



# City of Beaumont

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

Case No. PW0020-0542  
Receipt No. 201108997  
Fee \$ 3,000 Insp / 484.43 App  
Date Paid 9/2/20  
Inv. 9770

## BOND EXONERATION APPLICATION

Bond Type:  Performance  Maintenance  Final Monument Inspection  Other: \_\_\_\_\_

1. Contact's Name Ri ckRush Phone (951) 529-7795

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

5. Contact's E-mail rick.e.rush@sbcglobl.net

3. Developer Name Pardee Homes Phone (951) 529-7795  
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address Same As Above \_\_\_\_\_  
City/St/Zip

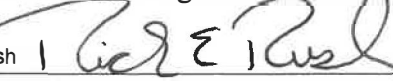
5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Bond #929598682-M  
Sewer Improvements (Locals) Maintenance Bond  
File # (Sundance) Tract 31470-2

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.

Ri ckRush  08/27/2020  
Print Name and Sign – Contact/Applicant Date

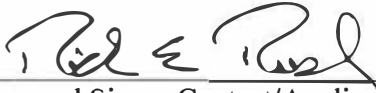
7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with 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.

Ri ckRush  08/27/2020  
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.

Rick Rush



Print Name and Sign – Contact/Applicant

08/27/2020

Date



# CITY OF BEAUMONT

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March 28, 2018

Pardee Homes  
1250 Corona Pointe Ct.  
Corona, CA 92881  
Attn: Michael Heishman

RE: Bond # 929598682 Sundance North-Tract 31470-2 Street Improvements

Dear Michael,

The City of Beaumont has received your request in regards to a reduction of bonds in the above referenced tract. Upon receipt of a maintenance bond in the amount listed below, the city will return the original Performance bond 45 days after recordation and replace it with the maintenance bond to be in place for no less than one year. The amount is as follows:

Project Name	Maintenance Amount
Sundance North	\$334,381.65

If you wish to discuss this matter further please do not hesitate to contact me at (951) 769-8520 ext. 329

Thank you,

Suzanne Foxworth  
Public Works Technician

**MAINTENANCE BOND**

BOND NO. 929598682-M  
PREMIUM \$Included in Cost of Performance Bond.

KNOW ALL MEN BY THESE PRESENTS:

That , Pardee Homes,

as Principal and The Continental Insurance Company, a corporation organized and existing under the laws of the State of Pennsylvania and authorized to transact business in the State of California (hereinafter called "Surety"), as Surety, are held and firmly bound unto City of Beaumont,

as Obligee, hereinafter called Obligee, in the amount of Three Hundred Thirty Four Thousand Three Hundred Eighty One and 65/100 Dollars (\$334,381.65), for the payment of which, well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

Whereas, the above bounden Principal has entered into a certain written contract with the above named Obligee, providing for construction of certain subdivision improvements in Tract Sundance North-Tract 31470-2 Street Improvements in the City of Beaumont, State of California; and

WHEREAS, said work has been or will be completed by Principal.

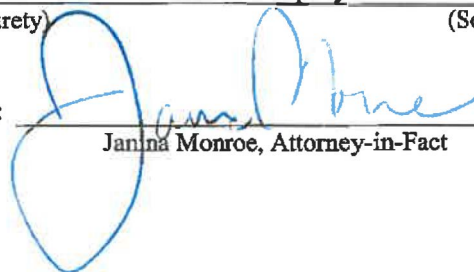
NOW, THEREFORE, if said Principal shall promptly replace and repair any work proven to be defective because of faulty workmanship and/or material within a period of one (1) year from date of acceptance of the work by the Obligee, then this obligation to be void; Otherwise to remain in full force and effect.

Signed, Sealed and Dated this 3rd day of April 2018.

Pardee Homes  
(Principal) (Seal)

By:   
JEFF CHAMBERS, VP. OF COMM. DEV.

The Continental Insurance Company  
(Surety) (Seal)

By:   
Janina Monroe, Attorney-in-Fact

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }


County of Orange }

On APR 03 2018 before me, Mariana Lopez, Notary Public  
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public Signature (Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**  
Maintenance Bond  
(Title or description of attached document)  
929598682-M  
(Title or description of attached document continued)  
Number of Pages 1 Document Date 4/3/18

**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.

## ACKNOWLEDGMENT

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

State of California  
County of Riverside )

On April 4, 2018 before me, Sonal Shah, Notary Public  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature Sonal Shah (Seal)



**POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT**

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**Janina Monroe, Tom McCall, Paul Boucher, Individually**

of Los Angeles, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

**- In Unlimited Amounts -**

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 11th day of January, 2018.

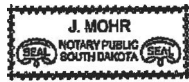


The Continental Insurance Company

*Paul T. Bruflatt*  
Paul T. Bruflatt Vice President

State of South Dakota, County of Minnehaha, ss:

On this 11th day of January, 2018, before me personally came Paul T. Bruflatt to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires June 23, 2021

*J. Mohr*  
J. Mohr Notary Public

**CERTIFICATE**

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this \_\_\_\_\_ day of \_\_\_\_\_

**APR 03 2018**



The Continental Insurance Company

*D. Johnson*  
D. Johnson Assistant Secretary

Form F6850-4/2012

Go to [www.cnasurety.com](http://www.cnasurety.com) > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.



City of Beaumont  
550 E. 6th Street  
Beaumont, CA. 9223  
(951) 769-8520

### PUBLIC WORKS CONSTRUCTION INSPECTION REPORT

Project Name: <u>Bond Exoneration (Sewer Imp.)</u>	Project Number:
Project Location: <u>Casper Way / Section 11.</u>	Date: <u>9-21-20</u>
Contractor:	Time Arrived: <u>3:00 pm</u>
Encroachment Permit #: <u>PW 2020-0542</u>	Time Departed: <u>5:00 pm</u>
Days: <u>Mon</u> , Tues, Wends, Thurs, Fri, Sat, Sun.	Weather: Sun, Rain, Clouds, Wind
Temperature: <u>95°F</u>	

Description of Work Done:

Mon 9-21-20 Starting @ M.H #1 opened m.h lids verified inverts, verified sewer is flowing with no obstructions. Checked trench lines for trench failure. Ended @ m.h #12. NO ITEMS for punch list.

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Inspector's Signature: <u><i>James Crisford</i></u>	Date: <u>9-21-20</u>
Inspector's Name:	





# Punch List

Project Name: *Bond Exoneration  
for Sewer Improvements.*

Project Number: TR 31470-2  
*PW 2020-0542*

*PW 2020-0542*

Inspected By: *Jason Creghed*

Page: 1 of 1

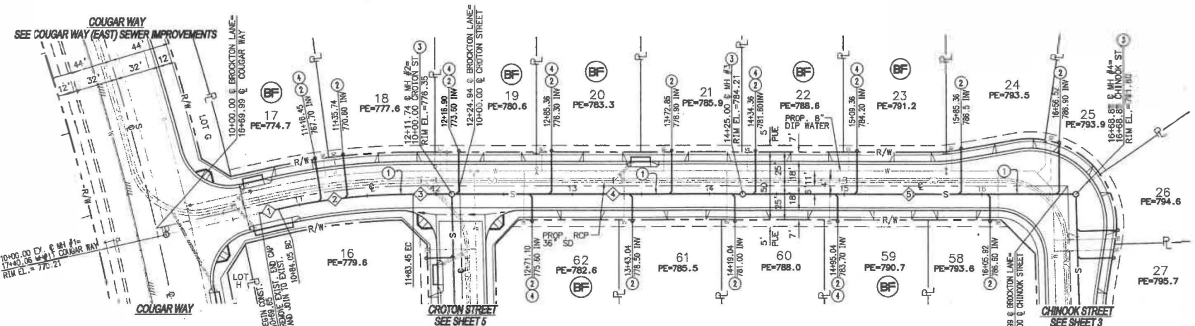
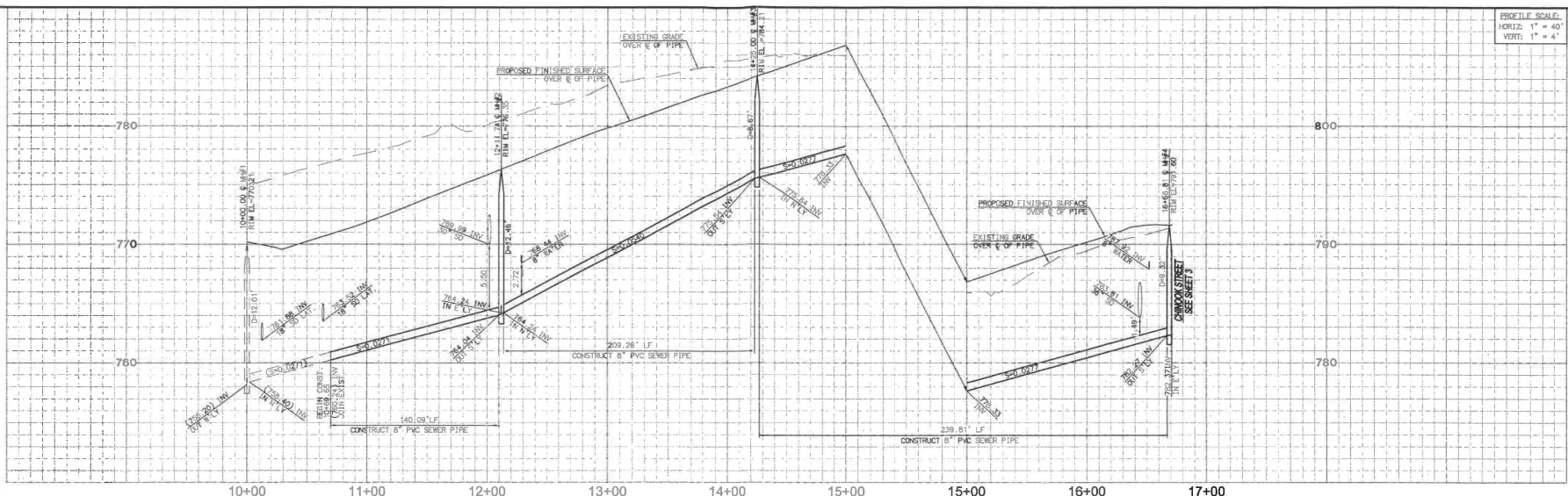
Date:

*9-21-20*

Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1	<i>NO Items @ This Time.</i>		



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



LINE/CURVE DATA TABLE			
STATION	BEARING/DELTA	RADIUS	LENGTH
1	N 11° 05' 11" W	14.40'	---
2	S 2° 12' 49" E	444.00'	99.50'
3	N 01° 40' 56" E	---	26.30'
4	N 01° 40' 56" E	---	290.25'
5	N 01° 40' 56" E	---	239.81'

- CONSTRUCTION NOTES**
- INSTALL 6" PVC SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL
  - INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER MTD STD. 505
  - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S MFD 3-A OR EQUAL)
  - JOIN TO EXISTING SEWER LINE

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

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



**BASIS OF BEARINGS:**  
 DESCRIPTION:  
 BASED ON THE LINE BETWEEN STATIONS "18A" AND "18A1" (PROVISIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1985. 845 SHOWN ON M.C. 8502, PAGES 50 THROUGH 53 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA.  
 BEING: N 52°49'02.64" E

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

BY	MARK	DESCRIPTION	APPR. DATE	CITY
ENGINEER		REVISIONS		

**RF&B CONSULTING**  
 74-130 COUNTRY CLUB DRIVE, SUITE 201  
 PALM DESERT, CALIFORNIA 92260-1665  
 760.348.7481 • FAX 760.348.8510 • www.rf&b.com  
 DATE: 7-3-14  
 REE: 3769 T. EXP. 12-31-2015  
 MICHAEL S. SUTTON

SECTION 8th: PE  
 DRAWN BY: JFA  
 CHECKED BY: JFA  
 SCALE: AS SHOWN  
 DATE: JULY 2014  
 JOB NUMBER: 338585

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Staff Engineer

Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
 City of Beaumont, Public Works Department

Approved By: \_\_\_\_\_ Date: 7/15/14  
 City of Beaumont, Public Works Department  
 Engineering Division

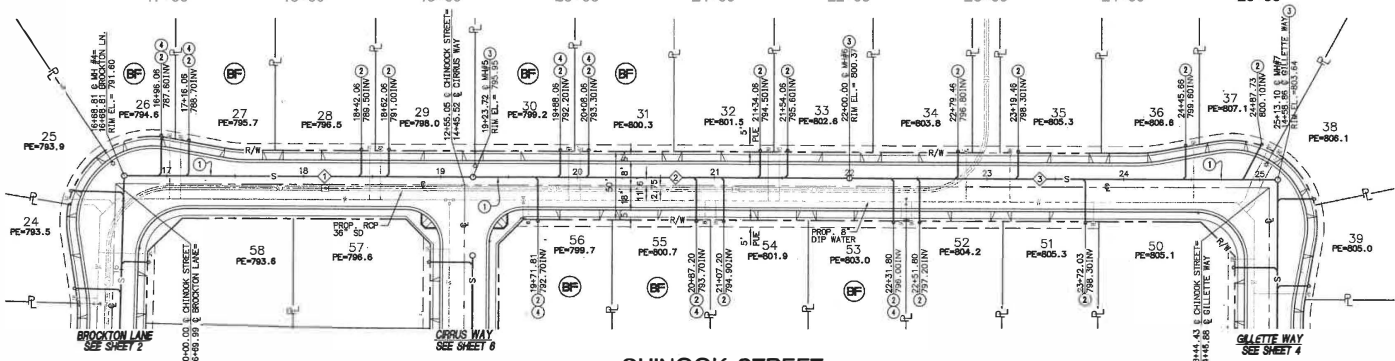
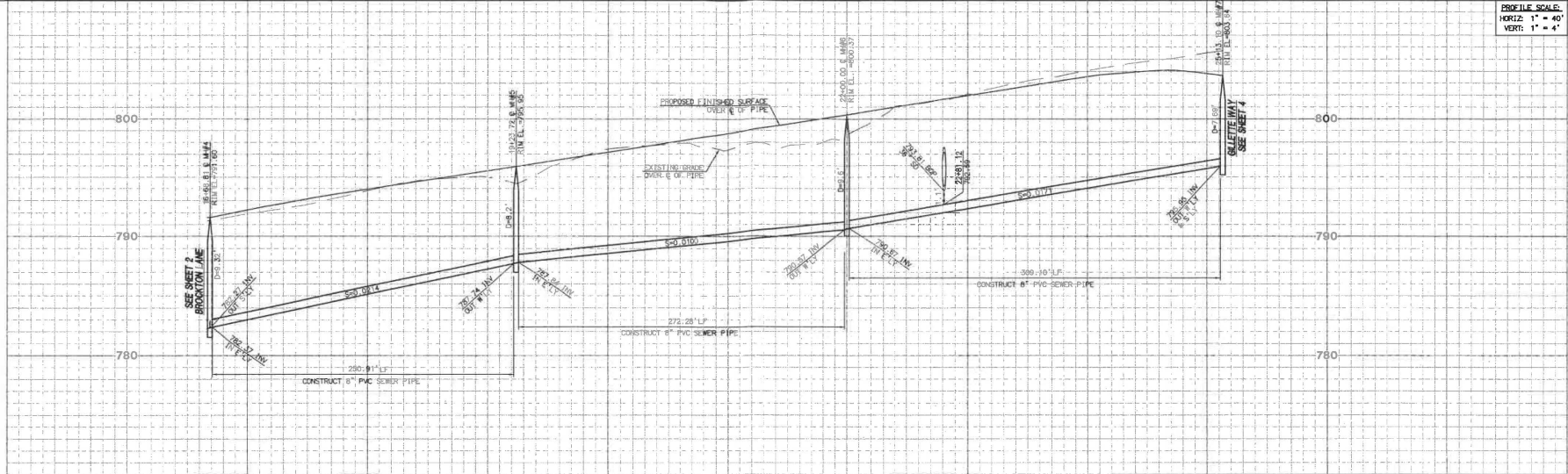
CITY OF BEAUMONT, CALIFORNIA  
**SEWER IMPROVEMENT PLANS**  
**TRACT 31470-2**

BROCKTON LANE - STA. 10+00.00 TO STA. 16+88.81  
 A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.  
 PARDEE HOMES

SHEET **2**  
 OF 6 SHEETS  
 FILE NO.: 1399

V:\DATA\PARDEE\_31470-2\LAND\CA\IMPROV\SEWER\31470-2\9406ELP10-01-02.DWG FRANCISCO ALCOCKER 7/3/14 8:38 AM

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



**CHINOAK STREET**

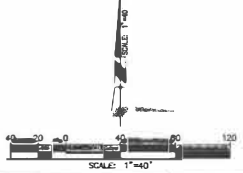
LINE/CURVE DATA TABLE

NO.	BEARINGS/Delta	RADIUS	LENGTH	TANGENT
1	S 89°47'01" E	250.91'	---	---
2	S 89°47'01" E	272.38'	---	---
3	S 89°47'01" E	309.10'	---	---

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL
  - INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCSD STD. 600
  - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NFD-5-A OR EQUAL)

**NOTE**  
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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.



**BASIS OF BEARINGS:**  
 DESCRIPTION:  
 BASED ON THE LINE BETWEEN STATIONS "TRIM" AND "MATH" PROVISIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 302, PAGES 50 THROUGH 63 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA.  
 BEING: N 52°45'02.84" E

**BENCHMARK:** CITY OF BEAUMONT NO. 07.A.B2  
 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.  
 ELEV. = 2678.277 (1982)

BY	DATE	DESCRIPTION	APPV. DATE
DRWNER		REVISIONS	QTY



**RBF CONSULTING**  
 A SERVICE COMPANY  
 74-00 COUNTRY CLUB DRIVE, SUITE 201  
 PALM DESERT, CALIFORNIA 92260-1666  
 760.348.2481 • FAX 760.348.8115 • www.rbf.com  
 DATE: 7-3-14  
 R.E.E. 31677 EXP. 12-31-2015

DESIGN BY: FA  
 DRAWN BY: FA  
 CHECKED BY: FA  
 SCALE: AS SHOWN  
 DATE: JULY 2014  
 CITY OF BEAUMONT, CALIFORNIA  
 City of Beaumont, Public Works Department  
 Engineering Division

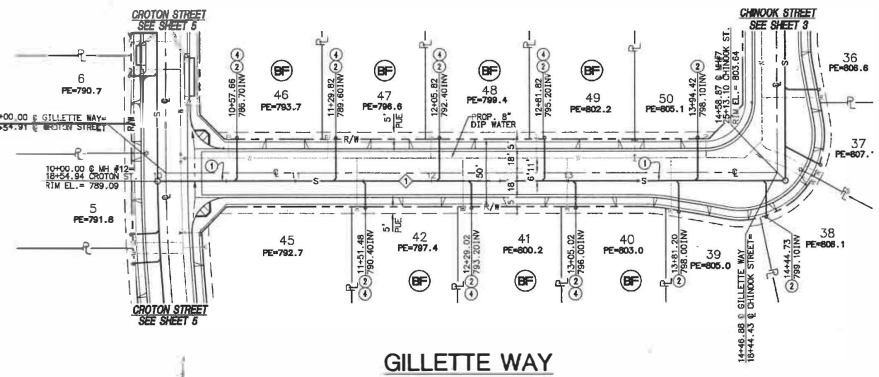
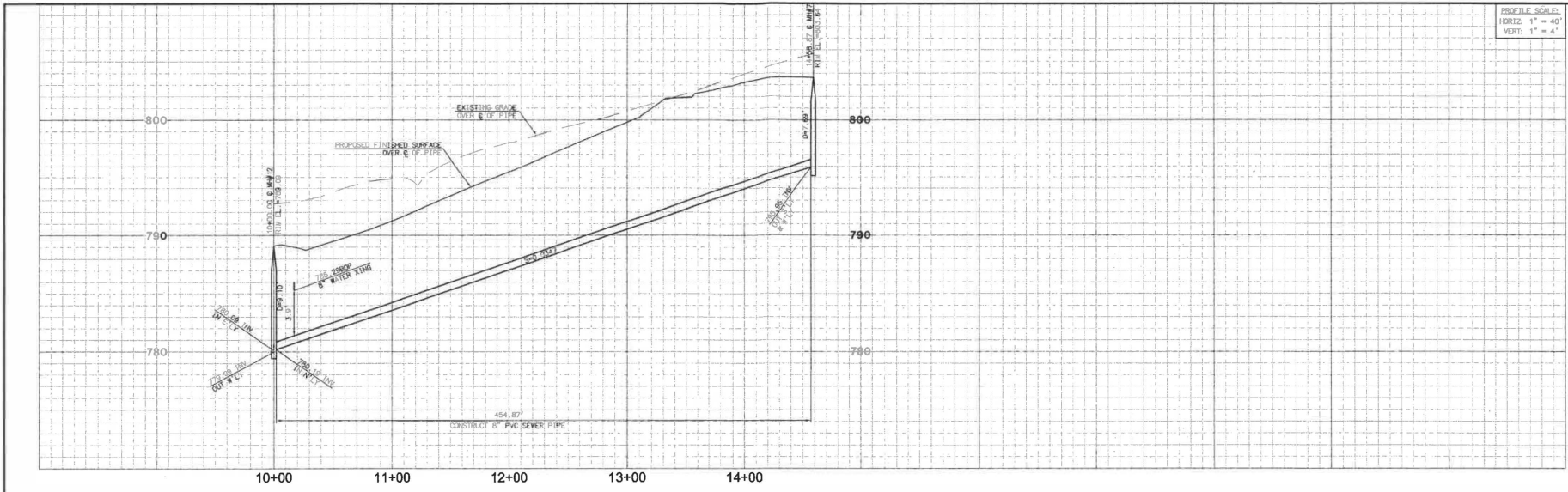
Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

CITY OF BEAUMONT, CALIFORNIA  
**SEWER IMPROVEMENT PLANS**  
**TRACT 31470-2**

CHINOAK STREET - STA. 18+88.81 TO STA. 25+13.10  
 A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.  
 PARDEE HOMES

SHEET  
**3**  
 OF 6 SHEETS  
 FILE NO.:  
**1390**

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



LINE/CURVE DATA TABLE			
BEARING/DELTA	RADIUS	LENGTH	TANGENT
1 S 00°20'49\"/>			

- CONSTRUCTION NOTES**
- ① INSTALL 8" PVC SEWER MAIN
  - ② INSTALL 4" PVC SEWER LATERAL
  - ③ INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S M63-A OR EQUAL)

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

**DIG ALERT**  
DIAL TOLL FREE  
1(800) 227-2600  
At Least Two Working Days Before You Dig  
UNBROKEN-GROUND SERVICE AREA OF SOUTHERN CALIFORNIA

**BASIS OF BEARINGS:**  
DESCRIPTION: NO. 07-A-82  
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, MAJORS, EPOCH 1993.9) AS SHOWN ON M.B. 102, PAGES 59 THROUGH 63 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA  
BEING: N 52°49'02.84" E

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

BY	MARK	DESCRIPTION	APPR.	DATE

**RF&F CONSULTING**  
A PROFESSIONAL ENGINEERING COMPANY  
74180 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1852  
760.348.7481 • FAX 760.348.8416 • WWW.RF&F.COM  
DATE: 7-3-16  
R.C.E. 51697 • EXP. 12-31-2018  
MICHAEL S. SUTTON

DESIGN BY: J.A.  
DRAWN BY: J.A.  
CHECKED BY: MS  
DATE: JULY 2014  
JOB NUMBER: 136089

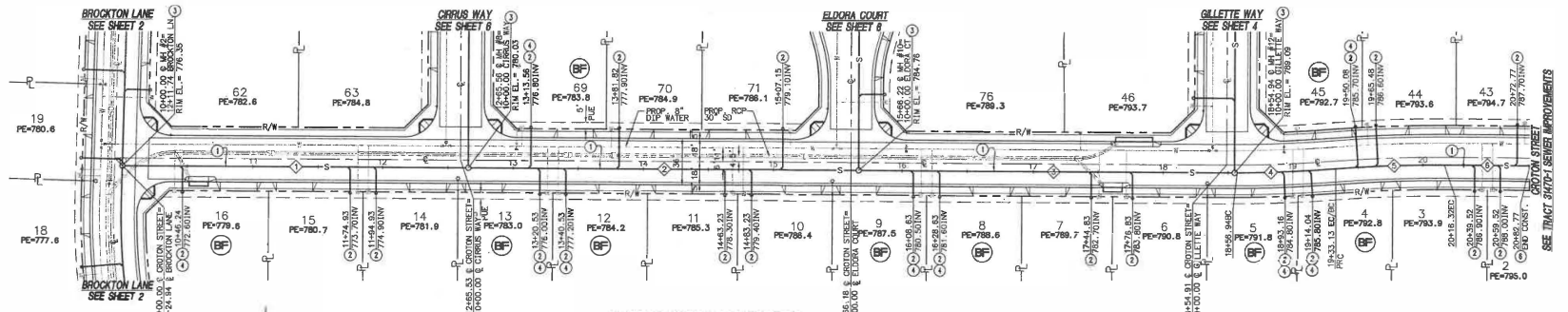
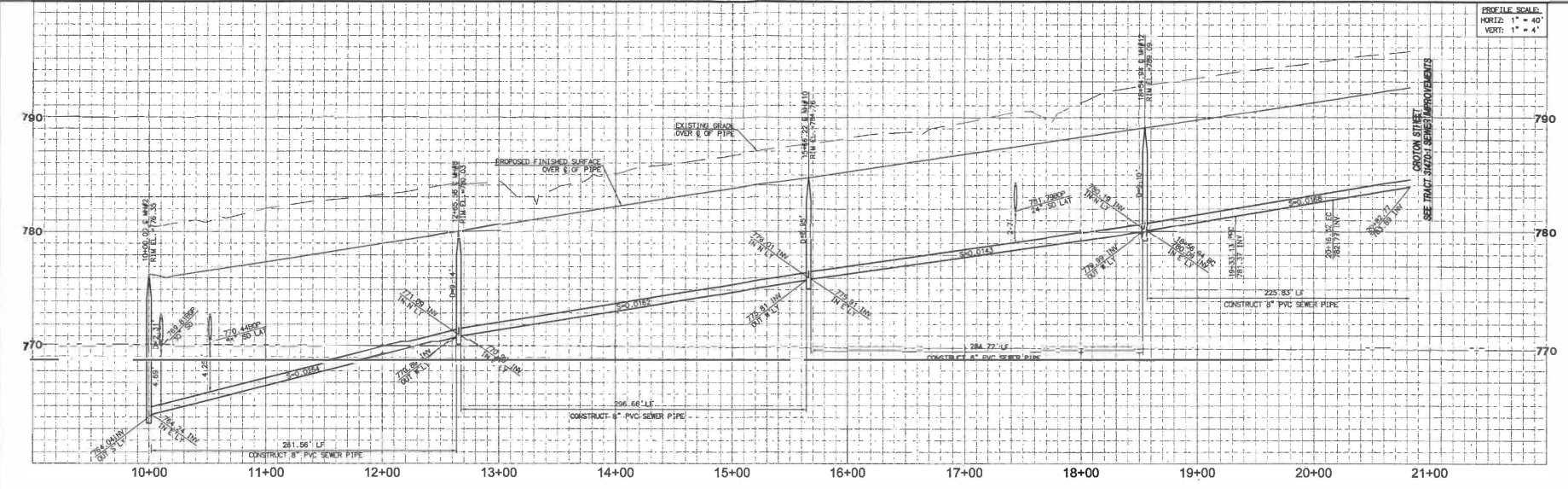
Reviewed By: [Signature] Date: 7/16/16  
Recommended for Approval By: [Signature] Date: 7/16/16  
Approved By: [Signature] Date: 7/16/16  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
**SEWER IMPROVEMENT PLANS TRACT 31470-2**  
GILLETTE WAY - STA. 10+00.00 TO STA. 14+58.87  
A PORTION OF SECTION 35, T. 2 S., R. 1 E., S.B.M.  
PARDEE HOMES

SHEET  
**4**  
OF 6 SHEETS  
DATE: 1999

I:\DATA\PROJECTS\GIS\GVD\LAND\GVD\IMPROVE\USER\31470-2\PARCEL\_PHS-SB-004.DWG FRANKBOS.AUDCOP 7/25/14 9:32 AM

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



**CROTON STREET**

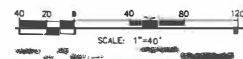
LINE/CURVE DATA TABLE

NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	S 89° 38' 09" E	261.55'	261.55'	261.55'
2	S 89° 38' 09" E	236.66'	236.66'	236.66'
3	S 89° 38' 09" E	284.72'	284.72'	284.72'
4	S 89° 38' 09" E	1006.00'	76.19'	38.11'
5	S 04° 47' 42" E	884.00'	83.19'	41.82'
6	S 89° 38' 09" E	86.45'	86.45'	86.45'

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL
  - INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RWTB STD 605
  - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S N43-A OR EQUAL)
  - INSTALL 8" END CAP

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

THE PRIVATE ENGINEER SHOWING 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.



**DIGALERT**  
CALL TOLL FREE  
1(800) 227-2600  
All California Cities  
Where You Dig  
GEMINATOR SERVICE AGENCY OF SOUTHERN CALIFORNIA

**BASIS OF BEARINGS:**  
DESCRIPTION:  
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE SE CORNER, 1431 AND BENDISWALUA LANE, 59 FT SLY AND 22 FT ELY OF CENTERLINE INTERSECTION, 2 FT SLY OF B.C.R.  
ELEV = 2678.277 (1982)

**BENCHMARK:** CITY OF BEAUMONT NO. 07.A.82  
DESCRIPTION:  
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE SE CORNER, 1431 AND BENDISWALUA LANE, 59 FT SLY AND 22 FT ELY OF CENTERLINE INTERSECTION, 2 FT SLY OF B.C.R.  
ELEV = 2678.277 (1982)

BY	MARK	DESCRIPTION	DATE	CITY

**RBF CONSULTING**  
A RBF COMPANY  
MICHAEL S. SUTTON

4-150 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1805  
760.348.7461 • FAX 760.348.8515 • www.rbf.com

DATE: 7-3-14  
R.C.E. 51867 • EXP. 12-31-2015

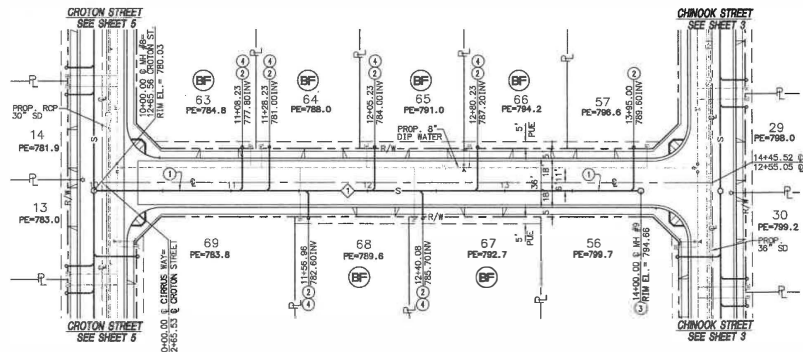
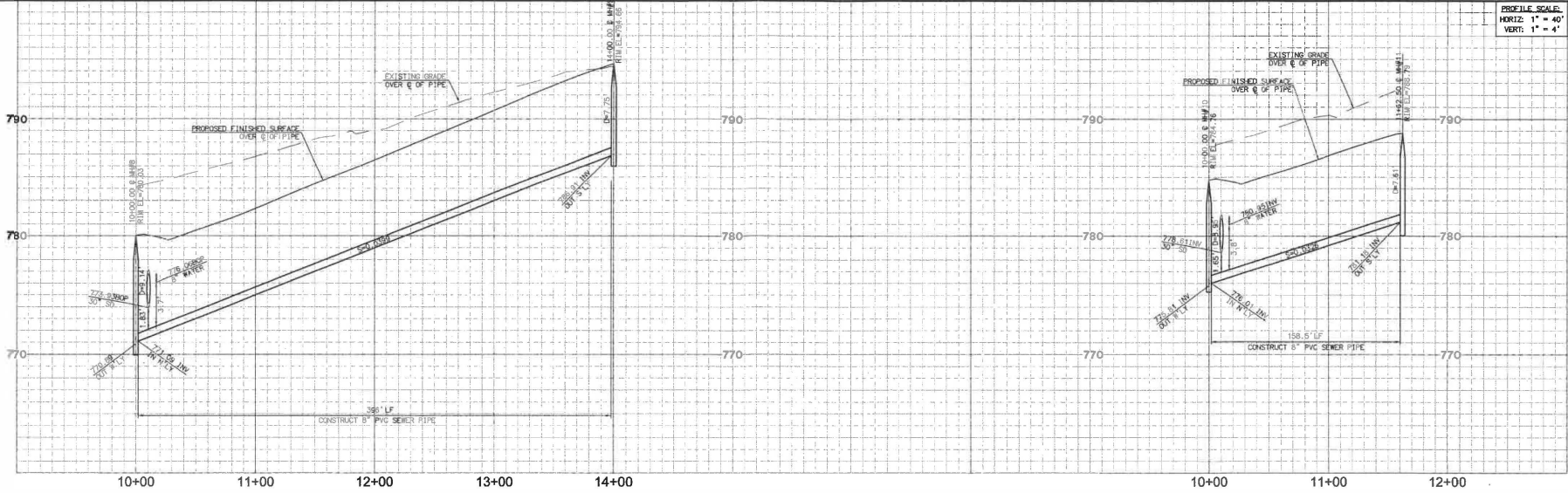
Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved By: \_\_\_\_\_ Date: 7/1/14  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
**SEWER IMPROVEMENT PLANS  
TRACT 31470-2**

CROTON STREET - STA. 10+00.00 TO STA. 20+82.85  
A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.  
PARDEE HOMES

SHEET  
**5**  
OF 6 SHEETS  
FILE NO.:  
1999

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

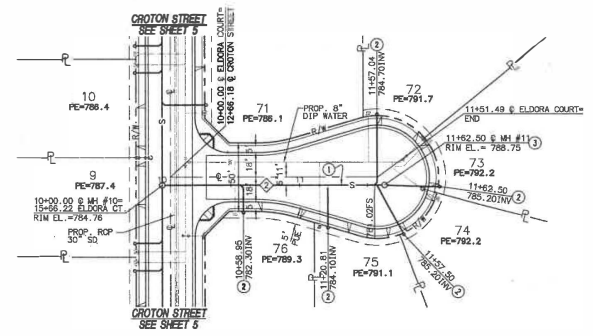


**CIRRUS WAY**

**CONSTRUCTION NOTES**

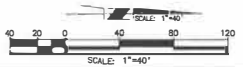
- 1) INSTALL 8" PVC SEWER MAIN
- 2) INSTALL 4" PVC SEWER LATERAL
- 3) INSTALL PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCD STD. 606
- 4) INSTALL 4" SAND/FLOOR PREVENTION DEVICE (AMERICAN FOUNDRY'S INCL-A OR EQUAL)

LINE/CURVE DATA TABLE			
NO.	BEARING/DEL. TA	RADIUS	LENGTH
1	N 00° 20' 49" E	356.60'	---
2	N 00° 18' 10" E	158.50'	---



**ELDORA COURT**

**NOTE**  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.  
  
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION. THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



**BASIS OF BEARINGS:**  
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS 7184" AND 7441" POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 29 THROUGH 63 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA  
BEING: N 52°49'02.84" E

**BENCHMARK:** CITY OF BEAUMONT RESERVOIR NO. 07.A.B2  
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7" LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE. 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.  
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPROV. DATE	CITY
ENGINEER		REVISIONS		

**RBF CONSULTING**  
74-100 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1866  
760.342.7481 • FAX 760.343.8310 • www.rbf.com

DATE: 7-2-14  
RSE: 31667 • EXP: 12-31-2015

DESIGN BY: FA  
DRAWN BY: FA  
CHECKED BY: MS  
SCALE: (AS NOTED)  
DATE: JULY 2014  
JOB NUMBER: 136688

Reviewed By: *[Signature]* Date: 7/15/14  
Recommended for Approval By: *[Signature]* Date: 7/15/14  
Approved By: *[Signature]* Date: 7/15/14  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
**SEWER IMPROVEMENT PLANS TRACT 31470-2**

CIRRUS WAY - STA. 10+00.00 TO STA. 14+00.00  
ELDORA COURT - STA. 10+00.00 TO 11+57.80  
A PORTION OF SECTION 35, T. 2 S., R. 1 W., S.B.M.

SHEET **6**  
OF 6 SHEETS  
FILE NO.: 1399

R:\V\04\1\PROJECTS\GIS\GIS\CONDO\VALU\IMPROVE\SEWER\31470-2\DWG\SEWER-31-106.DWG PLOTTED: 7/23/14 10:14 AM