



City of Beaumont

550 E. 6th Street
Beaumont, CA 92223
(951) 769-8520
www.beaumontca.gov

Case No. <u>PW2024-0082</u>
Receipt No. <u>R01576120</u>
Fee \$ <u>3,915.00</u>
Date Paid <u>6/17/2024</u>

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Chris Carlaccini Phone 657-292-5781

2. Contact's Address 6440 Oak Canyon Suite 200, Irvine, CA 92618
City/State/Zip


5. Contact's E-mail ccarlaccini@taylormorrison.com

3. Developer Name Taylor Morrison Phone 657-292-5781
(If corporation or partnership application must include names of principal officers or partners)


4. Developer Address 6440 Oak Canyon Suite 200, Irvine, CA 92618
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):
Olivewood Sewer Tract 27971-10 Performance & Payment Bond 1154355

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.

Chris Carlaccini  5/29/2024
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.

Chris Carlaccini  5/29/2024
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.

Chris Carlacini



5/29/2024

Print Name and Sign – Contact/Applicant

Date

MAINTENANCE BOND

WHEREAS, the City of Beaumont (“City”), a municipal corporation, and RSI Communities - California LLC (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 December 11, 2024, and identified as Olivewood TR 27971-10 Sewer Improvements is hereby referred to and made a part hereof; and:

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

NOW, THEREFORE, we, the Principal and Lexon Insurance Company (“Surety”) admitted and duly authorized to transact business under the laws of the State of California as surety, are held and firmly bound unto the City of Beaumont as obligee, in the penal sum of Thirty Eight Thousand Fifty Nine and 25/100 dollars (\$ 38,059.25) 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.

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 18th DAY OF December 2024.

(Seal)

(Seal)

Lexon Insurance Company

RSI Communities - California LLC

By: Stephen T. Kazmer

By: [Handwritten Signature]

Stephen T. Kazmer, Attorney-in-Fact

Authorized Signatory

(Name)

(Name)

(Address)

(Title)

(Address)

12890 Lebanon Road

Mt. Juliet, TN 37122

By:

(Name)

(Title)

(Address)


ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF DU PAGE }

On December 18, 2024, before me, Diane M. Rubright, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, Stephen T. Kazmer, known to me to be Attorney-in-Fact of Lexon Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires March 23, 2027


Diane M. Rubright, Notary Public
Commission No. 817036





KNOW ALL BY THESE PRESENTS, that **Endurance Assurance Corporation**, a Delaware corporation ("EAC"), **Endurance American Insurance Company**, a Delaware corporation ("EAIC"), **Lexon Insurance Company**, a Texas corporation ("LIC"), and/or **Bond Safeguard Insurance Company**, a South Dakota corporation ("BSIC"), each, a "Company" and collectively, "**Sompo International**," do hereby constitute and appoint: **Stephen T. Kazmer**

as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million Dollars (\$100,000,000.00)**.

Bond No.: LICX1984297
Principal: RSI Communities-California LLC
Obligee: City of Beaumont

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 25th day of May, 2023.

Endurance Assurance Corporation
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



Endurance American Insurance Company
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



Lexon Insurance Company
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



Bond Safeguard Insurance Company
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



ACKNOWLEDGEMENT

On this 25th day of May, 2023, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: *Amy Taylor*
Amy Taylor, Notary Public - My Commission Expires 3/9/27

CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the board of directors of each Company by unanimous written consent effective 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, MATTHEW E. CURRAN, MARGARET HYLAND, SHARON L. SIMS, CHRISTOPHER L. SPARRO,

and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."

3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 18th day of December, 2024

By: *Daniel S. Lurie*
Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - <https://www.treasury.gov/resource-center/sanctions/SDN-List>.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

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)

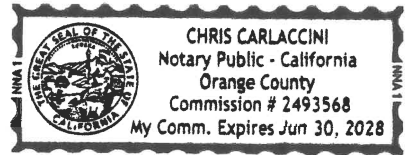
On Jan 7, 2025 before me, Chris Carlaccini - Notary Public
(insert name and title of the officer)

personally appeared Kimberly Kraft,
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 *Chris Carlaccini* (Seal)



Basic Gov (Sales Force) # 17-4281
File # 3123

**AGREEMENT TO PROVIDE SECURITY FOR IMPROVEMENTS
FOR TRACT MAP OR PARCEL MAP OR PLOT PLAN
(Tract Map/Parcel Map/Plot Plan No. 27971-10)**

THIS SECURITY AGREEMENT is made by and between CITY OF BEAUMONT (“CITY”) and RSI Communities - California LLC, a Delaware limited liability 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 #27971-10 (“Map”). DEVELOPER has also asked the CITY to accept the dedication of the street or streets and other proposed public rights-of-way, parks and recreation facilities, and easements as depicted on the Map and to otherwise approve the Map so that it may be recorded as required by law; and

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

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

AGREEMENT

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

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

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

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

4. Security for Performance. Concurrently with the execution of this Security Agreement by DEVELOPER, DEVELOPER shall deliver to the CITY 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 Marcy Carroll
Mayor

October 2, 2018
Date

DEVELOPER

By [Signature]

1/3/2018
Date

Darius Fatakia
Title: Vice President Land Development

Address: 680 Newport Center drive, 3rd Floor
Newport Beach, CA 92660

Corrected Original

EXHIBIT "A"

Bond No.: 1154355
Premium: \$5,481.00/2 yrs.

PERFORMANCE BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and RSI Communities California LLC, a Delaware limited liability company (hereinafter designated as "Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated December, 2017, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 27971-10 which is hereby incorporated herein and made a part hereof; and

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

NOW, THEREFORE, we, the Principal and Lexon Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Three hundred eighty thousand five hundred ninety two dollars and fifty cents (\$380,592.50) 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.

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 December 28th, 2017.

PRINCIPAL:

SURETY:

RSI Communities - California LLC
a Delaware limited liability company

Lexon Insurance Company

By [Signature]

By [Signature]

Title Darius Fatakia
Vice President Land Development

Title Todd M. Rohm, 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 December 28, 2017 before me, Susan E. Morales, Notary Public
(Here insert name and title of the officer)

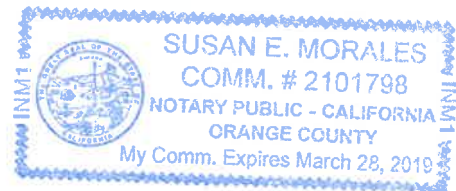
personally appeared Todd M. Rohm,
 who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose
 name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that
 he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that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

Susan E. Morales
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond 1154355
(Title or description of attached document)

Lexon Insurance Company
(Title or description of attached document continued)

Number of Pages 1 Document Date 12/28/17

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.

EXHIBIT "B"

PAYMENT BOND

WHEREAS, the City Council of the City of Beaumont, State of California, and RSI Communities - California LLC, a Delaware limited liability company (hereafter designated as "the Principal") have entered into Agreement To Provide Security For Improvements For Tract Map Or Parcel Map Or Plot Plan, dated December, 2017, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. 27971-10, 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 Three hundred eighty thousand five hundred ninety two dollars and fifty cents (\$380,592.50) 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.

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 December 28th, 20 17.

PRINCIPAL:

SURETY:

RSI Communities - California LLC
a Delaware limited liability company

Lexon Insurance Company

By 

By 

Title Darius Fatakia
Vice President Land Development

Title Todd M. Rohm, 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 December 28, 2017 before me, Susan E. Morales, Notary Public,
(Here insert name and title of the officer)

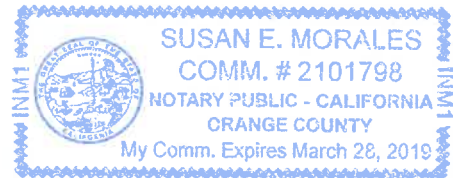
personally appeared Todd M. Rohm,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

Susan E. Morales
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond 1154355

(Title or description of attached document)

Lexon Insurance Company

(Title or description of attached document continued)

Number of Pages 1 Document Date 12/28/17

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

LX- 310353

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint: Todd M. Rohm, Cathy S. Kennedy, Beata A. Sensi, Cheryl L. Thomas, Shane Wolf its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$5,000,000.00, Five Million dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 5th day of August, 2015.

LEXON INSURANCE COMPANY



BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 5th day of August, 2015, before me, personally came David E. Campbell to me known, who be duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY TAYLOR Notary Public- State of Tennessee Davidson County Mv Commission Expires 07-08-19

BY [Signature] Amy Taylor Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 28th Day of December, 20 17



BY [Signature] Andrew Smith Assistant Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
CONSTRUCTION COST WORKSHEET

PARCEL MAP OR TRACT NO.: Tract 27971-10 Street, Storm Drain, and Sewer
 DATE: 24-Aug-17
 PP, CUP NO.: _____ BY: _____, P.E.

IMPROVEMENTS	FAITHFUL PERFORMANCE	100%
	LABOR & MATERIALS SECURITY	100%
	Construction Costs)	
Streets/Drainage	\$	1,225,387.10
Sewer	\$	380,592.50
Total	\$	1,605,979.60
Warranty Retention (22.5%)	\$	361,345.41
Street/Drainage Plan Check Fees =	\$	24,507.74
Sewer Plan Check Fees =	\$	9,514.81
Street Inspection Fees =	\$	36,761.61
Sewer Inspection Fees =	\$	15,223.70

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



[Signature]
 Engineer's Signature

28 AUG 2017
 Date

NED J. ARAUJO, P.E.
 Name typed or printed

 Civil Engineer's Stamp

FORM \$ UNIT COSTS REVISED 01/02/2017

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

- Quantities to be taken from improvement plans, Unit costs to be as provided on "City of Beaumont Construction Cost Worksheet".
- Show Bond Amounts to the nearest \$500.
- For construction items not covered by the Construction Cost 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: Tract 27971-10 Street, Storm Drain, and Sewer

DATE: 24-Aug-17

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	Remove Chain Link Fence	\$ 7.50	\$ -
	EA.	Remove Barricade	\$ 200.00	\$ -
3,130	TON	Asphalt Concrete - 144 lbs/cu. Ft. (173,873 OnSite SF @ 0.25')	\$ 90.00	\$ 281,700
3,220	C.Y.	Aggregate Base Class II (173,873 OnSite SF @ 0.50')	\$ 50.00	\$ 161,000
6	TON	Asphalt Emulsion (Fog Seal/Paint Binder) (1 ton = 240 gals) (173,873 OnSite SF)	\$ 600.00	\$ 3,600
		apply at 0.05 + 0.03 = 0.08 gal/SY		\$ -
	S.F.	AC overlay (min. 0.10') If export, provide (a) & (b), a=fill, b=cut-fill If import, provide (a)&(C), a=cut, c=fill-cut (Unit costs for (a), (b) & (C) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)	\$ 0.90	\$ -
	S.F.	Remove A.C. Pavement	\$ 1.45	\$ -
	L.F.	Curb and Gutter (Wedge Curb)	\$ 12.00	\$ -
10,264	L.F.	Curb and Gutter (Type A-6)	\$ 15.00	\$ 153,960
	L.F.	Curb and Gutter (Type A-8)	\$ 17.00	\$ -
	L.F.	Type "C" Curb	\$ 12.00	\$ -
	L.F.	Type "D" Curb	\$ 15.00	\$ -
	L.F.	A.C. Dike (6") (incl. material & labor)	\$ 10.00	\$ -
	L.F.	A.C. Dike (8") (incl. Material & labor)	\$ 15.00	\$ -
	S.F.	P.C.C. Cross Gutter and Spandrels	\$ 10.00	\$ -
61,584	S.F.	P.C.C. Sidewalk	\$ 6.00	\$ 369,504
	SF	P.C.C. Drive Approach	\$ 8.00	\$ -
21	EA.	Handicapped Access Ramp	\$ 2,000.00	\$ 42,000
	EA.	P.C.C. Drive Approach (individual lot driveway approach per finished grading plan)	\$ 12.00	\$ -
	S.F.	Cold Plane & Overlay Exist. A.C. Paving	\$ 4.00	\$ -
				\$ -
				\$ -
				\$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-10 Street, Storm Drain, and Sewer

DATE: 24-Aug-17

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
11	EA.	Street Name Sign	\$ 400.00	\$ 4,400
	EA.	Delineators-per Caltrans Std. A73C, Class 1, Type F	\$ 40.00	\$ -
	EA.	Object Markers - Modified Type F Delineators, Riverside County	\$ 45.00	\$ -
	L.F.	Barricades	\$ 100.00	\$ -
	L.F.	Utility Trench, one side (Edison, Telephone, Cable) (Total length of streets)	\$ 10.00	\$ -
	L.F.	Chain Link Fence (6')	\$ 80.00	\$ -
	L.F.	Remove Fence	\$ 4.00	\$ -
	EA.	Remove Power Pole	\$ 1,200.00	\$ -
8	EA.	Street Lights (including conduit)	\$ 5,000.00	\$ 40,000
	EA.	Street Trees (15 gallon)	\$ 150.00	\$ -
	L.S.	Landscape and Irrigation	\$ -	\$ -
	EA.	Concrete Bulkhead	\$ 200.00	\$ -
	C.Y.	Structural Reinforced Concrete	\$ 400.00	\$ -
	EA.	Slope Anchors for Pipes	\$ 300.00	\$ -
	L.F.	Cut Off Wall (Std. 2')	\$ 5.50	\$ -
	EA.	A.C. Overside Drain	\$ 800.00	\$ -
	EA.	Under Sidewalk Drain	\$ 2,000.00	\$ -
	S.F.	Terrace Drains and Down Drains	\$ 6.50	\$ -
	S.F.	Interceptor Drains	\$ 6.50	\$ -
4	EA.	Gutter Depression for Curb Opening Catchbasin	\$ 1,500.00	\$ 6,000
	EA.	Access Driveway for Storm Drain at Cul-de-Sac	\$ 640.00	\$ -
2	EA.	"STOP" Pavement Marking	\$ 200.00	\$ 400
	L.F.	Limit Line	\$ 2.00	\$ -
10	EA.	RI "STOP SIGN"	\$ 250.00	\$ 2,500
	EA.	W53 "NOT A THROUGH STREET" Sign	\$ 250.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-10 Street, Storm Drain, and Sewer

DATE: 24-Aug-17

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	C.Y.	Rip Rap (1/4 Ton) Method B	\$ 40.00	\$ -
	C.Y.	Rip Rap (1/2 Ton) Method B	\$ 45.00	\$ -
	C.Y.	Rip Rap (1 Ton) Method B	\$ 50.00	\$ -
	C.Y.	Rip Rap (2 Ton) Method B	\$ 55.00	\$ -
	C.Y.	Grouted Rip Rap (1/4 Ton) Method B	\$ 60.00	\$ -
	C.Y.	Grouted Rip Rap (1/2 Ton) Method B	\$ 67.00	\$ -
	C.Y.	Grouted Rip Rap (1Ton) Method B	\$ 75.00	\$ -
	C.Y.	Grouted Rip Rap (2 Ton) Method B	\$ 80.00	\$ -
	L.F.	18" R.C.P.	\$ 113.00	\$ -
	L.F.	24" R.C.P.	\$ 140.00	\$ -
	L.F.	30" R.C.P.	\$ 150.00	\$ -
	L.F.	36" R.C.P.	\$ 155.00	\$ -
	L.F.	42" R.C.P.	\$ 160.00	\$ -
	L.F.	48 " RCP	\$ 165.00	\$ -
	L.F.	54" RCP	\$ 170.00	\$ -
	L.F.	60" RCP	\$ 175.00	\$ -
	L.F.	72" RCP	\$ 250.00	\$ -
	0.001		\$ 1.00	\$ -
	L.F.		\$ 1.00	\$ -
	EA.	H.D.P.E. Clean Out	\$ 400.00	\$ -
	EA.	Drain Basin	\$ 500.00	\$ -
	EA.	Curb Outlet	\$ 3,000.00	\$ -
	EA.	Fossil Filters	\$ 500.00	\$ -
	EA.	18" C.M.P. Wye	\$ 500.00	\$ -
	EA.	Riprap Headwall	\$ 1,000.00	\$ -
	EA.	Concrete Collar	\$ 500.00	\$ -
	EA.	Outlet Structure	\$ 10,000.00	\$ -
	EA.			\$ -
				\$ -
				\$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-10 Street, Storm Drain, and Sewer

DATE: 24-Aug-17

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	60" C.S.P.	\$ 120.00	\$ -
	EA.	Catch Basin W = 4'	\$ 2,200.00	\$ -
	EA.	Catch Basin W = 7'	\$ 4,000.00	\$ -
	EA.	Catch Basin W = 10'	\$ 6,000.00	\$ -
	EA.	Catch Basin W = 14'	\$ 7,800.00	\$ -
	EA.	Catch Basin W = 21'	\$ 12,000.00	\$ -
	EA.	Type IX Inlet	\$ 3,000.00	\$ -
	EA.	Type X Inlet	\$ 3,000.00	\$ -
	EA.	Junction Structure No. 1	\$ 3,000.00	\$ -
	EA.	Junction Structure No. 2	\$ 3,000.00	\$ -
	EA.	Junction Structure No. 6	\$ 3,700.00	\$ -
	EA.	Transition Structure No. 1	\$ 12,500.00	\$ -
	EA.	Transition Structure No. 3	\$ 2,700.00	\$ -
	EA.	Manhole No. 1	\$ 2,700.00	\$ -
	EA.	Manhole No. 2	\$ 3,300.00	\$ -
	EA.	Manhole No. 3	\$ 2,700.00	\$ -
	EA.	Manhole No. 4	\$ 5,000.00	\$ -
	EA.	Adjust Water Valve (if no water plan)	\$ 250.00	\$ -
	EA.	Adjust MH to grade (if no sewer plan)	\$ 600.00	\$ -
	EA.	Headwall	\$ 5,000.00	\$ -
		Remove & Dispose of Interferring 30" Storm Drain		
	L.S.	and 36" Riser	\$ 700.00	\$ -
	EA.	Remove & Dispose of RCB Headwall & Wingwall	\$ 12,000.00	\$ -
	L.F.	and Concrete Bulkhead	\$ 30.00	\$ -
	EA.	Outlet Structure (Line A & B)	\$ 7,000.00	\$ -
	EA.	Remove Existing Headwall	\$ 1,500.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-10 Street, Storm Drain, and Sewer

DATE: 24-Aug-17

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	EA.	Water Quality Structure	\$ 5,000.00	\$ -
	LS	Concrete Inlet Apron	\$ 11,000.00	\$ -
	LS	Emergency Spillway	\$ 27,000.00	\$ -
	LS	84" Storm Drain Grate	\$ 8,500.00	\$ -
	SF	3' Wide V-Gutter (945 LF)	\$ 7.00	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

Subtotal: \$ -

A.	Subtotal	\$ 1,065,554
B.	Contingency (15%)	\$ 159,833
C.	Streets/Drainage Total (A + B)	\$ 1,225,387

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-10 Street, Storm Drain, and Sewer

DATE: 24-Aug-17

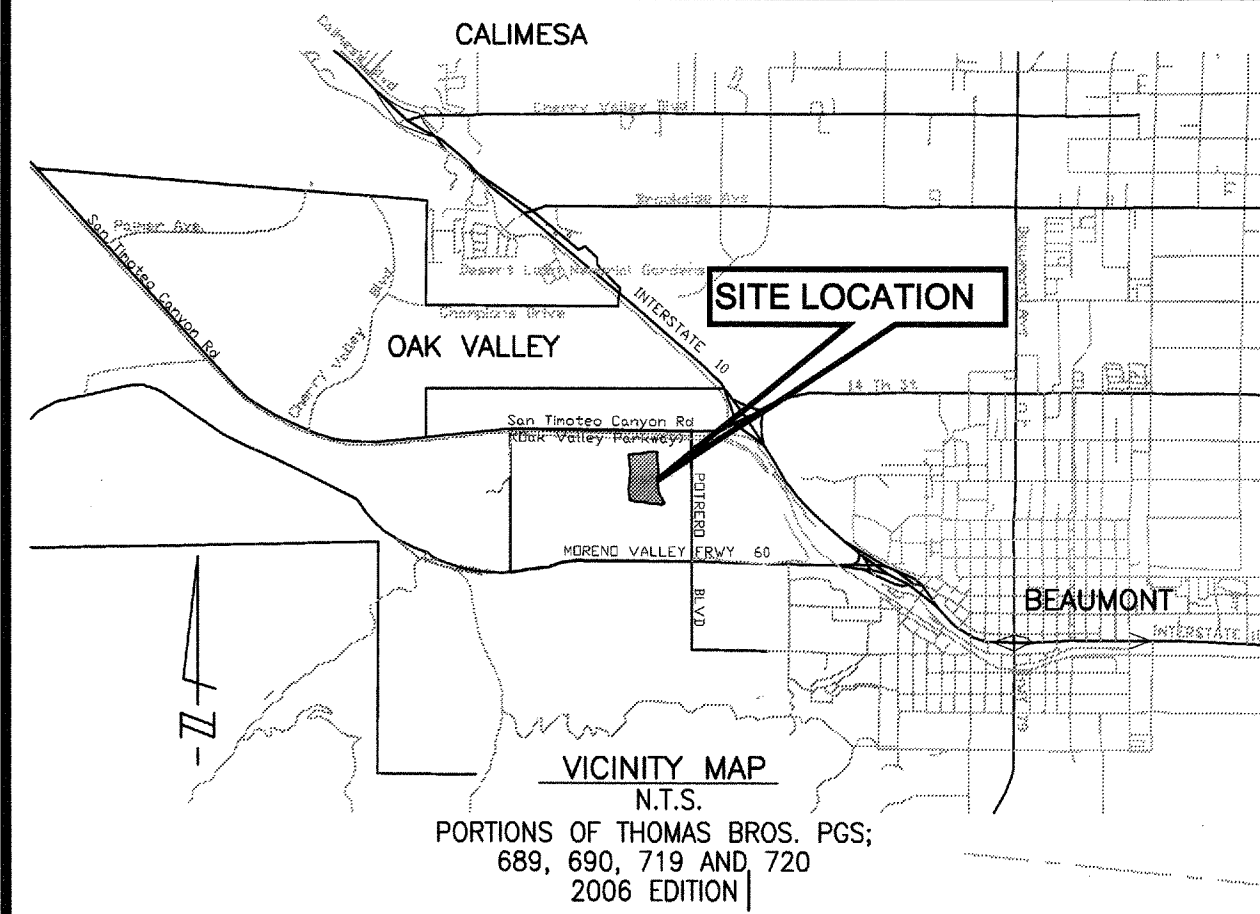
SEWER IMPROVEMENTS

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

QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	4" V.C.P. (45 Lots @ 25' Avg. Length & 5' for cleanout)	\$ 15.00	\$ -
	L.F.	4" P.V.C. Force Main & Fittings	\$ 26.00	\$ -
	L.F.	8" V.C.P.	\$ 30.00	\$ -
	L.F.	10" V.C.P.	\$ 35.00	\$ -
	L.F.	12" V.C.P.	\$ 40.00	\$ -
	L.F.	15" V.C.P.	\$ 50.00	\$ -
19	EA.	Standard or Terminus Manholes	\$ 2,500.00	\$ 47,500
	EA.	Drop Manholes	\$ 4,000.00	\$ -
	EA.	Cleanouts	\$ 500.00	\$ -
	EA.	Sewer Y's	\$ 30.00	\$ -
	EA.	Chimneys	\$ 400.00	\$ -
19	EA.	Adjust M.H. to grade	\$ 500.00	\$ 9,500
	L.F.	Concrete Encasement	\$ 35.00	\$ -
	EA.	4" P.V.C. Misc. Fittings	\$ 120.00	\$ -
	L.F.	Sewer Pipe Sleeving	\$ 45.00	\$ -
	EA.	Sewer Lift Station		\$ -
110	EA.	Backflow prevention device	\$ 400.00	\$ 44,000
4,300	L.F.	4" P.V.C Sewer Lateral	\$ 17.00	\$ 73,100
4,470	L.F.	8" P.V.C.	\$ 35.00	\$ 156,450
	L.F.	8" P.V.C. Misc. Fittings and Plugs	\$ 200.00	\$ -
2	EA.	Remove 8" Plug	\$ 200.00	\$ 400
				\$ -

A.	Subtotal	\$ 330,950
B.	Contingency (15% x A)	\$ 49,643
C.	Sewer Total (A + B)	\$ 380,593

CITY OF BEAUMONT, CALIFORNIA PUBLIC SEWER IMPROVEMENT PLANS TRACT NO. 27971 - 10

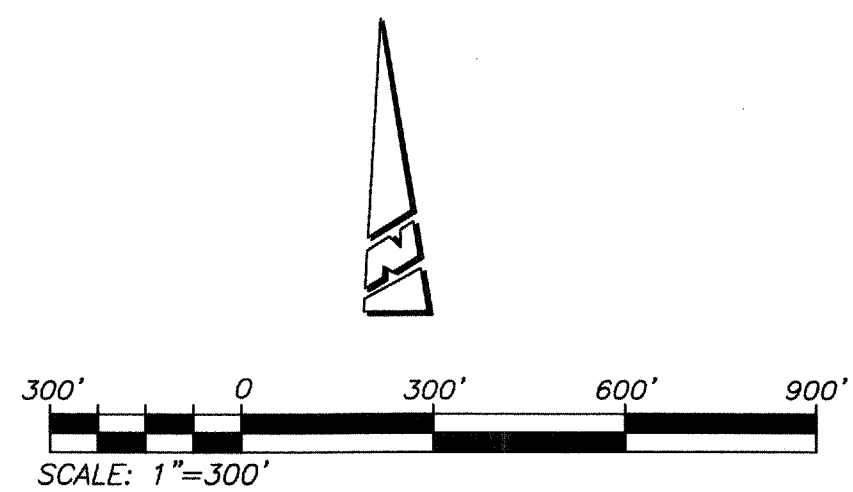


NOTE:
PROPOSED SEWER MAINS ARE PUBLIC
& TO BE MAINTAINED BY THE CITY.



LOCATION MAP

SCALE: 1" = 300'



UTILITIES	
WATER	BEAUMONT CHERRY VALLEY WATER DISTRICT 560 MAGNOLIA BEAUMONT, CA 9222 951-845-9581
ELECTRICITY	S.C.E. 287 TENNESSEE REDLANDS, CA 92373 909-307-6770
TELEPHONE	VERIZON 1980 ORANGETREE LANE SUITE 100 REDLANDS, CA 92374 909-748-6649
GAS	SOUTHERN CALIFORNIA GAS CO 1981 W. LUCOMA AVENUE REDLANDS, CA 92374 909-335-7581
SEWER	CITY OF BEAUMONT 550 E. 6TH STREET BEAUMONT, CA 92223 951-769-8520

AS-BUILT

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.

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: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".
BEARING: N 27°39'52" E

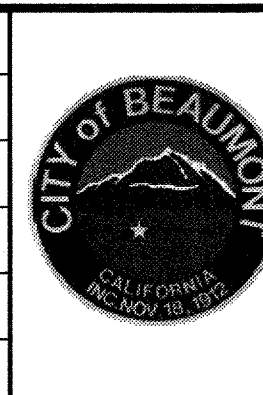
BENCHMARK:
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 80 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267+98, 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955
ELEV. 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
25844 f Business Center Drive
Redlands, CA 92374
909-335-6120 stantec.com

BY: NED ARAUJO R.C.E. 57835 DATE: 03/23/17

DESIGN BY: RM
DRAWN BY: JB/SW/MT
CHECKED BY: N.J.A.
SCALE: AS NOTED
DATE: 08/23/17
JOB NUMBER: 2042495810



Reviewed By: *[Signature]* Date: 9.19.17
Recommended for Approval By: *[Signature]* Date: 9.19.17
Approved By: *[Signature]* Date: 9.21.17
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 27971 - 10

**TITLE SHEET - LOCATION MAP
VICINITY MAP - SEWER NOTES**

FOR: RSI COMMUNITIES - HEARTLAND L.L.C.

SHEET 1 OF 9 SHEETS
DRAWING NAME:
FILE NO.: 2103

SEWER NOTES

- SEWER SYSTEM CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH EASTERN MUNICIPAL WATER DISTRICT (EMWD'S) STANDARDS AND SPECIFICATIONS.
- GRAVITY MAIN PROFILE ELEVATIONS ARE TO FLOW LINE (CONDUIT INVERT).
- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS SB-53, SB-58, AND SB-61, AS APPLICABLE. SEWER MAINS MAY BE LAID THROUGH THE MANHOLES AND USED AS A FORM FOR THE INVERT.
- MANHOLES OF DEPTHS LESS THAN FIVE FEET FROM FINISH STREET GRADE TO SEWER PIPE SHELF ARE TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING SB-30.
- PRIOR TO CONSTRUCTION OF SEWER, CONTRACTOR SHALL EXPOSE EXISTING SEWER AND VERIFY ITS EXISTING ELEVATION AND LOCATION. WHEN CONNECTING 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 INSPECTOR.
- 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.
- RECONSTRUCTION OF EXISTING MANHOLES SHALL BE SCHEDULED AT THE CONVENIENCE OF THE CITY AND SHALL BE COMPLETED WITHIN FIVE WORKING DAYS FOLLOWING ITS COMMENCEMENT.
- 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 ADMINISTRATIVE CODE.
- ALL PIPE ZONE BEDDING AND TRENCH BACKFILL ARE TO BE PER STANDARD DRAWING SB-157, SB-158, AND SB-159.
- FORCE MAINS SHALL BE P.V.C. AND STEEL AS SHOWN ON DRAWINGS.
- IN NO CASE SHALL THE EXISTING SEWER SYSTEM BE ENTERED UNTIL ALL TESTING, CLEANING AND FINAL INSPECTION IS COMPLETED. NO FLUSHING WATER OR DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING SYSTEM.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARD AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- 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: 3/4 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.
- SEWERS GREATER THAN 20' IN DEPTH SHALL BE C-900, DR-14 PVC PIPE, SEWERS LESS THAN 20' SHALL BE SDR-35 PVC PIPE.

ABBREVIATIONS

FG	FINISH GRADE
FS	FINISH SURFACE
INV	INVERT OF PIPE
C/L OR CL	CENTERLINE
R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE
LAT	LATERAL
STA	STATION
PROP	PROPOSED
PUE	PUBLIC UTILITY & EMERGENCY VEHICLE ACCESS EASEMENT
L	LENGTH
N.T.S.	NOT TO SCALE
ELEV./EL.	ELEVATION
MIN.	MINIMUM
MAX.	MAXIMUM
M.H.	MANHOLE
TYP.	TYPICAL
POC	POINT OF CONNECTION
SEW	SEWER
WTR	WATER
SSPWC	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
XING	CROSSING
S/W	SIDEWALK

LEGEND

---	TRACT BOUNDARY
---	CENTERLINE
---	EXISTING SEWER
---	PROPOSED 8" SEWER MAIN
---	PROPOSED 4" SEWER SERVICE
○	SEWER MANHOLE
○	CLEAN OUT
---	PROPOSED WATER BY OTHERS
---	PROPOSED 8" OR 16" WATER
---	PROPOSED WATER SERVICE
(B.W.)	PROPOSED BACKFLOW PREVENTER
○	"WYE" STATION @ MAIN
---	SEWER LATERAL CALLOUT
---	CONSTRUCTION NOTE REFERENCE

NOTE:
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.

PRIVATE ENGINEERS NOTICE TO CONTRACTOR(S)

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES THEY HAVE CONCERNS WITH 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.

APPLICANT/SUBMITTER:

RSI COMMUNITIES - HEARTLAND LLC
820 NEWPORT CENTER DRIVE, 12TH FLOOR
NEWPORT BEACH, CA 92660
OFFICE: (949) 270-3636

24 HOUR EMERGENCY CONTACT

SENIOR PROJECT MANAGER - JIM HOLAS

RSI COMMUNITIES
620 NEWPORT CENTER DRIVE, 12th FLOOR
NEWPORT BEACH, CA 92660
PHONE: (949) 554-2806
MOBILE: (951) 235-3419
JHOLAS@RSICOMMUNITIES.COM

INDEX OF SHEETS:

- SHEET 1 - TITLE SHEET-LOCATION MAP-VICINITY MAP-SEWER NOTES
- SHEET 2 - CONSTRUCTION NOTES-QUANTITIES-TYPICAL SECTION
- SHEET 3 - HARRISBURG PLACE - 10+00.00 TO 17+50.00
- SHEET 4 - HARRISBURG PLACE - 17+50.00 TO 21+84.54
- SHEET 5 - MONTGOMERY PLACE - 10+02.40 TO 18+00.00
- SHEET 6 - MONTGOMERY PLACE - 18+00.00 TO 23+78.02
- SHEET 7 - HAMILTON PLACE - 10+00.00 TO 18+00.00
- SHEET 8 - HAMILTON PLACE - 18+00.00 TO 23+68.39
- SHEET 9 - ALBANY LANE - 17+53.11 TO 24+50.45

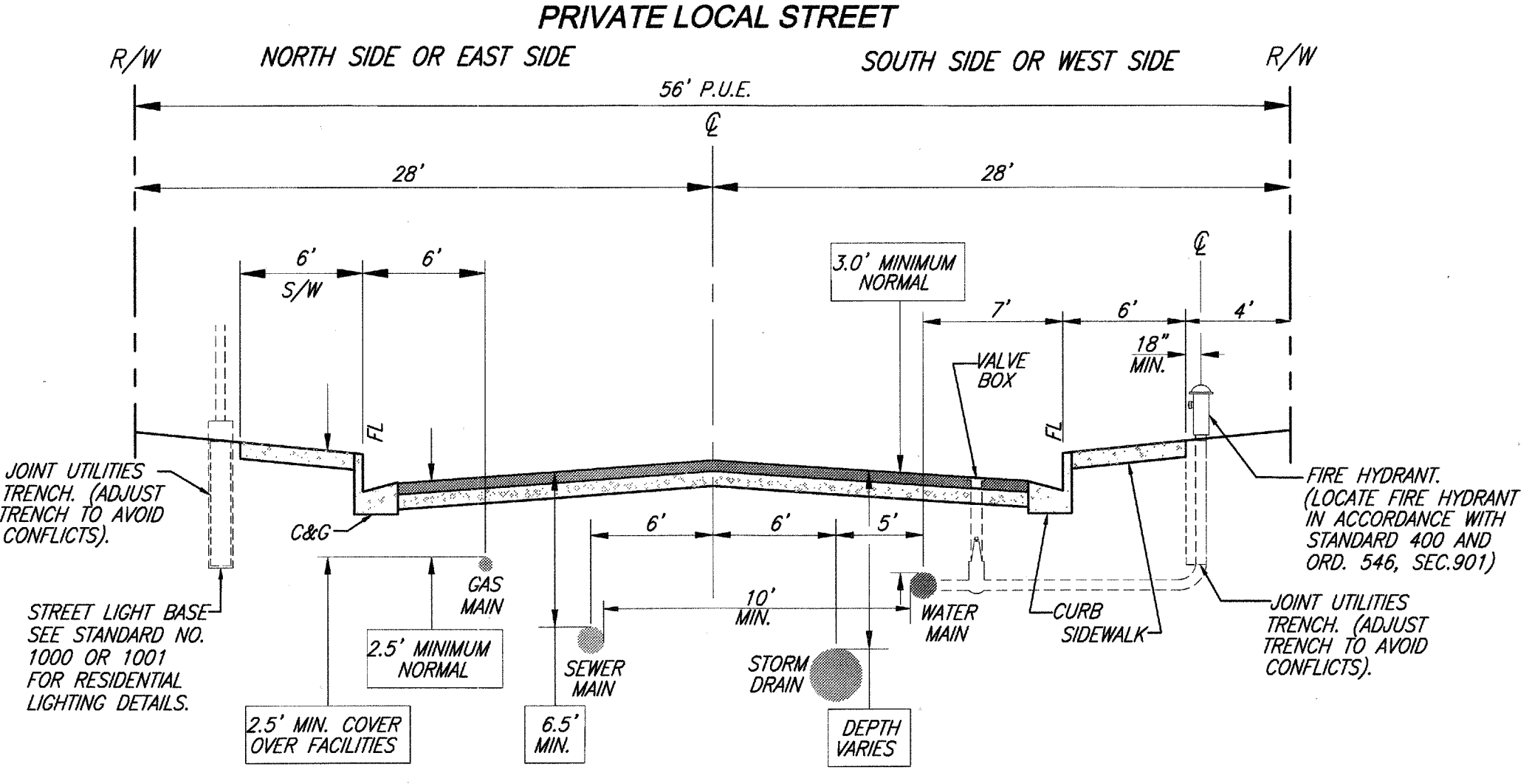


CONSTRUCTION NOTES AND ESTIMATED QUANTITIES PUBLIC QUANTITY

- 1) INSTALL 8" PVC SEWER MAIN 4,470 L.F.
- 2) INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMDW SB-53 15 EA.
- 4) INSTALL 4" PVC SEWER LATERAL PER EMDW SB-177 4,297 L.F.
- 5) INSTALL 4" BACKWATER PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT) 110 EA.
- 6) REMOVE 8" PLUG AND CONNECT TO EXISTING 8" SEWER 2 EA.
- 7) INSTALL 4' I.D. TERMINUS MANHOLE PER EMDW SB-58 4 EA.

NOTE:

- 1) ALL SEWER MAIN PIPE LENGTH QUANTITIES SHOWN ON PLANS REFLECT VERTICAL PROJECTION OF HORIZONTAL PIPE ALIGNMENT.
- 2) ALL SEWER MAIN PIPE LENGTHS SHOWN IN PIPE DATA TABLE ARE HORIZONTAL PIPE LENGTHS.
- 3) THE SEWER MAIN PIPE STATIONING IN PLAN AND PROFILE VIEWS REFLECT HORIZONTAL STATION OFFSETS OF THE STREET CENTERLINE STATIONING.
- 4) SEWER MAIN PIPE LENGTHS SHOWN IN PROFILE ARE BASED UPON TRUE HORIZONTAL PIPE LENGTHS. THE LENGTH OF SEWER MAIN ALONG CURVES WILL VARY FROM STREET CENTERLINE STATION LENGTHS DUE TO HORIZONTAL PROJECTION OF VARYING CURVE RADI.



COUNTY OF RIVERSIDE
UNDERGROUND UTILITY LOCATIONS
 STANDARD NO. 817

TYPICAL SECTION
 DENVER COURT, HAMILTON PLACE, MONTGOMERY PLACE
 HARRISBURG PLACE, ALBANY LANE
 N.T.S.

NOTE: MIN. WATER/SEWER SEPARATION IS 10' MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.

LOTS REQUIRING BACKFLOW PREVENTERS

LOT NO.					
1	4	5	6	9	10
11	12	15	16	17	19
20	21	22	23	25	26
27	28	29	30	32	33
34	35	37	38	43	44
47	48	49	50	51	54
55	56	57	59	60	61
62	65	66	68	69	70
71	73	74	75	76	78
79	80	81	82	84	85
90	91	93	94	95	96
97	98	100	101	102	103
105	106	107	108	109	110
111	113	114	115	116	117
118	119	120	121	123	124
125	126	127	133	134	135
136	137	139	140	141	142
144	145	146	147	148	149
150	151				

NOTE: THIS SYMBOL (B.W.) IS USED IN ACCORDANCE WITH CONSTRUCTION NOTE NO. 5.

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811
 Know what's below.
 Call before you dig.
 BEARING: N 27°39'52" E

BASIS OF BEARINGS:
 DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".

BENCHMARK:
 BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267798; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV. 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
 28844 Business Center Drive
 Redlands, CA 92374
 909.335-6120 stantec.com

DESIGNED BY: RM
 DRAWN BY: JB/SW/MT
 CHECKED BY: N.J.A.
 SCALE: AS NOTED
 DATE: 08/23/17
 JOB NUMBER: 2042495810

SEAL: NED ARAUJO R.C.E. 57835 23 AUG 2017

REVIEWED BY: [Signature] DATE: 9.19.17
 RECOMMENDED FOR APPROVAL BY: [Signature] DATE: 9.19.17
 APPROVED BY: [Signature] DATE: 9.21.17
 Director of Public Works

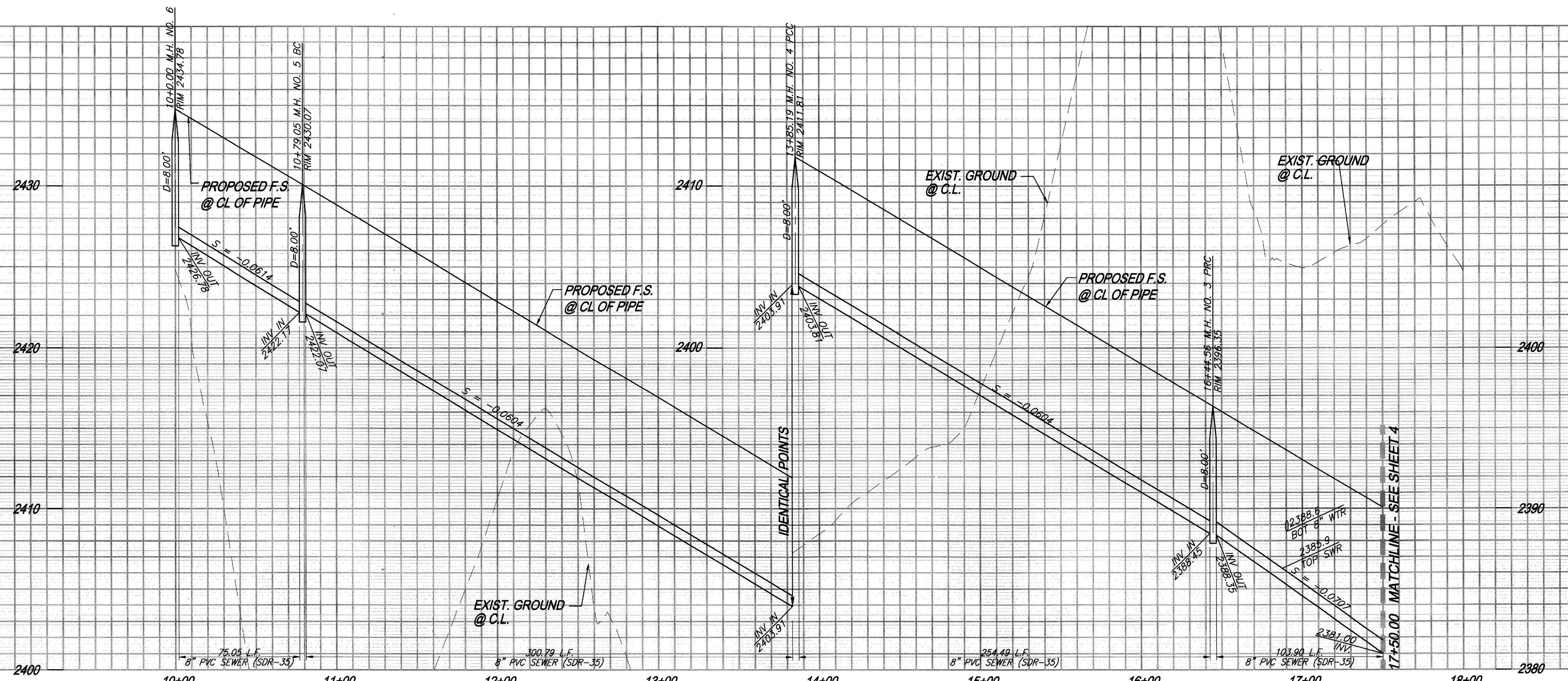
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

AS-BUILT

CITY OF BEAUMONT, CALIFORNIA
 SEWER IMPROVEMENT PLANS
 TRACT 27971-10
CONSTRUCTION NOTES & QUANTITIES
 TYPICAL SECTION

SHEET 2
 OF 9 SHEETS
 DRAWING NAME:
 FILE NO.: 3123

CITY OF BEAUMONT, CALIFORNIA
 FOR: RSI COMMUNITIES - HEARTLAND L.L.C.



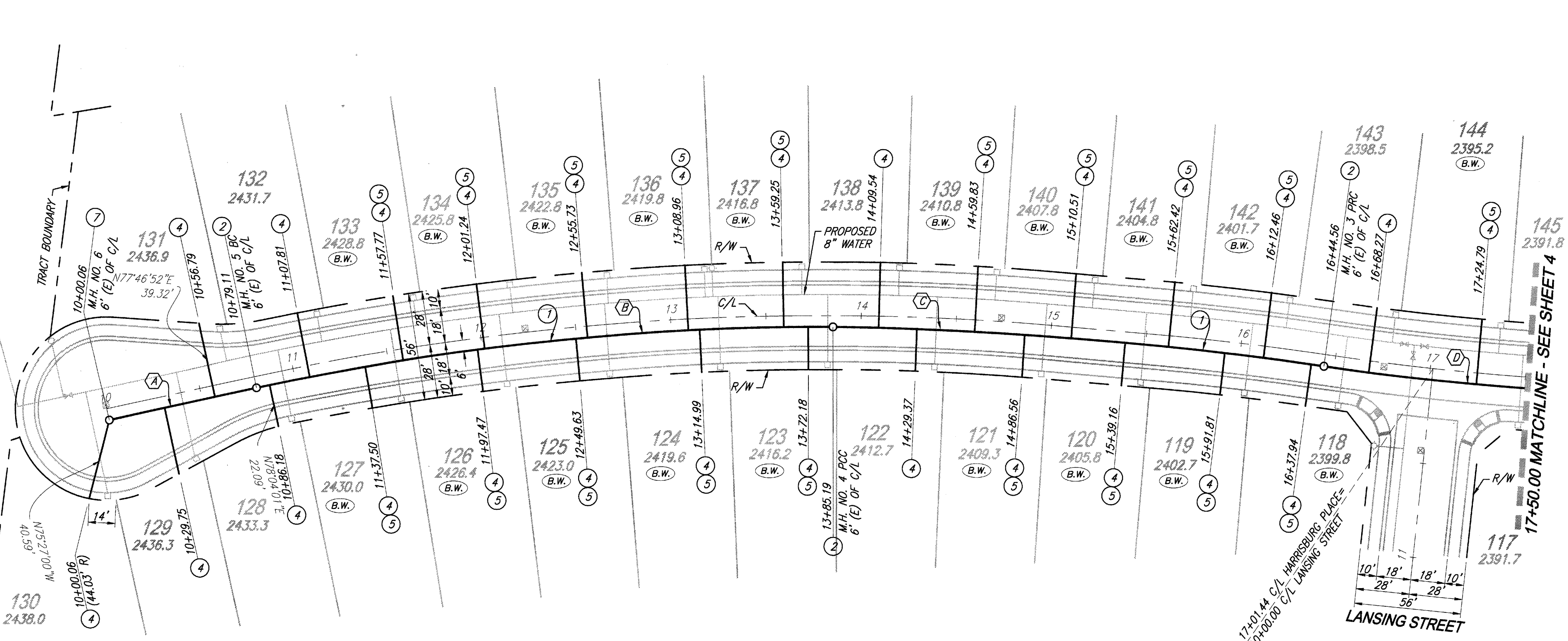
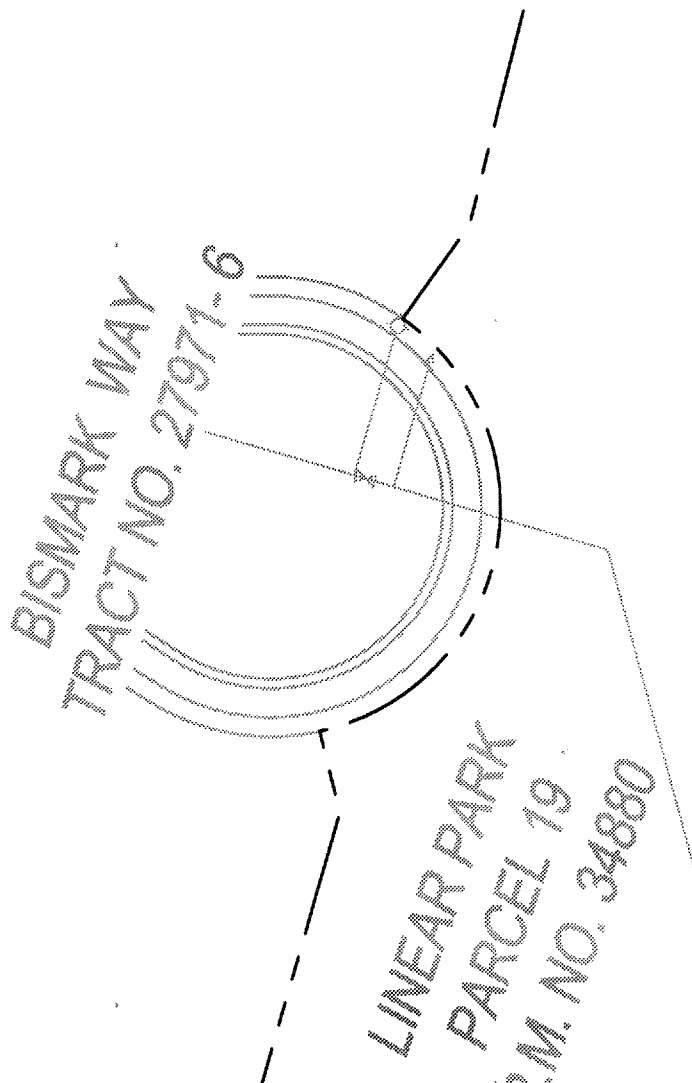
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

HARRISBURG PLACE

CONSTRUCTION NOTES:

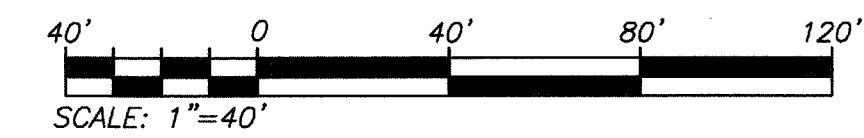
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- 5 INSTALL 4" BACKWATER PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT)
- 7 INSTALL 4' I.D. TERMINUS MANHOLE PER EMWD SB-58

NO.	BEARING/Delta	PIPE DATA	RADIUS	LENGTH	TANGENT
A	N12°13'08"W	6" (E) OF C/L	---	75.05'	---
B	12°13'21"	6" (E) OF C/L	1410.00'	300.79'	150.97'
C	07°02'44"	6" (E) OF C/L	2069.61'	254.49'	127.41'
D	04°23'25"	6" (E) OF C/L	1356.00'	103.90'	51.98'



HARRISBURG PLACE

AS-BUILT



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DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".
BEARING: N 27°39'52" E

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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
258641 Business Center Drive
Redlands, CA 92374
909.335-6120 stantec.com

DESIGNED BY: NED ARAUJO
CHECKED BY: R.C.E. 57835
DATE: 08/23/17
JOB NUMBER: 2042495810

DESIGN BY: RM
DRAWN BY: JB/SW/MT
CHECKED BY: N.J.A.
SCALE: AS NOTED
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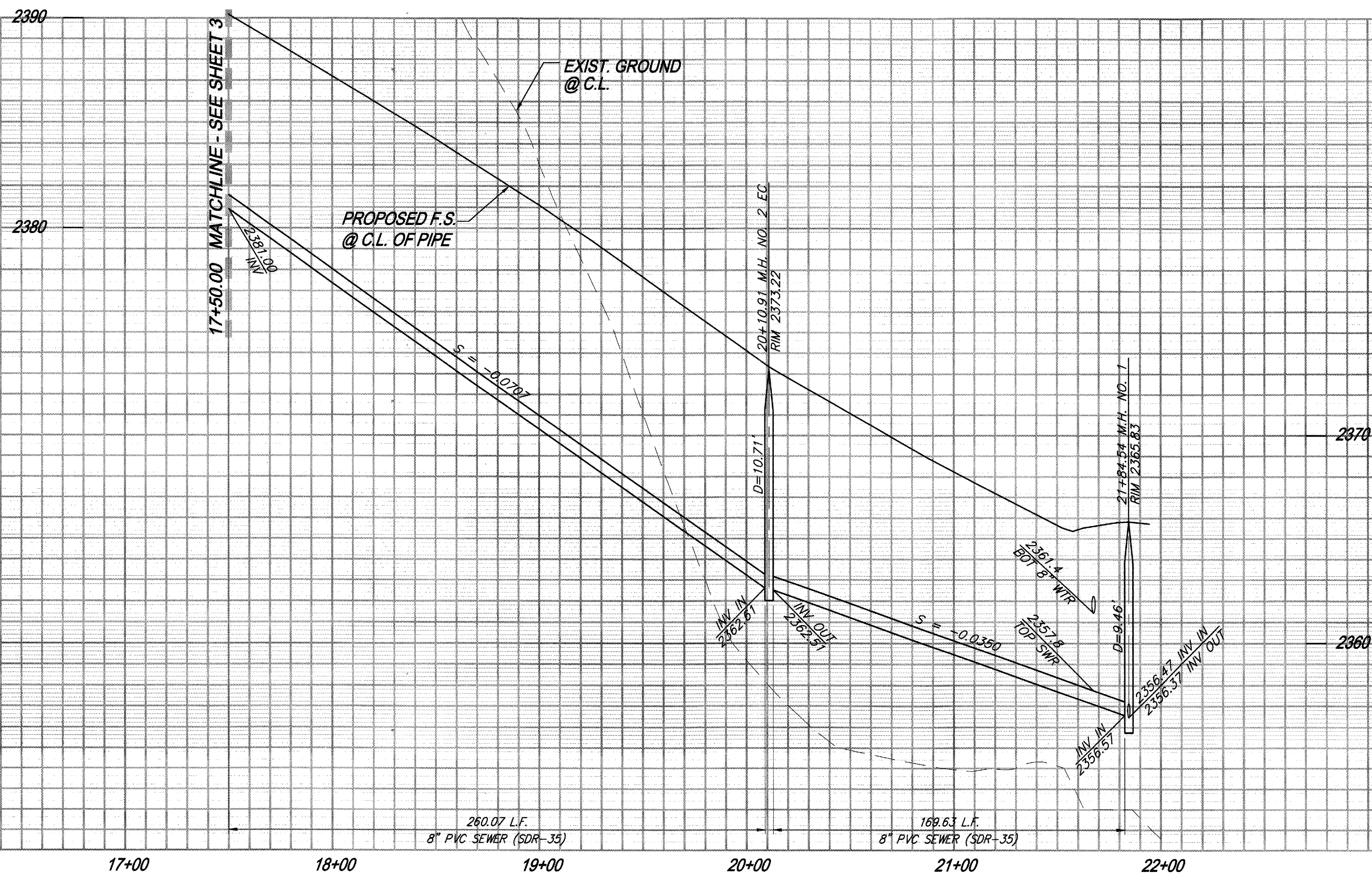


Reviewed By: *rcal* Date: 9.19.17
Recommended for Approval By: *rcal* Date: 9.19.17
Approved By: *Jim Olvera* Date: 9.21.17
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 27971 - 10
HARRISBURG PLACE - CASSETTA DRIVE
STA. 10+00.00 TO STA. 17+50.00

SHEET
3
OF 9 SHEETS
DRAWING NAME:
FILE NO.: 3123

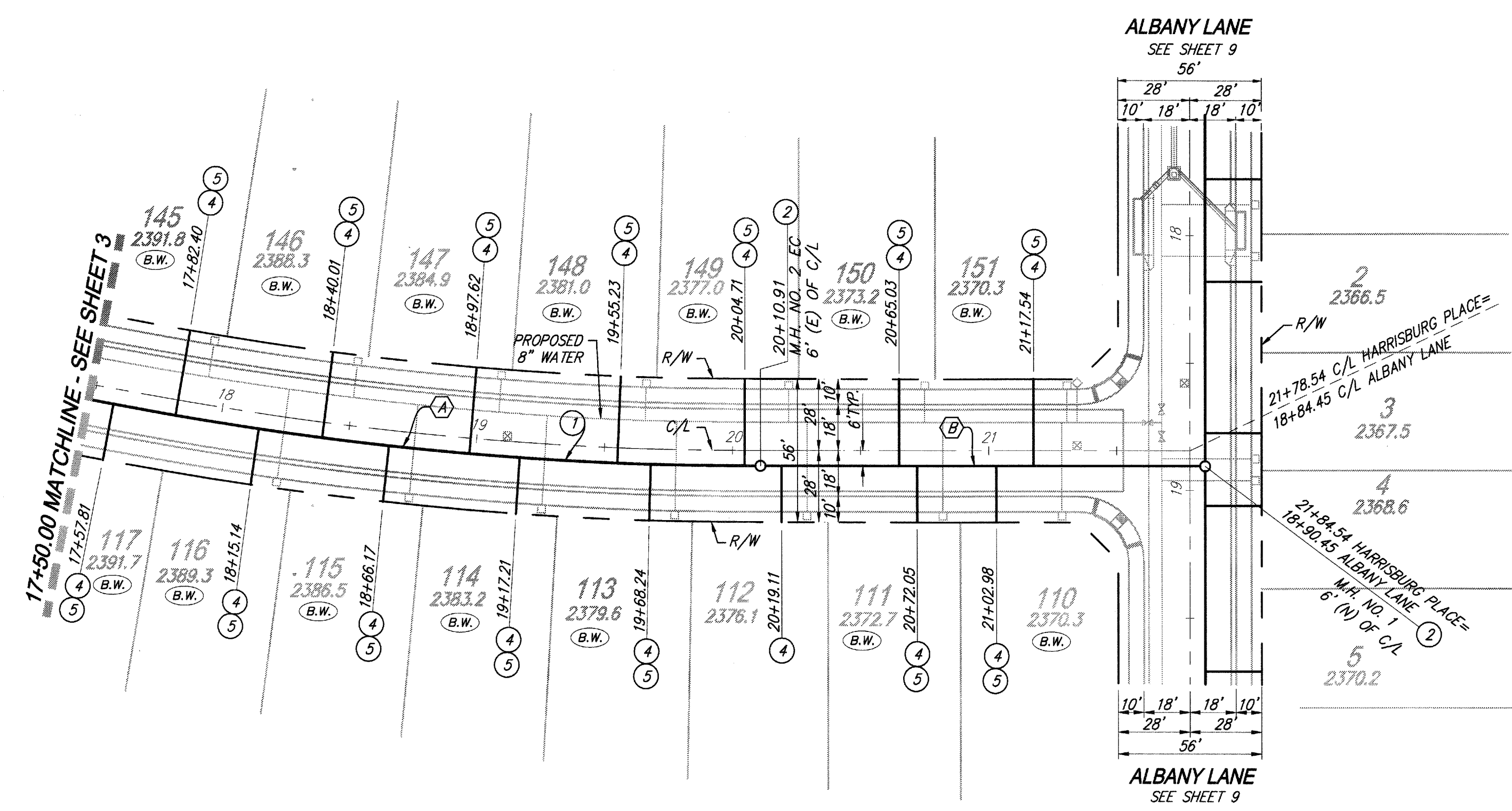


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

CONSTRUCTION NOTES:

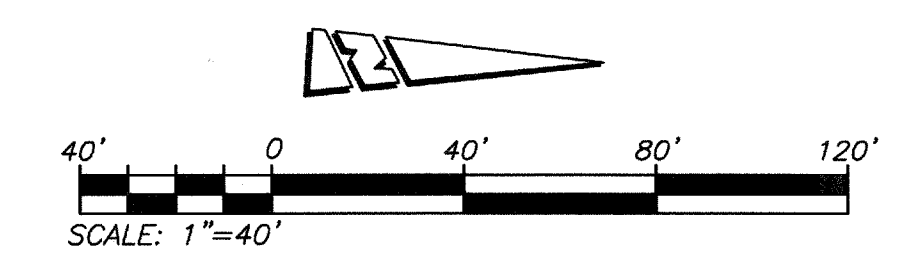
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- 5 INSTALL 4" BACKWATER PREVENTER (SPEARS EPDM-5475P OR CITY ENGINEER APPROVED EQUIVALENT)

PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	10°59'20"	1356.00'	260.07'	130.43'
(B)	N06°58'33"W	---	169.63'	---



HARRISBURG PLACE

AS-BUILT



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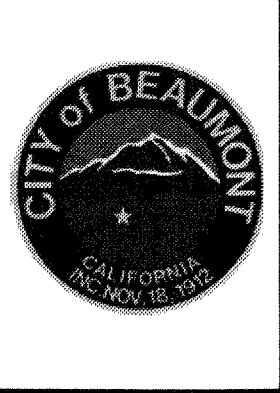
BENCHMARK:
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ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
25844 Business Center Drive
Redlands, CA 92374
909.335-6120 stantec.com

BY: *[Signature]* 23 AUG 2017
NED ARAUJO R.C.E. 57835 DATE

DESIGN BY: RM
DRAWN BY: JB/SW/MT
CHECKED BY: N.J.A.
SCALE: AS NOTED
DATE: 08/23/17
JOB NUMBER: 2042495610



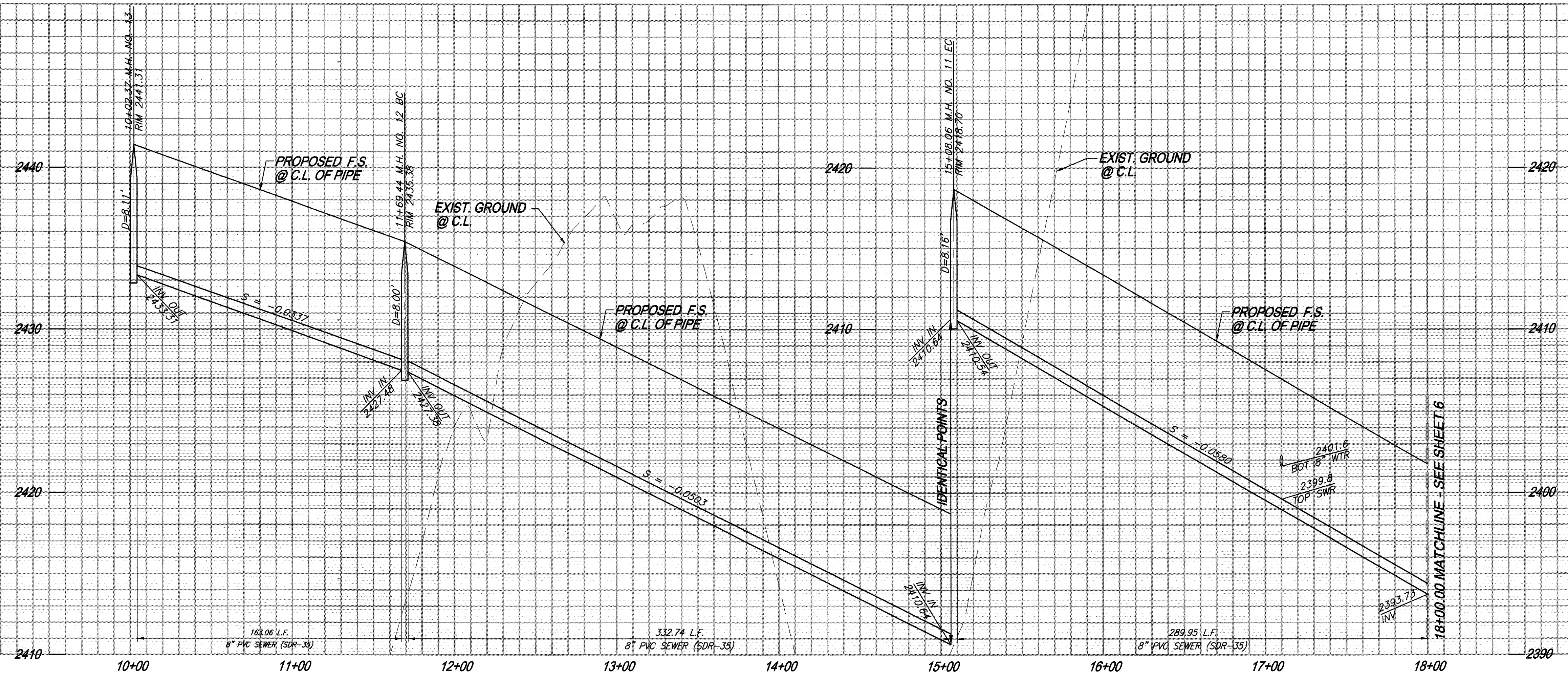
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CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

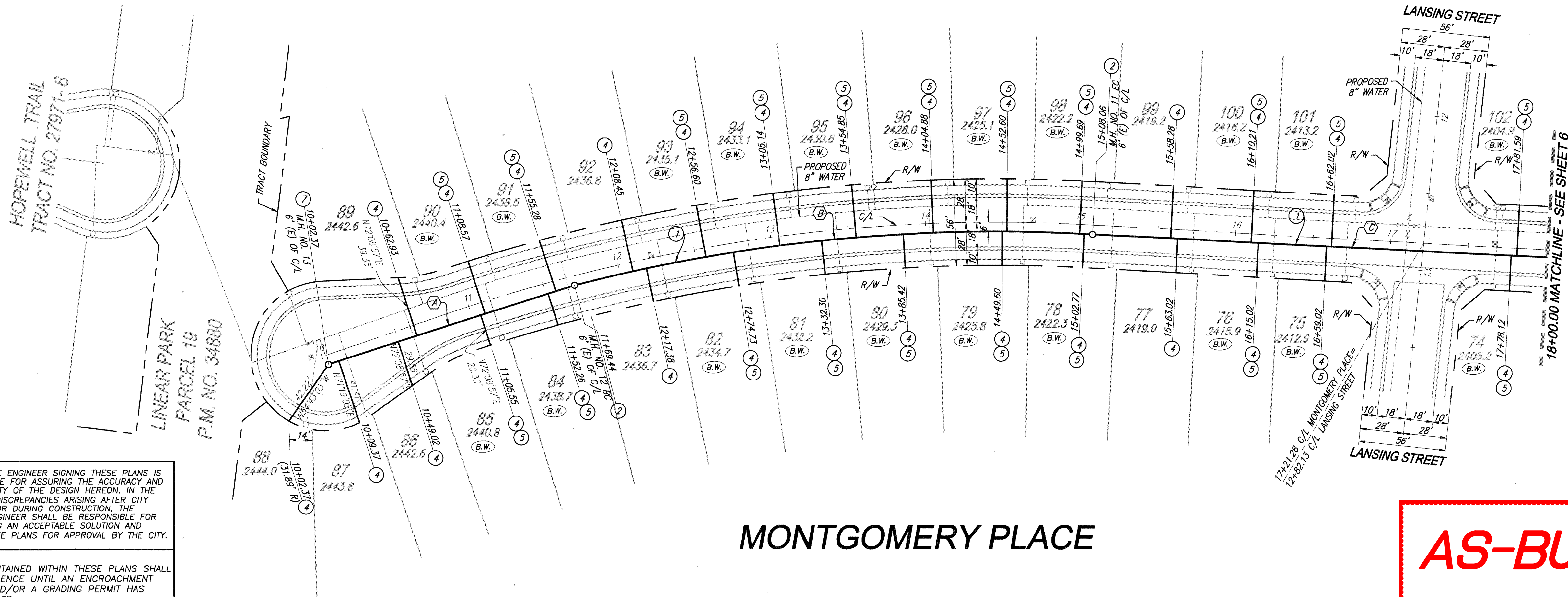
CITY OF BEAUMONT, CALIFORNIA
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HARRISBURG PLACE - CASSETTA DRIVE
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FOR: RSI COMMUNITIES - HEARTLAND L.L.C.

SHEET
4
OF 9 SHEETS
DRAWING NAME:
FILE NO.:
3123



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



- CONSTRUCTION NOTES:**
- 1) INSTALL 8" PVC SEWER MAIN
 - 2) INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMWD SB-53
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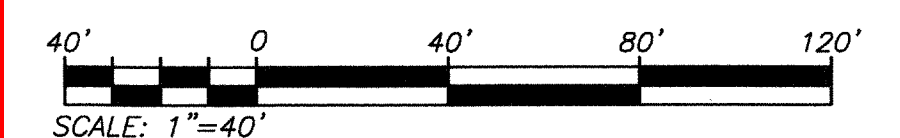
		PIPE DATA		
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	N17°51'03"W	---	162.58'	---
(B)	17°39'09"	1080.00'	332.74'	167.70'
(C)	N03°00'03"E	---	289.95'	---

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MONTGOMERY PLACE

AS-BUILT



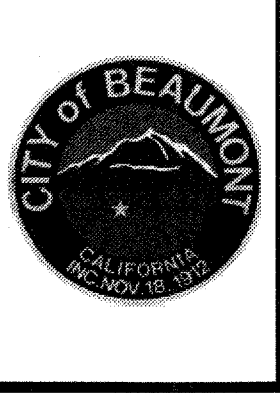
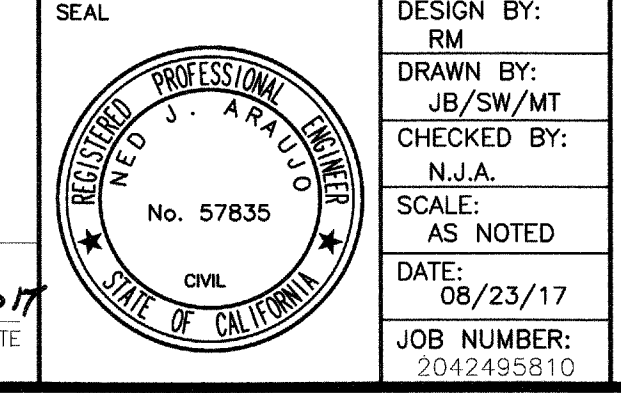
BASIS OF BEARINGS:
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BEARING: N 27°39'52" E

BENCHMARK:
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #B26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955
ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
28844 Business Center Drive
Redlands, CA 92374
999-335-9120 stantec.com

DESIGNED BY: RM
DRAWN BY: JB/SW/MT
CHECKED BY: N.J.A.
SCALE: AS NOTED
DATE: 08/23/17
JOB NUMBER: 2042495810



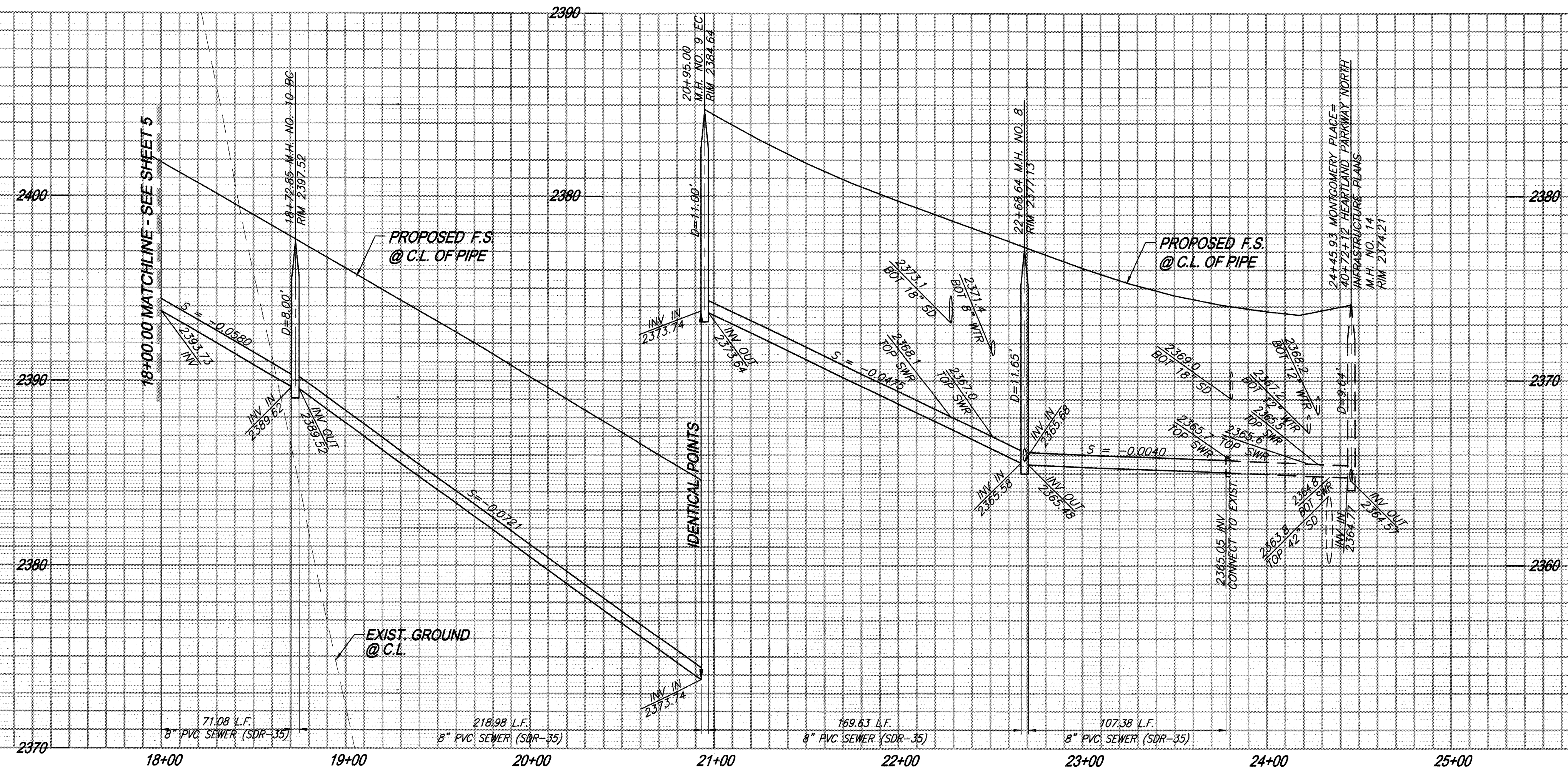
Reviewed By: *[Signature]* Date: 9.19.17
Recommended for Approval By: *[Signature]* Date: 9.19.17
Approved By: *[Signature]* Date: 9.21.17
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 27971 - 10
MONTGOMERY PLACE - HERA PLACE
STA. 10+02.40 TO STA. 18+00.00

SHEET
5
OF 9 SHEETS
DRAWING NAME:
FILE NO.:
3123

FOR: RSI COMMUNITIES - HEARTLAND L.L.C.

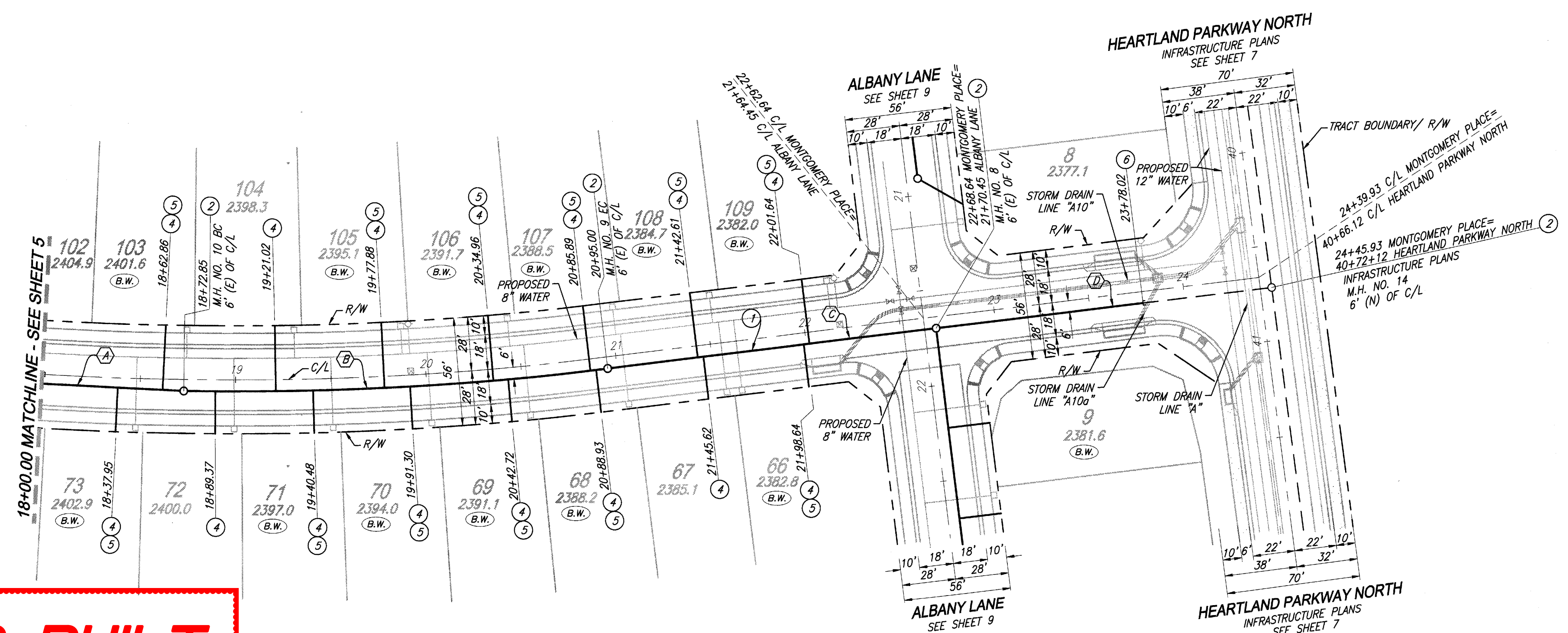


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

CONSTRUCTION NOTES:

- 1 INSTALL 8" PVC SEWER MAIN
- 2 INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMWD SB-53
- 3 INSTALL 4" PVC SEWER LATERAL PER EMWD SB-177
- 4 INSTALL 4" BACKWATER PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT)
- 5 REMOVE 8" PLUG AND CONNECT TO EXISTING 8" SEWER

PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	N0°3'00"03"E	---	71.08'	---
(B)	07°40'08"	1536.00'	218.98'	109.65'
(C)	N06°58'33"W	---	169.63'	---
(D)	N06°58'33"W	---	107.38'	---

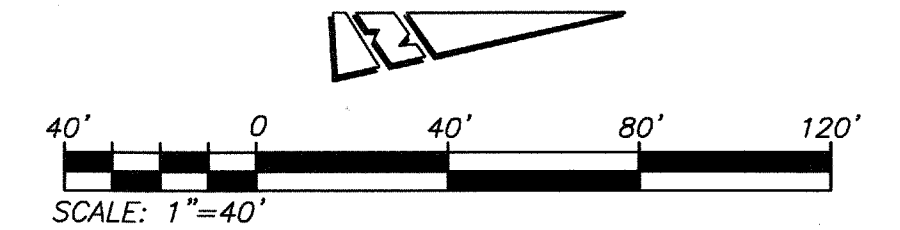


MONTGOMERY PLACE

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.

NOTE:
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AS-BUILT



BASIS OF BEARINGS:
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".

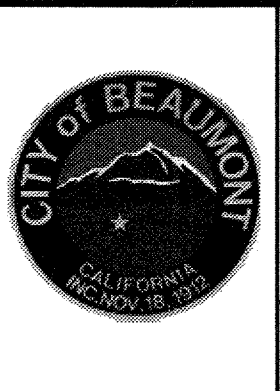
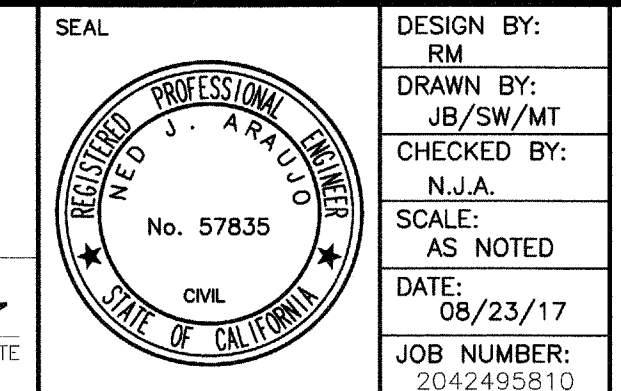
BEARING: N 27°39'52" E

BENCHMARK:
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 267+98, 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #B26632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955 ELEV. 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
28844 Business Center Drive
Redlands, CA 92374
909.335.6120 stantec.com

DESIGNED BY: NED ARAUJO
CHECKED BY: R.C.E. 57835
DATE: 08/23/17
JOB NUMBER: 2042495810



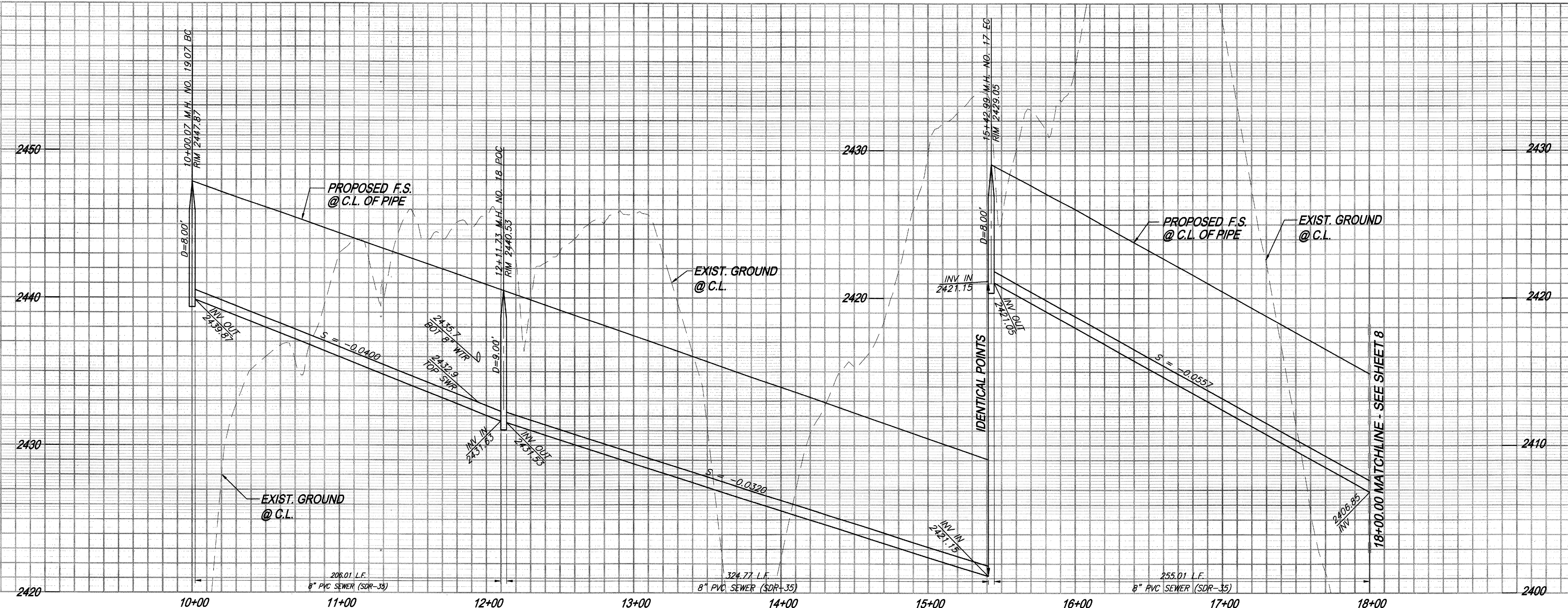
Reviewed By: *[Signature]* Date: 9.9.17
Recommended for Approval By: *[Signature]* Date: 9.9.17
Approved By: *[Signature]* Date: 9.7.17
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 27971 - 10
~~NONTGOMERY PLACE~~ - HERA PLACE
STA. 18+00.00 TO STA. 23+78.02

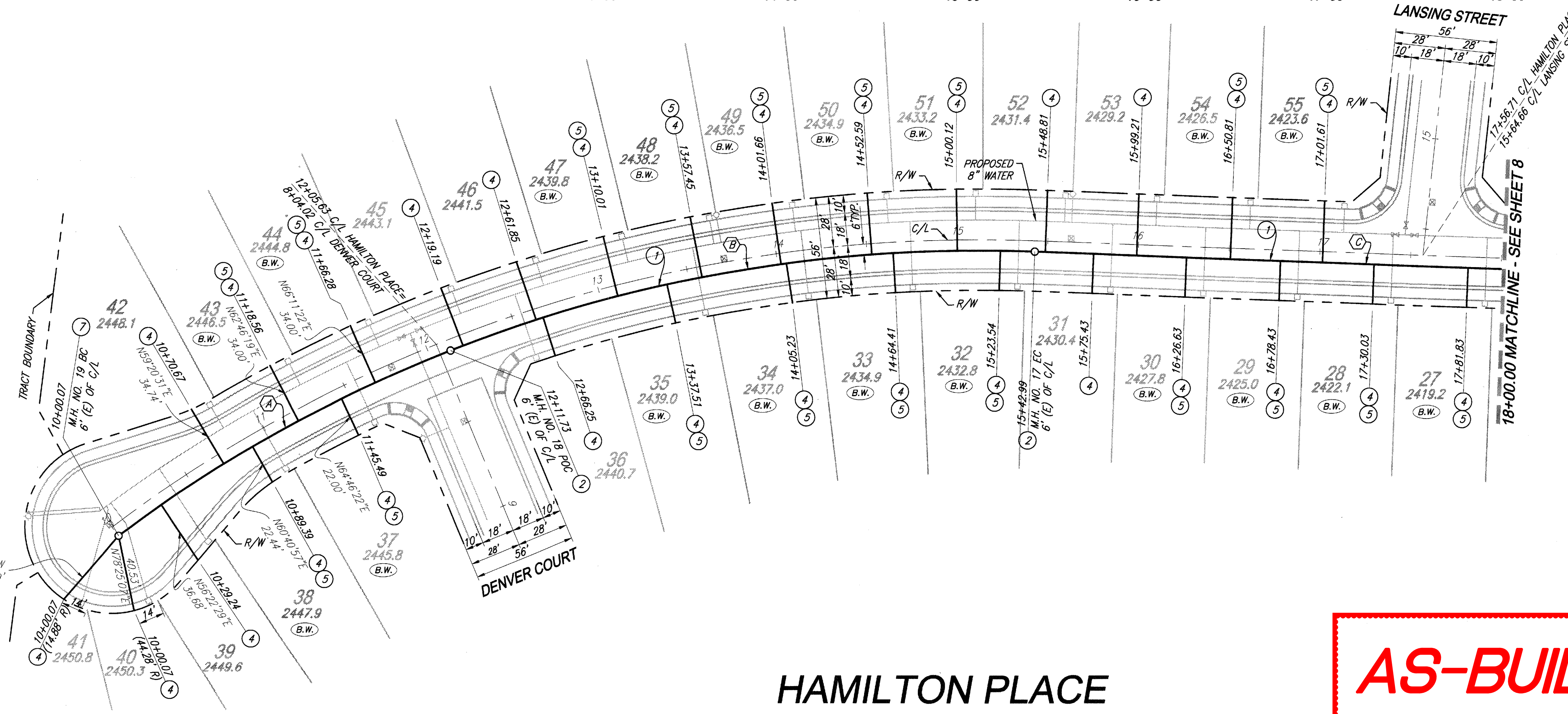
FOR: RSI COMMUNITIES - HEARTLAND L.L.C.

SHEET 6
OF 9 SHEETS
DRAWING NAME:
FILE NO.: 3123



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

LINEAR PARK
PARCEL 19
P.M. NO. 34880



CONSTRUCTION NOTES:

- 1) INSTALL 8" PVC SEWER MAIN
- 2) INSTALL PRECAST 4' I.D. CONCRETE MANHOLE W/ CAST IRON MANHOLE COVER PER EMWD SB-53
- 4) INSTALL 4" PVC SEWER LATERAL PER EMWD SB-177
- 5) INSTALL 4" BACKWATER PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT)
- 7) INSTALL 4' I.D. TERMINUS MANHOLE PER EMWD SB-58

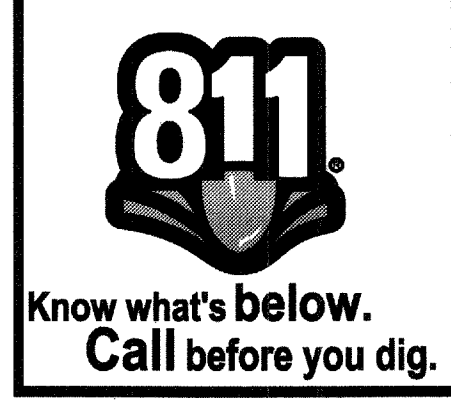
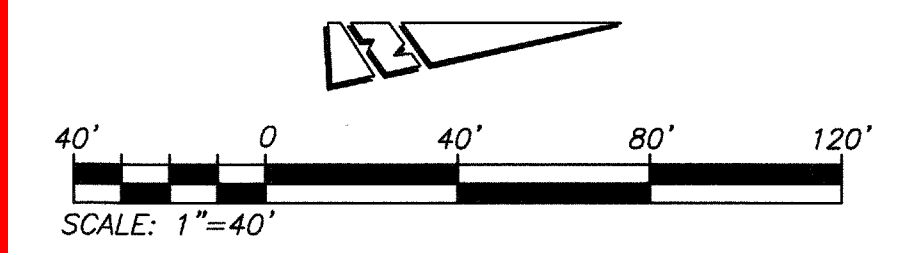
PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	14°52'16"	794.00'	206.01'	103.62'
(B)	23°26'08"	794.00'	324.77'	164.69'
(C)	N02°09'32"E	---	255.01'	---

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HAMILTON PLACE

AS-BUILT



BASIS OF BEARINGS:
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".
BEARING: N 27°39'52" E

BENCHMARK:
BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 2.4 MILES WESTERLY ALONG U.S. HIGHWAY 60 FROM THE POST OFFICE AT BEAUMONT, RIVERSIDE COUNTY, AT A POINT WHERE THE HIGHWAY PASSES THROUGH A CUT, 97 FEET NORTH OF CENTERLINE OF THE OPPOSITE HIGHWAY ENGINEERS STATION 2627/98; 16 FEET SOUTH OF THE NORTH RIGHT-OF-WAY FENCE, 16 FEET WEST OF RIGHT-OF-WAY FENCE CORNER, AND 18 FEET EAST OF POWER POLE #026632. A STANDARD DISC, STAMPED "U 448 RESET 1955" AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND. STAMPED U-448-1955
ELEV. 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
25864-F Business Center Drive
Redlands, CA 92374
909.335-6120 stantec.com

DATE: 23 June 2017

DESIGN BY: RM
DRAWN BY: JB/SW/MT
CHECKED BY: N.J.A.
SCALE: AS NOTED
DATE: 08/23/17
JOB NUMBER: 2042495810

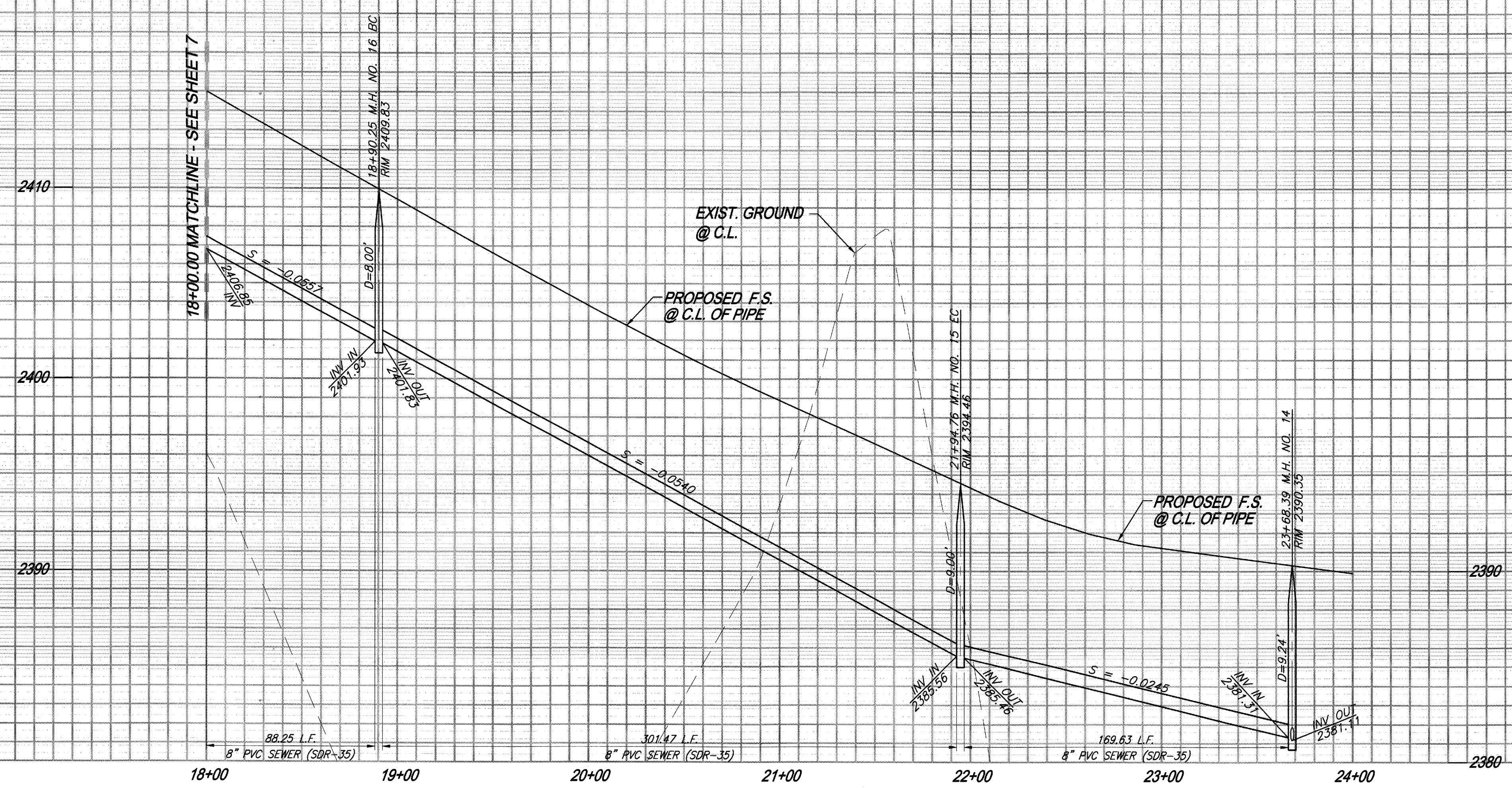


Reviewed By: *[Signature]* Date: 9.19.17
Recommended for Approval By: *[Signature]* Date: 9.19.17
Approved By: *[Signature]* Date: 9.21.17
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 27971-10
HAMILTON PLACE - DANDOLLO LANE
STA. 10+00.00 TO STA. 18+00.00

SHEET
7
OF 9 SHEETS
DRAWING NAME:
FILE NO.:
3123

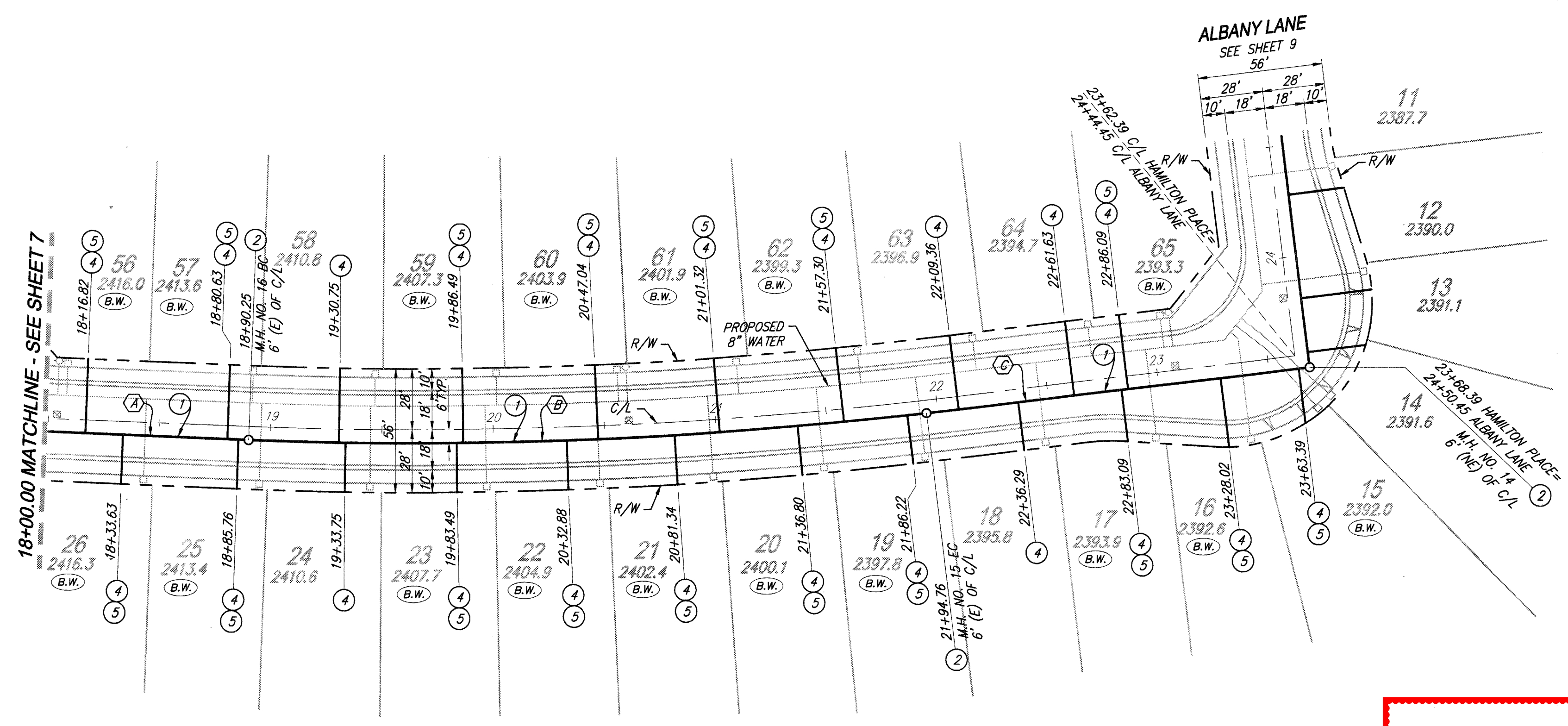


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

CONSTRUCTION NOTES:

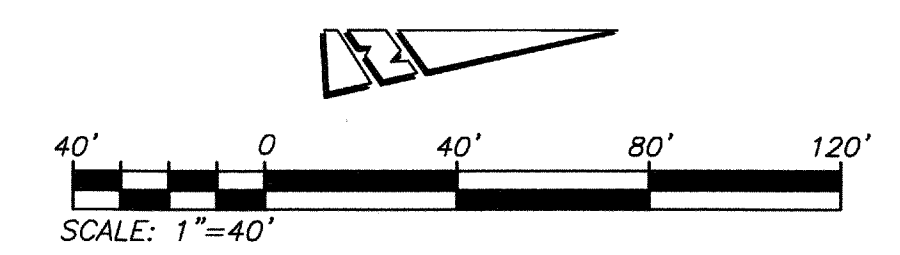
- 1 INSTALL 8" PVC SEWER MAIN
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- 4 INSTALL 4" BACKWATER PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT)

PIPE DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	N02°09'32"E	---	88.25'	---
(B)	09°00'54"	1916.00'	301.47'	151.05'
(C)	N06°58'33"W	---	169.63'	---



HAMILTON PLACE

AS-BUILT



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BEARING: N 27°39'52" E

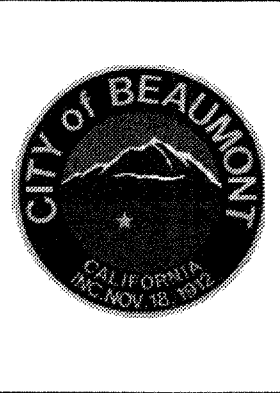
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ELEV: 2448.129

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
25844-F Business Center Drive
Redlands, CA 92374
909.335-6120 stantec.com

DESIGNED BY: RM
DRAWN BY: JB/SW/MT
CHECKED BY: N.J.A.
SCALE: AS NOTED
DATE: 08/23/17
JOB NUMBER: 2042495610

SEAL
REGISTERED PROFESSIONAL ENGINEER
No. 57835
CIVIL
STATE OF CALIFORNIA

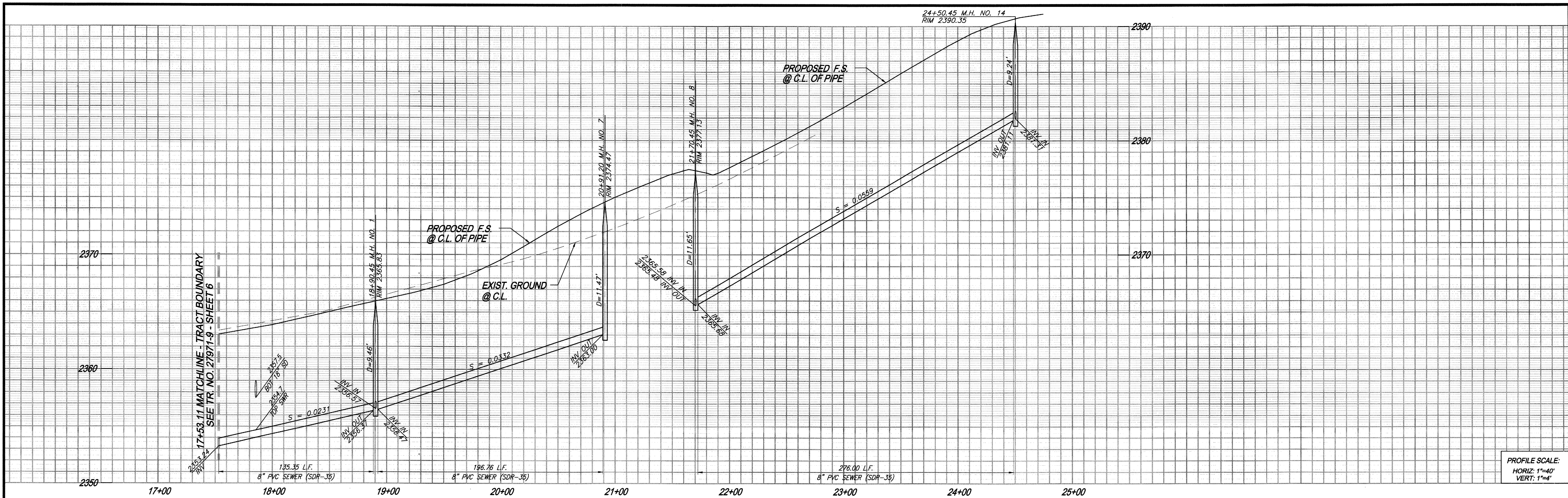


Reviewed By: *n.c. Paul* Date: 9.19.17
Recommended for Approval By: *n.c. Paul* Date: 9.19.17
Approved By: *John Oller* Date: 9.21.17
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 27971 - 10
HAMILTON PLACE - DANDOLO LANE
STA. 18+00.00 TO STA. 23+68.39

SHEET
8
OF 9 SHEETS
DRAWING NAME:
FILE NO.:
3123

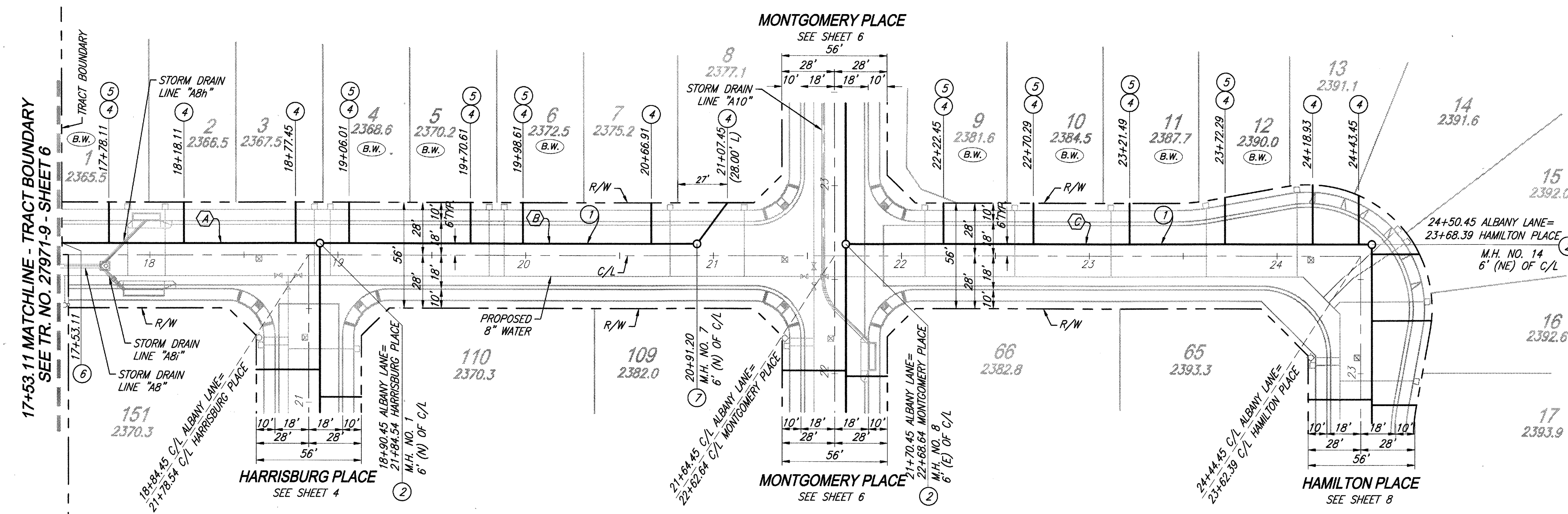


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

CONSTRUCTION NOTES:

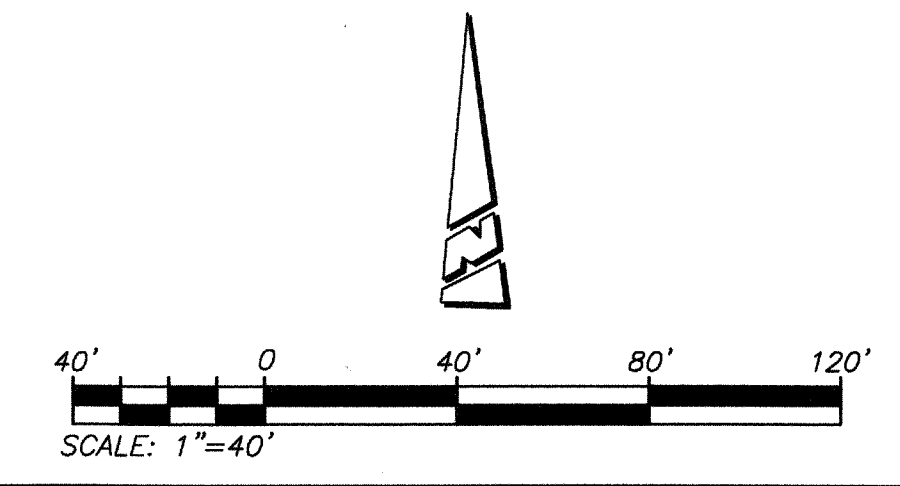
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- 5 INSTALL 4" BACKWATER PREVENTER (SPEARS EPDM-S475P OR CITY ENGINEER APPROVED EQUIVALENT)
- 6 REMOVE 8" PLUG AND CONNECT TO EXISTING 8" SEWER
- 7 INSTALL 4' I.D. TERMINUS MANHOLE PER EMWD SB-58

PIPE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	N83°01'27"E	---	135.35'	---
B	N83°01'27"E	---	196.76'	---
C	N83°01'27"E	---	276.00'	---



ALBANY LANE

AS-BUILT



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811
Know what's below.
Call before you dig.

BASIS OF BEARINGS:
DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".
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ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
25844-F Business Center Drive
Redlands, CA 92374
909.335.6120 stantec.com

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CHECKED BY: N.J.A.
SCALE: AS NOTED
DATE: 08/23/17
JOB NUMBER: 2042495810

DATE: 08/23/17

SEAL: REGISTERED PROFESSIONAL ENGINEER
No. 57835
CIVIL
STATE OF CALIFORNIA

CITY OF BEAUMONT
CALIFORNIA
PUBLIC ENGINEER

Reviewed By: *[Signature]* Date: 9.19.17
Recommended for Approval By: *[Signature]* Date: 9.19.17
Approved By: *[Signature]* Date: 9.21.17
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 27971 - 10
ALBANY LANE - ARIETTA WAY
STA. 17+53.11 TO STA. 24+50.45

SHEET 9
OF 9 SHEETS
DRAWING NAME:
FILE NO.: 3123

FOR: RSI COMMUNITIES - HEARTLAND L.L.C.