



# City of Beaumont

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

Case No. PW2020-0540  
Receipt No. RD108999  
Fee \$ 3,000 Insp/484.43 App  
Date Paid 9/2/20  
Incl. 9768

## 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 #82296452-M  
Street, Storm Drain & Sewer Improvements (Locals) Maintenance Bond  
File # (Sundance) Tract 31468-7

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 [Signature] 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 [Signature] 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

08/27/2020

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Print Name and Sign – Contact/Applicant

Date



# Punch List

Project Name: Street, Sewer and Storm Drain Improvement

Tract No. 31468-7

	PW2020-0540	Bond No. 82296452-M	
Inspected By: Jason Craghead		Page: 1 of 1	Date: 10/26/23, Updated on 8/8/24
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1	Street Sign at Yarrow Ln. and Acanthus Ln. needs replacement.		
3	All Streets need Crack Seal, Thermoplastic Striping Removal and Type II Slurry applied.		
4	All Driveways (122) not in accordance with Riverside County Std. No. 207		
5	Re-apply Thermoplastic Striping no less than one week after Type II Slurry applied		
6	S/W corner of Veronica Ct./Acanthus, Curb Ramp not in compliance with Riverside County Std. No. 403 Case A		
7	Streetlights that are not working are identified with Duct Tape "X" on front of Light Pole		

**MAINTENANCE BOND**

BOND NO. 82296452-M

PREMIUM \$Included in Cost of Performance Bond.

KNOW ALL MEN BY THESE PRESENTS:

That , Pardee Homes,

as Principal and Federal Insurance Company, a corporation organized and existing under the laws of the State of Indiana and authorized to transact business in the State of California (hereinafter called "Surety"), as Surety, are held and firmly bound unto City of Beaumont,

as Obligee, hereinafter called Obligee, in the amount of One Hundred Fifty Nine Thousand Eight Hundred Ninety Three and 27/100 Dollars (\$159,893.27), for the payment of which, well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

Whereas, the above bounden Principal has entered into a certain written contract with the above named Obligee, providing for construction of certain subdivision improvements in Sundance PA 22, Sewer, Streets/Drainage, Pardee Job # 70499005, #31468-7 in the City of Beaumont, State of California; and

WHEREAS, said work has been or will be completed by Principal.

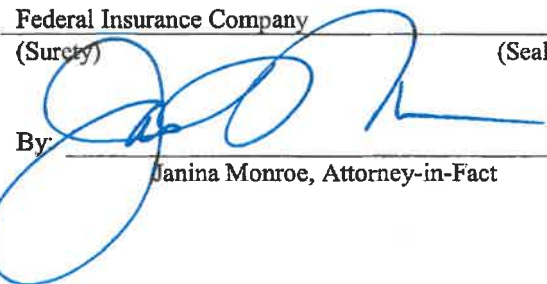
NOW, THEREFORE, if said Principal shall promptly replace and repair any work proven to be defective because of faulty workmanship and/or material within a period of one (1) year from date of acceptance of the work by the Obligee, then this obligation to be void; Otherwise to remain in full force and effect.

Signed, Sealed and Dated this 24th day of May, 2018.

Pardee Homes  
(Principal) (Seal)

By: 

Federal Insurance Company  
(Surety) (Seal)

By:   
Janina Monroe, Attorney-in-Fact

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On MAY 24 2018 before me, Michelle Haase, Notary Public  
(Here insert name and title of the officer)

personally appeared Janina Monroe  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

*Michelle Haase*  
\_\_\_\_\_  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
Bond 82296452-M  
(Title or description of attached document)  
City of Beaumont  
(Title or description of attached document continued)  
Number of Pages 1 Document Date 5/24/18

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside )

On May 30, 2018 before me, Sonal Shah, Notary Public  
(insert name and title of the officer)

personally appeared Michael Taylor,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) 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.



Signature Sonal Shah (Seal)



**Chubb  
Surety**

**POWER  
OF  
ATTORNEY**

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

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

**Know All by These Presents, That FEDERAL INSURANCE COMPANY, an Indiana corporation, VIGILANT INSURANCE COMPANY, a New York corporation, and PACIFIC INDEMNITY COMPANY, a Wisconsin corporation, do each hereby constitute and appoint Paul Boucher, Michelle Haase, Dennis Langer, Thomas G. McCall, Janina Monroe and Timothy Noonan of Los Angeles, California-----**

each as their true and lawful Attorney- in- Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.  
In Witness Whereof, said FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY have each executed and attested these presents and affixed their corporate seals on this **28<sup>th</sup>** day of **July, 2014**.

  
David J. Edwards, Assistant Secretary

  
David B. Norris, Jr., Vice President



STATE OF NEW JERSEY

ss.

County of Somerset

On this **28<sup>th</sup>** day of **July, 2014** before me, a Notary Public of New Jersey, personally came David J. Edwards, to me known to be Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY, the companies which executed the foregoing Power of Attorney, and the said David J. Edwards, being by me duly sworn, did depose and say that she is Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY and knows the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of the By- Laws of said Companies; and that she signed said Power of Attorney as Assistant Secretary of said Companies by like authority; and that she is acquainted with David B. Norris, Jr., and knows him to be Vice President of said Companies; and that the signature of David B. Norris, Jr., subscribed to said Power of Attorney is in the genuine handwriting of David B. Norris, Jr., and was thereto subscribed by authority of said By- Laws and in deponent's presence.

Notarial Seal



**KATHERINE J. ADELAAR  
NOTARY PUBLIC OF NEW JERSEY  
No. 2316685  
Commission Expires July 16, 2019**

  
Notary Public

**CERTIFICATION**

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

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

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

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

Given under my hand and seals of said Companies at Warren, NJ this

**May 24, 2018**



  
David J. Edwards, Assistant Secretary

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

# CITY OF BEAUMONT, CALIFORNIA

## Street Improvement Plans

### TRACT 31468-7

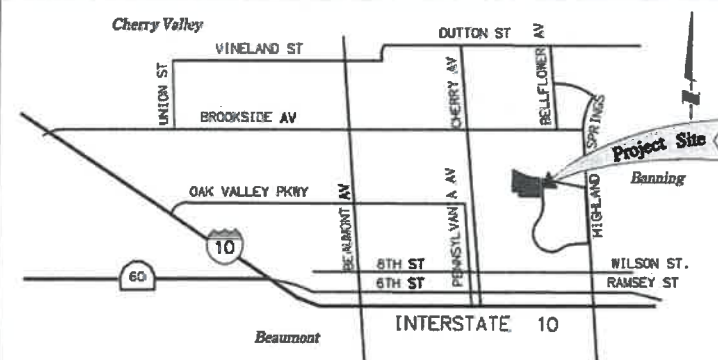
LOCATED IN THE NW 1/4 OF SEC 2, T 3 S, R 1 W, SBM  
IN THE CITY OF BEAUMONT, CALIFORNIA.

#### INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET, VICINITY MAP
2-8	STREET IMPROVEMENT PLANS
9	STORM DRAIN IMPROVEMENT PLANS

#### 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 AMENDMENTS.
- 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 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 RCTD STANDARD NO. 816.
- ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE RCSD STANDARD NO. 401 IF EXPANSIVE SOIL ARE ENCOUNTERED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461.
- ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
- AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
- CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
- EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND/OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
- ALL STORM DRAIN, CATCH BASINS AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTEES.
- DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND CITY OF BEAUMONT STANDARDS. WHERE DEVIATIONS EXIST, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- SIDEWALKS AND DRIVEWAY APPROACHES WILL BE POURED/CONSTRUCTED ONLY AFTER DRIVEWAY LOCATION ARE DETERMINED.



VICINITY MAP  
M/S

#### 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.....DRWY
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 (100.50)
FINISHED ELEVATION	+101.50
PROPERTY LINE	
CENTERLINE	
RIGHT-OF-WAY (R/W)	
EXIST. WATER LINE	
EXIST. BLOCK WALL	
EXIST. GAS LINE	
EXIST. ELECTRICAL LINE (EDISON)	
EASEMENT LINE	

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:

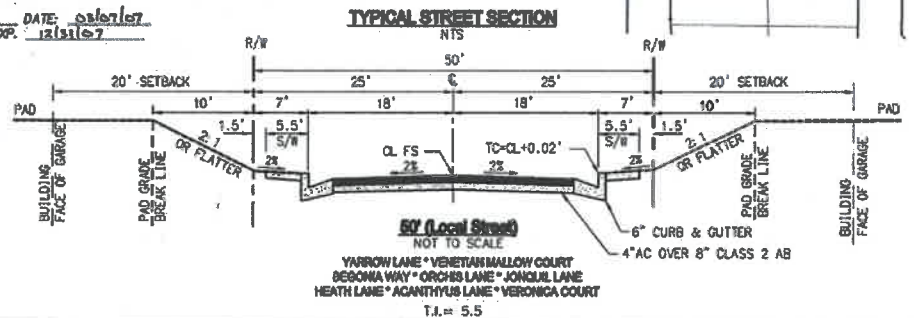
I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS. I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. 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 NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

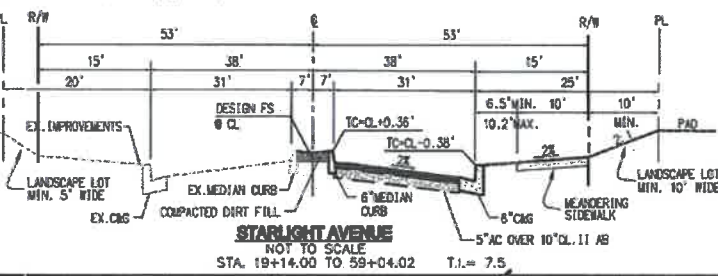
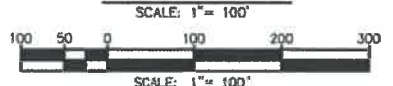
SIGNATURE: *[Signature]* DATE: 03/07/07  
LICENSE No. 57667 EXP. 12/31/07

**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 ADAPTABILITY 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.



#### INDEX MAP



#### CONSTRUCTION NOTES & QUANTITY ESTIMATES

NO.	DESCRIPTION	UNIT	QTY.
1	CONSTRUCT 4" AC OVER 6" CLASS 11, AGGREGATE BASE.	SF	167,444
2	CONSTRUCT 6" TYPE A-8, CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.	LF	9,458
3	CONSTRUCT CROSS GUTTER & SPANDREL, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A.	EA	3
4	CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).	SF	48,669
5	CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.	EA	10
6	CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN, PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE B).	EA	3
7	CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN, PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE C).	EA	2
8	INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.	EA	8
9	INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLANS.	EA	11
10	CONSTRUCT 42" ROP (D-LAND PER PROFILE).	LF	127
11	CONSTRUCT 30" ROP (D-LAND PER PROFILE).	LF	250
12	CONSTRUCT 18" ROP (D-LAND PER PROFILE).	LF	131
13	CONSTRUCT CATCH BASIN NO. 1, PER ROP & 180 STD. DWS. NO. CB100 (H & V PER PLAN).	EA	5
14	CONSTRUCT TRANSITION STRUCTURE NO. 3, PER ROP & 180 STD. DWS. NO. TS303.	EA	1
15	CONSTRUCT MANHOLE NO. 1, PER ROP & 180 STD. DWS. NO. M251.	EA	1
16	CONSTRUCT A 6" CONCRETE SLURRY ENCASMENT	SF	1,844



**BASIS OF BEARINGS:**  
DESCRIPTION:  
BASED ON THE LINE BETWEEN STATIONS "TRAM" AND "MITH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON U.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 1/4TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF OF B.C.R.  
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY

**RBF CONSULTING** PLANNING ■ DESIGN ■ CONSTRUCTION  
74-300 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1056  
760-346-7481 • FAX 760-346-8335 • www.RBF.com

DESIGN BY: ORN  
DRAIN BY: ORN, DC  
CHECKED BY: MSS  
SCALE: 1" = 40'  
PLOT DATE: 03/07/2007  
JOB NUMBER: 20100668

Reviewed By: *[Signature]* Date: 3/12/07  
Recommended For Approval By: *[Signature]* Date: 3/12/07  
Approved By: *[Signature]* Date: 4-10-07  
Deena Moolani - Director of Public Works  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-7  
TITLE SHEET • VICINITY MAP  
GENERAL NOTES

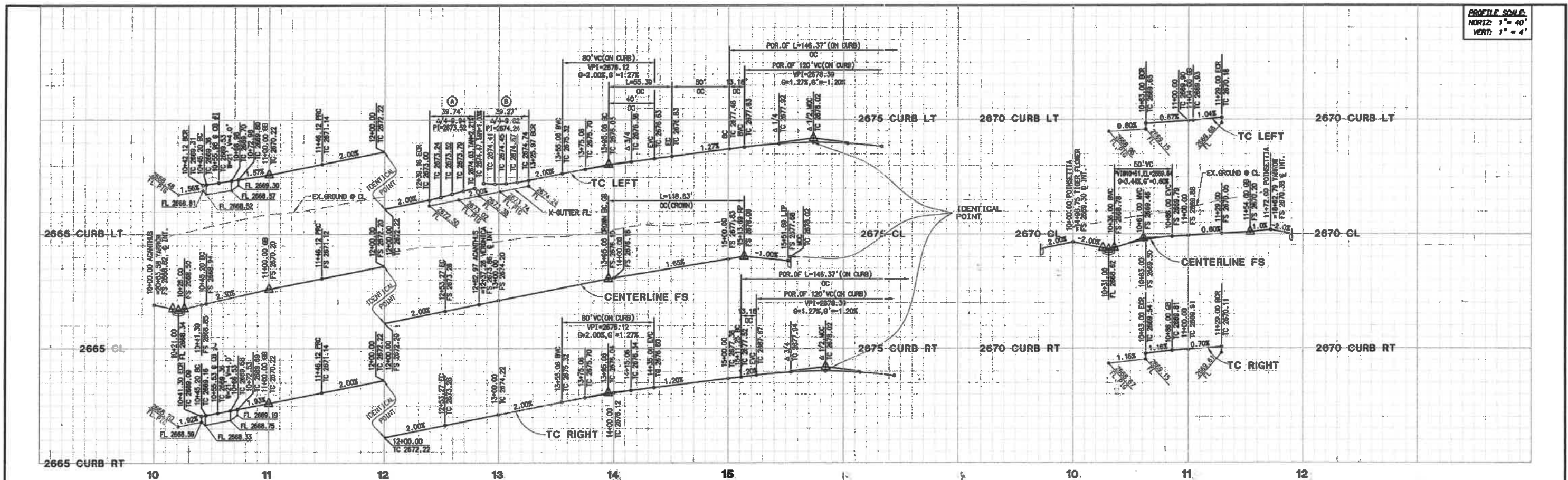
LOCATED IN THE NW 1/4 OF SEC 2, T 3 S, R 1 W, SBM  
IN THE CITY OF BEAUMONT, CALIFORNIA.

Pardee Homes

H:\DATA\20100668\CADD\LAND\DEV\IMPROVE\STREET & SD\66651701.DWG D:\MILSON 3/7/07 2:02 PM

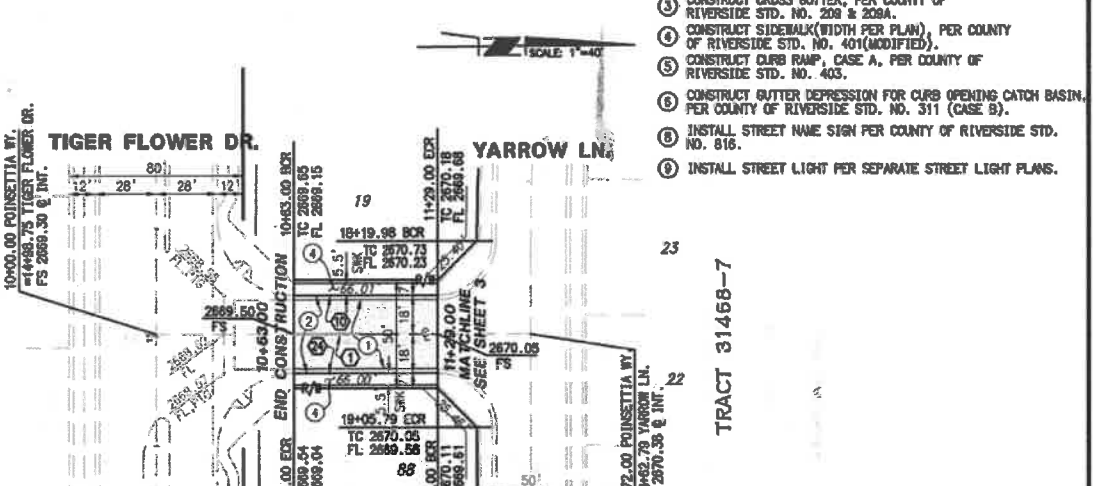
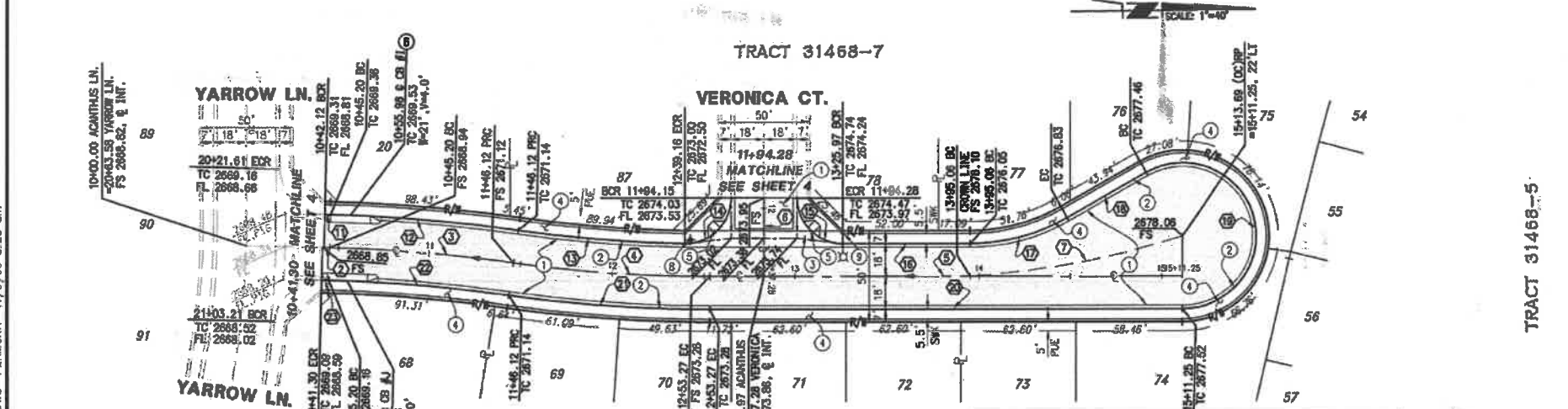


PROFILE SCALE  
HORIZ: 1" = 40'  
VERT: 1" = 4'



**YARROW LANE** **POINSETTIA WAY**

- CONSTRUCTION NOTES**
1. CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE.
  2. CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
  3. CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 208 & 209A.
  4. CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401(MODIFIED).
  5. CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
  6. CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN, PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE B).
  7. INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.
  8. INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLANS.



**DATA TABLE - CONTINUED**

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
10	N00°32'42"E	68.01	3.08		CURB & GUTTER
11	N01°55'42"E				
12	Δ 06°48'09"	868.00	103.05	51.59	
13	Δ 07°08'28"	732.00	90.81	45.48	
14	Δ 01°04'40"	25.00	39.74	25.47	CURB RETURN
15	Δ 80°00'00"	25.00	39.27	25.00	
16	N00°32'42"E		69.09		CURB & GUTTER
17	Δ 79°33'51"	107.00		28.33	
18	Δ 02°08'48"W		50.59		
19	Δ 209°39'31"	40.00	146.37		
20	N00°32'42"E		257.98		
21	Δ 08°11'08"	768.00	109.72	54.95	
22	Δ 06°48'09"	832.00	98.78	49.45	
23	N01°55'42"E		3.91		
24	N00°32'42"E		68.00		CURB & GUTTER

**DATA TABLE**

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N00°32'42"E		86.00		CENTERLINE
2	N01°55'42"E		3.91		
3	Δ 06°48'09"	850.00	100.82	50.50	
4	Δ 07°08'28"	750.00	107.15	53.67	
5	N00°32'42"E		257.98		
6	N00°32'42"E		43.08		CENTERLINE
7	Δ 13°22'08"	507.98	118.52	59.53	CHORDLINE



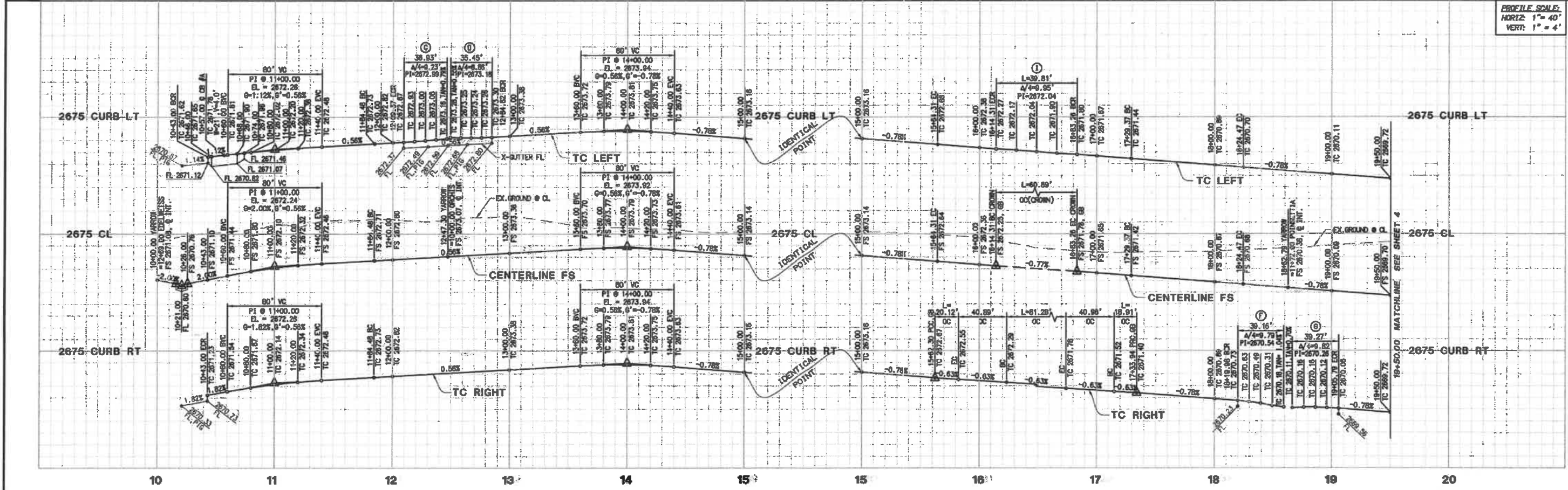
**NOTE**  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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 REVISING THE PLANS FOR APPROVAL BY THE CITY.

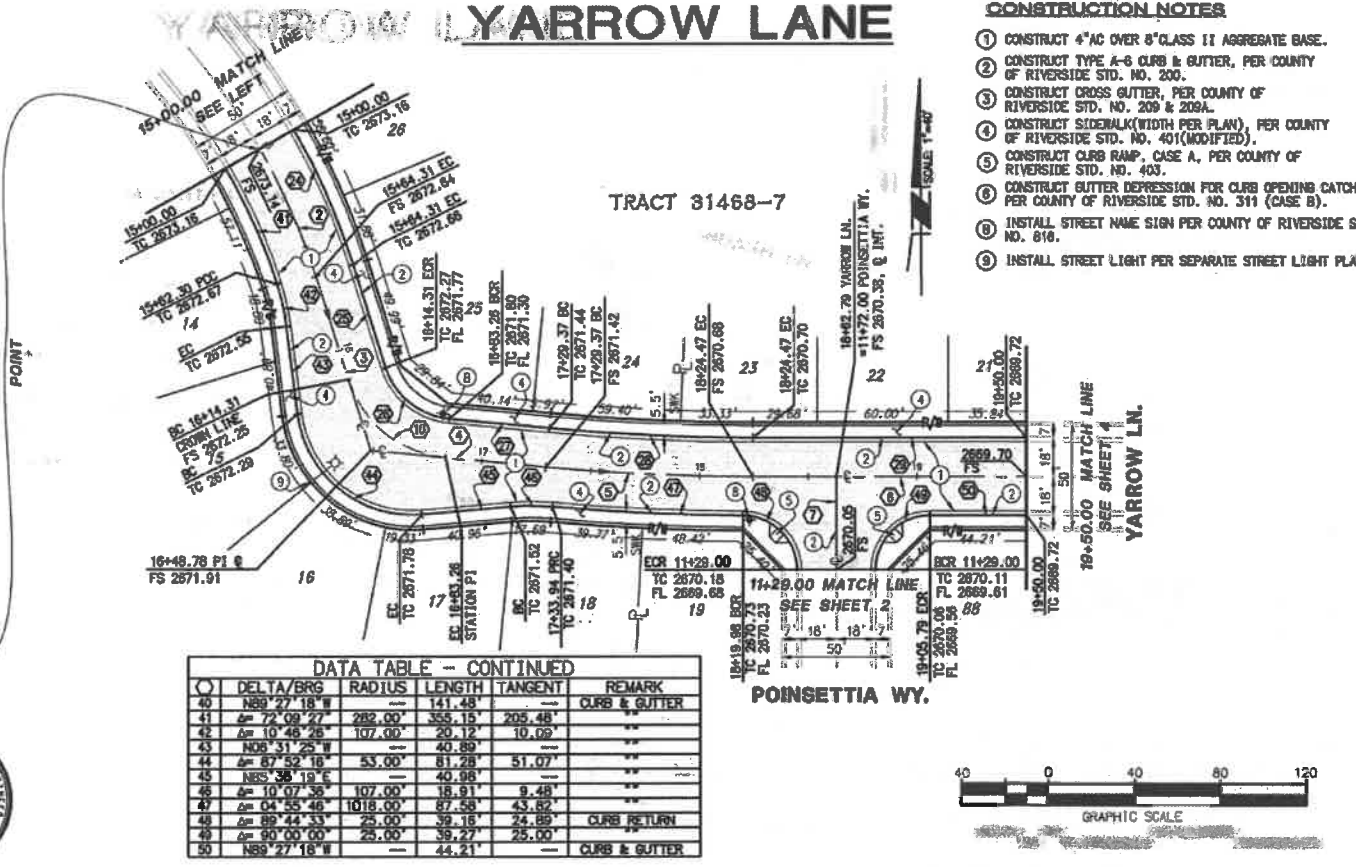
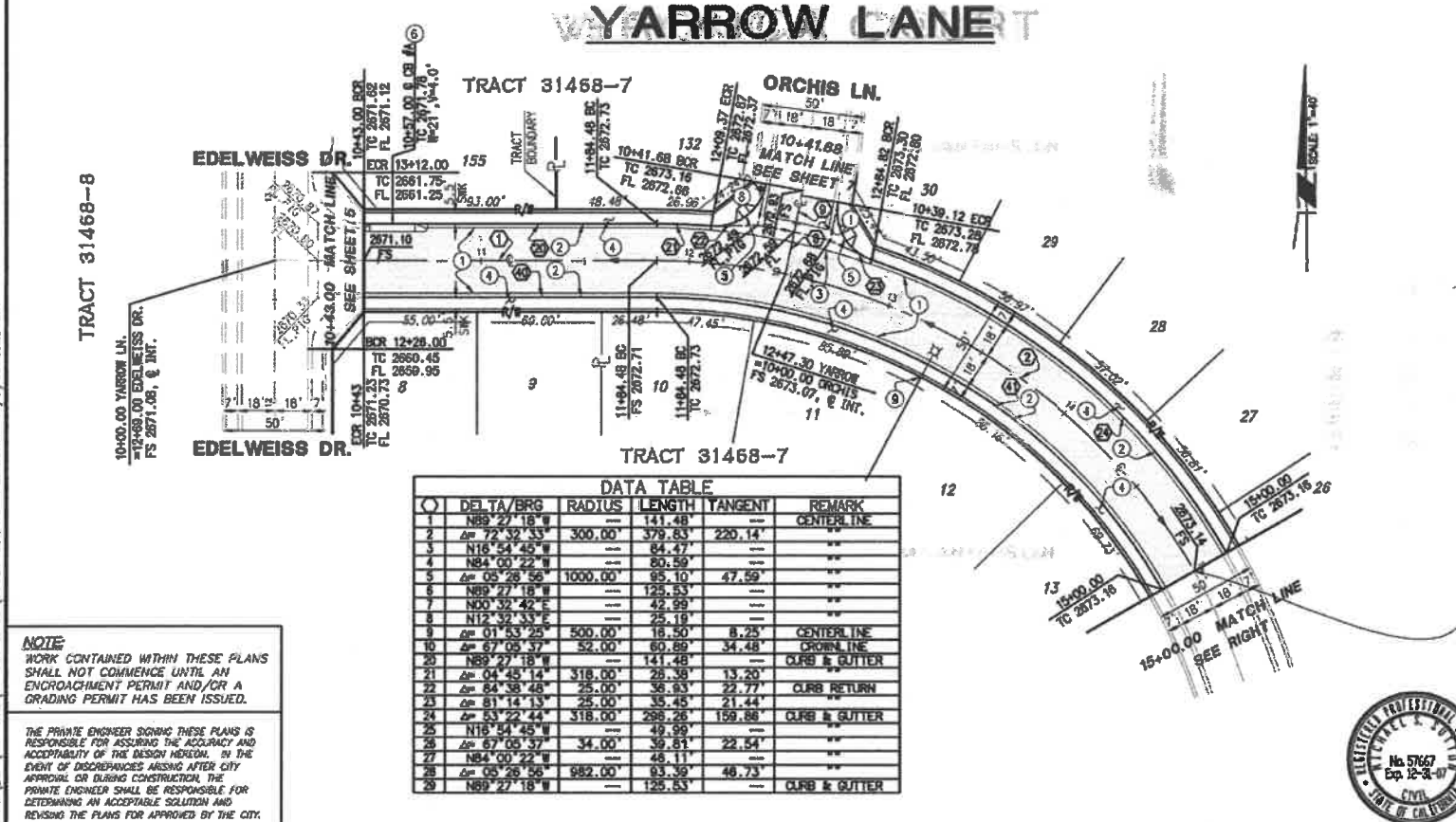
<p><b>BASIS OF BEARINGS:</b> DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1985.5) AS SHOWN ON M.B. 102, PAGES 59 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA BEING: N 52°49'02.84" E</p>	<p><b>BENCHMARK:</b> 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 BEING. ELEV. = 2678.277 (1982)</p>	<p>BY MARK DESCRIPTION APPR. DATE</p>	<p>ENGINEER REVISIONS CITY</p>	<p><b>RBF CONSULTING</b> PLANNING • DESIGN • CONSTRUCTION 74-70 COUNTRY CLUB DRIVE, SUITE 201 PALM DESERT, CALIFORNIA 92260-0556 760-946-7481 • FAX 760-545-8335 • www.RBF.com</p>	<p>DESIGN BY: ORR DRAWN BY: ORR, DC CHECKED BY: MSS SCALE: 1" = 40' PLOT DATE: 11/09/2006 JOB NUMBER: 20100666</p>	<p>Reviewed By: [Signature] Date: 3/12/09 Recommended For Approval By: [Signature] Date: 2/14/09 Approved By: Deepak Moortani - Director of Public Works Date: 4/10/09 City of Beaumont, Public Works Department Engineering Division</p>	<p>CITY OF BEAUMONT, CALIFORNIA STREET IMPROVEMENT PLANS TRACT 31468-7 <b>ACANTHUS LANE POINSETTIA WAY</b> STA: 10+00 TO 10+500 + STA: 10+00 TO 11+200 LOCATED IN THE NW 1/4 OF SEC. 2, T 3 S, R 1 W, S8M IN THE CITY OF BEAUMONT, CALIFORNIA. Pardee Homes</p>	<p>SHEET <b>2</b> OF 9 SHEETS DRAWING NAME: 66651702.dwg FILE NO: 1646</p>

H:\DATA\20100666\CADD\LAND\DL\IMPROVE\STREET & SD\66651702.DWG PZAMORA 11/9/06 8:25 am

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



**YARROW LANE**



- CONSTRUCTION NOTES**
1. CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE.
  2. CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
  3. CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A.
  4. CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
  5. CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
  6. CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN, PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE B).
  7. INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.
  8. INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLANS.

**DATA TABLE**

NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N89°27'18" W	141.48	141.48	141.48	CURB & GUTTER
2	S72°32'33" E	300.00	379.83	220.14	CURB & GUTTER
3	N16°54'45" W	84.47	84.47	84.47	CURB & GUTTER
4	N84°00'22" W	80.59	80.59	80.59	CURB & GUTTER
5	S08°29'50" E	1000.00	95.10	47.59	CURB & GUTTER
6	N89°27'18" W	125.10	125.10	125.10	CURB & GUTTER
7	N00°32'42" E	42.99	42.99	42.99	CURB & GUTTER
8	N12°32'33" E	25.19	25.19	25.19	CURB & GUTTER
9	S01°53'25" E	500.00	18.50	8.25	CURB & GUTTER
10	S67°05'37" E	52.00	60.89	34.48	CURB & GUTTER
11	N89°27'18" W	141.48	141.48	141.48	CURB & GUTTER
12	S04°45'14" E	318.00	29.38	13.20	CURB & GUTTER
13	S84°38'48" E	25.00	25.00	22.77	CURB & GUTTER
14	S81°14'13" E	25.00	25.00	21.44	CURB & GUTTER
15	S83°22'44" E	318.00	298.26	159.88	CURB & GUTTER
16	N18°54'45" W	49.99	49.99	49.99	CURB & GUTTER
17	S67°05'37" E	34.00	39.81	22.54	CURB & GUTTER
18	N84°00'22" W	48.11	48.11	48.11	CURB & GUTTER
19	S05°28'56" E	982.00	93.39	46.73	CURB & GUTTER
20	N89°27'18" W	125.53	125.53	125.53	CURB & GUTTER

**DATA TABLE - CONTINUED**

NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
21	N89°27'18" W	141.48	141.48	141.48	CURB & GUTTER
22	S72°09'27" E	282.00	355.15	205.48	CURB & GUTTER
23	S10°48'26" E	107.00	20.12	10.00	CURB & GUTTER
24	N08°31'25" W	40.89	40.89	40.89	CURB & GUTTER
25	S87°52'18" E	53.00	81.28	51.07	CURB & GUTTER
26	N85°38'19" E	40.96	40.96	40.96	CURB & GUTTER
27	S10°07'35" E	107.00	18.91	9.48	CURB & GUTTER
28	S04°25'48" E	1018.00	87.59	43.82	CURB & GUTTER
29	S89°44'33" E	25.00	39.16	24.89	CURB & GUTTER
30	S90°00'00" E	25.00	39.27	25.00	CURB & GUTTER
31	N89°27'18" W	44.21	44.21	44.21	CURB & GUTTER

**NOTE:**  
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**BASIS OF BEARINGS:**  
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "WATH" (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  
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 D.C.R.  
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR. DATE

**RDF CONSULTING**  
PLANNING • DESIGN • CONSTRUCTION  
74-90 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-6555  
760-346-7481 • FAX 760-316-8935 • www.rdf.com

DESIGN BY: ORR  
DRAWN BY: ORR, DC  
CHECKED BY: MSS  
SCALE: 1" = 40'  
PLOT DATE: 11/09/2006  
JOB NUMBER: 20100666

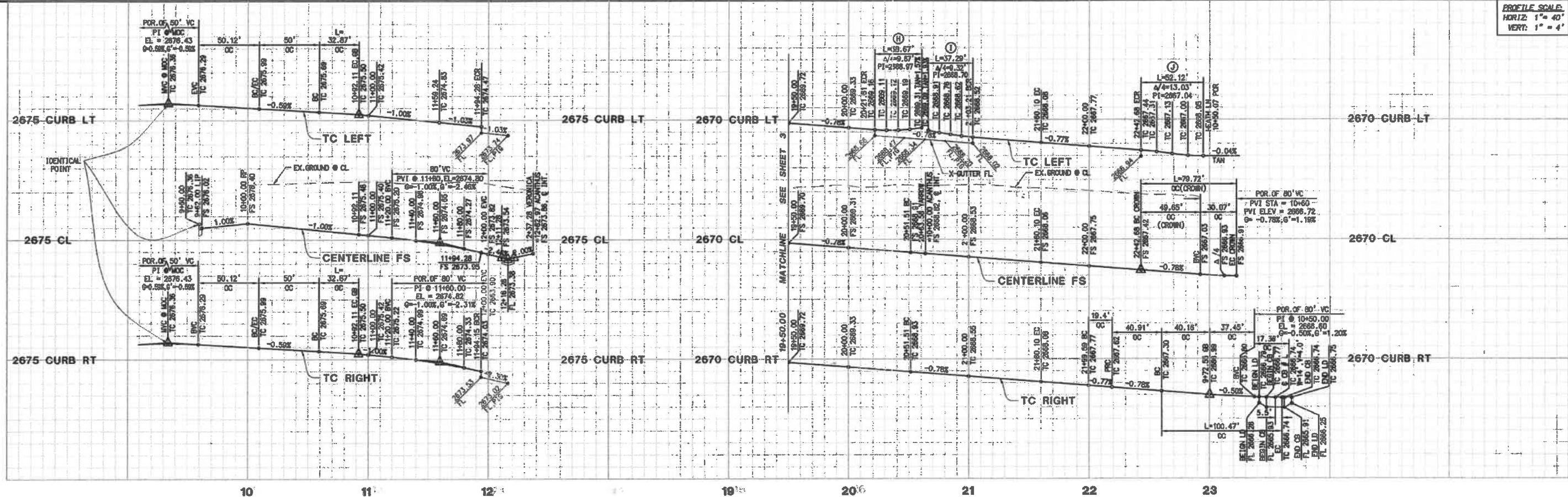
DATE: 11/09/06  
RCE NO. 57667 EXP. 12-31-07

Reviewed By: [Signature] Date: 11/09/06  
Recommended for Approval By: [Signature] Date: 11/09/06  
Approved By: [Signature] Date: 11/10/06  
City of Beaumont, Public Works Department  
Engineering Division  
550 E. 8th STREET  
BEAUMONT, CA 92523  
TEL: (951) 765-0320 • FAX: (951) 765-8262

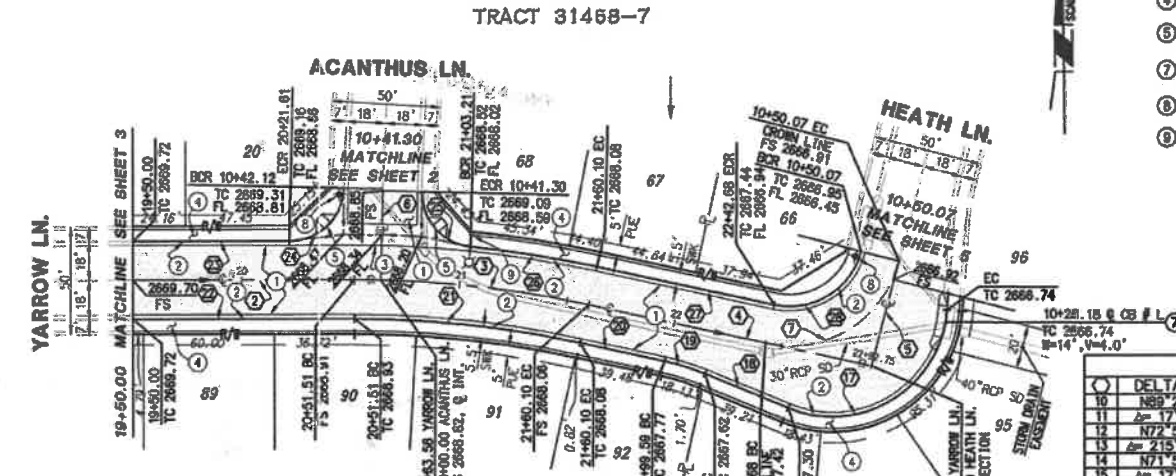
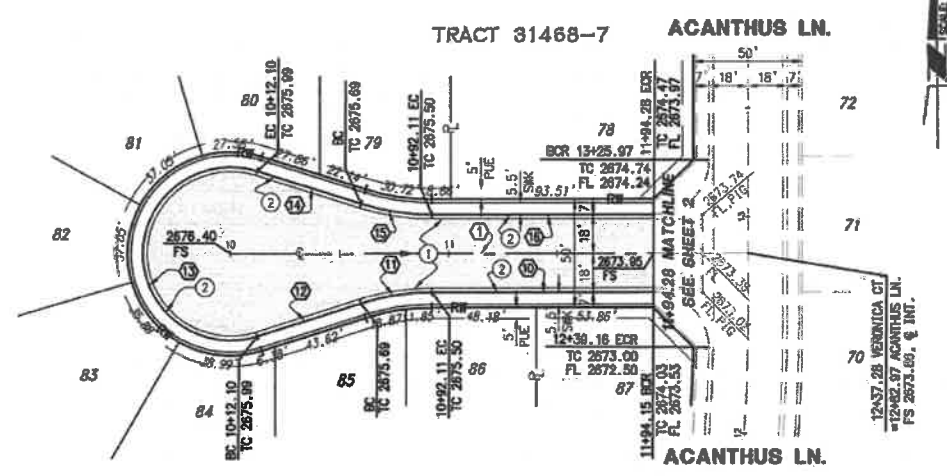
CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-7  
**YARROW LANE**  
STA: 10+00.00 TO 19+50.00  
LOCATED IN THE NW 1/4 OF SEC 2, T 3 S, R 1 E, S9W  
IN THE CITY OF BEAUMONT, CALIFORNIA.  
Pardee Homes

SHEET  
**3**  
OF 9 SHEETS  
DRAWING NAME: 66651703.dwg  
FILE NO: 1646

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



**VERONICA COURT LANE** **YARROW LANE**



- 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 CROSS GUTTER & SPANDREL, PER COUNTY OF RIVERSIDE STD. NO. 200 & 205A.
  4. CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
  5. CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
  6. CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN, PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE C).
  7. INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 516.
  8. INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLANS.

**DATA TABLE**

DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1 N89°27'18"W	102.04'	102.04'	18.56'	CURB & GUTTER
2 N89°27'18"W	107.00'	107.00'	18.56'	
3 N77°58'41"E	50.00'	50.00'	18.56'	
4 N71°51'17"W	50.00'	50.00'	18.56'	
5 N89°27'18"W	107.00'	107.00'	18.56'	
6 N89°27'18"W	102.17'	102.17'	18.56'	
7 N106°36'53"	53.00'	100.47'	73.78'	
8 N89°37'19"W	40.91'	40.91'	9.73'	
9 N77°00'39"E	107.00'	19.40'	9.73'	
10 N77°00'39"E	482.00'	104.69'	52.55'	
11 N89°27'18"W	107.00'	101.51'	18.56'	
12 N89°27'18"W	102.04'	102.04'	18.56'	
13 N89°27'18"W	25.00'	38.67'	24.40'	CURB RETURN
14 N89°27'18"W	25.00'	37.29'	23.09'	
15 N15°09'07"E	516.00'	58.94'	29.50'	CURB & GUTTER
16 N77°00'39"E	52.12'	52.12'	18.56'	
17 N89°27'18"W	52.12'	32.74'	18.56'	CURB & GUTTER

**DATA TABLE - CONTINUED**

DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
18 N89°27'18"W	102.04'	102.04'	18.56'	
19 N77°58'41"E	50.00'	50.00'	18.56'	
20 N71°51'17"W	50.00'	50.00'	18.56'	
21 N89°27'18"W	107.00'	107.00'	18.56'	
22 N89°27'18"W	102.17'	102.17'	18.56'	
23 N106°36'53"	53.00'	100.47'	73.78'	
24 N89°37'19"W	40.91'	40.91'	9.73'	
25 N77°00'39"E	107.00'	19.40'	9.73'	
26 N77°00'39"E	482.00'	104.69'	52.55'	
27 N89°27'18"W	107.00'	101.51'	18.56'	
28 N89°27'18"W	102.04'	102.04'	18.56'	
29 N89°27'18"W	25.00'	38.67'	24.40'	CURB RETURN
30 N89°27'18"W	25.00'	37.29'	23.09'	
31 N15°09'07"E	516.00'	58.94'	29.50'	CURB & GUTTER
32 N77°00'39"E	52.12'	52.12'	18.56'	
33 N89°27'18"W	52.12'	32.74'	18.56'	CURB & GUTTER

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

**BASIS OF BEARINGS:**  
DESCRIPTION:  
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 55 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  
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ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY

**RBF CONSULTING**  
74-80 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1656  
760-346-7481 • FAX 760-346-8335 • www.RBF.com

DESIGN BY: ORR  
DRAWN BY: ORR, DC  
CHECKED BY: MSS  
SCALE: 1" = 40'  
FILE DATE: 11/09/2006  
JOB NUMBER: 20100666

Reviewed By: [Signature] Date: 4/12/07  
Recommended For Approval By: [Signature] Date: 3/19/07  
Approved By: [Signature] Date: 4/10/07  
Deepak Moorjani - Director of Public Works  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-7  
**VERONICA COURT  
YARROW LANE**  
STA 10+00 TO 28+02.58 & 18+50 TO 28+02.75  
LOCATED BY THE W 1/4 OF SEC 2, T 3 S, R 1 E, S 20  
IN THE CITY OF BEAUMONT, CALIFORNIA

Pardee Homes

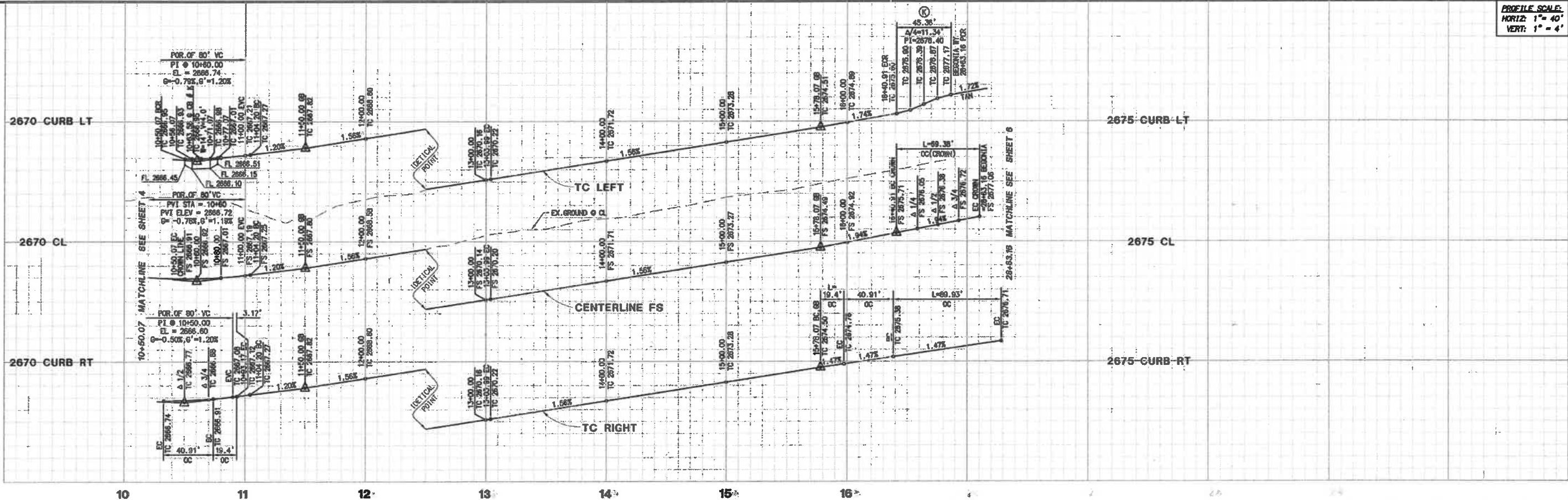
CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-7  
**VERONICA COURT  
YARROW LANE**  
STA 10+00 TO 28+02.58 & 18+50 TO 28+02.75  
LOCATED BY THE W 1/4 OF SEC 2, T 3 S, R 1 E, S 20  
IN THE CITY OF BEAUMONT, CALIFORNIA

Pardee Homes

SHEET 4 OF 9 SHEETS  
DRAWING NAME: 66651704.dwg  
FILE NO: 1646

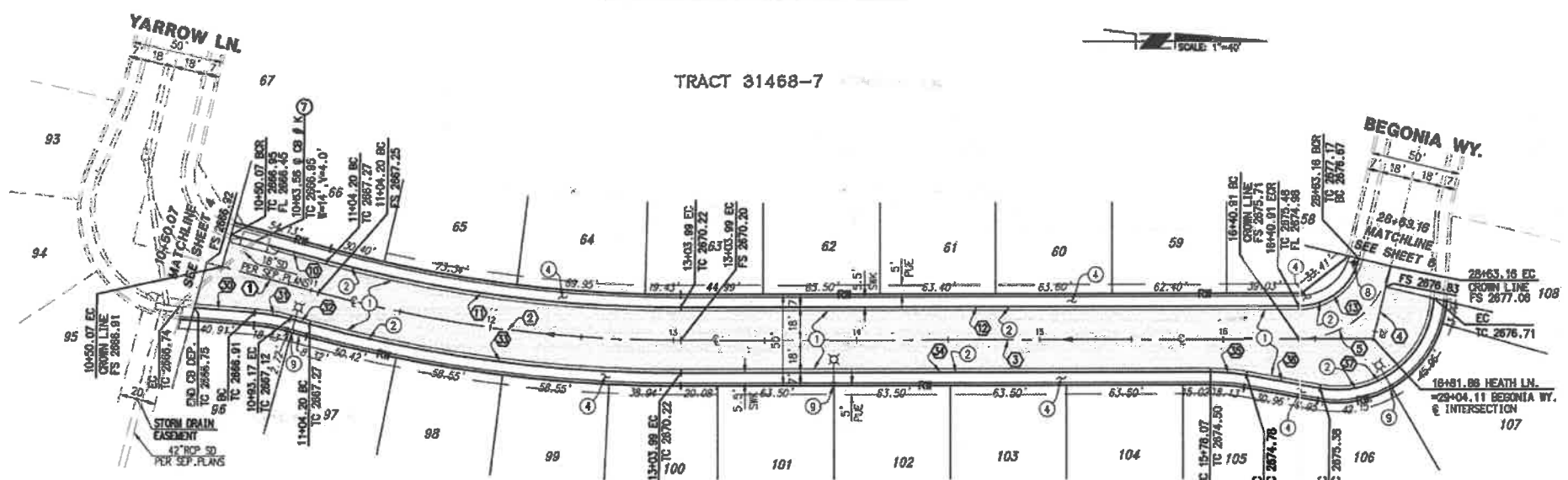
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PROFILE SCALE:  
HORIZ: 1" = 40'  
VERT: 1" = 4'



# HEATH LANE BEGONIA WAY

- CONSTRUCTION NOTES**
1. CONSTRUCT 4" AC OVER 6" 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).
  4. CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
  5. CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN, PER COUNTY OF RIVERSIDE STD. NO. 311 (CASE C).
  6. INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 616.
  7. INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLANS.



**DATA TABLE**

STATION	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N15°09'07"E	---	54.13'	---	CENTERLINE
2	S15°15'45"W	750.00'	189.79'	100.48'	---
3	N00°06'38"W	---	37.77'	---	---
4	N78°33'04"W	---	40.58'	---	CENTERLINE
5	S76°28'27"W	52.00'	69.36'	40.95'	CROWNLINE
6	N15°09'07"E	---	54.13'	---	CURB & GUTTER
7	S15°15'45"W	732.00'	194.99'	98.08'	---
8	N00°06'38"W	---	33.63'	---	---
9	S76°28'27"W	34.00'	45.36'	26.77'	CURB RETURN

**DATA TABLE - CONTINUED**

STATION	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
10	N04°45'48"E	---	40.91'	---	CURB & GUTTER
11	S10°23'19"W	107.00'	19.40'	9.73'	---
12	N15°09'07"E	---	11.04'	---	---
13	S15°15'45"W	768.00'	204.58'	102.90'	---
14	N00°06'38"W	---	289.10'	---	---
15	S15°09'07"E	---	107.00'	19.40'	---
16	N10°16'42"E	---	40.91'	---	---
17	S77°13'05"W	53.00'	89.93'	60.14'	CURB & GUTTER



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WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTR. 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 "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.G. 102, PAGES 80 THROUGH 85 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 B.C.R.  
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		DATE

**RBF CONSULTING**  
PLANNING • DESIGN • CONSTRUCTION  
74-80 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1655  
760-348-7461 • FAX 760-348-8375 • WWW.RBF.COM

DESIGN BY: ORR  
DRAWN BY: ORR, DC  
CHECKED BY: MSS  
SCALE: 1" = 40'  
PLOT DATE: 11/09/2006  
JOB NUMBER: 20100668

DATE: 11/09/06  
RCE NO. 5267 EXP. 12-31-07

DESIGN BY: ORR  
DATE: 9/12/02

Recommended for Approval By: [Signature] Date: 3/19/09  
Administrative Engineer

Approved By: [Signature] Date: 4/10/09  
Derek Moorjani - Director of Public Works

City of Beaumont, Public Works Department  
Engineering Division

550 E. 4TH STREET  
BEAUMONT, CA 92221  
TEL: (951) 769-8520 • FAX: (951) 769-8534

CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-7

**HEATH LANE**  
674' E8ED TO 28-683  
LOCATED IN THE NW 1/4 OF SEC 2, T 3 S, R 1 W, S9W  
IN THE CITY OF BEAUMONT, CALIFORNIA.

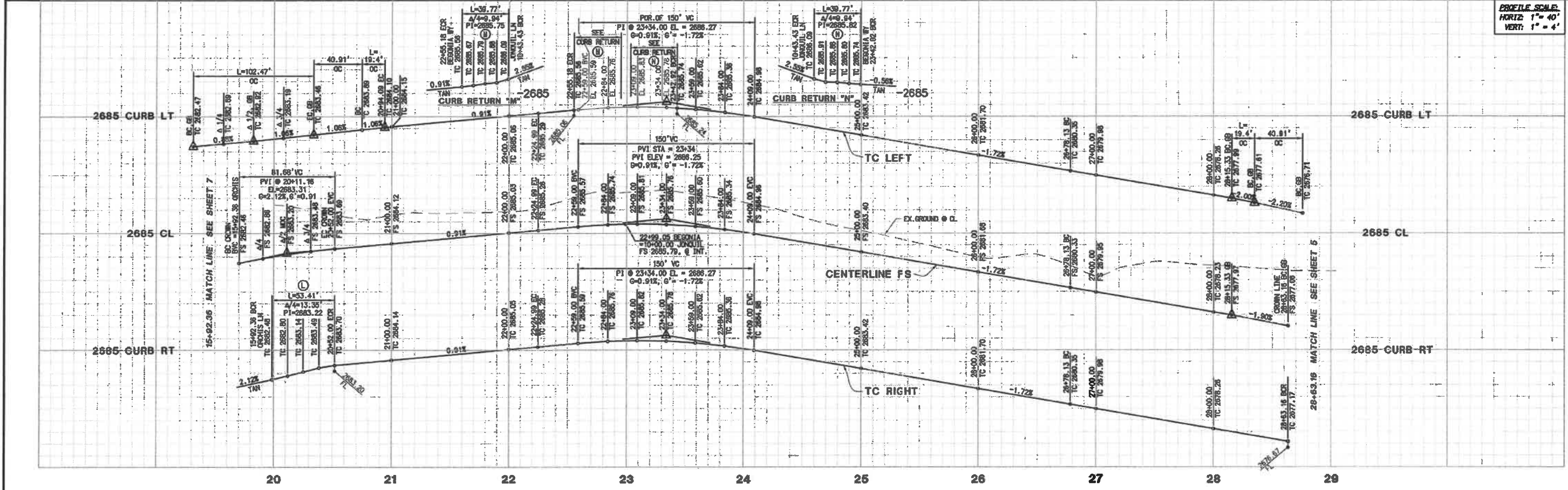
Pardee Homes

SHEET  
**5**  
OF 9 SHEETS

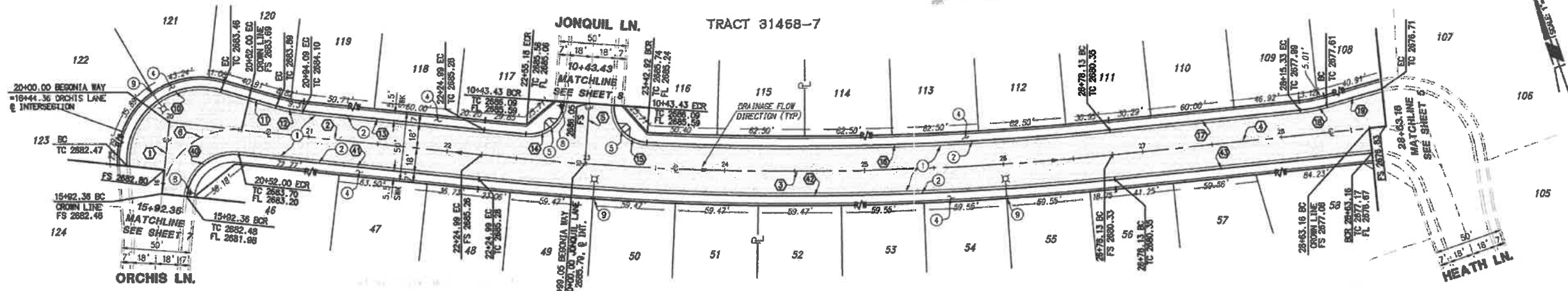
DRAWING NAME: 66651705.dwg  
FILE NO: 1646

H:\PIA\TA\20100668\CADD\LAND\DL\VA\IMPROVE\STREET & SD\66651705.DWG P2AMORA 11/9/06 B.28 cm

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



# BEGONIA WAY



**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 TO THE PLANS FOR APPROVAL BY THE CITY.

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N25°21'10"E	44.36	—	—	CENTERLINE
2	N54°38'50"W	224.99	—	—	—
3	S11°54'14"W	2181.00	453.13	227.38	—
4	N76°33'04"W	—	185.04	—	—
5	N23°24'26"E	—	43.43	—	CENTERLINE
6	S90°00'00"	52.00	81.56	52.00	CROWN LINE

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
7	N110°48'39"	53.00	102.47	76.80	CURB & GUTTER
8	N54°38'50"W	—	40.91	—	—
9	S10°23'19"W	107.00	19.40	9.73	—
10	N54°38'50"W	—	130.90	—	—
11	S11°09'09"	25.00	39.77	25.51	CURB RETURN
12	S11°09'09"	25.00	39.77	25.51	—
13	S09°48'22"	2163.00	339.44	186.55	CURB & GUTTER
14	N76°33'04"W	—	137.21	—	—
15	S10°23'19"W	107.00	19.40	9.73	—
16	N54°38'50"W	—	40.91	—	CURB & GUTTER

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
17	S90°00'00"	34.00	53.41	34.00	CURB & GUTTER
18	N54°38'50"W	—	172.99	—	—
19	S11°54'14"W	2189.00	456.87	229.26	—
20	N76°33'04"W	—	185.04	—	CURB & GUTTER



- CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 6" CLASS II, AGGREGATE BASE.
  - CONSTRUCT 6" 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 CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
  - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.
  - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLANS.



**BASIS OF BEARINGS:**  
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRK" AND "MTH" (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 Q.P.C.R.  
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

**RBF CONSULTING** PLANNING ■ DESIGN ■ CONSTRUCTION  
74-130 COUNTRY CLUB DRIVE SUITE 201  
PALM DESERT, CALIFORNIA 92260-1655  
760-948-7481 • FAX 760-816-8916 • www.rbf.com

DESIGN BY: ORR  
DRAWN BY: ORR, DC  
CHECKED BY: MSS  
SCALE: 1" = 40'  
PLOT DATE: 11/09/2006  
JOB NUMBER: 20100655

DATE: 11/09/06  
RGE NO. 57667 EXP. 12-31-07

DESIGN BY: ORR  
DRAWN BY: ORR, DC  
CHECKED BY: MSS  
SCALE: 1" = 40'  
PLOT DATE: 11/09/2006  
JOB NUMBER: 20100655

Reviewed By: [Signature] Date: 3/12/07  
Recommended for Approval By: [Signature] Date: 2/14/07  
Approved By: [Signature] Date: 4-10-07  
Deepak Moorjani - Director of Public Works

City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-7

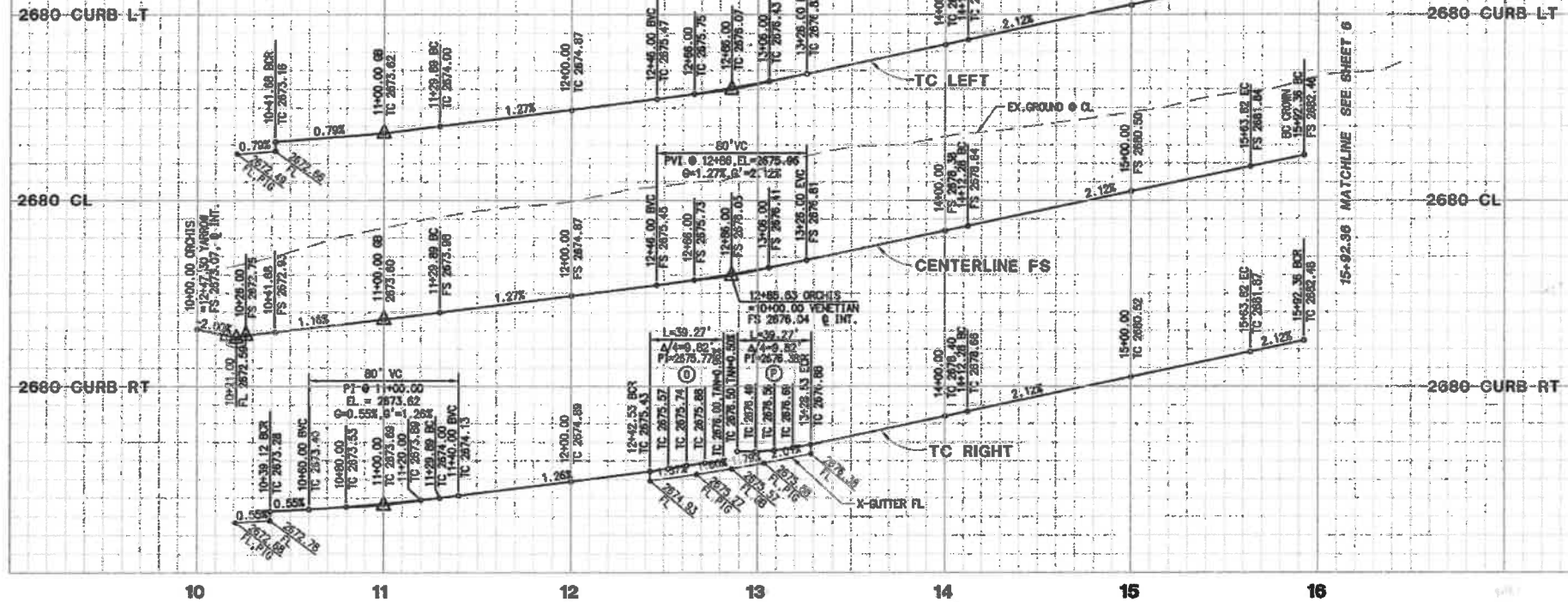
**BEGONIA WAY**  
STA: 20+00 TO 28+63.16  
LOCATED IN THE NW 1/4 OF SEC 2, T 3 S, R 1 E, SEM IN THE CITY OF BEAUMONT, CALIFORNIA.

Pardee Homes

SHEET  
**6**  
OF 9 SHEETS  
DRAWING NUMBER: 66651706.dwg  
FILE NUMBER: 1646

H:\DATA\20100655\CADD\LAND\VA\IMPROVE\STREET & SD\66651706.DWG PZAMORA 11/19/06 8:29 am

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

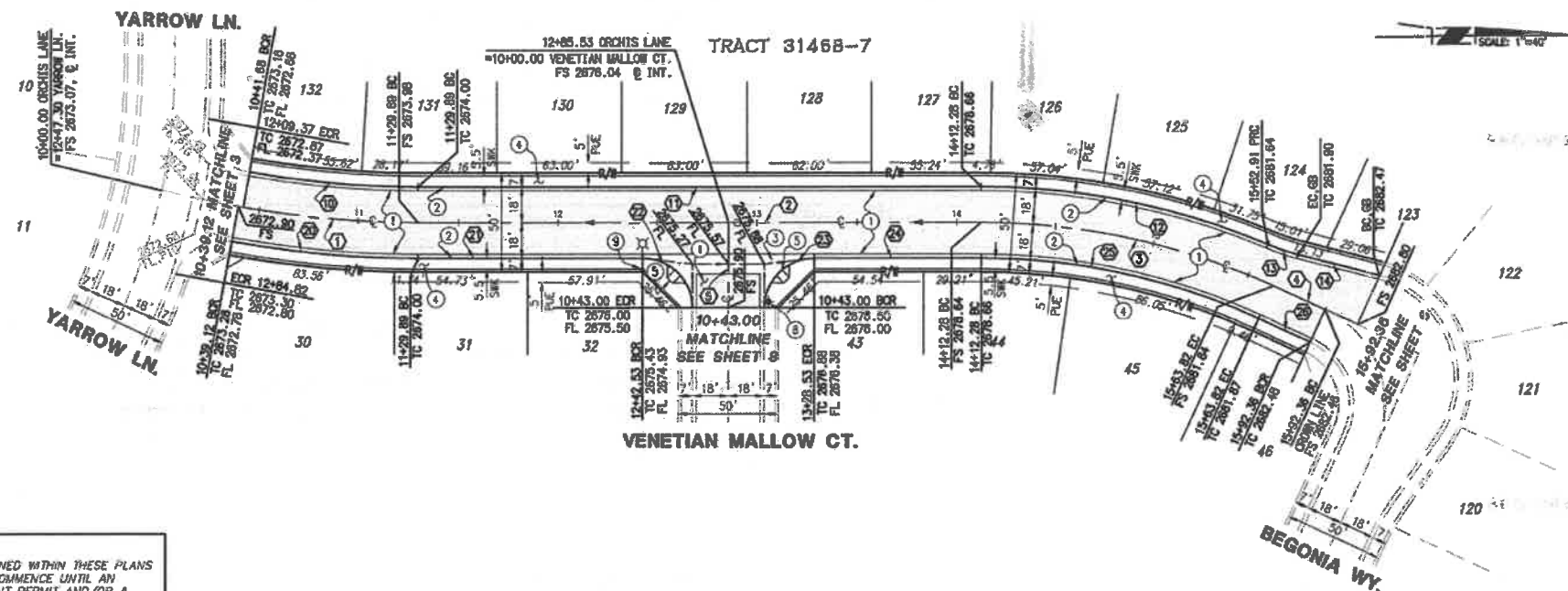


# ORCHIS LANE

JOHNIE LIL LANE

### 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 CROSS GUTTER & SPANDREL, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A.
- 4 CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
- 5 CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
- 6 INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.
- 7 INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLANS.



Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	Δ= 10° 24' 02"	500.00'	90.76'	45.51'	CENTERLINE
2	Δ= 00° 32' 42" E	---	282.39'	---	---
3	Δ= 24° 48' 28"	350.00'	151.54'	76.98'	---
4	Δ= 23° 21' 10" E	---	28.54'	---	---
5	Δ= 88° 27' 18" W	---	43.00'	---	CENTERLINE
10	Δ= 10° 08' 26"	482.00'	85.03'	42.62'	CURB & GUTTER
11	Δ= 00° 32' 42" E	---	282.39'	---	---
12	Δ= 23° 01' 17"	368.00'	147.86'	74.94'	---
13	Δ= 08° 36' 06"	107.00'	16.06'	8.05'	---
14	Δ= 114° 57' 51" E	---	42.19'	---	CURB & GUTTER
20	Δ= 10° 24' 02"	518.00'	94.03'	47.14'	CURB & GUTTER
21	Δ= 00° 32' 42" E	---	112.64'	---	---
22	Δ= 90° 00' 00"	25.00'	39.27'	25.00'	CURB RETURN
23	Δ= 90° 00' 00"	25.00'	39.27'	25.00'	---
24	Δ= 00° 32' 42" E	---	83.75'	---	CURB & GUTTER
25	Δ= 24° 48' 28"	332.00'	143.75'	73.02'	---
26	Δ= 23° 21' 10" E	---	28.54'	---	CURB & GUTTER



H:\PDA\TA\20100606\CA00\LAND\DLV\IMPROV\STREET & SD\06651707.DWG P2ANORA 11/9/06 9:33 am

**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 "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1985.5) 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., 50 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF 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 92260-9555  
760-348-7481 • FAX 760-348-5155 • www.RBF.com

DESIGN BY: ORR  
DRAWN BY: ORR, DC  
CHECKED BY: MSS  
SCALE: 1" = 40'  
PLOT DATE: 11/09/2006  
JOB NUMBER: 20100655

Reviewed By: [Signature] Date: 3/16/02  
Recommended For Approval By: [Signature] Date: 3/16/02  
Approved By: [Signature] Date: 4/10/07  
City of Beaumont, Public Works Department: Engineering Division  
550 E. 6TH STREET BEAUMONT, CA 92223 TEL (951) 760-8100 • FAX (951) 760-8100

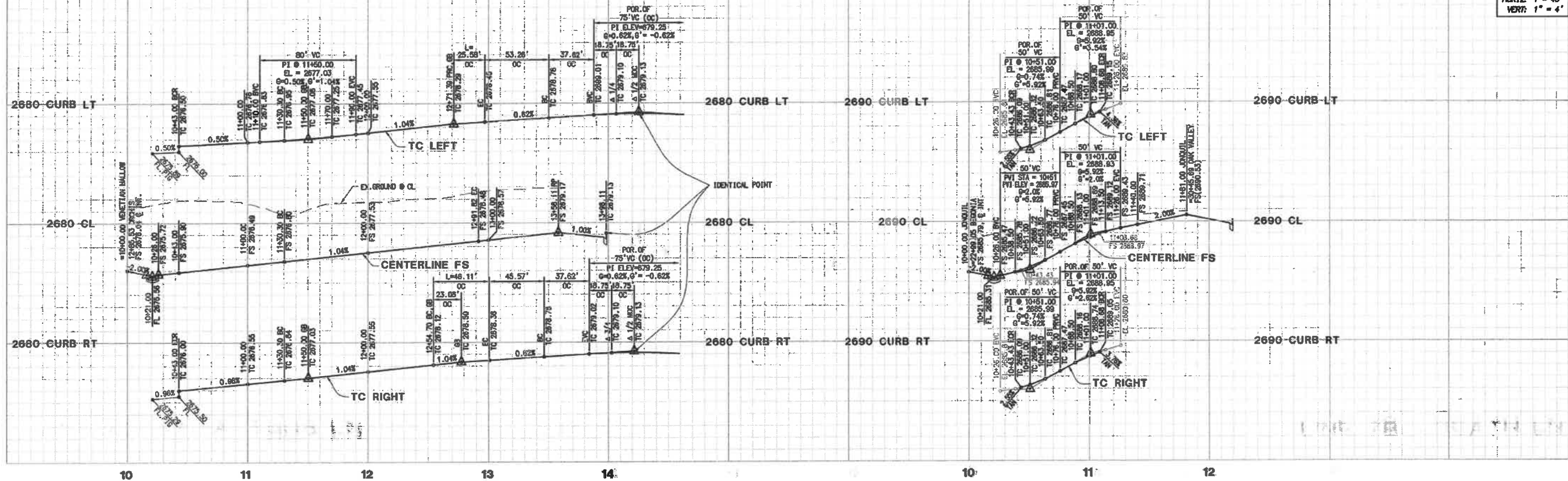
CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-7

**ORCHIS LANE**  
STN: 10+00 TO 15+82.88  
LOCATED IN THE NW 1/4 OF SEC 2, T 3 S, R 1 E, SW IN THE CITY OF BEAUMONT, CALIFORNIA.

Pardee Homes

SHEET  
**7**  
OF 9 SHEETS  
DRAWING NAME: 66651707.dwg  
FILE: K046

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



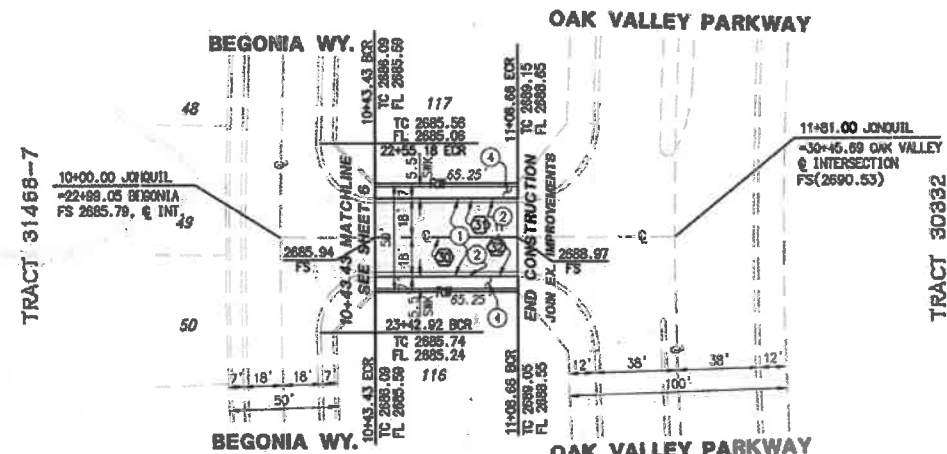
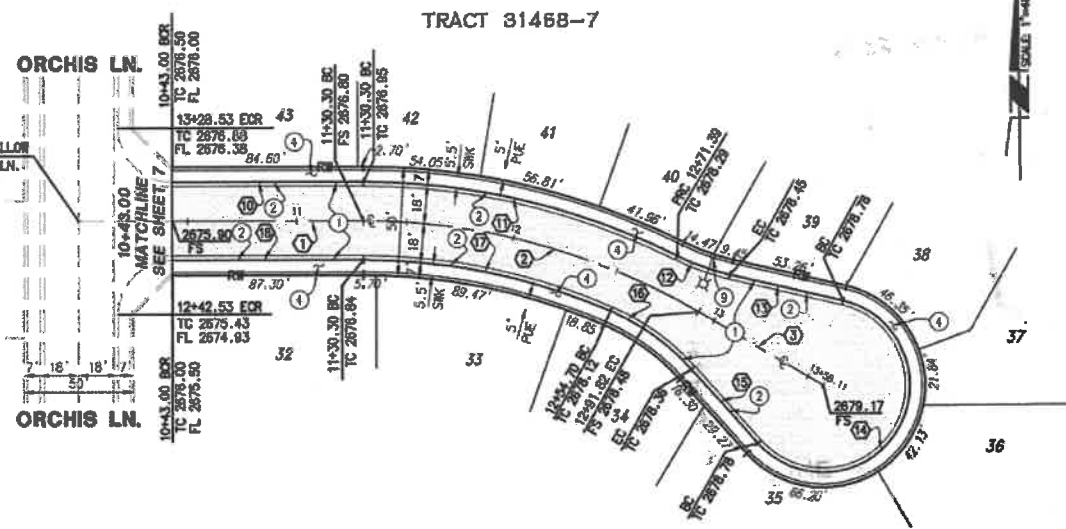
**VENETIAN MALLOY COURT**

**JONQUIL LANE**

LINE 7 - YARROW LN

**CONSTRUCTION NOTES**

- ① CONSTRUCT 4" AG OVER 8" CLASS II, AGGREGATE BASE.
- ② CONSTRUCT 6" TYPE A-6, CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 206.
- ③ CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
- ④ INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLANS.



**NOTE**  
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DATA TABLE				
Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT
1	N89°27'18"W	87.30	87.30	87.30
2	S0°50'51"E	300.00	181.50	82.77
3	N58°56'27"W	—	68.29	—

DATA TABLE - CONTINUED				
Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT
10	N89°27'18"W	—	87.30	—
11	S28°56'41"E	318.00	148.55	78.18
12	N13°41'51"E	107.00	25.58	12.85
13	N70°12'58"W	—	63.28	—
14	S215°12'02"E	40.00	150.24	—
15	N41°00'28"W	—	45.57	—
16	S24°41'27"E	107.00	46.11	23.42
17	S23°45'25"E	282.00	116.93	59.32
18	N89°27'18"W	—	87.30	—

DATA TABLE - CONTINUED				
Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT
30	N23°24'28"E	—	85.24	—
31	N23°24'28"E	—	85.25	—
32	N23°24'28"E	—	85.25	—



**RBF CONSULTING**  
PLANNING • DESIGN • CONSTRUCTION  
74-90 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1655  
760-348-7481 • FAX 760-348-8315 • WWW.RBF.COM

DESIGN BY: ORR  
DRAIN BY: ORR, DC  
CHECKED BY: MSS  
SCALE: 1" = 40'  
PLOT DATE: 11/09/2006  
JOB NUMBER: 20100666

Reviewed By: [Signature] Date: 9/12/07  
Recommended for Approval By: [Signature] Date: 3/14/07  
Approved By: [Signature] Date: 4/10/07  
Despik Moorjani - Director of Public Works  
City of Beaumont, Public Works Department  
Engineering Division



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

**BASIS OF BEARINGS:**  
DESCRIPTION: 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 30 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA  
BEING: N 52°49'02.84" E

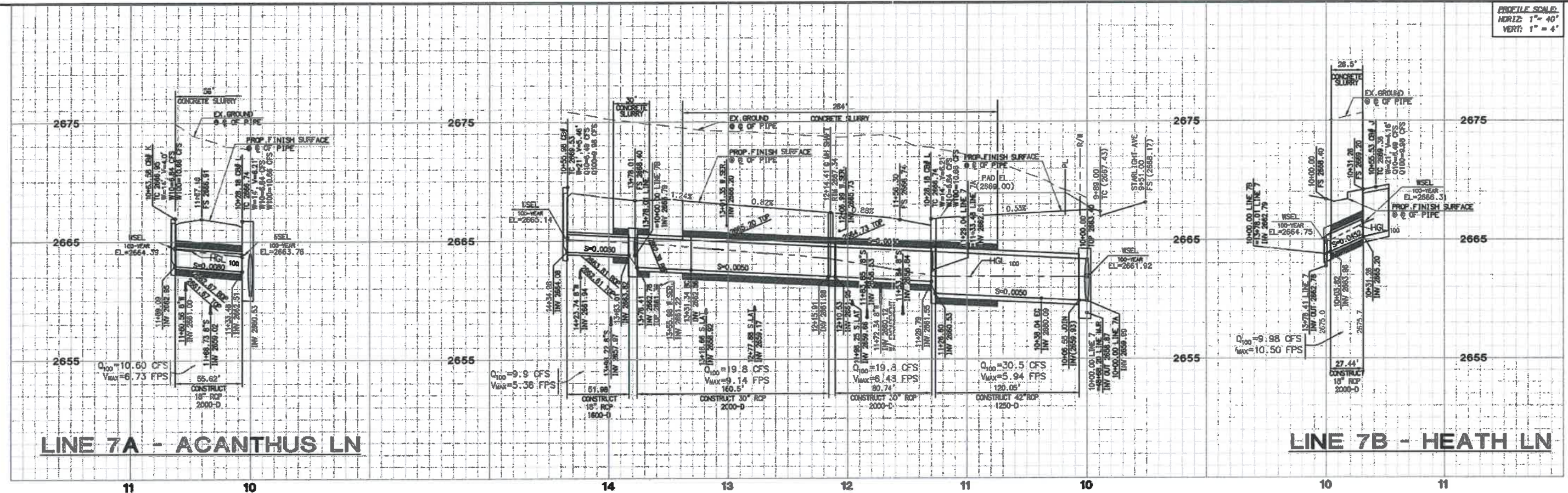
**BENCHMARK:** CITY OF BEAUMONT NO. 07.A.82  
DESCRIPTION: 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7". LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.  
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR. DATE
ENGINEER		REVISIONS	QTY

CITY OF BEAUMONT, CALIFORNIA  
STREET IMPROVEMENT PLANS  
TRACT 31468-7  
**VENETIAN MALLOY COURT  
JONQUIL LANE**  
STA: 10+00 TO 14+00 & 10+00 TO 14+00  
LOCATED IN THE NW 1/4 OF SEC 2, T 3 S, R 1 W, S04  
IN THE CITY OF BEAUMONT, CALIFORNIA.  
Pardee Homes

SHEET  
**8**  
OF 9 SHEETS  
DRAWING NAME: 66651708.dwg  
FILE: 1646

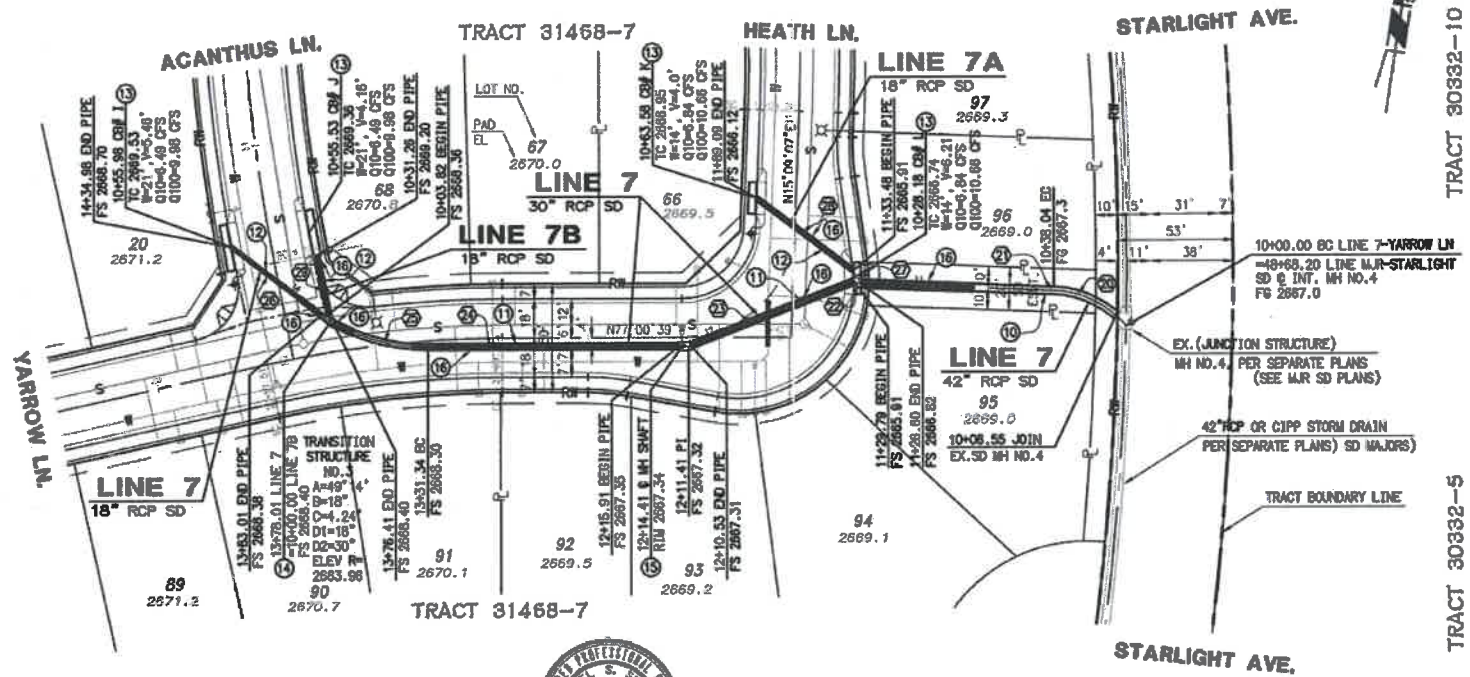
PROFILE SCALE:  
 HORIZ: 1" = 40'  
 VERT: 1" = 4'



**LINE 7 - YARROW LN**

**STORM DRAIN DATA TABLE**

STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT	NOTE
20	48°26'15"	45.00	38.04	20.24	42" STORM DRAIN
21	N 74°51'00" W	---	88.56	---	42" STORM DRAIN
22	N 60°03'47" W	---	3.18	---	42" STORM DRAIN
23	N 81°43'00" E	---	81.62	---	30" STORM DRAIN
24	N 77°00'39" W	---	119.93	---	30" STORM DRAIN
25	29°42'38"	90.00	46.67	23.87	30" STORM DRAIN
26	N 39°50'00" W	---	56.97	---	18" STORM DRAIN
27	N 15°31'25" W	---	6.88	---	18" STORM DRAIN
28	N 40°00'00" W	---	55.61	---	18" STORM DRAIN
29	N 01°55'42" E	---	31.26	---	18" STORM DRAIN



- CONSTRUCTION NOTES**
- 10 CONSTRUCT 42" RCP (D-LOAD PER PROFILE).
  - 11 CONSTRUCT 30" RCP (D-LOAD PER PROFILE).
  - 12 CONSTRUCT 18" RCP (D-LOAD PER PROFILE).
  - 13 CONSTRUCT CATCH BASIN NO. 1, PER RFO & WOD STD. DWG. NO. CB100 (W & V PER PLAN).
  - 14 CONSTRUCT TRANSITION STRUCTURE NO. 3, PER RFO & WOD STD. DWG. NO. TS303.
  - 15 CONSTRUCT MANHOLE NO. 1, PER RFO & WOD STD. DWG. NO. MH251.
  - 16 CONSTRUCT 6" CONCRETE SLURRY ENCASMENT

**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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**RBF CONSULTING**  
 PLANNING • DESIGN • CONSTRUCTION

74-100 COUNTRY CLUB DRIVE SUITE 201  
 PALM DEBERT, CALIFORNIA 92250-8555  
 760-948-7481 • FAX 760-948-8815 • WWW.RBF.COM

DESIGN BY: ORR  
 DRAWN BY: ORR/DC  
 CHECKED BY: MSS  
 SCALE: 1" = 40'  
 PLOT DATE: 03/07/2007  
 JOB NUMBER: 20100664

Reviewed By: [Signature] Date: 4/12/07  
 Recommended for Approval By: [Signature] Date: 3/14/07  
 Approved By: [Signature] Date: 4-10-07  
 City of Beaumont, Public Works Department  
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
 STORM DRAIN IMPROVEMENT PLANS  
 TRACT 31468-7

**LINE 7 - YARROW LANE**  
 SITE: 14-0000 TO 14-0402  
 LOCATED IN THE NW/4 OF SEC 2, T 3 S, R 1 E, S21 IN THE CITY OF BEAUMONT, CA

FOR: Pardee Homes



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

**BASIS OF BEARINGS:**  
 DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1985.5) AS SHOWN ON M.S. 102, PAGES 50 THROUGH 85 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 S.W. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 50 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF D.C.R.  
 ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

SHEET  
**9**  
 OF 9 SHEETS  
 DRAWING NAME: 66650709.dwg  
 FILE: 1646

I:\PDA\TA\20100666\CADD\LAND\DLV\IMPROVE\STREET & SD\06650709.DWG DSWLSON 3/7/07 2:01 pm





**VICINITY MAP**  
NTS

**LEGEND**

BEAUMONT CHERRY VALLEY WATER DISTRICT.....BCVWD	SANITARY SEWER.....SS
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).....R/W	WATER VALVE.....WV
EXIST. WATER LINE.....W	VAULT.....VT
EXIST. BLOCK WALL.....WB	POWER POLE.....PP
EXIST. GAS LINE.....G	AGGREGATE BASE.....AB
EXIST. ELECTRICAL LINE (EDISON).....E	TANGENT.....T
EASEMENT LINE.....E	100.50 (100.50)
	+101.50

# BEAUMONT CHERRY VALLEY WATER DISTRICT

## Water Improvement Plans

### TRACT 31468-7

#### 2850 Zone

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

**INDEX OF SHEETS**

SHEET	DESCRIPTION
1	TITLE SHEET
2	YARROW LANE - STA. 10+54.00 TO STA. 17+00.00
3	YARROW LANE - STA. 17+00.00 TO STA. 22+46.52 POINSETTIA WAY - STA. 15+72.75 TO STA. 16+70.75
4	HEATH LANE - STA. 10+00.00 TO STA. 16+72.96
5	ORCHIS LANE - STA. 10+00.00 TO STA. 16+51.15
6	BEGONIA WAY - STA. 10+00.00 TO STA. 19+03.00
7	ACANTHUS LANE - STA. 10+00.00 TO STA. 15+49.93 JONQUIL LANE - STA. 10+00.00 TO STA. 12+23.00
8	VENETIAN MALLOW CT - STA. 10+00.00 TO STA. 13+83.66 VERONICA COURT - STA. 10+00.00 TO STA. 12+60.42

- GENERAL WATER NOTES**
- ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE DISTRICT STANDARDS FOR THE FURNISHING OF MATERIALS AND THE CONSTRUCTION OF WATER AND RECYCLED WATER FACILITIES, LATEST REVISION, AND THE ADOPTED ADDENDUMS THERETO.
  - WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE STATE OF CALIFORNIA EXPERIENCED IN WATER UTILITY CONSTRUCTION.
  - CONTRACTOR SHALL OBTAIN CONSTRUCTION PERMIT FROM THE DISTRICT AND PAY INSPECTION AND VALVE COVER DEPOSIT PRIOR TO CONSTRUCTION.
  - UNLESS OTHERWISE INDICATED, ALL PIPE SHALL BE CEMENT MORTAR LINED DUCTILE IRON PIPE MINIMUM PRESSURE CLASS 150 WITH PUSH-ON JOINTS.
  - FOR SEPARATION REQUIREMENTS BETWEEN WATER AND RECYCLED WATER, STORM DRAIN, AND SEWER LINES, SEE RIVERSIDE COUNTY STANDARD NO. 809 AND STATE OF CALIFORNIA, DEPARTMENT OF HEALTH SERVICES GUIDANCE MEMO NO. 2003-02, DATED OCTOBER 16, 2003.
  - CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA (TELEPHONE NO. 1-800-227-2600) FOR LOCATION OF ALL UNDERGROUND UTILITIES, TWO WORKING DAYS PRIOR TO COMMENCING WORK.
  - CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM CITY OF BEAUMONT AND/OR RIVERSIDE COUNTY, AS APPROPRIATE, PRIOR TO CONSTRUCTION.
  - ALL FIRE HYDRANTS SHALL BE TYPE JONES 3785 (WET BARREL) 6" x 4" x 2.5" x 2.5" OUTLET, INSTALLED IN ACCORDANCE WITH DISTRICT STANDARD PLATE NO. 1-1.
  - CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-8581 TWO WORKING DAYS PRIOR TO COMMENCING WORK ON THE WATER UTILITY INSTALLATION.
  - NO EXISTING DISTRIBUTION SYSTEM VALVE SHALL BE OPERATED BY THE CONTRACTOR. DISTRICT PERSONNEL WILL OPERATE ALL NECESSARY VALVES.
  - NO DEVIATIONS FROM THESE PLANS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE DISTRICT.
  - EXISTING WATER MAINS SHALL NOT BE TAKEN OUT OF SERVICE FOR MORE THAN 4 HOURS. CONTRACTOR SHALL NOTIFY ALL WATER USERS AFFECTED BY THE SHUTDOWN A MINIMUM OF 48 HOURS PRIOR TO THE ACTUAL SHUTDOWN. INDICATE THE DATE AND PRECISE HOURS THAT THE MAIN WILL BE TAKEN OUT OF SERVICE.
  - FIRE FLOW FOR THIS PROJECT IS 1000 GPM AT 20 PSI RESIDUAL.
  - CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-8581 TWO WORKING DAYS PRIOR TO PLACEMENT OF CONCRETE FOR SIDEWALKS.
  - CONTRACTOR SHALL CONFORM TO THE STREET EXCAVATION REPLACEMENT STANDARDS OF THE CITY OF BEAUMONT.
  - AIR VACUUM RELEASE ASSEMBLIES PER DISTRICT STANDARD PLATE NO. 5 SHALL BE INSTALLED AT ALL HIGH POINTS ON THE WATER MAIN. ADDITIONAL ASSEMBLIES OVER THOSE SHOWN ON THE DRAWINGS MAY BE NECESSARY WHEN SUBSTRUCTURES REQUIRE A CHANGE IN LINE OR GRADE OF THE WATER LINE.
  - CONTRACTOR TO INSTALL MINIMUM 1" COPPER, TYPE K, SERVICE LATERALS IN ACCORDANCE WITH DISTRICT SPECIFICATIONS SHOWN ON DISTRICT STANDARD PLATE 6-2, AND PLATE 12
  - CONTRACTOR SHALL COORDINATE ALL RECONNECTS WITH DISTRICT PERSONNEL PRIOR TO ANY CONNECTIONS OR RETIREMENTS OF ANY DISTRICT FACILITIES.
  - CONTRACTOR SHALL RESTRAIN ALL JOINTS AT TEES, ELBOWS, DEAD ENDS, ETC. AS INDICATED ON THE PLANS AS A MINIMUM, SEE GENERAL CONSTRUCTION NOTE 5 ON SHEET 1.
  - CONTRACTOR SHALL BEAR ALL COSTS FOR THE CORRECTION OR REMOVAL AND REPLACEMENT OF DEFECTIVE WORK, AND ALL ADDITIONAL DIRECT AND INDIRECT COSTS THE CITY, COUNTY OR DISTRICT MAY INCUR ON ACCOUNT OF DEFECTIVE WORK, INCLUDING THE COSTS OF ADDITIONAL ADMINISTRATIVE, PROFESSIONAL CONSULTANT, INSPECTION, TESTING AND OTHER SERVICES.
  - CONTRACTOR SHALL INSTALL BLUE REFLECTIVE PAVEMENT MARKERS IN ACCORDANCE WITH THE RIVERSIDE COUNTY FIRE DEPARTMENT "GUIDELINES FOR FIRE HYDRANT MARKINGS" LATEST REVISION AND DETAIL "B" ON SHEET 1.
  - ALL FIRE HYDRANT BARRELS ARE TO BE CHROME YELLOW WITH TOPS AND NOZZLE CAPS PAINTED WITH THE FOLLOWING CAPACITY-INDICATING COLOR SCHEME; CLASS-A GREEN.
  - ALL DRY-UTILITIES SHALL BE LOCATED ON OPPOSITE PROPERTY LINE FROM WATER SERVICE LATERAL OR NO CLOSER THAN 2' TO ANY WATER SERVICE LATERAL.
  - ALL PIPE SHALL BE HYDRO TESTED, DISINFECTED AND APPROVED PRIOR TO FINAL CONNECTION TO EXISTING WATER LINES.
  - ALL MATERIALS SHALL BE OF DOMESTIC ORIGIN AND NOT OF FOREIGN MANUFACTURE.
  - CONTRACTOR SHALL FURNISH TO THE DISTRICT ELECTRONIC FILES IN AUTOCAD FORMAT OF THE SIGNED AND APPROVED RECORD DRAWINGS AND GIS/DIGITAL DATA DEFINITION TABLES, PER DISTRICT STANDARDS, PRIOR TO FINAL ACCEPTANCE OF THE WORK.
  - CONTRACTOR SHALL FURNISH TO THE DISTRICT COPIES OF ALL SOIL COMPACTION TEST REPORTS FOR THE INSTALLED WATER MAINS PRIOR TO FINAL ACCEPTANCE OF THE WORK.
  - CONTRACTOR SHALL FURNISH TO THE DISTRICT INTERSECT THE PLATES IN ACCORDANCE WITH DISTRICT STANDARD PLATE NO. D-2 FOR ALL VALVE LOCATIONS PRIOR TO FINAL ACCEPTANCE OF THE WORK.

**GENERAL CONSTRUCTION NOTES**

- ALL MECHANICAL FITTINGS TO BE RESTRAINED.
- ALL HYDRANT TEES TO BE PUSH-ON JOINT x FLANGE OUTLET.
- ALL JOINTS TO BE RESTRAINED SHALL BE WITH U.S. PIPE, "FIELD-LOK 350" GASKETS OR DISTRICT APPROVED EQUAL.
- ALL HYDRANT, DRAIN AND BLOW-OFF LATERALS SHALL HAVE RESTRAINED JOINTS.
- INSTALL RESTRAINED JOINTS (TWO PIPE LENGTHS) BEFORE AND AFTER ALL TEES, CROSSES AND ELBOWS (HORIZONTAL AND VERTICAL), AS A MINIMUM.
- ALL PROPOSED 4 INCH BLOW-OFF AND AIR VACUUM VALVE ASSEMBLIES AT INTERFACE CONNECTIONS ARE TEMPORARY.
- DOMESTIC WATER MAIN SHALL BE MINIMUM PRESSURE CLASS 200 D.I.P. UNDER STORM DRAIN CROSSINGS. A 20 FOOT LENGTH OF DIP SHALL BE CENTERED UNDER THE STORM DRAIN SUCH THAT NO WATER MAIN JOINTS ARE WITHIN 4' OF THE OUTSIDE DIAMETER OF THE STORM DRAIN. THE CLEAR VERTICAL SEPARATION SHALL BE MINIMUM OF ONE FOOT.

**APPLICANTS ENGINEER CERTIFICATE**

THIS CERTIFIES THAT ON April 23rd, 2008, I HAVE REVIEWED THE PLANS OF THE DOMESTIC WATER SYSTEM FOR THIS TRACT AND THEY MEET THE REQUIREMENTS OF THE CALIFORNIA SECTION OF THE AMERICAN WATER WORKS ASSOCIATION, AND THE RIVERSIDE COUNTY STANDARDS WHERE THE INSTALLATION IS WITHIN SAID COUNTY, FOR MINIMUM REQUIREMENTS FOR SAFE PRACTICE IN THE PRODUCTION AND DISTRIBUTION OF WATER FOR DOMESTIC USE.

THE DISTRIBUTION SYSTEM AND TRANSMISSION MAINS AT THE POINT OF SUPPLY TO THIS TRACT ARE ADEQUATE TO SUPPLY WATER TO ALL SECTIONS OF THE TRACT IN ACCORDANCE WITH SECTION 5-21 OF THE ABOVE QUOTED STANDARDS.

*Michael S. Sutton*  
MICHAEL S. SUTTON R.E. NO. 57667 DATE

I CERTIFY THAT THE DESIGN OF THE WATER SYSTEM IS IN ACCORDANCE WITH THE REQUIREMENTS PRESCRIBED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT.

*Michael S. Sutton*  
MICHAEL S. SUTTON R.E. NO. 57667 DATE

**CONTRACTOR'S RESPONSIBILITY FOR THE JOB SITE**

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.

**CONSTRUCTION NOTES AND ESTIMATES OF QUANTITIES**

1	INSTALL 8" DIP (CLASS 150) BACKFILL AND BEDDING PER BCVID STANDARD PLATE NO. 6 (36" MIN. COVER)	4,975 LF.
2	INSTALL TYPE JONES 3785 6"x4"x2.5"x2.5" WET BARREL FIRE HYDRANT ASSEMBLY (CLASS-A RATED) PER BCVID STANDARD PLATE NO. 1-1	17 EA.
3	INSTALL 8" FLG X MJ ADAPTER RESTRAINED	19 EA.
4	INSTALL 2" AIR RELEASE AND VACUUM VALVE ASSEMBLY PER BCVID STANDARD PLATE NO. 5	4 EA.
5	INSTALL 8"x8"x8" FLANGED TEE	6 EA.
6	INSTALL 8" FLANGED GATE VALVE PER BCVID STANDARD PLATE NO. 2	19 EA.
7	INSTALL 1" COPPER SERVICE LINE, TYPE K, PER BCVID STANDARD PLATE NO. 6-2 AND PLATE NO 12	125 EA.
8	REMOVE TEMPORARY 4" BLOW OFF	1 EA.
9	REMOVE TEMPORARY 2" AIR AND VACUUM RELEASE VALVE ASSEMBLY	1 EA.
10	CONSTRUCT WATER MAIN LINE INTERSECTION PER DETAIL "A" ON SHEET 1	6 EA.
11	CONSTRUCT WATER MAIN LINE INTERSECTION PER DETAIL "D" ON SHEET 1	1 EA.
12	INSTALL 8" 45° BEND RESTRAINED	6 EA.
13	INSTALL 8" 22.5° BEND RESTRAINED	3 EA.
14	INSTALL 4" DRAIN PER BCVID STANDARD PLATE NO. 4-1	1 EA.
15	REMOVE EXISTING 8" END CAP AND JOIN 8" DIP	2 EA.
16	INSTALL 8" END CAP	2 EA.
17	INSTALL 16" FLG X MJ ADAPTER RESTRAINED	2 EA.
18	INSTALL 16"x16"x8" FLANGED TEE	1 EA.
19	INSTALL 16" FLANGED BUTTERFLY VALVE PER BCVID STANDARD PLATE NO. 2	2 EA.
20	INSTALL 8"x8" REDUCER	1 EA.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTOR(S)**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

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 AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION.

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

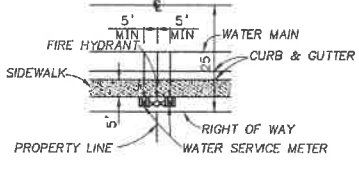
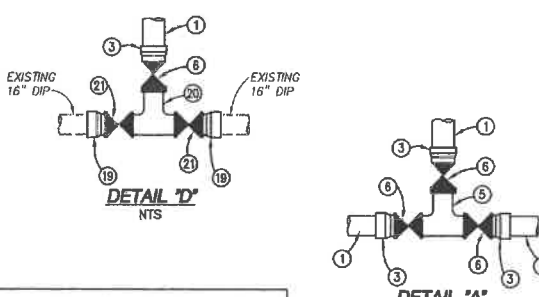
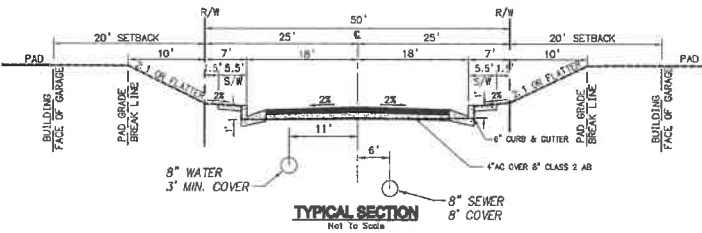
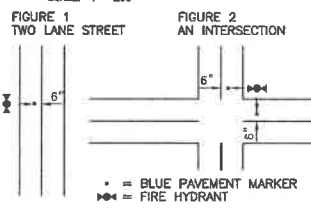
IN TRACT	TOTAL	FH 17
OFF TRACT	TOTAL	FH 7



**INDEX MAP**  
SCALE: 1" = 200'



**INDEX MAP**  
SCALE: 1" = 200'



**TYPICAL WATER METER AND FH INSTALLATION (50' R/W)**  
NOT TO SCALE

**DISTRICT ENGINEER'S CERTIFICATE**

THIS CERTIFIES THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED BY AND ARE HEREBY APPROVED BY BEAUMONT CHERRY VALLEY WATER DISTRICT AND THAT THIS DISTRICT IS WILLING AND ABLE TO SUPPLY WATER TO EVERY LOT IN THIS TRACT IN ACCORDANCE WITH THE PURE WATER LAWS OF THE STATE OF CALIFORNIA.

*J.C. Reichenberger*  
J.C. REICHENBERGER R.E. NO. 18034 DATE



**RIVERSIDE COUNTY**  
FIRE DEPARTMENT  
APPROVED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT  
BY: *Michael S. Sutton* DATE: 4-2-07

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 AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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 APPROVAL BY THE COUNTY.

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

**BASIS OF BEARINGS:**

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

N 52°49'02.84" E

**BENCHMARK:** CITY OF BEAUMONT 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 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 92280-9555  
760-946-7489 FAX 760-946-8915 • www.RBF.com

DATE: APRIL, 2008  
JOB NUMBER: 20100666

**BEAUMONT CHERRY VALLEY WATER DISTRICT**  
Riverside County, California

Approved By: *J.C. Reichenberger*  
J.C. REICHENBERGER  
District Engineer  
R.C.E. NO. 8034

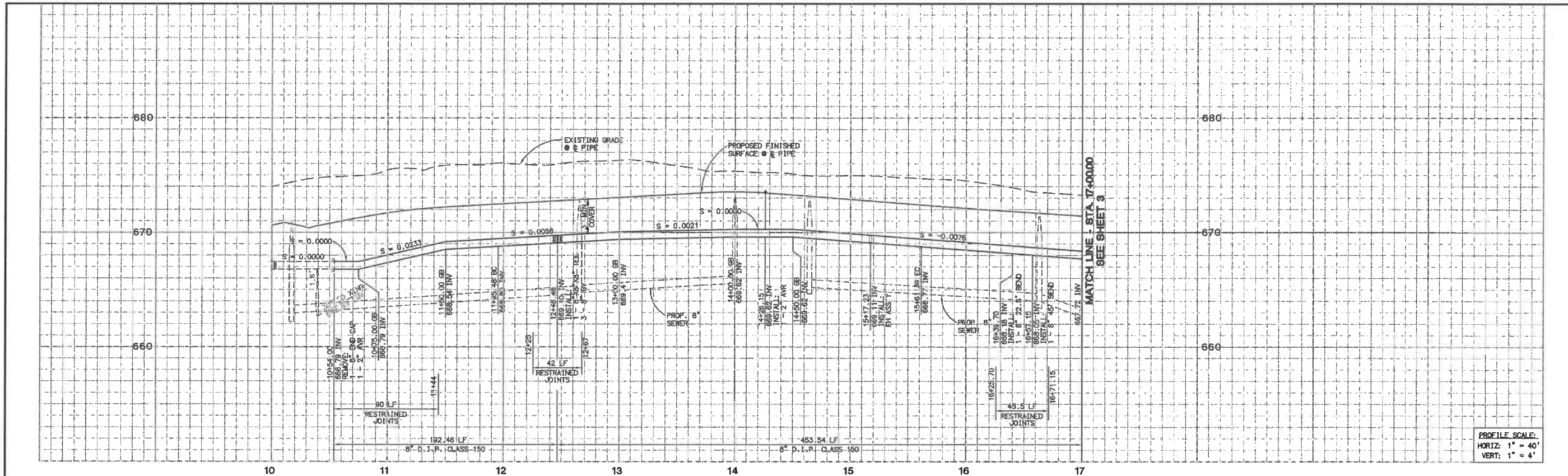
**CITY OF BEAUMONT, CALIFORNIA**  
WATER IMPROVEMENT PLANS  
TRACT 31468-7  
TITLE SHEET  
GENERAL NOTES • VICINITY MAP • INDEX MAP

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

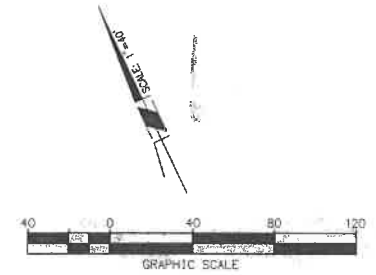
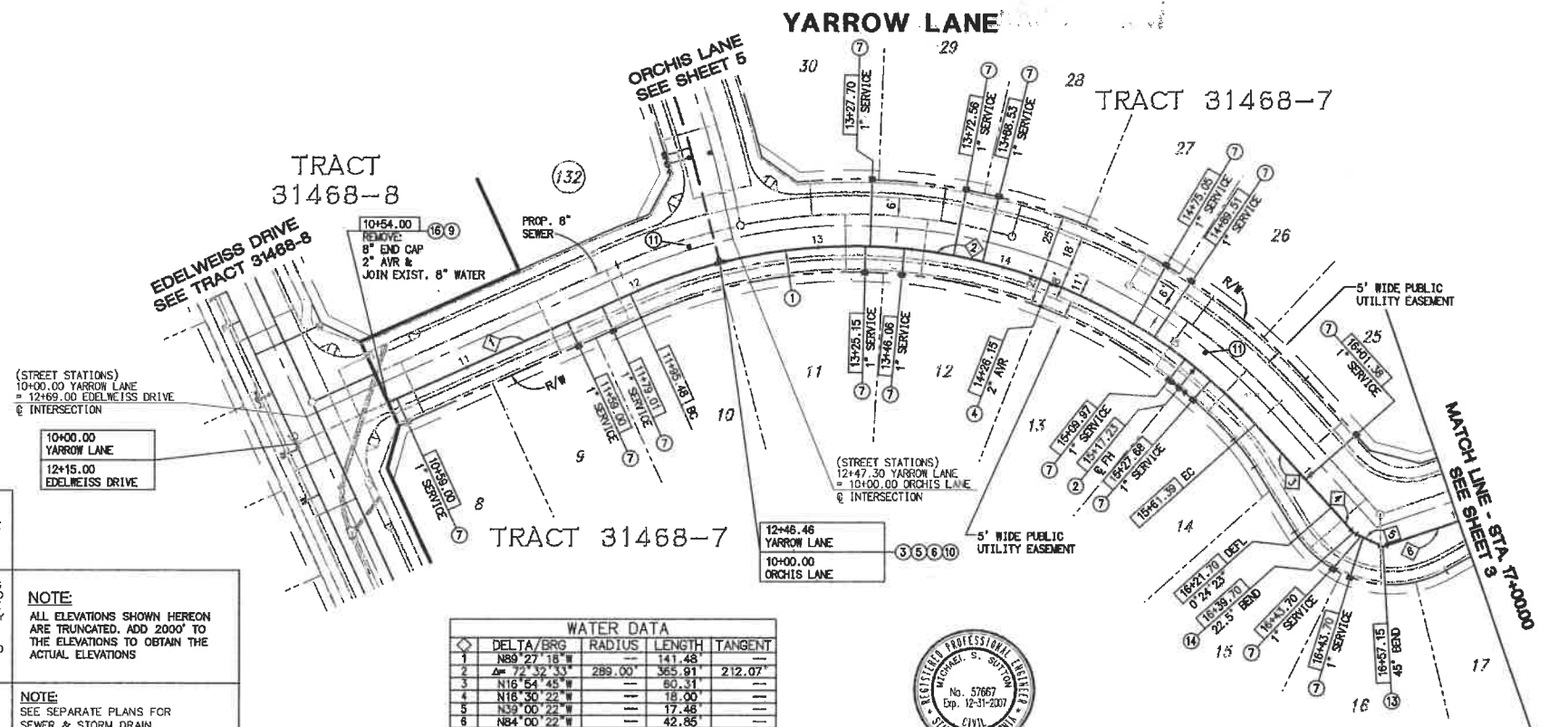
FOR: **Pardee Homes**

SHEET **1**  
OF 8 SHEETS  
DRAWING NAME:  
FILE NO.:





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



- CONSTRUCTION NOTES**
- INSTALL 8" DIP (CLASS 150) BACKFILL AND BEDDING PER BCVID STANDARD PLATE NO. 6 (36" MIN. COVER)
  - INSTALL TYPE JONES 3785 6"x4"x2.5"x2.5" NET BARREL FIRE HYDRANT ASSEMBLY (CLASS-A RATED) PER BCVID PLATE NO. 1-1
  - INSTALL 8" FLG X MJ ADAPTER RESTRAINED
  - INSTALL 2" AIR RELEASE AND VACUUM VALVE ASSEMBLY PER BCVID STANDARD PLATE NO. 5
  - INSTALL 8"x8"x8" FLANGED TEE
  - INSTALL 8" FLANGED GATE VALVE PER BCVID STANDARD PLATE NO. 2
  - INSTALL 1" COPPER SERVICE LINE, TYPE K, PER BCVID STANDARD PLATE NO. 6-2 AND PLATE NO 12
  - REMOVE TEMPORARY 2" AIR AND VACUUM RELEASE VALVE ASSEMBLY
  - CONSTRUCT WATER MAIN LINE INTERSECTION PER DETAIL "A" ON SHEET 1
  - INSTALL BLUE REFLECTIVE FIRE HYDRANT PAVEMENT MARKERS PER DETAIL "B" SHEET 1
  - INSTALL 8" 45° BEND RESTRAINED
  - INSTALL 8" 22.5° BEND RESTRAINED
  - REMOVE EXISTING 8" END CAP AND JOIN 8" DIP

(STREET STATIONS)  
10+00.00 YARROW LANE  
12+69.00 EDELWEISS DRIVE  
@ INTERSECTION

10+00.00 YARROW LANE  
12+15.00 EDELWEISS DRIVE

**WATER DATA**

Δ	DELTA/BRG	RADIUS	LENGTH	TANGENT
1	N89°27'18"W	141.48	---	---
2	A=72°32'33"	289.00	365.91	212.07
3	N16°54'45"W	---	60.31	---
4	N18°30'22"W	---	18.90	---
5	N59°00'22"W	---	17.48	---
6	N84°00'22"W	---	42.85	---

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 AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

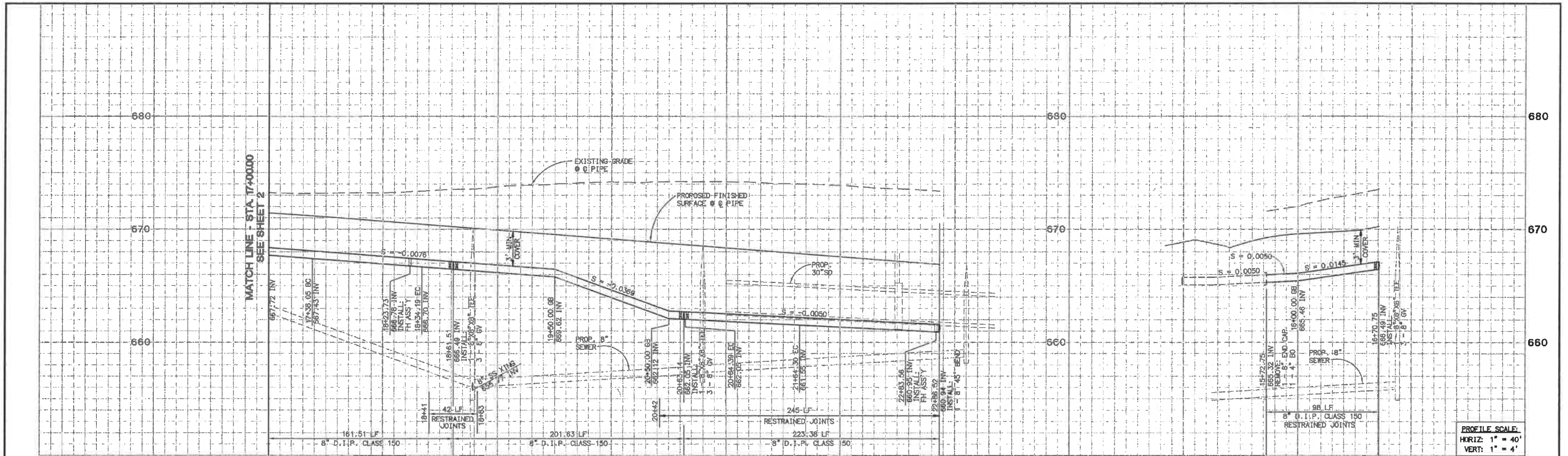
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS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

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

**NOTE:**  
ALL ELEVATIONS SHOWN HEREON ARE TRUNCATED. ADD 2000' TO THE ELEVATIONS TO OBTAIN THE ACTUAL ELEVATIONS

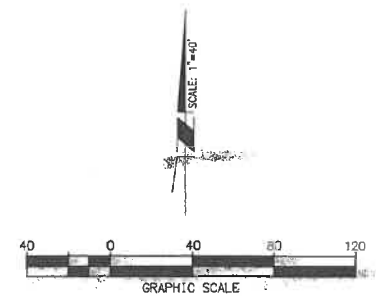
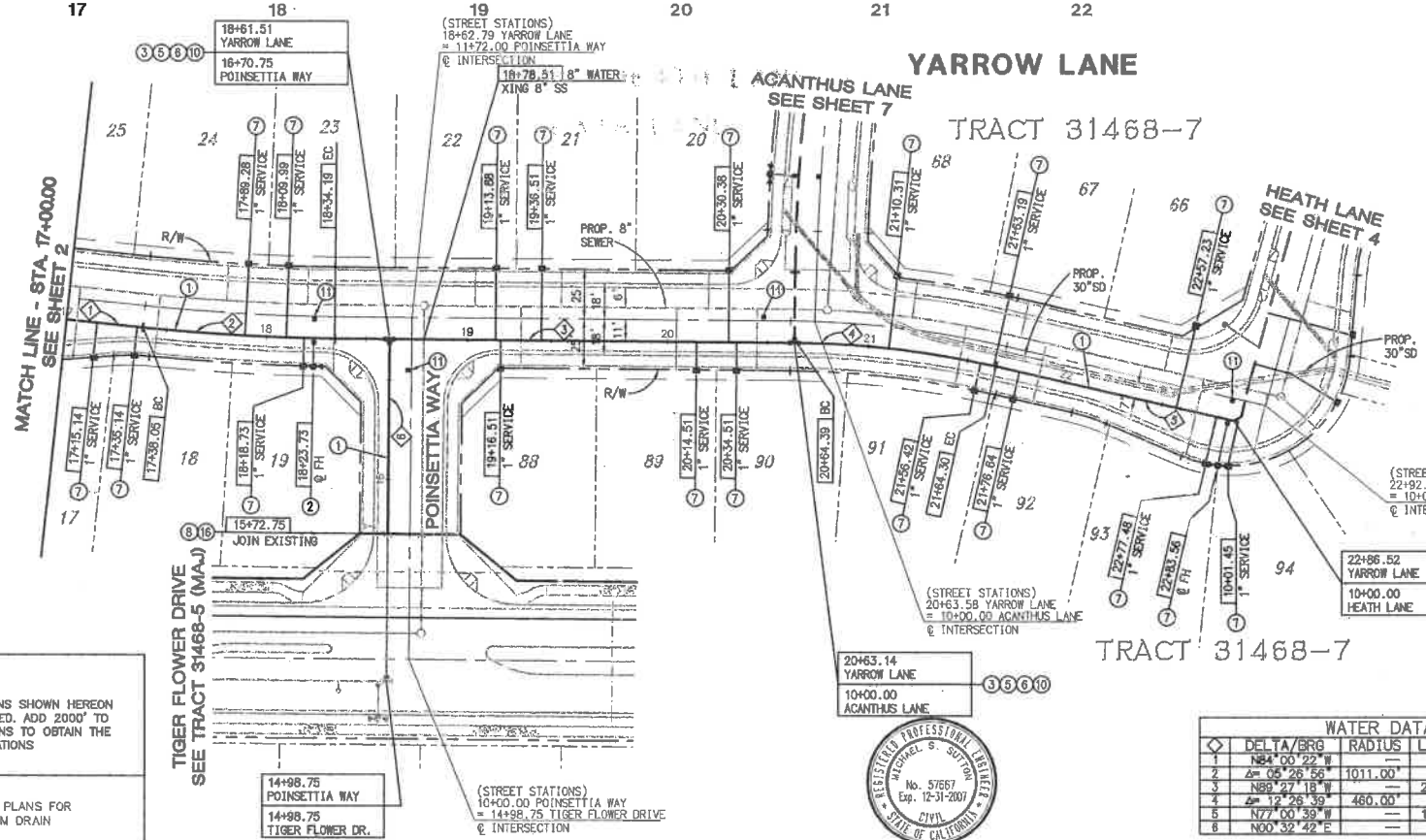
**NOTE:**  
SEE SEPARATE PLANS FOR SEWER & STORM DRAIN SYSTEMS.

<p>DIAL TOLL FREE 1(800) 227-2600</p> <p>At Least Two Working Days Before You Dig</p> <p>UNDERGROUND SERVICES ALERT OF SOUTHERN CALIFORNIA</p>	<p><b>BASIS OF BEARINGS:</b></p> <p>BASED ON THE LINE BETWEEN STATIONS "TRIM" 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</p> <p>N 52°49'02.84" E</p>	<p><b>BENCHMARK:</b> CITY OF BEAUMONT NO. 07.A.82</p> <p>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 OF B.C.R.</p> <p>ELEV. = 2678.277 (1982)</p>	<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	BY	MARK	DESCRIPTION	APPR.	DATE						<p><b>RBF CONSULTING</b></p> <p>74-130 COUNTRY CLUB DRIVE, SUITE 201 PALM DEBERT, CALIFORNIA 92280-1855 760-348-7489 • FAX 760-348-8396 • WWW.RBF.COM</p> <p>DESIGN BY: ORR DRAWN BY: JIN CHECKED BY: MISS SCALE: 1" = 40' DATE: APRIL, 2006 JOB NUMBER: 20100666</p> <p>DATE: 12/2/06 R.C.E. 57667 • EXP. 12-31-2007</p>	<p><b>BEAUMONT CHERRY VALLEY WATER DISTRICT</b> Riverside County, California</p> <p>Approved By:  J.C. REICHENBERGER District Engineer R.C.E. No. 18034</p>	<p><b>CITY OF BEAUMONT, CALIFORNIA</b> WATER IMPROVEMENT PLANS TRACT 31468-7</p> <p><b>YARROW LANE</b> STA. 10+54.00 TO STA. 17+00.00 LOCATED IN THE NW 1/4 OF SEC. 2, T. 3 S., R. 1 W., S. 18 IN THE CITY OF BEAUMONT, CALIFORNIA</p> <p>FOR: <b>Pardee Homes</b></p>	<p><b>SHEET</b></p> <p><b>2</b></p> <p>OF 8 SHEETS</p> <p>DRAWING NAME:</p> <p>FILE NO.:</p>
	BY	MARK	DESCRIPTION	APPR.	DATE												
<p>HE: P:\DATA\20100666\CADD\LAND\DLV\IMPROVE\WATER\6550W702.DWG MIGUELLOPEZ 11/28/06 9:20 am</p>																	



PAINSETTIA WAY PROFILE

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



CONSTRUCTION NOTES

- ① INSTALL 8" DIP (CLASS 150) BACKFILL AND BEDDING PER BCVID STANDARD PLATE NO. B (36" MIN. COVER)
- ② INSTALL TYPE JONES 3765 6"x4"x2.5"x2.5" WET BARREL FIRE HYDRANT ASSEMBLY (CLASS-A RATED) PER BCVID STANDARD PLATE NO. 1-1
- ③ INSTALL 8" FLG X MJ ADAPTER RESTRAINED
- ④ INSTALL 8"x8" FLANGED TEE
- ⑤ INSTALL 8" FLANGED GATE VALVE PER BCVID STANDARD PLATE NO. 2
- ⑥ INSTALL 1" COPPER SERVICE LINE, TYPE K, PER BCVID STANDARD PLATE NO. 6-2 AND PLATE NO. 12
- ⑦ REMOVE TEMPORARY 4" BLOW OFF
- ⑧ REMOVE TEMPORARY 2" AIR AND VACUUM RELEASE VALVE ASSEMBLY
- ⑨ CONSTRUCT WATER MAIN LINE INTERSECTION PER DETAIL "A" ON SHEET 1
- ⑩ INSTALL BLUE REFLECTIVE FIRE HYDRANT PAVEMENT MARKERS PER DETAIL "B" SHEET 1
- ⑪ INSTALL 8" 45° BEND RESTRAINED
- ⑫ REMOVE EXISTING 8" END GAP AND JOIN 8" DIP

WATER DATA			
Δ	DELTA/BRG	RADIUS	LENGTH TANGENT
1	N84°00'22" W	38.05'	—
2	S6°05'26" E	1011.00'	85.15' 48.11'
3	N89°27'18" W	230.19'	—
4	S12°28'39" E	460.00'	39.91' 50.15'
5	N77°00'39" E	122.22'	—
6	N00°32'42" E	98.00'	—

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**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:**  
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  
N 52°49'02.84" E

**BENCHMARK:** CITY OF BEAUMONT 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 OF B.C.R.  
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE

**RBF CONSULTING**  
PLANNING ■ DESIGN ■ CONSTRUCTION  
74-130 COUNTRY CLUB DRIVE, SUITE 201  
PALM DEBERT, CALIFORNIA 92250-1055  
760-946-7481 FAX 760-946-8915 • WWW.RBF.COM

DESIGN BY: ORS  
DRAIN BY: JM  
CHECKED BY: MSS  
SCALE: 1" = 40'  
DATE: APRIL, 2006  
JOB NUMBER: 20100666

Approved By: J.C. REICHENBERGER District Engineer R.C.E. No. 18034

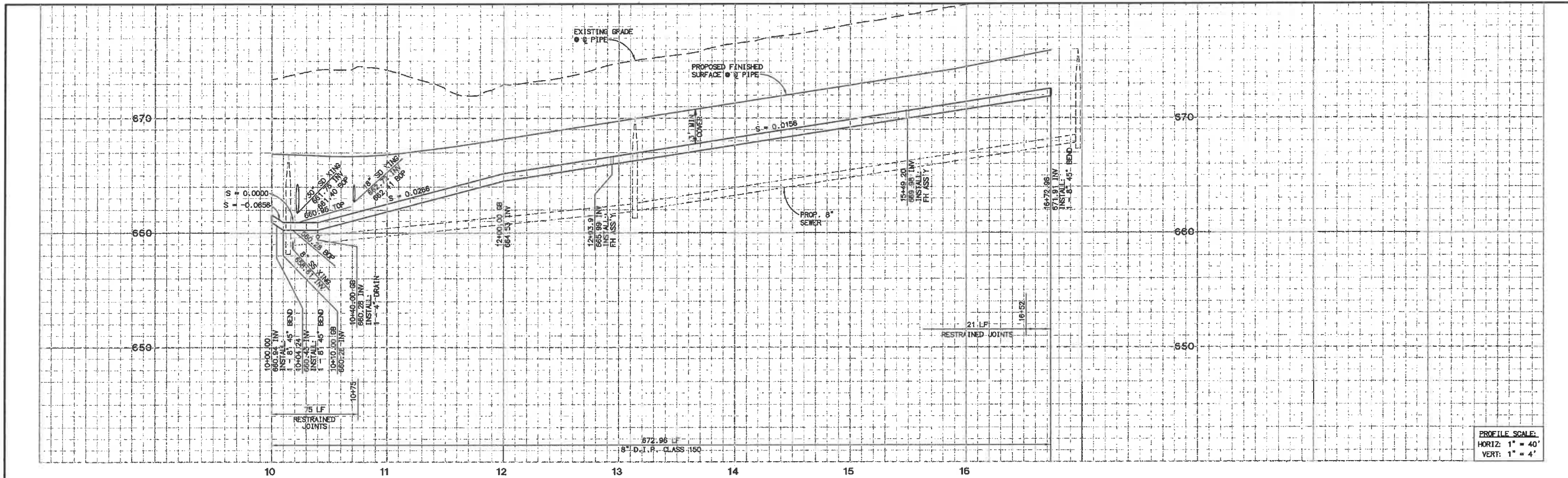
BEAUMONT CHERRY VALLEY WATER DISTRICT  
Riverside County, California

CITY OF BEAUMONT, CALIFORNIA  
WATER IMPROVEMENT PLANS  
TRACT 31468-7

YARROW LANE AND POINSETTIA WAY  
STA. 17+00.00 TO STA. 22+46.52 AND STA. 16+72.75 TO 16+70.75  
LOCATED IN THE NW 1/4 OF SEC. 2, T. 3 S., R. 1 W., S9M  
IN THE CITY OF BEAUMONT, CALIFORNIA

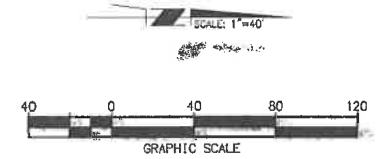
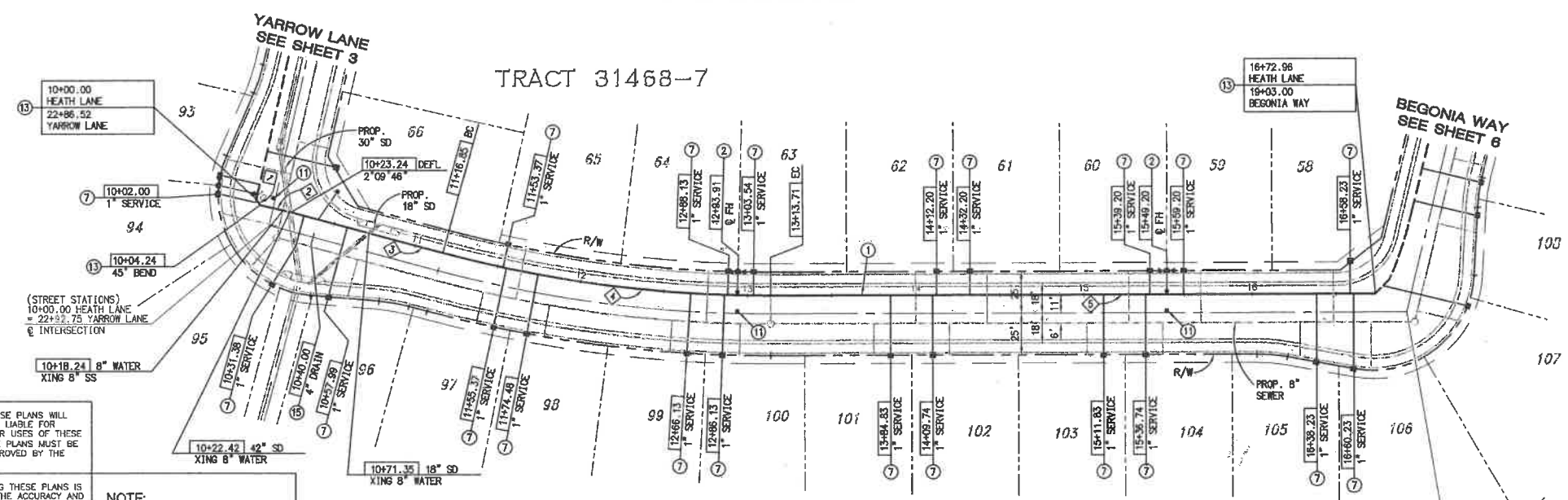
FOR: Pardee Homes

SHEET  
**3**  
OF 8 SHEETS  
DRAWING NAME:  
FILE NO.:



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

HEATH LANE



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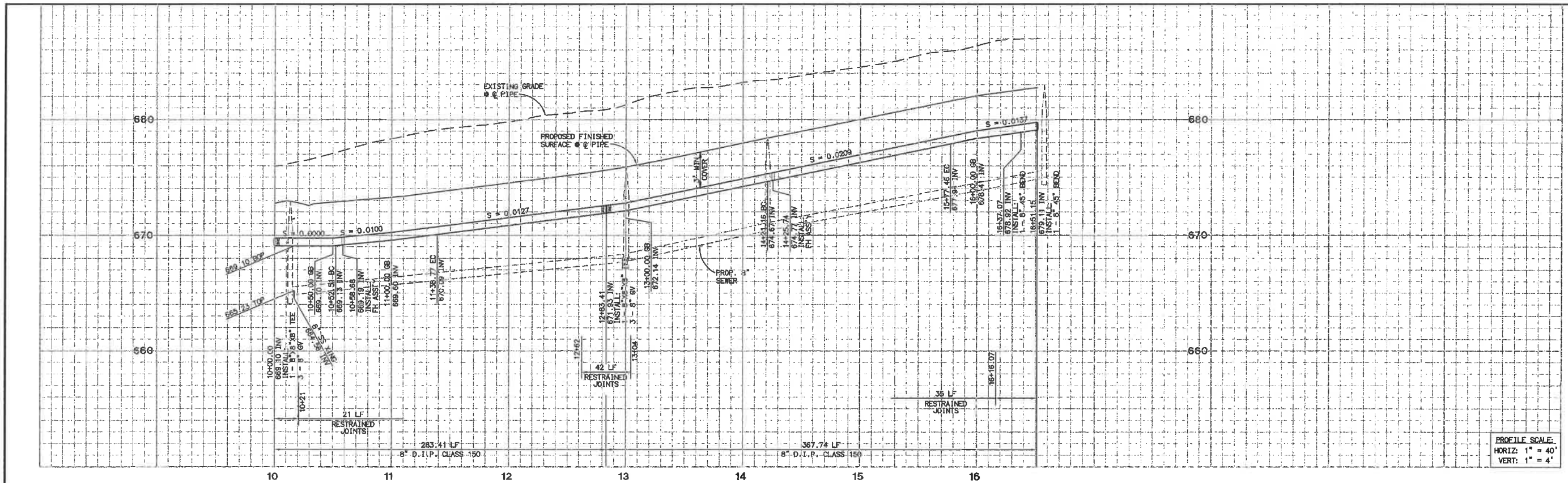
WATER DATA				
NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT
1	N67°59'21"E	---	4.24'	---
2	N12°59'21"E	---	19.00'	---
3	N15°09'07"E	---	83.81'	---
4	S15°15'45"W	7.99.00'	136.86'	99.01'
5	N00°06'38"W	---	359.25'	---



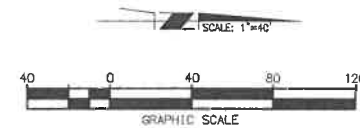
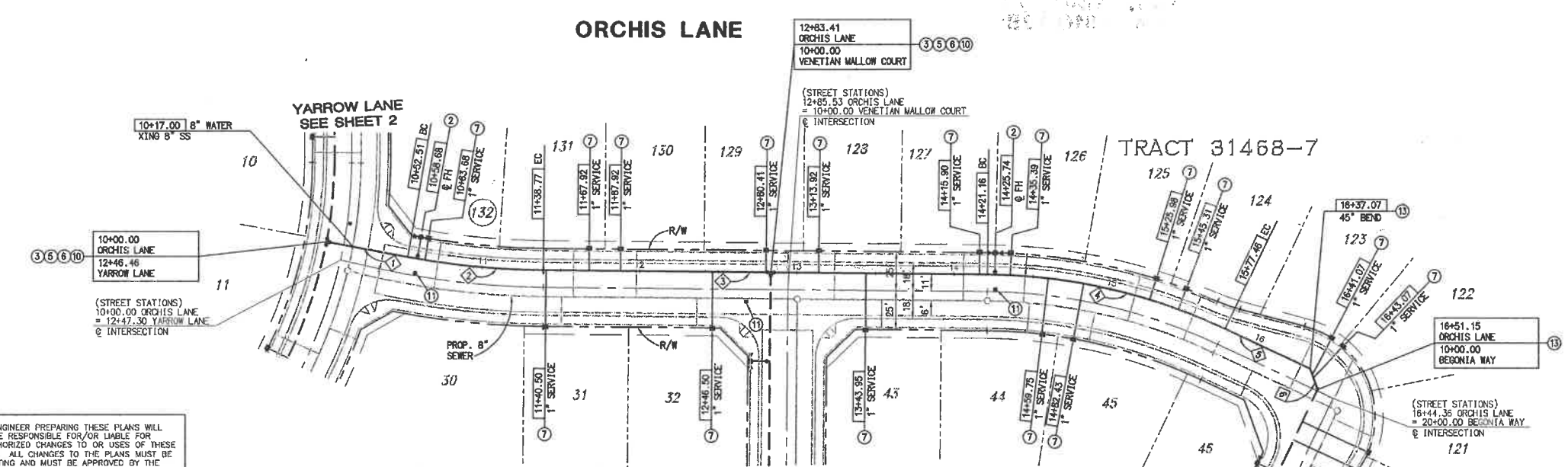
CONSTRUCTION NOTES

- INSTALL 8" DIP (CLASS 150) BACKFILL AND BEDDING PER BOVID STANDARD PLATE NO. 6 (36" MIN. COVER)
- INSTALL TYPE JONES 3765 6"x4"x2.5"x2.5" MET BARREL FIRE HYDRANT ASSEMBLY (CLASS-A RATED) PER BOVID STANDARD PLATE NO. 1-1
- INSTALL 1" COPPER SERVICE LINE, TYPE K, PER BOVID STANDARD PLATE NO. 6-2 AND PLATE NO 12
- INSTALL BLUE REFLECTIVE FIRE HYDRANT PAVEMENT MARKERS PER DETAIL "B" SHEET 1
- INSTALL 8" 45° BEND RESTRAINED
- INSTALL 4" DRAIN PER BOVID STANDARD PLATE NO. 4-1

<p>DIAL TOLL FREE 1(800) 227-2600</p> <p>At Least Two Working Days Before You Dig</p> <p>UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	<p><b>BASIS OF BEARINGS:</b></p> <p>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</p> <p>N 52°49'02.84" E</p>	<p><b>BENCHMARK:</b> CITY OF BEAUMONT NO. 07.A.82</p> <p>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 OF B.C.R.</p> <p>ELEV. = 2678.277 (1982)</p>	<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	BY	MARK	DESCRIPTION	APPR.	DATE						<p><b>RBF CONSULTING</b></p> <p>PLANNING ■ DESIGN ■ CONSTRUCTION</p> <p>74-100 COUNTRY CLUB DRIVE, SUITE 201 PALM DESERT, CALIFORNIA 92260-1655 760-346-7488 • FAX 760-346-8315 • www.RBF.com</p> <p>Michael S. Sutton REGISTERED PROFESSIONAL ENGINEER No. 57667 Exp. 12-31-2007 CIVIL STATE OF CALIFORNIA</p>	<p>DESIGN BY: ORR</p> <p>DRAWN BY: JW</p> <p>CHECKED BY: MSS</p> <p>SCALE: 1" = 40'</p> <p>DATE: APRIL, 2006</p> <p>JOB NUMBER: 20100668</p>	<p><b>BEAUMONT CHERRY VALLEY WATER DISTRICT</b> Riverside County, California</p> <p>Approved By: <i>J.C. Reichensberger</i> 12/28/06 J.C. REICHENSBERGER District Engineer R.C.E. No. 16034</p>	<p><b>CITY OF BEAUMONT, CALIFORNIA</b> WATER IMPROVEMENT PLANS TRACT 31468-7</p> <p><b>HEATH LANE</b> STA. 10+00.00 TO STA. 16+72.96 LOCATED IN THE NW 1/4 OF SEC. 2, T. 3 S., R. 1 W., S8M IN THE CITY OF BEAUMONT, CALIFORNIA</p> <p>FOR: <b>Pardee Homes</b></p>	<p>SHEET</p> <p><b>4</b></p> <p>OF 8 SHEETS</p> <p>DRAWING NAME:</p> <p>FILE NO.:</p>
	BY	MARK	DESCRIPTION	APPR.	DATE													
<p>H:\PDATA\20100668\CADD\LAND\IMPROVE\WATER\666D704.DWG MIGUELLOPEZ 11/28/06 9:24 am</p>																		



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



WATER DATA			
NO.	DELTA/BRG	RADIUS	LENGTH TANGENT
1	N10°39'07"E	52.51'	—
2	S10°06'25"E	489.00'	86.25' 43.24'
3	N80°30'42"E	—	283.36'
4	S24°48'28"E	361.00'	156.31' 79.40'
5	N25°21'10"E	—	59.54'
6	N70°21'10"E	—	14.14'



- CONSTRUCTION NOTES**
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  - INSTALL 8"x8"x8" FLANGED TEE
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  - INSTALL BLUE REFLECTIVE FIRE HYDRANT PAVEMENT MARKERS PER DETAIL "B" SHEET 1
  - INSTALL 8" 45° BEND RESTRAINED

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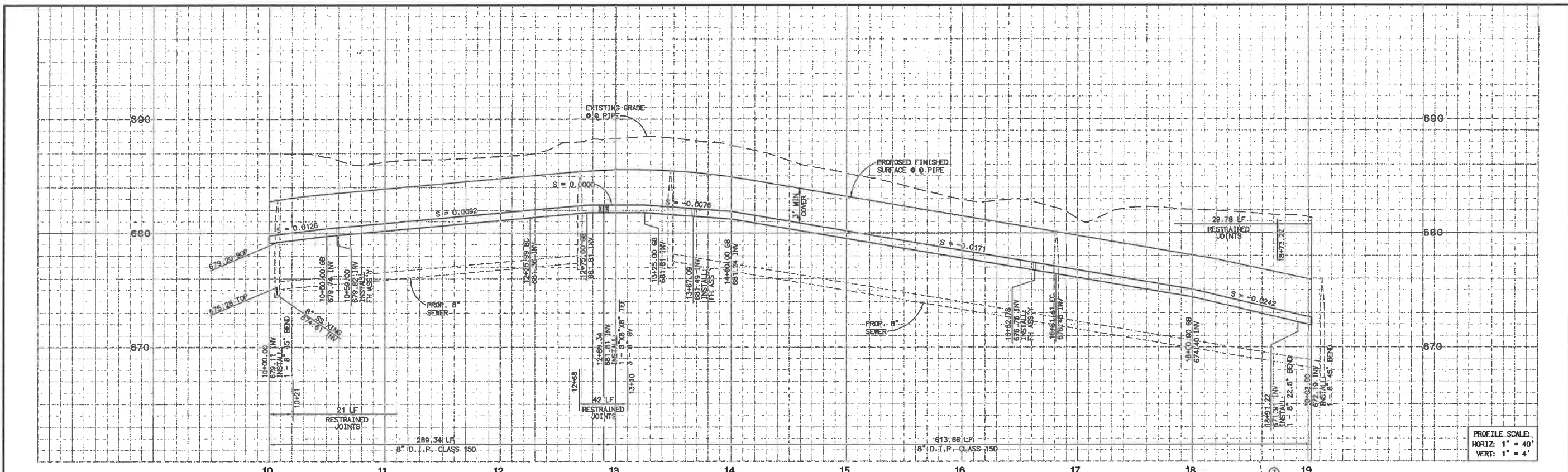
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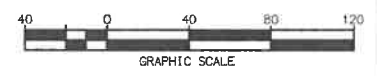
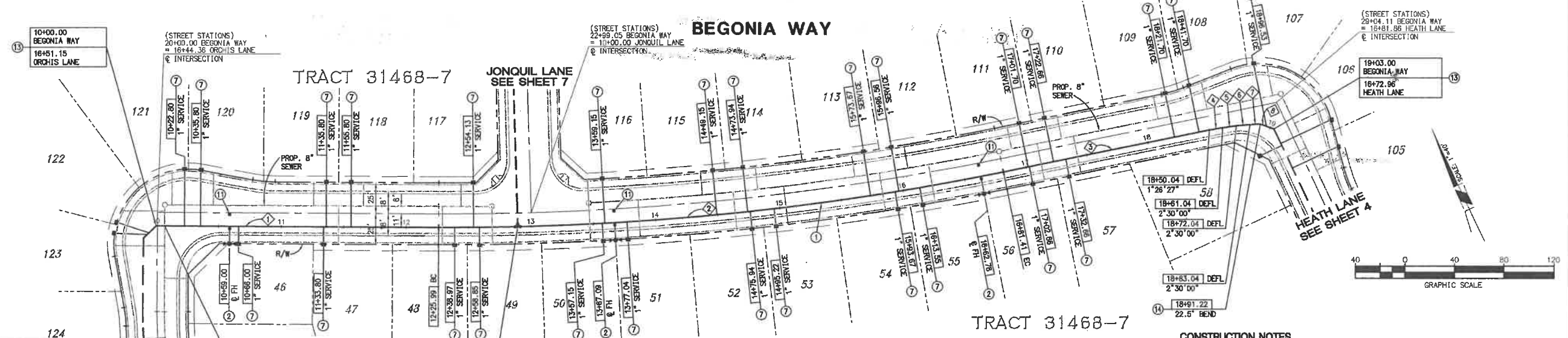
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	<p>H:\PDATA\20100666\CADD\LAND\IMPROVE\WATER\6550W705.DWG MIGUELLOPEZ 11/25/06 9:26 am</p>							



PROFILE SCALE:  
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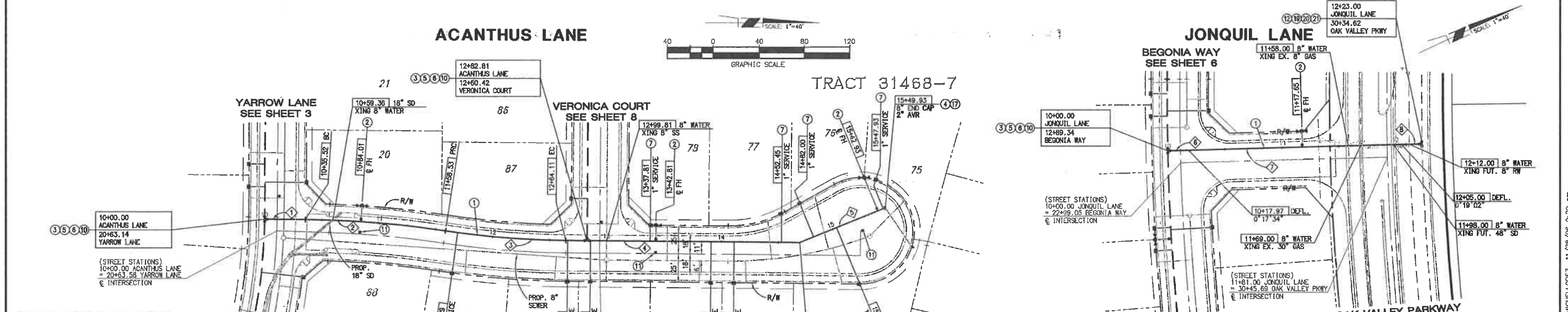
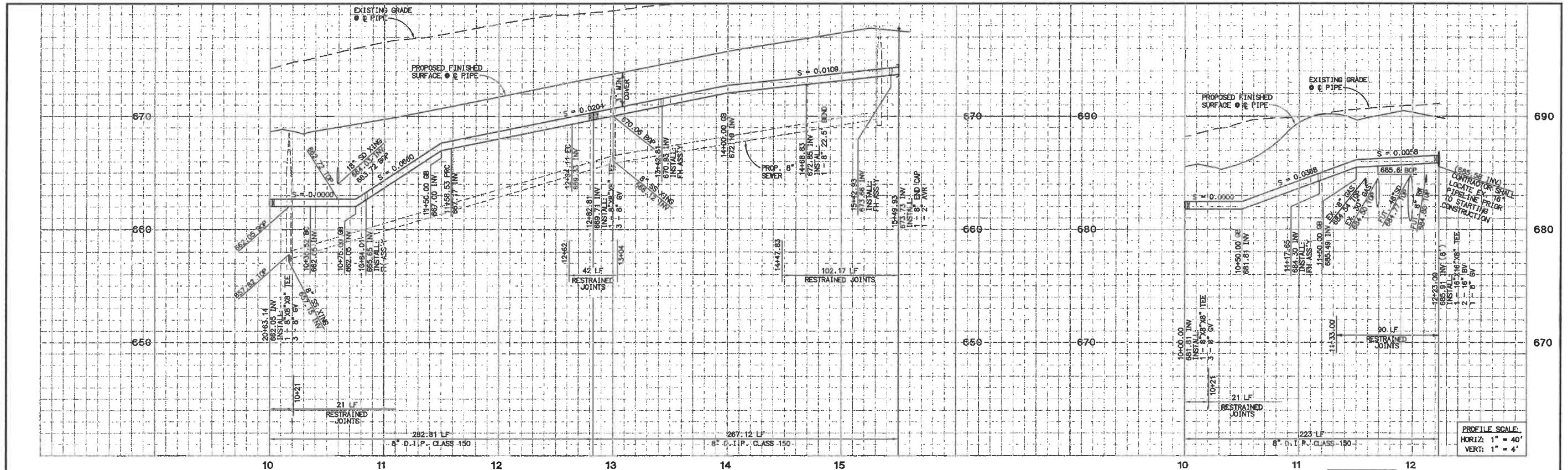
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  - INSTALL 8" 45° BEND RESTRAINED
  - INSTALL 8" 22.5° BEND RESTRAINED

WATER DATA			
DELTA/BRG	RADIUS	LENGTH	TANGENT
1 N64°38'50"W	---	225.99	---
2 26°11'54"14"	2192.00	455.42	228.53
3 N78°33'04"W	---	168.63	---
4 N15°05'38"W	---	11.00	---
5 N72°36'38"W	---	11.00	---
6 N70°05'38"W	---	11.00	---
7 N87°36'38"W	---	8.18	---
8 N45°06'38"W	---	11.78	---



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	<p>H:\PDATA\20100856\CADD\LAND\DL\IMPROVE\WATER\666DW706.DWG MIQUELLOPEZ 11/28/06 9:27 am</p>							



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WATER DATA				
NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT
1	N00°32'42"E	35.52	35.52	---
2	S8°08'11"O"	861.00	123.01	61.61
3	S8°08'11"O"	739.00	105.58	52.88
4	N00°32'42"E	---	204.72	---
5	N22°17'18"W	---	81.10	---
6	N23°41'50"E	---	17.97	---
7	N23°24'28"E	---	187.03	---
8	N23°43'28"E	---	18.00	---

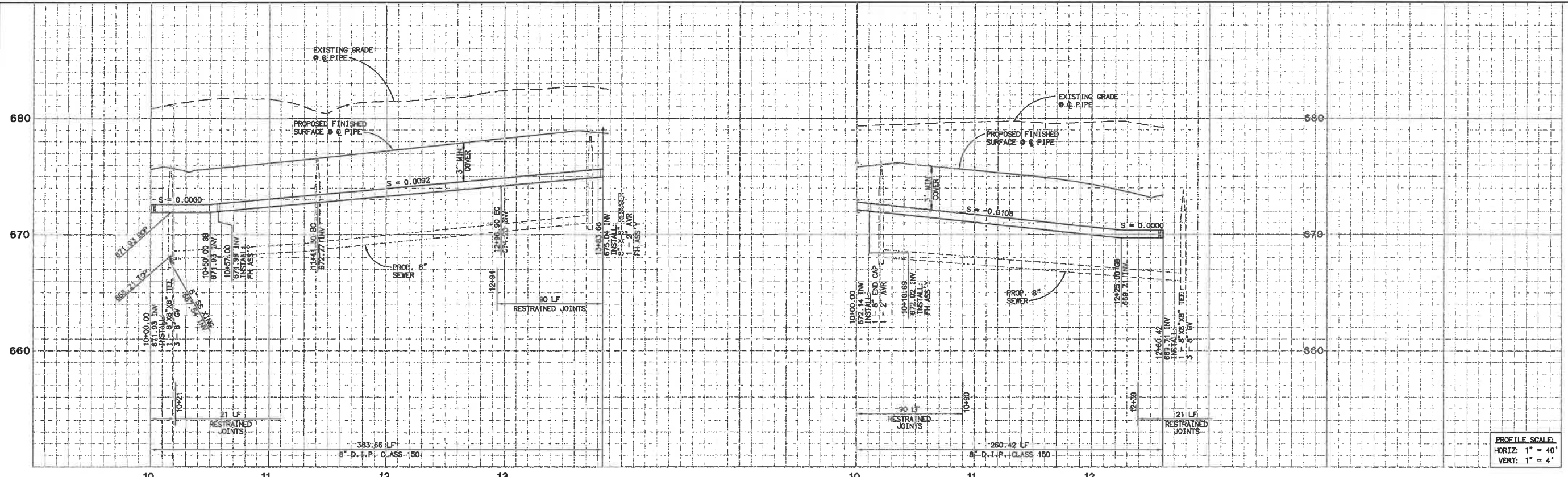
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- INSTALL 2" AIR AND VACUUM RELEASE VALVE ASSEMBLY PER BCVID STANDARD PLATE NO. 5
- INSTALL 8"x8"x8" FLANGED TEE
- INSTALL 8" FLANGED GATE VALVE PER BCVID STANDARD PLATE NO. 2
- INSTALL 1" COPPER SERVICE LINE, TYPE K, PER BCVID STANDARD PLATE NO. 6-2 AND PLATE NO 12
- CONSTRUCT WATER MAIN LINE INTERSECTION PER DETAIL "A" ON SHEET 1
- INSTALL BLUE REFLECTIVE FIRE HYDRANT PAVEMENT MARKERS PER DETAIL "B" SHEET 1
- CONSTRUCT WATER MAIN LINE INTERSECTION PER DETAIL "D" ON SHEET 1
- INSTALL 8" 22.5" BEND RESTRAINED
- INSTALL 8" END CAP
- INSTALL 16" FLG X MJ ADAPTER RESTRAINED
- INSTALL 16"x16"x8" FLANGED TEE
- INSTALL 16" FLANGED BUTTERFLY VALVE PER BCVID STANDARD PLATE NO. 2

**CONSTRUCTION NOTES**

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- INSTALL 16" FLANGED BUTTERFLY VALVE PER BCVID STANDARD PLATE NO. 2

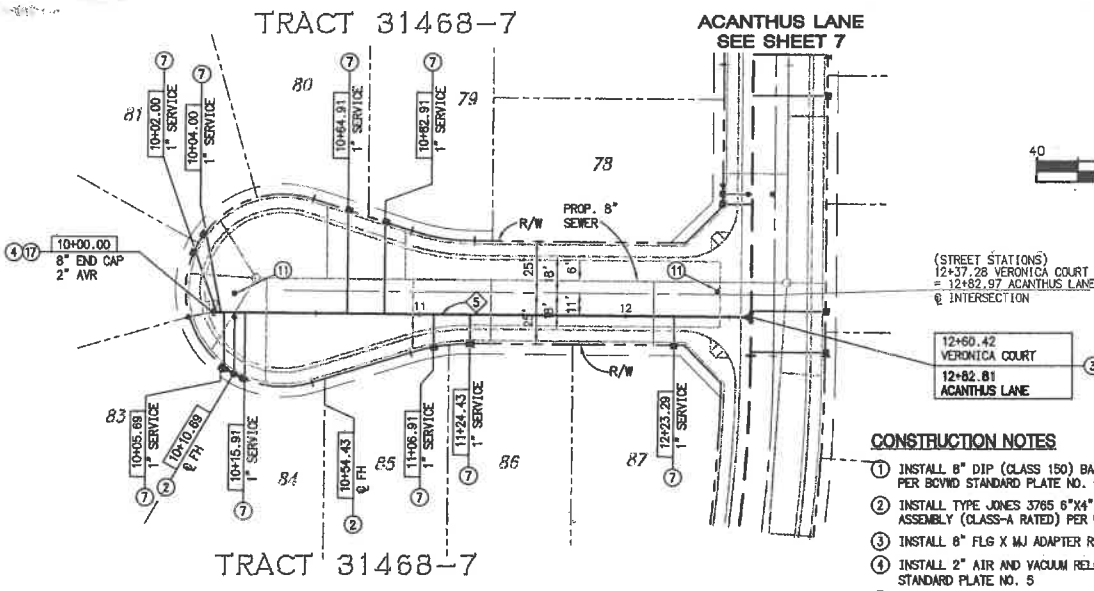
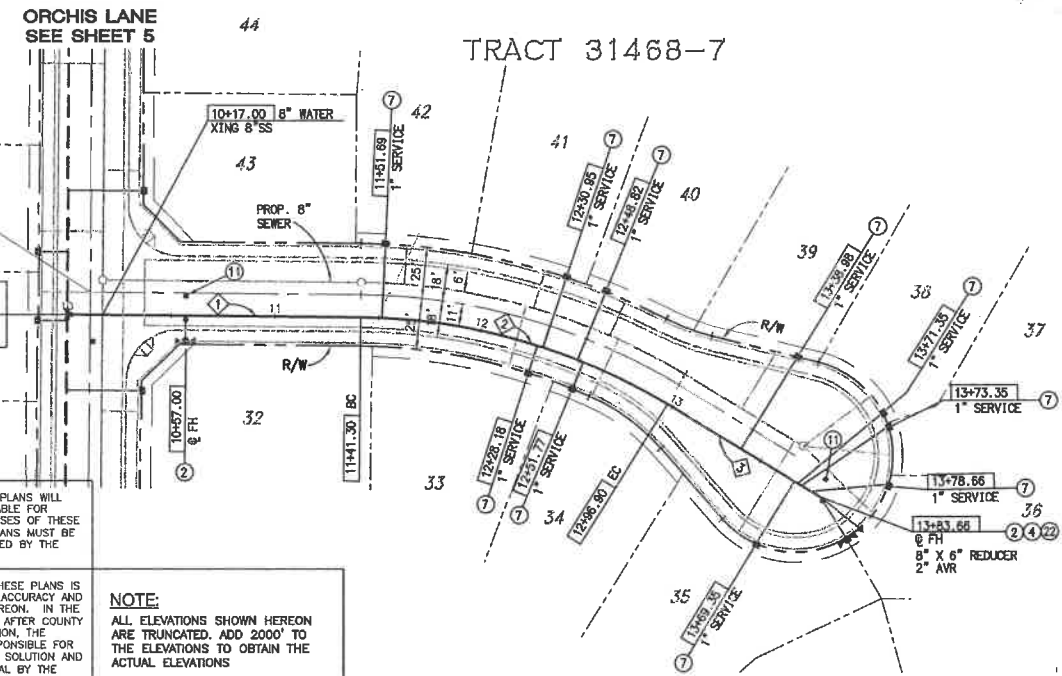
<p>DIAL TOLL FREE 1(800) 227-2600 At Least Two Working Days Before You Dig</p>	<p><b>BASIS OF BEARINGS:</b> BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON U.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA</p> <p>N 52°49'02.84" E</p>	<p><b>BENCHMARK:</b> CITY OF BEAUMONT NO. 07.A.82</p> <p>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.</p> <p>ELEV. = 2678.277 (1982)</p>	<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>BY</th> <th>MARK</th> <th>DESCRIPTION</th> <th>APPR.</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	BY	MARK	DESCRIPTION	APPR.	DATE						<p><b>RBF CONSULTING</b></p> <p>PLANNING ■ DESIGN ■ CONSTRUCTION</p> <p>74-80 COUNTRY CLUB DRIVE, SUITE 201 PALM DESERT, CALIFORNIA 92280-1855 760-348-7489 • FAX 760-348-8918 • WWW.RBF.COM</p> <p>DATE: APRIL, 2006 JOB NUMBER: 20100668</p>	<p><b>BEAUMONT CHERRY VALLEY WATER DISTRICT</b> Riverside County, California</p> <p>Approved By: <i>J.C. Reichenberger</i> J.C. REICHENBERGER District Engineer R.C.E. No. 18034</p>	<p><b>CITY OF BEAUMONT, CALIFORNIA</b> WATER IMPROVEMENT PLANS TRACT 31468-7</p> <p><b>ACANTHUS LANE AND JONQUIL LANE</b> STA. 10+00.00 TO STA. 15+48.83 AND STA. 10+00.00 TO STA. 12+23.00 LOCATED IN THE NW 1/4 OF SEC 2, T 3 S, R 1 W, S8M IN THE CITY OF BEAUMONT, CALIFORNIA</p> <p>FOR: <b>Pardee Homes</b></p>	<p><b>SHEET 7</b></p> <p>OF 8 SHEETS DRAWING NAME: FILE NO.:</p>
	BY	MARK	DESCRIPTION	APPR.	DATE												
<p><b>PLANNING ■ DESIGN ■ CONSTRUCTION</b></p> <p>DATE: APRIL, 2006 JOB NUMBER: 20100668</p>	<p>DATE: 11/20/06 R.C.E. 57667 • EXP. 12-31-2007</p>	<p>DATE: 11/20/06 R.C.E. 57667 • EXP. 12-31-2007</p>	<p>DATE: 11/20/06 R.C.E. 57667 • EXP. 12-31-2007</p>	<p>DATE: 11/20/06 R.C.E. 57667 • EXP. 12-31-2007</p>	<p>DATE: 11/20/06 R.C.E. 57667 • EXP. 12-31-2007</p>	<p>DATE: 11/20/06 R.C.E. 57667 • EXP. 12-31-2007</p>											



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

**VENETIAN MALLOW COURT**

**VERONICA COURT**



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 AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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 APPROVAL BY THE COUNTY.

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

**NOTE:**  
 ALL ELEVATIONS SHOWN HEREON ARE TRUNCATED. ADD 2000' TO THE ELEVATIONS TO OBTAIN THE ACTUAL ELEVATIONS

**NOTE:**  
 SEE SEPARATE PLANS FOR SEWER & STORM DRAIN SYSTEMS.

WATER DATA			
Δ	DELTA / BRG	RADIUS	LENGTH TANGENT
1	N89° 27' 18" W	141.30	
2	Δ = 30° 50' 51"	289.00	155.60 79.73
3	N58° 36' 27" W		86.76
4	N89° 27' 18" W	260.42	

- CONSTRUCTION NOTES**
- INSTALL 8" DIP (CLASS 150) BACKFILL AND BEDDING PER BOVID STANDARD PLATE NO. 6 (36" MIN. COVER)
  - INSTALL TYPE JONES 3785 6"x4"x2.5"x2.5" WET BARREL FIRE HYDRANT ASSEMBLY (CLASS-A RATED) PER BOVID STANDARD PLATE NO. 1-1
  - INSTALL 8" FLG X WJ ADAPTER RESTRAINED
  - INSTALL 2" AIR AND VACUUM RELEASE VALVE ASSEMBLY PER BOVID STANDARD PLATE NO. 5
  - INSTALL 8"x8"XB" FLANGED TEE
  - INSTALL 8" FLANGED GATE VALVE PER BOVID STANDARD PLATE NO. 2
  - INSTALL 1" COPPER SERVICE LINE, TYPE K, PER BOVID STANDARD PLATE NO. 8-2 AND PLATE NO 12
  - CONSTRUCT WATER MAIN LINE INTERSECTION PER DETAIL "A" ON SHEET 1
  - INSTALL BLUE REFLECTIVE FIRE HYDRANT PAVEMENT MARKERS PER DETAIL "B" SHEET 1
  - INSTALL 8" END CAP
  - INSTALL 8"x8" REDUCER



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

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		QTY



**RBF CONSULTING**  
 PLANNING ■ DESIGN ■ CONSTRUCTION  
 74-130 COUNTRY CLUB DRIVE, SUITE 201  
 PALM DESERT, CALIFORNIA 92260-1655  
 760-346-7481 FAX 760-346-8315 WWW.RBF.COM

DESIGN BY: ORR  
 DRAWN BY: JIM  
 CHECKED BY: MSS  
 SCALE: 1" = 40'  
 DATE: APRIL, 2006  
 JOB NUMBER: 20100685

Approved By: *J.C. Reichmenger*  
 J.C. REICHMENGER  
 District Engineer  
 R.C.E. No. 18034

**BEAUMONT CHERRY VALLEY WATER DISTRICT**  
 Riverside County, California

**CITY OF BEAUMONT, CALIFORNIA**  
 WATER IMPROVEMENT PLANS  
 TRACT 31468-7

**VENETIAN MALLOW CT AND VERONICA CT**  
 STA. 10+00.00 TO STA. 12+83.41 AND STA. 10+00.00 TO 12+60.42  
 LOCATED IN THE NW 1/4 OF SEC. 2, T. 3 S., R. 1 W., S8M  
 IN THE CITY OF BEAUMONT, CALIFORNIA

FOR: **Pardee Homes**

SHEET  
**8**  
 OF 8 SHEETS  
 DRAWING NAME:  
 FILE NO.:



# CITY OF BEAUMONT, CALIFORNIA

## Sewer Improvement Plans

### TRACT 31468-7

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

BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED BEHIND DOWNSTREAM OF HOUSE CLEANOUT FOR THE FOLLOWING LOTS:			
SHT 3	SHT 4	SHT 5	SHT 6
62	47	69	44
63	53	71	126
65	54	72	192
66	55	78	
67	112		
68			
101			

**NOTE:**

New construction to be plugged until sewer system is approved for service. Plug to be removed in presence of Public Works Inspector.

**SEWER NOTES**

- SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS.
- GRAVITY SEWER PROFILE ELEVATIONS ARE TO BE FLOW LINES (CONDUIT INVERTS).
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CRD STD 606. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT. CAST IRON SHALL BE USED FOR MANHOLE COVERS.
- PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION, WHERE CONNECTION TO EXISTING MANHOLES AND INLET STUBS OF PROPER SIZE EXISTS. NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY OF BEAUMONT.
- WHERE A NEW INLET MUST BE CONSTRUCTED IN AN EXISTING MANHOLE, THE ELEVATION OF THE INLET SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN THE CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8 CALIFORNIA ADMINISTRATION CODE.
- ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- ALL STORM DRAINS, 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.
- PROVIDE BACKFLOW PREVENTION DEVICES WHERE UPSTREAM MANHOLE RIM IS HIGHER THAN PAD ELEVATION.
- PROVIDE APPROPRIATE MARKING TAPE AT TOP OF PIPE CENTERLINE ON TOP OF PIPE BEDDING.
- SEWER LATERAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH R.C.T.D STANDARD 600, UNLESS OTHERWISE NOTED OR DETAILED ON PLANS.
- THE CALCULATED "D" IN THE PROFILE IS THE DEPTH OF SEWER MANHOLE, (D=RM-LOWEST INVERT.)
- THE DEVELOPER SHALL HAVE GEOTECHNICAL/SOILS ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING, AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN ALL EASEMENTS AND ROAD RIGHTS OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED AFTER EACH UTILITY TRENCH IS COMPLETED AND CERTIFIED. COMPACTION REPORT MUST BE SUBMITTED TO THE DEPT. OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS ARE PLACED ONSITE.
- 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.

**PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)**

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

**DECLARATION OF ENGINEER OF RECORD**

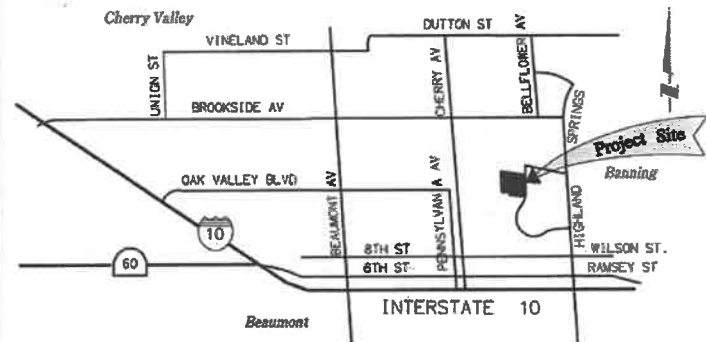
I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN.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

SIGNATURE: *[Signature]* DATE: 01/11/07  
LICENSE NO. 97667 EXP. 12/31/07

**CONSTRUCTION NOTES AND ESTIMATES OF QUANTITIES**

NO.	DESCRIPTION	QUANTITY
1	INSTALL 8" PVC SEWER MAIN	4,210 LF
2	INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S N-63-A OR EQUAL)	19 EA.
3	INSTALL 4" PVC SEWER LATERAL PER CRD STD. 600 (TYP.)	122 EA.
4	INSTALL 4" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER CRD STD. 606	20 EA.
5	REMOVE EXISTING 8" PLUG AND JOIN EXISTING 8" PVC SEWER	2 EA.



VICINITY MAP NTS

**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.....DWAY
LOW POINT.....LP	WATER METER.....WM
PROPERTY LINE.....PL	TELEPHONE BOX.....GTB
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	100.50, (100.50)
FINISHED ELEVATION.....F	+101.50
PROPERTY LINE.....PL	
CENTERLINE.....CL	
RIGHT-OF-WAY (R/W)	
EXIST. WATER LINE.....W	
EXIST. BLOCK WALL.....B	
EXIST. GAS LINE.....G	
EXIST. ELECTRICAL LINE (EDISON)	
EASEMENT LINE.....E	

**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.

**LEGEND:**

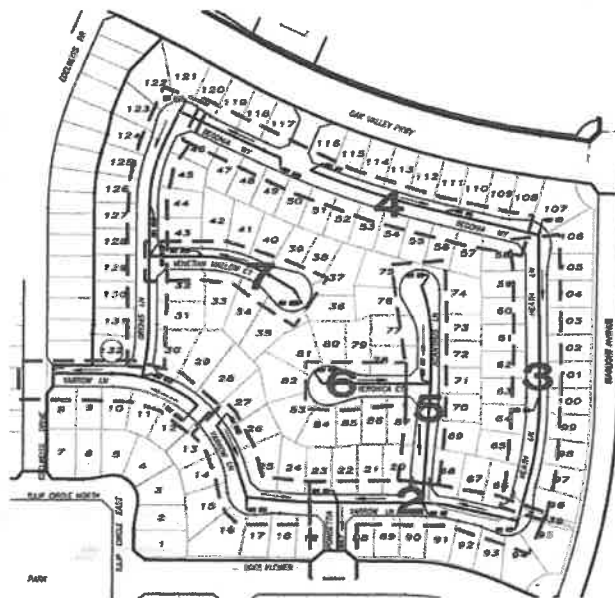
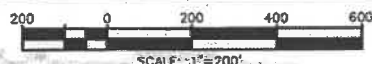
ASSEMBLY.....ASSY	PROP. 8" SEWER MAIN.....WS
BEGINNING OF CURB.....BC	PROP. 8" WATER MAIN.....WB
CENTERLINE.....CL	1" WATER SERVICE.....WS
CURB & CUTTER.....CC	4" SEWER LATERAL.....SL
CLEAN OUT.....CO	TEE WITH J-VALVES.....TJ
DRY BARREL.....DB	BLOWOFF ASSEMBLY.....BO
DUCTILE IRON PIPE.....DIP	BEND (SHOW SIZE & DEFLECTION).....B
END OF CURB.....EC	WATER VALVE (GATE OR BUTTERFLY).....WV
END OF DUCTILE IRON PIPE.....EDIP	SEWER MANHOLE.....SM
END OF FIRE HYDRANT.....EFH	CLEAN OUT.....CO
FLOWLINE.....FL	
GATE VALVE.....GV	
INVERT.....INV	
LATERAL.....LAT	
STATION.....STA	
TOP OF CURB.....TC	
PROPOSED.....PROP	
PUBLIC UTILITY EASEMENT.....PUE	
TOP OF MANHOLE.....TMH	
VITRIFIED CLAY PIPE.....VCP	
POLYVINYL CHLORIDE PIPE.....PVC	

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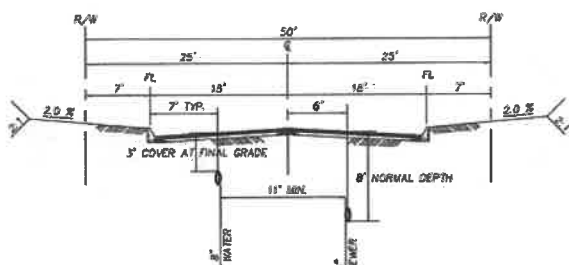
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**INDEX OF SHEETS**

SHEET	DESCRIPTION
1	TITLE SHEET
2-9	SEWER IMPROVEMENT PLANS



TRACT 31468-5  
INDEX MAP  
SCALE 1"=200'



TYPICAL SECTION

POINSETTA WAY, YARROW LN, HEATH LN, BEGONIA WAY  
ACANTHUS LN, VERONICA CT, VENETIAN MALLOW CT, ORCHIS LN  
NOT TO SCALE

**NOTE:**

TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.



PLANNING • DESIGN • CONSTRUCTION  
74-230 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1656  
760-540-7481 • FAX 760-234-8895 • WWW.RBF.COM

DESIGN BY: ORS  
DRAWN BY: ORS/PJM  
CHECKED BY: MSS  
SCALE: 1"=40'  
DATE: 01/11/2007  
JOB NUMBER: 20102668

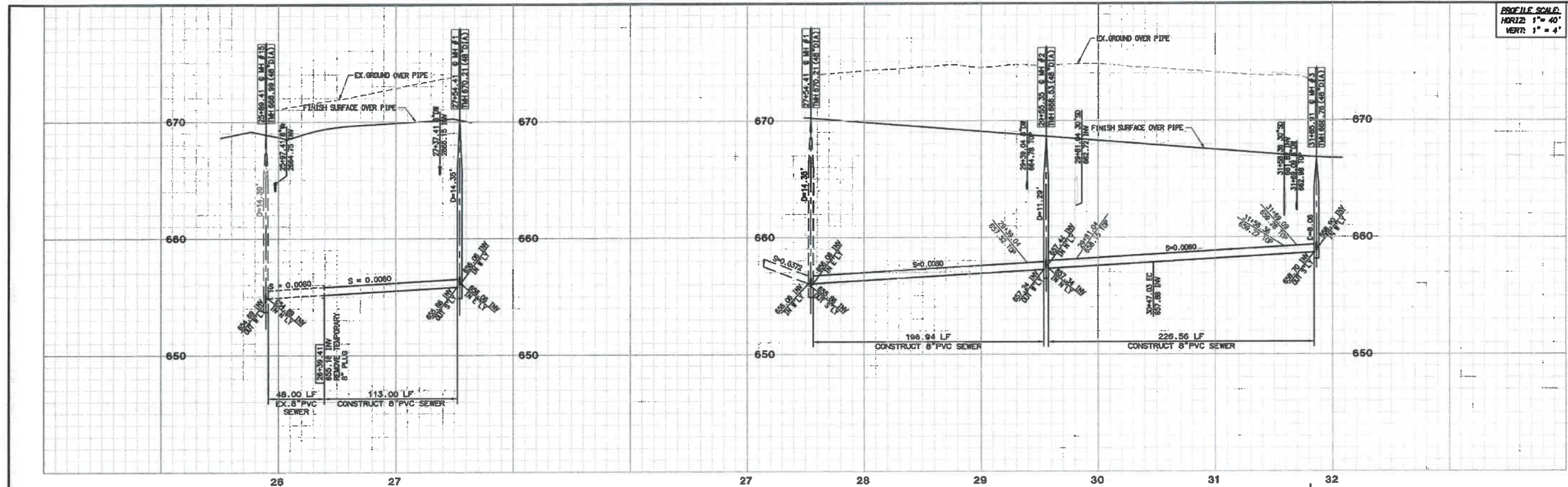
Reviewed By: *[Signature]* Date: 2/2/07  
Recommended for Approval By: *[Signature]* Date: 3/22/07  
Approved By: *[Signature]* Date: 3-14-07  
City of Beaumont, Public Works Department  
Engineering Division

550 E. 4TH STREET  
BEAUMONT, CA 92223  
TEL: (951) 760-8520 • FAX: (951) 769-8536

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT 31468-7  
TITLE SHEET  
GENERAL NOTES • VICINITY MAP  
LOCATED WITHIN THE NW 1/4 OF SECTION 2, T 3 S, R 1 W, SBM  
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SHEET  
1  
OF 8 SHEETS  
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FILE: 16.36

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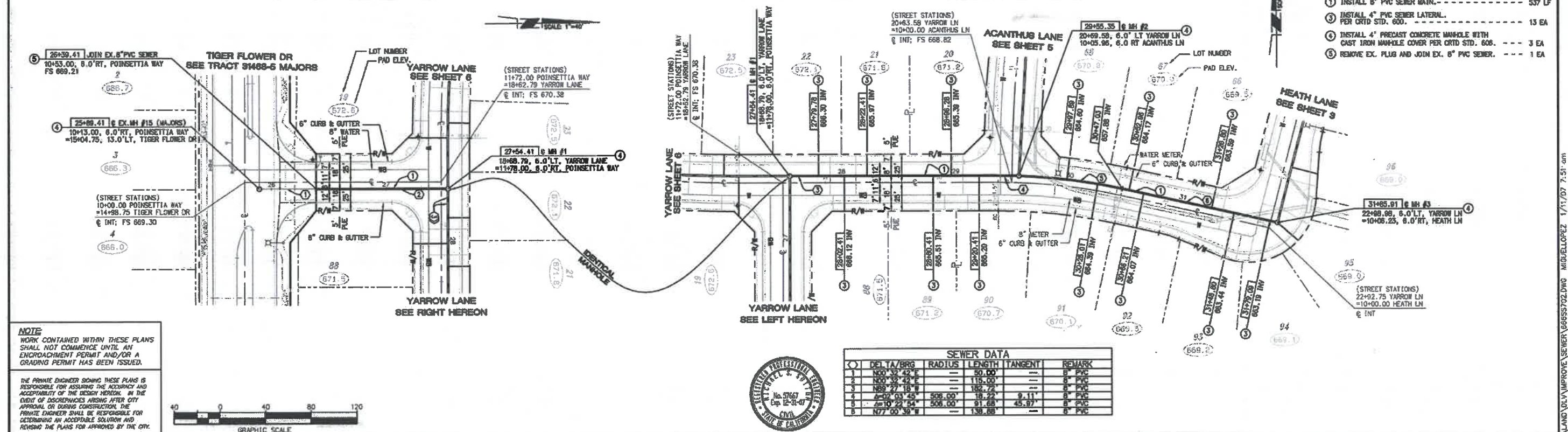


**POINSETTIA WAY**

**YARROW LANE**

**CONSTRUCTION NOTES**

- 1 INSTALL 8" PVC SEWER MAIN. ----- 537 LF
- 2 INSTALL 4" PVC SEWER LATERAL. ----- 13 EA
- 3 PER CRTD STD. 600 ----- 3 EA
- 4 INSTALL 4" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER CRTD STD. 606. ----- 1 EA
- 5 REMOVE EX. PLUG AND JOIN EX. 8" PVC SEWER. ----- 1 EA



**SEWER DATA**

NO	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N00°32'42"E	---	50.00	---	8" PVC
2	N00°32'42"E	---	115.00	---	8" PVC
3	N88°27'18"W	---	182.72	---	8" PVC
4	S02°03'45"E	508.00	18.22	9.11	8" PVC
5	S01°22'54"E	508.00	91.68	45.97	8" PVC
6	N77°00'39"W	---	139.89	---	8" PVC

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UNREGISTERED SERVICE ALERT OF SOUTHERN CALIFORNIA

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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

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760-346-7481 • FAX 760-346-8215 • www.RBF.com

DESIGN BY: [Signature]  
DRAWN BY: [Signature]  
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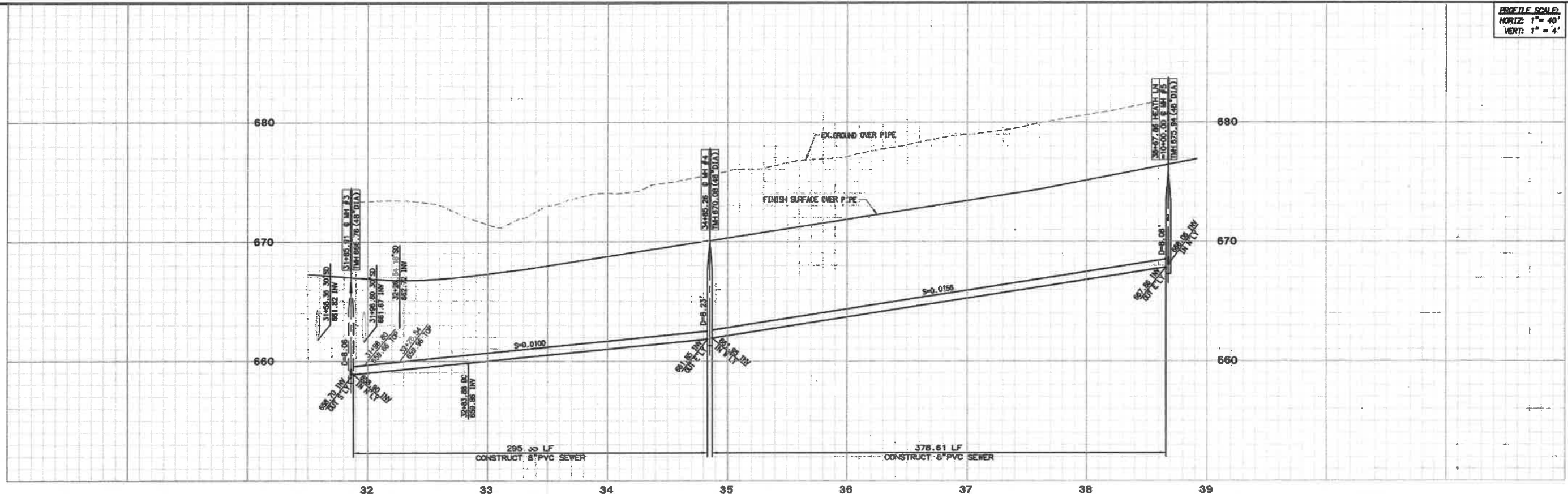
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City of Beaumont, Public Works Department  
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CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT 31468-7  
POINSETTIA WAY  
YARROW LANE  
87A: 25+08.61 TO 27+64.61 & 87A: 27+64.61 TO 31+86.91  
LOCATED IN THE NW 1/4 OF SEC 2, T 3 S, R 1 W, S94  
IN THE CITY OF BEAUMONT, CALIFORNIA  
Pardee Homes

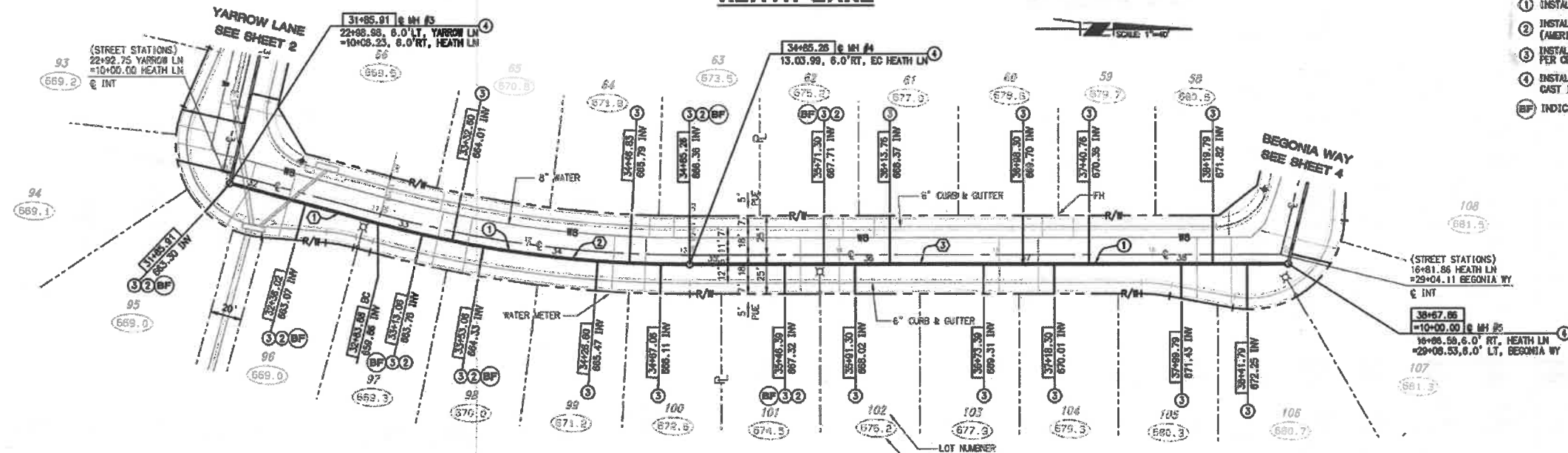
SHEET  
**2**  
OF 8 SHEETS  
DRAWING NO.: 66655702.dwg  
FR: 7/6/06

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



**HEATH LANE**



- CONSTRUCTION NOTES**
- ① INSTALL 8" PVC SEWER MAIN. ----- 574 LF.
  - ② INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S N-63-A OR EQUAL).----- 7 EA.
  - ③ INSTALL 4" PVC SEWER LATERAL PER CRD STD. 600. ----- 19 EA.
  - ④ INSTALL 4' PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER CRD STD. 606. ----- 2 EA.
  - ⓑ INDICATES LOTS REQUIRING BACK FLOW DEVICE FOR SEWER.

**SEWER DATA**

NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N15°09'07"E	---	97.97	---	8" PVC
2	S16°15'45"	758.00	201.38	101.29	8" PVC
3	N00°05'38"W	---	382.60	---	8" PVC



**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 ACCOMPANYING OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVED BY THE CITY.



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

BY	MARK	DESCRIPTION	APPR. DATE

**RBF CONSULTING**  
74-03 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1855  
760-348-7461 • FAX 760-348-8855 • www.RBF.com

DESIGNER: OBR  
DRAWN BY: OBR  
CHECKED BY: MSS  
SCALE: 1" = 40'  
PLOT DATE: 01/11/2007  
JOB NUMBER: 70100666

APPROVED BY: *Michael S. Sutton*  
MICHAEL S. SUTTON  
DATE: 01/11/07  
EXP. 12-31-07

DESIGNED BY: *[Signature]*  
RECOMMENDED FOR APPROVAL BY: *[Signature]*  
APPROVED BY: *[Signature]*  
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
Engineering Division

DATE: 01/11/07

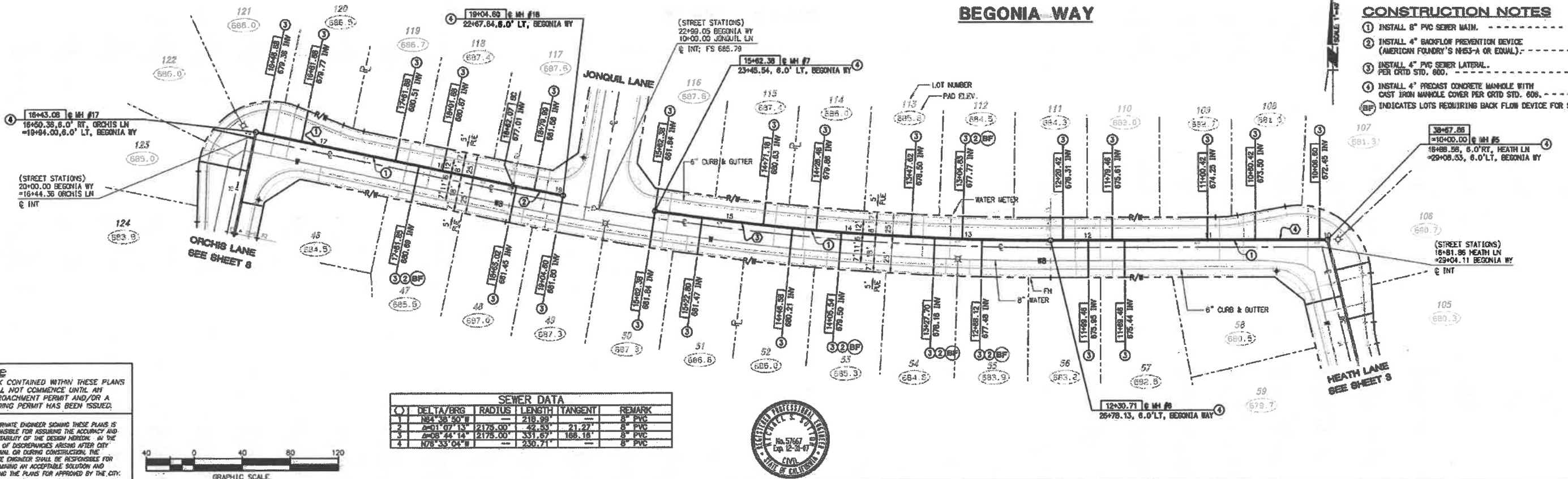
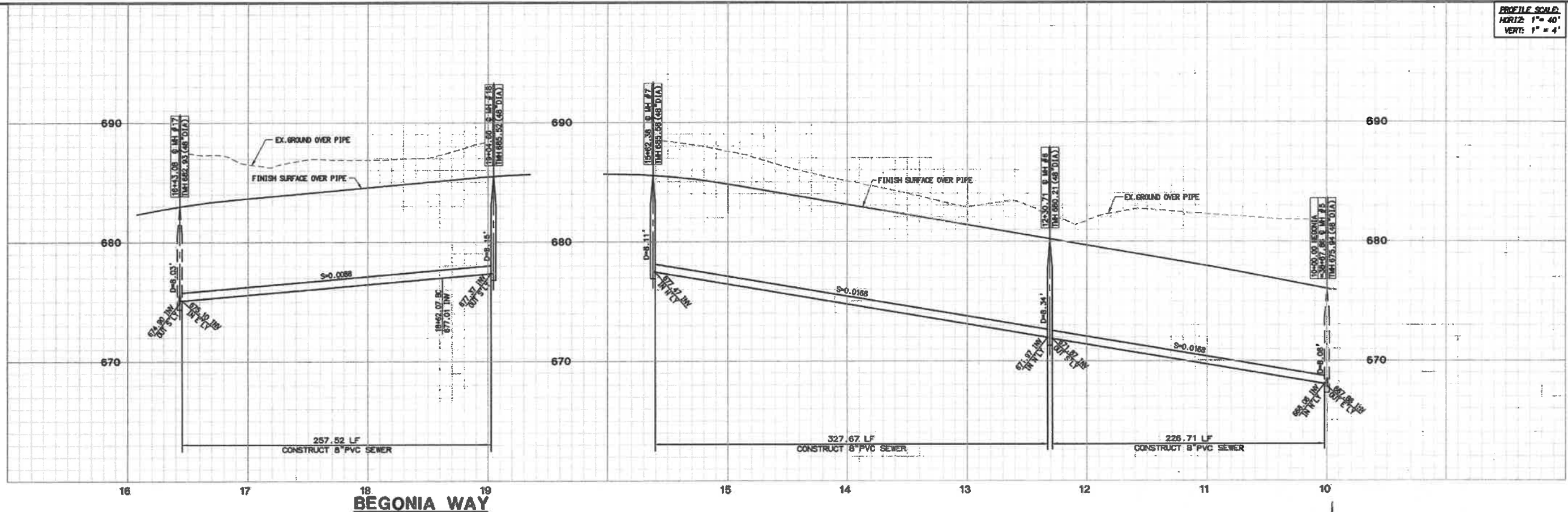
CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT 31488-7

**HEATH LANE**  
STAC 51488 TO 58+62.00  
LOCATED IN THE 1/4 OF SEC 2, T 3 S, R 1 E, SBN  
IN THE CITY OF BEAUMONT, CALIFORNIA.

Pardee Homes

SHEET  
**3**  
OF 8 SHEETS  
DRAWING NAME: 66655703.dwg  
FILE: 7636

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



- CONSTRUCTION NOTES**
1. INSTALL 8" PVC SEWER MAIN. ----- 812 LF.
  2. INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S NIB3-A OR EQUAL).----- 5 EA.
  3. INSTALL 4" PVC SEWER LATERAL. PER CRD STD. 600.----- 25 EA.
  4. INSTALL 4" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER CRD STD. 608.----- 3 EA.
- Ⓟ INDICATES LOTS REQUIRING BACK FLOW DEVICE FOR SEWER.

**SEWER DATA**

NO.	DELTA/ORG	RADIUS	LENGTH	TANGENT	REMARK
1	N24°30'00"W	218.99'	---	---	8" PVC
2	S01°07'13"E	2175.00'	42.53'	21.27'	8" PVC
3	S08°44'14"E	2175.00'	331.67'	168.18'	8" PVC
4	N78°33'04"W	---	230.71'	---	8" PVC

**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 HORIZON AS 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 1995.5) AS SHOWN ON M.B. 102, PAGES 30 THROUGH 33 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 OF B.C.R.  
 ELEV. = 2578.277 (1982)

BY	MARK	DESCRIPTION	APPR. DATE
ENGINEER		REVISIONS	CITY

**RBF CONSULTING** PLANNING & DESIGN & CONSTRUCTION  
 74-35 COUNTRY CLUB DRIVE SUITE 201  
 PALM DESERT, CALIFORNIA 92260-1656  
 760-346-7461 • FAX 760-346-8955 • www.RBF.com

DESIGN BY: ORS  
 DRAWN BY: SSS  
 CHECKED BY: MSS  
 SCALE: 1" = 40'  
 PLOT DATE: 01/11/2007  
 JOB NUMBER: 20100666

DATE: 01/11/07  
 RCE NO. 57667 - EXP. 12-31-17

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

Date: 1/10/07  
 Date: 3/10/07  
 Date: 3/14/07

560 E. 6TH STREET  
 BEAUMONT, CA 92223  
 TEL: (951) 760-8520 • FAX: (951) 760-8526

CITY OF BEAUMONT, CALIFORNIA  
 SEWER IMPROVEMENT PLANS  
 TRACT 3468-7

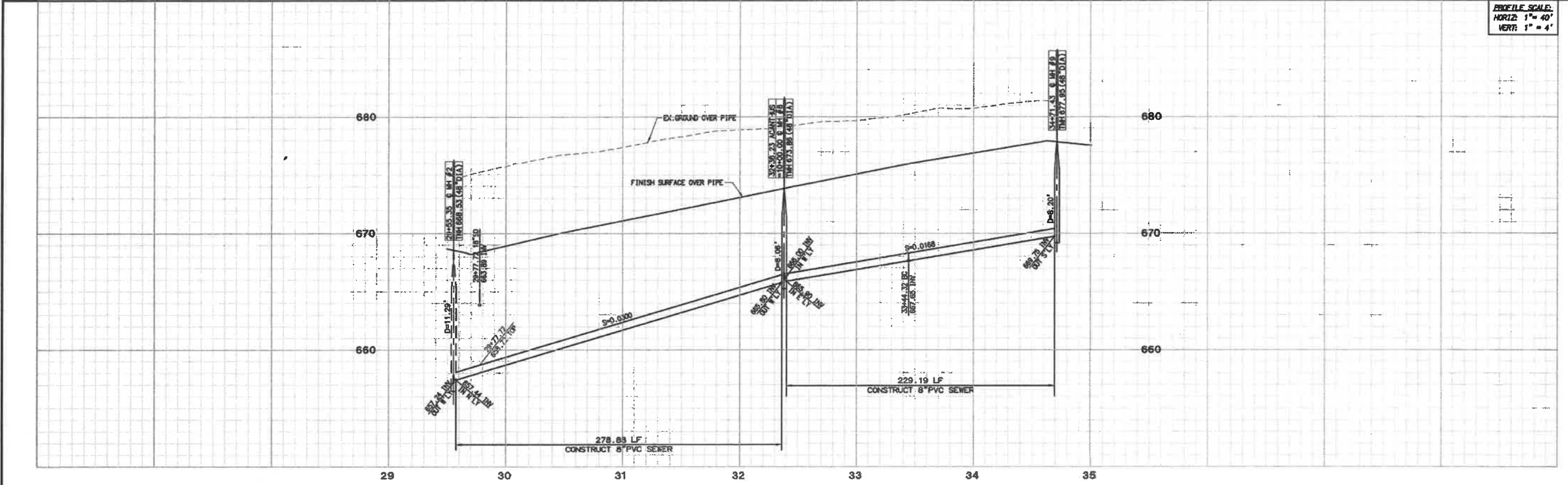
**BEGONIA WAY**  
 674+43.08 TO 10+40.00 & 674+40.00 TO 10+40.00  
 LOCATED IN THE NW 1/4 OF SEC 2, T 3 S, R 1 E, S14  
 IN THE CITY OF BEAUMONT, CALIFORNIA.

Pardee Homes

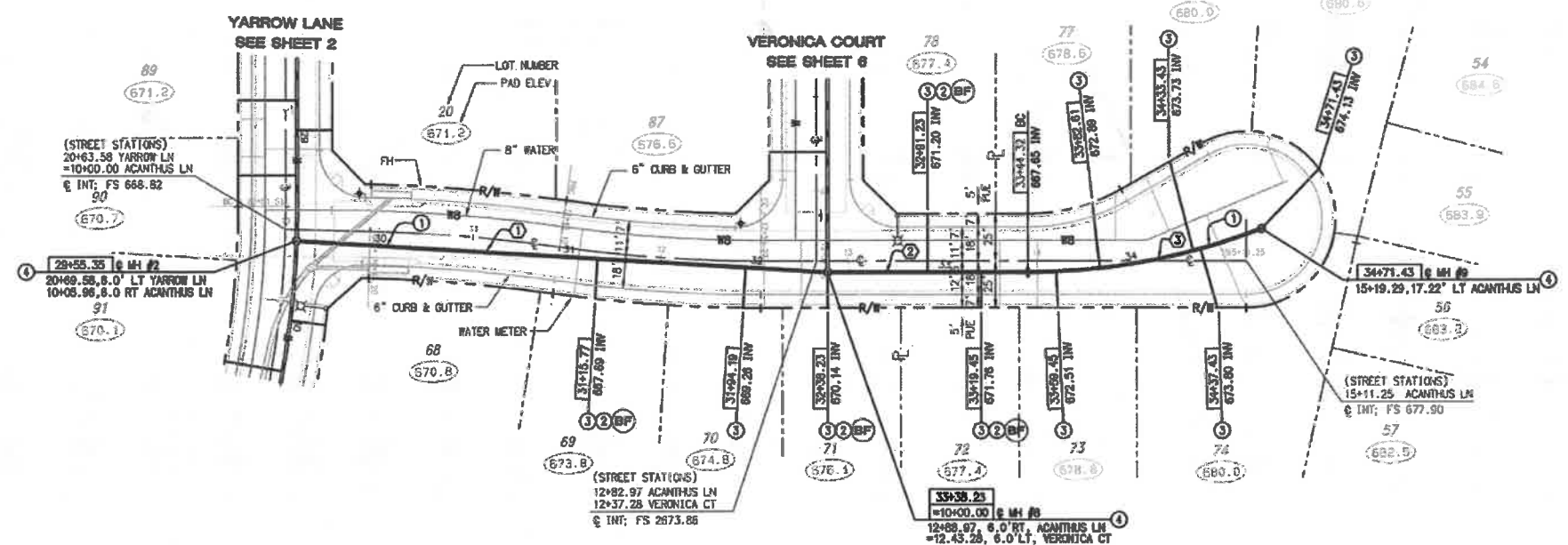
SHEET  
**4**  
 OF 8 SHEETS  
 DRAWING NAME: 66655704.dwg  
 FILE NO: 1636

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



**ACANTHUS LANE**



- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN. ----- 508 LF.
  - INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S HHS3-A OR EQUAL). ----- 4 EA.
  - INSTALL 4" PVC SEWER LATERAL. PER CRTD STD. 600. ----- 10 EA.
  - INSTALL 4' PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER CRTD STD. 606. ----- 2 EA.
- Ⓟ INDICATES LOTS REQUIRING BACK FLOW DEVICE FOR SEWER.

**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 TO THE PLANS FOR APPROVAL BY THE CITY.



**SEWER DATA**

NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N03°56'27"E	282.83'	---	---	8" PVC
2	N00°32'42"E	---	108.08'	---	8" PVC
3	S21°10'14"W	344.00'	127.11'	64.29'	8" PVC



**DIG ALERT**  
DIAL TOLL FREE  
1(800) 227-2800  
At Least Two Working Days Before You Dig  
UNIVERSAL SERVICE ALERT OF SOUTHERN CALIFORNIA

**BASIS OF BEARINGS:**  
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRK" AND "MTH" (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  
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., 50 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF OF B.C.R.  
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

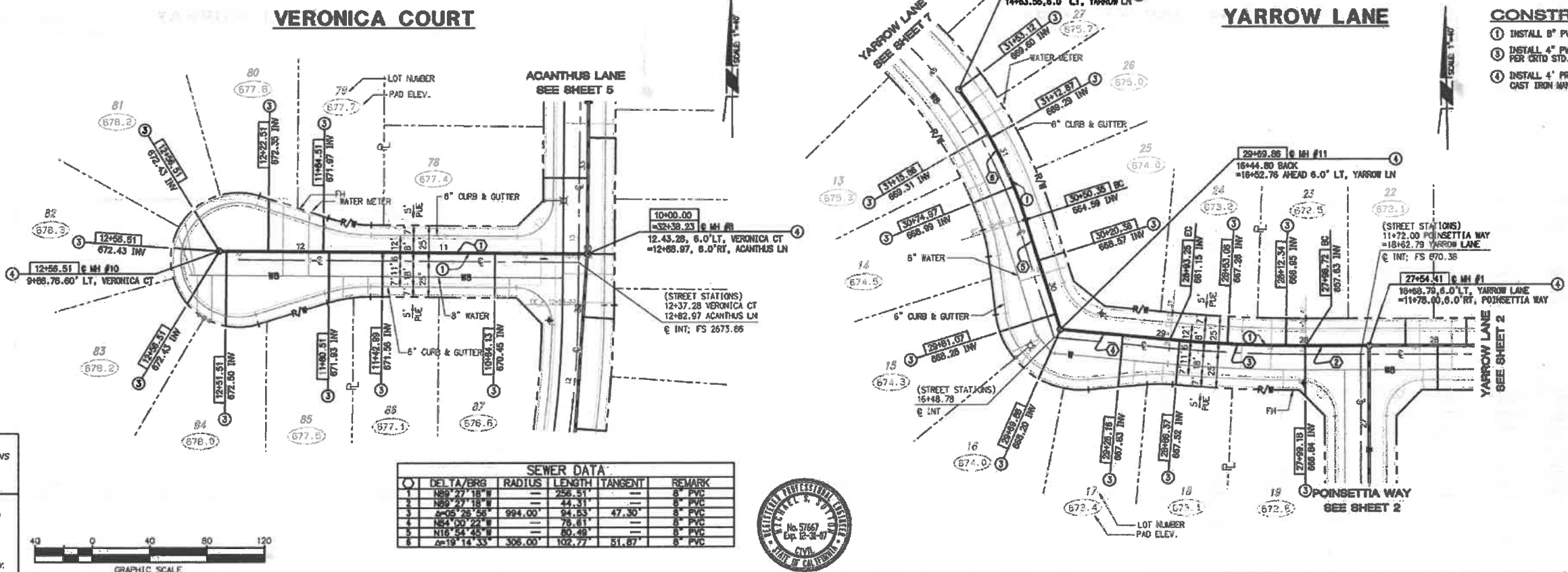
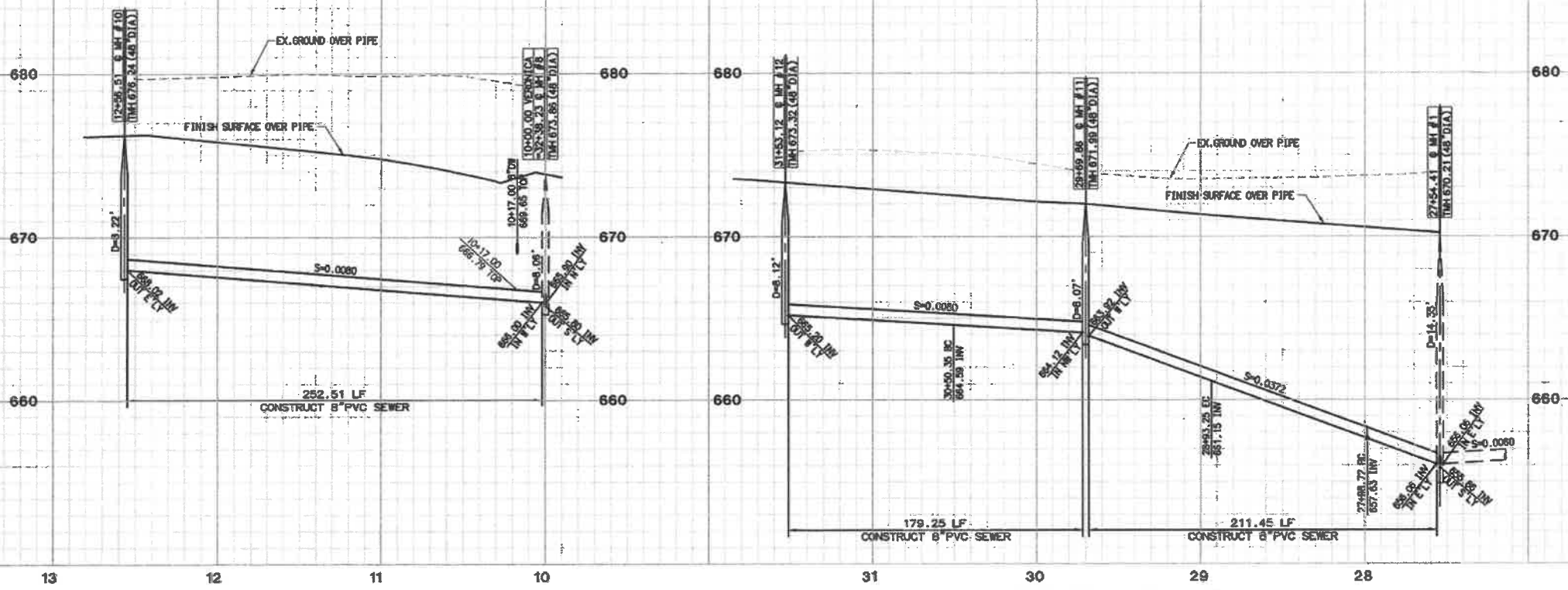
**RBF CONSULTING**  
PLANNING ■ DESIGN ■ CONSTRUCTION  
74-50 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1855  
760-346-7441 • FAX 760-346-8895 • www.rbf.com  
DATE: 01/11/07  
MICHAEL S. SUTTON  
REG. NO. 57667 EXP. 12-31-07

DESIGN BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1" = 40'  
PLOT DATE: 01/11/2007  
JOB NUMBER: 20100686  
Reviewed By: [Signature] Date: 1/11/07  
Recommended for Approval By: [Signature] Date: 1/11/07  
Approved By: [Signature] Date: 1/11/07  
City of Beaumont, Public Works Department  
Engineering Division  
550 E. 6TH STREET  
BEAUMONT, CA 92222  
TEL: (951) 769-8520 • FAX: (951) 769-8528

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT 3468-7  
**ACANTHUS LANE**  
STA: 29+63.58 TO 34+71.43  
LOCATED IN THE NW 1/4 OF SEC 2, T 3 S, R 1 E, S14  
IN THE CITY OF BEAUMONT, CALIFORNIA  
Pardee Homes

SHEET  
**5**  
OF 8 SHEETS  
DRAWING NAME: 666SS705.dwg  
FILE: 1636

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



- CONSTRUCTION NOTES**
- ① INSTALL 8" PVC SEWER MAIN. ----- 643 LF.
  - ② INSTALL 4" PVC SEWER LATERAL. PER CRTD STD. 600. ----- 19 EA.
  - ③ INSTALL 4' PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER CRTD STD. 606. ----- 3 EA.

**SEWER DATA**

NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N89°27'18" W	256.51'	44.31'	---	8" PVC
2	N89°27'18" W	---	44.31'	47.30'	8" PVC
3	S05°28'56" E	994.00'	64.53'	---	8" PVC
4	N84°00'22" W	---	76.51'	---	8" PVC
5	N18°54'48" W	---	60.48'	---	8" PVC
6	S19°14'33" E	306.00'	102.77'	51.87'	8" PVC



**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 "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.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 OF B.C.R.  
 ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

**RBF CONSULTING** PLANNING ■ DESIGN ■ CONSTRUCTION  
 74-50 COUNTRY CLUB DRIVE, SUITE 201  
 PALM DESERT, CALIFORNIA 92260-1886  
 760-348-7481 • FAX 760-348-8315 • www.RBF.com

DESIGN BY: CBR  
 DRAWN BY: CBR  
 CHECKED BY: MSS  
 SCALE: 1" = 40'  
 PLOT DATE: 01/11/2007  
 JOB NUMBER: 20100865

DATE: 01/11/07  
 RCE NO. 51647  
 EXP. 12-31-07

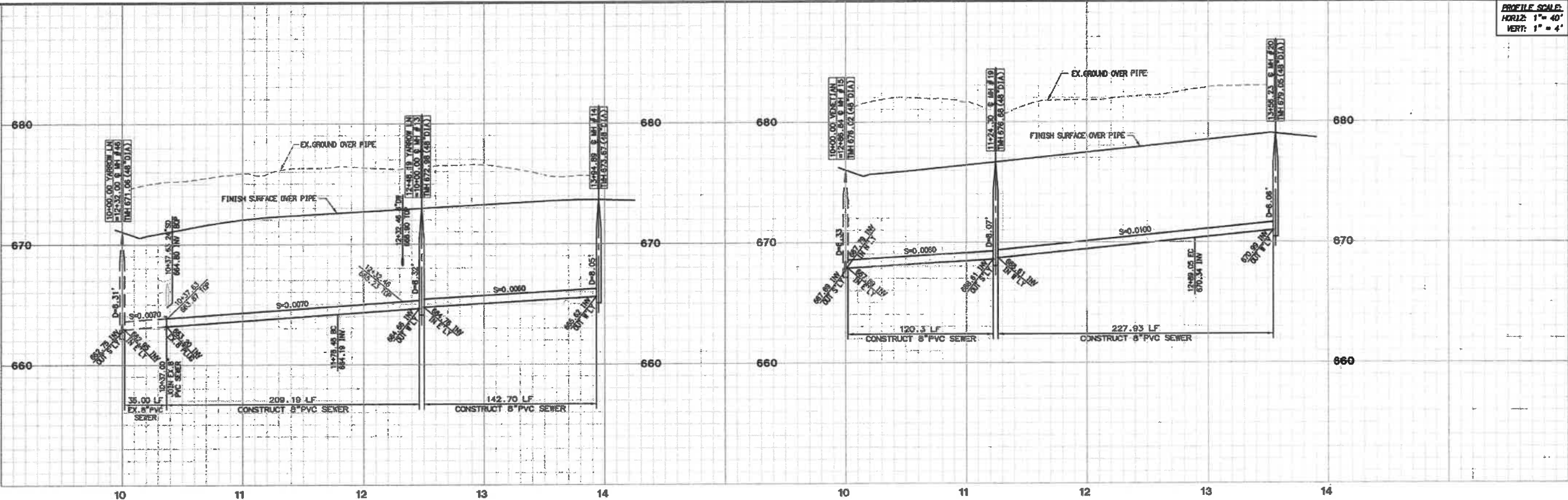
Reviewed By: [Signature] Date: 01/08/07  
 Recommended for Approval By: [Signature] Date: 3/16/07  
 Approved By: [Signature] Date: 3/14/07  
 Desaiq Moolani - Director of Public Works  
 City of Beaumont, Public Works Department  
 Engineering Division  
 550 E. 8TH STREET BEAUMONT, CA 92523  
 TEL: (951) 760-8526 • FAX: (951) 760-8526

CITY OF BEAUMONT, CALIFORNIA  
 SEWER IMPROVEMENT PLANS  
 TRACT 31488-7  
**VERONICA COURT YARROW LANE**  
 STA: 18+68.01 TO 28+98.85 & STA 31+82.00 TO 27+64.41  
 LOCATED IN THE 1/4 OF SEC 2, T 3 S, R 1 W, SEM IN THE CITY OF BEAUMONT, CALIFORNIA  
 Pardee Homes

SHEET  
**6**  
 OF 8 SHEETS  
 DRAWING NAME: 66655706.dwg  
 FILE: 1/3/06

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



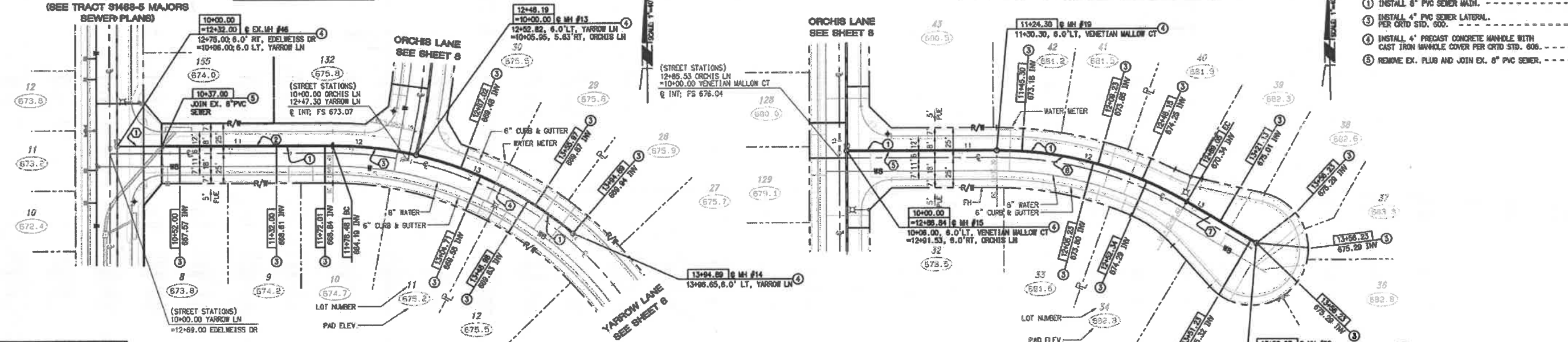
EDELWEISS DRIVE  
 (SEE TRACT 31468-5 MAJORS  
 SEWER PLANS)

**YARROW LANE**

**VENETIAN MALLOWS COURT**

**CONSTRUCTION NOTES**

- ① INSTALL 8" PVC SEWER MAIN. ----- 700LF.
- ② INSTALL 4" PVC SEWER LATERAL. PER CRTD STD. 500. ----- 18 EA.
- ③ INSTALL 4" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER CRTD STD. 606. ----- 4 EA.
- ④ REMOVE EX. PLUG AND JOIN EX. 8" PVC SEWER. ----- 1 EA.



**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 REVISING THE PLANS FOR APPROVAL BY THE CITY.



NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	N89°27'18"W	---	37.00	---	8" PVC
2	N89°27'18"W	---	141.45	---	8" PVC
3	S13°03'09"E	308.00	69.71	35.01'	8" PVC
4	S27°28'07"E	308.00	146.70	74.79'	8" PVC
5	N89°27'18"W	---	124.30	---	8" PVC
6	S30°50'51"E	308.00	164.75	84.42'	8" PVC
7	N58°36'27"W	---	67.17	---	8" PVC



**BASIS OF BEARINGS:**  
 DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAM" AND "MATH" (POSITIONS FOR NATIONAL GEODETIC SURVEY, INDOCS, EPOCH 1985.5) AS SHOWN ON U.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. 82  
 1-3/8" BRASS CAP MOUNTED MARKED "CITY 8.4. 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 OF B.C.R.  
 ELEV. = 2878.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER	REVISIONS	CITY		

**RBF CONSULTING**  
 PLANNING & DESIGN & CONSTRUCTION  
 74-83 COUNTRY CLUB DRIVE, SUITE 201  
 PALM DESERT, CALIFORNIA 92260-1855  
 760-346-7481 • FAX 760-346-2855 • www.RBF.com

DESIGN BY: GFR  
 DRAWN BY: GFR  
 CHECKED BY: MSS  
 SCALE: 1" = 40'  
 PLOT DATE: 01/11/2007  
 JOB NUMBER: 22100668

DATE: 01/11/07  
 RFE NO. 57657  
 EXP. 12-31-07

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

Date: 1/11/07  
 Date: 3/14/07  
 Date: 3/14/07

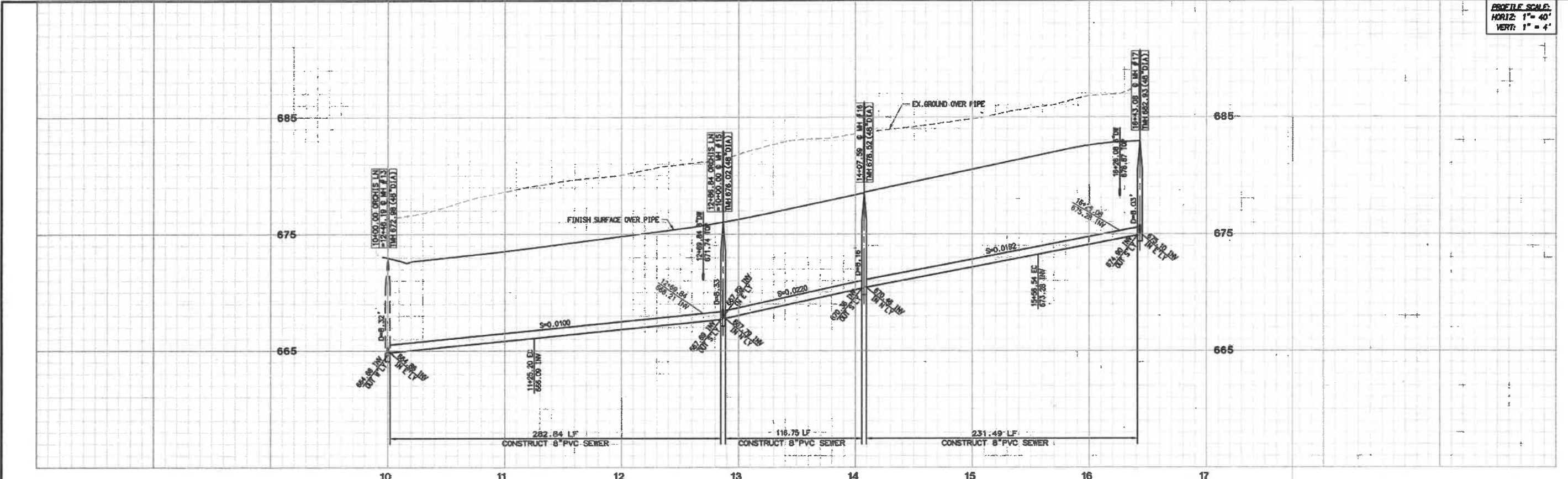
550 E. 8TH STREET  
 BEAUMONT, CA 92521  
 TEL: (951) 789-8520 • FAX: (951) 789-8526

CITY OF BEAUMONT, CALIFORNIA  
 SEWER IMPROVEMENT PLANS  
 TRACT 31468-7  
**YARROW LANE  
 VENETIAN MALLOWS COURT**  
 STA: 10+00 TO 13+66.00 & STA: 10+00 TO 13+66.00  
 LOCATED IN THE NW 1/4 OF SEC 2, T 3 S, R 1 W, S8M  
 IN THE CITY OF BEAUMONT, CALIFORNIA

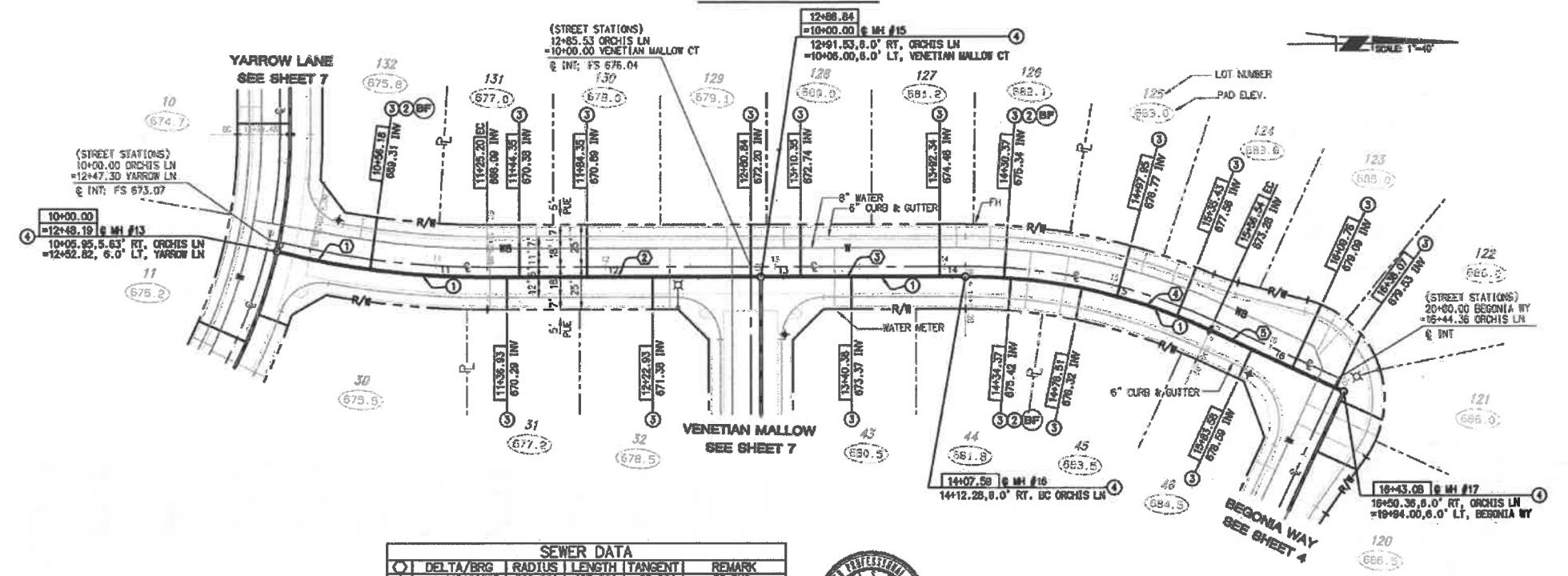
FOR: Pardee Homes

SHEET  
**7**  
 OF 8 SHEETS  
 DRAWING FILE: 06655707.dwg  
 FILE: 1636

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



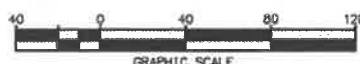
**ORCHIS LANE**



- CONSTRUCTION NOTES**
- 1 INSTALL 8" PVC SEWER MAIN. ----- 636 LF.
  - 2 INSTALL 4" BACKFLOW PREVENTION DEVICE (AMERICAN FOUNDRY'S H63-A OR EQUAL). ----- 3 EA.
  - 3 INSTALL 4" PVC SEWER LATERAL. PER CRD STD. 600. ----- 17 EA.
  - 4 INSTALL 4" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER CRD STD. 608. ----- 5 EA.
  - BP INDICATES LOTS REQUIRING BACK FLOW DEVICE FOR SEWER.

**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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SEWER DATA					
NO.	DELTA/BRG	RADIUS	LENGTH	TANGENT	REMARK
1	Δ=14° 10' 38"	508.00'	125.20'	82.82'	8" PVC
2	Δ=100° 55' 42"	---	151.84'	---	8" PVC
3	Δ=100° 52' 42"	---	120.75'	---	8" PVC
4	Δ=24° 45' 28"	344.00'	148.94'	78.68'	8" PVC
5	Δ=25° 21' 10"	---	86.54'	---	8" PVC



**BASIS OF BEARINGS:**  
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRIM" 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  
DESCRIPTION: 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 OF B.C.R.  
ELEV. = 2878.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE	QTY
ENGINEER		REVISIONS			

**RBF CONSULTING**  
PLANNING ■ DESIGN ■ CONSTRUCTION  
74-130 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1655  
760-346-7461 • FAX 760-346-8578 • www.rbf.com

DATE: 01/11/07  
RCE NO. 51667 EXP. 12-31-07

DESIGN BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1" = 40'  
PLOT DATE: 01/11/2007  
JOB NUMBER: 20100656

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

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS  
TRACT 31488-7

**ORCHIS LANE**  
STA: 10+00.00 TO 10+45.00  
LOCATED IN THE NW 1/4 OF SEC 2, T 3 S, R 1 E, SEM IN THE CITY OF BEAUMONT, CALIFORNIA

Pardee Homes

SHEET 8 OF 8 SHEETS  
DRAWING NAME: 66655703.dwg  
FILE: 1636