

94 DWY 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. SF17-4255
Receipt No. 7161022
Fee \$ 300 App. 1266.66 inspo.
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

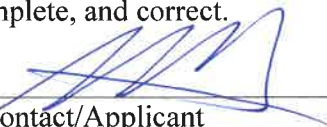
3. Developer Name Pardee Homes Phone 951-428-4400
(If corporation or partnership application must include names of principal officers or partners)

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# 81970887 Tounament Hills Tr#31288-5 PA12 Street Drainage
File # 1674

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  5/23/17
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.



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



Punch List

Project Name: Tournament Hills

Tract No. 31288-5

Streets/Drainage	SF 17-4255	Bond No. 81970887	Performance
Inspected By: Alex Stanko		Page: 1	Date: 05-01-2023
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1	95 driveways w/o POT	All items are omitted because Streets will be "Private." Per Richard Godsey. 02-14-2024	All items are omitted because Streets will be "Private." Per Richard Godsey. 02-14-2024
2	Provide as-built plans.		
3	R&R Sidewalk in multiple areas on all streets per RIVCO Std. No. 401.		
4	R&R Curb/ Gutter in multiple areas on all streets per RIVCO Std. No. 200.		
5	R&R portions of Cross Gutters/ Spandrels in multiple locations per RIVCO Std. No. 209.		
6	Crack fill/ Slurry seal with Type II on all streets.		
7	All streetlights are less than the minimum 18" from curb face RIVCO Std. 1000.		
8	Replace multiple sidewalk panels that are above the 2% max. slope		
9	Apply Thermoplastic White limit line per M.U.T.C.D., CA Supplement, FIG. 3B-103		
10	Thermoplastic "STOP" Pavement Marking per 2014 CA MUTCD, FIG 3B-23(CA).		
11	Repair multiple areas of sidewalk that has separated significantly from curb.		



[COMPANY NAME]



Punch List

Project Name: Tournament Hills

Tract No. 31288-5

Streets/Drainage	SF 17-4255	Bond No. 81970887	Performance
Inspected By: Alex Stanko		Page: 2	Date: 05-01-2023
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
12	Ensure all fire hydrants are marked with a Blue RPM in street.	All items are omitted because Streets will be "Private." Per Richard Godsey. 02-14-2024	All items are omitted because Streets will be "Private." Per Richard Godsey. 02-14-2024
13	Following Mailbox lights do not work: 36981 Albatross St.		
14	R&R multiple Curb Ramps Case A that are not in compliance with ADA Standards		
15	Following Street Lights do not work: 36449 Amateur Wy.		
	All items are omitted because Streets will be "Private." Per Richard Godsey. 02-14-2024		

Tournament Hills Tract 31288-5 (PA12)
Streets/Drainage
Pardee Job #: 159209

Bond #: 81970887
Premium: \$4,712⁰⁰

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 Eight Hundred Fifty Six Thousand Eight Hundred Seventeen^{85/100} dollars (\$856,817.85) 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 March 16, 2007.

PRINCIPAL:

Pardee Homes
By [Signature]
Title John Arvin, Sr. Vice President

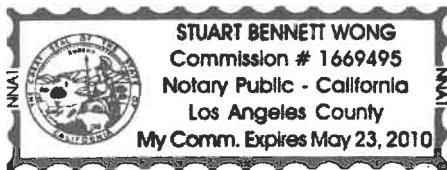
SURETY:

Federal Insurance Company
By [Signature]
Title Lana Amaya, Attorney-in-Fact


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On **March 7, 2007**, before me, Stuart Bennett Wong, 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


Stuart Bennett Wong
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: Laborers and Materialmen Bond, City of Beaumont, CA - #52BSBDL9438
Additional Information: Tournament Hills Tract 31288-5 Monumentation
Date of Document: March 7, 2007 **Number of Pages:** 1
Signer is Representing: PARDEE HOMES
Signer(s) other than named above: Rana Amaya, Attorney-in-Fact for Hartford Fire 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 7, 2007**, before me, Stuart Bennett Wong, Notary Public, personally appeared **Rana V. 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


Stuart Bennett Wong
Notary Public in and for said state.

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Signer is Representing: Hartford Fire 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 Hartford Fire Insurance Company

- | | | | |
|-------------------------------------|----------------------|--------------------------|---------|
| <input type="checkbox"/> | INDIVIDUAL | | |
| <input type="checkbox"/> | CORPORATE OFFICER | <input type="checkbox"/> | 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: | | |

THUMB PRINT
RIGHT THUMB

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD
BOND, T-4
690 ASYLUM AVENUE
HARTFORD, CONNECTICUT 06115
call: 888-266-3488 or fax: 860-757-5835
Agency Code: 52-817304

NOW ALL PERSONS BY THESE PRESENTS THAT:

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of \$2,000,000:**

William A. Bryan, Steven Davison, Rana V. Amaya
of
Federal Way, WA

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on July 21, 2003, the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Paul A. Bergenholtz
Paul A. Bergenholtz, Assistant Secretary

David T. Akers
David T. Akers, Assistant Vice President

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss. Hartford

On 4th day of August, 2004, before me personally came David T. Akers, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hampden, Commonwealth of Massachusetts; that he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Scott E. Paseka

Scott E. Paseka
Notary Public
My Commission Expires October 31, 2007

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of **March 7, 2007**
Signed and sealed at the City of Hartford.



Gary W. Stumper

Gary W. Stumper, Assistant Vice President

Tournament Hills Tract 3/28-5 (PA 12)
Streets/Drainage
Pardee Job#: 159209

Bond #: 81970887
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 Eight Hundred Fifty Six Thousand, Eight Hundred Seventeen dollars (\$ 856,817.85), 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. + 85/100's

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.

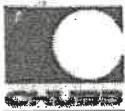
IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on March 16, 20 07.

PRINCIPAL:

Pardee Homes
By [Signature]
Title John Arvin, Sr. Vice President

SURETY:

Federal Insurance Company
By [Signature]
Title Rana 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 bail 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
Edward J. Reilly, Assistant Secretary

James E. Altman
James E. Altman, Vice President

STATE OF NEW JERSEY
County of Somerset

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

Karen A. Eder

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 signature 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

Edward J. Reilly, Assistant Secretary

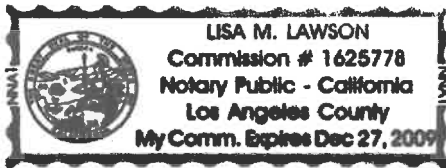
IN THE EVENT YOU WISH TO NOTIFY US OF A CLAIM, VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT ADDRESS LISTED ABOVE, OR BY Telephone (908) 903-3493 Fax (908) 903-3856

e-mail: surety@chubb.com

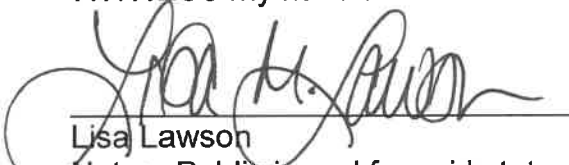
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 #81970887 - City of Beaumont
Additional Information: Sundance Tr. 31288-5 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:

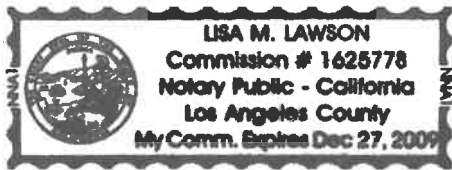
- INDIVIDUAL
 CORPORATE OFFICER TITLE: Sr. Vice President
- PARTNER(S)
 LIMITED GENERAL
- ATTORNEY-IN-FACT
 TRUSTEE
 GUARDIAN/CONSERVATOR
 OTHER:

THUMB PRINT
RIGHT THUMB

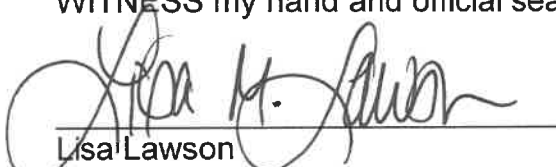
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State of California
County of Los Angeles

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WITNESS my hand and official seal


Lisa Lawson
Notary Public in and for said state.

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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

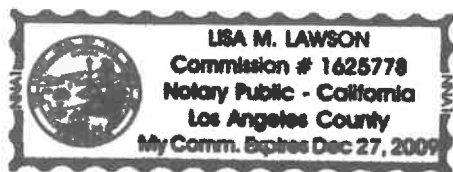
- | | | | |
|-------------------------------------|----------------------|--------------------------|---------|
| <input type="checkbox"/> | INDIVIDUAL | | |
| <input type="checkbox"/> | CORPORATE OFFICER | <input type="checkbox"/> | TITLE: |
| <input type="checkbox"/> | PARTNER(S) | <input type="checkbox"/>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

THUMB PRINT
RIGHT THUMB

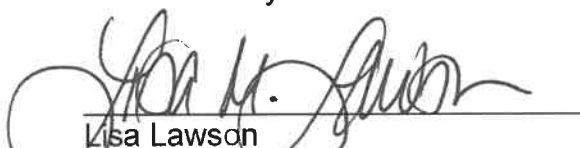
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State of California
County of Los Angeles

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WITNESS my hand and official seal



Lisa Lawson
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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

- INDIVIDUAL
CORPORATE OFFICER TITLE:
 PARTNER(S)
 LIMITED GENERAL
 ATTORNEY-IN-FACT
 TRUSTEE
 GUARDIAN/CONSERVATOR
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THUMB PRINT
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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

CITY OF BEAUMONT, CALIFORNIA

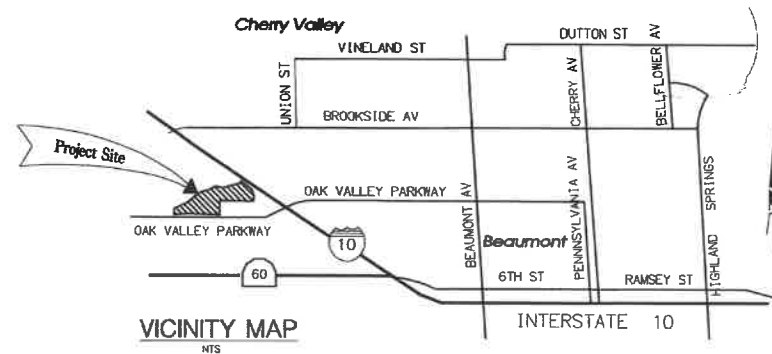
Street Improvement Plans

TRACT 31288-5

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 ITS AREA AND 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 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 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 RCTD STANDARD NO. B16.
- ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE RORD 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 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.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.



LEGEND

FINISHED SURFACE.....FS	NATURAL GROUND.....NG
GRADE BREAK.....GB	PORTLAND CEMENT CONCRETE...PCC
HIGH POINT.....HP	ASPHALT CONCRETE.....AC
TOP OF CURB.....TC	CONCRETE.....CONC
FLOWLINE.....FL	DRIVEWAY.....D.WY
LOW POINT.....LP	WATER METER.....WM
PROPERTY LINE.....PL	TELEPHONE BOX.....TB
RIGHT OF WAY.....R/W	WATER VALVE.....WV
CURB FACE.....CF	VAULT.....VT
EDGE OF PAVEMENT.....EP	POWER POLE.....PP
FINISHED GRADE.....FG	TANGENT GRADE.....T
POINT OF INTERSECTING GUTTER.....PIG	
EXISTING ELEVATION	100.50, (100.50)
FINISHED ELEVATION	+101.50
PROPERTY LINE	---
CENTERLINE	---
RIGHT-OF-WAY (R/W)	---R/W---
EXIST. GAS LINE	---
EASEMENT LINE	---

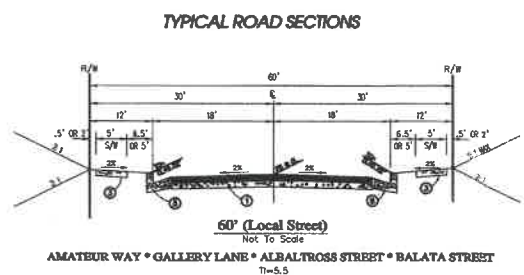
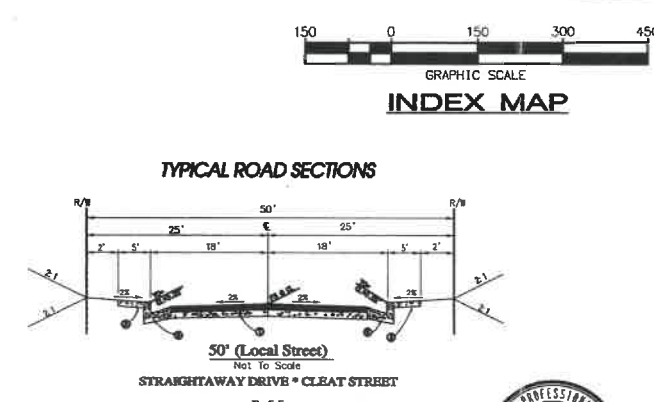
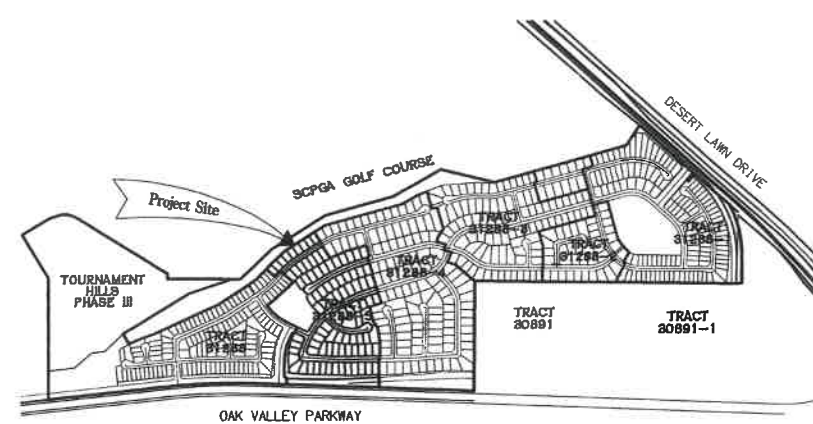
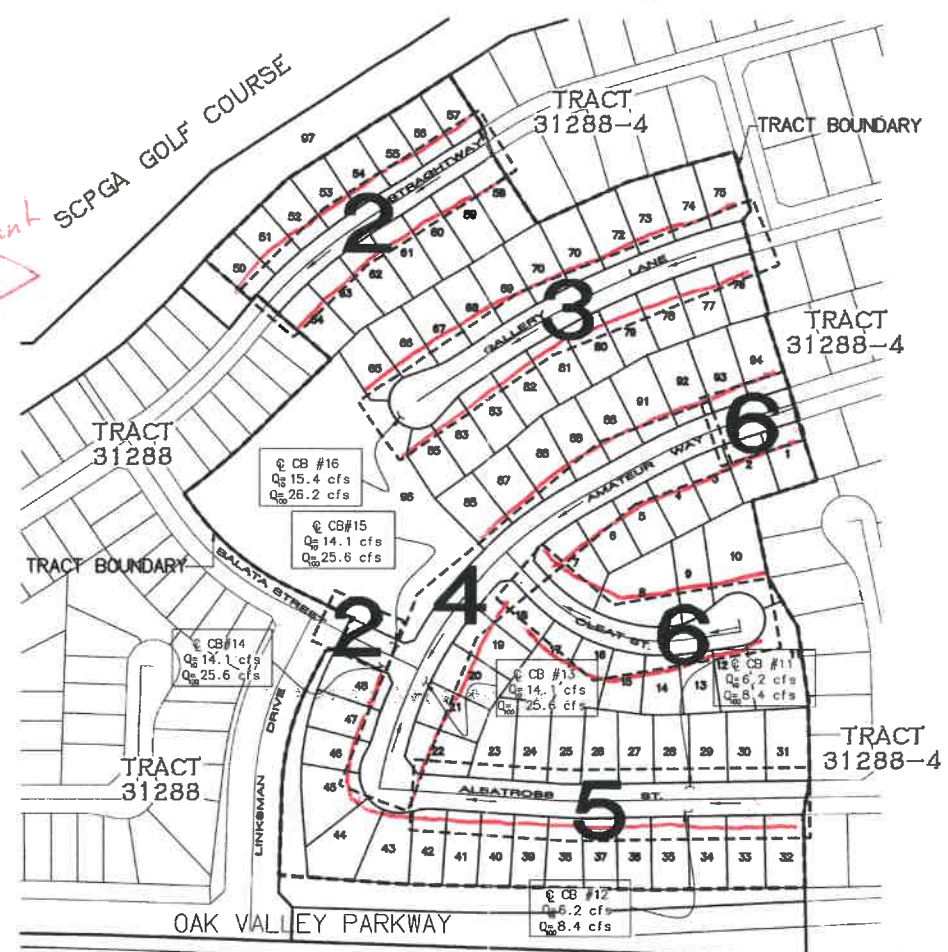
DECLARATION OF ENGINEER OF RECORD:

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: 03/21/07
 LICENSE No. 51667 EXP. 03/31/07

No Compliant Driveways



CONSTRUCTION NOTES & QUANTITY ESTIMATES			
①	CONSTRUCT 3" AC OVER 6" CLASS 2 AGGREGATE BASE.	SF	124,345
②	CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A.	EA	1
③	CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).	SF	36,122
④	CONSTRUCT CURB RAMP CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.	EA	4
⑤	CONSTRUCT TYPE A-8 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.	LF	7,225
⑥	CONSTRUCT LOCAL DEPRESSION CASE "C" (SUMP) PER RCTD STD. 311.	EA	4
⑦	CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.	EA	94
⑧	CONSTRUCT LOCAL DEPRESSION CASE "B" (FLOW-BY) PER RCTD STD. 311.	EA	2

INDEX OF SHEETS	
SHEET	DESCRIPTION
1	TITLE SHEET
2-6	STREET IMPROVEMENT PLAN

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.

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 (F. 1983 (EPOCH 2004.00)). ZONE 6; BASED LOCALLY UPON THE FOLLOWING CSRS STATIONS AS PUBLISHED BY THE CSRS:
 CRFP N2322764.069 E8304246.059
 CTMS N2332688.681 E8252221.205
 MATH N2347786.009 E8271429.242
 FINI N2332653.383 E8271429.242

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

RBF CONSULTING
 PLANNING • DESIGN • CONSTRUCTION
 74-130 Country Club Drive, Suite 201
 PALM DESERT, CALIFORNIA 92280-1655
 760-348-7481 • FAX 760-348-8315 • www.RBF.com

DESIGN BY: JM, PZ
 DRAWN BY: JM, PZ
 CHECKED BY: JM, MSS, DSW
 SCALE: 1"=150'
 DATE: MARCH 2007
 JOB NUMBER: 20100570

DATE: 03/21/07
 RCE No. 57667 EXP. 12-31-2007

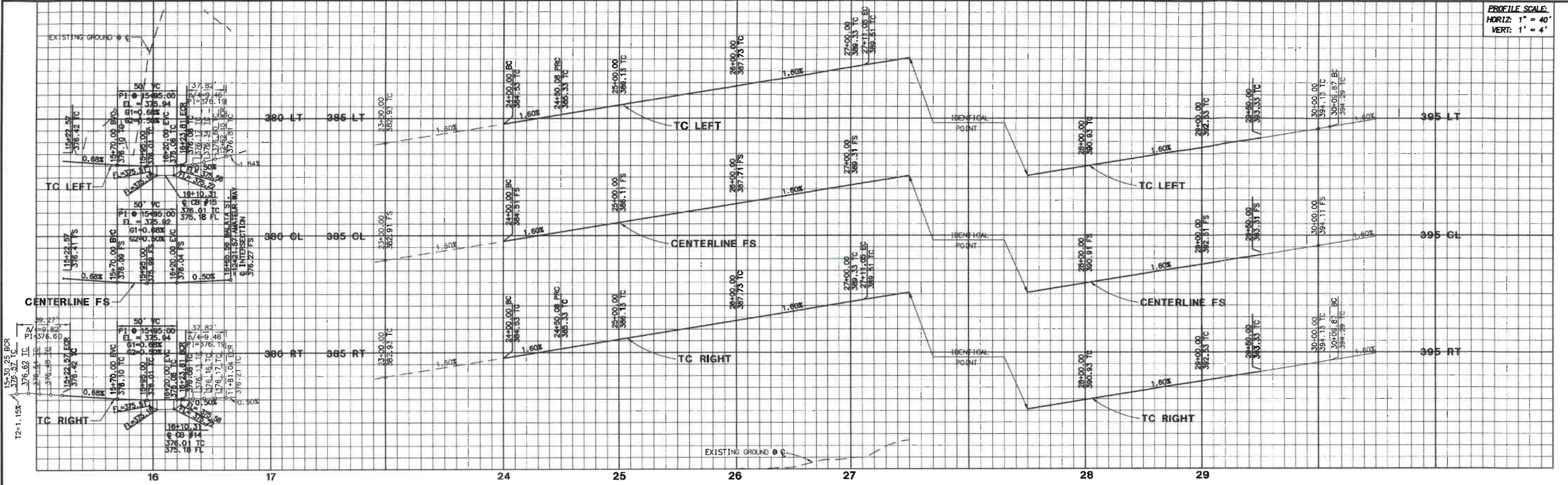
Reviewed By: *[Signature]* Date: 5/19/07
 Recommended for Approval By: *[Signature]* Date: 5/16/07
 Approved By: *[Signature]* Date: 5/21/07
 Deepak Moorjani - Director of Public Works
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288-5
 TITLE SHEET • VICINITY & INDEX MAP • GENERAL NOTES

SHEET 1 OF 6 SHEETS
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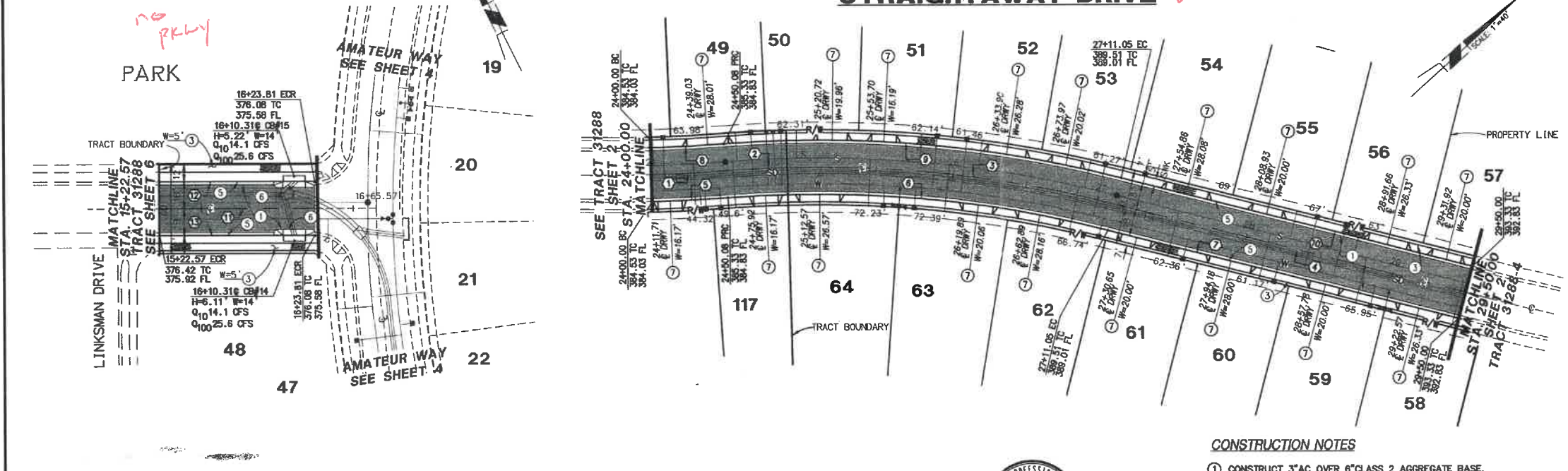
FOR: PARDEE HOMES

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



BALATA STREET

STRAIGHTAWAY DRIVE



DATA TABLE					
NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	Δ 02° 52' 10"	1000.00'	50.08'	25.05'	CENTERLINE
2	Δ 02° 55' 23"	800.00'	40.81'	20.41'	
3	Δ 15° 48' 03"	800.00'	220.18'	110.78'	
4	N56° 56' 37" E	---	238.95'	---	CURB & GUTTER
5	Δ 02° 52' 10"	1018.00'	50.98'	25.50'	
6	Δ 18° 41' 28"	782.00'	255.10'	128.69'	
7	N56° 56' 37" E	---	238.95'	---	
8	Δ 02° 52' 10"	992.00'	49.18'	24.59'	
9	Δ 18° 44' 28"	818.00'	266.84'	134.62'	
10	N56° 56' 37" E	---	238.95'	---	
11	N53° 39' 09" W	---	142.89'	---	CENTERLINE
12	N53° 39' 09" W	---	101.24'	---	
13	N53° 39' 09" W	---	101.24'	---	CURB & GUTTER

- 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-B CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
 - CONSTRUCT LOCAL DEPRESSION CASE "C" (SUMP) PER RCTD STD. 311
 - CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.



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 APPROVAL AND REVISING THE PLANS FOR APPROVED BY THE CITY.



PLANNING ■ DESIGN ■ CONSTRUCTION
74-130 Country Club Drive, Suite 201
PALM DESERT, CALIFORNIA 92260-1655
760-346-7481 ■ FAX 760-346-8375 ■ WWW.RBF.COM

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

Reviewed By: [Signature] Date: 4/29/07
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 31288-5
STRAIGHTAWAY DRIVE • BALATA STREET
STA: 24+00.00 - 29+50.00 AND STA: 15+22.57 - 16+23.81

SHEET
2
OF 6 SHEETS
DRAWING NAME: 57667-502.DWG
FILE: 10614

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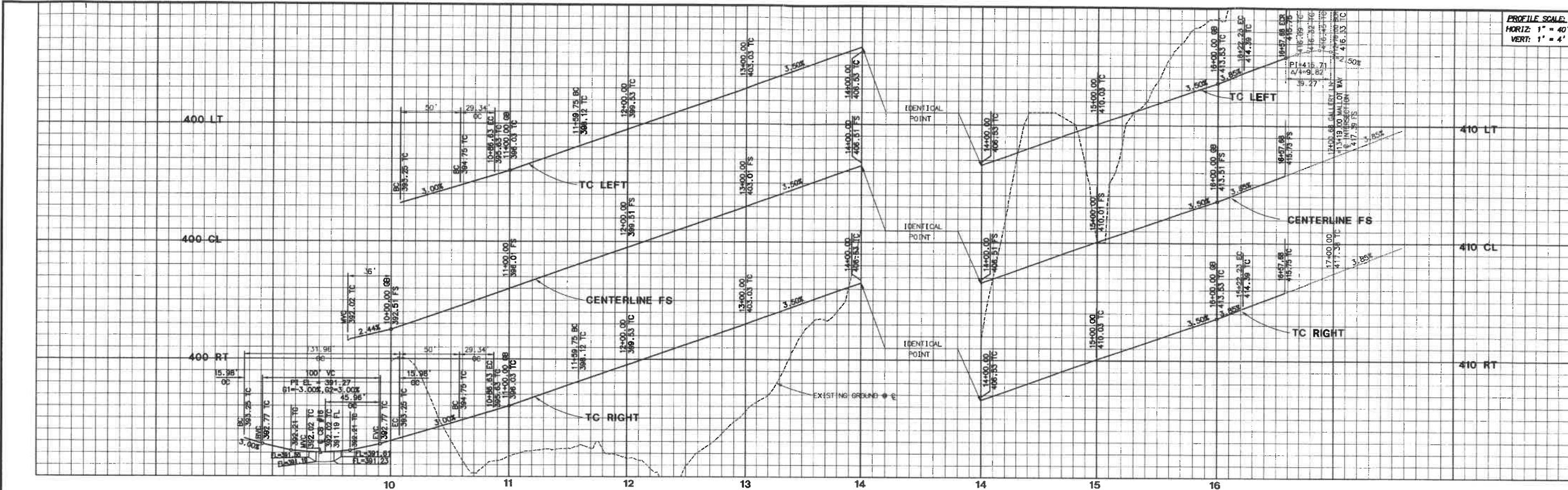
BASIS OF BEARINGS:
DESCRIPTION: BEARINGS AND COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2004.00). ZONE IS BASED LOCALLY UPON THE FOLLOWING CSRS STATIONS AS PUBLISHED BY THE CSRS:
CRFP N2322764.069 E6304246.059
CTMS N2352688.681 E6525221.205
MATH N2347786.009 E6271429.242
P1N1 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:
BM_11 2802.810
BM_12 2806.040
BM_14 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	QTY	

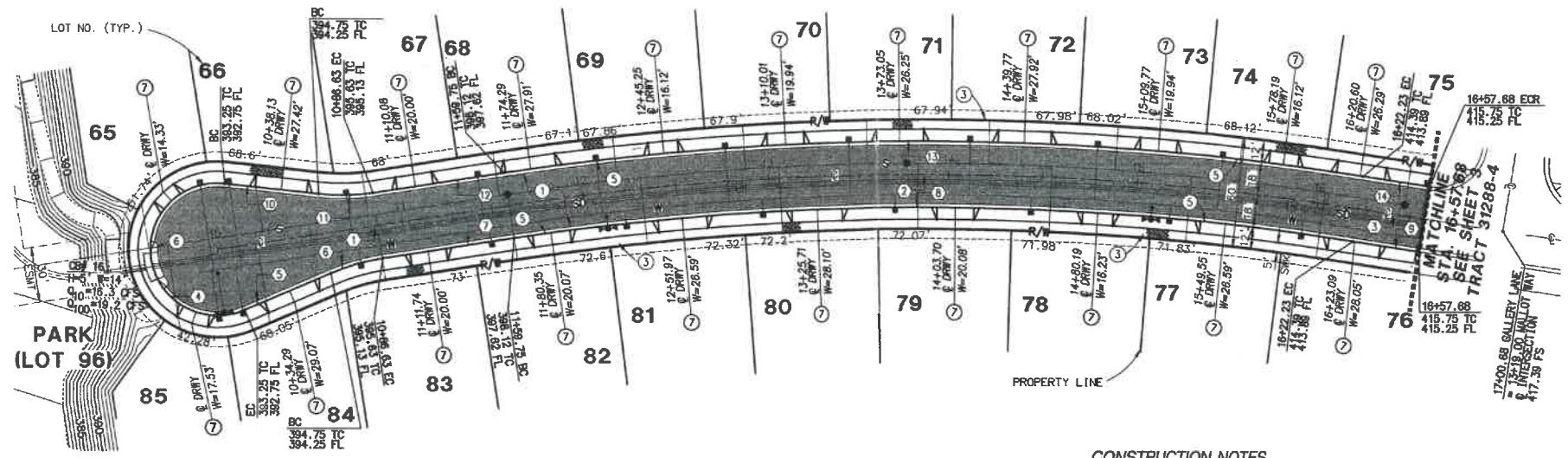
MICHAEL S. SUTTON
DATE: 03/29/07
REG. NO. 57667 EXP. 12-31-2007

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



GALLERY LANE

no pkwy



DATA TABLE					
(#)	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	N56°23'08"E	--	159.75'	--	CENTERLINE
2	17°39'56"	1500.00'	462.48'	233.09'	"
3	N74°03'04"E	--	35.45'	--	"
4	210°01'17"	36.00'	131.96'	--	CURB & GUTTER
5	N41°22'30"E	--	50.00'	--	"
6	15°00'38"	112.00'	29.34'	14.76'	"
7	N56°23'08"E	--	73.12'	--	"
8	17°39'56"	1482.00'	456.93'	230.29'	"
9	N74°03'04"E	--	35.45'	--	"
10	N71°23'46"E	--	30.00'	--	"
11	15°00'38"	114.50'	30.00'	15.09'	"
12	N56°23'08"E	--	73.12'	--	"
13	17°39'56"	1515.50'	467.26'	235.50'	"
14	N74°03'04"E	--	35.45'	--	"

CONSTRUCTION NOTES

- CONSTRUCT 3" AC OVER 6" CLASS 2 AGGREGATE BASE.
- CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 40 (MODIFIED).
- CONSTRUCT TYPE A-C CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
- CONSTRUCT LOCAL DEPRESSION CASE C (SUMP) PER RCTD STD. NO. 311
- CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.



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:
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: N2322764.069 E6304246.059
CTMS: N2352688.681 E8525221.205
MATH: N2347786.009 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: 2606.040
BML14: 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

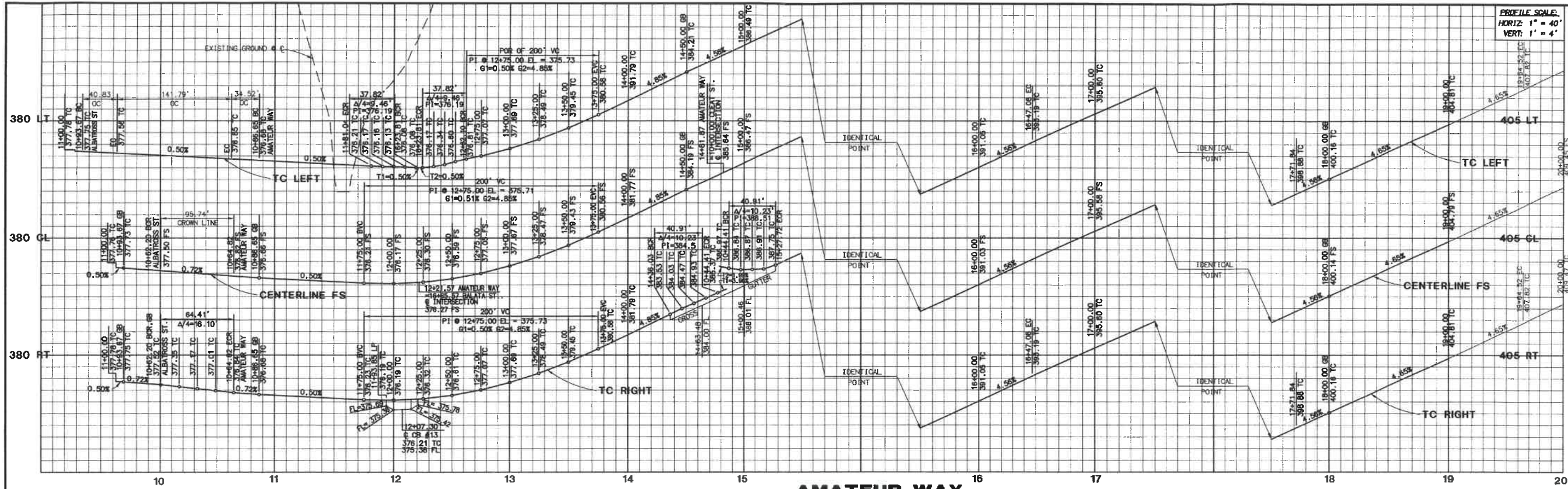
RBF CONSULTING PLANNING ■ DESIGN ■ CONSTRUCTION
74-130 County Club Drive, Suite 201
PALM DESERT, CALIFORNIA 92260-1655
760-346-7481 • FAX 760-346-8935 • www.RBF.com

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

Reviewed By: [Signature] Date: 5/28/07
Recommended for Approval By: [Signature] Date: 5/14/07
Approved By: [Signature] Date: 5-31-07
City of Beaumont, Public Works Department: Engineering Division
TDL(951)769-6520 • FAX(951)769-8526

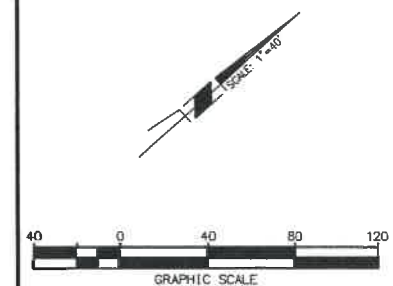
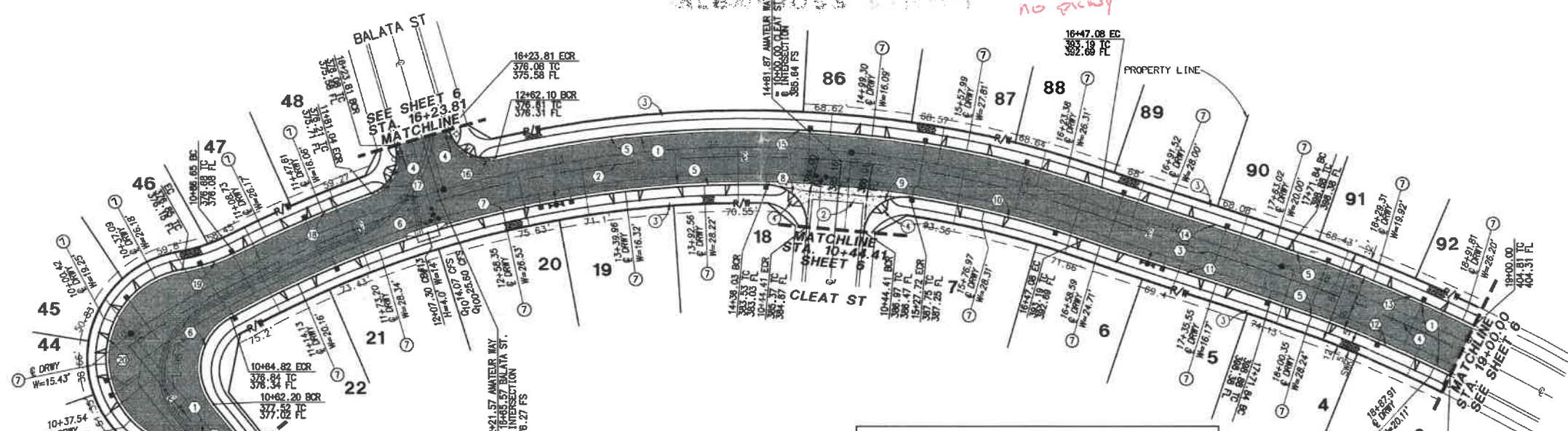
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288-5
GALLERY LANE
STA: 10+00.00 - 16+57.00
PARDEE HOMES

SHEET **3**
OF 6 SHEETS
DRAWING NAME: 31288-5.DWG
DATE: 5/28/07



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

AMATEUR WAY



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DATA TABLE

STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	N86°13'03"W	---	100.00'	---	CENTERLINE
2	S2°57'52"E	700.00'	647.08'	348.74'	---
3	N61°10'34"E	---	124.76'	---	---
4	07°20'35"	1000.00'	128.18'	64.17'	---
5	N88°13'03"W	---	---	---	CURB & GUTTER
6	N89°44'04"	37.00'	84.41'	43.89'	---
7	S0°23'02"E	682.00'	361.66'	185.19'	---
8	S3°45'09"E	25.00'	40.91'	26.69'	---
9	S3°45'09"E	25.00'	40.91'	26.69'	---
10	09°46'11"	682.00'	116.29'	58.29'	---
11	N61°10'34"E	---	124.76'	---	---
12	07°20'35"	982.00'	125.86'	63.01'	---

DATA TABLE CONT.

STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
13	07°20'35"	1018.00'	130.47'	65.32'	CURB & GUTTER
14	N61°10'34"E	---	124.76'	---	---
15	S1°30'39"	718.00'	394.88'	202.57'	---
16	S6°40'56"	25.00'	37.82'	23.59'	---
17	S6°40'56"	25.00'	37.82'	23.59'	---
18	07°43'33"	718.00'	96.82'	48.48'	---
19	S1°39'38"	112.00'	34.52'	17.40'	---
20	S14°04'07"	58.00'	141.79'	159.65'	---
21	S20°53'13"	112.00'	40.83'	20.64'	---
22	N86°13'03"W	---	6.33'	---	---

- 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. 200.
 - CONSTRUCT LOCAL DEPRESSION CASE "C" (SUMP) PER RCTD STD. 311.
 - CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.



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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 2802.810
BML12 2606.040
BML14 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

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

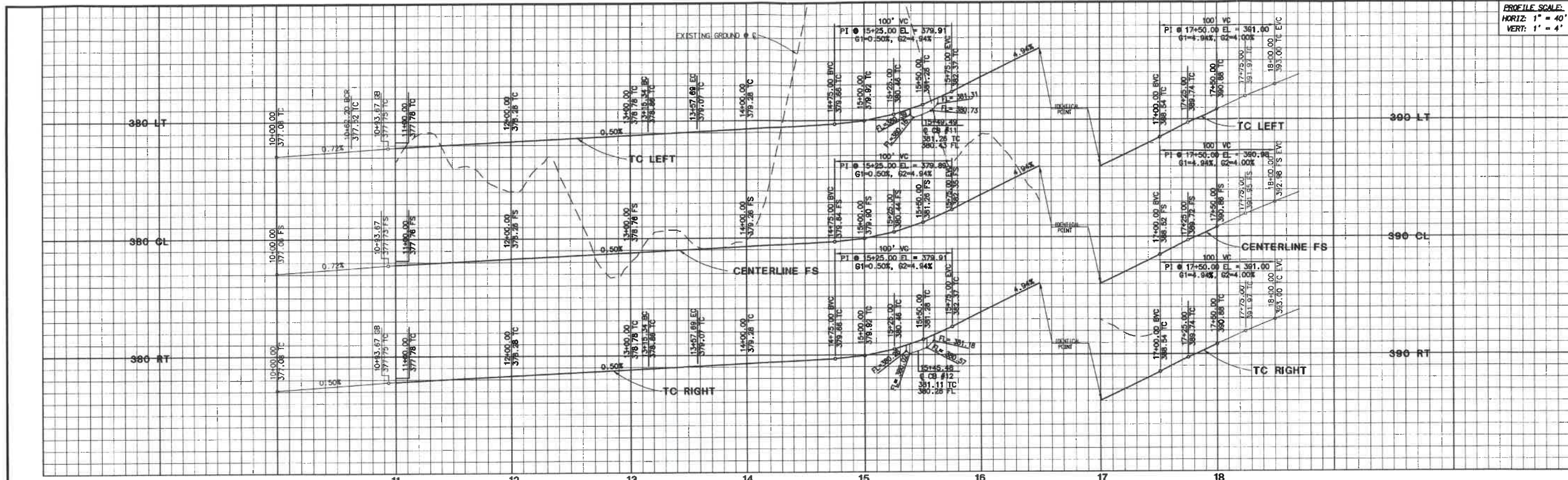
DESIGN BY: JM, PZ
DRAWN BY: JM, PZ
CHECKED BY: JM, MS, DSW
SCALE: 1"=40'
DATE: FEBRUARY 2007
JOB NUMBER: 20100570

Reviewed By: [Signature] Date: 5/16/07
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: 530 E. 6TH STREET BEAUMONT, CA 92223
Engineering Division TEL: (951) 789-8520 • FAX: (951) 789-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288-5
AMATEUR WAY
STA: 11+11.00 - 19+00.00
FOR: PARDEE HOMES

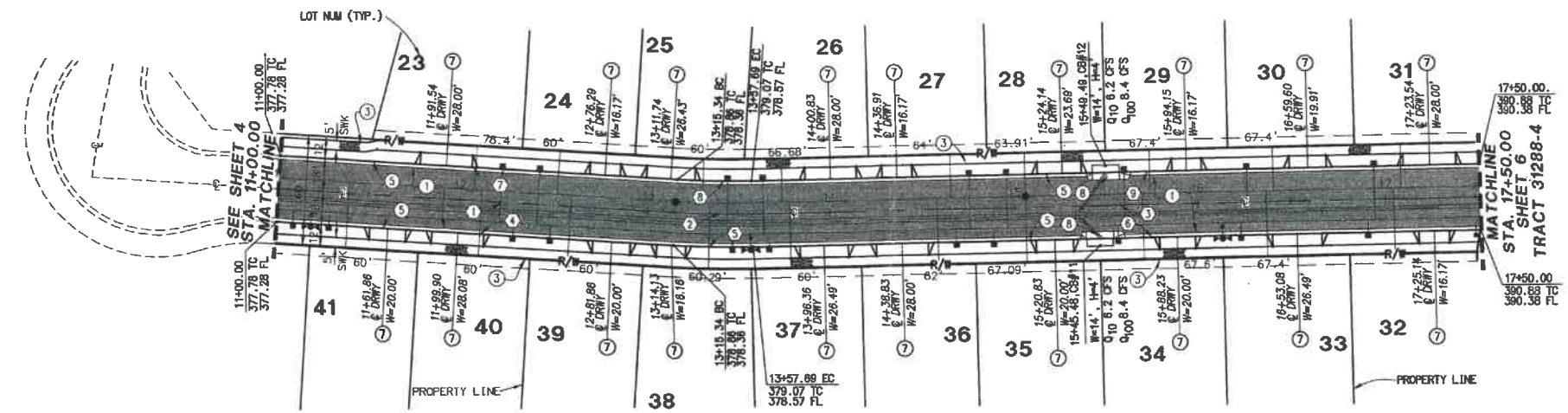
SHEET
4
OF 6 SHEETS
DRAWING NAME: 5/05/04.DWG
FILE: 1074

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



ALBATROSS STREET

no park



NO	BEARING/Delta	RADIUS	LENGTH	TANGENT	NOTE
1	N86°13'03"W	---	215.34'	---	CENTERLINE
2	04°51'13"	500.00'	42.36'	21.19'	---
3	N88°55'44"E	---	392.31'	---	---
4	N86°13'03"W	---	215.34'	---	CURB & GUTTER
5	04°51'13"	518.00'	43.88'	21.95'	---
6	N88°55'44"E	---	392.31'	---	---
7	N86°13'03"W	---	215.34'	---	---
8	04°51'13"	482.00'	40.83'	20.43'	---
9	N88°55'44"E	---	392.31'	---	---

- 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 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:
CRFP N2322764.069 E6304246.059
CTMS N2352688.681 E6529221.205
MATH N2347785.039 E6271429.242
PINT N2382953.393 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:
BM_11 2602.810
BM_12 2606.040
BM_14 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY



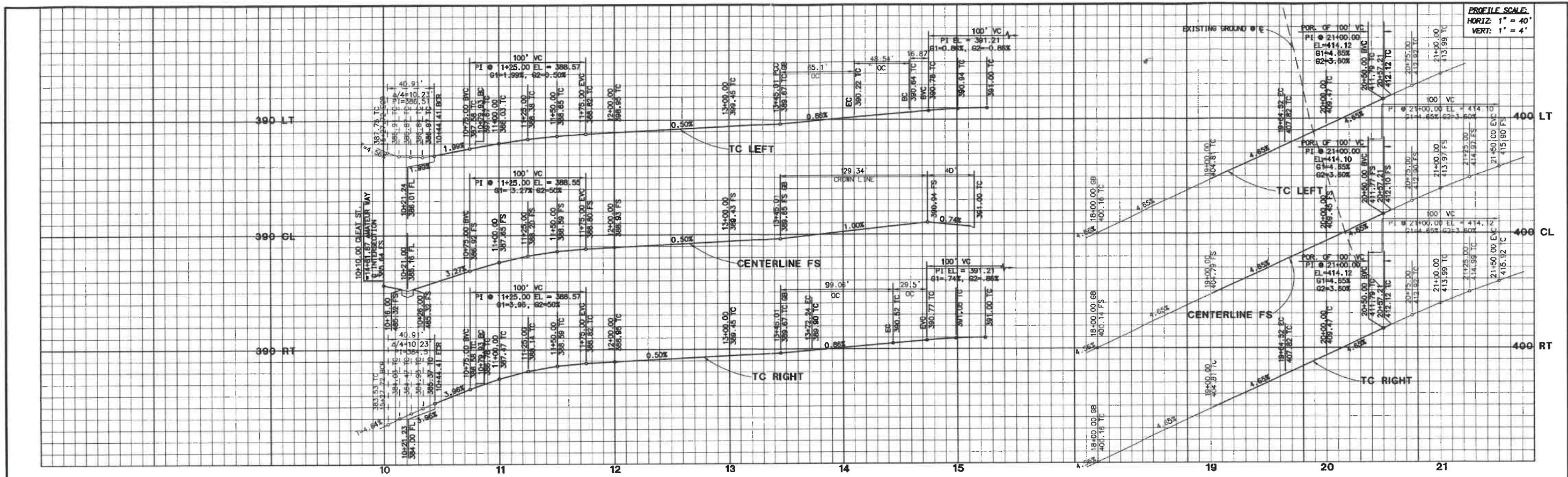
RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
74-130 Country Club Drive, Suite 201
PALM DESERT, CALIFORNIA 92280-1655
760-348-7481 • FAX 760-348-8855 • www.RBF.com
DATE: 03/29/07
RCE NO. 57667 Exp. 12-31-2007

DESIGN BY: JM, PZ
DRAWN BY: JM, PZ
CHECKED BY: JM, MSS, DSM
SCALE: 1" = 40'
DATE: MARCH 2007
JOB NUMBER: 20100570
Reviewed By: [Signature] Date: 4/10/07
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
550 E. 6TH STREET BEAUMONT, CA 92223
TEL: (951) 769-6520 • FAX: (951) 769-8536

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288-5
ALBATROSS STREET
STA: 11+00.00 - 17+50.00
FOR: PARDEE HOMES

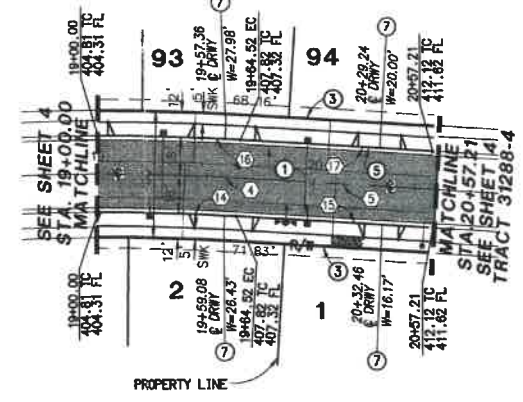
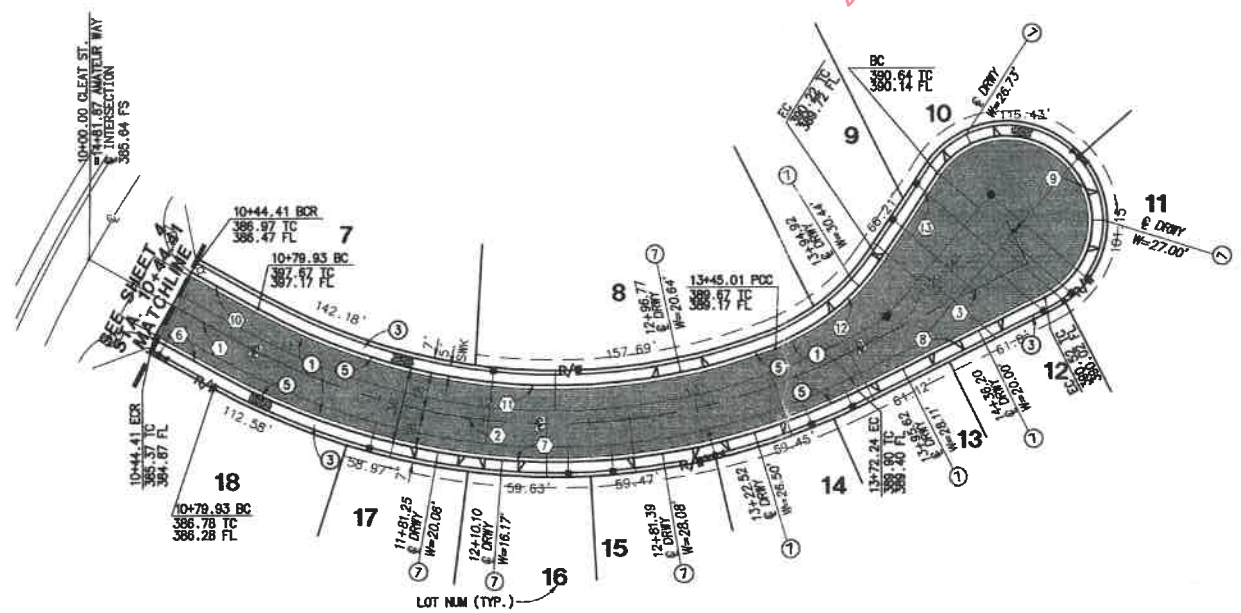
SHEET
5
OF 6 SHEETS
DRAWING NAME: 57051505.DWG
FILE: 1074

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



CLEAT STREET

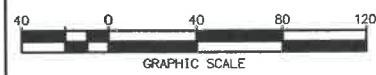
AMATEUR WAY



Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N42° 20' 47" W	300.00'	35.52'	158.93'	CURB & GUTTER
2	Δ= 55° 49' 40"	1000.00'	64.52'	32.27'	
3	N81° 48' 33" E	318.00'	309.86'	168.47'	
4	Δ= 03° 41' 49"	40.00'	35.52'	146.37'	
5	N72° 12' 58" E	282.00'	249.17'	133.38'	
6	Δ= 55° 49' 40"	107.00'	65.10'	33.58'	
7	N81° 48' 33" E	982.00'	63.36'	31.69'	
8	Δ= 209° 38' 31"	1018.00'	65.69'	32.85'	
9	N42° 20' 47" W	75.48'	35.52'	146.37'	
10	Δ= 50° 37' 35"	107.00'	65.10'	33.58'	
11	Δ= 34° 51' 36"	982.00'	63.36'	31.69'	
12	N82° 10' 02" E	1018.00'	65.69'	32.85'	
13	Δ= 03° 41' 49"	40.00'	35.52'	146.37'	
14	N72° 12' 58" E	282.00'	249.17'	133.38'	
15	Δ= 55° 49' 40"	1000.00'	64.52'	32.27'	
16	N81° 48' 33" E	318.00'	309.86'	168.47'	
17	Δ= 209° 38' 31"	1018.00'	65.69'	32.85'	
18	N42° 20' 47" W	300.00'	35.52'	158.93'	

- CONSTRUCTION NOTES**
- CONSTRUCT 3" AC OVER 6" CLASS 2 AGGREGATE BASE.
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401
 - CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
 - CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.

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.



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 CSRC STATIONS AS PUBLISHED BY THE CSRC:
CRFP N2322764.069 E6304246.059
CTMS N2352688.681 E6525221.205
MATH N2347786.009 E6271429.242
P111 N2382653.393 E6271429.242

BENCHMARK: CITY OF BEAUMONT
DESCRIPTION: ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETTIC VERTICAL DATUM OF 1929 BASED LOCALLY UPON THE FOLLOWING CITY OF BEAUMONT BENCH MARKS:
BML11 2602.810
BML12 2606.040
BML14 2590.640

BY	MARK	DESCRIPTION	APPR. DATE
ENGINEER		REVISIONS	QTY

RBF CONSULTING PLANNING • DESIGN • CONSTRUCTION
74-30 Country Club Drive, Suite 201
PALM DESERT, CALIFORNIA 92260-9655
760-346-7481 • FAX 760-346-8315 • www.RBF.com

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

Reviewed By: [Signature] Date: 5/20/07
Recommended for Approval By: [Signature] Date: 5/20/07
Approved By: [Signature] Date: 5/20/07
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288-5
AMATEUR WAY • CLEAT STREET

STA: 19+00.00 - 20+57.21
FOR: PARDEE HOMES

SHEET 6
OF 6 SHEETS
DRAWING NAME: 5705T506.DWG
FILE NO: 1074