



# City of Beaumont

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

Case No.	<u>PD2018-0127</u>
Receipt No.	_____
Fee \$	<u>300.00</u>
Date Paid	_____

Inv. 1964

## 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, Ste 600, Corona CA 92879  
City/State/Zip


5. 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 Same as Above  
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, File number, and description of improvements covered):  
BOND # 5022637, TRACT 31468-6 FA19  
STREET DRAINAGE  
FILE # 1526

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 12/21/17  
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 12/21/17  
Date



# Punch List

Project Name: Street and Storm Drain Improvements

Tract No. 31468-6

	PW2018-0127	Bond No. 5022637	
Inspected By: Jason Craghead		Page: 1 of	Date: 8/8/24
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1	Barbetty/Mistletoe N/E, and N/W Curb Ramps missing Truncated Domes		
2	Tree roots from multiple trees in parkway on Mistletoe creating irrigation problems and future S/W problems		
3	Multiple S/W Panels lifted on Mistletoe		
4	S/E corner of Quince/Houstonia, both Curb Ramps not in compliance with Riverside County Std. No. 403 Case A		
5	S/E corner of Hustonia/Mistletoe, Curb Ramp not in compliance with Riverside County Std. No. 403 Case A		
6	S/W corner of Hustonia/Mistletoe, Curb Ramp missing Truncated Domes		
7	Multiple Trenches along Mistletoe that have not been repaired per City Std.		
8	N/E corner of Quince/Houstonia, Curb Ramp not in compliance with Riverside County Std. No. 403 Case A		
9	N/E corner of Quince/Houstonia, Spandrel Cracked		
10	Quince/Knuckle, Trench Line has not been repaired per the City Std.		
11	N/W, and S/W corners of Quince/Sea Lavender, Curb Ramps not in compliance with Riv. County Std No. 403 Case A		

Sundance Tract 31468-6 PA 19 (Street/Drainage)  
Pardee Job #192212

Bond No: 5022637  
Premium: \$12,047.00

**Bond Safeguard Insurance Company  
1919 S. Highland Ave. Bldg. A, Ste. 300, Lombard, IL 60148**

**FAITHFUL PERFORMANCE / LABOR AND MATERIAL BOND**

KNOW ALL MEN BY THESE PRESENTS, that we PARDEE HOMES, as Principal, and BOND SAFEGUARD INSURANCE COMPANY, authorized to do business in the State of California, as Surety, are held and firmly bound unto CITY OF BEAUMONT, as Obligee, in the sum of :

**TWO MILLION, ONE HUNDRED NINETY THOUSAND, THREE HUNDRED FORTY ONE AND 18/100s DOLLARS**

(\$2,190,341.18), lawful money of the United States of America, for which payment well and truly to be made we bind ourselves, our heirs, executors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the above bounden Principal shall in all things stand to and abide by, and well and truly keep and perform, all covenants, conditions and agreements contained in an Agreement with the said Obligee as is more specifically set forth in said Agreement, to which reference is hereby made and more fully described below:

**Sundance Tract 31468-6 PA 19 (Street/Drainage)**

IT IS FURTHER UNDERSTOOD AND AGREED that the period of this bond shall be from \_\_\_\_\_ to \_\_\_\_\_. The Surety's liability is limited to claims made during the term of the bond and shall not exceed in the aggregate the penal sum of the bond specified herein.

This bond will not respond to any liability which arises from design, maintenance or efficiency guarantees.

SIGNED, SEALED, AND DATED THIS 27<sup>TH</sup> of July 2006.

**PARDEE HOMES**

By: \_\_\_\_\_  
John Arvin, Senior Vice President

**BOND SAFEGUARD INSURANCE COMPANY**

By: \_\_\_\_\_  
Melissa Schmidt, Attorney-in-Fact

Sundance Tract 31468-6 PA 19 (Street/Drainage)  
Pardee Job #192212

Bond No: 5022637  
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**TWO MILLION, TWO HUNDRED THIRTY SIX THOUSAND SIX HUNDRED TWENTY FOUR AND 65/100s DOLLARS**

(\$2,236,624.65), lawful money of the United States of America, for which payment well and truly to be made we bind ourselves, our heirs, executors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the above bounden Principal shall in all things stand to and abide by, and well and truly keep and perform, all covenants, conditions and agreements contained in an Agreement with the said Obligee as is more specifically set forth in said Agreement, to which reference is hereby made and more fully described below:

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John Arvin, Senior Vice President

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Melissa Schmidt, Attorney-in-Fact

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SIGNED, SEALED, AND DATED THIS 27<sup>TH</sup> of July 2006.

PARDEE HOMES

By:  8/02/06

John Arvin, Senior Vice President

BOND SAFEGUARD INSURANCE COMPANY

By: 

Melissa Schmidt, Attorney-in-Fact

POWER OF ATTORNEY AO 22360  
**Bond Safeguard** INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS, that BOND SAFEGUARD INSURANCE COMPANY, an Illinois Corporation with its principal office in Lombard, Illinois, does hereby constitute and appoint:

Michael J. Scheer, James I. Moore, Christine Woods, Irene Diaz,

Bonnie Kruse, Stephen T. Kazmer, Dawn L. Morgan, Peggy Faust, Kelly A. Jacobs, Elaine Marcus, Jennifer J. McComb, Melissa Schmidt

its true and lawful Attorney(s)-in-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of BOND SAFEGUARD INSURANCE COMPANY on the 7th day of November, 2001 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-in-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond, \$ 2,800,000.00 Two Million Eight Hundred Thousand Dollars

which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-in-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-in-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Vice President, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, BOND SAFEGUARD INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 7th day of November, 2001.



BOND SAFEGUARD INSURANCE COMPANY

BY

David E. Campbell  
President

**ACKNOWLEDGEMENT**

On this 7th day of November, 2001, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of BOND SAFEGUARD INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

"OFFICIAL SEAL"  
LYDIA J. DEJONG  
Notary Public, State of Illinois  
My Commission Expires 1/12/07

Lydia J. DeJong  
Notary Public

**CERTIFICATE**

I, the undersigned, Vice President of BOND SAFEGUARD INSURANCE COMPANY, An Illinois Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Lombard, Illinois this 27th Day of July, 2006



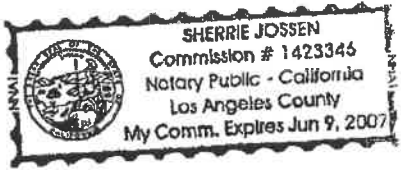
Donald D. Buchanan

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California  
County of Los Angeles



On August 2, 2006, 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: Faithful Performance/Labor & Material Bond #5022637  
Additional Information: Sundance 31468-6 PA 19 (Streets/Drainage)  
Date of Document: July 27<sup>th</sup>, 2006 Number of Pages: 1  
Signer is Representing: PARDEE HOMES  
Signer(s) other than named above: Melissa Schmidt, Attorney-in-Fact for Bond Safeguard 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:

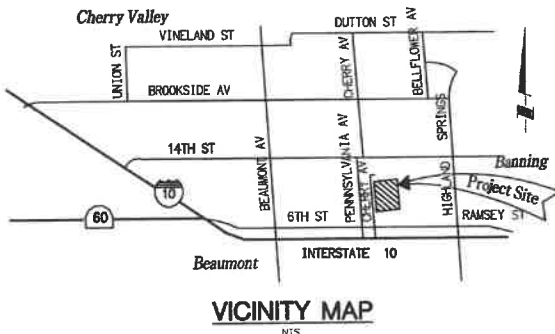
THUMB PRINT  
RIGHT THUMB





# CITY OF BEAUMONT, CALIFORNIA Street Improvement Plans TRACT 31468-6

Located Within Portions of Section 35, Township 2 South, Range 1 West



## 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.....GTE
RIGHT OF WAY.....R/W	WATER VALVE.....WV
CURB FACE.....CF	VAULT.....VLT
EDGE OF PAVEMENT.....EP	POWER POLE.....PP
FINISHED GRADE.....FG	AGGREGATE BASE.....AB
LOCAL DEPRESSION.....LD	TANGENT.....T
EXISTING ELEVATION	(100.50)
FINISHED ELEVATION	100.50
PROPERTY LINE	
CENTERLINE	
RIGHT-OF-WAY (R/W)	---
EXIST. WATER LINE	---
EXIST. BLOCK WALL	---
EXIST. GAS LINE	---
EXIST. TELEPHONE LINE	---
EXIST. TV LINE	---
EXIST. ELECTRICAL LINE (EDISON)	---
EASEMENT LINE	---
SD LINE	---

## CONTRACTOR NOTES:

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING & MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

## DECLARATION OF ENGINEER OF RECORD:

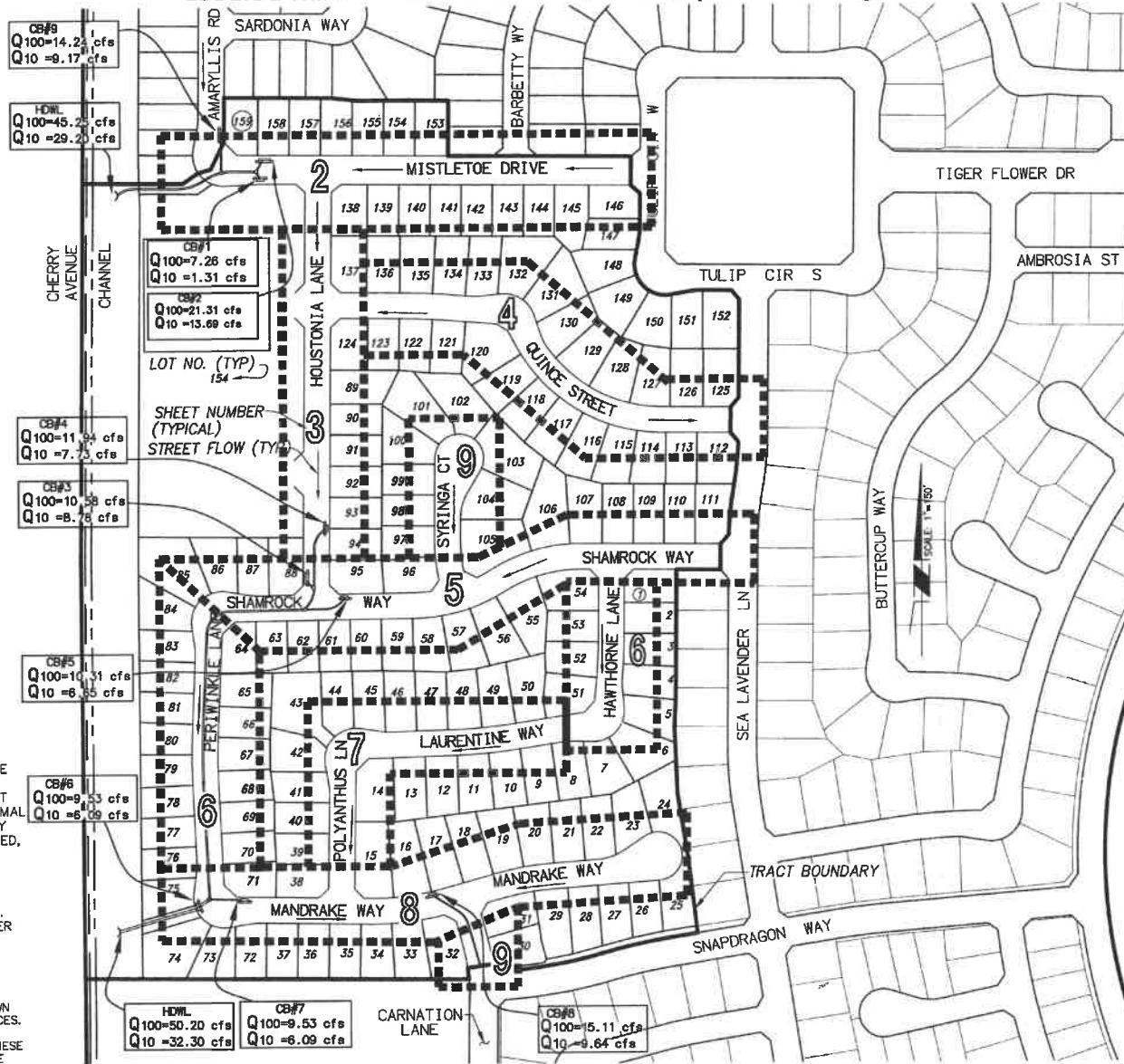
I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND 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: TOL DATE: 7.11.06  
LICENSE No. 61213 EXP. 6-30-07

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

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

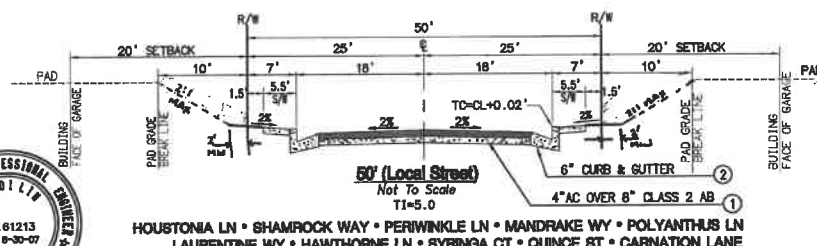


### INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2-9	STREET IMPROVEMENT PLAN
10-13	STORM DRAIN IMPROVEMENT PLAN

## INDEX MAP

SCALE 1"=150'



TYPICAL STREET SECTION

## 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, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENT.
- ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING; SEWER, WATER, ELECTRIC, GAS AND STORM DRAIN.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY.
- ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES 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 SECTIONS 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
- AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
- CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPP) AND MONITORING PLAN FOR THE SITE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
- EXISTING STORM DRAIN PIPES/CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND /OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
- ALL STORM DRAIN, CATCH BASINS AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE OR 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), CRAPE MYRTLE, LIQUID AMBER OR APPROVED EQUAL, SEE PROJECT PLANS.
- STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.

## CONSTRUCTION NOTES + QUANTITY ESTIMATES

NO.	DESCRIPTION	UNIT	QTY.
1	CONSTRUCT 4" AC OVER 8" CLASS 11 AGGREGATE BASE.	SF	228,081.80
2	CONSTRUCT TYPE A-B CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.	LF	13,073.50
3	CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A.	EA	6
4	CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).	LF	13,073.50
5	CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.	EA	22
6	CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN, PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE B).	EA	4
7	CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN, PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE C).	EA	5
8	CONSTRUCT STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.	EA	13
9	INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN.	EA	18
10	CONSTRUCT 24" RCP (D-LOAD PER PLAN)	LF	419
11	CONSTRUCT 30" RCP (D-LOAD PER PLAN)	LF	166
12	CONSTRUCT 36" RCP (D-LOAD PER PLAN)	LF	1004
13	CONSTRUCT 34"x53" ELLIPTICAL RCP (D-LOAD PER PLAN)	LF	60
14	CONSTRUCT MANHOLE NO. 2 PER RCP & ICD STD. DWS. NO. MH252	EA	3
15	CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RCP & ICD STD. DWS. NO. JS227	EA	5
16	CONSTRUCT CATCH BASIN NO. 1 PER RCP & ICD PER STD. DWS. NO. CB100 (WIDTH PER PLAN)	EA	9
17	CONSTRUCT CONCRETE HEADWALL FOR 36" RCP OR CIPP	EA	1
18	STORM DRAIN PER DETAIL A, SHEET 13	EA	1
19	CONSTRUCT CONCRETE HEADWALL FOR 34" X 53" RCP OR CIPP	EA	1
20	STORM DRAIN PER DETAIL B, SHEET 13	EA	1



**BASIS OF BEARINGS:**  
DESCRIPTION:  
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 55 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA  
BEING: N 52°49'02.84" E

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

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY



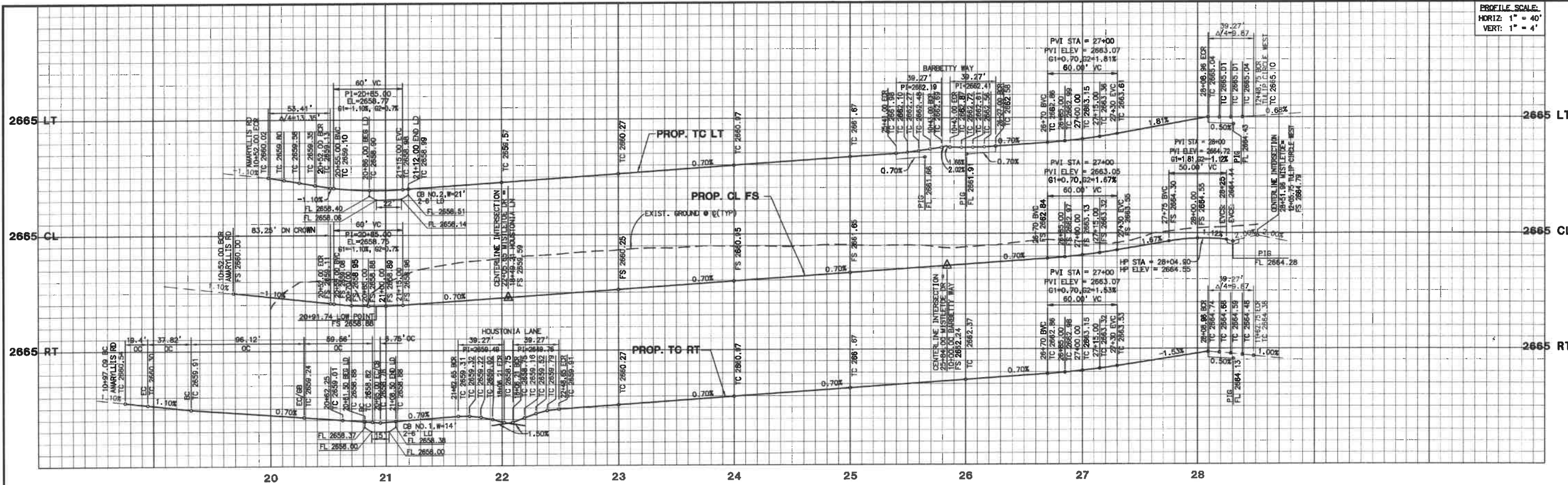
PLANNING • DESIGN • CONSTRUCTION  
DESIGN BY: VB/DB  
DRAWN BY: M/A/NE  
CHECKED BY: TL  
SCALE: (AS NOTED)  
DATE: OCT 2005  
JOB NUMBER: 20100665  
DATE: 7/11/06  
R.C.E. 61213 • EXP. 6-30-2007

Reviewed By: [Signature] Staff Engineer  
Recommended for Approval By: [Signature] Administrative Engineer  
Approved By: [Signature] Director of Public Works  
City of Beaumont, Public Works Department  
Engineering Division  
550 E. 6TH STREET  
BEAUMONT, CA 92223  
TEL: (951) 769-8520 • FAX: (951) 769-8526

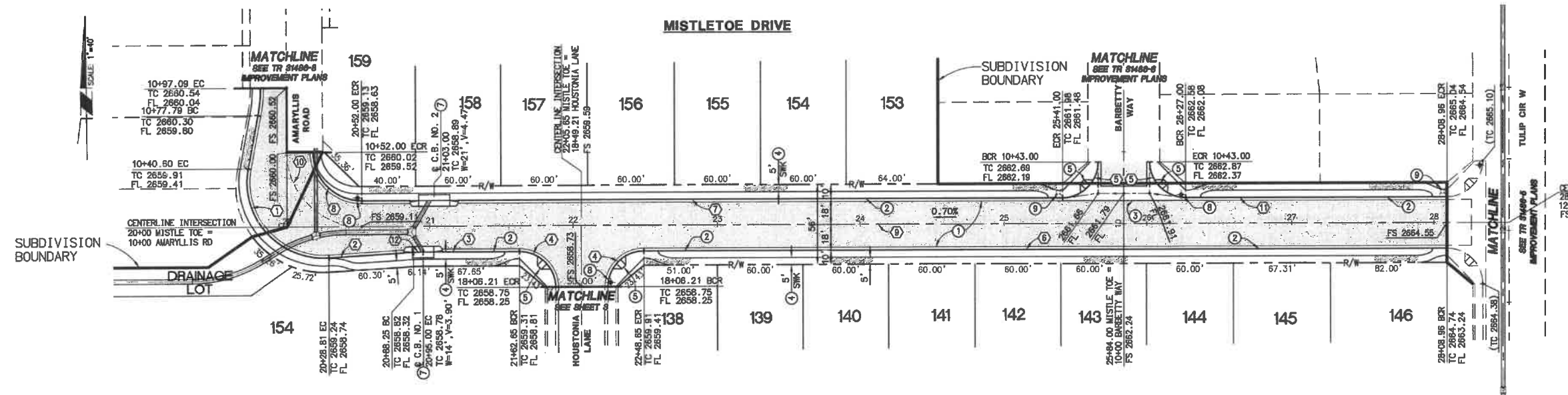
CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-6  
TITLE SHEET • VICINITY MAP • GENERAL NOTES  
PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2

SHEET  
**1**  
OF 13 SHEETS  
DRAWING NAME: 865ST001.DWG  
FILE NO: 1526

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



LINE / CURVE DATA	BEARING/Delta	LENGTH	RADIUS	TANGENT
1	103° 54' 21"	96.12'	53.00'	67.72'
2	N87° 01' 42" E	59.56'	---	---
3	N89° 27' 18" W	67.85'	---	---
4	90° 00' 00"	39.27'	25.00'	25.00'
5	90° 00' 00"	39.27'	25.00'	25.00'
6	N89° 27' 18" W	489.00'	---	---
7	N89° 27' 18" W	489.00'	---	---
8	90° 00' 00"	53.41'	34.00'	34.00'
9	N89° 27' 18" W	851.96'	---	---
10	90° 00' 00"	81.68'	52.00'	52.00'
11	N89° 27' 18" W	489.00'	---	---
12	03° 31' 00"	6.75'	110.00'	3.38'



- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE.
  - CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
  - 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 GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE C).
  - CONSTRUCT STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.
  - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN.

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

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



PLANNING ■ DESIGN ■ CONSTRUCTION  
74-190 COUNTRY CLUB DRIVE SUITE 201  
PALM DESERT, CALIFORNIA 92260-414  
760.948.7481 • FAX 760.948.8315 • WWW.RBF.COM

DESIGN BY: YB/DB  
DRAWN BY: MH/MNF  
CHECKED BY: TL  
SCALE: (AS NOTED)  
DATE: OCT 2005  
JOB NUMBER: 20100665

Reviewed By: *[Signature]* Date: 8/10/06  
Recommended for Approval By: *[Signature]* Date: 8/10/06  
Approved By: *[Signature]* Date: 8-10-06  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-6  
MISTLETOE DRIVE  
PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2

SHEET  
2  
OF 13 SHEETS  
DRAWING NAME  
FILE NO. 1526

PARDEE CONSTRUCTION

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

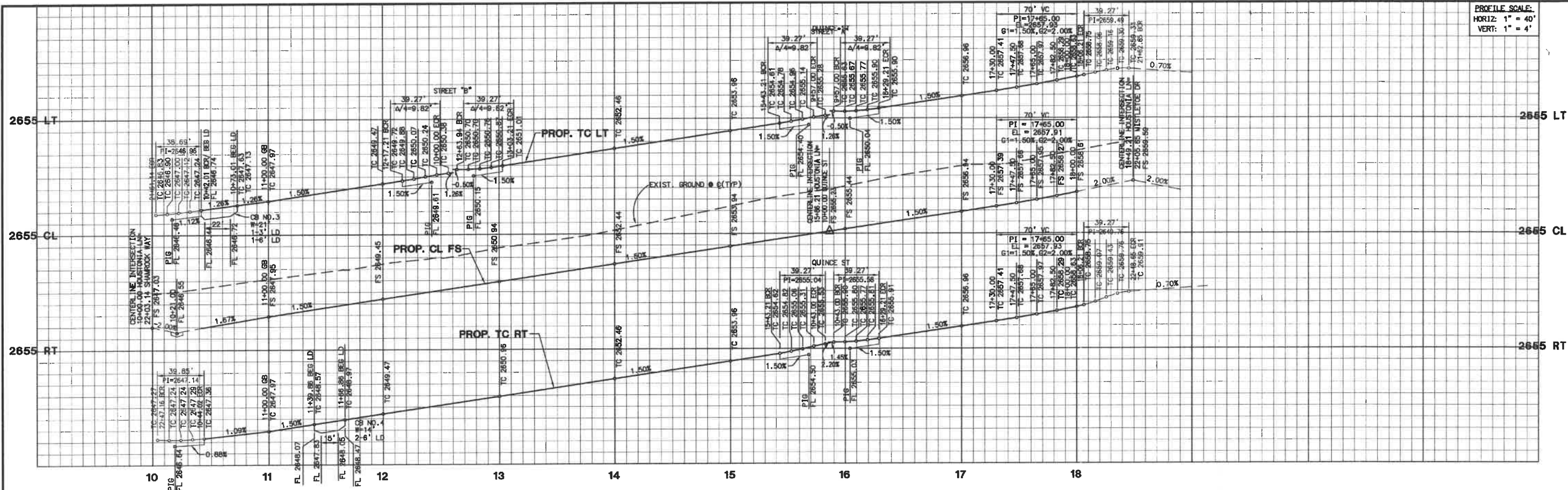
**BASIS OF BEARINGS:**  
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA  
BEING: N 52°49'02.84" E

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

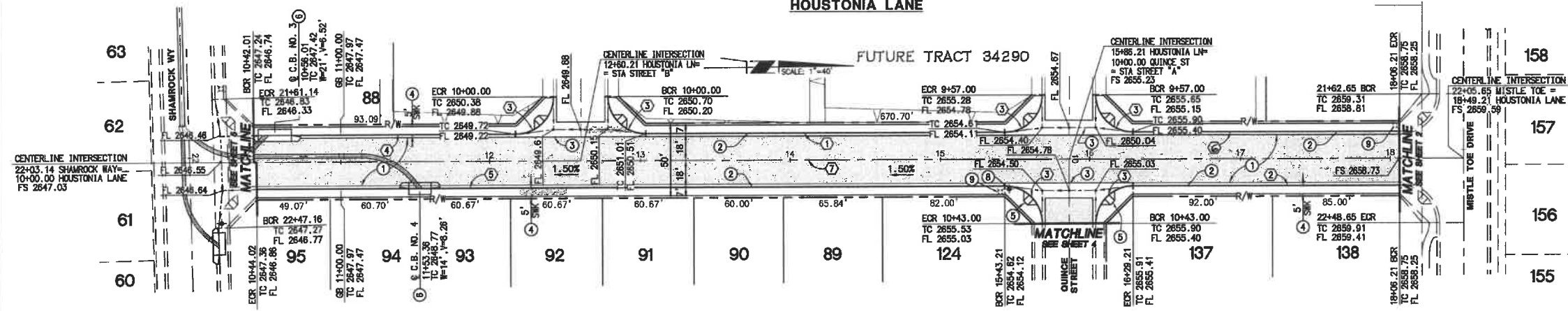
BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY



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



HOUSTONIA LANE



LINE / CURVE DATA				
NO.	BEARINGS/DELTA	RADIUS	LENGTH	TANGENT
1	N00°32'42"E	---	764.21'	---
2	N00°32'42"E	---	177.00'	---
3	S= 90°00'00"	25.00'	39.27'	25.00'
4	N00°32'42"E	---	144.51'	---
5	N00°32'42"E	---	499.20'	---
6	N00°32'42"E	---	177.00'	---
7	N00°32'42"E	---	849.21'	---

- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE.
  - CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
  - 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 GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN, PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE B).
  - CONSTRUCT STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 818.
  - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN.

**NOTE:**  
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**RBF CONSULTING**  
 PLANNING ■ DESIGN ■ CONSTRUCTION  
 74-80 COUNTRY CLUB DRIVE SUITE 201  
 PALM DESERT, CALIFORNIA 92260-4114  
 760.348.7481 • FAX 760.348.8316 • WWW.RBF.COM  
 DATE: 7.11.06  
 R.C.E. 61213 • EXP. 6-30-2007

DESIGN BY: VB/DB  
 DRAWN BY: M/H/WH  
 CHECKED BY: TL  
 SCALES: (AS NOTED)  
 DATE: OCT 2005  
 JOB NUMBER: 20100685

Reviewed By: [Signature] Date: 8/10/06  
 Recommended for Approval By: [Signature] Date: 8/1/06  
 Approved By: [Signature] Date: 8-10-06  
 Deonak Moorjani, Director of Public Works  
 City of Beaumont, Public Works Department  
 Engineering Division  
 550 E. 6TH STREET  
 BEAUMONT, CA 92223  
 TEL: (951) 769-8520 • FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA  
 STREET IMPROVEMENT PLANS  
 TRACT 31468-6  
 HOUSTONIA LANE  
 PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2

FOR: PARDEE CONSTRUCTION

SHEET 3 OF 13 SHEETS  
 DRAWING NAME: FILE NO. 1526

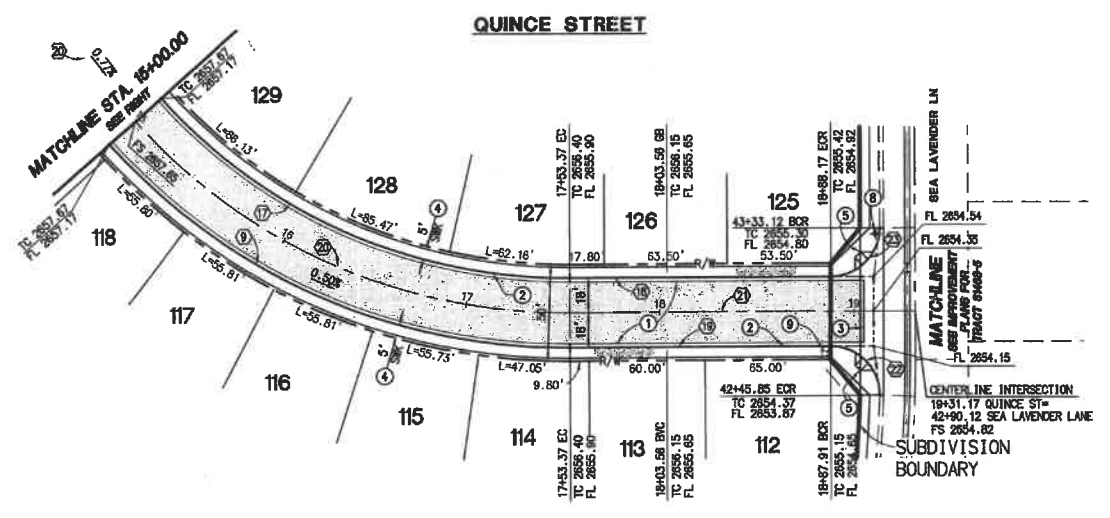
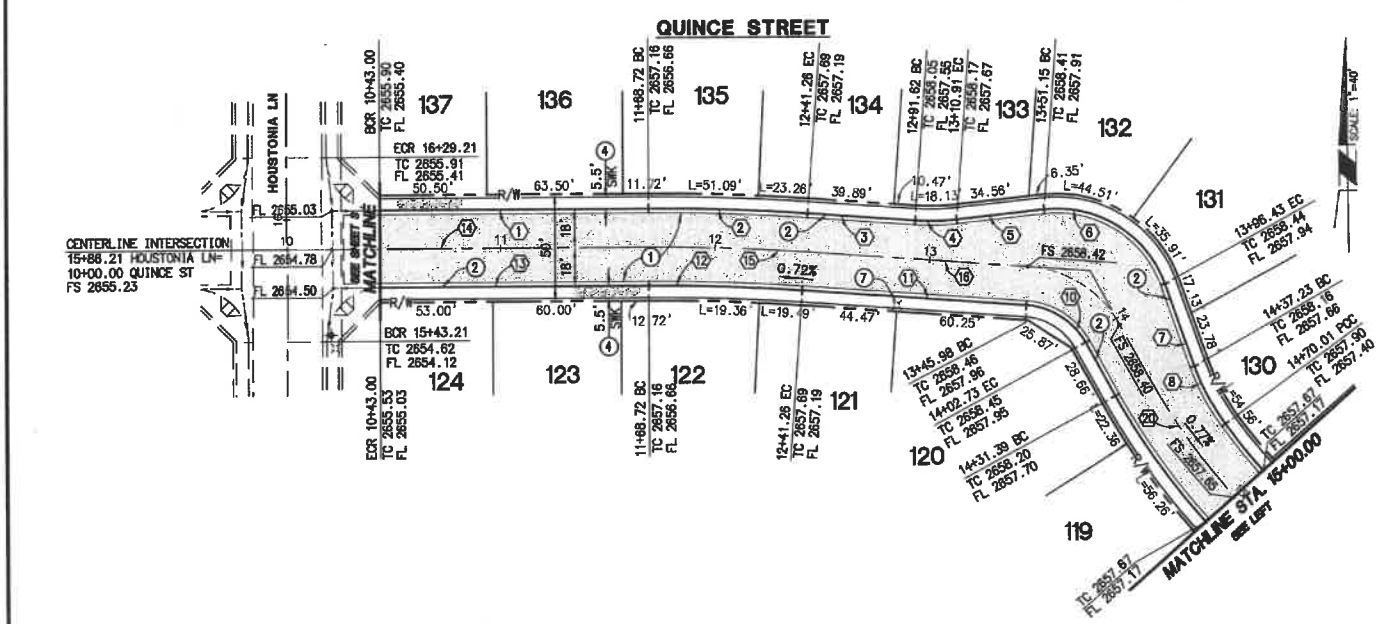
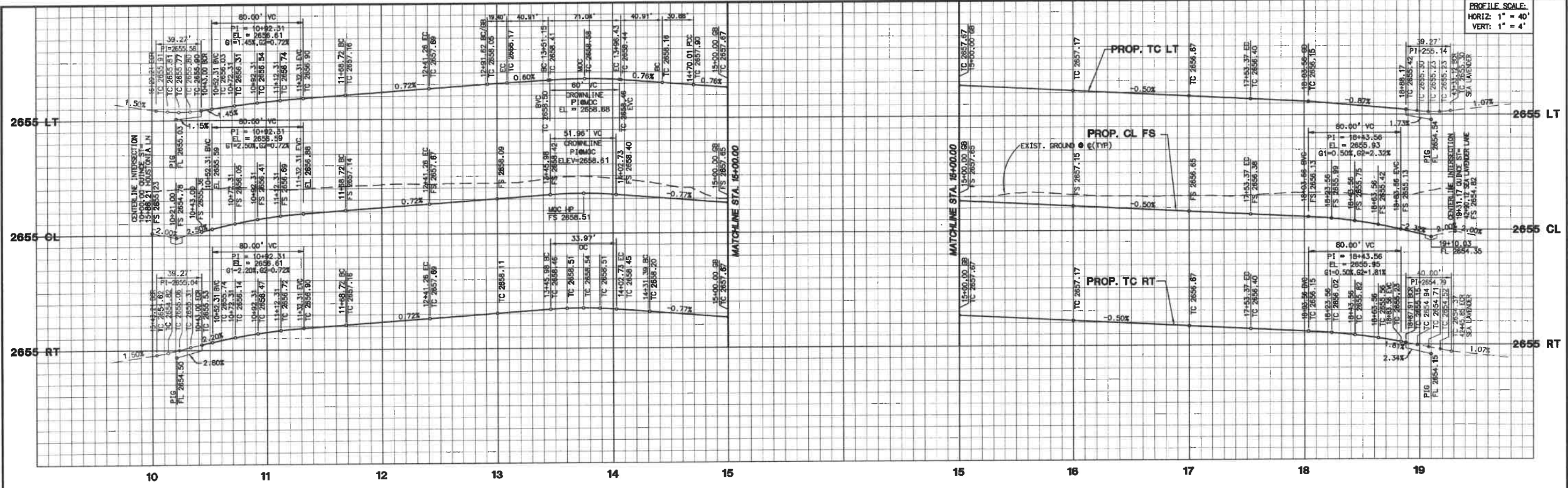
**DIG ALERT**  
 DIAL TOLL FREE  
 1(800) 227-2600  
 At Least Two Working Days Before You Dig  
 UNDERGROUND SERVICES ALERT OF SOUTHERN CALIFORNIA

**BASIS OF BEARINGS:**  
 DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1993.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA  
 BEING: N 52°49'02.84" E

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

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

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



**NOTE:**  
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LINE / CURVE DATA				
NO	BEARING/DELTA	LENGTH	RADIUS	TANGENT
1	N89°27'18"W	125.72'	---	---
2	04°09'22"	73.84'	1018.00'	36.94'
3	N85°17'56"W	50.36'	---	---
4	10°23'19"	19.40'	107.00'	9.73'
5	N84°18'45"E	40.91'	---	---
6	76°47'42"	71.04'	53.00'	42.00'
7	N18°53'34"W	40.91'	---	---
8	16°32'03"	30.88'	107.00'	15.55'
9	48°23'24"	268.57'	318.00'	142.88'
10	57°14'48"	33.97'	34.00'	18.56'
11	N85°17'56"W	104.72'	---	---

LINE / CURVE DATA				
NO	BEARING/DELTA	LENGTH	RADIUS	TANGENT
12	04°09'22"	71.23'	952.00'	35.63'
13	N89°27'18"W	125.72'	---	---
14	N89°27'18"W	168.72'	---	---
15	04°09'22"	72.54'	1000.00'	36.28'
16	N85°17'56"W	133.10'	---	---
17	54°07'06"	266.36'	282.00'	144.05'
18	N89°32'43"W	134.80'	---	---
19	N89°32'43"W	134.54'	---	---
20	61°29'35"	321.98'	300.00'	178.46'
21	N89°32'43"W	177.80'	---	---
22	N81°40'53"W	40.00'	25.00'	25.74'
23	N80°00'00"W	39.27'	25.00'	25.00'

- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE.
  - CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
  - CONSTRUCT CROSS BUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200 & 206A.
  - 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 STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 818.
  - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN.



PLANNING ■ DESIGN ■ CONSTRUCTION

74-80 COUNTRY CLUB DRIVE SUITE 201  
PALM DESERT, CALIFORNIA 92260-4184  
760.348.7481 • FAX 760.348.8318 • WWW.RBF.COM

DESIGN BY: VB/DB  
DRAWN BY: RA/MNC  
CHECKED BY: TL  
SCALE: (AS NOTED)  
DATE: OCT 2005  
JOB NUMBER: 20100665

Revised By: [Signature] Date: 8/10/06  
Recommended for Approval By: [Signature] Date: 8/10/06  
Approved By: [Signature] Date: 8-10-06  
City of Beaumont, Public Works Department  
Engineering Division



**BASIS OF BEARINGS:**  
DESCRIPTION:  
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 55 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA  
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1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7". LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.  
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

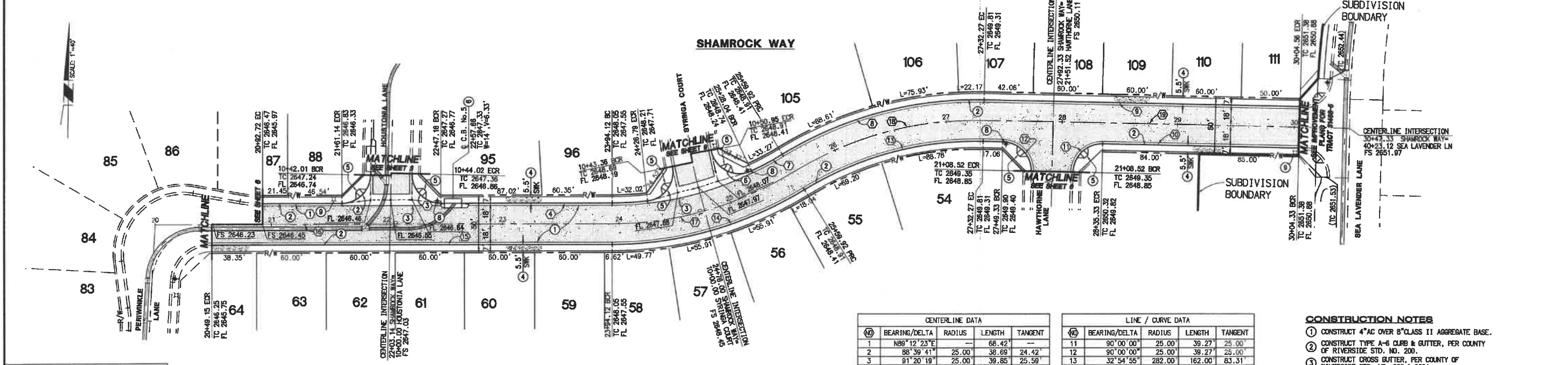
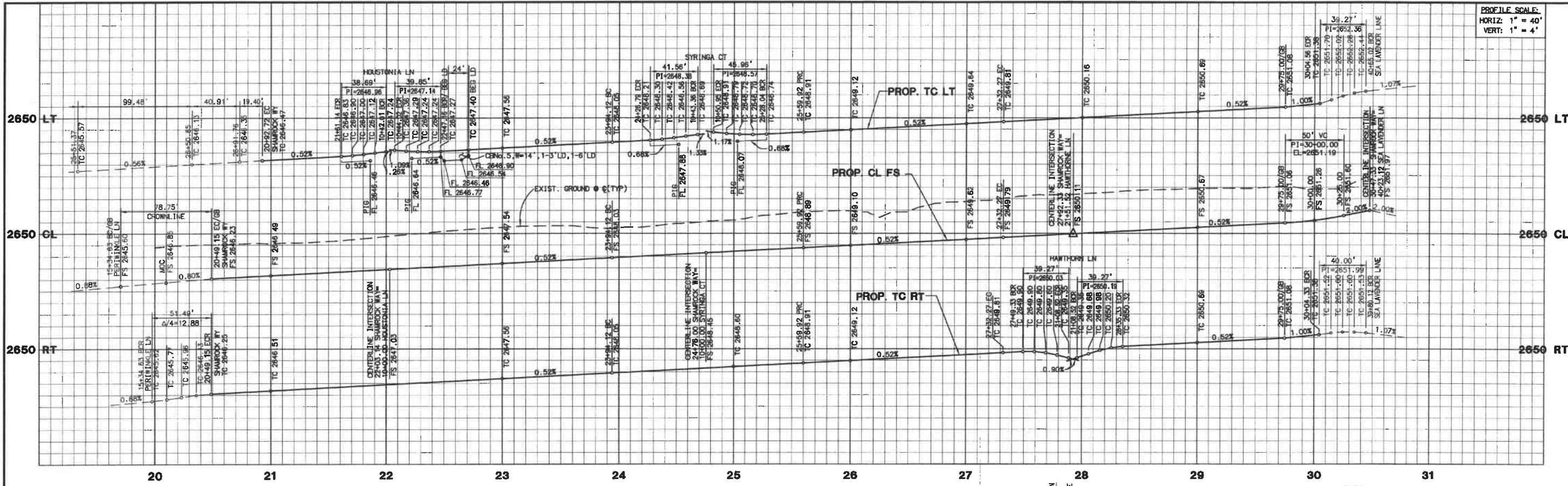
CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
**TRACT 31468-6**  
QUINCE STREET  
PORTIONS OF SEC.35, T.2 S., R. 1 W. AND SEC.2

SHEET **4**  
OF 13 SHEETS  
DRAWING NAME:  
FILE NO. 1526

PARDEE CONSTRUCTION

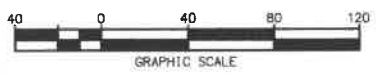


PROFILE SCALE:  
 HORIZ: 1" = 40'  
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**NOTE:**  
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**CENTERLINE DATA**

STATION	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N89°12'23"E	—	68.42	—
2	88°39'41"	25.00	38.69	24.42
3	91°20'19"	25.00	39.85	25.59
4	N89°12'23"E	—	146.96	—
5	95°14'54"	25.00	41.56	27.40
6	105°19'54"	25.00	45.96	32.78
7	06°05'20"	282.00	29.97	15.00
8	32°54'56"	318.00	182.68	93.94
9	N89°32'43"W	—	272.29	—
10	N89°32'43"W	—	169.00	—

**LINE / CURVE DATA**

STATION	BEARING/Delta	RADIUS	LENGTH	TANGENT
11	90°00'00"	25.00	39.27	25.00
12	90°00'00"	25.00	39.27	25.00
13	32°54'55"	282.00	162.00	83.31
14	31°40'01"	318.00	175.76	90.19
15	N89°12'23"E	—	344.97	—
16	N89°12'23"E	—	394.12	—
17	31°40'01"	300.00	165.81	85.08
18	32°54'55"	300.00	172.34	88.62
19	N89°32'43"W	—	315.08	—

- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE.
  - CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
  - CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 208A.
  - CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 40 (MODIFIED).
  - CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
  - CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN, PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE B).
  - CONSTRUCT STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 616.
  - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN.



**BASIS OF BEARINGS:**  
 DESCRIPTION:  
 BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA  
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 ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

**RBF CONSULTING**  
 PLANNING • DESIGN • CONSTRUCTION  
 74-80 COUNTRY CLUB DRIVE SUITE 201  
 PALM DESERT, CALIFORNIA 92260-4114  
 760.346.7481 • FAX 760.346.8815 • WWW.RBF.COM

DESIGN BY: YB/DB  
 DRAWN BY: M/ANF  
 CHECKED BY: TL  
 SCALE: (AS NOTED)  
 DATE: OCT 2005  
 JOB NUMBER: 20100665

DATE: 7-11-06  
 R.C.E. 61213 • EXP. 6-30-2007

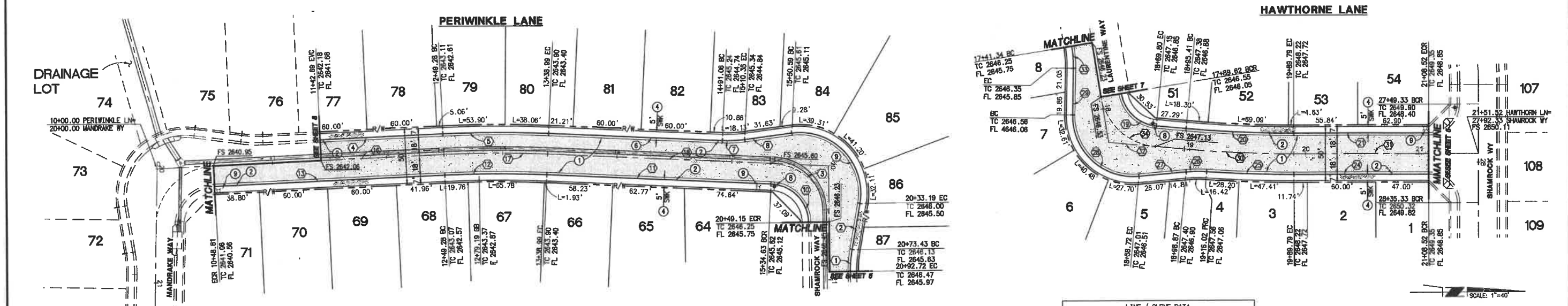
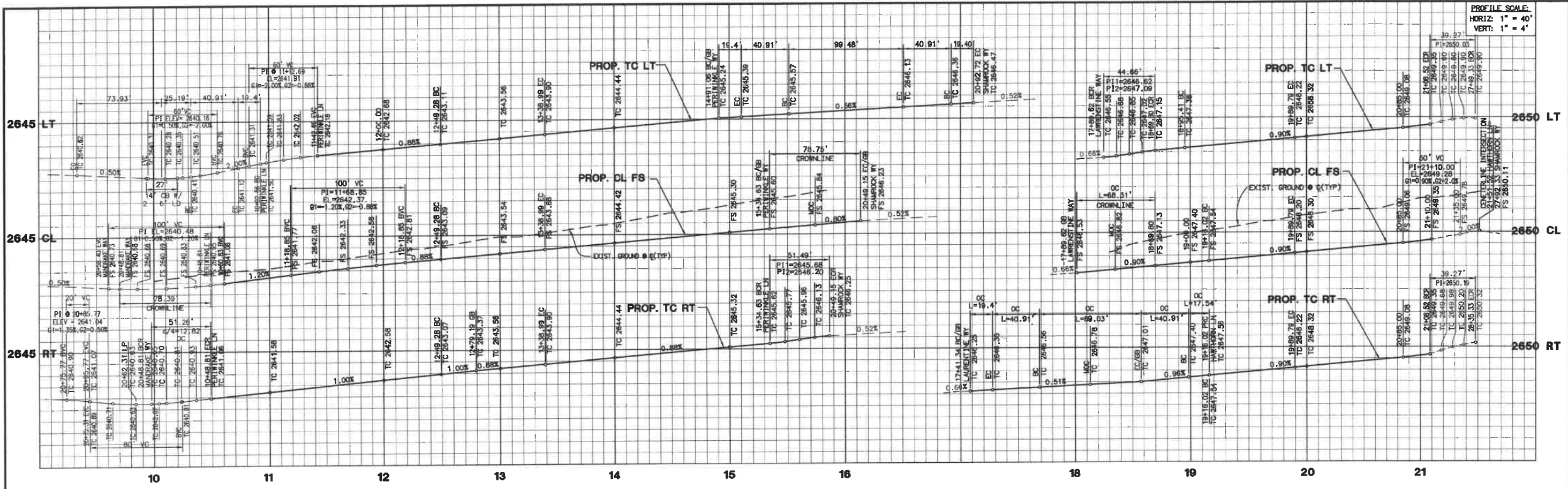
Reviewed By: *[Signature]* Date: 8/2/06  
 Recommended for Approval By: *[Signature]* Date: 8/14/06  
 Approved By: *[Signature]* Date: 8-10-06  
 Deshpak Moorjani, Director of Public Works  
 City of Beaumont, Public Works Department  
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
 STREET IMPROVEMENT PLANS  
 TRACT 31468-6  
 SHAMROCK WAY  
 PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2

FOR: PARDEE CONSTRUCTION

SHEET 5 OF 13 SHEETS  
 DRAWING NAME:  
 FILE NO: 1526

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



**NOTE**  
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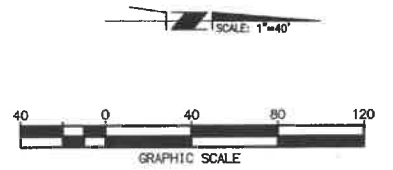
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NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	Δ= 10°23'19"	107.00'	19.40'	9.73'
2	N 80°24'18" W	---	40.91'	---
3	Δ= 86°46'10"	53.00'	80.26'	50.09'
4	N02°42'12" W	---	156.72'	---
5	Δ= 05°08'25"	1018.00'	91.33'	45.70'
6	N02°26'13" E	---	152.07'	---
7	Δ= 10°23'19"	107.00'	19.40'	9.73'
8	N07°57'06" W	---	40.91'	---
9	Δ= 107°32'49"	53.00'	99.48'	72.34'
10	Δ= 86°46'10"	53.00'	51.49'	32.14'
11	N02°26'13" E	---	195.64'	---

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
12	Δ= 05°08'25"	982.00'	88.10'	44.06'
13	N02°42'12" W	---	200.47'	---
14	NOT USED	---	---	---
15	NOT USED	---	---	---
16	N02°42'12" W	---	249.28'	---
17	Δ= 05°08'25"	1000.00'	89.71'	44.89'
18	N02°26'13" E	---	244.79'	---
19	Δ= 75°16'03"	34.00'	44.66'	28.22'
20	Δ= 05°24'27"	982.00'	92.66'	46.37'
21	N00°27'17" E	---	118.74'	---
22	Δ= 90°00'00"	25.00'	39.27'	25.00'

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
23	Δ= 90°00'00"	25.00'	39.27'	25.00'
24	N00°27'17" E	---	118.74'	---
25	Δ= 04°13'36"	1018.00'	75.09'	37.56'
26	Δ= 09°24'19"	107.00'	17.56'	8.80'
27	N04°43'28" W	---	40.91'	---
28	Δ= 96°14'33"	53.00'	89.03'	59.11'
29	N88°28'54" W	---	40.91'	---
30	Δ= 05°24'27"	1000.00'	94.38'	47.22'
31	N00°27'17" E	---	161.74'	---
32	N05°51'44" E	---	65.70'	---
33	Δ= 10°23'19"	107.00'	19.40'	9.73'
34	Δ= 75°16'03"	53.00'	69.62'	40.87'

- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 8" CLASS 11 AGGREGATE BASE.
  - CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
  - CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
  - CONSTRUCT STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.
  - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN.



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DATE: 7-11-06  
R.C.E. 61213 • EXP. 6-30-2007

DESIGN BY: VB/DB  
DRAWN BY: M/INF  
CHECKED BY: TL  
SCALE: (AS NOTED)  
DATE: OCT 2005  
JOB NUMBER: 20100665

Reviewed By: [Signature] Date: 8/28/06  
Recommended for Approval By: [Signature] Date: 8/15/06  
Approved By: [Signature] Date: 8/10/06  
Deepak Moorjan, Director of Public Work  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-6  
PERIWINKLE LANE & HAWTHORNE LANE  
PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2

FOR: PARDEE CONSTRUCTION

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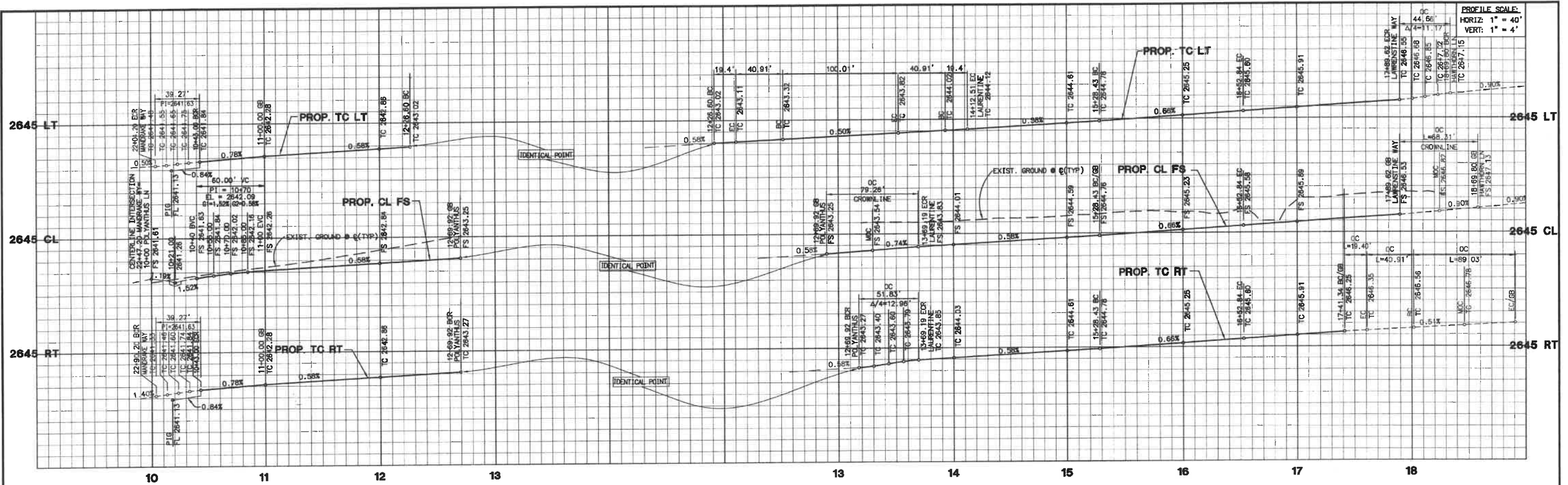
**BASIS OF BEARINGS:**  
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA  
BEING: N 52°49'02.84" E

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

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

SHEET  
**6**  
OF 13 SHEETS  
DRAWING NAME  
FILE NO. 1526

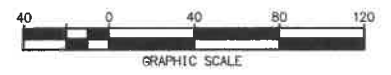
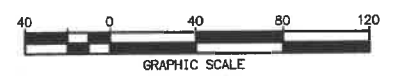
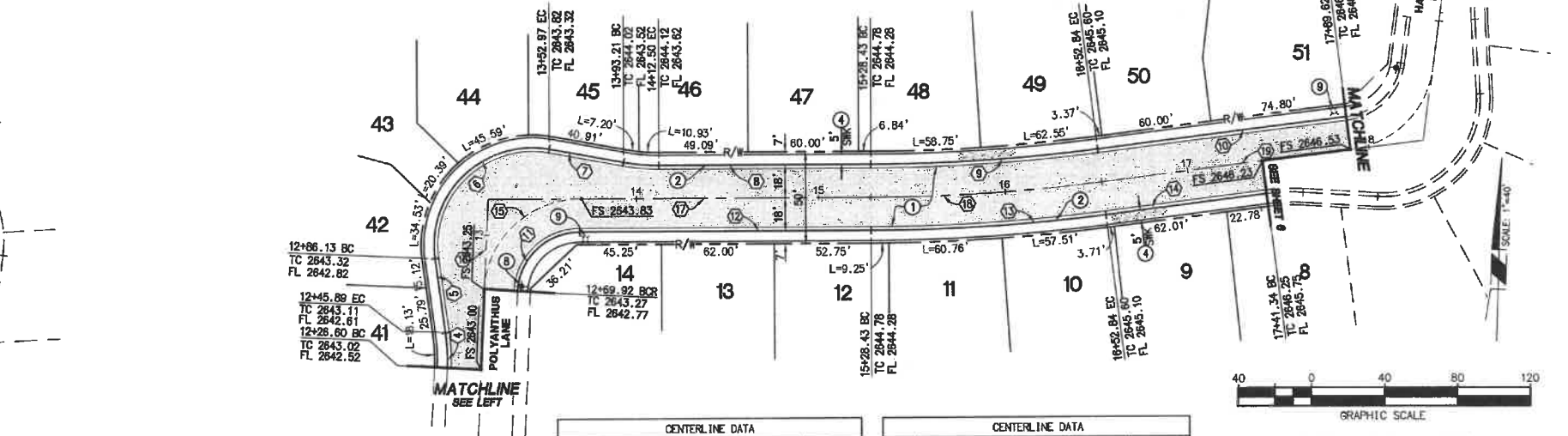
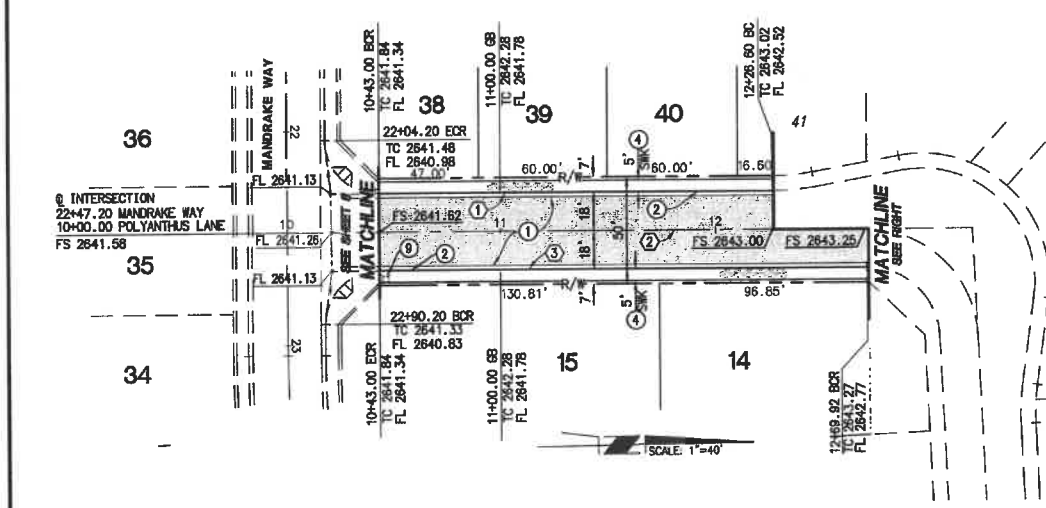




PROFILE SCALE:  
HORIZ: 1" = 40'  
VERT: 1" = 4'

**POLYANTHUS LANE**

**LAURENTINE WAY**



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

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**CENTERLINE DATA**

STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N00°55'23"E	---	183.60	---
2	N00°55'23"E	---	319.55	---
3	N00°55'23"E	---	226.92	---
4	10°23'19"	107.00	19.40	9.73'
5	N09°27'56"W	---	40.91	---
6	108°06'44"	53.00'	100.01'	73.10'
7	N81°21'13"W	---	40.91	---
8	N88°15'28"E	---	115.93	---
9	07°07'41"	982.00	122.17	61.16'

**CENTERLINE DATA**

STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT
10	N81°07'47"E	---	136.77	---
11	87°20'05"	34.00	51.83	32.45'
12	N88°15'28"E	---	159.25	---
13	07°07'41"	1018.00	126.65	63.41'
14	N81°07'47"E	---	88.50	---
15	87°20'05"	52.00	79.26	49.64'
16	N00°55'23"E	---	92.95	---
17	N88°15'28"E	---	208.88	---
18	07°07'41"	1000.00	124.41	62.28'
19	N81°07'47"E	---	136.77	---

- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE.
  - CONSTRUCT TYPE A-8 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
  - CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
  - CONSTRUCT STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
  - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN.



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DESIGNED BY: VB/DG  
DRAIN BY: MH/INF  
CHECKED BY: TL  
SCALE: (AS NOTED)  
DATE: OCT 2005  
JOB NUMBER: 20100665

DATE: 7-11-06  
R.C.E. 61213 • EXP. 6-30-2007

Reviewed By: *[Signature]* Date: 8/28/06  
Recommended for Approval By: *[Signature]* Date: 8/14/06  
Approved By: *[Signature]* Date: 8/28/06  
Dheepak Moorjani, Director of Public Work  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-6  
POLYANTHUS LANE & LAURENTINE WAY  
PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2

SHEET 7 OF 13 SHEETS  
DRAWING NAME: FILE NO. 1526

FOR: PARDEE CONSTRUCTION

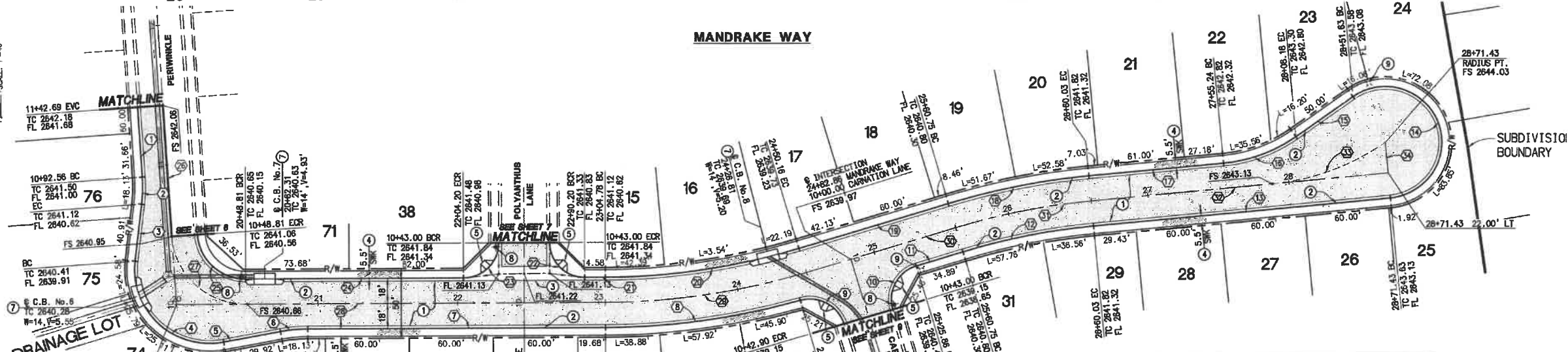
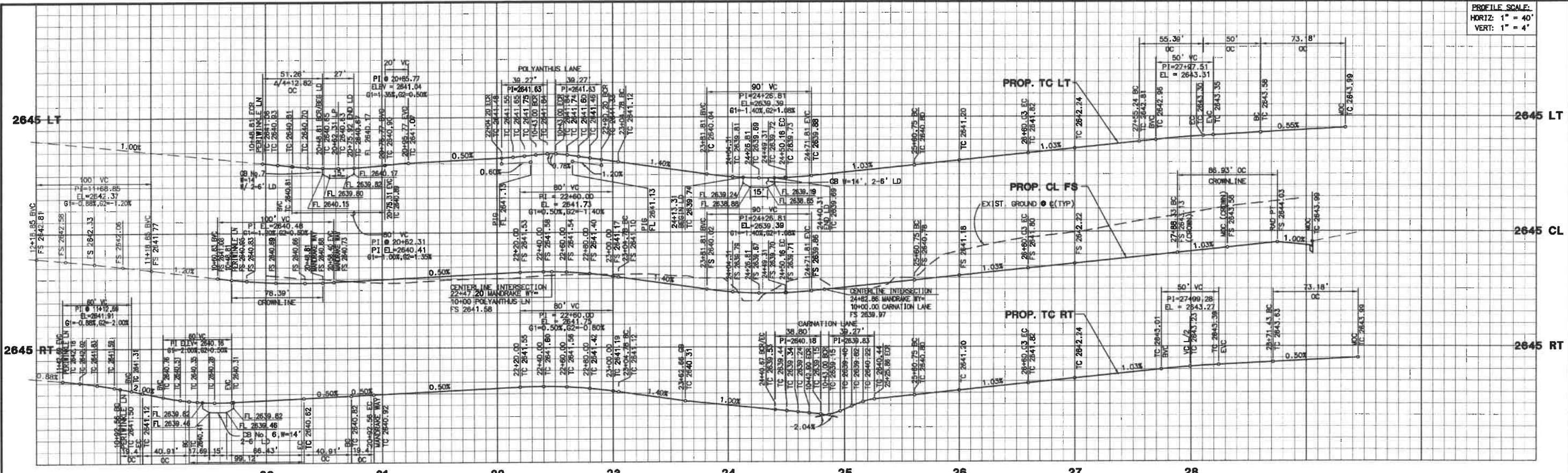
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**BASIS OF BEARINGS:**  
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ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

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

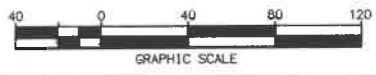


LINE / CURVE DATA				
STATION	BEARING/DELTA	LENGTH	RADIUS	TANGENT
1	N 02°42'12" W	50.13'	---	---
2	N 07°41'07" E	40.81'	---	---
3	N 07°09'04" E	99.12'	53.00'	71.82'
4	N 07°41'07" E	40.81'	---	---
5	N 80°32'04" E	40.91'	---	---
6	N 02°13'19" E	19.40'	107.00'	9.73'
7	N 89°04'37" W	212.22'	---	---
8	N 15°34'22" E	140.79'	518.00'	70.83'
9	N 85°54'45" E	38.80'	25.00'	24.53'
10	N 90°00'00" E	39.27'	25.00'	25.00'
11	N 74°15'46" E	34.89'	---	---
12	N 11°22'36" E	95.71'	482.00'	48.01'
13	N 85°38'22" E	211.40'	---	---
14	N 209°39'31" E	146.37'	40.00'	---
15	N 55°58'51" E	50.00'	---	---
16	N 29°39'31" E	55.39'	107.00'	28.33'
17	N 85°38'22" E	95.21'	---	---

- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE.
  - CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
  - CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 208 & 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 GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD NO. 311 (CASE C)
  - CONSTRUCT STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
  - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN.

**NOTE:**  
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DESIGN BY: TR/L  
DRAWN BY: MH/MNF  
CHECKED BY: TL  
SCALE: (AS NOTED)  
DATE: OCT 2005  
JOB NUMBER: 20100665

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

DATE: 7.11.06  
R.C.E. 61213 • EXP. 6-30-2007

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**BASIS OF BEARINGS:**  
DESCRIPTION:  
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA  
BEING: N 52°49'02.84" E

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

BY	MARK	DESCRIPTION	APPR. DATE
ENGINEER		REVISIONS	CITY

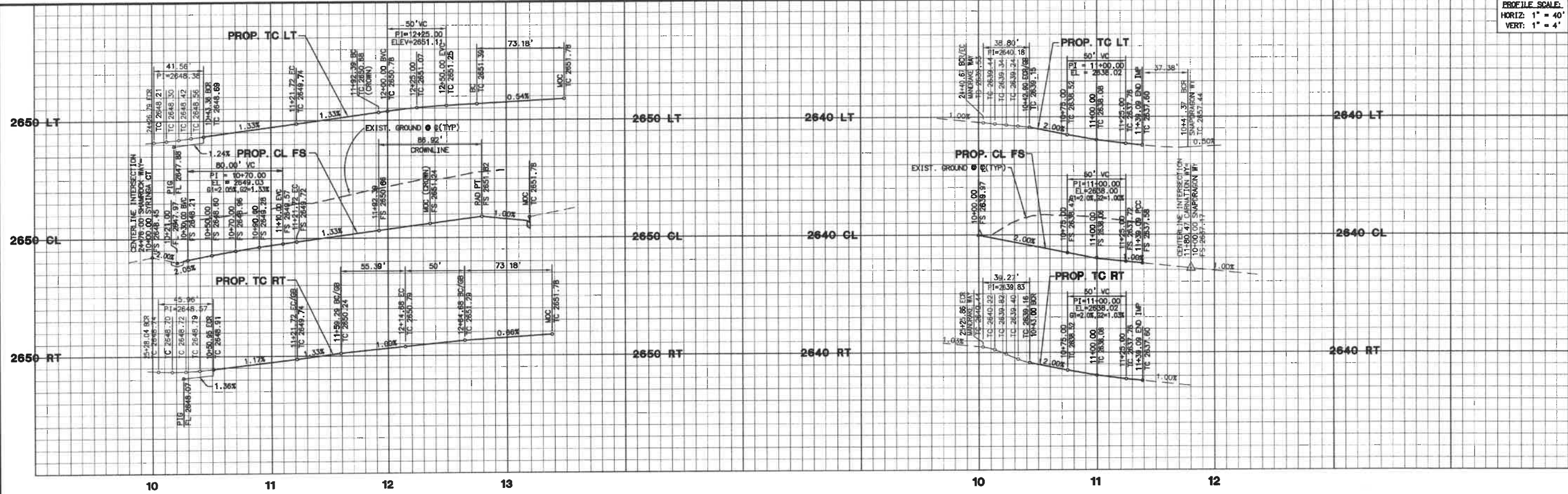
CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
**TRACT 31468-6**  
**MANDRAKE WAY**  
PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2

FOR: **PARDEE CONSTRUCTION**

SHEET **8**  
OF 13 SHEETS  
DRAWING NAME:  
FILE # 1526

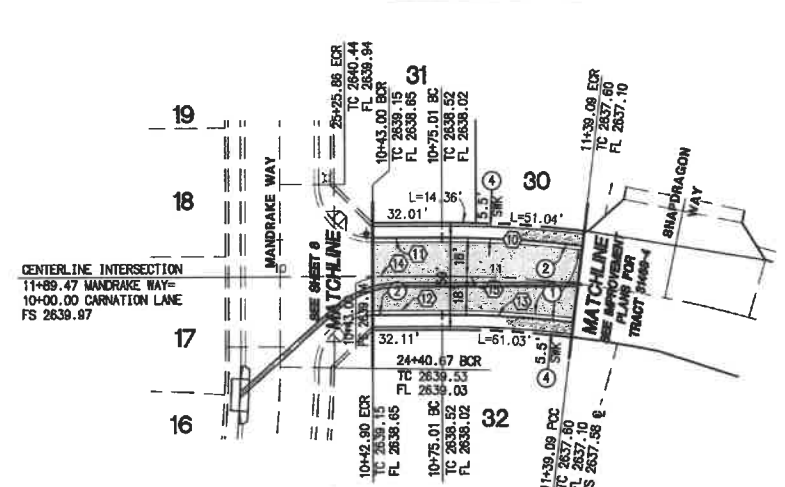
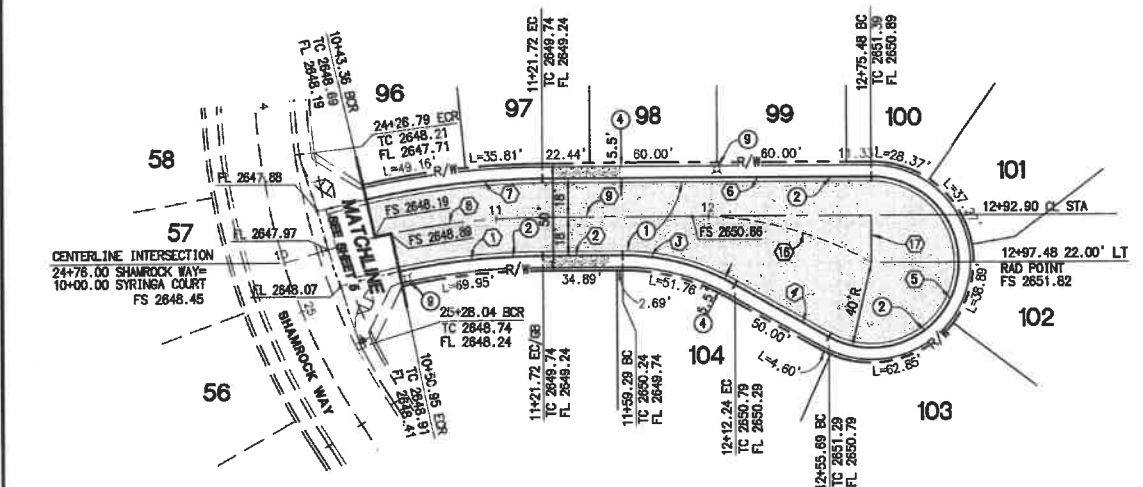


PROFILE SCALE:  
HORIZ: 1" = 40'  
VERT: 1" = 4'



**SYRINGA COURT**

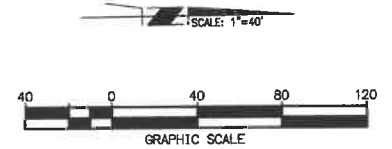
**CARNATION LANE**



NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	Δ= 11° 35' 06"	332.00'	67.13'	33.68'
2	N00° 32' 42" E	---	37.58'	---
3	Δ= 29° 39' 31"	107.00'	55.39'	28.33'
4	N30° 12' 13" E	---	50.00'	---
5	Δ= 209° 39' 31"	40.00'	146.37'	---
6	N00° 32' 42" E	---	153.77'	---
7	Δ= 12° 49' 37"	368.00'	82.39'	41.37'
8	Δ= 16° 58' 39"	350.00'	103.71'	52.24'
9	N00° 32' 42" E	---	153.77'	---
10	Δ= 08° 59' 37"	543.00'	66.28'	33.18'
11	N15° 44' 14" W	---	32.01'	---
12	N15° 44' 14" W	---	32.01'	---
13	Δ= 06° 59' 37"	507.00'	61.88'	30.85'
14	N15° 44' 14" W	---	75.01'	---
15	Δ= 06° 59' 37"	525.00'	64.08'	32.08'
16	Δ= 29° 39' 20"	167.93'	86.92'	44.46'
17	N 89° 27' 18" W	---	22.00'	---

- CONSTRUCTION NOTES**
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  - CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
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DESIGN BY: VB/DB  
DRAWN BY: MH/ANF  
CHECKED BY: TL  
SCALE: (AS NOTED)  
DATE: OCT 2005  
JOB NUMBER: 20100685

Reviewed By: *[Signature]* Date: 8/10/06  
Recommended for Approval By: *[Signature]* Date: 8/10/06  
Approved By: *[Signature]* Date: 8/10/06  
City of Beaumont, Public Works Department  
Engineering Division

DATE: 7-11-06  
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BEING: N 52°49'02.84" E

**BENCHMARK:** CITY OF BEAUMONT NO. 07.A.82  
DESCRIPTION:  
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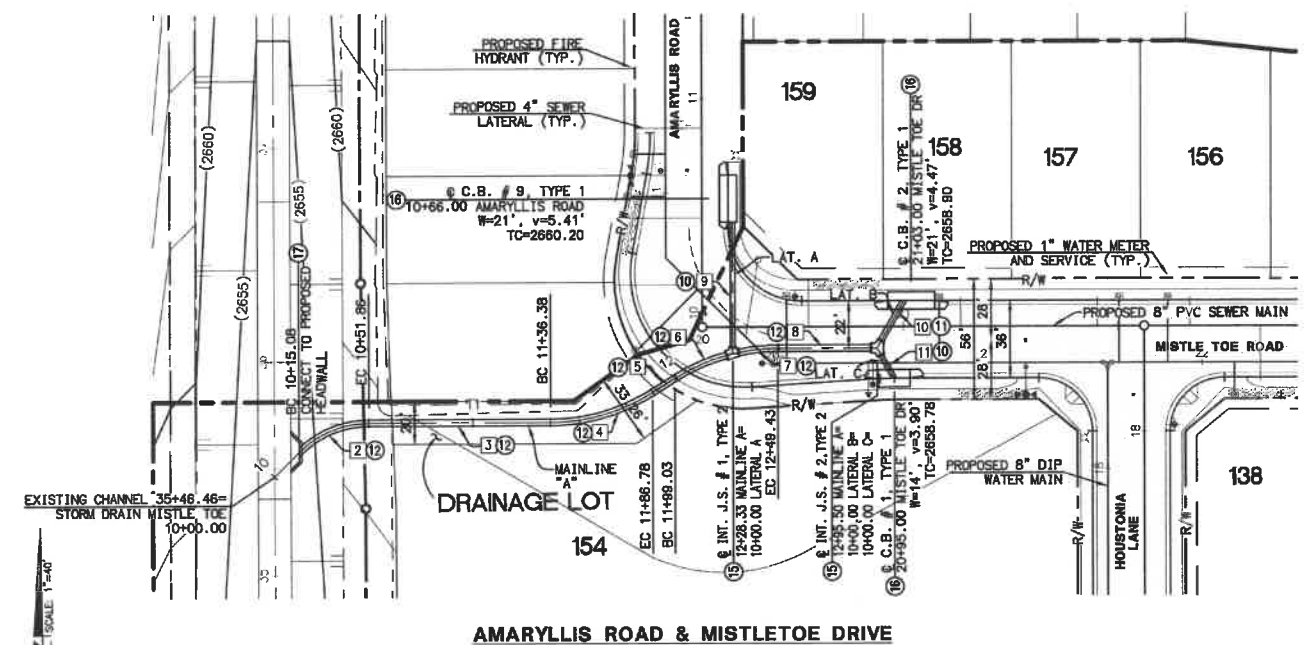
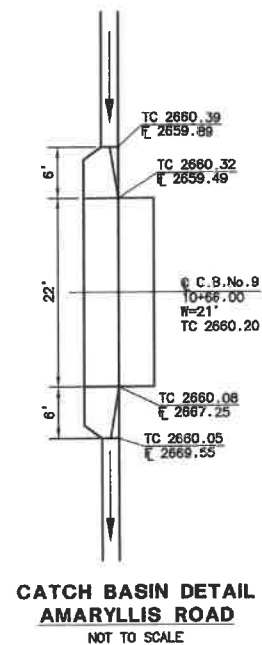
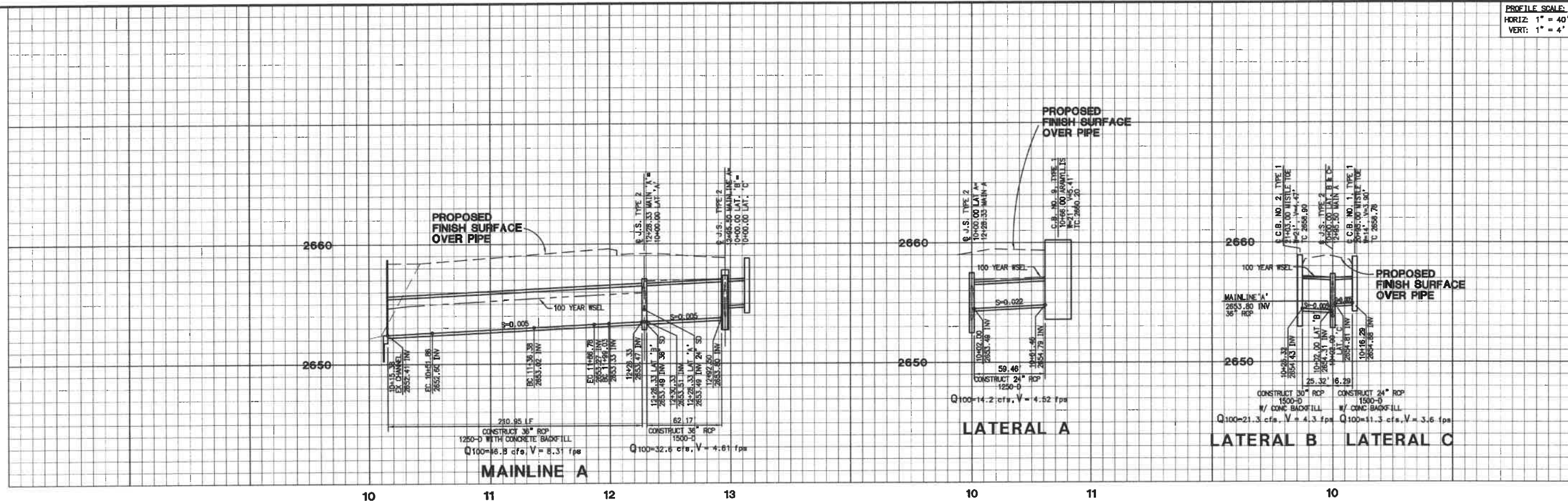
BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-6  
PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2

**PARDEE CONSTRUCTION**

SHEET  
**9**  
OF 13 SHEETS  
DRAWING NAME:  
FILE NO: 1526

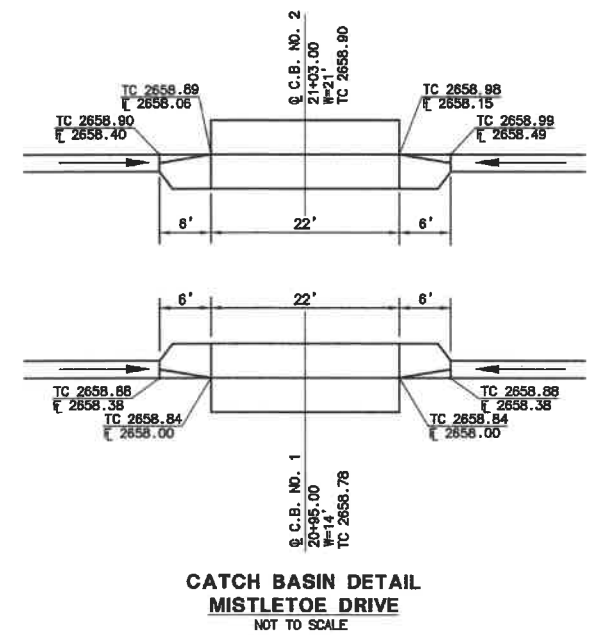
PROFILE SCALE:  
 HORIZ: 1" = 40'  
 VERT: 1" = 4'



STORM DRAIN DATA TABLE (RCP OR CIPP)

NO	BEARING/DELTA	RADIUS	LENGTH	SIZE
2	45°32'42"	45.00'	34.04'	36"
3	N 89°27'18" W	---	84.53'	36"
4	32°05'09"	90.00'	50.40'	36"
5	N 58°27'34" E	---	10.36'	36"
6	18°39'26"	90.00'	29.31'	36"
7	13°25'42"	90.00'	21.09'	36"
8	N 89°27'18" W	---	46.07'	36"
9	N 00°32'42" E	---	61.46'	24"
10	N 30°12'15" E	---	25.32'	30"
11	N 28°58'00" W	---	16.29'	24"

- CONSTRUCTION NOTES**
- 10 CONSTRUCT 24" RCP (D-LOAD PER PLAN)
  - 11 CONSTRUCT 30" RCP (D-LOAD PER PLAN)
  - 12 CONSTRUCT 36" RCP (D-LOAD PER PLAN)
  - 13 CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RCP & WCD PER STD. DWG. NO. J5227. SEE TABLE THIS SHEET FOR DIMENSIONS
  - 14 CONSTRUCT CATCH BASIN NO. 1 PER RCP & WCD PER STD. DWG. NO. CB100 (WIDTH PER PLAN)
  - 15 CONSTRUCT CONCRETE HEADWALL FOR 36" RCP STORM DRAIN PER DETAIL



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 ELEV.= 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE

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 PALM DESERT, CALIFORNIA 92260-4104  
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 DRAWN BY: MH/INF  
 CHECKED BY: TL  
 SCALE: (AS NOTED)  
 DATE: OCT 2005  
 JOB NUMBER: 20100665

Reviewed By: *[Signature]* Date: 8/28/06  
 Recommended for Approval By: *[Signature]* Date: 8/18/06  
 Approved By: *[Signature]* Date: 8/18/06  
 Deshpand Moorjani, Director of Public Work  
 City of Beaumont, Public Works Department  
 Engineering Division

DATE: 7-11-06  
 R.C.E. 61213 • EXP. 6-30-2007

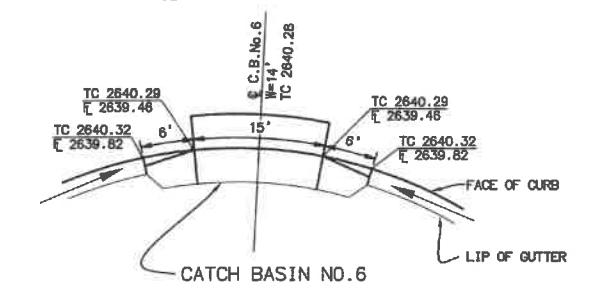
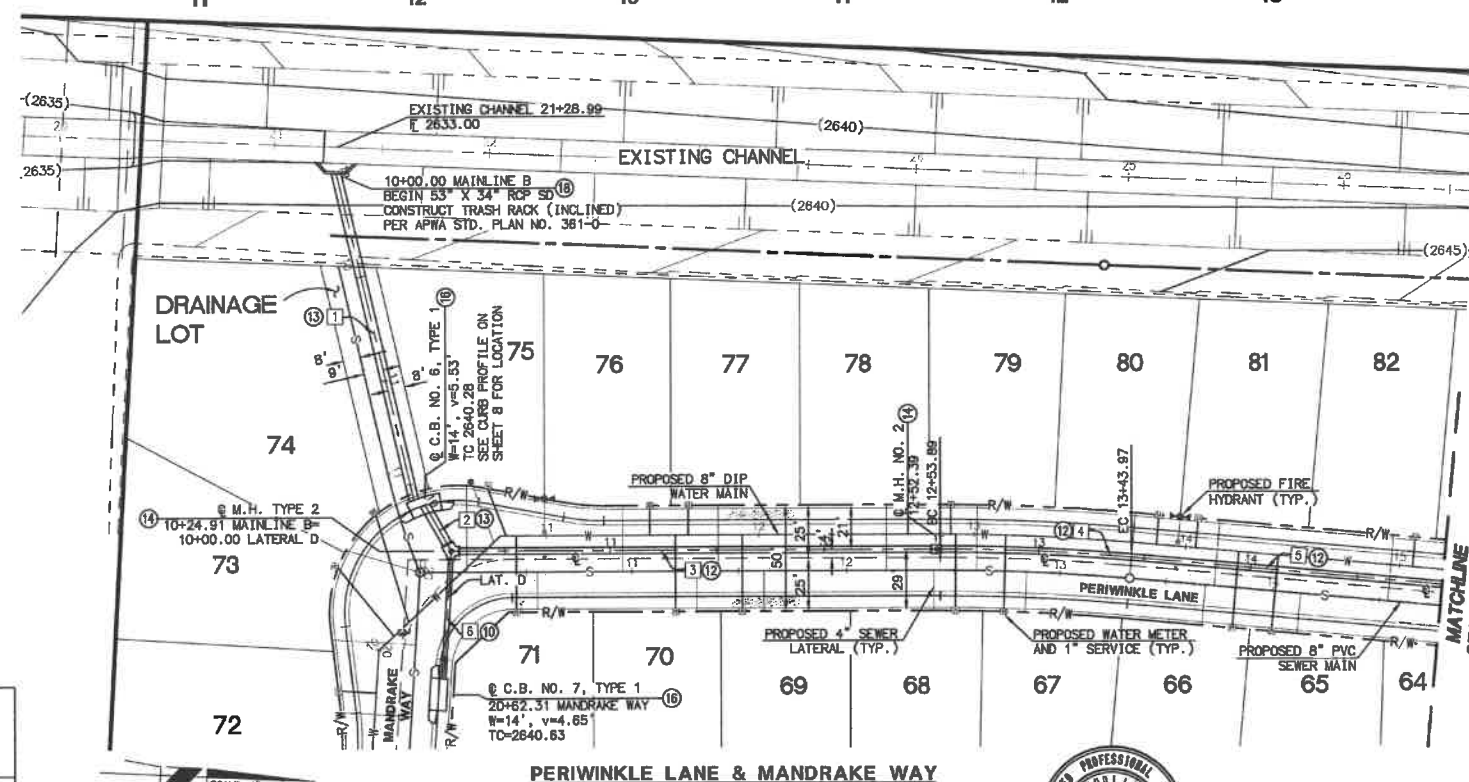
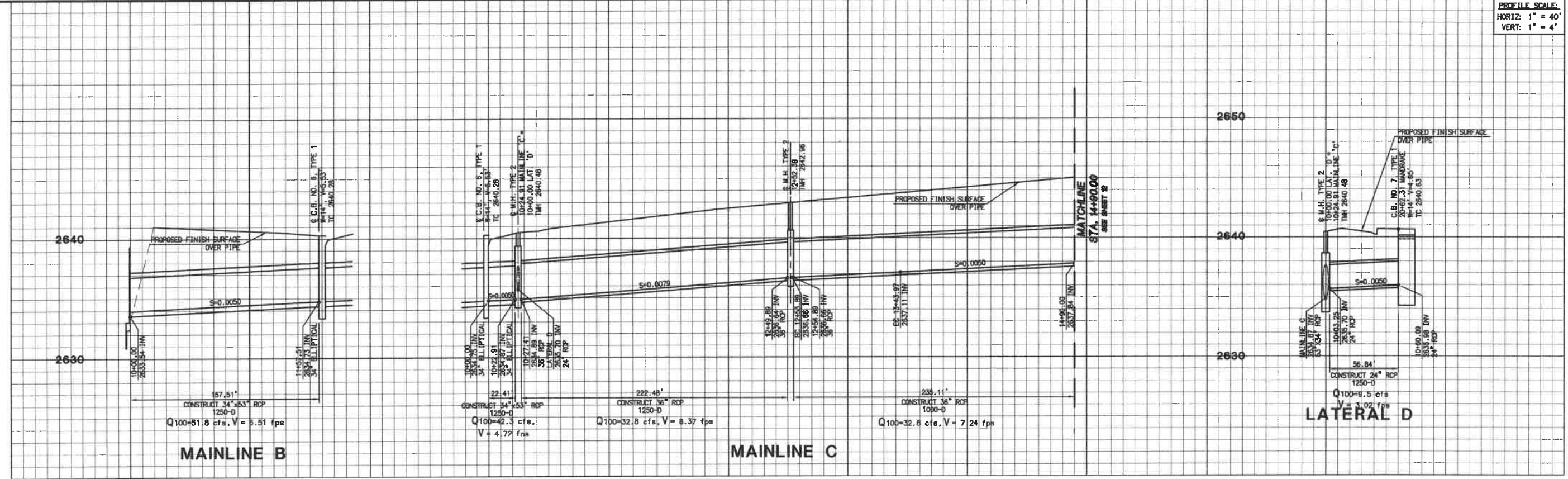
CITY OF BEAUMONT, CALIFORNIA  
 STORM DRAIN IMPROVEMENT PLANS  
 TRACT 31468-6  
 AMARYLLIS ROAD & MISTLETOE DRIVE  
 PORTIONS OF SEC. 35, T.2 S., R. 1 W. AND SEC. 2

SHEET  
**10**  
 OF 13 SHEETS  
 DRAWING NAME:  
 FILE NO: 1526

FOR: **PARDEE CONSTRUCTION**



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



**CONSTRUCTION NOTES**

- 10 CONSTRUCT 24" RCP (D-LOAD PER PLAN)
- 12 CONSTRUCT 36" RCP (D-LOAD PER PLAN)
- 13 CONSTRUCT 34" X 53" ELLIPTICAL RCP (D-LOAD PER PLAN)
- 14 CONSTRUCT MANHOLE NO. 2 PER R/CFC & WCD STD. DRG. NO. MH252
- 15 CONSTRUCT JUNCTION STRUCTURE NO. 2 PER R/CFC & WCD PER STD. DRG. NO. JS227 SEE TABLE ON SHEET 10 FOR DIMENSIONS
- 16 CONSTRUCT CATCH BASIN NO. 1 PER R/CFC & WCD PER STD. DRG. NO. CB100 (WIDTH PER PLAN)
- 18 CONSTRUCT CONCRETE HEADWALL FOR 34" X 53" RCP CONSTRUCT STORM DRAIN PER DETAIL 13

STORM DRAIN DATA TABLE (RCP)					
NO	BEARING/DELTA	RADIUS	LENGTH	SIZE	LINE
1	45° 00' 00"	45.00'	35.34'	34" X 53" ELLIPTICAL	MAINLINE B
2	N 59° 00' 21" E	--	24.91'	34" X 53" ELLIPTICAL	MAINLINE C
3	N 02° 42' 12" W	--	228.98'	36"	MAINLINE C
4	05° 08' 26"	1004.00'	90.08'	36"	MAINLINE C
5	N 02° 28' 13" E	--	146.00'	36"	MAINLINE C
6	N 89° 04' 37" W	--	60.08'	24"	LATERAL D

**CATCH BASIN DETAILS MANDRAKE WAY**

NOT TO SCALE

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

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



**BASIS OF BEARINGS:**  
 DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA  
 BEING: N 52°49'02.84" E

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

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY



**RBF CONSULTING**  
 PLANNING • DESIGN • CONSTRUCTION  
 74-100 COUNTRY CLUB DRIVE SUITE 201  
 PALM DESERT, CALIFORNIA 92260-414  
 760.348.7481 • FAX 760.348.8315 • www.RBF.com  
 DATE: 7-11-06  
 R.C.E. 61213 • EXP. 6-30-2007

DESIGN BY: VB/CB  
 DRAWN BY: MH/MNF  
 CHECKED BY: TL  
 SCALE: (AS NOTED)  
 DATE: OCT 2005  
 JOB NUMBER: 20100665

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

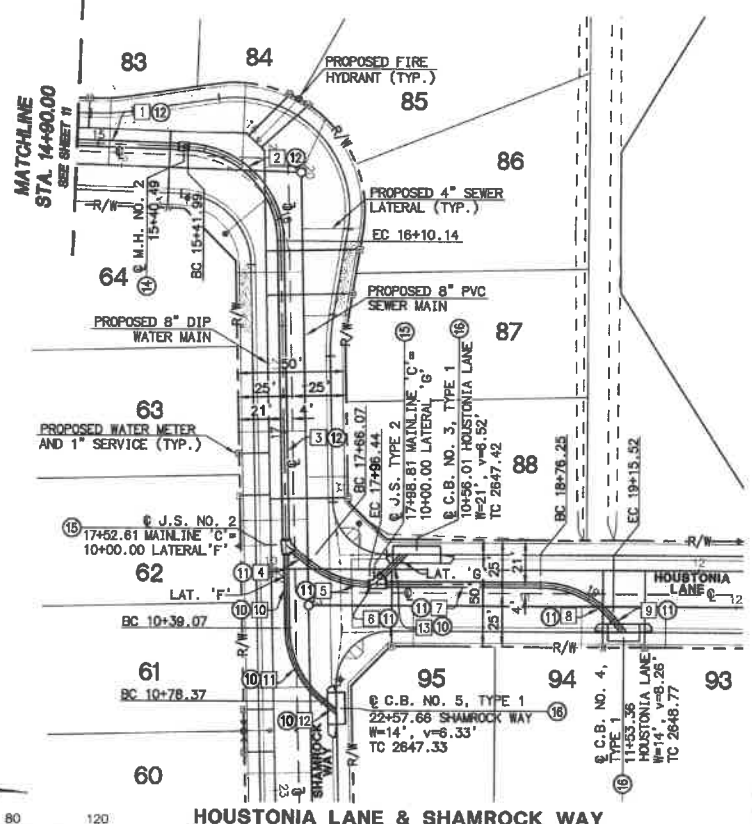
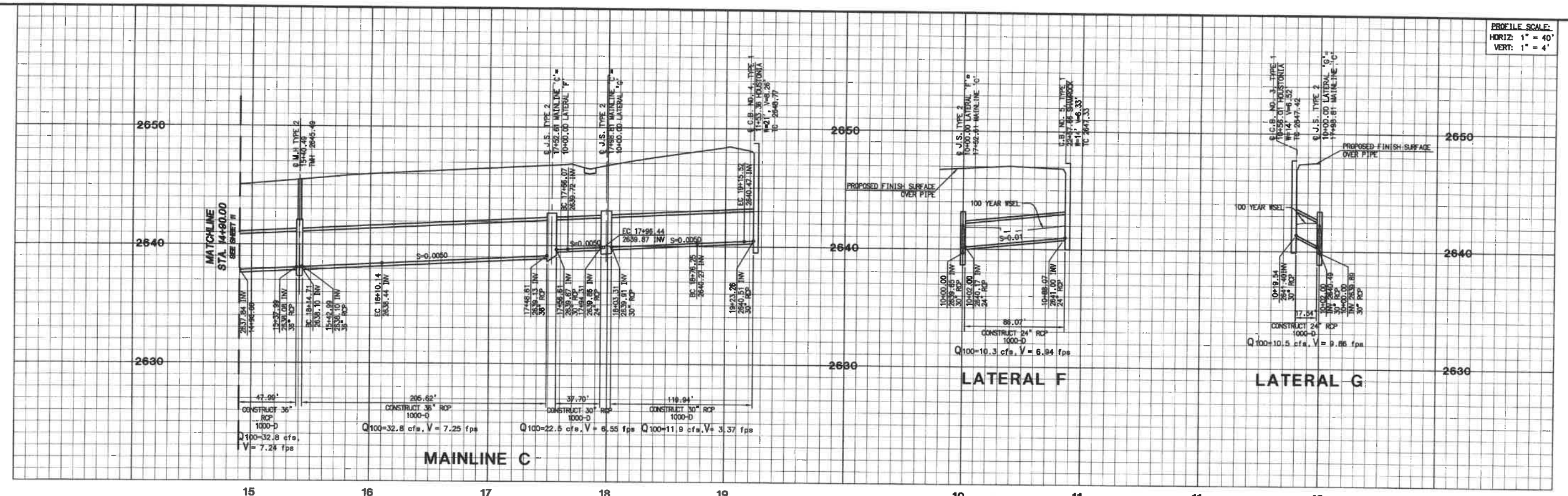
Date: 8/10/06  
 Date: 8/10/06  
 Date: 8-10-06

CITY OF BEAUMONT, CALIFORNIA  
 STORM DRAIN IMPROVEMENT PLANS  
 TRACT 31468-6  
 PERIWINKLE LANE & MANDRAKE WAY  
 PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2

SHEET  
 11  
 OF 13 SHEETS  
 DRAWING NAME:  
 FILE NO: 1526

PARDEE CONSTRUCTION

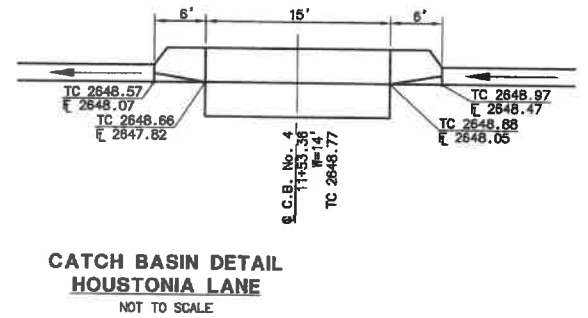
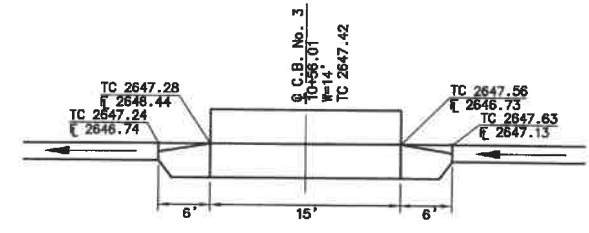
PROFILE SCALE:  
HORIZ: 1" = 40'  
VERT: 1" = 4'



STORM DRAIN DATA TABLE (RCP)

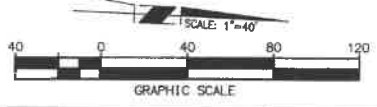
NO	BEARING/Delta	RADIUS	LENGTH	SIZE
1	N 02° 26' 13" E	---	52.00'	36"
2	86° 46' 10"	45.00'	68.15'	36"
3	N 89° 12' 23" E	---	142.47'	36"
4	N 39° 12' 23" E	---	13.47'	30"
5	38° 39' 41"	45.00'	30.36'	30"
6	N 00° 32' 42" E	---	2.37'	30"
7	N 00° 32' 42" E	---	77.44'	30"
8	50° 00' 18"	45.00'	39.27'	30"
9	N 50° 33' 00" E	---	7.73'	30"
10	N 89° 12' 23" E	---	39.07'	24"
11	50° 00' 00" E	45.00'	39.27'	24"
12	N 39° 12' 23" E	---	7.74'	24"
13	N 45° 20' 00" W	---	19.50'	24"

- CONSTRUCTION NOTES**
- 10 CONSTRUCT 24" RCP (D-LOAD PER PLAN)
  - 11 CONSTRUCT 30" RCP (D-LOAD PER PLAN)
  - 12 CONSTRUCT 36" RCP (D-LOAD PER PLAN)
  - 14 CONSTRUCT MANHOLE NO. 2 PER R/C & WCD STD. DWG. NO. M-252
  - 15 CONSTRUCT JUNCTION STRUCTURE NO. 2 PER R/C & WCD PER STD. DWG. NO. J-227 SEE TABLE ON SHEET 10 FOR DIMENSIONS
  - 16 CONSTRUCT CATCH BASIN NO. 1 PER R/C & WCD PER STD. DWG. NO. CB100 (WIDTH PER PLAN)



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At Least Two Working Days Before You Dig  
UNDESIGNED SERVICES ALIEN OF SOUTHERN CALIFORNIA

**BASIS OF BEARINGS:**  
DESCRIPTION:  
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.S. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA  
BEING: N 52°49'02.84" E

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

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

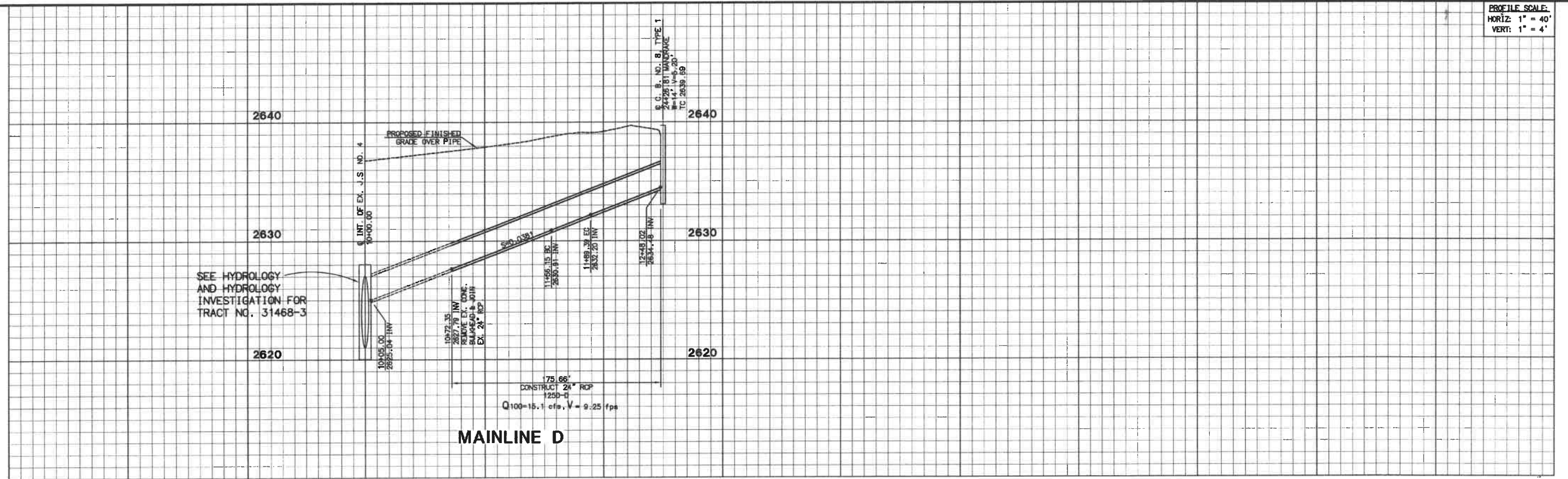
**RBF CONSULTING**  
PLANNING ■ DESIGN ■ CONSTRUCTION  
74-100 COUNTRY CLUB DRIVE SUITE 201  
PALM DESERT, CALIFORNIA 92250-404  
760.946.7481 • FAX 760.948.8315 • www.RBF.com  
DATE: 7-11-06  
R.C.E. 81213 • EXP. 6-30-2007

DESIGN BY: VJ/DB  
DRAIN BY: M/AMF  
CHECKED BY: TL  
SCALE: (AS NOTED)  
DATE: OCT 2005  
JOB NUMBER: 20100665  
Reviewed By: [Signature] Staff Engineer  
Recommended for Approval By: [Signature] Administrative Engineer  
Approved By: [Signature] Denmark Moorjani, Director of Public Works  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
STORM DRAIN IMPROVEMENT PLANS  
TRACT 31468-6  
HOUSTONIA LANE & SHAMROCK WAY  
PORTIONS OF SEC. 35, T.2 S., R. 1 W. AND SEC. 2  
PARDEE CONSTRUCTION  
SHEET 12 OF 13 SHEETS  
DRAWING NAME: FILE NO. 1526

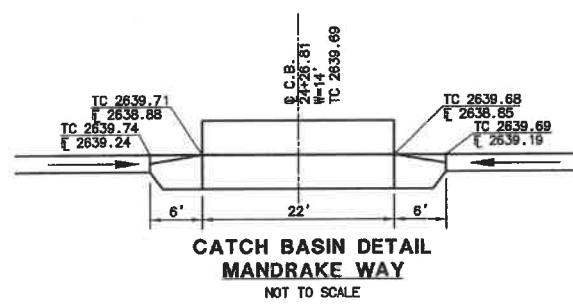


PROFILE SCALE:  
 HORIZ: 1" = 40'  
 VERT: 1" = 4'



**MAINLINE D**

10 11 12



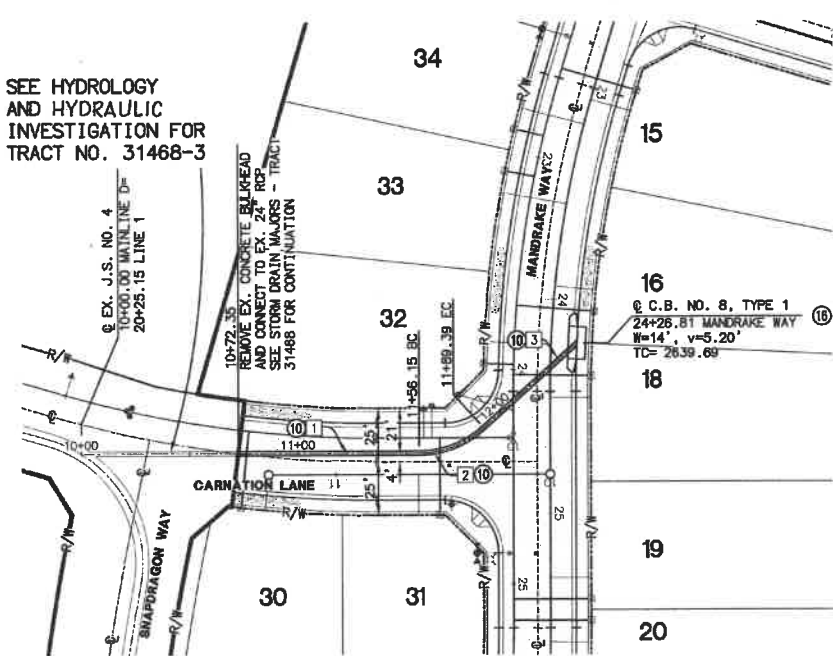
**CATCH BASIN DETAIL  
 MANDRAKE WAY**  
 NOT TO SCALE

STORM DRAIN DATA TABLE (RCP)				
ID	BEARING/Delta	RADIUS	LENGTH	SIZE
1	N 15° 44' 14" W	---	83.86'	24"
2	42° 19' 25"	45.00'	33.24'	24"
3	N 58° 03' 39" W	---	58.62'	24"

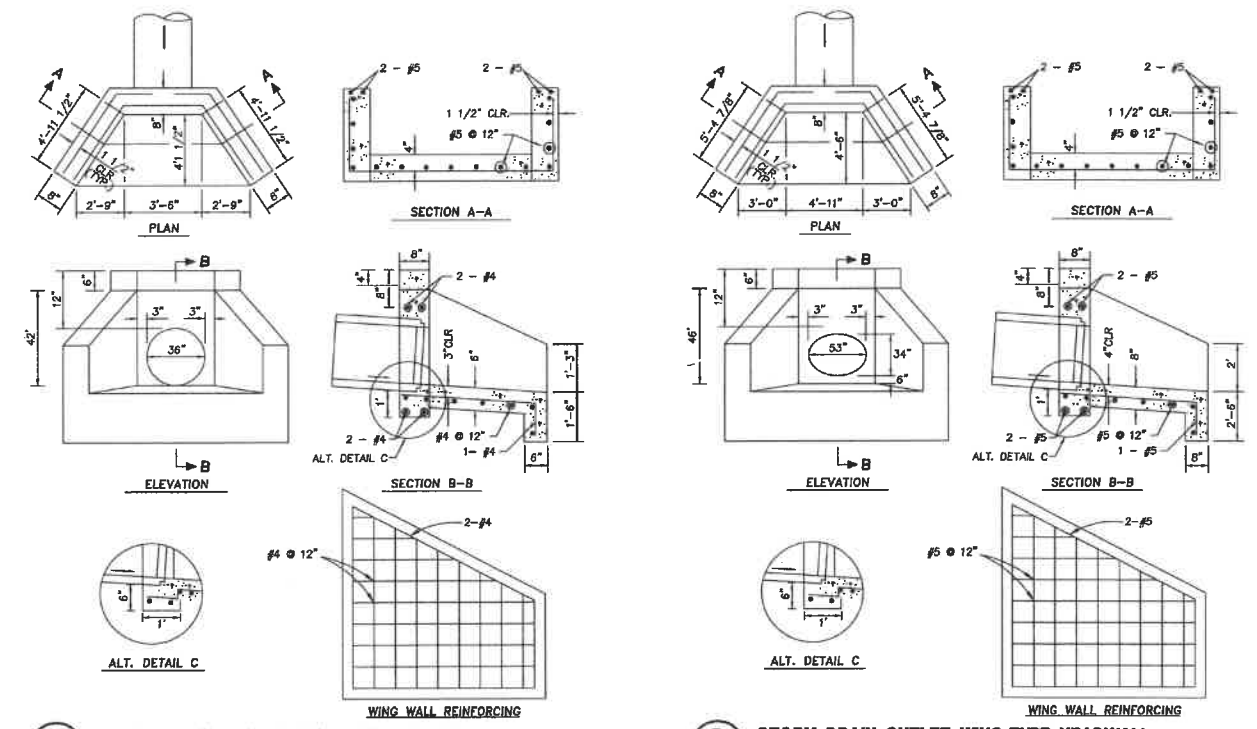
**CONSTRUCTION NOTES**

- 10 CONSTRUCT 24" RCP (D-LOAD PER PLAN)
- 16 CONSTRUCT CATCH BASIN NO. 1 PER RCF & WCD PER STD. DWG. NO. CB100 (WIDTH PER PLAN)

SEE HYDROLOGY AND HYDRAULIC INVESTIGATION FOR TRACT NO. 31468-3



**MANDRAKE WAY & CARNATION LANE**



**A 13 STORM DRAIN OUTLET WING-TYPE HEADWALL FOR 36" PIPE**  
 N.T.S.

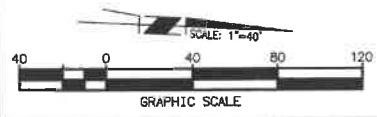
- NOTES:
- TOP OF HEADWALL ON GRADE CULVERTS, SHALL BE PLACED PARALLEL TO PROFILE GRADE WHEN THE GRADES ARE 3% OR MORE.
  - CONCRETE SHALL BE 3500-C-3250.
  - EXPOSED CORNERS SHALL BE CHAMFERED 3/4".
  - FOR PIPE WALL THICKNESS GREATER THAN 3" USE ALTERNATE DETAIL C.

**B 13 STORM DRAIN OUTLET WING-TYPE HEADWALL FOR 34 X 53" PIPE**  
 N.T.S.

- NOTES:
- TOP OF HEADWALL ON GRADE CULVERTS, SHALL BE PLACED PARALLEL TO PROFILE GRADE WHEN THE GRADES ARE 3% OR MORE.
  - CONCRETE SHALL BE 3500-C-3250.
  - EXPOSED CORNERS SHALL BE CHAMFERED 3/4".
  - FOR PIPE WALL THICKNESS GREATER THAN 3" USE ALTERNATE DETAIL C.

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 ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE

**RBF CONSULTING**  
 PLANNING ■ DESIGN ■ CONSTRUCTION  
 74-130 COUNTRY CLUB DRIVE SUITE 201  
 PALM DESERT, CALIFORNIA 92260-4114  
 760.248.7481 • FAX 760.248.8335 • WWW.RBF.COM

DESIGN BY: YB/DB  
 DRAWN BY: M/UNF  
 CHECKED BY: TL  
 SCALE: (AS NOTED)  
 DATE: OCT 2005  
 JOB NUMBER: 20106655

Reviewed By: *[Signature]* Date: 8/10/06  
 Recommended for Approval By: *[Signature]* Date: 8/10/06  
 Approved By: *[Signature]* Date: 8/10/06  
 City of Beaumont, Public Works Department  
 Engineering Division

DATE: 7-11-06  
 R.C.E. 61213 • EXP. 6-30-2007

CITY OF BEAUMONT, CALIFORNIA  
 STORM DRAIN IMPROVEMENT PLANS  
 TRACT 31468-6  
 MANDRAKE WAY & CARNATION LANE  
 PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2

SHEET  
**13**  
 OF 13 SHEETS  
 DRAWING NAME:  
 FILE NO: 1526

FOR: **PARDEE CONSTRUCTION**