



City of Beaumont

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

Case No.	PW2023-0969
Receipt No.	RO1292131
Fee \$	3,484.43
Date Paid	1/18/2023

BOND EXONERATION APPLICATION

Bond Type: ☒ Performance ☐ Maintenance ☐ Final Monument Inspection ☐ Other: _____

1. Contact's Name Darren Bolton Phone 951 704 5503

2. Contact's Address 6440 OAk Canyon Suite 200 Irvine Ca 92618
City/State/Zip

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

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

4. Developer Address 6440 Oak Canyon Suite 200
City/St/Zip

5. Description of Bonds (including Bond Number, Tract Map/Application number, Lot number, and description of improvements covered):
27971-7 Street and Drainage Bond # PB03010407421

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.

Darren Bolton 1-10-23
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.

Darren Bolton 1-10-23
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.

Darren Bolton

Print Name and Sign – Contact/Applicant

1-10-23

Date



Punch List

Project Name: Private Street Improvements

Tract No. 27971-7

		PW2023-0969	Bond No. PB03010407421	
Inspected By: Jason Craghead			Page:	Date: 2/7/2023 Updated on 1/16/25
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)	
1	Provide soils reports for Streets, and Storm Drain	Jason Craghead 6/26/23	Jason Craghead 6/26/23	
2	Provide Street Plans with proper Street Names	Jason Craghead 8/30/23	Jason Craghead 10/17/23	
3	Street Name signs need to be relocated to 2 feet inside sidewalk from curb face per Riverside County Std. No. 816	Jason Craghead 6/28/23	Jason Craghead 10/17/23	
4	Repair multiple areas of Street damaged by construction on all cul-de-sac's per City Std.	Jason Craghead 5/15/23	Jason Craghead 6/9/23	
5	Crack fill/ Slurry seal with Type II on all cul-de-sac's	Jason Craghead 6/14/23	Jason Craghead 6/15/23	
6	Apply Thermoplastic White limit line per M.U.T.C.D., CA Supplement, FIG. 3B-103 on all cul-de-sac's	Jason Craghead 6/28/23	Jason Craghead 10/17/23	
7	Thermoplastic "STOP" Pavement Marking per 2014 CA MUTCD, FIG 3B-23(CA). Missing on all cul-de-sac's	Jason Craghead 6/28/23	Jason Craghead 10/17/23	
8	R&R Sidewalk in multiple areas on all cul-de-sac's per Riverside County Std. No. 401	Jason Craghead 5/15/23	Jason Craghead 6/9/23	
9	R&R Curb/ Gutter in multiple areas on all cul-de-sac's per Riverside County Std. No. 200	Jason Craghead 5/16/23	Jason Craghead 6/9/23	
10	R&R portions of Cross-Gutters/ Spandrels in multiple locations per Riverside County Std. No. 209	Jason Craghead 5/17/23	Jason Craghead 6/9/23	
11	Provide As-Built Plans	Jason Craghead 1/16/25	Jason Craghead 1/16/25	

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 03/12/2025, and identified as Olivewood TR 27971-7 Street & Storm Drain 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 Philadelphia Indemnity 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 eighty thousand five hundred forty two and 78/100 dollars (\$ 80,542.78) 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 14th DAY OF March 2025.



(Seal)

(Seal)

SURETY

By: Philadelphia Indemnity Insurance Company

Jennifer Ochs

(Name)

Jennifer Ochs

(Title)

Attorney-in-Fact

(Address)

777 S Figueroa St., Suite 5200

Los Angeles, CA 90017

PRINCIPAL

By: RSI Communities - California LLC

Kimberly Kim

(Name)

Kimberly Kim

(Title)

Authorized Signatory

(Address)

6440 Oak Canyon Ste. 200

Irvine, CA

ALL SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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

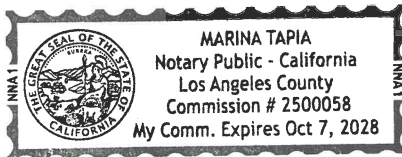
State of California)

County of LOS ANGELES)On MAR 14 2025 before me, MARINA TAPIA, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officerpersonally appeared JENNIFER OCHS
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature *Marina Tapia*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

Signer Is Representing: _____

Signer's Name: _____

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

Signer Is Representing: _____

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Jennifer Ochs, Charles R. Teter III, B. Aleman, Erin Brown, D. Garcia, Simone Gerhard, Edward C. Spector, Ethan Spector, Marina Tapia, KD Wapato, Sarah Campbell, Aidan Smock, Sandra Corona, MB Neely and Chase Seyforth of Lockton Companies Inc.** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile 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 TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

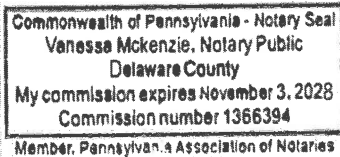
(Seal)



John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

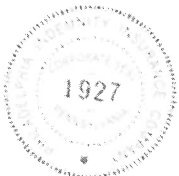
Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 14th day of March, 2025.



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

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)

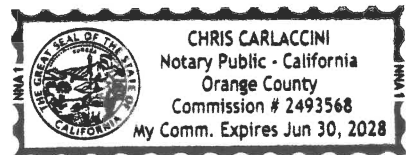
On March 18, 2025 before me, Chris Carlaccini - Notary Public
(insert name and title of the officer)

personally appeared Kimberly Kim,
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 _____ (Seal)



Bond Number: PB03010407421
Premium: \$3,222.00

EXHIBIT "A"

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 Street Improvements For Tract 27971-7, dated February 17, 2021, whereby Principal agrees to install and complete certain designated public improvements itemized and described on Tract Map, Parcel Map or Plot Plan No. _____, 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 Philadelphia Indemnity Insurance Company, as Surety, are held and firmly bound unto the City of Beaumont (hereinafter called "City"), in the penal sum of Eight Hundred Five Thousand Four Hundred Twenty Seven and 80/100 dollars (\$ 805,427.80) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

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, 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.

[signatures on following page]

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and
Surety above named, on Feb. 11, 2021

(Seal)

(Seal)

RSI Communities-California LLC, a Delaware limited liability company

SURETY

Philadelphia Indemnity Insurance Company

By: Martha Barreras

Name: Martha Barreras

Title: Attorney-In-Fact

Address: 19800 MacArthur Blvd. Ste. 1250

Irvine CA 92612

PRINCIPAL

RSI Communities-California LLC

By: Bryan Bergeron

Name: Bryan Bergeron

Title: Vice President

By: _____

Name: _____

Title: _____

Address: 4695 MacArthur court
8th Floor
Newport Beach, CA 92660

ALL SIGNATURES MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC

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 FEB 11 2021 before me, Janina Monroe, Notary Public,
(Here insert name and title of the officer)

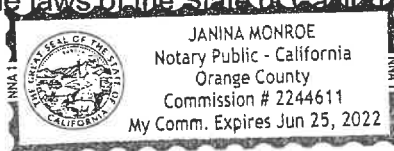
personally appeared Martha Barreras,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by
~~his/her/their~~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

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

WITNESS my hand and official seal.


Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☒ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **JANINA MONROE, THOMAS G. MCCALL, TIMOTHY J. NOONAN, MICHELLE HAASE AND MARTHA BARRERAS OF LOCKTON COMPANIES, LLC** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.00.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

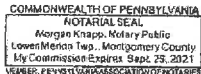
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27TH DAY OF OCTOBER, 2017.



(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.



(Notary Seal)

Notary Public:

residing at:

Bala Cynwyd, PA

My commission expires:

September 25, 2021

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this _____ day of **FEB 11 2021**.



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

ALL-PURPOSE 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)
) SS.
COUNTY OF ORANGE)


On February 17, 2021 before me, Faith M. Domotor, Notary Public,
Date Insert Name and Title of Officer

personally appeared Bryan Bergeron, who proved
Name(s) of Signer(s)

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 of Notary Public)



Place Notary Seal Above

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 Street Improvements For Tract 27971-7, dated February 17, 2021, whereby Principal agrees to install and complete certain designated public improvements which is hereby incorporated herein and made a part hereof; and

WHEREAS, under the terms of the said agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Beaumont to secure the claims to which reference is made in Title 3 (commencing with Section 9000, et seq.) of Part 6 of Division 4 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 Title 3 (commencing with Section 9000, et seq.) of Part 6 of Division 4 of the Civil Code in the sum of One Hundred Eighty One Thousand * dollars (\$ 181,221.26), 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. *Two Hundred Twenty One and 26/100

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000, et seq.) of Part 6 of Division 4 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.

[signatures on following page]

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety
above named, on Feb. 11, 2021

(Seal)

(Seal)

RSI Communities-California LLC, a Delaware limited liability company

SURETY
Philadelphia Indemnity Insurance Company
By: MBarrera

PRINCIPAL
RSI Communities-California LLC
By: Bryan Bergeron

Name: Martha Barreras

Name: Bryan Bergeron

Title: Attorney-In-Fact

Title: Vice President

Address: 19800 MacArthur Blvd. Ste. 1250

By: _____

Irvine CA 92612

Name: _____

Title: _____

Address: 4695 MacArthur Court
8th Floor
Newport Beach, CA 92660

ALL SIGNATURES MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC

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.

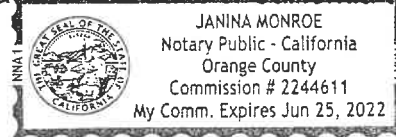
State of California }

County of Orange }

On FEB 11 2021 before me, Janina Monroe, Notary Public,
(Here insert name and title of the officer)

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

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



WITNESS my hand and official seal.


Notary Public Signature

(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☒ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **JANINA MONROE, THOMAS G. MCCALL, TIMOTHY J. NOONAN, MICHELLE HAASE AND MARTHA BARRERAS OF LOCKTON COMPANIES, LLC** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.00.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

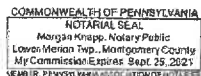
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27TH DAY OF OCTOBER, 2017.

(Seal)



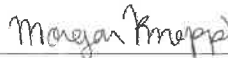
Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.



(Notary Seal)

Notary Public:



residing at:

Bala Cynwyd, PA

My commission expires:

September 25, 2021

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this _____ day of _____, 2017.

FEB 11 2021



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

ALL-PURPOSE 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)
) SS.
COUNTY OF ORANGE)

On February 17, 2021 before me, Faith M. Domotor, Notary Public,
Date Insert Name and Title of Officer

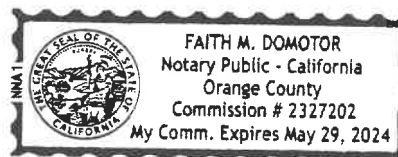
personally appeared Bryan Bergeron, who proved
Name(s) of Signer(s)

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.

Faith M. Domotor
(Signature of Notary Public)



Place Notary Seal Above

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
CONSTRUCTION COST WORKSHEET

NV5
Approved
Padma Asam
10/07/2020 11:21:30 AM

PARCEL MAP OR TRACT NO.: _____ Tract 27971-7 Street
DATE: _____ 28-Sep-20

PP, CUP NO.: _____ BY: _____, P.E.

IMPROVEMENTS FAITHFUL PERFORMANCE 100%
LABOR & MATERIALS SECURITY 100%


	Construction Costs)
Streets/Drainage	\$ 805,427.80
Total	\$ 805,427.80
Warranty Retention (22.5%)	\$ 181,221.26
Street/Drainage Plan Check Fees =	\$ 16,108.56
Street Inspection Fees =	\$ 24,162.83

DESIGN ENGINEERS CALCULATIONS OF IMPROVEMENT BONDING COSTS

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

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

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



Engineer's Signature

29 SEPTEMBER 2020

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*****

1. Quantities to be taken from improvement plans, Unit costs to be as provided on "City of Beaumont Construction Cost Worksheet".
2. Show Bond Amounts to the nearest \$500.
3. 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 27971-7 Street

DATE: 28-Sep-20

STREET IMPROVEMENTS				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
		Roadway Excavation		
1,731	C.Y.	1. Projects with a grading plan area x 0.50' (hinge point to hinge point)(93,474 sf)	\$ 20.00	\$ 34,620
		2. Projects without a grading plan (road area and side slopes to daylight Cut (C) = Fill (f) =		
	C.Y. (c or f)	(a.) Excavate and Fill	\$ 0.40	\$ -
	C.Y. (f - c)	(b.) Excavate and Export	\$ 1.10	\$ -
		(c.) Import and Fill	\$ 2.80	\$ -
		If balance, provide (a.) only, either cut or fill		
		If export, provide (a.) & (b.), a = fill, b = cut - fill		
		If import, provide (a.) & (c.), a = cut, c= fill - cut		
		(Unit costs for (a.), (b.) & (c.) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)		
				\$ -
	S.F.	Remove A.C. Pavement	\$ 1.45	\$ -
	L.F.	Remove Curb and Gutter	\$ 18.00	\$ -
	L.F.	Remove A.C. Dike	\$ 3.00	\$ -
	S.F.	Remove Sidewalk	\$ 3.00	\$ -
440	L.F.	Sawcut & Remove Exist. A.C. Pavement	\$ 2.45	\$ 1,078
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

SUBTOTAL = \$ 35,698

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

PROJECT: Tract 27971-7 Street

DATE: 28-Sep-20

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
	L.F.	Remove Chain Link Fence	\$ 7.50	\$ -
	EA.	Remove Barricade	\$ 200.00	\$ -
1,683	TON	Asphalt Concrete - 144 lbs/cu. Ft. (93,474 OnSite SF @ 3")	\$ 90.00	\$ 151,470
1,876	C.Y.	Aggregate Base Class II (93,474 OnSite SF @ 6.5")	\$ 50.00	\$ 93,800
4	TON	Asphalt Emulsion (Fog Seal/Paint Binder) (1 ton = 240 gals) (93,474 OnSite SF)	\$ 600.00	\$ 2,100
		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	\$ -
5,414	L.F.	Curb and Gutter (Type A-6)	\$ 15.00	\$ 81,210
	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	\$ -
4,410	S.F.	P.C.C. Cross Gutter and Spandrels	\$ 10.00	\$ 44,100
34,371	S.F.	P.C.C. Sidewalk	\$ 6.00	\$ 206,226
	SF	P.C.C. Drive Approach	\$ 8.00	\$ -
8	EA.	Handicapped Access Ramp	\$ 2,000.00	\$ 16,000
59	EA.	P.C.C. Drive Approach (individual lot driveway approach per finished grading plan)	\$ 12.00	\$ 708
	S.F.	Cold Plane & Overlay Exist. A.C. Paving	\$ 4.00	\$ -
				\$ -
				\$ -
			SUBTOTAL =	\$ 595,614.00

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
IMPROVEMENT REQUIREMENT WORKSHEET

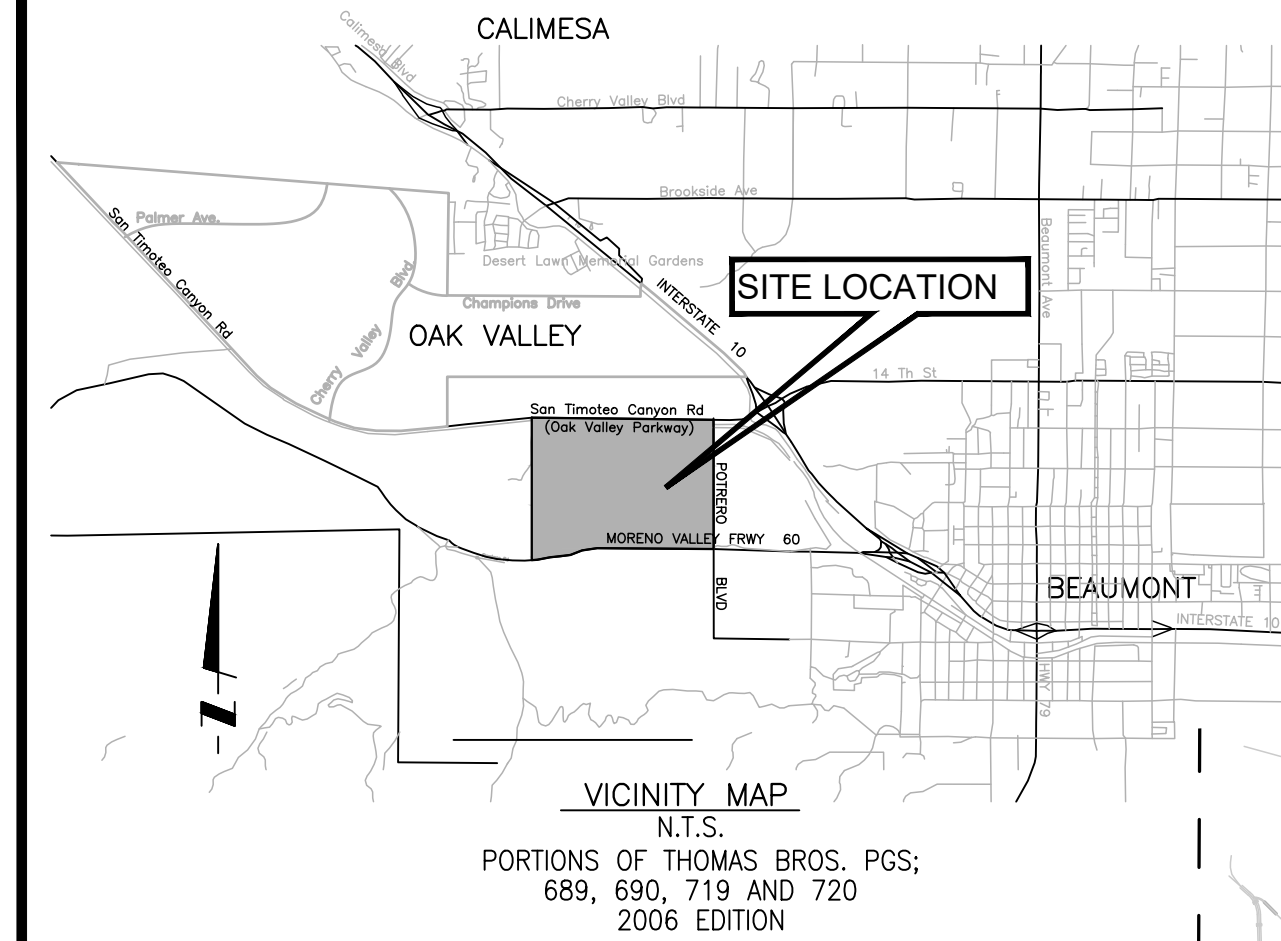
PROJECT: Tract 27971-7 Street

DATE: 28-Sep-20

STREET IMPROVEMENTS (Cont'd.)				
QTY.	UNIT	ITEM	UNIT COST	AMOUNT
4	EA.	Street Name Sign	\$ 400.00	\$ 1,600
	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
90	EA.	Street Trees (15 gallon)	\$ 150.00	\$ 13,500
400	L.S.	Landscape and Irrigation sleeve 4"	\$ 15.00	\$ 6,000
200	L.S.	Landscape and Irrigation sleeve 6"	\$ 25.00	\$ 5,000
	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	\$ -
0	EA.	Gutter Depression for Curb Opening Catchbasin	\$ 1,500.00	\$ -
	EA.	Access Driveway for Storm Drain at Cul-de-Sac	\$ 640.00	\$ -
4	EA.	"STOP" Pavement Marking	\$ 200.00	\$ 800
80	L.F.	Limit Line	\$ 2.00	\$ 160
4	EA.	RI "STOP SIGN"	\$ 250.00	\$ 1,000
4	EA.	W14-2 "NO OUTLET" Sign	\$ 250.00	\$ 1,000

SUBTOTAL =	\$ 69,060.00
	\$ 700,372
	\$ 105,056
	\$ 805,428

- A. Street Subtotal
B. Contingency (15%)
C. Streets/Drainage Total (A + B)



CITY OF BEAUMONT, CALIFORNIA

PRIVATE STREET IMPROVEMENT PLANS

TRACT NO. 27971-7

UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORD EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED; LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

NOTE:

ALL STREETS TO BE PRIVATE WITH THE EXCEPTION OF POTRERO BOULEVARD. POTRERO BOULEVARD IS A PUBLIC STREET. PRIVATE STREETS ARE TO HAVE PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENTS.

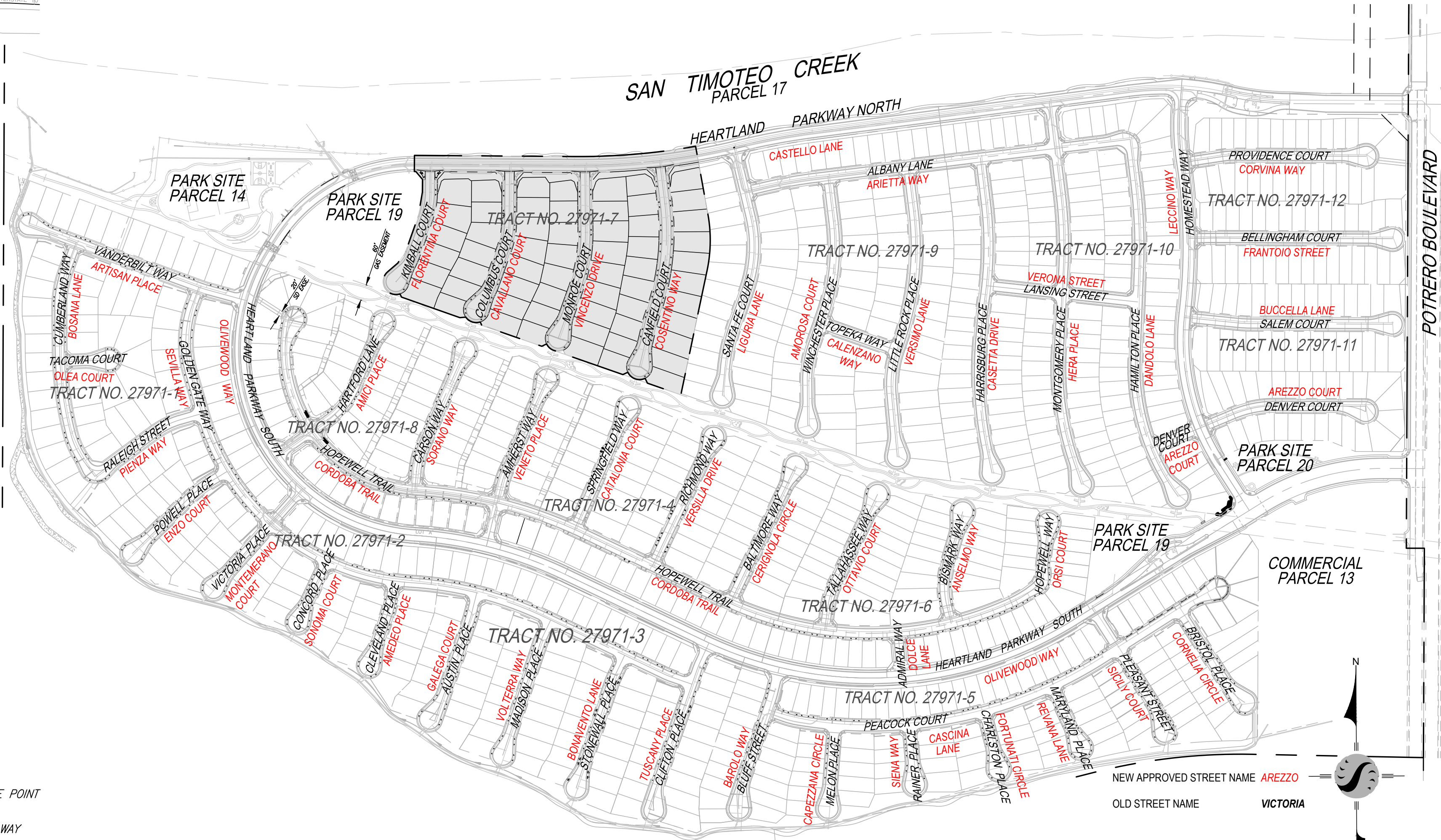
LEGEND

PROP.	PROPOSED	RP	REFERENCE POINT
EXIST.	EXISTING	ST	STREET
C.L., C/L	CENTERLINE	R/W	RIGHT OF WAY
T.C.	TOP OF CURB	D/W	DRIVEWAY
F.L.	FLOW LINE	V.C.	VERTICAL CURVE
F.S.	FINISHED SURFACE	PI	POINT OF INTERSECTION
E.P.	EDGE OF PAVEMENT	PIG	POINT IN GUTTER
C.B.	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
A.C.	ASPHALTIC CONCRETE		TRACT BOUNDARY
A.B.	AGGREGATE BASE		CENTER LINE
BCR	BEGIN CURB RETURN		DIRECTION OF FLOW
ECR	END CURB RETURN		PROP. STREET LIGHTS
BVC	BEGIN VERTICAL CURVE		PROP. A.C.
MVC	MIDDLE VERTICAL CURVE		PROP. SIDEWALK
EVC	END VERTICAL CURVE		COLD PLANE & AC OVERLAY
P.R.C.	POINT OF REVERSE CURVE		STOP SIGN/STREET NAME SIGN
PCC	POINT OF COMPOUND CURVE		STREET NAME SIGN
PRVC	POINT OF REVERSE VERTICAL CURVE		PROP. UTILITY X'ING SLEEVES
(1329.02)	EXISTING ELEVATION		(1) 6" PVC CLASS 200
1479.70	PROPOSED ELEVATION		(2) 4" PVC CLASS 315
LT	LEFT		PRIVATE STREET RIGHT OF WAY
RT	RIGHT		
RTN	RETURN		
MOC	MIDDLE OF CURVE		

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.



AS-BUILT

"DECLARATION OF RESPONSIBLE CHARGE"

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF BEAUMONT DOES NOT RELIEVE ME AS ENGINEER OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

FIRM: STANTEC

ADDRESS: 735 E. CARNEGIE DR., #280

CITY, ST.: SAN BERNARDINO, CA 92405

TELEPHONE: 909-255-8207

BY:  (NED ARAJOU, RCE:57835)

DATE: 29 SEP 2020

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 THE 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 NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS OR HIS CONSULTANTS.

NED ARAJOU RCE-57835

DATE

APPLICANT/SUBDIVIDER:

RSI COMMUNITIES-HEARTLAND, LLC
620 NEWPORT CENTER DRIVE, 12th FLOOR
NEWPORT BEACH, CALIFORNIA 92660
PH: (949) 270-3636

OLIVEWOOD-TAYLOR MORRISON

RSI COMMUNITIES-CALIFORNIA, LLC
4695 MACARTHUR COURT, FLOOR 8
NEWPORT BEACH, CALIFORNIA 92660-1882
PH: (949) 503-0861
BRYAN BERGERON

24 HOUR EMERGENCY CONTACT

LAND DEVELOPMENT - DARREN BOLTON

RSI COMMUNITIES-CALIFORNIA LLC
4695 MACARTHUR COURT, FLOOR 8
NEWPORT BEACH, CA 92660-1882
MOBILE: (951) 704-5503
EMAIL: DBOLTON@TAYLORMORRISON.COM
WWW.TAYLORMORRISON.COM

NOTE:

ALL PROPOSED STREETS IN TRACT NO.27971-7 ARE DESIGNATED AS PRIVATE STREETS.

SIDEWALKS AND DRIVEWAYS APPROACHES WILL BE POURED/CONSTRUCTED ONLY AFTER DRIVEWAY LOCATIONS ARE DETERMINED.

APPROVAL OF THESE PLANS APPLY ONLY WITHIN THE JURISDICTION OF THE CITY OF BEAUMONT.


TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

THE CITY RESERVES THE RIGHT TO REQUIRE REVISION OF THE APPROVED PLANS TO CONFORM TO CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEAR AFTER PLANS WERE APPROVED.

INDEX OF SHEETS:

SHEET 1 - TITLE SHEET-INDEX MAP-VICINITY MAP-GENERAL NOTES
SHEET 2 - CONSTRUCTION NOTES, QUANTITIES & TYPICAL SECTION INDEX MAP
SHEET 3 - KIMBALL COURT STA. 10+00.00 TO STA. 14+64.61
SHEET 4 - COLUMBUS COURT STA. 10+00.00 TO STA. 15+65.03
SHEET 5 - MONROE COURT STA. 10+00.00 TO STA. 16+58.35
SHEET 6 - CANFIELD COURT STA. 10+00.00 TO STA. 17+79.56
SHEET 7 - SIGNAGE & STRIPING
SHEET 8 - DETAILS

UPDATED DECLARATION OF ENGINEER OF RECORD, UPDATED 24

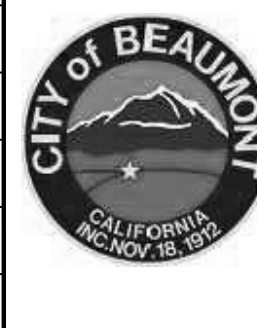
REK.	△	HOUR EMERGENCY CONTACT, UPDATED APPLICANT, REVISED	8/18/20	PREPARED BY:	
		CONSTRUCTION NOTE NO.10, REMOVED CONSTRUCTION NOTE NO. 6A			735 E. CARNEGIE DR., #280 SAN BERNARDINO, CA 92405 909.335-6120 stantec.com
		REVISED QUANTITIES, REVISED UNDERGROUND UTILITY DETAIL	10/7/2020		
		UPDATED PROFILE PER EXISTING CURB RETURN, AS BUILT REVISIONS	10/7/2020		
		ADDED CONSTRUCTION NOTE 6, REVISED DRIVEWAY LOCATION PER	10/7/2020		
		PLOT PLAN, OMITTED ST. LIGHT DETAILS, OMITTED CURB RAMP	10/7/2020		
BY	MARK	DESCRIPTION	APPR.	DATE	
ENGINEER		REVISIONS	QTY		


NED ARAJOU RCE-57835

DATE



DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 09/28/20
JOB NUMBER: 2042495810



Reviewed By: _____ Date: _____
Recommended for Approval By:  Date: 10/20/2020
Approved By: _____ Date: 10/20/2020
Director of Public Works
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
5505 6th St
Beaumont, CA 92223
TEL: (951) 789-8520 FAX: (951) 789-8508

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-7

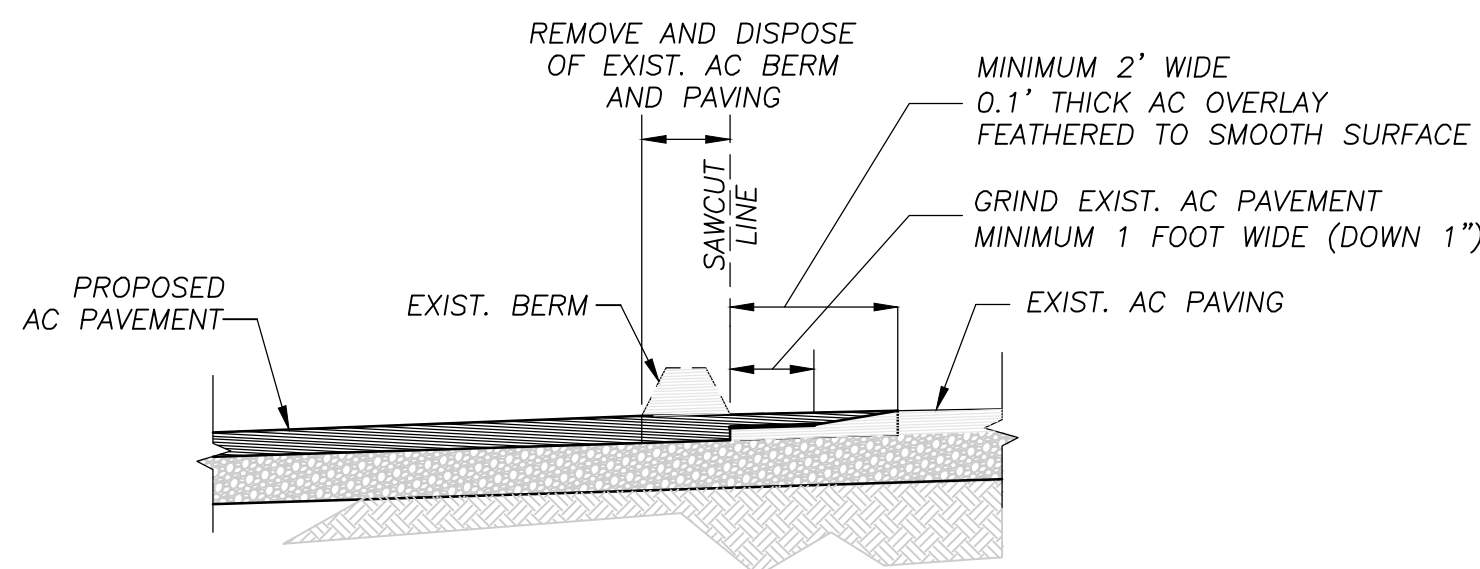
TITLE SHEET - LOCATION MAP
VICINITY MAP - GENERAL NOTES

SHEET
1
OF 8 SHEETS
DRAWING NAME:
FILE NO.: 3227A

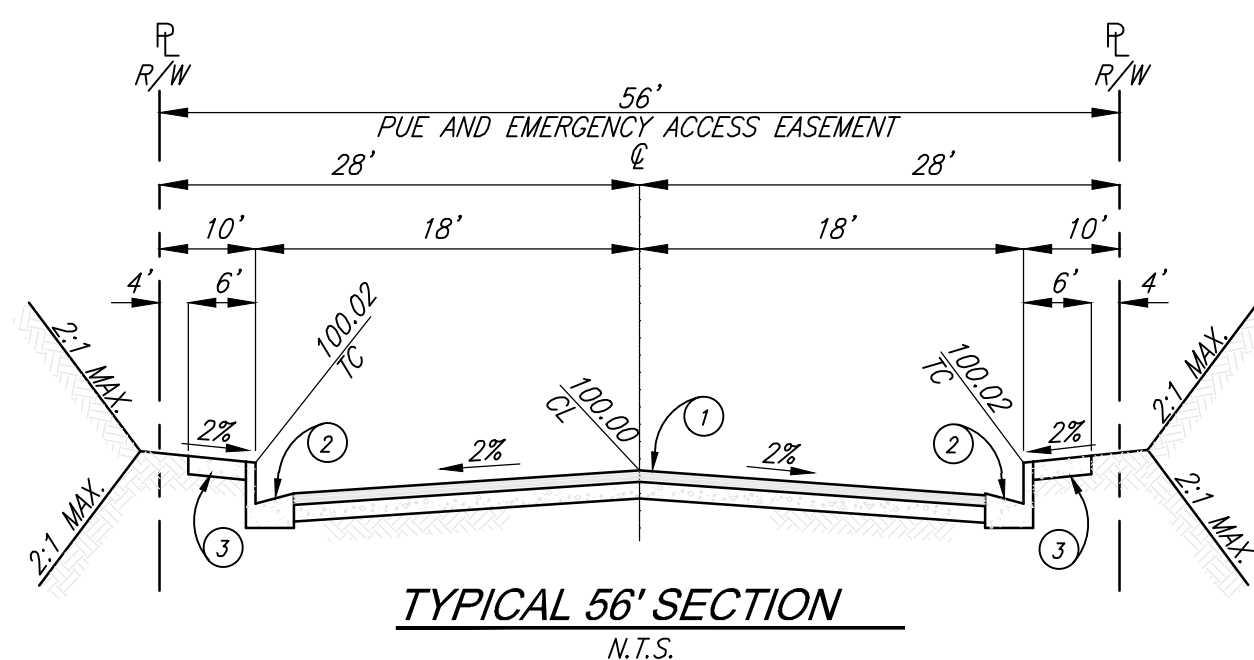
FOR: RSI COMMUNITIES-CALIFORNIA, LLC

CONSTRUCTION NOTES AND ESTIMATED QUANTITIES ITEM

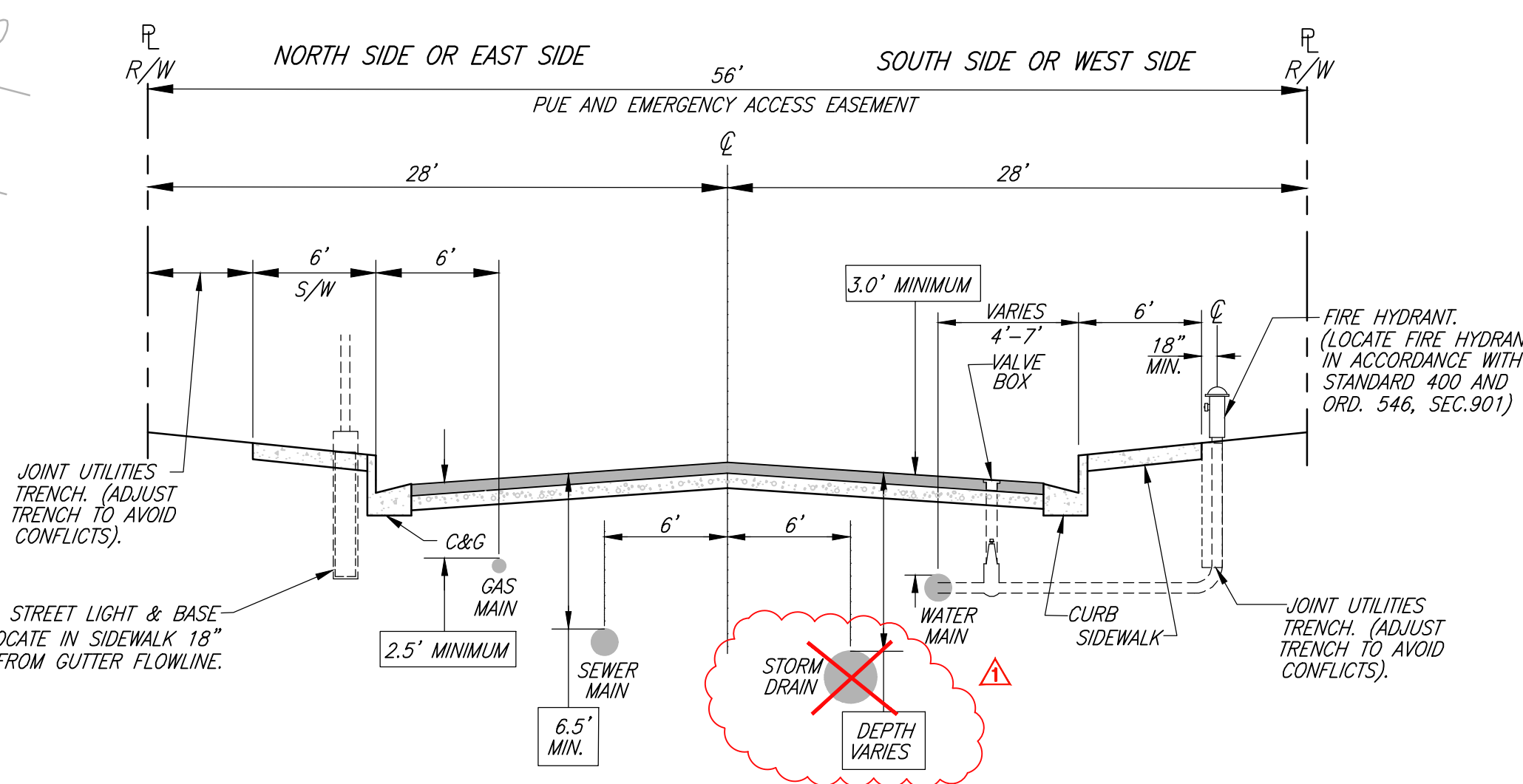
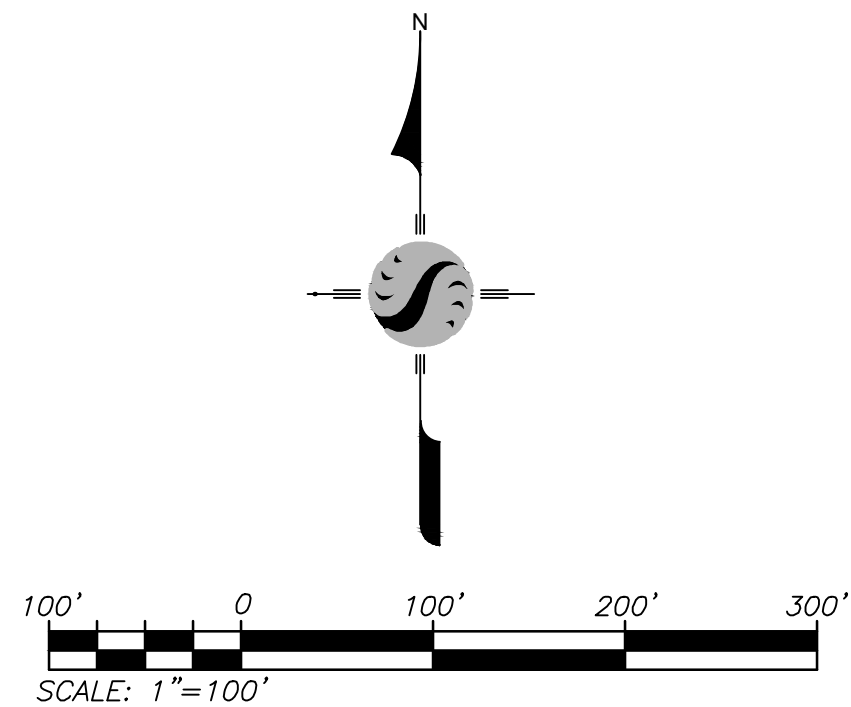
	TOTAL
1. CONSTRUCT 3" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS.	93,474 S.F.
2. CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200.	5,414 L.F.
3. CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401.	34,371 S.F.
4. INSTALL STREET NAME SIGN ON STREET LIGHT POLE PER RIVERSIDE COUNTY STD. NO. 815.	4 E.A.
5. INSTALL W14-2 "NO OUTLET" PER 2014 CA MUTCD	4 E.A.
6A. CONSTRUCT CURB RAMP (CASE A) PER DETAIL ON SHEET 8	6 E.A.
6. CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 8	8 E.A.
7. CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209.	4 E.A.
10. INSTALL STREET LIGHT PER DETAIL ON SHEET 8. LOCATE BASE 18" BEHIND CURB FLOWLINE AS SHOWN ON PLAN. PRIVATE STREET LIGHT PLANS PER SEPARATE SUBMITTAL AND PERMIT APPROVAL.	8 E.A.
13. INSTALL R1-1 "STOP SIGN" PER CALIFORNIA M.U.T.C.D.	4 E.A.
14. APPLY THERMOPLASTIC WHITE LIMIT LINE PER M.U.T.C.D., CA SUPPLEMENT, FIG. 3B-103	80 L.F.
15. THERMOPLASTIC "STOP" PAVEMENT MARKING PER 2014 CA MUTCD, FIG. 3B-23(CA).	4 E.A.
22. SAWCUT AND REMOVE EXISTING PAVEMENT AND AC BERM PER DETAIL ON SHEET 2.	440 L.F.
23. INSTALL IRRIGATION SLEEVES, (1) 6" PVC CLASS 200 AND (2) 4" PVC CLASS 315 PIPE UNDER PAVEMENT AND HARDSCAPE. SLEEVES SHALL EXTEND A MINIMUM OF 6 INCHES BEYOND HARDSCAPE. IN-LINE FITTINGS, INCLUDING COUPLERS, SHALL NOT BE PERMITTED UNDER PAVEMENT/HARDSCAPE SURFACES EXCEPT WHERE THE SLEEVE LENGTH IS 20 FEET OR GREATER. THE ENDS OF SLEEVES SHALL BE CAPPED HAND-TIGHT UNTIL PIPING IS LAID. ALL SLEEVES SHALL HAVE A MINIMUM CLEARANCE OF SIX INCHES (6") FROM EACH OTHER. PARALLEL SLEEVES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER. SLEEVES SHALL BE IPS PRESSURE RATED PVC 1120 SDR 13.5 (CLASS 315) FOR 4" PIPE AND SHALL BE IPS PRESSURE RATED PVC 1120 SDR 21 (CLASS 200) FOR 6" PIPE. SLEEVES SHALL BE INSTALLED AT DEPTH NO LESS THAN 24 INCHES FROM FINISH GRADE.	6" PVC = 200 L.F. 4" PVC = 400 L.F.
24. CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)	59 E.A.
25. CONSTRUCT UNDER SIDEWALK DRAIN PER COUNTY OF RIVERSIDE STD. 309, INVERT PER PLAN.	48 L.F.



22 AC PAVEMENT MATCH AND OVERLAY
NTS



TYPICAL 56' SECTION
N.T.S.
KIMBALL COURT, COLUMBUS COURT,
MONROE COURT, CANFIELD COURT
MODIFIED RIVERSIDE COUNTY STD. 106, SECTION A
T.I. = 5.5, 0.25" A.C. W/SEAL COAT OVER 0.50" A.B. CL-2
PRELIM. "R" VALUE = 30



COUNTY OF RIVERSIDE
UNDERGROUND
UTILITY LOCATIONS
STANDARD NO. 817
(MODIFIED TO MEET WATER SEPARATION REQUIREMENTS)



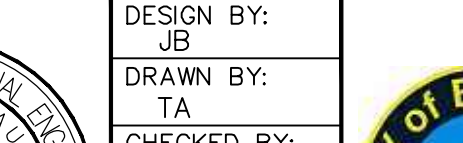
NOTE:
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THE EXCEPTION OF POTRERO
BOULEVARD. POTRERO BOULEVARD
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ACCESS EASEMENTS.

AS-BUILT

DWG: 11/20/22 (revise 12/04/2022) Working Sheet: Final 10/28/22 20/25/22 DWG
By: rsl/sgp/sgp
Patched: Nov 11, 2022 5:35pm

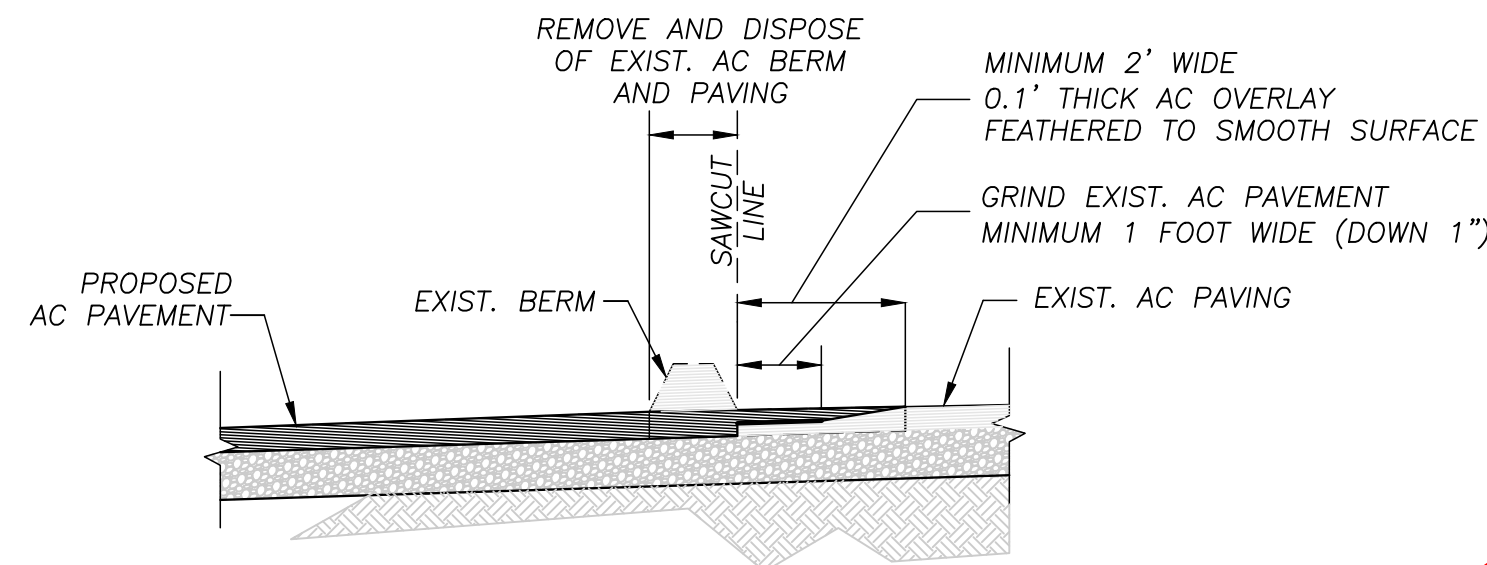
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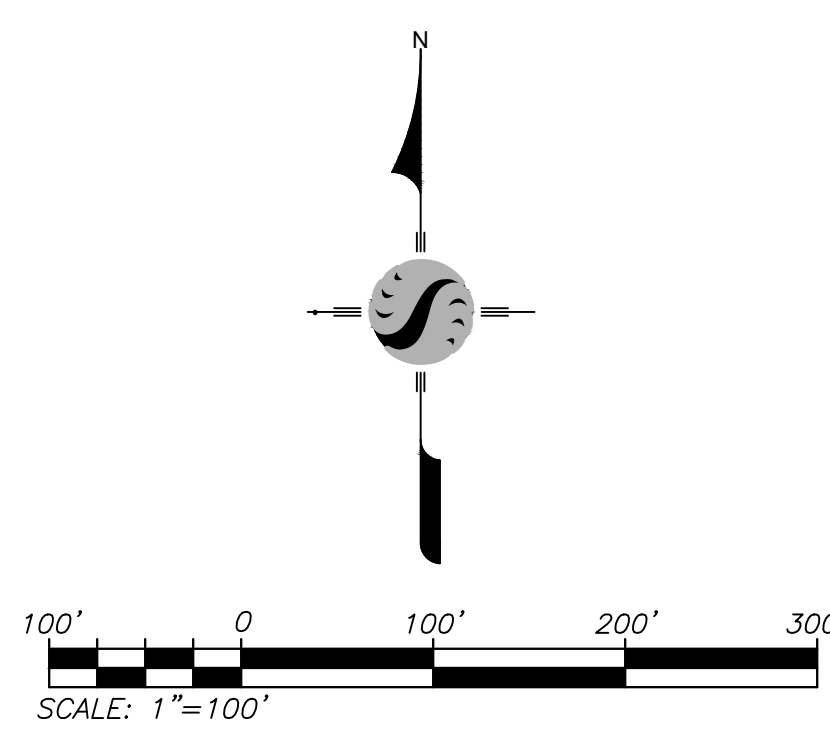
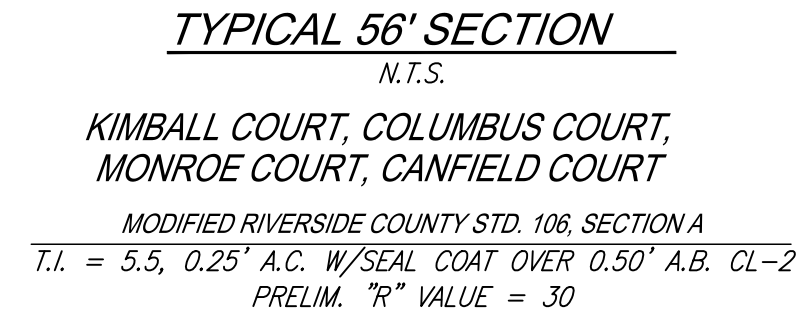
 Know what's below. Call before you dig.	BASIS OF BEARINGS: DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT". BEARING: N 27°39'52" E	BENCHMARK: BENCHMARK ESTABLISHED BY THE COUNTY OF 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 #826632, 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	<table><tr><td>REK</td><td>Δ</td><td>REVISED CONSTRUCTION NOTE NO. 10, REMOVED</td><td>8/18/20</td></tr><tr><td></td><td></td><td>CONSTRUCTION NOTE NO. 6A, REVISED QUANTITIES, REVISED UNDERGROUND UTILITY DETAIL</td><td></td></tr><tr><td>BY</td><td>MARK</td><td>DESCRIPTION</td><td>APPR. DATE</td></tr><tr><td>ENGINEER</td><td></td><td>REVISIONS</td><td>CITY</td></tr></table>	REK	Δ	REVISED CONSTRUCTION NOTE NO. 10, REMOVED	8/18/20			CONSTRUCTION NOTE NO. 6A, REVISED QUANTITIES, REVISED UNDERGROUND UTILITY DETAIL		BY	MARK	DESCRIPTION	APPR. DATE	ENGINEER		REVISIONS	CITY	PREPARED BY:  735 E. CARNEGIE DR., #280 SAN BERNARDINO, CA 92405 909.335-6120 stantec.com	SEAL 	DESIGN BY: JB DRAWN BY: TA CHECKED BY: VAD SCALE: AS NOTED DATE: 11/11/22 JOB NUMBER: 2042495810	Reviewed By: _____ Date: _____ Recommended for Approval By: _____ Date: _____ Approved By: _____ Date: _____ <i>Director of Public Works</i>	CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT 27971-7 CONSTRUCTION NOTES, QUANTITIES & TYPICAL SECTIONS CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION FOR: RSI COMMUNITIES—CALIFORNIA, LLC	SHEET 2 OF 8 SHEETS DRAWING NAME: FILE NO.:
	REK	Δ	REVISED CONSTRUCTION NOTE NO. 10, REMOVED	8/18/20																					
			CONSTRUCTION NOTE NO. 6A, REVISED QUANTITIES, REVISED UNDERGROUND UTILITY DETAIL																						
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		NED J. ARAUJO R.C.E. 57835																							

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(3)	CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401.	34,371 S.F.
(4)	INSTALL STREET NAME SIGN ON STREET LIGHT POLE PER RIVERSIDE COUNTY STD. NO. 315.	4 E.A.
(5)	INSTALL W14-2 "NO OUTLET" PER 2014 CA MUTCD	4 E.A.
(6A)	CONSTRUCT CURB RAMP (CASE A) PER DETAIL ON SHEET 9	6 E.A.
(6)	CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 8	8 E.A.
(7)	CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209.	4 E.A.
(10)	INSTALL STREET LIGHT PER DETAIL ON SHEET 9. LOCATE BASE 18" BEHIND CURB FLOWLINE AS SHOWN ON PLAN. PRIVATE STREET LIGHT PLANS PER SEPARATE SUBMITTAL AND PERMIT APPROVAL.	8 E.A.
(13)	INSTALL R1-1 "STOP SIGN" PER CALIFORNIA M.U.T.C.D.	4 E.A.
(14)	APPLY THERMOPLASTIC WHITE LIMIT LINE PER M.U.T.C.D., CA SUPPLEMENT, FIG. 3B-103	80 L.F.
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(22)	SAWCUT AND REMOVE EXISTING PAVEMENT AND AC BEFM PER DETAIL ON SHEET 2.	440 L.F.
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50 54

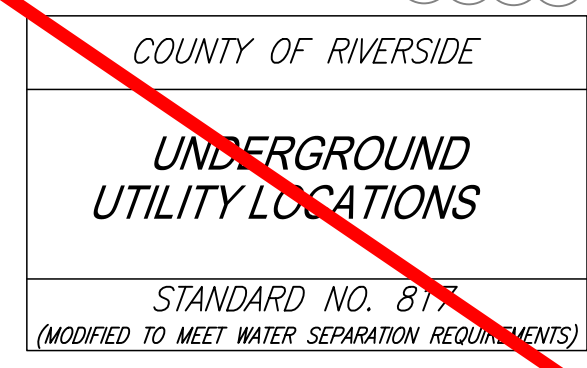


22 AC PAVEMENT MATCH AND OVERLAY
NTS



100' 0 100' 200' 300'

SCALE: 1"=100'




NOTE:
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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
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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 #026632, A STANDARD DISC, CORNER OF THE RESET 1955' AND SET IN THE TOP CORNER OF A CONCRETE POST PROJECTING 0.5 FEET ABOVE GROUND.
STAMPED U-448-1955
ELEV: 2448.129

[illegible]

PREPARED BY:  **Stantec**
735 E. CARNEGIE DR., #280
SAN BERNARDINO, CA 92405
909.335-6120 stantec.com

 29 SEP 2020

NED ARAUJO
R.C.F. #52835

DATE

SEAL

REGISTERED PROFESSIONAL ENGINEER
NED J. ARAUJO
No. 57835
CML
STATE OF CALIFORNIA

DESIGN BY:	JB
DRAWN BY:	TA
CHECKED BY:	VAD
SCALE:	AS NOTED
DATE:	09/28/20
JOB NUMBER:	2042495810

Reviewed By: _____ Date: _____

Recommended for Approval By: _____ Date: _____

Approved By: *William D. Harris* Date: 10/20/2020
Director of Public Works

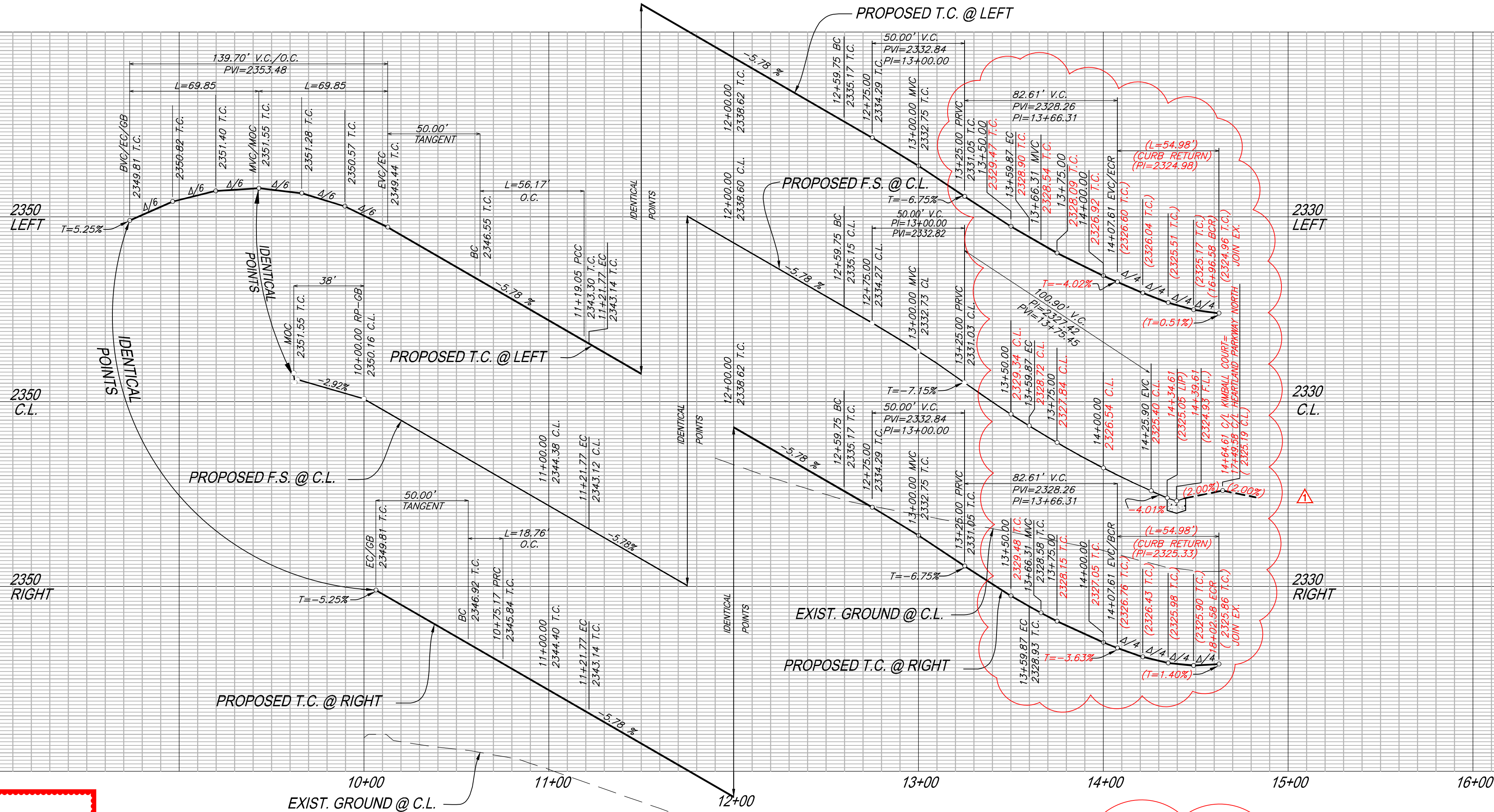
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

5506 8th St.
Beaumont, CA 92223
Tel: (951) 363-4400

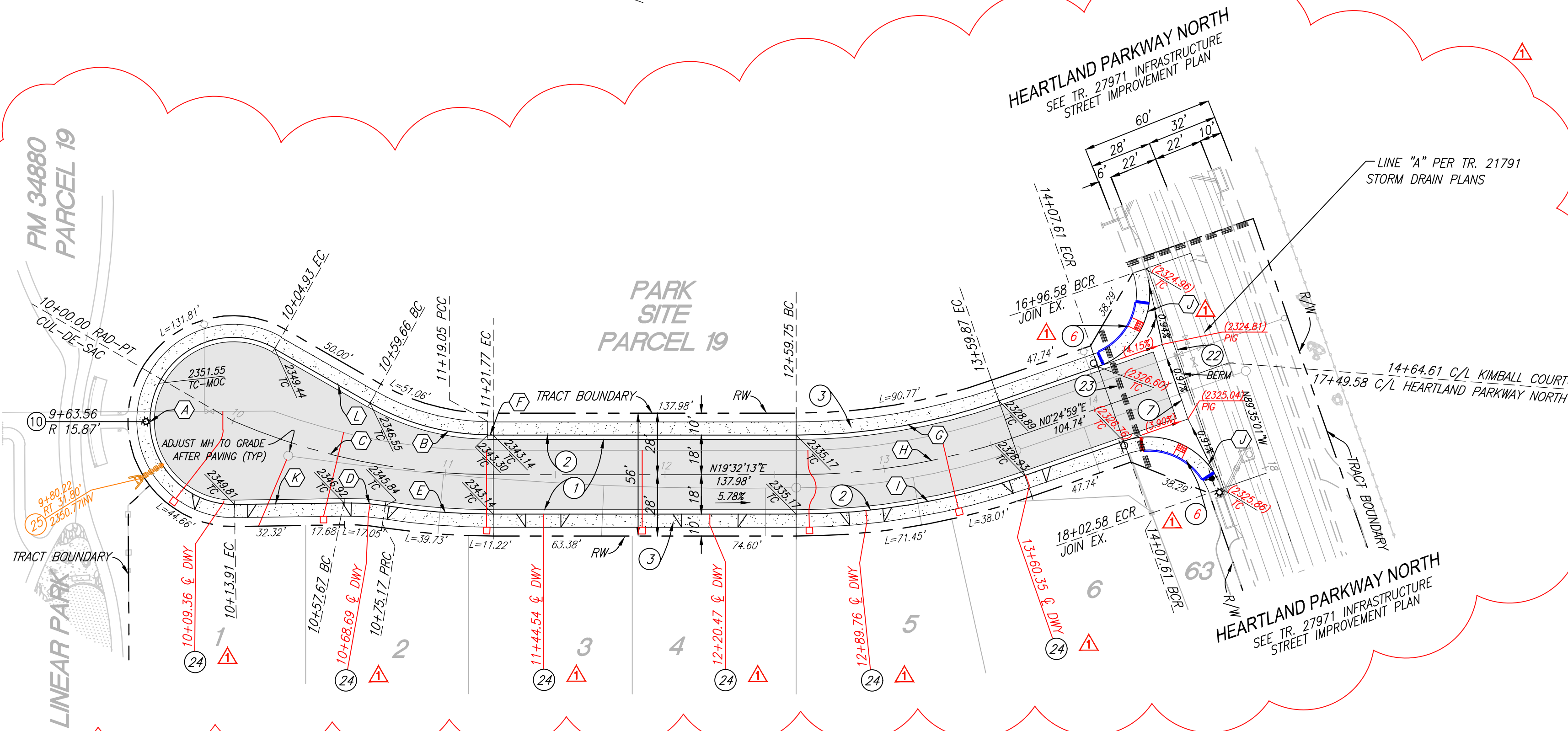
CITY OF BEAUMONT, CALIFORNIA	
PRIVATE STREET IMPROVEMENT PLANS	
TRACT 27971-7	
<p><i>CONSTRUCTION NOTES, QUANTITIES & TYPICAL SECTIONS</i></p>	
FOR: RSI COMMUNITIES-CALIFORNIA, LLC	

SHEET
2
OF 8 SHEETS
DRAWING NAME:
FILE NO: 2227A

AS-BUILT



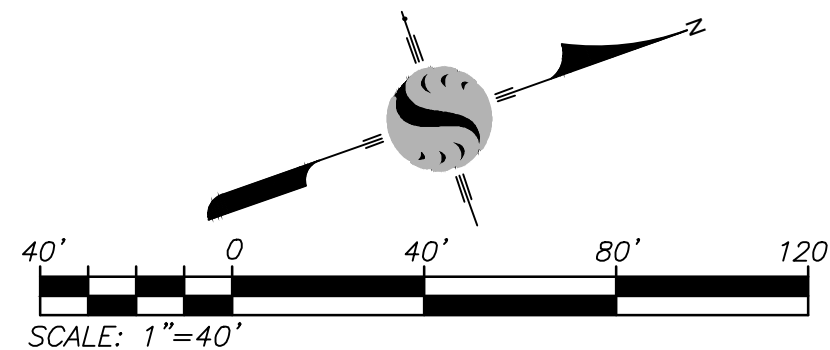
PROFILE SCALE:
HORIZ. 1"=40'
VERT. 1"=4'



LINE & CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	210°38'44"	38.00'	139.71'	---
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KIMBALL COURT

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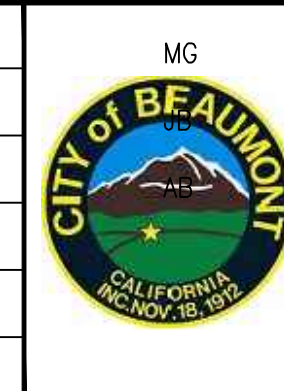
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ELEV: 2448.129

REK	DESCRIPTION	DATE
1	UPDATED PROFILE PER EXISTING CURB RETURN AS BUILT REVISIONS, UPDATED CONSTRUCTION NOTE NO. 10, REMOVED CONSTRUCTION NOTE NO. 6A, ADDED CONSTRUCTION NOTE NO. 6, REVISED DRIVEWAY LOCATION PER PLOT PLAN	8/18/20

PREPARED BY: **Stantec**
735 E. CARNEGIE DR. #200
SAN BERNARDINO, CA 92405
909.335.6120
stantec.com
NED J. ARAUJO
R.C.E. 57835

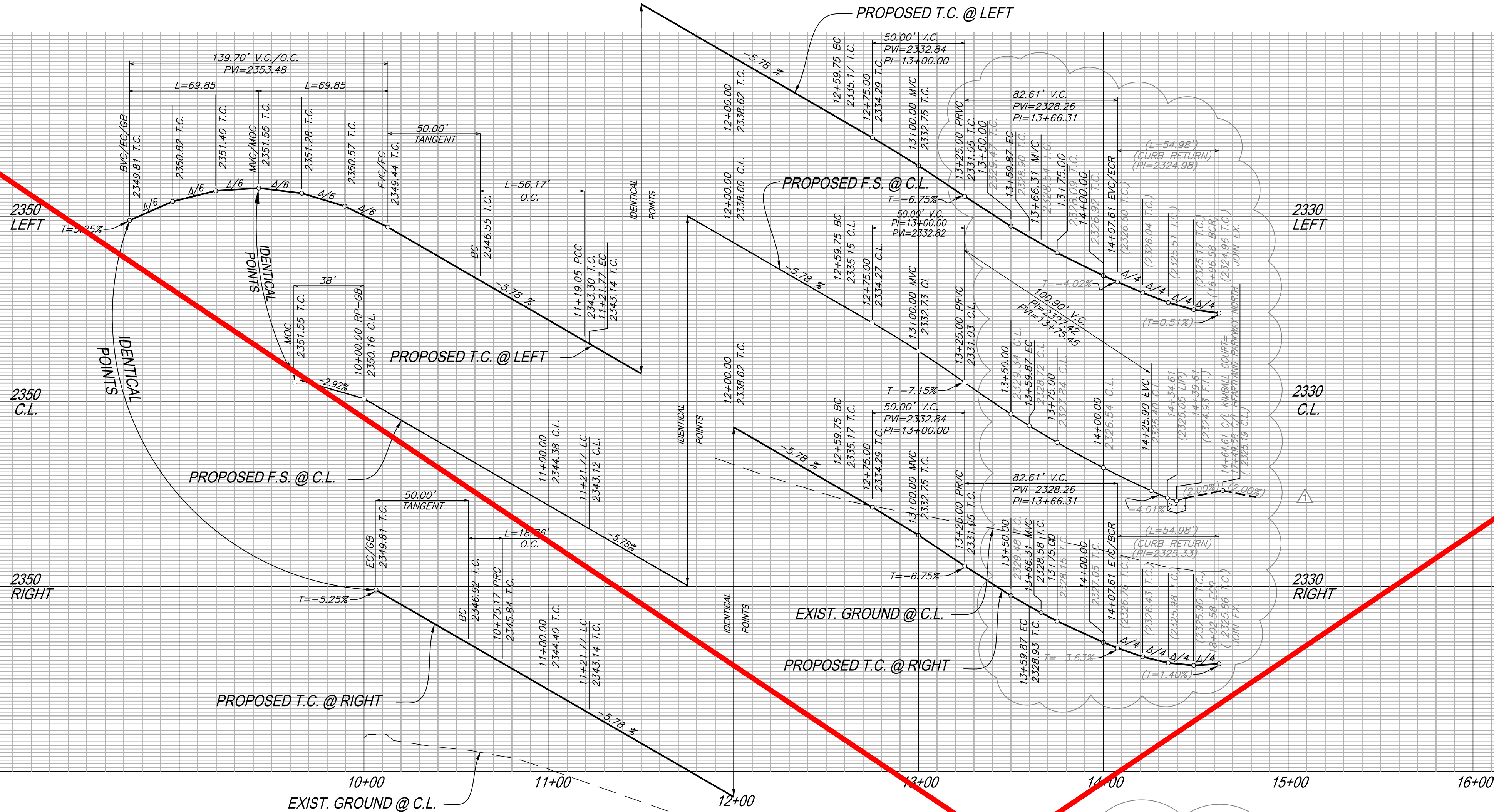
DESIGN BY: JEB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 11/11/22
JOB NUMBER: 2042495810



Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: _____ Date: _____
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
FOR: RSI COMMUNITIES-CALIFORNIA, LLC

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-7
KIMBALL COURT-FLORENTINA COURT
STA. 10+00.00 TO STA. 14+64.61
SHEET
3
OF 8 SHEETS
DRAWING NAME:
FILE NO.:

SEE AS-BUILT

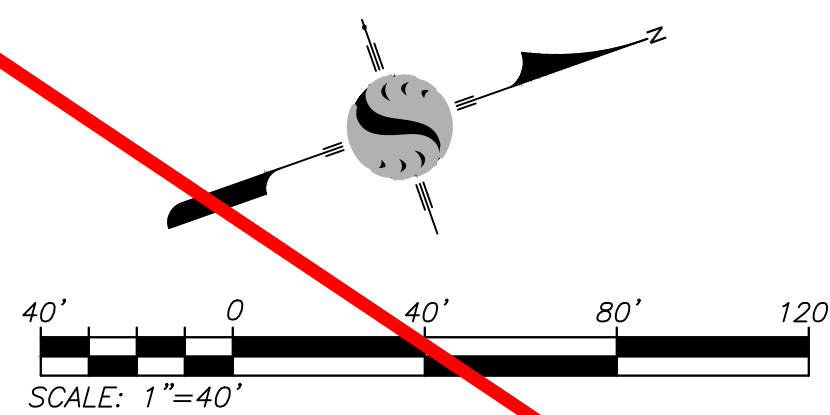


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KIMBALL COURT

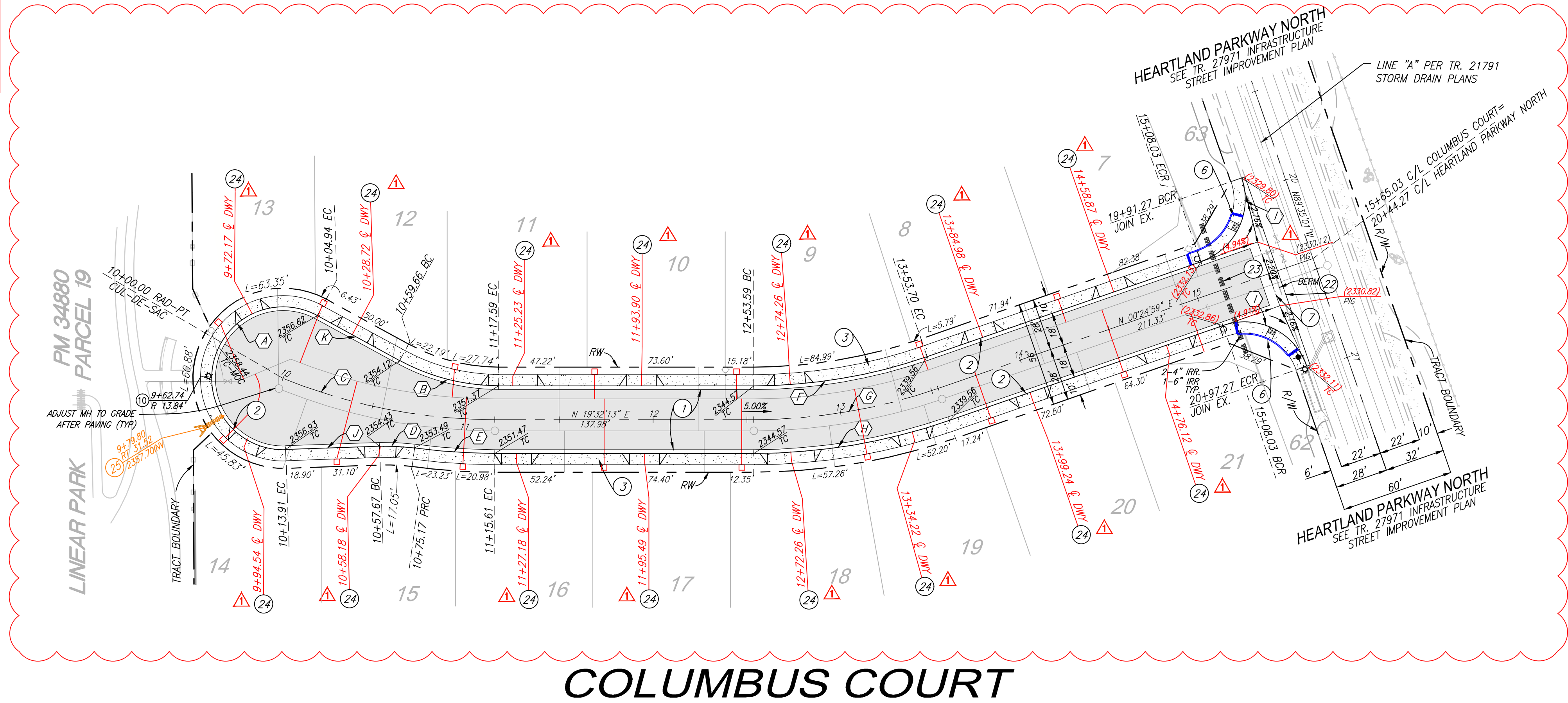
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	BASIS OF BEARINGS: DESCRIPTION: THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "REST" AND "RABBIT".	BENCHMARK: BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE, 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 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 #82632, 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	REK 	UPDATED PROFILE PER EXISTING CURB RETURN, AS BUILT REVISIONS, UPDATED CONSTRUCTION NOTE NO. 10, REMOVED CONSTRUCTION NOTE NO. 6A, ADDED CONSTRUCTION NOTE NO. 6, REVISED DRIVEWAY LOCATION PER PLOT PLAN	8/18/20	10/7/2020	BY MARK	DESCRIPTION	APPR.	DATE	ENGINEER	REVISIONS	CITY	PREPARED BY: 735 E. CARNEGIE DR., #200 SAN BERNARDINO, CA 92405 909.335-6120 stantec.com	SEAL 	DESIGN BY: JB DRAWN BY: TA CHECKED BY: VAD SCALE: AS NOTED DATE: 09/28/20 JOB NUMBER: 2042495810	MG CITY OF BEAUMONT CALIFORNIA JANUARY 18, 1917	Reviewed By: _____ Date: _____ Recommended for Approval By: _____ Date: _____ Approved By: Director of Public Works CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 5500 E. 6th St. Beaumont, CA 92223 TEL: (951) 788-8520 FAX: (951) 788-8528	CITY OF BEAUMONT, CALIFORNIA PRIVATE STREET IMPROVEMENT PLANS TRACT 27971-7 KIMBALL COURT STA. 10+00.00 TO STA. 14+64.61 FOR: RSI COMMUNITIES-CALIFORNIA, LLC	SHEET 3 OF 8 SHEETS DRAWING NAME: FILE NO.: 322A

DWG: PL 2042495810 (2042495810) Working Sheet: Final (4/28/20) - 2042495810.DWG
By: rskenn
Date: Sep 28, 2020 - 11:22am
Plotted: Sep 28, 2020 - 11:22am

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.

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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".
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 #826632, 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

REK.		UPDATED PROFILE PER EXISTING CURB RETURN, AS BUILT REVISIONS, UPDATED CONSTRUCTION NOTE NO. 10, REVISED DRIVEWAY LOCATION PER PLOT PLAN			8/18/20
BY	MARK	DESCRIPTION			APPR. DATE
ENGINEER		REVISIONS			CITY

PREPARED BY: **Stantec**
735 E. CARNegie DR., #200
SAN BERNARDINO, CA 92405
909.335-6120
stantec.com

NED J. ARAUJO
R.C.E. 57835

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 11/11/22
JOB NUMBER: 2042495810



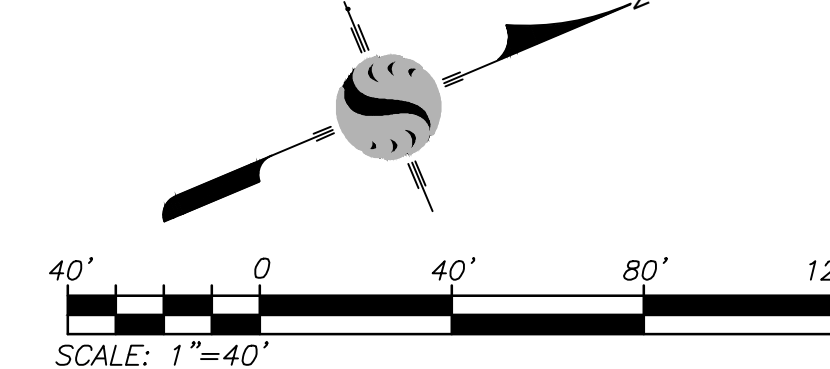
Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: _____ Date: _____
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

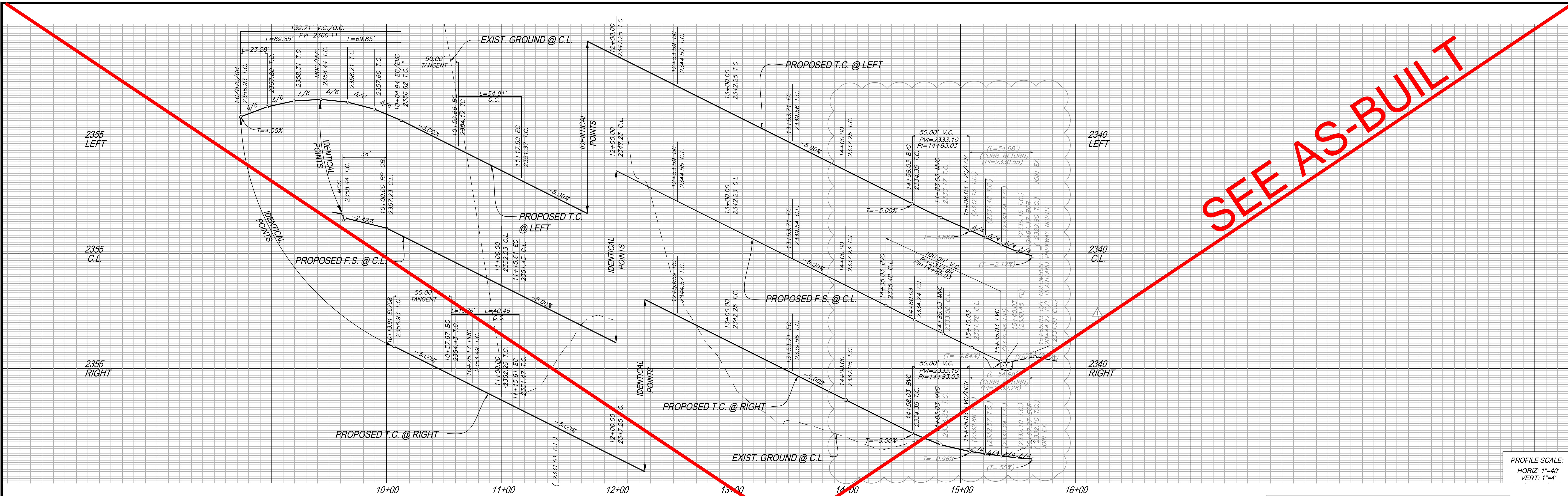
CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-7
COLUMBUS COURT-CAVALLANO COURT
STA. 10+00.00 TO STA. 15+65.03

SHEET
4
OF 8 SHEETS
DRAWING NAME:
FILE NO.:

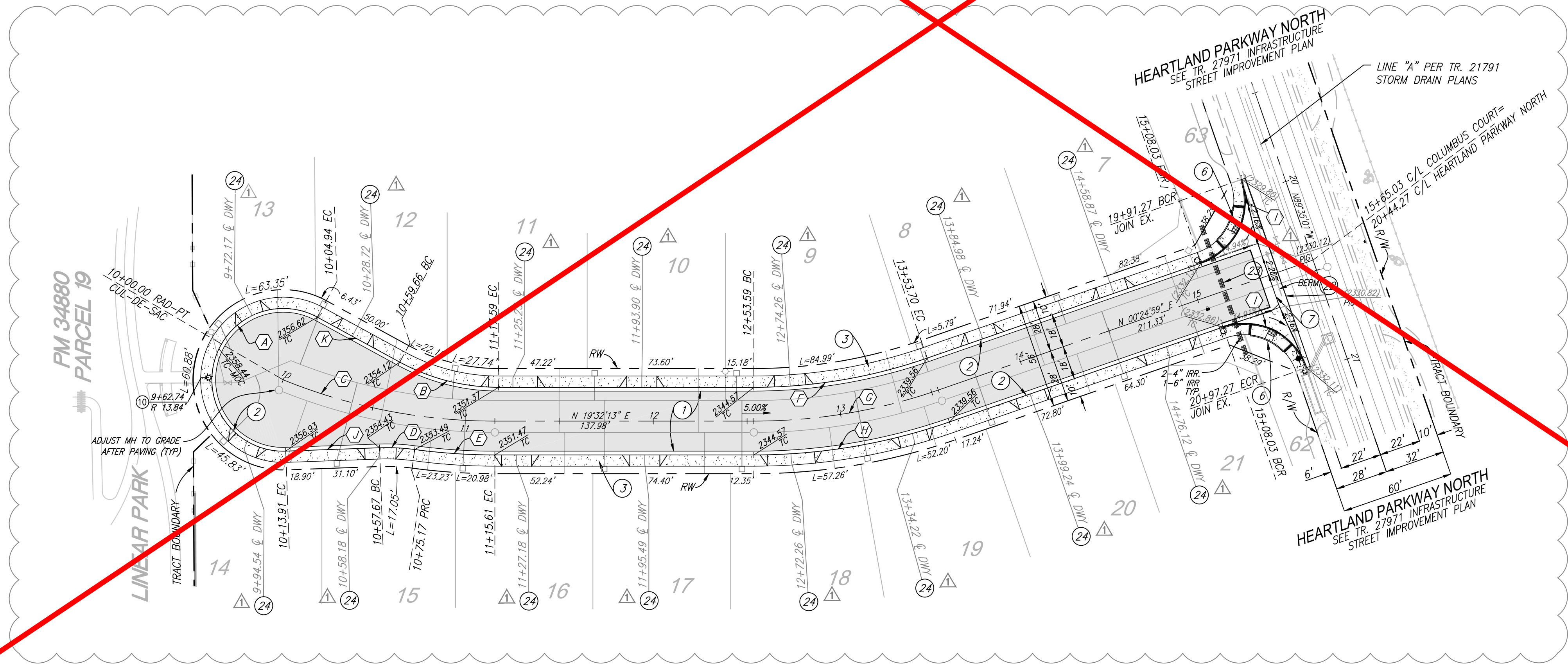
- CONSTRUCTION NOTES**
- CONSTRUCT 3" A.C. OVER 6.5" CLASS II A.B. PER GEOTECH RECOMMENDATIONS.
 - CONSTRUCT TYPE A-6 CURB PER COUNTY OF RIVERSIDE STANDARD NO. 200.
 - CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 401.
 - CONSTRUCT CURB RAMP (CASE B) PER DETAIL ON SHEET 8
 - CONSTRUCT CROSS-GUTTER PER COUNTY OF RIVERSIDE STANDARD NO. 209.
 - INSTALL STREET LIGHT PER DETAIL ON SHEET 8 LOCATE BASE 18" BEHIND CURB FLOWLINE AS SHOWN ON PLAN. PRIVATE STREET LIGHT PLANS PER SEPARATE SUBMITTAL AND PERMIT APPROVAL.
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 - CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5" UNLESS NOTED OTHERWISE)
 - CONSTRUCT UNDER SIDEWALK DRAIN PER COUNTY OF RIVERSIDE STD. 309, INVERT PER PLAN.



SEE AS-BUILT



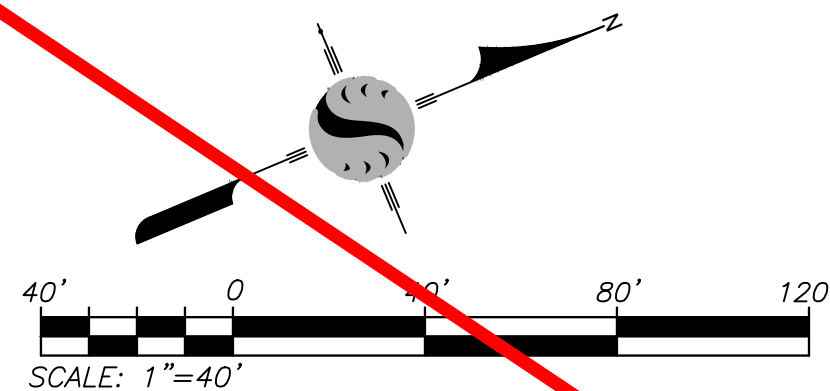
PROFILE SCALE:
HORIZ. 1"=40'
VERT. 1"=4'



LINE & CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	210°39'05"	38.00'	139.71'	---
(B)	28°36'12"	110.00'	54.91'	28.04'
(C)	22°04'44"	300.00'	115.61'	58.53'
(D)	09°46'11"	110.00'	18.76'	9.40'
(E)	07°43'19"	318.00'	42.86'	21.46'
(F)	19°07'14"	282.00'	94.11'	47.50'
(G)	19°07'14"	300.00'	100.12'	50.53'
(H)	19°07'14"	318.00'	106.12'	53.56'
(I)	90°00'00"	35.00'	54.98'	35.00'
(J)	N17°29'21"E	---	50.00'	---
(K)	N48°08'26"E	---	50.00'	---

CONSTRUCTION NOTES

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- CONSTRUCT DRIVEWAY PER RIVERSIDE COUNTY STANDARD NO. 207 (W=16.5' UNLESS NOTED OTHERWISE)



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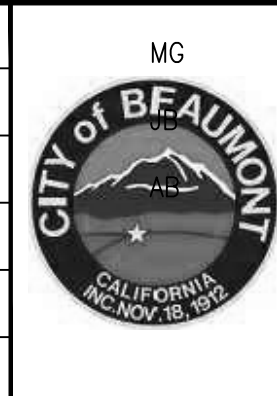
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ELEV: 2448.129

REK	⚠	UPDATED PROFILE PER EXISTING CURB RETURN, AS			8/18/20
		BUILT REVISIONS, UPDATED CONSTRUCTION NOTE NO.			
		10. REVISED DRIVEWAY LOCATION PER PLOT PLAN	TCO		10/7/2020
BY	MARK	DESCRIPTION	APPR.		DATE
ENGINEER		REVISIONS			CITY

PREPARED BY: **Stantec**
735 E. CARNegie DR., #200
SAN BERNARDINO, CA 92405
909.335.6120
stantec.com
29 SEP 2020
NED ARAUJO
R.C.E. 57835

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 09/28/20
JOB NUMBER: 2042495810



Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *Jeffrey D. Harts* Date: 10/20/2020
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
FOR: RSI COMMUNITIES-CALIFORNIA, LLC

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-7
COLUMBUS COURT
STA. 10+00.00 TO STA. 15+65.03
SHEET 4
8 SHEETS
DRAWING NAME:
FILE NO.: 3227A

AS-BUILT

CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	212°37'23"	38.00'	141.02'	---
(B)	16°18'41"	110.00'	31.32'	15.76'
(C)	20°00'35"	582.00'	203.26'	102.67'
(D)	20°00'35"	600.00'	209.54'	105.85'
(E)	20°00'35"	618.00'	215.83'	109.02'
(F)	89°06'39"	35.00'	54.43'	34.46'
(G)	88°48'28"	35.00'	54.25'	34.28'
(H)	N03°13'32"E	---	50.00'	---
(I)	N35°50'55"E	---	50.00'	---

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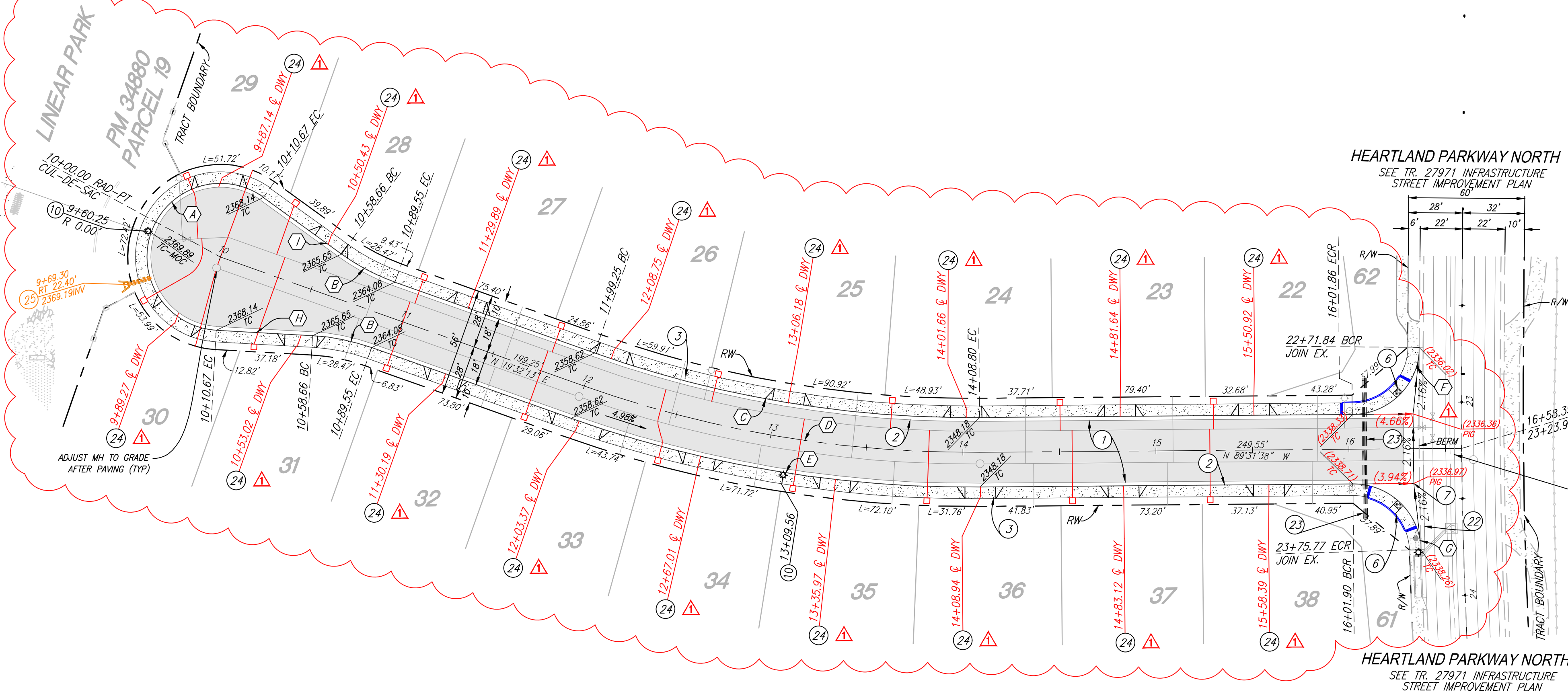
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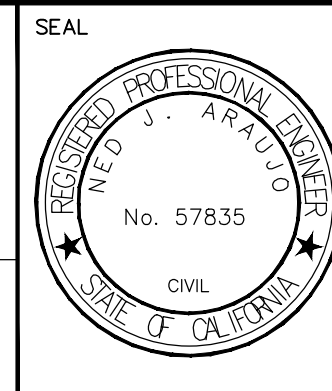
BEARING: N 27°39'52" E



MONROE COURT

PREPARED BY:
Stantec
735 E. CARNEGIE DR., #280
SAN BERNARDINO, CA 92405
909.335.6120
stantec.com

DESIGN BY:
JB
DRAWN BY:
TA
CHECKED BY:
VAD
SCALE:
AS NOTED
DATE:
11/11/22
JOB NUMBER:
2042495810



Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: _____ Date: _____
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-7

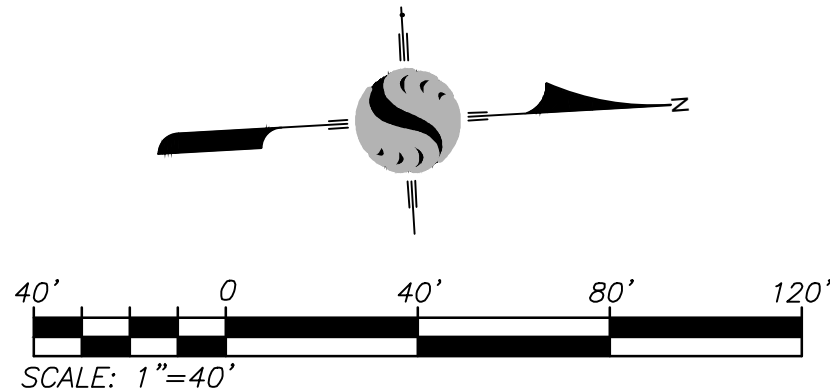
MONROE COURT - VINCENZO DRIVE
STA. 10+00.00 TO STA. 16+58.35

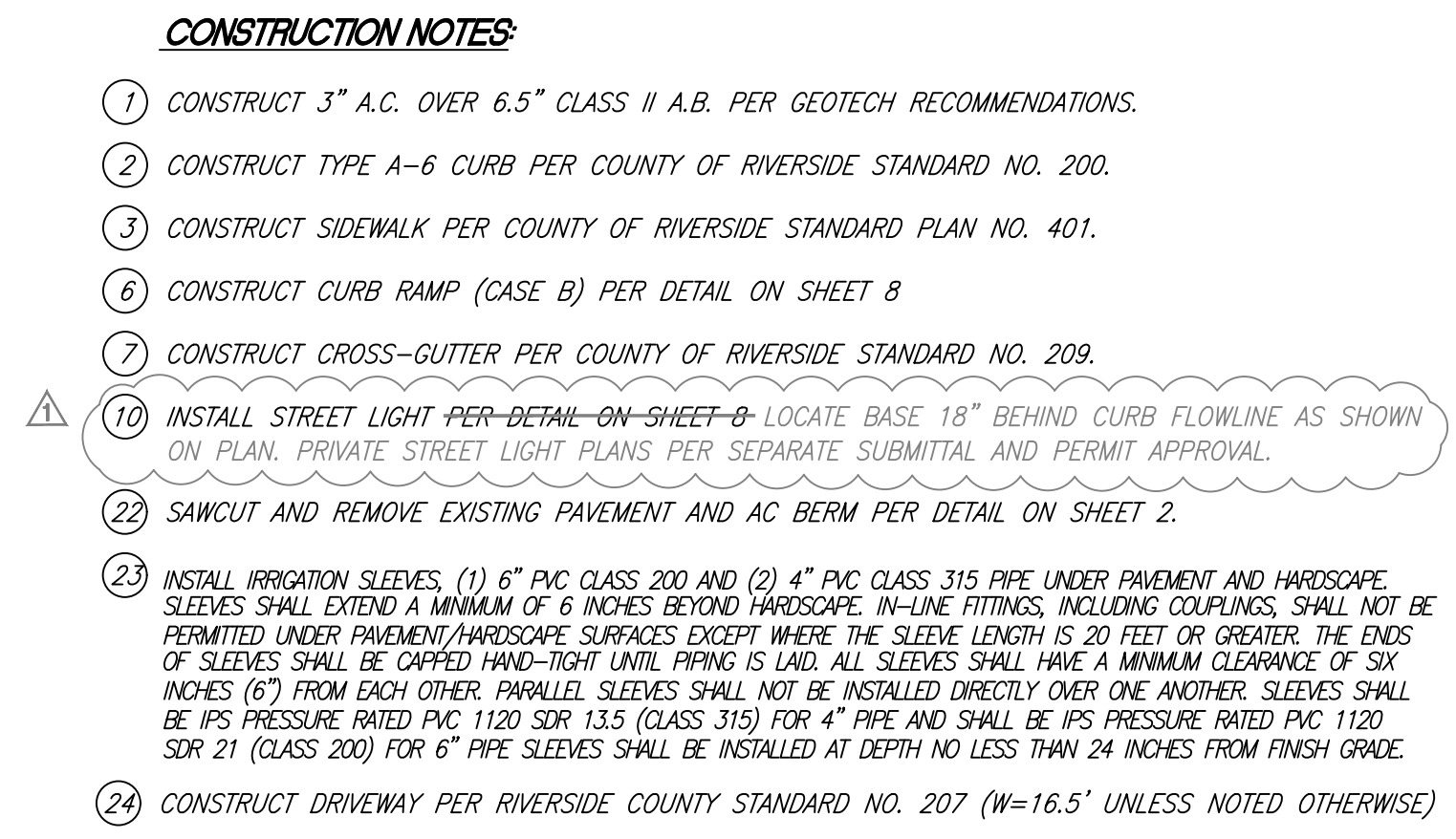
FOR: RSI COMMUNITIES-CALIFORNIA, LLC

SHEET
5
OF 8 SHEETS
DRAWING NAME:
FILE NO.:

CONSTRUCTION NOTES

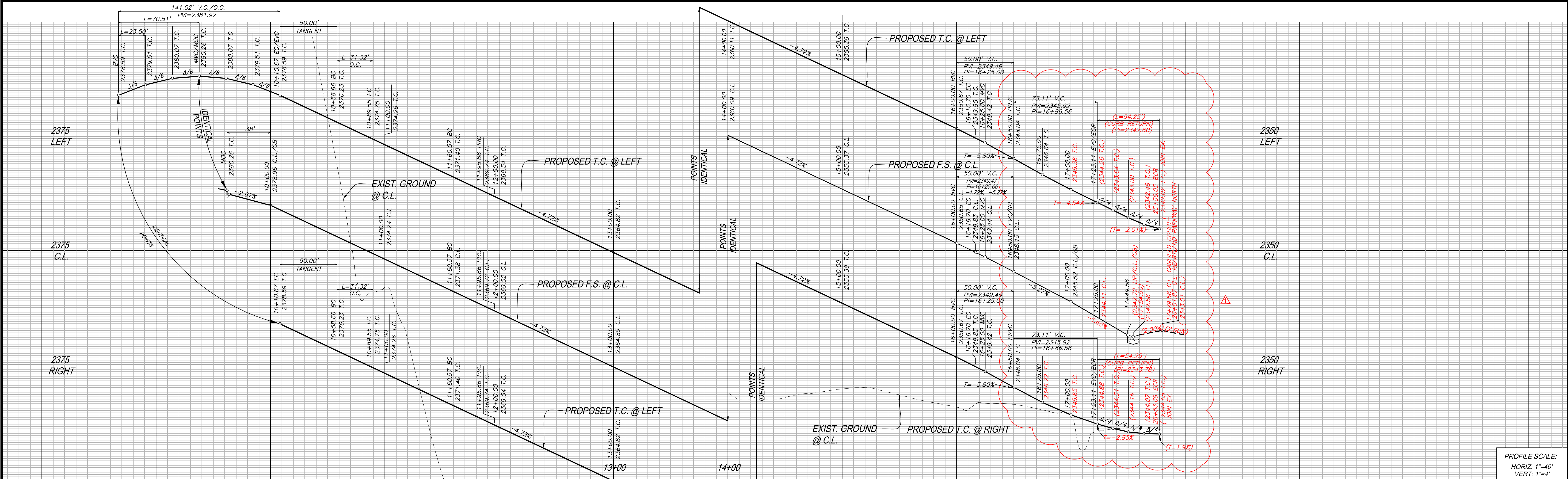
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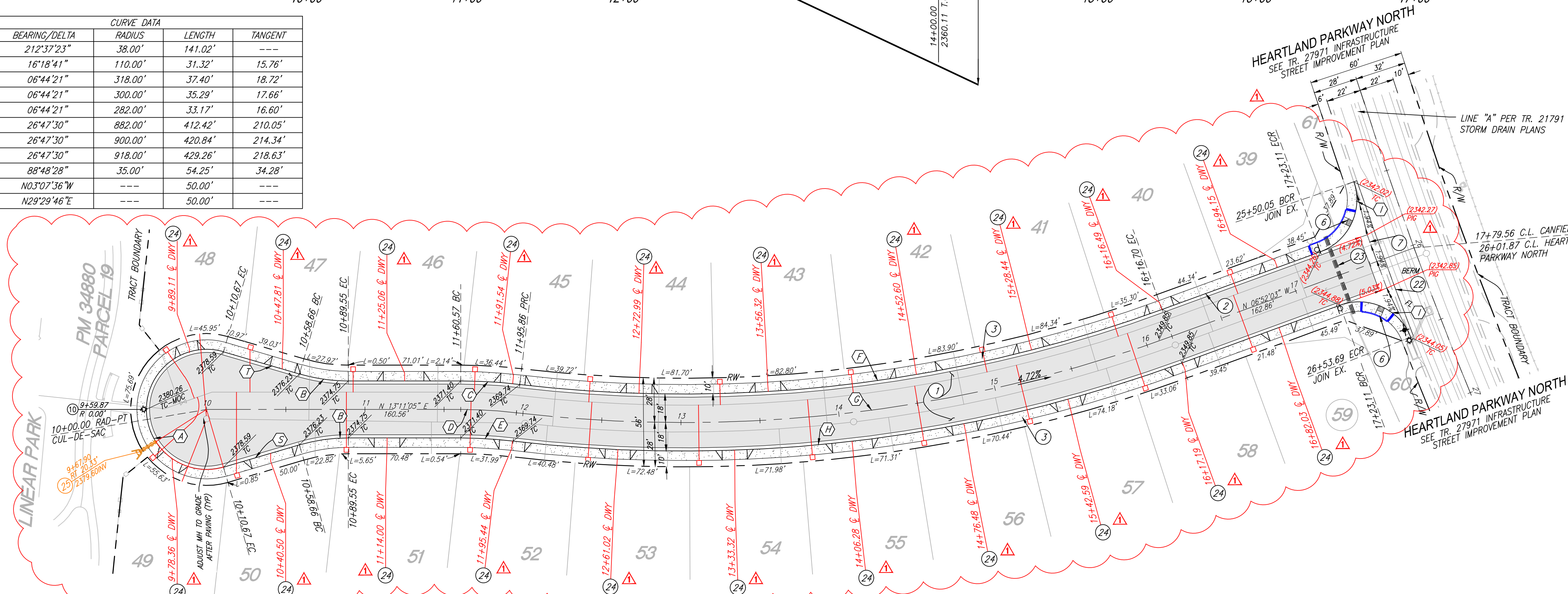


PROFILE SCALE:
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VERT. 1"=4'

CURVE DATA				
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C	06°44'21"	318.00'	37.40'	18.72'
D	06°44'21"	300.00'	35.29'	17.66'
E	06°44'21"	282.00'	33.17'	16.60'
F	26°47'30"	882.00'	412.42'	210.05'
G	26°47'30"	900.00'	420.84'	214.34'
H	26°47'30"	918.00'	429.26'	218.63'
I	88°48'28"	35.00'	54.25'	34.28'
J	N03°07'36"W	---	50.00'	---
K	N29°29'46"E	---	50.00'	---

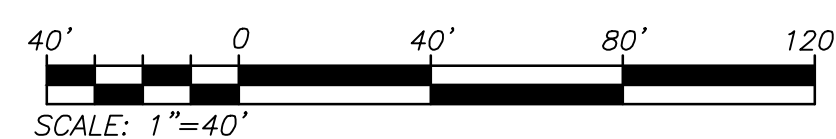
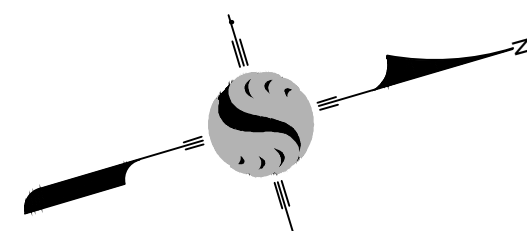
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CANFIELD COURT

AS-BUILT



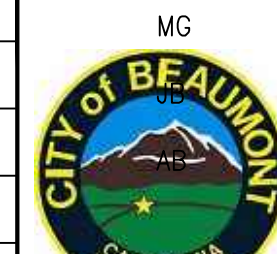
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ELEV: 2448.129

REK.	DESCRIPTION	DATE
REK.	UPDATED PROFILE PER EXISTING CURB RETURN, AS BUILT REVISIONS, UPDATED CONSTRUCTION NOTE NO. 10, REVISED DRIVEWAY LOCATION PER PLOT PLAN	8/18/20

PREPARED BY: **Stantec**
735 E. CARNegie DR., #280
SAN BERNARDINO, CA 92405
909.335-6120
stantec.com

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 11/11/22
JOB NUMBER: 2042495810



Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: _____ Date: _____
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

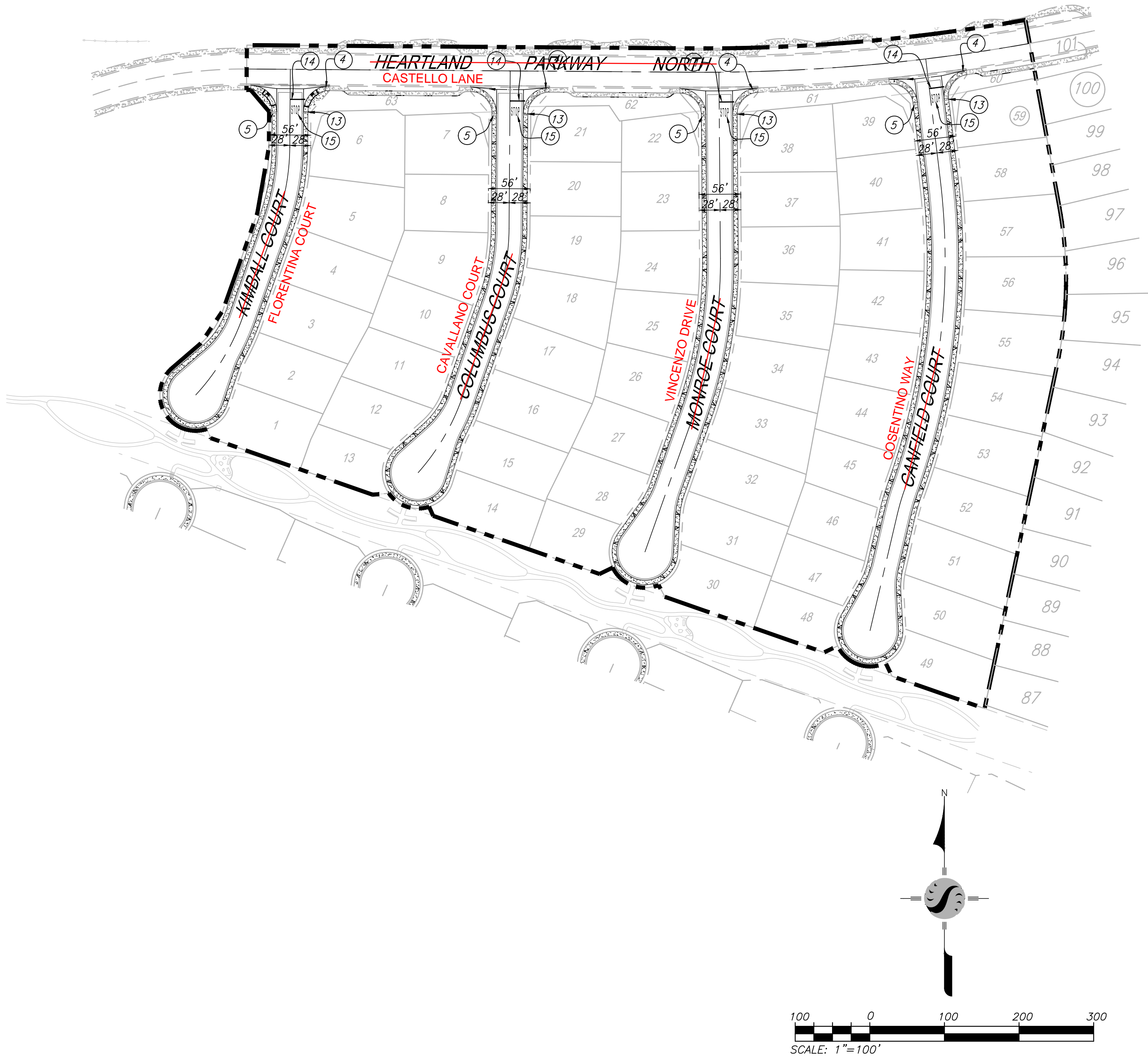
CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-7
CANFIELD COURT COSENTINO WAY
STA. 10+00.00 TO STA. 17+79.56
SHEET
6
OF 8 SHEETS
DRAWING NAME:
FILE NO.:
FOR: RSI COMMUNITIES-CALIFORNIA, LLC

GENERAL SIGNAGE/STRIPING NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, AND RIVERSIDE COUNTY STANDARD PLANS, LATEST EDITION HEREAFTER REFERRED TO AS THE STANDARD SPECIFICATIONS AND STANDARD PLANS UNLESS OTHERWISE SPECIFIED.
2. TRAFFIC STRIPES, RAISED PAVEMENT MARKERS AND SIGNS, (EXCEPT PAVEMENT LEGENDS), SHALL COMPLY WITH THE 2003 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE 2003 MUTCD CALIFORNIA SUPPLEMENT.
3. PAVEMENT LEGENDS SHALL EXACTLY MATCH THE CITY OF BEAUMONT STANDARD STENCILS.
4. RAISED PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 85 OF THE STATES STANDARD SPECIFICATIONS, ENTITLED "PAVEMENT MARKERS". ADHESIVE FOR PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 95-2.04 OF CALTRANS STANDARD SPECIFICATIONS (JULY 2002 EDITION) ENTITLED "RAPID SET EPOXY ADHESIVE FOR PAVEMENT MARKERS".
5. THERMOPLASTIC TRAFFIC STRIPES AND MARKINGS SHALL CONFORM TO THE SECTION 84-2, ENTITLED "THERMOPLASTIC TRAFFIC STRIPES AND PAVEMENT MARKINGS", AS SPECIFIED IN THE CALTRANS STANDARD SPECIFICATIONS (JULY 2002 EDITION).
6. ALL TRAFFIC STRIPING, PAVEMENT LEGENDS AND RAISED PAVEMENT MARKERS THAT CONFLICT OR CONFUSE TRAFFIC AS A RESULT OF THE NEWLY INSTALLED WORK SHOWN ON THIS PLAN SHALL REMOVED BY WET SANDBLASTING OR GRINDING AS DIRECTED BY THE ENGINEER.
7. DEBRIS FROM REMOVAL OPERATIONS SHALL BE CONTAINED WITHIN THE WORK AREA AND THE CONTRACTOR SHALL TAKE PRECAUTIONS NECESSARY TO PROTECT PERSONS AND PROPERTY ADJACENT TO THE SANDBLASTING OPERATIONS. THE DEBRIS RESULTING FROM THE SANDBLASTING SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR. DEBRIS WITHIN THE ROADWAY SHALL BE REMOVED BY MECHANICAL SWEEPING OR HIGH-POWER VACUUM.
8. SCARRED PAVEMENT SURFACES RESULTING FROM REMOVAL OPERATIONS SHALL BE SEALED WITH ASPHALT PAINT CONFORMING TO SECTION 203-8 OF THE STANDARD SPECIFICATIONS. SCARRED AREAS RESULTING FROM WORD OR GRAPHIC LEGEND REMOVAL SHALL BE FULLY COVERED WITH AN ASPHALTIC PAINTED SQUARE OR RECTANGULAR SHAPE THAT COMPLETELY OBLITERATES THE OLD LEGEND FORM.
9. ALL SIGNS SHALL CONFORM TO SECTION 56-2, ENTITLED "ROADSIDE SIGNS", AS SPECIFIED IN THE CALTRANS STANDARD SPECIFICATIONS (JULY 2002 EDITION). SIGNS SHALL BE REFLECTORIZED SHEET ALUMINUM USING HIGH INTENSITY GRADE SHEETING WITH 3M #1150 PROTECTIVE OVERLAY FILM OR APPROVED EQUAL. ALL SIGNS SHALL BE MOUNTED WITH THEFT/VANDA-PROOF FASTENERS.
10. ALL SIGNS SHALL BE STANDARD SIZE IN ACCORDANCE WITH THE 2003 MUTCD AND THE 2003 MUTCD CALIFORNIA SUPPLEMENT, EXCEPT PARKING RELATED SIGNS SHALL BE 12'X18".
11. PER GOVERNMENT CODE SECTION 4216, IF THE WORK IN AN AREA WHICH IS KNOWN, OR REASONABLY SHOULD KNOW, TO CONTAIN SUBSURFACE INSTALLATIONS, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600 AND OBTAIN AN INQUIRY IDENTIFICATION NUMBER AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO COMMENCING ANY WORK THAT PENETRATES THE EXISTING SURFACE.
12. STRIPING LAYOUT SHALL BE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO APPLICATION OF THE THERMOPLASTIC MATERIAL. CONTACT THE CITY PUBLIC WORKS DEPARTMENT CITY INSPECTOR AT (951) 769-8520 EXT. 250 (BEAUMONT) 2 WORKING DAYS PRIOR TO LAYOUT.
13. STEEL SIGN POSTS INSTALLED IN CONCRETE AREAS SHALL BE INSTALLED IN PVC SLEEVES TO FACILITATE REPLACEMENT. ALL POSTS SHALL BE 2" TELSPAR POSTS UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES


4. INSTALL STREET NAME SIGN PER RIVERSIDE COUNTY STD. NO. 815.
5. INSTALL W14-2 "NO OUTLET" PER 2014 CA MUTCD.
13. INSTALL R1-1 "STOP SIGN" PER CALIFORNIA M.U.T.C.D.
14. APPLY THERMOPLASTIC WHITE LIMIT LINE PER M.U.T.C.D., CA SUPPLEMENT, FIG. 3B-103
15. THERMOPLASTIC "STOP" PAVEMENT MARKING PER 2014 CA MUTCD, FIG. 3B-23(CA).



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.




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".

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, 87 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 #826632, 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

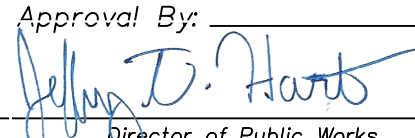
PREPARED BY: 
735 E. CARNEGIE DR., #280
SAN BERNARDINO, CA 92405
909.335-6120
stantec.com

SEAL: 

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
DATE: 09/28/20
JOB NUMBER: 2042495810

MG


Reviewed By: _____ Date: _____

Recommended for Approval By:  Date: 10/20/2020

Approved By: _____ Date: 10/20/2020

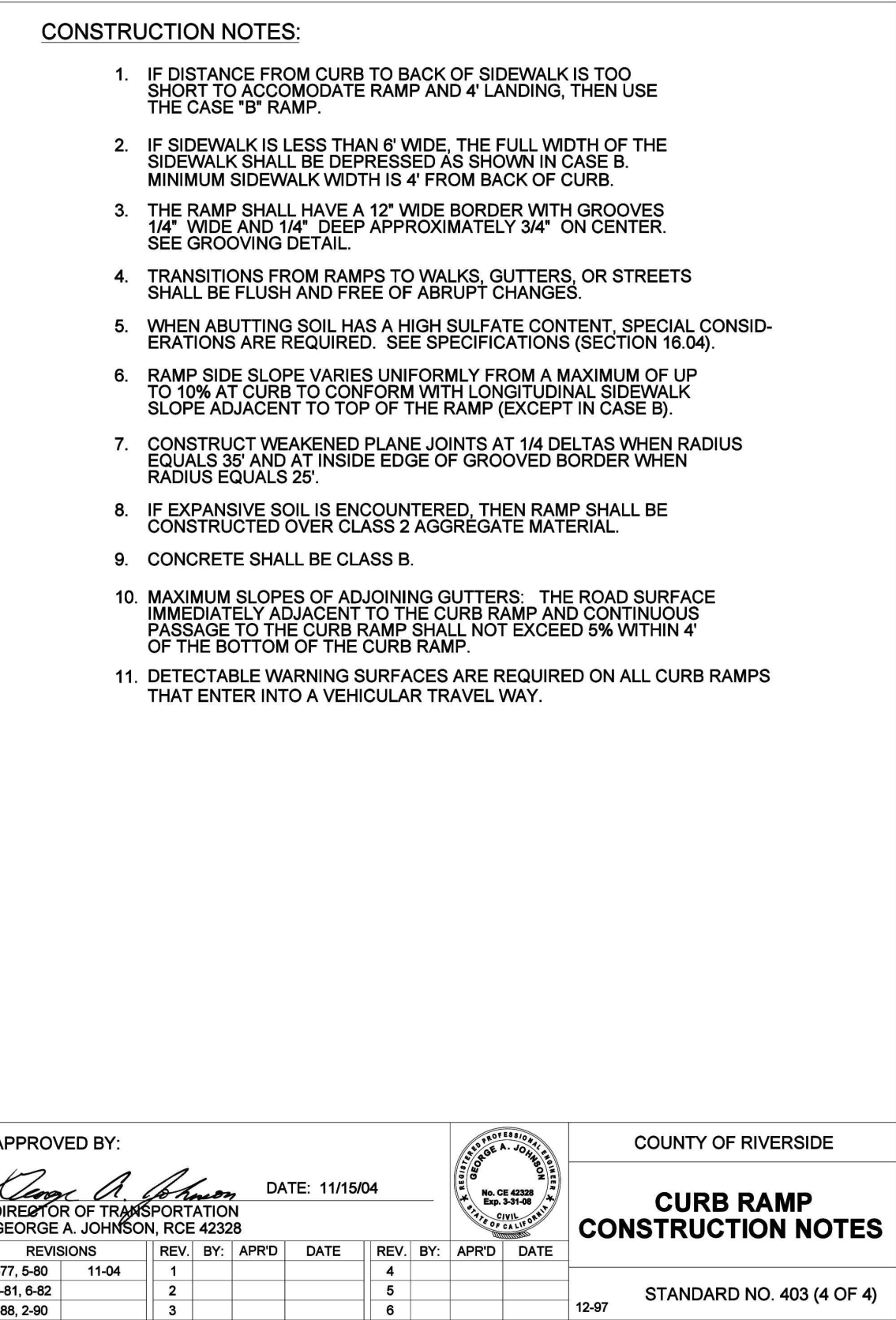
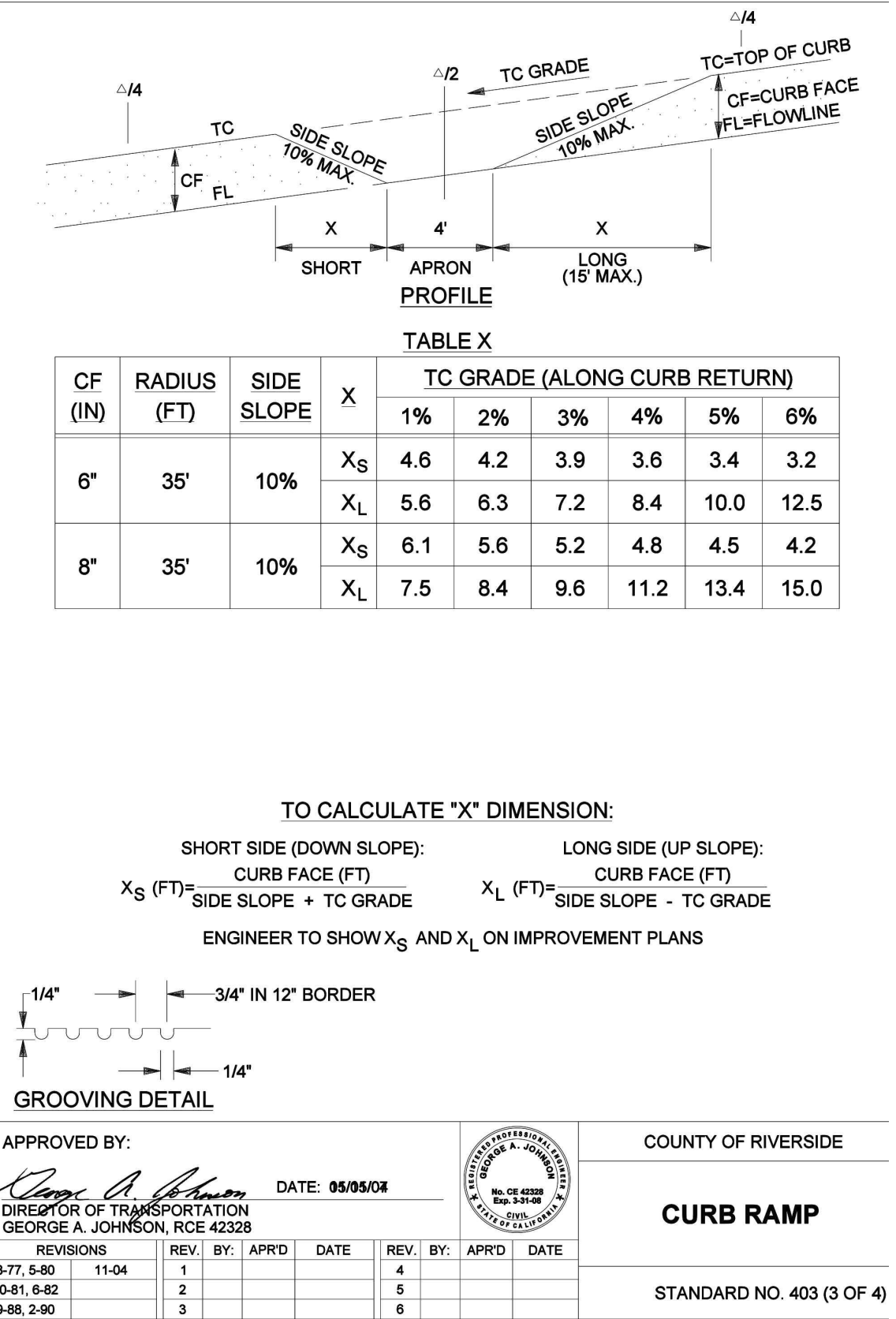
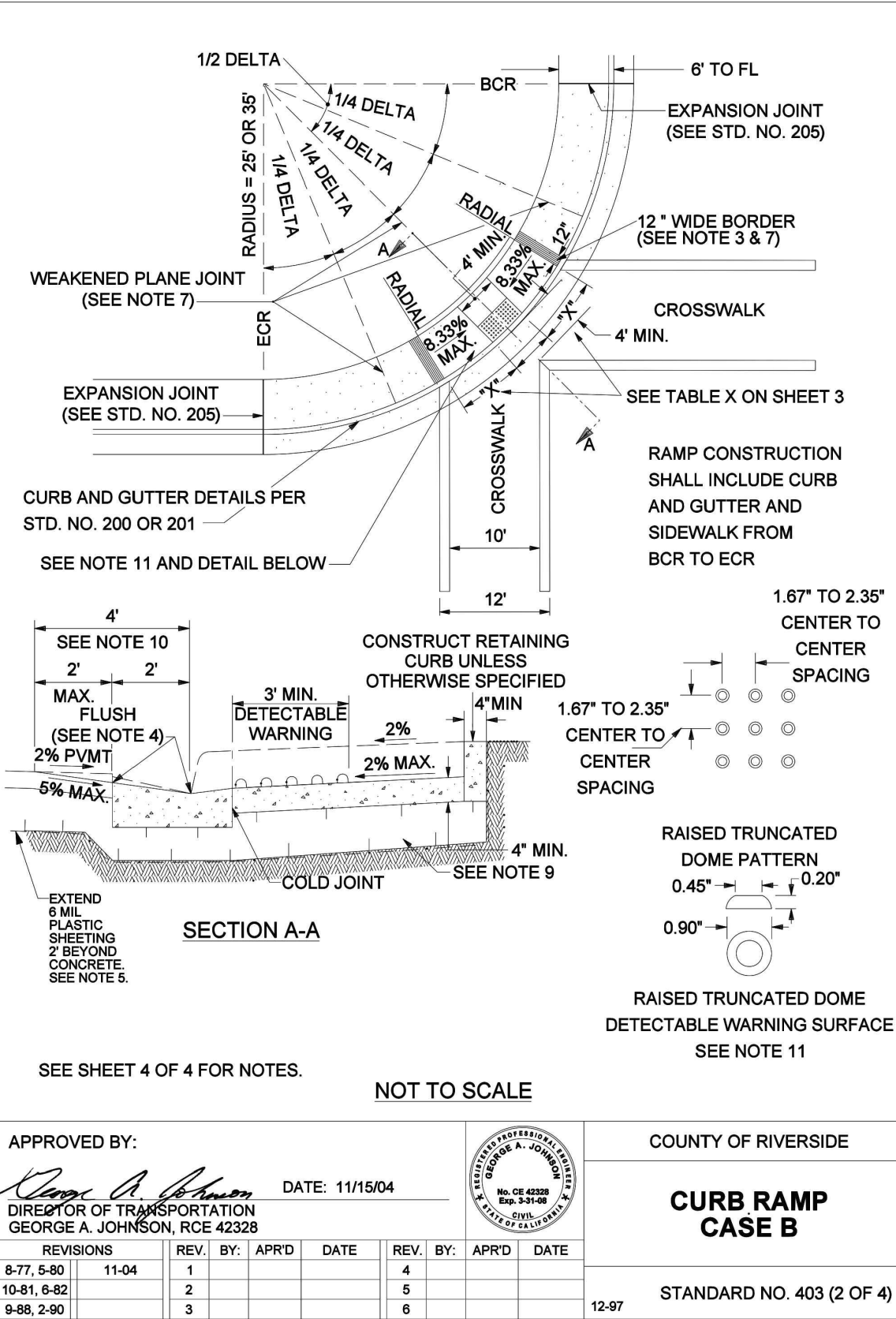
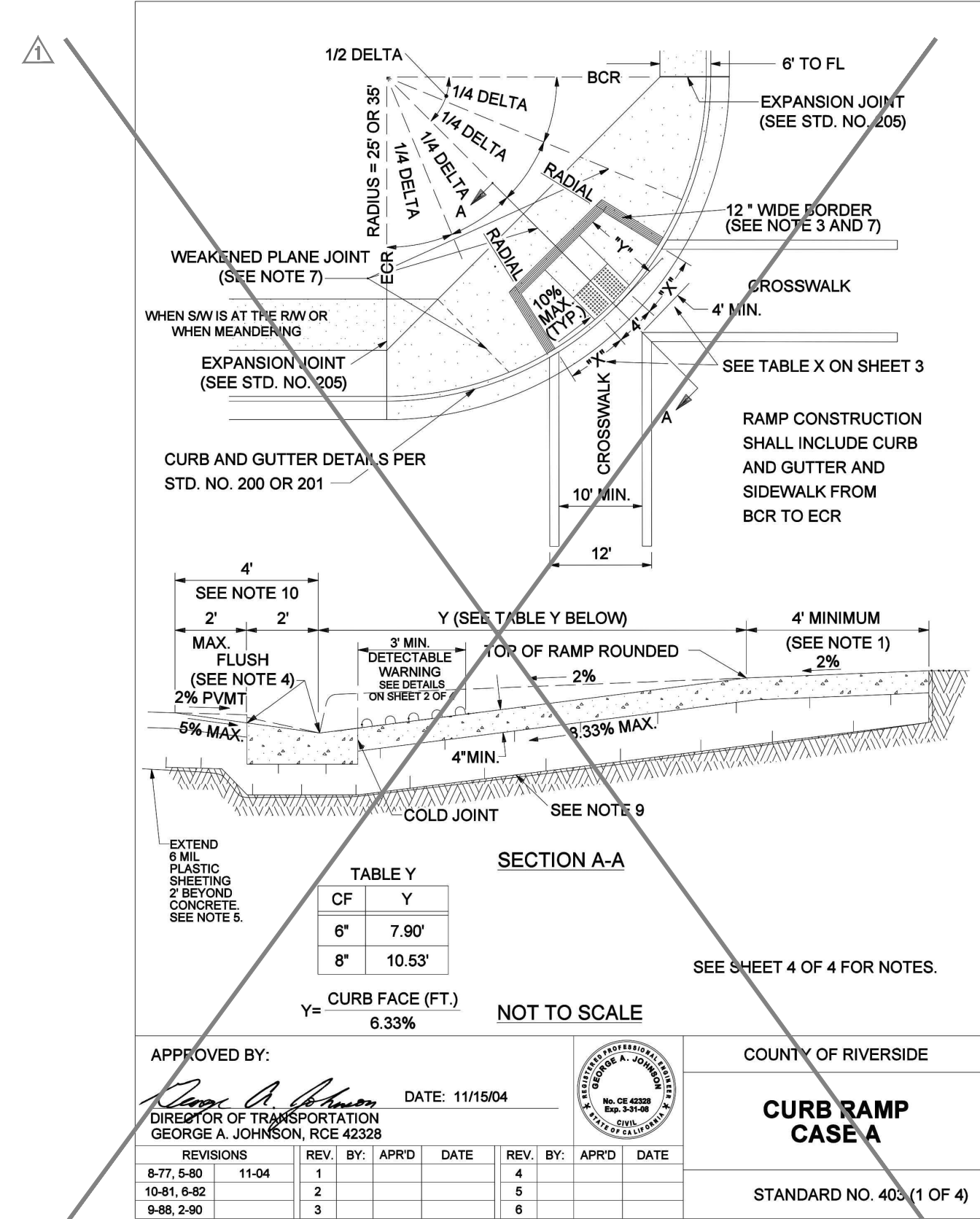
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
5500 E. 6th St.
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-6506

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
TRACT 27971-7

SIGNAGE AND STRIPING

FOR: RSI COMMUNITIES-CALIFORNIA, LLC

SHEET
7
OF 8 SHEETS
DRAWING NAME:
FILE NO.: 3227A



CURB RAMP DETAILS

PRIVATE STREET LIGHT PLANS PER SEPARATE SUBMITTAL AND PERMIT APPROVAL

Top of Pole Series Solar Powered LED Lighting System

Project Name: _____ **Project #:** _____ **Location:** _____ **Qty:** _____

OVERVIEW

The TP Series features an adjustable mounting bracket and includes a variety of option choices to create a customized outdoor solar light solution for your application. The system is sized according to your location and lighting requirements and is configured to run throughout the night or to save energy with dimming when full light is not required. The battery enclosure and PV module mounts to your pole—square, round, fiberglass, steel, aluminum or concrete with supplied tenon. Additional options include motion detection and wireless diagnostics.

PART NUMBER:

Z	1	XF	2	E	30	D	2	H	2	D	08	CP
COLOR	LUM. QTY	LUMINAIRE	OPTICS	DRIVER	LOAD	BATT. BOX	AMPS	BATT. MNT	PV QTY	PV WATT	ARM	POLE

OPTIONS

- ☐ MS Motion Sensor
- ☒ BS Bird Spikes
- ☐ SS Seasonal Switch
- ☐ WR Wireless Diagnostics

FIXTURES

- Cobrahead Dome 20W-60W Type 5
- Cobrahead Dark Sky 20W-60W Type 3 or 5
- Shoebox Small 20W-30W Type 5
- Shoebox Large 45W-60W Type 2 or 5
- 10/10" 20W-60W Type 2, 3 or 5
- 20/20" 30W-100W Type 2, 3 or 5

Luminaire - Choice of luminaire with high lumen LEDs rated at 70,000 hours (L70). Various models qualify as IES full cutoff and Dark-Sky certified. Efficient, bright, white light source of 5,000K provides uniform light distribution.

Panel Mount - Grade "A" corrosion resistant aluminum frame supports solar panel to allow for proper orientation of solar array. Rated to 140 mph. 170 mph available upon request.

Solar Panel - Poly-crystalline photovoltaic module(s) specific to the requirements of solar lighting.

Battery Enclosure - Vented Grade "A" corrosion resistant aluminum unit holds battery and smart controller. Hinged cover features locking device for additional security.

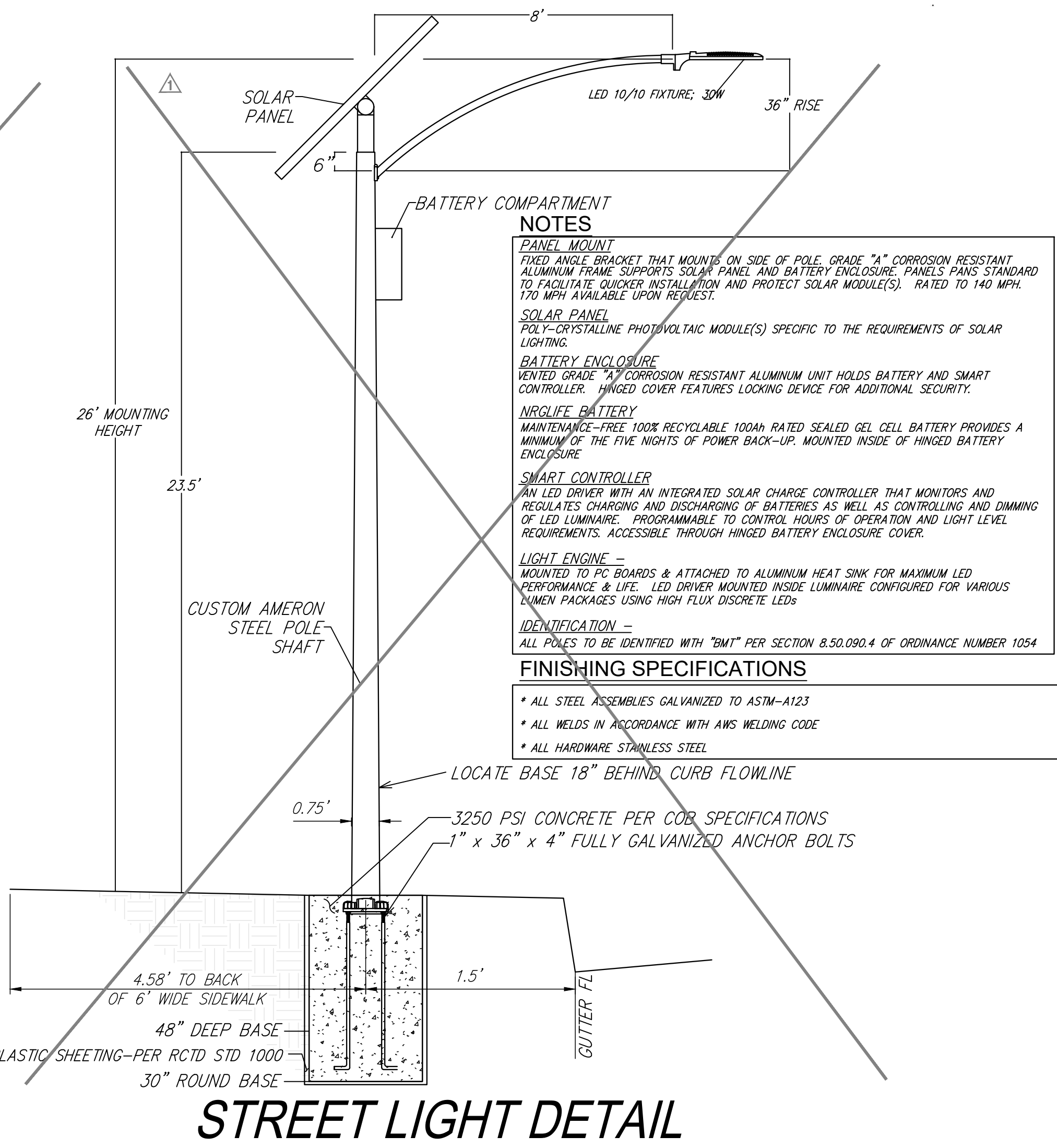
NRGLife™ Battery - Maintenance-free 100% recyclable 100Ah rated sealed gel cell battery provides a minimum of five nights of power back-up. Mounted inside of hinged battery enclosure.

Smart Controller - An LED driver with an integrated solar charge controller that monitors and regulates charging and discharging of batteries as well as controlling and dimming of LED luminaire. Programmable to control hours of operation and light level requirements. Accessible through hinged battery enclosure cover.

Arm - Choice of arm. Made of Grade "A" corrosion resistant aluminum.

Pole (OPTIONAL) - System mounts on standard pole with tenon—square or round in fiberglass, steel, aluminum, or concrete.

Five Year System Warranty - Includes five year limited warranty on batteries and 20 years on solar panels.



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811
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ENGINEER		REVISIONS		CITY

PREPARED BY: **Stantec**
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29 SEP 2020

DESIGN BY: JB
DRAWN BY: TA
CHECKED BY: VAD
SCALE: AS NOTED
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JOB NUMBER: 2042495810



Reviewed By: _____ Date: _____
Recommended for Approval By: _____ Date: _____
Approved By: *Jeffrey D. Harts* Date: 10/20/2020
Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

CITY OF BEAUMONT, CALIFORNIA
PRIVATE STREET IMPROVEMENT PLANS
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DETAILS

FOR: RSI COMMUNITIES—CALIFORNIA, LLC

SHEET
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