

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN
(Tract Map/Parcel Map/Plot Plan No.) ***

THIS SECURITY AGREEMENT is made by and between 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 Tract Map/Parcel Map/Plot Plan# * , (“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 Sundance North Tract 31470-3,-4,-5 & -6
Major Street Improvements

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.

* 31470-3, 31470-4, 31470-5 & 31470-6

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 a performance bond issued by a corporate surety 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 a payment 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 Performance Bond 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, 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 City's 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. 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 Bond Security. Security securing the payment to the contractor, his or her subcontractors and persons furnishing labor, materials or equipment may, 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 by Surety 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 may be released in full.

11. Security for One-Year Warranty Period. The release procedures described in paragraphs 9 and 10 above shall not apply to any required guarantee and warranty period nor to the amount of the performance bond 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 on the dates listed below.

CITY OF BEAUMONT

By 
Mayor

5-1-17
Date

DEVELOPER

By 
Jeff Chambers

March 24, 2017
Date

Title: VP Community Development

Address: Pardee Homes
1250 Corona Pointe Court, Suite 600
Corona, CA 92879

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

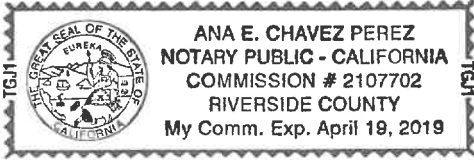
State of California)
County of Riverside)

On March 24, 2017 before me, Ana E. Chavez Perez, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jeff Chambers
Name(s) of Signer(s)

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]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended 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: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Basic Gov (Sales Force) # 16-3731
File # 3089
Bond No. 929644887
Premium: \$5,571.00

EXHIBIT "A"

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and Pardee Homes (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated March 24, 2017, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. Sundance North Tract 31470-3, 31470-4 31470-5 & 31470-6 Major Street Improvements which is hereby incorporated herein and made a part hereof; and

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

NOW, THEREFORE, we, the Principal and 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 Three Hundred Ninety Two Thousand Seven * dollars (\$ 1,392,732.80) 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.

*Hundred Thirty Two and 80/100

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 March 22, 2017.

PRINCIPAL:

Pardee Homes
By Jeff Chambers
Title VP Community Development

SURETY:

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

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On MAR 22 2017 before me, Brianne Davis, Notary Public
(Here insert name and title of the officer)

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

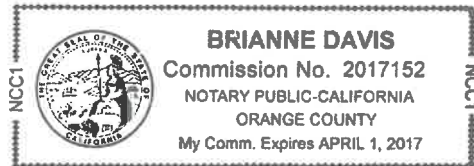
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Brianne Davis

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Performance Bond
(Title or description of attached document)

929644887
(Title or description of attached document continued)

Number of Pages 1 Document Date 3/22/17

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 /ese) 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

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 Vice President and its corporate seal to be hereto affixed on this 5th day of December, 2016.



The Continental Insurance Company

Paul T. Bruflat
Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 5th day of December, 2016, before me personally came Paul T. Bruflat 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 June 23, 2021

J. Mohr
J. Mohr Notary Public

CERTIFICATE

I, D. Bult, 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 MAR 22 2017.



The Continental Insurance Company

D. Bult
D. Bult Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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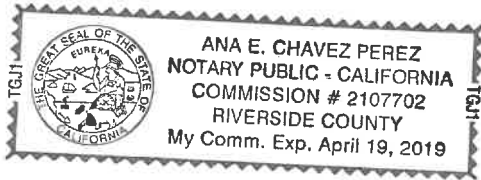
State of California)
County of Riverside)

On March 24, 2017 before me, Ana E. Chavez Perez, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jeff Chambers
Name(s) of Signer(s)

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]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended 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: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated March 24, 2011, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. Sundance North Tract 31470-3, 31470-4, 31470-5 & 31470-6 which is hereby incorporated herein and made a part hereof; and Major Street Improvements

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 Section 8000, et seq., 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 at Section 8000, et seq., of the Civil Code in the sum of One Million Three Hundred Ninety Two * dollars (\$ 1,392,732.80), 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.

*Thousand Seven Hundred Thirty Two and 80/100

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 Section 8000, et seq., 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 March 22, 20 17.

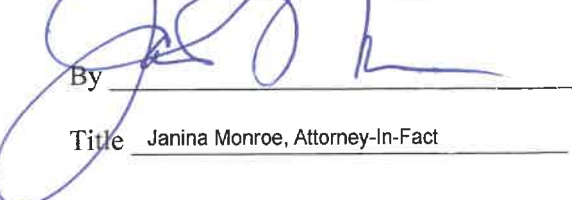
PRINCIPAL:

Pardee Homes

By 
Jeff Chambers
Title VP Community Development

SURETY:

The Continental Insurance Company

By 
Title Janina Monroe, Attorney-In-Fact

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California }

County of Orange }

On MAR 22 2017 before me, Brianne Davis, Notary Public
(Here Insert name and title of the officer)

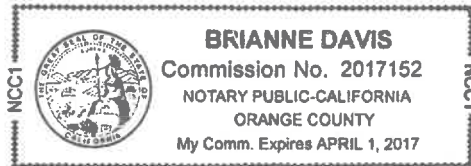
personally appeared Janina Monroe,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose
 name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that
 he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by
 his/~~her/their~~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

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

WITNESS my hand and official seal.

Brianne Davis

Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Payment Bond
(Title or description of attached document)
929644887
(Title or description of attached document continued)
 Number of Pages 1 Document Date 3/22/17

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.

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- 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

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 Vice President and its corporate seal to be hereto affixed on this 5th day of December, 2016.



The Continental Insurance Company

Paul T. Bruflatt
Paul T. Bruflatt Vice President

State of South Dakota, County of Minnehaha, ss:

On this 5th day of December, 2016, before me personally came Paul T. Bruflatt 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 June 23, 2021

J. Mohr
J. Mohr Notary Public

CERTIFICATE

I, D. Bult, 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 MAR 22 2017.



The Continental Insurance Company

D. Bult
D. Bult Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

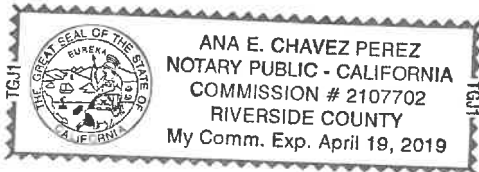
State of California)
County of Riverside)

On March 24, 2017 before me, Ana E. Chavez Perez, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jeff Chambers
Name(s) of Signer(s)

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]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended 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: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
CONSTRUCTION COST WORKSHEET

PROJECT NAME: Sundance North-Tract 31470-3, 31470-4, 31470-5. & 31470-6 (Majors) STRT IMP.
DATE: 21-Mar-17

PP. CUP NO.: _____ BY: Mark Swanson, Michael Baker Intl

IMPROVEMENTS	FAITHFUL PERFORMANCE	100%
	LABOR & MATERIALS SECURITY	100%
	Construction Costs)	
Streets/Drainage	\$ 1,392,732.80	
Sewer	\$ -	
Total	\$ 1,392,732.80	
Warranty Retention (22.5%)	\$ 313,364.88	
Street/Drainage Plan Check Fees	\$ 24,221.44	$\$24,532.58 = (-)\$2,311.14$
Sewer Plan Check Fees	\$ -	
Street Inspection Fees	\$ 36,332.16	$\rightarrow \$36,332.16$
Sewer Inspection Fees	\$ -	
		<u>\$34,021.02</u>

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

Engineer's Signature

3-20-17
Date

Mark Swanson
Name typed or printed



Civil Engineer's Stamp

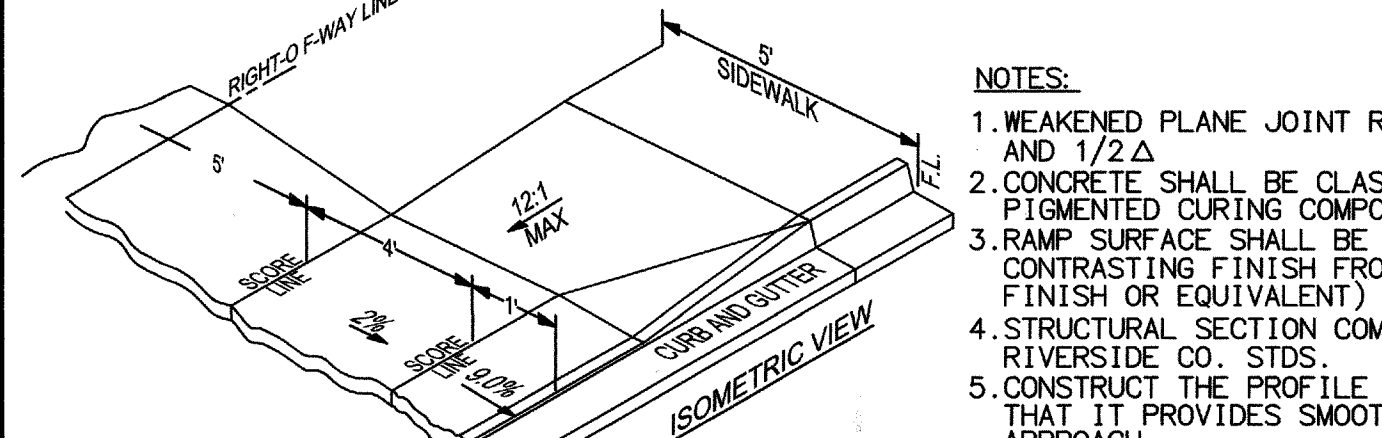
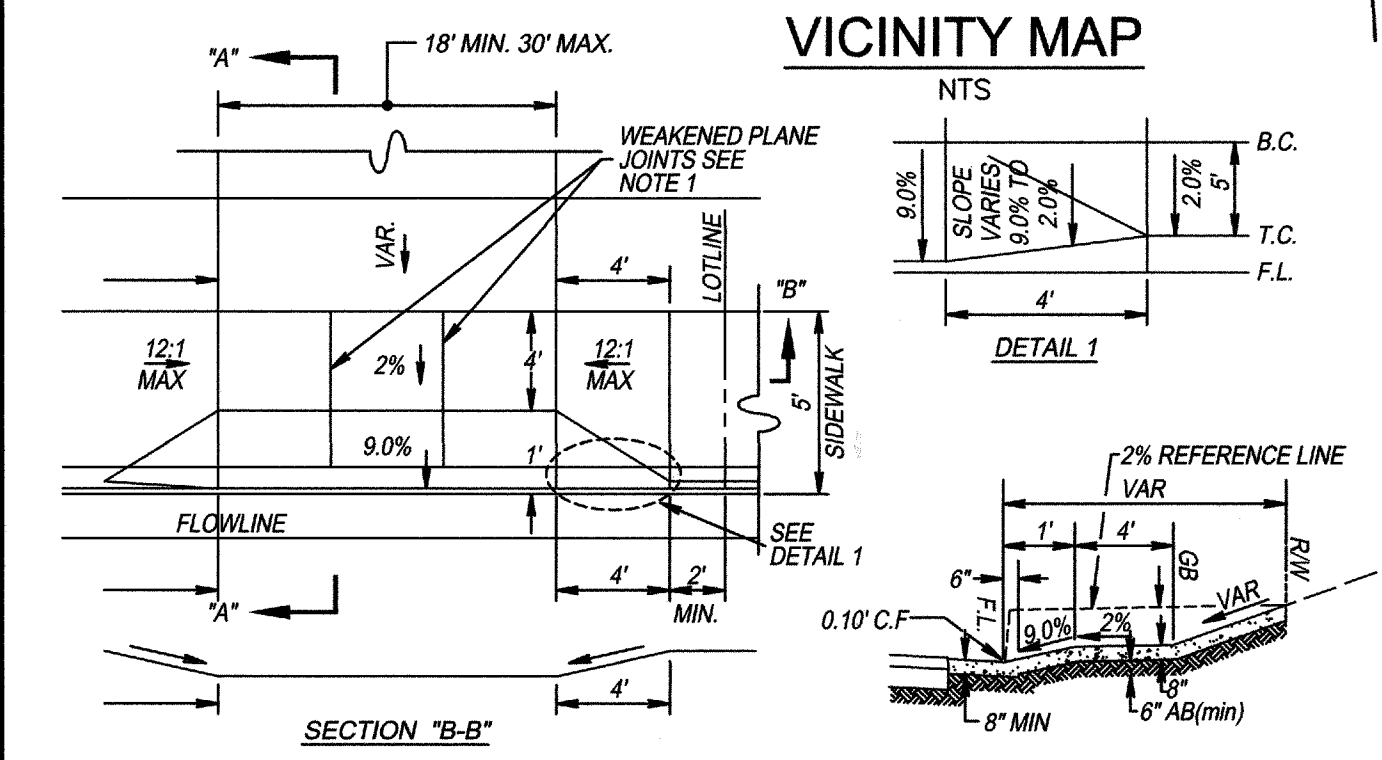
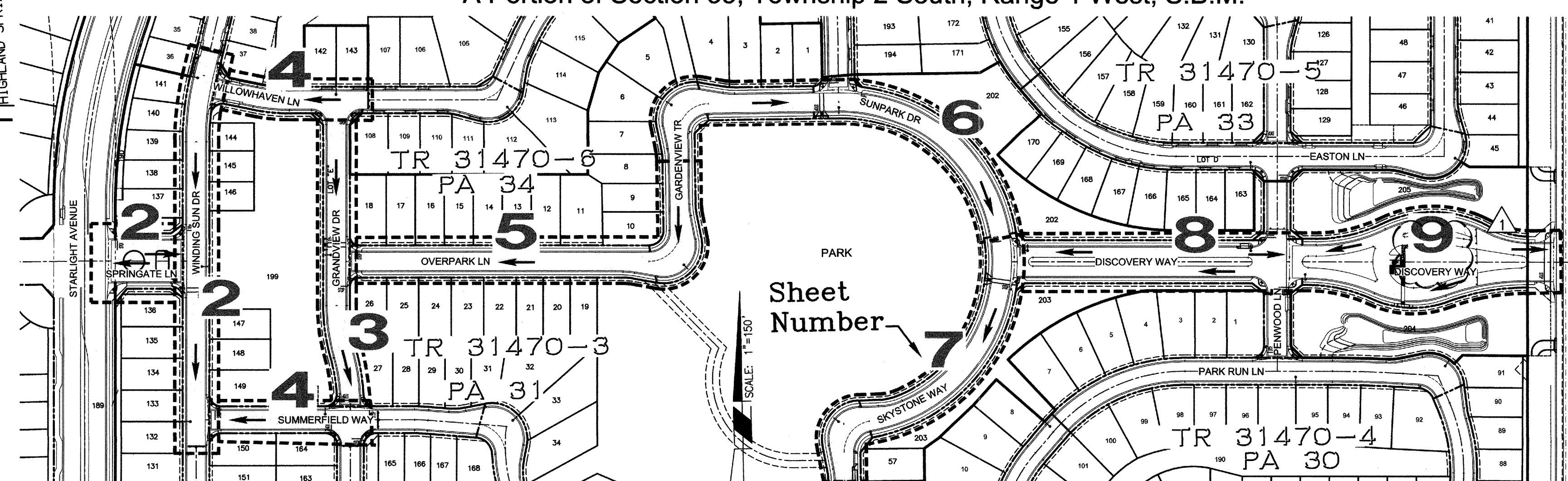
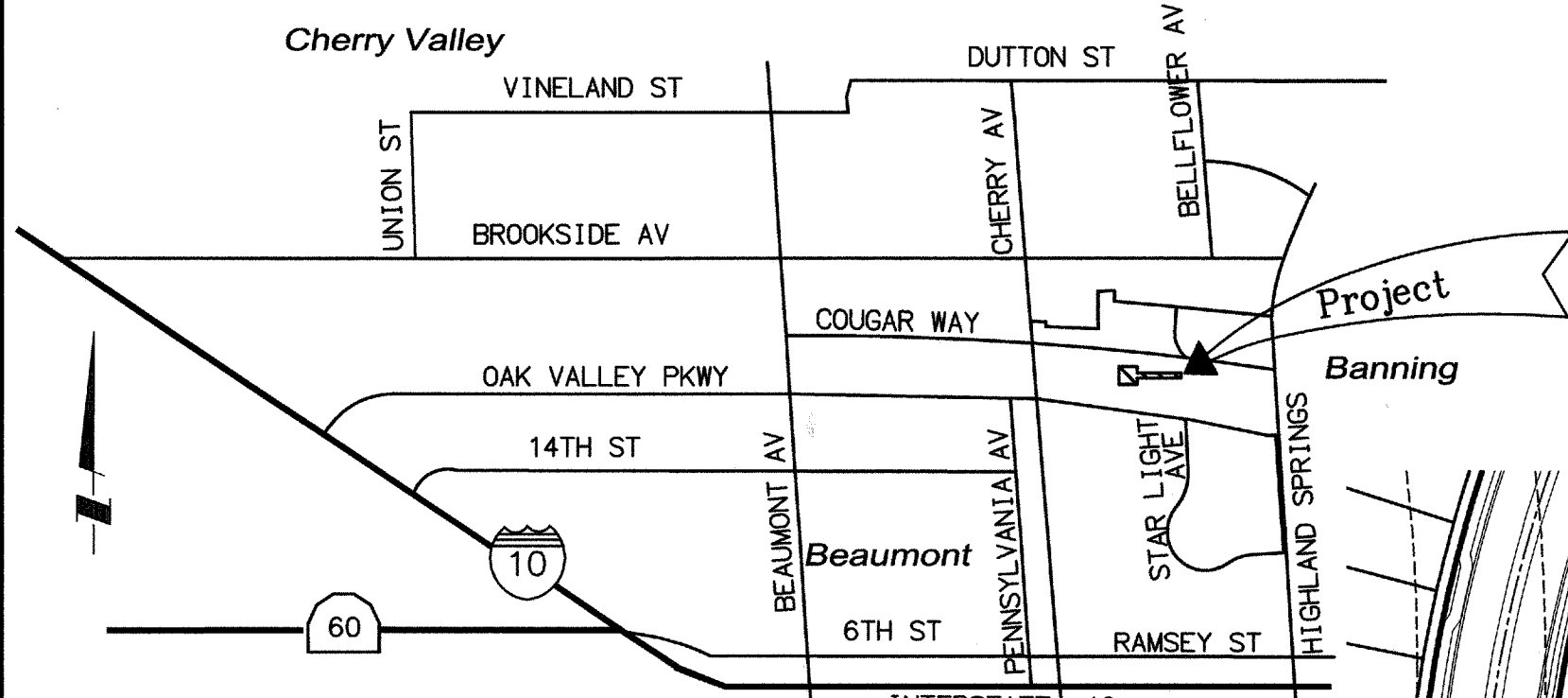
FORM \$ UNIT COSTS REVISED 09/06

*****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.

CITY OF BEAUMONT, CALIFORNIA
Street Improvement Plans
Majors PA 30, 31, 33 & 34

A Portion of Section 35, Township 2 South, Range 1 West, S.B.M.



LEGEND

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

- NOTES:**
1. WEAKENED PLANE JOINT REQUIRED AT CENTERLINE OF APPROACH AND 1/2 Δ
 2. CONCRETE SHALL BE CLASS 560-C-3250, CURED WITH WHITE PIGMENTED CURING COMPOUND
 3. RAMP SURFACE SHALL BE SLIP-RESISTANT AND SHALL BE OF CONTRASTING FINISH FROM ADJACENT SIDEWALK (MEDIUM BROOM FINISH OR EQUIVALENT)
 4. STRUCTURAL SECTION COMPACTION PER APPROVED PLANS OR MIN. RIVERSIDE CO. STDS.
 5. CONSTRUCT THE PROFILE GRADE OF THE ON-SITE DRIVEWAY SO THAT IT PROVIDES SMOOTH VEHICLE ACCESS OVER THE DRIVEWAY APPROACH

- ABBREVIATIONS**
- AC — ASPHALT CONCRETE
 - BC — BEGINNING OF CURVE
 - BOR — BEGIN CURB RETURN
 - BVC — BEGIN VERTICAL CURVE
 - CF — CURB FACE
 - CONC — CONCRETE
 - DWY — DRIVEWAY
 - ECR — END CURB RETURN
 - EG — END OF CURVE
 - EP — END VERTICAL CURVE
 - 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
 - NG — NATURAL GROUND
 - P — PROPERTY LINE
 - PCC — POINT OF COMPOUND CURVE
 - POC — 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
 - EP — EDGE OF PAVEMENT
 - RP — RADIUS POINT
 - R/W — RIGHT-OF-WAY
 - SPPWC — STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
 - S/W — SIDEWALK
 - TC — TOP OF CURB
 - VV — WATER VALVE
 - VC — VERTICAL CURVE
 - VT — VAULT
 - WM — WATER METER

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.

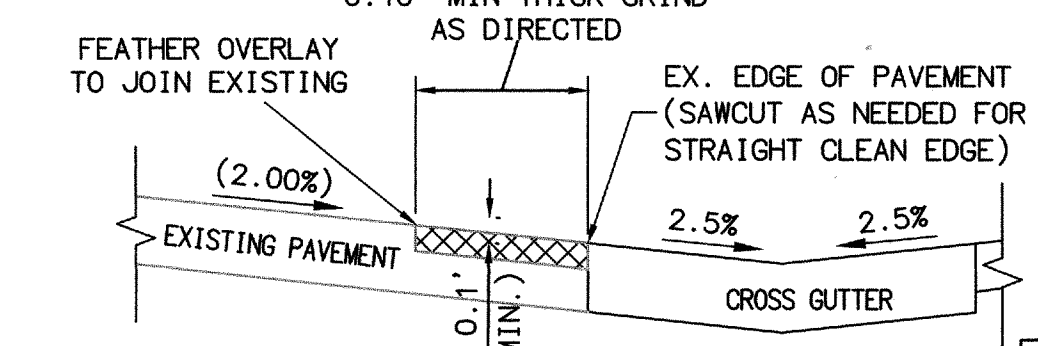
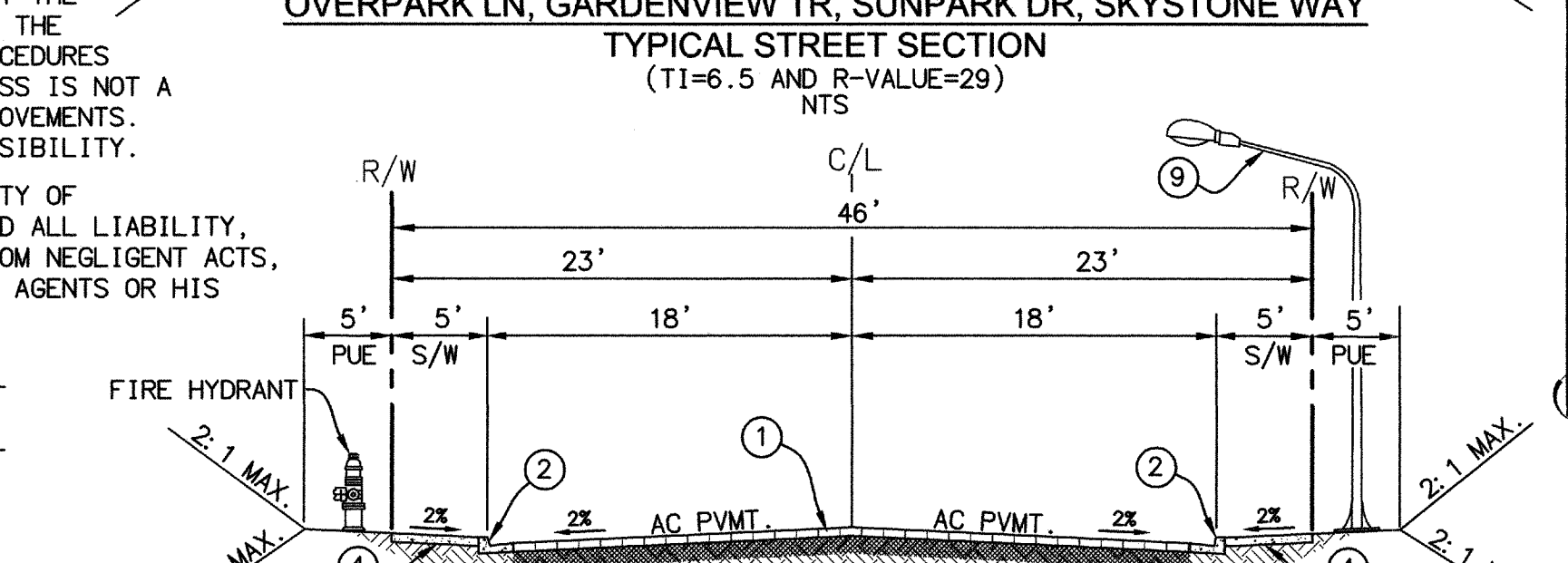
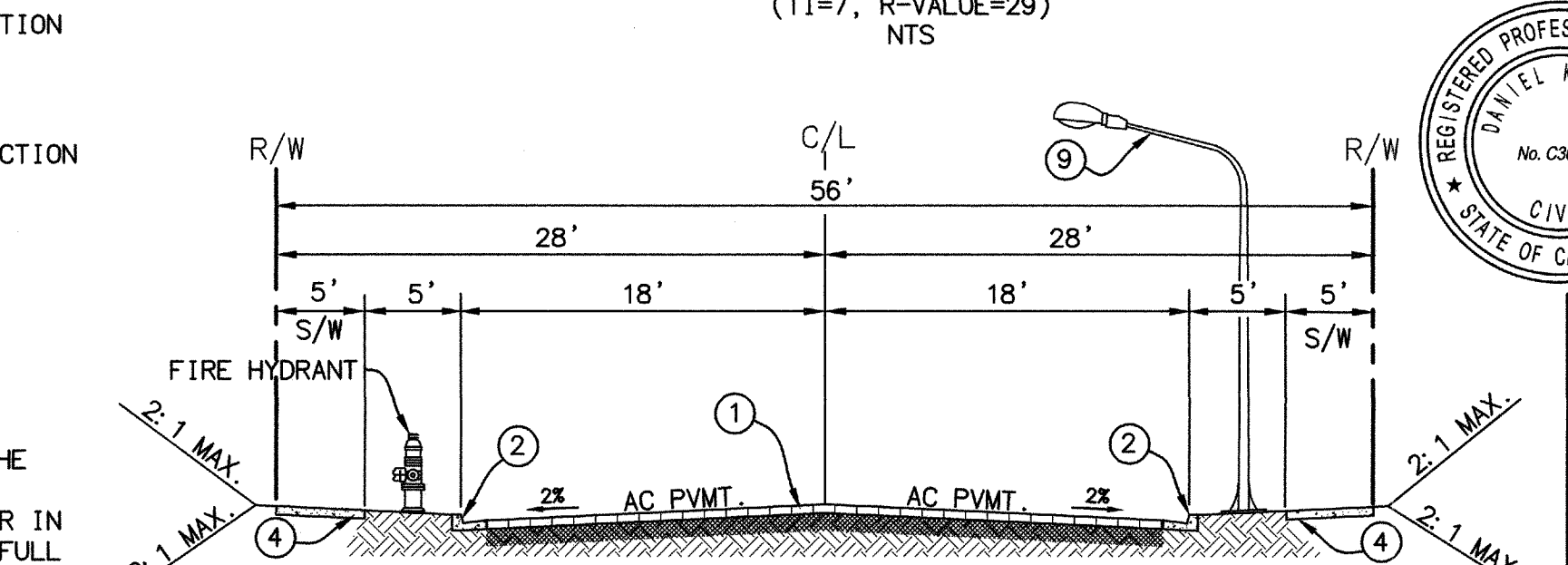
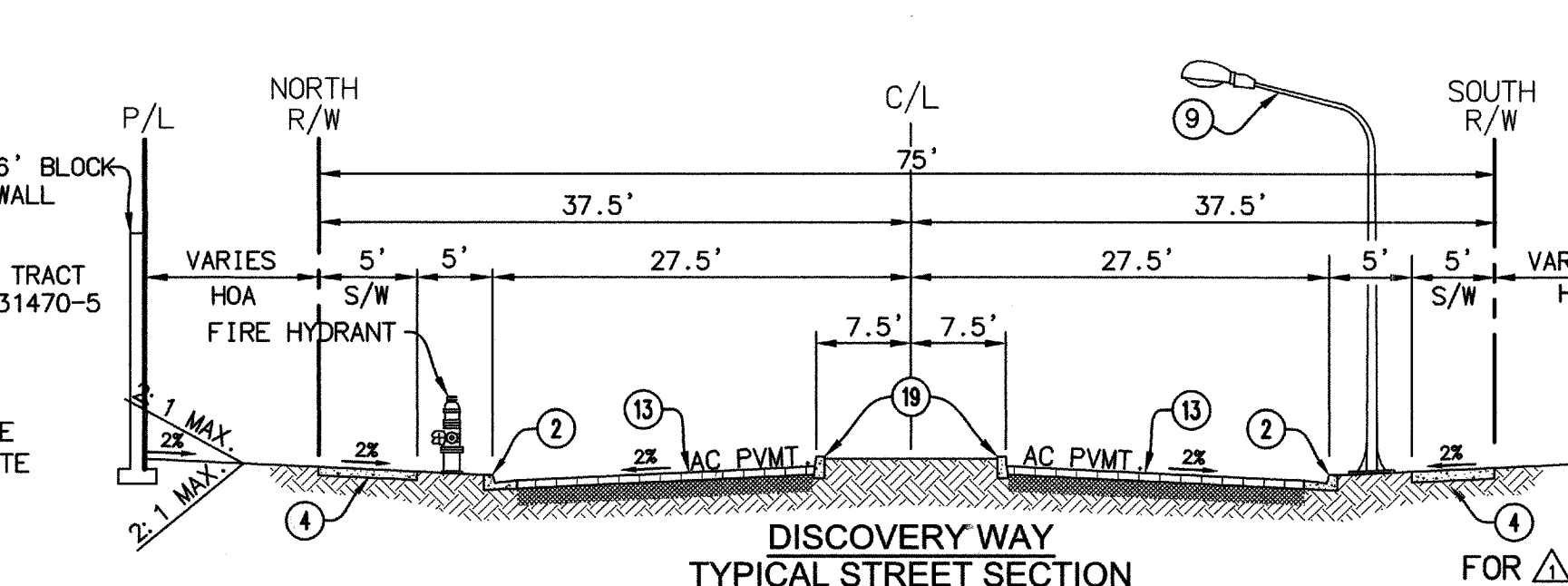
AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF BEAUMONT, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENCE, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS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

SIGNATURE: _____ DATE: _____
 LICENSE No. 36718 EXP. 06-30-2020

24-HOUR EMERGENCY CONTACT
 PATRICK EMANUEL, CONSTRUCTION MANAGER,
 PARDEE HOMES, AT (951) 739-0458
OWNER
 PARDEE HOMES
 1250 CORONA POINTE COURT, SUITE 600
 CORONA, CA 92879
 (951) 246-2010

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
 BEARING: 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.
 DATUM= NGVD29
 ELEV.= 2678.277 (1982)



FEATHER OVERLAY TO JOIN EXISTING
 EX. EDGE OF PAVEMENT (SAWCUT AS NEEDED FOR STRAIGHT CLEAN EDGE)
 (2.00%)
 2.5%
 CROSS GUTTER

* NOTE: QUANTITIES SHOWN ARE ESTIMATES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING HIS/HER OWN ESTIMATE FOR BID PURPOSES.

THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 1 APPROVED ON 3/21/2017 INCLUDING THOSE REVISIONS "CLOUDED" AND LABELED WITH REVISION TRIANGLES.

Daniel Koravos
 DANIEL KORAVOS, P.E. DATE 3/31/19
 R.C.E. C36718 EXP. 06-30-2020

INDEX OF SHEETS

SHEET	TITLE
1	TITLE SHEET, VICINITY MAPS & NOTES
2	SPRINGATE LN - STA. 10+00.00 TO STA. 11+92.00 WINDING SUN DR - STA. 16+17.34 TO STA. 22+96.67
3	GRANDVIEW DR - STA. 10+00.00 TO STA. 15+53.30
4	SUMMERFIELD WAY - STA. 10+00.00 TO STA. 13+08.82 WILLOWHAVEN LN - STA. 10+00.00 TO STA. 12+87.55
5	OVERPARK LN - STA. 10+00.00 TO STA. 15+92.04 GARDENVIEW TR - STA. 10+00.00 TO STA. 11+74.97 SUNPARK DR - STA. 11+74.97 TO STA. 12+72.97
6	SKYSTONE WAY - STA. 16+04.71 TO STA. 17+01.42 SKYSTONE WAY - STA. 10+00.00 TO STA. 14+31.23 SUNPARK DR - STA. 26+71.37 TO STA. 27+17.03
7	DISCOVERY WAY - STA. 10+00.00 TO STA. 14+73.88 DISCOVERY WAY - STA. 14+73.88 TO STA. 19+84.87
8	DISCOVERY WAY - GUARD SHACK IMPROVEMENTS

REGISTERED PROFESSIONAL ENGINEER
 WALTER S. SWANSON
 CIVIL
 No. C72332
 STATE OF CALIFORNIA

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) 769-8520.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, GREEN BOOK, "LATEST EDITION" AND THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
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 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 SIDEWALK, DRIVEWAY, OR DRIVEWAY-TO-WALKWAY 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. AT THE DEVELOPER'S 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.
8. 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.
9. AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND PATCHING OVERLAY REQUIREMENTS TO MEET THE STRUCTURAL STANDARDS FOR CURRENT ASSIGNED TRAFFIC INDEX.
10. 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.
11. 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.
12. 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. PUBLICLY OWNED DRAINAGE WORKS DEPARTMENTS MAY DEPART FROM THE STANDARD SPECIFICATIONS FOR CURRENT ASSIGNED TRAFFIC INDEX.
13. ALL STORM DRAIN, CATCH BASINS AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE OR RIVERSIDE COUNTY PERMITTEES.
14. DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND CITY OF BEAUMONT STANDARDS. WHERE DEVIATIONS OCCUR, THE DEVELOPER SHALL OBTAIN THE NECESSARY MEASURES FOR REVIEW AND APPROVAL BY THE CITY.
15. 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.
16. CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARDS NO. 206 AND/OR 207, AS DIRECTED IN THE FIELD.
17. PRIME COAT IS REQUIRED PRIOR TO PAVING ALL GRADES IN EXCESS OF TEN PERCENT.
18. INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE 460 AND 499. INSTALL EUCALYPTUS POLYANTHEMUS (SILVER DOLLAR), CRAPE MYRTLE, LIQUID AMBER OR APPROVED EQUAL, SEE PROJECT PLANS.
19. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN PER CITY OF BEAUMONT'S APPROVED STREET LIGHTING SPECIFICATIONS.
20. THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.

CONSTRUCTION NOTES

NO.	DESCRIPTION	UNIT	QUANTITY
1	CONSTRUCT 3.5" AC PAVING OVER 6" CLASS II AGGREGATE BASE	SF	56,461
2	CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200	LF	8,147
3	CONSTRUCT 10" CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209	SF	7,105
4	CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED)	SF	40,850
5	CONSTRUCT CURB RAMP, CASE A (WITH TRUNCATED DOME) PER COUNTY OF RIVERSIDE STD. NO. 403	EA	12
6	CONSTRUCT 18" WIDE DRIVEWAY APPROACH PER DETAIL ON SHEET NO. 1	SF	3,960
7	CONSTRUCT CATCH BASIN PER R/COD & WCD STD. NO. CB100 (W & V PER PLAN)	EA	3
8	INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816	EA	12
9	INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN	EA	13
10	INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810	LF	288
11	CONSTRUCT CURB RAMP PER STD. PLANS FOR PUBLIC WORKS CONSTRUCTION STD. 111-5, CASE A, TYPE 5	EA	4
12	SAWCUT AND SMOOTH JOIN EXISTING AC PAVEMENT	LF	100
13	CONSTRUCT 4" AC PAVING OVER 8" CLASS II AGGREGATE BASE	SF	77,402
14	INSTALL R-1 STOP SIGN	EA	22
15	INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A24D AND A24E	EA	22
16	INSTALL CROSSWALK PER CALTRANS STD. A24F, BASIC	EA	4
17	REMOVE AND DISPOSE OF EXISTING BARRICADE	EA	3
18	CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B	EA	3
19	CONSTRUCT 8" TYPE "D" CURB ONLY, PER COUNTY OF RIVERSIDE STD. NO. 204	LF	2,083
20	SAWCUT AND REMOVE AC PAVEMENT	LF	186
21	CONSTRUCT CURB RAMP, CASE B (WITH TRUNCATED DOME) PER COUNTY OF RIVERSIDE STD. NO. 403	EA	14
22	REMOVE EXISTING AC DIKE	LF	146
23	GRIND EXISTING AC PAVEMENT (2' MIN. WIDTH), AND CONSTRUCT 0.10' (MIN.) AC OVERLAY PER DETAIL ON SHEET NO. 1	SF	292
24	CONSTRUCT 3.5" AC PAVING OVER 8" CLASS II AGGREGATE BASE	SF	48,811
25	CONSTRUCT CURB TRANSITION FROM 6" CURB FACE TO 8" CURB FACE	LF	9
26	CONSTRUCT MODIFIED TYPE D CURB (6" CF) PER COUNTY OF RIVERSIDE STD. 204	LF	36
27	CONSTRUCT MODIFIED CASE B TYPE 1 CURB RAMP PER COUNTY OF RIVERSIDE STD. 403	EA	1
28	INSTALL TRUNCATED DOME WARNING PLATE PER CBC 2016 FIGURE 11B-705.1 ON SHEET 9 (COLOR AND MATERIAL TO BE FIELD DETERMINED)	EA	2
29	CONSTRUCT MODIFIED TYPE D CURB (0" CURB FACE) PER COUNTY OF RIVERSIDE STD. NO. 204	LF	29
30	CONSTRUCT MODIFIED TYPE A-6 CURB AND GUTTER (0" CURB FACE) PER COUNTY OF RIVERSIDE STD. NO. 200	LF	6
31	INSTALL ADA PARKING SPACE SIGNAGE & PAVEMENT MARKINGS PER 2016 CBC FIG. 11A-2B	EA	1
32	INSTALL WHEEL STOP	EA	2
33	CONSTRUCT RETAINING CURB PER SPPWC STD. 111-5, DETAIL D	LF	113
34	INSTALL CONNECTOR PIPE SCREEN PER UNITED STORM WATER, INC. OR APPROVED EQUAL.	LF	4



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 UNDERGROUND SERVICES ALERT OF SOUTHERN CALIFORNIA

Michael Baker International
 75410 Gerald Ford Drive, Suite 100
 Palm Desert, CA 92211
 Phone: (760) 346-7481
 MBAKERINTL.COM

DESIGN BY: PS
 DRAWN BY: PS
 CHECKED BY: MBS
 SCALE: AS NOTED
 DATE: JANUARY 2017
 JOB NUMBER: 146481

Reviewed By: *A.C. Swanson*
 Recommended for Approval By: *A.C. Swanson*
 Approved By: *[Signature]*

Date: 4.11.19
 Date: 4.11.19
 Date: 4.11.19

City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
ACTIVE ADULT MAJORS

TITLE SHEET

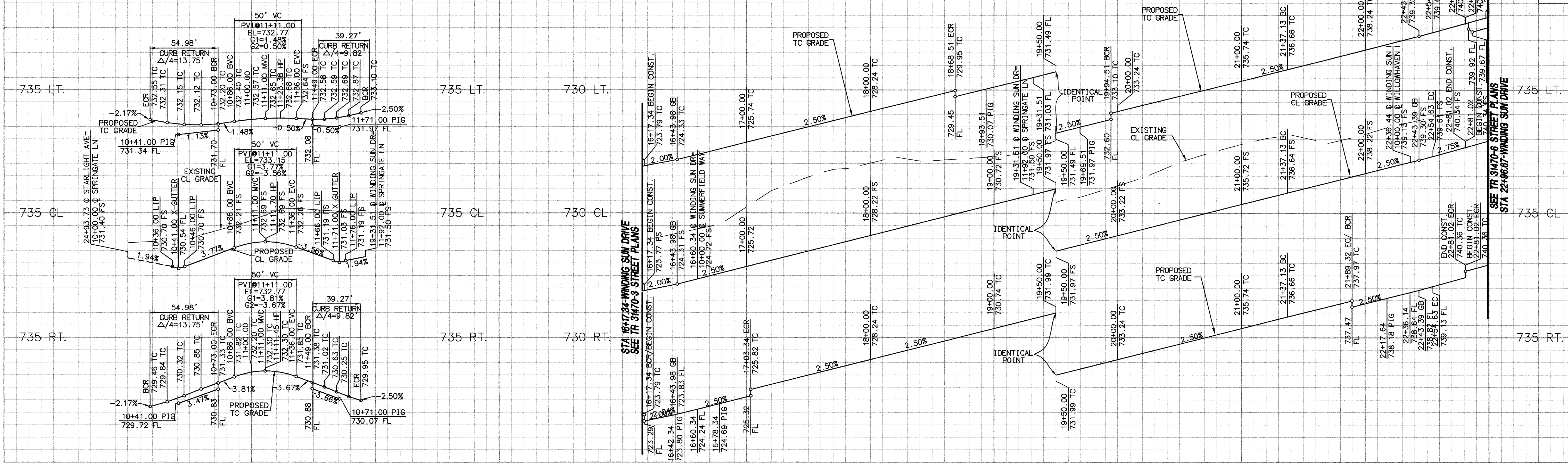
A PORTION OF SEC. 35, T 2 S, R 1 W, S8M

FOR: PARDEE HOMES

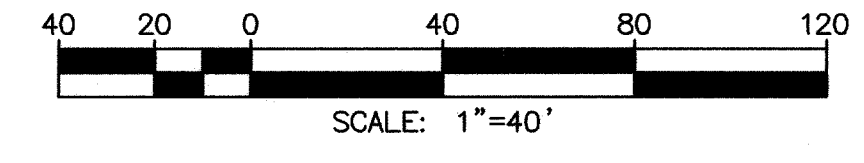
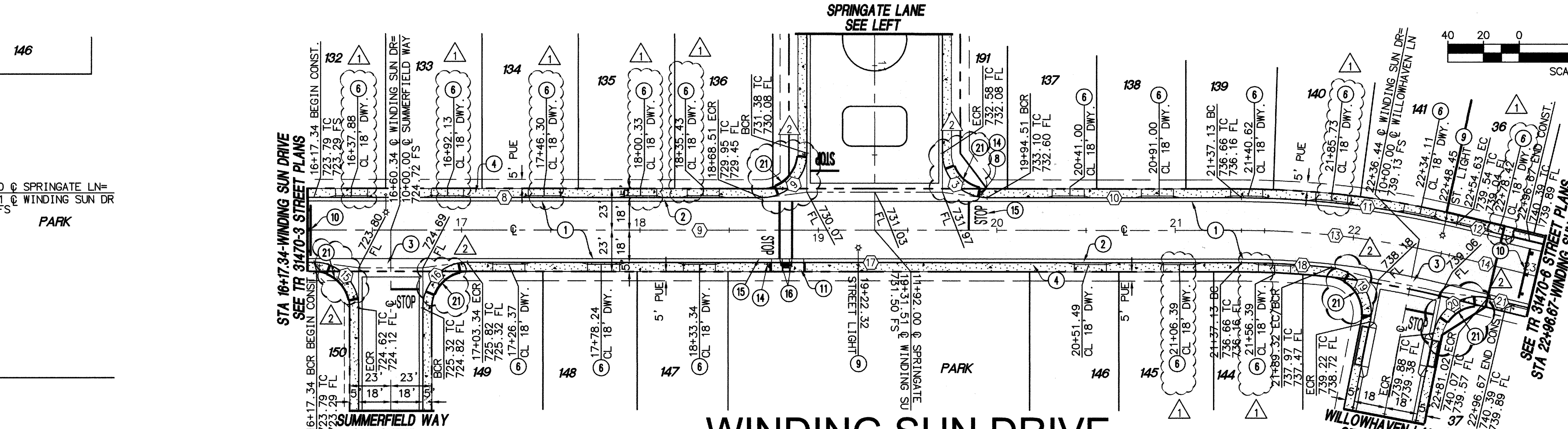
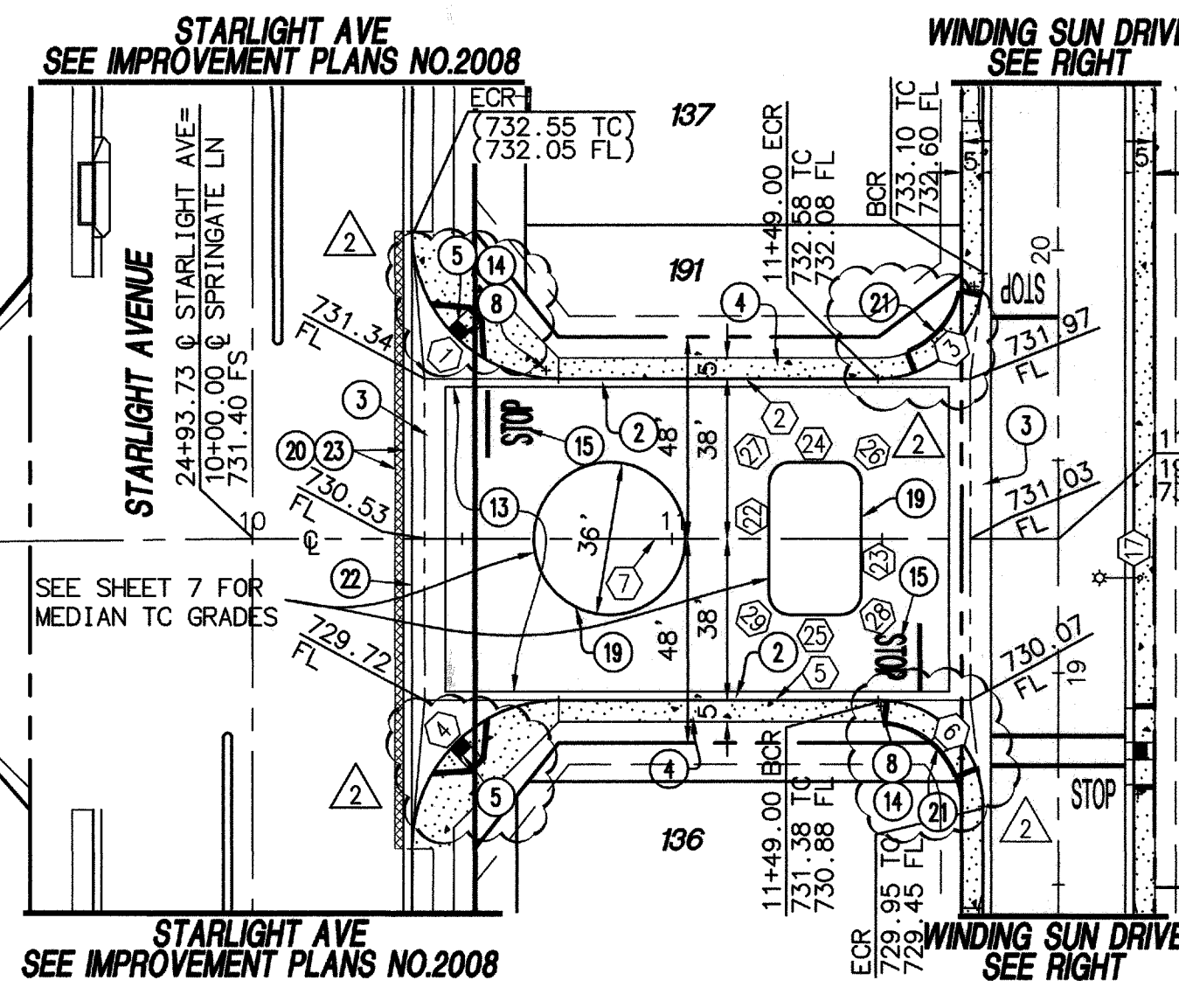
OF 9 SHEETS
 FILE NO.: 3089B

REGISTRATION NO. 10-3731

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



10+00 11+00 12+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00



CONSTRUCTION NOTES

- ① CONSTRUCT 3.5" AC PAVING OVER 6" CLASS II AGGREGATE BASE
- ② CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
- ③ CONSTRUCT 10' CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
- ④ CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED)
- ⑤ CONSTRUCT CURB RAMP, CASE A (WITH TRUNCATED DOME) PER COUNTY OF RIVERSIDE STD. NO. 403
- ⑥ CONSTRUCT 18' WIDE DRIVEWAY APPROACH PER DETAIL ON SHEET NO. 1
- ⑦ INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
- ⑧ INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
- ⑨ INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810
- ⑩ CONSTRUCT CURB RAMP PER STD. PLANS FOR PUBLIC WORKS CONSTRUCTION STD. 111-4, TYPE 1
- ⑪ CONSTRUCT 4" AC PAVING OVER 8" CLASS II AGGREGATE BASE
- ⑫ INSTALL R-1 STOP SIGN
- ⑬ INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A24D AND A24E
- ⑭ INSTALL CROSSWALK PER CALTRANS STD. A24F, BASIC
- ⑮ CONSTRUCT 8" TYPE "D" CURB ONLY, PER COUNTY OF RIVERSIDE STD. NO. 204

- ⑯ SAWCUT AND REMOVE AC PAVEMENT
- ⑰ CONSTRUCT CURB RAMP, CASE B (WITH TRUNCATED DOME) PER COUNTY OF RIVERSIDE STD. NO. 403
- ⑱ REMOVE EXISTING AC DIKE
- ⑳ GRIND EXISTING AC PAVEMENT (2' MIN. WIDTH), AND CONSTRUCT 0.10' (MIN.) AC OVERLAY PER DETAIL ON SHEET NO. 1

THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 2 APPROVED ON 3/21/2017 INCLUDING THOSE REVISIONS "CLOUDED" AND LABELED WITH REVISION TRIANGLES.

Daniel Koravos 1/3/19
DANIEL KORAVOS, P.E. DATE
R.C.E. C36718 EXP. 06-30-2020

FOR Δ Δ ONLY

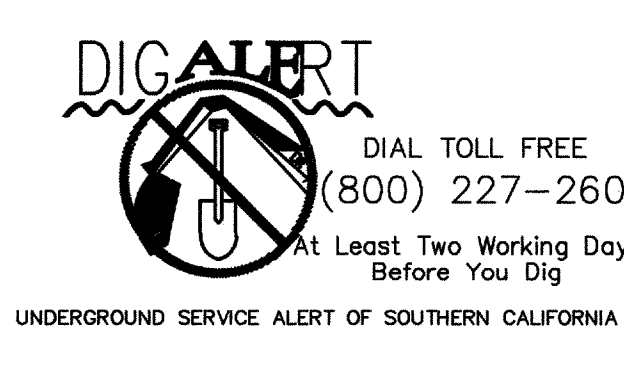


LINE/CURVE DATA TABLE					LINE/CURVE DATA TABLE				
STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT	STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	90°00'00"	35.00'	54.98'	35.00'	16	90°00'00"	25.00'	39.27'	25.00'
2	N 88°50'50" W	---	76.00'	---	17	N 01°09'10" E	---	433.79'	---
3	90°00'00"	25.00'	39.27'	25.00'	18	05°58'50" E	482.00'	50.31'	25.18'
4	90°00'00"	35.00'	54.98'	35.00'	19	95°23'57" E	25.00'	41.63'	27.47'
5	N 88°50'50" W	---	76.00'	---	20	92°05'06" E	25.00'	40.18'	25.93'
6	90°00'00"	25.00'	39.27'	25.00'	21	N 14°37'03" E	---	15.64'	---
7	N 88°50'50" W	---	192.00'	---	22	N 01°09'10" E	---	26.00'	---
8	N 01°09'10" E	---	251.17'	---	23	N 01°09'10" E	---	26.00'	---
9	N 01°09'10" E	---	519.79'	---	24	N 88°50'50" W	---	12.00'	---
10	N 01°09'10" E	---	142.62'	---	25	N 88°50'50" W	---	12.00'	---
11	13°27'53"	518.00'	121.73'	61.15'	26	90°00'00"	5.00'	7.85'	5.00'
12	N 14°37'03" E	---	42.03'	---	27	90°00'00"	5.00'	7.85'	5.00'
13	13°27'53"	500.00'	117.50'	59.02'	28	90°00'00"	5.00'	7.85'	5.00'
14	N 14°37'03" E	---	42.03'	---	29	90°00'00"	5.00'	7.85'	5.00'
15	90°00'00"	25.00'	39.27'	25.00'					

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 APPROVED BY THE CITY.

NOTE:
ALL ELEVATIONS ARE ABBREVIATED AND DO NOT REPRESENT ACTUAL ELEVATIONS. ADD 2000 FEET TO OBTAIN ACTUAL ELEVATION.



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
BEARING: 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.
DATUM= NGVD29
ELEV.= 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE	CITY
MBI	Δ	REVISED CURB RAMPS		10/5/2018	
MBI	Δ	REVISED DRIVEWAY LOCATIONS		10/4/2017	

Michael Baker INTERNATIONAL
75410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

(Signed Previously) DATE: 3/15/2017
MARK B. SWANSON R.C.E. 72332 * EXP. 06/30/18

DESIGN BY: PS
DRAWN BY: PS
CHECKED BY: MBS
SCALE: AS NOTED
DATE: JANUARY 2017
JOB NUMBER: 146481

Reviewed By: *[Signature]* Date: 1.16.19
Recommended for Approval By: *[Signature]* Date: 1.16.19
Approved By: *[Signature]* Date: 4/16/19

City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
ACTIVE ADULT MAJORS
SPRINGATE LANE
STA. 10+00.00 TO STA. 11+92.00
WINDING SUN DRIVE
STA. 16+17.34 TO STA. 22+96.67
A PORTION OF SEC. 35, T 2 S, R 1 W, SEM

FOR: PARDEE HOMES

SHEET 2
OF 9 SHEETS
FILE NO. 3089B

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

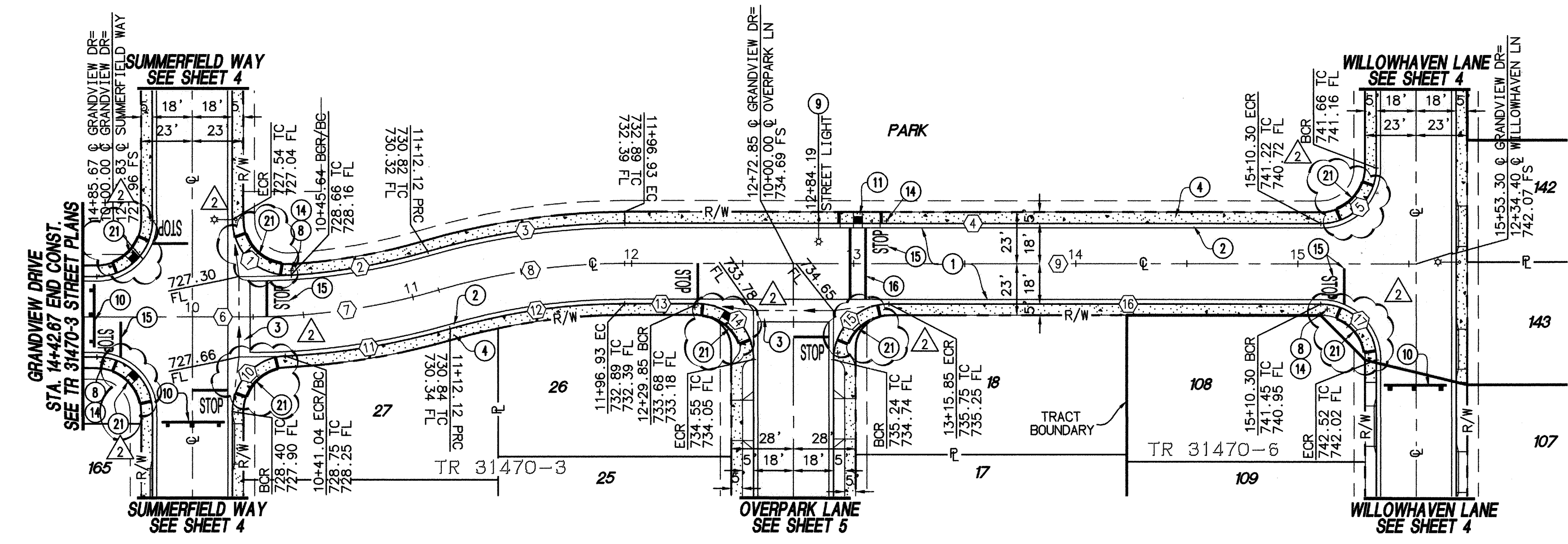
735-LT.
735-CL
735-RT.

740-LT.
740-CL
740-RT.

GRANDVIEW DRIVE
STA. 14+42.67 END CONST.
SEE TR 31470-3 STREET PLANS

10+00 11+00 12+00 13+00 14+00 15+00

LINE/CURVE DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	93°29'59"	25.00'	40.80'	26.58'
2	12°41'51"	282.00'	62.49'	31.38'
3	16°11'50"	318.00'	89.90'	45.25'
4	N 01°09'10" E	---	313.37'	---
5	90°00'00"	25.00'	39.27'	25.00'
6	N 01°09'10" E	---	27.31'	---
7	16°11'50"	300.00'	84.81'	42.69'
8	16°11'50"	300.00'	84.81'	42.69'
9	N 01°09'10" E	---	356.37'	---
10	87°22'43"	25.00'	38.13'	23.88'
11	13°34'33"	318.00'	75.35'	37.85'
12	16°11'50"	282.00'	79.72'	40.13'
13	N 01°09'10" E	---	32.93'	---
14	90°00'00"	25.00'	39.27'	25.00'
15	90°00'00"	25.00'	39.27'	25.00'
16	N 01°09'10" E	---	194.45'	---
17	90°00'00"	25.00'	39.27'	25.00'

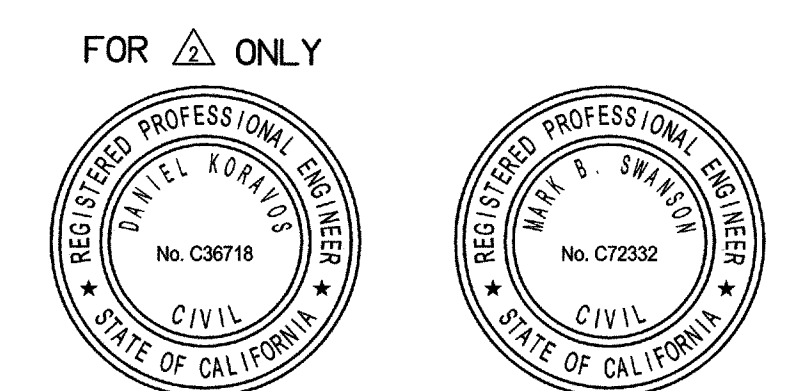


- CONSTRUCTION NOTES**
- CONSTRUCT 3.5" AC PAVING OVER 6" CLASS II AGGREGATE BASE
 - CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
 - CONSTRUCT 10' CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED)
 - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
 - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
 - INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810
 - CONSTRUCT CURB RAMP PER STD. PLANS FOR PUBLIC WORKS CONSTRUCTION STD. 111-5, CASE A, TYPE 5
 - INSTALL R-1 STOP SIGN
 - INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A24D AND A24E
 - INSTALL CROSSWALK PER CALTRANS STD. A24F, BASIC
 - CONSTRUCT CURB RAMP, CASE B (WITH TRUNCATED DOME) PER COUNTY OF RIVERSIDE STD. NO. 403

GRANDVIEW DRIVE

THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 3 APPROVED ON 3/21/2017 INCLUDING THOSE REVISIONS "CLOUDED" AND LABELED WITH REVISION TRIANGLES.

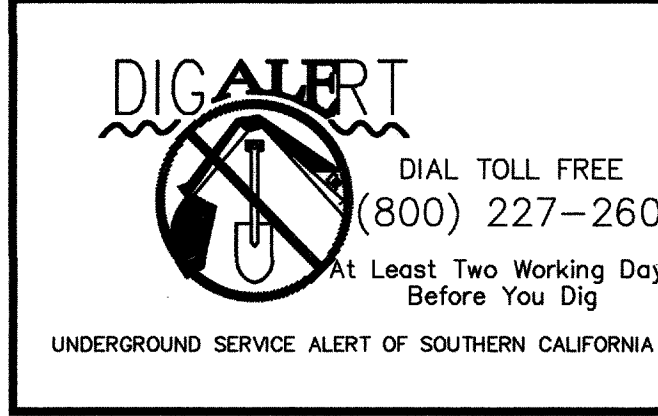
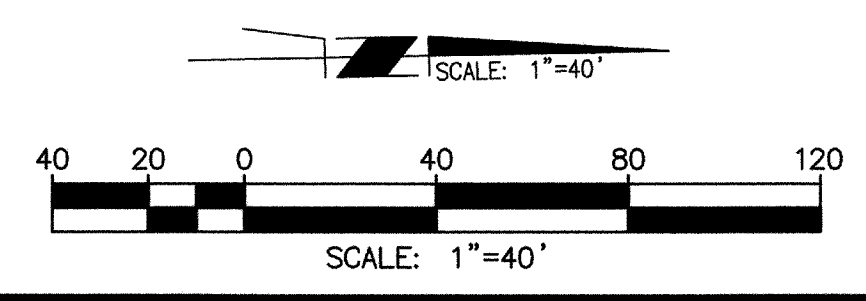
Daniel Koravos 1/3/19
DANIEL KORAVOS, P.E. DATE
R.C.E. C36718 EXP. 06-30-2020



NOTE:
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NOTE:
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BASIS OF BEARINGS:
DESCRIPTION:
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEARING: 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.
DATUM= NGVD29
ELEV.= 2678.277 (1982)

NO	DATE	DESCRIPTION	BY	MARK	APPR.	DATE
1		REVISED CURB RAMP FROM RIV. STD. CASE A TO CASE B				

Michael Baker INTERNATIONAL

75410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

(Signed Previously) DATE: (3/15/2017)
MARK B. SWANSON R.C.E. 72332 * EXP. 06/30/18

DESIGN BY:	PS	Reviewed By:	<i>[Signature]</i> Staff Engineer	Date:	1.16.19
DRAWN BY:	PS	Recommended for Approval By:	<i>[Signature]</i>	Date:	1.16.19
CHECKED BY:	MBS	Approved By:	<i>[Signature]</i>	Date:	4/10/19
SCALE:	AS NOTED				
DATE:	JANUARY 2017				
JOB NUMBER:	146481				

City of Beaumont, Public Works Department
Engineering Division
500 E. 6TH STREET BEAUMONT, CA 92223
TEL (951) 769-8520 * FAX (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
ACTIVE ADULT MAJORS

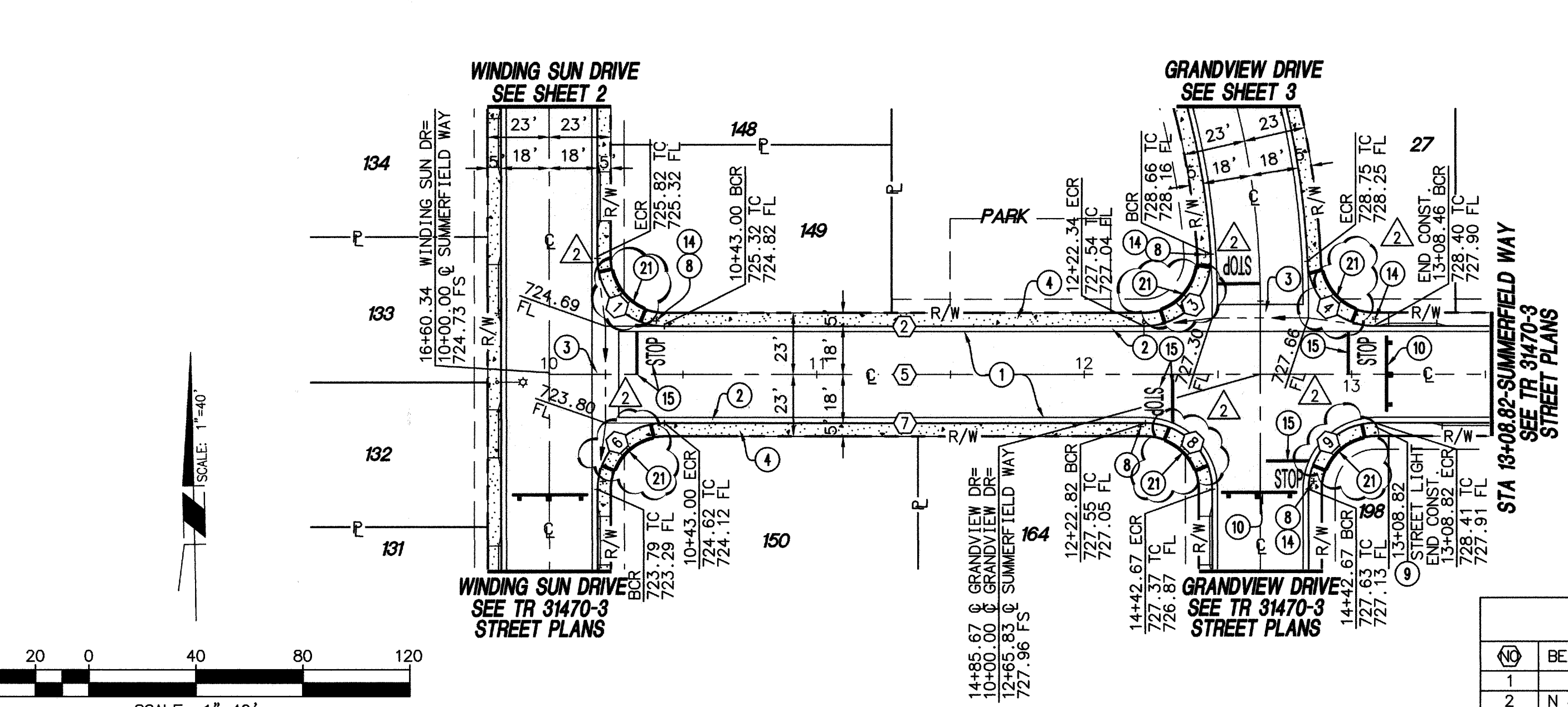
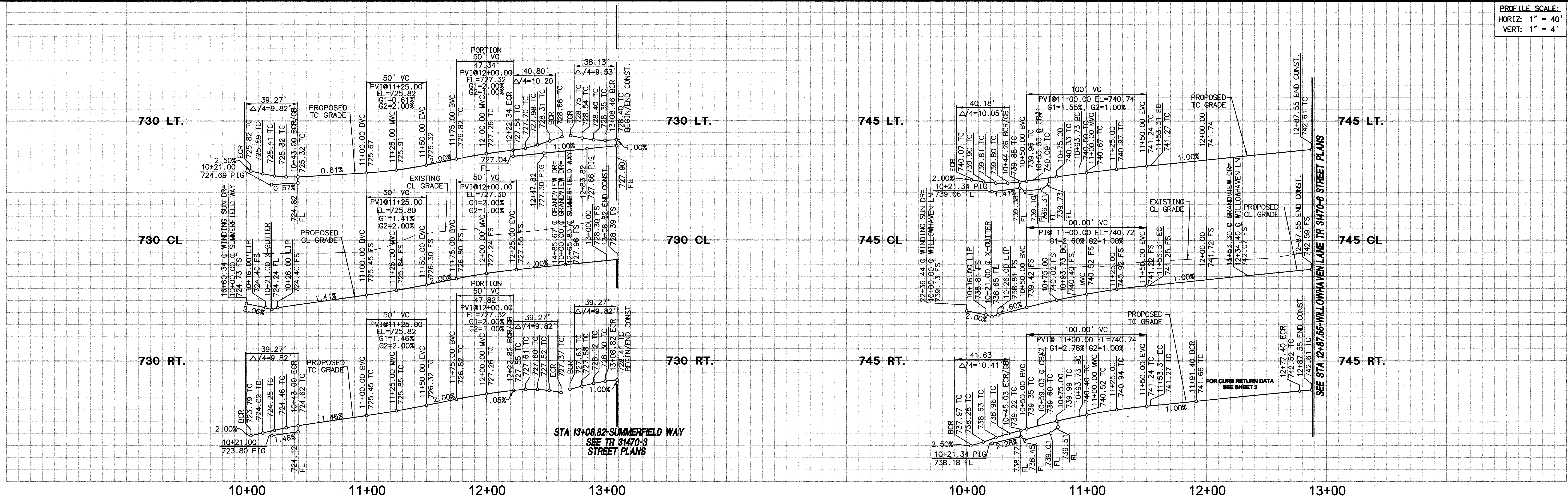
GRANDVIEW DRIVE
STA. 10+00.00 TO STA. 15+53.30

A PORTION OF SEC. 35, T 2 S, R 1 W, S8M

PARDEE HOMES

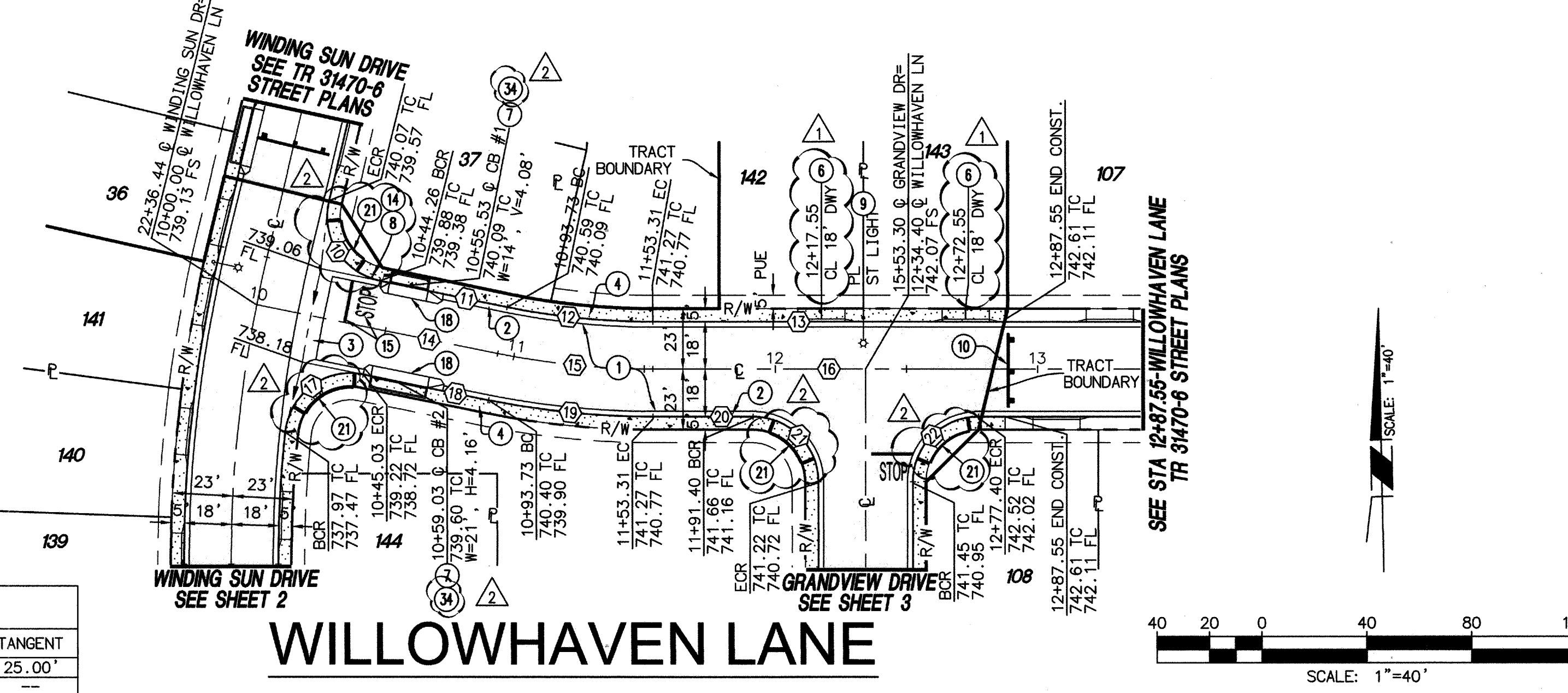
SHEET
3
OF 9 SHEETS
FILE NO:
3089B

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



LINE/CURVE DATA TABLE

STATION	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	90°00'00"	25.00'	39.27'	25.00'
2	N 88°50'50" W	--	179.34'	--
3	93°29'59"	25.00'	40.80'	26.58'
4	87°22'43"	25.00'	38.13'	23.88'
5	N 88°50'50" W	--	265.82'	--
6	90°00'00"	25.00'	39.27'	25.00'
7	N 88°50'50" W	--	179.82'	--
8	90°00'00"	25.00'	39.27'	25.00'
9	90°00'00"	25.00'	39.27'	25.00'
10	92°05'06"	25.00'	40.18'	25.93'
11	N 77°28'03" W	--	49.47'	--
12	11°22'47"	282.00'	56.01'	28.10'
13	N 88°50'50" W	--	134.24'	--
14	N 77°28'03" W	--	93.73'	--
15	11°22'47"	300.00'	59.58'	29.89'
16	N 88°50'50" W	--	134.24'	--
17	95°23'57"	25.00'	41.63'	27.47'
18	N 77°28'03" W	--	48.70'	--
19	11°22'47"	318.00'	63.16'	31.68'
20	N 88°50'50" W	--	38.09'	--
21	90°00'00"	25.00'	39.27'	25.00'
22	90°00'00"	25.00'	39.27'	25.00'



SUMMERFIELD WAY

THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 4 APPROVED ON 3/21/2017 INCLUDING THOSE REVISIONS "CLOUDED" AND LABELED WITH \triangle REVISION TRIANGLES.

Daniel Koravos 3/3/19
DANIEL KORAVOS, P.E. DATE
R.C.E. C36718 EXP. 06-30-2020



FOR \triangle ONLY

BY	MARK	DESCRIPTION	APPR.	DATE
MBI	\triangle	REVISED CURB RAMP FROM RIV. STD. CASE A TO CASE B. ADDED C. NOTE #34.		10/5/2018
MBI	\triangle	REVISED DRIVEWAY LOCATIONS		10/4/2017

Michael Baker INTERNATIONAL

75410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

(Signed Previously) DATE: (3/15/2017)
MARK B. SWANSON R.C.E. 72332 * EXP. 06/30/18



DESIGN BY: PS
DRAIN BY: PS
CHECKED BY: MBS
SCALE: AS NOTED
DATE: JANUARY 2017
JOB NUMBER: 146481

Reviewed By: *[Signature]* Date: 4.11.19
Recommended for Approval By: *[Signature]* Date: 4.11.19
Approved By: *[Signature]* Date: 4.11.19

City of Beaumont, Public Works Department
Engineering Division

- ### CONSTRUCTION NOTES
- CONSTRUCT 3.5" AC PAVING OVER 6" CLASS II AGGREGATE BASE
 - CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
 - CONSTRUCT 10' CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED)
 - CONSTRUCT 18" WIDE DRIVEWAY APPROACH PER DETAIL ON SHEET NO. 1
 - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
 - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
 - INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810
 - INSTALL R-1 STOP SIGN
 - INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A240 AND A24E
 - CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B
 - CONSTRUCT CURB RAMP, CASE B (WITH TRUNCATED DOME) PER COUNTY OF RIVERSIDE STD. NO. 403
 - INSTALL CONNECTOR PIPE SCREEN PER UNITED STORM WATER, INC. OR APPROVED EQUAL.

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

BASIS OF BEARINGS:
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "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
BEARING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT
DESCRIPTION: NO. 07.A.82
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DATUM= NGVD29
ELEV.= 2678.277 (1982)

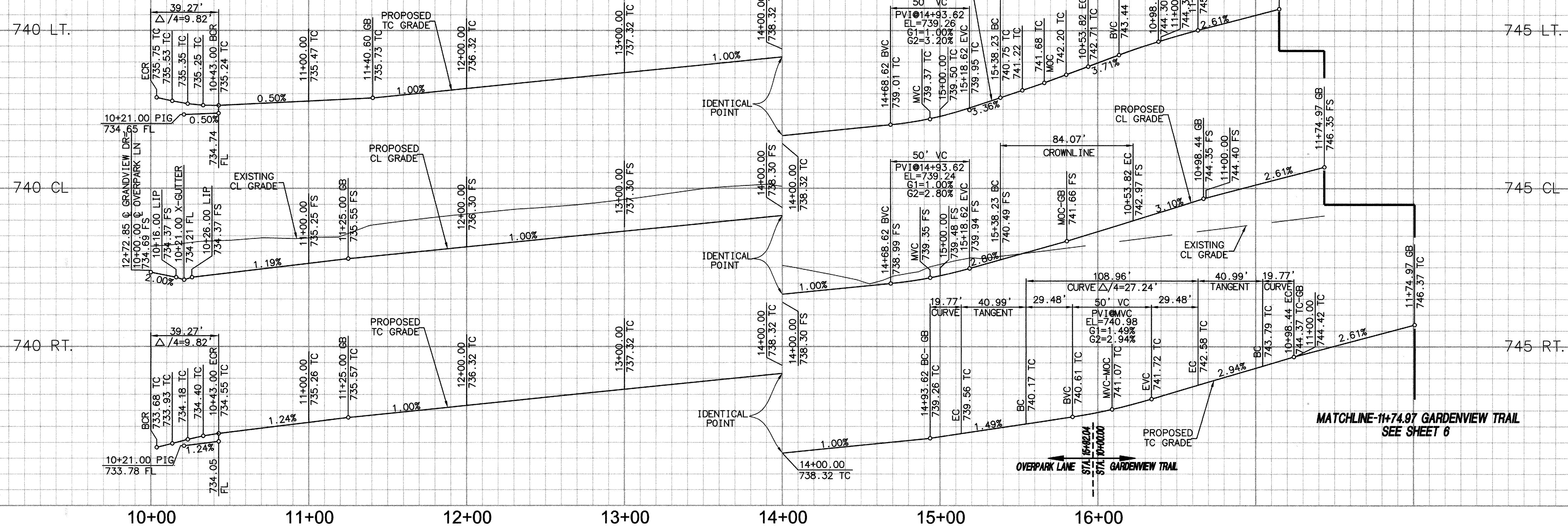
ENGINEER	REVISIONS	CITY

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
ACTIVE ADULT MAJORS
SUMMERFIELD WAY
STA. 10+00.00 TO STA. 13+08.82
WILLOWHAVEN LANE
STA. 10+00.00 TO STA. 12+87.55
A PORTION OF SEC. 35, T 2 S, R 1 W, S8M

FOR: PARDEE HOMES

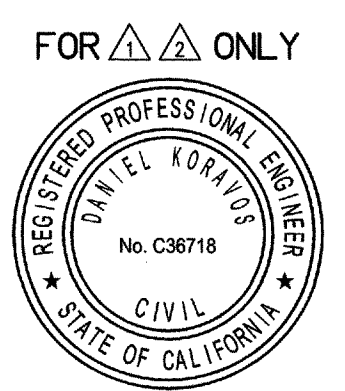
SHEET
4
OF 9 SHEETS
FILE NO.:
3089B

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



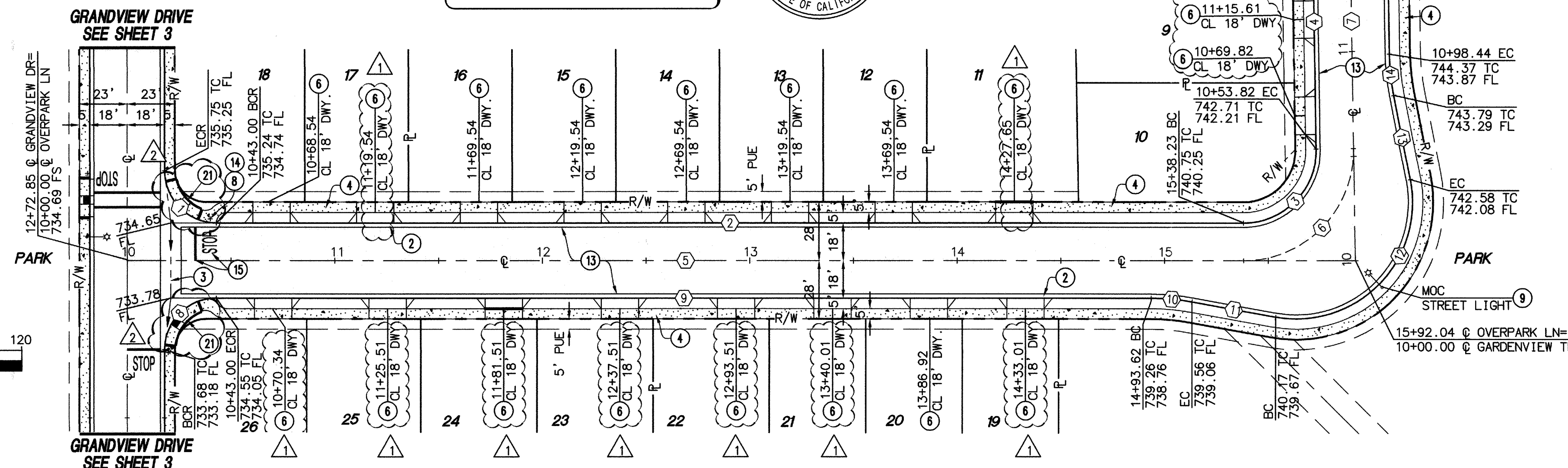
THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 5 APPROVED ON 3/21/2017 INCLUDING THOSE REVISIONS "CLOUDED" AND LABELED WITH REVISION TRIANGLES.

Daniel Koravos 1/3/19
 DANIEL KORAVOS, P.E. DATE
 R.C.E. C36718 EXP. 06-30-2020



MATCHLINE-11+74.97 GARDENVIEW TRAIL
 SEE SHEET 6

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	90°00'00"	25.00'	39.27'	25.00'
2	N 88°50'50" W	---	495.23'	---
3	90°53'02"	35.00'	55.52'	35.54'
4	N 00°16'08" E	---	121.15'	---
5	N 88°50'50" W	---	538.23'	---
6	90°53'02"	53.00'	84.07'	53.82'
7	N 00°16'08" E	---	121.15'	---
8	90°00'00"	25.00'	39.27'	25.00'
9	N 88°50'50" W	---	450.62'	---
10	10°17'47"	110.00'	19.77'	9.91'
11	N 78°33'03" W	---	40.99'	---
12	111°28'36"	56.00'	108.96'	82.21'
13	N 10°01'39" W	---	40.99'	---
14	10°17'47"	110.00'	19.77'	9.91'
15	N 00°16'08" E	---	76.53'	---



- CONSTRUCTION NOTES**
- (2) CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
 - (3) CONSTRUCT 10' CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
 - (4) CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED)
 - (5) CONSTRUCT 18" WIDE DRIVEWAY APPROACH PER DETAIL ON SHEET NO. 1
 - (6) INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
 - (9) INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
 - (13) CONSTRUCT 4" AC PAVING OVER 8" CLASS II AGGREGATE BASE
 - (14) INSTALL R-1 STOP SIGN
 - (15) INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A240 AND A24E
 - (21) CONSTRUCT CURB RAMP, CASE B (WITH TRUNCATED DOME) PER COUNTY OF RIVERSIDE STD. NO. 403

OVERPARK LANE & GARDENVIEW TRAIL



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 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
 BEARING: 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.
 DATUM= NGVD29
 ELEV.= 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
MBI	△	REVISED CURB RAMPS FROM RIV. STD. CASE A TO CASE B.		
MBI	△	REVISED DRIVEWAY LOCATIONS.		

Michael Baker INTERNATIONAL
 75410 Gerald Ford Drive, Suite 100
 Palm Desert, CA 92211
 Phone: (760) 346-7481
 MBAKERINTL.COM

(Signed Previously) DATE: (3/15/2017)
 MARK B. SWANSON R.C.E. 72332 * EXP. 06/30/18

DESIGN BY: PS
 DRAWN BY: PS
 CHECKED BY: MBS
 SCALE: AS NOTED
 DATE: JANUARY 2017
 JOB NUMBER: 146481

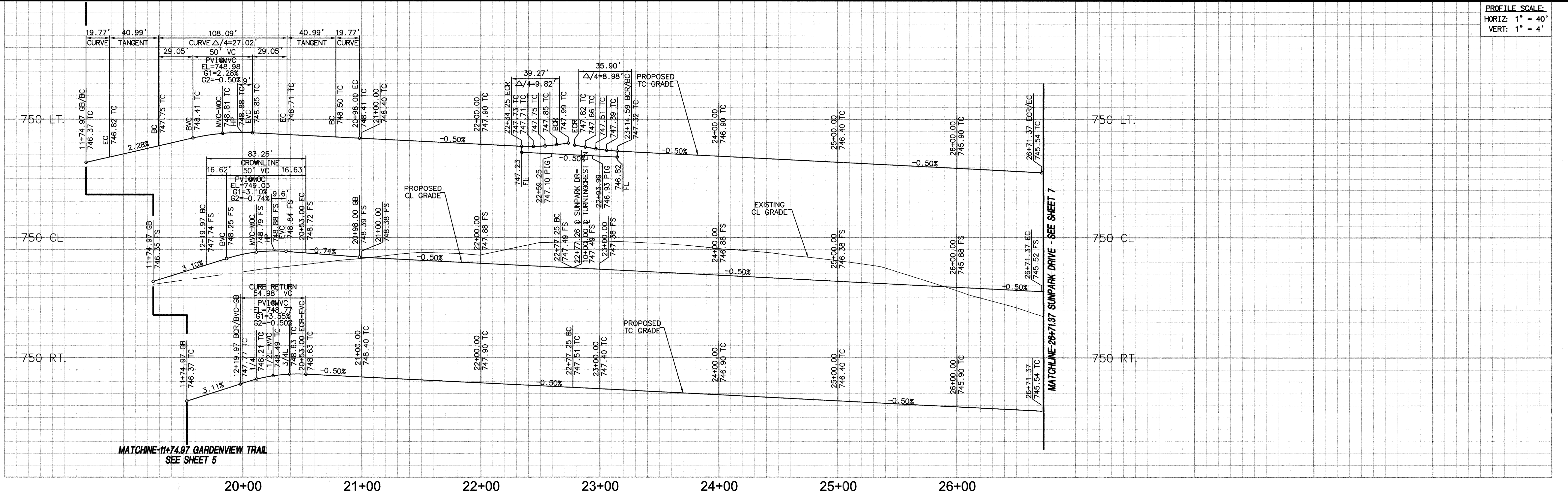
Reviewed By: *[Signature]* Date: 1.16.19
 Recommended for Approval By: *[Signature]* Date: 1.16.19
 Approved By: *[Signature]* Date: 4/16/19

City of Beaumont, Public Works Department
 Engineering Division

CITY OF BEAUMONT, CALIFORNIA
 STREET IMPROVEMENT PLANS
 ACTIVE ADULT MAJORS
 OVERPARK LANE
 STA. 10+00.00 TO STA. 15+92.04
 GARDENVIEW TRAIL
 STA. 10+00.00 TO STA. 11+74.97
 A PORTION OF SEC. 35, T 2 S, R 1 W, SEM

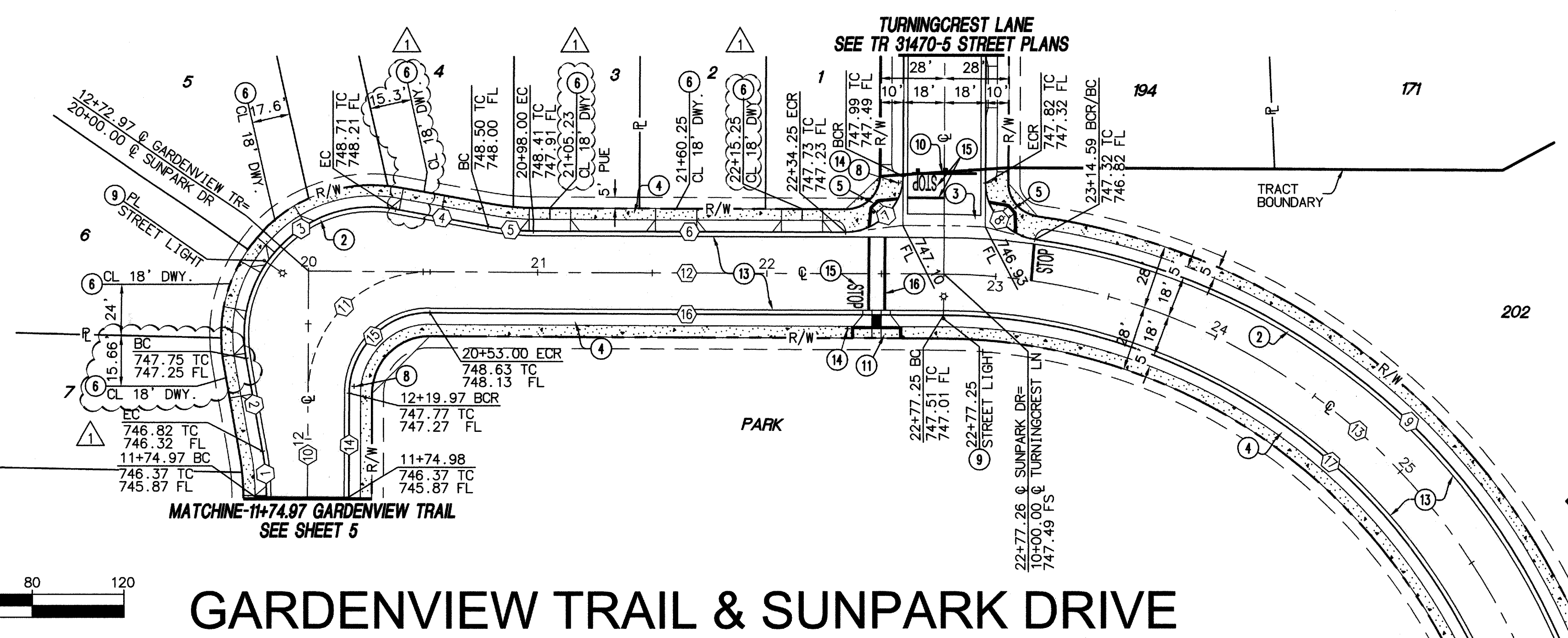
SHEET
5
 OF 9 SHEETS
 FILE NO:
3089B

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



MATCHLINE-11+74.97 GARDENVIEW TRAIL
SEE SHEET 5

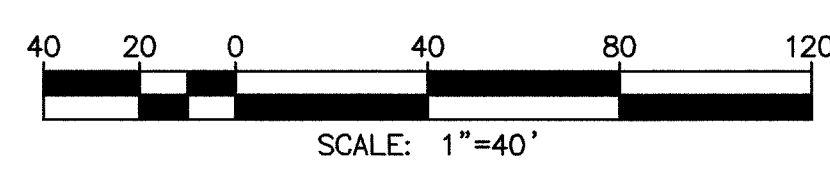
MATCHLINE-26+71.37 SUNPARK DRIVE - SEE SHEET 7



GARDENVIEW TRAIL & SUNPARK DRIVE

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	10°17'47"	110.00'	19.77'	9.91'
2	N 10°01'39" W	---	40.99'	---
3	110°35'35"	56.00'	108.09'	80.86'
4	N 79°26'04" W	---	40.99'	---
5	10°17'48"	110.00'	19.77'	9.91'
6	N 89°43'52" W	---	136.25'	---
7	90°00'00"	25.00'	39.27'	25.00'
8	82°17'01"	25.00'	35.90'	21.84'
9	73°43'56"	295.25'	379.95'	221.41'
10	N 00°16'08" E	---	45.00'	---
11	90°00'00"	53.00'	83.25'	53.00'
12	N 89°43'52" W	---	224.25'	---
13	81°26'55"	277.25'	394.12'	238.68'
14	N 00°16'08" E	---	45.00'	---
15	90°00'00"	35.00'	54.98'	35.00'
16	N 89°43'52" W	---	224.25'	---
17	81°26'55"	259.25'	368.54'	223.18'

- CONSTRUCTION NOTES**
- CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
 - CONSTRUCT 10" CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED)
 - CONSTRUCT CURB RAMP, CASE A (WITH TRUNCATED DOME) PER COUNTY OF RIVERSIDE STD. NO. 403
 - CONSTRUCT 18" WIDE DRIVEWAY APPROACH PER DETAIL ON SHEET NO. 1
 - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
 - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
 - INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810
 - CONSTRUCT CURB RAMP PER STD. PLANS FOR PUBLIC WORKS CONSTRUCTION STD. 111-5, CASE A, TYPE 5
 - CONSTRUCT 4" AC PAVING OVER 8" CLASS II AGGREGATE BASE
 - INSTALL R-1 STOP SIGN
 - INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A24D AND A24E
 - INSTALL CROSSWALK PER CALTRANS STD. A24F, BASIC



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:
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THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 6 APPROVED ON 3/21/2017 INCLUDING THOSE REVISIONS "CLOUDED" AND LABELED WITH REVISION TRIANGLES.

Daniel Koravos
DANIEL KORAVOS, P.E. DATE 1/3/19
R.C.E. C36718 EXP. 06-30-2020



NO.	DATE	DESCRIPTION	BY	MARK
1	1/3/19	REVISED DRIVEWAY LOCATIONS & C. NOTE #11		

Michael Baker INTERNATIONAL
75410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

(Signed Previously) DATE: (3/15/2017)
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DESIGN BY: PS
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SCALE: AS NOTED
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JOB NUMBER: 146481

Reviewed By: [Signature] Date: 1.16.19
Recommended for Approval By: [Signature] Date: 1.16.19
Approved By: [Signature] Date: 4/1/19

City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
ACTIVE ADULT MAJORS
GARDENVIEW TRAIL
STA. 11+74.97 TO STA. 12+72.97
SUNPARK DRIVE
STA. 20+00.00 TO STA. 26+71.37
A PORTION OF SEC. 35, T 2 S, R 1 W, S6M

FOR: PARDEE HOMES

SHEET
6
OF 9 SHEETS
FILE NO:
3089B

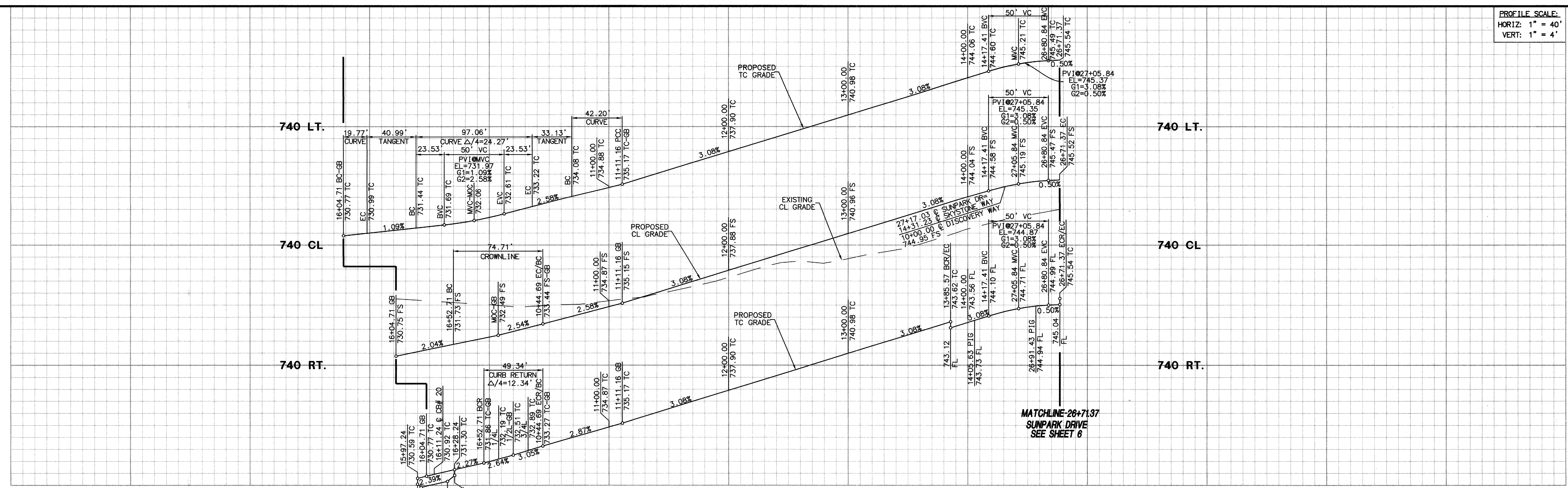
DIG ALERT
DIAL TOLL FREE (800) 227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
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DATUM = NGVD29
ELEV. = 2678.277 (1982)

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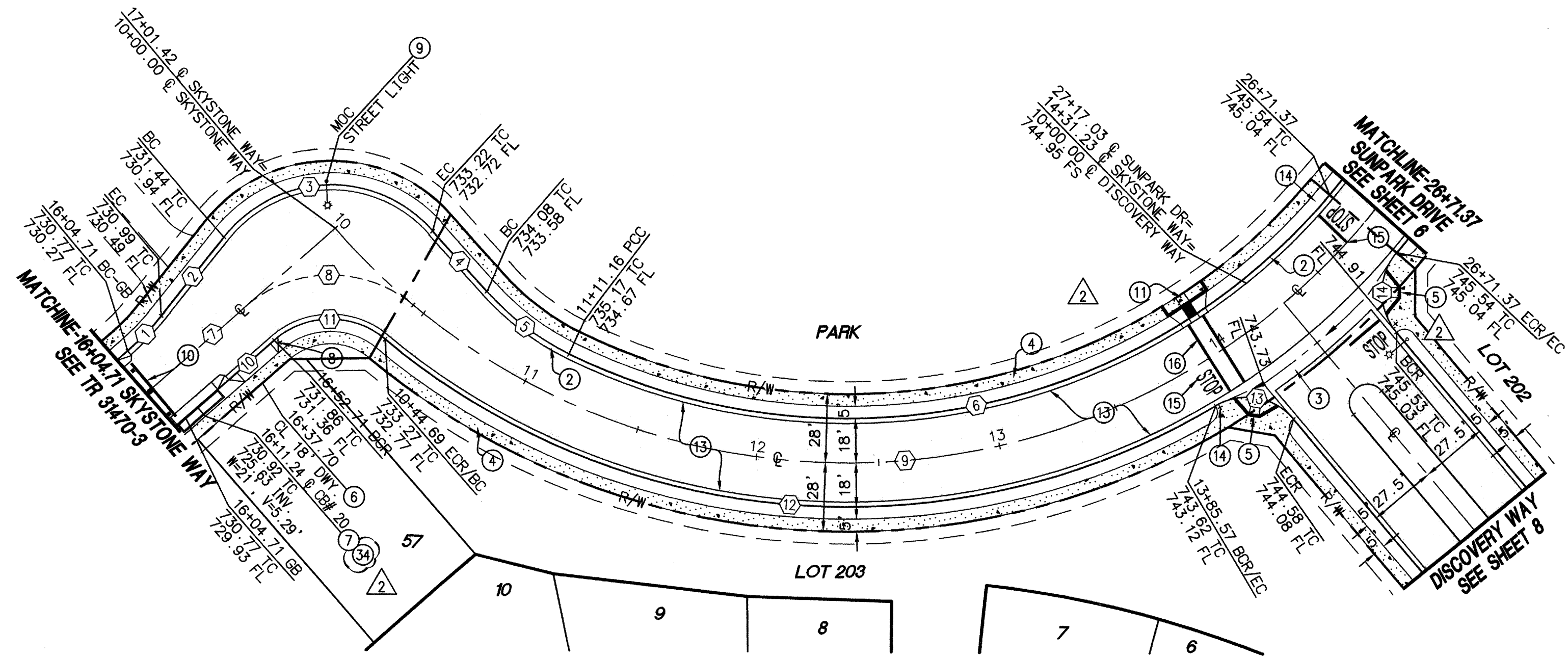
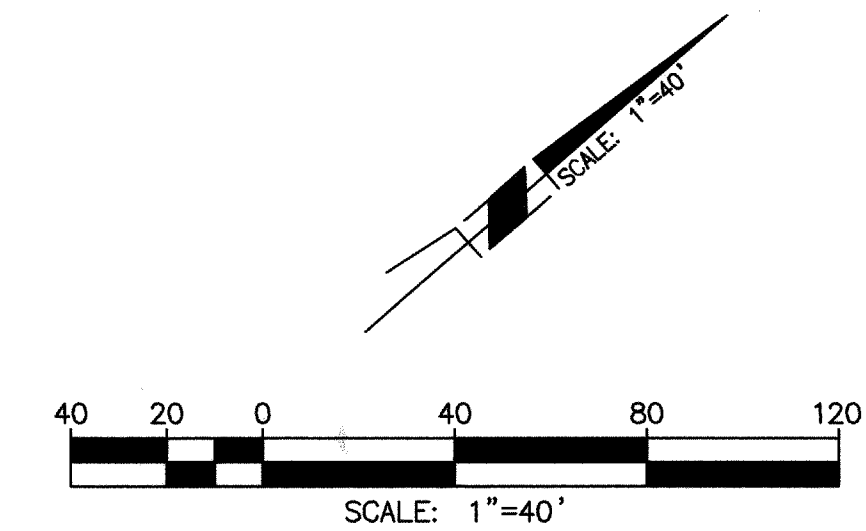
PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



MATCHLINE-16+04.71 SKYSTONE WAY
SEE TR 31470-4

MATCHLINE-26+71.37
SUNPARK DRIVE
SEE SHEET 6

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	10°17'47"	110.00'	19.77'	9.91'
2	N 10°01'39" W	---	40.99'	---
3	99°18'15" E	56.00'	97.06'	65.92'
4	N 89°16'36" E	---	33.13'	---
5	21°58'45"	110.00'	42.20'	21.36'
6	75°34'48"	259.25'	341.98'	201.02'
7	N 00°16'08" E	---	48.00'	---
8	80°45'54"	53.00'	74.71'	45.08'
9	89°18'59"	277.25'	432.20'	273.96'
10	N 00°16'08" E	---	48.00'	---
11	80°45'54"	35.00'	49.34'	29.77'
12	70°26'45"	295.25'	363.01'	208.45'
13	80°33'53"	25.00'	35.15'	21.19'
14	80°33'53"	25.00'	35.15'	21.19'



SKYSTONE WAY

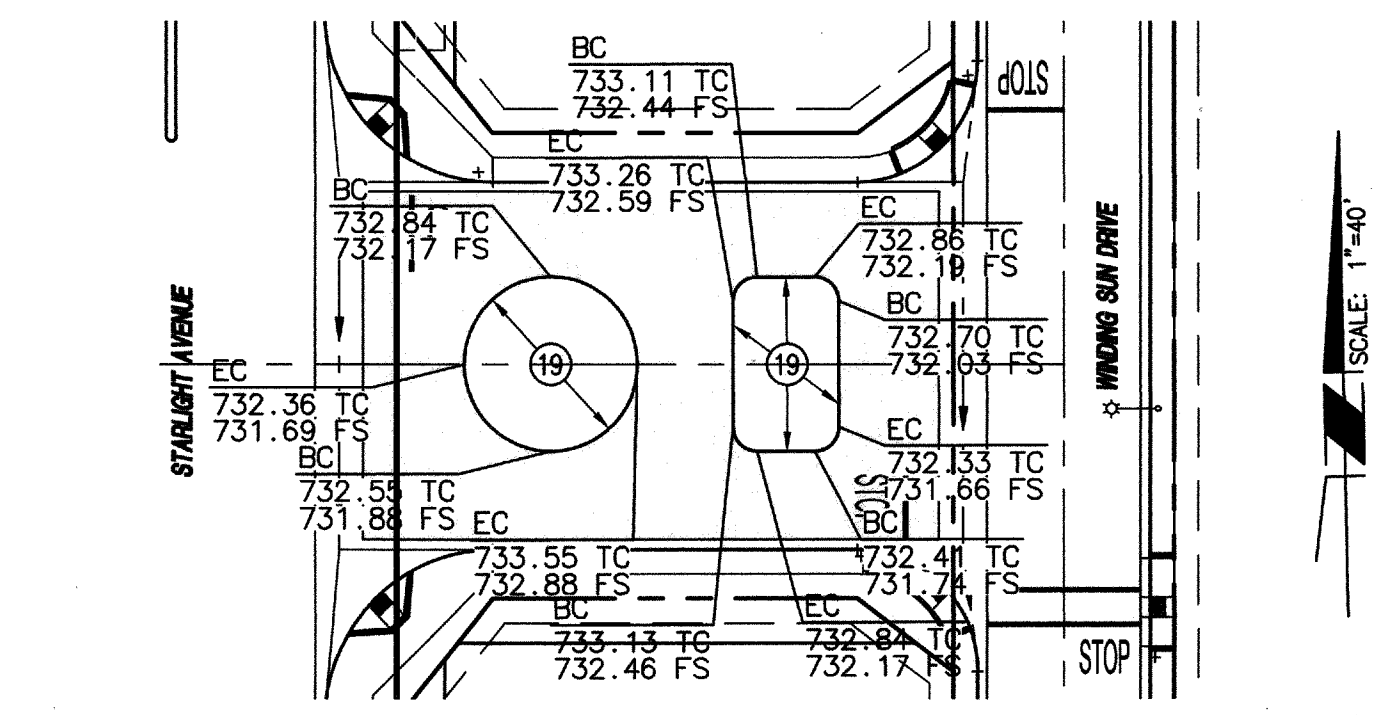
FOR Δ ONLY

THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 7 APPROVED ON 3/21/2017 INCLUDING THOSE REVISIONS "CLOUDED" AND LABELED WITH Δ REVISION TRIANGLES.

Daniel Koravos 3/8/19
DANIEL KORAVOS, P.E. DATE
R.C.E. C36718 EXP. 06-30-2020



- ### CONSTRUCTION NOTES
- CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
 - CONSTRUCT 10' CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
 - CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED)
 - CONSTRUCT CURB RAMP, CASE A (WITH TRUNCATED DOME) PER COUNTY OF RIVERSIDE STD. NO. 403
 - CONSTRUCT 18' WIDE DRIVEWAY APPROACH PER DETAIL ON SHEET NO. 1
 - CONSTRUCT CATCH BASIN PER RCFCD & WCD STD. NO. CB100 (W & V PER PLAN)
 - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
 - INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
 - INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810
 - CONSTRUCT CURB RAMP PER STD. PLANS FOR PUBLIC WORKS CONSTRUCTION STD. 111-5, CASE A, TYPE 5
 - CONSTRUCT 4" AC PAVING OVER 8" CLASS II AGGREGATE BASE
 - INSTALL R-1 STOP SIGN
 - INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A24D AND A24E
 - INSTALL CROSSWALK PER CALTRANS STD. A24F, BASIC
 - CONSTRUCT 8" TYPE "D" CURB ONLY, PER COUNTY OF RIVERSIDE STD. NO. 204
 - INSTALL CONNECTOR PIPE SCREEN PER UNITED STORM WATER, INC. OR APPROVED EQUAL.



SPRINGGATE LANE ENTRANCE MEDIAN TC GRADE

NOTE:
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DATUM= NGVD29
ELEV.= 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
MBI	Δ	RELOCATED STREET LIGHT, REVISED CONST. NOTE #11		
		ADDED C. NOTE #34.		

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(Signed Previously) DATE: (3/15/2017)
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DESIGN BY: PS
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DATE: JANUARY 2017
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Reviewed By: *[Signature]* Date: 4.11.19
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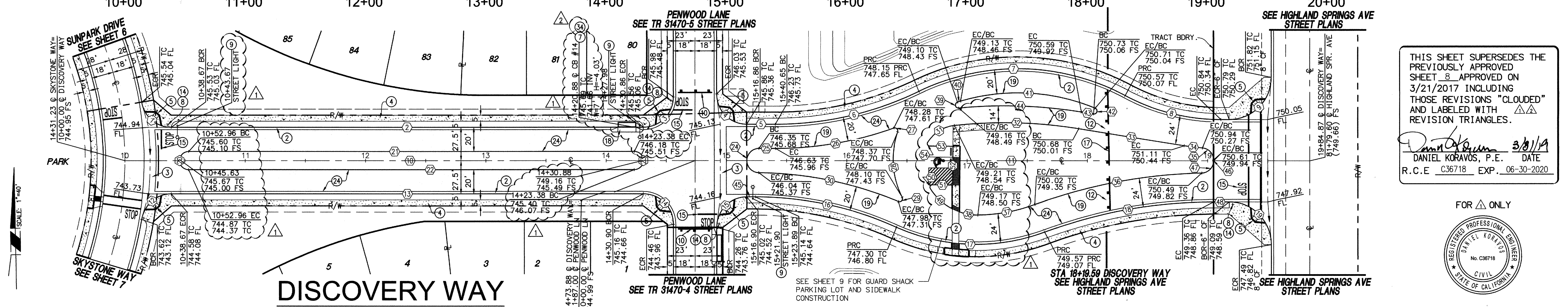
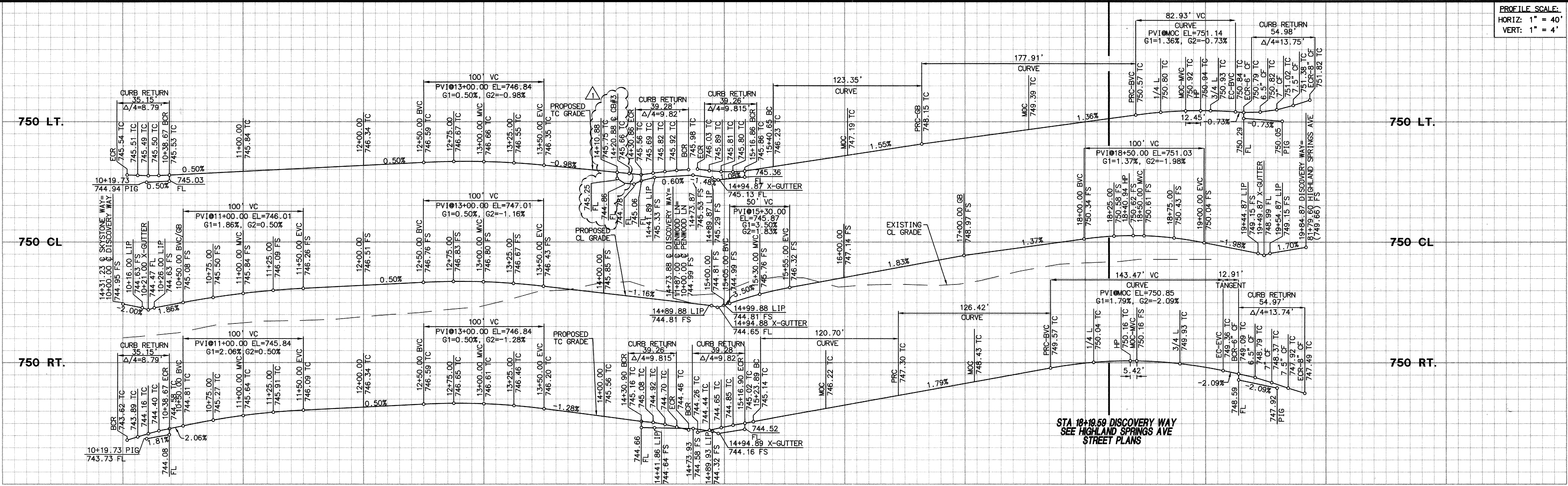
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
ACTIVE ADULT MAJORS
SKYSTONE WAY
STA. 16+04.71 TO STA. 17+01.42
STA. 10+00.00 TO STA. 14+31.23
SUNPARK DRIVE
STA. 26+71.37 TO STA. 27+17.03
A PORTION OF SEC. 35, T. 2 S., R. 1 W., SEM

FOR: PARDEE HOMES

SHEET
7
OF 9 SHEETS
FILE NO.:
3089B

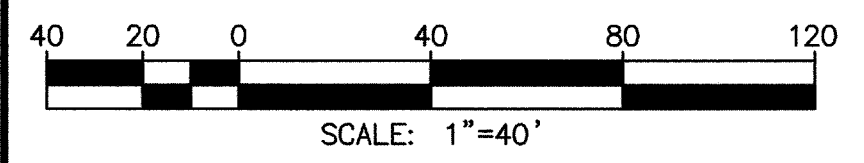
PROFILE SCALE:
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Daniel Koravos 3/8/19
DANIEL KORAVOS, P.E. DATE
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FOR Δ ONLY



LINE/CURVE DATA TABLE					LINE/CURVE DATA TABLE					LINE/CURVE DATA TABLE				
NO	BEARINGS/DELTA	RADIUS	LENGTH	TANGENT	NO	BEARINGS/DELTA	RADIUS	LENGTH	TANGENT	NO	BEARINGS/DELTA	RADIUS	LENGTH	TANGENT
1	80°33'53"	25.00'	35.15'	21.19'	19	89°59'22"	35.00'	54.97'	34.99'	37	19°37'23"	141.00'	48.29'	24.38'
2	N 88°50'50" W	---	391.75'	---	20	180°00'00"	7.50'	23.56'	---	38	19°49'34"	46.00'	15.92'	8.04'
3	90°01'33"	25.00'	39.28'	25.01'	21	N 88°50'50" W	---	370.42'	---	39	166°05'11"	2.50'	7.25'	20.49'
4	89°58'27"	25.00'	39.26'	24.99'	22	N 88°50'50" W	---	370.42'	---	40	03°00'55"	50.00'	2.63'	1.32'
5	N 88°50'50" W	---	23.79'	---	23	180°00'00"	7.50'	23.56'	---	41	38°31'08"	170.00'	114.29'	59.40'
6	25°41'57"	275.00'	123.35'	62.73'	24	90°00'00"	10.00'	15.71'	10.00'	42	166°52'50"	2.50'	7.28'	21.74'
7	49°07'48"	190.00'	177.91'	86.85'	25	N 88°50'50" W	---	13.74'	---	43	N 79°46'38" W	---	10.31'	---
8	27°57'06"	170.00'	82.93'	42.31'	26	19°29'45"	295.00'	100.38'	50.68'	44	14°30'05"	404.00'	102.25'	51.40'
9	90°00'38"	35.00'	54.98'	35.01'	27	128°19'36"	2.50'	5.16'	5.16'	45	N 88°50'50" W	---	6.98'	---
10	N 88°50'50" W	---	473.88'	---	28	45°31'36"	70.00'	55.62'	29.37'	46	N 01°08'32" E	---	0.76'	---
11	N 88°50'50" W	---	510.99'	---	29	139°15'25"	2.50'	6.08'	6.73'	47	88°42'22"	10.00'	15.48'	9.78'
12	80°33'53"	25.00'	35.15'	21.19'	30	22°01'16"	310.00'	119.15'	60.32'	48	N 88°50'50" W	---	12.91'	---
13	N 88°50'50" W	---	392.24'	---	31	51°54'28"	30.00'	27.18'	14.60'	49	31°28'11"	46.00'	25.24'	12.95'
14	89°58'27"	25.00'	39.26'	24.99'	32	15°13'45"	390.00'	103.68'	52.74'	50	122°13'33"	2.00'	4.27'	3.62'
15	90°01'33"	25.00'	39.28'	25.01'	33	N 79°46'38" W	---	88.79'	---	51	N 88°21'30" W	---	16.81'	---
16	23°50'52"	290.00'	120.70'	61.24'	34	04°31'29"	194.00'	15.32'	7.66'	52	N 01°38'30" E	---	32.00'	---
17	43°50'41"	165.00'	126.42'	66.40'	35	85°26'38"	10.00'	14.91'	9.23'	53	N 88°21'30" W	---	19.35'	---
18	20°02'58"	410.00'	143.47'	72.48'	36	18°44'42"	434.00'	141.99'	71.63'	54	121°26'40"	2.00'	4.24'	3.57'

CONSTRUCTION NOTES

- CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
- CONSTRUCT 10' CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
- CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED)
- CONSTRUCT CURB RAMP, CASE A (WITH TRUNCATED DOME) PER COUNTY OF RIVERSIDE STD. NO. 403
- CONSTRUCT CATCH BASIN PER RCFD & WCD STD. NO. CB100 (W & V PER PLAN)
- INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
- INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
- INSTALL BARRICADE PER COUNTY OF RIVERSIDE STD. NO. 810
- SAWOUT AND SMOOTH JOIN EXISTING AC PAVEMENT
- INSTALL R-1 STOP SIGN
- INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A24D AND A24E
- REMOVE AND DISPOSE OF EXISTING BARRICADE
- CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD. NO. 311, CASE B
- CONSTRUCT 8" TYPE "D" CURB ONLY, PER COUNTY OF RIVERSIDE STD. NO. 204
- CONSTRUCT 4.5" AC PAVING OVER 9" CLASS II AGGREGATE BASE
- INSTALL CONNECTOR PIPE SCREEN PER UNITED STORM WATER, INC. OR APPROVED EQUAL.

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DATUM= NGVD29
ELEV.= 2678.277 (1982)

NO	REVISIONS	DATE	BY	MARK
1	ADDED C. NOTE #34.			
2	REVISED ST. LIGHT LOCATION, AND CATCH BASIN SIZE.			
3	ADD GUARD SHACK, ADA ACCESS, & MEDIAN PLAN ELEV.			

Michael Baker INTERNATIONAL
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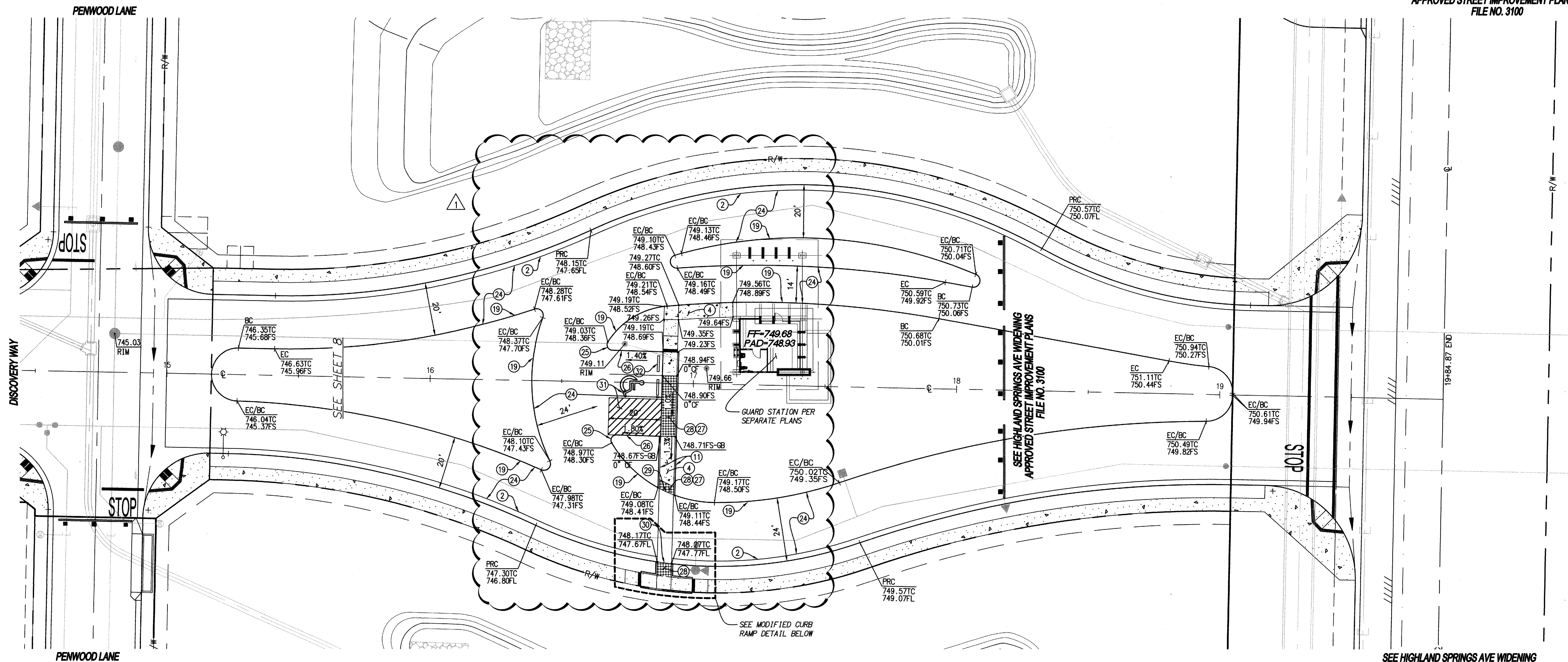
City of Beaumont, Public Works Department
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CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
ACTIVE ADULT MAJORS
DISCOVERY WAY
STA. 10+00.00 TO STA. 19+84.87

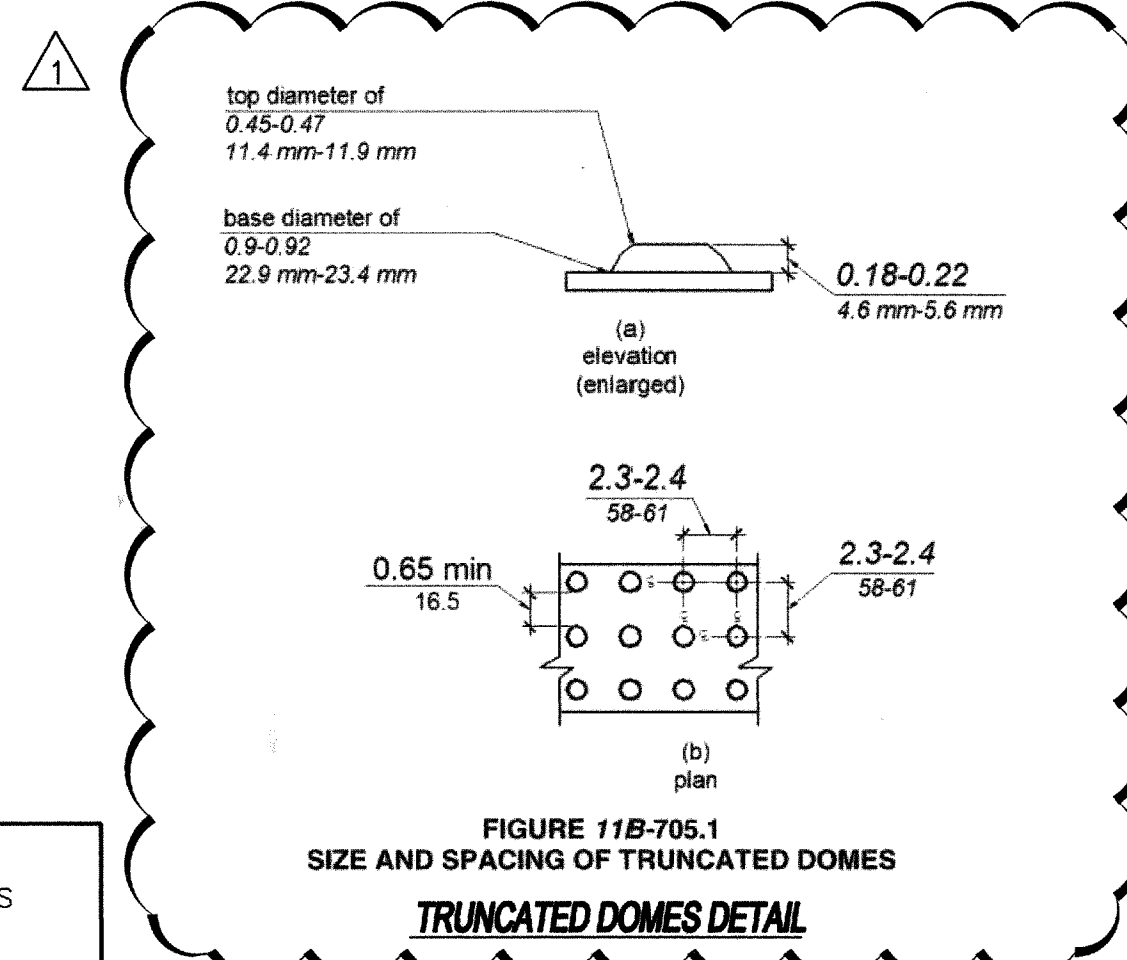
A PORTION OF SEC. 35, T 2 S, R 1 W, S6M
PARDEE HOMES

SHEET 8 OF 9 SHEETS
FILE NO: 3089B

H:\PDATA\146481\CADD\LAND\IMPROVE\STREET\MAJORS\149243-ST-008.DWG KYLEEUBANKS 12/7/18 7:01 AM



SEE HIGHLAND SPRINGS AVE WIDENING
APPROVED STREET IMPROVEMENT PLANS
FILE NO. 3100

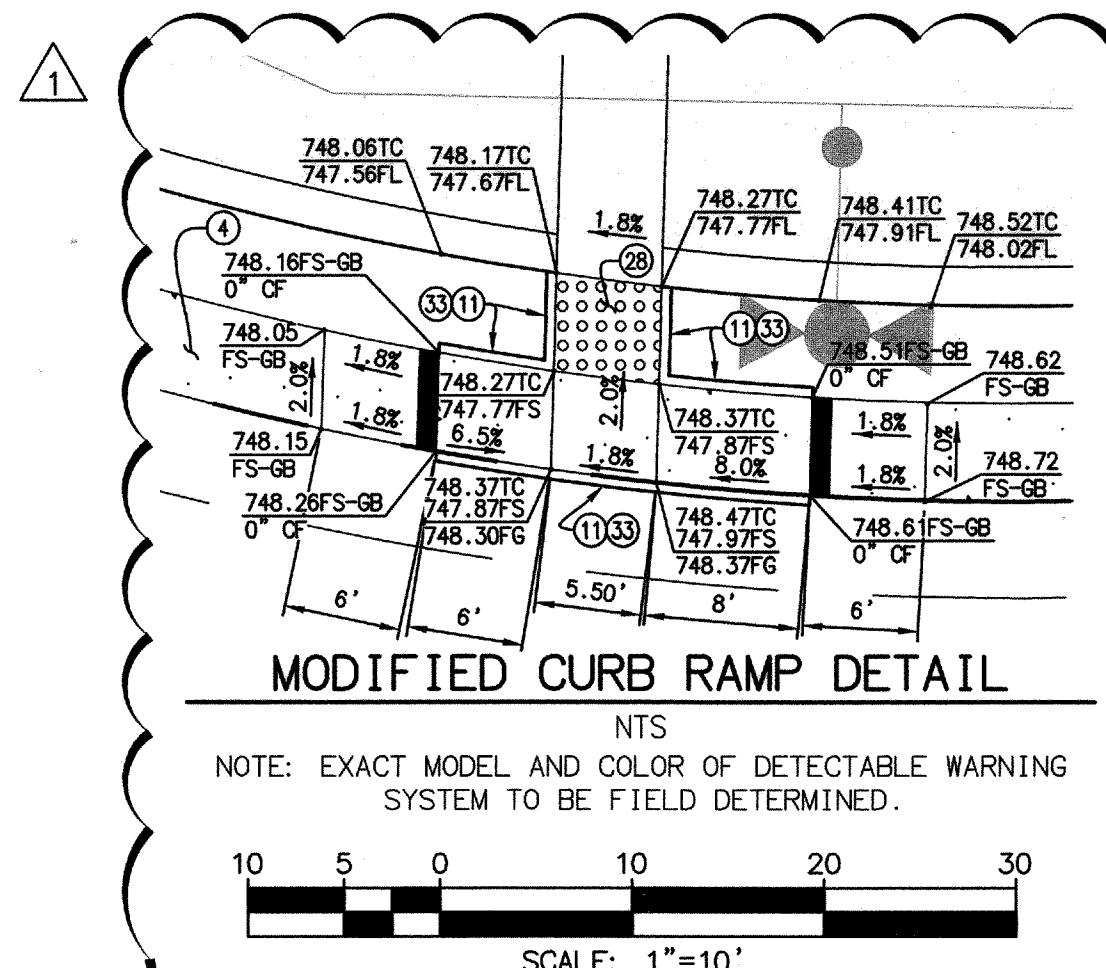


NOTE

CONTRACTOR TO HOLD LINE ALONG BACK OF CURB THROUGH TRANSITION OF 8" TO 6" TYPE D CURBS.

CONSTRUCTION NOTES

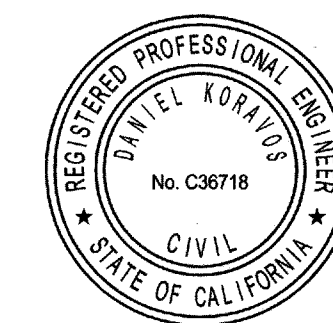
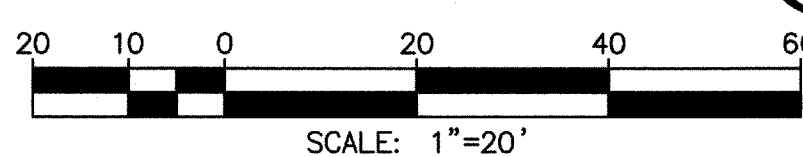
- ② CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
- ④ CONSTRUCT SIDEWALK (WIDTH PER PLAN) PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED)
- ⑪ CONSTRUCT CURB RAMP PER STD. PLANS FOR PUBLIC WORKS CONSTRUCTION STD. 111-5, CASE A, TYPE 5
- ⑲ CONSTRUCT 8" TYPE "D" CURB ONLY, PER COUNTY OF RIVERSIDE STD. NO. 204
- ⑳ CONSTRUCT 4.5" AC PAVING OVER 9" CLASS II AGGREGATE BASE
- ㉓ CONSTRUCT CURB TRANSITION FROM 6" CURB FACE TO 8" CURB FACE
- ㉔ CONSTRUCT MODIFIED TYPE D CURB (6" CF) PER COUNTY OF RIVERSIDE STD. 204
- ㉕ CONSTRUCT MODIFIED CASE B TYPE 1 CURB RAMP PER COUNTY OF RIVERSIDE STD. 403
- ㉖ INSTALL TRUNCATED DOME WARNING PLATE PER CBC 2016 FIGURE 11B-705.1 ON SHEET 9 (COLOR AND MATERIAL TO BE FIELD DETERMINED)
- ㉗ CONSTRUCT MODIFIED TYPE D CURB (0" CURB FACE) PER COUNTY OF RIVERSIDE STD. NO. 204
- ㉘ CONSTRUCT MODIFIED TYPE A-6 CURB AND GUTTER (0" CURB FACE) PER COUNTY OF RIVERSIDE STD. NO. 200
- ㉙ INSTALL ADA PARKING SPACE SIGNAGE & PAVEMENT MARKINGS PER 2016 CBC FIG. 11A-2B
- ㉚ INSTALL WHEEL STOP
- ㉛ CONSTRUCT RETAINING CURB PER SPPWC STD. 111-5, DETAIL D



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 APPROVED BY THE CITY.

NOTE:
ALL ELEVATIONS ARE ABBREVIATED AND DO NOT REPRESENT ACTUAL ELEVATIONS. ADD 2000 FEET TO OBTAIN ACTUAL ELEVATION.



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

BASIS OF BEARINGS:
DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 65 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEARING: 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.
DATUM= NGVD29
ELEV.= 2678.277 (1982)

BY	MARK	DESCRIPTION	APPR.	DATE
MBI	①	ADDED SHEET 9 FOR GUARD SHACK ADA ACCESS; ADDED CONST. NOTES 25-33, ADDED DETAILS	MB	1/16/19

Michael Baker INTERNATIONAL
75410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
Phone: (760) 346-7481
MBAKERINTL.COM

Daniel Koravos
DANIEL KORAVOS
DATE: 1/3/19
R.C.E. 36718 * EXP. 06/30/20

DESIGN BY: PS
DRAWN BY: PS
CHECKED BY: MBS
SCALE: AS NOTED
DATE: JANUARY 2017
JOB NUMBER: 146481

Reviewed By: *[Signature]* Date: 1/16/19
Recommended for Approval By: *[Signature]* Date: 1/16/19
Approved By: *[Signature]* Date: 4/16/19

City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
ACTIVE ADULT MAJORS
DISCOVERY WAY
GUARD SHACK IMPROVEMENTS
A PORTION OF SEC. 35, T 2 S, R 1 W, SEM
PARDEE HOMES

SHEET
9
OF 9 SHEETS
FILE NO.
3089B