



City of Beaumont

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

Case No. PW2018-0239
Receipt No. 845640, 845639
Fee \$ 484.43 PC, \$3,000.00 Insp
Date Paid 7/24/18

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name JERI NI Phone (949)554-2832

2. Contact's Address 680 Newport Center Dr., 3F, Newport Beach, CA 92660
City/State/Zip

5. Contact's E-mail JERI.NI@LYONHOMES.COM

3. Developer Name RSI communities - California LLC Phone (949)554-2832
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address (same as above)
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):
TR36783, BOND # 1001053518, IN AMOUNT OF \$ 873,000
FOR STREET, DRAINAGE, & SEWER

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.

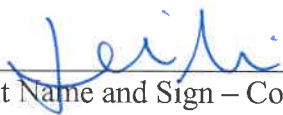
JERI NI [Signature] 7/19/18
Print Name and Sign – Contact/Applicant Date

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.

JERI NI [Signature] 7/19/18
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.

 JERINI
Print Name and Sign – Contact/Applicant

7/19/18

Date

16-3697
16-3698, 16-3699

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN
(Tract Map/Parcel Map/Plot Plan No. 36783)**

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT (“CITY”) and **RSI Communities-Fairway Canyon LLC, a Delaware limited liability company** (“DEVELOPER”).

RECITALS

A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to Tract Map #36783, (“Map”). DEVELOPER has also asked the CITY to accept the dedication of the street or streets and other proposed public rights-of-way, parks and recreation facilities, and easements as depicted on the Map and to otherwise approve the Map so that it may be recorded as required by law; and **street, drainage & sewer improvements**.

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

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

AGREEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF BEAUMONT

By _____
Mayor

Date

DEVELOPER

By: RSI Communities-Fairway Canyon LLC
a Delaware limited liability company
Its: Sole Member

By: _____
Name: Patrick Donahue
Title: Senior Vice President

Bond: #1001053518
Premium: \$13,095.00/2 yrs.

Basic Gov (Sales Force) # _____
File # _____

EXHIBIT "A"

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and RSI Communities-Fairway Canyon LLC, a Delaware limited liability company (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map, #36783 dated Nov __, 2016, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, No.36783, which is hereby incorporated herein and made a part hereof; and **street, drainage & sewer improvements**.

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

NOW, THEREFORE, we, the Principal and American Contractors Indemnity Company _____, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Eight hundred seventy thousand dollars (\$873,000.00) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

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

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

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

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on November 17th _____, 20 16th.

PRINCIPAL:

RSI Communities-Fairway Canyon LLC,
a Delaware limited liability company

By 

Title Vice President Todd Palmaer
President & CEO

SURETY:

American Contractors Indemnity Company

By 

Title Shane Wolf, Attorney-in-Fact

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On November 17, 2016 before me, Susan E. Morales, Notary Public,
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Susan E. Morales
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond 1001053518, RSI, City of Beaumont

(Title or description of attached document)

American Contractors Indemnity Co.

(Title or description of attached document continued)

Number of Pages 1 Document Date 11/17/16

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

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

INSTRUCTIONS FOR COMPLETING THIS FORM

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

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

Bond: #1001053518
Premium included with
the Performance Bond

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and RSI Communities-Fairway Canyon LLC, a Delaware limited liability company (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map #36783, dated Nov, 2016, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, No. 36783, which is hereby incorporated herein and made a part hereof; and **street, drainage & sewer improvements.**

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

NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto the City of Beaumont and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the said agreement and referred to at Section 8000, et seq., of the Civil Code in the sum of Eight hundred seventy thousand dollars (\$873,000.00), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

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

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

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

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on November 17th, 2016 .

PRINCIPAL:

RSI Communities-Fairway Canyon LLC,
a Delaware limited liability company

By Todd Palmaer

Title Vice President Todd Palmaer
President & CEO

SURETY:

American Contractors Indemnity Company

By Shane Wolf

Title Shane Wolf, Attorney-in-Fact

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On November 17, 2016 before me, Susan E. Morales, Notary Public,
(Here insert name and title of the officer)

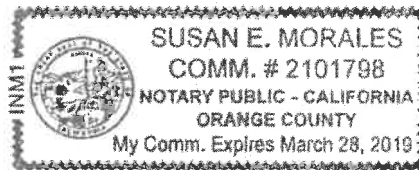
personally appeared Shane Wolf,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

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

WITNESS my hand and official seal.

Susan E. Morales
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond 1001053518, RSI, City of Beaumont

(Title or description of attached document)

American Contractors Indemnity Co.

(Title or description of attached document continued)

Number of Pages 1 Document Date 11/17/16

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

 (Title)

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

INSTRUCTIONS FOR COMPLETING THIS FORM

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

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

POWER OF ATTORNEY

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Todd Rohm, Shane Wolf, Cathy S. Kennedy or Beata A. Sensi of Orange, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed *****Fifteen Million***** Dollars (\$ **15,000,000.00**).

This Power of Attorney shall expire without further action on December 20, 2017. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

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

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

Be it Resolved that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of December, 2014.

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

Corporate Seals



By:

[Signature]

Daniel P. Aguilar, Vice President

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

State of California
County of Los Angeles SS:

On this 1st day of December, 2014, before me, Maria G. Rodriguez-Wong, a notary public, personally appeared Dan P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature [Signature] (Seal)



I, Michael Chalekson, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 17th day of NOV 17 2016.

Corporate Seals



[Signature]

Michael Chalekson, Assistant Secretary

Bond No. 1001053518
Agency No. 14969



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/20/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HMBD Insurance Services, Inc. 3633 East Broadway Long Beach CA 90803-6035	CONTACT NAME: Jeanette Maloney PHONE (A/C, No, Ext): (562) 439-9731 FAX (A/C, No): (562) 439-4453 E-MAIL ADDRESS: jmaloney@hmbd.com														
INSURED R S I Communities LLC 620 Newport Center Drive, 12th Floor Newport Beach CA 92660	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A: AmTrust Int'l Underwriters Ltd.</td> <td></td> </tr> <tr> <td>INSURER B: Travelers Cas Ins Co of America</td> <td></td> </tr> <tr> <td>INSURER C: Everest National Insurance Company</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: AmTrust Int'l Underwriters Ltd.		INSURER B: Travelers Cas Ins Co of America		INSURER C: Everest National Insurance Company		INSURER D:		INSURER E:		INSURER F:	
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INSURER F:															

COVERAGES **CERTIFICATE NUMBER:** 15-16 GL (Infill), Auto, WC **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVP	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PAL1255640-00	10/1/2015	12/1/2016	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 3,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS			BA-9C420083-16-SEL	10/1/2016	10/1/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A		7600008749161	01/31/2016	01/31/2017	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE: Fairway Canyon PA21A (53 lots), Tract 36783, City of Beaumont, CA.
 General liability includes attached blanket additional insured form CG20120413.

CERTIFICATE HOLDER City of Beaumont, CA 550 East 6th Street Beaumont, CA 92223	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Todd Miller/GOWENS
--	--

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – STATE OR GOVERNMENTAL
AGENCY OR SUBDIVISION OR POLITICAL
SUBDIVISION – PERMITS OR AUTHORIZATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

State Or Governmental Agency Or Subdivision Or Political Subdivision:

Any State or Political Subdivision where required by written contract.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

- a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or
- b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- 1. Required by the contract or agreement; or
- 2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EMPLOYMENT-RELATED PRACTICES EXCLUSION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. The following exclusion is added to Paragraph 2., Exclusions of Section I – Coverage A – Bodily Injury And Property Damage Liability:

This insurance does not apply to:

"Bodily injury" to:

- (1) A person arising out of any:
 - (a) Refusal to employ that person;
 - (b) Termination of that person's employment; or
 - (c) Employment-related practices, policies, acts or omissions, such as coercion, demotion, evaluation, reassignment, discipline, defamation, harassment, humiliation, discrimination or malicious prosecution directed at that person; or
- (2) The spouse, child, parent, brother or sister of that person as a consequence of "bodily injury" to that person at whom any of the employment-related practices described in Paragraphs (a), (b), or (c) above is directed.

This exclusion applies:

- (1) Whether the injury-causing event described in Paragraphs (a), (b) or (c) above occurs before employment, during employment or after employment of that person;
- (2) Whether the insured may be liable as an employer or in any other capacity; and
- (3) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

B. The following exclusion is added to Paragraph 2., Exclusions of Section I – Coverage B – Personal And Advertising Injury Liability:

This insurance does not apply to:

"Personal and advertising injury" to:

- (1) A person arising out of any:
 - (a) Refusal to employ that person;
 - (b) Termination of that person's employment; or
 - (c) Employment-related practices, policies, acts or omissions, such as coercion, demotion, evaluation, reassignment, discipline, defamation, harassment, humiliation, discrimination or malicious prosecution directed at that person; or
- (2) The spouse, child, parent, brother or sister of that person as a consequence of "personal and advertising injury" to that person at whom any of the employment-related practices described in Paragraphs (a), (b), or (c) above is directed.

This exclusion applies:

- (1) Whether the injury-causing event described in Paragraphs (a), (b) or (c) above occurs before employment, during employment or after employment of that person;
- (2) Whether the insured may be liable as an employer or in any other capacity; and
- (3) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

TOTAL POLLUTION EXCLUSION WITH A BUILDING HEATING, COOLING AND DEHUMIDIFYING EQUIPMENT EXCEPTION AND A HOSTILE FIRE EXCEPTION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Exclusion f. under Paragraph 2. **Exclusions of Section I – Coverage A – Bodily Injury And Property Damage Liability** is replaced by the following:

This insurance does not apply to:

f. Pollution

- (1) "Bodily injury" or "property damage" which would not have occurred in whole or part but for the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants" at any time.

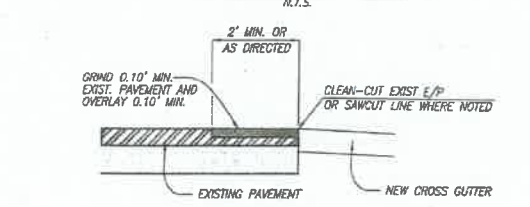
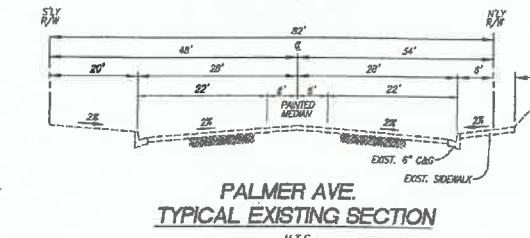
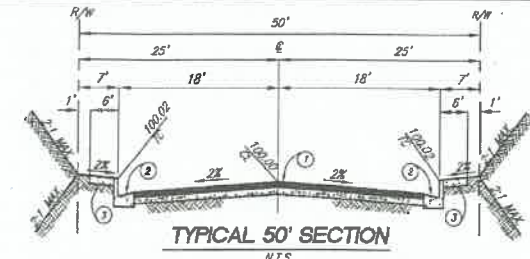
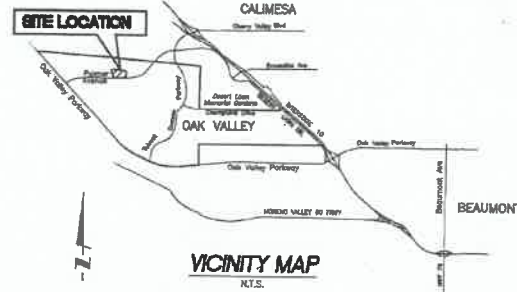
This exclusion does not apply to:

- (a) "Bodily injury" if sustained within a building which is or was at any time owned or occupied by, or rented or loaned to, any insured and caused by smoke, fumes, vapor or soot produced by or originating from equipment that is used to heat, cool or dehumidify the building, or equipment that is used to heat water for personal use, by the building's occupants or their guests; or
- (b) "Bodily injury" or "property damage" arising out of heat, smoke or fumes from a "hostile fire" unless that "hostile fire" occurred or originated:
- (1) At any premises, site or location which is or was at any time used by or for any insured or others for the handling, storage, disposal, processing or treatment of waste; or

- (ii) At any premises, site or location on which any insured or any contractors or subcontractors working directly or indirectly on any insured's behalf are performing operations to test for, monitor, clean up, remove, contain, treat, detoxify, neutralize or in any way respond to, or assess the effects of, "pollutants".

- (2) Any loss, cost or expense arising out of any:
- (a) Request, demand, order or statutory or regulatory requirement that any insured or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, "pollutants"; or
- (b) Claim or suit by or on behalf of a governmental authority for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of, "pollutants".

CITY OF BEAUMONT, CALIFORNIA STREET IMPROVEMENT PLANS TRACT NO. 36783



NOTE:

- APPROVAL OF THESE PLANS APPLY 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.
- SIDEWALKS AND DRIVEWAY APPROACHES WILL BE POURED/CONSTRUCTED ONLY AFTER DRIVEWAY LOCATIONS ARE DETERMINED.

PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25709 JEFFERSON AVENUE
SUITE 200
MURRIETA, CA 92562
(951) 200-6840

APPLICANT/SUBDIVIDER:
ARGENT MANAGEMENT
2382 MORSE AVE.
IRVINE, CA 92614
(949) 241-8403 OFFICE
(951) 722-0525 MOBILE
CONTACT: CHERYL THOMPSON

INDEX OF SHEETS:

SHEET 1 - TITLE SHEET - VICINITY MAP - GENERAL NOTES -
LEGEND - CONSTRUCTION NOTES - QUANTITIES -
INDEX MAP - TYPICAL SECTION

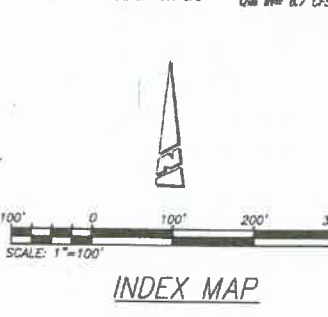
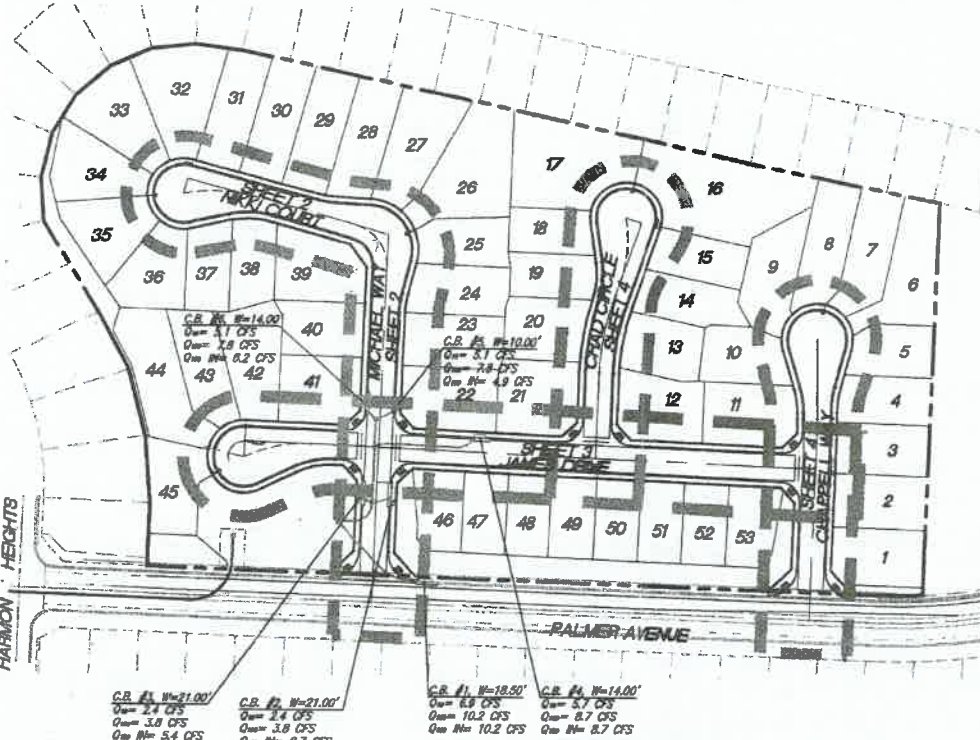
SHEET 2 - NIKKI COURT 10+00 TO 14+55.85
MICHAEL WAY 10+00 TO 12+57.00

SHEET 3 - JAMES DRIVE 08+35.00 TO 15+44.41

SHEET 4 - CHAD CIRCLE 10+00 TO 12+98.81
CHAPPELL WAY 10+00 TO 13+47.32

SHEET 5 - STRIPING PLAN

- GENERAL NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEES MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. AT (951) 788-8520.
 - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENT, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION AND THE CITY OF BEAUMONT MUNICIPAL CODE.
 - ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS AND STORM DRAIN.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY.
 - ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT.
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, PERMIT SECTION, FOR ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USES, AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMIT MAY BE REQUIRED.
 - THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO COUNTY 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 STANDARD NO. 401 IF EXPANSIVE SOIL ARE ENCOUNTERED.
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461.
 - ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
 - AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
 - CONSTRUCTION PROJECTS DISTURBING 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.
 - EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND/OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
 - ALL STORM DRAIN, CATCH BASINS AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRI, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTEES.
 - DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND CITY OF BEAUMONT STANDARDS. WHERE DEVIATIONS EXIST, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY.
 - THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FROM OBSERVE TRENCHING, BACKFILLING, AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN EASEMENTS AND ROAD RIGHT OF WAY. TWO SETS OF COMPACTION REPORTS DETERMINING THAT WORKS WERE DONE IN COMPLIANCE WITH STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED AND CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.



DECLARATION OF ENGINEER OF RECORD:

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

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

09/01/16
DATE

GEORGE ALAN LENTESTEY R.C.E. 45920
EXPIRATION DATE 12-31-2016

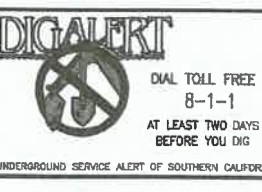
CONSTRUCTION NOTES AND ESTIMATED QUANTITIES

ITEM	TOTAL
1) CONSTRUCT 0.25' A.C. OVER 0.50" A.B.	78,198 S.F.
2) CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200	3,576 L.F.
3) CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RIVERSIDE COUNTY STANDARD NO. 207	8,544 S.F.
4) CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401 (DRIVEWAY S.F. REMOVED FROM QUANTITY)	17,050 S.F.
5) CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209	4,778 S.F.
6) CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311	6 EA.
7) CONSTRUCT CURB RAMP PER COUNTY OF RIVERSIDE STANDARD NO. 403, CASE A	12 EA.
8) INSTALL STREET NAME SIGN PER RIVERSIDE STD. NO. 816	5 EA.
9) SAWCUT AND REMOVE EX. PAVEMENT PER DETAIL HEREON	424 S.F.
10) COLD PLANE AND OVERLAY EX. PAVEMENT (0.10" MIN.) PER DETAIL HEREON	424 S.F.
11) INSTALL STREET TREES (PER LANDSCAPE PLANS)	53 EA.
12) INSTALL PARKWAY DRAIN	1 EA.
13) SAWCUT AND REMOVE EX. CURB, GUTTER AND SIDEWALK	2,014 S.F.
14) CONST. 3" PVC PRIVATE DRAIN THRU CURB PER RIVERSIDE COUNTY STD. 310.	2 EA.

STRIPING + SIGNAGE NOTES AND ESTIMATED QUANTITIES

ITEM	TOTAL
1) INSTALL R1 STOP SIGN ON STREET NAME SIGN POST	6 EA.
2) THERMOPLASTIC WHITE LIMIT LINE PER CALTRANS STANDARD A24E	100 L.F.
3) THERMOPLASTIC "STOP" PAVEMENT MARKING PER CALTRANS STANDARD A24D	6 EA.
4) SANDBLAST AND REMOVE EXISTING STRIPING	L.S.
5) THERMOPLASTIC 8" SOLID WHITE CHANNELIZING STRIPE PER CALTRANS STD. (DETAIL 3B).	250 L.F.
6) THERMOPLASTIC 4"x4" DOUBLE YELLOW PER CALTRANS STD. A20A (DETAIL 22).	150 L.F.
7) THERMOPLASTIC PAVEMENT MARKINGS AS SHOWN PER CALTRANS STD. PLAN A24A (TYPE N LT ARROW UNLESS OTHERWISE NOTED).	4 EA.
8) REMOVE EXISTING SIGN & POST AS NOTED	1 EA.

"AS BUILT"
DATE: 7/9/16
GEORGE A. LENTESTEY
R.C.E. 45920
EXP. 12-31-2016



BASIS OF BEARINGS:
THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM 1983 ZONE 6, BASED LOCALLY ON A LINE BETWEEN CONTROL STATIONS "REST" AND "RABBIT".

BENCHMARK:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1922" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10

BEARING: N 27°39'52" E
ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25709 JEFFERSON AVE.
SUITE 200
MURRIETA, CA 92562
(951) 200-6840

PROACTIVE ENGINEERING WEST
R.C.E. 45920 EXP. 12-31-2016

DESIGN BY: HAL/MLH
CHECKED BY: HAL/MLH
SCALE: AS NOTED
DATE: 09/01/16
JOB NUMBER: 06.002.000

Reviewed By: [Signature] Staff Engineer Date: 9.7.16
Recommended for Approval By: [Signature] Date: 9.7.16
Approved By: [Signature] City Engineer Date: 9.8.16

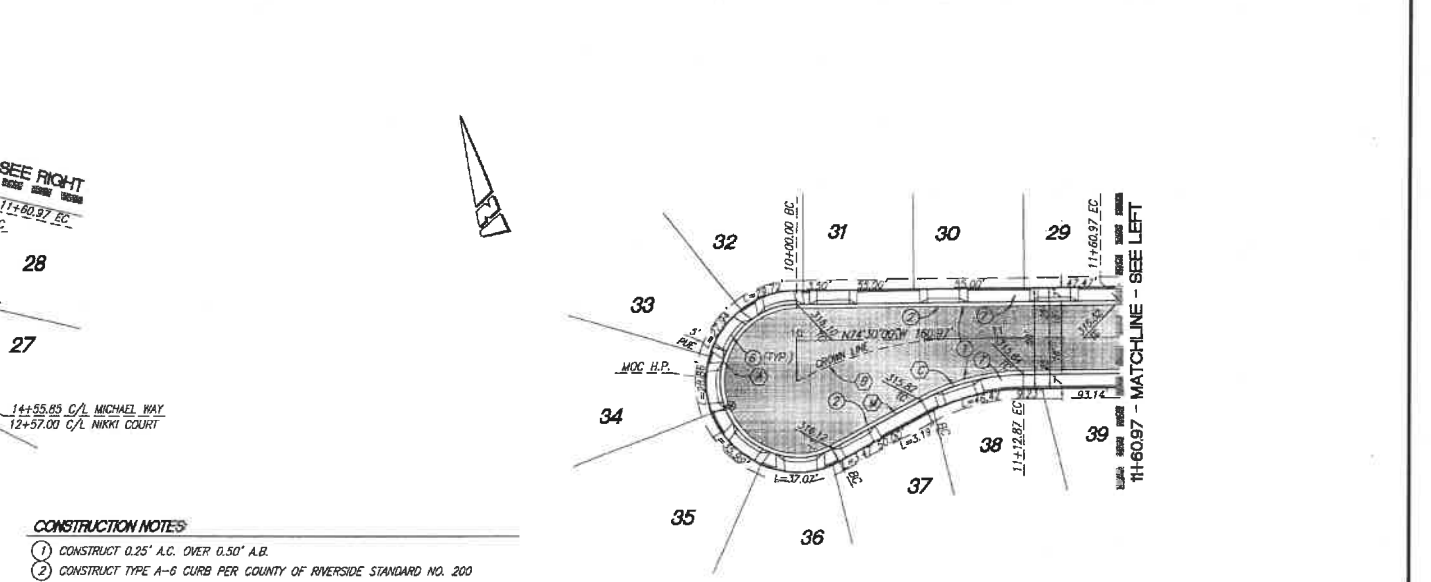
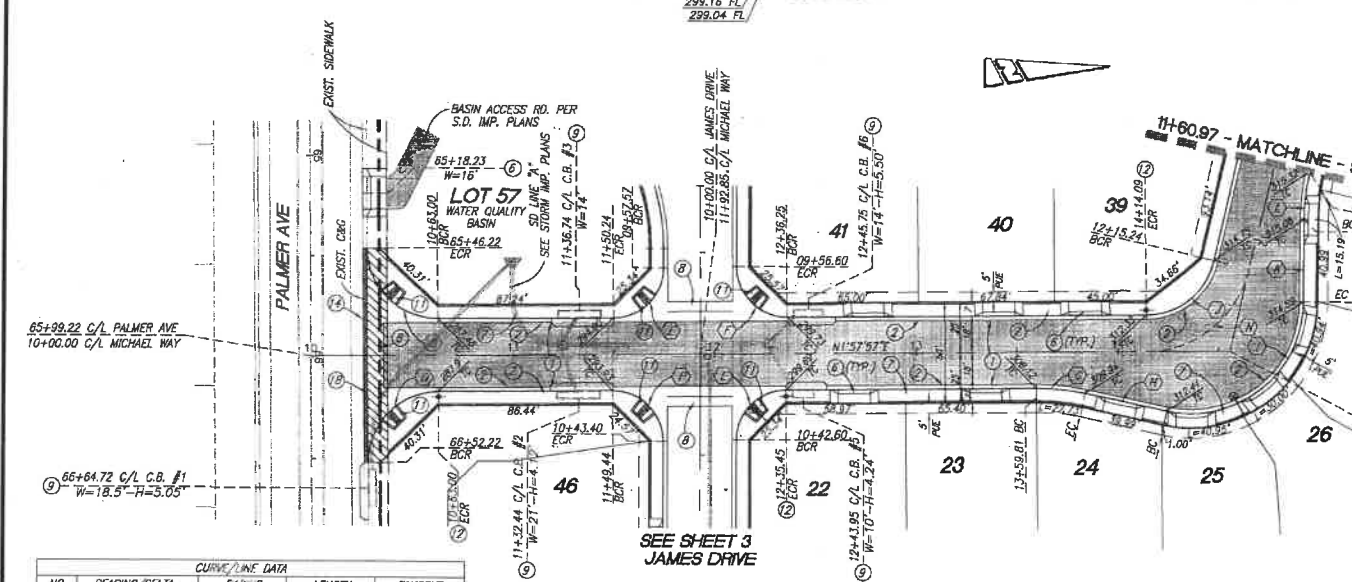
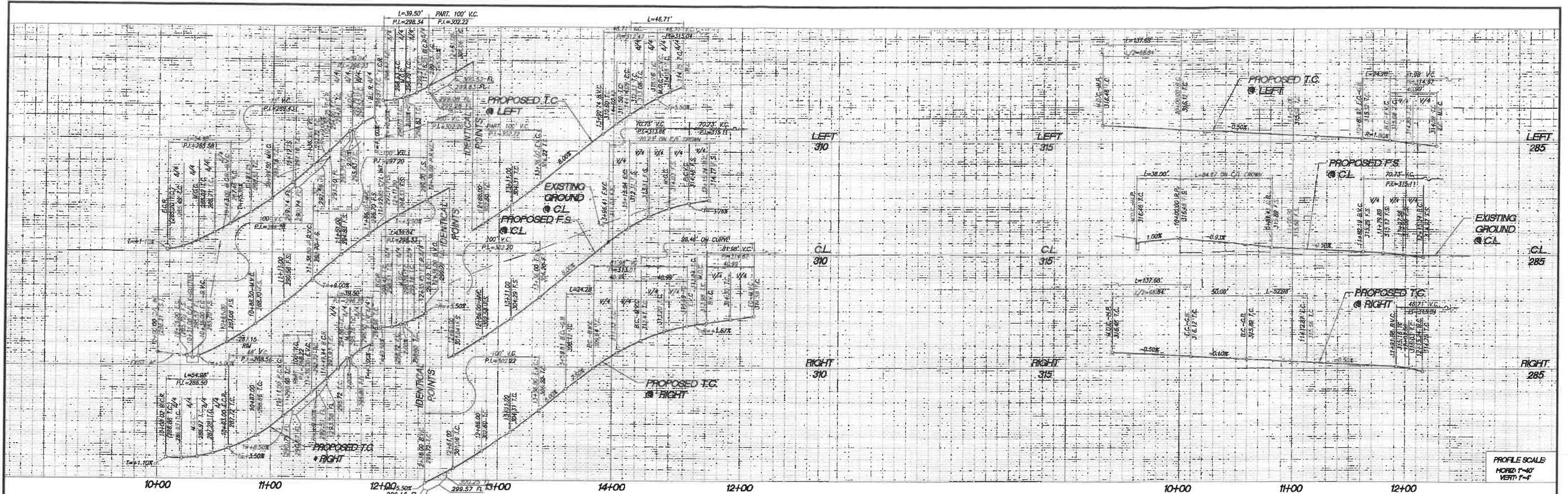
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 36783

TITLE SHEET AND INDEX MAP

SHEET
1
OF 5 SHEETS
DRAWING NUMBER:
3044

ARGENT MANAGEMENT



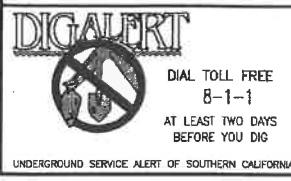
CURVE/LINE DATA

NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
A	207°35'48"	38.00'	137.68'	154.73'
B	27°35'47"	178.80'	84.67'	43.17'
C	27°35'49"	110.00'	52.98'	27.02'
D	90°00'00"	35.00'	54.98'	35.00'
E	89°27'57"	25.00'	39.04'	24.72'
F	90°32'03"	25.00'	39.50'	25.23'
G	12°38'44"	110.00'	24.28'	12.19'
H	114°36'42"	---	40.99'	---
I	101°45'26"	56.00'	99.46'	68.86'
J	76°27'56"	35.00'	46.71'	27.57'

CURVE/LINE DATA

NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
K	N87°08'44"	---	40.99'	---
L	12°38'44"	110.00'	24.28'	12.19'
M	N77°54'12"E	---	50.00'	---
N	76°27'57"	53.00'	70.73'	41.76'

- CONSTRUCTION NOTES**
- CONSTRUCT 0.25' A.C. OVER 0.50" A.B.
 - CONSTRUCT TYPE A-G CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200
 - CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RIVERSIDE COUNTY STANDARD NO. 207
 - CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 461 (DRIVEWAY S.F. REMOVED FROM QUANTITY)
 - CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209
 - CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311
 - CONSTRUCT CURB RAMP PER COUNTY OF RIVERSIDE STANDARD NO. 403, CASE A
 - INSTALL STREET NAME SIGN PER RIVERSIDE STD. NO. 816
 - COLD PLANE AND OVERLAY EX. PAVEMENT PER PLAN (0.10" MIN.) SEE SWACUT AND OVERLAY DETAIL ON SHEET 1
 - SAWCUT AND REMOVE EX. CURB, GUTTER AND SIDEWALK



BASIS OF BEARINGS:
 DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON A LINE BETWEEN CONTROL STATIONS "REST" AND "RABBIT".
 BEARING: N 27°39'52" E

BENCHMARK:
 DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST" 1972 ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
 ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
 6510 UNIVERSITY AVE., SUITE 200
 HUNTINGTON BEACH, CA 92647
 949-200-8445

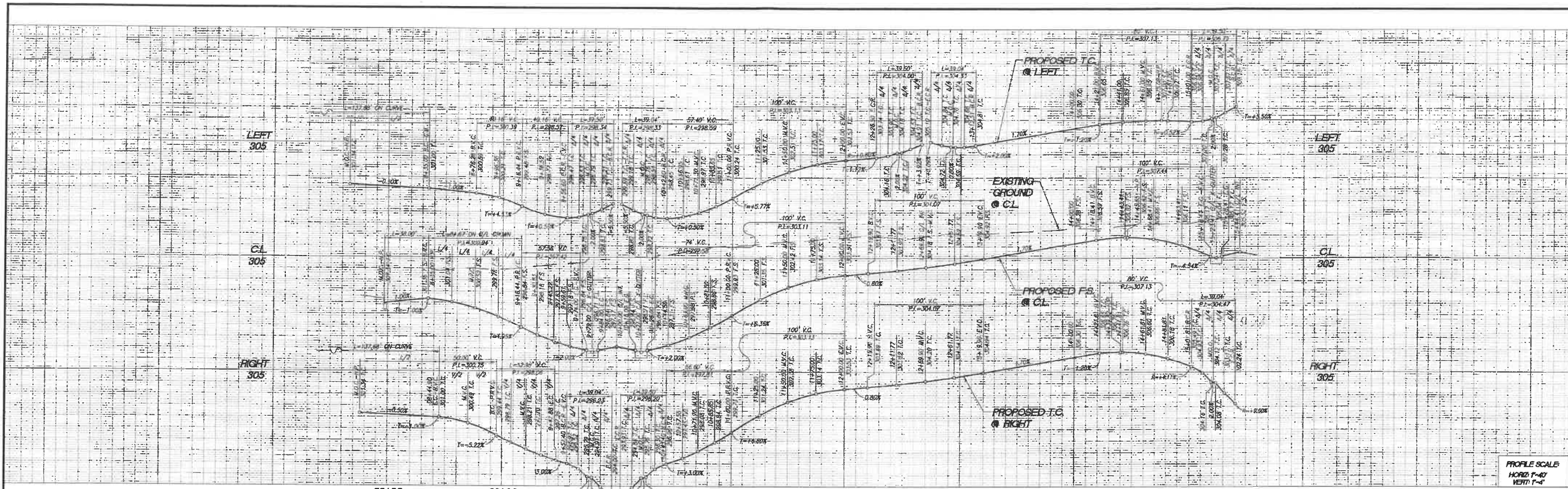
DESIGNED BY: *George Alan Lentz*
 DRAWN BY: *George Alan Lentz*
 CHECKED BY: *George Alan Lentz*
 SCALE: AS NOTED
 DATE: 08/01/16
 JOB NUMBER: 08.002.000

SEAL: **PROFESSIONAL ENGINEER**
 No. 45920
 Exp. 12/31/18
 STATE OF CALIFORNIA

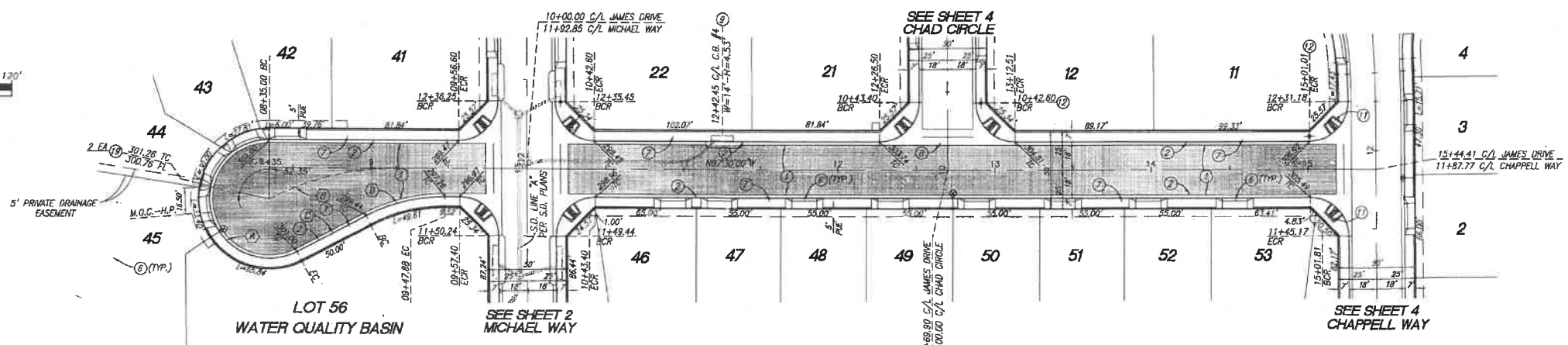
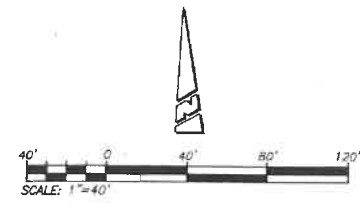
Reviewed By: *Staff Engineer* Date: 9.7.16
 Recommended for Approval By: *Staff Engineer* Date: 9.7.16
 Approved By: *City Engineer* Date: 9.16.16
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT NO. 36783
NIKKI COURT
 STA: 10+00.00 TO STA: 14+55.85
MICHAEL WAY
 STA: 10+00.00 TO STA: 12+57.00
 ARGENT MANAGEMENT

SHEET **2**
 OF 5 SHEETS
 DRAWING NAME:
 FILE NO. 3044



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



JAMES DRIVE

- CONSTRUCTION NOTES:**
- 1) CONSTRUCT 0.25' A.C. OVER 0.50" A.B.
 - 2) CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200
 - 3) CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RIVERSIDE COUNTY STANDARD NO. 207
 - 4) CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401 (DRIVEWAY S.F. REMOVED FROM QUANTITY)
 - 5) CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 208
 - 6) CONSTRUCT GUTTER DEPRESSION, CASE B, PER RIVERSIDE COUNTY STANDARD NO. 311
 - 7) CONSTRUCT CURB RAMP PER COUNTY OF RIVERSIDE STANDARD NO. 403, CASE A
 - 8) INSTALL STREET NAME SIGN PER RIVERSIDE STD. NO. 816
 - 9) CONST. 3" PVC PRIVATE DRAIN THRU CURB PER RIVERSIDE COUNTY STD. 310.

CURVE/LINE DATA				
NO.	BEARING/ANGLE	RADIUS	LENGTH	TANGENT
A	207°35'48"	38.00'	137.68'	154.73'
B	27°35'45"	175.80'	84.67'	43.17'
C	N64°54'12"	---	50.00'	---
D	27°35'48"	110.00'	52.98'	27.02'

DIG ALERT
DIAL TOLL FREE
8-1-1
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON A LINE BETWEEN CONTROL STATIONS "REST" AND "RABBIT".
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ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	09/01/16

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
2518 JEFFERSON AVE. SUITE 202
RIVERSIDE, CA 92502
951-223-1846

DESIGN BY: HAL/GAL/WH
DRAWN BY: HAL/WH
CHECKED BY: HAL/GAL
SCALE: AS NOTED
DATE: 08/31/16
JOB NUMBER: 08020000

PROACTIVE ENGINEERING WEST
GEORGE ALAN LAWRENCE
R.C.E. 45920 EXP. 12-31-2016

DESIGNED BY: *HAL/GAL/WH* Date: 9.7.16
DRAWN BY: *HAL/WH*
CHECKED BY: *HAL/GAL*
SCALE: AS NOTED
DATE: 08/31/16
JOB NUMBER: 08020000

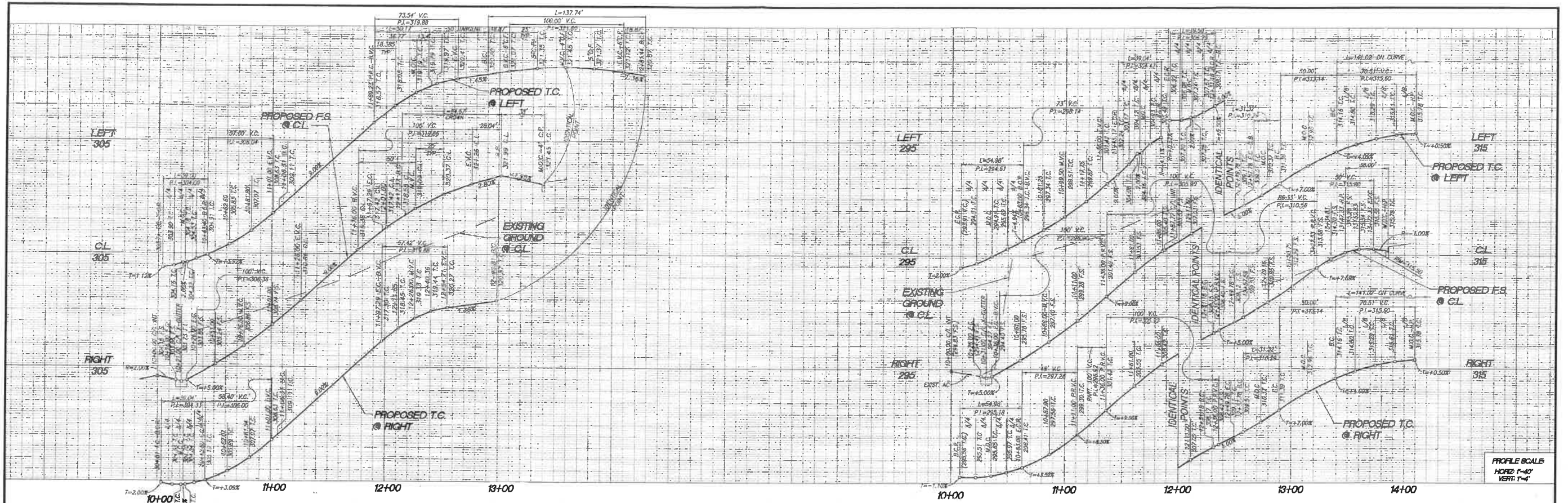
Reviewed By: *A.C. [Signature]* Staff Engineer Date: 9.7.16
Recommended for Approval By: *A.C. [Signature]* Date: 9.7.16
Approved By: *[Signature]* City Engineer Date: 9/8/16

City of Beaumont, Public Works Department
Engineering Division

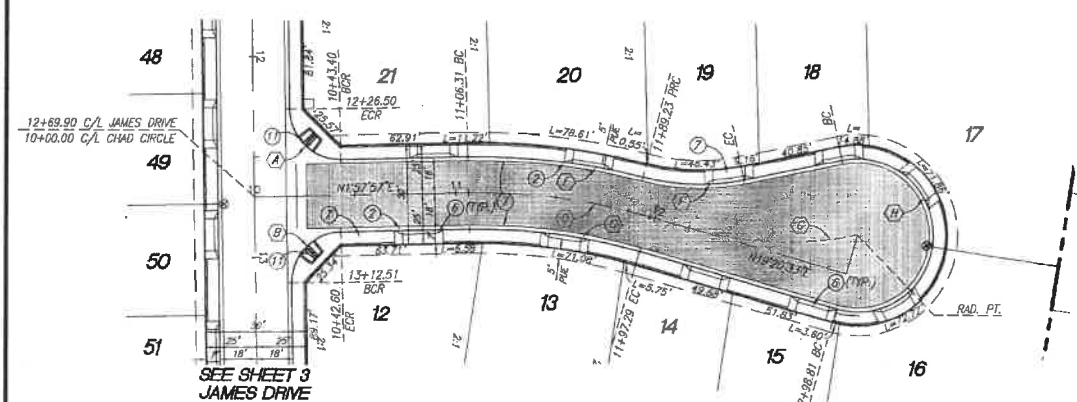
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 36783
JAMES DRIVE
STA: 08+35.00 TO STA: 15+44.41

SHEET
3
OF 5 SHEETS
DRAWING NAME:
FILE NO.: 3014

FOR: ARGENT MANAGEMENT

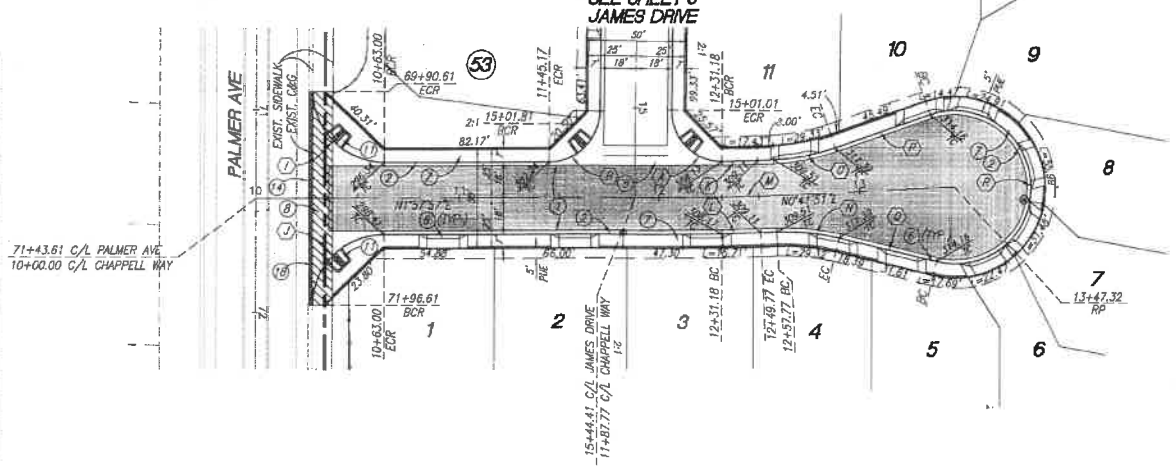


PROFILE SCALE
HORIZ. 1"=40'
VERT. 1"=4'



CHAD CIRCLE

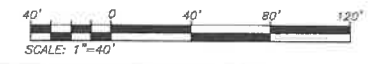
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	90°32'03"	25.00'	39.20'	25.23'
(B)	89°27'57"	25.00'	39.04'	24.77'
(C)	17°22'36"	282.00'	85.52'	43.09'
(D)	17°22'36"	300.00'	90.98'	45.84'
(E)	15°50'08"	318.00'	87.89'	24.23'
(F)	26°08'02"	110.00'	50.17'	25.53'
(G)	27°35'45"	175.80'	84.67'	43.17'
(H)	207°40'39"	38.00'	137.74'	---
(I)	N8°19'56"W	---	50.00'	---
(J)	90°00'00"	35.00'	54.98'	35.00'
(K)	89°59'58"	35.00'	54.98'	35.00'
(L)	2°39'49"	382.00'	17.76'	8.98'
(M)	2°39'49"	425.00'	19.76'	9.98'
(N)	2°39'49"	400.00'	18.59'	9.30'
(O)	16°18'41"	103.00'	29.32'	14.76'
(P)	16°18'53"	110.00'	31.32'	15.77'
(Q)	N17°00'33"	---	50.00'	---
(R)	N15°36'30"	---	50.00'	---
(S)	212°37'23"	38.00'	141.02'	---



CHAPPELL WAY

CONSTRUCTION NOTES

- 1) CONSTRUCT 0.25' A.C. OVER 0.50' A.B.
- 2) CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200
- 3) CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401 (DRIVEWAY S.F. REMOVED FROM QUANTITY)
- 4) CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209
- 5) CONSTRUCT CURB RAMP PER COUNTY OF RIVERSIDE STANDARD NO. 403, CASE A
- 6) INSTALL STREET NAME SIGN PER RIVERSIDE STD. NO. 818
- 7) COLD PLANE AND OVERLAY EX. PAVEMENT PER PLAN (0.10" MIN.) SEE SWACUT AND OVERLAY DETAIL ON SHEET 1
- 8) SAWCUT AND REMOVE EX. CURB, GUTTER AND SIDEWALK



DIGALERT
DIAL TOLL FREE
8-1-1
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
DESCRIPTION:
THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON A LINE BETWEEN CONTROL STATIONS "REST" AND "RABBIT".
BEARING: N 27°39'52" E

BENCHMARK:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

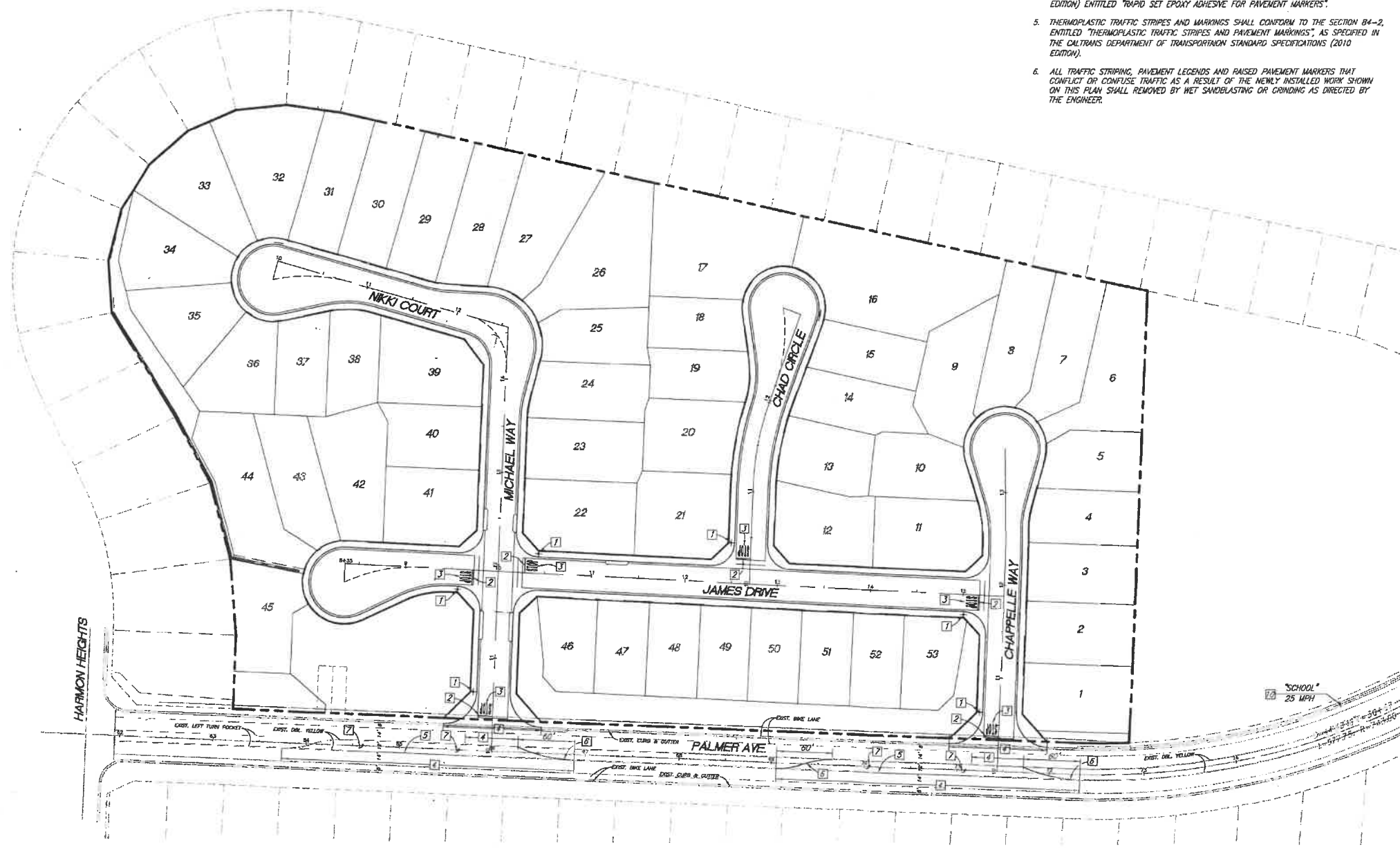
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
GEORGE ALAN LENTESTY
R.C.E. 45920 EXP. 12-31-2016
09/01/16

DESIGN BY: HAL/GAL/WH
DRAWN BY: HAL/WH
CHECKED BY: HAL/GAL
SCALE: AS NOTED
DATE: 09/01/16
JOB NUMBER: 06.002.000

Reviewed By: *[Signature]* Staff Engineer Date: 9.7.16
Recommended for Approval By: *[Signature]* Date: 9.7.16
Approved By: *[Signature]* City Engineer Date: 9.16.16
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 36783
CHAD CIRCLE
STA: 10+00.00 TO STA: 12+98.81
CHAPPELL WAY
STA: 10+00.00 TO STA: 13+47.32
ARGENT MANAGEMENT

SHEET
4
OF 5 SHEETS
DRAWING NAME
FILE NO:
3644



GENERAL SIGNAGE/STRIPING NOTES:

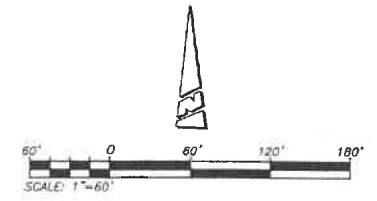
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2010 CALTRANS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND THE RIVERSIDE COUNTY STANDARD PLANS, LATEST EDITION HEREAFTER REFERRED TO AS THE STANDARD SPECIFICATIONS AND STANDARD PLANS UNLESS OTHERWISE SPECIFIED.
2. TRAFFIC STRIPES, RAISED PAVEMENT MARKERS AND SIGNS, (EXCEPT PAVEMENT LEGENDS), SHALL COMPLY WITH THE 2010 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PAVEMENT LEGENDS SHALL EXACTLY MATCH THE CITY OF BEAUMONT STANDARD STENCILS.
4. RAISED PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 85 OF THE CALTRANS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, ENTITLED "PAVEMENT MARKERS". ADHESIVE FOR PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 95-2.04 OF CALTRANS STANDARD SPECIFICATIONS (2010 EDITION) ENTITLED "RAPID SET EPOXY ADHESIVE FOR PAVEMENT MARKERS".
5. THERMOPLASTIC TRAFFIC STRIPES AND MARKINGS SHALL CONFORM TO THE SECTION 84-2, ENTITLED "THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS", AS SPECIFIED IN THE CALTRANS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (2010 EDITION).
6. ALL TRAFFIC STRIPING, PAVEMENT LEGENDS AND RAISED PAVEMENT MARKERS THAT CONFLICT OR CONFUSE TRAFFIC AS A RESULT OF THE NEWLY INSTALLED WORK SHOWN ON THIS PLAN SHALL REMOVED BY HOT SANDBLASTING OR GRINDING AS DIRECTED BY THE ENGINEER.

GENERAL SIGNAGE/STRIPING NOTES:

7. DEBRIS FROM REMOVAL OPERATIONS SHALL BE CONTAINED WITHIN THE WORK AREA AND THE CONTRACTOR SHALL TAKE PRECAUTIONS NECESSARY TO PROTECT PEDESTANS AND PROPERTY ADJACENT TO THE SANDBLASTING OPERATIONS. THE DEBRIS RESULTING FROM THE SANDBLASTING SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR. DEBRIS WITHIN THE ROADWAY SHALL BE REMOVED BY MECHANICAL SWEEPING OR HIGH-POWER VACUUM.
8. ALL SIGNS SHALL CONFORM TO SECTION 56, ENTITLED "SIGNS", AS SPECIFIED IN THE CALTRANS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (2010 EDITION). SIGNS SHALL BE REFLECTORIZED SHEET ALUMINUM USING HIGH INTENSITY GRADE SHEETING WITH 3M #1150 PROTECTIVE OVERLAY FILM OR APPROVED EQUAL. ALL SIGNS SHALL BE MOUNTED WITH THEFT/WANDA-PROOF FASTENERS.
9. ALL SIGNS SHALL BE STANDARD SIZE IN ACCORDANCE WITH THE 2010 MUTCD, EXCEPT PARKING RELATED SIGNS SHALL BE 12' x 18".
10. PER GOVERNMENT CODE SECTION 4216, IF THE WORK IN AN AREA WHICH IS KNOWN, OR REASONABLY SHOULD KNOW, TO CONTAIN SUBSURFACE INSTALLATIONS, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600 AND OBTAIN AN INQUIRY IDENTIFICATION NUMBER AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO COMMENCING ANY WORK THAT PENETRATES THE EXISTING SURFACE.
11. STRIPING LAYOUT SHALL BE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO APPLICATION OF THE THERMOPLASTIC MATERIAL. CONTACT THE CITY PUBLIC WORKS DEPARTMENT CITY INSPECTOR AT (951) 769-8520 EXT. 250 (BEAUMONT) 2 WORKING DAYS PRIOR TO LAYOUT.
12. STEEL SIGN POSTS INSTALLED IN CONCRETE AREAS SHALL BE INSTALLED IN METAL SLEEVES TO FACILITATE REPLACEMENT. ALL POSTS SHALL BE 2" TETSPAR POSTS UNLESS NOTED OTHERWISE.

SIGNAGE AND STRIPING

1. INSTALL R1 STOP SIGN ON STREET NAME SIGN POST
2. THERMOPLASTIC WHITE LIMIT LINE PER CALTRANS STANDARD A24E
3. THERMOPLASTIC "STOP" PAVEMENT MARKING PER CALTRANS STANDARD A24D
4. SANDBLAST AND REMOVE EXISTING STRIPING
5. THERMOPLASTIC 6" SOLID WHITE CHANNELIZING STRIPE PER CALTRANS STD. (DETAIL 38)
6. THERMOPLASTIC 4"x4" DOUBLE YELLOW PER CALTRANS STD. A20A. (DETAIL 22)
7. THERMOPLASTIC PAVEMENT MARKINGS AS SHOWN PER CALTRANS STD. PLAN A24A. (TYPE IV LT ARROW UNLESS OTHERWISE NOTED.)
8. REMOVE EXISTING SIGN AND POST AS NOTED



DIG ALERT

 DIAL TOLL FREE
 8-1-1
 AT LEAST TWO DAYS
 BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
 DESCRIPTION:
 THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON A LINE BETWEEN CONTROL STATIONS "REST" AND "RABBIT".
 BEARING: N 27.39°52' E

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 ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR. DATE
ENGINEER		REVISIONS	CITY

PROACTIVE ENGINEERING WEST, INC.
 21100 JEFFERSON AVE, SUITE 202
 BEAUMONT, CA 92522
 951-200-4400

SEAL
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 45520
 Exp. 12/31/18

DESIGNED BY: HAL/GAL/AH
 DRAWN BY: HAL/AH
 CHECKED BY: HAL/GAL
 SCALE: AS NOTED
 DATE: 09/01/18
 JOB NUMBER: 08.002.000

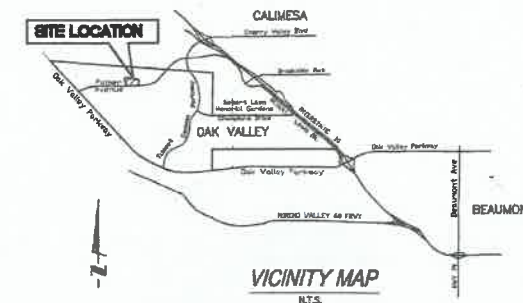
Reviewed By: *[Signature]* Date: 9.7.18
 Recommended for Approval By: *[Signature]* Date: 9.7.18
 Approved By: *[Signature]* Date: 9.8.18
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 TRACT NO. 36783
SIGNAGE AND STRIPING

FOR: ARGENT MANAGEMENT

SHEET
5
 OF 5 SHEETS
 DRAWING NAME:
 FILE NO.: 36783

CITY OF BEAUMONT, CALIFORNIA STORM DRAIN IMPROVEMENT PLAN TRACT NO. 36783 LINE "A" AND LINE "B"



PREPARED BY:
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVENUE
SUITE 200
MURRETA, CA 92562
(951) 200-6840

APPLICANT/SUBDIVIDER:
ARGENT MANAGEMENT
2302 MORSE AVE.
IRVINE, CA 92614
(949) 241-8403 OFFICE
(951) 722-0325 MOBILE
CONTACT: CHERYL THOMPSON

LEGEND

RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HGL	HYDRAULIC GRADE LINE
TOP	TOP OF PIPE
BOT	BOTTOM OF PIPE
SD	STORM DRAIN
INV	INVERT
PROP	PROPOSED
EXIST	EXISTING
C/L	CENTERLINE
TC	TOP OF CURB
FL	FLOWLINE
FS	FINISHED SURFACE
CB	CATCH BASIN
PRC	POINT OF REVERSE CURVE
---	PROPOSED STORM DRAIN
---	PROPOSED CATCH BASIN
---	EXISTING STORM DRAIN

NOTE:

- APPROVAL OF THESE PLANS APPLY 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.
- THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN ALL EASEMENTS AND ROAD RIGHTS OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED AND CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ON SITE.

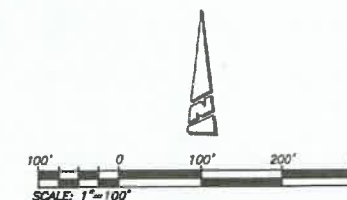
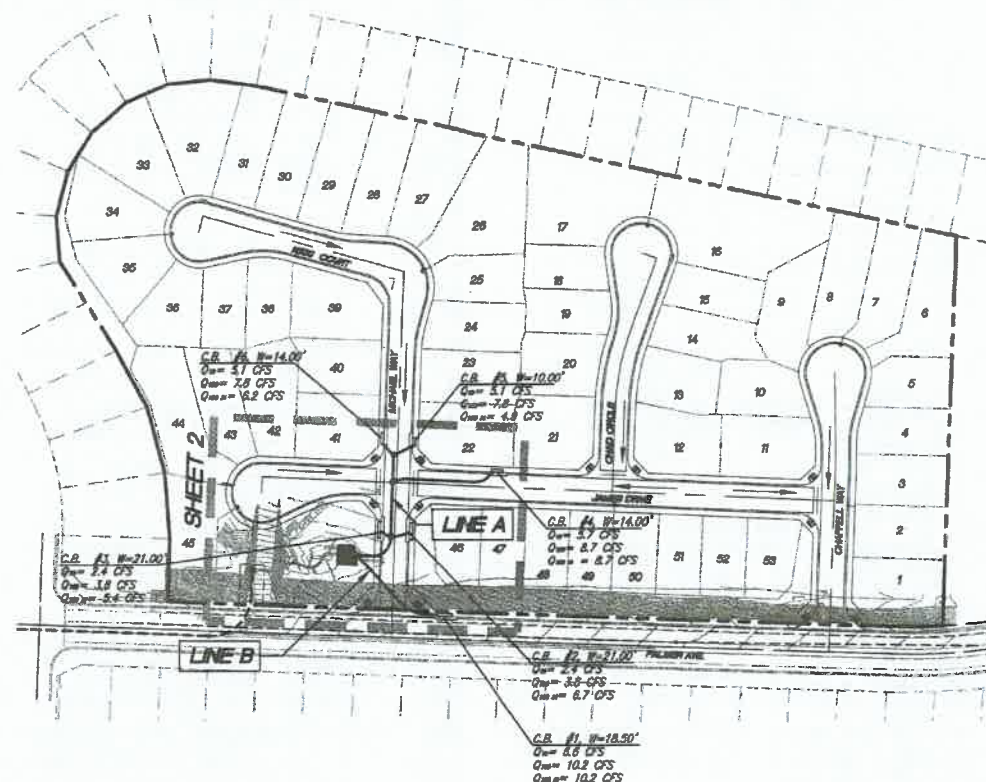
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INDEX OF SHEETS:

SHEET 1 - TITLE SHEET - VICINITY MAP - GENERAL NOTES - LEGEND - CONSTRUCTION NOTES - QUANTITIES - INDEX MAP
SHEET 2 - STORM DRAIN LINE "A" AND "B" LAY 1'-1" 2'-2" 3'-3" 4'-4" 5'-5"

GENERAL NOTES

- THE CONTRACTOR SHALL CONSTRUCT THE DRAINAGE IMPROVEMENT SHOWN ON THE DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT DESIGN MANUAL STANDARD DRAWINGS, RECENT EDITION, AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE BEAUMONT DRAINAGE MANAGEMENT PLAN.
- THE CONTRACTOR IS REQUIRED TO CONTACT ALL UTILITY AGENCIES REGARDING TEMPORARY SUPPORT AND SHORING REQUIREMENTS FOR THE VARIOUS UTILITIES SHOWN IN THE PLANS.
- CONSTRUCTION INSPECTION WILL BE PERFORMED BY CITY OF BEAUMONT. CONTACT (951) 769-8520. THE CITY MUST BE NOTIFIED ONE WEEK PRIOR TO CONSTRUCTION.
- ALL STATIONING REFERS TO THE CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
- STATIONING FOR LATERALS AND CONNECTOR PIPE REFER TO THE CENTERLINE-CENTERLINE-INTERSECTION STATION.
- FORTY-EIGHT HOURS BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT 1-800-227-2600.
- ALL CROSS SECTIONS ARE TAKEN LOOKING UPSTREAM.
- ELEVATIONS AND LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE UNLESS OTHERWISE NOTED. ALL UTILITIES SHOWN ARE TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
- OPENINGS RESULTING FROM THE CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES OR SIMILAR STRUCTURES TO BE ABANDONED SHALL BE SEALED WITH 6 INCHES OF CLASS "B" CONCRETE.
- PIPE CONNECTED TO THE MAINLINE PIPE SHALL CONFORM TO JUNCTION STRUCTURE NO. 4 (S 229) UNLESS OTHERWISE NOTED.
- PIPE BEDDING SHALL CONFORM TO R.C.F.C. & W.C.D. STD. DWG. M 815
- "Y" IS THE DEPTH OF INLET AT THE CATCH BASINS MEASURED FROM THE TOP OF THE CURB TO THE INVERT OF CONNECTOR PIPE.
- ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, AND OTHER EXISTING IMPROVEMENTS TO BE REDCONSTRUCTED IN KIND PER LATEST COUNTY STANDARD AND AT THE SAME ELEVATION AND LOCATION AS THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. FOR PAVEMENT OVERLAY, 0.10' MIN. FOR FULL LANE WIDTH IS REQUIRED.
- HYDRAULIC GRADE LINES SHOWN IN PROFILES ARE FOR 100 YEAR FREQUENCY FLOWS, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL COMPLY WITH THE STATE AND LOCAL SAFETY CODES DURING THE PROGRESS OF WORK.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, SAFE, CLEAN AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE COUNTY'S OR DISTRICT'S INSPECTOR. THE ADJACENT STREETS SHALL BE KEPT CLEAR OF DEBRIS, WITH DUST AND OTHER NUISANCES BEING CONTROLLED AT ALL TIMES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY HIS CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE DRY SWEEPING OF ALL PAVED AREAS.
- THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, CITY OF BEAUMONT, AND THE DEVELOPER'S ENGINEER, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNERS OR THE DEVELOPER'S ENGINEER.
- ALL PIPE LENGTHS ARE HORIZONTAL PROJECTIONS (NOT TRUE LENGTHS OF PIPE) AND ARE THE BASIS OF THE ESTIMATES OF QUANTITIES. THE CONTRACTOR SHALL DETERMINE THE TRUE QUANTITY OF PIPE REQUIRED FOR THIS PROJECT PRIOR TO PLACING THE ORDER.
- ALL ELEVATIONS SHOWN ARE TO THE INVERTS OF PIPE, EXCEPT WHERE OTHERWISE NOTED.
- AT THE DISCRETION OF THE ENGINEER AND THE CITY OF BEAUMONT, THE CONTRACTOR MAY BE REQUIRED TO VERIFY, BY POT-HOLING, THE LOCATION OF POTENTIALLY AFFECTED UTILITIES.
- CONTRACTOR SHALL DISPOSE OF ALL EXCESS EXCAVATED MATERIAL AT MANDATORY DISPOSAL SITE.
- ALL BACKFILL AND BEDDING AROUND STRUCTURES AND PIPES SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT RELATIVE COMPACTION EXCEPT WHERE SUCH MATERIAL IS PLACED UNDER EXISTING PAVED ROADWAYS. THE TOP 3 FEET, MEASURED FROM THE FINISH PAVING, SHALL BE COMPACTED TO 95 PERCENT RELATIVE COMPACTION.
- ALL SURVEY MONUMENTS SHALL BE REPLACED AS REQUIRED. MONUMENTS SHALL BE TIED OUT PRIOR TO CONSTRUCTION AND REPLACED UPON COMPLETION OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE DIRECTOR OF PUBLIC WORKS, CITY OF BEAUMONT FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- ALL UNDERGROUND FACILITIES WITH LATERALS SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, STORM DRAINS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO INSTALL AND MAINTAIN DURING 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 OF BEAUMONT.
- CONSTRUCTION PROJECTS THAT DISTURB 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) AND COMPLY WITH ALL REQUIREMENTS OF THE BEAUMONT DRAINAGE MANAGEMENT PLAN. BEAUMONT IS CO-PERMITTEE WITH R.C.F.C. & W.C.D.
- ALL STORM DRAINS, CATCH BASINS, AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND OIL, GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTEES.
- DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND CITY OF BEAUMONT STANDARDS. WHERE DEVIATIONS EXIST, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY.



WORK TO BE DONE

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

STANDARD SPECIFICATIONS

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREEN BOOK" (MOST CURRENT CITY ADOPTED VERSION).
- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, "MUTCD" (MOST CURRENT CITY ADOPTED VERSION).
- WORK AREA TRAFFIC CONTROL HANDBOOK, "WATCH" (MOST CURRENT CITY ADOPTED VERSION).
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS LATEST EDITION.

STANDARD DRAWINGS

- RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT, "RCTD", ORDINANCE NO. 461.
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS LATEST EDITION.

DECLARATION OF ENGINEER OF RECORD:

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

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

GEORGE ALAN LEMFESTEY R.C.E. 45920 9/1/16 DATE
EXPIRATION DATE 12-31-2016

CONSTRUCTION NOTES & QUANTITY ESTIMATE

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONSTRUCT 18" RCP (20000)	334	L.F.
2	CONSTRUCT 24" RCP (20000)	146	L.F.
3	CONSTRUCT E.O.B. OUTLET PER R.C.F.C.D. & W.C.D. STD. WQ501; OUTLET DETAIL ON SHEET 2	1	EA.
4	CONSTRUCT CURB INLET CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 300 (# & H PER PLAN)	6	EA.
5	CONSTRUCT MANHOLE NO. 1 PER R.C.F.C. & W.C.D. STD. DWS. NO. M251	3	EA.
6	CONSTRUCT FOREBAY AND CONCRETE CURB PER DETAIL HEREON.	1	EA.
7	CONSTRUCT 3" AC OVER RISK COMP. NATIVE SOIL	750	S.F.
8	INSTALL CATCH BASIN TRASH RACK - DRAINAGE CURB INLET FILTER OR APPROVED EQUAL	6	EA.
9	CONSTRUCT CONCRETE COLLAR PER R.C.F.C.D. & W.C.D. DWS. NO. M803	2	EA.
10	CONSTRUCT C.I.P. HEADWALL OUTLET PER DETAIL ON SHEET 2	1	EA.

"AS BUILT"
7/9/16 DATE
GEORGE A. LEMFESTEY
R.C.E. 45920
EXP. 12-31-2016



BASIS OF BEARINGS:
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".
BEARING: N 27°39'52" E

BENCHMARK:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST 1972" ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
25109 JEFFERSON AVE. SUITE 200
MURRETA, CA 92562
951-200-6840

PROACTIVE ENGINEERING WEST

GEORGE ALAN LEMFESTEY R.C.E. 45920 EXP. 12-31-2016

SEAL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 45920
Exp. 12/31/16
CIVIL

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 09/01/16
JOB NUMBER: 01-104-000

Reviewed By: [Signature] Staff Engineer Date: 9.7.16
Recommended for Approval By: [Signature] City Engineer Date: 9.7.16
Approved By: [Signature] City Engineer Date: 9.1.16

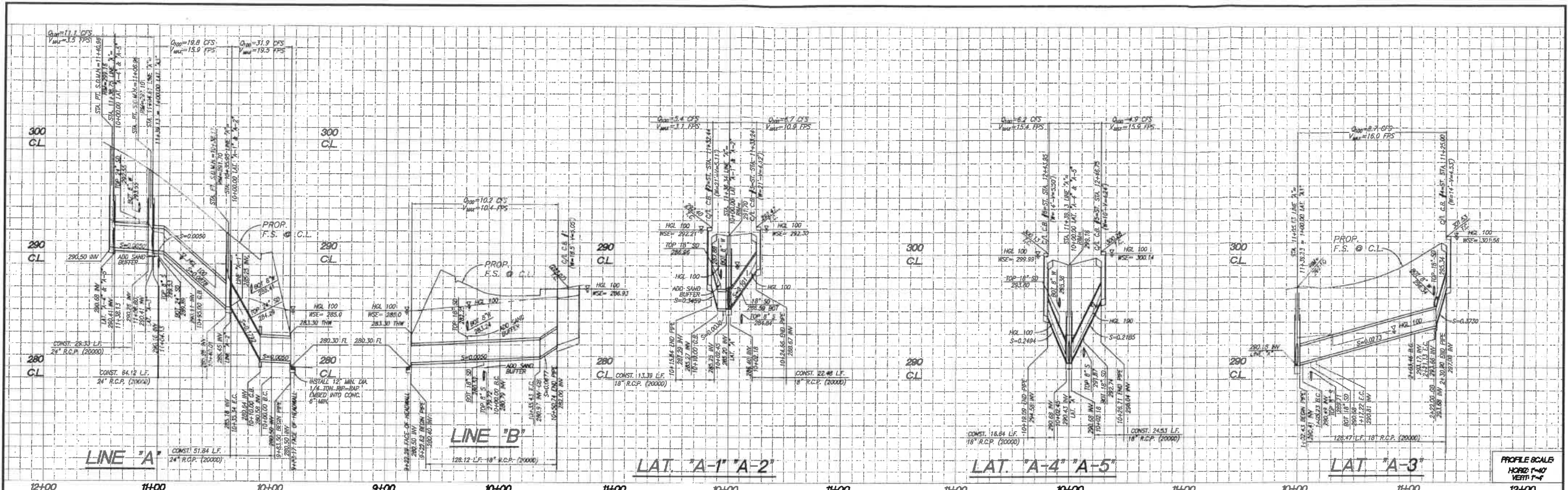
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STORM DRAIN IMPROVEMENT PLANS
TRACT NO. 36783

TITLE SHEET - VICINITY MAP - GENERAL NOTES
LEGEND - CONSTRUCTION NOTES - QUANTITIES - INDEX MAP

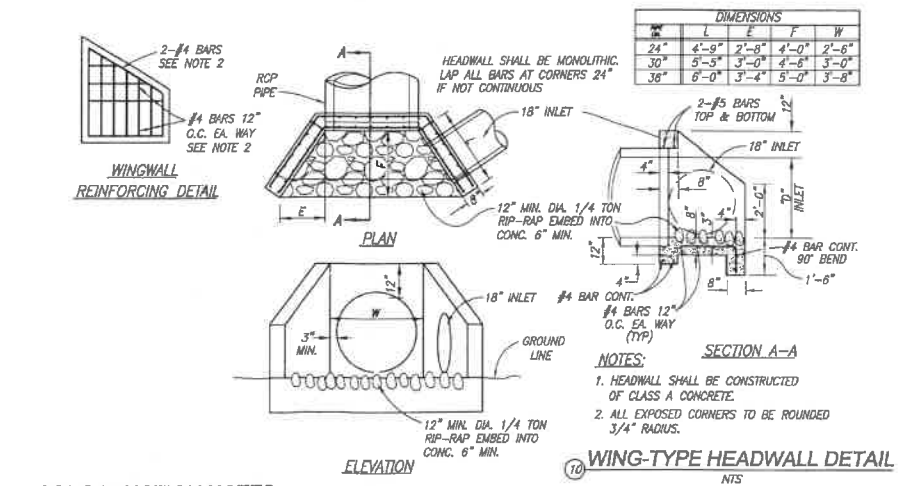
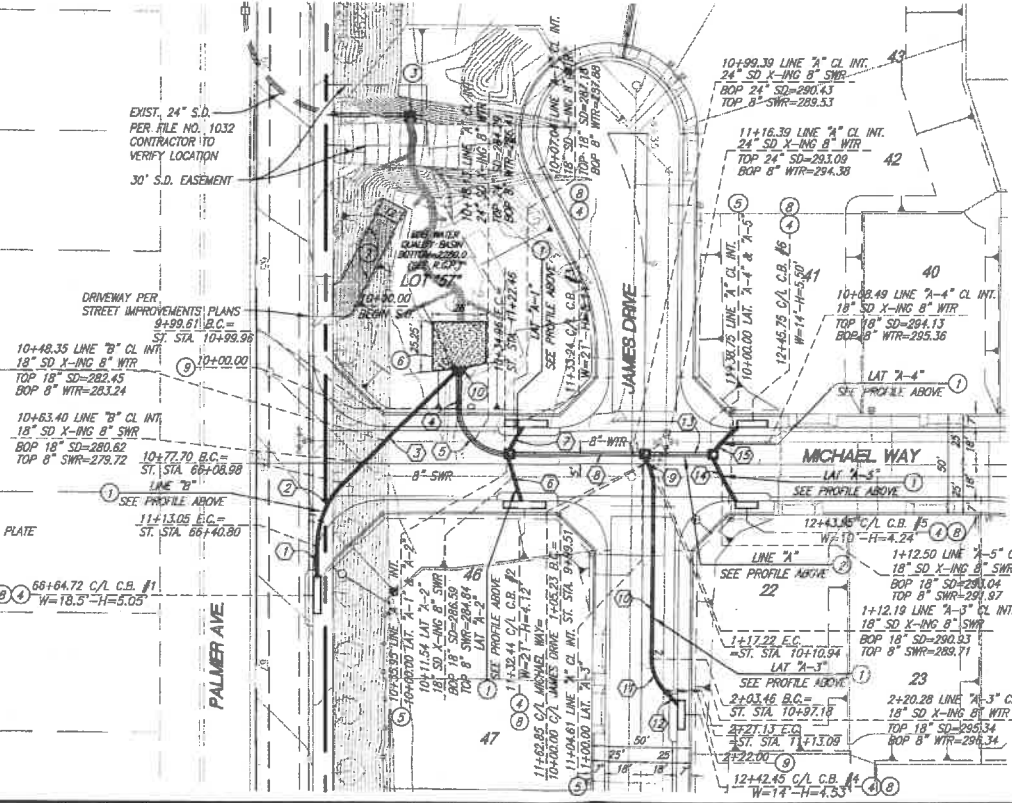
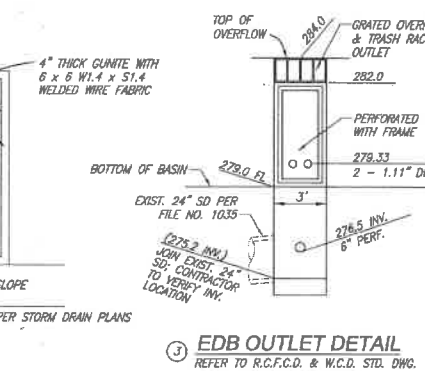
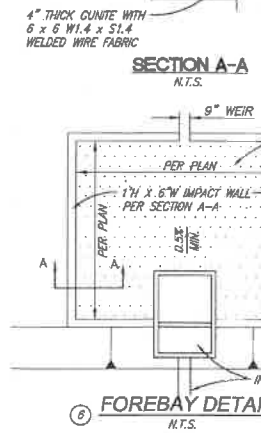
FOR: ARGENT MANAGEMENT

SHEET 1 OF 2 SHEETS
DRAWING NAME: 36783



CURVE/LINE DATA TABLE

Q	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N80°02'03"W	14.92'	14.92'	18.64'
2	45°00'00"	45.00'	35.34'	18.64'
3	N43°02'03"W	22.50'	77.71'	18.64'
4	N80°02'03"E	14.92'	14.92'	18.64'
5	90°00'00"	22.50'	35.34'	22.50'
6	N74°17'43"W	24.66'	15.84'	22.50'
7	N56°29'12"W	15.84'	103.79'	22.50'
8	N01°57'57"E	5.23'	11.99'	6.14'
9	N81°57'57"E	22.50'	86.24'	6.14'
10	30°32'03"	22.50'	17.67'	9.32'
11	N87°30'00"W	22.50'	26.77'	9.32'
12	45°00'00"	22.50'	36.77'	9.32'
13	N47°30'00"E	26.77'	26.77'	9.32'
14	N83°34'52"E	18.09'	18.09'	9.32'
15	N43°02'03"W	18.09'	18.09'	9.32'



- CONSTRUCTION NOTES**
- CONSTRUCT 18" RCP (20000)
 - CONSTRUCT 24" RCP (20000)
 - CONSTRUCT E.D.B. OUTLET STRUCTURE PER R.C.F.C.D. & W.C.D. STD. W501; OUTLET DETAIL HEREON
 - CONSTRUCT CURB INLET CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 300 (W & H PER PLAN)
 - CONSTRUCT MANHOLE NO. 1 PER R.C.F.C.D. & W.C.D. STD. DWG. NO. M4251
 - CONSTRUCT FOREBAY AND CONCRETE CURB PER DETAIL HEREON
 - CONSTRUCT 3" AC OVER 95% COMP. NATIVE SOIL
 - INSTALL CATCH BASIN TRASH RACK - DRAINPAC CURB INLET FILTER OR APPROVED EQUAL
 - CONSTRUCT CONCRETE COLLAR PER R.C.F.C.D. & W.C.D. DWG. NO. M803
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 ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER	REVISIONS	CITY		

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
 25109 JEFFERSON AVE, SUITE 202
 BERRINGHAM, CA 92502
 951-220-9540

DESIGN BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 09/01/16
 JOB NUMBER: 01.104.000

Reviewed By: [Signature] Date: 9.1.16
 Recommended for Approval By: [Signature] Date: 9.1.16
 Approved By: [Signature] Date: 9.1.16
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 STORM DRAIN IMPROVEMENT PLANS
 TRACT NO. 36783

**STORM DRAIN LINE 'A', 'B'
 LAT 'A-1', 'A-2', 'A-3', 'A-4', 'A-5'**

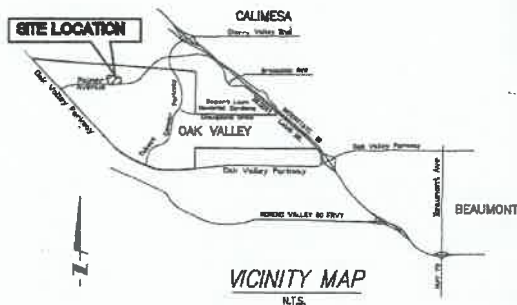
ARGENT MANAGER

SHEET 2 OF 2 SHEETS
 DRAWING NAME: [Blank]
 FILE NO.: 3015

CITY OF BEAUMONT, CALIFORNIA

SEWER IMPROVEMENT PLANS

TRACT NO. 36783



APPLICANT/SUBDIVIDER:

ARGENT MANAGEMENT
2692 MORSE AVENUE
IRVINE, CA 92614
OFFICE: (949) 241-8403
CONTACT: CHERYL THOMPSON

ABBREVIATIONS

FG FINISH GRADE
FS FINISH SURFACE
INV INVERT OF PIPE
C/L OR CL CENTERLINE
R/W RIGHT-OF-WAY
LAT LATERAL
STA STATION
PROP PROPOSED
L LENGTH
M.I.S. MFT TO SCALE
ELEV./EL ELEVATION
MIN. MINIMUM
MAX. MAXIMUM
TYP. TYPICAL
T.O.P. TOP OF PIPE
B.O.P. BOTTOM OF PIPE
WTR WATER
SEW SEWER

LEGEND

TRACT BOUNDARY
RIGHT OF WAY
PROPOSED 8" & 10" SEWER MAIN
PROPOSED 4" SEWER SERVICE
SEWER MANHOLE
PROPOSED WATER BY OTHERS
PROPOSED 8" WATER
PROPOSED WATER SERVICE
PAD ELEVATION
PROPOSED BACKWATER VALVE
"BYE" STATION @ MAIN
SEWER LATERAL CALLOUT
CONSTRUCTION NOTE REFERENCE

DECLARATION OF ENGINEER OF RECORD:

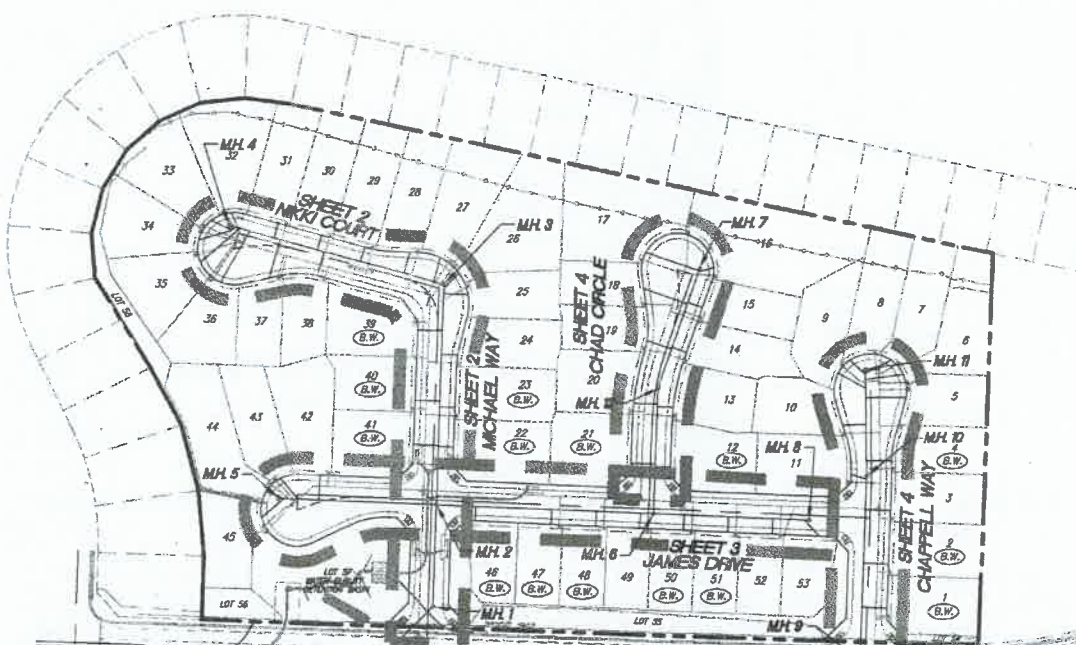
I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN.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

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

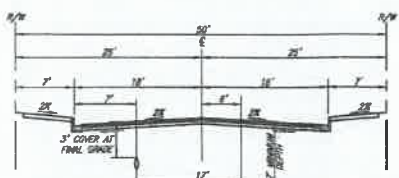
George Alan Lenfestey
GEORGE ALAN LENFESTEY RCE 45920 DATE 09/01/18
EXPIRATION DATE 12-31-18

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 REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
- IT SHALL BE THE CONTRACTOR'S 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.



INDEX MAP



TYPICAL SECTION

JAMES DRIVE, MICHAEL WAY, NIKI COURT
CHAD CIRCLE AND CHAPPELL WAY

NOT TO SCALE
NOTE: MIN. WATER/SEWER SEPARATION IS 10" MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.

SEWER NOTES

- SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION AND THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS.
- GRAVITY SEWER PROFILE ELEVATIONS ARE TO FLOW LINES (CONDUIT INVERTS).
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH RCD STD 606. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT. CAST IRON SHALL BE USED FOR MANHOLE COVERS AND SHALL HAVE A 1" COVERING RING.
- PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION. WHERE CONNECTION TO EXISTING MANHOLES AND INLET SIZES OF PROPOSED SIZES EXIST, NO ADJUSTMENTS SHALL BE MADE TO EXISTING MANHOLE BASE OR SIZES EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY OF BEAUMONT.
- WHERE A NEW INLET MUST BE CONSTRUCTED IN AN EXISTING MANHOLE, THE ELEVATION OF THE INLET SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 106, TITLE 8 CALIFORNIA ADMINISTRATION CODE.
- PROVIDE BACKWATER VALVES WHERE UPSTREAM MANHOLE RIM IS HIGHER THAN PAD ELEVATION.
- PROVIDE APPROPRIATE MARKING TAPE AT TOP OF THE PIPE CENTERLINE ON TOP OF PIPE BEDDING.
- SEWER LATERAL SHALL BE TYPE "A" PER DETAIL SHOWN HEREON UNLESS OTHERWISE NOTED OR SPECIFIED ON PLANS.
- DEVELOPER SHALL HAVE GEOTECHNICAL / SOIL ENGINEERING FOR OBSERVE TRENCHING, BACKFILLING AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN EXISTING AND ROAD RIGHT OF WAY. TWO SETS OF CONSTRUCTION APPROVES DRAWINGS THAT WORK HAS BEEN SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE APPROPRIATE BASE MATERIALS ARE PLACED THERE.
- UTILITY TRENCH BACKFILL PER PLAN, PROFILE, RCD STD 818 AND LATEST GREEN BOOK SECTION 306. CRUSH ROCK BEDDING, FINISHING, PADAL SHOVELL PER GREEN BOOK TABLE 306-1.2 (3) MINIMUM ROCK BEDDING 1.25 INCH FOR PVC PIPE SIZE 15 INCH AND SMALLER AND 3/4 INCH CRUSH ROCK FOR PVC LARGER THAN 15 INCHES DIAMETER.
- TRENCHING AND EXCAVATION PER 2007 (2016) STANDARD 188.002 OR COMPARABLE OSHA-APPROVED STATE PLAN REQUIREMENTS.
- FOR SEWER MAINS 15 INCH IN DIAMETER AND SMALLER AT DEPTHS BETWEEN 15 AND 20 FEET FROM FINISH SURFACE TO THE TOP OF THE PIPE HIGHER CLASS OF BEDDING OR STRONGER PIPE OR BOTH CAN BE USED. OTHERWISE PROVIDE A SOIL REPAIR SUPPORTING CALCULATIONS TO SUBSEQUENT THE USE OF PFC OR 30-35 SEWER PIPE.
- MAX VELOCITY OF THE SEWER MAIN SHALL NOT EXCEED 10 FT/SEC DESIGN FLOW AND MINIMUM ACCEPTED VELOCITY SHALL BE 2 FT/SEC DESIGN FLOW (BANK DETENT). 1/2 INCH PER 1" DIAMETER AND SMALLER AND 3/4 INCH PER 1.5" AND LARGER DIAMETER. MINIMUM SLOPES ARE AS FOLLOWS: 8"-0.0000, 10"-0.0000, 12"-0.0000, 15"-0.0000, 18"-0.0000, 21"-0.0000, 24"-0.0000. MINIMUM SLOPES ARE AS FOLLOWS: LATERALS: 4" & 6" INCHES - 0.0000, MAIN LINES 8"-0.0000, 10"-0.0000, 12"-0.0000, 15"-0.0000, 18"-0.0000, 21"-0.0000, 24"-0.0000.
- VERTICAL AND HORIZONTAL SEPARATION OF LATERALS OR SEWER MAIN FROM WATER OR RECYCLE WATER LINE SHALL BE IN ACCORDANCE WITH CALIFORNIA HEALTH DEPARTMENT.
- WHEN SEWER LINE CROSS OTHER UTILITIES, STORM DRAIN, OR OTHER STRUCTURES, THE OUTSIDE PIPE ELEVATIONS SHOULD BE SHOWN TO INDICATE THE MANHOLE CLEARANCES.
- MANHOLES OF DEPTH MORE THAN 18 FEET FROM FINISH STREET GRADE TO SEWER PIPE SHALL BE A MINIMUM 60" IN DIAMETER AND SHALL BE CONSTRUCTED PER RCD STD 606 WITH A MANHOLE FRAMES AND COVERS PER RCD STD 606.
- MANHOLES OF DEPTH MORE THAN 12 FEET FROM FINISH STREET GRADE TO SEWER PIPE SHALL BE LINED WITH APPROVED CITY'S PVC LINES. THE BASE AND ALL REMAINING EXPOSED CONCRETE SHALL BE CURBED WITH AN APPROVED PRECASTING CURBING THE LANDING AND CURBING SHALL BE FREE FROM DEFECTS, HOLES OR SURFACE IRREGULARITIES.
- MANHOLE AND LATERAL CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RCD STD DRAWING 603 FOR 10" PIPE AND MODIFIED TO PVC PIPE CLEANOUT PIPE MUST BE THE SAME DIAMETER AND MATERIAL AS MAIN SEWER LINE. CLEANOUT SHALL BE PLACED ON EACH LATERAL INSIDE OF THE PROPERTY LINE AND SHALL BE COORDINATED AND APPROVED BY BUILDING AND SAFETY DEPARTMENT.
- TESTING PER LINES PER LATEST EDITION GREEN BOOK, SECTION 306-1.4.
- IN NO CASE SHALL THE SEWER SYSTEM BE ENTERED UNTIL ALL TESTING, CLEANING AND FIRM INSPECTION IS COMPLETED. NO FLUSHING WATER OR DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING SYSTEM.

WORK TO BE DONE

- THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE STANDARD SPECIFICATIONS AND STANDARD DRAWINGS:
- STANDARD SPECIFICATIONS
- STANDARD SPECIFICATIONS FOR PUBLIC CONSTRUCTION "GREEN BOOK" (MOST CURRENT CITY ADOPTED VERSION).
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, "MUTCD" (MOST CURRENT CITY ADOPTED VERSION).
 - WORK AREA TRAFFIC CONTROL, "WATCO" (MOST CURRENT CITY ADOPTED LATEST EDITION).
 - STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS.
- STANDARD DRAWINGS
- RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT, "RCD", ORDINANCE NO. 461.
 - STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS LATEST EDITIONS.

GENERAL NOTES

- IT SHALL BE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE DIRECTOR OF PUBLIC WORKS, CITY OF BEAUMONT FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN ALL CONSTRUCTION REGULATORY SIGNS AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SUBDIVISIONS AND TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE.
- CONSTRUCTION PROJECTS THAT DISTURB MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO OBTAIN A NOTICE OF INTENT FROM THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND COMPLY WITH ALL REQUIREMENTS OF THE BEAUMONT WASTEWATER MANAGEMENT PLAN.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT (RCD) ROAD IMPROVEMENT STANDARDS AND SPECIFICATIONS, COUNTY ORDINANCE 461 AND SUBSEQUENT AMENDMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION OR PROTECTION OF ALL EXISTING UTILITIES. FOR THE MOST PART CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AT (801) 769-8200.
- ALL EXISTING SURVEY MONUMENTS SHALL BE PROTECTED BY PLACE OR RELOCATED BY A LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION COMPLETION.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS COMPLETED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT. PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT NO. 1501-302-B-1, DATED MARCH 11, 2015, PREPARED BY GEOTECHNICAL SOLUTIONS, INC. SHALL BE AVAILABLE UPON REQUEST.
- ALL UNDERGROUND FACILITIES WITH LATERALS SHALL BE IN PLACE PRIOR TO FINISH THE STREET, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: WATER, GAS, ELECTRICITY, STORM DRAIN, AND COMMUNICATION LINES.
- ALL MANHOLES, SURVEY MARKERS AND VALVES SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR AFTER COMPLETION OF THE UTILITY.
- ASPHALTIC EMULSION (PFC SEAL) SHALL BE APPLIED NOT LESS THAN FORTY EIGHT DAYS FOLLOWING COMPLETION OF THE UTILITY. CURBING, SEAL AND FINISH TOPPING SHALL BE APPLIED AT A RATE OF 0.15 AND 0.15 GAL PER SQUARE FOOT RESPECTIVELY. FOR FURTHER DETAILS, SHALL CONFORM TO SECTION 311, 309, AND 304 OF THE STATE STANDARD SPECIFICATIONS.
- CURBING, PAINTING OPERATIONAL TRAFFIC CONTROL SHALL BE PERFORMED AS REQUIRED BY THE CITY ENGINEER.
- DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE CITY OF BEAUMONT STANDARDS AND SPECIFICATIONS AND THE CITY OF BEAUMONT STANDARDS. WHERE NECESSARY, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY.
- THE CONTRACTOR SHALL BEAR ALL COST FOR THE CORRECTION OR REMOVAL AND REPLACEMENT OF DEFECTIVE WORK AND ALL INCIDENTAL COSTS TO IMPROVE THE CITY MAY INCUR ON ACCOUNT OF DEFECTIVE WORK, INCLUDING THE COSTS OF AGENT, ADMINISTRATIVE, PROFESSIONAL, CONSULTANT, INSPECTION, TESTING AND OTHER SERVICES.
- THE CITY RESERVE THE RIGHTS TO REQUIRE REMOVAL OF THE APPROVED PLANS AND TO CONDUCT ANY CORRECTIVE WORK AND TO REEVALUATE THE CITY OF CONSTRUCTION HAS AND COMPLETED WITHIN TWO YEARS AFTER PLANS ARE APPROVED.

CONSTRUCTION NOTES

ITEM	QTY.
1. INSTALL 8" PVC SEWER MAIN	2,011 LF.
2. INSTALL PRECAST CONCRETE MANHOLE 18" CAST IRON MANHOLE COVER PER RCD STD. 606.	7 EA.
3. INSTALL 4" PVC SEWER LATERAL PER RCD STD. 606 SEWER HOUSE CONNECTION STD. NO. 600 (M-S) WITH C.D. FOR STD. 606.	1,527 LF.
4. INSTALL 4" BACKWATER VALVE (PER CITY OF BEAUMONT SPECIFICATIONS).	16 EA.
5. BORE AND EXISTING S.W.H. & REMOVAL EXIST. FLOOR	1 EA.
6. INSTALL PRECAST CONCRETE TUBULAR MANHOLE 18" CAST IRON MANHOLE COVER PER RCD STD. 606.	9 EA.



NO. 8 33C364442

INDEX OF SHEETS:

- SHEET 1 - TITLE SHEET - VICINITY MAP - GENERAL NOTES
- SHEET 2 - NIKI COURT 10+00 TO 14+55.85
- SHEET 3 - MICHAEL WAY 10+00 TO 12+57.00
- SHEET 4 - JAMES DRIVE 09+35.00 TO 15+44.41
- SHEET 5 - CHAD CIRCLE 10+00 TO 12+98.81
- SHEET 6 - CHAPPELL WAY 10+00 TO 13+47.32



BASIS OF BEARINGS:
DESCRIPTION:
THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".
BEARING: N 27°39'52" E

BENCHMARK:
DESCRIPTION: USGS MONUMENT "REST" BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "REST" 1972' ON DESERT LAWN DRIVE ACROSS THE DRIVE FROM DESERT LAWN CEMETERY 25.3 FT. N.E. OF THE DRIVE CENTERLINE 24.9 FT. S.W. OF THE S.W. EDGE OF THE SOUTH EASTBOUND LANES OF INTERSTATE HIGHWAY 10
ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR. DATE	CITY

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
2510 JEFFERSON AVE., SUITE 200
IRVINE, CA 92614
951-262-4444

PROACTIVE ENGINEERING WEST

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2018



DESIGN BY: PFC
DRAWN BY: PFC
CHECKED BY: PFC
SCALE: AS NOTED
DATE: 09/01/18
JOB NUMBER: 06.002.000

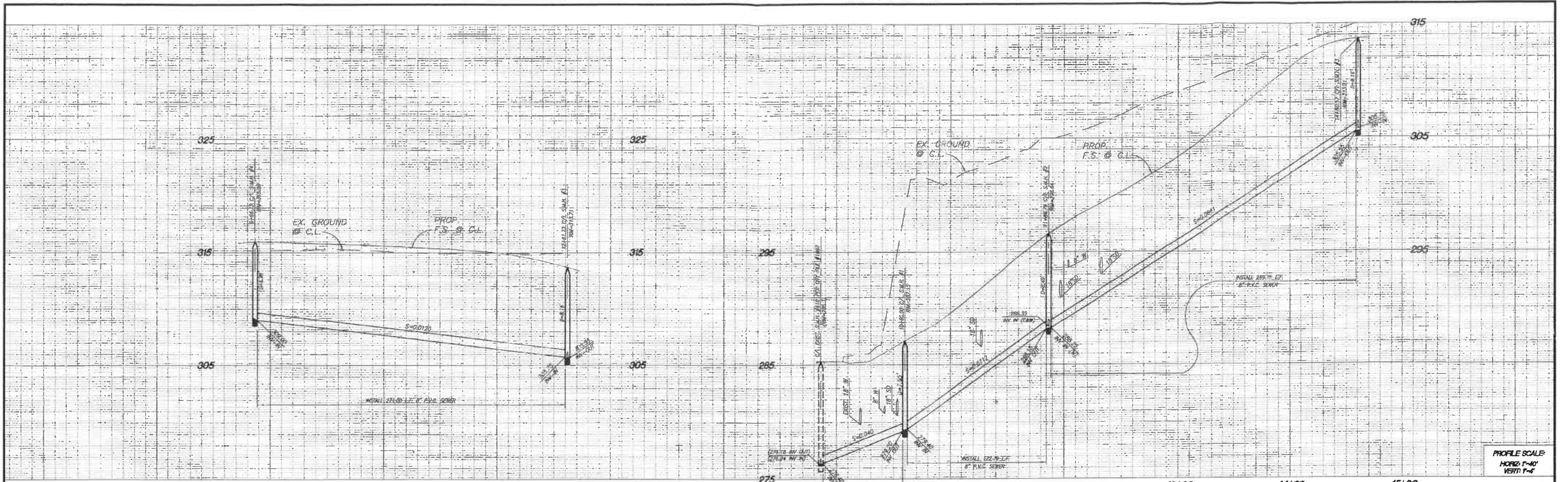
Reviewed By: *[Signature]* Date: 9.1.18
Recommended for Approval By: *[Signature]* Date: 9.1.18
Approved By: *[Signature]* Date: 9.1.18
City Engineer

City of Beaumont, Public Works Department
Engineering Division

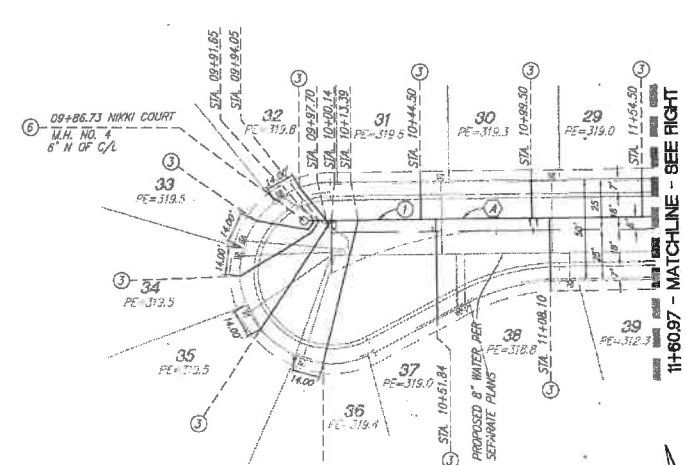
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 36783
TITLE SHEET - INDEX MAP
VICINITY MAP - GENERAL NOTES

FOR: ARGENT MANAGEMENT

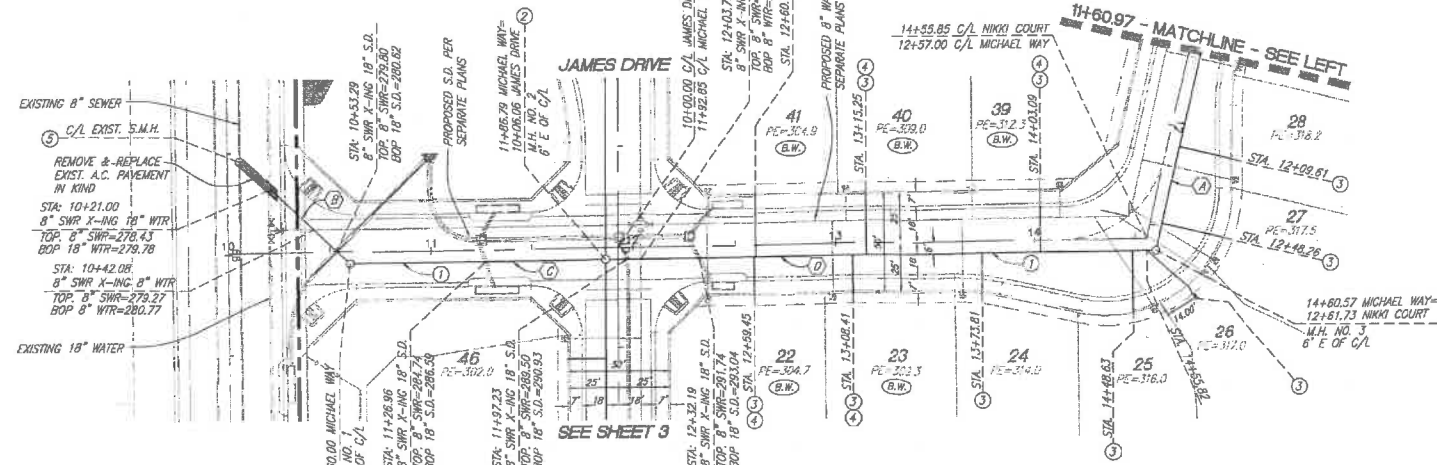
SHEET 1
OF 4 SHEETS
DRAWING NAME:
FILE NO.: 3043



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



NIKKI COURT

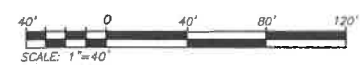


MICHAEL WAY

CONSTRUCTION NOTES

- 1 INSTALL 8" PVC SEWER MAIN.
- 2 INSTALL PRECAST 4" CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER R.O.T.D. STD. 608.
- 3 INSTALL 4" PVC SEWER LATERAL PER COUNTY OF RIVERSIDE SEWER HOUSE CONNECTION STD. NO. 600 (A=5")
- 4 INSTALL 4" BACKWATER VALVE (PER CITY OF BEAUMONT SPECIFICATIONS)
- 5 BORE INTO EXISTING S.M.H. & REMODEL EXIST. FLOOR
- 6 INSTALL PRECAST 4" CONCRETE TERMINUS MANHOLE W/ CAST IRON MANHOLE COVER PER E.M.M.D. SB-58

NO.	BEARING/DELTA	PIPE DATA	LENGTH	TANGENT
A	N74°30'00"W	---	275.00'	---
B	N45°28'39"E	---	72.05'	---
C	N15°7'40"E	---	126.79'	---
D	N15°5'57"E	---	273.78'	---



DIG ALERT
DIAL TOLL FREE
8-1-1
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".
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ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
2400 JEFFERSON AVE., SUITE 200
BIRMINGHAM, CA 94618
916-261-0420

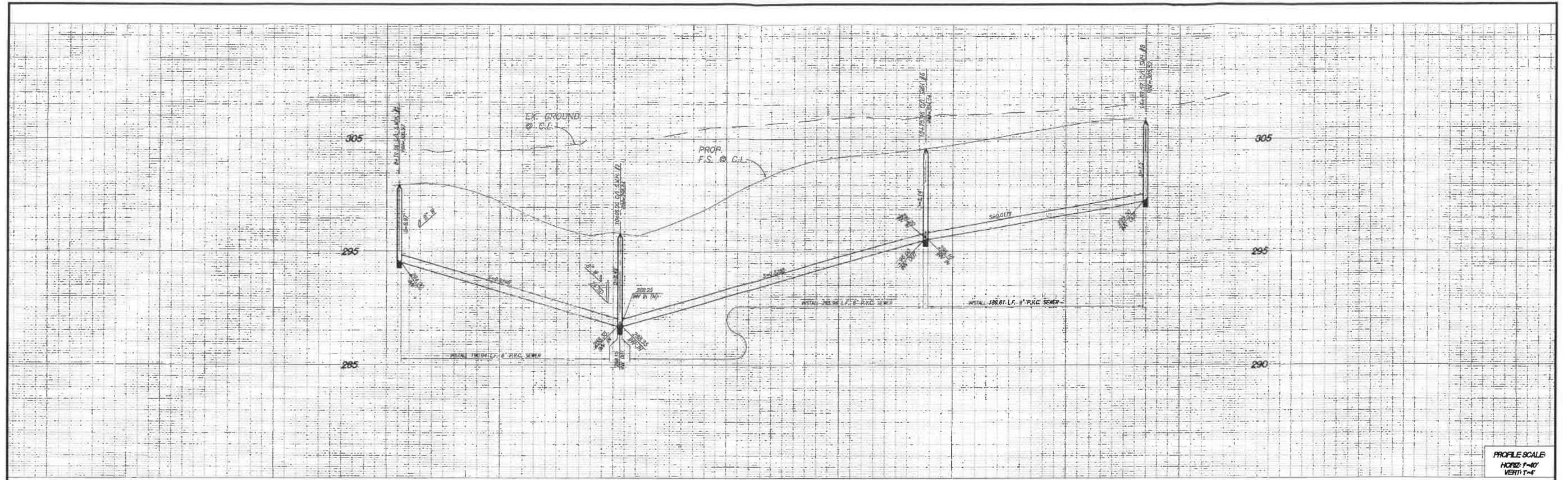
09/01/16

DESIGN BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS NOTED
DATE: 08/01/16
JOB NUMBER: 06.002.000

Reviewed By: [Signature] Date: 9.7.16
Recommended for Approval By: [Signature] Date: 9.7.16
Approved By: [Signature] Date: 9.12.16
City of Beaumont, Public Works Department
Engineering Division

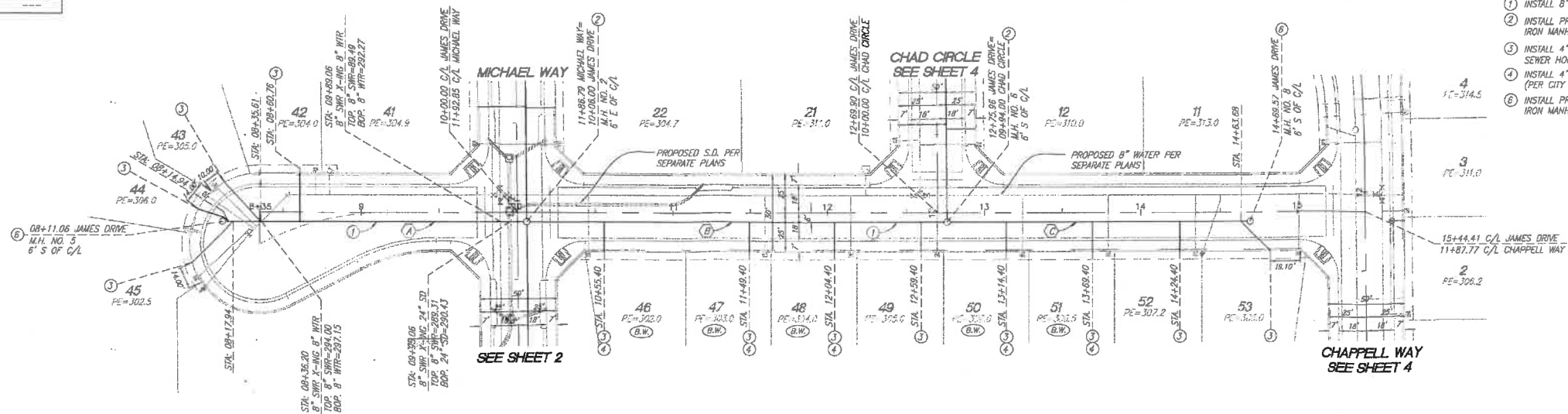
CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 36783
NIKKI COURT
STA: 10+00.00 TO STA: 14+55.85
MICHAEL WAY
STA: 10+00.00 TO STA: 12+57.00
FOR: ARGENT MANAGEMENT

SHEET
2
OF 4 SHEETS
DRAWING NAME:
FILE NO.: 3043



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

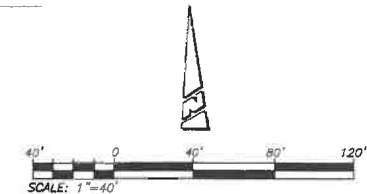
PIPE DATA		LENGTH	TANGENT
NO.	BEARING/DIELTA	RADIUS	
A	N87.30°00'W	---	134.94'
B	N87.30°00'W	---	257.90'
C	N87.30°00'W	---	205.66'



CONSTRUCTION NOTES

1. INSTALL 8" PVC SEWER MAIN.
2. INSTALL PRECAST 4' CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER R.C.T.D. STD. 606.
3. INSTALL 4" PVC SEWER LATERAL PER COUNTY OF RIVERSIDE SEWER HOUSE CONNECTION STD. NO. 600 (A-5).
4. INSTALL 4" BACKWATER VALVE (PER CITY OF BEAUMONT SPECIFICATIONS).
5. INSTALL PRECAST 4' CONCRETE TERMINUS MANHOLE W/ CAST IRON MANHOLE COVER PER E.M.W.D. SS-58.

JAMES DRIVE



DIAL TOLL FREE
8-1-1
AT LEAST TWO DAYS
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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE	CITY
ENGINEER		REVISIONS			

PROACTIVE ENGINEERING WEST
CONSULTANTS WEST, INC.
45 21 JEFFERSON AVE. SUITE 208
DANFORTH, CA 92526
951-220-1884

GEORGE ALAN LENTZ
R.C.E. 46920 EXP. 12/31/2016

09/01/16

DESIGN BY: PEC
DRAWN BY: PEC
CHECKED BY: PEC
SCALE: AS NOTED
DATE: 08/01/16
JOB NUMBER: 08.002.003

SEAL
REGISTERED PROFESSIONAL ENGINEER
CLAM LENTZ
No. 45820
Exp. 12/31/18
STATE OF CALIFORNIA

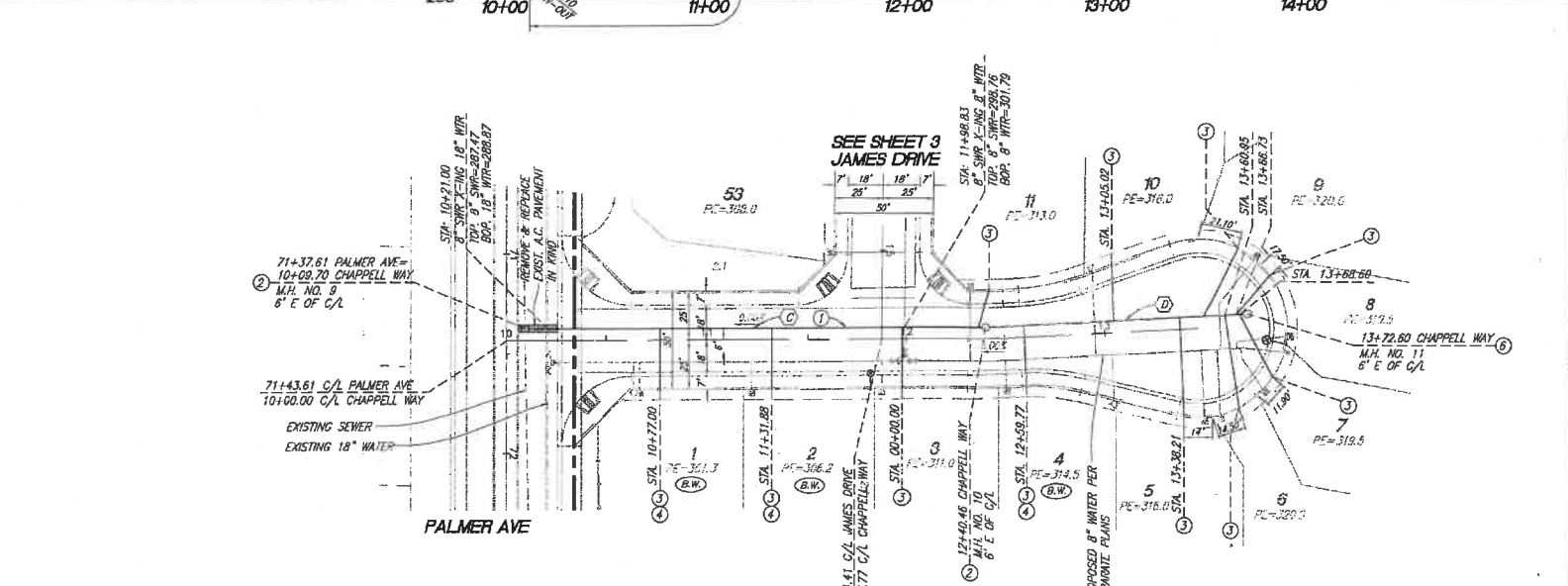
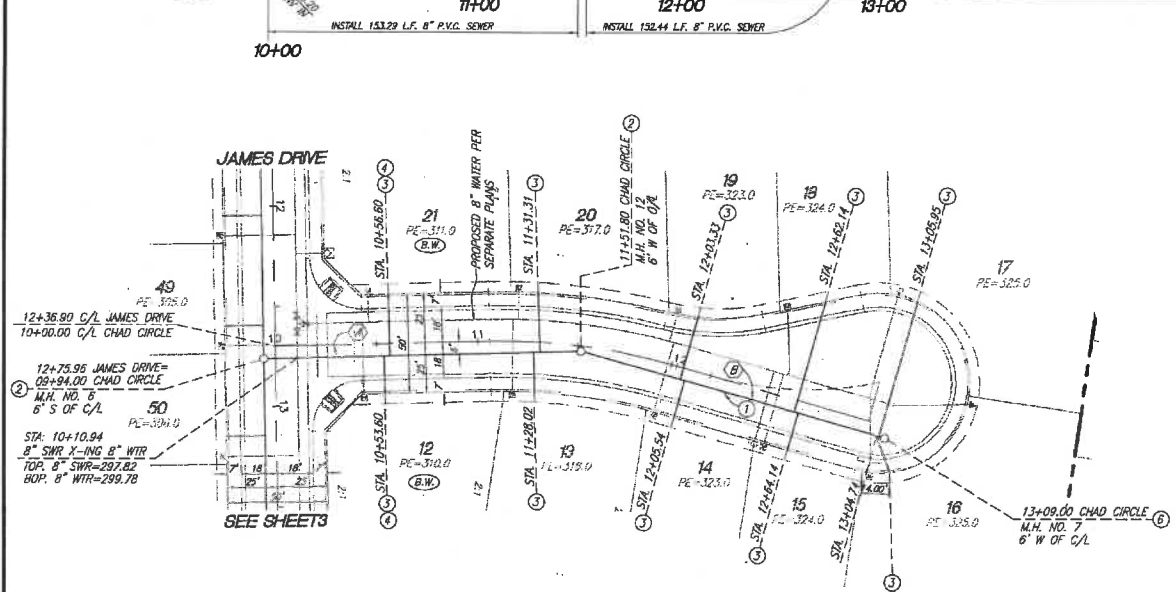
Reviewed By: *[Signature]* Date: 9.7.16
Recommended for Approval By: *[Signature]* Date: 9.7.16
Approved By: *[Signature]* Date: 9.8.16
City Engineer

City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT NO. 36783
JAMES DRIVE
STA: 08+35.00 TO STA: 15+44.41

SHEET
3
OF 4 SHEETS
DRAWING NAME:
FILE NO:
3013

FOR: ARGENT MANAGEMENT



CHAD CIRCLE



		PIPE DATA		
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	N1°57'57"E	---	157.29'	---
(B)	N19°20'33"E	---	156.44'	---
(C)	N1°57'57"E	---	230.73'	---
(D)	N0°41'51"W	---	132.00'	---

CONSTRUCTION NOTES

- INSTALL 8" PVC SEWER MAIN.
- INSTALL PRECAST 4' CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER R.C.T.D. STD. 606.
- INSTALL 4" PVC SEWER LATERAL PER COUNTY OF RIVERSIDE SEWER HOUSE CONNECTION STD. NO. 600 (A=3)
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- INSTALL PRECAST 4' CONCRETE TERMINUS MANHOLE W/ CAST IRON MANHOLE COVER PER C.M.W.D. SB-58

CHAPPELL WAY



DIG ALERT
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 8-1-1
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 ELEV. 2491.44, NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
 25164 JEFFERSON AVE. SUITE 104
 RIVERSIDE, CA 92504
 951-509-8888

DESIGNED BY: [Signature] DATE: 09/01/16
 DRAWN BY: [Signature] DATE: 09/01/16
 CHECKED BY: [Signature] DATE: 09/01/16
 SCALE: AS NOTED
 DATE: 09/01/16
 JOB NUMBER: 08.002.000

SEAL
 REGISTERED PROFESSIONAL ENGINEER
 GEORGE ALAN TEMPLETON
 No. 45920
 Exp. 12/31/16
 CIVIL
 STATE OF CALIFORNIA

Reviewed By: [Signature] Staff Engineer Date: 9.7.16
 Recommended for Approval By: [Signature] Date: 9.7.16
 Approved By: [Signature] City Engineer Date: 9.11.16
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT NO. 36783
CHAD CIRCLE
 STA: 10+00.00 TO STA: 12+98.81
CHAPPELL WAY
 STA: 10+00.00 TO STA: 13+47.32
 ARGENT MANAGEMENT

SHEET
4
 OF 4 SHEETS
 DRAWING NAME:
 FILE NO.: 3043