

123 DUES w/o P.O.T



City of Beaumont

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

Case No. 17-4257
Receipt No. 761022
Fee \$ 300 App + 666.67 insap
Date Paid 6/13/17

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Michael Heishman Phone 951-428-4400

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


6. Contact's E-mail michael.heishman@pardeehomes.com

3. Developer Name Pardee Homes Phone 951-428-4400
(If corporation or partnership application must include names of principal officers or partners)


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

5. Description of Bonds (including Bond Number, Tract Map/Application number, File number, and description of improvements covered, must use separate application for each Map/Tract):
Bond# 81970888 Tournament Hills Phase 2 Tract 31288 PA11 Streets/Dainage
file # 1675

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

Michael Heishman 
Print Name and Sign – Contact/Applicant 5/23/17
Date

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

Michael Heishman 
Print Name and Sign – Contact/Applicant 5/23/17
Date



Punch List

Project Name: Tournament Hills Phase II PA 11 Streets and Drainage

Tract No. 31288

	SF17-4257	Bond No. 81970888	
Inspected By: Jason Craghead		Page: 1 of	Date: 4/20/2023
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1	Provide as-built plans	Per Richard Godsey, All Street Items Omitted	Jason Craghead 2/14/24
2	S/E corner of Linksman/Balata, top landing on Curb Ramp exceeds ADA. R&R per Riverside County Std No. 403 Case A		
3	All driveways (123) not in compliance with Riv. Co. Std. No. 207. No path of travel		
4	Multiple sidewalk panels damaged on Straightaway. R&R per Riverside County Std No. 401 (Modified)		
5	Multiple sidewalk panels damaged on Apron Ln. R&R per Riverside County Std No. 401 (Modified)		
6	Multiple sidewalk panels damaged on Stableford Ct. R&R per Riverside County Std No. 401 (Modified)		
7	N/W corner of Stableford Ct/Surlyn Wy. Curb Ramp exceeds ADA requirements. R&R per Riv. Co. Std No. 403 Case A		
8	Multiple sidewalk panels damaged on Niblick Ln. R&R per Riverside County Std No. 401 (Modified)		
9	N/W, N/E corners of Stableford Ct/Buff Ct. Curb Ramps exceed ADA requirements. R&R per Riv. Co. Std No. 403 Case A		
10	13178 Buffy Ct, Sidewalk panel damaged. R&R per Riverside County Std No. 401 (Modified)		
11	N/E, S/E corner of Balata/Straightaway. Curb Ramp exceeds ADA requirements. R&R per Riv. Co. Std No. 403 Case A		



Punch List

Project Name: Tournament Hills Phase II PA 11 Streets and Drainage

Tract No. 31288

	SF17-4257	Bond No. 81970888	
Inspected By: Jason Craghead		Page: 2 of 2	Date: 4/20/2023
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
12	13139 Balata, Sidewalk damaged. R&R per Riverside County Std No. 401 (Modified)		
13	Crack Fill, Apply Type II Slurry Seal on all Streets within Tract Boundaries		
14	Streetlight not working @ Straightaway Dr/Apron Ln.		
15	Mailbox light not working @ Straightaway/Balata		
16	Streetlight not working @ 36091 Stableford Ct.		
17	Streetlight not working @ Stableford Ct/Niblick Ln.		

Tournament Hills Ph. 2 Tract 31288 (A11)
Streets/Drainage
Pardee Job #: 159208

Bond #: 81970888
Premium: \$7,042⁰⁰

EXHIBIT "A"

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Pardee Homes (hereinafter designated as "Principal") have entered into an agreement whereby Principal agrees to install and complete certain designated public improvements, which agreement, dated _____, 20____, and identified as project _____, is hereby referred to and made a part hereof; and

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 Federal Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of ~~_____~~ dollars (\$1,280,370.90) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

*One Million, Two Hundred Eighty Thousand, Three Hundred Seventy + 90/100's Dollars

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 March 16, 2007.

PRINCIPAL:

Pardee Homes
By John Arvin
Title John Arvin, Sr. Vice President

SURETY:

Federal Insurance Company
By [Signature]
Title Rosa Amaya, Attorney-in-fact



**Chubb
Surety**

**POWER
OF
ATTORNEY**

**Federal Insurance Company
Vigilant Insurance Company
Pacific Indemnity Company**

**Attn: Surety Department
15 Mountain View Road
Warren, NJ 07059**

Know All by These Presents, That **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, and **PACIFIC INDEMNITY COMPANY**, a Wisconsin corporation, do each hereby constitute and appoint **Tandie Dalziel, Marc Stuart, Rana Amaya, William A. Bryan and Steven Davison of Los Angeles, California**

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than ball bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY** have each executed and attested these presents and affixed their corporate seals on this **23rd** day of **February, 2007**

Edward J. Reilly, Assistant Secretary

James E. Altman, Vice President

STATE OF NEW JERSEY
County of Somerset ss.

On this **23rd** day of **February, 2007** before me, a Notary Public of New Jersey, personally came Edward J. Reilly, to me known to be Assistant Secretary of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY**, the companies which executed the foregoing Power of Attorney, and the said Edward J. Reilly, being by me duly sworn, did depose and say that he is Assistant Secretary of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY** and knows the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of the By-Laws of said Companies; and that he signed said Power of Attorney as Assistant Secretary of said Companies by like authority; and that he is acquainted with James E. Altman, and knows him to be Vice President of said Companies; and that the signature of James E. Altman, subscribed to said Power of Attorney is in the genuine handwriting of James E. Altman, and was thereto subscribed by authority of said By-Laws and in deponent's presence.

Notarial Seal



KAREN A. EDER
Notary Public, State of New Jersey
No. 2231647
Commission Expires Oct. 28, 2009

Notary Public

CERTIFICATION

Extract from the By-Laws of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY**:

"All powers of attorney for and on behalf of the Company may and shall be executed in the name and on behalf of the Company, either by the Chairman or the President or a Vice President or an Assistant Vice President, jointly with the Secretary or an Assistant Secretary, under their respective designations. The signatures of such officers may be engraved, printed or lithographed. The signature of each of the following officers: Chairman, President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary and the seal of the Company may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing Assistant Secretaries or Attorneys-In-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such power of attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached."

I, **Edward J. Reilly**, Assistant Secretary of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY** (the "Companies") do hereby certify that

- (i) the foregoing extract of the By-Laws of the Companies is true and correct,
- (ii) the Companies are duly licensed and authorized to transact surety business in all 50 of the United States of America and the District of Columbia and are authorized by the U.S. Treasury Department; further, Federal and Vigilant are licensed in Puerto Rico and the U.S. Virgin Islands, and Federal is licensed in American Samoa, Guam, and each of the Provinces of Canada except Prince Edward Island; and
- (iii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Warren, NJ this **March 16, 2007**



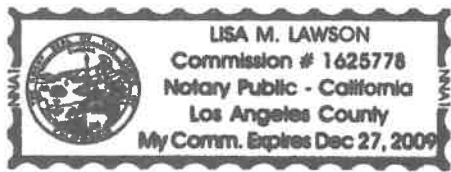
Edward J. Reilly, Assistant Secretary

IN THE EVENT YOU WISH TO NOTIFY US OF A CLAIM, VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT ADDRESS LISTED ABOVE, OR BY Telephone (908) 903-3493 Fax (908) 903-3656
e-mail: surety@chubb.com

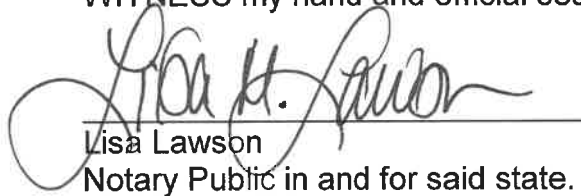
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On **March 19, 2007**, before me, Lisa Lawson, Notary Public, personally appeared **John Arvin, Sr. Vice President**, personally known to me 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.



WITNESS my hand and official seal


Lisa Lawson
Notary Public in and for said state.

-----OPTIONAL-----

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Performance Bond #81970888 - City of Beaumont
Additional Information: Sundance Tr. 31288 Streets / Drainage
Date of Document: March 16, 2007 **Number of Pages:** 1
Signer is Representing: PARDEE HOMES
Signer(s) other than named above: Rana Amaya, Attorney-in-Fact for Federal Insurance Company

CAPACITY CLAIMED BY SIGNER

Name of Signer: John Arvin

Signing As:

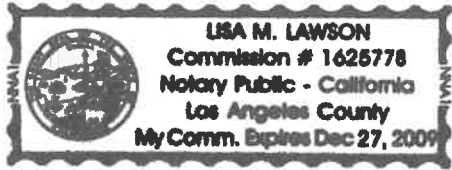
- INDIVIDUAL
 CORPORATE OFFICER **TITLE:** Sr. Vice President
- PARTNER(S)
 LIMITED GENERAL
- ATTORNEY-IN-FACT
 TRUSTEE
 GUARDIAN/CONSERVATOR
 OTHER:

THUMB PRINT
RIGHT THUMB

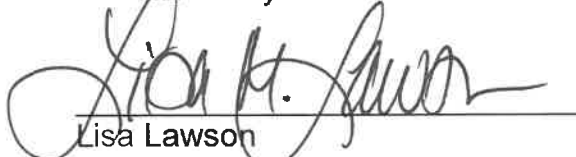
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On **March 19, 2007**, before me, Lisa Lawson, Notary Public, personally appeared **Rana Amaya, Attorney-in-Fact**, personally known to me 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.



WITNESS my hand and official seal


Lisa Lawson
Notary Public in and for said state.

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Date of Document: March 16, 2007 **Number of Pages:** 1
Signer is Representing: Federal Insurance Company
Signer(s) other than named above: John Arvin, Sr. Vice President for Pardee Homes

CAPACITY CLAIMED BY SIGNER

Name of Signer: Rana V. Amaya
Signing As: Attorney-in-Fact for Federal Insurance Company

- | | | | |
|--------------------------|----------------------|--------------------------|---------|
| <input type="checkbox"/> | INDIVIDUAL | | |
| <input type="checkbox"/> | CORPORATE OFFICER | | TITLE: |
| <input type="checkbox"/> | PARTNER(S) | | |
| <input type="checkbox"/> | LIMITED | <input type="checkbox"/> | GENERAL |
| X | ATTORNEY-IN-FACT | | |
| <input type="checkbox"/> | TRUSTEE | | |
| <input type="checkbox"/> | GUARDIAN/CONSERVATOR | | |
| <input type="checkbox"/> | OTHER: | | |

THUMB PRINT
RIGHT THUMB

Tournament Hills Ph. 2 Tract 31288 (PA 11)
Streets/Drainage
Pardee Job #: 159208

Bond #: 81990888
Premium: Included in Performance Bond

EXHIBIT "B"

BOND FOR SECURITY OF LABORERS AND MATERIALMEN

WHEREAS, the City Council of the City of Beaumont, State of California, and Pardee Homes (hereafter designated as "the Principal") have entered into an agreement whereby the Principal agrees to install and complete certain designed public improvements, which agreement, dated _____, 20____, and identified as project _____, is hereby referred to and made a part hereof; and

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 Title 15 (commencing with Section 3082) of Part 4 of Division 3 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 in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code in the sum of _____ dollars (\$ 1,280,370.90), 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.

* One Million, Two Hundred Eighty Thousand, Three Hundred Seventy & 90/100's Dollars

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 Title 15 (commencing with Section 3082) of Part 4 of Division 3 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 March 16, 20 07.

PRINCIPAL:

Pardee Homes

By John Arlin

Title John Arlin, Sr. Vice President

SURETY:

Federal Insurance Company

By Rana Amaya

Title Rana Amaya, Attorney-in-Fact

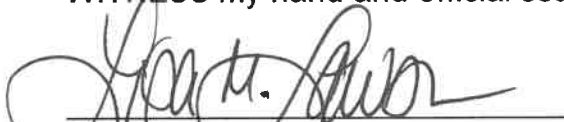
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On **March 19, 2007**, before me, Lisa Lawson, Notary Public, personally appeared **John Arvin, Sr. Vice President**, personally known to me 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.



WITNESS my hand and official seal


Lisa Lawson
Notary Public in and for said state.

OPTIONAL

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DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Laborers & Materialmen Bond #81970888 - City of Beaumont
Additional Information: Sundance Tr. 31288 Streets / Drainage
Date of Document: March 16, 2007 **Number of Pages:** 1
Signer is Representing: PARDEE HOMES
Signer(s) other than named above: Rana Amaya, Attorney-in-Fact for Federal Insurance Company

CAPACITY CLAIMED BY SIGNER

Name of Signer: John Arvin

Signing As:

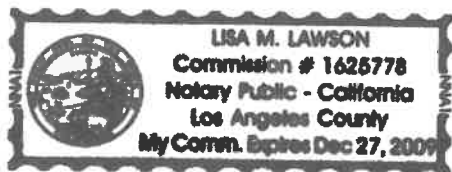
- INDIVIDUAL
 CORPORATE OFFICER **TITLE:** Sr. Vice President
- PARTNER(S)
 LIMITED GENERAL
- ATTORNEY-IN-FACT
 TRUSTEE
 GUARDIAN/CONSERVATOR
 OTHER:

THUMB PRINT
RIGHT THUMB

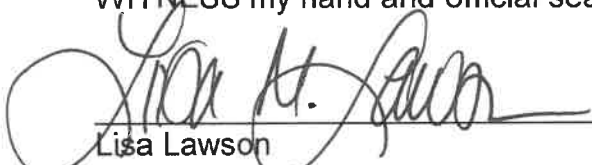
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On **March 19, 2007**, before me, Lisa Lawson, Notary Public, personally appeared **Rana Amaya, Attorney-in-Fact**, personally known to me 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.



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Signer(s) other than named above: John Arvin, Sr. Vice President for Pardee Homes

CAPACITY CLAIMED BY SIGNER

Name of Signer: Rana V. Amaya
Signing As: Attorney-in-Fact for Federal Insurance Company

- | | | | |
|-------------------------------------|----------------------|--------------------------|---------|
| <input type="checkbox"/> | INDIVIDUAL | | |
| <input type="checkbox"/> | CORPORATE OFFICER | | TITLE: |
| <input type="checkbox"/> | PARTNER(S) | | |
| <input type="checkbox"/> | LIMITED | <input type="checkbox"/> | GENERAL |
| <input checked="" type="checkbox"/> | ATTORNEY-IN-FACT | | |
| <input type="checkbox"/> | TRUSTEE | | |
| <input type="checkbox"/> | GUARDIAN/CONSERVATOR | | |
| <input type="checkbox"/> | OTHER: | | |

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CITY OF BEAUMONT, CALIFORNIA

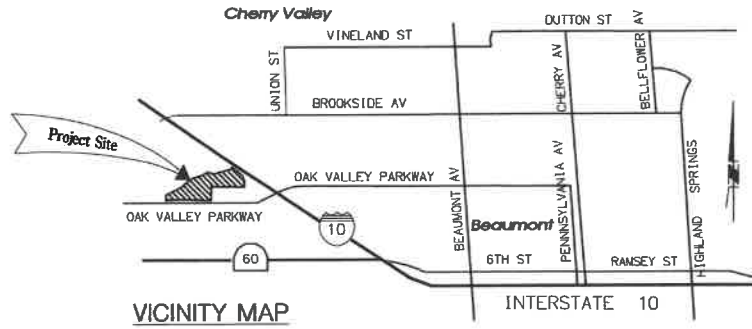
Street Improvement Plans

TRACT 31288

Located Within Portions of Section 31 and 32, Township 2 South, Range 1 West and Section 6, Township 3 South, Range 1 West, S.B.M.

GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. AT (951) 769-8520.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENT.
- 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, 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 THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPT.
- 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 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 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 RCSD 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 (SWPP) 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 GRIT, 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.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT-OF-WAY.
- CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARDS NO. 2-6 AND/OR 207, AS DIRECTED IN THE FIELD.
- PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
- INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE 460 AND 499. INSTALL EUCALYPTUS POLYANTHEMOS (SILVER DOLLAR), CRAPE MYRTLE, LIQUID AMBER OR APPROVED EQUAL, SEE PROJECT PLANS.
- STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
- 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.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- SIDEWALKS AND DRIVEWAY APPROACHES WILL BE POURED/CONSTRUCTED ONLY AFTER DRIVEWAY LOCATIONS ARE DETERMINED.



LEGEND

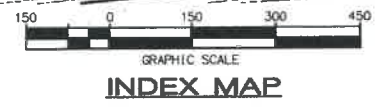
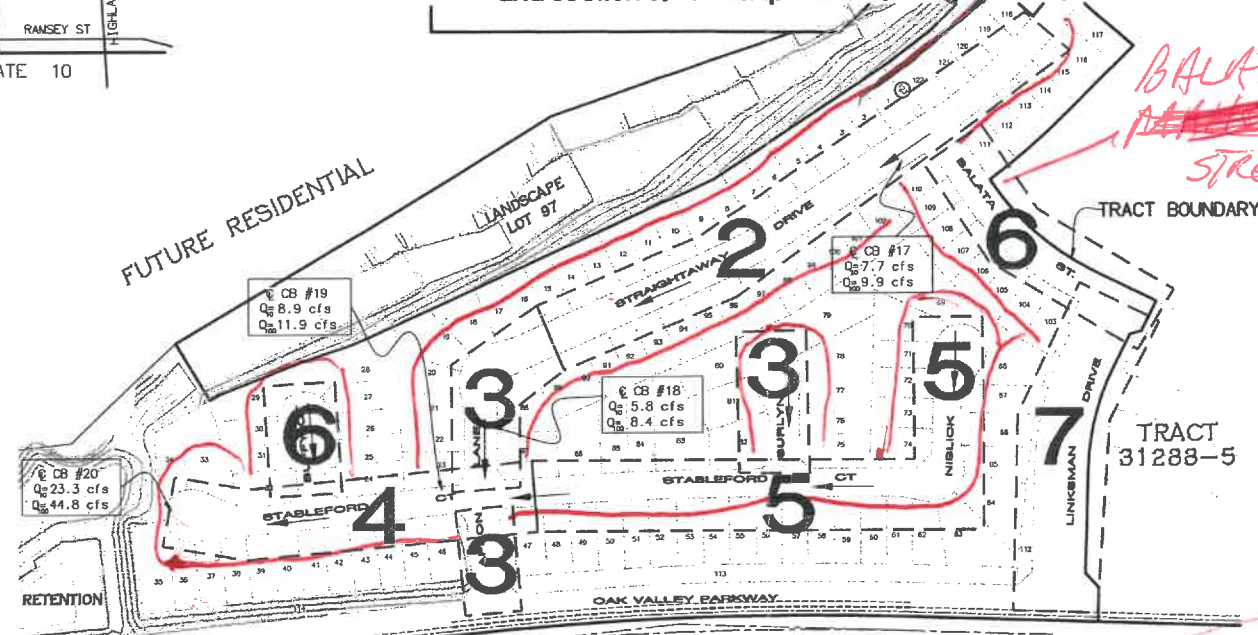
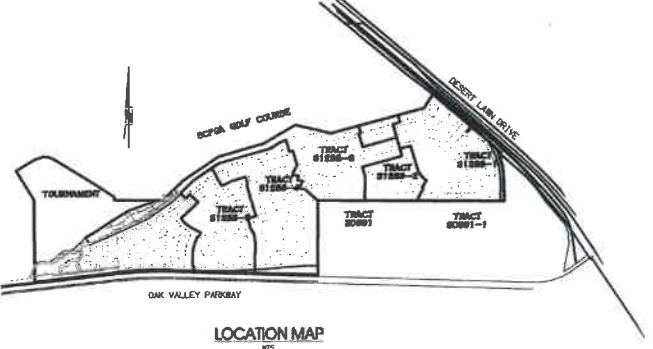
FINISHED SURFACE.....FS	NATURAL GROUND.....NG
GRADE BREAK.....GB	PORTLAND CEMENT CONCRETE...PC
HIGH POINT.....HP	ASPHALT CONCRETE.....AC
TOP OF CURB.....TC	CONCRETE.....CONC
FLOWLINE.....FL	DRIVEWAY.....DWY
LOW POINT.....LP	WATER METER.....WM
PROPERTY LINE.....PL	TELEPHONE BOX.....GTE
RIGHT OF WAY.....R/W	VAULT.....VLT
CURB FACE.....CF	POWER POLE.....PP
EDGE OF PAVEMENT.....EP	TANGENT GRADE.....T
FINISHED GRADE.....FG	
POINT OF INTERSECTING GUTTER.....PIG	
PUBLIC UTILITY EASEMENT.....PUE	
STORM DRAIN.....SD	
SANITARY SEWER.....SS	
LINE WATER.....W	
EXISTING ELEVATION	100' (100.50)
FINISHED ELEVATION	+101.50
PROPERTY LINE	---
CENTERLINE	---
RIGHT-OF-WAY (R/W)	---
EXIST. GAS LINE	---
EASEMENT LINE	---

DECLARATION OF ENGINEER OF RECORD:

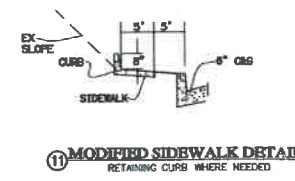
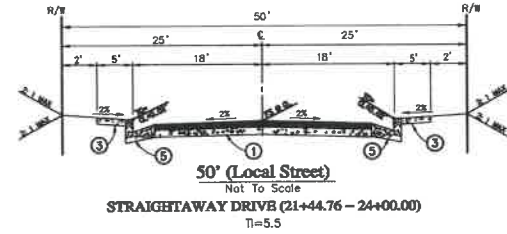
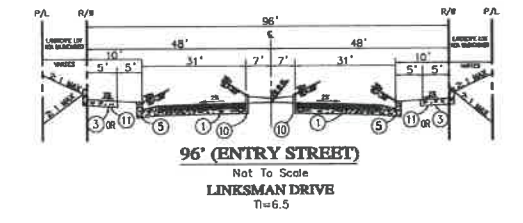
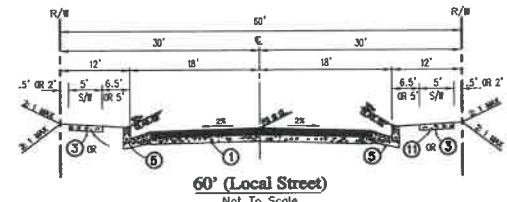
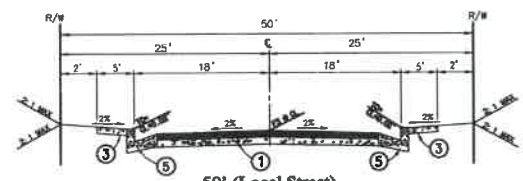
I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. 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 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.

SIGNATURE: *[Signature]* DATE: 04/03/07
 LICENSE No. 57667 EXP. 12/31/07



TYPICAL ROAD SECTIONS



INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2-7	STREET IMPROVEMENT PLAN
4	EMERGENCY SPILLWAY PLAN

CONSTRUCTION NOTES & QUANTITY ESTIMATES	
1	CONSTRUCT 3" AC OVER 6" CLASS 2 AGGREGATE BASE. SF 184,660
2	CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 208 & 209A. EA 6
3	CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED). SF 39,654
4	CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403. EA 12
5	CONSTRUCT TYPE A-B CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200. LF 8,704
6	CONSTRUCT CATCH BASIN PER RIVERSIDE COUNTY STD. DWG. NO. 300 (W & H PER PLAN). EA 4
7	CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCSD STD. NO. 207. EA 123
8	CONSTRUCT LOCAL DEPRESSION CASE C (SUMP) PER RCSD STD. 311. EA 1
9	CONSTRUCT LOCAL DEPRESSION CASE "B" (FLOWBY) PER RCSD STD. 311. EA 3
10	CONSTRUCT TYPE "D" CURB PER COUNTY OF RIVERSIDE STD. NO. 204. LF 898
11	CONSTRUCT MODIFIED SIDEWALK (WIDTH PER PLAN), PER DETAIL ON SHEET 11. SF 4,608
12	CONSTRUCT 4" POURED IN PLACE CONCRETE WITH 6"x6" WIRE MESH (10 GA.) FOR EMERGENCY SPILLWAY. SF 1,352
13	RE-GRADE EXISTING SLOPE. -

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.

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 ONSITE.

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

BASIS OF BEARINGS:
 DESCRIPTION: BEARINGS AND COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2004.00), ZONE 6; BASED LOCALLY UPON THE FOLLOWING CSRS STATIONS AS PUBLISHED BY THE CSRS:
 CRFP N2322764.069 E6304246.059
 CTMS N2352698.681 E6523221.205
 WATH N2347786.009 E6271429.242
 PIN1 N2328253.393 E6271429.242

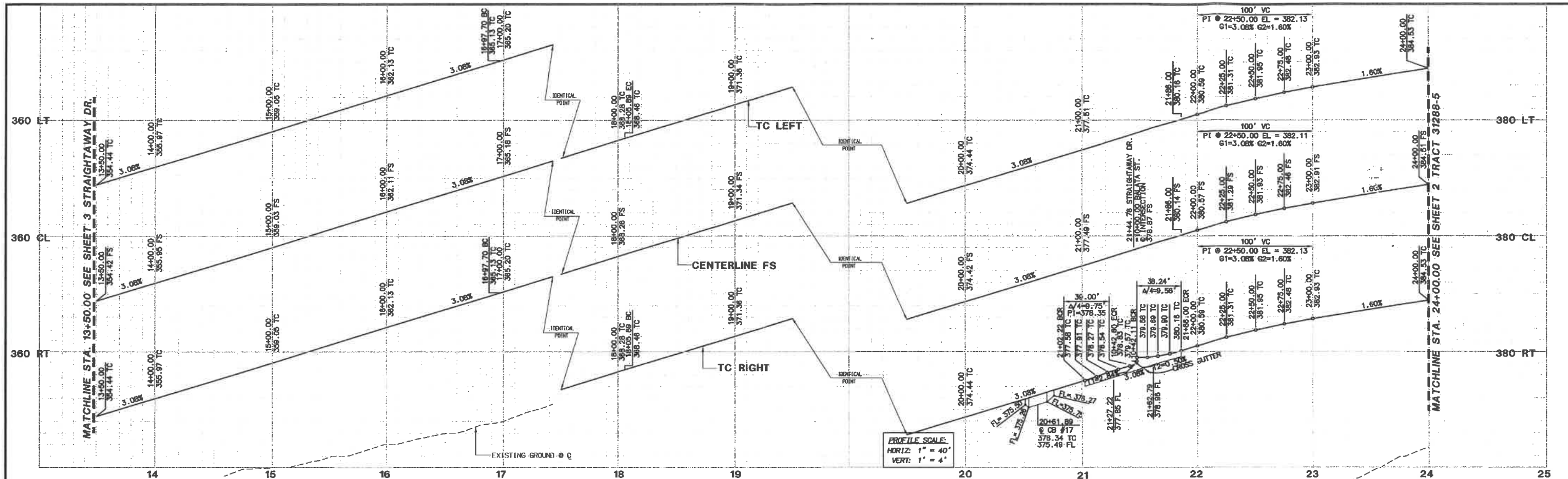
BENCHMARK: CITY OF BEAUMONT
 DESCRIPTION: ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BASED LOCALLY UPON THE FOLLOWING CITY OF BEAUMONT BENCH MARKS:
 BML11 2602.810
 BML12 2506.040
 BML14 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY

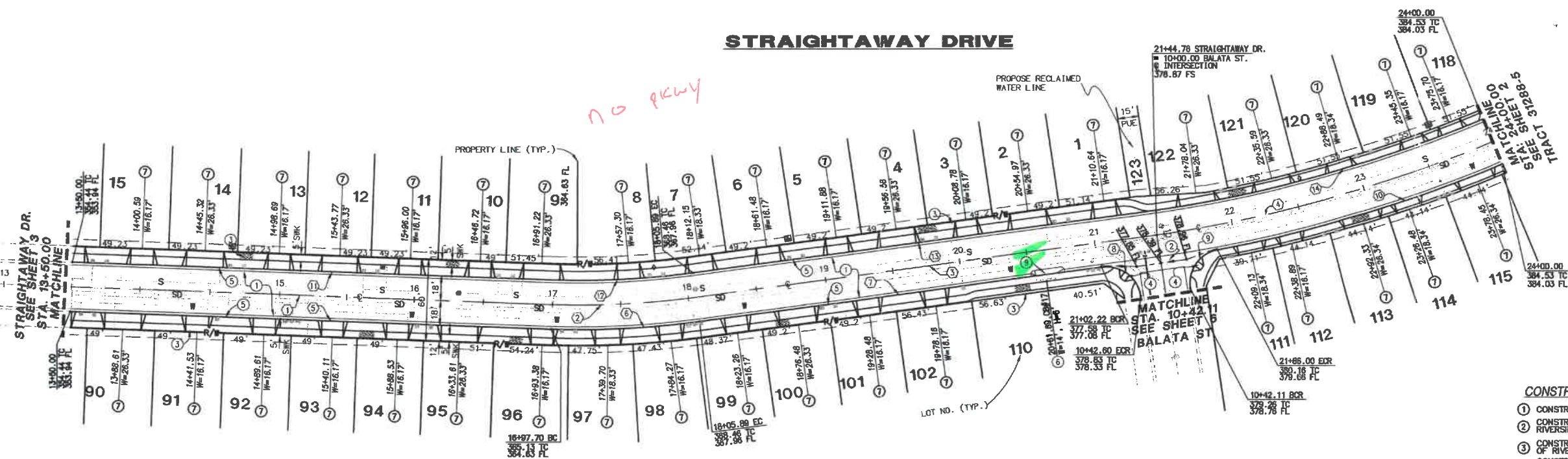
RBF CONSULTING
 PLANNING • DESIGN • CONSTRUCTION
 74-130 Country Club Drive, Suite 201
 PALM DESERT, CALIFORNIA 92260-1655
 760-346-7481 • FAX 760-346-8356 • www.RBF.com
 DATE: 04/03/07
 RCE NO. 57667 EXP. 12-31-2007

DESIGN BY: J.M.P.Z.
 DRAWN BY: P.Z.D.H.
 CHECKED BY: J.N.M.S.S.D.W.
 SCALE: 1"=40'
 DATE: MARCH 2007
 JOB NUMBER: 20100570
 Reviewed By: *[Signature]* Date: 5/09/07
 Recommended for Approval By: *[Signature]* Date: 5/16/07
 Approved By: *[Signature]* Date: 5-31-07
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288
 TITLE SHEET • VICINITY & INDEX MAP • GENERAL NOTES
 PARDEE HOMES
 SHEET 1
 OF 7 SHEETS
 DRAWING NAME: 57057001.DWG
 FILE NO: 1075



STRAIGHTAWAY DRIVE



NO PKWY

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N66°09'44"E	—	347.70'	—	CENTERLINE
2	A=09°48'31"	632.00'	108.19'	54.23'	—
3	N56°21'14"E	—	328.27'	—	—
4	A=15°13'54"	1000.00'	285.84'	133.71'	—
5	N66°09'44"E	—	347.70'	—	CURB & GUTTER
6	A=09°48'31"	650.00'	111.27'	55.77'	—
7	N56°21'14"E	—	296.33'	—	—

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
8	A=89°23'33"	25.00'	39.00'	24.74'	CURB & GUTTER
9	A=87°38'14"	25.00'	38.24'	23.99'	—
10	A=12°15'40"	1018.00'	217.85'	109.34'	—
11	N66°09'44"E	—	347.70'	—	—
12	A=09°48'31"	614.00'	105.11'	52.68'	—
13	N56°21'14"E	—	328.27'	—	—
14	A=15°13'54"	982.00'	281.09'	131.30'	—



- CONSTRUCTION NOTES**
- CONSTRUCT 3" AC OVER 6" CLASS 2 AGGREGATE BASE.
 - CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 208A.
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
 - CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
 - CONSTRUCT TYPE A-B CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
 - CONSTRUCT CATCH BASIN PER RIVERSIDE COUNTY STD. DWG. NO. 300 (W & H PER PLAN).
 - CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.
 - CONSTRUCT LOCAL DEPRESSION CASE "B" (FLOW-BY) PER RCTD STD. 311.



BASIS OF BEARINGS:
 DESCRIPTION: BEARINGS AND COORDINATES AS SHOWN HEREIN ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2004.00), ZONE 6; BASED LOCALLY UPON THE FOLLOWING CSRC STATIONS AS PUBLISHED BY THE CSRC:
 CSRP N2322764.069 E8304246.050
 CTMS N2325688.681 E8252221.205
 MATH N2347786.009 E8271429.242
 PIN1 N2392853.393 E8271429.242

BENCHMARK: CITY OF BEAUMONT
 DESCRIPTION: ELEVATIONS AS SHOWN HEREIN ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BASED LOCALLY UPON THE FOLLOWING CITY OF BEAUMONT BENCH MARKS:
 BML11 2622.810
 BML12 2606.040
 BML14 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY

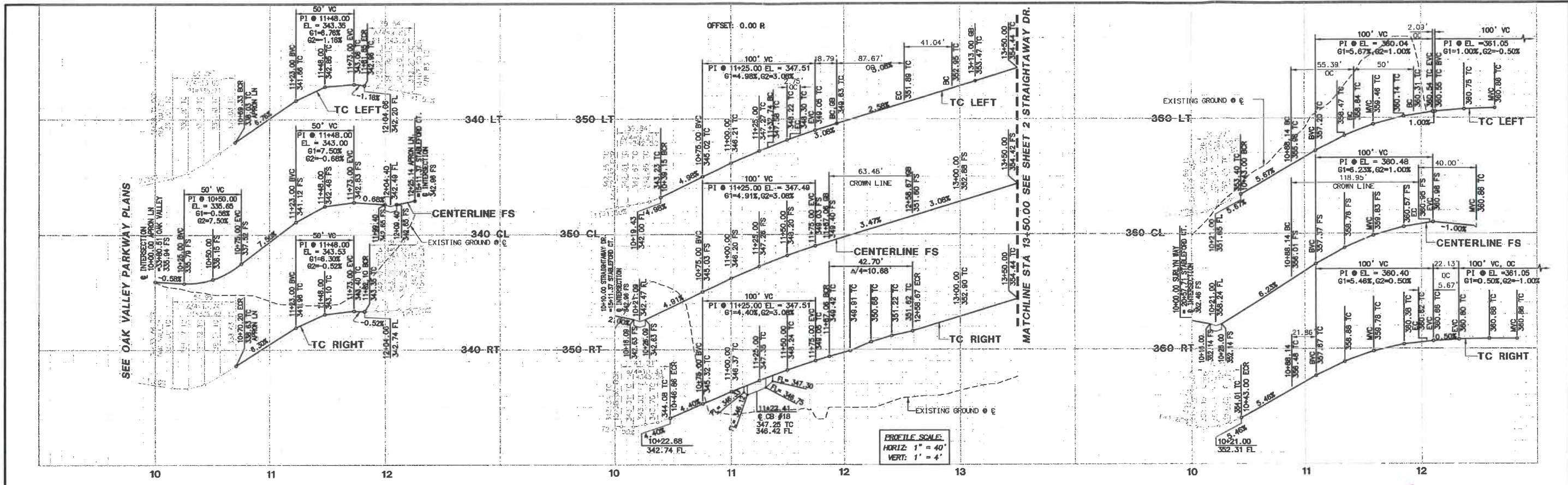
RBF CONSULTING PLANNING ■ DESIGN ■ CONSTRUCTION
 74-30 Country Club Drive, Suite 201
 PALM DESERT, CALIFORNIA 92260-1655
 760-946-7491 • FAX 760-946-8315 • www.RBF.com

DESIGN BY: JM, PZ
 DRAIN BY: PZ, DH
 CHECKED BY: JM, MSS, DSW
 SCALE: 1"=40'
 DATE: MARCH 2007
 JOB NUMBER: 20100570

Reviewed By: [Signature] Date: 5/09/07
 Recommended for Approval By: [Signature] Date: 5/16/07
 Approved By: [Signature] Date: 5-31-07
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288
 STRAIGHTAWAY DRIVE
 PARDEE HOMES

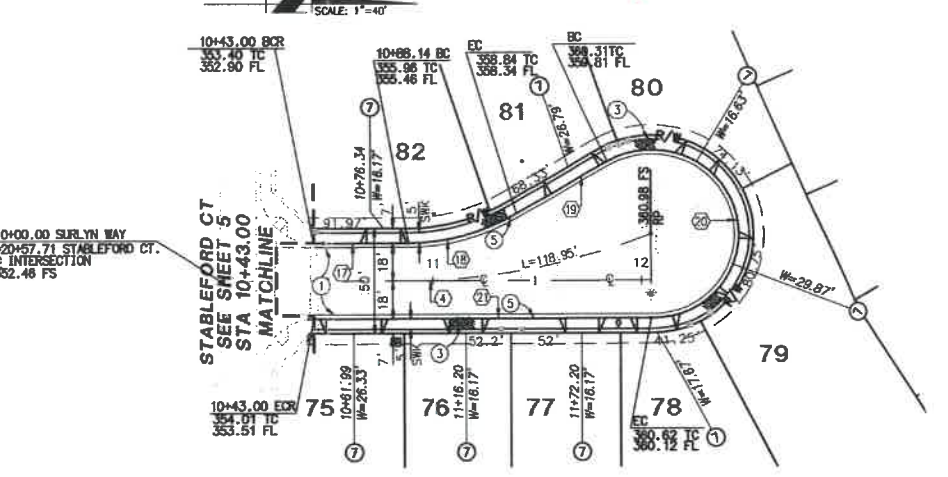
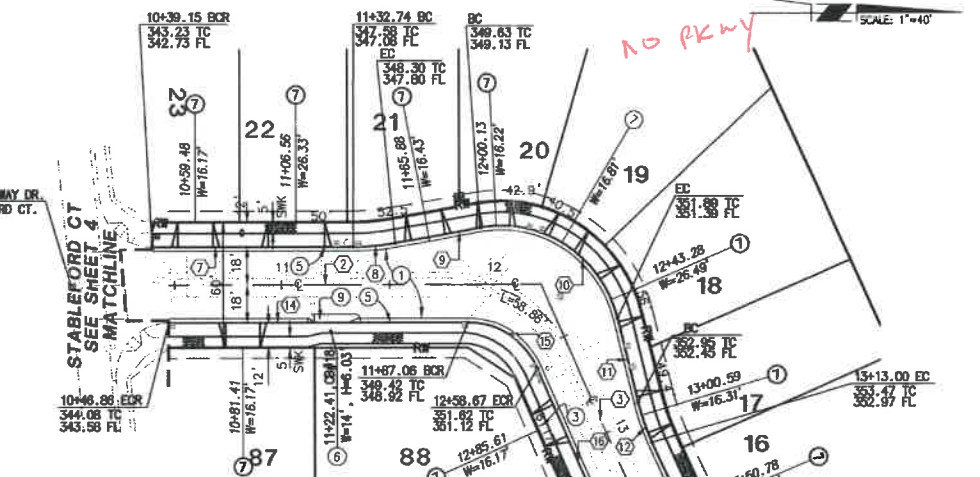
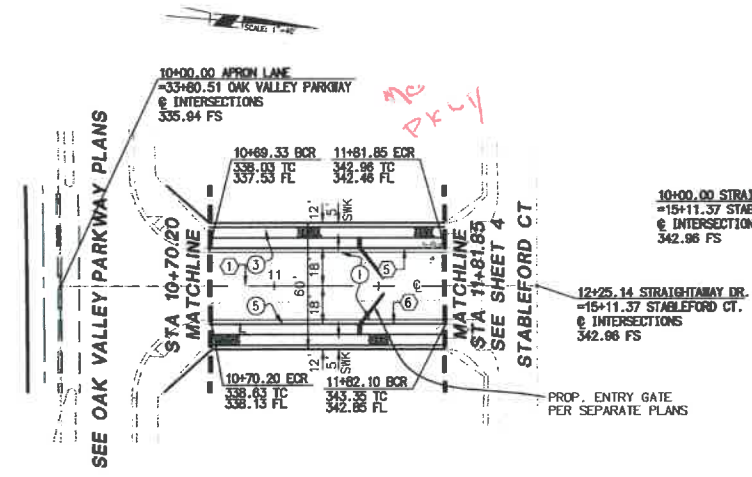
SHEET **2**
 OF 7 SHEETS
 DRAWING NAME: 5705T002.DWG
 FILE: 1675



APRON LANE

STRAIGHTAWAY DRIVE

SURLYN WAY



DATA TABLE

NO	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N04°57'56" W	112.21	112.21	---	CENTER LINE
2	N00°02'04" E	183.72	---	---	---
3	N88°09'44" E	127.14	---	---	---
4	N00°01'48" W	181.33	---	---	---
5	N04°57'56" W	112.52	---	---	CURB & GUTTER
6	N04°57'56" W	111.90	---	---	---
7	N00°02'04" E	83.59	---	---	---
8	Δ 10°14'14"	112.00	20.01	10.03	---
9	N10°12'09" W	41.04	---	---	---
10	Δ 88°38'07"	58.00	87.67	54.66	---

DATA TABLE

NO	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
11	N78°23'58" E	41.04	---	---	---
12	Δ 10°14'14"	112.00	20.01	10.03	---
13	N88°09'44" E	37.00	---	---	---
14	N00°02'04" E	140.20	---	---	---
15	Δ 68°07'40"	37.00	42.70	24.09	---
16	N88°09'44" E	91.35	---	---	---
17	N00°01'48" W	45.14	---	---	---
18	Δ 29°39'31"	107.00	55.39	28.33	---
19	N29°41'18" W	50.00	---	---	---
20	Δ 209°39'31"	40.00	146.37	---	---
21	N00°01'48" W	181.33	---	---	---

- CONSTRUCTION NOTES**
- CONSTRUCT 3" AC OVER 6" CLASS 2 AGGREGATE BASE.
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
 - CONSTRUCT TYPE A-8 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
 - CONSTRUCT CATCH BASIN PER RIVERSIDE COUNTY STD. DWG. NO. 300 (W & H PER PLAN).
 - CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.
 - CONSTRUCT LOCAL DEPRESSION CASE "B" (FLOW-BY) PER RCTD STD. 311.

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



BASIS OF BEARINGS:
 DESCRIPTION: BEARINGS AND COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2004.00), ZONE 6; BASED LOCALLY UPON THE FOLLOWING CSRC STATIONS AS PUBLISHED BY THE CSRC:
 CSRC# N2322764.089 E8304248.059
 CTMS N2325889.651 E8325221.205
 MATH N2347788.028 E8271429.242
 PIN1 N2392853.393 E8271429.242

BENCHMARK CITY OF BEAUMONT
 DESCRIPTION: ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BASED LOCALLY UPON THE FOLLOWING CITY OF BEAUMONT BENCH MARKS:
 BML11 2602.810
 BML12 2608.040
 BML14 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

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 74-320 Country Club Drive, Suite 201
 PALM DESERT, CALIFORNIA 92260-1656
 760-348-7481 • FAX 760-346-8335 • www.RBF.com

DATE: 04/18/07
 RCE NO. 57667 EXP. 12-31-2007

DESIGN BY: J.M.P.Z.
 DRAWN BY: P.Z.H.
 CHECKED BY: J.M.S.D.S.W.
 SCALE: 1"=40'

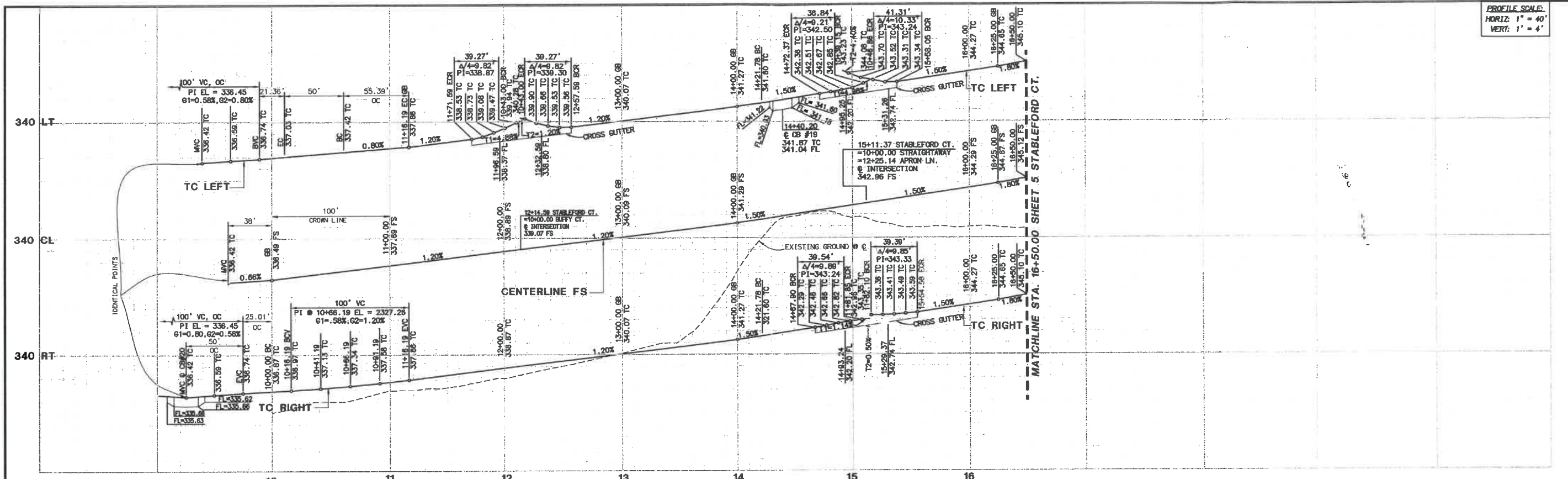
Reviewed By: [Signature] Date: 5/10/07
 Recommended for Approval By: [Signature] Date: 5/14/07
 Approved By: Deepak Moorjani - Director of Public Works Date: 5/21/07
 City of Beaumont, Public Works Department
 Engineering Division TEL (951) 769-8200 • FAX (951) 769-8236

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288
 APRON LANE • STRAIGHTAWAY DR. • SURLYN WAY

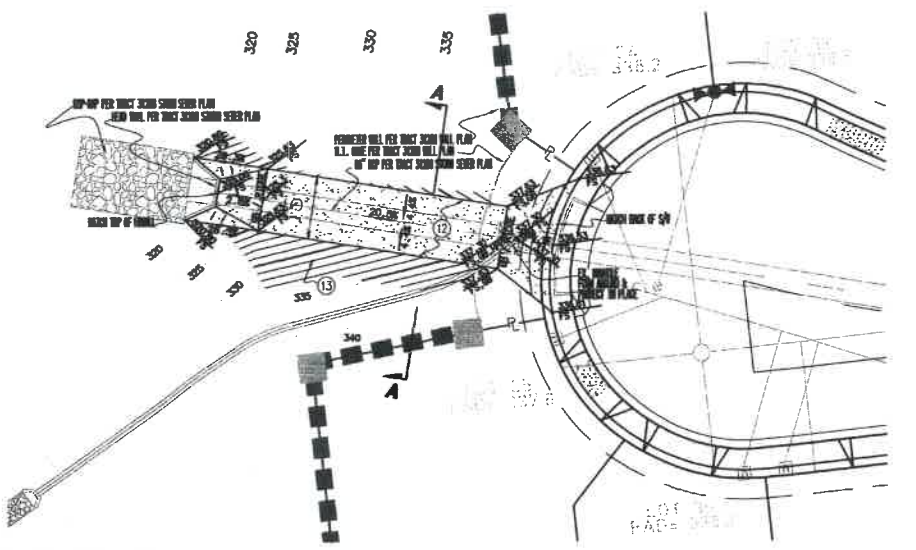
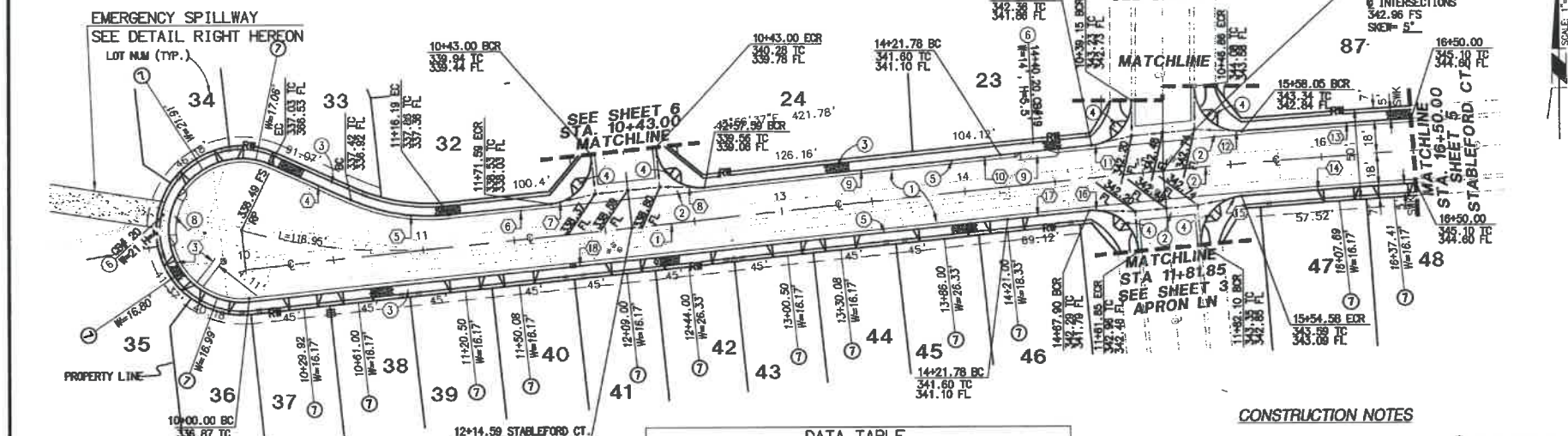
FOR: PARDEE HOMES

SHEET **3**
 OF 7 SHEETS
 DRAWING NAME: 5705T003.DWG
 FILE NO.: 1675

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



STABLEFORD COURT



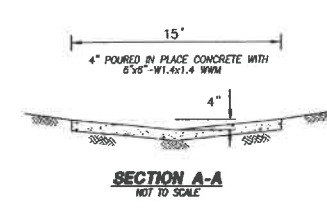
DATA TABLE

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3	Δ= 29°39'31"	40.00	148.37	—	CURB & GUTTER
4	N66°23'52"W	—	50.00	—	—
5	Δ= 29°39'31"	107.00	58.38	28.33'	—
6	N83°56'37"E	—	55.40	—	—
7	Δ= 90°00'00"	25.00	39.27	25.00'	—
8	Δ= 90°00'00"	25.00	39.27	25.00'	—
9	N83°56'37"E	—	184.19	—	—
10	Δ= 00°31'22"	5561.00	50.75	25.37'	—
11	Δ= 84°25'55"	25.00	36.84	22.68'	—
12	Δ= 84°40'56"	25.00	41.31	27.13'	—
13	Δ= 00°57'02"	5561.00	92.25	46.13'	CURB & GUTTER
14	Δ= 00°59'11"	5525.00	85.11	47.58'	—
15	Δ= 90°18'24"	25.00	39.39	28.12'	—
16	Δ= 90°38'51"	25.00	39.54	25.27'	—
17	Δ= 00°28'36"	5525.00	45.97	22.99'	—
18	N83°56'37"E	—	421.78	—	—

CONSTRUCTION NOTES

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- RE-GRADE EXISTING SLOPE.

EMERGENCY SPILLWAY DETAIL



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



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BASIS OF BEARINGS:
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BEARINGS AND COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2004.00), ZONE 6; BASED LOCALLY UPON THE FOLLOWING CSRC STATIONS AS PUBLISHED BY THE CSRC:
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CTMS N2332688.681 E8325221.205
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BENCHMARK: CITY OF BEAUMONT
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BM_12 2605.640
BM_14 2590.840

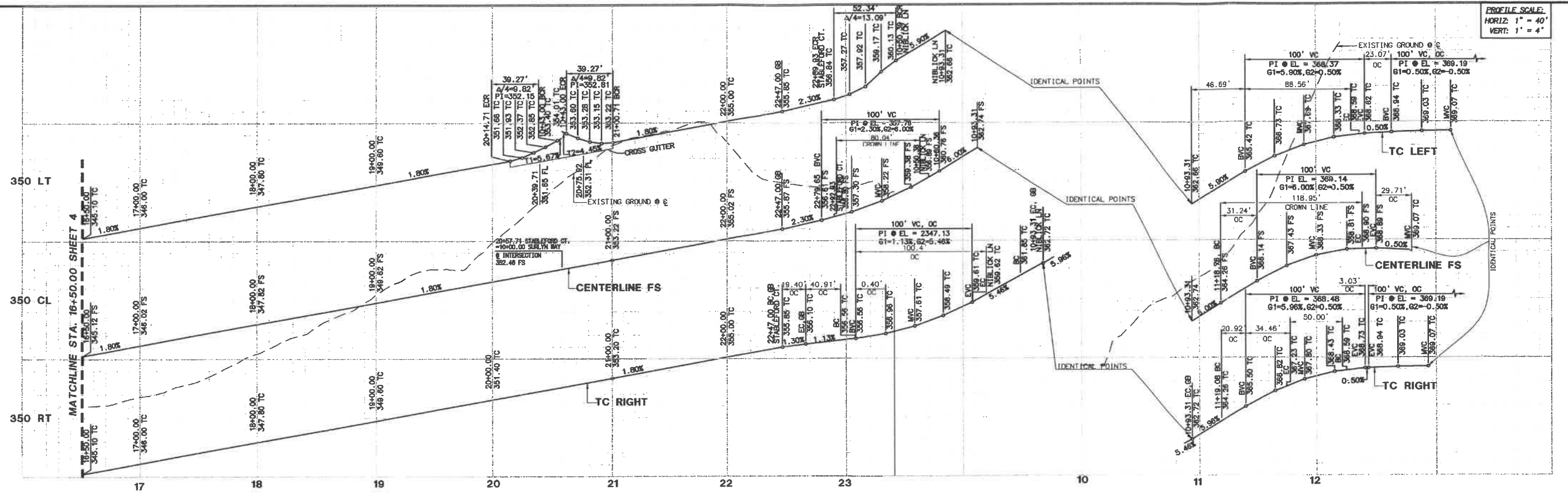
BY	MARK	DESCRIPTION	APPR	DATE
ENGINEER		REVISIONS		CITY

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74-330 Country Club Drive, Suite 201
PALM DESERT, CALIFORNIA 92260-1655
760-348-7481 • FAX 760-348-8516 • www.RBF.com
DATE: 01/13/07
RCE NO. 57667 EXP. 12-31-2007

DESIGN BY: J.M. PZ
DRAIN BY: P.Z. CH
CHECKED BY: J.M. NISS, DSW
SCALE: 1"=40'
DATE: MARCH 2007
JOB NUMBER: 20100570
Reviewed By: [Signature] Date: 5/8/07
Recommended for Approval By: [Signature] Date: 5/14/07
Approved By: Deepak Mojarani - Director of Public Works Date: 5-30-07
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288
STABLEFORD CT.
PARDEE HOMES
SHEET 4 OF 7 SHEETS
DRAWING NAME: 57057004.DWG
FILE: 1075

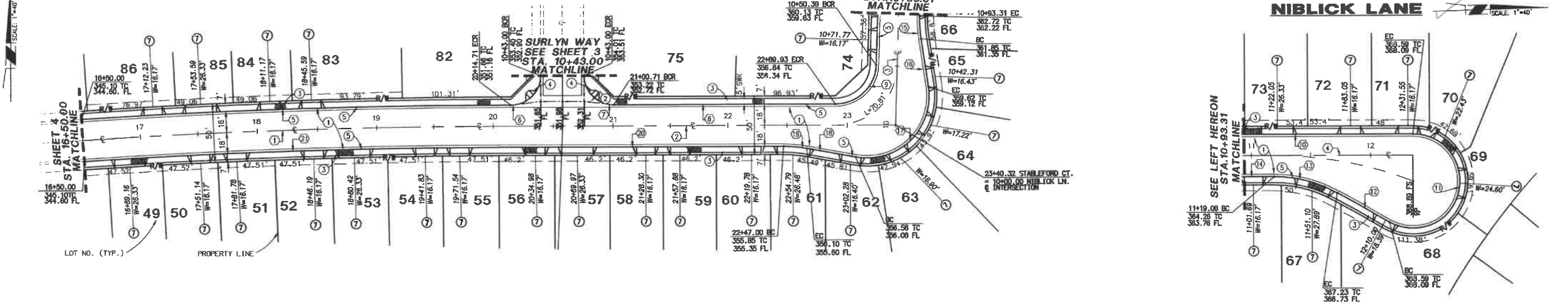
PROFILE SCALE:
HORIZ 1" = 40'
VERT: 1" = 4'



STABLEFORD COURT

SEE RIGHT HEREON
STA. 10+93.31
MATCHLINE

NIBLICK LANE



DATA TABLE

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	03° 40' 02"	5543.00'	354.78'	177.45'	CENTER LINE
2	N89° 58' 12" E	---	335.53'	---	---
3	N 01° 46' 33" E	---	93.31'	---	---
4	N 01° 46' 33" E	---	141.98'	---	---
5	03° 45' 58"	5568.12'	365.87'	183.00'	CURB & GUTTER
6	90° 00' 00"	25.00'	39.27'	25.00'	---
7	90° 00' 00"	25.00'	39.27'	25.00'	---
8	N89° 58' 12" E	---	189.22'	---	---
9	68° 11' 38"	34.00'	52.34'	32.94'	---
10	N01° 46' 33" E	---	184.85'	---	---
11	209° 39' 31"	40.00'	148.37'	---	---

DATA TABLE CONT.

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
12	N31° 26' 04" E	---	90.00'	---	CURB & GUTTER
13	Δ= 29° 39' 31" E	107.00'	95.39'	28.33'	---
14	N01° 46' 33" E	---	29.77'	---	---
15	Δ= 10° 23' 19" E	107.00'	18.40'	9.73'	---
16	N08° 36' 48" E	---	40.91'	---	---
17	Δ= 108° 58' 17" E	53.00'	100.80'	74.28'	---
18	N78° 38' 28" E	---	40.91'	---	---
19	Δ= 10° 23' 19" E	107.00'	19.40'	9.73'	---
20	N89° 58' 12" E	---	242.22'	---	---
21	Δ= 03° 40' 02"	5525.00'	353.63'	176.68'	---

- CONSTRUCTION NOTES**
- CONSTRUCT 3" AC OVER 6" CLASS 2 AGGREGATE BASE.
 - CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A.
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
 - CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
 - CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 204.
 - CONSTRUCT LOCAL DEPRESSION NO. 2, CASE B (FLOW-BY) PER RCID STD. 311 AND DETAIL ON SHEET 1 (TYP.).

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: BEARINGS AND COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2004.00), ZONE 6; BASED LOCALLY UPON THE FOLLOWING CSRC STATIONS AS PUBLISHED BY THE CSRC:
CRFP N2322784.069 E6304246.059
CRMS N2352888.681 E8252221.205
MATH N2347786.000 E8271429.242
PIN1 N2392853.393 E8271429.242

BENCHMARK: CITY OF BEAUMONT
DESCRIPTION: ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BASED LOCALLY UPON THE FOLLOWING CITY OF BEAUMONT BENCH MARKS:
BM_11 2602.810
BM_12 2606.040
BM_14 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



RBF CONSULTING
74-330 Country Club Drive, Suite 201
PALM DESERT, CALIFORNIA 92260-8656
760-348-7481 • FAX 760-348-8515 • www.RBF.com

DESIGN BY: J.M.PZ
DRAWN BY: PZ.DH
CHECKED BY: J.M.DSW
SCALE: 1"=40'
DATE: MARCH 2007
JOB NUMBER: 20100570

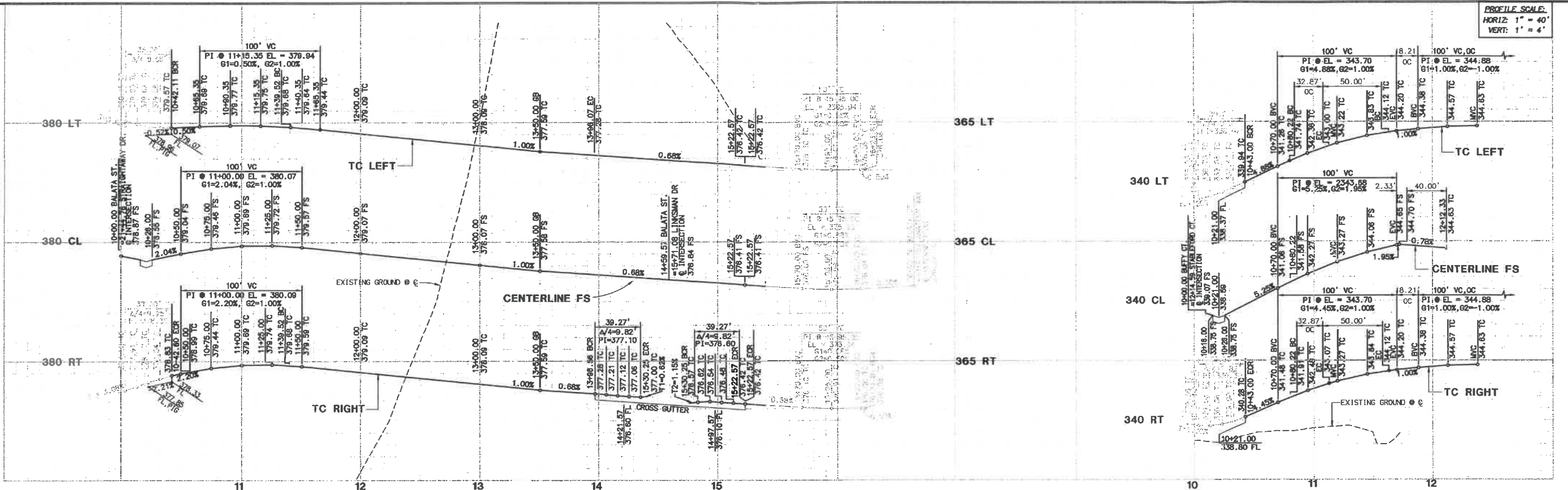
Reviewed By: [Signature] Date: 5/8/07
Recommended for Approval By: [Signature] Date: 5/16/07
Approved By: Deepak Moorjani - Director of Public Works Date: 5-31-07

City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288
STABLEFORD CT. • NIBLICK LN
PARDEE HOMES

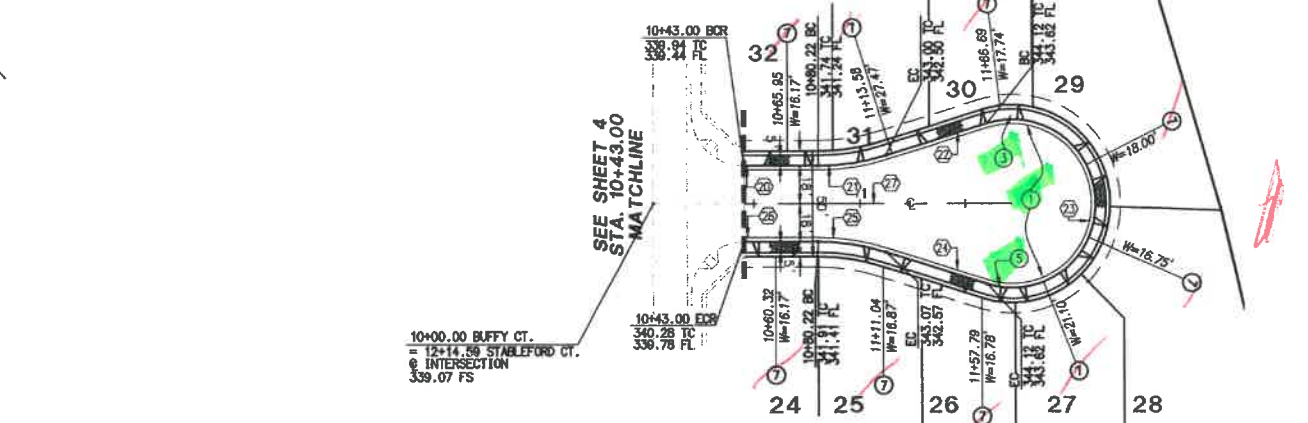
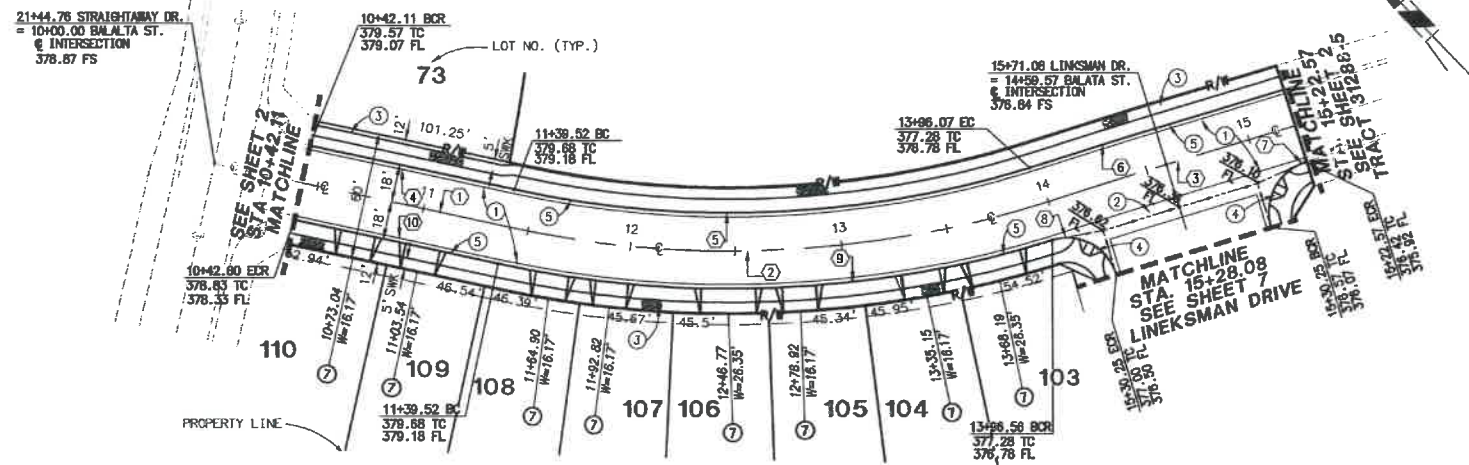
SHEET **5**
OF 7 SHEETS
DRAWING NAME: 5705005.DWG
FILE: 1075

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



BALATA ST. *no pkwy*

BUFFY COURT ✓



DATA TABLE					
Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N34° 15' 13" W	—	97.16	—	CENTER LINE
2	Δ 29° 23' 56"	500.00'	256.55	131.17'	CURB & GUTTER
3	N63° 39' 09" E	—	128.49	—	CURB & GUTTER
4	N34° 15' 13" W	—	97.16	—	CURB & GUTTER
5	Δ 29° 23' 56"	482.00'	247.32	128.45'	CURB & GUTTER
6	N63° 39' 09" E	—	128.49	—	CURB & GUTTER
7	Δ 90° 00' 00"	25.00'	39.27	25.00'	CURB & GUTTER
8	Δ 90° 03' 06"	25.00'	39.28	25.02'	CURB & GUTTER
9	Δ 29° 27' 04"	518.00'	266.26	136.14'	CURB & GUTTER
10	N34° 15' 13" W	—	96.92	—	CURB & GUTTER

CONSTRUCTION NOTES

- CONSTRUCT 3" AC OVER 8" CLASS 2 AGGREGATE BASE.
- CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A.
- CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
- CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
- CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 202.
- CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.

DATA TABLE					
Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
20	N06° 03' 23" W	—	37.22	—	CURB & GUTTER
21	Δ 17° 36' 01"	107.00'	32.87	16.56'	CURB & GUTTER
22	N23° 39' 24" W	—	50.00	—	CURB & GUTTER
23	Δ 215° 12' 02"	40.00'	150.24	—	CURB & GUTTER
24	N11° 32' 38" E	—	50.00	—	CURB & GUTTER
25	Δ 17° 36' 01"	107.00'	32.87	16.56'	CURB & GUTTER
26	N06° 03' 23" W	—	37.22	—	CURB & GUTTER
27	N06° 03' 23" W	—	172.35	—	CENTER LINE

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 APPROVED BY THE CITY.



BASIS OF BEARINGS:
DESCRIPTION: BEARINGS AND COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2004.00), ZONE 6; BASED LOCALLY UPON THE FOLLOWING CSRS STATIONS AS PUBLISHED BY THE CSRS:
CRTP N2322784.089 E6304246.059
CTNS N232888.881 E6328221.205
MATH N2347786.009 E6271429.242
PIN1 N2392853.393 E6271429.242

BENCHMARK: CITY OF BEAUMONT
DESCRIPTION: ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BASED LOCALLY UPON THE FOLLOWING CITY OF BEAUMONT BENCH MARKS:
BLL11 2832.810
BLL12 2808.040
BLL14 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

RBF CONSULTING PLANNING ■ DESIGN ■ CONSTRUCTION
74-80 Country Club Drive, Suite 201
PALM DESERT, CALIFORNIA 92260-1656
760-348-7481 • FAX 760-348-8315 • www.RBF.com

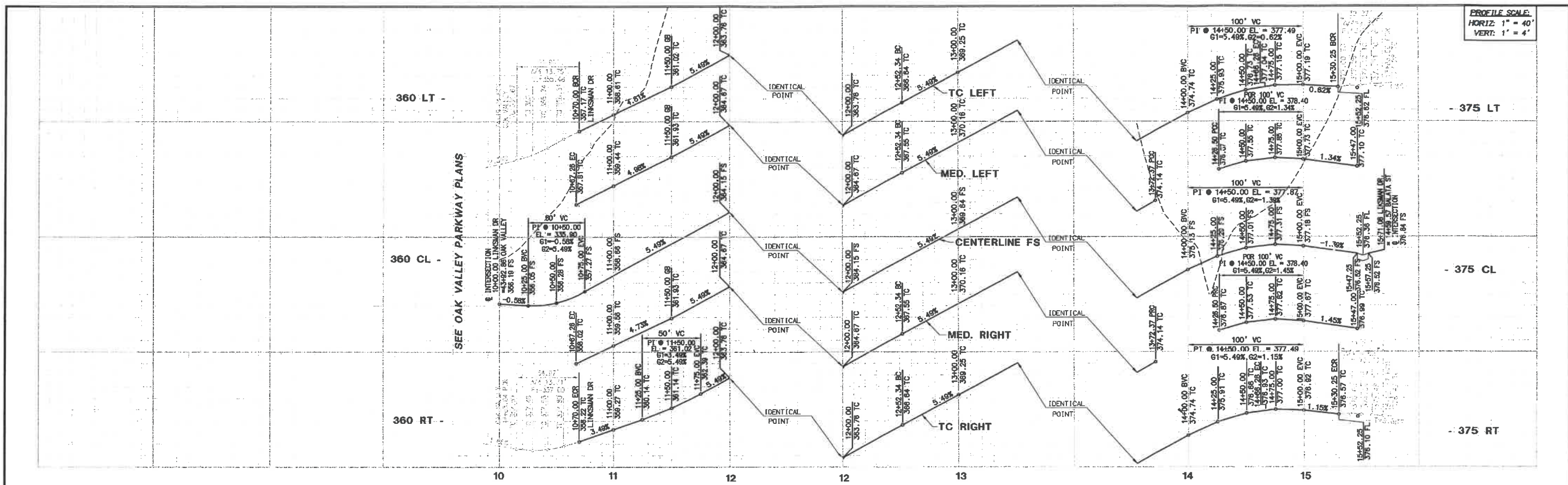
DESIGN BY: JM, PZ
DRAWN BY: PZ, DH
CHECKED BY: JM, MSS, DSIW
SCALE: 1"=40'
DATE: MARCH 2007
JOB NUMBER: 20100570

Reviewed By: *[Signature]* Date: 4/2/07
Recommended for Approval By: *[Signature]* Date: 4/16/07
Approved By: *[Signature]* Date: 5/31/07
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288
BALATA ST. • BUFFY CT.
PARDEE HOMES

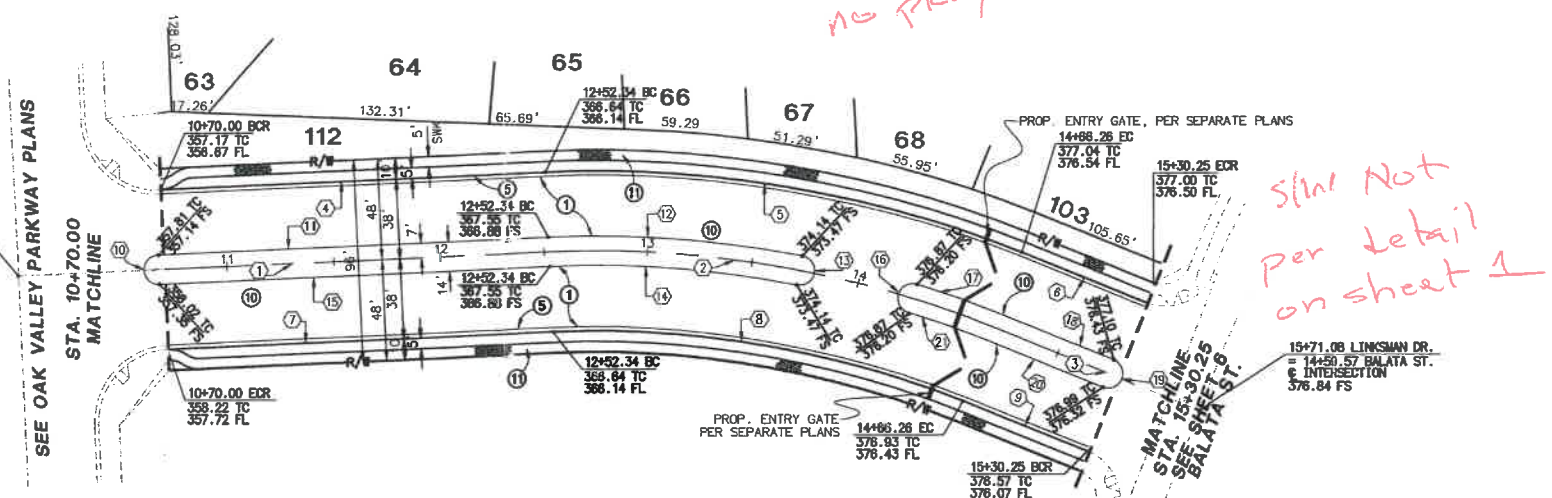
SHEET **6**
OF 7 SHEETS
DRAWING NAME: 5705T006.DWG
FILE: 1075

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

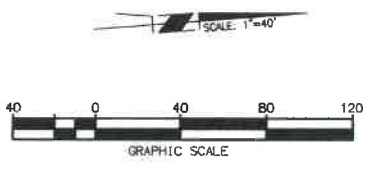


LINKSM DRIVE

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N01°50'03"E		232.34'		CENTER LINE
2	Δ= 24°30'48"	500.00'	213.92'	108.62'	
3	N26°20'51"E		107.00'		CURB & GUTTER
4	N01°50'03"E		182.31'		
5	Δ= 24°30'48"	538.00'	230.18'	116.88'	
6	N26°20'51"E		84.00'		
7	N01°50'03"E		182.36'		
8	Δ= 24°30'48"	482.00'	197.66'	100.37'	
9	N26°20'51"E		84.00'		
10	Δ= 180°00'00"	7.00'	21.89'		B" CURB MEDIAN NOSE
11	N01°50'03"E		185.08'		B" CURB MEDIAN
12	Δ= 13°45'15"	507.00'	121.71'	61.15'	
13	Δ= 180°14'58"	7.00'	22.02'		B" CURB MEDIAN NOSE
14	Δ= 13°45'15"	493.00'	118.35'	58.46'	B" CURB MEDIAN
15	N01°50'03"E		185.08'		
16	Δ= 180°31'11"	7.00'	22.05'		B" CURB MEDIAN NOSE
17	Δ= 04°33'22"	507.00'	40.32'	20.17'	B" CURB MEDIAN
18	N26°20'51"E		59.68'		
19	Δ= 180°00'00"	7.00'	21.89'		B" CURB MEDIAN NOSE
20	N26°20'51"E		59.68'		B" CURB MEDIAN
21	Δ= 04°33'22"	493.00'	39.20'	19.81'	



*Slab Not
Per Detail
on sheet 1*



- CONSTRUCTION NOTES**
- ① CONSTRUCT 3" AC OVER 6" CLASS 2 AGGREGATE BASE.
 - ② CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
 - ③ CONSTRUCT "B" TYPE "D" CURB PER COUNTY OF RIVERSIDE STD. NO. 204.
 - ④ CONSTRUCT MODIFIED SIDEWALK (WIDTH PER PLAN), PER DETAIL ON SHEET 1.

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 REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.



BASIS OF BEARINGS:
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CRFP N2322764.069 E0304246.059
CTMS N2352688.681 E8525221.205
MATH N2347786.009 E8271429.242
P1N1 N2392853.393 E8271429.242

BENCHMARK: CITY OF BEAUMONT
DESCRIPTION: ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BASED LOCALLY UPON THE FOLLOWING CITY OF BEAUMONT BENCH MARKS:
B.M.11 2602.810
B.M.12 2606.040
B.M.14 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY

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PLANNING ■ DESIGN ■ CONSTRUCTION
74-50 Country Club Drive, Suite 201
PALM DESERT, CALIFORNIA 92260-9666
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DESIGN BY: J.M.PZ
DRAWN BY: PZ, DH
CHECKED BY: J.M., DSW
SCALE: 1"=40'
DATE: MARCH 2007
JOB NUMBER: 20100570

Reviewed By: *[Signature]* Date: 4/19/07
Recommended for Approval By: *[Signature]* Date: 5/16/07
Approved By: *[Signature]* Date: 5-31-07
Deepak Moorjani - Director of Public Works
City of Beaumont Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288
LINKSM DRIVE

FOR: PARDEE HOMES

SHEET **7**
OF 7 SHEETS
DRAWING NAME: 5705T007.DWG
FILE: 1075

H:\PDATA\2005070\CADD\LAND\IMPROVE\STREETS\31288\5705T007.DWG OSWILSON 4/3/07 6:23 am