

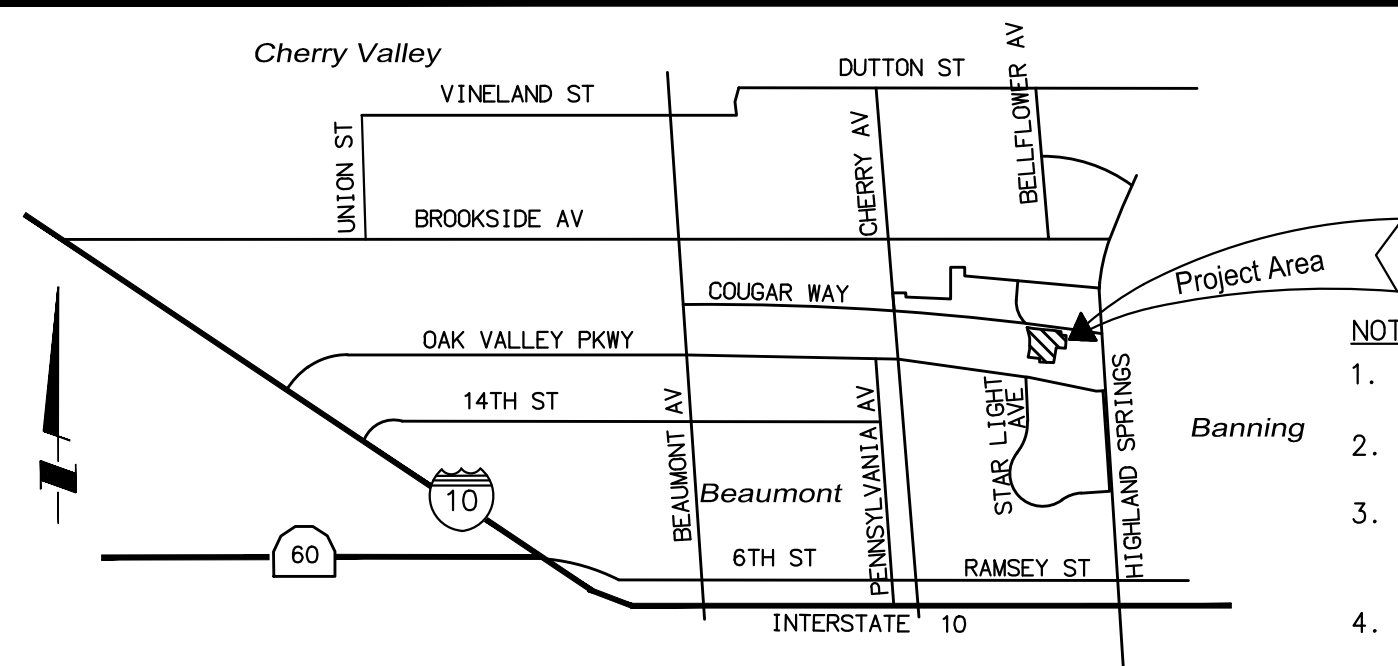
CITY OF BEAUMONT, CALIFORNIA

Street & Storm Drain Improvement Plans

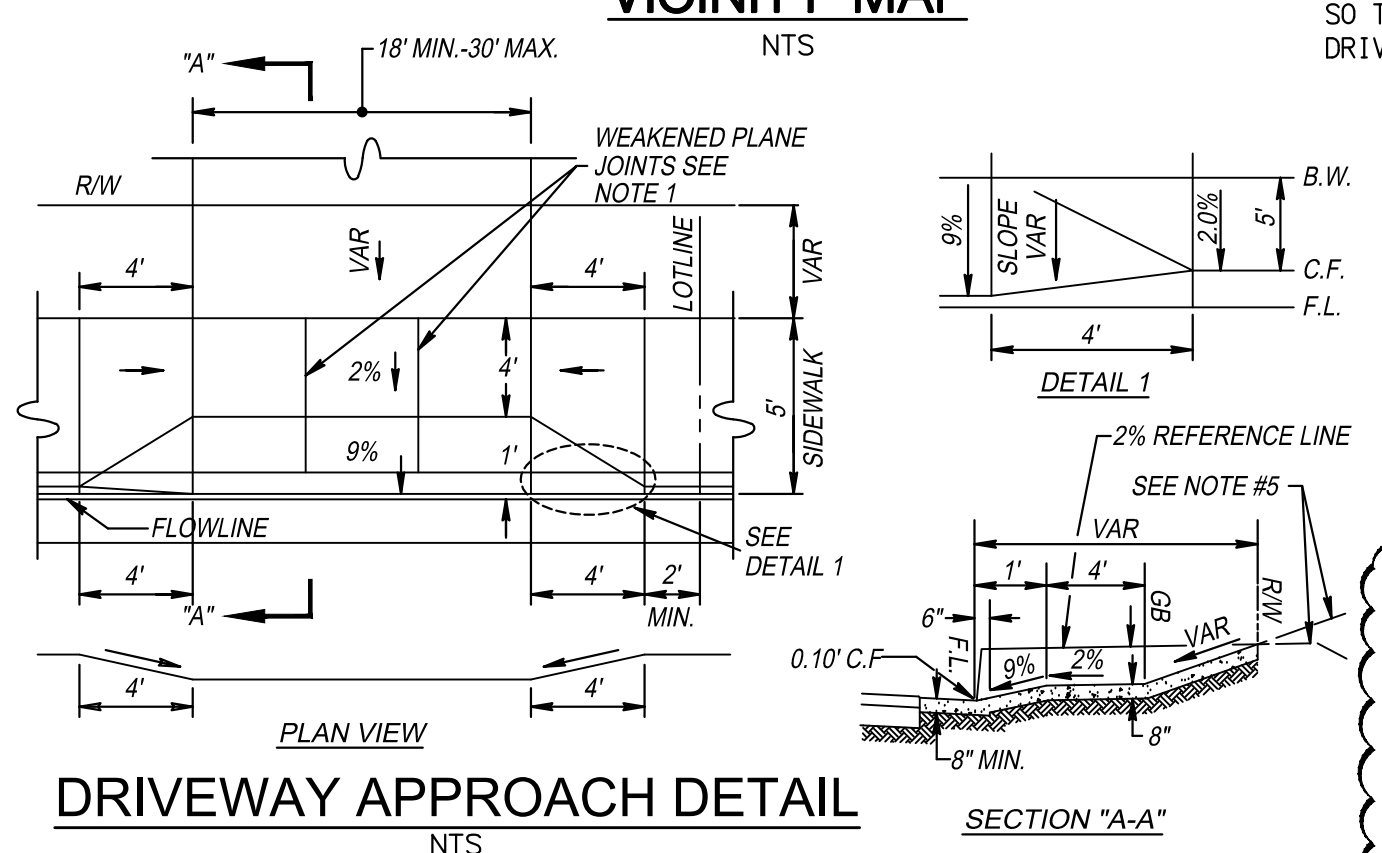
PRIVATE STREETS IMPROVEMENTS / PUBLIC STORM DRAINS

TRACT 31470-6

A Portion of Section 35, Township 2 South, Range 1 West, S.B.M.



- NOTES:**
- WEAKENED PLANE JOINT REQUIRED AT CENTERLINE OF APPROACH AND 1/2s
 - CONCRETE SHALL BE CLASS 560-C-3250, CURED WITH WHITE PIGMENTED CURING COMPOUND
 - RAMP SURFACE SHALL BE SLIP-RESISTANT AND SHALL BE OF CONTRASTING FINISH FROM ADJACENT SIDEWALK (MEDIUM BROOM FINISH OR EQUIVALENT)
 - STRUCTURAL SECTION COMPACTION PER APPROVED PLANS OR MIN. RIVERSIDE CO. STANDARDS.
 - CONSTRUCT THE PROFILE GRADE OF THE ON-SITE DRIVEWAY SO THAT IT PROVIDES SMOOTH VEHICLE ACCESS OVER THE DRIVEWAY APPROACH



LEGEND

EXISTING WATER	---
EXISTING FIRE HYDRANT	⊠
EXISTING STORM DRAIN	—SD—
EXISTING SEWER	—S—
PROPOSED STORM DRAIN	—SD—
PROPOSED SEWER	—S—
PROPOSED WATER	—W—
EXISTING CURB	—C—
PROPOSED CURB & GUTTER	—CG—
PROPOSED CONCRETE PAVING	▨
PROPOSED AC PAVEMENT	▩
RIGHT-OF-WAY	—R/W—
PUBLIC UTILITY EASEMENT	—PUE—
PROPERTY LINE	—PL—
DRAINAGE SWALE	—SW—
LIMIT OF WORK	—L/W—
SAWCUT	—SC—
TRACT BOUNDARY	—TB—
CURB RAMP	—CR—
STREET LIGHT	—SL—
STREET NAME SIGN	—SNS—

ABBREVIATIONS

AC	ASPHALT CONCRETE
BC	BEGINNING OF CURVE
BCR	BEGIN CURB RETURN
BVC	BEGIN VERTICAL CURVE
CF	CURB FACE
CONC	CONCRETE
DWY	DRIVEWAY
EC	END OF CURVE
ECR	END CURB RETURN
EVC	END VERTICAL CURVE
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GL	GRADE LINE
HP	HIGH POINT
LP	LOW POINT
MOC	MIDDLE OF CURVE
MVC	MIDDLE OF VERTICAL CURVE
L	LENGTH
NG	NATURAL GROUND
PL	PROPERTY LINE
PCC	POINT OF COMPOUND CURVE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INTERSECTION
PIG	POINT OF INTER. GUTTER
PRC	POINT OF REVERSE CURVE
PRVC	POINT OF REVERSE VERTICAL CURVE
PP	POWER POLE
PVI	POINT OF VERTICAL INTERSECTION
RP	RADIAL POINT
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
TC	TOP OF CURB
WV	WATER VALVE
VC	VERTICAL CURVE
VLT	VAULT
WM	WATER METER
LOC	LENGTH ON CURB

24-HOUR EMERGENCY CONTACT
 PATRICK EMANUEL, CONSTRUCTION MANAGER,
 PARDEE HOMES, AT (951) 739-0458.

LEGAL DESCRIPTION:
 BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 6 OF TRACT NO. 33574 AS FILED IN BOOK 427, PAGES 65 THROUGH 70, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; BEING LOCATED IN SECTIONS 35, T. 2 S., R. 1 W., S.B.M.

ASSESSOR'S PARCEL NO.:
 408-090-015, 408-090-017, 408-090-018, 408-090-019, AND 408-090-037

OWNER:
 PARDEE HOMES
 1250 CORONA POINTE COURT, SUITE 600
 CORONA, CA 92879
 (951) 246-2010

NOTE

- APPROVAL OF THESE PLANS APPLIES ONLY WITHIN THE JURISDICTION OF THE CITY OF BEAUMONT.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.
- SIDEWALK AND DRIVEWAY APPROACHES WILL BE POURED/CONSTRUCTED ONLY AFTER DRIVEWAY LOCATIONS ARE DETERMINED.

"DECLARATION OF RESPONSIBLE CHARGE"

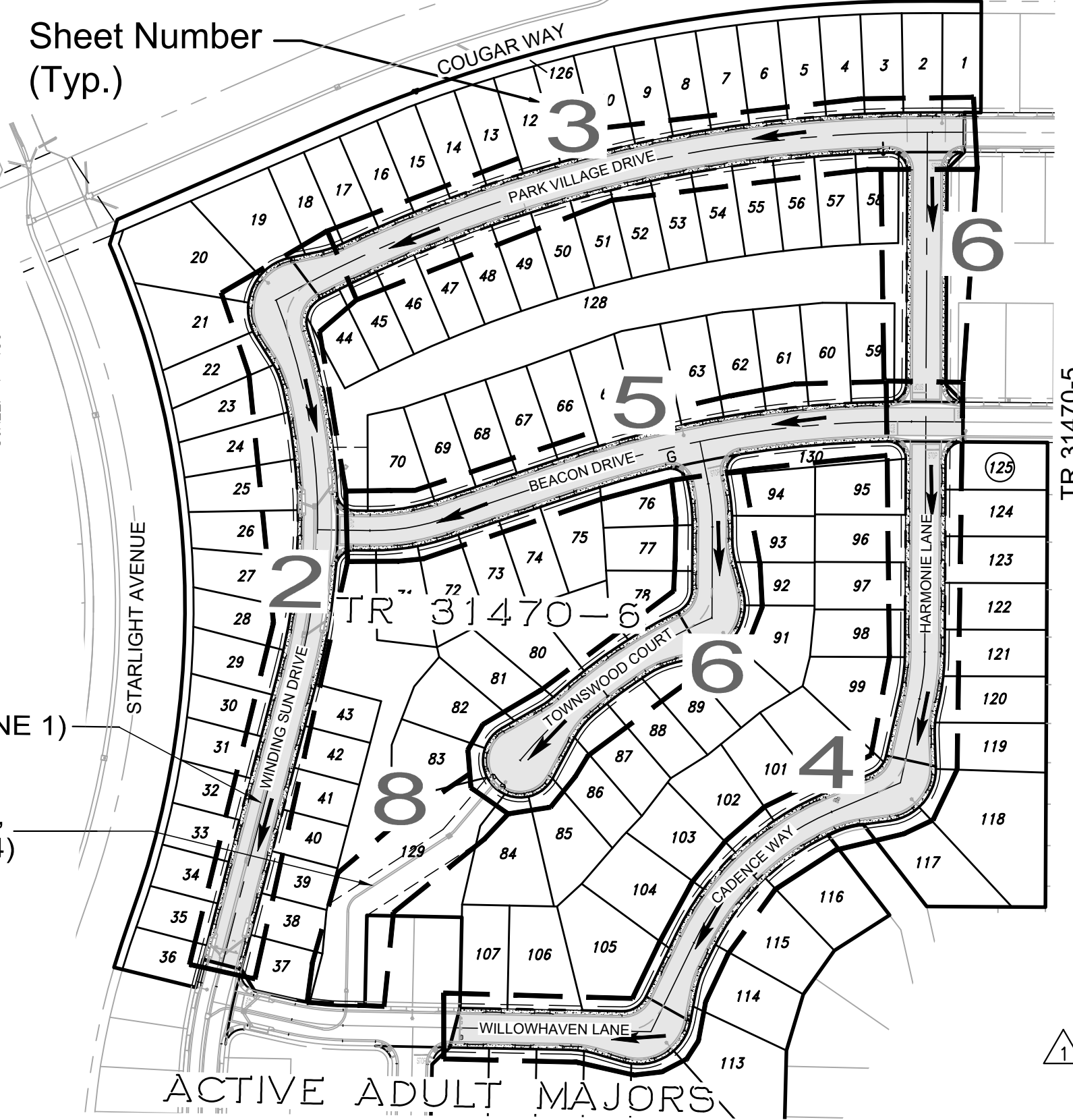
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS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

FIRM: MICHAEL BAKER INTERNATIONAL
 ADDRESS: 75-410 GERALD FORD DR. STE:100
 CITY, ST.: PALM DESERT, CA
 TELEPHONE: (760) 346-7481

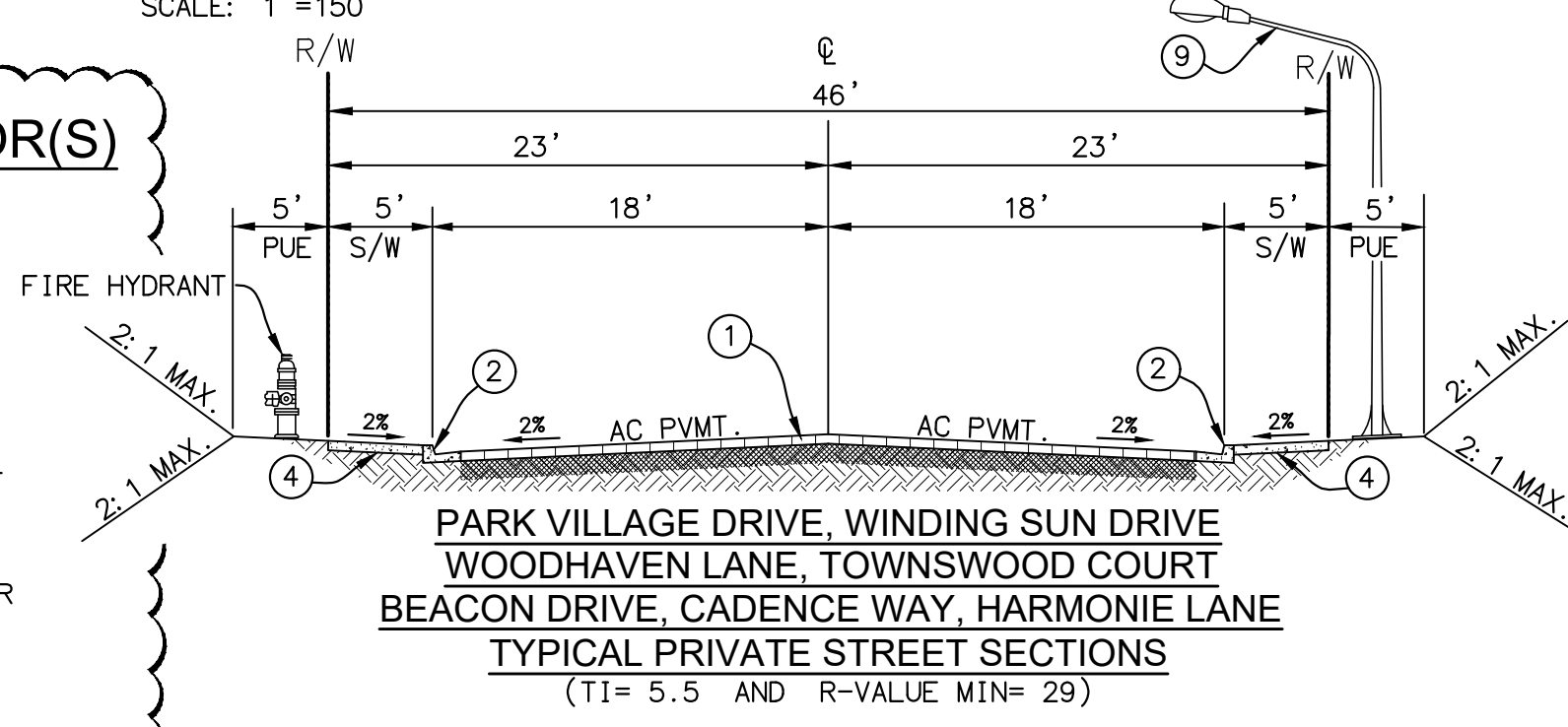
BY: *[Signature]* DATE: 6/24/2021
 (NAME OF ENGINEER & RCE)

PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. 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, AND ANY DAMAGE TO THESE LINES OR STRUCTURES
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON, IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



SHEET INDEX MAP



INDEX OF SHEETS		INDEX OF SHEETS	
SHEET	STREET IMPROVEMENTS	SHEET	STORM DRAIN IMPROVEMENTS
1	TITLE SHEET, VICINITY MAPS & NOTES	7	LINE 1E - STA. 10+00.00 TO STA. 10+16.62
2	WINDING SUN DRIVE - STA. 22+81.02 TO STA. 30+69.73	7	LAT. 1E - STA. 10+00.00 TO STA. 10+59.00
3	PARK VILLAGE DRIVE - STA. 10+00.00 TO STA. 10+95.82	7	LINE 11 - STA. 10+00.00 TO STA. 10+47.24
4	PARK VILLAGE DRIVE - STA. 10+95.82 TO STA. 18+30.29	7	LAT. 11A - STA. 10+00.00 TO STA. 10+28.04
5	WILLOWHAVEN LANE - STA. 12+87.55 TO STA. 15+10.25	8	LAT. 11B - STA. 10+00.00 TO STA. 10+19.97
6	CADENCE WAY - STA. 10+00.00 TO STA. 14+25.59	8	LINE 4 - STA. 12+00.00 TO STA. 15+20.55
	HARMONIE LANE - STA. 10+00.00 TO STA. 14+21.24		
	BEACON DRIVE - STA. 10+00.00 TO STA. 17+63.94		
	HARMONIE LANE - STA. 10+00.00 TO STA. 13+35.24		
	TOWNSWOOD COURT - STA. 10+00.00 TO STA. 14+77.55		

THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 1 APPROVED ON 4/9/2019 INCLUDING THOSE REVISIONS "CLOUDED" AND LABELED WITH Δ REVISION TRIANGLES.

[Signature] 6/24/2021
 JOHN D. TANNER III, P.E. DATE
 R.C.E. 60132 EXP. 06-30-2022



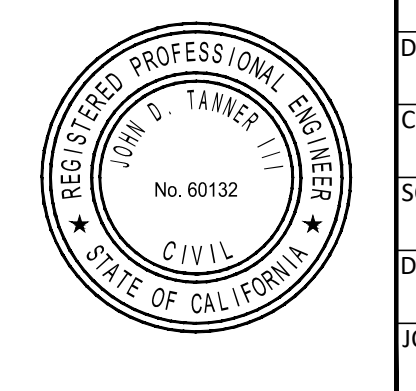
BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
 DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.

ELEV. = 2678.277 (1982), NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
JZ	Δ	ADDED CITY NOTES AND REVISED CONST. NOTE 1.	<i>[Signature]</i>	6/24/21
BY	MARK	DESCRIPTION <td>APPR. <td>DATE </td></td>	APPR. <td>DATE </td>	DATE
JZ	Δ	ADDED CITY NOTES AND REVISED CONST. NOTE 1.	<i>[Signature]</i>	6/24/21

Michael Baker INTERNATIONAL
 75410 Gerald Ford Dr. Ste:100
 Palm Desert, CA 92211
 Phone: (760) 346-7481
 MBAKERINTL.COM

[Signature] 6/24/2021
 JOHN D. TANNER III
 R.C.E. 60132 EXP. 06/30/22



DESIGN BY: LS
DRAWN BY: LS
CHECKED BY: SM
SCALE: AS NOTED
DATE: MAY 2021
JOB NUMBER: 149255



Reviewed By: _____ Date: _____
Recommended for Approval By: *[Signature]* Date: 07/14/2021
Approved By: *[Signature]* Date: 07/20/2021

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31470-6
TITLE SHEET, VICINITY MAPS & NOTES
 A PORTION OF SEC. 35, T. 2 S., R. 1 W., SBM

SHEET
1
OF 8 SHEETS
FILE NO. 3247A

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) 769-8520.
- 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, 39 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 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.

CONSTRUCTION NOTES

NO.	DESCRIPTION	UNIT	QUANTITY
1	CONSTRUCT 4" AC PAVING OVER 6" CLASS II AGGREGATE BASE	SF	144,989
2	CONSTRUCT TYPE A-B CURB AND GUTTER PER RCFC STD. NO. 200	LF	8,219
3	CONSTRUCT 10" CROSS GUTTER AND SPANDREL PER RCFC STD. NO. 209	SF	3,088
4	CONSTRUCT SIDEWALK PER RCFC STD. NO. 401 (MODIFIED, WIDTH=5')	SF	41,964
5	CONSTRUCT CURB RAMP, CASE B (WITH TRUNCATED DOMES) PER RCFC STD. NO. 403	EA	11
6	CONSTRUCT 18" WIDE DRIVEWAY APPROACH PER DETAIL ON SHEET NO. 1	EA	125
7	CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE C	EA	1
8	INSTALL STREET NAME SIGN PER RCFC STD. NO. 816	EA	5
9	INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN	EA	7
10	REMOVE AND DISPOSE OF EXISTING BARRICADE	LF	68
11	SAWCUT AND SMOOTH JOIN EXISTING AC PAVEMENT	LF	128
12	INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A24D AND A24E	EA	5
13	INSTALL R-1 STOP SIGN	EA	5
14	CONSTRUCT CATCH BASIN PER RCFC & WCD STD. NO. CB100 (W & V PER PLAN)	EA	6
15	CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B	EA	5
16	CONSTRUCT 12.5" WIDE DRIVEWAY APPROACH PER DETAIL ON SHEET NO. 1	EA	1
17	CONSTRUCT MANHOLE NO. 1 PER RCFC & WCD STD. NO. MH251	EA	3
18	INSTALL 36" SQUARE DRAIN INLET PER JENSEN PRECAST DI3636 OR APPROVED EQUAL	EA	1
19	REMOVE EXISTING CONCRETE BULKHEAD PER RCFC & WCD STD. NO. M816	EA	2
20	CONSTRUCT TRANSITION STRUCTURE NO. 3 PER RCFC&WCD STD. NO. TS303	EA	1
21	CONSTRUCT MANHOLE NO. 4 PER RCFC & WCD STD. NO. MH254	EA	2
22	INSTALL 30" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)	LF	518
23	INSTALL 18" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)	LF	141
24	INSTALL INLET TYPE X PER RCFC & WCD STD. NO. CB108	EA	1
25	INSTALL CONNECTOR PIPE SCREEN PER UNIFIED STORM WATER, INC OR APPROVED EQUAL	EA	6

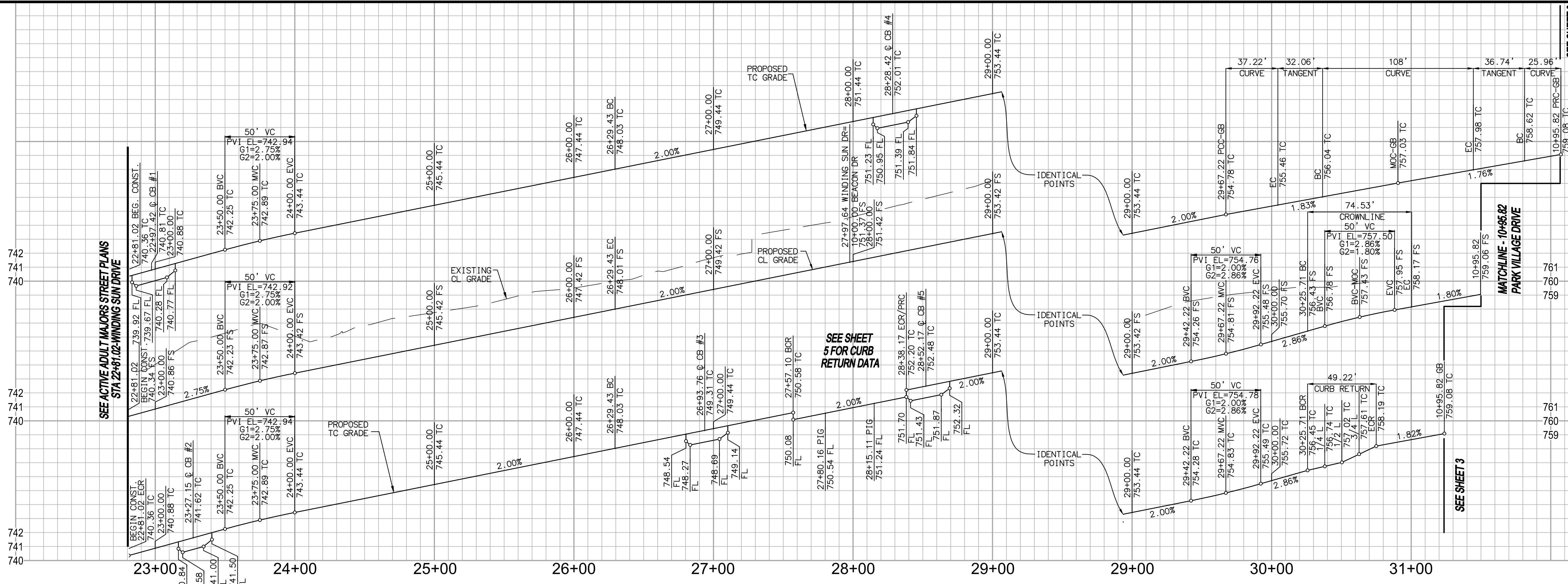
* NOTE: QUANTITIES SHOWN ARE ESTIMATES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING HIS/HER OWN ESTIMATE FOR BID PURPOSES.

WORK TO BE DONE

- THE IMPROVEMENT WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS, CURRENT AT THE TIME OF CONSTRUCTION, AS DIRECTED BY THE CITY ENGINEER.
- FOR STREETS: RIVERSIDE COUNTY ORDINANCE NO. 461.
- FLOOD CONTROL FACILITIES: THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S STANDARDS FOR FLOOD CONTROL FACILITIES.
- SANITARY SEWER FACILITIES: THE EASTERN MUNICIPAL WATER DISTRICT'S STANDARDS FOR SANITARY SEWER FACILITIES.
- ALL OTHER PUBLIC WORKS: THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).
- THIS SET OF PLANS.
- RESOLUTION NO. _____ DATED _____
- SOILS REPORT AND RECOMMENDATIONS BY CONVERSE CONSULTANTS, DATED MARCH 9, 2017. NPDES PERMIT#: WDDI 833C365311

REVISED: 06/24/2021
 H:\PDA\TA\146181\CADD\LAND\ULV\IMPROVE\STREET\31470-6\149255-ST-001.DWG JACOB.ZEPEDA 5/15/21 2:26 PM

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



- ### CBC STATEMENTS
- THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 [CBC 11B-403.3].
 - EXCEPT AS PROVIDED IN SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM [CBC 11B-403.5.1].
 - THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 MAXIMUM [CBC 11B-406.5.7].
 - COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES (610 MM) OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL [CBC 11B-406.5.8].
 - THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES (1219 MM) MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE THE 48 INCHES (1219 MM) MINIMUM CLEAR SPACE WITHIN THE MARKINGS [CBC 11B-406.5.9].

WINDING SUN DRIVE (PRIVATE)

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 14°37'03" E	—	348.41'	—
2	13°46'04"	700.00'	168.21'	84.51'
3	18°40'04"	700.00'	228.07'	115.05'
4	80°34'16"	53.00'	74.53'	44.92'
5	01°49'09"	1555.00'	49.37'	24.69'
6	03°36'11"	700.00'	44.02'	22.02'
7	01°42'42"	1555.00'	46.45'	23.25'
8	N 14°37'03" E	—	348.41'	—
9	27°38'55"	682.00'	329.11'	167.82'
10	19°23'16"	110.00'	37.22'	18.79'
11	N 32°25'08" W	—	32.06'	—
12	110°30'31"	56.00'	108'	80.74'
13	N 78°05'23" E	—	36.74'	—
14	13°31'03"	110.00'	25.96'	13.04'
15	N 14°37'03" E	—	348.41'	—
16	10°27'00"	718.00'	130.96'	65.66'
17	15°21'00"	718.00'	192.36'	96.76'
18	80°34'16"	35.00'	49.22'	29.67'
19	01°49'09"	1537.00'	48.80'	24.40'

THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 2, APPROVED ON 4/9/2019 INCLUDING THOSE REVISIONS "CLOUDED" AND LABELED WITH △ REVISION TRIANGLES.

6/24/2021
 JOHN D. TANNER III, P.E. DATE
 R.C.E. 60132 EXP. 06-30-2022



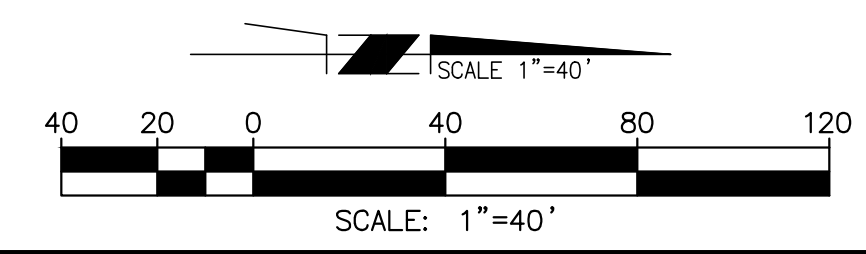
- ### CONSTRUCTION NOTES
- CONSTRUCT 4" AC PAVING OVER 6" CLASS II AGGREGATE BASE
 - CONSTRUCT TYPE A-6 CURB AND GUTTER PER RCTD STD. NO. 200
 - CONSTRUCT 10' CROSS GUTTER AND SPANDEL PER RCTD STD. NO. 209
 - CONSTRUCT SIDEWALK PER RCTD STD. NO. 401 (MODIFIED, WIDTH=5')
 - CONSTRUCT CURB RAMP, CASE B (WITH TRUNCATED DOMES) PER RCTD STD. NO. 403
 - CONSTRUCT 18" WIDE DRIVEWAY APPROACH PER DETAIL ON SHEET NO. 1
 - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
 - REMOVE AND DISPOSE OF EXISTING BARRICADE
 - CONSTRUCT CATCH BASIN PER RCFD & WCD STD. NO. CB100 (W & V PER PLAN)
 - CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B
 - INSTALL 36" SQUARE DRAIN INLET PER JENSEN PRECAST D13636 OR APPROVED EQUAL

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

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

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON, IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVED BY THE CITY.

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



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

ELEV. = 2678.277 (1982), NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
JZ	△	REVISED CONST. NOTE 1 & ADDED CBC NOTES.		6/24/21
BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

Michael Baker INTERNATIONAL
 75410 Gerald Ford Dr. Ste.100
 Palm Desert, CA 92211
 Phone: (760) 346-7481
 MBAKERINTL.COM

JOHN D. TANNER III
 R.C.E. 60132 * EXP. 06/30/22



DESIGN BY: LS
 DRAWN BY: LS
 CHECKED BY: SM
 SCALE: AS NOTED
 DATE: MAY 2021
 JOB NUMBER: 149255

CITY OF BEAUMONT
 CALIFORNIA
 INC. NOV. 18, 1912

Reviewed By: _____ Date: _____
 Recommended for Approval By: _____ Date: 07/14/2021
 Approved By: _____ Date: 07/20/2021

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

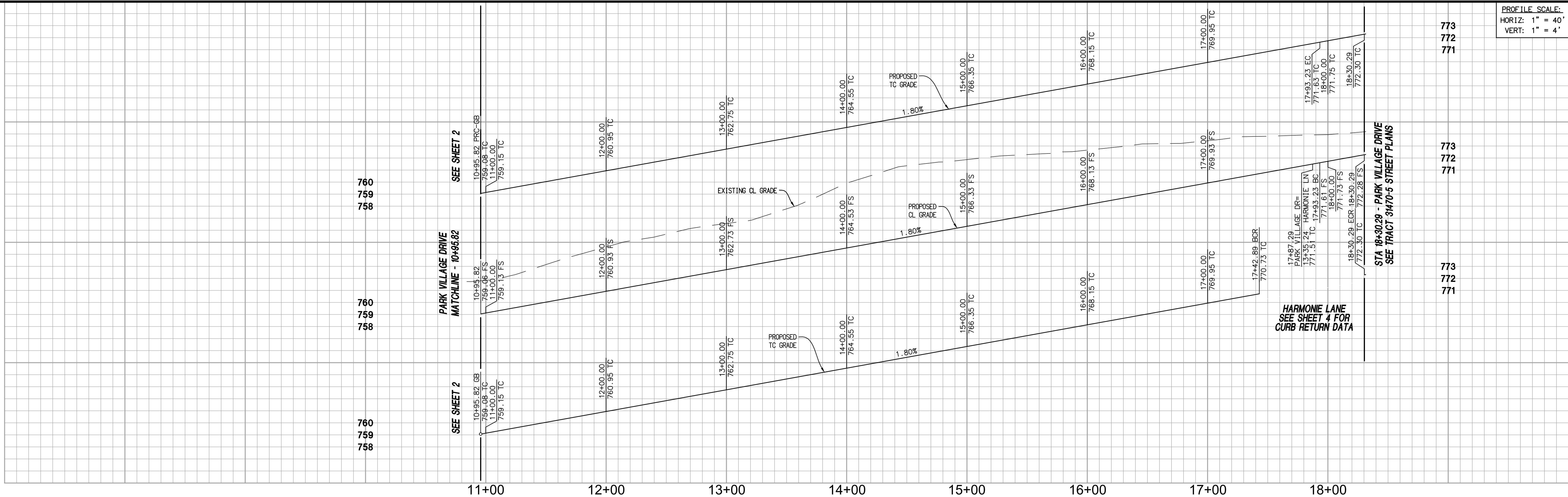
NPDES PERMIT#: W01D 833C365311

CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT 31470-6
 WINDING SUN DRIVE
 STA. 22+81.02 TO STA. 30+69.73
 PARK VILLAGE DRIVE
 STA. 10+00.00 TO STA. 10+95.82
 A PORTION OF SEC. 35, T 2 S, R 1 W, SEM

FOR:
TRI POINTE HOMES

SHEET 2
 OF 8 SHEETS
 FILE NO: 3247A

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



760
759
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LINE/CURVE DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	25°41'48"	1573.00'	705.48'	358.77'
2	N89°43'52"W	---	37.06'	---
3	23°50'30"	1537.00'	639.58'	324.48'
4	25°41'48"	1555.00'	697.41'	354.67'
5	N89°43'52"W	---	37.06'	---



THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 3 APPROVED ON 4/9/2019 INCLUDING THOSE REVISIONS "CLOUDED" AND LABELED WITH REVISION TRIANGLES.

JOHN D. TANNER III, P.E. DATE 6/24/2021
 R.C.E. 60132 EXP. 06-30-2022

- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC PAVING OVER 6" CLASS II AGGREGATE BASE
 - CONSTRUCT TYPE A-6 CURB AND BUTTER PER RCTD STD. NO. 200
 - CONSTRUCT SIDEWALK PER RCTD STD. NO. 401 (MODIFIED, WIDTH=5')
 - CONSTRUCT CURB RAMP, CASE B (WITH TRUNCATED DOMES) PER RCTD STD. NO. 403
 - CONSTRUCT 18" WIDE DRIVEWAY APPROACH PER DETAIL ON SHEET NO. 1
 - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
 - REMOVE AND DISPOSE OF EXISTING BARRICADE
 - SAW CUT AND SMOOTH JOIN EXISTING AC PAVEMENT

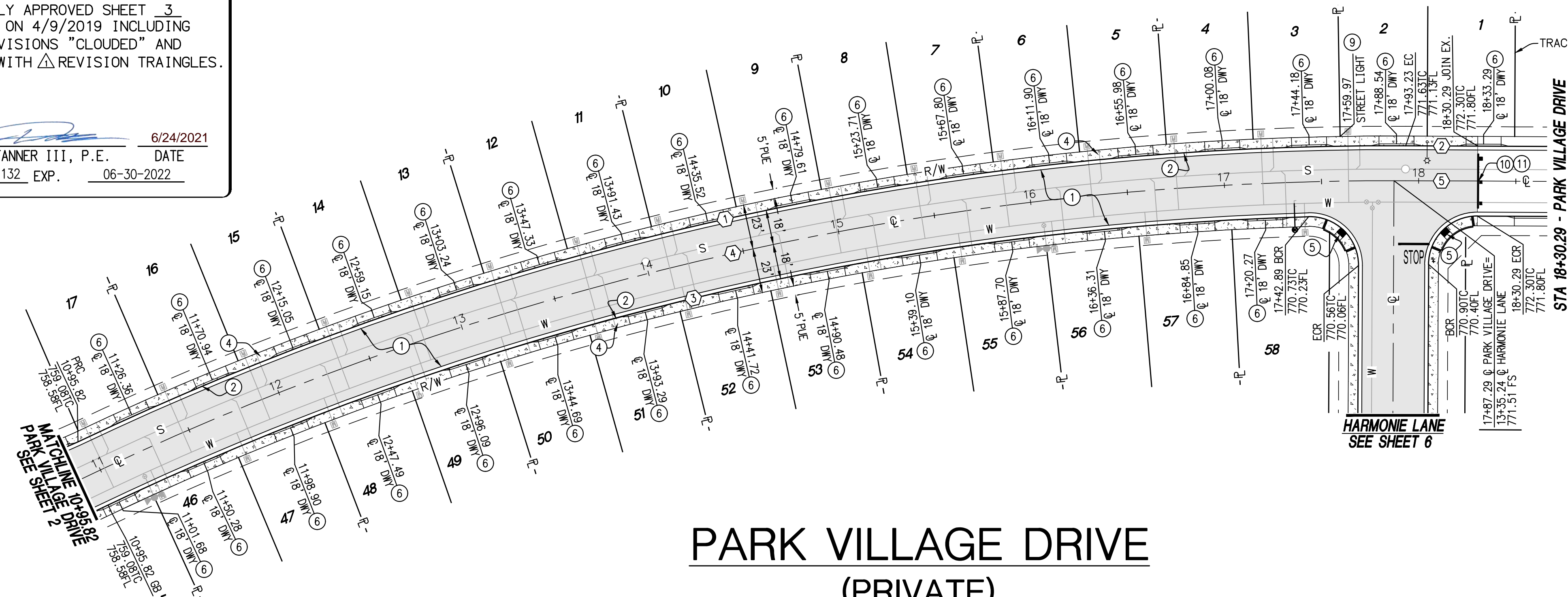
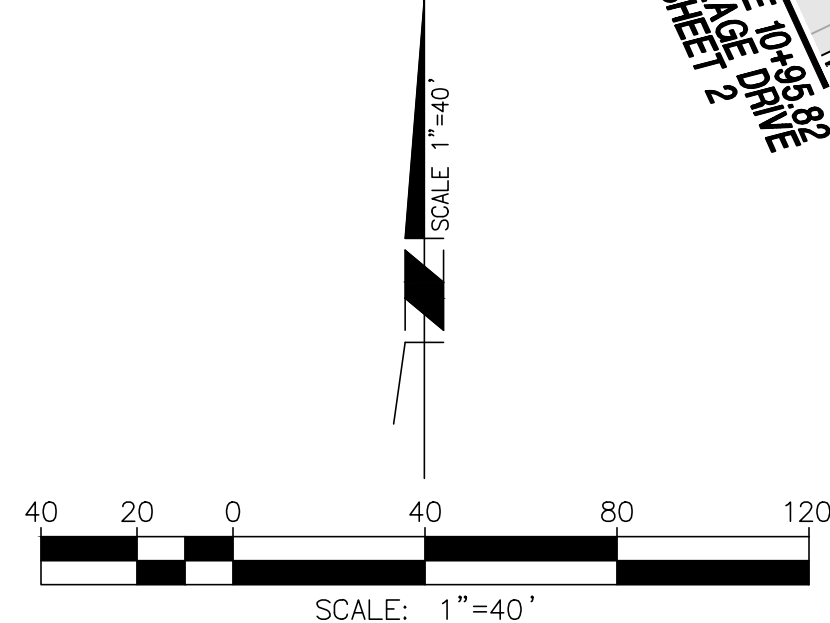
NOTE:
 ALL ELEVATIONS ARE ABBREVIATED AND DO NOT REPRESENT ACTUAL ELEVATIONS. ADD 2000 FEET TO OBTAIN ACTUAL ELEVATION.

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

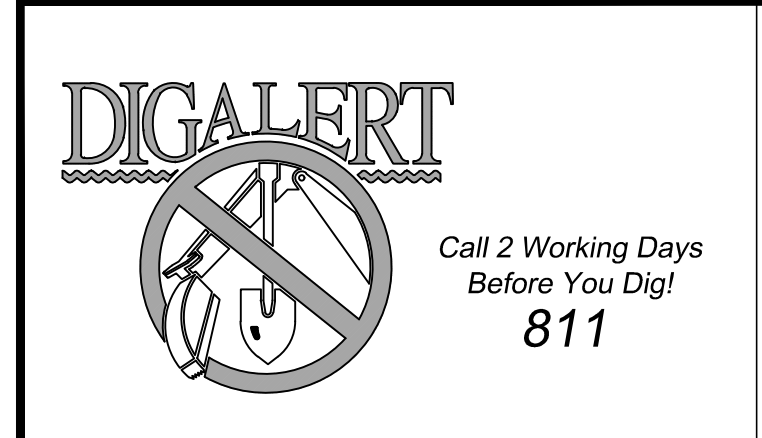
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVED BY THE CITY.

BASIS OF BEARINGS:
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 BEARING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
 DESCRIPTION:
 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7". LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.
 ELEV. = 2678.277 (1982), NGVD 29



**PARK VILLAGE DRIVE
 (PRIVATE)**



BY	MARK	DESCRIPTION	APPR.	DATE
JZ	REVIS	REVISED CONST. NOTE 1.		6/24/21

BY	MARK	DESCRIPTION	APPR.	DATE

Michael Baker INTERNATIONAL
 75410 Gerald Ford Dr. Ste.100
 Palm Desert, CA 92211
 Phone: (760) 346-7481
 MBAKERINTL.COM

JOHN D. TANNER III
 R.C.E. 60132 * EXP. 06/30/22



DESIGN BY: LS
 DRAWN BY: LS
 CHECKED BY: SM
 SCALE: AS NOTED
 DATE: MAY 2021
 JOB NUMBER: 149255



Reviewed By: _____ Date: _____
 Recommended for Approval By: _____ Date: 07/14/2021
 Approved By: _____ Date: 07/20/2021

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

NPDES PERMIT#: WDD1 833C365311

CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT 31470-6

PARK VILLAGE DRIVE
 STA. 10+95.82 TO STA. 18+30.29

A PORTION OF SEC. 35, T 2 S, R 1 W, SBM

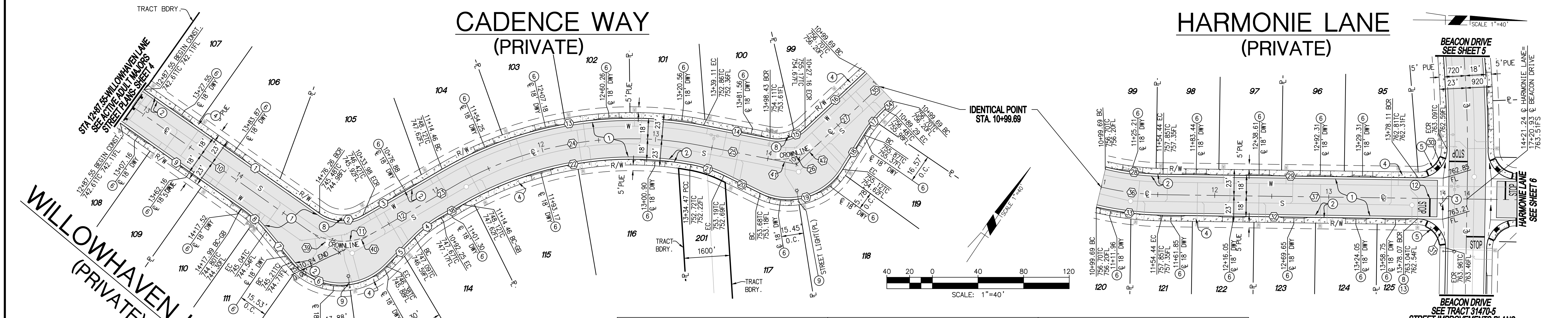
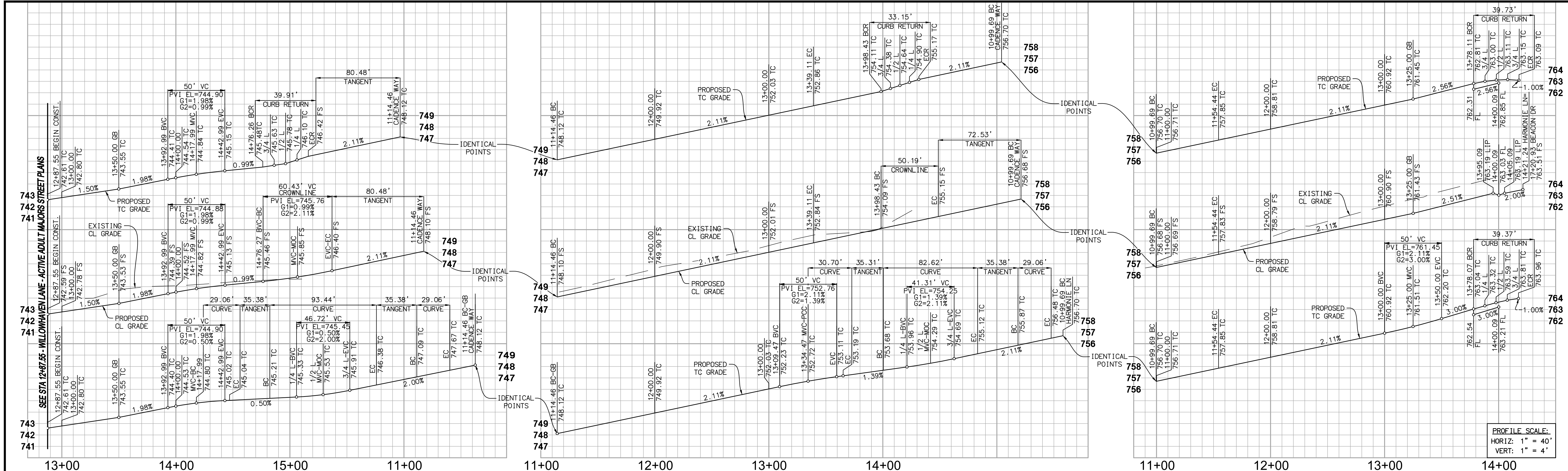
TRI POINTE HOMES

SF17-4086

SHEET
3

OF 8 SHEETS
 FILE NO: 32477A

REVISED: 06/24/2021
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NOTE: ALL ELEVATIONS ARE ABBREVIATED AND DO NOT REPRESENT ACTUAL ELEVATIONS. ADD 2000 FEET TO OBTAIN ACTUAL ELEVATION.

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

FOR Δ ONLY

THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 4 APPROVED ON 4/9/2019 INCLUDING THOSE REVISIONS "CLOUDED" AND LABELED WITH Δ REVISION TRIANGLES.

Michael Baker INTERNATIONAL 75410 Gerald Ford Dr. Ste. 100 Palm Desert, CA 92211

LINE/CURVE DATA TABLE with columns: NO, BEARING/DELTA, RADIUS, LENGTH, TANGENT

LINE/CURVE DATA TABLE with columns: NO, BEARING/DELTA, RADIUS, LENGTH, TANGENT

LINE/CURVE DATA TABLE with columns: NO, BEARING/DELTA, RADIUS, LENGTH, TANGENT

- CONSTRUCTION NOTES: 1) CONSTRUCT 4" AC PAVING OVER 6" CLASS II AGGREGATE BASE...

DIGALERT Call 2 Working Days Before You Dig! 811

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

REVISIONS table with columns: BY, MARK, DESCRIPTION, APPR., DATE

Michael Baker INTERNATIONAL logo and contact information

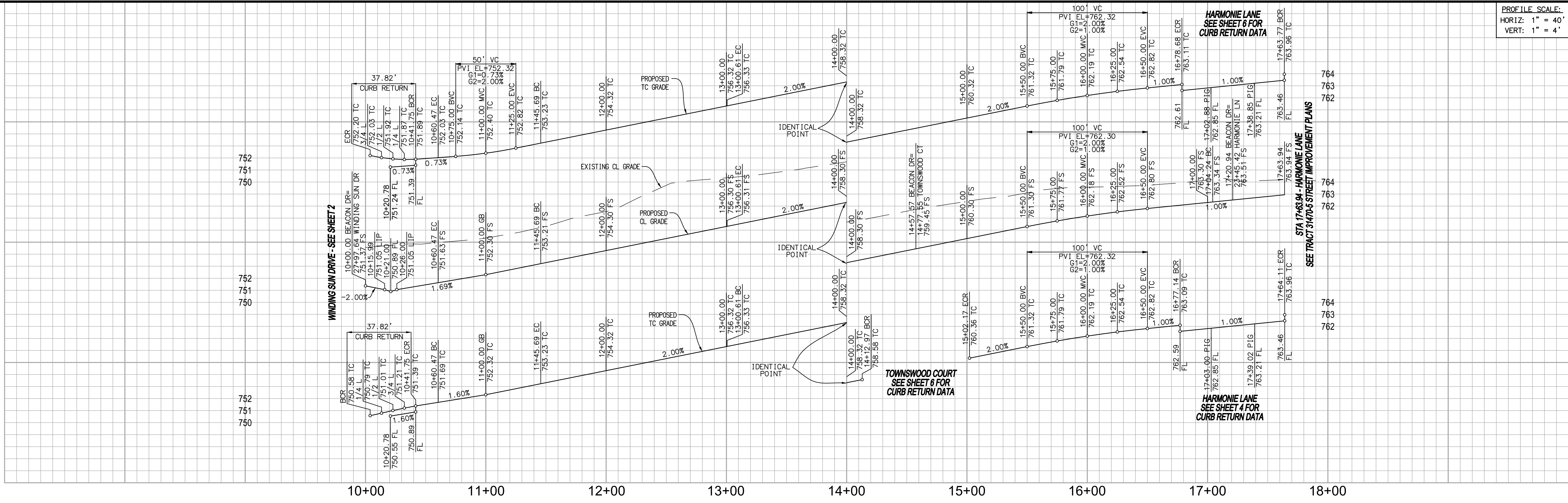
CITY OF BEAUMONT logo and design information

Reviewed By, Recommended for Approval By, Approved By fields

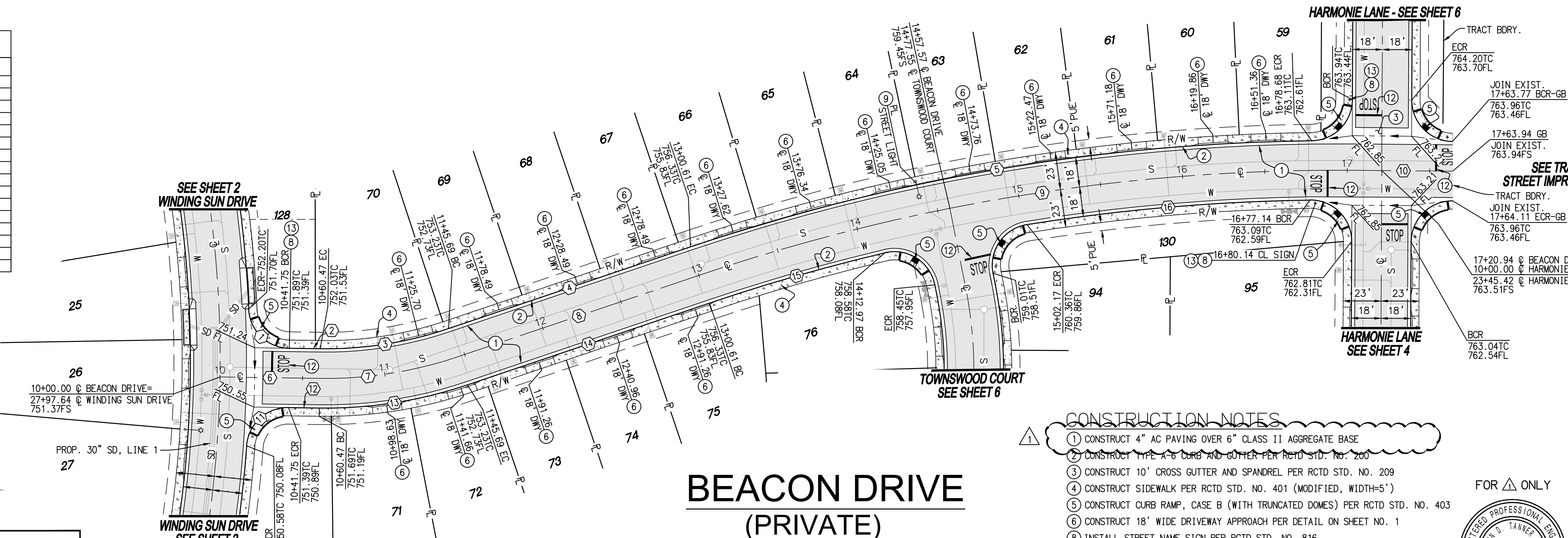
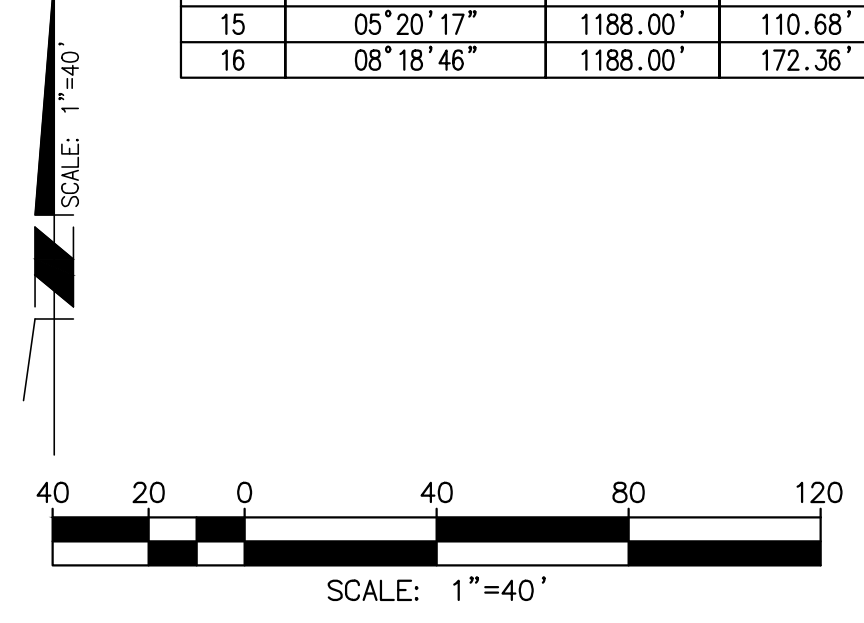
CITY OF BEAUMONT, CALIFORNIA STREET IMPROVEMENT PLANS TRACT 31470-6

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

REVISED: 06/24/2021



NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	86°40'56"	25.00'	37.82'	23.59'
2	N 89°09'01" W	---	18.72'	---
3	19°31'54"	232.00'	79.09'	39.93'
4	N 71°19'05" E	---	154.92'	---
5	17°57'42"	1224.00'	383.71'	193.44'
6	N 89°09'01" W	---	60.47'	---
7	19°31'54"	250.00'	85.22'	43.03'
8	N 71°19'05" E	---	154.92'	---
9	19°10'35"	1206.00'	403.63'	203.72'
10	N 89°30'21" W	---	59.70'	---
11	86°40'56"	25.00'	37.82'	23.59'
12	N 89°09'01" W	---	18.72'	---
13	19°31'54"	268.00'	91.36'	46.13'
14	N 71°19'05" E	---	154.92'	---
15	05°20'17"	1188.00'	110.68'	55.38'
16	08°18'46"	1188.00'	172.36'	86.33'



- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC PAVING OVER 6" CLASS II AGGREGATE BASE
 - CONSTRUCT TYPE A CURB AND GUTTER PER RCTD STD. NO. 200
 - CONSTRUCT 10" CROSS GUTTER AND SPANDREL PER RCTD STD. NO. 209
 - CONSTRUCT SIDEWALK PER RCTD STD. NO. 401 (MODIFIED, WIDTH=5')
 - CONSTRUCT CURB RAMP, CASE B (WITH TRUNCATED DOMES) PER RCTD STD. NO. 403
 - CONSTRUCT 18" WIDE DRIVEWAY APPROACH PER DETAIL ON SHEET NO. 1
 - INSTALL STREET NAME SIGN PER RCTD STD. NO. 816
 - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
 - INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A24D AND A24E
 - INSTALL R-1 STOP SIGN

THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 5 APPROVED ON 4/9/2019 INCLUDING THOSE REVISIONS "CLOUDED" AND LABELED WITH Δ REVISION TRIANGLES.

FOR Δ ONLY

6/24/2021
JOHN D. TANNER III, P.E. DATE
R.C.E. 60132 EXP. 06-30-2022

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

NOTE:
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BEARING: N 52°49'02.84" E

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1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.

ELEV. = 2678.277 (1982), NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
JZ	Δ	REVISED CONST. NOTE 1.		6/24/21

Michael Baker INTERNATIONAL
75410 Gerald Ford Dr. Ste.100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

SEAL
REGISTERED PROFESSIONAL ENGINEER
JOHN D. TANNER III
No. 60132
CIVIL
STATE OF CALIFORNIA

DESIGN BY: LS
DRAWN BY: LS
CHECKED BY: SM
SCALE: AS NOTED
DATE: MAY 2021
JOB NUMBER: 149255

6/24/2021
JOHN D. TANNER III
R.C.E. 60132 * EXP. 06/30/22



Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: 07/14/2021
Approved By: *Ally D. Harts* Date: 07/20/2021

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

NPDES PERMIT#: W01D 833C365311

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31470-6

BEACON DRIVE
STA. 10+00.00 TO STA. 17+63.94

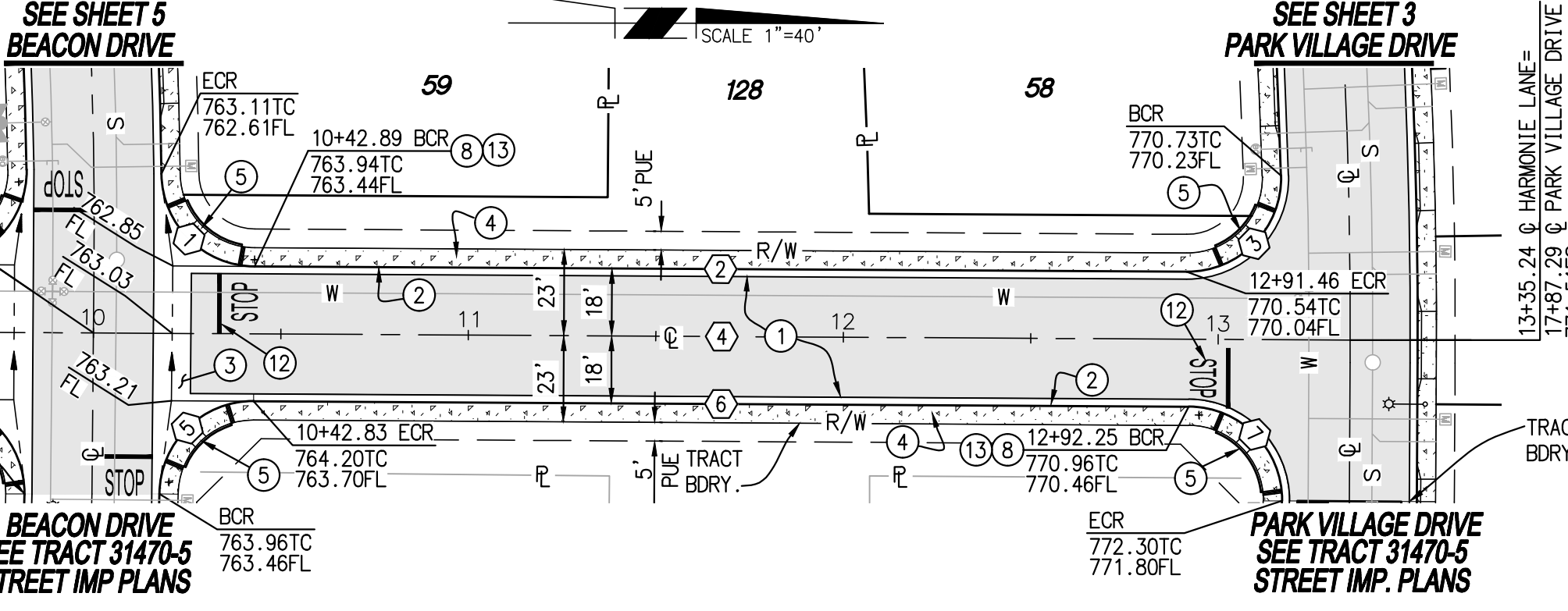
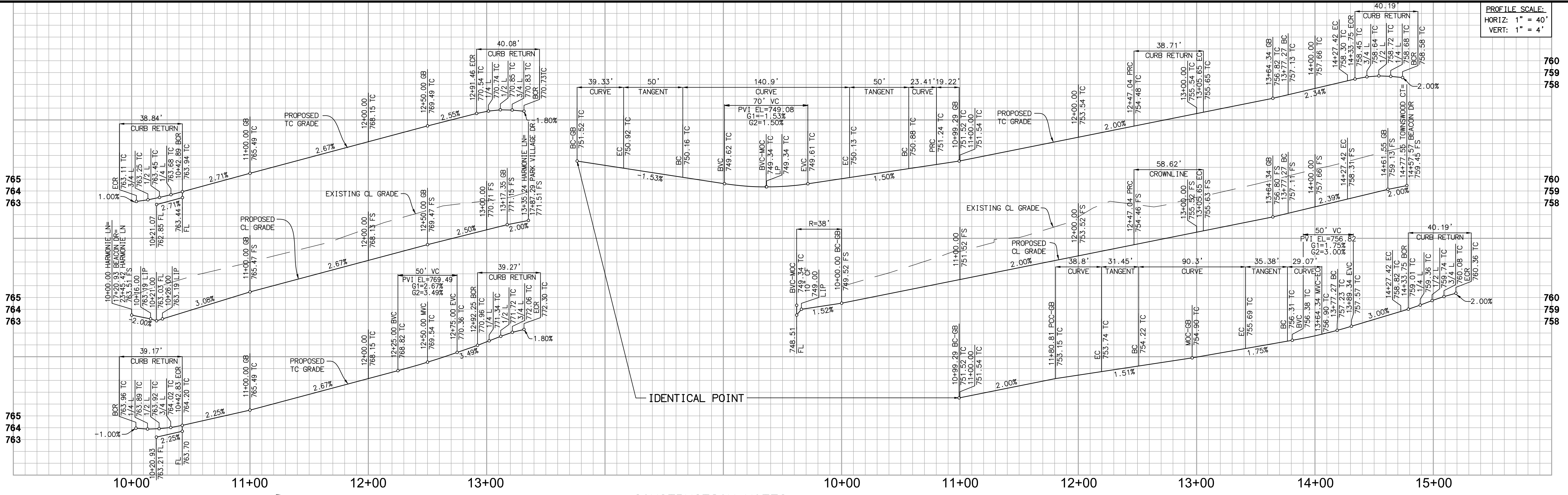
A PORTION OF SEC. 35, T 2 S, R 1 W, SBM

TRI POINTE HOMES

SHEET
5
OF 8 SHEETS
FILE NO:
3247A

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



- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC PAVING OVER 6" CLASS 11 AGGREGATE BASE
 - CONSTRUCT 18" A.C. CURB AND GUTTER PER RCTD STD. NO. 260
 - CONSTRUCT 10" CROSS GUTTER AND SPANDREL PER RCTD STD. NO. 209
 - CONSTRUCT SIDEWALK PER RCTD STD. NO. 401 (MODIFIED, WIDTH=5')
 - CONSTRUCT CURB RAMP, CASE B (WITH TRUNCATED DOMES) PER RCTD STD. NO. 403
 - CONSTRUCT 18" WIDE DRIVEWAY APPROACH PER DETAIL ON SHEET NO. 1
 - CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE C
 - INSTALL STREET NAME SIGN PER RCTD STD. NO. 816
 - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
 - INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A24D AND A24E
 - INSTALL R-1 STOP SIGN
 - CONSTRUCT CATCH BASIN PER RCTD & WCD STD. NO. CB100 (W & V PER PLAN)
 - CONSTRUCT 12.5' WIDE DRIVEWAY APPROACH PER DETAIL ON SHEET NO. 1

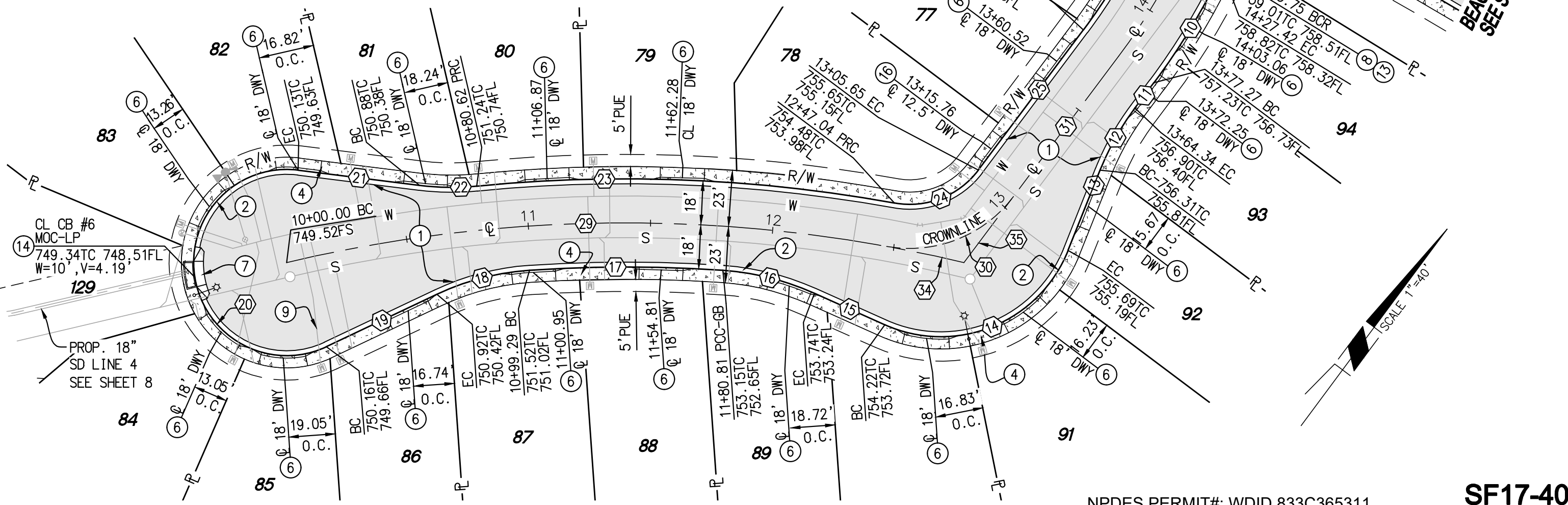
THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 6 APPROVED ON 4/9/2019 INCLUDING THOSE REVISIONS "CLOUDED" AND LABELED WITH Δ REVISION TRIANGLES.

FOR Δ ONLY

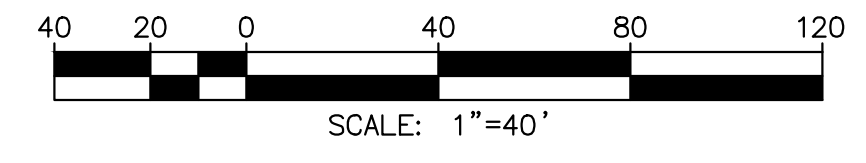
REGISTERED PROFESSIONAL ENGINEER
No. 60132
CIVIL
STATE OF CALIFORNIA

JOHN D. TANNER III, P.E. DATE 6/24/2021
R.C.E. 60132 EXP. 06-30-2022

TOWNSWOOD COURT (PRIVATE)



LINE/CURVE DATA TABLE					LINE/CURVE DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	89°00'39"	25.00'	38.84'	24.57'	19	N 28°04'20" E	---	50.00'	---
2	N 00°16'08" E	---	248.57'	---	20	212°26'37"	38.00'	140.90'	---
3	91°51'18"	25.00'	40.08'	25.82'	21	N 60°30'57" E	---	50.00'	---
4	N 00°16'08" E	---	335.24'	---	22	12°46'20"	105.00'	23.41'	11.75'
5	89°46'29"	25.00'	39.17'	24.90'	23	15°53'31"	618.00'	171.41'	86.26'
6	N 00°16'08" E	---	249.42'	---	24	63°22'00"	35.00'	38.71'	21.60'
7	90°00'00"	25.00'	39.27'	25.00'	25	N 00°16'08" E	---	71.61'	---
8	92°07'08"	25.00'	40.19'	25.94'	26	11°29'38"	232.00'	46.54'	23.35'
9	N 11°13'30" W	---	6.34'	---	27	N 11°13'30" W	---	6.34'	---
10	11°29'38"	268.00'	53.76'	26.97'	28	92°07'08"	25.00'	40.19'	25.94'
11	N 00°16'08" E	---	12.93'	---	29	23°35'26"	600.00'	247.04'	125.29'
12	15°08'15"	110.00'	29.07'	14.62'	30	63°22'00"	53.00'	58.62'	32.71'
13	N 14°52'07" W	---	35.38'	---	31	N 00°16'08" E	---	71.61'	---
14	92°23'23"	56.00'	90.30'	58.39'	32	11°29'38"	250.00'	50.15'	25.16'
15	N 77°31'16" E	---	31.45'	---	33	N 11°13'30" W	---	50.13'	---
16	20°12'34"	110.00'	38.80'	19.60'	34	03°05'01"	600.00'	32.29'	16.15'
17	07°47'06"	582.00'	79.08'	39.60'	35	N 00°16'08" E	---	33.68'	---
18	21°27'16"	105.00'	39.33'	19.89'					



NOTE:
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ELEV. = 2678.277 (1982), NGVD 29



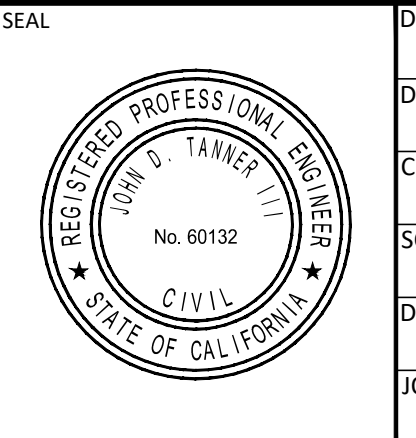
BY	MARK	DESCRIPTION	APPR.	DATE
JZ	Δ	REVISED CONST. NOTE 1.		6/24/21
		REVISIONS		CITY

Michael Baker INTERNATIONAL
75410 Gerald Ford Dr. Ste. 100
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Phone: (760) 346-7481
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SEAL
REGISTERED PROFESSIONAL ENGINEER
No. 60132
CIVIL
STATE OF CALIFORNIA

DESIGN BY: LS
DRAWN BY: LS
CHECKED BY: SM
SCALE: AS NOTED
DATE: MAY 2021
JOB NUMBER: 149255

JOHN D. TANNER III
R.C.E. 60132 * EXP. 06/30/22



Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: 07/14/2021
Approved By: *John D. Tanner III* Date: 07/20/2021

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

NPDES PERMIT#: WDD1 833C365311

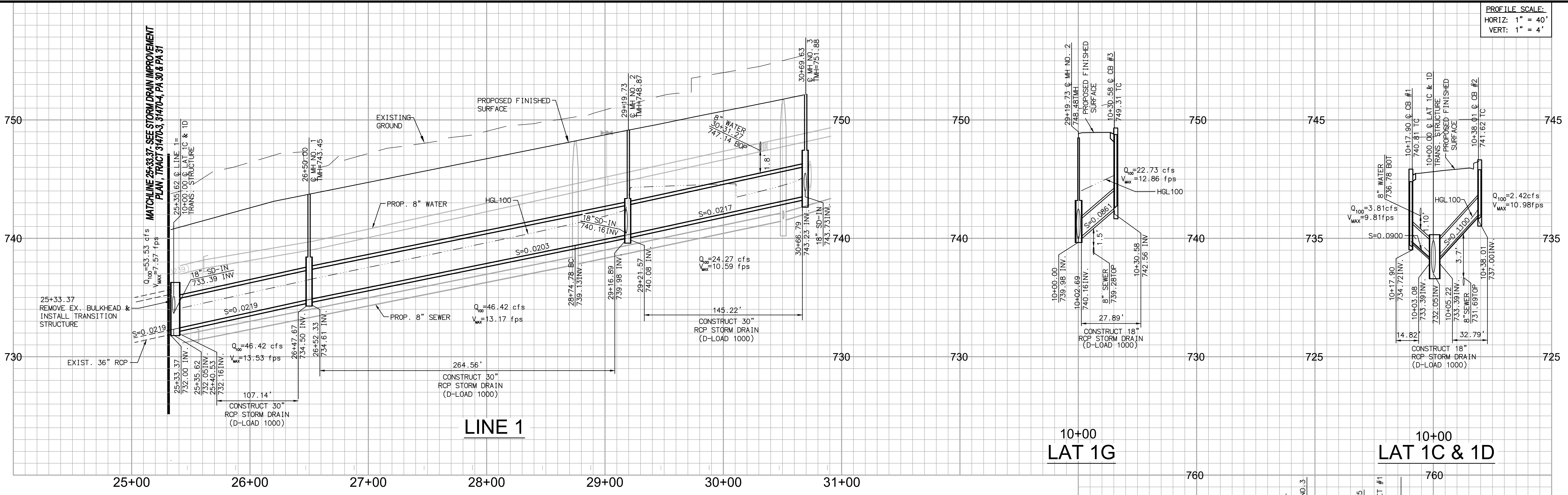
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31470-6
HARMONIE LANE
STA. 10+00.00 TO STA. 13+35.24
TOWNSWOOD COURT
STA. 10+00.00 TO STA. 14+77.55
A PORTION OF SEC. 35, T 2 S, R 1 W, SBM

SHEET
6
OF 8 SHEETS
FILE NO.: 3247A

FOR: TRI POINTE HOMES

REVISED: 06/24/2021
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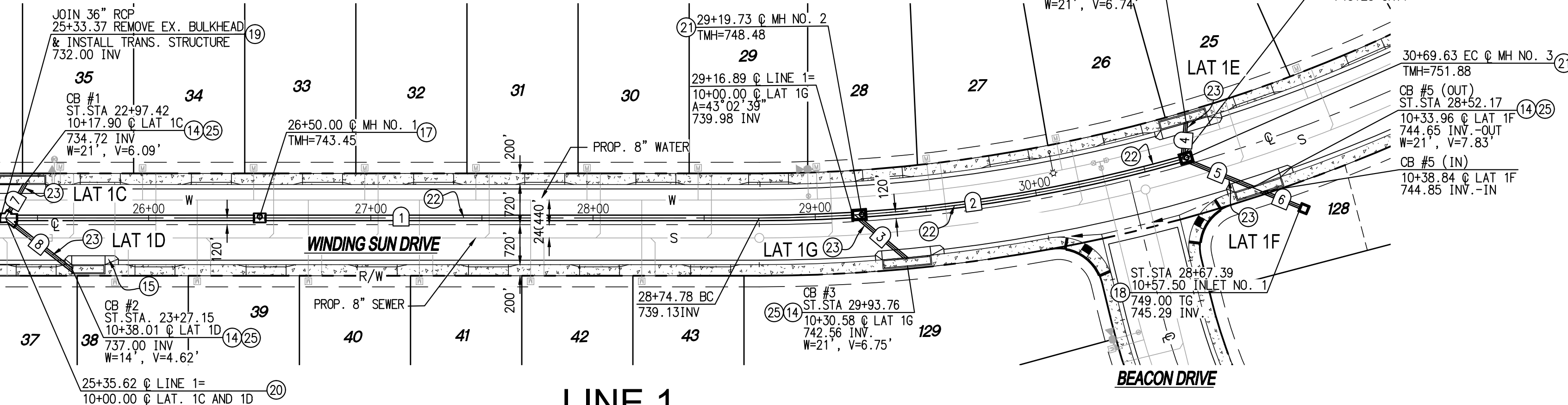
PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



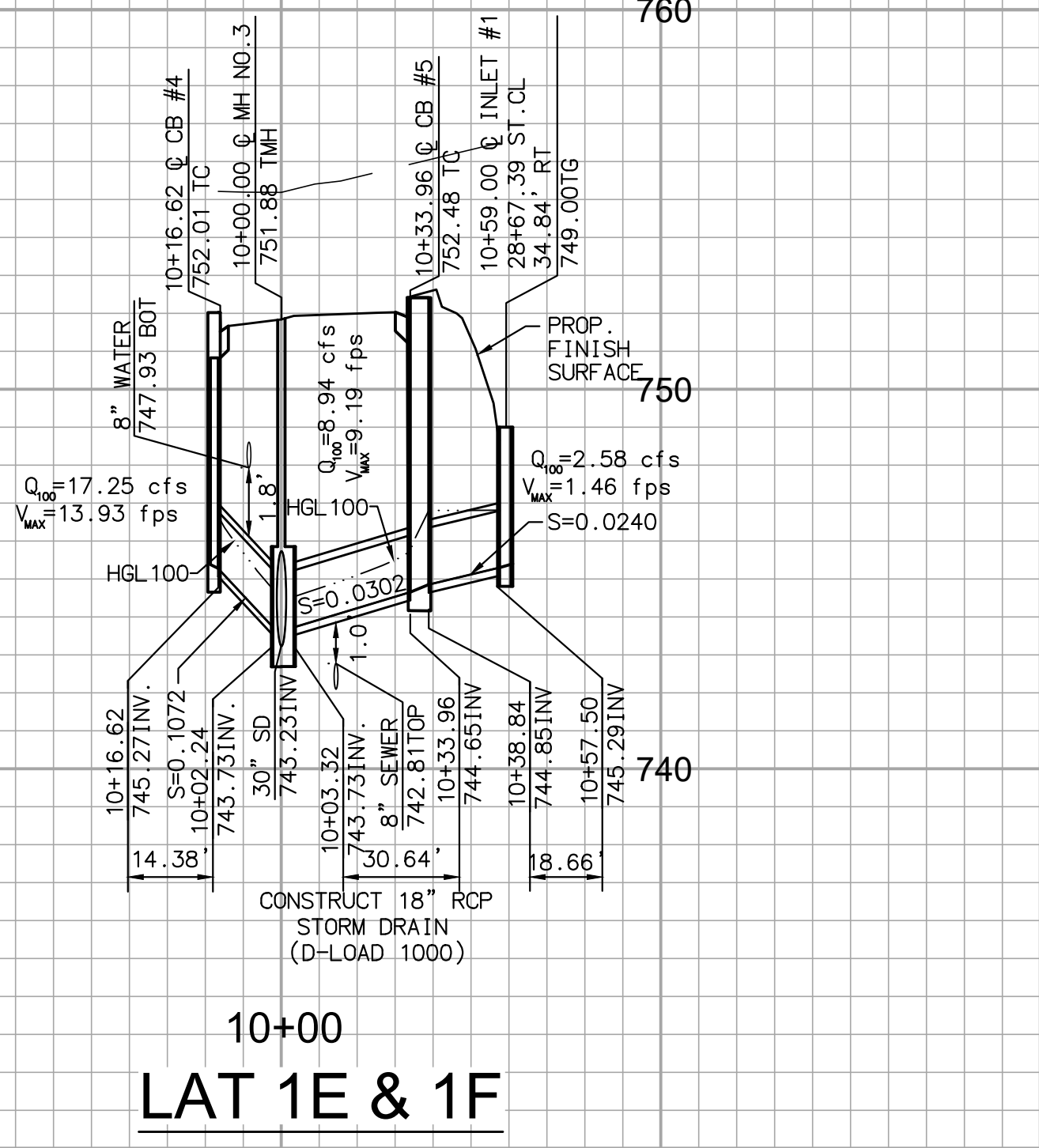
10+00
LAT 1G

10+00
LAT 1C & 1D

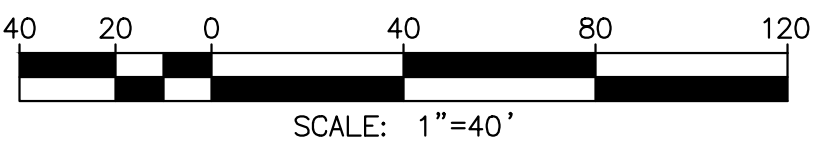
MATCHLINE 25+33.37- SEE STORM DRAIN IMPROVEMENT PLAN, TRACT 31470-3, 31470-4, PA 30 & PA 31



LINE 1



10+00
LAT 1E & 1F



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

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
DESCRIPTION:
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.
ELEV. = 2678.277 (1982), NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

CONSTRUCTION NOTES

- (14) CONSTRUCT CATCH BASIN PER RCFCD & WCD STD. NO. CB100 (W & V PER PLAN)
- (15) CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B
- (17) CONSTRUCT MANHOLE NO. 1 PER RCFCD & WCD STD. NO. MH251
- (18) INSTALL 36" SQUARE DRAIN INLET PER JENSEN PRECAST DI3636 OR APPROVED EQUAL
- (19) REMOVE EXISTING CONCRETE BULKHEAD PER RCFCD & WCD STD. NO. M816
- (21) CONSTRUCT MANHOLE NO. 4 PER RCFCD & WCD STD. NO. MH254
- (22) INSTALL 30" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)
- (23) INSTALL 18" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)
- (25) INSTALL CONNECTOR PIPE SCREEN PER UNITED STORM WATER, INC OR APPROVED EQUAL

LINE/CURVE DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	N14°37'03"E	---	341.41'
2	15°52'17"	697.00'	194.85'
3	N54°51'12"E	---	30.58'
4	N70°23'07"W	---	16.62'
5	N36°57'17"E	---	33.96'
6	N36°57'17"E	---	18.66'
7	N45°22'57"W	---	17.90'
8	N52°41'08"E	---	38.01'



Michael Baker INTERNATIONAL
75410 Gerald Ford Dr. Ste:100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

JOHN D. TANNER III
R.C.E. - 60132 * EXP. 06/30/22



DESIGN BY: LS
DRAWN BY: LS
CHECKED BY: MBS
SCALE: AS NOTED
DATE: MAY 2021
JOB NUMBER: 149255



Reviewed By: _____ Date: _____
Recommended for Approval By: *[Signature]* Date: 07/14/2021
Approved By: *[Signature]* Date: 07/20/2021

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

NPDES PERMIT#: WDD1 833C365311

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT 31470-6

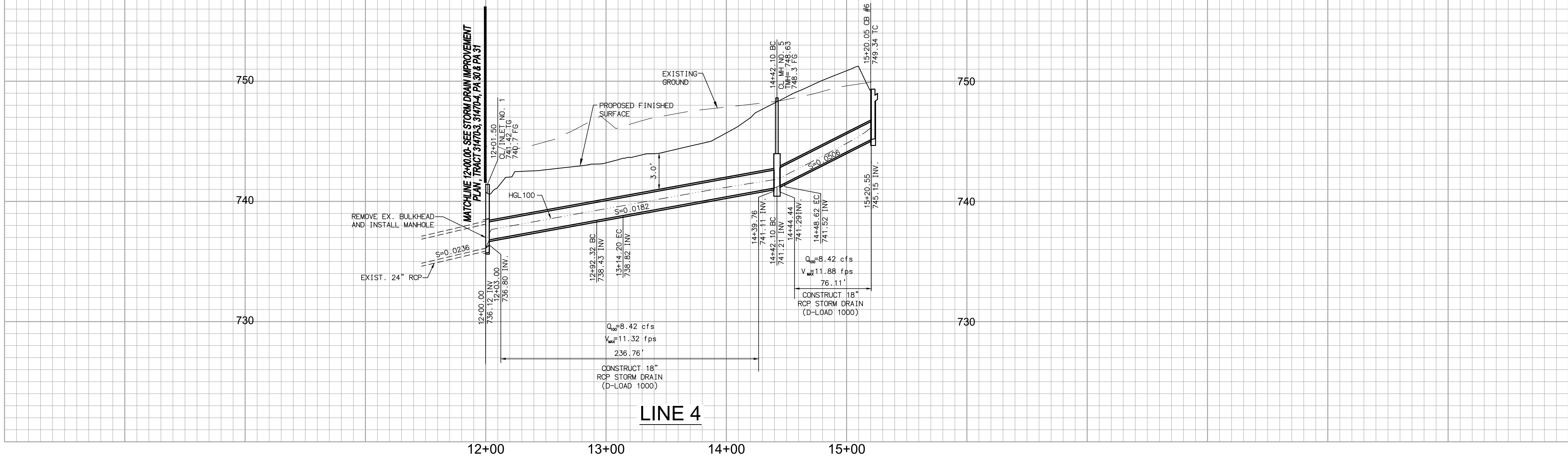
LINE 1 - FROM STA. 25+33.37 TO STA. 30+69.63
LINE 11 - FROM STA. 10+00.00 TO STA. 10+47.24
LATERALS 1C, 1D, 1E, 1F, 11A AND 11B

A PORTION OF SEC. 35, T 2 S, R 1 W, SBM

FOR:
TRI POINTE HOMES

SHEET
7
OF 8 SHEETS
FILE NO: **3247A**

REVISED: 06/24/2021
H:\PDATA\146481\CAD\LAND\IMPROVE\STREET\31470-6\149255-SD-007.DWG JACOB.ZEPEDA 2/8/21 2:05 PM

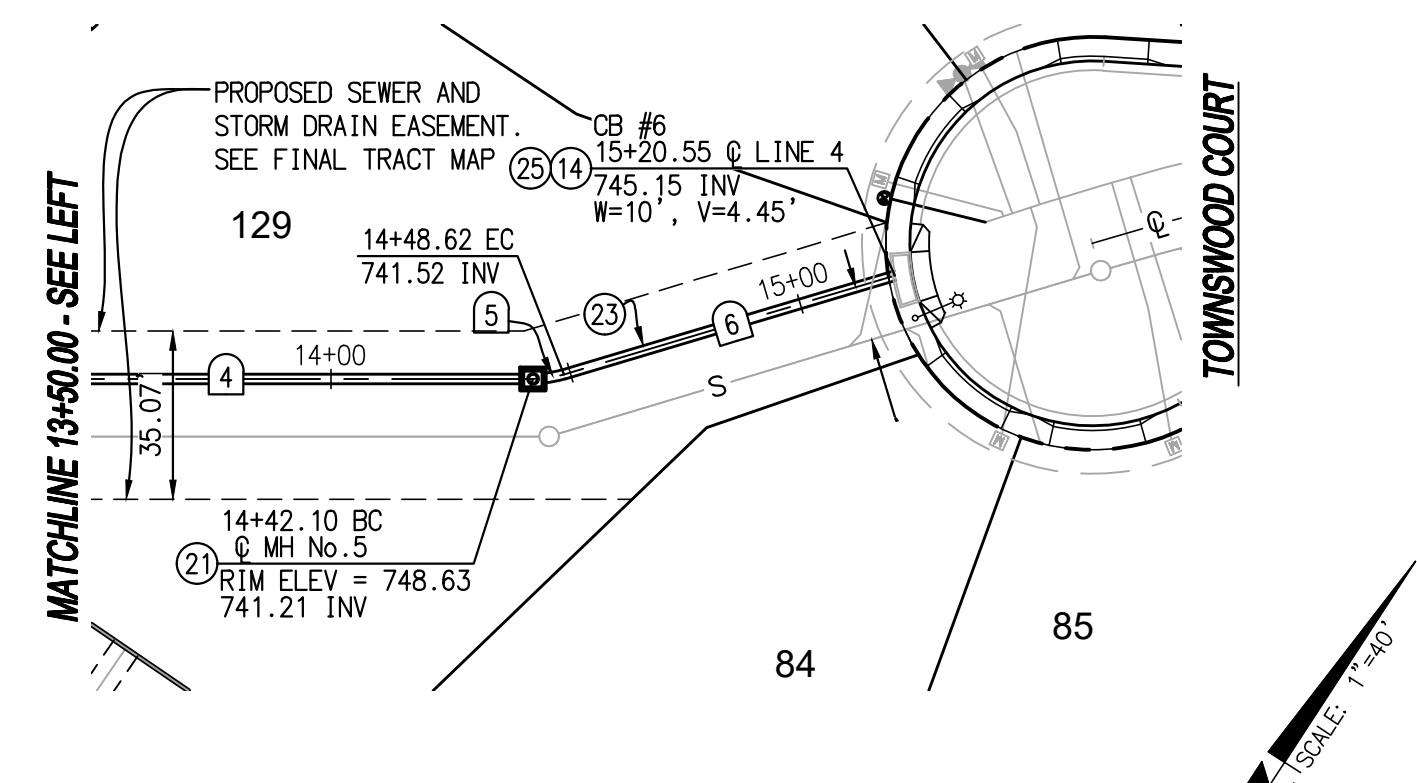
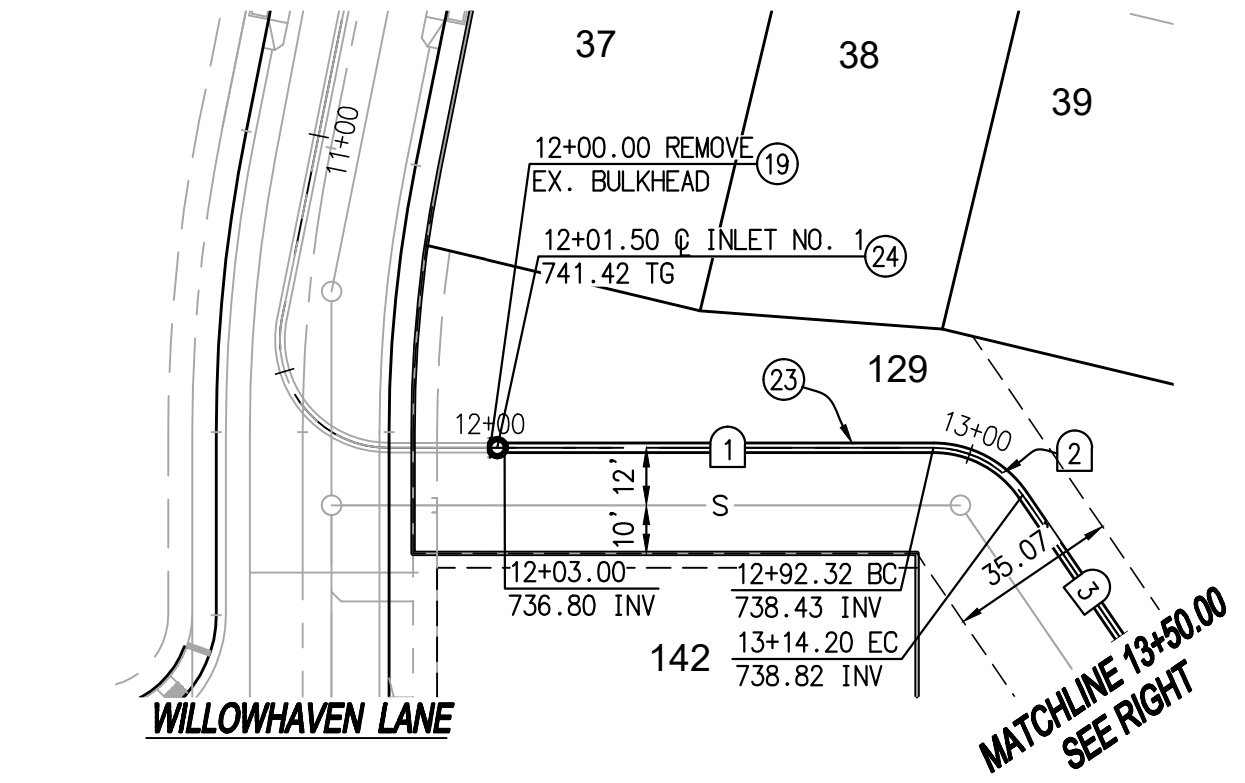


NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N01°09'10"E	--	92.32'	--
2	S5°42'44"	22.50'	21.88'	11.89'
3	N56°51'54"E	--	35.80'	--
4	N56°51'54"E	--	92.10'	--
5	S16°36'57"	22.50'	6.52'	3.29'
6	N40°14'57"E	--	71.93'	--

CONSTRUCTION NOTES

- 14 CONSTRUCT CATCH BASIN PER RCFCD & WCD STD. NO. CB100 (W & V PER PLAN)
- 19 REMOVE EXISTING CONCRETE BULKHEAD PER RCFCD & WCD STD. NO. M816
- 21 CONSTRUCT MANHOLE NO. 4 PER RCFCD & WCD STD. NO. M4254
- 23 INSTALL 18" RCP OR CIPP STORM DRAIN (D-LOAD PER PLAN)
- 24 INSTALL INLET TYPE X PER RCFCD & WCD STD. NO. CB108
- 25 INSTALL CONNECTOR PIPE SCREEN PER UNITED STORM WATER, INC OR APPROVED EQUAL

**SEE STORM DRAIN IMPROVEMENT PLAN
TRACT 3140-3, 31470-4, PA 30 & PA 31
WILLOWHAVEN LANE**

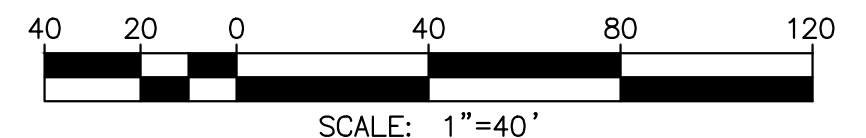


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BY	MARK	DESCRIPTION	APPR.	DATE

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John D. Tanner III
JOHN D. TANNER III
R.L.C.E. 60132 * EXP. 06/30/22
DATE: 6/24/2021

SEAL
REGISTERED PROFESSIONAL ENGINEER
JOHN D. TANNER III
No. 60132
CIVIL
STATE OF CALIFORNIA

DESIGN BY: LS
DRAWN BY: LS
CHECKED BY: MBS
SCALE: AS NOTED
DATE: MAY 2021
JOB NUMBER: 149255

Reviewed By: _____ Date: _____
Recommended for Approval By: *[Signature]* Date: 07/14/2021
Approved By: *[Signature]* Date: 07/20/2021

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

NPDES PERMIT#: WDDI 833C365311

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT 31470-6
LINE 4 - FROM STA. 12+00.00 TO STA. 15+20.55

A PORTION OF SEC. 35, T 2 S, R 1 W, SBM

FOR: **TRI POINTE HOMES**

SHEET
8
OF 8 SHEETS
FILE NO: **3247A**