



City of Beaumont

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

Case No. RD2019-0414
Receipt No. 946571
Fee \$ 484.43 App / 03.000 Insp Fees
Date Paid 10/31/19

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name KEVIN METCALFE Phone 949-236-1042

2. Contact's Address 400 EXCHANGE SUITE 200 IRVINE CA 92602
City/State/Zip

5. Contact's E-mail KMETCALFE@KHOV.COM

3. Developer Name K-HOVANNAN HOMES Phone 714-368-4500
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 400 EXCHANGE SUITE 200 IRVINE CA 92602
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):
Tract 33096-13 Bond # 2264727 STREET IMPROVEMENTS

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.

KEVIN METCALFE [Signature] 10-30-19
Print Name and Sign - Contact/Applicant Date

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

KEVIN METCALFE [Signature] 10-30-19
Print Name and Sign - Contact/Applicant Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.

- Remove and replace concrete and AC as needed where lifting.
- Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
- Provide Type II slurry coat for all road surfaces.
- Restore/Verify pavement striping/markings.
- Restore/Verify blue dots and signage as needed.
- Clean and camera sewer. Provide report and video copy of camera survey.
- Provide all final geotechnical reports.
- Provide Engineers' certification for line and grade within Right-of-Way.
- Provide Landscape Architects Certification as required.

KEVIN METCALFE [Signature] 10-30-19
Print Name and Sign – Contact/Applicant Date

GENERAL NOTES

- THIS PLAN SUPERSEDES ALL OTHER PLANS PREVIOUSLY APPROVED BY THE CITY OF BEAUMONT REGARDING IMPROVEMENTS SHOWN ON THIS SET OF PLANS.
- APPROVAL OF THIS PLAN DOES NOT LESSEN OR WAIVE ANY PORTION OF THE BEAUMONT MUNICIPAL CODE, RESOLUTION OF CONDITIONAL APPROVAL, CITY STANDARDS OR OTHER ADDITIONAL DOCUMENTS LISTED HEREIN AS THEY MAY PERTAIN TO THIS PROJECT. THE ENGINEER IN RESPONSIBLE CHARGE SHALL REVISE THESE PLANS WHEN NON-COMFORMANCE IS DISCOVERED.
- CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER OR ENGINEER OF WORK FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. ALL PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
- A RIGHT-OF-WAY PERMIT FROM THE BUILDING & SAFETY DEPARTMENT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. PRIOR TO PERMIT ISSUANCE, A CERTIFICATE OF INSURANCE MUST BE FILED NAMING THE CITY OF BEAUMONT AS AN ADDITIONAL INSURED ON THE PERMITEE'S POLICY IN THE MINIMUM AMOUNT OF \$1,000,000.00 FOR EACH OCCURRENCE OF LIABILITY. THE INSURANCE COMPANY WRITING THE POLICY MUST HAVE A RATING OF "A-" OR BETTER AND A SIZE CATEGORY OF CLASS VII OR BETTER AS ESTABLISHED BY "BESTS" KEY RATING GUIDE.
- NO WORK SHALL BE COMMENCED UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE CITY AND OTHER APPROPRIATE AGENCIES.
- REVISION OF THESE PLANS MAY BE REQUIRED IF THE PROPOSED IMPROVEMENTS ARE NOT CONSTRUCTED PRIOR TO THE DEADLINE DATE OF THE IMPROVEMENT AGREEMENT.
- NO REVISIONS WILL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER, NOTED WITHIN THE REVISION BLOCK, ON THE APPROPRIATE SHEET OF THE PLANS AND TITLE SHEET.
- ORIGINAL DRAWINGS SHALL BECOME THE PROPERTY OF THE CITY UPON BEING SIGNED BY THE CITY ENGINEER.
- THE ORIGINAL DRAWING SHALL BE REVISED TO REFLECT AS-BUILT CONDITIONS BY THE ENGINEER-OF-WORK PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE CITY.
- ACCESS FOR FIRE AND OTHER EMERGENCY VEHICLES SHALL BE MAINTAINED TO THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- WHERE TRENCHES ARE WITHIN CITY EASEMENTS, A SOILS REPORT COMPRISED OF:
 - SUMMARY SHEET
 - LABORATORY WORK SHEETS
 - COMPACTION CURVES, SHALL BE SUBMITTED BY A PROFESSIONAL ENGINEER OF THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOILS MECHANICS. THE SOILS REPORT WILL BE SUBMITTED TO THE CITY ENGINEERING INSPECTOR WITHIN TWO WORKING DAYS OF COMPLETION OF FIELD TESTS. THE WRITTEN FIELD COMPACTION REPORT(S) SHALL BE IMMEDIATELY SUBMITTED TO THE CITY ENGINEERING INSPECTOR UPON COMPLETION OF THE FIELD TESTS.
- A PRECONSTRUCTION MEETING SHALL BE HELD AT THE SITE PRIOR TO THE BEGINNING OF WORK AND SHALL BE ATTENDED BY ALL REPRESENTATIVES RESPONSIBLE FOR CONSTRUCTION, INSPECTION, SUPERVISION, TESTING AND ALL OTHER ASPECTS OF THE WORK. THE CONTRACTOR SHALL SCHEDULE THE MEETING BY CALLING THE INSPECTION LINE AT (951) 572-3224 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING CONSTRUCTION. APPROVED DRAWINGS MUST BE AVAILABLE PRIOR TO SCHEDULING.
- ALL INSPECTION REQUESTS OTHER THAN FOR THE PRECONSTRUCTION MEETING WILL BE MADE BY CALLING THE BUILDING AND SAFETY INSPECTION DEPARTMENT LINE AT (951) 572-3224. INSPECTION REQUESTS MUST BE RECEIVED PRIOR TO 2:00 P.M. ON THE DAY BEFORE THE INSPECTION IS NEEDED. INSPECTIONS WILL BE MADE THE NEXT WORK DAY UNLESS YOU REQUEST OTHERWISE. REQUESTS MADE AFTER 2:00 P.M. WILL BE SCHEDULED FOR TWO FULL WORK DAYS LATER.
- THE OWNER AND/OR APPLICANT THROUGH THE DEVELOPER AND/OR CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL CONFORM TO LABOR CODE SECTION 6705 BY SUBMITTING A DETAIL PLAN TO THE CITY ENGINEER AND/OR CONCERNED AGENCY SHOWING THE DESIGN OF SHORING, BRACING, BRACE OR OTHER PROVISIONS TO BE MADE OF WORKER PROTECTION FROM THE HAZARD OF CAVING GROUND DURING THE EXCAVATION OF SUCH TRENCH OR TRENCHES OR DURING THE PIPE INSTALLATION THEREIN. THIS PLAN MUST BE PREPARED FOR ALL TRENCHES FIVE FEET (5') OR MORE IN DEPTH AND APPROVED BY THE CITY ENGINEER AND/OR CONCERNED AGENCY PRIOR TO EXCAVATION. IF THE PLAN VARIES FROM THE SHORING SYSTEM STANDARDS ESTABLISHED BY THE CONSTRUCTION SAFETY ORDERS, TITLE 8 CALIFORNIA ADMINISTRATIVE CODE, THE PLAN SHALL BE PREPARED BY A REGISTERED ENGINEER AT THE CONTRACTOR'S EXPENSE. A COPY OF THE OSHA EXCAVATION PERMIT MUST BE SUBMITTED TO THE INSPECTOR PRIOR TO EXCAVATION.
- IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED WITHIN ANY WORK ZONE DURING CONSTRUCTION, OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITEE WILL NOTIFY THE CITY ENGINEER. OPERATIONS WILL NOT RESTART UNTIL THE PERMITEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL OPERATIONS CONDUCTED ON THE SITE OR ADJACENT THERETO SHALL ADHERE TO THE NOISE ORDINANCE SET FORTH BY THE CITY MUNICIPAL CODE. ALL OPERATIONS SHALL BE LIMITED BY THE NOISE ORDINANCE TO THE LEVEL OF DECIBELS SPECIFIED FOR THE AREA AND TIME PERIOD. CONSTRUCTION ACTIVITIES WILL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY MONDAY THROUGH FRIDAY, UNLESS OTHERWISE PERMITTED.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL TWO FULL WORKING DAYS PRIOR TO BEGINNING OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTE OR ADJACENT STREETS AS A RESULT OF THE GRADING OPERATION.
- NO BLASTING SHALL BE COMMENCED WITHOUT A CITY ENGINEER APPROVED BLASTING PROGRAM AND BLASTING PERMIT.
- THE EXISTENCE AND LOCATION OF UTILITY STRUCTURES AND FACILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. ATTENTION IS CALLED TO THE POSSIBLE EXISTENCE OF OTHER UTILITY FACILITIES OR STRUCTURES NOT SHOWN OR IN A LOCATION DIFFERENT FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THE PLANS AND ANY OTHER EXISTING FACILITIES OR STRUCTURES NOT SHOWN.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF THE CONSTRUCTION TO PERMIT THE REVISIONS OF THE CONSTRUCTION PLANS IF IT IS FOUND THAT THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
- THE CONTRACTOR SHALL NOTIFY AFFECTED UTILITY COMPANIES (SEE BELOW) AT LEAST TWO FULL WORKING DAYS PRIOR TO STARTING CONSTRUCTION NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH A COMPANY REPRESENTATIVE.

UNDERGROUND SERVICE ALERT	(800) 422-4133
SOUTHERN CALIFORNIA EDISON	(800) 409-2365
AT&T	(800) 892-0123
TIME WARNER CABLE	(760) 340-2225
COX COMMUNICATIONS	(888) 423-3913
- IN ACCORDANCE WITH THE CITY STORM WATER STANDARDS ALL STORM DRAIN INLETS CONSTRUCTED BY THIS PLAN SHALL INCLUDE "STENCILS" TO BE ADDED TO PROHIBIT WASTE DISCHARGE DOWNSTREAM. STENCILS SHALL BE ADDED TO THE SATISFACTION OF THE CITY ENGINEER.

NOTE:
SEE SEPARATE PLANS FOR CATCH BASINS, CONNECTOR PIPES, AND STORM DRAIN SYSTEM DESIGNS.

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

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

BENCHMARK: CITY OF BEAUMONT NO. 14-A-82

DESCRIPTION:
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14". LOCATED AT THE SLY SIDE OF 6TH STREET 235' WLY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.

ELEV. = 2590.838 (1982)
DATUM: NGVD29

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 32259 ON FILE IN BOOK 371, PAGES 22 THROUGH 27, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING LOCATED IN SECTION 14, T. 3 S., R. 1 W., S. 8.M.

ASSESSOR'S PARCEL NO.
APN NUMBER 428-030-023

STREET SIGN LOCATIONS
ALL STREET NAME AND STOP SIGNS WILL BE LOCATED BEHIND THE BACK OF SIDEWALK

REVISIONS

BY	MARK	DESCRIPTION	APPR.	DATE



Michael Baker INTERNATIONAL
5 Hubert Center Drive, Suite 600
Santa Ana, CA 92707
Phone: (949) 472-3505
MBAKERINTL.COM

DATE: 12/20/17



DESIGN BY: HJ
DRAWN BY: TJ
CHECKED BY: LMB
SCALE: PER PLAN
DATE: AUGUST 2017
JOB NUMBER: 10193507

Reviewed By: [Signature] Date: 1.9.18
Recommended for Approval By: [Signature] Date: 1.9.18
Approved By: [Signature] Date: 1.9.18
Director of Public Works R.C.E. 50982
City of Beaumont, Public Works Department
550 E. 9TH STREET BEAUMONT, CA 92523
TEL: (951) 789-8520 • FAX: (951) 789-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-13, PH-E2
TITLE SHEET * VICINITY MAP * GENERAL NOTES
* LOCATION MAP *

SHEET 1
OF 10 SHEETS
FILE NO.: 3154

K. HOVNANIAN

CITY OF BEAUMONT, CALIFORNIA

STREET IMPROVEMENT PLANS

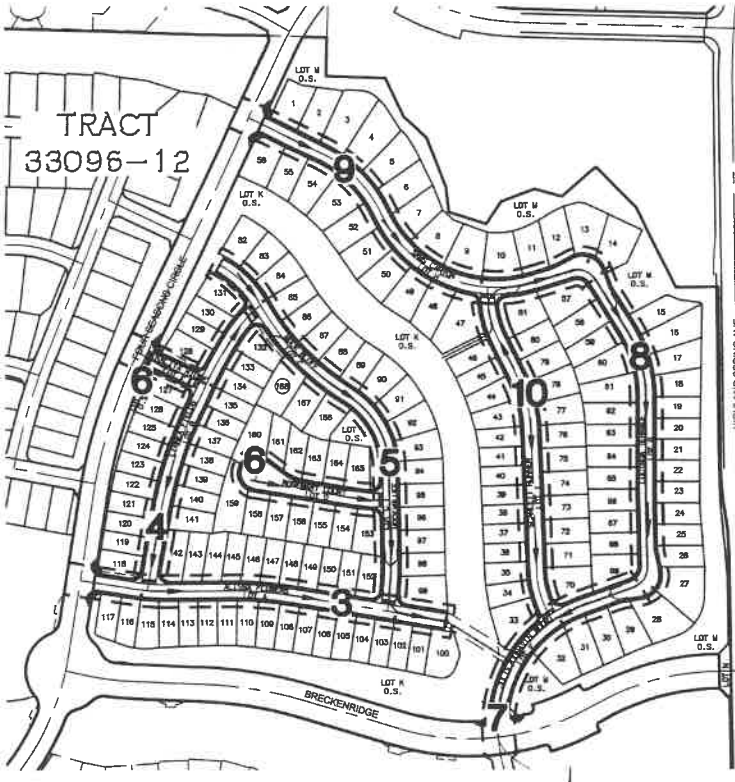
K. HOVNANIAN'S FOUR SEASONS AT BEAUMONT

TRACT NO. 33096-13

PHASE E2

STREET 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. PERMITEE 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 EXPOSING 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 PULSANT 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 (RFC) FOR PERMITS WHEN ANY STORM DRAIN PIPE NEEDS TO BE CONNECTED WITH A RFC 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.



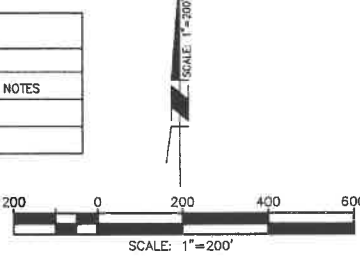
INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET, VICINITY/LOCATION MAPS, & NOTES
2	TYPICAL SECTIONS AND DETAILS
3-10	STREET IMPROVEMENT PLAN

REFERENCE PLANS

REFERENCE PLANS	SALES FORCE #
ROUGH GRADING PLAN	PW-2017-0022
SANITARY SEWER PLAN	PW-2017-0026
STORM DRAIN PLAN	PW-2017-0035
DOMESTIC WATER PLAN	PW-2017-0032

CATCH BASIN FILTER INSERTS
FLOAGOR + PLUS CATCH BASIN FILTER INSERTS BY OLDCASTLE STORM WATER SOLUTIONS SHALL BE INSTALLED ON ALL CATCH BASINS WITHIN THIS TRACT.



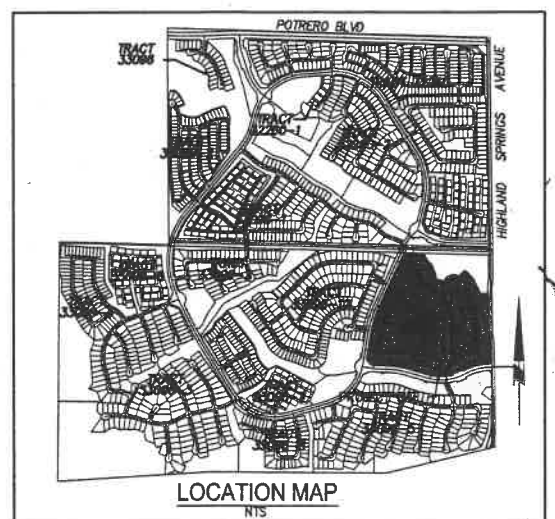
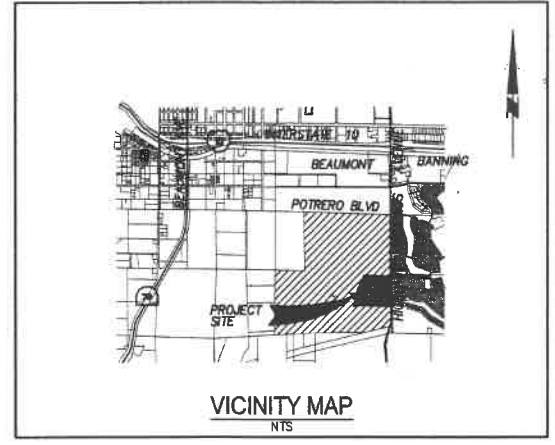
LEGEND/ABBREVIATIONS

- EP EDGE OF PAVEMENT
- LP LOW POINT
- HP HIGH POINT
- GB GRADE BREAK
- BC BEGIN CURVE
- EC END CURVE
- INV INVERT
- CB CATCH BASIN
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYLCHLORIDE (PIPE)
- LF LINEAR FEET
- MH MANHOLE
- INT INTERSECTION
- TG TOP OF GRATE
- OC ON CURB
- TC TOP OF CURB
- FL FLOWLINE
- DW DOMESTIC WATER
- SD STORM DRAIN
- SS SANITARY SEWER
- FH FIRE HYDRANT
- R/W RIGHT OF WAY
- BCR BEGIN CURB RETURN
- EOR END CURB RETURN
- MOC MIDDLE OF CURVE
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF COMPLEX CURVATURE
- SCK SIDEWALK
- TAN TANGENT GRADE
- PIG POINT IN GUTTER
- RP RADIUS POINT
- VC VERTICAL CURVE
- BVC BEGIN VERTICAL CURVE
- EVC END VERTICAL CURVE
- MVC MIDDLE OF VERTICAL CURVE
- RT RIGHT
- LT LEFT
- ST STREET
- C/L CENTER LINE
- FS FINISHED SURFACE
- PL PROPERTY LINE

- R/W
- CENTERLINE
- DIRECTION OF STREET FLOW
- SIDEWALK, CURB & GUTTER
- HANDICAP ACCESS RAMP
- LOT LINES
- STREET LIGHT

INDEX MAP LEGEND:

- 1 SHEET NUMBER
- DRAINAGE FLOW DIRECTION
- LOT NUMBER



CONSTRUCTION NOTES & QUANTITY ESTIMATES

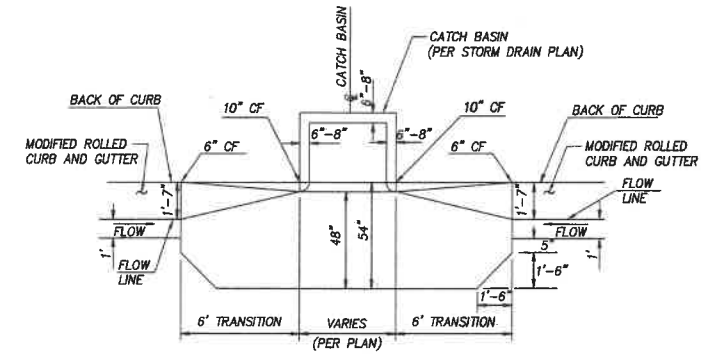
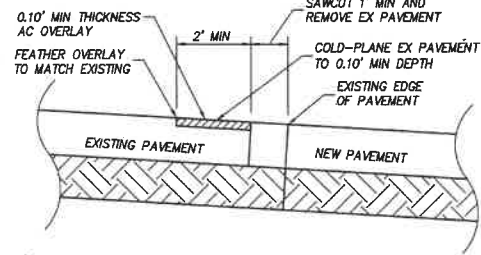
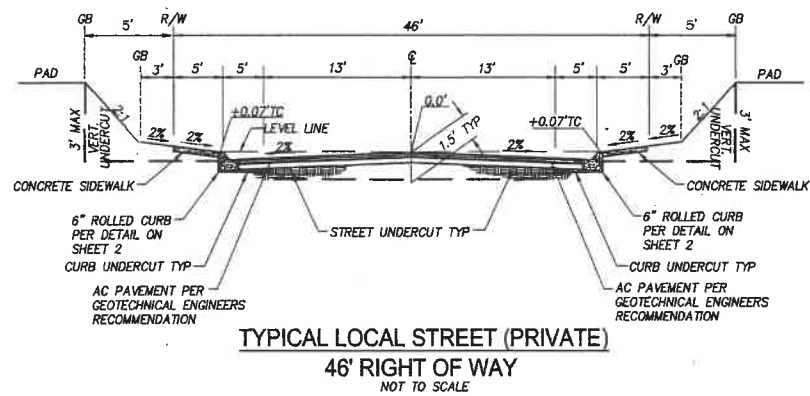
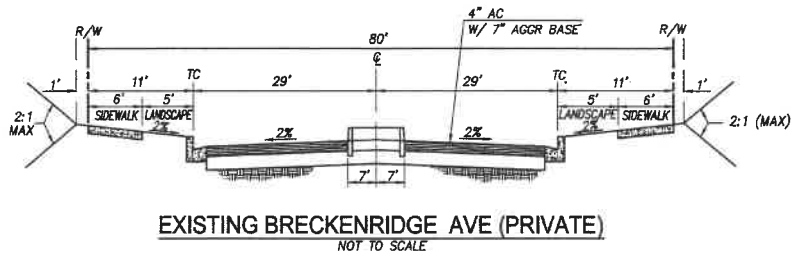
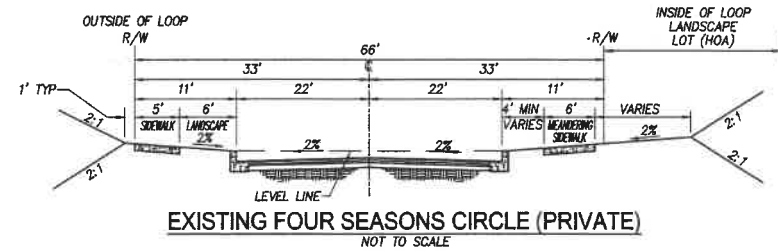
NO.	DESCRIPTION	UNIT	QTY.
(5)	RELOCATE EXISTING STREET LIGHT PER SEPARATE PLAN	EA	1
(6)	SAWOUT AND REMOVE EXISTING CURB AND GUTTER	LF	360
(7)	INSTALL R-1 STOP SIGN	EA	4
(8)	INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A240 AND A24E	EA	4
(9)	SAWOUT AND JOIN EXISTING PAVEMENT PER DETAIL ON SHEET 2	LF	360
(10)	CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE	SF	193,280
(11)	CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2	LF	11,718
(12)	CONSTRUCT TYPE A-6 CURB & GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200	LF	72
(18)	CONSTRUCT P.C.C. CURB RAMP CASE B PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24	EA	22
(19)	CONSTRUCT CROSS GUTTER & SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209	SF	7,285
(20)	CONSTRUCT LOCAL DEPRESSION FLOW-BY CONDITION PER DETAIL ON SHEET 2	EA	9
(21)	CONSTRUCT MODIFIED P.C.C. SIDEWALK (W=5' FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401	SF	58,600
(22)	CONSTRUCT STREET LIGHT PER SEPARATE PLAN	EA	10
(23)	INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD NO. 816	EA	13
(24)	CONSTRUCT CURB & GUTTER TRANSITION PER DETAIL ON SHEET 2	EA	4
(25)	CONSTRUCT LOCAL DEPRESSION SUMP CONDITION PER DETAIL ON SHEET 2	EA	2
(26)	INSTALL TYPE 4 OBJECT MARKER OM4-1	EA	6

DEVELOPER:
K. HOVNANIAN'S FOUR SEASONS AT BEAUMONT, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

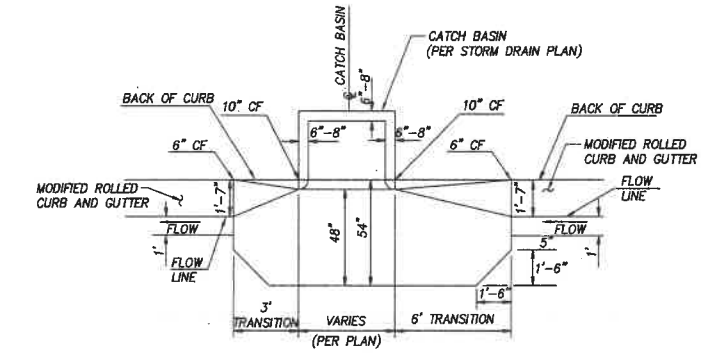
400 EXCHANGE SUITE 200
IRVINE, CA 92602
(714) 368-4507

24-HOUR CONTACT PERSON - JASON MOCK: (909) 493-9066
NPDES PERMIT#: WDD183338950

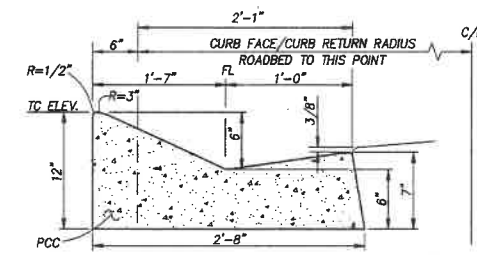
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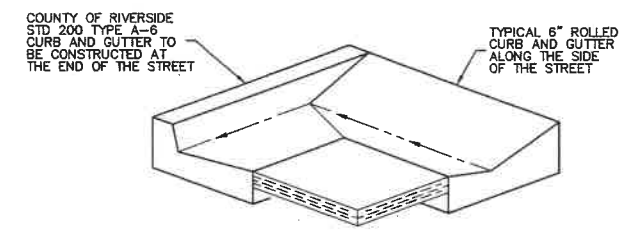
20 TYPICAL LOCAL DEPRESSION DETAIL - SUMP CONDITION
NTS



20 TYPICAL LOCAL DEPRESSION DETAIL - FLOW-BY CONDITION
NTS



11 6" MODIFIED ROLLED CURB & GUTTER
NTS



24 CURB & GUTTER TRANSITION DETAIL
NTS

NOTE:
SEE SEPARATE PLANS FOR CATCH BASINS, CONNECTOR PIPES, AND STORM DRAIN SYSTEM DESIGNS.

NOTE:
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BENCHMARK: CITY OF BEAUMONT NO. 14.A.82
DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14", LOCATED AT THE SLY SIDE OF 6TH STREET 235' WLY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.
ELEV. = 2590.838 (1982)
DATUM: NGVD29

BASIS OF BEARINGS:
DESCRIPTION: THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON TRACT NO. 33096-7 AS SHOWN ON A MAP FILED IN BOOK 440, PAGES 50 THOUGH 56, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.
BEARING: N 31°38'05" W

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
61400 Camino Del Rio, Suite 500
San Diego, CA 92108
Phone: (619) 472-3505
mbakerintl.com

Mauricio M. Lacelle
11/28/17
DATE



DESIGN BY: HQ
DRAWN BY: TJ
CHECKED BY: MM
SCALE: PER PLAN
DATE: AUGUST 2017
JOB NUMBER: 1010507

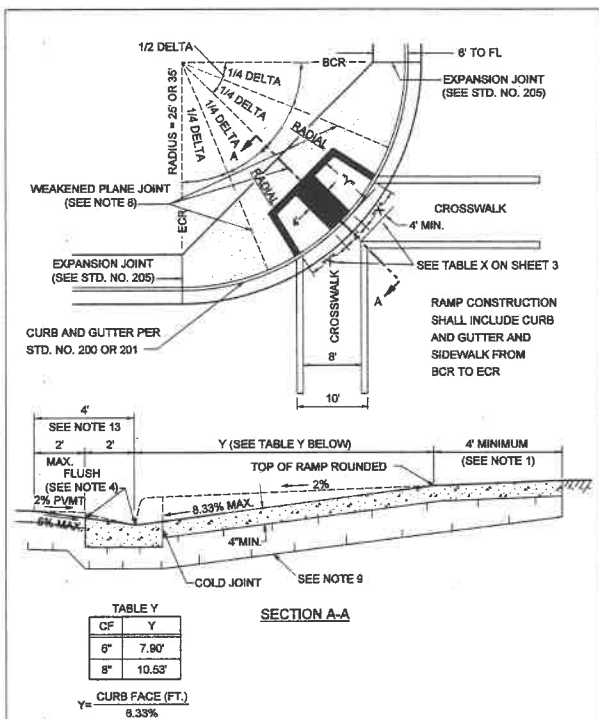
Reviewed By: [Signature] Staff Engineer Date: 1.9.18
Recommended for Approval By: [Signature] Administrative Engineer Date: 1.9.18
Approved By: [Signature] Director of Public Works, RCE 50932 Date: 1.9.18
City of Beaumont, Public Works Department Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-13, PH-E2
TYPICAL SECTIONS AND DETAILS

SHEET
2
OF 10 SHEETS
FILE NO.:
3154

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

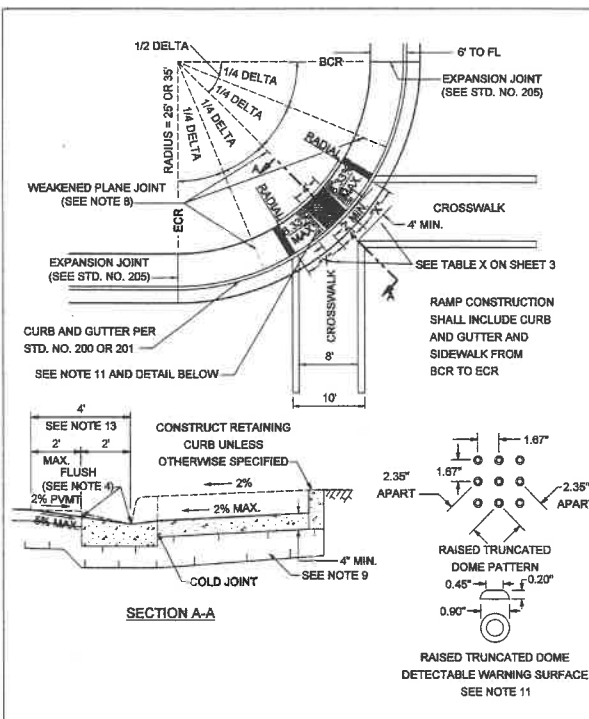
FOR: **K. HOVNIANIAN**



APPROVED BY: *[Signature]* DATE: 12/15/97
 COUNTY OF RIVERSIDE
CURB RAMP CASE A

REVISIONS	REV. BY	APPROV. DATE	REV. BY	APPROV. DATE
6-77	6-82	1	4	
5-89	6-88	2	5	
10-81	2-90	3	6	

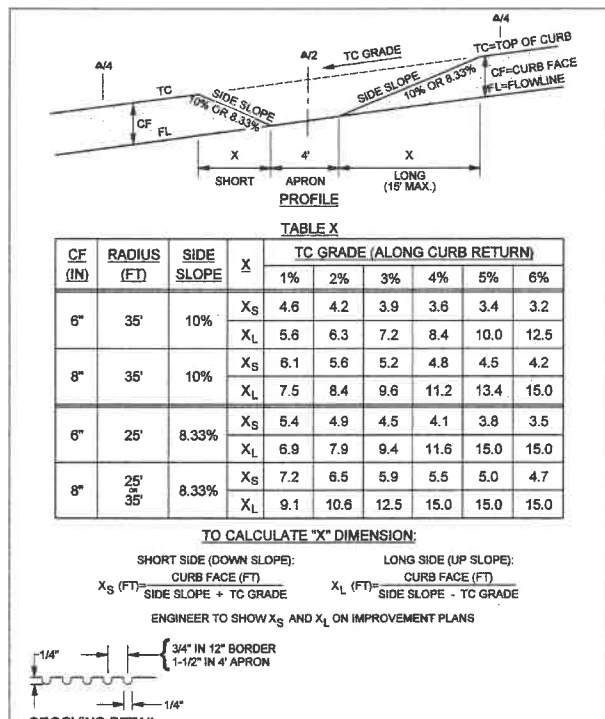
STANDARD NO. 403 (1 OF 4)



APPROVED BY: *[Signature]* DATE: 12/15/97
 COUNTY OF RIVERSIDE
CURB RAMP CASE B

REVISIONS	REV. BY	APPROV. DATE	REV. BY	APPROV. DATE
6-77	6-82	1	4	
5-89	6-88	2	5	
10-81	2-90	3	6	

STANDARD NO. 403 (2 OF 4)



APPROVED BY: *[Signature]* DATE: 12/15/97
 COUNTY OF RIVERSIDE
CURB RAMP

REVISIONS	REV. BY	APPROV. DATE	REV. BY	APPROV. DATE
6-77	6-82	1	4	
5-89	6-88	2	5	
10-81	2-90	3	6	

STANDARD NO. 403 (3 OF 4)

- CONSTRUCTION NOTES:**
- IF DISTANCE FROM CURB TO BACK OF SIDEWALK IS TOO SHORT TO ACCOMMODATE RAMP AND 4' LANDING, THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 8.33%. ONLY 6" CURBS WITH 35' RADIUS MEET REQUIREMENTS FOR 10% SIDE SLOPES. ALL OTHER CURBS REQUIRE 8.33% SIDE SLOPES.
 - IF SIDEWALK IS LESS THAN 6' WIDE, THE FULL WIDTH OF THE SIDEWALK SHALL BE DEPRESSED AS SHOWN IN CASE B.
 - THE RAMP SHALL HAVE A 12" WIDE BORDER WITH GROOVES 1/4" WIDE AND 1/4" DEEP APPROXIMATELY 3/4" ON CENTER. SEE GROOVING DETAIL.
 - TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
 - WHEN RAMP IS LOCATED IN CENTER OF CURB RETURN, IT SHALL BE GROOVED IN A HERRINGBONE PATTERN WITH GROOVES 1/4" WIDE AND 1/4" DEEP APPROXIMATELY 1-1/2" ON CENTER. SEE GROOVING DETAIL. GROOVES SHALL BE ALIGNED PARALLEL TO CROSSWALK LINES TO DIRECT VISUALLY IMPAIRED PEDESTRIANS INTO THE CROSSWALK.
 - RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP (EXCEPT IN CASE B).
 - WHERE SPACE LIMITATIONS PROHIBIT THE USE OF A 8.33% RAMP SLOPE, THE SLOPE MAY BE INCREASED UP TO 10% FOR A MAXIMUM RISE OF 8 INCHES. (REDUCES RAMP LENGTH Y DIMENSION BY 1.32').
 - CONSTRUCT WEAKENED PLANE JOINTS AT 1/4 DELTAS WHEN RADIUS EQUALS 35' AND AT INSIDE EDGE OF GROOVED BORDER WHEN RADIUS EQUALS 25'.
 - IF EXPANSIVE SOIL IS ENCOUNTERED, THEN RAMP SHALL BE CONSTRUCTED OVER CLASS 2 AGGREGATE MATERIAL.
 - CONCRETE SHALL BE CLASS B.
 - CURB RAMPS THAT HAVE A RAMP SLOPE FLATTER THAN 6.67% SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH OF THE RAMP AND 24" MINIMUM LENGTH, SIMILAR TO THAT SHOWN ON CASE B WITH DETAIL. DETECTABLE WARNING SURFACES, AT THE OPTION OF THE CONTRACTOR, SHALL BE CONSTRUCTED BY CAST-IN-PLACE OR STAMPED METHOD.
 - WHEN A DETECTABLE WARNING SURFACE IS NOT REQUIRED ON A CURB RAMP OR WHEN RAMP IS NOT LOCATED IN CURB RETURN, THE CONCRETE FINISH OF THE RAMP AND ITS FLARED SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 - MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP AND CONTINUOUS PASSAGE TO THE CURB RAMP SHALL NOT EXCEED 5% WITHIN 4' OF THE TOP OR BOTTOM OF THE CURB RAMP.
- APPROVED BY: *[Signature]* DATE: 12/15/97
 COUNTY OF RIVERSIDE
CURB RAMP CONSTRUCTION NOTES
- | REVISIONS | REV. BY | APPROV. DATE | REV. BY | APPROV. DATE |
|-----------|---------|--------------|---------|--------------|
| 6-77 | 6-82 | 1 | 4 | |
| 5-89 | 6-88 | 2 | 5 | |
| 10-81 | 2-90 | 3 | 6 | |
- STANDARD NO. 403 (4 OF 4)

NOTE:
 SEE SEPARATE PLANS FOR CATCH BASINS, CONNECTOR PIPES, AND STORM DRAIN SYSTEM DESIGNS.

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BENCHMARK: CITY OF BEAUMONT NO. 14.A.82
DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14", LOCATED AT THE SLY SIDE OF 6TH STREET 235' WLY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.
ELEV. = 2590.838 (1982)
DATUM: NGVD29

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BEARING: N 31°38'05" W



BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
 5 Hillen Centre Drive, Suite 500
 Santa Ana, CA 92707
 Phone: (949) 472-3505
 MBAKERINTL.COM

[Signature] DATE: 12/20/17
 R.C.E. 63249 EXP. 6-30-2018



DESIGN BY: HQ
 DRAWN BY: TJ
 CHECKED BY: MM
 SCALE: PER PLAN
 DATE: AUGUST 2017
 JOB NUMBER: 1028507

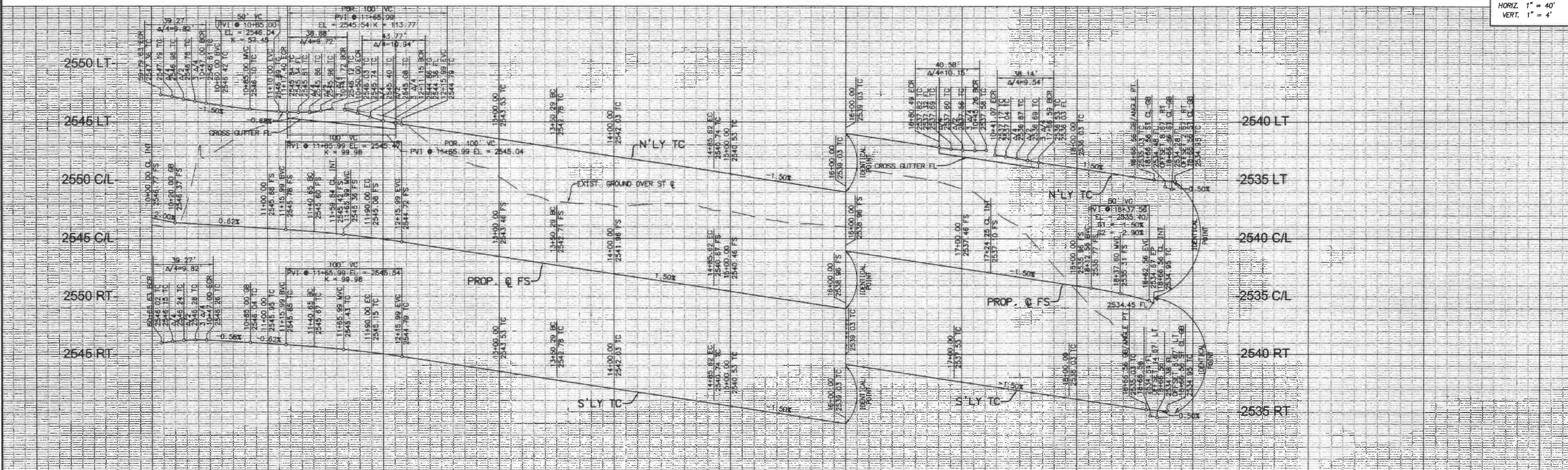
Reviewed By: *[Signature]* Date: 1.3.18
 Recommended for Approval: *[Signature]* Date: 1.3.18
 Approved By: *[Signature]* Date: 1.6.18
 Director of Public Works, R.C.E. 50902
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-13, PH-E2
 TYPICAL SECTIONS AND DETAILS

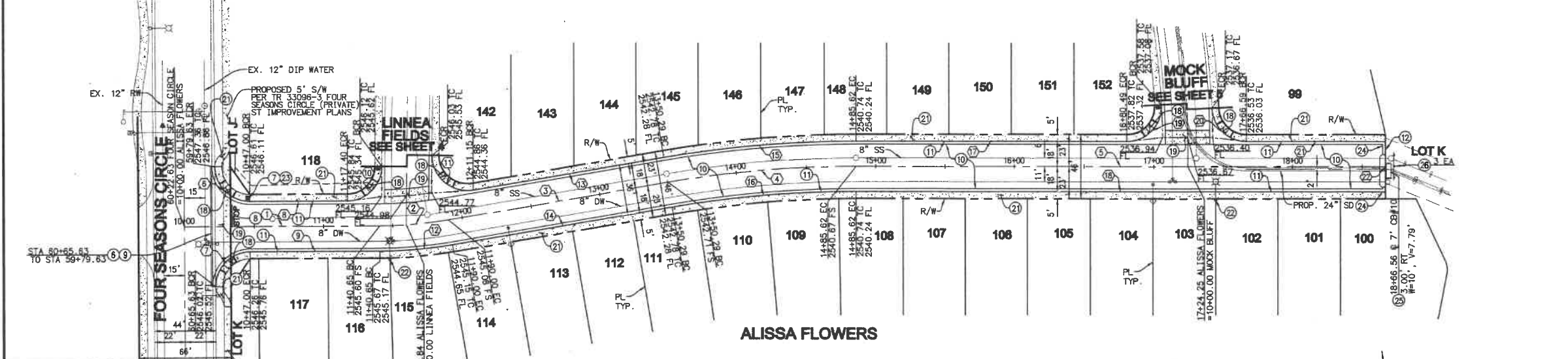
FOR: **K. HOVNANIAN**

SHEET **2A**
 OF 10 SHEETS
 FILE NO.: 3154

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



10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00



CONSTRUCTION NOTES

- ⑥ SAWCUT AND REMOVE EXISTING CURB AND GUTTER
- ⑦ INSTALL R-1 STOP SIGN
- ⑧ INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A240 AND A242
- ⑨ SAWCUT AND JOIN EXISTING PAVEMENT PER DETAIL ON SHEET 2
- ⑩ CONSTRUCT 3" AC OVER 6" CLASS 11 AGG. BASE
- ⑪ CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
- ⑫ CONSTRUCT TYPE A-6 CURB & GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
- ⑬ CONSTRUCT P.C.C. CURB RAMP CASE B PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24
- ⑭ CONSTRUCT CROSS GUTTER & SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
- ⑮ CONSTRUCT MODIFIED P.C.C. SIDEWALK (W=5' FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401
- ⑯ CONSTRUCT STREET LIGHT PER SEPARATE PLAN
- ⑰ INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD NO. 816
- ⑱ CONSTRUCT CURB & GUTTER TRANSITION PER DETAIL ON SHEET 2
- ⑲ CONSTRUCT LOCAL DEPRESSION SWAMP CONDITION PER DETAIL ON SHEET 2
- ⑳ INSTALL TYPE 4 OBJECT MARKER OM-1

LINE/CURVE DATA

NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 80° 59' 19" W	—	140.65'	—
2	09° 25' 25" E	300.00'	49.34'	24.73'
3	N 89° 35' 16" E	—	160.29'	—
4	09° 41' 32" E	800.00'	135.33'	67.83'
5	N 80° 43' 12" W	—	390.94'	—
6	90° 00' 00"	25.00'	39.27'	25.00'
7	90° 00' 00"	25.00'	39.27'	25.00'
8	N 80° 59' 19" W	—	70.48'	—
9	N 80° 59' 19" W	—	93.65'	—
10	89° 06' 13" E	25.00'	38.88'	24.61'
11	100° 19' 12" E	25.00'	43.77'	29.96'
12	09° 25' 25" E	318.00'	52.30'	26.21'
13	N 89° 35' 16" E	—	139.14'	—
14	N 89° 35' 16" E	—	160.30'	—
15	09° 41' 32" E	818.00'	138.37'	69.35'
16	09° 41' 32" E	782.00'	132.28'	66.30'
17	N 80° 43' 12" W	—	194.87'	—
18	N 80° 43' 12" W	—	390.94'	—
19	92° 50' 25" E	25.00'	40.58'	26.34'
20	87° 24' 32" E	25.00'	38.14'	23.89'
21	N 80° 43' 12" W	—	99.97'	—
22	N 09° 16' 48" E	—	36.00'	—

NOTE:
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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
 51 Milton Centre Drive, Suite 500
 Santa Ana, CA 92707
 Phone: (949) 472-3505
 MBAKERINTL.COM

Mauricio M. Iacelli
 R.C.E. 63249 EXP. 6-30-2018
 DATE: 11/28/17



DESIGN BY: HQ
 DRAWN BY: TJ
 CHECKED BY: MM
 SCALE: PER PLAN
 DATE: AUGUST 2017
 JOB NUMBER: 10103507

Reviewed By: [Signature] Date: 1.9.18
 Recommended for Approval By: [Signature] Date: 1.9.18
 Approved By: [Signature] Date: 1.9.18
 Director of Public Works, RCE 50932
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-13, PH-E2
 ALISSA FLOWERS STA. 10+00.00 TO 18+66.56

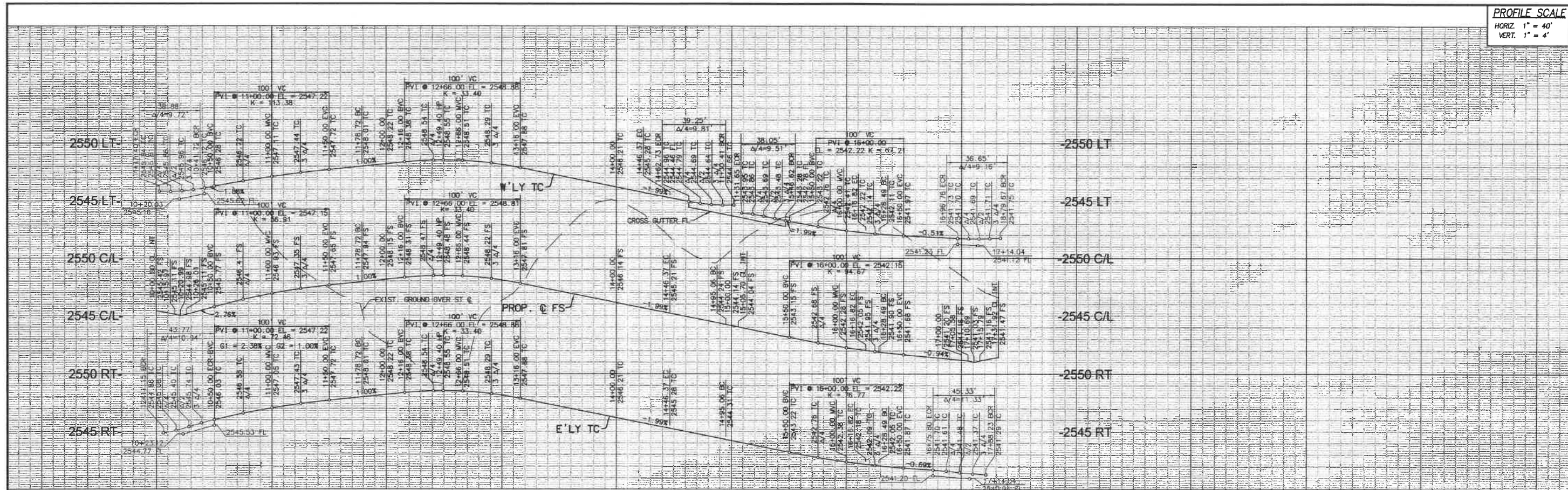
FOR: **K. HOVNANIAN**

SHEET
3
 OF 10 SHEETS
 FILE NO.:
3154

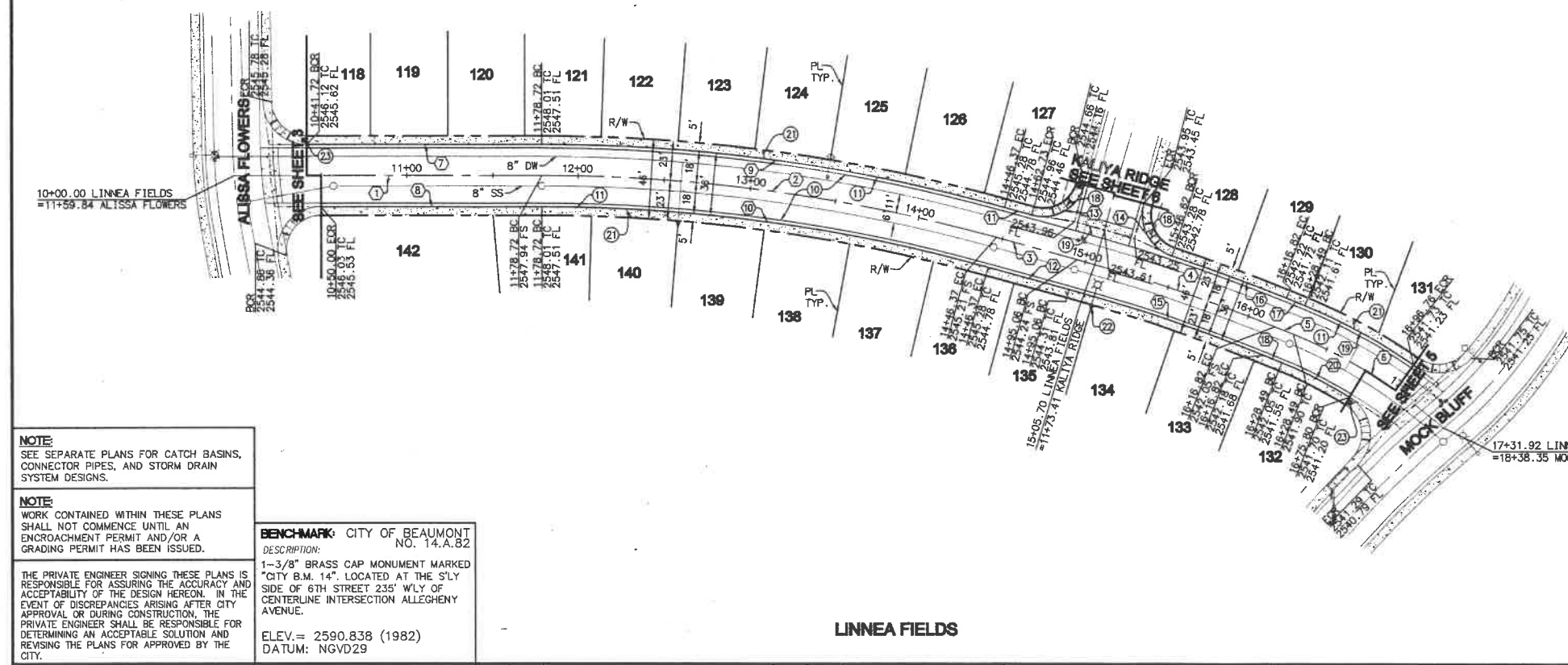
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H:\VDATA\10103507\N\RVINE\CADD\LAND\DLV\IMP\PH-E2\ST\3507-ST-03.DWG JORDAN, TAYLOR 10/16/2017 9:51 AM

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



10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00



- CONSTRUCTION NOTES**
- 10 CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE
 - 11 CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
 - 18 CONSTRUCT P.C.C. CURB RAMP CASE B PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24
 - 19 CONSTRUCT CROSS GUTTER & SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
 - 21 CONSTRUCT MODIFIED P.C.C. SIDEWALK (W=5' FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401
 - 22 CONSTRUCT STREET LIGHT PER SEPARATE PLAN
 - 23 INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816

LINE/CURVE DATA

STATION	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 09° 54' 28" E	—	178.72'	—
2	S 15° 20' 07" E	1000.00'	267.65'	134.63'
3	N 25° 14' 35" E	—	48.69'	—
4	S 06° 42' 52" E	1039.00'	121.76'	60.95'
5	N 31° 57' 27" E	—	11.67'	—
6	S 19° 45' 18" E	300.00'	103.44'	52.24'
7	N 09° 54' 28" E	—	137.00'	—
8	N 09° 54' 28" E	—	128.72'	—
9	S 15° 20' 07" E	1018.00'	272.47'	137.05'
10	S 15° 20' 07" E	982.00'	262.83'	132.21'
11	N 25° 14' 35" E	—	16.37'	—
12	N 25° 14' 35" E	—	48.69'	—
13	S 89° 56' 50" E	25.00'	39.25'	24.98'
14	S 87° 12' 34" E	25.00'	38.05'	23.81'
15	S 06° 42' 52" E	1021.00'	119.65'	59.89'
16	S 03° 52' 16" E	1057.00'	71.41'	35.72'
17	N 31° 57' 27" E	—	11.67'	—
18	N 31° 57' 27" E	—	11.67'	—
19	S 13° 02' 21" E	318.00'	72.37'	36.34'
20	S 09° 02' 09" E	282.00'	44.47'	22.28'

NOTE:
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BEARING: N 31° 38' 05" W

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
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 Santa Ana, CA 92707
 Phone: (949) 473-3505
 MBAKERINTL.COM

M. Tazueli
 DATE: 11/26/17
 R.C.E. 63249 EXP. 6-30-2018

DESIGN BY: HJ
 DRAWN BY: TJ
 CHECKED BY: MM
 SCALE: PER PLAN
 DATE: AUGUST 2017
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Reviewed By: *[Signature]* Date: 1-8-18
 Recommended for Approval By: *[Signature]* Date: 1-8-18
 Approved By: *[Signature]* Date: 1-8-18
 Director of Public Works, R.C.E. 50932

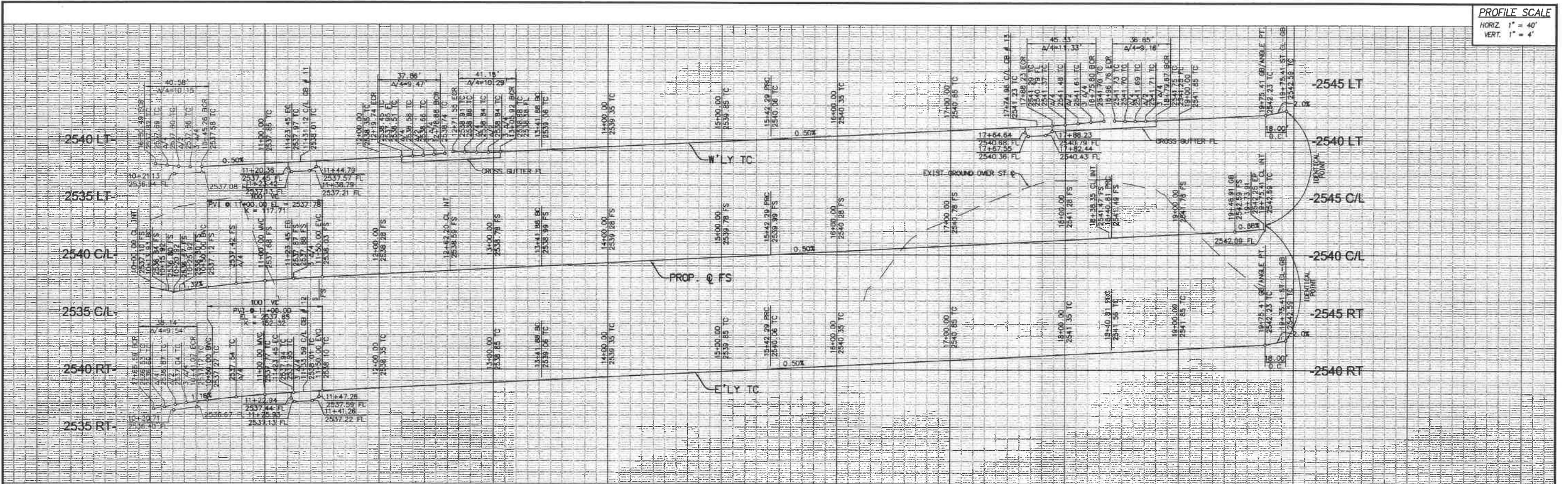
City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-13, PH-E2
 LINNEA FIELDS STA. 10+00.00 TO 17+31.92

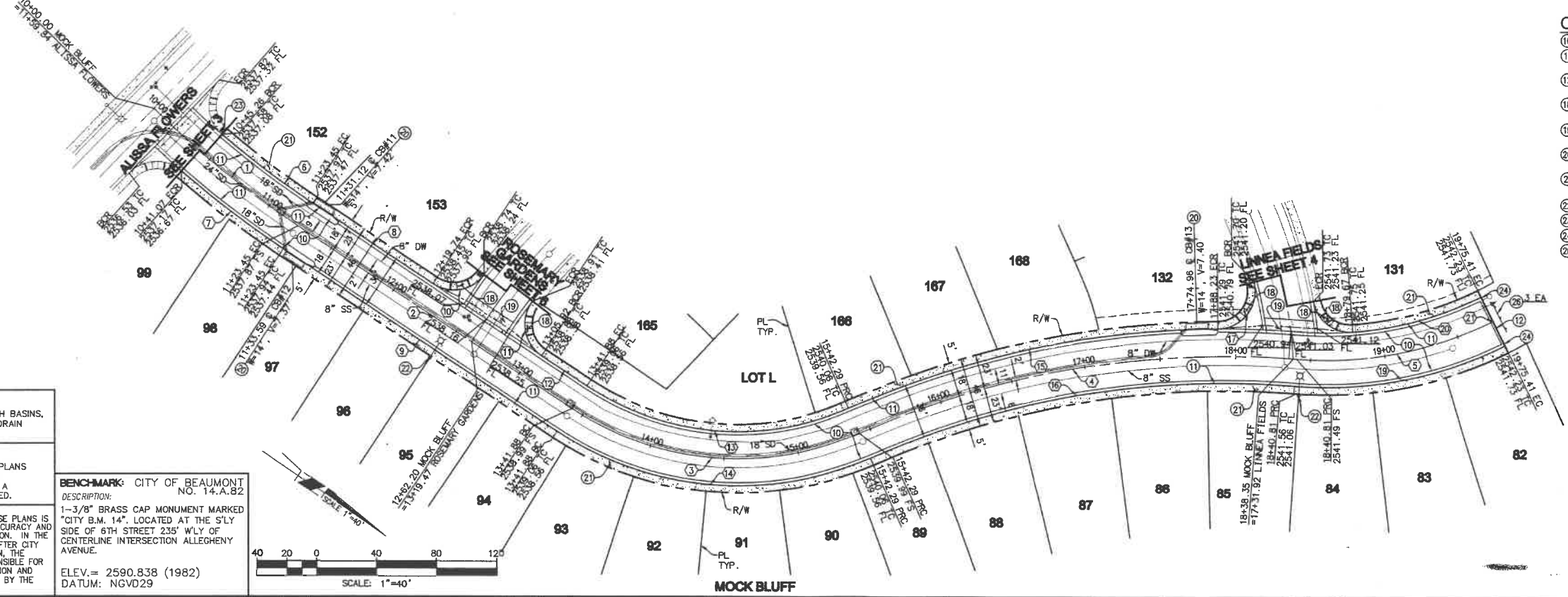
FOR: **K. HOVNIANIAN**

SHEET **4**
 OF 10 SHEETS
 FILE NO.: 3154

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



10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00



- CONSTRUCTION NOTES**
- 10) CONSTRUCT 3" AC OVER 6" CLASS II AGS. BASE
 - 11) CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
 - 12) CONSTRUCT TYPE A-6 CURB & GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
 - 13) CONSTRUCT P.C.C. CURB RAMP CASE B PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24
 - 14) CONSTRUCT CROSS GUTTER & SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
 - 15) CONSTRUCT LOCAL DEPRESSION FLOW-BY CONDITION PER DETAIL ON SHEET 2
 - 16) CONSTRUCT MODIFIED P.C.C. SIDEWALK (W=5' FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401
 - 17) CONSTRUCT STREET LIGHT PER SEPARATE PLAN
 - 18) INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
 - 19) CONSTRUCT CURB & GUTTER TRANSITION PER DETAIL ON SHEET 2
 - 20) INSTALL TYPE 4 OBJECT MARKER OMA-1

LINE/CURVE DATA

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	10° 27' 31"	600.00'	109.52'	54.91'
2	N 01° 10' 43" W	—	218.43'	—
3	57° 24' 48"	200.00'	200.41'	109.53'
4	28° 30' 22"	600.00'	298.52'	152.41'
5	30° 50' 58"	250.00'	134.61'	68.98'
6	07° 28' 02"	582.00'	75.85'	37.98'
7	07° 52' 03"	618.00'	84.86'	42.50'
8	N 01° 10' 43" W	—	96.29'	—
9	N 01° 10' 43" W	—	218.43'	—
10	86° 46' 29"	25.00'	37.86'	23.63'
11	94° 18' 23"	25.00'	41.15'	26.95'
12	N 01° 10' 43" W	—	35.96'	—
13	57° 24' 48"	182.00'	182.37'	99.67'
14	57° 24' 48"	218.00'	218.45'	119.38'
15	23° 29' 06"	618.00'	253.31'	128.46'
16	28° 30' 22"	582.00'	289.56'	147.84'
17	103° 53' 59"	25.00'	45.33'	31.94'
18	83° 59' 20"	25.00'	36.65'	22.51'
19	30° 50' 58"	268.00'	144.30'	73.94'
20	21° 56' 35"	232.00'	88.85'	44.98'
21	N 29° 03' 53" E	—	36.00'	—

NOTE:
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BENCHMARK: CITY OF BEAUMONT NO. 14.A.82
 DESCRIPTION:
 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14", LOCATED AT THE S'LY SIDE OF 6TH STREET 235' W'LY OF CENTERLINE INTERSECTION ALGHEYNI AVENUE.
 ELEV. = 2590.838 (1982)
 DATUM: NGVD29

BASIS OF BEARINGS:
 DESCRIPTION:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON TRACT NO. 33096-7 AS SHOWN ON A MAP FILED IN BOOK 440, PAGES 50 THOUGH 56, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA. BEARING: N 31° 38' 05" W

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
 5 Huber Centre Drive, Suite 500
 Irvine, CA 92714
 Phone: (949) 472-3505
 MBAKERINTL.COM

MAURICIO M. LACELLI
 R.C.E. 63249 EXP. 6-30-2018



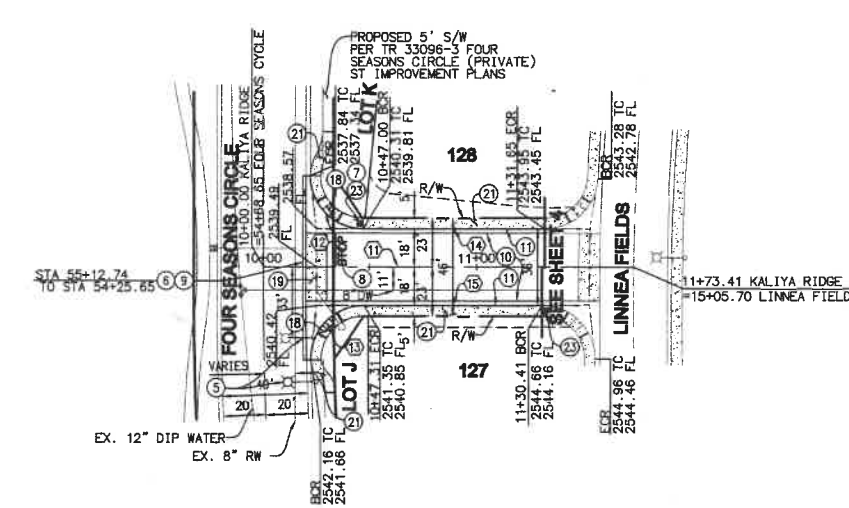
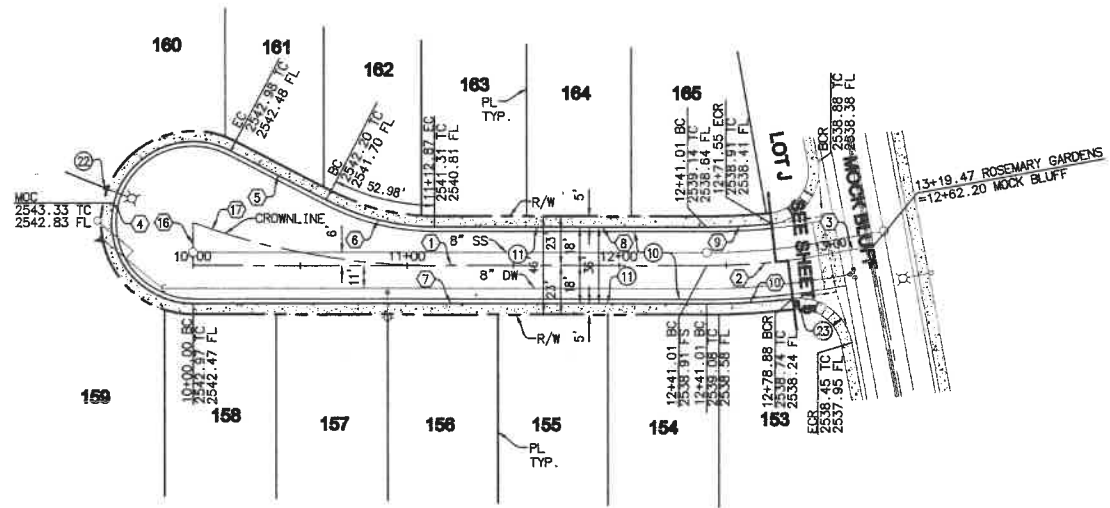
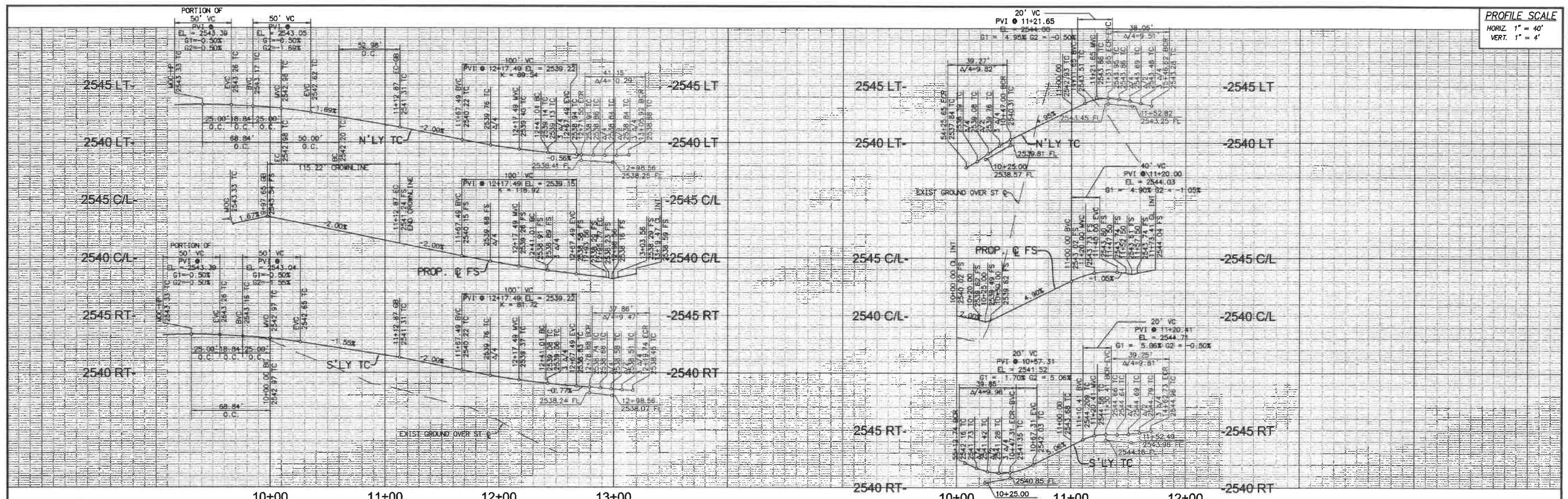
DESIGN BY: *MB*
 DRAWN BY: *TJ*
 CHECKED BY: *MB*
 SCALE: PER PLAN
 DATE: AUGUST 2017
 JOB NUMBER: 10103507

Reviewed By: *[Signature]* Date: 1.3.18
 Recommended for Approval By: *[Signature]* Date: 1.3.18
 Approved By: *[Signature]* Date: 1.8.18
 Director of Public Works RCE 50992
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-13, PH-E2
 MOCK BLUFF STA. 10+00.00 TO 19+75.41

SHEET
5
 OF 10 SHEETS
 FILE NO.:
 3154

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



CONSTRUCTION NOTES

- 1 RELOCATE EXISTING STREET LIGHT PER SEPARATE PLAN
- 2 SAWCUT AND REMOVE EXISTING CURB AND GUTTER
- 3 INSTALL R-1 STOP SIGN
- 4 INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A240 AND A24E
- 5 SAWCUT AND JOIN EXISTING PAVEMENT PER DETAIL ON SHEET 2
- 6 CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE
- 7 CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
- 8 CONSTRUCT P.C.C. CURB RAMP CASE B PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24
- 9 CONSTRUCT CROSS GUTTER & SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
- 10 CONSTRUCT MODIFIED P.C.C. SIDEWALK (#=5' FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401
- 11 CONSTRUCT STREET LIGHT PER SEPARATE PLAN
- 12 INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816

LINE/CURVE DATA

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 80° 43' 12" W	—	241.01'	—
2	10° 27' 31"	300.00'	54.76'	27.46'
3	N 88° 49' 17" E	—	23.70'	—
4	207° 35' 51"	38.00'	137.68'	—
5	N 53° 07' 21" W	—	50.00'	—
6	27° 35' 51"	110.00'	52.98'	27.02'
7	N 80° 43' 12" W	—	241.01'	—
8	N 80° 43' 12" W	—	128.14'	—
9	06° 09' 08"	282.00'	30.28'	15.15'
10	07° 14' 00"	318.00'	40.15'	20.10'
11	N 64° 42' 15" W	—	173.41'	—
12	90° 00' 00"	25.00'	39.27'	25.00'
13	91° 19' 21"	25.00'	39.85'	25.58'
14	N 64° 42' 15" W	—	84.65'	—
15	N 64° 42' 15" W	—	83.09'	—
16	N 09° 16' 48" E	—	20.00'	—
17	20° 05' 47"	328.49'	115.22'	58.21'

NOTE:
 SEE SEPARATE PLANS FOR CATCH BASINS, CONNECTOR PIPES, AND STORM DRAIN SYSTEM DESIGNS.

NOTE:
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BENCHMARK: CITY OF BEAUMONT NO. 14.A.82
 DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14". LOCATED AT THE S'LY SIDE OF 6TH STREET 235' W'LY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.
 ELEV. = 2590.838 (1982)
 DATUM: NGVD29

BASIS OF BEARINGS:
 DESCRIPTION: THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON TRACT NO. 33096-7 AS SHOWN ON A MAP FILED IN BOOK 440, PAGES 50 THOUGH 56, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.
 BEARING: N 31° 38' 05" W

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
 51 Huber Court Drive, Suite 500
 Santa Ana, CA 92707
 Phone: (949) 472-3505
 MBAKERINTL.COM
 MAURICIO M. IACUZZI
 R.C.E. 63249 EXP. 6-30-2018

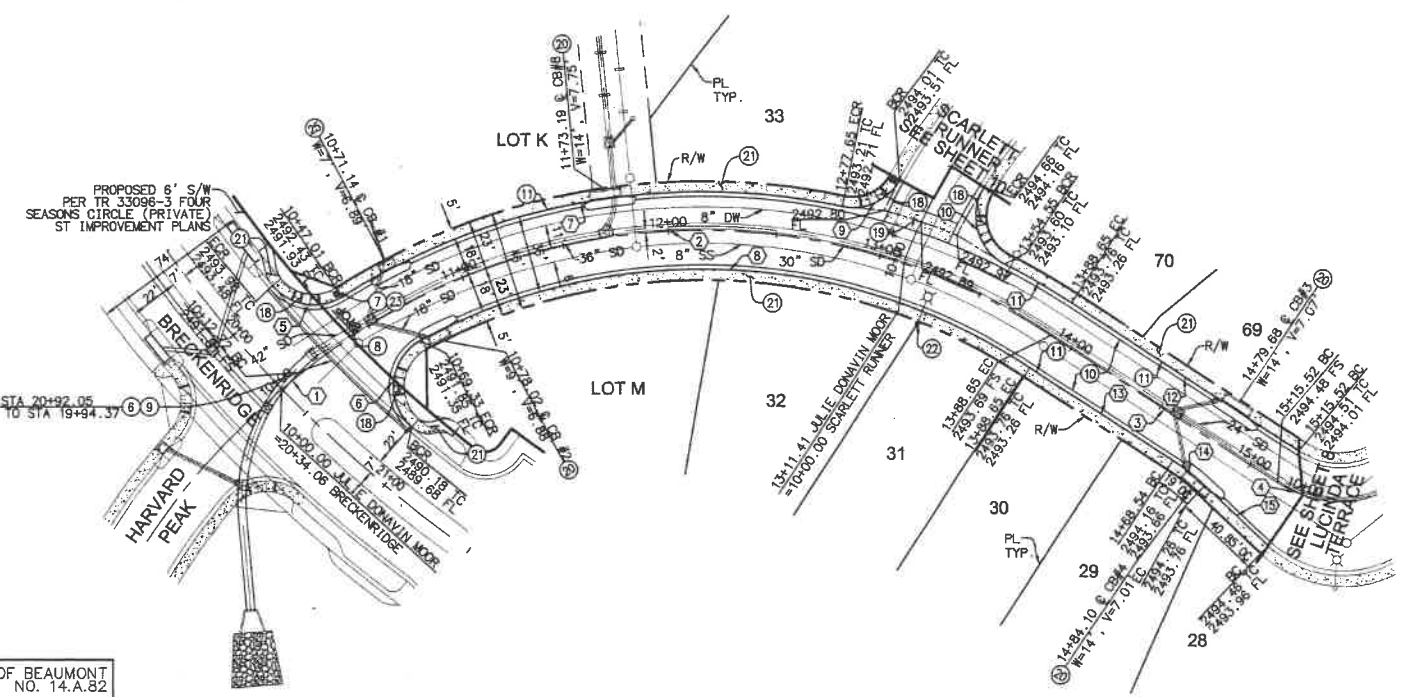
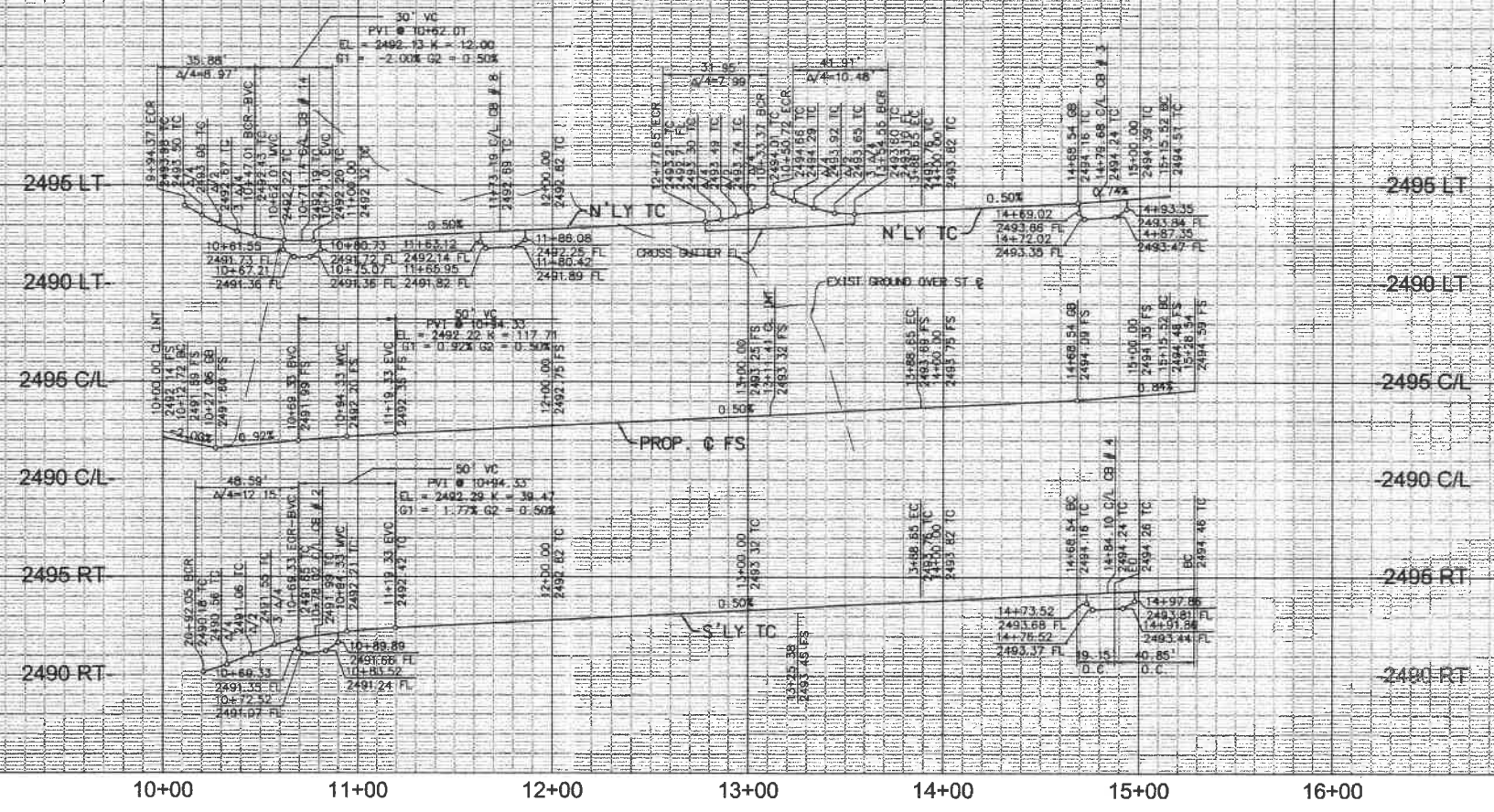


DESIGN BY: HJ
 DRAWN BY: TJ
 CHECKED BY: MJM
 SCALE: PER PLAN
 DATE: AUGUST 2017
 JOB NUMBER: 1003507
 Reviewed By: [Signature] Date: 1.3.18
 Recommended for Approval By: [Signature] Date: 1.3.18
 Approved By: [Signature] Date: 1.3.18
 Director of Public Works, R.C.E. 50832
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
 TRACT NO. 33096-13, PH-E2
 ROSEMARY GARDENS STA. 10+00.00 TO 13+19.47
 KALIYA RIDGE STA. 10+00.00 TO 11+73.41
 FOR: K. HOVNAMAN

SHEET **6**
 OF 10 SHEETS
 FILE NO.: 3154

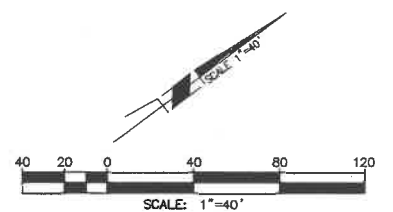
PROFILE SCALE
 HORIZ. 1" = 40'
 VERT. 1" = 4'



- CONSTRUCTION NOTES**
- ⑥ SAWCUT AND REMOVE EXISTING CURB AND GUTTER
 - ⑦ INSTALL R-1 STOP SIGN
 - ⑧ INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A240 AND A242
 - ⑨ SAWCUT AND JOIN EXISTING PAVEMENT PER DETAIL ON SHEET 2
 - ⑩ CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE
 - ⑪ CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
 - ⑫ CONSTRUCT P.C.C. CURB RAMP CASE B PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24
 - ⑬ CONSTRUCT CROSS GUTTER & SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
 - ⑭ CONSTRUCT LOCAL DEPRESSION FLOW-BY CONDITION PER DETAIL ON SHEET 2
 - ⑮ CONSTRUCT MODIFIED P.C.C. SIDEWALK (W=5' FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401
 - ⑯ CONSTRUCT STREET LIGHT PER SEPARATE PLAN
 - ⑰ INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
 - ⑱ CONSTRUCT LOCAL DEPRESSION SUMP CONDITION PER DETAIL ON SHEET 2

LINE/CURVE DATA

LINE NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 01°40'03" W	—	12.72	—
2	71°47'50"	300.00'	375.93'	217.15'
3	N 70°07'47" E	—	126.87'	—
4	71°15'22"	53.00'	65.91'	37.98'
5	82°14'26"	25.00'	35.88'	21.82'
6	111°20'59"	25.00'	48.59'	36.61'
7	44°03'00"	318.00'	244.48'	128.64'
8	60°59'08"	282.00'	300.16'	166.06'
9	73°14'07"	25.00'	31.95'	18.58'
10	96°03'14"	25.00'	41.91'	27.79'
11	06°30'41"	318.00'	36.14'	18.09'
12	N 70°07'47" E	—	126.87'	—
13	N 70°07'47" E	—	79.80'	—
14	10°27'08"	105.00'	19.15'	9.60'
15	N 80°34'55" E	—	40.85'	—



NOTE:
 SEE SEPARATE PLANS FOR CATCH BASINS, CONNECTOR PIPES, AND STORM DRAIN SYSTEM DESIGNS.

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BENCHMARK: CITY OF BEAUMONT NO. 14.A.82
 DESCRIPTION:
 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14" LOCATED AT THE S'LY SIDE OF 6TH STREET 235' WLY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.
 ELEV.= 2590.838 (1982)
 DATUM: NGVD29

BASIS OF BEARINGS:
 DESCRIPTION:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON TRACT NO. 33096-7 AS SHOWN ON A MAP FILED IN BOOK 440, PAGES 50 THOUGH 56, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEARING: N 31°38'05" W

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY



Michael Baker INTERNATIONAL
 5 Huber Centre Drive, Suite 600
 Santa Ana, CA 92707
 Phone: (949) 472-3505
 MBAKERINTL.COM

Mauricio M. Iacurli
 R.C.E. 63249 EXP. 6-30-2018

DESIGN BY: HQ
 DRAIN BY: TJ
 CHECKED BY: MAM
 SCALE: PER PLAN
 DATE: AUGUST 2017
 JOB NUMBER: 10103507

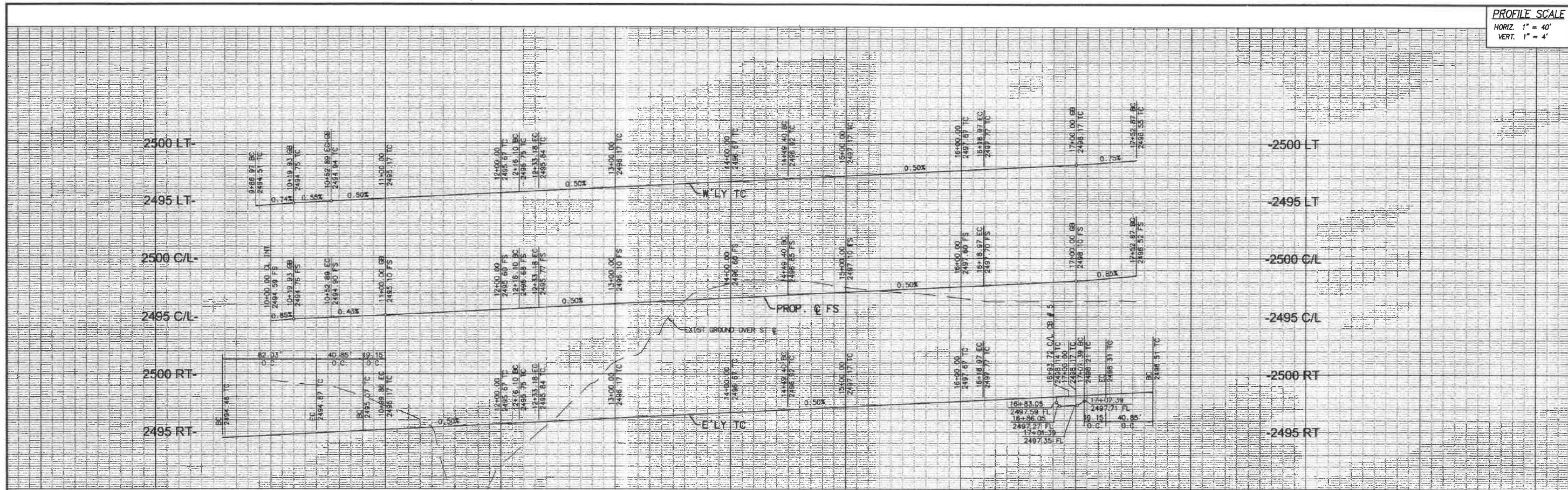
Reviewed By: [Signature] Date: 1.9.18
 Recommended for Approval By: [Signature] Date: 1.9.18
 Approved By: [Signature] Date: 1.8.18
 Director of Public Works, R.C.E. 50932
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-13, PH-E2
 JULIE DONAVIN MOOR STA. 10+00.00 TO 15+28.54

SHEET
7
 OF 10 SHEETS
 FILE NO.:
 3154

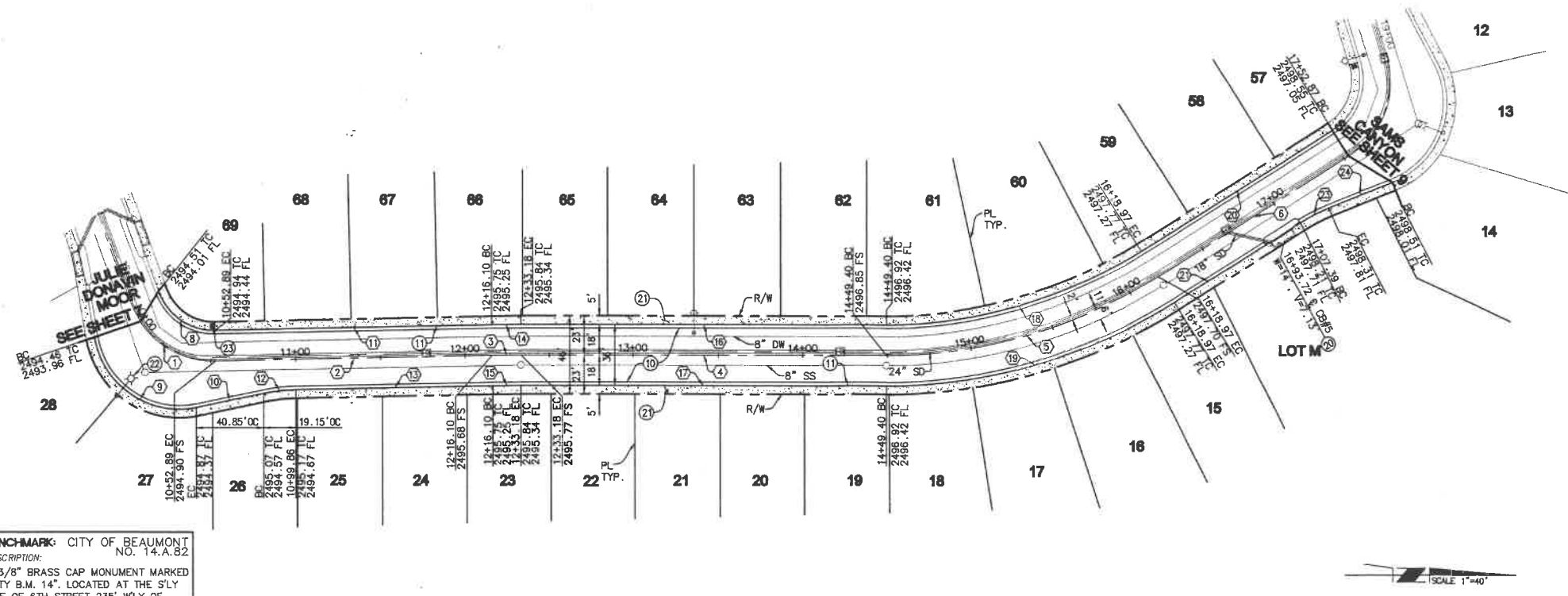
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PROFILE SCALE
 HORIZ. 1" = 40'
 VERT. 1" = 4'

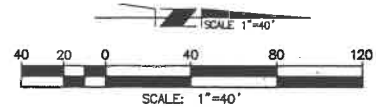


10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00

- CONSTRUCTION NOTES**
- 10 CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE
 - 11 CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
 - 20 CONSTRUCT LOCAL DEPRESSION FLOW-BY CONDITION PER DETAIL ON SHEET 2
 - 21 CONSTRUCT MODIFIED P.C.C. SIDEWALK (#=5' FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401
 - 22 CONSTRUCT STREET LIGHT PER SEPARATE PLAN
 - 23 INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD NO. 816



LINE/CURVE DATA				
STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT
TOTAL	1 71°15'22"	53.00'	65.91'	37.98'
	2 N 01°07'35" W	—	163.21'	—
	3 01°13'25"	800.00'	17.08'	8.54'
	4 N 00°05'50" E	—	216.22'	—
	5 32°23'04"	300.00'	169.56'	87.11'
	6 N 32°17'14"	—	133.90'	—
TOTAL	8 71°15'22"	35.00'	43.53'	25.08'
	9 92°09'38"	51.00'	82.03'	52.96'
	10 N 11°34'43" W	—	40.85'	—
	11 N 01°07'35" W	—	163.21'	—
	12 10°27'08"	105.00'	19.15'	9.60'
	13 N 01°07'35" W	—	116.24'	—
	14 01°13'25"	818.00'	17.47'	8.73'
	15 01°13'25"	782.00'	16.70'	8.35'
	16 N 00°05'50" E	—	216.22'	—
	17 N 00°05'50" E	—	216.22'	—
	18 32°23'04"	282.00'	159.39'	81.89'
	19 32°23'04"	318.00'	179.74'	92.34'
	20 N 32°17'14"	—	133.90'	—
	21 N 32°17'14"	—	88.42'	—
	23 10°27'08"	105.00'	19.15'	9.60'
	24 N 21°50'06" W	—	40.85'	—



NOTE:
 SEE SEPARATE PLANS FOR CATCH BASINS, CONNECTOR PIPES, AND STORM DRAIN SYSTEM DESIGNS.

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 ELEV. = 2590.838 (1982)
 DATUM: NGVD29

BASIS OF BEARINGS:
 DESCRIPTION: THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON MAP NO. 33096-7 AS SHOWN ON A TRAC FILED IN BOOK 440, PAGES 50 THOUGH 56, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA. BEARING: N 31°38'05" W

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
 5 Huber Centre Drive, Suite 500
 San Jose, CA 95128
 Phone: (408) 472-3505
 MBAKERINTL.COM
 MAURICIO M. TACUELLE
 R.C.E. 63249 EXP. 6-30-2018
 DATE: 11/20/17



DESIGN BY: HQ
 DRAWN BY: TJ
 CHECKED BY: MM
 SCALE: PER PLAN
 DATE: AUGUST 2017
 JOB NUMBER: 10103507
 Reviewed By: [Signature] Date: 1.3.18
 Recommended for Approval By: [Signature] Date: 1.3.18
 Approved By: [Signature] Date: 1.3.18
 Director of Public Works, R.C.E. 50932
 City of Beaumont, Public Works Department
 Engineering Division
 550 E. 6TH STREET
 BEAUMONT, CA 92223
 TEL: (951) 789-8520 • FAX: (951) 789-8526

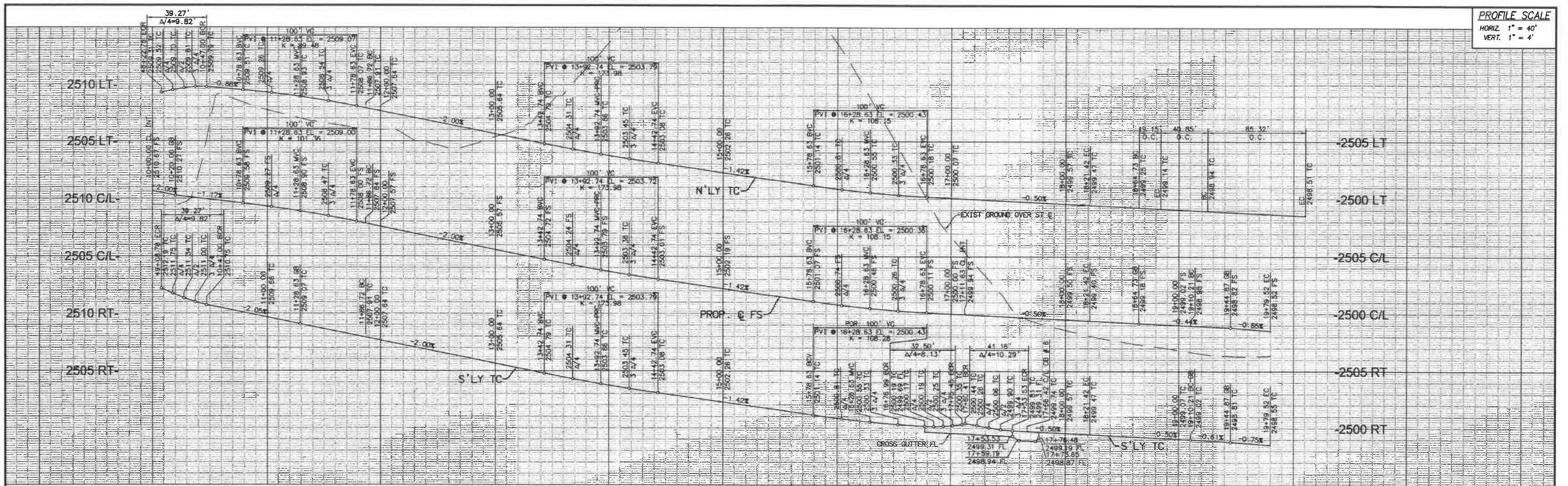
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-13, PH-E2
 LUCINDA TERRACE STA. 10+00.00 TO 17+52.87
 FOR: **K. HOVNANIAN**

SHEET **8**
 OF 10 SHEETS
 FILE NO.: 3154



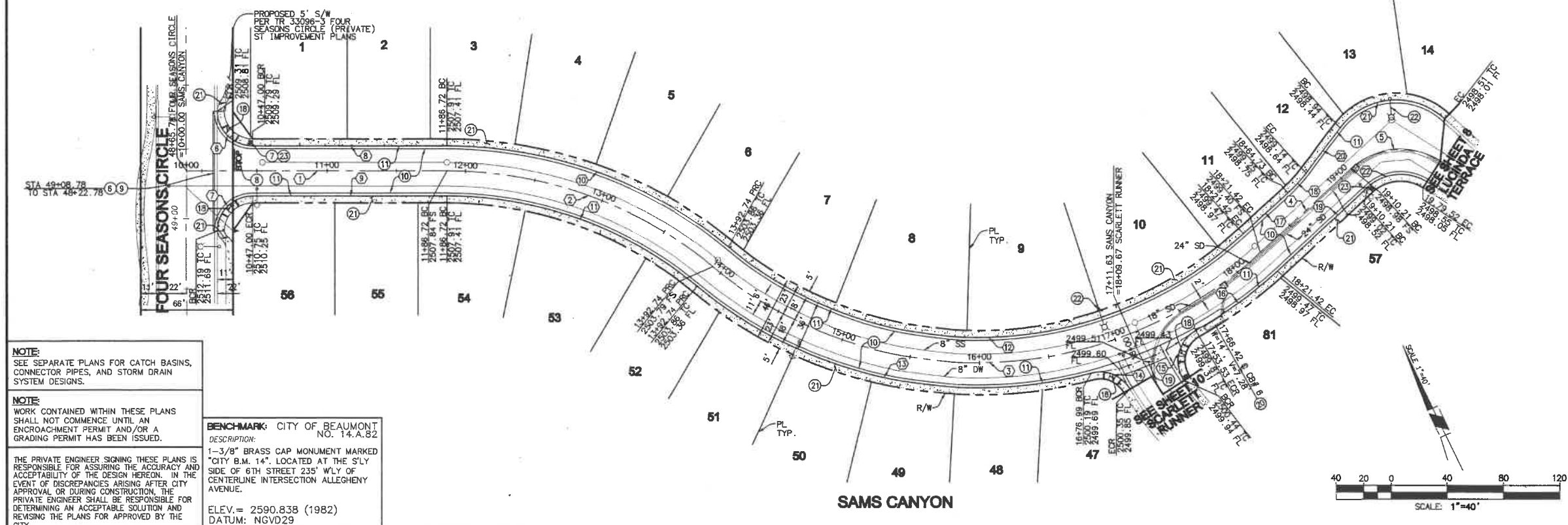
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PROFILE SCALE
 HORIZ 1" = 40'
 VERT 1" = 4'



10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00

- CONSTRUCTION NOTES**
- 10 CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE
 - 11 CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
 - 12 CONSTRUCT P.C.C. CURB RAMP CASE B PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24
 - 13 CONSTRUCT CROSS GUTTER & SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
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 - 16 CONSTRUCT STREET LIGHT PER SEPARATE PLAN
 - 17 INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD NO. 816



LINE/CURVE DATA				
NO	BEARINGS/DELTA	RADIUS	LENGTH	TANGENT
1	N 84° 42' 15" W	—	186.72'	—
2	39° 20' 47"	300.00'	206.02'	107.26'
3	81° 52' 21"	300.00'	428.88'	280.20'
4	N 72° 46' 11" E	—	88.78'	—
5	74° 56' 35"	53.00'	69.32'	40.63'
6	90° 00' 00"	25.00'	39.27'	25.00'
7	90° 00' 00"	25.00'	39.27'	25.00'
8	N 84° 42' 15" W	—	139.72'	—
9	N 84° 42' 15" W	—	139.72'	—
10	39° 20' 47"	318.00'	218.38'	113.69'
11	39° 20' 47"	282.00'	193.66'	100.82'
12	81° 52' 21"	282.00'	402.96'	244.59'
13	54° 17' 17"	318.00'	301.31'	163.04'
14	74° 29' 18"	25.00'	32.50'	19.01'
15	94° 20' 35"	25.00'	41.16'	26.97'
16	12° 58' 02"	318.00'	71.97'	36.14'
17	N 72° 46' 11" E	—	43.30'	—
18	10° 27' 08"	105.00'	19.15'	9.80'
19	N 72° 46' 11" E	—	88.78'	—
20	N 62° 19' 03" E	—	40.85'	—
21	95° 50' 51"	51.00'	65.32'	56.49'
22	74° 56' 35"	35.00'	45.78'	26.83'
TOTAL				

NOTE:
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BENCHMARK: CITY OF BEAUMONT NO. 14.A.82
DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14", LOCATED AT THE S'LY SIDE OF 6TH STREET 235' W'LY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.
ELEV. = 2590.838 (1982)
DATUM: NGVD29

BASIS OF BEARINGS:
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BEARING: N 31° 38' 05" W

BY	MARK	DESCRIPTION	APPR. DATE
ENGINEER		REVISIONS	QTY



Michael Baker INTERNATIONAL
 51 Huber Centre Drive, Suite 500
 Santa Ana, CA 92707
 Phone: (949) 472-3505
 MBAKERINTL.COM

M. Iacelli 11/26/12
 MAURICIO M. IACELLI
 R.C.E. 63249 EXP. 6-30-2018

DESIGN BY: *HQ*
 DRAWN BY: *TJ*
 CHECKED BY: *MM*
 SCALE: PER PLAN
 DATE: AUGUST 2012
 JOB NUMBER: 10103507

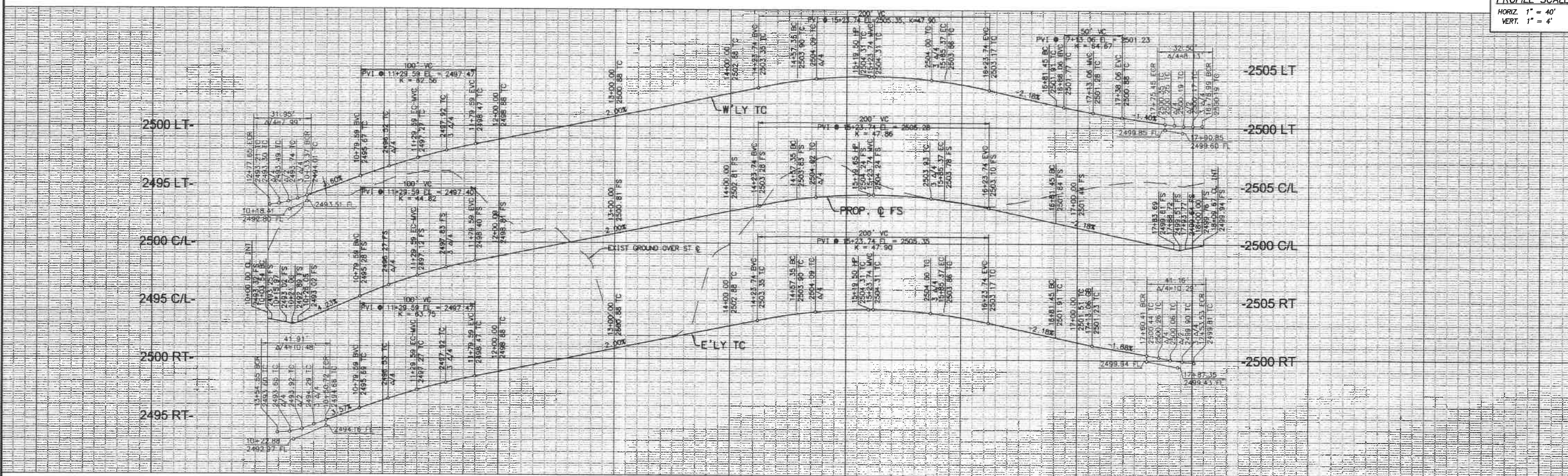
Reviewed By: *U.C.S.E.* Date: 1.3.12
 Recommended for Approval By: *U.C.S.E.* Date: 1.9.12
 Approved By: *J. ...* Date: 1.8.12
 Director of Public Works, RCE 50832
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-13, PH-E2
 SAMS CANYON STA. 10+00.00 TO 19+79.52

SHEET **9** OF 10 SHEETS
 FILE NO.: 3154

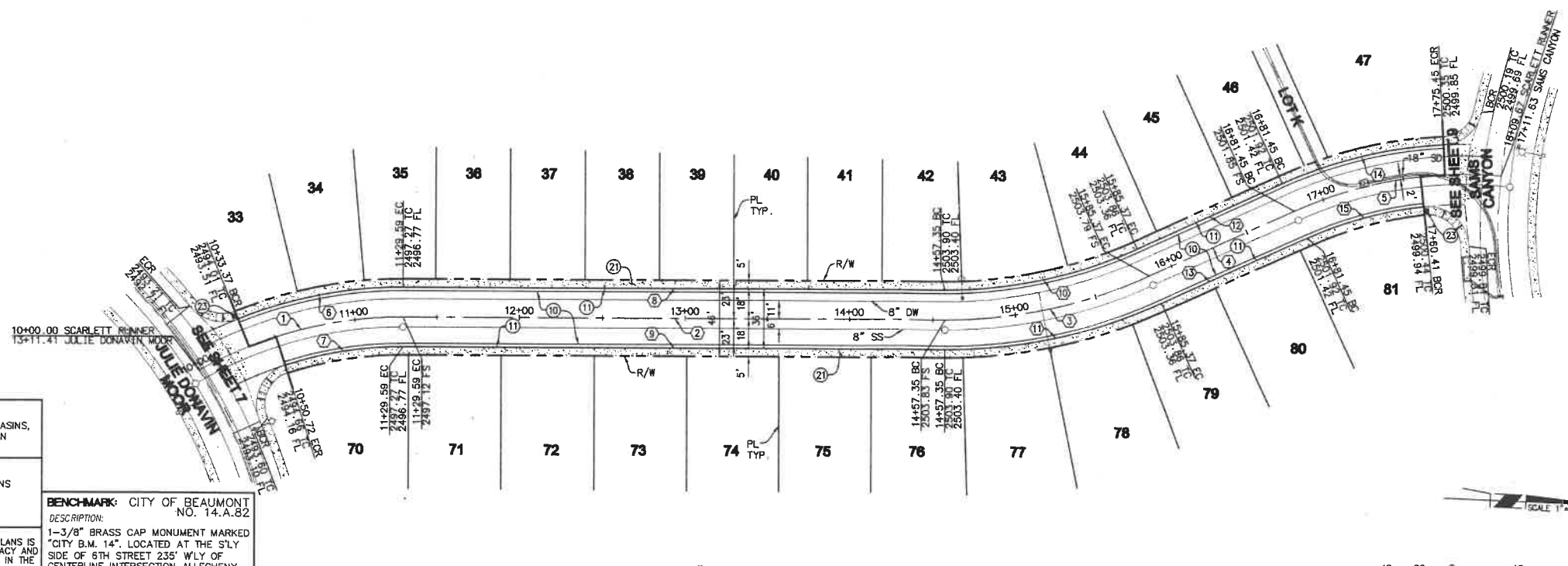
K. HOVNIANIAN

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



10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00

- CONSTRUCTION NOTES**
- ⑩ CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE
 - ⑪ CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
 - ⑫ CONSTRUCT MODIFIED P.C.C. SIDEWALK (W-5' FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401
 - ⑬ INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD NO. 816



LINE/CURVE DATA

STATION	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	28°53'18"	250.00'	128.05'	64.39'
2	N 02°15'05" W	—	327.76'	—
3	24°27'00"	300.00'	128.02'	65.00'
4	N 26°42'05" W	—	96.08'	—
5	29°23'13"	250.00'	128.22'	65.56'
6	22°03'08"	268.00'	103.15'	52.22'
7	18°04'35"	232.00'	73.19'	36.90'
8	N 02°15'05" W	—	327.76'	—
9	N 02°15'05" W	—	327.76'	—
10	24°27'00"	282.00'	120.34'	61.10'
11	24°27'00"	318.00'	135.70'	68.90'
12	N 26°42'05" W	—	96.08'	—
13	N 26°42'05" W	—	96.08'	—
14	21°32'38"	268.00'	100.77'	50.99'
15	18°05'43"	232.00'	73.27'	36.94'

NOTE:
 SEE SEPARATE PLANS FOR CATCH BASINS, CONNECTOR PIPES, AND STORM DRAIN SYSTEM DESIGNS.

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.

BENCHMARK: CITY OF BEAUMONT NO. 14.A.82
 DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 14". LOCATED AT THE S'LY SIDE OF 6TH STREET 235' W'LY OF CENTERLINE INTERSECTION ALLEGHENY AVENUE.
 ELEV. = 2590.838 (1982)
 DATUM: NGVD29

BASIS OF BEARINGS:
 DESCRIPTION: THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR SEASONS CIRCLE AS SHOWN ON MAP NO. 33096-7 AS SHOWN ON A MAP FILED IN BOOK 440, PAGES 50 THOUGH 56, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA. BEARING: N 31°38'05" W

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



Michael Baker INTERNATIONAL
 51400 Camino Drive, Suite 500
 Santa Ana, CA 92707
 Phone: (949) 472-3505
 MBAKERINTL.COM

M. M. Tacchelli
 11/26/19



DESIGN BY: HQ
 DRAWN BY: TJ
 CHECKED BY: MM
 SCALE: PER PLAN
 DATE: AUGUST 2017
 JOB NUMBER: 10103507

Reviewed By: [Signature] Date: 1.3.18
 Recommended for Approval By: [Signature] Date: 1.3.18
 Approved By: [Signature] Date: 1.3.18
 Director of Public Works, RCE 50032
 City of Beaumont, Public Works Department
 550 E. 6TH STREET BEAUMONT, CA 92203
 TEL: (951) 769-8520 • FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-13, PH-E2
 SCARLETT RUNNER STA. 10+00.00 TO 18+09.67

SHEET
10
 OF 10 SHEETS
 FILE NO.:
3154

