



City of Beaumont

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

Case No. PW2020-0533
Receipt No. RO1107401
Fee \$484.43 / 43,000.00 Insp Fees
Date Paid 8/20/20
Inv. 9673


BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

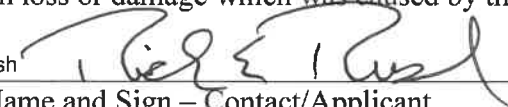
- Contact's Name Rick Rush Phone (951) 529-7795
- Contact's Address 1250 Corona Pointe Court Suite 600 Corona, CA 92879
City/State/Zip
- Contact's E-mail rick.e.rush@sbcglobal.net
- Developer Name Pardee Homes Phone (951) 529-7795
(If corporation or partnership application must include names of principal officers or partners)
- Developer Address Same As Above _____
City/St/Zip
- Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):

Bond #105158623
Street Improvements (Majors) Maintenance Bond
File #1481 (Sundance) Tract 31468-4

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  08/19/2020
Print Name and Sign – Contact/Applicant Date

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

Rick Rush  08/19/2020
Print Name and Sign – Contact/Applicant Date

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

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

Rick Rush



Print Name and Sign – Contact/Applicant

08/19/2020

Date



Punch List

Project Name: Tract 31468 Street Improvements

Project Number:

| PW2020-0533 | | Bond No. 1015158623 | |
|--|---|---------------------------------------|----------------------------------|
| Inspected By: Chris Sorensen, Jason Craghead | | Page: 1 of 1 | Date: 9/22/20, Updated on 9/9/24 |
| Item No. | Description | Completed by Construction (Sign/Date) | Accepted by (Sign/Date) |
| 1 | Missing truncated domes on all 4 curb ramps at intersection of Snap Dragon & Sea Lavender per Riverside County 403 | Jason Craghead 6/22/23 | Jason Craghead 6/26/23 |
| 2 | Missing truncated domes on 2 curb ramps at Snap Dragon & carnation Way per Riverside County 403 | Jason Craghead 6/22/23 | Jason Craghead 6/26/23 |
| 3 | There are approx. 3 lifted sidewalk panels on the east side of Carnation Lane at location of sheet 3 | Jason Craghead 6/22/23 | Jason Craghead 6/26/23 |
| 4 | Storm Drain manhole needs to be adjusted to grade on the NB lane of Carnation Way next to the school. | Jason Craghead 7/24/24 | Jason Craghead 7/25/24 |
| 5 | 2 curb ramps are missing truncated domes on Sea Lavender & Carnation Lane per Riverside County 403 | Jason Craghead 6/22/23 | Jason Craghead 6/26/23 |
| 6 | Repair Streetlights that are not functioning (marked with pink paint) | Jason Craghead 9/6/24 | Jason Craghead 9/9/24 |
| 7 | Streetlight on Carnation S/E of School missing/damaged. SL was replaced, but on during the day. | Jason Craghead 4/2/24 | Jason Craghead 9/9/24 |
| 8 | Asphalt on N/B Carnation Ln. failing, visible water ponding in lane. Need to grind and overlay from Carnation and Snapdragon S to driveway for school | Jason Craghead 7/25/24 | Jason Craghead 9/9/24 |
| | | | |
| | | | |

**Travelers Casualty and Surety Company of America
700 N. Central Ave., Suite 800, Glendale, CA 91203**

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we **PARDEE HOMES**, as Principal, and **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**, authorized to do business in the State of California, as Surety, are held and firmly bound unto **CITY OF BEAUMONT**, as Obligee, in the sum of :

One Hundred Forty-Seven Thousand, Three Hundred Seventy and 95/100's DOLLARS

(\$147,370.95), lawful money of the United States of America, for which payment well and truly to be made we bind ourselves, our heirs, executors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the above bounden Principal shall in all things stand to and abide by, and well and truly keep and perform, all covenants, conditions and agreements contained in an Agreement with the said Obligee as is more specifically set forth in said Agreement, to which reference is hereby made and more fully described below:

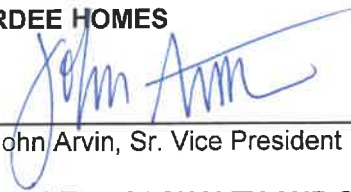
Sundance, Tract 31468-4 Street Majors Maintenance

IT IS FURTHER UNDERSTOOD AND AGREED that the period of this bond shall be from _____ to _____. The Surety's liability is limited to claims made during the term of the bond and shall not exceed in the aggregate the penal sum of the bond specified herein.

This bond will not respond to any liability which arises from design, maintenance or efficiency guarantees.

SIGNED, SEALED AND DATED THIS **3rd day of October, 2012**.

PARDEE HOMES

By: 
John Arvin, Sr. Vice President

**TRAVELERS CASUALTY AND SURETY COMPANY
OF AMERICA**

By: 
Rana V. Amaya, Attorney-in-Fact



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
St. Paul Fire and Marine Insurance Company

St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 218822

Certificate No. 001708057

KNOW ALL MEN BY THESE PRESENTS: That Seaboard Surety Company is a corporation duly organized under the laws of the State of New York, that St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, that Farmington Casualty Company, Travelers Casualty and Surety Company, and Travelers Casualty and Surety Company of America are corporations duly organized under the laws of the State of Connecticut, that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc. is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Barbara Bail, Marc D. Stuart, Jon Lash, Steven Davison, and Rana V. Amaya

of the City of Los Angeles, State of California, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

The authority granted hereunder to sign, execute, seal and acknowledge any individual bond, recognizance, conditional undertaking, and other writing obligatory in the nature thereof is limited to the sum of FIVE MILLION (\$5,000,000.00) DOLLARS per bond.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 28th day of June, 2007.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
St. Paul Fire and Marine Insurance Company

St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
George W. Thompson, Senior Vice President

On this the 28th day of June, 2007, before me personally appeared George W. Thompson, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2011.



[Signature]
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such power of attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kori M. Johanson, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 3rd day of October, 2017


Kori M. Johanson, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.stpaultravelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

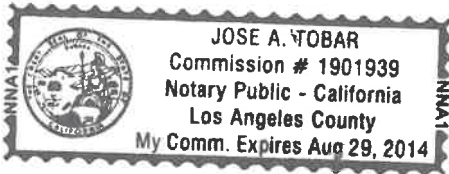
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California
County of Los Angeles

On October 3, 2012, before me, Jose A. Tobar, Notary Public personally appeared John Arvin and Rana Amaya, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

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

WITNESS my hand and official seal



[Handwritten Signature]

Jose A. Tobar
Notary Public in and for said State.

-----OPTIONAL-----

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

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Maintenance Bond 105158623 – City of Beaumont, CA
Sundance / Tract 31468-4
Signers are Representing: Pardee Homes and Travelers Casualty and Surety Company of America
Signer(s) other than named above: N/A

CAPACITY CLAIMED BY SIGNER

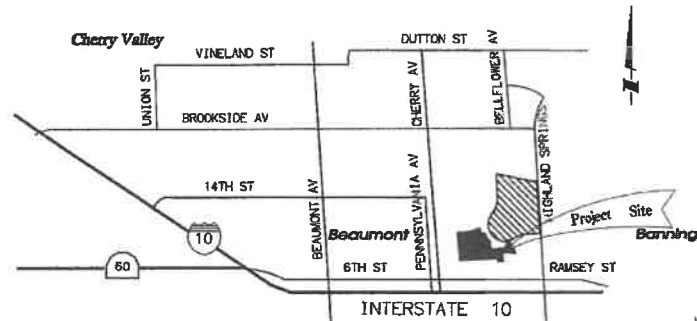
Name of Signer(s): John Arvin and Rana Amaya
Signing as: Sr. Vice President, Pardee Homes and Attorney-in-Fact, Travelers
Casualty and Surety Company of America

CITY OF BEAUMONT, CALIFORNIA

Street Improvement Plans

TRACT 31468-4 (MAJORS)

Located Within the Southwest 1/4 of Section 2 and Portions of the Northwest 1/4 of Section 11, Township 3 South, Range 1 West, San Bernardino Meridian.



LEGEND

| | |
|---------------------------------------|---------------------------------------|
| FINISHED SURFACE.....FS | NATURAL GROUND.....NG |
| GRADE BREAK.....GB | PORTLAND CEMENT CONCRETE.....PCC |
| HIGH POINT.....HP | ASPHALT CONCRETE.....AC |
| TOP OF CURB.....TC | CONCRETE.....CONC |
| FLOWLINE.....FL | DRIVEWAY.....DWAY |
| LOW POINT.....LP | WATER METER.....M |
| PROPERTY LINE.....P | TELEPHONE BOX.....VERIZON |
| RIGHT OF WAY.....RW | WATER VALVE.....WV |
| CURB FACE.....CF | VAULT.....VT |
| EDGE OF PAVEMENT.....EP | POWER POLE.....PP |
| FINISHED GRADE.....FG | AGGREGATE BASE.....AB |
| LOCAL DEPRESSION.....LD | TANGENT.....T |
| POINT OF INTERSECTING GUTTER.....PIG | EXISTING ELEVATION.....E |
| EXISTING ELEVATION.....E | FINISHED ELEVATION.....F |
| PROPERTY LINE.....P | PROPERTY LINE.....P |
| CENTERLINE.....C | CENTERLINE.....C |
| RIGHT-OF-WAY (RW).....RW | RIGHT-OF-WAY (RW).....RW |
| EXIST. WATER LINE.....W | EXIST. WATER LINE.....W |
| EXIST. BLOCK WALL.....W | EXIST. BLOCK WALL.....W |
| EXIST. GAS LINE.....G | EXIST. GAS LINE.....G |
| EXIST. ELECTRICAL LINE (EDISON).....E | EXIST. ELECTRICAL LINE (EDISON).....E |
| EASEMENT LINE.....E | EASEMENT LINE.....E |

CONSTRUCTION contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

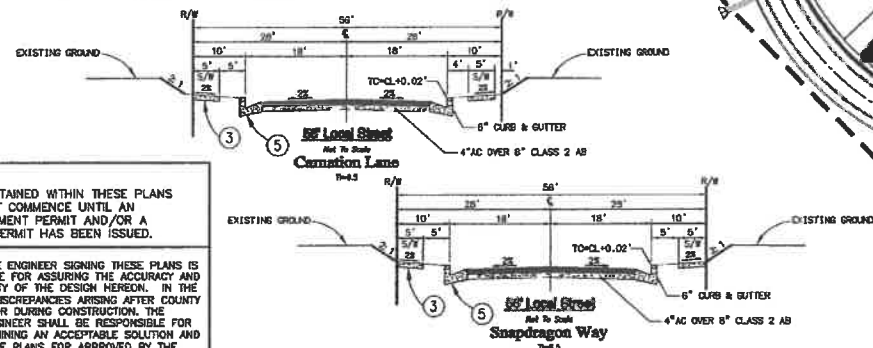
UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing & must be approved by the preparer of these plans.

DECLARATION OF ENGINEER OF RECORD:

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

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

SIGNATURE: *[Signature]* DATE: 06/10/06
 LICENSE No. 57667 EXP. 01/01/07



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

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

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

BENCHMARK: CITY OF BEAUMONT
 NO. 07.A.B2
 DESCRIPTION: 1"-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7" LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 58 FT. S'LY AND 22 FT. E'LY OF CENTERLINE INTERSECTION, 2 FT. S'LY OF B.C.R.
 ELEV. = 2678.277 (1982)

| BY | MARK | DESCRIPTION | APPR. | DATE |
|----------|------|-------------|-------|------|
| ENGINEER | | REVISIONS | | CITY |



RBF CONSULTING
 PLANNING ■ DESIGN ■ CONSTRUCTION
 74-130 COUNTRY CLUB DRIVE, SUITE 201
 PALM DESERT, CALIFORNIA 92280-8655
 760-348-7481 • FAX 760-348-8235 • www.rbf.com
 DATE: 06/10/06
 R.G.E. 57667 • EXP. 12-31-2007

| SHEET | DESCRIPTION |
|-------|-------------------------|
| 1 | TITLE SHEET |
| 2-5 | STREET IMPROVEMENT PLAN |

GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITEE MUST INFORM CITY OF ITS CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. AT (951) 769-8520
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION," COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENT
- ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAIN.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION, AND ACCEPTANCE OF THE PROJECT BY THE CITY.
- ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY CITY OF BEAUMONT PUBLIC WORKS DEPT.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMIT MAY BE REQUIRED.
- THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO COUNTY STANDARD NO. 816.
- ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE RCRD STANDARD NO. 401 IF EXPANSIVE SOIL ARE ENCOUNTERED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 467
- ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
- AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
- CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPP) AND MONITORING PLAN FOR THE SITE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
- EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND /OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
- ALL STORM DRAIN, CATCH BASINS AND STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH ADEQUATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND GRIT, OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE MASTER PLAN FOR STORM WATER AS WELL AS BEST MANAGEMENT PRACTICES IDENTIFIED IN THE CURRENT REPORT OF WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITTES.
- DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND CITY OF BEAUMONT STANDARDS. WHERE DEVIATIONS EXIST, DEVELOPER SHALL PROPOSE CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.

| CONSTRUCTION NOTES & QUANTITY ESTIMATES | | | |
|---|---|------|--------|
| NO. | DESCRIPTION | UNIT | QTY. |
| 1 | CONSTRUCT 5" AC OVER 6" CLASS 2 AGGREGATE BASE. | SF | 82,575 |
| 2 | CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A. | SF | 1,555 |
| 3 | CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED). | LF | 5,071 |
| 4 | CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403. | EA | 8 |
| 5 | CONSTRUCT TYPE A-B CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200. | LF | 5,076 |
| 6 | INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 87A. | EA | 1 |
| 7 | INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN. | EA | 2 |
| 15 | FURNISH AND INSTALL SIGN AND POST PER CAL TRANS TRAFFIC MANUAL. | EA | 2 |
| 16 | PAVEMENT MARKING AS NOTED PER CAL TRANS TRAFFIC MANUAL. (THERMOPLASTIC). | EA | 4 |
| | STREET TREES PER SEPARATE PLAN - SNAPDRAGON WAY | EA | 82 |
| | STREET TREES PER SEPARATE PLAN - CARNATION LANE | EA | 108 |

BOUNDARY SURV. POINT.



1481

SHEET 1 OF 5 SHEETS

DRAWING NO. 1481201.DWG
 FILE NO. 1481

CITY OF BEAUMONT, CALIFORNIA

STREET IMPROVEMENT PLANS

TRACT 31468-4

TITLE SHEET • VICINITY MAP • GENERAL NOTES

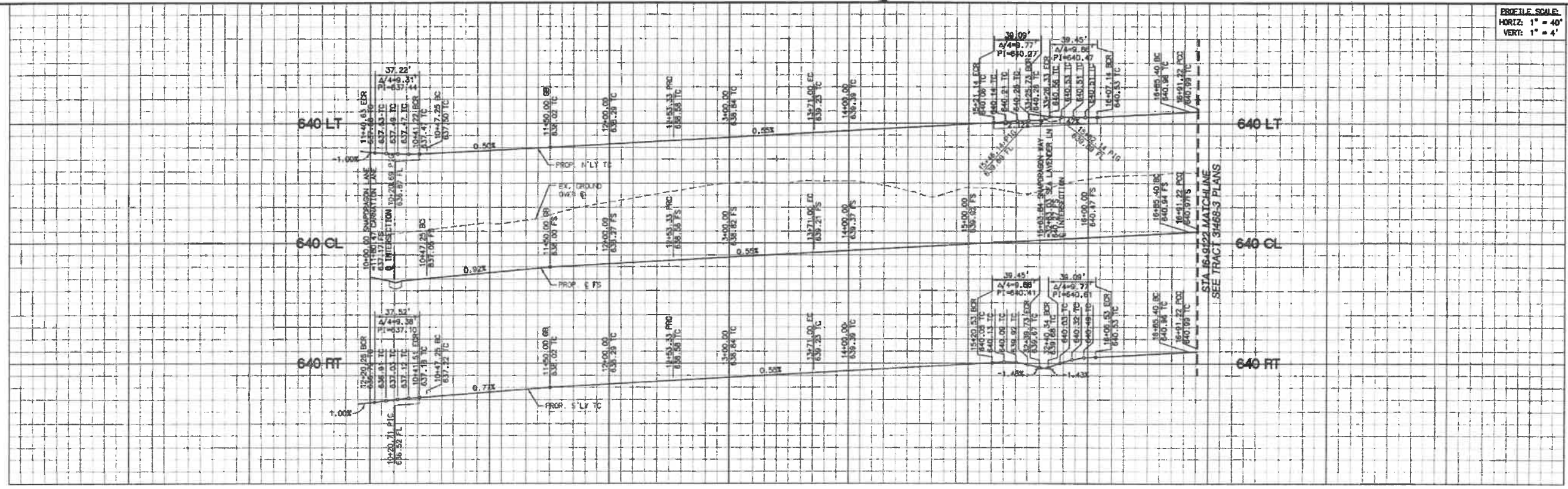
LOCATED WITHIN THE SW 1/4 OF SECT. 2, AND POR. OF THE NW 1/4 OF SECT. 11, T. 3 S., R. 1 W., S. B. 1, IN THE CITY OF BEAUMONT, CA

PARDEE HOMES

550 E. 8TH STREET
 BEAUMONT, CA 92523
 TEL: (951) 769-8220 • FAX: (951) 769-8230

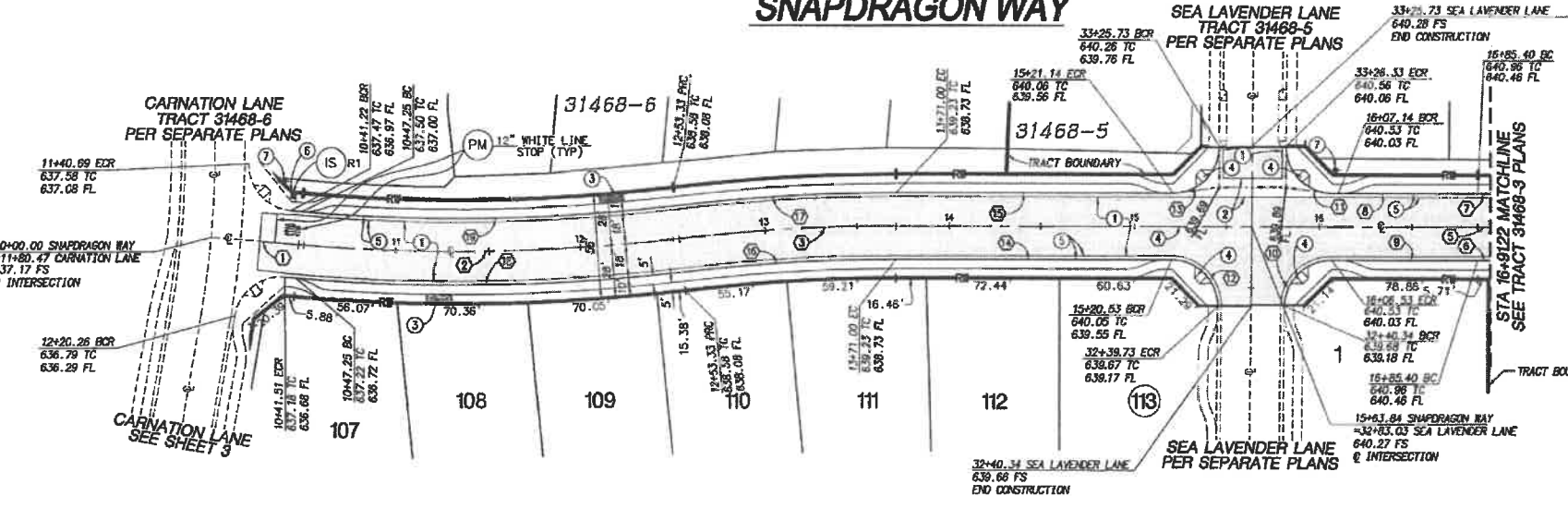
JWG DSWL/SCH 6/19/06 B:39 am

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



10 11 12 13 14 15 16 17

SNAPDRAGON WAY



CONSTRUCTION NOTES

- 1 CONSTRUCT 5" AC OVER 6" CLASS 2 AGGREGATE BASE
- 2 CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A
- 3 CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED)
- 4 CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403
- 5 CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200
- 6 INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816
- 7 INSTALL STREET LIGHT PER SEPARATE STREET LIGHT PLAN
- 8 FURNISH AND INSTALL SIGN AND POST PER CAL TRANS TRAFFIC MANUAL
- 9 PAVEMENT MARKING AS NOTED PER CAL TRANS TRAFFIC MANUAL (THERMOPLASTIC)



| STATION | DELTA/BRG | RADIUS | LENGTH | TANGENT | REMARK |
|---------|--------------|----------|---------|---------|---------------|
| 1 | N80°46'18"E | --- | 47.25' | --- | CENTERLINE |
| 2 | Δ= 11°48'26" | 1000.00' | 206.08' | 103.40' | --- |
| 3 | Δ= 08°44'31" | 1000.00' | 117.67' | 58.90' | --- |
| 4 | N80°42'23"E | --- | 314.40' | --- | --- |
| 5 | Δ= 00°13'21" | 1500.00' | 5.82' | 2.91' | --- |
| 6 | Δ= 00°13'21" | 1482.00' | 5.75' | 2.88' | CURB & GUTTER |
| 7 | Δ= 00°13'21" | 1518.00' | 5.88' | 2.95' | --- |
| 8 | N80°42'23"E | --- | 76.28' | --- | --- |
| 9 | N80°42'23"E | --- | 76.28' | --- | --- |
| 10 | Δ= 89°35'49" | 25.00' | 39.09' | 24.82' | CURB RETURN |
| 11 | Δ= 90°24'11" | 25.00' | 39.45' | 25.18' | --- |
| 12 | Δ= 90°24'11" | 25.00' | 39.45' | 25.18' | --- |
| 13 | Δ= 89°35'49" | 25.00' | 39.09' | 24.82' | --- |
| 14 | N80°42'23"E | --- | 149.53' | --- | CURB & GUTTER |
| 15 | N80°42'23"E | --- | 150.14' | --- | --- |
| 16 | Δ= 08°44'31" | 982.00' | 115.55' | 57.84' | --- |
| 17 | Δ= 08°44'31" | 1018.00' | 119.70' | 59.96' | --- |
| 18 | Δ= 12°07'49" | 1018.00' | 215.52' | 108.17' | --- |
| 19 | Δ= 12°09'34" | 982.00' | 208.40' | 104.59' | --- |

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



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 85 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT
DESCRIPTION:
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7", LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 59 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
ELEV.= 2678.277 (1982)

| BY | MARK | DESCRIPTION | APPR. | DATE |
|----|------|-------------|-------|------|
| | | | | |



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74-30 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92260-8555
760-346-7481 • FAX 760-346-8315 • WWW.RBF.COM

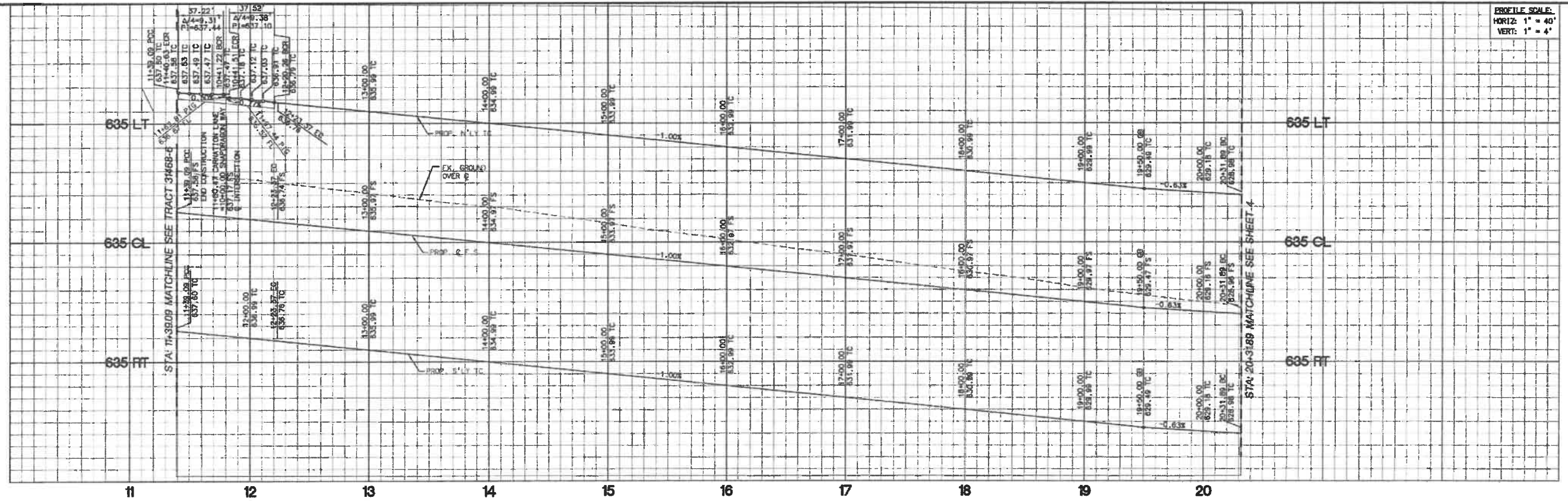
DESIGN BY: TC/LS/GO/2008
DRAWN BY: CD/DSM
CHECKED BY: MSS
SCALE: 1"=40'
DATE: DECEMBER 2005
JOB NUMBER: 20100630

Reviewed By: *[Signature]* Date: 6/15/06
Recommended for Approval By: *[Signature]* Date: 6/15/06
Approved By: *[Signature]* Date: 6/13/06
Deepek Moorani - Director of Public Works
City of Beaumont, Public Works Department
Engineering Division

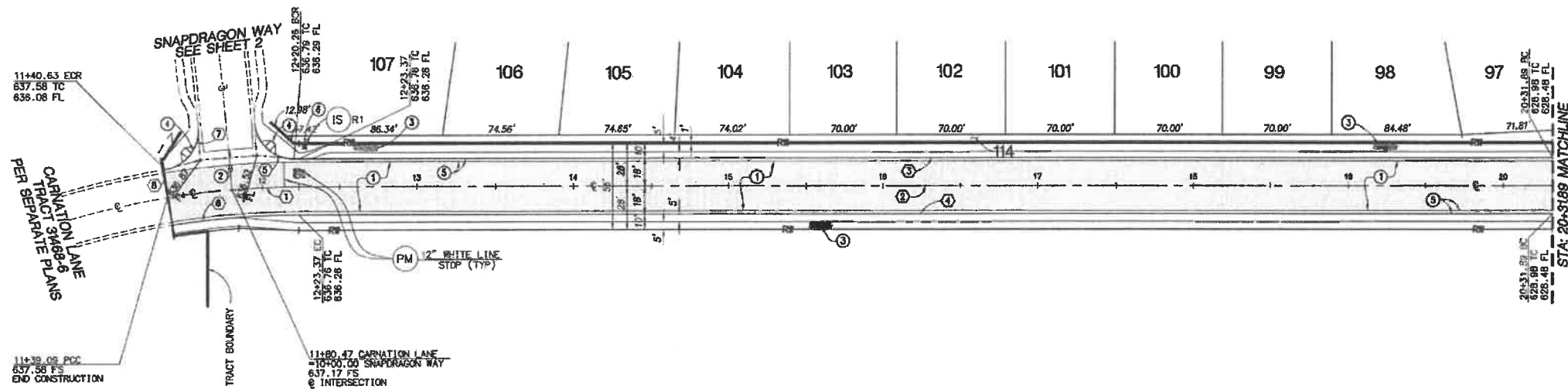
CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31468-4
SNAPDRAGON WAY
STA 10+00.00 TO 16+91.22
LOCATED WITHIN THE SW 1/4 OF SECT. 2, AND POR. OF THE NW 1/4 OF SECT. 11, T.3 S., R.1 W., S.R.M., IN THE CITY OF BEAUMONT, CA
FOR: **PARDEE HOMES**

SHEET **2**
OF 5 SHEETS
DRAWING NAME: 6305202.DWG
FILE NO: 1481

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

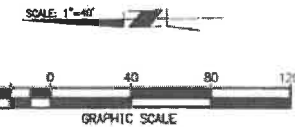


CARNATION LANE



CONSTRUCTION NOTES

1. CONSTRUCT 5" AC OVER 6" CLASS 2 AGGREGATE BASE.
2. CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A.
3. CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
4. CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 401.
5. CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.
6. INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.
7. FURNISH AND INSTALL SIGN AND POST PER CAL TRANS TRAFFIC MANUAL.
8. PAVEMENT MARKING AS NOTED PER CAL TRANS TRAFFIC MANUAL. (THERMOPLASTIC).



| DATA TABLE | | | | | |
|------------|----------------|---------|---------|---------|---------------|
| NO. | DELTA/BRG | RADIUS | LENGTH | TANGENT | REMARK |
| 1 | 09° 11' 53" | 525.00' | 84.28' | 42.23' | CENTERLINE |
| 2 | N00° 27' 16" E | --- | 808.02' | --- | --- |
| 3 | N00° 27' 16" E | --- | 808.02' | --- | CURB & GUTTER |
| 4 | N00° 27' 16" E | --- | 808.02' | --- | --- |
| 5 | 09° 58' 58" | 25.00' | 37.32' | 23.31' | CURB RETURN |
| 6 | 09° 11' 53" | 507.00' | 81.39' | 40.78' | CURB & GUTTER |
| 7 | 09° 18' 16" | 25.00' | 37.22' | 23.03' | CURB RETURN |
| 8 | N08° 39' 28" W | --- | 1.83' | --- | CURB & GUTTER |

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
BEING: N 52°49'02.84" E

BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
DESCRIPTION:
1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7". LOCATED AT THE S.E. CORNER 14TH AND PENNSYLVANIA AVE., 58 FT. SLY AND 22 FT. ELY OF CENTERLINE INTERSECTION, 2 FT. SLY OF B.C.R.
ELEV. = 2678.277 (1982)

| BY | MARK | DESCRIPTION | APPR. | DATE |
|----------|------|-------------|-------|------|
| ENGINEER | | REVISIONS | | QTY |



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74-180 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92260-4655
760-346-7461 • FAX 760-346-8016 • WWW.RBF.COM
DATE: 06/12/06
R.C.E. 57667 • EXP. 12-31-2007
MICHAEL S. SUTTON

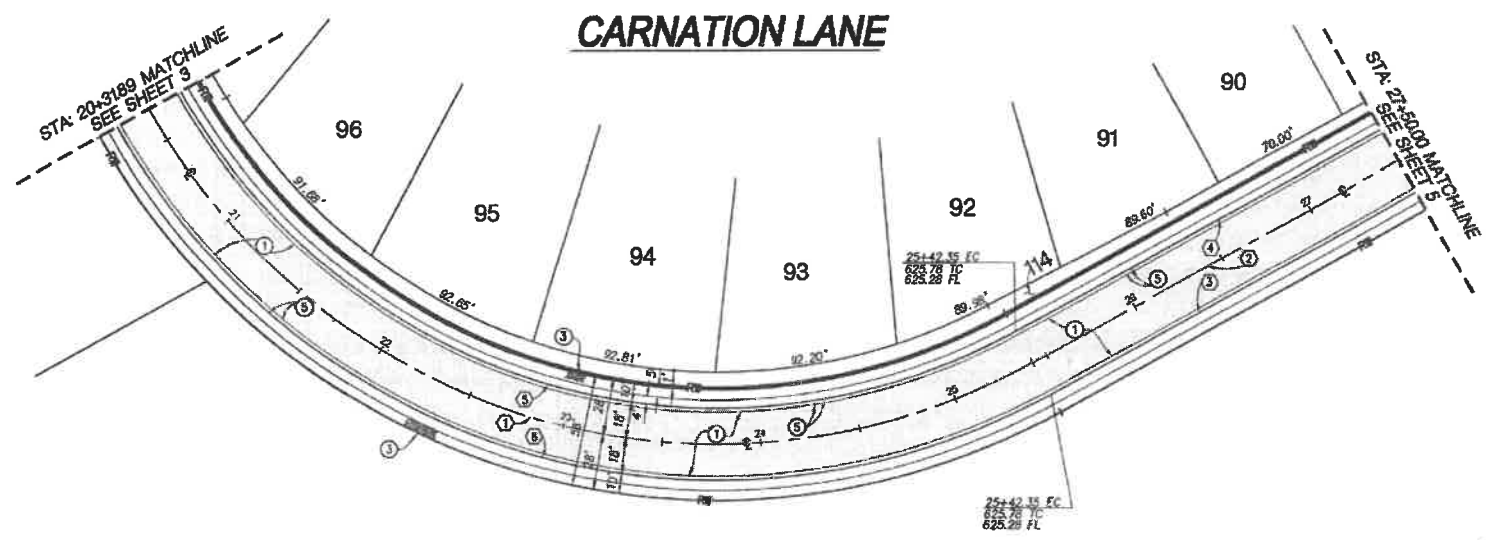
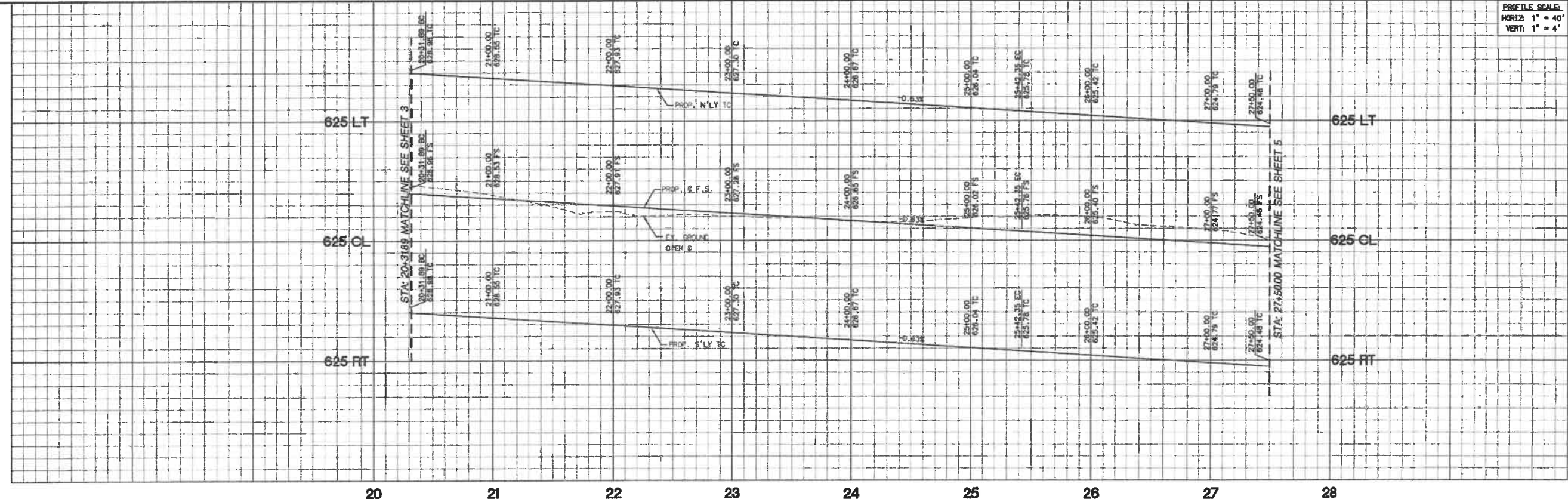
DESIGN BY: T.P./J.R./D.S.
DRAWN BY: G.D./D.W.
CHECKED BY: M.S.
SCALE: 1" = 40'
DATE: DECEMBER 2005
JOB NUMBER: 20710630

Reviewed By: [Signature]
Recommended for Approval By: [Signature]
Approved By: [Signature]
City of Beaumont, Public Works Department
Engineering Division
DATE: 6/12/06
DATE: 6/12/06

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31468-4
CARNATION LANE
STA 11+30.09 TO 20+31.89
LOCATED WITHIN THE SW 1/4 OF SECT. 2, AND POR. OF THE NW 1/4 OF SECT. 11, T.3.S., R.1.E., S.B.M., IN THE CITY OF BEAUMONT, CA
FOR: **PARDEE HOMES**

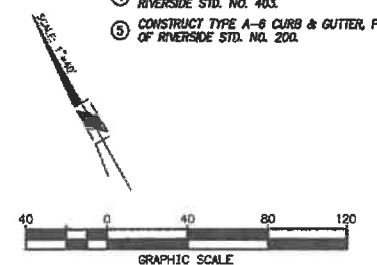
SHEET
3
OF 5 SHEETS
DRAWING NO.: 63051203.DWG
FILE NO.: 1481

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



CONSTRUCTION NOTES

- 1 CONSTRUCT 5" AC OVER 8" CLASS 2 AGGREGATE BASE.
- 2 CONSTRUCT GROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A.
- 3 CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 401 (MODIFIED).
- 4 CONSTRUCT CURB RAMP, CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
- 5 CONSTRUCT TYPE A-8 CURB & GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200.



DATA TABLE

| DELTA/BRG | RADIUS | LENGTH | TANGENT | REMARK |
|------------------|---------|---------|---------|---------------|
| 1 Δ= 89° 59' 29" | 325.00' | 510.48' | 324.50' | CENTERLINE |
| 2 Δ= 89° 32' 13" | --- | 207.65' | --- | --- |
| 3 Δ= 89° 32' 13" | --- | 207.65' | --- | CURB & GUTTER |
| 4 Δ= 89° 32' 13" | --- | 207.65' | --- | --- |
| 5 Δ= 89° 59' 29" | 307.00' | 482.18' | 305.60' | --- |
| 6 Δ= 89° 59' 29" | 343.00' | 538.73' | 342.50' | --- |

NOTE
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 PLANNING ■ DESIGN ■ CONSTRUCTION
 74-90 COUNTRY CLUB DRIVE, SUITE 201
 PALM DESERT, CALIFORNIA 92250-1655
 760-940-7461 • FAX 760-946-8916 • WWW.RBF.COM
 DATE: 06/09/06
 R.C.E. 57667 • EXP. 12-31-2007
 MICHAEL S. SUTTON

DESIGN BY: TC (M/S) / JG (P)
 DRAWN BY: GD/DSH
 CHECKED BY: MS
 SCALE: 1" = 40'
 DATE: DECEMBER 2005
 JOB NUMBER: 20100630

Reviewed By: [Signature] Staff Engineer Date: 6/13/06
 Recommended for Approval By: [Signature] Administrative Engineer Date: 6/13/06
 Approved By: [Signature] Director of Public Works Date: 6/13/06
 City of Beaumont, Public Works Department
 Engineering Division 550 E. 6TH STREET BEAUMONT, CA 92223 (951) 760-8520 • FAX (951) 760-8529

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31468-4
CARNATION LANE
 STA 20+31.89 TO 27+50.00
 LOCATED WITHIN THE SW 1/4 OF SECT. 2, AND POR. OF THE NW 1/4 OF SECT. 11, T. 3 S., R. 1 E., S.E.M., IN THE CITY OF BEAUMONT, CA.
 FOR: PARDEE HOMES

SHEET 4
 OF 5 SHEETS
 DRAWING NAME: 03051204-096
 FILE NO.: 1481

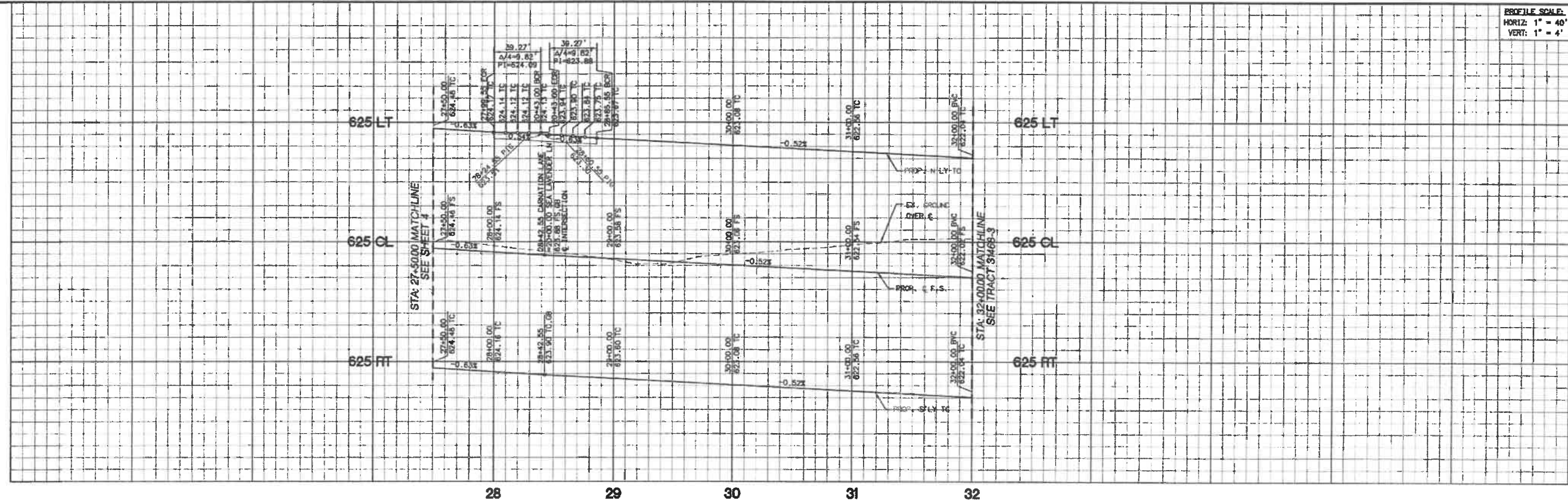
DIG ALERT
 IDEAL TOLL FREE 1(800) 227-2600
 At Least Two Working Days Before You Dig
 OVERSIGHTED BY THE ALBERT OF NOVEMBER CALIFORNIA

BASIS OF BEARINGS:
 DESCRIPTION: BASED ON THE LINE BETWEEN STATIONS "TRAK" AND "MATH" (POSITIONS PER NATIONAL GEODETIC SURVEY, NAD83, EPOCH 1995.5) AS SHOWN ON M.B. 102, PAGES 50 THROUGH 85 OF RECORDS IN COUNTY RECORDER'S OFFICE OF RIVERSIDE COUNTY, CALIFORNIA
 BEING: N 52°49'02.84" E

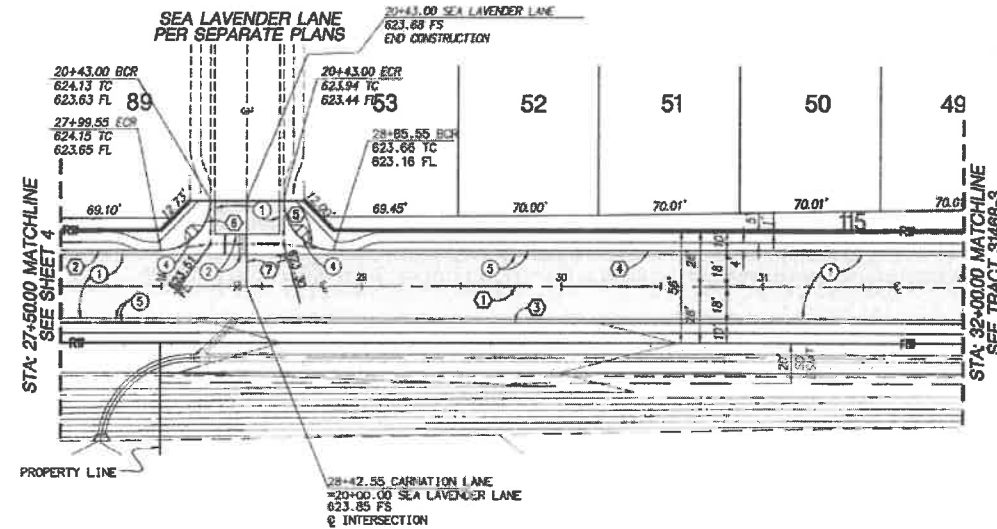
BENCHMARK: CITY OF BEAUMONT NO. 07.A.82
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 ELEV.= 2678.277 (1982)

| BY | MARK | DESCRIPTION | APPR. | DATE |
|----------|------|-------------|-------|------|
| ENGINEER | | REVISIONS | | CITY |

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

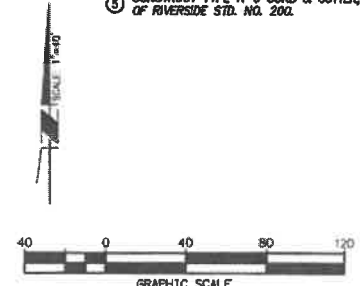


CARNATION LANE



CONSTRUCTION NOTES

- ① CONSTRUCT 5" AC OVER 8" CLASS 2 AGGREGATE BASE.
- ② CONSTRUCT CROSS GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 209 & 209A.
- ③ CONSTRUCT SIDEWALK (WIDTH PER PLAN), PER COUNTY OF RIVERSIDE STD. NO. 40 (MODIFIED).
- ④ CONSTRUCT CURB RAMP CASE A, PER COUNTY OF RIVERSIDE STD. NO. 403.
- ⑤ CONSTRUCT TYPE A-6 CURB & GUTTER, PER COUNTY OF RIVERSIDE STD. NO. 200.



| DATA TABLE | | | | | |
|------------|--------------|--------|--------|---------|---------------|
| NO. | DELTA/BRG | RADIUS | LENGTH | TANGENT | REMARK |
| 1 | N89°32'13" W | --- | 450.00 | --- | CENTERLINE |
| 2 | N89°32'13" W | --- | 49.55 | --- | CURB & GUTTER |
| 3 | N89°32'13" W | --- | 450.00 | --- | --- |
| 4 | N89°32'13" W | --- | 314.45 | --- | --- |
| 5 | S0°00'00" E | 25.00 | 38.27 | 25.00 | CURB RETURN |
| 6 | S0°00'00" E | 25.00 | 38.27 | 25.00 | --- |
| 7 | N00°27'47" E | --- | 43.00 | --- | CENTERLINE |

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DIG ALERT
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1(800) 227-2600
At Least Two Working Days Before You Dig
CALIFORNIA'S MANDATED MESSAGE

BASIS OF BEARINGS:
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ELEV. = 2678.277 (1982)

| BY | MARK | DESCRIPTION | APPR. | DATE |
|----------|------|-------------|-------|------|
| ENGINEER | | REVISIONS | | QTY |



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PLANNING • DESIGN • CONSTRUCTION
74-90 COUNTRY CLUB DRIVE, SUITE 201
PALM DESERT, CALIFORNIA 92260-8655
760-348-7401 • FAX 760-348-8916 • WWW.RBF.COM

DESIGN BY: TCM/MS/CDM
DRAWN BY: CD/DSM
CHECKED BY: MSS
SCALE: 1"=40'
DATE: DECEMBER 2005
JOB NUMBER: 20100530

Reviewed By: *[Signature]* Date: 6/13/06
Recommended for Approval By: *[Signature]* Date: 6/13/06
Approved By: *[Signature]* Date: 6-13-06
Deputy Moorjani - Director of Public Works
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT 31468-4
CARNATION LANE
STA 28+000 TO 35+0848
LOCATED WITHIN THE SW 1/4 OF SECT. 2, AND POR. OF THE NW 1/4 OF SECT. 11, T.3S, R.1E, S.P.M., IN THE CITY OF BEAUMONT, CA
FOR: **PARDEE HOMES**

SHEET
5
OF 5 SHEETS
DRAWING NAME: 6305205.EMC
FILE NO.: 1481