

121 Days 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. 17-4256
Receipt No. 761022
Fee \$ 300 *Appr + 166.62 insp*
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

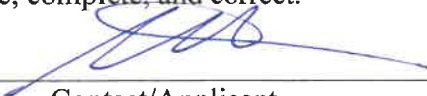
6. Contact's E-mail michael.heishman@pardeehomes.com

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# 103883744 Tournament Hills Tract 31288-4 Streets/Drainage PA14
File # 1645

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

Tract No. 31288-4

Streets/Drainage	SF 17-4256	Bond No. 103883744	Performance
Inspected By: Alex Stanko		Page: 1	Date: 05-01-2023
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1	121 driveways w/o POT (exceed the max. of 10%)	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.		

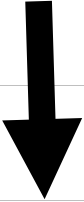

[COMPANY NAME]



Punch List

Project Name: Tournament Hills

Tract No. 31288-4

Streets/Drainage	SF 17-4256	Bond No. 103883744	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: 36386 Straightaway Dr.		
14	R&R multiple Curb Ramps Case A that are not in compliance with ADA Standards		
	All items are omitted because Streets will be "Private." Per Richard Godsey. 02-14-2024		

Tournament Hills Ph. 2 Tr. 31288-4/PA 14 Streets/Drainage
Pardee Job # 159210

Bond #: 103883744
Premium: \$6,553.00

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 February 14, 2007, and identified as project Tract 31288-4, 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 Travelers Casualty and Surety Company of America as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of * \$1,310,545.00 dollars (\$ 1,310,545.00) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.
*One Million, Three Hundred Ten Thousand, Five Hundred Forty-Five and 75/100's

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 February 27, 2007.

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

SURETY:
Travelers Casualty and Surety Company of America
By Rana V. Amaya
Title Rana V. Amaya, Attorney-in-Fact


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On **February 27, 2007**, before me, Sherrie Jossen, 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


Sherrie Jossen
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 #103883744 - City of Beaumont
Additional Information: Tournament Hills Phase 2 Tr. 31288-4 PA14 Streets / Drainage
Date of Document: February 27, 2007 **Number of Pages:** 1
Signer is Representing: PARDEE HOMES
Signer(s) other than named above: Rana Amaya, Attorney-in-Fact for Travelers Casualty and Surety Company of America

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

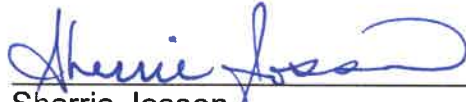
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On **February 27, 2007**, before me, Sherrie Jossen, 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



Sherrie Jossen
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 #103883744 - City of Beaumont
Additional Information: Tournament Hills Phase 2 Tr. 31288-4 PA14 Streets / Drainage
Date of Document: February 27, 2007 **Number of Pages:** 1
Signer is Representing: Travelers Casualty and Surety Company of America
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 Travelers Casualty and Surety Company of America

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

THUMB PRINT
RIGHT THUMB

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 February 14, 2007, and identified as project Tract 31288-4, 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 * \$1,310,545.75 dollars 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, Three Hundred Ten Thousand, Five Hundred Forty-Five and 75/100'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 February 27, 2007.

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

SURETY:
Travelers Casualty and Surety Company
of America
By [Signature]
Title Rana V. Amaya, Attorney-in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On **February 27, 2007**, before me, Sherrie Jossen, 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

Sherrie Jossen
Sherrie Jossen
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 & Materialmen Bond #103883744 - City of Beaumont
Additional Information: Tournament Hills Phase 2 Tr. 31288-4 PA14 Streets / Drainage
Date of Document: February 27, 2007 **Number of Pages:** 1
Signer is Representing: PARDEE HOMES
Signer(s) other than named above: Rana Amaya, Attorney-in-Fact for Travelers Casualty and Surety Company of America

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:

HUMB PRINT
RIGHT THUMB


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On **February 27, 2007**, before me, Sherrie Jossen, 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


Sherrie Jossen
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 & Materialmen Bond #103883744 - City of Beaumont
Additional Information: Tournament Hills Phase 2 Tr. 31288-4 PA14 Streets / Drainage
Date of Document: February 27, 2007 **Number of Pages:** 1
Signer is Representing: Travelers Casualty and Surety Company of America
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 Travelers Casualty and Surety Company of America

- | | | |
|-------------------------------------|----------------------|----------------------------------|
| <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: | |

THUMB PRINT
RIGHT THUMB



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
St. Paul Fire and Marine Insurance Company

St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 215492

Certificate No. 000299133

KNOW ALL MEN BY THESE PRESENTS: That Seaboard Surety Company is a corporation duly organized under the laws of the State of New York, that St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, that Farmington Casualty Company, Travelers Casualty and Surety Company, and Travelers Casualty and Surety Company of America are corporations duly organized under the laws of the State of Connecticut, that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc. is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Barbara Bail, Marc D. Stuart, William A. Bryan, Jon Lash, Steven Davison, and Rana V. Amaya

of the City of Los Angeles, State of California, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory 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.

The authority granted hereunder to sign, execute, seal and acknowledge any individual bond, recognizance, conditional undertaking, and other writing obligatory in the nature thereof is limited to the sum of TWO MILLION FIVE HUNDRED THOUSAND (\$2,500,000.00) DOLLARS per bond.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 11th day of April, 2006.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
St. Paul Fire and Marine Insurance Company

St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
George W. Thompson, Senior Vice President

On this the 11th day of April, 2006, before me personally appeared George W. Thompson, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal. My Commission expires the 30th day of June, 2006.



[Signature]
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice 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 Resident Vice Presidents, Resident 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 on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kori M. Johanson, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company 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 in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 27th day of February, 2007.


Kori M. Johanson, Assistant Secretary



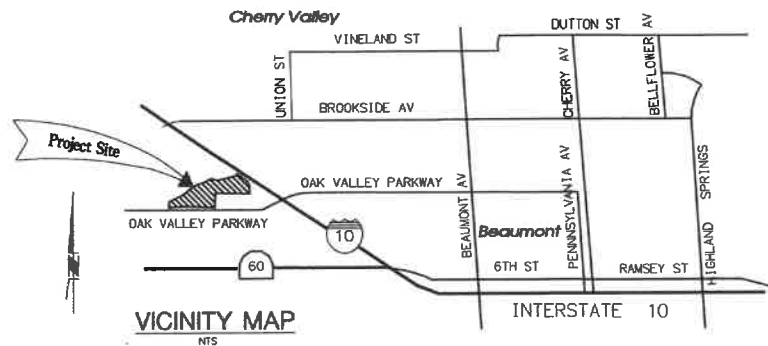
To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.stpaultravelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

CITY OF BEAUMONT, CALIFORNIA

Street Improvement Plans

TRACT 31288-4

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.



LEGEND

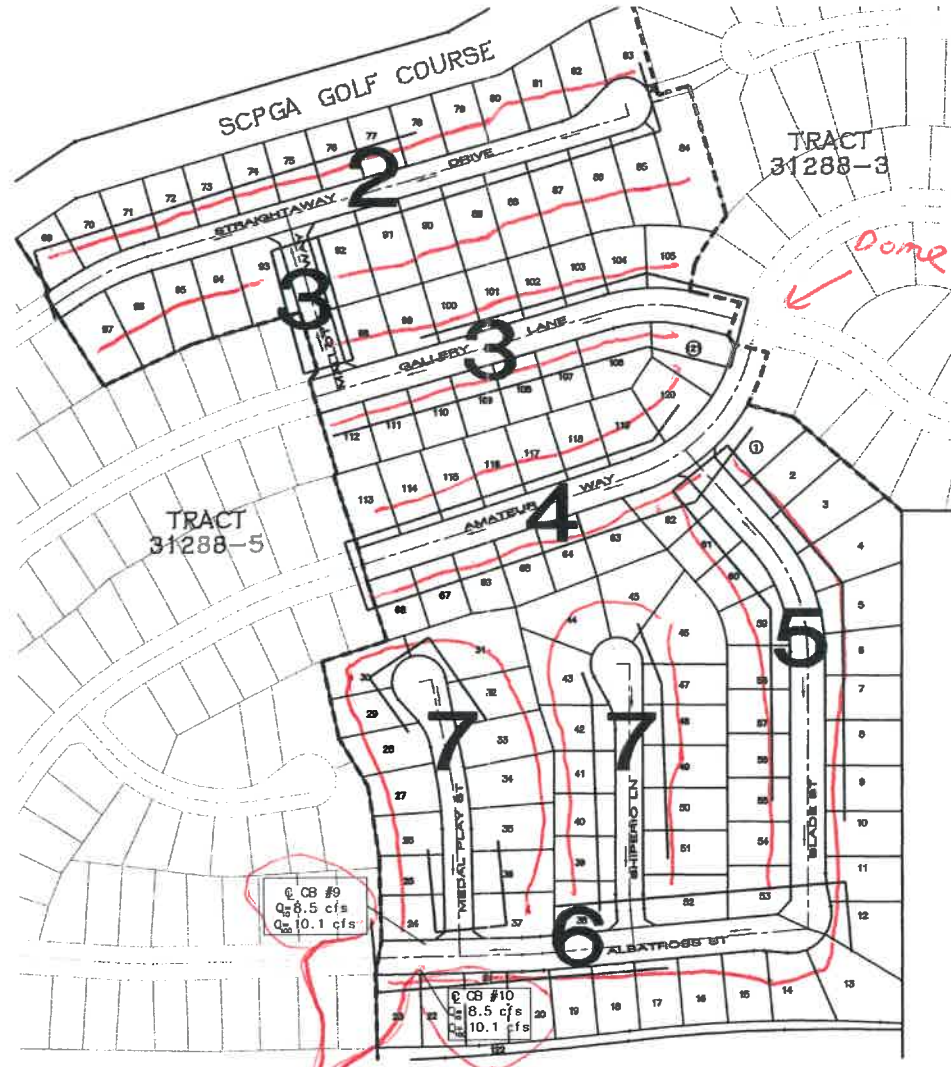
FINISHED SURFACE.....FS	NATURAL GROUND.....NG
GRADE BREAK.....GB	PORTLAND CEMENT CONCRETE...PCC
HIGH POINT.....HP	ASPHALT CONCRETE.....AC
TOP OF CURB.....TC	CONCRETE.....CONC
FLOWLINE.....FL	DRIVEWAY.....DWY
LOW POINT.....LP	WATER METER.....WM
PROPERTY LINE.....PL	TELEPHONE BOX.....CTE
RIGHT OF WAY.....R/W	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)	
EXIST. GAS LINE	
EASEMENT LINE	

DECLARATION OF ENGINEER OF RECORD:

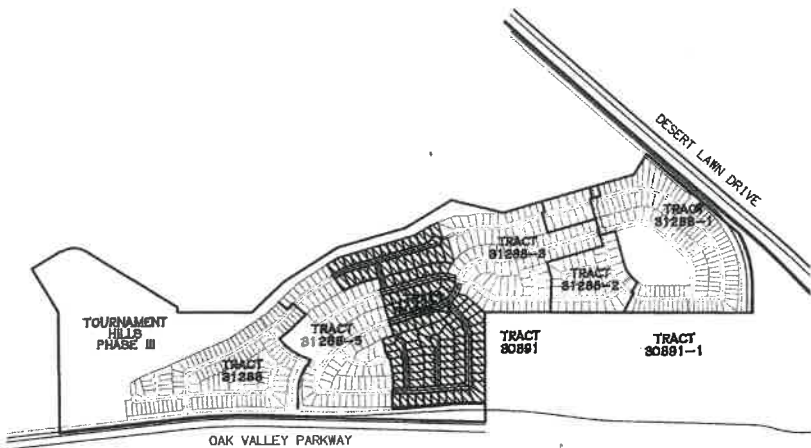
I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN.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

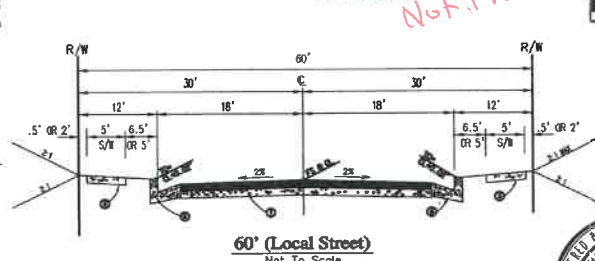
SIGNATURE: [Signature] DATE: 02/10/07
 LICENSE No. 57447 EXP. 12/10/07



Plan check & inspection fees paid in full. Notes in place.



TYPICAL ROAD SECTIONS



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.

- GENERAL NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF ITS 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, "SECTION," 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 ARE 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 R.C.T.D. STANDARD NO. 816.
 - ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE R.C.T.D. STANDARD NO. 401 IF 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.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT-OF-WAY.
 - CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARDS NO. 206 AND/OR 207, AS DIRECTED IN THE FIELD.
 - 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), GRAPE 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 LOCATION ARE DETERMINED.

CONSTRUCTION NOTES & QUANTITY ESTIMATES

NO.	DESCRIPTION	UNIT	QUANTITY
1	CONSTRUCT 3" AC OVER 6" CLASS 2 AGGREGATE BASE.	SF	191,960
2	CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A.	EA	4
3	CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).	SF	54,402
4	CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.	EA	10
5	CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.	LF	10,880
6	CONSTRUCT LOCAL DEPRESSION PER RCTD STD. NO. 311 (CASE B).	EA	2
7	CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.	EA	121
8	INSTALL STOP SIGN AND PAVEMENT MARKINGS PER CAL TRANS STANDARDS. FOR STOP SIGN USE "R1-1".	EA	2

INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2-7	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 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 CSRS STATIONS AS FURNISHED BY THE CSRS:
 CSRP N2322764.069 E6304246.059
 CTMS N2352688.681 E6525221.205
 MATH N2347786.009 E6271429.242
 PINT1 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 BENCHMARKS:
 BM_11 2602.610
 BM_12 2606.040
 BM_14 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY

RBF CONSULTING
 PLANNING • DESIGN • CONSTRUCTION
 74-190 Country Club Drive, Suite 201
 PALM DESERT, CALIFORNIA 92260-9556
 760-346-7481 • FAX 760-346-8315 • www.RBF.com

DESIGN BY: JALPZ
 DRAWN BY: JALPZ
 CHECKED BY: JALPZ/DSW
 SCALE: 1"=150'
 DATE: DECEMBER, 2006
 JOB NUMBER: 20100570

Reviewed By: [Signature] Date: 11/09/07
 Recommended for Approval By: [Signature] Date: 11/07
 Approved By: [Signature] Date: 12-10-07
 City of Beaumont, Public Works Department
 Engineering Division

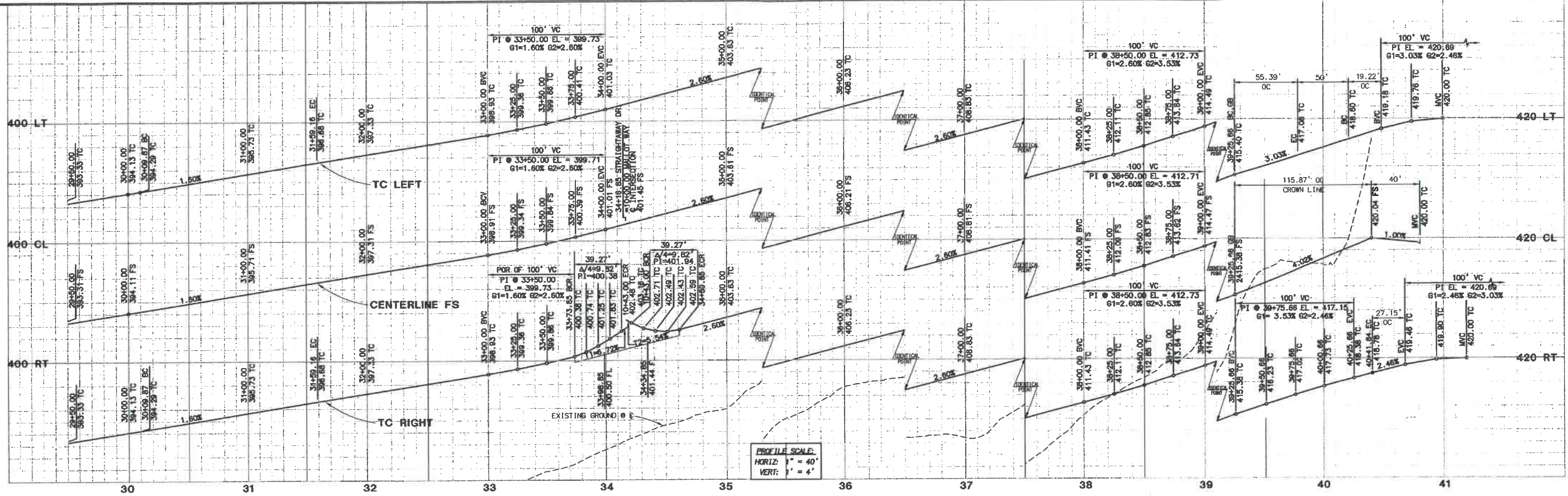
DATE: 02/10/07
 R/E No. 57667 EXP. 12-31-2007

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288-4
 TITLE SHEET • VICINITY & INDEX MAP • GENERAL NOTES

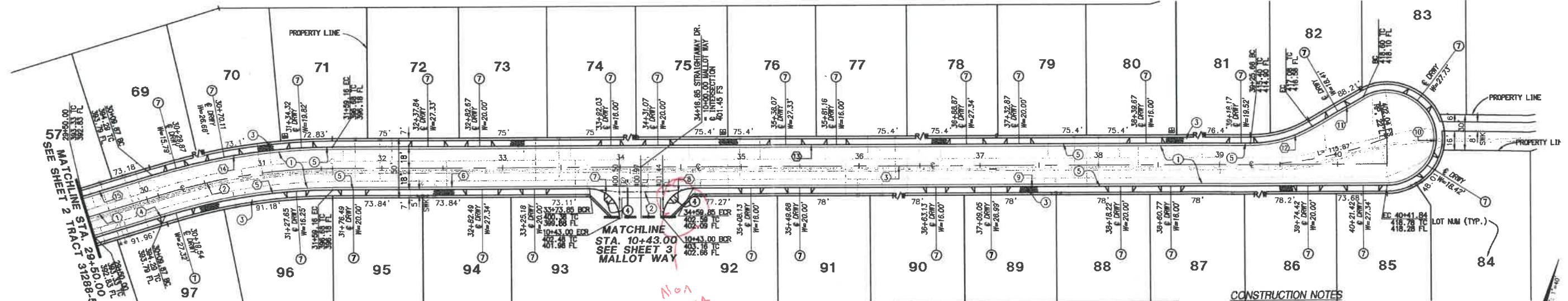
FOR: **PARDEE HOMES**

550 E. 6TH STREET
 BEAUMONT, CA 92223
 TEL: (951) 769-8520 • FAX: (951) 769-8526

9/18/07 8:23 AM
 DESK 504
 57057401.DWG
 FILE #1645



STRAIGHTAWAY DRIVE



DATA TABLE

NO	DELTA/BVC	RADIUS	LENGTH	TANGENT	REMARK
1	N56°56'37"E	—	59.87	—	CENTERLINE
2	Δ= 17°06'27"	500.00'	148.26'	75.21'	—
3	N74°03'04"E	—	882.68'	—	—
4	N56°56'37"E	—	59.87'	—	CURB & GUTTER
5	Δ= 17°06'27"	482.00'	143.92'	72.50'	—
6	N74°03'04"E	—	214.69'	—	—
7	Δ= 90°00'00"	25.00'	39.27'	25.00'	—
8	Δ= 90°00'00"	25.00'	39.27'	25.00'	—
9	N74°03'04"E	—	882.68'	—	—
10	Δ= 209°39'31"	40.00'	148.37'	—	—
11	N44°23'33"E	—	50.00'	—	—
12	Δ= 29°39'31"	107.00'	55.39'	28.33'	—
13	N74°03'04"E	—	766.50'	—	—
14	Δ= 17°06'27"	518.00'	154.87'	77.91'	—
15	N56°56'37"E	—	59.87'	—	—

- 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 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 REVISING THE PLANS FOR APPROVED 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 CSRS STATIONING AS PUBLISHED BY THE CSRS:
CSTP N2322764.068 E8304246.059
CTMS N2352688.681 E8525221.205
MATH N2347786.009 E8271429.242
PIN1 N2362853.393 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 2580.840

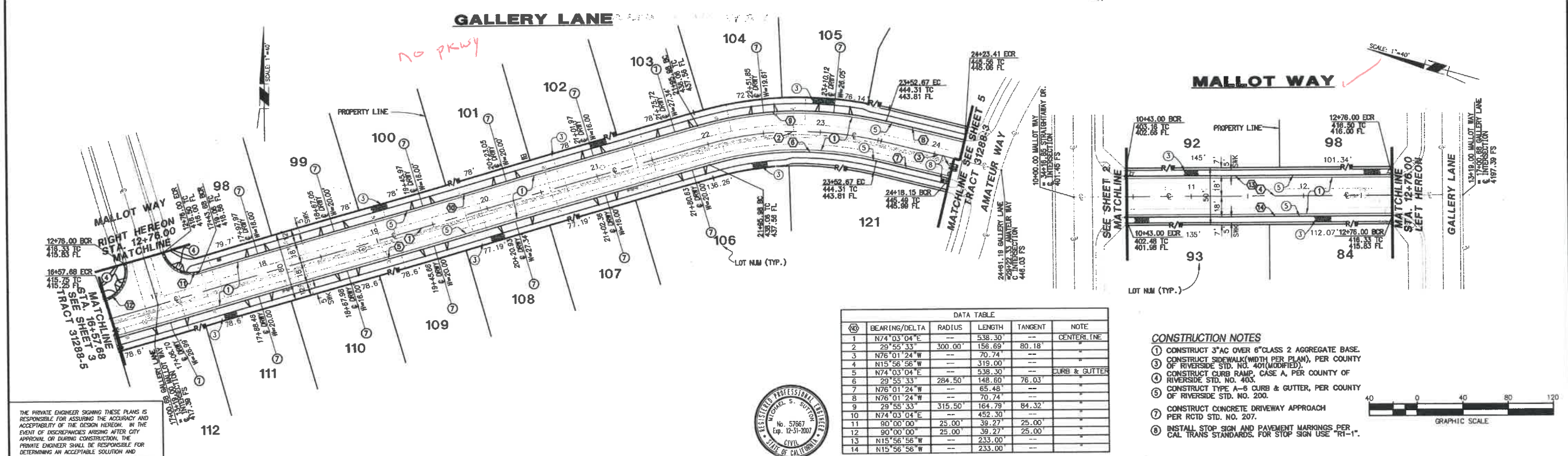
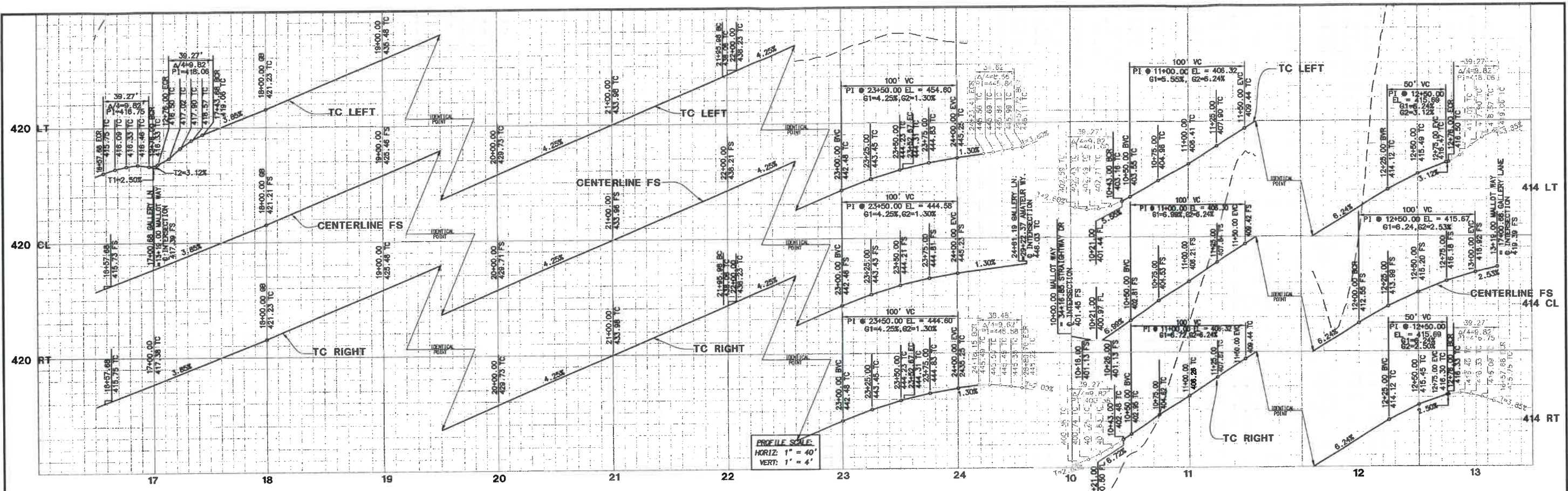
BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	QTY	

RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
74-130 County Club Drive, Suite 201
PALM DESERT, CALIFORNIA 92260-8666
760-946-7481 • FAX 760-348-8315 • www.RBF.com
DATE: 04/10/07
JOB NUMBER: RCE NO. 57667 EXP. 12-31-2007

DESIGN BY: JMFZ
DRAWN BY: JMFZ
CHECKED BY: JMFZ
SCALE: 1" = 40'
DATE: DECEMBER, 2006
Reviewed By: [Signature] Date: 4/10/07
Recommended for Approval By: [Signature] Date: 4/10/07
Approved By: Deepak Moorjani - Director of Public Works Date: 4-10-07
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288-4
STRAIGHTAWAY DRIVE
FOR: PARDEE HOMES

SHEET
2
OF 7 SHEETS
DRAWING NAME: 57051402.DWG
FILE: 1695



DATA TABLE

NO	BEARING/Delta	RADIUS	LENGTH	TANGENT	NOTE
1	N74°03'04"E	---	538.30'	---	CENTERLINE
2	29°55'33"	300.00'	156.69'	80.18'	---
3	N76°01'24"W	---	70.74'	---	---
4	N15°56'56"W	---	319.00'	---	---
5	N74°03'04"E	---	538.30'	---	CURB & GUTTER
6	29°55'33"	284.50'	148.60'	76.03'	---
7	N76°01'24"W	---	65.48'	---	---
8	N76°01'24"W	---	70.74'	---	---
9	29°55'33"	315.50'	164.79'	84.32'	---
10	N74°03'04"E	---	452.30'	---	---
11	90°00'00"	25.00'	39.27'	25.00'	---
12	90°00'00"	25.00'	39.27'	25.00'	---
13	N15°56'56"W	---	233.00'	---	---
14	N15°56'56"W	---	233.00'	---	---

- 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 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 CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.
 - INSTALL STOP SIGN AND PAVEMENT MARKINGS PER CAL TRANS STANDARDS. FOR STOP SIGN USE "R1-1".

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

DIGALERT
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:
CRSP N2322764.059 E8304246.059
CTUS N2326888.681 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 2802.810
B.M.12 2806.040
B.M.14 2590.840

BY MARK DESCRIPTION APPR. DATE
ENGINEER REVISIONS QTY

RBF CONSULTING
PLANNING • DESIGN • CONSTRUCTION
74-150 Country Club Drive, Suite 201
PALM DESERT, CALIFORNIA 92280-8566
760-346-7481 • FAX 760-346-8916 • www.RBF.com

DESIGN BY: MJPZ
DRAWN BY: MJPZ
CHECKED BY: JAL/MSJW
SCALE: 1" = 40'
DATE: DECEMBER, 2006
JOB NUMBER: 20100270

Reviewed By: [Signature] Date: 11/01/07
Recommended for Approval By: [Signature] Date: 11/07/07
Approved By: Deepak Moorjan - Director of Public Works Date: 11-10-07
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288-4
GALLERY LANE • MALLETT WAY

SHEET 3 OF 7 SHEETS
DRAWING NAME: 570ST403.DWG
FILE: 1645

FOR: PARDEE HOMES

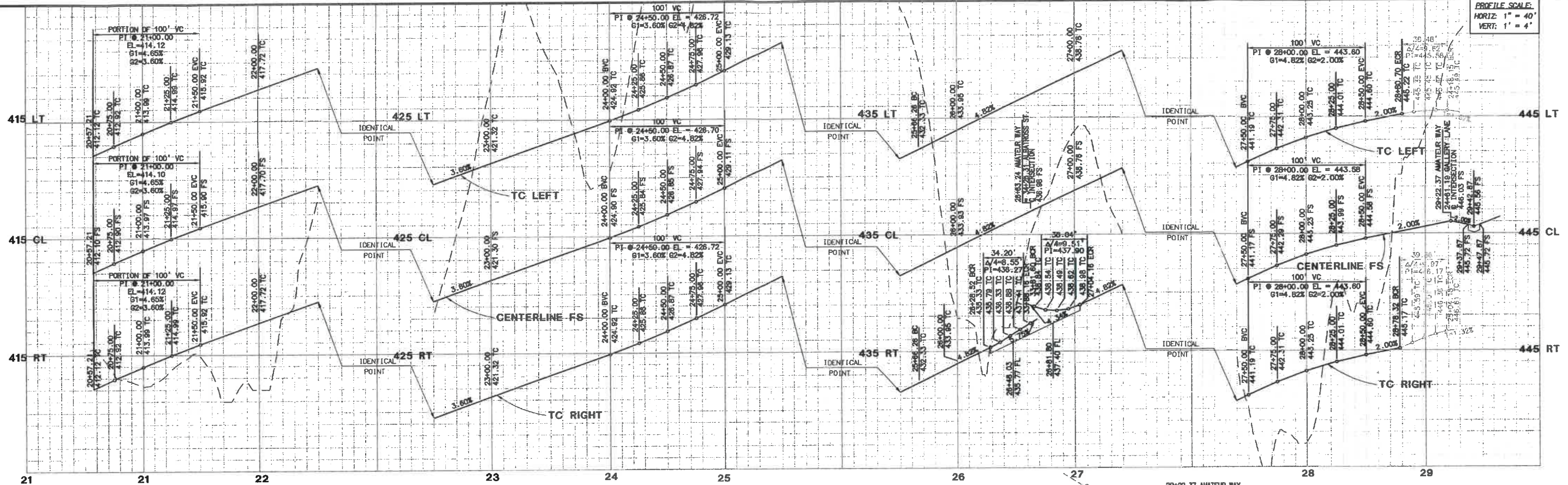
DATE: 03/10/07
RCE NO. 57867 Exp. 12-31-2007

DATE: 03/10/07
RCE NO. 57867 Exp. 12-31-2007

TEL: (951) 769-8520 • FAX: (951) 769-8526

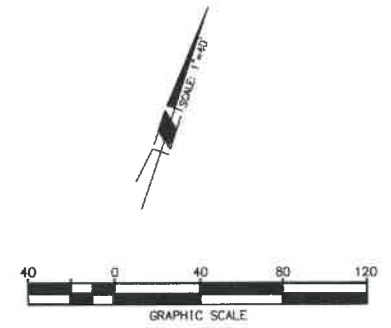
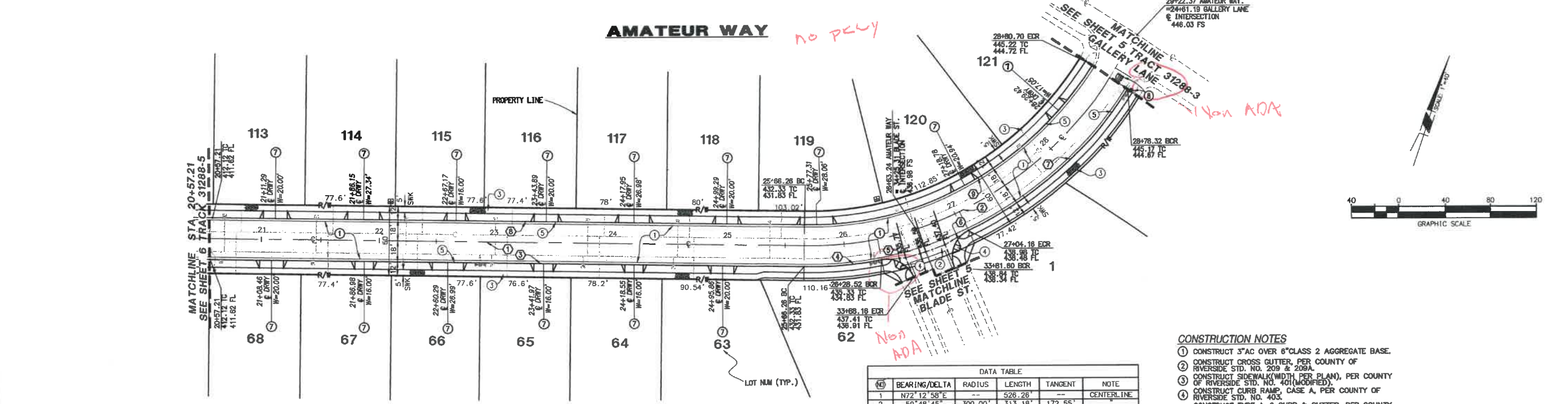
H:\V\DATA\20100570\CADD\LAND\DLV\IMPROVE\STREET\31288-4\570ST403.DWG DSWILSON 2/16/07 1:42 PM

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



AMATEUR WAY

no PCU



NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	N72°12'58"E	---	526.26	---	CENTERLINE
2	S9°48'45"	300.00'	313.18'	172.55'	---
3	N72°12'58"E	---	526.26	---	CURB & GUTTER
4	11°53'24"	318.00'	65.99'	33.11'	---
5	78°23'01"	25.00'	34.20'	20.38'	---
6	87°10'12"	25.00'	38.04'	23.79'	---
7	33°15'45"	318.00'	184.61'	94.99'	---
8	N72°12'58"E	---	526.26	---	---
9	60°03'13"	282.00'	295.57'	162.99'	---

- 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 CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.
 - INSTALL STOP SIGN AND PAVEMENT MARKINGS PER CAL TRANS STANDARDS. FOR STOP SIGN USE "R1-1".

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 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:
CSTP N232764.069 E8304246.059
CTMS N2352688.881 E8525221.205
MATH N2347786.008 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 BENCHMARKS:
B.M. 11 2602.810
B.M. 12 2606.040
B.M. 14 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

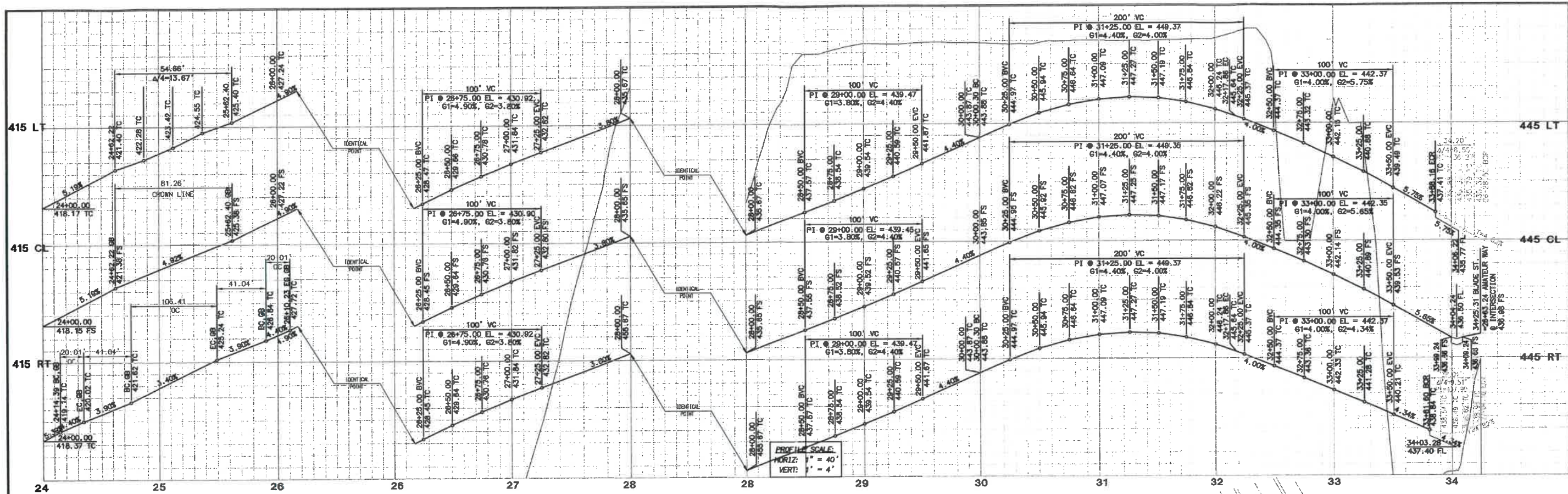


RBF CONSULTING
PLANNING • DESIGN • CONSTRUCTION
74-190 Country Club Drive, Suite 201
PALM DESERT, CALIFORNIA 92260-1666
780-346-7481 • FAX 780-346-8355 • www.RBF.com
DATE: 02/10/07
RCE NO. 57667 EXP. 12-31-2007

DESIGN BY: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: 1" = 40'
DATE: _____
JOB NUMBER: 20100570
Reviewed By: _____ Date: 4/10/07
Recommended for Approval By: _____ Date: 4/10/07
Approved By: _____ Date: 4-10-07
City of Beaumont, Public Works Department
Engineering Division

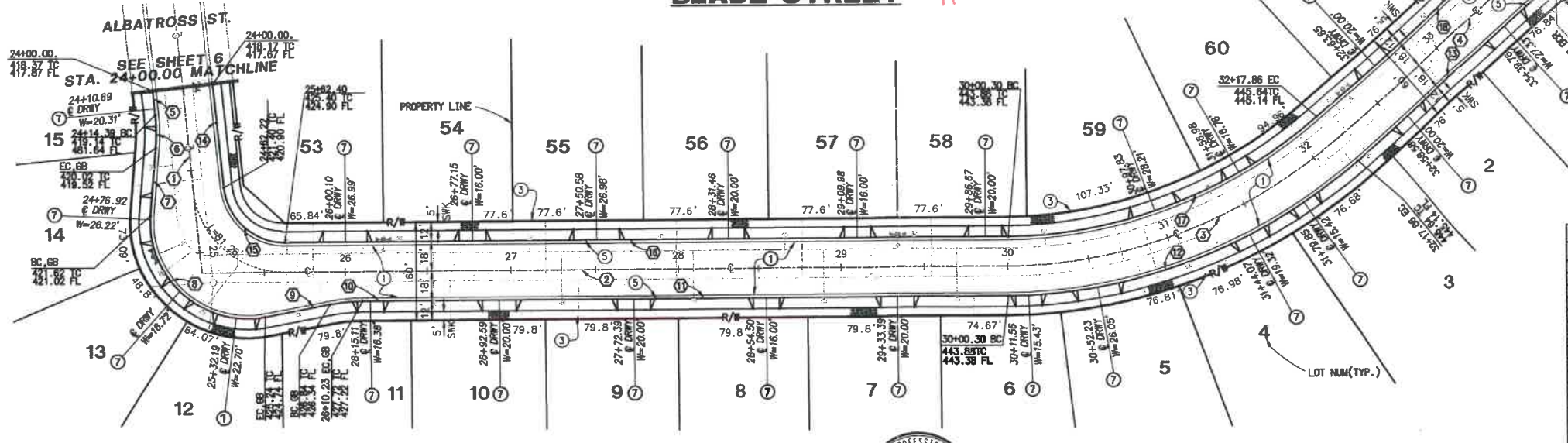
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288-4
AMATEUR WAY
PARDEE HOMES

SHEET
4
OF 7 SHEETS
DRAWING NAME: 57051404.DWG
FILE: 7695



BLADE STREET

no penny



- 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-8 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
 - CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCSD STD. NO. 207.

DATA TABLE					
ID	BEARING/Delta	RADIUS	LENGTH	TANGENT	NOTE
1	N84°54'34"E	---	112.31'	---	CENTERLINE
2	N00°15'39"E	---	487.99'	---	
3	41°33'04"	300.00'	217.56'	113.81'	
4	N41°17'25"W	---	168.10'	---	CURB & GUTTER
5	N84°54'34"E	---	14.39'	---	
6	10°14'14"	112.00'	20.01'	10.03'	
7	N84°51'12"W	---	41.04'	---	
8	105°07'22"	58.00'	106.41'	75.76'	
9	N09°58'34"W	---	41.04'	---	
10	10°14'14"	112.00'	20.01'	10.03'	
11	N00°15'39"E	---	391.39'	---	
12	41°33'04"	318.00'	230.61'	120.64'	
13	N41°17'25"W	---	163.73'	---	
14	N84°54'34"E	---	62.22'	---	
15	84°38'55"	37.00'	54.66'	33.70'	
16	N00°15'39"E	---	437.90'	---	
17	41°33'04"	282.00'	204.51'	106.98'	
18	N41°17'25"W	---	168.28'	---	



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 CSRS STATIONS AS PUBLISHED BY THE CSRS:
CRFP N2322764.069 E8304246.059
CTMS N2352688.681 E8525221.205
MATH N2347786.008 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:
BML_11 2602.810
BML_12 2606.040
BML_14 2590.840

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY

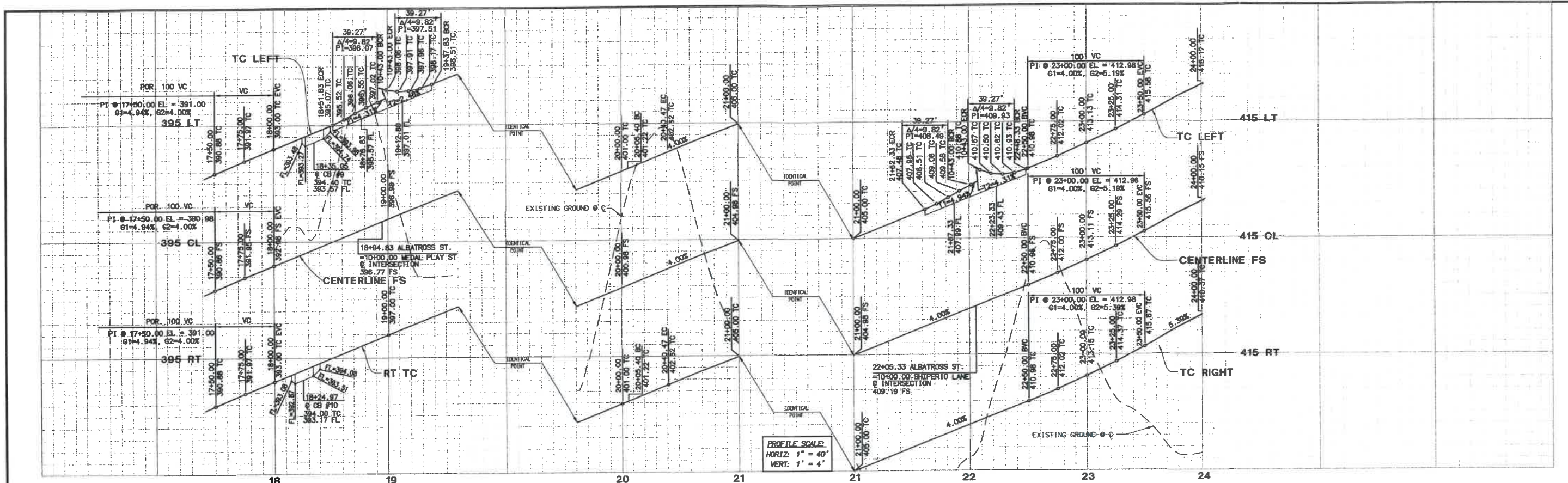


RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
74-190 Country Club Drive, Suite 201
PALM DESERT, CALIFORNIA 92280-1855
760-346-7481 • FAX 760-346-8916 • www.rbf.com
DATE: 03/16/07
MICHAEL S. SUTTON
REG. NO. 57667 EXP. 12-31-2007

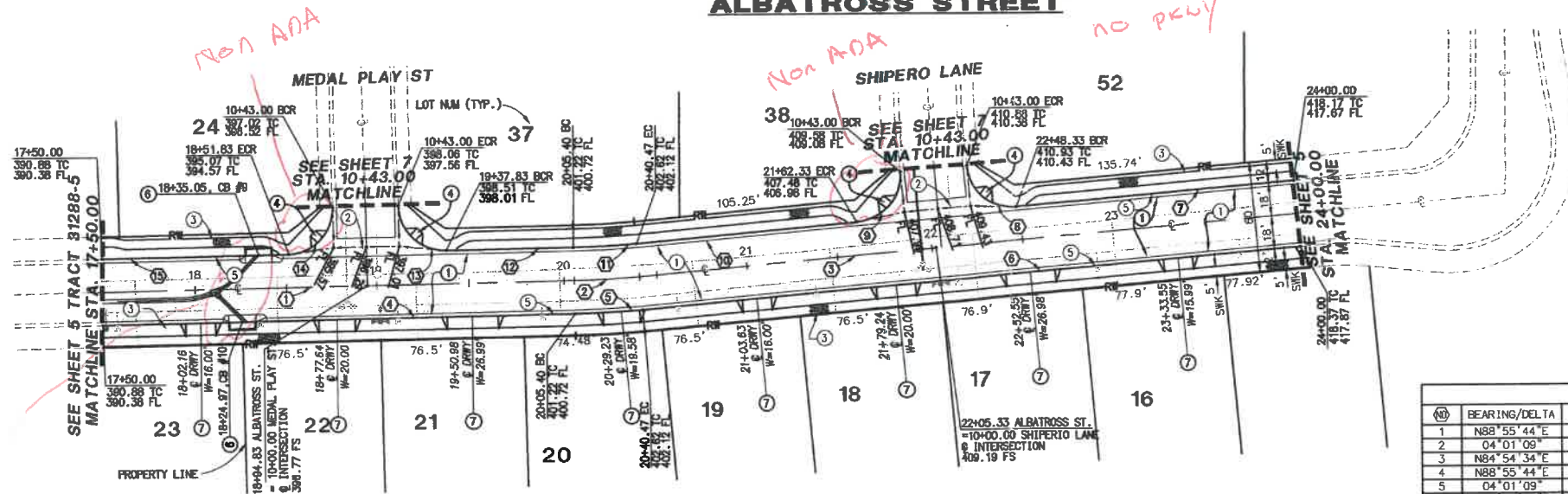
DESIGN BY: MJPZ
DRAWN BY: MJPZ
CHECKED BY: MJPZ
SCALE: 1" = 40'
DATE: DECEMBER, 2006
JOB NUMBER: 20100570
Reviewed By: [Signature] Date: 10/26/07
Recommended for Approval By: [Signature] Date: 11/17
Approved By: Deepak Moorjani - Director of Public Works
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288-4
BLADE STREET
FOR: PARDEE HOMES

SHEET
5
OF 7 SHEETS
DRAWING NAME:
FILE: 1095

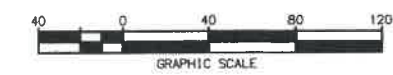


ALBATROSS STREET



- 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-8 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
 - CONSTRUCT LOCAL DEPRESSION PER RCTD STD. NO. 311 (CASE B).
 - CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RCTD STD. NO. 207.

STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	N88°55'44"E	---	255.40'	---	CENTERLINE
2	04°01'09"	500.00'	35.07'	17.54'	---
3	N84°54'34"E	---	359.53'	---	---
4	N88°55'44"E	---	255.40'	---	CURB & GUTTER
5	04°01'09"	518.00'	36.34'	18.18'	---
6	N84°54'34"E	---	359.53'	---	---
7	N84°54'34"E	---	151.67'	---	---
8	90°00'00"	25.00'	39.27'	25.00'	---
9	90°00'00"	25.00'	39.27'	25.00'	---
10	N84°54'34"E	---	121.85'	---	---
11	04°01'09"	482.00'	33.81'	16.91'	---
12	N88°55'44"E	---	67.56'	---	---
13	90°00'00"	25.00'	39.27'	25.00'	---
14	90°00'00"	25.00'	39.27'	25.00'	---
15	N88°55'44"E	---	101.83'	---	---



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.



DIG ALERT
 DIAL TOLL FREE
 1(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 STATION AS PUBLISHED BY THE CSRS:
 CRFP N2322784.089 E6304246.059
 CTMS N2342688.681 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

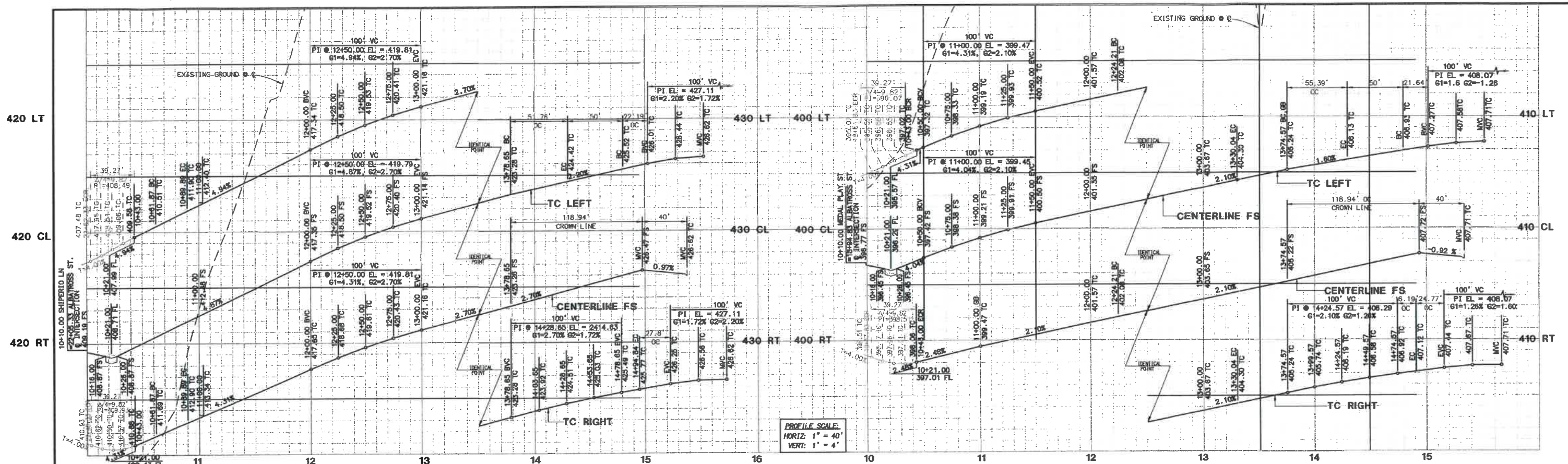
BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	QTY	

RBF CONSULTING
 PLANNING ■ DESIGN ■ CONSTRUCTION
 74-130 Country Club Drive, Suite 201
 PALM DESERT, CALIFORNIA 92260-1856
 760-346-7481 • FAX 760-346-8355 • www.RBF.com
 DATE: 08/16/07
 RCE NO. 57667 EXP. 12-31-2007

DESIGN BY: ALPZ
 DRAIN BY: ALPZ
 CHECKED BY: JLMSS,DSW
 SCALE: 1" = 40'
 DATE: DECEMBER, 2006
 JOB NUMBER: 20100570
 Reviewed By: [Signature] Date: 10/1/07
 Recommended for Approval By: [Signature] Date: 11/1/07
 Approved By: [Signature] Date: 4-10-07
 Dennis Moorjani - Director of Public Works
 City of Beaumont, Public Works Department
 Engineering Division

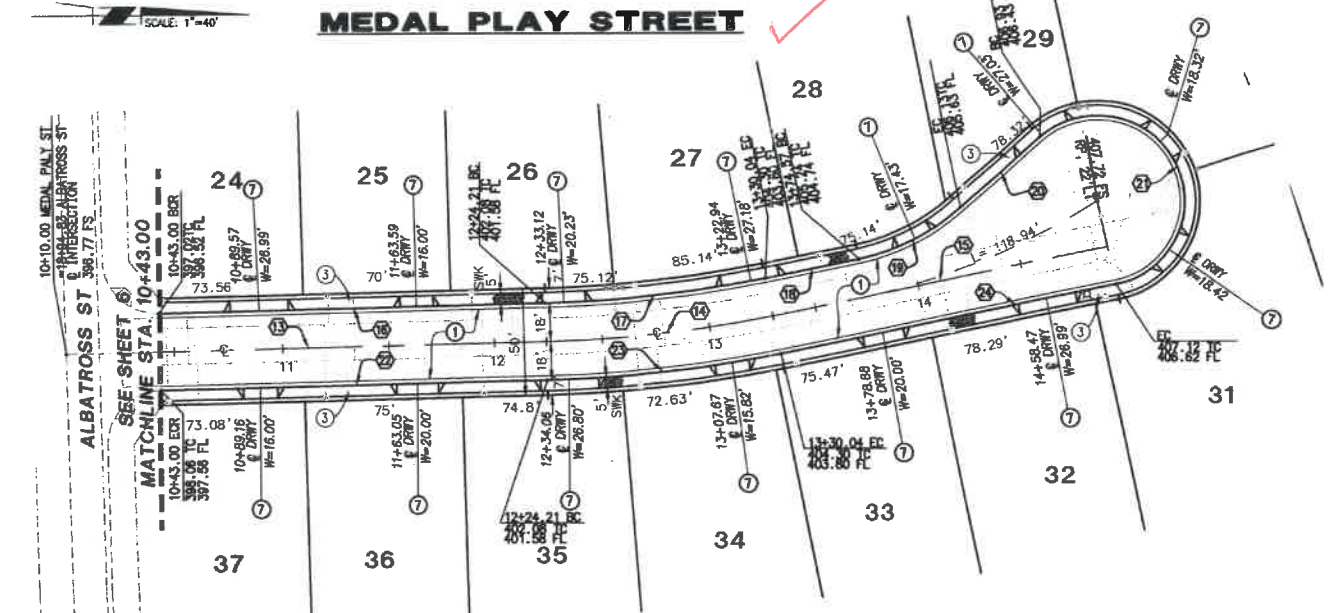
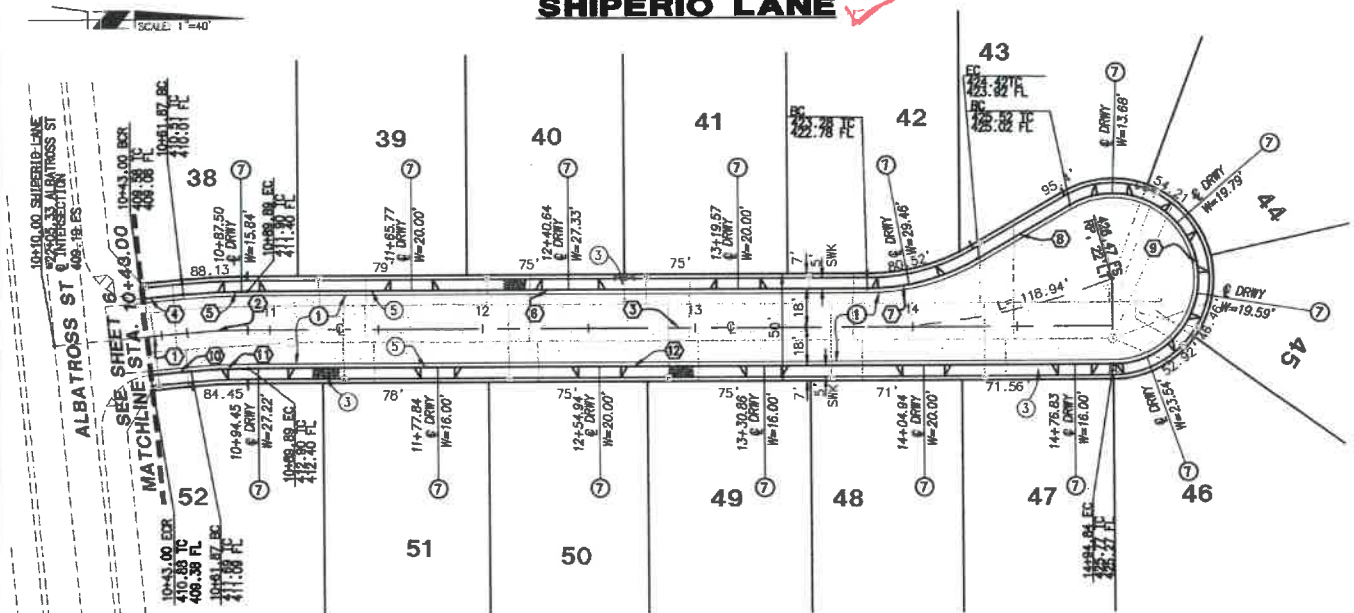
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288-4
ALBATROSS STREET
 FOR: PARDEE HOMES

SHEET
6
 OF 7 SHEETS
 DRAWING NAME: 57057406.DWG
 FILE: 16/05



SHIPERIO LANE

MEDAL PLAY STREET



DATA TABLE

NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N05°05'26"W	300.00'	28.02'	14.02'	CENTERLINE
2	S05°21'05"E	---	---	---	---
3	N10°15'39"E	---	404.94'	---	---
4	N05°05'26"W	---	18.87'	---	CURB & GUTTER
5	S05°21'05"E	325.00'	30.36'	15.19'	---
6	N00°15'39"E	---	288.75'	---	---
7	S23°39'31"W	100.00'	51.76'	26.48'	---
8	N29°23'53"W	---	50.00'	---	---
9	S209°39'31"W	47.00'	171.98'	---	---
10	N05°05'26"W	---	18.87'	---	---
11	S05°21'05"E	275.00'	25.68'	12.85'	---
12	N00°15'39"E	---	404.94'	---	---

DATA TABLE CONTINUED

NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
13	N01°04'16"W	---	224.21'	---	CENTERLINE
14	S10°08'21"W	600.00'	105.83'	53.05'	---
15	N11°10'37"W	---	180.72'	---	---
16	N01°04'16"W	---	181.21'	---	CURB & GUTTER
17	S10°08'21"W	582.00'	102.65'	51.46'	---
18	N11°10'37"W	---	44.53'	---	---
19	S23°39'31"W	107.00'	55.39'	28.33'	---
20	N40°50'08"W	---	50.00'	---	---
21	S209°39'31"W	40.00'	146.37'	---	---
22	N01°04'16"W	---	181.21'	---	---
23	S10°08'21"W	615.00'	109.00'	54.64'	---
24	N11°10'37"W	---	180.72'	---	---

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 CSRS STATIONS AS PUBLISHED BY THE CSRS:
 CRFP N2327264.069 E8304246.059
 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		QTY

RBF CONSULTING
 PLANNING • DESIGN • CONSTRUCTION
 74-130 Country Club Drive, Suite 201
 PALM DESERT, CALIFORNIA 92260-1665
 760-346-7481 • FAX 760-346-8935 • www.RBF.com
 Michael S. Sutton
 DATE: 12/10/07
 RCE NO: 57667 EXP: 12-31-2007

DESIGN BY: MJPZ
 DRAWN BY: MJPZ
 CHECKED BY: JALISS/DSW
 SCALE: 1" = 40'
 DATE: DECEMBER, 2006
 JOB NUMBER: 20100570
 Reviewed By: [Signature] Date: 4/10/08
 Recommended for Approval By: [Signature] Date: 4/10/07
 Approved By: [Signature] Date: 4-10-07
 City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31288-4
SHIPERIO LANE • MEDAL PLAY STREET
 SHEET 7 OF 7 SHEETS
 DRAWING NAME: 57051407.DWG
 FILE: 1045
 FOR: PARDEE HOMES