



# City of Beaumont

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

Case No. AW2020-0539  
Receipt No. 261109002  
Fee \$ 3,000 Insp/482.43 App  
Date Paid 9/2/20  
Inv. 9766

## BOND EXONERATION APPLICATION

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

1. Contact's Name Rick Rush Phone (951) 529-7795

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

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

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

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

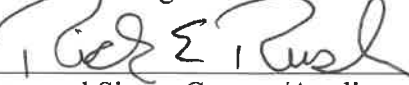
5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Bond #5022636-M  
Street & Storm Drain Improvements (Locals) Maintenance Bond  
File #1505 (Sundance) Tract 31468-5

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.

Rick Rush  08/27/2020  
Print Name and Sign – Contact/Applicant Date

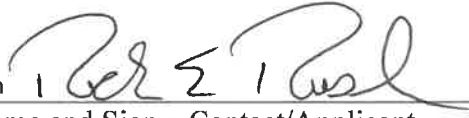
7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with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

Rick Rush  08/27/2020  
Print Name and Sign – Contact/Applicant Date

8. Developer/Contractor has completed all the following items prior to requesting release or has included them in the application.

- Remove and replace concrete and AC as needed where lifting.
- Provide AC crack fill as needed. Crack fill/seal shall be hot asphaltic emulsion.
- Provide Type II slurry coat for all road surfaces.
- Restore/Verify pavement striping/markings.
- Restore/Verify blue dots and signage as needed.
- Clean and camera sewer. Provide report and video copy of camera survey.
- Provide all final geotechnical reports.
- Provide Engineers' certification for line and grade within Right-of-Way.
- Provide Landscape Architects Certification as required.

Rick Rush



Print Name and Sign – Contact/Applicant

08/27/2020

Date



# Punch List

Project Name: Street and Storm Drain Improvements

Tract No. 31468-5

	PW2020-0539	Bond No. 5022636	
Inspected By: Jason Craghead		Page: 1 of 1	Date: 8/8/24
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1	All lots in 31468-5, Private Drain through Curb missing Polyethylene sealer per Riverside County Std. No. 310		
2	Crack Seal/Slurry Seal entire 31468-5 Tract. Larger cracks may need AC repair before Slurry		
3	All Driveway Approaches are not in compliance with Riverside County Std. No. 207		
4	S/W corner of Billberry/Burgundy Rose, Curb Ramp not in compliance with Riverside County Std. No. 403 Case A		
5	S/W corner of Burgundy Rose/Ardith Ct. Curb Ramp not in compliance with Riverside County St. No. 403 Case A		
6	S/W corner of Burgundy Rose/Saffron Ct. Curb Ramp not in compliance with Riverside County Std. No. 403 Case A		
7	N/E corner of Ambrosia/Buttercup, Curb Ramp not in compliance with Riverside County Std. No. 403 Case A		

Sundance, Larkspur PA 18 / Tract 31468-5 Streets-Drainage Maint.  
Pardee Job #: 70493003

Bond No: 5022336-M  
Premium: \$1,076

**Bond Safeguard Insurance Company**  
801 Oakmont Lane, Suite 400, Westmont, IL 60559-5570

**MAINTENANCE 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 Obligea, in the sum of :

**Two Hundred Thirty-Seven Thousand, Eight Hundred Forty-Six and 49/100's DOLLARS**

(\$237,846.49), 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 Obligea as is more specifically set forth in said Agreement, to which reference is hereby made and more fully described below:


Sundance, Larkspur PA 18 / Tract 31468-5 Streets-Drainage Maintenance

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 8th day of August, 2011.

PARDEE HOMES

By:   
John W. Vin, Sr. Vice President

BOND SAFEGUARD INSURANCE COMPANY

By:   
Melissa Schmidt, Attorney-in-Fact

POWER OF ATTORNEY AO 1660

**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: James I. Moore, Stephen Knapp, Stephen T. Kanner, Dawn L. Helgeson, Paige Kelly, Katy A. Gardner, Blaine Marston, Jennifer J. McComb, Melissa Soliman, Joel L. Spitzman, Heather A. Beck, Tamara M. Husar 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 not to exceed \$1,000,000.00, One Million 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 WHEREOF, **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.

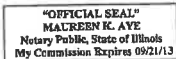


**BOND SAFEGUARD INSURANCE COMPANY**

BY David E. Campbell  
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.



Maureen K. Aye  
Maureen K. Aye  
Notary Public

**CERTIFICATE**

I, the undersigned, Secretary 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 8th Day of August, 2011



Donald D. Buchanan  
Donald D. Buchanan  
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any material false information, or consents for the purpose of misfeeling, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**


State of California  
County of Los Angeles

On August 8, 2011, before me, Jose A. Tobar, Notary Public personally appeared John Arvin, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

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



WITNESS my hand and official seal

  
Jose A. Tobar  
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: Maintenance Bond - City of Beaumont  
Sundance - PA 18 Tract 31468-5 Streets-Drainage

Signers are Representing: Pardee Homes

Signer(s) other than named above: N/A

**CAPACITY CLAIMED BY SIGNER**

Name of Signer(s): John Arvin  
Signing as: Sr. Vice President, Pardee Homes



July 26, 2011

Mr. Deepak Moorjani  
Director of Public Works  
City of Beaumont  
550 E. 6th Street  
Beaumont, California 92223

Dear Mr. Moorjani:

This letter is written to request the exoneration of Pardee Homes' performance bond for Tract 31468-5 PA 18 (Street/Drainage) in the Sundance project as listed below:

- Bond Number 5022636 for Sundance Tract 31468-5 PA 18 (Street/Drainage), for \$1,057,095.53, issued July 27, 2006

A copy of this bond is attached to this letter and a check for \$350.00 is also included to cover reduction fees. Pardee is replacing this bond with the following, also attached:

- Bond Number XXXXXXX for Sundance Tract 31468-5 PA 18 (Street/Drainage), for \$237,846.49, issued MMMM XX, 2011

Per discussions between Pardee Homes, Richmond American Homes and the City of Beaumont, Pardee will be able to reduce this bond to 22.5% of the original amount and be placed on the maintenance period as long as Richmond American bonds for 200% of the remainder of the improvements. Richmond American has already placed Bond No. 8228-44-05, dated April 27, 2011, in the amount of \$727,000, also attached heron, with the City of Beaumont. Per the discussion between the parties, Pardee will remain on this maintenance bond until after Richmond reduces their bond and finishes their 1-year maintenance period as well. Pardee will then go through the normal exoneration process.

Please let me know if there are any further issues that need to be addressed in order to reduce this bond and have Pardee on the maintenance period.

Sincerely,

Thue Miyashiro  
Land Development Manager

Cc

Page 1 of 1





August 11, 2011

Mr. Deepak Moorjani  
Director of Public Works  
City of Beaumont  
550 E. 6th Street  
Beaumont, California 92223

Dear Mr. Moorjani:

This letter is written to request the exoneration of Pardee Homes' performance bond for Tract 31468-5 PA 18 (Street/Drainage) in the Sundance project as listed below:

- Bond Number 5022636 for Sundance Tract 31468-5 PA 18 (Street/Drainage), for \$1,057,095.53, issued July 27, 2006

A copy of this bond is attached to this letter and a check for \$350.00 is also included to cover reduction fees. Pardee is replacing this bond with the following, also attached:

- Bond Number 5022636-MX for Sundance Tract 31468-5 PA 18 (Street/Drainage), for \$237,846.49, issued August 8, 2011

Per discussions between Pardee Homes, Richmond American Homes and the City of Beaumont, Pardee will be able to reduce this bond to 22.5% of the original amount and be placed on the maintenance period as long as Richmond American bonds for 200% of the remainder of the improvements. Richmond American has already placed Bond No. 8228-44-05, dated April 27, 2011, in the amount of \$727,000, also attached heron, with the City of Beaumont. Per the discussion between the parties, Pardee will remain on this maintenance bond until after Richmond reduces their bond and finishes their 1-year maintenance period as well. Pardee will then go through the normal exoneration process.

Please let me know if there are any further issues that need to be addressed in order to reduce this bond and have Pardee on the maintenance period.

Sincerely,

  
Thuc Miyashiro  
Land Development Manager

Cc

Page 1 of 1

Sundance Tract 31468-5 PA 18 (Street/Drainage)  
Pardee Job #192211

Bond No: 6022630  
Premium: \$2614.00

**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 Oblige, in the sum of:

**ONE MILLION, FIFTY SEVEN THOUSAND, NINETY FIVE AND 53/100s DOLLARS**

(\$1,057,095.53), 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 Oblige as is more specifically set forth in said Agreement, to which reference is hereby made and more fully described below:

**Sundance Tract 31488-5 PA 18 (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.

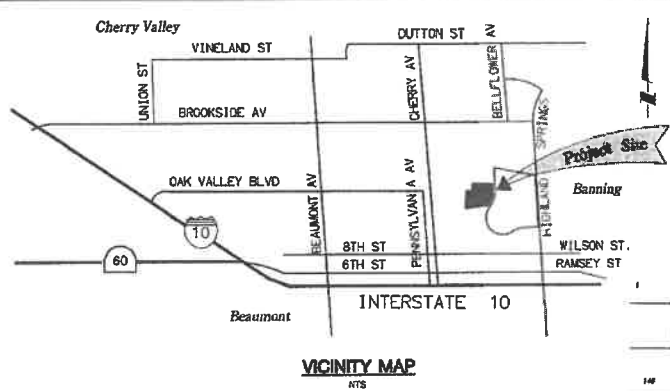
SIGNED, SEALED, AND DATED THIS 27<sup>TH</sup> of July 2008.

PARDEE HOMES

By:  8/27/08  
John Arvin, Senior Vice President

BOND SAFEGUARD INSURANCE COMPANY

By:   
Melissa Schmidt, Attorney-in-Fact



# CITY OF BEAUMONT, CALIFORNIA

## Street Improvement Plans

# TRACT 31468-5

LOCATED WITHIN THE NW/4 OF SECTION 2, T 3 S, R 1 W, SBM  
IN THE CITY OF BEAUMONT, CALIFORNIA

SHEET	DESCRIPTION
1	TITLE SHEET
2-6	STREET IMPROVEMENT PLAN
7	STORM DRAIN IMPROVEMENT PLAN

- GENERAL NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION, AT (951) 769-8520
  - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENT
  - ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS & STORM DRAIN.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY.
  - ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF 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 APPLY TO THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMIT MAY BE REQUIRED.
  - THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO COUNTY STANDARD NO. 816.
  - ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE RCRD 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 84 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 STORMING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
  - EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND /OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
  - ALL STORM DRAIN, CATCH BASINS AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTEES.
  - DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND CITY OF BEAUMONT STANDARDS. WHERE DEVIATIONS EXIST, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY.
  - THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARDS AND TO POST A NEW BOND, IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.
  - TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
  - SIDE WALKS AND DRIVEWAY APPROACHES WILL BE POURED/CONSTRUCTED ONLY AFTER DRIVEWAY LOCATIONS ARE DETERMINED.

**LEGEND**

FINISHED SURFACE.....FS	NATURAL GROUND.....NG
GRADE BREAK.....GB	PORTLAND CEMENT CONCRETE-PCC
HIGH POINT.....HP	ASPHALT CONCRETE.....AC
TOP OF CURB.....TC	CONCRETE.....CONC
FLOWLINE.....FL	DRIVEWAY.....DRY
LOW POINT.....LP	WATER METER.....WM
PROPERTY LINE.....P	TELEPHONE BOX.....GTE
RIGHT OF WAY.....R/W	WATER VALVE.....WV
CURB FACE.....CF	VAULT.....VT
EDGE OF PAVEMENT.....EP	POWER POLE.....PP
FINISHED GRADE.....FG	AGGREGATE BASE.....AB
LOCAL DEPRESSION.....LD	TANGENT.....T
EXISTING ELEVATION.....E	FINISHED ELEVATION.....E
PROPERTY LINE.....P	FINISHED ELEVATION.....E
CENTERLINE.....CL	PROPERTY LINE.....P
RIGHT-OF-WAY (R/W).....R/W	EXIST. WATER LINE.....W
EXIST. WATER LINE.....W	EXIST. BLOCK WALL.....B
EXIST. GAS LINE.....G	EXIST. GAS LINE.....G
EXIST. ELECTRICAL LINE (EDISON).....E	EXIST. ELECTRICAL LINE (EDISON).....E
EASEMENT LINE.....E	EASEMENT LINE.....E
POINT OF VERTICAL INTERSECTION.....PVI	POINT OF VERTICAL INTERSECTION.....PVI

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.

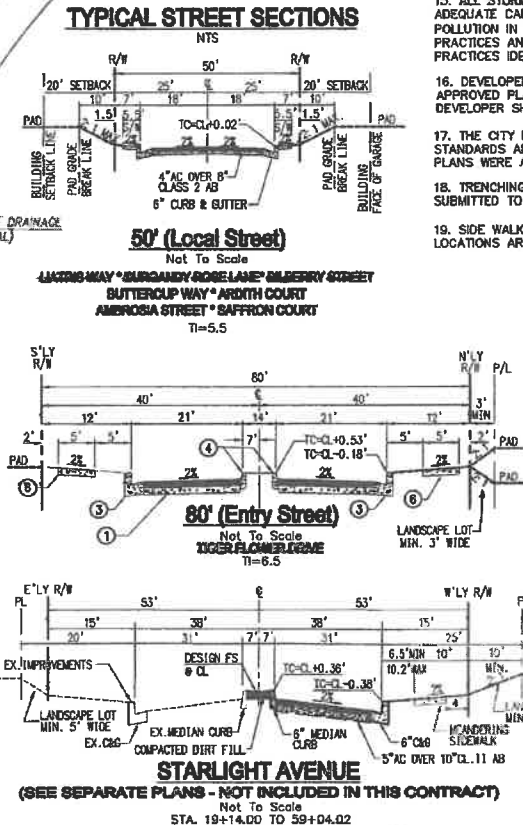
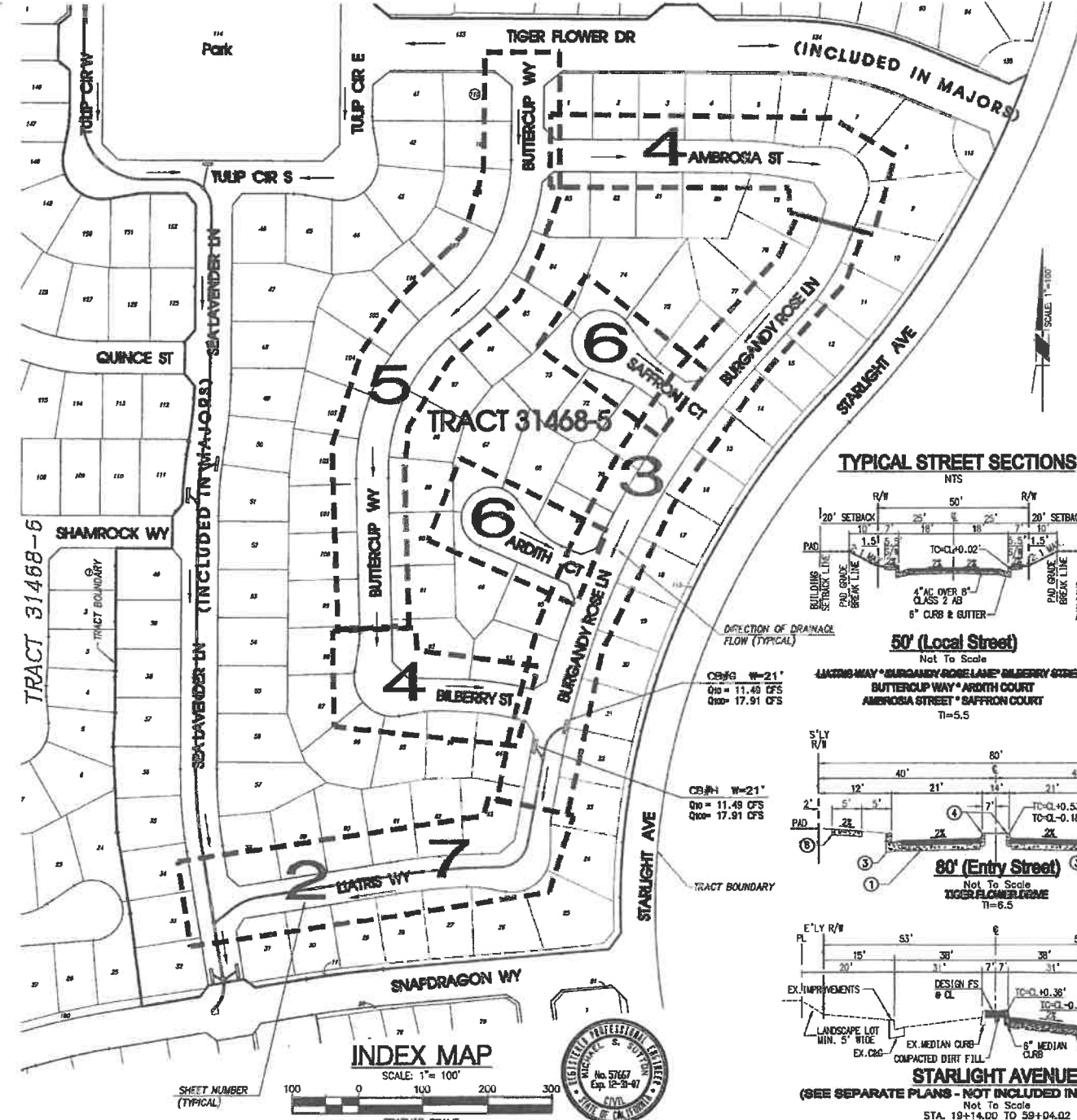
UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing & must be approved by the preparer of these plans.

**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 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 NEGLIGENCE, ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

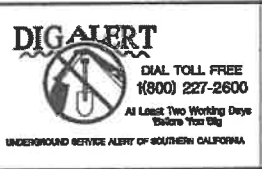
SIGNATURE: *[Signature]* DATE: 07/11/2006  
 LICENSE No. 50563 EXP. 07/11/2007



CONSTRUCTION NOTES & QUANTITY ESTIMATES		
NO.	DESCRIPTION	UNIT QTY.
1	CONSTRUCT 4" AC OVER 8" CLASS II, AGGREGATE BASE.	SF 130,791
2	CONSTRUCT 6" TYPE A-G, CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.	LF 7,346
3	CONSTRUCT CROSS GUTTER & SPANDREL, PER COUNTY OF RIVERSIDE STD. NO. 209 & 208A.	EA 2,400
4	CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 40 (MODIFIED).	LF 38,041
5	CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.	EA 8
6	CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN, PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE B).	EA 2
7	CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN, PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE C).	EA 0
8	INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.	EA 7
9	INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLANS.	EA 8
10	CONSTRUCT 30" RCP OR CIPP (D-LOAD PER PROFILE).	LF 729
11	CONSTRUCT CATCH BASIN NO. 1, PER RCP & RCP STD. DRG. NO. CB100 (8" & 6" PER PLAN).	EA 2
12	CONSTRUCT JUNCTION STRUCTURE NO. 2, PER RCP & RCP STD. DRG. NO. JS229.	EA 1
13	CONSTRUCT MANHOLE NO. 1, PER RCP & RCP STD. DRG. NO. MH251.	EA 1

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

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



**BASIS OF BEARINGS:**  
 DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1985.5) 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. B2  
 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 G.C.R.  
 ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPROX. DATE
ENGINEER	REVISIONS	CITY	DATE

**RBF CONSULTING**  
 PLANNING • DESIGN • CONSTRUCTION

74-80 COUNTRY CLUB DRIVE, SUITE 201  
 PALM DESERT, CALIFORNIA 92260-8655  
 762-346-7481 • FAX 762-346-8295 • WWW.RBF.COM

DATE: 07/11/06  
 RCE NO. 57667 EXP. 12-31-07

DESIGN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: (AS NOTED)  
 PLOT DATE: 07/11/2006  
 JOB NUMBER: 20100694

Reviewed By: [Signature] Date: 7/14/06  
 Recommended for Approval By: [Signature] Date: 7/19/06  
 Approved By: [Signature] Date: 7-23-06  
 City of Beaumont, Public Works Department  
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
 STREET & STORM DRAIN IMPROVEMENT PLANS  
 TRACT 31468-5  
 TITLE SHEET  
 GENERAL NOTES • VICINITY MAP

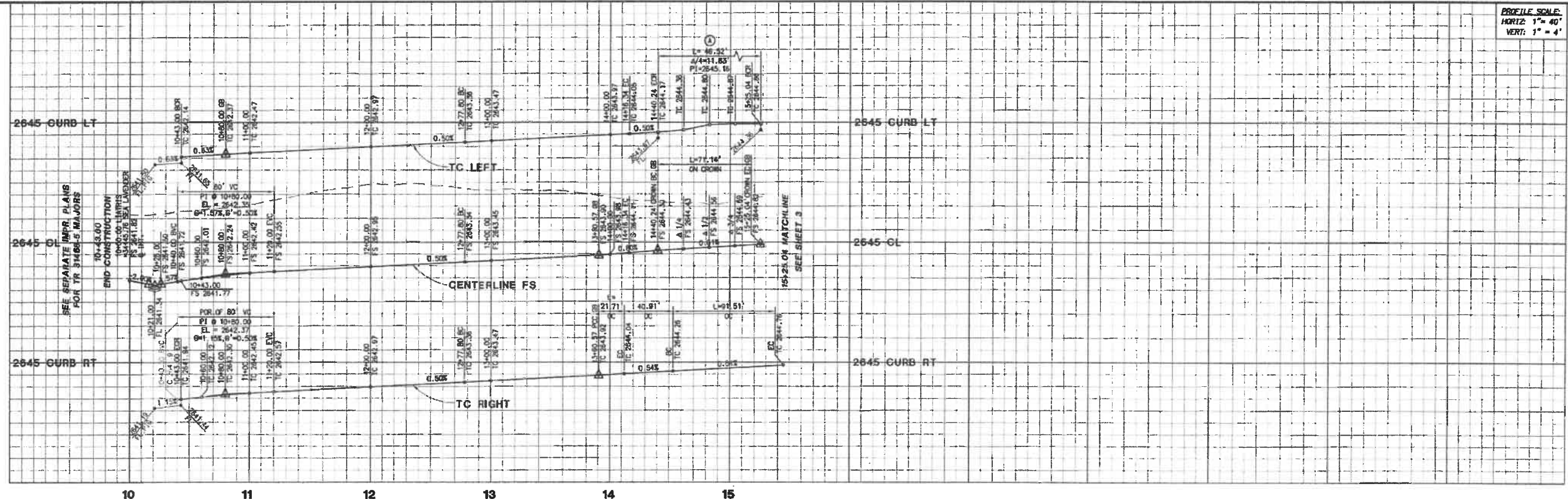
LOCATED WITHIN THE NW/4 OF SECTION 2, T 3 S, R 1 W, SBM  
 IN THE CITY OF BEAUMONT, CALIFORNIA

Pardee Homes

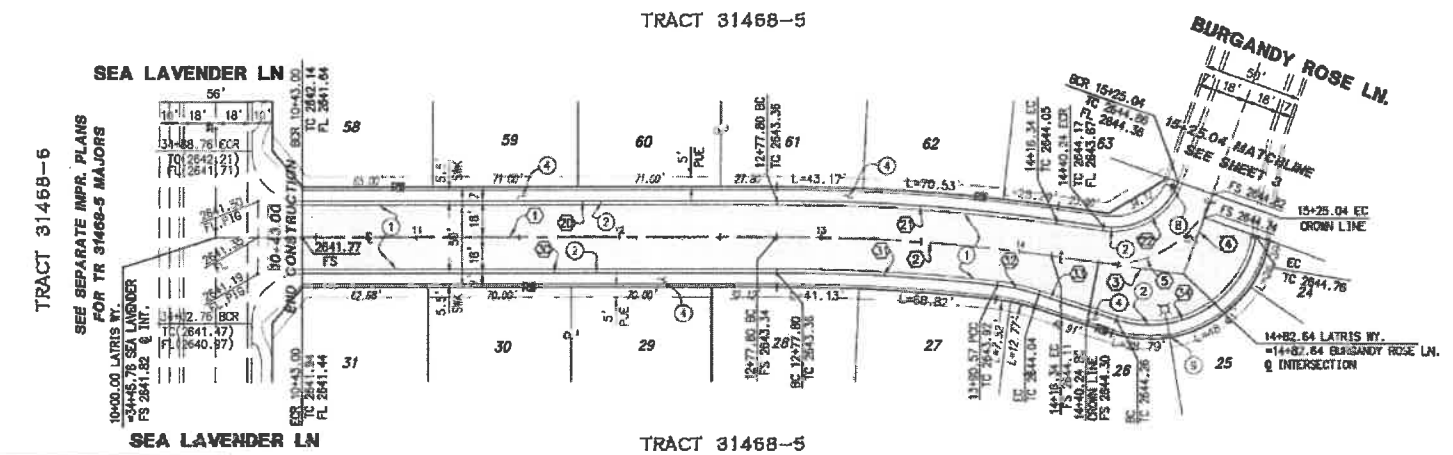
SHEET  
 1  
 OF 7 SHEETS  
 DRAWING NAME: 65451501.dwg  
 FILE NO: 1505

H:\VPO\TA\_SONGG0604\CAD\LAND\LAND\LAND\PROJECTS\STREET & SD\308-81501.DWG MIGUEL LOPEZ 7/17/06 8:54 AM

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



# LIATRIS WAY



Δ	DELTA/ARC	RADIUS	LENGTH	TANGENT	REMARK
1	N81°06'34"E	—	234.80	—	CENTERLINE
2	S07°58'15"W	1000.00	138.54	69.38	CENTERLINE
3	N89°02'49"E	—	66.31	—	CENTERLINE
4	N10°39'38"E	—	42.37	—	CENTERLINE
5	S47°16'23"W	52.00	71.14	42.40	CROWN LINE
6	N81°06'34"E	—	234.80	—	CLRB & GUTTER
7	S07°58'15"W	1018.00	141.03	70.83	CLRB & GUTTER
8	N89°02'49"E	—	34.00	46.92	CLRB RETURN
9	N81°06'34"E	—	234.80	—	CLRB & GUTTER
10	S07°58'15"W	992.00	110.74	55.43	CLRB & GUTTER
11	N89°02'49"E	—	107.00	21.71	CLRB & GUTTER
12	N81°06'34"E	—	40.91	—	CLRB & GUTTER
13	S07°58'15"W	53.00	91.51	61.97	CLRB & GUTTER

- 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 CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 200A.
  - CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
  - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.
  - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLANS.

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

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



**BASIS OF BEARINGS:**  
DESCRIPTION:  
BASED ON THE LINE BETWEEN STATIONS "TRAM" 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.B2  
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 Q.B.C.R.  
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	



**RBF CONSULTING**  
PLANNING ■ DESIGN ■ CONSTRUCTION  
74-180 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1635  
760-346-7401 • FAX 760-346-6016 • WWW.RBF.COM

DESIGN BY: DRR  
DRAWN BY: DRR/TC  
CHECKED BY: MSS  
SCALE: 1" = 40'  
PLOT DATE: 07/11/2006  
JOB NUMBER: 20100664

DATE: 07/11/06  
RCE NO. 3167 EXP. 12-31-07  
MICHAEL S. SUTTON

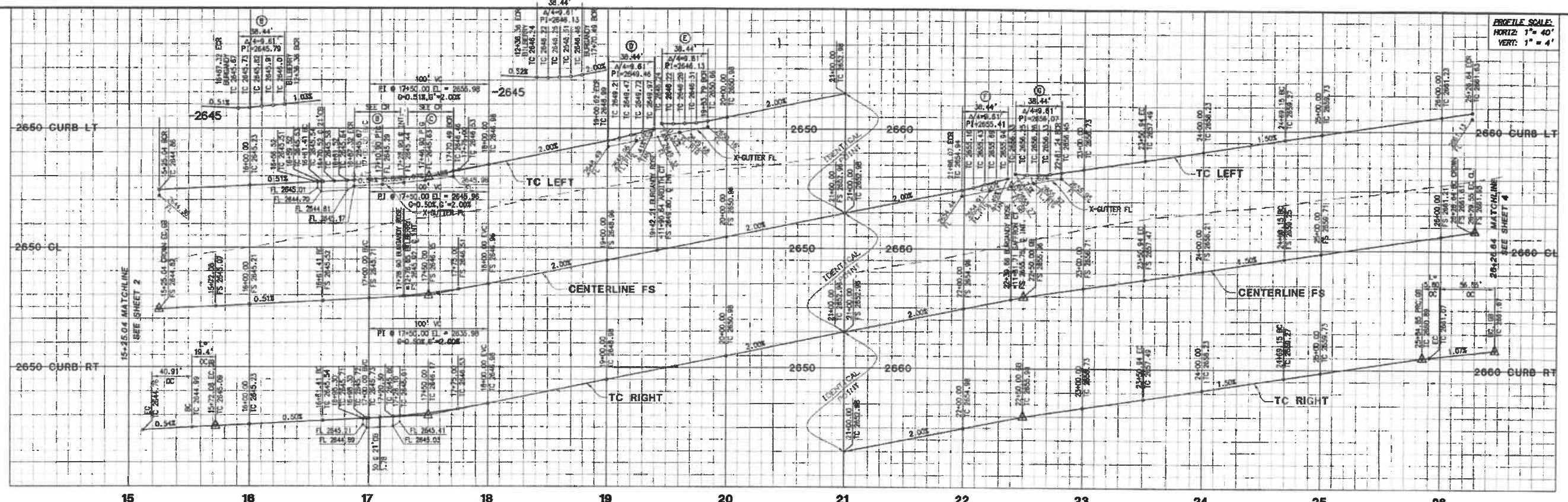
Reviewed By: [Signature] Date: 7/12/06  
Recommended for Approval By: [Signature] Date: 7/13/06  
Approved By: [Signature] Date: 7/13/06  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-5  
LIATRIS WAY  
STA: 10+00 TO 15+25.04  
LOCATED IN THE NW/4 OF SEC 2, T 3 S, R 1 E, S1M  
IN THE CITY OF BEAUMONT, CA  
Pardee Homes

SHEET  
**2**  
OF 7 SHEETS  
DRAWING NAME: 06451502.dwg  
FILE NO.: 1505



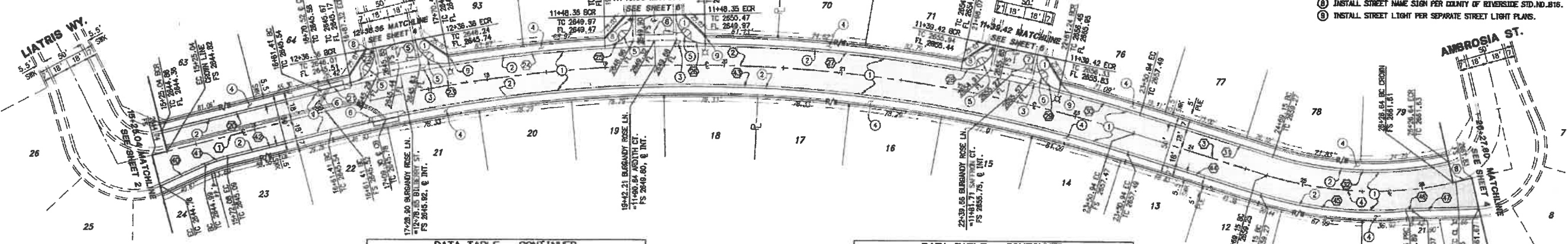
PROFILE SCALE:  
HORIZ: 1" = 40'  
VERT: 1" = 4'



Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N 0° 39' 36" E	136.37	136.37	353.68'	CENTERLINE
2	Δ 31° 25' 47"	1257.00	689.53	353.68'	---
3	N 62° 05' 23" E	300.00	155.41	82.11'	---
4	Δ 31° 25' 47"	---	---	---	---
5	N 76° 15' 49" W	---	---	---	---
6	N 68° 52' 27" W	---	---	---	---
7	N 62° 58' 58" E	---	---	---	CENTERLINE
8	N 11° 27' 16" E	---	---	---	CENTERLINE

# BURGANDY ROSE LANE

- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 6" CLASS II, AGGREGATE BASE.
  - CONSTRUCT 6" TYPE A-3, CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
  - CONSTRUCT CROSS GUTTER & SPANDREL, PER COUNTY OF RIVERSIDE STD. NO. 200 & 208A.
  - CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
  - CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
  - CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN, PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE B).
  - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. B16.
  - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLANS.



Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
20	N 0° 39' 36" E	136.37	136.37	353.68'	CURB & GUTTER
21	Δ 91° 05' 51"	1275.00	28.28	13.14'	CURB RETURN
22	Δ 88° 08' 17"	25.00	38.44	24.19'	CURB RETURN
23	Δ 05° 55' 54"	1275.00	132.00	66.06'	CURB & GUTTER
24	Δ 89° 08' 16"	25.00	38.44	24.19'	CURB RETURN
25	Δ 89° 08' 16"	25.00	38.44	24.19'	CURB RETURN
26	Δ 05° 55' 54"	1275.00	217.30	108.54'	CURB & GUTTER
27	Δ 88° 08' 16"	25.00	38.44	24.19'	CURB RETURN
28	Δ 89° 08' 16"	25.00	38.44	24.19'	CURB RETURN
29	Δ 89° 08' 16"	25.00	38.44	24.19'	CURB RETURN
30	Δ 03° 10' 37"	1275.00	70.70	35.36'	CURB & GUTTER
31	N 62° 05' 23" E	---	---	---	---
32	Δ 30° 52' 59"	275.00	146.63	75.10'	CURB & GUTTER

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
40	N 0° 16' 18" E	---	---	40.91'	CURB & GUTTER
41	Δ 10° 23' 18"	107.00	18.40	9.73'	CURB & GUTTER
42	N 62° 05' 23" E	---	---	---	---
43	Δ 31° 25' 47"	1230.00	679.85	348.61'	---
44	N 62° 05' 23" E	---	---	118.21'	---
45	Δ 22° 05' 51"	318.00	122.64	62.09'	CURB & GUTTER
46	Δ 03° 08' 30"	107.00	5.90	2.90'	CURB & GUTTER
47	N 23° 06' 02" E	---	---	56.55'	---

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

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



**BASIS OF BEARINGS:**  
DESCRIPTION:  
BASED ON THE LINE BETWEEN STATIONS "78A" AND "78B" (POSITIONS PER NATIONAL GEODETIC SURVEY, NUDBS, EPOCH 1995.5) AS SHOWN ON N.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 CORNER OF B.C.R.  
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

**RBF CONSULTING** PLANNING • DESIGN • CONSTRUCTION  
74-90 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1655  
760-346-7461 • FAX 760-346-8375 • WWW.RBF.COM

DESIGN BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1" = 40'  
PLOT DATE: 07/11/2006  
JOB NUMBER: 20100684

DATE: 07/11/06  
REV. NO. 5/06 EXP. 12-31-07

Reviewed By: [Signature] Date: 7/11/06  
Recommended for Approval By: [Signature] Date: 7/11/06  
Approved By: [Signature] Date: 7-13-06  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-5

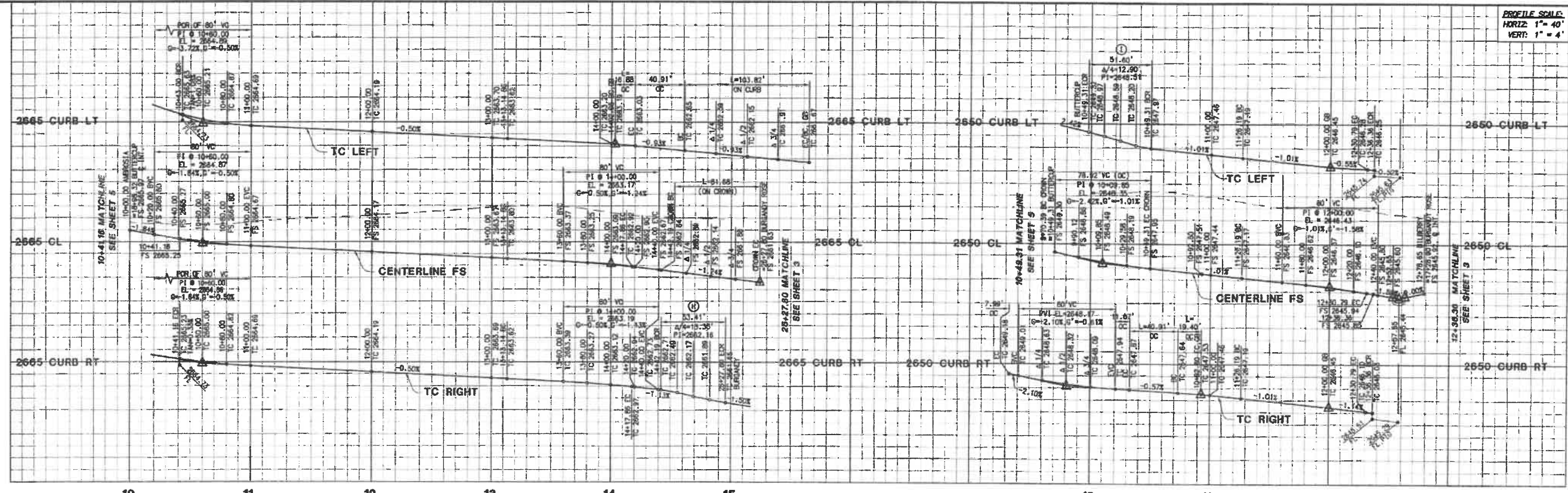
**BURGANDY ROSE LANE**  
874' 16" FROM 2650 TO 2660  
LOCATED IN THE 1/4 OF SEC 2, T 3 S, R 1 W, S8M IN THE CITY OF BEAUMONT, CA

Pardee Homes

SHEET  
**3**  
OF 7 SHEETS  
DRAWING NUMBER: 66451503.dwg  
FILE NO: 1505

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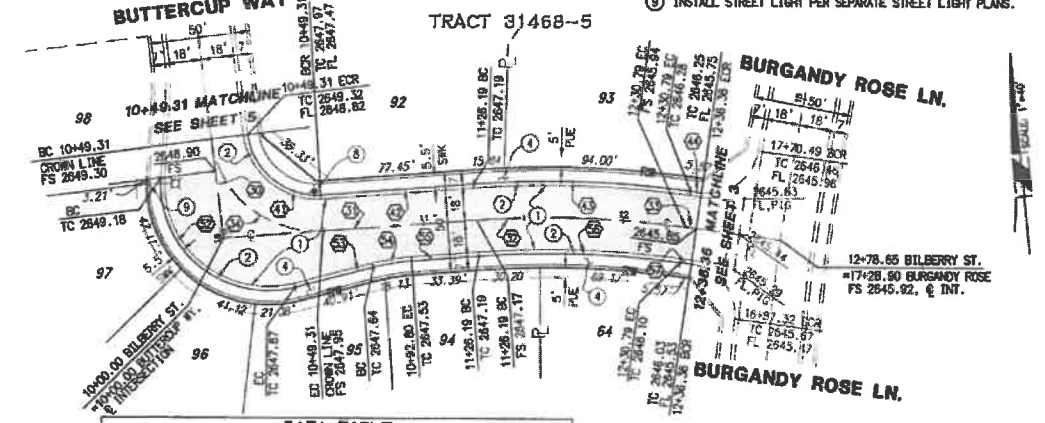
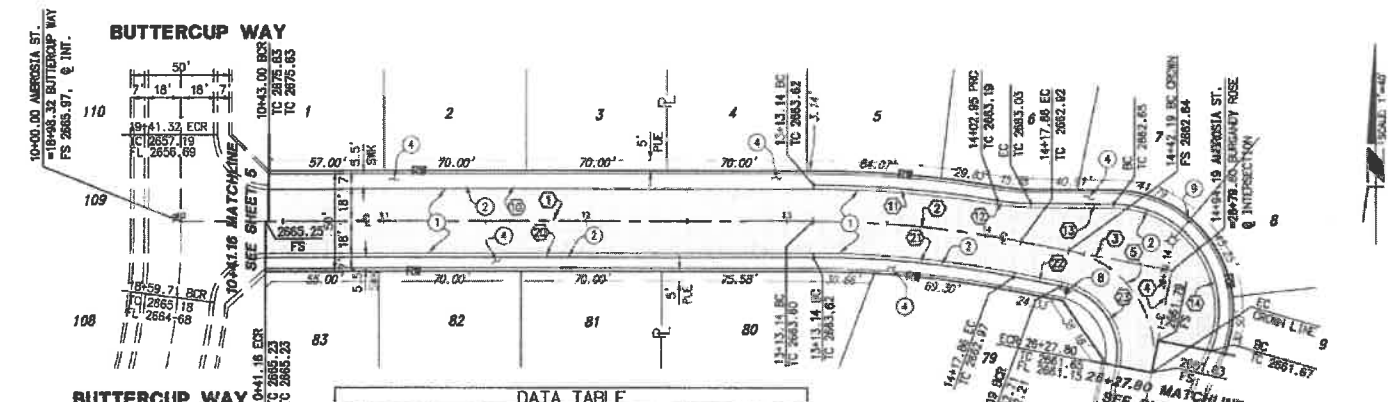
PROFILE SCALE:  
HORIZ: 1" = 40'  
VERT: 1" = 4'



**AMBROSIA STREET**

**BILBERRY STREET**

- CONSTRUCTION NOTES**
1. CONSTRUCT 4" AC OVER 8" CLASS 11, AGGREGATE BASE.
  2. CONSTRUCT 6" TYPE A-G, CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
  3. CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
  4. INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 516.
  5. INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLANS.



**DATA TABLE**

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N89°27'18" W	271.98	104.72	52.32	CROWN LINE
2	A 10°54'34"	550.00	104.72	52.32	CROWN LINE
3	N78°32'44" W	—	76.33	—	CROWN LINE
4	N11°27'18" E	—	52.00	—	CROWN LINE
5	A 80°00'00"	52.00	—	52.00	CROWN LINE
6	N89°27'18" W	—	270.14	—	CROWN LINE
7	A 09°21'22"	568.00	92.76	46.48	CROWN LINE
8	A 09°02'25"	107.00	16.88	8.46	CROWN LINE
9	N89°08'21" W	—	40.91	—	CROWN LINE
10	A 112°14'23"	53.00	—	103.82	CROWN LINE
11	N89°27'18" W	—	271.89	—	CROWN LINE
12	A 10°54'34"	532.00	101.30	50.80	CROWN LINE
13	N78°32'44" W	—	76.33	—	CROWN LINE
14	A 80°00'00"	34.00	—	34.00	CROWN LINE

**DATA TABLE**

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
30	N01°17'30" W	—	49.31	—	CROWN LINE
31	N88°15'01" W	—	126.19	—	CROWN LINE
32	A 11°58'12"	500.00	104.80	52.40	CROWN LINE
33	N70°15'49" W	—	5.57	—	CROWN LINE
34	A 88°57'31"	52.00	78.92	49.31	CROWN LINE
35	A 88°57'31"	34.00	51.60	32.24	CROWN LINE
36	N88°15'01" W	—	76.88	—	CROWN LINE
37	A 11°58'12"	518.00	106.37	54.38	CROWN LINE
38	N70°15'49" W	—	5.57	—	CROWN LINE
39	A 107°44'10"	53.00	—	72.60	CROWN LINE
40	N81°21'40" E	—	40.91	—	CROWN LINE
41	A 10°23'18"	107.00	19.40	9.73	CROWN LINE
42	N88°15'01" W	—	33.39	—	CROWN LINE
43	A 11°58'12"	482.00	100.84	50.60	CROWN LINE
44	N70°15'49" W	—	5.56	—	CROWN LINE

**NOTE:**  
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**BASIS OF BEARINGS:**  
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRM" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1985.5) 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

**RBF CONSULTING**  
74-80 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1655  
760-346-7491 • FAX 760-346-8875 • WWW.RBF.COM

DESIGN BY: DRB  
CHECKED BY: CHS/DC  
SCALE: 1" = 40'  
PLOT DATE: 07/11/2006  
JOB NUMBER: 20100564

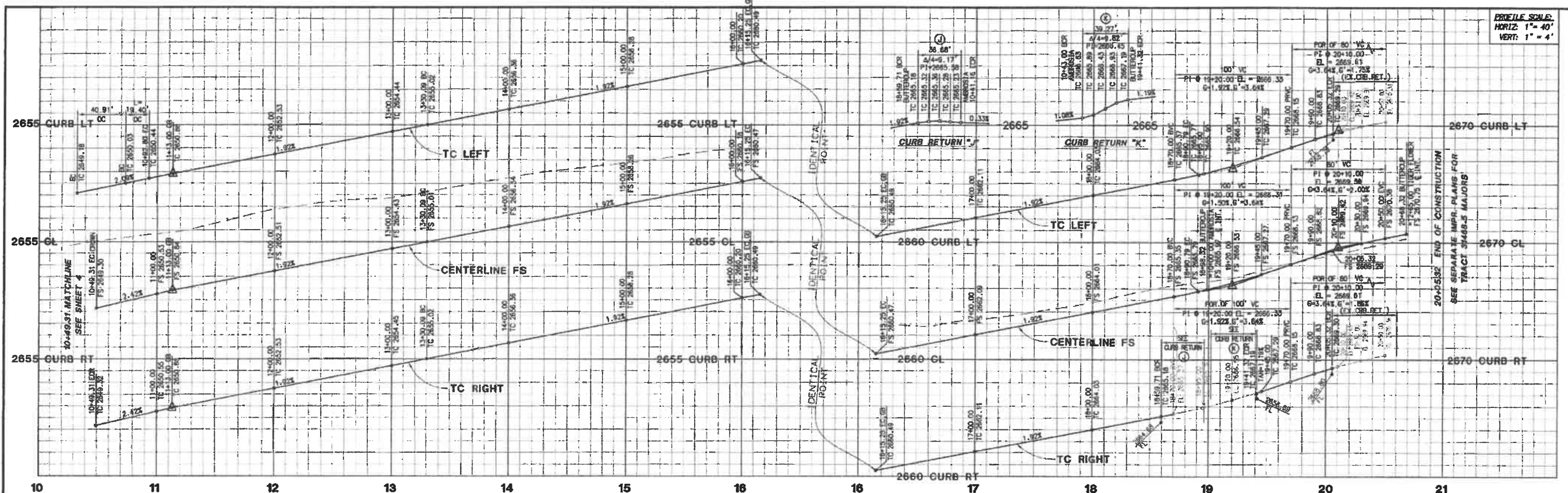
DATE: 07/11/06  
REV: 02-06-07  
MICHAEL S. SUTTON

Reviewed By: [Signature] Date: 7/12/06  
Recommended for Approval By: [Signature] Date: 7/12/06  
Approved By: [Signature] Date: 7/13/06  
City of Beaumont Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-5  
**AMBROSIA STREET  
BILBERRY STREET**  
STA: 10+00 TO 26+00 & 26+00 TO 26+00  
LOCATED IN THE NW/4 OF SEC. 2, T. 3 S., R. 1 W., S9M  
IN THE CITY OF BEAUMONT, CA  
Pardee Homes

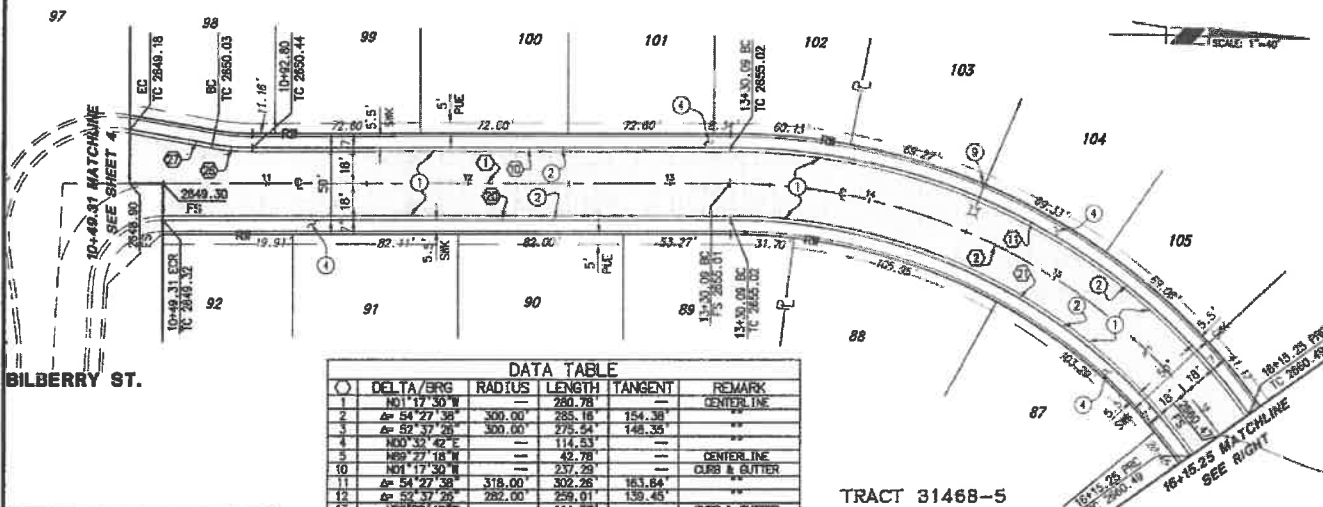
SHEET  
**4**  
OF 7 SHEETS  
DRAWING NAME: 66451504.DWG  
FILE NO: 1505

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



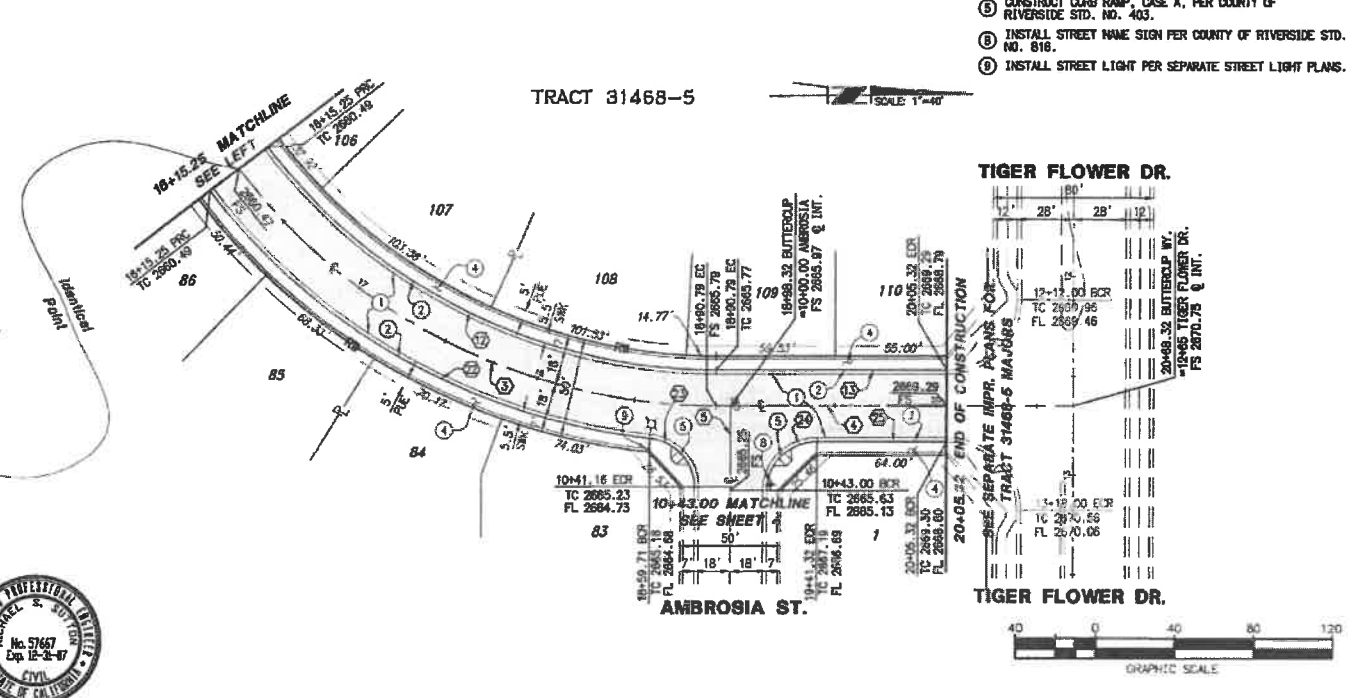
**BUTTERCUP WAY**

- CONSTRUCTION NOTES**
1. CONSTRUCT 4" AC OVER 8" CLASS II, AGGREGATE BASE.
  2. CONSTRUCT 6" TYPE A-6, CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
  3. CONSTRUCT SIDEWALK WITHIN PER PLAN, PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
  4. CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
  5. INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.
  6. INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLANS.



**DATA TABLE**

STATION	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N01°17'30"W	280.78	—	—	CENTERLINE
2	A= 54°27'38"	300.00	285.16	154.36	—
3	A= 52°37'26"	300.00	275.54	148.35	—
4	N03°51'42"E	—	114.53	—	—
5	N09°27'18"W	—	42.78	—	CENTERLINE
10	N01°17'30"W	—	237.29	—	CURB & GUTTER
11	A= 54°27'38"	318.00	302.26	163.84	—
12	A= 52°37'26"	282.00	259.01	139.45	—
13	N03°51'42"E	—	114.53	—	CURB & GUTTER
20	N01°17'30"W	—	250.78	—	CURB & GUTTER
21	A= 54°27'38"	282.00	268.05	145.12	—
22	A= 48°41'20"	318.00	258.13	137.25	—
23	A= 54°03'54"	25.00	36.88	22.54	CURB RETURN
24	A= 50°03'03"	25.00	39.27	25.00	—
25	N03°30'42"E	—	64.00	—	CURB & GUTTER
26	A= 10°23'19"	107.00	19.40	9.73	—
27	N09°05'49"E	—	40.91	—	—



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**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: BASED ON THE LINE BETWEEN STATIONS "TRM" AND "MTH" (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

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 ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE

**RBF CONSULTING**  
 PLANNING • DESIGN • CONSTRUCTION  
 74-180 COUNTRY CLUB DRIVE, SUITE 201  
 PALM DESERT, CALIFORNIA 92260-8555  
 760-346-7401 • FAX 760-346-8276 • WWW.RBF.COM

DESIGN BY: ORJ  
 DRAWN BY: ORJ/DC  
 CHECKED BY: MSS  
 SCALE: 1" = 40'  
 PLOT DATE: 07/11/2006  
 JOB NUMBER: 2010064

Reviewed By: [Signature] Date: 7/10/06  
 Recommended for Approval By: [Signature] Date: 7/10/06  
 Approved By: [Signature] Date: 7-13-06  
 Doreen Moorhead - Director of Public Works  
 City of Beaumont, Public Works Department  
 Engineering Division

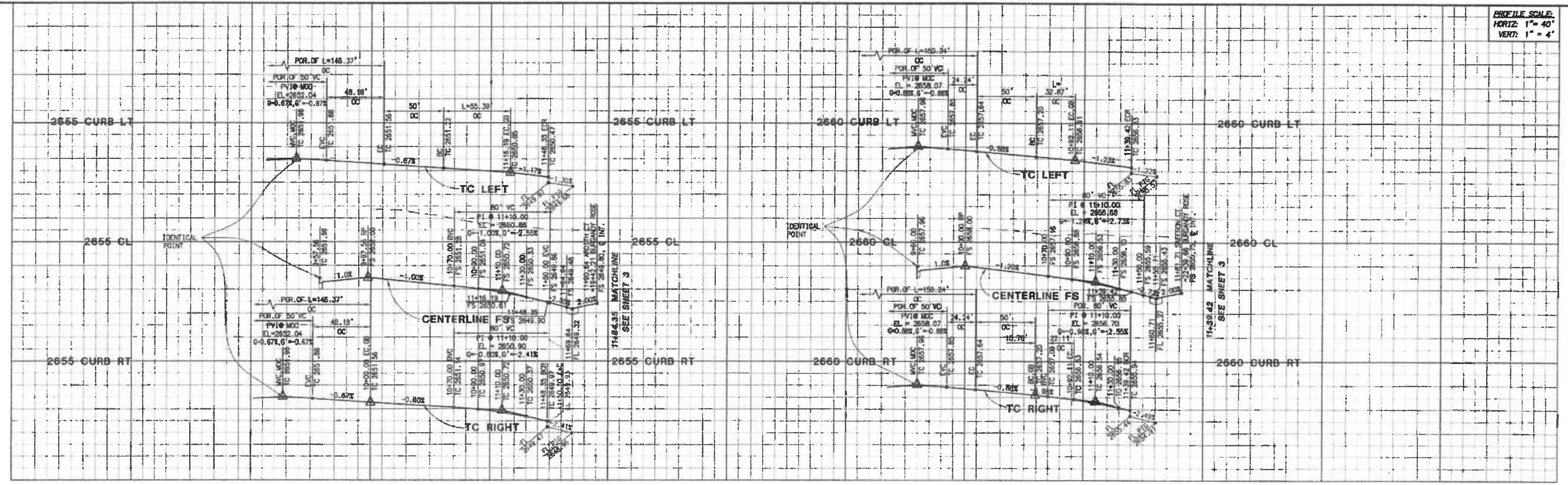
**CITY OF BEAUMONT, CALIFORNIA**  
 STREET IMPROVEMENT PLANS  
 TRACT 31468-5

**BUTTERCUP WAY**  
 81/4 16-4891 TO 50-0632  
 LOCATED IN THE NW/4 OF SEC. 2, T.3 S., R.11 E., S8M  
 IN THE CITY OF BEAUMONT, CA

Pardee Homes

**SHEET 5**  
 OF 7 SHEETS  
 DRAWING NAME: 05-451505.dwg  
 FILE NO: 1505

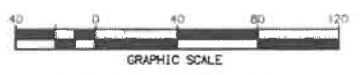
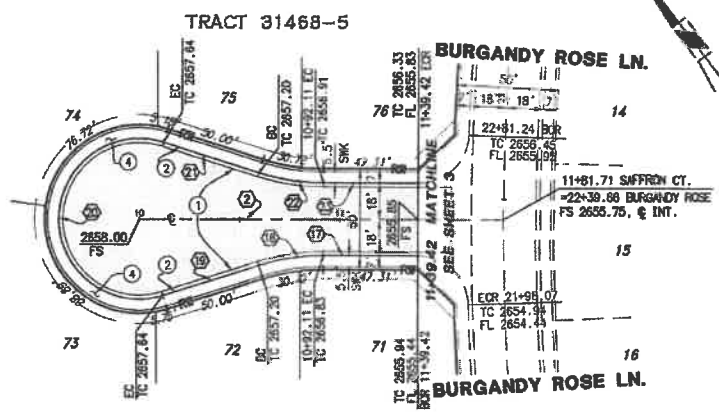
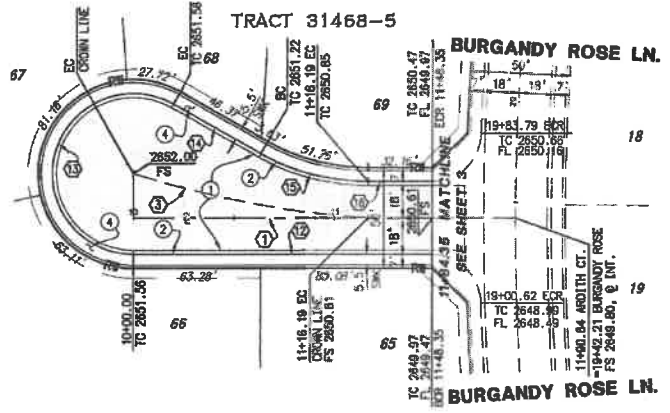
PROFILE SCALE  
 HORIZ: 1" = 40'  
 VERT: 1" = 4'



**ARDITH COURT**

**SAFFRON COURT**

- CONSTRUCTION NOTES**
1. CONSTRUCT 4" AC OVER 8" CLASS 11, AGGREGATE BASE.
  2. CONSTRUCT 6" TYPE A-6, CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
  3. CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).



Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N59°32'22"W	148.38'	148.38'	---	CENTERLINE
2	N52°08'58"W	---	138.42'	---	---
3	A= 13°22'08"	507.96'	118.52'	59.53'	CROWNLINE
10	N00°27'17"E	---	82.78'	---	CURB & GUTTER
11	N00°27'17"E	---	82.92'	---	---
12	N68°53'27"W	---	148.38'	---	---
13	A= 209°39'51"	40.00'	---	---	---
14	N38°52'58"W	---	50.00'	---	---
15	A= 29°39'31"	107.00'	55.39'	28.33'	---
16	N68°32'27"W	---	32.16'	---	---
17	N52°58'58"W	---	47.31'	---	---
18	A= 117°36'01"	107.00'	32.87'	18.58'	---
19	N70°38'00"W	---	50.00'	---	---
20	A= 215°12'02"	40.00'	190.24'	---	---
21	N35°22'47"W	---	50.00'	---	---
22	A= 17°38'01"	107.00'	32.87'	18.58'	---
23	N52°58'58"W	---	47.31'	---	CURB & GUTTER

**NOTE:**  
 WORK CONTAINED WITHIN 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.

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**DIG ALERT**  
 DIAL TOLL FREE (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 "TRM" AND "MTH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1983.5) 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  
 74-80 COUNTRY CLUB DRIVE, SUITE 201  
 PALM DESERT, CALIFORNIA 92260-8555  
 760-346-7481 • FAX 760-346-8315 • www.rbf.com

DATE: 07/11/06  
 R.O.E. NO. 57667 EXP. 12-31-07

DESIGN BY: ORR  
 DRAIN BY: ORR/DC  
 CHECKED BY: MESS  
 SCALE: 1" = 40'  
 PLOT DATE: 07/11/2006  
 JOB NUMBER: 20100664

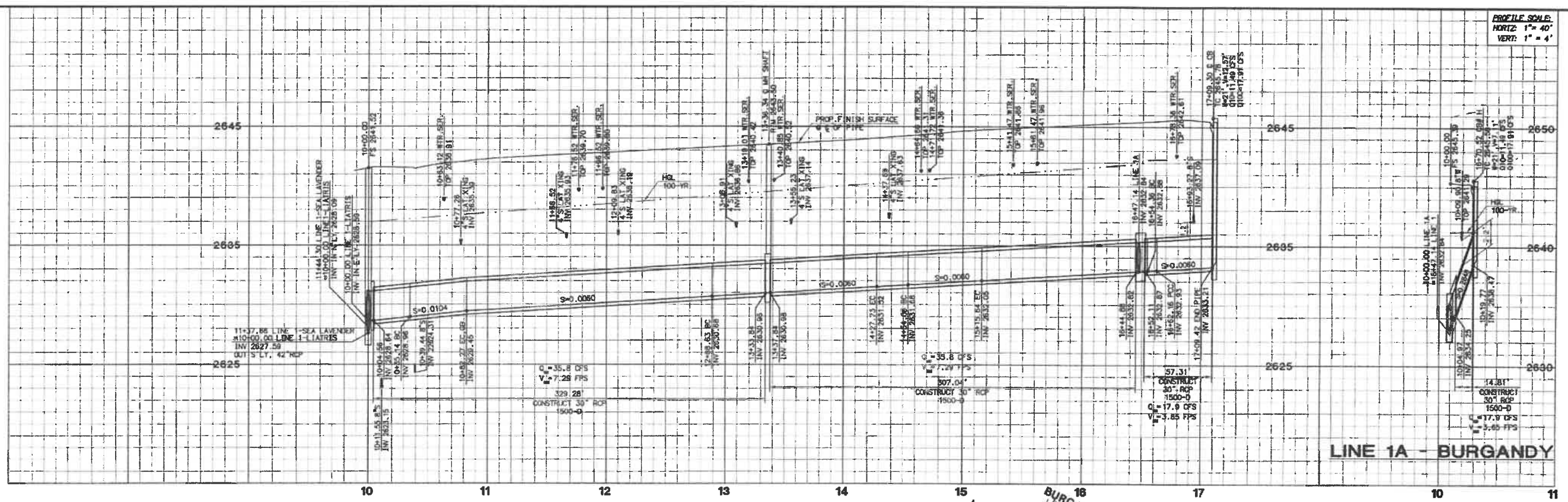
Reviewed By: [Signature] Date: 7/12/06  
 Recommended For Approval By: [Signature] Date: 7/10/06  
 Approved By: [Signature] Date: 7-13-06  
 Daniel Moorjian - Director of Public Works  
 City of Beaumont, Public Works Department  
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
 STREET IMPROVEMENT PLANS  
 TRACT 31468-5  
**ARDITH COURT**  
**SAFFRON COURT**  
 STA: 10400.00 TO 11805.64 & 10400.00 TO 11871  
 LOCATED IN THE NW/4 OF SEC 2, T 3 S, R 1 E, S4M  
 IN THE CITY OF BEAUMONT, CA

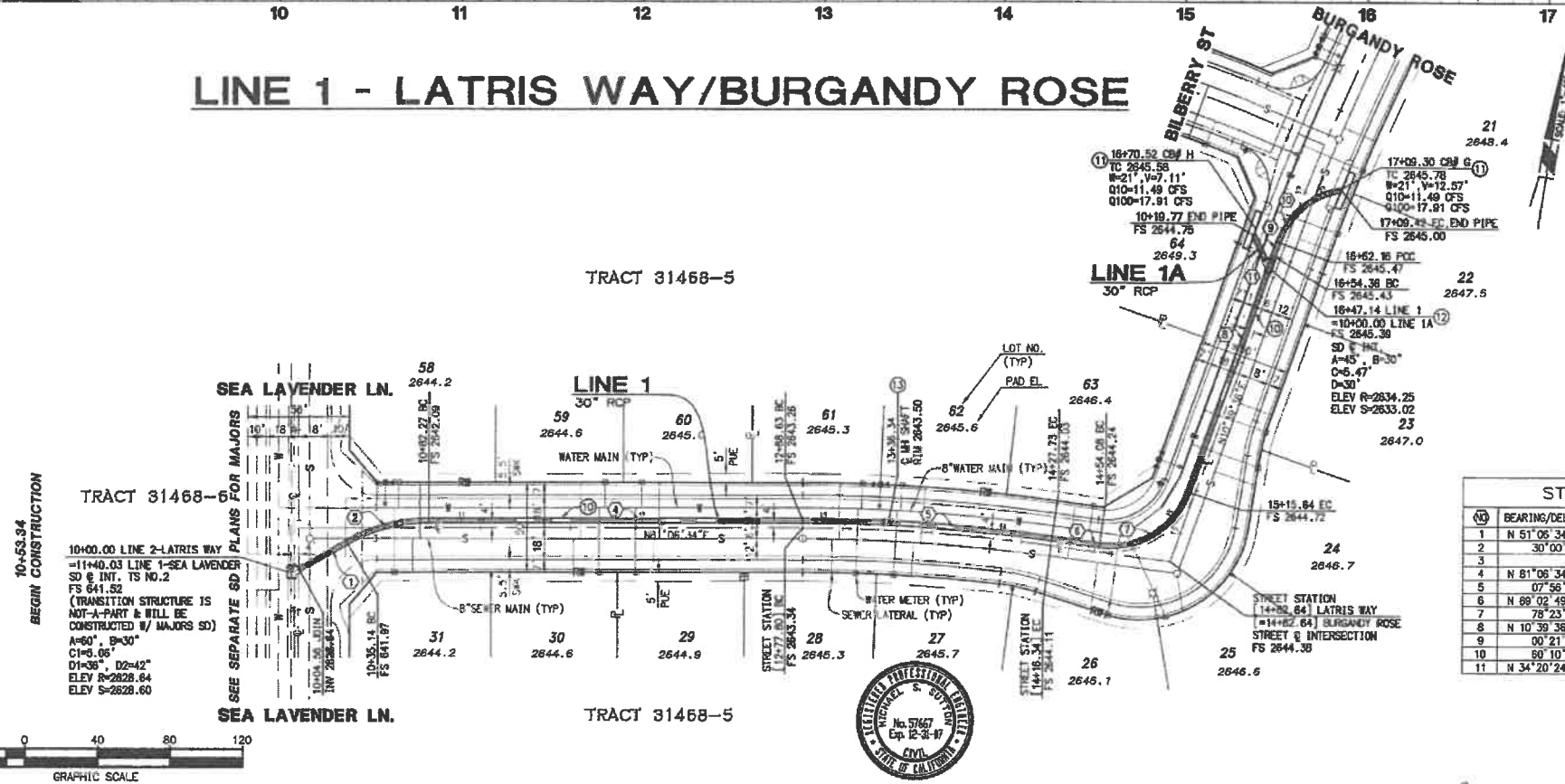
SHEET  
**6**  
 OF 7 SHEETS  
 DRAWING NAME: 65451506.dwg  
 FILE NO: 1505



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



LINE 1 - LATRIS WAY/BURGANDY ROSE



CONSTRUCTION NOTES

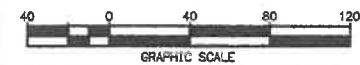
- 10 CONSTRUCT 30" RCP OR CIPP (D-LOAD PER PROFILE).
- 11 CONSTRUCT CATCH BASIN NO. 1, PER RCP & WCD STD. DWG. NO. CB100 (N & V PER PLAN).
- 12 CONSTRUCT JUNCTION STRUCTURE NO. 2, PER RCP & WCD STD. DWG. NO. JS229.
- 13 CONSTRUCT MANHOLE NO. 1, PER RCP & WCD STD. DWG. NO. MH251.

STORM DRAIN DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
1	N 51°08'34" E	--	35.14	--	30" STORM DRAIN
2	30°00'00"	90.00	47.12	24.12'	30" STORM DRAIN
3	--	--	--	--	--
4	N 81°08'34" E	--	208.37	--	30" STORM DRAIN
5	07°56'15"	1004.00	139.09	69.68	30" STORM DRAIN
6	N 89°02'49" E	--	26.35	--	30" STORM DRAIN
7	78°23'13"	45.00	61.56	36.69	30" STORM DRAIN
8	N 10°39'36" E	--	138.72	--	30" STORM DRAIN
9	00°21'17"	1261.00	7.80	3.90	30" STORM DRAIN
10	80°10'08"	45.00	47.26	26.07	30" STORM DRAIN
11	N 34°20'24" W	--	19.77	--	30" STORM DRAIN

**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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**BASIS OF BEARINGS:**  
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS 07, A, B2 "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAUGS, EPOCH 1985.5) 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 DESCRIPTION: NO. 07, A, B2 1-3/8" BRASS CAP MOVEMENT 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 C.E.C.R.  
ELEV. = 2676.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

**RBF CONSULTING**  
71-300 COUNTRY CLUB DRIVE SUITE 201  
PALM DESERT, CALIFORNIA 92260-8556  
760-948-7481 • FAX 760-948-8576 • WWW.RBF.COM

DESIGN BY: OPER  
DRAWN BY: OPER/DOC  
CHECKED BY: MESS  
SCALE: 1" = 40'  
PLOT DATE: 07/11/2008  
JOB NUMBER: 20100684  
DATE: 07/11/08  
ROE NO. 2547 EXP. 12-31-07

Reviewed By: [Signature] Date: 7/10/08  
Recommended for Approval By: [Signature] Date: 7/10/08  
Approved By: [Signature] Date: 7/10/08  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
STORM DRAIN IMPROVEMENT PLANS  
TRACT 81463-5

**LINE 1 - LATRIS WAY/BURGANDY ROSE**  
874-814634 TO 874-814635  
LOCATED IN THE NW/4 OF SEC. 2, T.3 S., R.1 W., S8M IN THE CITY OF BEAUMONT, CA

FOR: Pardee Homes

SHEET  
**7**  
OF 7 SHEETS  
DRAWING NAME: 874-814634-7.dwg  
FILE NO: 1505

H:\V01A\20100684\CAD\LAND\DWG\IMPROVE\STREET & SD\814634\507.DWG MICHELLEPEZ 7/11/08 9:05 AM