



# City of Beaumont

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

Case No.	<u>PW2021-0642</u>
Receipt No.	<u>201142683</u>
Fee \$	<u>3484.43</u>
Date Paid	<u>2-12-21</u>

## BOND EXONERATION APPLICATION

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

- Contact's Name Rick Rush Phone (951) 539-5294
- Contact's Address 1250 Corona Pointe Court Suite 600 Corona, CA 92879  
City/State/Zip
- Contact's E-mail rick.rush@tripointehomes.com
- Developer Name Tri Pointe Phone (951) 539-5294  
(If corporation or partnership application must include names of principal officers or partners)
- Developer Address Same As Above \_\_\_\_\_  
City/St/Zip
- Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Bond #929598681  
Cougar Way & Highland Springs Avenue Street & Storm Drain Improvement Performance Bond  
File #2005

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  02/08/2021  
Print Name and Sign – Contact/Applicant Date

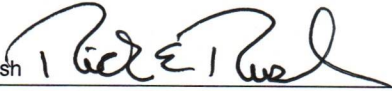
7. Contractor shall indemnify, defend, and hold harmless the City and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with 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  02/08/2021  
Print Name and Sign – Contact/Applicant Date

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

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

Rick Rush



Print Name and Sign – Contact/Applicant

02/08/2021

Date



# Punch List

Project Name: Cougar Way & Highland Springs Avenue Street & Storm Drain Improvement

Tract No.

	PW2021-0642	Bond No. 929598681	
Inspected By: Jason Craghead		Page: 1 of 2	Date: 7/15/2021, Updated on 8/15/24
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1	S/S Cougar Way & Menache Pl. Replace A-6 Curb/Gutter per Riverside County Std. No. 200	Omitted	
2	Crack Seal/Slurry Seal type II all Streets within project limits	Jason Craghead 6/22/23	Jason Craghead 6/26/23
3	Place thermoplastic striping all Streets within project limits.	Jason Craghead 7/7/23	Jason Craghead 7/17/23
4	N/E corner of Cougar Way/Menache Pl. R&R cracked sidewalk per Riverside County Std. No. 401	Jason Craghead 6/5/23	Jason Craghead 6/7/23
5	S/W corner of Highland Springs/Cougar Way cracked Curb Ramp. R&R per Riverside County Std. No. 403 case A	Omitted	
6	N/W corner Highland Springs/Cougar Way Curb Ramp separating from Curb	Jason Craghead 6/5/23	Jason Craghead 6/7/23
7	North side of Cougar Way approx. 75' west of Highland Springs sidewalk/gutter chipped. R&R per Riv. County Std.	Jason Craghead 6/5/23	Jason Craghead 6/7/23
8	Streetlight missing North side of Cougar Way 200' west of Highland Springs	Jason Craghead 1/18/23	Jason Craghead 1/18/23
9	Multiple sidewalk panels lifting on Cougar Way, north side, and south side. R&R per Riverside County Std. No. 401	Omitted	
10	North side of Cougar Way between Brockton Ln. and Greengate. Remove signpost in sidewalk, replace sidewalk	Jason Craghead 6/5/23	Jason Craghead 6/7/23
11	East side of intersection of Starlight/Cougar Way. Street failing near water valve. R&R per plan	Paved with deep lift, repairs to water still pending 6/15/23	No water present, Street is firm.



# Punch List

Project Name:

Tract No.

		PW	Bond No.	
Inspected By:		Page: 2 of 2		Date:
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)	
12	Repair nonfunctioning Street Lights on Cougar Way (Marked with Pink Paint)	Jason Craghead 7/31/24	Jason Craghead 8/8/24	

**MAINTENANCE BOND**

WHEREAS, the City of Beaumont ("City"), a municipal corporation, and Tri Pointe Homes IE-SD, Inc., fka: Pardee Homes (hereinafter "Principal"), have entered into an agreement by which Principal agrees to install and complete certain designated public improvements and to guarantee and warrant the work for the period of one year following its completion and acceptance, which said agreement, dated October 9, 2014, and identified as Tract 31470 - Street & Storm Drain is hereby referred to and made a part hereof; and:

WHEREAS, Principal is required under the terms of the agreement to furnish a bond to guarantee and warrant the work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, to comply with the terms of the agreement.

NOW, THEREFORE, we, the Principal and The Continental Insurance Company ("Surety") admitted and duly authorized to transact business under the laws of the State of California as surety, are held and firmly bound unto the City of Beaumont as obligee, in the penal sum of \*\*\* dollars (\$121,367.11) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors, and administrators, jointly and severally, firmly by these presents.

\*\*\*One Hundred Twenty-One Thousand Three Hundred Sixty-Seven and 11/100\*\*\*

The condition of this obligation is such that if the above bounded Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, provisions in the agreement and any alteration thereof made as therein provided, on his or its part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City of Beaumont, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a condition precedent to the satisfactory completion of the agreement, the obligation of the Principal and surety under this bond shall remain in effect for a period of one (1) year after the completion and acceptance of the work. During that time, if the Principal or his or its heirs, executors, administrators, successors or assigns, fails to make full, complete and satisfactory repair and replacement or totally protect the City from any loss or damage made evident during that year which results from or is caused by either defective materials or faulty workmanship in the prosecution of the work, then the obligation shall remain in full force and effect. However, anything in this paragraph to the contrary notwithstanding, the obligation of the Surety shall continue so long as any obligation of the Principal remains.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City of Beaumont in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations under this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications. The Surety waives all rights of subrogation against the City or any person employed by the City.

*[signatures on following page]*

SIGNED AND SEALED THIS 22nd DAY OF August 2024 .

(Seal)

(Seal)

**SURETY**

The Continental Insurance Company

By: \_\_\_\_\_

*Michelle Haase*

(Name)

Michelle Haase

(Title)

Attorney-in-Fact

(Address)

2 Park Plaza, Suite 400

Irvine, CA 92614

949-399-4971

**PRINCIPAL**

Tri Pointe Homes IE-SD, Inc., fka: Pardee Homes

By: \_\_\_\_\_

*Brian Ortwein*

(Name)

Brian Ortwein

(Title)

Vice President of Project Management

(Address)

1250 Corona Pointe Court, Suite 600

Corona, CA 92879

951-529-7795



ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

## 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.

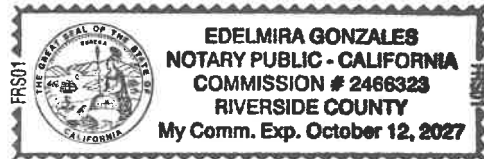
State of California  
County of Riverside )

On 08/23/2024 before me, Edelmira Gonzales / Notary Public  
(insert name and title of the officer)

personally appeared Brian Ortwein,  
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 Edelmira Gonzales (Seal)



# 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 AUG 22 2024 before me, Janina Monroe, Notary Public,  
(Here insert name and title of the officer)

personally appeared Michelle Haase  
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.

  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### 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.



**POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT**

**Know All Men By These Presents,** That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**Marina Tapia, Janina Monroe, Michelle Haase, Timothy J Noonan, Edward C Spector, Aidan Smock, Jaren A Marx, Erin Brown, Charles R Teter III, Simone Gerhard, B Aleman, K D Wapato, Rachel A Mullen, D Garcia, Sandra Corona, Jennifer Ochs, Ethan Spector, Sarah Campbell, Individually** of Irvine, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

**- In Unlimited Amounts -**

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the Board of Directors of the insurance company.

**In Witness Whereof,** The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 29th day of April, 2024.



The Continental Insurance Company

*Larry Kasten*  
Larry Kasten Vice President

State of South Dakota, County of Minnehaha, ss:

On this 29th day of April, 2024, before me personally came Larry Kasten to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires March 2, 2026

*M. Bent*  
M. Bent Notary Public

**CERTIFICATE**

I, Paula Kolsrud, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolutions of the Board of Directors of the insurance company printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this 22nd day of August, 2024.



The Continental Insurance Company

*Paula Kolsrud*  
Paula Kolsrud Assistant Secretary

**Authorizing By-Laws and Resolutions**

**ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:**

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

“RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25<sup>th</sup> day of April, 2012.

“Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the “Authorized Officers”) to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, “Electronic Signatures”), Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company.”

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27<sup>th</sup> day of April, 2022:

“RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.”

14-2081

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS  
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN**

(Tract Map/Parcel Map/Plot Plan No. 31470 )

~~#208~~ #2005

THIS SECURITY AGREEMENT is made and effective this 9th day of October,  
2014, by and between the CITY OF BEAUMONT ("CITY") and Pardee Homes,  
a California company ("DEVELOPER").

**RECITALS**

A. DEVELOPER has applied to the CITY for permission to develop certain real property, pursuant to TM/PM/PP/CUP 31470, ("Map"). DEVELOPER has also asked the CITY to accept the dedication of the street or streets and other proposed public rights-of-way, parks and recreation facilities, and easements as depicted on the Map and to otherwise approve the Map so that it may be recorded as required by law; and

B. The CITY requires, as a condition precedent to the acceptance and approval of the Map and the dedication of the public rights-of-way and easements depicted thereon, that such rights-of-way be improved with (for example) grading, paving, curbs, gutters, sidewalks, street lights, stormdrains, sanitary sewers and appurtenances thereto, street name signs, survey monuments, electrical and telecommunications, water pipes, water mains, fire hydrants and appurtenances thereto, and landscaping, including any warranty work for all such improvements (collectively, "Improvements"); and

C. The Improvements have not yet been constructed and completed and it is the purpose of this Security Agreement to set forth the terms and conditions by which the DEVELOPER shall guarantee that such Improvements shall be constructed and completed within the time set forth herein.

**AGREEMENT**

NOW, THEREFORE, in consideration of the acceptance of the DEVELOPER's offer of dedication and the approval of the Map for filing and recording as provided and required by law, the CITY and the DEVELOPER hereby agree as follows:

1. Provision of Improvements. DEVELOPER shall provide, at the DEVELOPER's sole cost and expense, all necessary labor and materials to complete the construction of the Improvements depicted on the Map and described in the conditions of approval of the Map within one (1) year of the date of this Security Agreement.

2. Inspection by the CITY. The CITY shall inspect, at the DEVELOPER's sole cost and expense, all of the work, labor and materials performed and provided by the DEVELOPER in connection with the Improvements.

3. Compliance with Plans and Specifications. The Improvements shall be constructed and installed in strict accordance with the CITY-approved plans and specifications.

4. Security for Performance. Concurrently with the execution of this Security Agreement by DEVELOPER, DEVELOPER shall deliver to the CITY an irrevocable letter of credit or a performance bond issued by a corporate surety (or other security as authorized by Government Code, Section 66499) in substantially the form attached hereto as **Exhibit "A"**, in an amount that is not less than 100% of the total estimated cost of the Improvements and any warranty therefor. The performance bond shall be issued by an "admitted" corporate surety insurer authorized to do business in the State of California and the surety insurer shall have an A.M. Best rating of at least "A, XV". The surety insurer shall have assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The security or bond shall also insure against any and all defects in the Improvements for a period of not less than one full year after the date of acceptance thereof by the CITY. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

5. Security for Contractors, Subcontractors, Laborers and Materialmen. The DEVELOPER shall also provide an irrevocable letter of credit or a bond issued by a corporate surety for the security of laborers and materialmen, which bond or bonds shall be in substantially the form attached hereto as **Exhibit "B"** and made a part hereof. The amount of the bond(s) shall be no less than 100% of the total estimated amount needed to secure payment to the contractor, to the subcontractors, and to the persons furnishing labor, materials, or equipment to them for the Improvements. The laborers and materialmen bond shall be provided by an "admitted" corporate surety insurer authorized to transact surety insurance in the State of California with an A.M. Best rating of "A, XV", and with assets exceeding its liabilities in the amount equal to or in excess of the amount of the bond, and the bond shall not be in excess of 10% of the surety insurer's assets. The bond shall be duly executed and shall meet all the requirements of Section 995.660 of the California Code of Civil Procedure.

6. General Liability and Worker's Compensation Insurance. The DEVELOPER shall, before commencing any work, obtain commercial general liability insurance (primary) of not less than \$2,000,000.00 per occurrence for all coverages and \$2,000,000.00 general aggregate. The CITY and its employees and agents shall be added as additional insureds. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the CITY or any employee or agent of the CITY. Coverage shall not be limited to the vicarious liability or supervisory role of any additional insured. Coverage shall contain no contractors' limitation endorsement. There shall be no endorsement or modification limiting the scope of coverage for liability arising from pollution, explosion, collapse, underground property damage or employment-related practices. Such insurance shall not prohibit the DEVELOPER, and its employees or agents, from waiving the right of subrogation prior to a loss. The DEVELOPER waives its right of subrogation against the CITY. Unless otherwise approved by the CITY, the DEVELOPER's insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best rating of "A, XV." Self-insurance shall not be considered to comply with these insurance

specifications. The DEVELOPER agrees to require all contractors, subcontractors and other parties hired for the Improvements to purchase and maintain insurance of the types specified herein, naming as additional insureds all of the parties to this Security Agreement. The DEVELOPER shall, before commencing any work, obtain Worker's Compensation Insurance in an amount required by law and, failing to do so, the CITY may procure such insurance at the cost of the DEVELOPER.

7. Comprehensive Commercial General and Automobile Liability Insurance. The DEVELOPER, before commencing any work shall, at its own expense, maintain comprehensive commercial general and automobile liability insurance issued by a California-admitted surety company with an A.M. Best rating of no less than "A, XV" for \$2,000,000 per occurrence. Coverage shall be for the entire duration of the permitted activities. Such liability insurance policy shall name, by endorsement, the City as an additional insured.

8. Indemnification. Notwithstanding the provisions of Government Code, Section 66474.9 or any other statutes of similar import, and to the full extent permitted by law, the DEVELOPER shall defend, indemnify and hold harmless the CITY, its employees, agents, officials and attorneys, from and against any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind or nature, whether actual, alleged or threatened, reasonable attorneys' fees, court costs, interest, expert witness fees and any other costs or expenses of any kind whatsoever, without restriction or limitation, incurred in relation to, as a consequence of, or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part, to the Map, the Improvements, this Agreement, or any matter related to the same; provided, however, that the indemnification to be provided by DEVELOPER to the CITY pursuant to the terms of this paragraph shall not be applicable where the aforementioned liability, claim, suit, action, etcetera, is the result of the sole negligence or sole willful misconduct of the CITY.

9. Procedure for Release of Security. The security furnished by the DEVELOPER shall be released in whole or in part in the following manner:

a. Security shall be released upon final completion and acceptance of the Improvements. If the security furnished by the DEVELOPER is a documentary evidence of security, such as a surety bond or a letter of credit, the CITY shall release the documentary evidence and return the original to the Surety upon final completion and acceptance of the Improvements. In the event the CITY is unable to return the original documentary evidence to the Surety, the security shall be released by written notice sent by certified mail to the DEVELOPER and to the Surety within 30 days of the acceptance of the Improvements. The written notice shall contain a statement that the work for which security was furnished has been completed and accepted, a description of the Improvements, and the notarized signature of an authorized CITY official.

b. At such time as the DEVELOPER believes that the work for which the security was required is complete and makes payment of a partial exoneration fee of \$350 to the CITY, the DEVELOPER shall notify the CITY in writing of the completed work, including a list of work completed. Upon receipt of the written notice, the CITY shall

have 45 days to review and comment or approve the completion of the Improvements. If the CITY does not agree that all work has been completed in accordance with the plans and specifications for the Improvements, it shall supply a list of all remaining work to be completed.

c. Within 45 days of receipt of the CITY's list of remaining work, the DEVELOPER may then provide cost estimates for all remaining work for review and approval by the CITY.

d. Upon receipt of the cost estimates, the CITY shall then have 45 days to review, comment, and approve, modify or disapprove those cost estimates. The CITY shall not be required to engage in this process of partial release more than once between the start of work and the completion and acceptance of all work.

e. If the CITY approves the cost estimate, the CITY shall release all performance security except for security in an amount up to 200% of the cost estimate of the remaining work; **PROVIDED, HOWEVER**, such partial release shall occur only when the cost estimate of the remaining work does not exceed 20% of the total original performance security. Substitute bonds or other security may be used as a replacement for the performance security, subject to the prior written approval of the CITY. (**NOTE:** a reduction in performance security is not, and shall not be deemed to be, an acceptance by the CITY of the completed Improvements, and the risk of loss or damage to the Improvements and the obligation to maintain the Improvements shall remain the sole responsibility of the DEVELOPER until all required Improvements have been accepted by the CITY and all other required Improvements have been fully completed in accordance with the plans and specifications for the Improvements.)

f. The DEVELOPER shall complete the works of Improvement until all remaining items are accepted by the CITY. Upon completion of the Improvements, the DEVELOPER shall be notified in writing by the CITY within 45 days and, within 45 days of the date of the CITY's notice, the release of any remaining performance security shall be made within 60 days of the recording of the Notice of Completion.

10. Procedure for Release of Payment Security. Security securing the payment to the contractor, his or her subcontractors and persons furnishing labor, materials or equipment shall, after passage of the time within which mechanic's liens and stop notices are required to be recorded and after acceptance of the Improvements, be reduced to an amount equal to the total claimed by all claimants for whom mechanic's liens and stop notices have been recorded and notice thereof given in writing to the CITY, and if no claims have been recorded, the security shall be released in full.

11. Security for One-Year Warranty Period. The release procedures described in paragraphs 8 and 9 above shall not apply to any required guarantee and warranty period nor to the amount of the security deemed necessary by the CITY for the guarantee and warranty period nor to costs and reasonable expenses and fees, including reasonable attorneys' fees.

12. Binding Effect. This Security Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives and their successors and assigns.

13. Authority to Execute. The DEVELOPER hereby warrants and represents to the CITY that the individual signing this Security Agreement on behalf of the DEVELOPER is vested with the unconditional authority to do so pursuant to, and in accordance with, all applicable legal requirements, and has the authority bind the DEVELOPER hereto.

14. No Assignment. The DEVELOPER may not assign this Security Agreement or any part thereof, to another without the prior written consent of the CITY.

15. Attorneys' Fees. In the event of legal action to enforce or interpret this Agreement or any of its provisions, the prevailing party shall be entitled, in addition to any other form of relief, to recover its reasonable attorneys' fees and costs of suit.

16. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute a single agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first above written.

CITY OF BEAUMONT

By   
Mayor

DEVELOPER

By 

Title: Michael Taylor, Division President

2120 Park Place Ste 120  
El Segundo, CA.

~~900~~ 90245

STATE OF CALIFORNIA )SS  
COUNTY OF Riverside )

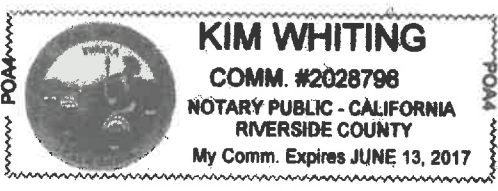
On October 9, 2014, before me, Kim Whiting, Notary Public, personally appeared Michael Taylor

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 [Handwritten Signature]



My Commission Expires: 6-13-2017

*This area for official notarial seal*

Notary Name: Kim Whiting

Notary Phone: (909) 261-0804

Notary Registration Number: 2028798

County of Principal Place of Business: Riverside



#14-2081

EXHIBIT "A"

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Pardee Homes (hereinafter designated as "Principal") have entered into an agreement whereby Principal agrees to install and complete certain designated public improvements, which agreement, dated October 9<sup>th</sup>, 2014, and identified as project TM/PM/PP/CUP \*        , is hereby referred to and made a part hereof, and \* Sundance North Cougar Way & Highland Springs Ave Improvements.  
~~# 2005~~

WHEREAS, Principal is required under the terms of the said agreement to furnish a bond for the faithful performance of said agreement.


NOW, THEREFORE, we, the Principal and The Continental Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of One Million Two Hundred Thirteen Thousand \*         dollars (\$ 1,213,671.17 ) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.  
\* Six Hundred Seventy One and 17/100

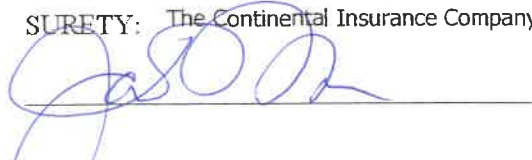
The condition of this obligation is such that if the Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents and employees as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment therein rendered.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on October 2, 2014.

PRINCIPAL: Pardee Homes  
  
By MICHAEL TAYLOR  
Title DIVISION PRESIDENT

SURETY: The Continental Insurance Company  
  
By Janina Monroe  
Title Attorney-In-Fact

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

County of Orange }

On OCT 02 2014 before me, Brianne Davis, Notary Public  
Date Here insert Name and Title of the Officer

personally appeared Janina Monroe  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(x) whose name(x) is/xxx subscribed to the within instrument and acknowledged to me that ~~xx/she/xxx~~ executed the same in ~~xx/his/xxx~~ authorized capacity~~xxx~~, and that by ~~XX/his/xxx~~ signature(x) on the instrument the person(x), or the entity upon behalf of which the person(x) 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 Brianne Davis  
Signature of Notary Public Brianne Davis

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

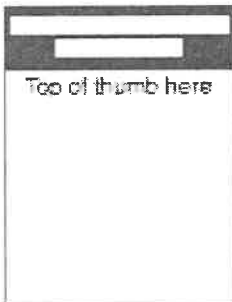
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

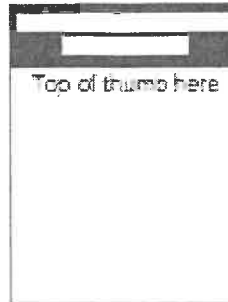


Signer Is Representing \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

Signer's Name \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

**POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT**

**Know All Men By These Presents**, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**Janina Monroe, Tom Mc Call, Paul Boucher, Individually**

of Los Angeles, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

**- In Unlimited Amounts -**

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

**In Witness Whereof**, The Continental Insurance Company has caused these presents to be signed by its Senior Vice President and its corporate seal to be hereto affixed on this 29th day of October, 2009.



The Continental Insurance Company

*Jacquelyne M. Belcastro*  
Jacquelyne M. Belcastro Senior Vice President

State of Illinois, County of Cook, ss:

On this 29th day of October, 2009, before me personally came Jacquelyne M. Belcastro to me known, who, being by me duly sworn, did depose and say: that she resides in the City of Chicago, State of Illinois; that she is a Senior Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that she knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires September 17, 2013

*Eliza Price*  
Eliza Price Notary Public

**CERTIFICATE**

I, Mary A. Ribikawskis, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof, I have hereunto subscribed my name and affixed the seal of the said insurance company this \_\_\_\_\_ day of OCT 02 2014.



The Continental Insurance Company

*Mary A. Ribikawskis*  
Mary A. Ribikawskis Assistant Secretary

STATE OF CALIFORNIA )SS  
COUNTY OF Riverside )

On October 9, 2014, before me, Kim Whiting, Notary Public, personally appeared Michael Taylor

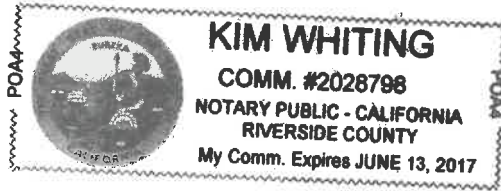
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Kim Whiting



My Commission Expires: 6-13-2017

*This area for official notarial seal*

Notary Name: Kim Whiting

Notary Phone: (909) 261-0804

Notary Registration Number: 2028798

County of Principal Place of Business: Riverside

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Pardee Homes (hereafter designated as "the Principal") have entered into an agreement whereby the Principal agrees to install and complete certain designed public improvements, which agreement, dated October 9th, 2014, and identified as project TM/PM/PP/CUP \*        , is hereby referred to and made a part hereof; and \* Sundance North Cougar Way & Highland Springs Ave Improvements. # 2005

WHEREAS, under the terms of the said agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Beaumont to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California.

NOW, THEREFORE, the Principal and the undersigned as corporate surety, are held firmly bound unto the City of Beaumont and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the said agreement and referred to in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code in the sum of One Million Two Hundred Thirteen Thousand\* dollars (\$ 1,213,671.17 ), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the City in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

\*Six Hundred Seventy One and 17/100

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety above named, on October 2, 2014.

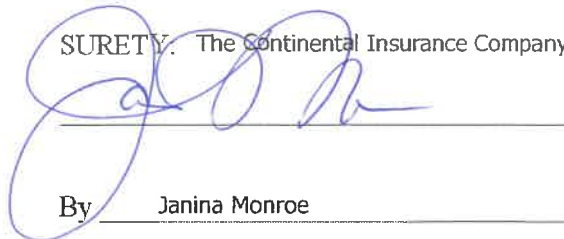
PRINCIPAL: Pardee Homes



By MICHAEL TAYLOR

Title DIVISION PRESIDENT

SURETY: The Continental Insurance Company



By Janina Monroe

Title Attorney-In-Fact



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

County of Orange }

On OCT 02 2014 before me, Brianne Davis, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Janina Monroe  
Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(x) whose name(x) is/xxx subscribed to the within instrument and acknowledged to me that xxx she/xxx executed the same in xx her/xxx authorized capacity(ies), and that by xx her/xxx signature(x) on the instrument the person(x), or the entity upon behalf of which the person(x) 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 Brianne Davis  
Signature of Notary Public Brianne Davis

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name \_\_\_\_\_

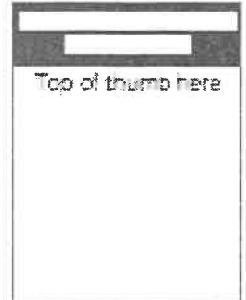
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing \_\_\_\_\_

Signer's Name \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing \_\_\_\_\_

**POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT**

Know All Men, By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**Janina Monroe, Tom Mc Call, Paul Boucher, Individually**

of Los Angeles, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

**- In Unlimited Amounts -**

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Senior Vice President and its corporate seal to be hereto affixed on this 29th day of October, 2009.



The Continental Insurance Company

*Jacquelyne M. Belcastro*  
Jacquelyne M. Belcastro Senior Vice President

State of Illinois, County of Cook, ss:

On this 29th day of October, 2009, before me personally came Jacquelyne M. Belcastro to me known, who, being by me duly sworn, did depose and say: that she resides in the City of Chicago, State of Illinois; that she is a Senior Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that she knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.



My Commission Expires September 17, 2013

*Eliza Price*  
Eliza Price Notary Public

**CERTIFICATE**

I, Mary A. Ribikawskis, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this \_\_\_\_\_ day of OCT 02 2014.



The Continental Insurance Company

*Mary A. Ribikawskis*  
Mary A. Ribikawskis Assistant Secretary



STATE OF CALIFORNIA )  
COUNTY OF Riverside )

On October 9, 2014, before me, Kim Whiting, Notary Public, personally appeared Michael Taylor

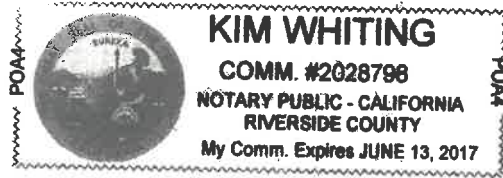
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Kim Whiting



My Commission Expires: 6-13-2017

*This area for official notarial seal*

Notary Name: Kim Whiting

Notary Phone: (909) 261-0804

Notary Registration Number: 2028798

County of Principal Place of Business: Riverside

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
CONSTRUCTION COST WORKSHEET

PROJECT NAME: Sundance North Cougar Way & Highland Springs Ave Improvements  
DATE: 25-Sep-14

PP, CUP NO.: \_\_\_\_\_ BY: Mauricio Iacueli, RBF Consulting

IMPROVEMENTS	FAITHFUL PERFORMANCE	100%
	LABOR & MATERIALS SECURITY	100%
	<u>Construction Costs)</u>	
Streets/Drainage	\$	1,213,671.17
Sewer	\$	33,695.00
Total	\$	1,247,366.17
Warranty Retention (22.5%)	\$	280,657.39
Street/Drainage Plan Check Fees =	\$	21,107.32
Sewer Plan Check Fees =	\$	1,172.00
Street Inspection Fees =	\$	31,660.99
Sewer Inspection Fees =	\$	2,197.50

DESIGN ENGINEERS CALCULATIONS OF IMPROVEMENT BONDING COSTS

Construction items and their quantities as shown on attached sheets are accurate for the improvements required to construct the above project and the mathematical extensions using City's unit costs are accurate for determining bonding, plan check and inspection costs.

Above amounts do  include additional 20% for recordation prior to having signed plans

Above amounts do not  include additional 20% for recordation prior to having signed plans

M. M. Iacueli  
Engineer's Signature

9/25/14  
Date



Mauricio M. Iacueli  
Name typed or printed

\_\_\_\_\_  
Civil Engineer's Stamp

FORM \$ UNIT COSTS REVISED 09/06

\*\*\*\*\*PLEASE READ INSTRUCTIONS BELOW\*\*\*\*\*

- Quantities to be taken from improvement plans, Unit costs to be as provided on "City of Beaumont Improvement Requirement Worksheet".
- Show Bond Amounts to the nearest \$500.
- For construction items not covered by "City of Beaumont Improvement Worksheet", Design Engineer is to provide his opinion of construction cost and use of that cost. If City of Beaumont Unit Costs are determined to be too low in the opinion of the Design Engineer, the higher costs as provided by the Design Engineer should be used.

APPROVED BY CITY  
Maed Oudey  
14.2081

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sundance North Cougar Way & Highland Springs Ave Improvements

DATE: 9/25/2014

STREET IMPROVEMENTS				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
		Roadway Excavation		
2,590	C.Y.	1. Projects with a grading plan area x 0.50' (hinge point to hinge point)(x sf)	\$ 15.00	\$ 38,850
		2. Projects without a grading plan (road area and side slopes to daylight Cut (C) =                      Fill (f) =		
	C.Y. (c or f)	(a.) Excavate and Fill	\$ 0.40	\$ -
	C.Y. (f - c)	(b.) Excavate and Export	\$ 1.10	\$ -
		(c.) Import and Fill	\$ 2.80	\$ -
		If balance, provide (a.) only, either cut or fill		
		If export, provide (a.) & (b.), a = fill, b = cut - fill		
		If import, provide (a.) & (c.), a = cut, c= fill - cut		
		(Unit costs for (a.), (b.) & (c.) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)		
9,090	S.F.	Grinding A.C. in place	\$ 1.00	\$ 9,090
	S.F.	Remove A.C. Pavement	\$ 1.00	\$ -
	L.F.	Remove Curb and Gutter	\$ 6.00	\$ -
	L.F.	Remove A.C. Dike	\$ 3.00	\$ -
	S.F.	Remove Sidewalk	\$ 3.00	\$ -
1,912	L.F.	Sawcut & Remove Exist. A.C. Pavement	\$ 2.00	\$ 3,824
	S.F.	Cold Plane A.C. Pavement	\$ 1.00	\$ -
	E.A.	Relocate Mailbox	\$ 250.00	\$ -
	L.F.	Proto II Block Wall	\$ 40.00	\$ -
316	LF	2" Rigid Metal Conduit	\$ 10.00	\$ 3,160
				\$ -
				\$ -
				\$ -
				\$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sundance North Cougar Way & Highland Springs Ave Improvements

DATE: 9/25/2014

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	Remove Chain Link Fence	\$ 2.50	\$ -
	EA.	Remove Barricade	\$ 200.00	\$ -
4,308	TON	Asphalt Concrete - 144 lbs/cu. Ft. (On-Site SF @ AC thickness Ft.)	\$ 90.00	\$ 387,756
4,193	C.Y.	Aggregate Base Class II (OnSite SF @ AB thickness Ft.)	\$ 50.00	\$ 209,662
	TON	Asphalt Emulsion (Fog Seal/Paint Binder) (1 ton = 240 gals) (OnSite SF) apply at 0.05 + 0.03 = 0.08 gal/SY	\$ 600.00	\$ -
9,090	S.F.	AC overlay (min. 0.10) If export, provide (a) & (b), a=fill, b=cut-fill If import, provide (a)&(C), a=cut, c=fill-cut (Unit costs for (a), (b) & (C) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)	\$ 1.00	\$ 9,090
	L.F.	Curb and Gutter (Wedge Curb)	\$ 8.00	\$ -
2,862	L.F.	Curb and Gutter (Type A-6)	\$ 10.00	\$ 28,620
1,117	L.F.	Curb and Gutter (Type A-8)	\$ 12.00	\$ 13,404
	L.F.	Type "C" Curb	\$ 10.00	\$ -
	L.F.	Type "D" Curb	\$ 15.00	\$ -
63	L.F.	A.C. Dike (6") (incl. material & labor)	\$ 8.00	\$ 504
677	L.F.	A.C. Dike (8") (incl. Material & labor)	\$ 10.00	\$ 6,770
1,128	S.F.	P.C.C. Cross Gutter and Spandrels	\$ 10.00	\$ 11,280
20,886	S.F.	P.C.C. Sidewalk	\$ 6.00	\$ 125,316
	S.F.	P.C.C. Drive Approach	\$ 8.00	\$ -
8	EA.	Handicapped Access Ramp	\$ 1,500.00	\$ 12,000
	S.F.	P.C.C. Drive Approach (individual lot driveway approach per finished grading plan)	\$ 8.00	\$ -
	S.F.	Cold Plane & Overlay Exist. A.C. Paving	\$ 4.00	\$ -
				\$ -
				\$ -
				\$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sundance North Cougar Way & Highland Springs Ave Improvements

DATE: 9/25/2014

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
4	EA.	Street Name Sign	\$ 275.00	\$ 1,100
	EA.	Delineators-per Caltrans Std. A73C, Class 1, Type F	\$ 45.00	\$ -
	EA.	Object Markers - Modified Type F Delineators, Riverside County	\$ 60.00	\$ -
300	L.F.	Barricades	\$ 28.00	\$ 8,400
	L.F.	Utility Trench, one side (Edison, Telephone, Cable) (Total length of streets)	\$ 10.00	\$ -
	L.F.	Chain Link Fence (6')	\$ 12.00	\$ -
	L.F.	Remove Fence	\$ 4.00	\$ -
	EA.	Relocate Power Pole	\$ 10,000.00	\$ -
	EA.	Street Lights (including conduit)	\$ 5,000.00	\$ -
	EA.	Street Trees (15 gallon)	\$ 150.00	\$ -
	L.S.	Landscape and Irrigation	\$ -	\$ -
	EA.	Concrete Bulkhead	\$ 200.00	\$ -
	C.Y.	Structural Reinforced Concrete	\$ 400.00	\$ -
	EA.	Slope Anchors for Pipes	\$ 300.00	\$ -
	L.F.	Cut Off Wall (Std. 2')	\$ 5.50	\$ -
	EA.	A.C. Overside Drain	\$ 500.00	\$ -
	EA.	Under Sidewalk Drain Std. 309	\$ 2,000.00	\$ -
	EA.	Flat Outlet Drainage Structure Std. 303	\$ 500.00	\$ -
	EA.	Curb Outlet Drainage Structure Std. 308	\$ 500.00	\$ -
	S.F.	Terrace Drains and Down Drains	\$ 6.50	\$ -
	S.F.	Interceptor Drains	\$ 6.50	\$ -
	EA.	"STOP" Pavement Marking	\$ 200.00	\$ -
	L.F.	Limit Line	\$ 2.00	\$ -
4	EA.	R1 "STOP SIGN"	\$ 250.00	\$ 1,000
	EA.	W53 "NOT A THROUGH STREET"	\$ 250.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sundance North Cougar Way & Highland Springs Ave Improvements

DATE: 9/25/2014

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	C.Y.	Rip Rap (1/4 Ton) Method B	\$ 40.00	\$ -
	C.Y.	Rip Rap (1/2 Ton) Method B	\$ 45.00	\$ -
	C.Y.	Rip Rap (1 Ton) Method B	\$ 50.00	\$ -
	C.Y.	Rip Rap (2 Ton) Method B	\$ 55.00	\$ -
	C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$ 60.00	\$ -
	C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$ 67.00	\$ -
	C.Y.	Grouted Rip Rap (1Ton) Method B	\$ 75.00	\$ -
	C.Y.	Grouted Rip Rap (2 Ton) Method B	\$ 80.00	\$ -
281	L.F.	18" R.C.P.	\$ 60.00	\$ 16,860
34	L.F.	24" R.C.P.	\$ 70.00	\$ 2,380
	L.F.	30" R.C.P.	\$ 80.00	\$ -
25	L.F.	36" R.C.P.	\$ 90.00	\$ 2,250
70	L.F.	42" R.C.P.	\$ 100.00	\$ 7,000
820	L.F.	48 " RCP	\$ 110.00	\$ 90,200
	L.F.	54" RCP	\$ 135.00	\$ -
	L.F.	60" RCP	\$ 160.00	\$ -
	L.F.	72" RCP	\$ 200.00	\$ -
	EA.	H.D.P.E. Clean Out	\$ 400.00	\$ -
	EA.	Drain Basin	\$ 400.00	\$ -
	EA.	Curb Outlet	\$ 3,000.00	\$ -
	EA.	Fossil Filters	\$ 500.00	\$ -
	EA.	18" C.M.P. Wye	\$ 500.00	\$ -
	EA.	Riprap Headwall	\$ 1,000.00	\$ -
3	EA.	Concrete Collar	\$ 250.00	\$ 750
	EA.	Outlet Structure	\$ 10,000.00	\$ -
				\$ -
				\$ -
				\$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sundance North Cougar Way & Highland Springs Ave Improvements

DATE: 9/25/2014

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	60" C.S.P.	\$ 115.00	\$ -
	EA.	Catch Basin W = 4'	\$ 1,700.00	\$ -
1	EA.	Catch Basin W = 7'	\$ 3,000.00	\$ 3,000
	EA.	Catch Basin W = 10'	\$ 4,000.00	\$ -
2	EA.	Catch Basin W = 14'	\$ 5,500.00	\$ 11,000
2	EA.	Catch Basin W = 21'	\$ 9,000.00	\$ 18,000
	EA.	Type IX Inlet	\$ 2,500.00	\$ -
1	EA.	Type X Inlet	\$ 2,500.00	\$ 2,500
	EA.	Junction Structure No. 1	\$ 3,000.00	\$ -
5	EA.	Junction Structure No. 2 & 4	\$ 2,500.00	\$ 12,500
	EA.	Junction Structure No. 6	\$ 3,700.00	\$ -
	EA.	Transition Structure No. 1	\$ 2,000.00	\$ -
	EA.	Transition Structure No. 3	\$ 2,700.00	\$ -
	EA.	Manhole No. 1	\$ 2,700.00	\$ -
1	EA.	Manhole No. 2	\$ 3,300.00	\$ 3,300
	EA.	Manhole No. 3	\$ 2,700.00	\$ -
2	EA.	Manhole No. 4	\$ 5,000.00	\$ 10,000
	EA.	Adjust Water Valve (if no water plan)	\$ 150.00	\$ -
	EA.	Adjust MH to grade (if no sewer plan)	\$ 400.00	\$ -
	EA.	Headwall	\$ 5,000.00	\$ -
	L.S.	Remove & Dispose of Interfering 30" Storm Drain and 36" Riser	\$ 500.00	\$ -
	EA.	Remove & Dispose of RCB Headwall & Wingwall	\$ 10,000.00	\$ -
20	L.F.	Concrete Bulkhead	\$ 25.00	\$ 500
	EA.	Outlet Structure (Line A & B)	\$ 5,000.00	\$ -
	EA.	Remove Existing Headwall	\$ 1,000.00	\$ -
4	EA.	Local Depression per RCTD Std 311 Case B	\$ 1,200.00	\$ 4,800
	EA.	Local Depression per RCTD Std 311 Case C	\$ 1,500.00	\$ -
1	EA.	Adjust SD M.H. to grade	\$ 500.00	\$ 500
				\$ -
				\$ -



CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sundance North Cougar Way & Highland Springs Ave Improvements

DATE: 9/25/2014

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	EA.	Water Quality Structure	\$ 2,500.00	\$ -
	LS	Concrete Inlet Apron	\$ 11,000.00	\$ -
	LS	Emergency Spillway	\$ 27,000.00	\$ -
	LS	84" Storm Drain Grate	\$ 8,500.00	\$ -
	SF	3' Wide V-Gutter	\$ 4.00	\$ -
	LS	Signal & Lighting	\$ 100,000.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -

Subtotal: \$ -

A. Subtotal \$ 1,055,366

B. Contingency (15%) \$ 158,305

C. Streets/Drainage Total (A + B) \$ 1,213,671

\*\*\*\*\*

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sundance North Cougar Way & Highland Springs Ave Improvements

DATE: 9/25/2014

**SEWER IMPROVEMENTS**

Show quantities on this sheet only if project has a sewer plan. If no water plan, then show applicable quantities as part of street improvements.

QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	4" P.V.C. (45 Lots @ 25' Avg. Length & 5' for cleanout)	\$ 15.00	\$ -
	L.F.	4" P.V.C. Force Main & Fittings	\$ 26.00	\$ -
810	L.F.	8" P.V.C.	\$ 30.00	\$ 24,300
	L.F.	10" V.C.P.	\$ 35.00	\$ -
	L.F.	12" V.C.P.	\$ 40.00	\$ -
	L.F.	15" V.C.P.	\$ 50.00	\$ -
2	EA.	Standard or Terminus Manholes	\$ 2,500.00	\$ 5,000
	EA.	Drop Manholes	\$ 4,000.00	\$ -
	EA.	Cleanouts	\$ 500.00	\$ -
	EA.	Sewer Y's	\$ 25.00	\$ -
	EA.	Chimneys	\$ 400.00	\$ -
	EA.	Adjust M.H. to grade	\$ 500.00	\$ -
	L.F.	Concrete Encasement	\$ 35.00	\$ -
	EA.	4" P.V.C. Misc. Fittings	\$ 120.00	\$ -
	L.F.	Sewer Pipe Sleeving	\$ 36.00	\$ -
	L.S.	Sewer Lift Station	\$ -	\$ -
	EA.	Backflow prevention device	\$ 250.00	\$ -
				\$ -
				\$ -

A.	Subtotal	\$ 29,300
B.	Contingency (15% x A)	\$ 4,395
C.	Sewer Total (A + B)	\$ 33,695

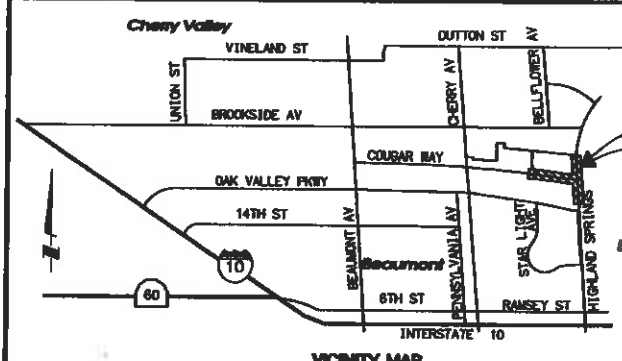
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CITY OF BEAUMONT, CALIFORNIA

# Street & Storm Drain Improvement Plans

## COUGAR WAY & HIGHLAND SPRINGS AVE

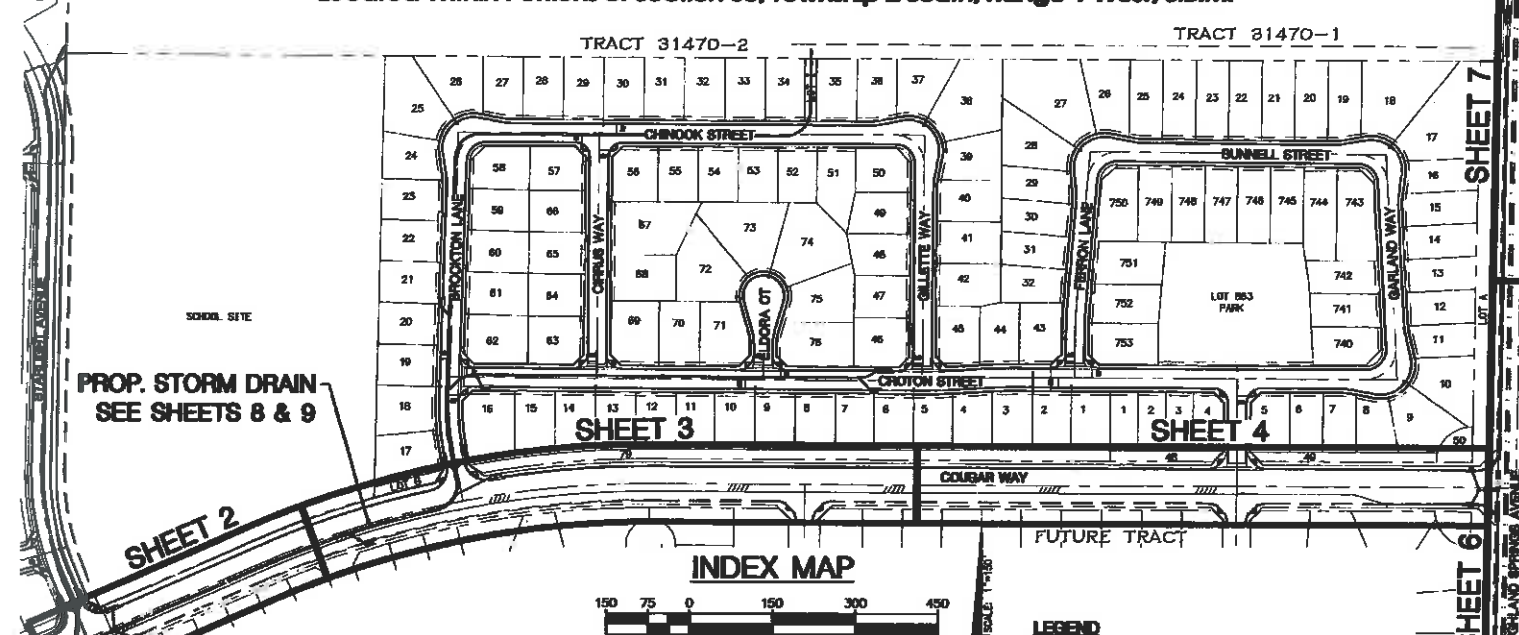
(STARLIGHT AVE TO HIGHLAND SPRINGS AVE) (800 LF NLY AND 400 LF SLY OF COUGAR WAY)  
 Located Within Portions of Section 35, Township 2 South, Range 1 West, S.B.M.



VICINITY MAP

**ABBREVIATIONS**

AC - ASPHALT CONCRETE	MVC - MIDDLE OF VERTICAL CURVE
BC - BEGINNING OF CURVE	L - LENGTH
BCR - BEGIN CURB RETURN	MG - NATURAL GROUND
BVC - BEGIN VERTICAL CURVE	PL - PROPERTY LINE
CF - CURB FACE	POC - POINT OF COMPOUND CURVE
CONC - CONCRETE	POC - PORTLAND CEMENT CONCRETE
DNV - DRIVEWAY	PI - POINT OF INTERSECTION
EC - END OF CURVE	PIG - POINT OF INTER. GUTTER
ECR - END CURB RETURN	PRC - POINT OF REVERSE CURVE
EG - EXISTING GRADE	PP - POWER POLE
EP - EDGE OF PAVEMENT	PVI - POINT OF VERT. INTERSECTION
EVC - END VERTICAL CURVE	RP - RADIUS POINT
FG - FINISHED GRADE	R/W - RIGHT-OF-WAY
FL - FLOW LINE	S/W - SIDEWALK
FS - FINISHED SURFACE	TC - TOP OF CURB
GB - GRADE BREAK	WV - WATER VALVE
GL - GRADE LINE	VC - VERTICAL CURVE
HP - HIGH POINT	VLT - VALLEY
LP - LOW POINT	WM - WATER METER



INDEX MAP



**CONSTRUCTION NOTES**

1. CONSTRUCT 5" AC OVER 10" CLASS II AGGREGATE BASE 124,200 SF
2. CONSTRUCT 6" AC OVER 7" CLASS II AGGREGATE BASE 10,200 SF
3. CONSTRUCT 6" CURB AND GUTTER TYPE A-6 PER COUNTY OF RIVERSIDE STD. NO. 200 2,802 LF
4. CONSTRUCT 8" CURB AND GUTTER TYPE A-8 PER COUNTY OF RIVERSIDE STD. NO. 201 1,117 LF
5. CONSTRUCT 8" AC BERM COUNTY OF RIVERSIDE STD. NO. 212 877 LF
6. CONSTRUCT 6" AC BERM COUNTY OF RIVERSIDE STD. NO. 212 83 LF
7. CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401 20,236 SF
8. CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403 5 EA
9. CONSTRUCT GUTTER DEPRESSION PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B 5 EA
10. INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816 4 EA
11. INSTALL R-1 STOP SIGN 4 EA
12. NOT USED 0 EA
13. INSTALL BLUE RAISED PAVEMENT MARKER, AVERY DENNISON LIFELITE 88-88 OR APPROVED EQUAL 0 EA
14. INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN 0 EA
15. INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810 4 EA
16. SAWCUT AND SMOOTH JOIN EXISTING AC PAVEMENT 1,912 LF
17. HEADER GRIND AND REMOVE EXISTING AC PAVEMENT PER DETAIL ON SHEET NO. 1 0,000 SF
18. CONSTRUCT (1-1/4") 0.10" AC OVERLAY 0,000 SF
19. CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE 884 SF
20. CONSTRUCT CATCH BASIN NO. 1 PER RFOCMRD STD. NO. CB100 5 EA
21. INSTALL 48" RCP OR CIPP (D-LOAD PER PLAN) 800 LF
22. INSTALL 42" RCP OR CIPP (D-LOAD PER PLAN) 70 LF
23. INSTALL 36" RCP OR CIPP (D-LOAD PER PLAN) 25 LF
24. INSTALL 24" RCP OR CIPP (D-LOAD PER PLAN) 24 LF
25. CONSTRUCT MANHOLE NO. 2 PER RFOCMRD STD. NO. MH252 1 EA
26. CONSTRUCT MANHOLE NO. 4 PER RFOCMRD STD. NO. MH254 2 EA
27. CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RFOCMRD STD. JS227 3 EA
28. CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RFOCMRD STD. JS229 2 EA
29. CONSTRUCT CONCRETE COLLAR PER RFOCMRD STD. MB03 3 EA
30. CONSTRUCT CONCRETE BULLHEAD PER RFOCMRD STD. MB16 7 EA
31. INSTALL 18" RCP OR CIPP (D-LOAD PER PLAN) 261 LF
32. EXISTING UTILITY VAULT TO BE ADJUSTED BY OTHERS 1 EA
33. ADJUST EXISTING SO MH TO GRADE PER RFOCMRD STD. NO. MH252 3 EA
34. INSTALL TEMPORARY TYPE X INLET PER RFOCMRD STD. NO. CB108 1 EA
35. INSTALL 2" DIA RIGID METAL CONDUIT 316 EA

**QUANTITY ESTIMATE**

**LEGEND**

EXISTING MAJOR CONTOUR	(-370)
EXISTING MINOR CONTOUR	(-372)
PROPOSED MAJOR CONTOUR	-455
PROPOSED MINOR CONTOUR	-454
EXISTING WATER	-
EXISTING FIRE HYDRANT	□
EXISTING STORM DRAIN	—SD—
EXISTING SEWER	—S—
PROPOSED STORM DRAIN	—SD—
PROPOSED SEWER	—S—
PROPOSED WATER	—W—
EXISTING CURB & GUTTER	—
PROPOSED CONCRETE PAVING	[Pattern]
PROPOSED AC PAVEMENT	[Pattern]
PROPOSED GRIND & OVERLAY	[Pattern]
RIGHT-OF-WAY	-R/W-
PUBLIC UTILITY EASEMENT	—R—
PROPERTY LINE	—P—
DRAINAGE SWALE	—SW—
LIMIT OF WORK	—L—
SAWCUT	—
EDGE OF PAVEMENT	—E—
CURB RAMP	—
STREET LIGHT	—L—

**INDEX OF SHEETS**

SHEET	DESCRIPTION
1	TITLE SHEET
2	COUGAR WAY - STA. 36+88.80 TO STA. 42+00.00
3	COUGAR WAY - STA. 42+00.00 TO STA. 53+00.00
4	COUGAR WAY - STA. 53+00.00 TO STA. 63+82.06
5	HIGHLAND SPRINGS AVENUE - STA. 88+83.95 TO STA. 94+00.00
6	HIGHLAND SPRINGS AVENUE - STA. 94+00.00 TO STA. 101+00.00
7	HIGHLAND SPRINGS AVENUE - STA. 101+00.00 TO STA. 106+80.84
8	COUGAR WAY 48" STORM DRAIN - STA. 10+00.00 TO STA. 18+20.00
9	STARLIGHT AVENUE & COUGAR WAY STORM DRAIN LATERALS

- GENERAL NOTES:**
1. 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) 788-8520.
  2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS (LATEST EDITION) COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENT.
  3. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAYING THE STREET AND SHALL BE LIMITED TO THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS AND STORM DRAIN.
  4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SIGNAGE 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.
  5. 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.
  6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, PERMIT SECTION, FOR ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE, AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMIT MAY BE REQUIRED.
  7. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO R.C.T.D. STANDARD NO. 816.
  8. ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE R.C.T.D. STANDARD NO. 401 IF EXPANSIVE SOIL ARE ENCOUNTERED.
  9. 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.
  10. 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 GALLONS PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTIONS 37, 38 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
  11. AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
  12. CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE, MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS OF PROPERTIES 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.
  13. 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.
  14. 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.
  15. ALL STORM DRAIN, CATCH BASINS AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRT, OIL AND GREASE. TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE OR RIVERSIDE COUNTY PERMITS.
  16. 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.
  17. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT-OF-WAY.
  18. CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND DIRECTED IN THE FIELD.
  19. PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
  20. INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE 480 AND 489. INSTALL EUCALYPTUS POLYARTHEDOS (SILVER DOLLAR), CRAPE MYRTLE, LIQUID AMBER OR APPROVED EQUAL. SEE PROJECT PLANS.
  21. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
  22. THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.

**DECLARATION OF ENGINEER OF RECORD:**

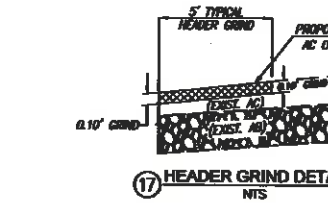
I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES, AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS. I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENCE, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

SIGNATURE: *[Signature]* DATE: 9-25-19  
 LICENSE NO. 7267 EXP. 12-31-15

**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.



**DIG ALERT**  
 800.451.1000  
 1(800) 227-2600  
 At Least Two Working Days Before You Dig

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

**BENCHMARK CITY OF BEAUMONT NO. D7.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. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.  
 ELEV.= 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

**RBF CONSULTING**  
 A Company  
 74-130 COUNTRY CLUB DRIVE, SUITE 201  
 PALM DESERT, CALIFORNIA 92260-9999  
 TEL: 760.781.7891 • FAX: 760.781.5915 • www.RBF.com

DATE: 9-25-19  
 R.E. 57667 • EXP. 12-31-2015

DESIGN BY: *[Signature]* Date: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ Date: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ Date: \_\_\_\_\_  
 SCALE: AS SHOWN  
 DATE: \_\_\_\_\_  
 JOB NUMBER: \_\_\_\_\_

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved By: *[Signature]* Date: 10/1/19  
 City of Beaumont, Public Works Department  
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
**STREET IMPROVEMENT PLANS**  
 COUGAR WAY - (STARLIGHT AVE TO HIGHLAND SPRINGS AVE)  
 HIGHLAND SPRINGS AVE - (800 LF NLY AND 400 LF SLY OF COUGAR WAY)

TITLE SHEET  
 PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2  
 S.W. 1/4, IN THE CITY OF BEAUMONT, CA.

PARDEE HOMES

SHEET 1 OF 9 SHEETS  
 FILE NO.: 2005

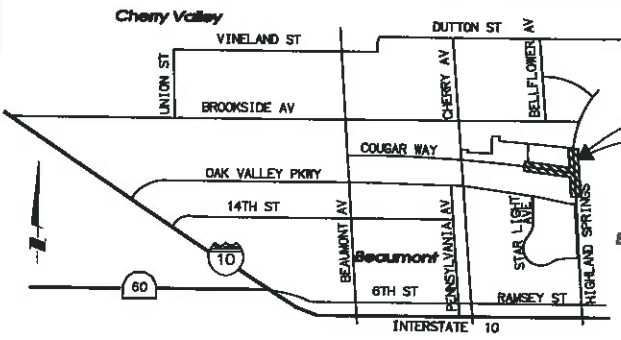
H:\DATA\PARDEE-PH3\GADD\LAND\IMPROV\STREET\WADRES\COUGAR WAY & HIGHLAND SPRINGS AVE\PARDEE-PH3-ST-001.DWG CHARLES GARRIDO 9/25/19 3:11 PM



CITY OF BEAUMONT, CALIFORNIA

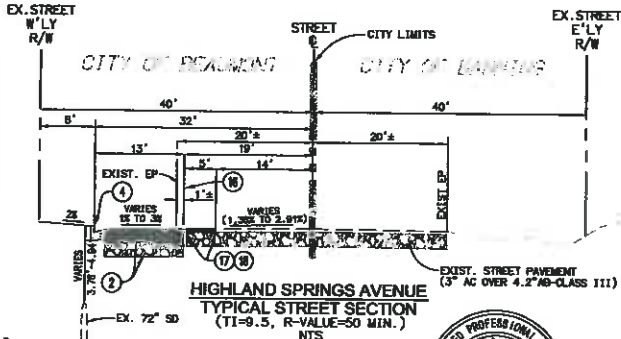
# Street & Storm Drain Improvement Plans COUGAR WAY & HIGHLAND SPRINGS AVE

(STARLIGHT AVE TO HIGHLAND SPRINGS AVE) (800 LF NLY AND 400 LF S'LY OF COUGAR WAY)  
Located Within Portions of Section 35, Township 2 South, Range 1 West, S.B.M.

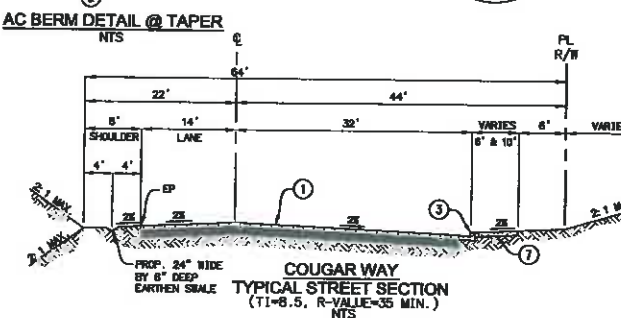


VICINITY MAP  
NTS

- ABBREVIATIONS**
- AC - ASPHALT CONCRETE
  - BC - BEGINNING OF CURVE
  - BCR - BEGIN CURB RETURN
  - BVC - BEGIN VERTICAL CURVE
  - CF - CURB FACE
  - CONC - CONCRETE
  - DRY - DRIVEWAY
  - EC - END OF CURVE
  - EDR - END CURB RETURN
  - EG - EXISTING GRADE
  - EP - EDGE OF PAVEMENT
  - EVC - END VERTICAL CURVE
  - FG - FINISHED GRADE
  - FL - FLOW LINE
  - FS - FINISHED SURFACE
  - GB - GRADE BREAK
  - GL - GRADE LINE
  - HP - HIGH POINT
  - LP - LOW POINT
  - MVC - MIDDLE OF VERTICAL CURVE
  - L - LENGTH
  - NG - NATURAL GROUND
  - PL - PROPERTY LINE
  - PCC - PORTLAND CEMENT CONCRETE
  - PI - POINT OF INTERSECTION
  - PIG - POINT OF INTER. GUTTER
  - PRC - POINT OF REVERSE CURVE
  - PP - POWER POLE
  - PVI - POINT OF VERT. INTERSECTION
  - RP - RADIUS POINT
  - R/W - RIGHT-OF-WAY
  - S/W - SIDEWALK
  - TC - TOP OF CURB
  - WV - WATER VALVE
  - VC - VERTICAL CURVE
  - VLT - VALVE
  - WM - WATER METER



HIGHLAND SPRINGS AVENUE  
TYPICAL STREET SECTION  
(TI=9.5, R-VALUE=50 MIN.)  
NTS

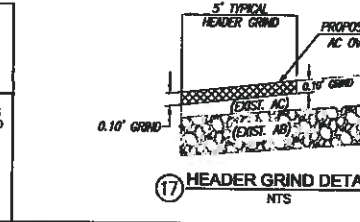


COUGAR WAY  
TYPICAL STREET SECTION  
(TI=8.5, R-VALUE=35 MIN.)  
NTS

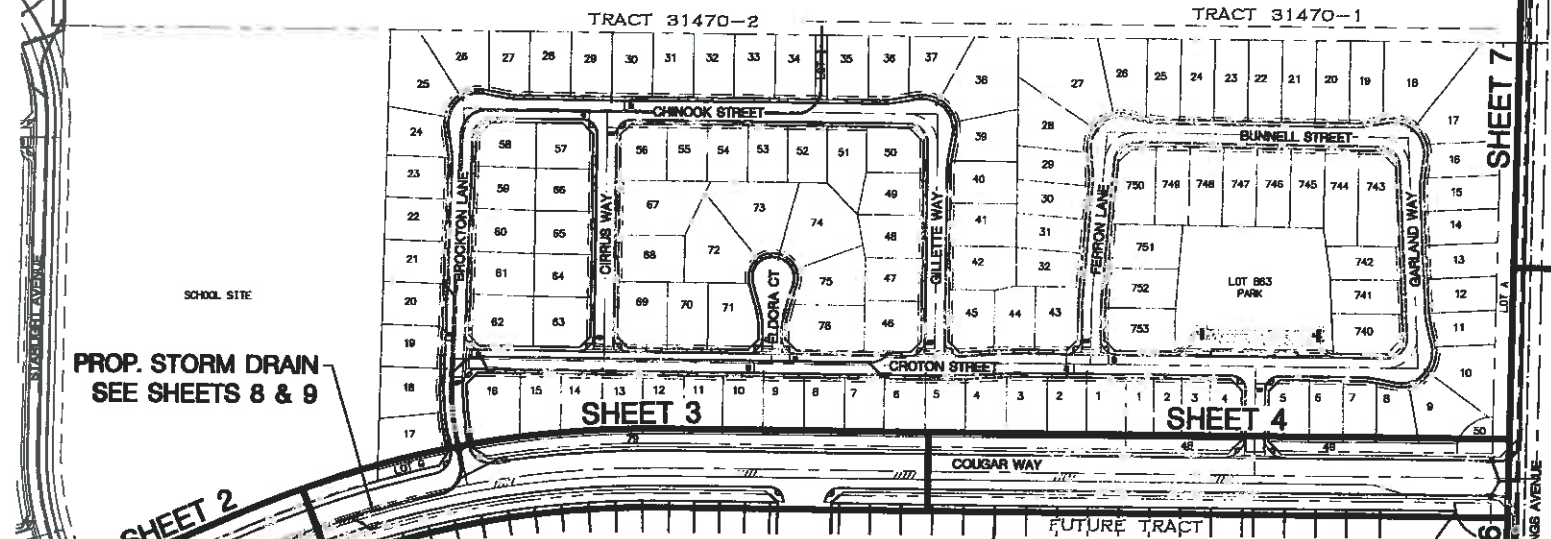
NOTE: THE SOUTH SIDE OF COUGAR WAY WILL BE PART OF A SEPARATE SET OF IMPROVEMENT PLANS TO BE SUBMITTED AT A FUTURE DATE THAT WILL ACCOMMODATE A 20-FOOT PARKWAY WIDTH.

**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.



HEADER GRIND DETAIL  
NTS



INDEX MAP  
SCALE: 1"=150'

**CONSTRUCTION NOTES**

- 1) CONSTRUCT 5" AC OVER 10" CLASS II AGGREGATE BASE
- 2) CONSTRUCT 6" AC OVER 7" CLASS II AGGREGATE BASE
- 3) CONSTRUCT 6" CURB AND GUTTER TYPE A-6 PER COUNTY OF RIVERSIDE STD. NO 200
- 4) CONSTRUCT 8" CURB AND GUTTER TYPE A-8 PER COUNTY OF RIVERSIDE STD. NO 201
- 5) CONSTRUCT 8" AC BERM COUNTY OF RIVERSIDE STD. NO 212
- 6) CONSTRUCT 6" AC BERM COUNTY OF RIVERSIDE STD. NO 212
- 7) CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401
- 8) CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403
- 9) CONSTRUCT GUTTER DEPRESSION PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B
- 10) INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
- 11) INSTALL R-1 STOP SIGN
- 12) NOT USED
- 13) INSTALL BLUE RAISED PAVEMENT MARKER, AVERY DENNISON LIFELITE 88-AB OR APPROVED EQUAL
- 14) INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
- 15) INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810
- 16) SAWCUT AND SMOOTH JOIN EXISTING AC PAVEMENT
- 17) HEADER GRIND AND REMOVE EXISTING AC PAVEMENT PER DETAIL ON SHEET NO. 1
- 18) CONSTRUCT (1-1/4") 0.10" AC OVERLAY
- 19) CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE
- 20) CONSTRUCT CATCH BASIN NO. 1 PER RFOCMCD STD. NO. CB100
- 21) INSTALL 48" RCP OR CIPP (D-LOAD PER PLAN)
- 22) INSTALL 42" RCP OR CIPP (D-LOAD PER PLAN)
- 23) INSTALL 36" RCP OR CIPP (D-LOAD PER PLAN)
- 24) INSTALL 24" RCP (D-LOAD PER PLAN)
- 25) CONSTRUCT MANHOLE NO. 2 PER RFOCMCD STD. NO. MH252
- 26) CONSTRUCT MANHOLE NO. 4 PER RFOCMCD STD. NO. MH254
- 27) CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RFOCMCD STD. JS227
- 28) CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RFOCMCD STD. JS229
- 29) CONSTRUCT CONCRETE COLLAR PER RFOCMCD STD. MB03
- 30) CONSTRUCT CONCRETE BULKHEAD PER RFOCMCD STD. MB16
- 31) INSTALL 18" RCP (D-LOAD PER PLAN)
- 32) EXISTING UTILITY VALVE TO BE ADJUSTED BY OTHERS
- 33) ADJUST EXISTING SO MH TO GRADE PER RFOCMCD STD. NO. MH252
- 34) INSTALL TEMPORARY TYPE X INLET PER RFOCMCD STD. NO. CB108
- 35) INSTALL 2" DIA RIGID METAL CONDUIT

**QUANTITY ESTIMATE**

NO.	DESCRIPTION	QUANTITY
1	CONSTRUCT 5" AC OVER 10" CLASS II AGGREGATE BASE	124,288 SF
2	CONSTRUCT 6" AC OVER 7" CLASS II AGGREGATE BASE	15,526 SF
3	CONSTRUCT 6" CURB AND GUTTER TYPE A-6 PER COUNTY OF RIVERSIDE STD. NO 200	2,882 LF
4	CONSTRUCT 8" CURB AND GUTTER TYPE A-8 PER COUNTY OF RIVERSIDE STD. NO 201	1,117 LF
5	CONSTRUCT 8" AC BERM COUNTY OF RIVERSIDE STD. NO 212	677 LF
6	CONSTRUCT 6" AC BERM COUNTY OF RIVERSIDE STD. NO 212	83 LF
7	CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401	20,636 SF
8	CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403	8 EA
9	CONSTRUCT GUTTER DEPRESSION PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B	5 EA
10	INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816	4 EA
11	INSTALL R-1 STOP SIGN	4 EA
12	NOT USED	N/A
13	INSTALL BLUE RAISED PAVEMENT MARKER, AVERY DENNISON LIFELITE 88-AB OR APPROVED EQUAL	N/A
14	INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN	N/A
15	INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810	4 EA
16	SAWCUT AND SMOOTH JOIN EXISTING AC PAVEMENT	1,912 LF
17	HEADER GRIND AND REMOVE EXISTING AC PAVEMENT PER DETAIL ON SHEET NO. 1	9,080 SF
18	CONSTRUCT (1-1/4") 0.10" AC OVERLAY	9,080 SF
19	CONSTRUCT 4" AC OVER 8" CLASS II AGGREGATE BASE	884 SF
20	CONSTRUCT CATCH BASIN NO. 1 PER RFOCMCD STD. NO. CB100	5 EA
21	INSTALL 48" RCP OR CIPP (D-LOAD PER PLAN)	820 LF
22	INSTALL 42" RCP OR CIPP (D-LOAD PER PLAN)	70 LF
23	INSTALL 36" RCP OR CIPP (D-LOAD PER PLAN)	25 LF
24	INSTALL 24" RCP (D-LOAD PER PLAN)	34 LF
25	CONSTRUCT MANHOLE NO. 2 PER RFOCMCD STD. NO. MH252	1 EA
26	CONSTRUCT MANHOLE NO. 4 PER RFOCMCD STD. NO. MH254	2 EA
27	CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RFOCMCD STD. JS227	3 EA
28	CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RFOCMCD STD. JS229	2 EA
29	CONSTRUCT CONCRETE COLLAR PER RFOCMCD STD. MB03	3 EA
30	CONSTRUCT CONCRETE BULKHEAD PER RFOCMCD STD. MB16	7 EA
31	INSTALL 18" RCP (D-LOAD PER PLAN)	261 LF
32	EXISTING UTILITY VALVE TO BE ADJUSTED BY OTHERS	1 EA
33	ADJUST EXISTING SO MH TO GRADE PER RFOCMCD STD. NO. MH252	3 EA
34	INSTALL TEMPORARY TYPE X INLET PER RFOCMCD STD. NO. CB108	1 EA
35	INSTALL 2" DIA RIGID METAL CONDUIT	316 EA

**LEGEND**

- EXISTING MAJOR CONTOUR (100)
- EXISTING MINOR CONTOUR (10)
- PROPOSED MAJOR CONTOUR 455
- PROPOSED MINOR CONTOUR 454
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- EXISTING SEWER
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING CURB
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED AC PAVEMENT
- PROPOSED GRIND & OVERLAY
- RIGHT-OF-WAY -R/W-
- PUBLIC UTILITY EASEMENT
- PROPERTY LINE -P-
- DRAINAGE SWALE
- LIMIT OF WORK
- SAWCUT
- EDGE OF PAVEMENT
- CURB RAMP
- STREET LIGHT

**INDEX OF SHEETS**

SHEET	DESCRIPTION
1	TITLE SHEET
2	COUGAR WAY - STA. 36+88.80 TO STA. 42+00.00
3	COUGAR WAY - STA. 42+00.00 TO STA. 53+00.00
4	COUGAR WAY - STA. 53+00.00 TO STA. 63+82.08
5	HIGHLAND SPRINGS AVENUE - STA. 88+63.95 TO STA. 94+00.00
6	HIGHLAND SPRINGS AVENUE - STA. 94+00.00 TO STA. 101+00.00
7	HIGHLAND SPRINGS AVENUE - STA. 101+00.00 TO STA. 108+80.64
8	COUGAR WAY 48" STORM DRAIN - STA. 10+00.00 TO STA. 18+20.00
9	STARLIGHT AVENUE & COUGAR WAY STORM DRAIN LATERALS

**GENERAL NOTES:**

1. 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) 789-8520.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENT.
3. 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.
4. 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.
5. 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.
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, PERMIT SECTION, FOR ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE. THE DEVELOPER SHALL 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.
7. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO R.C.T.D. STANDARD NO. 816.
8. ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE R.C.T.D. STANDARD NO. 401 IF EXPANSIVE SOIL ARE ENCOUNTERED.
9. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 451.
10. AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE AND SHALL BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
11. CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE, 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.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND SIGNING 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.
13. 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.
14. ALL STORM DRAIN, CATCH BASINS AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND CRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE OR RIVERSIDE COUNTY PERMITTEES.
15. 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.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN STATE RIGHT-OF-WAY.
17. CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARDS NO. 206 AND/OR 287, AS DIRECTED IN THE FIELD.
18. PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
19. INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE 460 AND 499. INSTALL EUCALYPTUS POLYANTHEMOS (SILVER DOLLAR), CRAPE MYRTLE, LIQUID AMBER OR APPROVED EQUAL, SEE PROJECT PLANS.
20. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
21. THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.

**DECLARATION OF ENGINEER OF RECORD:**

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENCE, ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

SIGNATURE: *[Signature]* DATE: 05-06-16  
LICENSE NO. 57667 EXP. 12-31-17



**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.D. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA  
BEING: N 52°49'02.84" E

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

BY	MARK	DESCRIPTION	APPR.	DATE	QTY
MB1	▲	REMOVED GENERAL NOTE#10		5/5/16	
ENGINEER		REVISIONS			

**Michael Baker INTERNATIONAL**

75410 Gerald Ford Drive, Suite 100  
Palm Desert, Ca 92211  
Phone: (760) 346 7461  
MBAKERINTL.COM

DATE: 05-06-16  
R.C.E. 57667 \* EXP. 12-31-2017

DESIGN BY: *[Signature]*  
CHECKED BY: *[Signature]*  
SCALE: AS SHOWN  
DATE: NOV. 2014  
JOB NUMBER: 99(14)

Reviewed By: *[Signature]* Staff Engineer  
Recommended for Approval By: *[Signature]*  
Approved By: *[Signature]* RCE 50932 Administrative Engineer  
DATE: 05-06-16  
City of Beaumont, Public Works Department  
Engineering Division

**CITY OF BEAUMONT, CALIFORNIA**  
**STREET IMPROVEMENT PLANS**  
COUGAR WAY - STARLIGHT AVE TO HIGHLAND SPRINGS AVE  
HIGHLAND SPRINGS AVE - 800 LF NLY AND 400 LF S'LY OF COUGAR WAY

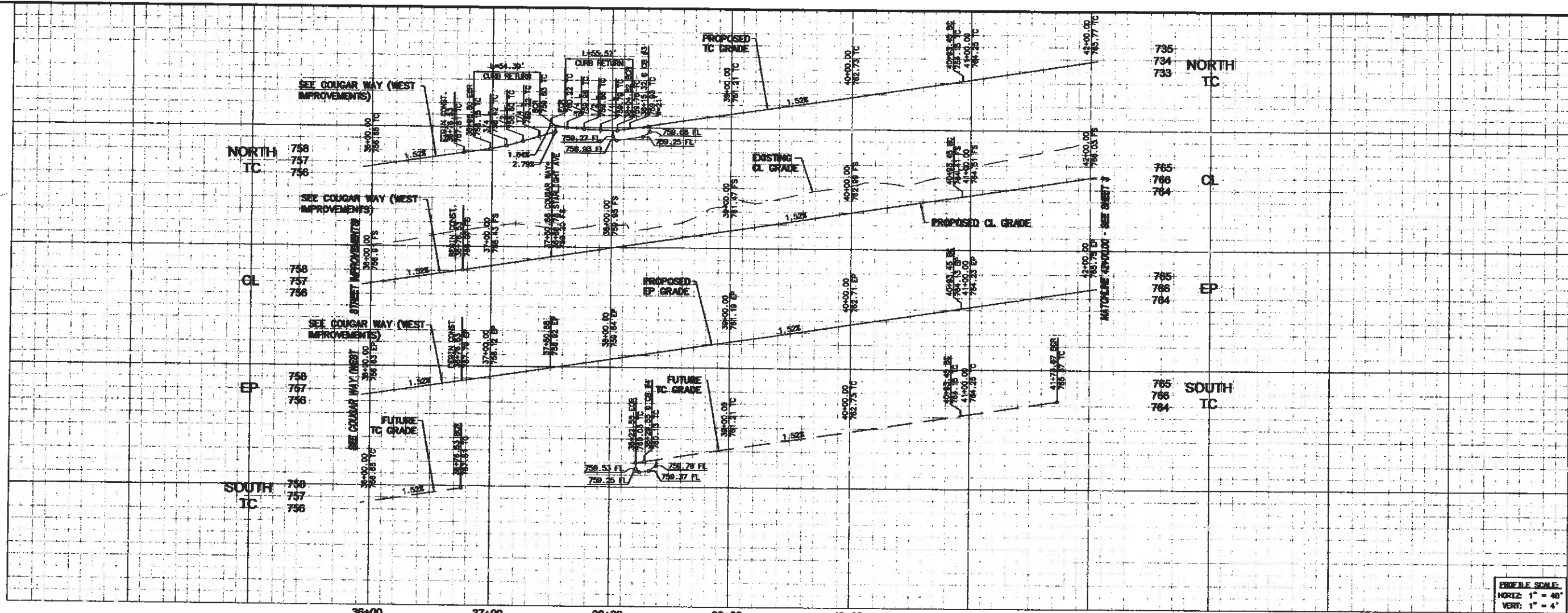
TITLE SHEET  
PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2 S.W., IN THE CITY OF BEAUMONT, CA.

PARDEE HOMES

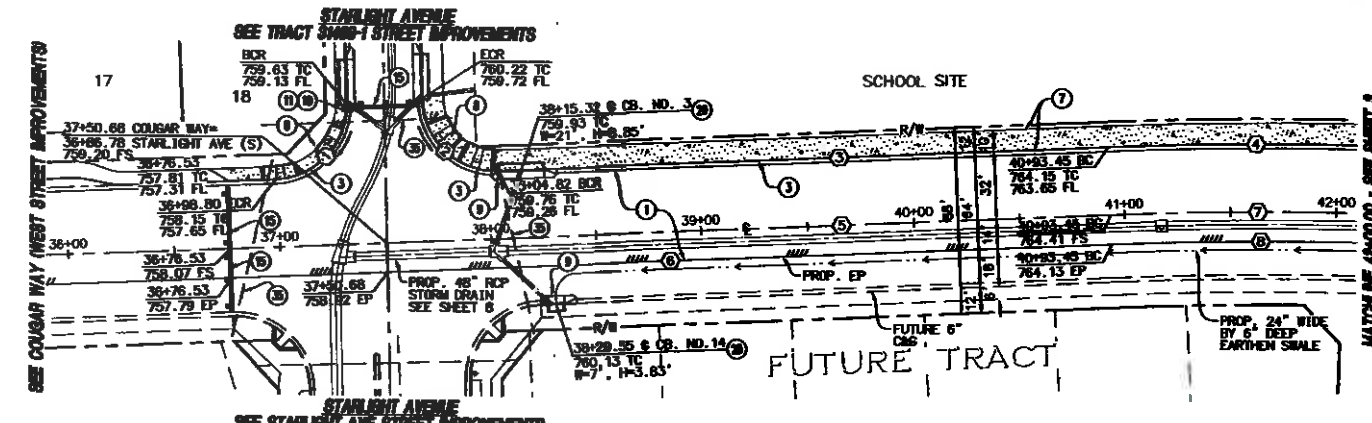
SHEET  
**1**  
OF 9 SHEETS  
FILE NO.:  
2005 A

H:\V\DATA\PARDEE\PH3\CA00\LAND\VOL\IMPROVE\STREET\WAJORS\COUGAR WAY & HIGHLAND SPRINGS AVE\PARDEE\_PH3-001.DWG TIMOTHY.DOBUNNI 5/6/16 10:18 AM





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



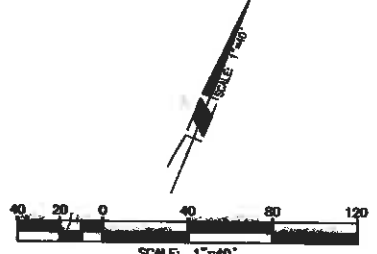
- CONSTRUCTION NOTES**
- ① CONSTRUCT 5" AC OVER 10" CLASS II AGGREGATE BASE
  - ② CONSTRUCT 6" CURB AND GUTTER TYPE A-6 PER COUNTY OF RIVERSIDE STD. NO. 200
  - ③ CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401
  - ④ CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403
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  - ⑦ INSTALL R-1 STOP SIGN
  - ⑧ INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810.
  - ⑨ CONSTRUCT CATCH BASIN NO. 1 PER RFOCBRD STD. NO. CB100
  - ⑩ INSTALL 2" DIA RIGID METAL CONDUIT

**LINE/CURVE DATA TABLE**

STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	88° 01' 47"	35.00'	54.39'	34.41'
2	90° 58' 13"	35.00'	55.57'	35.60'
3	N 68° 18' 52" E	---	288.63'	---
4	10° 54' 10"	1782.00'	339.10'	170.06'
5	N 68° 18' 52" E	---	562.66'	---
6	N 68° 18' 52" E	---	416.92'	---
7	23° 58' 16"	1750.00'	732.68'	371.78'
8	23° 58' 16"	1736.00'	729.60'	368.80'

**NOTE**  
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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. = 2676.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE



74-530 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1626  
760.948.7461 • FAX 760.348.8215 • WWW.RBF.COM  
DATE: 09-16-14  
R.C.E. 57867 • EXP. 12-31-2015

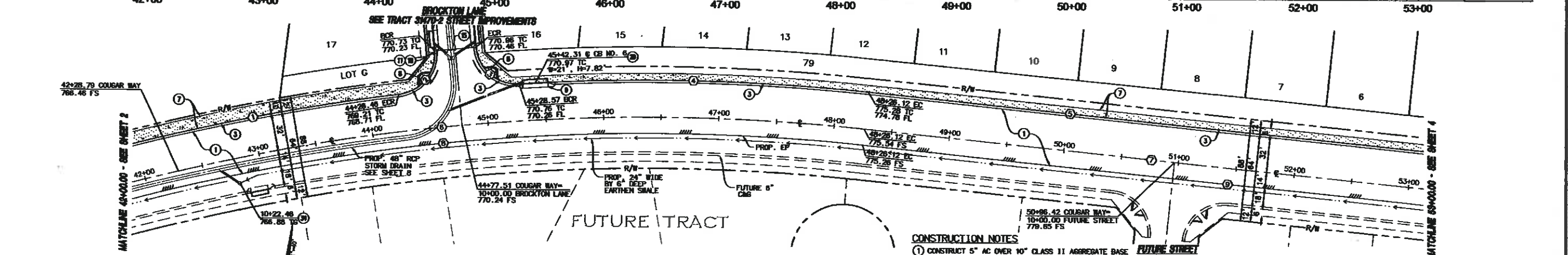
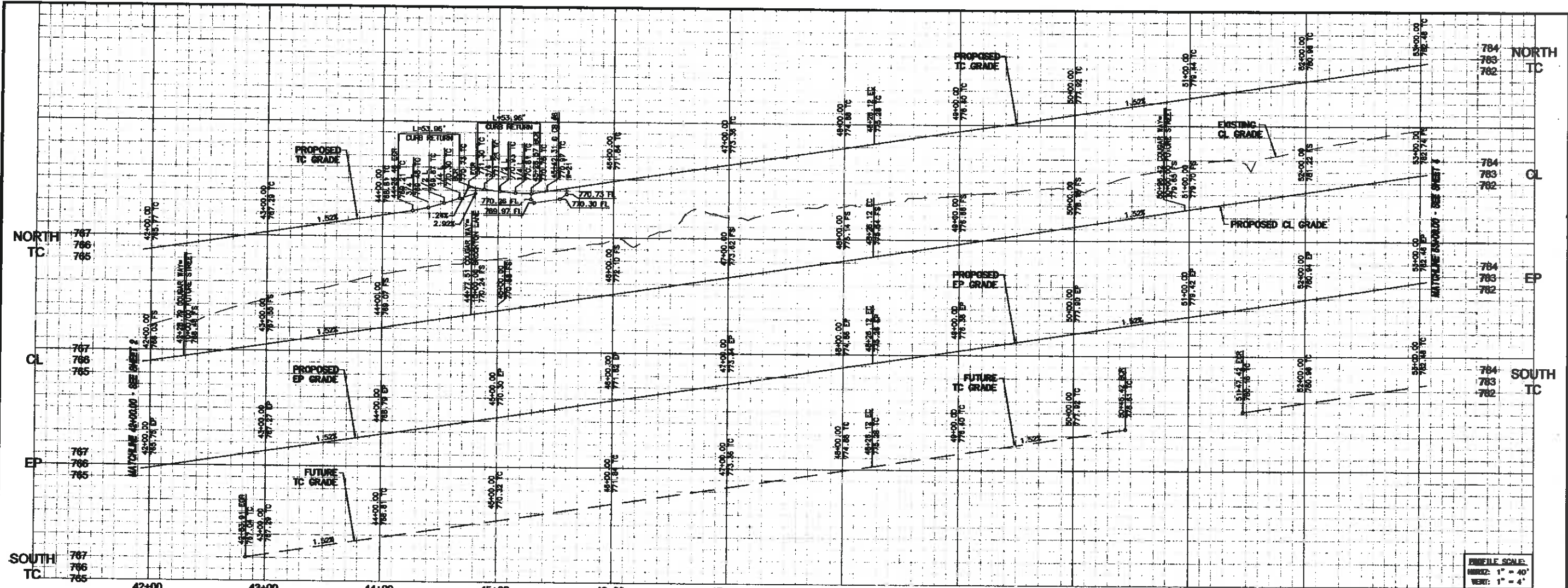
DESIGN BY: SM  
DRAWN BY: SM  
CHECKED BY: MB  
SCALE: AS NOTED  
DATE: 09-16-14  
JOB NUMBER: 1409000000

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved By: *Michael S. Sutton* Date: 10-14-14  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
**STREET IMPROVEMENT PLANS**  
**COUGAR WAY**  
(STARLIGHT AVE TO HIGHLAND SPRINGS AVE)  
STA. 36+88.00 TO STA. 42+00.00  
PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2 SEM., IN THE CITY OF BEAUMONT, CA.  
PARDEE HOMES

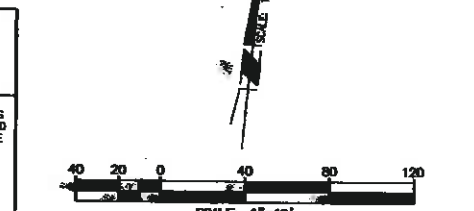
SHEET  
**2**  
OF 9 SHEETS  
FILE NO.:  
**2005**





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STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	10° 54' 10"	1782.00'	339.10'	170.06'
2	88° 19' 43"	35.00'	53.96'	33.99'
3	88° 19' 43"	35.00'	53.96'	33.99'
4	09° 44' 32"	1782.00'	303.00'	151.67'
5	N 89° 43' 52" W	—	1000.09'	—
6	23° 59' 16"	1750.00'	732.66'	371.78'
7	N 89° 43' 52" W	—	1555.93'	—
8	23° 59' 16"	1736.00'	728.80'	368.90'
9	N 89° 43' 52" W	—	1263.68'	—

- CONSTRUCTION NOTES**
- CONSTRUCT 5" AC OVER 10" CLASS II AGGREGATE BASE
  - CONSTRUCT 6" CURB AND GUTTER TYPE A-6 PER COUNTY OF RIVERSIDE STD. NO. 200
  - CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401
  - CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403
  - CONSTRUCT GUTTER DEPRESSION PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B
  - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
  - INSTALL R-1 STOP SIGN
  - INSTALL STOP BAR AND LEGEND PER CALTRANS STD. PLAN A24D AND A24E
  - INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810
  - CONSTRUCT CATCH BASIN NO. 1 PER RCFMCD STD. NO. CB100
  - INSTALL TEMPORARY TYPE X INLET PER RCFMCD STD. NO. CB108



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

**BENCHMARK:** CITY OF BEAUMONT NO. 07.A.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. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.  
 ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

**RBF CONSULTING**  
 A Company  
 74-130 COUNTRY CLUB DRIVE, SUITE 201  
 PALMDALE, CALIFORNIA 93550-1688  
 TEL: 818.701.7401 • FAX: 818.701.8915 • WWW.RBF.COM

DATE: 9-18-14  
 R.C.E. 57867 • EXP. 12-31-2015

DESIGN BY: [Signature]  
 DRAIN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: AS NOTED  
 DATE: [Signature]  
 JOB NUMBER: [Signature]

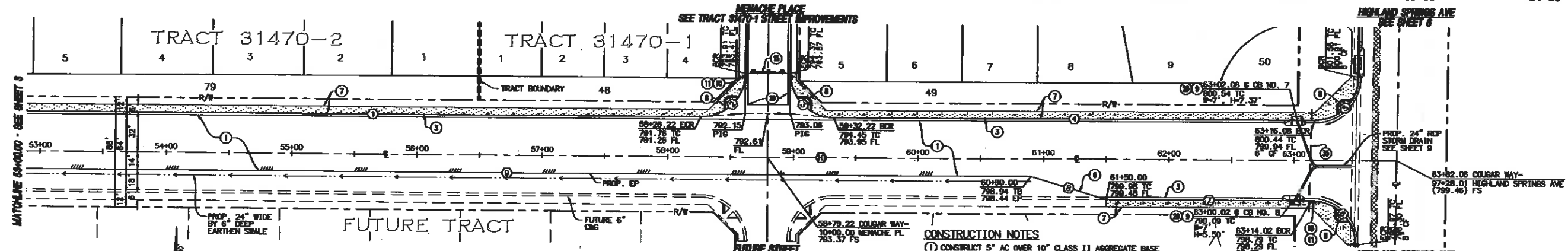
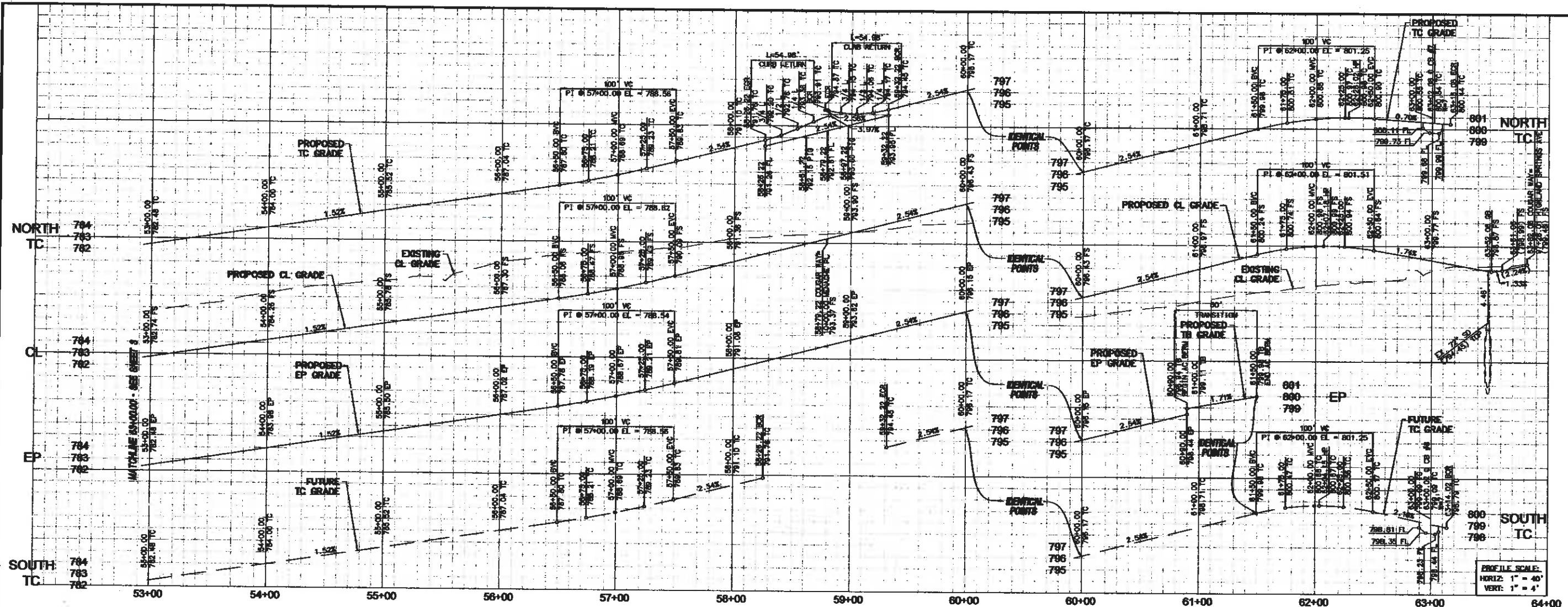
City of Beaumont, Public Works Department  
 Engineering Division

Finalized By: [Signature] Staff Engineer Date: [Signature]  
 Recommended for Approval By: [Signature] Date: [Signature]  
 Approved By: [Signature] Date: 10-7-14  
 City of Beaumont, Public Works Department  
 Engineering Division

**CITY OF BEAUMONT, CALIFORNIA**  
**STREET IMPROVEMENT PLANS**  
**COUGAR WAY**  
 (BEAUMONT AVE TO HIGHLAND WINDING AVE)  
 STA. 42+00.00 TO STA. 53+00.00  
 PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2 SEM., IN THE CITY OF BEAUMONT, CA.  
**PARDEE HOMES**

**SHEET 3**  
 OF 9 SHEETS  
 FILE NO.: 2005





- CONSTRUCTION NOTES**
- ① CONSTRUCT 5" AC OVER 10" CLASS II AGGREGATE BASE
  - ② CONSTRUCT 6" CURB AND GUTTER TYPE A-6 PER COUNTY OF RIVERSIDE STD. NO 200
  - ③ CONSTRUCT 6" AC BERM COUNTY OF RIVERSIDE STD. NO 212
  - ④ CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401
  - ⑤ CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403
  - ⑥ CONSTRUCT GUTTER DEPRESSION PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B
  - ⑦ INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
  - ⑧ INSTALL R-1 STOP SIGN
  - ⑨ INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810.
  - ⑩ CONSTRUCT 4" AC OVER 6" CLASS II AGGREGATE BASE
  - ⑪ CONSTRUCT CATCH BASIN NO. 1 PER RDC/CMCD STD. NO. CB100
  - ⑫ INSTALL 2" DIA RIGID METAL CONDUIT

**LINE/CURVE DATA TABLE**

STATION	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 89°43'52" W	---	1000.00'	---
2	90°00'00"	35.00'	54.98'	35.00'
3	90°00'00"	35.00'	54.98'	35.00'
4	N 89°43'52" W	---	383.87'	---
5	89°07'07"	35.00'	54.44'	34.47'
6	90°52'53"	35.00'	55.32'	35.54'
7	N 89°43'52" W	---	164.02'	---
8	N 73°01'54" W	---	62.84'	---
9	N 89°43'52" W	---	1263.88'	---
10	N 89°43'52" W	---	1555.93'	---

**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.

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

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

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

**RBF CONSULTING**  
 A Company  
 74-189 COUNTRY CLUB DRIVE, SUITE 201  
 PALM DESERT, CALIFORNIA 92260-9805  
 761.941.7861 • FAX 761.941.8515 • www.rbf.com  
 DATE: 9-18-14  
 R.C.E. 57877 • EXP. 12-31-2015

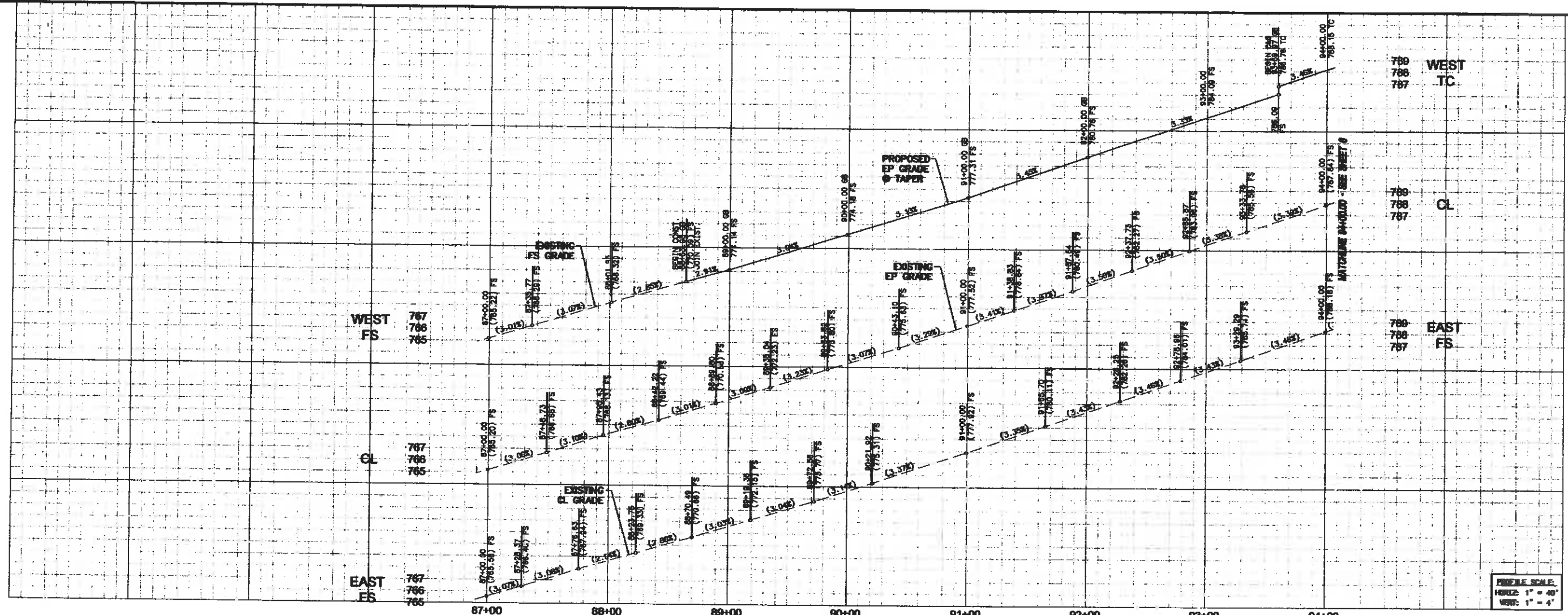
DESIGN BY: *Michael S. Sutton*  
 DRAWN BY: *Michael S. Sutton*  
 CHECKED BY: *Michael S. Sutton*  
 SCALE: AS SHOWN  
 DATE: 9-18-14  
 JOB NUMBER: 1400000000  
 City of Beaumont, Public Works Department  
 Engineering Division

**CITY OF BEAUMONT, CALIFORNIA**  
**STREET IMPROVEMENT PLANS**  
**COUGAR WAY**  
 (SUNLIGHT AVE TO HIGHLAND SPRINGS AVE)  
 STA 53+00.00 TO STA 63+82.08  
 PORTIONS OF SEC. 35, T. 2 S., R. 1 E., AND SEC. 2 SEM., IN THE CITY OF BEAUMONT, CA.  
**PARDEE HOMES**

**SHEET 4**  
 OF 9 SHEETS  
 FILE NO.: 2005

H:\DATA\PARDEE\PHS\ROAD\LAND\IMPROVE\STREET\MAJORS\COUGAR WAY & HIGHLAND SPRINGS AVE\PARDEE\_PHS-ST-04.DWG FRANCISCO.ALCOSER 9/18/14 8:26 am

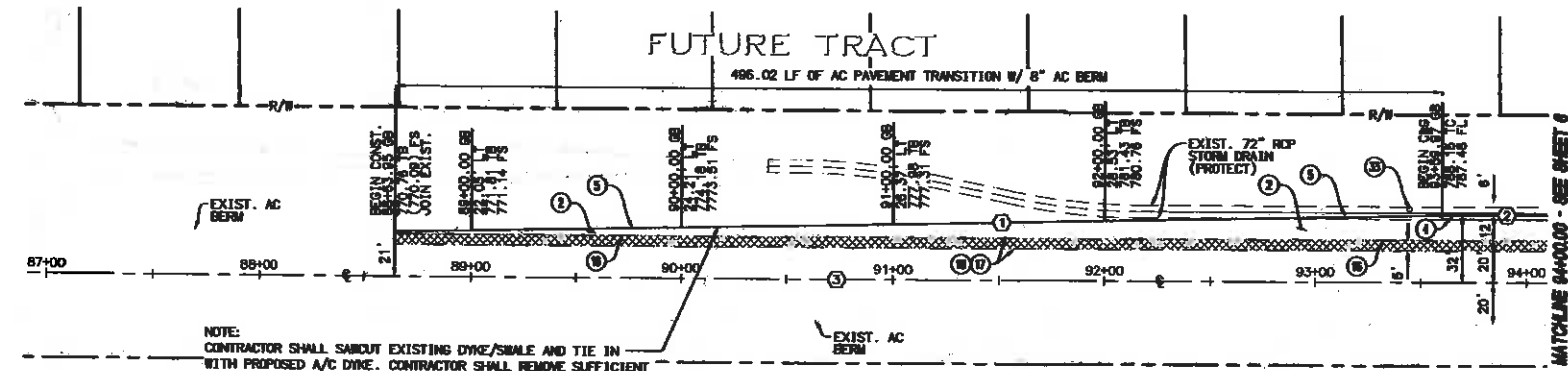




PROFILE SCALE:  
HORIZE 1" = 40'  
VERT 1" = 4'

CONSTRUCTION NOTES

- 2 CONSTRUCT 6" AC OVER 7" CLASS II AGGREGATE BASE
- 4 CONSTRUCT 8" CURB AND GUTTER TYPE A-B PER COUNTY OF RIVERSIDE STD. NO 201
- 5 CONSTRUCT 8" AC BERM COUNTY OF RIVERSIDE STD. NO 212
- 6 SAWCUT AND SMOOTH JOIN EXISTING AC PAVEMENT
- 7 HEADER GRIND AND REMOVE EXISTING AC PAVEMENT PER DETAIL ON SHEET NO. 1
- 8 CONSTRUCT (1-1/4") 0.10' AC OVERLAY
- 9 ADJUST EXISTING SD MH TO GRADE PER RDC/MCD STD. NO. M1252



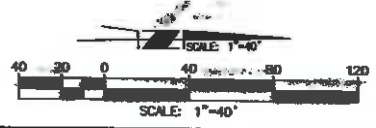
LINE/CURVE DATA TABLE

STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 00° 05' 38" E	---	496.14'	---
2	N 01° 09' 01" E	---	300.00'	---
3	N 01° 09' 01" E	---	2430.03'	---

HIGHLAND SPRINGS AVENUE

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 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 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. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.  
ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

**RFP CONSULTING**  
A Company  
74-220 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-4885  
761.348.7401 • FAX 761.348.8215 • www.RFP.com

DATE: 9-18-14  
R.L.E. 57667 • EXP. 12-31-2015

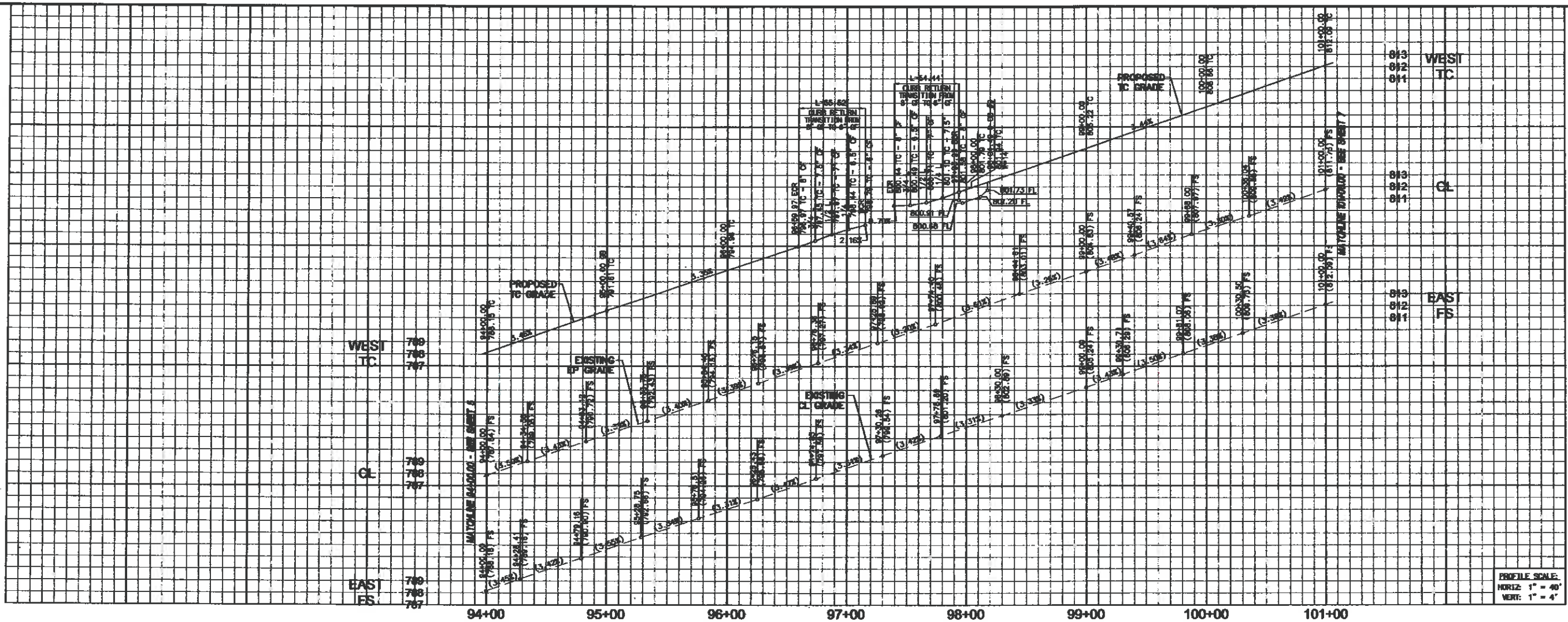
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DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: AS SHOWN  
DATE: \_\_\_\_\_  
JOB NO: \_\_\_\_\_

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved By: \_\_\_\_\_ Date: 10/14/14  
City of Beaumont, Public Works Department  
Engineering Division  
300 E. 6TH STREET BEAUMONT, CA 92523  
TEL (951) 760-5250 • FAX (951) 760-5230

CITY OF BEAUMONT, CALIFORNIA  
**STREET IMPROVEMENT PLANS**  
HIGHLAND SPRINGS AVENUE  
(880 LF HWY AND 480 LF SLY OF COUNAR WAY)  
STA. 87+00.00 TO STA. 94+00.00  
PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2 S.W., IN THE CITY OF BEAUMONT, CA.  
**PARDEE HOMES**

SHEET  
**5**  
OF 9 SHEETS  
FILE NO.:  
2005

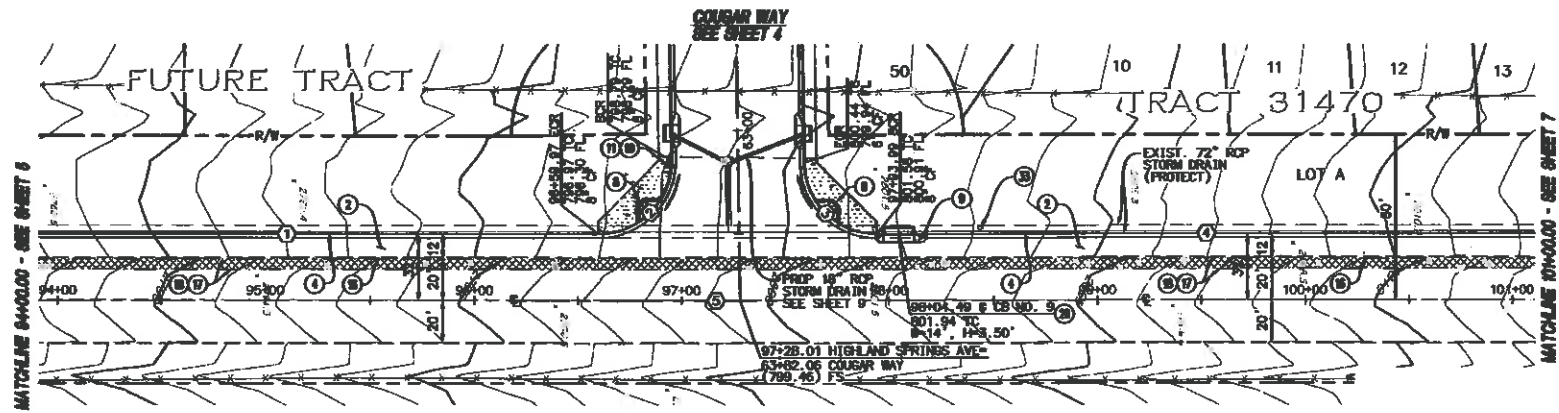
I:\DATA\ARBLE\_PIA\CADD\LAND DEV\IMPROVE STREETS\MADORS\COUGAR WAY & HIGHLAND SPRINGS AVENUE\PROJ-PH-5-CADD\NO FRANCISCO\ALCOBER 9/18/14 8:26 am



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

**CONSTRUCTION NOTES**

- 1) CONSTRUCT 6" AC OVER 7" CLASS II AGGREGATE BASE
- 2) CONSTRUCT 8" CURB AND GUTTER TYPE A-B PER COUNTY OF RIVERSIDE STD. NO. 201
- 3) CONSTRUCT CURB RAMP, CASE A PER COUNTY OF RIVERSIDE STD. NO. 403
- 4) CONSTRUCT GUTTER DEPRESSION PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B
- 5) INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
- 6) INSTALL R-1 STOP SIGN
- 7) SAWCUT AND SMOOTH JOIN EXISTING AC PAVEMENT
- 8) HEADER GRIND AND REMOVE EXISTING AC PAVEMENT PER DETAIL ON SHEET NO. 1
- 9) CONSTRUCT (1-1/4") 0.10" AC OVERLAY
- 10) CONSTRUCT CATCH BASIN NO. 1 PER RIFORMED STD. NO. CB100
- 11) ADJUST EXISTING SD MH TO GRADE PER RIFORMED STD. NO. MR252



**HIGHLAND SPRINGS AVENUE**

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 01°00'01" E	300.00'	—	—
2	90°52'53"	35.00'	55.52'	35.54'
3	88°07'07"	35.00'	54.44'	34.47'
4	N 01°00'01" E	706.66'	—	—
5	N 01°00'01" E	2430.03'	—	—

**NOTE**  
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**BASIS OF BEARING:**  
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 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.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	APPL. DATE



74-130 COUNTRY CLUB DRIVE, SUITE 201  
PHEASANT BEND, CALIFORNIA 92566-4800  
714.248.7491 • FAX 714.248.8848 • WWW.RBF.COM  
DATE: 9-25-11  
R.E.E. 57687 • EXP. 12-31-2015



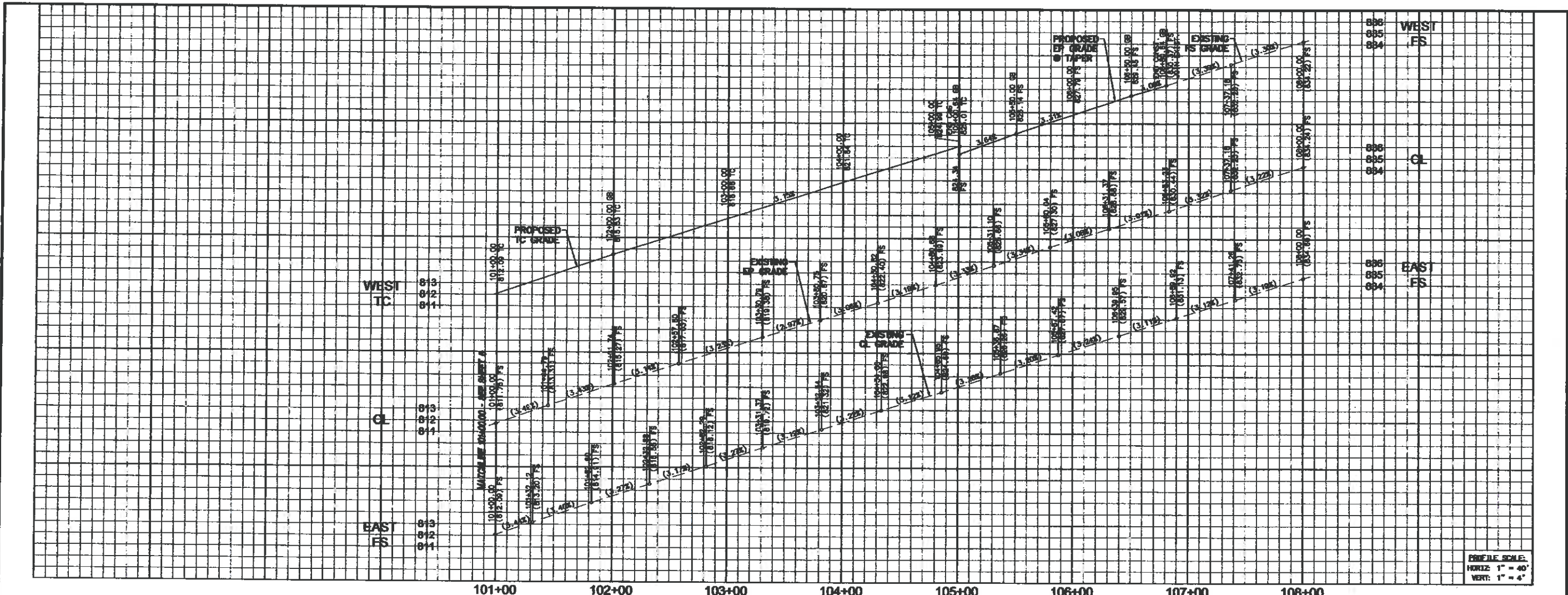
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DRAWN BY: MS  
CHECKED BY: MS  
SCALE: AS SHOWN  
DATE: 9-25-11  
JOB NUMBER: 07000

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved By: [Signature] Date: 9/25/11  
City of Beaumont, Public Works Department  
Engineering Division

CITY OF BEAUMONT, CALIFORNIA  
**STREET IMPROVEMENT PLANS**  
HIGHLAND SPRINGS AVENUE  
(880 LF NLY AND 480 LF SLY OF COURSE 1819)  
STA. 94+00.00 TO STA. 101+00.00  
PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2  
SEM., IN THE CITY OF BEAUMONT, CA.  
FOR: **PARDEE HOMES**

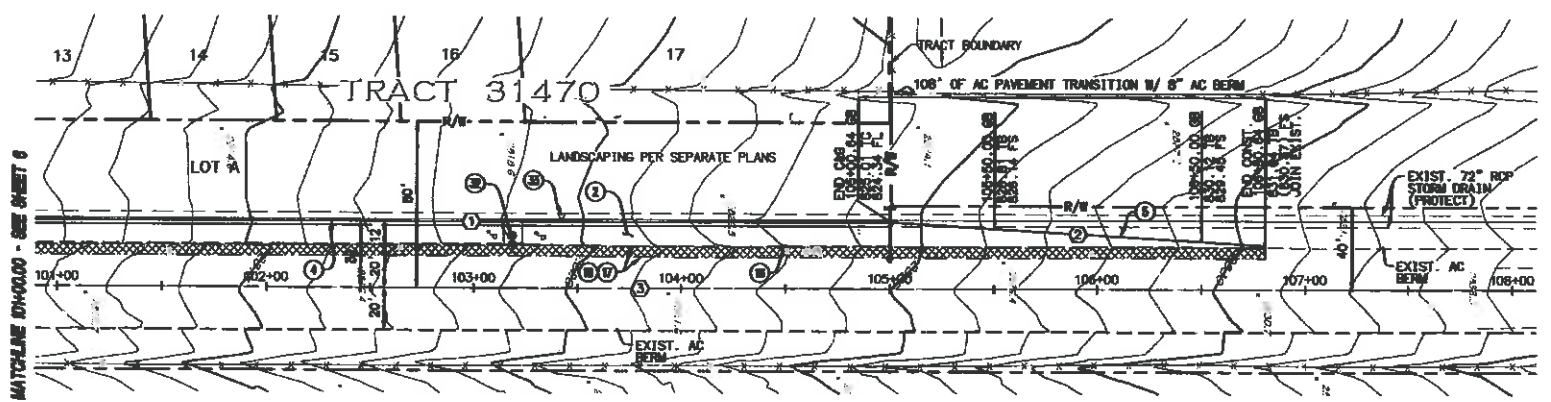
SHEET  
**6**  
OF 9 SHEETS  
FILE NO.:  
**2005**





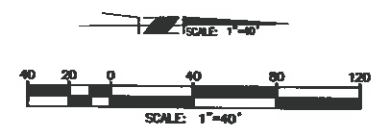
**CONSTRUCTION NOTES**

- ② CONSTRUCT 6" AC OVER 7" CLASS II AGGREGATE BASE
- ③ CONSTRUCT 6" CURB AND GUTTER TYPE A-B PER COUNTY OF RIVERSIDE STD. NO 201
- ④ CONSTRUCT 6" AC BERM COUNTY OF RIVERSIDE STD. NO 212
- ⑤ SAWCUT AND SMOOTH JOIN EXISTING AC PAVEMENT
- ⑥ HEADER GRIND AND REMOVE EXISTING AC PAVEMENT PER DETAIL ON SHEET NO. 1
- ⑦ CONSTRUCT (1-1/4") 0.10' AC OVERLAY
- ⑧ EXISTING UTILITY VAULT TO BE ADJUSTED BY OTHERS
- ⑨ ADJUST EXISTING SD MH TO GRADE PER RIFORMD STD. NO. M252



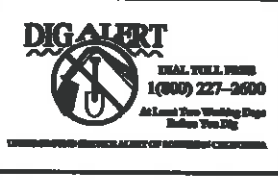
**HIGHLAND SPRINGS AVENUE**

**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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**LINE/CURVE DATA TABLE**

STATION	BEARING/Delta	RADIUS	LENGTH	TANGENT
101+00	N 01° 09' 01" E	706.66'	—	—
102+00	N 04° 38' 06" E	180.33'	—	—
103+00	N 01° 09' 01" E	2430.03'	—	—



**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 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 B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 50 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.  
 ELEV.= 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

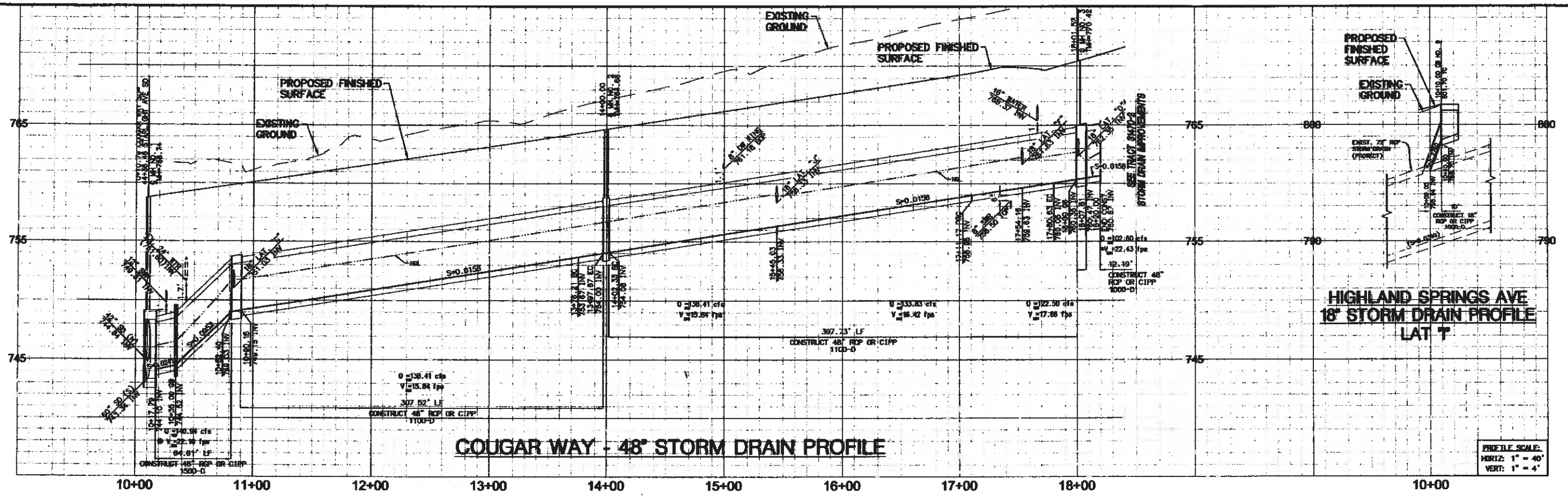


DESIGN BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: AS SHOWN  
 DATE: 0-28-14  
 JOB NUMBER: [Blank]

Reviewed By: [Signature] Staff Engineer  
 Recommended for Approval By: [Signature] City Engineer  
 Approved By: [Signature] Administrative Engineer  
 City of Beaumont, Public Works Department  
 Engineering Division  
 550 E. 6TH STREET BEAUMONT, CA 92225  
 TEL: (951) 768-8520 • FAX: (951) 768-8528

**CITY OF BEAUMONT, CALIFORNIA**  
**STREET IMPROVEMENT PLANS**  
**HIGHLAND SPRINGS AVENUE**  
 (800 LF R/W AND 400 LF BLY OF COURSE W/R)  
 STA. 101+00.00 TO STA. 108+00.00  
 PORTIONS OF SEC. 35, T. 2 S., R. 1 W., AND SEC. 2 SEM., IN THE CITY OF BEAUMONT, CA.  
**PARDEE HOMES**

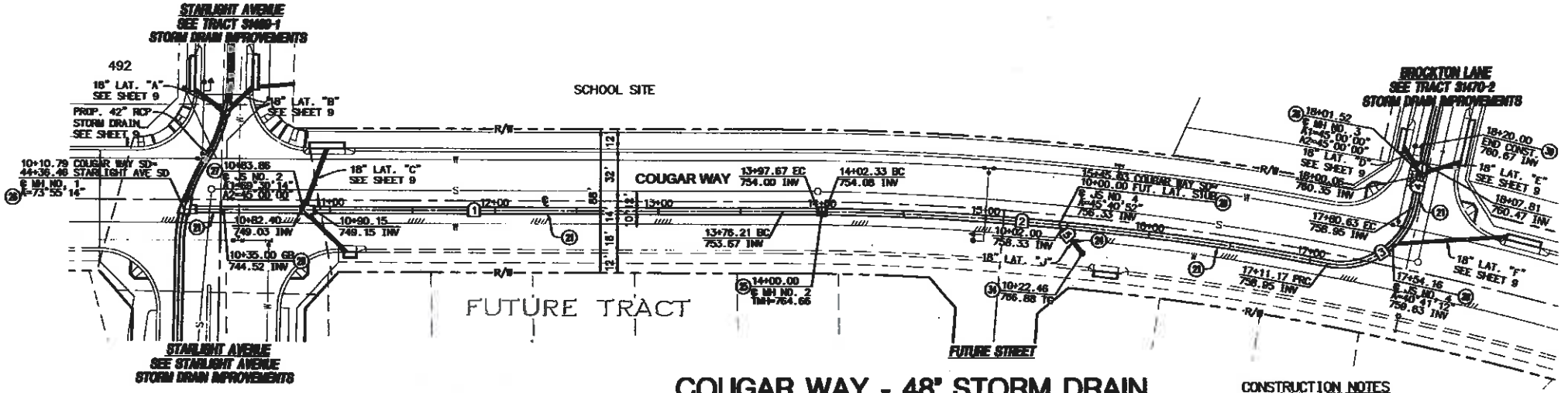
**SHEET 7**  
 OF 9 SHEETS  
 FILE NO.: 2005



**COUGAR WAY - 48" STORM DRAIN PROFILE**

**HIGHLAND SPRINGS AVE  
18" STORM DRAIN PROFILE  
LAT T**

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

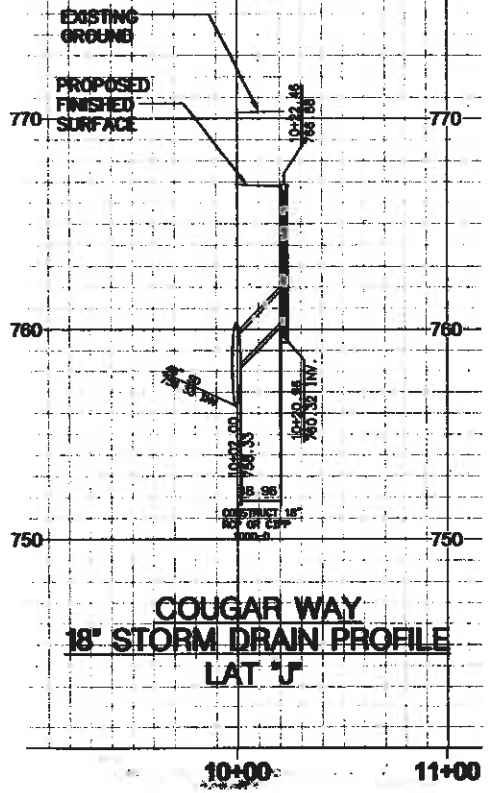


**COUGAR WAY - 48" STORM DRAIN**

LINE/CURVE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 66° 16' 52" E	—	365.42'	—
2	11° 00' 17"	1744.00'	334.97'	168.00'
3	88° 25' 50"	49.00'	49.45'	43.76'
4	N 11° 08' 41" W	—	51.71'	—
5	N 82° 28' 34" W	—	22.46'	—

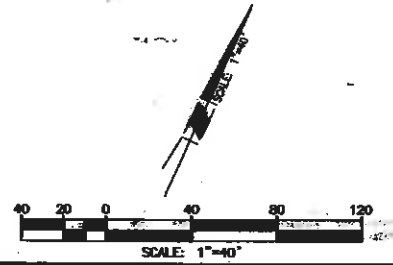
- CONSTRUCTION NOTES**
- 1) INSTALL 48" RCP OR CIPP (D-LOAD PER PLAN)
  - 2) INSTALL 24" RCP OR CIPP (D-LOAD PER PLAN)
  - 3) CONSTRUCT MANHOLE NO. 2 PER RCFMCD STD. NO. M252
  - 4) CONSTRUCT MANHOLE NO. 4 PER RCFMCD STD. NO. M254
  - 5) CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RCFMCD STD. JS227
  - 6) CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RCFMCD STD. JS229
  - 7) CONSTRUCT CONCRETE COLLAR PER RCFMCD STD. M803
  - 8) CONSTRUCT CONCRETE BULKHEAD PER RCFMCD STD. M816
  - 9) INSTALL TYPE X INLET PER RCFMCD STD. NO. C8108



**COUGAR WAY  
18" STORM DRAIN PROFILE  
LAT T**

**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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**NOTE**  
THE CONCRETE COATING ON THE INSIDE OF ALL REINFORCED CONCRETE PIPES MUST BE INCREASED TO PROVIDE A MINIMUM OF 1-1/2" OVER THE REINFORCING WHEN THE DESIGN VELOCITIES EXCEED 20 fpe. THE CONCRETE DESIGN STRENGTH IN THESE REACHES SHALL BE f'c=5,000 psi FOR VELOCITIES EXCEEDING 20 fpe AND f'c=6,000 psi FOR VELOCITIES EXCEEDING 30 fpe.



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

**BENCHMARK:** CITY OF BEAUMONT NO. 07.A.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	CITY	

**RF CONSULTING**  
74-100 COUNTRY CLUB DRIVE, SUITE 201  
PALM DESERT, CALIFORNIA 92260-1905  
TEL: 951.769.7400 • FAX: 760.348.8816 • WWW.RFC.COM

DATE: 9-18-14  
R.C.E. 57867 • EXP. 12-31-2015

DESIGN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS NOTED  
DATE: JULY 2008  
JOB NUMBER: [Blank]

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

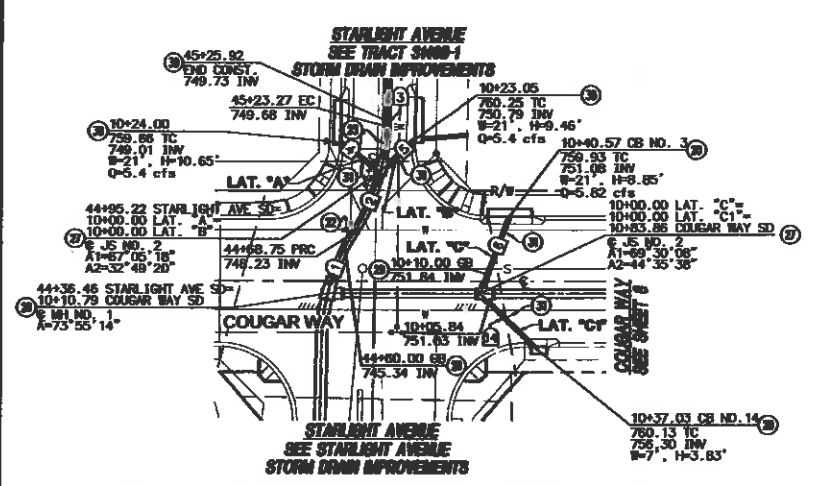
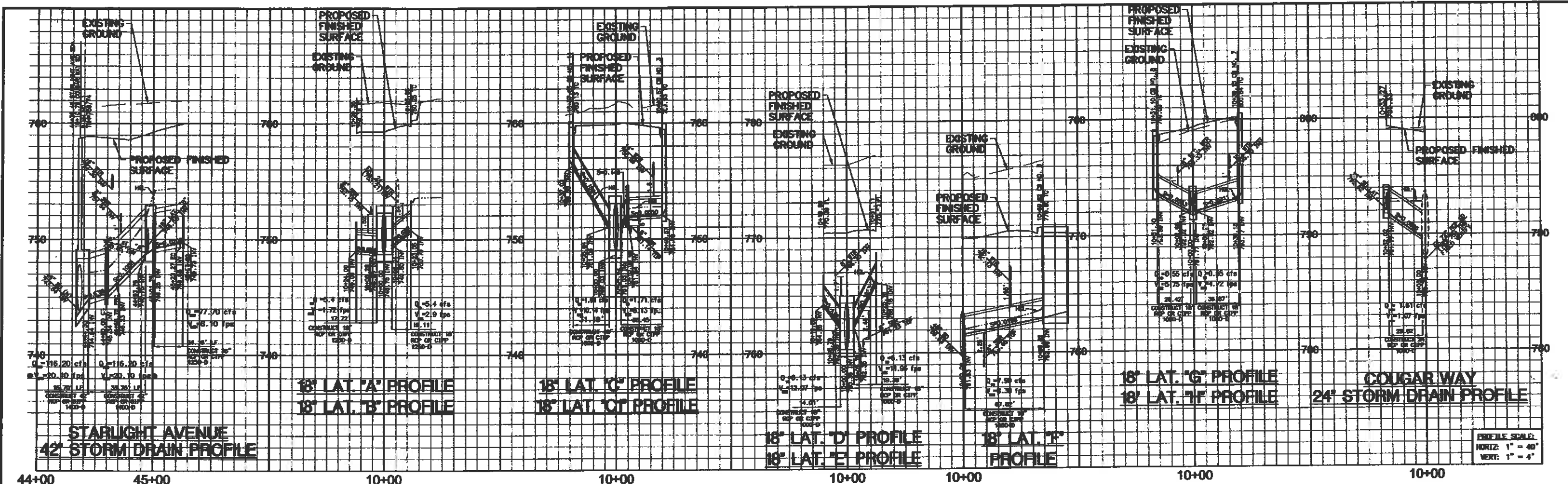
CITY OF BEAUMONT, CALIFORNIA  
**STORM DRAIN IMPROVEMENT PLANS**  
COUGAR WAY - 48" STORM DRAIN  
STA. 10+00.00 TO STA. 18+20.00

PORTIONS OF SEC. 35, T. 2 S., R. 1 W. AND SEC. 2 SEM. IN THE CITY OF BEAUMONT, CA.

FOR: **PARDEE HOMES**

SHEET  
**8**  
OF 9 SHEETS  
DRAWING NAME:  
FILE NO.:  
**2005**



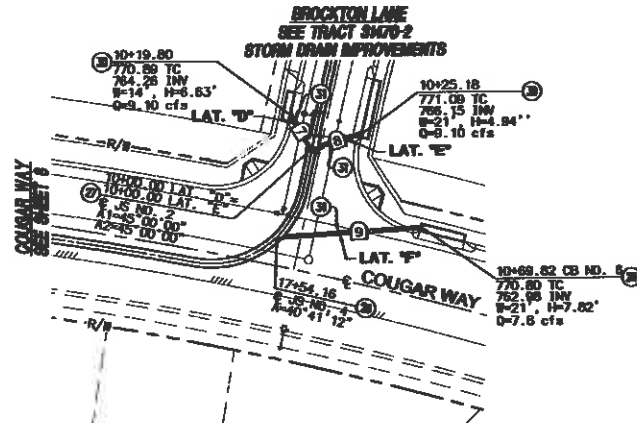


**STARLIGHT AVENUE - 42" STORM DRAIN**  
 18" LAT. 'A'  
 18" LAT. 'B'  
 18" LAT. 'C'  
 18" LAT. 'D'

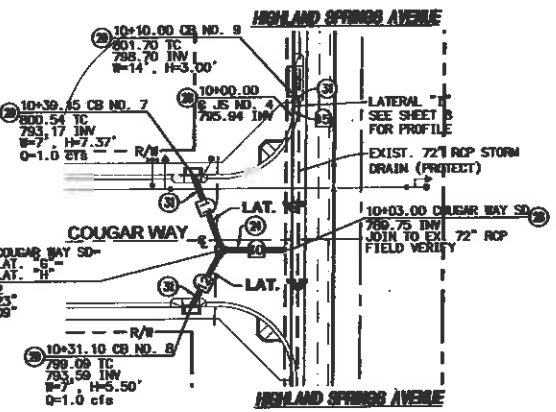
- CONSTRUCTION NOTES**
- CONSTRUCT CATCH BASIN NO. 1 PER RIFORMED STD. NO. C8100
  - INSTALL 42" RCP OR CIPP (D-LOAD PER PLAN)
  - INSTALL 36" RCP OR CIPP (D-LOAD PER PLAN)
  - INSTALL 24" RCP OR CIPP (D-LOAD PER PLAN)
  - CONSTRUCT MANHOLE NO. 4 PER RIFORMED STD. NO. M8254
  - CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RIFORMED STD. JS227
  - CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RIFORMED STD. JS229
  - CONSTRUCT CONCRETE COLLAR PER RIFORMED STD. M803
  - CONSTRUCT CONCRETE BULLHEAD PER RIFORMED STD. M816
  - INSTALL 18" RCP OR CIPP (D-LOAD PER PLAN)

**LINE/CURVE DATA TABLE**

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	18°30'04"	100.00'	32.29'	16.29'
2	31°14'25"	100.00'	54.32'	27.96'
3	N 22°44'58" W	---	2.64'	---
4	N 77°20'01" W	---	24.00'	---
5	N 22°45'35" E	---	23.05'	---
6	N 03°13'18" W	---	40.57'	---
7	N 56°08'41" W	---	19.80'	---
8	N 48°44'12" E	---	25.18'	---
9	N 62°47'57" E	---	66.82'	---
10	N 88°43'52" W	---	33.27'	---
11	N 20°05'29" W	---	39.15'	---
12	N 28°54'00" E	---	31.90'	---
14	N 89°07'30" W	---	37.03'	---
15	N 01°42'58" W	---	10.00'	---



**COUGAR WAY - 24" STORM DRAIN**  
 18" LATERAL 'D'  
 18" LATERAL 'E'  
 18" LATERAL 'F'  
 18" LATERAL 'G'  
 18" LATERAL 'H'



**COUGAR WAY - 24" STORM DRAIN**  
 18" LATERAL 'G'  
 18" LATERAL 'H'

**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 APPROVED BY THE CITY.

**BASIS OF BEARINGS:**  
 BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, MADRS, 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., 50 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.  
 ELEV. = 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

**RBF CONSULTING**  
 74-100 COUNTRY CLUB DRIVE, SUITE 201  
 PALM DESERT, CALIFORNIA 92260-9005  
 760.343.7801 • FAX 760.343.8376 • www.RBF.com

DATE: 9-25-14  
 R.C.E. 57867 • EXP. 12-31-2015

DESIGN BY: [Signature] Staff Engineer  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: AS SHOWN  
 DATE: JULY 2008  
 JOB NUMBER: 08080

APPROVED BY: [Signature] City of Beaumont, Public Works Department  
 Engineering Division

**CITY OF BEAUMONT, CALIFORNIA**  
**STORM DRAIN IMPROVEMENT PLANS**  
**STARLIGHT AVENUE & COUGAR WAY**  
**STORM DRAIN LATERALS**

PORTIONS OF SEC. 35, T. 2 S., R. 1 E. AND SEC. 2 SEM., IN THE CITY OF BEAUMONT, CA.

FOR: PARDEE HOMES

**SHEET**  
**9**  
 OF 9 SHEETS  
 DRAWING NAME:  
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