



# City of Beaumont

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

Case No. <u>PW2023-0986</u>
Receipt No. <u>R01302685</u>
Fee \$ <u>3,484.43</u>
Date Paid <u>2/28/2023</u>

## BOND EXONERATION APPLICATION

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

1. Contact's Name Rick Rush Phone (951) 539-5294

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

5. Contact's E-mail rick.rush@tripointehomes.com

3. Developer Name Tripointe Homes Phone (951) 428-4410  
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 1250 Corona Pointe Court Suite 600 Corona, CA 92879  
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):  
Sewer Bond  
Bond Number 929644897  
Tract 31470-4

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 *Rick Rush* 02/23/2023  
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 *Rick Rush* 02/23/2023  
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

*Rick Rush*

02/23/2023

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Print Name and Sign – Contact/Applicant

Date



**MAINTENANCE BOND**

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

WHEREAS, the City of Beaumont ("City"), a municipal corporation, and \_\_\_\_\_ (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 April 24, 2017, and identified as Tract 31470-4 - PA 30 is hereby referred to and made a part hereof; and:

**Sewer Improvements**

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.

**The Continental Insurance Company**

NOW, THEREFORE, we, the Principal and \_\_\_\_\_ ("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 \_\_\_\_\_<sup>\*\*\*</sup> dollars (\$ 45,741.25) 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. **\*\*\*Forty-Five Thousand Seven Hundred Forty-One and 25/100 Dollars\*\*\***

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 14th 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

(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 )

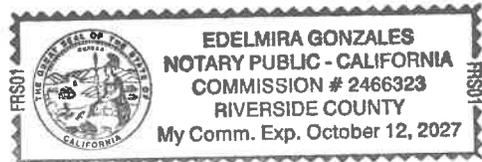
On 08/20/2024 before me, Edelmira Gonzales / Notary Public  
(insert name and title of the officer)

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 14 2024 before me, Janina Monroe, Notary Public,  
(Here insert name and title of the officer)

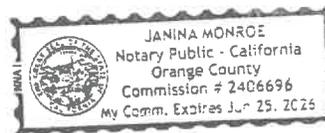
personally appeared Michelle Haase,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~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

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

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 14th day of August, 2024.



The Continental Insurance Company

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.”

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS  
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN  
(Tract Map/~~Parcel Map~~/~~Plot Plan~~ No. 31470-4 )**

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~~ #31470-4, (“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 31470-4 PA30 Sewer 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.

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

\_\_\_\_\_  
Date

DEVELOPER

By  \_\_\_\_\_  
Jeff Chambers

April 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.

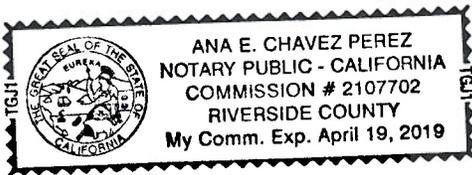
State of California )  
County of Riverside )

On April 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) # \_\_\_\_\_  
File # \_\_\_\_\_

Bond No. 929644897  
Premium: \$1,830.00

**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 4-24, 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 -  
which is hereby incorporated herein and made a part hereof; and Tract 31470-4 PA30  
Sewer Improvements

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 Four Hundred Fifty Seven Thousand Four \* dollars (\$ 457,412.50 ) 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 Twelve and 50/100

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 April 21st, 2017.

PRINCIPAL:  
Pardee Homes

SURETY:  
The Continental Insurance Company

By Jeff Chambers  
Title VP Community Development

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 APR 21 2017 before me, M. Barreras, Notary Public,  
(Here insert name and title of the officer)

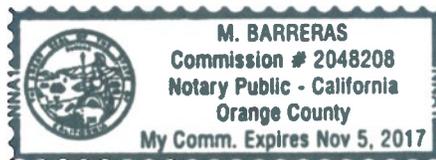
personally appeared Janina Monroe,  
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose  
name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that  
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and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

M. Barreras  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

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

929644897  
(Title or description of attached document continued)

Number of Pages 1 Document Date 4/21/17

### 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 /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

**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 APR 21 2017 day of \_\_\_\_\_.



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.

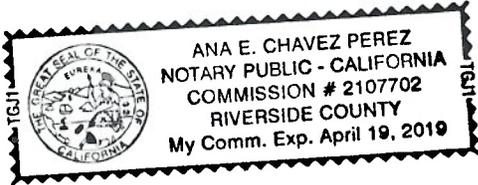
State of California )  
County of Riverside )

On April 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: \_\_\_\_\_

Bond No. 929644897  
Premium is included in the  
cost of the Performance Bond

**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 4.24, 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 31470-4 PA30 Sewer Improvements which is hereby incorporated herein and made a part hereof; and

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 Four Hundred Fifty Seven Thousand\*dollars (\$ 457,412.50 ), 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. \*Four Hundred Twelve and 50/100

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 April 21st, 2017.

PRINCIPAL:

Pardee Homes

By

Jeff Chambers

Title VP Community Development

SURETY:

The Continental Insurance Company

By

Janina Monroe, Attorney-In-Fact

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California }

County of Orange }

On APR 21 2017 before me, M. Barreras, Notary Public,  
(Here insert name and title of the officer)

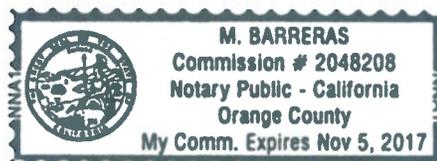
personally appeared Janina Monroe,  
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose  
name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that  
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and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

M. Barreras  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Payment Bond  
(Title or description of attached document)

929644897  
(Title or description of attached document continued)

Number of Pages 1 Document Date 4/21/17

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

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

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

## INSTRUCTIONS FOR COMPLETING THIS FORM

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  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CFO, CFO, Secretary).
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**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 \_\_\_\_\_, 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 April 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: \_\_\_\_\_

110-3962

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT  
CONSTRUCTION COST WORKSHEET

PROJECT NAME: Sundance North - Tract 31470-4 (PA 30) Sewer Improvements  
DATE: 17-Jan-17

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

IMPROVEMENTS FAITHFUL PERFORMANCE 100%  
LABOR & MATERIALS SECURITY 100%

Construction Costs)	
Streets/Drainage	\$ -
Sewer	\$ 457,412.50
Total	\$ 457,412.50
Warranty Retention (22.5%)	\$ 102,917.81
Street/Drainage Plan Check Fees =	\$ -
Sewer Plan Check Fees =	\$ 9,943.75
Street Inspection Fees =	\$ -
Sewer Inspection Fees =	\$ 15,910.00

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  
Mark Swanson  
Name typed or printed

1-17-17  
Date



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 PUBLIC WORKS DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Sundance North - Tract 31470-4 (PA 30) Sewer Improvements

DATE: 1/4/2017

<b>SEWER IMPROVEMENTS</b>
---------------------------

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.

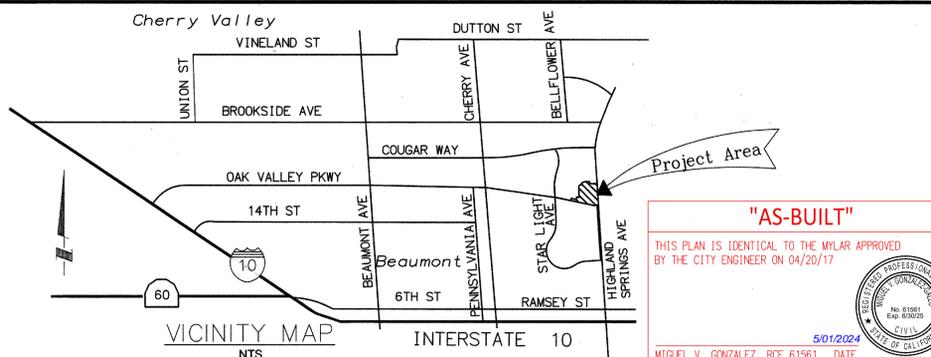
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
4,650	L.F.	4" P.V.C. (186 Lots @ 25' Avg. Length)	\$ 15.00	\$ 69,750
	L.F.	4" P.V.C. Force Main & Fittings	\$ 26.00	\$ -
5,831	L.F.	8" P.V.C.	\$ 30.00	\$ 174,930
	L.F.	10" V.C.P.	\$ 35.00	\$ -
1,358	L.F.	12" P.V.C.	\$ 40.00	\$ 54,320
	L.F.	15" V.C.P.	\$ 50.00	\$ -
35	EA.	Standard or Terminus Manholes	\$ 2,500.00	\$ 87,500
	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	\$ -
	EA.	8" Sewer Plugs	\$ 200.00	\$ -
	E.A.	12" Sewer Plugs	\$ 350.00	\$ -
45	EA.	4" Backwater Valve	\$ 250.00	\$ 11,250
	EA.	Deep Manholes	\$ 7,500.00	\$ -
	LF	6" PVC Lateral	\$ 20.00	\$ -

A.	Subtotal	\$ 397,750
B.	Contingency (15% x A)	\$ 59,663
C.	Sewer Total (A + B)	\$ 457,413

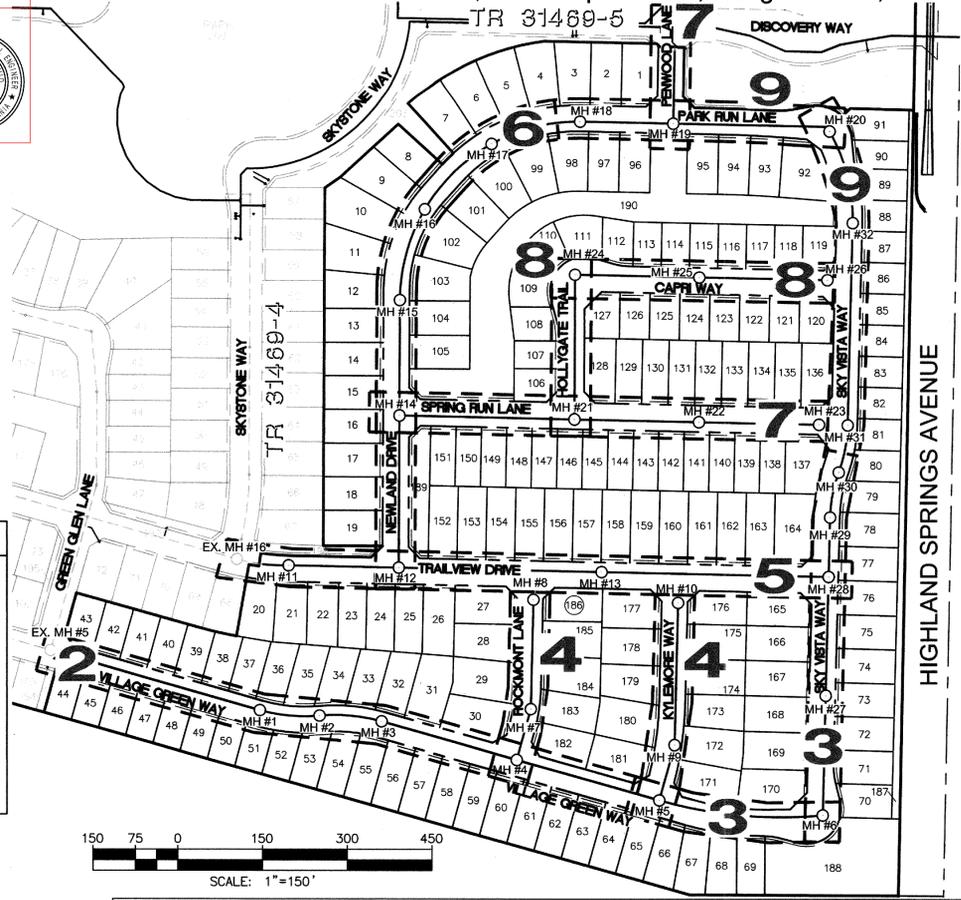
# CITY OF BEAUMONT, CALIFORNIA Sewer Improvement Plans

## PUBLIC IMPROVEMENTS TRACT 31470-4

Located Within a Portion of Section 35, Township 2 South, Range 1 West, S.B.M.



**"AS-BUILT"**  
THIS PLAN IS IDENTICAL TO THE MYLAR APPROVED BY THE CITY ENGINEER ON 04/20/17  
MIGUEL V. GONZALEZ, RCE 61561 DATE 5/01/2024



- LEGEND**
- SEWER BACKWATER VALVE
  - SEWER MANHOLE
  - SEWER SERVICE
  - WATER SERVICE
  - WATER TEE
  - WATER VALVE (GATE)
  - FIRE HYDRANT
  - STREET LIGHT
  - PROPOSED SEWER
  - PROPOSED WATER
  - FUTURE IMPROVEMENTS
  - PROPOSED CURB & GUTTER
  - RIGHT-OF-WAY
  - PUBLIC UTILITY EASEMENT
  - UTILITY LINE
  - CENTERLINE

- ABBREVIATIONS**
- ASPHALTIC CONCRETE
  - ASSY
  - BEAUMONT CHERRY VALLEY
  - WATER DISTRICT
  - BEGINNING CURVE
  - BLOW OFF
  - BOTTOM PIPE
  - BUTTERFLY VALVE
  - CENTERLINE
  - CLER
  - CURB & GUTTER
  - CLEAN OUT
  - DUCTILE IRON PIPE
  - END OF CURVE
  - ELEVATION
  - EXISTING
  - FIRE HYDRANT
  - FLAG
  - FLOWLINE
  - GATE VALVE
  - GRADE BREAK
  - INVERT
  - LATERAL
  - MAXIMUM
  - MANHOLE
  - MINIMUM
  - MECHANICAL JOINT
  - NOT TO SCALE
  - PAD ELEVATION
  - POINT OF REVERSE CURVATURE
  - PROPOSED
  - PUBLIC UTILITY EASEMENT
  - POLYVINYL CHLORIDE
  - PAVEMENT
  - RIGHT-OF-WAY
  - RIM ELEVATION
  - STORM DRAIN
  - STATION
  - SIDEWALK
  - TOP OF CURB
  - TOP OF PIPE

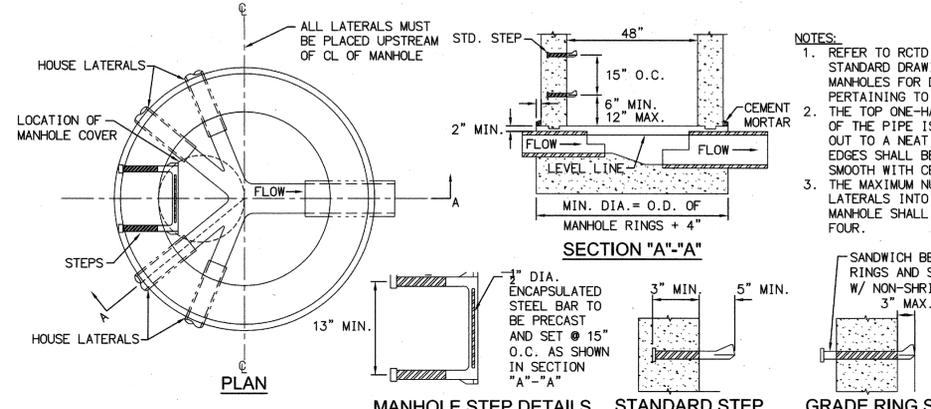
**DECLARATION OF ENGINEER OF RECORD**

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

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

**SHEET INDEX**

SHEET	DESCRIPTION
1	TITLE SHEET * VICINITY MAP * GENERAL NOTES
2	VILLAGE GREEN WAY -- STA. 10+71.97 TO 28+06.48
3	VILLAGE GREEN WAY -- STA. 28+06.48 TO 32+29.57
4	SKY VISTA WAY -- STA. 10+00.00 TO 16+03.33
5	ROCKMONT LANE -- STA. 10+00.00 TO 12+83.69
6	KYLEMORE WAY -- STA. 10+00.00 TO 13+49.48
7	TRAILVIEW DRIVE -- STA. 22+09.90 TO 32+10.86
8	NEWLAND DRIVE -- STA. 10+00.00 TO 17+33.17
9	PARK RUN LANE -- STA. 17+33.17 TO 19+00.00
10	PENNING LANE -- STA. 10+68.02 TO 11+99.00
11	SPRING RUN LANE -- STA. 10+00.00 TO 17+42.84
12	HOLLYGATE TRAIL -- STA. 10+00.00 TO 12+53.37
13	CAPRI WAY -- STA. 12+53.37 TO 17+00.26
14	PARK RUN LANE -- STA. 19+00.00 TO 24+03.52
15	SKY VISTA WAY -- STA. 10+00.00 TO 16+03.33

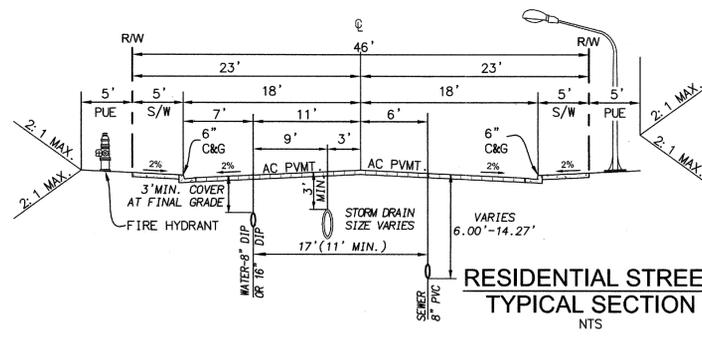


- NOTES:**
- REFER TO RCTD STD. 606 STANDARD DRAWINGS OF MANHOLES FOR DETAILS PERTAINING TO MANHOLES ONLY.
  - THE TOP ONE-HALF DIAMETER OF THE PIPE IS TO BE BROKEN OUT TO A NEAT LINE. BROKEN EDGES SHALL BE PLASTERED SMOOTH WITH CEMENT MORTAR.
  - THE MAXIMUM NUMBER OF LATERALS INTO A TERMINUS MANHOLE SHALL BE LIMITED TO FOUR.

**CONSTRUCTION NOTES**

DESCRIPTION	QUANTITY	UNIT
1. INSTALL 8" PVC SDR 35 SEWER MAIN	5,831	LF
2. INSTALL 4" PVC SEWER LATERAL PER RCTD STD. 600	148	EA
3. INSTALL 48" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606 & 608	28	EA
4. INSTALL TERMINUS MANHOLE WITH CAST IRON MANHOLE COVER PER DETAIL SHOWN ON SHEET 1	4	EA
5. INSTALL 4" BACKWATER VALVE (MAINLINE ADAPT-A-VALVE ML-4XP OR APPROVED EQUAL)	45	EA
6. REMOVE EXISTING PLUG AND JOIN EXISTING SEWER LINE.	3	EA
7. INSTALL 12" PVC SDR 35 SEWER MAIN	1,358	LF
8. INSTALL 48" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606 & 608, WITH PVC LINER (PER SEWER NOTE #19)	3	EA
9. INSTALL 4" PVC DEEP SEWER LATERAL PER RCTD STD. 600	22	EA
10. INSTALL 4" PVC SEWER LATERAL (MODIFIED PER DETAIL AND TABLE ON SHEET 2)	16	EA

\*NOTE: QUANTITIES SHOWN ARE ESTIMATES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING HIS OWN ESTIMATE FOR BIDDING PURPOSES.



**SEWER NOTES**

- SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BEAUMONT'S STANDARDS AND SPECIFICATIONS.
- GRAVITY SEWER PROFILE ELEVATIONS ARE TO BE FLOW LINES (CONDUIT INVERTS).
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH RCTD STD 606. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT. CAST IRON SHALL BE USED FOR MANHOLE COVERS AND SHALL HAVE A 12" COVERING RING.
- PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION. WHERE CONNECTION TO EXISTING MANHOLES AND INLET STUB OF PROPER SIZE EXISTS, NO ALTERATIONS SHALL BE MADE TO EXISTING MANHOLE BASE OR STUB EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY OF BEAUMONT.
- WHERE A NEW INLET MUST BE CONSTRUCTED IN AN EXISTING MANHOLE, THE ELEVATION OF THE INLET SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE.
- ALL SEWER INLETS AT THE MANHOLE SHALL BE SUCH THAT ITS CROWN SHALL BE LEVEL WITH THE CROWN OF THE OUTLET PIPE, AT THEIR PROJECTIONS TO THE MANHOLE CENTERLINE.
- THE CONTRACTOR IS ADVISED THAT THE WORK ON THIS PROJECT MAY INVOLVE WORKING IN A CONFINED AIR SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR "CONFINED AIR SPACE" ARTICLE 108, TITLE 8 CALIFORNIA ADMINISTRATION CODE.
- PROVIDE BACKWATER VALVES WHERE UPSTREAM MANHOLE RIM IS HIGHER THAN PAD ELEVATION.
- PROVIDE APPROPRIATE MARKING TAPE AT TOP OF PIPE CENTERLINE ON TOP OF PIPE BEDDING.
- SEWER LATERAL SHALL BE TYPE "A" PER DETAIL SHOWN HEREON, UNLESS OTHERWISE NOTED OR DETAILED ON PLANS.
- DEVELOPER SHALL HAVE GEOTECHNICAL/SOIL ENGINEERING FIRM OBSERVE TRENCHING, BACKFILLING AND SOIL COMPACTION OF ALL UTILITY TRENCHES WITHIN EASEMENTS AND ROAD RIGHT OF WAY. TWO SETS OF COMPACTION REPORTS CERTIFYING THAT WORK WAS DONE IN CONFORMANCE TO STANDARDS AND GEOTECHNICAL REPORT SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AT LEAST TWO WORKING DAYS BEFORE AGGREGATE BASE MATERIALS PLACED ON SITE.
- UTILITY TRENCH BACKFILL PER PLAN, PROFILE, RCTD STD. 818 AND LATEST GREEN BOOK SECTION 306. CRUSH ROCK BEDDING, HAUNCHING, INITIAL BACKFILL PER GREEN BOOK TABLE 306-1.2.13(B), MAXIMUM ROOF GRADATION 1/2 INCH FOR PVC PIPE SIZE 15 INCH AND SMALLER AND 3/4 INCH CRUSH ROCK FOR PVC PIPE LARGER THAN 15 INCHES DIAMETER.
- TRENCHING AND EXCAVATION PER CFR 1926.651 AND 1926.652 OR COMPARABLE OSHA-APPROVED STATE PLAN REQUIREMENTS.
- FOR SEWER MAINS 15 INCH IN DIAMETER AND SMALLER AT DEPTHS BETWEEN 15 AND 20 FEET (FROM FINISH SURFACE TO THE TOP OF PIPE) HIGHER CLASS OF BEDDING OR STRONGER PIPE OR BOTH CAN BE USED. OTHERWISE PROVIDE A SOILS REPORT/SUPPORTING CALCULATIONS TO SUBSTANTIATE THE USE OF PVC SDR 35 SEWER PIPE.
- MAXIMUM VELOCITY OF THE SEWER MAIN SHALL NOT EXCEED 10 FT/S AT DESIGN FLOW AND MINIMUM ACCEPTED VELOCITY SHALL BE 2 FT/S AT DESIGN FLOW (MAX. DEPTHS: 1/2 FULL FOR 12" DIAMETER AND SMALLER AND 3/4 FULL FOR 15" AND LARGER DIAMETER). MAXIMUM SLOPES ARE AS FOLLOWS: 8"-0.1200, 10"-0.0850, 12"-0.0660, 15"-0.0500, 18"-0.0370, 21"-0.0300, 24"-0.0250. MINIMUM SLOPES ARE AS FOLLOWS: LATERALS: 4 & 6 INCHES=0.0200, MAIN LINES: 8"-0.0040, 10"-0.0032, 12"-0.0024, 15"-0.0016, 18"-0.0014, 21"-0.0012, 24"-0.0010.
- VERTICAL AND HORIZONTAL SEPARATION OF LATERALS OR SEWER MAIN FROM WATER OR RECYCLED WATER LINE SHALL BE IN ACCORDANCE WITH CALIFORNIA HEALTH DEPARTMENT.
- WHEN SEWER LINE CROSS OTHER UTILITIES, STORM DRAINS, OR OTHER OBSTRUCTIONS, THE OUTSIDE PIPE ELEVATIONS SHOULD BE SHOWN TO INDICATE THE AVAILABLE CLEARANCES.
- MANHOLES OF DEPTH MORE THAN 15 FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF SHALL BE A MINIMUM OF 60" IN DIAMETER AND SHALL BE CONSTRUCTED PER RCTD STD. 606 WITH A MANHOLE FRAMES AND COVERS PER RCTD STD. 608.
- MANHOLES OF DEPTH MORE THAN 12 FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF SHALL BE LINED WITH APPROVED CITY'S PVC LINER. THE BASE AND ALL REMAINING EXPOSED CONCRETE SHALL BE COATED WITH AN APPROVED POLYURETHANE COATING. THE LINING AND COATING SHALL BE FREE FROM DEFECTS, HOLE OR SURFACE IRREGULARITIES.
- MANHOLE SPACING - THE MAXIMUM DISTANCE BETWEEN MANHOLES FOR PIPE 15 INCHES IN DIAMETER OR SMALLER IS 400 FEET, FOR 18 INCH DIAMETER AND OVER IS 500 FEET. MANHOLES ARE REQUIRED AT THE BEGINNING AND END OF THE CURVES. FOR RADIUS LESS THAN 500 FEET, THE MAXIMUM MANHOLE SPACING IS 200 FEET.
- MAINLINE AND LATERAL CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RCTD DRAWING 603 FOR VCP PIPE AND MODIFIED TO PVC PIPE. CLEANOUT PIPE MUST BE THE SAME DIAMETER AND MATERIAL AS MAIN SEWER LINE. CLEANOUT SHALL BE PLACED ON EACH LATERAL INSIDE OF THE PROPERTY LINE AND SHALL BE COORDINATED AND APPROVED BY BUILDING AND SAFETY DEPARTMENT.
- TESTING PIPELINES PER LATEST EDITION GREEN BOOK, SECTION 306-1.4.
- IN NO CASE SHALL THE SEWER SYSTEM BE ENTERED UNTIL ALL TESTING, CLEANING FINAL INSPECTION IS COMPLETED. NO FLUSHING WATER OR DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING SYSTEM.

**GENERAL NOTES**

- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE DIRECTOR OF PUBLIC WORKS, CITY OF BEAUMONT FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS AND TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE.
- CONSTRUCTION PROJECTS THAT DISTURB MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNER/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND COMPLY WITH ALL REQUIREMENTS OF THE BEAUMONT DRAINAGE MANAGEMENT PLAN.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT (RCTD) ROAD IMPROVEMENT STANDARDS AND SPECIFICATIONS, COUNTY ORDINANCE 461 AND SUBSEQUENT AMENDMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COST OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AT (951) 769-8520.
- ALL EXISTING SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE OR RELOCATED BY A LICENSE PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION COMPLETION.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT. PRELIMINARY OR FINAL SOIL REPORT NO. 1061446-10, DATED MAY 8, 2007, PREPARED BY L&C INLAND, INC. SHALL BE AVAILABLE UPON REQUEST.
- ALL UNDERGROUND FACILITIES WITH LATERALS SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, GAS, ELECTRIC, STORM DRAINS AND COMMUNICATION LINES.
- ALL MANHOLES, SURVEY MARKERS AND VALVES SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR AFTER COMPLETION OF THE OVERLAY.
- DURING PAVING OPERATION, TRAFFIC CONTROL SHALL BE PERFORMED AS REQUIRED BY THE CITY ENGINEER.
- DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLAN, SPECIFICATIONS AND THE CITY OF BEAUMONT STANDARDS. WHERE DEVIATION EXISTS, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURE FOR REVIEW AND APPROVAL BY THE CITY.
- THE CONTRACTOR SHALL BEAR ALL COST FOR THE CORRECTION OR REMOVAL AND REPLACEMENT OF DEFECTIVE WORK, AND ALL ADDITIONAL DIRECT OR INDIRECT COSTS THE CITY MAY INCUR ON ACCOUNT OF DEFECTIVE WORK, INCLUDING THE COSTS OF ADDITIONAL ADMINISTRATIVE, PROFESSIONAL, CONSULTANT, INSPECTION, TESTING AND OTHER SERVICES.
- THE CITY RESERVES THE RIGHTS TO REQUIRED 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 PLAN WERE APPROVED.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTOR**

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

**NOTE:**  
NEW CONSTRUCTION TO BE PLUGGED UNTIL SEWER SYSTEM IS APPROVED FOR SERVICE. PLUG TO BE REMOVED IN PRESENCE OF PUBLIC WORKS INSPECTOR.  
**NOTE:**  
TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

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

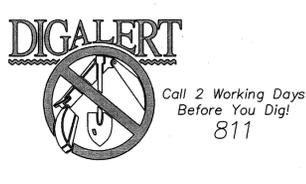
**NOTE:**  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

**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.  
**ELEV. = 2678.277 (1982), NGVD 29**

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

UNAUTHORIZED CHANGES & USES:  
CONTRACTOR SHALL BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING & MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



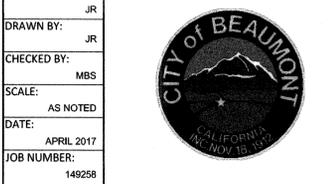
BY	MARK	DESCRIPTION	APPR.	DATE

**Michael Baker INTERNATIONAL**  
75410 Gerald Ford Dr., Ste:100  
Palm Desert, CA 92260  
Phone: (760) 346-7481  
MBAKERINTL.COM

**Michael B. Swanson**  
R.C.E. 72332 \* EXP. 06/30/18

DATE: 3-30-17

DESIGN BY: JR  
DRAWN BY: JR  
CHECKED BY: MBS  
SCALE: AS NOTED  
DATE: APRIL 2017  
JOB NUMBER: 149258



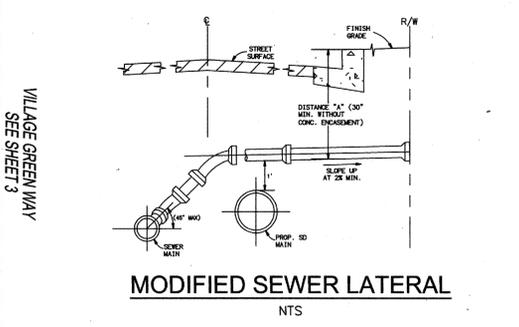
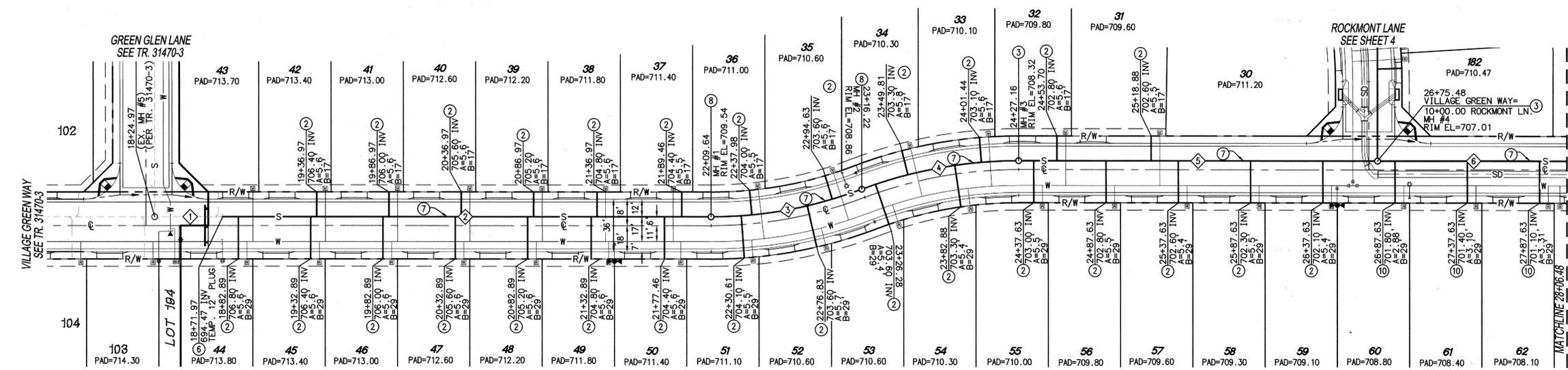
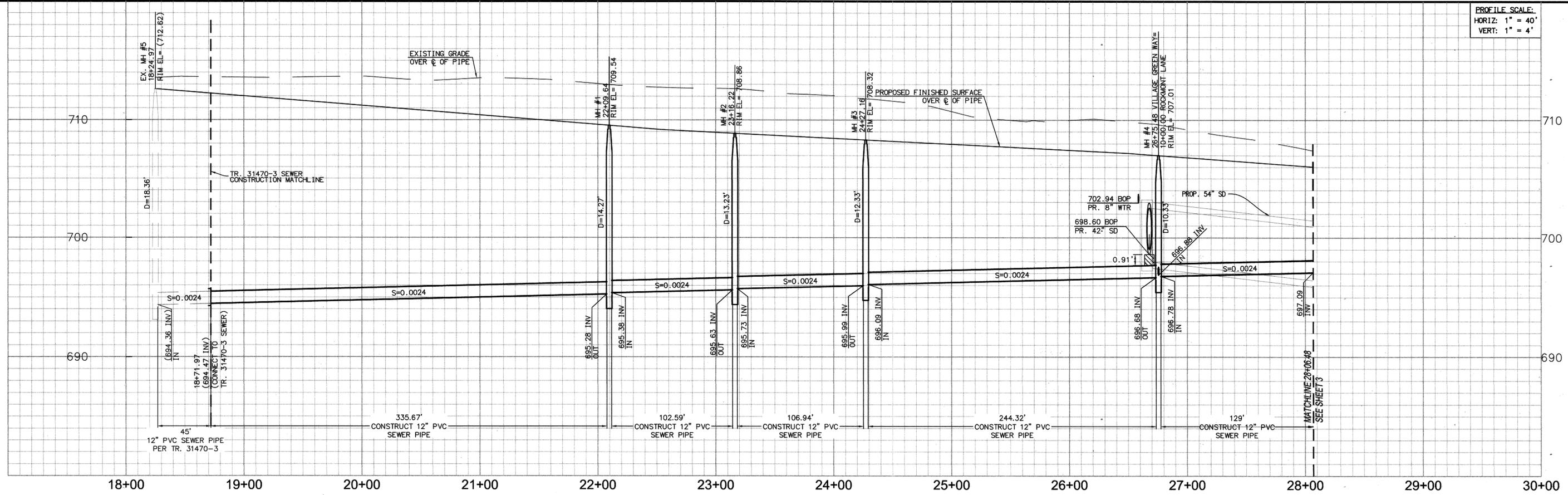
Reviewed By: *[Signature]* Date: 4.18.17  
Recommended for Approval By: *[Signature]* Date: 4.18.17  
Approved By: *[Signature]* Date: 4.20.17  
City Engineer/Director of Public Works

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS FOR:  
**TRACT 31470-4**  
TITLE SHEET \* VICINITY MAP \* GENERAL NOTES  
A PORTION OF SEC. 35, T 2 S, R 1 W, S8M  
FOR: PARDEE HOMES.  
NPDES PERMIT#: WDD1 833C365311

FILE NO. 3096

SHEET 1 OF 9 SHEETS

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



LOT NO.	TOP SD ELEV.	SWR LAT. INV @ SD	SWR LAT. TOP @ SD	FS @ SD	TC ELEV.	DISTANCE "A"	INV. @ R/W
15	720.16	721.16	721.49	725.12	725.2	3.74	721.56
16	717.12	718.12	718.45	723.41	723.49	5.07	718.52
29	705.32	706.32	706.65	710.82	710.97	4.35	706.72
30	704.98	705.98	706.31	709.76	710.1	3.82	706.38
60	702.87	703.87	704.2	706.99	707.05	2.88	704.27
61	702.29	703.29	703.62	706.62	706.69	3.1	703.69
62	701.72	702.72	703.05	706.25	706.33	3.31	703.12
63	701.26	702.26	702.59	705.95	706.03	3.47	702.66
64	700.72	701.72	702.05	705.51	705.59	3.57	702.12
65	700.42	701.42	701.75	705.17	705.25	3.53	701.82
66	700.09	701.09	701.42	704.8	704.88	3.49	701.49
67	699.79	700.79	701.12	704.47	704.55	3.46	701.19
68	699.49	700.49	700.82	704.14	704.22	3.43	700.89
165	708.61	709.61	709.94	713.24	713.34	3.43	710.01
166	706.05	707.05	707.38	711.06	711.14	3.79	707.45
167	704.08	705.08	705.41	709.66	709.74	4.36	705.48

**NOTE:**  
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**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.

**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**

**CONSTRUCTION NOTES**

- INSTALL 4" PVC SEWER LATERAL PER RCSD STD. 600
- INSTALL 48" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCSD STD. 606 & 608
- REMOVE EXISTING PLUG AND JOIN EXISTING SEWER LINE.
- INSTALL 12" PVC SDR 35 SEWER MAIN
- INSTALL 48" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCSD STD. 606 & 608, WITH PVC LINER (PER SEWER NOTE #19)
- INSTALL 4" PVC SEWER LATERAL (MODIFIED PER DETAIL AND TABLE ON SHEET 2)

**VILLAGE GREEN WAY**

**"AS-BUILT"**  
THIS PLAN IS IDENTICAL TO THE MYLAR APPROVED BY THE CITY ENGINEER ON 04/20/17

5/01/2024  
MIQUEL V. GONZALEZ, RCE 61561 DATE

**LINE/CURVE DATA TABLE**

LINE	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 74°21'43" W	---	45.00'	---
2	N 74°21'43" W	---	335.67'	---
3	19°58'38"	294.22'	102.59'	51.82'
4	20°01'23"	306.00'	106.94'	54.02'
5	N 74°21'43" W	---	244.32'	---
6	N 74°21'43" W	---	129.00'	---



**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), NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

Michael Baker International  
75410 Gerald Ford Dr., Ste. 100  
Palm Desert, CA 92260  
Phone: (760) 348-7481  
MBAKERINTL.COM

3-30-17 DATE  
MARK B. SWANSON  
R.C.E. 72332 \* EXP. 06/30/18



DESIGN BY: JR  
DRAWN BY: JR  
CHECKED BY: MBS  
SCALE: AS NOTED  
DATE: APRIL 2017  
JOB NUMBER: 149258

CITY OF BEAUMONT  
CALIFORNIA  
INCORPORATED 1913

Reviewed By: *[Signature]* Date: 4.18.17  
Recommended for Approval By: *[Signature]* Date: 4.18.17  
Approved By: *[Signature]* Date: 4.20.17  
City Engineer/Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

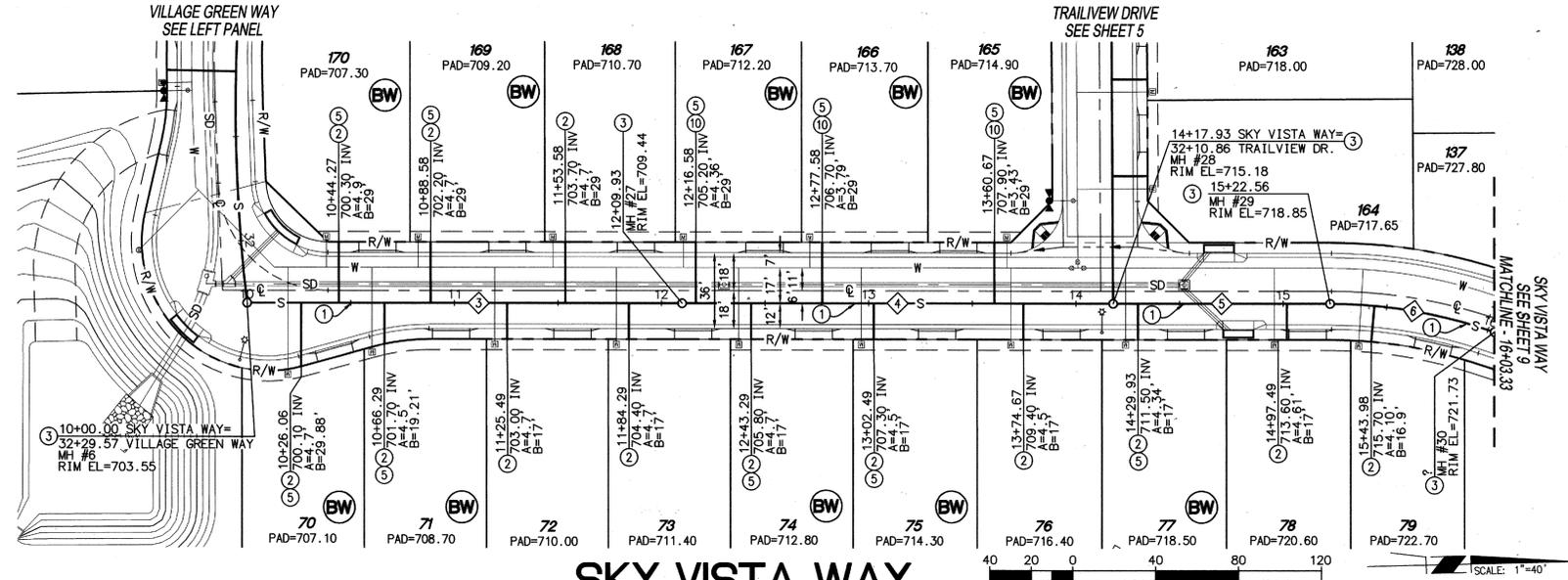
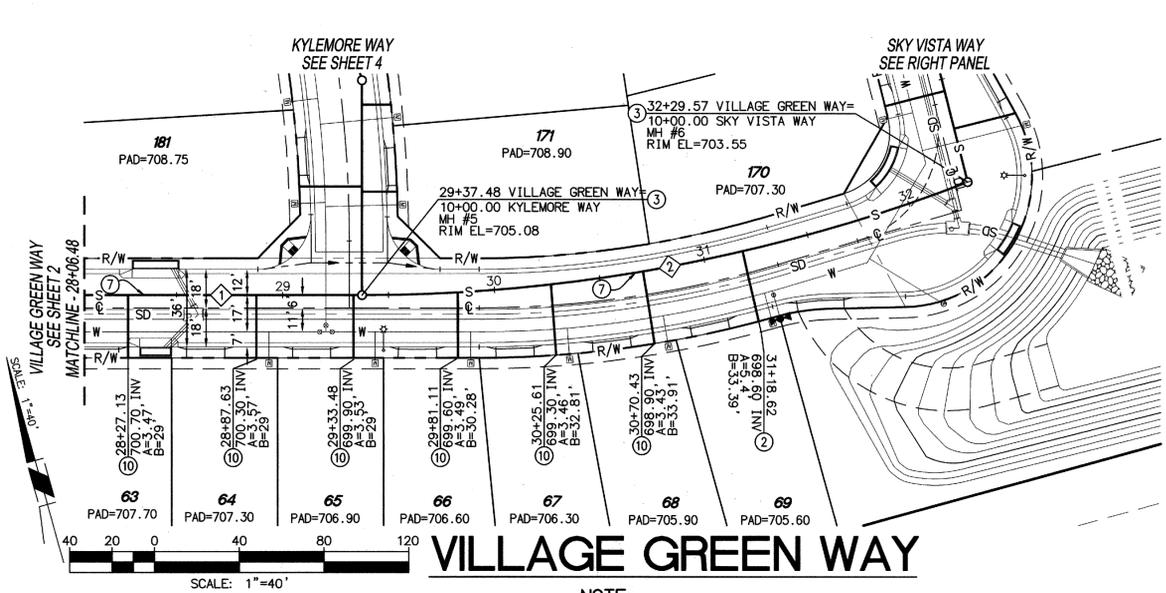
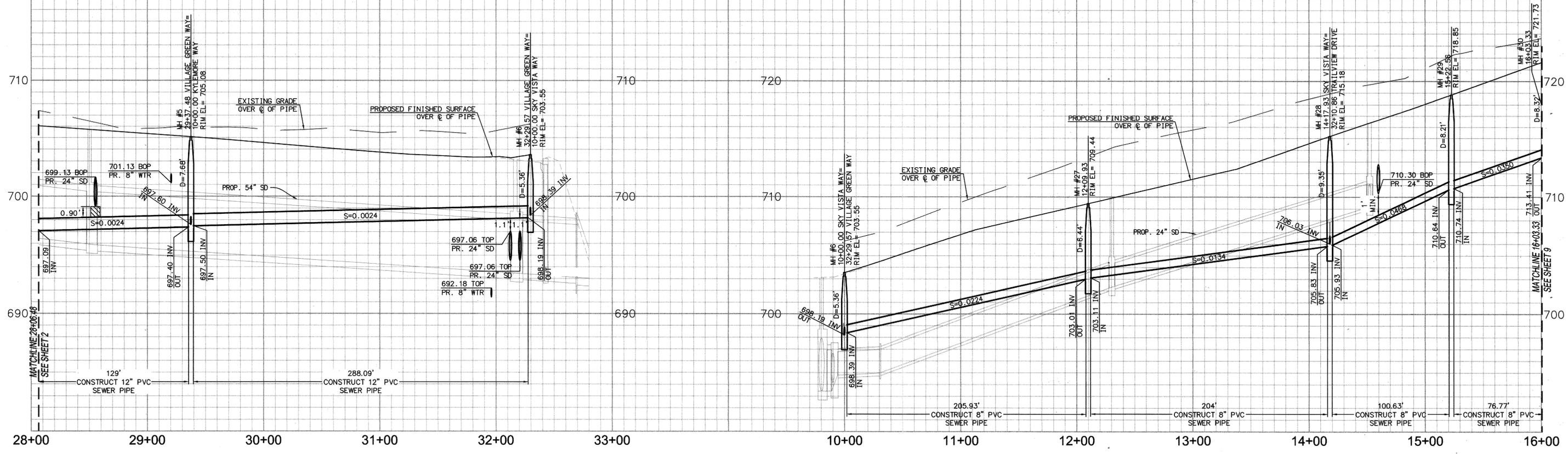
NPDES PERMIT#: WDDI 833C365311

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS FOR:  
**TRACT 31470-4**  
**VILLAGE GREEN WAY**  
STA. 18+71.97 TO STA. 28+06.48  
A PORTION OF SEC. 35, T 2 S, R 1 W, SBM

PARDEE HOMES

SHEET  
**2**  
OF 9 SHEETS  
FILE NO:  
2096

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



NOTE:  
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NOTE:  
[Symbol] = CONTROL DENSITY FILL (CDF) TO BE PLACED BETWEEN SEWER & STORM DRAIN CROSSING AT LOCATION SHOWN HEREON PER EMD GENERAL CONSTRUCTION SPECIFICATION SECTION 02252 - CONTROL DENSITY FILL

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SDR 35 SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL PER RCTD STD. 600
  - INSTALL 48" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606 & 608
  - INSTALL 4" BACKWATER VALVE (MAINLINE ADAPT-A-VALVE ML-4XP OR APPROVED EQUAL)
  - INSTALL 4" PVC SEWER LATERAL (MODIFIED PER DETAIL AND TABLE ON SHEET 2)

**"AS-BUILT"**  
THIS PLAN IS IDENTICAL TO THE MYLAR APPROVED BY THE CITY ENGINEER ON 04/20/17

MIGUEL V. GONZALEZ, RCE 61561 DATE 5/01/2024

**LINE/CURVE DATA TABLE**

LINE/POINT	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 74°21'43" W	---	129.00'	---
2	20°37'59"	800.00'	288.09'	145.62'
3	N 01°26'54" E	---	205.93'	---
4	N 01°26'54" E	---	204.00'	---
5	N 01°26'54" E	---	100.63'	---
6	18°01'39"	244.00'	76.77'	38.71'

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

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**BASIS OF BEARINGS:**  
DESCRIPTION:  
BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 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.  
ELEV. = 2678.277 (1982), NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

**Michael Baker INTERNATIONAL**  
75410 Gerald Ford Dr., Ste. 100  
Palm Desert, CA 92260  
Phone: (760) 946-7481  
mbakerintl.com

MARK B. SWANSON  
R.C.E. 72332 \* EXP. 06/30/18

3-30-17 DATE

SEAL

REGISTERED PROFESSIONAL ENGINEER  
MARK B. SWANSON  
No. C72332  
CIVIL  
STATE OF CALIFORNIA

DESIGN BY: JR  
DRAWN BY: JR  
CHECKED BY: MBS  
SCALE: AS NOTED  
DATE: APRIL 2017  
JOB NUMBER: 149258

**CITY OF BEAUMONT**

Reviewed By: [Signature] Date: 4.18.17  
Recommended for Approval By: [Signature] Date: 4.18.17  
Approved By: [Signature] Date: 4.20.17  
City Engineer/Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

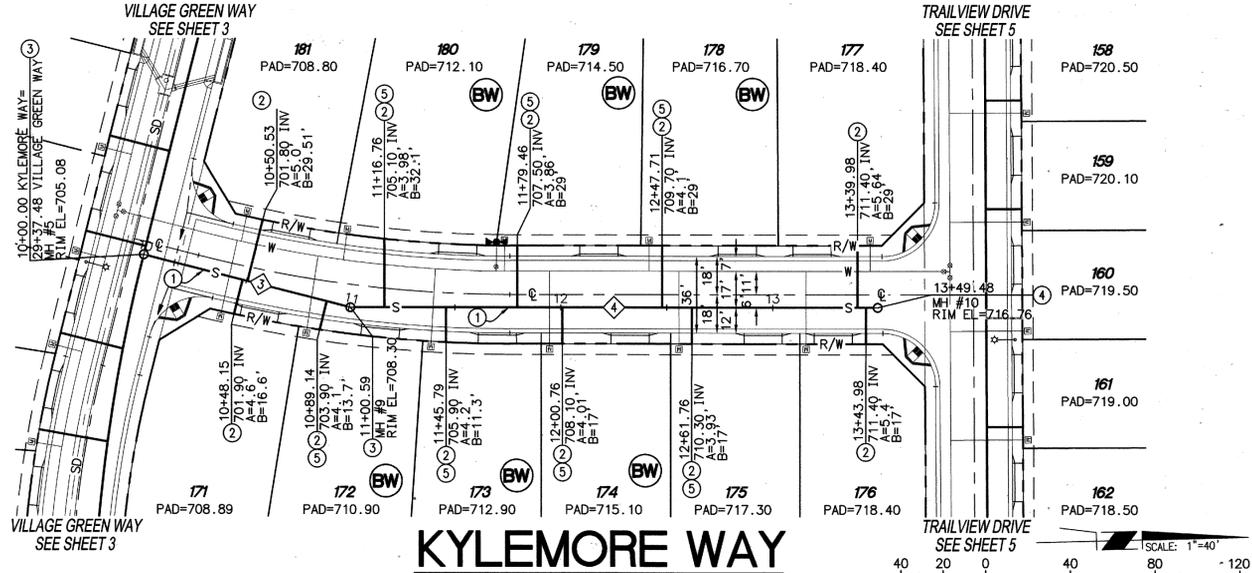
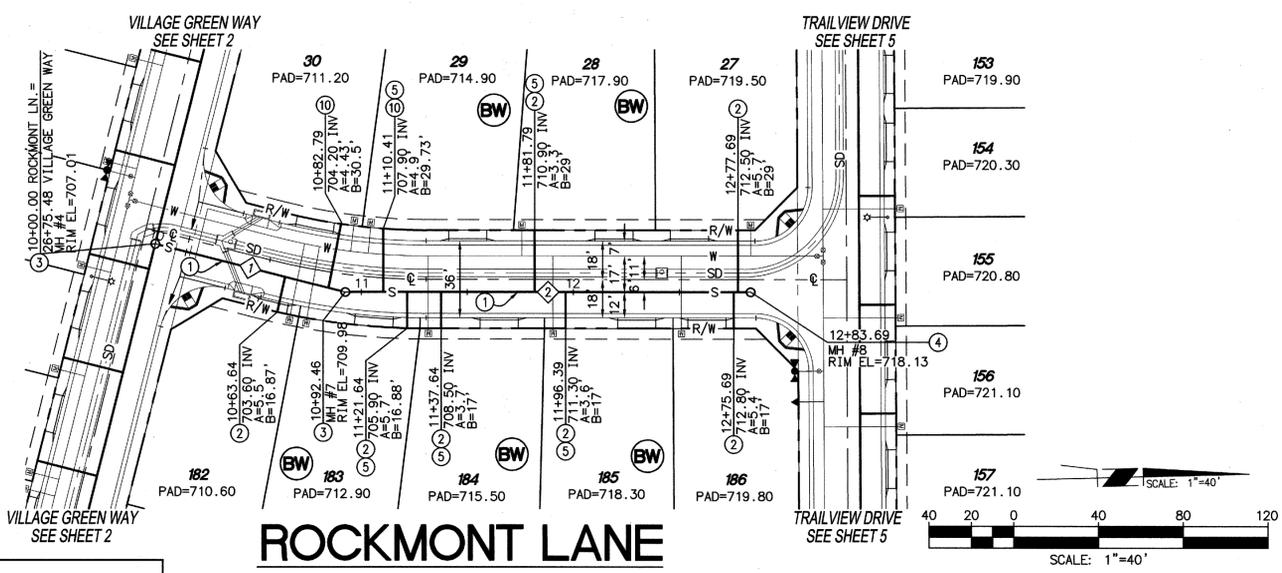
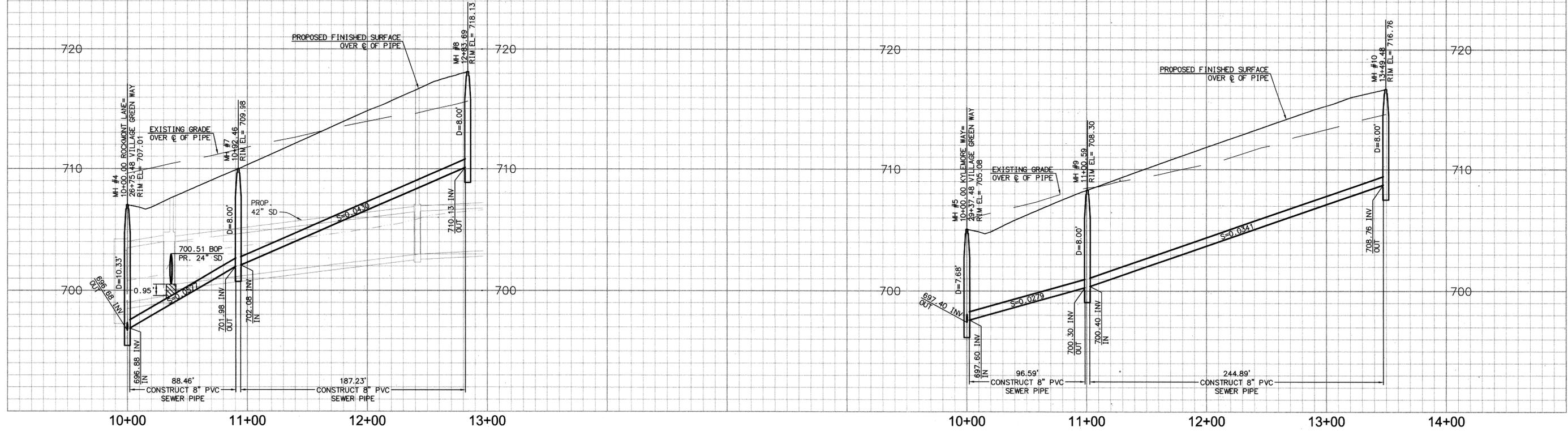
NPDES PERMIT#: WDD1 833C365311

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS FOR:  
**TRACT 31470-4**  
VILLAGE GREEN WAY  
STA. 28+06.48 TO STA. 32+29.57  
SKY VISTA WAY  
STA. 10+00.00 TO STA. 16+03.33  
A PORTION OF SEC. 35, T 2 S, R 1 W, SBM

PARDEE HOMES

SHEET  
**3**  
OF 9 SHEETS  
FILE NO:  
30916

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



**NOTE:**  
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**BEARING: N 52°49'02.84" E**

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SDR 35 SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL PER RCTD STD. 600
  - INSTALL 48" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606 & 608
  - INSTALL TERMINUS MANHOLE WITH CAST IRON MANHOLE COVER PER DETAIL SHOWN ON SHEET 1
  - INSTALL 4" BACKWATER VALVE (MAINLINE ADAPT-A-VALVE ML-4XP OR APPROVED EQUAL)
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**"AS-BUILT"**  
 THIS PLAN IS IDENTICAL TO THE MYLAR APPROVED BY THE CITY ENGINEER ON 04/20/17

5/01/2024  
 MIGUEL V. GONZALEZ, RCE 61561 DATE

**LINE/CURVE DATA TABLE**

LINE/CURVE	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 15°38'17" E	---	88.46'	---
2	N 01°26'54" E	---	187.23'	---
3	N 15°38'17" E	---	96.59'	---
4	N 01°26'54" E	---	244.89'	---

**DIGALERT**  
 Call 2 Working Days Before You Dig!  
 811

**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), NGVD 29

**Michael Baker INTERNATIONAL**  
 75410 Gerald Ford Dr., Ste.100  
 Palm Desert, CA 92260  
 Phone: (760) 346-7461  
 MBAKERINTL.COM

MARK B. SWANSON  
 R.C.E. 72332 \* EXP. 06/30/18

3-30-17 DATE

SEAL  
 REGISTERED PROFESSIONAL ENGINEER  
 MARK B. SWANSON  
 No. C72332  
 CIVIL  
 STATE OF CALIFORNIA

DESIGN BY: JR  
 DRAWN BY: JR  
 CHECKED BY: MBS  
 SCALE: AS NOTED  
 DATE: APRIL 2017  
 JOB NUMBER: 149258

Reviewed By: *[Signature]* Date: 4.18.17  
 Recommended for Approval By: *[Signature]* Date: 4.18.17  
 Approved By: *[Signature]* Date: 4.20.17  
 City Engineer/Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

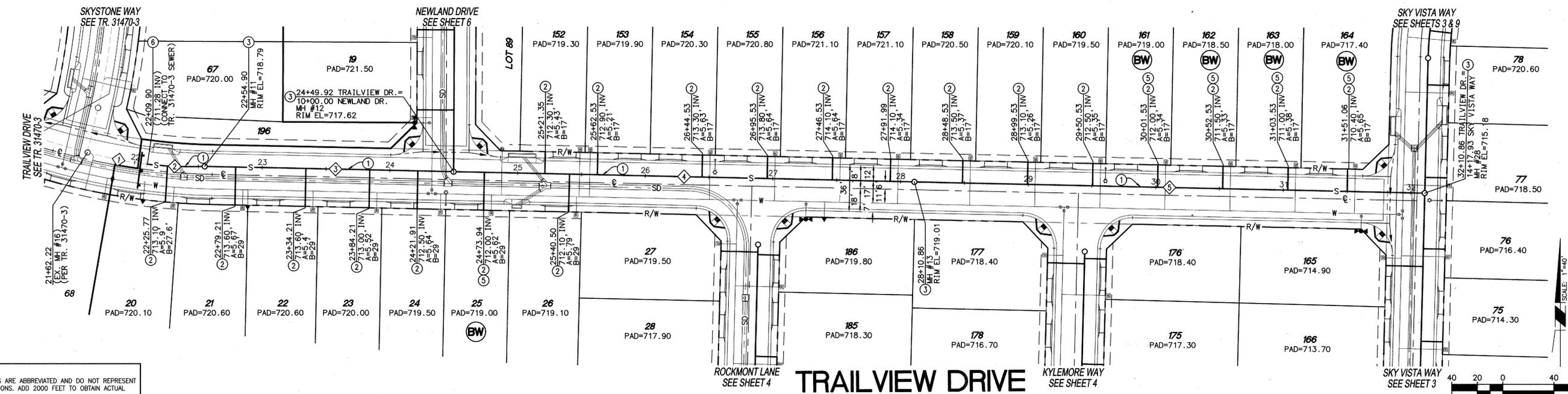
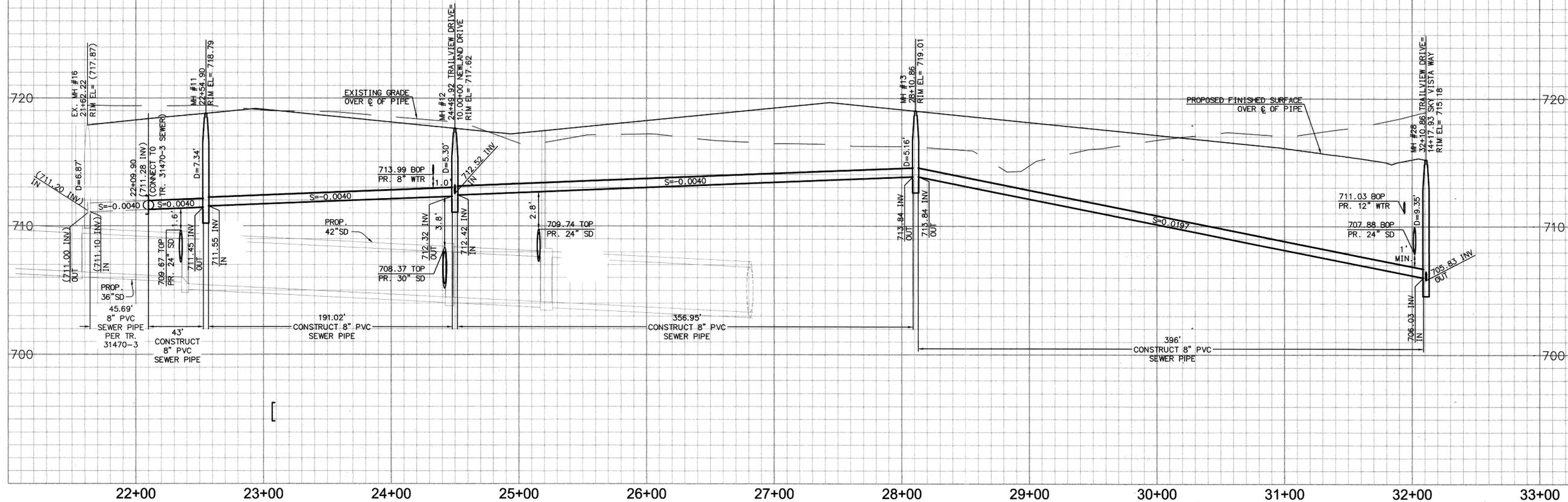
NPDES PERMIT#: WVID 833C365311

CITY OF BEAUMONT, CALIFORNIA  
 SEWER IMPROVEMENT PLANS FOR:  
**TRACT 31470-4**  
**ROCKMONT LANE**  
 STA. 10+00.00 TO STA. 12+83.69  
**KYLEMORE WAY**  
 STA. 10+00.00 TO STA. 13+49.48  
 A PORTION OF SEC. 35, T 2 S, R 1 W, SBM

FOR: PARDEE HOMES

SHEET 4 OF 9 SHEETS  
 FILE NO: 30916

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



**NOTE:**  
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**BASIS OF BEARINGS:**  
DESCRIPTION:  
DESCRIBED 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**

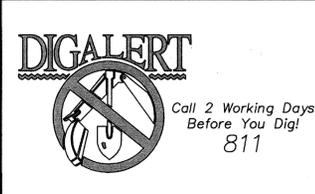
- CONSTRUCTION NOTES**
- INSTALL 8" PVC SDR 35 SEWER MAIN
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  - INSTALL 48" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606 & 608
  - INSTALL 4" BACKWATER VALVE (MAINLINE ADAPT-A-VALVE ML-4XP OR APPROVED EQUAL)
  - REMOVE EXISTING PLUG AND JOIN EXISTING SEWER LINE.

**"AS-BUILT"**  
THIS PLAN IS IDENTICAL TO THE MYLAR APPROVED BY THE CITY ENGINEER ON 04/20/17

MIGUEL V. GONZALEZ, RCE 61561 DATE: 5/01/2024

**LINE/CURVE DATA TABLE**

LINE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	08°43'12"	300.14'	45.69'	22.88'
2	08°12'46"	300.00'	43.00'	21.54'
3	N 88°50'50" W	---	191.02'	---
4	N 88°50'50" W	---	356.95'	---
5	N 88°50'50" W	---	396.00'	---



**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.

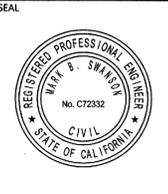
ELEV.= 2678.277 (1982), NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

**Michael Baker INTERNATIONAL**  
75410 Gerald Ford Dr., Ste. 100  
Palm Desert, CA 92260  
Phone: (760) 348-7481  
MBAKERINTL.COM

MARK B. SWANSON  
R.C.E. 72332 \* EXP. 06/30/18

3-30-17 DATE



DESIGN BY: JR  
DRAWN BY: JR  
CHECKED BY: MBS  
SCALE: AS NOTED  
DATE: APRIL 2017  
JOB NUMBER: 149258

Reviewed By: *[Signature]* Date: 4.18.17  
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CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

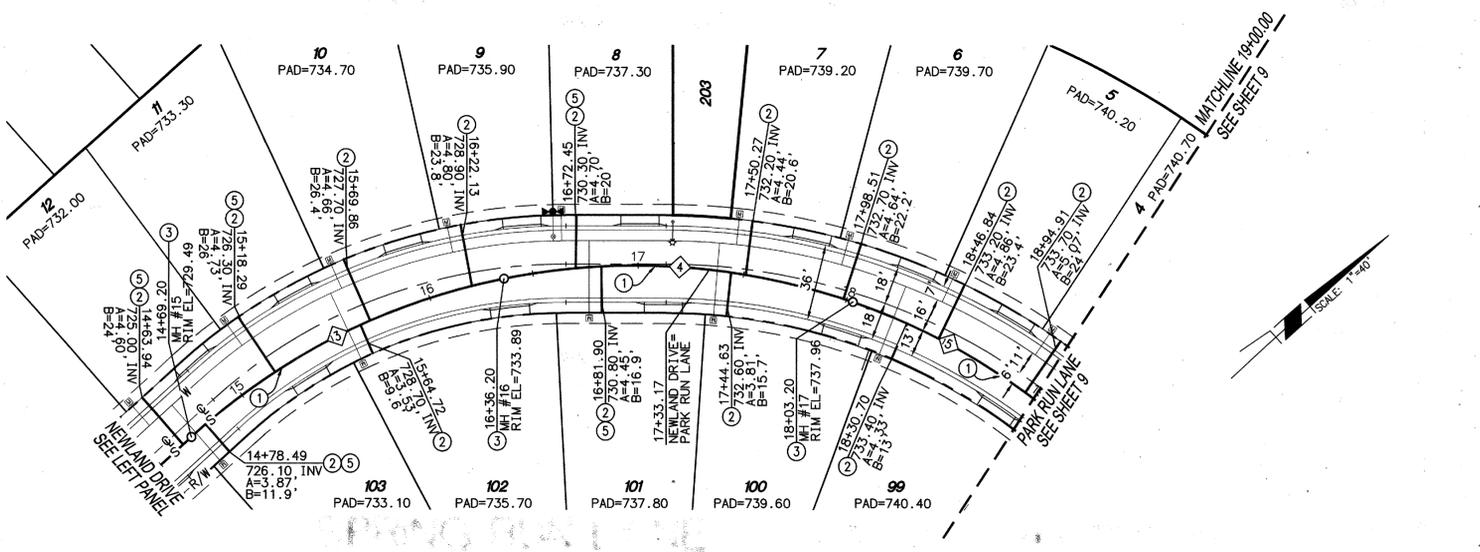
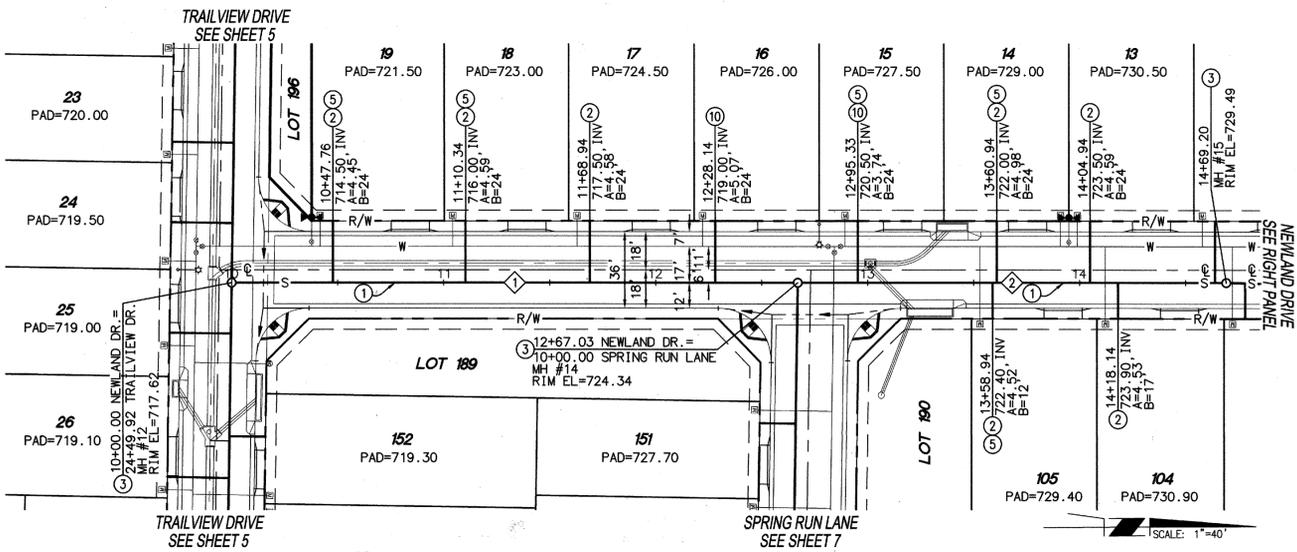
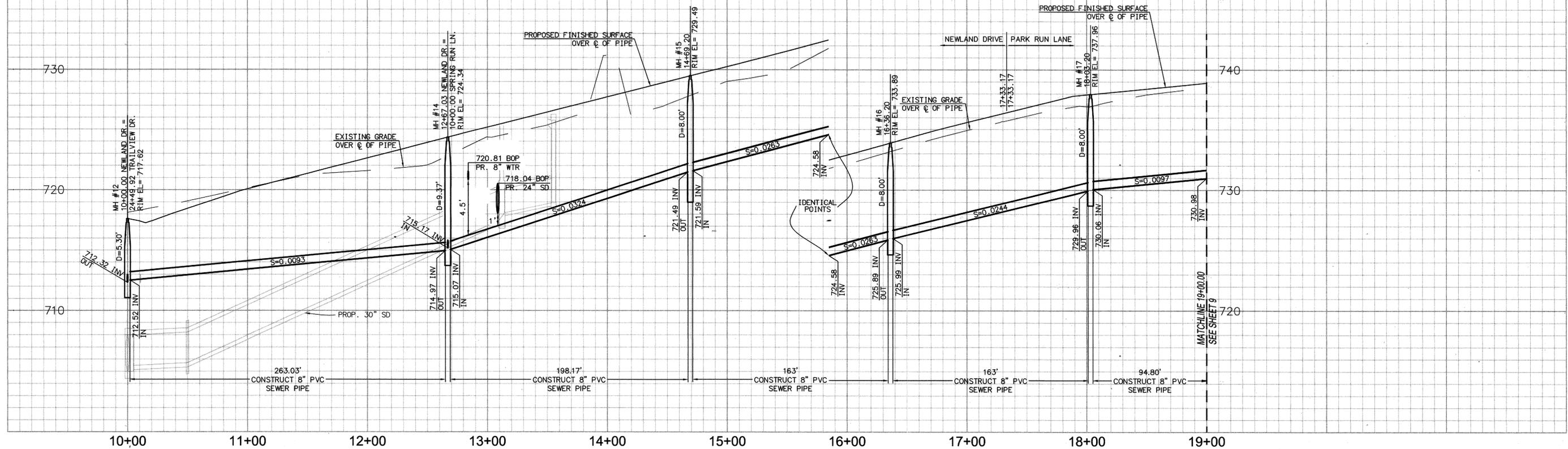
NPDES PERMIT#: WQID 833C365311

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS FOR:  
**TRACT 31470-4**  
**TRAILVIEW DRIVE**  
STA. 22+09.90 TO STA. 32+10.86  
A PORTION OF SEC. 35, T 2 S, R 1 W, SBM

FOR: PARDEE HOMES

SHEET **5** OF 9 SHEETS  
FILE NO: 30916

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



**NEWLAND DRIVE**

**NEWLAND DRIVE**

**PARK RUN LANE**

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**BEARING: N 52°49'02.84" E**

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SDR 35 SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL PER RCTD STD. 600
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MIGUEL V. GONZALEZ, RCE 61561 DATE 5/01/2024

**LINE/CURVE DATA TABLE**

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 00°16'08" E	---	263.03'	---
2	N 00°16'08" E	---	198.17'	---
3	29°38'54"	315.00'	163.00'	83.37'
4	29°38'54"	315.00'	163.00'	83.37'
5	17°14'38"	315.00'	94.80'	47.76'

**DIGALERT**  
Call 2 Working Days Before You Dig!  
811

**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), NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

**Michael Baker INTERNATIONAL**

75410 Gerald Ford Dr., Ste. 100  
Palm Desert, CA 92260  
Phone: (760) 546-7481  
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MARK B. SWANSON  
R.C.E. 72332 \* EXP. 06/30/18

3-30-17 DATE



DESIGN BY: JR  
DRAWN BY: JR  
CHECKED BY: MBS  
SCALE: AS NOTED  
DATE: APRIL 2017  
JOB NUMBER: 149258

**CITY OF BEAUMONT**

Reviewed By: *n.c.a.e.* Date: 4.18.17  
Recommended for Approval By: *n.c.a.e.* Date: 4.18.17  
Approved By: *John Oliver* Date: 4.20.17  
City Engineer/Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

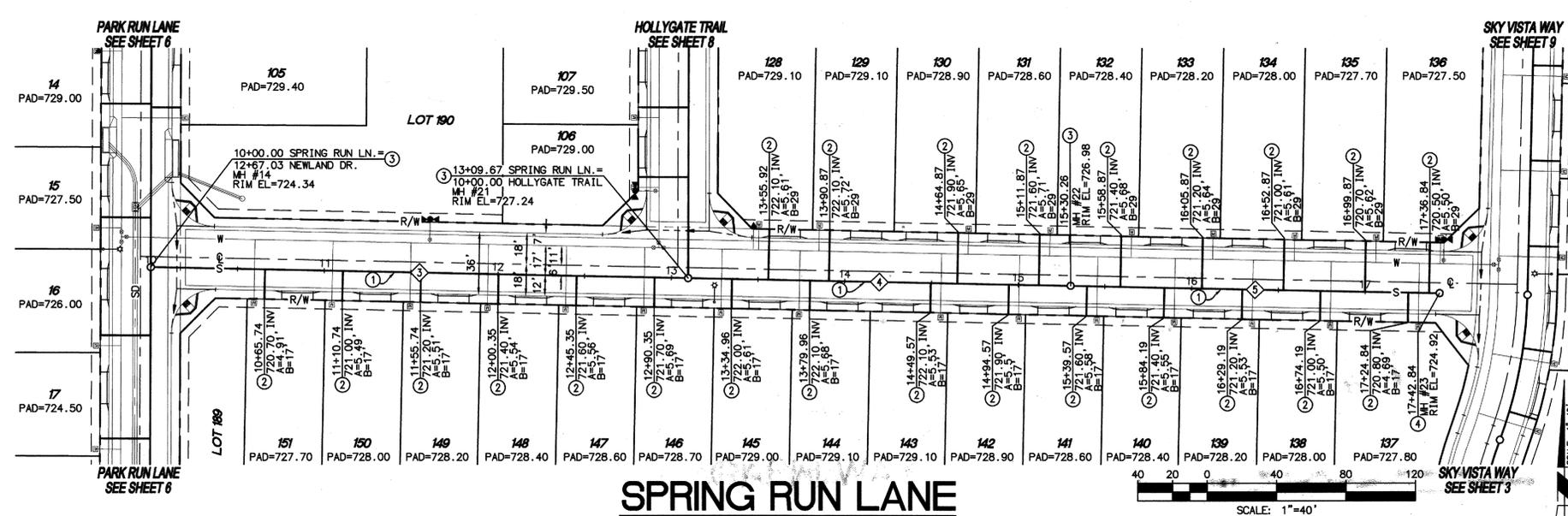
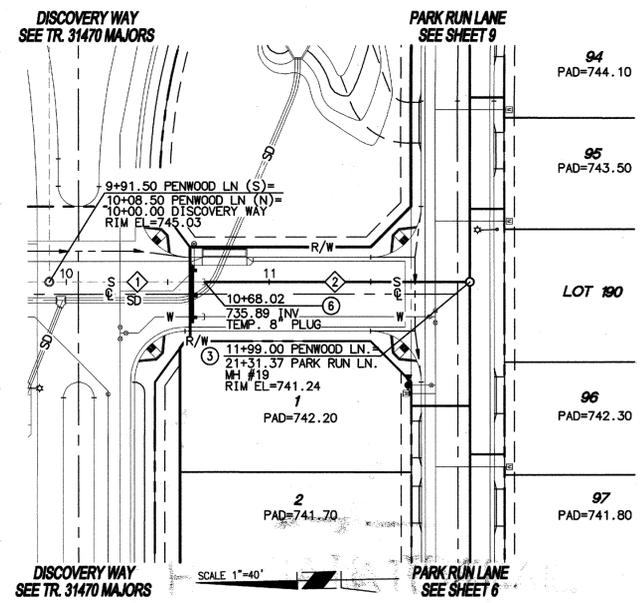
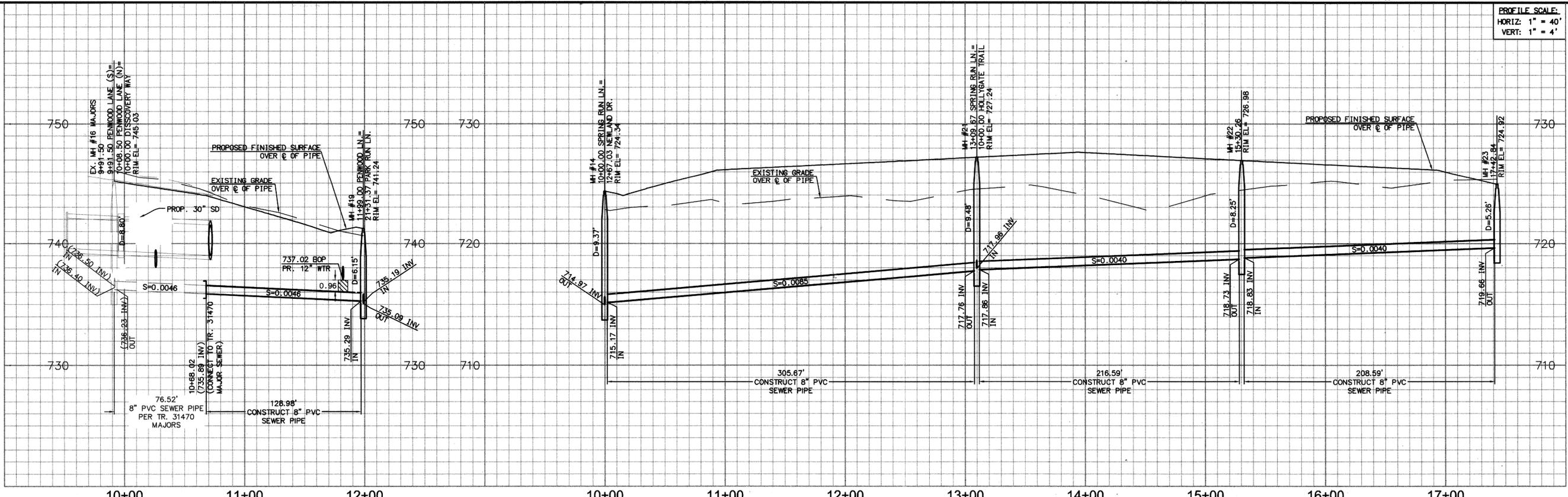
NPDES PERMIT#: WVID 833C365311

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS FOR:  
**TRACT 31470-4**  
**NEWLAND DRIVE**  
STA. 10+00.00 TO STA. 17+33.17  
**PARK RUN LANE**  
STA. 17+33.17 TO STA. 19+00.00  
A PORTION OF SEC. 35, T 2 S, R 1 W, SBM

FOR: PARDEE HOMES

SHEET  
**6**  
OF 9 SHEETS  
FILE NO: 3096

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



**PENWOOD LANE**

**SPRING RUN LANE**

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  - INSTALL 4" PVC SEWER LATERAL PER RCTD STD. 600
  - INSTALL 48" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCTD STD. 606 & 608
  - INSTALL TERMINUS MANHOLE WITH CAST IRON MANHOLE COVER PER DETAIL SHOWN ON SHEET 1
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**NOTE:**  
[Hatched pattern symbol] = CONTROL DENSITY FILL (CDF) TO BE PLACED BETWEEN SEWER & STORM DRAIN CROSSING AT LOCATION SHOWN HEREON PER EMDD GENERAL CONSTRUCTION SPECIFICATION SECTION 02252 - CONTROL DENSITY FILL

**LINE/CURVE DATA TABLE**

LINE	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 01°07'37" E	---	66.02'	---
2	N 01°07'37" E	---	128.98'	---
3	N 88°50'50" W	---	305.67'	---
4	N 88°50'50" W	---	216.59'	---
5	N 88°50'50" W	---	208.59'	---

**"AS-BUILT"**

THIS PLAN IS IDENTICAL TO THE MULAR APPROVED BY THE CITY ENGINEER ON 04/20/17

5/01/2024  
MIGUEL V. GONZALEZ, PCE 61561 DATE

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811

**BENCHMARK:** CITY OF BEAUMONT NO. 07.A.82  
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ELEV. = 2678.277 (1982), NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE

Michael Baker International  
75410 Gerald Ford Dr., Ste. 100  
Plano, CA 94028  
Phone: (780) 344-7481  
MBAENRINTL.COM

Michael B. Swanson  
R.C.E. 72332 \* EXP. 06/30/18



DESIGN BY: JR  
DRAWN BY: JR  
CHECKED BY: MBS  
SCALE: AS NOTED  
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CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
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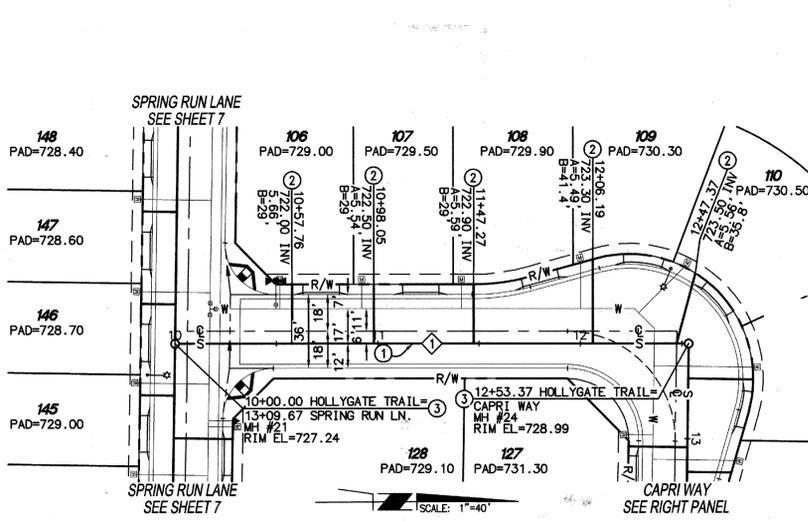
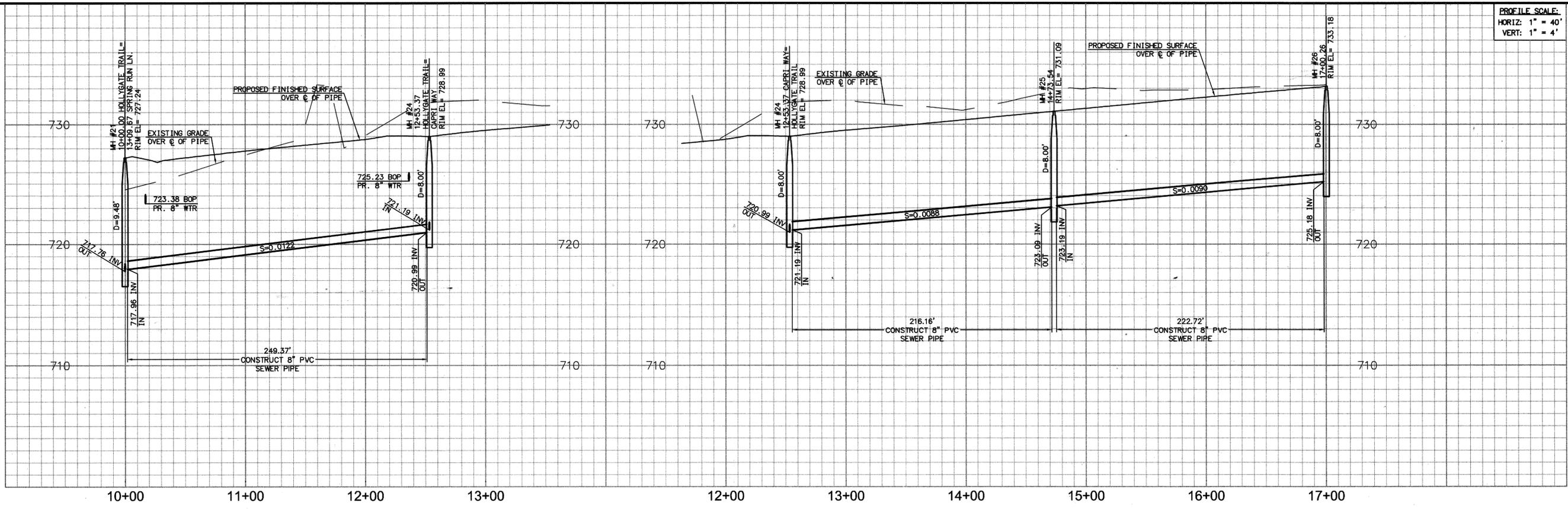
NPDES PERMIT#: WDID 833C365311

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS FOR:  
**TRACT 31470-4**  
**PENWOOD LANE**  
STA. 10+68.02 TO STA. 11+99.00  
**SPRING RUN LANE**  
STA. 10+00.00 TO STA. 17+42.84  
A PORTION OF SEC. 35, T 2 S, R 1 W, SEM

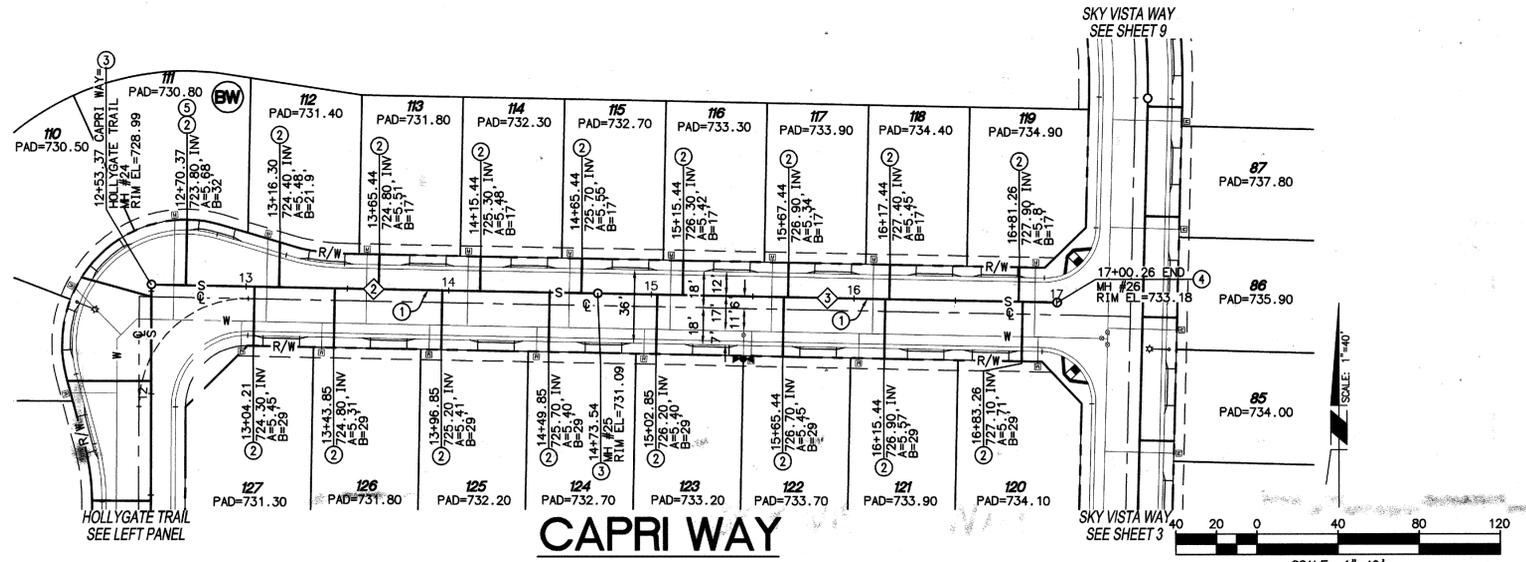
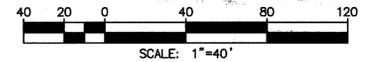
PARDEE HOMES

SHEET  
**7**  
OF 9 SHEETS  
FILE NO: 3096

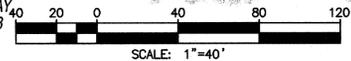
PROFILE SCALE:  
 HORIZ: 1" = 40'  
 VERT: 1" = 4'



**HOLLYGATE TRAIL**



**CAPRI WAY**



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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

- CONSTRUCTION NOTES**
- INSTALL 8" PVC SDR 35 SEWER MAIN
  - INSTALL 4" PVC SEWER LATERAL PER RCSD STD. 600
  - INSTALL 48" PRECAST CONCRETE MANHOLE WITH CAST IRON MANHOLE COVER PER RCSD STD. 606 & 608
  - INSTALL TERMINUS MANHOLE WITH CAST IRON MANHOLE COVER PER DETAIL SHOWN ON SHEET 1
  - INSTALL 4" BACKWATER VALVE (MAINLINE ADAPT-A-VALVE ML-4XP OR APPROVED EQUAL)

**"AS-BUILT"**

THIS PLAN IS IDENTICAL TO THE MYLAR APPROVED BY THE CITY ENGINEER ON 04/20/17

MIGUEL V. GONZALEZ, RCE 61561 DATE 5/01/2024

**LINE/CURVE DATA TABLE**

LINE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 00°16'08" E	---	249.37'	---
2	N 88°50'50" W	---	216.16'	---
3	N 88°50'50" W	---	222.72'	---

**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), NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE
		REVISIONS <td>CITY</td> <td></td>	CITY	

Michael Paker  
 INTERNATIONAL

75410 Gerald Ford Dr., Ste 100  
 Palm Desert, CA 92260  
 Phone: (760) 346-7481  
 MPAKER@NTL.COM

MARK B. SWANSON  
 R.C.E. 72332 \* EXP. 06/30/18

3-30-17 DATE

DESIGN BY: JR  
 DRAWN BY: JR  
 CHECKED BY: MBS  
 SCALE: AS NOTED  
 DATE: APRIL 2017  
 JOB NUMBER: 149258

Reviewed By: *[Signature]* Date: 4.18.17

Recommended for Approval By: *[Signature]* Date: 4.18.17  
 Administrative Engineer

Approved By: *[Signature]* Date: 4.20.17  
 City Engineer/Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

500E, 8th St  
 Beaumont, CA 92223  
 TEL: (951) 769-8820 FAX: (951) 769-8828

NPDES PERMIT#: WDID 833C365311

CITY OF BEAUMONT, CALIFORNIA  
 SEWER IMPROVEMENT PLANS FOR:  
**TRACT 31470-4**  
 HOLLYGATE TRAIL  
 STA. 10+00.00 TO STA. 12+53.37  
 CAPRI WAY  
 STA. 12+53.37 TO STA. 17+00.26  
 A PORTION OF SEC. 35, T 2 S, R 1 W, SBM

PARDEE HOMES

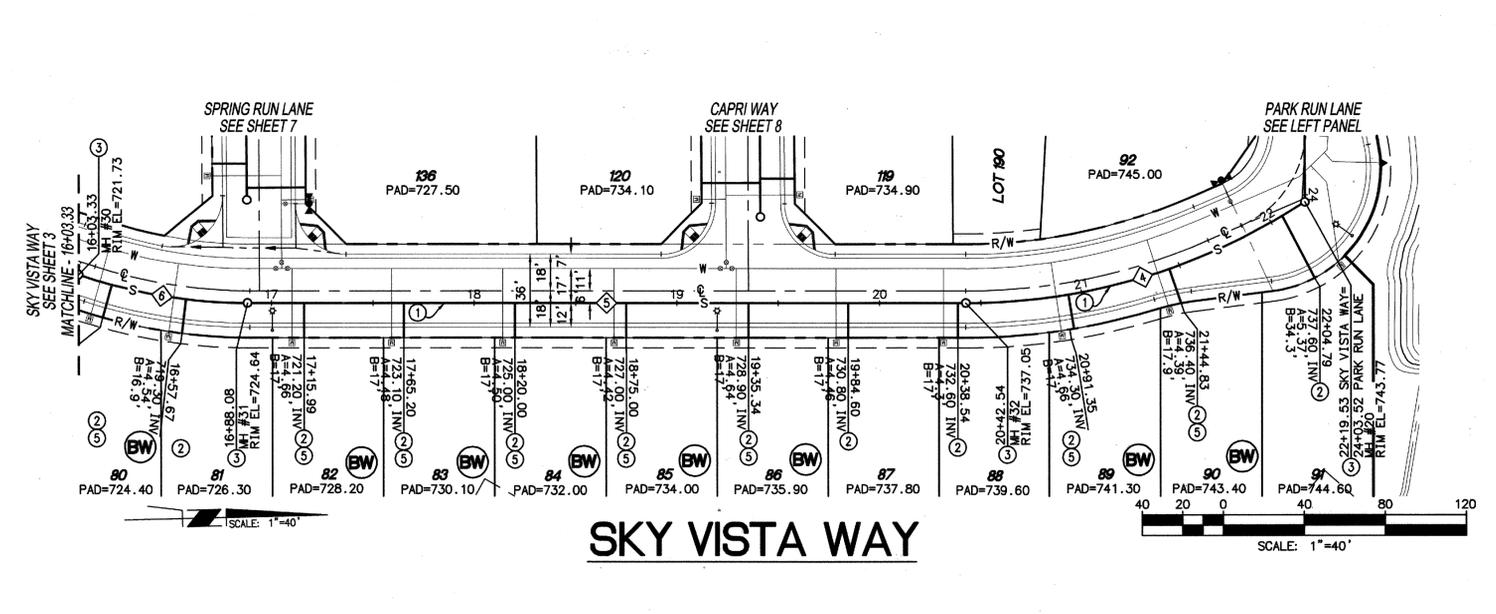
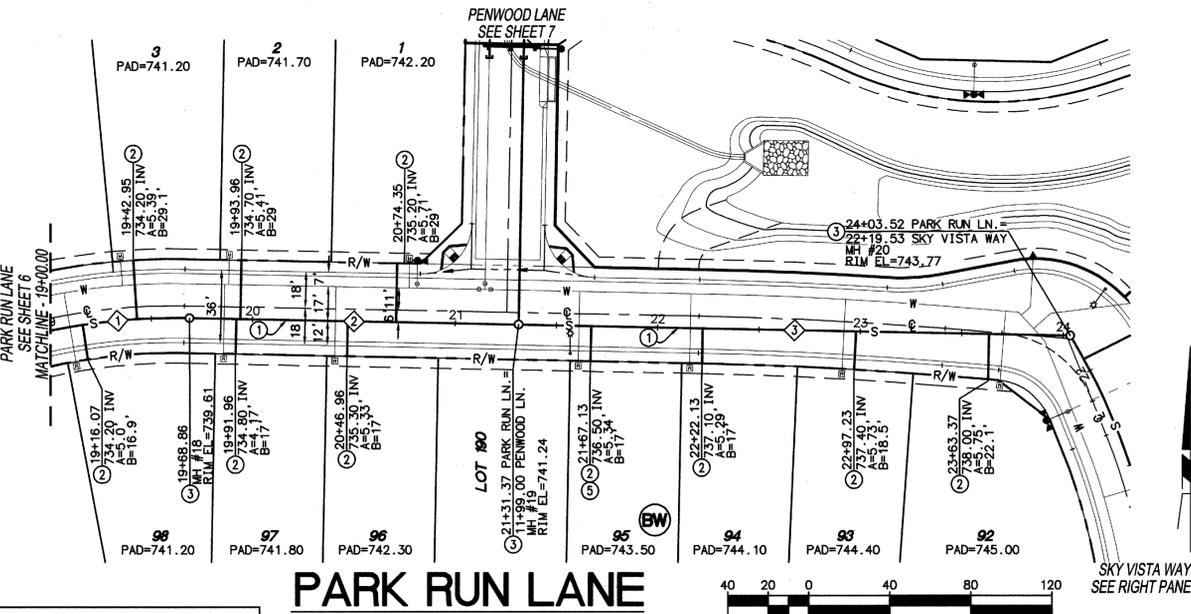
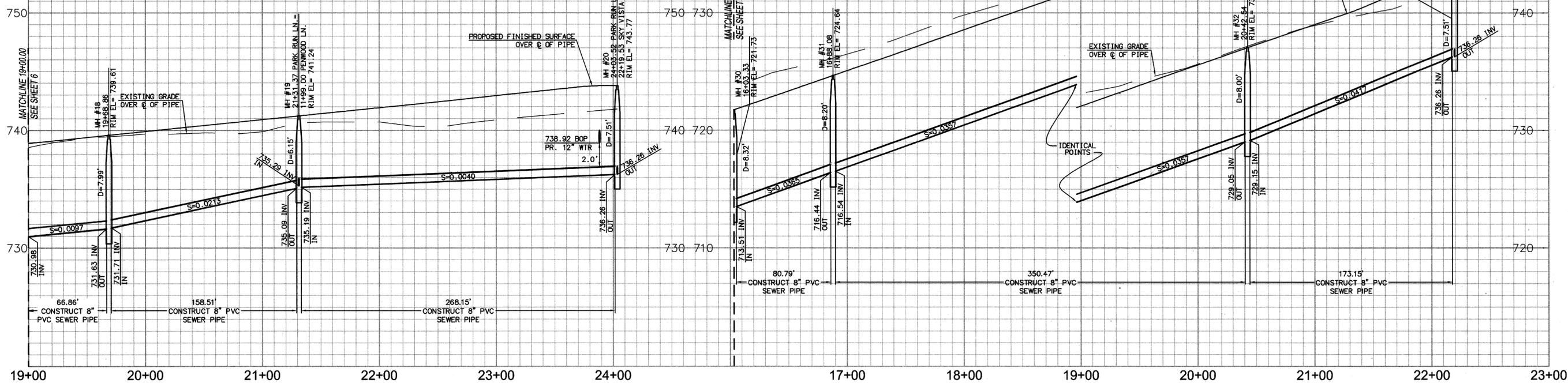
SHEET

8  
 OF 9 SHEETS

FILE NO:  
 3096

H:\PDATA\146481\CADD\LAND\DLV\IMPROVE\SEWER\31470-4\149258-SS-008.DWG TIMOTHY.ODEBUNNI 1/18/17 2:15 PM

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



**NOTE:**  
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BEARING: N 52°49'02.84" E

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**"AS-BUILT"**  
THIS PLAN IS IDENTICAL TO THE MYLAR APPROVED BY THE CITY ENGINEER ON 04/20/17

MIGUEL V. GONZALEZ, RCE 61561 DATE

**LINE/CURVE DATA TABLE**

LINE NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	12°09'38"	315.00'	66.86'	33.55'
2	N 88°50'50" W	---	158.51'	---
3	N 88°50'50" W	---	268.16'	---
4	32°23'26" E	306.00'	172.99'	88.87'
5	N 01°26'54" E	---	350.47'	---
6	18°04'17" E	256.00'	80.74'	40.71'



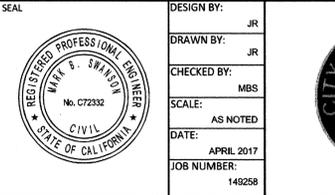
**BENCHMARK:** CITY OF BEAUMONT NO. 07.A.82  
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ELEV. = 2678.277 (1982), NGVD 29

BY	MARK	DESCRIPTION	APPR.	DATE

Michael Baker INTERNATIONAL  
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Palm Desert, CA 92260  
Phone: (760) 346-7481  
MBAKERINTL.COM

MARK B. SWANSON  
R.C.E. 72332 \* EXP. 06/30/18

3-30-17 DATE



DESIGN BY: JR  
DRAWN BY: JR  
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SCALE: AS NOTED  
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CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

NPDES PERMIT#: WDID 833C365311

CITY OF BEAUMONT, CALIFORNIA  
SEWER IMPROVEMENT PLANS FOR:  
**TRACT 31470-4**  
PARK RUN LANE  
STA. 19+00.00 TO STA. 24+03.52  
SKY VISTA WAY  
STA. 10+00.00 TO STA. 16+03.33  
A PORTION OF SEC. 35, T 2 S, R 1 W, SEM

FOR: PARDEE HOMES

SHEET  
9  
OF 9 SHEETS  
FILE NO: 3696