



City of Beaumont

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

Case No. <u>PW2022-0869</u>
Receipt No. <u>R01228479</u>
Fee \$ <u>3,484.43</u>
Date Paid <u>3/28/2022</u>

BOND EXONERATION APPLICATION

Bond Type: Performance Maintenance Final Monument Inspection Other: _____

1. Contact's Name Amy Williams Phone 714.368.4520

2. Contact's Address 1260 Corona Pointe Court Suite 301, Corona, CA, 92879
City/State/Zip

5. Contact's E-mail awilliams@khov.com

3. Developer Name K. Hovnanian Homes/Steve Scherbarth - Area President Phone 714.368.4520
(If corporation or partnership application must include names of principal officers or partners)

4. Developer Address 1260 Corona Pointe Court Suite 301, Corona, CA, 92879
City/St/Zip

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

LICX1166623, Tr. 33096-12, Street, Drainage and Sewer Improvements

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.

DocuSigned by:
Steve Scherbarth
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.

DocuSigned by:
Steve Scherbarth
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.

DocuSigned by:

Steve Scherbarth

Print Name and Sign – Contact/Applicant

Date



Punch List

Project Name: Street, Drainage, and Sewer Improvements

Tract No. 33096-12

	PW2022-0864	Bond No. LICX1166623	
Inspected By: Jason Craghead		Page: 1 of 1	Date: 5/18/2022, Updated on 5/31/2024, 1/10/25
Item No.	Description	Completed by Construction (Sign/Date)	Accepted by (Sign/Date)
1	Forked Run/Via Capri, Street Light Not working	Jason Craghead 7/18/25	Jason Craghead 7/25/25
2	Songbird – End of Cul De Sac, Street Light not working	Jason Craghead 7/18/25	Jason Craghead 7/25/25
3	Falcon Ridge/Nesting Bird, Street Light not working.	Jason Craghead 7/18/25	Jason Craghead 7/25/25
4	Rio Grande/Nesting Bird, Street Light not working.	Jason Craghead 7/18/25	Jason Craghead 7/25/25
5	Rio Grande/Forked Run, Street Light not working.	Jason Craghead 7/18/25	Jason Craghead 7/25/25
6	Point Park – End of Cul De Sac, Street Light not working	Jason Craghead 7/18/25	Jason Craghead 7/25/25
7	Nesting Bird/Williamson Park, Street Light not working	Jason Craghead 7/18/25	Jason Craghead 7/25/25
	All Street Lights Identified with Black "X" with Duct Tape on front of Light Pole		
8	1566 Rio Grande, Street Light not working	Jason Craghead 7/18/25	Jason Craghead 7/25/25
9	326 Forked Run, Street Light not working	Jason Craghead 7/18/25	Jason Craghead 7/25/25

Lexon Insurance Company

MAINTENANCE BOND

Bond No. LICX1166623

KNOW ALL MEN BY THESE PRESENTS, That We, K. Hovnanian's Four Seasons at Beaumont, LLC as Principal, and Lexon Insurance Company having an office at 12890 Lebanon Road, Mount Juliet, TN 37122 as Surety, are held and firmly bound unto City of Beaumont; 550 E. 6th Street, Beaumont, CA 92223 as Obligee, in the penal sum of Five Hundred Fifty One Thousand Nine Hundred Ninety Seven and 59/100 (\$551,997.59) Dollars lawful money of the United States of America the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally firmly by these presents.

SIGNED, SEALED AND DATED this 21st day of August, 2019.

WHEREAS the Principal has completed Street, Drainage and Sewer Improvements;
Tract 33096-12

and whereas, the Obligee requires a maintenance guarantee for the period of one year from the date of this bond.

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal at his own cost and expense replaces or repairs any of the above described works, which shall become defective because of either material or workmanship not meeting requirements of the specifications under which the work was done during the period of one year from the date of this bond, then this obligation shall be null and void, otherwise to remain in full force and effect.


K. Hovnanian's Four Seasons at Beaumont, LLC
Principal

By: 
Chris Collins, Division Controller

Lexon Insurance Company
Surety

By: 
Christine Marotta, Attorney-in-Fact

Witness


Witness

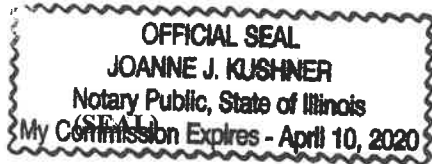
ACKNOWLEDGMENT OF SURETY

STATE OF ILLINOIS

COUNTY OF COOK

On AUG 21 2019, before me, a Notary Public in and for the above county, personally appeared Christine Marotta to me personally known, who, being by me duly sworn, did state that he/she is Attorney-in-Fact of Lexon Insurance Company, a corporation organized and existing under the laws of the State of Texas that the seal affixed to the foregoing instrument is the corporate seal of the said corporation, that the instrument was signed, sealed, and executed in behalf of said corporation by authority of its Board of Directors, and further acknowledged the said instrument and the execution thereof to be the voluntary act and deed of said corporation by her voluntarily executed.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed my official seal the day and year first above written.





Notary Public

COOK County, ILLINOIS

POWER OF ATTORNEY

LX- 11253

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its statutory home office in Austin, Texas, does hereby constitute and appoint: Christine Marotta, Debra Kohlman, Thomas P. Pluss, Richard Valente 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 22nd day of June, 2018.



LEXON INSURANCE COMPANY

BY [Signature] Brian Beggs President

ACKNOWLEDGEMENT

On this 22nd day of June, 2018, before me, personally came Brian Beggs 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 My 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. AUG 21 2019

Signed and Seal at Mount Juliet, Tennessee this _____ Day of _____, 20_____.



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."

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

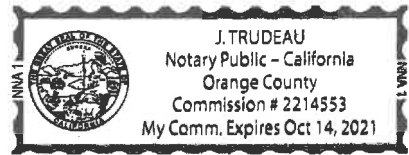
On 23 Aug 2019 before me, J TRUDEAU, Notary Public
(insert name and title of the officer)

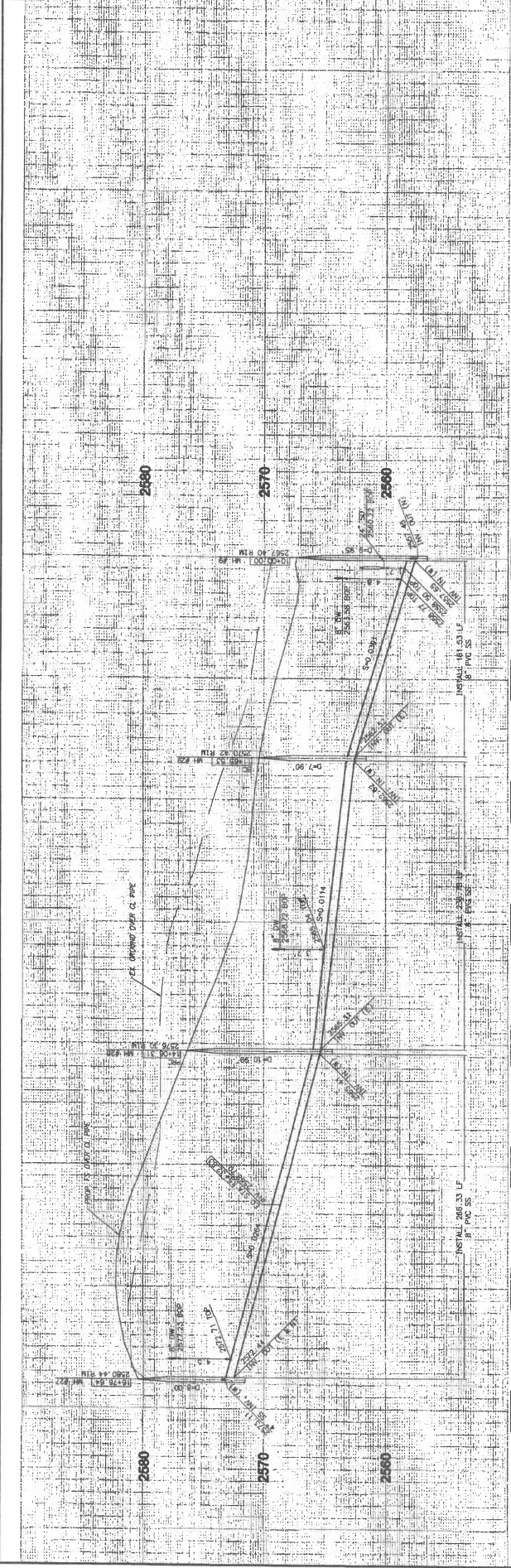
personally appeared CHRIS COLLINS
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~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





- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
 - INSTALL 8" PVC SEWER LATERAL PER RICH STD 600 AND SEWER LATERAL PER RICH STD 600 JOINTS USING THE RICH. SEE DETAIL ON SHEET 2 AND TAB
 - INSTALL 4" BACKWATER VALVE (MAINLINE ADAPT-A-VALVE MODEL M-409)
 - INSTALL RECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE OF RIVERSIDE STD FROM MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE
 - CONSTRUCT CONCRETE TERMINUS MANHOLE PER DETAIL ON SHEET 2

TYPICAL SEWER LATERAL DETAIL

LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH
27	2523.58	2529.48	---	8.5
28	2524.68	2580.18	---	8.5
29	2525.80	2581.39	---	8.5
66	2523.03	2578.53	---	8.5
67	2569.37	2525.87	---	9.5
68	2567.44	2523.94	---	9.5
69	2565.89	2521.39	---	8.5
70	2565.56	2521.06	---	8.5
71	2564.60	2520.10	---	8.5
72	2564.41	2569.91	---	8.5

SEE SHEET 2 FOR TYPICAL SEWER LATERAL DETAIL

LINE/CURVE DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT	NOTE
1 N 75° 09' 48" W	250.00'	165.53'	137.51'	NESTING BIRD
2 S 75° 09' 48" E	250.00'	165.53'	137.51'	NESTING BIRD
3 05° 58' 37" N	1039.00'	128.32'	63.34'	NESTING BIRD
4 N 35° 12' 53" W	---	---	143.81'	NESTING BIRD

NESTING BIRD

17+00 16+00 15+00 14+00 13+00 12+00 11+00 10+00

2680 2570 2560

2680 2570 2560

2680 2570 2560

2680 2570 2560

NESTING BIRD

17+00 16+00 15+00 14+00 13+00 12+00 11+00 10+00

2680 2570 2560

2680 2570 2560

2680 2570 2560

2680 2570 2560

NESTING BIRD

17+00 16+00 15+00 14+00 13+00 12+00 11+00 10+00

2680 2570 2560

2680 2570 2560

2680 2570 2560

2680 2570 2560

NESTING BIRD

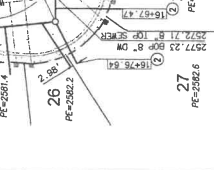
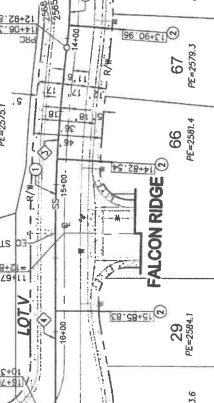
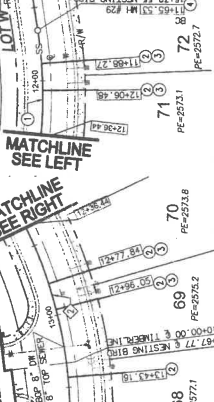
17+00 16+00 15+00 14+00 13+00 12+00 11+00 10+00

2680 2570 2560

2680 2570 2560

2680 2570 2560

2680 2570 2560



REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN BY: *Michael Baker International*
CHECKED BY: *Michael Baker International*
DATE: 11/11/14
JOB NUMBER: 1903507

APPROVED BY: *James J. Baker*
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

DATE: 05/20/15
SCALE: 1"=40'

Michael Baker INTERNATIONAL

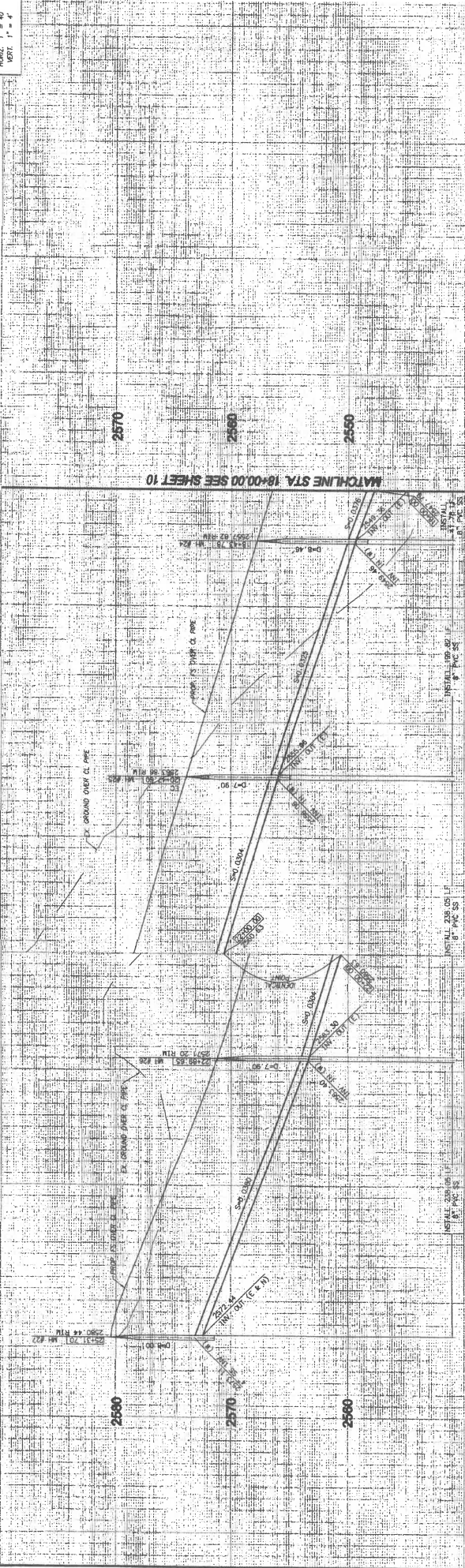
DIG-AIRBT

NESTING BIRD

NESTING BIRD

NESTING BIRD

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



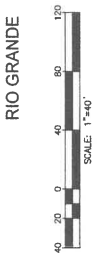
- CONSTRUCTION NOTES**
- INSTALL 8" PVC SEWER MAIN
 - INSTALL 4" PVC SEWER LATERAL FOR RCTD STD 600 AND SEWER CLEANOUT PER RCTD STD 603 JUST BEHIND THE R/W. SEE DETAIL ON SHEET 2 AND 106
 - INSTALL 4" BACKWATER VALVE (UNTIL THE ADAPT-A-VALVE MODEL M-40P)
 - INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO 608 & CAST IRON MANHOLE FRAME AND COVER PER COUNTY OF RIVERSIDE STD
 - CONSTRUCT CONCRETE TERMINUS MANHOLE PER DETAIL ON SHEET 2

TYPICAL SEWER LATERAL DETAIL

LOT#	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH
15	2551.72	2557.22	---	5.5
16	2551.21	2557.71	---	6.5
17	2553.02	2561.52	---	8.5
18	2556.96	2566.46	---	9.5
19	2558.72	2562.22	---	3.5
20	2559.94	2567.04	---	7.1
21	2561.37	2568.97	---	7.6
22	2564.20	2573.02	---	8.8
23	2568.63	2578.35	---	9.7
24	2573.74	2578.24	---	4.5
25	2572.65	2576.15	---	3.5
26	2567.55	2575.05	---	7.5
27	2565.13	2571.63	---	6.5
28	2562.96	2569.46	---	6.5
29	2560.98	2565.48	---	4.5
30	2559.00	2565.50	---	6.5
31	2557.02	2562.52	---	5.5
32	2554.04	2561.54	---	7.5
33	2551.06	2560.56	---	9.5
34	2549.08	2560.58	---	1.5
35	2549.00	2560.50	---	1.0
36	2548.02	2561.52	---	3.5
37	2544.04	2561.54	---	7.5
38	2541.06	2558.56	---	7.0

LINE/CURVE DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT	NOTE
1 04° 57' 25"	508.00'	43.78'	21.30'	R/O GRANDE
2 104° 57' 25"	508.00'	43.78'	21.30'	R/O GRANDE
3 N 45° 29' 30" E	242.05'	242.05'	171.13'	R/O GRANDE
4 N 45° 29' 30" E	242.05'	242.05'	171.13'	R/O GRANDE



REVISIONS

BY	MARK DATE	DESCRIPTION

NOTE:
 THE PRIVATE ENGINEER SPRING THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCUMBRANCE PERMIT HAS BEEN ISSUED.
NOTE:
 THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDING OF MAPS IN THE COUNTY OF CALIFORNIA.
 BENCHMARK: CITY OF BEAUMONT, CALIFORNIA
 DESCRIPTION: 1-3/4" BRASS CIP MONUMENT MARKED WITH '14.82' AT THE CENTERLINE INTERSECTION ALLEYWAY AND 6TH STREET 235' W.I.V. AT THE INTERSECTION.
 ELEVATION: 2560.836 (1982)
 DATUM: NAD83

Michael Baker INTERNATIONAL

14722 Arroyo Parkway
 Suite 100
 San Diego, CA 92128
 (619) 594-1200
 www.mbakercorp.com

DESIGN BY: Charles R. St. John Date: 7/11/16

CHECKED BY: Charles R. St. John Date: 7/11/16

DATE: 05/20/16

SCALE: 1"=40'

APPR. DATE: _____

ENGINEER: _____

CITY: _____

CITY OF BEAUMONT, CALIFORNIA

SEWER IMPROVEMENT PLANS

TRACT 33096-12, PH. E

R/O GRANDE STA. 8+00.00 TO 26+37.00

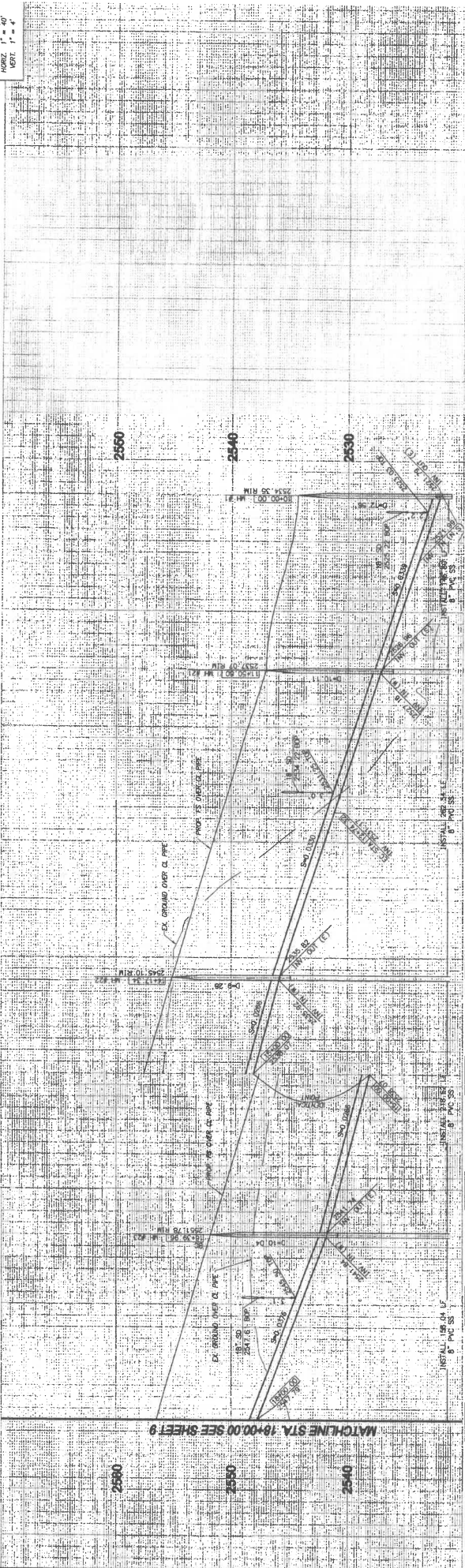
FOR: K. HOVNIANIAN

SHEET: **9**

OF 10 SHEETS

FILE NO.: **3025**

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



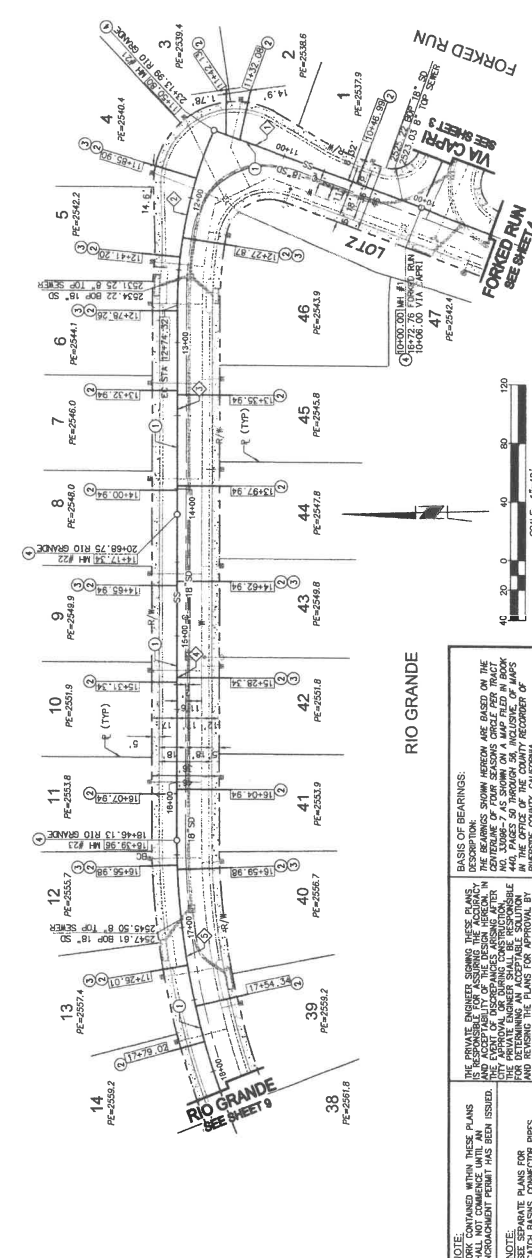
LINE/CURVE DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT	NOTE
N 21.42 07' E	150.00	150.00	---	FORCED RUN
S 29.07 39' W	306.00	123.52	62.61	R/O GRABBE
N 88.21 00' W	---	---	---	R/O GRABBE
N 88.21 00' W	---	---	---	R/O GRABBE
S 19.07 20' W	506.00	160.04	80.70	R/O GRABBE

TYPICAL SEWER LATERAL DETAIL

LOT #	INVERT (A)	INVERT (B)	INVERT (C)	LENGTH
1	2529.63	2535.13	---	8.5
2	2530.24	2535.74	---	8.5
3	2530.48	2535.98	---	8.5
4	2531.90	2537.40	---	8.5
5	2533.50	2539.00	---	8.5
6	2534.63	2541.13	---	9.5
7	2536.27	2542.77	---	9.5
8	2538.31	2544.81	---	9.5
9	2540.25	2546.75	---	9.5
10	2542.22	2548.72	---	9.5
11	2544.52	2550.02	---	8.5
12	2545.98	2552.48	---	9.5
13	2548.02	2553.52	---	8.5
14	2549.60	2556.10	---	9.5
39	2548.87	2553.37	---	9.5
40	2546.07	2553.57	---	10.5
41	2544.42	2549.92	2541.89	8.5
42	2542.13	2546.63	2539.85	9.5
43	2540.16	2546.66	2538.11	9.5
44	2538.21	2544.71	2536.28	9.5
45	2536.36	2542.86	2534.23	9.5
46	2533.06	2540.36	2530.67	10.5

SEE SHEET 2 FOR TYPICAL SEWER LATERAL DETAIL



RIO GRANDE

NOTE: THE PRIVATE ENGINEER, SIGNING THESE PLANS, SHALL NOT COMMENCE UNTIL AN APPROVED PERMIT FROM THE CITY OF BEAUMONT HAS BEEN ISSUED. THESE PLANS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEAUMONT AND THE CALIFORNIA STATE BOARD OF PROFESSIONAL ENGINEERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEAUMONT AND THE CALIFORNIA STATE BOARD OF PROFESSIONAL ENGINEERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEAUMONT AND THE CALIFORNIA STATE BOARD OF PROFESSIONAL ENGINEERS.

CONSTRUCTION NOTES

- INSTALL 8" PVC SEWER MAIN
- INSTALL 4" PVC SEWER LATERAL PER STD 600 AND SEWER CLEANOUT PER STD 600 & CAST IRON FITTINGS. SEE DETAIL ON SHEET 1.
- INSTALL 4" BACKFLOW VALVE (MAIN LINE ADAPT-A-VALVE MODEL M-40P)
- INSTALL PRECAST CONCRETE MANHOLE PER COUNTY OF RIVERSIDE STD NO. 608 & CAST IRON FITTINGS. SEE DETAIL ON SHEET 1.

CITY OF BEAUMONT, CALIFORNIA
SEWER IMPROVEMENT PLANS
TRACT 33096-12, PH. E
RED GRANDE STA. 10+00 TO 8+00

DESIGN BY: *Charles R. Baker* Date: 7/11/12
 DRAWN BY: *Charles R. Baker* Date: 7/11/12
 CHECKED BY: *Charles R. Baker* Date: 7/11/12
 SCALE: 1" = 40'
 SHEET NO. 10 OF 10 SHEETS
 DATE: 05/20/15
 PROJECT: 15R-30-205

Michael Baker INTERNATIONAL
 1770 Ave of the Stars
 Suite 1000
 Brea, CA 92620
 (949) 851-1200
 www.mbakercorp.com

APPROVED BY: *Charles R. Baker* Date: 7/11/12
 TITLE: PROJECT ENGINEER
 JOB NUMBER: 15R-30-205
 SHEET NO. 10 OF 10 SHEETS

REVISIONS

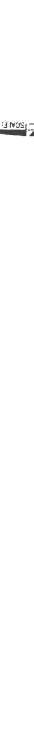
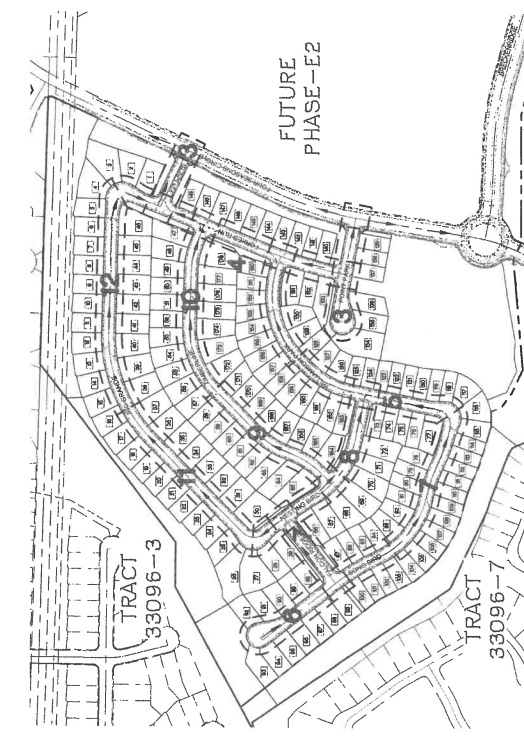
NO.	DATE	DESCRIPTION

UNINCORPORATED: NONE
 DATE: 05/20/15
 PROJECT: 15R-30-205

CITY OF BEAUMONT, CALIFORNIA STREET IMPROVEMENT PLANS K. HOVNIANIAN'S FOUR SEASONS AT BEAUMONT TRACT NO. 33096-12 PHASE E1

- GENERAL NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. PERMITS MUST BE OBTAINED FROM THE CITY OF BEAUMONT PRIOR TO BEGINNING WORK.
 - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, "LATEST EDITION", COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS, AND THE CITY OF BEAUMONT SPECIFICATIONS, "LATEST EDITION", CITY ORDINANCE NO. 100 AND SUBSEQUENT AMENDMENTS.
 - ALL UNDERGROUND FACILITIES WITH WATER, WATER, ELECTRIC, GAS, AND STORM DRAIN.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION BARRIERS AND TRAFFIC CONTROL DEVICES THROUGHOUT THE PROJECT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRAFFIC PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY.
 - ANY PRIVATE ORNAMENTAL FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. BY SPACING THESE IMPROVEMENT WORKS AND REVIEW OR APPROVAL OF THESE PRIVATE FACILITIES ARE WELDED OR INTERFERED BY CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT. PERMIT SECTION FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE OBTAINED FROM THE CITY OF BEAUMONT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CURRENT ENVIRONMENTAL REGULATORY REQUIREMENTS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMIT MAY BE REQUIRED.
 - THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO RCD STANDARD NO. 616 AND TO THE CITY OF BEAUMONT STANDARD NO. 616. EXACT STREET SIGN REQUIREMENTS, USE RCD STANDARD NO. 616 AND BE EXPANSIVE SIGN USE ENGINEERED.
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461.
 - CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE PREVENTION PLAN (NPDES) FROM THE RIVERSIDE COUNTY WATER RESOURCES CONTROL BOARD (CWRB). PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SPACING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR AN ROADWAYS ADJACENT TO THE PROJECT.
 - EXISTING STORM DRAIN PIPES / ALIQUETS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR INSTALLED IN THE PROJECT WONY) MUST BE REPAIRED, AND /OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT. STORM WATER RUNOFF STRUCTURES WILL BE PROVIDED WITH REGULATE CAPABILITIES TO FILTER AND RETAIN SEDIMENT AND OIL AND GREASE, TO PREVENT POLLUTION IN STORM WATER RUNOFF IN COMPLIANCE WITH THE CITY OF BEAUMONT'S BEST MANAGEMENT PRACTICES AND THE BEAUMONT DRAINAGE WASTE DISCHARGE FOR RIVERSIDE COUNTY PERMITS.
 - DEVELOPER SHALL BE FULLY RESPONSIBLE IN ASSURING THAT PROPOSED IMPROVEMENTS CONFORM TO THE APPROVED CORRECTIVE MEASURES FOR REVIEW AND APPROVAL BY THE CITY OF BEAUMONT. DEVELOPER SHALL FURNISH ALL NECESSARY DATA FOR THE DEVELOPER'S GEOLOGICAL/GEOTECHNICAL ENGINEERING FIRM, OBSERVE, BENCHMARKING, AND SOIL REPORTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DATA SUBMITTED TO THE CITY OF BEAUMONT. REPORTS CERTIFYING THAT WORKS WERE DONE IN CONFORMANCE TO STANDARDS AND GEOLOGICAL REPORT MUST BE SUBMITTED TO THE CITY OF BEAUMONT PRIOR TO THE START OF CONSTRUCTION.
 - INSTALL STREET TREES IN ACCORDANCE WITH RCD ORDINANCE NO. 460 & 463.
 - THE CITY RESERVES THE RIGHT TO REQUIRE THE RIGHT OF CONSTRUCTION PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMPLETED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.
 - REINFORCING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED TO AND APPROVED BY THE CITY OF BEAUMONT.
 - 4608 NO. 830338980

- LEGEND/ABBREVIATIONS**
- DP EDGE OF PAVEMENT
 - LP LOW POINT
 - HP HIGH POINT
 - GB GRADE BREAK
 - EC END CURVE
 - INV INVERT
 - CB CATCH BASIN
 - RCP REINFORCED CONCRETE PIPE
 - PC POLYETHYLENE GLASS FIBER REINFORCED CONCRETE (PIPE)
 - LP LOW POINT
 - BP BEGIN PIPE
 - MH MANHOLE
 - TT TOP OF TRENCH
 - OC TOP OF CURB
 - FL FLOWLINE
 - FW DOMESTIC WATER
 - SW SANITARY SEWER
 - FI FIRE HYDRANT
 - R/W RIGHT OF WAY
 - BCR BEYOND CURB RETURN
 - MOB MOBILE OF CURVE
 - HOL HYDRAULIC GRADE LINE
 - SNK SINK
 - TAN TANGENT GRADE
 - RP RADIUS POINT
 - R/W RIGHT OF WAY
 - CENTRELINE
 - CROSS CUTTER
 - DIRECTION OF STREET FLOW
 - SHEDWALK, CURB & OUTER HANDCAP ACCESS RAMP
 - LOT LINES
 - STREET LIGHT



INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET, WONY/LOCATION MAPS, & NOTES
2	TYPICAL SECTIONS AND DETAILS
3-12	STREET IMPROVEMENT PLAN

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BEAUMONT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DATA SUBMITTED TO THE CITY OF BEAUMONT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DATA SUBMITTED TO THE CITY OF BEAUMONT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DATA SUBMITTED TO THE CITY OF BEAUMONT.

CONSTRUCTION NOTES & QUANTITY ESTIMATES

NO.	DESCRIPTION	UNIT	QTY.
1	INSTALL R-1 STOP SIGN	EA	2
2	INSTALL STOP BAR AND LEGEND PER CALTRANS STD. A24D AND A24E	EA	2
3	SHOULDER AND JOINT EXISTING PAVEMENT PER DETAIL ON SHEET 2	UF	72
4	CONSTRUCT 3" AC OVER 6" CLASS 11 AGG. BASE	SF	223354
5	CONSTRUCT 1.5" C.C. MODIFIED ROLLED CURB AND OUTER PER DETAIL ON SHEET 2	LF	13441
6	CONSTRUCT P.C.C. CURB RAMP CASE 8 PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24	EA	20
7	CONSTRUCT CROSS BUTTER & SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209	SF	4010
8	CONSTRUCT 18" DEPRESSION PER TYPICAL LOCAL DEPRESSION DETAIL ON SHEET 2	EA	17
9	CONSTRUCT MODIFIED P.C.C. SIDEWALK (W-5) FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401	SF	62847
10	CONSTRUCT STREET LIGHT PER SEPARATE PLAN	EA	16
11	INSTALL 18" WALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 403	EA	13

DECLARATION OF ENGINEER OF RECORD:
I HEREBY DECLARE THAT I AM A PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA AND AM THE ENGINEER OF RECORD FOR THESE PLANS. I HAVE REVIEWED THESE PLANS AND AM Satisfied THAT THEY COMPLY WITH THE CITY OF BEAUMONT STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE PLANS, I ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF BEAUMONT IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH CITY PROCEDURES AND STANDARDS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION OR 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 AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION OR TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION OR TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION OR TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS.

DEVELOPER:
K. HOVNIANIAN'S FOUR SEASONS AT BEAUMONT, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
400 EXCHANGE SUITE 200
IRVINE, CA 92602
(714) 368-4597

24-HOUR CONTACT PERSON - JASON MOOK: (909)493-9086

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mbaker@mbaker.com

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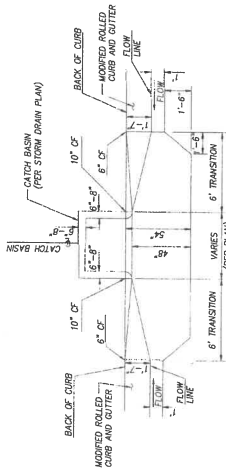
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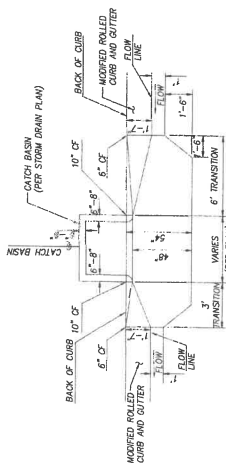
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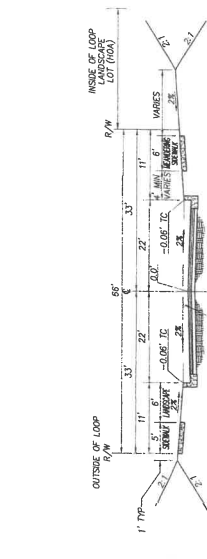
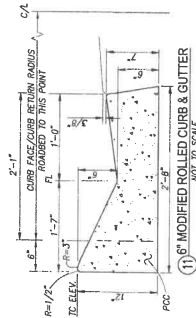


SUMP CONDITION
NTS

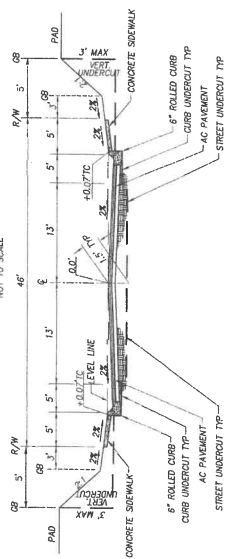


FLOW-BY CONDITION
NTS

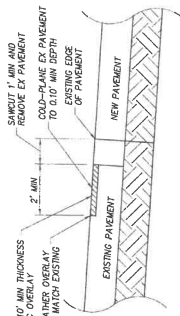
⑩ TYPICAL LOCAL DEPRESSION DETAIL
NTS



FOUR SEASONS CIRCLE (PRIVATE)
NOT TO SCALE



TYPICAL LOCAL STREET (PRIVATE)
46' RIGHT OF WAY
NOT TO SCALE



⑨ OVERLAY AND JOIN DETAIL
NTS

NOTE:
SEE SEPARATE PLANS FOR CATCH BASINS,
CONCRETE SIDEWALKS, AND STORM DRAIN
SYSTEM DETAILS.

NOTE:
WORK CONTAINED WITHIN THESE PLANS
SHALL NOT COMMENCE UNTIL AN
APPROPRIATE GRADING PERMIT HAS BEEN
ISSUED.

THE PRIVATE ENGINEER CANNOT BE HELD
RESPONSIBLE FOR ASSURING THE ACCURACY AND
COMPLETENESS OF THE INFORMATION AND
DATA OF RECORDS ARISING AFTER CITY OF
BEAUMONT. PRIVATE ENGINEERS SHALL BE RESPONSIBLE FOR
REVISIONS TO THE PLANS FOR APPROVED BY THE
CITY.



DIGABRI

BASE OF BEARING:
N 31°39'03" W
DIAL TOTAL FREE
(800) 227-2600
Least Fee: \$100 per
Before No. 019
maximum above curb or storm culvert

BENCHMARK: CITY OF BEAUMONT
NO. 14,282
1 7/8" BRASS CAP MONUMENT MARKED
"NO. 14,282" IS LOCATED AT THE
CORNER OF 6TH STREET 235' WLY OF
MARKING INTERSECTION ALLEYWAY
MARKING INTERSECTION ALLEYWAY
DATE: 06/09/88 (1987)
DATUM: NGD/29
BEARING: N 31°39'03" W

BY	MARK	DESCRIPTION	DATE

Michael Baker INTERNATIONAL
14725 Alton Parkway
Irvine, CA 92618
Phone: (949) 253-2800
Bakersfield, CA 93309

DATE: 07/08/18
REF: 63297-001 6-30-2018

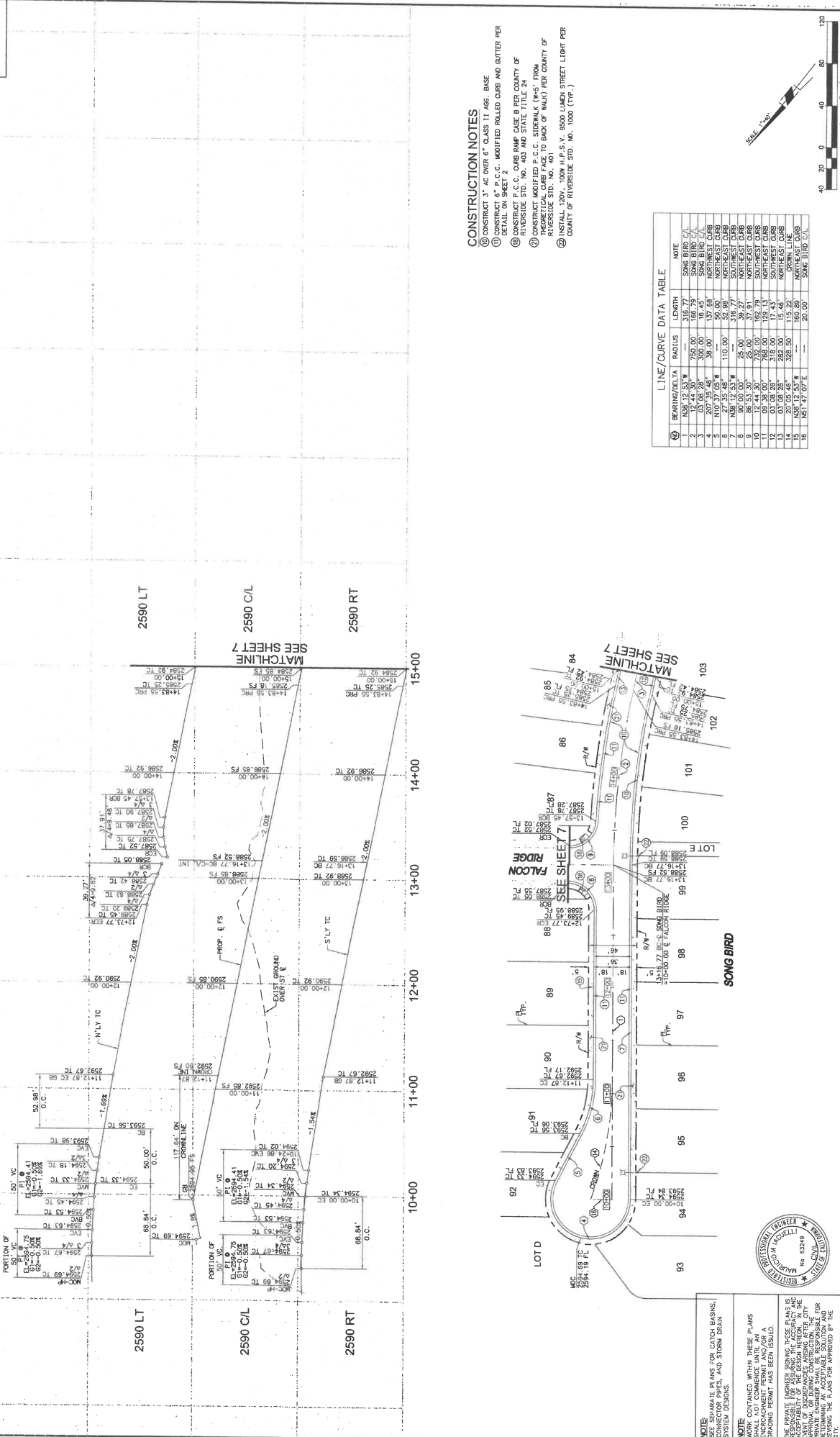
SECTION NO.: 132
DRAWN BY: MJM
CHECKED BY: MJM
SCALE: AS SHOWN
DATE: JULIE 2018
JOB NO.: 101017295

Reviewed By: *[Signature]* Civil Engineer
Recommended for Approval By: *[Signature]* Civil Engineer
Approved By: *[Signature]* American City Engineer
City of Beaumont, Public Works Department
Engineering Division

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-12, PH-E1
TYPICAL SECTIONS AND DETAILS

SHEET
2
OF 12 SHEETS
FILE NO.: 3028
K. HOVNANIAN

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



- CONSTRUCTION NOTES**
- ① CONSTRUCT 3" AC OVER 6" CLASS II AGG. BASE
 - ② CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
 - ③ CONSTRUCT P.C.C. CURB RAMP CASE 8 PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24
 - ④ CONSTRUCT 6" C.C. SIDEWALK (MS) FROM EXISTING CURB TO BACK OF PAVER PER COUNTY OF RIVERSIDE STD. NO. 401
 - ⑤ INSTALL 120V, 100W H.P.S.V. 5000 LUMEN STREET LIGHT PER COUNTY OF RIVERSIDE STD. NO. 1000 (TYP.)

LINE/CURVE DATA TABLE

BEARING/Delta	RADIUS	LENGTH	NOTE
1	150.00	315.79	SONG BIRD C/L
2	150.00	315.79	SONG BIRD C/L
3	150.00	315.79	SONG BIRD C/L
4	150.00	315.79	SONG BIRD C/L
5	150.00	315.79	SONG BIRD C/L
6	150.00	315.79	SONG BIRD C/L
7	150.00	315.79	SONG BIRD C/L
8	150.00	315.79	SONG BIRD C/L
9	150.00	315.79	SONG BIRD C/L
10	150.00	315.79	SONG BIRD C/L
11	150.00	315.79	SONG BIRD C/L
12	150.00	315.79	SONG BIRD C/L
13	150.00	315.79	SONG BIRD C/L
14	150.00	315.79	SONG BIRD C/L
15	150.00	315.79	SONG BIRD C/L

CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33098-12, PH-E1
 SONG BIRD STA. 10+00.00 TO 15+00.00
 DATE: 1/14/16
 SHEET 6 OF 12 SHEETS
 FILE NO. 33098
 K. HOVNANIAN

DESIGN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]
 SCALE: [Scale]
 APPROVED BY: [Signature]
 CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

1425 Alca Parkway
 Irvine, CA 92618
 Phone: (949) 273-2855
 Fax: (949) 273-2856
Michael Baker INTERNATIONAL
 TAOURIC M. TAGUELLI
 DATE: 07/28/18
 FILE: 33098-12-PH-E1-001

REVISIONS
 BY: [Blank]
 DATE: [Blank]
 DESCRIPTION: [Blank]

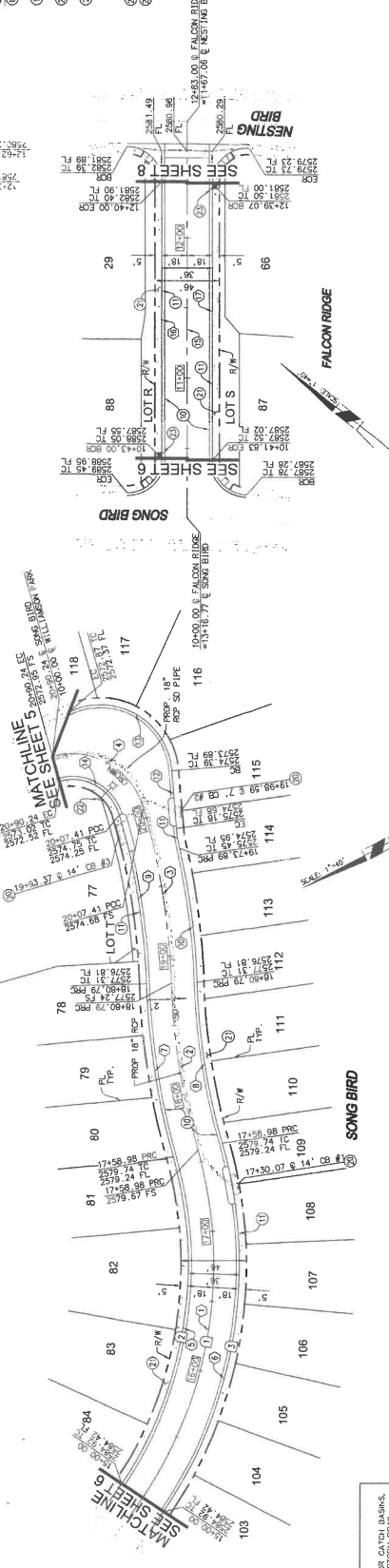
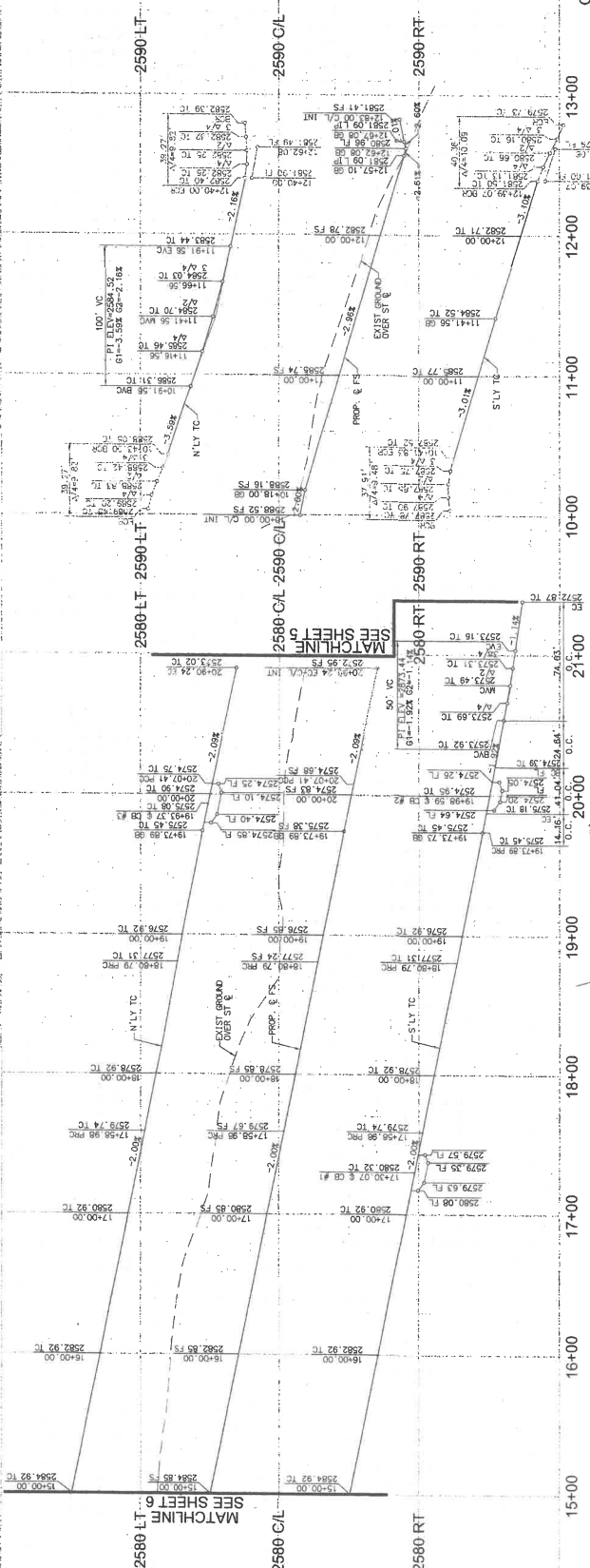
BENCHMARK: CITY OF BEAUMONT
 NO. 14.A.82
 1-1/2" BRASS CAP MONUMENT MARKED
 SIDE OF 6TH STREET 235' WLY OF
 AVENUE
 ELEV. = 260.835 (1982)
 DATUM: NGVD29

BASES OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE
 BASED ON THE CENTERLINE OF FOUR
 LOTS, 100, 101, 102 AND 103, IN
 FILED IN BOOK 460, PAGES 50, THROUGH
 53, OF THE COUNTY RECORDER OF
 BEARINGS, N. 31-35-00 W.

NOTES:
 SEE SEPARATE PLANS FOR CATCH BASINS,
 MANHOLES, SENS. AND STORM DRAIN
 SYSTEM DETAILS.
 WORK CONTAINED WITHIN THESE PLANS
 SHALL NOT COMMENCE UNTIL AN
 EXISTING RECORD DRAWING HAS BEEN
 OBTAINED AND A GRADING PERMIT HAS BEEN ISSUED.
 THE PRIVATE ENGINEER SIGNING THESE PLANS
 SHALL BE RESPONSIBLE FOR ASSURING THE ACCURACY AND
 COMPLETENESS OF THE INFORMATION PROVIDED
 HEREON. ANY DISCREPANCIES ARISING AFTER THE
 EVENT OF DISBURSMENT SHALL BE THE RESPONSIBILITY OF
 THE CLIENT. THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR
 REVISIONS TO THESE PLANS PERMITTED BY THE
 CITY.



PROFILE SCALE
VERT. 1" = 4'



LINE/CURVE DATA TABLE

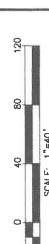
BEARING/DELTA	RADIUS	LENGTH	NOTE
10 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB

LINE/CURVE DATA TABLE

BEARING/DELTA	RADIUS	LENGTH	NOTE
10 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB
12 00 00	518.00	96.45	SOUTH CURB

CONSTRUCTION NOTES

- 1) CONTRACT 3" AC OVER 6" CLASS 11 AGG. BASE.
- 2) CONTRACT 6" P.C.C. MODIFIED ROLLED CURB LOCAL DEPRESSION PER TYPICAL.
- 3) CONTRACT LOCAL DEPRESSION PER TYPICAL.
- 4) CONTRACT MODIFIED P.C.C. SIDEWALK (#4'S) FROM THEORETICAL CURB FACE TO BACK OF LOT PER COUNTY OF RIVERSIDE STD. NO. 401.
- 5) CONTRACT STREET LIGHT PER SEPARATE PLAN.
- 6) INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816.



CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-12, PH-E1
SONG BIRD STA. 14000 TO 20400
FALCON RIDGE STA. 14000 TO 124800

REVIEWED BY: [Signature]
DATE: 2/24/16
RECOMMENDED BY: [Signature]
DATE: 2/24/16
APPROVED BY: [Signature]
DATE: 2/24/16
CITY OF BEAUMONT, CALIFORNIA
ENGINEERING DIVISION

11525 Ave. Berkeley
Irvine, CA 92618
PHONE (949) 473-5555
MANAGEMENT.COM

Michael Baker INTERNATIONAL

DATE: 02/10/16
JOB: 1010370705

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.	DATE	QTY
1						

BENCHMARK: CITY OF BEAUMONT NO. 14-A-32
1-3/8" BRASS CAP MONUMENT MARKED CITY B.M. 14" LOCATED AT THE CITY CENTERLINE INTERSECTION ALLEYWAY AVENUE.
ELEV. = 2580.838 (1947)
DATUM: NAD(79)

BASE OF RECORDS: 2/2/12
THE BEARINGS SHOWN HEREON ARE 1-3/8" BRASS CAP MONUMENT MARKED CITY B.M. 14" LOCATED AT THE CITY CENTERLINE INTERSECTION ALLEYWAY AVENUE.
ELEV. = 2580.838 (1947)
DATUM: NAD(79)



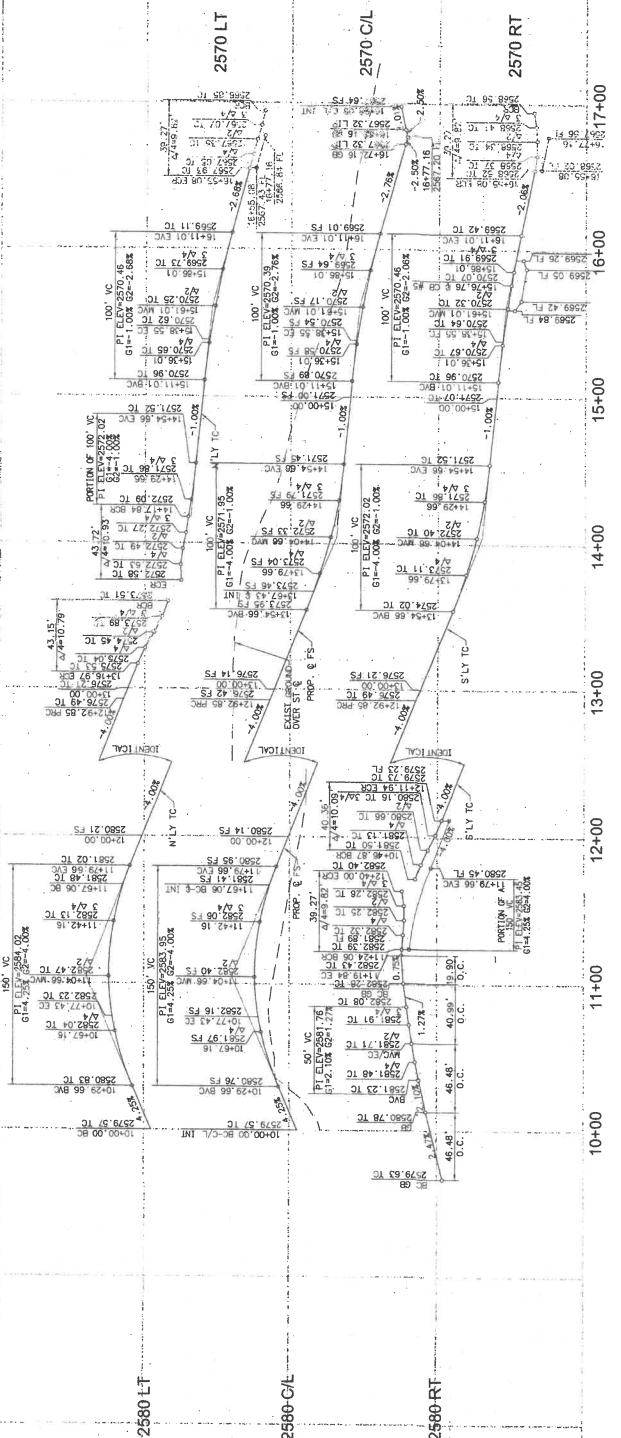
NOTE: SEPARATE PLANS FOR CATCH BASINS, CONNECTOR PIPES, AND STORM DRAIN SYSTEM DESIGNS.

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

THE PRIVATE ENGINEER ADVISING THESE PLANS IS NOT RESPONSIBLE FOR THE DESIGN, APPROVAL, OR URBAN CONSTRUCTION OF THE PROJECT UNLESS HE HAS DETERMINED AN ACCEPTABLE SOLUTION AND HAS SPECIFICALLY APPROVED THE CITY.

DIGIACURI
DIAL TOLL FREE
(800) 227-2800
10000 SERVICE ALLEY OF SAN DIEGO, CALIFORNIA

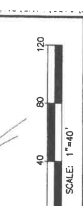
PROFILE SCALE
HORIZ. 1" = 40'
VERT. 1" = 4'



- CONSTRUCTION NOTES**
- ① CONSTRUCT 3" AC OVER 6" CLASS 11 AGS. BASE
 - ② CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
 - ③ CONSTRUCT P.C.C. CURB RAMP CASE B PER COUNTY OF RIVERSIDE STD. NO. 403 AND STATE TITLE 24
 - ④ CONSTRUCT 6" P.C.C. SIDEWALK PER COUNTY OF RIVERSIDE STD. NO. 209 & SPANREL PER COUNTY OF RIVERSIDE STD. NO. 209
 - ⑤ CONSTRUCT LOCAL DEPRESSION PER TYPICAL LOCAL DEPRESSION DETAIL ON SHEET 2
 - ⑥ CONSTRUCT MODIFIED P.C.C. SIDEWALK (M5) FROM CURB TO BACK OF WALK PER COUNTY OF RIVERSIDE STD. NO. 401
 - ⑦ CONSTRUCT STREET LIGHT PER SEPARATE PLAN OF RIVERSIDE STD. NO. 401
 - ⑧ INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816

LINE/CURVE DATA TABLE

STATION	BEARING/Delta	RADIUS	LENGTH	NOTE
1	83°42'23"	53.00	77.43	NESTING BIRD C/L
2	N58°12'53"W	1037.00	89.63	NESTING BIRD C/L
3	83°42'23"	53.00	77.43	NESTING BIRD C/L
4	N14°14'36"W	300.00	74.58	NESTING BIRD C/L
5	S72°40'56"W	300.00	171.12	NESTING BIRD C/L
6	83°42'23"	53.00	77.43	NESTING BIRD C/L
7	S13°12'53"W	35.00	51.13	NORTH CURB
8	N58°12'53"W	1037.00	89.63	NORTH CURB
9	S72°40'56"W	300.00	171.12	NORTH CURB
10	S13°12'53"W	35.00	51.13	NORTH CURB
11	S98°53'04"	25.00	43.15	NORTH CURB
12	S13°12'53"W	35.00	51.13	NORTH CURB
13	S98°53'04"	25.00	43.15	NORTH CURB
14	N19°09'48"W	110.00	116.53	NORTH CURB
15	S13°12'53"W	35.00	51.13	SOUTH CURB
16	S98°53'04"	25.00	43.15	SOUTH CURB
17	N19°09'48"W	110.00	116.53	SOUTH CURB
18	N58°12'53"W	1037.00	89.63	SOUTH CURB
19	S72°40'56"W	300.00	171.12	SOUTH CURB
20	S13°12'53"W	35.00	51.13	SOUTH CURB
21	S98°53'04"	25.00	43.15	SOUTH CURB
22	N19°09'48"W	110.00	116.53	SOUTH CURB
23	N58°12'53"W	1037.00	89.63	SOUTH CURB



CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-12, PH-E1
NESTING BIRD BLVD. 10+00 TO 17+00

DESIGN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
DATE: 7/11/16
DATE: 7/11/16
DATE: 7/11/16

1725 Alvar Parkway
Irvine, CA 92618
MICHAEL BAKER INTERNATIONAL

REVISIONS

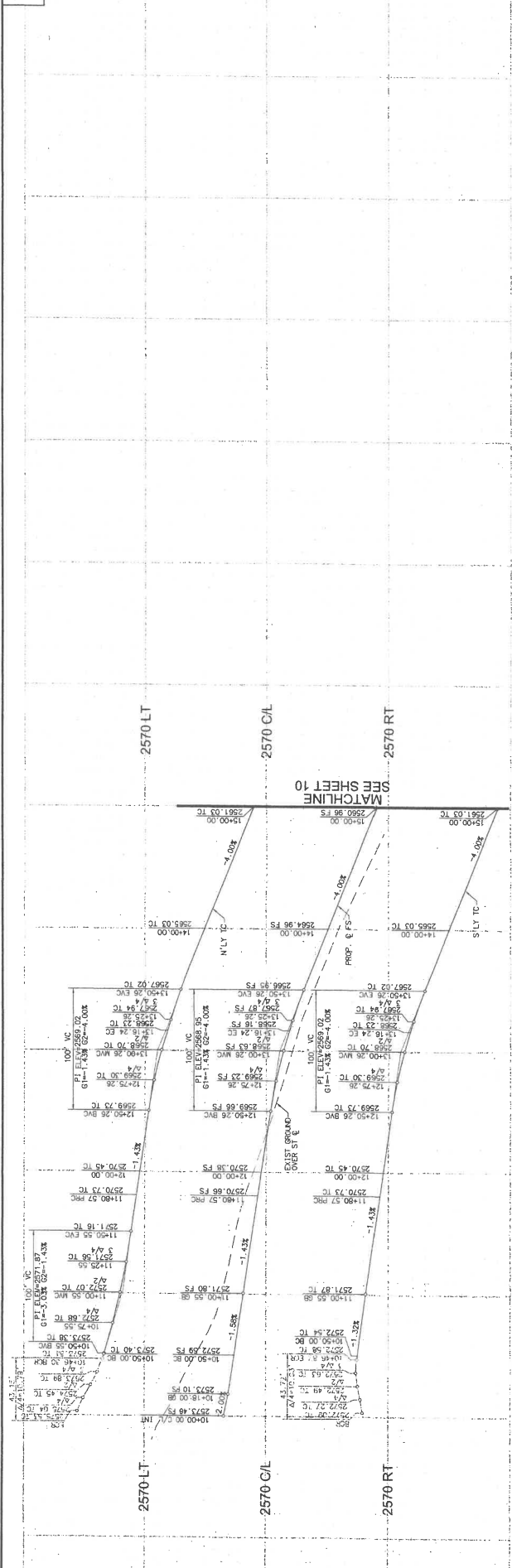
NO.	DATE	DESCRIPTION
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2	05/27/15	ISSUE FOR PERMITS
3	05/27/15	ISSUE FOR PERMITS
4	05/27/15	ISSUE FOR PERMITS
5	05/27/15	ISSUE FOR PERMITS
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71	05/27/15	ISSUE FOR PERMITS
72	05/27/15	ISSUE FOR PERMITS
73	05/27/15	ISSUE FOR PERMITS

BASE OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR (4) SECTION CORNERS LOCATED AT THE S.W. CORNER OF 8TH STREET 235' WLY OF 5TH STREET AND INTERSECTION ALLEGRETT AVENUE. THE BEARING OF THE SECTION CORNERS IS AS SHOWN ON THE PLANS OF THE COUNTY RECORDER OF DEEDS, BEAUMONT, CALIFORNIA, BEARING: N. 31°30'05" W.

DIGALERT
DIAL TOLL FREE
(800) 227-2800
FOR MORE INFORMATION
CALL 1-800-227-2800
BEFORE THE 31st DAY
OF MARCH 2016

Michael Baker International
151037375
K. HOWANAN

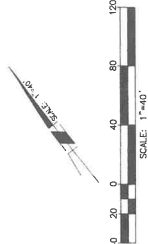
PROFILE SCALE
VERT. 1" = 4'



CONSTRUCTION NOTES

- 10. CONSTRUCT 3" AC OVER 6" CLASS 11 AGS. BASE
- 11. CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 20
- 12. CONSTRUCT 6" C.C. SIDEWALK (W/S) PER THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401
- 13. INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 610

LINE/CURVE DATA TABLE			
LINE	BEARING/Delta	RADIUS	LENGTH
1	24° 56' 19"	300.00	130.57'
2	143° 29' 30"	300.00	183.70'
3	144° 31' 08"	---	50.00'
4	25° 34' 38"	318.00	143.81'
5	25° 34' 38"	318.00	143.81'
6	127° 53' 10"	282.00	127.53'
7	143° 29' 30"	---	---
8	143° 29' 30"	---	---
9	143° 29' 30"	---	---
10	143° 29' 30"	---	---



CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
 TRACT NO. 33096-12, PH-E1
 TIMBERLINE STA. 10+00 TO 15+00
 SHEET 9 OF 12 SHEETS
 DATE: 7/18/14
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN
 DATE: 7/18/14
 APPROVED BY: [Signature]
 City of Beaumont, Public Works Department
 K. HOVANNAN

DESIGN BY: [Signature] DATE: 7/14/14
 DRAWN BY: [Signature] DATE: 7/14/14
 CHECKED BY: [Signature] DATE: 7/14/14
 SCALE: AS SHOWN
 DATE: 7/14/14
 APPROVED BY: [Signature]
 City of Beaumont, Public Works Department
 K. HOVANNAN

14755 Allen Parkway
 Irvine, CA 92618
 Phone: 949.473.5565
 INFO@MICHAELBAKER.COM
Michael Baker INTERNATIONAL
 WAHRENDA, N. CALIFORNIA
 DATE: 07/08/18
 SCALE: 3/32" = 1'-0"

NO.	DATE	DESCRIPTION	BY	CHKD

BENCHMARK: CITY OF BEAUMONT NO. 14.A.32
 1-3/8" BRASS CAP MONUMENT MARKED
 CENTERLINE OF 15TH STREET 235' 44.3' ELY
 CENTERLINE INTERSECTION ALLEGRETT
 AVENUE.
 ELEV. = 2590.838 (1982)
 DATUM: INDV29

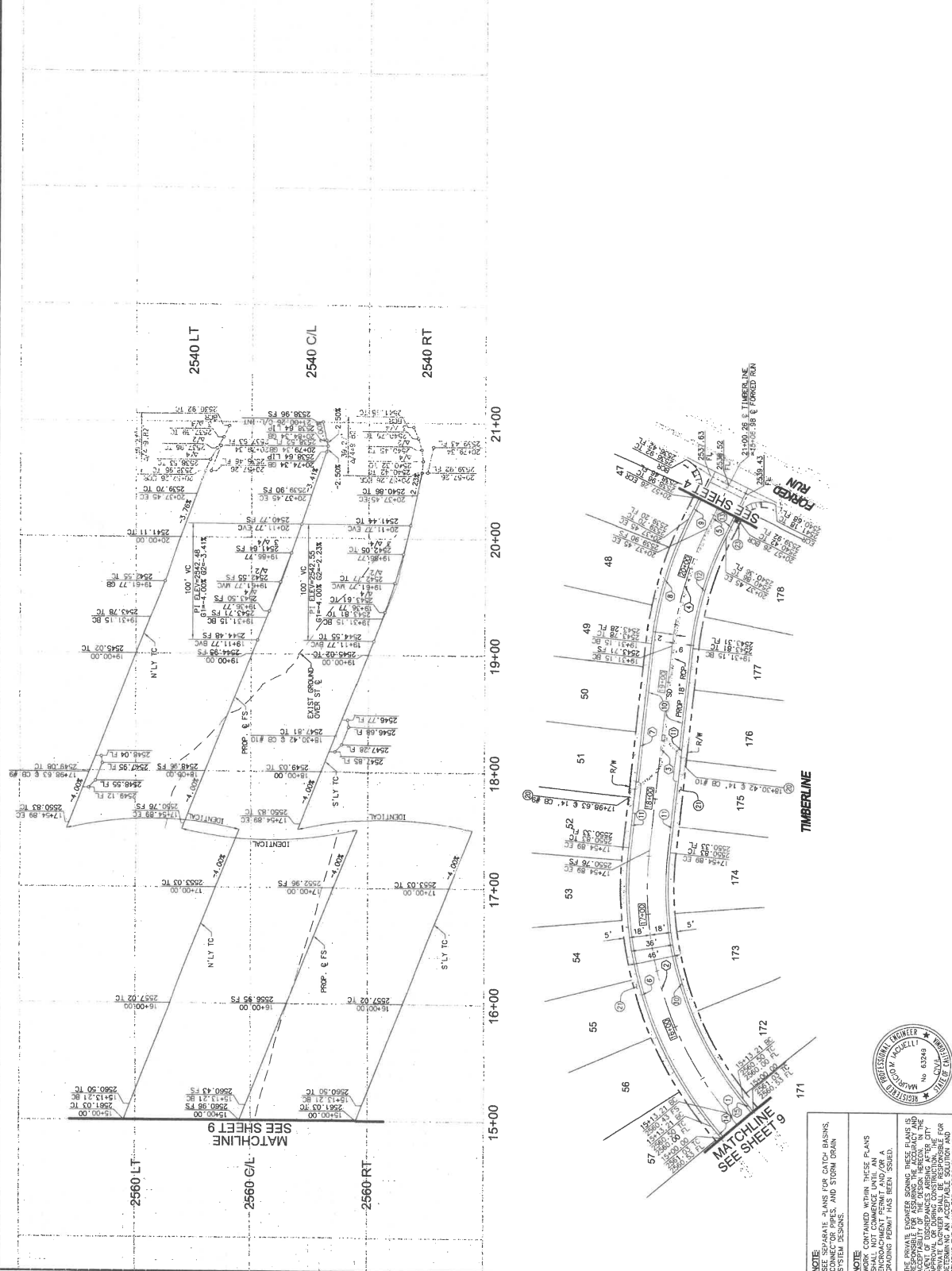
BASE OF BEARINGS
 1-3/8" BRASS CAP MONUMENT MARKED
 CENTERLINE OF 15TH STREET 235' 44.3' ELY
 CENTERLINE INTERSECTION ALLEGRETT
 AVENUE.
 ELEV. = 2590.838 (1982)
 DATUM: INDV29



DIGALBRI
 DIAL TOLL FREE
 (800) 227-2600
 10000 SERVICE ALERT OF BULKY CALIFORNIA
 WASTE
 10000 SERVICE ALERT OF BULKY CALIFORNIA
 WASTE

NOTE: CONTRACTED WITH THESE PLANS SHALL NOT COMMENCE UNTIL AN APPROVED GRADING PLAN HAS BEEN ISSUED.
 THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED FOR THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN ACCEPTABLE SOLUTION AND FOR THE COST OF ANY NECESSARY REVISIONS TO THESE PLANS APPROVED BY THE CITY.

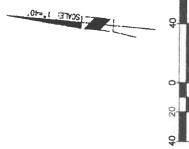
PROFILE SCALE
HORIZ. 1" = 40'
VERT. 1" = 4'



- CONSTRUCTION NOTES**
- CONSTRUCT 3" AC OVER 6" CLASS II ASH BASE
 - CONSTRUCT 6" P.C.C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
 - CONSTRUCT LOCAL DEPRESSION PER TYPICAL LOCAL DEPRESSION DETAIL ON SHEET 2
 - CONSTRUCT MODIFIED P.C.C. SIDEWALK (W/S) FROM TRANSVERSE CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 401
 - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 816

LINE/CURVE DATA TABLE

BEARING/Delta	RADIUS	LENGTH	NOTE
45 00 30 E	300.00	241.68	TIMBERLINE C/A
45 00 30 E	300.00	241.68	TIMBERLINE C/A
188 21 00 W	---	176.26	TIMBERLINE C/A
188 21 00 W	---	176.26	TIMBERLINE C/A
188 02 53 W	300.00	62.81	TIMBERLINE C/A
188 02 53 W	300.00	62.81	TIMBERLINE C/A
46 09 30 S	318.00	256.19	NORTH CURB
46 09 30 S	318.00	256.19	NORTH CURB
20 18 07 W	318.00	112.68	NORTH CURB
20 18 07 W	318.00	112.68	NORTH CURB
N58 02 53 W	---	19.81	NORTH CURB
N58 02 53 W	---	19.81	NORTH CURB
188 21 00 W	282.00	176.36	SOUTH CURB
188 21 00 W	282.00	176.36	SOUTH CURB
20 18 07 W	282.00	99.92	SOUTH CURB
20 18 07 W	282.00	99.92	SOUTH CURB
N48 29 39 W	---	18.97	SOUTH CURB
N48 29 39 W	---	18.97	SOUTH CURB
N48 29 39 E	---	186.97	SOUTH CURB
N48 29 39 E	---	186.97	SOUTH CURB



CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
TRACT NO. 33096-12, PH-E1
 TIMBERLINE STA. 61000 TO 240028
 SHEET 10
 OF 12 SHEETS
 FILE NO. 3308

DESIGN BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: [Blank]
 DATE: [Blank]
 JOB NUMBER: 10192926

Reviewed By: [Signature] Date: 7-14-16
 Prepared By: [Signature] Date: 7-14-16
 Approved By: [Signature] Date: 7-14-16

City of Beaumont Public Works Department
 Engineering Division

1425 Alton Parkway
 Beaumont, CA 92223
 Phone (951) 421-2655
 MMB@MRITL.COM

Michael Baker INTERNATIONAL

DATE: 05/01/16
 DATE: 02/04/16
 DATE: 02/04/16

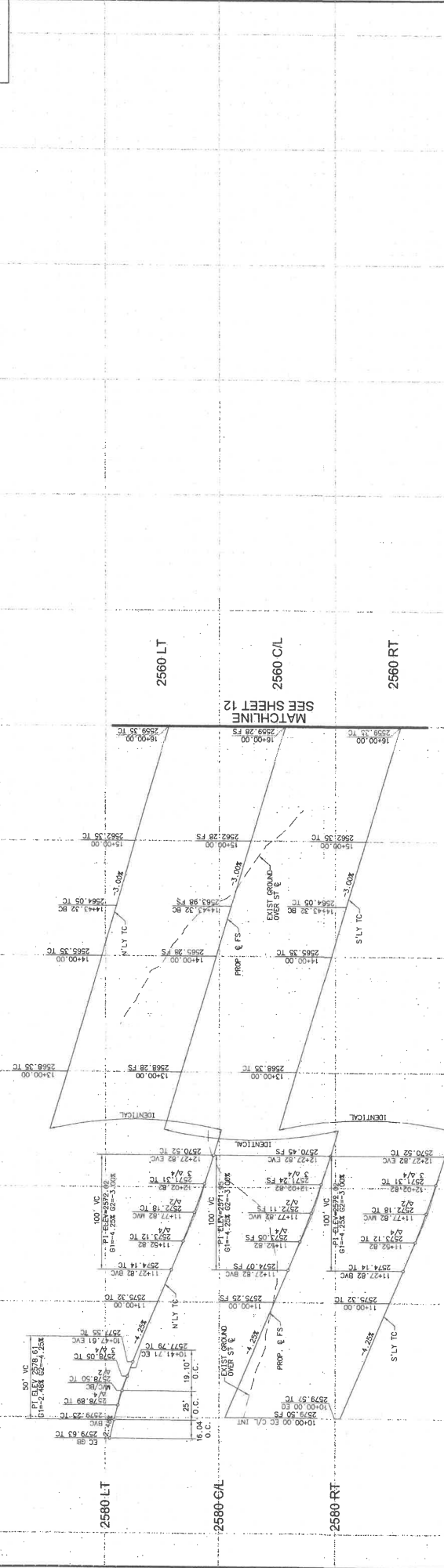
NO.	DATE	REVISIONS	BY	CHKD.	CITY
1	05/01/16	ISSUE FOR PERMIT	NGD/29		
2	02/04/16	REVISED			
3	02/04/16	REVISED			

BENCH MARK: CITY OF BEAUMONT
 1-3/8" BRASS CAP MONUMENT MARKED
 "CITY P.M. 14" LOCATED AT THE SLY
 AND 3099TH AS SHOWN ON A MAP
 OF BEAUMONT, CALIFORNIA, COUNTY
 OF RIVERSIDE, INTERSECTION ALDEWY
 AVENUE.
 ELEV. = 2590.835 (1982)
 DATA: NGD/29

DIGALERT
 DIAL TOLL FREE
 (800) 227-7600
 Local Area: 951-421-2655
 UNDERGROUND SERVICE ADVERTISER
 OF BEAUMONT, CALIFORNIA

NOTE:
 THESE PLANS ARE FOR THE DESIGN, INSTALLATION, AND TESTING OF THE SYSTEM.
 THE PRIVATE ENGINEER SIGNING THESE PLANS IS NOT RESPONSIBLE FOR THE DESIGN, INSTALLATION, OR TESTING OF THE SYSTEM.
 APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION OR THE EXTENT OF THE INVESTIGATION AND TESTING OF THE SYSTEM FOR APPROVED BY THE CITY.

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

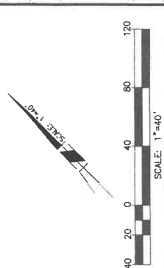


CONSTRUCTION NOTES

- CONSTRUCT 1" AC OVER 6" CLASS 11 AGG. BASE
- CONSTRUCT 6" C. C. MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2
- CONSTRUCT MODIFIED P.C.C. SIDEWALK (W-5) FROM THEORETICAL CURB FACE TO BACK OF WALK) PER COUNTY OF RIVERSIDE STD. NO. 1000
- INSTALL 120W, 100W H.P.S.V. 9500 LUMEN STREET LIGHT PER COUNTY OF RIVERSIDE STD. NO. 1000 (TYP.)

LINE/CURVE DATA TABLE

LINE	BEARINGS/Delta	RADIUS	LENGTH	NOTE
1	N45°29'30"E	500.00'	443.28'	RIO GRANDE C/L
2	S75°54'37"E	500.00'	41.04'	NORTH CURB
3	N55°54'37"E	195.00'	19.10'	NORTH CURB
4	S75°54'37"E	500.00'	443.32'	SOUTH CURB
5	N45°29'30"E	500.00'	443.32'	SOUTH CURB
6	S75°54'37"E	500.00'	443.32'	SOUTH CURB
7	N45°29'30"E	500.00'	443.32'	SOUTH CURB
8	S75°54'37"E	500.00'	443.32'	SOUTH CURB



CITY OF BEAUMONT, CALIFORNIA
STREET IMPROVEMENT PLANS
 TRACT NO. 33096-12, PH-EI
 RO GRANDE STA 10+000 TO 16+000
 SHEET 11 OF 12 SHEETS
 DATE: 11/18/14
 K. HOYMANIAN

DESIGN BY: LEE
 DRAWN BY: M
 CHECKED BY: M
 SOLE: M
 DATE: 11/18/14
 JOB NAME: 10103705

Reviewed By: *[Signature]* Staff Engineer
 Approved By: *[Signature]* Staff Engineer
 City of Beaumont, Public Works Department
 BEAUMONT, CA 92222
 TEL: 951/799-6509 FAX: 951/799-6505

1425 Alton Parkway
 Irvine, CA 92618
 (949) 261-4600
 MB@MBAINTERNATIONAL.COM

Michael Baker INTERNATIONAL

DATE: 11/18/14
 DATE: 11/18/14
 DATE: 11/18/14

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
1	11/18/14	ISSUED FOR PERMIT	LEE	LEE

BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FOUR CORNER POINTS OF THE S.W. 1/4 OF SECTION 23, T.23S, R.12E, S.12E, COUNTY OF RIVERSIDE, CALIFORNIA. THE BEARING OF THE CENTERLINE OF THE RIVER IS 115°00'00" W. THE BEARING OF THE CENTERLINE OF THE RIVER IS 115°00'00" W. THE BEARING OF THE CENTERLINE OF THE RIVER IS 115°00'00" W. THE BEARING OF THE CENTERLINE OF THE RIVER IS 115°00'00" W.

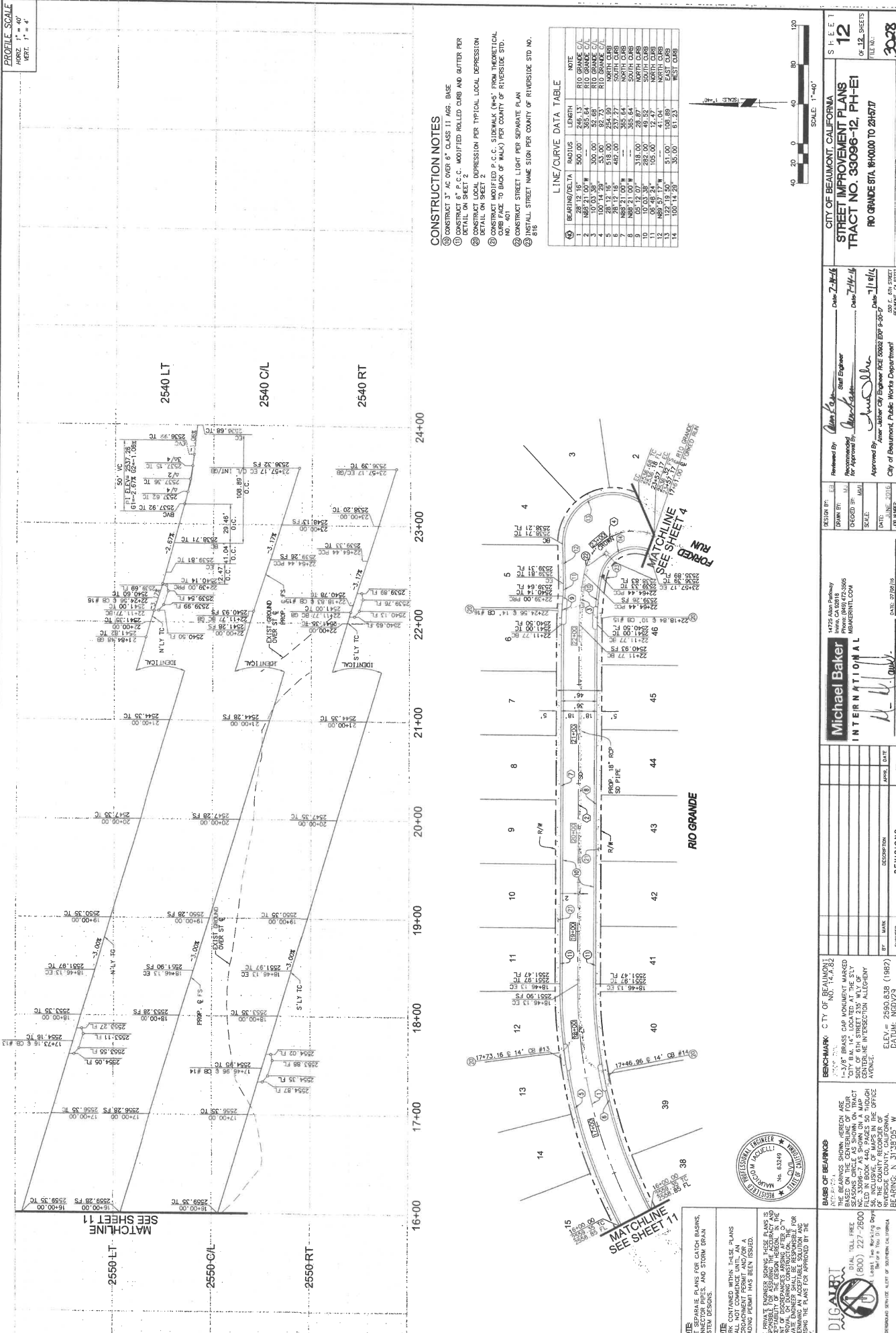
NOTE
 SEE SEPARATE PLANS FOR CATCH BASINS, MANHOLES, AND STORM DRAIN SYSTEM DETAILS.

NOTE
 WORK CONTAINED WITHIN THESE PLANS IS THE PROPERTY OF MICHAEL BAKER INTERNATIONAL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MICHAEL BAKER INTERNATIONAL. A GRADING PERMIT MUST BE OBTAINED FROM THE LOCAL AGENCIES BEFORE THE PLANS ARE USED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED AND FOR THE PROPER APPLICATION OF THE PLANS. THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER APPLICATION OF THE PLANS. THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER APPLICATION OF THE PLANS.



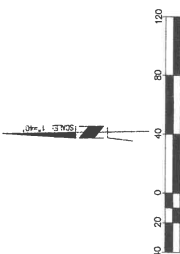
PROFILE SCALE
VERT. 1" = 4'



- CONSTRUCTION NOTES**
- CONSTRUCT 12" RC DRAIN 6' CLASS 11 ABS. BISE
 - CONSTRUCT 12" 4" 4" MODIFIED ROLLED CURB AND GUTTER PER DETAIL ON SHEET 2.
 - CONSTRUCT LOCAL DEPRESSION PER TYPICAL LOCAL DEPRESSION DETAIL ON SHEET 2
 - CONSTRUCT MODIFIED P.C.C. SIDEWALK (W45" FROM THEORETICAL CURB) TO BACK OF WALNUT PER COUNTY OF RIVERSIDE STD. NO. 401
 - CONSTRUCT STREET LIGHT PER SEPARATE PLAN
 - INSTALL STREET NAME SIGN PER COUNTY OF RIVERSIDE STD. NO. 616

LINE/CURVE DATA TABLE

BEARINGS/Delta	RADIUS	LENGTH	NOTE
1 189° 32' 18"	500.00'	245.13'	RIO GRANDE C/L
2 101° 03' 58"	300.00'	52.69'	RIO GRANDE C/L
3 101° 03' 58"	300.00'	52.69'	RIO GRANDE C/L
4 100° 14' 29"	53.00'	92.73'	RIO GRANDE C/L
5 26° 12' 18"	482.00'	232.77'	SOUTH CURB
6 26° 12' 18"	482.00'	232.77'	SOUTH CURB
7 168° 21' 00" W	---	358.54'	NORTH CURB
8 05° 52' 07" W	218.00'	26.87'	NORTH CURB
9 101° 03' 58"	282.00'	49.59'	SOUTH CURB
10 101° 03' 58"	282.00'	49.59'	SOUTH CURB
11 189° 57' 17" W	105.00'	41.04'	NORTH CURB
12 189° 57' 17" W	51.00'	108.89'	EAST CURB
13 122° 12' 50"	35.00'	61.23'	WEST CURB
14 100° 14' 29"	---	---	---



Michael Baker INTERNATIONAL

14725 Adair Parkway
Irvine, CA 92618-3205
MEMPHIS@MBI.COM

DATE: 07/09/18
PAGE: 0008 OF 12

CITY OF BEAUMONT, CALIFORNIA

STREET IMPROVEMENT PLANS

TRACT NO. 33096-12, PH-E1

RIO GRANDE STA. 16+00.00 TO 24+00.00

DESIGN BY: MB
DRAWN BY: MB
CHECKED BY: MB
SCALE: AS SHOWN
DATE: 07/09/18
JOB NUMBER: 10103725

CONTRACTOR: K. HOVANNAN

DATE: 7/18/18

APPROVED BY: [Signature]

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT

TEL: (951) 999-6500 • FAX: (951) 999-6555

NO.	BY	MARK	DATE	DESCRIPTION	REVISIONS

NOTE: THESE PLANS SHALL BE USED FOR EASING, CONNECTION PIPES, AND STORM DRAIN SYSTEM DESIGNS.

NOTE: WORK CONTAINED WITHIN THESE PLANS IS BASED ON THE CENTERLINE OF THE ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

NOTE: THE PRIVATE ENGINEER SIGNING THESE PLANS IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE DATA HEREON, NOR THE ADEQUACY OF THE DESIGN HEREON, NOR THE ADEQUACY OF THE CONSTRUCTION. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.