BY THE ENGINEER TO ENABLE THE CONTRACTOR TO CONSTRUCT THE WORK TO THE PLAN GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF BENCHMARKS AND CONSTRUCTION CONTROL STAKING DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOT DISTURB EXISTING SURVEY MONUMENTS, MONUMENT TIES OR BENCHMARKS WITHOUT PRIOR NOTIFICATION TO THE CITY ENGINEER.
- REMOVAL AND REPLACEMENT OF EXISTING SURVEY CONTROL, INCLUDING SURVEY MONUMENTS, MONUMENT TIES AND BENCHMARKS, SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. SURVEY MONUMENTS THAT WILL BE DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER ONE WEEK PRIOR TO CONSTRUCTION SO THAT TIES TO MONUMENTS CAN BE ESTABLISHED FOR LATER REPLACEMENT OF THE MONUMENT.
- THE CONTRACTOR SHALL MAINTAIN ACCESS FOR LOCAL RESIDENTS AND BUSINESSES AT ALL TIMES. A MINIMUM TWELVE (12) FOOT LANE SHALL BE MAINTAINED AT ALL TIMES IN THE CONSTRUCTION AREA FOR RESIDENTS AND EMERGENCY VEHICLES.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AN EFFECTIVE MEANS OF DUST CONTROL, INCLUDING ADEQUATE WATERING, AT ALL TIMES.
- ALL GRADING OPERATIONS SHALL BE DISCONTINUED WHEN SUSTAINED WIND VELOCITIES EXCEED 25 MILES PER HOUR.
- THE CONTRACTOR SHALL NOT CAUSE ANY EXCAVATED MATERIAL, MUD, SILT, OR DEBRIS TO BE DEPOSITED ONTO PUBLIC OR PRIVATE PROPERTY ADJACENT TO THE RIGHT-OF-WAY DURING CONSTRUCTION WITHOUT PRIOR WRITTEN APPROVAL.
- NO TRENCH BACKFILL SHALL TAKE PLACE WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
- A GEOTECHNICAL ENGINEER SHALL CERTIFY ALL BACKFILL COMPACTION; FAILURE TO OBTAIN THE REQUIRED DENSITY SHALL REQUIRE REMEDIATION OF THAT PORTION OF THE WORK UNTIL THE SPECIFIED DENSITY IS OBTAINED.
- CARE SHOULD BE TAKEN TO PREVENT GRADES, DITCHES, AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITE, THE CITY ENGINEER MAY REQUIRE TEMPORARY NON-ERODIBLE SWALES ENTERING OR LEAVING IMPROVEMENTS.
- THE FINAL LOCATION AND WIDTH OF DRIVEWAY APPROACH APRONS SHALL BE APPROVED AT THE TIME OF CONSTRUCTION AND SHALL CONFORM TO THE CITY OF BANNING STANDARD DETAILS.
- ALL EXPOSED CONCRETE SURFACES SHALL CONFORM IN GRADE, COLOR AND FINISH TO MATCH EXISTING CONCRETE.
- THE CONTRACTOR SHALL STAMP AN "S" IN THE FACE OF THE CURB AT THE LOCATION OF THE SEWER LATERAL.
- NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL HAVE BEEN PLACED, INSPECTED AND APPROVED.
- ALL UNDERGROUND UTILITIES SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO PAVING OF STREETS.
- PAVEMENT STRUCTURAL SECTIONS SHOWN ARE MINIMUM AND SUBJECT TO REVISION AND APPROVAL OF THE CITY ENGINEER AS DETERMINED BY SOILS TESTS TAKEN AFTER COMPLETION OF ROUGH GRADING AND IN CONSIDERATION OF THE APPROPRIATE R-VALUE.
- ACTUAL THICKNESS OF A.C. PAVEMENT AND/OR BASE COURSE MATERIAL FOR STRUCTURAL STREET SECTIONS SHALL BE RECOMMENDED BY A GEOTECHNICAL REPORT AND SUBMITTED TO THE CITY OF BANNING FOR APPROVAL UPON COMPLETION OF ROUGH GRADING.
- ALL MANHOLES, CLEANOUT FRAMES, COVERS AND VALVE BOXES SHALL BE RAISED TO FINISHED GRADE BY THE PAVING CONTRACTOR UPON COMPLETION OF PAVING AND PER THE CITY OF BANNING'S REQUIREMENTS.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL RESTORE ALL SIGNING, STRIPING, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES TO THE SATISFACTION OF THE CITY ENGINEER.
- CONTRACTOR SHALL RELOCATE AND/OR REPLACE LANDSCAPING, SPRINKLERS AND SIDEWALKS AFFECTED BY THE CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER.
- AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER OF RECORD, WHO SHALL PROVIDE RECORD DRAWINGS TO THE CITY ENGINEER.
- IF AND WHEN TRAFFIC LOOP DETECTORS ARE DISTURBED, THEY SHALL BE REPLACED AS SOON AS POSSIBLE, PER THE CITY ENGINEER'S DIRECTION.
- STREET NAME AND DIRECTIONAL SIGNS SHALL MEET ALL CA MUTCD AND CITY REQUIREMENTS.

SHEET INDEX

SHEET 1	TITLE SHEET AND SHEET INDEX MAP
SHEET 2	STREET TYPICAL SECTIONS, CONSTRUCTION NOTES AND DETAILS
SHEET 3	HIGHLAND SPRINGS AVENUE, STA. 13+67.92 TO 23+55.92
SHEET 4	HIGHLAND SPRINGS AVENUE, STA. 23+55.92 TO 33+00.00
SHEET 5	HIGHLAND SPRINGS AVENUE, STA. 33+00.00 TO 43+00.00
SHEET 6	HIGHLAND SPRINGS AVENUE, STA. 43+00.00 TO 53+86.61
SHEET 7	HIGHLAND SPRINGS AVENUE, STA. 53+86.61 TO 64+00.00
SHEET 8	HIGHLAND SPRINGS AVENUE, STA. 64+00.00 TO 74+00.00
SHEET 9-11	HIGHLAND SPRINGS AVENUE SIGNING AND STRIPING PLAN
SHEET 12	STARLIGHT AVE., SUNDANCE DR., OAK VALLEY PKWY., SIGNING AND STRIPING PLAN
SHEET 13-27	HIGHLAND SPRINGS AVENUE STREET SECTIONS

CITY OF BEAUMONT GENERAL NOTES:

- 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. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AT (951) 769-8620.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, GREENBOOK, LATEST EDITION AND THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
- ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS AND STORM DRAIN.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED WITH APPROVED STREET PLAN FOR REVIEW TO THE PERMITS SECTION OR INSPECTION SECTION (FOR MAP CASES) PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
- ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES ARE IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPT.
- THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO R.C.T.D. STANDARD NO. 816.
- ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE R.C.T.D. STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY. PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, THE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.
- ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTIONS 37, 38 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
- PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
- CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT). OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES. UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
- 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 AND ADD PERMITEE # _____ ON THE PLAN.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT-OF-WAY.
- CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARDS NO. 206 AND/OR 207, AS DIRECTED IN THE FIELD.
- STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
- FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
- INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE 461 AND THE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE).
- THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, & SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN THE EASEMENTS & ROAD RIGHTS-OF-WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS & GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED & CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.
- VOID NO. 7 33C83910

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT AND BANNING IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY.

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

SIGNATURE: *[Signature]* DATE: 9/16/19 LICENSE NO: 052496 EXP: 12-31-20
EDWARD J. LENTH

**IN THE CITY OF BANNING, STATE OF CALIFORNIA
TRACT NO. 37298-1, ATWELL
OFF-SITE STREET
IMPROVEMENT PLAN
HIGHLAND SPRINGS AVENUE**

LEGAL DESCRIPTION

LOTS 1-7, 10, AND PORTIONS OF LOTS 8, 9, 10, 18, & 19; OF TRACT MAP NO. 34330, FILED IN BOOK 429 OF MAPS, PAGES 84 THROUGH 103, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

ABBREVIATIONS

HP	HIGH POINT	PA	PLANNING AREA
LP	LOW POINT	AVL	AVERAGE
PI	POINT OF INTERSECTION	R/W	RIGHT OF WAY
SD	STORM DRAIN	RW	RETAINING WALL
SS	SANITARY SEWER	TC	TOP OF CURB
DW	POTABLE WATER	GB	GRADE BREAK
RCW	NON-POTABLE WATER	FL	FLOWLINE
G	GAS	BVC	BEGIN VERTICAL CURVE
NO.	NUMBER	MVC	MIDDLE VERTICAL CURVE
Δ	DELTA	EVC	END VERTICAL CURVE
R	RADIUS	VC	VERTICAL CURVE
L	LENGTH	TR	TANGENT RATE
MIN	MINIMUM	CB	CATCH BASIN
MAX	MAXIMUM	LT	LEFT
STA	STATION	RT	RIGHT
TRAF	TRAFFIC	EX	EXISTING
VAR	VARIABLES	TB	TOP OF BERM
A.C.	ASPHALT CEMENT	FS	FINISH SURFACE
CATV	CABLE TELEVISION	FG	FINISH GRADE
ELEC	ELECTRIC	CL	CENTERLINE
ELEV	ELEVATION	ST	STREET
SIG	SIGNAL	BCR	BEGIN CURB RETURN
O.C.	ON CURVE	ECR	END CURB RETURN
∠PT	ANGLE POINT	ST.LT.	STREET LIGHT
UDG	UNDERGROUND	BC	BEGINNING OF CURVE
		EC	END OF CURVE
		PRC	POINT OF REVERSE CURVE
		NLY	NORTHERLY
		SLY	SOUTHERLY
		Ely	EASTERLY
		Wly	WESTERLY
		WAT	WATERLINE
		SCE	SOUTHERN CALIFORNIA EDISON

LEGEND

[Symbol]	TRACT BOUNDARY
[Symbol]	STREET CENTERLINE
[Symbol]	SIDEWALK
[Symbol]	DAYLIGHT LINE
[Symbol]	PROPOSED CURB & GUTTER
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	LOT NUMBER
[Symbol]	HIGHEST SINGLE-FAMILY RESIDENTIAL LOT NUMBER
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	PROPOSED POTABLE WATER
[Symbol]	PROPOSED NON-POTABLE WATER
[Symbol]	EXISTING STORM DRAIN
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING POTABLE WATER
[Symbol]	PROPOSED STREET GRADE
[Symbol]	EXISTING GAS LINE
[Symbol]	STAMPED CONCRETE STREET MEDIAN FINISH
[Symbol]	PLAN & PROFILE SHEET NUMBER
[Symbol]	STRIPING PLAN SHEET NUMBER

BENCHMARK

ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF NAVD 88 BASED LOCALLY UPON THE FOLLOWING BENCH MARK: 3-1/4" STANDARD ALUMINUM MVD DISK, FLUSH, LOCATED IN BANNING, 0.6 MILES SOUTH ALONG HIGHLAND SPRINGS AVENUE FROM THE INTERSECTION OF HIGHLAND SPRINGS AVENUE AND THE SOUTHERN PACIFIC RAILROAD BRIDGE, 17.5 FEET EAST OF THE CENTERLINE OF HIGHLAND SPRINGS AVENUE AT THE NORTHWEST CORNER OF CATCH BASIN AT THE TOP OF CURB, 0.5 FEET EAST OF FACE OF CURBS. ELEVATION=2534.10

OWNER/APPLICANT/DEVELOPER

PAROLE HOMES
1250 CORONA POINTE COURT, SUITE 600
CORONA, CA 92679
(951) 428-4400
CONTACT: MICHAEL HEISHMAN

BASIS OF BEARINGS

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (PORTIONS PER NATIONAL GEODETIC SURVEY, NAD 83, EPOCH 1995.5), AS SHOWN ON THE MAP FILED IN BOOK 102, PAGES 50 THROUGH 65 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 52° 49' 02.84" EAST.

ASSESSORS PARCEL NUMBERS

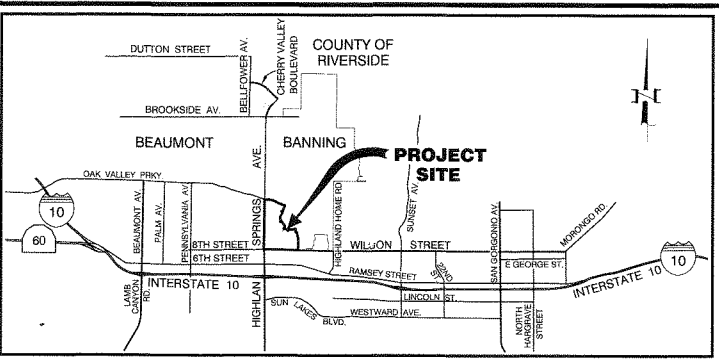
408-120-001 THROUGH -005, -007 THROUGH -009
PORTIONS OF 408-120-006, -010, -012, -019, -020

ENGINEER'S NOTE TO CONTRACTORS:

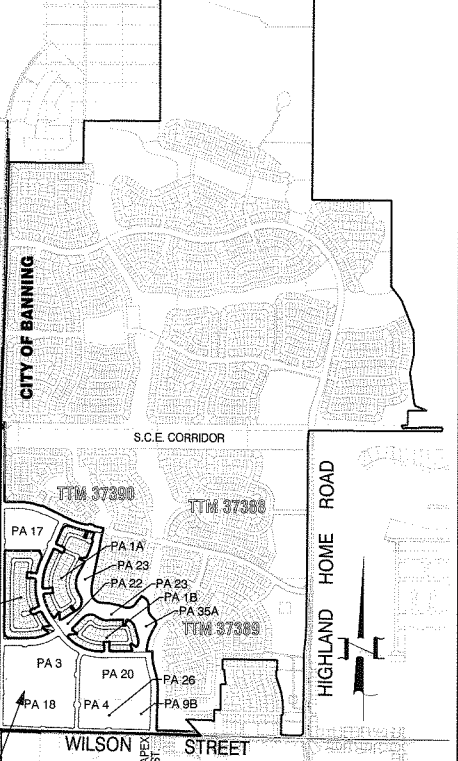
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

RECOMMENDED FOR ACCEPTANCE BY:
[Signature] 9/16/19
STEVEN LATINO, PE
ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA, INC.

VICINITY MAP



ATWELL PROJECT KEY MAP



WORK TO BE DONE:

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, AND THE SPECIFICATIONS AND STANDARD DRAWINGS NOTED HEREIN.

- STANDARD SPECIFICATIONS DESCRIPTION:**
- CITY OF BANNING "PUBLIC WORKS STANDARD DRAWINGS," DECEMBER 12, 2012.
 - CITY OF BEAUMONT MUNICIPAL CODE AND STANDARD SPECIFICATIONS.
 - COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT "ROAD IMPROVEMENT STANDARDS & SPECIFICATIONS," ORDINANCE NO. 461, AS AMENDED BY ORDINANCE NO. 461.10, EFFECTIVE DECEMBER 20, 2007, FOR CITY OF BEAUMONT.
 - CALIFORNIA DEPARTMENT OF TRANSPORTATION "STANDARD PLANS," 2018 EDITION.
 - CALIFORNIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS," 2015.
 - CALIFORNIA DEPARTMENT OF TRANSPORTATION "CA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," 2014 EDITION, REVISION 4.
 - AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2015 EDITION.

ENGINEER'S NOTES:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A DILIGENT SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF ANY DAMAGE TO THESE LINES OR STRUCTURES. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-277-2600 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION IN ORDER TO DETERMINE ACTUAL FIELD LOCATION OF EXISTING UTILITIES.

REVIEWED BY: *[Signature]* 10.8.19 DATE
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19 DATE
APPROVED BY: *[Signature]* 10/23/19 DATE
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

REVISIONS

MARK	DESCRIPTION	DATE

PLANS PREPARED BY:

MDS CONSULTING
MORSE
SCHULTZ
17320 Redhill Avenue
Suite 350
Irvine, CA 92614
Voice: 949-251-8821

SUBMITTED BY:

EDWARD J. LENTH
RCE # 052496 EXP: 12-31-20

Call before you Dig
Avoid hitting underground utility lines or structures.
Call 811
or
1-800-227-2600

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 052496
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA

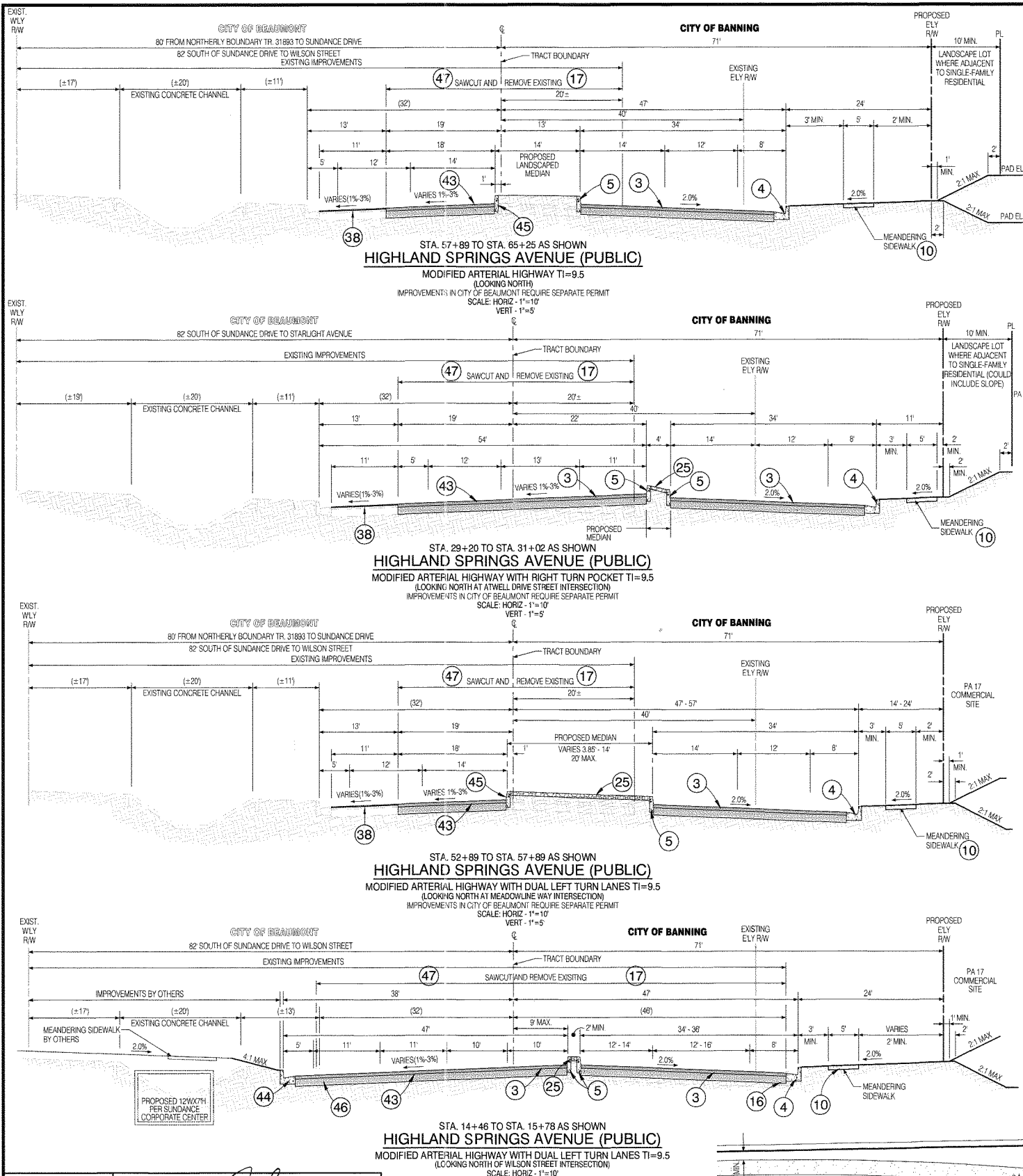
BANNING, CA
STAGECOACH TOWN USA
Home of the Stagecoach Inn

CITY OF BANNING
RECOMMENDED FOR APPROVAL BY:
[Signature] 9/18/19 DATE
KEVIN D. SIN, RCE #71299 EXP: 12/31/19
SENIOR CIVIL ENGINEER
APPROVED BY:
[Signature] 9/18/19 DATE
ARTURO VELA, RCE #75696 EXP: 6/30/20
PUBLIC WORKS DIRECTOR/CITY ENGINEER

**OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
TITLE SHEET
HIGHLAND SPRINGS AVENUE
SHEET INDEX MAP**

W.P. No. _____
C.P. No. _____
PROJECT No. **3291**
SHEET **1** OF 27

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE PW 2018-0235



CITY OF BANNING CONSTRUCTION NOTES & ESTIMATED QUANTITIES

NO.	DESCRIPTION	UNIT	QUANT.	TUMF ELIGIBLE
1	CONSTRUCT 4" AC PAVEMENT OVER 6" CLASS II AGGREGATE BASE	SF	2,435	1,025
2	CONSTRUCT 4" AC PAVEMENT OVER 11" CLASS II AGGREGATE BASE	SF	5,964	4,593
3	CONSTRUCT AC PAVEMENT OVER CLASS II AGGREGATE BASE PER PAVEMENT SCHEDULE HEREON.	SF	221,515	94,837
4	CONSTRUCT MODIFIED TYPE "B" CURB AND GUTTER (8" PER CITY STD. DWG. NO. C-201 AND DET. SHT. NO. 4 (NO CLASS II AGGREGATE BASE)	LF	4,491	3,242
5	CONSTRUCT MODIFIED TYPE "D" CURB ONLY (8" PER CITY STD. DWG. NO. C-203 AND DET. SHT. NO. 5 (NO CLASS II AGGREGATE BASE)	LF	7,177	-
6	CONSTRUCT MODIFIED CURB FACE TRANSITION FROM 8" TO 6" CURB FACE. (NO CLASS II BASE), DETAIL HEREON.	EA	6	-
7	CONSTRUCT 8" THICK PCC MODIFIED COMMERCIAL DRIVEWAY APPROACH PER CITY STD. DWG. NO. C-210 (WITH RAISED MEDIAN)	SF	1,288	-
8	CONSTRUCT CROSS GUTTER AND SPANDREL PER CITY STD. DWG. NO. C-211 (W=8)	SF	1,371	1,371
9	CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE SIDEWALK PER CITY STD. DWG. NO. C-213.	SF	7,516	6,276
10	CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE MEANDERING WALK PER DET. THIS SHT.	SF	20,748	15,279
11	CONSTRUCT ACCESS RAMP TYPE I PER CITY STD. DWG. NO. 214, DETAIL HEREON.	EA	12	10
12	CONSTRUCT STANDARD BUS BAY PER CITY STD. DWG. NO. 216.	SF	1,420	1,420
13	INSTALL BARRICADE PER R.C.T.D. STD. DWG. NO. 810.	LF	122	-
14	CONSTRUCT MODIFIED DRIVEWAY APPROACH PER CITY STD. DWG. NO. C-210 (8" THICK CONCRETE).	SF	394	-
15	ADJUST WATER VALVE TO GRADE PER CITY STD. DWG. NO. W-20.	EA	27	-
16	SAWCUT AND REMOVE EXISTING CURB & GUTTER.	LF	158	-
17	SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2' MIN. WHERE APPLIES).	SF	131,306	-
18	INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE. SIZE AND NUMBER PER PLAN.	LF	445	-
19	PROTECT-IN-PLACE EXISTING.	-	-	-
20	EXISTING TO BE RELOCATED BY OTHERS.	-	-	-
21	REMOVE EXISTING METAL BARRICADE.	LF	55	-
22	INSTALL LED STREET LIGHT WITH DUAL ARMS AND HEADS (200W HPS, 22,000 LUMENS EQUIVALENT) PER CITY STD. DWG. NO. 600-30 & 600-31 (CENTERED IN RAISED MEDIAN).	EA	10	-
23	SAWCUT AND REMOVE EXISTING AC DIKE.	LF	5,496	-
24	CONSTRUCT CROSS GUTTER AND SPANDREL PER CITY STD. DWG. NO. C-211 (W=6).	SF	3,214	2,172
25	CONSTRUCT 4" THICK STAMPED CONCRETE (RIVER ROCK, COLOR STANDARD GREY) IN MEDIAN.	SF	16,700	-
26	CONSTRUCT 8" OF ASPHALT CONCRETE CURB PER CITY STD. DWG. NO. C-204.	LF	1,018	-
27	CONSTRUCT 0.21" AC GRIND AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATIONS.	SF	5,326	-
28	JOIN EXISTING PAVEMENT PER PLANS AND DET. THIS SHT.	LF	2,691	-
29	CONSTRUCT CROSSOVER MEDIAN PER R.C.T.D. STD. DWG. NO. 113A & PER SOILS ENGINEER RECOMMENDATIONS.	SF	4,251	-
30	INSTALL PIPE SWING GATE (W=16) PER RCF&WCD STD. DWG. NO. M820.	EA	1	-
31	GRADE AND RE-ALIGN EXISTING DIRT ACCESS ROAD.	SF	2,137	-
32	INSTALL WIRE FENCE PER RCF&WCD STD. DWG. NO. M818.	LF	182	-
33	INSTALL 2"x4" REDWOOD PAVEMENT HEADER.	LF	60	-
34	EXISTING WELL CASING PROTECT IN PLACE. INSTALL STEEL CAP WITH FULL CIRCUMFERENCE WELD.	EA	1	-
35	SAWCUT AND REMOVE EXISTING CONCRETE APRON PER PLAN.	SF	408	-
36	SAWCUT AND REMOVE EXISTING DRAIN INLET AND EXTEND PER DET. SHT. NO. 8.	EA	1	-

SIGNING & STRIPING NOTES AND ESTIMATED QUANTITIES

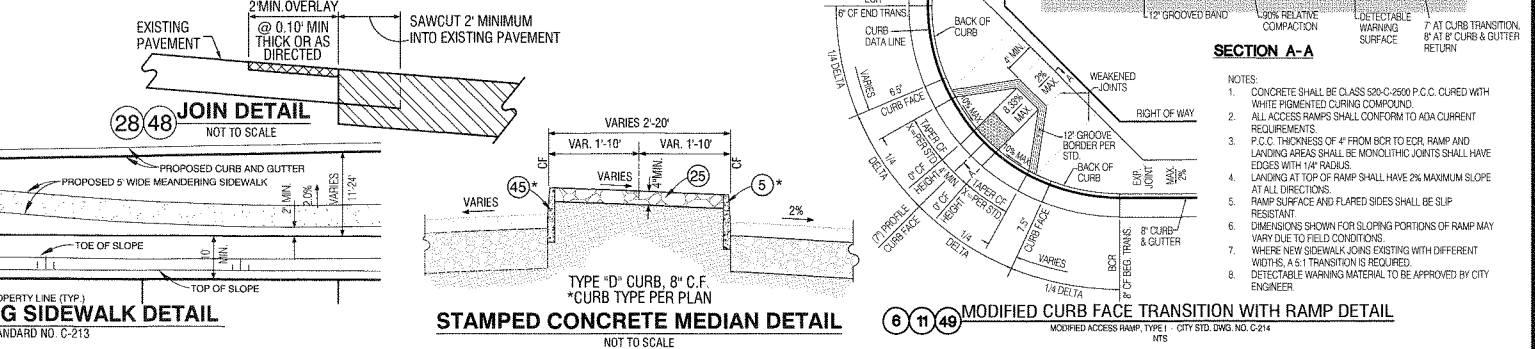
NO.	DESCRIPTION	UNIT	CITY OF BANNING	CITY OF BEAUMONT	TUMF ELIGIBLE
50	INSTALL SIGN POST PER DETAILS ON SHT. NO. 12	EA	37	6	12
51	INSTALL R2-1 SIGN ("SPEED LIMIT MPH" PER PLAN) PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	4	3	3
52	INSTALL R3-2 SIGN ("NO LEFT TURN" PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	2	-	-
53	INSTALL R3-7 RIGHT SIGN ("RIGHT LANE MUST TURN RIGHT") PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	2	2	1
54	INSTALL R4-1 SIGN ("DO NOT PASS") PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	1	-	-
55	INSTALL R4-7 RIGHT SIGN (KEEP RIGHT) PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	9	1	-
56	INSTALL R6-1 RIGHT SIGN ("DNE WAY") PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	6	-	-
57	INSTALL R7-9A SIGN (NO PARKING/BIKE LANE) PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	11	-	9
58	INSTALL W1-7 SIGN PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	1	-	1
59	INSTALL W4-2 SIGN (LANE DROP) PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	1	-	-
60	INSTALL W9-1 SIGN ("RIGHT LANE ENDS") PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	1	-	-
61	INSTALL DM1-1 SIGN (YELLOW MARKER) PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	2	1	-
62	INSTALL R6-2 SIGN ("ONE WAY") PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	12	-	-
63	INSTALL TYPE "F" DELINEATOR PER CA MUTCD STD. (200' O.C.)	EA	17	-	-
64	INSTALL LANE LINE EXTENSION STRIPE PER CALTRANS STD. PLAN RSP A200, DETAIL 40	LF	383	191	-
65	REMOVE EXISTING STREET SIGN & POST	EA	4	3	2
66	RELOCATE AND REPLACE EXISTING STREET SIGN.	EA	0	2	-
67	REPLACE EXISTING STREET SIGN.	EA	0	2	-
68	INSTALL R3-3 SIGN ("NO TURNS") PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	4	-	-
69	INSTALL DOUBLE YELLOW STRIPE PER CALTRANS STD. DWG. NO. A208, DETAIL 27	LF	299	337	-
70	INSTALL 12" SOLID WHITE LIMIT LINE PER CALTRANS STD. DWG. A24F	LF	-	31	-
71	INSTALL R81(CA) SIGN ("BIKE LANE") PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	1	-	-
72	INSTALL R81B(CA) SIGN ("END") PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	1	-	-
73	INSTALL 12" CROSSWALK STRIPE PER CALTRANS STD. DWG. A24F	LF	1,409	1,704	827
74	INSTALL R4-7 RIGHT SIGN (KEEP RIGHT) PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	1	-	-
75	INSTALL YELLOW LANE LINE EXTENSION STRIPE PER CALTRANS STD. DWG. NO. A200, DETAIL 41	LF	-	-	-
76	INSTALL SOLID WHITE RIGHT EDGELINE STRIPE PER CALTRANS STD. DWG. NO. A200, DETAIL 27B	LF	843	-	-
80	INSTALL DOUBLE YELLOW STRIPE PER CALTRANS STD. DWG. NO. A20A, DETAIL 21	LF	80	510	-
81	INSTALL LEFT EDGELINE STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 25.	LF	6,575	2,114	992
82	INSTALL DOUBLE YELLOW MEDIAN STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 28	LF	695	984	-
83	INSTALL 8" SOLID WHITE CHANNELIZING STRIPE PER CALTRANS STD. DWG. NO. A200, DETAIL 38.	LF	1,575	870	463
84	INSTALL 6" SOLID WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A200, DETAIL 39	LF	3,444	3,928	2,210
85	INSTALL 6" SKIP WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A200, DETAIL 39A (L=PER PLAN)	LF	800	1,220	664
86	INSTALL TYPE IV (L) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A	EA	22	4	4
87	INSTALL TYPE IV (R) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A	EA	5	9	2
88	INSTALL BIKE LANE ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A	EA	7	4	5
89	INSTALL BIKE LANE SYMBOL W/ PERSON PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24C.	EA	7	4	5
90	INSTALL "BIKE" LANE PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24D	EA	7	4	5
91	INSTALL YELLOW PAINTED MEDIAN NOSE WITH YELLOW RPM ON TOP OF CURB	EA	9	-	-
92	INSTALL 8" DIAGONAL SOLID WHITE STRIPE PER CALTRANS STD. DWG. NO. A200, DETAIL 38A (50' O.C.)	EA	17	11	-
93	INSTALL 4" SOLID WHITE LEAD LINE PER CALTRANS STD. DWG. NO. A200, DETAIL 38A	LF	500	867	250
94	INSTALL 4" DASH WHITE LANE LINE PER CALTRANS STD. DWG. NO. A20A, DETAIL 9	LF	3,922	4,950	2,378
95	INSTALL TYPE VI ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A	EA	3	-	-
96	INSTALL TYPE VII (L) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A	EA	0	3	-
97	INSTALL RED RPM ON CURB TOP FACING SIDE STREET, 5' O.C., WHITE W/ REFLECTIVE RED, ZUMBAR MODEL NO. 953 OR APPROVED EQUAL. RED REFLECTIVE SURFACE FACING SIDE STREET.	EA	14	-	-
98	INSTALL FIRE HYDRANT SPOTTER, STIMSONITE # 88 BLUE OR APPROVED EQUAL.	EA	12	-	4

CITY OF BEAUMONT CONSTRUCTION NOTES & ESTIMATED QUANTITIES

NO.	DESCRIPTION	UNIT	QUANT.
37	INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE. SIZE AND NUMBER PER PLAN.	LF	345
38	CONSTRUCT 0.21" AC GRIND AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATIONS.	SF	51,348
39	SAWCUT AND REMOVE EXISTING CONCRETE APRON PER PLAN.	SF	594
40	CONSTRUCT 4" THICK CONCRETE SIDEWALK PER R.C.T.D. STD. DWG. NO. 400, 401 AND 404.	SF	815
41	PROTECT-IN-PLACE EXISTING.	-	-
42	EXISTING TO BE RELOCATED BY OTHERS.	-	-
43	CONSTRUCT AC PAVEMENT OVER CLASS II AGGREGATE BASE PER PAVEMENT SCHEDULE HEREON.	SF	105,924
44	CONSTRUCT TYPE A-8 CURB AND GUTTER PER R.C.T.D. STD. DWG. NO. 201.	LF	562
45	CONSTRUCT TYPE "D" CURB PER R.C.T.D. STD. DWG. NO. 204.	LF	2,446
46	SAWCUT AND REMOVE EXISTING CURB & GUTTER AND SIDEWALK.	SF	743
47	SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2' MIN. WHERE APPLIES).	SF	107,052
48	JOIN EXISTING PAVEMENT PER PLANS AND DET. THIS SHT.	LF	3,491
49	CONSTRUCT CURB RAMP CASE "A" PER R.C.T.D. STD. DWG. NO. 403, DETAIL HEREON.	EA	1

NOTE: ALL TRAFFIC STRIPING AND MARKINGS SHALL BE THERMOPLASTIC PER CALTRANS STANDARD SPECIFICATIONS 84-2.

SEE GENERAL SIGNING AND STRIPING NOTES ON SHEET NO. 11



PAVEMENT SCHEDULE

STATION LIMITS	AC THICKNESS	BASE THICKNESS
STATION 13+50 TO 19+50	6.0"	7.0"
STATION 19+50 TO 54+00	6.0"	16.0"
STATION 54+00 TO 70+38	6.0"	7.0"

REVISIONS

MARK	DATE	DESCRIPTION

PLANS PREPARED BY:

MDS CONSULTING

MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 Voice: 949-251-8821

SCHULTZ

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

EDWARD J. LENTH RCE# 052496 EXP 12-31-20

DATE: 9/16/19

CITY OF BEAUMONT

RECOMMENDED FOR APPROVAL BY:

KEVIN D. SIN, RCE #71299 SENIOR CIVIL ENGINEER

DATE: 9/18/19

CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

ARTURO VELA, RCE #75096 PUBLIC WORKS DIRECTOR/CITY ENGINEER

DATE: 9/25/19

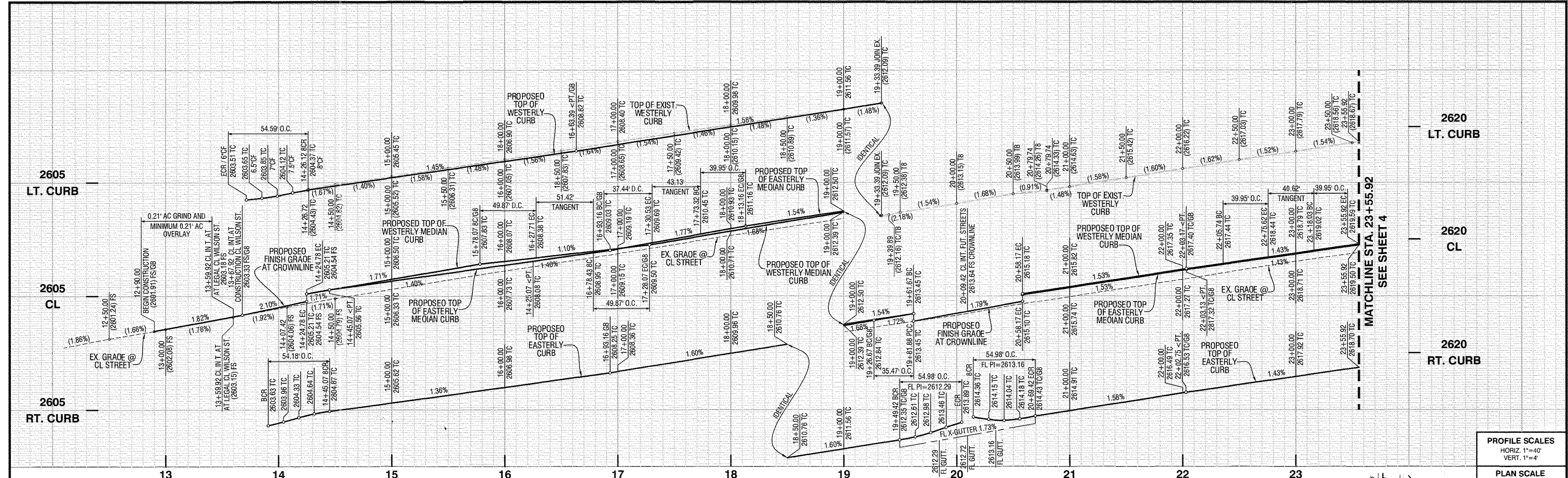
OFF-SITE STREET IMPROVEMENT PLAN

TRACT NO. 37298-1, ATWELL STREET SECTIONS, DETAILS, CONSTRUCTION NOTES & QUANTITIES

PROJECT NO. 3291

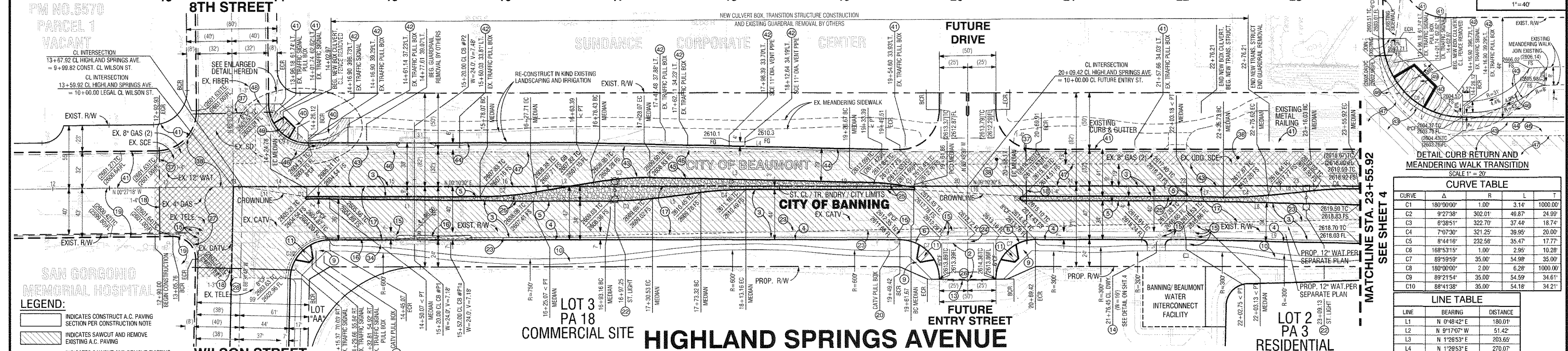
SHEET 2 OF 27

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



PROFILE SCALES
HORIZ 1"=40'
VERT. 1"=4'

PLAN SCALE
1"=40'

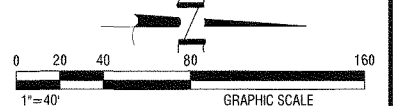


CURVE TABLE

CURVE	Δ	R	L	T
C1	180°00'	1.00'	3.14'	1000.00'
C2	9°27'38"	302.01'	49.87'	24.99'
C3	6°39'51"	322.70'	37.44'	18.74'
C4	7°07'30"	321.25'	39.95'	20.00'
C5	8°44'16"	232.58'	35.47'	17.77'
C6	168°53'15"	1.00'	2.95'	10.28'
C7	89°59'59"	35.00'	54.98'	35.00'
C8	180°00'00"	2.00'	6.28'	1000.00'
C9	89°21'54"	35.00'	54.59'	34.61'
C10	88°41'38"	35.00'	54.18'	34.21'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 0°48'42" E	180.01'
L2	N 8°17'07" W	51.42'
L3	N 1°26'53" E	203.68'
L4	N 1°26'53" E	270.07'
L5	N 8°57'00" W	43.13'
L6	N 5°40'37" W	40.62'
L7	N 1°26'53" E	32.56'
L8	N 1°26'53" E	152.78'
L9	N 1°26'53" E	153.16'
L10	N 3°43'59" E	96.69'
L11	N 9°09'59" E	57.56'



- LEGEND:**
- INDICATES CONSTRUCT A.C. PAVING SECTION PER CONSTRUCTION NOTE
 - INDICATES SAWCUT AND REMOVE EXISTING A.C. PAVING
 - INDICATES SAWCUT AND REMOVE EXISTING CONCRETE SIDEWALK, RAMP AND MEANDERING WALK
 - INDICATES GRIND 0.21" EXISTING A.C. AND CONSTRUCT 0.21" MINIMUM A.C. OVERLAY
- CITY OF BANNING CONSTRUCTION NOTES**
- CONSTRUCT 4" AC PAVEMENT OVER 11" CLASS II AGGREGATE BASE
 - CONSTRUCT AC PAVEMENT OVER CLASS II AGGREGATE BASE PER PAVEMENT SCHEDULE ON SHEET 2.
 - CONSTRUCT MODIFIED TYPE "B" CURB AND GUTTER (8") PER CITY STD. DWG. NO. C-201 AND DET. SHT. NO. 4 (NO CLASS II AGGREGATE BASE).
 - CONSTRUCT MODIFIED TYPE "D" CURB ONLY (8") PER CITY STD. DWG. NO. C-203 AND DET. SHT. NO. 5 (NO CLASS II AGGREGATE BASE).
 - CONSTRUCT MODIFIED CURB FACE TRANSITION FROM 8" TO 6" CURB FACE 6" CURB FACE, (NO CLASS II BASE), DETAIL ON SHEET 2.
 - CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE SIDEWALK PER CITY STD. DWG. NO. C-213.
 - CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE MEANDERING WALK PER DETAIL ON SHEET 2.
 - CONSTRUCT ACCESS RAMP TYPE I PER CITY STD. DWG. NO. 214, DETAIL ON SHEET 2.
 - INSTALL BARRICADE PER R.C.T.D. STD. DWG. NO. 810.
 - CONSTRUCT MODIFIED DRIVEWAY APPROACH PER CITY STD. DWG. NO. C-210 (8" THICK CONCRETE).
 - ADJUST WATER VALVE TO GRADE PER CITY STD. DWG. NO. W-20.
 - SAWCUT AND REMOVE EXISTING CURB & GUTTER.
 - SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).
 - INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.
 - PROTECT-IN-PLACE EXISTING.
 - EXISTING TO BE RELOCATED BY OTHERS.
- CITY OF BEAUMONT CONSTRUCTION NOTES**
- INSTALL LED STREET LIGHT WITH DUAL ARMS AND HEADS (200W HPS, 22,000 LUMENS EQUIVALENT) PER CITY STD. DWG. NO. 600-30 & 600-31 (CENTERED IN RAISED MEDIAN).
 - SAWCUT AND REMOVE EXISTING AC DIKE.
 - CONSTRUCT CROSS GUTTER AND SPANDREL PER CITY STD. DWG. NO. C-211 (W=6').
 - CONSTRUCT 4" THICK STAMPED CONCRETE (RIVER ROCK, COLOR STANDARD GREY) IN MEDIAN.
 - CONSTRUCT 8" CF ASPHALT CONCRETE CURB PER CITY STD. DWG. NO. C-204.
 - CONSTRUCT 0.21" AC GRIND AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATIONS.
 - JOIN EXISTING PAVEMENT PER PLANS AND DET. SHT. NO. 2.
 - ADJUST EXISTING CATV VAULT TO GRADE.
 - EXISTING WELL CASING PROTECT IN PLACE. INSTALL STEEL CAP WITH FULL CIRCUMFERENCE WELD.
 - INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.
 - CONSTRUCT TYPE "D" 8" CURB PER R.C.T.D. STD. DWG. NO. 204.
 - SAWCUT AND REMOVE EXISTING CURB & GUTTER AND SIDEWALK.
 - SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).
 - PROTECT-IN-PLACE EXISTING.
 - JOIN TO EXISTING PAVEMENT PER PLANS AND DET. SHT. NO. 2.
 - CONSTRUCT CURB RAMP CASE "A" PER R.C.T.D. STD. DWG. NO. 403, DETAIL ON SHEET 2.

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED BY: [Signature]	10/8/19
2	RECOMMENDED FOR APPROVAL BY: [Signature]	10/8/19
3	APPROVED BY: [Signature]	10/8/19

PLANS PREPARED BY:

MDS CONSULTING
MORSE
SCHULTZ

17320 Redhill Avenue
Suite 350
Irvine, CA 92614
Voice: 949-251-8821

SUBMITTED BY:

EDWARD J. LENTH
RCE # 052496 EXP. 12-31-20

DATE: 9/11/19

CITY OF BANNING

RECOMMENDED FOR APPROVAL BY: [Signature]

KEVIN D. SIN, RCE # 71299
SENIOR CIVIL ENGINEER

DATE: 9/8/19

STAGECOACH TOWN USA

RECOMMENDED FOR APPROVAL BY: [Signature]

ARTURO VELA, RCE # 75696
PUBLIC WORKS DIRECTOR/CITY ENGINEER

DATE: 9/25/19

CITY OF BEAUMONT

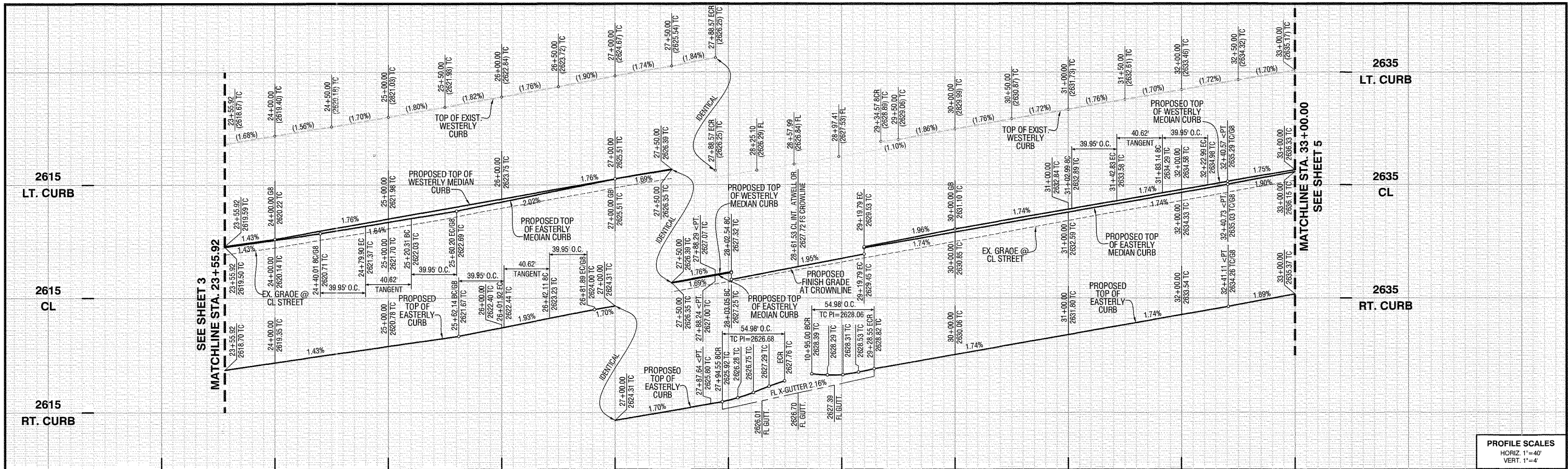
RECOMMENDED FOR APPROVAL BY: [Signature]

KEVIN D. SIN, RCE # 71299
SENIOR CIVIL ENGINEER

DATE: 9/8/19

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STA. 13+67.92 TO 23+55.92

W.D. No.
CIP No.
PROJECT No. **3291**
SHEET **3 OF 27**

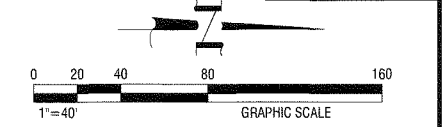


PROFILE SCALES
 HORIZ 1"=40'
 VERT. 1"=4'

PLAN SCALE
 1"=40'

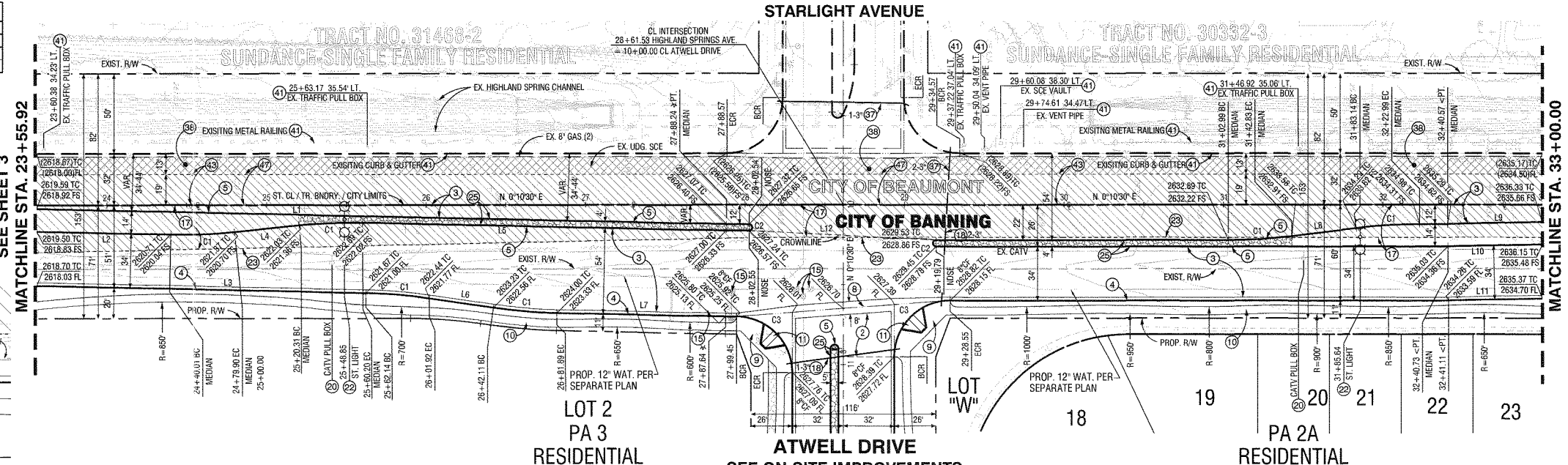
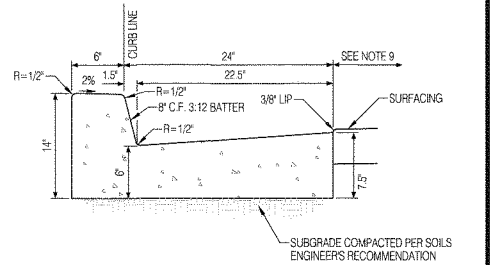
CURVE TABLE				
CURVE	Δ	R	L	T
C1	7°07'30"	321.25'	39.95'	20.00'
C2	180°00'00"	2.00'	6.28'	1000.00'
C3	90°00'00"	35.00'	54.98'	35.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 1°26'53" E	432.47'
L2	N 1°26'53" E	84.11'
L3	N 1°26'53" E	206.27'
L4	N 5°40'37" W	40.62'
L5	N 1°26'53" E	208.05'
L6	N 8°34'28" E	40.62'
L7	N 1°26'53" E	105.78'
L8	N 6°57'00" W	40.62'
L9	N 1°05'53" W	59.44'
L10	N 1°05'53" W	59.28'
L11	N 1°05'53" W	58.90'
L12	N 3°06'17" E	117.40'



LEGEND:

- [Hatched Box] INDICATES CONSTRUCT A.C. PAVING SECTION PER CONSTRUCTION NOTE
- [Cross-hatched Box] INDICATES SAWCUT AND REMOVE EXISTING A.C. PAVING
- [Dotted Box] INDICATES GRIND 0.21 EXISTING A.C. AND CONSTRUCT 0.21 MINIMUM A.C. OVERLAY



CITY OF BANNING CONSTRUCTION NOTES

- CONSTRUCT 4" AC PAVEMENT OVER 11" CLASS II AGGREGATE BASE.
- CONSTRUCT AC PAVEMENT OVER CLASS II AGGREGATE BASE PER PAVEMENT SCHEDULE ON SHEET 2.
- CONSTRUCT MODIFIED TYPE "B" CURB AND GUTTERS (8") PER CITY STD. DWG. NO. C-201 AND DET. THIS SHEET (NO CLASS II AGGREGATE BASE).
- CONSTRUCT MODIFIED TYPE "D" CURB ONLY (8") PER CITY STD. DWG. NO. C-203 AND DET. SHEET NO. 5 (NO CLASS II AGGREGATE BASE).
- CONSTRUCT CROSS GUTTER AND SPANDREL PER CITY STD. DWG. NO. C-211 (W=8).

- CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE SIDEWALK PER CITY STD. DWG. NO. C-213.
- CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE MEANDERING WALK PER DETAIL ON SHEET 2.
- CONSTRUCT ACCESS RAMP TYPE I PER CITY STD. DWG. NO. 214, DETAIL ON SHEET 2.
- CONSTRUCT MODIFIED DRIVEWAY APPROACH PER CITY STD. DWG. NO. C-210 (8" THICK CONCRETE).
- ADJUST WATER VALVE TO GRADE PER CITY STD. DWG. NO. W-20.
- SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).

- INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.
- PROTECT-IN-PLACE EXISTING.
- EXISTING TO BE RELOCATED BY OTHERS.
- INSTALL LED STREET LIGHT WITH DUAL ARMS AND HEADS (200W HPS, 22,000 LUMENS EQUIVALENT) PER CITY STD. DWG. NO. 600-30 & 600-31 (CENTERED IN RAISED MEDIAN).
- SAWCUT AND REMOVE EXISTING AC DIKE.
- CONSTRUCT 4" THICK STAMPED CONCRETE (RIVER ROCK, COLOR STANDARD GREY) IN MEDIAN.

CITY OF BEAUMONT CONSTRUCTION NOTES

- INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.
- CONSTRUCT 0.21" AC GRIND AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATIONS.
- PROTECT-IN-PLACE EXISTING.
- CONSTRUCT AC PAVEMENT OVER CLASS II AGGREGATE BASE PER PAVEMENT SCHEDULE ON SHEET 2.
- SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).

4 MODIFIED TYPE "B" CURB AND GUTTER (8")
 CITY STD. DWG. NO. C-201 (NO CLASS II AGGREGATE)
 NTS

REVISIONS

NO.	DATE	DESCRIPTION

PLANS PREPARED BY:

MDS CONSULTING
 MORSE 17320 Redhill Avenue Suite 380 Irvine, CA 92614
 SCHULTZ Voice: 949-251-8821
 PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

EDWARD J. LENTH
 RCE # 052496 EXP. 12-31-20

CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SIN, RCE #71299 EXP. 12/31/19
 SENIOR CIVIL ENGINEER

APPROVED BY:
 ARTURO VELA, RCE #75996 EXP. 6/30/20
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

CITY OF BEAUMONT

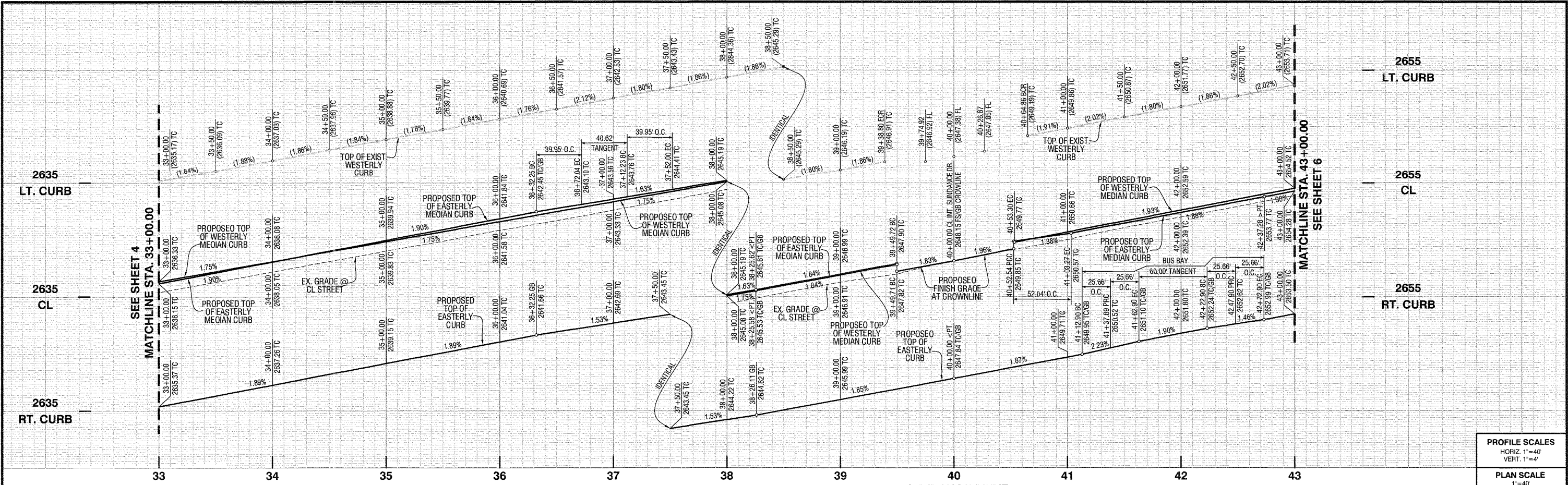
RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SIN, RCE #71299 EXP. 12/31/19
 SENIOR CIVIL ENGINEER

APPROVED BY:
 ARTURO VELA, RCE #75996 EXP. 6/30/20
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STA. 23+55.92 TO 33+00.00

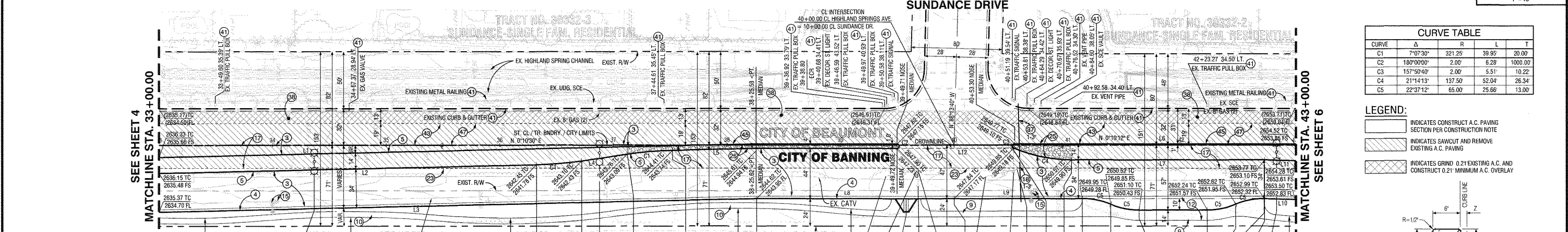
W.D. No. _____
 CIP No. _____
 PROJECT No. **3291**
 SHEET **4** OF **27**

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



PROFILE SCALES
 HORIZ. 1"=40'
 VERT. 1"=4'

PLAN SCALE
 1"=40'

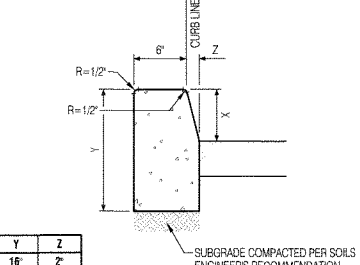


CURVE TABLE

CURVE	Δ	R	L	T
C1	7°07'30"	321.25'	39.95'	20.00'
C2	180°00'00"	2.00'	5.28'	1000.00'
C3	15°50'40"	2.00'	5.51'	10.22'
C4	21°14'13"	137.50'	52.04'	26.34'
C5	22°37'12"	65.00'	25.66'	13.00'

LEGEND:

- INDICATES CONSTRUCT A.C. PAVING SECTION PER CONSTRUCTION NOTE
- INDICATES SAWCUT AND REMOVE EXISTING A.C. PAVING
- INDICATES GRIND 0.21" EXISTING A.C. AND CONSTRUCT 0.21" MINIMUM A.C. OVERLAY



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 1°05'53" W	525.71'
L2	N 1°05'53" W	332.34'
L3	N 1°05'53" W	332.34'
L4	N 8°13'23" W	40.62'
L5	N 1°05'53" W	73.63'
L6	N 0°10'12" E	246.70'
L7	N 0°10'12" E	170.01'
L8	N 0°10'30" E	173.89'
L9	N 0°10'12" E	112.90'
L10	N 1°27'30" E	27.11'
L11	N 1°26'35" E	26.73'
L12	N 0°05'25" E	102.83'

- CITY OF BEAUMONT CONSTRUCTION NOTES**
- 37 INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.
 - 38 CONSTRUCT 0.21" AC GRIND AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATIONS.
 - 41 PROTECT-IN-PLACE EXISTING.
 - 42 CONSTRUCT AC PAVEMENT OVER CLASS II AGGREGATE BASE PER PAVEMENT SCHEDULE ON SHEET 2.
 - 45 CONSTRUCT TYPE "D" 8" CURB PER R.C.T.D. STD. DWG. NO. 204.
 - 47 SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2 MIN. WHERE APPLIES).

- CITY OF BANNING CONSTRUCTION NOTES**
- 3 CONSTRUCT AC PAVEMENT OVER CLASS II AGGREGATE BASE PER PAVEMENT SCHEDULE ON SHEET 2.
 - 4 CONSTRUCT MODIFIED TYPE "B" CURB AND GUTTER (8") PER CITY STD. DWG. NO. C-201 AND DET. SHT. NO. 4 (NO CLASS II AGGREGATE BASE).
 - 5 CONSTRUCT MODIFIED TYPE "D" CURB ONLY (8") PER CITY STD. DWG. NO. C-203 AND DET. THIS SHT. (NO CLASS II AGGREGATE BASE).
 - 9 CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE SIDEWALK PER CITY STD. DWG. NO. C-213.
 - 10 CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE MEANDERING WALK PER DET. SHT. NO. 2.
 - 11 CONSTRUCT ACCESS RAMP TYPE I PER CITY STD. DWG. NO. 214.
 - 12 CONSTRUCT STANDARD BUS BAY PER CITY STD. DWG. NO. 216.
 - 15 ADJUST WATER VALVE TO GRADE PER CITY STD. DWG. NO. W-20.
 - 17 SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2 MIN. WHERE APPLIES).
 - 18 INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.
 - 19 PROTECT-IN-PLACE EXISTING.
 - 20 EXISTING TO BE RELOCATED BY OTHERS.
 - 21 REMOVE EXISTING METAL BARRICADE.
 - 22 INSTALL LED STREET LIGHT WITH DUAL ARMS AND HEADS (200W HPS, 22,000 LUMENS EQUIVALENT) PER CITY STD. DWG. NO. 600-30 & 600-31 (CENTERED IN RAISED MEDIAN).
 - 23 SAWCUT AND REMOVE EXISTING AC DIKE.
 - 25 CONSTRUCT 4" THICK STAMPED CONCRETE (RIVER ROCK, COLOR STANDARD GREY) IN MEDIAN.
 - 28 JOIN EXISTING PAVEMENT PER PLANS AND DET. SHT. NO. 2.

- NOTES:**
- CONCRETE SHALL BE CLASS 500-C-2500 P.C.C. CURED WITH WHITE PIGMENTED CURING COMPOUND.
 - ALL EXPOSED CORNERS SHALL BE FINISHED WITH 1/2" RADIUS.
 - FINISH SHALL BE FINE BROOM.
 - EXISTING P.C.C. SHALL BE SAWCUT AT SCORELINE PRIOR TO REMOVAL. CURBS SHALL HAVE EXPANSION JOINTS AT B.C.R. AND E.C.R. AND WEAKENED PLANE JOINTS AT 10' INTERVALS ONLY. NO SCORELINE ALLOWED.
 - WHEN CURB IS PLACED BY AN EXTRUSION MACHINE, FINISHING WORK SHALL PROVIDE AN ACCEPTABLE FINISH AND WEAKENED PLANE JOINTS MAY BE SAWCUT.
- 5 MODIFIED TYPE "D" CURB ONLY (8')**
 CITY STD. DWG. NO. C-203 (NO CLASS 2 AGGREGATE BASE)
 NTS

CITY OF BEAUMONT
 CALIFORNIA LICENSE # 51972

REVIEWED BY: *[Signature]* 10.8.19
 STAFF ENGINEER DATE

RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
 DATE

APPROVED BY: *[Signature]* 10/23/19
 DATE

CITY OF BEAUMONT
 PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

REVISIONS

MARK	APPR	DATE

PLANS PREPARED BY:

MDS CONSULTING
 MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 Voice: 949-251-6921
 SCHULTZ

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

EDWARD J. LENTH
 P.E. # 052496 EXP. 12-31-20

9/6/19 DATE

CITY OF BANNING

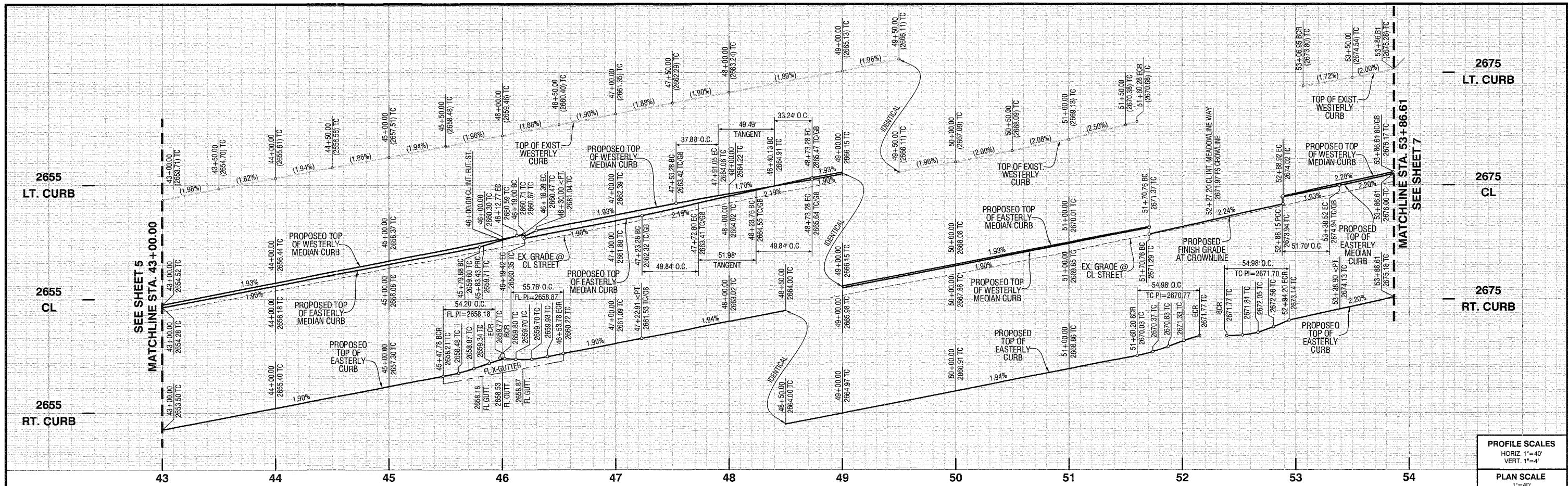
RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/18/19
 KEVIN R. SINI, RCE #71299 EXP. 12/31/19 SENIOR CIVIL ENGINEER DATE

APPROVED BY: *[Signature]* 9/25/19
 ARTURO VELA, RCE #75996 EXP. 6/30/20 PUBLIC WORKS DIRECTOR/CITY ENGINEER DATE

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STA. 33+00.00 TO 43+00.00

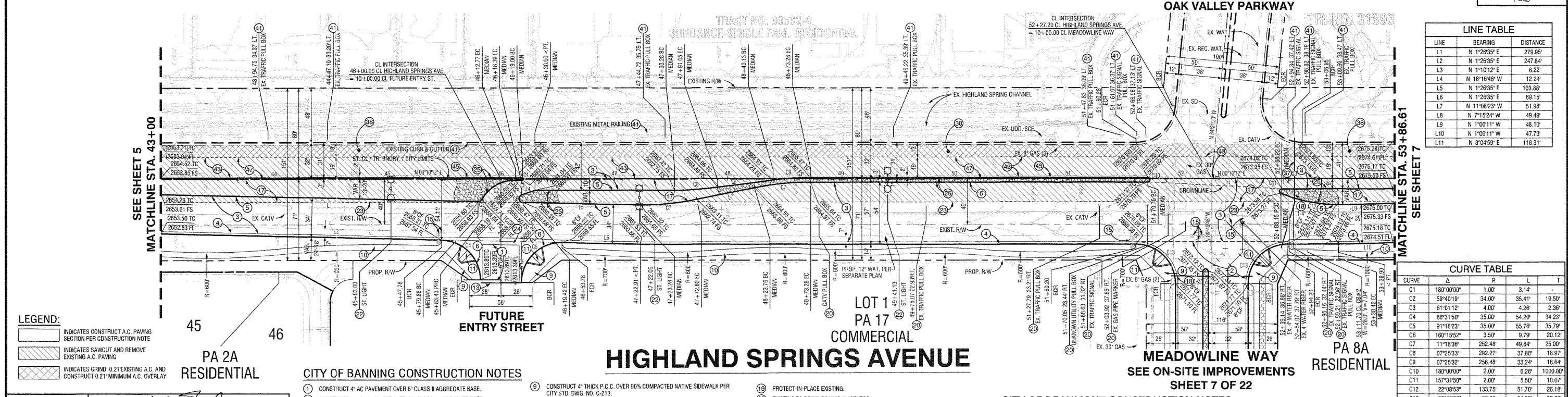
W.D. No. _____
 CIP No. _____
 PROJECT No. 3291
 SHEET 5 OF 27

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



PROFILE SCALES
 HORIZ. 1"=40'
 VERT. 1"=4'

PLAN SCALE
 1"=40'



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 1°29'35" E	279.95'
L2	N 1°26'35" E	247.84'
L3	N 1°10'12" E	6.22'
L4	N 18°16'48" W	12.24'
L5	N 1°26'35" E	103.88'
L6	N 1°26'35" E	69.15'
L7	N 11°08'23" W	51.98'
L8	N 7°15'24" W	49.49'
L9	N 1°06'11" W	48.10'
L10	N 1°06'11" W	47.73'
L11	N 3°04'58" E	118.31'

CURVE TABLE

CURVE	Δ	R	L	T
C1	180°00'00"	1.00	3.14	-
C2	59°40'19"	34.00	35.41'	19.50'
C3	61°01'12"	4.00	4.26'	2.36'
C4	86°31'50"	35.00	54.20'	34.23'
C5	91°16'23"	35.00	55.76'	35.79'
C6	160°15'52"	3.50	9.79'	20.12'
C7	111°18'39"	252.48	49.84'	25.00'
C8	07°25'33"	292.27	37.88'	18.97'
C9	07°25'32"	256.48	33.24'	16.64'
C10	180°00'00"	2.00	6.28	1000.00'
C11	157°31'50"	2.00	5.50	10.07'
C12	22°08'53"	133.75	51.70	28.18'
C13	90°00'00"	35.00	54.98'	35.00'

LEGEND:

- INDICATES CONSTRUCT A.C. PAVING SECTION PER CONSTRUCTION NOTE
- INDICATES SAWCUT AND REMOVE EXISTING A.C. PAVING
- INDICATES GRIND 0.21" EXISTING A.C. AND CONSTRUCT 0.21" MINIMUM A.C. OVERLAY

CITY OF BANNING CONSTRUCTION NOTES

- CONSTRUCT 4" AC PAVEMENT OVER 6" CLASS II AGGREGATE BASE.
- CONSTRUCT 4" AC PAVEMENT OVER 11" CLASS II AGGREGATE BASE.
- CONSTRUCT AC PAVEMENT OVER CLASS II AGGREGATE BASE PER PAVEMENT SCHEDULE ON SHEET 2.
- CONSTRUCT MODIFIED TYPE "B" CURB AND GUTTER (8") PER CITY STD. DWG. NO. C-201 AND DET. SH. NO. 4 (NO CLASS II AGGREGATE BASE).
- CONSTRUCT MODIFIED TYPE "D" CURB ONLY (8") PER CITY STD. DWG. NO. C-203 AND DET. SH. NO. 5 (NO CLASS II AGGREGATE BASE).
- CONSTRUCT MODIFIED CURB FACE TRANSITION FROM 8" TO 6" CURB FACE, (NO CLASS II BASE), DETAIL ON SHEET 2.

- CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE SIDEWALK PER CITY STD. DWG. NO. C-213.
- CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE MEANDERING WALK PER DET. SH. NO. 2.
- CONSTRUCT ACCESS RAMP TYPE "PER CITY STD. DWG. NO. 214, DETAIL ON SHEET 2.
- INSTALL BARRICADE PER R.C.T.D. STD. DWG. NO. 810.
- ADJUST WATER VALVE TO GRADE PER CITY STD. DWG. NO. W-20.
- SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).
- INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.

- PROTECT-IN-PLACE EXISTING.
- EXISTING TO BE RELOCATED BY OTHERS.
- INSTALL LED STREET LIGHT WITH DUAL ARMS AND HEADS (200W HPS, 22,000 LUMENS EQUIVALENT) PER CITY STD. DWG. NO. 600-30 & 600-31 (CENTERED IN RAISED MEDIAN).
- SAWCUT AND REMOVE EXISTING AC DIKE.
- CONSTRUCT CROSS GUTTER AND SPANDELR PER CITY STD. DWG. NO. C-211 (W=6).
- CONSTRUCT 4" THICK STAMPED CONCRETE (RIVER ROCK, COLOR STANDARD GREY) IN MEDIAN.

CITY OF BEAUMONT CONSTRUCTION NOTES

- INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.
- CONSTRUCT 0.21" AC GRIND AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATIONS.
- PROTECT-IN-PLACE EXISTING.
- CONSTRUCT AC PAVEMENT OVER CLASS II AGGREGATE BASE PER PAVEMENT SCHEDULE ON SHEET 2.

REVISIONS

MARK	DATE	APPR.

PLANS PREPARED BY:

MDS CONSULTING
 MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614
 SCHULTZ Voice: 949-251-8621
 PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

EDWARD J. LENTH
 RCE # 052496 EXP. 12-31-20

CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SIN, RCE #71299 EXP. 12/31/19
 SENIOR CIVIL ENGINEER

APPROVED:
 ARTURO VELA, RCE #75596 EXP. 6/30/20
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

CITY OF BEAUMONT

RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SIN, RCE #71299 EXP. 12/31/19
 SENIOR CIVIL ENGINEER

APPROVED:
 ARTURO VELA, RCE #75596 EXP. 6/30/20
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

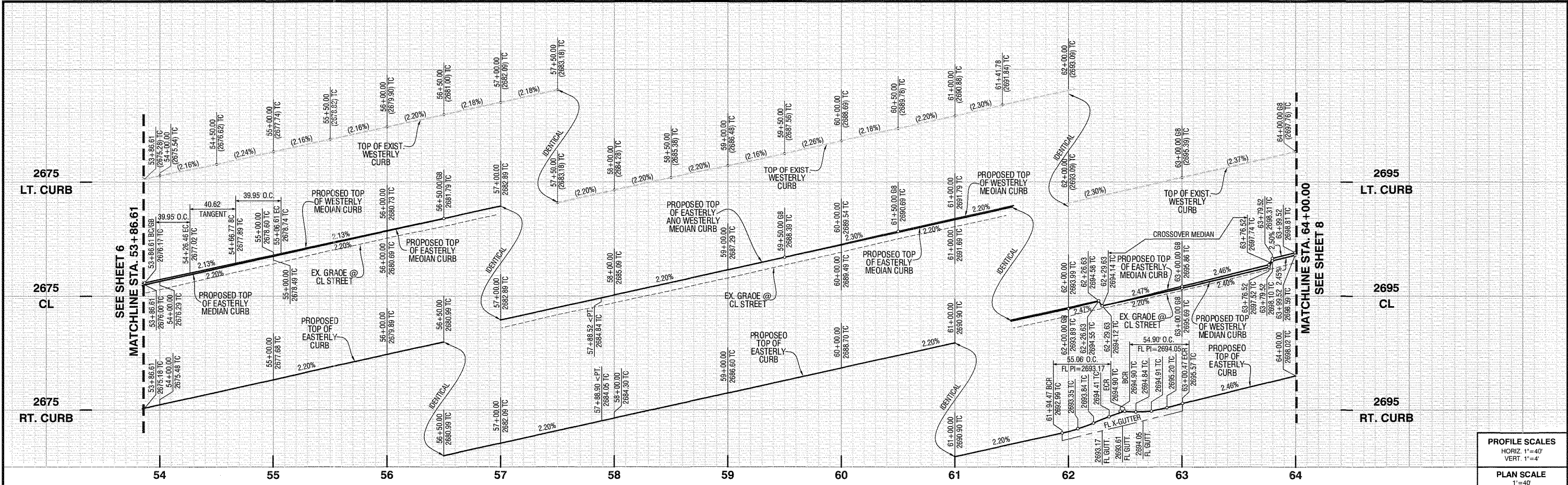
OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STA. 43+00.00 TO 53+86.61

W.D. No.
 CIP No.
 PROJECT No. 3291
 SHEET 6 OF 27

Call before you Dig
 Avoid cutting underground utility lines. It's costly.

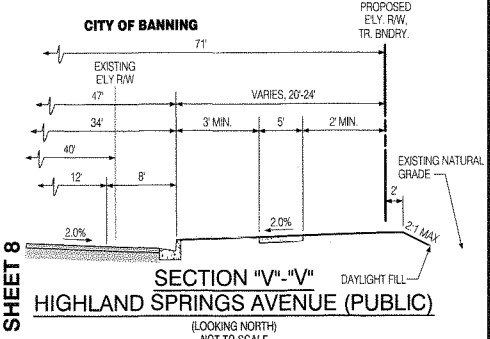
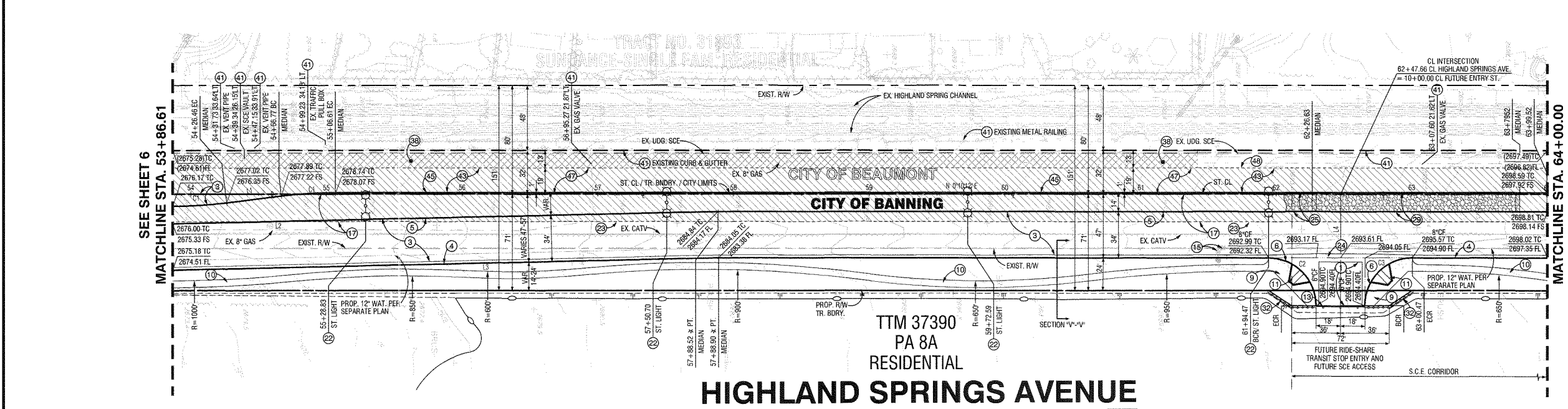
Call 811
 OR 1-800-227-2890

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



PROFILE SCALES
 HORIZ. 1"=40'
 VERT. 1"=4'

PLAN SCALE
 1"=40'

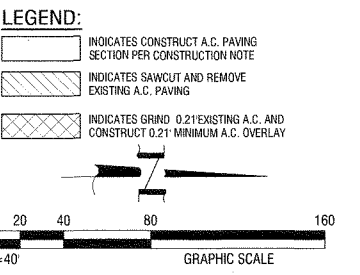


CURVE TABLE

CURVE	Δ	R	L	T
C1	7°07'30"	321.25'	39.95'	20.00'
C2	90°09'04"	35.00'	55.06'	35.08'
C3	89°52'21"	35.00'	54.96'	34.92'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 6°57'18" W	40.62'
L2	N 1°06'11" W	402.01'
L3	N 1°06'11" W	402.39'
L4	N 89°41'50" W	82.12'



CITY OF BEAUMONT CONSTRUCTION NOTES

- 36 CONSTRUCT 0.21" AC GRID AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATIONS.
- 41 PROTECT-IN-PLACE EXISTING.
- 43 CONSTRUCT AC PAVEMENT OVER CLASS II AGGREGATE BASE PER PAVEMENT SCHEDULE ON SHEET 2.
- 45 CONSTRUCT TYPE 1B" 6" CURB PER R.C.T.D. STD. DWG. NO. 204.
- 47 SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).
- 48 JOIN TO EXISTING PAVEMENT PER PLANS AND DET. SHT. NO. 2.

CITY OF BANNING CONSTRUCTION NOTES

- 1 CONSTRUCT 4" AC PAVEMENT OVER 6" CLASS II AGGREGATE BASE.
- 2 CONSTRUCT AC PAVEMENT OVER CLASS II AGGREGATE BASE PER PAVEMENT SCHEDULE ON SHEET 2.
- 4 CONSTRUCT MODIFIED TYPE 1B" CURB AND GUTTER (8" PER CITY STD. DWG. NO. C-201 AND DET. SHT. NO. 4) (NO CLASS II AGGREGATE BASE).
- 5 CONSTRUCT MODIFIED TYPE 1D" CURB ONLY (8" PER CITY STD. DWG. NO. C-203 AND DET. SHT. NO. 5) (NO CLASS II AGGREGATE BASE).
- 6 CONSTRUCT MODIFIED CURB FACE TRANSITION FROM 8" TO 6" CURB FACE, (NO CLASS II BASE), DETAIL ON SHEET 2.
- 9 CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE SIDEWALK PER CITY STD. DWG. NO. C-213.

- 10 CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE MEANDERING WALK PER DET. SHT. NO. 2.
- 11 CONSTRUCT ACCESS RAMP TYPE 1 PER CITY STD. DWG. NO. 214, DETAIL ON SHEET 2.
- 12 INSTALL BARRICADE PER R.C.T.D. STD. DWG. NO. 610.
- 13 ADJUST WATER VALVE TO GRADE PER CITY STD. DWG. NO. W-20.
- 14 SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).
- 15 PROTECT-IN-PLACE EXISTING.
- 22 INSTALL LED STREET LIGHT WITH DUAL ARMS AND HEADS (200W HPS, 22,000 LUMENS EQUIVALENT) PER CITY STD. DWG. NO. 600-30 & 600-31 (CENTERED IN RAISED MEDIAN).

- 23 SAWCUT AND REMOVE EXISTING AC DIKE.
- 24 CONSTRUCT CROSS GUTTER AND SPANDREL PER CITY STD. DWG. NO. C-211 (W=6').
- 25 CONSTRUCT 4" THICK STAMPED CONCRETE (RIVER ROCK, COLOR STANDARD GREY).
- 26 CONSTRUCT CROSSOVER MEDIAN PER R.C.T.D. STD. DWG. NO. 113A AND PER SOILS ENGINEER RECOMMENDATIONS.
- 27 INSTALL WIRE FENCE PER RFG&WCD STD. DWG. NO. M818.

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER CITY ENGINEER COMMENTS	10.8.19
2	REVISED PER CITY ENGINEER COMMENTS	10.8.19
3	REVISED PER CITY ENGINEER COMMENTS	10/23/19

APPROVED BY: [Signature] DATE: 10/23/19

PLANS PREPARED BY:

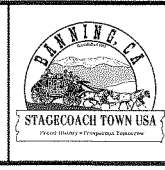
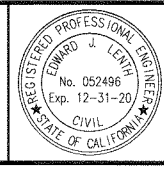
MDS CONSULTING
 MORSE 17320 Radhill Avenue Suite 350 Irvine, CA 92614
 SCHULTZ No. 052496 Exp. 12-31-20
 VOICER: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

EDWARD J. LENTH RCE # 052496 EXP. 12-31-20

DATE: 9/6/19



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY: [Signature] DATE: 9/18/19

KEVIN D. SIN, RCE #71299 SENIOR CIVIL ENGINEER EXP. 12/31/19

APPROVED BY: [Signature] DATE: 9/25/19

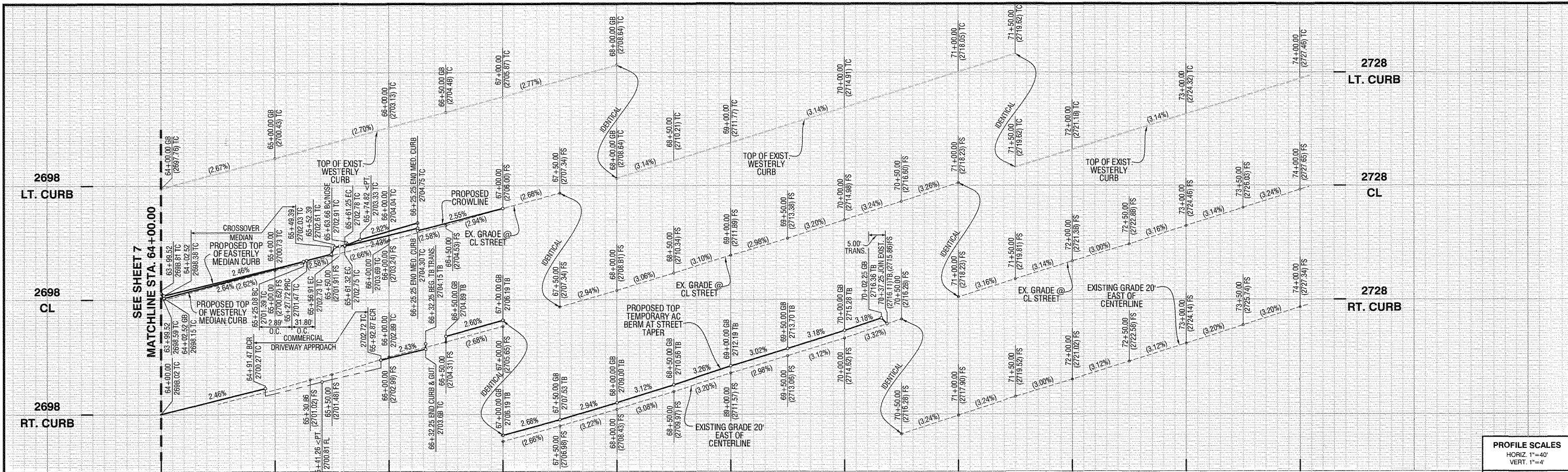
ARTURO VELA, RCE #75698 EXP. 6/30/20
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STA. 53+86.61 TO 64+00.00

W.D. No. _____
 CIP No. _____
 PROJECT No. 3291
 SHEET 7 of 27

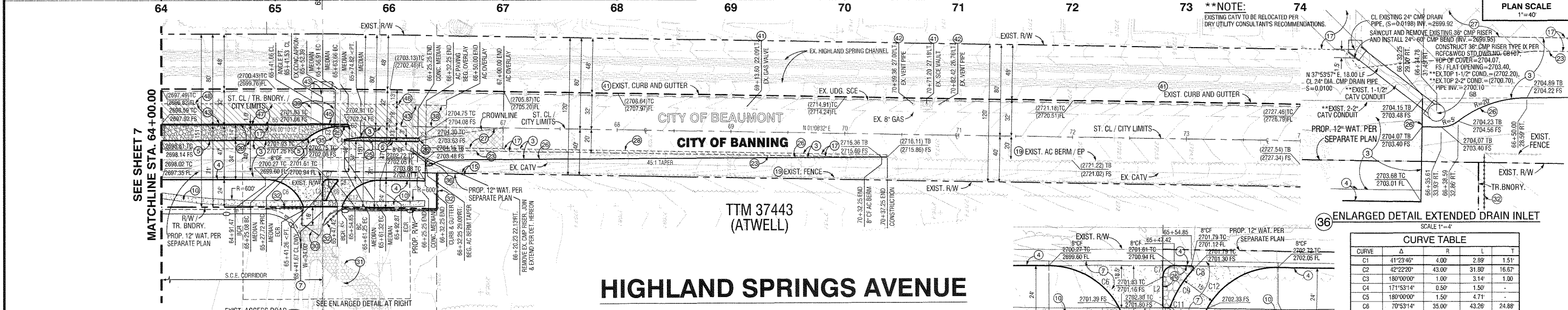
Call before you Dig
 Call 811
 1-800-227-2600

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



PROFILE SCALES
HORIZ. 1"=40'
VERT. 1"=4'

PLAN SCALE
1"=40'

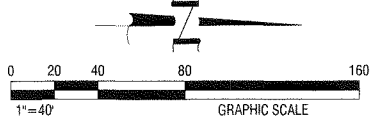


CURVE TABLE

CURVE	Δ	R	L	T
C1	41°23'46"	4.00'	2.89'	1.51'
C2	42°22'20"	43.00'	31.80'	16.67'
C3	180°00'00"	1.00'	3.14'	1.00'
C4	171°53'14"	0.50'	1.50'	-
C5	180°00'00"	1.50'	4.71'	-
C6	70°53'14"	35.00'	43.26'	24.88'
C7	90°53'14"	5.00'	7.93'	5.08'
C8	131°53'14"	1.00'	2.30'	2.23'
C9	21°44'17"	50.00'	18.97'	9.60'
C10	88°48'30"	1.00'	1.55'	0.97'
C11	89°54'03"	1.00'	1.22'	0.70'
C12	70°48'04"	35.00'	43.25'	24.87'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°54'4" W	13.61'
L2	N 89°41'50" W	12.44'



LEGEND:

- INDICATES CONSTRUCT A.C. PAVING SECTION PER CONSTRUCTION NOTE
- INDICATES SAWCUT AND REMOVE EXISTING A.C. PAVING
- INDICATES GRIND 0.21" EXISTING AC AND CONSTRUCT 0.21" MINIMUM AC OVERLAY

CITY OF BEAUMONT CONSTRUCTION NOTES

- CONSTRUCT 0.21" AC GRIND AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATION.
- SAWCUT AND REMOVE EXISTING CONCRETE APRON PER PLAN.
- PROTECT-IN-PLACE EXISTING.
- EXISTING TO BE RELOCATED BY OTHERS.
- CONSTRUCT AC PAVEMENT OVER CLASS II AGGREGATE BASE PER PAVEMENT SCHEDULE ON SHEET 2.
- CONSTRUCT TYPE "D" CURB PER R.C.T.D. STD. DWG. NO. 204.
- SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).
- JOIN TO EXISTING PAVEMENT PER PLANS AND DET. SHT. NO. 2.

CITY OF BANNING CONSTRUCTION NOTES

- CONSTRUCT 4" AC PAVEMENT OVER 6" CLASS II AGGREGATE BASE.
- CONSTRUCT 6" AC PAVEMENT OVER 18" CLASS II AGGREGATE BASE PER PAVEMENT SCHEDULE ON SHEET 2.
- CONSTRUCT MODIFIED TYPE "B" CURB AND GUTTER (8") PER CITY STD. DWG. NO. C-201 AND DET. SHT. NO. 4 (NO CLASS II AGGREGATE BASE).
- CONSTRUCT MODIFIED TYPE "D" CURB ONLY (8") PER CITY STD. DWG. NO. C-203 AND DET. SHT. NO. 5 (NO CLASS II AGGREGATE BASE).
- CONSTRUCT 4" THICK PCC MODIFIED COMMERCIAL DRIVEWAY APPROACH PER CITY STD. DWG. NO. C-210 (WITH RAISED MEDIAN).
- CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE MEANDERING WALK PER DET. SHT. NO. 2.
- SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).
- PROTECT-IN-PLACE EXISTING.
- SAWCUT AND REMOVE EXISTING AC DIKE.
- CONSTRUCT 4" THICK STAMPED CONCRETE (RIVER ROCK, COLOR STANDARD GREY) IN MEDIAN.
- CONSTRUCT 8" CF ASPHALT CONCRETE CURB PER CITY STD. DWG. NO. C-204.
- CONSTRUCT 0.21" AC GRIND AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATION.
- JOIN EXISTING PAVEMENT PER PLANS AND DET. SHT. NO. 2.
- CONSTRUCT CROSSOVER MEDIAN PER R.C.T.D. STD. DWG. NO. 113A AND PER SOILS ENGINEER RECOMMENDATION.
- INSTALL PIPE SWING GATE (W=16") PER R.C.F.C.A.W.C.D. STD. DWG. NO. M820.
- GRADE AND RE-ALIGN EXISTING DIRT ACCESS ROAD.
- INSTALL WIRE FENCE PER R.C.F.C.A.W.C.D. STD. DWG. NO. M818.
- INSTALL 2"x4" REDWOOD PAVEMENT HEADER.
- SAWCUT AND REMOVE EXISTING CONCRETE APRON PER PLAN.
- SAWCUT AND REMOVE EXISTING DRAIN INLET AND EXTEND PER DETAIL HEREON.

REVIEWED BY: *[Signature]* 10.8.19 DATE
 RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19 DATE
 APPROVED BY: *[Signature]* 10/20/19 DATE
 CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

REVISIONS

NO.	DATE	DESCRIPTION

PLANS PREPARED BY:
MDS CONSULTING
 MORSE SCHULTZ
 17320 Redhill Avenue
 Suite 350
 Irvine, CA 92614
 Voice: 949-251-8821
 PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
 EDWARD J. LENTH
 RCE # 052496 EXP. 12-31-20
 DATE: 9/26/19

CITY OF BANNING
 RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SIN, RCE # 71299 EXP. 12/31/19
 SENIOR CIVIL ENGINEER
 APPROVED BY:
 ARTURO VELA, RCE # 75696 EXP. 6/30/20
 PUBLIC WORKS DIRECTOR/CITY ENGINEER
 DATE: 9/26/19

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STA. 64+00.00 TO 74+00.00
 I.W. No.
 C.P. No.
 PROJECT No. 3291
 SHEET 8 OF 27

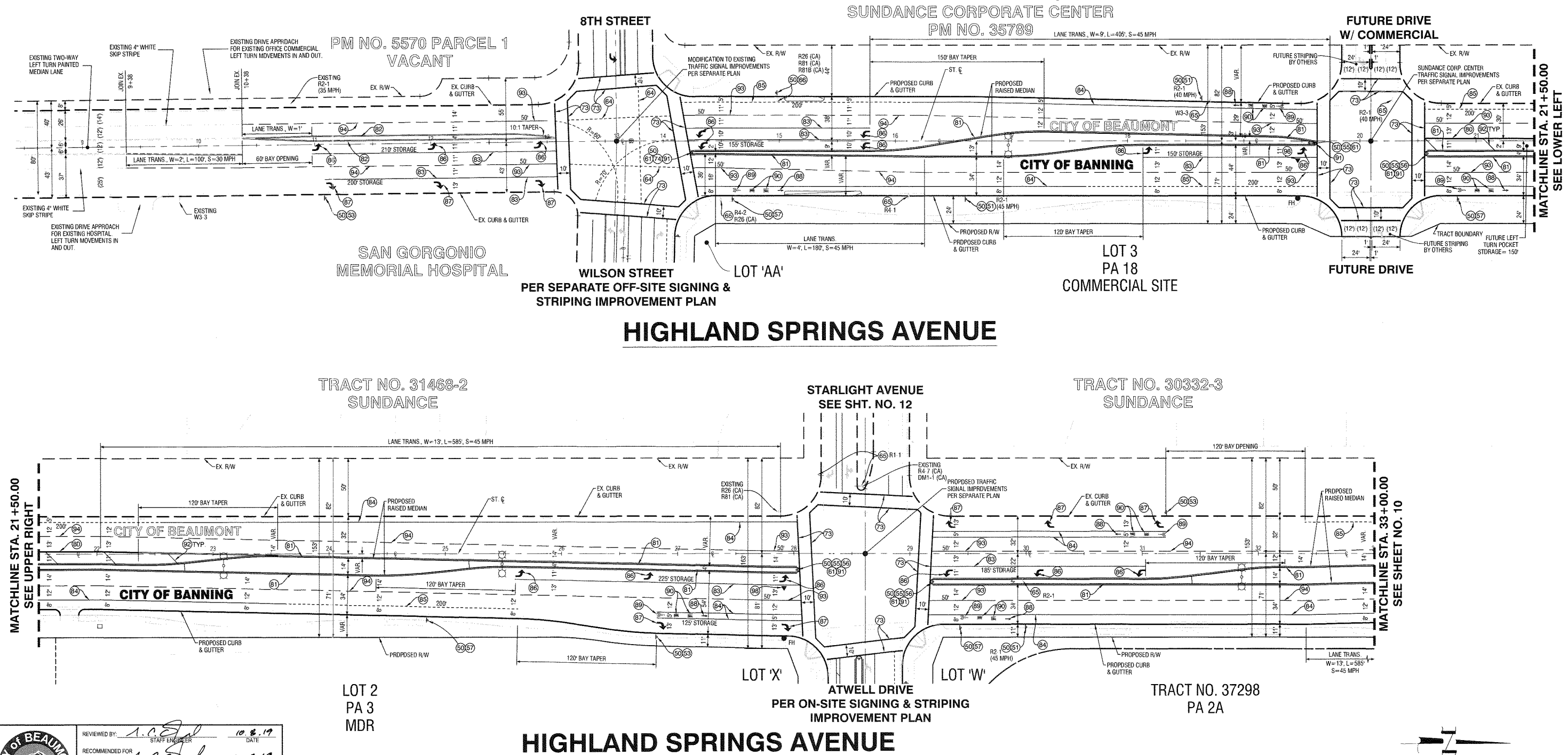
TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

CONSTRUCTION NOTES:

- (50) INSTALL SIGN POST PER DETAILS SHT. NO. 12
- (51) INSTALL R2-1 SIGN ("SPEED LIMIT MPH" PER PLAN) PER CA MUTCD STD. AND DET. SHT. NO. 12
- (52) INSTALL R3-7 RIGHT SIGN ("RIGHT LANE MUST TURN RIGHT") PER CA MUTCD STD. AND DET. SHT. NO. 12
- (55) INSTALL R4-7 RIGHT SIGN (KEEP RIGHT) PER CA MUTCD STD. AND DET. SHT. NO. 12
- (56) INSTALL R6-1 RIGHT SIGN ("ONE WAY") PER CA MUTCD STD. AND DET. SHT. NO. 12
- (57) INSTALL R7-9A SIGN (NO PARKING/BIKE LANE) PER CA MUTCD STD. AND DET. SHT. NO. 12
- (61) INSTALL DM1-1 SIGN (YELLOW MARKER) PER CA MUTCD STD. AND DET. SHT. NO. 12
- (62) INSTALL WHITE LANE LINE EXTENSION STRIPE PER CALTRANS STD. PLAN RSP A200, DETAIL 40
- (65) REMOVE EXISTING STREET SIGN & POST
- (66) RELOCATE AND REPLACE EXISTING STREET SIGN.
- (73) INSTALL 12" CROSSWALK STRIPE PER CALTRANS STD. DWG. A24F
- (74) INSTALL R4-7 RIGHT SIGN (KEEP RIGHT) PER CA MUTCD STD. AND DET. SHT. NO. 12
- (75) INSTALL YELLOW LANE LINE EXTENSION STRIPE PER CALTRANS STD. DWG. NO. A200, DETAIL 41
- (80) INSTALL DOUBLE YELLOW STRIPE PER CALTRANS STD. DWG. NO. A20A, DETAIL 21
- (81) INSTALL LEFT EDGELINE STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 25.
- (82) INSTALL DOUBLE YELLOW MEDIAN STRIPE PER CALTRANS STD. DWG. NO. A20R, DETAIL 28
- (83) INSTALL 8" SOLID WHITE CHANNELIZING STRIPE PER CALTRANS STD. DWG. NO. A200, DETAIL 38
- (84) INSTALL 6" SOLID WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A200, DETAIL 39
- (85) INSTALL 6" SKIP WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A200, DETAIL 39A (L=PER PLAN)
- (86) INSTALL TYPE IV (L) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
- (87) INSTALL TYPE IV (R) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
- (88) INSTALL BIKE LANE ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
- (89) INSTALL BIKE LANE SYMBOL W/ PERSON PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24C
- (90) INSTALL "BIKE" "LANE" PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24D
- (91) INSTALL YELLOW PAINTED MEDIAN NOSE WITH YELLOW RPM DN TDP OF CURB
- (92) INSTALL 8" DIAGONAL SOLID WHITE STRIPE PER CALTRANS STD. DWG. NO. A200, DETAIL 38A (50' O.C.)
- (93) INSTALL 4" SOLID WHITE LEAD LINE PER CALTRANS STD. DWG. NO. A200, DETAIL 38A
- (94) INSTALL 4" DASH WHITE LANE LINE PER CALTRANS STD. DWG. NO. A20A, DETAIL 9
- (95) INSTALL FIRE HYDRANT SPOTTER, STIMSONITE # 88 BLUE OR APPROVED EQUAL.

NOTE: ALL TRAFFIC STRIPING AND MARKINGS SHALL BE THERMOPLASTIC PER CALTRANS STANDARD SPECIFICATIONS 84-2.

REQUIRED SCHOOL ZONE SIGNING AND STRIPING FOR FUTURE SCHOOL SITE (PA 20) BY OTHERS WITH DEVELOPMENT OF SCHOOL.



MATCHLINE STA. 21+50.00
SEE UPPER RIGHT

MATCHLINE STA. 21+50.00
SEE LOWER LEFT

MATCHLINE STA. 33+00.00
SEE SHEET NO. 10

CITY OF BEAUMONT
CALIFORNIA INCORPORATED 1912

REVIEWED BY: *[Signature]* 10.8.19
DATE: 10.8.19
STAFF ENGINEER

RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
DATE: 10.8.19

APPROVED BY: *[Signature]* 10/23/19
DATE: 10/23/19
CITY ENGINEER
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

Call before you Dig
Avoid cutting underground utility lines. It's costly.

Call 811

1-800-227-2600

REVISIONS	
MARK	DATE

PLANS PREPARED BY:

MDS CONSULTING

MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614
SCHULTZ Voice: 949 251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

[Signature] 9/16/19
DATE: 9/16/19

EDWARD J. LENTH
RCE # 052496 EXP. 12-31-20

PROFESSIONAL ENGINEER

EDWARD J. LENTH
No. 052496
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA

BIRMINGHAM, CA

STAGECOACH TOWN USA
Road Builders - Professional Engineers

CITY OF BANNING

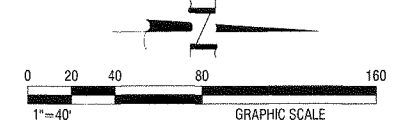
RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/16/19
DATE: 9/16/19
KELVIN D. SIN, RCE #71299 EXP. 12/31/19
SENIOR CIVIL ENGINEER

APPROVED BY: *[Signature]* 9/23/19
DATE: 9/23/19
ARTURO VELA, RCE #75696 EXP. 6/30/20
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE SIGNING AND STRIPING IMPROVEMENT PLAN

TRACT NO. 37298-1
HIGHLAND SPRINGS AVENUE
STA 13+67.92 TO 33+00.00

W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET **9** OF **27**

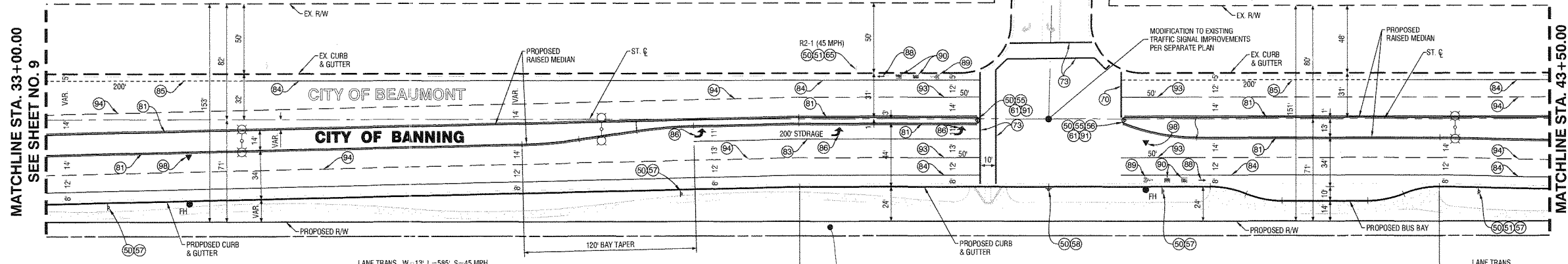


TRACT NO. 37298-1, OFF-SITE SIGNING AND STRIPING IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

TRACT NO. 30332-3
SUNDANCE

SUNDANCE DRIVE
SEE SHT. NO. 12

TRACT NO. 30332-2
SUNDANCE



TRACT NO. 37298
PA 2A
HIGHLAND SPRINGS AVENUE

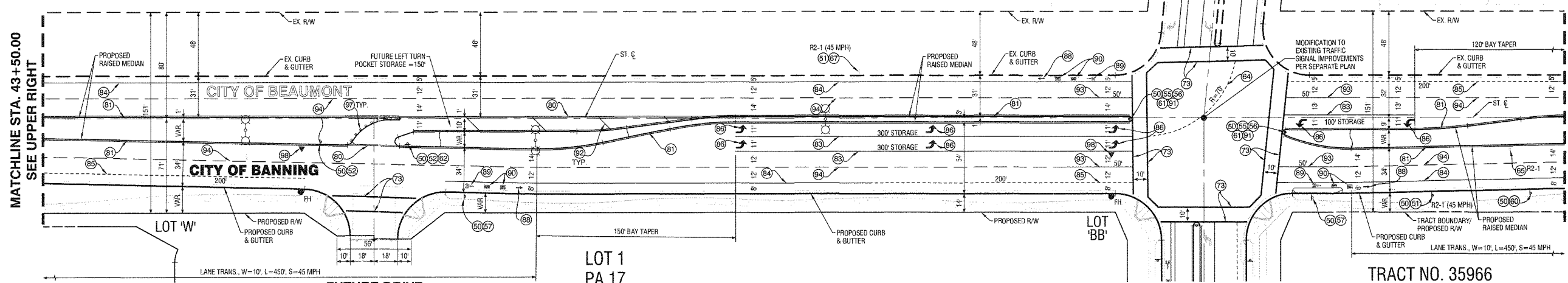
- CONSTRUCTION NOTES:**
- 50 INSTALL SIGN POST PER DETAILS SHT. NO. 12
 - 51 INSTALL R2-1 SIGN ("SPEED LIMIT MPH" PER PLAN) PER CA MUTCD STD. AND DET. SHT. NO. 12
 - 52 INSTALL R3-2 SIGN ("NO LEFT TURN") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - 53 INSTALL R4-7 RIGHT SIGN ("KEEP RIGHT") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - 54 INSTALL R5-1 RIGHT SIGN ("ONE WAY") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - 55 INSTALL R7-9A SIGN (NO PARKING/BIKE LANE) PER CA MUTCD STD. AND DET. SHT. NO. 12
 - 56 INSTALL W1-7 SIGN PER CA MUTCD STD. AND DET. SHT. NO. 12
 - 57 INSTALL W9-1 SIGN ("RIGHT LANE ENDS") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - 58 INSTALL DM-1-1 SIGN ("YELLOW MARKER") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - 59 INSTALL R6-2 SIGN ("ONE WAY") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - 60 INSTALL LANE LINE EXTENSION STRIPE PER CALTRANS STD. PLAN RSP A200, DETAIL 40
 - 61 REMOVE EXISTING STREET SIGN & POST
 - 62 REPLACE EXISTING STREET SIGN
 - 63 INSTALL 12" SOLID WHITE LIMIT LINE PER CALTRANS STD. DWG. A24F
 - 64 INSTALL 12" CROSSWALK STRIPE PER CALTRANS STD. DWG. A24F
 - 65 INSTALL DOUBLE YELLOW STRIPE PER CALTRANS STD. DWG. NO. A20A, DETAIL 21
 - 66 INSTALL LEFT EDGELINE STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 25
 - 67 INSTALL 8" SOLID WHITE CHANNELIZING STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 38
 - 68 INSTALL 6" SOLID WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 39
 - 69 INSTALL 6" SKIP WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 39A (L=PER PLAN)
 - 70 INSTALL TYPE IV (L) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
 - 71 INSTALL BIKE LANE ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
 - 72 INSTALL BIKE LANE SYMBOL W/ PERSON PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24C
 - 73 INSTALL "BIKE" "LANE" PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24D
 - 74 INSTALL YELLOW PAINTED MEDIAN NOSE WITH YELLOW RPM ON TOP OF CURB
 - 75 INSTALL 8" DIAGONAL SOLID WHITE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 38A (50' O.C.)
 - 76 INSTALL 4" SOLID WHITE LEAD LINE PER CALTRANS STD. DWG. NO. A20D, DETAIL 38A
 - 77 INSTALL 4" DASH WHITE LANE LINE PER CALTRANS STD. DWG. NO. A20A, DETAIL 9
 - 78 INSTALL RED RPM ON CURB TOP FACING SIDE STREET, 5" D.C., WHITE W/ REFLECTIVE RED, ZUMAR MODEL NO. 953 OR APPROVED EQUAL, RED REFLECTIVE SURFACE FACING SIDE STREET
 - 79 INSTALL FIRE HYDRANT SPOTTER, STIMSDNITE # 88 BLUE OR APPROVED EQUAL.
- NOTE: ALL TRAFFIC STRIPING AND MARKINGS SHALL BE THERMOPLASTIC PER CALTRANS STANDARD SPECIFICATIONS 94-2.

REQUIRED SCHOOL ZONE SIGNING AND STRIPING FOR FUTURE SCHOOL SITE (PA 20) BY OTHERS WITH DEVELOPMENT OF SCHOOL

TRACT NO. 30332-4
SUNDANCE

OAK VALLEY PARKWAY
SEE SHT. NO. 12

TRACT NO. 31893
SUNDANCE



TRACT NO. 37298
PA 17
HIGHLAND SPRINGS AVENUE

CITY OF BEAUMONT
CALIFORNIA
INCORPORATED 1912

REVIEWED BY: *[Signature]* 10.8.19
DATE

RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
DATE

APPROVED BY: *[Signature]* 10/23/19
DATE

CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

Call before you Dig
Avoid cutting underground utility lines in a safety

Call 811

1-800-227-2660

REVISIONS		
MARK	DATE	DESCRIPTION

PLANS PREPARED BY:

MDS CONSULTING
MORSE 17320 Redhill Avenue
Suite 350
Irvine, CA 92614
Voice: 949-251-8821

SCHULTZ
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

EDWARD J. LENTH
PCE # 052496 EXP. 12-31-20

[Signature] 9/16/19
DATE

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
STATE OF CALIFORNIA
CIVIL

BANNING, CA
STAGECOACH TOWN USA
Proud History - Professional Tradition

CITY OF BANNING

RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/16/19
DATE

KEVIN D. SIN, PCE # 71299
SENIOR CIVIL ENGINEER
EXP. 12/31/19

APPROVED BY: *[Signature]* 9/25/19
DATE

ANTONIO VELA, PCE # 75690
PUBLIC WORKS DIRECTOR/CITY ENGINEER
EXP. 6/30/20

OFF-SITE SIGNING AND STRIPING IMPROVEMENT PLAN

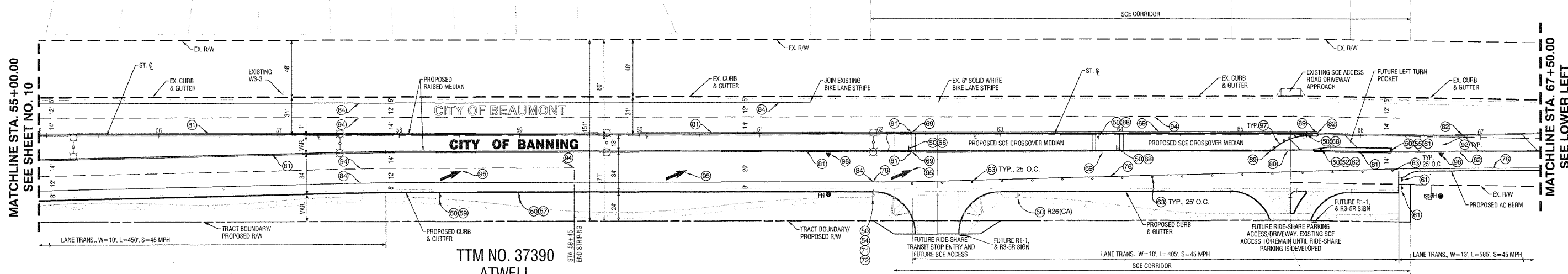
**TRACT NO. 37298-1
HIGHLAND SPRINGS AVENUE
STA 33+00.00 TO 55+00.00**

W.O. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET **10** OF **27**



TRACT NO. 37298-1, OFF-SITE SIGNING AND STRIPING IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

TRACT NO. 31893
SUNDANCE



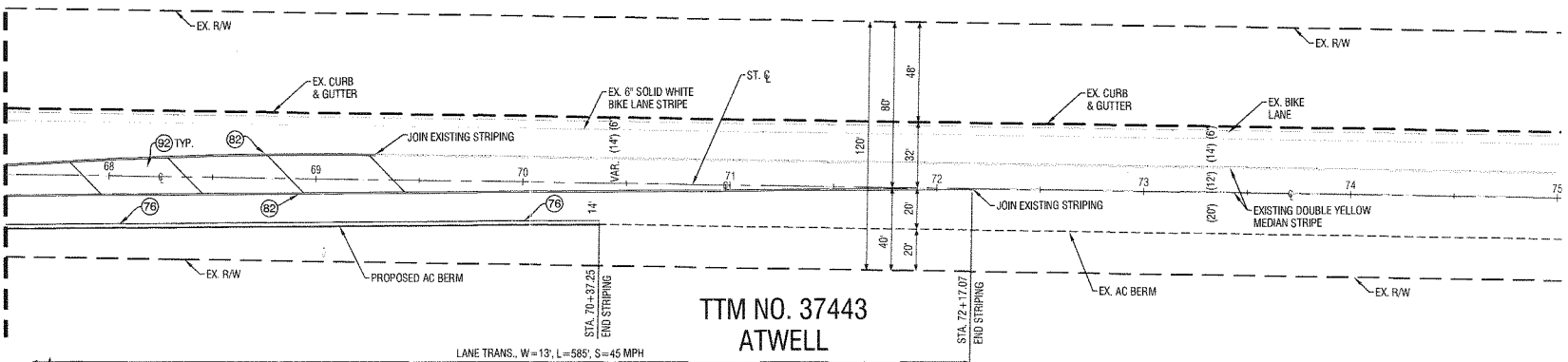
MATCHLINE STA. 55+00.00
SEE SHEET NO. 10

MATCHLINE STA. 67+50.00
SEE LOWER LEFT

TTM NO. 37390
ATWELL

HIGHLAND SPRINGS AVENUE

MATCHLINE STA. 67+50.00
SEE UPPER RIGHT



TTM NO. 37443
ATWELL

HIGHLAND SPRINGS AVENUE

REQUIRED SCHOOL ZONE SIGNING AND STRIPING FOR FUTURE SCHOOL SITE (PA 20) BY OTHERS WITH DEVELOPMENT OF SCHOOL.

CONSTRUCTION NOTES:

- 50 INSTALL SIGN POST PER DETAILS SHT. NO. 12
- 52 INSTALL R3-2 SIGN ("NO LEFT TURN") PER CA MUTCD STD. AND DET. SHT. NO. 12
- 54 INSTALL R4-1 SIGN ("DO NOT PASS") PER CA MUTCD STD. AND DET. SHT. NO. 12
- 55 INSTALL R4-7 RIGHT SIGN ("KEEP RIGHT") PER CA MUTCD STD. AND DET. SHT. NO. 12
- 57 INSTALL R7-9A SIGN (NO PARKING/BIKE LANE) PER CA MUTCD STD. AND DET. SHT. NO. 12
- 59 INSTALL W4-2 SIGN (LANE DROP) PER CA MUTCD STD. AND DET. SHT. NO. 12
- 61 INSTALL OM1-1 SIGN (YELLOW MARKER) PER CA MUTCD STD. AND DET. SHT. NO. 12

- 63 INSTALL TYPE "F" DELINEATOR PER CA MUTCD STD.
- 68 INSTALL R3-3 SIGN ("NO TURNS") PER CA MUTCD STD. AND DET. SHT. NO. 12
- 69 INSTALL DOUBLE YELLOW STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 27.
- 71 INSTALL R81(CA) SIGN ("BIKE LANE") PER CA MUTCD STD. AND DET. SHT. NO. 12
- 72 INSTALL R818(CA) SIGN ("END") PER CA MUTCD STD. AND DET. SHT. NO. 12
- 76 INSTALL SOLID WHITE RIGHT EDGELINE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 27B
- 80 INSTALL DOUBLE YELLOW STRIPE PER CALTRANS STD. DWG. NO. A20A, DETAIL 21
- 81 INSTALL LEFT EDGELINE STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 25.
- 82 INSTALL DOUBLE YELLOW MEDIAN STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 28

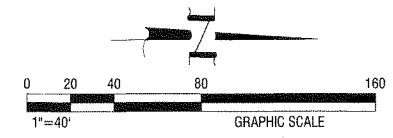
- 84 INSTALL 6" SOLID WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 39
 - 85 INSTALL 8" DIAGONAL SOLID WHITE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 38A (50' O.C.)
 - 89 INSTALL 4" DASH WHITE LANE LINE PER CALTRANS STD. DWG. NO. A20A, DETAIL 9
 - 90 INSTALL TYPE VI ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
 - 91 INSTALL RED RPM ON CURB TOP FACING SIDE STREET, 5' O.C., WHITE W/ REFLECTIVE RED, ZUMAR MODEL NO. 953 OR APPROVED EQUAL, RED REFLECTIVE SURFACE FACING SIDE STREET.
 - 92 INSTALL FIRE HYDRANT SPOTTER, STIMSONITE # 88 BLUE OR APPROVED EQUAL.
- NOTE: ALL TRAFFIC STRIPING AND MARKINGS SHALL BE THERMOPLASTIC PER CALTRANS STANDARD SPECIFICATIONS 84-2.

CITY OF BEAUMONT SIGNING AND STRIPING GENERAL NOTES:

1. ALL MATERIAL AND WORK SHALL CONFORM TO THE LATEST EDITION OF COUNTY OF RIVERSIDE STANDARD PLANS, CALTRANS STANDARD PLANS AND STANDARD SPECIFICATIONS, AND CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL TRAFFIC STRIPES, PAVEMENT MARKINGS, AND SIGNS SHALL BE REFLECTORIZED AND IN STANDARD SIZE. ALL STRIPING AND MARKING DETAILS SHALL MATCH CALTRANS STANDARD PLANS DETAILS. STENCILS FOR PAVEMENT MARKING SHALL MATCH CALTRANS STANDARD PLANS.
3. THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPES, PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER. WORD OR SYMBOL PAVEMENT MARKINGS SHALL BE REMOVED BY SANDBLASTING OR GRINDING A RECTANGULAR AREA COVERING THE WHOLE MARKING.
4. ALL CROSSWALKS SHALL HAVE 10 FEET IN BETWEEN THE 12-INCH WHITE OR YELLOW STRIPES.
5. ALL DOUBLE YELLOW STRIPES SHALL HAVE 3-INCH PAINTED BLACK LINE SEPARATING THE YELLOW STRIPES.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRAFFIC STRIPES, RAISED PAVEMENT MARKERS (RPMs), PAVEMENT MARKINGS, AND SIGNS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER.
7. ALL PAVEMENT MARKINGS AND ROAD STRIPINGS INCLUDING BUT NOT LIMITED TO CROSSWALKS, LIMIT LINES, AND STOP BARS SHALL BE APPLIED WITH THERMOPLASTIC MATERIAL. ALL OTHER TRAFFIC STRIPES SHALL BE PAINTED IN TWO COATS.
8. ALL RPMs SHALL BE INSTALLED WITHIN SEVEN WORKING DAYS OF ROADWAY STRIPING. ALL EXISTING RPMs WITHIN THE PROJECT AREA SHALL BE REPLACED IN KIND OR REMOVED IN ACCORDANCE WITH THE PLANS, OR AS DIRECTED BY THE ENGINEER.
9. THE CONTRACTOR SHALL INSTALL STANDARD SIZE SIGN PANEL ON 2" SQUARE PERFORATED STEEL TUBE POST WITH TWO PIECE ANCHOR AND SLEEVE, FASTENED WITH 3/8" RIVETS WITH STAINLESS STEEL WASHERS, UNLESS OTHERWISE NOTED. THE EXACT LOCATION OF ALL SIGNS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
10. THE CONTRACTOR SHALL REMOVE SIGNS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL DELIVER REMOVED SIGNS TO THE COUNTY YARD OR AS DIRECTED BY THE ENGINEER.
11. THE CONTRACTOR SHALL SUBMIT A TRAFFIC SIGNAL TIMING SHEET TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY NEW OR MODIFIED TRAFFIC SIGNAL. THE TIMING SHEET WILL MEET ALL REQUIREMENTS PER THE LATEST CALIFORNIA MUTCD, PART 4 "HIGHWAY TRAFFIC SIGNALS"

CITY OF BANNING SIGNING AND STRIPING GENERAL NOTES:

1. ALL MATERIAL AND WORK SHALL CONFORM TO THE LATEST EDITION OF CITY OF BANNING STANDARD PLANS, CALTRANS STANDARD PLANS AND STANDARD SPECIFICATIONS, AND CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL TRAFFIC STRIPES, PAVEMENT MARKINGS, AND SIGNS SHALL BE REFLECTORIZED AND IN STANDARD SIZE. ALL STRIPING AND MARKING DETAILS SHALL MATCH CALTRANS STANDARD PLANS DETAILS. STENCILS FOR PAVEMENT MARKING SHALL MATCH CALTRANS STANDARD PLANS.
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6. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRAFFIC STRIPES, RAISED PAVEMENT MARKERS (RPMs), PAVEMENT MARKINGS, AND SIGNS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER.
7. ALL PAVEMENT MARKINGS INCLUDING CROSSWALKS, LIMIT LINES, AND STOP BARS SHALL BE APPLIED WITH THERMOPLASTIC MATERIAL. ALL OTHER TRAFFIC STRIPES SHALL BE PAINTED IN TWO COATS.
8. ALL RPMs SHALL BE INSTALLED WITHIN SEVEN WORKING DAYS OF ROADWAY STRIPING. ALL EXISTING RPMs WITHIN THE PROJECT AREA SHALL BE REPLACED IN KIND OR REMOVED IN ACCORDANCE WITH THE PLANS, OR AS DIRECTED BY THE ENGINEER.
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10. THE CONTRACTOR SHALL REMOVE SIGNS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL DELIVER REMOVED SIGNS TO THE CITY YARD OR AS DIRECTED BY THE ENGINEER.
11. THE CONTRACTOR SHALL SUBMIT A TRAFFIC SIGNAL TIMING SHEET TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY NEW OR MODIFIED TRAFFIC SIGNAL. THE TIMING SHEET WILL MEET ALL REQUIREMENTS PER THE LATEST CALIFORNIA MUTCD, PART 4 "HIGHWAY TRAFFIC SIGNALS"
12. THE CONTRACTOR SHALL REPLACE ALL SIGNING AND STRIPING WITHIN PROJECT LIMITS DAMAGED OR ALTERED BY THE PROJECT, AS DETERMINED BY THE CITY ENGINEER.



CITY OF BEAUMONT
CALIFORNIA MUNICIPALITY

REVIEWED BY: *[Signature]* 10.8.19 DATE
STAFF ENGINEER

RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19 DATE
CITY ENGINEER

APPROVED BY: *[Signature]* 10/28/19 DATE
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

REVISIONS

MARK	DATE	APPR.	DATE

Call before you Dig
Call 811
1-800-227-2600

PLANS PREPARED BY:

SUBMITTED BY:

EDWARD J. LENTH
PCE # 052496 EXP. 12-31-20

9/16/19 DATE

CITY OF BANNING

RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/16/19 DATE
KEVIN D. SIN, PCE # 71299 EXP. 12/31/19
SENIOR CIVIL ENGINEER

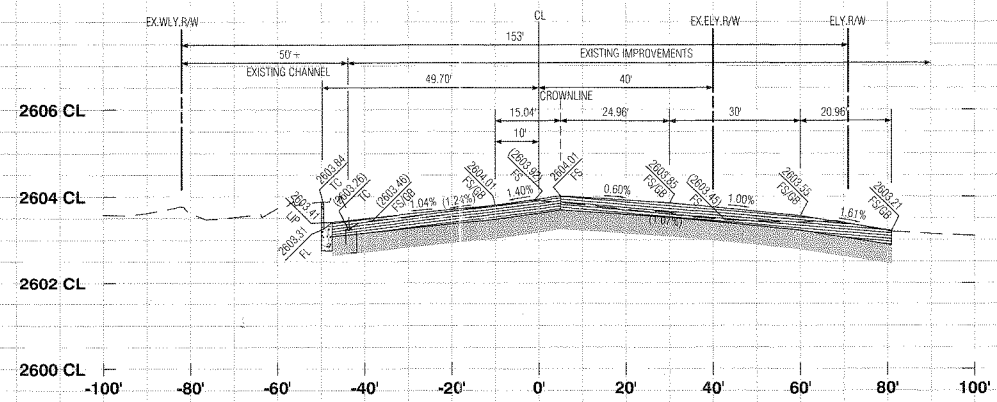
APPROVED BY: *[Signature]* 9/16/19 DATE
ARTURO VELA, PCE # 75696 EXP. 6/30/20
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE SIGNING AND STRIPING IMPROVEMENT PLAN

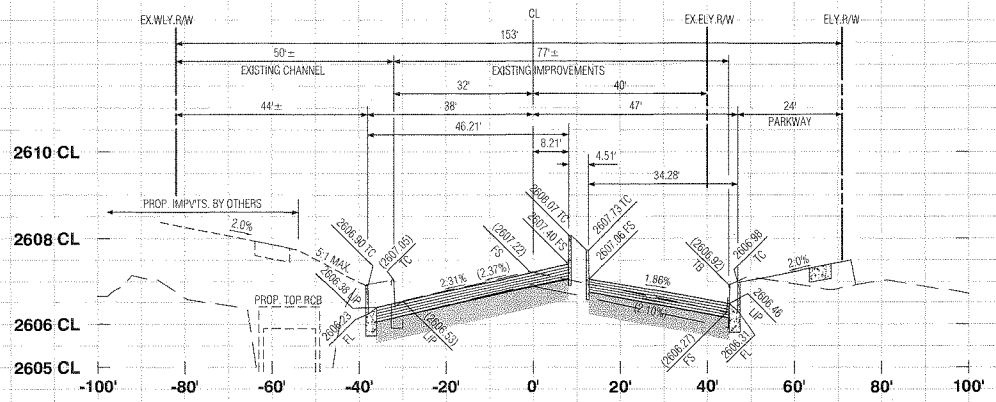
TRACT NO. 37298-1
HIGHLAND SPRINGS AVENUE
STA 55+00.00 TO 75+17.07

W.D. No. _____
CIP No. _____
PROJECT No. 3291
SHEET 11 OF 27

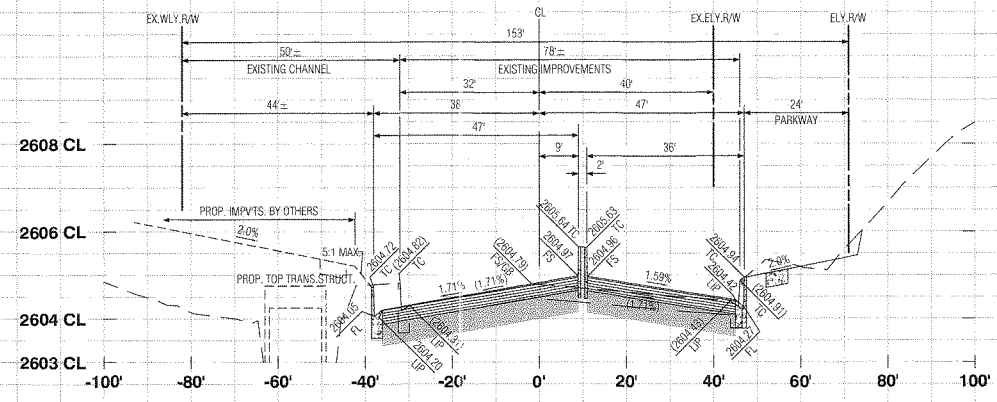
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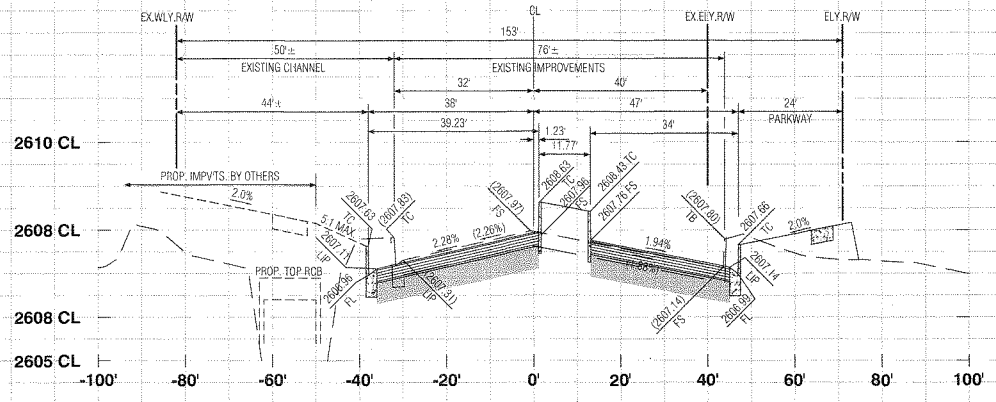
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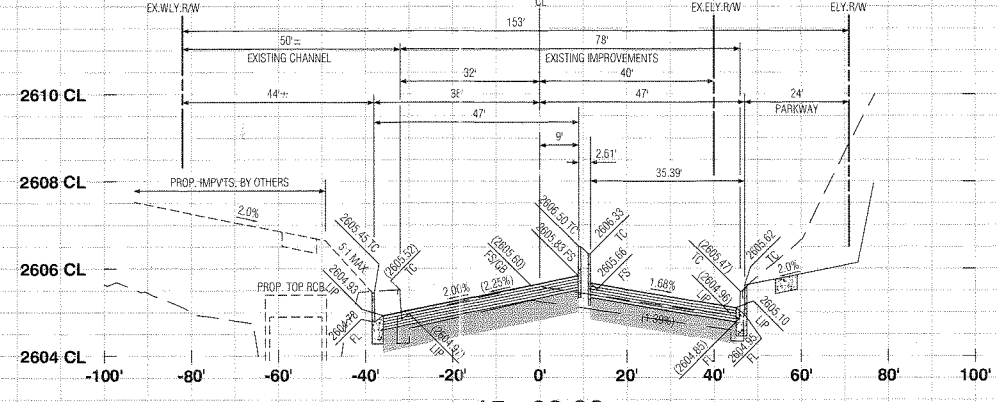
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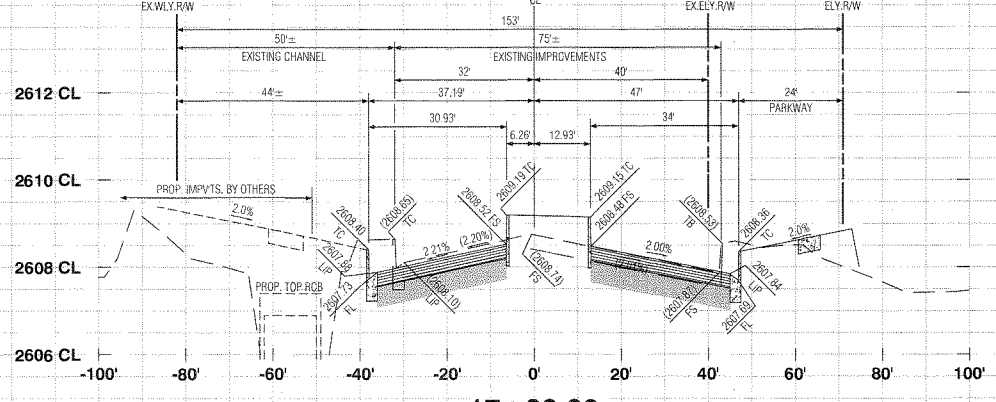
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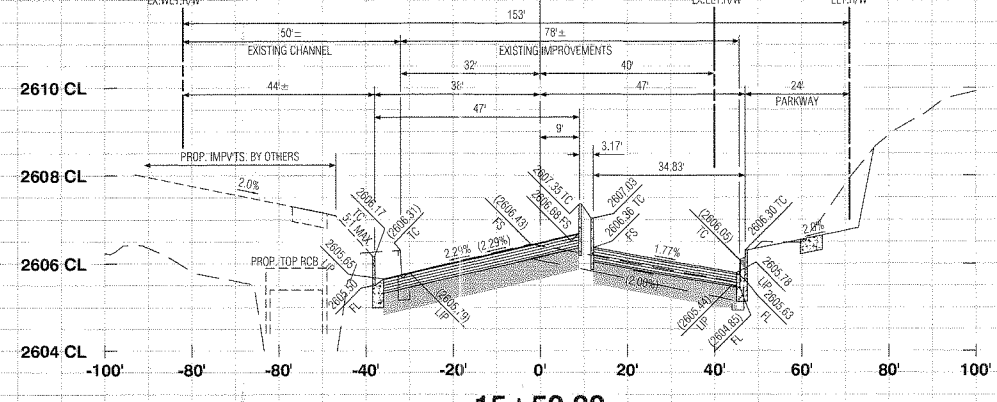
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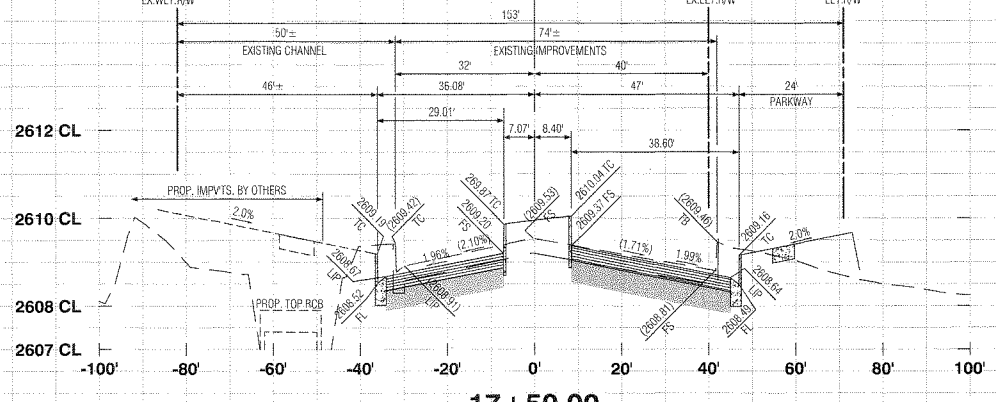
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17+00.00

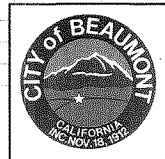


15+50.00



17+50.00

PROFILE SCALE
HORIZ 1"=20'
VERT. 1"=2'



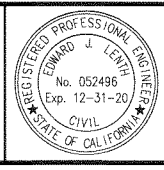
REVIEWED BY: *[Signature]* 10.8.19
STAFF ENGINEER DATE
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
APPROVAL BY: *[Signature]* 10/20/19
DATE
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

Call before you Dig
Call 811
1-800-227-2600

MARK	REVISIONS	APPR	DATE

PLANS PREPARED BY:
MDS CONSULTING
MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 Voice: 949-251-8821
SCHULTZ
PLANNERS ENGINEERS SURVEYORS

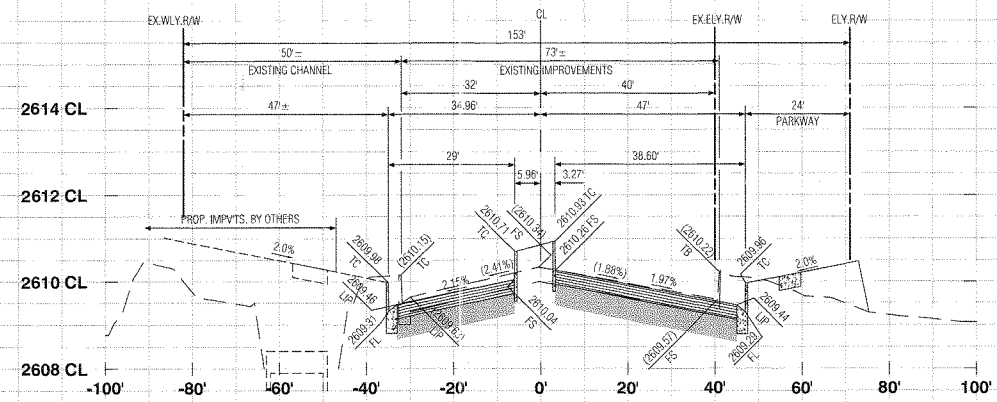
SUBMITTED BY:
EDWARD J. LENTH
RCE # 052496 EXP. 12-31-20
[Signature] 9/21/19
DATE



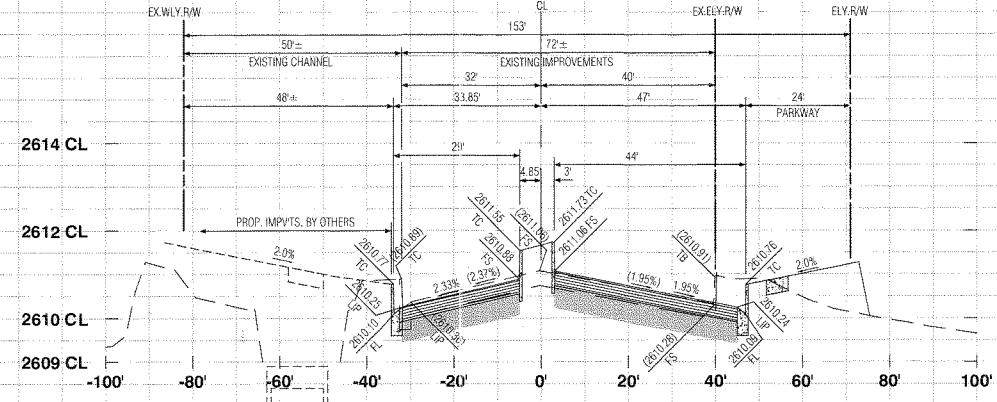
CITY OF BANNING
RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/20/19
KEVIN D. SIN, RCE #71299 EXP. 12/31/19
SENIOR CIVIL ENGINEER DATE
APPROVED BY: *[Signature]* 9/20/19
ARTURO VELA, RCE #76996 EXP. 6/30/20
PUBLIC WORKS DIRECTOR/CITY ENGINEER DATE

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL HIGHLAND SPRINGS AVENUE STREET SECTIONS STATION 14+00 - 17+50
W.O. No.
CIP No.
PROJECT No. **3291**
SHEET **13** OF **27**

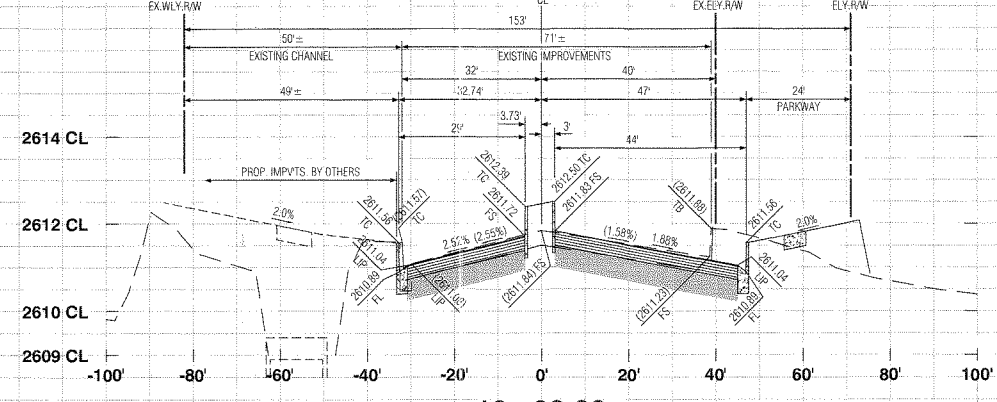
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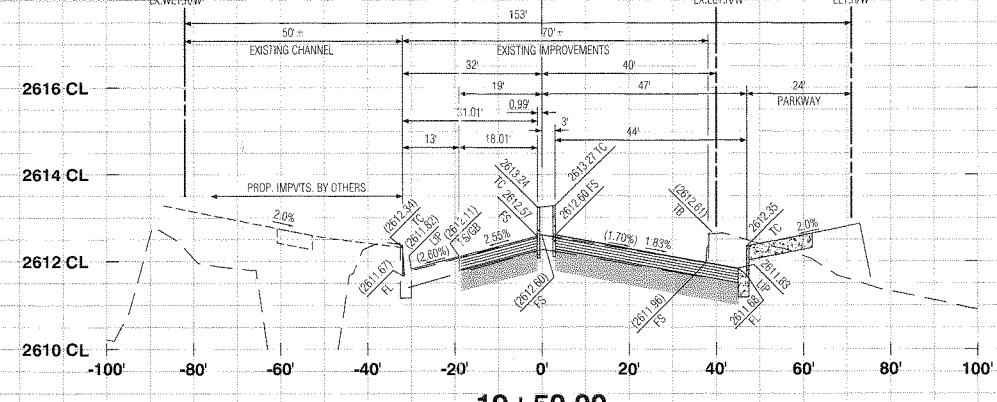
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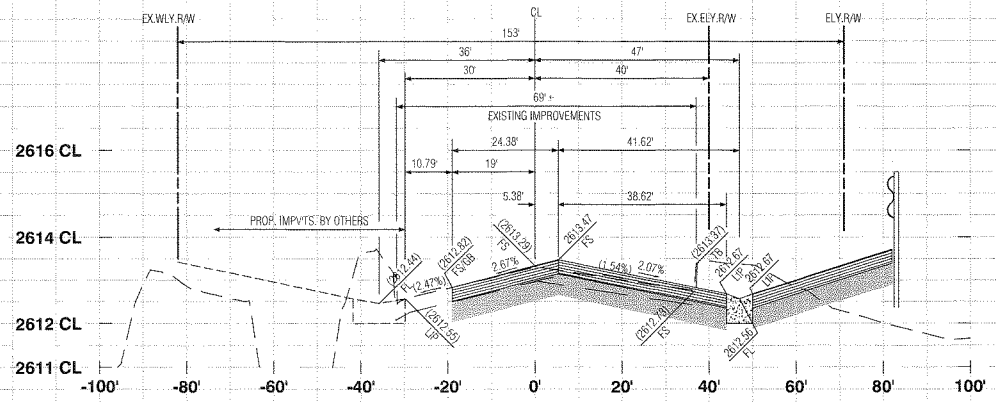
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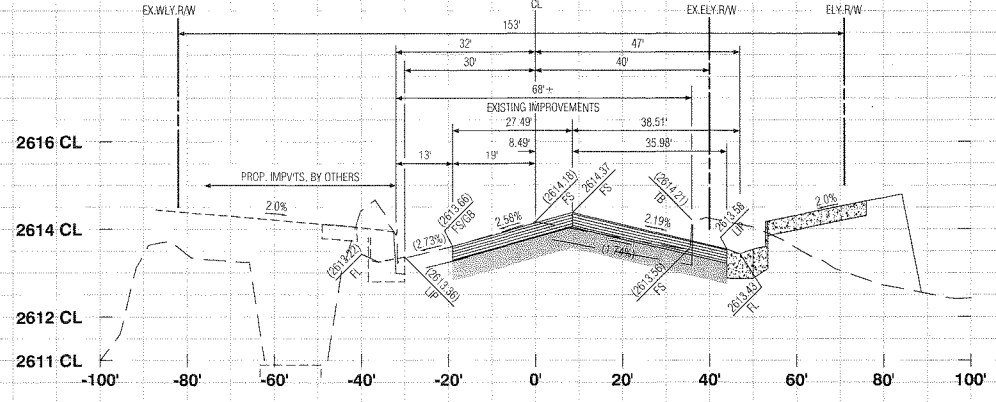
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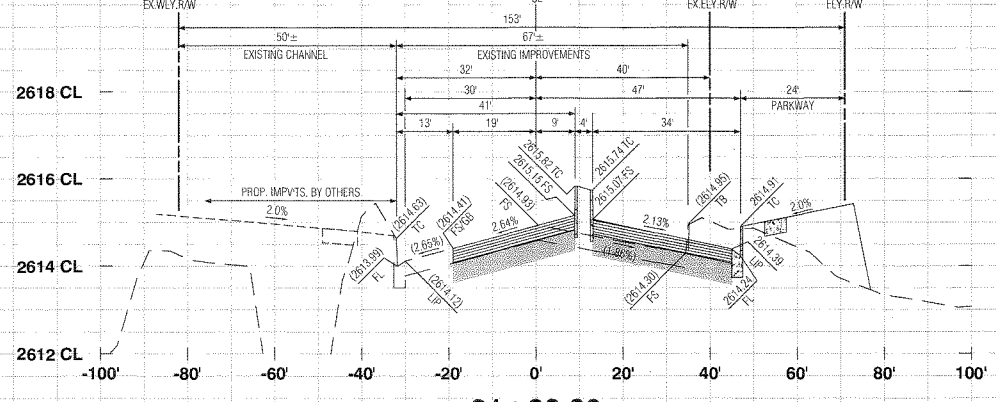
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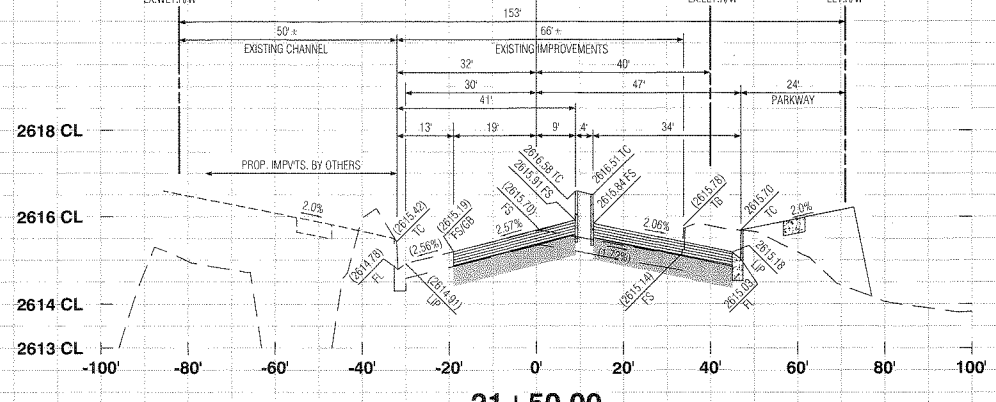
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20+50.00

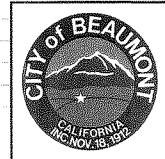


21+00.00



21+50.00

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



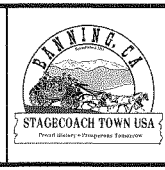
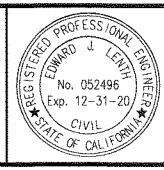
REVIEWED BY: *[Signature]* 10.8.19
DATE: 10.8.19
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
DATE: 10.8.19
APPROVED BY: *[Signature]* 10.8.19
DATE: 10.8.19
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION



MARK	REVISIONS	APPR	DATE

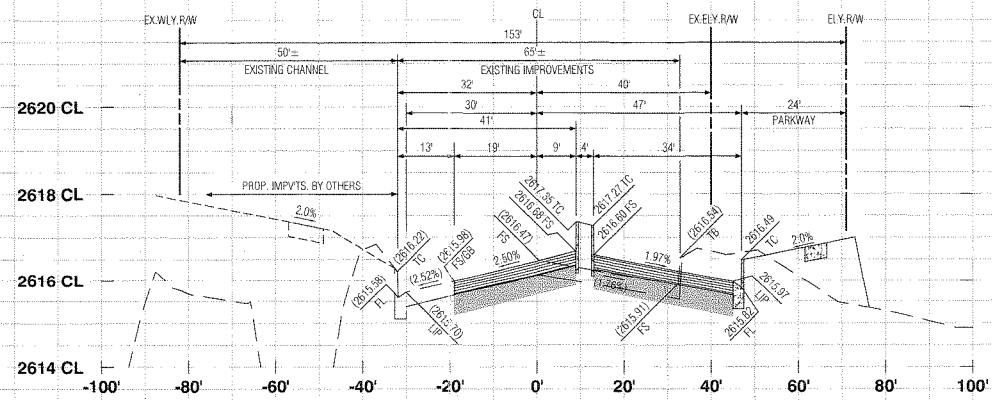
PLANS PREPARED BY:
MDS CONSULTING
MORSE 17320 Redhill Avenue
Suite 350
Irvine, CA 92614
Voice: 949-251-8821
SCHULTZ
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
[Signature] 9/26/19
DATE: 9/26/19
EDWARD J. LENTH
RCE# 052498 EXP. 12-31-20

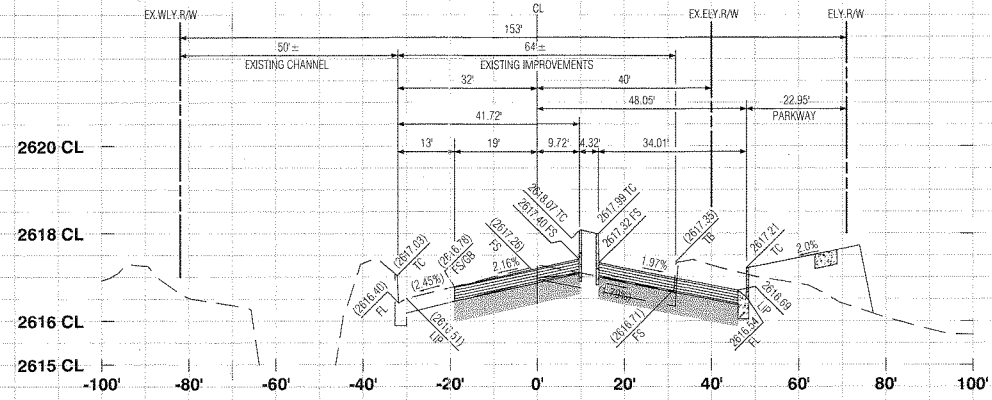


CITY OF BANNING
RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/18/19
DATE: 9/18/19
KEVIN D. SIN, RCE #71299
SENIOR CIVIL ENGINEER
APPROVED BY: *[Signature]* 9/25/19
DATE: 9/25/19
ARTURO VELA RCE #75996
PUBLIC WORKS DIRECTOR/CITY ENGINEER

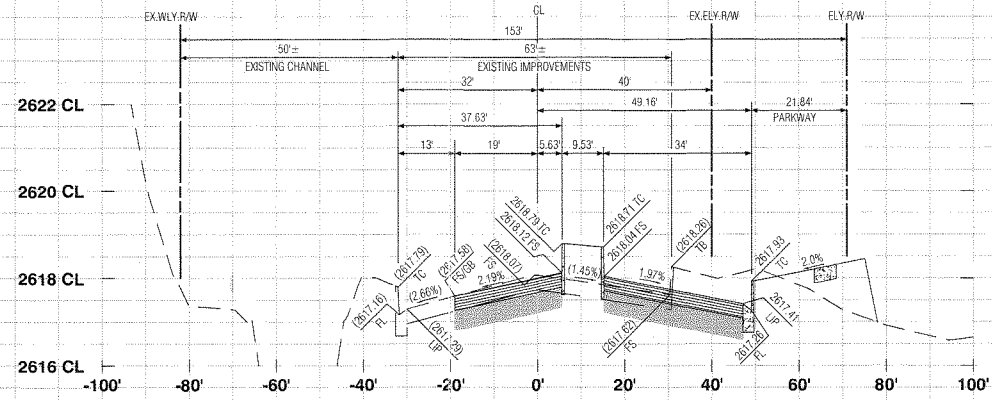
OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 18+00 - 21+50
W.D. No.
CIP No.
PROJECT No. 3291
SHEET 14 of 27



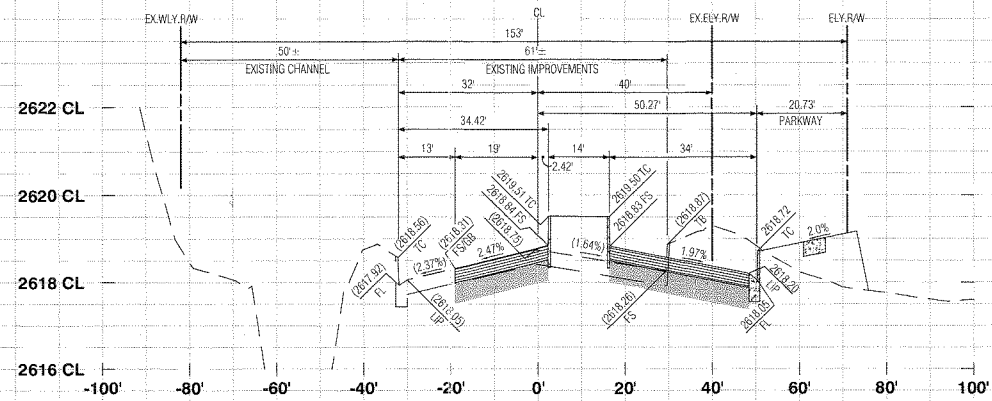
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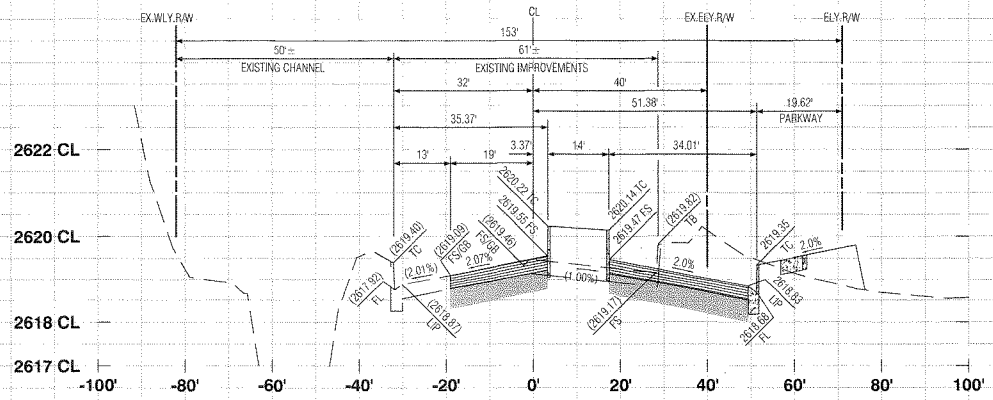
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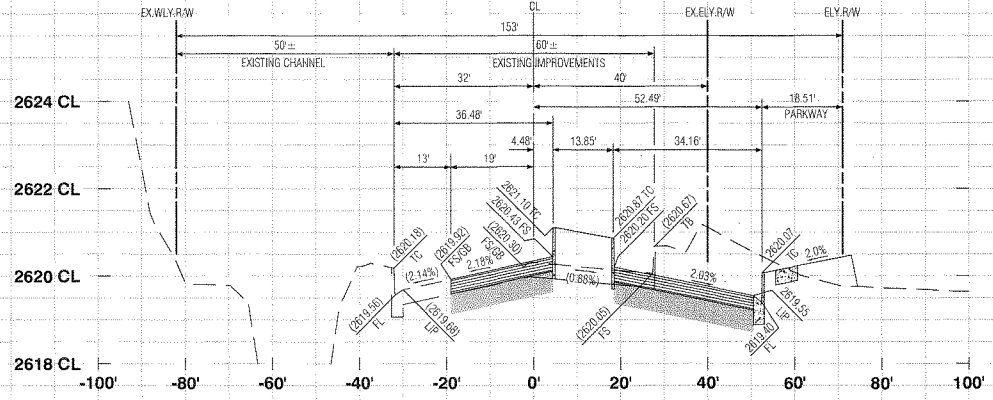
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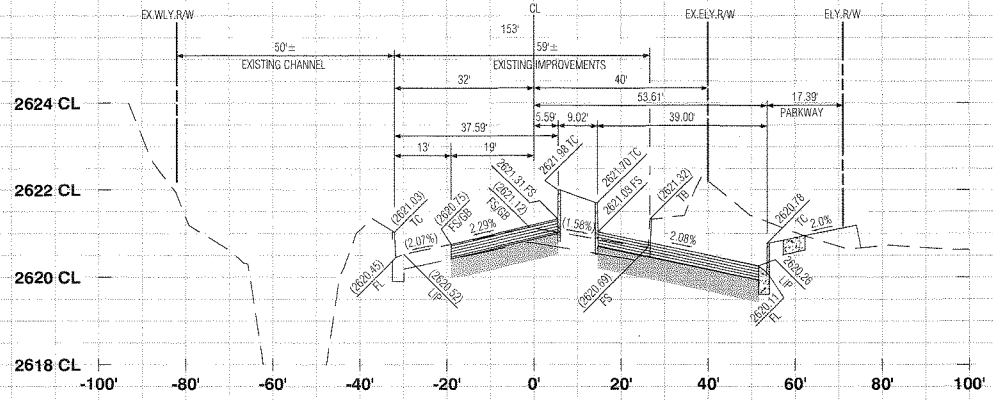
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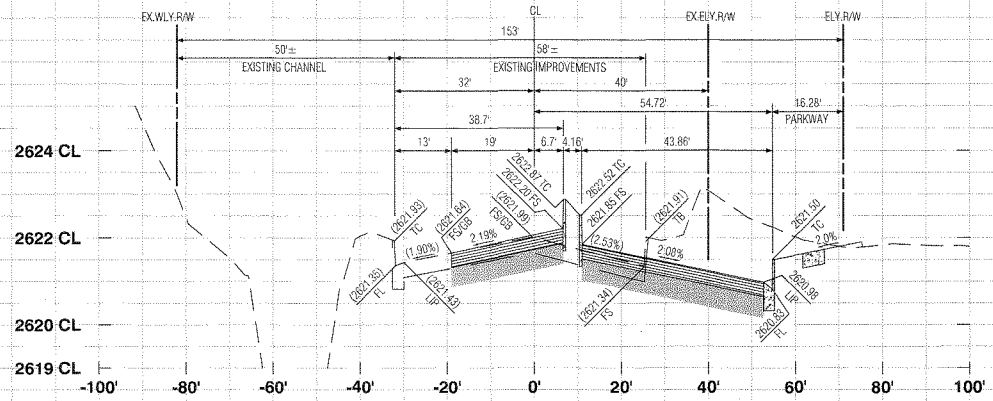
24+00.00



24+50.00



25+00.00



25+50.00

PROFILE SCALE
HORIZ 1"=20'
VERT. 1"=2'



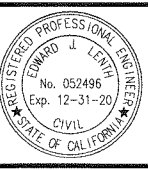
REVIEWED BY: *[Signature]* 10.8.19
STAFF ENGINEER DATE
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
DATE
APPROVED BY: *[Signature]* 10.23.19
ENGINEER DATE
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

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or
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MARK	REVISIONS	APPR	DATE

PLANS PREPARED BY:
MDS CONSULTING MORSE SCHULTZ
17320 Redhill Avenue
Suite 350
Irvine, CA 92614
Voice: 949-251-8821
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
EDWARD J. LENTH
PCE # 052498 EXP. 12-31-20
[Signature] DATE

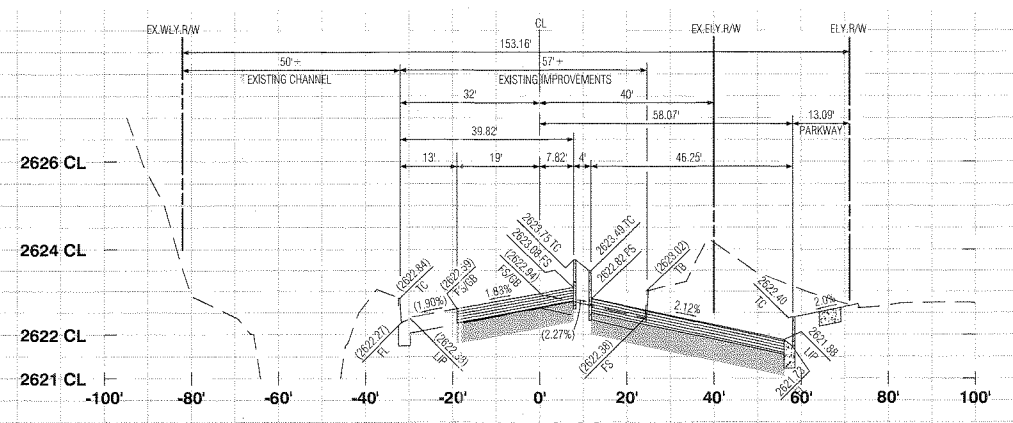


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SENIOR CIVIL ENGINEER DATE
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PUBLIC WORKS DIRECTOR/CITY ENGINEER DATE

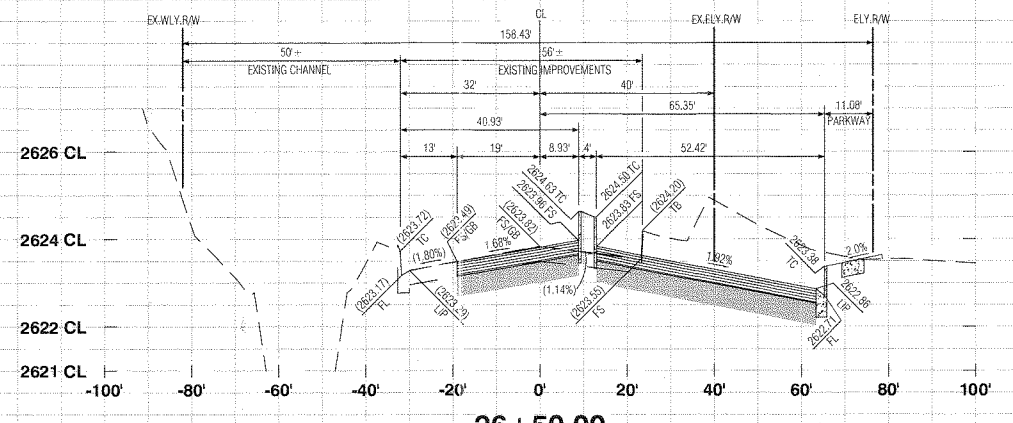
OFF-SITE STREET IMPROVEMENT PLAN
**TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 22+00 - 25+50**
W.D. No.
CIP No.
PROJECT No. 3291
SHEET 15 OF 27

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

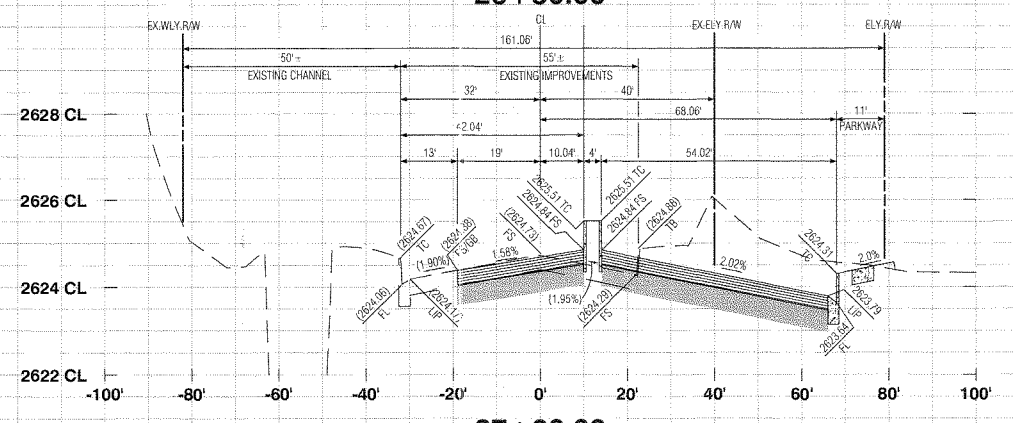
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Last Edit: 09/26/2019 11:25:21 AM By: Salsola459 Plot Date: 09/26/2019 11:42:32 AM By: Salsola459



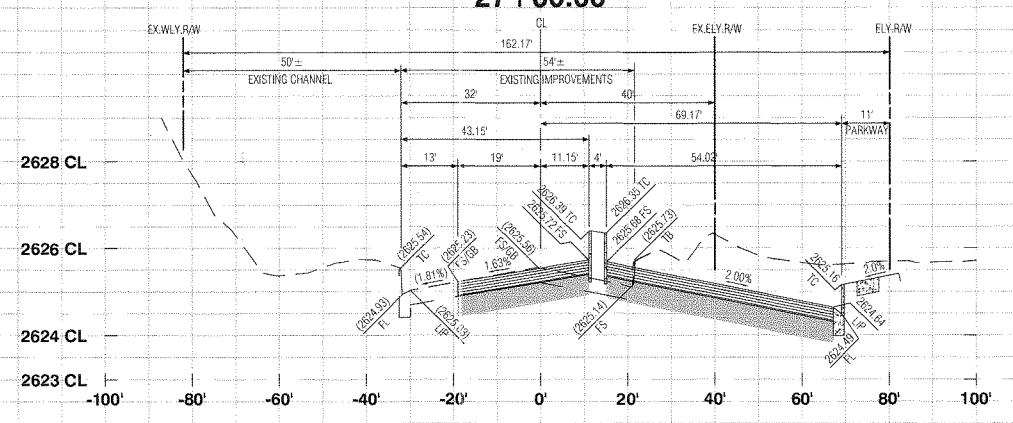
26+00.00



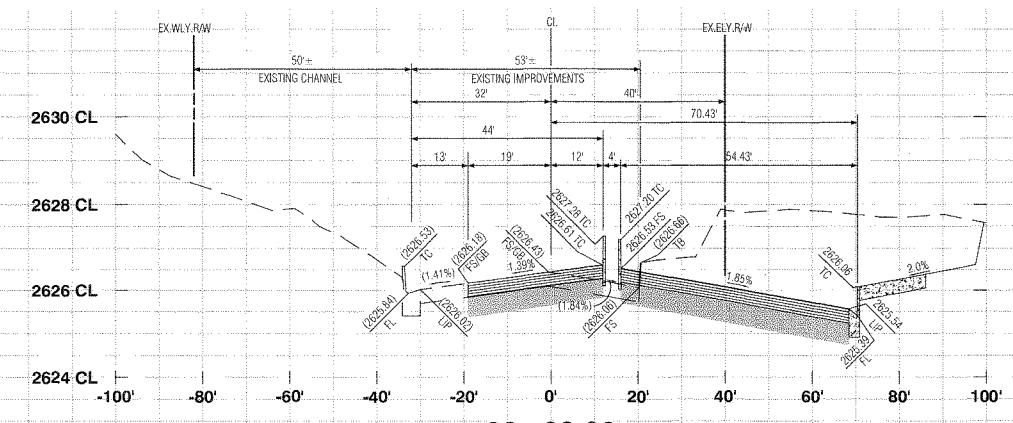
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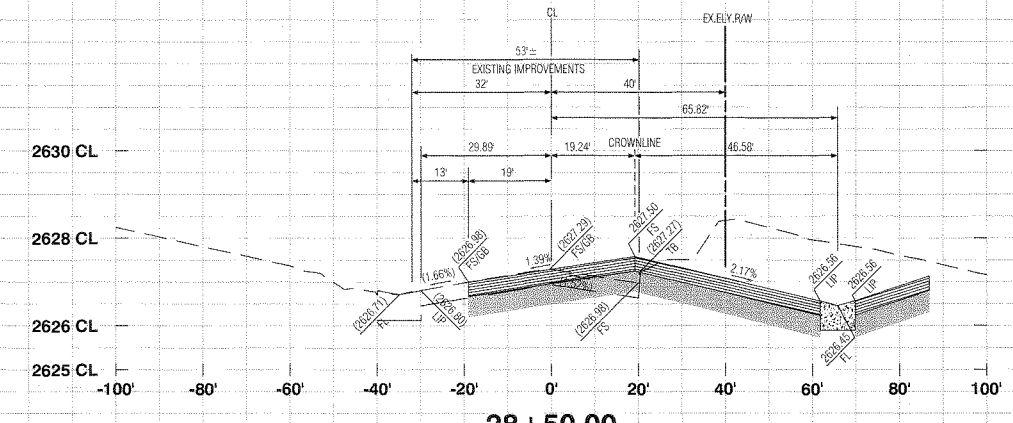
27+00.00



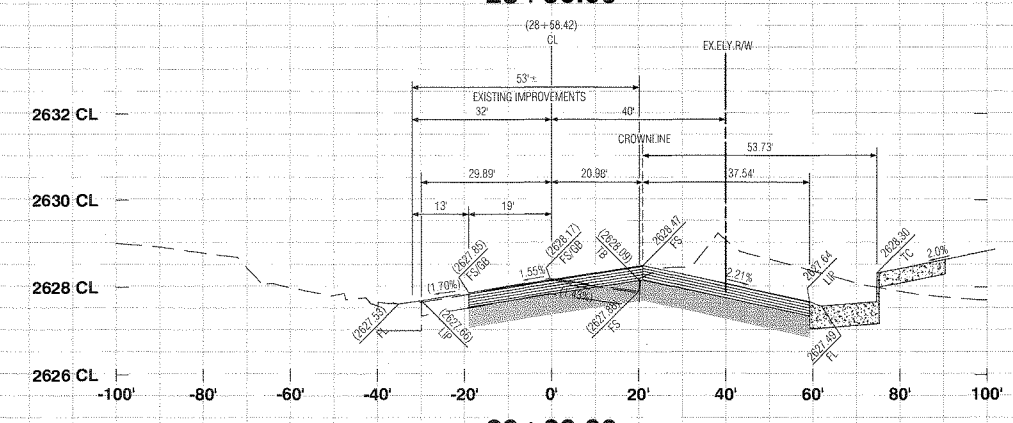
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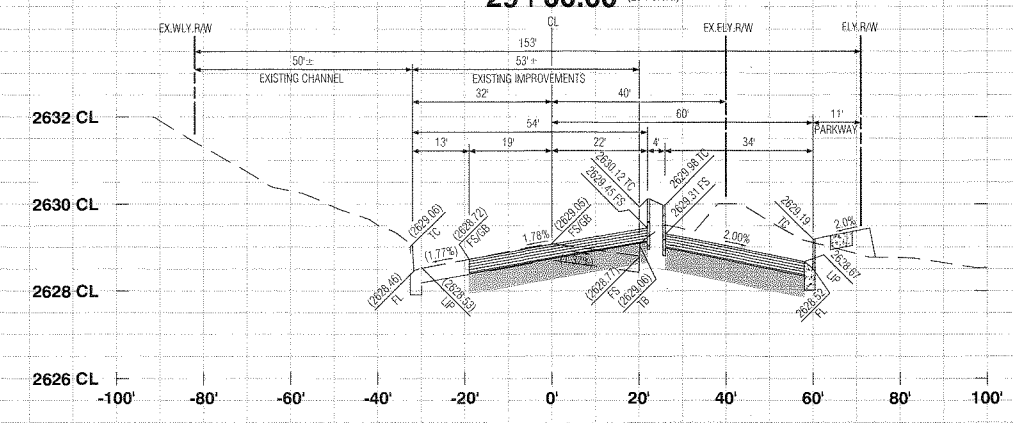
28+00.00



28+50.00

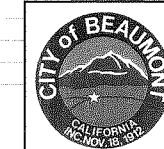


29+00.00



29+50.00

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



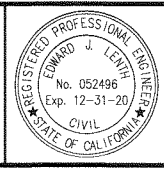
REVIEWED BY: *[Signature]* STAFF ENGINEER 10.8.19 DATE
 RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19 DATE
 APPROVED BY: *[Signature]* 10/21/19 DATE
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 Suite 250
 Irvine, CA 92614
 SCHULTZ Voice: 949-251-8821
 PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
[Signature] 9/6/19 DATE
 EDWARD J. LENTH RCE # 052498 Exp. 12-31-20

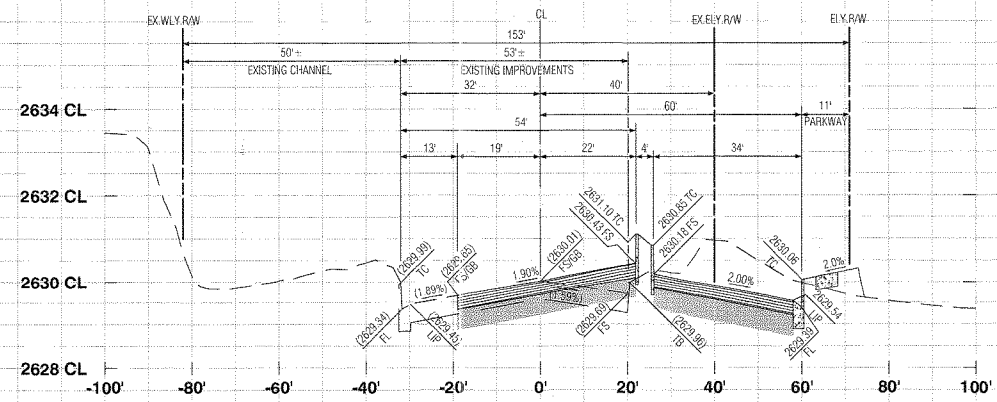


CITY OF BANNING
 RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/4/19 DATE
 KEVIN D. SIN, RCE #71299 Exp. 12/31/19
 SENIOR CIVIL ENGINEER
 APPROVED BY: *[Signature]* 9/25/19 DATE
 ARTURO VELA, RCE #75996 Exp. 6/30/20
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

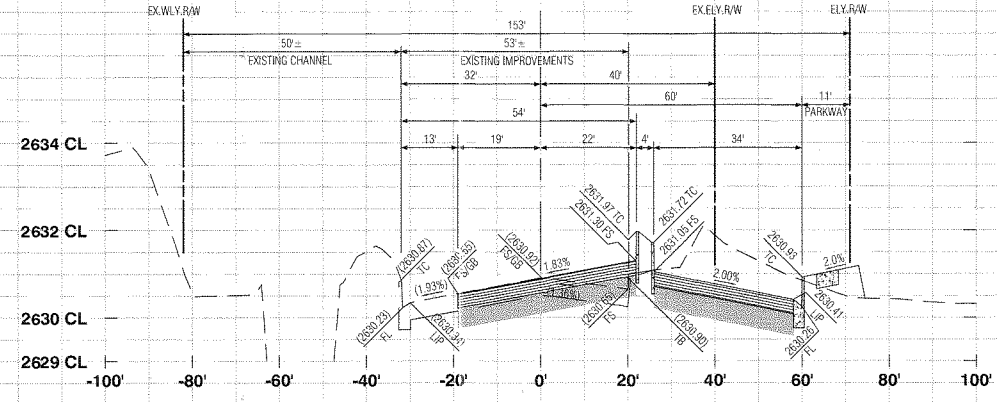
OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 26+00 - 29+50
 W.D. No.
 CIP No.
 PROJECT No. 3291
 SHEET 16 OF 27

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

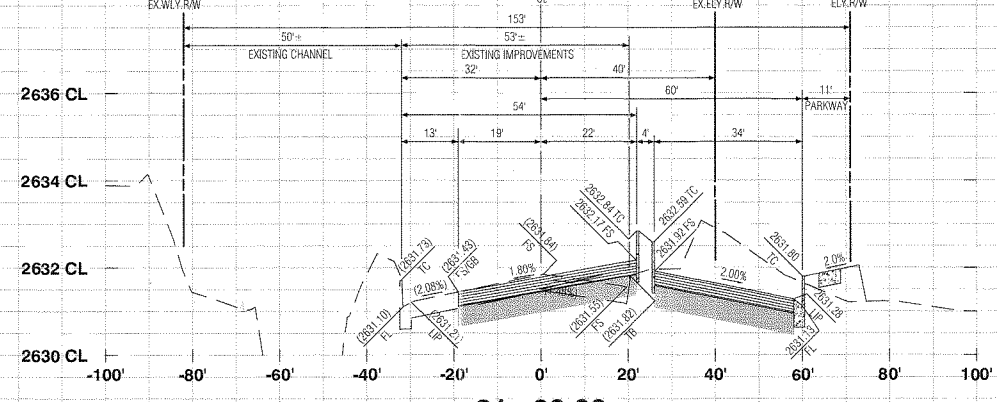
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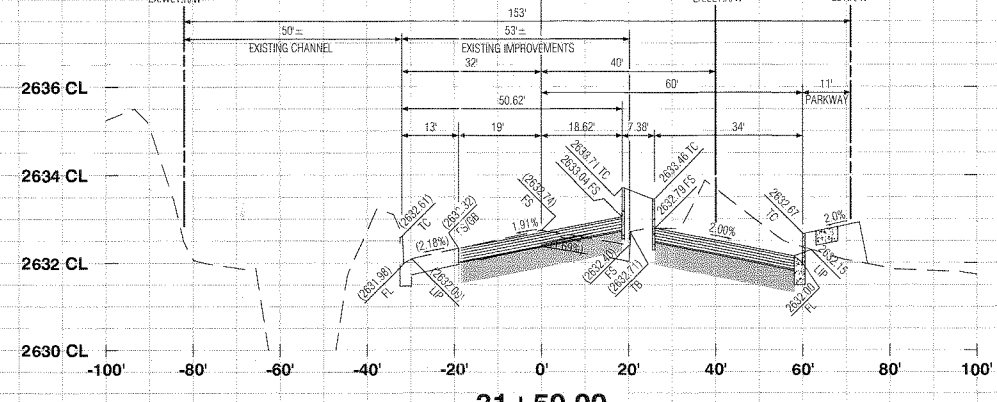
30+00.00



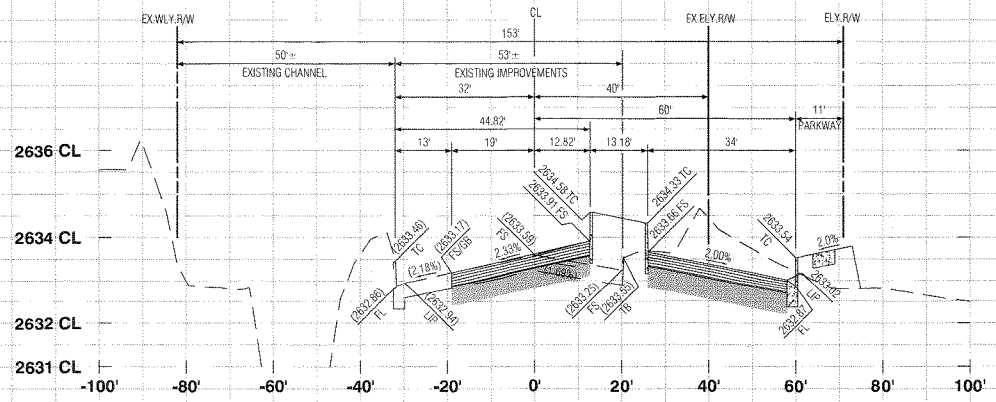
30+50.00



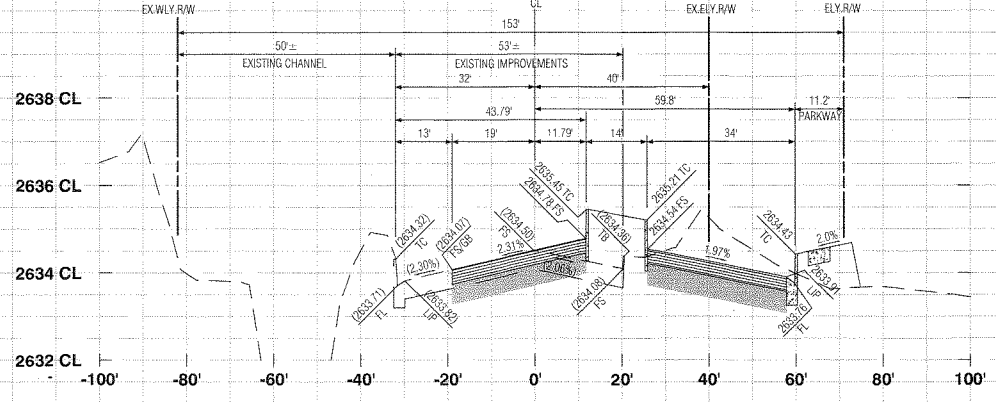
31+00.00



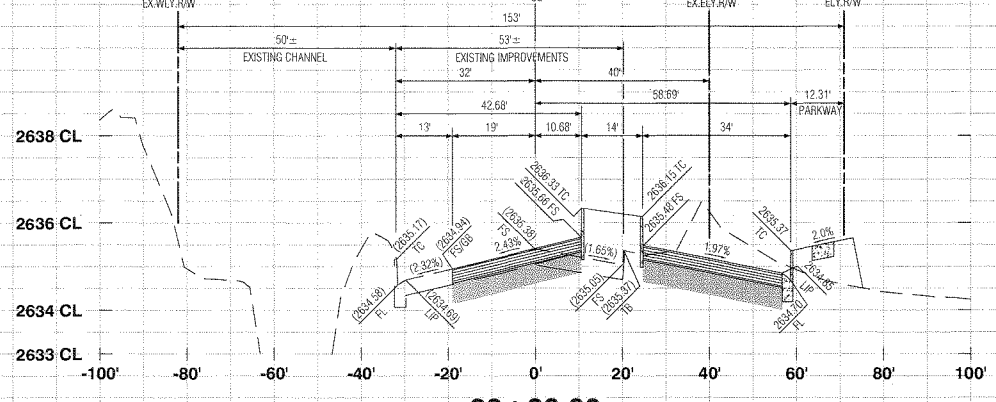
31+50.00



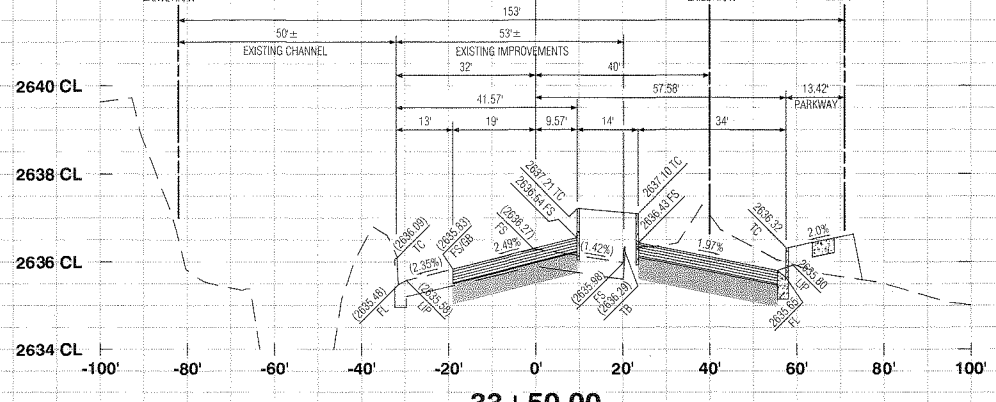
32+00.00



32+50.00



33+00.00



33+50.00

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



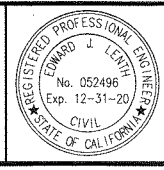
REVIEWED BY: *[Signature]* STAFF ENGINEER 10.8.19 DATE
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19 DATE
APPROVED BY: *[Signature]* CIVIL ENGINEER 10/22/19 DATE
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SCHULTZ
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
[Signature] 9/16/19 DATE
EDWARD J. LENTH
PCE# 052496 EXP. 12-31-20



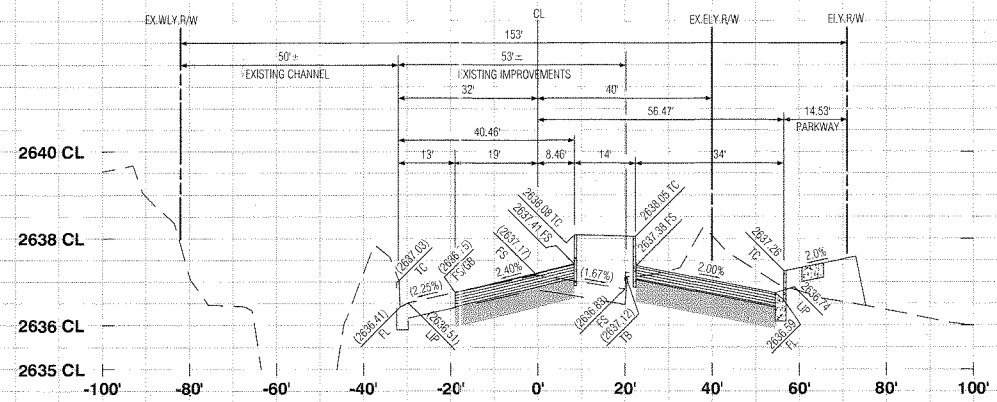
CITY OF BANNING
RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/16/19 DATE
KEVIN D. SIN, PCE #71299 EXP. 12/31/19
SENIOR CIVIL ENGINEER
APPROVED BY: *[Signature]* 9/25/19 DATE
ARTURO VELA, PCE #75986 EXP. 6/30/20
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
**TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 30+00 - 33+50**
W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET **17** OF **27**

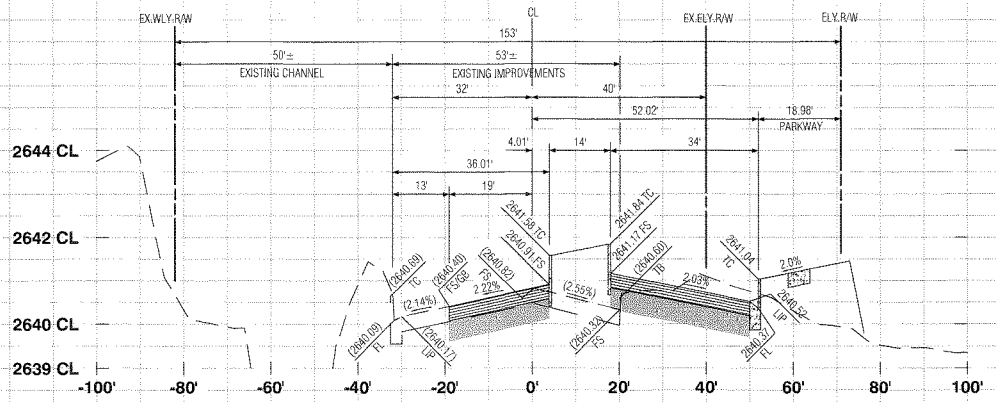
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Created: 09/08/2019 11:16:57 AM Author: Per Scale: 0.366666 Dwg Scale: _____
Last Edit: 09/08/2019 11:35:21 AM By: Sudoor-43 Plot Date: 09/08/2019 11:35:21 AM By: Sudoor-43

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

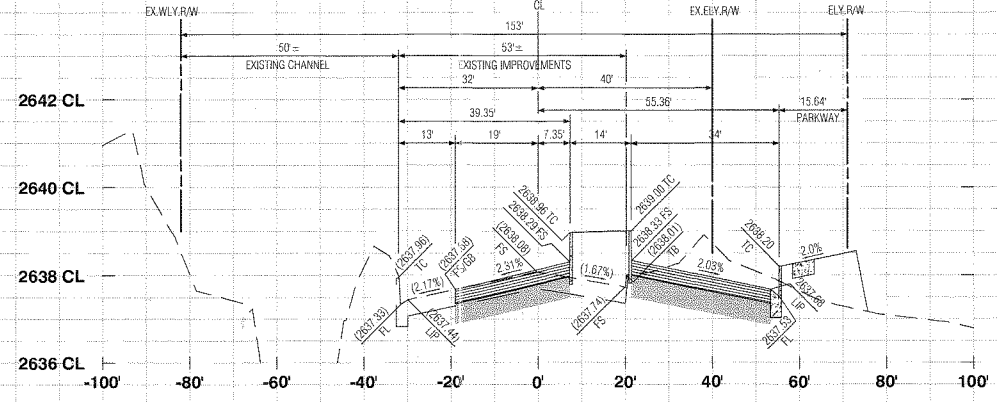
TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



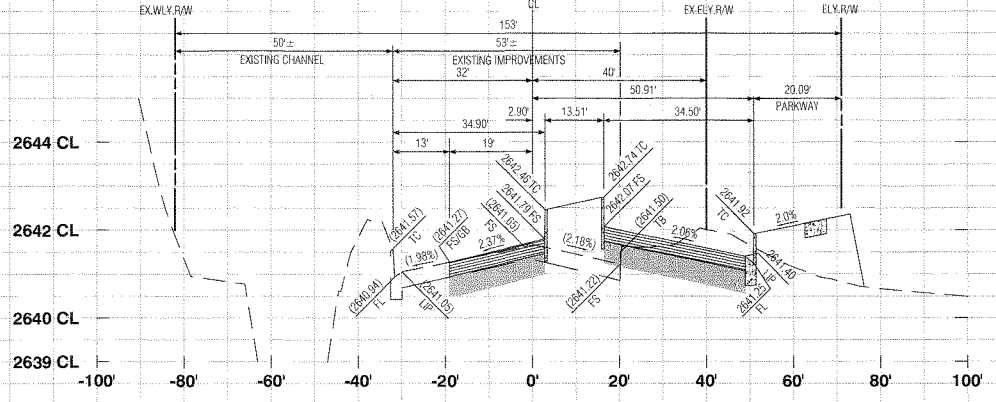
34+00.00



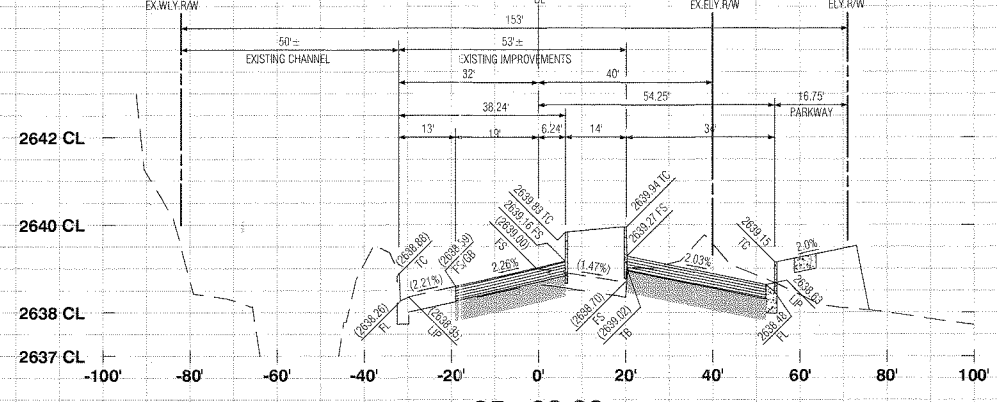
36+00.00



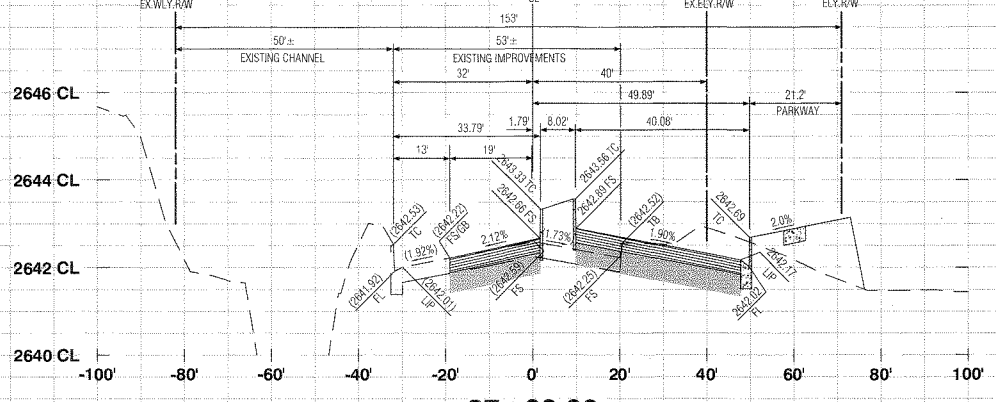
34+50.00



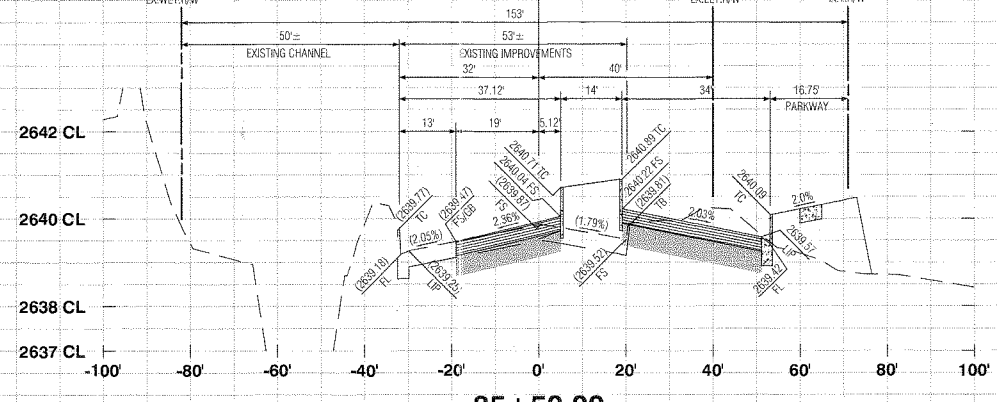
36+50.00



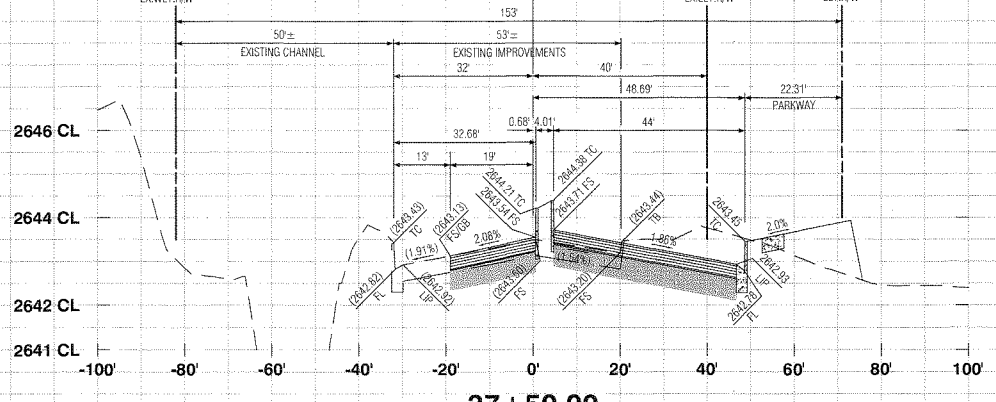
35+00.00



37+00.00

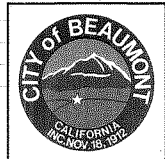


35+50.00



37+50.00

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



REVIEWED BY: *[Signature]* 10.8.19
STAFF ENGINEER DATE
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
APPROVED BY: *[Signature]* 10.8.19
CITY ENGINEER DATE
CITY OF BEAUMONT
PUBLIC WORKS DEPART., ENGINEERING DIVISION



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Suite 350
Irvine, CA 92614
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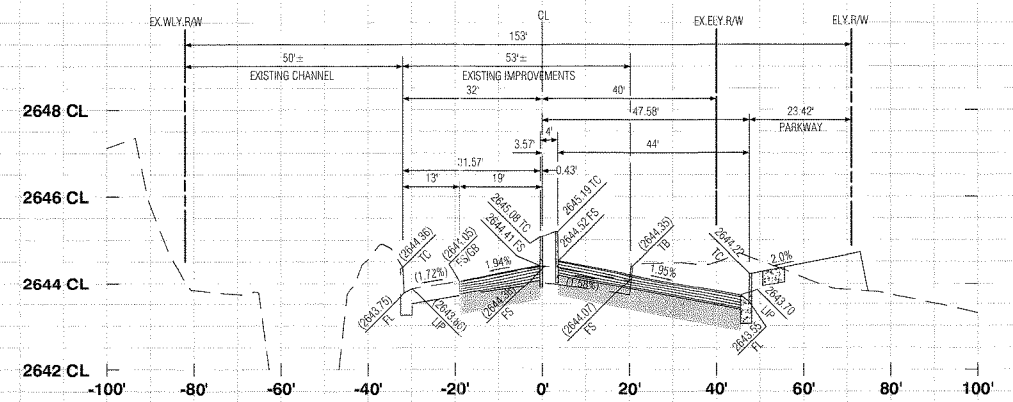
SUBMITTED BY:
[Signature] 9/16/19
EDWARD J. LENTH
RCE# 052496 EXP. 12-31-20 DATE



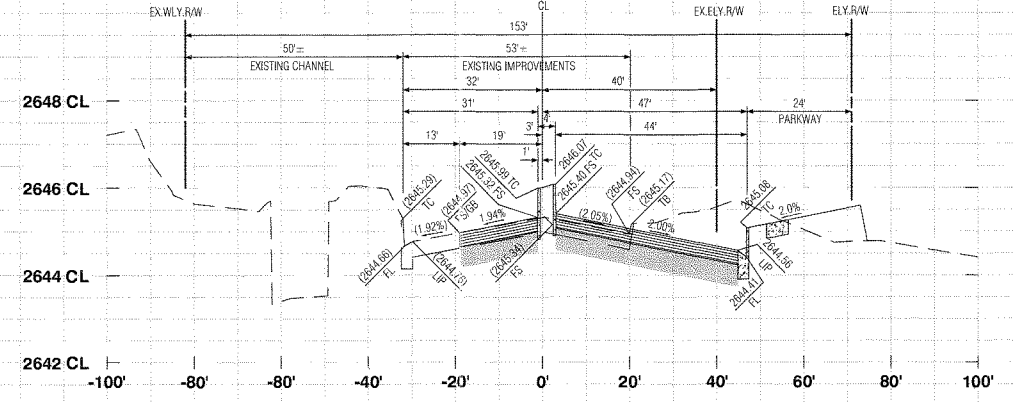
CITY OF BANNING
RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/16/19
KEVIN D. SIN, RCE #71299 EXP. 12/31/19 DATE
SENIOR CIVIL ENGINEER
APPROVED BY: *[Signature]* 9/25/19
ARTURO VELA, RCE #75686 EXP. 6/30/20 DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL HIGHLAND SPRINGS AVENUE STREET SECTIONS STATION 34+00 - 37+50
W.O. No.
CIP No.
PROJECT No. **3291**
SHEET **18** OF **27**

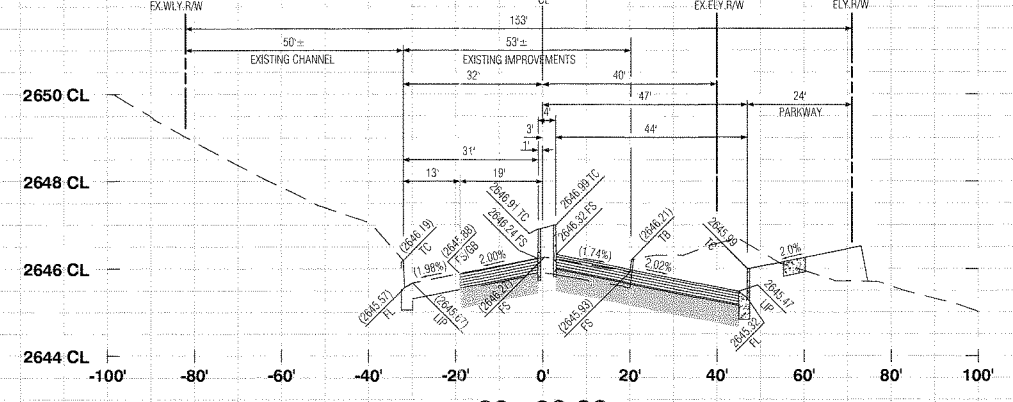
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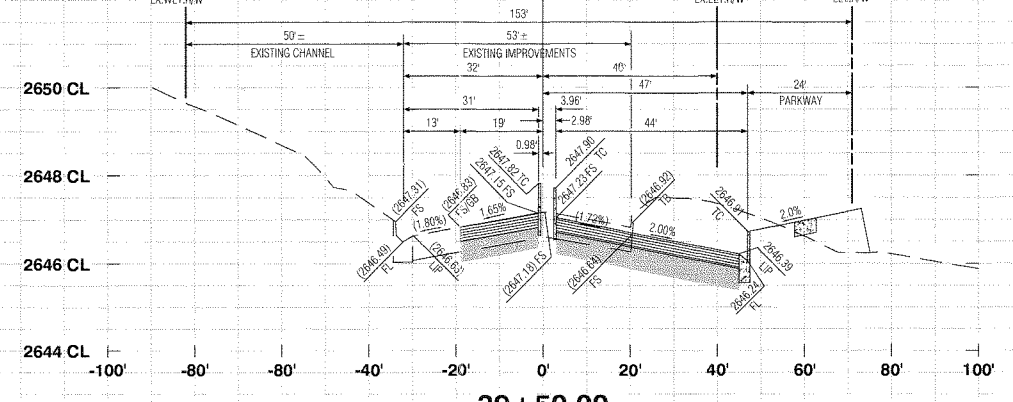
38+00.00



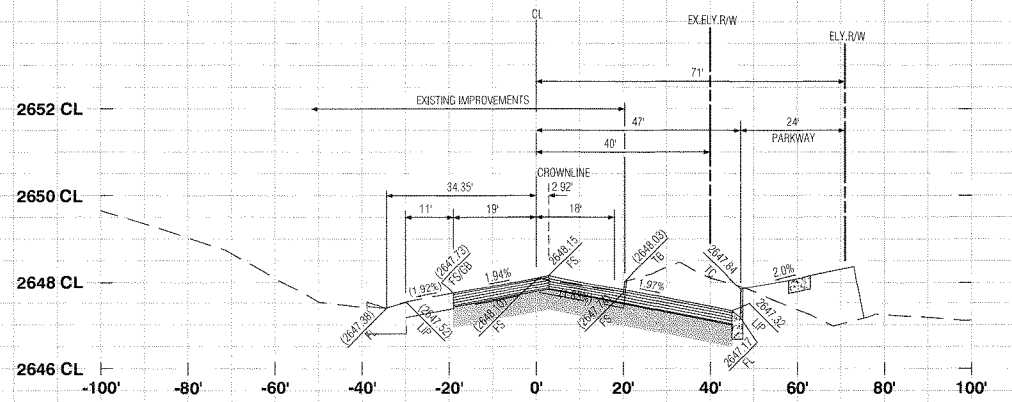
38+50.00



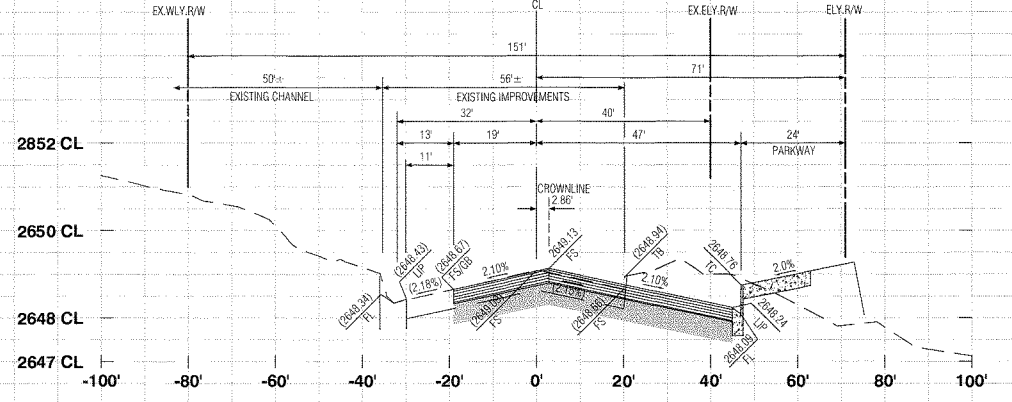
39+00.00



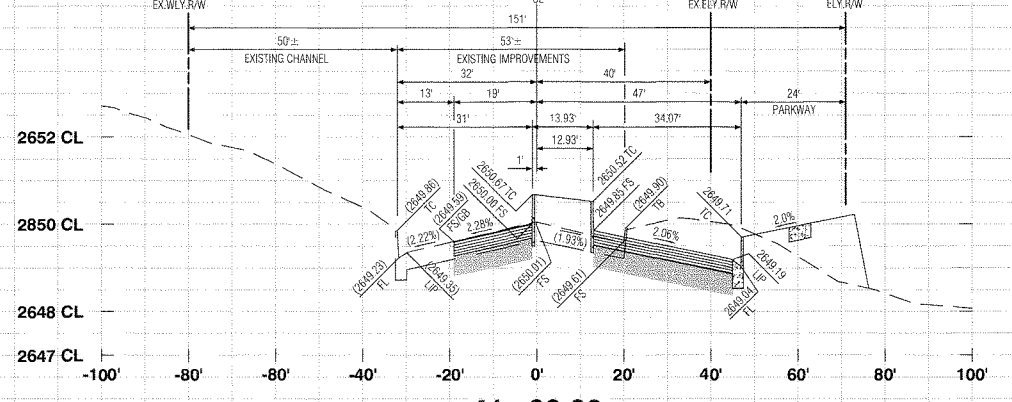
39+50.00



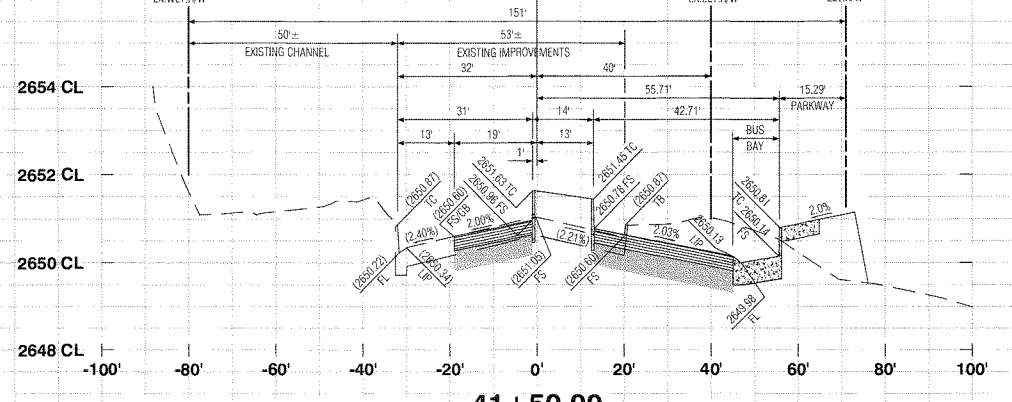
40+00.00



40+50.00



41+00.00



41+50.00

PROFILE SCALE
HORIZ 1"=20'
VERT. 1"=2'



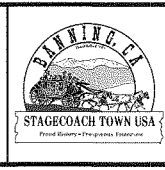
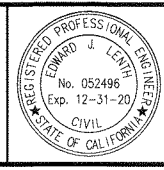
REVIEWED BY: *[Signature]* 10.8.19
STAFF ENGINEER DATE
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
APPROVED BY: *[Signature]* 10/23/19
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SCHULTZ
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SUBMITTED BY:
EDWARD J. LENTH RCE# 052496 EXP. 12-31-20
[Signature] 9/25/19 DATE

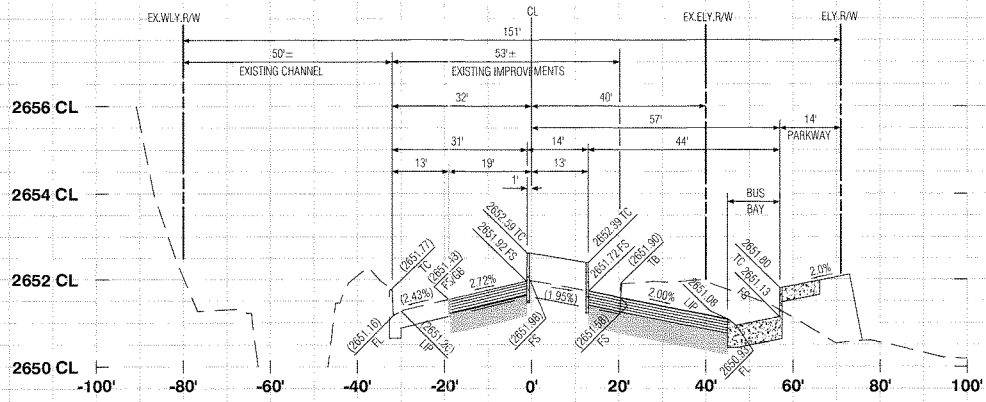


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RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/18/19
KEVIN D. SIN, RCE #71299 EXP. 12/31/19 DATE
SENIOR CIVIL ENGINEER
APPROVED BY: *[Signature]* 9/25/19
ARTURO VELA, RCE #75996 EXP. 6/30/20 DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

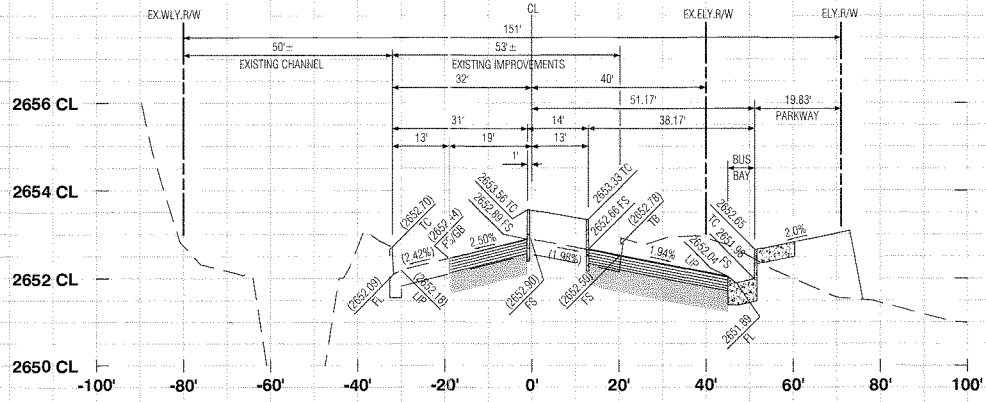
OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 38+00 - 41+50
W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET **19** OF **27**

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

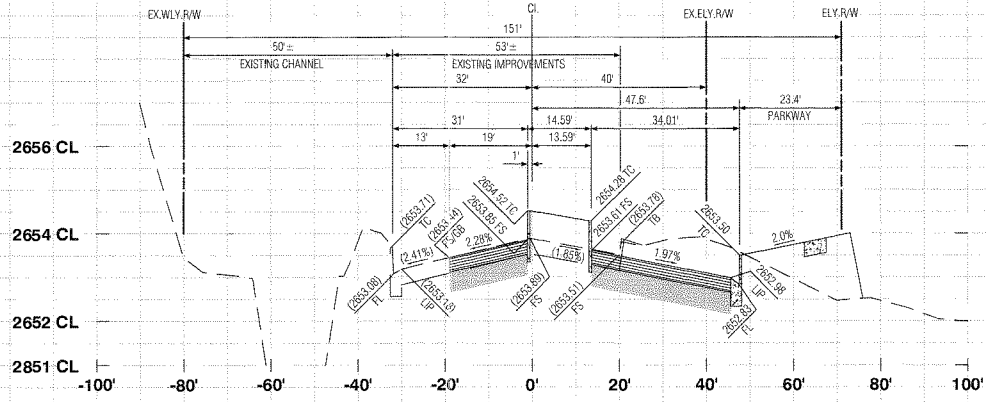
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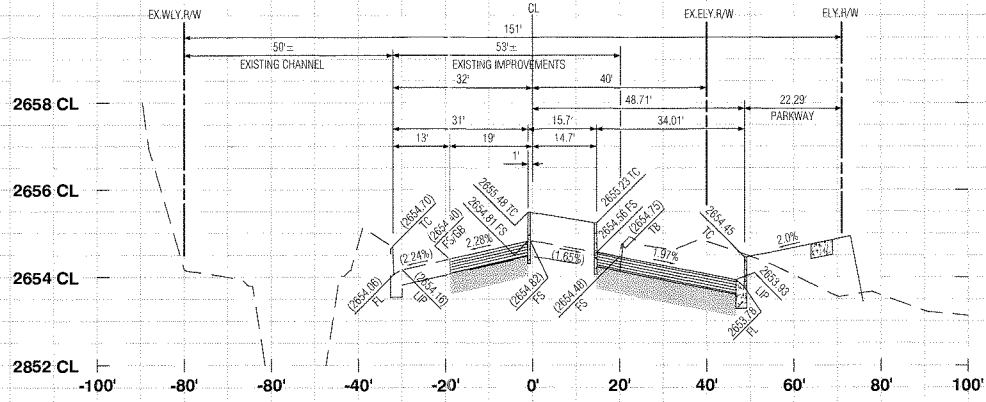
42+00.00



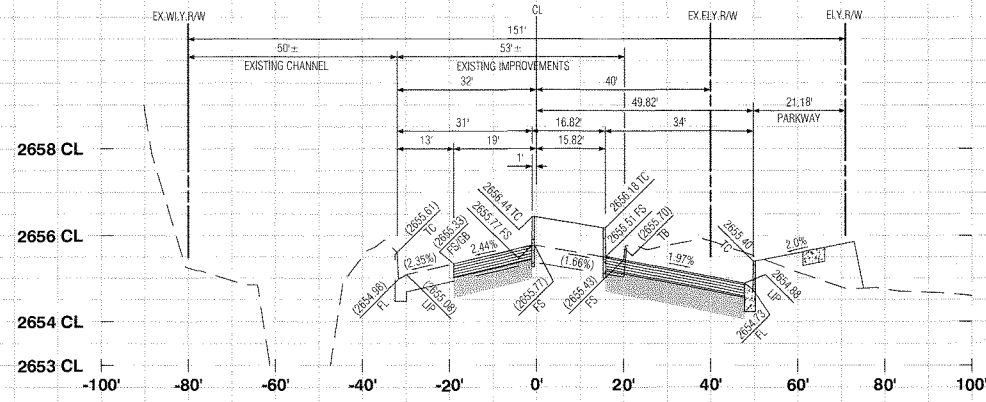
42+50.00



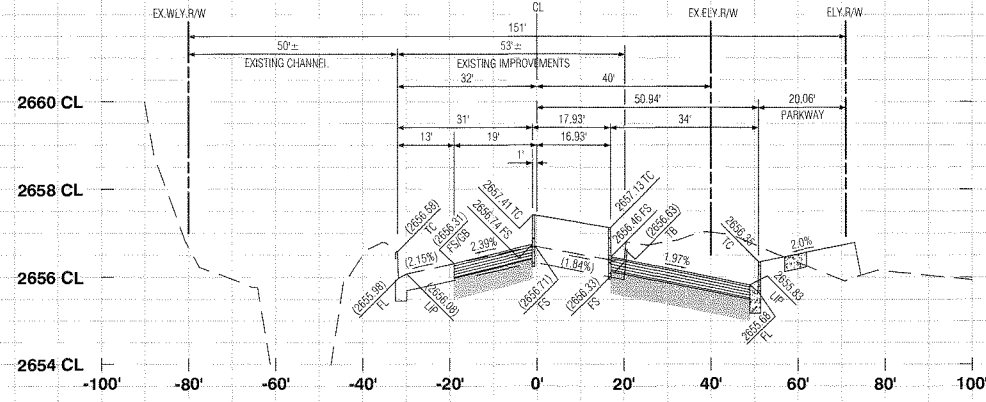
43+00.00



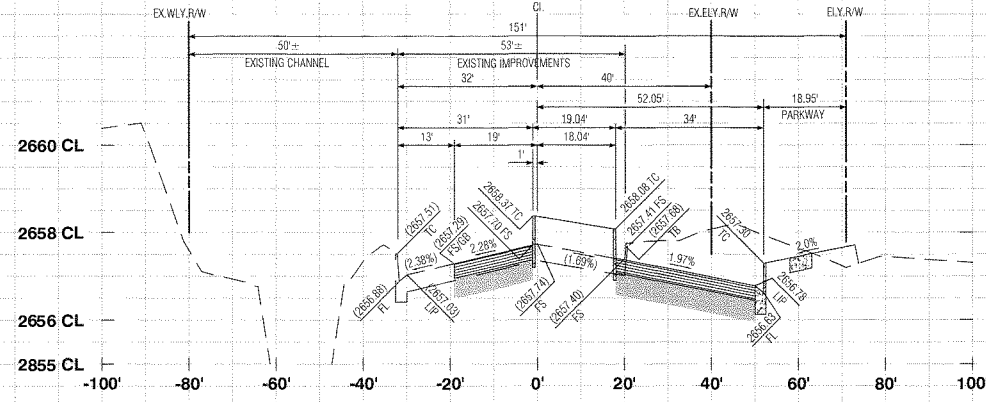
43+50.00



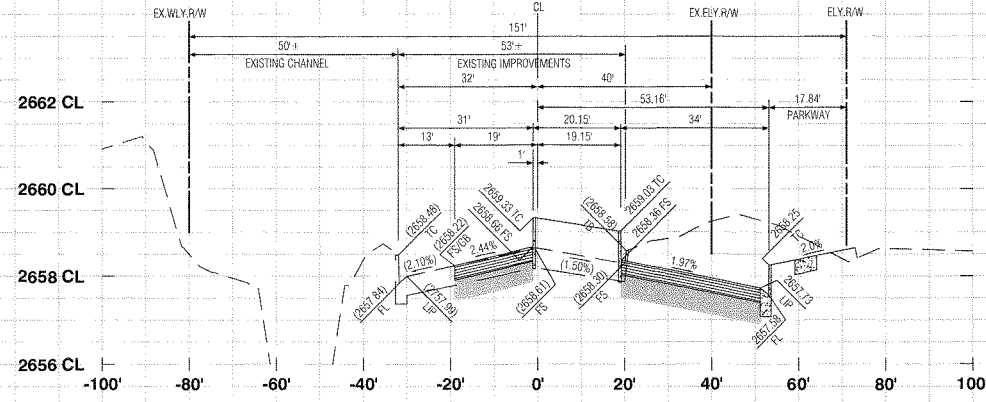
44+00.00



44+50.00



45+00.00



45+50.00

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



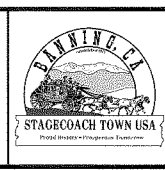
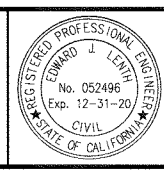
REVIEWED BY: *[Signature]* 10.8.19
STAFF ENGINEER DATE
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
APPROVED BY: *[Signature]* 10/8/19
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Schultz Voice: 949-251-8621
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
EDWARD J. LENTH
RCE # 052496 EXP. 12-31-20
DATE 9/1/19

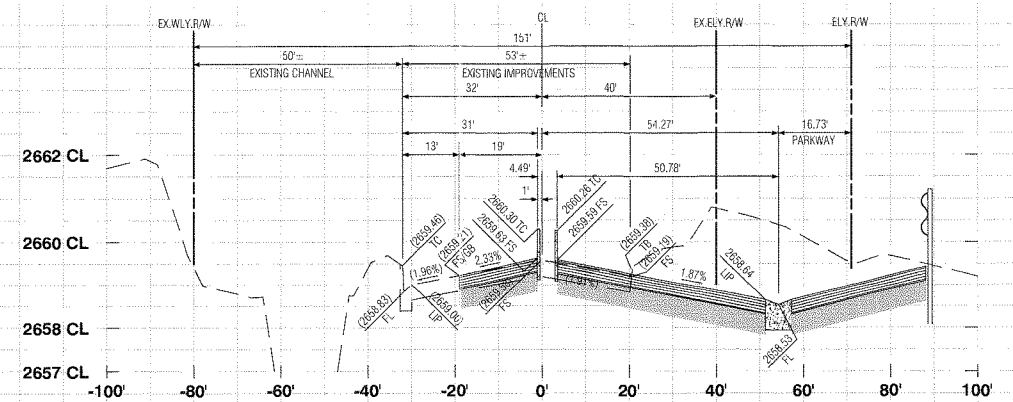


CITY OF BANNING
RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/2/19
KEVIN D. SIN, RCE #71299 EXP. 12/31/19
SENIOR CIVIL ENGINEER DATE
APPROVED BY: *[Signature]* 9/2/19
ARTURO VELA, RCE #75996 EXP. 6/30/20
PUBLIC WORKS DIRECTOR/CITY ENGINEER DATE

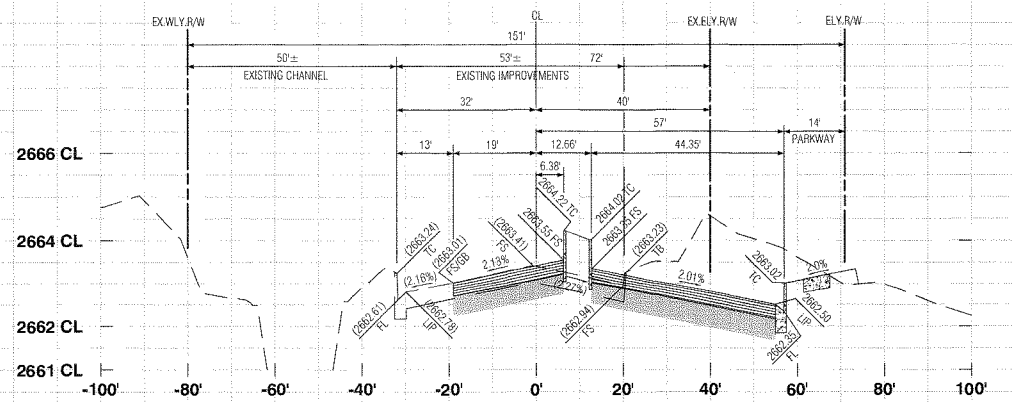
OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 42+00 - 45+50
W.D. No.
CIP No.
PROJECT No. 3291
SHEET 20 OF 27

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

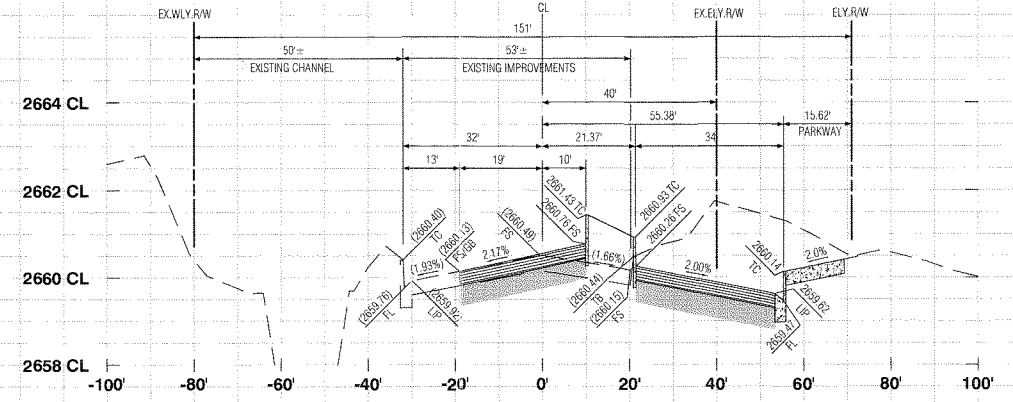
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Created: 09/02/2019 11:18:37 AM Author: P:\Scale: 0.38000000 Dwg Scale:
Last Edit: 09/02/2019 11:35:37 AM By: Station/29



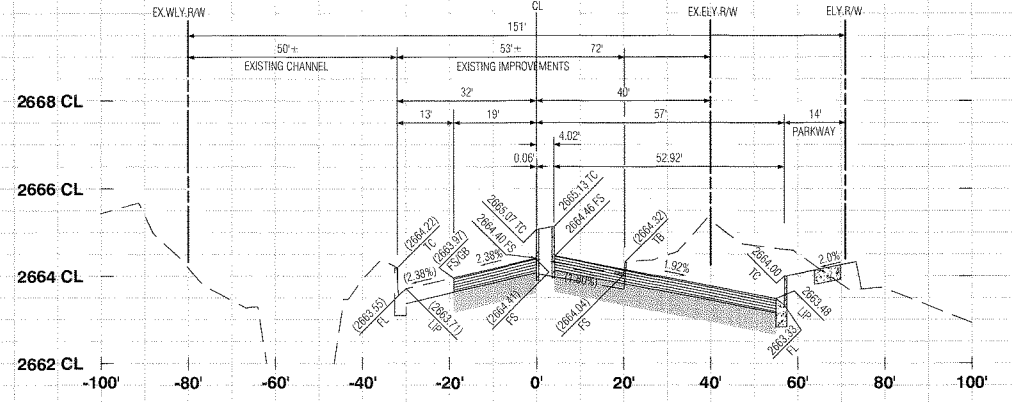
46+00.00



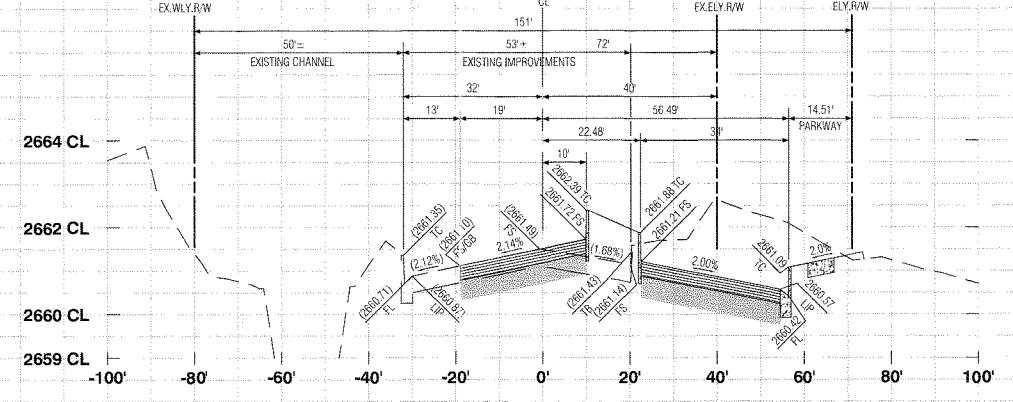
48+00.00



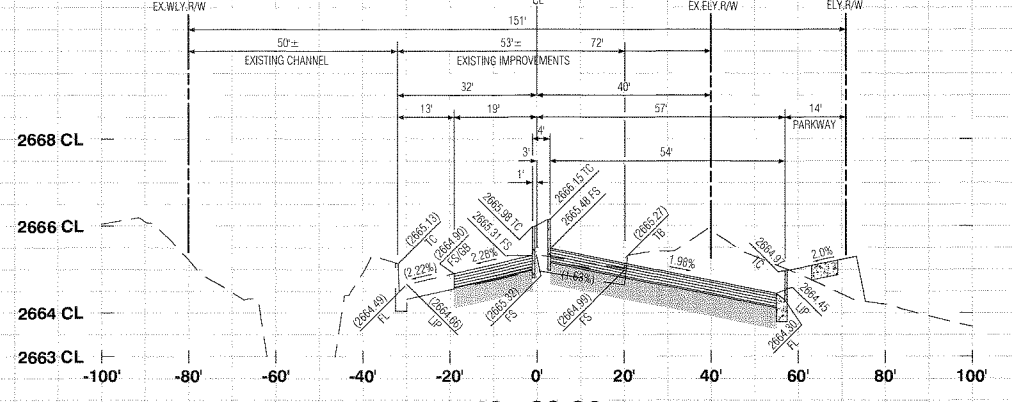
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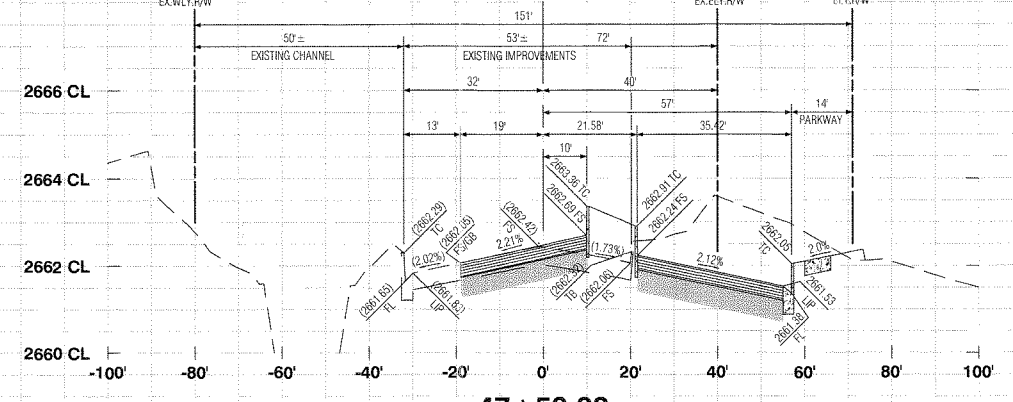
48+50.00



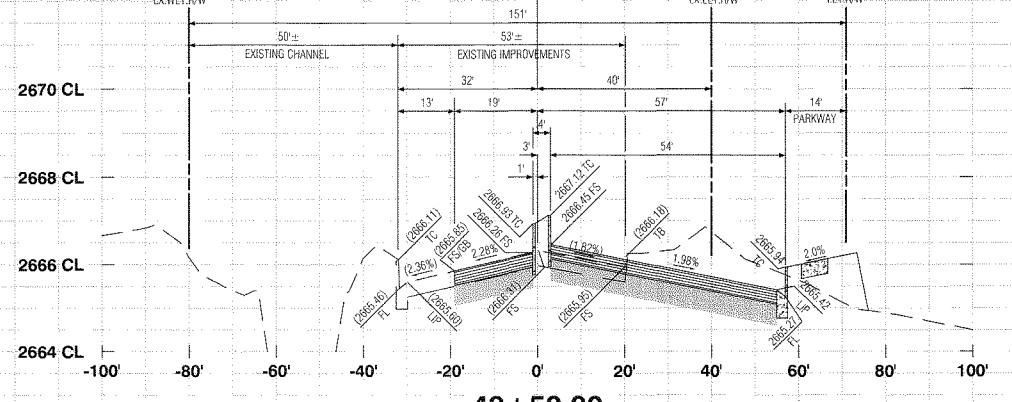
47+00.00



49+00.00

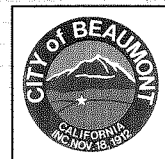


47+50.00



49+50.00

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



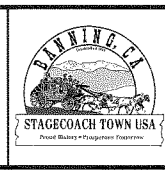
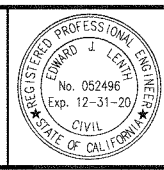
REVIEWED BY: *[Signature]* 10.8.19
STAFF ENGINEER DATE
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
APPROVAL BY: *[Signature]* 10.8.19
DATE
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SCHULTZ
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
[Signature] 9/6/19
DATE
EDWARD J. LENTH RCE # 052496 EXP. 12-31-20

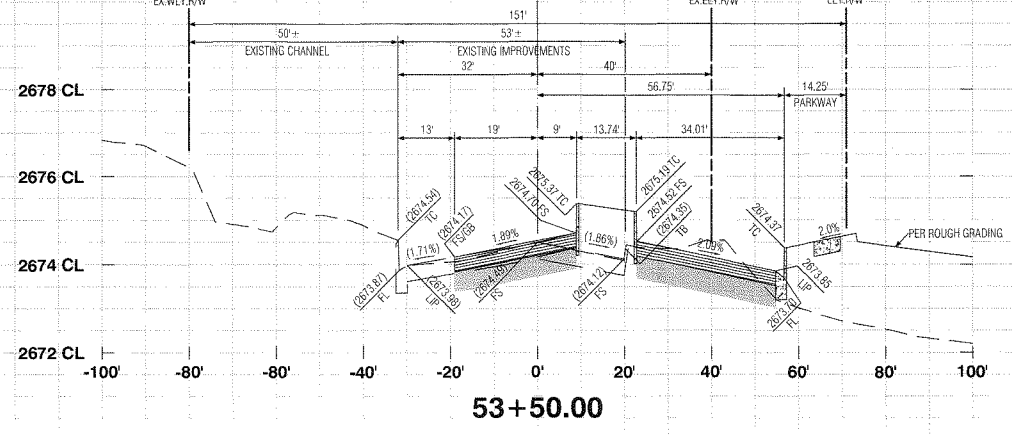
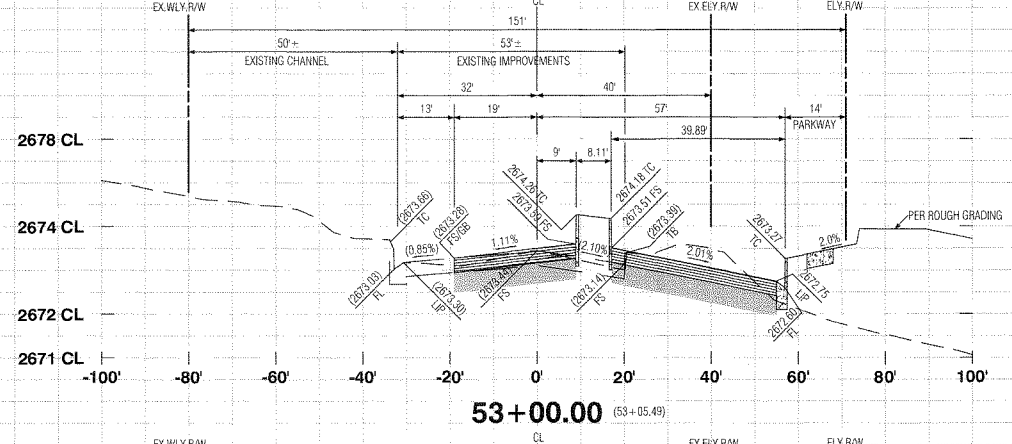
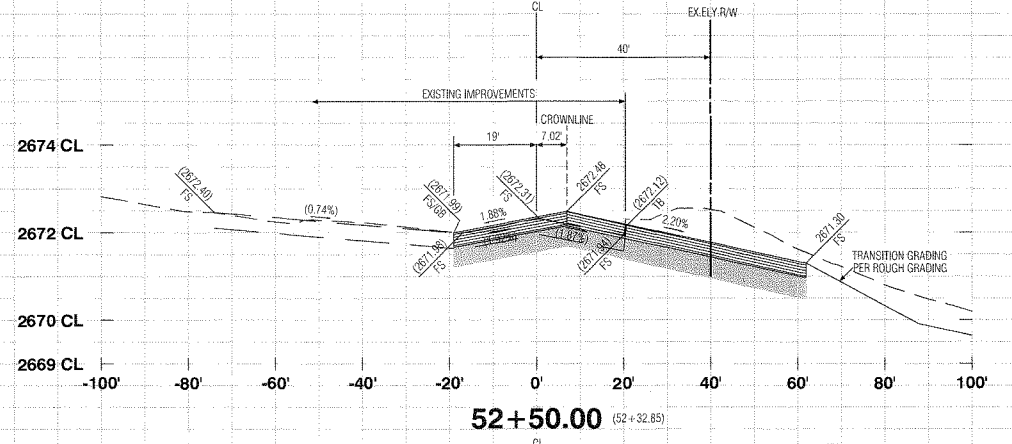
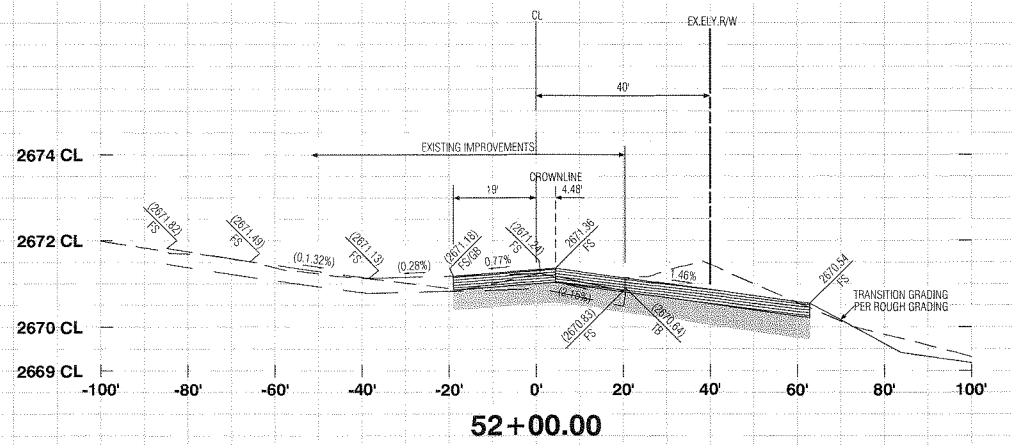
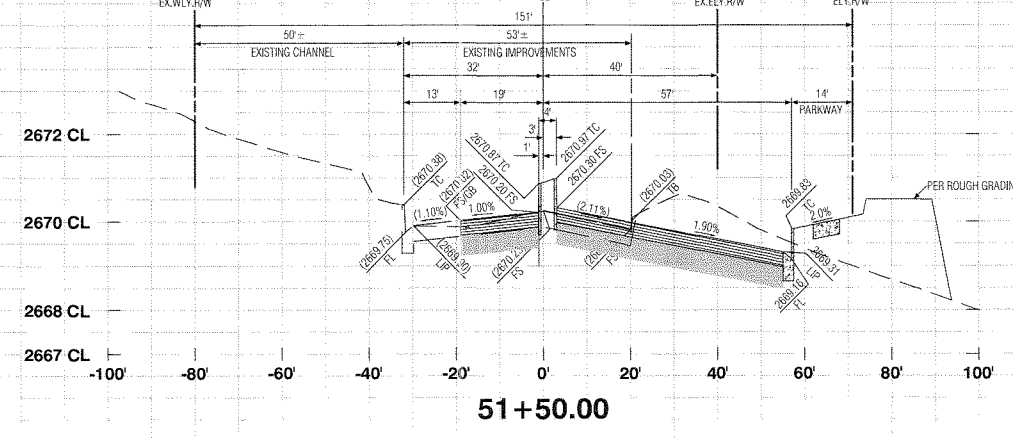
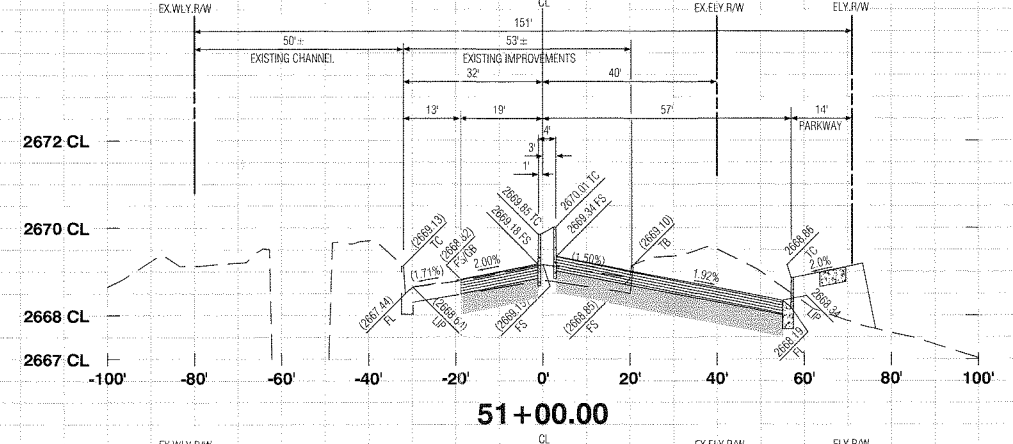
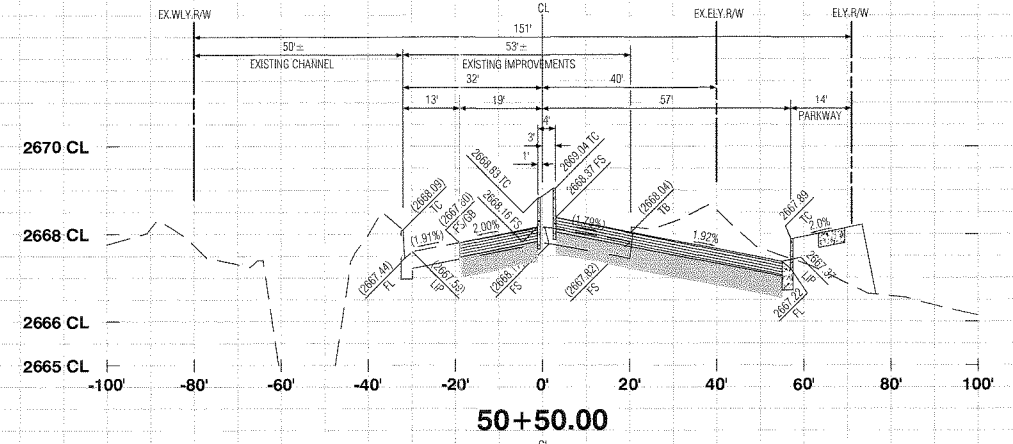
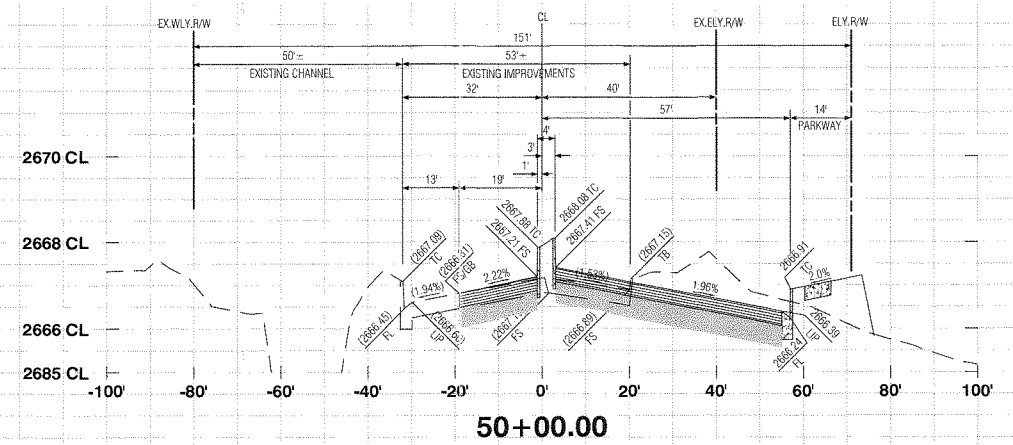


CITY OF BANNING
RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/18/19
KEVIN D. SIN, RCE #71299 EXP. 12/31/19
SENIOR CIVIL ENGINEER DATE
APPROVED BY: *[Signature]* 9/25/19
ARTURO VELA, RCE #75696 EXP. 6/30/20
PUBLIC WORKS DIRECTOR/CITY ENGINEER DATE

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 46+00 - 49+50
W.D. No.
CIP No.
PROJECT No. 3291
SHEET 21 OF 27

MDS Proj. Data: I:\8944\ENGINEERING\Plan\37298-1\Sheet\DWG\MDS File: 89404 37298-1 ST37298-27 JS (Highland).dwg
Created: 09/06/2019 11:19:27 AM Author: *[Name]* Plot Scale: 0.260890, 1/8"=1'-0"
Last Date: 09/06/2019 11:19:27 AM By: *[Name]* Plot Date: 09/06/2019 11:19:27 AM By: *[Name]*

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



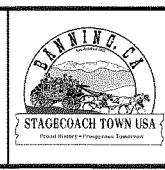
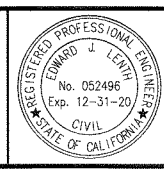
REVIEWED BY: *[Signature]* 10.8.19
STAFF ENGINEER DATE
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
APPROVED BY: *[Signature]* 10.8.19
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SCHULTZ
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
EDWARD J. LENTH RCE #052496 EXP. 12-31-20
[Signature] 9/6/19 DATE

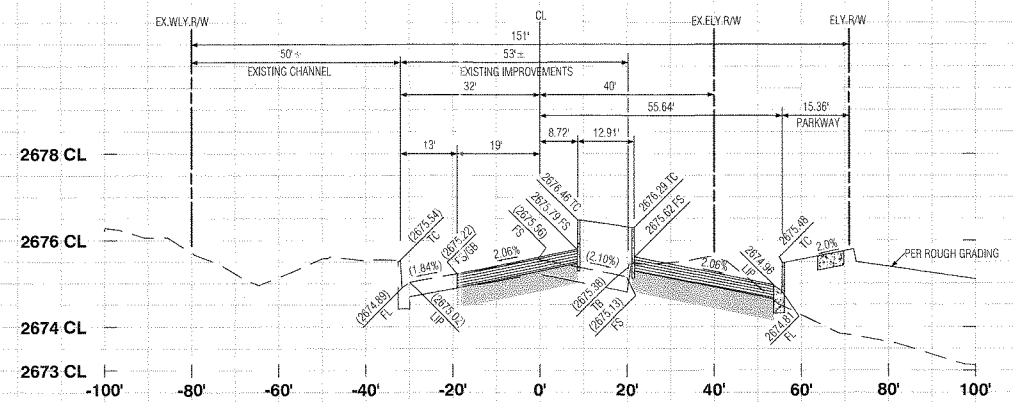


CITY OF BANNING
RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/10/19
KEVIN D. SIN, RCE #71299 EXP. 12/31/19 DATE
SENIOR CIVIL ENGINEER
APPROVED BY: *[Signature]* 9/25/19
ARTURO VELA, RCE #75696 EXP. 6/30/20 DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

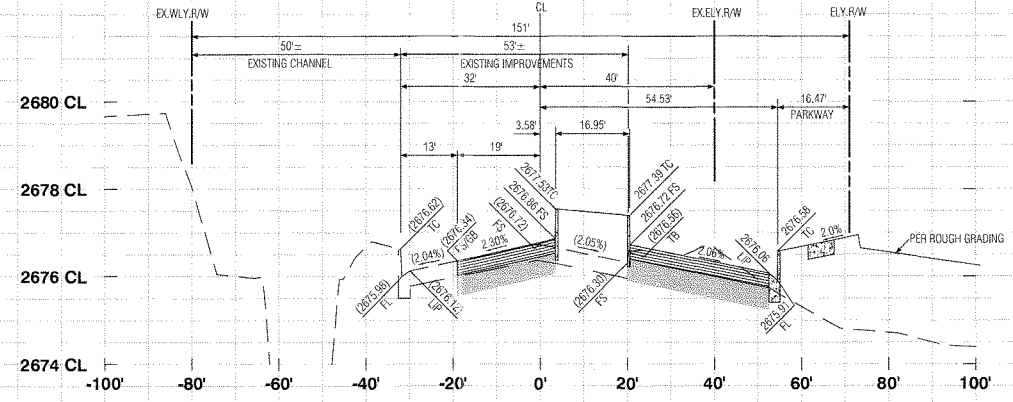
OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 50+00 - 53+50
W.S. No. _____
CIP No. _____
PROJECT No. _____
SHEET 22 OF 27

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

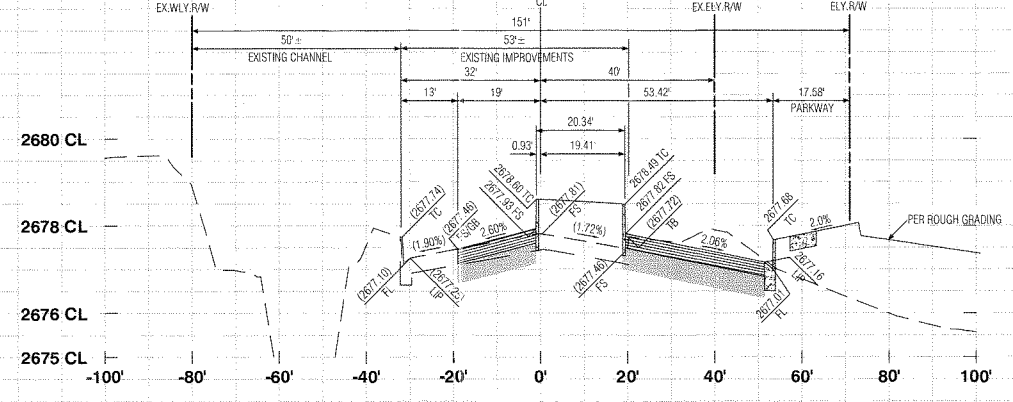
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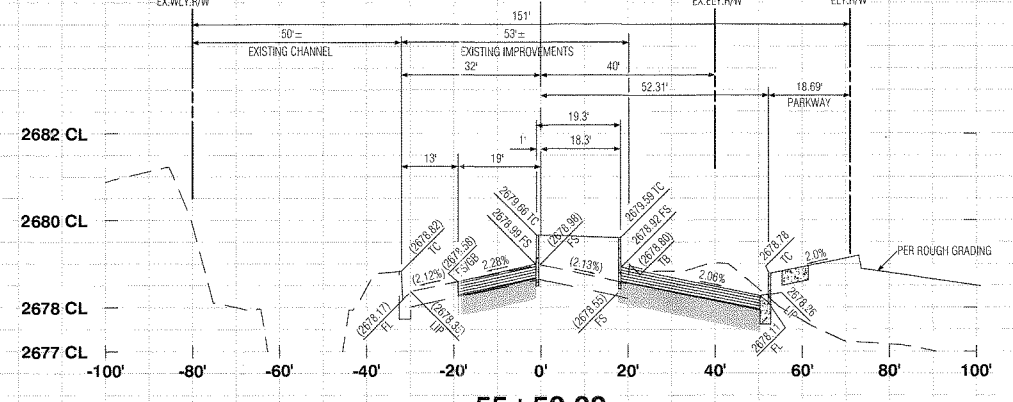
54+00.00



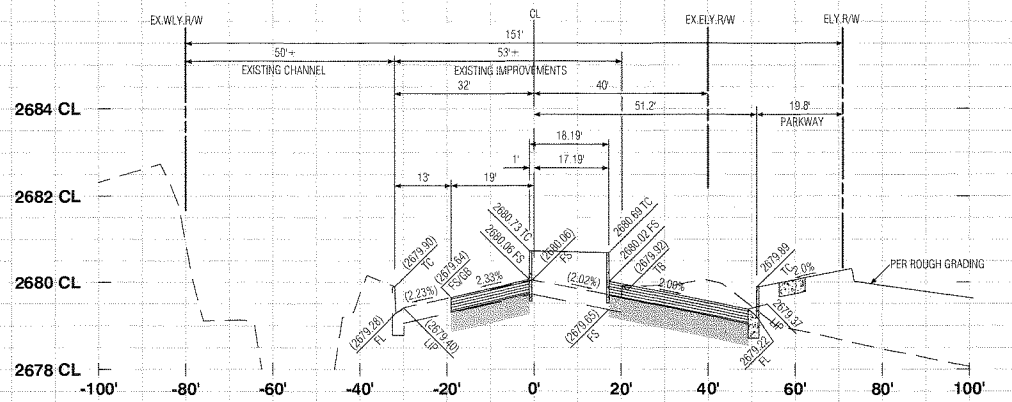
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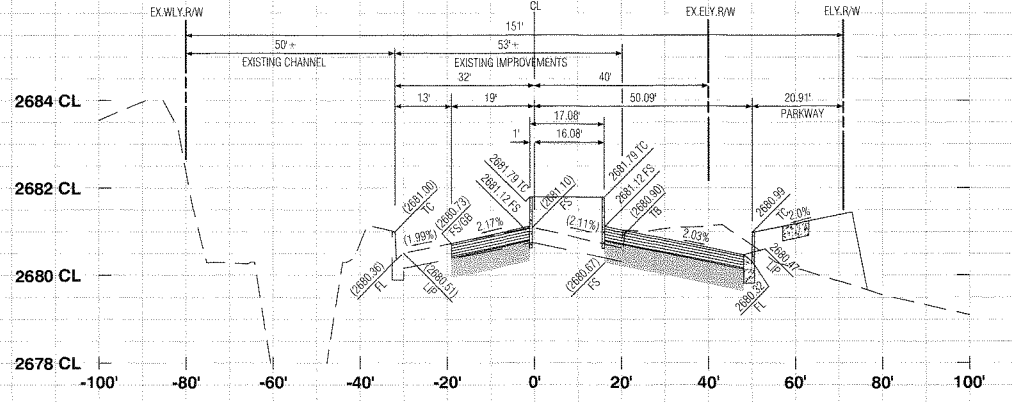
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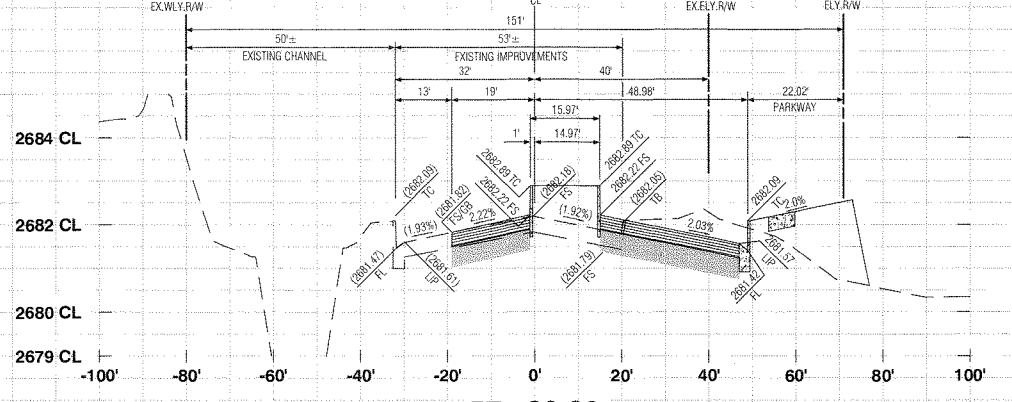
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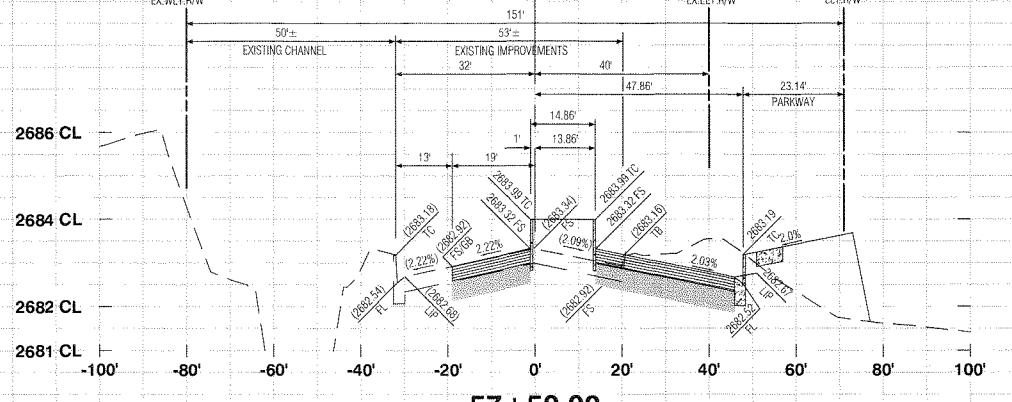
56+00.00



56+50.00

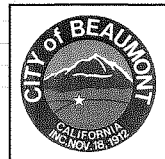


57+00.00



57+50.00

PROFILE SCALE
HORIZ 1"=20'
VERT 1"=2'



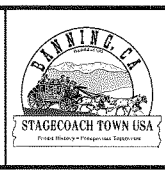
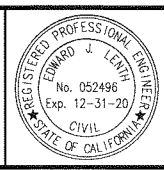
REVIEWED BY: *[Signature]* STAFF ENGINEER DATE: 10.8.19
 RECOMMENDED FOR APPROVAL BY: *[Signature]* DATE: 10.8.19
 APPROVED BY: *[Signature]* CIVIL ENGINEER DATE: 10/23/19
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 SCHULTZ Voice: 949-251-8821
 PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
 EDWARD J. LENTH RCF # 052496 EXP. 12-31-20
 DATE: 9/6/19

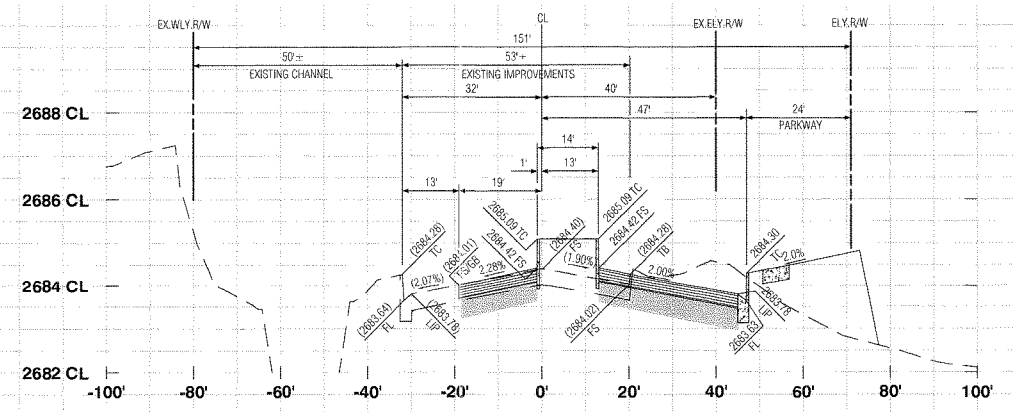


CITY OF BANNING
 RECOMMENDED FOR APPROVAL BY: *[Signature]* DATE: 9/10/19
 KEVIN D. SIN, RCE #71299 EXP. 12/31/19 SENIOR CIVIL ENGINEER
 APPROVED BY: *[Signature]* DATE: 9/25/19
 ARTURO VELA, RCE #75896 EXP. 6/30/20 PUBLIC WORKS DIRECTOR/CITY ENGINEER

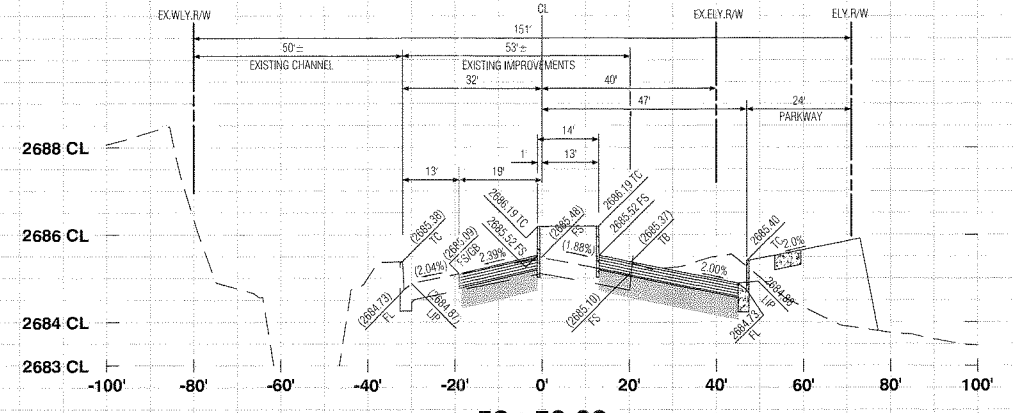
OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 54+00 - 57+50
 W.D. No. _____
 CIP No. _____
 PROJECT No. 3291
 SHEET 23 OF 27

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

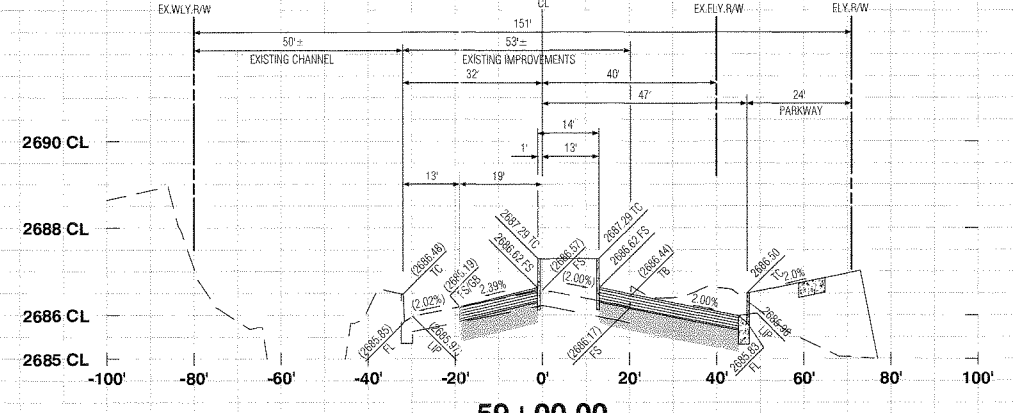
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 Laid Out: 09/26/2019 11:19:27 AM By: [Name]
 Plot Date: 09/26/2019 11:20:34 AM By: [Name]



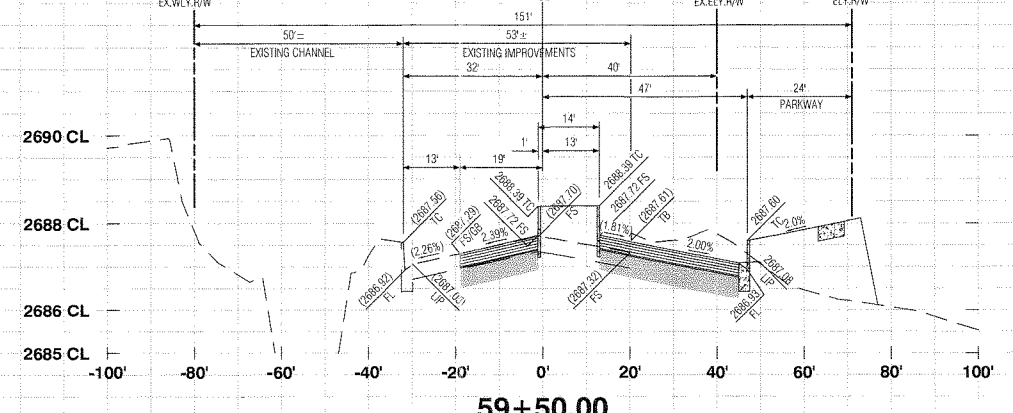
58+00.00



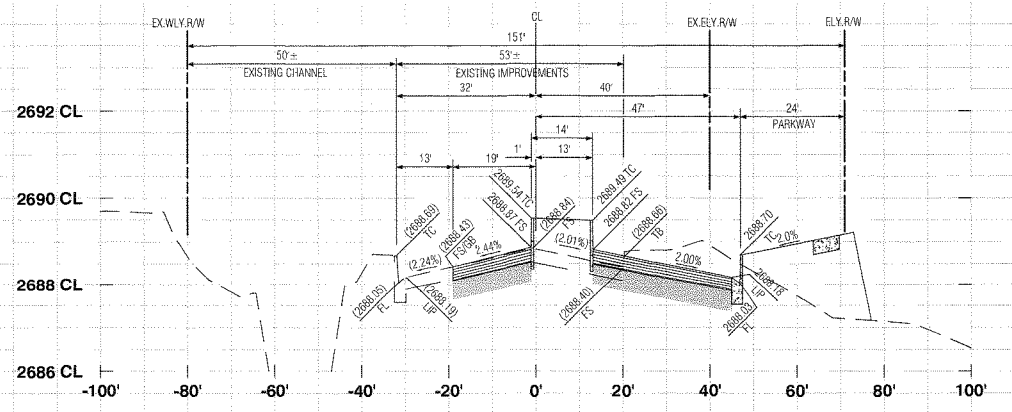
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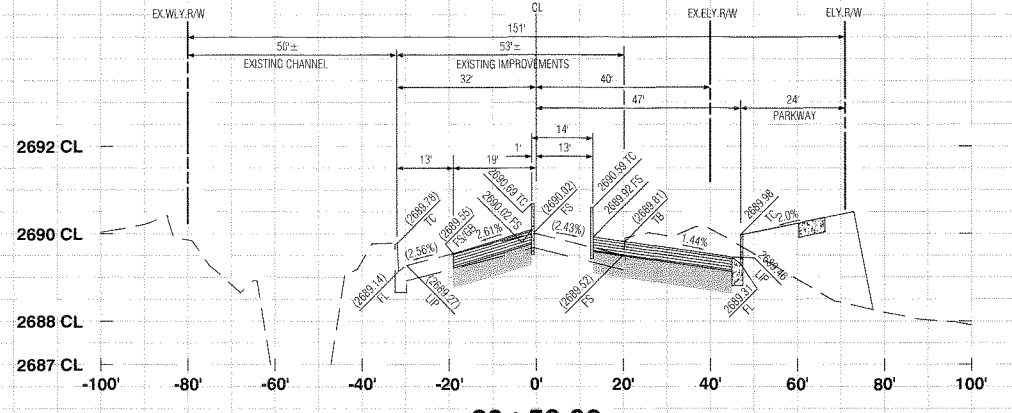
59+00.00



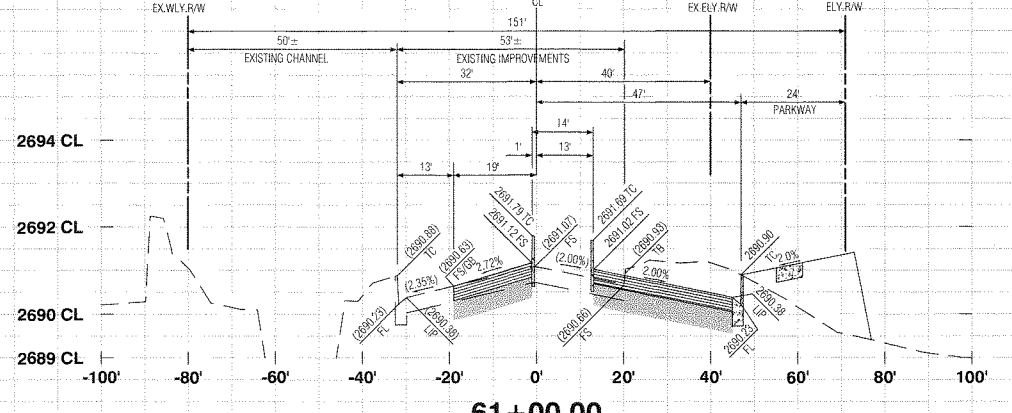
59+50.00



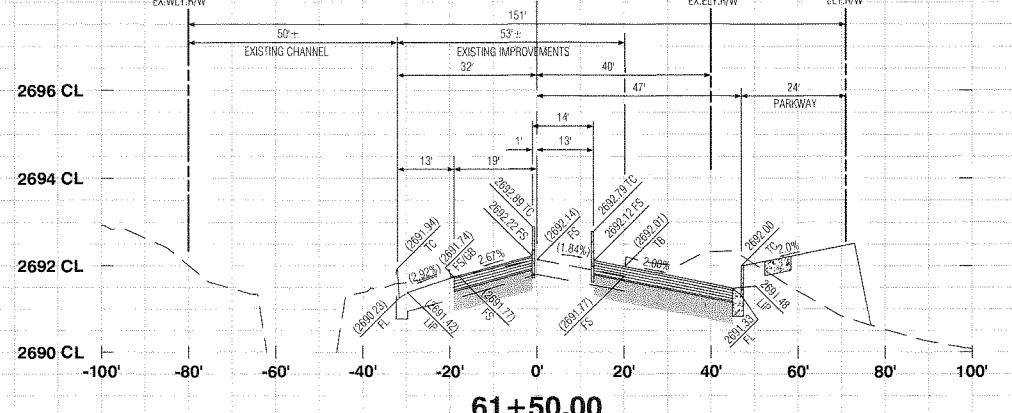
60+00.00



60+50.00

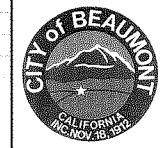


61+00.00



61+50.00

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



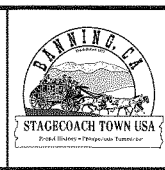
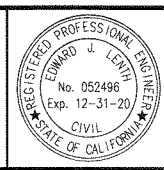
REVIEWED BY: *[Signature]* 10.8.19
STAFF ENGINEER DATE
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
APPROVAL BY: *[Signature]* 10.8.19
CITY ENGINEER DATE
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SCHULTZ Voice: 949-251-8821
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
[Signature] 9/6/19
DATE
EDWARD J. LENTH
RCE # 052496 EXP. 12-31-20

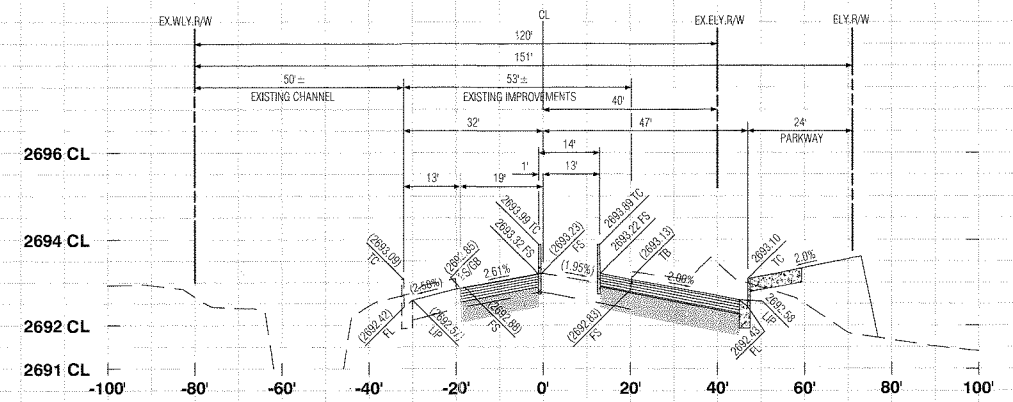


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RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/18/19
KEVIN D. SIN, RCE #71299 EXP. 12/31/19
SENIOR CIVIL ENGINEER DATE
APPROVED BY: *[Signature]* 9/25/19
ARTURO VELA, RCE #75696 EXP. 6/30/20
PUBLIC WORKS DIRECTOR/CITY ENGINEER DATE

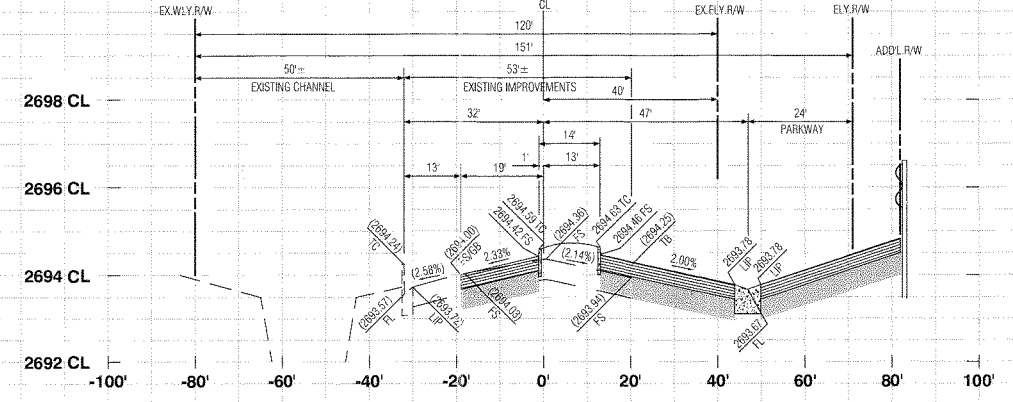
OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 58+00 - 61+50
W.O. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET **24** OF **27**

MDS Proj. Date: 1/28/19 ENGINEERING Plans: 3/28/19 10:00 AM (1) Sheet: 24 of 27 (Highland) File: 8/4/19 37298-1 STS11-2-27.XS (Highland) Date: 09/26/2019 11:18:37 AM Author: ... Plot Scale: 0.250000 (1/4"=1') Date: 09/26/2019 11:25:13 AM by: ...

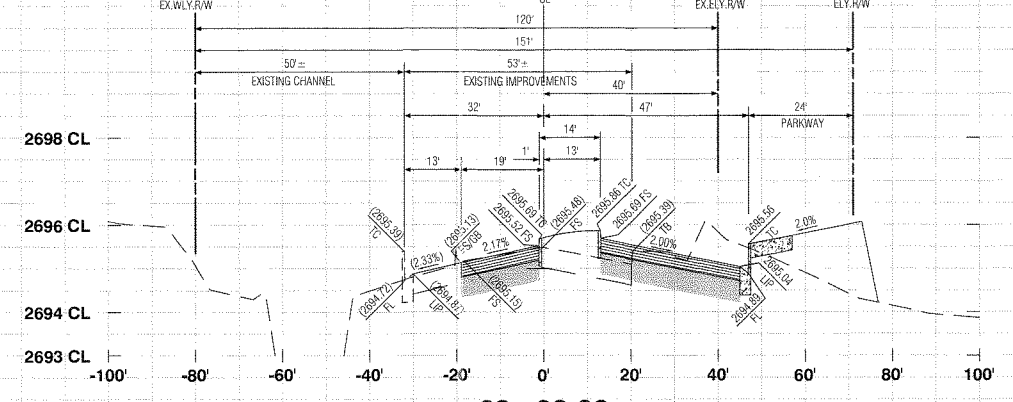
TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



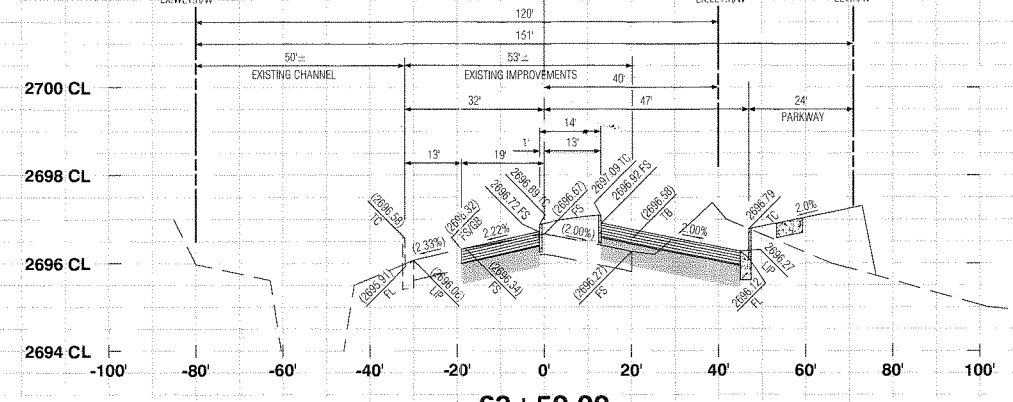
62+00.00



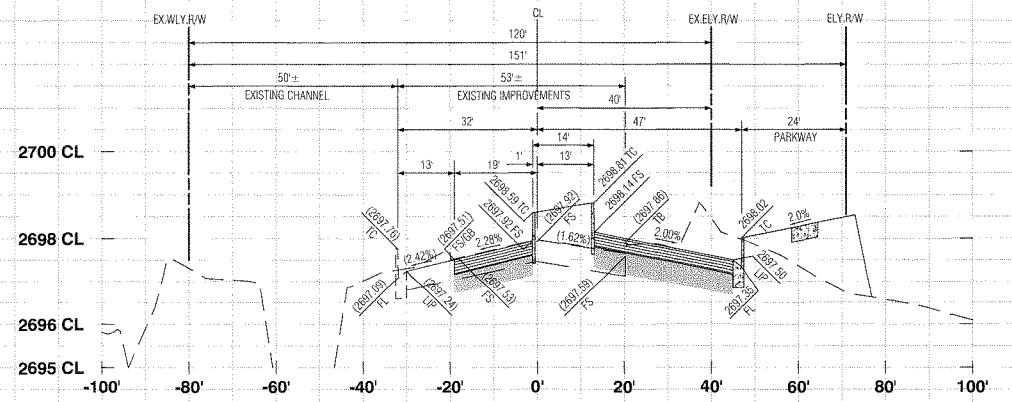
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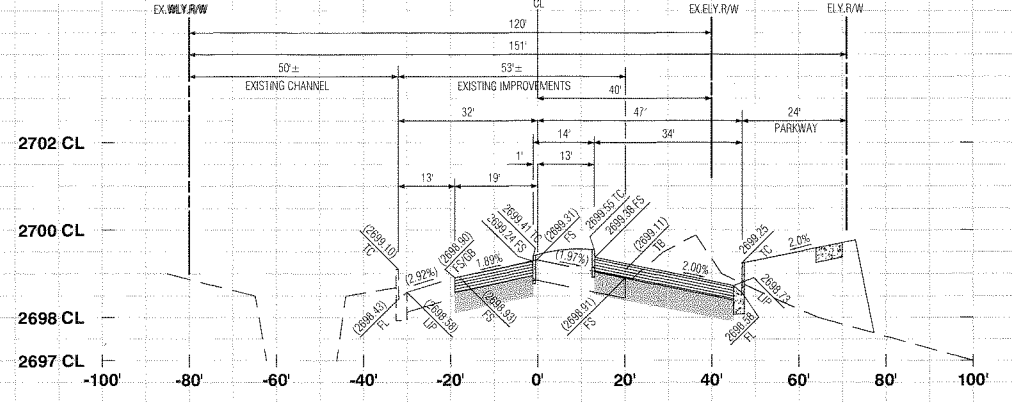
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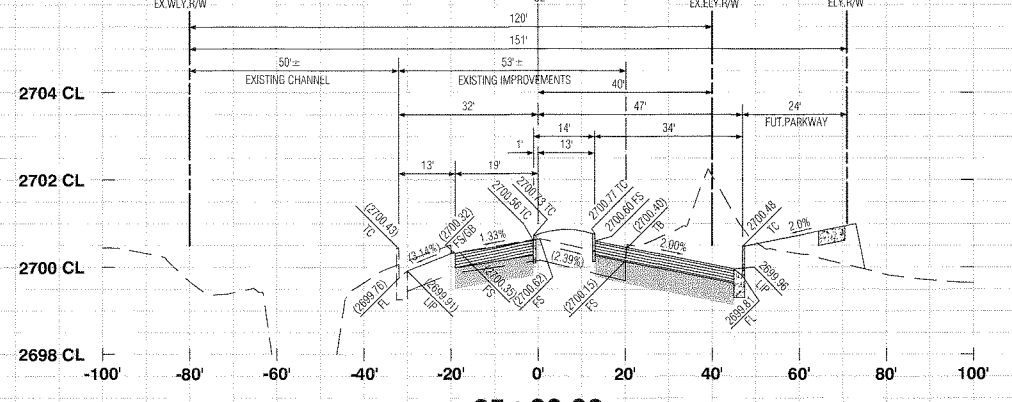
63+50.00



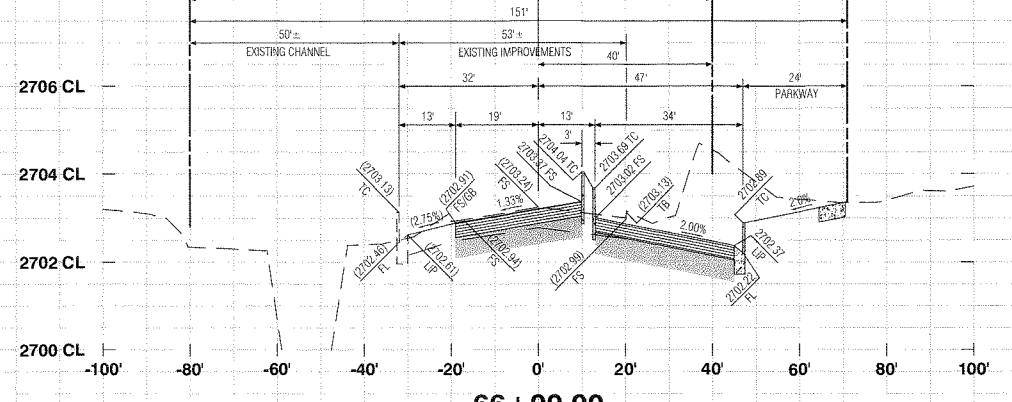
64+00.00



64+50.00



65+00.00



66+00.00

PROFILE SCALE
HORIZ 1"=20'
VERT 1"=2'



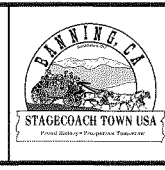
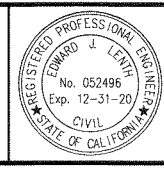
REVIEWED BY: *[Signature]* STAFF ENGINEER 10.8.19
DATE
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
DATE
APPROVED BY: *[Signature]* ENGINEER 10.8.19
DATE
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Sulte 350 Irvine, CA 92614
Schultz Voice: 949-251-8821
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
EDWARD J. LENTH
RCE # 052496 EXP. 12-31-20
[Signature] 9/15/19
DATE



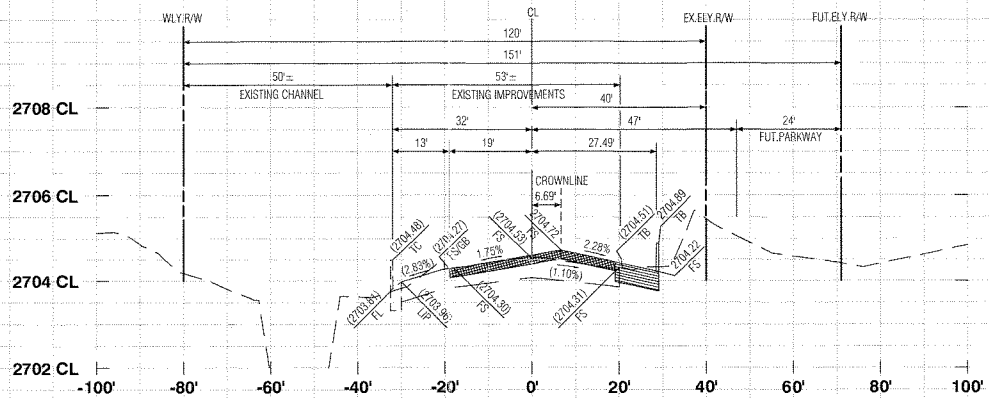
CITY OF BANNING
RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/10/19
KEVIN B. SIM, RCE #71299 EXP. 12/31/19
SENIOR CIVIL ENGINEER DATE
APPROVED: *[Signature]* 9/25/19
ARTURO VELA, RCE #75996 EXP. 6/30/20
PUBLIC WORKS DIRECTOR/CITY ENGINEER DATE

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 62+00 - 66+00

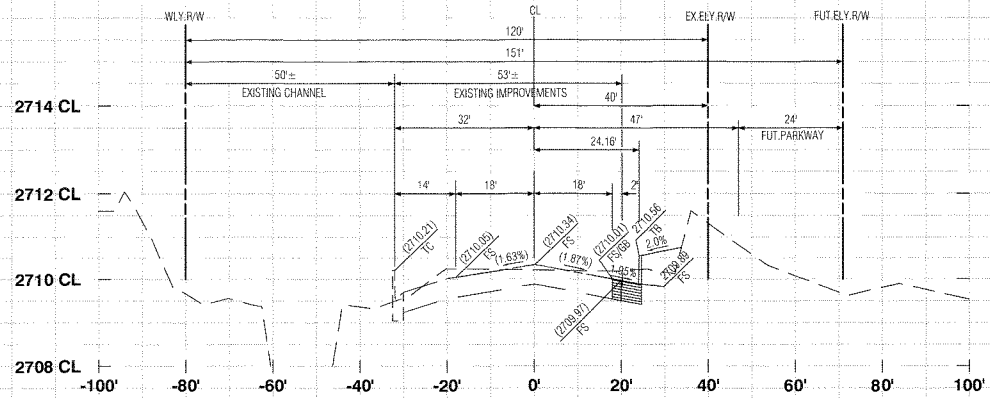
W.D. No.
CIP No.
PROJECT No. 3291
SHEET 25 OF 27

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

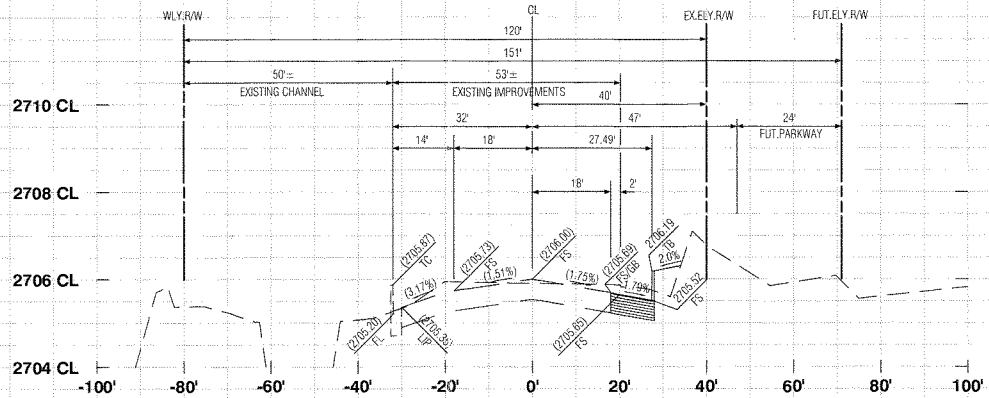
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Created: 08/06/2019 11:18:57 AM Author: MSB File: 89404 37298-1 STR15-27.XD (Highland).dwg
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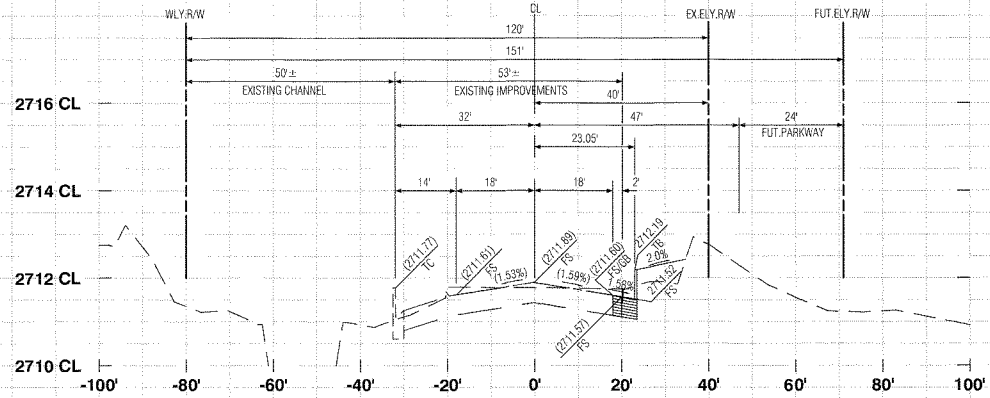
66+50.00



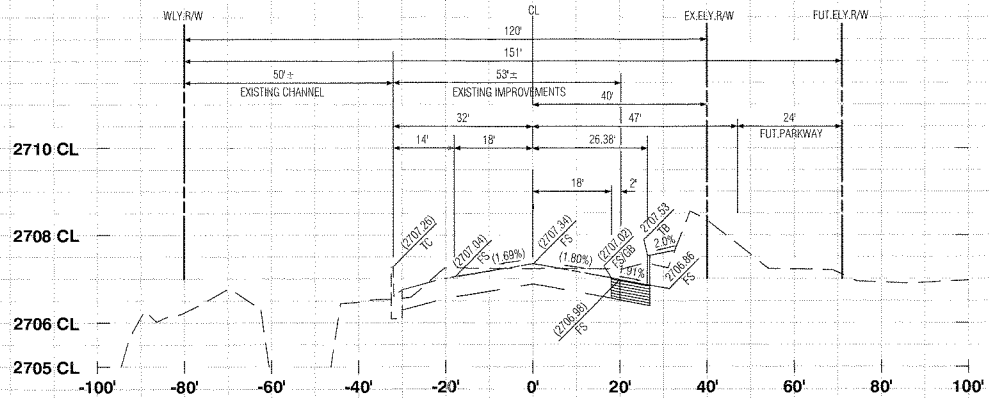
68+50.00



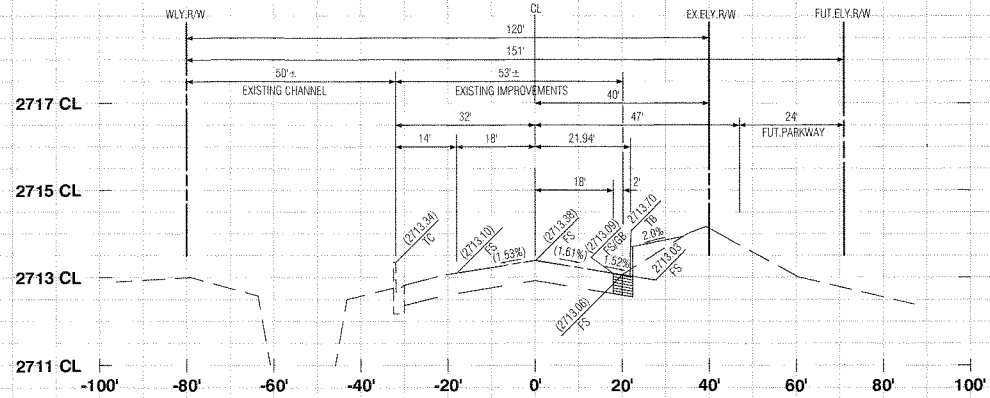
67+00.00



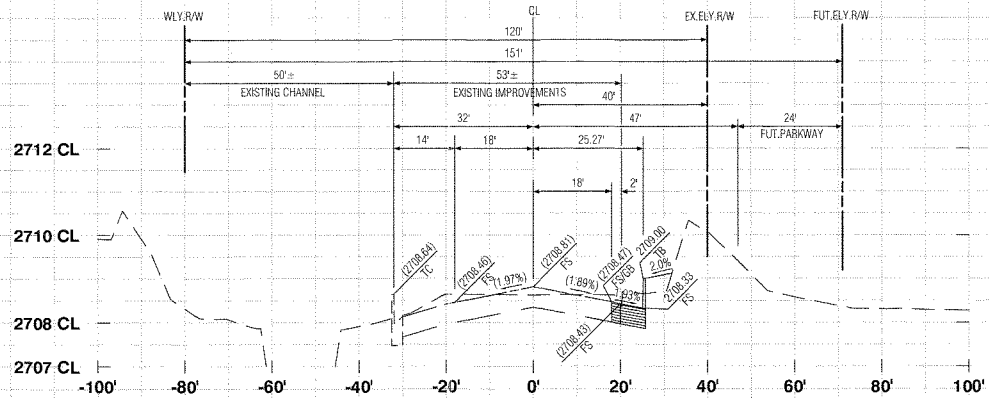
69+00.00



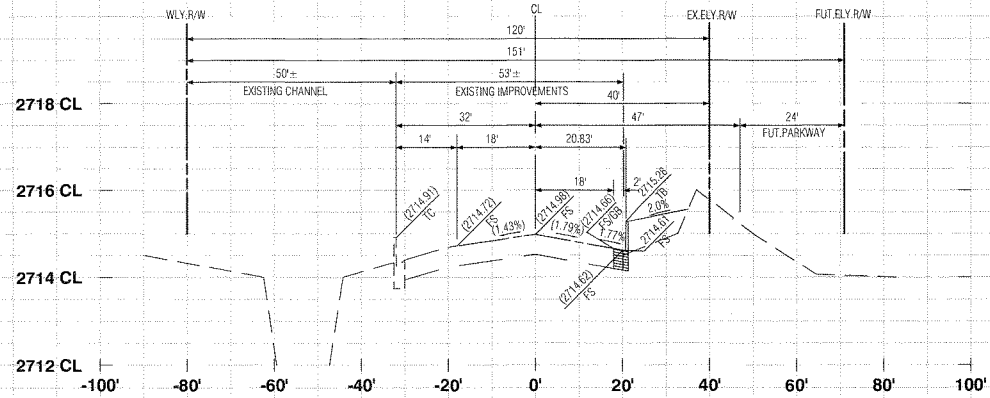
67+50.00



69+50.00

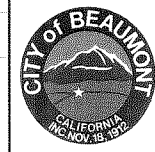


68+00.00



70+00.00

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



REVIEWED BY: *[Signature]* 10.8.19
DATE: 10.8.19
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
DATE: 10.8.19
APPROVED BY: *[Signature]* 10/28/19
DATE: 10/28/19
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

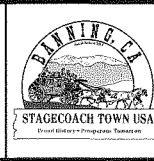
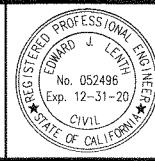
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PLANS PREPARED BY:
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MORSE 17320 Redhill Avenue Suite 300 Irvine, CA 92614 Voice: 949-251-8821
SCHULTZ
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
[Signature] 9/16/19
DATE: 9/16/19
EDWARD J. LENTH RCE # 052496 EXP. 12-31-20



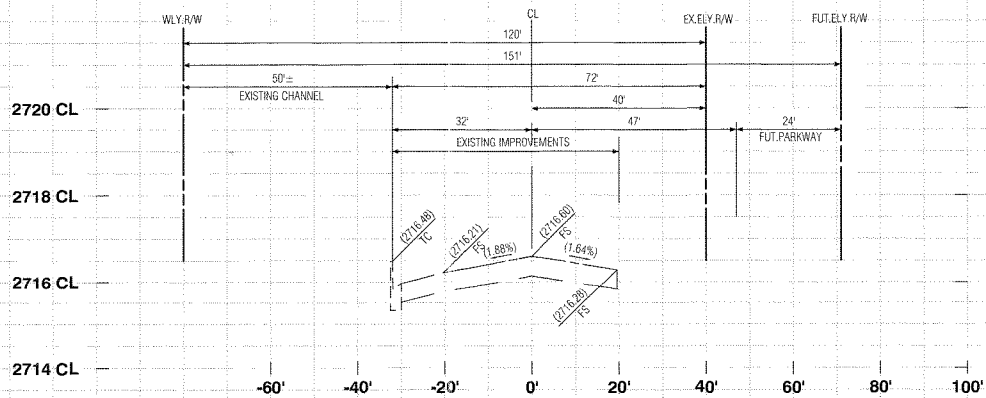
CITY OF BANNING
RECOMMENDED FOR APPROVAL BY: *[Signature]* 7/2/19
DATE: 7/2/19
KEVIN D. SIN, RCE #71299 EXP. 12/31/19
SENIOR CIVIL ENGINEER
APPROVED BY: *[Signature]* 7/25/19
DATE: 7/25/19
ARTURO VELA, RCE #75696 EXP. 6/30/20
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 62+00 - 66+00

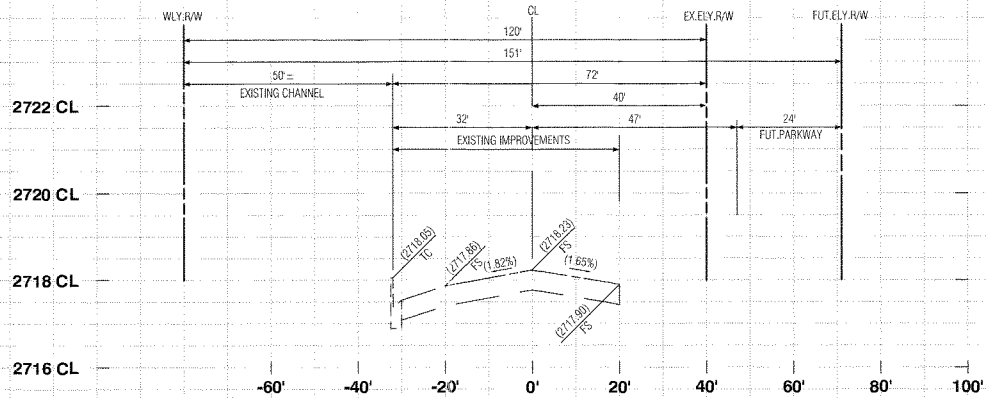
W.D. No.
CIP No.
PROJECT No. **3291**
SHEET **26** OF **27**

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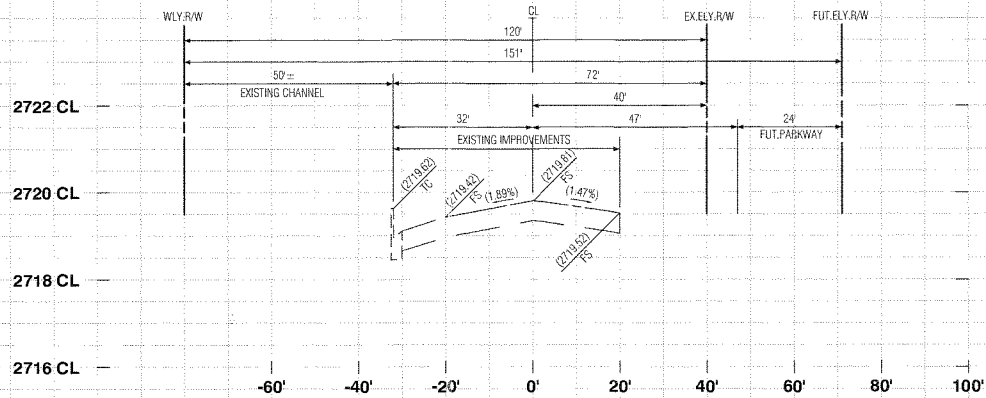
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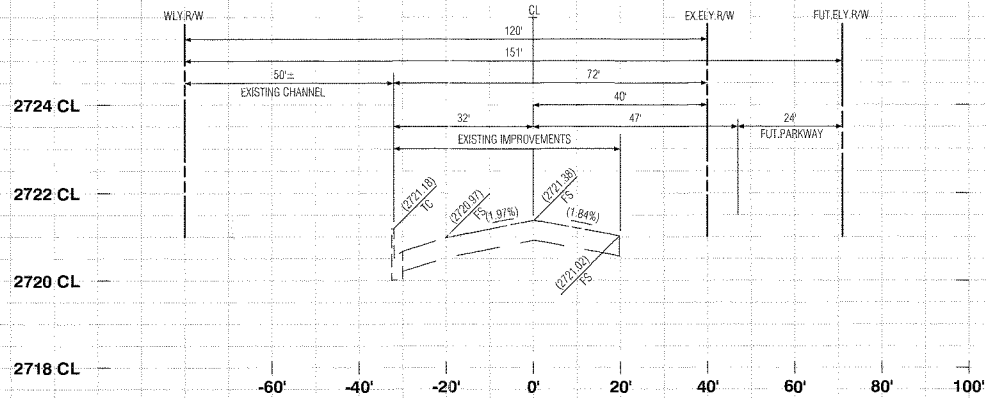
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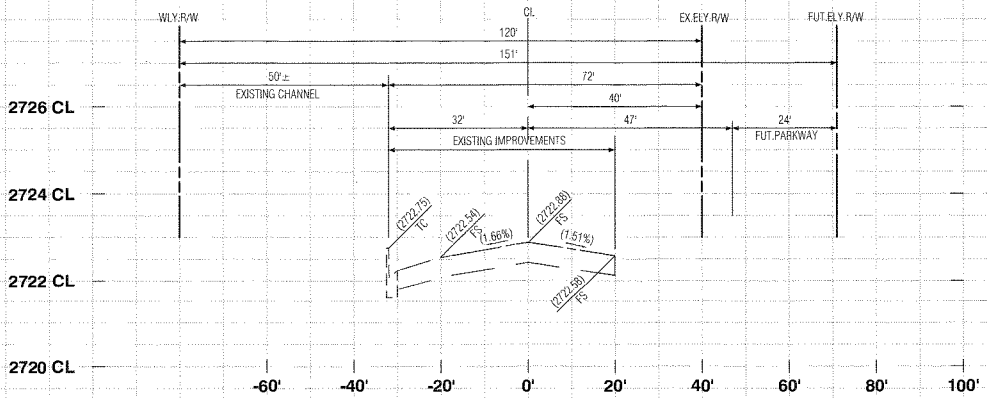
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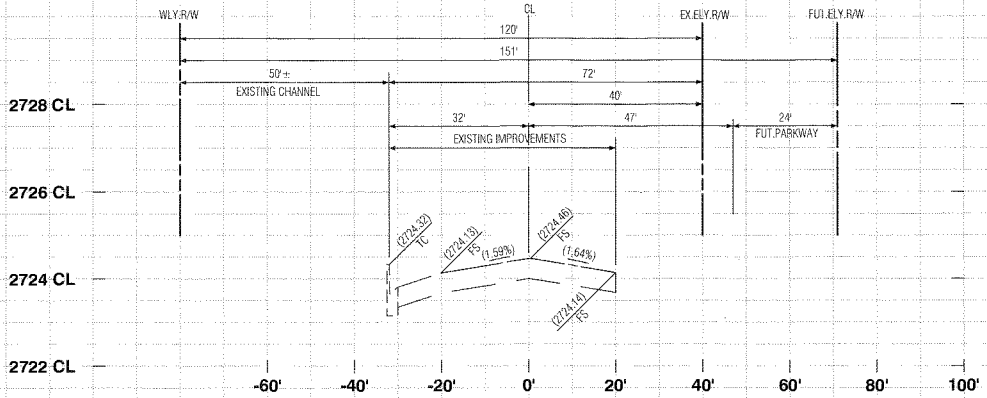
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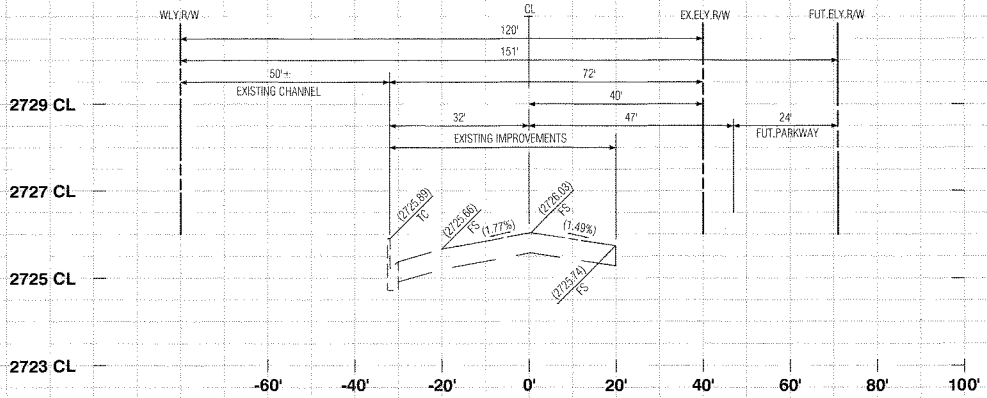
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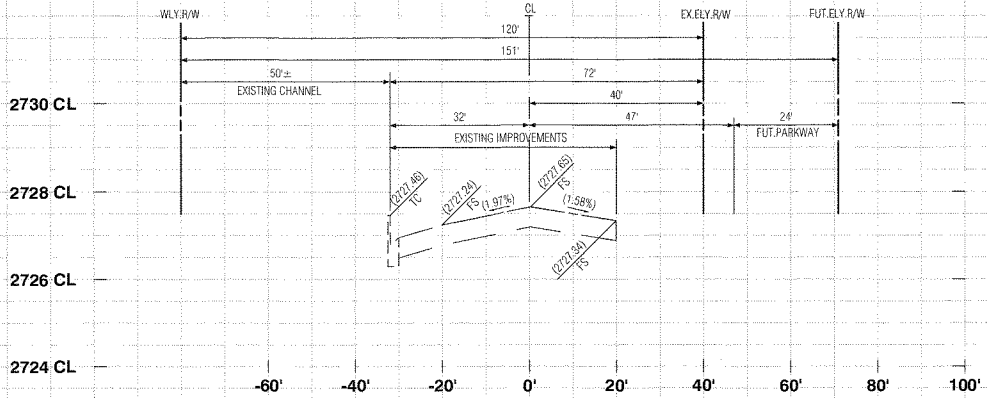
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73+00.00

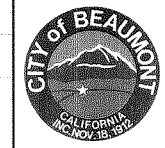


73+50.00



74+00.00

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



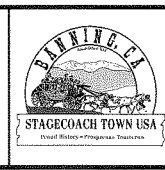
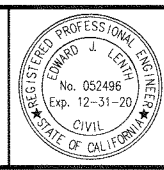
REVIEWED BY: *[Signature]* 10.8.19
STAFF ENGINEER DATE
RECOMMENDED FOR APPROVAL BY: *[Signature]* 10.8.19
APPROVAL DATE
APPROVED BY: *[Signature]* 10/2/19
CITY ENGINEER DATE
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
1-800-227-2600

MARK	REVISIONS	APPR	DATE

PLANS PREPARED BY:
MDS CONSULTING
MORSE 17320 Radhill Avenue Suite 350 Irvine, CA 92614 Voice: 949-251-8821
SCHULTZ
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
[Signature] 9/6/19 DATE
EDWARD J. LENTH RCE # 052496 EXP 12-31-20



CITY OF BANNING
RECOMMENDED FOR APPROVAL BY: *[Signature]* 9/18/19 DATE
KEVIN D. SIN, RCE #71299 EXP. 12/31/19 SENIOR CIVIL ENGINEER
APPROVED BY: *[Signature]* 9/25/19 DATE
ARTURO VELA, RCE #75696 EXP. 6/30/20 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 62+00 - 66+00
W.D. No.
CIP No.
PROJECT No. **3291**
SHEET **27** OF 27

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

CITY OF BANNING GENERAL NOTES:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY OF BANNING STANDARD PLANS, THE CONTRACT PROVISIONS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK"). ALL REFERENCE SPECIFICATIONS AND STANDARDS SHALL BE THE LATEST EDITION UNLESS OTHERWISE NOTED.
2. WHEN A TECHNICAL CONFLICT IS FOUND TO EXIST IN THE CONTRACT DOCUMENTS THAT CANNOT BE RESOLVED BY REFERENCE TO PRECEDENCE PROVISIONS IN THE "GREENBOOK", THE CONTRACTORS SHALL IMMEDIATELY REPORT SAID CONFLICT TO THE CITY ENGINEERS FOR RESOLUTION.
3. ALL MATERIALS AND METHODS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
4. CONSTRUCTION PERMITS SHALL BE OBTAINED FROM THE CITY OF BANNING, ENGINEERING DEPARTMENT, PRIOR TO THE START OF ANY WORK. INSPECTION COORDINATION SHALL BE REQUESTED AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY WORK IN PUBLIC RIGHT-OF-WAY WITHIN THE CITY LIMITS. CALL (951) 922-3130 FOR AN INSPECTION REQUEST.
5. THE CONTRACTOR SHALL CONFORM TO ALL CURRENT EDITION OF CA MUTCD TRAFFIC CONTROL POLICIES, METHODS AND PROCEDURES DESCRIBED IN STATE OF CALIFORNIA MANUAL OF TRAFFIC CONTROLS, LATEST NON-METRIC EDITION UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN BARRICADES, DELINEATORS OR OTHER TRAFFIC CONTROL DEVICES AT ALL TIMES.
7. THE CONTRACTORS SHALL OBTAIN A PERMIT TO PERFORM EXCAVATION OR TRENCH WORK FOR TRENCHES FIVE (5) FEET OR GREATER IN DEPTH FROM THE CALIFORNIA STATE DIVISION OF INDUSTRIAL SAFETY.
8. THE WALLS AND FACES OF ALL EXCAVATIONS GREATER THAN FIVE (5) FEET IN DEPTH SHALL BE GUARDED BY SHORING, SLOPING OF THE GROUND OR OTHER APPROVED MEANS PURSUANT TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. TRENCHES LESS THAN FIVE (5) FEET SHALL ALSO BE GUARDED WHEN THE POTENTIAL EXISTS FOR GROUND MOVEMENT.
9. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC RIGHT-OF-WAY WITHOUT OBTAINING A SEPARATE PERMIT FOR THAT PURPOSE.
10. THE LOCATIONS OF UTILITIES SHOWN HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION; HOWEVER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE, IN THE FIELD, THE TRUE LOCATION AND ELEVATION OF ANY EXISTING UTILITIES, AND TO EXERCISE PROPER PRECAUTION TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT 1-800-277-2600 TWO WORKING DAYS BEFORE EXCAVATION.
11. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH ALL UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, GAS, TELEPHONE, ELECTRIC, CABLE TELEVISION, LANDSCAPING, LANDSCAPE IRRIGATION, DOMESTIC WATER, RECLAIMED WATER, SEWER, STORM DRAIN, FLOOD CONTROL, AND CALTRANS. ALL UTILITY COMPANIES SHALL BE GIVEN TWO WORKING DAYS NOTICE PRIOR TO WORK AROUND THEIR FACILITIES.
12. THE CONTRACTOR SHALL NOT OPERATE ANY FIRE HYDRANT OR WATER MAIN VALVES WITHOUT APPROPRIATE AGENCY AUTHORIZATION. CONTRACTOR SHALL COORDINATE WITH THE WATER DEPARTMENT, CITY OF BANNING, FOR VALVE OPERATION AND WATER REQUIREMENTS.
13. CURVE DATA REFERS TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
14. STATIONING REFERS TO THE CENTERLINE OF STREETS EXCEPT WHERE OTHERWISE NOTED.
15. ADEQUATE CONSTRUCTION CONTROL STAKES SHALL BE SET BY THE ENGINEER TO ENABLE THE CONTRACTOR TO CONSTRUCT THE WORK TO THE PLAN GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF BENCHMARKS AND CONSTRUCTION CONTROL STAKING DURING CONSTRUCTION.
16. THE CONTRACTOR SHALL NOT DISTURB EXISTING SURVEY MONUMENTS, MONUMENT TIES OR BENCHMARKS WITHOUT PRIOR NOTIFICATION TO THE CITY ENGINEER.
17. REMOVAL AND REPLACEMENT OF EXISTING SURVEY CONTROL, INCLUDING SURVEY MONUMENTS, MONUMENT TIES AND BENCHMARKS, SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. SURVEY MONUMENTS THAT WILL BE DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER ONE WEEK PRIOR TO CONSTRUCTION SO THAT TIES TO MONUMENTS CAN BE ESTABLISHED FOR LATER REPLACEMENT OF THE MONUMENT.
18. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR LOCAL RESIDENTS AND BUSINESSES AT ALL TIMES. A MINIMUM TWELVE (12) FOOT LANE SHALL BE MAINTAINED AT ALL TIMES IN THE CONSTRUCTION AREA FOR RESIDENTS AND EMERGENCY VEHICLES.
19. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AN EFFECTIVE MEANS OF DUST CONTROL, INCLUDING ADEQUATE WATERING, AT ALL TIMES.
20. ALL GRADING OPERATIONS SHALL BE DISCONTINUED WHEN SUSTAINED WIND VELOCITIES EXCEED 25 MILES PER HOUR.
21. THE CONTRACTOR SHALL NOT CAUSE ANY EXCAVATED MATERIAL, MUD, SILT, OR DEBRIS TO BE DEPOSITED ONTO PUBLIC OR PRIVATE PROPERTY ADJACENT TO THE RIGHT-OF-WAY DURING CONSTRUCTION WITHOUT PRIOR WRITTEN APPROVAL.
22. NO TRENCH BACKFILL SHALL TAKE PLACE WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
23. A GEOTECHNICAL ENGINEER SHALL CERTIFY ALL BACKFILL COMPACTION; FAILURE TO OBTAIN THE REQUIRED DENSITY SHALL REQUIRE REWORKING OF THAT PORTION OF THE WORK UNTIL THE SPECIFIED DENSITY IS OBTAINED.
24. CARE SHOULD BE TAKEN TO PREVENT GRADES, DITCHES, AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITE, THE CITY ENGINEER MAY REQUIRE TEMPORARY NON-ERODIBLE SWALES ENTERING OR LEAVING IMPROVEMENTS.
25. THE FINAL LOCATION AND WIDTH OF DRIVEWAY APPROACH APRONS SHALL BE APPROVED AT THE TIME OF CONSTRUCTION AND SHALL CONFORM TO THE CITY OF BANNING STANDARD DETAILS.
26. ALL EXPOSED CONCRETE SURFACES SHALL CONFORM IN GRADE, COLOR AND FINISH TO MATCH EXISTING CONCRETE.
27. THE CONTRACTOR SHALL STAMP AN "S" IN THE FACE OF THE CURB AT THE LOCATION OF THE SEWER LATERAL.
28. NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL HAVE BEEN PLACED, INSPECTED AND APPROVED.
29. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO PAVING OF STREETS.
30. PAVEMENT STRUCTURAL SECTIONS SHOWN ARE MINIMUM AND SUBJECT TO REVISION AND APPROVAL OF THE CITY ENGINEER AS DETERMINED BY SOILS TESTS TAKEN AFTER COMPLETION OF ROUGH GRADING AND IN CONSIDERATION OF THE APPROPRIATE R-VALUE.
31. ACTUAL THICKNESS OF A.C. PAVEMENT AND/OR BASE COURSE MATERIAL FOR STRUCTURAL STREET SECTIONS SHALL BE RECOMMENDED BY A GEOTECHNICAL REPORT AND SUBMITTED TO THE CITY OF BANNING FOR APPROVAL UPON COMPLETION OF ROUGH GRADING.
32. ALL MANHOLES, CLEANOUT FRAMES, COVERS AND VALVE BOXES SHALL BE RAISED TO FINISHED GRADE BY THE PAVING CONTRACTOR UPON COMPLETION OF PAVING AND PER THE CITY OF BANNING'S REQUIREMENTS.
33. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL RESTORE ALL SIGNING, STRIPING, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES TO THE SATISFACTION OF THE CITY ENGINEER.
34. CONTRACTOR SHALL RELOCATE AND/OR REPLACE LANDSCAPING, SPRINKLERS AND SIDEWALKS AFFECTED BY THE CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER.
35. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER OF RECORD, WHO SHALL PROVIDE RECORD DRAWINGS TO THE CITY ENGINEER.
36. IF AND WHEN TRAFFIC LOOP DETECTORS ARE DISTURBED, THEY SHALL BE REPLACED AS SOON AS POSSIBLE, PER THE CITY ENGINEER'S DIRECTION.
37. STREET NAME AND DIRECTIONAL SIGNS SHALL MEET ALL CA MUTCD AND CITY REQUIREMENTS.

SHEET INDEX

Table with 2 columns: SHEET and TITLE SHEET AND SHEET INDEX MAP, STREET TYPICAL SECTIONS, CONSTRUCTION NOTES AND DETAILS, etc.

IN THE CITY OF BANNING, STATE OF CALIFORNIA TRACT NO. 37298-1, ATWELL OFF-SITE STREET IMPROVEMENT PLAN HIGHLAND SPRINGS AVENUE

CITY OF BEAUMONT GENERAL 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. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AT (951) 769-8520.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, GREENBOOK, LATEST EDITION AND THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
3. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS AND STORM DRAIN.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED WITH APPROVED STREET PLAN FOR REVIEW TO THE PERMITS SECTION OR INSPECTION SECTION (FOR MAP CASES) PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
5. ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES ARE IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPT.
6. 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. USE R.C.T.D. STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
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. IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY. PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, THE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.
9. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTIONS 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
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), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
13. 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 AND ADD PERMITTEE # _____ ON THE PLAN.
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. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS & GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED & CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.
20. WDD NO.7 33C383910

LEGAL DESCRIPTION

LOTS 1-7, 10; AND PORTIONS OF LOTS 8, 9, 10, 18, & 19; OF TRACT MAP NO. 34330, FILED IN BOOK 429 OF MAPS, PAGES 84 THROUGH 103, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

ABBREVIATIONS

Table listing abbreviations and their meanings: HP HIGH POINT, LP LOW POINT, PI POINT OF INTERSECTION, SD STORM DRAIN, SS SANITARY SEWER, DW POTABLE WATER, RCW NON-POTABLE WATER, etc.

LEGEND

Table listing symbols and their meanings: TRACT BOUNDARY, STREET CENTERLINE, SIDEWALK, DAYLIGHT LINE, PROPOSED CURB & GUTTER, etc.

BENCHMARK

ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF NAVD 88 BASED LOCALLY UPON THE FOLLOWING BENCH MARK: 3-1/4" STANDARD ALUMINUM MVD DISK, FLUSH, LOCATED IN BANNING, 0.6 MILES SOUTH ALONG HIGHLAND SPRINGS AVENUE FROM THE INTERSECTION OF HIGHLAND SPRINGS AVENUE AND THE SOUTHERN PACIFIC RAILROAD BRIDGE, 17.5 FEET EAST OF THE CENTERLINE OF HIGHLAND SPRINGS AVENUE AT THE NORTHWEST CORNER OF CATCH BASIN AT THE TOP OF CURB, 0.5 FEET EAST OF FACE OF CURBS. ELEVATION = 2534.10

OWNER/APPLICANT/DEVELOPER

TRI POINTE HOMES
1250 CORONA POINTE COURT, SUITE 800
CORONA, CA 92879
(951) 428-4400
CONTACT: MICHAEL HEISHMAN

BASIS OF BEARINGS

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (PORTIONS PER NATIONAL GEODETIC SURVEY, NAD 83, EPOCH 1995.5), AS SHOWN ON THE MAP FILED IN BOOK 102, PAGES 50 THROUGH 65 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 52° 49' 02.84" EAST.

ASSESSORS PARCEL NUMBERS

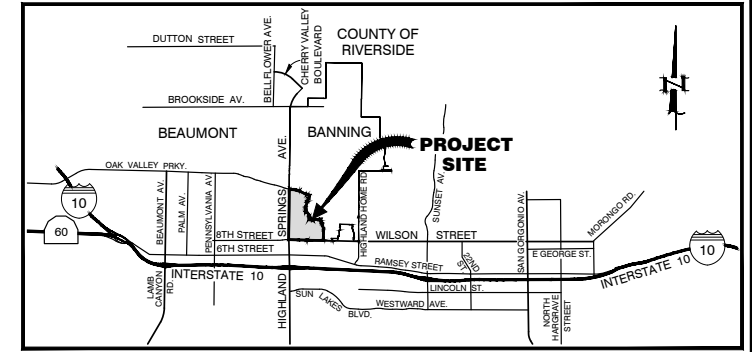
408-120-001 THROUGH -005, -007 THROUGH -009
PORTIONS OF 408-120-006, -010, -012, -019, -020

ENGINEER'S NOTE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

RECOMMENDED FOR ACCEPTANCE BY:

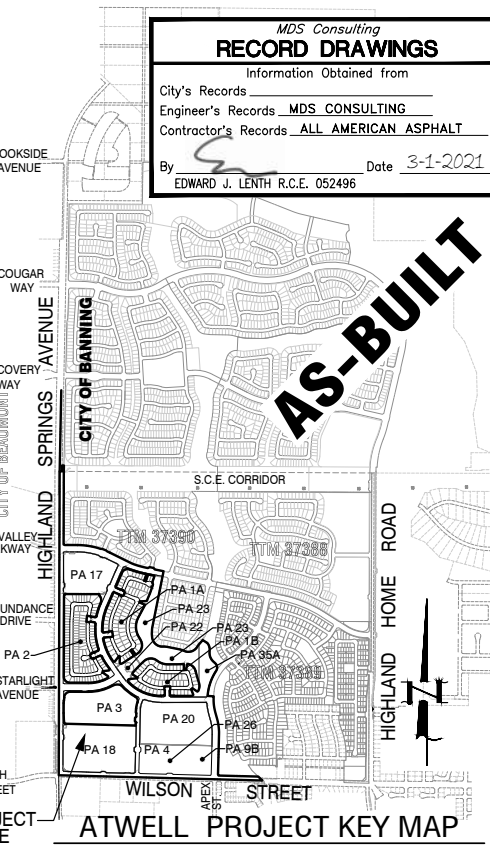
STEVEN LATINO, PE
ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA, INC.



VICINITY MAP NOT TO SCALE COUNTY OF RIVERSIDE

RECORD DRAWINGS Information Obtained from City's Records, Engineer's Records MDS CONSULTING, Contractor's Records ALL AMERICAN ASPHALT. By Edward J. Lentz R.C.E. 052496 Date 3-1-2021

AS-BUILT



WORK TO BE DONE:

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, AND THE SPECIFICATIONS AND STANDARD DRAWINGS NOTED HEREIN.

STANDARD SPECIFICATIONS DESCRIPTION:

- 1. CITY OF BANNING "PUBLIC WORKS STANDARD DRAWINGS" DECEMBER 12, 2012.
2. CITY OF BEAUMONT MUNICIPAL CODE AND STANDARD SPECIFICATIONS.
3. COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT "ROAD IMPROVEMENT STANDARDS & SPECIFICATIONS," ORDINANCE NO. 461, AS AMENDED BY ORDINANCE NO. 461.10, EFFECTIVE DECEMBER 20, 2007, FOR CITY OF BEAUMONT.
4. CALIFORNIA DEPARTMENT OF TRANSPORTATION "STANDARD PLANS", 2018 EDITION.
5. CALIFORNIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2015.
6. CALIFORNIA DEPARTMENT OF TRANSPORTATION "CA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", 2014 EDITION, REVISION 4.
7. AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2015 EDITION.

ENGINEER'S NOTES:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OF STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A DILIGENT SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF ANY DAMAGE TO THESE LINES OR STRUCTURES. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION IN ORDER TO DETERMINE ACTUAL FIELD LOCATION OF EXISTING UTILITIES.

CITY OF BEAUMONT logo and approval section with fields for REVIEWED BY, APPROVED BY, and dates.

DECLARATION OF RECORD:

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES, AS THE ENGINEER IN RESPONSIBLE CHARGE OF DESIGN OF THESE IMPROVEMENTS. I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT AND BANNING IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH CITY PROCEDURES, AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY.

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

SIGNATURE: EDWARD J. LENTZ, RCE DATE: 3-1-2021 LICENSE NO: 052496 EXP: 12-31-22

Call before you Dig logo and phone number 1-800-422-4133

REVISIONS

Table with columns for revision number, description, and date.

PLANS PREPARED BY: MDS CONSULTING logo and contact information for MORSE and SCHULTZ.

SUBMITTED BY:

SUBMITTED BY: EDWARD J. LENTZ, RCE #052496 Exp. 12-31-22

Professional Engineer Seal for Edward J. Lentz, R.C.E. No. 052496.

City of Banning logo.

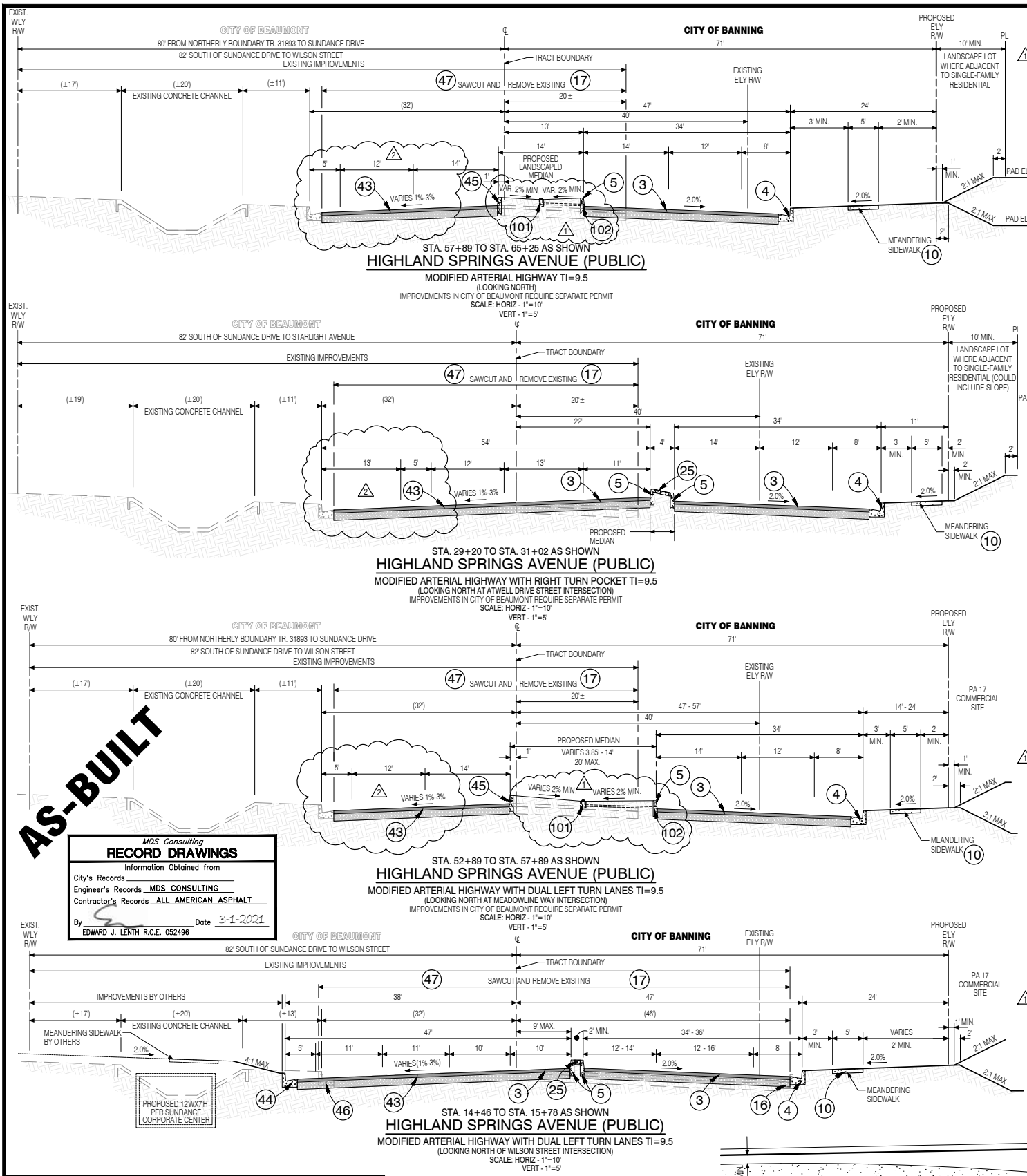
CITY OF BANNING

RECOMMENDED FOR APPROVAL BY: KEVIN D. SNL, RCE #71299 SENIOR CIVIL ENGINEER. APPROVED BY: ARTURO VELA, RCE #75696 PUBLIC WORKS DIRECTOR/CITY ENGINEER.

OFF-SITE STREET IMPROVEMENT PLAN TRACT NO. 37298-1, ATWELL TITLE SHEET HIGHLAND SPRINGS AVENUE SHEET INDEX MAP

W.D. No., CIP No., PROJECT No. 3291, SHEET 1 of 27

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

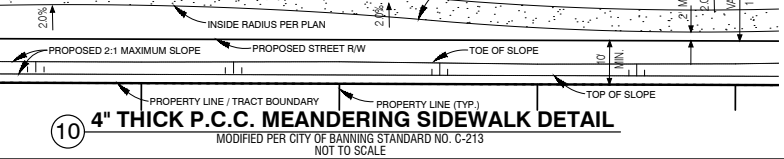
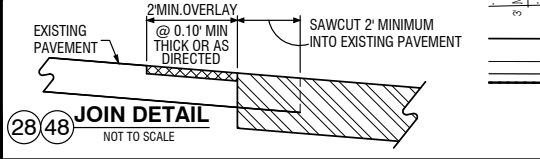


AS-BUILT

MDS Consulting
RECORD DRAWINGS
 Information Obtained from
 City's Records
 Engineer's Records **MDS CONSULTING**
 Contractor's Records **ALL AMERICAN ASPHALT**
 By **EDWARD J. LENTH R.C.E. 052496** Date **3-1-2021**

REVIEWED BY: STAFF ENGINEER DATE
 RECOMMENDED FOR APPROVAL BY: DATE
 APPROVED BY: CITY ENGINEER DATE
 CITY OF BEAUMONT
 PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

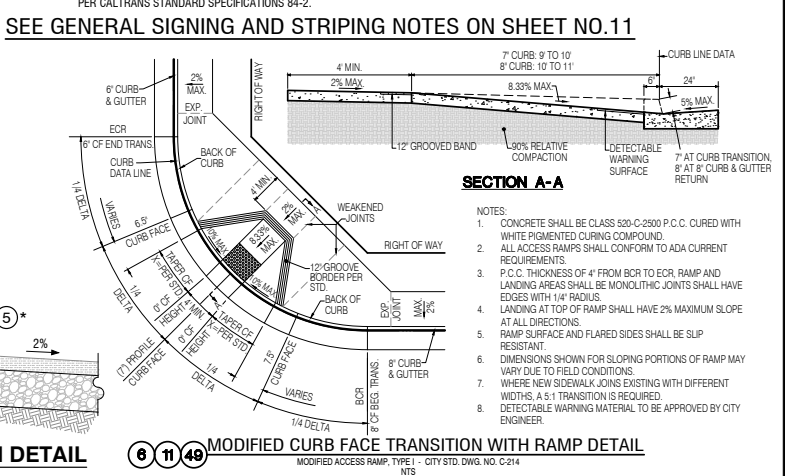
NO.	REVISIONS	DATE
1	AS-BUILT PLAN	
2	REVISED QUANTITIES	
3	REVISED/ADDED CONSTRUCTION NOTES AND QUANTITIES	
4	REVISED PAVEMENT SECTIONS & CONST. NOTES AND QUANTITIES	
5	REVISED CONST. NOTES AND QUANTITIES, ADD 101 AND 102	



CITY OF BANNING CONSTRUCTION NOTES & ESTIMATED QUANTITIES			
NO.	STREET IMPROVEMENTS	UNIT	QUANT.
1	CONSTRUCT 3\"/>		
2	CONSTRUCT 4\"/>		
3	CONSTRUCT 6\"/>		
4	CONSTRUCT MODIFIED TYPE \"/>		
5	CONSTRUCT MODIFIED TYPE \"/>		
6	CONSTRUCT MODIFIED CURB FACE TRANSITION FROM 8\"/>		
7	CONSTRUCT 8\"/>		
8	CONSTRUCT CROSS GUTTER AND SPANDREL PER CITY STD. DWG. NO. C-211 (W=8)."/>		
9	CONSTRUCT 4\"/>		
10	CONSTRUCT 4\"/>		
11	CONSTRUCT ACCESS RAMP TYPE I PER CITY STD. DWG. NO. 214, DETAIL HEREON.	EA	12
12	CONSTRUCT STANDARD BUS BAY PER CITY STD. DWG. NO. 216.	SF	1,420
13	INSTALL BARRICADE PER R.C.T.D. STD. DWG. NO. 810.	EA	50
14	CONSTRUCT AC WEDGE BERM MODIFIED DRIVEWAY ACCESS WITH STEEL BOLLARDS PER DETAIL ON SHEET 4.	LS	1
15	ADJUST WATER VALVE TO GRADE PER CITY STD. DWG. NO. W-20.	EA	27
16	SAWCUT AND REMOVE EXISTING CURB & GUTTER.	LF	158
17	SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2\"/>		
18	INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.	LF	445
19	PROTECT-IN-PLACE EXISTING.	-	-
20	EXISTING TO BE RELOCATED BY OTHERS.	-	-
21	REMOVE EXISTING METAL BARRICADE.	LF	55
22	INSTALL LED STREET LIGHT WITH DUAL ARMS AND HEADS (200W HPS, 22,000 LUMENS EQUIVALENT) PER CITY STD. DWG. NO. 600-30 & 600-31 (CENTERED IN RAISED MEDIAN).	EA	10
23	SAWCUT AND REMOVE EXISTING AC DIKE.	LF	5,496
24	CONSTRUCT CROSS GUTTER AND SPANDREL PER CITY STD. DWG. NO. C-211 (W=8).	SF	3,214
25	CONSTRUCT 4\"/>		
26	CONSTRUCT 8\"/>		
27	CONSTRUCT 0.21\"/>		
28	JOIN EXISTING PAVEMENT PER PLANS AND DET. THIS SHT.	LF	2,691
29	CONSTRUCT CROSSOVER MEDIAN PER R.C.T.D. STD. DWG. NO. 113A & PER SOILS ENGINEER RECOMMENDATIONS.	SF	4,251
30	INSTALL PIPE SWING GATE (W=10) PER RCF&WCD STD. DWG. NO. M820.	EA	2
31	GRADE AND RE-ALIGN EXISTING DIRT ACCESS ROAD.	SF	2,137
32	INSTALL WIRE FENCE PER RCF&WCD STD. DWG. NO. M818.	LF	182
33	INSTALL 2\"/>		
34	EXISTING WELL CASING PROTECT IN PLACE. INSTALL STEEL CAP WITH FULL CIRCUMFERENCE WELD.	EA	1
35	SAWCUT AND REMOVE EXISTING CONCRETE APRON PER PLAN.	SF	408
36	SAWCUT AND REMOVE EXISTING DRAIN INLET AND EXTEND PER DET. SHT. NO. 8.	EA	1
37	CONSTRUCT MEDIAN AREA DRAIN WITH 3\"/>		
38	CORE DRILL THRU MEDIAN CURB FOR 3\"/>		
39	CONSTRUCT 6\"/>		

CITY OF BEAUMONT CONSTRUCTION NOTES & ESTIMATED QUANTITIES			
NO.	STREET IMPROVEMENTS	UNIT	QUANT.
37	INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.	LF	345
38	CONSTRUCT 0.21\"/>		
39	SAWCUT AND REMOVE EXISTING CONCRETE APRON PER PLAN.	SF	594
40	CONSTRUCT 4\"/>		
41	PROTECT-IN-PLACE EXISTING.	-	-
42	EXISTING TO BE RELOCATED BY OTHERS.	-	-
43	CONSTRUCT 6\"/>		
44	CONSTRUCT TYPE A-8 CURB AND GUTTER PER R.C.T.D. STD. DWG. NO. 201.	LF	562
45	CONSTRUCT MODIFIED TYPE \"/>		
46	SAWCUT AND REMOVE EXISTING CURB & GUTTER AND SIDEWALK.	SF	743
47	SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2\"/>		
48	JOIN EXISTING PAVEMENT PER PLANS AND DET. THIS SHT.	LF	3,491
49	CONSTRUCT CURB RAMP CASE \"/>		

SIGNING & STRIPING NOTES AND ESTIMATED QUANTITIES				
NO.	SIGNING & STRIPING IMPROVEMENTS	UNIT	CITY OF BANNING	CITY OF BEAUMONT
50	INSTALL SIGN POST PER DETAILS ON SHT. NO. 12	EA	37	6
51	INSTALL R2-1 SIGN (\"/>			
52	INSTALL R3-2 SIGN (\"/>			
53	INSTALL R3-7 RIGHT SIGN (\"/>			
54	INSTALL R4-1 SIGN (\"/>			
55	INSTALL R4-7 RIGHT SIGN (\"/>			
56	INSTALL R6-1 RIGHT SIGN (\"/>			
57	INSTALL R7-9A SIGN (\"/>			
58	INSTALL W1-7 SIGN PER CA MUTCD STD. AND DET. SHT. NO. 12	EA	1	1
59	INSTALL W4-2 SIGN (\"/>			
60	INSTALL W9-1 SIGN (\"/>			
61	INSTALL OM1-1 SIGN (\"/>			
62	INSTALL R6-2 SIGN (\"/>			
63	INSTALL TYPE \"/>			
64	INSTALL LANE LINE EXTENSION STRIPE PER CALTRANS STD. PLAN RSP A200, DETAIL 40	LF	383	191
65	REMOVE EXISTING STREET SIGN & POST	EA	4	3
66	RELOCATE AND REPLACE EXISTING STREET SIGN.	EA	0	2
67	REPLACE EXISTING STREET SIGN.	EA	0	2
68	INSTALL R3-3 SIGN (\"/>			
69	INSTALL DOUBLE YELLOW STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 27	LF	299	337
70	INSTALL 12\"/>			
71	INSTALL R81(CA) SIGN (\"/>			
72	INSTALL R81B(CA) SIGN (\"/>			
73	INSTALL 12\"/>			
74	INSTALL R4-7 RIGHT SIGN (\"/>			
75	INSTALL YELLOW LANE LINE EXTENSION STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 41	LF	-	-
76	INSTALL SOLID WHITE RIGHT EDGELINE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 27B	LF	843	-
77	INSTALL DOUBLE YELLOW STRIPE PER CALTRANS STD. DWG. NO. A20A, DETAIL 21	LF	80	510
78	INSTALL LEFT EDGELINE STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 25.	LF	6,575	2,114
79	INSTALL DOUBLE YELLOW MEDIAN STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 28	LF	695	984
80	INSTALL 8\"/>			
81	INSTALL 6\"/>			
82	INSTALL TYPE IV (L) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A	EA	22	4
83	INSTALL TYPE IV (R) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A	EA	5	9
84	INSTALL BIKE LANE ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A	EA	7	4
85	INSTALL BIKE LANE SYMBOL W/ PERSON PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24C.	EA	7	4
86	INSTALL \"/>			
87	INSTALL YELLOW PAINTED MEDIAN NOSE WITH YELLOW RPM ON TOP OF CURB	EA	9	-
88	INSTALL 8\"/>			
89	INSTALL 4\"/>			
90	INSTALL TYPE VI ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A	LF	3	-
91	INSTALL TYPE VII (L) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A	EA	0	3
92	INSTALL RED RPM ON CURB TOP FACING SIDE STREET, 5\"/>			
93	INSTALL FIRE HYDRANT SPOTTER, STIMSONITE # 88 BLUE OR APPROVED EQUAL.	EA	12	-



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REVISIONS

NO.	REVISIONS	DATE
1	AS-BUILT PLAN	
2	REVISED QUANTITIES	
3	REVISED/ADDED CONSTRUCTION NOTES AND QUANTITIES	
4	REVISED PAVEMENT SECTIONS & CONST. NOTES AND QUANTITIES	
5	REVISED CONST. NOTES AND QUANTITIES, ADD 101 AND 102	

PLANS PREPARED BY:
MDS CONSULTING
 MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614
 SCHULTZ Phone: 949-251-8821
 PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
EDWARD J. LENTH
 RCE # 052496 Exp. 12-31-22
 DATE 3-1-2021

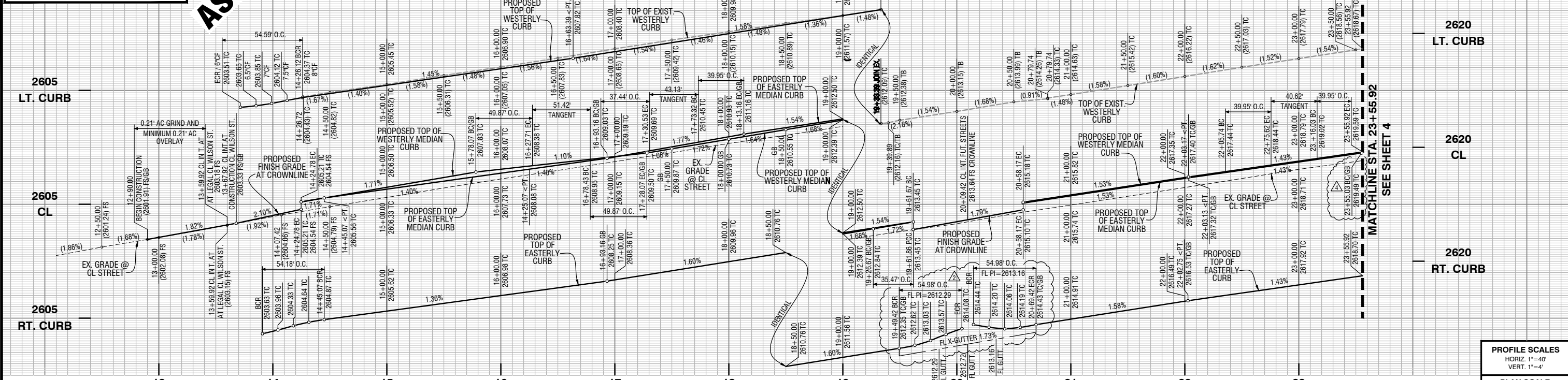


CITY OF BANNING
 RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SML RCE #71299 Exp. 12/31/21 DATE
 APPROVED BY:
 ARTURO VELA RCE #75696 Exp. 6/30/22 DATE
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL STREET SECTIONS, DETAILS, CONSTRUCTION NOTES & QUANTITIES
 W.D. No. _____
 CIP No. _____
 PROJECT No. 3291
SHEET 2 OF 27

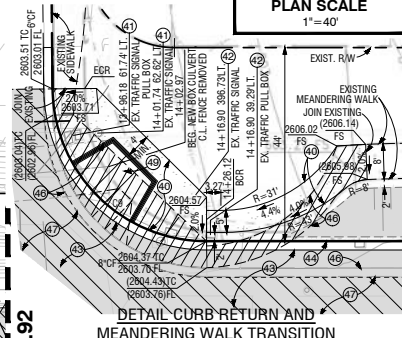
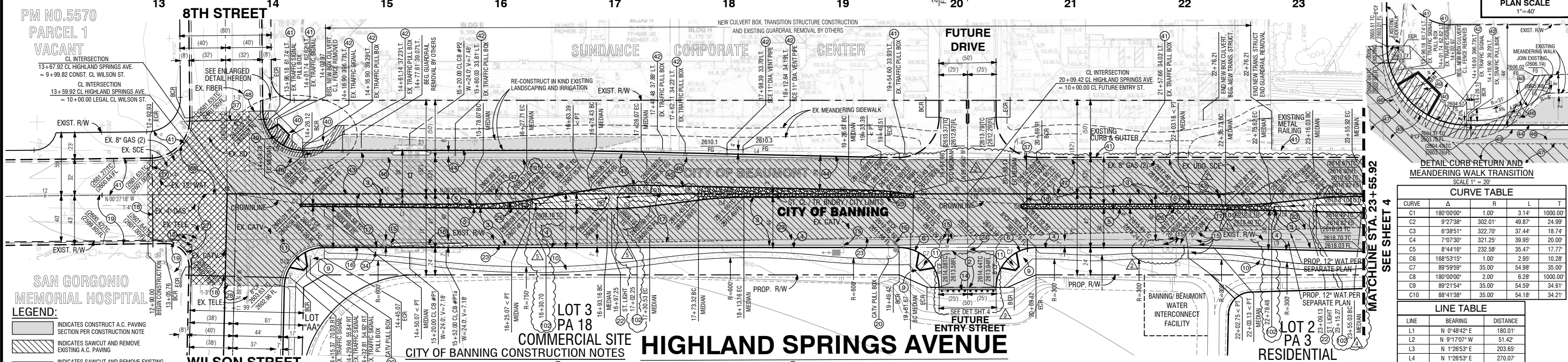
TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

AS-BUILT



PROFILE SCALES
 HORIZ 1"=40'
 VERT. 1"=4'

PLAN SCALE
 1"=40'



CURVE TABLE

CURVE	Δ	R	L	T
C1	180°00'00"	1.00'	3.14'	1000.00'
C2	9°27'38"	302.01'	49.87'	24.99'
C3	6°38'51"	322.70'	37.44'	18.74'
C4	7°07'30"	321.25'	39.95'	20.00'
C5	8°44'16"	232.58'	35.47'	17.77'
C6	168°53'15"	1.00'	2.95'	10.28'
C7	89°59'59"	35.00'	54.98'	35.00'
C8	180°00'00"	2.00'	6.28'	1000.00'
C9	89°21'54"	35.00'	54.59'	34.61'
C10	88°41'38"	35.00'	54.18'	34.21'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 0°48'42" E	180.01'
L2	N 9°17'07" W	51.42'
L3	N 1°26'53" E	203.65'
L4	N 1°26'53" E	270.07'
L5	N 6°57'00" W	43.13'
L6	N 5°40'37" W	40.62'
L7	N 1°26'53" E	32.56'
L8	N 1°26'53" E	(151.94)'
L9	N 1°26'53" E	133.16'
L10	N 3°43'59" E	96.69'
L11	N 9°09'59" E	57.56'

LEGEND:

- INDICATES CONSTRUCT A.C. PAVING SECTION PER CONSTRUCTION NOTE
- INDICATES SAWCUT AND REMOVE EXISTING A.C. PAVING
- INDICATES SAWCUT AND REMOVE EXISTING CONCRETE SIDEWALK, RAMP AND MEANDERING WALK
- INDICATES GRIND 0.21" EXISTING A.C. AND CONSTRUCT 0.21" MINIMUM A.C. OVERLAY

REVISIONS

NO.	DESCRIPTION	DATE
1	AS-BUILT PLAN	
2	ADDED MEDIAN AREA DRAINS	
3	REVISED MEDIAN STATION, ELEVATION, PROFILE AND LINE TABLE	
4	REVISED PAVEMENT SECTIONS AND CONST. NOTES, PROFILE	
5	ADDED MEDIAN AREA DRAINS, REVISED CONSTRUCTION NOTES	

PLANS PREPARED BY:
MDS CONSULTING
 MORSE 17320 Redhill Avenue, Suite 350, Irvine, CA 92614
 SCHULTZ Voice: 949-251-8821
 PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
 EDWARD J. LENTH R.C.E. 052496 Exp. 12-31-22

CITY OF BEAUMONT
 REVIEWED BY: STAFF ENGINEER DATE
 RECOMMENDED FOR APPROVAL BY: DATE
 APPROVED BY: CITY ENGINEER DATE
 CITY OF BEAUMONT PUBLIC WORKS DEPART., ENGINEERING DIVISION

- CITY OF BANNING CONSTRUCTION NOTES**
- CONSTRUCT ACCESS RAMP TYPE I PER CITY STD. DWG. NO. 214, DETAIL ON SHEET 2.
 - INSTALL BARRICADE PER R.C.T.D. STD. DWG. NO. 010.
 - CONSTRUCT AC WEDGE BEAM MODIFIED DRIVEWAY ACCESS WITH STEEL BOLLARDS PER DETAILS ON SHEET 4.
 - ADJUST WATER VALVE TO GRADE PER CITY STD. DWG. NO. W-20.
 - SAWCUT AND REMOVE EXISTING CURB & GUTTER.
 - INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.
 - SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).
 - PROTECT IN-PLACE EXISTING.
 - EXISTING TO BE RELOCATED BY OTHERS.
 - INSTALL LED STREET LIGHT WITH DUAL ARMS AND HEADS (200W HPS, 22,000 LUMENS EQUIVALENT) PER CITY STD. DWG. NO. 600-30 & 600-31 (CENTERED IN RAISED MEDIAN).
 - CONSTRUCT TYPE 1 PER CITY STD. DWG. NO. 214, DETAIL ON SHEET 2.
 - SAWCUT AND REMOVE EXISTING AC DIKE.
 - CONSTRUCT CROSS GUTTER AND SPANDREL PER CITY STD. DWG. NO. C-211 (W-6).
 - CONSTRUCT 4" THICK STAMPED CONCRETE (RIVER ROCK, COLOR STANDARD GRAY) IN MEDIAN.
 - CONSTRUCT 0.21" AC GRIND AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATIONS.
 - JOIN EXISTING PAVEMENT PER PLANS AND DET. SHT. NO. 2.
 - ADJUST EXISTING CATV VAULT TO GRADE.
 - EXISTING WELL CASING PROTECT IN PLACE. INSTALL STEEL CAP WITH FULL CIRCUMFERENCE WELD.
 - CONSTRUCT MEDIAN AREA DRAIN WITH 3" SCH. 40 PVC DRAIN PER DET. SHT. NO. 4.
 - CORE DRILL THRU MEDIAN CURB FOR 3" DIA. PVC DRAIN PIPE.

- CITY OF BEAUMONT CONSTRUCTION NOTES**
- INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.
 - CONSTRUCT 0.21" AC GRIND AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATIONS.
 - CONSTRUCT 4" THICK CONCRETE SIDEWALK PER R.C.T.D. STD. DWG. NO. 400, 401 AND 404.
 - PROTECT IN-PLACE EXISTING.
 - EXISTING TO BE RELOCATED BY OTHERS.
 - CONSTRUCT 6" AC PAVEMENT OVER 7" CLASS II AGGREGATE BASE.
 - CONSTRUCT TYPE A-3 CURB AND GUTTER PER R.C.T.D. STD. DWG. NO. 201.
 - CONSTRUCT MODIFIED TYPE 1" CURB ONLY (6" PER CITY OF BANNING STD. DWG. NO. C-203 AND DET. SHT. NO. 5 (NO CLASS II AGGREGATE BASE)).
 - SAWCUT AND REMOVE EXISTING CURB & GUTTER AND SIDEWALK.
 - SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).
 - JOIN TO EXISTING PAVEMENT PER PLANS AND DET. SHT. NO. 2.
 - CONSTRUCT CURB RAMP CASE "A" PER R.C.T.D. STD. DWG. NO. 403, DETAIL ON SHEET 2.

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CITY OF BANNING
 RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SML RCE #71299 Exp. 12/31/21 DATE
 APPROVED BY:
 ARTURO VELA RCE #75696 Exp. 6/30/22 DATE
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STA. 13+67.92 TO 23+55.92

W.D. No.
 CIP No.
 PROJECT No. **3291**
SHEET 3 OF 27

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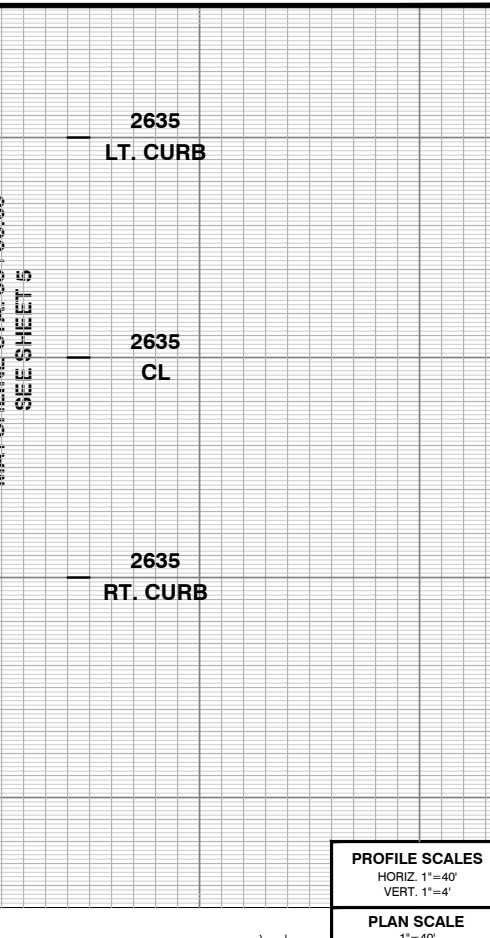
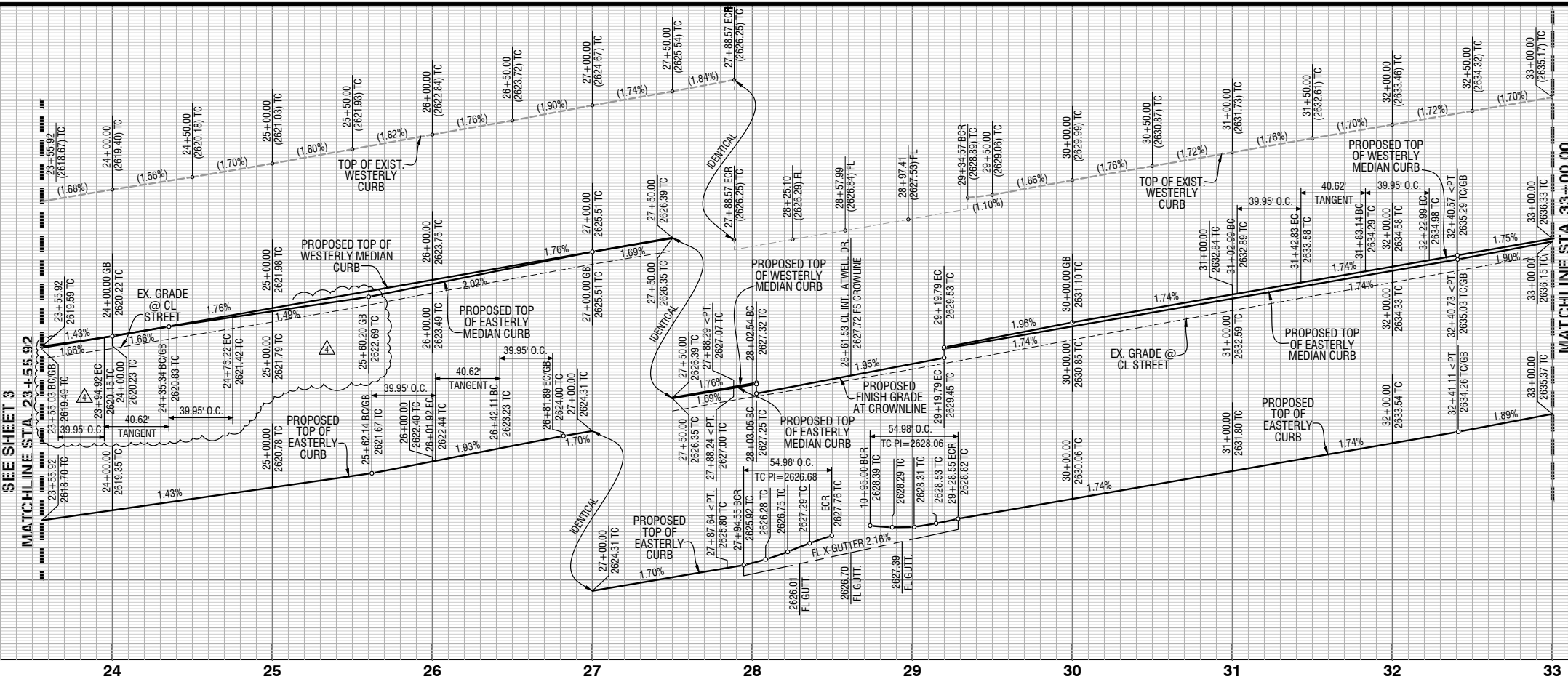
TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

AS-BUILT

2615
LT. CURB

2615
CL

2615
RT. CURB

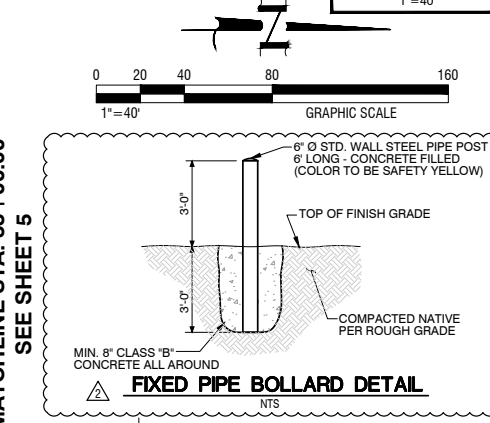
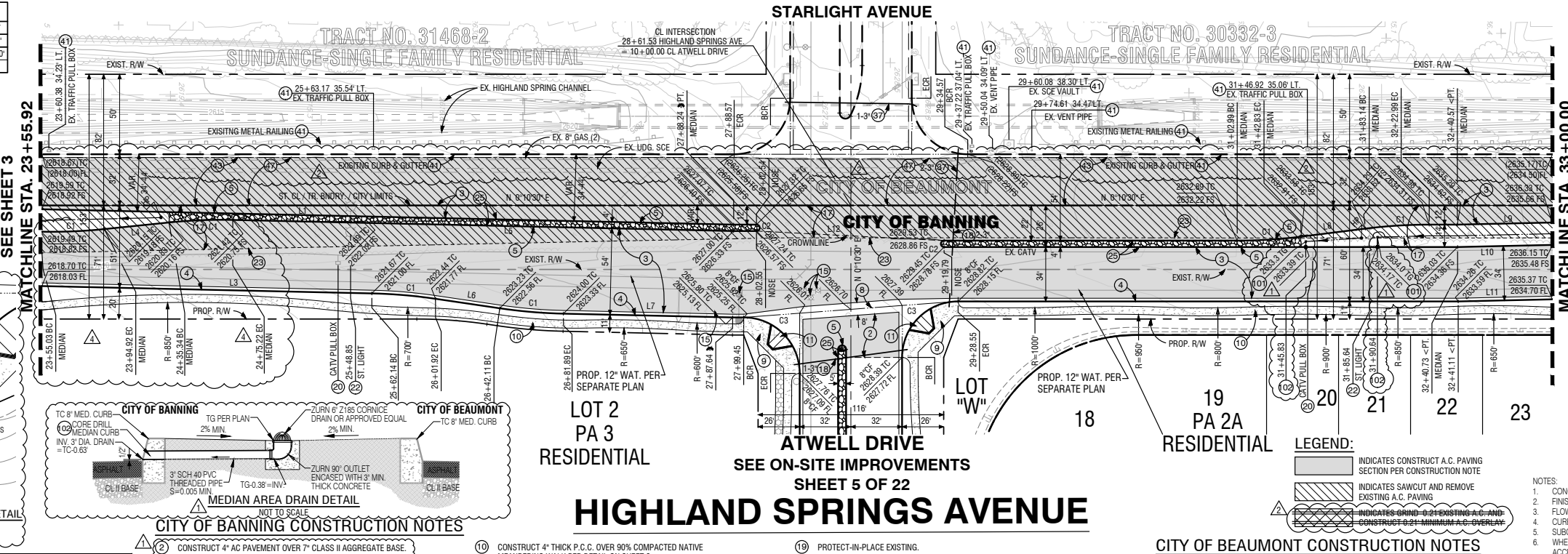
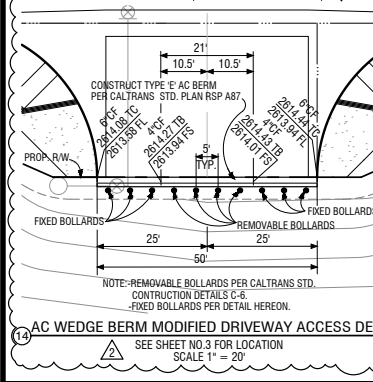


CURVE TABLE

CURVE	Δ	R	L	T
C1	7°07'30"	321.25'	39.95'	20.00'
C2	18°00'00"	2.00'	6.28'	1000.00'
C3	90°00'00"	35.00'	54.98'	35.00'

LINE TABLE

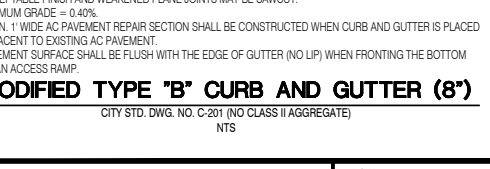
LINE	BEARING	DISTANCE
L1	N 1°26'53" E	432.47'
L2	N 1°26'53" E	84.11'
L3	N 1°26'53" E	206.27'
L4	N 5°40'37" W	40.62'
L5	N 1°26'53" E	(313.05)'
L6	N 8°34'28" E	40.62'
L7	N 1°26'53" E	105.78'
L8	N 6°57'00" W	40.62'
L9	N 1°05'53" W	59.44'
L10	N 1°05'53" W	59.28'
L11	N 1°05'53" W	58.90'
L12	N 3°06'17" E	117.40'



- CITY OF BANNING CONSTRUCTION NOTES**
- CONSTRUCT 4" AC PAVEMENT OVER 7" CLASS II AGGREGATE BASE.
 - CONSTRUCT 6" AC PAVEMENT OVER 7" CLASS II AGGREGATE BASE.
 - CONSTRUCT MODIFIED TYPE 'B' CURB AND GUTTER (8") PER CITY STD. DWG. NO. C-201 AND DET. THIS SHD. (NO CLASS II AGGREGATE BASE).
 - CONSTRUCT MODIFIED TYPE 'D' CURB ONLY (8") PER CITY STD. DWG. NO. C-203 AND DET. SHD. NO. 5 (NO CLASS II AGGREGATE BASE).
 - CONSTRUCT CROSS GUTTER AND SPANDREL PER CITY STD. DWG. NO. C-211 (W=8").
 - CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE SIDEWALK PER CITY STD. DWG. NO. C-213.
 - CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE MEANDERING WALK PER DETAIL ON SHEET 2.
 - CONSTRUCT ACCESS RAMP TYPE I PER CITY STD. DWG. NO. 214. DETAIL ON SHEET 2.
 - CONSTRUCT AC WEDGE BERM MODIFIED DRIVEWAY ACCESS WITH STEEL BOLLARDS PER DETAILS HEREON.
 - ADJUST WATER VALVE TO GRADE PER CITY STD. DWG. NO. W-20.
 - SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).
 - INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.
 - PROTECT-IN-PLACE EXISTING.
 - EXISTING TO BE RELOCATED BY OTHERS.
 - INSTALL LED STREET LIGHT WITH DUAL ARMS AND HEADS (200W HPS, 22,000 LUMENS EQUIVALENT) PER CITY STD. DWG. NO. 600-30 & 600-31 (CENTERED IN RAISED MEDIAN).
 - SAWCUT AND REMOVE EXISTING AC DIKE.
 - CONSTRUCT 4" THICK STAMPED CONCRETE (RIVER ROCK, COLOR STANDARD GREY) IN MEDIAN.
 - CONSTRUCT MEDIAN AREA DRAIN WITH 3" SCH. 40 PVC DRAIN PER DETAIL HEREON.
 - CORE DRILL THRU MEDIAN CURB FOR 3" DIA. PVC DRAIN PIPE.

- CITY OF BEAUMONT CONSTRUCTION NOTES**
- INDICATES CONSTRUCT A.C. PAVING SECTION PER CONSTRUCTION NOTE.
 - INDICATES SAWCUT AND REMOVE EXISTING A.C. PAVING.
 - INDICATES GRIND 0-21 EXISTING A.C. AND CONSTRUCT 0-21 MINIMUM A.C. OVERLAY.
 - INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.
 - CONSTRUCT 21" DIA. DRILL THRU MEDIAN CURB AND MINIMUM 0-21 AC OVERLAY PER SOILS ENGINEER RECOMMENDATIONS.
 - PROTECT-IN-PLACE EXISTING.
 - CONSTRUCT 6" AC PAVEMENT OVER 7" CLASS II AGGREGATE BASE.
 - SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).

- LEGEND:**
- INDICATES CONSTRUCT A.C. PAVING SECTION PER CONSTRUCTION NOTE
 - INDICATES SAWCUT AND REMOVE EXISTING A.C. PAVING
 - INDICATES GRIND 0-21 EXISTING A.C. AND CONSTRUCT 0-21 MINIMUM A.C. OVERLAY



REVIEWED BY: STAFF ENGINEER DATE

RECOMMENDED FOR APPROVAL BY: DATE

APPROVED BY: CITY ENGINEER DATE

CITY OF BEAUMONT
PUBLIC WORKS DEPART., ENGINEERING DIVISION

REVISIONS

NO.	DESCRIPTION	DATE

PLANS PREPARED BY:

MDS CONSULTING
 MORSE 17320 Redhill Avenue
 SCHULTZ Suite 350 Irvine, CA 92614
 PHONE: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

[Signature]
 EDWARD J. LENTH
 R.C.E. #052496 EXP. 12-31-22

DATE: 3-1-2021



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

KEVIN D. SML RCE #71299 SENIOR CIVIL ENGINEER EXP. 12/31/21 DATE

APPROVED BY:

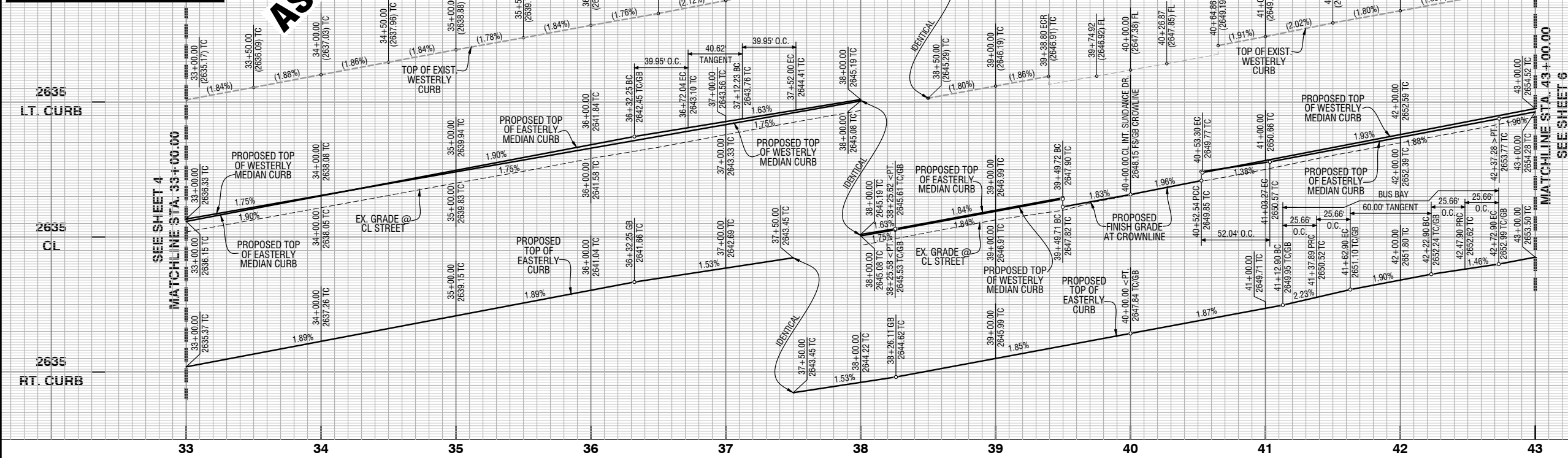
ARTURO VELA RCE #75696 EXP. 6/30/22 DATE

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL HIGHLAND SPRINGS AVENUE
STA. 23+55.92 TO 33+00.00

W.D. No. _____
 CIP No. _____
 PROJECT No. **3291**
SHEET 4 OF 27

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

AS-BUILT



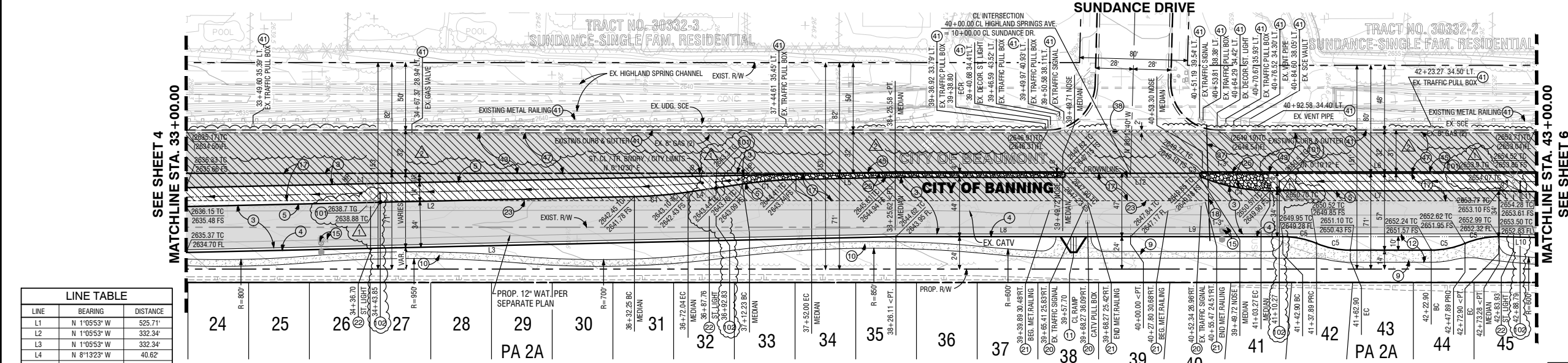
2655
LT. CURB

2655
CL

2655
RT. CURB

PROFILE SCALES
 HORIZ. 1"=40'
 VERT. 1"=4'

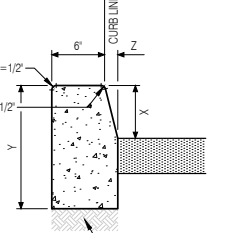
PLAN SCALE
 1"=40'



CURVE TABLE				
CURVE	Δ	R	L	T
C1	7°07'30"	321.25'	39.95'	20.00'
C2	180°00'00"	2.00'	6.28'	1000.00'
C3	157°50'40"	2.00'	5.51'	10.22'
C4	211°14'13"	137.50'	52.04'	26.34'
C5	22°37'12"	65.00'	25.66'	13.00'

LEGEND:

- INDICATES CONSTRUCT A.C. PAVING SECTION PER CONSTRUCTION NOTE
- INDICATES SAW CUT AND REMOVE EXISTING A.C. PAVING
- INDICATES GRIND 0.21" EXISTING A.C. AND CONSTRUCT 0.21" MINIMUM A.C. OVERLAY



- NOTES:**
- CONCRETE SHALL BE CLASS 520-C-2500 P.C.C. CURED WITH WHITE PIGMENTED CURING COMPOUND.
 - ALL EXPOSED CORNERS SHALL BE FINISHED WITH 1/2" RADIUS.
 - FINISH SHALL BE FINE BROOM.
 - EXISTING P.C.C. SHALL BE SAWCUT AT SCORELINE PRIOR TO REMOVAL. CURBS SHALL HAVE EXPANSION JOINTS AT B.C.R. AND E.C.R. AND WEAKENED PLANE JOINTS AT 10' INTERVALS ONLY; NO SCORELINE ALLOWED.
 - WHEN CURB IS PLACED BY AN EXTRUSION MACHINE, FINISHING WORK SHALL PROVIDE AN ACCEPTABLE FINISH AND WEAKENED PLANE JOINTS MAY BE SAWCUT.

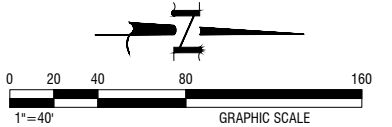
5 MODIFIED TYPE 'D' CURB ONLY (8')
 CITY STD. DWG. NO. C-203 (NO CLASS 2 AGGREGATE BASE) NTS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 1°05'53" W	525.71'
L2	N 1°05'53" W	332.34'
L3	N 1°05'53" W	332.34'
L4	N 8°13'23" W	40.62'
L5	N 1°05'53" W	73.63'
L6	N 0°10'12" E	246.70'
L7	N 0°10'12" E	170.01'
L8	N 0°10'30" E	173.89'
L9	N 0°10'12" E	112.90'
L10	N 1°27'30" E	27.11'
L11	N 1°26'35" E	26.73'
L12	N 0°05'25" E	102.83'

- CITY OF BEAUMONT CONSTRUCTION NOTES**
- INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.
 - CONSTRUCT 0.21" AC GRIND AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATIONS.
 - PROTECT-IN-PLACE EXISTING.
 - CONSTRUCT 6" AC PAVEMENT OVER 7" CLASS II AGGREGATE BASE.
 - CONSTRUCT MODIFIED TYPE "D" CURB ONLY (8') PER CITY OF BANNING STD. DWG. NO. C-203 AND DET. SHT. NO. 2.
 - SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).

- CITY OF BANNING CONSTRUCTION NOTES**
- CONSTRUCT 6" AC PAVEMENT OVER 7" CLASS II AGGREGATE BASE.
 - CONSTRUCT MODIFIED TYPE "B" CURB AND GUTTER (8") PER CITY STD. DWG. NO. C-201 AND DET. SHT. NO. 4 (NO CLASS II AGGREGATE BASE).
 - CONSTRUCT MODIFIED TYPE "D" CURB ONLY (8") PER CITY STD. DWG. NO. C-203 AND DET. SHT. NO. 2.
 - CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE SIDEWALK PER CITY STD. DWG. NO. C-213.
 - CONSTRUCT ACCESS RAMP TYPE I PER CITY STD. DWG. NO. 214.
 - CONSTRUCT STANDARD BUS BAY PER CITY STD. DWG. NO. 216.
 - ADJUST WATER VALVE TO GRADE PER CITY STD. DWG. NO. W-20.
 - SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).
 - INSTALL TRAFFIC SIGNAL CONDUIT TYPE 3, SCH. 80 PVC SLEEVE, SIZE AND NUMBER PER PLAN.
 - PROTECT-IN-PLACE EXISTING.
 - EXISTING TO BE RELOCATED BY OTHERS.
 - REMOVE EXISTING METAL BARRICADE.
 - INSTALL LED STREET LIGHT WITH DUAL ARMS AND HEADS (200W HPS, 22,000 LUMENS EQUIVALENT) PER CITY STD. DWG. NO. 600-30 & 600-31 (CENTERED IN RAISED MEDIAN).
 - SAWCUT AND REMOVE EXISTING AC DIKE.
 - CONSTRUCT 4" THICK STAMPED CONCRETE (RIVER ROCK, COLOR STANDARD GREY) IN MEDIAN.
 - JOIN EXISTING PAVEMENT PER PLANS AND DET. SHT. NO. 2.

- CONSTRUCT MEDIAN AREA DRAIN WITH 3" SCH. 40 PVC DRAIN PER DET. SHT. NO. 4.
- CORE DRILL THRU MEDIAN CURB FOR 3" DIA. PVC DRAIN PIPE.



CITY OF BEAUMONT

REVIEWED BY: _____ STAFF ENGINEER DATE _____

RECOMMENDED FOR APPROVAL BY: _____ DATE _____

APPROVED BY: _____ CITY ENGINEER DATE _____

CITY OF BEAUMONT
 PUBLIC WORKS DEPART., ENGINEERING DIVISION

PLANS PREPARED BY:

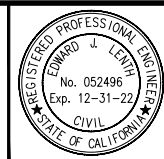
MDS CONSULTING MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 SCHULTZ Voice: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

EDWARD J. LENTH R.C.E. 052496 EXP. 12-31-22

DATE 3-1-2021



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY: _____ DATE _____

KEVIN D. SML RCE #71299 EXP. 12/31/21 SENIOR CIVIL ENGINEER

APPROVED BY: _____ DATE _____

ARTURO VELA, RCE #75696 EXP. 6/30/22 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STA. 33+00.00 TO 43+00.00

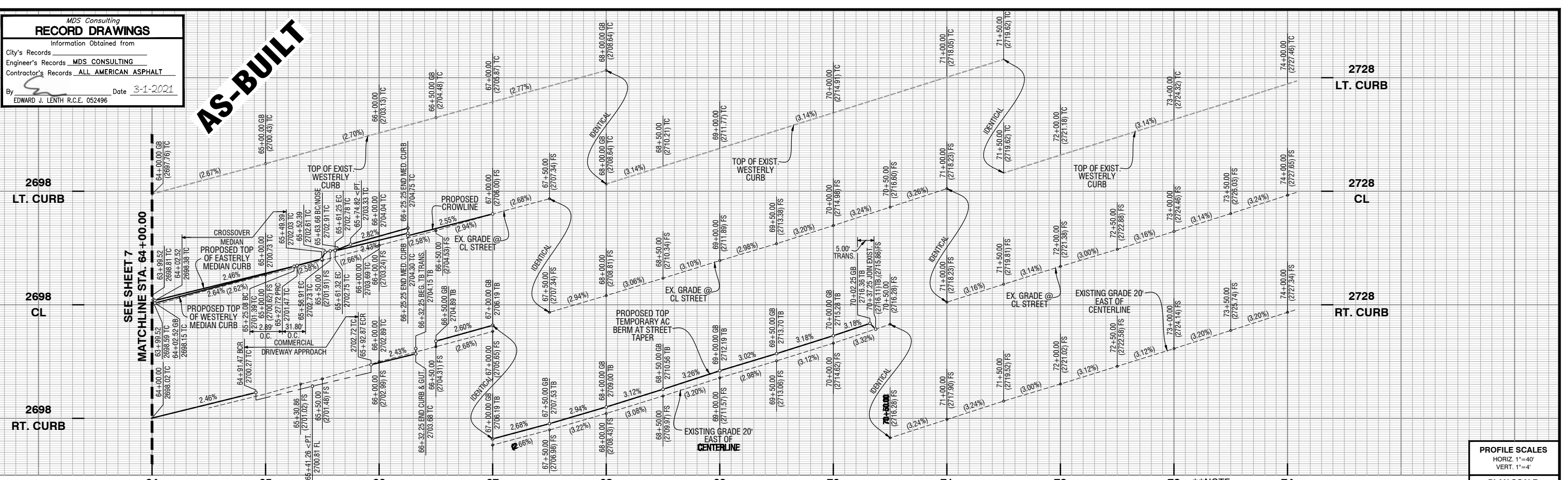
W.D. No. _____
 CIP No. _____
 PROJECT No. **3291**
SHEET 5 OF 27

REVISIONS

NO.	DESCRIPTION	DATE

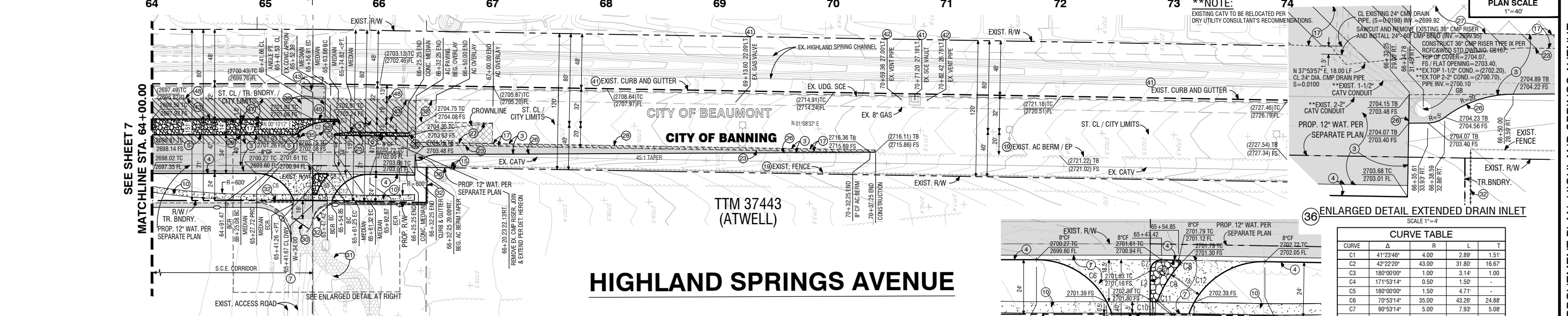
TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

AS-BUILT



PROFILE SCALES
 HORIZ. 1"=40'
 VERT. 1"=4'

PLAN SCALE
 1"=40'



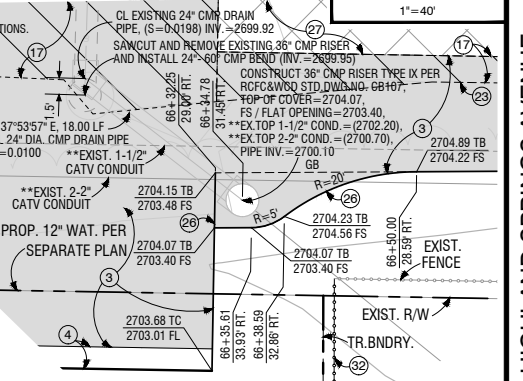
HIGHLAND SPRINGS AVENUE

CITY OF BANNING CONSTRUCTION NOTES

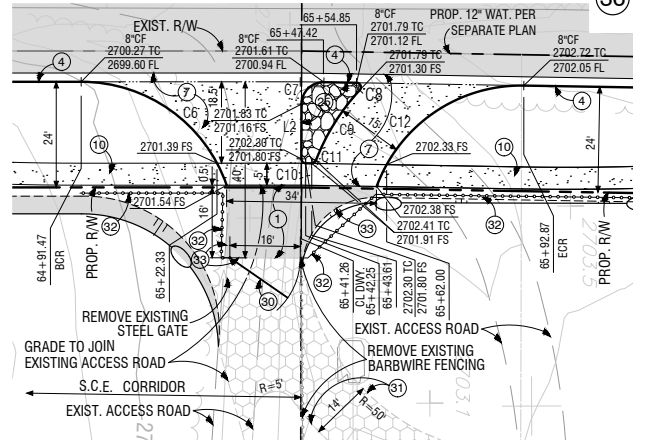
1. CONSTRUCT 3" AC PAVEMENT OVER 6" CLASS II AGGREGATE BASE.
2. CONSTRUCT 6" AC PAVEMENT OVER 7" CLASS II AGGREGATE BASE.
3. CONSTRUCT MODIFIED TYPE "B" CURB AND GUTTER (8") PER CITY STD. DWG. NO. C-201 AND DET. SHT. NO. 4 (NO CLASS II AGGREGATE BASE).
4. CONSTRUCT MODIFIED TYPE "D" CURB ONLY (8") PER CITY STD. DWG. NO. C-203 AND DET. SHT. NO. 5 (NO CLASS II AGGREGATE BASE).
5. CONSTRUCT 4" THICK PCC MODIFIED COMMERCIAL DRIVEWAY APPROACH PER CITY STD. DWG. NO. C-210 (WITH RAISED MEDIAN).
6. CONSTRUCT 4" THICK P.C.C. OVER 90% COMPACTED NATIVE MEANDERING WALK PER DET. SHT. NO. 2.
7. PROTECT-IN-PLACE EXISTING.
8. SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).
9. SAWCUT AND REMOVE EXISTING AC DIKE.
10. CONSTRUCT 4" THICK STAMPED CONCRETE (RIVER ROCK, COLOR STANDARD GREY) IN MEDIAN.
11. CONSTRUCT 8" OF ASPHALT CONCRETE CURB PER CITY STD. DWG. NO. C-204.
12. CONSTRUCT 0.21" AC GRIND AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATION.
13. JOIN EXISTING PAVEMENT PER PLANS AND DET. SHT. NO. 2.
14. CONSTRUCT CROSSOVER MEDIAN PER R.C.T.D. STD. DWG. NO. 113A AND PER SOILS ENGINEER RECOMMENDATION.
15. INSTALL PIPE SWING GATE (W=16") PER RCF&WCD STD. DWG. NO. M820.
16. GRADE AND RE-ALIGN EXISTING DIRT ACCESS ROAD.
17. INSTALL WIRE FENCE PER RCF&WCD STD. DWG. NO. M818.
18. INSTALL 2"x4" REDWOOD PAVEMENT HEADER.
19. SAWCUT AND REMOVE EXISTING CONCRETE APRON PER PLAN.
20. SAWCUT AND REMOVE EXISTING DRAIN INLET AND EXTEND PER DETAIL HEREON.

CITY OF BEAUMONT CONSTRUCTION NOTES

1. CONSTRUCT 0.21" AC GRIND AND MINIMUM 0.21" AC OVERLAY PER SOILS ENGINEER RECOMMENDATION.
2. SAWCUT AND REMOVE EXISTING CONCRETE APRON PER PLAN.
3. PROTECT-IN-PLACE EXISTING.
4. EXISTING TO BE RELOCATED BY OTHERS.
5. CONSTRUCT 6" AC PAVEMENT OVER 7" CLASS II AGGREGATE BASE.
6. CONSTRUCT MODIFIED TYPE "D" CURB ONLY (8") PER CITY OF BANNING STD. DWG. NO. C-203 AND DET. SHT. NO. 5 (NO CLASS II AGGREGATE BASE).
7. SAWCUT PER PLAN AND REMOVE EXISTING PAVEMENT (2" MIN. WHERE APPLIES).
8. JOIN TO EXISTING PAVEMENT PER PLANS AND DET. SHT. NO. 2.



ENLARGED DETAIL EXTENDED DRAIN INLET
 SCALE 1"=4'



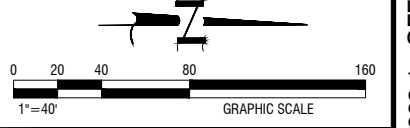
ENLARGED DETAIL S.C.E. ACCESS/COMMERCIAL DRIVE APPROACH
 SCALE 1"=20'

CURVE TABLE

CURVE	Δ	R	L	T
C1	41°23'46"	4.00'	2.89'	1.51'
C2	42°22'20"	43.00'	31.80'	16.67'
C3	180°00'00"	1.00'	3.14'	1.00'
C4	171°53'14"	0.50'	1.50'	-
C5	180°00'00"	1.50'	4.71'	-
C6	70°53'14"	35.00'	43.25'	24.88'
C7	90°53'14"	5.00'	7.93'	5.06'
C8	131°53'14"	1.00'	2.30'	2.23'
C9	21°44'17"	50.00'	18.97'	9.60'
C10	88°48'30"	1.00'	1.55'	0.97'
C11	69°54'03"	1.00'	1.22'	0.70'
C12	70°48'04"	35.00'	43.25'	24.87'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 7°15'44" W	13.61'
L2	N 89°41'50" W	12.44'



- LEGEND:**
- INDICATES CONSTRUCT A.C. PAVING SECTION PER CONSTRUCTION NOTE
 - INDICATES SAWCUT AND REMOVE EXISTING A.C. PAVING
 - INDICATES GRIND 0.21" EXISTING AC AND CONSTRUCT 0.21" MINIMUM AC OVERLAY

REVIEWED BY: _____ STAFF ENGINEER _____ DATE _____

RECOMMENDED FOR APPROVAL BY: _____ DATE _____

APPROVED BY: _____ CITY ENGINEER _____ DATE _____

CITY OF BEAUMONT
 PUBLIC WORKS DEPART., ENGINEERING DIVISION

REVISIONS

NO.	DESCRIPTION	DATE

PLANS PREPARED BY:

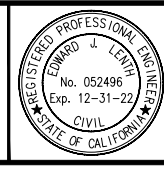
MDS CONSULTING
 MORSE 17320 Redhill Avenue
 SCHULTZ Suite 350 Irvine, CA 92614
 VOICE: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

Edward J. Lentz
 RCE # 052496 Exp. 12-31-22

DATE: 3-1-2021



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

KEVIN D. SML RCE #71299 Exp. 12/31/21 DATE _____
 SENIOR CIVIL ENGINEER

APPROVED BY:

ARTURO VELA RCE #75696 Exp. 6/30/22 DATE _____
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STA. 64+00.00 TO 74+00.00

W.D. No. _____
 CIP No. _____
 PROJECT No. **3291**
SHEET 8 OF 27

Call before you Dig
 811
 1-800-422-4133

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

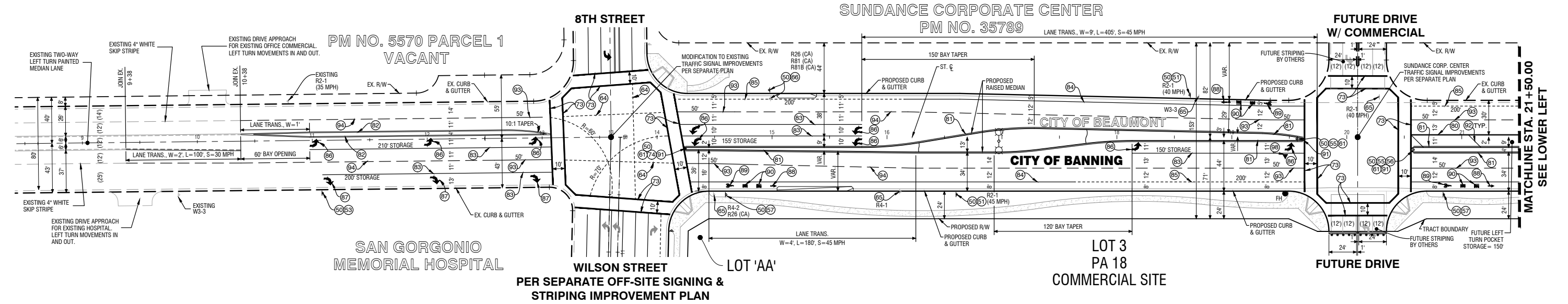
MDS Consulting
RECORD DRAWINGS
 Information Obtained from
 City's Records
 Engineer's Records **MDS CONSULTING**
 Contractor's Records **ALL AMERICAN ASPHALT**
 By EDWARD J. LENTH R.C.E. 052496 Date 3-1-2021

AS-BUILT

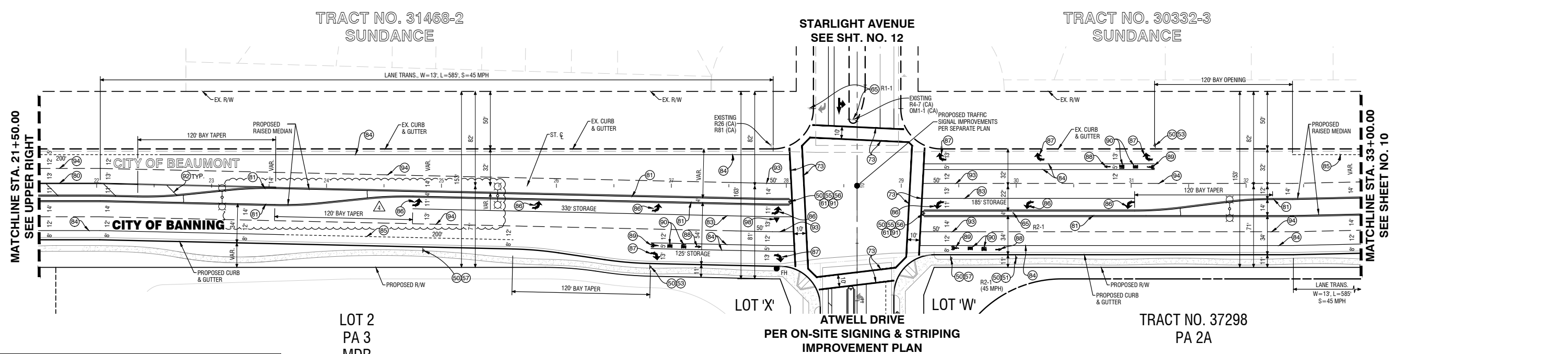
REQUIRED SCHOOL ZONE SIGNING AND STRIPING FOR FUTURE SCHOOL SITE (PA 20) BY OTHERS WITH DEVELOPMENT OF SCHOOL.

CONSTRUCTION NOTES:

- (50) INSTALL SIGN POST PER DETAILS SHT. NO. 12
 - (51) INSTALL R2-1 SIGN ("SPEED LIMIT MPH" PER PLAN) PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (52) INSTALL R3-7 RIGHT SIGN ("RIGHT LANE MUST TURN RIGHT") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (55) INSTALL R4-7 RIGHT SIGN ("KEEP RIGHT") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (56) INSTALL R6-1 RIGHT SIGN ("ONE WAY") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (57) INSTALL R7-9A SIGN (NO PARKING/BIKE LANE) PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (61) INSTALL OM1-1 SIGN (YELLOW MARKER) PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (64) INSTALL WHITE LANE LINE EXTENSION STRIPE PER CALTRANS STD. PLAN RSP A200, DETAIL 40
 - (65) REMOVE EXISTING STREET SIGN & POST
 - (66) RELOCATE AND REPLACE EXISTING STREET SIGN.
 - (73) INSTALL 12" CROSSWALK STRIPE PER CALTRANS STD. DWG. A24F
 - (74) INSTALL R4-7 RIGHT SIGN ("KEEP RIGHT") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (75) INSTALL YELLOW LANE LINE EXTENSION STRIPE PER CALTRANS STD. DWG. NO. A200, DETAIL 41
 - (80) INSTALL DOUBLE YELLOW STRIPE PER CALTRANS STD. DWG. NO. A20A, DETAIL 21
 - (81) INSTALL LEFT EDGELINE STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 25.
 - (82) INSTALL DOUBLE YELLOW MEDIAN STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 28
 - (83) INSTALL 8" SOLID WHITE CHANNELIZING STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 38
 - (84) INSTALL 6" SOLID WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 39
 - (85) INSTALL 6" SKIP WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 39A (L=PER PLAN)
 - (86) INSTALL TYPE IV (L) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
 - (87) INSTALL TYPE IV (R) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
 - (88) INSTALL BIKE LANE PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
 - (89) INSTALL BIKE LANE SYMBOL W/ PERSON PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24C
 - (90) INSTALL "BIKE" "LANE" PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24D
 - (91) INSTALL YELLOW PAINTED MEDIAN NOSE WITH YELLOW RPM ON TOP OF CURB
 - (92) INSTALL 8" DIAGONAL SOLID WHITE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 38A (50' O.C.)
 - (93) INSTALL 4" SOLID WHITE LEAD LINE PER CALTRANS STD. DWG. NO. A20D, DETAIL 38A
 - (94) INSTALL 4" DASH WHITE LANE LINE PER CALTRANS STD. DWG. NO. A20A, DETAIL 9
 - (95) INSTALL FIRE HYDRANT SPOTTER, STIMSONITE # 88 BLUE OR APPROVED EQUAL.
- NOTE: ALL TRAFFIC STRIPING AND MARKINGS SHALL BE THERMOPLASTIC PER CALTRANS STANDARD SPECIFICATIONS 84-2.



HIGHLAND SPRINGS AVENUE



HIGHLAND SPRINGS AVENUE

REVIEWED BY: _____ DATE _____
 STAFF ENGINEER
 RECOMMENDED FOR APPROVAL BY: _____ DATE _____
 APPROVED BY: _____ DATE _____
 CITY ENGINEER
 CITY OF BEAUMONT
 PUBLIC WORKS DEPART., ENGINEERING DIVISION

Call before you Dig
 Avoid cutting underground utility lines. It's costly.
811
 OR
 1-800-422-4133

REVISIONS	
NO.	DATE

PLANS PREPARED BY:
MDS CONSULTING
 MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 Voice: 949-251-8821
 SCHULTZ
 PLANNERS ENGINEERS SURVEYORS

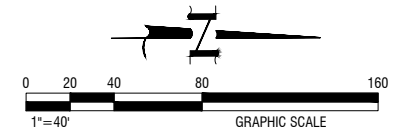
SUBMITTED BY:
EDWARD J. LENTH
 RCE# 052496 Exp. 12-31-20
 DATE 3-1-2021



CITY OF BANNING
 RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SNL RCE #71299 Exp. 12/31/21 DATE _____
 SENIOR CIVIL ENGINEER
 APPROVED BY:
 ARTURO VELA RCE #75696 Exp. 6/30/22 DATE _____
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE SIGNING AND STRIPING IMPROVEMENT PLAN
TRACT NO. 37298-1
HIGHLAND SPRINGS AVENUE
STA 13+67.92 TO 33+00.00

W.D. No.	
CIP No.	
PROJECT No.	3291
SHEET 9 OF 27	



TRACT NO. 37298-1, OFF-SITE SIGNING AND STRIPING IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

TRACT NO. 30332-3
SUNDANCE

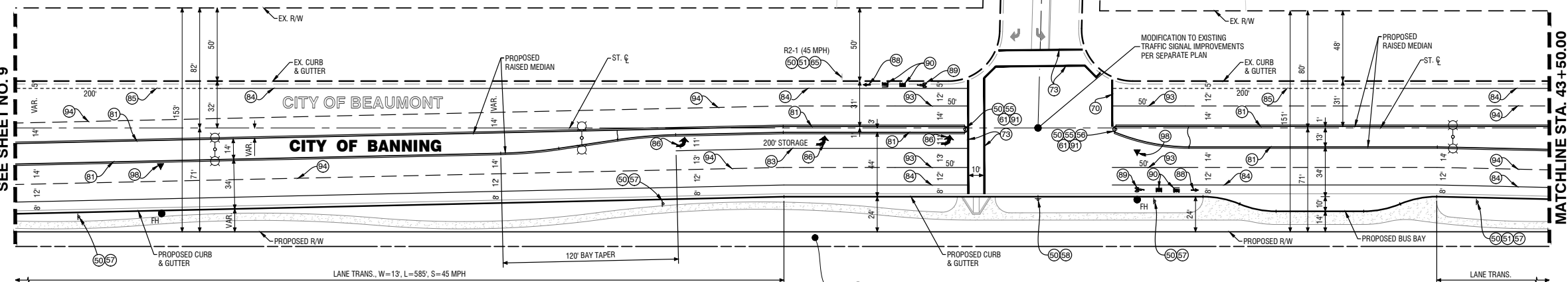
SUNDANCE DRIVE
SEE SHT. NO. 12

TRACT NO. 30332-2
SUNDANCE

CONSTRUCTION NOTES:

- (60) INSTALL SIGN POST PER DETAILS SHT. NO. 12
 - (61) INSTALL R2-1 SIGN ("SPEED LIMIT MPH" PER PLAN) PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (62) INSTALL R3-2 SIGN ("NO LEFT TURN") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (63) INSTALL R4-7 RIGHT SIGN ("KEEP RIGHT") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (64) INSTALL R6-1 RIGHT SIGN ("ONE WAY") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (65) INSTALL R7-9A SIGN (NO PARKING/BIKE LANE) PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (66) INSTALL W1-7 SIGN PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (67) INSTALL W9-1 SIGN ("RIGHT LANE ENDS") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (68) INSTALL OM1-1 SIGN ("YELLOW MARKER") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (69) INSTALL R6-2 SIGN ("ONE WAY") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - (70) INSTALL LANE LINE EXTENSION STRIPE PER CALTRANS STD. PLAN RSP A200, DETAIL 40
 - (71) REMOVE EXISTING STREET SIGN & POST
 - (72) REPLACE EXISTING STREET SIGN.
 - (73) INSTALL 12" SOLID WHITE LIMIT LINE PER CALTRANS STD. DWG. A24F
 - (74) INSTALL 12" CROSSWALK STRIPE PER CALTRANS STD. DWG. A24F
 - (75) INSTALL DOUBLE YELLOW STRIPE PER CALTRANS STD. DWG. NO. A20A, DETAIL 21
 - (76) INSTALL LEFT EDGELINE STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 25.
 - (77) INSTALL 8" SOLID WHITE CHANNELIZING STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 38
 - (78) INSTALL 6" SOLID WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 39
 - (79) INSTALL 6" SKIP WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 39A (L=PER PLAN)
 - (80) INSTALL TYPE IV (L) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
 - (81) INSTALL BIKE LANE ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
 - (82) INSTALL BIKE LANE SYMBOL W/ PERSON PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24C
 - (83) INSTALL "BIKE" "LANE" PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24D
 - (84) INSTALL YELLOW PAINTED MEDIAN NOSE WITH YELLOW RPM ON TOP OF CURB
 - (85) INSTALL 8" DIAGONAL SOLID WHITE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 38A (50' O.C.)
 - (86) INSTALL 4" SOLID WHITE LEAD LINE PER CALTRANS STD. DWG. NO. A20D, DETAIL 38A
 - (87) INSTALL 4" DASH WHITE LANE LINE PER CALTRANS STD. DWG. NO. A20A, DETAIL 9
 - (88) INSTALL RED RPM ON CURB TOP FACING SIDE STREET, 5' O.C., WHITE W/ REFLECTIVE RED, ZUMAR MODEL NO. 953 OR APPROVED EQUAL, RED REFLECTIVE SURFACE FACING SIDE STREET
 - (89) INSTALL FIRE HYDRANT SPOTTER, STIMSONITE # 88 BLUE OR APPROVED EQUAL.
- NOTE: ALL TRAFFIC STRIPING AND MARKINGS SHALL BE THERMOPLASTIC PER CALTRANS STANDARD SPECIFICATIONS 84-2.

MATCHLINE STA. 33+00.00
SEE SHEET NO. 9



MATCHLINE STA. 43+50.00
SEE LOWER LEFT

TRACT NO. 37298
PA 2A
HIGHLAND SPRINGS AVENUE

MDS Consulting
RECORD DRAWINGS
Information Obtained from
City's Records
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT
By Edward J. Lenth Date 3-1-2021
EDWARD J. LENTH R.C.E. 052496

AS-BUILT

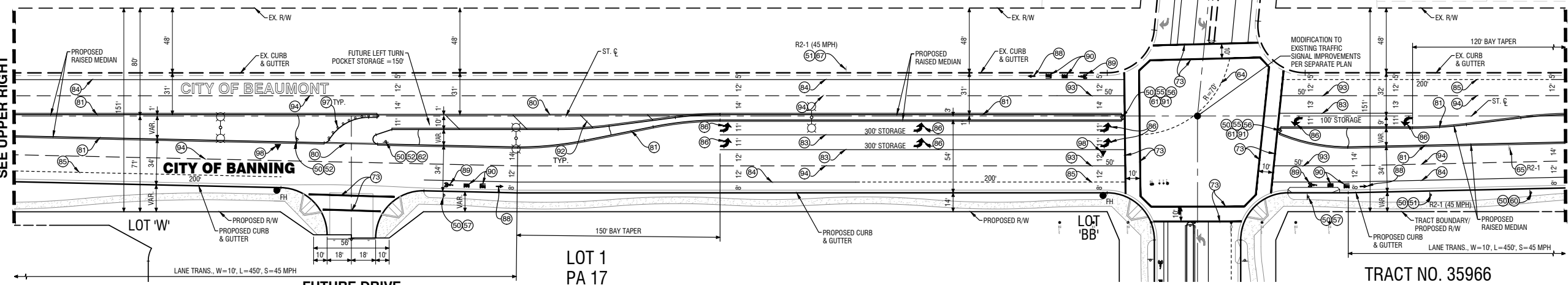
REQUIRED SCHOOL ZONE SIGNING AND STRIPING FOR FUTURE SCHOOL SITE (PA 20) BY OTHERS WITH DEVELOPMENT OF SCHOOL.

TRACT NO. 30332-4
SUNDANCE

OAK VALLEY PARKWAY
SEE SHT. NO. 12

TRACT NO. 31893
SUNDANCE

MATCHLINE STA. 43+50.00
SEE UPPER RIGHT



MATCHLINE STA. 55+00.00
SEE SHEET NO. 11

TRACT NO. 35966
ATWELL
HIGHLAND SPRINGS AVENUE

CITY OF BEAUMONT
REVIEWED BY: _____ STAFF ENGINEER _____ DATE _____
RECOMMENDED FOR APPROVAL BY: _____ DATE _____
APPROVED BY: _____ CITY ENGINEER _____ DATE _____
CITY OF BEAUMONT
PUBLIC WORKS DEPART., ENGINEERING DIVISION

Call before you Dig
Avoid cutting underground utility lines. It's costly.
811
OR
1-800-422-4133

REVISIONS	
NO.	DATE

PLANS PREPARED BY:
MDS CONSULTING
MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614
SCHULTZ Voice: 949-251-8821
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
Edward J. Lenth
RCE# 052496 Exp. 12-31-20
DATE 3-1-2021

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 052496 Exp. 12-31-22
CIVIL
STATE OF CALIFORNIA

CITY OF BANNING
RECOMMENDED FOR APPROVAL BY:
KEVIN D. SIK RCE #71299 Exp. 12/31/21 DATE _____
SENIOR CIVIL ENGINEER
APPROVED BY:
ARTURO VELA RCE #75696 Exp. 6/30/22 DATE _____
PUBLIC WORKS DIRECTOR/CITY ENGINEER

CITY OF BANNING
RECOMMENDED FOR APPROVAL BY:
KEVIN D. SIK RCE #71299 Exp. 12/31/21 DATE _____
SENIOR CIVIL ENGINEER
APPROVED BY:
ARTURO VELA RCE #75696 Exp. 6/30/22 DATE _____
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE SIGNING AND STRIPING IMPROVEMENT PLAN
TRACT NO. 37298-1
HIGHLAND SPRINGS AVENUE
STA 33+00.00 TO 55+00.00

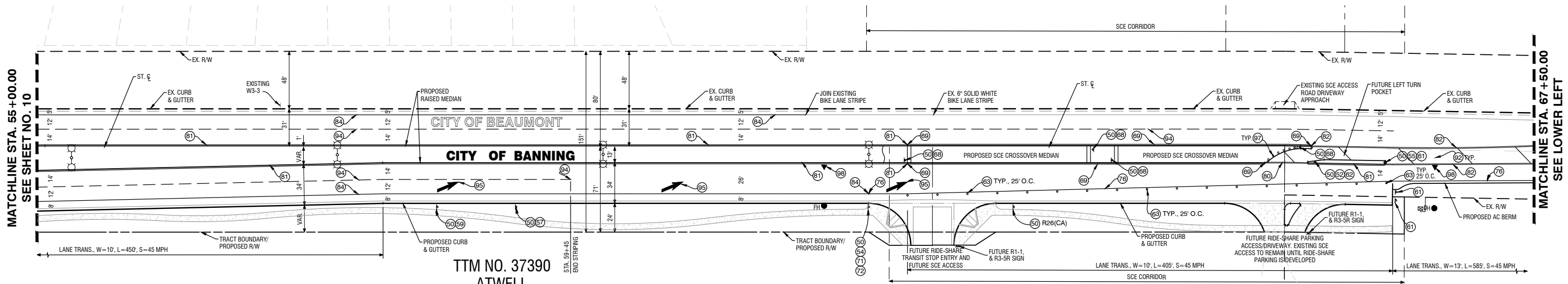
W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET 10 of 27



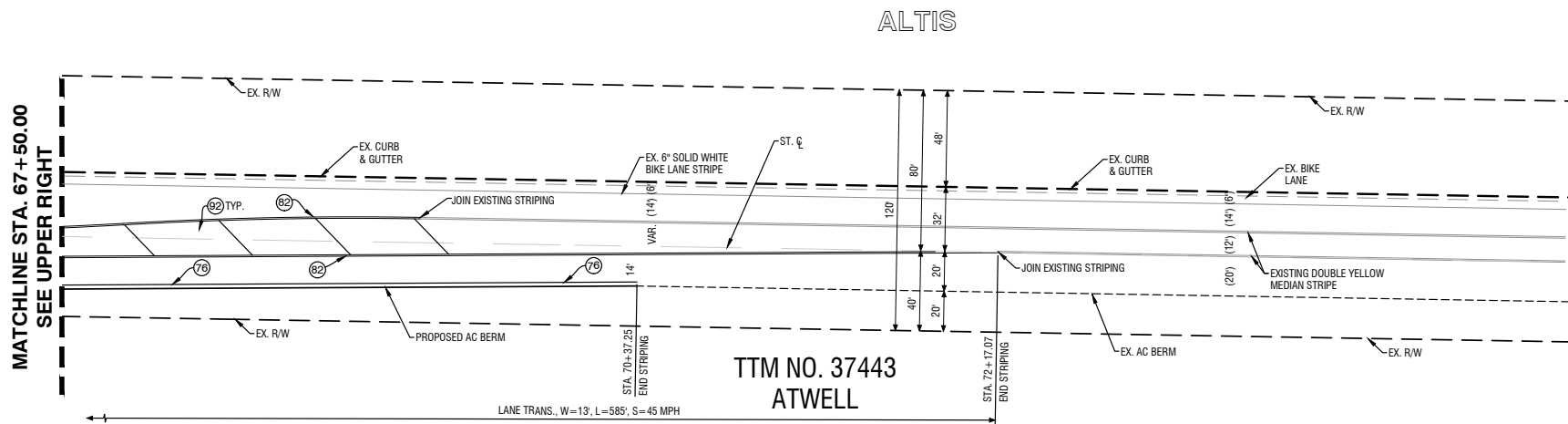
TRACT NO. 37298-1, OFF-SITE SIGNING AND STRIPING IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

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Created: 01/27/2021 11:20:45 AM Author: MDS File: 04/04/2021 11:20:45 AM By: Station105
Plot Date: 03/01/2021 10:10:33 AM By: Station105

TRACT NO. 31893
SUNDANCE



HIGHLAND SPRINGS AVENUE



HIGHLAND SPRINGS AVENUE

CITY OF BEAUMONT SIGNING AND STRIPING GENERAL NOTES:

- ALL MATERIAL AND WORK SHALL CONFORM TO THE LATEST EDITION OF COUNTY OF RIVERSIDE STANDARD PLANS, CALTRANS STANDARD PLANS AND STANDARD SPECIFICATIONS, AND CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL TRAFFIC STRIPES, PAVEMENT MARKINGS, AND SIGNS SHALL BE REFLECTORIZED AND IN STANDARD SIZE. ALL STRIPING AND MARKING DETAILS SHALL MATCH CALTRANS STANDARD PLANS DETAILS. STENCILS FOR PAVEMENT MARKING SHALL MATCH CALTRANS STANDARD PLANS.
- THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPES, PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER. WORD OR SYMBOL PAVEMENT MARKINGS SHALL BE REMOVED BY SANDBLASTING OR GRINDING A RECTANGULAR AREA COVERING THE WHOLE MARKING.
- ALL CROSSWALKS SHALL HAVE 10 FEET IN BETWEEN THE 12-INCH WHITE OR YELLOW STRIPES.
- ALL DOUBLE YELLOW STRIPES SHALL HAVE 3-INCH PAINTED BLACK LINE SEPARATING THE YELLOW STRIPES.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRAFFIC STRIPES, RAISED PAVEMENT MARKERS (RPMS), PAVEMENT MARKINGS, AND SIGNS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER.
- ALL PAVEMENT MARKINGS AND ROAD STRIPINGS INCLUDING BUT NOT LIMITED TO CROSSWALKS, LIMIT LINES, AND STOP BARS SHALL BE APPLIED WITH THERMOPLASTIC MATERIAL. ALL OTHER TRAFFIC STRIPES SHALL BE PAINTED IN TWO COATS.
- ALL RPMS SHALL BE INSTALLED WITHIN SEVEN WORKING DAYS OF ROADWAY STRIPING. ALL EXISTING RPMS WITHIN THE PROJECT AREA SHALL BE REPLACED IN KIND OR REMOVED IN ACCORDANCE WITH THE PLANS, OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL INSTALL STANDARD SIZE SIGN PANEL ON 2" SQUARE PERFORATED STEEL TUBE POST WITH TWO PIECE ANCHOR AND SLEEVE, FASTENED WITH 3/8" RIVETS WITH STAINLESS STEEL WASHERS, UNLESS OTHERWISE NOTED. THE EXACT LOCATION OF ALL SIGNS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
- THE CONTRACTOR SHALL REMOVE SIGNS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL DELIVER REMOVED SIGNS TO THE COUNTY YARD OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC SIGNAL TIMING SHEET TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY NEW OR MODIFIED TRAFFIC SIGNAL. THE TIMING SHEET WILL MEET ALL REQUIREMENTS PER THE LATEST CALIFORNIA MUTCD, PART 4 "HIGHWAY TRAFFIC SIGNALS".
- THE CONTRACTOR SHALL REPLACE ALL SIGNING AND STRIPING WITHIN PROJECT LIMITS DAMAGED OR ALTERED BY THE PROJECT, AS DETERMINED BY THE CITY ENGINEER.

CITY OF BANNING SIGNING AND STRIPING GENERAL NOTES:

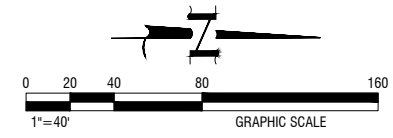
- ALL MATERIAL AND WORK SHALL CONFORM TO THE LATEST EDITION OF CITY OF BANNING STANDARD PLANS, CALTRANS STANDARD PLANS AND STANDARD SPECIFICATIONS, AND CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL TRAFFIC STRIPES, PAVEMENT MARKINGS, AND SIGNS SHALL BE REFLECTORIZED AND IN STANDARD SIZE. ALL STRIPING AND MARKING DETAILS SHALL MATCH CALTRANS STANDARD PLANS DETAILS. STENCILS FOR PAVEMENT MARKING SHALL MATCH CALTRANS STANDARD PLANS.
- THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPES, PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER. WORD OR SYMBOL PAVEMENT MARKINGS SHALL BE REMOVED BY SANDBLASTING OR GRINDING A RECTANGULAR AREA COVERING THE WHOLE MARKING.
- ALL CROSSWALKS SHALL HAVE 10 FEET IN BETWEEN THE 12-INCH WHITE OR YELLOW STRIPES.
- ALL DOUBLE YELLOW STRIPES SHALL HAVE 3-INCH PAINTED BLACK LINE SEPARATING THE YELLOW STRIPES.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRAFFIC STRIPES, RAISED PAVEMENT MARKERS (RPMS), PAVEMENT MARKINGS, AND SIGNS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER.
- ALL PAVEMENT MARKINGS INCLUDING CROSSWALKS, LIMIT LINES, AND STOP BARS SHALL BE APPLIED WITH THERMOPLASTIC MATERIAL. ALL OTHER TRAFFIC STRIPES SHALL BE PAINTED IN TWO COATS.
- ALL RPMS SHALL BE INSTALLED WITHIN SEVEN WORKING DAYS OF ROADWAY STRIPING. ALL EXISTING RPMS WITHIN THE PROJECT AREA SHALL BE REPLACED IN KIND OR REMOVED IN ACCORDANCE WITH THE PLANS, OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL INSTALL STANDARD SIZE SIGN PANEL ON 2" SQUARE PERFORATED STEEL TUBE POST WITH TWO PIECE ANCHOR AND SLEEVE, FASTENED WITH 3/8" RIVETS WITH STAINLESS STEEL WASHERS, UNLESS OTHERWISE NOTED. THE EXACT LOCATION OF ALL SIGNS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
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- THE CONTRACTOR SHALL REPLACE ALL SIGNING AND STRIPING WITHIN PROJECT LIMITS DAMAGED OR ALTERED BY THE PROJECT, AS DETERMINED BY THE CITY ENGINEER.

REQUIRED SCHOOL ZONE SIGNING AND STRIPING FOR FUTURE SCHOOL SITE (PA 20) BY OTHERS WITH DEVELOPMENT OF SCHOOL.

CONSTRUCTION NOTES:

- 50 INSTALL SIGN POST PER DETAILS SHT. NO. 12
- 52 INSTALL R3-2 SIGN ("NO LEFT TURN") PER CA MUTCD STD. AND DET. SHT. NO. 12
- 54 INSTALL R4-1 SIGN ("DO NOT PASS") PER CA MUTCD STD. AND DET. SHT. NO. 12
- 55 INSTALL R4-7 RIGHT SIGN (KEEP RIGHT) PER CA MUTCD STD. AND DET. SHT. NO. 12
- 57 INSTALL R7-9A SIGN (NO PARKING/BIKE LANE) PER CA MUTCD STD. AND DET. SHT. NO. 12
- 59 INSTALL W4-2 SIGN (LANE DROP) PER CA MUTCD STD. AND DET. SHT. NO. 12
- 61 INSTALL OM1-1 SIGN (YELLOW MARKER) PER CA MUTCD STD. AND DET. SHT. NO. 12
- 63 INSTALL TYPE "F" DELINEATOR PER CA MUTCD STD.
- 66 INSTALL R3-3 SIGN ("NO TURNS") PER CA MUTCD STD. AND DET. SHT. NO. 12
- 68 INSTALL DOUBLE YELLOW STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 27.
- 71 INSTALL R81(CA) SIGN ("BIKE LANE") PER CA MUTCD STD. AND DET. SHT. NO. 12
- 72 INSTALL R81B(CA) SIGN ("END") PER CA MUTCD STD. AND DET. SHT. NO. 12
- 76 INSTALL SOLID WHITE RIGHT EDGELINE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 27B
- 80 INSTALL DOUBLE YELLOW STRIPE PER CALTRANS STD. DWG. NO. A20A, DETAIL 21
- 81 INSTALL LEFT EDGELINE STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 25.
- 82 INSTALL DOUBLE YELLOW MEDIAN STRIPE PER CALTRANS STD. DWG. NO. A20B, DETAIL 28
- 84 INSTALL 6" SOLID WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 39
- 92 INSTALL 8" DIAGONAL SOLID WHITE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 38A (50' O.C.)
- 94 INSTALL 4" DASH WHITE LANE LINE PER CALTRANS STD. DWG. NO. A20A, DETAIL 9
- 95 INSTALL TYPE VI ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
- 97 INSTALL RED RPM ON CURB TOP FACING SIDE STREET, 5' O.C., WHITE W/ REFLECTIVE RED, ZUMAR MODEL NO. 953 OR APPROVED EQUAL, RED REFLECTIVE SURFACE FACING SIDE STREET.
- 98 INSTALL FIRE HYDRANT SPOTTER, STIMSONITE # 88 BLUE OR APPROVED EQUAL.

NOTE: ALL TRAFFIC STRIPING AND MARKINGS SHALL BE THERMOPLASTIC PER CALTRANS STANDARD SPECIFICATIONS 84-2.



MDS Consulting
RECORD DRAWINGS
Information Obtained from
City's Records
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT
By EDWARD J. LENTH R.C.E. 052496 Date 3-1-2021

CITY OF BEAUMONT
REVIEWED BY: STAFF ENGINEER DATE
RECOMMENDED FOR APPROVAL BY: DATE
APPROVED BY: CITY ENGINEER DATE
CITY OF BEAUMONT
PUBLIC WORKS DEPART., ENGINEERING DIVISION

AS-BUILT

Call before you Dig
Avoid cutting underground utility lines. It's costly.
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OR
1-800-422-4133

REVISIONS	PLANS PREPARED BY:	SUBMITTED BY:
	MDS CONSULTING MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 Schultz Voice: 949-251-8821	<u>EDWARD J. LENTH</u> RCE# 052496 Exp. 12-31-20

PLANS PREPARED BY:
MDS CONSULTING
MORSE 17320 Redhill Avenue
Suite 350 Irvine, CA 92614
Schultz Voice: 949-251-8821
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
EDWARD J. LENTH
RCE# 052496 Exp. 12-31-20
DATE 3-1-2021

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 052496
Exp. 12-31-22
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CITY OF BANNING
EQUALLY OPPORTUNE

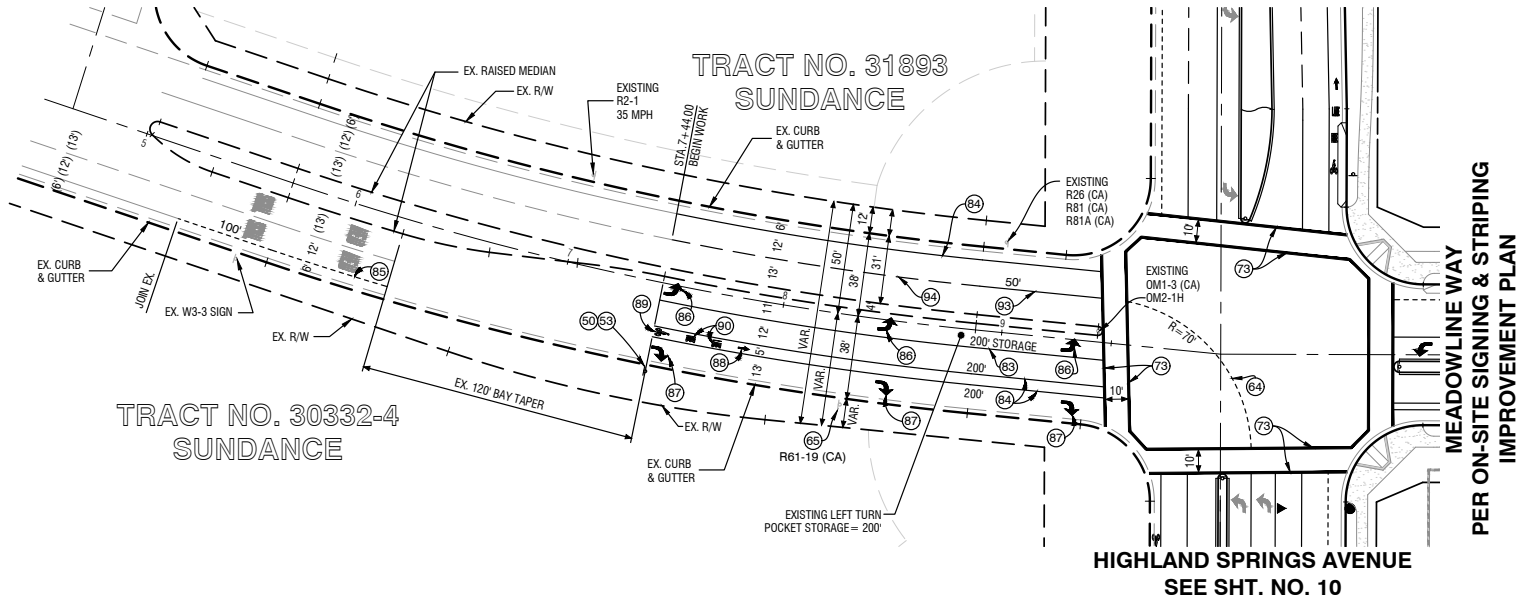
CITY OF BANNING
RECOMMENDED FOR APPROVAL BY:
KEVIN D. SML RCE #71299 Exp. 12/31/21 DATE
SENIOR CIVIL ENGINEER
APPROVED BY:
ARTURO VELA, RCE #75696 Exp. 6/30/22 DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE SIGNING AND STRIPING IMPROVEMENT PLAN
TRACT NO. 37298-1
HIGHLAND SPRINGS AVENUE
STA 55+00.00 TO 75+17.07

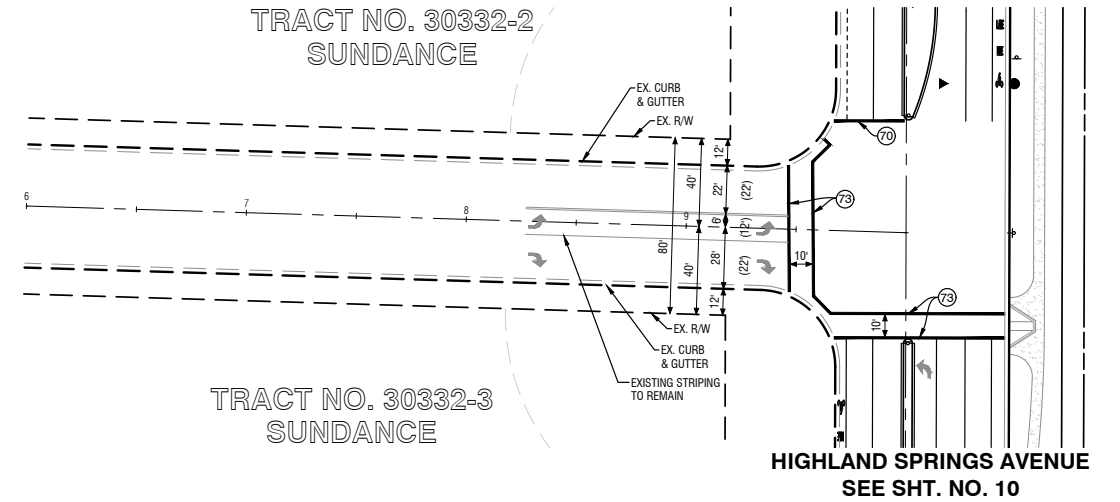
W.D. No.	
CIP No.	
PROJECT No.	3291
SHEET 11 of 27	

TRACT NO. 37298-1, OFF-SITE SIGNING AND STRIPING IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

DAY BREAK WAY

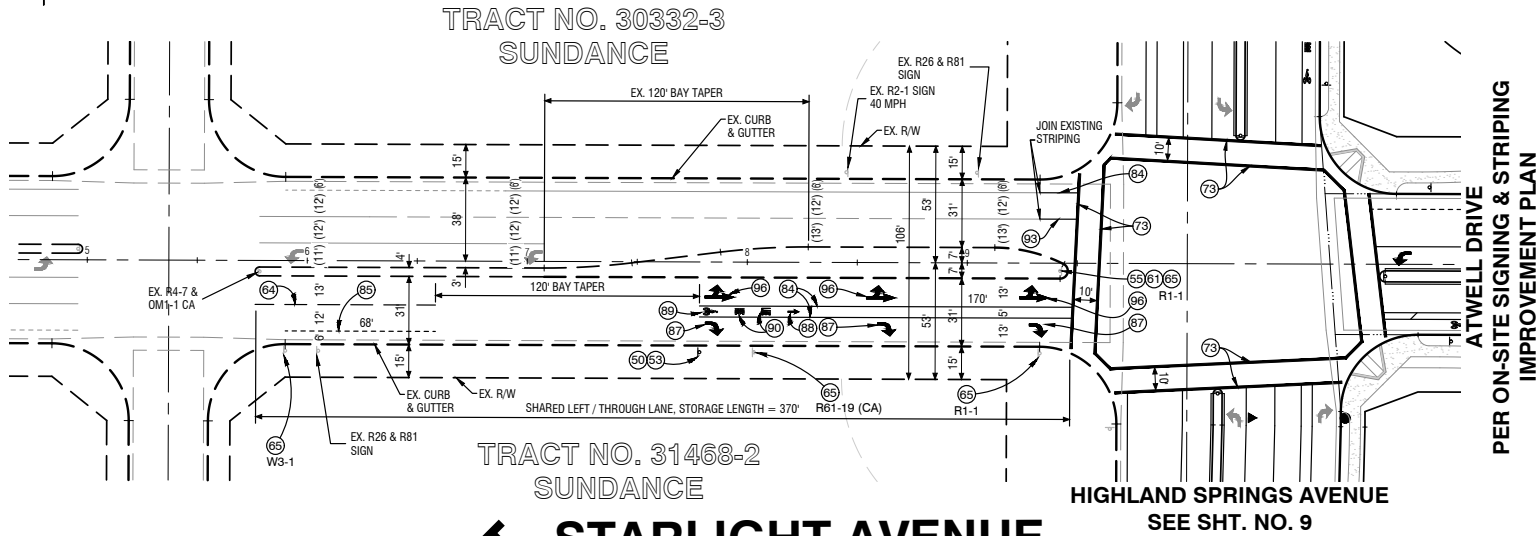
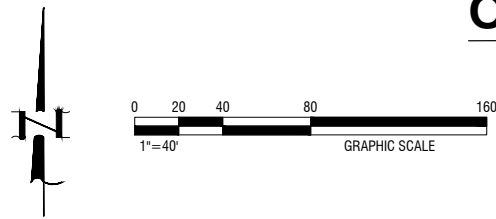


TRACT NO. 30332-2 SUNDANCE



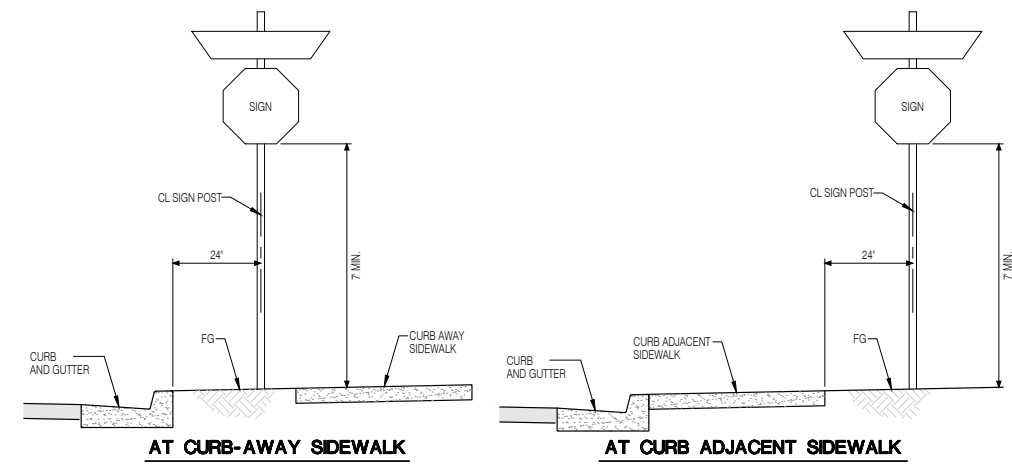
TRACT NO. 30332-4 SUNDANCE

OAK VALLEY PARKWAY



SUNDANCE DRIVE

REQUIRED SCHOOL ZONE SIGNING AND STRIPING FOR FUTURE SCHOOL SITE (PA 20) BY OTHERS WITH DEVELOPMENT OF SCHOOL.



AS-BUILT

STARLIGHT AVENUE

MDS Consulting RECORD DRAWINGS
Information Obtained from
City's Records
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT
By Edward J. Lenth R.C.E. 052496 Date 3-1-2021

CONSTRUCTION NOTES:

- 50 INSTALL SIGN POST PER DETAILS HEREON
 - 53 INSTALL R3-7 RIGHT SIGN ("RIGHT LANE MUST TURN RIGHT") PER CA MUTCD STD. AND DET. SHT. NO. 12
 - 55 INSTALL R4-7 RIGHT SIGN (KEEP RIGHT) PER CA MUTCD STD. AND DET. SHT. NO. 12
 - 51 INSTALL OM1-1 SIGN (YELLOW MARKER) PER CA MUTCD STD. AND DET. SHT. NO. 12
 - 54 INSTALL LANE LINE EXTENSION STRIPE PER CALTRANS STD. PLAN RSP A20D, DETAIL 40
 - 56 REMOVE EXISTING STREET SIGN & POST
 - 57 REPLACE EXISTING STREET SIGN.
 - 58 INSTALL 12" SOLID WHITE LIMIT LINE PER CALTRANS STD. DWG. A24F
 - 59 INSTALL 12" CROSSWALK STRIPE PER CALTRANS STD. DWG. A24F
 - 60 INSTALL 8" SOLID WHITE CHANNELIZING STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 38
 - 64 INSTALL 6" SOLID WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 39
 - 65 INSTALL 6" SKIP WHITE BIKE LANE STRIPE PER CALTRANS STD. DWG. NO. A20D, DETAIL 39A (L=PER PLAN)
 - 66 INSTALL TYPE IV (L) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
 - 67 INSTALL TYPE IV (R) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
 - 68 INSTALL BIKE LANE ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
 - 69 INSTALL BIKE LANE SYMBOL W/ PERSON PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24C
 - 70 INSTALL "BIKE" "LANE" PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24D
 - 71 INSTALL 4" SOLID WHITE LEAD LINE PER CALTRANS STD. DWG. NO. A20D, DETAIL 38A
 - 72 INSTALL 4" DASH WHITE LANE LINE PER CALTRANS STD. DWG. NO. A20A, DETAIL 9
 - 73 INSTALL TYPE VII (L) ARROW PAVEMENT MARKING PER CALTRANS STD. DWG. NO. A24A
- NOTE: ALL TRAFFIC STRIPING AND MARKINGS SHALL BE THERMOPLASTIC PER CALTRANS STANDARD SPECIFICATIONS 84-2.

REVIEWED BY:	STAFF ENGINEER	DATE
RECOMMENDED FOR APPROVAL BY:		DATE
APPROVED BY:	CITY ENGINEER	DATE

CITY OF BEAUMONT
PUBLIC WORKS DEPART., ENGINEERING DIVISION

REVISIONS	PLANS PREPARED BY:	SUBMITTED BY:
AS-BUILT PLAN	MDS CONSULTING MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 SCHULTZ Voice: 949-251-8821	EDWARD J. LENTH R.C.E. #052496 Exp. 12-31-20

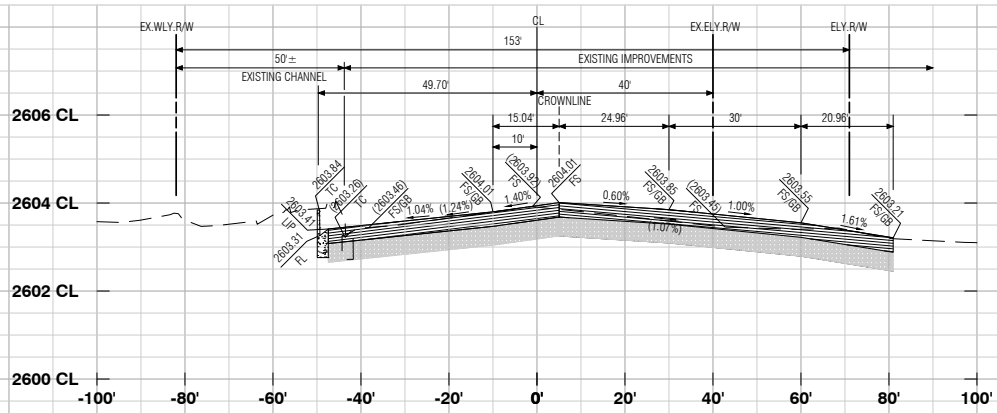
CITY OF BANNING
RECOMMENDED FOR APPROVAL BY:
KEVIN D. SNI, RCE #71299 SENIOR CIVIL ENGINEER EXP. 12/31/21 DATE
APPROVED BY:
ARTURO VELA, RCE #75696 EXP. 6/30/22 DATE
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE SIGNING AND STRIPING IMPROVEMENT PLAN
TRACT NO. 37298-1
OAK VALLEY PARKWAY
SUNDANCE DRIVE
STARLIGHT AVENUE

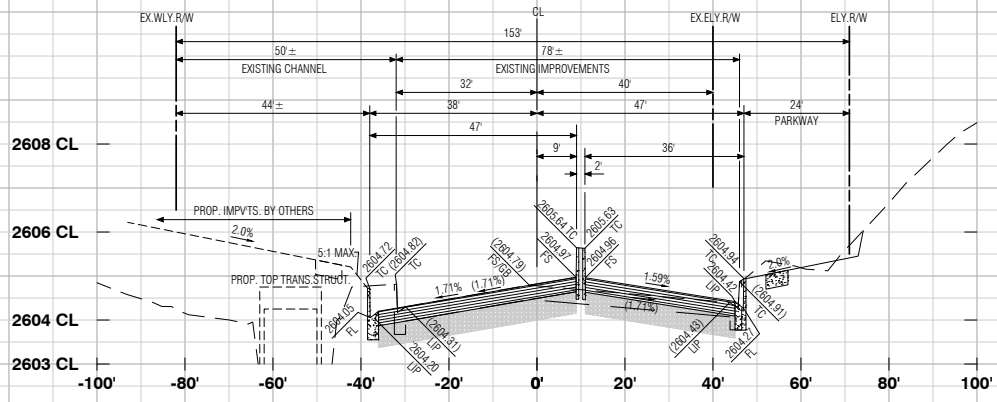
W.D. No.	
CIP No.	
PROJECT No.	3291
SHEET	12 OF 27

TRACT NO. 37298-1, OFF-SITE SIGNING AND STRIPING IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

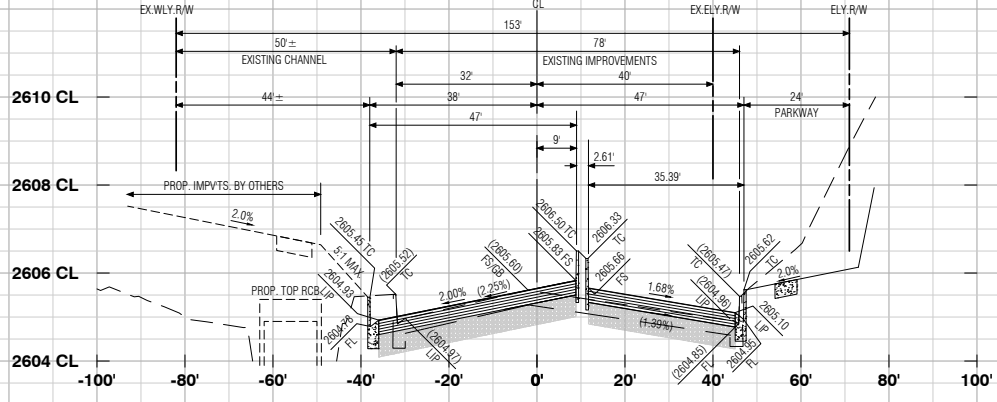
TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



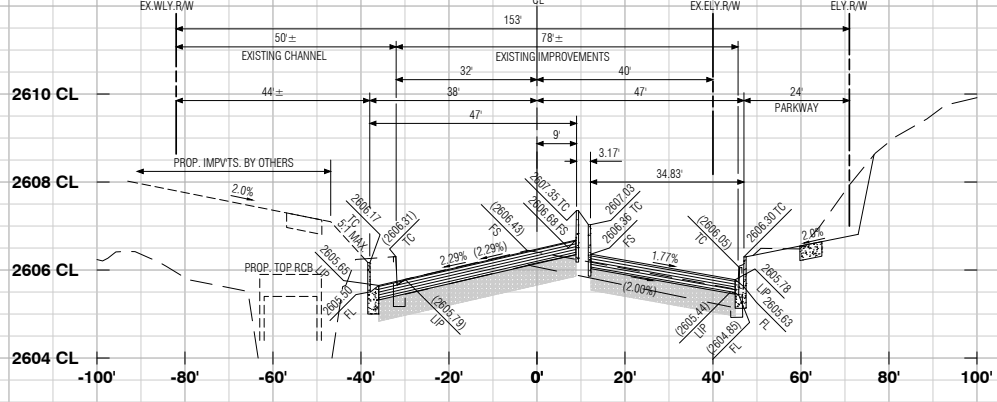
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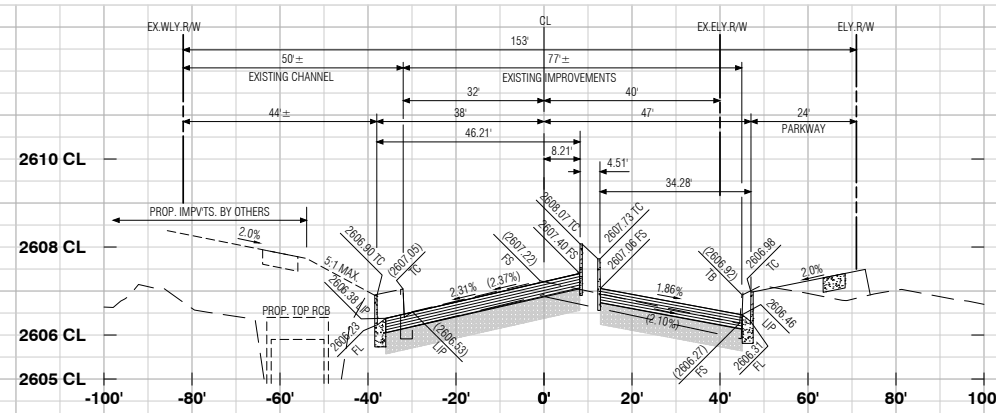
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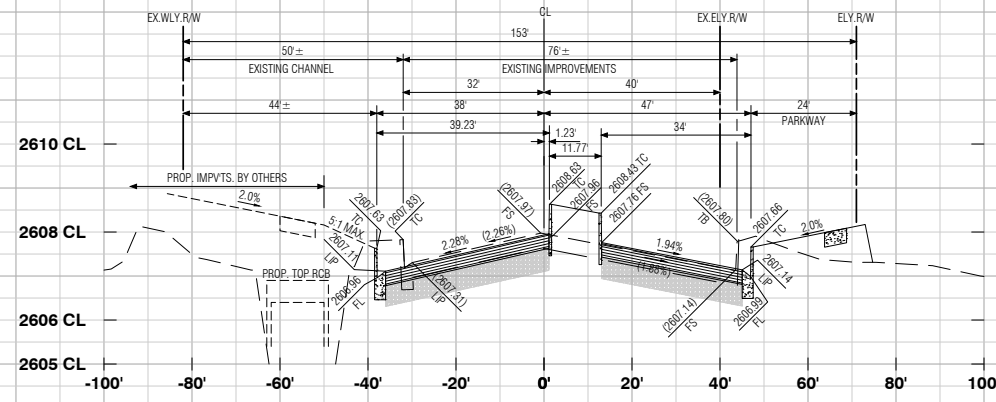
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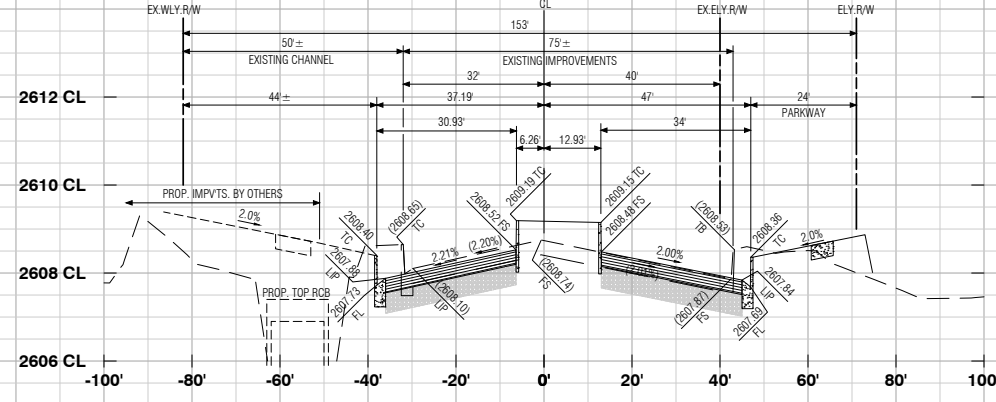
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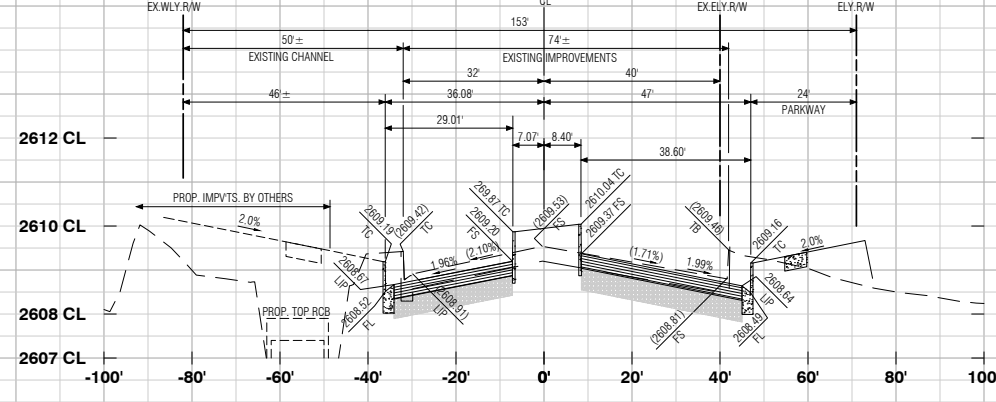
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16+50.00



17+00.00



17+50.00

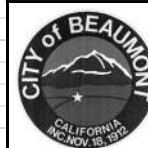
AS-BUILT

MDS Consulting
RECORD DRAWINGS

Information Obtained from
City's Records _____
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT

By Edward J. Lentz Date 3-1-2021
EDWARD J. LENTZ R.C.E. 052496

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



REVIEWED BY:	STAFF ENGINEER	DATE
RECOMMENDED FOR APPROVAL BY:		DATE
APPROVED BY:	CITY ENGINEER	DATE
	CITY OF BANNING PUBLIC WORKS DEPT., ENGINEERING DIVISION	

Call before you Dig
Avoid cutting underground utility lines. It's costly.

Call 811
OR
1-800-422-4133

REVISIONS

NO.	DATE	DESCRIPTION

PLANS PREPARED BY:

MDS CONSULTING
MORSE 17320 Redhill Avenue
Suite 350
Irvine, CA 92614
SCHULTZ Voice: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

Edward J. Lentz
RCE# 052496 EXP. 12-31-22

DATE 3-1-2021



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

KEVIN D. SML RCE #71299 EXP. 12/31/21 DATE _____
SENIOR CIVIL ENGINEER

APPROVED BY:

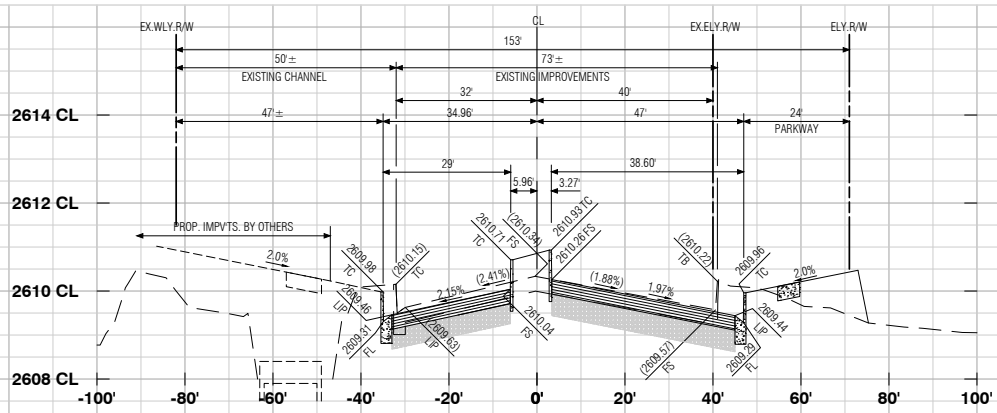
ARTURO VELA RCE #75696 EXP. 6/30/22 DATE _____
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 14+00 - 17+50

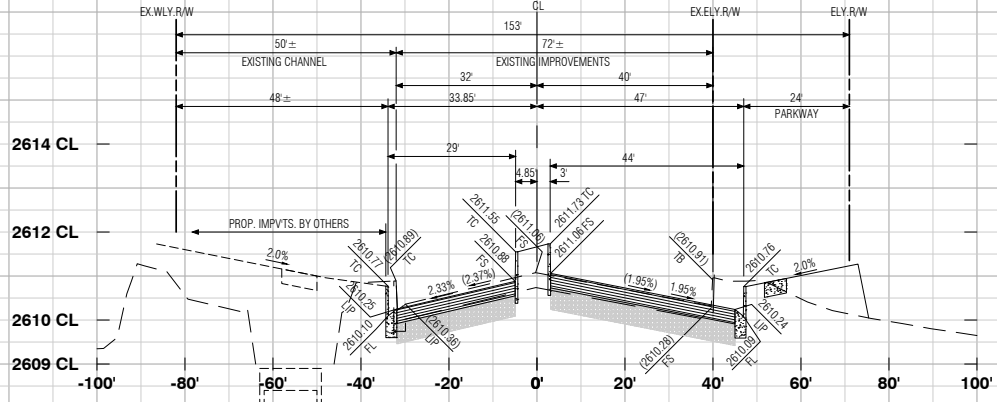
W.D. No.	
CIP No.	
PROJECT No.	3291
SHEET 13 of 27	

MDS Proj. Date: 1/8/2021 ENGINEERING/Plan/37298-1/Sheet/0258 MDS File: 04/04/37298-1/ST0113/27.XD (Highland).dwg
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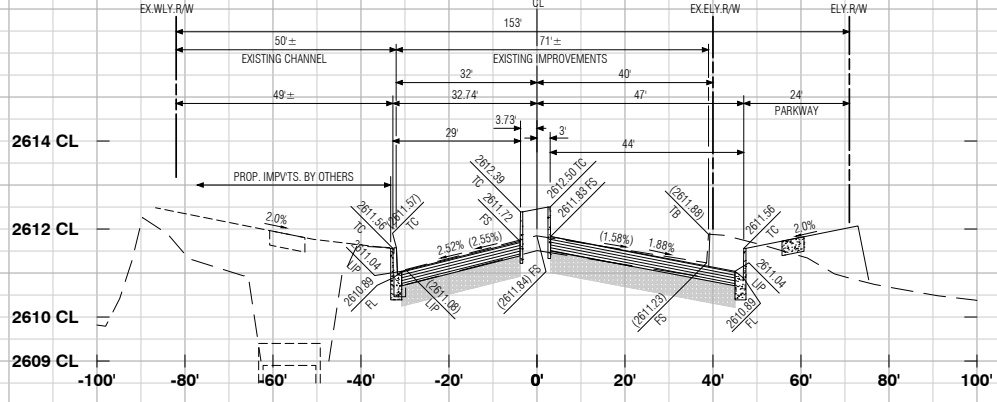
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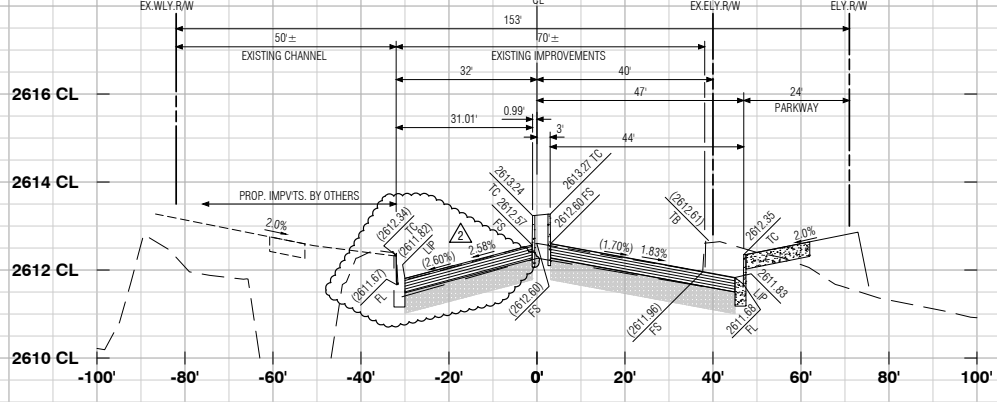
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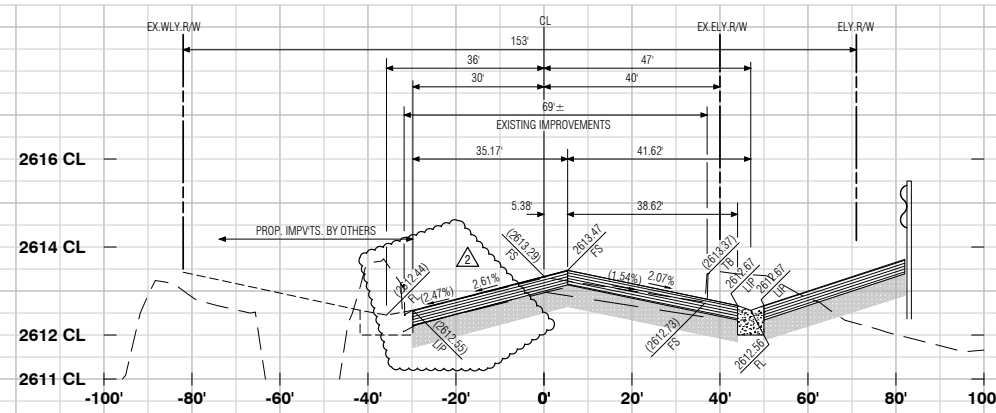
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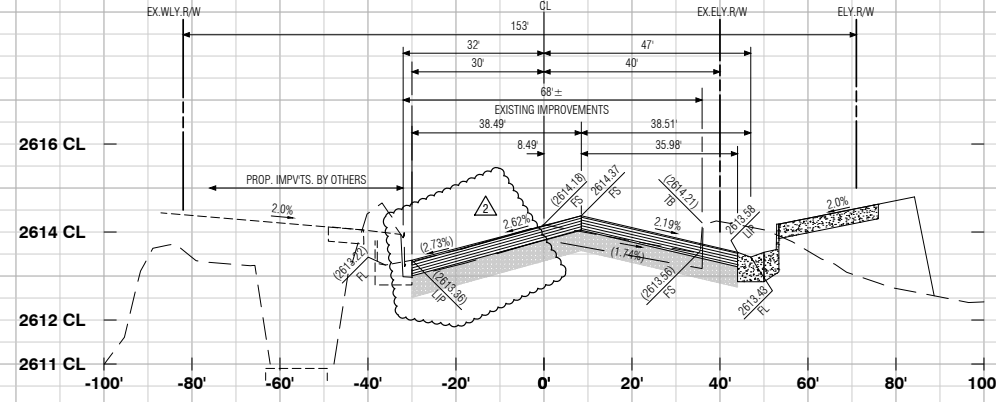
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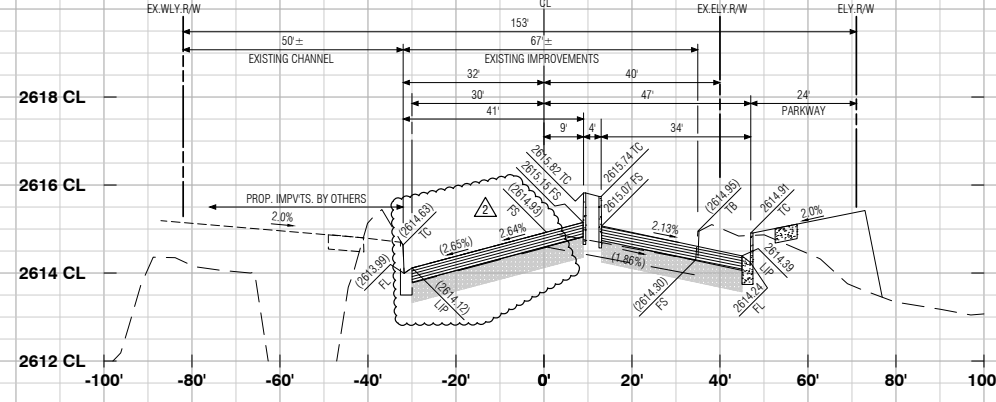
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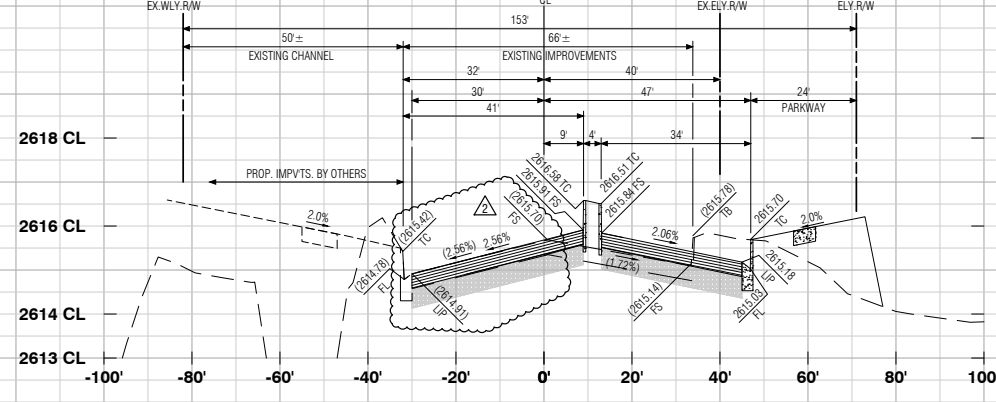
20+00.00



20+50.00



21+00.00



21+50.00

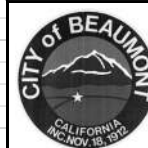
AS-BUILT

MDS Consulting
RECORD DRAWINGS

Information Obtained from
City's Records _____
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT

By Edward J. Lentz Date 3-1-2021
EDWARD J. LENTZ R.C.E. 052496

PROFILE SCALE
HORIZ 1"=20'
VERT. 1"=2'



REVIEWED BY:	STAFF ENGINEER	DATE
RECOMMENDED FOR APPROVAL BY:		DATE
APPROVED BY:	CITY ENGINEER	DATE

CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

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OR
1-800-422-4133

REVISIONS	
AS-BUILT PLAN	
REVISED PAVEMENT SECTIONS	

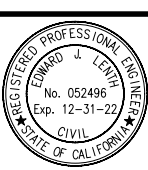
PLANS PREPARED BY:

MDS CONSULTING MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 Voice: 949-251-8821 SCHULTZ

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

Edward J. Lentz DATE 3-1-2021
EDWARD J. LENTZ R.C.E.# 052496 EXP. 12-31-22



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

KEVIN D. SIK R.C.E. #71299 EXP. 12/31/21 DATE _____
SENIOR CIVIL ENGINEER

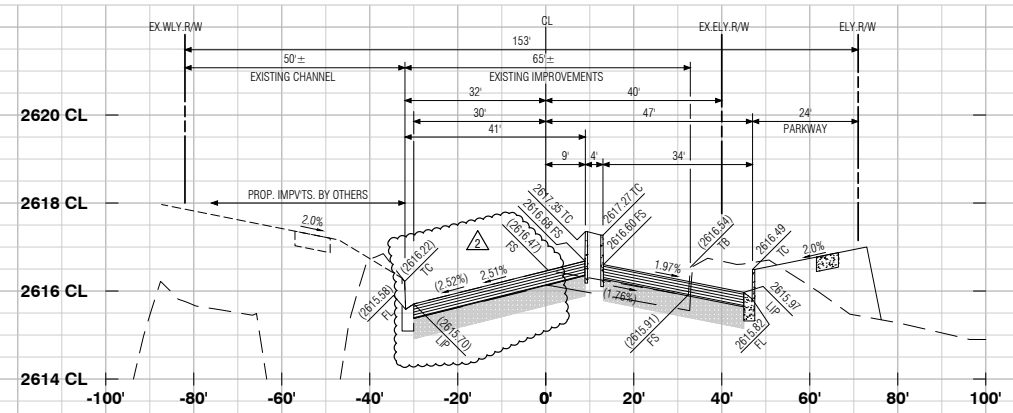
APPROVED BY:

ARTURO VELA, R.C.E. #75696 EXP. 6/30/22 DATE _____
PUBLIC WORKS DIRECTOR/CITY ENGINEER

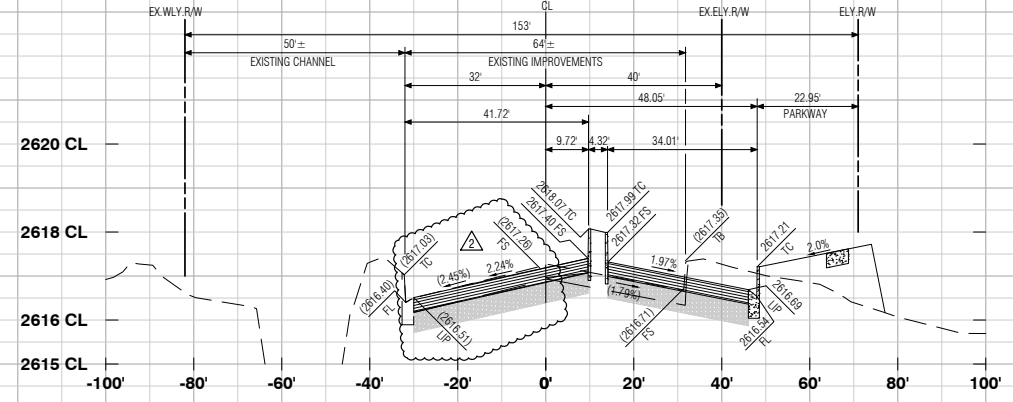
OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 18+00 - 21+50

W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET **14** OF **27**

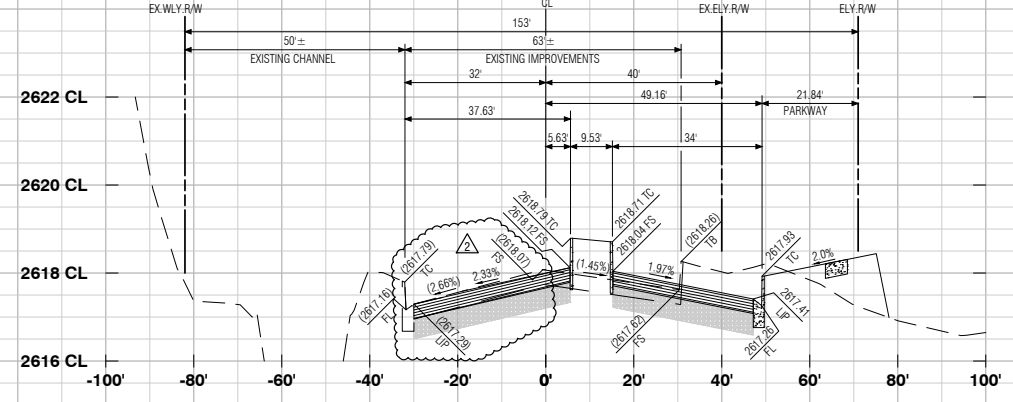
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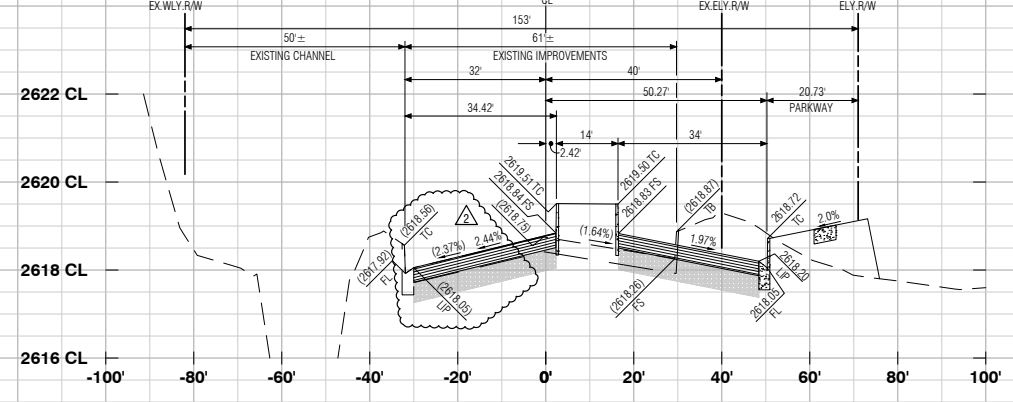
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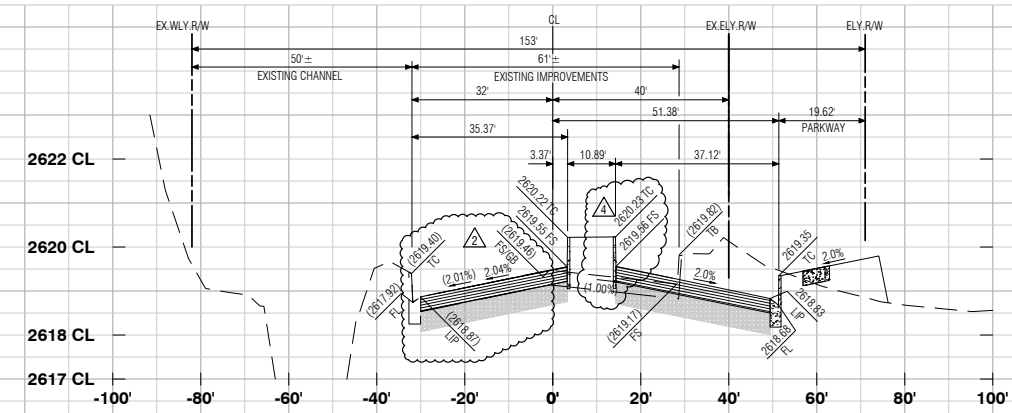
22+50.00



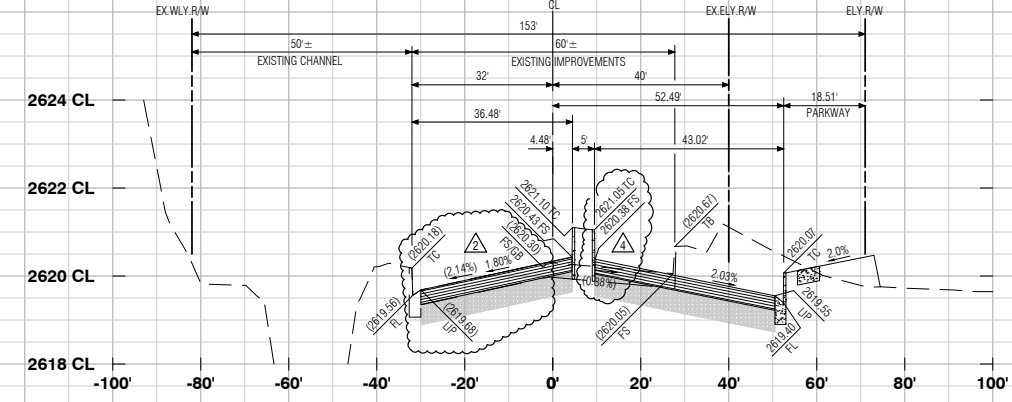
23+00.00



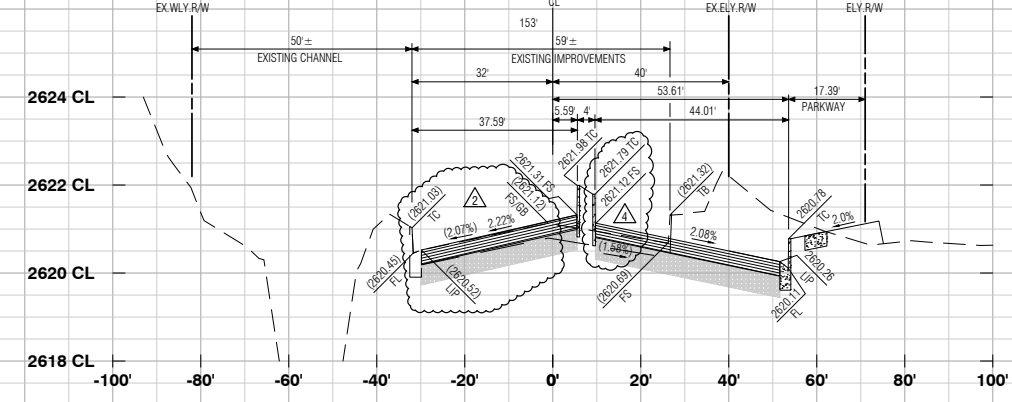
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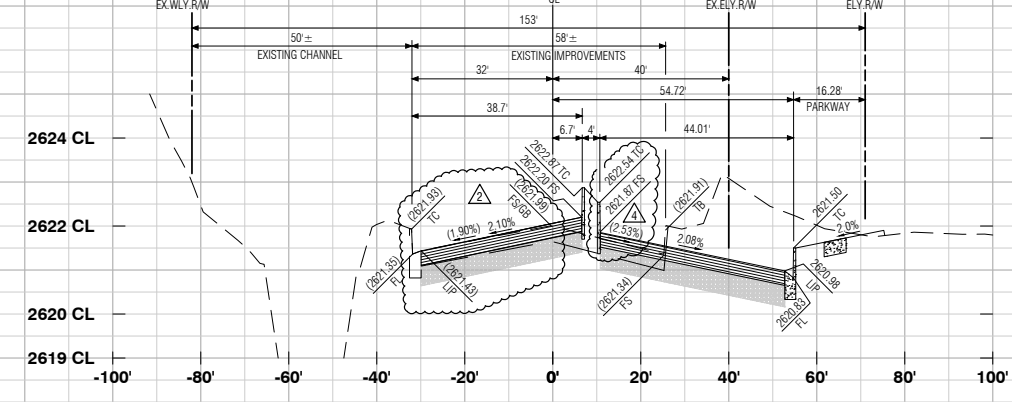
24+00.00



24+50.00



25+00.00

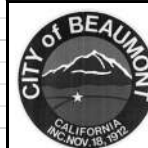


25+50.00

AS-BUILT

MDS Consulting
RECORD DRAWINGS
 Information Obtained from
 City's Records _____
 Engineer's Records MDS CONSULTING
 Contractor's Records ALL AMERICAN ASPHALT
 By Edward J. Lenth Date 3-1-2021
 EDWARD J. LENTH R.C.E. 052496

PROFILE SCALE
 HORIZ. 1"=20'
 VERT. 1"=2'



REVIEWED BY: _____ DATE _____
 RECOMMENDED FOR APPROVAL BY: _____ DATE _____
 APPROVED BY: _____ DATE _____
 CITY ENGINEER
 CITY OF BEAUMONT
 PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

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 OR
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REVISIONS

NO.	DATE	DESCRIPTION
1		AS-BUILT PLAN
2		REVISED EASTERLY MEDIAN CURB
3		REVISED PAVEMENT SECTIONS

PLANS PREPARED BY:
MDS CONSULTING
 MORSE 17320 Redhill Avenue
 SCHULTZ Suite 350
 Irvine, CA 92614
 Voice: 949-251-8821
 PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
Edward J. Lenth
 EDWARD J. LENTH R.C.E.# 052496 EXP. 12-31-22
 DATE 3-1-2021



CITY OF BANNING
 RECOMMENDED FOR APPROVAL BY:
 KEVIN D. SNL R.C.E. #71299 EXP. 12/31/21 DATE _____
 SENIOR CIVIL ENGINEER
 APPROVED BY:
 ARTURO VELA R.C.E. #75696 EXP. 6/30/22 DATE _____
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

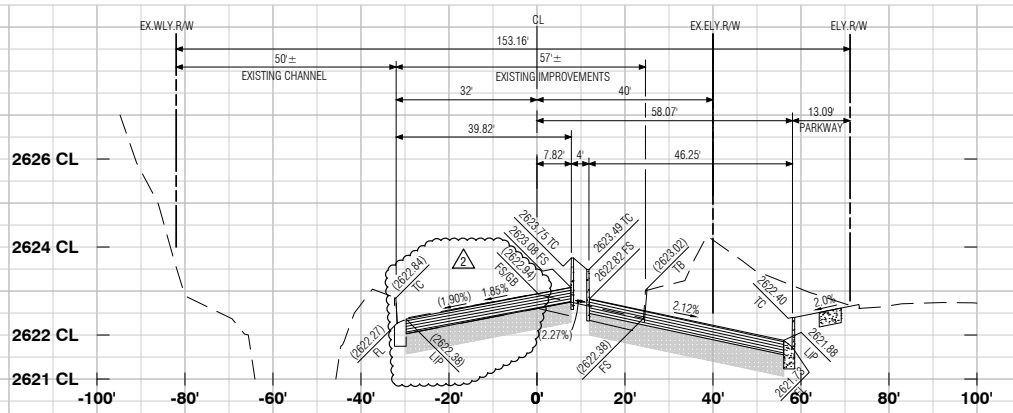
OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 22+00 - 25+50

W.D. No. _____
 CIP No. _____
 PROJECT No. **3291**
 SHEET **15** OF **27**

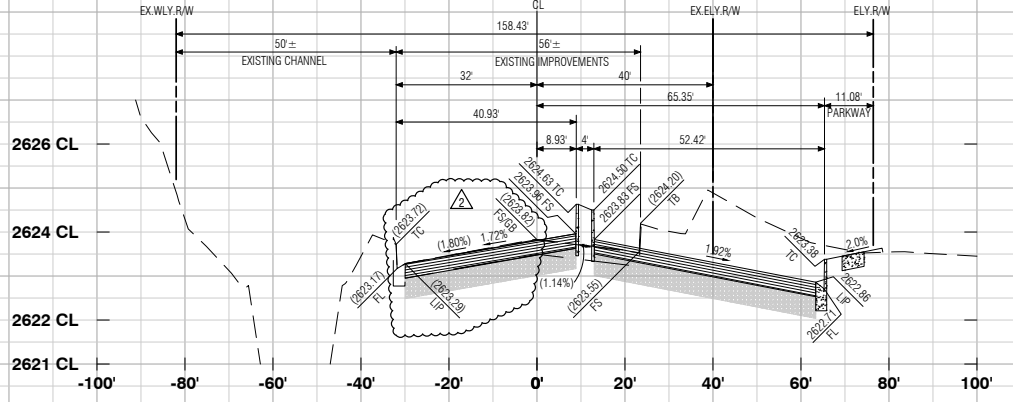
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 Last Edit: 01/27/2021 11:26:15 AM By: Station105 Plot Date: 03/01/2021 10:17:24 AM By: jst01105

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE

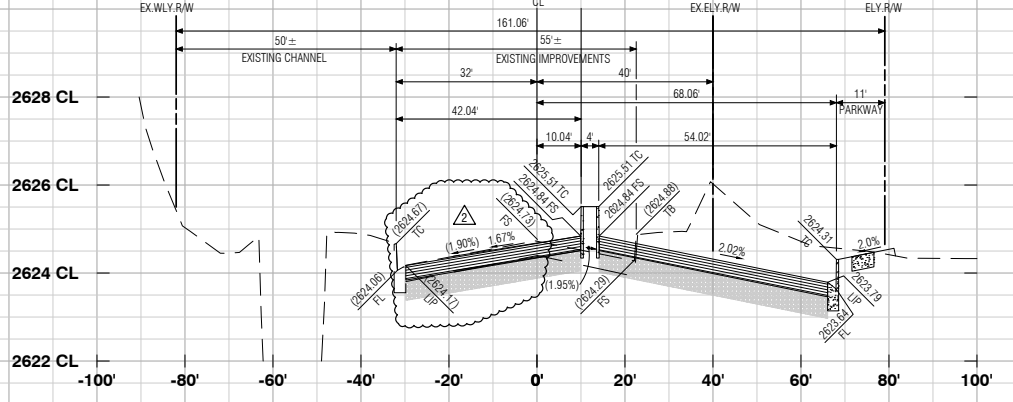
TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



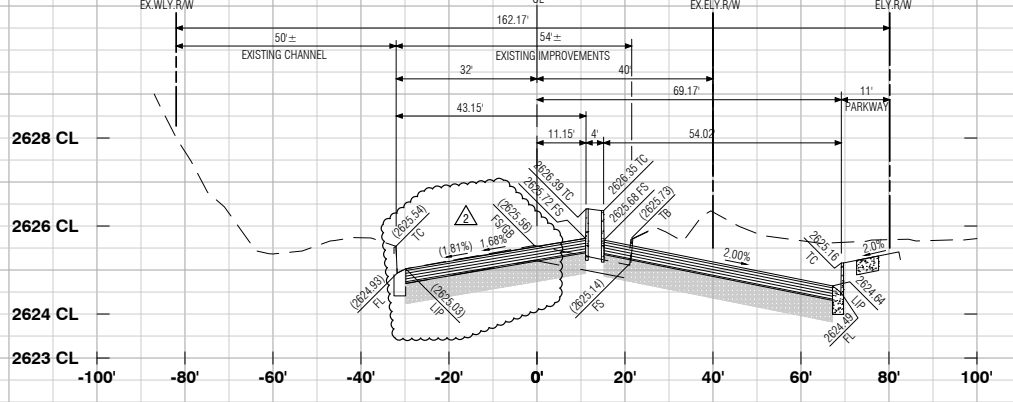
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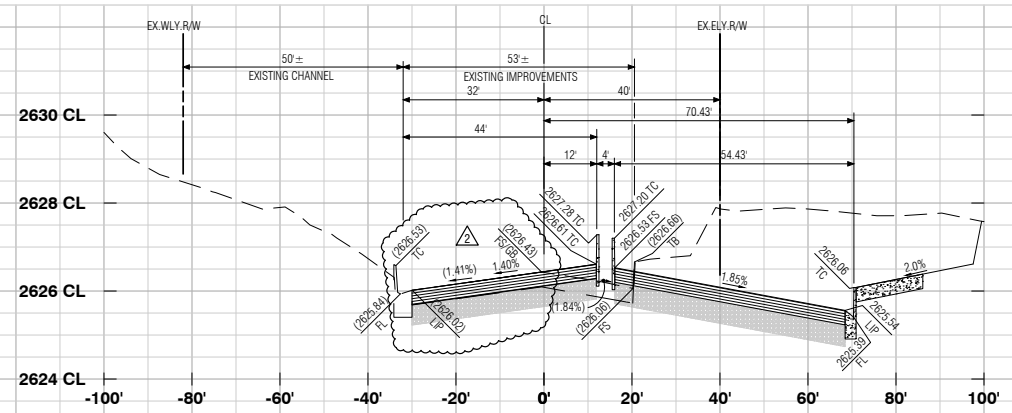
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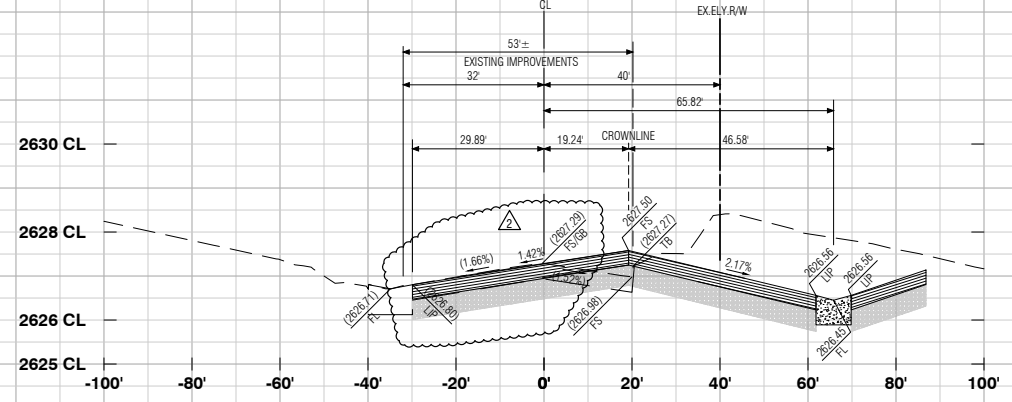
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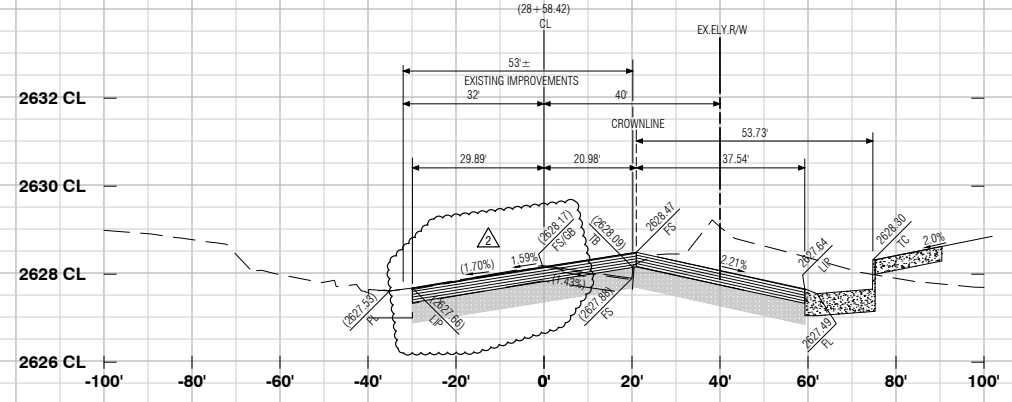
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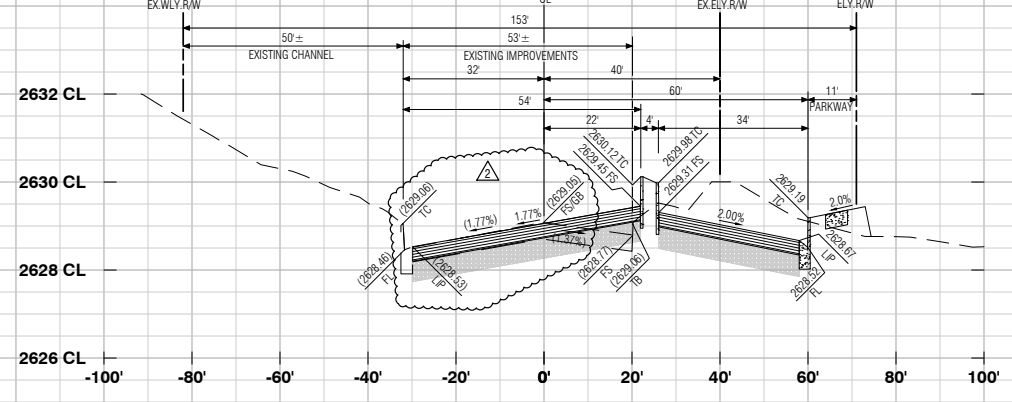
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28+50.00



29+00.00

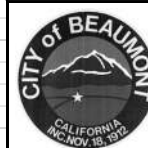


29+50.00

AS-BUILT

RECORD DRAWINGS
Information Obtained from
City's Records _____
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT
By [Signature] Date 3-1-2021
EDWARD J. LENTH R.C.E. 052496

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



REVIEWED BY: _____ DATE _____
RECOMMENDED FOR APPROVAL BY: _____ DATE _____
APPROVED BY: _____ DATE _____
CITY ENGINEER
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

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REVISIONS	
NO.	DATE

PLANS PREPARED BY:
MDS CONSULTING
MORSE 17320 Redhill Avenue
Suite 350 Irvine, CA 92614
SCHULTZ Voice: 949-251-8821
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
[Signature]
EDWARD J. LENTH R.C.E. #052496 Exp. 12-31-22
DATE 3-1-2021



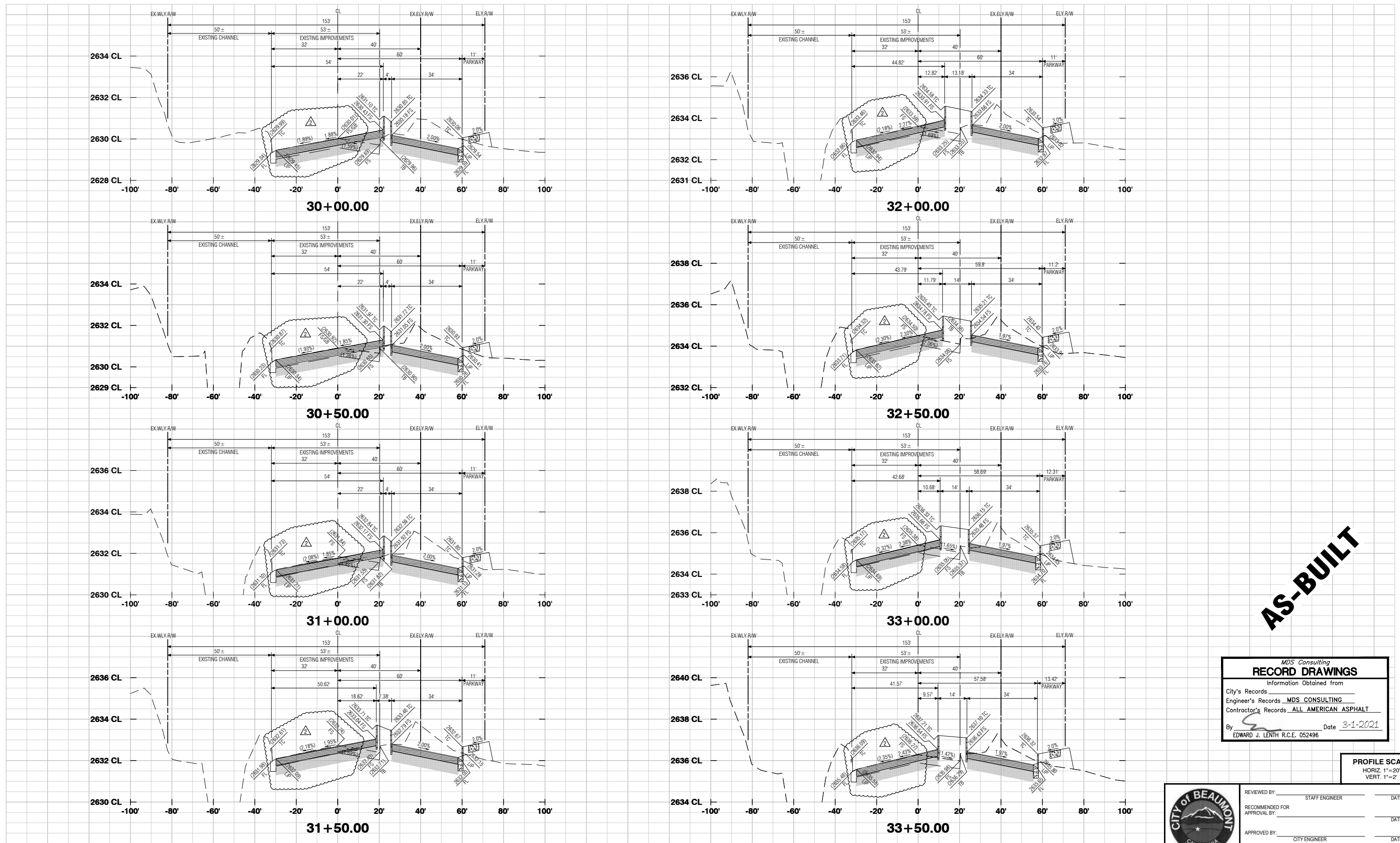
CITY OF BANNING
RECOMMENDED FOR APPROVAL BY: _____ DATE _____
KEVIN D. SIK R.C.E. #71299 Exp. 12/31/21
SENIOR CIVIL ENGINEER
APPROVED BY: _____ DATE _____
ARTURO VELA R.C.E. #75696 Exp. 6/30/22
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 26+00 - 29+50

W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET 16 OF 27

MDS Proj. Date: 1/8/2021 ENGINEER: EJM/37298-1/Sheet/052496 MDS File: 04/04/37298-1/ST0115-27.XD (Highland).dgn
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Last Edit: 01/27/2021 11:26:15 AM By: Station/05 Plot Date: 03/01/2021 10:16:38 AM By: jst0115

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



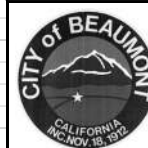
AS-BUILT

MDS Consulting
RECORD DRAWINGS

Information Obtained from
City's Records _____
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT

By Edward J. Lenth Date 3-1-2021
EDWARD J. LENTH R.C.E. 052496

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



REVIEWED BY:	STAFF ENGINEER	DATE
RECOMMENDED FOR APPROVAL BY:		DATE
APPROVED BY:	CITY ENGINEER	DATE
CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION		

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REVISIONS	
AS-BUILT PLAN	
REVISED PAVEMENT SECTIONS	
MARK	APPR DATE

PLANS PREPARED BY:

MDS CONSULTING

MORSE 17320 Redhill Avenue
Suite 350
Irvine, CA 92614
SCHULTZ Voice: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

Edward J. Lenth

EDWARD J. LENTH RCE# 052496 EXP. 12-31-22 DATE 3-1-2021



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

KEVIN D. SHEL RCE #71299 EXP. 12/31/21 DATE _____
SENIOR CIVIL ENGINEER

APPROVED BY:

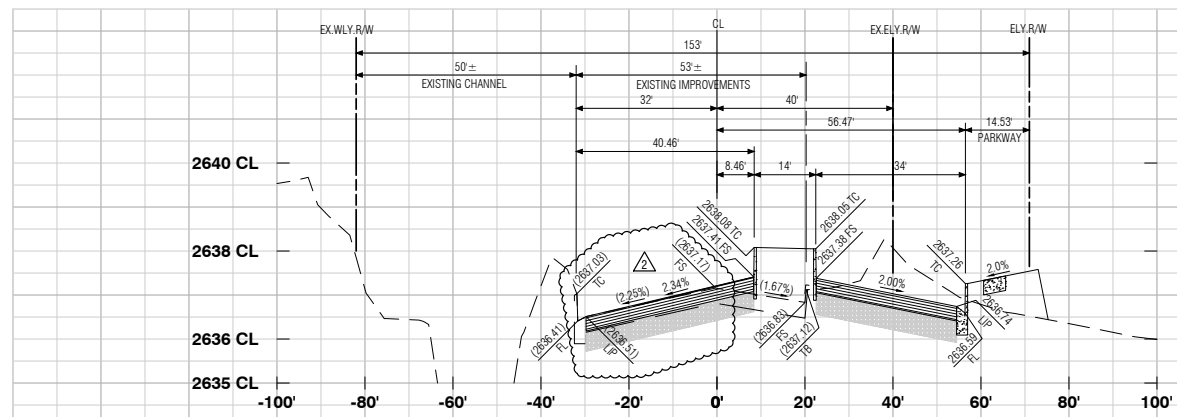
ARTURO VELA RCE #75696 EXP. 6/30/22 DATE _____
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 30+00 - 33+50

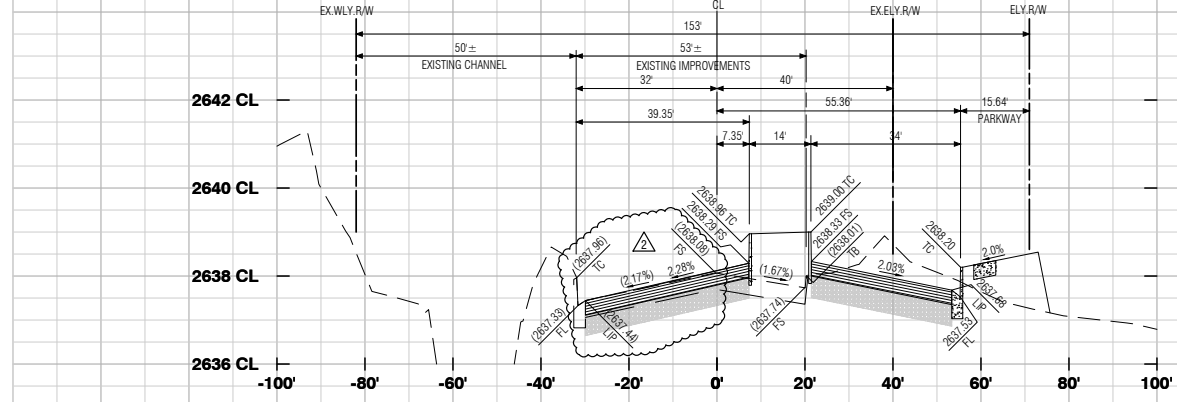
W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET **17** OF **27**

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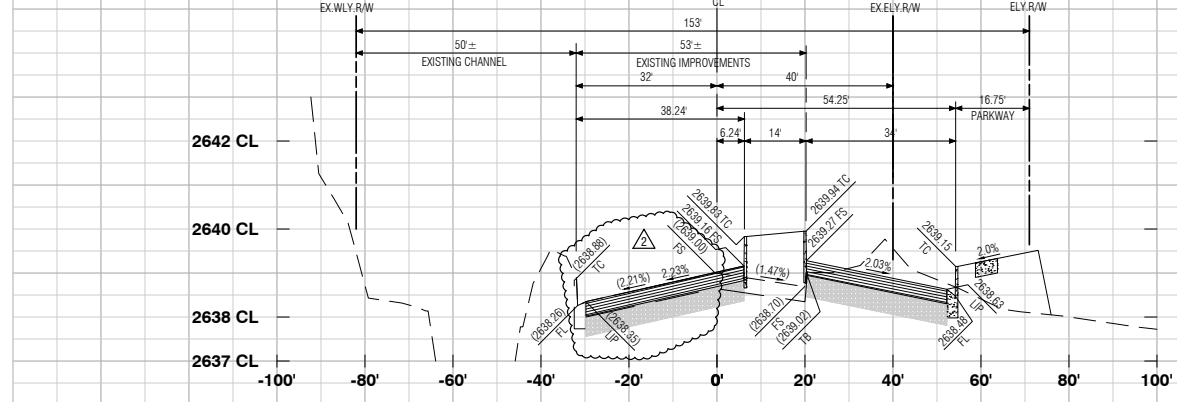
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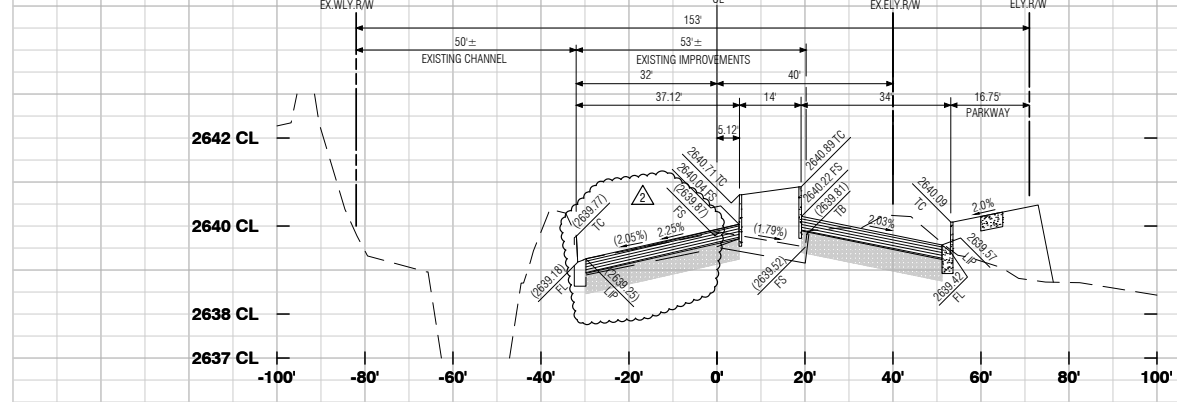
34+00.00



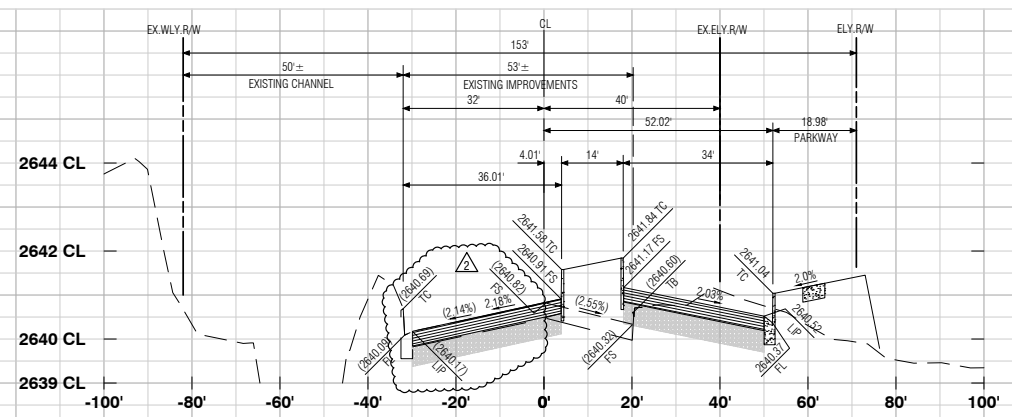
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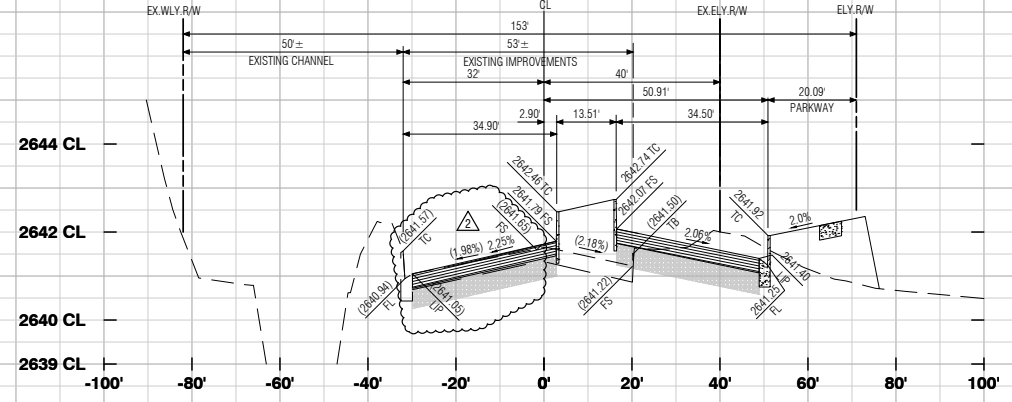
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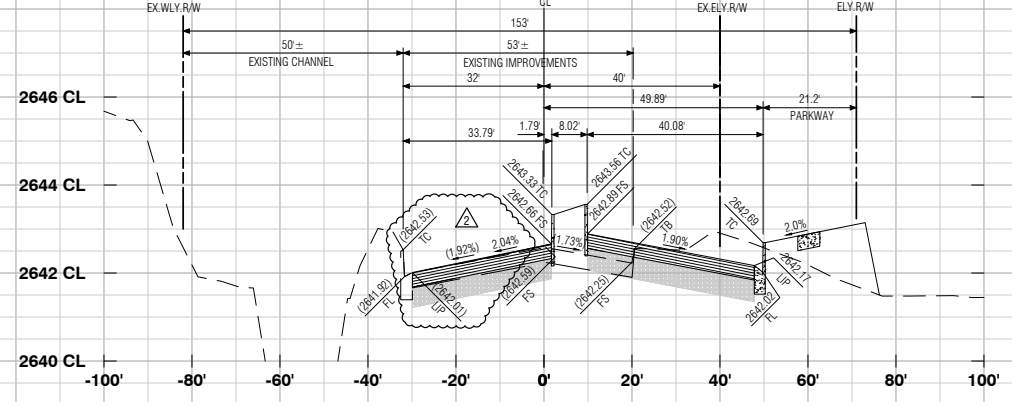
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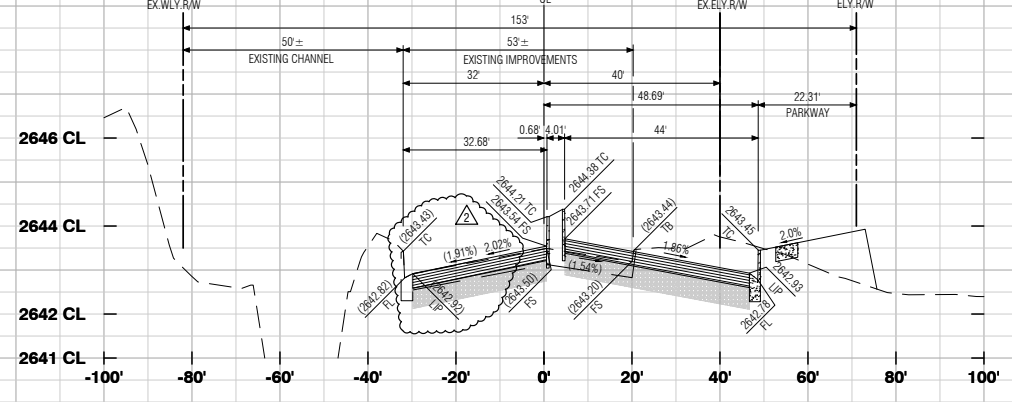
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36+50.00



37+00.00



37+50.00

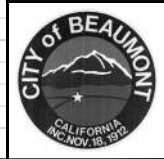
AS-BUILT

MDS Consulting
RECORD DRAWINGS

Information Obtained from
City's Records _____
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT

By Edward J. Lentz Date 3-1-2021
EDWARD J. LENTZ R.C.E. 052496

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



REVIEWED BY: _____ DATE _____
STAFF ENGINEER
RECOMMENDED FOR APPROVAL BY: _____ DATE _____
APPROVED BY: _____ DATE _____
CITY ENGINEER
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

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REVISIONS	
NO.	DATE

PLANS PREPARED BY:

MDS CONSULTING MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 Voice: 949-251-8821 SCHULTZ

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

Edward J. Lentz DATE 3-1-2021
RCE# 052496 EXP. 12-31-22



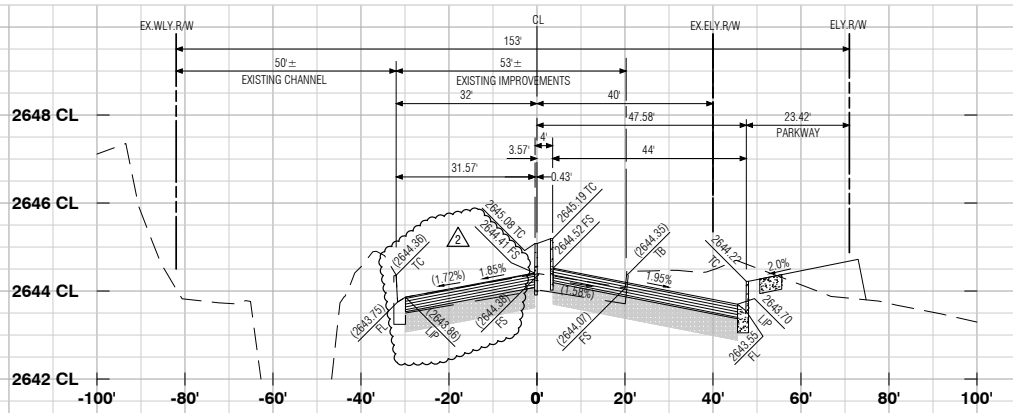
CITY OF BANNING

RECOMMENDED FOR APPROVAL BY: _____ DATE _____
KEVIN D. SHEL RCE #71299 EXP. 12/31/21 SENIOR CIVIL ENGINEER
APPROVED BY: _____ DATE _____
ARTURO VELA RCE #75696 EXP. 6/30/22 PUBLIC WORKS DIRECTOR/CITY ENGINEER

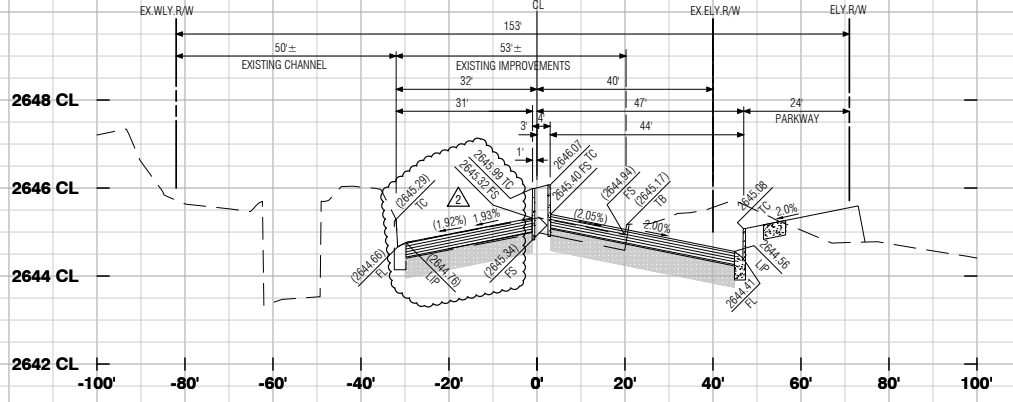
OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 34+00 - 37+50

W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET **18** OF **27**

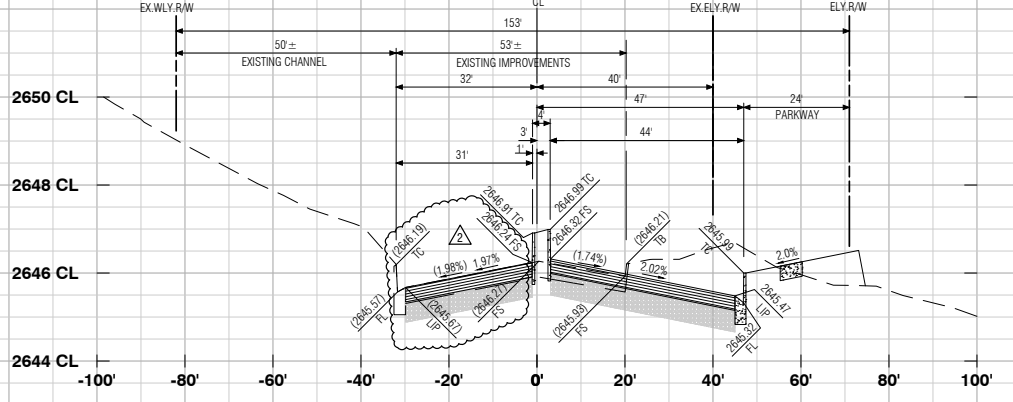
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Created: 01/27/2021 11:16:37 AM Author: _____ Plot Scale: 0.388663 Dwg Scale: _____
Last Edit: 01/27/2021 11:26:15 AM By: Station/05 Plot Date: 03/01/2021 10:19:08 AM By: jst01105



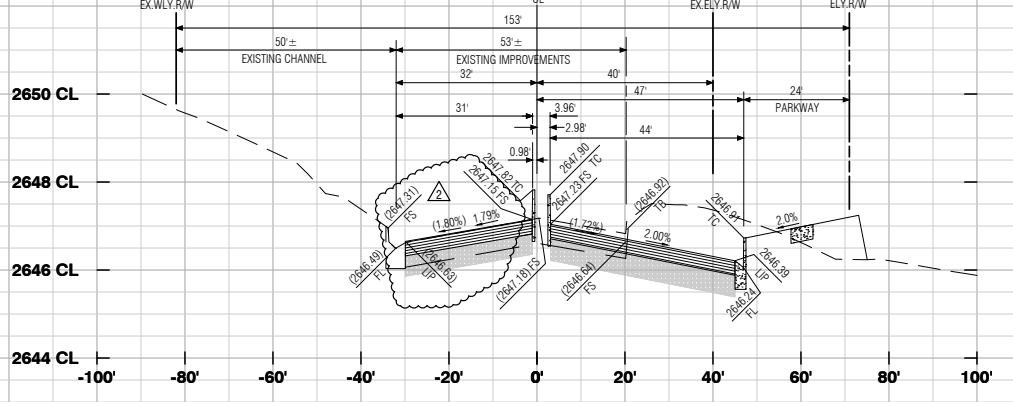
38+00.00



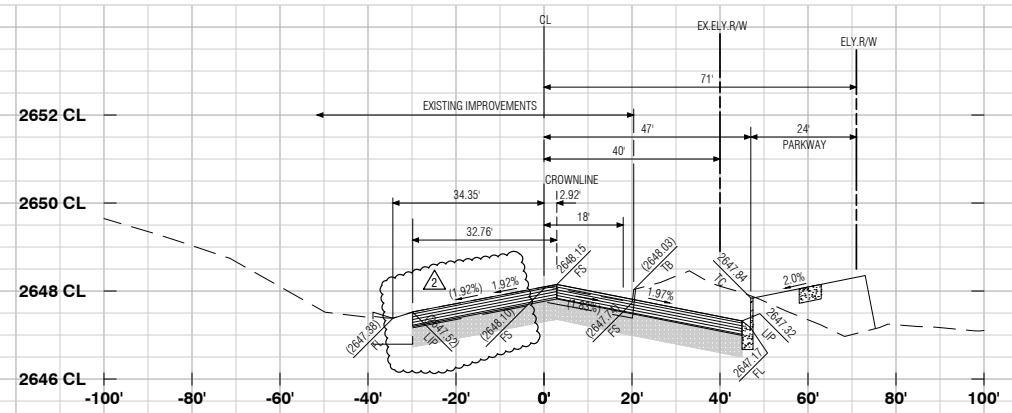
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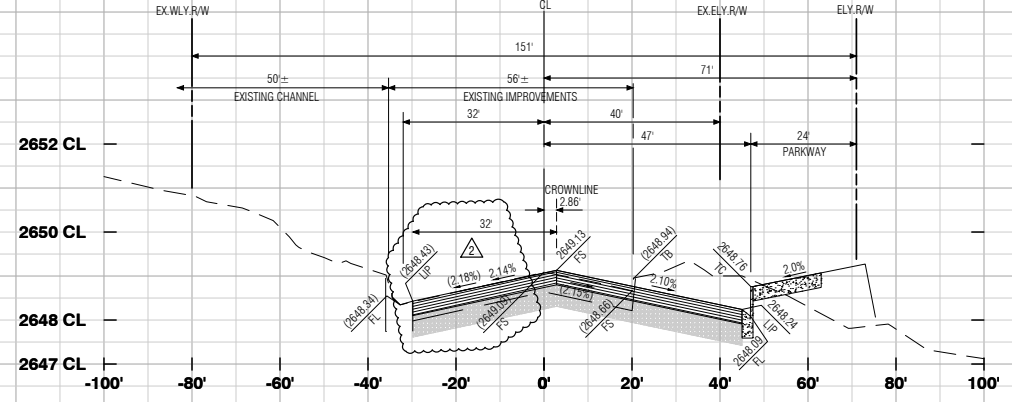
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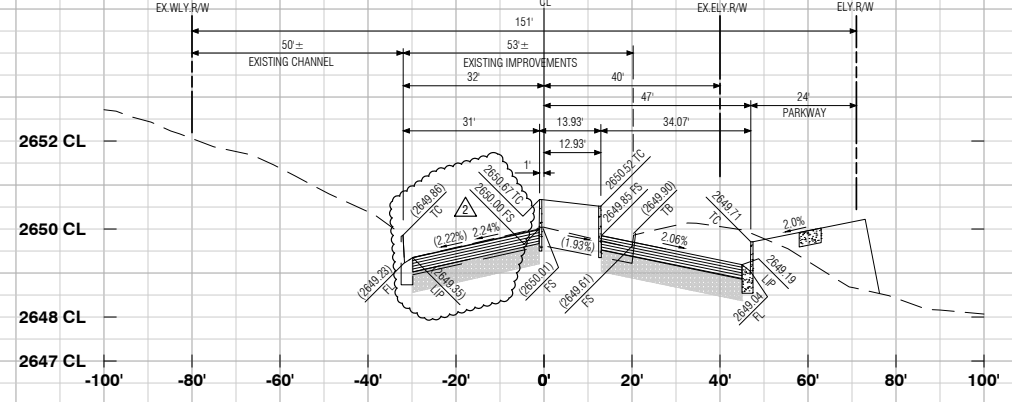
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(39+59.98)



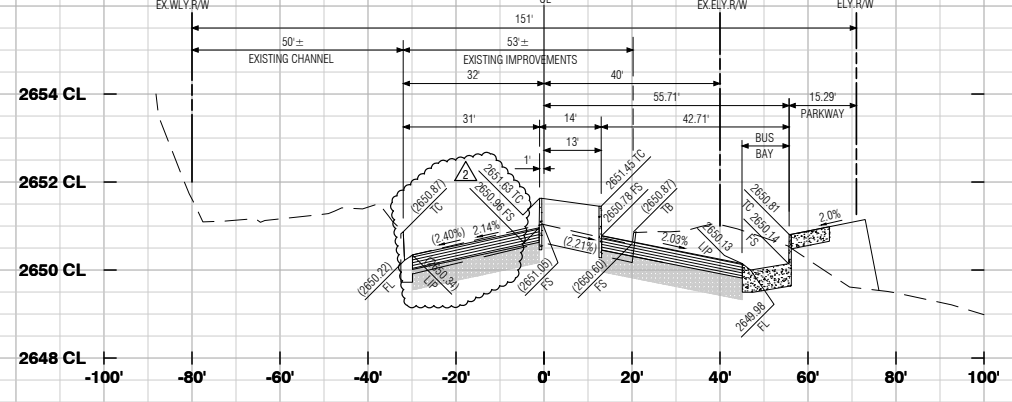
40+00.00



40+50.00



41+00.00



41+50.00

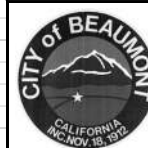
AS-BUILT

MDS Consulting
RECORD DRAWINGS

Information Obtained from
City's Records _____
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT

By Edward J. Lenth Date 3-1-2021
EDWARD J. LENTH R.C.E. 052496

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



REVIEWED BY:	STAFF ENGINEER	DATE
RECOMMENDED FOR APPROVAL BY:		DATE
APPROVED BY:	CITY ENGINEER	DATE

CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

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Call 811
OR
1-800-422-4133

REVISIONS	
NO.	DATE

PLANS PREPARED BY:

MDS CONSULTING
MORSE 17320 Redhill Avenue
Suite 350 Irvine, CA 92614
SCHULTZ Voice: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

Edward J. Lenth DATE 3-1-2021
EDWARD J. LENTH R.C.E.# 052496 EXP. 12-31-22



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

KEVIN D. SNI, R.C.E. #71299 EXP. 12/31/21 DATE _____
SENIOR CIVIL ENGINEER

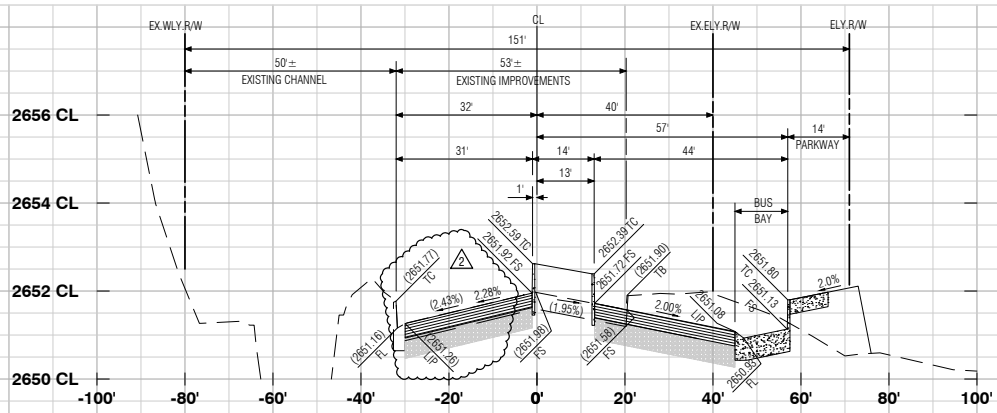
APPROVED BY:

ARTURO VELA, R.C.E. #75696 EXP. 6/30/22 DATE _____
PUBLIC WORKS DIRECTOR/CITY ENGINEER

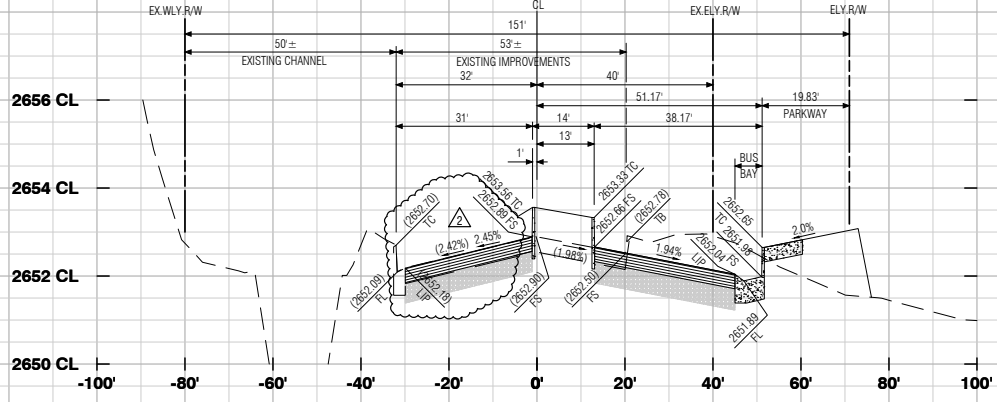
OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 38+00 - 41+50

W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET 19 of 27

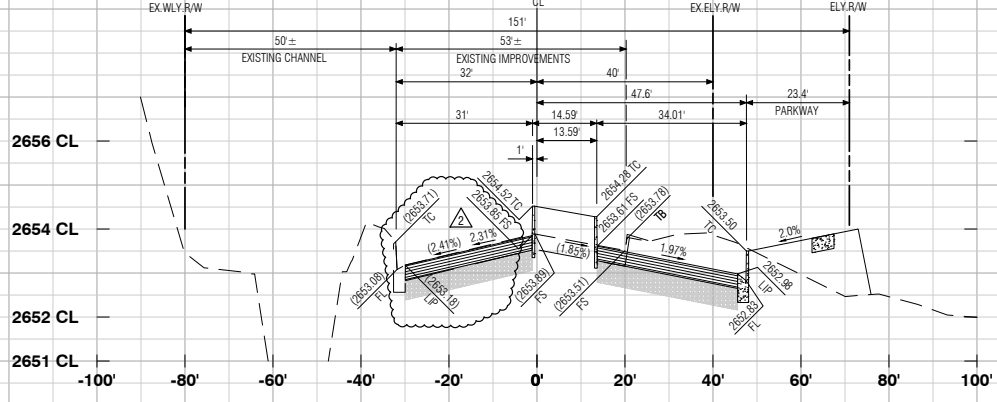
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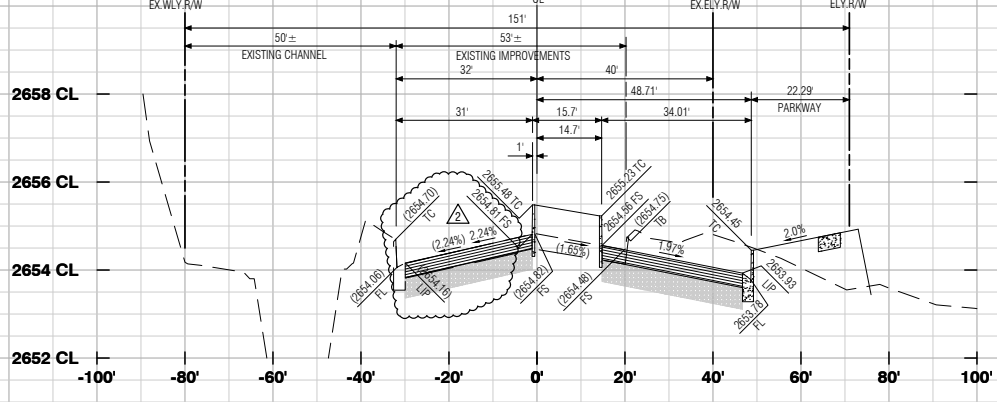
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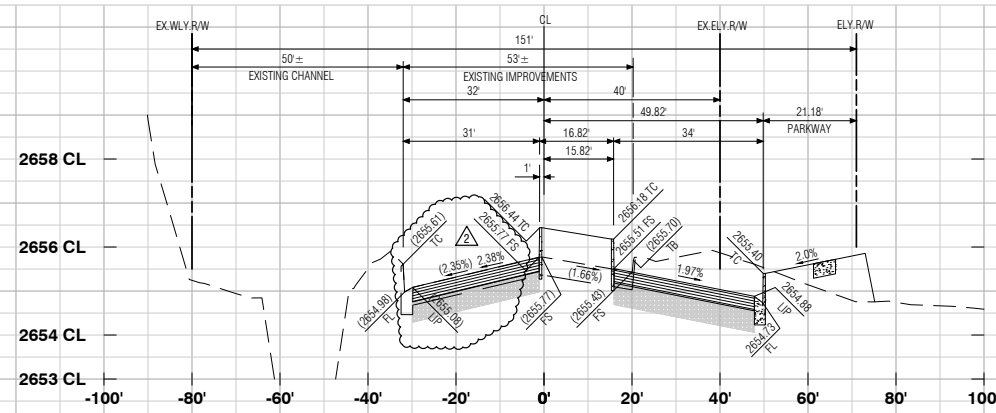
42+50.00



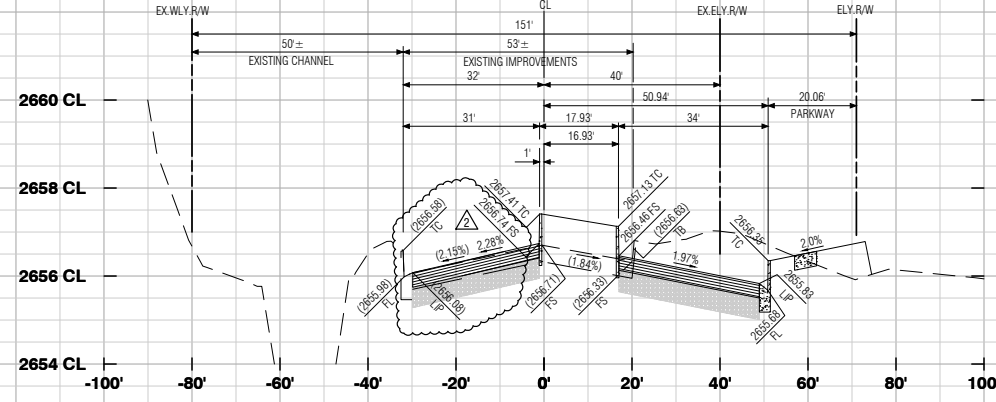
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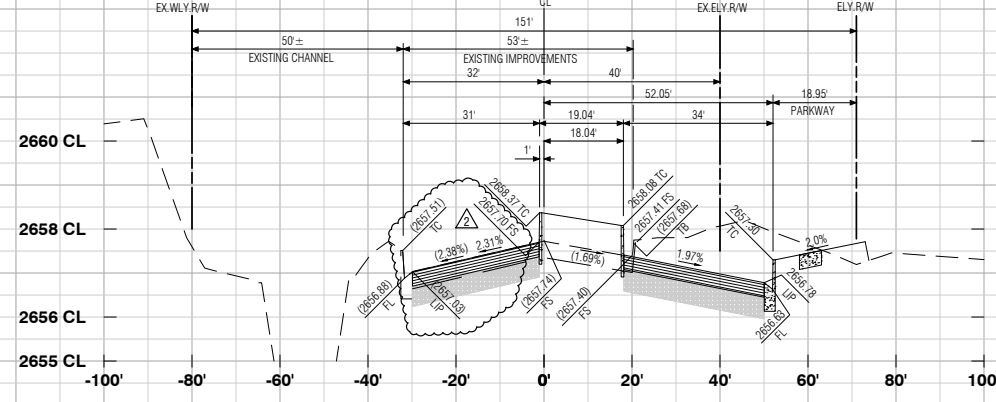
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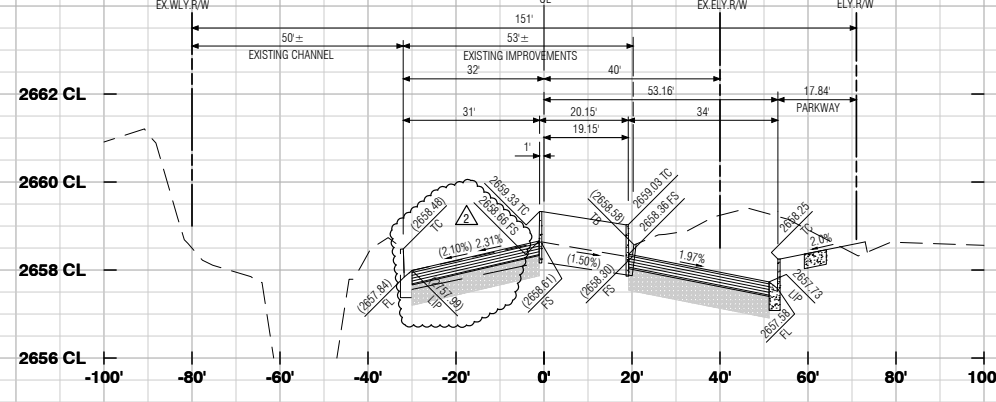
44+00.00



44+50.00



45+00.00

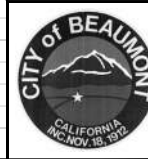


45+50.00

AS-BUILT

MDS Consulting
RECORD DRAWINGS
Information Obtained from
City's Records _____
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT
By Edward J. Lenth Date 3-1-2021
EDWARD J. LENTH R.C.E. 052496

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



REVIEWED BY: _____ DATE _____
RECOMMENDED FOR APPROVAL BY: _____ DATE _____
APPROVED BY: _____ DATE _____
CITY ENGINEER
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION



REVISIONS	
NO.	DATE

PLANS PREPARED BY:
MDS CONSULTING
MORSE 17320 Redhill Avenue
Suite 350 Irvine, CA 92614
SCHULTZ Voice: 949-251-8821
PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
Edward J. Lenth
EDWARD J. LENTH R.C.E. 052496 EXP. 12-31-22
DATE 3-1-2021



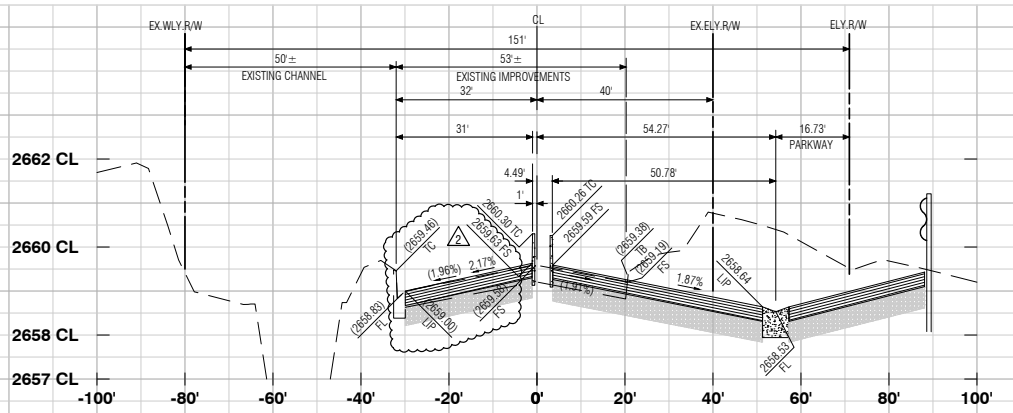
CITY OF BANNING
RECOMMENDED FOR APPROVAL BY: _____ DATE _____
KEVIN D. SIK R.C.E. #71299 EXP. 12/31/21
SENIOR CIVIL ENGINEER
APPROVED BY: _____ DATE _____
ARTURO VELA R.C.E. #75696 EXP. 6/30/22
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 42+00 - 45+50

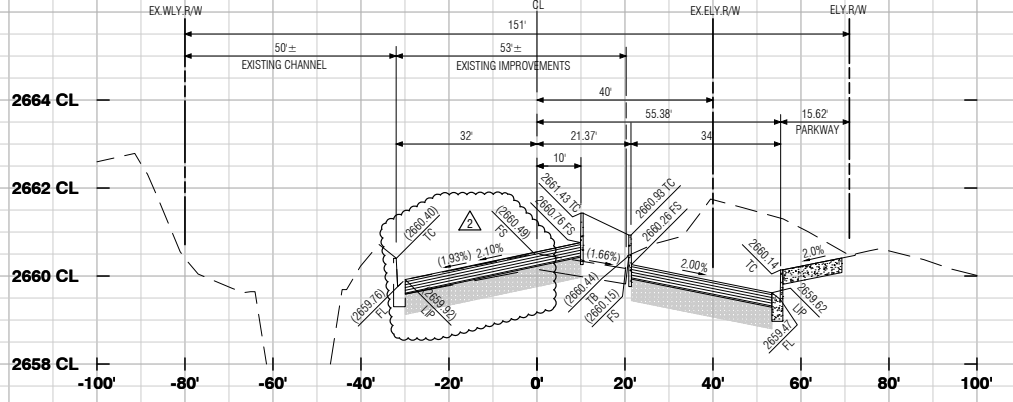
W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET **20** OF **27**

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Last Edit: 01/27/2021 11:26:15 AM By: Station105 Plot Date: 03/01/2021 10:20:26 AM By: station105

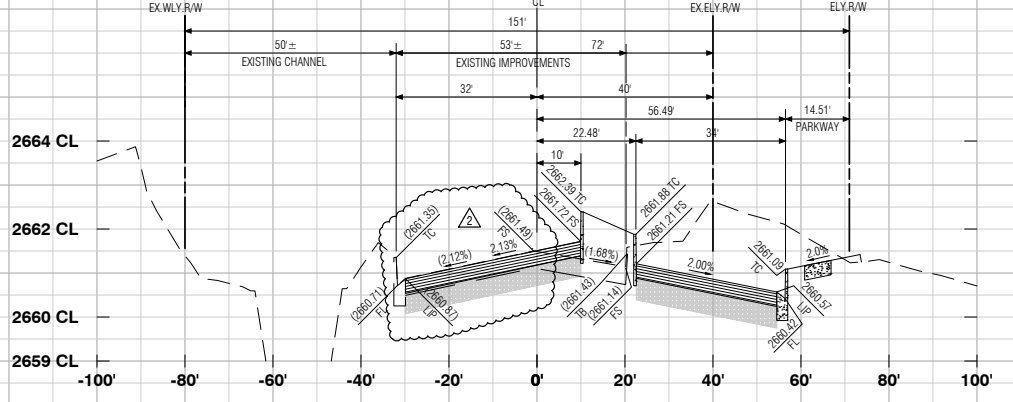
TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



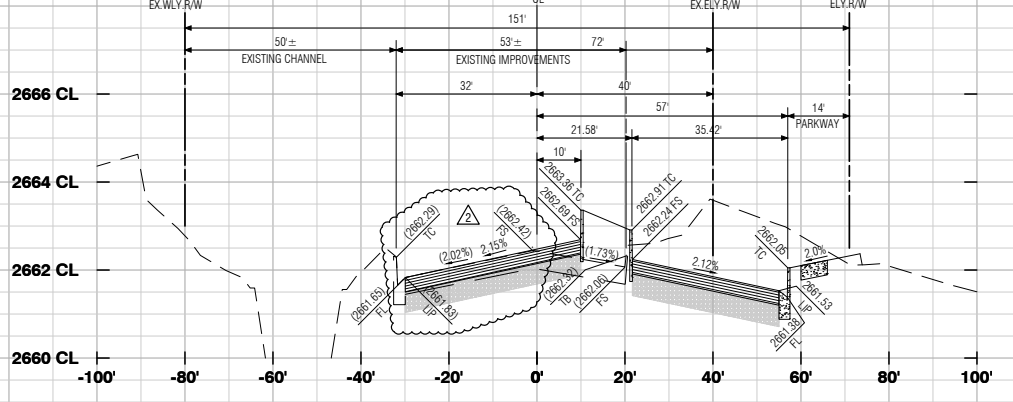
46+00.00



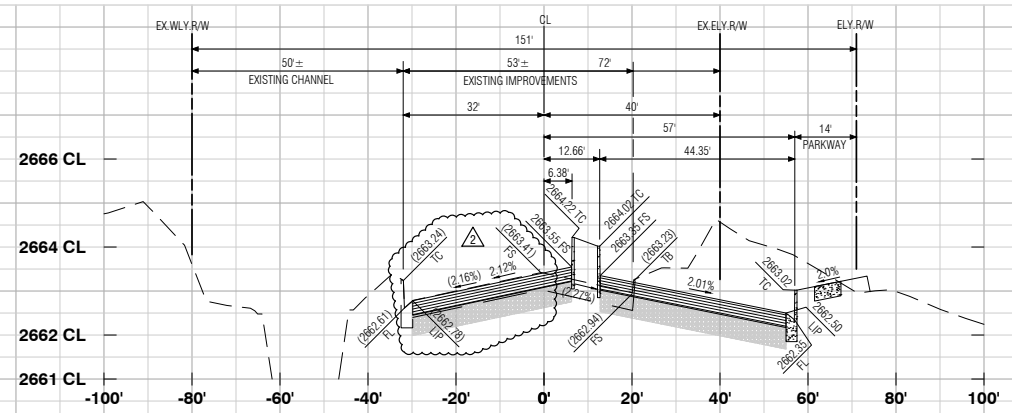
46+50.00



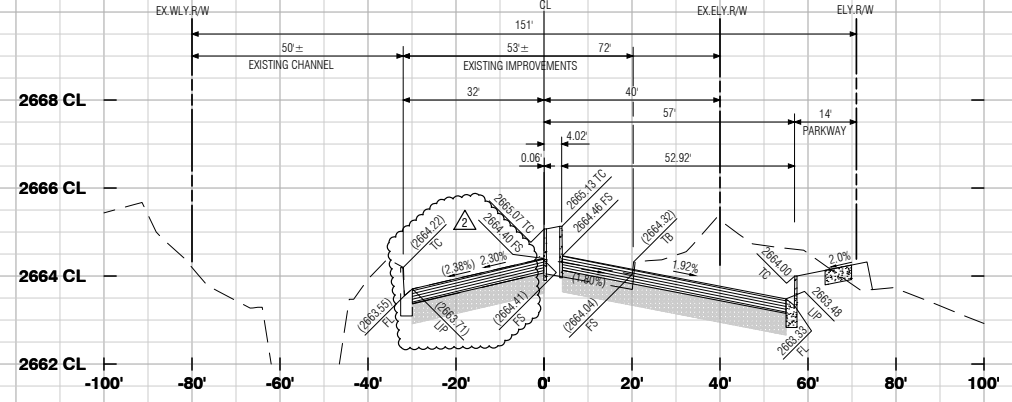
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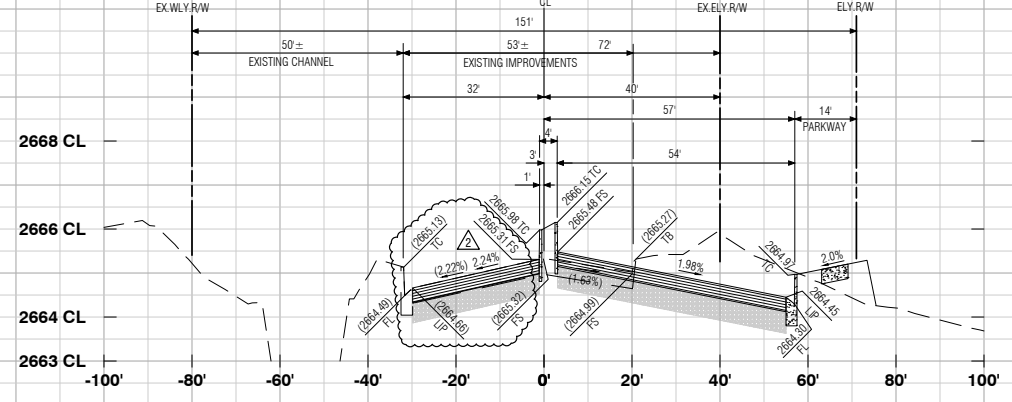
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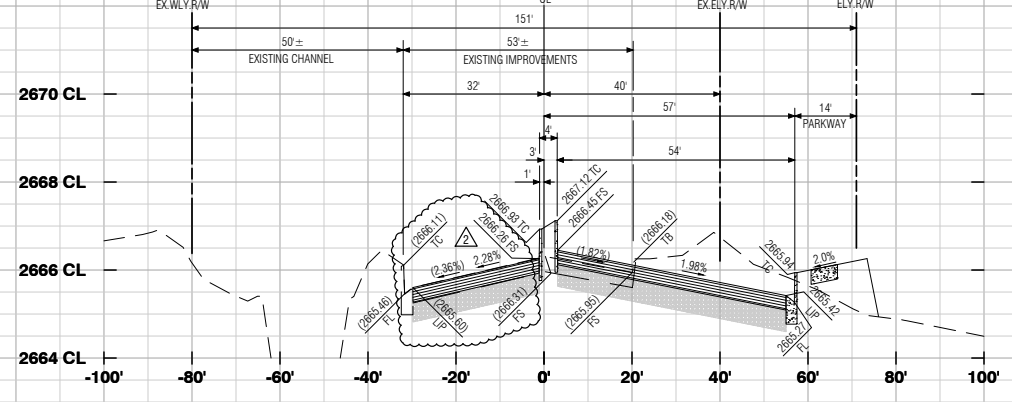
48+00.00



48+50.00



49+00.00



49+50.00

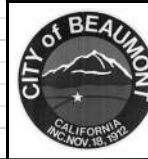
AS-BUILT

MDS Consulting
RECORD DRAWINGS

Information Obtained from
City's Records _____
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT

By Edward J. Lentz Date 3-1-2021
EDWARD J. LENTZ R.C.E. 052496

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



REVIEWED BY: _____ DATE _____
RECOMMENDED FOR APPROVAL BY: _____ DATE _____
APPROVED BY: _____ DATE _____
CITY ENGINEER
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

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OR
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NO.	DATE

PLANS PREPARED BY:

MDS CONSULTING MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 Voice: 949-251-8821 SCHULTZ

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

Edward J. Lentz DATE 3-1-2021
EDWARD J. LENTZ R.C.E.# 052496 Exp. 12-31-22



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY: _____ DATE _____
KEVIN D. SNI, R.C.E. #71299 Exp. 12-31-21 SENIOR CIVIL ENGINEER

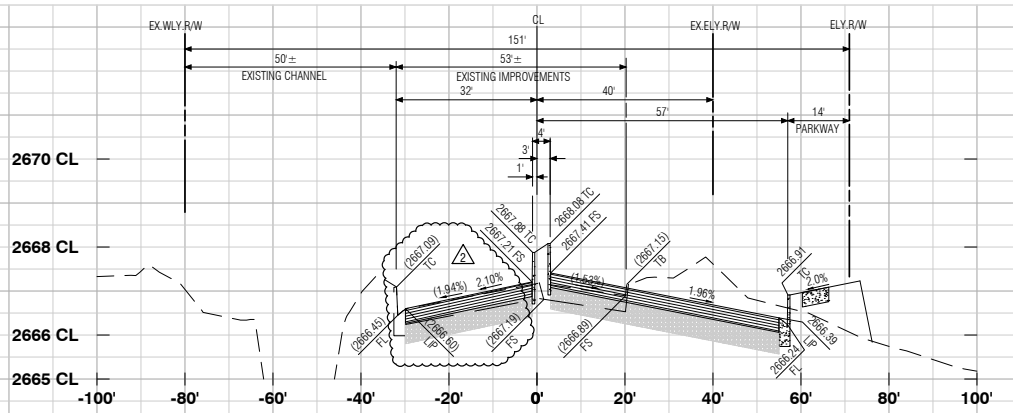
APPROVED BY: _____ DATE _____
ARTURO VELA, R.C.E. #75696 Exp. 6/30/22 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 46+00 - 49+50

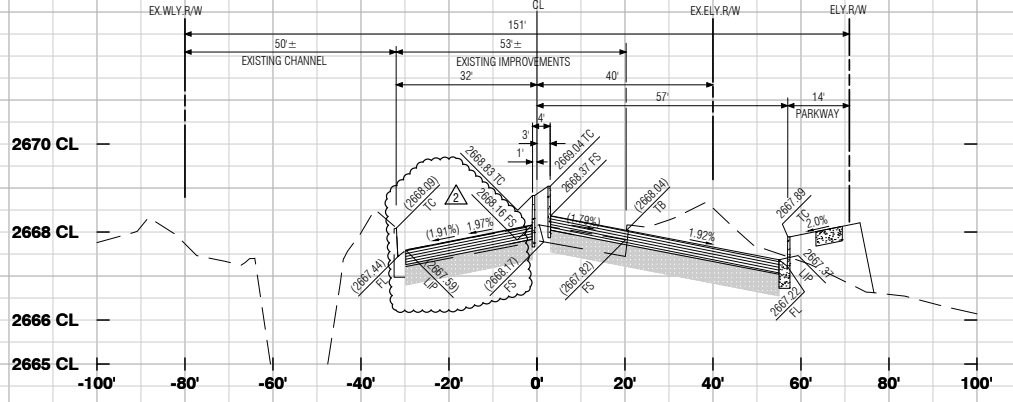
W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET 21 of 27

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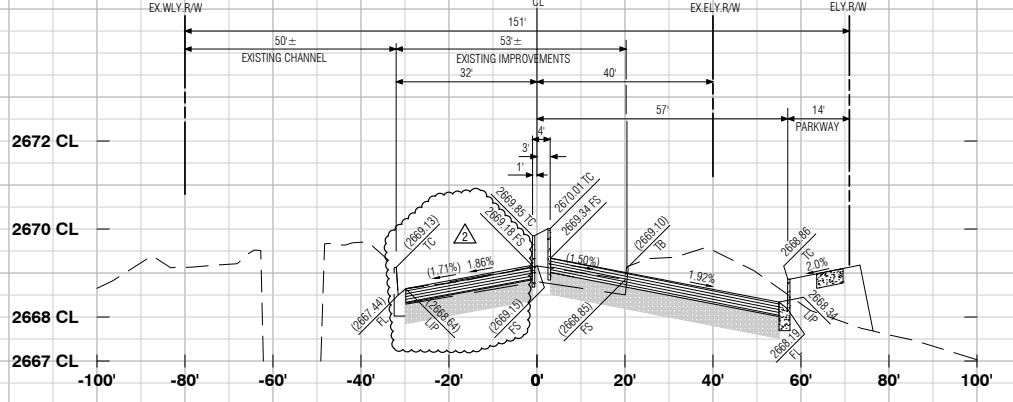
TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



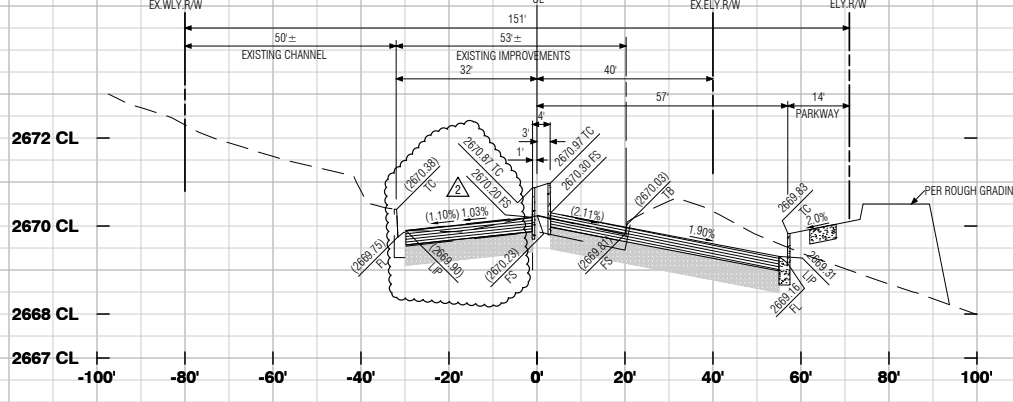
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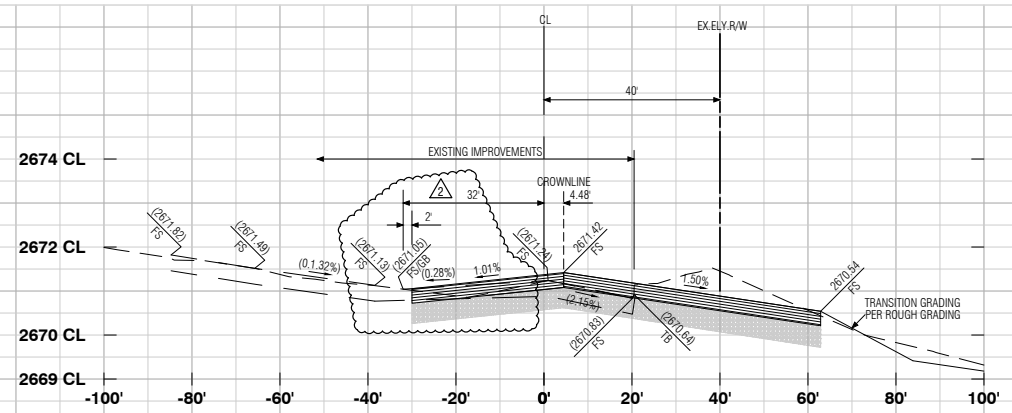
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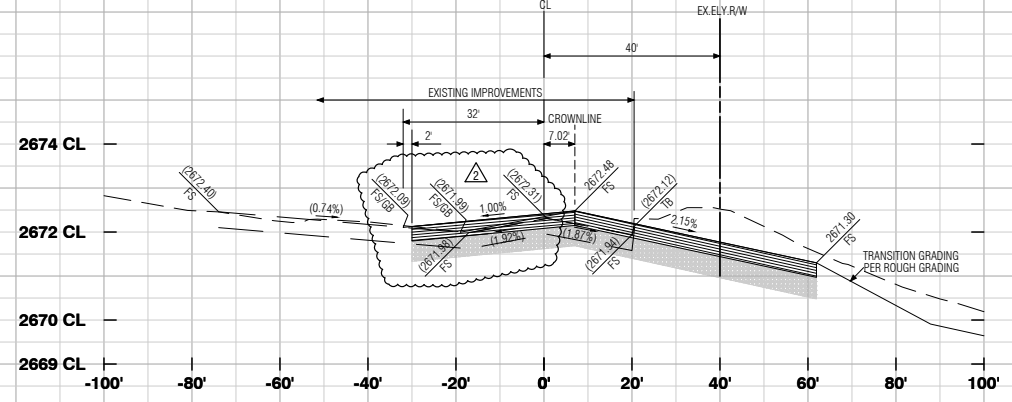
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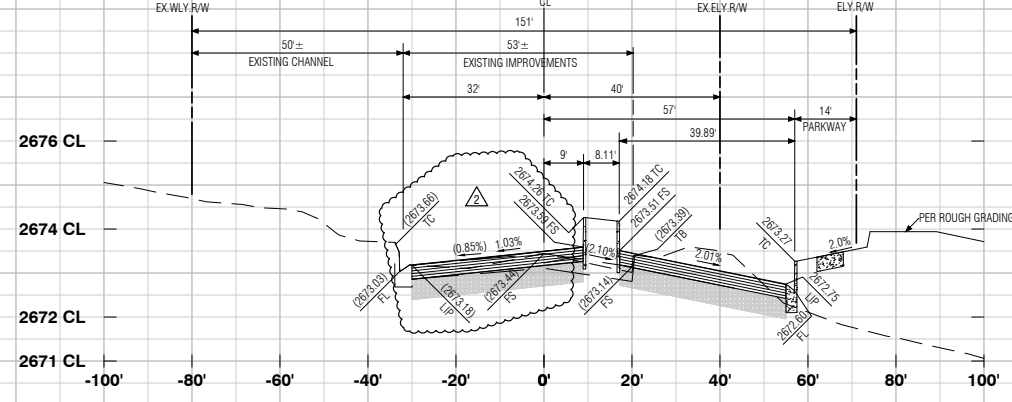
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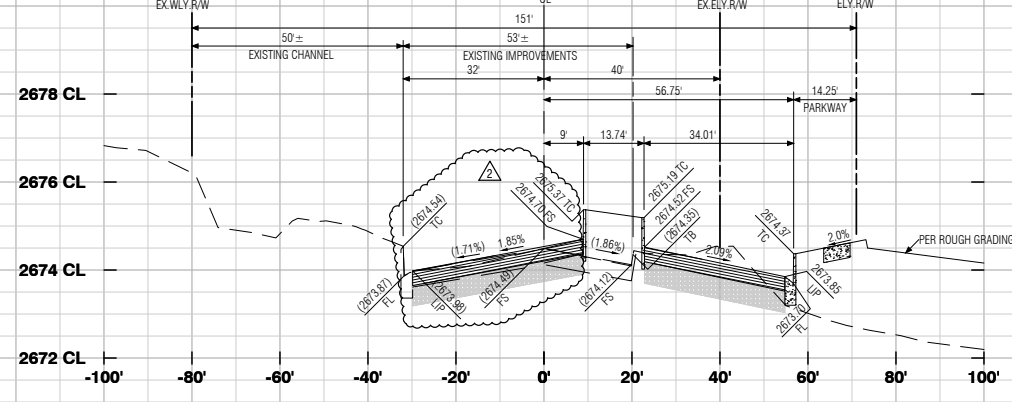
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52+50.00



53+00.00



53+50.00

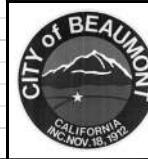
AS-BUILT

MDS Consulting
RECORD DRAWINGS

Information Obtained from
 City's Records _____
 Engineer's Records MDS CONSULTING
 Contractor's Records ALL AMERICAN ASPHALT

By Edward J. Lentz Date 3-1-2021
 EDWARD J. LENTZ R.C.E. 052496

PROFILE SCALE
 HORIZ. 1"=20'
 VERT. 1"=2'



REVIEWED BY: _____ DATE _____
 STAFF ENGINEER
 RECOMMENDED FOR APPROVAL BY: _____ DATE _____
 APPROVED BY: _____ DATE _____
 CITY ENGINEER
 CITY OF BEAUMONT
 PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION



REVISIONS

NO.	DATE	DESCRIPTION

PLANS PREPARED BY:
MDS CONSULTING
 MORSE 17320 Redhill Avenue
 SUITE 350 Irvine, CA 92614
 SCHULTZ Voice: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:
Edward J. Lentz
 EDWARD J. LENTZ R.C.E. #052496 EXP. 12-31-22 DATE 3-1-2021



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY: _____ DATE _____
 KEVIN D. SNL R.C.E. #71299 EXP. 12/31/21
 SENIOR CIVIL ENGINEER

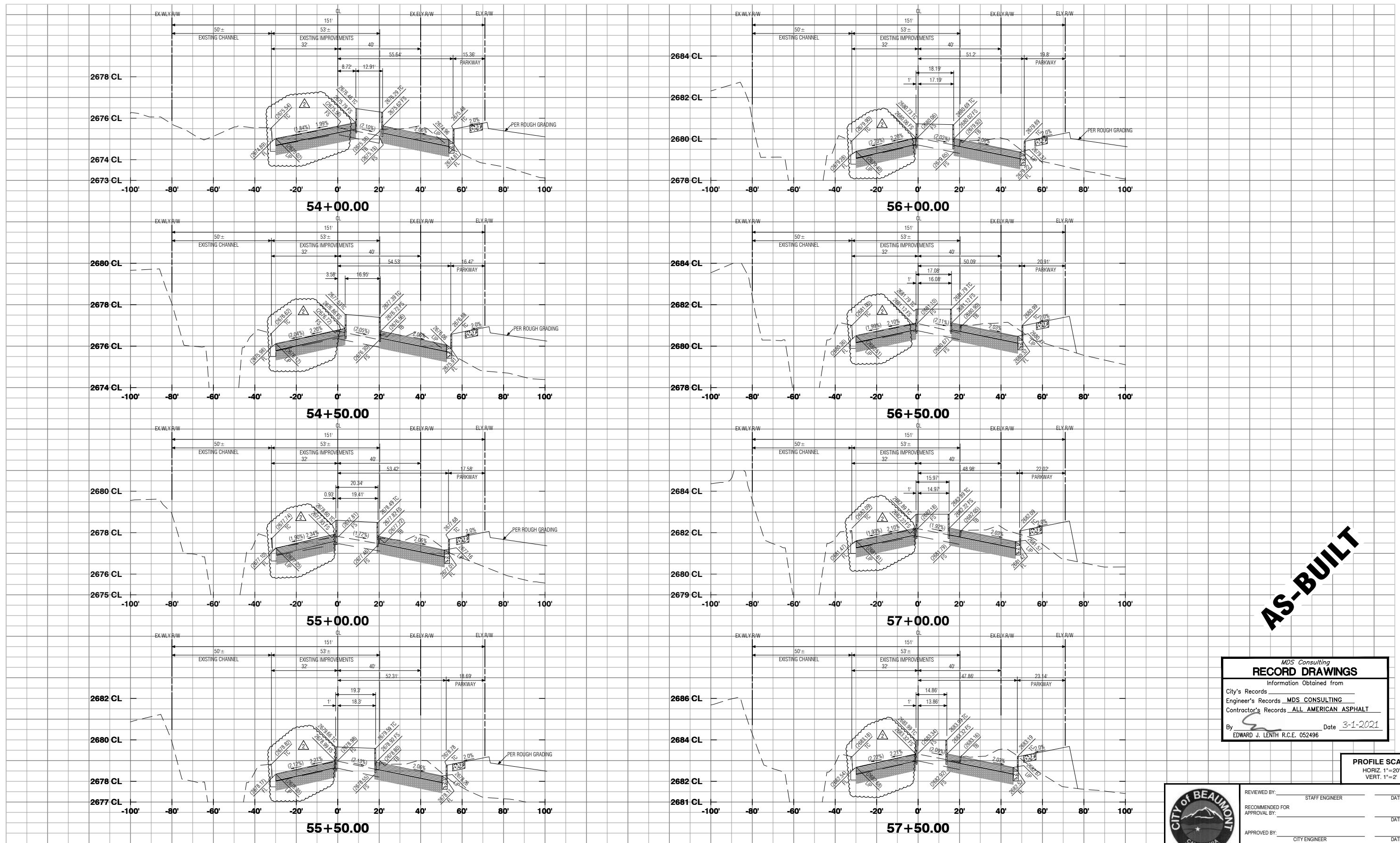
APPROVED BY: _____ DATE _____
 ARTURO VELA R.C.E. #75696 EXP. 6/30/22
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 50+00 - 53+50

W.D. No. _____
 CIP No. _____
 PROJECT No. **3291**
 SHEET **22** OF **27**

MDS Proj. Date: 1/29/2021 ENGINEERING/Plan/37298-1/Sheet/022.dwg MDS File: 04/04/37298-1/ST0115-27.XS (Highland).dwg
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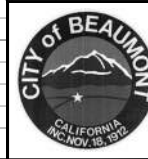
TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



AS-BUILT

RECORD DRAWINGS
 Information Obtained from
 City's Records _____
 Engineer's Records MDS CONSULTING
 Contractor's Records ALL AMERICAN ASPHALT
 By Edward J. Lentz Date 3-1-2021
 EDWARD J. LENTZ R.C.E. 052496

PROFILE SCALE
 HORIZ. 1"=20'
 VERT. 1"=2'



REVIEWED BY: _____ DATE _____
 STAFF ENGINEER
 RECOMMENDED FOR APPROVAL BY: _____ DATE _____
 APPROVED BY: _____ DATE _____
 CITY ENGINEER
 CITY OF BEAUMONT
 PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

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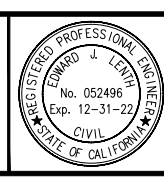
 1-800-422-4133

REVISIONS	
NO.	DATE

PLANS PREPARED BY:
MDS CONSULTING
 MORSE 17320 Redhill Avenue
 Suite 350
 Irvine, CA 92614
 SCHULTZ Voice: 949-251-8821
 PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

 EDWARD J. LENTZ
 RCE# 052496 Exp. 12-31-22
 DATE 3-1-2021



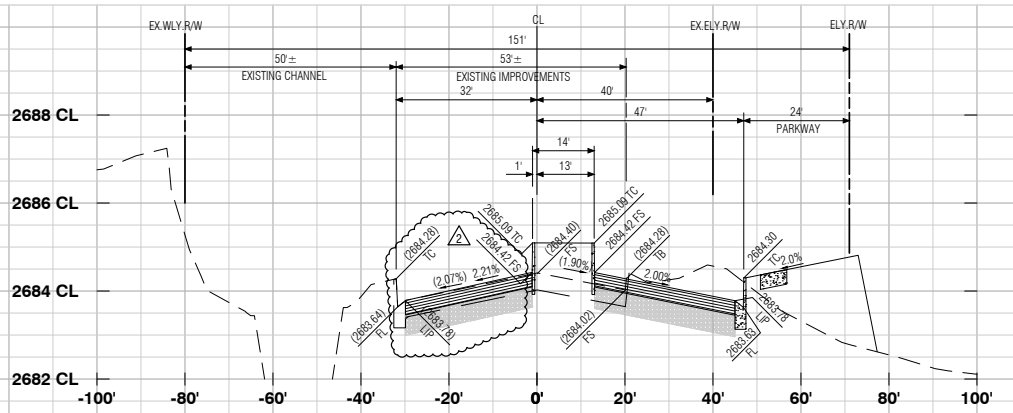
CITY OF BANNING
 RECOMMENDED FOR APPROVAL BY: _____ DATE _____
 KEVIN D. SHEL RCE #71299 Exp. 12-31-21
 SENIOR CIVIL ENGINEER
 APPROVED BY: _____ DATE _____
 ARTURO VELA, RCE #75696 Exp. 6/30/22
 PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 54+00 - 57+50

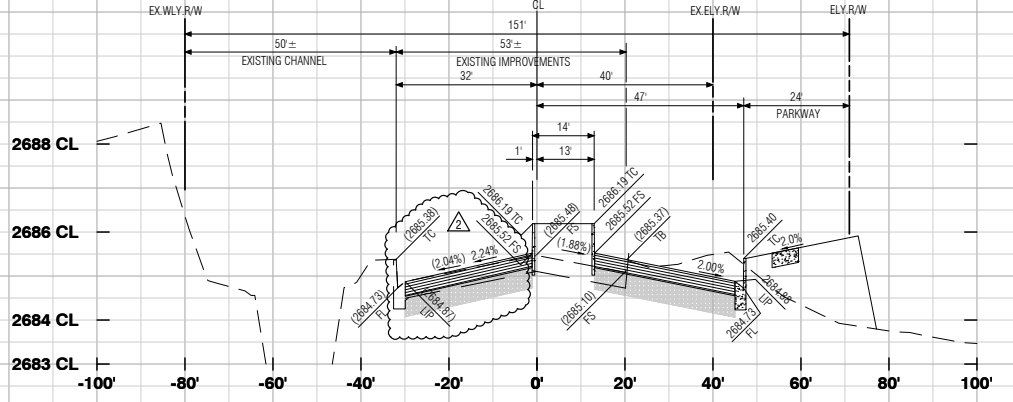
W.D. No. _____
 CIP No. _____
 PROJECT No. **3291**
SHEET 23 OF 27

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 Last Edit: 03/01/2021 11:26:15 AM By: Station/05 Plot Date: 03/01/2021 10:22:21 AM By: station/05

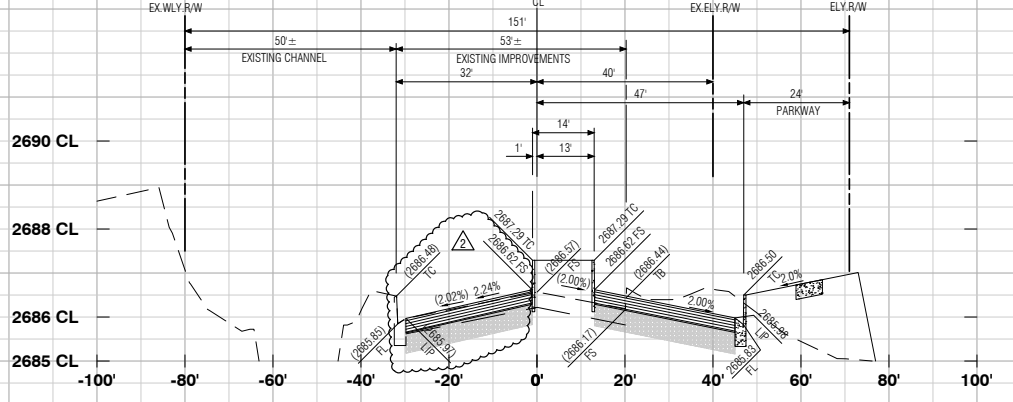
TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



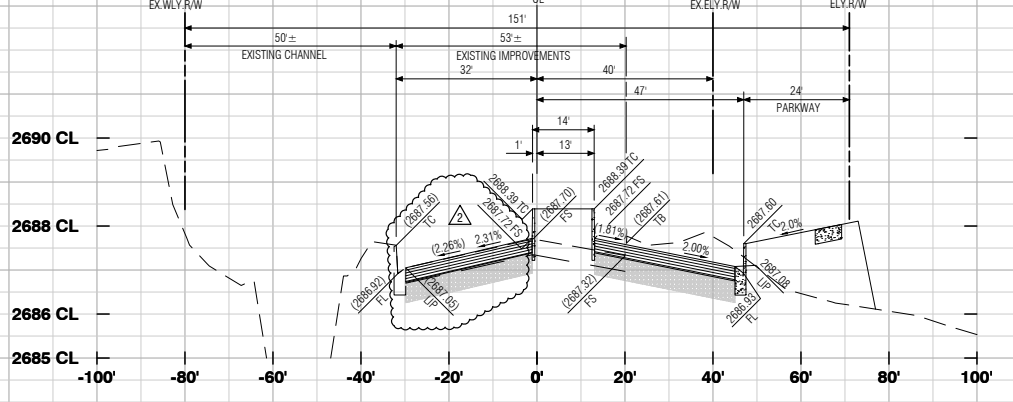
58+00.00



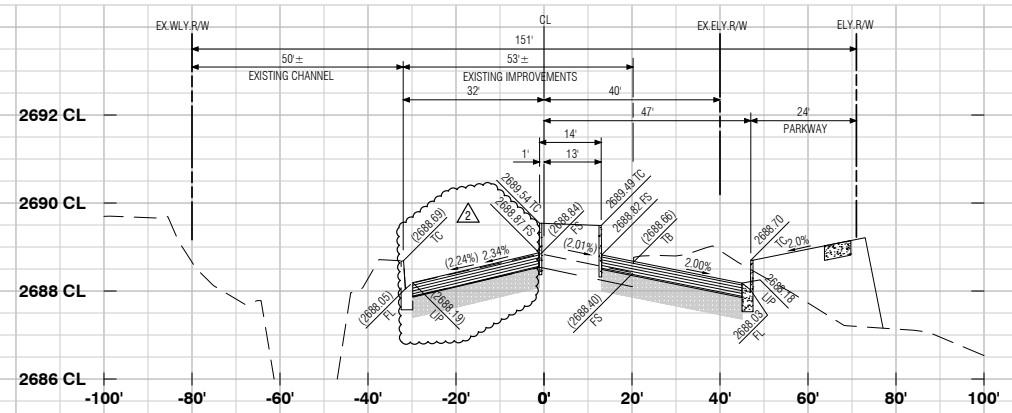
58+50.00



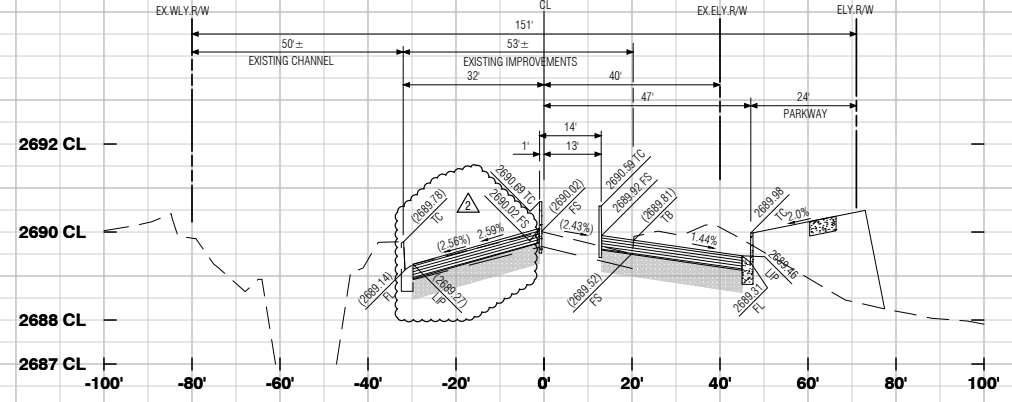
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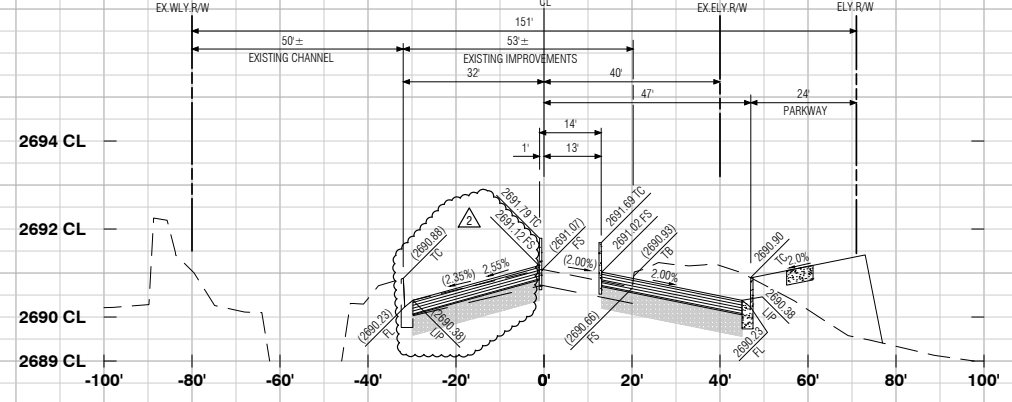
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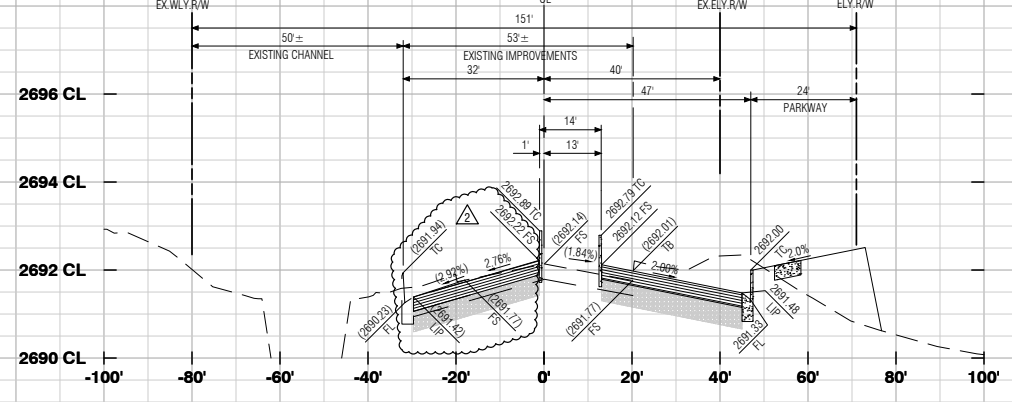
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60+50.00



61+00.00



61+50.00

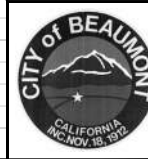
AS-BUILT

MDS Consulting
RECORD DRAWINGS

Information Obtained from
City's Records _____
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT

By Edward J. Lentz Date 3-1-2021
EDWARD J. LENTZ R.C.E. 052496

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



REVIEWED BY: _____ DATE _____
STAFF ENGINEER
RECOMMENDED FOR APPROVAL BY: _____ DATE _____
APPROVED BY: _____ DATE _____
CITY ENGINEER
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

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OR
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REVISIONS	
NO.	DATE

PLANS PREPARED BY:

MDS CONSULTING MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614
SCHULTZ Voice: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

Edward J. Lentz DATE 3-1-2021
EDWARD J. LENTZ R.C.E.# 052496 EXP. 12-31-22



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY: _____ DATE _____
KEVIN D. SIK R.C.E. #71299 EXP. 12/31/21
SENIOR CIVIL ENGINEER

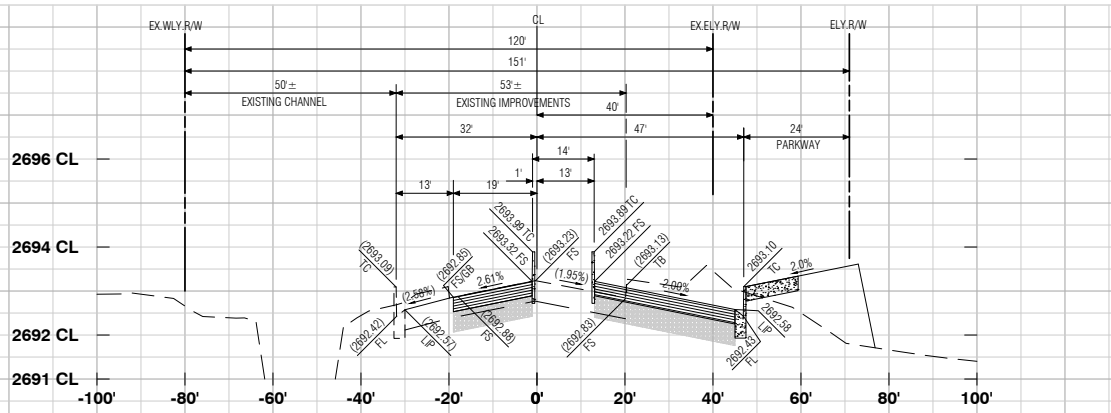
APPROVED BY: _____ DATE _____
ARTURO VELA R.C.E. #75696 EXP. 6/30/22
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 58+00 - 61+50

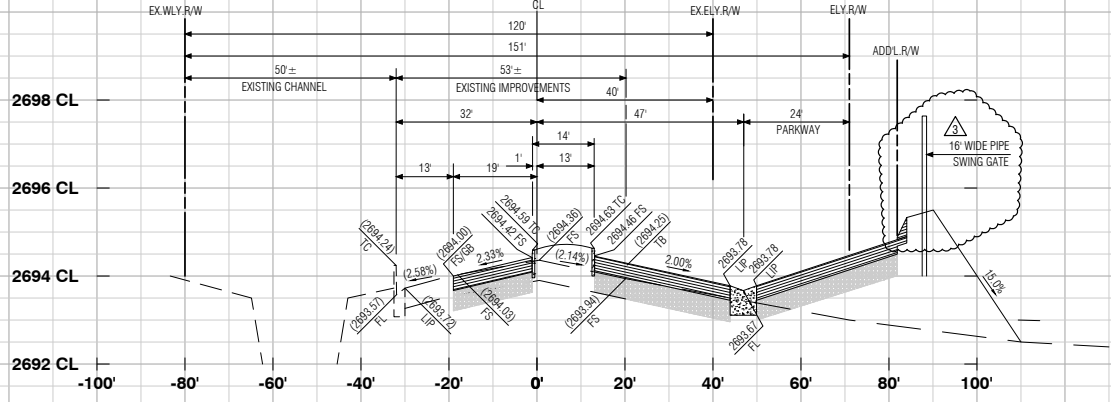
W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET 24 OF 27

MDS Proj. Date: 1/8/2021 ENGINEERING/Plan/37298-1/Sheet/0250 MDS File: 04/04/37298-1/ST3113-27.XD (Highland).dwg
Created: 01/27/2021 11:16:37 AM Author: _____ Plot Scale: 0.388663 Dwg Scale: _____
Last Edit: 01/27/2021 11:26:15 AM By: Station105 Plot Date: 03/01/2021 10:22:48 AM By: station105

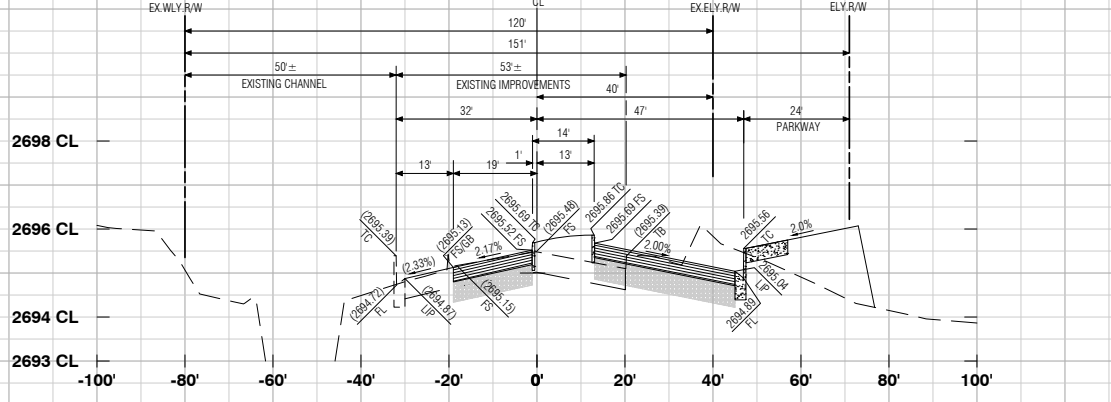
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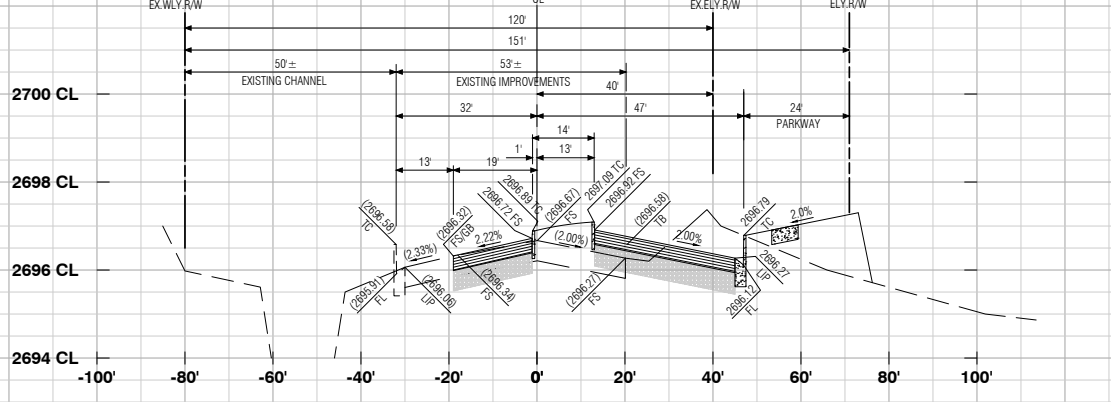
62+00.00



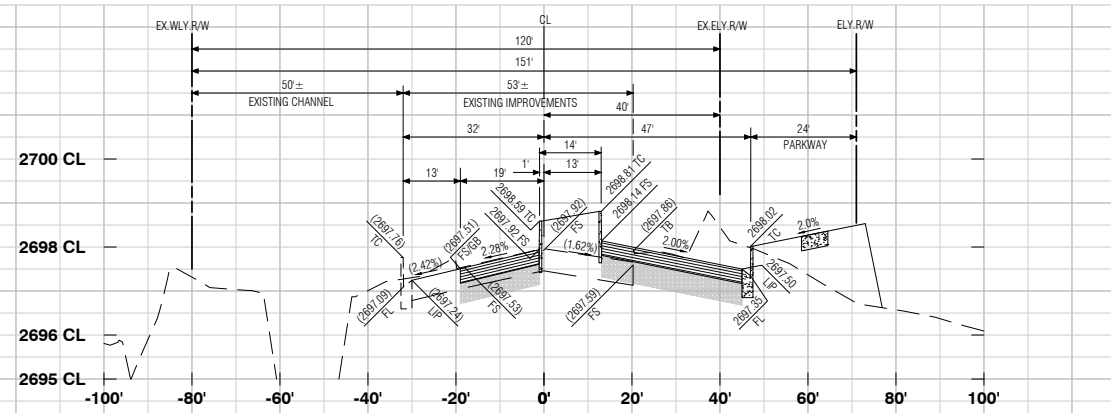
62+50.00



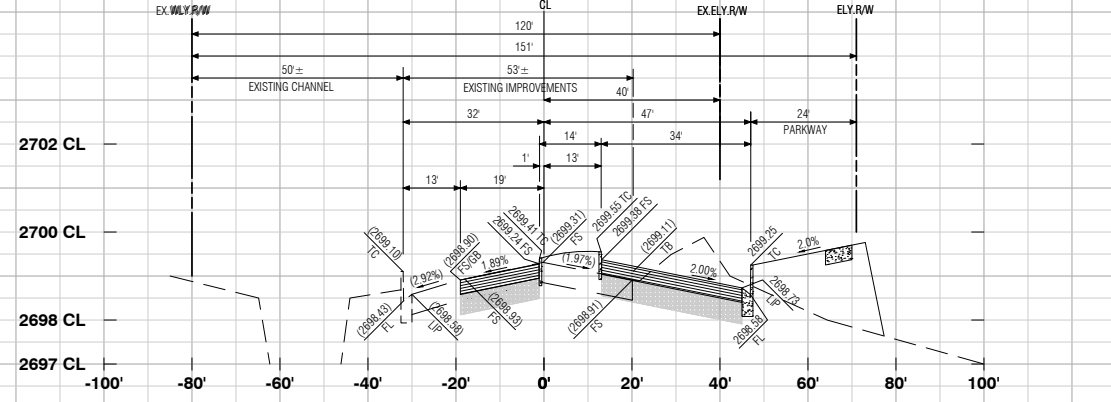
63+00.00



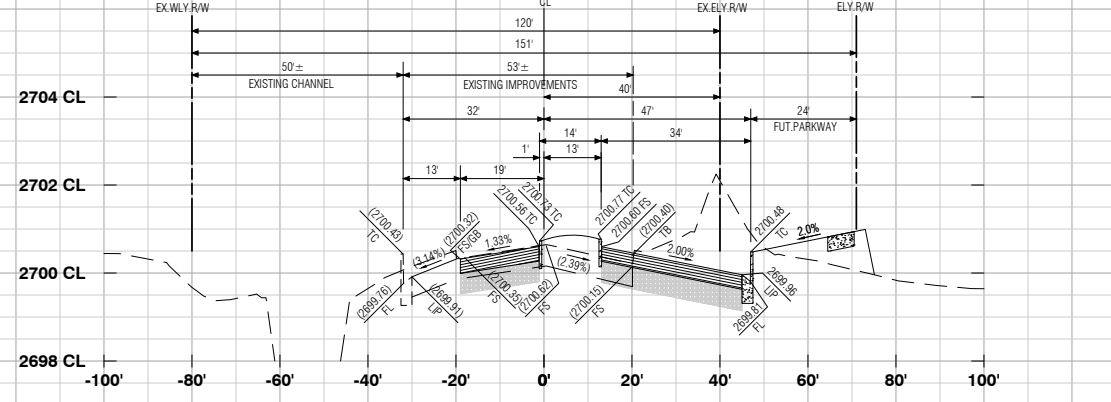
63+50.00



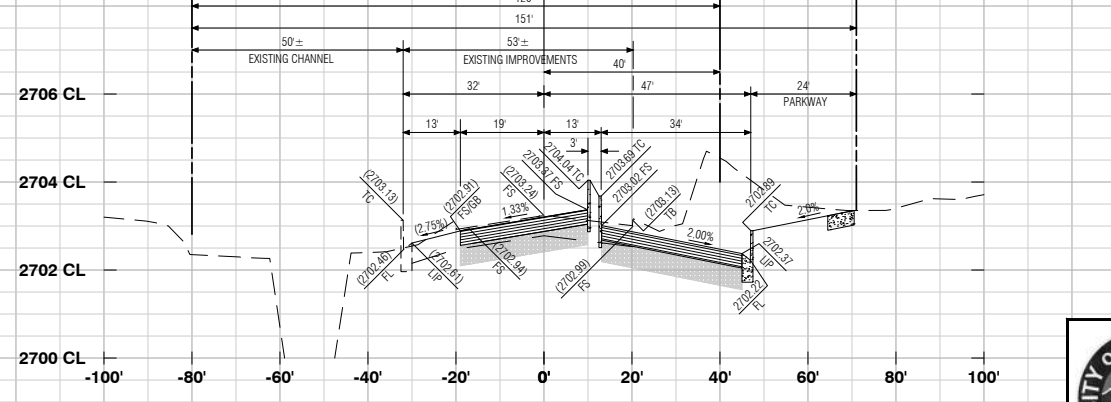
64+00.00



64+50.00



65+00.00



66+00.00

AS-BUILT

MDS Consulting
RECORD DRAWINGS

Information Obtained from
City's Records _____
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT

By Edward J. Lentz Date 3-1-2021
EDWARD J. LENTZ R.C.E. 052496

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



REVIEWED BY: _____ DATE _____
RECOMMENDED FOR APPROVAL BY: _____ DATE _____
APPROVED BY: _____ DATE _____
CITY ENGINEER
CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

Call before you Dig
Avoid cutting underground utility lines. It's costly.

Call 811
OR
1-800-422-4133

REVISIONS

NO.	DATE	DESCRIPTION
1		AS-BUILT PLAN
2		REVISED SECTION 62+50.00

PLANS PREPARED BY:

MDS CONSULTING

MORSE 17320 Redhill Avenue
Suite 350 Irvine, CA 92614
SCHULTZ Voice: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

Edward J. Lentz DATE 3-1-2021

EDWARD J. LENTZ R.C.E. #052496 EXP. 12-31-22



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY: _____ DATE _____
KEVIN D. SNL RCE #71299 EXP. 12/31/21
SENIOR CIVIL ENGINEER

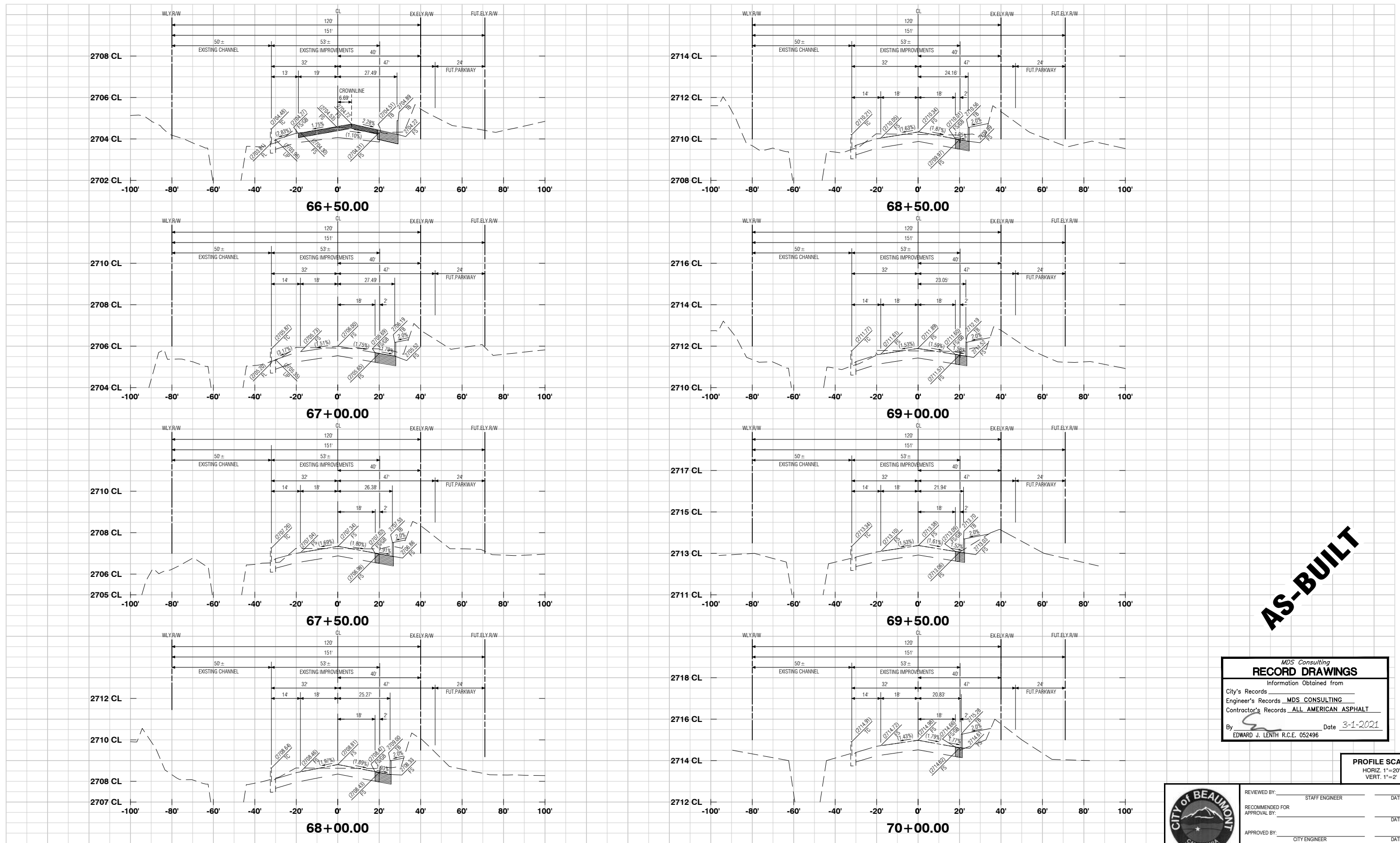
APPROVED BY: _____ DATE _____
ARTURO VELA RCE #75696 EXP. 6/30/22
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 62+00 - 66+00

W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET **25** OF **27**

MDS Proj. Date: 1/28/2021 ENGINEERING: 2/11/2021 1:58:37 AM Author: MDS File: 04/04/37298-1 STR115-27.XD (Highland).dgn
Created: 01/27/2021 11:16:37 AM Author: Plot Scale: 0.388663 Dwg Scale: ---
Last Edit: 01/27/2021 11:26:15 AM By: Station105 Plot Date: 03/01/2021 10:23:20 AM By: station105

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



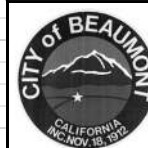
AS-BUILT

MDS Consulting
RECORD DRAWINGS

Information Obtained from
City's Records _____
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT

By Edward J. Lenth Date 3-1-2021
EDWARD J. LENTH R.C.E. 052496

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



REVIEWED BY:	STAFF ENGINEER	DATE
RECOMMENDED FOR APPROVAL BY:		DATE
APPROVED BY:	CITY ENGINEER	DATE
	CITY OF BEAUMONT PUBLIC WORKS DEPT., ENGINEERING DIVISION	

Call before you Dig
Avoid cutting underground utility lines. It's costly.

OR
1-800-422-4133

REVISIONS

NO.	DATE	DESCRIPTION

PLANS PREPARED BY:

MDS CONSULTING

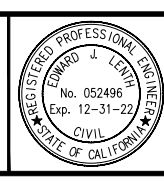
MORSE 17320 Redhill Avenue
Suite 350
Irvine, CA 92614
SCHULTZ Voice: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

EDWARD J. LENTH R.C.E. #052496 EXP. 12-31-22

DATE 3-1-2021



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

KEVIN D. SNL R.C.E. #71299 EXP. 12/31/21 DATE _____
SENIOR CIVIL ENGINEER

APPROVED BY:

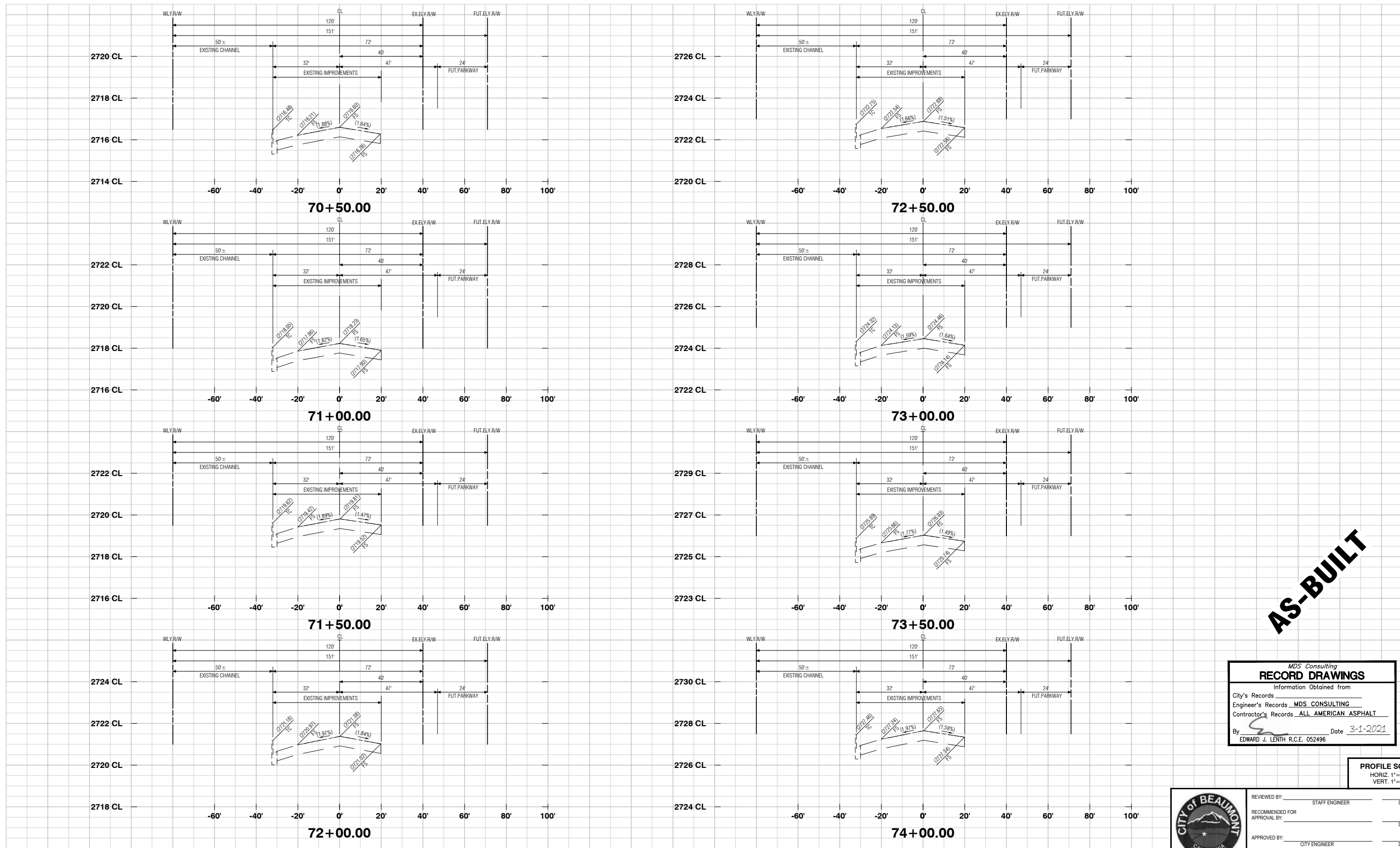
ARTURO VELA R.C.E. #75696 EXP. 6/30/22 DATE _____
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 66+50 - 70+00

W.D. No.	
CIP No.	
PROJECT No.	3291
SHEET 26 OF 27	

MDS Proj. Date: 1/28/2021 ENGINEERING/Plan/37298-1/Sheet/0256 MDS File: 04/04/37298-1/ST0115-27.XD (Highland).dwg
Created: 01/27/2021 11:16:37 AM Author: _____ Plot Scale: 0.368663 Dwg Scale: _____
Last Edit: 03/01/2021 11:26:15 AM By: Station/05 Plot Date: 03/01/2021 10:25:57 AM by: jst0115

TRACT NO. 37298-1, OFF-SITE STREET IMPROVEMENT PLAN, HIGHLAND SPRINGS AVENUE



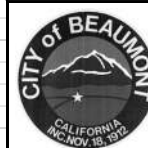
AS-BUILT

MDS Consulting
RECORD DRAWINGS

Information Obtained from
City's Records _____
Engineer's Records MDS CONSULTING
Contractor's Records ALL AMERICAN ASPHALT

By Edward J. Lenth Date 3-1-2021
EDWARD J. LENTH R.C.E. 052496

PROFILE SCALE
HORIZ. 1"=20'
VERT. 1"=2'



REVIEWED BY: _____	STAFF ENGINEER	DATE _____
RECOMMENDED FOR APPROVAL BY: _____		DATE _____
APPROVED BY: _____	CITY ENGINEER	DATE _____
CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION		

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OR
1-800-422-4133

REVISIONS	
NO.	DATE

PLANS PREPARED BY:

MDS CONSULTING

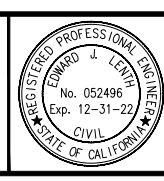
MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 Voice: 949-251-8821
SCHULTZ

PLANNERS ENGINEERS SURVEYORS

SUBMITTED BY:

Edward J. Lenth
EDWARD J. LENTH R.C.E.# 052496 EXP. 12-31-22

DATE 3-1-2021



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY: _____ DATE _____
KEVIN D. SIK R.C.E. #71299 EXP. 12/31/21
SENIOR CIVIL ENGINEER

APPROVED BY: _____ DATE _____
ARTURO VELA R.C.E. #75696 EXP. 6/30/22
PUBLIC WORKS DIRECTOR/CITY ENGINEER

OFF-SITE STREET IMPROVEMENT PLAN
TRACT NO. 37298-1, ATWELL
HIGHLAND SPRINGS AVENUE
STREET SECTIONS
STATION 70+50 - 74+00

W.D. No. _____
CIP No. _____
PROJECT No. **3291**
SHEET **27** OF **27**

MDS Proj. Date: 1/28/2021 ENGINEERING: P:\37298-1\Drawings\MDS File: 04/04/2021-1 03/01/21 27 SS (Highland).dwg
Created: 01/27/2021 11:16:37 AM Author: _____ Plot Scale: 0.388663 Dwg Scale: _____
Last Edit: 01/27/2021 11:26:15 AM By: Station105 Plot Date: 03/01/2021 10:26:25 AM By: station105

From: [Jason Craghead](#)
To: [Suzanne Foxworth](#)
Cc: [Robert Vestal](#)
Subject: Pw2021-0649
Date: Monday, March 29, 2021 3:59:03 PM

Sue, there are no Punch List items at this time for Bond No: CMS331828/ Tr. 37298-1 / Atwell Street Improvements Highland Springs Avenue West of Centerline from Wilson to the SCE Easement

JASON CRAGHEAD
Public Works Inspector
City of Beaumont
550 E. 6th Street, Beaumont, Ca 92223
Desk (951) 769-8520 Ext. 381
BeaumontCa.gov
Facebook | Twitter | Instagram | You tube
#ACITYELEVATED

MAINTENANCE BOND

WHEREAS, the City of Beaumont ("City"), a municipal corporation, and Tri Pointe Homes IE-SD, Inc., formerly known as Pardee Homes (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 _____, and identified as Tract No. 37298-1 is hereby referred to and made a part hereof; and:
Atwell Street Improvement: Highland Springs & Wilson Street

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 RLI 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 *** _____ dollars (\$ 263,066.31) 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. ***Two Hundred Sixty-Three Thousand Sixty-Six and 31/100 Dollars***

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]

RECEIVED

JUN 29 2021

CITY OF BEAUMONT

SIGNED AND SEALED THIS 17th DAY OF June ~~2020~~ ²⁰²¹.



(Seal)

RLI Insurance Company
SURETY

Tri Pointe Homes IE-SD, Inc.
formerly known as Pardee Homes
PRINCIPAL

By: *Michelle Haase*

By: *Jeff Chambers*

Michelle Haase, Attorney-in-Fact

Jeff Chambers, VP of Forward
Planning, Entitlement, & Governmental
Affairs.

(Name)

(Name)

(Address)

(Title)

801 S. Figueroa Street, Suite 900

(Address)
1250 Corona Pointe Court, Suite 600

Los Angeles, CA 90017

Corona, CA 92879

By:

(Name) _____

(Title) _____

(Address) _____

ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

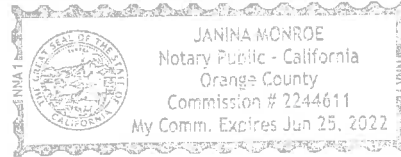
State of California }

County of Orange }

On JUN 17 2021 before me, Janina Monroe, Notary Public,
(Here insert name and title of the officer)

personally appeared Michelle Haase,
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.

[Handwritten Signature]

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
_____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Paul Boucher, Janina Monroe, Dennis Langer, Michelle Haase, Timothy Noonan, Adriana Valenzuela, Jennifer Ochs, Martha Barreras, Sarah Campbell, jointly or severally

in the City of Los Angeles, State of California its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 26th day of April, 2021.



RLI Insurance Company
Contractors Bonding and Insurance Company

By: Barton W. Davis
Barton W. Davis Vice President

State of Illinois }
County of Peoria } SS

CERTIFICATE

On this 26th day of April, 2021, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this 17th day of JUNE, 2021.

By: Catherine D. Glover
Catherine D. Glover Notary Public

RLI Insurance Company
Contractors Bonding and Insurance Company

By: Jeffrey D. Dick
Jeffrey D. Dick Corporate Secretary



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.

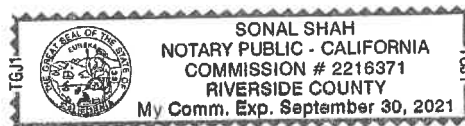
State of California
County of Riverside)

On June 21, 2021 before me, Sonal Shah, Notary Public
(insert name and title of the officer)

personally appeared Jeff Chambers,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Sonal Shah (Seal)